

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN

2016-00253

Other Permit #:

Applicant:

Name:

Jason Silva

Address:

P.O. Box 3535

Half Moon Bay CA Zip: 94019

Phone, W:

650-743-8743

Email:

Jason.silva@me.com

Owner (if different from Applicant):

Name:

Nancy Kennedy

Address:

578 The Alameda

El Granada CA Zip: 94018

Phone, W:

917-578-7995

Email:

n.vincent@verizon.net

Architect or Designer (if different from Applicant):

Name:

Jason Silva

Address:

P.O. Box 3535 Half Moon Bay CA Zip: 94019

Phone, W:

650-743-8743

Email:

Jason.silva@me.com

Project location:

APN:

047-208-130

Address:

578 The Alameda

El Granada CA Zip: 94018

Zoning:

Parcel/lot size:

5608

sq. ft.

Site Description:

☐ Vacant Parcel

☐ Existing Development (Please describe):

Menger - 047-208-130
and 047-208-090

Project:

☐ New Single Family Residence: _____ sq. ft.

☐ Addition to Residence: _____ sq. ft.

☒ Other: Artist Studio

and Garage

Describe Project:

Artist studio &
Garage.

Additional Permits Required:

☐ Certificate of Compliance Type A or Type B

☒ Coastal Development Permit

☐ Fence Height Exception (not permitted on coast)

☐ Grading Permit or Exemption

☐ Home Improvement Exception

☐ Non-Conforming Use Permit

☐ Off-Street Parking Exception

☐ Variance

Fill in Blanks:

Material

Color/Finish

**Check if
matches
existing**

(If different from existing, attach sample)

a. Exterior walls	wood	natural/grey	☐
b. Trim	wood	light grey	☐
c. Windows	wood	black	☐
d. Doors	wood	black	☐
e. Roof	metal	grey	☐
f. Chimneys	none	—	☐
g. Decks & railings	pavers	grey mix	☐
h. Stairs	pavers	grey mix	☐
i. Retaining walls	none	—	☐
j. Fences	none	—	☐
k. Accessory buildings	studio-wood	natural/grey	☐
l. Garage/Carport	garage-wood	natural/grey	☐

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

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

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

Owner:

Applicant:

Date:

Date:

**Application for a
Coastal Development Permit****Companion Page**Applicant's Name: Jason SilvaPrimary Permit #: PLN 2016-00253**Instructions**

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

☐ Yes☒ No

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

☐ Yes☒ No

If yes, list Assessor's Parcel Number(s):

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:**Material****Color/Finish**

**Check if
matches
existing**

a. Exterior Walls

woodnatural / Grey☐

b. Trim

woodGrey☐

c. Roof

metalGrey☐

d. Chimneys

none—☐

e. Accessory Buildings

woodnatural / Grey☐

f. Decks/Stairs

Paversterraz mix☐

g. Retaining Walls

none—☐

h. Fences

none—☐

i. Storage Tanks

none—☐

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | ☐ | ☒ |
| b. Creeks, streams, lakes or ponds? | ☐ | ☒ |
| c. Wetlands (marshes, swamps, mudflats)? | ☐ | ☒ |
| d. Beaches? | ☐ | ☒ |
| e. Sand Dunes? | ☐ | ☒ |
| f. Sea cliff, coastal bluffs or blufftops? | ☐ | ☒ |
| g. Ridgetops? | ☐ | ☒ |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | ☐ | ☒ |
| i. Removal of trees or vegetation? | ☐ | ☒ |
| j. Grading or alteration of landforms? | ☐ | ☒ |
| k. Landscaping? | ☒ | ☐ |
| l. Signs? | ☐ | ☒ |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | ☒ | ☐ |
| n. Areas subject to flooding? | ☐ | ☒ |
| o. Development on slopes 30% or steeper? | ☐ | ☒ |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | ☐ | ☒ |
| q. Existing or proposed provisions for public access to the shoreline? | ☐ | ☒ |
| r. Public or commercial recreation facilities? | ☐ | ☒ |
| s. Visitor-serving facilities? | ☐ | ☒ |
| t. Existing or proposed public trail easements? | ☐ | ☒ |

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

k. Please see landscape plan.

M. underground power from main home service drop.

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
☐ Yes ☒ No
2. Construction or grading within 100 feet of a stream or wetland?
☐ Yes ☒ No
3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
☐ Yes ☒ No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

☐ Yes ☒ No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Environmental Information Disclosure Form

 PLN 2016-00253
 BLD _____

 Project Address: 578 - The Alameda
El Granada CA 94018

 Name of Owner: Nancy Kennedy
 Address: 578 The Alameda
CA 94018 Phone: 707-576-7945

 Assessor's Parcel No. 047-208-130

 Name of Applicant: Jason Silva
 Address: P.O. Box 3535 HMB

 Zoning District: P-3/S-3/DK El Granada

 Phone: 743-8743

Existing Site Conditions

 Parcel size: 5608

 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). Flat down sloping lot.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

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

Please explain all "Yes" answers:

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
	☒	a. Construction outside of the footprint of an existing, legal structure?
	☒	b. Exterior construction within 100-feet of a stream?
	☒	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	☒	d. Land-use within a riparian area?
	☒	e. Timber harvesting, mining, grazing or grading?
	☒	f. Any work inside of a stream, riparian corridor, or shoreline?
	☒	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	☒	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	☒	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:

Date:

6-15-16

(Applicant may sign)



■ **OWNER:**
RON VINCENT AND
NANCY KENNEDY

■ **PROJECT ADDRESS:**
578 THE ALAMEDA
EL GRANADA, CA 94018
VACANT LOT APN: 047-208-130

■ **CONTACT INFORMATION**
Nancy email:
nancy.ken@verizon.net
Ron email: r.vincent@verizon.net
Ron phone: (917)576-7945
Scott email:
brothers.builders@gmail.com

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
EXISTING SITE PLAN

DRAWN BY: _____ Author: _____

A.3

ARCHITECTURAL

SCALE: $3/32" = 1'-0"$

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

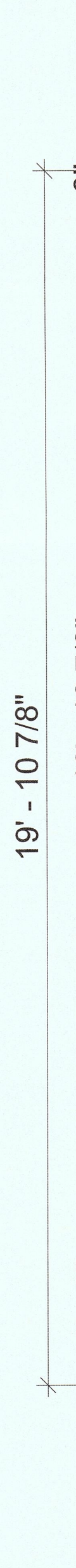
1 EXISTING AND DEMOLITION BOUNDARY AND TOPOGRAPHIC SURVEY

A.3 SCALE: 3/32" = 1'-0"

TAG
4
7
10

N-01
N-02
N-03
N-04
N-05
N-06
N-07
N-08
N-09

NE
DEMOL
EXIST
AREA M
SCOP
WOR
SHOWN H



A

A.5

The logo for Hawk Design & Consulting features the word "HAWK" in a large, bold, black sans-serif font. A stylized hawk head is integrated into the letter "K", with its beak forming the vertical stroke and its eye as a circular element. Below "HAWK" is a thin horizontal line, followed by the words "DESIGN & CONSULTING" in a smaller, black, all-caps sans-serif font.

110 HARVARD AVENUE HALF MOON BAY, CA 94019

1 . 855 . 777 . HAWK

■ **PROJECT:**

PROPOSED ARTIST STUDIO AND GARAGE

■ OWNER:

RON VINCENT AND
NANCY KENNEDY

■ PROJECT ADDRESS:

578 THE ALAMEDA
EL GRANADA, CA 94018
VACANT LOT APN: 047-208-130

■ CONTACT INFORMATION

Nancy email: nancy.ken@verizon.net
 Ron email: r.vincent@verizon.net
 Ron phone: (917)576-7945
 Scott email: brothers.builders@gmail.com

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:

NEW WORK ARTIST STUDIO FLOOR PLAN

DRAWN BY: _____ Author
 CAD FILE: _____

A.5

ARCHITECTURAL

SCALE: $1/2" = 1'-0"$

PLEASE VERIFY ALL DIMENSIONS AND REVIEW
DETAILS AND NOTES FOR, BUT NOT LIMITED TO,
CABINETS, PLUMBING, STRUCTURAL, AND

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.



1 . 855 . 777 . HAWK

PROPOSED ARTIST STUDIO AND GARAGE

RON VINCENT AND
NANCY KENNEDY

578 THE ALAMEDA
EL GRANADA, CA 94018
VACANT LOT APN: 047-208-130

Nancy email: nancy.ken@verizon.net
 Ron email: r.vincent@verizon.net
 Ron phone: (917)576-7945
 Scott email: brothers.builders@gmail.com

SUBCONTRACTOR

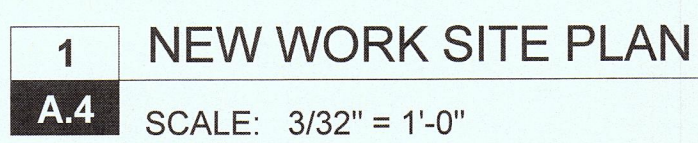
SHEET TITLE:
NEW WORK, SITE PLAN

A.4

ARCHITECTURAL

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

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TAG	DESCRIPTION	MANUFACTURER	ROOM	DIMENSION		Sill Height	NOTE
				WIDTH	HEIGHT		
7	Fixed Windows	(N) GARAGE	3' - 0"	6' - 6"	1' - 8 7/8"	NEW WINDOW TO BE INSTALLED	
8	Fixed Windows	(N) GARAGE	3' - 0"	6' - 6"	1' - 8 7/8"	NEW WINDOW TO BE INSTALLED	
9	Fixed Windows	(N) GARAGE	3' - 0"	6' - 6"	1' - 8 7/8"	NEW WINDOW TO BE INSTALLED	
15	Awning Windows	(N) GARAGE	3' - 0"	2' - 10"	8' - 6 27/32"	NEW WINDOW TO BE INSTALLED	
17	Awning Windows	(N) GARAGE	3' - 0"	2' - 10"	8' - 6 27/32"	NEW WINDOW TO BE INSTALLED	
18	Awning Windows	(N) GARAGE	3' - 0"	2' - 10"	8' - 6 27/32"	NEW WINDOW TO BE INSTALLED	
22	Fixed Windows	(N) GARAGE	3' - 0"	2' - 0"	8' - 4"	NEW WINDOW TO BE INSTALLED	
30	Fixed Windows	(N) GARAGE	10' - 2"	3' - 0"	7' - 8 7/8"	NEW WINDOW TO BE INSTALLED	

TAG	DESCRIPTION	MANUFACTURER	ROOM	DIMENSION		NOTES
				WIDTH	HEIGHT	
5	Doors		(N) GARAGE	10' - 0"	7' - 0"	NEW GARAGE DOOR TO BE INSTALLED
6	Doors		(N) GARAGE	3' - 0"	8' - 0"	NEW DOOR TO BE INSTALLED

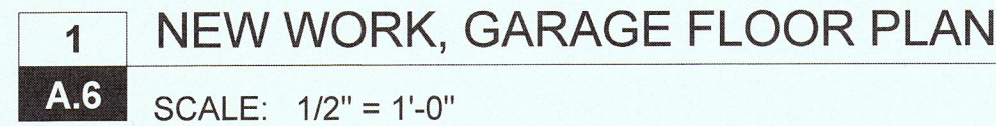
N-01	INSTALL NEW MARLITE PEBBLED SURFACE FRP 4'X8' PANELS, COLOR TO BE WHITE.
N-02	INSTALL NEW PVC M370 EDGE FOR TOP RAIL, COLOR TO BE WHITE.
N-03	INSTALL NEW PVC M365 DIVISION MOLDING, COLOR TO BE WHITE.
N-04	INSTALL NEW PVC M350 INSIDE CORNER MOLDING, COLOR TO BE WHITE.
N-05	INSTALL NEW M612 BASE MOLDING 4"X10' LONG.
N-06	INSTALL NEW M651 INSIDE CORNER MOLDING.
N-07	INSTALL NEW WATER CLOSET.
N-08	INSTALL NEW SHOWER.
N-09	INSTALL NEW WINDOW ABOVE.

NEW

DEMOLITION

EXISTING

AREA NOT IN SCOPE OF WORK, SHOWN HATCHED



PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

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AND GARAGE

OWNER:
RON VINCENT AND
NANCY KENNEDY

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EL GRANADA, CA 94018
VACANT LOT APN: 047-208-130

■ CONTACT INFORMATION

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Ron phone: (917)576-7945
Scott email: brothers.builders@gmail.com

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
**NEW WORK NORTH
AND SOUTH
ELEVATION**

DRAWN BY: _____ Author

CAD FILE: _____

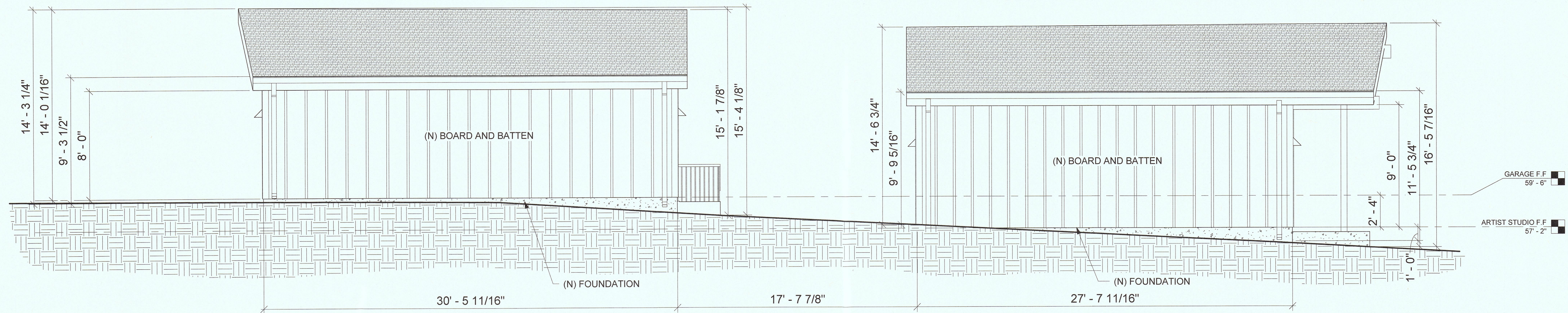
A.7

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

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

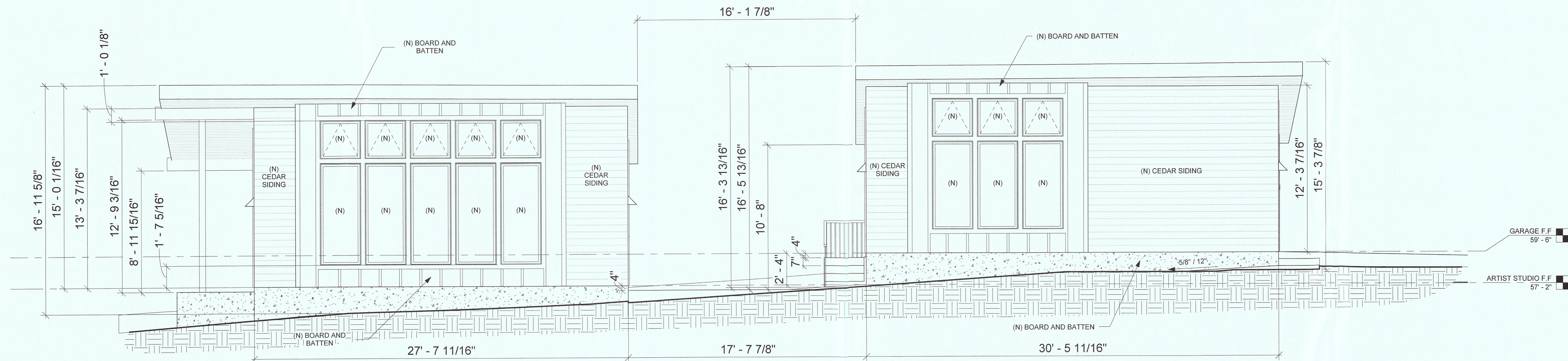
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NOTE: ALL EAVES TO BE 1-HOUR FIRE RATED.



1 NEW WORK NORTH ELEVATION

A.7 SCALE: 1/4" = 1'-0"



2 NEW WORK SOUTH ELEVATION

A.7 SCALE: 1/4" = 1'-0"

[illegible]

SHEET TITLE:
NEW WORK GARAGE
WEST AND EAST
ELEVATIONS

DRAWN BY: _____ Author _____

CAD FILE: _____

A.9

ARCHITECTURAL

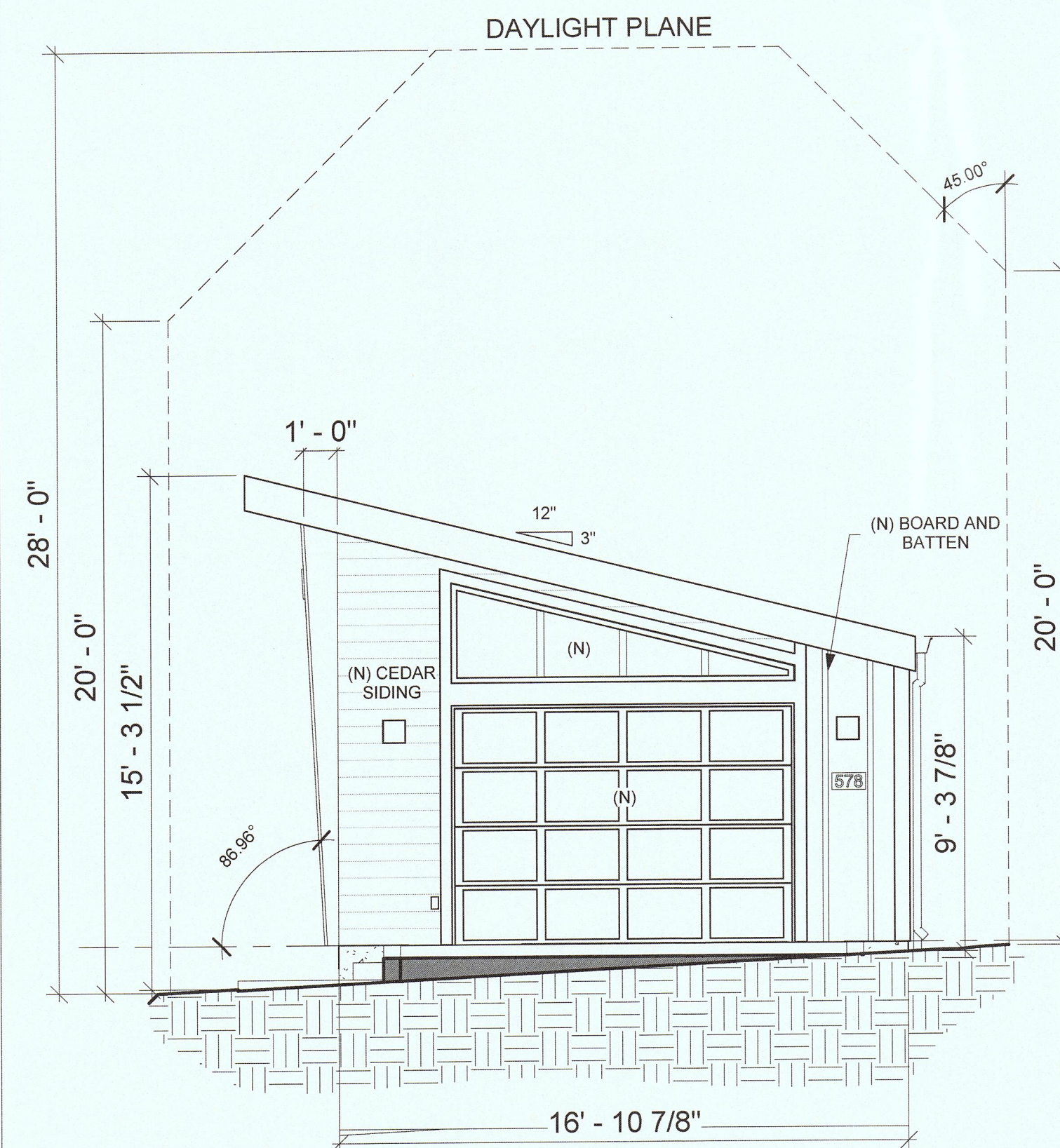
SCALE: $1/4" = 1'-0"$

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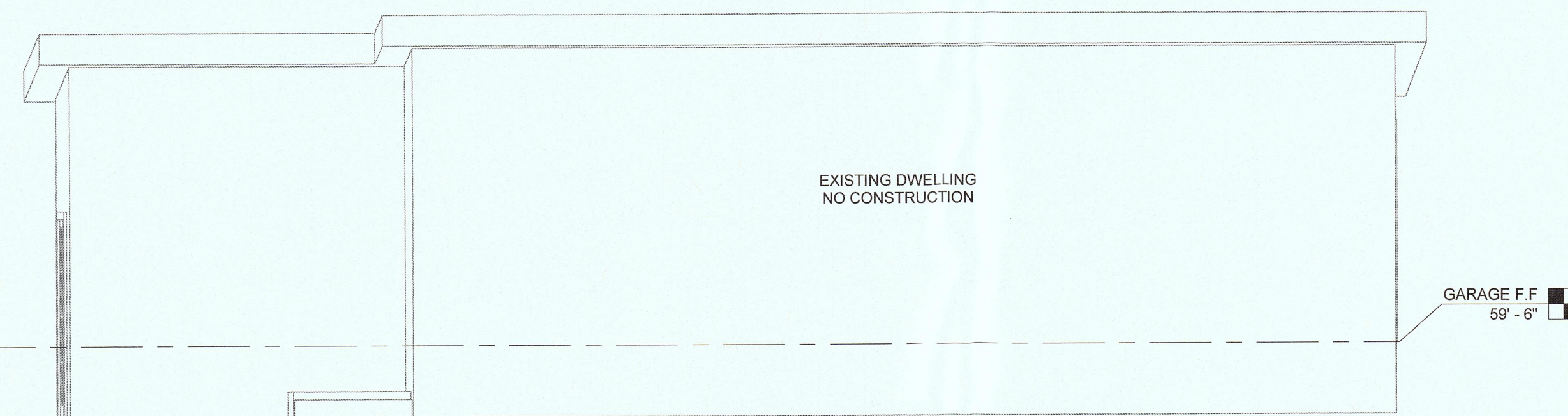
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[illegible]

1 NEW WORK GARAGE WEST ELEVATION



2 NEW WORK GARAGE EAST ELEVATION



GARAGE F.F. 59' - 6"

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PROPOSED ARTIST STUDIO
AND GARAGE

OWNER:
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NANCY KENNEDY

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VACANT LOT APN: 047-208-130

CONTACT INFORMATION

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■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
NEW WORK STUDIO
WEST AND EAST
ELEVATIONS

RAWN BY: _____ Author _____
AD FILE: _____

A.8

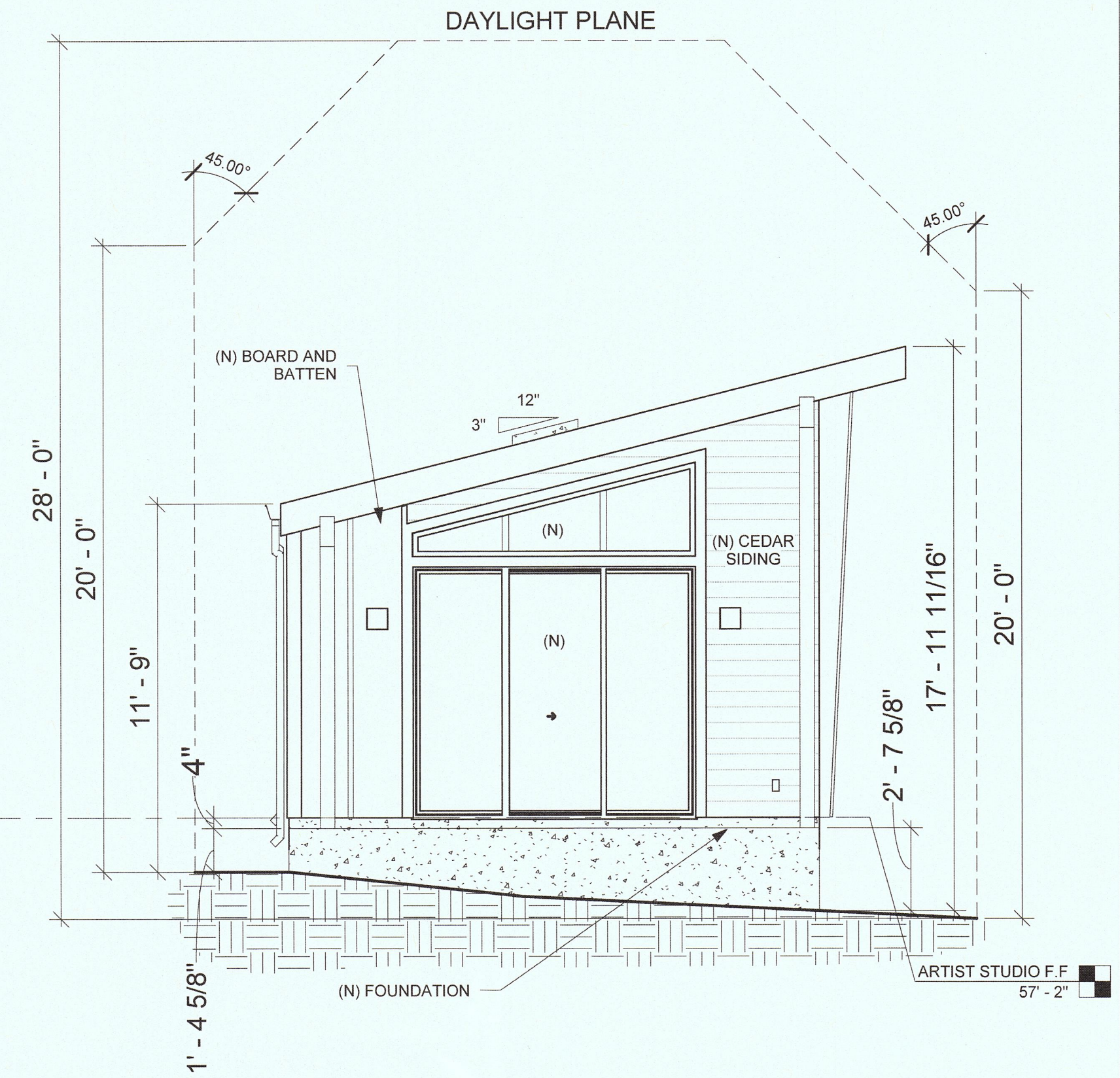
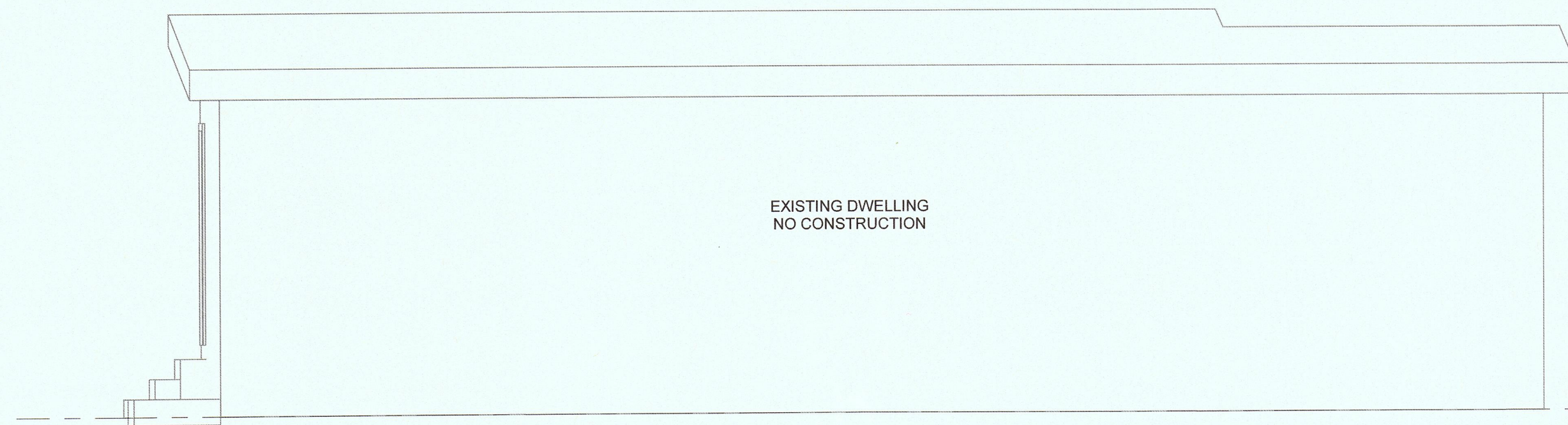
ARCHITECTURAL

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

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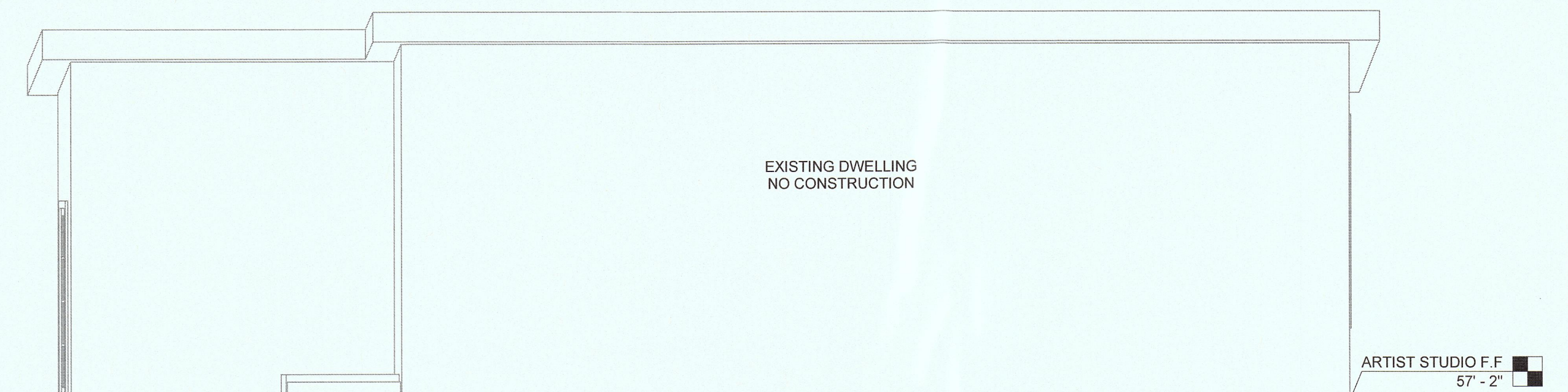
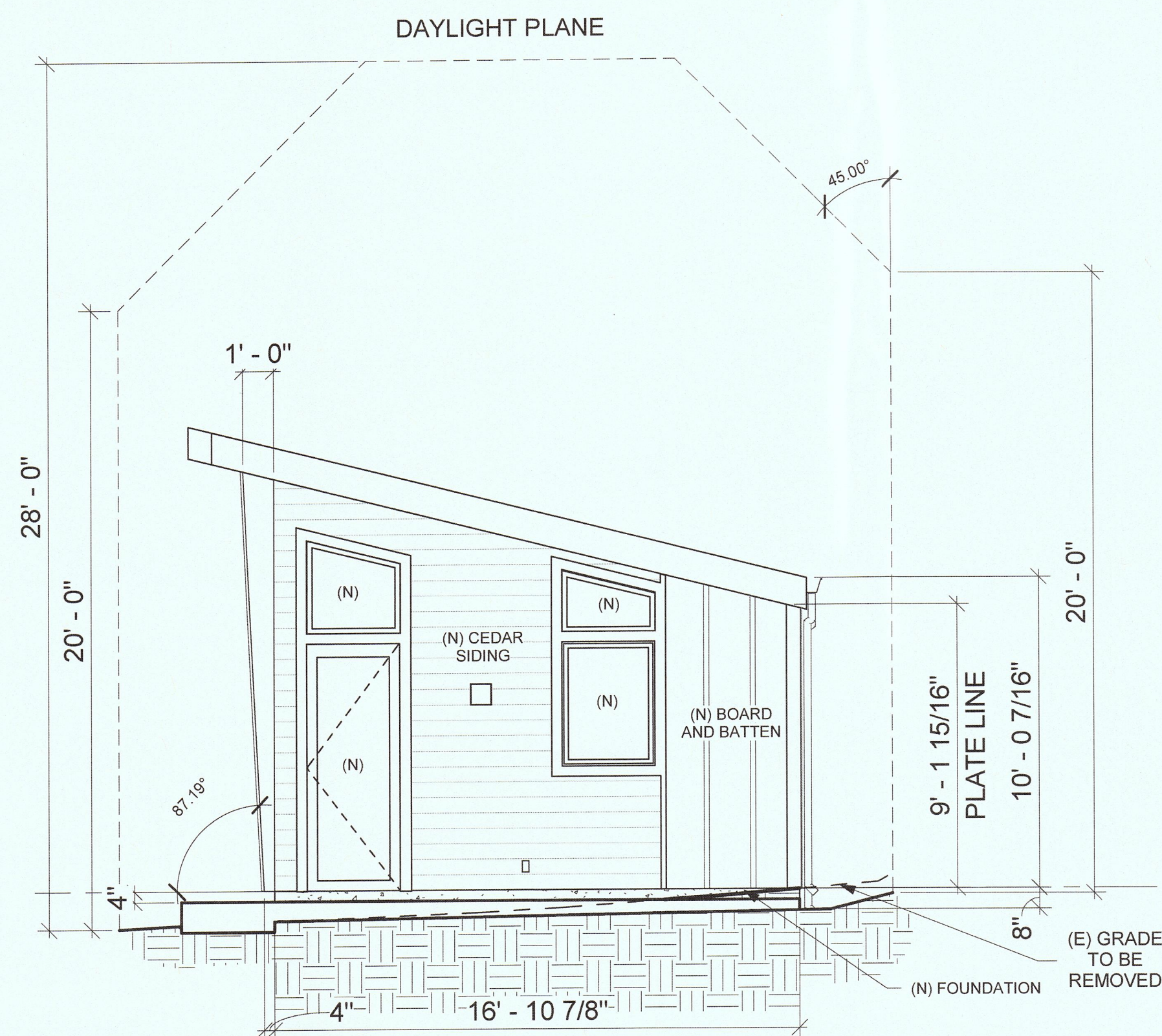
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NOTE: ALL EAVES TO BE 1-HOUR FIRE RATED.



1 NEW WORK STUDIO WEST ELEVATION

A.8 SCALE: 1/4" = 1'-0"



2 NEW WORK STUDIO EAST ELEVATION

A.8 SCALE: 1/4" = 1'-0"



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■ APPROVAL

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SUBCONTRACTOR

[illegible]

SHEET TITLE:

**NORTH AND SOUTH
FRONT PERSPECTIVE
VIEW**

DRAWN BY:	Author
CAD FILE:	

A.10

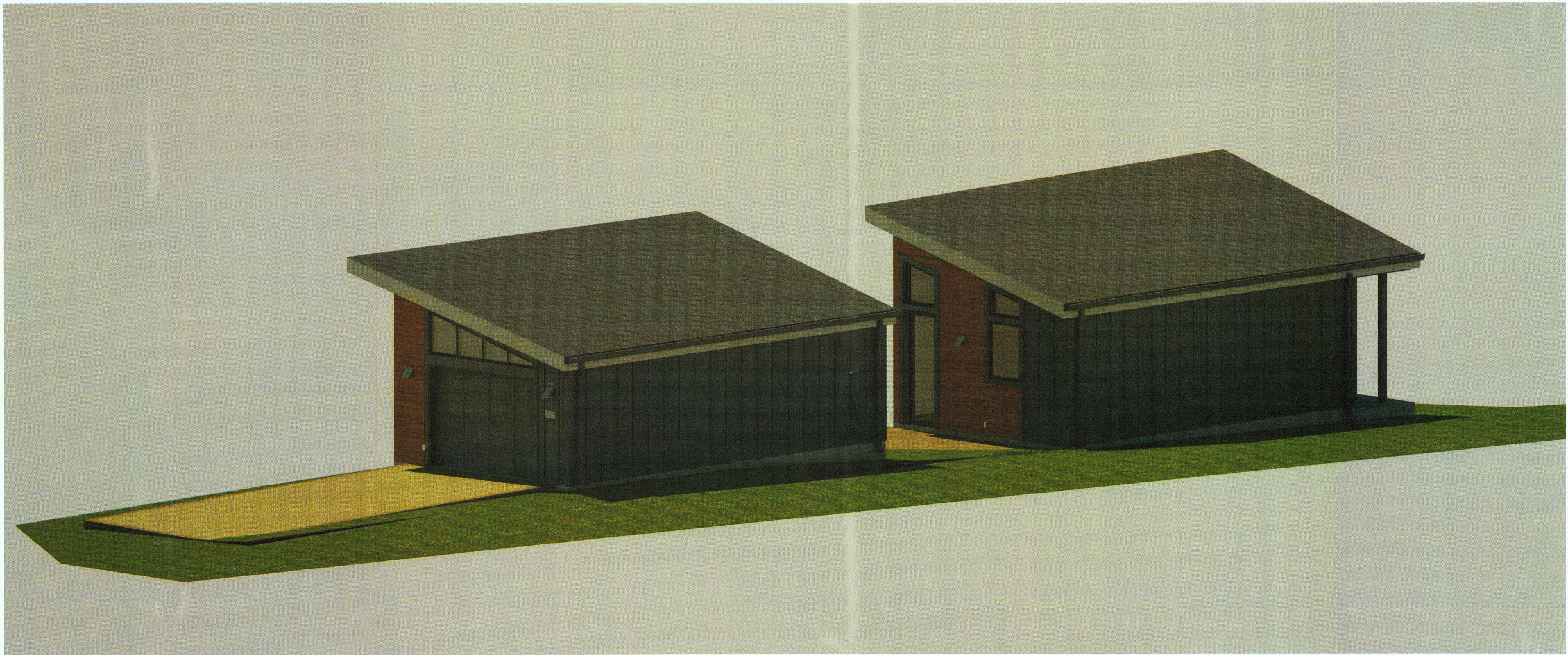
ARCHITECTURE

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

SCALE: 1 1/2" = 1'-0"

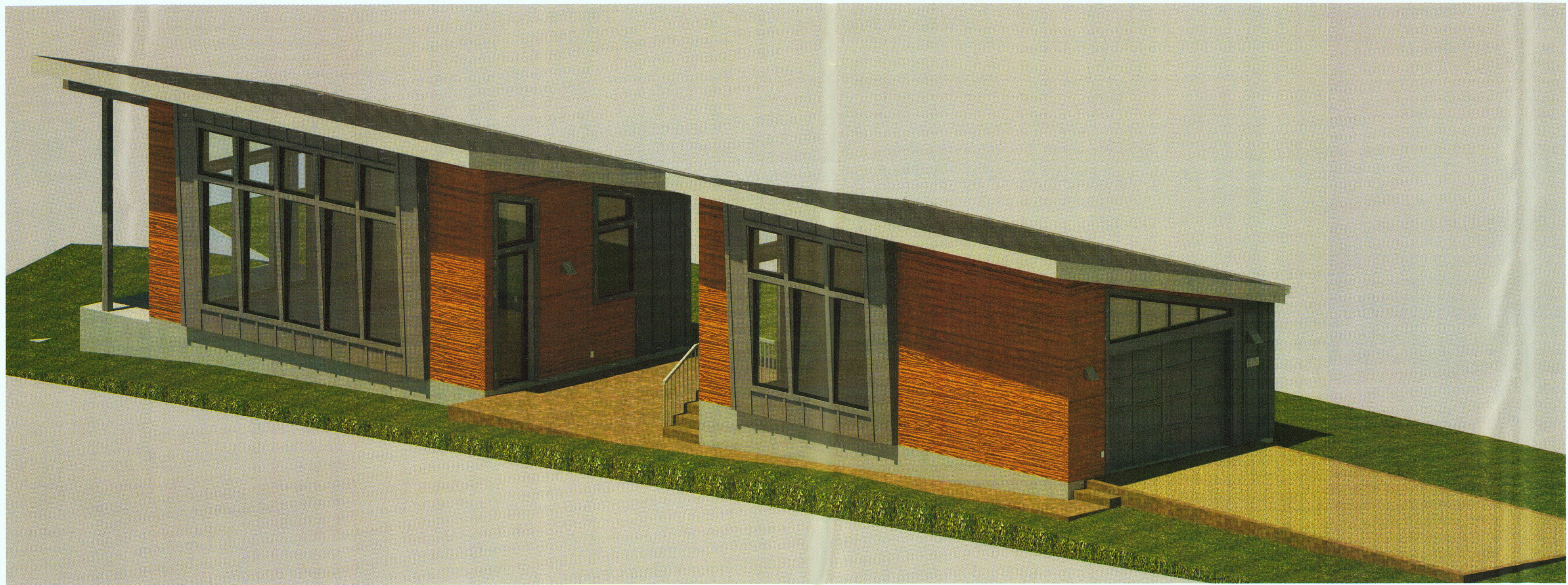
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1 NORTH FRONT PERSPECTIVE VIEW

A.10 SCALE: 1 1/2" = 1'-0"



2 SOUTH FRONT PERSPECTIVE VIEW

A.10 SCALE: 1 1/2" = 1'-0"

ARCHITECTURAL



PROJECT:
PROPOSED ARTIST STUDIO
AND GARAGE

OWNER:
RON VINCENT AND
NANCY KENNEDY

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■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:

**NORTH AND SOUTH
REAR PERSPECTIVE
VIEWS**

DRAWN BY: _____ Author

CAD FILE: _____

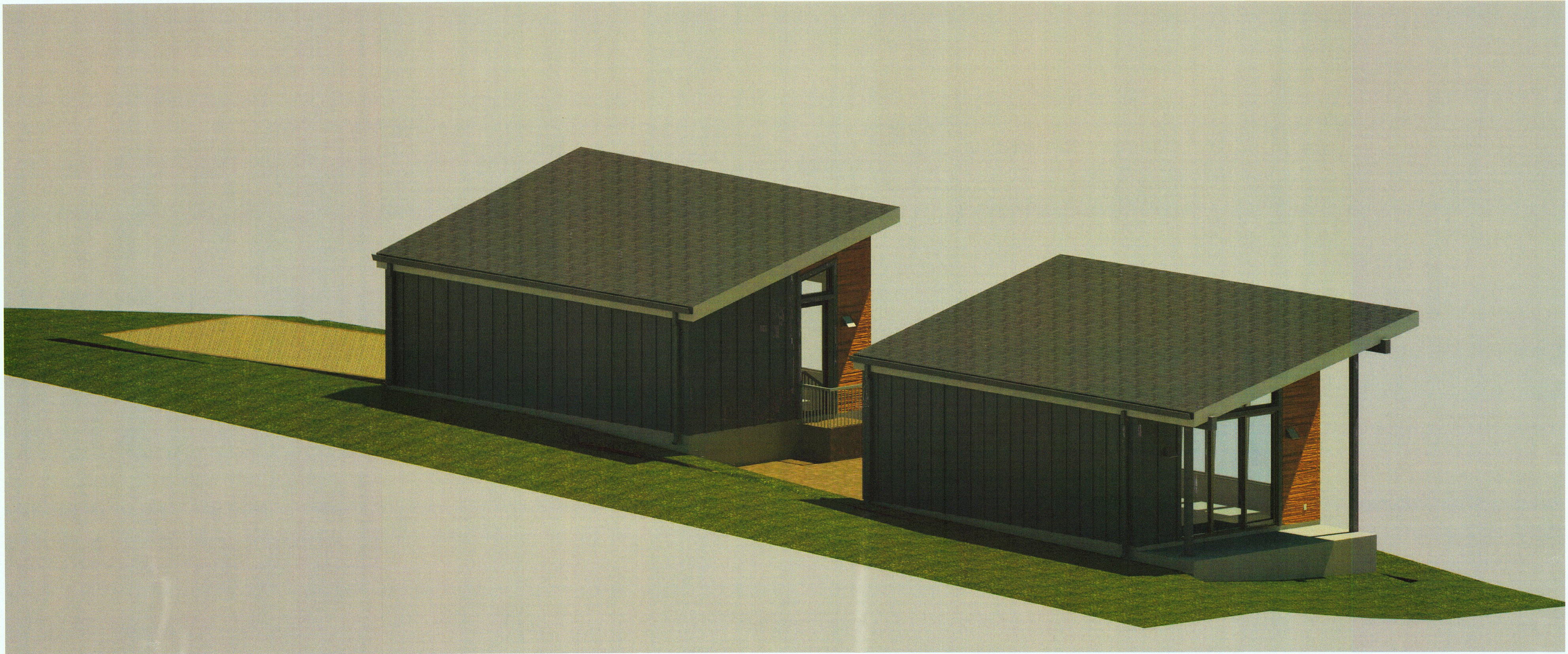
A.11

SCALE: 1 1/2" = 1'-0"

ARCHITECTURE

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

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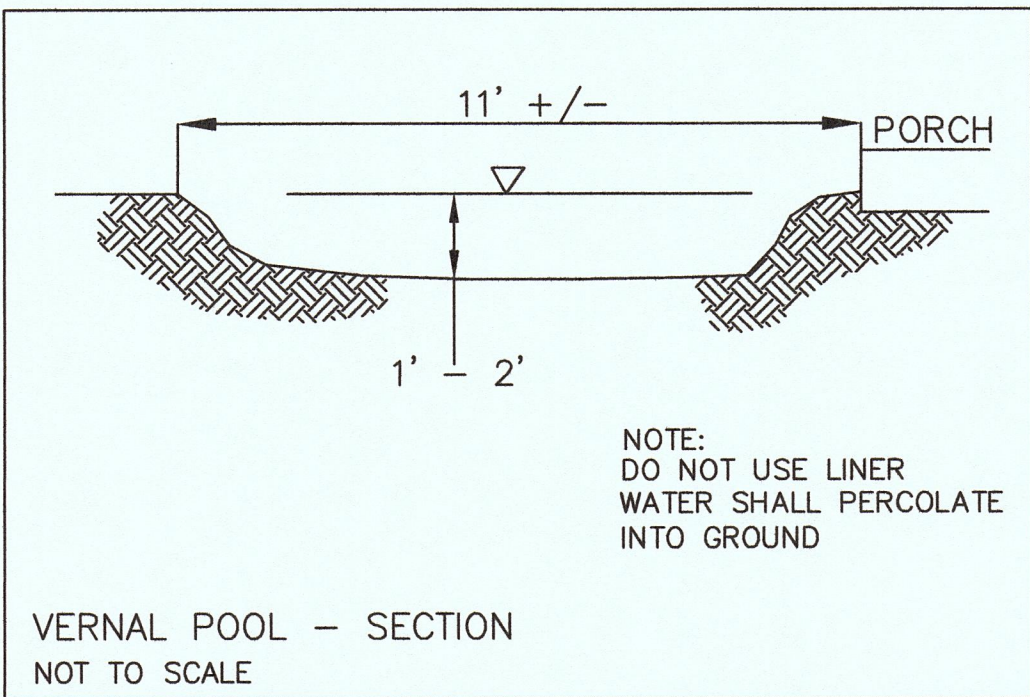
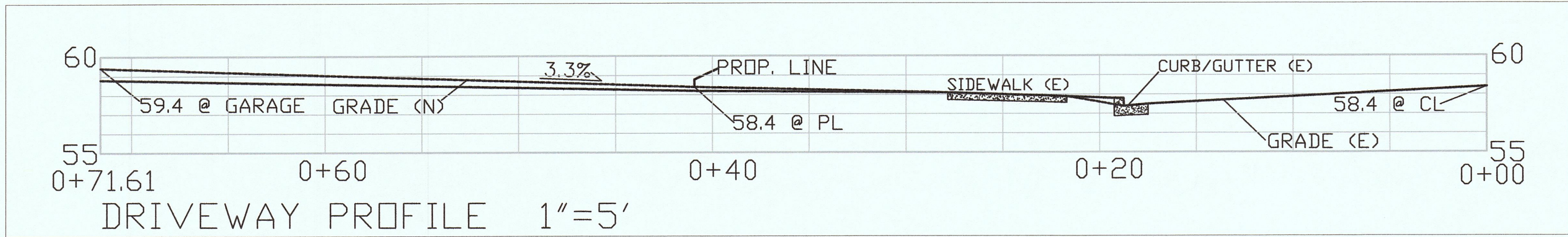
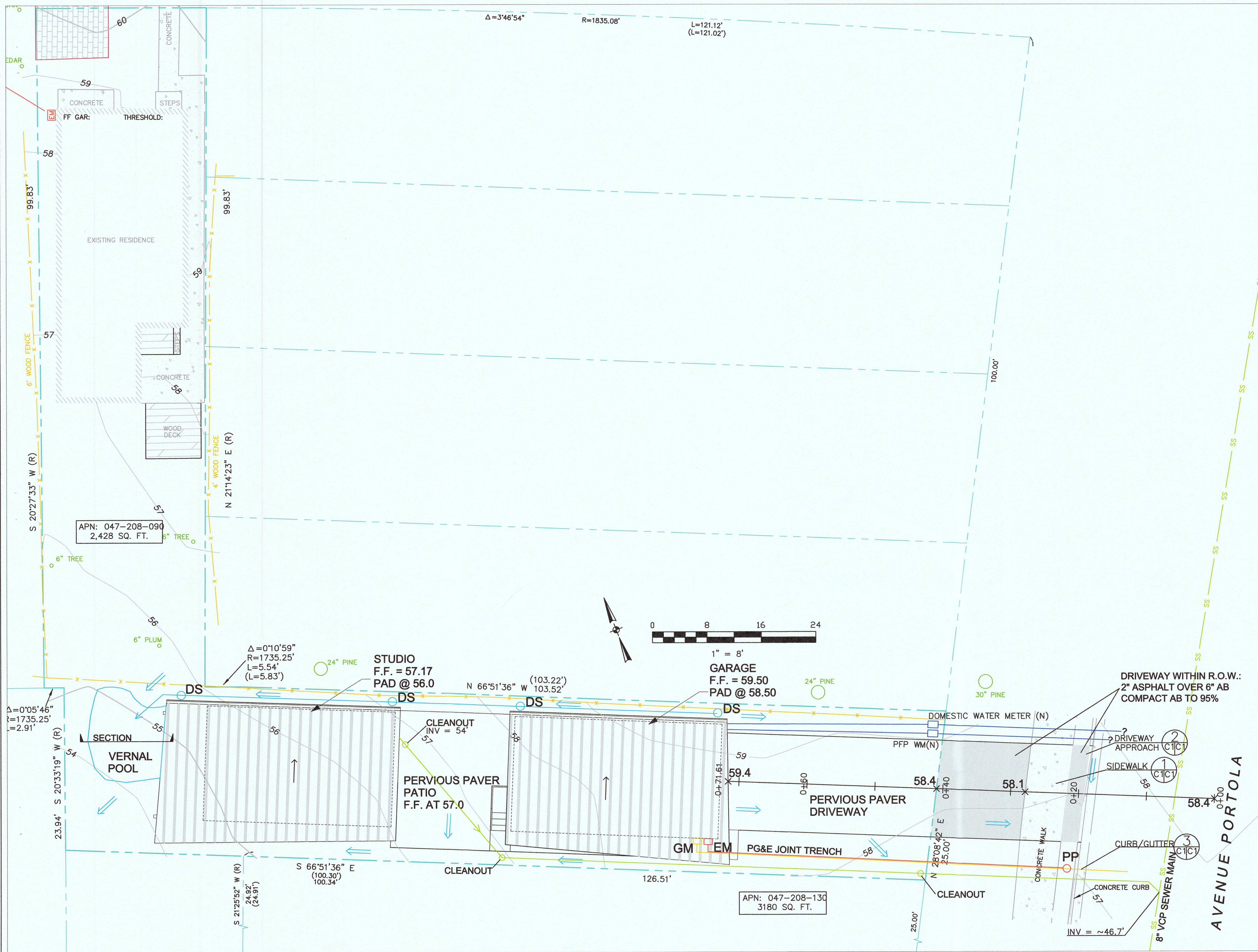


1	NORTH REAR PERSPECTIVE VIEW
A.11	SCALE: 1 1/2" = 1'-0"



2 SOUTH REAR PERSPECTIVE VIEW
A.11 SCALE: 1 1/2" = 1'-0"

ARCHITECTURAL



GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: NANCY KENNEDY, OWNER
2. SURVEY AND TOPOGRAPHY BY BGT SURVEYING, DATED 4-13-15.
3. ELEVATION DATUM NAVD88.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME : 20 CY (FOR FOUNDATIONS)
FILL VOLUME : 10 CY (MOSTLY FOR DRIVEWAY)

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. 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

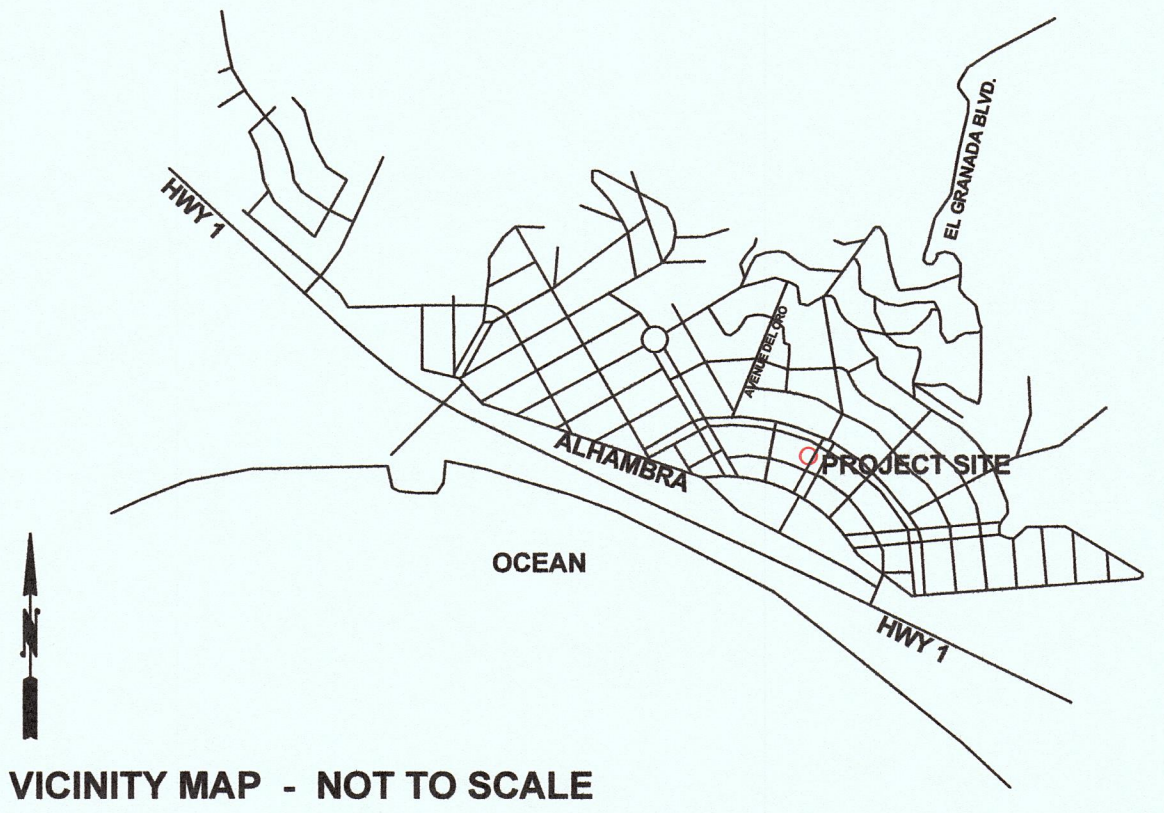
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO VERNAL POOL.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE VERNAL POOL TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

UTILITY NOTE

1. UTILITY LATERALS (GAS AND WATER) SHALL CROSS A MINIMUM OF 1 FOOT ABOVE THE SEWER MAIN.

TRAFFIC CONTROL NOTES

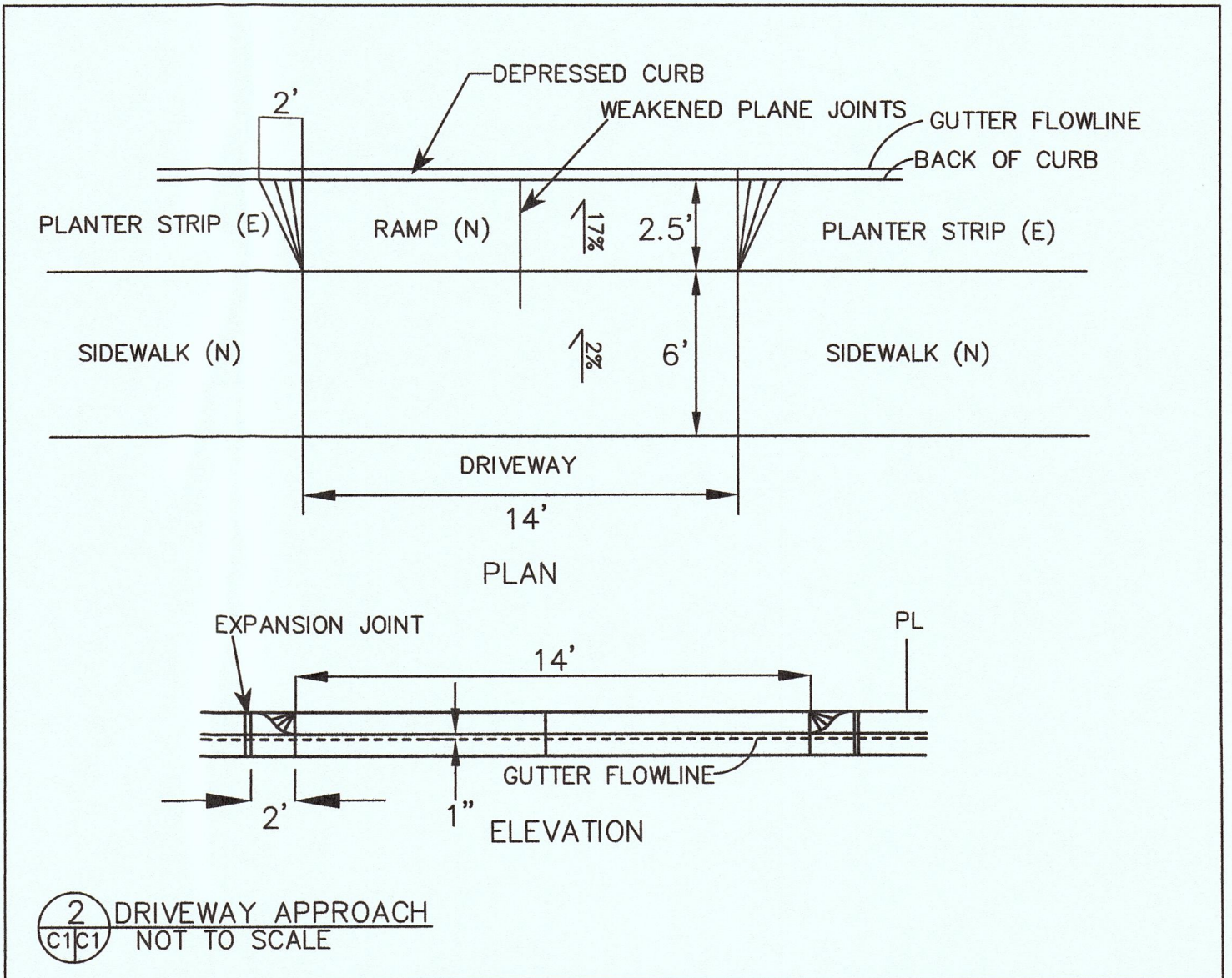
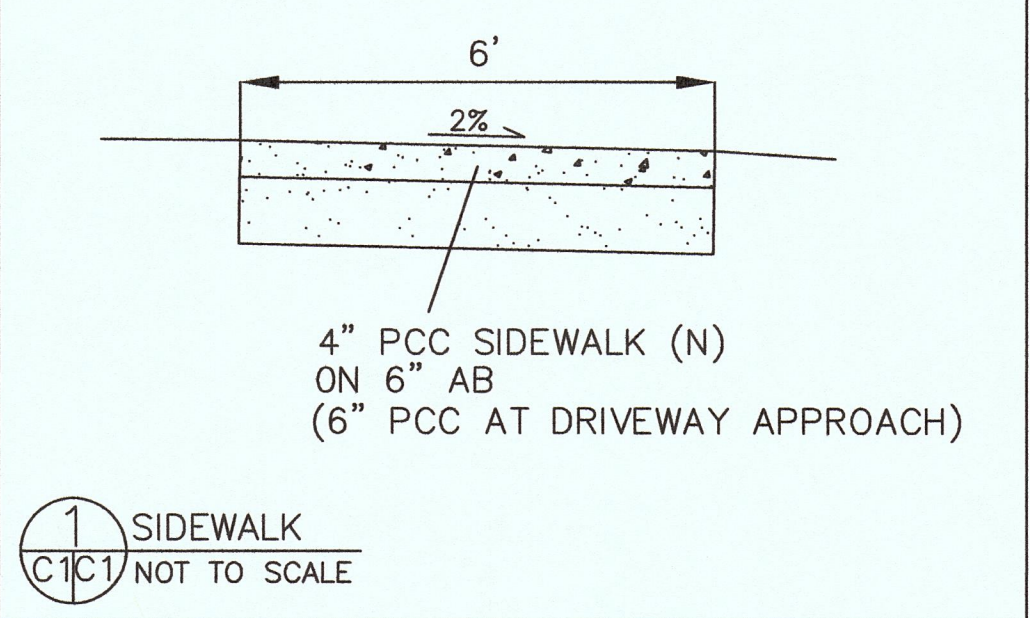
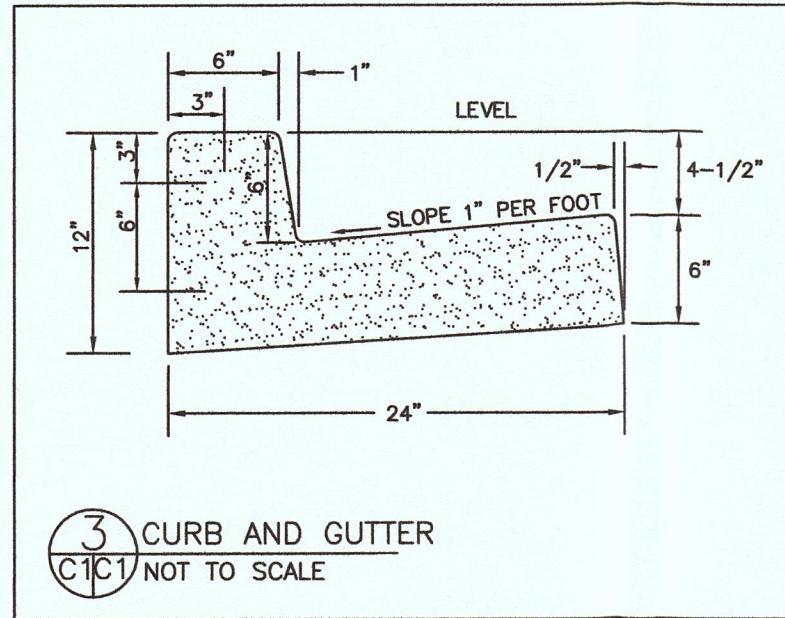
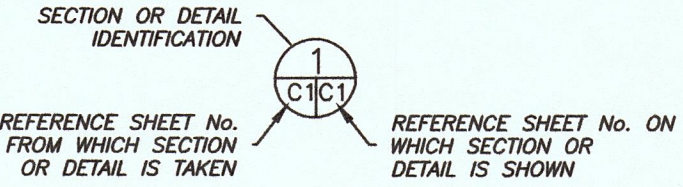
1. CONTRACTOR AND WORKERS SHALL PARK ALONG AVENUE PORTOLA.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
3. IF ROAD IS BLOCKED, WORKERS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



LEGEND

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

SECTION AND DETAIL CONVENTION



DATE: 6-10-16		DRAWN BY: CMK		CHECKED BY: AZG		REV. DATE:		REV. DATE:		REV. DATE:	
Sigma Prime Geosciences, Inc.		Sigma Prime Geosciences, Inc.		Sigma Prime Geosciences, Inc.		Sigma Prime Geosciences, Inc.		Sigma Prime Geosciences, Inc.		Sigma Prime Geosciences, Inc.	
332 PRINCETON AVENUE		332 PRINCETON AVENUE		332 PRINCETON AVENUE		332 PRINCETON AVENUE		332 PRINCETON AVENUE		332 PRINCETON AVENUE	
HALF MOON BAY, CA 94019		HALF MOON BAY, CA 94019		HALF MOON BAY, CA 94019		HALF MOON BAY, CA 94019		HALF MOON BAY, CA 94019		HALF MOON BAY, CA 94019	
(650) 728-3580		(650) 728-3580		(650) 728-3580		(650) 728-3580		(650) 728-3580		(650) 728-3580	
FAX 728-3583		FAX 728-3583		FAX 728-3583		FAX 728-3583		FAX 728-3583		FAX 728-3583	

GRADING AND DRAINAGE PLAN

KENNEDY PROPERTY
578 THE ALAMEDA
EL GRANADA

SHEET
C-1



PROJECT:
PROPOSED ARTIST STUDIO
AND GARAGE

PROJECT ADDRESS:
578 THE ALAMEDA
EL GRANADA, CA 94018
VACANT LOT APN: 047-208-130

CONTACT INFORMATION

Nancy email: nancy.ken@verizon.net
Ron email: r.vincent@verizon.net
Ron phone: (917)576-7945
Scott email: brothers.builders@gmail.com

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
BUILDING MATERIAL
SPECIFICATION

RAWN BY: _____ Author

AD FILE: _____

A.12

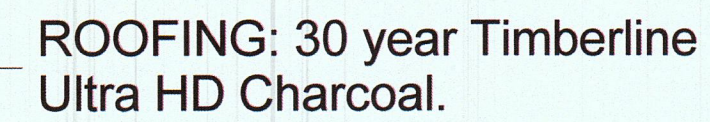
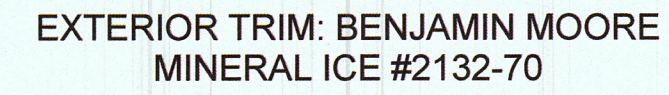
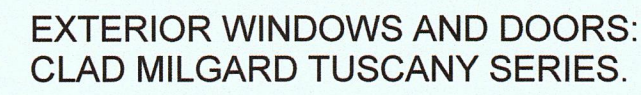
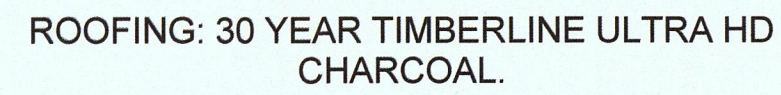
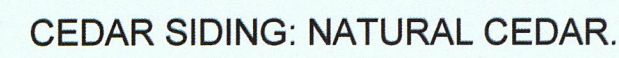
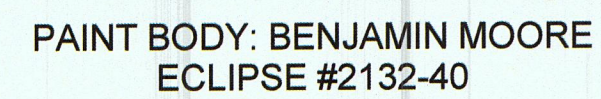
ARCHITECTURE

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

SCALE: $1/2" = 1'-0"$

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

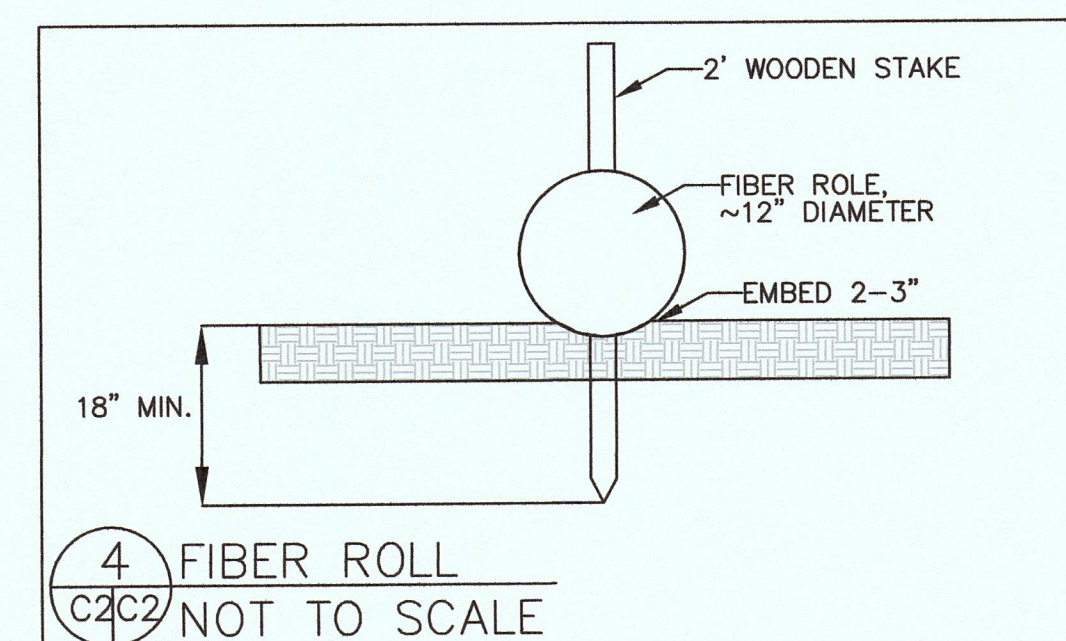
DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.



- BOARD AND BATTEN:

WINDOWS: Milgard Tuscany Series.
Color to be bronze.

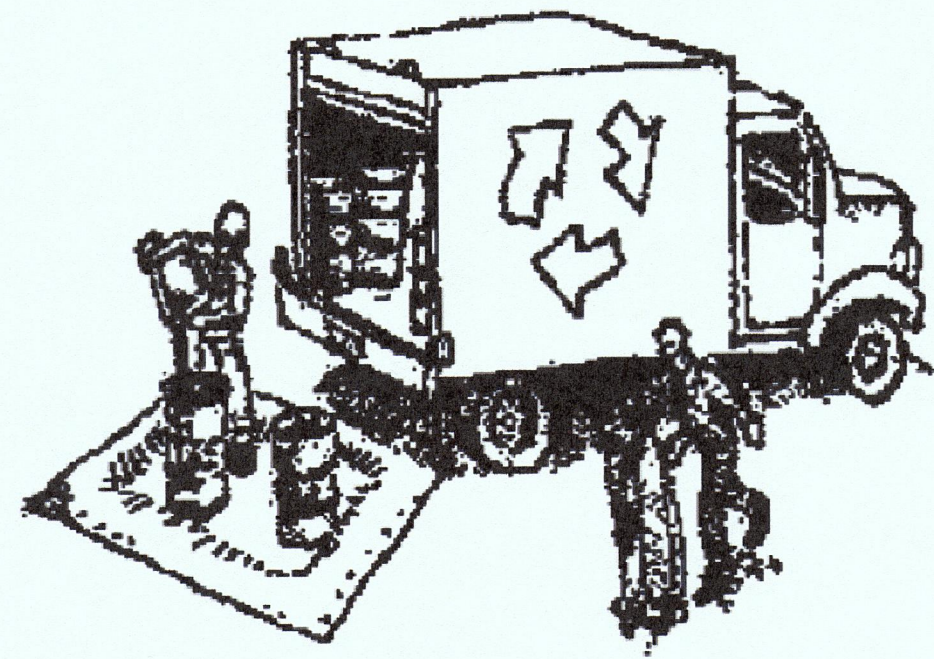
CEDAR WOOD: Natural horizontal cedar tongue and groove siding with mitered corners.



Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

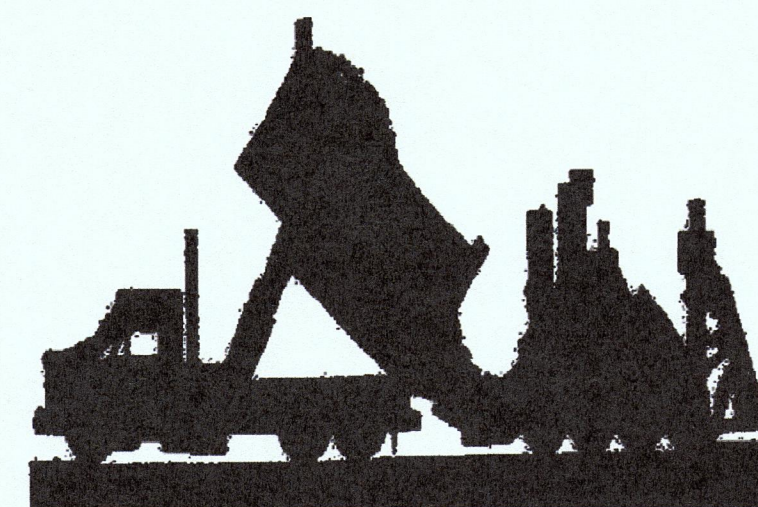


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work

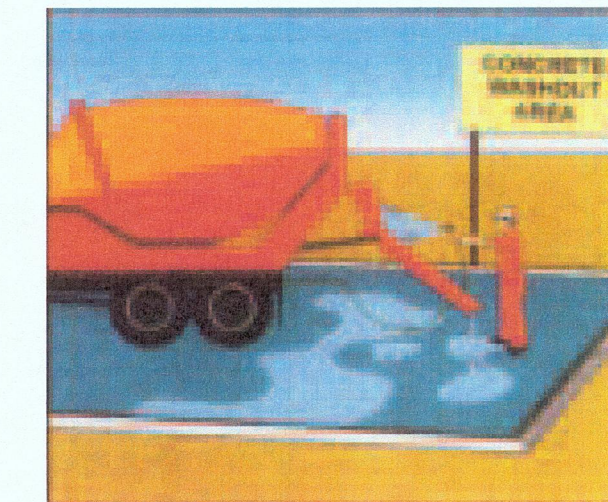


- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

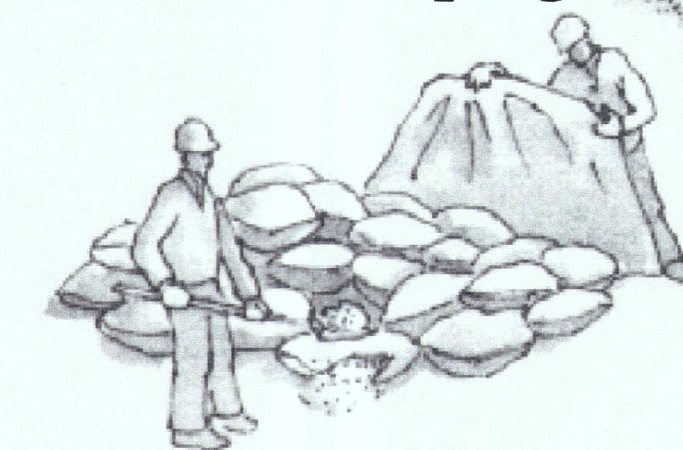
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



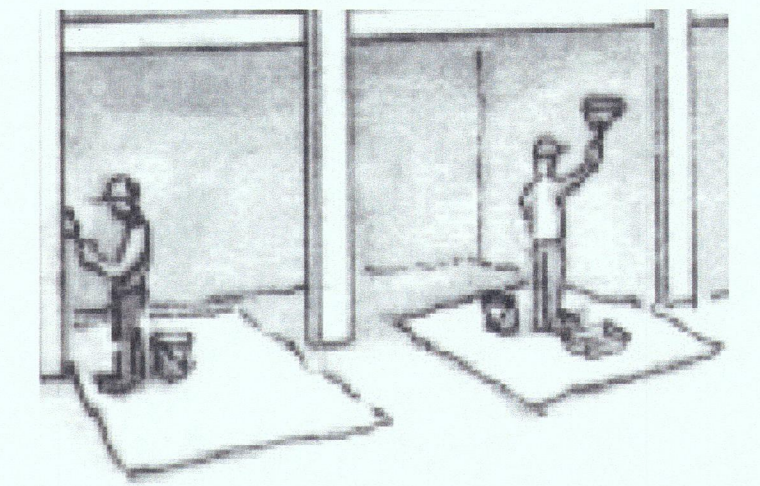
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

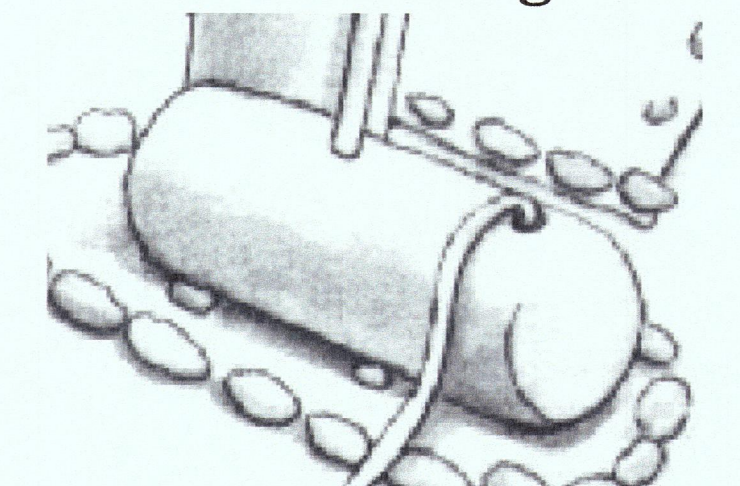
Painting & Paint Removal



Painting Cleanup and Removal

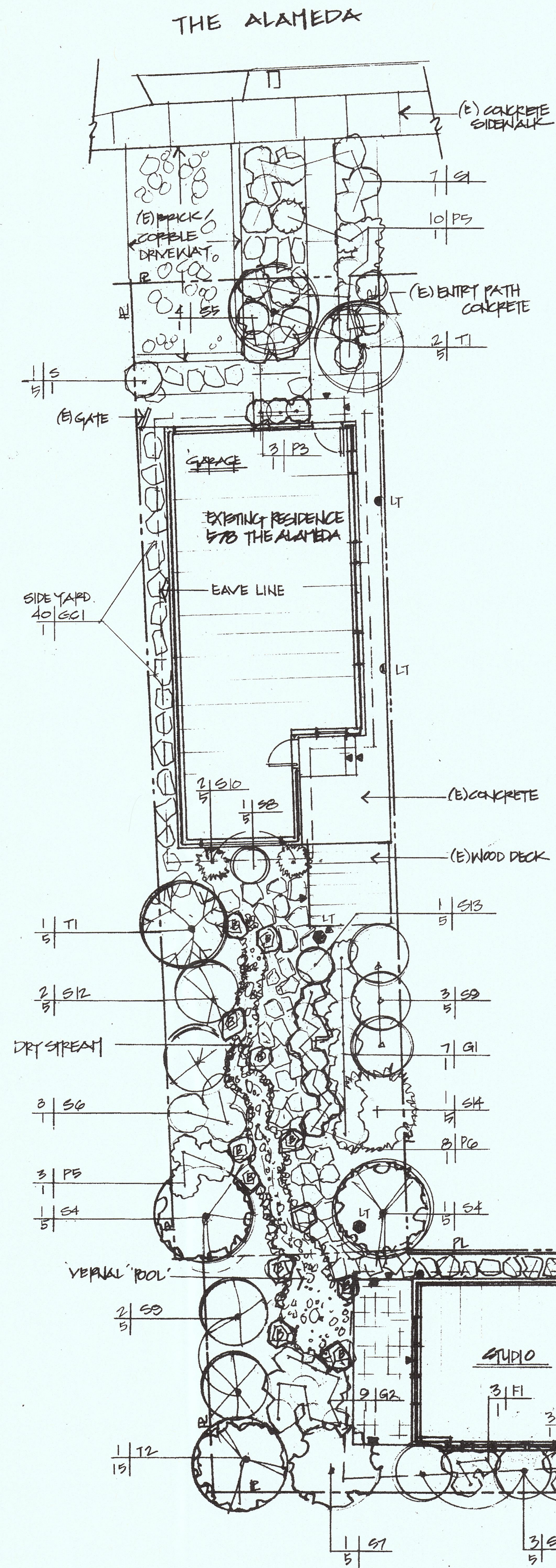
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes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

Dewatering



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

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



PLANT LIST									
TREES:									
No.	Qty.	Size	Name	Common Name	Growth Rate	Ave. Size	Decid./Evergrn	Interest	Calif. Native
T1	2	5 Gal.	Acer drincatum	Vine Maple	Moderate	20 ft. x 15	Deciduous	Fall color/Flowers	X
T2	1	15 Gal.	Alnus rhombifolia	White Alder	Fast	60 ft. x 40	Deciduous	moist/heat/wind toler.	
T3	1	15 Gal.	Arbutus 'Marina Standard'	Arbutus	Moderate	30 ft.	Evergreen	bark	
SHRUBS:									
No.	Qty.	Size	Name	Common Name	Growth Rate	Ave. Size	Decid./Evergrn	Interest	Calif. Native
S1	7	1 Gal.	Arctostaphylos d. Howard McMillin	Manzanita	Moderate	4' ht. x 6	Evergreen	Pink/White	X
S2	5	5 Gal.	Carpenteria californica	Bush Anemone	Moderate	5 ft.	Evergreen	White	X
S3	3	5 Gal.	Ceanothus Blue Jeans	Holy Leaf Mountain Lilac	Moderate	6' ht. x 6	Evergreen	Violet/gardens	X
S4	2	5 Gal.	Ceanothus 'Roy Harmon' Standard	Ceanothus - Blue	Moderate	12 ft. x 20	Evergreen	Med. Blue	X
S5	4	1 Gal.	Ceanothus griseus horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	Moderate	1 ft. x 4	Evergreen	Chantrelle fol./Blue flwr	X
S6	3	1 Gal.	Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper	Moderate	2 ft. x 8	Evergreen	Med. Blue	X
S7	1	5 Gal.	Ceanothus thyrsiflorus 'Snow Flurry'	Ceanothus - white	Moderate	8' ht. x 10'	Evergreen	White	X
S8	1	5 Gal.	Daphne odora 'Marginalia'	Daphne	Moderate	3ft.	Evergreen	Flower/Fragrance	
S9	5	5 Gal.	Garrya elliptica 'Eve'	Coast Silktassel 'Eve'	Moderate	12 ft. x 12	Evergreen	lemon yellow 10' catkin	X
S10	2	5 Gal.	Hydrangea arborescens 'Annabelle'	Hydrangea 'Annabelle'	Moderate	4 ft. x 4 ft.	Deciduous	White flwr	
S11	3	5 Gal.	Hydrangea macrophylla 'Burning Embers'	Burning Embers Hydrangea	Moderate	4 ft.	Deciduous	Violet flwr	
S12	2	5 Gal.	Rhamnus californica 'Eve Case'	Coffeeberry	Moderate	6 ft. x 6 ft.	Evergreen	Fol. med green	X
S13	1	5 Gal.	Rhododendron occidentale	Western Azalea	Moderate	12 ft. x 8 ft.	Deciduous	White/Pink flwr	X
S14	6	5 Gal.	Ribes sanguinum glutosum 'Barrie Coates'	Red Flowering Currant	Moderate	6 ft. x 4 ft.	Deciduous	Red flwr	
S15	8	1 Gal.	Vaccinium ovatum	Evergreen Huckleberry	Moderate	4 ft. x 4 ft.	Evergreen	White	X
PERENNIALS:									
No.	Qty.	Size	Name	Common Name	Growth Rate	Ave. Size	Decid./Evergrn	Interest	Calif. Native
P1	7	1 Gal.	Aquilegia formosa	Western Columbine	Moderate	2 ft. x 2	Deciduous	hummingbirds	X
P2	7	1 Gal.	Heuchera Canyon Belle	Red Coral Bell	Moderate	6' ht. x 12' ht.	Evergreen	Red	X
P3	3	1 Gal.	Penstemon 'Apple Blossom'	Penstemon	Moderate	2 ft.	Perennial	Lt. Pink	
P4	9	1 Gal.	Penstemon 'Garnet'	Penstemon	Moderate	2 ft.	Perennial	Ruby red	
P5	13	1 Gal.	Salvia spathacea	Hummingbird Sage	Moderate	1 ft. spreading	Perennial		X
P6	8	1 Gal.	Zauschneria (Epilobium) californica 'Mexicana'	California Fuchsia	Moderate	2 ft. x 2 ft.	Evergreen	Orange/red	X
VINES:									
No.	Qty.	Size	Name	Common Name	Growth Rate	Ave. Size	Decid./Evergrn	Interest	CA Native
V1	1	5 Gal.	Jasminum polyanthum	Pink Jasmine	Moderate		Evergreen	Light Pink	
FERNS:									
No.	Qty.	Size	Name	Common Name	Growth Rate	Ave. Size	Decid./Evergrn	Interest	CA Native
F1	5	1 Gal.	Blechnum spicant	Deer Fern	Moderate	3 ft. x 3 ft.	Evergreen	foliage	X
F2	3	1 Gal.	Polystichum munitum	Sword Fern	Moderate	3 ft. x 3 ft.	Evergreen	foliage	X
GROUNDCOVERS:									
No.	Qty.	Size	Name	Common Name	Growth Rate	Ave. ht.	Decid./Evergrn	Interest	Calif. Native
GC1	70	1 Gal.	Asarum caudatum	Wild Ginger	Moderate	8" ht. spreading	Evergreen	shade	X
GC2	30	1 Gal.	Campanula muralis	Dalmatian Bellflower	Fast	12 in.	Evergreen	Blu flwr/shade	
ORNAMENTAL GRASSES:									
No.	Qty.	Size	Name	Common Name	Growth Rate	Ave. Size	Decid./Evergreen	Interest	Calif. Native
G1	7	1 Gal.	Festuca rubra	Creeping Red Fescue	Moderate	1.5' ht. x 1.5'	Evergreen	form / color	
G2	9	1 Gal.	Juncus patens	California Juncus Rush		2 ft. x 2'	Evergreen/Per.	blu/grn foliage	X

PLANT QTY. — PLANT NO.

CONTAINER SIZE —

VINCENT - KENNEDY
578 THE ALAMEDA
VACANT LOT APN: 047-208-130
EL GRANDA, CA 94018

THE DRAWINGS ON THIS SHEET (OR COPIES OF THEM, HOWEVER EXECUTED) AND THE DESIGN CONCEPTS CONVEYED BY THEM ARE THE PROPERTY OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR DEATH, PERSONAL INJURY, OR PROPERTY DAMAGE, OR FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT APPROPRIATE CONSULTATION TO, AND WRITTEN PERMISSION FROM THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR DEATH, PERSONAL INJURY, OR PROPERTY DAMAGE, OR FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE DIRECT SUPERVISION OF, BLUE SKY DESIGNS, INC.

CHECKED KC.
DATE 6-07-16
SCALE 1/8" = 1'-0"
DRAWN KC.
TITLE LANDSCAPE CONCEPT PLAN
DWG. NO. L-1
SHEET 1 OF 1
VINCENT-KENNEDY

APN: 047-208-130

SUBCONTRACTOR

SHEET TITLE:
**NEW WORK, ARTIST
STUDIO AND GARAGE
ELECTRICAL PLAN**

ELECTRICAL

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

 EXIT SIGN

1. AFCI protected receptacles in family rooms, closets, hallways or similar rooms or areas per CEC 210.12 (b).
2. All 125-VOLT and 15- and 20-AMPERE receptacle outlets shall be listed tamper-resistant receptacle per CEC 210.12 (b).
3. All bedrooms and hallways shall have a smoke detector.
4. All hallways shall have a carbon monoxide detector.
5. Existing ceiling joists/rrafters may interfere with proposed layout and further design locations may be required. Proposed locations on plans are for reference only.

