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Planning Permit Application Form

SEP 16 2015

455 County Center, 2nd Floor • Redwood City CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
www.co.sanmateo.ca.us/planning

San Mateo County: 2015-00412  
Planning Division: LD:

Applicant: TOBY LONG, AIA  
Mailing Address: 6114 LA SALLE AVE #552  
OAKLAND CA 94611  
Phone, W: 510 333 3447 H:  
E-mail Address: toby@tobylongdesign.com FAX:

Name of Owner (1): RICK SOUTHERN  
Mailing Address: P.O. BOX 1804  
EL GRANADA 94105  
Zip:  
Phone, W: 650 483 1142  
H:  
E-mail Address: southern.rick@yahoo.com

Name of Owner (2):  
Mailing Address:  
Zip:  
Phone, W:  
H:  
E-mail Address:

Project Location (address):  
0 SAN PEDRO AVE  
EL GRANADA  
Zoning: R-1/S-17/DK/CO

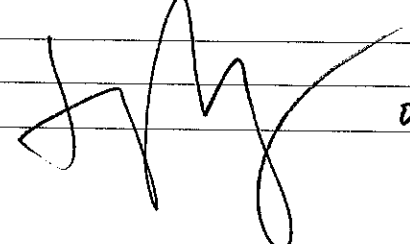
Assessor's Parcel Numbers:  
047-175-250  
Parcel/lot size: 9732 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)  
NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):  
VACANT LOT

Describe Existing Structures and/or Development:  
N/A

We 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 our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:  
Owner's signature:  
Applicant's signature:  091615

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San Mateo County

SEP 16 2015

Application for Design Review by the County Coastside Design Review Committee

San Mateo County Planning Division

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

Permit #: PLN 2015-00412  
Other Permit #: PRE2015-00044

1. Basic Information

Applicant:

Name: TOBY LONG, AIA  
Address: 6114 LA SALLE AVE #552  
OAKLAND CA Zip: 94611  
Phone, W: 510 333 3447  
Email: toby@tobylongdesign.com

Owner (if different from Applicant):

Name: RICK SOUTHERN  
Address: P.O. BOX 1804  
EL GRANADA CA Zip: 94015  
Phone, W: 650 483 1142  
Email: southernrick@yahoo.com

Architect or Designer (if different from Applicant):

Name: (SAME AS APPLICANT)  
Address: Zip:  
Phone, W: H: Email:

2. Project Site Information

Project location:

APN: 047-175-250  
Address: 0 SAN PEDRO AVE  
EL GRANADA Zip: 94019  
Zoning: R-1/S-17/DR/CD  
Parcel/lot size: 9,732 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 2,749 sq. ft
- Addition to Residence: sq. ft
- Other:

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

Describe Project:

NEW SINGLE FAMILY HOME ON VACANT LOT WITH ATTACHED GARAGE

**4. Materials and Finish of Proposed Buildings or Structures**

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	FIBER CEMENT SIDING	STAINED / PAINTED	<input type="checkbox"/>
b. Trim	ALUMINIUM PERLECTS	ANNOXIDIZED	<input type="checkbox"/>
c. Windows	FIBERGLASS	TERRAZOES	<input type="checkbox"/>
d. Doors	FIBERGLASS	TEXTURED / STAINED	<input type="checkbox"/>
e. Roof	COMP. SHINGLE	GRAY	<input type="checkbox"/>
f. Chimneys	N/A		<input type="checkbox"/>
g. Decks & railings	GLASS / CABLE RAIL		<input type="checkbox"/>
h. Stairs	N/A		<input type="checkbox"/>
i. Retaining walls	STACKED STONE		<input type="checkbox"/>
j. Fences	WOOD		<input type="checkbox"/>
k. Accessory buildings	N/A		<input type="checkbox"/>
l. Garage/Carport	N/A		<input type="checkbox"/>

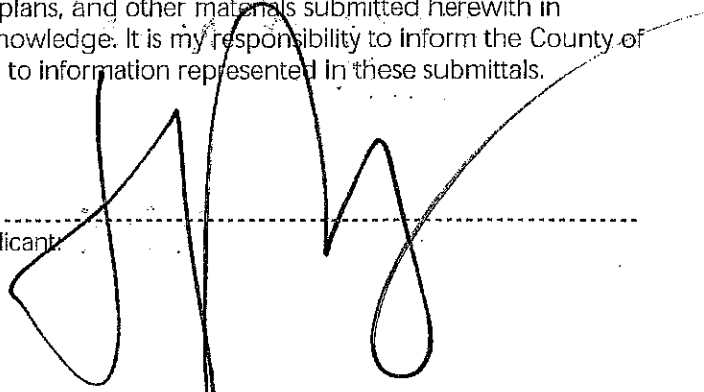
**5. Required Findings**

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.

Owner: \_\_\_\_\_ Applicant: 

Date: \_\_\_\_\_ Date: 09.16.15

Certificate of Exemption or Exclusion from a Coastal Development Permit

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

SEP 16 2015

Permanent Record  
Microfilming Required

Permit #: PLN 2015-00412  
Permit #: BLD

San Mateo County  
Planning Division

1. Basic Information

Owner Name: Rick Southern  
Address: P.O. Box 1804  
El Granada CA 94015  
Phone, W: 650 483 1142 H:  
Email Address: southernricle@yahoo.com

Applicant Name: Toby Link, AIA  
Address: 6114 La Sane Ave #552  
Oakland CA 94611  
Phone, W: 510 233 3447  
Email Address: toby@tobylinkdesign.com

2. Project Information

Project Description:  
NEW SINGLE FAMILY HOME  
Assessor's Parcel Number(s):  
047 - 175 - 250

Existing water source:  
 Utility connection N/A  
 Well  
Proposed water source:  
 Utility connection  
 Well  
Staking of well location and property lines are required.  
 Provide site plan depicting location and all trees.  
 Will this require any grading or vegetation/tree removal? Yes  No   
If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner Date Applicant Date  
091615  
(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

## 4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

**Initial**

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]

- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

## 5. Well Inspection - All Coastal Zone Areas

- Required       Not Required

Inspection made by: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_

**Yes**

**No**

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> Removal of trees?                            |
| <input type="checkbox"/> | <input type="checkbox"/> If Yes, is tree removal permit included?     |
| <input type="checkbox"/> | <input type="checkbox"/> Trimming of trees?                           |
| <input type="checkbox"/> | <input type="checkbox"/> Excessive removal of vegetation?             |
| <input type="checkbox"/> | <input type="checkbox"/> Excessive grading? (If Yes, CDP is required) |
| <input type="checkbox"/> | <input type="checkbox"/> Erosion control plan required?               |

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

## 6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

**Exemption/Exclusion is approved.**

Planning Department \_\_\_\_\_

Date \_\_\_\_\_

Project is subject to the following condition(s) of approval: \_\_\_\_\_

## 7. Processing

- Fee collected
- Original Certificate of Exemption to Building Inspection file.
- Copies of Certificate of Exemption to:
  1. Applicant/Owner.
  2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit\*Plan Case Screen and Activities

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**Environmental Information Disclosure Form**

SEP 16 2015

PLN 2015-00412  
 BLD \_\_\_\_\_

Project Address: **San Mateo County Planning Division**  
0 SAN PEDRO AVE  
EL GRANADA, CA  
 Assessor's Parcel No.: 047 - 175 - 250  
 Zoning District: R-1/S-17/DR/CO

Name of Owner: RICK SOUTHERN  
 Address: P.O. Box 1804  
EL GRANADA CA Phone: 94015  
 Name of Applicant: TOBY LONG AIA  
 Address: 6114 LA SALLE AVE #552  
OAKLAND 94611 Phone: 510-333-3447

**Existing Site Conditions**

Parcel size: 9.732  $\mu$

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

VACANT SITE W/ GRADED LEVEL PAD

**Environmental Review Checklist**

**1. California Environmental Quality Act (CEQA) Review**

Yes	No	Will this project involve:
	X	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	X	b. Construction of a new multi-family residential structure having 5 or more units?
	X	c. Construction of a commercial structure > 2,500 sq.ft?
X		d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>8</u>
X		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>20</u> c.y. Fill: <u>20</u> c.y.
	X	f. Subdivision of land into 5 or more parcels?
	X	g. Construction within a State or County scenic corridor?
	X	h. Construction within a sensitive habitat?
	X	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	X	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

EXISTING EUCALYPTUS TO BE REMOVED

INCIDENTAL GRADING REQUIRED FOR BLDG. PAD.

PLN2015-00412

CleverHomes™  
presented by tobylongdesign  
modern architecture

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SEP 16 2015

San Mateo County  
Planning Division

The Southern Residence  
0 San Pedro Avenue  
El Granada, CA  
94019

**New Single Family Home Project**

Owner: Rick Southern  
PO Box 1804  
El Granada, CA  
94015  
650-483-11142  
[southernrick@yahoo.com](mailto:southernrick@yahoo.com)

Architect: Toby Long, AIA  
tobylongdesign  
6114 La Salle Avenue #552  
Oakland, CA  
94611  
T: (415) 905.9030  
E: [toby@tobydesign.com](mailto:toby@tobydesign.com)

**APPLICANT STATEMENT**

The proposed project consists of a new single family home and attached garage on an empty lot in El Granada. This modest home includes 2,743 sf of living area including the 2 car garage, in a 3 bedroom and 3 ½ bathroom program.

This beautiful new home will be a welcome addition to the eclectic mix of two story homes on this block in El Granada. Composed of structures built from middle of last century to new modern homes, San Pedro Avenue is home to single family residences of a multitude of styles, colors, and materials. The proposed design of the new home on the subject property adds to the diverse architecture of this community and incorporates familiar materials and forms in a unique design. The proposed design includes a low hip roof, similar to several houses on the street.

The design includes both painted and stained horizontal siding, as many of the houses on both sides of the block. The design also incorporates natural and organic colors, particularly brown, which is prevalent in the street, including the house next door. The overall character and scale



of the proposed design blends perfectly into the array of forms present in the homes of San Pedro Avenue.

The new home will be placed at the north setback, buffering the view house from the street edges with deep and landscaped setbacks. The entry of the house is welcoming and well-defined by an entry path and large covered front porch facing the ocean view. While removing the hazardous and poorly maintained Eucalyptus trees on the site, the project also proposes some new trees around the property to help screen the views of the house to and from the street. There will be some very minor grading associated with the project, in order to accommodate the driveway and to prepare the pad for the home. There are no other significant natural features on the property and the house does not block or obscure any adjacent views or light.

Privacy among the neighboring properties is respected in the proposed design. The adjacent home to the north has limited window openings into the property, and the façade of the existing house does not include large windows from private spaces. Additionally, a fence and landscape screening are considered along this property line.

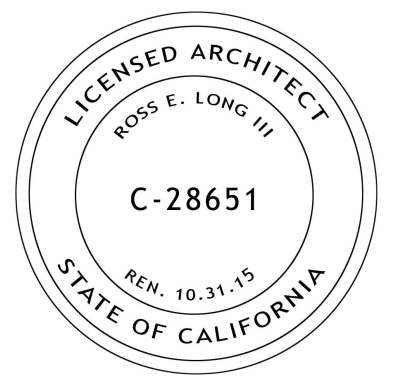
The new home is in scale and character with the diversity of homes in this area. Most homes on this street are two stories and many of them include living areas on the second floor. The design of the proposed house is exciting, and dynamic, with many articulated wall sections, changes in materials and color, and through the use and application of privacy screens, a delicate touch adding additional textures to the facades. The roof form is low-pitched, as with the other homes in the neighborhood, although portions of the first story includes a lower flat roof, creating a striking horizontal band, defining the stories of the home and breaking up the mass of the structure. The design proposes compliance with the façade articulation requisites, in lieu of the more prescriptive daylight plan requirements.

The landscaping of the site will be modest, natural and native. The open-ness of the property is intended to be preserved, and all planted trees will be small, as to avoid affecting any neighboring views across the parcel. All hardscape surfaces, with the exception of the driveway will be permeable.

This exciting project is forward-looking, incorporating the best of the current trends in sustainable and responsible construction practices. The home is a great addition to this community, and the architecture reflects and enhances the diversity of this neighborhood. The project has been reviewed with many of the surrounding property owners who have expressed their support and enthusiasm for the project.

# THE SOUTHERN RESIDENCE

SAN PEDRO ROAD EL GRANADA CA 94019



**CleverHomes**  
 presented by **tobylongdesign**  
 modern green prefabricated  
 6114 LA SALLE AVENUE #552 OAKLAND, CA 94611  
 P: 415.905.9030 www.tobylongdesign.com

ISSUE	DATE
FA PLANS V1	052815
FA PLANS V2	060415
FA PLANS V3	061815
FA V1	062515
50% DESIGN SET V1	071615
50% DESIGN SET V2	072315
100% DESIGN SET V1	082715
DESIGN REVIEW SUBMITTAL	091615

THE SOUTHERN RESIDENCE  
 SAN PEDRO AVENUE  
 EL GRANADA, CA  
 94019

### COVER AND MATERIALS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND SIGNATURE. ALL OTHERS ARE THE PROPERTY OF TOBYLONG DESIGN AND SHOULD NOT BE REPRODUCED, COPIED OR OTHERWISE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF TOBYLONG DESIGN.

scale

sheet

## A 0.0

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PAINTED METAL TRIM AND PANELS



STAINED CEDAR EAVES



STAINED FIBER CEMENT SIDING



PAINTED FIBER CEMENT SIDING



FIBERGLASS WINDOWS  
ANDERSEN 100 SERIES  
(TERRATONE COLOR)



FIBERGLASS ENTRY DOOR  
WOOD COLOR/TEXTURE



EXTERIOR LIGHT FOR ALL EXTERIOR FIXTURES  
-FRANKLIN IRON WORKS, STYLE #P3309  
-DARK SKY RATED

FRANKLIN IRON WORKS  
STYLE # P3309

a modern green home. a new sustainable prefab construction project in el granada

### PAINT COLORS

**TRIM/FASCIA**  
BENJAMIN MOORE #1582  
DEEP RIVER

**PAINTED SIDING**  
BENJAMIN MOORE #977  
BRANDON BEIGE

# THE SOUTHERN RESIDENCE

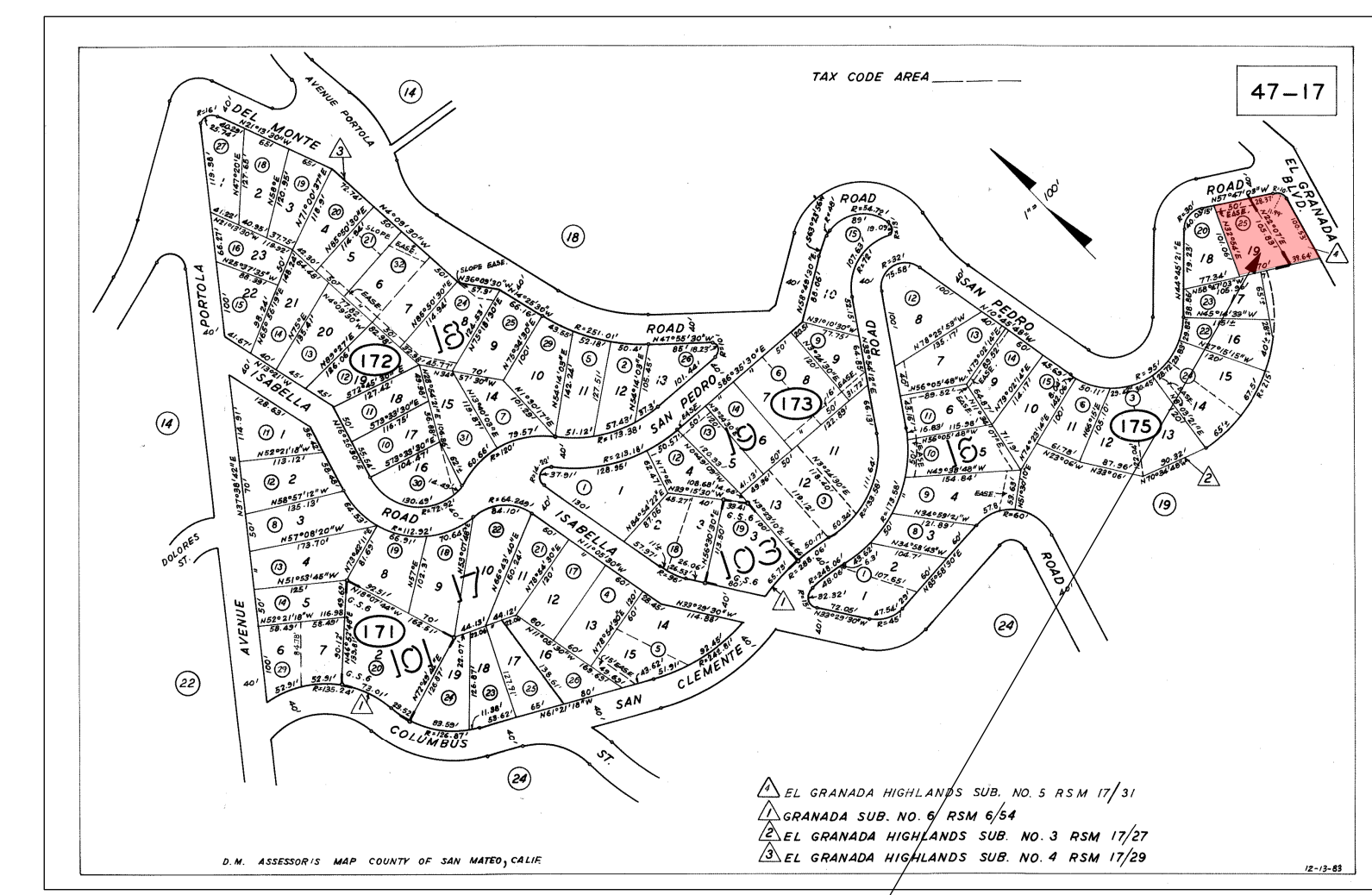
SAN PEDRO ROAD EL GRANADA CA 94019



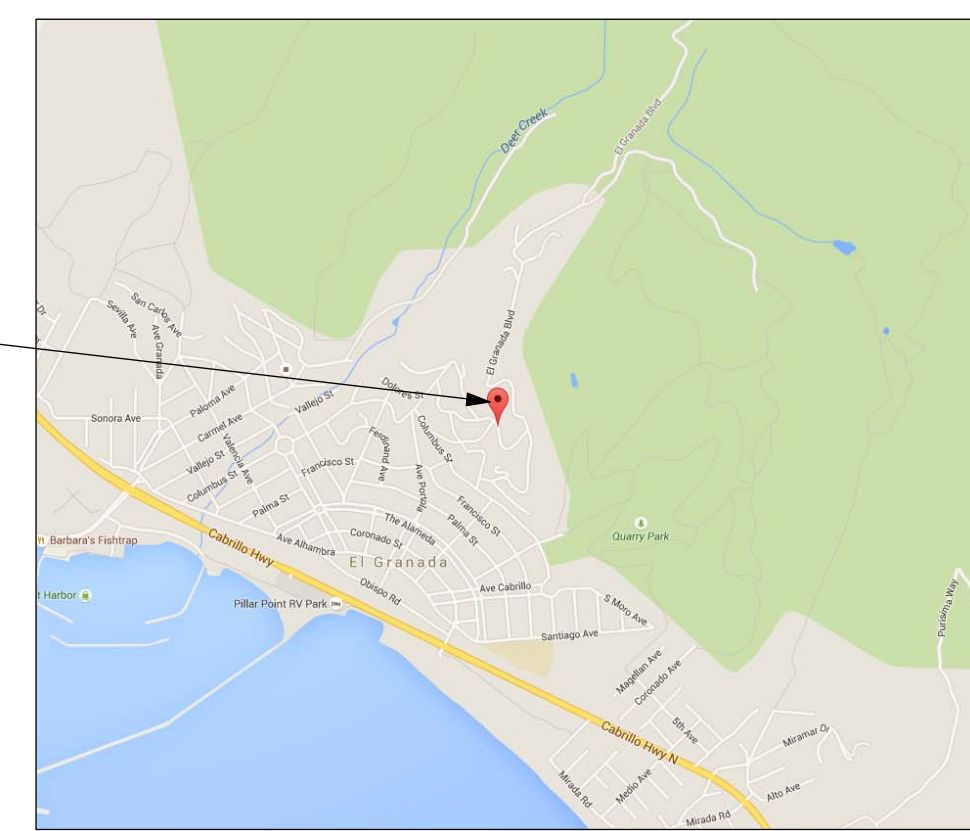
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FRONT OF HOUSE



**SITE**



ISSUE	DATE
FA PLANS V1	052815
FA PLANS V2	060415
FA PLANS V3	061815
FA V1	062515
50% DESIGN SET V1	071615
50% DESIGN SET V2	072315
100% DESIGN SET V1	082715
DESIGN REVIEW SUBMITTAL	091615

**1 CONCEPTUAL RENDERING**

ARCHITECTURAL	STRUCTURAL
X A-0.0 COVER AND MATERIALS	- SCS COVER SHEET
X A-0.1 PROJECT INFO	- SNA GENERAL NOTES
- A-0.2 GENERAL NOTES	- S1 FOUNDATION PLAN
- A-0.3 GENERAL NOTES	- S2 1ST FLOOR FRAMING
- A-0.4 TITLE 24	- S3 1ST FLOOR CEILING
X A-0.5 MASSING DIAGRAMS	- S4 2ND FLOOR FRAMING
X A-0.6 MODULAR DIAGRAMS	- S5 ROOF FRAMING PLAN
X A-0.7 BMP	- SD1 FOUNDATION DETAILS
X 1 OF 1 SURVEY	- SD2 GENERAL DETAILS
X A-1.2 SITE PLAN	- SD3 MODULAR DETAILS
X A-1.3 LANDSCAPE PLAN	
- A-2.0 FOUNDATION PLAN	
X A-2.1 LEVEL 1 PLAN	
X A-2.2 LEVEL 2 PLAN	
X A-2.3 ROOF PLAN	
X A-2.4 LEVEL 1 RCP	
X A-2.5 LEVEL 2 RCP	
X A-3.0 BUILDING SECTIONS	
X A-4.0 EXTERIOR ELEVATIONS	
X A-4.1 EXTERIOR ELEVATIONS	
- A-5.1 INTERIOR ELEVATIONS	
- A-5.2 INTERIOR ELEVATIONS	
- A-6.1 DETAILS	
- A-6.2 DETAILS	
- A-6.3 DETAILS	
X A-7.0 DOOR SCHEDULE	
X A-7.1 WINDOW SCHEDULE	

PROJECT DATA	
<b>AREA CALCULATIONS</b>	
FIRST FLOOR NEW	1,575.6 SQFT
SECOND FLOOR NEW	1,168.2 SQFT
<b>TOTAL FLOOR AREA</b>	<b>2,743.8 SQFT</b>
SEE A0.6 FOR ALL AREA CALCULATION DIAGRAMS	
APN# :	047-175-250
ZONING:	R-1/5-17/DR/CD
CONSTRUCTION TYPE	TYPE V - B
SITE DIMENSIONS	IRREGULAR (APPROX 101' X 80')
SITE AREA	9,732 SQFT
PARKING	2 OFF STREET / 2 COVERED
FRONT SETBACK	20'-0"
SIDE SETBACKS	5'-0" + DAYLIGHT PLANE (OR ARTICULATION REQUIREMENTS)
REAR SETBACK	20'-0"

5 PROJECT DESCRIPTION	
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME AND ATTACHED GARAGE	
2013 CALIFORNIA BUILDING CODE	2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA RESIDENTIAL CODE	2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ENERGY CODE	2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA GREEN CODE	2013 CALIFORNIA FIRE CODE

6 CODE REFERENCE	
WINDOW SCHEDULE REFERENCE	REVISION REFERENCE
DOOR SCHEDULE REFERENCE	ALIGN FINISH SURFACES
WALL ASSEMBLY REFERENCE	
FLOOR / CEILING ASSEMBLY REFERENCE	ELEVATION REFERENCE
Elev. No.	ELEVATION / SECTION REFERENCE
Sheet No.	DETAIL REFERENCE
Plan No.	
Sheet No.	

OWNER	ARCHITECT	STRUCTURAL	TITLE 24 / MECHANICAL	CIVIL
RICK SOUTHERN PO BOX 1804 EL GRANADA, CA 94015  T: 650-483-1142 E: -SOUTHERNRICK@YAHOO.COM	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611  T: 415.905.9030 X1 C: 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@TOBYLONGDESIGN.COM	INNOVATIVE STRUCTURAL ENGINEERING, INC. 29970 TECHNOLOGY DRIVE, #212 MURRIETA, CA 92563  T: 951.600.0032 F: 951.600.0036 CONTACT: SHANE LOTHROP, PE E: SHANE@INNOVATIVESTRUCURALENG.COM	MONTEREY ENERGY GROUP 227 FOREST AVENUE, SUITE 5 PACIFIC GROVE, CA 93950  T: 831.372.8328 F: 831.372.4613 CONTACT: DAVID KNIGHT E: dave@meg4.com	SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019  T: 650-728-3590 F: 650-728-3593 CELL: 650-296-4384 CONTACT: CHARLES KISSICK SIGMAPRM@PACBELL.NET

GEOTECH	SURVEY	LANDSCAPE	MODULAR FABRICATOR	GENERAL CONTRACTOR
	TRIAD/HOLMES ASSOCIATES 873 NORTH MAIN ST. #150 BISHOP, CA 93514  T: 760.873.4273 F: 760.873.8024 CONTACT: MATT SCHOBER E: mschober@thainc.com			

**3 TABLE OF CONTENTS**

**4 SITE AND BUILDING INFORMATION**

**7 SYMBOLS**

**8 CONTACT INFO**

**THE SOUTHERN RESIDENCE**  
**SAN PEDRO AVENUE**  
**EL GRANADA, CA**  
**94019**

**INFO**

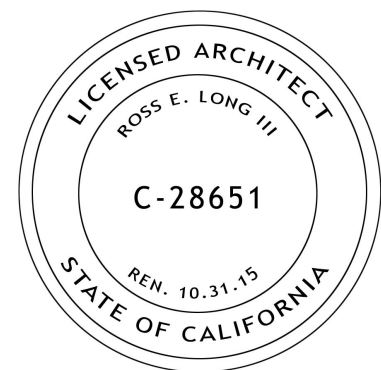
scale

sheet

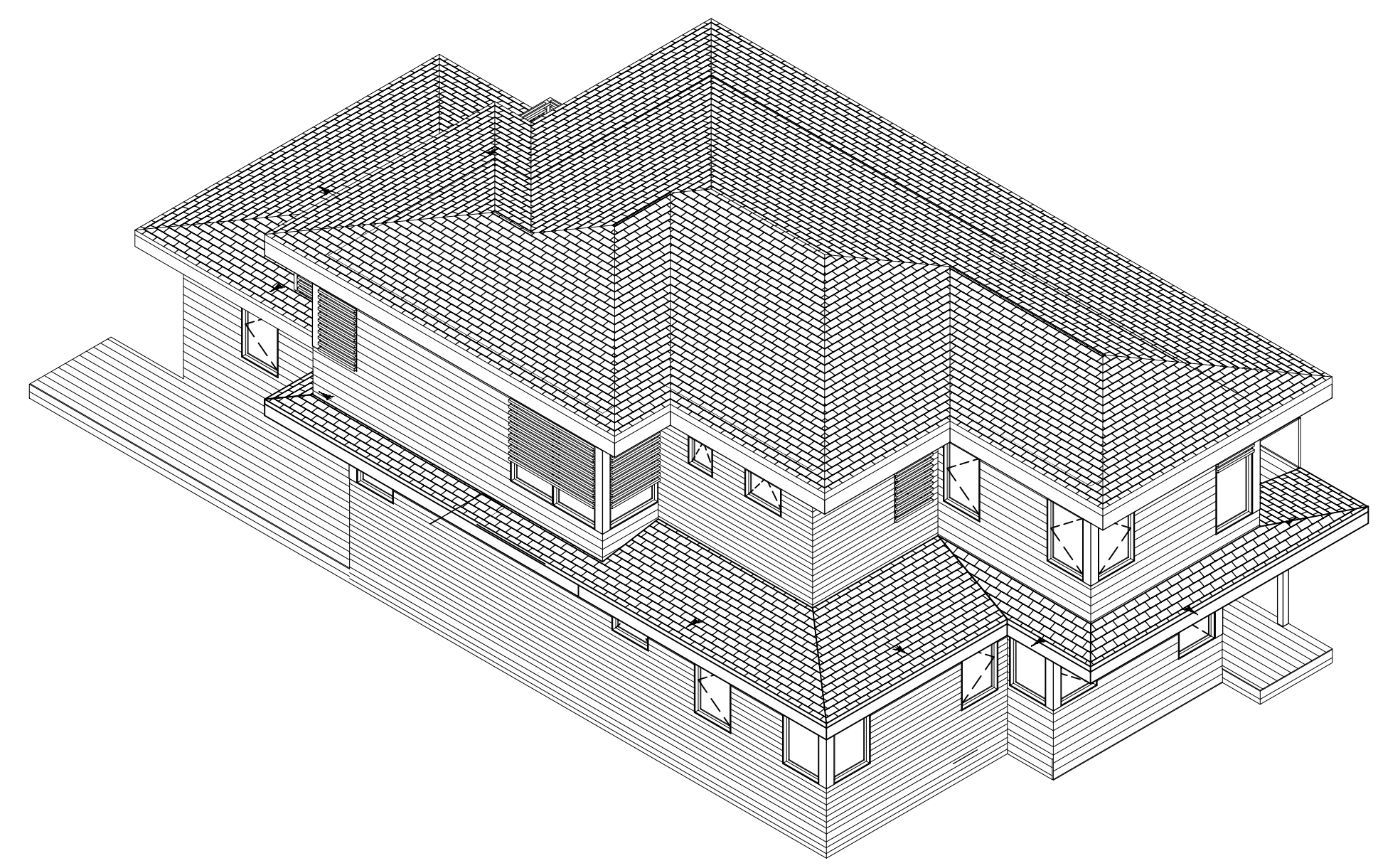
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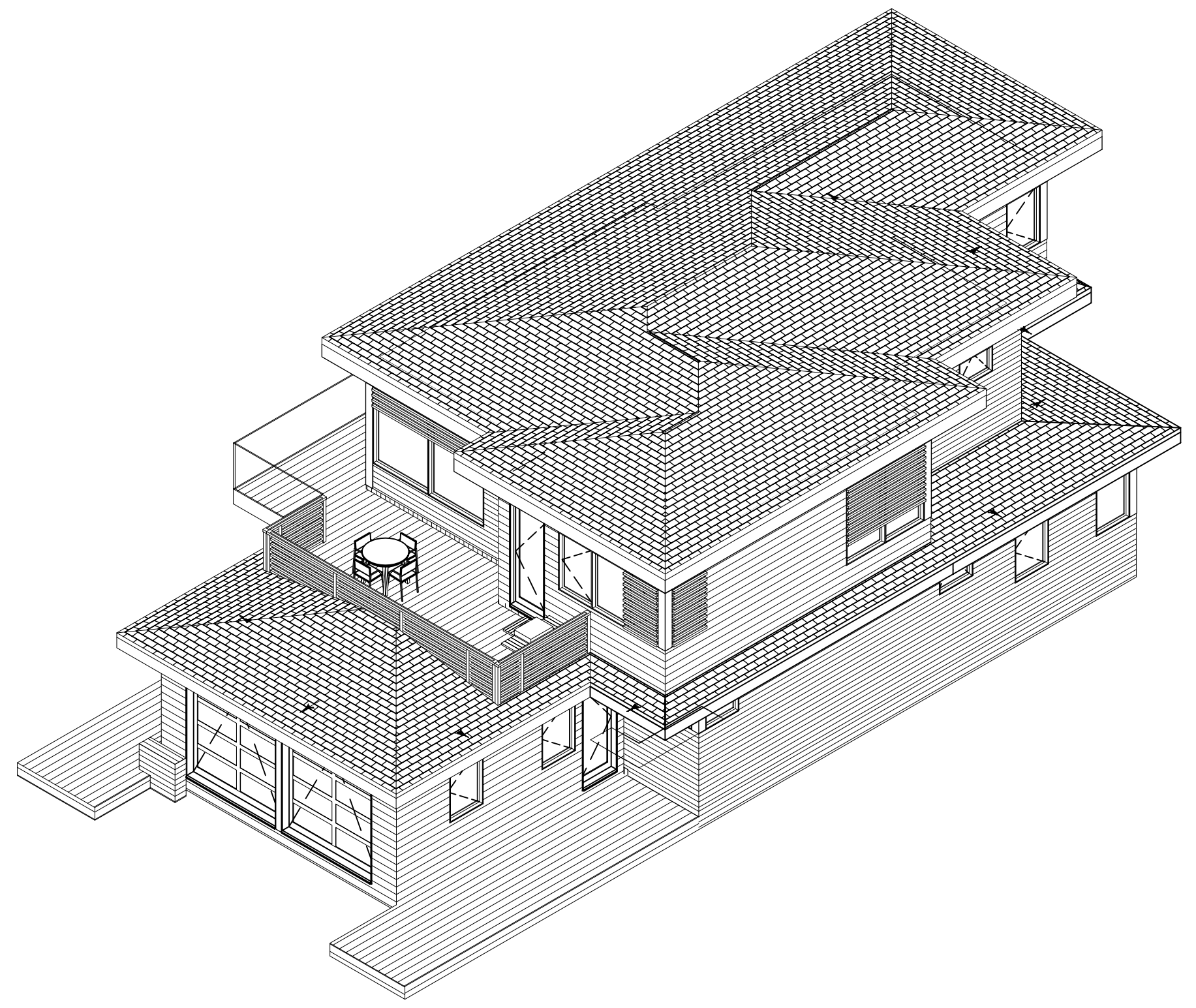
THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND SIGNATURE. THESE PLANS ARE SUBJECT TO ALL DESIGN INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR OTHERWISE USED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT THE WRITTEN PERMISSION OF tobylongdesign.



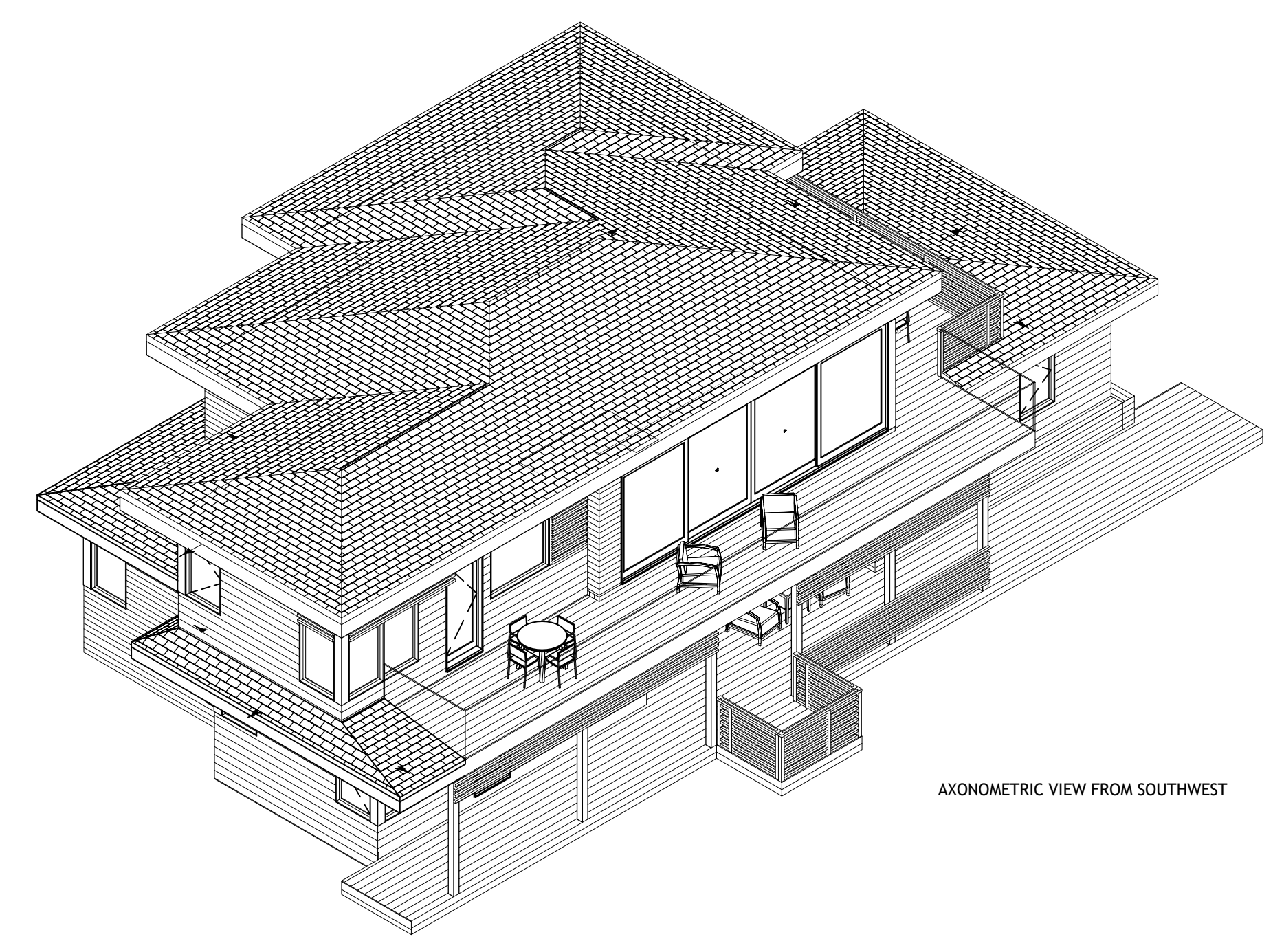
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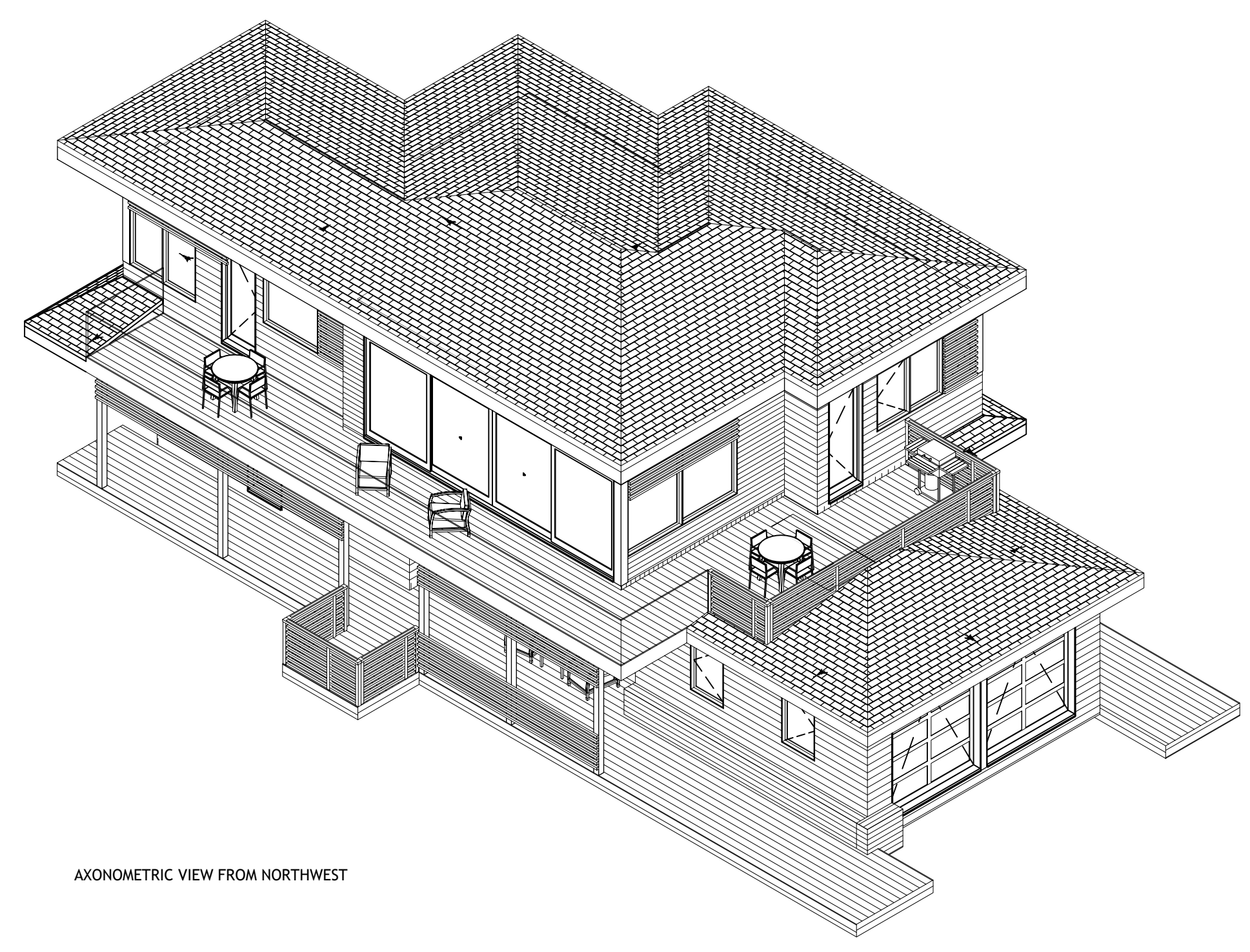
AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM NORTHWEST

ISSUE	DATE
FA PLANS V1	052815
FA PLANS V2	060415
FA PLANS V3	061815
FA V1	062515
50% DESIGN SET V1	071615
50% DESIGN SET V2	072315
100% DESIGN SET v1	082715
DESIGN REVIEW SUBMITTAL	091615

**THE SOUTHERN RESIDENCE**  
**SAN PEDRO AVENUE**  
**EL GRANADA, CA**  
**94019**

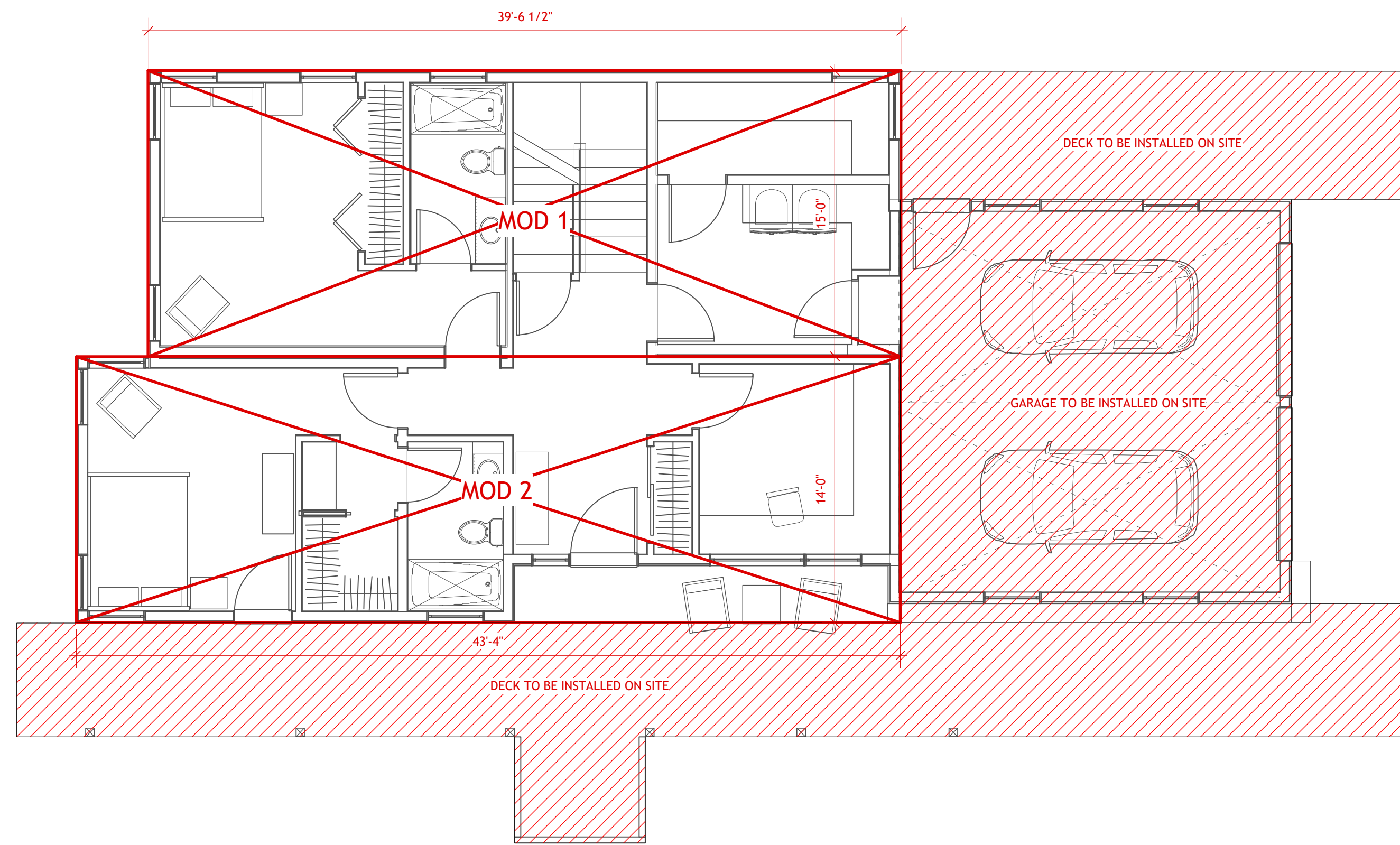
**MASSING DIAGRAMS**

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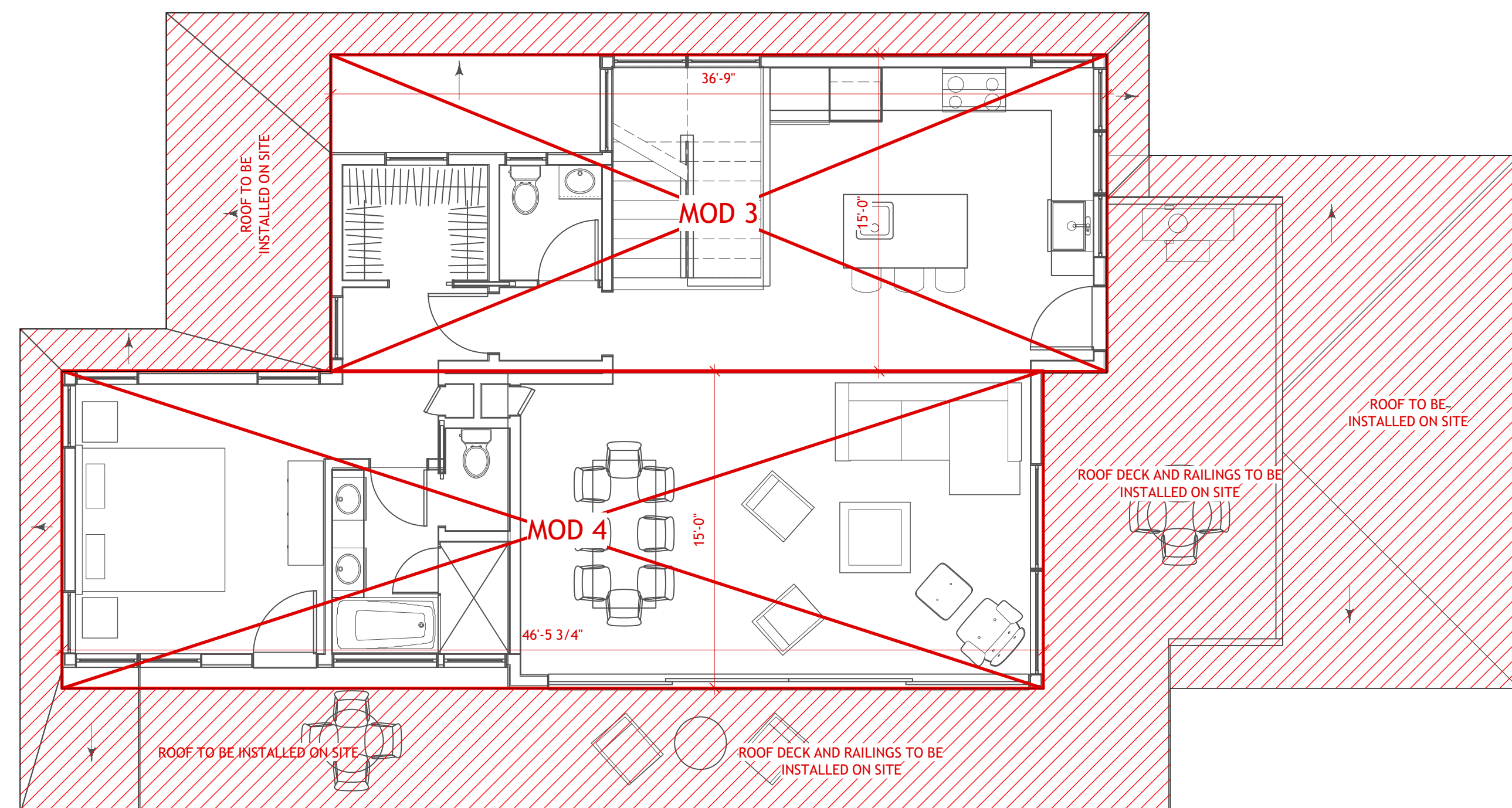
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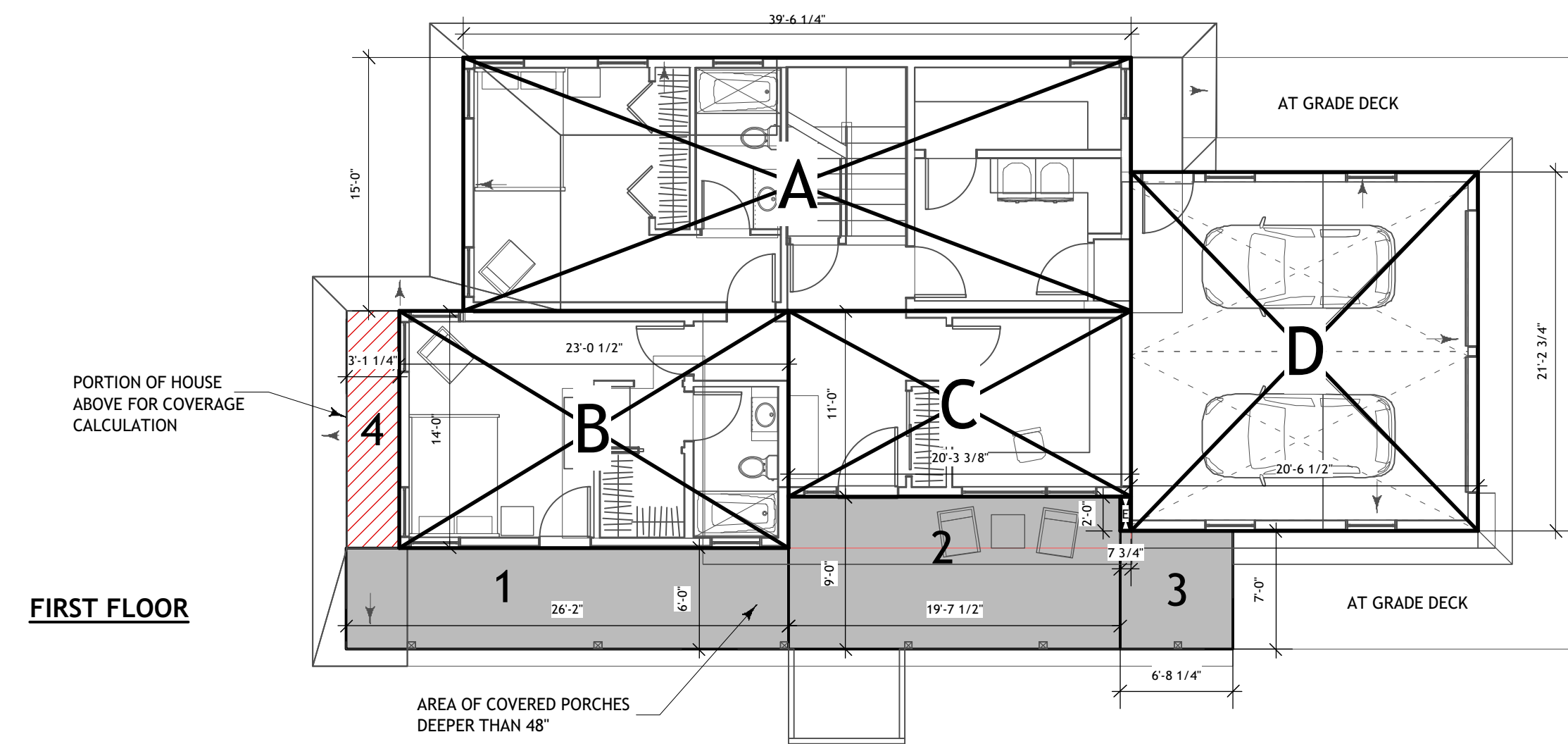
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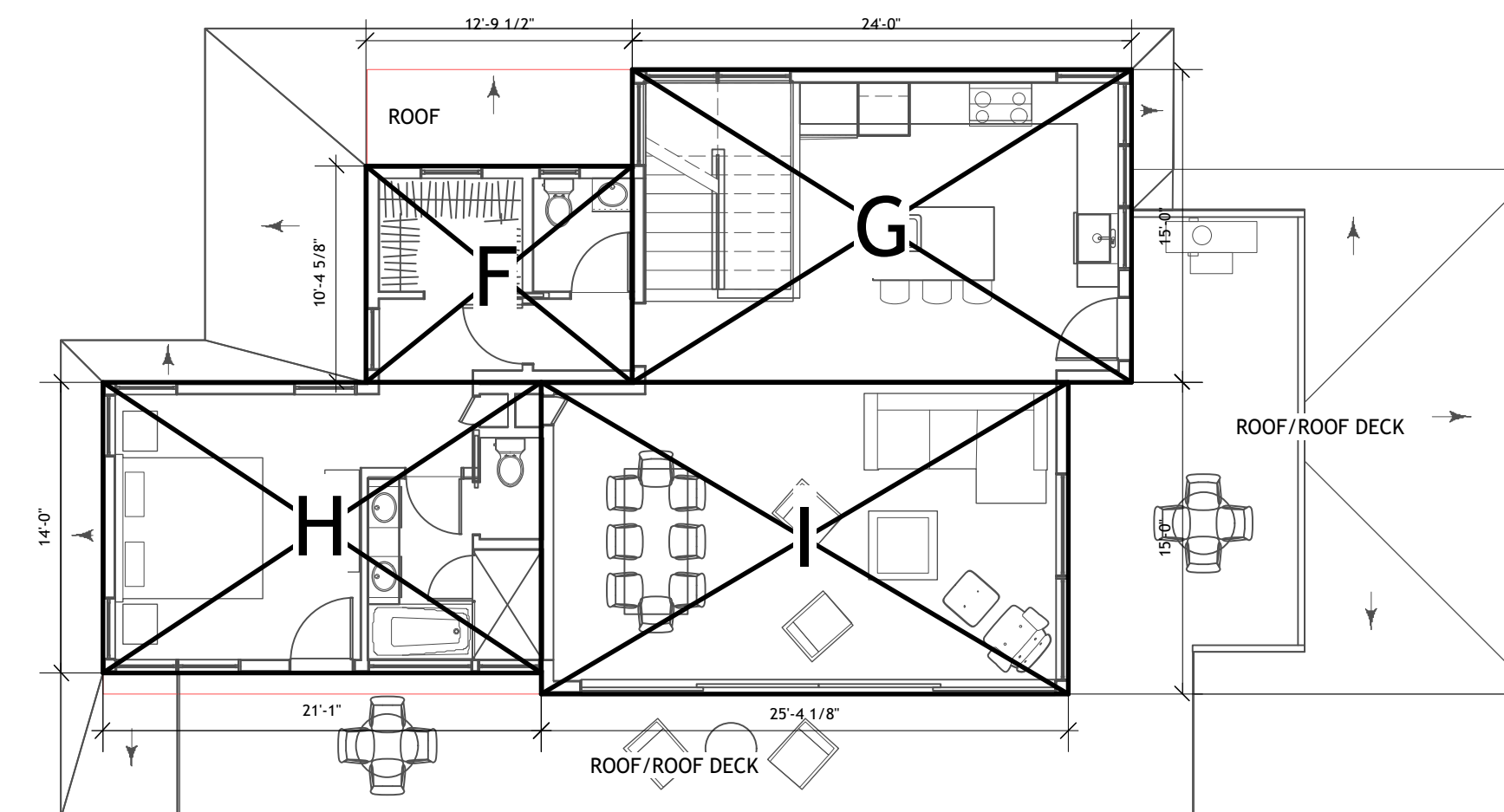
1 MODULAR DIAGRAM - FIRST FLOOR



2 MODULAR DIAGRAM - SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR AREA CALCULATION

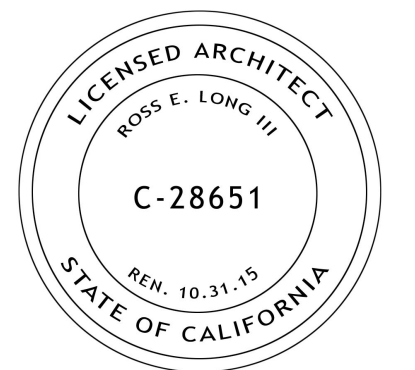
AREA	SQUARE FOOTAGE	DIMENSIONS
<b>FIRST FLOOR</b>		
A	592.7	36'-6 1/4" X 15'-0"
B	322.6	23'-0 1/2" X 14'-0"
C	223.0	20'-2 3/8" X 11'-0"
D	436.0	20'-6 1/2" X 21'-2 3/4"
E	1.3	0'-7 3/4" X 2'-0"
<b>SUBTOTAL</b>	<b>1,575.6 SQFT</b>	
<b>SECOND FLOOR</b>		
F	132.9	12'-9 1/2" X 10'-4 5/8"
G	360.0	24'-0" X 15'-0"
H	295.2	21'-1" X 14'-0"
I	380.1	25'-4 1/8" X 15'-0"
<b>SUBTOTAL</b>	<b>1,168.2 SQFT</b>	
<b>COVERED PORCHES &gt;48" DEEP</b>		
1	156.5	26'-2" X 6'-0"
2	176.6	19'-7 1/2" X 9'-0"
3	46.8	6'-8 1/4" X 7'-0"
<b>SUBTOTAL</b>	<b>379.9 SQFT</b>	
<b>TOTAL FLOOR AREA</b>	<b>3,123.7 SQFT</b>	

SITE AREA: 9,732 SQFT  
 MAX FLOOR AREA: 53% OF LOT = 9,732 SQFT X .53 = 5,158.0 SQFT  
 PROJECT COMPLIES: 3,123.7 SQFT < 5,158 SQFT

LOT COVERAGE

AREA	SQUARE FOOTAGE	DIMENSIONS
FIRST FLOOR	1,575.6 SQFT - FROM CALC	-
COVERED PORCHES	379.9 SQFT - FROM CALC	-
AREA #4	43.6 SQFT	3'-1 1/4" X 14'-0"
<b>TOTAL COVERAGE</b>	<b>1,999.1 SQFT</b>	

SITE AREA: 9,732 SQFT  
 MAX COVERAGE: 35% OF LOT FOR 2 STORIES = 9,732 SQFT X .35 = 3,406.2 SQFT  
 PROJECT COMPLIES: 1,999.1 SQFT < 3,406.2 SQFT



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MODULAR DIAGRAMS

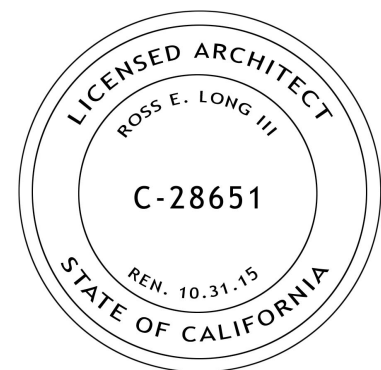
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scale  
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sheet  
**A 0.6**

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3 AREA CALCULATION DIAGRAMS



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**BMP**

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scale

sheet

**A 0.7**

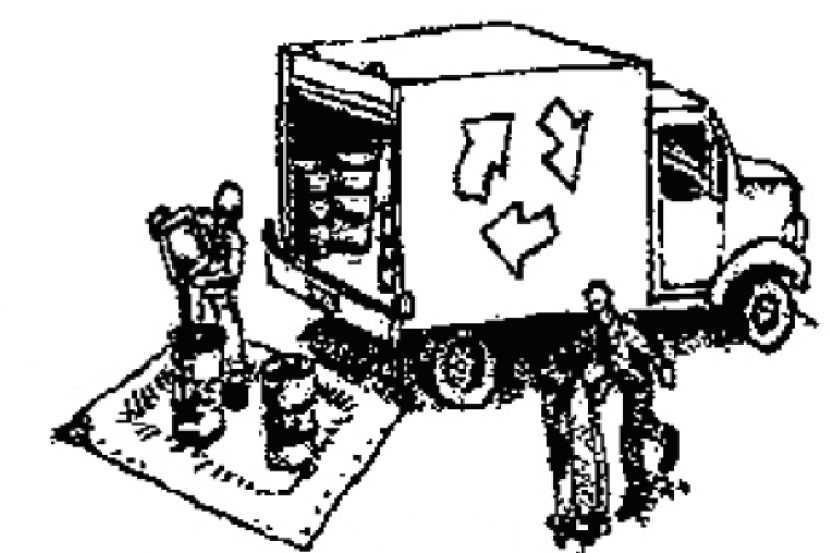
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# Construction Best Management Practices (BMPs)

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



## 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



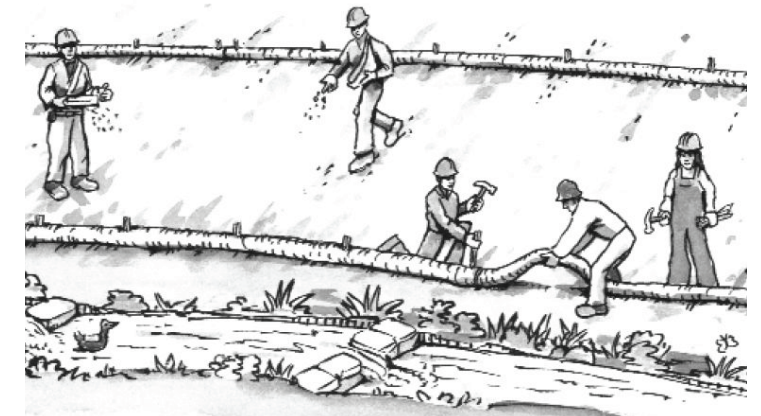
### Maintenance and Parking

- ❑ 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



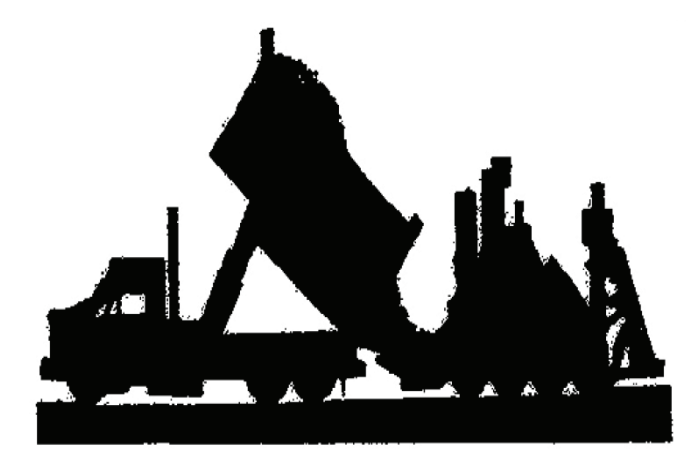
### Schedule grading and excavation work during dry weather.

- ❑ 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.

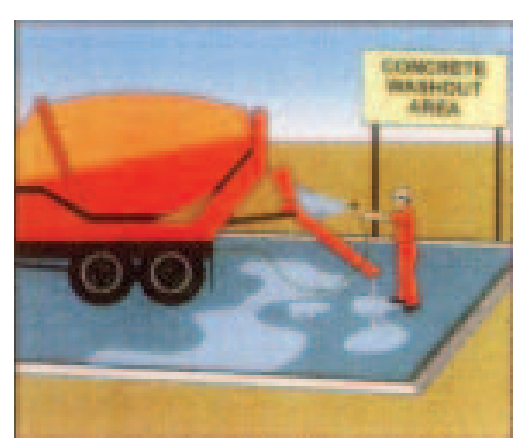
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.

- ❑ 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

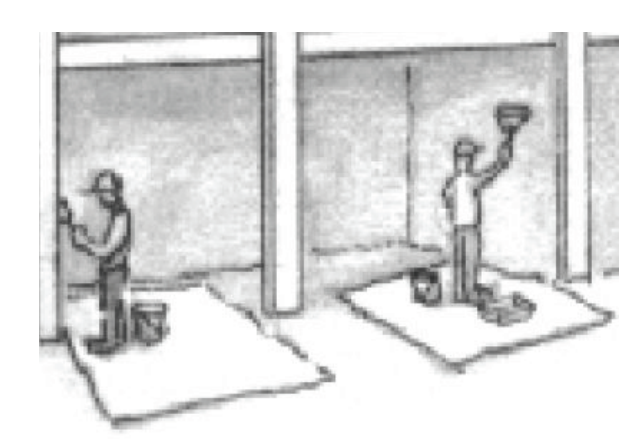


- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.

- ❑ 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.

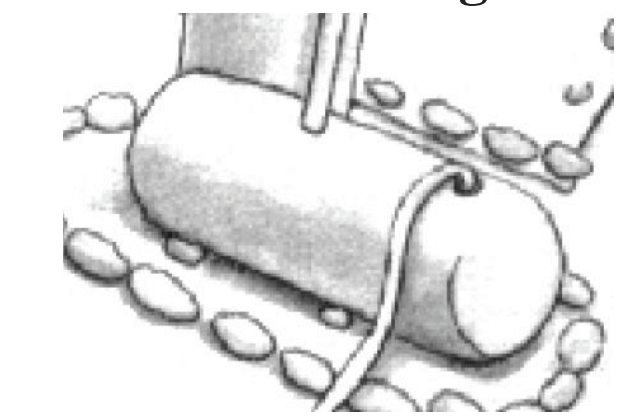
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.

- ❑ 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.

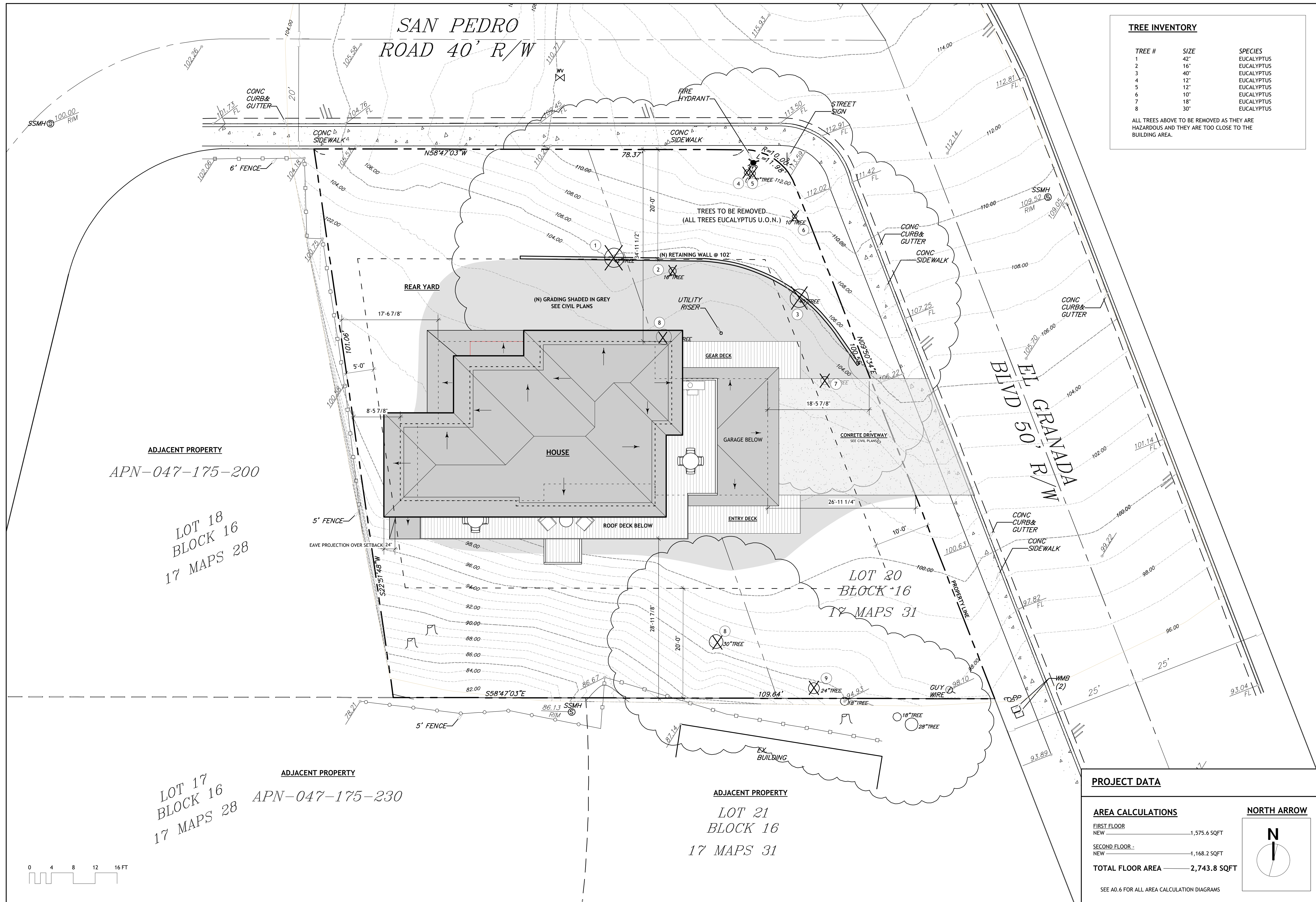
- ❑ Divert run-on water from offsite away from all disturbed areas.

- ❑ 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!**





**TREE INVENTORY**

TREE #	SIZE	SPECIES
1	42"	EUCALYPTUS
2	16"	EUCALYPTUS
3	40"	EUCALYPTUS
4	12"	EUCALYPTUS
5	12"	EUCALYPTUS
6	10"	EUCALYPTUS
7	18"	EUCALYPTUS
8	30"	EUCALYPTUS

ALL TREES ABOVE TO BE REMOVED AS THEY ARE HAZARDOUS AND THEY ARE TOO CLOSE TO THE BUILDING AREA.



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**SITE PLAN**

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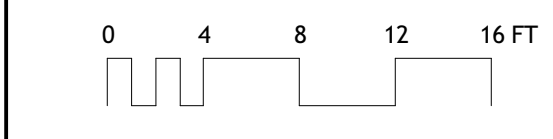
**PROJECT DATA**

AREA CALCULATIONS		NORTH ARROW
FIRST FLOOR		
NEW	1,575.6 SQFT	
SECOND FLOOR		
NEW	1,168.2 SQFT	
<b>TOTAL FLOOR AREA</b>	<b>2,743.8 SQFT</b>	
SEE A0.6 FOR ALL AREA CALCULATION DIAGRAMS		

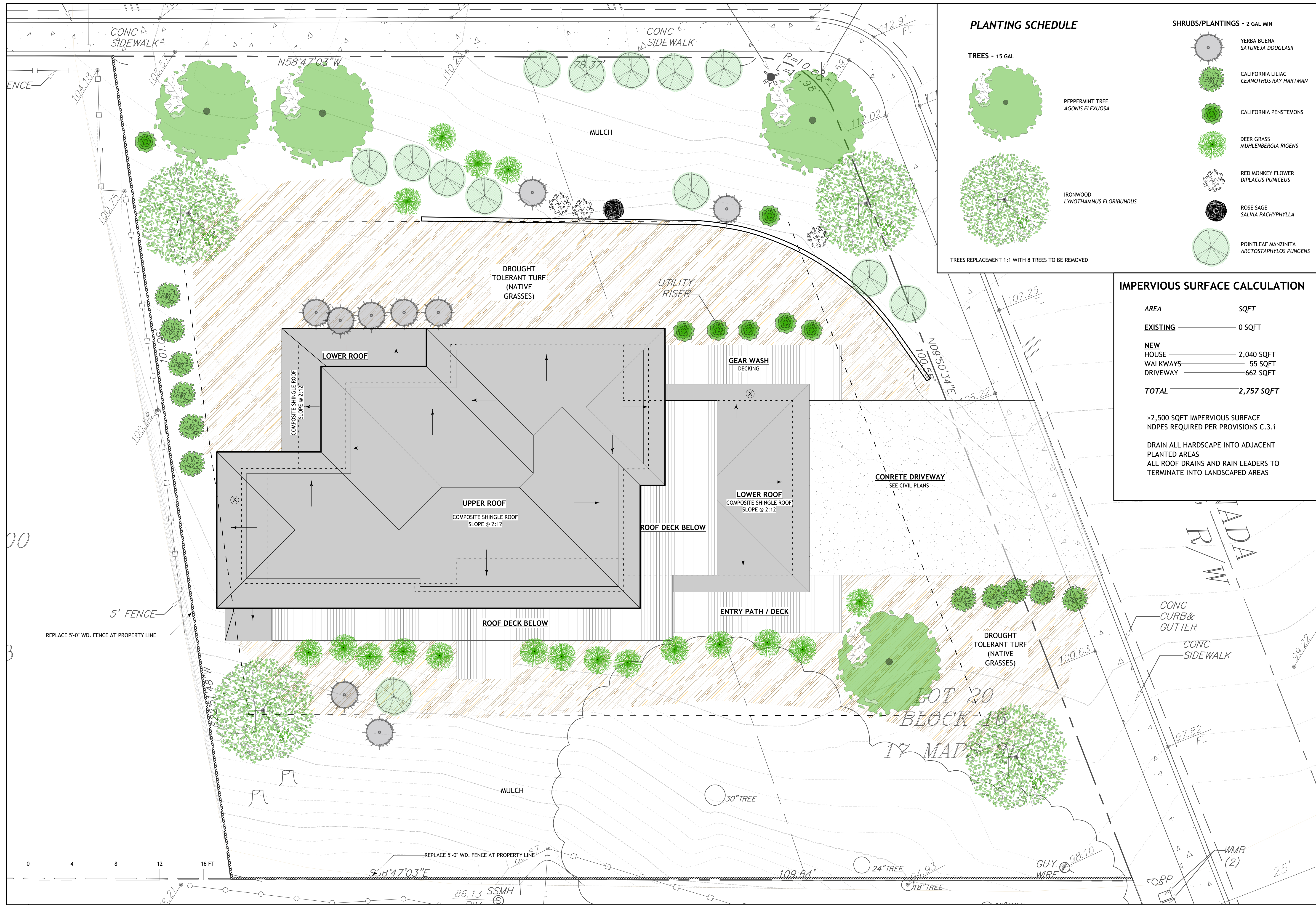
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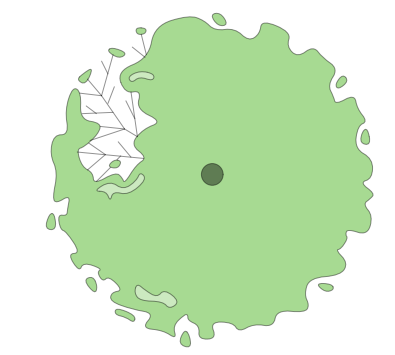




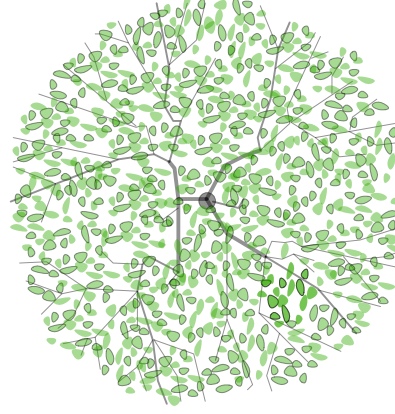


**PLANTING SCHEDULE**

TREES - 15 GAL



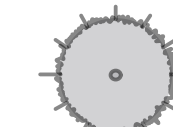
PEPPERMINT TREE  
AGONIS FLEXUOSA



IRONWOOD  
LYTHOTHAMNUS FLORIBUNDUS

TREES REPLACEMENT 1:1 WITH 8 TREES TO BE REMOVED

SHRUBS/PLANTINGS - 2 GAL MIN



YERBA BUENA  
SATYRIA DOUGLASII



CALIFORNIA LILAC  
CEANOTHUS RAY HARTMAN



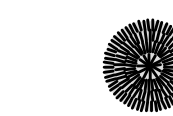
CALIFORNIA PENSTEMONS



DEER GRASS  
MUHLENBERGIA RIGENS



RED MONKEY FLOWER  
DIPLACIS PUNICEUS



ROSE SAGE  
SALVIA PACHYPHYLLA



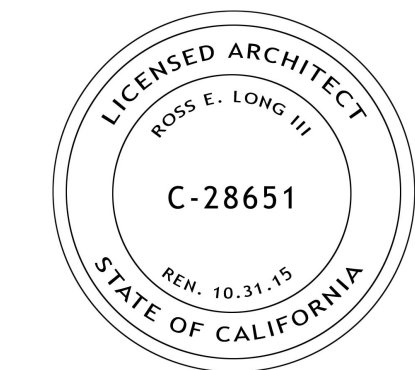
POINTLEAF MANZANITA  
ARCTOSTAPHYLOS PUNGENS

**IMPERVIOUS SURFACE CALCULATION**

AREA	SQFT
EXISTING	0 SQFT
NEW HOUSE	2,040 SQFT
WALKWAYS	55 SQFT
DRIVEWAY	662 SQFT
<b>TOTAL</b>	<b>2,757 SQFT</b>

>2,500 SQFT IMPERVIOUS SURFACE  
NDPES REQUIRED PER PROVISIONS C.3.i

DRAIN ALL HARDSCAPE INTO ADJACENT  
PLANTED AREAS  
ALL ROOF DRAINS AND RAIN LEADERS TO  
TERMINATE INTO LANDSCAPED AREAS



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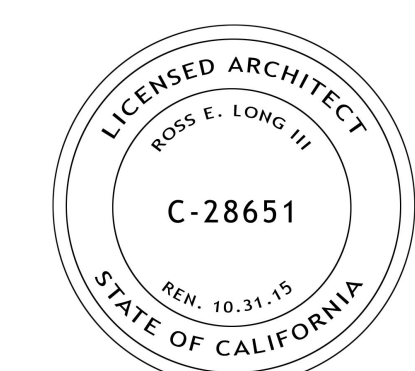
**LANDSCAPE PLAN**

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sheet  
**A 1.3**

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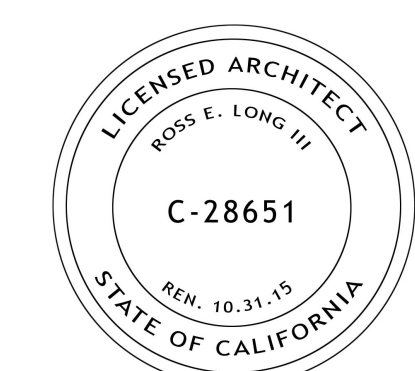
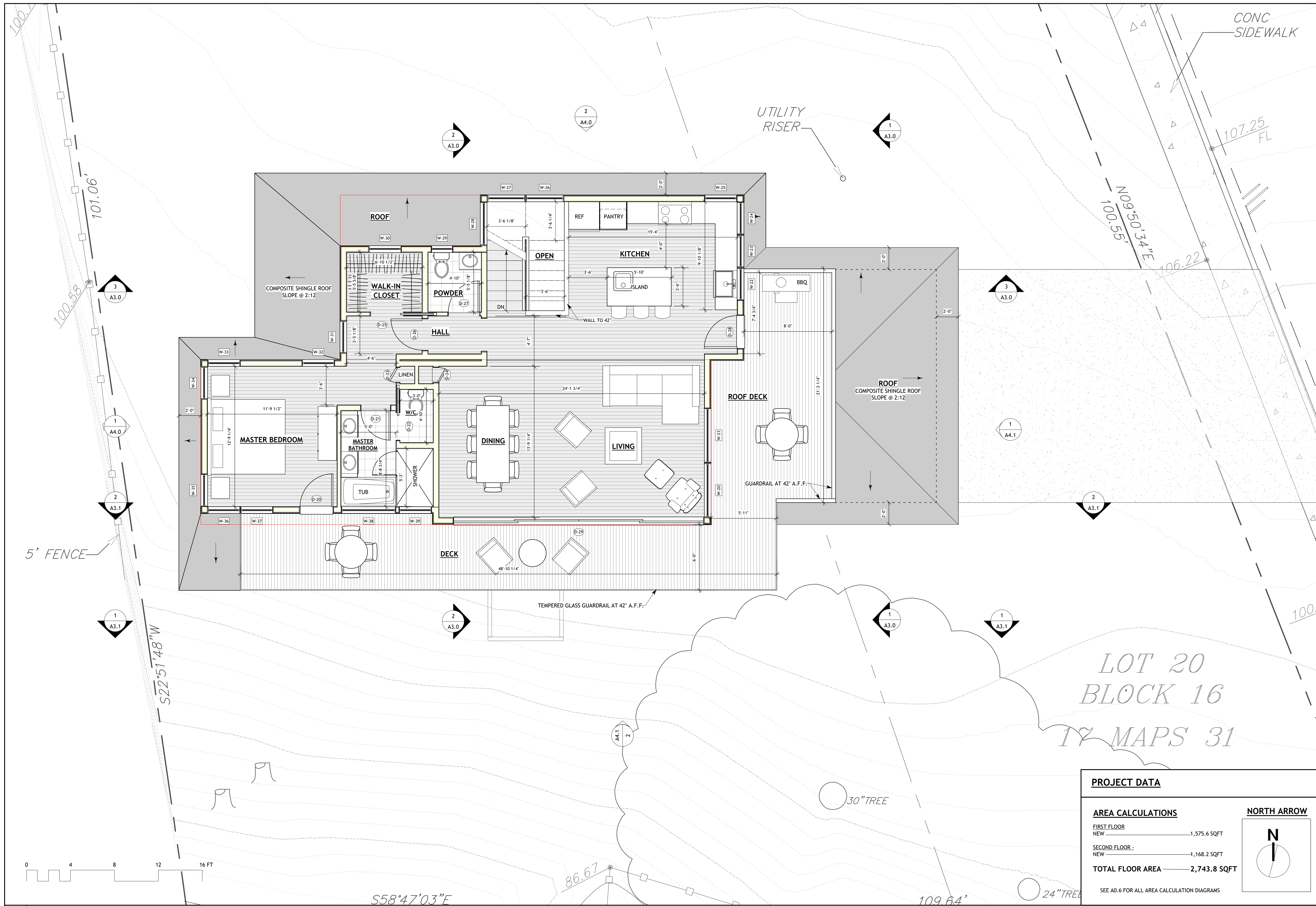
SEE A0.6 FOR ALL AREA CALCULATION DIAGRAMS

**NORTH ARROW**

scale  
1/4"=1'-0"

sheet  
**A 2.1**

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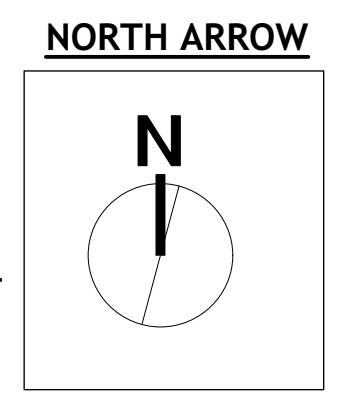
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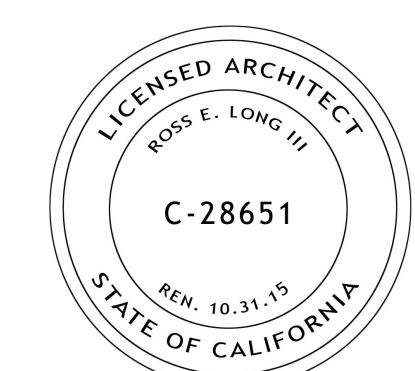
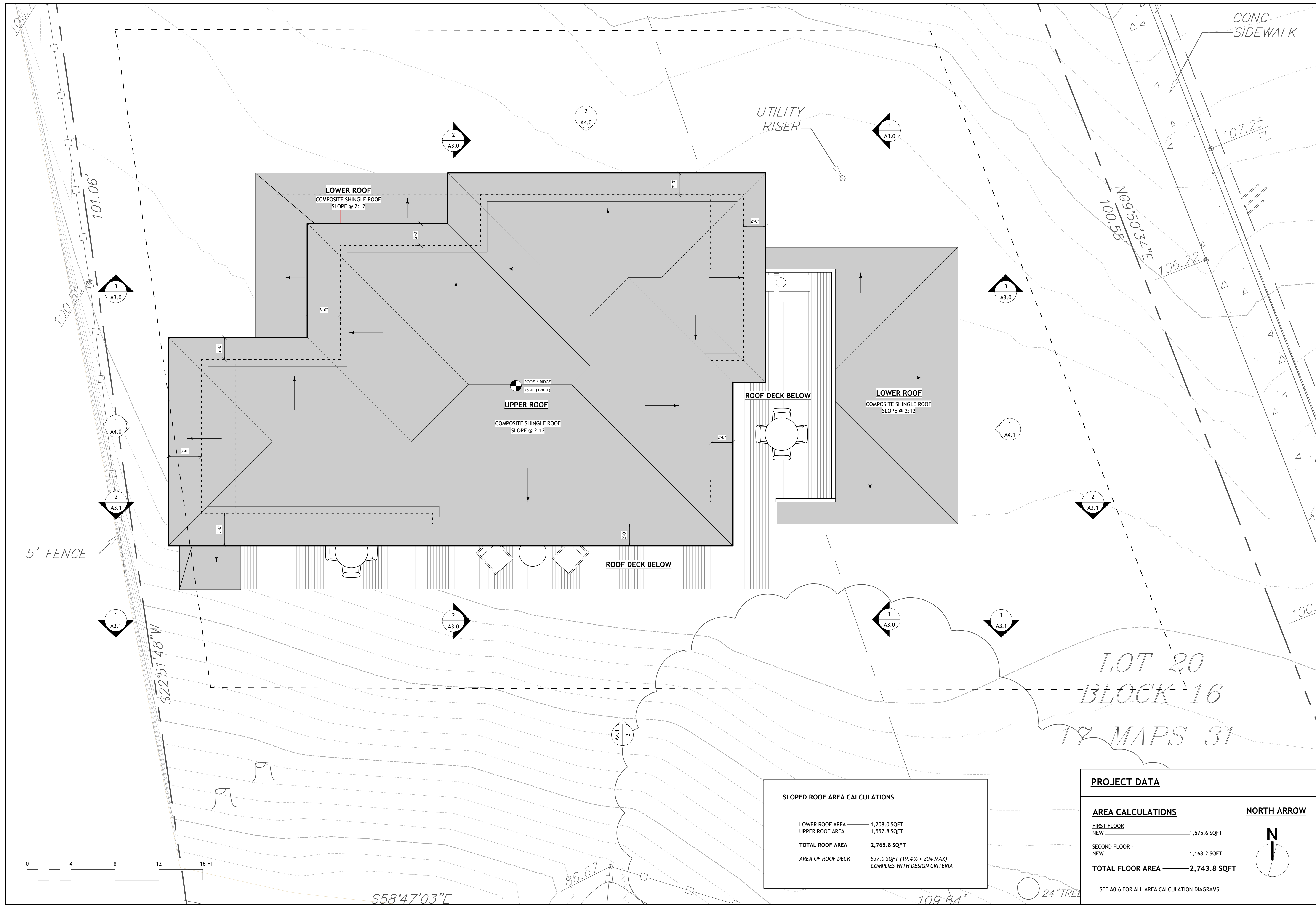
PLANS

**PROJECT DATA**

AREA CALCULATIONS	
FIRST FLOOR	
NEW	1,575.6 SQFT
SECOND FLOOR -	
NEW	1,168.2 SQFT
<b>TOTAL FLOOR AREA</b>	<b>2,743.8 SQFT</b>

SEE A0.6 FOR ALL AREA CALCULATION DIAGRAMS





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ISSUE	DATE
FA PLANS V1	052815
FA PLANS V2	060415
FA PLANS V3	061815
FA V1	062515
50% DESIGN SET V1	071615
50% DESIGN SET V2	072315
100% DESIGN SET V1	082715
DESIGN REVIEW SUBMITTAL	091615

THE SOUTHERN RESIDENCE  
 SAN PEDRO AVENUE  
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PLANS

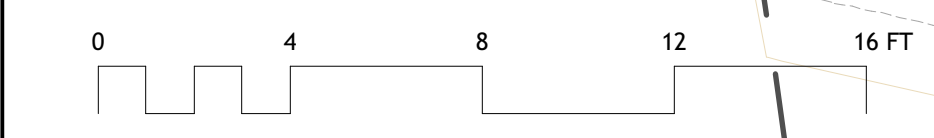
**SLOPED ROOF AREA CALCULATIONS**

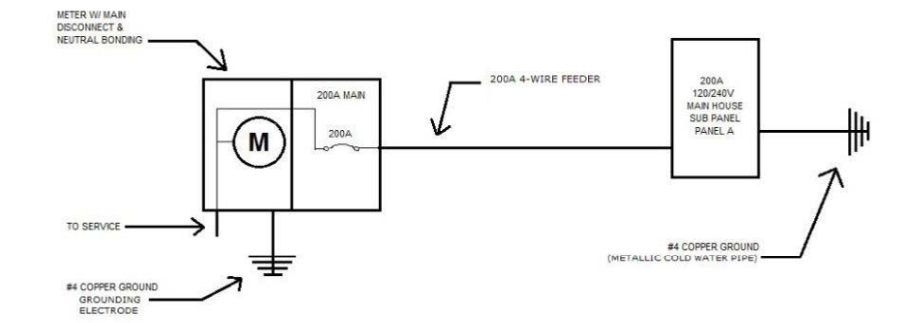
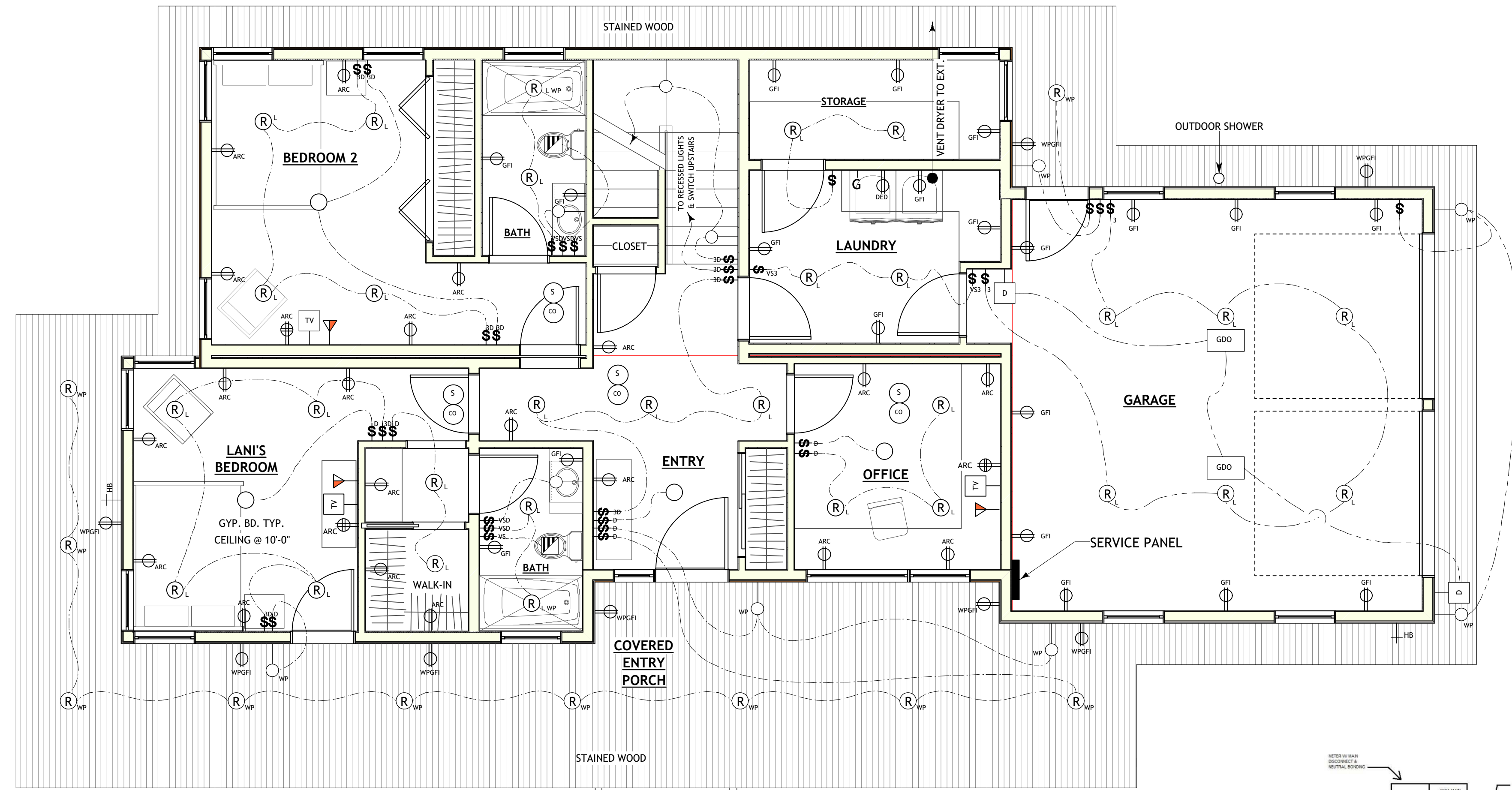
LOWER ROOF AREA	1,208.0 SQFT
UPPER ROOF AREA	1,557.8 SQFT
<b>TOTAL ROOF AREA</b>	<b>2,765.8 SQFT</b>
AREA OF ROOF DECK	537.0 SQFT (19.4% < 20% MAX) COMPLIES WITH DESIGN CRITERIA

**PROJECT DATA**

AREA CALCULATIONS		NORTH ARROW
FIRST FLOOR		
NEW	1,575.6 SQFT	
SECOND FLOOR		
NEW	1,168.2 SQFT	
<b>TOTAL FLOOR AREA</b>	<b>2,743.8 SQFT</b>	

SEE A0.6 FOR ALL AREA CALCULATION DIAGRAMS





Symbol	Description	Fixture	Trim	Lamp	Remarks
●	Pendant 100 W	TBD			Owner provided
○	Surface Mounted Fixture	TBD			Owner provided
R	Recessed Light	Halo H71CAT	HALO 30 WAT	PHILLIPS 13 Watt BR30 Dimmable LED Bulb	NON TITLE 24 RATED FIXTURE CONTROLLED BY DIMMER
R <sub>L</sub>	Recessed Light - LED Fixture	Halo H750ICAT	HALO RL706830WBS	INCLUDED IN TRIM	TITLE 24 RATED FIXTURE
R <sub>D</sub>	Recessed Directional Downlight (32W)	N/A			
○	Wall Mounted Sconce	TBD			Owner provided
⌘	Fluorescent Tube (2) T5 Units @ 54 W	N/A			
○ <sub>WP</sub>	Weatherproof Surface Mounted Light	TBD			Owner provided
R <sub>WP</sub>	Weatherproof Recessed Downlight	Halo H750ICAT	HALO RL706830WBS	INCLUDED IN TRIM	TITLE 24 RATED FIXTURE
GDO	Garage Door Opener w/ Light	TBD			Owner provided
⌘	Motion Activated Exterior w/ Flood Light w/ Photocell	N/A			
○	Weatherproof Wall Mounted Light	12" High Rectangle Outdoor Wall Light	Bronze and Opal	Style # P3309	Owner provided
⌘	Exhaust Fan with Integrated Fluorescent Light and Humidistat	PANASONIC FV-0BVDLS EXHAUST FAN			Fan Light Combo

**LEGEND**

●	DUPLEX RECEPTACLE	⌘	DATA PORT / WALL TELEPHONE OUTLET
⊕	FOURPLEX RECEPTACLE	D	GARAGE DOOR DATA PAD
WP	WATERPROOF RECEPTACLE	TV	CABLE / TELEVISION
⊖	SWITCHED OUTLET	SP	SPEAKER LOCATION
GFI	GROUND FAULT CIRCUIT INTERRUPTER	AV	AV CONTROL PAD
DED	DEDICATED OUTLET	⚡	SINGLE POLE SWITCH
⊖	FLOOR OUTLET	⚡	DIMMER SWITCH
⊖	CEILING OUTLET	⚡	THREE WAY SWITCH
⌘	EXHAUST FAN W/ INTEGRATED FLUORESCENT LIGHT AND HUMIDISTAT	⚡	OCCUPANCY SENSOR
○	PENDANT 100 W	○ <sub>WP</sub>	WEATHER PROOF SURFACE MOUNTED FIXTURE
○	SURFACE MOUNTED FIXTURE	R <sub>WP</sub>	WEATHER PROOF RECESSED DOWNLIGHT
R	RECESSED LIGHT	○ <sub>WP</sub>	WEATHER PROOF WALL MOUNTED LIGHT
R <sub>L</sub>	RECESSED LIGHT - LED FIXTURE	GDO	GARAGE DOOR OPENER W/ LIGHT
R <sub>D</sub>	RECESSED DIRECTIONAL DOWNLIGHT (32W)	⌘	MOTION ACTIVATED EXT. W/ FLOOD LIGHT W/ PHOTCELL
○	WALL MOUNTED SCONCE	S	SMOKE DETECTOR
⌘	FLUORESCENT TUBE (2) T5 UNITS @ 54W	CO	CARBON MONOXIDE DETECTOR
⌘	GAS LINE	T	THERMOSTAT
GD	GARBAGE DISPOSAL	⌘	EXTERIOR DOWNLIGHT
⊕	HOSE BIB		

**MECHANICAL / ELECTRICAL / LIGHTING NOTES**

- 1. ALL OUTLETS TO BE +15" A.F.F. TO C.L. U.O.N.
- 2. ALL SWITCHES TO BE +42" A.F.F. U.O.N.
- 3. OUTLET BOXES SHALL NOT BE USED AS SOLE SUPPORT FOR CEILING FANS. SEE MANUF. SPECIFICATIONS FOR INSTALLATION.
- 4. LIGHT SWITCHES AND OTHER ELECTRICAL SWITCHES IN THE SAME VICINITY OF THE WALL SHALL BE PLACED IN THE SAME BOX WITHIN A SINGLE COVER PLATE.
- 5. KITCHEN OUTLETS: PROVIDE W/ 1 2'-0" OF EA. END OF EA. COUNTER @ 4'-0" O.C. THEREAFTER. G.F.I. PROTECT WHERE WITHIN 6'-0" OF SINKS.
- 6. PROVIDE ELECTRICAL OUTLETS @ EA. KITCHEN COUNTER SPACE WIDER THAN 12".
- 7. PER CBC 907.2.10.1.2 : A SMOKE DETECTOR SHALL BE INSTALLED IN EA. SLEEPING ROOM & AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OUTSIDE BEDROOMS. SMOKE DETECTOR SHALL BE HARDWIRED & INTERCONNECTED W/ BATTERY BACK UP.
- 8. PROVIDE A WALL SWITCH FOR OUTDOOR LIGHTING BY EA. EXTERIOR DOOR.
- 9. LIGHTING IN KITCHENS: AT LEAST HALF THE INSTALLED WATTAGE OF THE LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY (FLUORESCENT) AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- 10. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ.FT. ARE EXEMPT FROM THIS REQUIREMENT.
- 11. LIGHTING IN OTHER ROOMS (IE. BEDROOM, DINING, LIVING AND FAMILY ROOMS): ALL LUMINAIRES SHALL BE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER.
- 12. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
- 13. CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). 2. ON EVERY LEVEL OF A DWELLING UNIT
- 14. A) TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS DESCRIBED IN 210.52 (I.E., ALL RECEPTACLES IN A DWELLING). B) WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE). C) ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC210.12(B): FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. D) GFCI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED IN NEC 210.8: KITCHENS, GARAGES, BATHROOMS, OUTDOORS, WITHIN 6' OF A SINK, ETC.
- 15. BATHROOM CIRCUITING TO BE A) 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
- 16. CONCEALED LIGHT FIXTURES WILL BE I.C. RATED WHEREVER INSULATION IS REQUIRED. THE HOUSING OF THE LUMINAIRES SHALL BE AIRTIGHT PER 2005 T-24, NEC 410-66
- 17. ALL RECESSED FIXTURES INSTALLED ABOVE SHOWER STALL SHOULD BE GASKETED AND SUITABLE FOR A DAMP LOCATION, GFCI PROTECT WHEN REQUIRED BY MANUFACTURER'S INSTRUCTION OR SPECIFICATIONS FOR A SPECIFIC FIXTURE.
- 18. THE TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATHROOM FANS) SHALL BE A MINIMUM OF THREE FEET FROM THE PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING. IT MUST BE THREE FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS.
- 19. WATER HAMMER ARRESTORS TO BE INSTALLED AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES. THIS INCLUDES THE DISHWASHER HOT WATER LINE AND THE HOT AND COLD WATER LINE FOR THE CLOTHES WASHER.
- 20. ALL GAS APPLIANCES SHALL HAVE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION. THE APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING.



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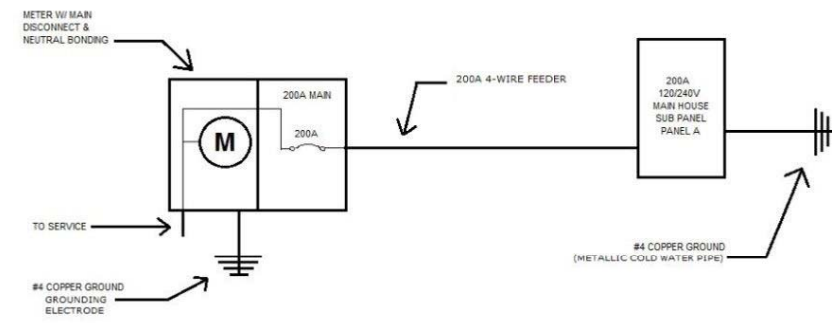
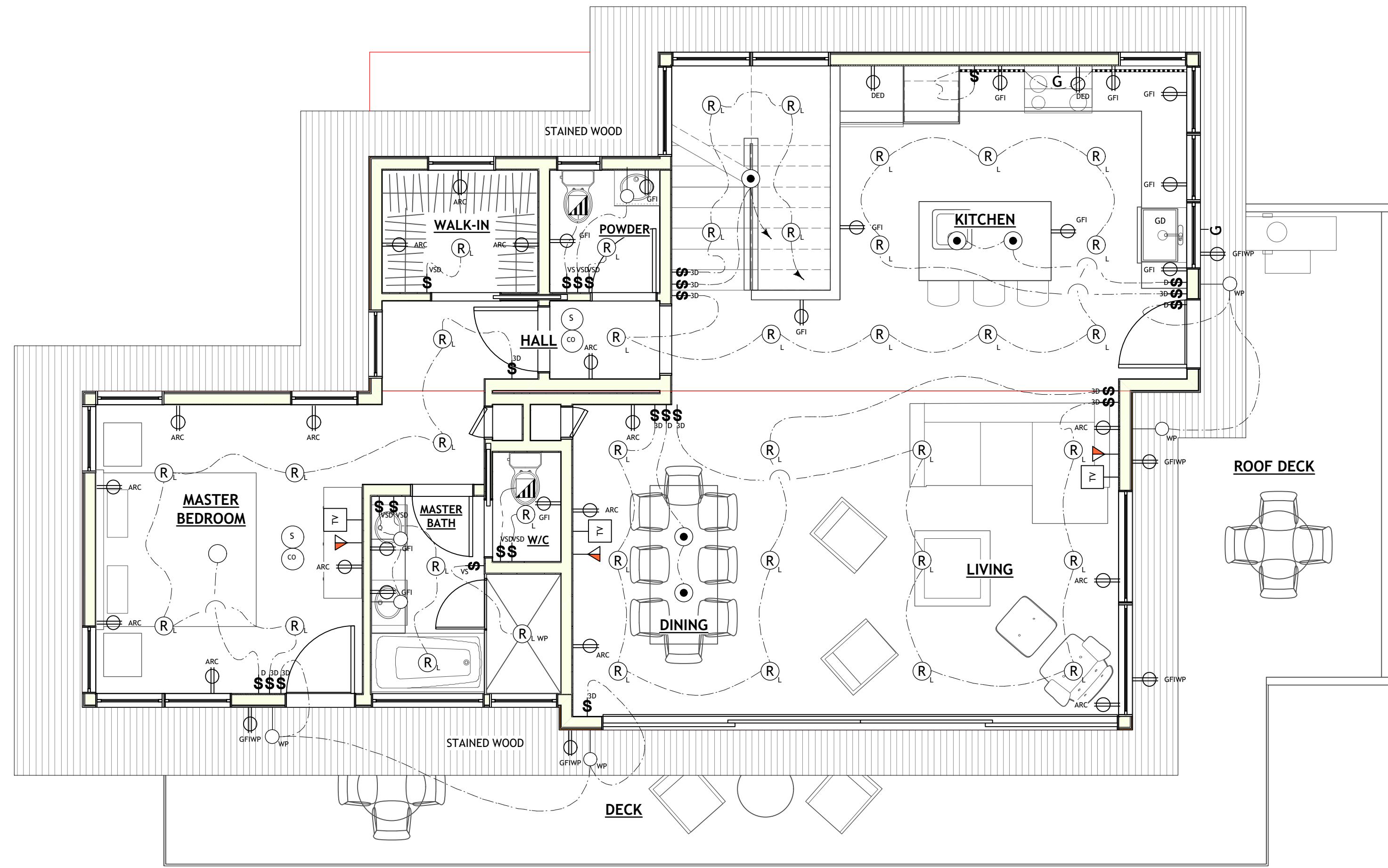
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scale  
1/4"=1'-0"

sheet  
**A 2.4**



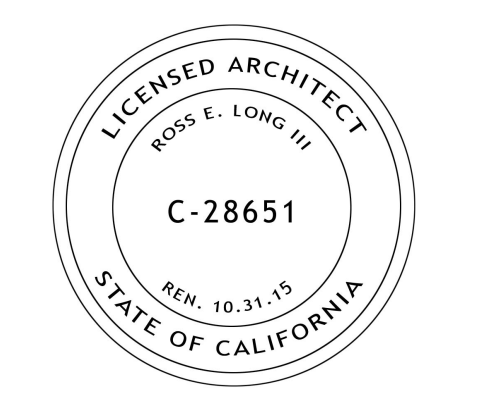
Symbol	Description	Fixture	Trim	Lamp	Remarks
●	Pendant 100 W	TBD			Owner provided
○	Surface Mounted Fixture	TBD			Owner provided
R	Recessed Light	Halo H71CAT	HALO 30 WAT	PHILLIPS 13 Watt BR30 Dimmable LED Bulb	NON TITLE 24 RATED FIXTURE CONTROLLED BY DIMMER
R <sub>L</sub>	Recessed Light - LED Fixture	Halo H750ICAT	HALO RL706830WBS	INCLUDED IN TRIM	TITLE 24 RATED FIXTURE
R <sub>D</sub>	Recessed Directional Downlight (32W)	N/A			
○	Wall Mounted Sconce	TBD			Owner provided
⌘	Fluorescent Tube (2) T5 Units @ 54 W	N/A			
WP	Weatherproof Surface	TBD			Owner provided
WP <sub>R</sub>	Weatherproof Recessed Downlight	Halo H750ICAT	HALO RL706830WBS	INCLUDED IN TRIM	TITLE 24 RATED FIXTURE
GDO	Garage Door Opener w/ Light	TBD			Owner provided
⌘	Motion Activated Exterior w/ Flood Light w/ Photocell	N/A			
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**LEGEND**

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⊕	FOURPLEX RECEPTACLE	D	GARAGE DOOR DATA PAD
WP	WEATHERPROOF RECEPTACLE	TV	CABLE / TELEVISION
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⊕	FLOOR OUTLET	⚡	THREE WAY SWITCH
⊕	CEILING OUTLET	⚡	OCCUPANCY SENSOR
⌘	EXHAUST FAN W/ INTEGRATED FLUORESCENT LIGHT AND HUMIDISTAT	WP	WEATHER PROOF SURFACE MOUNTED FIXTURE
●	PENDANT 100 W	WP <sub>R</sub>	WEATHER PROOF RECESSED DOWNLIGHT
○	SURFACE MOUNTED FIXTURE	-----	UNDER CABINET LIGHT
R	RECESSED LIGHT	WP	WEATHER PROOF WALL MOUNTED LIGHT
R <sub>L</sub>	RECESSED LIGHT - LED FIXTURE	GDO	GARAGE DOOR OPENER W/ LIGHT
R <sub>D</sub>	RECESSED DIRECTIONAL DOWNLIGHT (32W)	⌘	MOTION ACTIVATED EXT. W/ FLOOD LIGHT W/ PHOTCELL
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⌘	GAS LINE	T	THERMOSTAT
GD	GARAGE DISPOSAL	⌘	EXTERIOR DOWNLIGHT
⊕	HOSE BIB		

**MECHANICAL / ELECTRICAL / LIGHTING NOTES**

- \*\*\*ALL LIGHTING AND ELECTRICAL WORK TO BE VERIFIED WITH OWNER AND SHALL CONFORM TO LOCAL ENERGY AND BUILDING CODES
- ALL OUTLETS TO BE +15" A.F.F. TO C.L. U.O.N.
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  - PROVIDE A WALL SWITCH FOR OUTDOOR LIGHTING BY EA. EXTERIOR DOOR.
- THE FOLLOWING ARE REQUIRED PER 2008 CALIFORNIA RESIDENTIAL TITLE 24 REQUIREMENTS (9 THRU 12):
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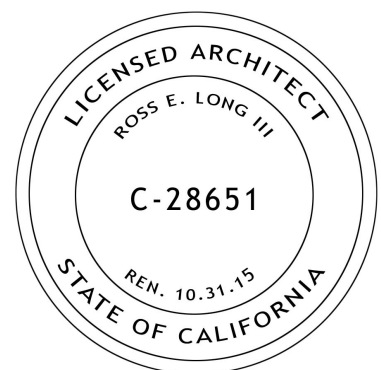
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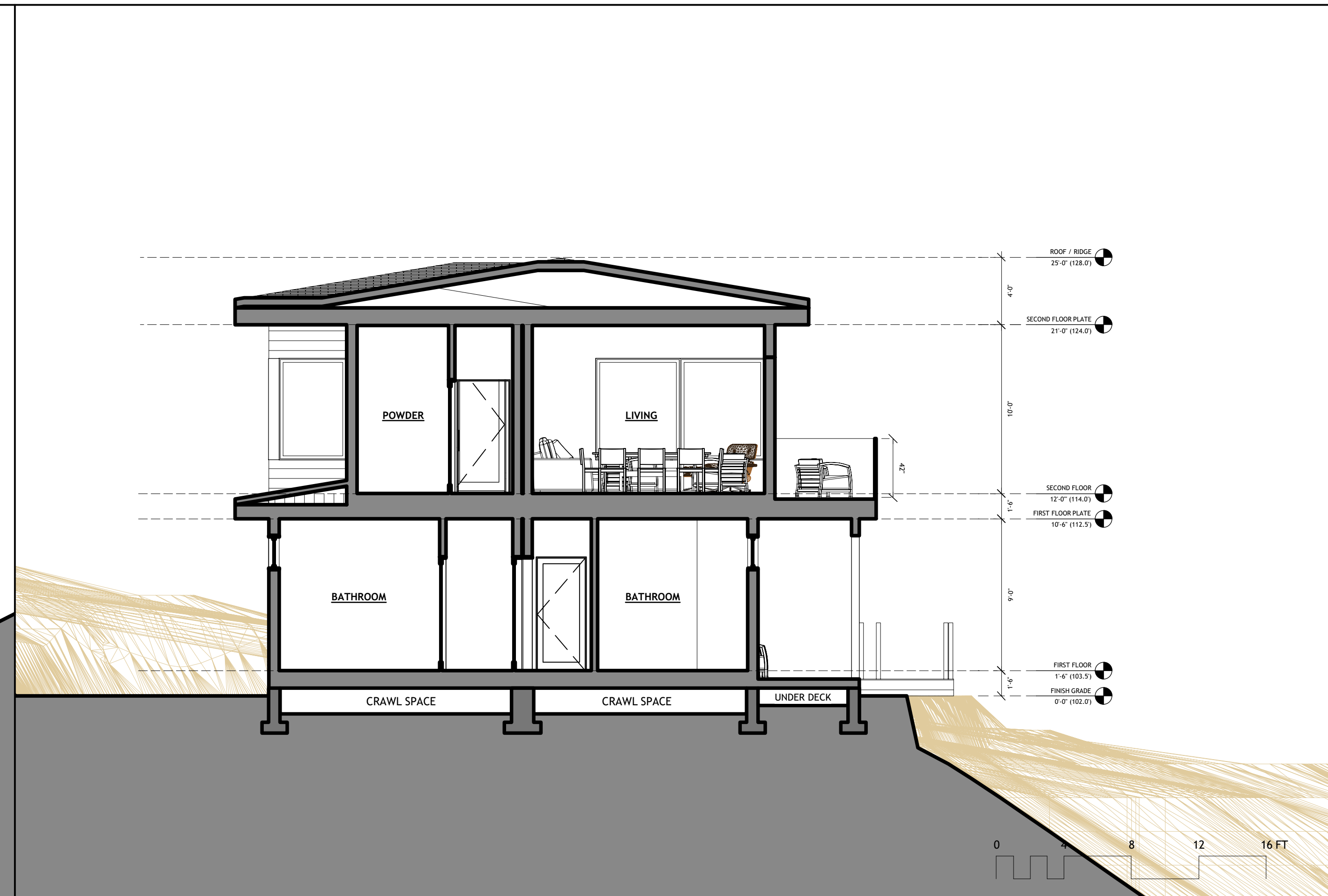
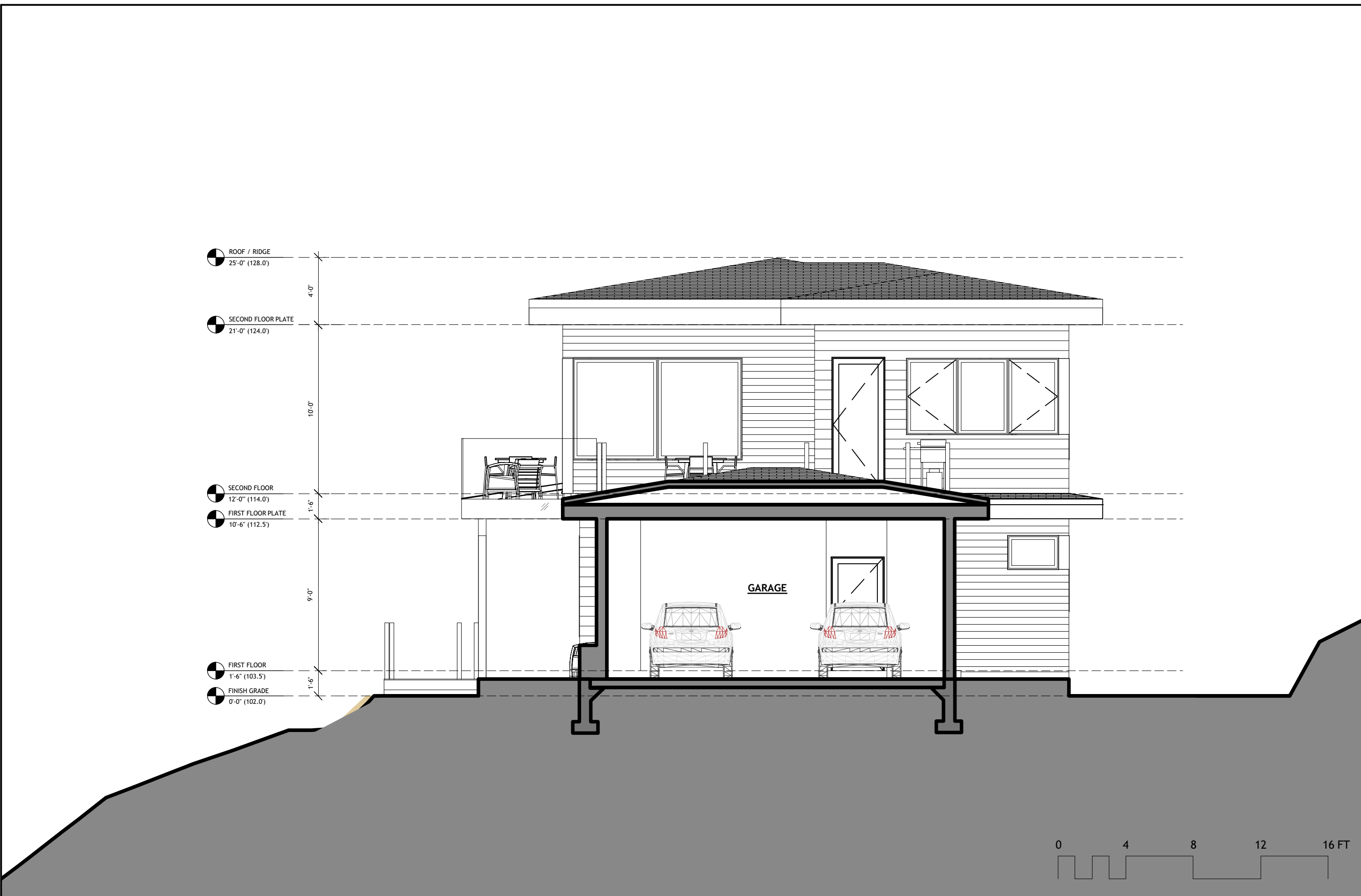
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scale  
1/4"=1'-0"

sheet  
**A 2.5**

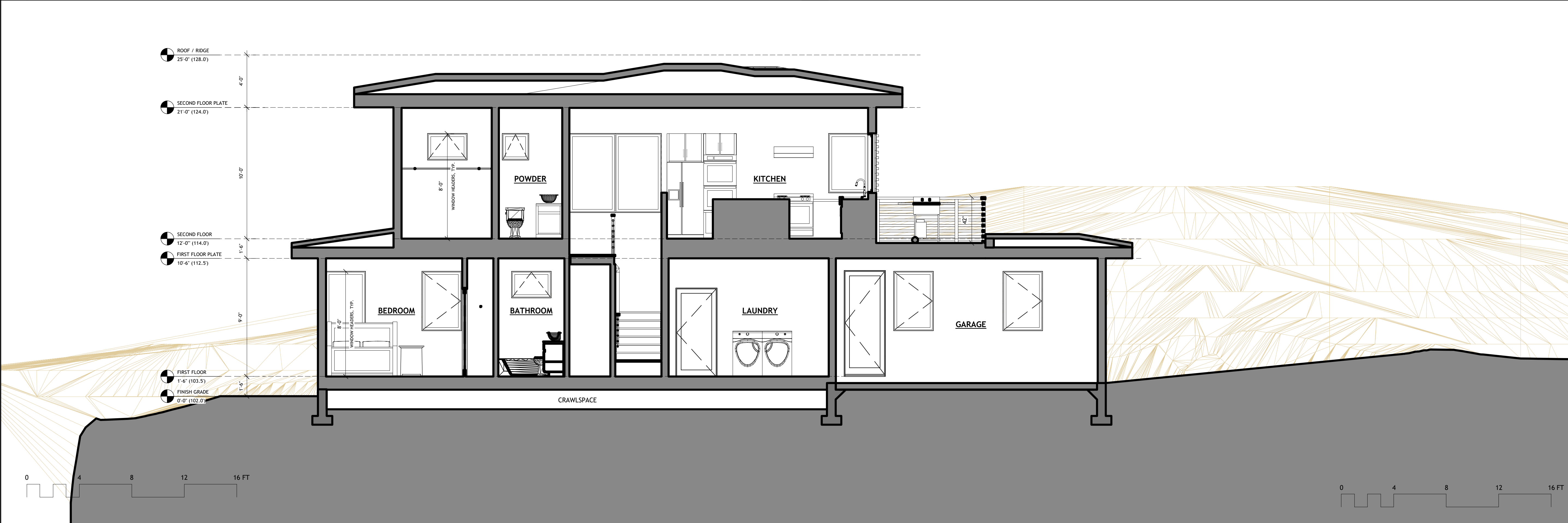


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1 BUILDING CROSS SECTION 3/16"=1'-0"

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



3 BUILDING CROSS SECTION 1/4"=1'-0"

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SECTION

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scale  
 AS NOTED

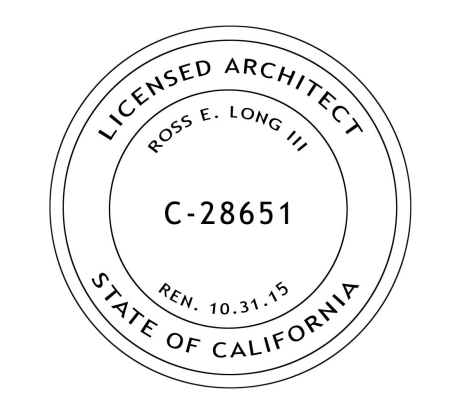
sheet  
**A 3.0**



1 WEST ELEVATION



2 NORTH ELEVATION



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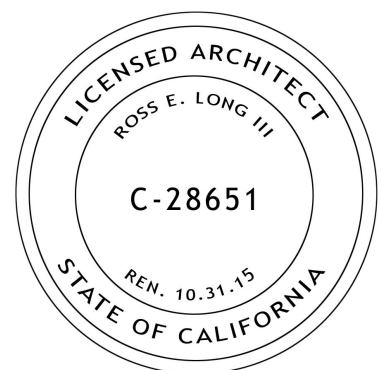
**ELEVATIONS**

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scale  
 1/4"=1'-0"

sheet  
**A 4.0**





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ISSUE	DATE
FA PLANS V1	052815
FA PLANS V2	060415
FA PLANS V3	061815
FA V1	062515
50% DESIGN SET V1	071615
50% DESIGN SET V2	072315
100% DESIGN SET V1	082715
DESIGN REVIEW SUBMITTAL	091615

**THE SOUTHERN RESIDENCE**  
 SAN PEDRO AVENUE  
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 94019

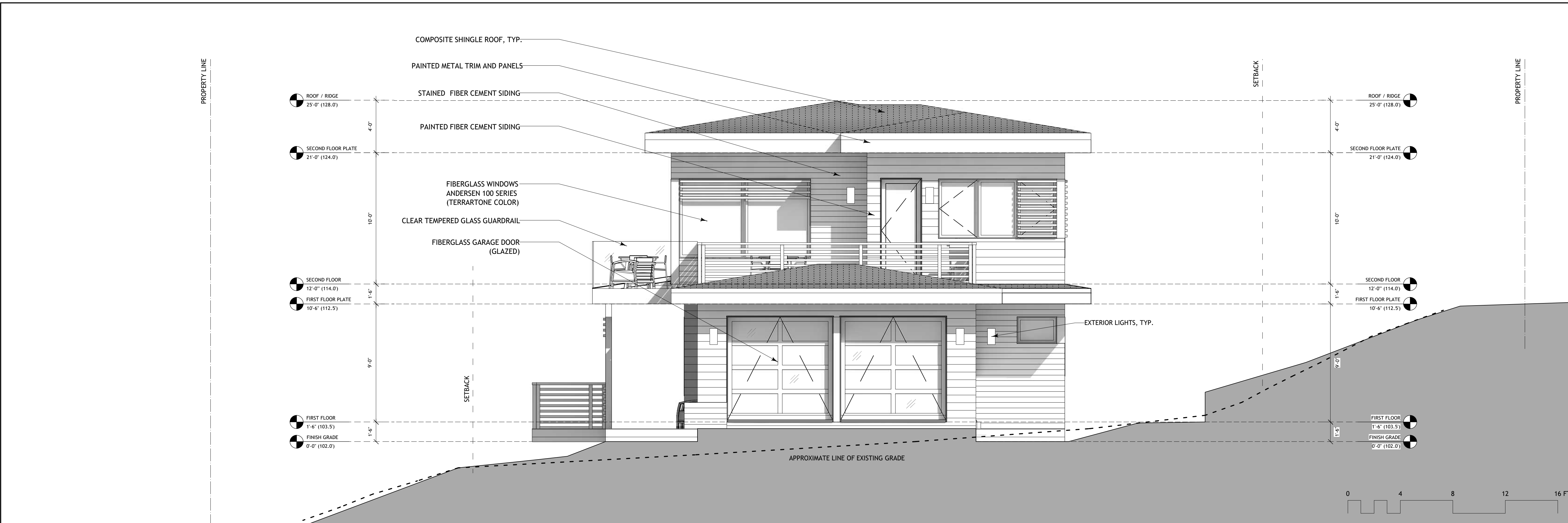
**ELEVATIONS**

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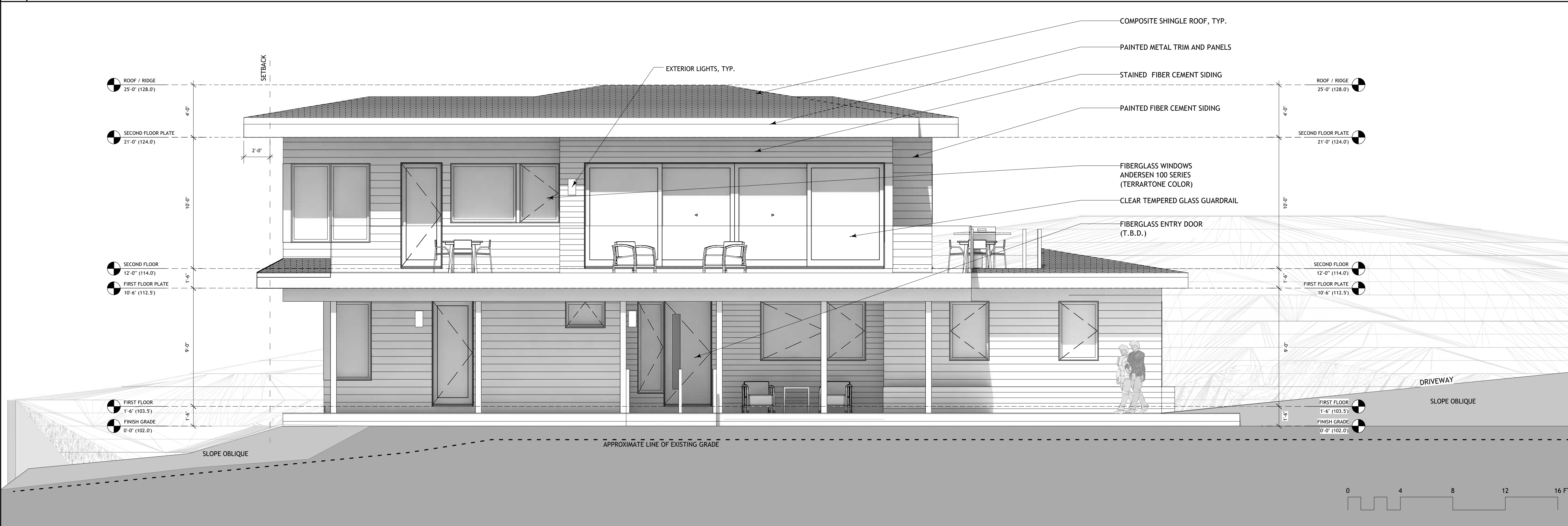
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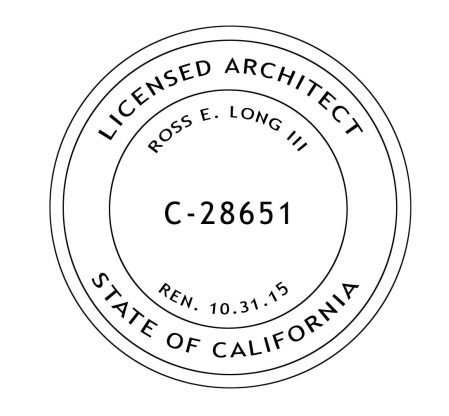
**1 WEST ELEVATION**



**2 SOUTH ELEVATION**

**Door Schedule**

Image	Mark	Nominal Size			Door Operation	Door Style			Door Frame			Door Data		Comments
		Width	Height	Thickness		Top Shape	Slab Style	Glaz. Style	Jamb Thick	Jamb Depth	Mfr	Model No.		
	D- 1	3'6"	8'0"	1 3/4"	Swing Simple	Square	Custom	None	3/4"	7 3/8"	Thermatru	Fiberglass	TEMPERED	
	D- 2	5'0"	6'8"	1 3/4"	Slider	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 3	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 4	3'0"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 5	3'0"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 6	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	None	3/4"	7 3/8"	Simpson	Square Panel	TEMPERED	
	D- 7	8'0"	8'0"	1 3/4"	Overhead	Square	Glass	None	3/4"	7 3/8"	Simpson	Square Panel	TEMPERED	
	D- 8	8'0"	8'0"	1 3/4"	Overhead	Square	Glass	None	3/4"	7 3/8"	Simpson	Square Panel	TEMPERED	
	D- 9	3'0"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 10	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 11	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 12	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 13	8'0"	6'8"	1 3/4"	Bi-fold Bi-part	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 14	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 15	2'6"	6'8"	1 3/4"	Pocket Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 16	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 17	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	None	3/4"	7 3/8"	Simpson	Square Panel	TEMPERED	
	D- 20	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	None	3/4"	7 3/8"	Simpson	Square Panel	TEMPERED	
	D- 21	2'8"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 22	2'6"	6'8"	1 3/4"	Pocket Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 23	1'4"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 24	1'4"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 25	3'0"	6'8"	1 3/4"	Pocket Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 26	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	6 1/2"	Simpson	Square Panel		
	D- 27	2'10"	6'8"	1 3/4"	Swing Simple	Square	Panel	None	3/4"	4 1/2"	Simpson	Square Panel		
	D- 28	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	None	3/4"	7 3/8"	Simpson	Square Panel	TEMPERED	
	D- 29	22'9"	8'0"	1 3/4"	Slider	Square	Glass	None	3/4"	7 3/8"	Simpson	Square Panel	TEMPERED	



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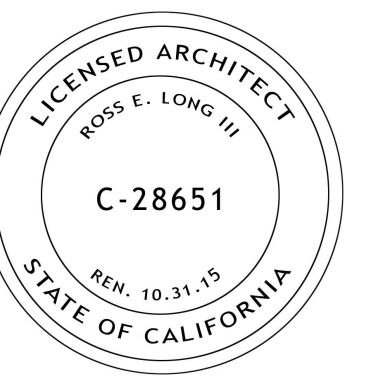
**SCHEDULES**

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Window Schedule										
Image	Mark	Nominal Size		Sash Operation	Window Style	Glass	Egress	Mfr	Model No.	Comments
		O.A. W	O.A. H							
	W-01	2'0"	7'0"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-02	5'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-03	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-04	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-05	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-06	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-07	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-08	3'0"	2'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-09	3'0"	2'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-10	3'0"	2'0"	Awning	Square	OPAQUE GLASS		Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-11	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-12	3'0"	4'6"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-13	3'0"	4'6"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-14	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-15	3'0"	4'6"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-16	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-17	3'0"	6'0"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-18	3'0"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-19	3'0"	2'0"	Awning	Square	OPAQUE GLASS		Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-20	5'0"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-21	5'0"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-22	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-23	3'0"	4'6"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-24	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-25	3'0"	4'6"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-26	3'6"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-27	3'6"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-28	4'0"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-29	2'0"	2'0"	Awning	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED

Window Schedule										
Image	Mark	Nominal Size		Sash Operation	Window Style	Glass	Egress	Mfr	Model No.	Comments
		O.A. W	O.A. H							
	W-30	3'0"	2'0"	Awning	Square			Anderson 100	Terratone-Ext/White-Int	
	W-31	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-32	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-33	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-34	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	
	W-35	3'0"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-36	3'0"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-37	3'0"	6'0"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	
	W-38	5'0"	4'6"	Fixed Glass	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED
	W-39	3'0"	4'6"	Casement	Square			Anderson 100	Terratone-Ext/White-Int	TEMPERED



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**SCHEDULES**

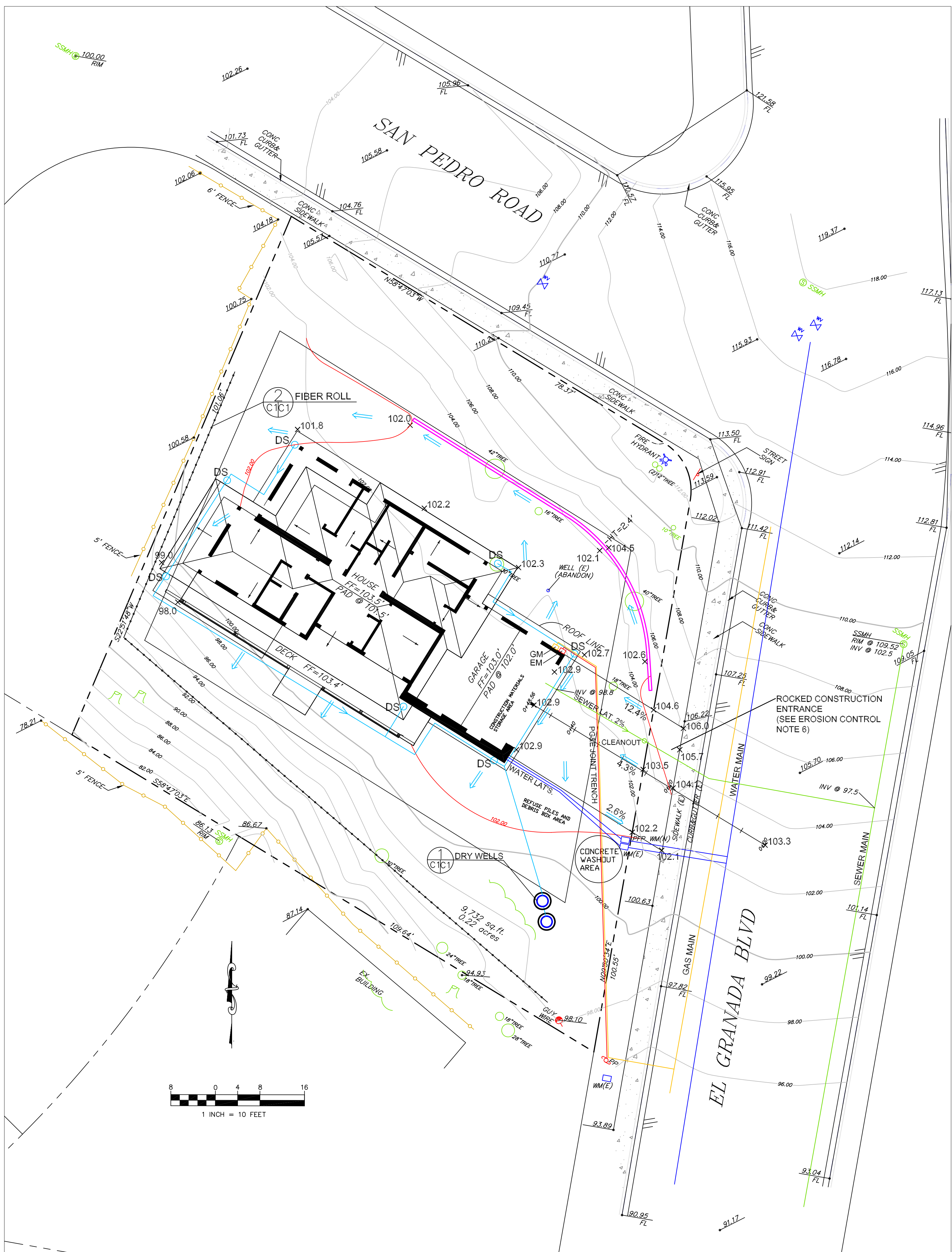
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**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- PROPOSED RETAINING WALL, MAX HEIGHT = 2.4'

- SANITARY SEWER MANHOLE
- WATER VALVE
- ASPHALT CONCRETE
- CONCRETE
- ELECTRIC METER BOX
- FLOWLINE
- POWER POLE
- R/W RIGHT OF WAY
- SANITARY SEWER MANHOLE
- WATER METER BOX

**BENCHMARK NOTE:**  
 ELEVATIONS ARE ON ASSUMED DATUM.  
 BENCHMARK IS THE RIM OF SEWER MANHOLE AS SHOWN.  
 ELEVATION = 100.00'

**GENERAL NOTES**

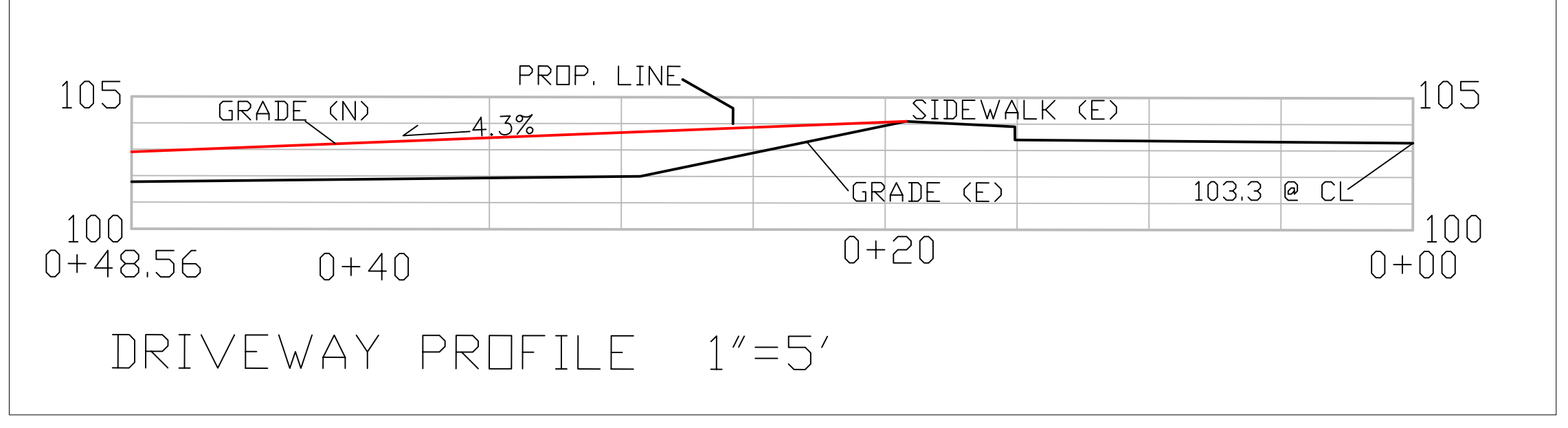
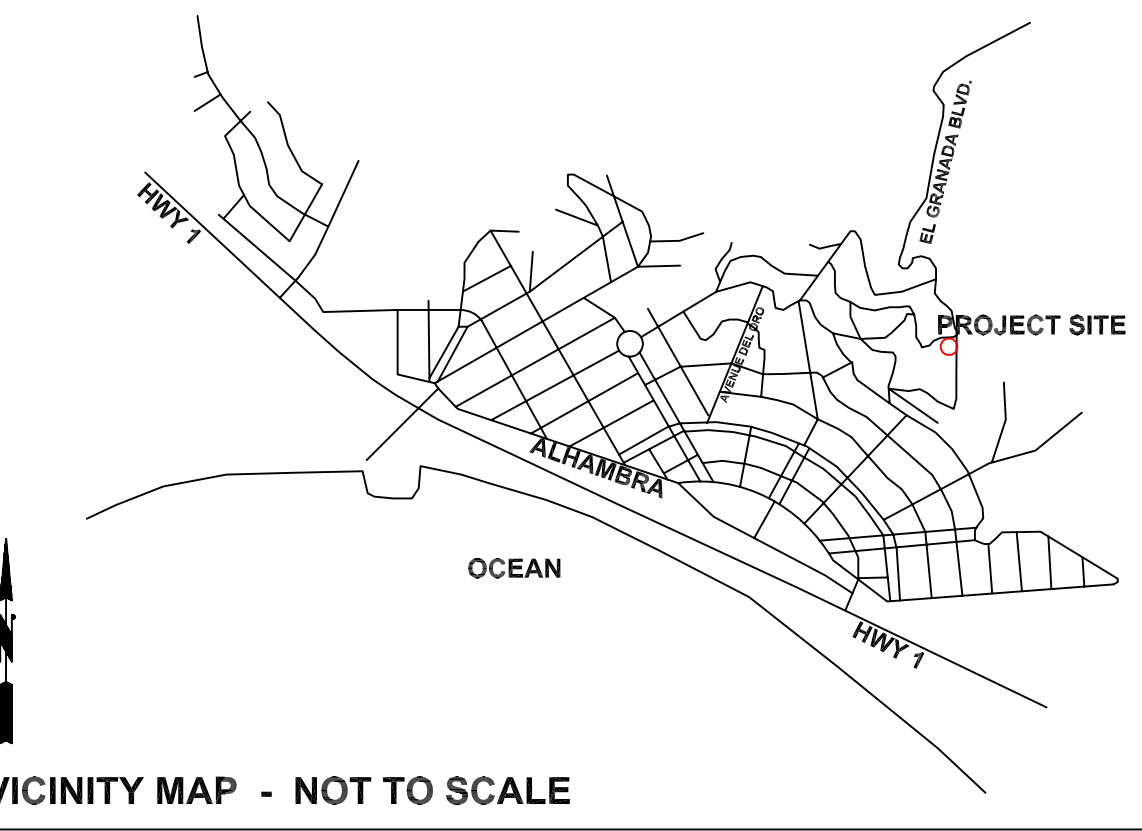
1. PLANS PREPARED AT THE REQUEST OF: RICK SOUTHERN, OWNER
2. SURVEY AND TOPOGRAPHY BY TRIAD HOLMES, NO DATE.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

**GRADING NOTES**

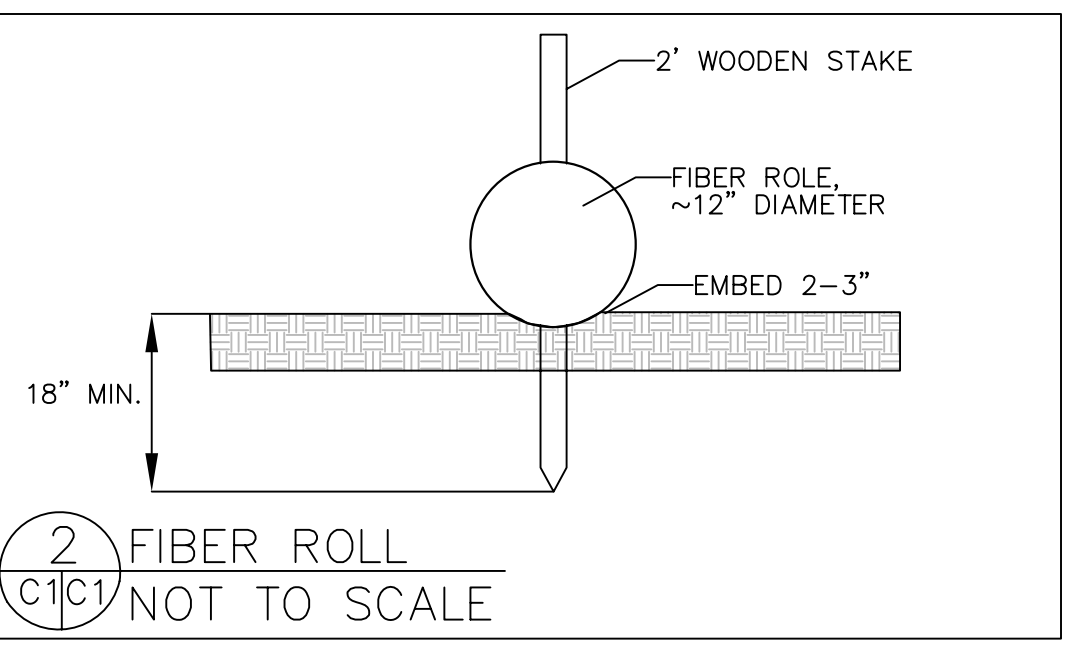
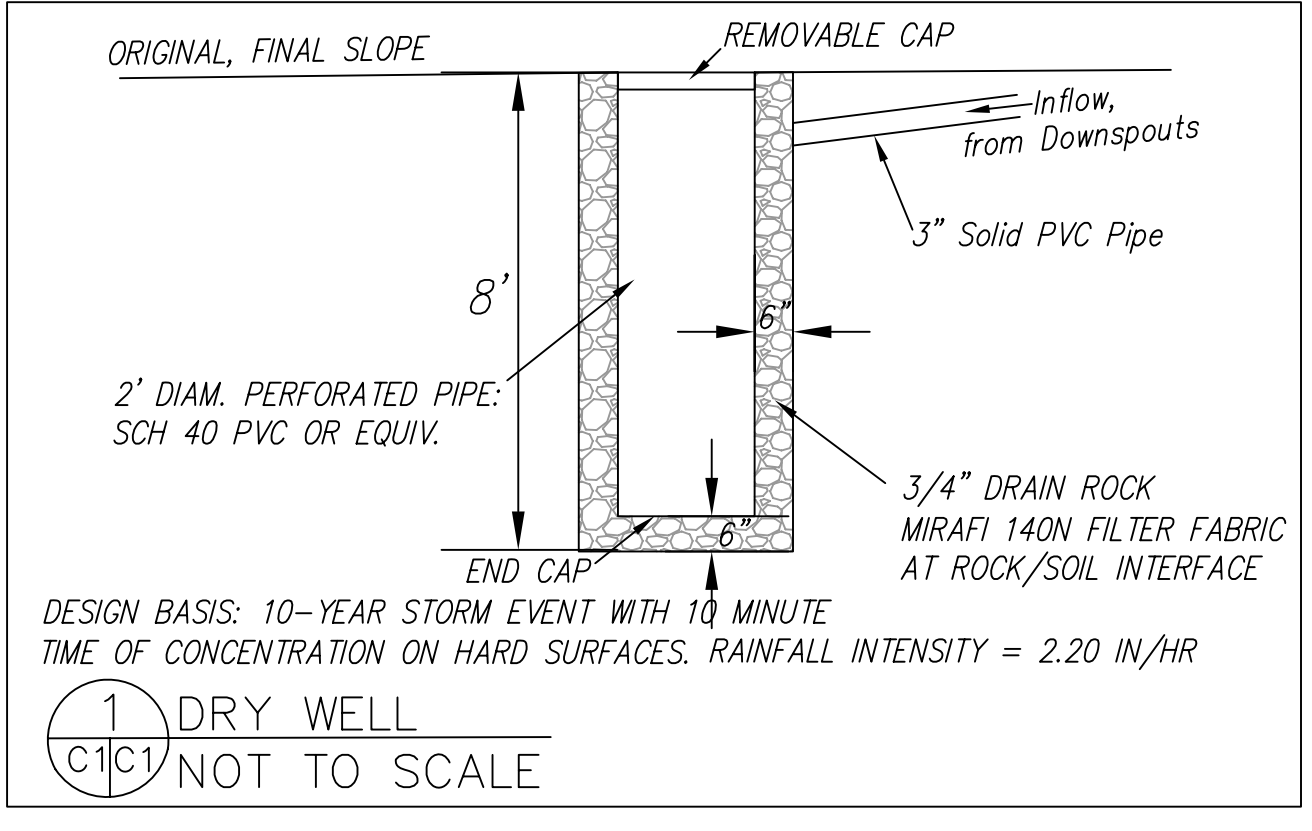
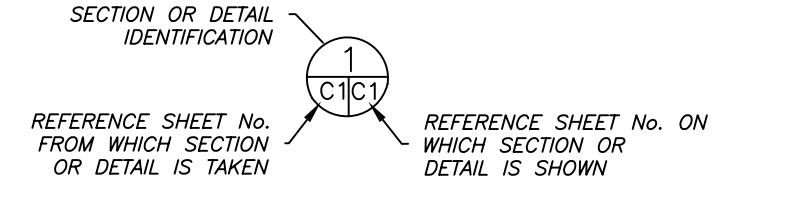
- CUT VOLUME : 80 CY  
 FILL VOLUME: 20 CY
1. ABOVE VOLUMES ARE APPROXIMATE.
  2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
  3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
  4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

**DRAINAGE NOTES**

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.



**SECTION AND DETAIL CONVENTION**



**EROSION CONTROL NOTES**

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 20 FEET LONG BY 15 FEET WIDE AND CONFORM TO THE FOLLOWING:
  - A. THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
  - B. PAD SHALL BE NOT LESS THAN 8" THICK.
  - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
  - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

**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: RICK SOUTHERN  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 650-483-1142  
 PHONE:  
 E-MAIL: SOUTHERNRICK@YAHOO.COM

● USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

**GRADING, DRAINAGE, EROSION CONTROL PLAN**

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

DATE: 8-22-15  
 DRAWN BY: CNK  
 CHECKED BY: AZG  
 REV. DATE: 9-9-15  
 REV. DATE:  
 REV. DATE:

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