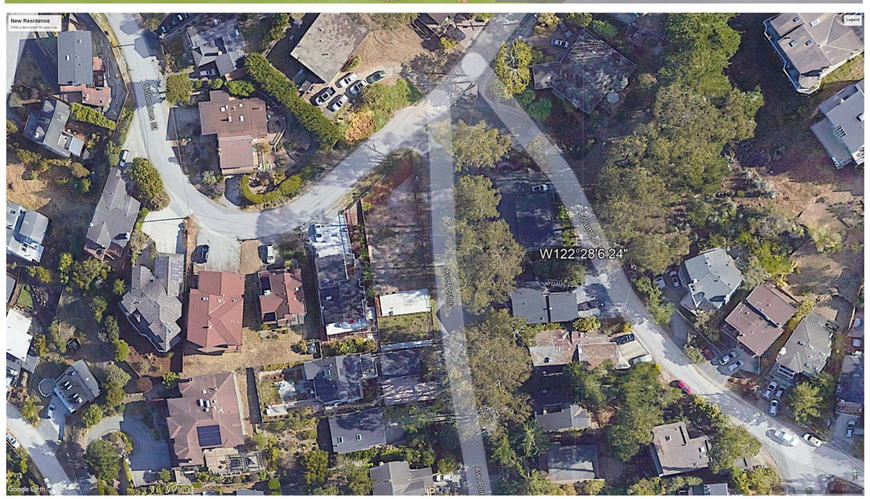






SITE DATA

APN: 047-222-310
ZONING: R-1/S-17/CD/DR
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3/U
PLN:
BLD:

APPLICABLE CODES

SAN MATEO COUNTY

SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA BUILDING CODE AND AMENDMENTS
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025CALIFORNIA ELECTRICAL CODE
2025CALIFORNIA ENERGY CODE
2025CALIFORNIA FIRE CODE
2025CALIFORNIA GREEN BUILDING STANDARDS CODE
ANY APPLICABLE COUNTY CODES, ORDINANCES, OR AMENDMENTS
TO THE CALIFORNIA BUILDING CODE

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5061		5061		5061		5061	
PARCEL COVERAGE			1441	28.5	1441	34.0	1772	35.0
FLOOR AREA			FIRST FLOOR 569 SECOND FLOOR 1103 THIRD FLOOR 601 GARAGE 408		FIRST FLOOR 569 SECOND FLOOR 1103 THIRD FLOOR 601 GARAGE 408			
			TOTAL 2681	53.0	TOTAL 2681	53.0	2682	53.0

SCOPE OF WORK:
CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE AND JADU.

OWNER:
DANIEL ZOUGHBIE
650-823-6599
danielzoughbie@gmail.com

ARCHITECT:
EDWARD C LOVE, ARCHITECT
116 N CABRILLO HWY
650.728.7615
HALF MOON BAY, CA 94019

SURVEYOR:
BGT LAND SURVEYING
871 WOODSIDE WAY
SAN MATEO, CA 94401
650-212-1030
bgtinfo@bgtsurveying.com

NOTE:

Fire sprinklers required under separate permit.

Lift/elevator under separate permit.

Solar PV panels system under separate permit.

Railing by Others under separate permit.

REQUIRED SPECIAL INSPECTIONS:

FIELD WELDS

PIERS

GRADE BEAMS

Sheet List

Sheet Number	Sheet Name
A001	Cover Sheet
A002	Additional Notes
GB1	CA Green Building Standards
GB2	CA Green Building Standards
SU-1	Survey
A003	Site Plan Existing
A004	Site Plan Proposed
C1	Grading & Drainage
C3	BMP
A101	First Floor Plan
A102	Second Floor Plan
A103	Third Floor Plan
A104	Roof Plan
A201	Elevations - South & West
A202	Elevations - North & East
A203	Door & Window Schedule
A301	Section Views
A503	Details
A505	Details - Lift
A506	Matenal Sheet
LP101	Landscape Plan



ASSESSOR'S MAP (NO SCALE)

REVISIONS

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& Associates
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coltonpalmer@ecl-associates.com

New Residence for
Avenue Portola & Columbus
El Granada, CA

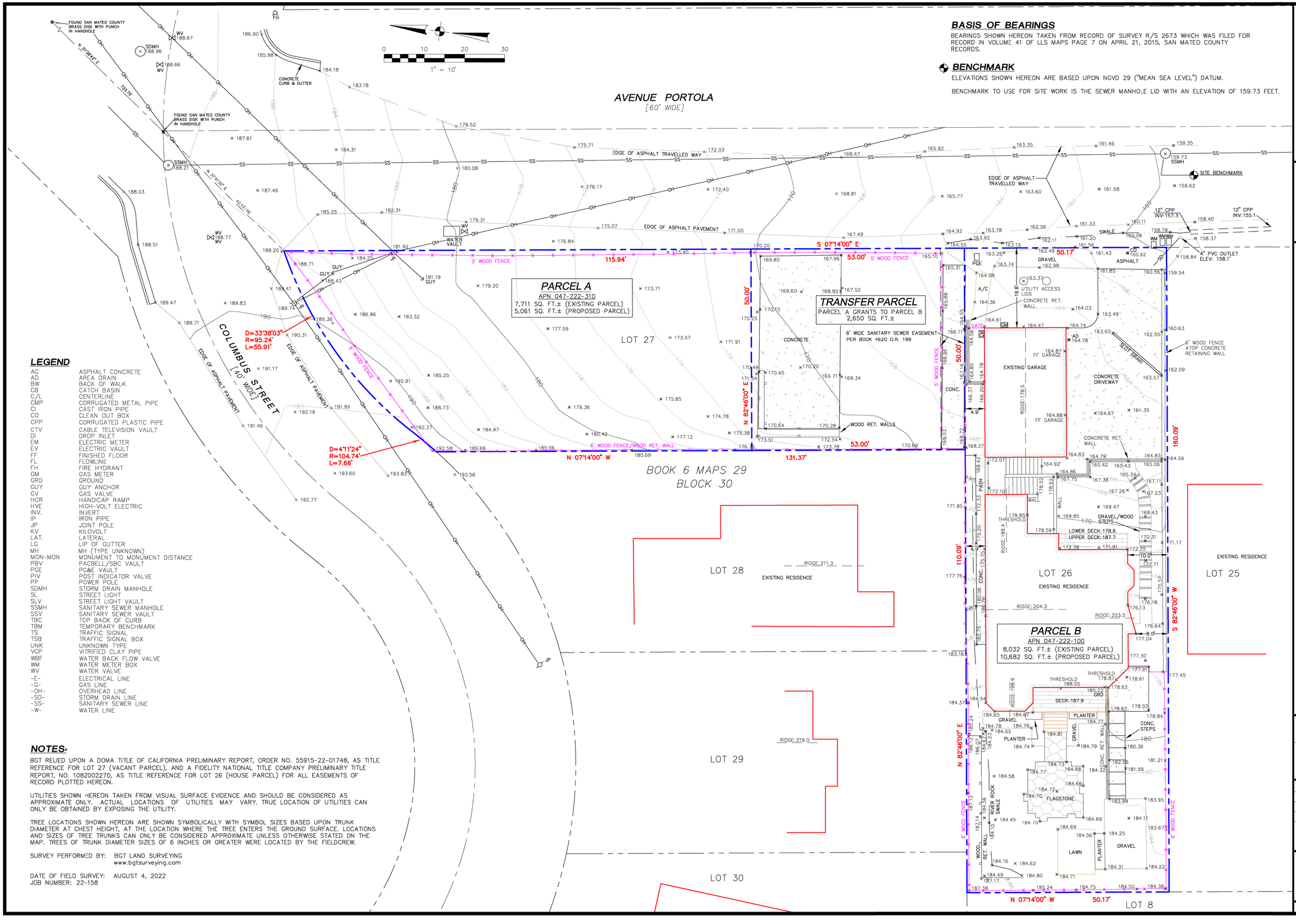
Cover Sheet

FOR REVIEW ONLY

DATE: 9/17/2026
SCALE: 1/2" = 1'-0"
DRAWN: Boon
JOB:
SHEET: A001
OF SHEETS

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LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION VAULT
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	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
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
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM RECORD OF SURVEY R/S 2673 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 159.73 FEET.

NOTES:

BGT RELIED UPON A DOMA TITLE OF CALIFORNIA PRELIMINARY REPORT, ORDER NO. 55915-22-01748, AS TITLE REFERENCE FOR LOT 27 (VACANT PARCEL), AND A FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT, NO. 1082002270, AS TITLE REFERENCE FOR LOT 26 (HOUSE PARCEL) FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

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 FIELDCREW.

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

DATE OF FIELD SURVEY: AUGUST 4, 2022
JOB NUMBER: 22-158

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bginfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRIAN G. TAYLOR
NO. 8531
STATE OF CALIFORNIA

SURVEY

LOTS 26-27, BLOCK 30, 6 MAPS 29 AS SHOWN ON 41 LLS 7 (R/S 2673)

477 AVENUE PORTOLA & VACANT LOT

EL GRANADA, COUNTY OF SAN MATEO, CALIFORNIA

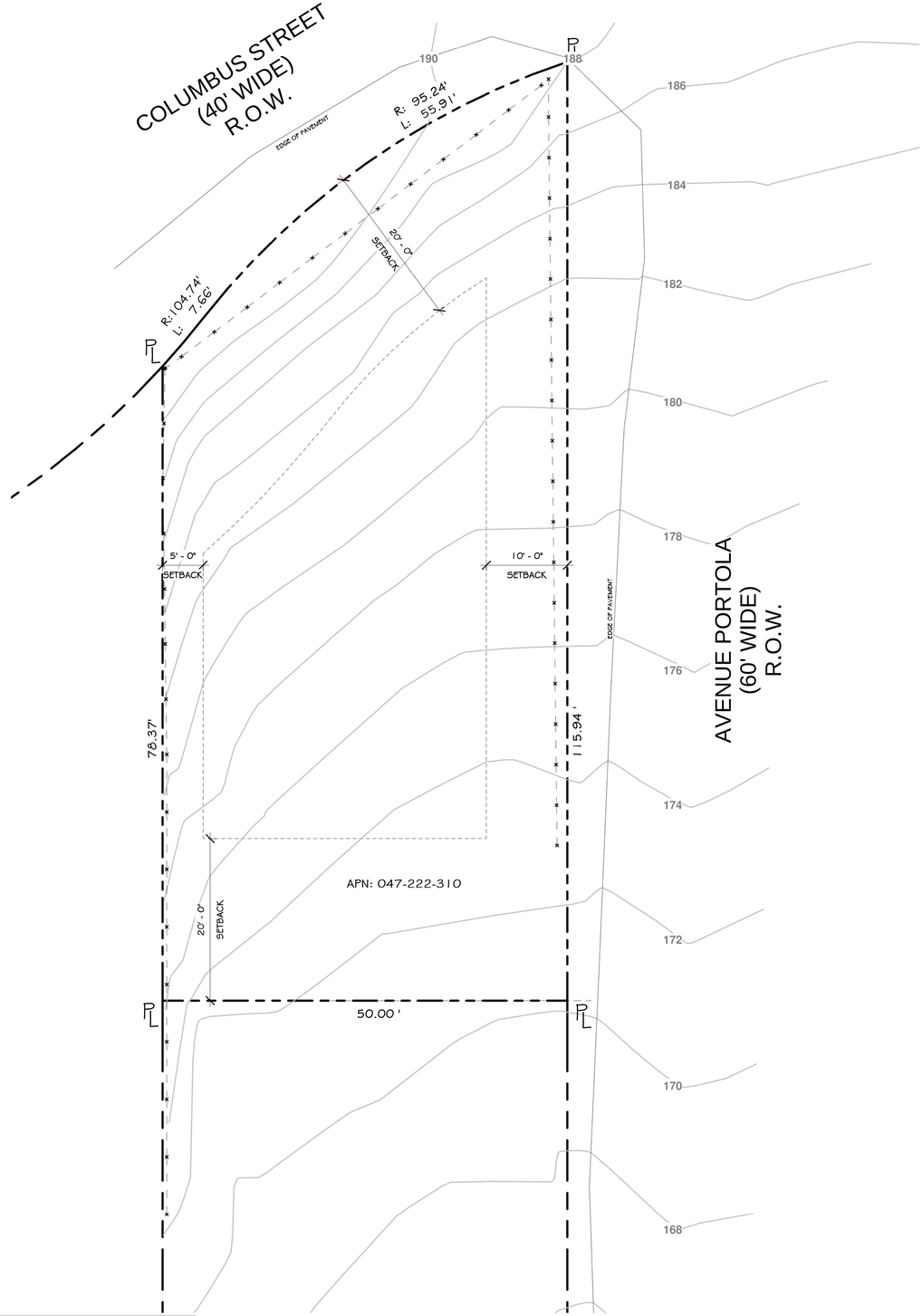
Assessor Parcel Number:
047-222-100
047-222-310

Prepared For:
LORIEN FRENCH
PO BOX 2486
EL GRANADA, CA 94018

Date:	AUGUST 2022
Scale:	1" = 10'
Contour Interval:	2'
Drawn by:	BGT
Revisions:	

SU-1

Job No. 22-158



1 Site - SP Existing
1/8" = 1'-0"

SEE C1 GRADING PLAN
FOR FREVISED GRADING

○DS : DOWNSPOUT

PROJECT NORTH

TRUE NORTH

* SEE ARBORIST REPORT

SITE PLANS ARE BASED ON THE SURVEY BY BGT DATED OCT 2016

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REVISIONS

2	Per Public Works 29 Nov 2018

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coltonpalmer@ecl-associates.com

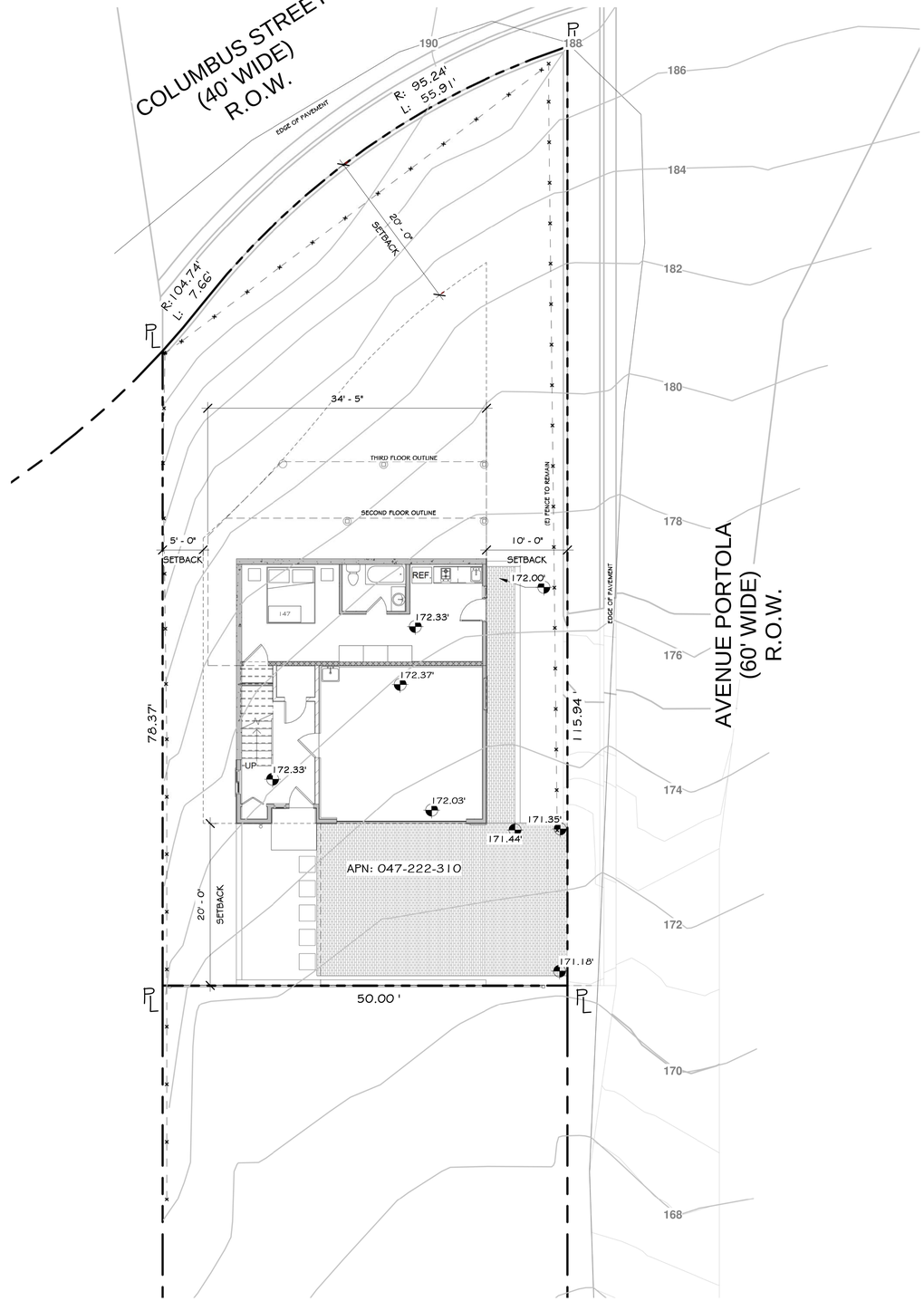
New Residence for
Avenue Portola & Columbus
El Granada, CA

Site Plan Existing

FOR REVIEW ONLY

DATE: 9/17/2026
SCALE: 1/8" = 1'-0"
DRAWN: BOON
JOB:
SHEET: A003
OF SHEETS

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1 Site - SP
1/8" = 1'-0"

○DS : DOWNSPOUT

PROJECT NORTH

TRUE NORTH

SEE C1 GRADING PLAN
FOR FREVISED GRADING

* SEE ARBORIST REPORT

SITE PLANS ARE BASED ON THE SURVEY BY BGT DATED OCT 2016

REVISIONS

2	Per Public Works 29 Nov 2018

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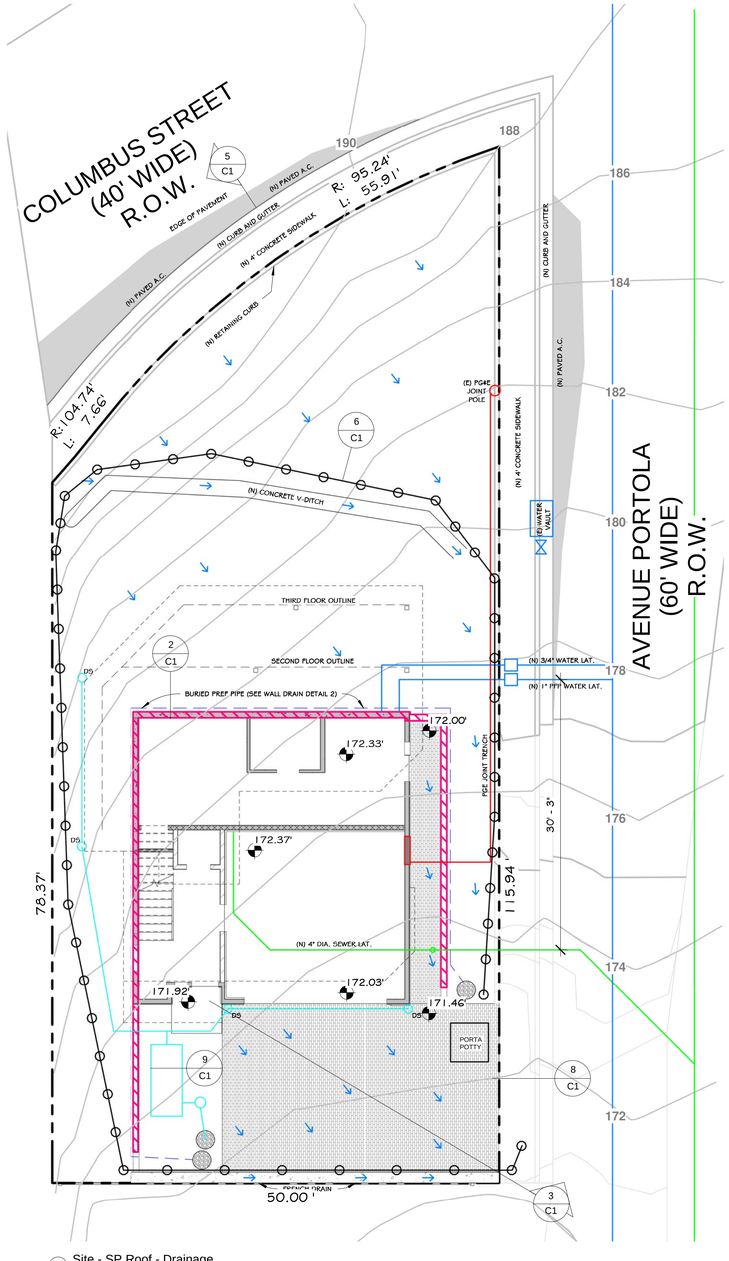
Site Plan Proposed

FOR REVIEW ONLY

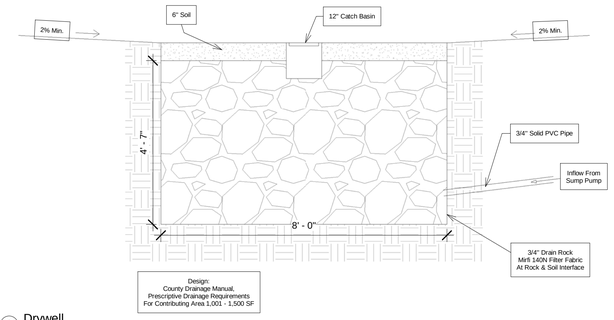
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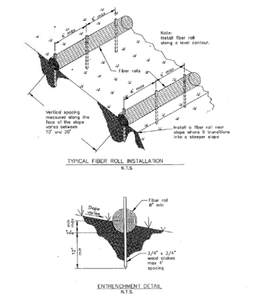
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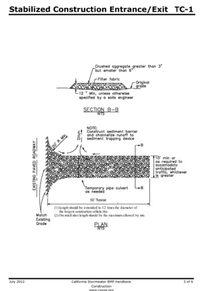
1 Site - SP Roof - Drainage
1/8" = 1'-0"



9 Drywell
1/2" = 1'-0"



6 Erosion Control
1/2" = 1'-0"



8 Concrete Entrance
3/4" = 1'-0"

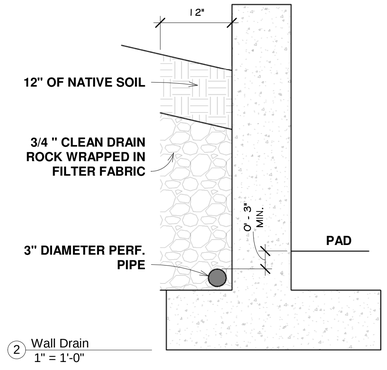
Legend

DS	Proposed Downspouts
81'	Proposed Spot Elevation
	4" Min. Solid Drain Pipe
	(N) Electrical
	(N) Gas Lines
	(N) Water Lines
	(N) Sewer Lines
	Direction of run off
	(N) Retaining Wall

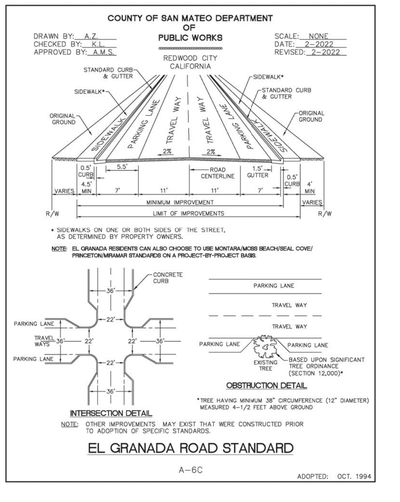
Drainage Legend
1 1/2" = 1'-0"

Estimated Earth Work:

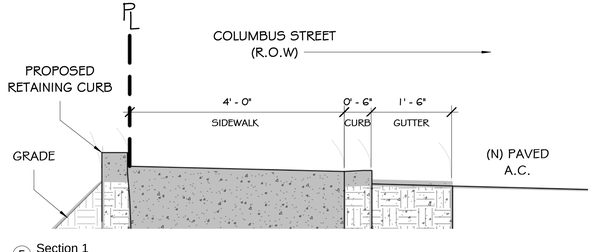
ESTIMATED EARTH : ESTIMATED EARTHWORK: ±25 C.Y. CUT / ±20 C.Y. FILL; ±5 C.Y. NET EXPORT. FINAL QUANTITIES TO BE VERIFIED BY CONTRACTOR.



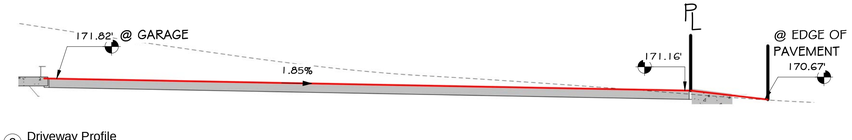
2 Wall Drain
1" = 1'-0"



7 Street & Curb SMC Standard
1" = 1'-0"



5 Section 1
3/4" = 1'-0"



3 Driveway Profile
1/4" = 1'-0"

General Notes:

1. Elevation datum assumed
2. Stormwater management construction inspections shall be scheduled for applicable drainage inspections, which include site clearance and erosion control measures installation as well as inspection of major drainage containment, treatment, and conveyance devices before being buried. Including required material labels, E.G. pipes, sub-grade materials, ETC. There will be three inspections, one for erosion control installation, one before drainage facilities are buried, and one for final walk around
3. All work in the public right of way requires the applicant to obtain an encroachment permit with the County of San Mateo Public Works Department."

Drainage Notes:

1. The intent of the drainage system is to provide a safe location for roof runoff, minimize moisture around foundations, and direct slopes so that Stormwater will not be diverted to adjacent properties
2. The new downspout drain pipe will lead to a sump pump and then directed to a dry well, as shown.
3. The new roof drainage pipes shall be a minimum of 4" in diameter, solid pipes sloped at a minimum of 1%
4. It is the responsibility of the owner to insure the drainage system is working properly. This can be accomplished by insuring all gutters , down spout lines, sump pump, and dry well are inspected every fall and periodically throughout the rainy season.

Grading Notes:

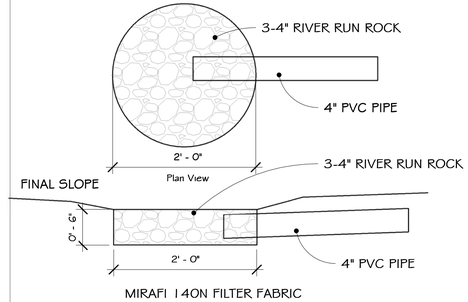
1. The Subgrade below all paved areas shall be baserock compacted to 95%
2. All grading shall conform to all local codes and ordinances
3. All trenches under proposed paved or concrete areas shall be backfilled to Subgrade elevation with compacted approved granular materials. Trenches in proposed landscape areas shall be within one foot of finished grade, then filled with hand tamped soils.

EROSION & SEDIMENT CONTROL NOTES:

- THERE WILL BE NO STOCKPILING OF SOIL. ALL EXCAVATED SOIL WILL BE HAULED OFF-SITE AS IT IS EXCAVATED.
- EARTH-MOVING AND CLEANING SHALL ONLY BE DONE DURING DRY WEATHER. ADEQUATE EROSION AND SEDIMENT CONTROL MUST BE INSTALLED BEFORE ANY EARTH MOVING ACTIVITIES OR CONSTRUCTION.
- EROSIAL CONTROL MATERIALS MUST BE ON-SITE DURING OFF SEASON.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR AROUND.

STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

- STORE, MANAGE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORM WATER.
- CONTROL AND PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- 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 METHOD.
- 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 DESIGNATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ECT.,SHALL NOT BE ENLARGED OR "RUNOVER".
- DUST CONTROL IS REQUIRED YEAR-AROUND
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- THERE ARE NO TREES OR DRIPLINES IN THE BUILDING AREA.



4 Energy Dissipator
1" = 1'-0"

REVISIONS

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coltonpalmer@ecl-associates.com

New Residence for
Avenue Portola & Columbus
El Granada, CA

Grading & Drainage

FOR REVIEW ONLY

DATE: 9/17/2026
SCALE: As indicated
DRAWN: Boon
JOB:
SHEET: C1
OF SHEETS

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



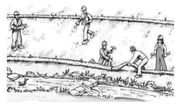
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

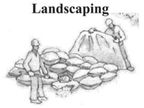
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



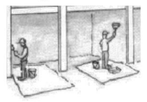
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

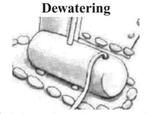
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

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

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.



Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

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El Granada, CA

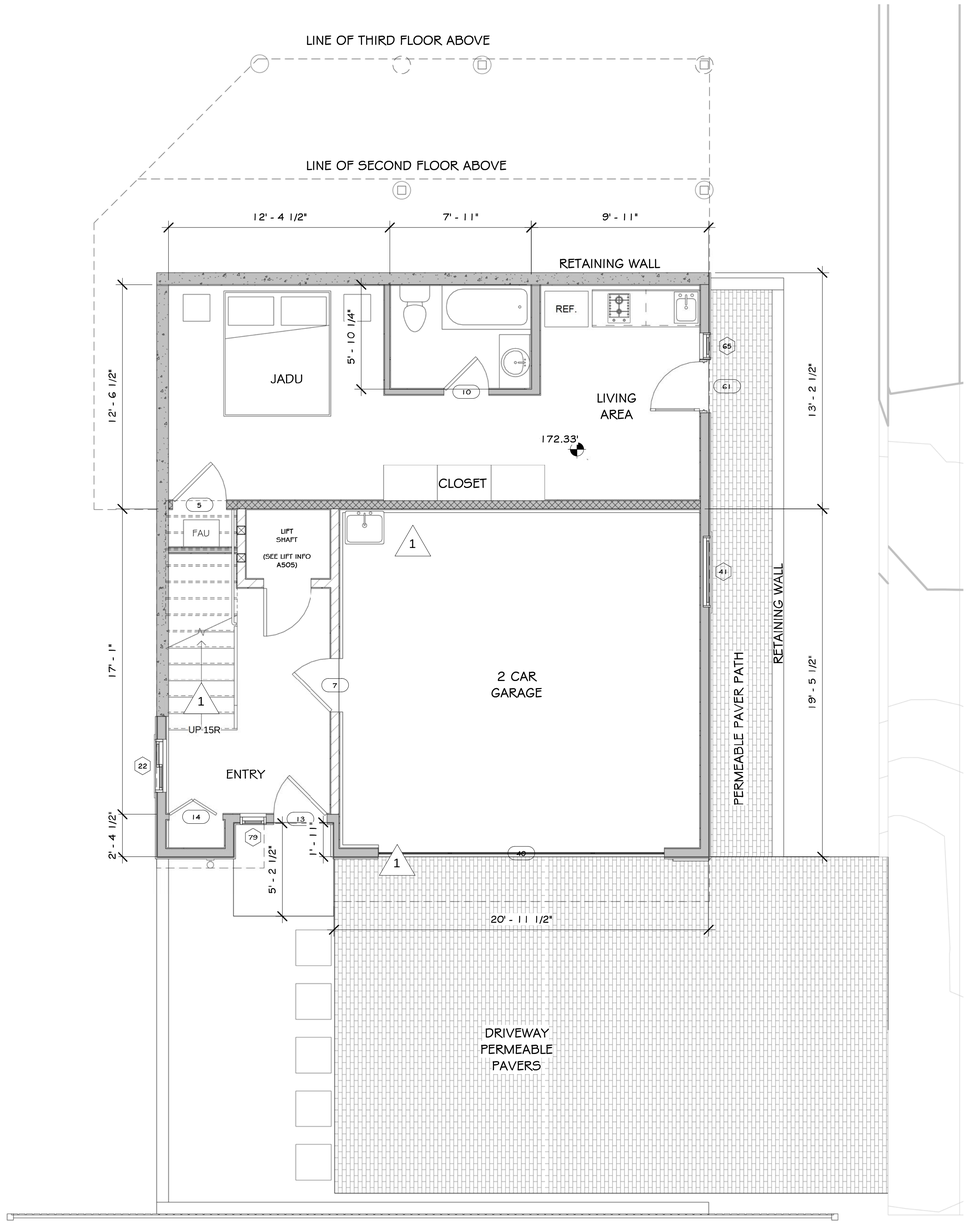
BMP

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1 Floor 1
1/4" = 1'-0"

1. STEEL TROWEL FINISHED CONCRETE
2. BROOM FINISHED CONCRETE
3. 2' x 2' CONCRETE PAVERS IN GRAVEL
4. HARDWOOD FLOORING
5. COUNTER TOP OVER FLOOR CABINETS
6. OVERHEAD CABINETS
7. VINYL FLOORING
8. TUB/SHOWER COMBO, TILE WALLS
9. SHINGLE ROOF
10. TILED, CURBLESS SHOWER
11. SWIFTDECK DECK TILES (OR SIMILAR) OVER RUBEROID TORCH PLUS MODIFIED BITUMEN MEMBRANE
12. GLASS RAILING, STYLE TBD
13. FIVE SETS OF ADJUSTABLE SHELVES
14. INTEGRATED GUTTERS-TO-ROOF
15. PHOTOVOLTAIC PANELS, REQUIRES SEPARATE PERMIT
16. TREX BEACH DUNE, NAIL SPACED
17. FRONT LOAD W/D (NIC) W/ COUNTER TOP
18. INSTALL BLOCKING AT TUBS & SHOWERS FOR GRAB BARS
19. INSTALL BLOCKING FOR GRAB BAR
20. LANDING TO DOOR THRESHOLD HEIGHT WILL NOT EXCEED 7.75" @ EXT. DOORS
21. 5/8" GWB TYPE-X ON CEILINGS AND/OR WALLS

2x4 STUD WALL
2x6 STUD WALL
2x STAGGERED STUD, FIRE RATED WALL
2x FIRE RATED WALL

Wall Legend
1/4" = 1'-0"

LIFT INFORMATION:

STAYING HOME CORP : MODEL AEG

MOBILITY 101
916.426.5420

PAUL T LENSER
916.877.5957

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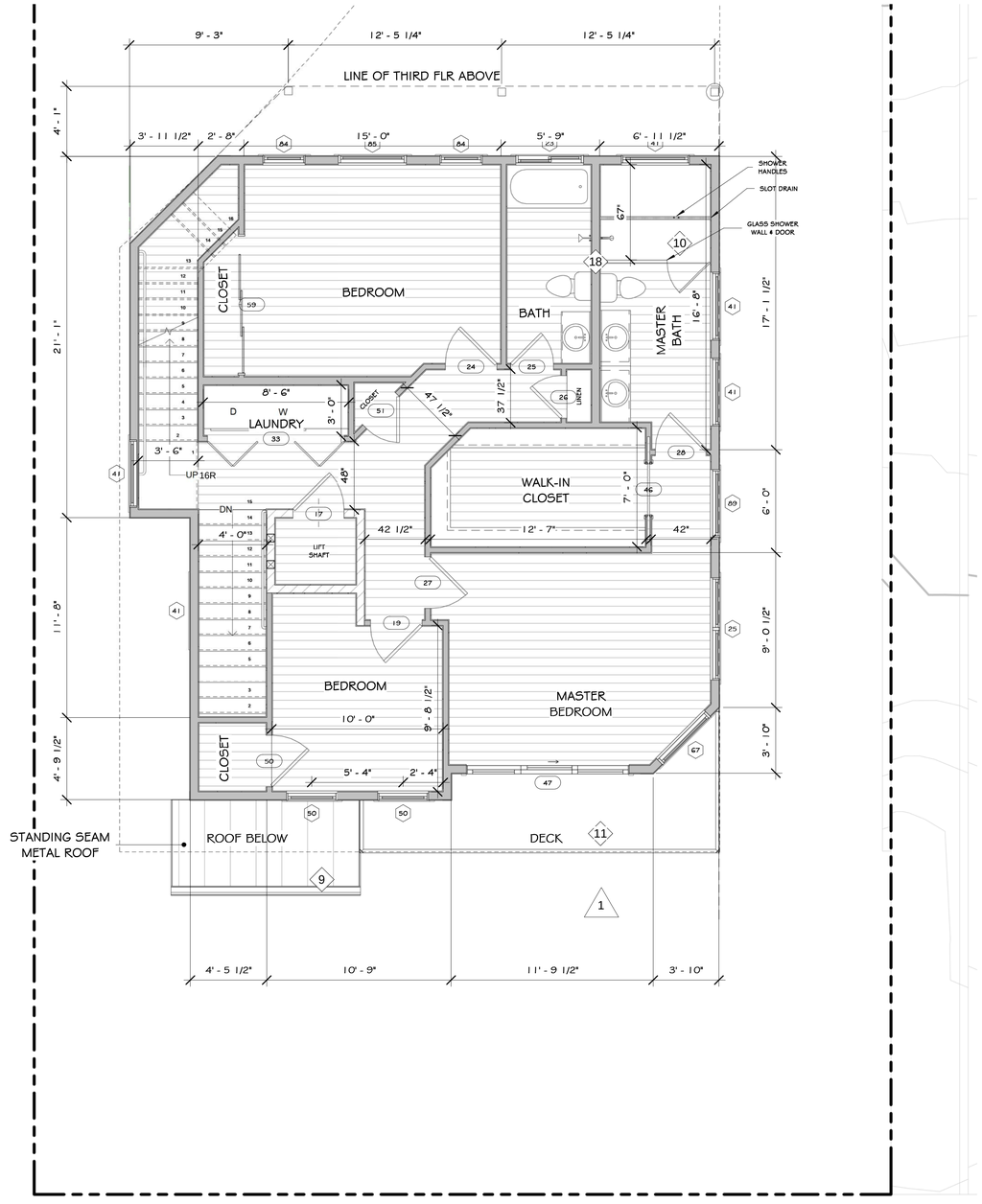
First Floor Plan

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SCALE: 1/4" = 1'-0"
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1 Floor 2
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1. STEEL TROWEL FINISHED CONCRETE
2. BROOM FINISHED CONCRETE
3. 2' x 2' CONCRETE PAVERS IN GRAVEL
4. HARDWOOD FLOORING
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2x4 STUD WALL
2x6 STUD WALL
2x STAGGERED STUD, FIRE RATED WALL
2x FIRE RATED WALL

Wall Legend
1/4" = 1'-0"

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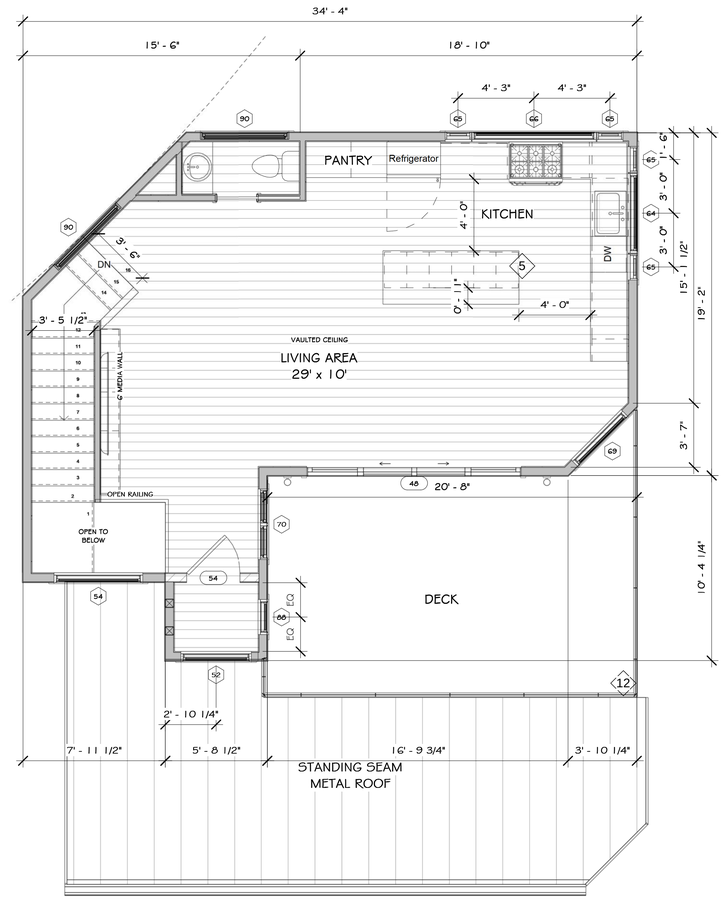
Second Floor Plan

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1 Floor 3
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21. 5/8" GWB TYPE-X ON CEILINGS AND/OR WALLS

2x4 STUD WALL

2x6 STUD WALL

2x STAGGERED STUD, FIRE RATED WALL

2x FIRE RATED WALL

Wall Legend
1/4" = 1'-0"

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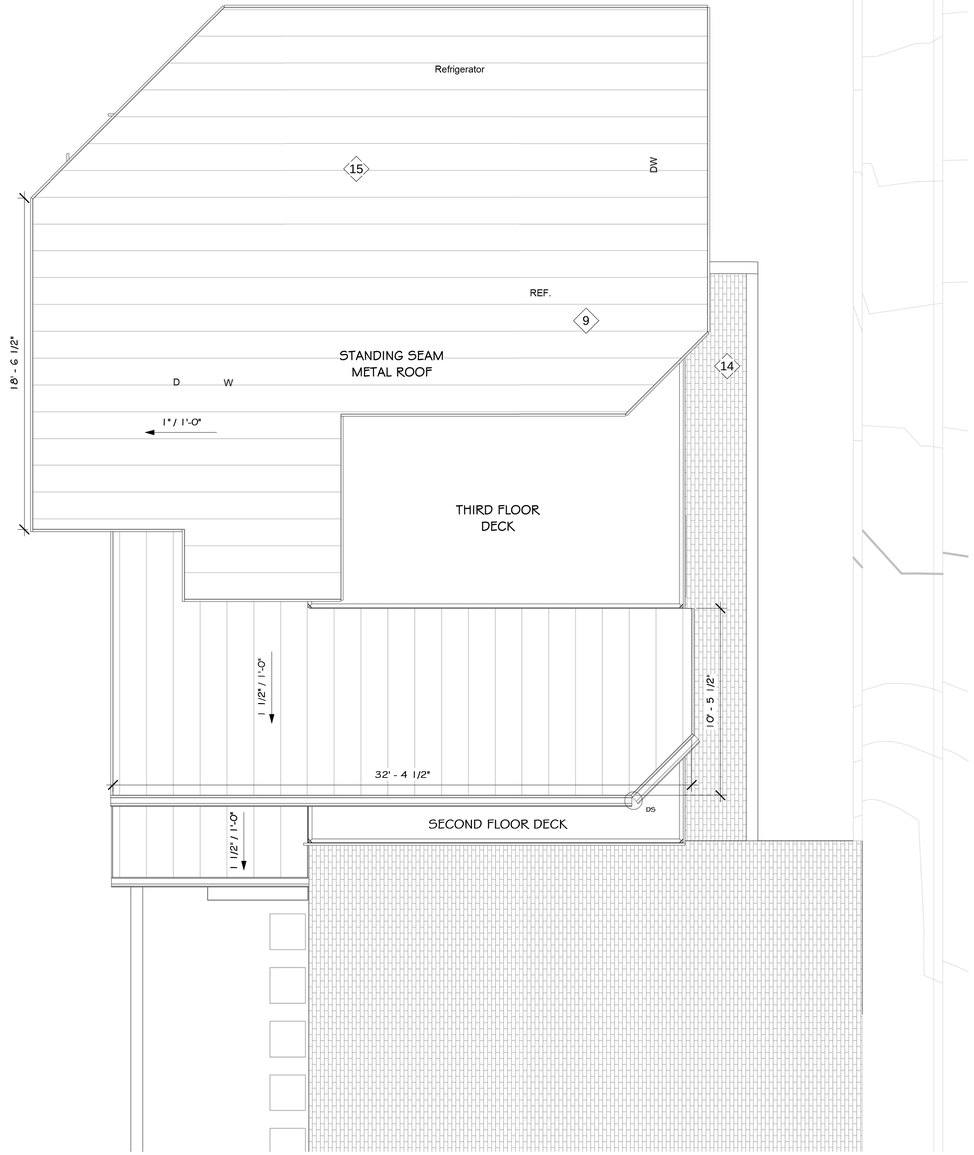
Third Floor Plan

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1 Roof Plan
1/4" = 1'-0"

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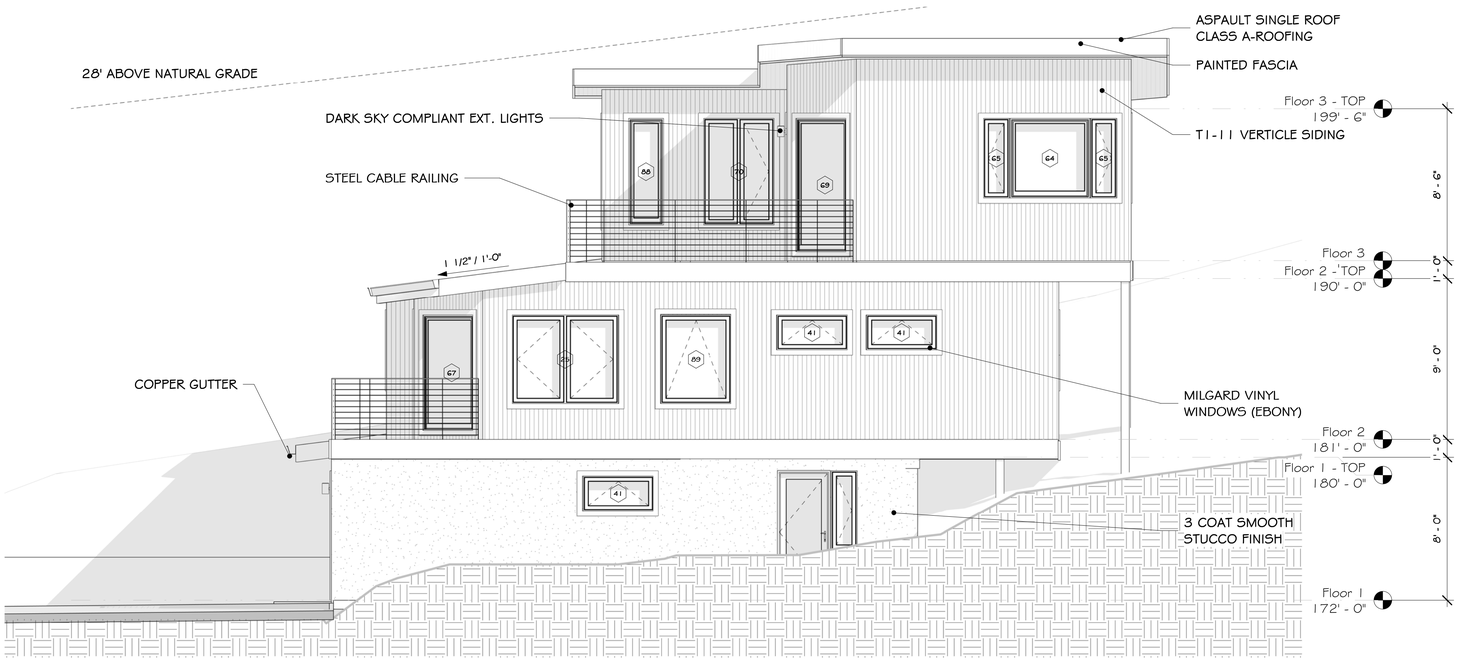
Roof Plan

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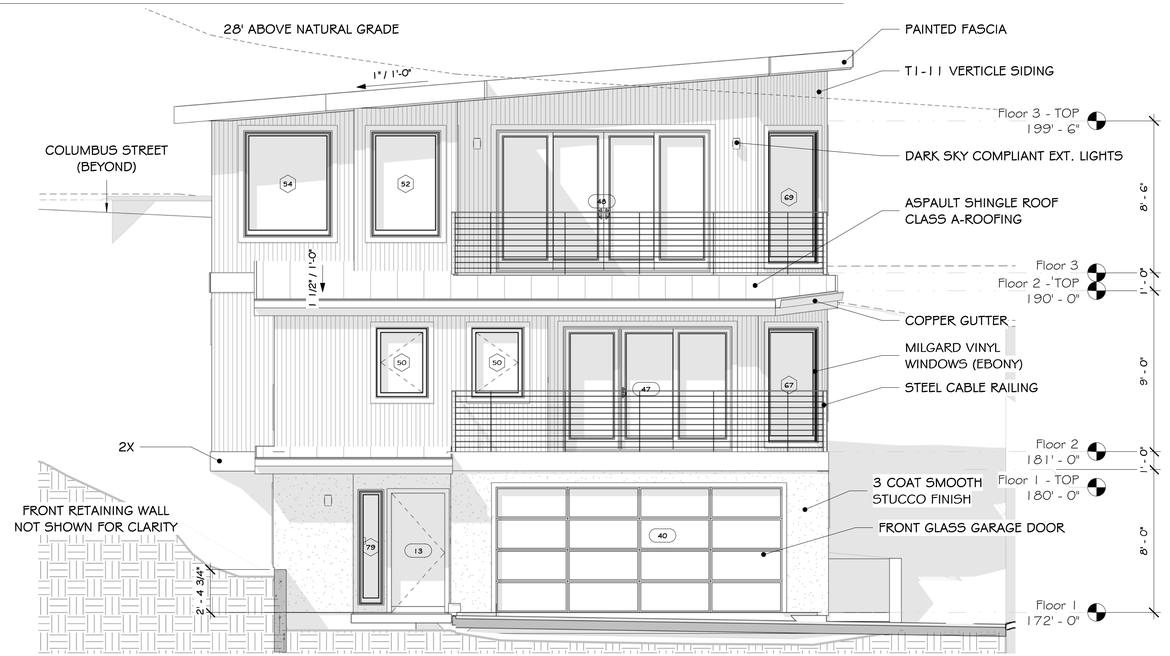
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1 South (Right Side)
1/4" = 1'-0"



2 West (Front)
1/4" = 1'-0"

GLAZING NOTE:
PROPOSED GLASS TO UTILIZE LOW-GLARE AND BIRD-FRIENDLY GLASS

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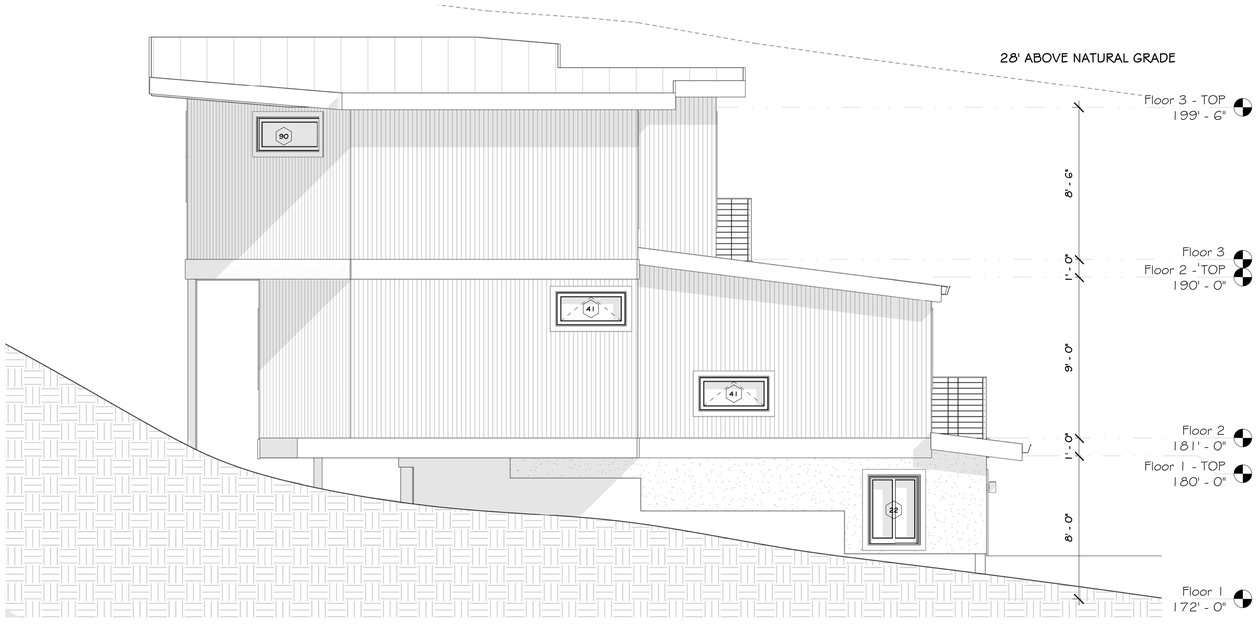
Elevations - South & West

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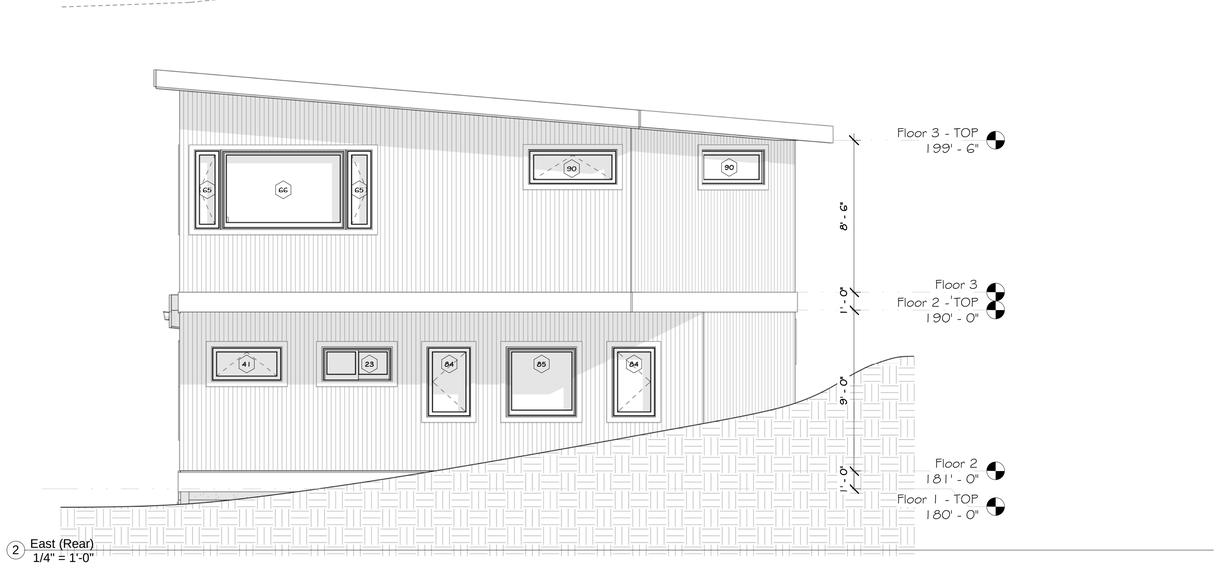
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1 North (Left Side)
1/4" = 1'-0"



2 East (Rear)
1/4" = 1'-0"

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REVISIONS

1	Per Plan Check Comments	1 Aug 2018

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Elevations - North & East

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Door Schedule

Mark	Count	Door Type	Width	Height	Comments
Floor 1					
5	1	Louvred Door	3' - 0"	6' - 8"	Louvred Door
7	1	Solid Core	3' - 0"	6' - 8"	20-min fire rating, self closing, smoke strip
10	1	Hollow Core	2' - 6"	6' - 8"	
13	1	Solid Core	3' - 0"	6' - 8"	
14	1	Bi-fold	3' - 0"	6' - 8"	
40	1	Glass-panel	16' - 0"	7' - 0"	
61	1		2' - 11 1/2"	6' - 11 1/2"	
63	1		2' - 8"	6' - 8"	
Floor 2					
17	1	Solid Core	3' - 0"	6' - 8"	20-min fire rating
19	1	Hollow Core	3' - 0"	6' - 8"	
24	1	Hollow Core	3' - 0"	6' - 8"	
25	1	Hollow Core	2' - 6"	6' - 8"	
26	1	Hollow Core	2' - 6"	6' - 8"	
27	1	Hollow Core	3' - 0"	6' - 8"	
28	1	Hollow Core	3' - 0"	6' - 8"	
33	1	Dual bi-fold	8' - 0"	6' - 8"	Louvred Door
46	1	Opening	3' - 0"	6' - 8"	
47	1	Sliding Glass	9' - 6"	7' - 0"	Tempered glass
50	1	Hollow Core	3' - 0"	6' - 8"	
51	1	Hollow Core	2' - 8"	6' - 8"	
59	1		8' - 0"	7' - 0"	
Floor 3					
48	1	French Sliding Glass	12' - 0"	8' - 0"	Tempered glass
54	1	Solid Core	3' - 0"	6' - 8"	20-min fire rating
64	1		2' - 4"	6' - 8"	

Window Schedule

Type Mark	Count	Window Type	Width	Height	Sill Height	Tempered Glass	Comments
Floor 1							
22	1		3' - 0"	4' - 0"	3' - 0"		
41	1		4' - 0"	2' - 0"	5' - 0"		
65	1		1' - 6"	4' - 6"	2' - 9 1/2"		
79	1		1' - 6"	6' - 6"	0' - 5"	Yes	
Floor 2							
23	1		4' - 0"	2' - 0"	5' - 0"		
25	1		6' - 0"	5' - 0"	2' - 0"		Double Casement unit
41	1		4' - 0"	2' - 0"	5' - 0"		
41	1		4' - 0"	2' - 0"	5' - 0"		
41	1		4' - 0"	2' - 0"	5' - 0"		
41	1		4' - 0"	2' - 0"	6' - 3"		
41	1		4' - 0"	2' - 0"	1' - 6"		
50	1		3' - 0"	4' - 0"	3' - 0"		
50	1		3' - 0"	4' - 0"	3' - 0"		
67	1		4' - 0"	6' - 6"	0' - 6"	Yes	
84	1		2' - 6"	4' - 0"	3' - 0"		Egress Window
84	1		2' - 6"	4' - 0"	3' - 0"		Egress Window
85	1		4' - 0"	4' - 0"	3' - 0"		
89	1		4' - 0"	5' - 0"	2' - 0"		
Floor 3							
52	1		4' - 0"	6' - 0"	2' - 0"		
54	1		5' - 0"	6' - 0"	2' - 0"		
64	1		4' - 6"	4' - 6"	3' - 6"		
65	1		1' - 6"	4' - 6"	3' - 6"		
65	1		1' - 6"	4' - 6"	3' - 6"		
65	1		1' - 6"	4' - 6"	3' - 6"		
65	1		1' - 6"	4' - 6"	3' - 6"		
66	1		7' - 0"	4' - 6"	3' - 6"		
69	1		4' - 0"	7' - 6"	0' - 6"	Yes	
70	1		4' - 0"	6' - 0"	2' - 0"	Yes	Single Fixed, Single Casement unit
88	1		2' - 0"	6' - 0"	2' - 0"		
90	1		5' - 0"	2' - 0"	6' - 0"		
90	1		5' - 0"	2' - 0"	6' - 0"	Yes	Single Fixed, Single Casement unit

REVISIONS

Per Plan Check Comments
1 Aug 2018

Per PG&E Request for Civil Plan Changes, 22 Oct 2020

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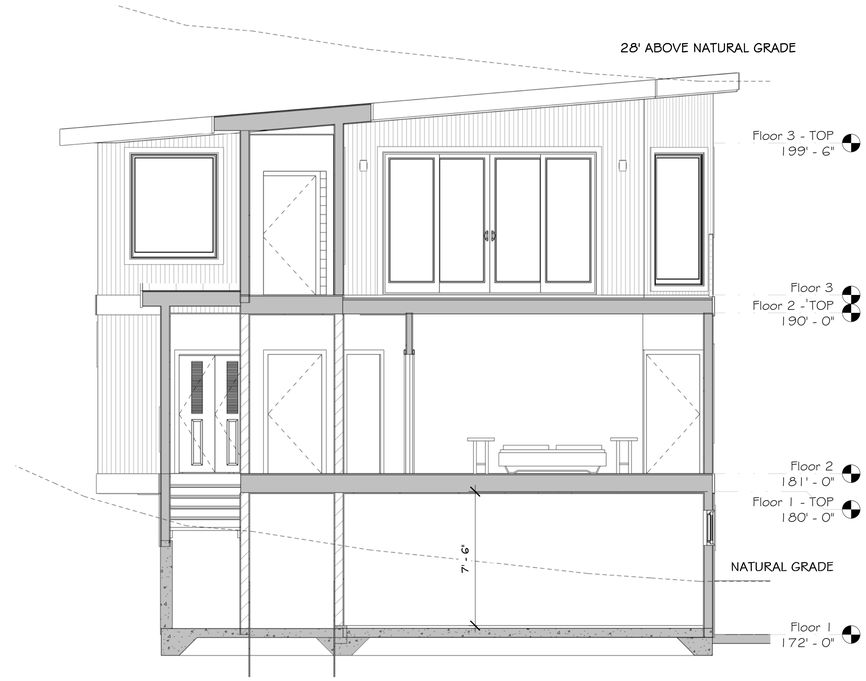
Door & Window Schedule

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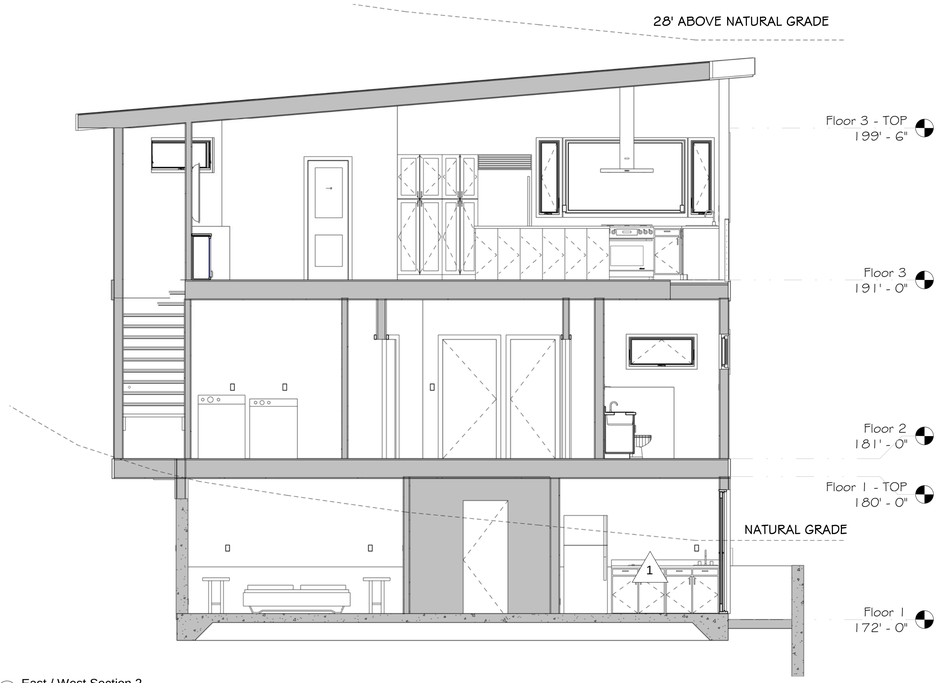
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SHEET: A203
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1 East / West Section 1
1/4" = 1'-0"

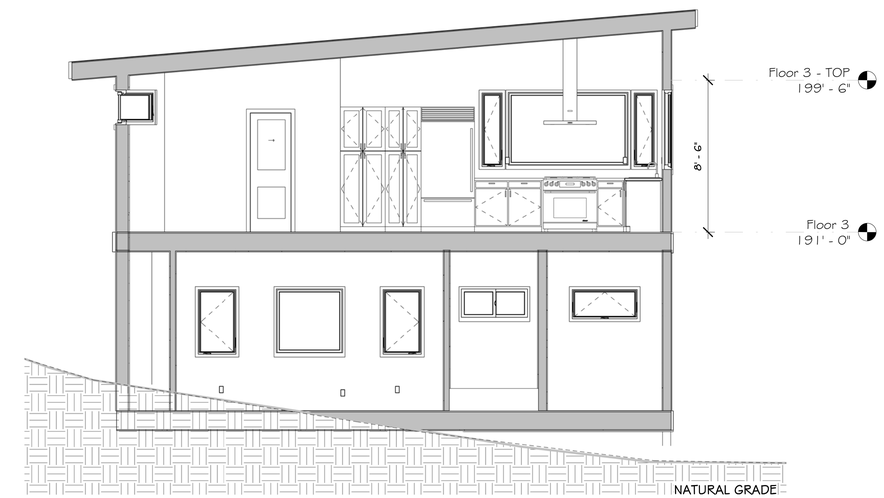


2 East / West Section 2
1/4" = 1'-0"

INSULATION VALUES:

R-30 ROOFS

R-19 EXTERIOR WALLS
(2x6 WALLS AS SPECIFIED
IN WALL LEGEND)



4 East / West Section 3
1/4" = 1'-0"



3 North / South Section
1/4" = 1'-0"

REVISIONS

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Section Views

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DATE: 9/17/2026
SCALE: 1/4" = 1'-0"
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NORTHWEST DOORS
-SINCE 1946-

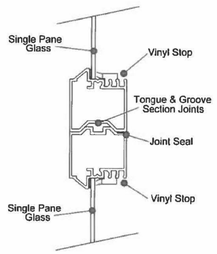
Dealer Name	Reference Number
Halcyon Overhead Door	1235359.1.02673056

Date	PO Number/Job Name	Quantity
May 22, 2017	Mc 16 X 8	1

Product: MODERN CLASSIC
Product: 16-0 X 7-0
Size: NON-INSULATED
Size: NOMINAL 2"
Frame: 04 SECTION,04 PANEL
Frame: WOOD GRAIN MAHOGANY
Overall Thickness: SATIN ETCH 1/8" TEMPERED
Overall Thickness: SATIN ETCH 1/8" TEMPERED
Layout: SATIN ETCH 1/8" TEMPERED
Layout: SATIN ETCH 1/8" TEMPERED
Finish: 15R
Finish: MODERN CLASSIC
Section 1 Glazing: 16-0 X 8-0
Section 1 Glazing: NON-INSULATED
Section 2 Glazing: NOMINAL 2"
Section 2 Glazing: 04 SECTION,04 PANEL
Section 3 Glazing: WOOD GRAIN MAHOGANY
Section 3 Glazing: SATIN ETCH 1/8" TEMPERED
Section 4 Glazing: SATIN ETCH 1/8" TEMPERED
Section 4 Glazing: SATIN ETCH 1/8" TEMPERED
Hardware: SATIN ETCH 1/8" TEMPERED
Hardware: 15R

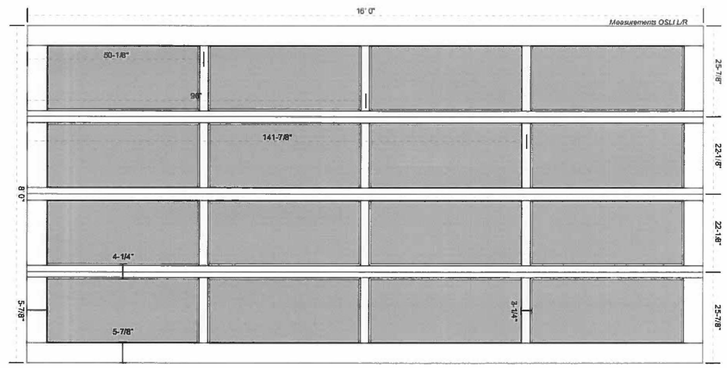
Finish Representation:

Modern Classic™
Single Pane Glass



Door Construction Detail

NORTHWEST DOORS
-SINCE 1946-



Http://nwdconnect.nwdusa.com/ProxyServlet/Z/ResourceServlet?fcenv=FRNDTA031&system=10.1.1.1&order=1235359&item=1&drawing=null&imgtype=U2



Santa Barbara Dark Sky is a traditional, craftsman/mission style collection from Maxim Lighting in Sienna finish with Mocha glass. Designed to meet the requirements of Dark Sky, these fixtures preserve and protect the nighttime environment and the heritage of dark skies through quality outdoor lighting.

Specifications

Dimensions			
Product Depth (in.)	10.88	Product Height (in.)	22.63
Product Length (in.)	10.88	Product Width (in.)	9.13

Details			
Exterior Lighting Product Type	Outdoor Lanterns	Fixture Color/Finish	Sienna
Fixture Material	Aluminum	Glass/Lens Type	Water glass
Included	Hardware Included	Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	100 W	Maximum Wattage (watts)	100
Number of Bulbs Required	1	Outdoor Lighting Features	Weather Resistant
Light Bulb Shape Code	A19		
Power Type	Hardwired		
Product Weight (lb.)	6.00lb		
Style	Mission, Classic		
Color Temperature	2200K		

SEE STRUCTURAL PLANS FOR MATERIALS, DIMENSIONS & DETAILS

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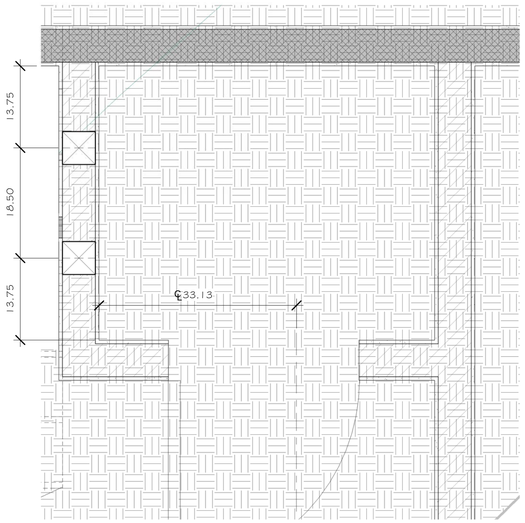
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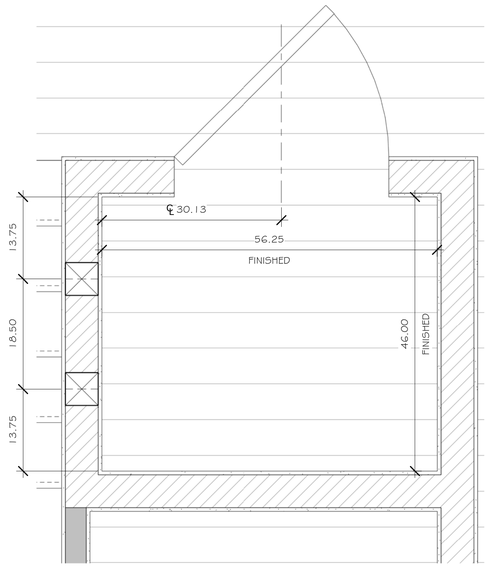
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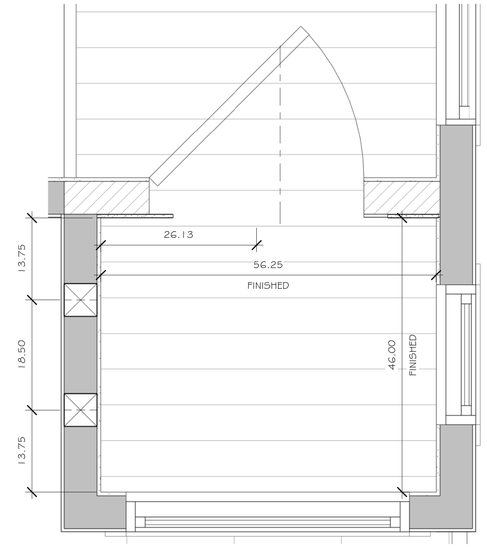
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1 Detail - Lift Shaft, Floor 1
1" = 1'-0"



2 Detail - Lift Shaft, Floor 2
1" = 1'-0"



3 Detail - Lift Shaft, Floor 3
1" = 1'-0"

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Details - Lift

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DATE: 9/17/2026
SCALE: 1" = 1'-0"
DRAWN: Author
JOB:
SHEET: A505
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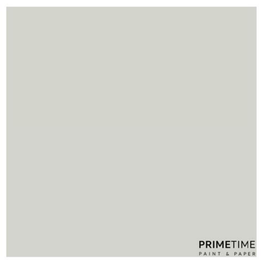
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1 Material Sheet
3/8" = 1'-0"

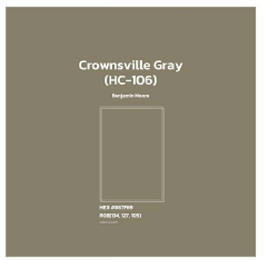


SMOOTH STUCCO FINISH -
PAINTED GRAY OWL OC-52





T1-11 SIDING -
CROWNSVILLE GRAY





FASCIA AND TRIM
PAINTED NIGHT
HORIZON BEHR



BLACK CABLE
RAILING



COPPER GUTTERS

REVISIONS

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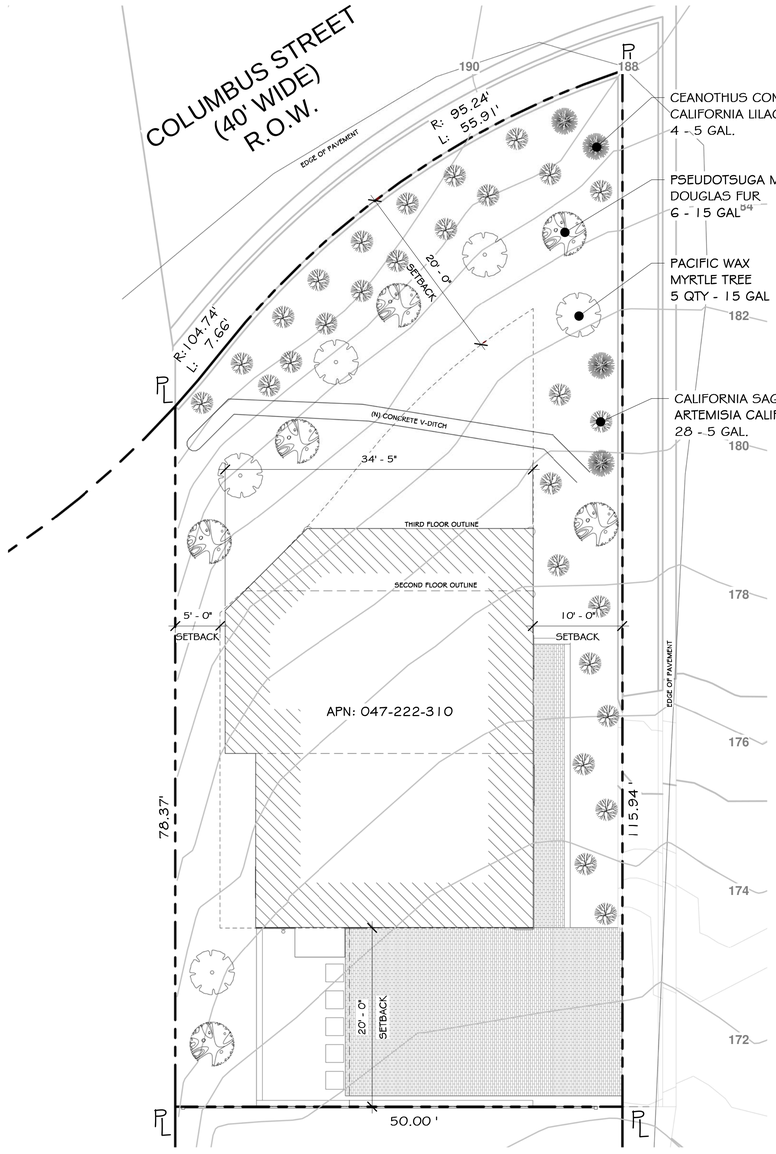
Material Sheet

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1 Landscape Plan
1/8" = 1'-0"

CEANOTHUS CONCHA
CALIFORNIA LILAC
4 - 5 GAL.

PSEUDOTSUGA MENZIESII
DOUGLAS FUR
6 - 15 GAL DIA

PACIFIC WAX
MYRTLE TREE
5 QTY - 15 GAL

CALIFORNIA SAGEBRUSH
ARTEMISIA CALIFORNICA
28 - 5 GAL.

PLANTING NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUFT PER 1000 SQFT TO DEPTH OF 6" INTO THE LANDSCAPE AREA

2. A MINIMUM OF A 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING, EXCEPT IN AREAS OF CREEPING GROUND COVER.

3.ALL PLANTING WILL BE HAND WATERED

I AGREE TO COMPLY WITH THE REQUIREMENTS OF PERSCRIPTIVE COMPLIANCE OPTION OF MWELO PER APPENDIX D

Signature: _____ Date: 12/4/2025

Planting Notes
1/4" = 1'-0"

MWELO Applicant: Edward C Love - Architect
116 N Cabrillo Hwy
Half Moon Bay, CA 94019
LIC #:
650-728-7615
edwardclovearch@gmail.com

PROJECT: DANIEL ZOUGHBIE
650-823-6599
danielzoughbie@gmail.com
NEW SFD & JADU

THIS PROJECT DOES INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2500 SQFT. AND WILL BE USING THIS FORM TO IDENTIFY PRECRIPTIVE REQUIREMNTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPES PROJECT.

TOTAL AREA: 2,418 SQFT
TURF AREA : NA
WATER TYPE : POTABLE
NAME OF WATER PURVEYOR: CCWD

I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF MWELO.

SIGNATURE: DATE: 12/4/2025

MWELO Applicant
1/4" = 1'-0"

	BOTINICAL NAME	COMMON NAME	QTY.	SIZE	TYPE	WI
	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	5	15 GAL.	TREE	L
	PSEUDOTSUGA MENZIESII	DOUGLAS FUR	6	15 GAL.	TREE	L
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	28	5 GAL.	SHRUB	L
	CEANOTHUS CONCHA	CALIFORNIA LILAC	4	5 GAL.	SHRUB	L

Plant List
1/4" = 1'-0"

REVISIONS

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Landscape Plan

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DATE: 9/17/2026
SCALE: As indicated
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