

MARCH 14, 2016

PLN 2015-00561 CARKEEK-HARRIS RES.

LETTER OF INTENT:

THE SITE IS UNUSUAL, BOTH IN SHAPE AND TOPOGRAPHY. THE SITE BOUNDARIES ARE THE OUTLINE OF A BOAT, WITH THE BOW AT THE V INTERSECTION OF AVENUE PORTOLA AND COLUMBUS STREET, AT THE NORTH END OF THE SITE. THIS V INTERSECTION HAS BEEN DETERMINED BY SMC PLANNING TO BE THE FRONT OF THE LOT.

THE SITE GENERALLY SLOPES DOWN, (~ 16') FROM COLUMBUS STREET ON THE EAST, TO AVENUE PORTOLA ON THE WEST.

THE HOUSE HAS BEEN DESIGNED AS A 2 STORY HOUSE, STEPPING DOWN THE SLOPE FROM COLUMBUS TO PORTOLA. AUTO ACCESS TO THE LOWER LEVEL GARAGES IS FROM PORTOLA, WHICH ELIMINATES THE HARD, TIGHT TURN ON TO COLUMBUS. THE FORMAL, GUEST ENTRY, IS A LOWERED ENTRANCE ON COLUMBUS.

THE ROOF FORMS (HIP & SHED) BRING THE VOLUME DOWN AND FOLLOW THE NATURAL SLOPE OF THE SITE.

EDWARD C. LOVE, ARCHITECT

LETTER OF INTENT CONTINUED; MARCH 14, 2010

THE PREDOMINATE EAST AND WEST ELEVATIONS FEATURE LOTS OF GLASS FOR LIGHT INTO AND VIEWS OUT TO THE WOODED SITE. WINDOWS ON THE SOUTH SIDE, TOWARDS THE ONLY NEIGHBOR, ARE MINIMIZED.

MOST OF THE EXISTING TREES THAT ARE NOT IN OR ADJACENT TO THE FOOTPRINT, WILL BE KEPT TO ALLOW A "TREE FILTERED" VIEW OF THE HOUSE, ESPECIALLY FROM PORTOLA.

THE SIDING WILL BE CEMENT FIBER PLANKS WITH A NATURAL WOOD-GRAIN FINISH. A STONE VENEER WAINSCOTTING SURROUNDS THE HOUSE TO CONTINUE THE NATURAL LOOK.

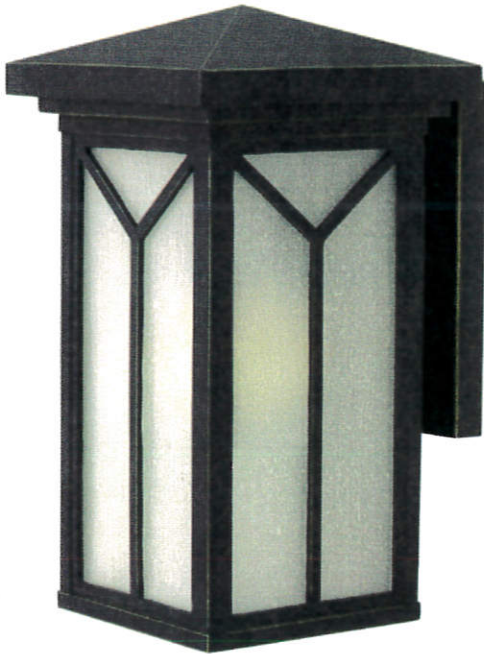
720 Mill Street, Half Moon Bay, CA 94019
650-728-7615

edwardclovearch@gmail.com

DRAKE 1990OZ-GU24

Like

ZOOM



Dimensions + Resources

[View Full Collection](#)

1990OZ-GU24

Width:	7.5"
Height:	13.8"
Weight:	5.0 lbs
Material:	Die-Cast Aluminum
Glass:	Clear Inside Etched Seedy
Backplate Width:	5.0"
Backplate Height:	8.0"
Socket:	1-18w GU24
Dark Sky:	With DSLG-40
Extension:	8.8"
TTO:	5.5"

[View More \(+\)](#)

RESOURCES

- [+ Find a Local Showroom](#)
- [+ Lighting Made Simple Worksheet](#)
- [+ Order a Finish Sample](#)
- [+ Spec Sheet](#)
- [+ Assembly Instructions](#)
- [+ Share with a Friend](#)

[+ Add To Compare](#)

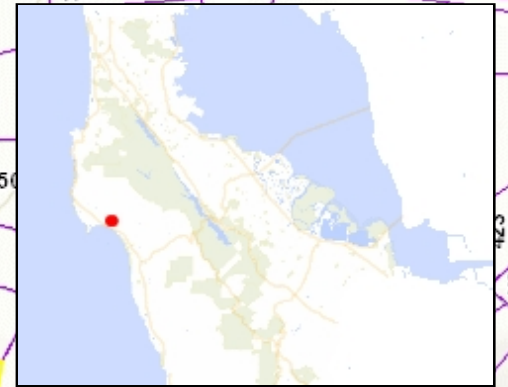
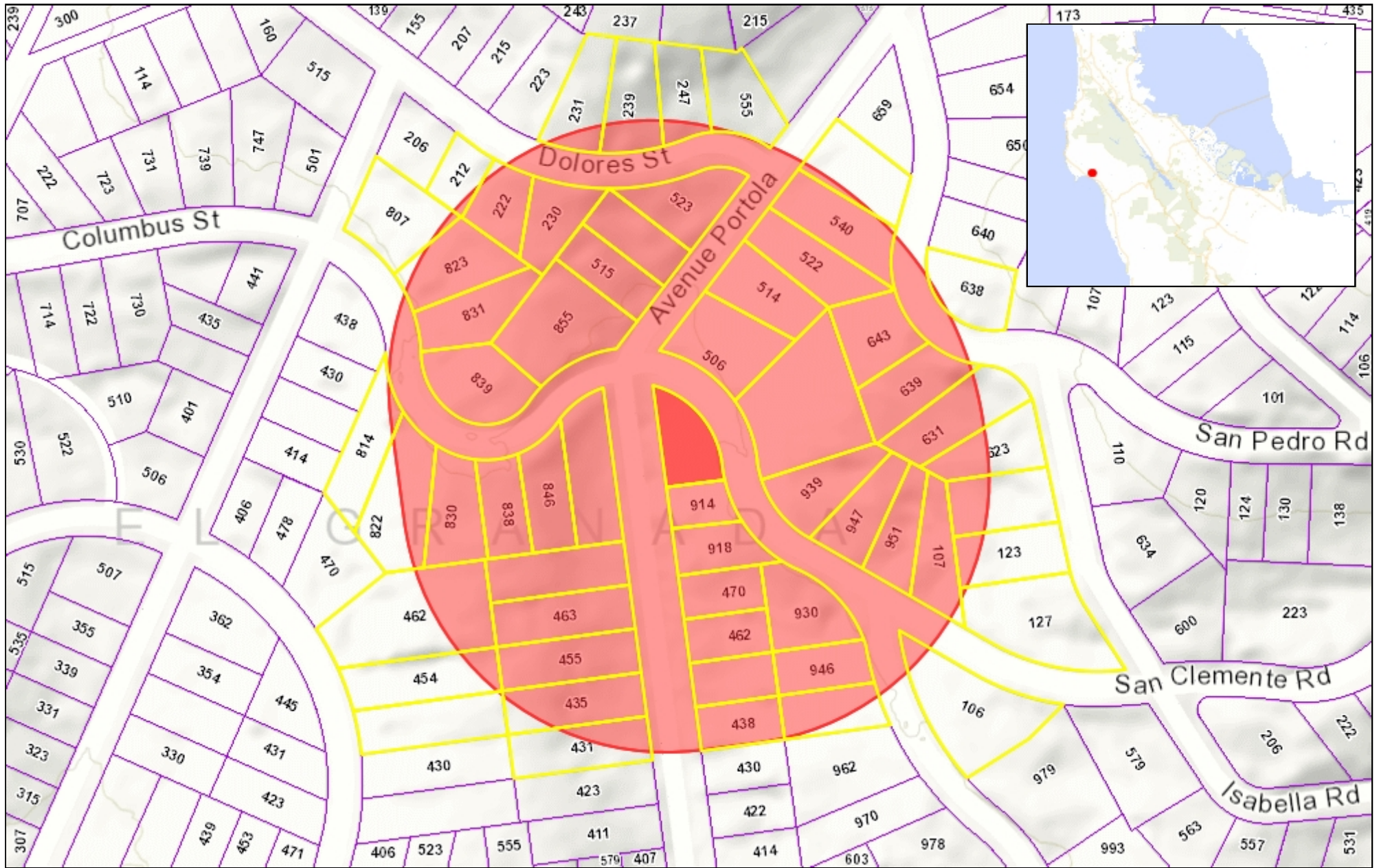
[+ Add to Wishlist](#)



Finish Options


Related Products





0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,256 

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN 2015-00561

Other Permit #: PRE 2015-00068

1. Basic Information

Applicant:

Name: EDWARD C. LOVE, ARCH.
Address: 720 MILL STREET
HALF MOON BAY Zip: 94019
Phone, W: 650-728-7615 H: 650-728-1723
Email: edwardclovearch@gmail.com

Owner (if different from Applicant):

Name: SUSAN CARKEEK & BRUCE HARRIS
Address: P.O. BOX 1581
EL GIZAHADA Zip: 94018
Phone, W: 650-766-0943 H: 650-766-8222
Email: bharris@coastside.net

Architect or Designer (if different from Applicant):

Name: SAME AS ABOVE
Address: _____ Zip: _____
Phone, W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-243-010
Address: AVE. PORTOLA & COLUMBUS
EL GIZAHADA Zip: 94018
Zoning: R-1/S-17/DR/CD
Parcel/lot size: 6,170 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: 3,244 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Additional Permits Required:

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

Describe Project:

SINGLE FAMILY, WOOD
FIZAMIE RESIDENCE

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	HARDIE-PLANK/STONE VENEER	RUSTIC RIVER ROCK / MANZANITA CLIFFSTONE	<input type="checkbox"/>
b. Trim	HARDIE-TRIM	IRON GRAY PAINT	<input type="checkbox"/>
c. Windows	VINYL	WHITE	<input type="checkbox"/>
d. Doors	FIBERGLASS/WOOD	IRON GRAY / NATURAL STAIN	<input type="checkbox"/>
e. Roof	COMP SHINGLES	DARK BROWN/BLACK	<input type="checkbox"/>
f. Chimneys	N.A.		<input type="checkbox"/>
g. Decks & railings	REDWOOD	NATURAL STAIN	<input type="checkbox"/>
h. Stairs	REDWOOD	" "	<input type="checkbox"/>
i. Retaining walls	ELDORADO STONE	MANZANITA CLIFFSTONE	<input type="checkbox"/>
j. Fences	REDWOOD	NATURAL STAIN	<input type="checkbox"/>
k. Accessory buildings	N.A.		<input type="checkbox"/>
l. Garage/Carport	WOOD DOORS	NATURAL STAIN	<input type="checkbox"/>

5. Findings

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

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

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: Bruce Harris

Applicant: Ed McPhee

Date: 12-16-15

Date: 12/16/15

Environmental Information Disclosure Form

PLN 2015-00561
 BLD _____

Project Address: 914 COLUMBUS

Name of Owner: SUSAN CARRIKER/BRUCE
 Address: P.O. Box 1581 ^{1+ARRIS}
EL GRANADA Phone: 650-766-0943

Assessor's Parcel No. 047 - 243 - 010

Name of Applicant: EDWARD C. LOVE, ARCH
 Address: 720 MILL ST
HMB 94019 Phone: 650-728-7615

Zoning District: R-1/S-17/CD/DZ

Existing Site Conditions

Parcel size: 6,170 SQ. FT

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). SLOPING SITE, DRAINAGE DITCH, EUCALYPTUS
& PINE TREES

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>12</u>
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>240</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:

d. 12 TREES TO BE REMOVED ARE IN FOOTPRINT OR DISEASED
e. EXCAVATION FOR CRAWLSPACE

EDWARD C. LOVE, ARCHITECT

CARKEEK-HARRIS RESIDENCE

TREE REMOVAL LIST

WITHIN FOOTPRINT & ADJACENT TO FOUNDATION:

EUCALYPTUS:

3@10", 2@12", 1@40"

PINE:

2@32", 1@24", 1@10"

AT STREET:

EUCALYPTUS:

1@60", 1@48"

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN PRE 2015-00068
2015-00561
Permit #: BLD _____

Permanent Record
Microfilming Required

Owner
Name: SUSAN CARKEEK & BRUCH HARRIS
Address: P.O. BOX 1581
EL GRANADA Zip: 94018
Phone: 650-766-0943 650-766-8222
Email Address: bharris@coastside.net

Applicant
Name: EDWARD C. LOVE, ARCH
Address: 720 MILL STREET
HALF MOON BAY Zip: 94019
Phone: 650-728-7615 650-728-1723
Email Address: edwardclovearch@gmail.com

Project Description:
NEW SINGLE FAMILY
RESIDENCE ON 6,700 SQ. FT
LOT

Existing water source:
 Utility connection CCWD
 Well _____
Proposed water source:
 Utility connection CCWD
 Well _____

Assessor's Parcel Number(s):
047-243-010

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.

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.

Bruce Harris 12-16-15 Ed Love 12/16/15
Owner Date 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.)

Staff Use Only

4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]
- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

5. Well Inspection - All Coastal Zone Areas

- Required Not Required

Inspection made by: _____ Date of Inspection: _____

Yes	No
<input type="checkbox"/>	<input type="checkbox"/> Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/> If Yes, is tree removal permit included?
<input type="checkbox"/>	<input type="checkbox"/> Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/> Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/> Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/> Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

 Planning Department _____ Date _____

Project is subject to the following condition(s) of approval: _____

7. Processing

- Fee collected
- Original Certificate of Exemption to Building Inspection file.
- Copies of Certificate of Exemption to:
 1. Applicant/Owner.
 2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit*Plan Case Screen and Activities

C.3 and C.6 Development Review Checklist

Municipal Regional Stormwater Permit (MRP)
Stormwater Controls for Development Projects

Project Information

I.A Enter Project Data (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name Carkeek Case Number: _____
Project Address & Cross St. Avenue Portola, at Columbus St.
Project APN. 047-243-010 Project Watershed: Ocean
Applicant Name Bruce Harris
Applicant Phone: 650-766-8222 Applicant Email Address: bharris@coastside.net

- Development type: (check all that apply)
- Single Family Residential: A stand-alone home that is not part of a larger project
 - Single Family Residential: Two or more lot residential development.¹
 - Multi-Family Residential
 - Commercial
 - Industrial, Manufacturing
 - Mixed-Use
 - Streets, Roads, etc.
 - 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.²
 - 'Special land use categories' as defined by MRP: (1) auto service facilities³, (2) retail gasoline outlets, (3) restaurants, (4) uncovered parking area (stand-alone or part of a larger project)
 - Institutions: schools, libraries, jails, etc.
 - Parks and trails, camp grounds, other recreational
 - Agricultural, wineries
 - Kennels, Ranches
 - Other. Please specify _____

Project Description⁴:
(Also note any past or future phases of the project.)

New house on vacant lot.

I.A.1 Total Area of Site: 0.14 acres

I.A.2 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area): 0.10 acres.

Certification:

I certify that the information provided on this form is correct and acknowledge that, should the project exceed the amount of new and/or replaced impervious surface provided in this form, the as-built project may be subject to additional improvements.

Attach Preliminary Calculations Attach Final Calculations Attach copy of site plan showing areas

Name of person completing the form Charles Kissick Title: Engineer

Signature _____ Date: _____

Phone number 650-728-3590 Email address: sigmaprm@pacbell.net

¹ Subdivisions or contiguous, commonly owned lots, for the construction of two or more homes developed within 1 year of each other are considered common plans of development and are subject to C.3 requirements.

² Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added

³ See Standard Industrial Classification (SIC) codes [here](#)

⁴ Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

I.B Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1 Enter the amount of impervious surface⁵ Retained, Replaced and/or Created by the project:

Table I.B.1 Impervious and Pervious Surfaces

Type of Impervious Surface	I.B.1.a	I.B.1.b	I.B.1.c	I.B.1.d	I.B.1.e
	Pre-Project Impervious Surface (sq.ft.)	Existing Impervious Surface to be Retained ⁶ (sq.ft.)	Existing Impervious Surface to be Replaced ⁶ (sq.ft.)	New Impervious Surface to be Created ⁶ (sq.ft.)	Post-Project Impervious Surface (sq.ft.) (=b+c+d)
Roof area(s)	0	0	0	2405	2405
Impervious ⁵ sidewalks, patios, paths, driveways, streets	0	0	0	790	790
Impervious ⁵ uncovered parking ⁷	0	0	0	0	0
Totals of Impervious Surfaces:	0	0	0	3195	3195
I.B.1.f - Total Impervious Surface Replaced and Created (sum of totals for columns I.B.1.c and I.B.1.d):					3195
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
Landscaping	6170				2975
Pervious Paving	0				0
Green Roof	0				0
Totals of Pervious Surfaces:	6170				2975
Total Site Area (Total Impervious+Total Pervious=I.A.1)	6170				6170

I.B.2 Please review and attach additional worksheets as required below using the Total Impervious Surface Replaced and Created in cell I.B.1.f from Table I.B.1 above and other factors:

	Check all that apply:	Check If Yes	Attach Worksheet
I.B.2.a	Does this project involve any earthwork?	<input checked="" type="checkbox"/>	A
I.B.2.b	Is I.B.1.f greater than or equal to 2,500 sq.ft? <i>If YES, the Project is subject to Provision C.3.i</i>	<input checked="" type="checkbox"/>	B, C
I.B.2.c	Is the total Existing Impervious Surface to be Replaced (column I.B.1.c) 50 percent or more of the total Pre-Project Impervious Surface (column I.B.1.a)? <i>If YES, site design, source control and treatment requirements apply to the whole site; if NO, these requirements apply only to the impervious surface created and/or replaced.</i>	<input type="checkbox"/>	
I.B.2.d	Is this project one of the Special Land Use Categories (box checked in section I.A. above) and is I.B.1.f greater than or equal to 5,000 sq.ft? <i>If YES, project is a C.3 Regulated Project.</i>	<input type="checkbox"/>	D, D-1, D-2
I.B.2.e	Is I.B.1.f greater than or equal to 10,000 sq.ft? <i>If YES, project is a C.3 Regulated Project</i>	<input type="checkbox"/>	D, D-1, D-2
I.B.2.f	Is I.B.1.f greater than or equal to 43,560 sq.ft. (1 acre)? <i>If YES, project may be subject to Hydromodification Management requirements.</i>	<input type="checkbox"/>	E
I.B.2.g	Is I.A.2 (pg. 1) greater than or equal to 1 acre? <i>If YES, obtain coverage under the state's Construction General Permit and submit to the municipality a copy of your Notice of Intent. See: www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml</i>	<input type="checkbox"/>	
I.B.2.h	Is this a Special Project or does it have the potential to be a Special Project?	<input type="checkbox"/>	F
I.B.2.i	Is this project a High Priority Site? (Determined by the Permitting Jurisdiction. High Priority Sites can include those located in or within 100 feet of a sensitive habitat, ASBS, or body of water, or on sites with slopes, and are subject to monthly inspections from Oct 1 to April 30.)	<input type="checkbox"/>	G
B.2.10	For Municipal Staff Use Only (Alternative Certification, O&M Submittals, Project Close Out)	<input type="checkbox"/>	G

⁵ Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.

⁶ "Retained" means to leave existing impervious surfaces in place, unchanged; "Replaced" means to install new impervious surface where existing impervious surface is removed anywhere on the same property; and "Created" means the amount of new impervious surface being proposed which exceeds the total existing amount of impervious surface at the property.

⁷ Uncovered parking includes the top level of a parking structure.

Worksheet A

C6 – Construction Stormwater BMPs
--

Identify Plan sheet showing the appropriate construction Best Management Practices (BMPs) used on this project:
(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP)
<input checked="" type="checkbox"/>	BMP Sheet	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
<input checked="" type="checkbox"/>	BMP Sheet	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
<input checked="" type="checkbox"/>	BMP Sheet	Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>	BMP Sheet	Train and provide instruction to all employees/subcontractors re: construction BMPs.
<input type="checkbox"/>		Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
<input type="checkbox"/>		Limit construction access routes and stabilize designated access points.
<input checked="" type="checkbox"/>	BMP Sheet	Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
<input checked="" type="checkbox"/>	C-1	Use temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
<input type="checkbox"/>		Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
<input type="checkbox"/>		Provide notes, specifications, or attachments describing the following: <ul style="list-style-type: none"> ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.
<input checked="" type="checkbox"/>	C-1	Perform clearing and earth moving activities only during dry weather.
<input type="checkbox"/>		Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
<input checked="" type="checkbox"/>	C-1	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
<input type="checkbox"/>		Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
<input checked="" type="checkbox"/>	C-1	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

Worksheet B

C3 - Source Controls

Select appropriate source controls and identify the detail/plan sheet where these elements are shown.

Yes	Detail/Plan Sheet No.	Features that require source control measures	Source Control Measures (Refer to Local Source Control List for detailed requirements)
<input type="checkbox"/>		Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.
<input type="checkbox"/>		Floor Drains	Plumb interior floor drains to sanitary sewer ⁸ [or prohibit].
<input type="checkbox"/>		Parking garage	Plumb interior parking garage floor drains to sanitary sewer. ⁸
<input type="checkbox"/>		Landscaping	<ul style="list-style-type: none"> ▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff.
<input type="checkbox"/>		Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining. ⁸
<input type="checkbox"/>		Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> ▪ Connected to a grease interceptor prior to sanitary sewer discharge.⁸ ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.
<input type="checkbox"/>		Refuse Areas	<ul style="list-style-type: none"> ▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.⁸
<input type="checkbox"/>		Outdoor Process Activities ⁹	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer. ⁸
<input type="checkbox"/>		Outdoor Equipment/ Materials Storage	<ul style="list-style-type: none"> ▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer⁸, and contain by berms or similar.
<input type="checkbox"/>		Vehicle/ Equipment Cleaning	<ul style="list-style-type: none"> ▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer⁸, and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.⁸
<input type="checkbox"/>		Vehicle/ Equipment Repair and Maintenance	<ul style="list-style-type: none"> ▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer.⁸ ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer.⁸
<input type="checkbox"/>		Fuel Dispensing Areas	<ul style="list-style-type: none"> ▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.
<input type="checkbox"/>		Loading Docks	<ul style="list-style-type: none"> ▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer.⁸ ▪ Install door skirts between the trailers and the building.
<input type="checkbox"/>		Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. ⁸
<input type="checkbox"/>		Miscellaneous Drain or Wash Water	<ul style="list-style-type: none"> ▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.⁸ ▪ Roof drains from equipment drain to landscaped area where practicable. ▪ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.⁸
<input type="checkbox"/>		Architectural Copper Rinse Water	Drain rinse water to landscaping, discharge to sanitary sewer ⁸ , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."

⁸ Any connection to the sanitary sewer system is subject to sanitary district approval.

⁹ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

Worksheet C

Low Impact Development – Site Design Measures
--

Select Appropriate Site Design Measures (Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures, which may be required at municipality discretion.) Projects that create and/or replace 2,500 – 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, must include **one of Site Design Measures a through f** (Provision C.3.i requirements).¹⁰ Larger projects must also include applicable Site Design Measures g through i. Consult with municipal staff about requirements for your project.

Select appropriate site design measures and identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet Number	
<input type="checkbox"/>		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input type="checkbox"/>		b. Direct roof runoff onto vegetated areas.
<input type="checkbox"/>		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input checked="" type="checkbox"/>	C-1	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input type="checkbox"/>		e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces.
<input type="checkbox"/>		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces.
<input type="checkbox"/>		g. Limit disturbance of natural water bodies and drainage systems; minimize compaction of highly permeable soils; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies;
<input type="checkbox"/>		h. Conserve natural areas, including existing trees, other vegetation and soils.
<input checked="" type="checkbox"/>	C-1	i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet Number	
<input type="checkbox"/>		j. Self-treating area (see Section 4.2 of the C.3 Technical Guidance)
<input type="checkbox"/>		k. Self-retaining area (see Section 4.3 of the C.3 Technical Guidance)
<input type="checkbox"/>		l. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance)

¹⁰ See MRP Provision C.3.a.i.(6) for non-C.3 Regulated Projects, C.3.c.i.(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

Certificate of Compliance Type A (for parcel legalization)

Companion Page

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Compliance Type A. You must also submit all items listed below.

2. Basic Information

Civil Engineer/Land Surveyor (only if required)
Name: BGT (BRYAN TAYLOR)
Phone: 650-212-1030

Address: 1206 S. AMPHLETT BLVD, SUITE 3
SAN MATEO Zip: 94402
License #: 7551

3. Project Information

Street/road frontage or closest access:
AVE. PORTOLA & COLUMBUS

Existing development/uses on property:
NONE

Water supply:
 well water district: CCWD
Sewage disposal:
 septic sanitary district: EL GRANADA

Does legalization sought match current Assessor's Parcel boundaries?

4. Application Requirements

- ▼ Fees
- ▼ Land Division history, tracing history of parcel(s), including previous parcel(s) of which it is a part, back to last legal parcel or to its original creation. History shall include :
 - (1) the date the subject parcel was first created;
 - (2) all deed references (Document # or Volume/Book/Page);
 - (3) a map depicting the parcel boundaries; and
 - (4) a chain of title narrative that traces all such deed

- history from the parcel's initial creation to the present (current owner), with graphics references, where necessary, on accompanying maps
- ▼ If this legalization is triggered by the Witt/Abernathy cases, consult the 1-8-2010 "Legalization of Parcels" policy.
- ▼ Topographic and Boundary Survey of Parcel(s) ✓
- ▼ Building permit history on the house or other principal use may be required, obtainable from the Building records or the "parcel history" from the Assessors Office. *N/A*

NOTE: If, upon review of the Type A application, it is determined that a Type B Certificate of Compliance is required, a topographic and boundary survey will be required, as well as other possible property improvements and planning applications.



Columbus Ave

Siding:
Weiss Cascade
River Rock



Roofing:
Certanteed
Style



Rock Veneer:
Eldorado Stone
Manzanita Cliffstone



REVIS

Edward C. Love
Architect

New Home for:
Carkeek-Harris



DATE: _____
SCALE: _____
DRAWN: _____
JOB: _____
SHEET: _____
OF _____

PLN2015 - 00561

GENERAL NOTES

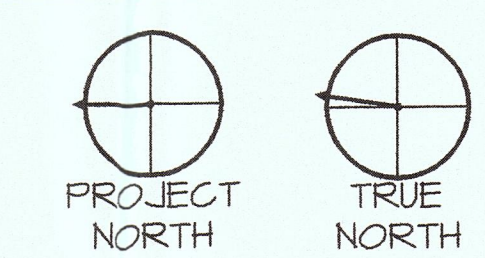
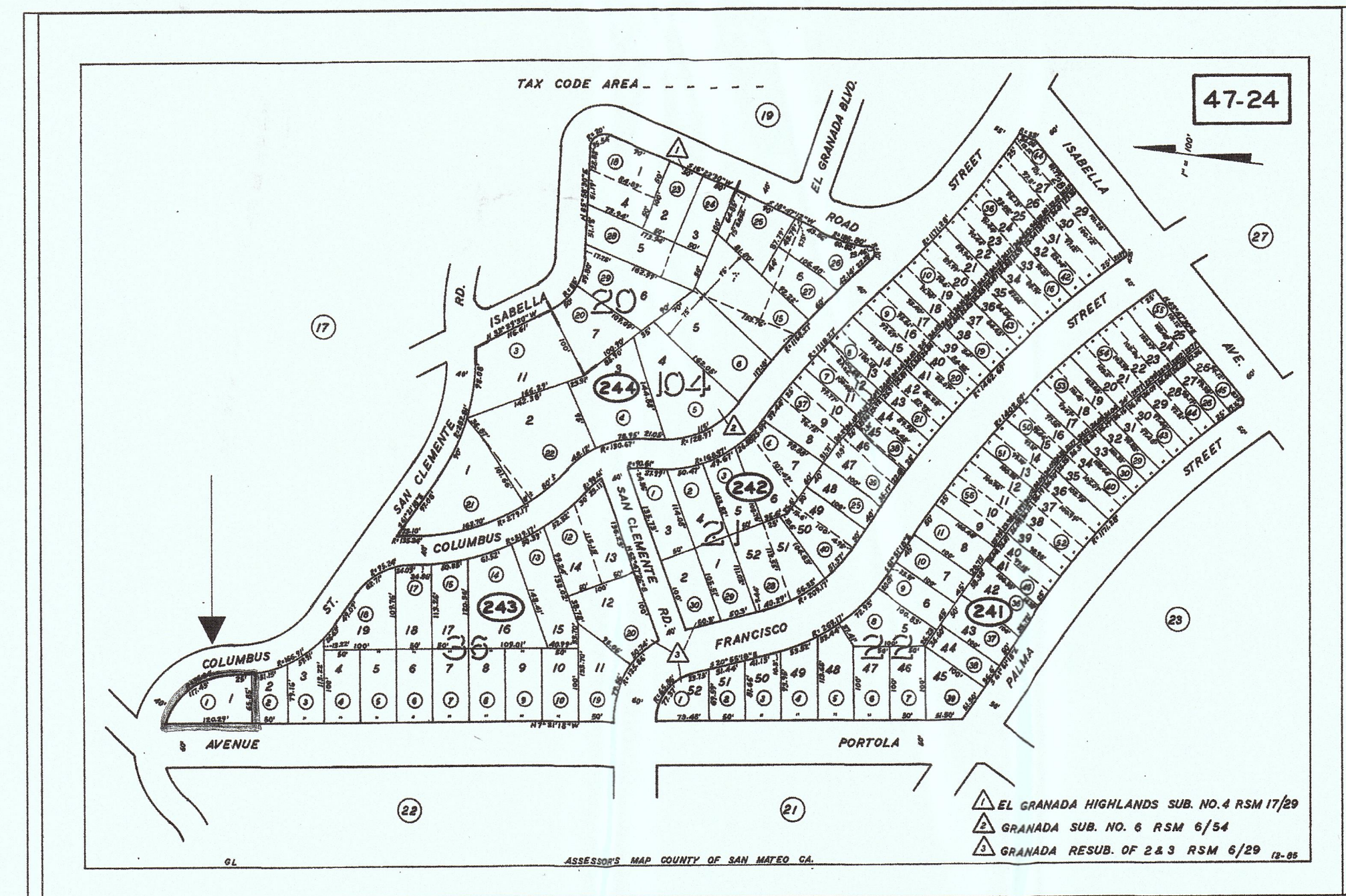
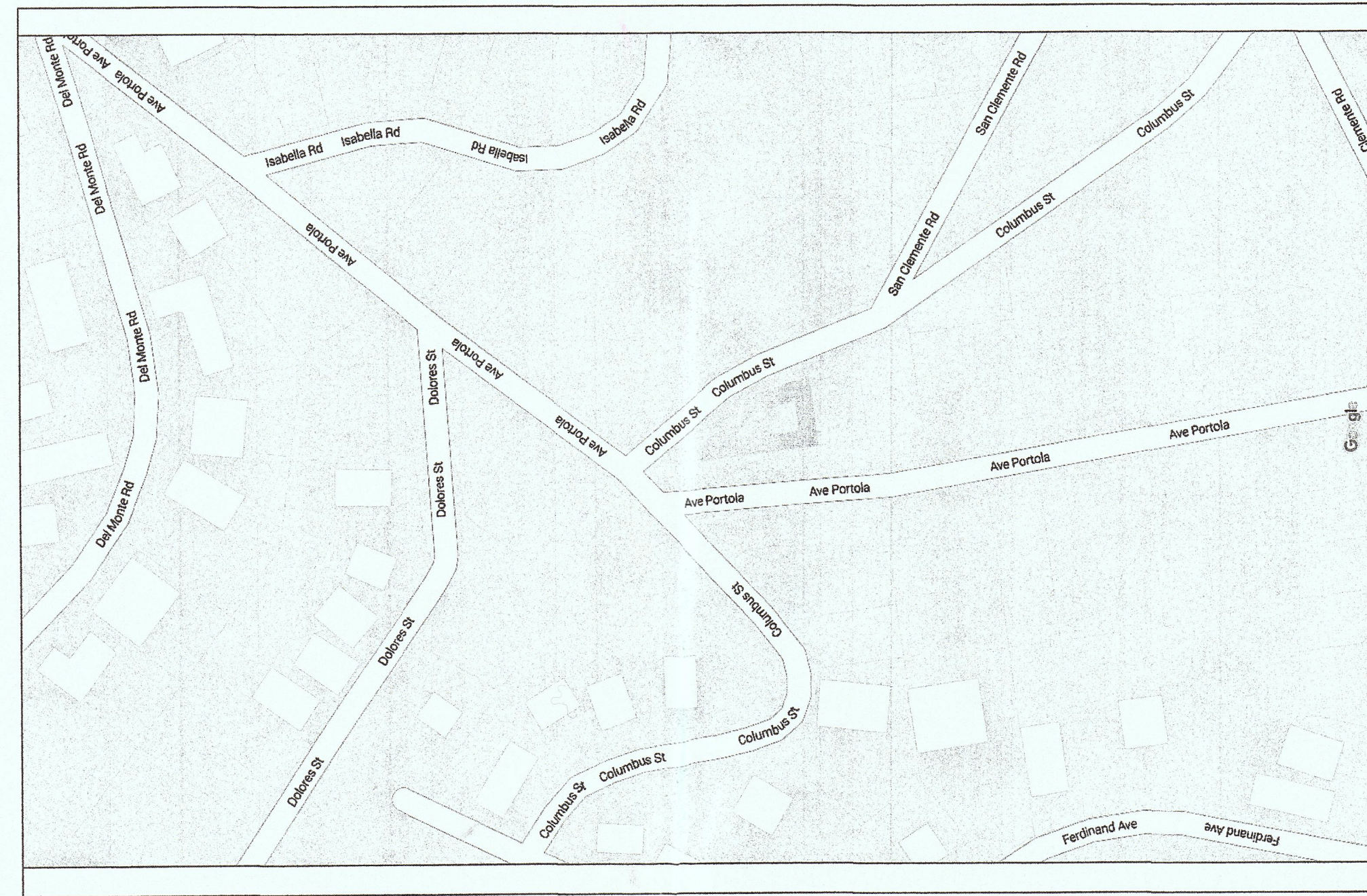
- A. Before submitting a proposal for this work, the bidder shall visit the site and learn the existing conditions. He shall examine the plans and specifications and base his bid on them. During construction, no changes from plans and specifications shall be made without written consent of the Architect and Owner. Structural changes must be approved by the Architect and Structural Engineer.
- B. The General Contractor (G.C.) shall obtain and pay for all permits (except those paid for by the Owner) and licenses and shall give all notices. The G.C. is required to comply with all current Codes, Ordinances, & Regulations related to this project. Any conflict between drawings, specifications and ordinances shall be immediately referred to the Architect in writing. The G.C. for this work shall be currently licensed by the State of California. The employees and Subcontractors used by the G.C. to construct and finish the work shown on the plans must all be skilled workmen under the directions of a competent foreman. The G.C. shall continuously maintain adequate protection of all work from damage and shall protect the Owner's property and adjacent property from injury, damage, or loss arising from this contract. Sales tax shall be paid by the G.C. and included in the bid.
- C. The G.C. shall, at all times, keep the premises and streets free of waste and rubbish caused by the work, and at completion, shall remove all rubbish, surplus materials and equipment and leave the work 'broom clean'. The G.C. shall verify the location of all existing underground utilities prior to excavation and shall maintain, keep in service, and protect against damage, all existing utilities and city services during construction. Any existing utilities to be abandoned shall be properly disconnected, plugged, or capped as required by code and/or sound construction practices. G.C. to provide an operation and maintenance manual will be provided to occupant or owner per Section 4.410.1.
- D. The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The Contract sum shall be adjusted accordingly and adequate records shall be kept by the G.C. to substantiate any additional charges. All such work shall be executed under the conditions of the original Contract Documents.
- E. The Owner shall not be liable or responsible for any accident, loss, injury, or damages happening or accruing during the term of the performance of the work and in connection therewith, to persons and/or property. The G.C. shall have in full force and effect during the life of this Contract, full coverage Liability and Workmen's Compensation Insurance, which shall comply with California laws and will not be canceled or changed during the term of this Contract without notice being given to the Owner, and shall require all intermediate and Subcontractors to take out and maintain similar policies of insurance. All such policies shall be with insurance companies acceptable to the Owner. Unless expressly stated otherwise, the Owner will take out and carry a comprehensive insurance policy including fire, extended coverage, vandalism and malicious mischief protecting both his interest and that of the G.C.
- F. In addition to guarantees called for elsewhere in these specifications, the G.C. shall guarantee all work for a period of one (1) year after notice of completion is filed, against defective materials or faulty workmanship, that is discovered and reported within that period.

- G. In general the drawings will indicate dimensions, position, type of construction, specifications, qualities and methods. Any work indicated on the drawings, and not mentioned in the specifications, or vice versa, shall be furnished as though fully set forth in both. Work not particularly detailed, marked, or specified shall be the same as similar parts that are detailed, marked or specified. The larger the scale of the drawing, the more precedent, i.e.: 3 inches per foot scale governs 1/4 inch per foot scale. Written dimensions on these drawings shall have precedence over scaled dimensions. Written dimensions are approximate and must be verified by G.C. The G.C. shall verify, and be responsible for all existing conditions and dimensions prior to, and during, all phases of work.
- H. If any Subcontractor finds any lack of information, discrepancy, and/or omissions in these drawings, or if the Subcontractor is unclear as to the drawings' meaning and/or intent, the Subcontractor shall contact the G.C., who shall then contact the Architect at once for interpretation and/or clarification before proceeding with that portion of the work.
- I. The G.C. shall provide adequate concealed blocking and anchoring for all ceiling- and wall-mounted equipment, hardware, fixtures, and accessories.
- J. All products listed in these drawings by ICBO/NER number shall be installed per the report and manufacturer's written instructions. Product substitution for products listed shall also have an ICBO/NER-approved written evaluation report and be approved and listed by other nationally-recognized testing agencies.
- K. Exterior openable windows and doors shall be weatherstripped. All open joints, penetrations, and other openings in the building envelope shall be sealed, caulked, gasketed, and/or weatherstripped to limit, or eliminate, air leakage.
- L. See structural sheets for structural materials, dimensions and details.
- M. See attached Title 24 forms and/or calculation for project energy efficiency requirements.
- N. A capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of 1/2" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided per Section 4.505.2 and R506.2.3.
- O. Upon request, verification of compliance with the relevant Codes may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Official which show substantial conformance.

SITE DATA
 APN: 047-243-010
 ZONING: R-1/S-17/CD/DR
 OCCUPANCY GROUP: R-3/U
 TYPE OF CONSTRUCTION: V-N

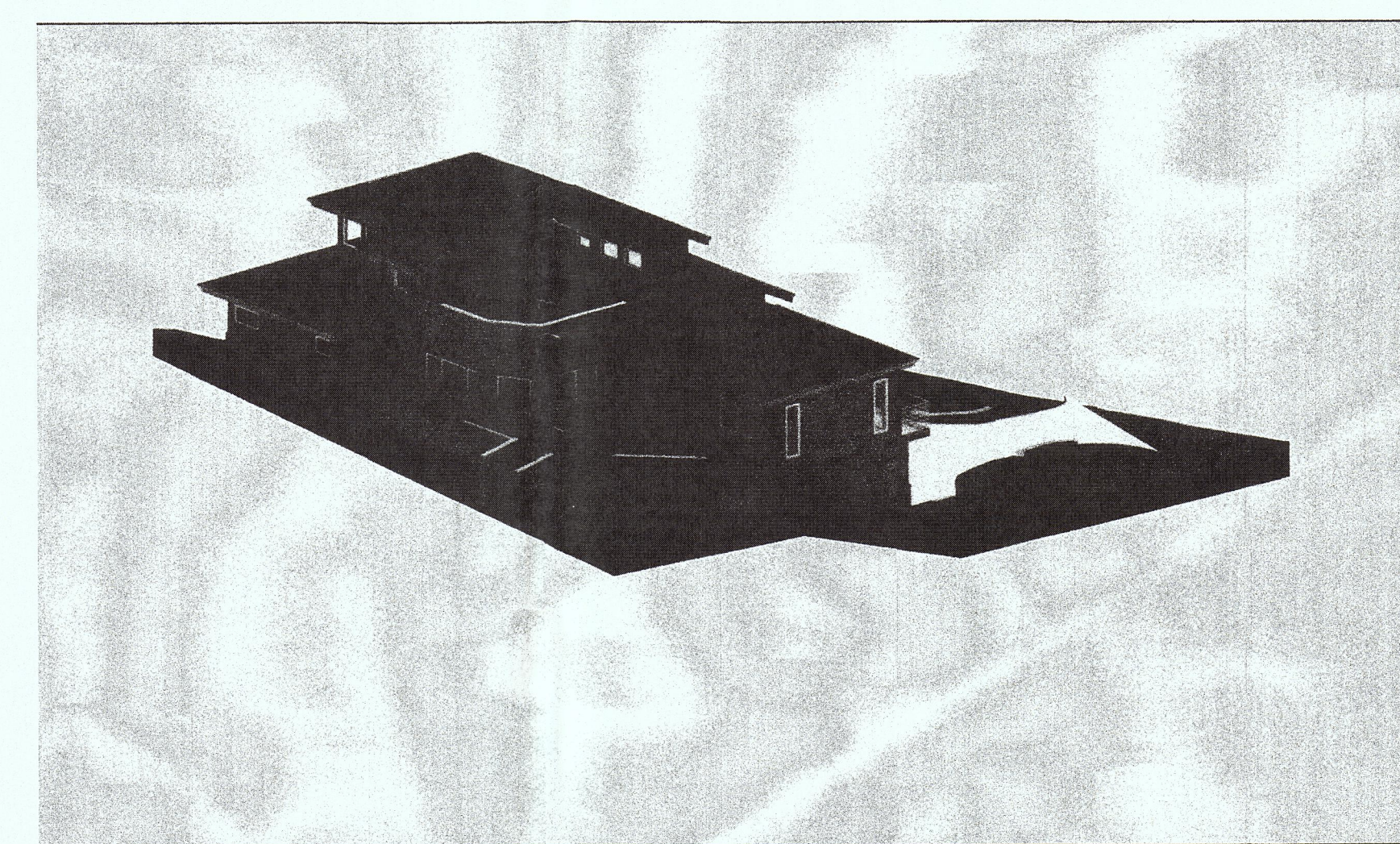
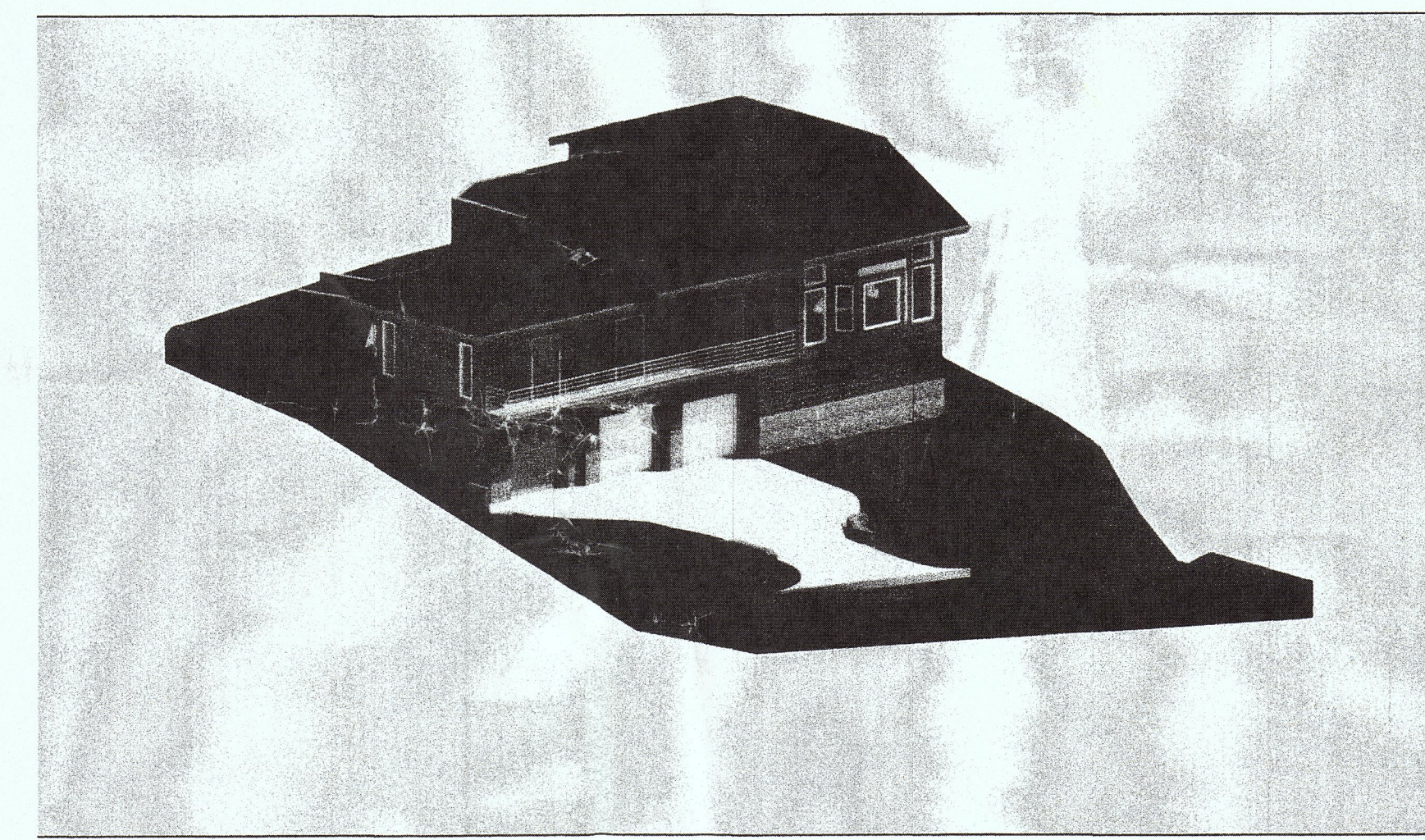
APPLICABLE CODES
 SAN MATEO COUNTY
 SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 ANY APPLICABLE COUNTY CODES, ORDINANCES OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
LOT AREA	6170							
PARCEL COVERAGE	0		2154	34.9	2154	34.9	2160	35.0
FLOOR AREA	0		FIRST FLR: 140 SECOND FLR: 2008 THIRD FLR: 364 GARAGE: 732 HANGAR:		FIRST FLR: 140 SECOND FLR: 2008 THIRD FLR: 364 GARAGE: 732 HANGAR:		3244	53.0
			TOTAL:	3244	53.0	TOTAL:	3244	53.0



DRAWING INDEX

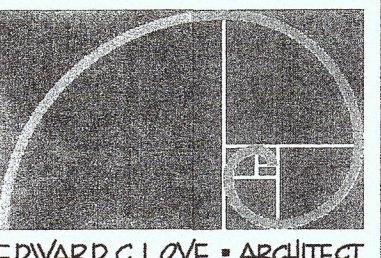
SHEET	TITLE
CS	COVER SHEET
SU	SURVEY BY BGT SURVEYING
GP	GRADING PLAN
A2.1	FIRST FLOOR PLANS
A2.2	SECOND FLOOR PLANS
A2.3	THIRD FLOOR PLANS
A3.1	EAST & NORTH ELEVATIONS
A3.2	WEST & SOUTH ELEVATIONS
LP	LANDSCAPE PLAN
C-1	DRAINAGE PLAN



PUN2015-00561

REVISIONS

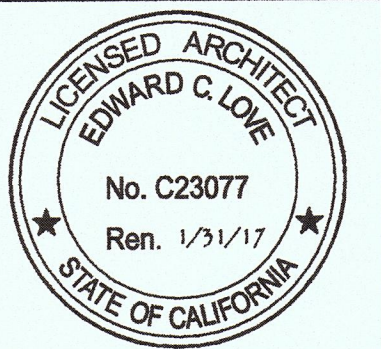
NO.	DATE	DESCRIPTION



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 (650) 728-7615
 edwardclovearch@gmail.com

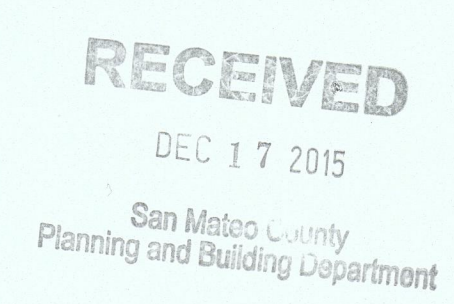
New Home for:
 Carkeek-Harris
 Ave. Portola & Columbus St
 El Granada, CA

COVER SHEET



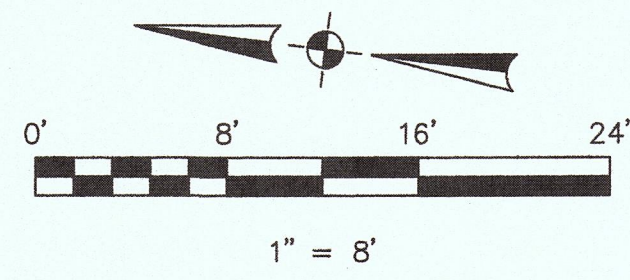
DATE: 12-14-15
 SCALE: NO SCALE
 DRAWN: GMH
 JOB: CARKEEK-HARRIS
 SHEET:

CS
 OF SHEETS



BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 41 OF LLS MAPS PAGE 7 ON APRIL 21, 2015, SAN MATEO COUNTY RECORDS



BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 29 ("MEAN SEA LEVEL") DATUM.

BENCHMARK TO USE FOR SITE WORK IS THE SEWER MANHOLE LID WITH AN ELEVATION OF 188.21 FEET.

NOTES:

BGT RELIED UPON A CORNERSTONE TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. CU-3999, AS TITLE REFERENCE. NO PLOTTABLE EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: JULY 1, 2015
JOB NUMBER: 15-101



Assessor Parcel Number:
047-243-010

Prepared For:
BRUCE HARRIS
PO BOX 1581
EL GRANADA, CA 94018

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 1, BLOCK 36, "RESUBDIVISION OF SUBDIVISION NOS. 2 AND 3 GRANADA" (BOOK 6 OF MAPS PAGE 29)
VACANT LOT, AVE. PORTOLA & COLUMBUS STREET
EL GRANADA, COUNTY OF SAN MATEO, CALIFORNIA

Date: JULY 2015
Scale: 1" = 8'
Contour Interval: 2'
Drawn: LHL, BGT

Drawing Number:
SU-1
SHEET 1 OF 1
Job No. 15-101

LEGEND

- AC ASPHALT CONCRETE
- AW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT. LATERAL
- LG LIP OF GUTTER
- MH MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV PACBELLA CB&C VAULT
- PSE P&S VAULT
- PV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SLV STREET LIGHT VAULT
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

S 07°12'27" E (R)
Δ=0°07'10"
R=120.24'
L=0.25'
SSMH EL: 188.21
SITE BENCHMARK

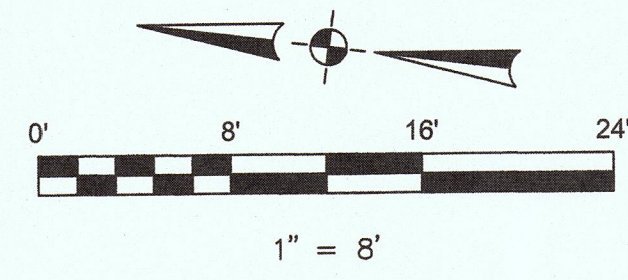
AVENUE PORTOLA
[60' WIDE]

COLUMBUS STREET
[40' WIDE]

LOT 1
6,170 SQ. FT.

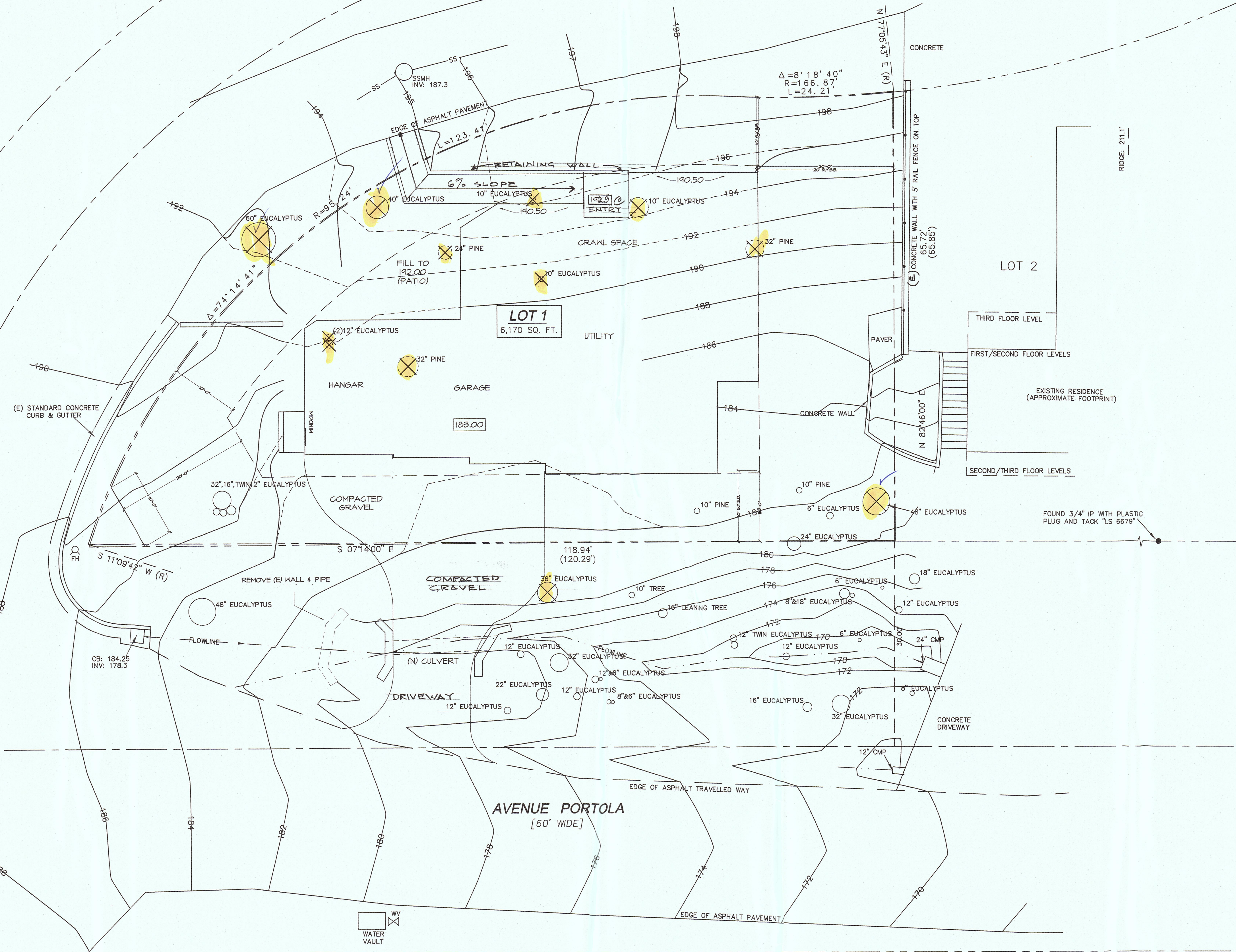
LOT 2

BOOK 6 MAPS 29
BLOCK 36



COLUMBUS STREET
[40' WIDE]

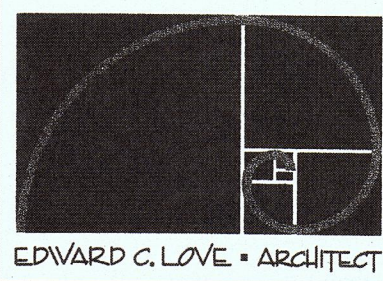
EDGE OF ASPHALT PAVEMENT



*38" in diameter -
significant
trees*

*40" eucalyptus
48" eucalyptus
60" eucalyptus.*

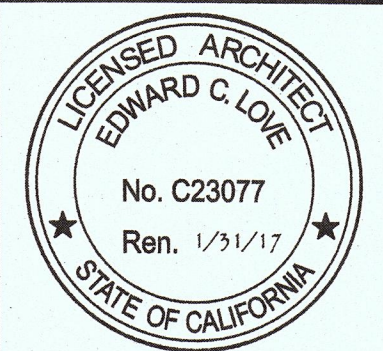
REVISIONS



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edwardclovearchi@gmail.com

New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

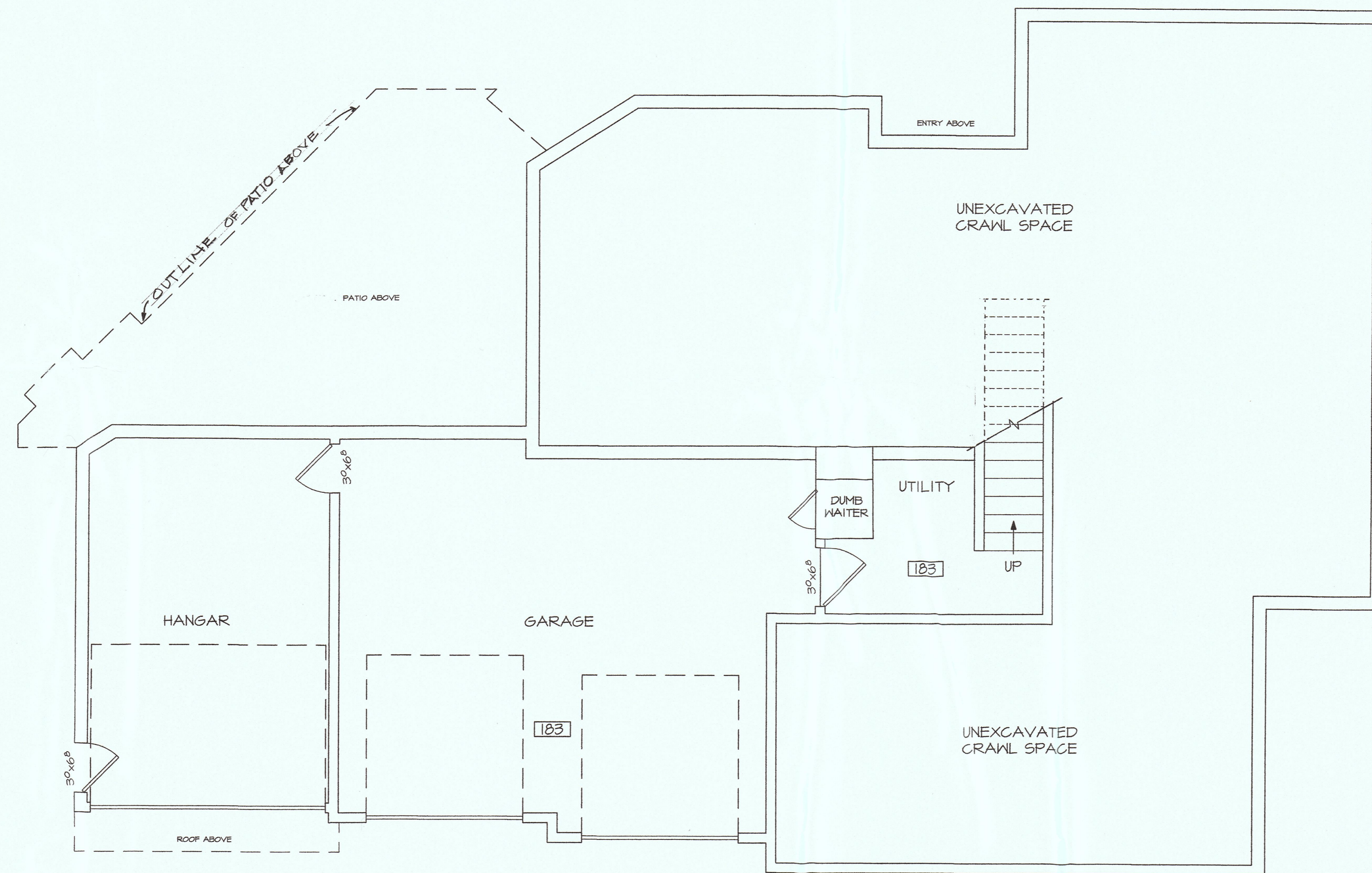
GRADING PLAN



DATE:	10-20-15
SCALE:	
DRAWN:	GMH
JOB:	CARKEEK-HARRIS
SHEET:	GP
OF	SHEETS

BOOK 6 MAPS 29
BLOCK 36

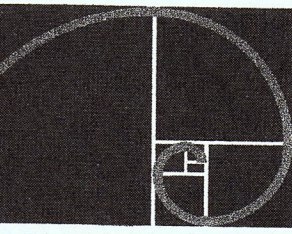
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1 FIRST FLOOR
A2.1

SCALE: 1/4"=1'-0"

REVISIONS

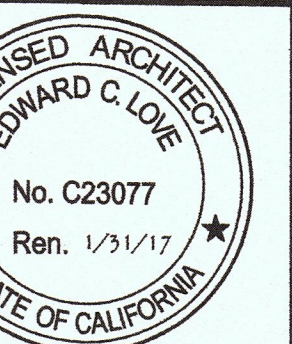


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New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

FIRST FLOOR



DATE: 10-20-15

SCALE: 1/4" = 1'

DRAWN: GMH

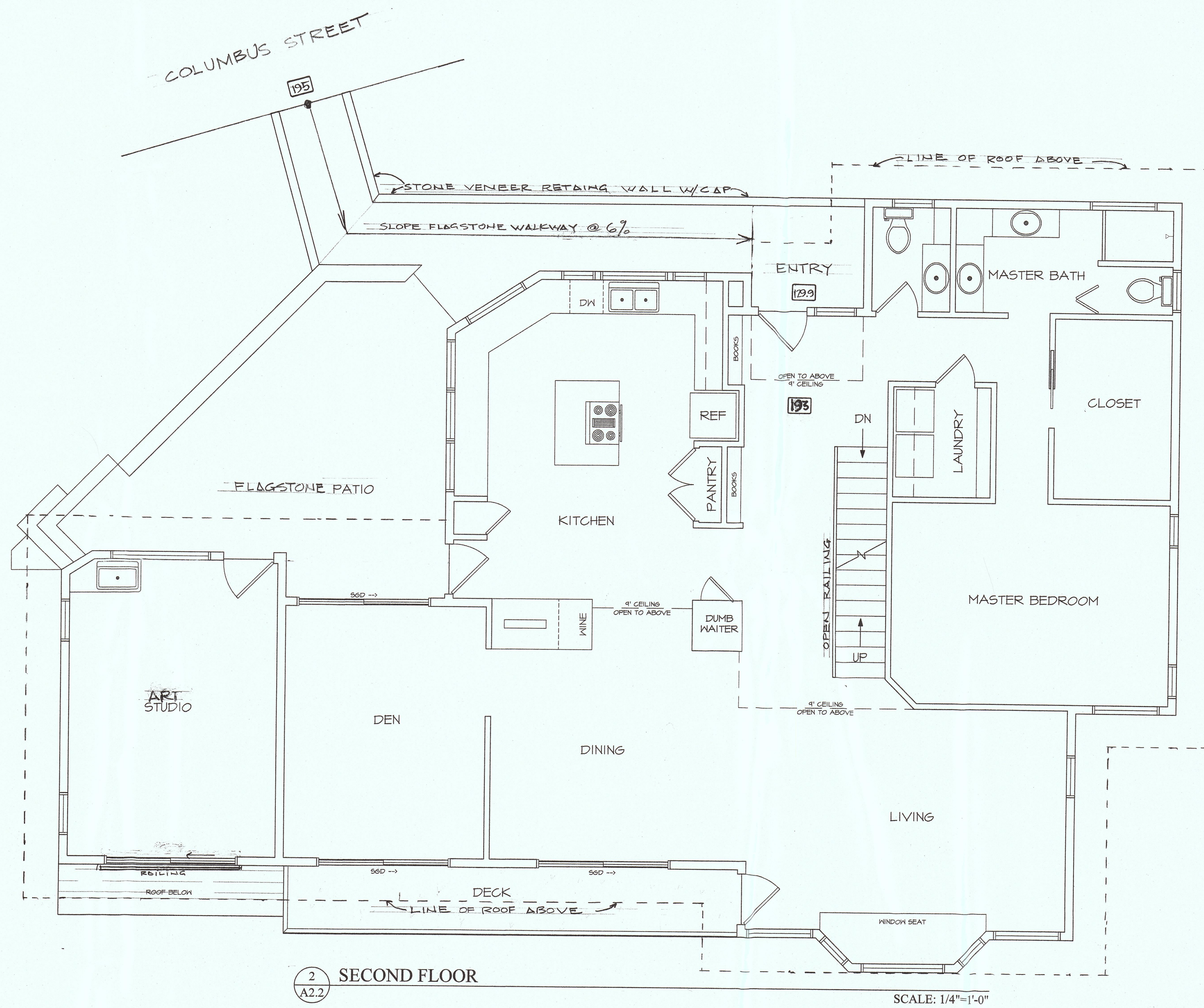
JOB: CARKEEK-HARRIS

SHEET:

A2.1

OF SHEETS

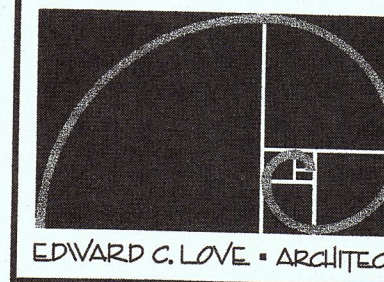
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2
A2.2 SECOND FLOOR

SCALE: 1/4" = 1'-0"

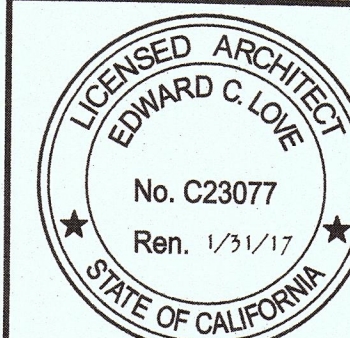
REVISIONS



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edwardclovearchitect@gmail.com

New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

SECOND FLOOR



DATE: 12-14-15

SCALE: 1/4" = 1'

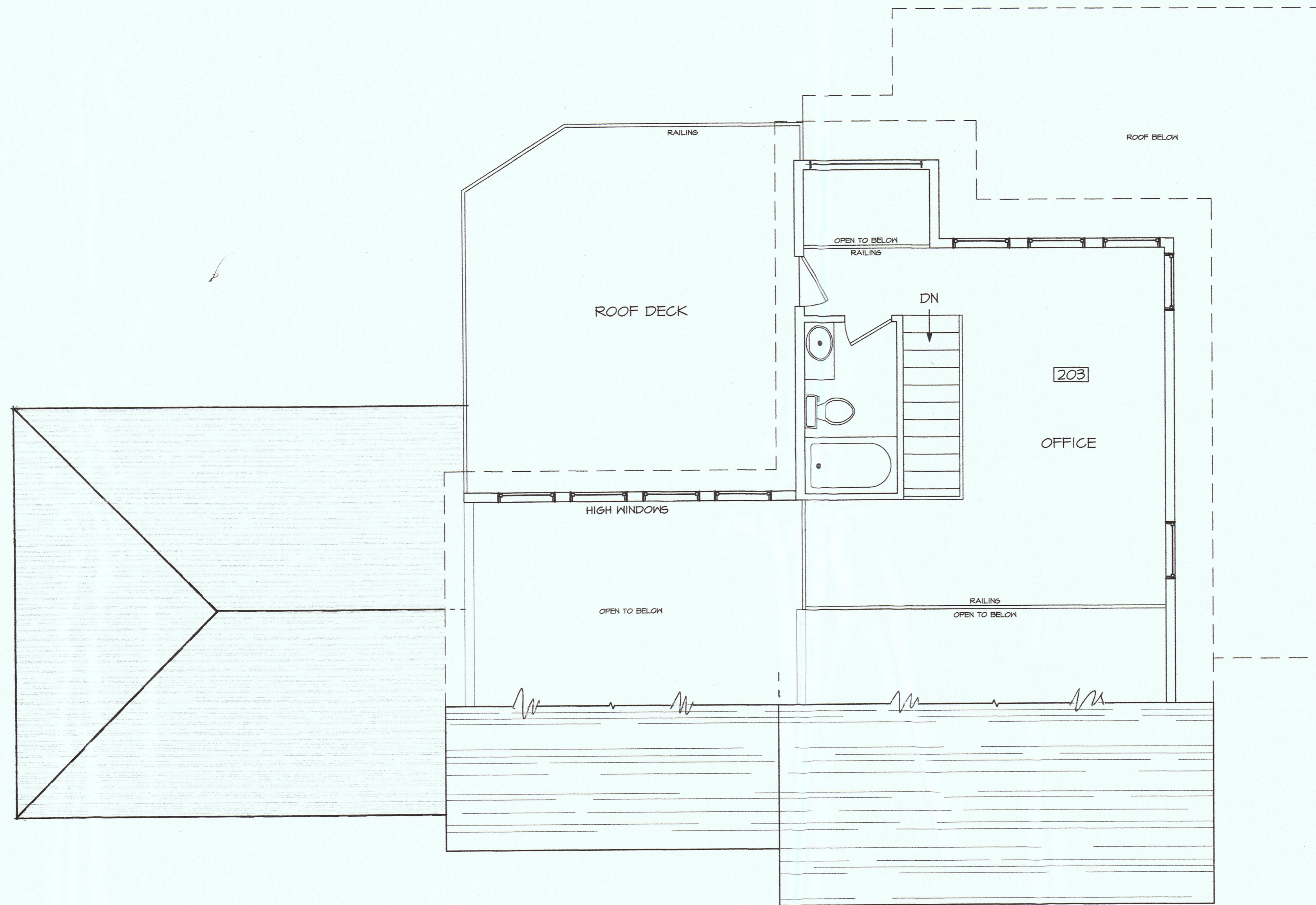
DRAWN: GMH

JOB: CARKEEK-HARRIS

SHEET:

A2.2

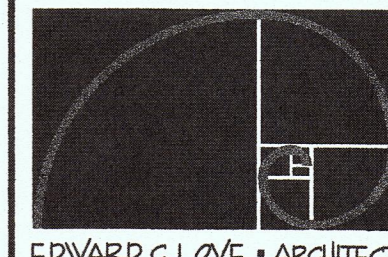
OF SHEETS



1 THIRD FLOOR
A2.3

SCALE: 1/4"=1'-0"

REVISIONS

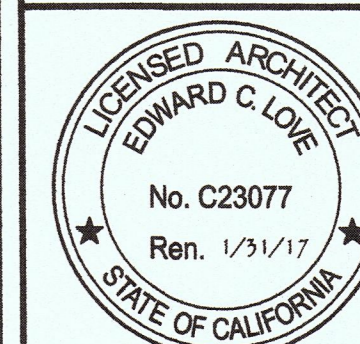


EDWARD C. LOVE • ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearcht@gmail.com

New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

THIRD FLOOR



DATE: 12-14-15

SCALE: 1/4" = 1'

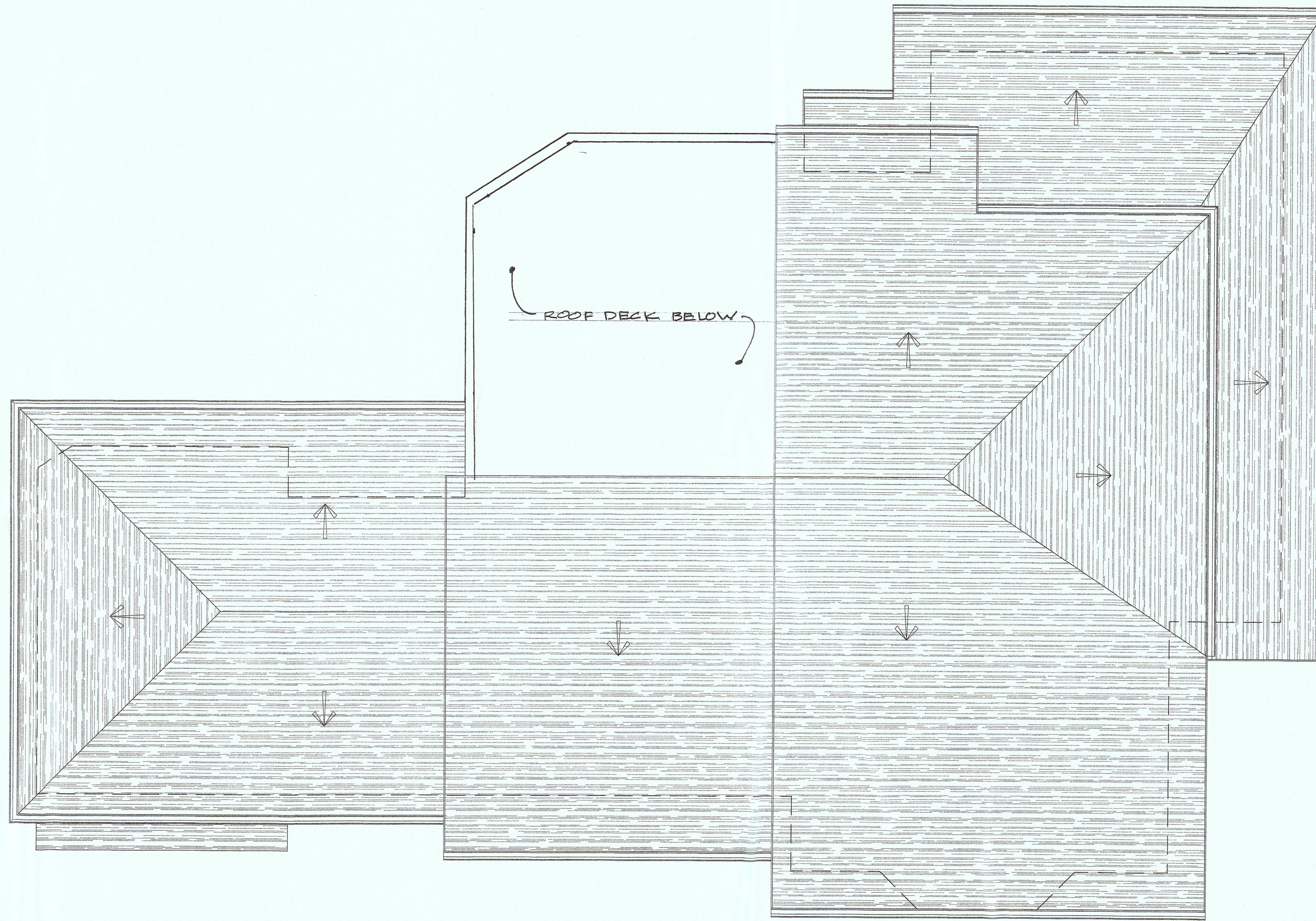
DRAWN: GMH

JOB: CARKEEK-HARRIS

SHEET:

A2.3

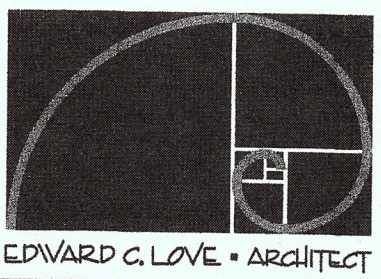
OF SHEETS



1 ROOF PLAN
A2.4

SCALE: 1/4"=1'-0"

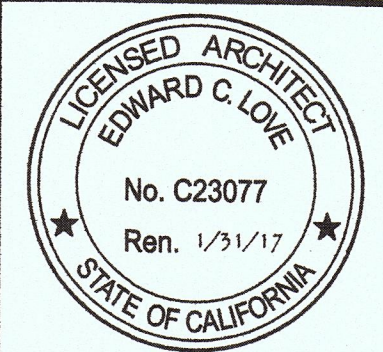
REVISIONS



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New Home for:
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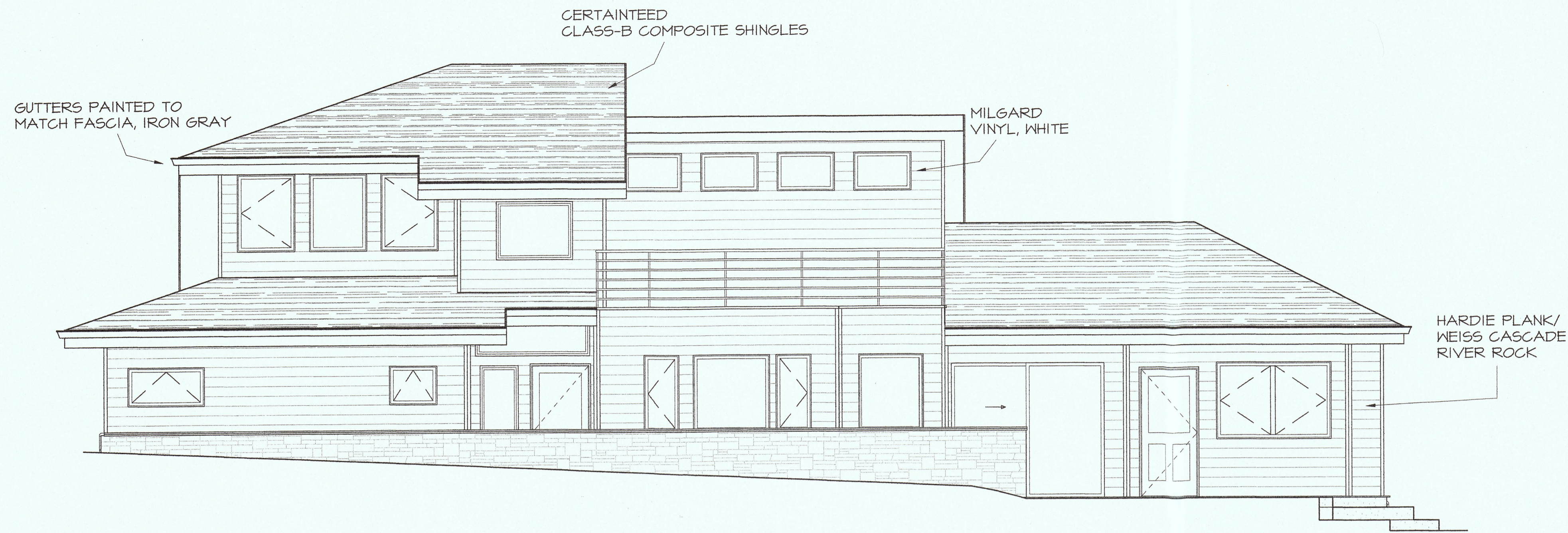
ROOF PLAN



DATE: 12-14-15
SCALE: 1/4" = 1'
DRAWN: GMH
JOB: CARKEEK-HARRIS

SHEET:
A2.4
OF SHEETS

ALL DRAWINGS, SPECIFICATIONS AND CREATES ARE PREPARED AND CONTROLLED BY THE ARCHITECT. SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF THE CONTRACT, SET FOR ARCHITECT TO THE CONTRACT. SUCH DOCUMENTS ARE TO BE RETURNED TO THE ARCHITECT AT THE COMPLETION OF THE WORK. SIGNATURES OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES. IN CONNECTION WITH THIS PROJECT, THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RIGHTS ARE RESERVED.



1 LEFT ELEVATION (EAST) COLUMBUS ST
A3.1

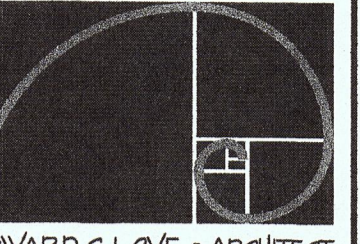
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION (NORTH)
A3.1

SCALE: 1/4"=1'-0"

REVISIONS



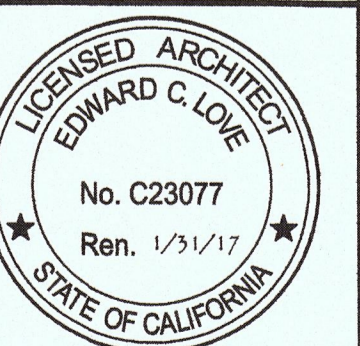
EDWARD C. LOVE • ARCHITECT

Edward C. Love
Architect

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New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

EAST & NORTH
ELEVATIONS



DATE: 12-14-15

SCALE: 1/4" = 1'

DRAWN: GMH

JOB: CARKEEK-HARRIS

SHEET:

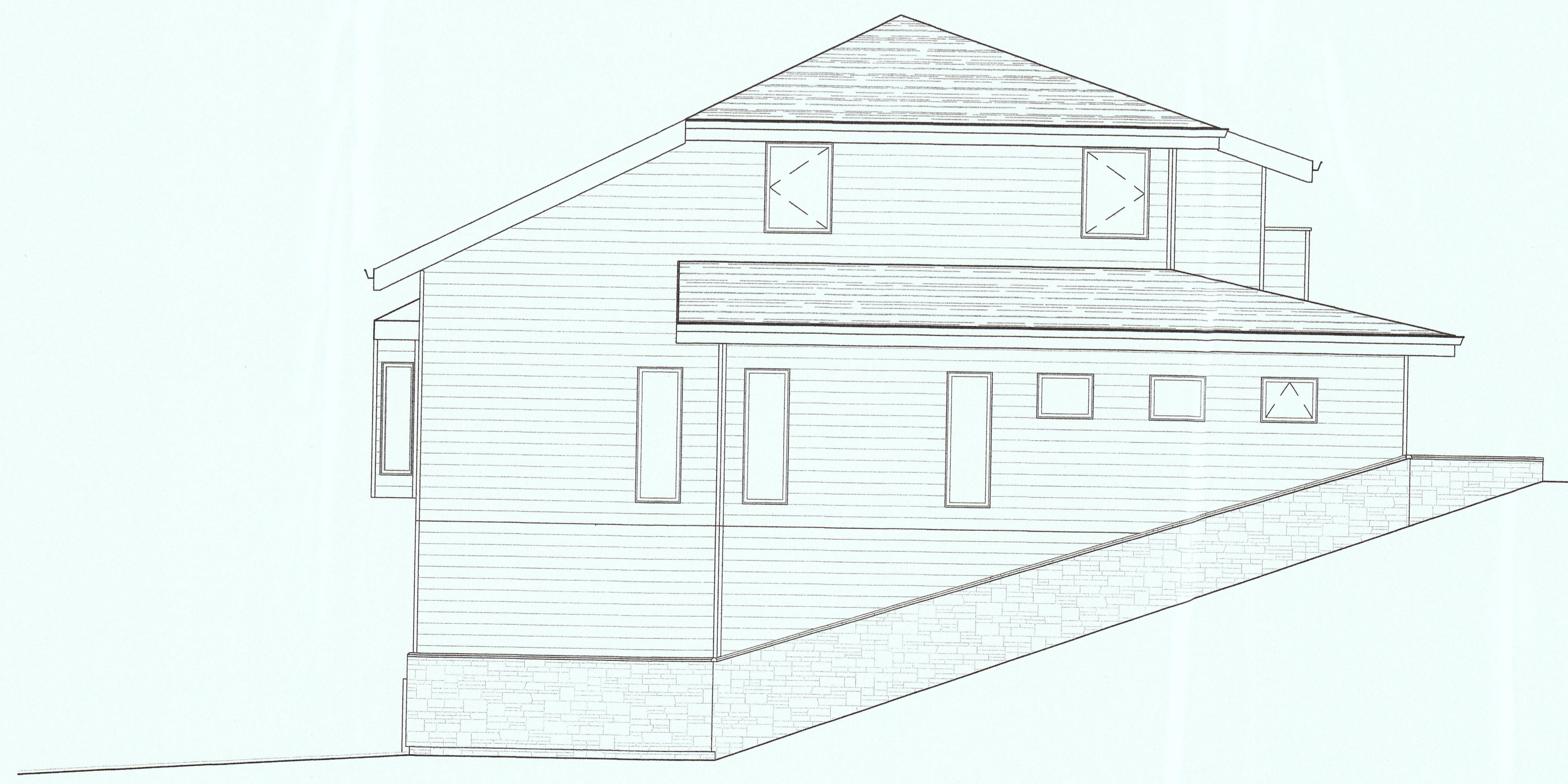
A3.1

OF SHEETS



1
A3.2 RIGHT ELEVATION (WEST)

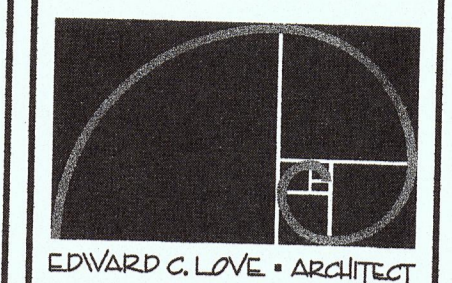
SCALE: 1/4"=1'-0"



1
A3.1 REAR ELEVATION (SOUTH)

SCALE: 1/4"=1'-0"

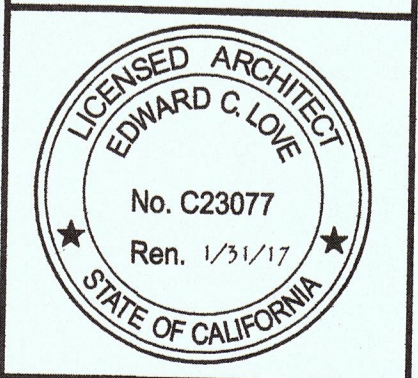
REVISIONS



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edwardclovearch@gmail.com

New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

WEST & SOUTH
ELEVATIONS



DATE: 12-14-15
SCALE: 1/4" = 1'
DRAWN: GMH
JOB: CARKEEK-HARRIS

SHEET:
A3.2
OF SHEETS

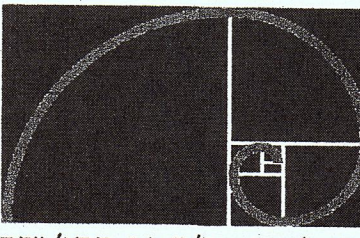
ALL DRAWINGS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF THE ARCHITECT. IF ALL REMAINS OF THESE DRAWINGS ARE TO BE USED FOR ANY OTHER PROJECT, THE ARCHITECT SHALL BE NOTIFIED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

LANDSCAPE PLAN

CARKEEK-HARRIS
MONTARA, CA

SCALE: 1" = 8'-0"

DATE: 11/14/15

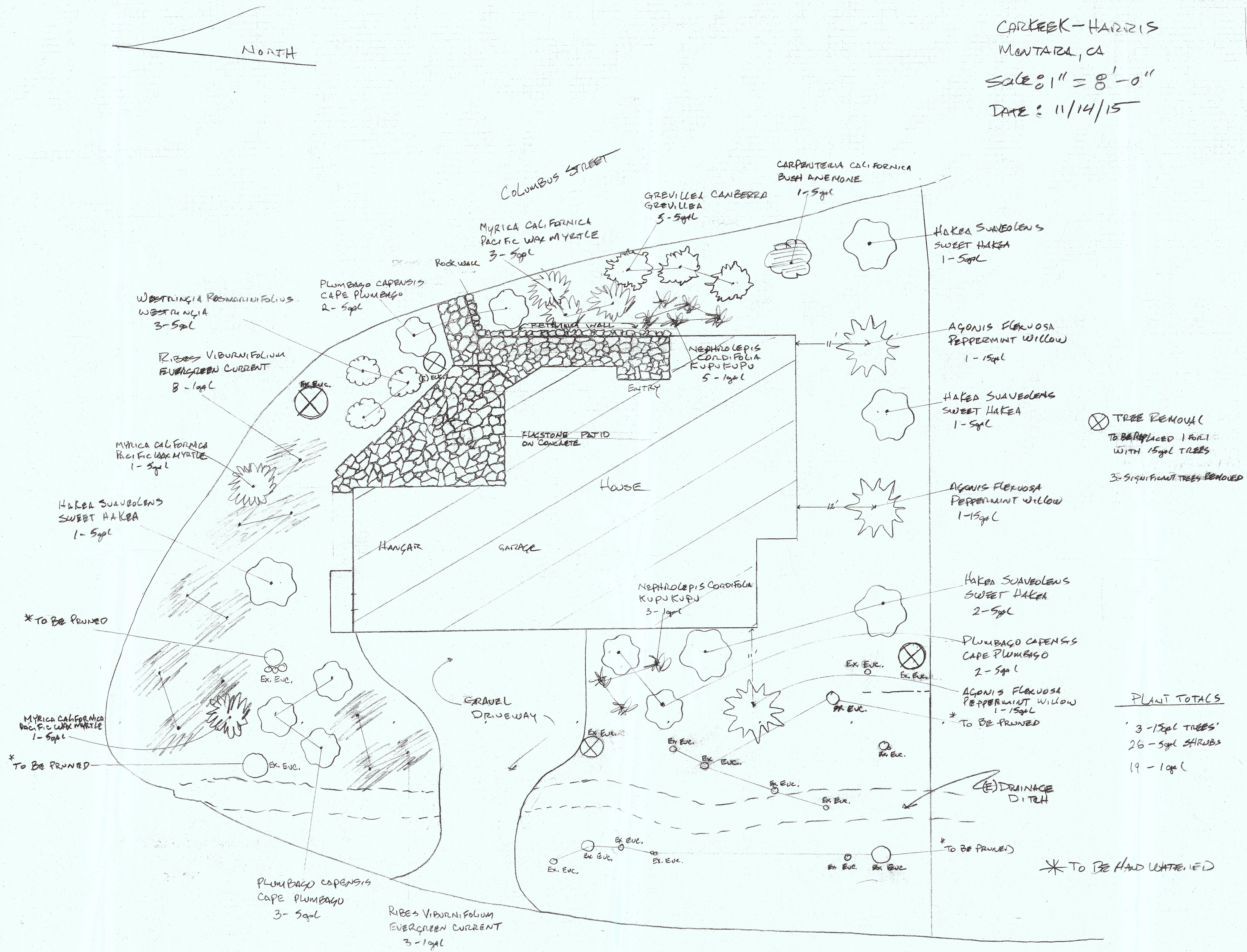


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New Home for:
Carkeek-Harris
El Granda

LANDSCAPE PLAN



⊗ TREE REMOVAL
TO BE REPLACED 1:1
WITH 15spl TREES
3-5' SIGNIFICANT TREES REMOVED

PLANT TOTALS
3 - 15spl TREES
26 - 5spl SHRUBS
19 - 1spl

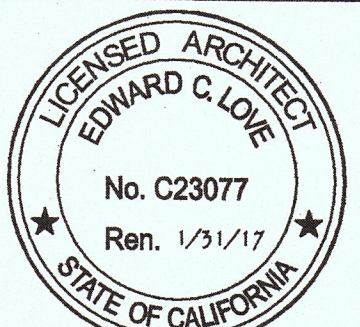
* TO BE HAND WATERED

MULCH - ALL GARDEN AREAS TO BE MULCHED

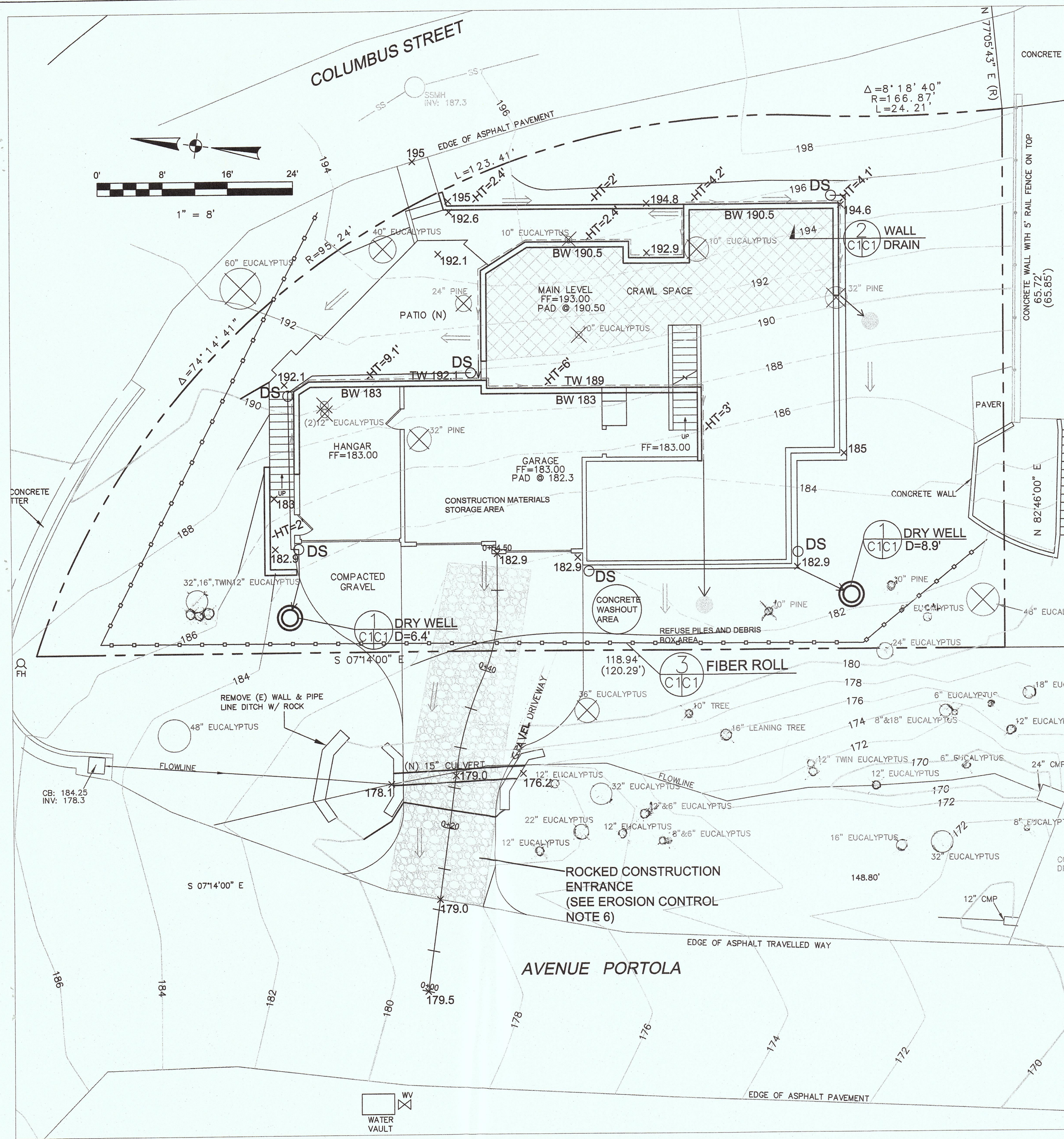
SPRINKLER: DRIP
HUNTER XL 40014 W/RAIN SENSOR
RAINBIRD DAS45UF 075 VALVE
RAINBIRD RBY 075 MPTX - 3 FILTER/REGULATOR
1/2" PERCO TUBING
1/4" PERCO LATERAL
SW 10-10PK EMITTERS

AVENUE PORTOLA

FLORA FARM
340 PURISSIMA ST.
HALF MOON BAY, CA.
DRAWN BY JERRY WATKINS
LIC. #549103



DATE: 12-14-15
SCALE: 1/4" = 1'
DRAWN: GMH
JOB: CARKEEK-HARRIS
SHEET: LP
OF SHEETS



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ENERGY DISSIPATER: 2-FT DIAMETER, 4-INCHES DEEP, FILLED WITH 2-4 INCH COBBLES
- PROPOSED RETAINING WALL
- CUT PAD FOR CRAWL SPACE
- 10" PINE TREE TO BE REMOVED

GENERAL NOTES

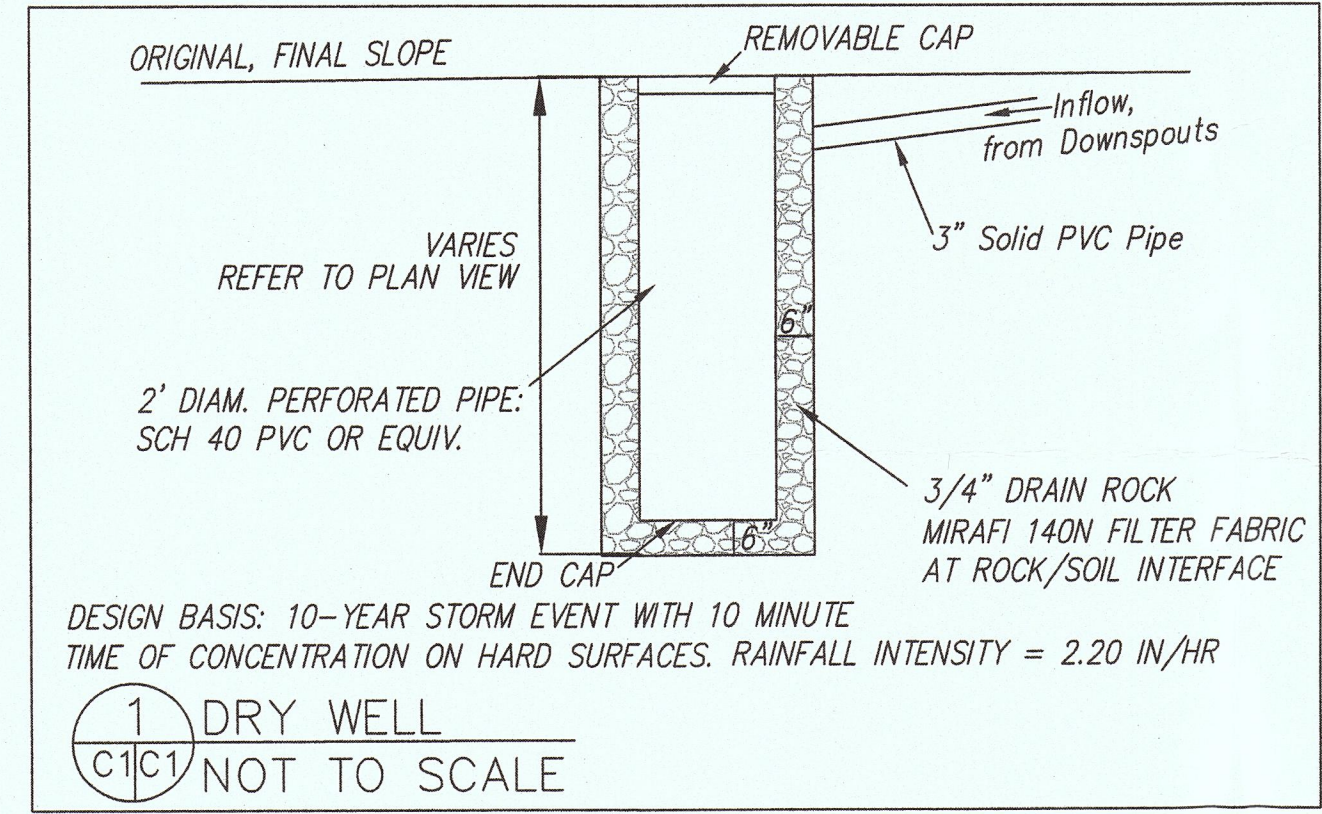
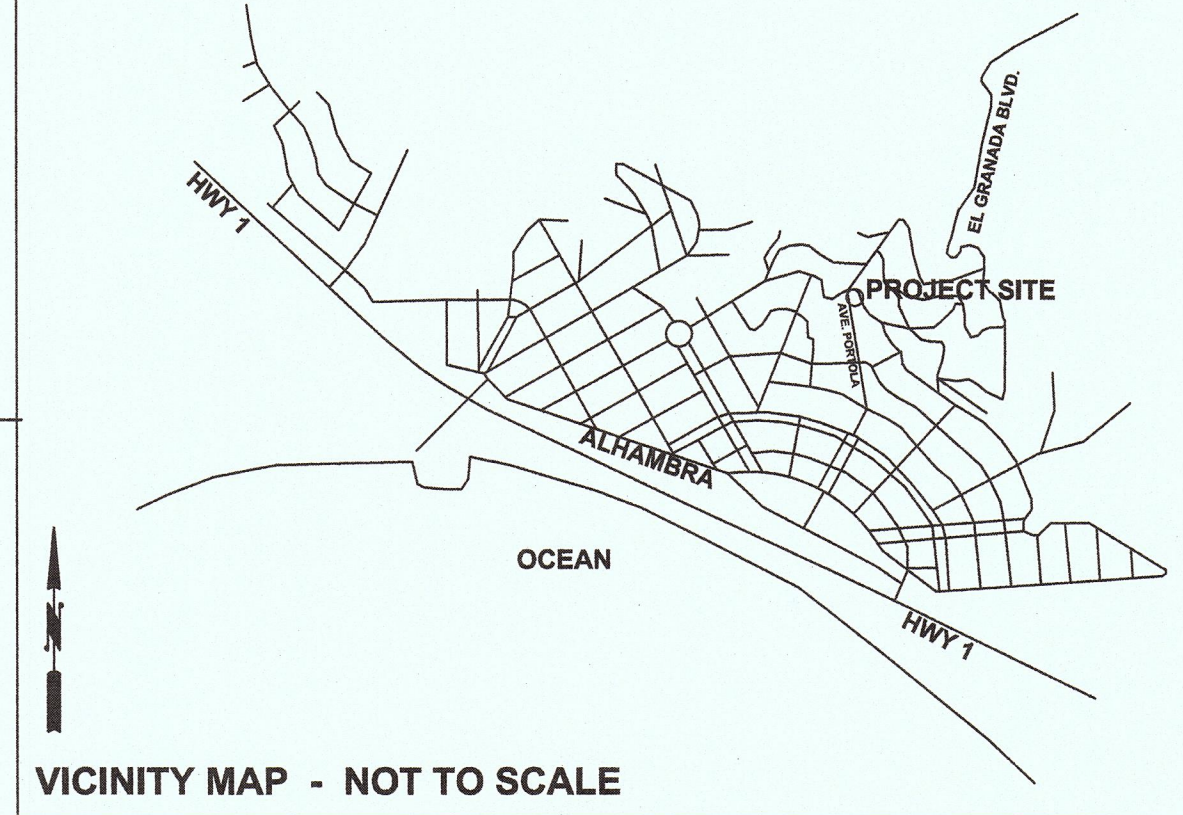
1. PLANS PREPARED AT THE REQUEST OF: SUSAN CARKEEK, OWNER
2. SURVEY AND TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED IN JULY, 2015.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

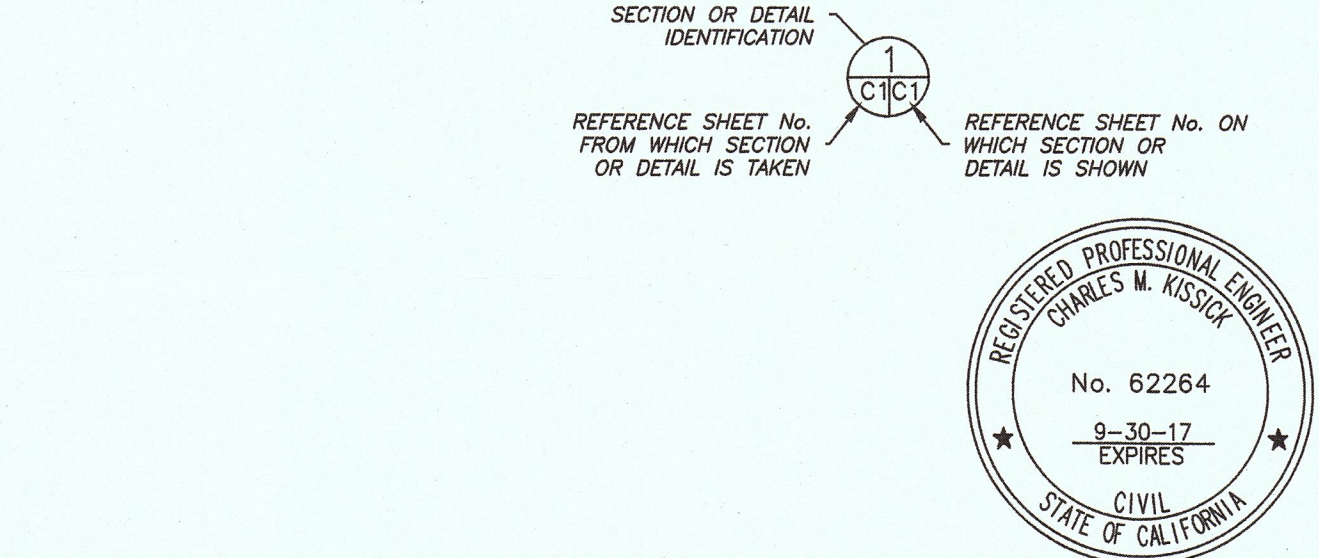
- CUT VOLUME: 205 CY
 FILL VOLUME: 25 CY
 TOTAL: 240 CY CUT/FILL
1. ABOVE VOLUMES ARE APPROXIMATE.
 2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

1. 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.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
5. ALL DRAINAGE PIPES SHALL BE 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.

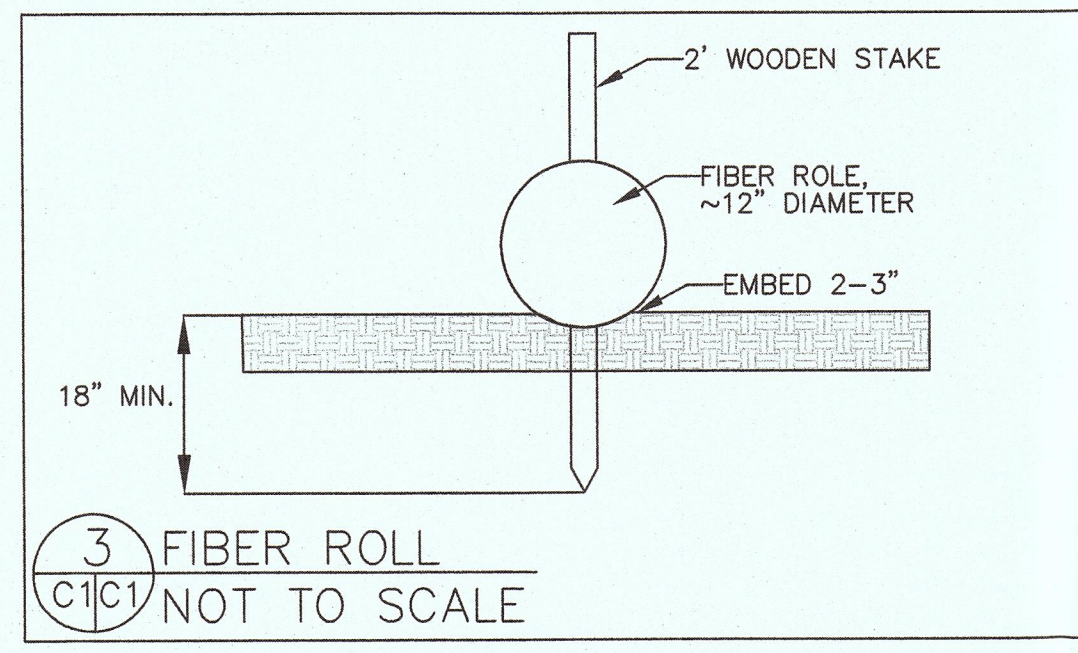
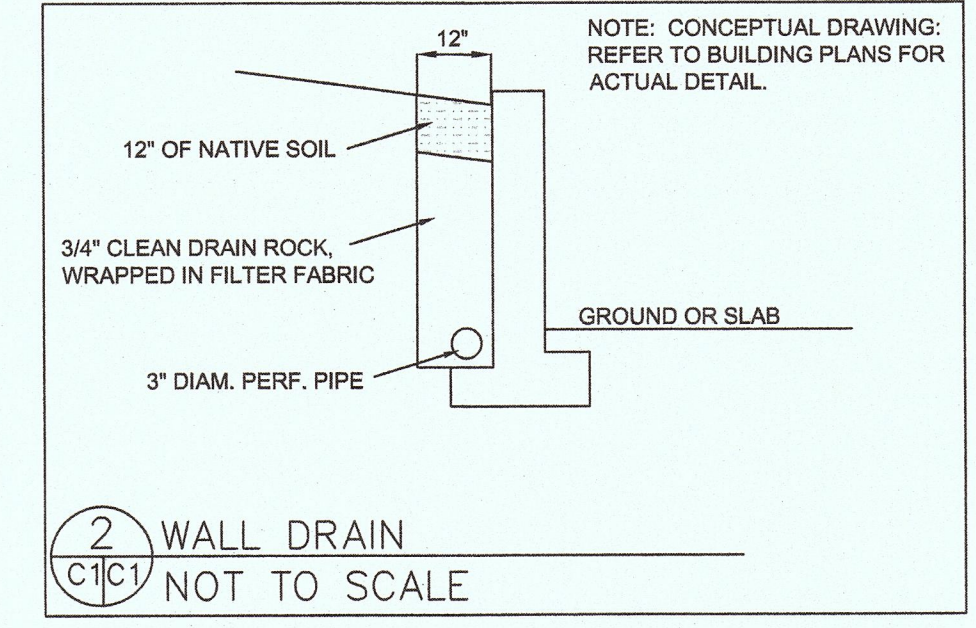


SECTION AND DETAIL CONVENTION



EROSION CONTROL NOTES

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH RYGRASS OR APPROVED SUBSTITUTE. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 90 FEET LONG BY 13 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 8" THICK.
 - C. 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.
 - D. 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.
 - 7. 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 6.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: CHARLES KISSICK

TITLE/QUALIFICATION: ENGINEER

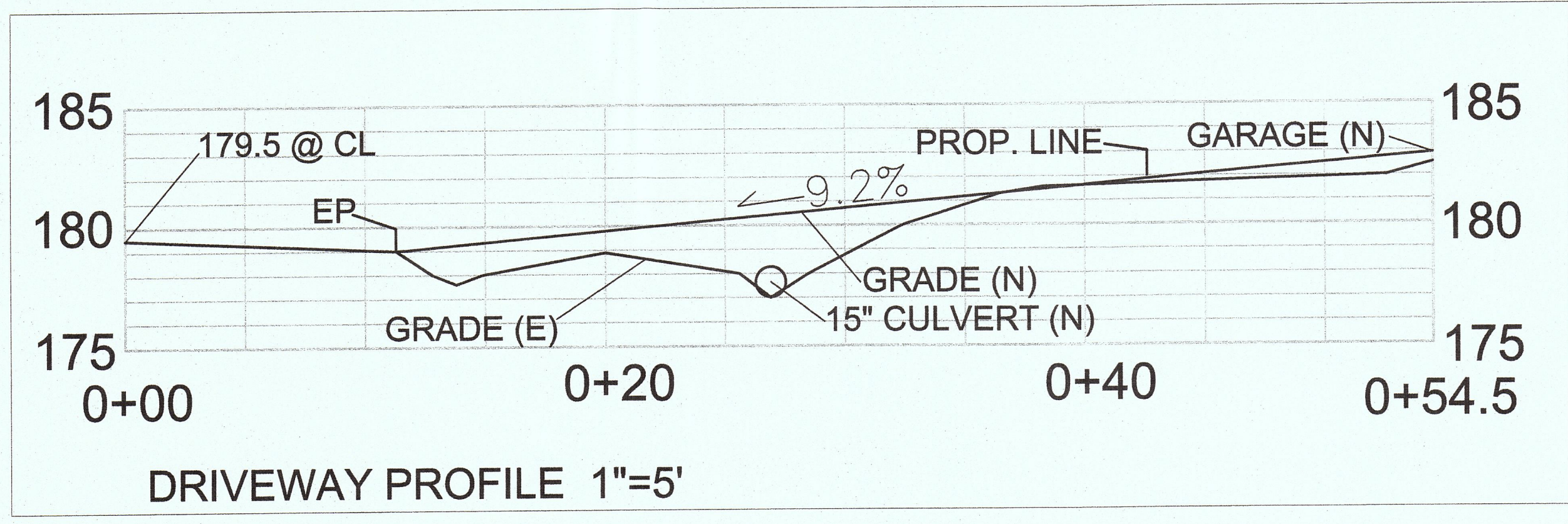
PHONE: 650-728-3590

PHONE:

E-MAIL: SIGMAPRM@PACBELL.NET

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

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



GRADING, DRAINAGE, EROSION CONTROL PLAN

SHEET C-1

DATE: 12-14-15
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3595

CARKEEK PROPERTY
 AVENUE PORTOLA
 EL GRANADA

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSLOPE
- DIRECTION OF SURFACE DRAINAGE FLOW
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ENERGY DISSIPATER: 2-FT DIAMETER, 4-INCHES DEEP, FILLED WITH 2-4 INCH COBBLES
- PROPOSED RETAINING WALL
- CUT PAD FOR CRAWL SPACE
- 10" PINE TREE TO BE REMOVED

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: SUSAN CARKEEK, OWNER
2. SURVEY AND TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED IN JULY 2015.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

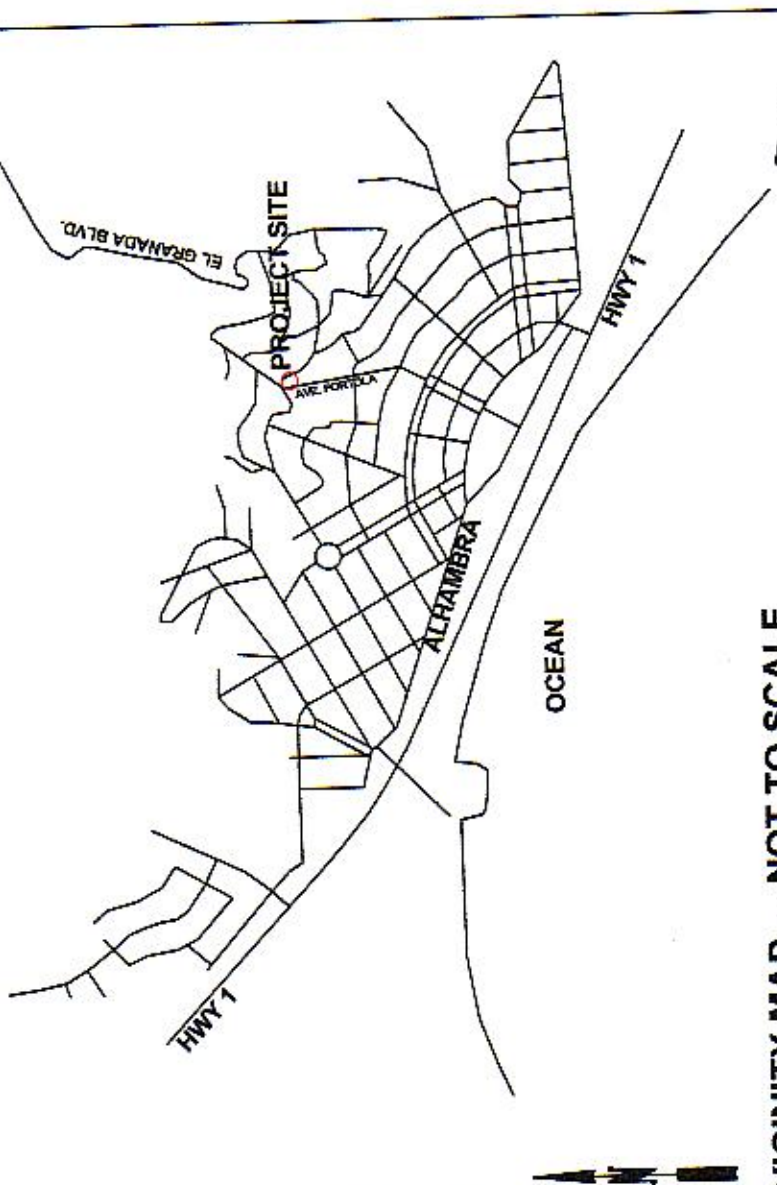
- CUT VOLUME: 205 CY
 FILL VOLUME: 25 CY
 TOTAL: 240 CY CUT/FILL
1. ABOVE VOLUMES ARE APPROXIMATE.
 2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

1. 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.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL ROOF DRAIN LINES SHALL BE 3" DIAMETER PERFORATED PLASTIC PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE DRAINAGE SYSTEM. THE DRAINING PIPES AND DRY WELLS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.

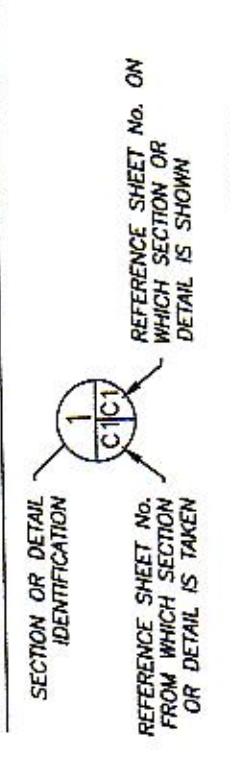
TRAFFIC CONTROL NOTES

1. CONTRACTORS AND WORKERS SHALL PARK ALONG AVENUE PORTOLA.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
3. IF ROAD IS BEING FULLY CLOSED, CONTRACTORS SHALL PROVIDE WRITTEN DIRECTIONS FOR A DETOUR, IF REQUESTED BY A MOTORIST.



PLN2015-00561

SECTION AND DETAIL CONVENTION



REGISTERED PROFESSIONAL ENGINEER
 CARLOS W. ROSA
 No. 62264
 9-30-17
 EXPIRES

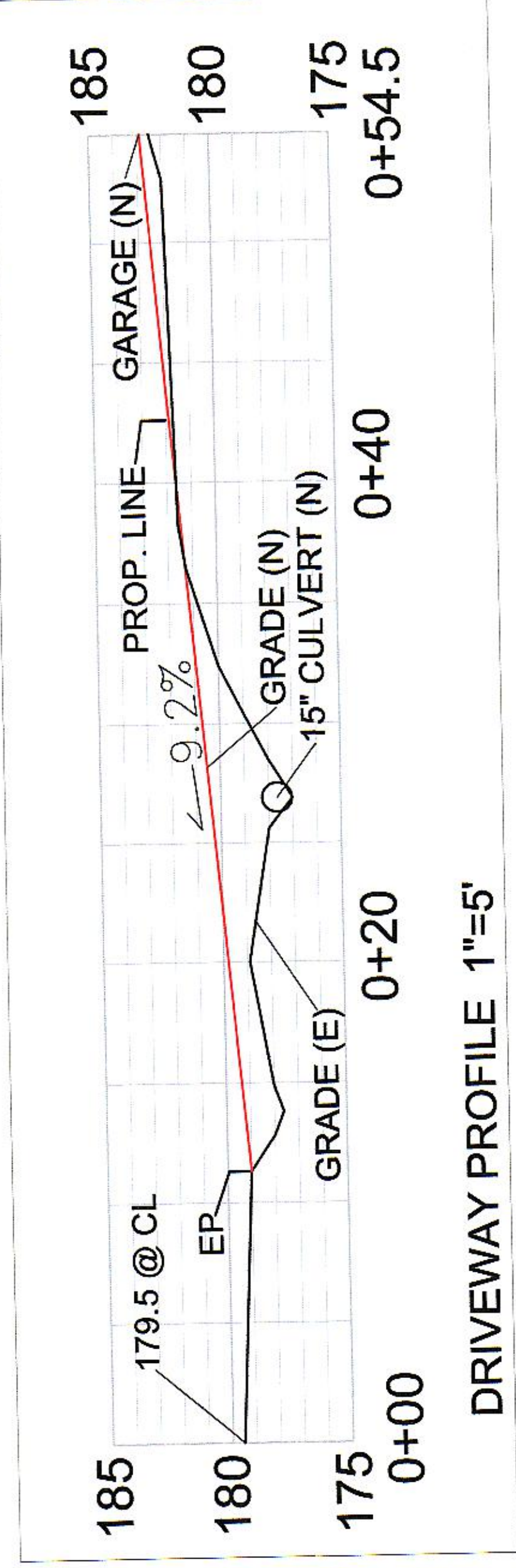
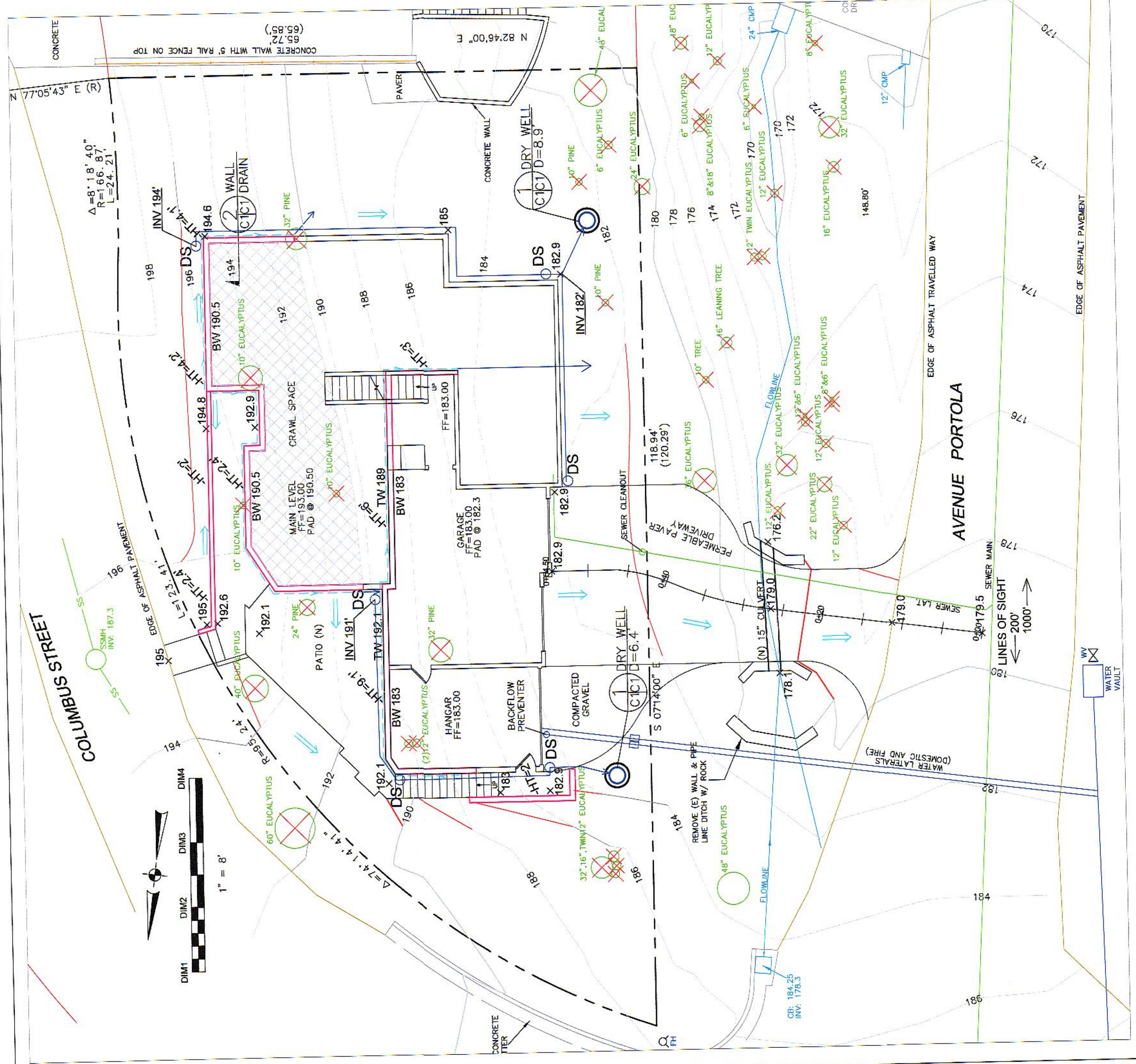
DATE: 12-14-15	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 2-18-16	REV. DATE:
SIGMA PRIME GEOSCIENCES, INC.				
332 PRINCETON AVENUE HALF MOON BAY, CA 94019 FAX 728-3590 650 728-3590				
REV. DATE:				

GRADING AND DRAINAGE PLAN
 CARKEEK PROPERTY
 AVENUE PORTOLA
 EL GRANADA

SHEET C-1

RECEIVED
 FEB 1 2016
 San Mateo County
 Planning Director

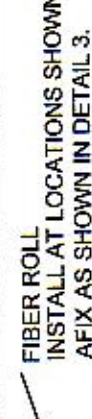
SEE REVISED TREE REMOVAL PLAN SH4 G1P



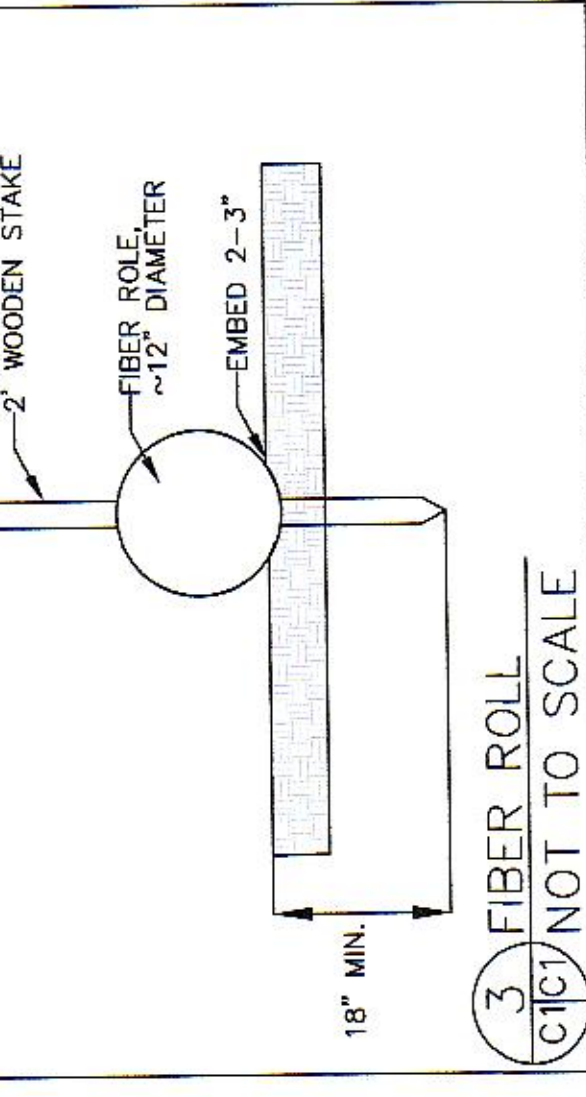
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- 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.
- 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.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL NOTES



1. GRUBBING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRUBBING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 48 HOURS AFTER THE END OF RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. SOILS WHICH ARE NOT TO BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HALL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH EROSION CONTROL MATS OR EROSION CONTROL MATS WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. REPOSED CONSTRUCTION TOWAYS.
 7. THE MATERIAL FOR THE PAD SHALL BE 90 FEET LONG BY 13 FEET WIDE AND 2 INCHES THICK.
 8. PADS SHALL BE NOT LESS THAN 10 FEET FROM ANY EXISTING OR PROPOSED TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STRAW MULCH TO MAINTAIN PADS AND SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 9. THE FIBER ROLL 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. A LAYER OF SAND SHALL BE PLACED ON THE AREA TO BE WASHED TO PREVENT THE FIBER ROLL FROM BEING CLOGGED TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW THE DEBRIS (SEE NOTE 6.D ABOVE).

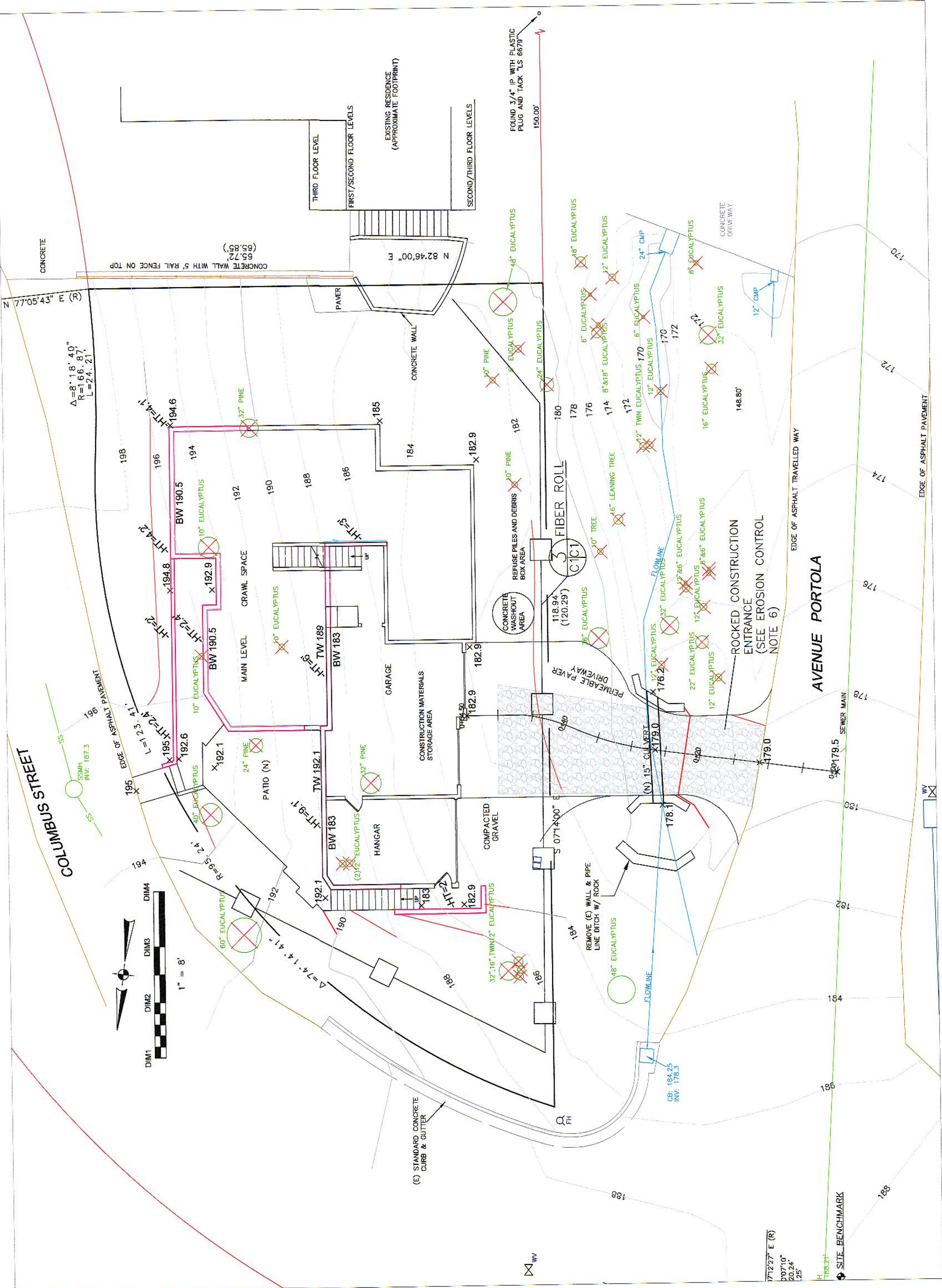


EROSION CONTROL POINT OF CONTACT

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.

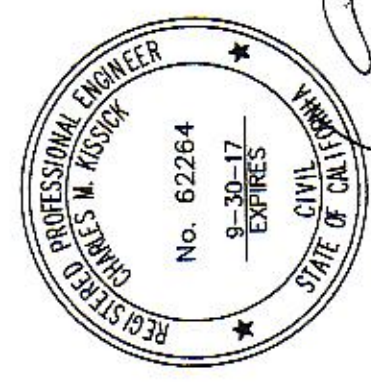
NAME: CHARLES KISSICK
 TITLE/EQUIPMENT: ENGINEER
 PHONE: 650-728-3580
 EMAIL: SKISSICK@GMAIL.COM

- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.



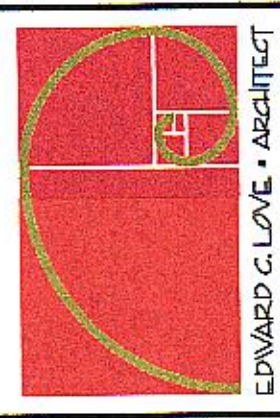
SEE REVISED TREE REMOVAL PLAN SHT C-1

DATE: 12-14-15	DRAWN BY: CMK	CHECKED BY: AZG
REV DATE: 2-19-16	REV DATE: 2-19-16	REV DATE: 2-19-16
REV DATE: 2-19-16	REV DATE: 2-19-16	REV DATE: 2-19-16
REV DATE: 2-19-16	REV DATE: 2-19-16	REV DATE: 2-19-16



Sigma Prime Geosciences, Inc.
 332 PINECOT AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3580
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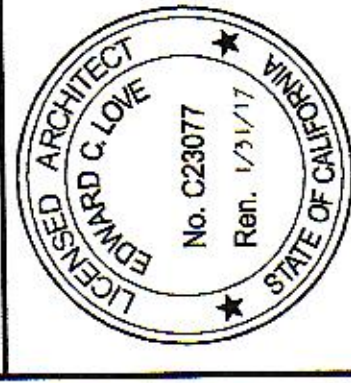
REVISIONS



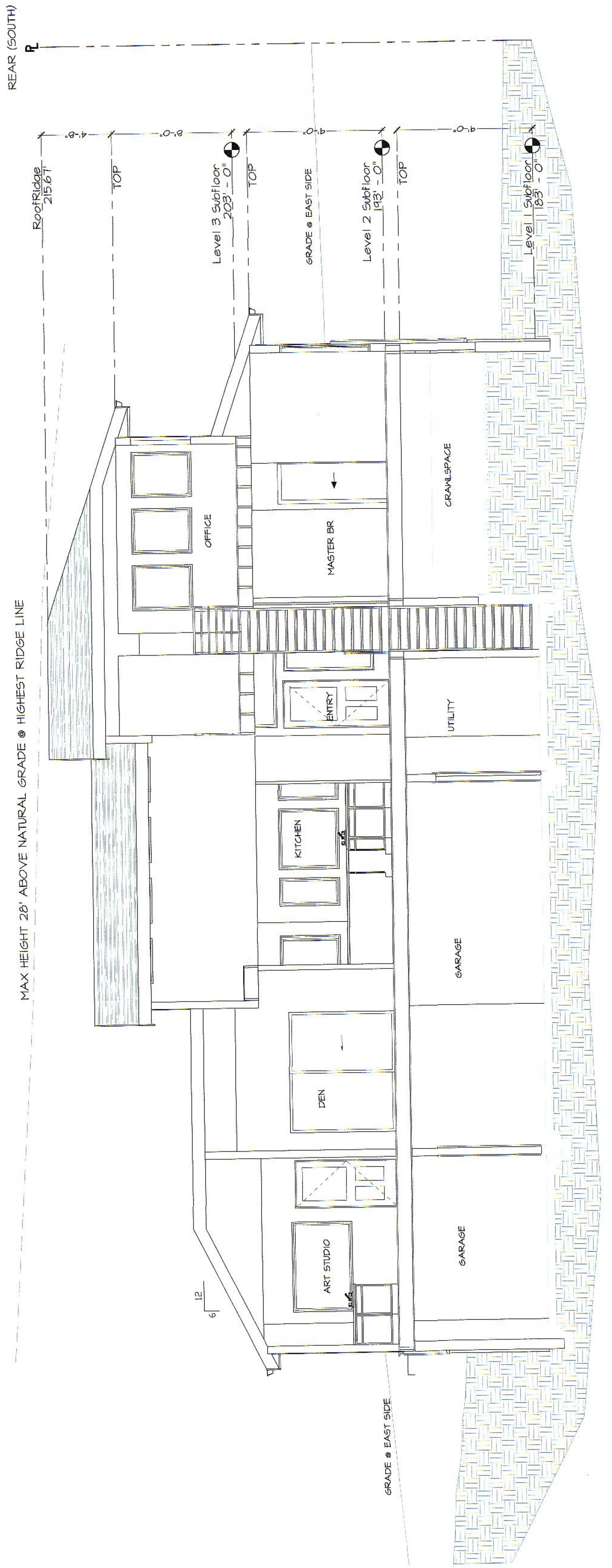
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

SECTION VIEW

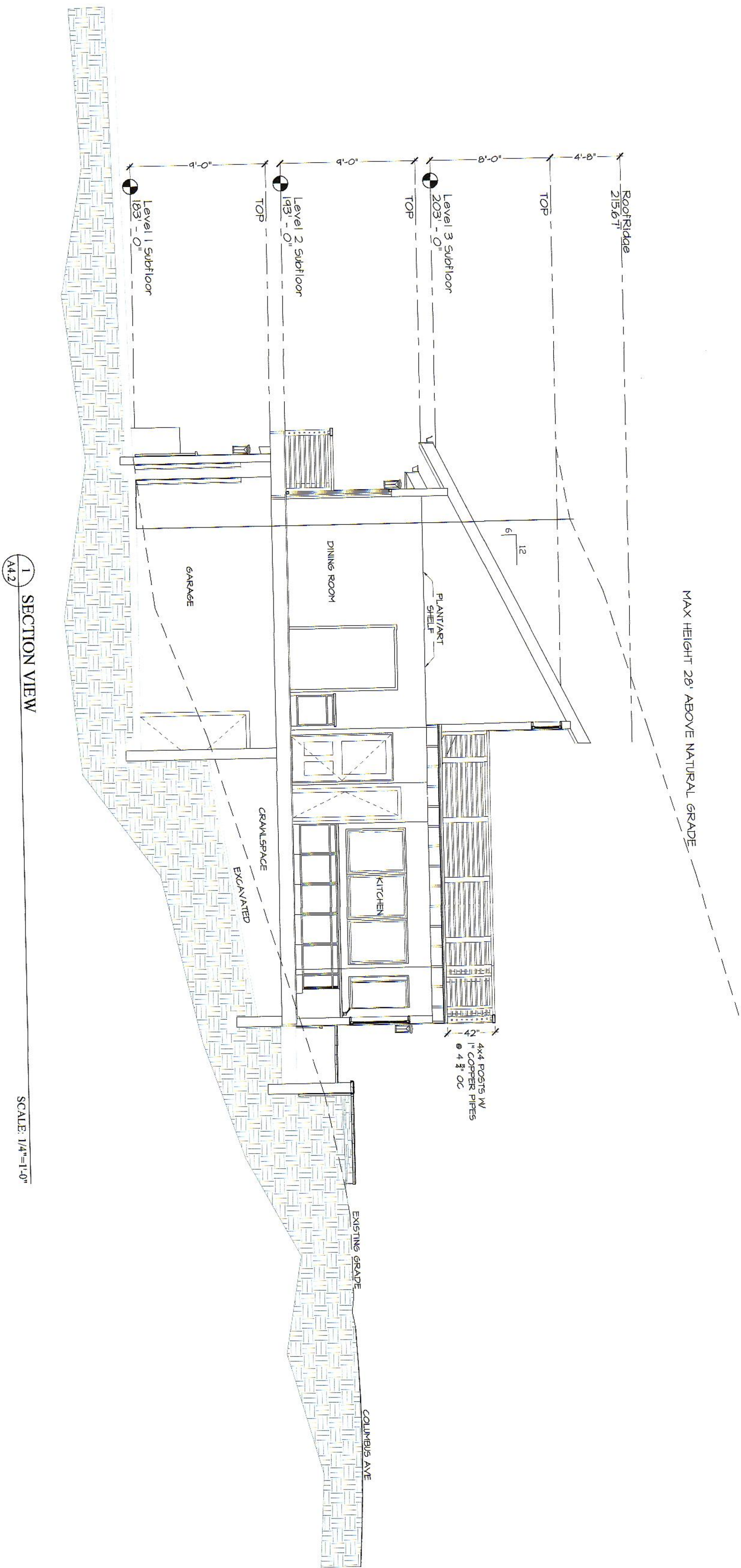


DATE: 02-17-16
SCALE: 1/4" = 1'
DRAWN: GMH
FOR: CARKEEK-HARRIS
SHEET: A4.1
OF: SHEETS



SECTION VIEW
SCALE: 1/4"=1'-0"

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1 SECTION VIEW

SCALE: 1/4"=1'-0"

DATE: 02-17-16
SCALE: 1/4" = 1'
DRAWN: GMH
JOB: CARKEEK-HARRIS
SHEET: A4.2
OF SHEETS: 2

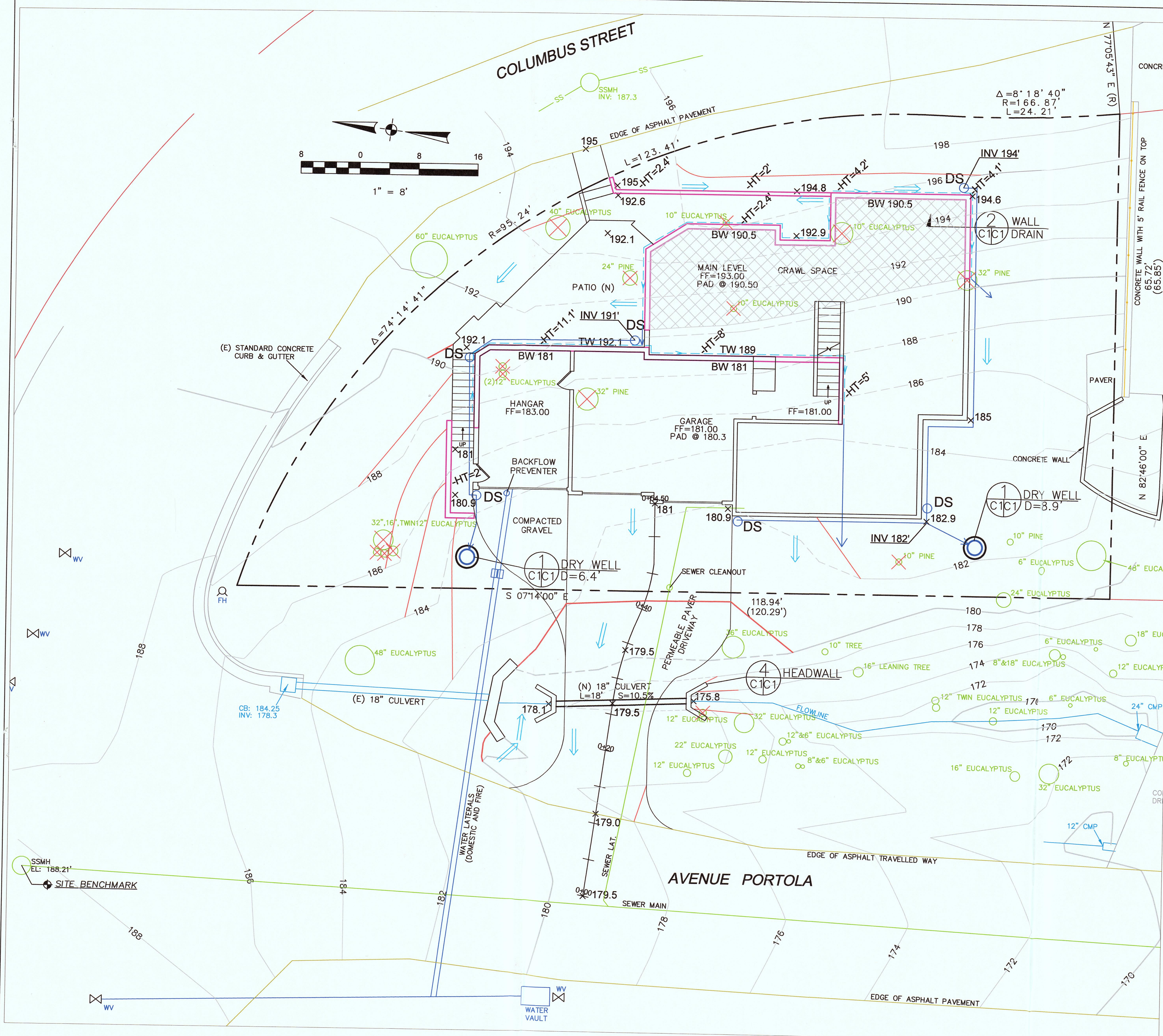
LICENSED ARCHITECT
EDWARD C. LOVE
No. C29077
Ren. 12/17/17
STATE OF CALIFORNIA

SECTION VIEW

New Home for:
Carkeek-Harris
Ave. Portola & Columbus St
El Granada, CA

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

EDWARD C. LOVE • ARCHITECT



LEGEND

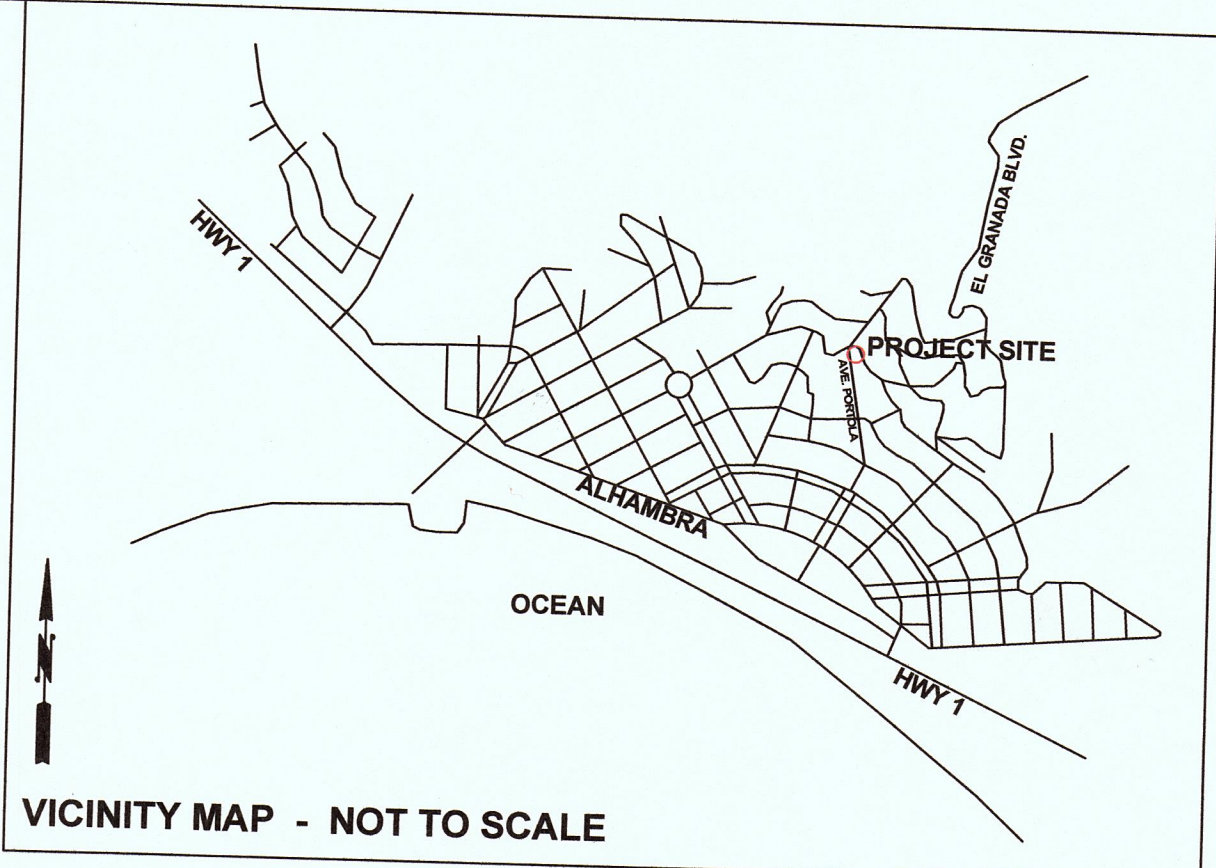
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ENERGY DISSIPATER: 2-FT DIAMETER, 4-INCHES DEEP, FILLED WITH 2-4 INCH COBBLES
- PROPOSED RETAINING WALL
- CUT PAD FOR CRAWL SPACE
- 10" PINE TREE TO BE REMOVED

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: SUSAN CARKEEK, OWNER
2. SURVEY AND TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED IN JULY, 2015.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

- CUT VOLUME: 285 CY
FILL VOLUME: 25 CY
TOTAL: 310 CY CUT/FILL
1. ABOVE VOLUMES ARE APPROXIMATE.
 2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 4. 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.

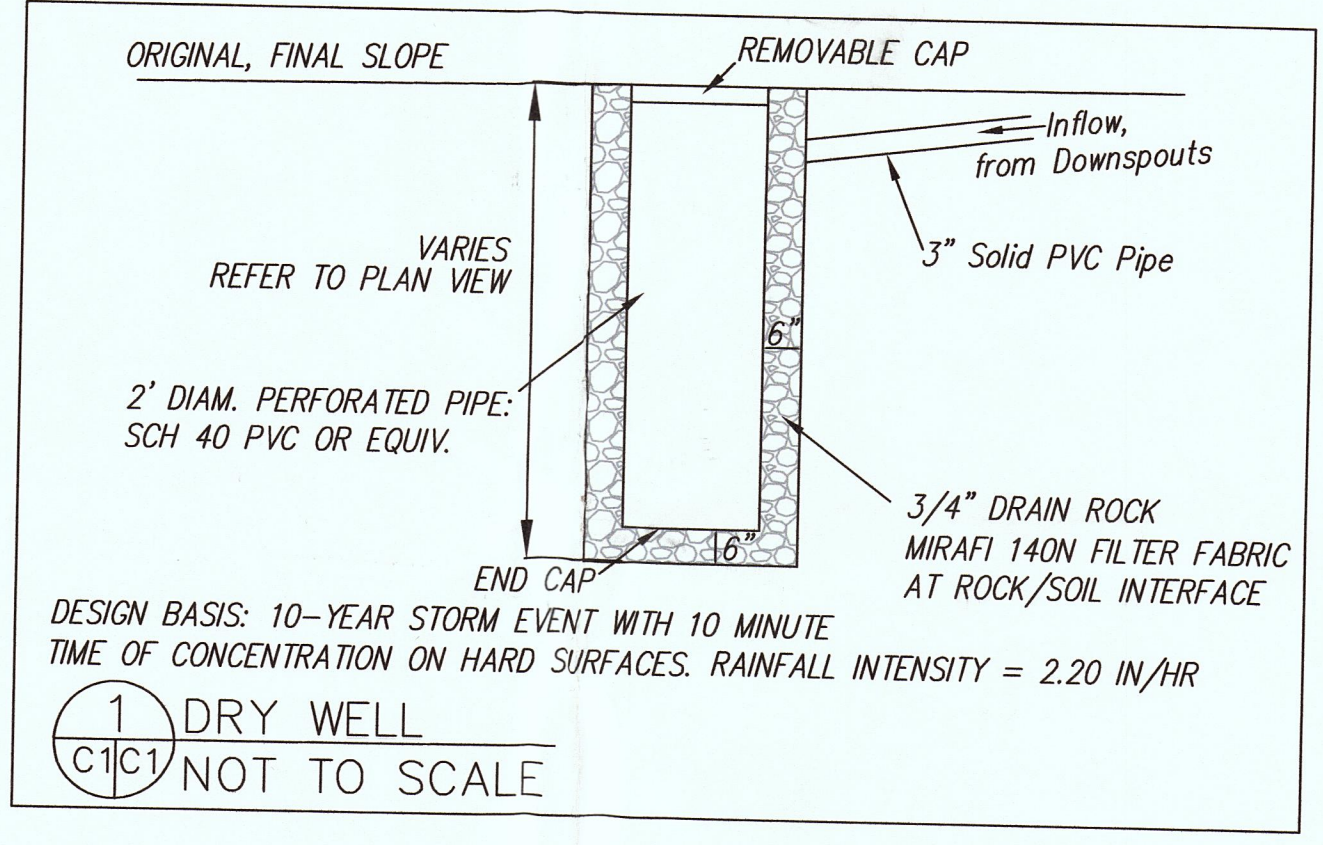


DRAINAGE NOTES

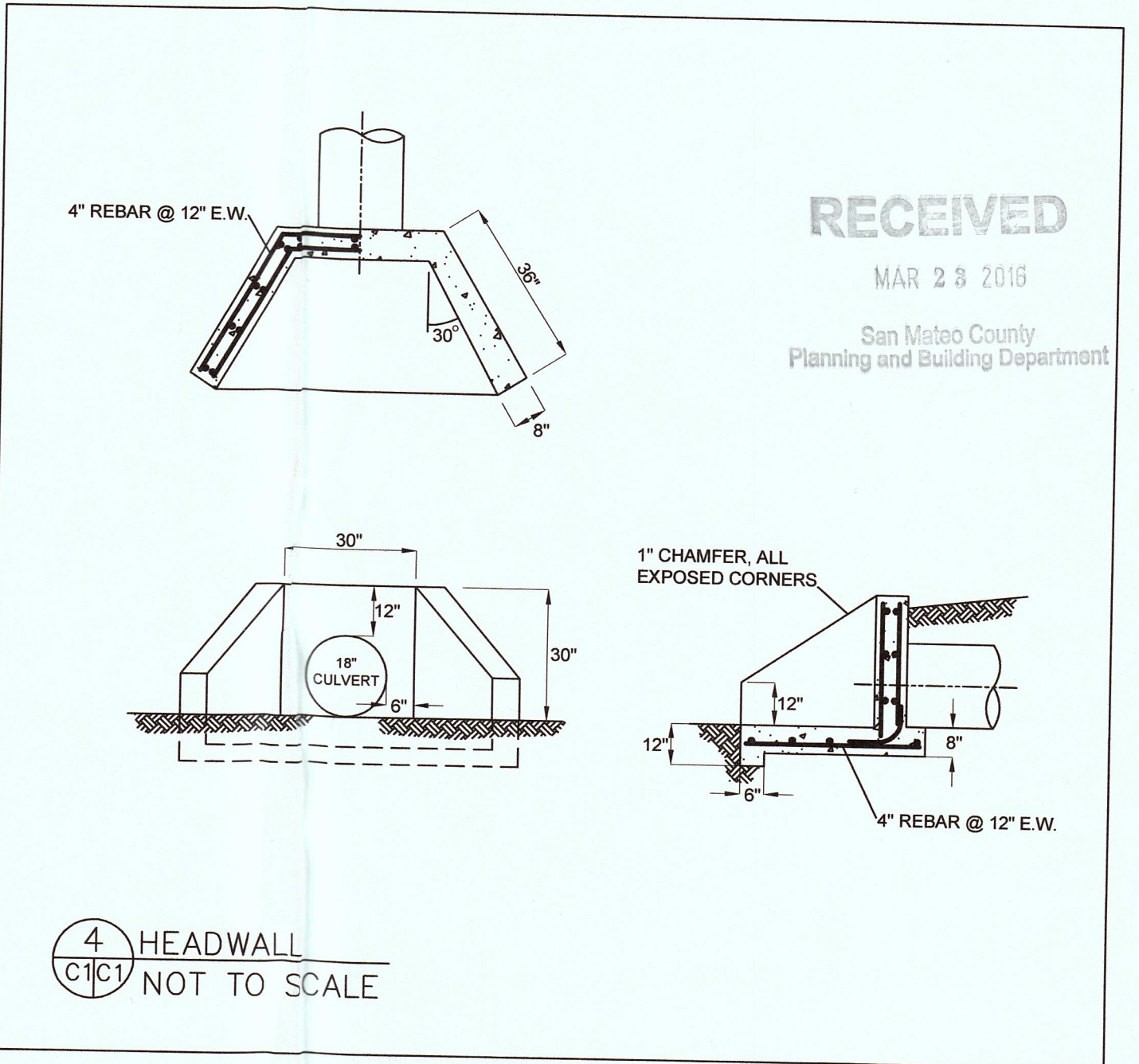
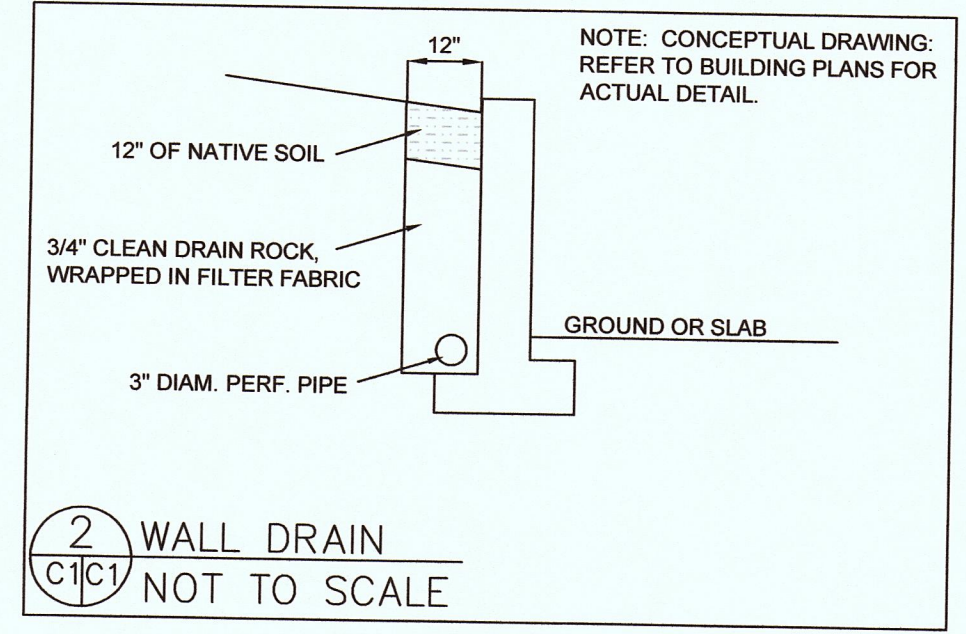
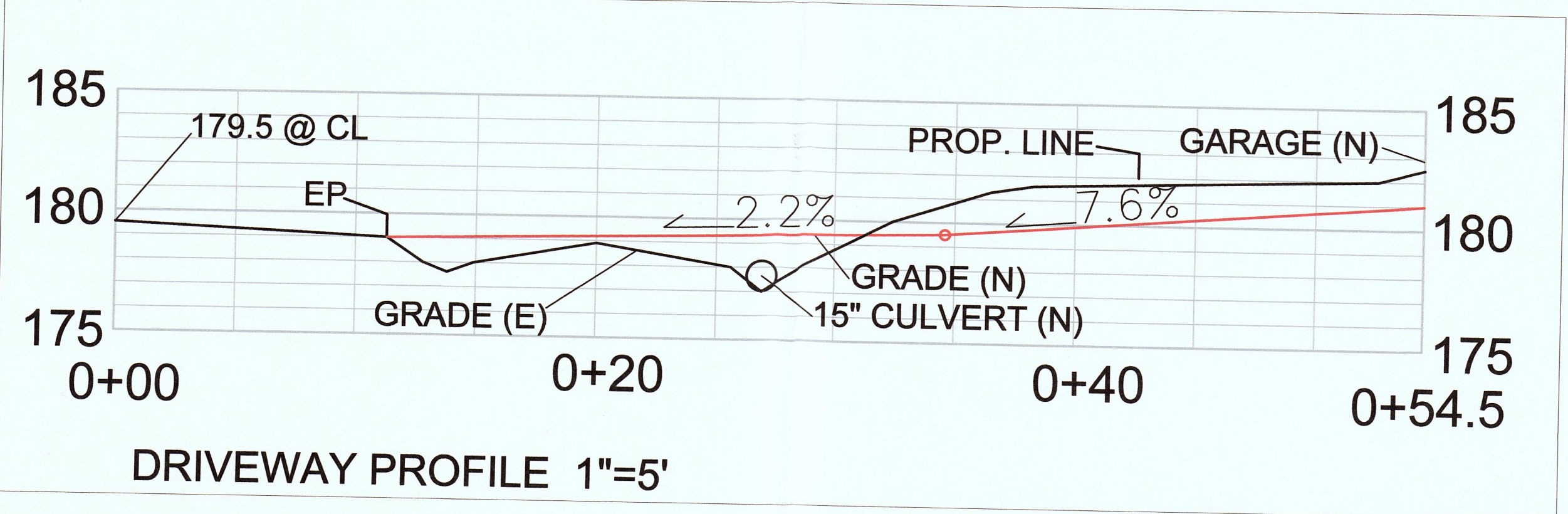
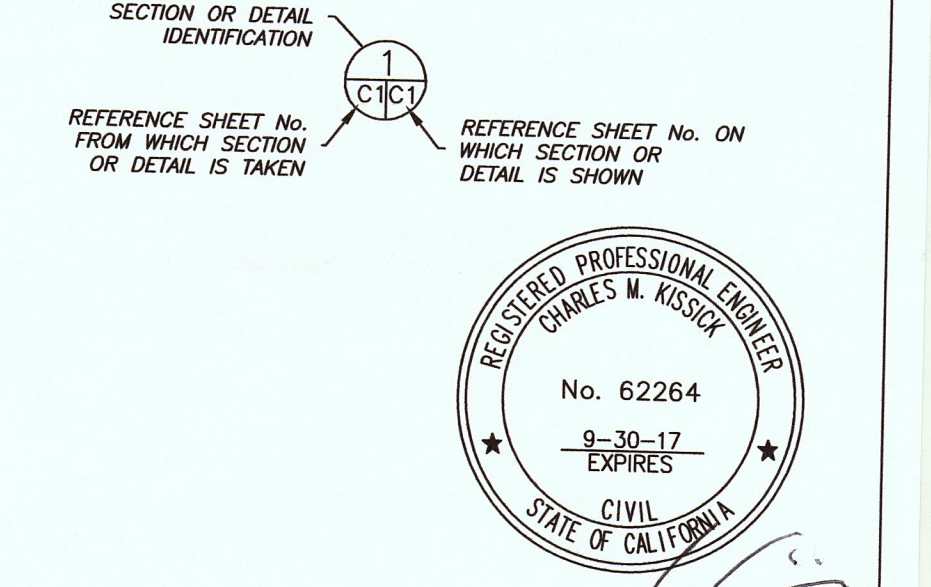
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
5. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DRAINS PIPES AND DRY WELLS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ALONG AVENUE PORTOLA.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
3. IF ROAD IS BLOCKED, WORKERS SHALL PROVIDE WRITTEN DIRECTIONS FOR A DETOUR, IF REQUESTED BY A MOTORIST.

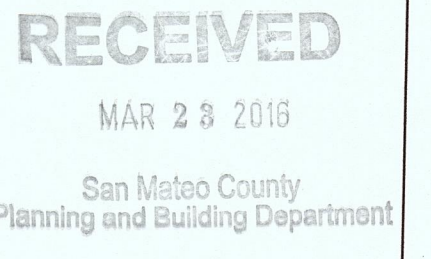


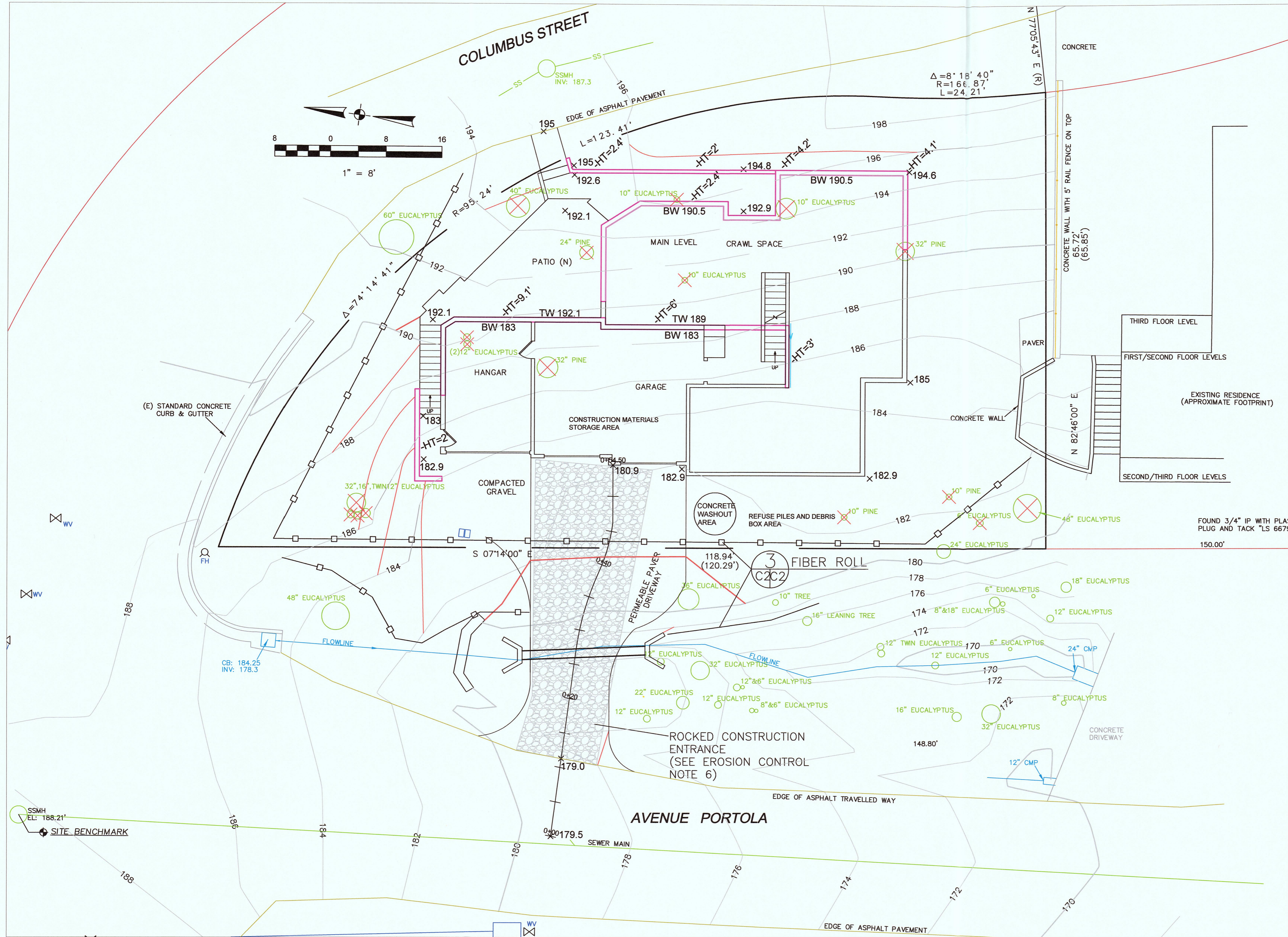
SECTION AND DETAIL CONVENTION



PLN 2015-00561

Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94018 (650) 728-3590 FAX 728-3583	
DATE: 12-14-15	DRAWN BY: CMK
CHECKED BY: AZG	REV. DATE: 2-19-16
REV. DATE: 5-14-16	REV. DATE: 3-23-16
GRADING AND DRAINAGE PLAN CARKEEK PROPERTY AVENUE PORTOLA EL GRANADA	





GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- 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.
- 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.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL NOTES

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 13 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 8" THICK.
 - C. 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.
 - D. 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.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEANED TO ALLOW TIRE DEBRIS (SEE NOTE 6.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: SUSAN GARKEEK

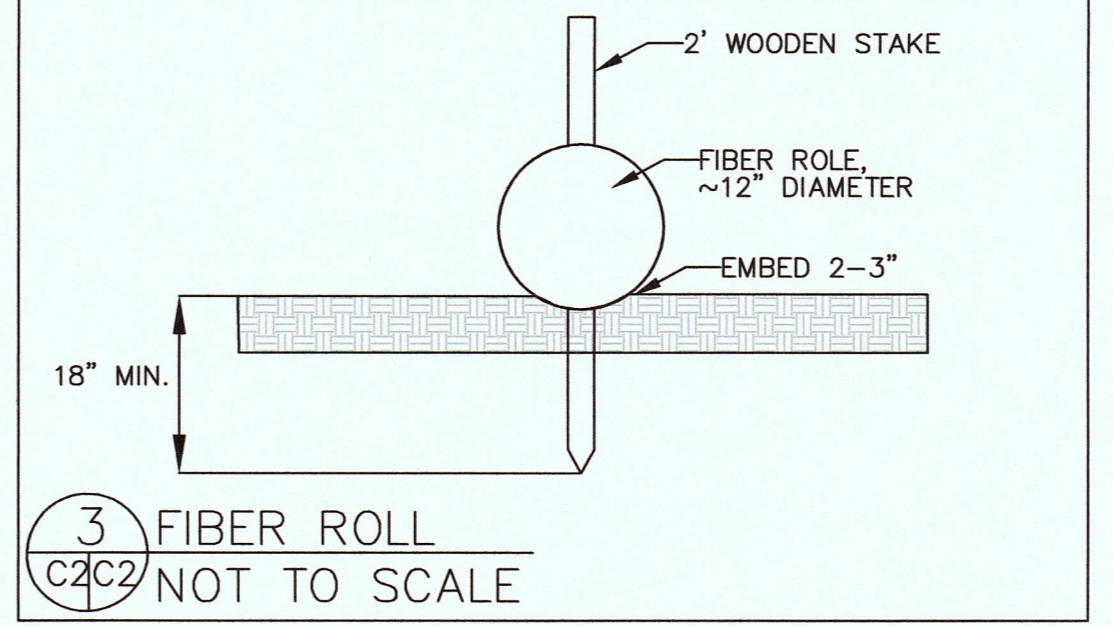
TITLE/QUALIFICATION: OWNER

PHONE: 650-766-0943

PHONE:

E-MAIL: lyonhwall@coastside.net

- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.

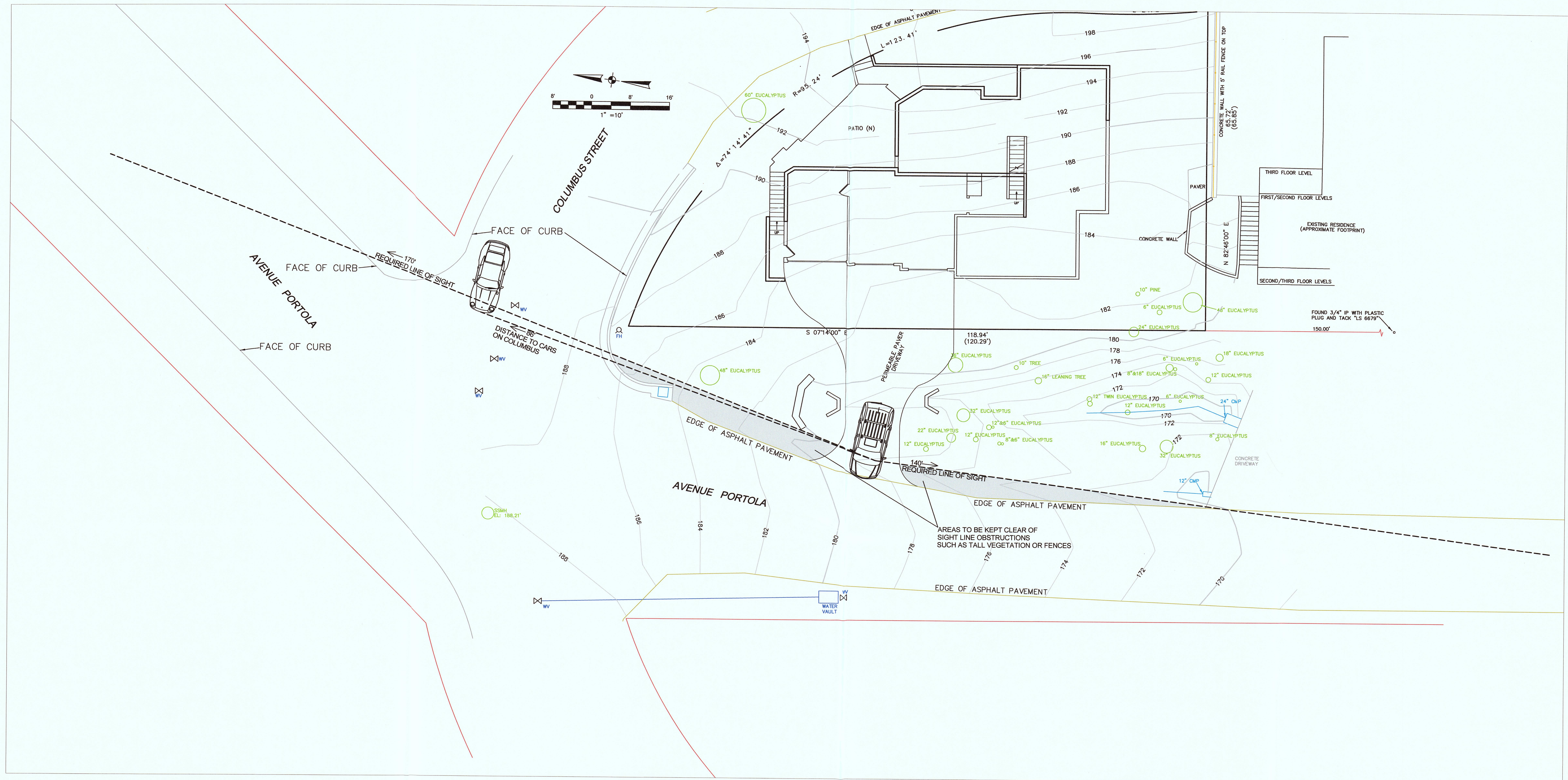


Sigma Prime Geosciences, Inc.
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 FAX 728-3593

DATE: 12-14-15
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 2-16-16
REV. DATE: 3-14-16
REV. DATE: 3-23-16

EROSION CONTROL PLAN

CARKEEK PROPERTY
 AVENUE PORTOLA
 EL GRANADA



NOTES

1. SHADED AREAS SHALL BE KEPT CLEAR OF ANY VEGETATION OR STRUCTURES THAT WOULD BLOCK SIGHT LINES.
2. SIGHT LINES SHOWN ARE THE MINIMUM REQUIRED FOR THE SITE CONDITIONS. ACTUAL SIGHT LINES ARE LONGER THAN THE MINIMUM.
3. SIGHT LINE TO INTERSECTION OF COLUMBUS STREET IS SUFFICIENT. CARS TURNING ONTO PORTOLA NEED TO STOP TO CHECK FOR TRAFFIC, OR SLOW TO SAFELY NEGOTIATE SHARP LEFT TURN.



DATE: 3-23-16	DRAWN BY: CMK
CHECKED BY: AZG	REV. DATE:
REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:

SIGHT LINES
 CARKEEK PROPERTY
 AVENUE PORTOLA
 EL GRANADA

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