

# SAN CARLOS RESIDENCE

662 SAN CARLOS AVE. EL GRANADA, CA 94018

## DESIGN REVIEW SUBMITTAL

NOVEMBER 26th, 2025



330 17TH STREET | UNIT 1811  
OAKLAND | CA 94612  
(818) 314-7301 | www.ekua.arch

ISSUANCES	NO.	DESCRIPTION	DATE
DESIGN REVIEW			08/22/2025
SUBMITTAL			
PC1 PLAN CHECK			10/02/2025
COMMENT RESPONSE			

### GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, AS AMENDED BY THE COUNTY OF SAN MATEO AND OTHER GOVERNING CODES, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO THE FACE OF FINISH, UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO TOP OF PLATE OR TOP OF FINISH FLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED OR INDICATED.
- VERIFY ALL EXISTING CONDITIONS AT JOB SITE.
- ALL MATERIALS, APPLIANCES, & EQUIPMENT SHALL BE INSTALLED PER INSTRUCTIONS.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY BOTH EXISTING AND FINISH GRADE WITH THE SITE PLAN, IF APPLICABLE.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OR WORK.
- COORDINATE ALL DETAILS WITH SHEAR WALLS, HOLD-DOWNS, STRUCTURAL STEEL, AND POSTS. ENCASE STRUCTURAL POSTS AS REQUIRED BY THE STRUCTURAL DRAWINGS.
- WINDOW SIZES & DOOR HEAD HTS ARE UNIT FRAME DIMS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENINGS SIZES. VERIFY OPENINGS AND DOOR WINDOW DETAILS PRIOR TO ORDERING
- WHERE LOCATIONS OF WINDOWS & DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED ON THE WALL OR AS INDICATED ON THE DRAWINGS. VERIFY DOOR AND WINDOW LOCATIONS WITH DETAILS.
- ALL CHANGES IN FLOOR MATERIALS ALIGN W/ FRAMED OPENING OR UNDER CENTER OF DOOR.
- DOORS, WINDOWS, KEYINGS, LIGHTING, LIGHT FIXTURES, EXIT DEVICES, AND NUMBERING SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES.
- PROVIDE BLOCKING FOR HAND RAILS, CABINETS, EOPT, SHELVES, TOILET ACCESSORIES, FIXTURES, ETC.
- INSTALL INSULATION BETWEEN STUDS & JOISTS AT ALL OPEN CAVITIES AT WALLS, CEILINGS AND FLOORS BETWEEN CONDITIONED & UNCONDITIONED SPACE. VENTILATE AS REQUIRED.
- CONTRACTOR TO PERFORM A HAZARDOUS MATERIALS SURVEY PRIOR TO DEMOLITION.
- ALL BUILDING WATERPROOFING (INTERIOR & EXTERIOR) INCLUDING FOUNDATIONS & SLAB ON GRADE & WINDOW & DOOR INSTALLATIONS ARE ASSUMED TO BE DESIGN BUILT BY GENERAL CONTRACTOR. DETAILS ARE PROVIDED FOR DESIGN INTENT ONLY. ARCHITECT IS NEITHER LIABLE NOR RESPONSIBLE.
- VERIFY DETAILS (BY SKETCHES/SHOP DRAWINGS OR IN MEETINGS) AND FIELD DIMENSIONS FOR SKYLIGHTS, WINDOWS, EXTERIOR DOORS, CABINETS, TILE INSTALLATION, FIXTURE INSTALLATION AND STAIRS PRIOR TO ORDERING/FABRICATION/INSTALLATION.
- COORDINATE FRAMING W/ LIGHTING LAYOUT ON EMP, INTERIOR ELEVATIONS AND DETAILS.
- INSTALL ACOUSTIC BATT INSULATION AT BATHROOMS AND BEDROOMS.

### CALGREEN MANDATORY CONSTRUCTION MEASURES

- CONSTRUCTION AND DEMOLITION DEBRIS: GENERAL CONTRACTOR TO TRANSPORT 100% OF MIXED DEBRIS BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE SAN MATEO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS.
- INDOOR WATER EFFICIENCY: INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN CALGREEN 4.505.3 (SEE "INDOOR WATER EFFICIENCY" AT LEFT). REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA. (CALGREEN 3.205.1.1)
- PEST PROTECTIONS: GENERAL CONTRACTOR TO ENSURE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING WITH CEMENT MORTAR, CONCRETE MASONRY.
- MOISTURE CONTENT OF BUILDING MATERIALS: GENERAL CONTRACTOR TO VERIFY WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE AND TEST PER CALGREEN 4.505.3. MATERIALS WITH VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: (CALGREEN 4.505.3)
  - MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8.
  - MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.
  - AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.
- CAPILLARY BREAK FOR CONCRETE SLAB ON GRADE: CONCRETE SLAB ON GRADE FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER MUST ALSO HAVE A CAPILLARY BREAK, INCLUDING AT LEAST ONE OF THE FOLLOWING: (CALGREEN 4.505.2)
  - A 4-INCH (101.6 MM) THICK BASE OF 1/2-INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
  - A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
- FIREPLACES AND WOODSTOVES: INSTALL ONLY DIRECT-VENT OR SEALED-COMBUSTION APPLIANCES; COMPLY WITH US EPA PHASE II LIMITS. (CALGREEN 4.503.1)
- DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D, AND S. (CALGREEN 4.507.2)
- HVAC INSTALLER QUALIFICATIONS: HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, SUCH AS VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM (WITH CERTIFICATION AS INSTALLER QUALIFICATION), OR OTHER PROGRAM ACCEPTABLE TO THE DEPARTMENT OF BUILDING INSPECTION. (CALGREEN 702.1)
- COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION: DUCT OPENINGS AND OTHER AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM. (CALGREEN 4.504.1)
- BATHROOM EXHAUST FANS: MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80%. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN.
- COMPOSITE WOOD PRODUCTS: GENERAL CONTRACTOR TO SELECT HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXTERIOR TO MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD. SEE CALGREEN TABLE 4.504.5.
- INTERIOR PAINTS AND COATINGS: GENERAL CONTRACTOR TO SELECT ALL INTERIOR PAINTS AND COATINGS TO BE SELECTED TO COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS. SEE CALGREEN TABLE 4.504.3.
- LOW-VOC AEROSOL PAINTS AND COATINGS: GENERAL CONTRACTOR TO SELECT ALL AEROSOL PAINTS & COATINGS SHOULD BE SELECTED TO MEET BAAQMD VOC LIMITS (REGULATION 8, RULE 49) AND PRODUCT-WEIGHTED MIR LIMITS FOR ROC. (CALGREEN 4.504.2.3.)
- LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS: GENERAL CONTRACTOR TO SELECT ALL CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS TO MEET SCAQMD RULE 1168.

### CONTACTS

**OWNER**  
VANESSA & NATE FIELDING  
662 SAN CARLOS AVE  
EL GRANADA, CA 94018

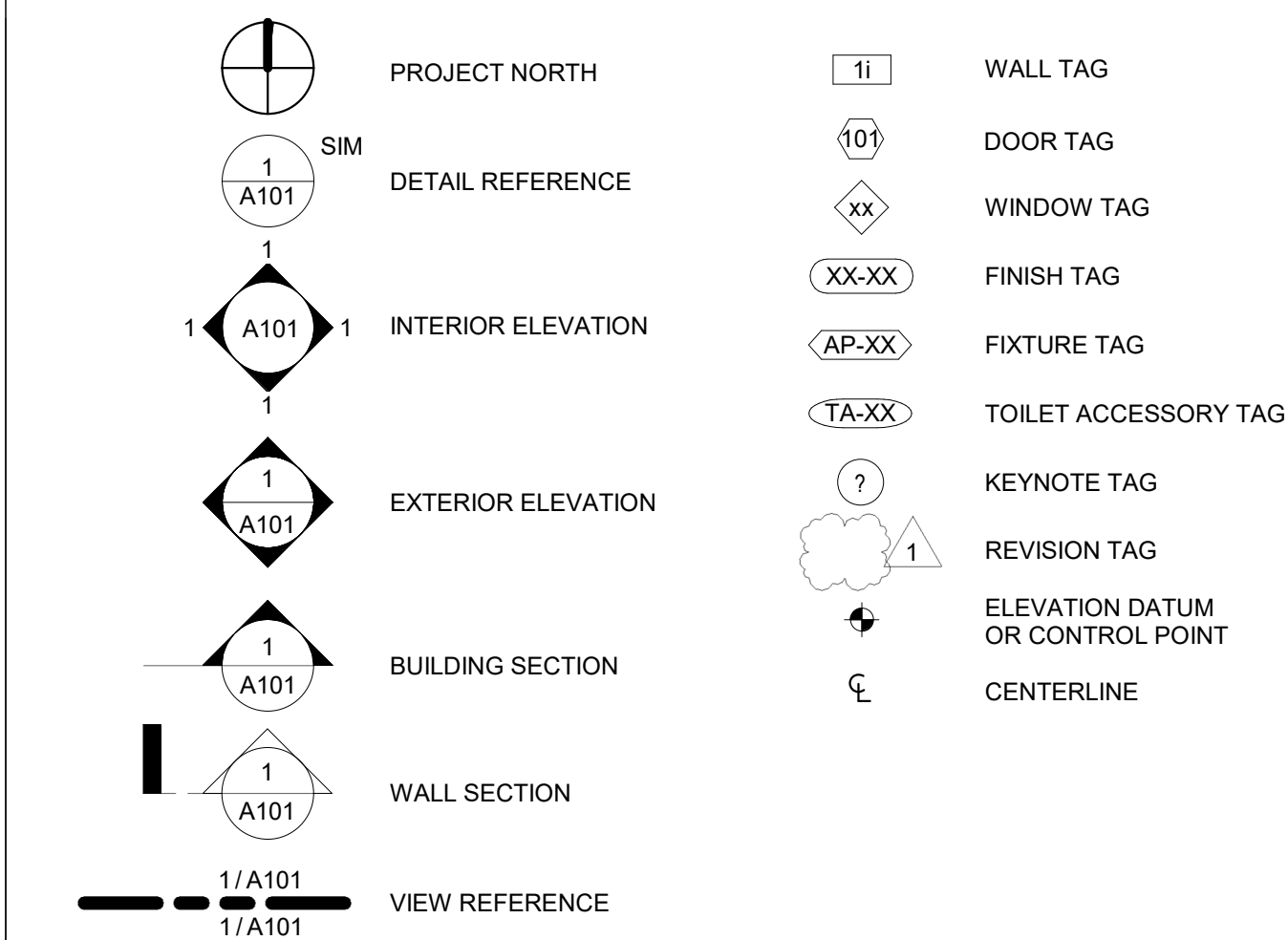
**LAND SURVEYOR**  
LEA & BRAZE ENGINEERING, INC.  
2455 INDUSTRIAL PKWY WEST  
HAYWARD, CA 94545  
(510) 887-4086

**ARCHITECT**  
EKVA  
330 17TH STREET  
UNIT 1811  
OAKLAND, CA 94612  
(818) 314-7301

### SCOPE OF WORK

THIS PROJECT IS A REMODEL / ADDITION OF AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE. THE FIRST FLOOR WILL BE REMODELED AND EXPANDED, INCLUDING A GARAGE REMODEL. THE SECOND STORY ADDITION EXPANDS ABOVE THE GARAGE AND INCLUDES TWO BEDROOMS, ONE BATH, A LAUNDRY CLOSET AND A COVERED BALCONY.

### SYMBOLS



### DRAWING INDEX

GENERAL	
A0.0	COVER SHEET
A0.1	EXISTING/ PROPOSED SITE & ROOF PLAN
A0.2	ACCESS & DRAINAGE PLAN
A0.3	TREE PLAN
A0.4	BEST MANAGEMENT PRACTICES
SU1	TOPOGRAPHIC SURVEY

ARCHITECTURAL	
A1.1	EXISTING/ DEMO FLOOR PLAN
A2.1	PROPOSED FLOOR PLAN
A2.2	PROPOSED UPPER FLOOR PLAN
A3.1	EXISTING/ PROPOSED ELEVATIONS
A3.2	EXISTING/ PROPOSED ELEVATIONS
A3.3	EXISTING/ PROPOSED ELEVATIONS
A3.4	EXISTING/ PROPOSED ELEVATIONS
A3.5	BUILDING SECTIONS

### ABBREVIATIONS

&	AND	D.	DRIVER	H.B.	HOSE BIB	P.	POLE	SS.	STAINLESS STEEL
<	ANGLE	DET.	DETAIL	H.C.	HOLLOW CORE	PART.	PARTITION	STD.	STANDARD
@	AT	DIAM.	DIAMETER	HDWD.	HARDWOOD	PL.	PLATE	STL.	STEEL
Ø	CENTERLINE	DM.	DIMENSION	HW.	HARDWARE	P.LAM.	PLASTIC LAMINATE	STRUC.	STRUCTURAL
∅	DIAMETER	D.W.	DISH WASHER	HORIZ.	HORIZONTAL	PLAS.	PLASTER	SYM.	SYMMETRICAL
⊥	PERPENDICULAR	DR.	DOOR	HR.	HEIGHT	P.W.	PLYWOOD	T.D.	TOWEL DASH
#	POUND OR NUMBER	DWG.	DRAWING	HT.	HEIGHT	P.O.E.	POINT OF ENTRY	T.B.	TOWEL BAR
		(E)	EXISTING	I.A.	INSIDE DIAMETER	PR.	PAIR	T.D.	TOWEL DISPENSER
ACCESS.	ACCESSIBLE	E.A.	EACH	INSUL.	INSULATION	PT.	POINT	TEL.	TELEPHONE
ACOUS.	ACOUSTICAL	E.A.	EXISTING FLOOR	INT.	INTERIOR	P.T.	TREATED	T&G.	TONGUE AND GROOVE
A.D.	AREA DRAIN	E.B.	EXISTING GRADE	JT.	JOINT	PTD.	PAINTED		
ADJ.	ADJUSTIBLE	E.C.	ELECTRICAL	KIT.	KITCHEN	R.	RISER	THK.	THICK
A.F.F.	ABOVE FINISHED FLOOR	ELEV.	ELEVATION	KIT.	KITCHEN	RAD.	RADIUS	THRESH.	THRESHOLD
AGGR.	AGGREGATE	EQ.	EQUAL	LAM.	LAMINATE	R.D.	ROOF DRAIN	T.O.P.	TOP OF PLATE
AL.	ALUMINUM	EQUIP.	EQUIPMENT	LAV.	LAVATORY	REF.	REFERENCE	T.O.W.	TOP OF WALL
APPROX.	APPROXIMATE	EXT.	EXTERIOR	LT.	LIGHT	REIN.	REINFORCED	TPO.	THERMOPLASTIC
ARCH.	ARCHITECTURAL	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	REQ.	REQUIRED	TV.	TELEVISION
ASPH.	ASPHALT	F.F.	FINISH FLOOR	M.C.	MEDICINE CABINET	RESIL.	RESILIENT	TYP.	TYPICAL
BATT.	BATTING	F.F.	FINISH FLOOR	M.D.	MOTION DETECTOR	R.D.	ROUGH OPENING	UNF.	UNFINISHED
BD.	BOARD	FR.	FINISH GRADE	M.L.	MULLION	R.W.D.	REDWOOD	UNLESS	UNLESS OTHERWISE NOTED
BLDG.	BUILDING	FL.	FLOOR	MECH.	MECHANICAL MEMBRANE	R.W.L.	RAIN WATER LEADER		
BLK.	BLOCK	FL.	FLOOR	MEMB.	MEMBRANE				
BLKG.	BLOCKING	FL.	FLOOR	MFR.	MANUFACTURER	S.E.D.	SEE ELECTRICAL DRAWINGS	VERT.	VERTICAL
BM.	BEAM	F.F.	FINISH FLOOR	MISC.	MISCELLANEOUS	S.M.D.	SEE MECHANICAL DRAWINGS	VEST.	VESTIBULE
B.O.	BOTTOM OF	F.F.	FINISH FLOOR	MTD.	MOUNTED	S.S.D.	SEE STRUCTURAL DRAWINGS	V.I.F.	VERIFY IN FIELD
CAB.	CABINET	F.F.	FINISH FLOOR	MTL.	METAL			W.	WASHER
CALC.	CALCULATION	FRF.	FIBERPROOF	MUL.	MULLION			W/D	WASHER/DRYER
C.B.	CATCH BASIN	FT.	FOOT OR FEET	INT.	NEW CONTRACT	S.A.	SMOKE ALARM	W.	WITH
CER.	CERAMIC	FX.	FIXED	N.I.	NOT IN CONTRACT	S.C.	SOLID CORE	W.C.	WATER CLOSET
C.I.	CAST IRON	G.A.	GAUGE	N.O.	NON-OPENING	SCHD.	SCHEDULE	W.D.	WITHOUT
C.J.	CONTROL JOINT	G.B.	GRAB BAR	N.T.S.	NOT TO SCALE	SECT.	SECTION	W/O	WITHOUT
C.L.G.	CLEAR ANOZIDED	G.V.	GALVANIZED	O.A.	ON CENTER	S.	SHELF	W.P.	WATER PROOF
CLOS.	CLOSET	GL.	GLASS	O.C.	ON CENTER	SHW.	SHOWER	WSCT.	WASHER/DRYER
CLR.	CLEAR	GRD.	GRADE	O.D.	OUTSIDE	SHT.	SHEET	WT.	WEIGHT
COL.	COLUMN	G.S.M.	GALVANIZED SHEET METAL	OPNG.	OPENING	SM.	SIMILAR SPECIFICATION		
CONC.	CONCRETE	GYP. BD.	GYPSUM BOARD	OPP.	OPPOSITE	SQ.	SQUARE		
CONSTR.	CONSTRUCTION								
CONT.	CONTINUOUS								
CNTR.	COUNTER								
CTR.	CENTER								

### LOCATION MAP



### PROJECT DATA

**BUILDING CODES:** 2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
2022 CALIFORNIA PLUMBING CODE (CPC)  
2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING CODE

**APN:** 047113110  
**ZONING:** R-1/S-17/DR/CD  
**LOT SIZE:** 4,434 SF  
**OCCUPANCY:** R-3  
**CONSTRUCTION:** TYPE VB, NON-SPRINKLERED  
**GROSS FLOOR AREA:**

	EXISTING	PROPOSED
FIRST FLOOR	861 SF	894 SF
SECOND FLOOR	0 SF	574 SF
GARAGE	181 SF	513 SF
<b>TOTAL</b>	<b>1,042 SF</b>	<b>1,981 SF</b>

**FAR:** 1,981 SF / 4,434 SF = 0.45 (<0.48 MAXIMUM FAR)  
**LOT COVERAGE:** 1,412 SF / 4,434 SF = 32% (<0.35 MAXIMUM LOT COVERAGE)  
**BUILDING HEIGHT:** 21'-11" (PC1)

SAN CARLOS  
662 SAN CARLOS AVE. EL GRANADA, CA 94018



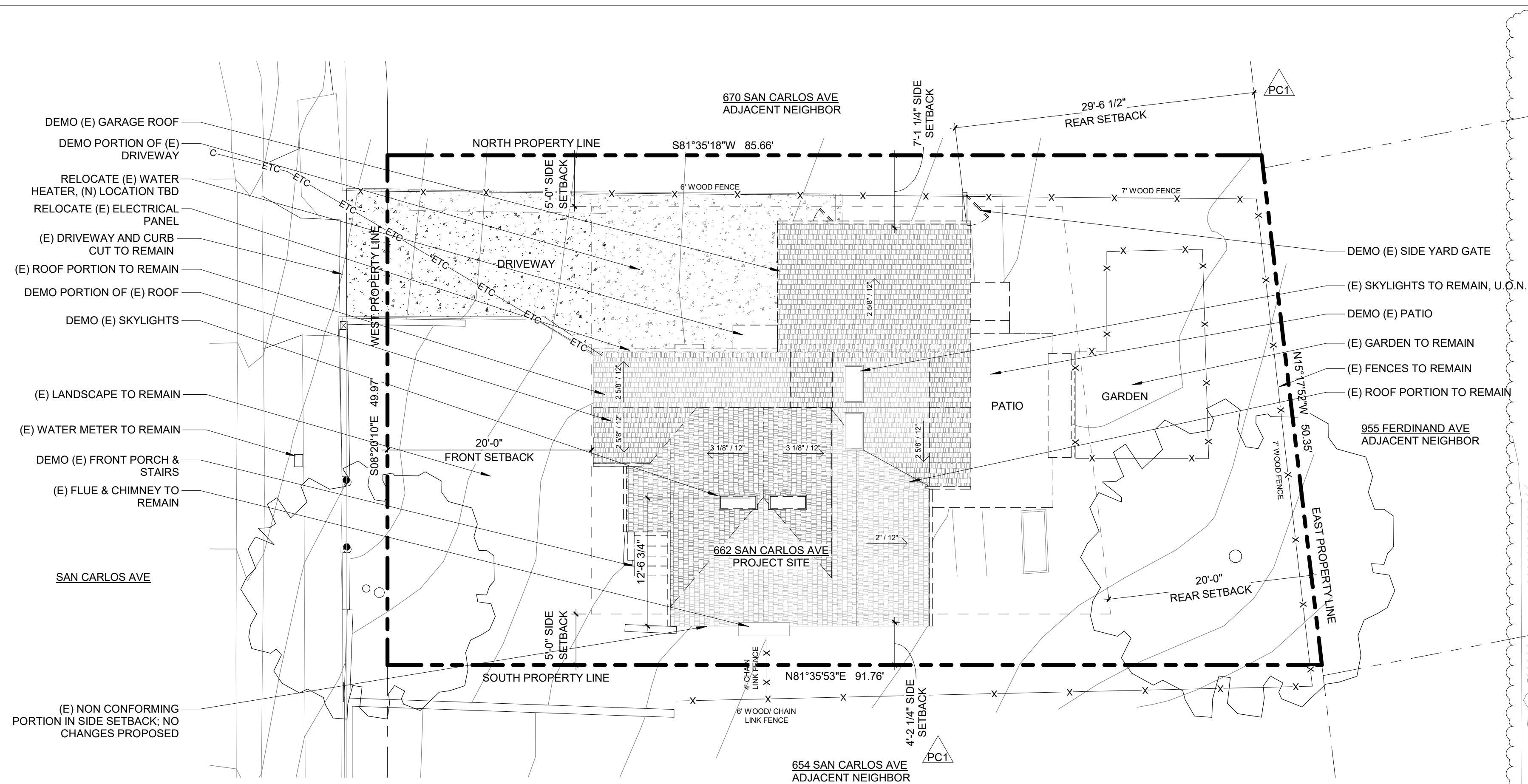
DESIGN REVIEW  
SUBMITTAL

COVER SHEET

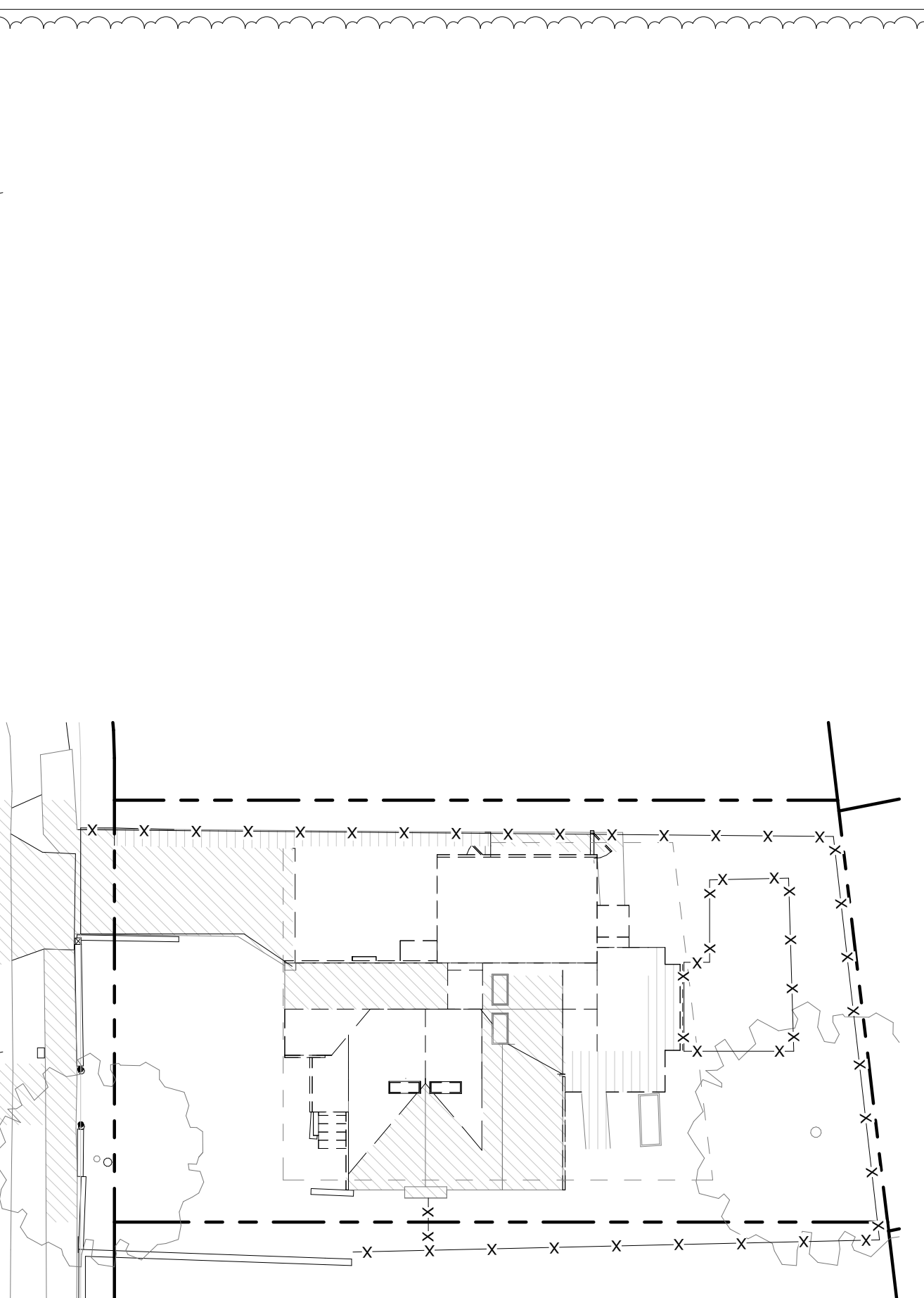
JOB NAME  
SAN CARLOS

SCALE  
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MB

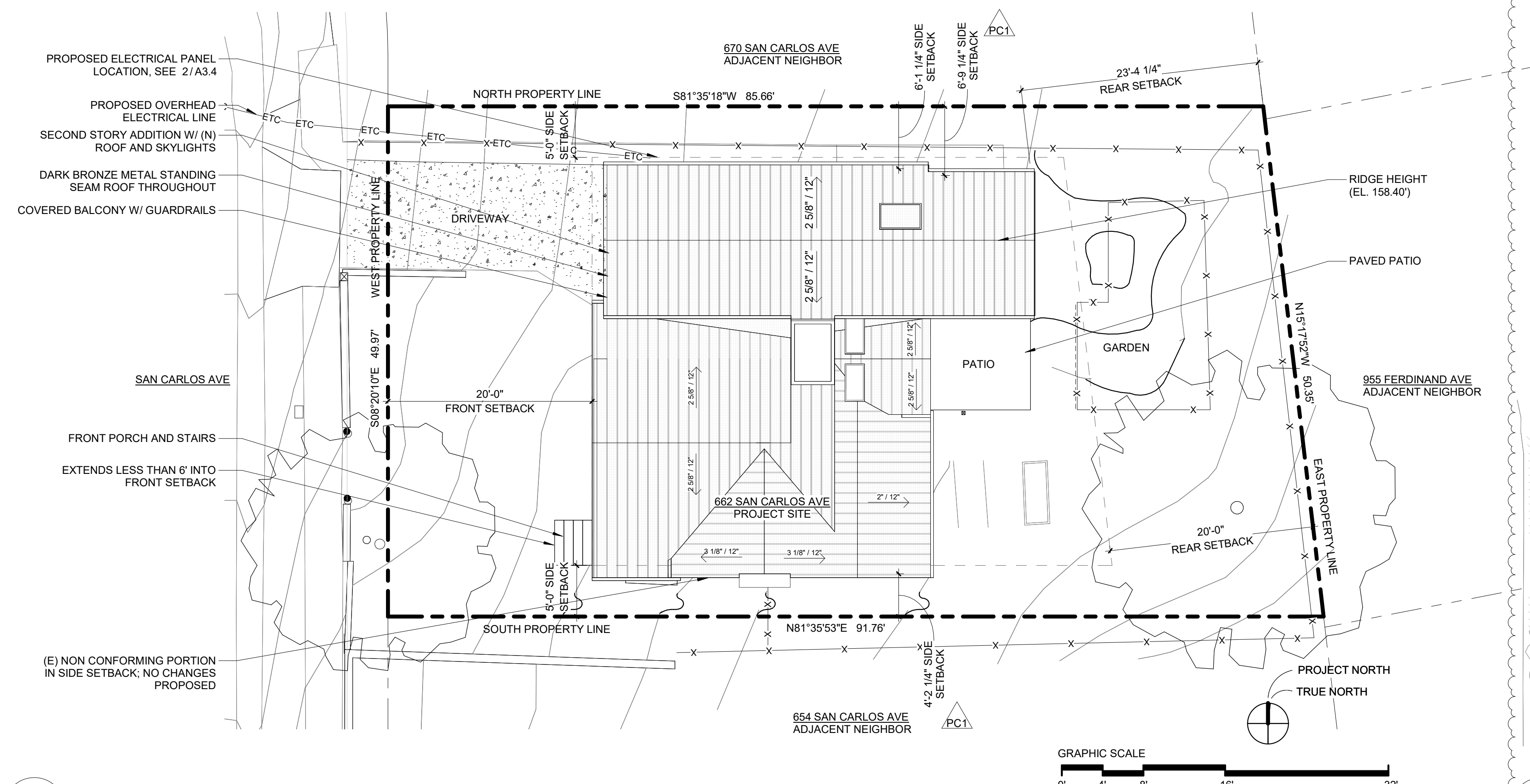
SHEET  
A0.0



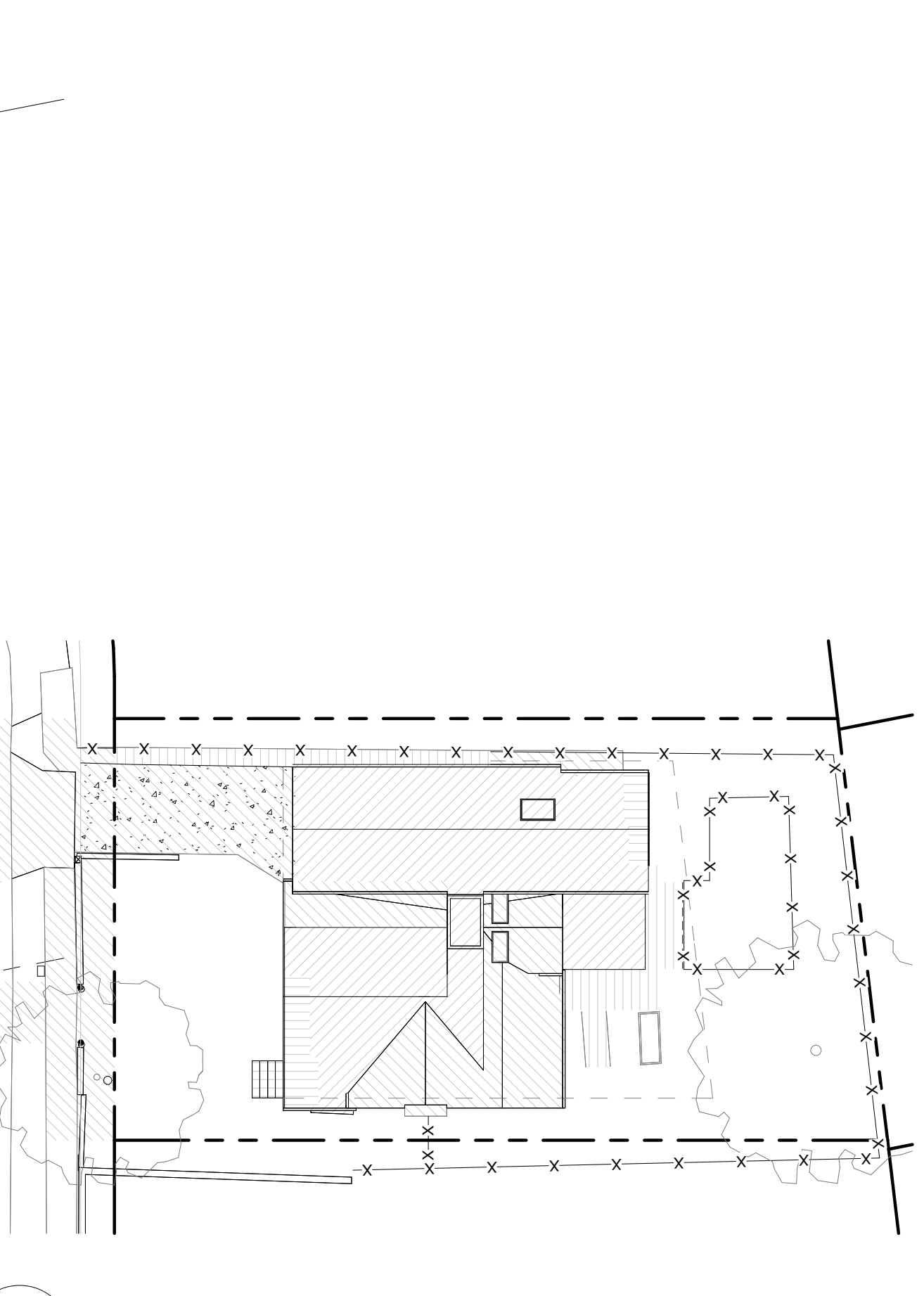
**1 EXISTING/ DEMO SITE PLAN/ ROOF PLAN**  
A0.1 1/8" = 1'-0"



**3 (E) IMPERVIOUS CALCS**  
A0.1 1/16" = 1'-0"



**2 PROPOSED SITE PLAN/ ROOF PLAN**  
A0.1 1/8" = 1'-0"



**4 PROPOSED IMPERVIOUS CALCS**  
A0.1 1/16" = 1'-0"

**IMPERVIOUS SURFACE CALCS**

(SQUARE FEET)

**SITE**  
4,434

**EXISTING IMPERVIOUS (ON-SITE)**  
RETAINED + REPLACED + REMOVED  
741.91 + 1,018.14 + 199.85 = 1,959.90

**RETAINED IMPERVIOUS (ON-SITE)**  
27.79 + 373.35 + 106.44 + 234.33 = 741.91

**REPLACED IMPERVIOUS (ON-SITE)**  
1,018.14

**REMOVED IMPERVIOUS (ON-SITE)**  
122.15 + 77.70 = 199.85

**CREATED IMPERVIOUS (ON-SITE)**  
30.12 + 72.12 = 102.24

**PROPOSED IMPERVIOUS (ON-SITE)**  
RETAINED + REPLACED + CREATED  
741.91 + 1,018.14 + 102.24 = 1,862.29

**EXISTING PERVIOUS/ LANDSCAPING (ON-SITE)**  
SITE - EXISTING  
4,434 - 1,959.90 = 2,474.1

**NEW PERVIOUS/ LANDSCAPING (ON-SITE)**  
SITE - RETAINED - REPLACED - CREATED  
4,434 - 741.91 - 1,018.14 - 102.24 = 2,571.71

**OFF-SITE**  
687.92

**IMPERVIOUS (OFF-SITE)**  
OFF SITE - PERVIOUS  
687.92 - 291.29 = 396.63

**PERVIOUS/ LANDSCAPING (OFF-SITE)**  
15.23 + 21.23 + 50.87 + 49.85 + 154.11 = 291.29

**50% RULE CALC (ON-SITE + OFF-SITE)**  
TOTAL REPLACED / TOTAL EXISTING  
1,018.14 / (1,959.90 + 396.63)  
1,018.14 / 2,356.53 = 43.21% < 50%

**LEGEND**

- PROPERTY LINES
- - - SETBACK LINES
- - - TOPOGRAPHY - PROPOSED
- - - TOPOGRAPHY - EXISTING TO REMAIN
- [Hatched Box] RETAINED IMPERVIOUS SURFACE
- [Cross-hatched Box] REMOVED IMPERVIOUS SURFACE
- [Diagonal Hatched Box] REPLACED IMPERVIOUS SURFACE
- [Horizontal Hatched Box] CREATED IMPERVIOUS SURFACE



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**ISSUANCES**

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PC1	PLAN CHECK COMMENT RESPONSE	10/02/2025
PC2	PLAN CHECK COMMENT RESPONSE #2	11/26/2025

**SAN CARLOS**  
662 SAN CARLOS AVE, EL GRANADA, CA 94078



DESIGN REVIEW SUBMITTAL

EXISTING/ PROPOSED SITE & ROOF PLAN

JOB NAME  
SAN CARLOS

SCALE As indicated DRAWN BY MB, JY

SHEET

**A0.1**

11/26/2025 1:50:49 PM

ISSUANCES NO.	DESCRIPTION	DATE
DESIGN REVIEW		08/22/2025
SUBMITTAL		
PC2 PLAN CHECK		11/26/2025
COMMENT RESPONSE #2		

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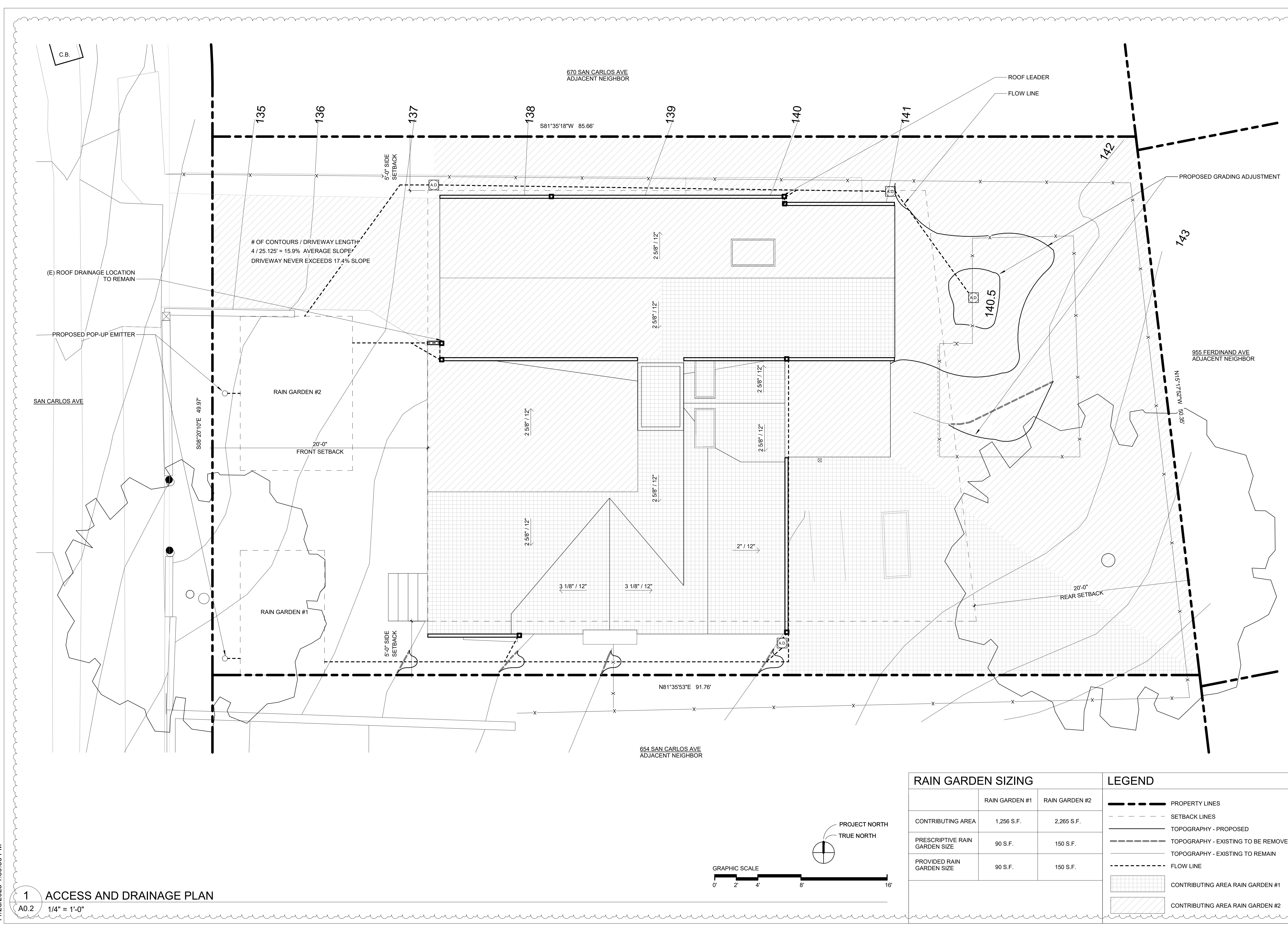
**ACCESS & DRAINAGE PLAN**

JOB NAME  
**SAN CARLOS**

SCALE  
1/4" = 1'-0"

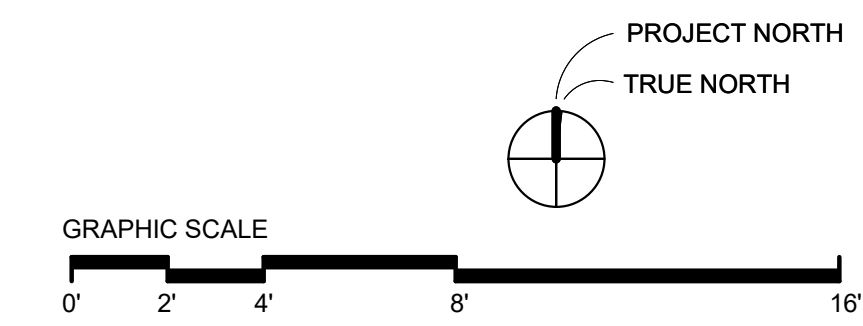
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**A0.2**



	RAIN GARDEN #1	RAIN GARDEN #2
CONTRIBUTING AREA	1,256 S.F.	2,265 S.F.
PRESCRIPTIVE RAIN GARDEN SIZE	90 S.F.	150 S.F.
PROVIDED RAIN GARDEN SIZE	90 S.F.	150 S.F.

LEGEND	
	PROPERTY LINES
	SETBACK LINES
	TOPOGRAPHY - PROPOSED
	TOPOGRAPHY - EXISTING TO BE REMOVED
	TOPOGRAPHY - EXISTING TO REMAIN
	FLOW LINE
	CONTRIBUTING AREA RAIN GARDEN #1
	CONTRIBUTING AREA RAIN GARDEN #2



11/26/2025 1:50:50 PM

**GENERAL NOTES**

- NO EXISTING TREES TO BE REMOVED.
- NO EXISTING TREES ARE LOCATED NEAR WHERE EXCAVATION WORK IS BEING DONE.

TREE TABLE		
LABEL	1	2
DBH	9"	15"
GENUS	BETULA	PRUNUS
SPECIES	B. UTILIS VAR. JACQUEMONTII	PRUNUS SPP.
COMMON NAME	HIMALAYAN BIRCH	WILD PLUM



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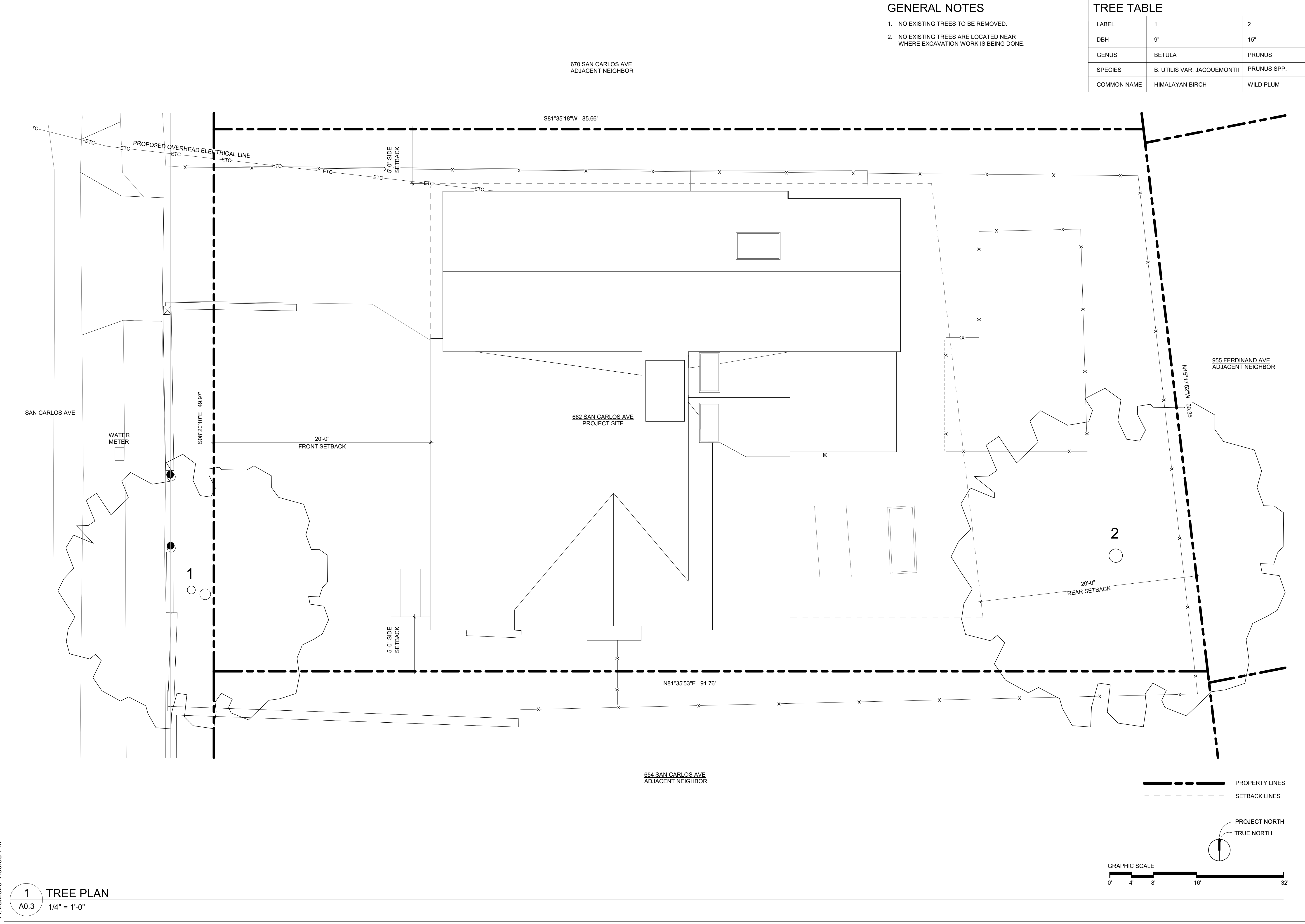
**SAN CARLOS**  
 662 SAN CARLOS AVE. EL GRANADA, CA 94018



TREE PLAN

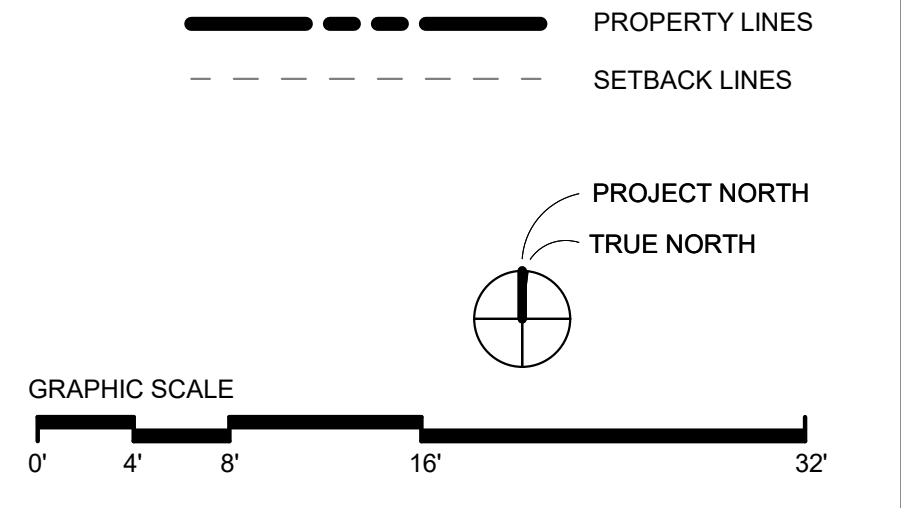
JOB NAME: SAN CARLOS  
 SCALE: 1/4" = 1'-0" DRAWN BY: MB

SHEET: **A0.3**



11/26/2025 1:50:50 PM

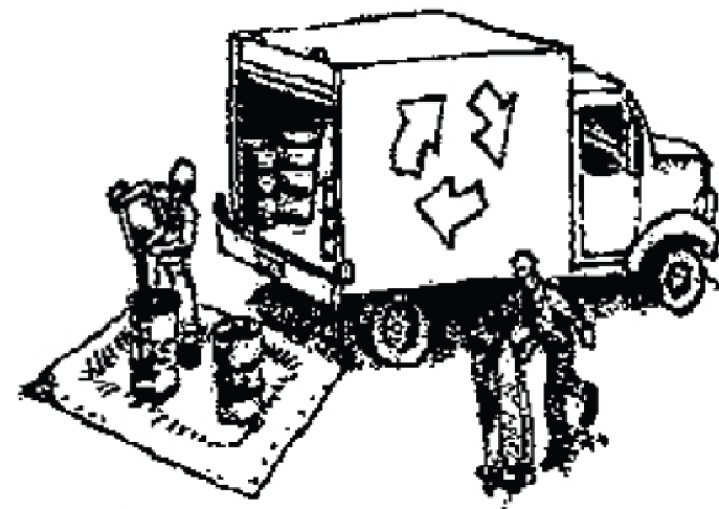
**1** TREE PLAN  
 A0.3 1/4" = 1'-0"



# 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

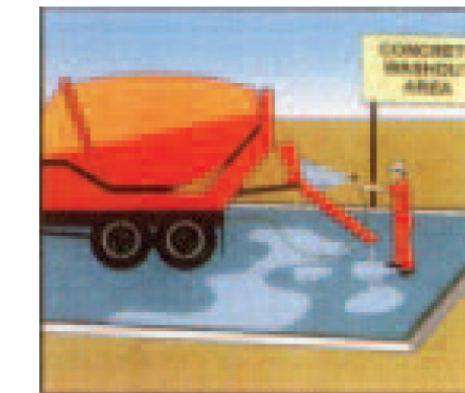


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

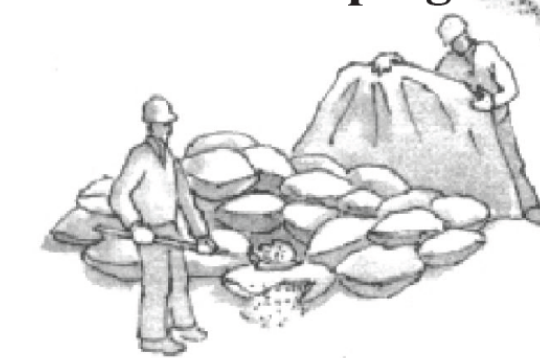
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

## Concrete, Grout & Mortar Application



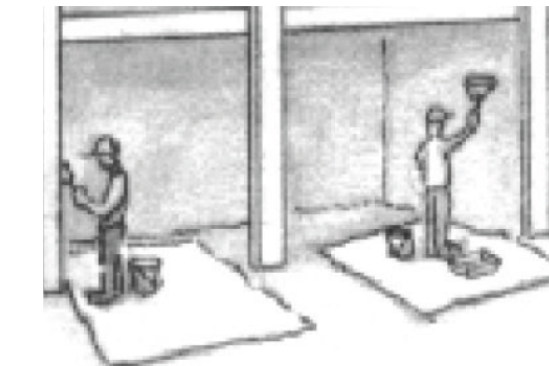
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

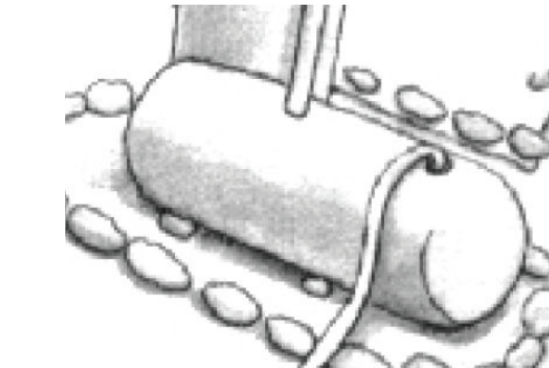
## Painting & Paint Removal



### 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.

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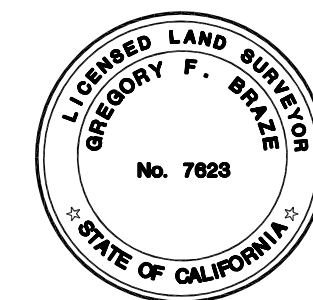
BEST  
MANAGEMENT  
PRACTICES

JOB NAME  
SAN CARLOS

SCALE  
DRAWN BY  
MB, JY

SHEET

A0.4



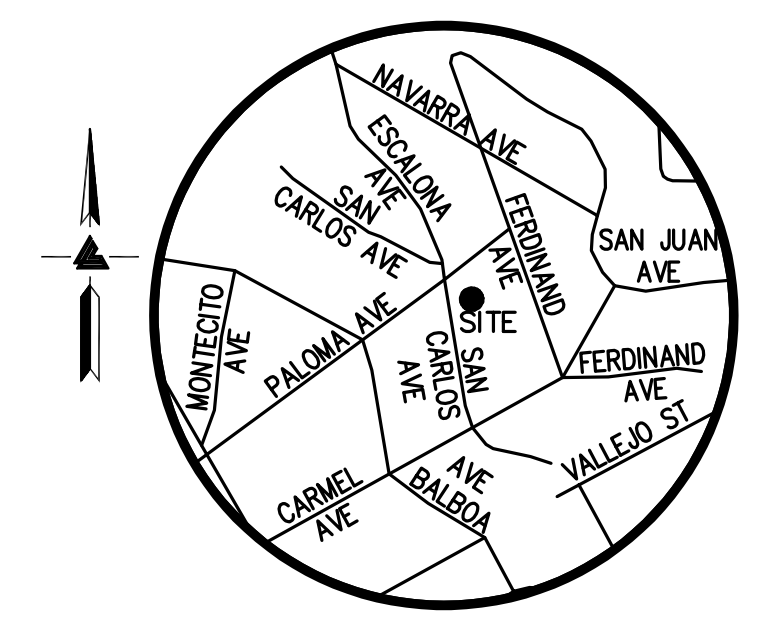
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 ROSEVILLE  
 LEAKSON  
 SAN JOSE  
 SAN LUIS OBISPO  
 WWW.LEABRAZE.COM

662 SAN CARLOS AVENUE  
 EL GRANADA  
 CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2250188
DATE:	3-17-25
SCALE:	1"=8'
BNDY BY:	KR
FIELD BY:	JC
DRAWN BY:	KF
SHEET NO:	

**SU1**  
 1 OF 1 SHEETS



VICINITY MAP  
 NO SCALE

**LEGEND AND NOTES**

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC - ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x - FENCE LINE
- FLOW LINE
- SS - SANITARY SEWER LINE
- ⊕ - BENCHMARK
- BW - BOTTOM RETAINING WALL
- CB - CATCH BASIN
- EM - ELECTRICAL METER
- FF - FINISH FLOOR
- FL - FLOW LINE
- ⊕ - FIRE HYDRANT
- INV - INVERT
- β - JOINT POLE
- M- - MULTI-TRUNK TREE
- RP - ROOF PEAK
- SSMH - SANITARY SEWER MAINTENANCE HOLE
- TC - TOP OF CURB
- TOS - TOP OF SLAB
- TW - TOP OF RETAINING WALL
- WM - WATER METER
- xxx.xx - SPOTGRADE
- ASPHALT
- CONCRETE
- PAVERS
- STONE
- WOOD

**FEMA FLOOD NOTE**

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)  
 FLOOD INSURANCE RATE MAP No.: 06081C0138F  
 EFFECTIVE DATE: AUGUST 2, 2017

**EASEMENT NOTE**

NO EASEMENTS ARE LISTED IN PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY ORDER NO. 0373008023-MW DATED SEPTEMBER 4, 2019

**UTILITY NOTE**

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

**SITE BENCHMARK**

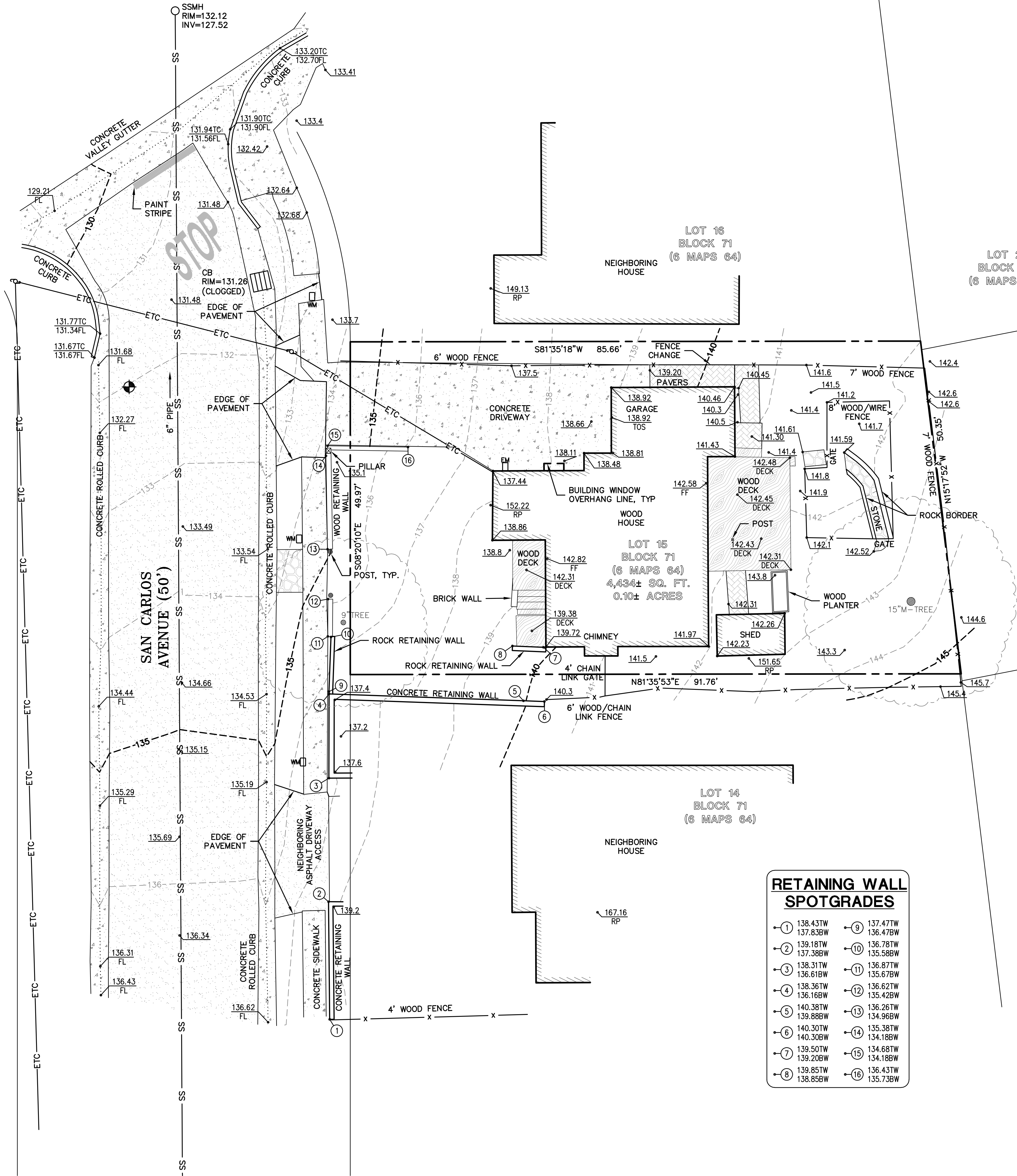
SURVEY CONTROL POINT  
 MAG AND SHINER SET IN ASPHALT  
 ELEVATION = 132.18'  
 (ASSUMED)

**TREE NOTE**

TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

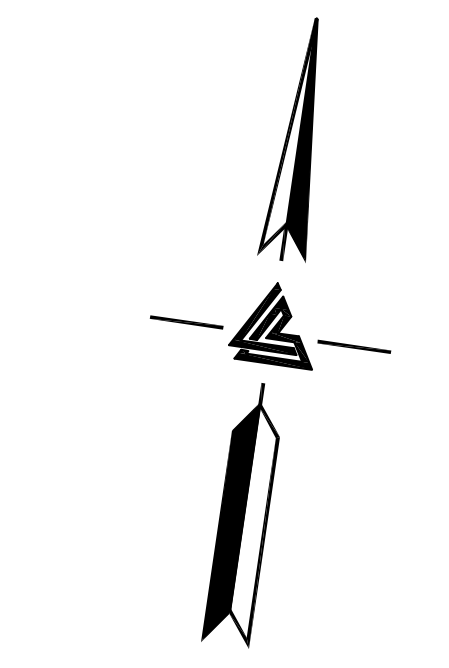
**NOTES**

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).  
 THE AREA OF THE SURVEYED LOT IS 4,434± SQUARE FEET / 0.10± ACRES



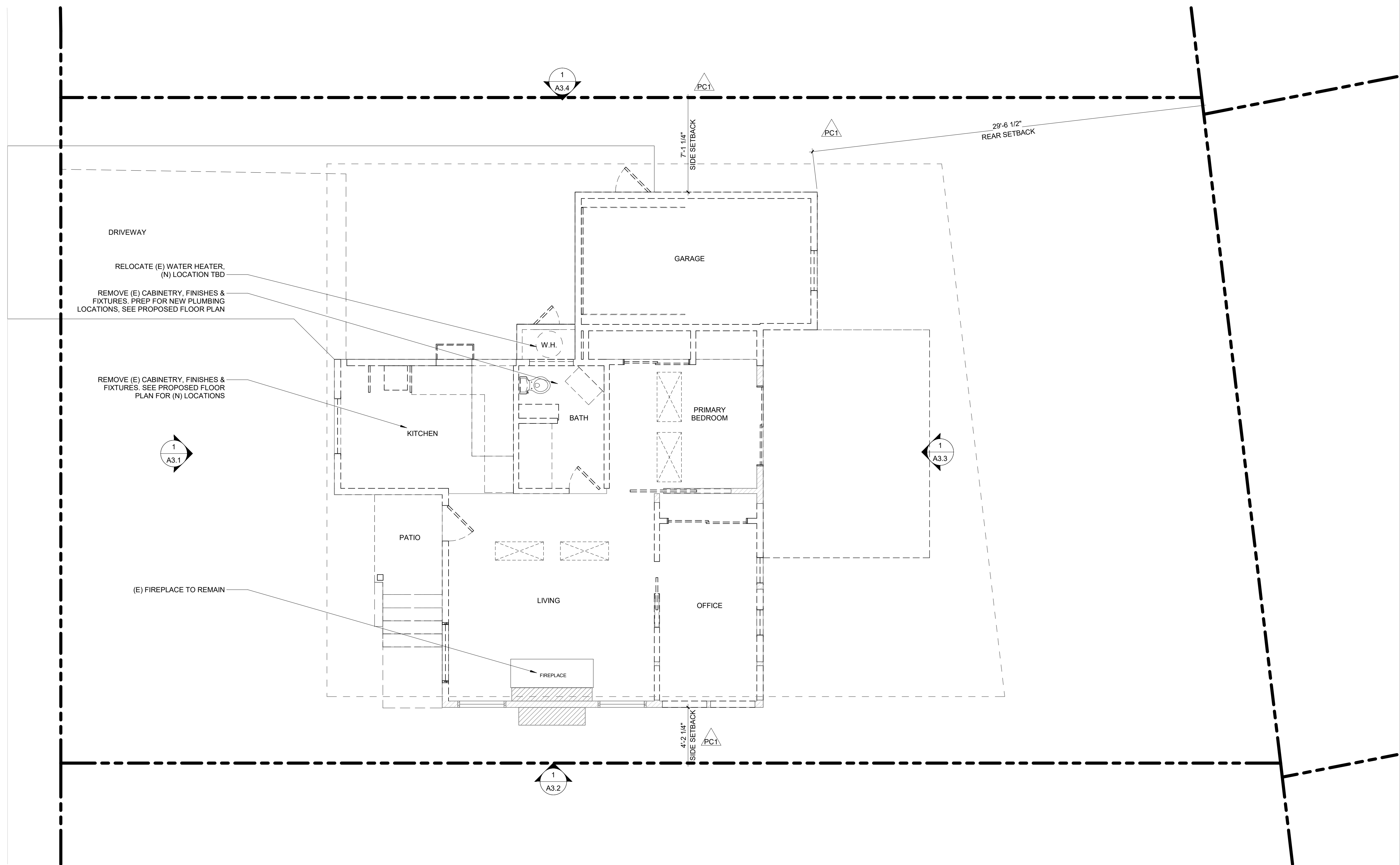
**RETAINING WALL SPOTGRADES**

- ① 138.43TW
- ② 139.18TW
- ③ 138.31TW
- ④ 138.36TW
- ⑤ 140.38TW
- ⑥ 140.30TW
- ⑦ 139.50TW
- ⑧ 139.85TW
- ⑨ 137.47TW
- ⑩ 136.78TW
- ⑪ 136.87TW
- ⑫ 136.62TW
- ⑬ 136.26TW
- ⑭ 135.38TW
- ⑮ 134.68TW
- ⑯ 136.43TW



0 4 8 16  
 SCALE: 1" = 8'

ISSUANCES NO.	DESCRIPTION	DATE
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SUBMITTAL		
PC1 PLAN CHECK		10/02/2025
COMMENT RESPONSE		



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EXISTING/ DEMO FLOOR PLAN

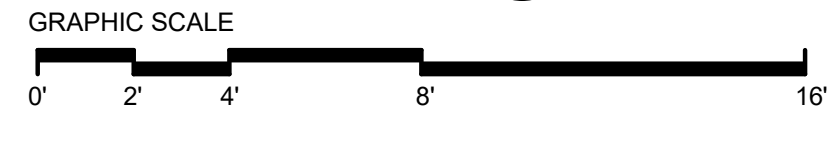
**LEGEND**

(E) WALL

DEMO WALL

PROJECT NORTH

TRUE NORTH



11/26/2025 1:50:51 PM

1 EXISTING/ DEMO FLOOR PLAN - ENTRY LEVEL  
A1.1 1/4" = 1'-0"

JOB NAME	SAN CARLOS
SCALE	1/4" = 1'-0"
DRAWN BY	MB, JY

SHEET  
**A1.1**

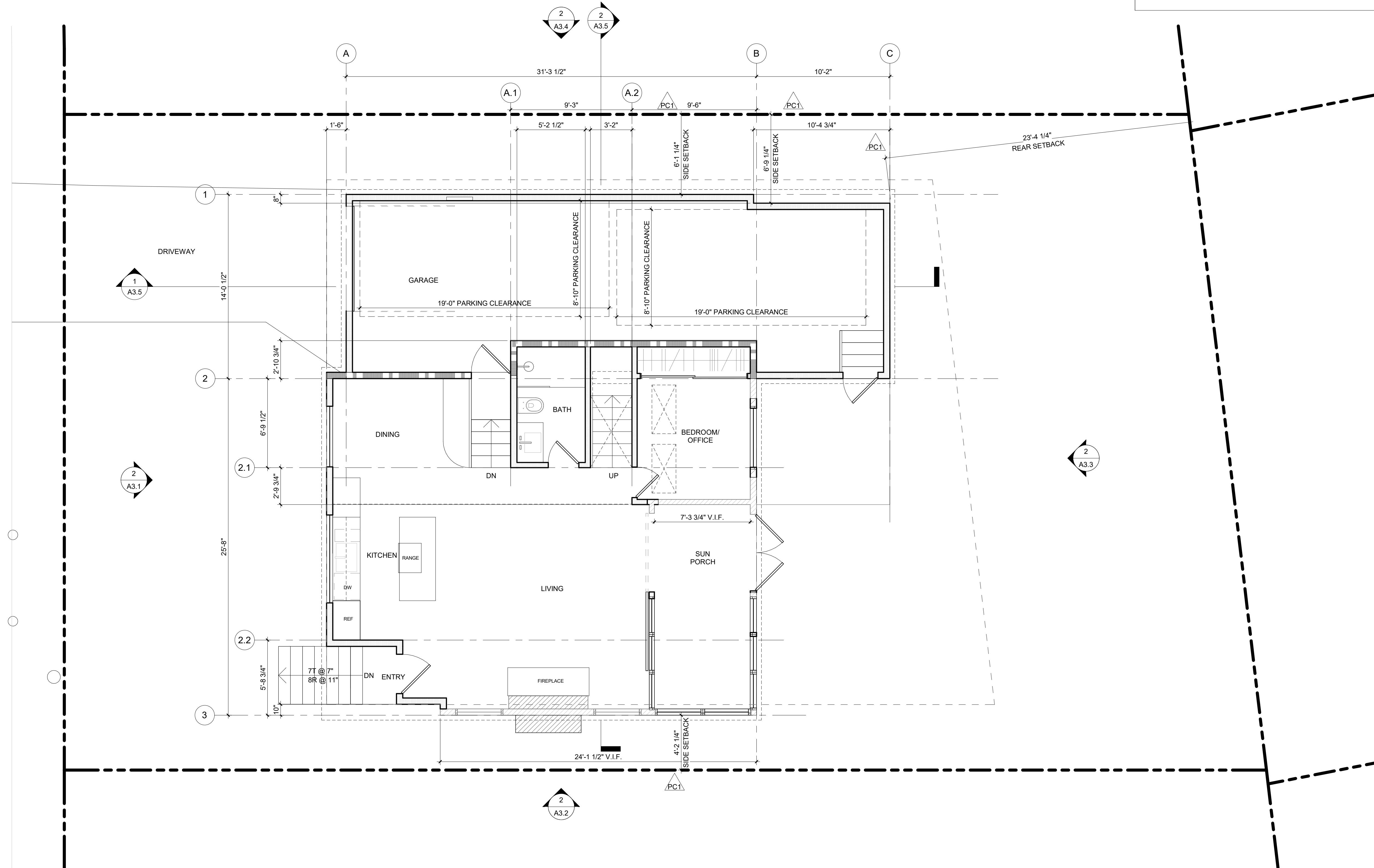
**GENERAL NOTES**

1. REFER TO COVER SHEET FOR FLOOR AREA CALCULATIONS



330 17TH STREET | UNIT 1811  
OAKLAND | CA 94612  
(818) 314-7301 | www.ekva.archi

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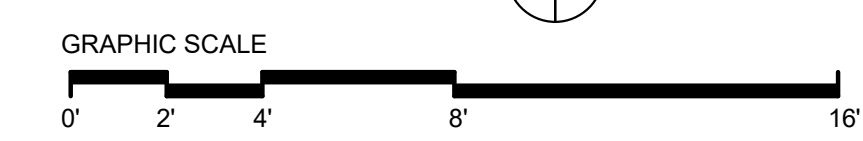


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PROPOSED FLOOR PLAN

**LEGEND**

- (E) WALL
- PROPOSED WALL
- 1-HOUR RATED WALL
- PROJECT NORTH
- TRUE NORTH



11/26/2025 1:50:51 PM

**1** PROPOSED FLOOR PLAN - ENTRY LEVEL  
A2.1 1/4" = 1'-0"

JOB NAME  
**SAN CARLOS**

SCALE 1/4" = 1'-0" DRAWN BY MB, JY

SHEET

**A2.1**

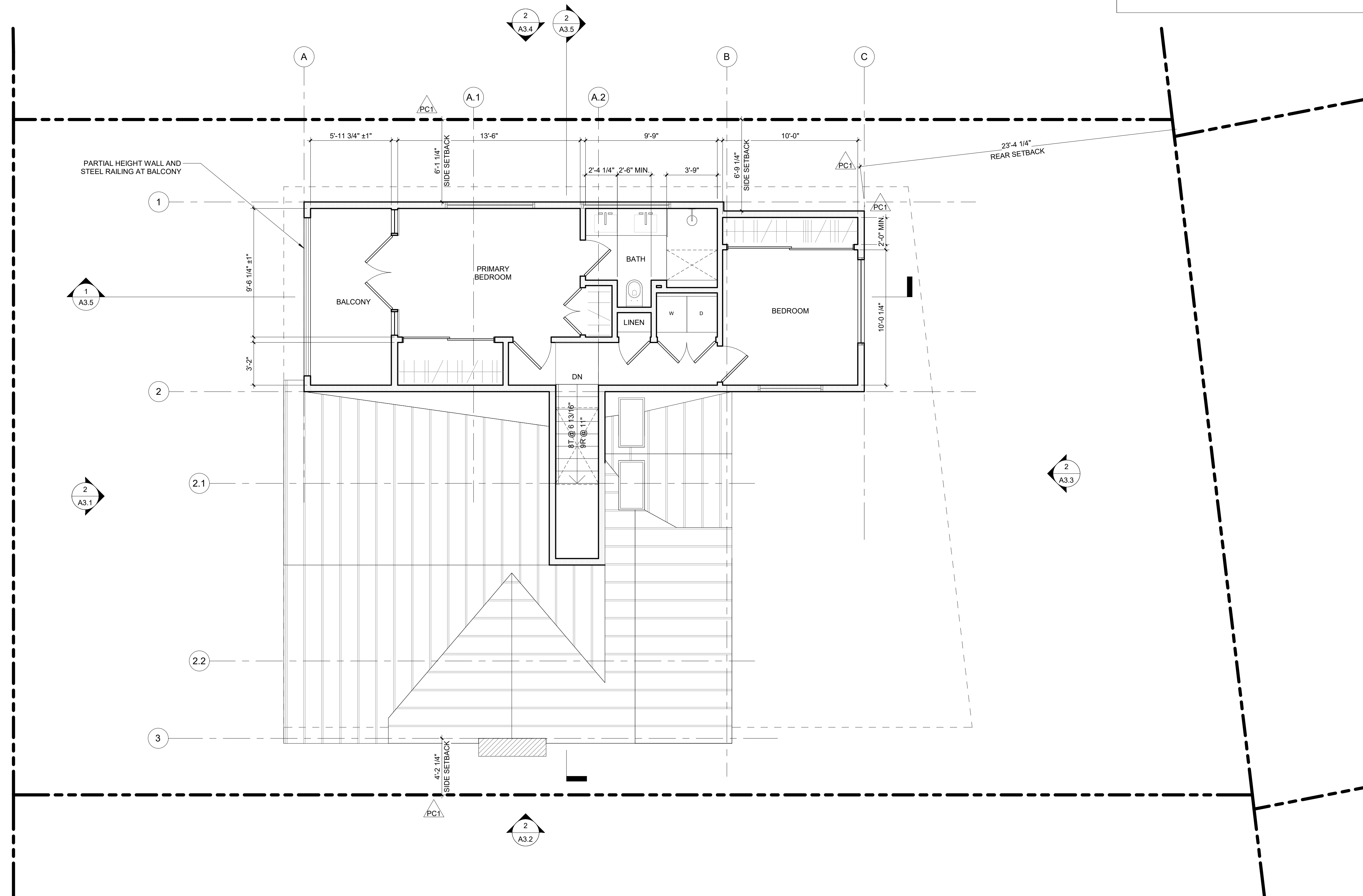
**GENERAL NOTES**

1. REFER TO COVER SHEET FOR FLOOR AREA CALCULATIONS



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**PROPOSED UPPER FLOOR PLAN**

JOB NAME  
**SAN CARLOS**

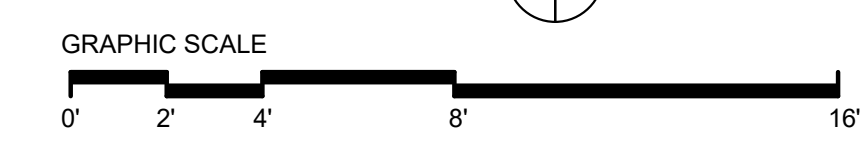
SCALE  
1/4" = 1'-0"

DRAWN BY  
MB, JY

SHEET  
**A2.2**

**LEGEND**

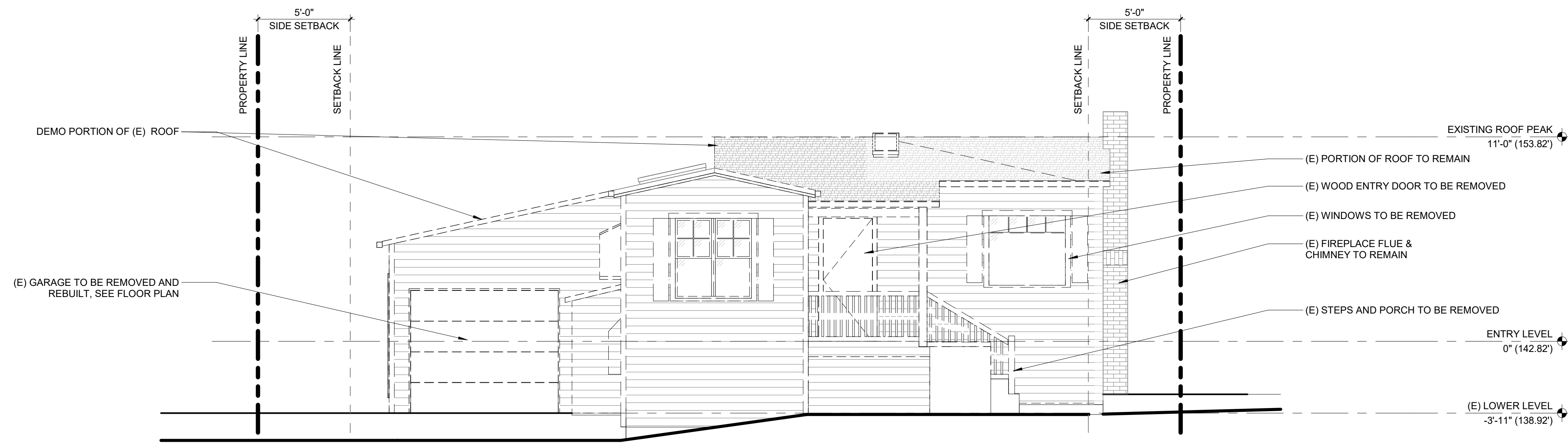
- (E) WALL
- PROPOSED WALL
- 1-HOUR RATED WALL
- PROJECT NORTH
- TRUE NORTH



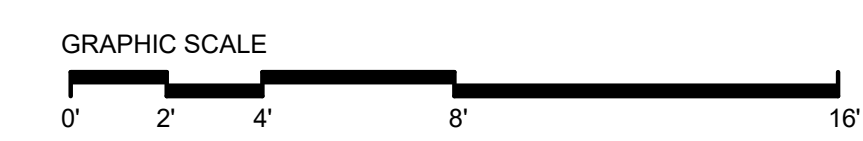
11/26/2025 1:50:51 PM

**1** PROPOSED FLOOR PLAN - UPPER LEVEL  
A2.2 1/4" = 1'-0"

ISSUANCES	NO.	DESCRIPTION	DATE
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**1** EXISTING EXTERIOR ELEVATION - WEST  
A3.1 1/4" = 1'-0"



**2** EXTERIOR ELEVATION - WEST  
A3.1 1/4" = 1'-0"

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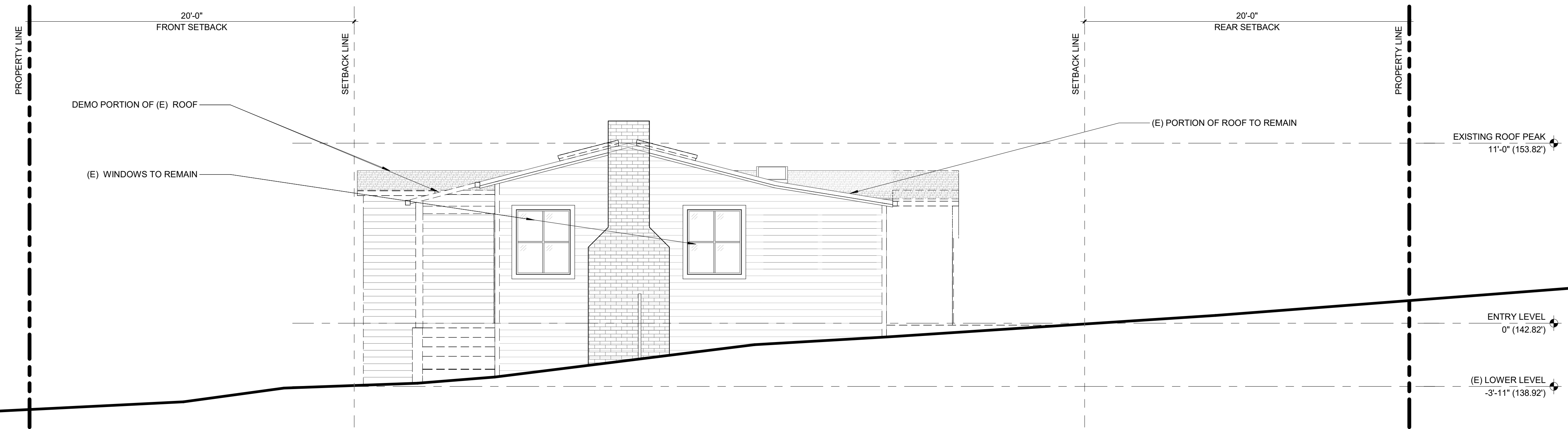
EXISTING/  
PROPOSED  
ELEVATIONS

JOB NAME  
SAN CARLOS

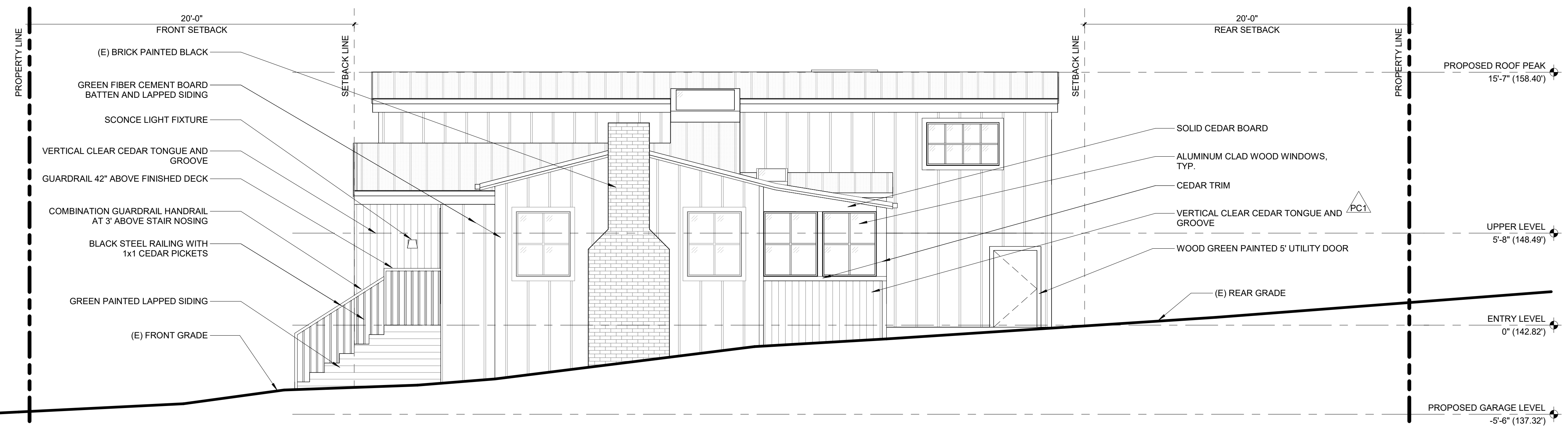
SCALE 1/4" = 1'-0" DRAWN BY MB

SHEET  
**A3.1**

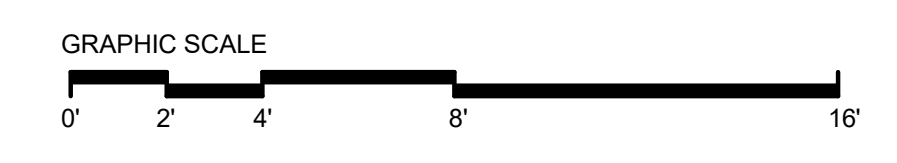
ISSUANCES	NO.	DESCRIPTION	DATE
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PC1	PLAN CHECK		10/02/2025
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**1** EXISTING EXTERIOR ELEVATION - SOUTH  
A3.2 1/4" = 1'-0"



**2** EXTERIOR ELEVATION - SOUTH  
A3.2 1/4" = 1'-0"



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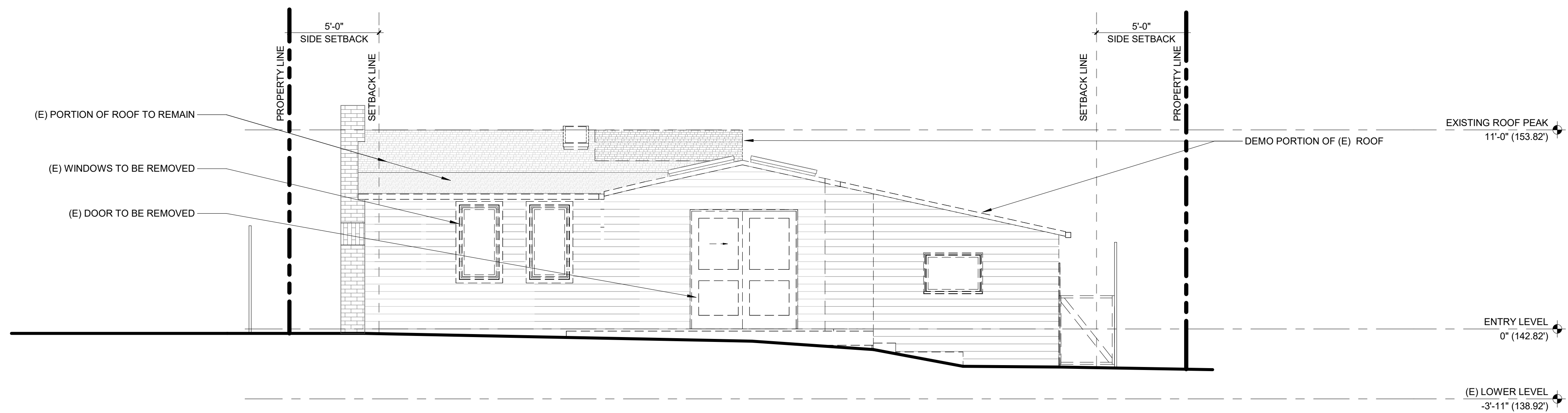
EXISTING/  
PROPOSED  
ELEVATIONS

JOB NAME  
SAN CARLOS

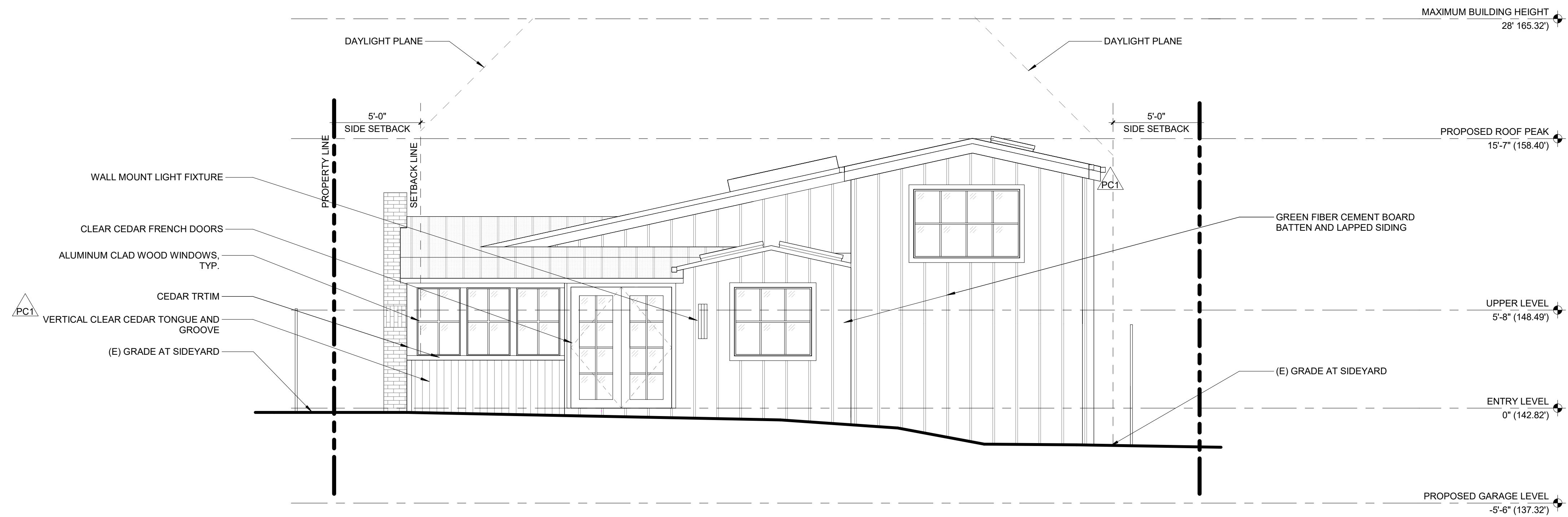
SCALE 1/4" = 1'-0" DRAWN BY MB

SHEET  
**A3.2**

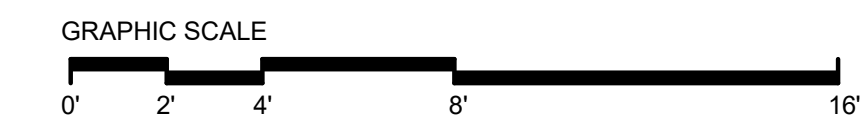
ISSUANCES	NO.	DESCRIPTION	DATE
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PC1	PLAN CHECK		10/02/2025
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**1** EXISTING EXTERIOR ELEVATION - EAST  
A3.3 1/4" = 1'-0"



**2** EXTERIOR ELEVATION - EAST  
A3.3 1/4" = 1'-0"



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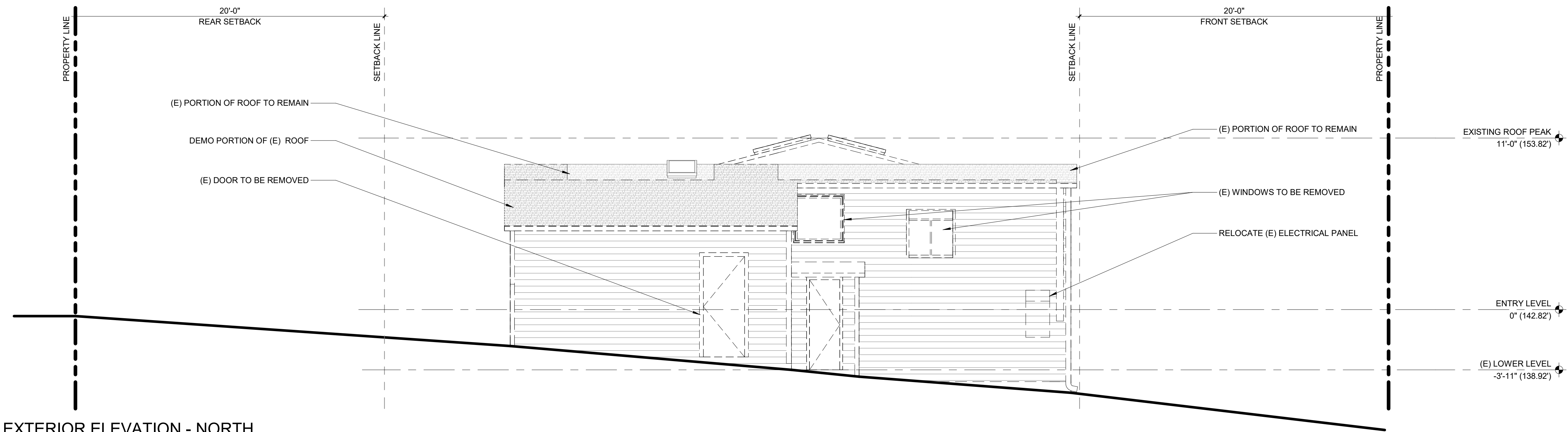
EXISTING/  
PROPOSED  
ELEVATIONS

JOB NAME  
SAN CARLOS

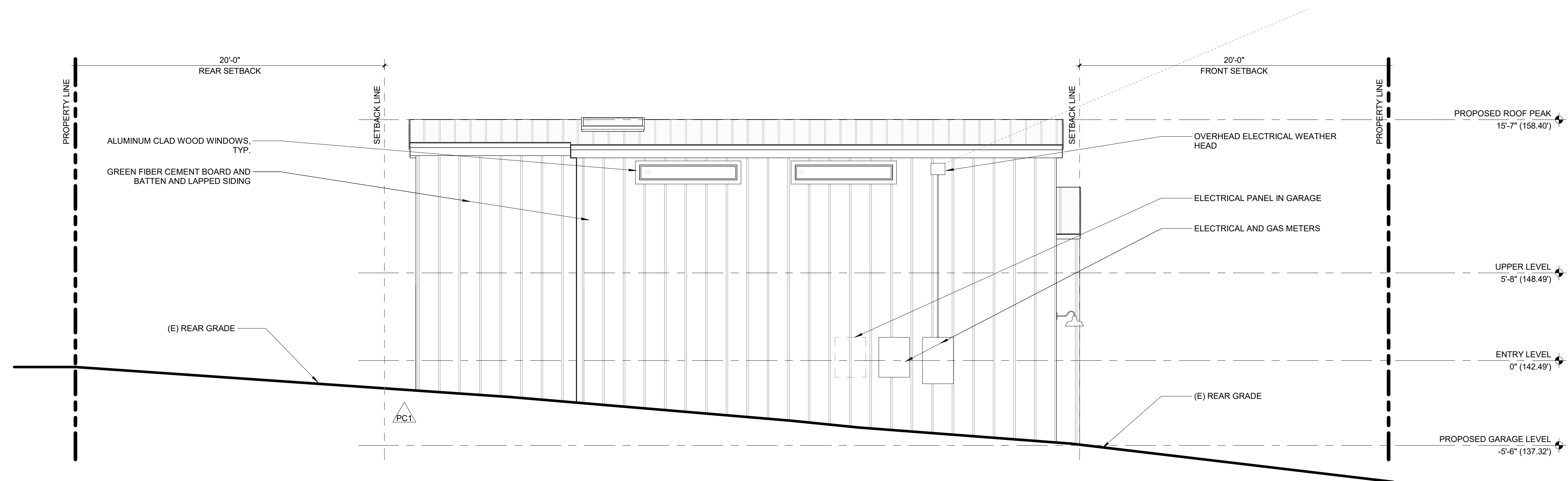
SCALE 1/4" = 1'-0" DRAWN BY MB

SHEET  
**A3.3**

ISSUANCES		
NO.	DESCRIPTION	DATE
	DESIGN REVIEW	08/22/2025
	SUBMITTAL	
PC1	PLAN CHECK COMMENT RESPONSE	10/02/2025



**1** EXISTING EXTERIOR ELEVATION - NORTH  
A3.4 1/4" = 1'-0"



**2** EXTERIOR ELEVATION - NORTH  
A3.4 1/4" = 1'-0"

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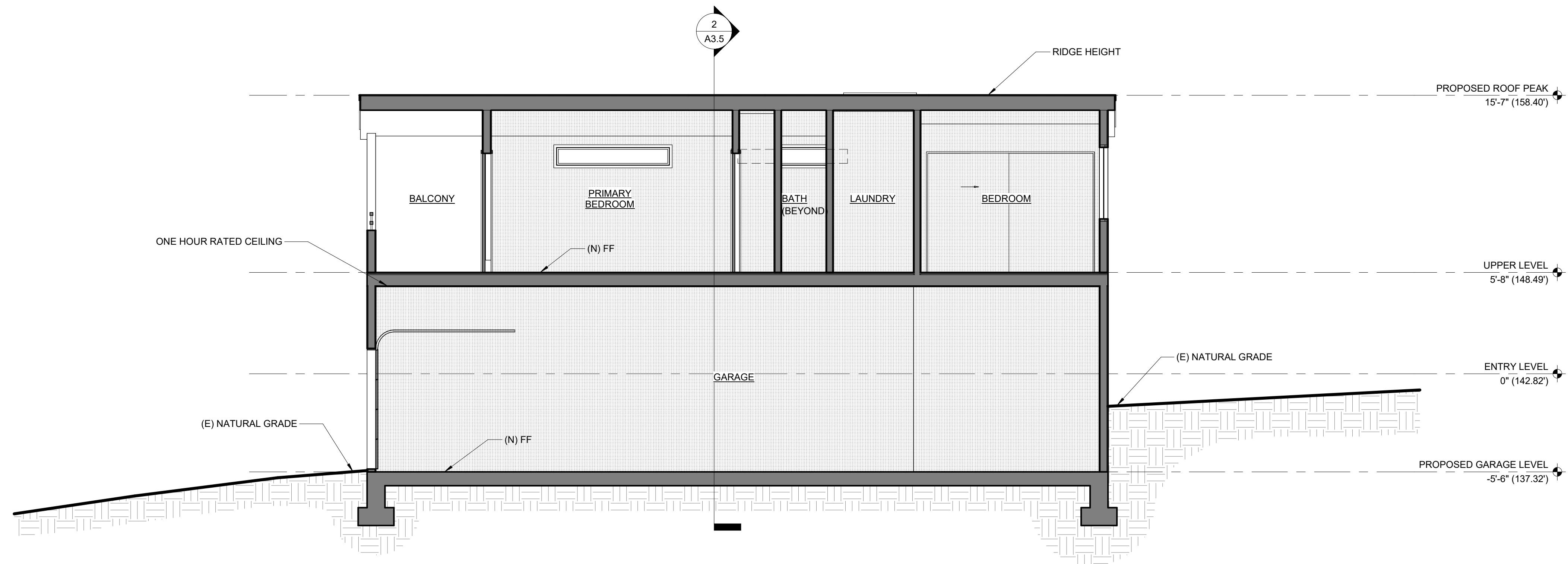
EXISTING/  
PROPOSED  
ELEVATIONS

JOB NAME  
SAN CARLOS

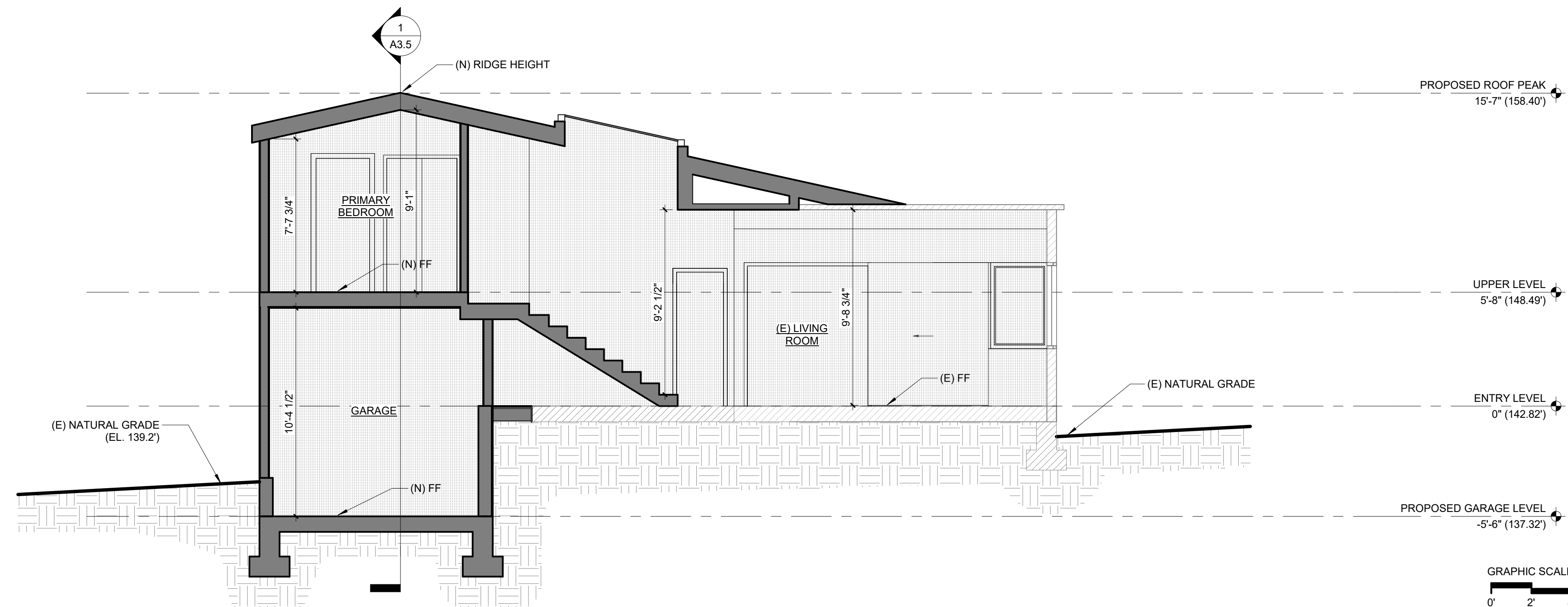
SCALE 1/4" = 1'-0" DRAWN BY MB

SHEET  
**A3.4**

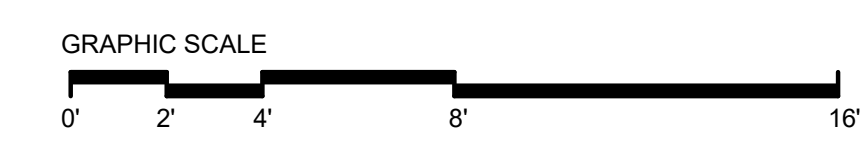
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**1** BUILDING SECTION - EAST-WEST  
A3.5 1/4" = 1'-0"



**2** BUILDING SECTION - NORTH-SOUTH  
A3.5 1/4" = 1'-0"



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BUILDING SECTIONS

JOB NAME  
SAN CARLOS

SCALE 1/4" = 1'-0" DRAWN BY MB

SHEET  
**A3.5**