Application for Design Review by the County Coastside Design Review Committee

Planning and Building Department

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

County Coastside Design	Permit #: PLN
Review Committee	Other Permit #:
1. Basic Information	
Applicant:	Owner (if different from Applicant):
Name: Steve Kellond, AIA Architect	Name: Uccelli Trust, Tony Uccelli
Address: 14510 Big Basin Way #205	Address: 575 Alameda de las Pulgas
Saratoga, CA Zip: 95070	San Carlos, CA Zip: 94070
Phone,W: (408) 741-0600 H:	Phone, W: (650) 464-8291 H:
Email: steve@kellondarchitects.com	Email: tuccelli@prodigy.net
Architect or Designer (if different from Applicant):	
Name:	
Address:	Zip:
Phone,W: H:	Email:
	I
2. Project Site Information	
Project location:	Site Description:
APN: 047-122-010	√ Vacant Parcel
Address: Lot 16, Sonora Ave.	☐ Existing Development (Please describe):
El Granada, CA Zip: 94018	
Zoning: R-1 / S-17	
Parcel/lot size: 3,986 sq. ft.	
3. Project Description	
Project:	Additional Permits Required:
New Single Family Residence: 1,913 sq. ft	☐ Certificate of Compliance Type A or Type B
☐ Addition to Residence: sq. ft	Coastal Development Permit
Other: 610 s.f. attached A.D.U.	Fence Height Exception (not permitted on coast)
	☐ Grading Permit or Exemption
Describe Project:	☐ Home Improvement Exception
Proposed new 2-story single family residence	Non-Conforming Use Permit
and attached accessory dwelling unit with	☐ Off-Street Parking Exception
all site improvements	☐ Variance

4. Materials and Finish of Proposed Buildings or Structures Check if matches Fill in Blanks: **Material** Color/Finish existing (If different from existing, attach sample) board & batten siding gray a. Exterior walls wood white b. Trim dark bronze vinyl clad c. Windows vinyl clad, wood dark bronze d. Doors dark bronze, black standing seam metal, comp. shingle e. Roof f. Chimneys dark bronze metal g. Decks & railings h. Stairs i. Retaining walls wood natural j. Fences k. Accessory buildings I. Garage/Carport **5. Required Findings** To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10. (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached). 6. Signatures I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals. Applicant: Steve Kellond, AlA Architect Owner: Tony Uccelli, Uccelli Trust 2/21/2023 2/21/2023 Date: Date:

Kellond Architects

6/21/23

Glen Jia County of San Mateo, Planning Department 455 County Center, 2nd Floor Redwood City, CA 94063

Re: PLN2023-00055, Lot 16 Sonora Ave., El Granada, CA APN: 047-122-010

Dear Glen.

In response to your planning review letter, we have the following specific replies to each comment:

Planning Comments

- 1. The attached ADU with internal connection is typically an opportunity for additional family members to live independently but be near and provide or receive help to/from the family. Without an internal connection, this is not usable for that purpose. Additionally, the intent of the CA state ADU handbook seems to recognize and promote this aspect.
- 2. We are still waiting for the archaeological report. Per our discussion, we request that this be deferred to the planning commission.
- 3. The proposed concrete front porch landing is less than 18" above grade.
- 4a. We would like to keep the Garage as proposed because a 1'-0" reduction would not be significant, and we would prefer to keep the wall offsets from 1st to 2nd floor. If the Garage is reduced, there would be no offset. Additionally, an 18' garage width is very tight for everyday use.
- 4b. This lot and adjacent Lot 17 have different ownership and are not compatible to be combined. It would not make sense for the parcels to be combined because they would create an odd "T-shaped" lot that would not have a good or normal development area.
- 5. We have verified that the 2nd floor area is correct.

Thank you for your time to review the revised plans for this project, and we look forward to moving ahead to the public hearing agenda.

Regards,

Steve Kellond, AIA Architect

PROPOSED NEW RESIDENCE

APN: 047-122-010

T.B.D. Sonora Ave. - Lot 16 El Granada, CA 94018

SHEET INDEX

PROJECT INFO & ARCHITECTURAL SITE PLAN

TOPOGRAPHIC SURVEY

FLOOR PLANS & ROOF PLAN EXTERIOR ELEVATIONS COLORED ELEVATIONS

SD-4 SECTIONS

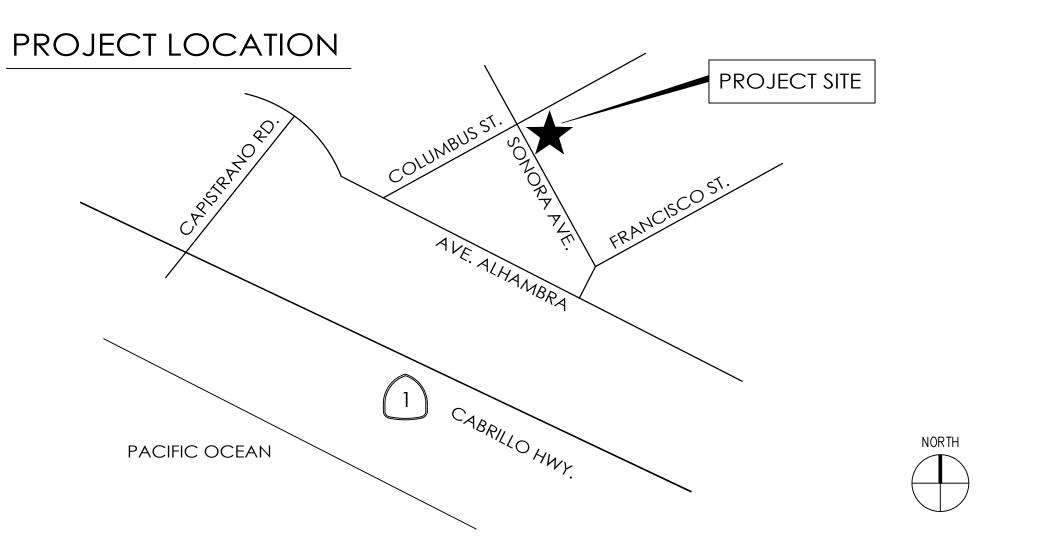
FLOOR AREA & COVERAGE DIAGRAMS

GRADING & DRAINAGE PLAN C-1

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES

LANDSCAPE PLAN



PROJECT DATA

ZONING R-1/S-17

SITE AREA 3,986 S.F.

ALLOWABLE FLOOR AREA

1,913.2 S.F. (48% OF SITE AREA) PROJECT FLOOR AREA 1,913 S.F. (47.9% OF SITE AREA)

ALLOWABLE COVERAGE 1,395.1 S.F. (35% OF SITE AREA)

1,341 S.F. (33.6% OF SITE AREA) PROJECT COVERAGE

398.6 S.F. (10% OF SITE AREA) ALLOWABLE IMPERVIOUS

390 S.F. (9.7% OF SITE AREA) PROJECT IMPERVIOUS

FLOOR AREA - LIVING

FIRST FLOOR - LIVING 430 S.F. 1,063 S.F. SECOND FLOOR - LIVING

1,493 S.F. TOTAL - LIVING

FLOOR AREA - GARAGE 420 S.F.

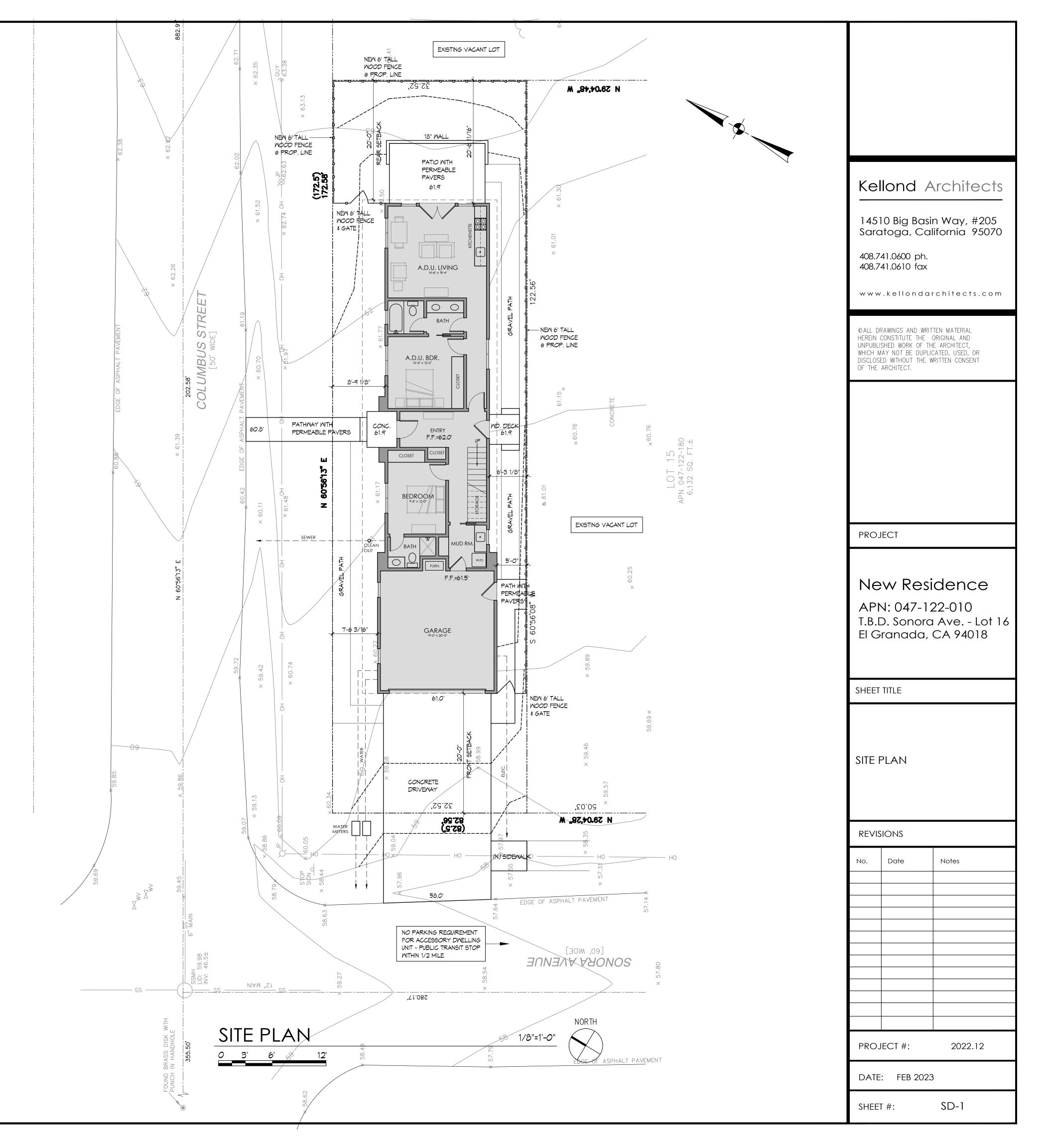
ACCESSORY DWELLING UNIT 610 S.F.

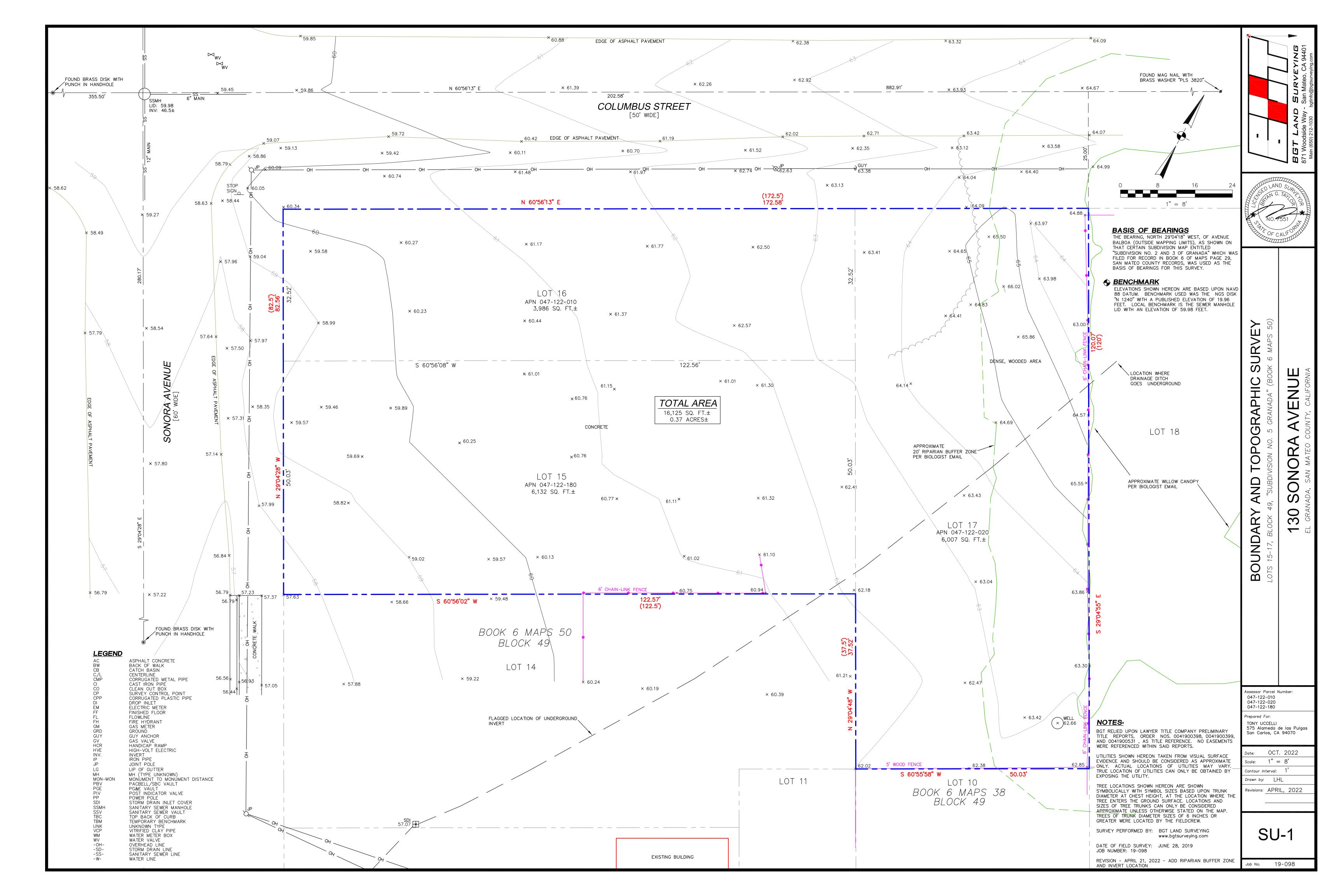
SITE COVERAGE

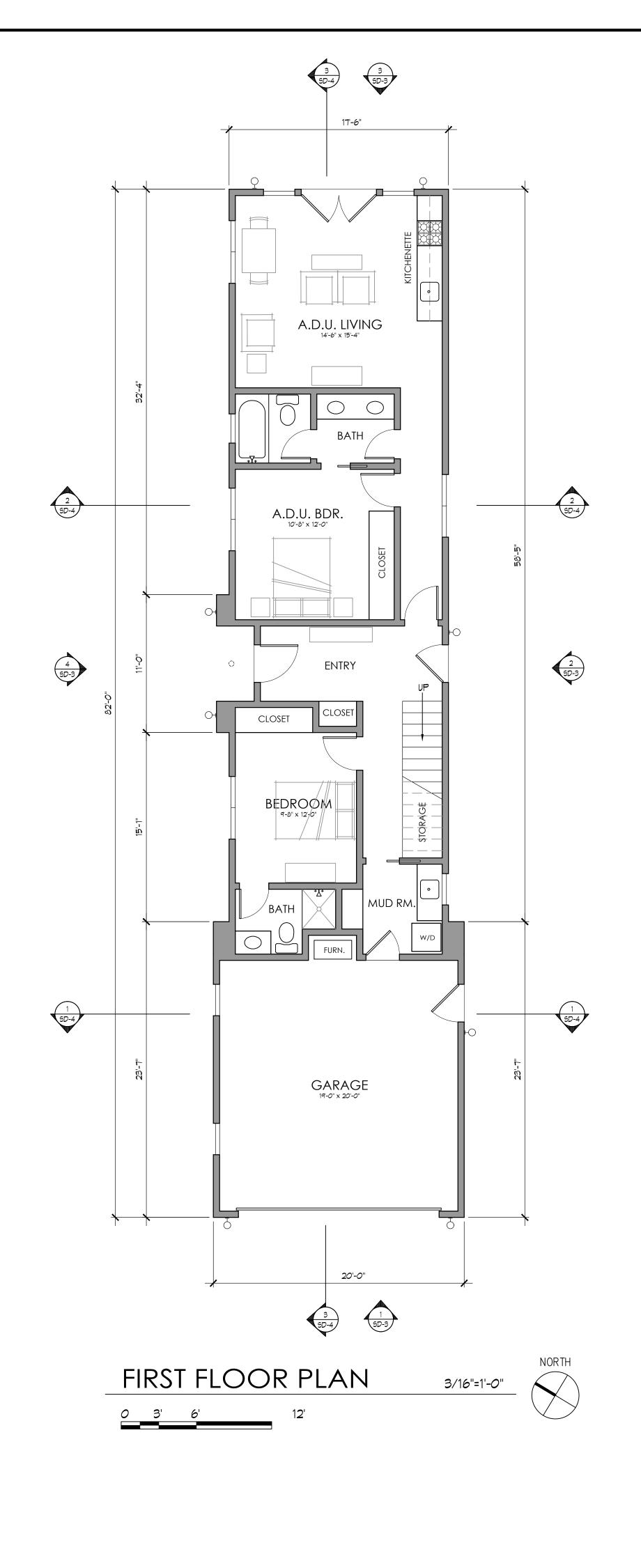
TOTAL 1,341 S.F. (BUILDING FOOTPRINT & PORCH)

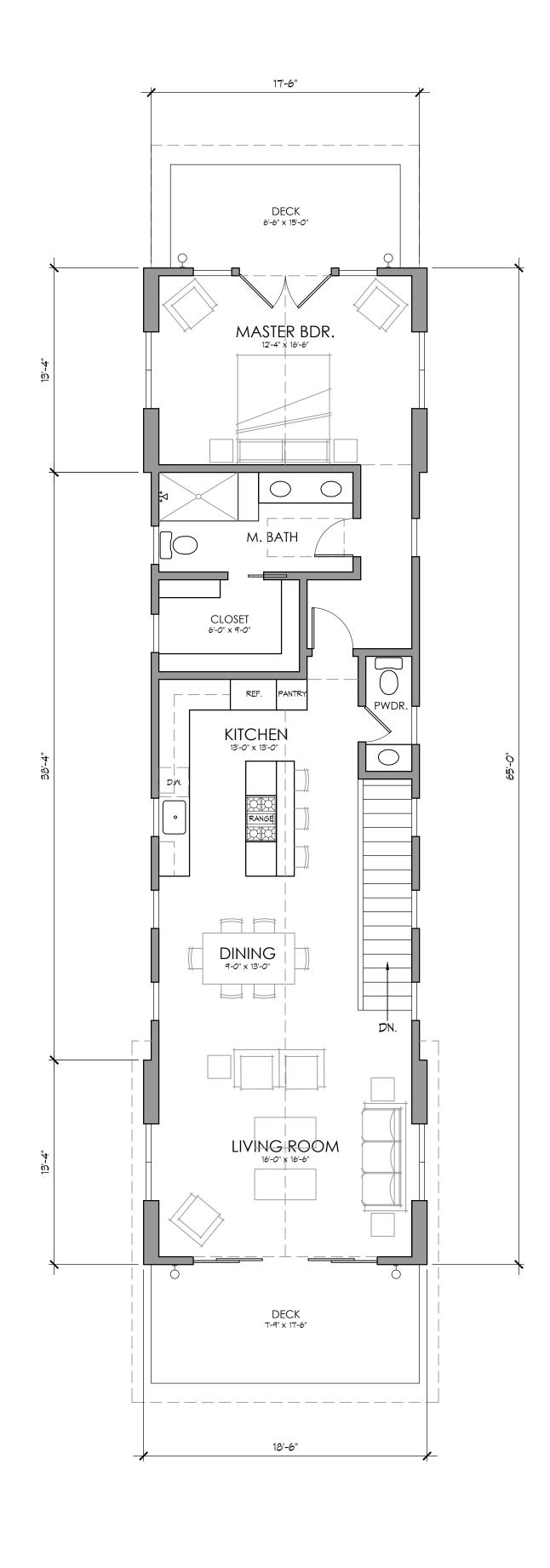
IMPERVIOUS SURFACE

TOTAL 390 S.F. (PATIOS, WALKS)





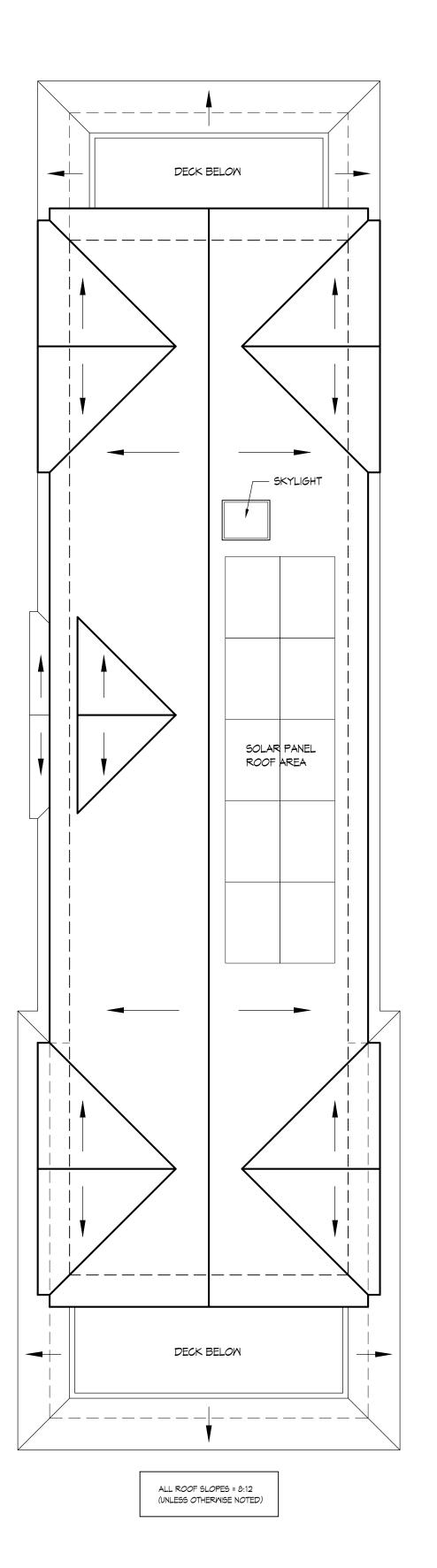




SECOND FLOOR PLAN 3/16"=1'-0"

EXTERIOR LIGHT FIXTURES

- MALL MOUNTED EXTERIOR LIGHT FIXTURE DARK SKY DOWNLIGHT (SEE ELEVS ON SD-3)
- O RECESSED EXTERIOR SOFFIT LIGHT FIXTURE LED DOWNLIGHT



ROOF PLAN

3/16"=1'-0"

SOLAR ROOF CALCS

REQUIRED: HOUSE PV KILOMATTS = (1.12 + .628 X 2,523 5.F./1000) PV KM REQ'D = 2.7 KM

PROVIDED: (10) 270 kM (MIN.) PANELS TO BE MOUNTED ON ROOF OF HOUSE

Kellond Architects

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PROJECT

New Residence

APN: 047-122-010 T.B.D. Sonora Ave. - Lot 16 El Granada, CA 94018

SHEET TITLE

FLOOR PLANS & ROOF PLAN

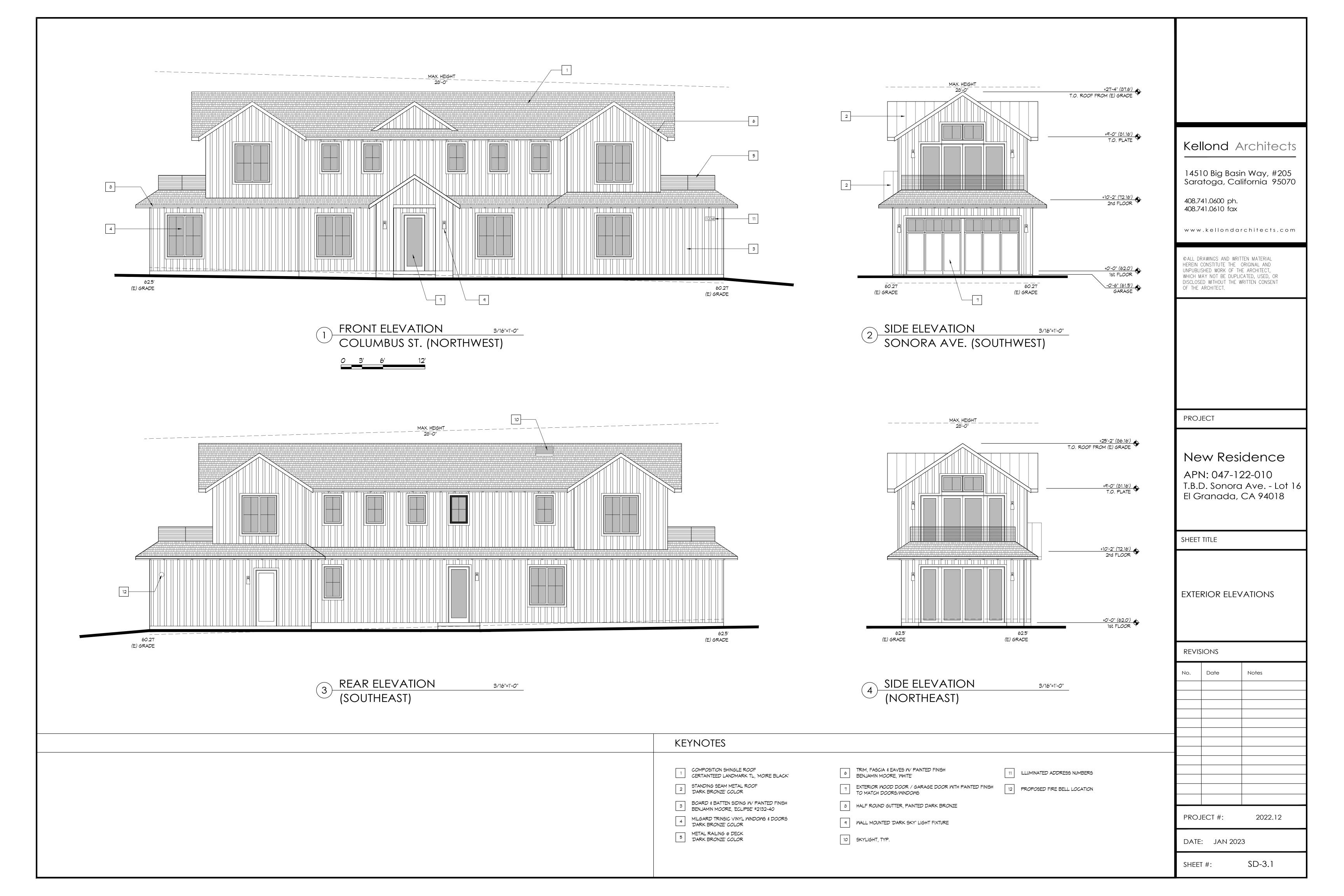
REVISIONS

No. Date Notes

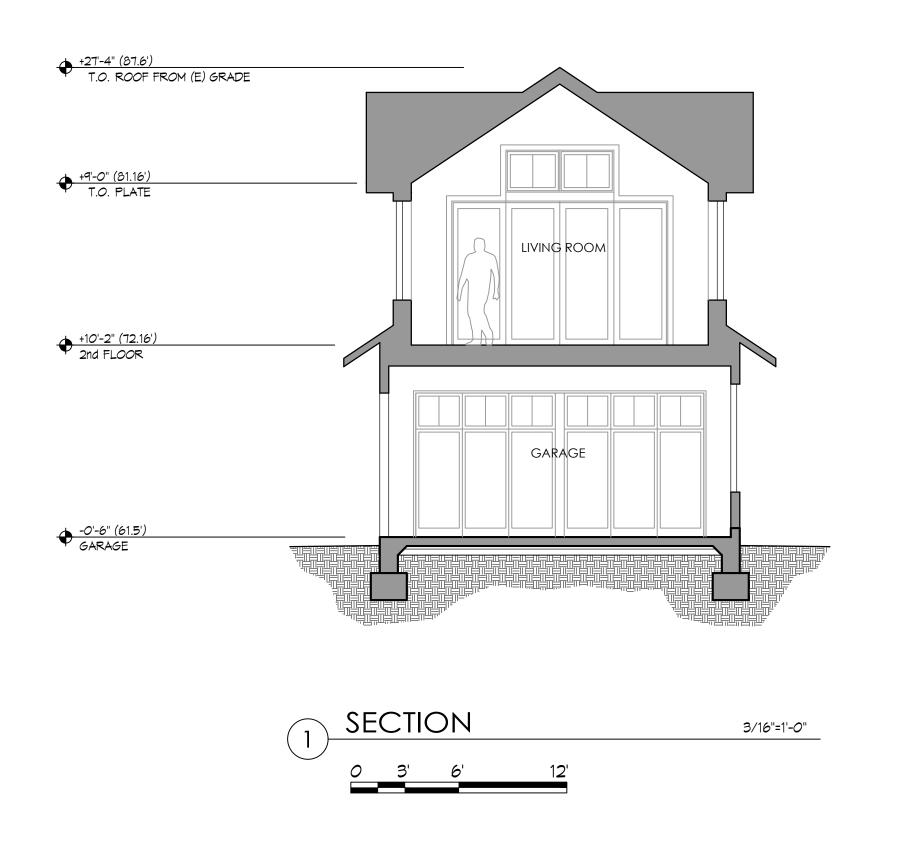
PROJECT #: 2022.12

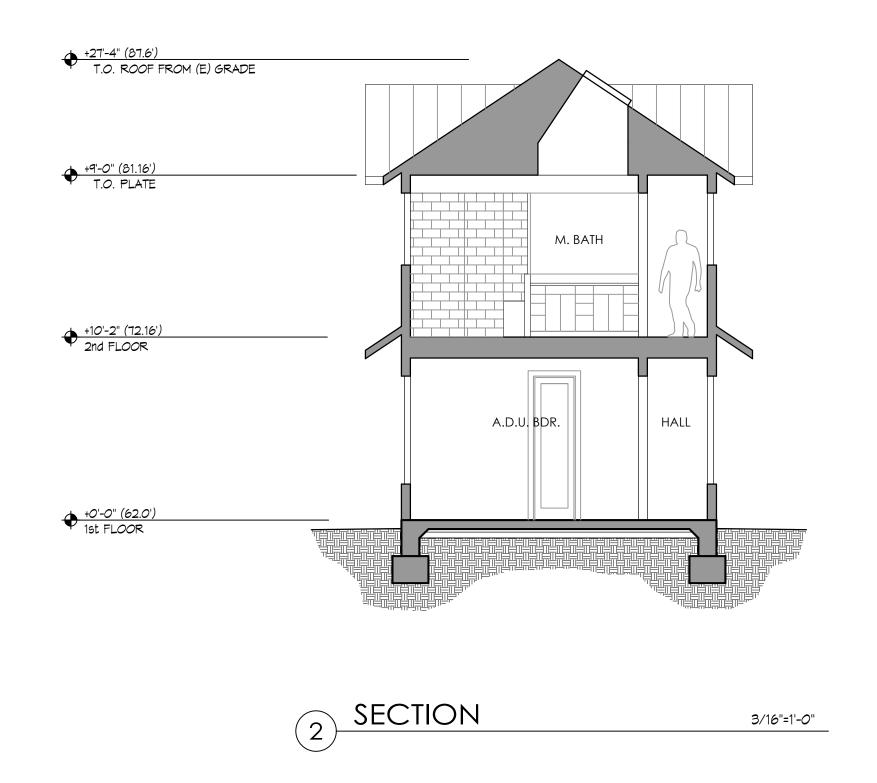
DATE: JAN 2023

SHEET #: SD-2











3 SECTION 3/16"=1'-0"

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PROJECT

New Residence

APN: 047-122-010 T.B.D. Sonora Ave. - Lot 16 El Granada, CA 94018

SHEET TITLE

BUILDING SECTIONS

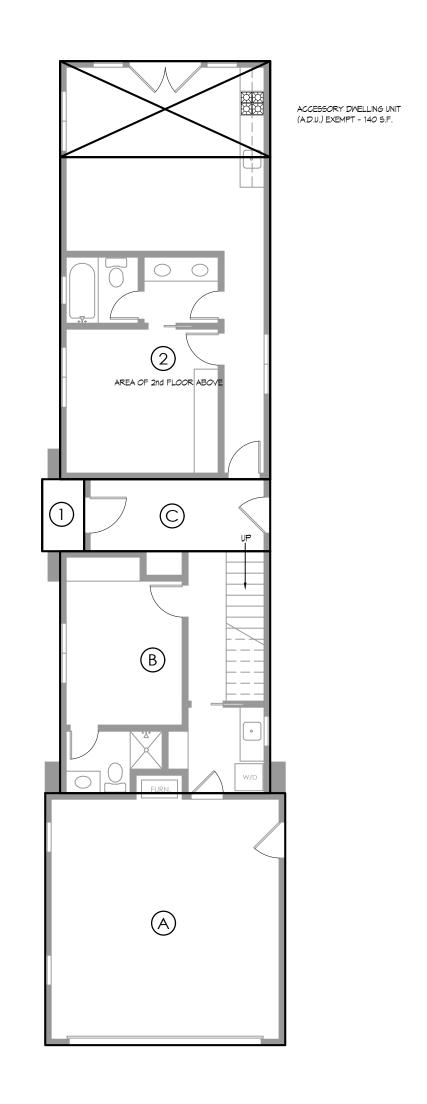
REVISIONS

No.	Date	Notes

PROJECT #: 2022.12

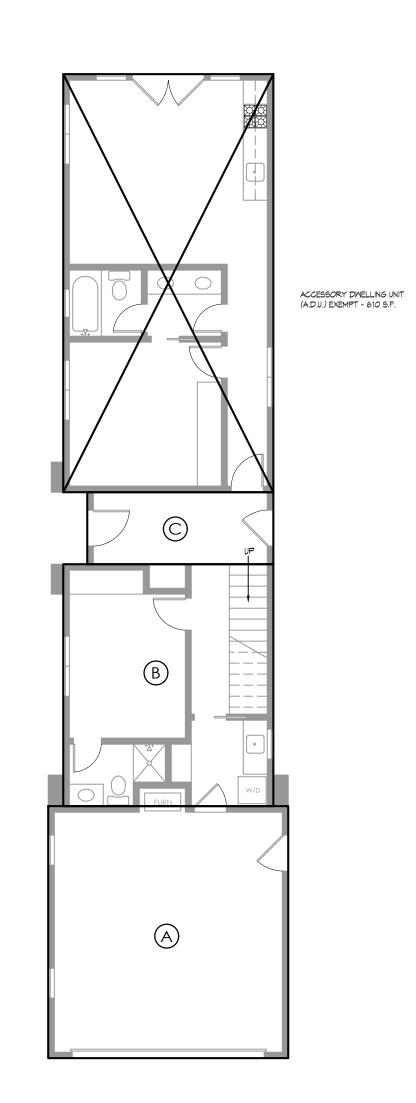
DATE: JAN 2023

SHEET #: SD-4



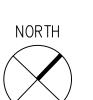
LOT COVERAGE

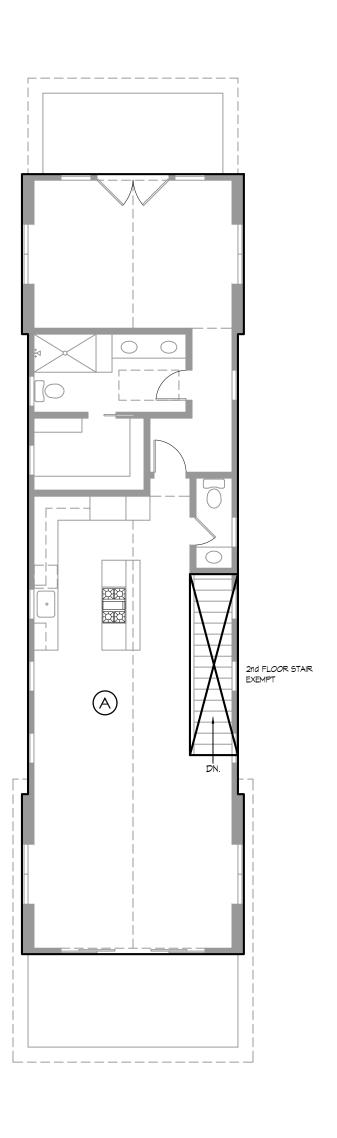
1/8"=1'-0"



FIRST FLOOR PLAN

1/8"=1'-0"





SECOND FLOOR PLAN 1/8"=1'-0"

PROPOSED FLOOR AREA

HOUSE

1,913 S.F.

FIRST FLOOR

(A) 420 S.F. (B) 343 S.F.

ALLOWABLE FLOOR AREA

© 87 S.F.

TOTAL 1,9,13.2 S.F.

TOTAL = 850 S.F.

FLOOR AREA CALCS

SECOND FLOOR

A 1,063 S.F.

TOTAL = 1,063 S.F.

MAIN HOUSE TOTAL = 1,913 S.F.

PROPOSED COVERAGE

TOTAL

1,341 S.F.

COVERAGE CALCS

1 21 S.F.

2 470 S.F.

ALLOWABLE COVERAGE

TOTAL 1,395.1 S.F.

1st FLOOR AREAS A+B+C = 850 S.F.

MAIN HOUSE TOTAL = 1,341 S.F.

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PROJECT

New Residence

APN: 047-122-010 T.B.D. Sonora Ave. - Lot 16 El Granada, CA 94018

SHEET TITLE

FLOOR AREA & COVERAGE

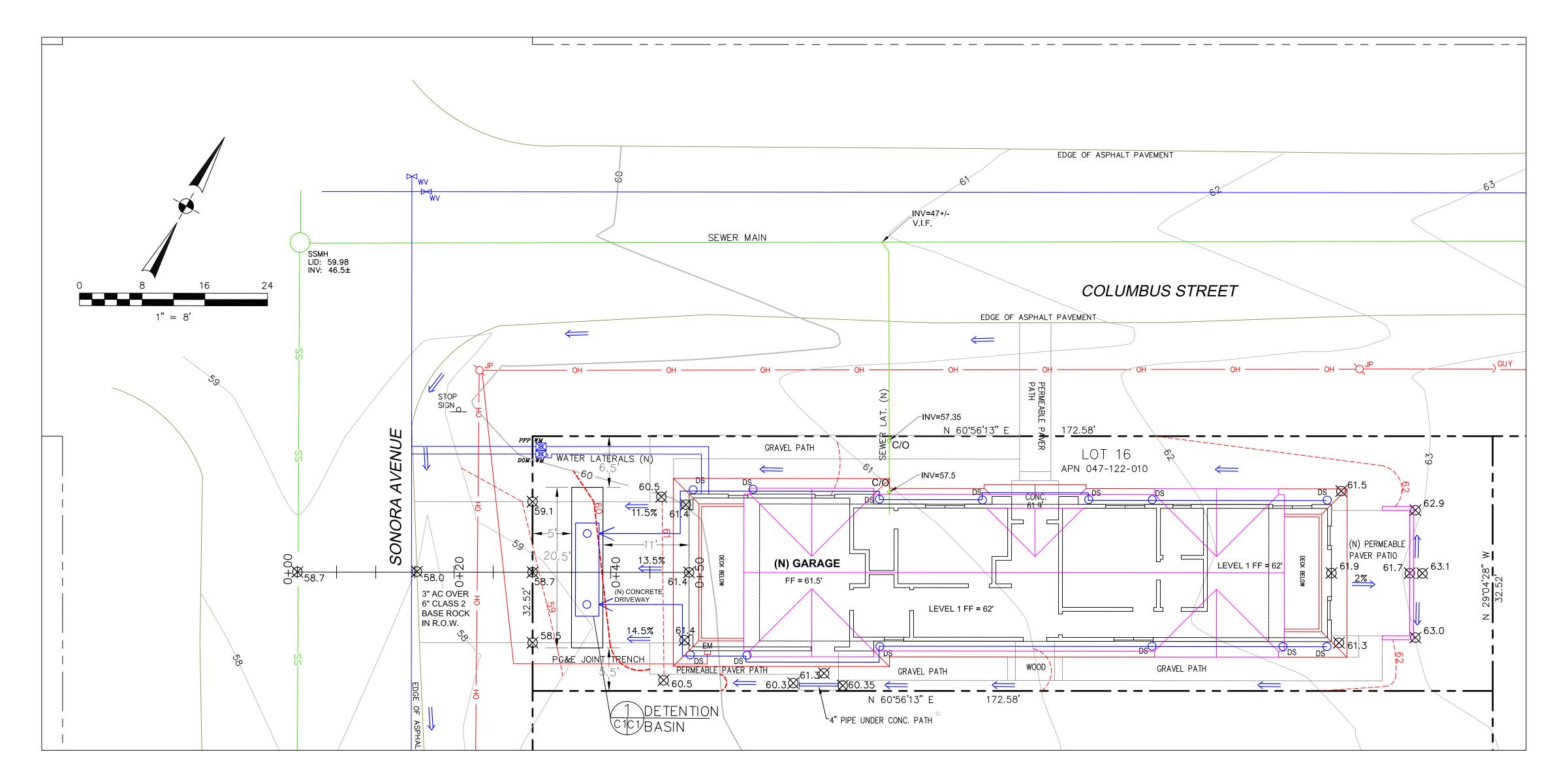
REVISIONS

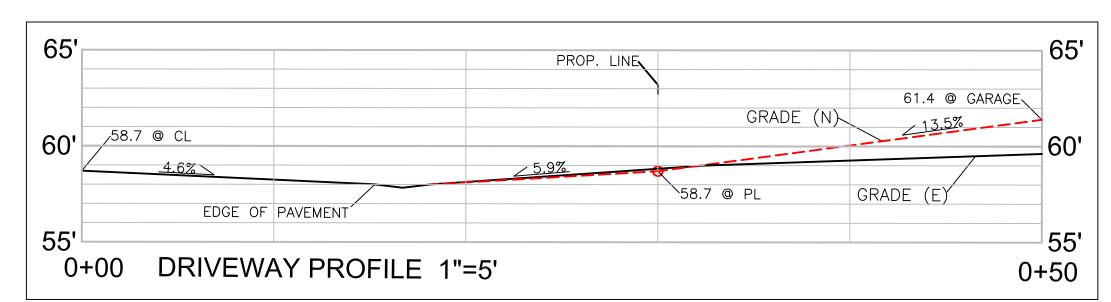
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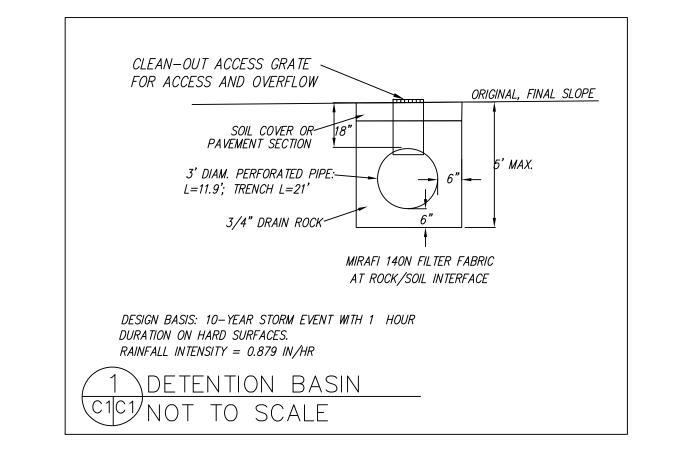
PROJECT #: 2022.12

DATE: FEB 2023

SHEET #: SD-5







LEGEND

// EXISTING CONTOURS PROPOSED CONTOURS PROPOSED SPOT ELEVATION 4" MIN SOLID DRAIN PIPE

PROPOSED RETAINING WALL - MAX HEIGHT = 1.4'

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

2. SMALL SIZE OF HOUSE ALLOWS FOR PRESCRIPTIVE DRAINAGE REQUIREMENTS, HOWEVER THERE IS NO ROOM FOR PRESCRIPTIVE DRAINAGE MEASURES. DETENTION BASIN IS SIZED BASED ON STANDARD DRAINAGE MEASURES.

3. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION, AS SHOWN.

4. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

5. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN 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.

GRADING NOTES

CUT VOLUME: 30 CY FILL VOLUME: 0 CY

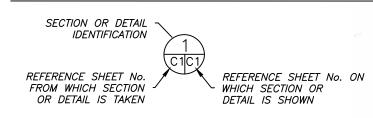
VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND

SECTION AND DETAIL CONVENTION



GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:

THEN FILLED WITH HAND TAMPED SOILS.

- TONY UCCELLI, OWNER 2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 6-28-19.
- 3. THIS IS NOT A BOUNDARY SURVEY. 4. ELEVATION DATUM ASSUMED.
- 5. THE GEOTECHNICAL REPORT:

GEOTECHNICAL STUDY: UCCELLI PROPERTY, LOT 16, APN 047-122-010, SONORA AVENUE; DATE: 3-31-22, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 21-228 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.

6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUG-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS CALL SIGMA PRIME AT 650-728-3590 TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

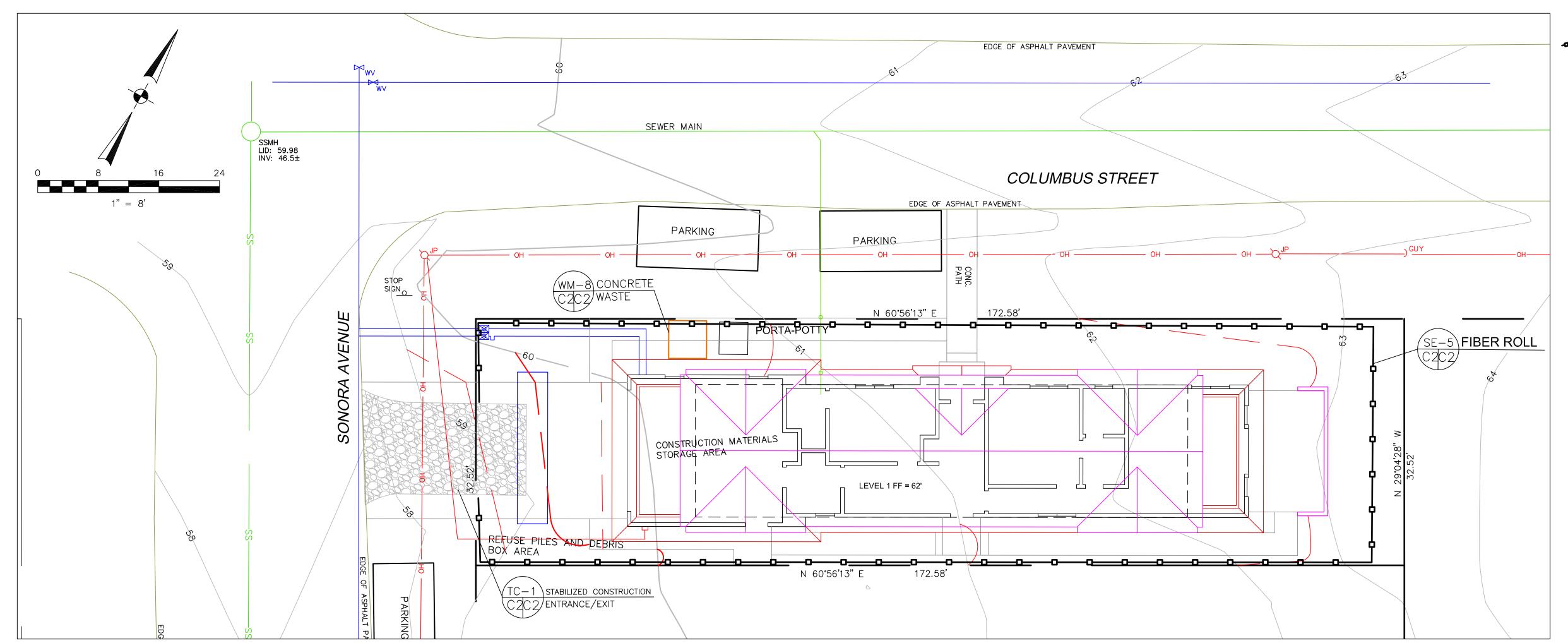
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GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- · Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round.
 Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- · Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- · Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines on the site.
- Provide secondary containment for porta-potty.

EROSION CONTROL POINT OF CONTACT

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

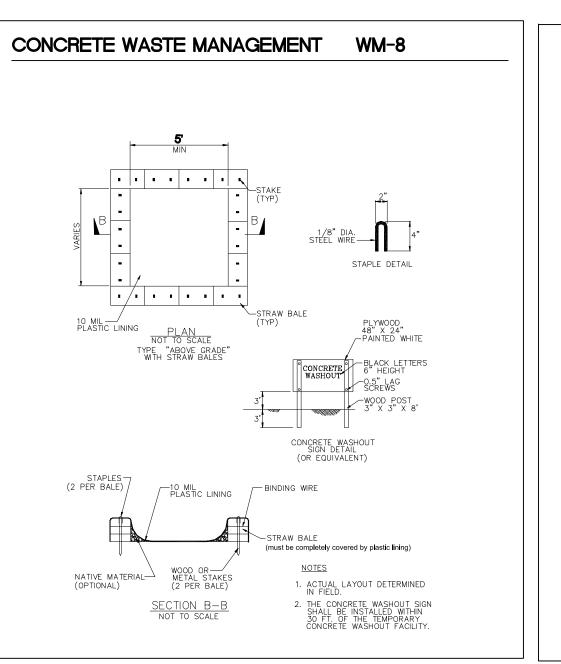
NAME:T	ONY UCCELL	<u> </u>	
TITLE/QUALIFIC	CATION:	OWNER_	 _
PHONE:	650-467-829	91	_
PHONE:			 _

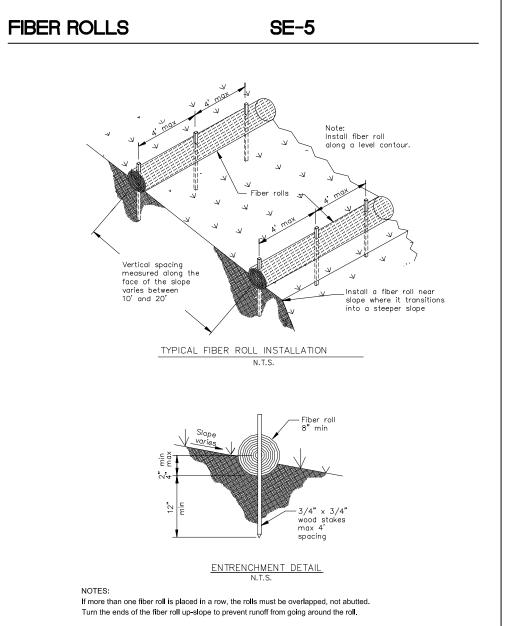
E-MAIL: TUCCELLI@PRODIGY.NET_

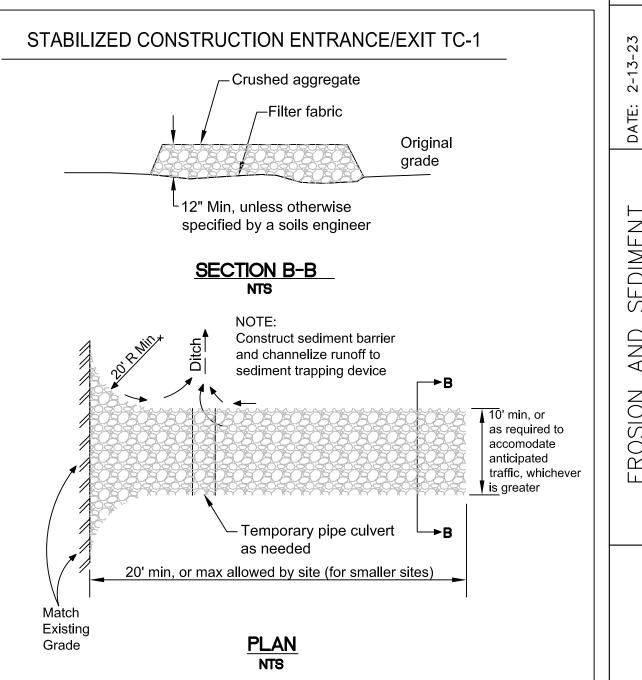


CMK Sigma Prime Geosciences, Inc.

AZG SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593







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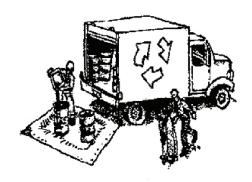


Construction Best Management Practices (BMPs)

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

Clean Water. Healthy Community.

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 Managemen

- X 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



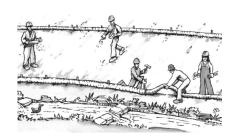
Maintenance and Parking

- 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.
- XI Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

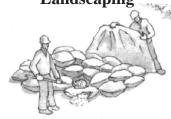
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



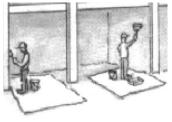
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

Painting & Paint Removal



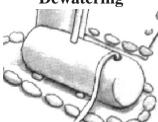
Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer.

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

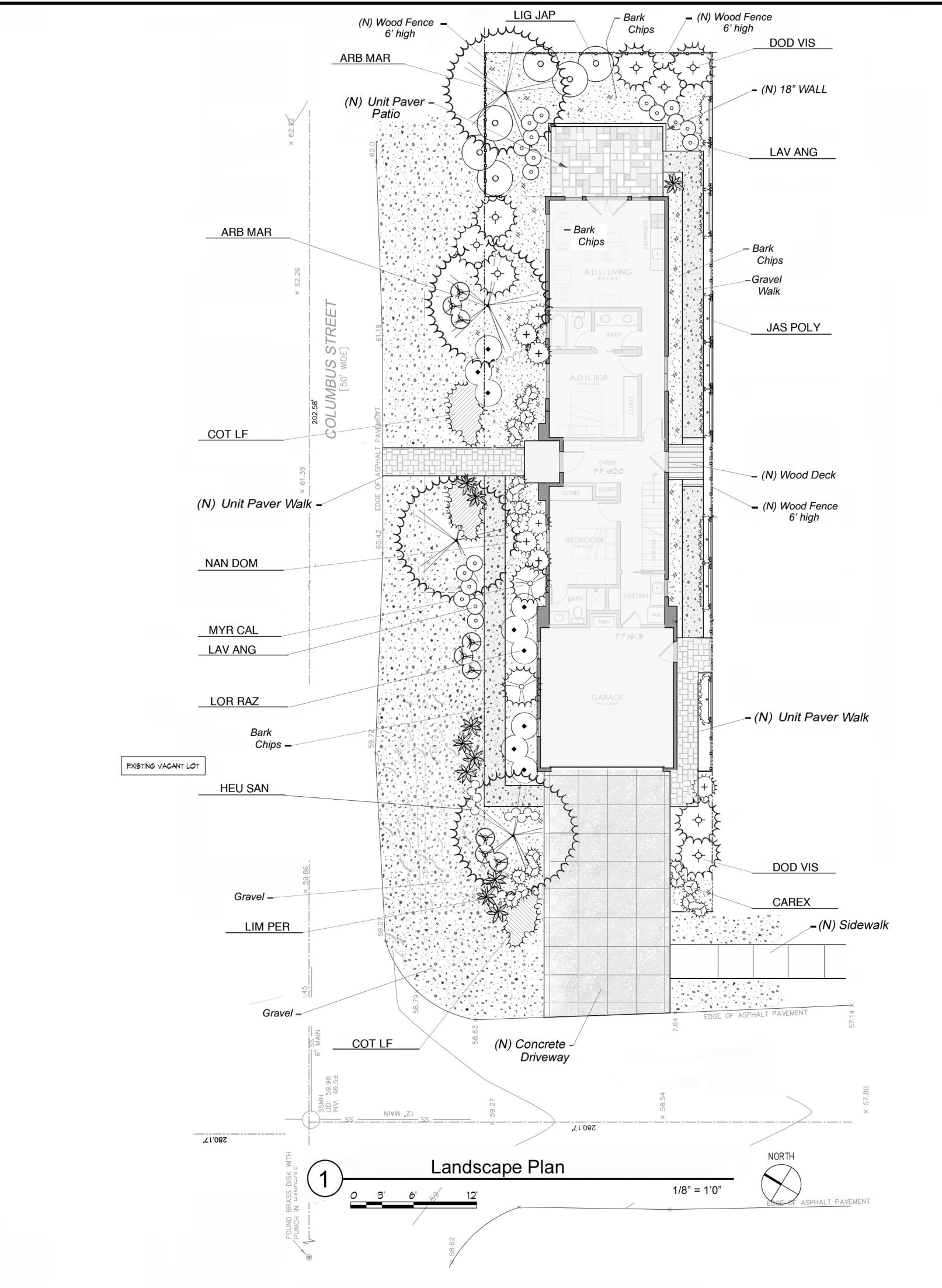
 Lead based paint removal requires a statecertified contractor.

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!



0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100 102 104 106 108 110 112 114 116 118 120

Plant List

	.01				48 1-11	
No.	Botanical Name	Common Name	Qty [≭]	Size	WU	Plant Type
ARB MAR	Arbutus 'Marina'	Strawberry Tree	1	24" Box	L	Evgn Tree
CAREX	Carex tumulicola	Foothill Sedge	10	1 Gal	L	Sedge
DIE BIC	Dietes bicolor	Fortnight Lily	6	5 Gal	L	Low Shrub
DOD VIS	Dodonaea viscosa	Hopseed Bush	8	5 Gal	٦	Evgn Shrub
HEU SAN	Heuchera sanguinea	Coral Bells	10	1 Gal	L	Perennial
LAV ANG	Lavendula angustifolia	English Lavender	18	1 Gal	L	Low Shrub
LIG JAP	Ligustrum jap 'Texanum'	Waxleaf Privet	6	5 Gal	L	Evgn Shrub
LIM PER	Limonium perezii	Sea Thrift	10	1 Gal	L	Perennial
LOR RAZ	Loropetalum 'Razzleberri'	NCN	9	5 Gal	٦	Evgn Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle	2	5 Gal	L	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo	7	5 Gal	L	Evgn Shrub
JAS POLY	Jasminum polyanthem	Pink Flowering	9	15 Gal	М	Evgn Vine
COT LF	Cotoneaster 'Lowfast'	NCN	15	1 Gal.	L	Groundcover

Note: Contractor to verify quantities.

Planting Notes

- 1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- 2. ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL
- 3. SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- 4. SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- 5. PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- 6. SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 3"LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. PLANTING AREAS SHALL BE COVERED WITH A TWO INCH LAYER OF BARK CHIPS.
- 7. ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- 8. TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN

PREPARED BY:

BRUCE A. CHAN CA RLA #2324
923 ARGUELLO STREET, SUITE 200
REDWOOD CITY CA 94063
650-346-7645 650-367-8139 (FAX)
bacla@sbcglobal.net

"I have complied with the criteria of the ordinance and applied them accordingly for efficient use of water the irrigation design plan."

Signed

Bruce A. CHAN CA RLA #2324
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Total Irrigated Landscape Area 1313 SF

Bruce A. Chan
Landscape Architect
CA Lic. # 002324

923 Arguello Street, Suite 200 Redwood City, California 94063 Tel (650) 346-7645

Fax (650) 367-8139 Email: bacla@sbcglobal.net

Landscape Architecture Environmental Design Site Planning



APN: 047-122-010
-B.D. Sonorg Ave. - Lot 16

TITLE

Date

Landscape Plan

REVISIONS

Notes

PROJECT #:

DATE: 02-15-23

SHEET #:

L 1.1

1





- 1. Walls & Trim: Board & batten wall siding, Trim to be painted 'White'
- 2. Doors & Windows: Milgard Trinsic vinyl, 'Dark Bronze' color
- 3. Roof: Composition Shingle, Certainteed Landmark TL, 'Moire Black'
- 4. Accent Roof: Standing seam metal, 'Dark Bronze' color
- 5. Exterior Walls: painted, Benjamin Moore 'Eclipse' #2132-40
- 6. Metal railing @ deck, 'Dark Bronze' color

Sonora Ave. - Lot 16

Detention Basin Sizing - House

Job: Uccelli - Lot 16

No.: 21-228 Date 2/13/2023 by: CMK

Rational Method to Estimate Storm Runoff Q_p =CIA_d

Area, A_d (sf): 2247
Area, A_d (acres): 0.05158
C: 0.9

Duration=1 hour

I (rainfall intensity): from NOAA Atlas 14 Dataset

l₆₀= 0.879 in/hr

Q= **0.027** CFS



Detention Size (for 1-hour duration):

10-yr Storm: 98 CF FS = 1.2: 118 CF

	Pipe	Trench	Trench	I rench	Pipe	Gravel	w/Void	l otal
Areas:	Diam-ft	Width -ft	Depth -ft	Area-sf	Area -sf	Area-sf	Ratio 35%	Area-sf
	1	2	2	4	0.79	3.21	1.13	1.91
	1.5	2.5	2.5	6.25	1.77	4.48	1.57	3.34
	2	3	3	9	3.14	5.86	2.05	5.19
	3	4	4	16	7.07	8.93	3.13	10.19

Size Pipes for 10-year event:

1' diam. Pipe: 61.5 LF Required LF Required LF Required LF Required LF Required 3' diam. Pipe: 11.5 LF Required LF Required LF Required LF Required LF Required LF Required LF Required

3-day percolation check:

Pipe Diameter: feet Estimated percolation rate: in/hr 0.2 Estimated percolation rate: 0.0167 ft/hr 0.40 ft/day days 1.20 ft/sf (perc rate) 82 sf (needed sf) Trench Length: 20.5 feet **Trench Width:** 3.98 feet Width of Gravel: 5.9 inches



PANEL STYLE #102 STRAIGHTLINE GLASS PANEL





Exterior

Summary

Single Door	
White	
Low-E4® Glass	
Anvers®, Satin Nickel	
None	
Dark Bronze	
	White Low-E4® Glass Anvers®, Satin Nickel None

Sonora Ave. - Lot 16



Door to be semi-custom without horizontal grille at glass

EXTERIOR LIGHT FIXTURE

Mini | 86199ABZ

Job Name:

Job Type:_

Quantity:

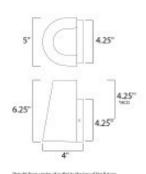






PRODUCT DESCRIPTION

Small scale outdoor lighting perfect for indoor and outdoor applications. The indirect exterior lighting not only provides illumination where you want but also highlights the building structure for a beautiful architectural effect. Available in four finishes: Black, Silver, Architectural Bronze, and White.



MEASUREMENTS

: 5" W x 6.25" H x 4" Ext DIMENSION : 4.33" W x 4.33" H x 4.25" HCO BACK PLATE

HANGING WEIGHT : 1.83 lb

LAMPING

INPUT VOLTAGE : 120V

LUMENS : 450 Rated (220 Del.)

: 1 x 6W LED AC Integrated , 6W Total

BULB INCLUDED : (Integrated) DIMMABLE :Yes

CRI : 90+ CRI COLOR_TEMP : 3000K LIGHTING_DIRECTION: Up/Down

FINISHES OPTION



MATERIAL

Die Cast Aluminum

RATINGS

cETLus Wet Location For OutdoorADA DARKSKY









ADDITIONAL

INSTALL UP/DOWN: Up/Down RATED LIFE 35000 Hours OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

PHOTOMETIC: Report Found Online

Sonora Ave. - Lot 16

APN: 047-122-010