

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN _____

Other Permit #: _____

Applicant:

Name: JOHN STEADMAN

Address: P.O. BOX 2033

EL GRANADA, CA Zip: 94018

Phone, W: 650-743-2275 H: SAME —

Email: MECHENC@GMAIL.COM

Owner (if different from Applicant):

Name: MAXENE ENGDAILL

Address: P.O. BOX 370023

MONTARA, CA Zip: 94037

Phone, W: 650-224-4626 H: 650-728-7604

Email: _____

Architect or Designer (if different from Applicant):

Name: _____

Address: _____ Zip: _____

Phone, W: _____ H: _____ Email: _____

Project location:

APN: 047-218-150

Address: _____

EL GRANADA, CA Zip: 94018

Zoning: R1-S-17 DR

Parcel/lot size: 6000 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

Project:

New Single Family Residence: 2701 sq. ft

Addition to Residence: _____ sq. ft

Other: _____

Describe Project:

NEW SINGLE FAMILY RESIDENCE.

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

Design Review Application Submittal Checklist

During the Design Stage, this checklist is intended to be used by the Applicant up to the time of the submittal of a complete application to the Current Planning Staff. This checklist is used to certify Pre-application Conference Attendance and to help the Applicant compile all the materials and information required for complete application submittal. At the time of project submittal, the Applicant should bring this checklist to the Planning Counter Staff, as this checklist will be used to review the completeness of the application submittal.

DESIGN STAGE

1. DESIGN SHALL CONFORM TO APPLICABLE REGULATIONS AND STANDARDS

The following samples are enclosed in this packet to illustrate materials required for application (see application requirements):

- a. *Maximum Building Heights in Unincorporated San Mateo County*
- b. *Survey Sample*
- c. *Sample Primary Building Elevation (Guidance for Presentation of Color and Exterior Material Samples)*

Other regulations and standards are available at the Planning and Building Department's Website and at the Planning Counter:

- a. *Midcoast Design Review Standards*
- b. *Design Review (DR) Zoning District Regulations (includes Bayside DR Standards and Required Findings for Permit Approval)*
- c. *Coastside Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications*

2. PRE-APPLICATION CONFERENCE REQUIREMENT

Prior to finalizing the design of a project in the Design Review District and submitting an application for Design Review, the project designer (which can be the owner) must participate in a pre-application conference with a planner. The purpose of the pre-application conference is to assure that the designer and owner are aware of the design standards, expectations, and application requirements of the County prior to finalizing the design of a project. Applications which have not been signed for certification of pre-application attendance are considered incomplete and will not be accepted by the Current Planning Section. Pre-application conferences may be arranged by appointment by calling 650/363-1825.

CERTIFICATION OF CONFERENCE ATTENDANCE

On 11/4, 2015, the project designer/architect attended a pre-application conference in relation to the development project located at Fredman / Columbus

C. Shue
Planner

PRE 2015-00095
Pre-Application Case No.

2nd Thurs month
submit deadline 3 weeks before

047-218-150

- I. Coastside Design Review Districts: Electronic file of plans (prefer PDF of vector drawings) on disc.

PLAN SETS SHALL INCLUDE THE FOLLOWING INFORMATION:

SURVEYS

- b. A stamped topographical and boundary survey prepared by a licensed land surveyor or a registered civil engineer (minimum scale of 1 inch = 10 feet). A stamped boundary survey is required for additions located less than 5 feet from a minimum setback line.
- d. Survey(s) shall show baseline elevation datum point and its elevation as established by a licensed land surveyor or engineer. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade of the site or finished grade depending on the applicable zoning district; garage slab, finished first floor, peak roof elevation.

SITE PLAN (Based on Survey)

- o Information Table on Title Sheet showing: Assessor's Parcel Number/Address, Zoning District, parcel size, square footage of structures (existing and proposed), lot coverage with calculations (maximum allowed and proposed), and floor area ratio (FAR) with calculations (maximum allowed and proposed).
- b. Property Lines: Clearly defined and accurate, including their respective linear lengths.
- o All existing and proposed improvements (clearly differentiated), including buildings, structures, decks, paving, fences, walls, etc. If, in the case of additions, minimum setback compliance is proposed, a focused boundary survey shall be submitted confirming the exact location of the existing and proposed addition's distance to the closest property line.
- o Dimensions of all setbacks from the structure to the property line.
- o Any easements (public and private) and utility lines. Access easement should be deducted from lot area for purposes of lot coverage and floor area ratio (FAR).
- o Existing grade and proposed grade contour lines as they relate to finished floor levels. Define grading and areas of disturbance by shading.
- o Height and location of all existing and new fences and walls.
- o Location and type of new and existing utility lines (this may be provided on a separate Utility Plan).
- o Tree Plan showing:
 - ◇ Bayside DR Districts (Emerald Lake Hills, Palomar Park, Devonshire): All existing trees 6" in diameter or 19" in circumference (significant trees). Number trees on plans and identify species/type.
 - ◇ Outside of Bayside DR Districts: All existing trees 12" in diameter or 38" in circumference (significant trees). Number trees on plans and identify species/type.

ADDITIONAL SUBMITTAL REQUIREMENTS:

LIGHTING:

- Exterior lighting shall be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than necessary to support the activity designed for that area.
- Include manufacturer's brochure(s) of all exterior light fixtures: Exterior lighting should be subdued and indirect, and glaring fixtures should be avoided. Low-level lighting directed at the ground is preferred.

LANDSCAPE PLAN:

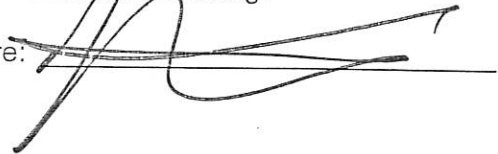
- Landscape/tree replacement plan, including the location, size and type of replacement trees to be planted. (Removal of any significant tree shall be replaced at a 1:1 ratio on the Coastsides and up to 3:1 in the Bayside Design Review Districts.)
- Coastsides Design Review Districts: All landscaping shall be drought-tolerant, and either native or non-invasive plant species. This requirement does not apply to fruit or vegetable gardens. Landscape plans shall include provisions for watering plants as needed to ensure initial plant growth. Plantings appropriate for the coastal climate should be selected. Placement of landscaping shall present a natural appearance (e.g., avoid linear configurations) and provide a smooth transition between development and open areas (e.g., planting of various heights).

PROJECT NOTICING STAGE (10 DAYS PRIOR TO HEARING)

4. NOTICING REQUIREMENTS

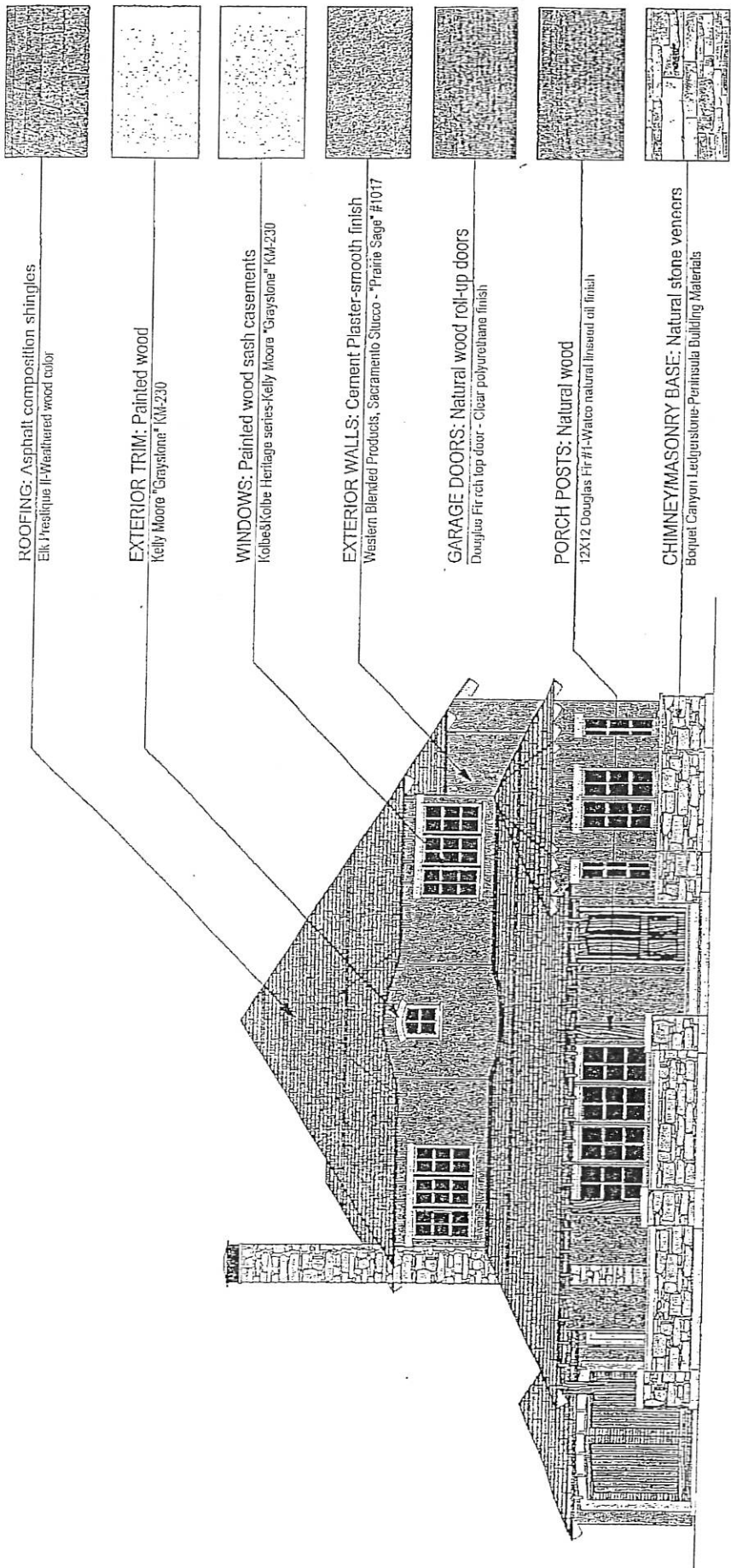
Applicant will be mailed a "NOTICE OF DESIGN REVIEW" cards which SHALL be posted on your parcel, visible from the street beginning ten (10) calendar days prior to and remaining posted through the date of your confirmed Design Review Committee hearing.

Please indicate party responsible for posting the sign here: _____



5. STORY POLES

Story Poles are required for Coastsides projects. See "*Coastsides Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications*," which outlines story pole requirements.



ROOFING: Asphalt composition shingles
Elk Heritage II/Weathered wood color

EXTERIOR TRIM: Painted wood
Kelly Moore "Graystone" KM-230

WINDOWS: Painted wood sash casements
Kolbe&Kolbe Heritage series-Kelly Moore "Graystone" KM-230

EXTERIOR WALLS: Cement Plaster-smooth finish
Western Blended Products, Sacramento Stucco - "Prairie Sage" #1017

GARAGE DOORS: Natural wood roll-up doors
Douglas Fir ch top door - Clear polyurethane finish

PORCH POSTS: Natural wood
12X12 Douglas Fir #1-Walco natural linseed oil finish

CHIMNEY/MASONRY BASE: Natural stone veneers
Boquet Canyon Ledgerstone-Pertinsulla Building Materials

SAMPLE PRIMARY BUILDING ELEVATION: Project Location

ABC Architects, Any Town, CA (650) 123-4567

The colors and materials represented here have been approved by the San Mateo County Design Review Board. Please call (650) 363-4161 with any questions, comments, or concerns. This is project #2003-0001. (pscdesign review colors (frank wood).psd 7-12-04 sj)

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

Survey Requirements
(For: Survey Professional)

Project Address: _____

Assessor's Parcel Number: _____

The front of this property for survey purposes is:

A Survey is always required for new construction within 5 feet of a required setback. For other cases of when a Survey is required, please contact Planning and Building staff.

The minimal information needed on a Site Planning Survey varies depending on the project. Below is to help define the minimal information needed by the Planning and Building Department based on the type of project proposed, and can be passed to the appropriate licensed professional for clarification.

REQUIRED		
Yes	No	PROPERTY LINES
		Front
		Rear
		Right Side
		Left Side
		Other
		EXISTING DEVELOPMENT - A minimum of 2 dimensions must be clearly indicated from each property line required above to the nearest existing development.
		Residence: <input type="checkbox"/> front wall <input type="checkbox"/> rear wall <input type="checkbox"/> right wall <input type="checkbox"/> left wall <input type="checkbox"/> other
		Detached accessory building (garage, carport, storage shed, playhouse, other): <input type="checkbox"/> front wall <input type="checkbox"/> rear wall <input type="checkbox"/> right wall <input type="checkbox"/> left wall <input type="checkbox"/> other
		Detached accessory structure (gazebo, trellis, fence, retaining wall, play structure, swimming pool, other).
		Driveways, paved areas (e.g., patios, parking areas).
		Well and/or septic system.
		NATURAL ENVIRONMENT
		Trees ($\geq 6"$ d.b.h. in Emerald Lake Hills area or $\geq 12"$ d.b.h. in any residential zoning district), show actual diameter at breast height and drip line.
		Waterways
		Topographical contours; extent of topographical contours on-site.
		OTHER
		Benchmark with elevation identified (for height verification purposes). See Height Verification Handout for further details.

Please contact the San Mateo County Planning Department at 650/363-1825 with questions.

Planning and Building Department

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

Certificate of Exemption
or Exclusion from a Coastal
Development Permit

Permanent Record
Microfilming Required

Permit #: PLN _____

Permit #: BLD _____

1. BASIC INFORMATION

Owner Name: MAXENE ENGBAHL
Address: P.O. Box 370023
MONTARA, CA
Zip: 94037
Phone, W: 650-224-4626 H: 650-708-7604
Email Address: _____

Applicant Name: JOHN STEADMAN
Address: P.O. Box 2033
EL GRANADA
CA Zip: 94018
Phone, W: 650-743-2275 H: SAME
Email Address: MCCHINC@GMAIL.COM

2. PROJECT INFORMATION

Project Description:
NEW 2701 S.F.
SINGLE FAMILY
RESIDENCE!
Assessor's Parcel Number(s):
047 - 218 - 150

Existing water source:
 Utility connection _____
 Well _____
Proposed water source:
 Utility connection CCWD
 Well _____
Staking of well location and property lines are required.
 Provide site plan depicting location and all trees.
 Will this require any grading or vegetation/tree removal? Yes No
If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. SIGNATURES

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

M. Engbahl 1/14/16
Owner Date

[Signature] 1/14/16
Applicant Date

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Environmental Information Disclosure Form

PLN _____
BLD _____

Project Address: _____

Assessor's Parcel No.: 047-218-150

Zoning District: R-1-S17-DR

Name of Owner: MAXENE ENGBAHL

Address: P.O. BOX 37023

MONTARA, CA Phone: 650-728-7604

Name of Applicant: JOHN STEADMAN

Address: P.O. BOX 2033

EL GRANADA, CA Phone: 650-743-2275

Existing Site Conditions

Parcel size: 6000 S.F.

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). RELATIVELY FLAT. DOWNSLOPES TO STREET AT FRONT. COVERED IN GRASS. ONE DYING PINE TREE AT REAR OF LOT.

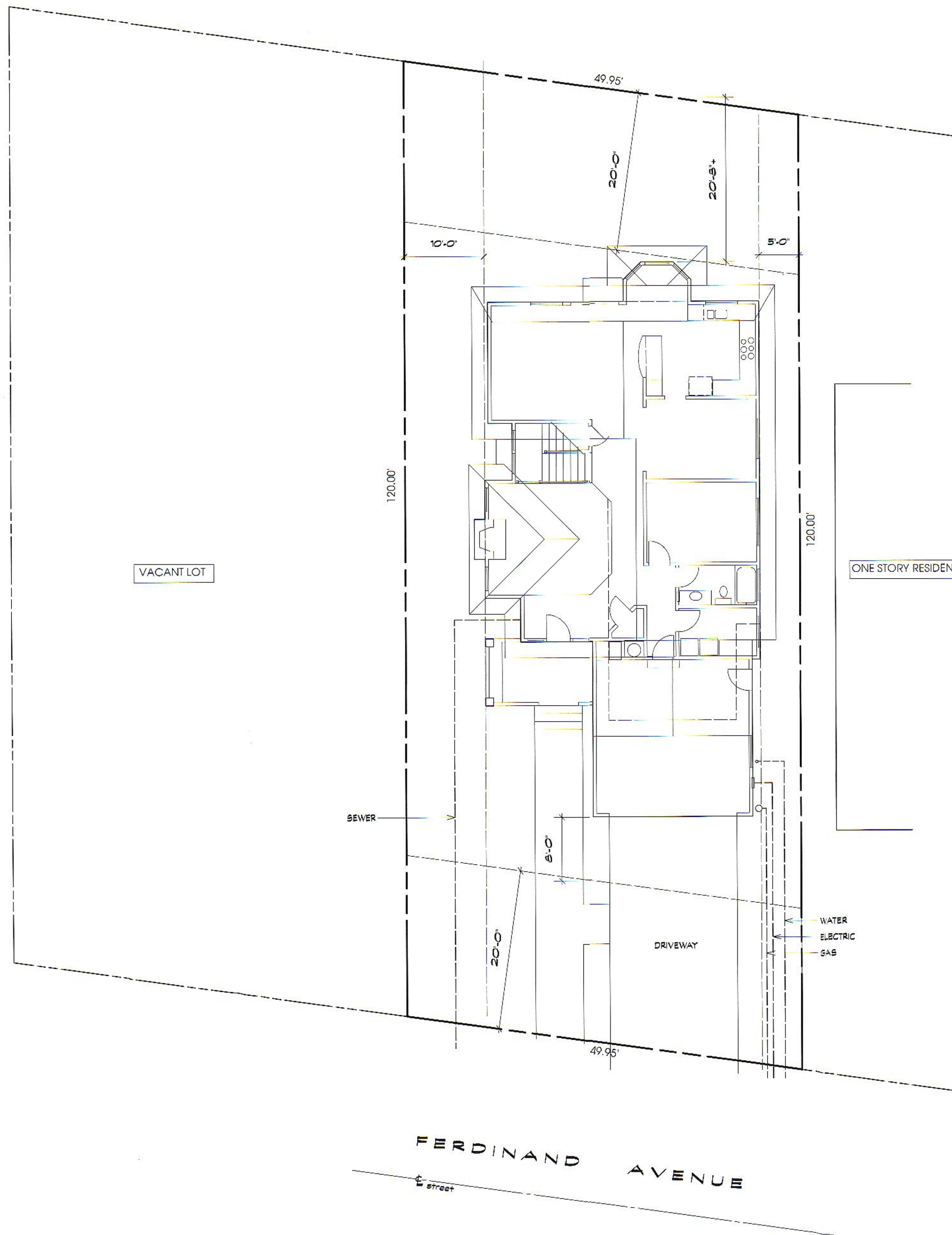
Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>		d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>1</u>
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>400</u> c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

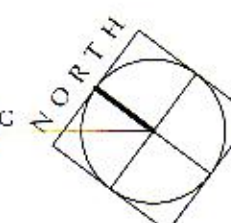
PINE TREE AT REAR OF LOT IS DISEASED AND DYING. LOT WAS USED AS A DUMPING GROUND (ILLEGALLY) BY TREE ~~W~~ COMPANY'S AND HAS AN ARTIFICIALLY HIGH GRADE IN THE CENTER.



SITE PLAN

1/8" = 1'-0"

DRAWING NORTH



PROJECT DATA

Zon R1-S-17 SINGLE FAMILY RESIDENTIAL
 Lot Size 5941 SF
 Assessor's Parcel No. 047-218-150

Project Description: New single family residence proposed for existing vacant residential lot

Square Footage:

Proposed:	first floor living (includes stairs):	1492 SF	
	garage:	408	408
	covered porch:		37
	second floor :	1209	
	total living:	2701 SF	
	total (incl. garage and porch):	3146 SF	

Maximum FAR: 5941 x .53 = 3149 = **53%**

Proposed FAR: 3146/5941 = **53%**

Maximum Lot Coverage: 5941 x .35 = 2079 = **35%**

Proposed Lot Coverage: 1940/5941 = **32.7%**

PLN2016-00016

RECEIVED
 JAN 14 2016
 San Mateo County
 Planning and Building Department

SITE PLAN
 PROJECT DATA

DATE

REV.

SHEET NO.

A1

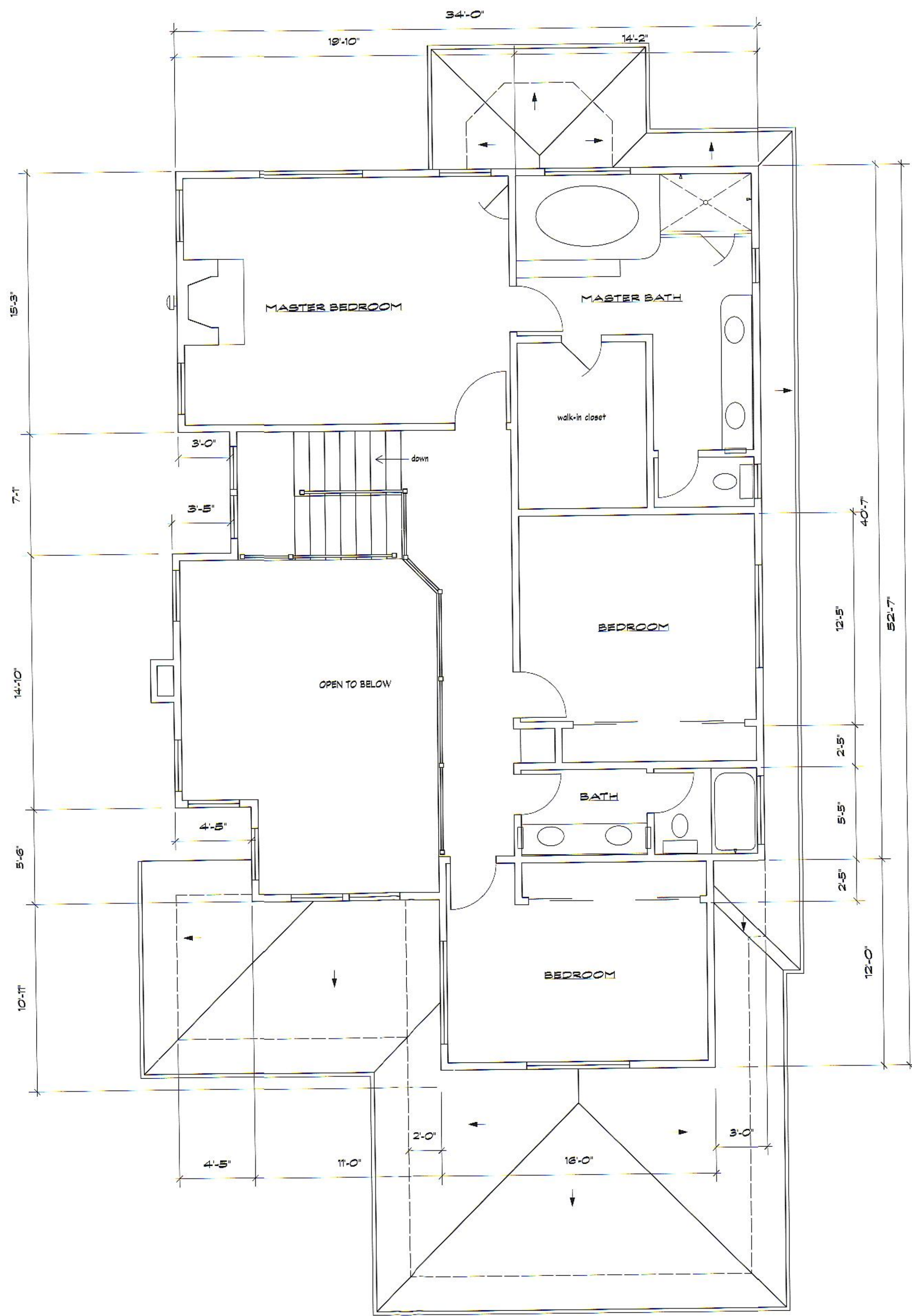
STEADMAN RESIDENCE

FERDINAND AVE.
 EL GRANADA, CALIF.

Michael Kinoshita

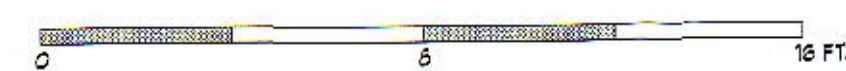
architect

422 S. Murphy Ave. No.1
 Sunnyvale, CA 94086
 408.736.6683

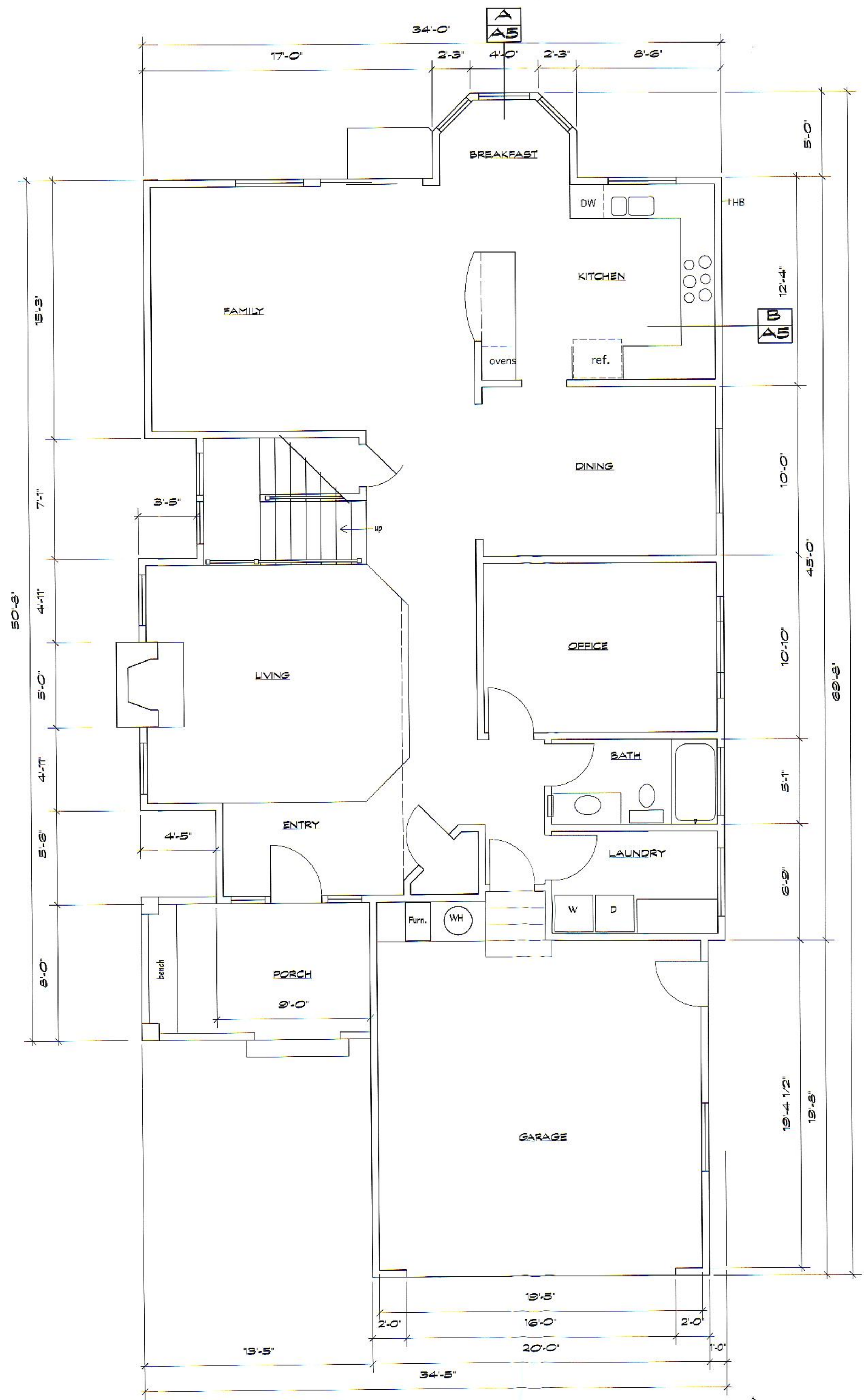
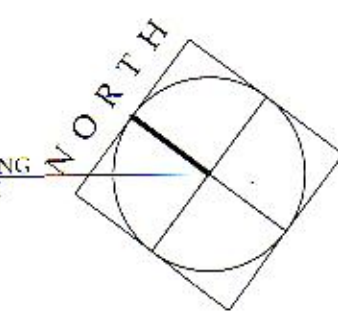


**SECOND FLOOR PLAN
and LOWER ROOF PLAN**

1/4" = 1'-0"



DRAWING NORTH

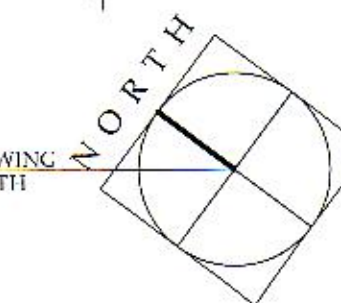


FIRST FLOOR PLAN

1/4" = 1'-0"



DRAWING NORTH



STEADMAN RESIDENCE
FERDINAND AVE.
EL GRANADA, CALIF.

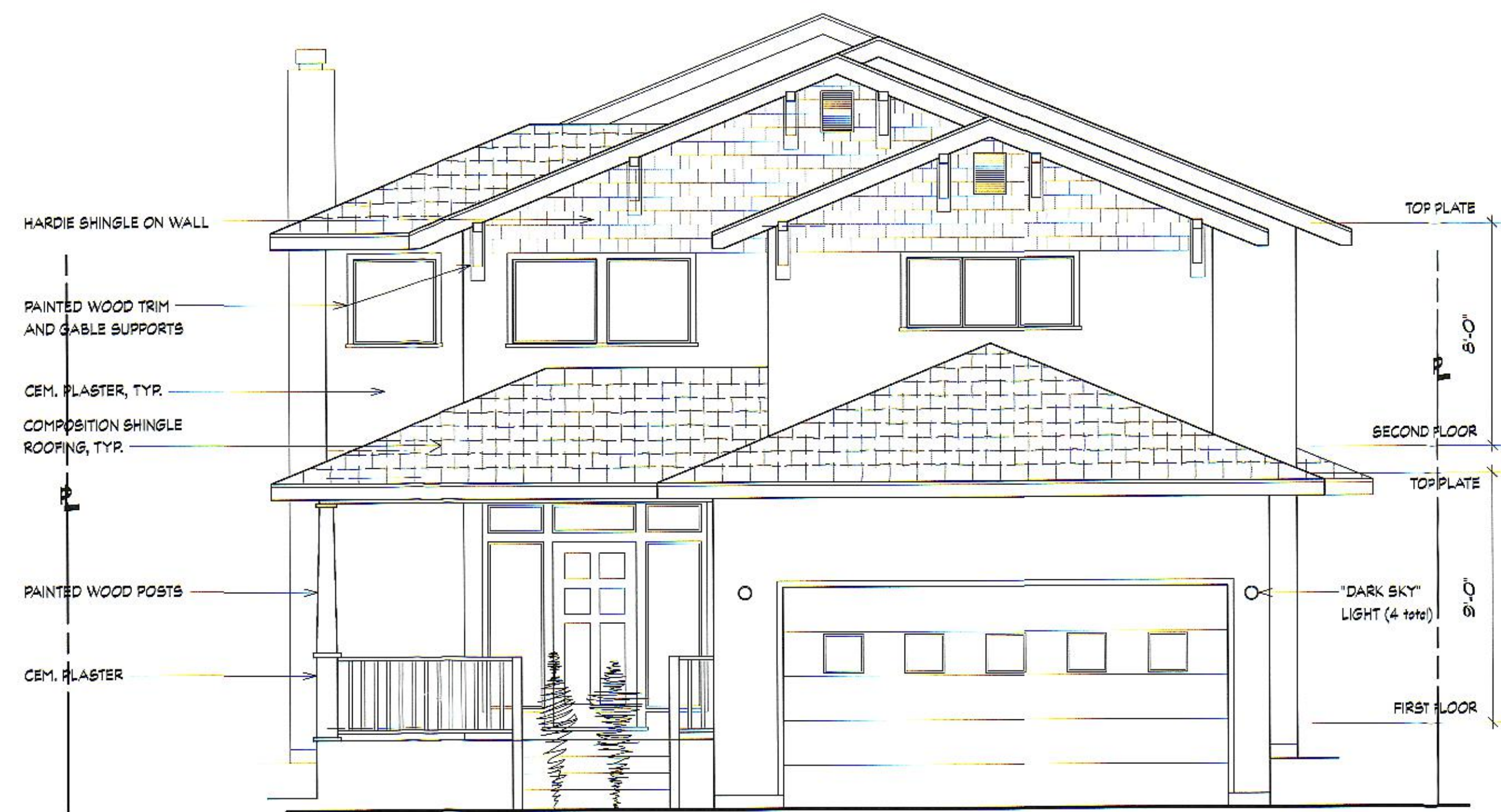
SECOND FLOOR PLAN
ROOF PLAN

DATE
REV.
SHEET NO.



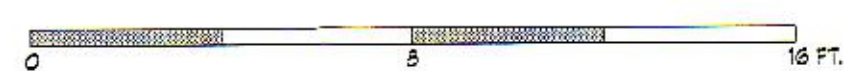
NORTH ELEVATION (SIDE)

1/4" = 1'-0"



WEST ELEVATION (FRONT)

1/4" = 1'-0"





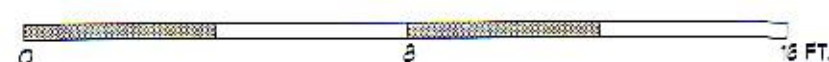
EAST ELEVATION (REAR)

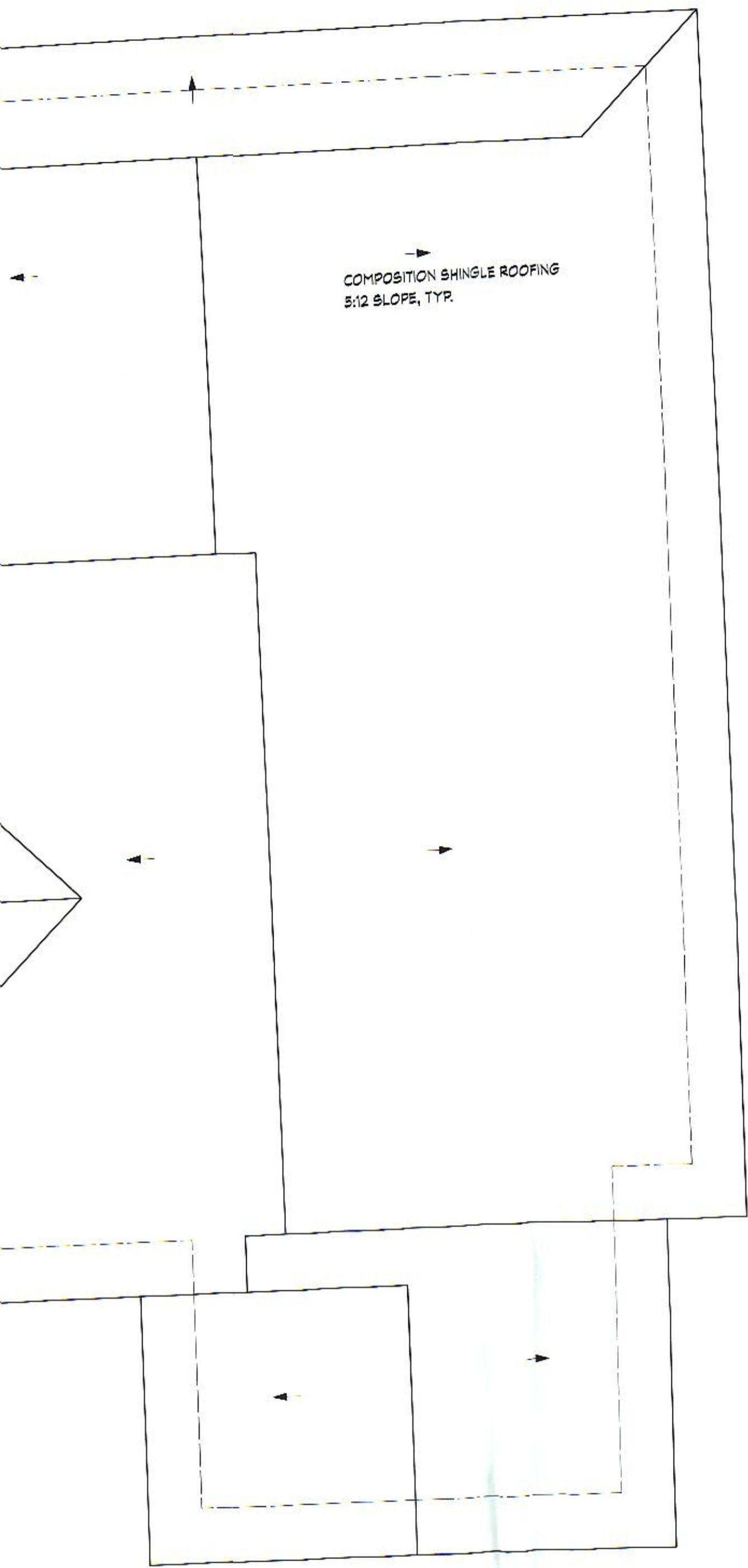
1/4" = 1'-0"



SOUTH ELEVATION (SIDE)

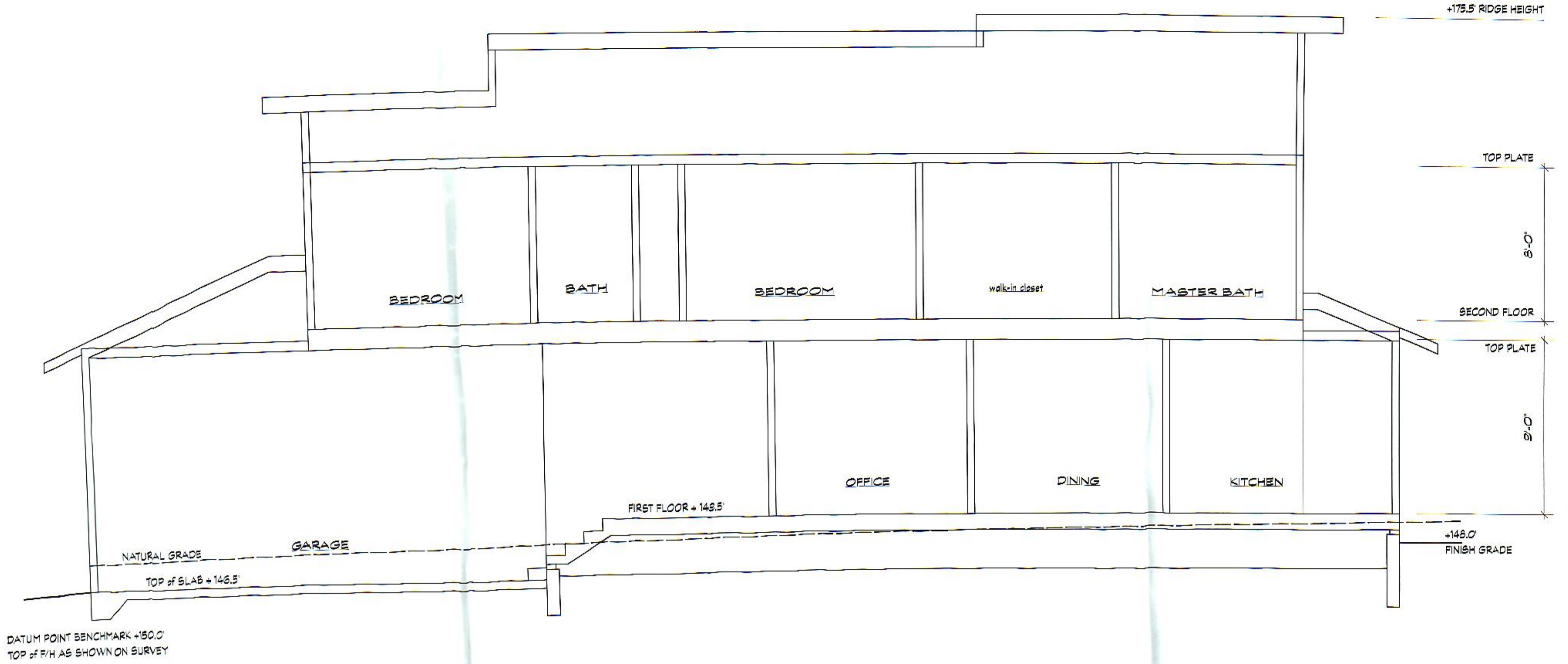
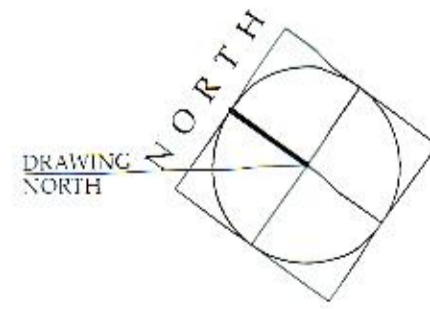
1/4" = 1'-0"





ROOF PLAN

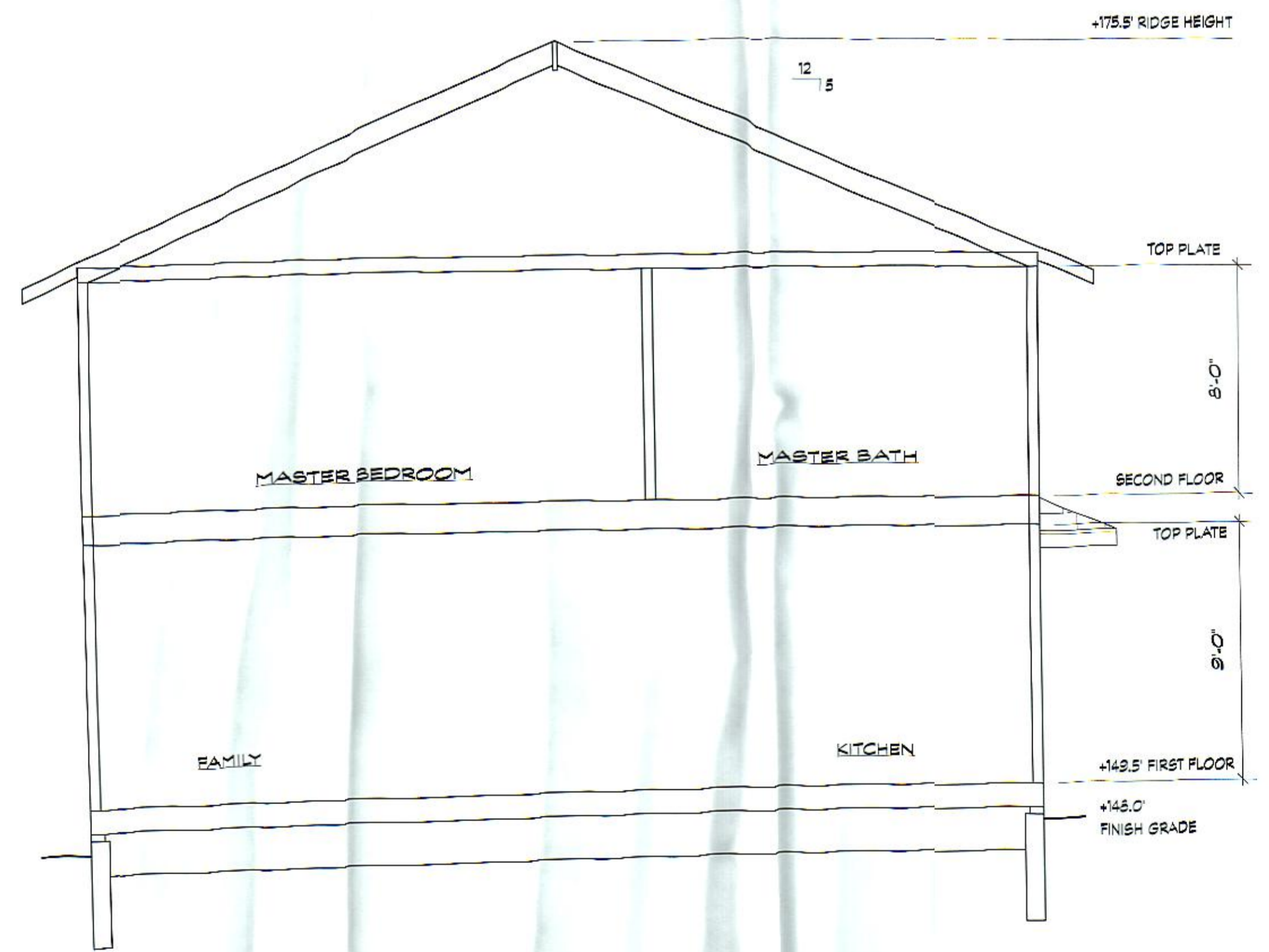
16 FT.



A SECTION
AS

1/4" = 1'-0"

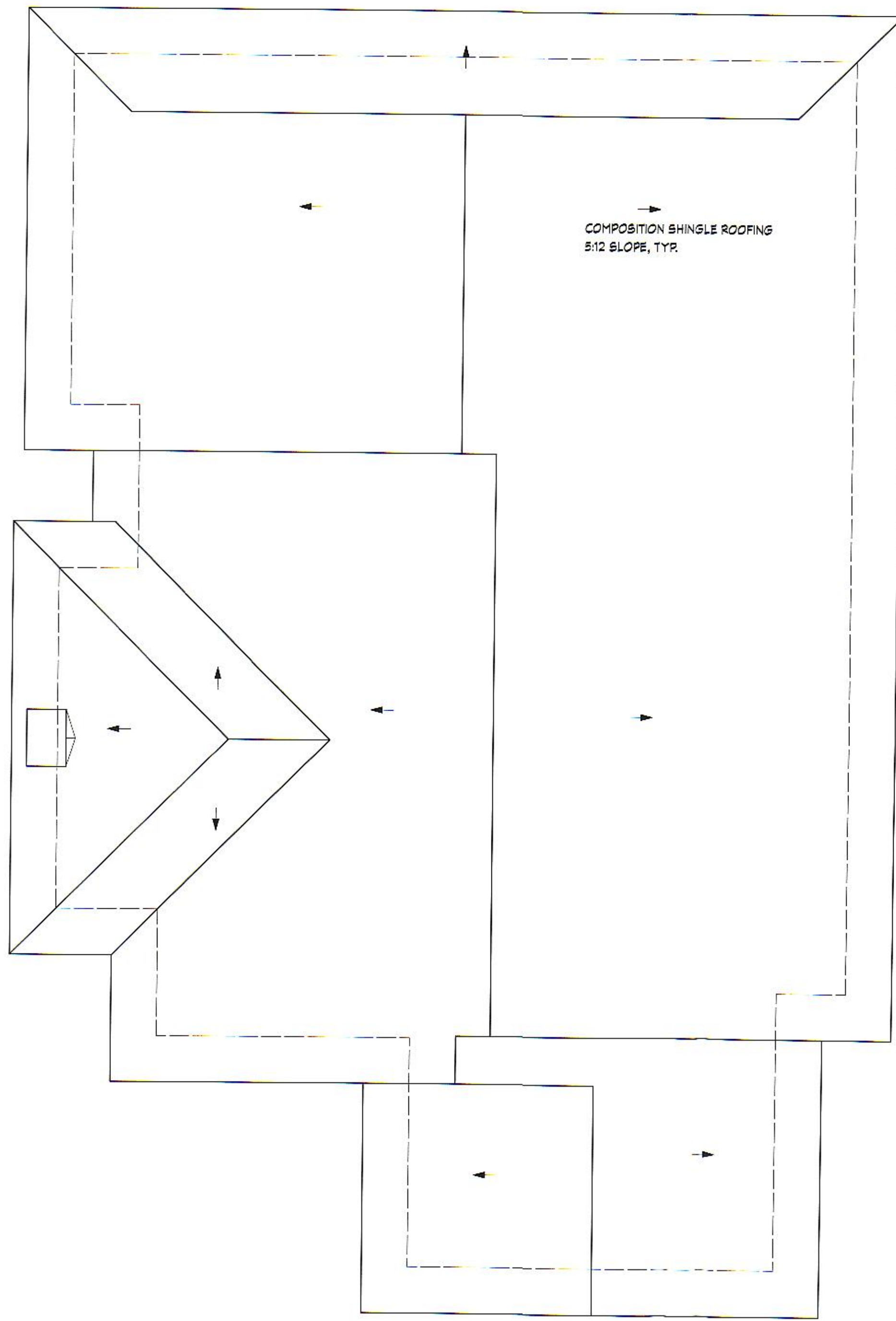
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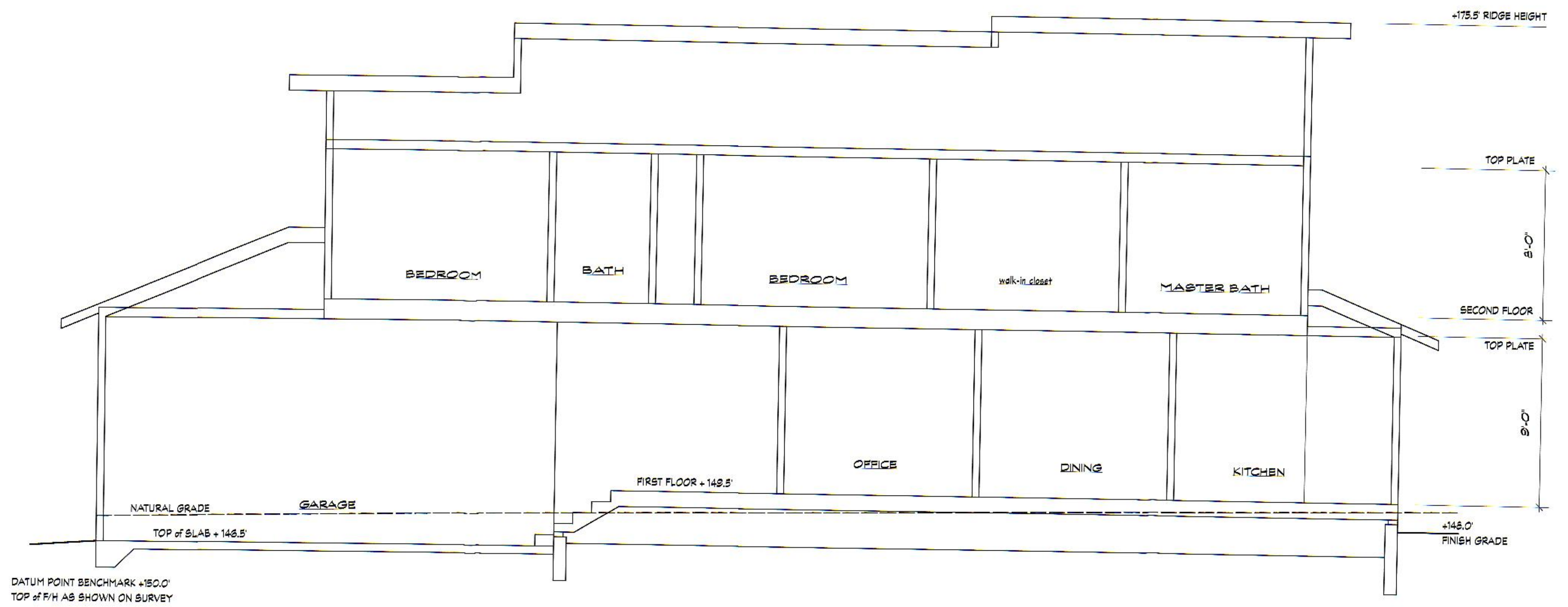
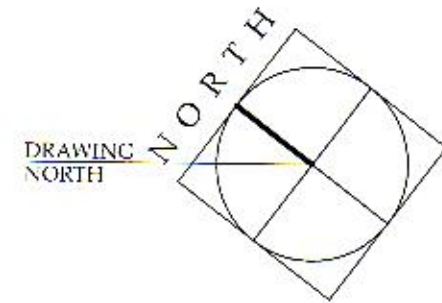
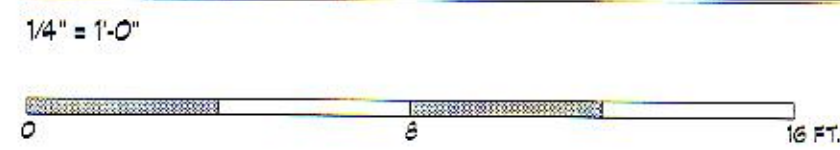
B SECTION
AS

1/4" = 1'-0"

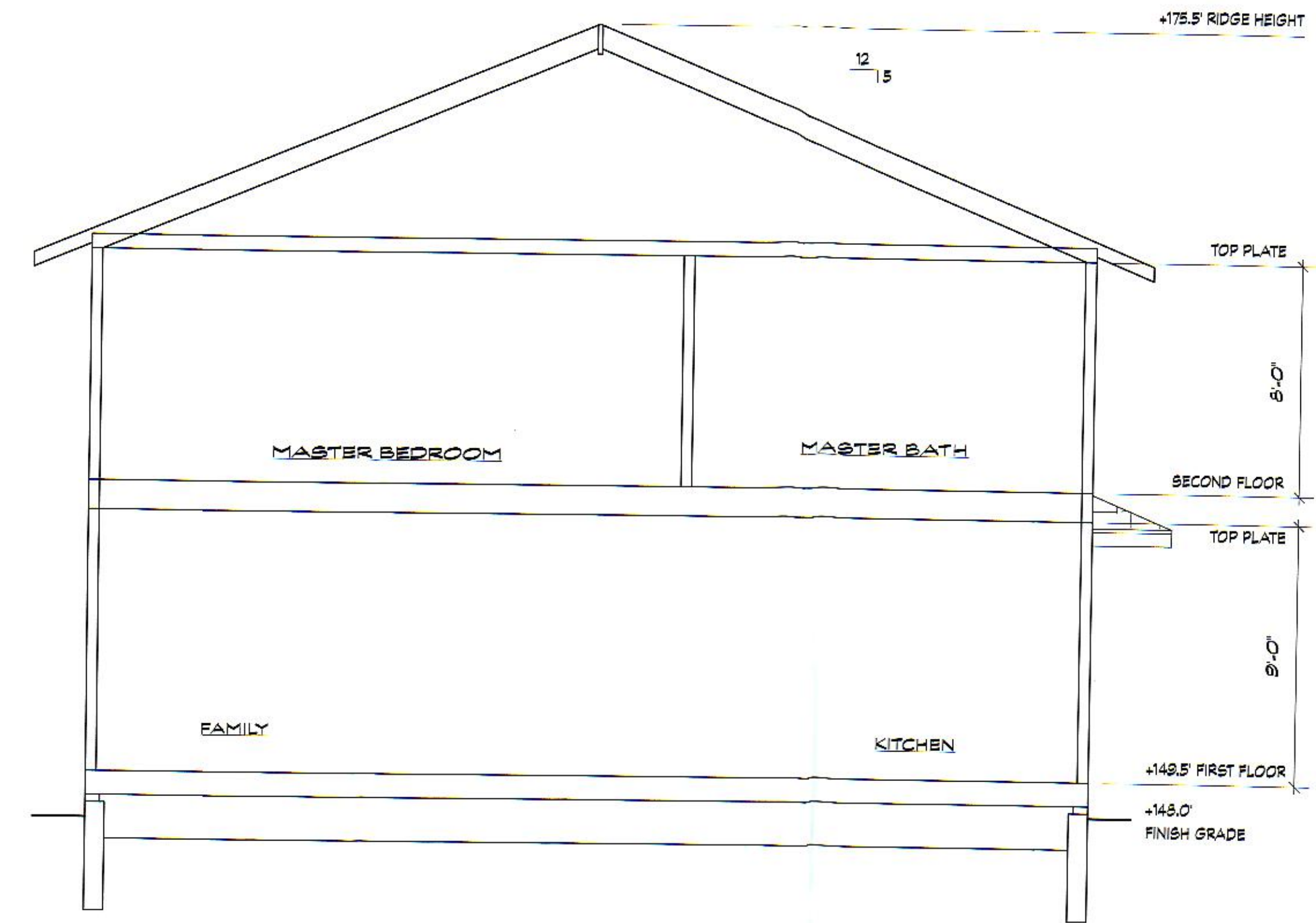
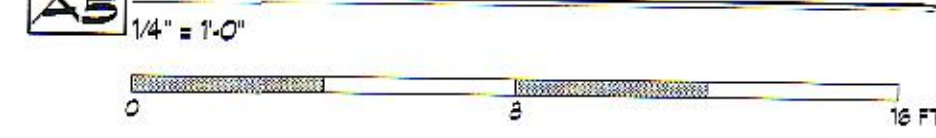
0 5 16 FT.



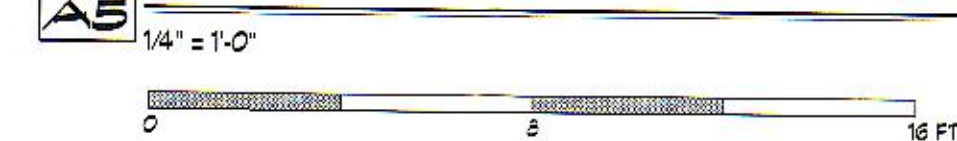
UPPER ROOF PLAN

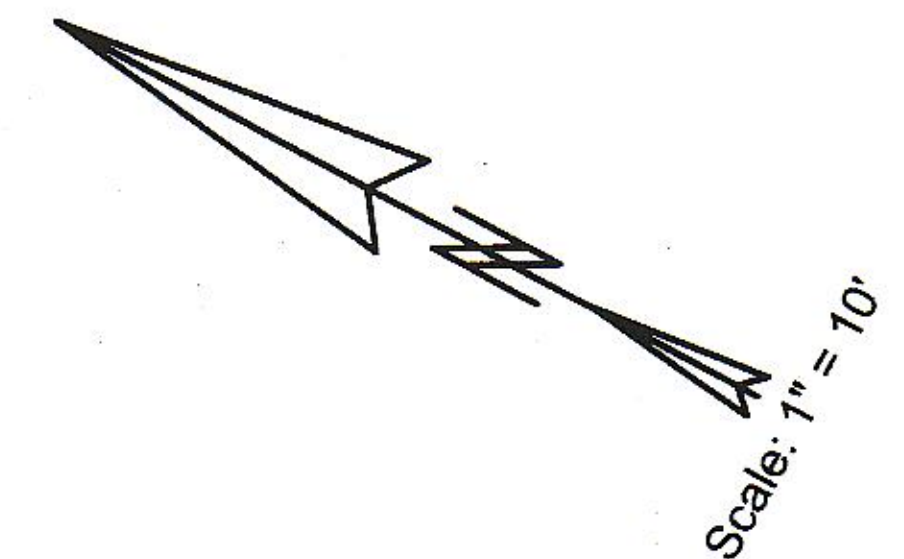
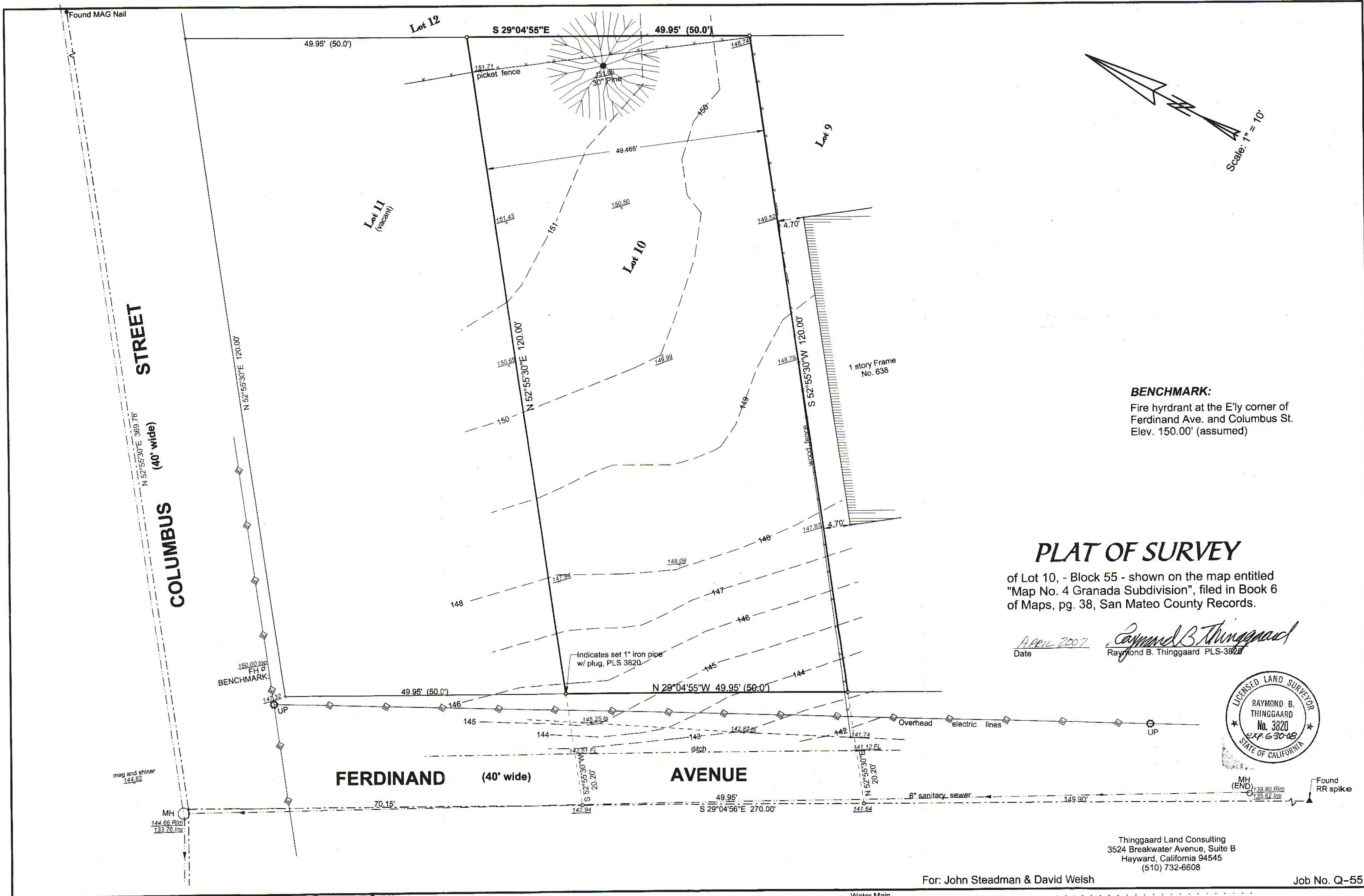


A SECTION



B SECTION





BENCHMARK:
 Fire hydrant at the E'ly corner of
 Ferdinand Ave. and Columbus St.
 Elev. 150.00' (assumed)

PLAT OF SURVEY
 of Lot 10, - Block 55 - shown on the map entitled
 "Map No. 4 Granada Subdivision", filed in Book 6
 of Maps, pg. 38, San Mateo County Records.

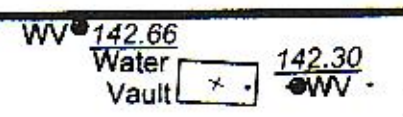
Date April 2007
 Raymond B. Thinggaard PLS-3820



Thinggaard Land Consulting
 3524 Breakwater Avenue, Suite B
 Hayward, California 94545
 (510) 732-6608

For: John Steadman & David Welsh

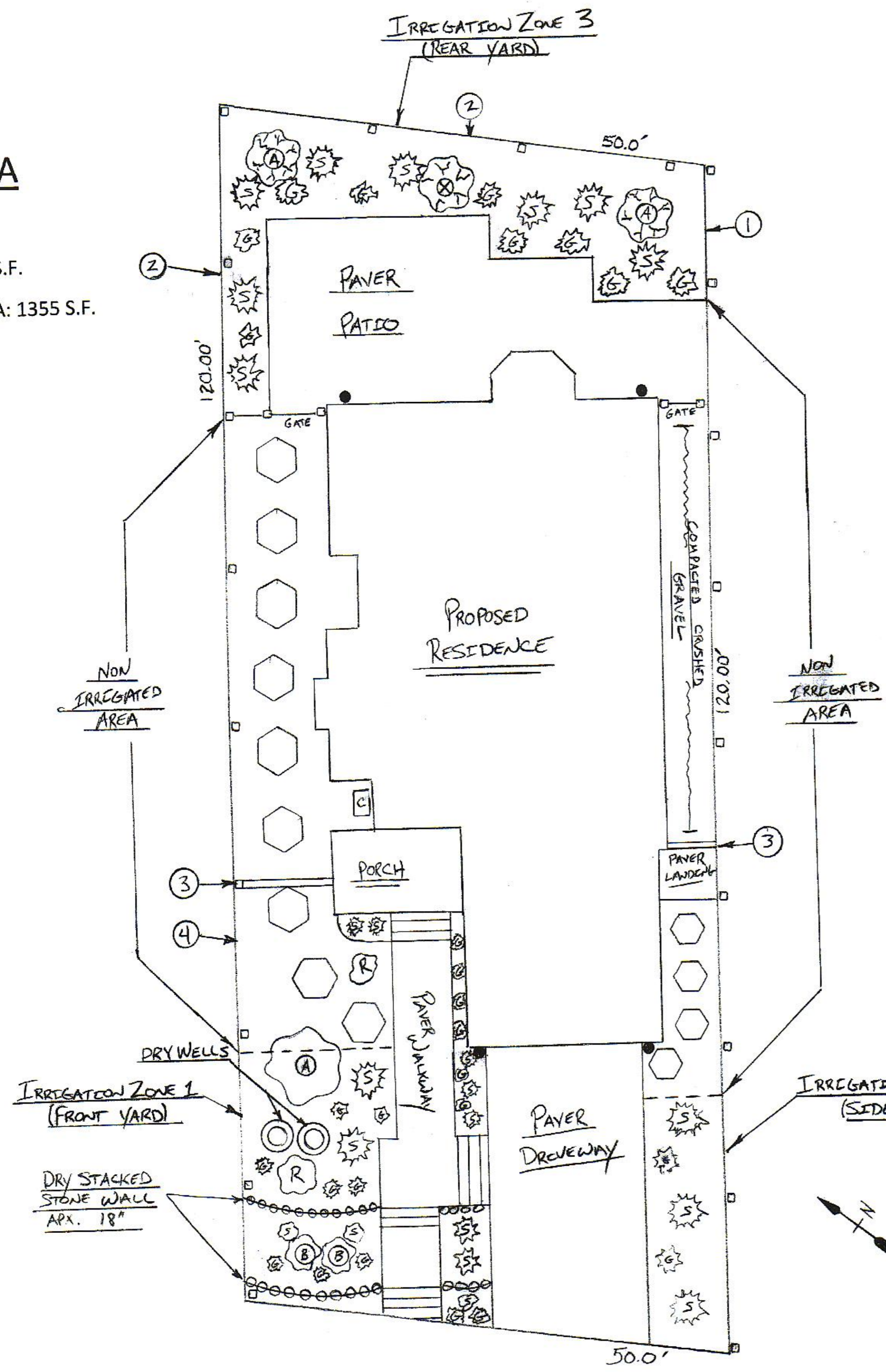
Job No. Q-55



Water Main

PROJECT DATA

PARCEL SIZE: 5941 S.F.
 NON-TURF AREA: 4586 S.F.
 TOTAL LANDSCAPE AREA: 1355 S.F.



LEGEND

- - STEPPING STONES
- ⓑ - BLACKWOOD ACACIA (ACACIA MELANOXYLON) 5 GALLON SIZE
- Ⓡ - DECORATIVE STONE/BOULDER
- Ⓐ - ARIZONA CYPRESS (CUPRESSUS ARIZONICA) 5 GALLON SIZE
- ⓧ - EXISTING 30" PINE (POSSIBLY DISEASED)
 - IF ARBORIST DETERMINES TREE NEEDS TO BE REMOVED, TO BE REPLACED WITH ARIZONA CYPRESS
- ⓐ - IRRIGATION CONTROL VALVES
- ① - EXISTING 6' FENCE (FULL LENGTH OF LOT)
- ② - NEW 6' FENCE WITH 12" LATTICE 3 KECK BOARD (SEE ILLUSTRATION ON PLAN)
- ③ - STONE RETAINING WALL APX 24"
- ④ - NEW 4' REDWOOD FENCE (FROM PORCH TO STREET)
- Ⓢ - SHRUB (SPECIES TO BE DETERMINED)
- ⓖ - GRASS (SPECIES TO BE DETERMINED)
- NOTE: PLANTS ABOVE WILL BE SELECTED FOR COMPLIANCE WITH WUCOLS PLANT FACTOR OF 0.3.
- - EXTERIOR LIGHT FIXTURE (CUT SHEET ON PLAN)
 - ALL EXTERIOR FEATURES TO BE "DARK SKY" COMPLIANT

Notes

- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
- Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches adjacent to open areas.

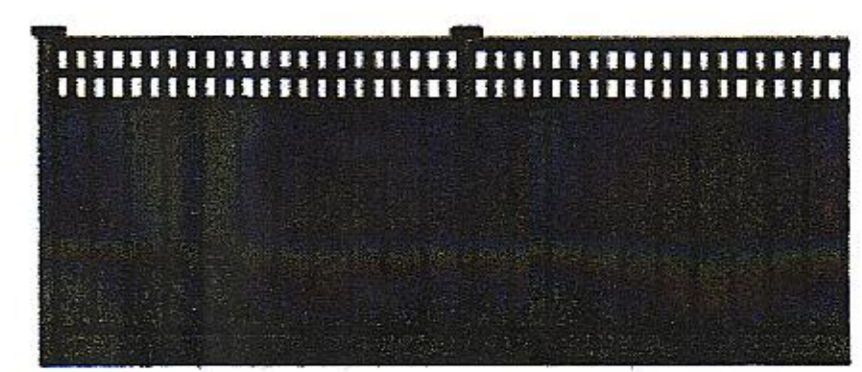
SCALE: 1/8"=1'

LANDSCAPE PLAN

APN 047-218-150
 FERDINAND AVE. EL GRANADA, CA

REDWOOD FENCE

6' SHOWN FOR EXAMPLE (4' SIMILAR)



EXTERIOR LIGHT FIXTURE

(DARK SKY COMPLIANT)



KICHLER
 style to live by

3000 K LED Outdoor Lantern - AZT AZT
 11250AZT30 (Textured Architectural Bronze)

Product Description:
 This LED outdoor wall downlight features smooth lines, a modern look and a Textured Architectural Bronze finish.

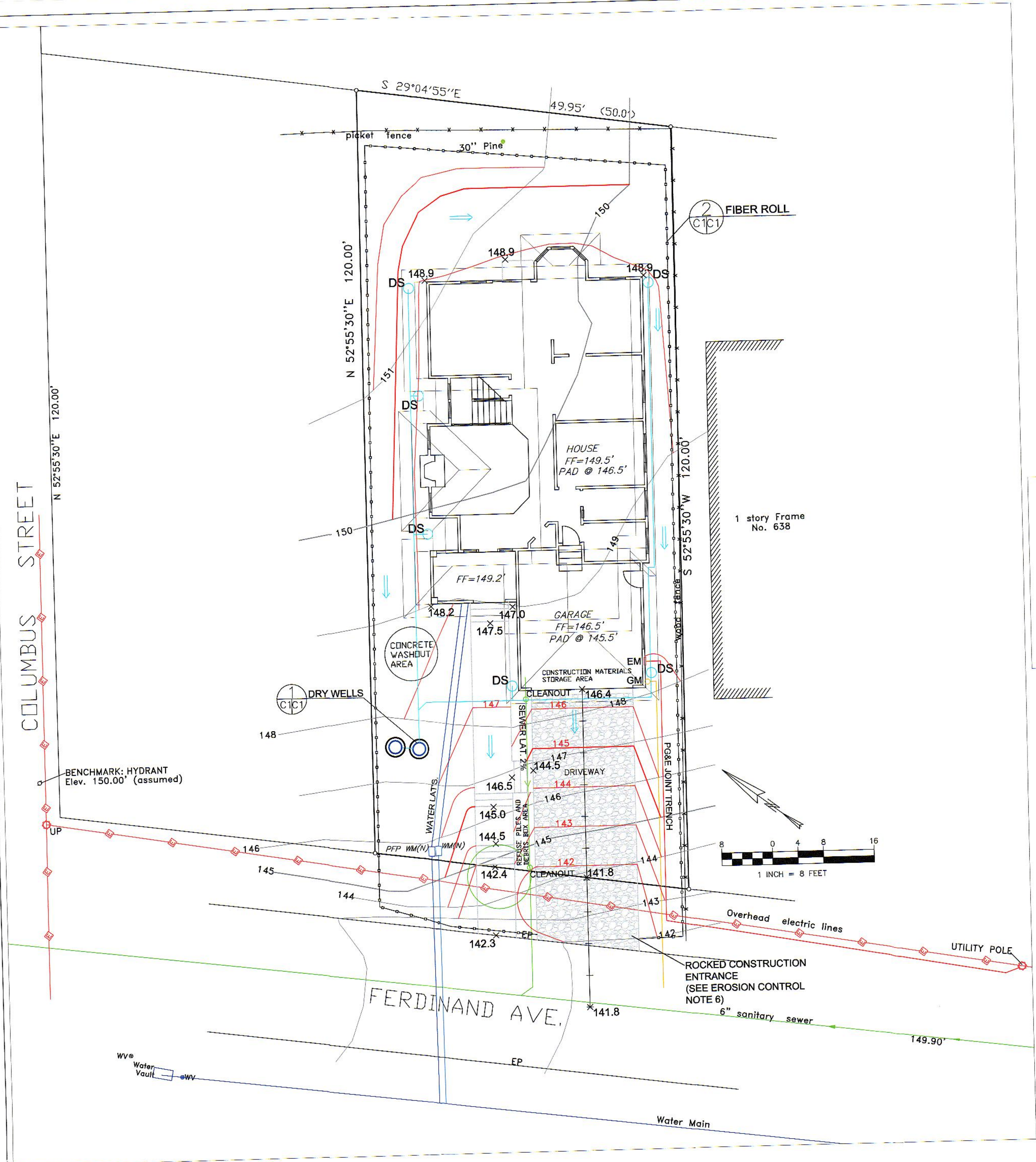
Available Finishes:
 Textured Architectural Bronze
 Textured Black
 Textured Architectural Bronze
 Textured Black

Technical Information

Safety Rating:	Wet
ICWFO:	3.25
Title 24:	Yes
Color Rendering Index:	90
Color Temperature Range:	2950-3130
Dark Sky:	Yes
Expected Life Span:	40000 Hours
Operating Voltage Range:	120-277
Width:	5.00"
Height:	7.00"
Lamp Included:	Integrated
Extension:	6.50"
Voltage:	120-277V
Energy Efficient:	Yes
Light Source:	LED
Kelvin Temperature:	3000K
Number of Bulbs:	10
Max Watt:	10W
Finish:	Textured Architectural Bronze

PREPARER
 JOHN STEADMAN
 P.O. BOX 2033
 EL GRANADA, CA 94018
 (650) 743-2275

FERDINAND AVE.

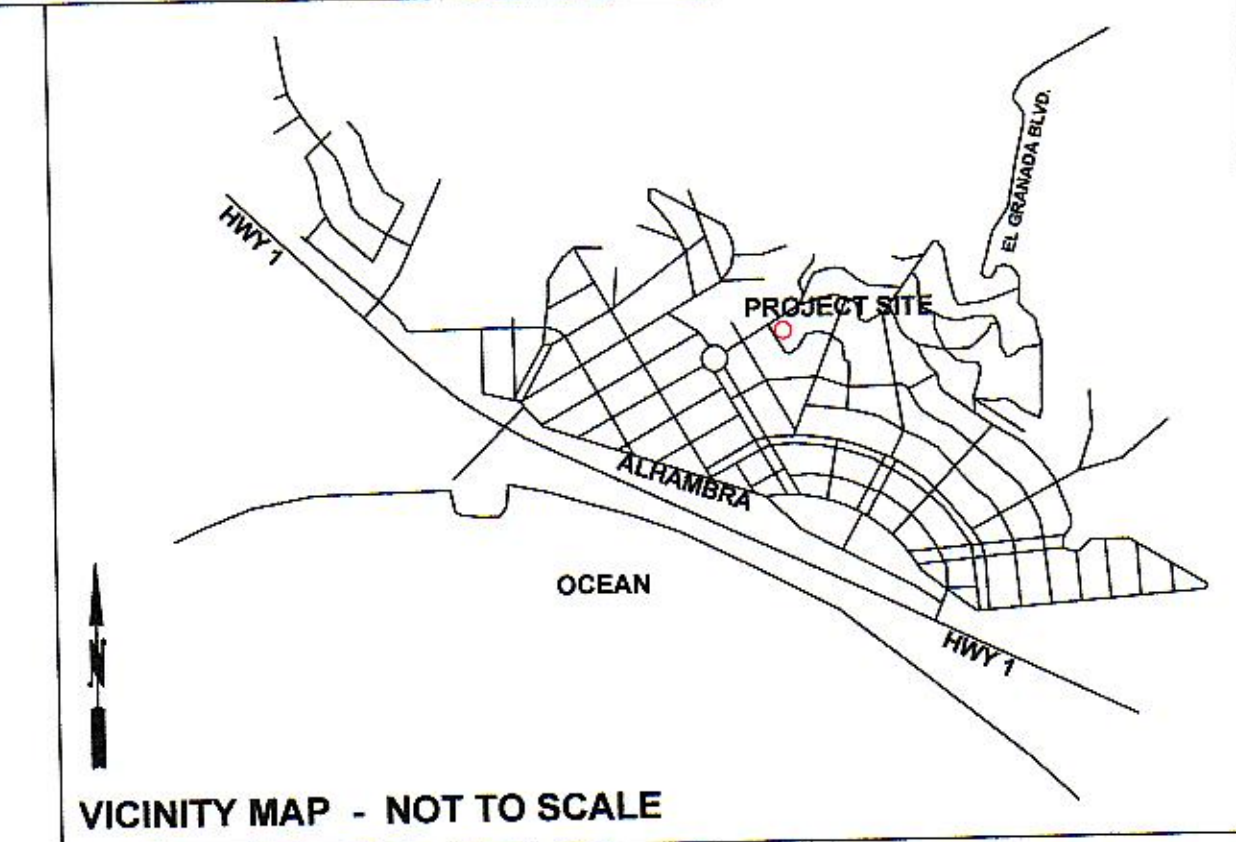


LEGEND

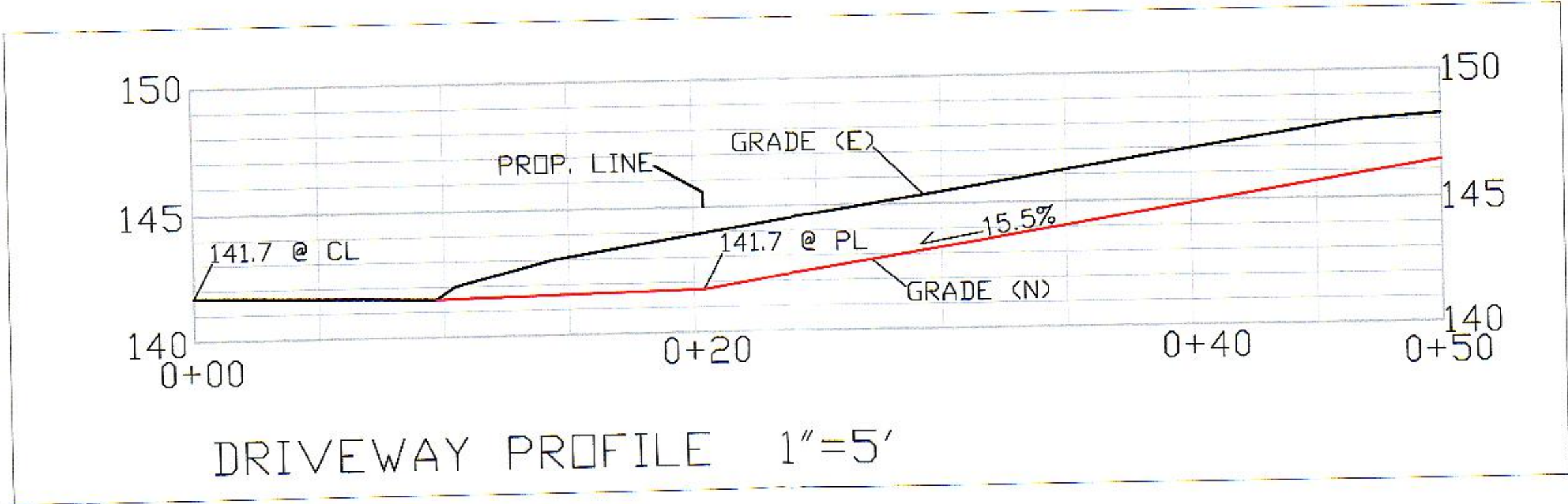
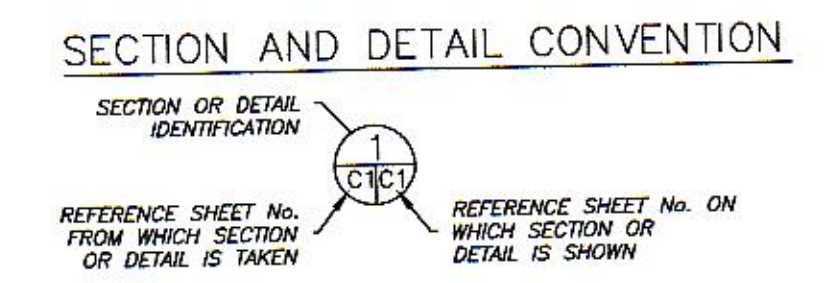
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.

- ### GENERAL NOTES
- PLANS PREPARED AT THE REQUEST OF: JOHN STEADMAN, OWNER
 - SURVEY AND TOPOGRAPHY BY R. THINGGAARD, NO DATE.
 - ELEVATION DATUM ASSUMED.
 - THIS IS NOT A BOUNDARY SURVEY.

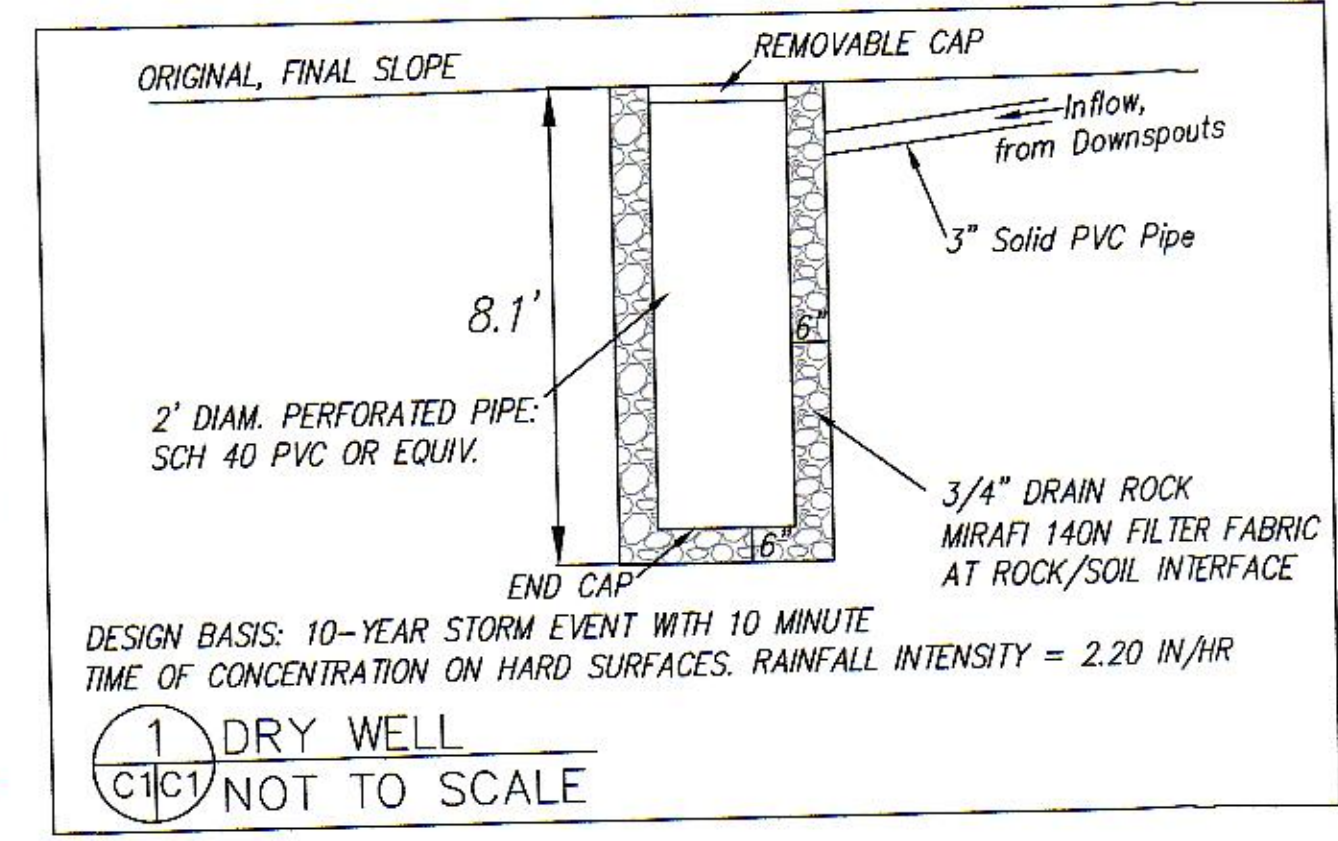
- ### DRAINAGE NOTES
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
 - ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
 - ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.



- ### GRADING NOTES
- CUT VOLUME: 400 CY
FILL VOLUME: 0 CY
- ABOVE VOLUMES ARE APPROXIMATE.
 - MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 - ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 - ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.
 - 400 CUBIC YARDS OF SOIL WILL BE OFF-HAULED FOR LANDFILL CAP AT OX-MOUNTAIN LANDFILL IN HALF MOON BAY OR REUSED/RECYCLED AT SOIL FARM IN HALF MOON BAY. NO STOCKPILING OF SOIL.



- ### EROSION CONTROL NOTES
- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 - NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 - ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 - ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 - ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH HYDRASES OR APPROVED SUBSTITUTE. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 - ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 16 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
 - PAD SHALL BE NOT LESS THAN 8" THICK.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 - CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 8.D. ABOVE).

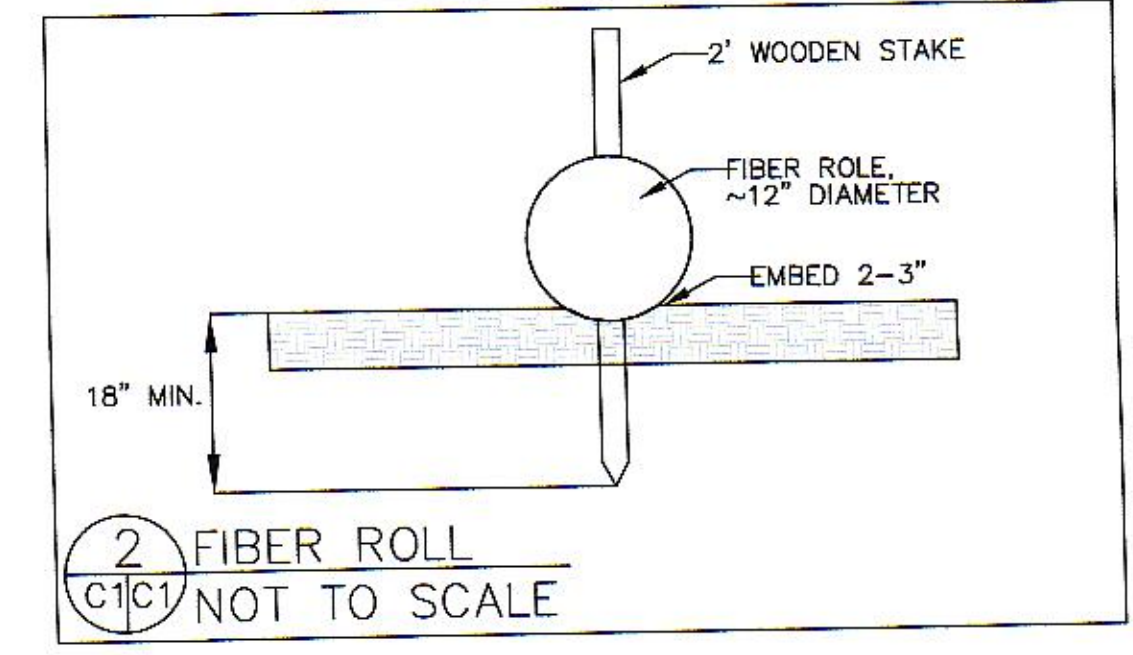


EROSION CONTROL POINT OF CONTACT

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

NAME: JOHN STEADMAN
TITLE/QUALIFICATION: OWNER
PHONE: 650-743-2275
PHONE:
E-MAIL: MCHINC@GMAIL.COM

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



GRADING, DRAINAGE, EROSION CONTROL PLAN

STEADMAN PROPERTY
FERDINAND AVENUE
EL GRANADA
APN 047-218-150

SHEET C-1

DATE: 1-10-16
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

Sigma Prime Geosciences, Inc.
REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISKADEE
No. 62264
9-30-17 EXPIRES
CIVIL
STATE OF CALIFORNIA

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

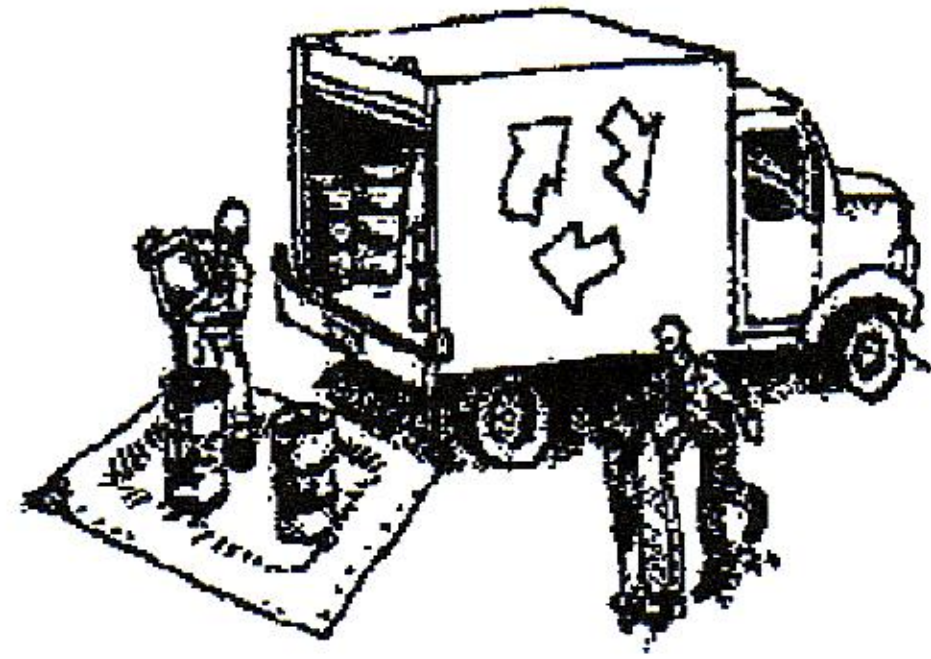


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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

- ❑ Berm 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



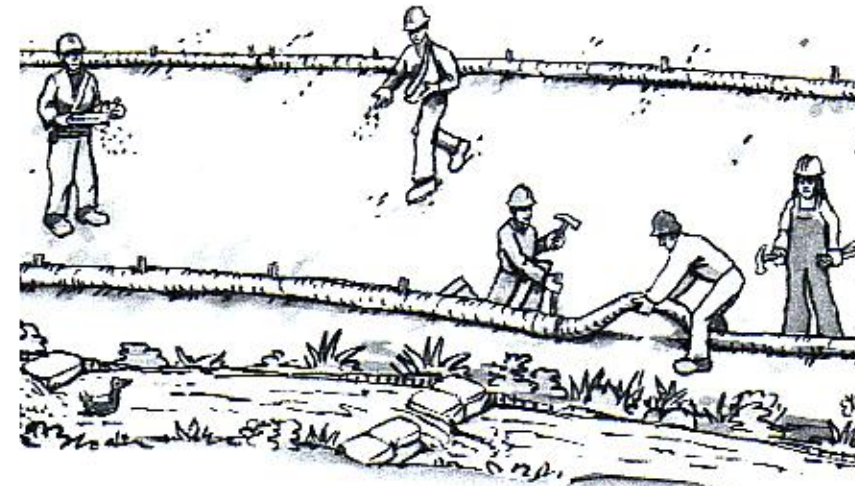
Maintenance and Parking

- ❑ 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 or drop cloths 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, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) 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).

Earthmoving

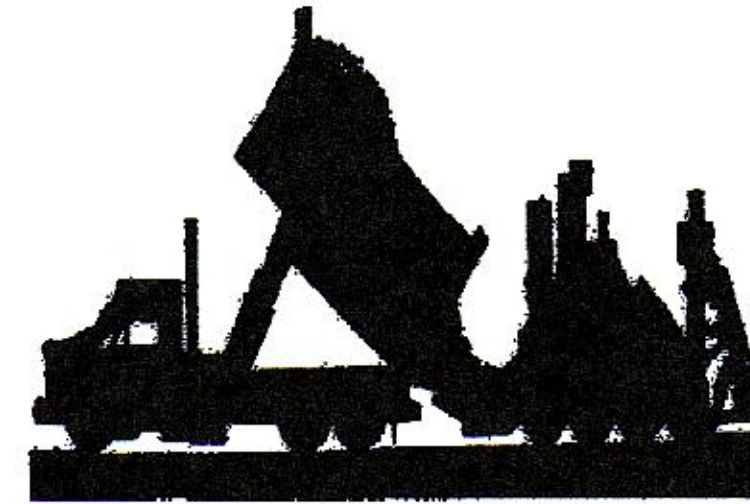


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

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

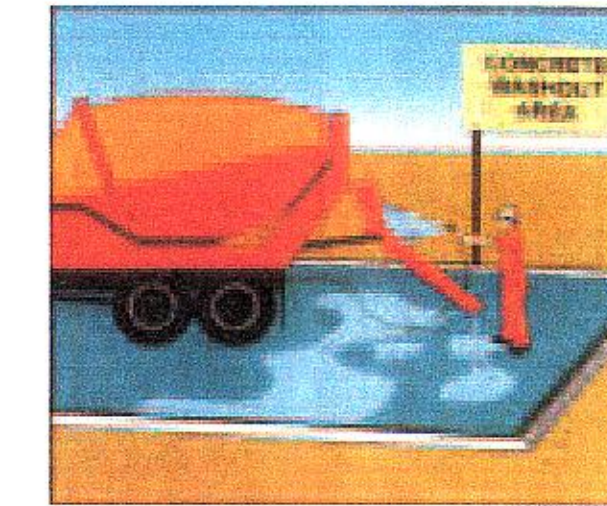


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose 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

- ❑ Protect nearby 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



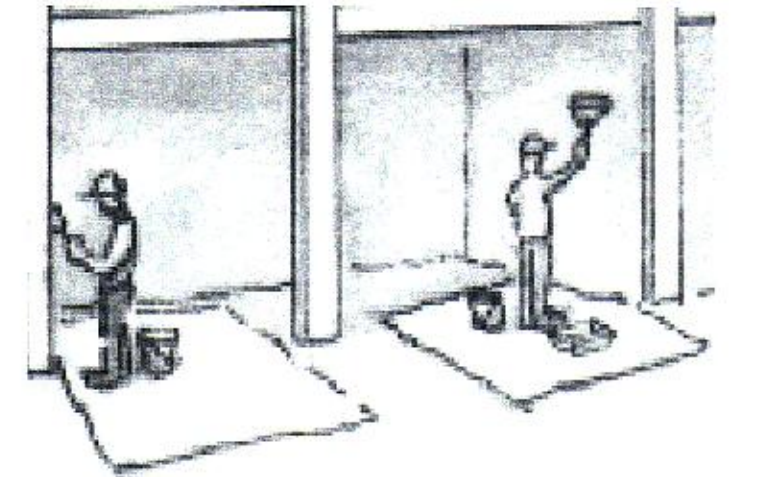
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

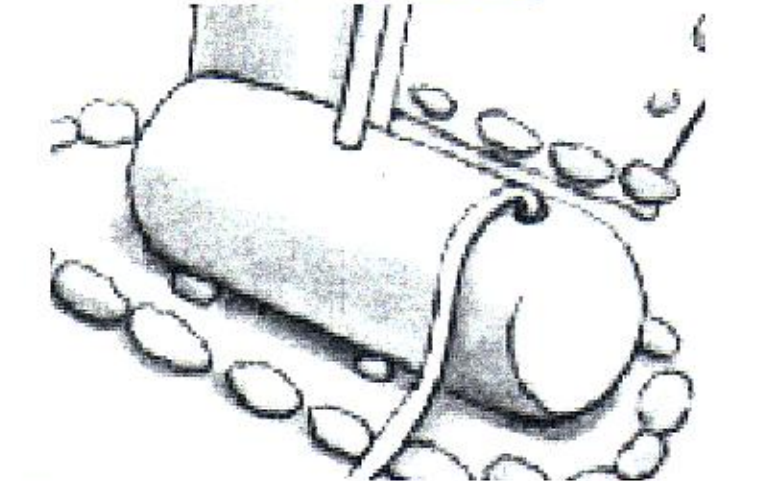
Painting & Paint Removal



Painting Cleanup and Removal

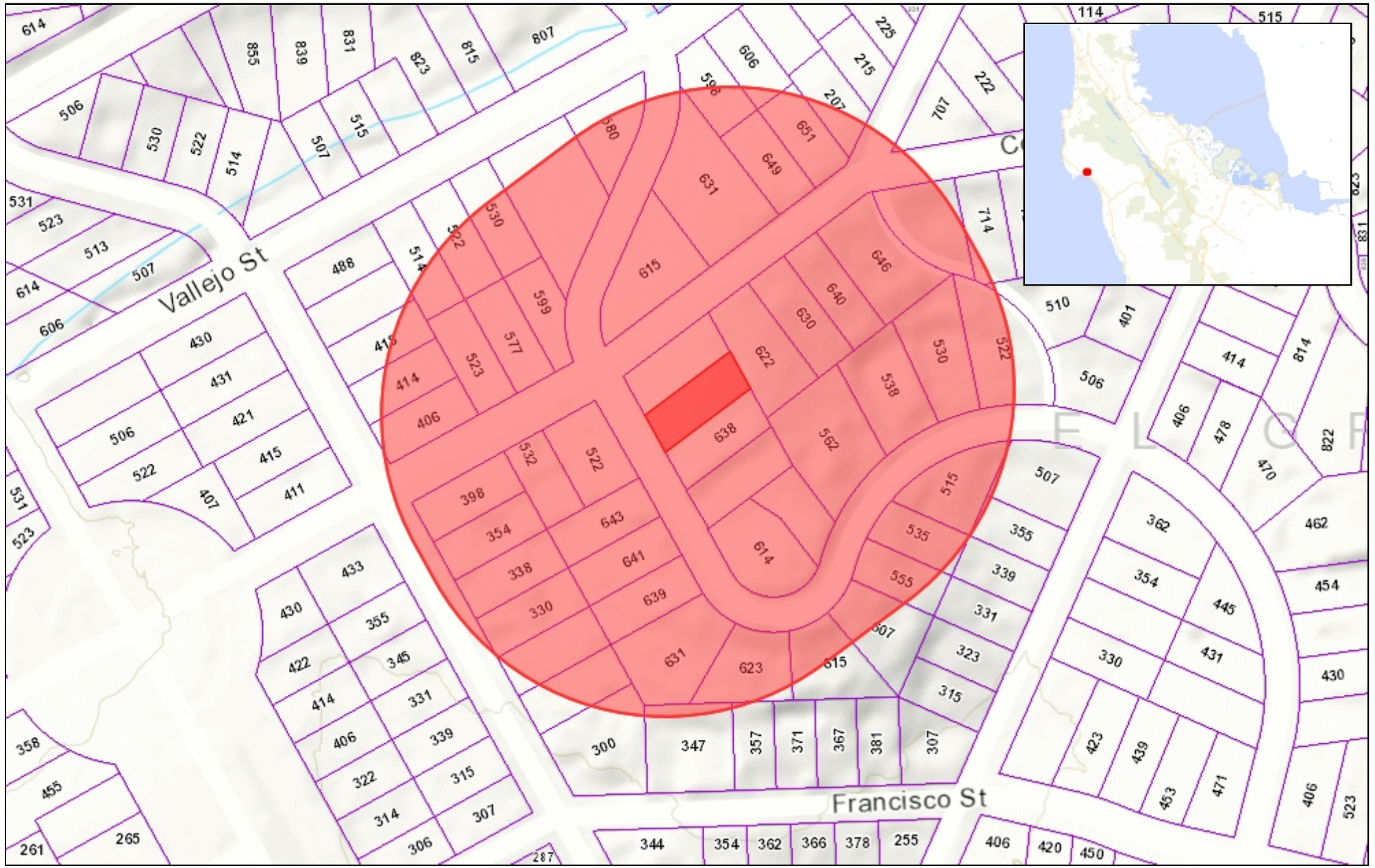
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids 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.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ 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 or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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



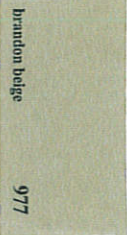
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Benjamin Moore 977 "Brandon Beige"



Brandon beige

977

Benjamin Moore 979 "Stampede"



stampede

979

Benjamin Moore PM-21 "Sail Cloth"

PM-21

Eldorado Stone "Chapel Hill"

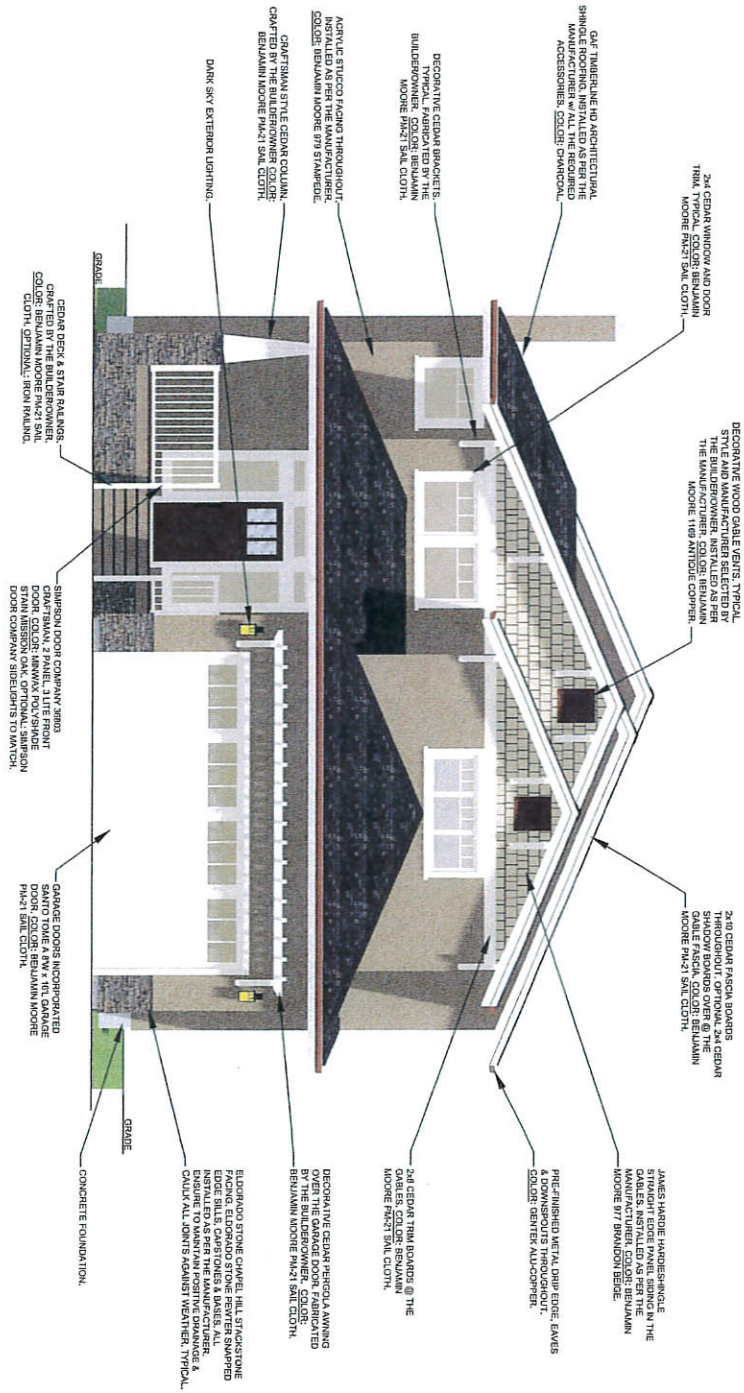


GAF Timberline "Charcoal"



MATERIAL/COLOR PALETTE

SCALE 3/8" = 1'-0"



FERDINAND AVE. RESIDENCE
 El Granada, California,
 United States of America.
 Scale: As Noted
 Date: January 12, 2016.
 File: Ferdinand

FORSYTHE TECHNICAL DESIGN & CONSULTING

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