

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

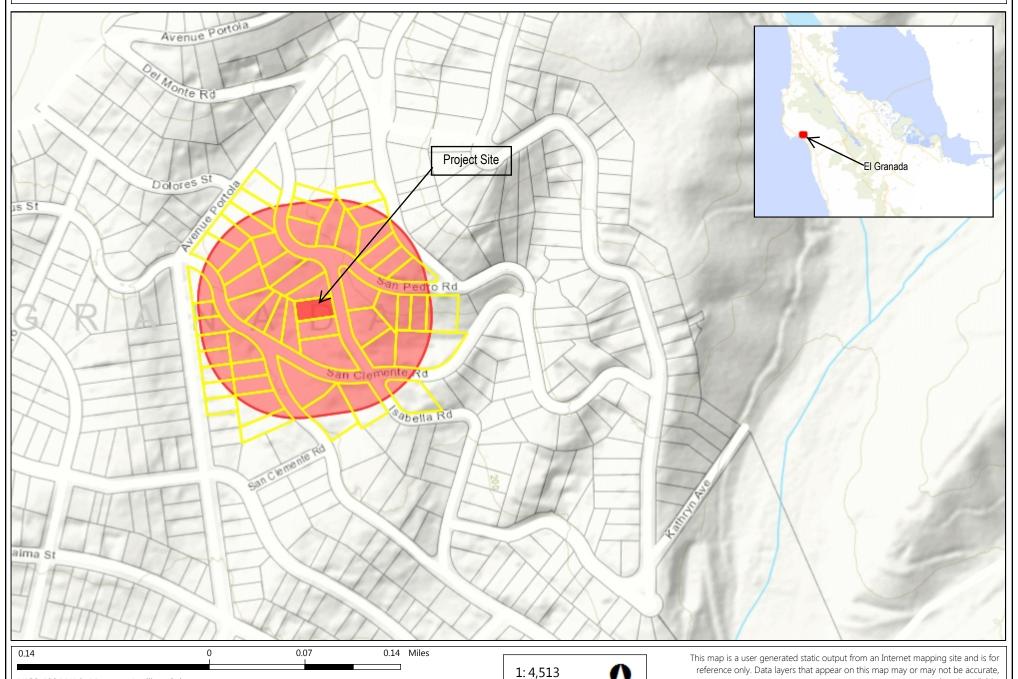
Property Owner: Patrick Power

Project Site: Isabella Road, El Granada

APN: 047-171-170

current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



ELI			

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 2018-00323

	Other Permit #:
Applicant:	Owner (if different, from Applicant):
Name tatrick tower	Namete, p
Address: P. O. Fut 101627	Address: Address:
El avanada CN zip: 94018	Zip:
Phone, 650. 103: 4626	Phone Wife H:
Email: power 30 à la William	Email:
Architect or Designer (if different from Applicant) Name: Address:	chitect Inc.
Phone, W. 50. 622 H 630	Ematrarchitect. coasterde.
Project location:	Site Description:
APN: 047.171.170	Vacant Parcei
Address: Isabella Road	Existing Development (Please describe):
A Glanada, Up Zip: 94018	
Zoning: 0 K.1 5-11 / DR	
Parcel/lot size: 100 sq. ft.	
CERTIFIED CONTRACTOR	
Project:	Additional Permits Required:
New Single Family Residence: 2134 sq. fi	Certificate of Compliance Type A or Type B
☐ Addition to Residence:sq. ft	
Other:	☐ Fence Height Exception (not permitted on coast)
	- Grading Permit or Exemption
Describe Project:	Home Improvement Exception
A single Louis .	□ Non-Conforming Use Permit
Vesidence Set unto	Off-Street Parking Exception
Ma lailleride. Mas	D Variance

Squared anny similar ages about 1 passes and Assessment of the		See Color Ba. Chec	
Fill in Blanks:	Material	Color/Finish exist	
		(If-different-from-existing_attach_sample)	
a. Exterior walls	Indie Hank Siding	Boothbay due -	
b. Trim	<u>lehood</u>	1 White	
c. Windows	- Linest	- Jellest	
d. Doors	Vingl.	White o	j
e. Roof	Comp Shinles	Inspalaction Steps .	I
f, Chimneys	Hardre Plante noing	Booth bay buc	[;
g. Decks & railings	Tile Medal Mesh	Back	١, .
h. Stairs	Woody - Interior	- Taine	<u>i</u>
i. Retaining walls	Concrete	Majway	i
j. Fences	Redwood		Ė
k. Accessory buildings	n/h	Description of the second	
I. Garage/Carport "	Hardre Plante Siding	protibay buc	ł
including the required fin applicable to the location (optional) Application. I hereby certify that the increase of the application	dings that the project does conform to the of the project pursuant to Section 6565. It's Statement of project compliance with the project and on forms, placed in the pest of my known is true and correct to the best of my known is true and correct to the best of my known in the pest of my know	roject complies with all applicable regulations ne standards and guidelines for design review 10. standards and guidelines (check if attached). ans, and other materials submitted herewith in owledge, It is my responsibility to inform the Coup information represented in these submittals.	unty of
Part Pour	Applic	ant:	
8/15/19 Date:	Date:	listis	

Plaining and Bulleling Departion

Certificate of Exemption or Exclusion from a Coastal **Development Permit**

Permit #: PLN 2018-00323

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

Permanent Record Microfilmina Required

Permit #: BLD	Lasars	
i. Essie information		
Owner Patrick Tower	Applicant Name:	le Fower.
Address: P. O. BOX 1627	Address: C.O.	Port 1627
El Cavanada Ch	Carai	nadal CA.
Zip: 940\8		Zio: 9 4018
Pr60500. 103. 4624p	Phoreotio 103	3.4626
Email Address: DOWN 350 Jahro	Email Address: 20	wer 33 explano, com
7		
2.Dogostnionetion		
Project Description:	Existing water sou	rce:
1 0 0	🛱 Utility connec	
It eximple formingly	 -	
regidence set into	Proposed water so	
hilander. New Landscap		tion
dream brubased:	\ \ \	ation and property lines are
Assessor's Pardel Number (s):	required.	ation and property lines are
	n Provide site p	an depicting location and all trees.
047-171-170		re any grading or vegetation/tree Yes 🎁 . No 🖫
		mits may be required. Such as: Tree ding Permit, Land Clearing Permit, t Permit.
& Signetures		
We have reviewed this form as completed above and the	e basis for this exemption or exc	usion. The information herein and the
basis for exemption or exclusion are true and correct to t	the best of our knowledge and v	ve hereby agree to carry out this project
in accordance with the terms of the exemption/exclusion exemption or exclusion issued for a water well and/or stop is a stop of the exemption or exclusion issued for a water well and/or stop of the exemption of exclusion is sued for a water well and/or stop of the exemption of exclusion is sued for a water well and/or stop of the exemption of exclusion is sued for a water well and/or stop of the exemption of the exemption of exclusion is sued for a water well and/or stop of the exemption of exclusion is sued for a water well and/or stop of the exemption of exclusion is sued for a water well and/or stop of the exemption of exclusion is sued for a water well and/or stop of the exemption of exclusion is sued for a water well and/or stop of the exemption of exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for a water well and or exclusion is sued for the exemption of the exe	n category selected on reverse. \ orage tank in the single family ex	we also understand and agree that any clusion area will be invalidated in the
event the future house, the well, and/or storage tank rec	quires a variance.	-1
(ato) for 8/13/18	MAKW	- <u>8/13/18</u>
Owner Date [*]	Applicant	Date

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

Staff Use Only

Alberta and the serie of

	hed review sheet to determine basis of exemption and owner and initial appropriate category below:	dhether project qualifies. Review basis of exemption with
InitialA. IrB. IrSirC. EC. ED. FP. S	mprovements to Existing Single Family Residence. RC 30610(a), CCR13250, ZR 6328.5[a]] mprovements to Existing Structure Other Than agle Family Residence or Public Works Facility. [PRC 10[b], CCR13253, ZR 6328.5[b]] Existing Navigation Channel. [PRC 306.10(c), R6328.5[c]] Repair or Maintenance Activity. RC 306.10[d], CCR13252, ZR 6328.5[d)] ingle Family Residence Categorical Exclusion Area. RC 306.10[e], CCR13240, AB 643, ZR 6328.5[e]]	F. Agriculturally-Related Development Categorical Exclusion Area, [PRC 30610(e), CCR13240, ORDERS E-2-4 fine E81 (244 632 850) G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)] H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)] J. Emergency Activities. [PRC 30611, ZR 6328.5(h)] J. Lot Line Adjustment. [ZR 6328.5(ii)] K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]
,μ. Reg	puired D. Not Required	Date of Inspection:
I have rev		Approval of Permit is subject to the following: (check if applicable) Submittal and Approval of a Tree Removal Permit Submittal and Approval of a Grading Permit Submittal and Approval of an Erosion Control Plan Submittal and Approval of a Coastal Dev. Permit
_	Department subject to the following condition(s) of approval:	Date
FeeOrio	© (● □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	3. Any relevant Planning or Building Inspection files. 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105Update Permit*Plan Case Screen and Activities

2. Planning Department Exemption Binder.

Signature required on reverse ->

Environmental Information Disclosure Form

PLN 2018-00323

	DLD
Project Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala Address: Calcala	Name of Owner: Path Control Owner: Phone: C50.703.463 Name of Applicant: Address: Phone:
Parcel size: Describe the extent and type of all existing development an	nd uses on the project parcel, including the existence and
purpose of any easements on the parcel, and a description preeks, vegetation.	of any natural features on the project parcel (i.e) steep terrain,
Environmental/Review Checklist 1. California Environmental Quality Act (CEQA	4) Review
Yes No Will this project involve:	
a. Addition to an existing structure > 50°	% of the existing area OR > 2,500 sq. ft?
1 / 1 -	sidential structure having 5 or more units?
c. Construction of a commercial structur	re > 2,500 sq.ft?
d. Removal of mature tree(s) (≥ 6" d.b.h residential zoning district)? If yes, how many trees to be removed	h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any
e. Land clearing or grading? If yes, please state amount in cubic ya Excavation:	rards (c.y.): .y. Fill: c.y.
f. Subdivision of land into 5 or more pare	cels?
g. Construction within a State or County:	
h. Construction within a sensitive habitat	
i. Construction within a hazard area (i.e.	
	ite (check with Co. Env. Health Division)?
Please explain all "Yes" answers:	\
Vemound like	12 0 0 0 0 0 0
Tandrew States.	- 1 acionale
bldg Www tr	cres. to a plantify
2	

2.Na	tional N	larine Fisheries Rule 4(d) Review
Yes	No	Will the project involve:
	1/	a. Construction outside of the footprint of an existing, legal structure?
	V/	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?
	1	f. Any work inside of a stream, riparian corridor, or shoreline?
	V	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. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?		
		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. Land disturbance of 1 acre or more of area?		
		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) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.		

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.

Date:

Signed:

(Applicant may sign)





Gutters and rain water leaders are white vinyl

SKYLIGHT: use flat glass skylights With bronze anodized frames

Windows and Doors Milgaurd White Vinyl

Wood facias are preprimed Cedar Rear balcony

Benjamin Moore Cloud white # 967 (Paint color is the color of this white box)

GARAGE DOORS Custom made. All panels are glass that is tinted and tempered. The frame is wood it is painted to match the trim.

Residence for: **PATRICK POWER** Isabella Ave. El Granada, Ca.

APN # 047-171-170

Grand Ashlar



BRICKFORM



DRIVEWAY PLANTERS Made of site cast concrete. Hardie Siding is used in the forms so that the finished concrete will be cast with texture to match the siding. Paint to match siding



CHRIS RIDGWAY ARCHITECT 650 622-6301

August 15, 2018



LIST OF DRAWINGS

AL1	COVER PAGE / AXONOMETRIC / LIST OF DRAWINGS
Al-2	BITE-PLAN & DATA
A1.3	GENERAL NOTES
A).4	AXONOMETRICS AND FLOOR PLANS

A21	FIRST FLOOR PLAN
A2.2	MIDDLE FLOOR PLAN
A2.3	BOTTOM FLOOR PLAN

A3.1	ELEVATIONS	
A3.2	ELEVATIONS	
A3.3	ELEVATIONS	

A41	SECTION A-A

SUI	SURVEY: SAVIOR P. MIGALLEF, LAND SURVEYING
LSI	LANDSCAPING
L62	TREE PLAN

C-1	CIVIL - GRADING & DRAINAGE PLAN SIGMA PRIME
C-2	CIVIL - EROSION & SEDIMENT CONTROL PLAN SIGMA PRIME
AMPI	BEST MANAGEMENT PRACTICES

DATE Ø8/15/18

SHEET A1.2

DUTLINE OF IST FLOOR ABOVE OUTLINE OF 15T FLOOR ABOVE IST FLOOR 1,094 5Q FT HDDLE FLOOR: 1,06 SQ FT (STAIRS (46 SQ FT) NOT COUNTED HERE SNCE IT'S COUNTED ON THE IST FLOOR) 101AL 1.683 59 FT BOTTOM FLOOR: 525 5Q FT (5TAIRS (46 5Q FT) NOT COUNTED HERE 6NGE IT'S COUNTED ON THE 15T FLOOR) STARE DECK: 188 SQ FT (FOR PROPERTY COVERAGE) BALCONY LINE ABOVE MDDLE FLOOR SO FT PLAN THE PLANT FIRS FLOOR SQ FT. PLAN BOLLETIA BOTTOM FLOOR SQ FT, PLAN HAT



LOCATION MAP

1

2016 CALIFORNA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 1016 CALIFORNIA PLUMBING CODE 1016 CALIFORNIA FIRE CODE 1016 CALIFORNIA ELECTRICAL CODE 1016 CALIFORNIA ENERGY CODE 2016 CALGREEN BULDING CODE STANDARDS

OCCUPANCY GROUP: R3-U TYPE OF CONSTRUCTION TYPE V-B

SCOPE OF WORK: NEW 3 STORY RESIDENCE SET INTO THE HILLSIDE

ALL CONSTRUCTION SHALL CONFORM TO

2016 CALIFORNIA RESIDENTIAL CODE

PROJECT WILL REQUIRE AN AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR MUST HAVE A C-16 LICENSE TO INSTALL DESIGN. FIRE HYDRANT COMPLIANCE MUST BE GHECKED.



AERIAL YIEW

ALL POTANLE WATER FIRMS AND ITTINES SHALL BE REASE COFFER CLAF RAN GALVANED WATER LEGAL FROM CALVANED WE COUGHT RON OR GALVANED WE SHELL ALL HATERIALS WEED IN THE WATER SHPTLY STEEL EXCEPT VALVES AND SHLAR DEVICES SHALL BULDING REGULATIONS SECTION 1954 MINERAL PROPERTY PLUMBING CODE - THATERIALS SECTION 1604 I SEE HIS OR OTHER PERTINENT NOTES.

COMPLETE SINGLE LINE DIAGRAMS FOR SEVER AND WATER WILL BE SUBMITTED AS A DEFERRED SUBMITTAL AND TO BE DONE BY THE GENERAL CONTRACTOR/DUNKE'S TEAM FOR GAS SINGLE LINE DIAGRAM, SEE XXX

ALL FOAM INSULATION AND HYAC DUCTING REQUIRE HERS TESTING BY DEFAULT, NO REQUIRED ADDITIONAL HERS TESTING BEYOND WHAT IS REQUIRED AS DEFAULT.

A 3.0 KWDC PV SYSTEM SHALL BE INSTALLED UNDER A SEPARATE PERMIT AS A CONDITION FOR MEETING THIGE WCOPELED ENERGY, PERFORMANCE PER PAGE 2 OF THE TILLE 24.ENERGY, REPORT

AREA INGLUDED IN			PLANNING DEPARTMENT: 5MCO	
E COVERAGE	FLOOR AREA	SQUARE FOOTAGE	PLANNER WHO GAVE THE INFORMATION ZONING: R-1 / S-11 / DR AP.N = 047-171-170	
	5	9	AREA	
×	×	1,094	FIRST FLOOR NOT INCLUDING GARAGE	
×	×	589	GARAGES (TWO)	
×	×	1,126	MIDDLE FLOOR	
×	×	925	BOTTOM FLOOR	
	×	3,734	TOTAL FLOOR AREA	

		FOR PROPERTY COVERAGE
×	1,305	BLDG. PERIMETER
×	360	DRIVEWAY BRIDGES UP TO PROPERTY LINE
×	80	BALCONY OVER TERRACE
	2,345	TOTAL SQ FT FOR PROP COV.

ENTRY COURTYARD ON GRADE AND UNDER 18" NOT COUNTED FOR PROPERTY COVERAGE

7,345	CUR SITE COVERAGE	
35%	PERCENTAGE OF SITE COVERAGE	
1,200	LOT SIZE	
2,520	MAXIMUM SITE COVERAGE ALLOWED	
175	UNDER THE MAX SQUARE FEET	

3 734	OUR TOTAL FLOOR AREA
5, 154	OUT TOTAL FLOOR AREA
53%	PERCENTAGE OF FLOOR AREA ALLOWED
1,200	LOT SIZE
3,816	MAXIMUM FLOOR AREA ALLOWED
52	UNDER THE MAX SQUARE EFFT

CLEANOUTS IN BUILDING SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE CITYLOUNITY, ALL CLEANOUTS SHALL BE MAINTAINED

SPECIAL INSPECTION REQUIRED FOR CONCRETE DRILLED PERS AND CONCRETE COMPRESSIVE STRENGTH GREATER THAN 1500 PNJ EPOXY HOLDOWN ANDHOMS, STRENGTURAL STEEL & WELDING AND SHEAR WALLS WITH NAILING SPACED 4° OR LESS

INDERGONDE ELETRICAL SERVICE SHALL BE PROVIDED N. ALL
INSL CRESTRICTES.

BILL CRESTRICTES

SEE SHEET ALS FOR OTHER PERTINENT NOTES RELATING TO THE CONSTRUCTION OPERATION PLAN (C.O.P.) SEE CIVIL PLANS TOO

PARKING AREA: CONSTRUCTION PERSONNEL WILL PARK IN THE DRIVEWAY AREAS AND NOT IN THE STREET

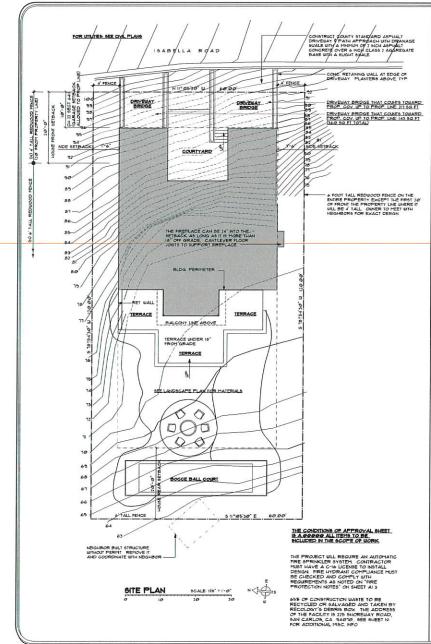
2 SANTARY FACILITIES LOCATED ON THE EAST SIDE END OF THE PROPERTY

3 GLEAN-UP AREA: LOCATED ON THE EAST SIDE END OF THE PROPERTY NEXT TO THE SANTARY FACULTIES

4 GONSTRUCTION MATERIALS STORAGE: LOCATED ON THE EAST SIDE END OF THE PROPERTY

5: DEBRIS BOX: LOCATED ON THE EAST SIDE END OF THE PROPERTY

ETRUCK TRANSCRIBER, EXERTIO, PLAND DRIVEWAYS TO BE HART ARED DRIVED CONSTRUCTION, ALL OF SET HARADERS SHALL BESIDER THAT HO CONSTRUCTION VEHICLES INLL, HEFFED TRANSCRIB TRANSCRIBED AND THE CRISTIC OF MAY ON ISABELLA ROAD. ALL CONSTRUCTION VEHICLES SHALL BE FARKED ON SITE OUTSIDE OF THE PUBLIC ROAD! THE OFFICEAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC ROAD! TO



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MISC. SITE PLAN NOTES & CONSTRUCTION OPERATION PLAN

UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PACIFIC GAS & ELECTRIC COMPANY REQUIREMENTS. SEE COMPLETE INFO ON SHEET E-I

CLEANOUTS IN BLDG. SEWERS SHALL BE APPROVED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE SEWER AUTHORITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.

THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA

SPECIAL INSPECTION REQUIRED FOR CONCRETE FOUNDATION GREATER THAN 2,500 P.S.I., EPOXY HOLDOWNS, HIGH STRENGTH BOLTS, SBISHC RESISTANCE AND STRUCTURAL STEEL WELDING \$ FOR SHEAR WALL NAMING SPACED 4' OR LESS COMPLETE AND SUBMIT A STAMPED \$ SIGNED SPECIAL INSPECTION FORM FORM PRICE TO PERMIT INSUANCE.

AN ENGROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REGURED PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPALITY'S RIGHT OF WAY

THE APPLICANT/CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE BLDG. INSPECTION SECTION, THE DEPT. OF PUBLIC WORKS AND THE COASTSIDE FIRE PROTECTION DISTRICT.

PRIOR TO FINAL INSPECTION, PAINT THE ADDRESS NUMBER ON THE FACE OF THE CURB NEAR THE DRIVEWAY APPROACH WITH BLACK LETTERING ON A WHITE BACKGROUND.

INCLUDE HOUSE ADDRESS: NUMERALS SHALL BE A MIN. 4" IN HEIGHT AND 3/4" STROKE OF CONTRASTING COLOR TOP THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS (SEE ELEVATION) FOR NEW CONSTRUCTION ONLY SEE COMPLETE NOTES UNDER FIRE PROTECTION NOTES.

COORDINATE UNDERGROUND CONSTRUCTION ACTIVITIES TO UTILIZE THE SAME JOINT TRENCH. MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED. THE BOIL IS TO BE REPLACED USING ACCEPTED COMPACTION.

STOCKPILE AND PROTECT DISPLACED TOPSOL FOR REUSE

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BOARD BACKPILASH BUDKS BUDK BUDKNS BEATH BOTTOM OF JOSTS BOTTOM DASEBOARD BALLIUP BALLIUP ROOF

BUILT-W ROCK
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DARK SKY LIGHT
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DUALIGLATE
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DETRIBON
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OUASE GALVANTED GREEN BOARD OP-ERAL CONTRACTOR GROUND FAALT INTERFER GALVANTED BROW

GALVANZED ROF GLASS GLASH BEAM GROUND GALVANZED SHEET METAL

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HOLD COPE

HANDOOARD

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HOLDO PETAL

HOUSE RELL CASNE'

HOUSE

HOLDOORD

HO

HISTER DIAMETER HISTARICH HITERIOR HIVER*

LAVATORY LEFT HAND LOCKER LOW POHT USUT LIGHTLEIGHT

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RAN WATER LEADER

RAN WATER LEADER

STORAGE STRUCTURAL SELF TAPPING SCREU STANLESS STEEL SUSPENDED STITTETRICAL

HTMENDAL PROBLEM OF STATE OF SOUTH OF S

JAKESS OTHERWISE NOTED VHIL COMPOSITION THE VERTICAL OFFENDING THE VERTICAL OFFENDING THE VERTICAL OFFENDING THE VERTICATION THRU ROOF VHILL WALL HABRIC

MASHER LITH MATER CLOSE! MOSO

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GENERAL CONTRACTOR (G.C.) TO VERIFY UTILITIES ARE MAINTAINED IN SAFE CONDITION AT TIMES OR REMOVE FROM SITE

G.C. TO VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED.

G.C. TO VERIFY THAT THE WATER LINE THE BULDING HAS BEEN OUT OFF AT THE PROPERTY LINE AND A HOSE BIB WITH A VACUUM BREAKER TYPE BACKFLOW PREVENTION DEVICE IS PROVIDED FOR DUST CONTROL

IF THERE IS NO <u>CONSTRUCTION TRALER</u> USED FOR THIS PROJECT, THE APPLICANTICONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT UNFOLL SHALL INCLUDE BUT NOT BE LIMITED TO TRACTORS, BACK HOES, CEPEN MIXERS, BTC.

THE <u>DEBRIS BN</u> TO BE LOCATED SOMEWHERE ON THE SITE. DEBRIS TO BE HAULED OFF-SITE TO AS NECESSARY THE APPLICANT/CONTRACTOR SHALL MONTOR THE SITE TO ENSURE THAT TRASH IS PICKED UP AND APPROPRIATELY DISPOSED DALY.

THE APPLICANTICONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT LIMITED TO TRACTORS, BACK NOES, CEMENT MAKERS, ETC

THE APPLICANTICOTRACTOR MIALL ENWIET HE NO CONSTRUCTION PELLATED VENCLES MIALL PREDE THRO TRAFFIC ALOND HE ROHT OF THE ORIGINATION OF THE NORMAL MAD AND ALL ORIGINATION OF THE PUBLIC RIGHT OF MAY OR IN LOCATIONS WHICH DO NOT IMPROPED SAFE ACCESS ON INABELIA ROAD. THERE SHALL BE NO STORAGE OF CONSTRUCTION VENCES IN THE PUBLIC ROAD OF SHALL BE NOT STORAGE OF CONSTRUCTION VENCES IN THE PUBLIC ROAD OF SHALL BE NOT STORAGE OF CONSTRUCTION VENCES IN THE PUBLIC ROAD OF SHALL BE NOT STORAGE OF CONSTRUCTION VENCES IN THE PUBLIC ROAD OF SHALL BE NOT STORAGE OF CONSTRUCTION VENCES IN THE PUBLIC ROAD OF SHALL BE NOT STORAGE OF CONSTRUCTION VENCES IN THE PUBLIC ROAD OF SHALL BE NOT STORAGE OF CONSTRUCTION VENCES. NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL, UNTIL A BULDING PERMIT HAS BEEN ISSUED AND THEN ONLY THOSE TREES APPROVED FOR REMOVAL SHALL BE REMOVED.

NOSE LEVEL PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITY SHALL NOT EVESED THE SOPPAN EVEL AND NOT CHEMPION OF THE HOUSE SHAPL YES AND AND THE HOUSE SHAPL HE PROPOSED THE SOURCE OF THE HOUSE SHALL BE PROMERED AND SHAPL THE CONSTRUCTION OFFER ATIONS SHALL BE PROMERED FOR SUMPAINT, SHARLAND SHALL BE PROMERED FOR SUMPAINT, SHARLAND SHAPL BE AND SHAPLES AND SHAPL SHAPL SHAPL BE ASSESSED.

WATER SHALL BE AVAILABLE ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS

SURFACE RUNOFF FROM ALL IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE WATER DETENTION AREAS. SEE

IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAWINAGE IN ALL PAYED AND LANDSCAPE AREAS SEE "GRADING, DRAWINAGE & EROSION CONTROL PLAN" ON SHEET CH. CONTRACTOR TO PROVIDE INTENT

SEE SEPARATE DRAINAGE PLAN BY CIVIL ENGINEER FOR OFFICIAL DESIGN OF EROSION CONTROL AND DRAINAGE PLAN

RAINJIATER LEADERS (DOUNSPOUTS) TO TIE INTO UNDERGROUND DRAIN. SEE DRAINAGE PLAN BY CIVIL ENGINEER ON SHEET CH. SEE ROOF PLAN TOO

MAINTAIN 6" MINMUM CLEARANCE FROM SOIL TO BOTTOM OF SIDING. (8" FROM SILL)

DRAIN WATER AWAY FROM THE BULDING. MAKE CERTAIN THAT ALL WATER DRAINS AND THERE IS NO PONDING

PRIOR TO THE BUJANCE OF THE BLDG PERHT, THE APPLICANT/CONTRACTOR SHALL SUBHTLA DRIVEWAY "PLAN (
PROPEL" TO THE DEPT OF PUBLIC WORKS, SHOUNG THE DRIVEWAY ACCESS TO THE PARCEL (GARAGE SLAB)

SHOUNDAND SHATT THE PROPERTY UNDER BEING THE SAME ELEVATIONS AS THE CENTER OF THE ACCESS FOADWAY

SHADVARDS SHATT THE PROPERTY UNDER BEING THE SAME ELEVATIONS AS THE CENTER OF THE ACCESS FOADWAY

WHEN APPROPRIATE, AS DETERMINED BY THE DEPT. OF PUBLIC WORKS, THIS PLAN AND PROFILE SHALL BE

PREPARED FROM ELEVATIONS AND AUGUSTANT SHOUND ON THE ROOM ONLY THE PROPED THE PLANS THE DRIVEWAY

FLAN SHALL ALSO NICLIDE AND SHOU SPECIFIC PROVISIONS AND DETAILS FOR BOTH THE EXISTING AND THE

PROPORED FROM AND PROFILES AND PRANADES FACILITIES.

NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT OF WAY SHALL BEGIN UNTIL THE COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROCLOHENT FERRIT, INCLUDING REVIEW OF THE PLANS HAVE BEEN HET AND AN ENCROCALCHENT PERMIT ISSUED. THE APPLICATION CHAIRCAIN FACTOR SHALL CONTACT THE DEPT. OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY.

PRIOR TO THE ISSUANCE OF THE BULDING PERMIT, THE APPLICANT MAY BE REQUIRED TO PROVIDE PAYMENT OF ROADUAY MITIGATION FEES! BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE) OF THE PROPOSED BUILDING PER ORDINANCE NO. 3171.

THE APPUCANT SHALL SUBMIT A PERMANENT STORMWATER MANAGEMENT PLAN IN COMPULANCE WITH T COUNTY'S DRAINAGE POUCT AND NATIONAL POLIUTANT DISCHARGE EUMINATION SYTEM (NPDES) REQU FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

SCHEDULE WORK SO AS NOT TO INTERFERE UNDULY WITH THE NORMAL HOUSEHOLD OPERATIONS

NO SITE DISTRURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

I CRC 2016 SECTION R331. THIS PROJECT IS NOT LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. WE ARE NOT REQUIRED TO COMPLY WITH CRC 2016 SECTION R331 REQUIREMENTS.

IA AN APPROVED AUTOMATIC FRE SPRINKLER SYSTEM MEETING THE REQUREMENTS OF NFPA-13D MUST BE SUBMITTED. THE ENTIRE STRUCTURE TO HAVE FIRE SPRINKLERS. THEY MUST BE DRAWN BY A CONTRACTOR HAVING A GITG LICENSE THE SUBCONTRACTOR SHALL PRODUCE DRAWINGS FOR APPROVAL BY THE CITY, COUNTY OR REF DEPRATMENT.

2 OCCUPANCY SEPARATION A ONE HOUR SEPARATION WALL SHALL BE NOTALLED WITH A SOUD CORE, 30 MINUTE FIRE RATED, SELF CLOSING DOOR ASSEMBLY WITH SMOKE GASKET BETWEEN THE GARAGE AND RESIDENCE. ALL EXERTICAL BOXES STALLED IN RATED WALLS SHALL BE RETAIL OF PROTECTED NOTE OUR GARAGE DETIALED AND NOT APPULABLE TO THE OWN SEPARATION.

24 SMOKE DETECTORS ARE HARDWRED. AS PER CHAPTER RIJA OF THE JOHS CRC. STATE FRE HARSHALL REGULATIONS AND COASTSDE FRE DISTRICT DEDVANCE I JOHN 403, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRST HARSHALL APPROVED AND LISTED SHOKE DETECTORS AND ADD A STATE OF A STATE OF THE ST

3 SMOKEICARBON MONOMOE DETECTORS. TO BE HARDWRED, INTERCONNECTED OR WITH BATTERY BACKUP, DETECTORS ARE TO BE INSTALLED. PER MANUFACTURER'S INSTRUCTION AND IMPA 17.

4 ESCAPE OR RESCUE UNDOUS SHALL HAVE A MINNUM NET CLEAR OPENABLE AREA OF 5/1 SOUARE FEET, 5/8 SQ FT ALLOWED AT GRADE. THE FINITUM NET CLEAR OPENABLE REGIST DIVENSION SHALL BE 1/4 NCLES. THE NET CLEAR OPENABLE UDTH DIVENSION SHALL BE 1/8 NICHES. REVISIONED SILL HEBIST SHALL BE NOT MORE THAN 4 NICHES ABOVE THE FINITUM FLOOR.

4A DENTIFY RESCUE/ESCAPE UNDOUS IN EACH SEDROOM AND VERFY THAT THEY MEET ALL REQUREMENTS PER CRC R3/0 2

OCCUPANCY SEPARATION ATTACHED GARAGE TO MEET OCCUPANCY SEPARATION REGUREMENTS PER CRC R3036 A ONE-HOUR CUPANCY SEPARATION WALL SHALL BE INTALLED WITH A SOLID COME, TO-HANLE FIRE ARTED, SELF CLOSNIC DOOR ASSEMBLY WITH SMOKE SKET ESTUREN THE GARAGE AND THE RESEDENCE. ALL ELECTRICAL BOXES NSTALLED IN RATED WALLS SHALL BHETAL OR PROTECTED.

A ADDRESS NAMBERS AS PER COASISSE RISE DISTRICT NO 2016-09, BULDING INDIRECTION SHALL BE COMPROCUSED TROSTED (VISILE PROPERTY OF THE PROPERTY

64 NEW RESIDENTIAL ADDRESS NUMBERS BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH T BACCEGNOUT SO AS 10 DE SERVI PROM THE PARLIC SIA! THOUTHIS THE SULDING, RESIDENTIAL ADDRESS NAMESES NAUL SE AT LEAST & FEET ADOVE THE PRINCED SURFACE OF THE DRIVINGAY LAWER BULDINGS AND ADDRESS NAMES AND ADDRESS NAMES NAUL SE AT LEAST & FEET ADDRESS NAMES SURFACE OF THE SURFACE AND ADDRESS NAMES AND

1 ROOF COVERING. AS PER COASISIDE FRE DISTRICT ORDINANCE # 2016-03, THE ROOF COVERING OF EVERY NEW BUILDING AND MATERIALS.
APPLIED AS PART OF A ROOF COVERING ASSETIBLY, SHALL HAVE A MINIMM FRE RATING OF CLASS "A" OR HIGHER AS DEFINED IN THE CURRENT
EDITION OF THE CALIFORNIA BUILDING CODE.

B AUTOMATIC REE SPENULER SYSTEM AS PER SAN MATED COMIT BUILDING STANDARDS AND COASTSDE FIRE DISTRICT ORDINANCE NUMBER 10th-03, THE APPLICANT SHEDWIND TO SHIP ALL AN AUTOMATIC REE SPENULER SYSTEM FEETING THE REQUIREMENTS OF HIP AND THE REPORT OF HIP AND THE REQUIREMENTS OF HIP AND THE REPORT OF HIP AND THE PLANS TOR THE SYSTEM RESPONDED AND THE PLANS TOR THE SYSTEM AND THE REPORT OF HIP AND THE PLANS TOR THE SYSTEM AND THE REPORT OF HIP AND THE PLANS TOR THE SYSTEM AND THE PLANS TOR THE SYSTEM AND THE PLANS TOR THE SYSTEM AND THE PLANS TOR THE PLANS TOR THE SYSTEM AND THE PLANS TOR THE PLANS TORTH OF THE PLANS TORTH O

S INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN

IO EXTEROR BELL AND NITERIOR HORN/STROBE. REQUIRED TO BE WRED INTO THE REQUIRED FLOW SUITCH ON YOUR FIRE SPRINKLER SYSTEM THE BELL HORN/STROBE AND FLOW SUITCH, ALCHIE WITH THE GARAGE DOOR OPENER ARE TO BE WRED INTO A SEPARATE GIRCUIT BREAKER AT THE HAIN ELECTRICAL PARIL. AND LEPELED.

II FUTURE OPTION SCLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE COASTISCE FIRE PROTECTION DISTRICT AS OUTLINED IN STANDARD DETAIL DI-001 SCLAR PHOTOVOLTAIC SYSTEMS. SEE SHEET A25 FOR NOTES

IT FRE ACCESS ROADS. THE APPLICANT HIST MAYE A HANTANED ASPHALT SUFFACE ROAD FOR SURVEISS AND EXPRESS OF FRE APPARATUS CODE (CPC) SHALL SET ROAD STANDARDS. PER APPARATUS CODE (CPC) SHALL SET ROAD STANDARDS. PEAD SED ROADS EXCEIDING ING FEET SHALL SET ROAD STANDARDS. PEAD SED ROADS EXCEIDING ING FEET SHALL SET ROAD STANDARDS. PEAD SET SET SHALL SET ROAD STANDARDS. PEAD SET SHALL SET PROVIDED SHALL A TURNARDAD IN ACCORDING THE LOAD STANDARD ROAD SET SHALL SET PROVIDED FROM A STANDARD ST

13 FIRE APPARATUS ROADS TO BE A MINMUM OF 10 FEET UIDE WITH A MINMUM OF 35 FEET CENTERLINE RADIUS AND A VERTICAL CLEARANCE OF 15 FEET CFC5-93, DIG3, T-14 (21)

FRE APPLANTIN ACCESS FOLDS TO BE AN APPROVED ALL SENTER SUPLACE. GRADES IS SO GREATER TO BE SUPLACED WITH ADPLACT.
OR ROUNDED CONCRETE GRADES IS SO GREATER HOLD, BE HERT DO IS OF BET IN THE APPLACT.
SECTION FOR ROADS APPROVED LESS THAN TO FEEL 7, OF FEET DID TURNIOUTS SHALL BE ON EACH SDEED OF 155 ON GREATER SECTION HOLD GRADES OVER SO, (FLAN AND PROCEED FROME) TO THE OWN FROM THE APPLACE FROM THE OFF SO SON

14 'NO PARKING - FIRE LAIE' SIGNS SHALL BE PROVIDED ON BOTH SDES OF ROADS 10 TO 26 FEET WIDE AND ON ONE SIDE OF ROADS 10 TO 33 FEET WIDE. COASTSIDE FIRE DISTRICT OFDINACE 17016-01 SECTION 509 31 REQUIRES THE POSTING OF SIGNS EVERY 75 FEET OF TRAVEL ON BOTH SDESS OF THE ROADWAY STATING NO PARKING RIFE LANGE COST 2005.

IS TIRE LITORANT. AS PER 2016 CFC, APPENDIX B AND C, A PRE DISTRICT APPROVED FIRE LITORANT (CLOU 560) HIST BE LOCATED UTHAN 560 PERI OF THE PROPOSED SOCIETY AND DELLING UNIT PERSONER FOR OF DRIVABLE ACCESS. AS PER 2016 CFC, APPENDIX B THE SOCIETY AND ADMINISTRATION OF THE SOCIETY APPENDIX FOR A VARIENCE AND ADMINISTRATION OF THE SOCIETY ADMINISTRATION OF THE SOC

IS: THE REDURED FIRE FLOW SHALL BE AVAILABLE FROM A COUNTY STANDARD WET BARREL FIRE HYDRANT. THE CONFIGURATION OF THE HYDRANT SHALL HAVE A FYNIMEN OF ONE EACH A 1/17 ONLET AND ONE EACH 3/17 ONLET LOCATED NOT MORE THAN 350 FEET FROM THE BULDHOM CHEAURED BY WAY OF APPROVED BY ADEED STOTHE PROJECT SHE

17 CONTACT THE FIRE MARSHALL'S OFFICE AT 650 136 533 TO SCHEDULE A FINAL INSPECTION PRIOR TO OCCUPANCY AND FINAL INSPECTION BY A BULDING INSPECTION ALLOW FOR A MINIMUM OF 13 HOURS NOTICE TO THE FIRE DEPARTMENT

A VEGITATION HANAGERINT THE COASTROE FIRE DISTRCT ORDINANCE TOWNING TOWNING CALEROHA FRE CODE AND PRINCE RESOURCES. CODE 41th A REA DERKAN OF DEPOSIBLE SPACE BECAUSED ARXID THE FERNIETEE OF ALL STRUCTURES TO A DOSTANCE ON ROT LIES IN 30 FEET AND THAT BE RECURSED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE IN SRA (STATE RESPONSIBLE AREA) THE FUEL BRE 100 FEET OR TO THE PROPERTY THE TOWNING THE FROM THE TOWNING THE PROPERTY OF THE PROPERT

DI TREES LOCATED WITHN THE DEFENSIBLE SPACE SHALL BE PRIVATE TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 FEET ABOVE THE GROUND NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROUN OR AT MANURET.

C. REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE QUILLET OF A CHIPNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE

D. THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHINNEYS - EXISTING AND NEW SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2.

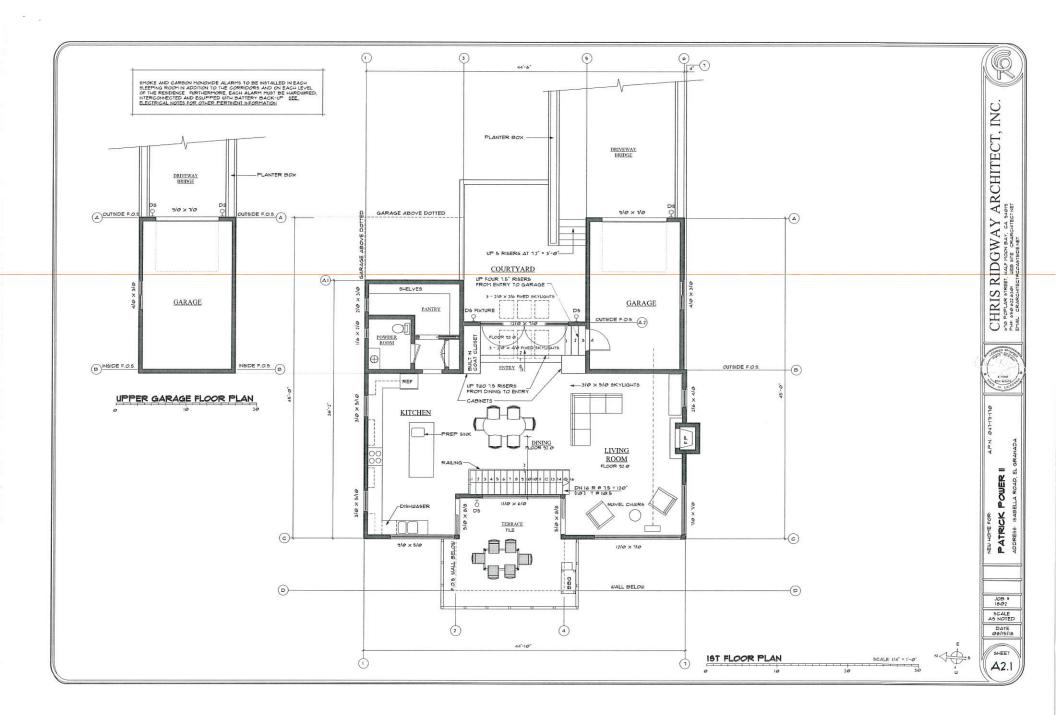
E A FUEL BREAK OR DETENDIBLE SPACE IS REQUIRED AROAD THE FERNETER OF ALL SYNCLIPES, DESIGNARD AND TEXT DESCRIPTION OF THE LESS THAN SO FEET AND THAT BE REQUIRED TO A DETANCE OF NOT LESS THAN SO FEET AND THAT BE REQUIRED TO A DETANCE OF 100 FEET ON TO THE PROPERTY LIVE THAS IS STRIKE A REQUIREMENT NOW AN PROPERTY LIVE THAS SO, THAT THE PROPERTY LIVE THAT SO, THAT THE PROPERTY LIVE THE THAT THE PROPERTY LIVE OF THE PROPERTY LIV

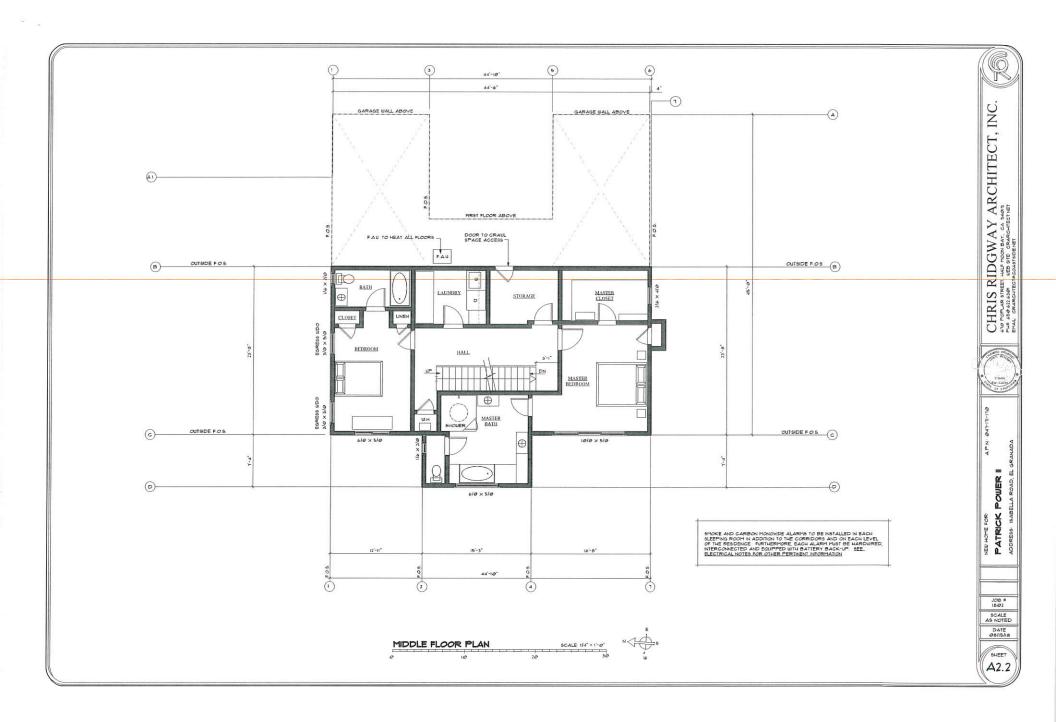
F MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BULDING FREE OF DEAD OR DYING WOOD

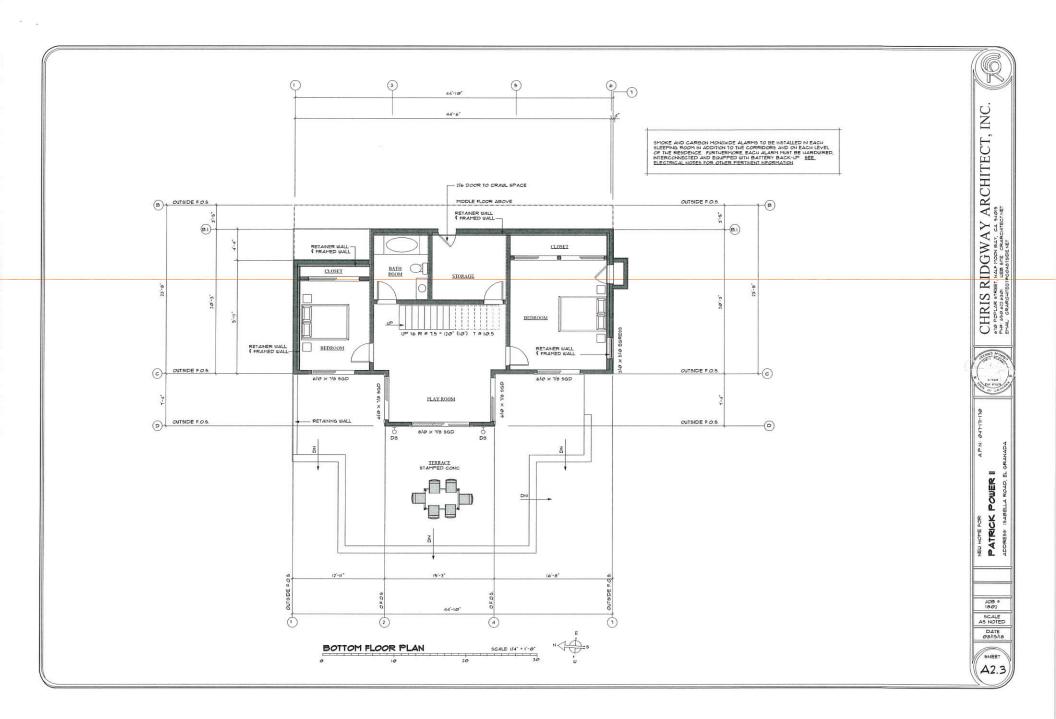
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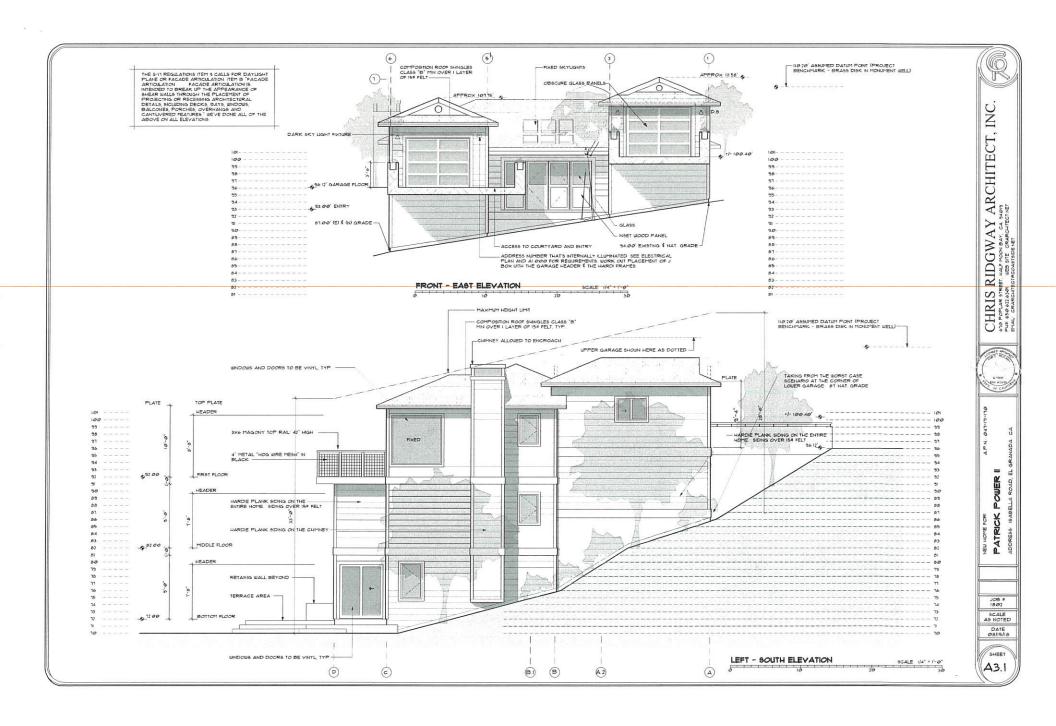
SCORE WORK Or CALLOR











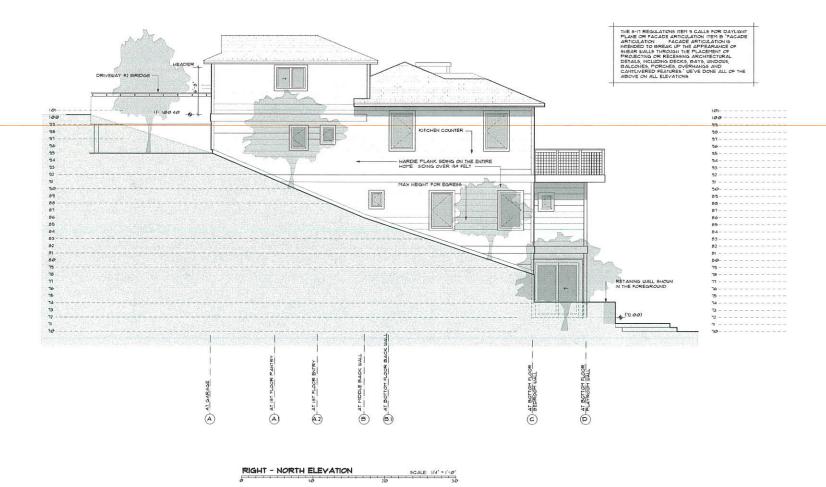


REAR - WEST ELEVATION

SCALE 1/4" #1"-0"



SHEET A3.3







CCHRIS RIDGWAY ARCHITECT, INC. 300 PROPERTY SOCIETY INC. 100 PROPERTY SOCIETY IN THE PROPERTY OF THE PARTY PROPERTY PROPERTY OF THE PARTY PROPERTY OF THE PARTY PROPERTY PROPERTY OF THE PARTY PROPERTY P

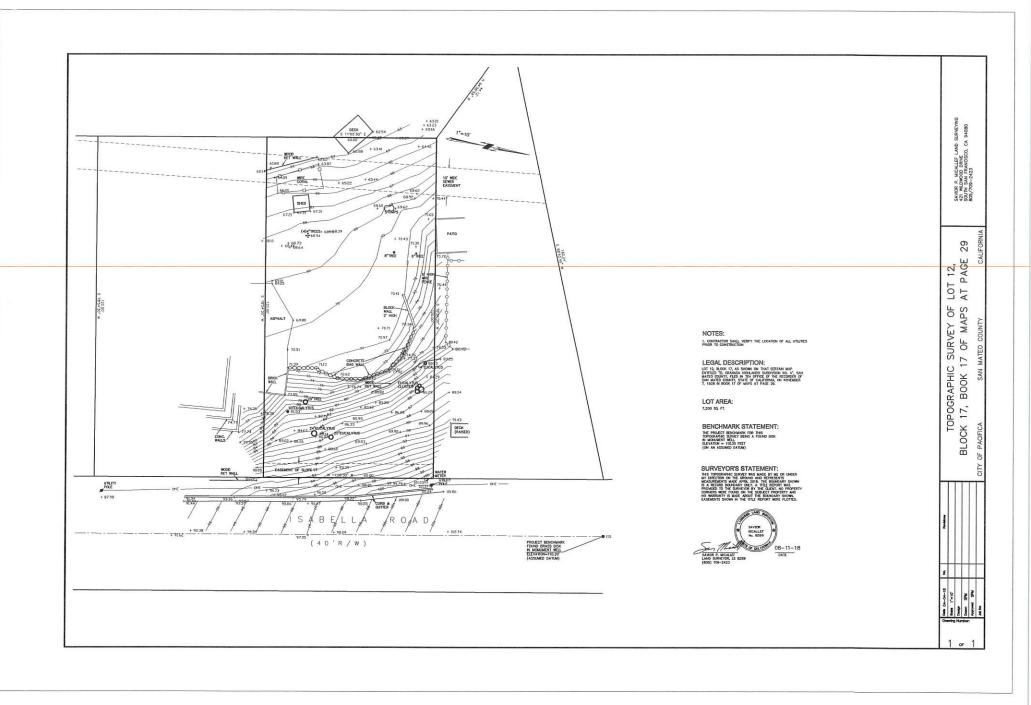
PATRICK POWER II ᇳ

CA

JOB #

SCALE AS NOTED

SHEET A4.1



V-RS Rougamvilles Spectability Barbora Karst' Red flowers. Full sun.

V-WF that are slightly fragrant. Semi-usur to use. Little to moderate water. Can be grown as a vine or trained upright into a standard tre... I gallon.

V-RB Reva Bankaine, LADY BANK'S ROSE. Evergreen climber or bush. Tiny, I/1' clusers of yellow fewers. Bloomes off old wood in the spring and fall. I gallon.

TREES

Ace thirs assumed Aurouni, GOLDEN FULLMOON MAPLE. Good paties to co.
Golden-scales leaves through the auronous. In full, the leaf tips develop rad edges
T-AS while the leaf cutter stays golden. Part shade and resist, well-drawed used. 20 feet tall
and wide. 15 gallon.

and wide. 15 gallon
Arbatas mentals, STRAWBERRY TREE 8°-30° toll. Little water required.
Attractive red bark, and claimers of white Bowerand and small red finit. Make
street tree since the mosts are not loss aggresses. You can see them gowing on
Street in City of Half M-son Bay. Available at Bonggred's Swarery. 15 gallon

BUSHES

B-siddish Tibis L Kanghi, BHTTERFEX BUSH, Barrelly bashes are cirefree dasabarus.

B-BB shades that are reliably fragman and racy to grow. Butterflies resum to their blooms all rummer long. The black Kanghe is the datAHXX-ct flowered of all the leadings, atmost a grayes-well.

B-CC Censolhtts, 'Concho' 6-7 tall, and 6-8 feet wide. Full Sem. I gallon. Cen be trained at a small tree. Attracts bees and butterflies. Plants live 5-10 years.

B-CP Cennotius Darkster. 5 - 6 tall, and 8-10 feet wide. Drought tolerant. Attracts bees and butterflies. 1 gallon. Plants live 5 - 10 years.

B-ER Est slonis rubes. 12 tall. Clusters of small pink flow em.Regular water. Available G-HMB Nursery

B-LC = Lantons, commo Douge Bowers S tell. Full von Droeght Wennet. 1 gallon

B-LM – Lintons, montevidensis. 2 ndl with trailing branches 3 to 6. - 1 pollon .

B-LR Liveners Red Runi, TREE MALLOW Evergreen Shrub. Full turn. This variety needs little to moderate water 1 gallon

B-PA Perovakia atriplicifolia 'Blue Spire', RUSSIAN SAGE
Silvery foliage and plumes of violet-purple blooms. Not only is it heat and drought
resistant but d.er, rabbits, and most other pests need clear of it. To 6 feed tall. I gallows:

Sutera cordata Summorm Pink' SNOWSTORM PINK BACOPA. Height: 8 inches.

B-SC Spazing: 30 mehas. Covered in straining shell pink star-shaped flowers with harvest gold eyes and pink centers along the stems from mild spring to late fall.

Salvia greggii

B-SA 2-3 feet tall. Drought rolernat. Flowers cherry red and blooms late summer and full.

B-SR Salvia Raspherry Delight, BUSH SAGE Be-rainfed flowers, and aurecta humaninghlide. Raspherry-red flowers over a long scason. Become from lote spring to cirly fell. Full sun and well-drained soil. Drought tolerant. To 3 feet tall. I gallon.

B-VP Veronics 'purplication', 2 feet tall Drought tolerant Purple spikes of flowers in surrane into fall

GROUND COVER

GC-D Dymondia Silver Carpet. Ground cover, grass substitue. Dought tolerant.

PERENNIALS

Penstemon barbatas. TWIZZLE SCARLET produces strong stems covered syrvid scarlet flowers on 2 to 3 ft. tall plants. A first-year flowering peneratial, blooms June to September. 1 gallon.

Foots man printings a PINE-LEAF PENSTEMON, this terre-compross penstences burets and bloom each number predicting masses of bright scattered, flowers that betterfiles and humminghelds will love as much as you do. It's a conch-tor gree in eary sounty spect. Well-brished will. To I kinches till. I pallen.

Gaillardia Tanfare, BLANKET FLOWER
P-GF Sun. 14" toll. Drought tolerant Red flowers with yellow tips. Blooms long. Good out flower.

P-CP. Cistus x purpureus ROCKROSE 4 tall and mide, Full son. Little or no.

ANNUALS

Tropacolum, majus, NASTURTHUM. Annuals, but firely resend themselves. Plant by A-IM seeds rown. These plants will clamber up the low feace. Plant naturitisms in the earn

A-PH Petimia x hybred Sim.

FOREST FLOOR PLANTS

Camillia jaranica Cantes Sunburst Large Bowers semiduable in pole pink striped with deeper pink. Little water to regular water, Needs acidic and Shade to part shade, $\mathcal{E} * 12^n$ tall. Significant

FF-RB Rhododendron Blue Baron'. Tall, Flowers are light violet intide, more intense violet outside and appear in large trusses. Needs acidic soil. Regular to ample water, 1 gallon.

FF.M Myosenia FOREGET-ME-NOTS

LANDSCAPE WATER EFFICIENCY (MWELO) APPENDIX - D CHECKUST (CAN CALY BE USED WHEN AGGREGATE LANDSCAPE AREAS ARE 7,500 SQ. FT. OR LESS)

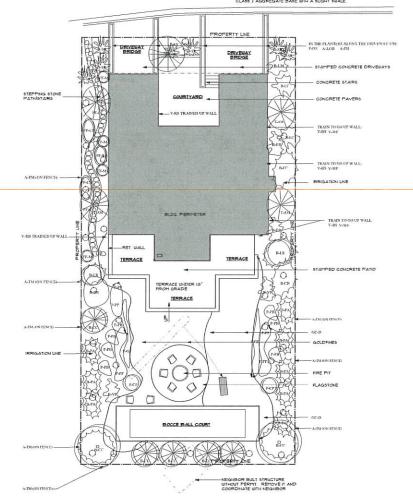
THE PROJECT HAS APPROXIMATELY 2,108 50, FT, OF LANDSCAPING

LANDSCAPE PARAMETER	DEHGN MEABURES
COMPOST	PICORPORATE COMPOST AT A RATE OF A LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDISCAPE AREA (INLESS CONTRA-INDICATED BY A SOLIS TEST)
PLANT WATER USE	RESIDENTAL INSTALL CUMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL LITTLE OR NO SUPPLER MATER (AVERAGE WICCLS PLANT FACTOR #3) FOR 198 OF THE PLANT AREA EXCLLIDING EDIDLES AND AREAS USING RECYCLED MATER NOI- RESIDENTIAL INSTALL CUMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL LITTLE OR NO SUPPLER MATER (AVERAGE BUCCLS PLANT FACTOR #3) FOR 100% OF THE PLANT AREA EXCLUDING EDIDLES AND AREAS USING RECYCLED MATER
мисн	A MINIMM 3-NCH LAYER OF MILCH SHOULD BE APPUED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS
	TOTAL TURP AREA SHALL NOT EXCEED 15% OF THE LANDSCAPE AREA. TURP IS NOT ALLOWED IN NON RESIDENTIAL PROJECTS.
TURF	TURF (FUTUZED) IS UNITED TO SLOPES NOT EXCEPDING 25% AND IS NOT USED IN PARKWAYS LESS THAN 10 FEET IN WIDTH
	TURE, IF UTILIZED IN PARKWAYS IS IRRIGATED BY SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY RUNCEP.
	IRRIGATION CONTROLLERS USE EVAPOTRANSPIRATION OR SOLL MOISTURE DATE AND UTILIZE RAIN SENSOR
IRRIGATION	IRRIGATION CONTROLLER PROGRAPHING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.
SYSTEM	AREAS LESS THAN 10 FEET IN ANY DIRECTION UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF
	A PRIVATE LANDSCAPE SUBMETER IS INSTALLED AT NON-RESIDENTIAL LANDSCAPE AREAS OF 1,000 SCHARE FEET OR MORE

THE DESIGN CONTAINS LOW MAINTENACE AND DROUGHT TOLERANT SHRUBS

NO LANDSCAPING IN THE PUBLIC RIGHT OF WAY

CONSTRUCT COUNTY STANDARD ASPHALT DRIVEWAY § PATH APPROACH WITH DRAINAGE SWALE WITH A HINNING OF INCH ASPHALT CONCRETE OVER & INCH CLASS 2 AGGREGATE BASE WITH A SUGHT SWALE



ISABELLA ROAD



5CALE 1/8" = 1'-0"

ARCHITECT,

INC.

CHRIS RIDGWAY

"SEP POPLAR STREET HALF HOW BAY, CA 3.

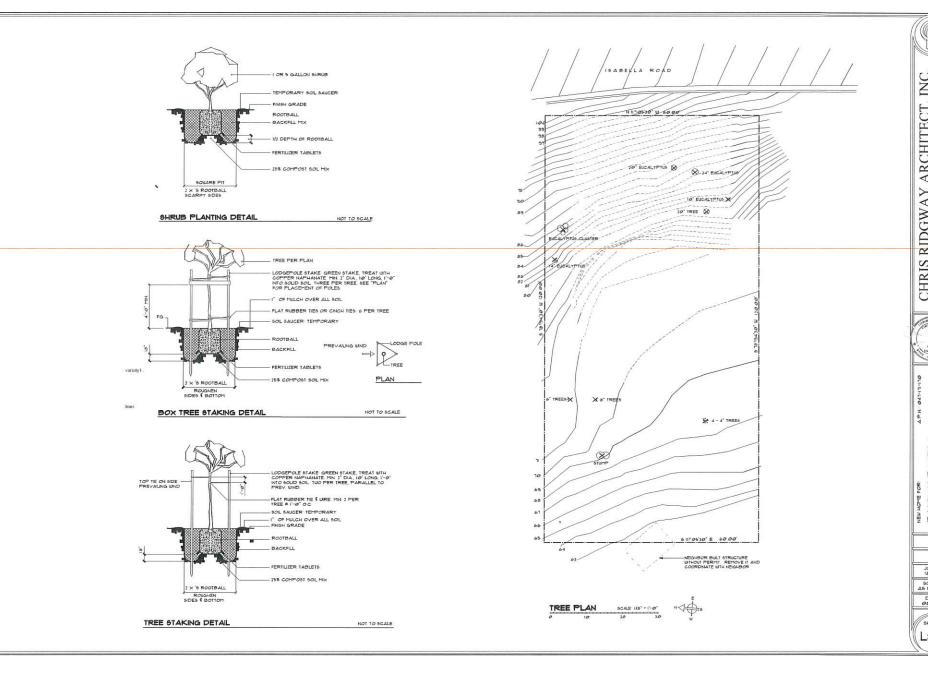
FINAL GRANGHIEG POOSISIOEN IN

=

POWER PATRICK 225

JOB # 1802 SGALE AS NOTED DATE @8/15/18

SHEET LSI



CHRIS RIDGWAY ARCHITECT, INC.

10. POPULS STREET HALF FROM BAT. CA 34015

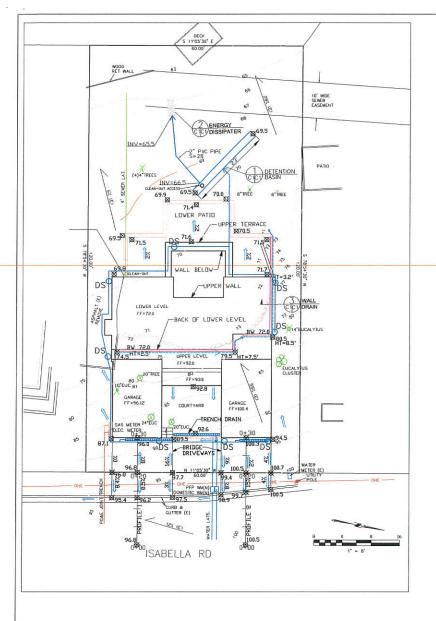
10. URB DIT CARACHTECT NET

10. SALE CARACHTECT

NEW HOME FOR:
PATRICK POWER II
ADDRESS 375 ISABELLA AVE, EL C

JOB # SCALE AS NOTED DATE @8/15/18

SHEET LS2



LEGEND

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED CONTOUR

₩99.7 SPOT ELEVATION (N)

SURFACE DRAINAGE FLOW

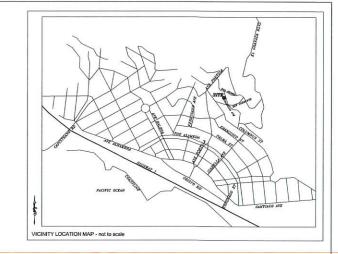
DS DOWNSPOUT

4" DIAM, PVC DRAIN PIPE

3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.

PROPOSED RETAINING WALL

10" EUC TREE TO BE REMOVED



GENERAL NOTES

- 1. PLANS PREPARED AT REQUEST OF
- PATRICK POWER, OWNER
 2. ELEVATION DATUM: ASSUMED
- 3 CONTOUR INTERVAL IS 1 FOOT
- 4. SITE SURVEYED BY S. MICALLEF, 4-4-18.
 5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

- DRAMAGE INTENT: IT IS THE INTENT OF THE DRAMAGE SYSTEM TO CONVEY RODO AND DRIVEWAY RUMOFF TO A SAFE LOCATION, AND TO MINIMIZE TO A SAFE LOCATION, AND TO MINIMIZE AND TO AND THE SAFE SHAPPING AND TO THAT WELLS SHOWN.

 ALL DRAMAGE PIPES SHALL BE 3" MINI. DAMETER SOLID PIPE, SLOPED AT 15'S MINIMIZE.

 AND THE SAFE SHAPPING SHAPPI

- 15, MINIMUM.
 If I SI THE PROPERTY OWNERS RESPONSIBILITY TO CHECK ON ALL STORMWATER
 FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO
 BE SURET THAT THEY ARE CLEAR OF EXCRESSIVE DEBRIS AND OPERATING EFFICIENTLY,
 THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY

GRADING NOTES

CUT VOLUME: 80 CY (ESTIMATED, FOR GUT PAD + FOUNDATIONS) FILL VOLUME: 5 CY

1. ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWEAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.

- 2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- 3. CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H.V).
- 4. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.

J-4" RIVER RUN ROCK

SCHON WW

MRAFI HON FILTER FABRIC AT ROOK/SOIL INTERFACE

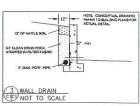
ENERGY DISSIPATER

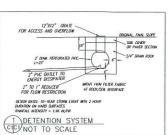
CICI NOT TO SCALE

2" SOLID PIPE FROM DETENTION BASIN





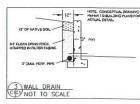


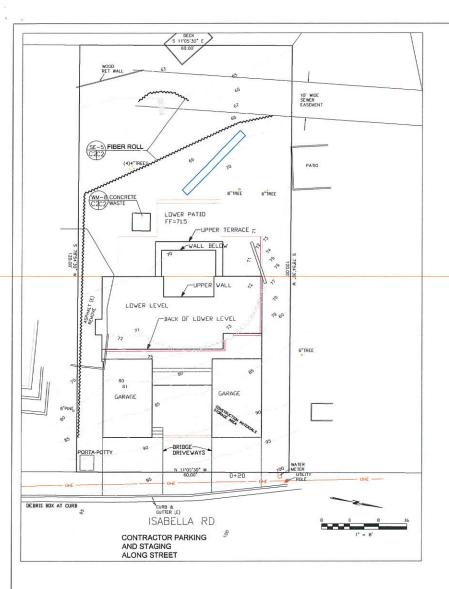




SHEET

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EROSION CONTROL POINT OF CONTACT

NAME: PATRICK POWER TITLE/QUALIFICATION OWNER PHONE 650-703-4626 PHONE:

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

powerp33@yahoo.com

EROSION CONTROL NOTES

activities and construction.

October 1 and April 30.

prevent their contact with stormwater.

where wash water is contained and treated.

using dry sweeping methods.

enlarged or "run over." Dust control is required year-round. Erosion control materials shall be stored on-site

GENERAL EROSION AND SEDIMENT CONTROL NOTES . There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated. · Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving

Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between

· Store, handle, and dispose of construction materials and wastes properly, so as to

Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments,

Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area

· Train and provide instruction to all employees and subcontractors regarding the Watershed

Protection Maintenance Standards and construction Best Management Practices. · Placement of erosion materials is required on weekends and during rain events.

· The areas delineated on the plans for parking, grubbing, storage etc., shall not be

· Limit and time applications of pesticides and fertilizers to prevent polluted runoff.

and non-stormwater discharges to storm drains and watercourses. Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.

· Limit construction access routes to stabilized, designated access points · Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks

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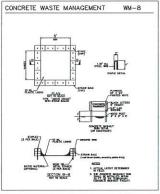


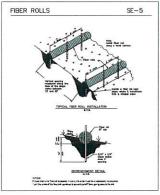


EROSION CONTROL PLAN POWER PROPERTY, ISABELLA RD. EL GRANADA, CALIFORNIA APN: 047-171-170

SHEET

C-2







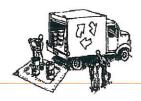
Construction Best Management Practices (BMPs)

Water Pollution **Prevention Program**

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

Clean Water, Healthy Community,

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when ram is forecast or if not actively being used within
- ☐ 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 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, steam cleaning equipment, etc

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) 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 renairs 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)

Earthwork & Contaminated Soils



Fresion Control

- ☐ Schedule grading and excavation work for dry weather only
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for crosion control on slopes or where construction is not immediately planned

- Protect storm drain inlets, gutters, ditches. and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls. berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ 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 naving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurr 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

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain
- ☐ 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
- ☐ If sawcut slurry enters a catch basin, clean it up immediately

Concrete, Grout & Mortar Application



- ☐ Store concrete, grout and mortar under cover, on pallets and away from dramage areas. These materials must never reach storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concret harden and dispose of as garbage
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite

Dewatering

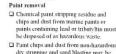


- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled

Painting & Paint Removal



- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain or surface waters
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gamed permission from the local wastewater treatment authority. Never pour paint. down a 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 residue and unusable thinner/solvents as hazardous waste



dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash

Landscape Materials



- ☐ Contain stockpiled landscaping materials storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or
- ☐ Discontinue application of any crodible forecast rain event or during wet weather.

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