

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

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: Steve Kellond, AIA Architect
 Address: 14510 Big Basin Way #205
Saratoga, CA Zip: 95070
 Phone,W: (408) 741-0600 H: _____
 Email: steve@kellondarchitects.com

Owner (if different from Applicant):

Name: Uccelli Trust, Tony Uccelli
 Address: 575 Alameda de las Pulgas
San Carlos, CA Zip: 94070
 Phone,W: (650) 464-8291 H: _____
 Email: tuccelli@prodigy.net

Architect or Designer (if different from Applicant):

Name: _____
 Address: _____ Zip: _____
 Phone,W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-122-010
 Address: Lot 16, Sonora Ave.
El Granada, CA Zip: 94018
 Zoning: R-1 / S-17
 Parcel/lot size: 3,986 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: 1,913 sq. ft
- Addition to Residence: _____ sq. ft
- Other: 610 s.f. attached A.D.U.

Describe Project:

Proposed new 2-story single family residence
and attached accessory dwelling unit with
all site improvements

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

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:

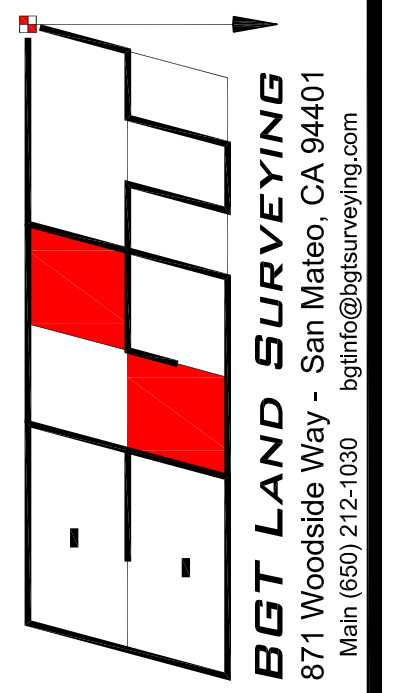
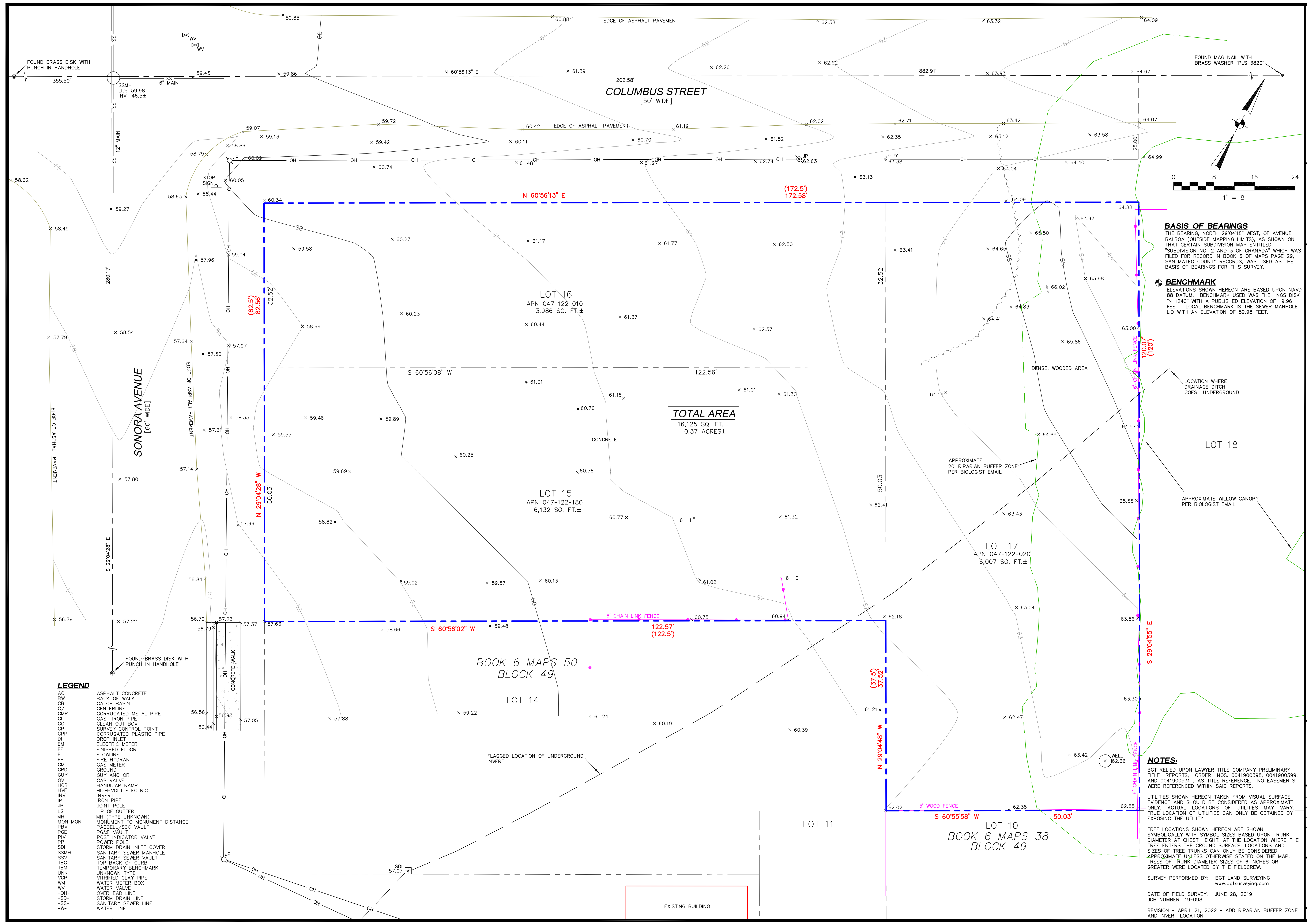
Planning Comments

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.

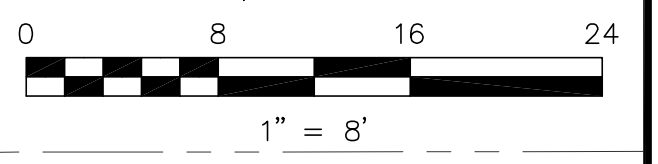
Regards,

Steve Kellond, AIA
Architect



BASIS OF BEARINGS
THE BEARING, NORTH 29°04'18" WEST, OF AVENUE BALBOA (OUTSIDE MAPPING LIMITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "SUBDIVISION NO. 2 AND 3 OF GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NOS DISK "N 1240" WITH A PUBLISHED ELEVATION OF 19.96 FEET. LOCAL BENCHMARK IS THE SEWER MANHOLE LID WITH AN ELEVATION OF 59.98 FEET.



BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 15-17, BLOCK 49, "SUBDIVISION NO. 5 GRANADA" (BOOK 6 MAPS 50)

130 SONORA AVENUE
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

NOTES:

BGT RELIED UPON LAWYER TITLE COMPANY PRELIMINARY TITLE REPORTS, ORDER NOS. 0041900398, 0041900399, AND 0041900351, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORTS.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

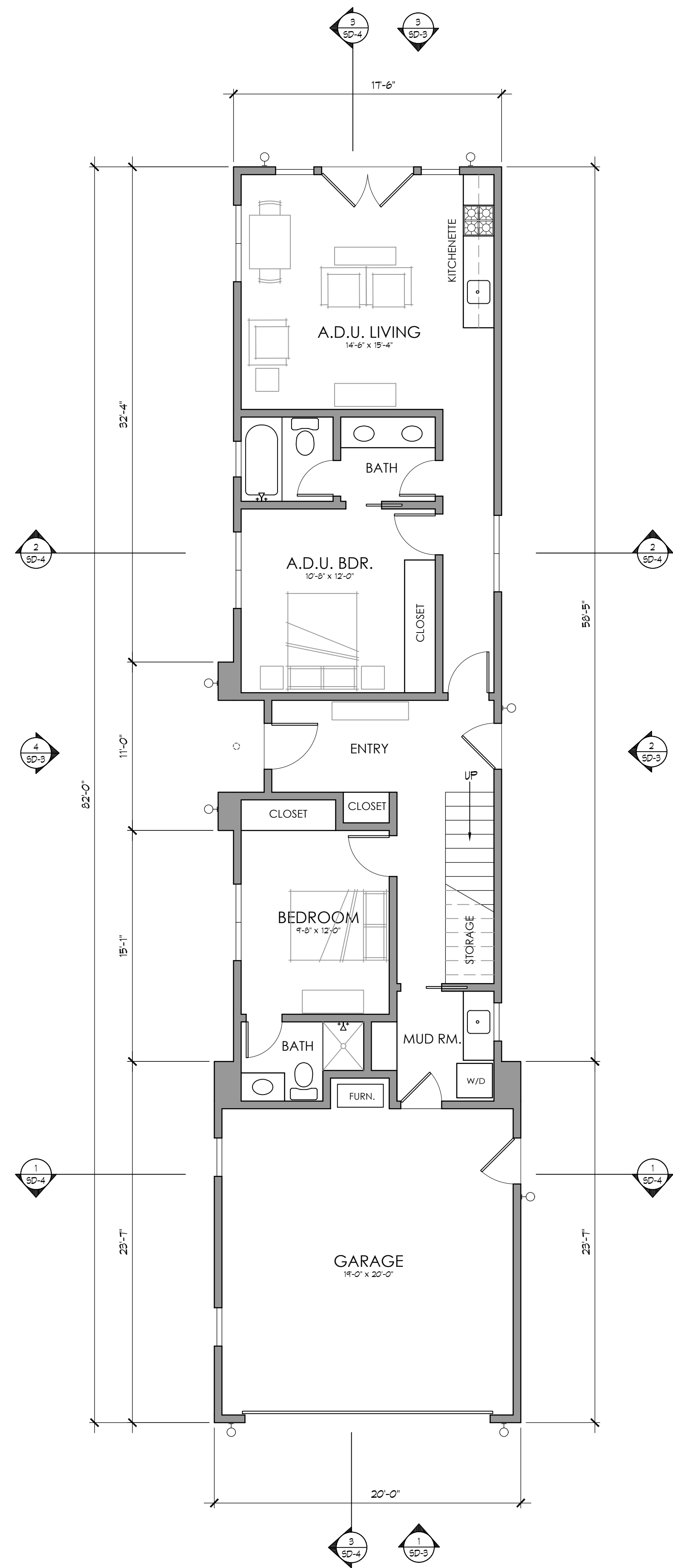
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

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

DATE OF FIELD SURVEY: JUNE 28, 2019
JOB NUMBER: 19-098

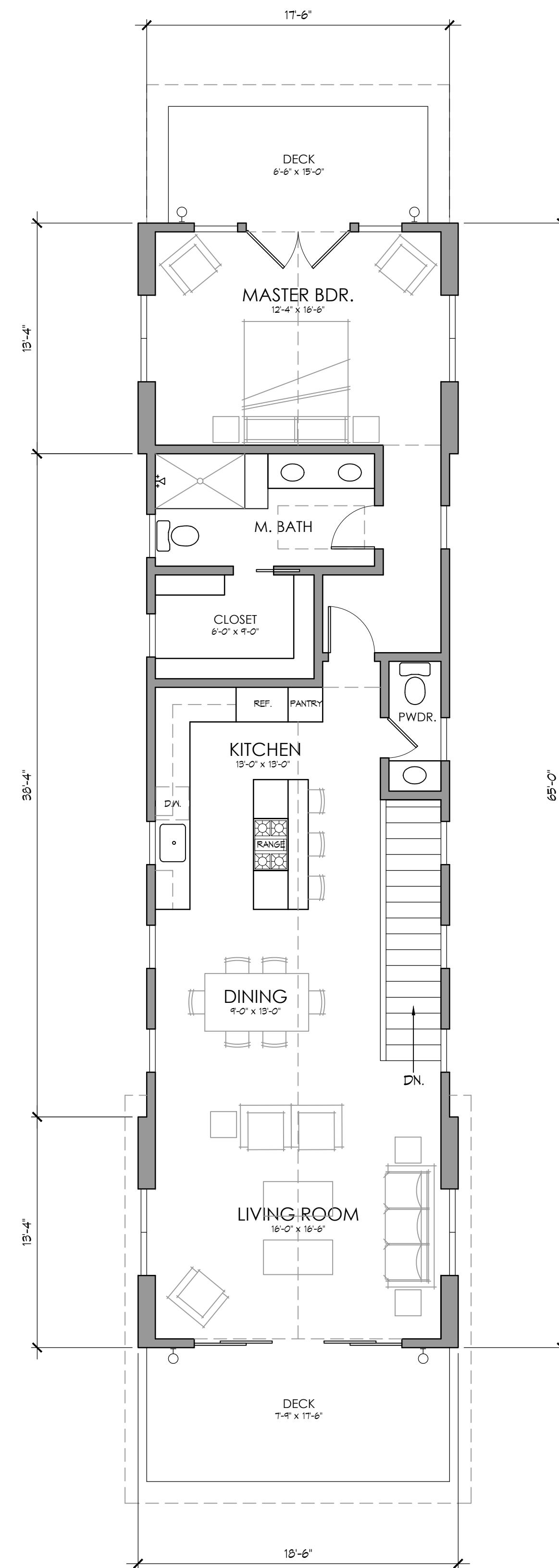
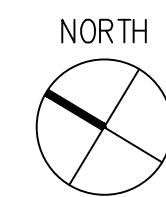
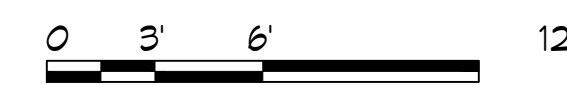
REVISION - APRIL 21, 2022 - ADD RIPARIAN BUFFER ZONE AND INVERT LOCATION

Assessor Parcel Number:	047-122-010 047-122-020 047-122-180
Prepared For:	TONY UCCELLI 575 Alameda de las Pulgas San Carlos, CA 94070
Date:	OCT. 2022
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	LHL
Revisions:	APRIL, 2022
SU-1	
Job No.	19-098



FIRST FLOOR PLAN

3/16"=1'-0"

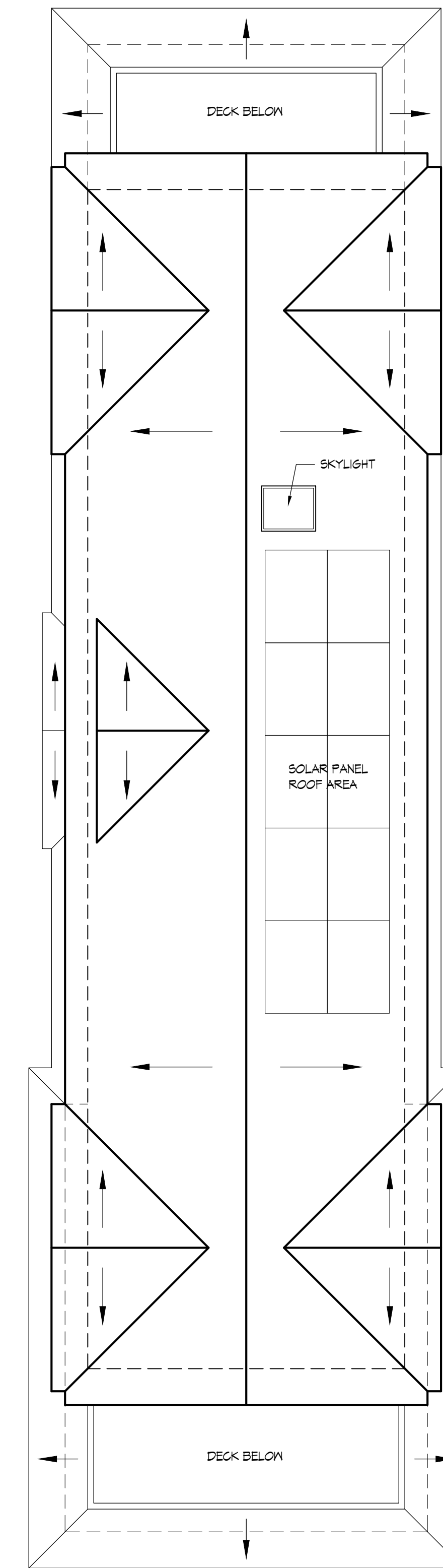


SECOND FLOOR PLAN

3/16"=1'-0"

EXTERIOR LIGHT FIXTURES

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



ROOF PLAN

3/16"=1'-0"

SOLAR ROOF CALCS

REQUIRED:
HOUSE
PV KW/HOURS = (1.12 x 620 x 2.523 5.F./1000)
PV KW REQ'D = 2.1 KW

PROVIDED:
(12) 210 KW (MIN) PANELS TO BE MOUNTED
ON ROOF OF HOUSE

Kellond Architects

14510 Big Basin Way, #205
Saratoga, California 95070

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408.741.0610 fax

www.kellondarchitects.com

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OF THE ARCHITECT.

PROJECT

New Residence

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

SHEET TITLE

FLOOR PLANS & ROOF PLAN

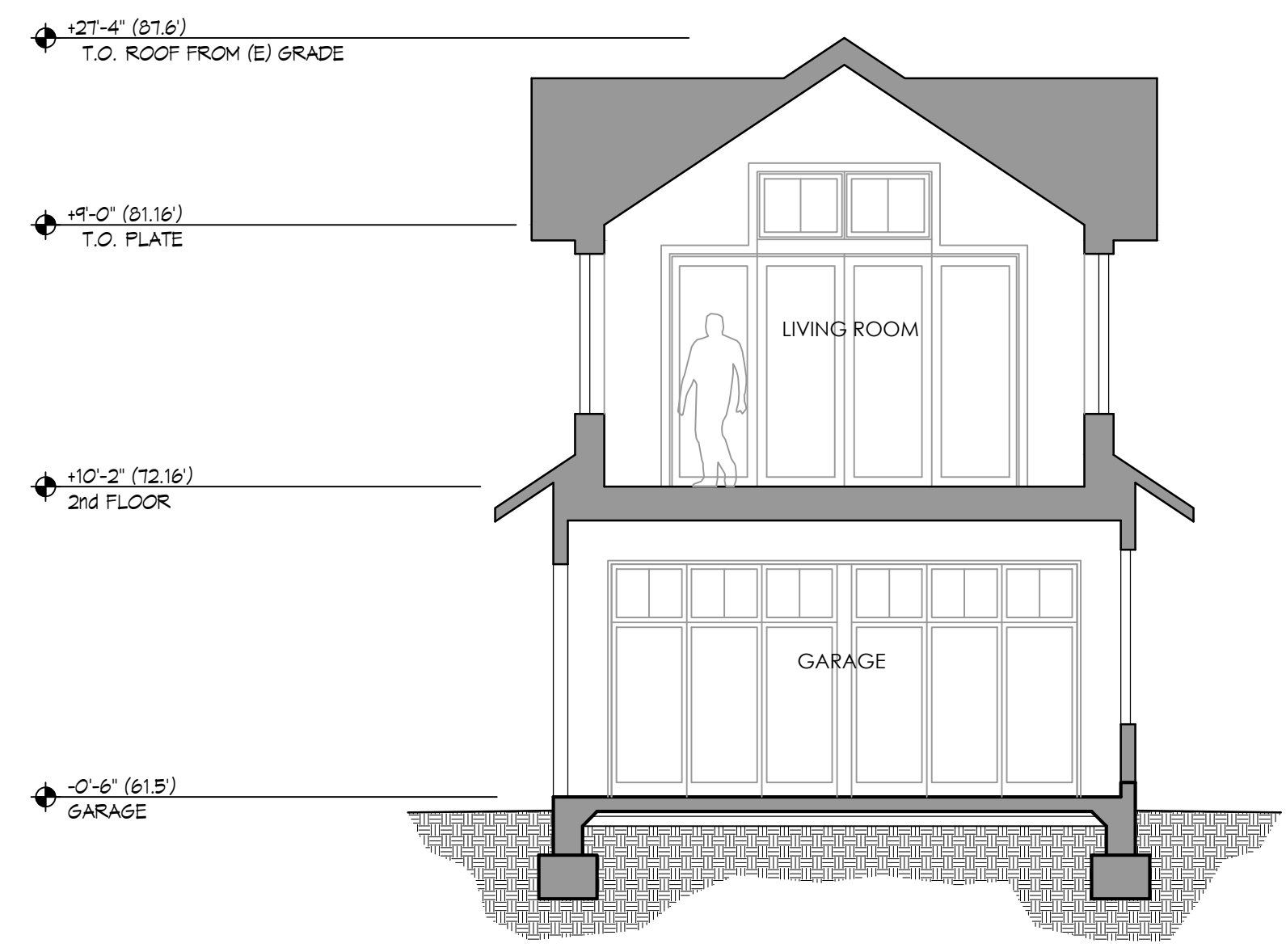
REVISIONS

No.	Date	Notes

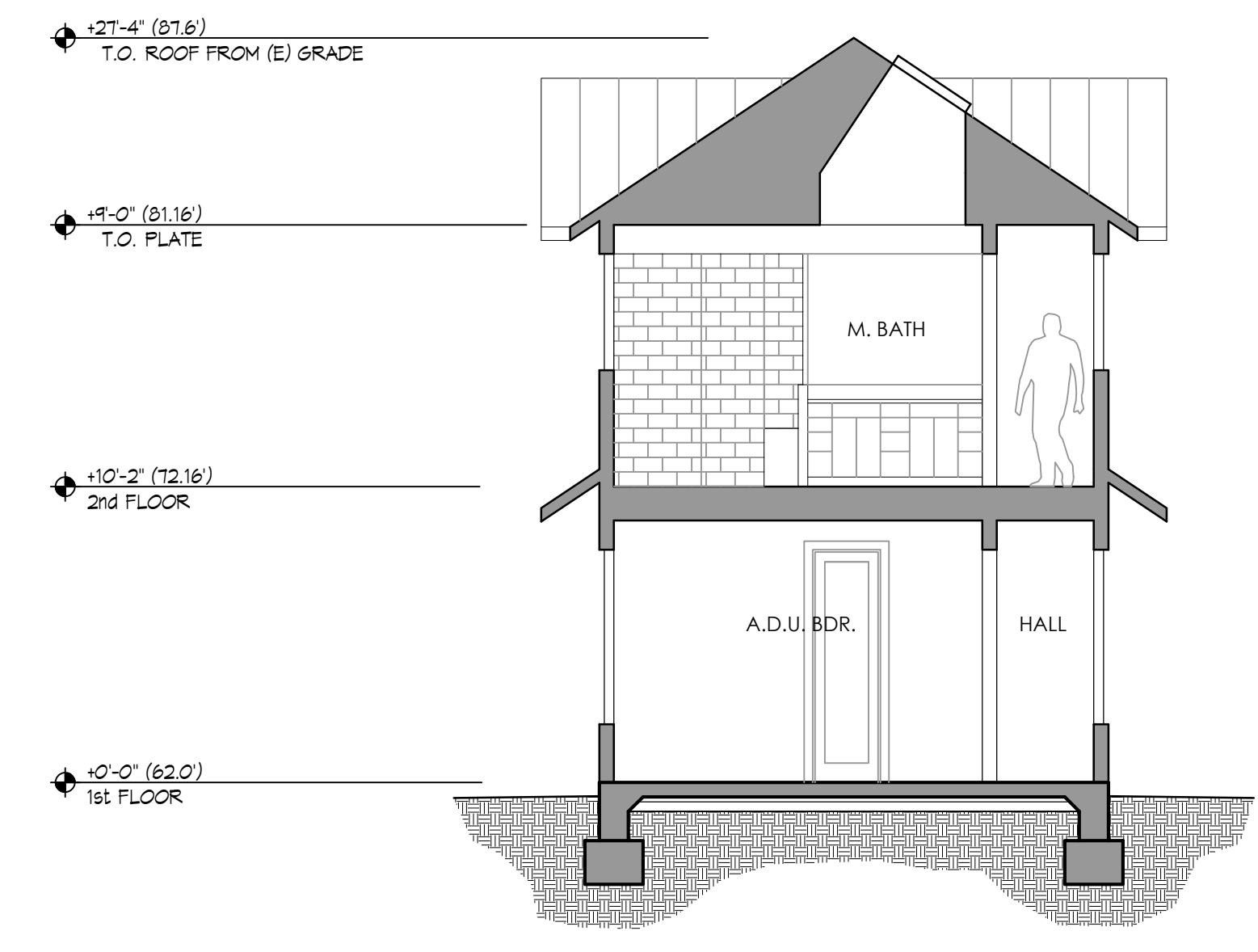
PROJECT #: 2022.12

DATE: JAN 2023

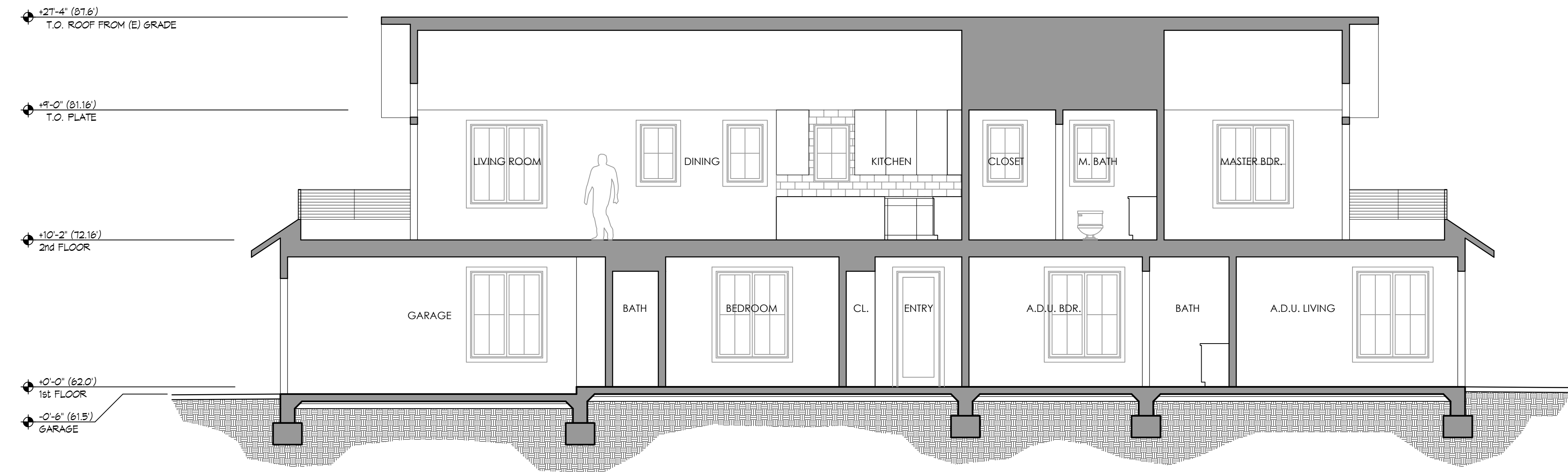
SHEET #: SD-2



1 SECTION 3/16"=1'-0"
 0 3 6 12



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



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

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PROJECT

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 APN: 047-122-010
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 El Granada, CA 94018

SHEET TITLE

BUILDING SECTIONS

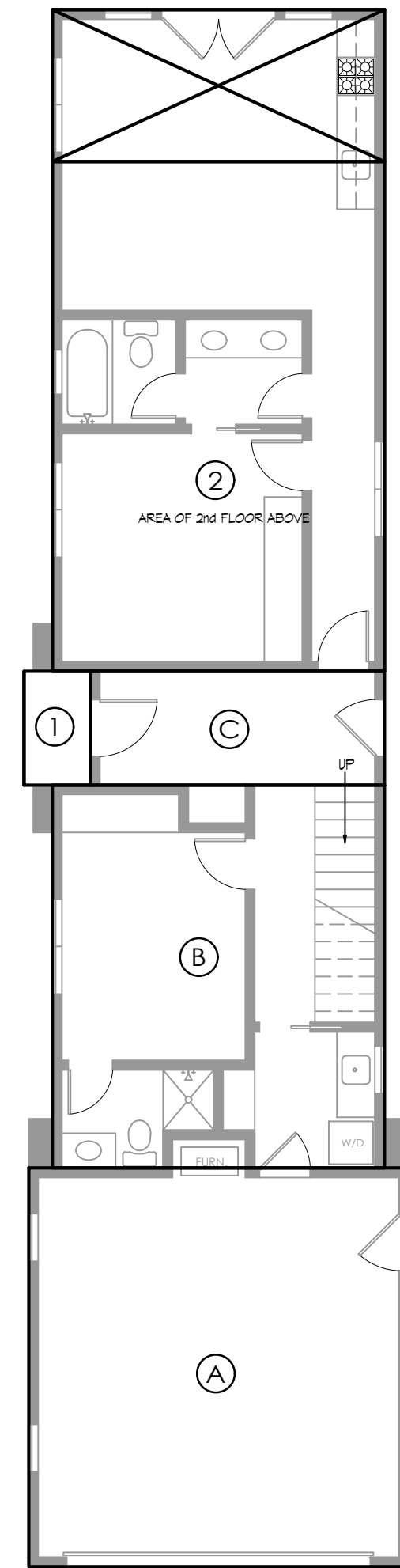
REVISIONS

No.	Date	Notes

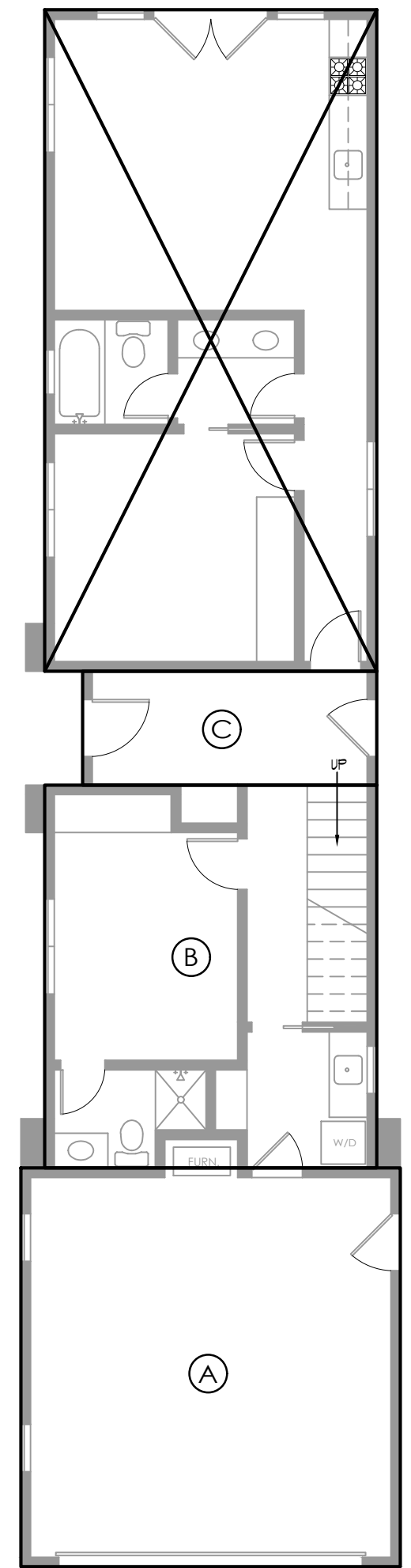
PROJECT #: 2022.12

DATE: JAN 2023

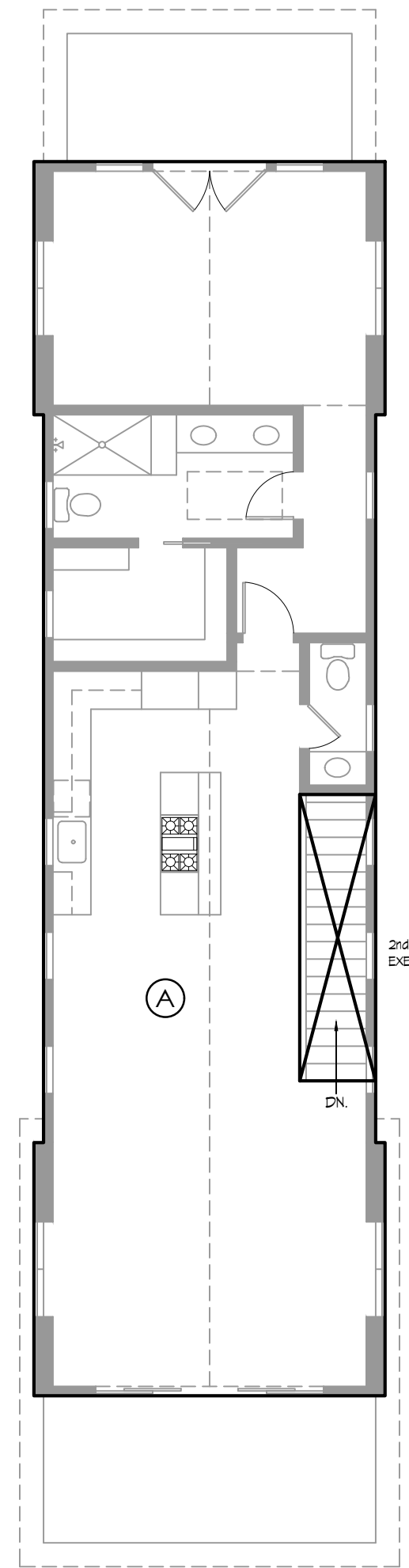
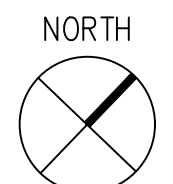
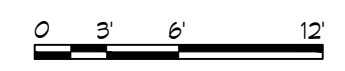
SHEET #: SD-4



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.

ALLOWABLE FLOOR AREA

TOTAL 1,913.2 S.F.

FLOOR AREA CALCS

FIRST FLOOR

- (A) 420 S.F.
- (B) 343 S.F.
- (C) 87 S.F.

TOTAL = 850 S.F.

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.

ALLOWABLE COVERAGE

TOTAL 1,395.1 S.F.

COVERAGE CALCS

- (1) 21 S.F.
- (2) 470 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

No.	Date	Notes

PROJECT #: 2022.12

DATE: FEB 2023

SHEET #: SD-5



SAN MATEO COUNTYWIDE

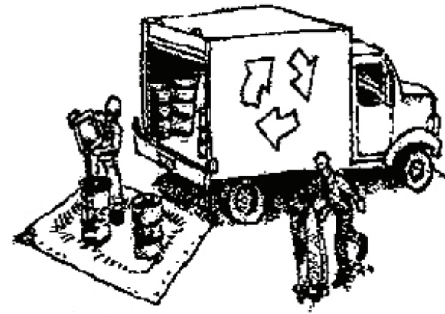
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



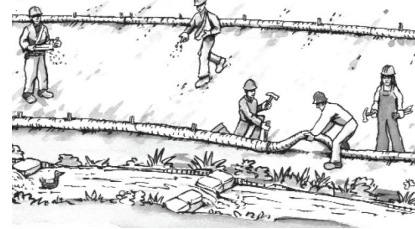
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

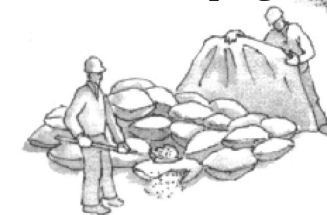
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



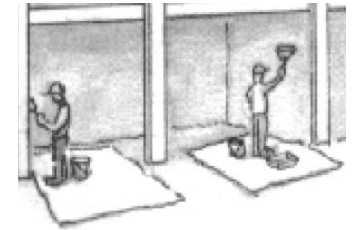
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

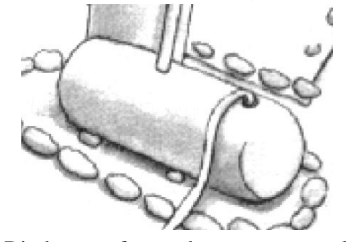
Painting & Paint Removal



Painting Cleanup and Removal

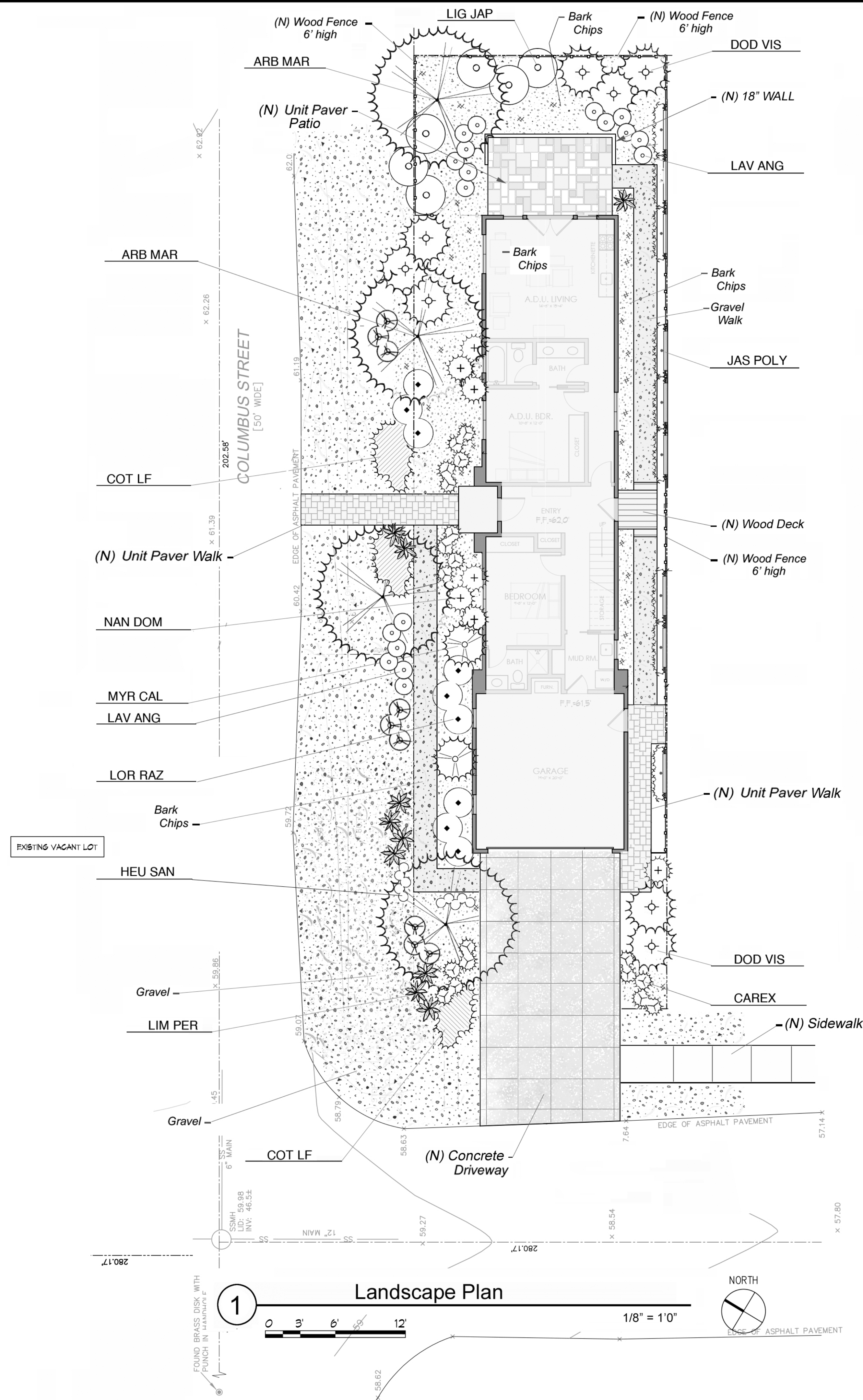
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to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

Dewatering



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

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



Plant List

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	L	Evgn Shrub
HEU SAN	Heuchera sanguinea	Coral Bells	10	1 Gal	L	Perennial
LAV ANG	Lavandula 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 'Razzleberry'	N C N	9	5 Gal	L	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 polyanthum	Pink Flowering	9	15 Gal	M	Evgn Vine
COT LF	Cotoneaster 'Lowfast'	N C N	15	1 Gal	L	Groundcover

Note: Contractor to verify quantities.

Planting Notes

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- 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.
- 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.
- 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%.
- 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.
- 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.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY 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.
- 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 in the irrigation design plan."

Signed *Bruce A. Chan*

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



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

TITLE
Landscape Plan

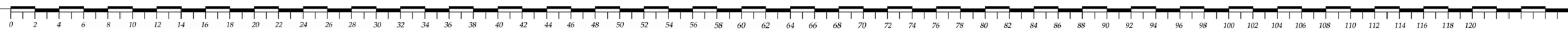
REVISIONS

Date	Notes

PROJECT #:

DATE: 02-15-23

SHEET #:
L 1.1

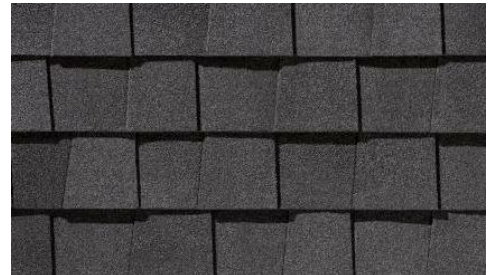


EXTERIOR COLORS & MATERIALS

1



3



4



5



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

APN : 047-122-010

El Granada, California

KELLOND ARCHITECTS

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
 $I_{60} =$ 0.879 in/hr
 $Q =$ 0.027 CFS

Detention Size (for 1-hour duration):

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

Areas:	Pipe Diam-ft	Trench Width -ft	Trench Depth -ft	Trench Area-sf	Pipe Area -sf	Gravel Area-sf	w/Void Ratio 35%	Total 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
1.5' diam. Pips:	35.2	LF Required
2' diam. Pipe:	22.6	LF Required
3' diam. Pipe:	11.5	LF Required

3-day percolation check:

Pipe Diameter:	3	feet
Estimated percolation rate:	0.2	in/hr
Estimated percolation rate:	0.0167	ft/hr
	0.40	ft/day
	3	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

FRONT DOOR



PANEL STYLE #102 STRAIGHTLINE GLASS PANEL



Interior



Exterior

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	Anvers®, Satin Nickel
Grille Pattern	None
Exterior	Dark Bronze

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GARAGE DOOR



Door to be semi-custom without horizontal grille at glass

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KELLOND ARCHITECTS

EXTERIOR LIGHT FIXTURE

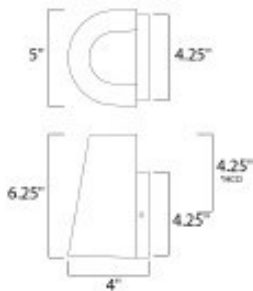
Mini | 86199ABZ

Job Name: _____ Job Type: _____ Quantity: _____ Comments: _____



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.



*Height from center of outlet to the top of the fixture

MEASUREMENTS

DIMENSION : 5" W x 6.25" H x 4" Ext
 BACK PLATE : 4.33" W x 4.33" H x 4.25" HCO
 HANGING WEIGHT : 1.83 lb

LAMPING

INPUT VOLTAGE : 120V
 LUMENS : 450 Rated (220 Del.)
 BULB : 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

- Architectural Bronze
- Black
- Silver
- White

MATERIAL

Die Cast Aluminum

RATINGS

cETLus
 Wet Location
 For Outdoor/ADA
 DARKSKY



ADDITIONAL

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

PHOTOMETRIC: Report Found Online

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KELLOND ARCHITECTS