

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL: (650) 363-4161 • FAX: (650) 363-4847
www.co.sanmateo.ca.us/planning

PLN: 2017-00053
BLD: _____

Applicant: Greg Van Mechelen
Mailing Address: 732 Gilman St. Berkeley, CA
Phone: W: 558 510 598 1075 H: 558 Zip: 94710
E-mail Address: greg@vanmechelenarchitects.com FAX: 510 598 1076

Name of Owner (1): Heather Peters
Mailing Address: 460 Wavcrest Road
Half Moon Bay, CA
Zip: 94019
Phone: W: 6508025039
H: 3106992485
E-mail Address: heatherxp@gmail.com

Name of Owner (2): Michael Cassadine
Mailing Address: same
Zip: _____
Phone: W: 3102731425
H: 3102731425
E-mail Address: mcassadine@enterpriseconn

Project Location (address):
0 Avenue Balboa
El Granada, CA 94019
Zoning: R1 S-17

Assessor's Parcel Numbers: 47 — 105 — 100
Parcel/lot size: 6,250 SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank):
Construction of a new residence with attached accessory dwelling unit and garage

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):
Undeveloped infill lot. Slopes moderately to the southeast towards the street at about 15%.
Vegetation consists of wild grasses and shrubs. No easements.

Describe Existing Structures and/or Development:
none, vacant lot

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 change to information represented in these submittals.

Owner's signature: *Heather Peters*
Owner's signature: _____
Applicant's signature: *Greg Van Mechelen*

Application for a Grading Permit

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

- Land Clearing
- Grading

Applicant's Name: Greg VanMechelen

Companion Page

Primary Permit #: 2017-00053

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

Land Clearing Operator

Name: _____

Address _____

Zip: _____

Phone: _____

License #: _____

♦ Area to be cleared: _____ sq. ft.

♦ Average slope of area to be cleared: _____

♦ Type of vegetation to be removed: _____

♦ Disposal Site: _____

♦ Purpose of removal: _____

The land clearing plans must show:

- (1) Property lines.
- (2) Location of area to be cleared.
- (3) Existing structures
- (4) Erosion control measures.

Grading Operator

Name: To be determined

Address: _____

Zip: _____

Phone: _____

License #: _____

Geotechnical Consultant

Name: Sigma Prime Geosciences

Address: 332 Princeton Ave.

Half Moon Bay Zip: 94019

Phone: 6507283590

License #: 62264

Civil Engineer

Name: same as Geotechnical Consultant

Address:

Zip:

Phone:

License #:

♦ Engineer's estimate of the quantity of materials to be moved:

cut: 560 cubic yards

fill: 0 cubic yards

Depth of cut: 7 ft.

Depth of fill: 0 ft.

The grading plans, 24"x36", prepared and signed by a civil engineer shall contain the following:

- (1) All of the proposed uses for which the proposed grading is necessary.
- (2) Boundary lines of the site.
- (3) If there is a proposed subdivision, each lot or parcel of land into which the site is proposed to be divided.
- (4) The location of any existing buildings, structures, easements or underground utilities on the property where the work is to be performed and the location of any buildings or structures on adjacent land within 50 feet of the proposed work.
- (5) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site.
- (6) Elevations, locations, extent and slope of all proposed final grading shown by contours. Location of any rock disposal areas, buttress fills, subdrains, or other special features to be included in the work.
- (7) A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to, or exported from, the site.

♦ Haul site: To be determined by grading

contractor.

♦ Purpose of grading:

Cuts into hillside for driveway, garage, and back yard

♦ List Assessor's parcel numbers of any adjacent property owned by the owner or applicant, now or in the past:

(8) Location and nature of known or suspected soil or geologic hazard areas.

(9) Specifications, cross-sections, profiles, elevations, dimensions and construction details based on accurate field data.

(10) Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, gabion walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps.

(11) Approximate boundaries of any areas with a history of flooding.

(12) Location, width, direction or flow and approximate location of top and toes of banks or any watercourse.

(13) General location and character of vegetation covering the site, including all trees proposed to be removed and all trees 12" dbh within 20 feet of the area to be disturbed.

(14) Name and registration number of the registered California civil engineer under whose direction the grading plan is prepared.

Application for Design Review by the County Coastside Design Review Committee

County Government Center • 455 County Center • Redwood City CA 94063
Mail Drop PLN 122 • 650 • 363 • 4161 • FAX 650 • 363 • 4349

Permit #: PLN 2017-00053

Other Permit #: _____

Applicant:

Name: Greg VanMechelen

Address: 732 Gilman Street

Berkeley, CA Zip: 94710

Phone, W: 510-552-1075 H: _____

Email: greg@vanmechelenarchitects.com

Owner (if different from Applicant):

Name: Heather Peter & Michael Cassadine

Address: ~~732 Gilman Street~~ 460 WAVECREST RD

Half Moon Bay, CA Zip: 94019

Phone, W: 6508025039 H: 3106992485

Email: heatherxp@gmail.com

Architect or Designer (if different from Applicant):

Name: same as applicant

Address: _____ Zip: _____

Phone, W: _____ H: _____ Email: _____

Project location:

APN: 47105100

Address: 0 Avenue Balboa

El Granada, CA Zip: 94,019

Zoning: R1 S-17

Parcel/lot size: 6,250 sq. ft.

Site Description:

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

Project:

- New Single Family Residence: 3312 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 residence with Accessory Dwelling Unit contained within the volume of the main structure. Main residence includes Living Room, Dining area, Kitchen, Den, 2 Bedrooms and 2.5 Bathrooms. ADU contains Living/ Dining Room, Kitchen, 2 Bedrooms and 1 Bath.

Fill in Blanks:

Material

Color/Finish

Check if matches existing


(If different from existing, attach sample)

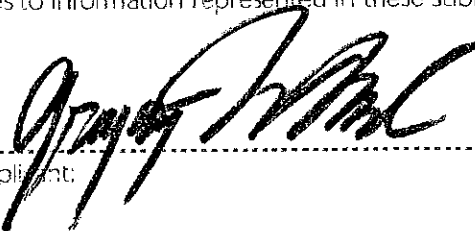
a. Exterior walls	Fiber cement lap siding	Hardie Boothbay Blue	<input type="checkbox"/>
c. Trim	Fiber cement or wood	Hardie Arctic White	<input type="checkbox"/>
c. Windows	Fiberglass	White	<input type="checkbox"/>
d. Doors	Fiberglass	yellow/blue	<input type="checkbox"/>
e. Roof	Asphalt shingles	grey/brown	<input type="checkbox"/>
f. Chimneys			<input type="checkbox"/>
g. Decks & railings	Composite & wood	brown/white	<input type="checkbox"/>
h. Stairs	Composite & wood	brown/white	<input type="checkbox"/>
i. Retaining walls	Concrete & urbanite	grey	<input type="checkbox"/>
j. Fences	Composite & wood	grey	<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport	Concrete & Mfg Stone Veneer	mixed neutral tones	<input type="checkbox"/>

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

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

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


Owner:


Applicant:

2/15/17
Date:

15 FEB 2017
Date:

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) 363-4347

Permanent Record
Microfilming Required

Permit #: PLN 2017-00053
Permit #: BLD _____

Owner
Name: Heather Peters & Michael Cassadine
Address: 460 Wavecrest Road
Half Moon Bay, CA

Zip: 94019
Phone, W: 6508025039 H: 3106992485
Email Address: heatherxp@gmail.com

Applicant
Name: Greg Van Mechelen

Address: 732 Gilman St. Berkeley, CA

Zip: 94710
Phone, W: 5105881075 H: _____
Email Address: greg@vanmechelenarchitects.co

Project Description:

Construction of a new residence with attached accessory dwelling unit and garage

Assessor's Parcel Number(s):

47 — 105 — 100

Existing water source:

- Utility connection _____
- 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.

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 residential area will be invalidated in the event the future house, well, and/or storage tank requires a variance.

Heather Peters 2/15/17
Owner Date

Greg Van Mechelen 15 FEB 2017
Applicant Date

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

Staff Use Only

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(f), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(f)]
- 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)]

Required Not Required

Inspection made by: _____ Date of Inspection: _____

Yes No

- Removal of trees?
- If Yes, is tree removal permit included?
- Topping of trees?
- Excessive removal of vegetation?
- Excessive grading? (If Yes, CDP is required)
- 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

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:

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

Environmental Information Disclosure Form

PLN 2017-00053
 BLD _____

Project Address: 0 Avenue Balboa
El Granada, CA 94019

Name of Owner: Heather Peter & Michael Cassady
 Address: 460 Wavecrest Road
Half Moon Bay, CA Phone: 3106992485

Assessor's Parcel No.: 47 — 105 — 100

Name of Applicant: Greg Van Mechelen
 Address: 732 Gilman St. Berkeley, CA 94710
 Phone: 5105804075

Zoning District: R1 S-17

598.1075

Existing Site Conditions

Parcel size: 6,250

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). Undeveloped infill lot. Slopes moderately to the southeast towards the street at about 15%.

Undeveloped infill lot. Slopes moderately to the southeast towards the street at about 15%.

Vegetation consists of wild grasses and shrubs. No easements.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>560</u> c.y. Fill: <u>0</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Cuts into hillside for driveway, garage, and back yard

2. National Marine Fisheries Rule 4(d) Review

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

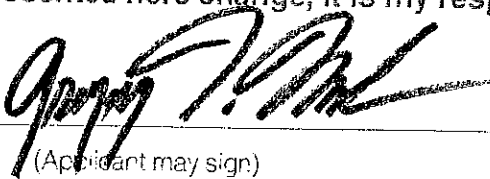
Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

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

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

Signed:


(Applicant may sign)

Date: 15 FEB 2017

Applicant's Statement

Reference: Peters/ Cassadine Residence
0 Avenue Balboa
El Granada, CA94019
APN 047-105-100

Date: February 14, 2017

To Whom It May Concern:

The proposed project is to construct a new single family and Accessory Dwelling Unit (ADU) in one structure in the R-1 S-17 District. The project is 2 stories over a partial underground garage, with a maximum height of 28'-0" above adjoining grade to the roof.

Existing Site Conditions

The existing site is an infill site in largely developed neighborhood. There is an existing house to the west (left from the street), and a new house, recently approved, will be constructed on the empty corner lot to the east. All lots behind the house and across the street have existing homes.

The site has a moderate slope from north to south, approximately 15%. The site is fairly barren, with no trees, but does have a cluster of willow bushes in the south/ southeast section corner of the property. These will be preserved, and the house has been sited to the west, and 23' from the property line (where 20' is required) to minimize the trimming required for the driveway and access.

Project Design

The main dwelling unit has 1 bedroom, 1.5 baths, living/ dining room, and kitchen on the second floor, and a den, bedroom, bathroom, and entry on the first floor. The rest of the first floor is for the ADU, which has 2 bedrooms, 1 bath, and a living/ dining room and kitchen. The ground floor, partly below grade, has a 2 car garage, storage room, and access to a future elevator.

The second floor of the structure steps back from the street; open decks on both levels reduce the perception of volume from the street and provide horizontal elements to the façade. The first floor deck is also the entry porch for the ADU. There is also articulation on both side elevations with projecting bays to break up the volume.

The home conforms to the daylight plane requirements as measured from the front and rear setbacks. We also believe the house would comply with the intent of façade articulation on all four sides.

1. The south side is broken into multiple volumes and decks as it steps back from the street;
2. The right side is broken by a the front deck, the projecting stairs to the ADU, the recessed main unit entry with projecting porch roof, and projecting bay with contrasting material;
3. The rear elevation, relatively small, is split vertically into two volumes;
4. The left elevation is set apart with the projecting vertical bay that holds a bedroom and kitchen, as well as stepping back at the front of the house.

Windows are primarily oriented towards the street and to the southeast. The neighbors to the east placed their house towards the back of the property, and thus the exterior decks and major windows, do not face into their house. The building's volume significantly screens the new decks from the west neighbors, and there are very few windows on the second floor, and these are primarily for service rooms like the kitchen and bathrooms. The rear of the house only has high windows on the second floor, to let in light and not for viewing the rear yards of the neighbors to the north.

The exterior will be clad with horizontal plank fiber cement siding with board and batten at the side projecting bays. The ground floor/ garage will be clad with veneer stone.



The design is typical Coastal Craftsman that fits the oceanside character. The home has appropriately styled and scaled windows and doors that are well balanced and consistent. The ADU entry in the front is off of an exterior staircase that leads to a front deck. The front door is balanced with a window to the side and is accentuated in a soft yellow.

The main unit entry is on the right side, in a 6' wide by 3' deep notch extending from grade to the roofline, and with a covered porch. The side door is accentuated in a vibrant light blue and has a side lite. Both doors are consistent in the style of Coastal Craftsman, have small windows at the top and complement the Boothbay Blue siding with Arctic White trim. Both entries are similar in style to the neighbor to the left and others in the area.

Lighting sconces are very traditionally shaped, and all fixtures are dark sky compliant. A light fixture brochure is attached.

Exterior Materials and Colors

The home will have four colors (Boothbay Blue siding, white trim, a muted yellow door and a vibrant light blue door), plus muted neutral stone cladding on the garage and wood toned composite decking. These will be consistent in style and quality with many other homes in the neighborhood.

Accessory Dwelling Unit

As mentioned above the project includes a 700 sf ADU, consistent with San Mateo's active promotion of affordable housing. The ADU is built into the structure of the house, and not only is it impossible to distinguish the separation between two units; it is difficult to perceive that there are two separate dwelling units in this structure.

Project Site Design, Landscaping and Plantings

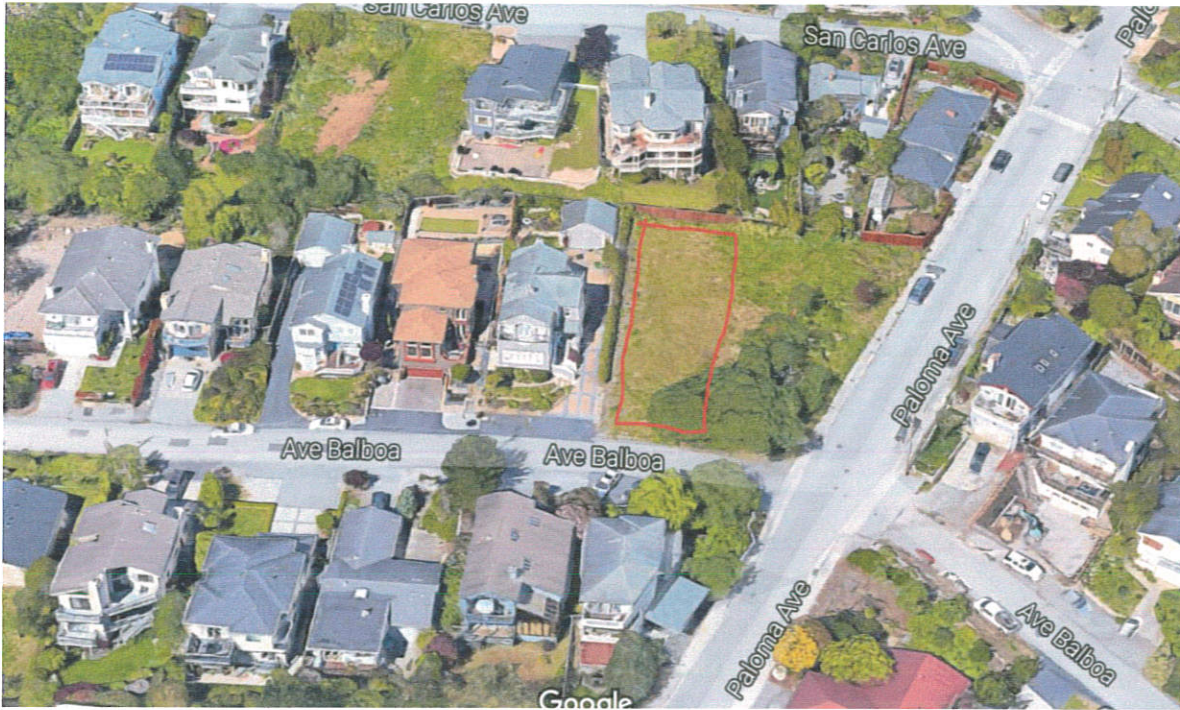
The home has been sited to maximize the distance from neighbors. The front of the home is set back from the street 3' feet further than the 20' required by code. The rear of the home is set back more than 35' feet from the rear property line when only 20' is required. There is approximately 55' between the home and the neighbor's home to the rear. Following the prevailing neighborhood pattern, the home is sited towards the left side of the lot next to the neighbor's driveway and away from the vacant lot to the right where a home is being built just five feet from the property line.

The house steps up with the slope so that the first floor has direct access to the rear yard. Because of the site's steepness some additional grading in the rear is required to make a level outdoor space at the first floor level. The rear yard is treated as a series of terraced spaces, with low retaining structures that can be infilled with plantings to become part of the landscape. There is an existing 6' high fence to the rear and west side, and a new 6' high solid fence will be built along the east side. We have discussed this with the new neighbors to the east.

The landscaping will consist of all native, non-invasive, drought tolerant plants consistent with the surrounding areas. Plants and sedge will be situated to have a natural, non-symmetrical appearance. The backyard retaining walls will be made of Urbanite to encourage the growth of vegetation in the gaps.

Functional elements, including trash, recycling, and gas and electric meters, are discretely placed on the west side, screened on all sides by walls.

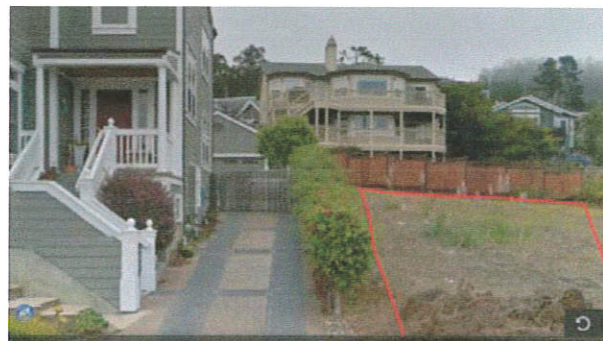
Neighborhood Scale and Impacts on Adjoining Structures



Most of the homes in the neighborhood are large two-story homes. Many have multiple large decks and some have two stories above garages. 2 stories above a partially buried garage is frequently found pattern in the immediate neighborhood, including the house 2 lots to the west, and the house across the street.



The house preserves and maintains views for the adjoining neighbors. Neighbors to the sides have oriented their houses to the south, and neighbors to the rear are significantly higher on the hill. And as far as we can tell there are few windows on the lowest floor of those houses, indicating those spaces are utilitarian in use.



Grading

As with most upslope sites, excavation is required to provide required off street parking. The existing site slopes well into the Avenue Balboa right of way, and the requirement that the driveway's grade at the property line match the grade at the crown of the street significantly increases excavation. There will be approximately 560 cubic yards of soil removed.

The site drains from north to south, and the design maintains this drainage pattern. Drainage structures, including Dry Wells at the front of the property, will control roof and driveway runoff.

The project seeks to minimize the height of retaining walls; the tallest will be approximately 4'-0" high along the left side property line to accommodate the limitations of driveway slope with the existing grade. For the most part this will only be visible from within the property, along the relatively narrow west side yard.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg VanMechelen", written over a horizontal line.

Greg VanMechelen, architect
License C 23624

Exterior Colors for A nue Balboa, APN 047-105-100

* all colors by Benjamin Moore

Fiber Cement Horizontal Siding:
Boothbay Blue/ Cayman Blue 2060-50



Fascia and Trim: *Arctic White/ Snow White 2122-70*
Garage Door: *Arctic White/ Snow White 2122-70*
Windows, Trim: *Arctic White/ Snow White 2122-70*



Veneer Stone: *Imperial Stack Stone Vorago Flats*



Front Door/ ADU Entry: *Hawthorne Yellow HC-4*



Side Door/ Main Unit Entry: *China Blue 2052-60*



LAMPS PLUS

L1 STEP LIGHT

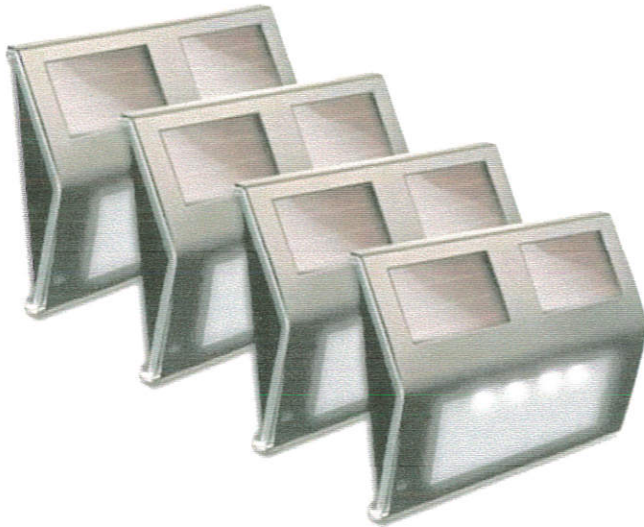
Shop by Room/Trends Store Locations Rate Us 800-782-1967

THE NATION'S LARGEST LIGHTING RETAILER 1 Of 4

< Go Back

Solar Power 5 3/4"W Bronze Step or Deck Lights Set of 4 - Style # 13Y38

OTHER OPTIONS



\$49.95

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1

ADD TO CART

ADD TO WISH LIST

[Ships in 1 to 2 Days](#) | [Check Store Availability](#)

NEW

[Write a Review](#)

Add easy, energy-saving lighting to your outdoor spaces with this bronze finish set of four, wireless, solar-powered deck or step lights.

[MORE DETAILS >](#)



[PRODUCT DETAILS](#) | [OTHER OPTIONS](#) | [REVIEWS](#)

MORE YOU MAY LIKE



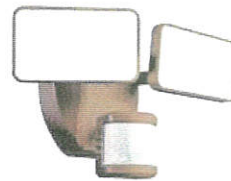
\$71.99



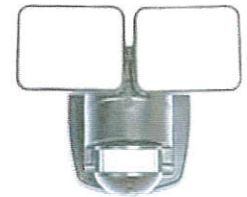
\$54.99



\$58.99



\$69.99



\$54.99

PRODUCT DETAILS

Install green energy outdoor lighting quickly and easily with this set of 4 solar-powered, bronze finish metal step or deck lights. No wiring is needed as the included batteries are recharged each day by the sun via built-in solar

- Each energy-efficient light is 5 3/4" wide, 4" high, 1" deep.
- Set of 4 solar-powered, bronze finish

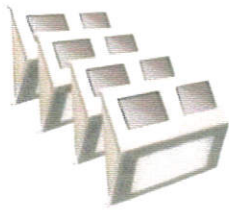
panels. Set on the ground or mount to any flat surface such as deck, porch and patio railings, or steps. Kit includes 4 lights with integrated solar panel and rechargeable NiMH battery in each, and mounting hardware. Place in direct sun for optimal performance.



stainless steel, outdoor step or deck accent lights.

- Light output is 28 lumens per light.
- Each has integrated solar panel and rechargeable NiMH battery; bulbs included.
- Easy to install; no wiring necessary; includes mounting hardware.
- Mount to railing, step or other flat surface; or place on ground.
- Place in direct sun for optimal charge and brightness.

OTHER OPTIONS



\$49.99

CUSTOMER REVIEWS

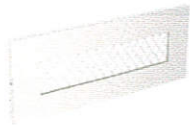
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PRODUCT REVIEWS SUMMARY

Avg. Customer Rating: (based on 0 reviews)

Be the first to review this Product. [Write a Review](#)

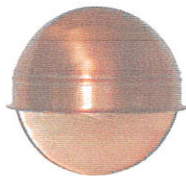
CUSTOMERS ALSO VIEWED



LBL Lighting Tracery 8 1/2" W SN LED

Featuring a quatrefoil design across its interior panel, ...

[Quickview](#)



Tate 3 1/2" Wide Copper Low Voltage Round

A warm and inviting copper finish lends distinction ...

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Kichler Bronze 6-LED Hardscape Deck Step and Bench

Illuminating outdoor spaces makes them safer and more ...

[Quickview](#)



LBL Lighting Tracery 8 1/2" W ANTQ BRNZ

The Tracey Horizontal outdoor LED step light by ...

[Quickview](#)

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[Home](#) / [Lighting & Ceiling Fans](#) / [Outdoor Lighting](#) / [Outdoor Wall Mounted Lighting](#) / [Outdoor Lanterns & Sconces](#)

Model # HB48017MP-237 Internet #100549693 Store SKU #213532



Hampton Bay

180-Degree Oil-Rubbed Bronze Motion-Sensing Outdoor Wall Lantern

★★★★ (118) [Write a Review](#) [Questions & Answers \(14\)](#)

- Cast aluminum and brass housing is made for outdoor installation
- 180 Degree, 30 ft. range of detection
- Uses 1 medium-base bulb, 100-Watt maximum

\$49.97 /each

LET'S PROTECT THIS.
 Add a 2-year Home Depot Protection Plan for \$7.00
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Quantity - 1 +

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Expect it
February 15

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tomorrow

Product Overview

The Hampton Bay 180 Degree Outdoor Motion-Sensing Wall Lantern has an attractive brass housing with opaque sides that do not emit stray light, greatly reducing ambient light pollution and earning the approval of the International Dark Sky Association. Add that to energy savings from the auto-off feature and motion sensor for an environmentally friendly addition to your home. Uses 1 medium-base bulb, 100-Watt maximum (not included).

- Cast aluminum and brass housing is made for outdoor installation
- Opaque, conical copper-colored design casts light downward and reduces ambient light pollution

Info & Guides

[Instructions / Assembly](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.
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Live Chat

PETERS/CASSADINE MATERIALS (or similar) FOR AVENUE BALBOA APN 047-105-100
(all dark sky compliant)

Lights for:

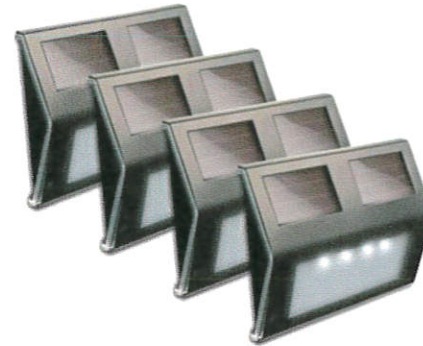
- **Back door**
- **Garage**
- **2nd floor deck outside of sliders**



Address light for garage:

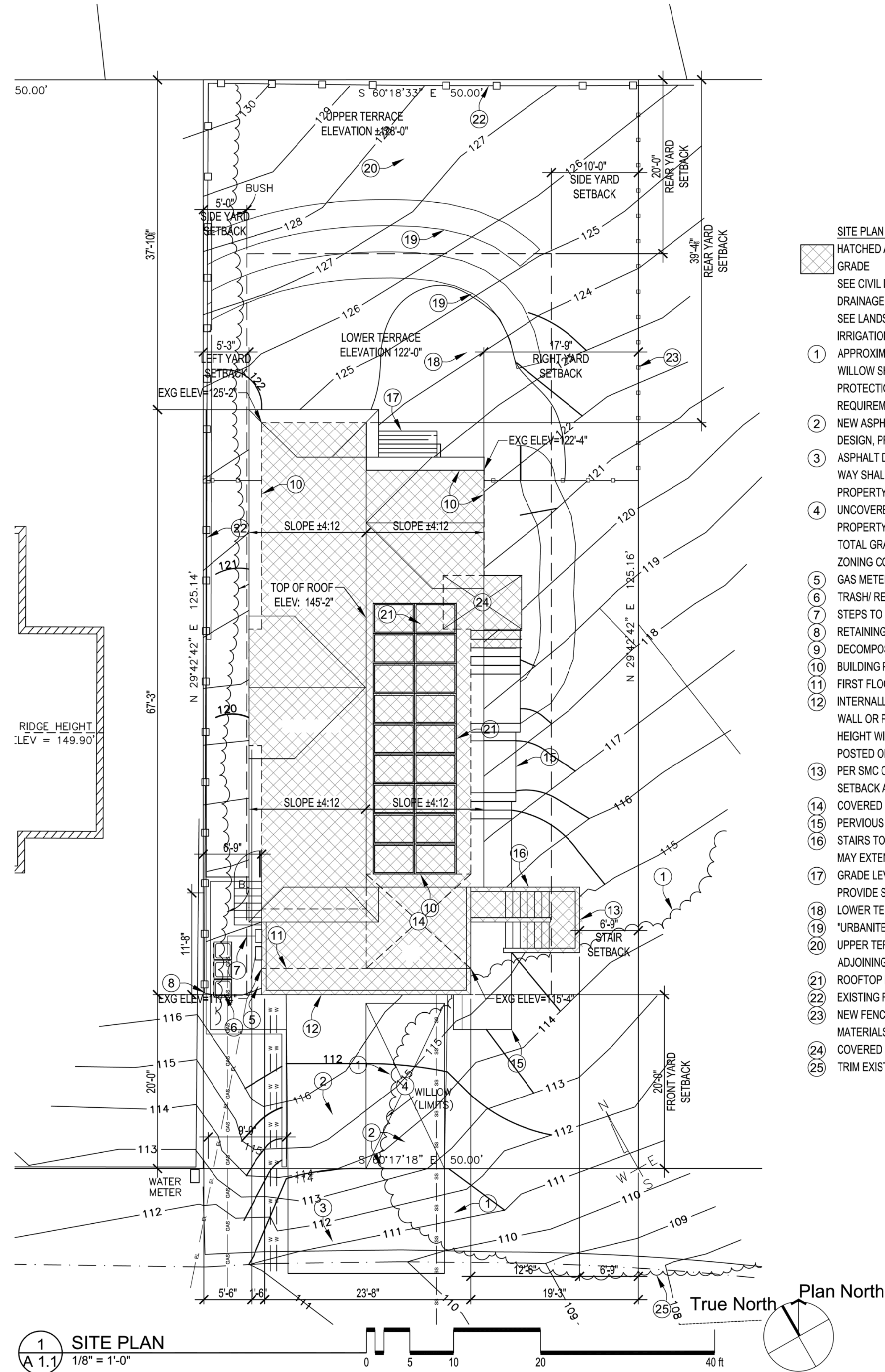


Lights for steps, stairs & deck:



GENERAL NOTES

- Scope: These notes apply to all drawings and govern unless noted or specified for more detailed requirements applicable to particular divisions of the work. See specifications and sheet notes contained in the subsections of these drawings.
- Applicable Codes: The intent of the drawings and specifications is to construct the building in the project scope in accordance with the 2016 California Building Code (CBC), Mechanical Code (CMC), Electrical Code (CEC), Plumbing Code (CPC), and Energy Code, and California Green Building Standards (CalGreen), all as amended by San Mateo County.
- Construction Documents: The General Conditions of the Contract for Construction, (AIA Document A201), latest edition, and the Specifications supplement these drawings and are part of the construction documents. By accepting and using the construction documents, including but not limited to the drawings and specifications, the Contractor agrees to be solely and completely responsible for the accuracy of said construction documents: architectural, structural, civil, mechanical, plumbing, electrical and fire protection.
- Copyright: These drawings and all ideas, arrangements and plans, either indicated or represented by these drawings are owned by, and are the property of VanMechelen Architects, and were created, evolved and developed for use on and in connection with the project designated in the title block. None of these designs, arrangements, or plans shall be used by, or disclosed to, any person, firm, or corporation for any purpose whatsoever, nor shall any changes be made on this drawing without the written permission from VanMechelen Architects. These drawings are not valid for any use unless they bear the original seal and signature of the Architect. Upon completion of the project, all plans shall be returned to the Architect.
- Document Coordination: The Contractor shall be responsible for coordination between architectural, structural, civil, mechanical, plumbing, and electrical drawings. This includes reviewing existing conditions and requirements of individual systems before ordering and installation of any work. Verify all architectural details and all finish conditions, whether depicted in drawings or not, with same disciplines.
- Dimensions: On drawings only written dimensions shall be used. Do not scale the drawings. The Contractor shall review and assume responsibility for all dimensions of building and site and notify the architect in writing of any suggested or required discrepancies before proceeding with construction.
- Site Conditions: The Contractor shall visit the site and be fully cognizant of all field conditions, delivery methods and storage facilities, and consult with potential suppliers and subcontractors prior to submitting bid or cost estimate. He or she shall verify all site conditions, delivery methods and storage facilities and assumes all risk associated with field conditions.
- Site Restrictions: The site will be used by the owners throughout the construction process. The contractor shall maintain safe access to the existing residence and existing accessory structure during the construction process.
- Project Conditions: The Contractor shall also notify the Architect, before proceeding with work, of any conditions which are different than those indicated on the Drawings.
- Job Site Conditions: The Contractor agrees to be solely and completely responsible for the job site conditions during the course of construction for the project; including the safety of all persons and property and that this requirement shall apply continuously and not be limited to normal working hours.
- Protection of Existing Facilities: Contractor shall protect all existing infrastructure, utilities, landscaping and other site elements. Contractor shall replace or compensate the Owner for damage to any elements.
- Indemnification: The Contractor shall defend, indemnify, and hold the Owner, the Architect, its employees and consultants, harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner, the Architect, its employees and consultants.
- Errors, Omissions & Conflicts: Any errors, omissions, or conflicts found in the various parts of the construction documents or between the construction documents and existing site conditions shall be immediately brought to the attention of the Architect and the Owner before submitting cost estimates, bids or proceeding with the Work.
- Changes: Should any conditions develop which suggest or require changes to the work, including but not limited to errors, omissions, conflicts, alternates or code compliance, the Contractor shall submit to the Architect a written Request for Change Order detailing the required work and associated costs changes. A written Change Order shall be prepared by the Architect and signed by the Contractor before proceeding with the work. No claim shall be allowed for work already started or completed. No claim shall be allowed for difficulties encountered that could have reasonably been inferred from examination of the site and the construction documents prior to submitting the bid. No claim shall be allowed for adjustments which could be reasonably expected based on the Contractor's general experience in this type of construction.
- A full sprinkler system shall be provided for this project, sprinkler heads locations are indicated on Sheet A-2.3 and A-2.4. The sprinkler system shall fully cover all interior space and the vented attic space. The system shall be per San Mateo County Building Standards and Coastside Fire District Ordinance 2013-03, and shall include an exterior bell and interior horn/ strobe hardwired into a separate circuit breaker.
- See Sheet A4.2 for additional CalGreen compliance notes.
- Utilities, including electrical service, shall be installed underground



SITE PLAN NOTES

- 1 HATCHED AREA INDICATES BUILDINGS AND DECKS THAT ARE MORE THAN 18" ABOVE GRADE
- 2 SEE CIVIL DRAWINGS FOR RETAINING WALLS, SITE CONTOURING AND SITE DRAINAGE INFORMATION
- 3 SEE LANDSCAPE DRAWINGS FOR PLANTING INFORMATION.
- 4 IRRIGATION SYSTEMS SHALL BE WEATHER OR SOIL-MOISTURE BASED.
- 5 APPROXIMATE LOCATION OF EXISTING TREES/ SHRUBS - REMOVE PORTION OF WILLOW SHRUBS AS REQUIRED FOR NEW DRIVEWAY AND WALK PATHS. PROVIDE PROTECTION IN ACCORDANCE WITH BIOLOGICAL REPORT AND SAN MATEO COUNTY REQUIREMENTS.
- 6 NEW ASPHALT OR PERMEABLE PAVER DRIVEWAY, SEE CIVIL DRAWINGS FOR DESIGN, PROFILE, AND MATERIALS.
- 7 ASPHALT DRIVEWAY IN PUBLIC RIGHT OF WAY. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED UNDER SEPARATE PERMIT. DRIVEWAY ELEVATION AT PROPERTY LINE TO MATCH ROAD CENTERLINE. SEE CIVIL DRAWINGS
- 8 UNCOVERED PARKING SPACE. EXISTING GRADE ELEVATION AT MIDPOINT OF FRONT PROPERTY LINE = 113.1'. GRADE ELEVATION AT CENTER OF PROPERTY = 121.1'. TOTAL GRADE CHANGE = 8.0'. 8/62.5 = 1/7.8'. AVERAGE SLOPE IS >1.7, PER SMC ZONING CODE 6118 (b) PARKING IS PERMITTED IN THE FRONT YARD SETBACK.
- 9 GAS METER AND ELECTRIC METER WITH 200 AMP MAIN SERVICE PANEL ABOVE.
- 10 TRASH/ RECYCLING AREA
- 11 STEPS TO SIDE YARD, MAX 7.75" RISE, MIN. 10" TREAD
- 12 RETAINING WALL, SEE CIVIL DRAWINGS
- 13 DECOMPOSED GRANITE PATH
- 14 BUILDING PERIMETER
- 15 FIRST FLOOR BUILDING PERIMETER
- 16 INTERNALLY ILLUMINATED STREET ADDRESS NUMBER MOUNTED ON ROOF FASCIA, WALL OR POST MINIMUM 6'-0" ABOVE GRADE. NUMERALS SHALL BE MINIMUM 4" HEIGHT WITH MINIMUM 3/4" STROKE. PROVIDE TEMPORARY ADDRESS NUMBER POSTED ON THE SITE PRIOR TO COMBUSTIBLES BEING DELIVERED TO THE SITE.
- 17 PER SMC CODE SECTION 6406 (c), THE STAIR MAY INTRUDE INTO SIDE YARD SETBACK A MAXIMUM OF THREE (3) FEET.
- 18 COVERED DECK AT LEVEL 1.
- 19 PERVIOUS PAVEMENT PATH.
- 20 STAIRS TO FIRST FLOOR ACCESSORY DWELLING UNIT. PER SMC CODE 6604 STAIRS MAY EXTEND UP TO 3'-0" INTO SIDE YARD SETBACK
- 21 GRADE LEVEL PATIO, ELEVATION ±122'-6". PATIO SHALL BE DECOMPOSED GRAVEL, PROVIDE SOLID SURFACE LANDING AT DOOR, MINIMUM 3'-0" DEEP.
- 22 LOWER TERRACE, ELEVATION ±122'-0"
- 23 "URBANITE" RETAINING WALL, ELEVATION VARIES, MAXIMUM HEIGHT 3'-0"
- 24 UPPER TERRACE, ELEVATION ±125'-0". TERRACE SHALL BE MAX 2'-6" ABOVE ADJOINING GRADE OR PROVIDE MIN 3'-6" GUARDRAIL.
- 25 ROOFTOP PHOTOVOLTAIC AND/ OR SOLAR HOT WATER PANELS
- 26 EXISTING FENCE, ±5'-0" TO 6'-0" HIGH
- 27 NEW FENCE, HEIGHT TO MATCH EXISTING REAR FENCE, ±6'-0". SEE L1 FOR MATERIALS
- 28 COVERED PORCH AT LEVEL 1.
- 29 TRIM EXISTING SHRUBS IN THE PUBLIC RIGHT OF WAY.

SUMMARY OF WORK

The Project is for a Single Family Home with contained Accessory Dwelling Unit on an R-1 S-17 lot. The Main Unit has 1 Bedrooms, 1.5 Bathrooms, Living Room, Dining Area, and Kitchen Upstairs, and 1 Bedroom, 1 Bathroom, and a Den/ Guest Room in part of the lower floor. The Accessory Unit has 2 Bedrooms, 1 Bathroom, Living/ Dining Area, and Kitchen, all in the lower floor. There is an attached 2 car garage, partially buried underneath the house.

The dwelling units will be fabricated at a modular factory and delivered to the site. The garage level, exterior stairs, porches and decks will be built on site.

DRAWING INDEX
ARCHITECTURAL DRAWINGS

- A1.1 Location Map, Site Plan, Roof Plan, Project Description, Notes
- A1.2 Conditions of Approval [NOT INCLUDED]
- A1.3 Conditions of Approval [NOT INCLUDED]
- A1.4 Survey
- A2.1 Garage/ Basement Level Floor Plan, Reflected Ceiling Plan
- A2.2 First Floor Level Plan, Reflected Ceiling Plan
- A2.3 Second Floor Level Plan, Reflected Ceiling Plan
- A2.4 Roof Level Plan
- A3.1 Exterior Elevations
- A3.2 Exterior Elevations
- A3.3 Building Sections
- L1.1 Landscape Plans
- C-1 Grading and Drainage Plan
- C-2 Erosion Control Plan

Project Location:	Avenue Balboa, El Granada, CA 94018
Assessor's Parcel Number	047-105-100
Zoning	R1 S-17
Allowable Coverage	35%
Lot Area	6250 sq ft
Building Area Garage Level	635 square feet
Building Area First Floor	1328 square feet
Building Area Second Floor	1247 square feet
Section of Covered Porch above ADU Entry	48 square feet
Section of Covered Porch above Main Entry	54 square feet
Total Built Area	3312 square feet
FAR	3312/6250 = 52.99%
Total Coverage	1813 square feet
Lot Coverage %	1813/6250 = 29%
Front Setback	20'-0" to Second Floor Deck, 23'-0" to wall.
Right Side Setback	17'-9" (6'-9" at stair)
Left Side Setback	5'-3"
Rear Setback	38'-4"
Accessory Dwelling Unit Area	700 square feet
Off Street Parking Provided	2 garage spaces, 1 surface space
Building Occupancy	R 3 Single Family Residential
Construction Classification:	Type V-b
Owner:	Heather Peters and Michael Cassadine 460 Wavecrest Road Half Moon Bay, CA 94019 650-802-5039 hpeters@smhousing.org



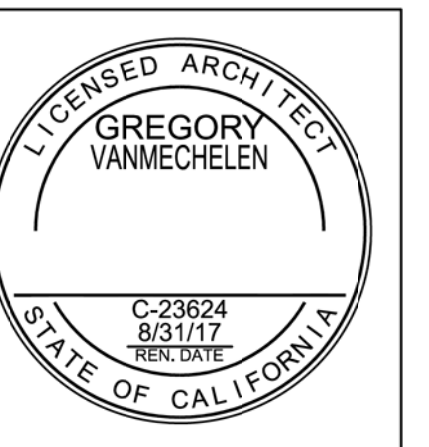
2 VICINITY MAP
A 1.1 NO SCALE

Project Team

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Planning/ Design Review

New Residence for:
Heather Peters and Michael Cassadine
LOT NO. 14 Block 77
APN 047-105-100
Avenue Balboa
El Granada, CA

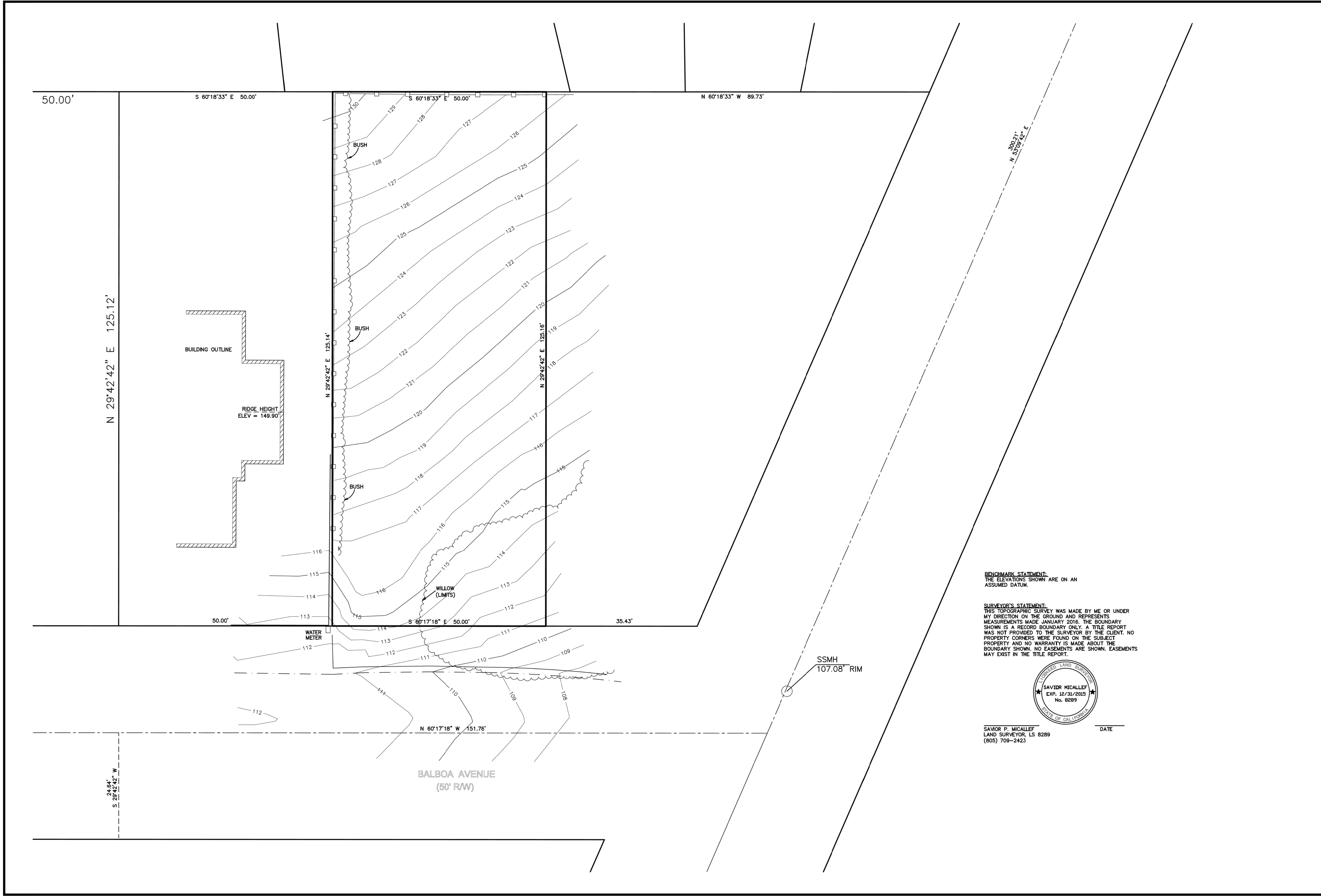
SITE PLAN PROJECT INFO

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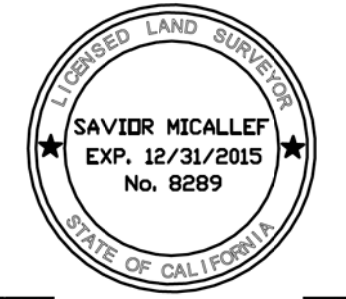
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1 of 12 Sheets
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BENCHMARK STATEMENT:
 THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JANUARY 2016. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. NO EASEMENTS ARE SHOWN. EASEMENTS MAY EXIST IN THE TITLE REPORT.



SAVIDR P. MICALLEF
 LAND SURVEYOR, LS 8289
 (805) 709-2423

DATE

SAVIDR P. MICALLEF LAND SURVEYING
 421 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 805/709-2423

**TOPOGRAPHIC SURVEY OF LOT 14, BLOCK 77,
 BOOK 6 MAPS, PAGE 50, APN 047-105-100**

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Scale	1"=10'
Design	SPM
Drawn	SPM
Approved	SPM
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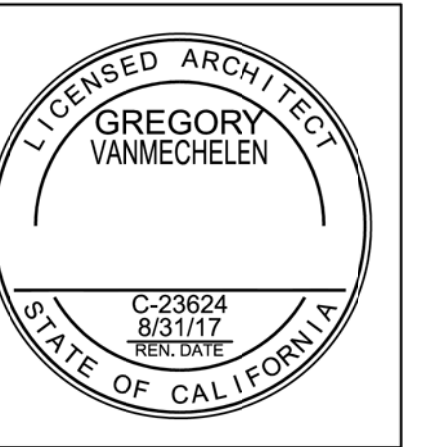
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 sigmaprm@pacbell.net



Planning/ Design Review
 New Residence for:
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 Avenue Balboa
 El Granada, CA

GARAGE LEVEL FLOOR PLAN

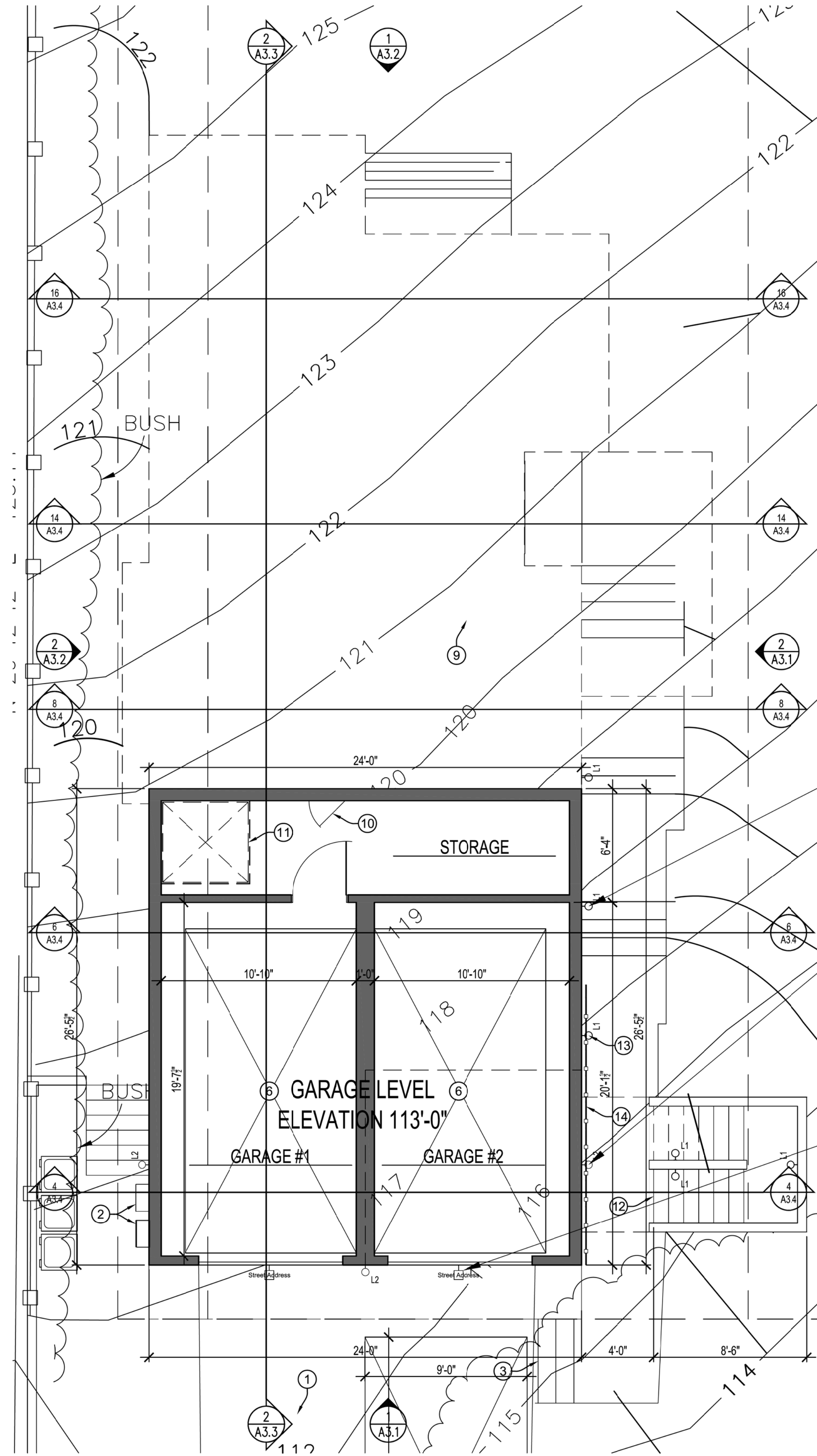
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GARAGE LEVEL PLAN NOTES

- SEE 2/A4.2 FOR WALL TYPES
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- ① DRIVEWAY, SEE SITE PLAN
- ② ELECTRIC AND GAS METERS
- ③ EXTERIOR CONCRETE STEPS MAX 7.75" RISERS, MIN 12" TREAD. SEE NOTE 12.
- ④ RETAINING WALL, SEE CIVIL DRAWINGS
- ⑤ 4"x4" DOWNSPOUT, SEE CIVIL DRAWINGS FOR CONNECTION TO SUBSURFACE LINE
- ⑥ PARKING SPACE, 9'-6" X 18'-0"
- ⑦ PROVIDE MIN. 36" DEEP LANDING AT EXTERIOR DOORS, MAX 7.75" BELOW DOOR THRESHOLD, SLOPE MAX. 2% SLOPE.
- ⑧ NOT USED
- ⑨ CRAWL SPACE BELOW UPPER LEVEL
- ⑩ CRAWL SPACE ACCESS HATCH, MIN. 16" X 24".
- ⑪ FUTURE ELEVATOR TO SECOND FLOOR
- ⑫ STAIRS TO FIRST FLOOR WITH MAX 7.75" RISERS, MIN. 10" TREAD. PROVIDE 1 1/2" Ø WOOD HANDRAIL MIN 1" SIDE, 34" ABOVE TREAD NOSINGS, 1 1/2" CLEAR FROM WALL, RETURN AT ENDS.
- ⑬ LOW LEVEL PATH/ STEP LIGHTS. LIGHTS SHALL BE DARK SKY RATED WITH SHIELDING TO PREVENT LIGHT SPILLING ONTO ADJOINING PROPERTIES
- ⑭ LATTICE WORK FOR HONEY SUCKLE
- ⑮
- ⑯
- ⑰
- ⑱



Light Fixture L1
 Solar Powered Step Light



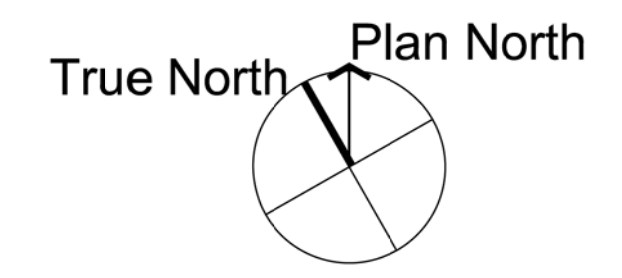
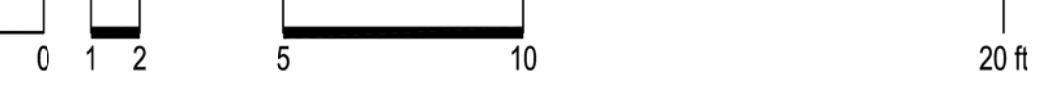
Light Fixture L2 - Wall Sconce
 Hampton Bay # HB48017MP-237
 Oil Rubbed Bronze Outdoor Wall
 Lantern
 Dark Sky Compliant



Street Address Light

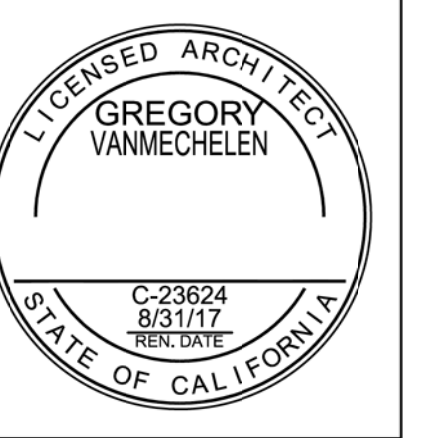


① LOWER FLOOR PLAN
 A2.1 1/4" = 1'-0"

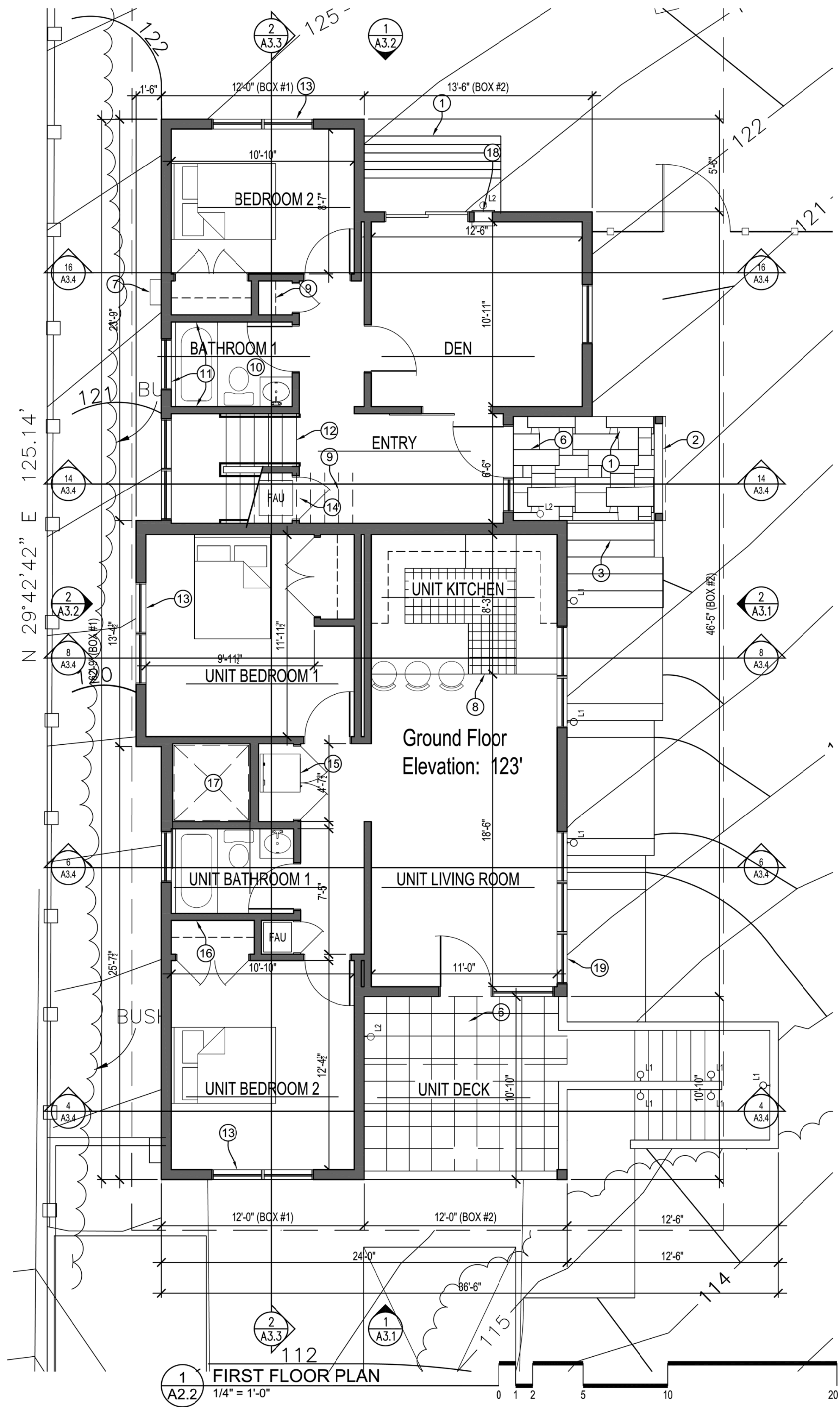


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 Fax: 650.728.3593
 sigmaprm@pacbell.net



- FIRST FLOOR PLAN NOTES**
- SEE 2/A4.2 FOR WALL TYPES
 - ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
 - ① GRADE LEVEL PATIO, SEE SITE PLAN NOTE #17, SHEET A 1.1
 - ② LOW WALL AND BENCH
 - ③ EXTERIOR CONCRETE STEPS
 - ④ NOT USED
 - ⑤ NOT USED
 - ⑥ PROVIDE MIN. 36" DEEP LANDING AT EXTERIOR DOORS, MAX 7.75" BELOW DOOR THRESHOLD, SLOPE MAX. 2% SLOPE.
 - ⑦ ON DEMAND HOT WATER HEATER
 - ⑧ JOINT BETWEEN WOOD AND TILE OR RESILIENT FLOORING
 - ⑨ PROVIDE ADJUSTABLE SHELVES IN LINEN CLOSET
 - ⑩ NEW PLUMBING FIXTURES SHALL HAVE THE FOLLOWING FLOW RATES:
 TOILETS: EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS
 SHOWERHEADS: MAX 2 GPM @ 80 PSI
 LAVATORY FAUCETS: MAX 1.5 GPM @ 60 PSI (0.8 GPM AT 20 PSI MIN)
 KITCHEN FAUCETS: MAX 1.8 GPM @ 60 PSI
 WRAP ALL EXPOSED HOT WATER PIPES WITH MIN. R-4 INSULATION
 - ⑪ PROVIDE NONABSORBENT WALL SURFACE TO MIN. 6' ABOVE FLOOR AT TUB/ SHOWER STAIRS WITH MAX 7.75" RISERS, MIN. 10" TREAD. PROVIDE 1 1/2" WOOD HANDRAIL MIN 1 SIDE, 34" ABOVE TREAD NOSINGS, 1 1/2" CLEAR FROM WALL, RETURN AT ENDS.
 - ⑬ PROVIDE EGRESS/ RESCUE WINDOW AT BEDROOMS. SEE DOOR AND WINDOW SCHEDULE FOR SPECIFIC DIMENSIONS AND REQUIREMENTS.
 - ⑭ PROVIDE MIN. 1/2" GYP BOARD AT WALLS AND CEILINGS OF ALL ACCESSIBLE SPACES UNDER STAIRS.
 - ⑮ LAUNDRY
 - ⑯ LAUNDRY HOOK-UPS
 - ⑰ FUTURE ELEVATOR TO THE SECOND FLOOR
 - ⑱ DOG DOOR WITH ELECTRONIC OPERATOR, MODEL PX-2 POWER PET FULLY AUTOMATIC PET DOOR BY HIGH TECH PET, OR EQUAL.
 - ⑲ LATTICE WORK FOR HONEY SUCKLE



Planning/ Design Review

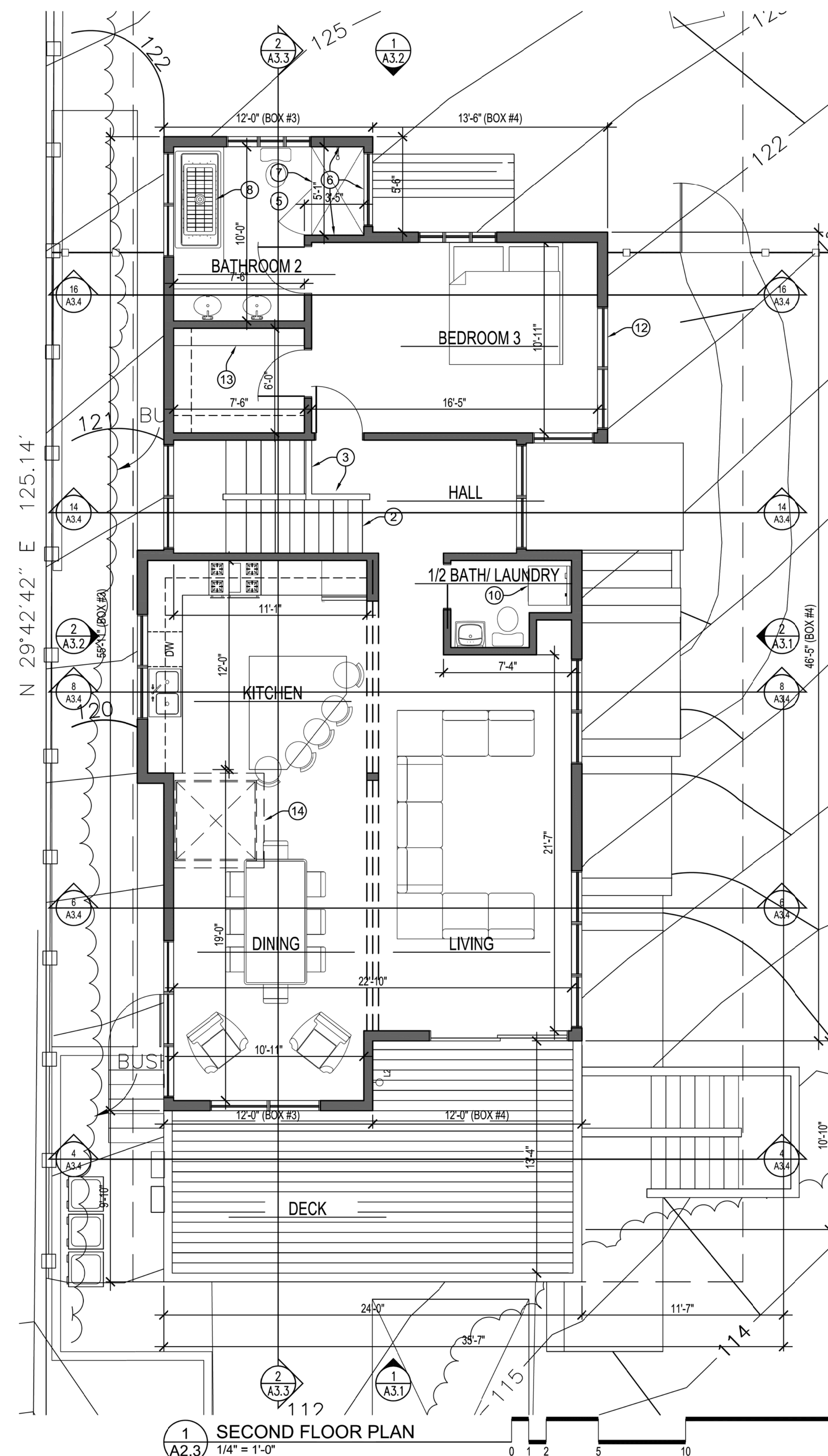
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 LOT NO. 14 Block 77
 APN 047-105-100
 Avenue Balboa
 El Granada, CA

FIRST FLOOR PLAN

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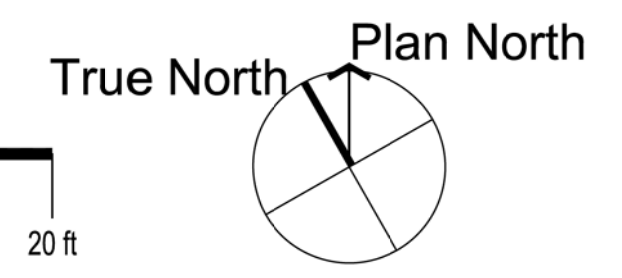
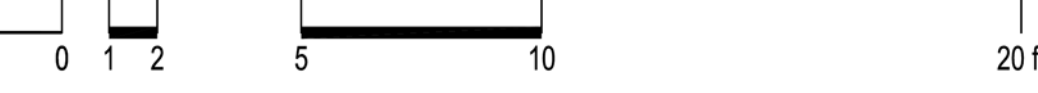
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- SECOND FLOOR PLAN NOTES**
- SEE 7/A-6 FOR WALL TYPES
 - ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
 - NOT USED
 - STAIRS WITH MAX 7.75" RISERS, MIN. 10" TREAD. PROVIDE 1 1/2" Ø WOOD HANDRAIL MIN 1 SIDE, 34" ABOVE TREAD NOSINGS, 1 1/2" CLEAR FROM WALL, RETURN AT ENDS. SEE STRUCTURAL DRAWINGS FOR STAIR DETAILS.
 - PARTIAL HEIGHT WALL, MIN. 3'-6" HIGH.
 - JOINT BETWEEN WOOD AND TILE OR RESILIENT FLOORING
 - NEW PLUMBING FIXTURES SHALL HAVE THE FOLLOWING FLOW RATES:
TOILETS: EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS
SHOWERHEADS: MAX 2 GPM @ 80 PSI
LAVATORY FAUCETS: MAX 1.5 GPM @ 60 PSI (0.8 GPM AT 20 PSI MIN)
KITCHEN FAUCETS: MAX 1.8 GPM @ 60 PSI
 - WRAP ALL EXPOSED HOT WATER PIPES WITH MIN. R-4 INSULATION
PROVIDE NONABSORBENT WALL SURFACE TO MIN. 6" ABOVE FLOOR AT TUB/SHOWER.
 - WHEELCHAIR ACCESSIBLE ROLL-IN SHOWER WITH A MIN. 1024 SQ IN OF INTERIOR AREA, AND PROVIDE SPACE FOR A MIN. 30" Ø CIRCLE. GLASS IN SHOWER ENCLOSURES SHALL BE APPROVED SAFETY GLASS, AND SHOWER DOORS SHALL BE MIN. 24" CLEAR WIDTH AND SHALL OPEN OUTWARD FROM THE SHOWER COMPARTMENT.
 - ROMAN TUB
 - PROVIDE MIN. (2) 20 AMP CIRCUITS TO COUNTERTOP OUTLETS FOR SMALL APPLIANCES, AND PROVIDE SEPARATE CIRCUIT FOR REFRIGERATOR OUTLET.
 - STACK WASHER/ DRYER, PROVIDE GAS LINE WITH SHUT-OFF VALVE. VENT DRYER TO THE SOUTH WALL. PROVIDE 30 AMP CIRCUIT TO LAUNDRY
 - NOT USED
 - PROVIDE EGRESS/ RESCUE WINDOW AT BEDROOMS. SEE DOOR AND WINDOW SCHEDULE SHEET FOR SPECIFIC DIMENSIONS AND REQUIREMENTS.
 - BUILT-IN SHELVING/ CABINET SYSTEM.
 - FUTURE ELEVATOR

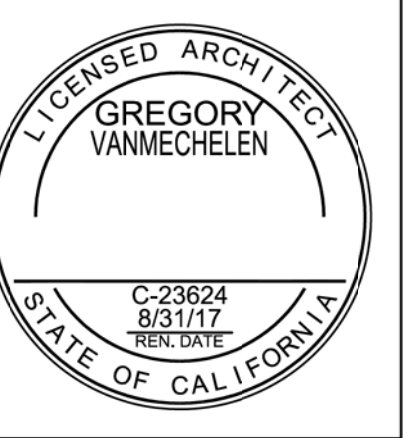
N 29°42'42" E 125.14'

1 SECOND FLOOR PLAN
A2.3 1/4" = 1'-0"



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Planning/ Design Review

New Residence for:
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LOT NO. 14 Block 77
APN 047-105-100
Avenue Balboa
El Granada, CA

SECOND FLOOR PLAN

Revision	
△	DRC Resubmit .5 Apr '17
△	.
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△	.
△	.

Date: 14 February 2017
Drawn:
Scale:

A 2.3



Address Sign

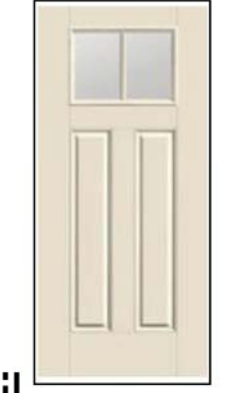
Step Light L1

Sconce Light L2

TOP OF ROOF
 ELEV = +145'-2"
 ROOF EDGE
 ELEV = ±140'-8"
 SECOND FLOOR LEVEL
 ELEV = +132'-6"
 FIRST FLOOR LEVEL
 ELEV = +123'-0"
 EXISTING GRADE AT CORNER
 ELEV = +117'-4"
 GARAGE LEVEL
 ELEV = +113'-0"
 ROOF RIDGE TO NATURAL GRADE DIRECTLY BELOW ROOF RIDGE AT FRONT
 27'-4"
 32'-11"
 NATURAL GRADE AT ROOF PEAK
 NATURAL GRADE AT FACE OF BUILDING
 EXISTING GRADE AT CORNER
 ELEV = 115'-4"

1 SOUTH ELEVATION
A 3.1 1/4" = 1'-0"

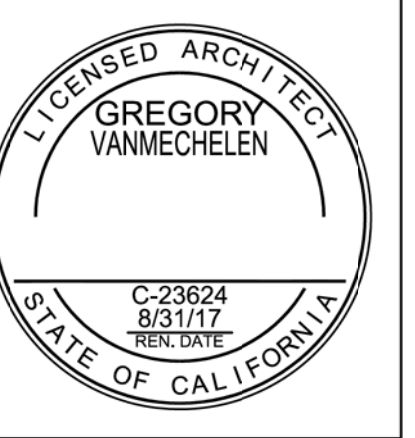
- Roofing: Asphalt Shingle
- Owens Corning Oakridge Driftwood Laminate
- Doors and Windows: Marvin Integrity, White
- Horizontal Fiber Cement Siding by James Hardie
Color: Boothbay Blue with Arctic White trim
- ADU Front Door
Painted Fiberglass
Color: Benjamin Moore
Hawthorne Yellow HC-4
- Deck Railing: Metal Cable Rail
Alternate: Welded Wire Mesh
- Garage Door:
Wood with Glass
- Veneer Stone: Imperial
Stack Stone Vorago Flats
- Main Unit Front Door
Painted Fiberglass
Color: Benhamin Moore
China Blue 2052-60



2 EAST ELEVATION
A 3.1 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

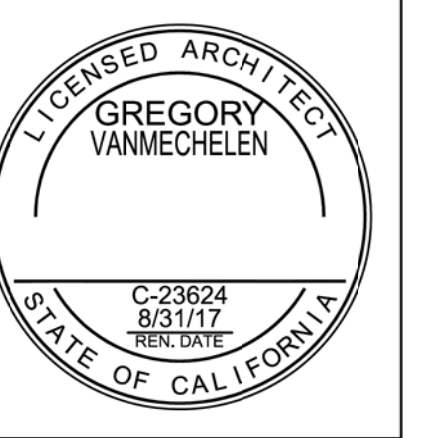
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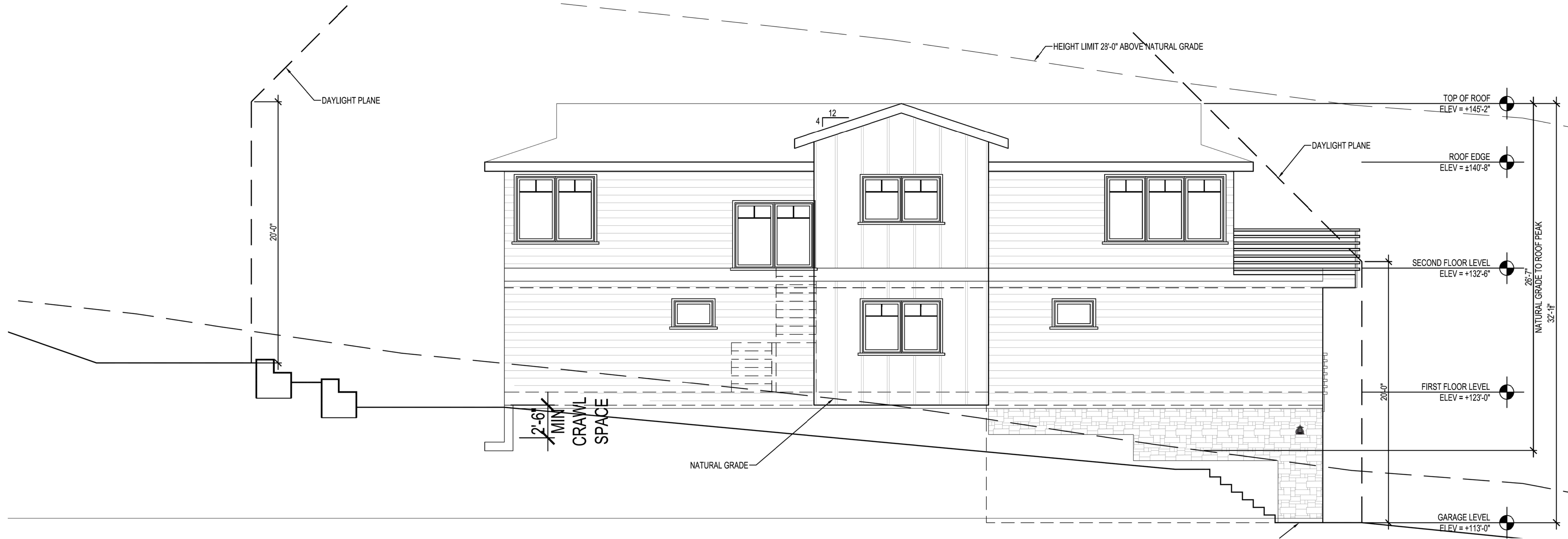
A 3.1
 6 of 12 Sheets
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1 NORTH ELEVATION
 A 3.2 1/4" = 1'-0"



2 WEST ELEVATION
 A 3.2 1/4" = 1'-0"

Planning/ Design Review

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EXTERIOR ELEVATIONS

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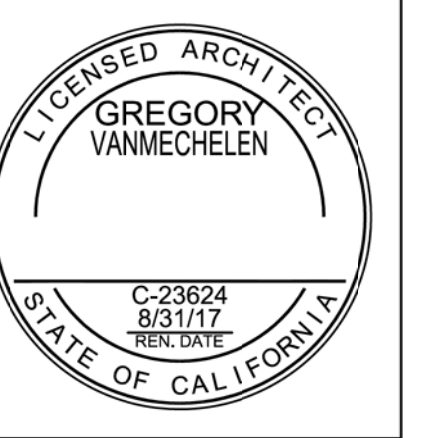
A 3.2

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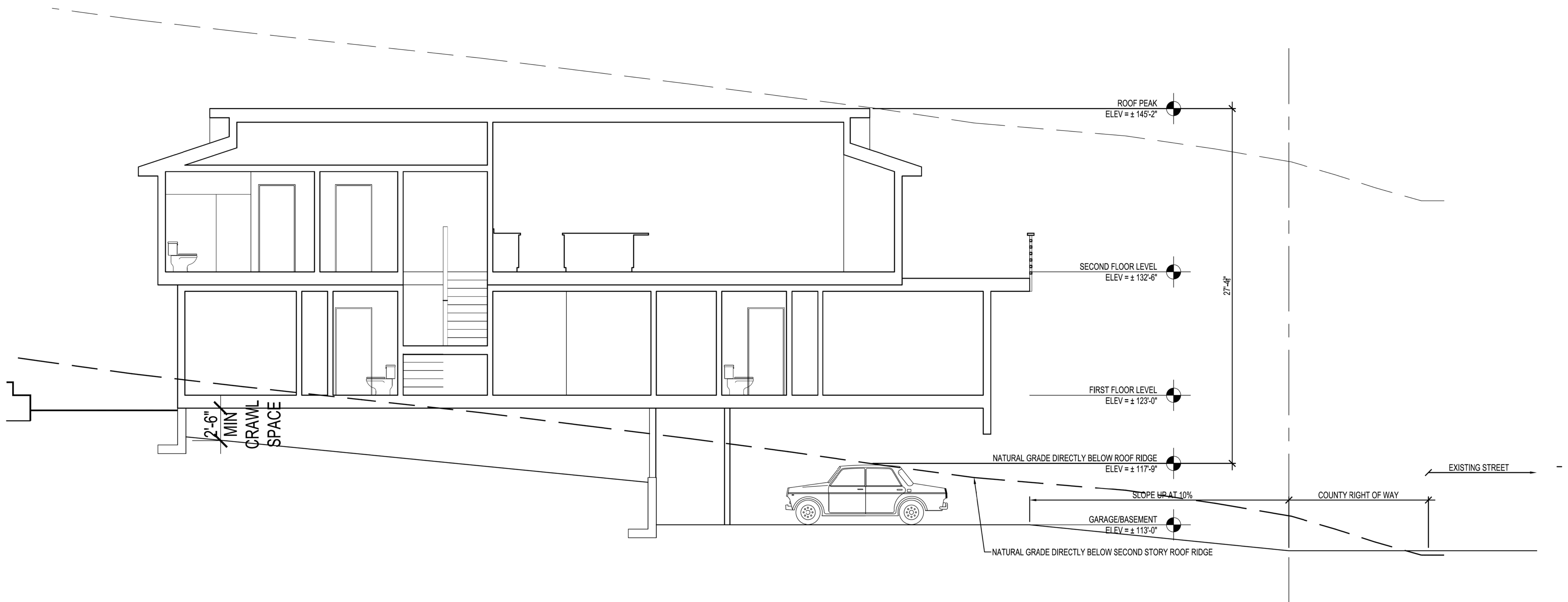
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Planning/ Design Review

New Residence for:
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 Avenue Balboa
 El Granada, CA

BUILDING SECTIONS



1 LONGITUDINAL SECTION
 A 3.3 1/4" = 1'-0"

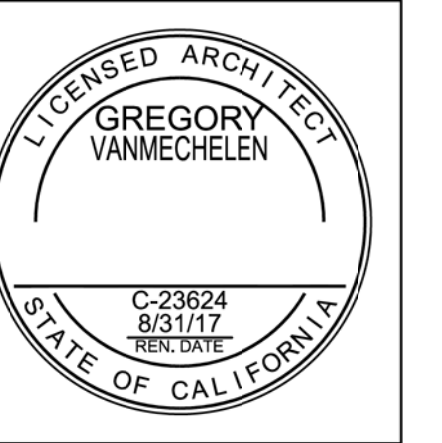
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A 3.3

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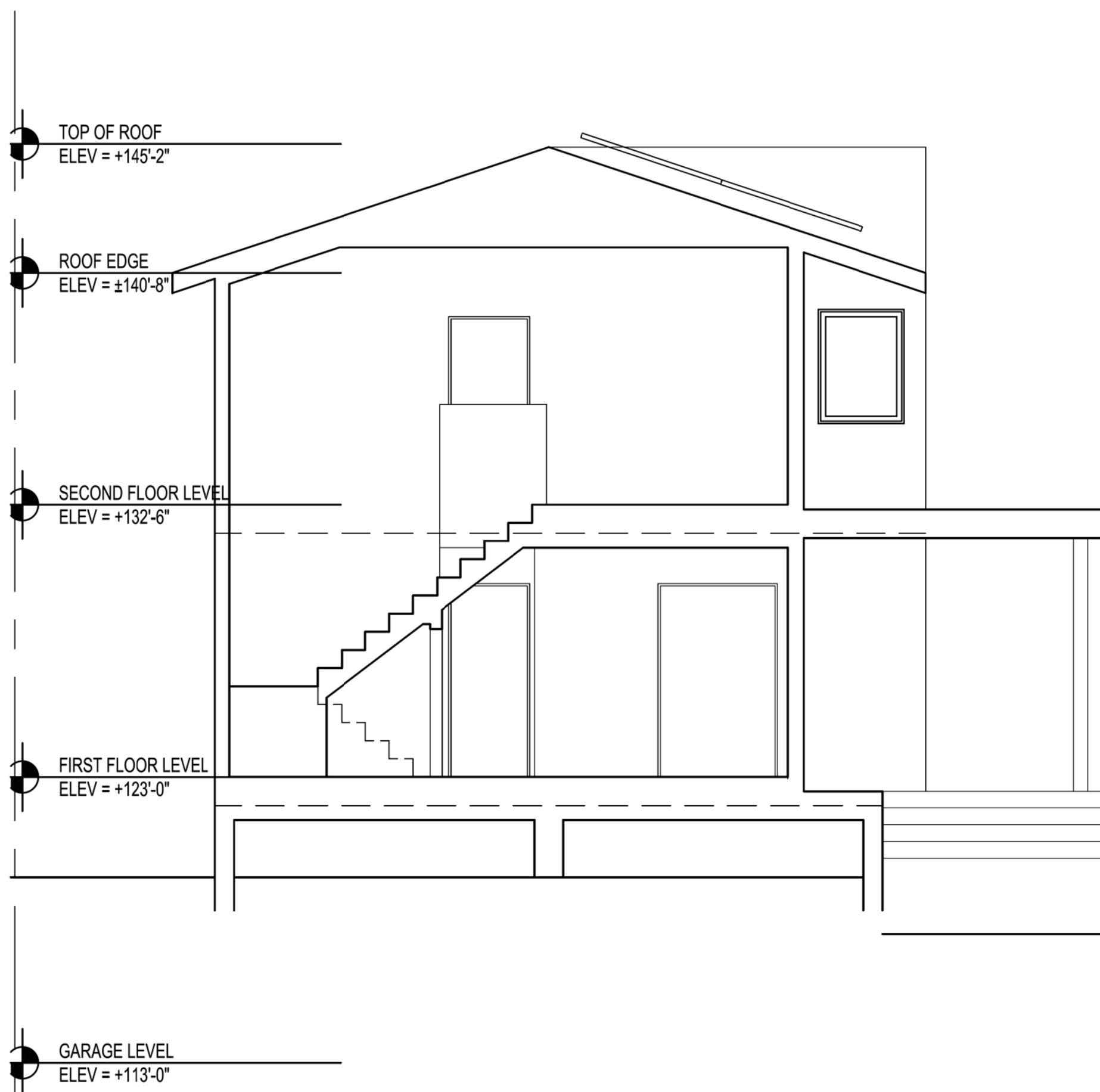
Planning/ Design Review
 New Residence for:
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BUILDING SECTIONS

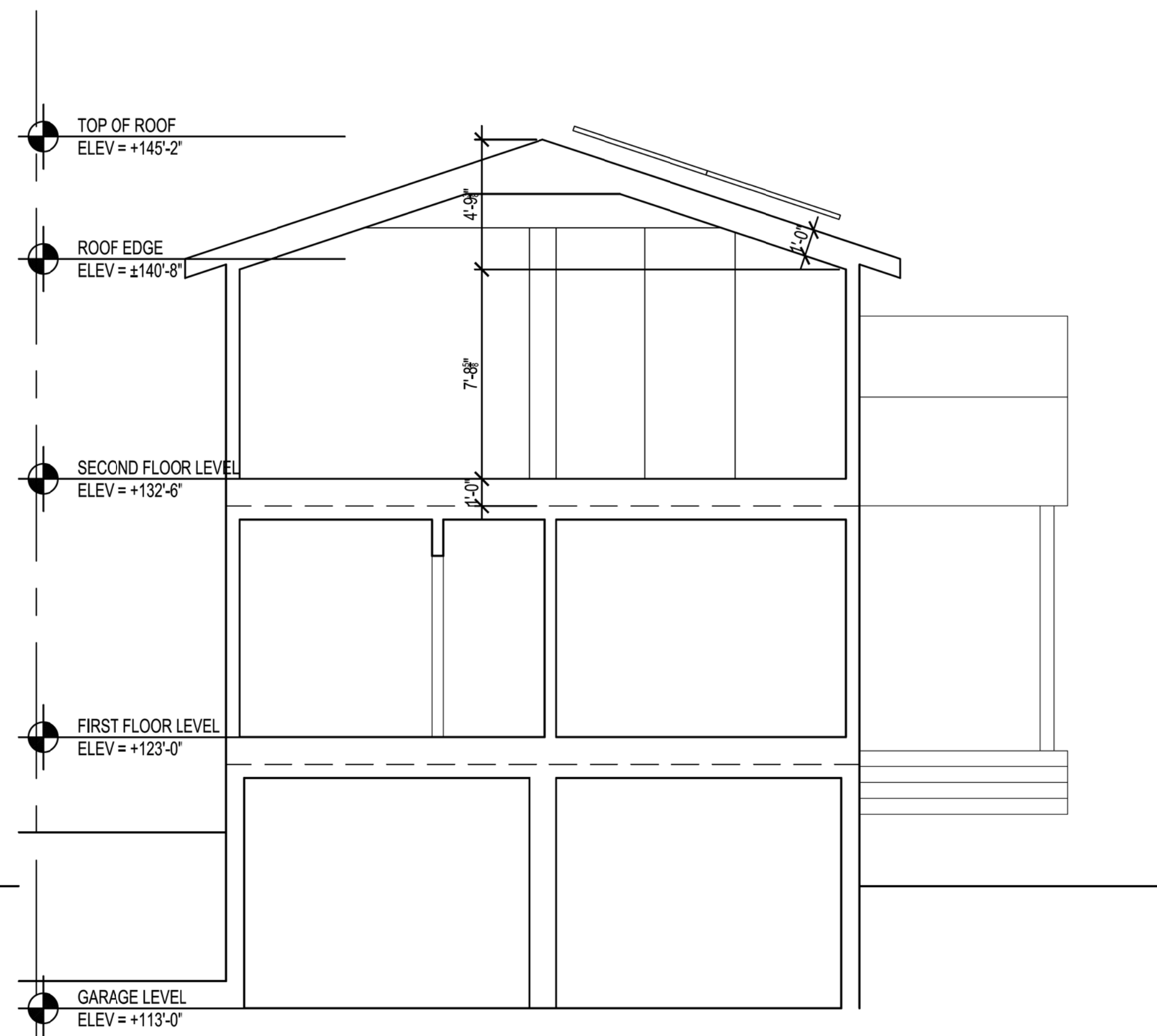
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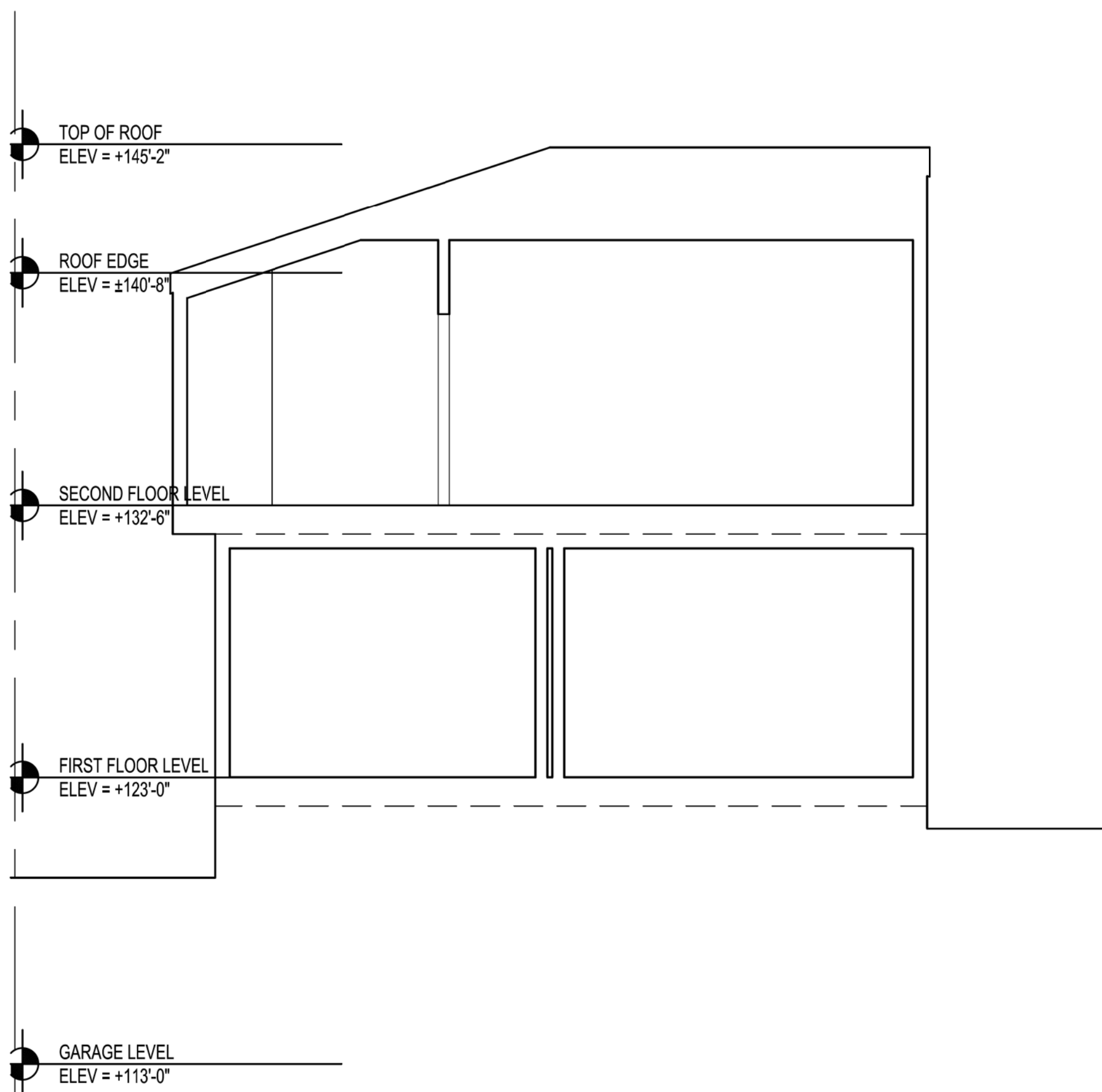
A 3.4



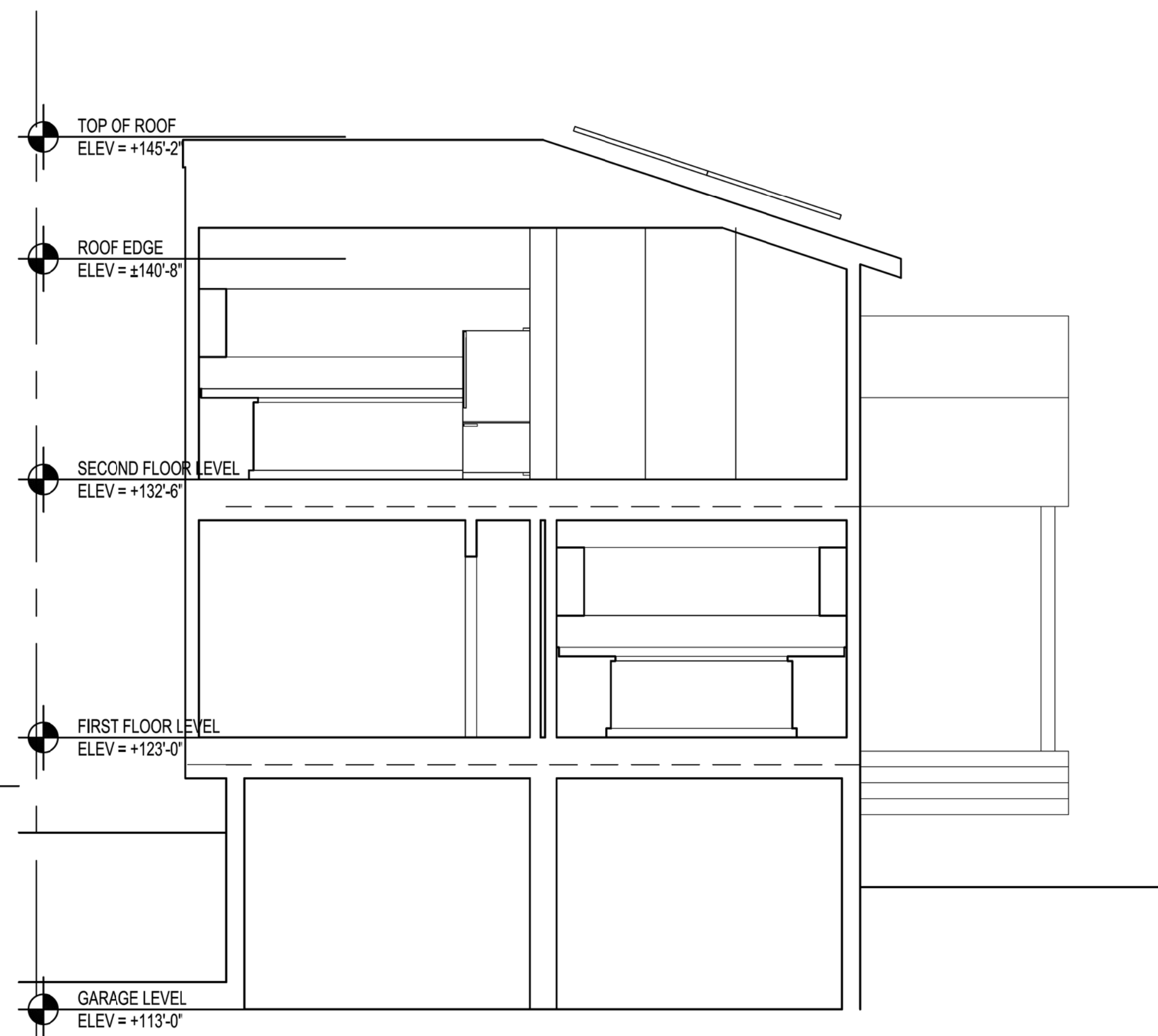
14 CROSS SECTION AT STAIRS
 A 3.4 1/4" = 1'-0"



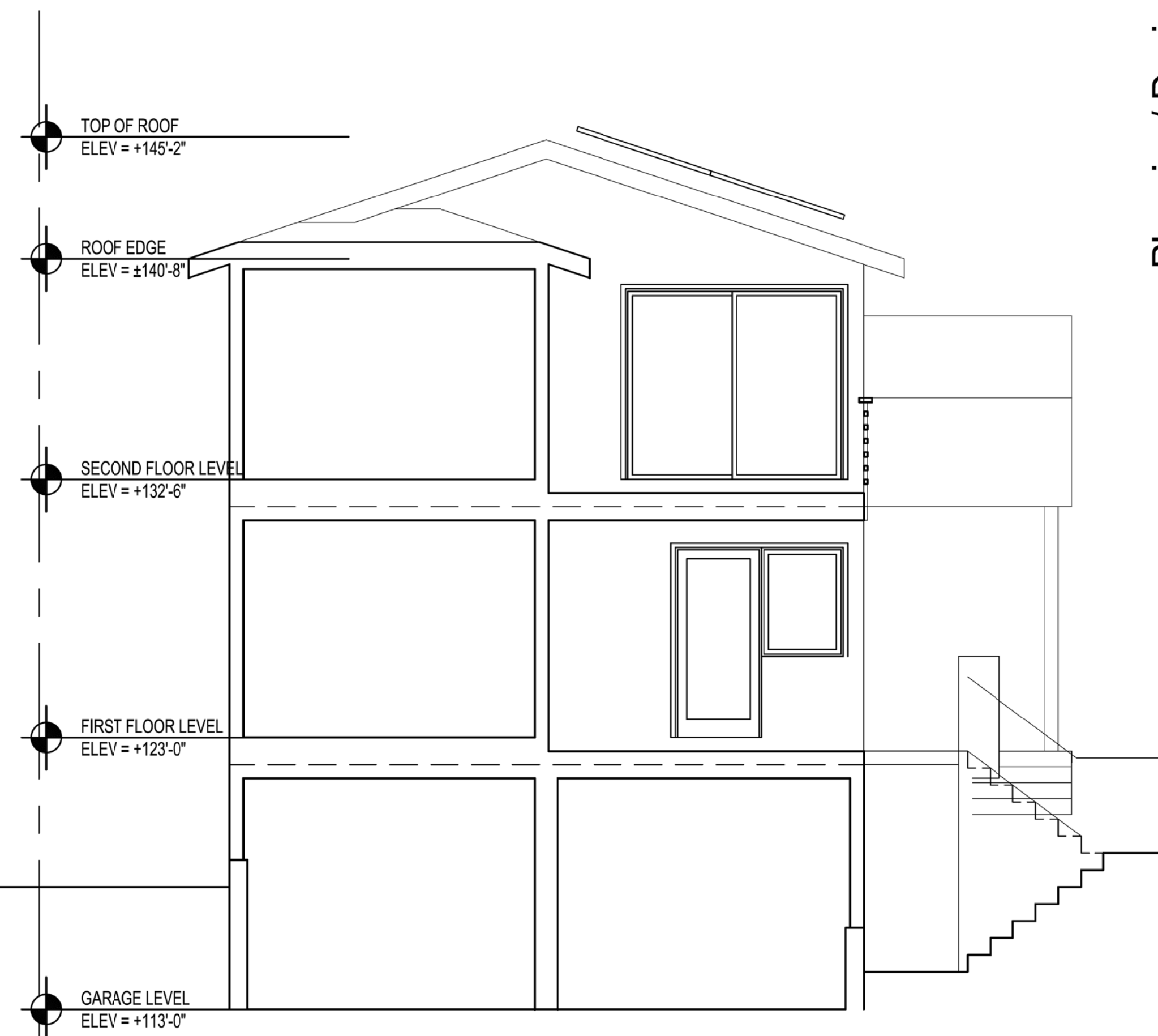
6 CROSS SECTION AT LIVING ROOMS
 A 3.4 1/4" = 1'-0"



16 CROSS SECTION AT REAR BEDROOMS
 A 3.4 1/4" = 1'-0"



8 CROSS SECTION AT KITCHENS
 A 3.4 1/4" = 1'-0"



4 CROSS SECTION AT FRONT DECK
 A 3.4 1/4" = 1'-0"



Cleveland Sage
salvia clevelandii
1 gallon



Small Leaf Mountain Lilac
ceanothus 'julia phelps'
5 gallon



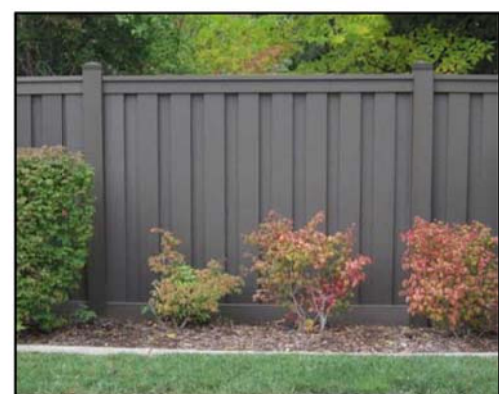
Urbanite Wall
murum urbana
± 50# blocks



Douglas Iris
iris douglasiana
1 gallon



California Poppy
eschscholzia californica
1 gallon



Gravel Path

Fence facing Side Yard



Fence facing Front Yard

Coyote Mint
monardella villosa
1 gallon



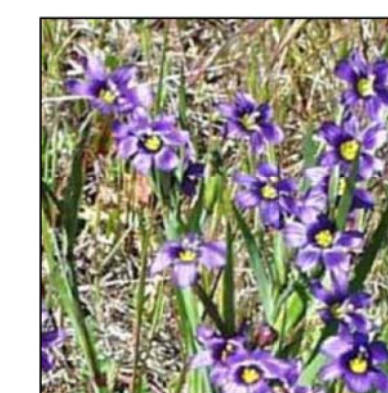
Deer Grass
muhlenbergia rigens
1 gallon



California Meadow Sedge
carex pansa
2" plugs
Grass planting shall conform with San Mateo County water usage requirements
Decomposed Granite Patio



Blue Eyed Grass
sisyrinchium bellium
1 gallon



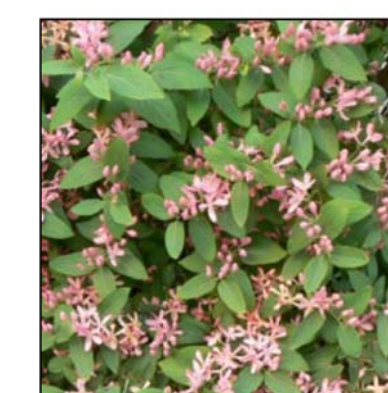
Mission Mallow
lavatera assurgentiflora
5 gallon



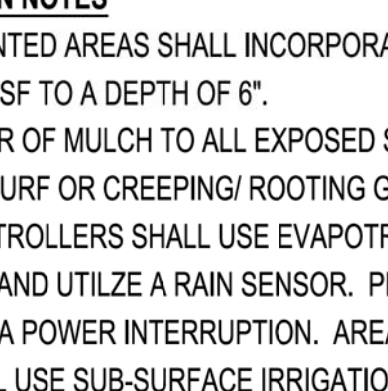
Blue Mountain Lilac
ceanothus thyrsoiflorus 'skylark'
5 gallon



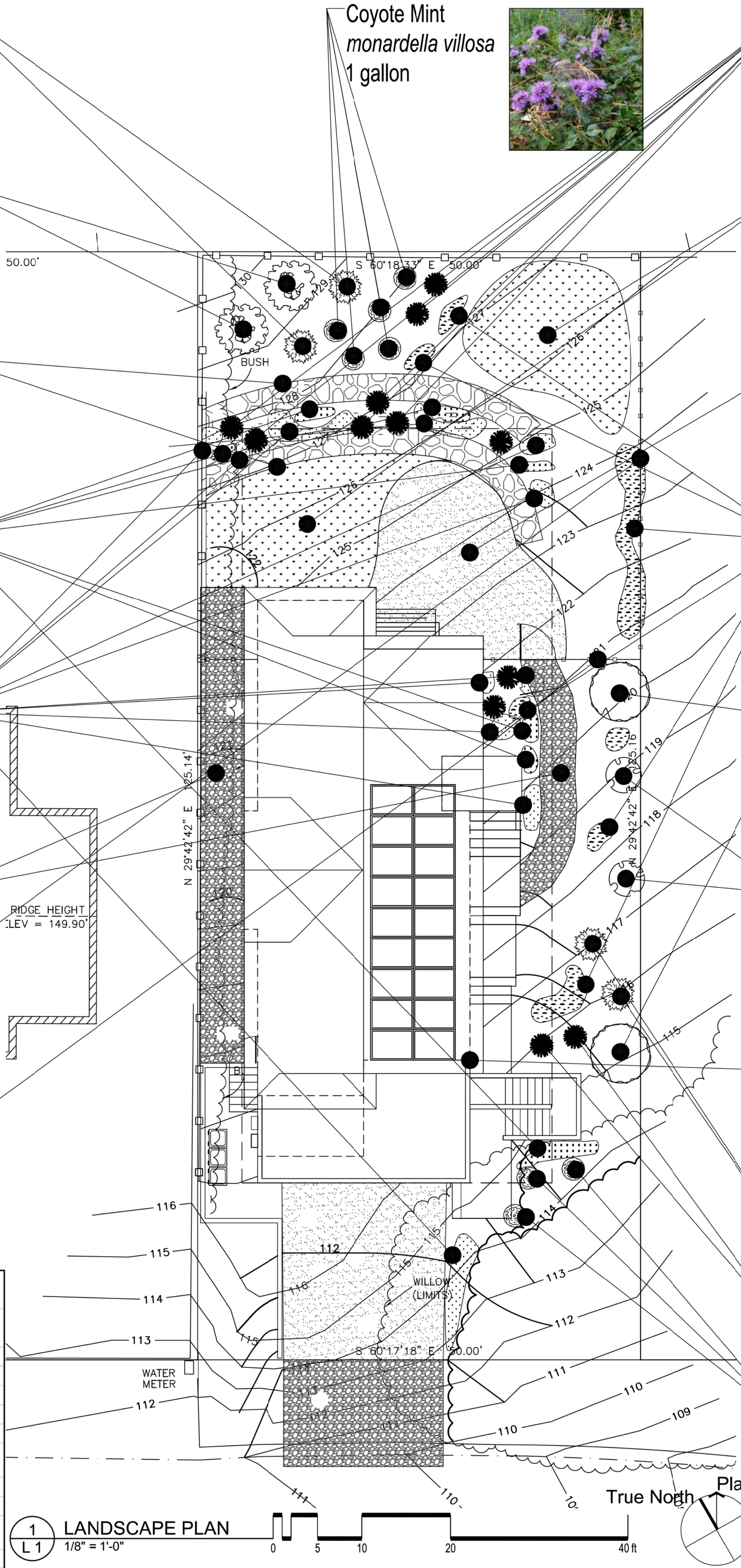
Hairy Honey Suckle
lonicera hispidula
1 gallon, lattice mounted to wall



Cleveland Sage
salvia clevelandii
1 gallon
Deer Grass
muhlenbergia rigens
1 gallon
Coyote Mint
monardella villosa
1 gallon

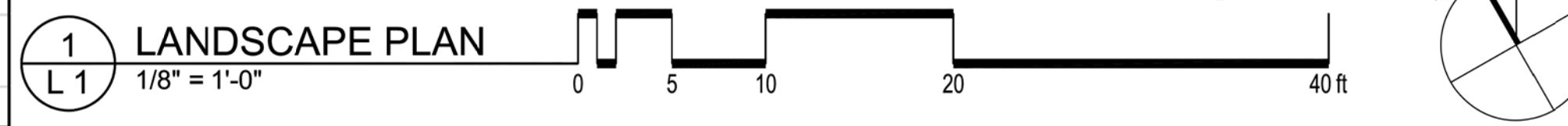


Vegetation Type	Botanical Name	Common Name	WUCOLS factor	Total Area (for grasses only)	Vegetation Symbols Key
P, N	Carex pansa	sand dune sedge	Moderate/Medium	562 sf (24.7% of total landscape)	Ba bamboo
S, N	Ceanothus "Julia Phelps"	Julia Phelps ceanothus	Low		Bu bulb
S, N	Ceanothus thyrsoiflorus "Skylark"	Skylark ceanothus	Low		G grass
P, N	Eschscholzia californica	California poppy	Very Low		GC groundcover
P, N	Iris douglasiana	Douglas iris	Low		S shrub
V, N	Lonicera hispidula	California honeysuckle	Low		T tree
S, N	Malva assurgentiflora and cvs. (Lavatera assurgentiflora)	tree mallow	Low		V vine
P, N	Monardella villosa	Coyote mint	Very Low		N California native
G, N	Muhlenbergia rigens	deer grass	Low		
S, N	Salvia clevelandii & hybrids	salvia Cleveland/Alan Chickering etc.	Low		
P, N	Sisyrinchium bellium and cvs.	blue-eyed grass	Very Low		



LANDSCAPE PLAN NOTES

- LANDSCAPE PLANTED AREAS SHALL INCORPORATE COMPOST, MIN. 4 CUBIC YARDS PER 1000 SF TO A DEPTH OF 6".
- PROVIDE 3" LAYER OF MULCH TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF OR CREEPING/ ROOTING GROUNDCOVERS.
- IRRIGATION CONTROLLERS SHALL USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR. PROGRAMMING DATA SHALL NOT BE LOST DUE TO A POWER INTERRUPTION. AREAS LESS THAN 10'-0" IN ANY DIRECTION SHALL USE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.



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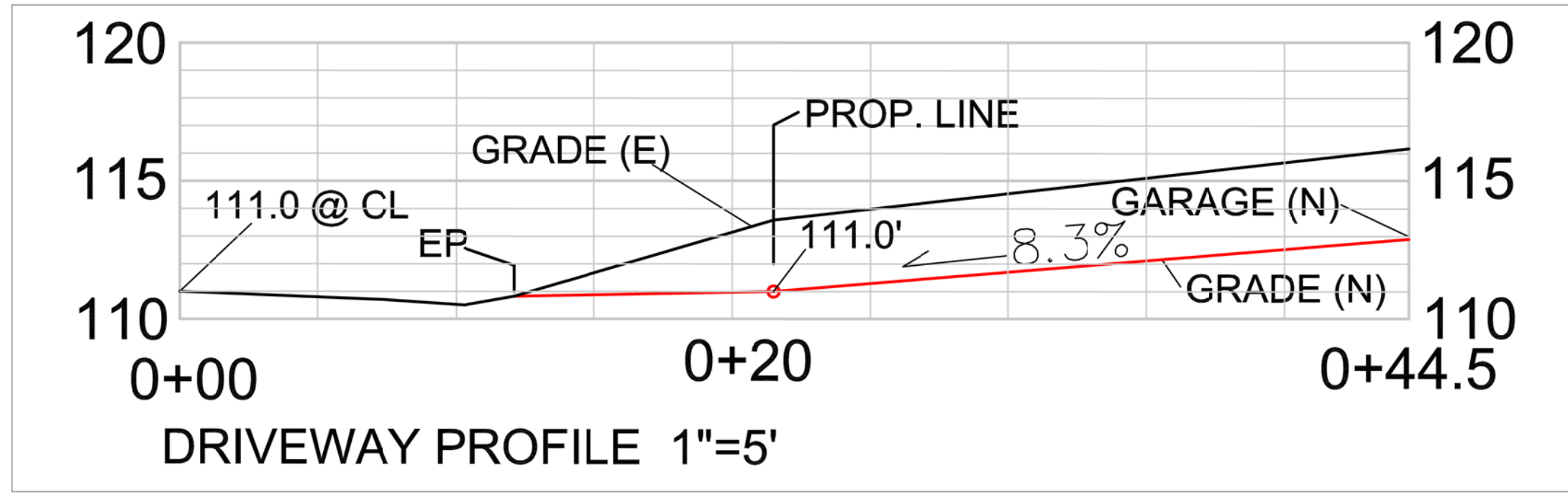
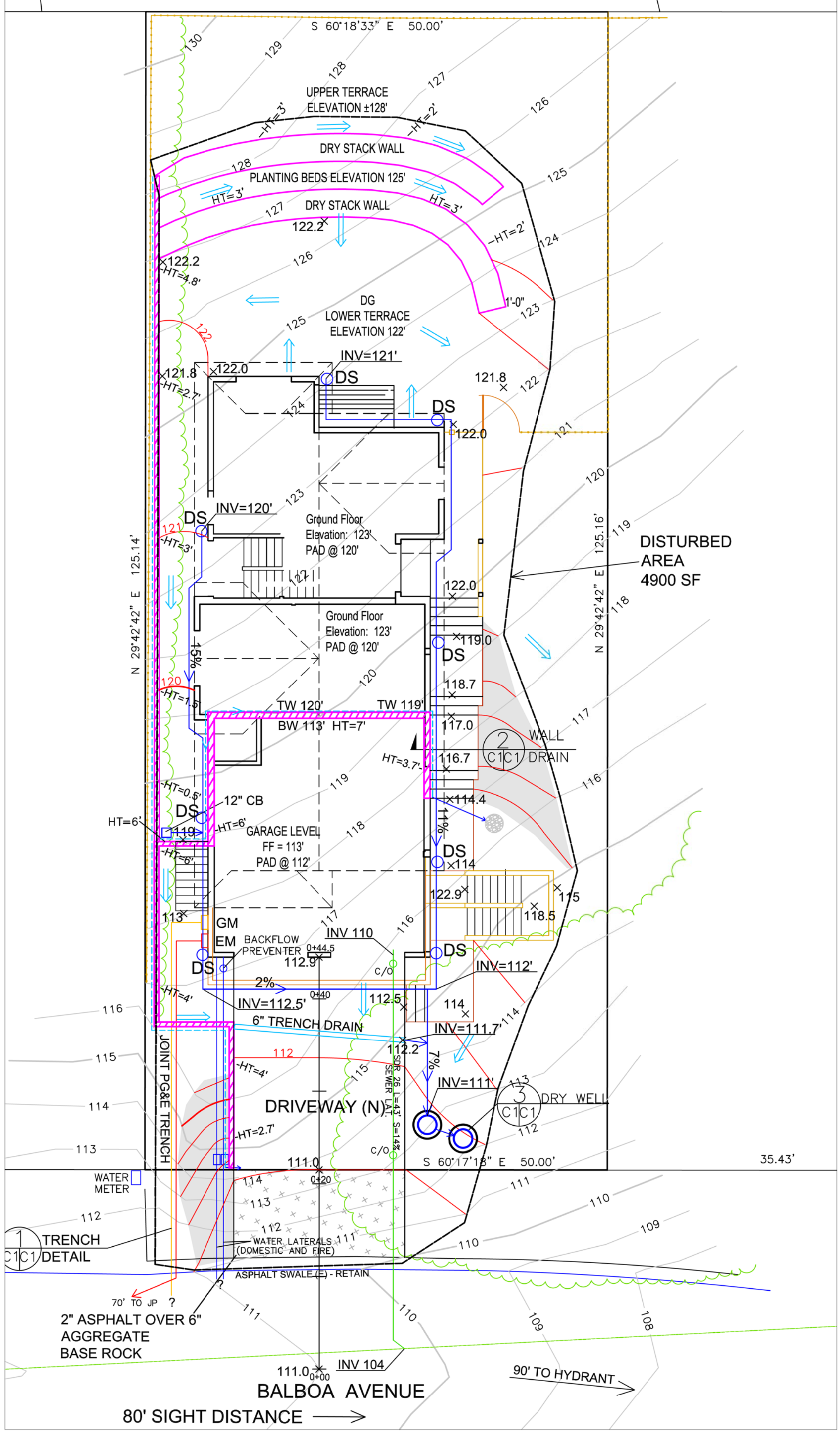


Planning/ Design Review
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LANDSCAPE PLAN
PLANT LISTINGS

Revision	Date
① DRC Resubmit	.5 Apr '17
②	.
③	.
④	.
⑤	.
⑥	.

Date: 14 February 2017
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Scale:



LEGEND

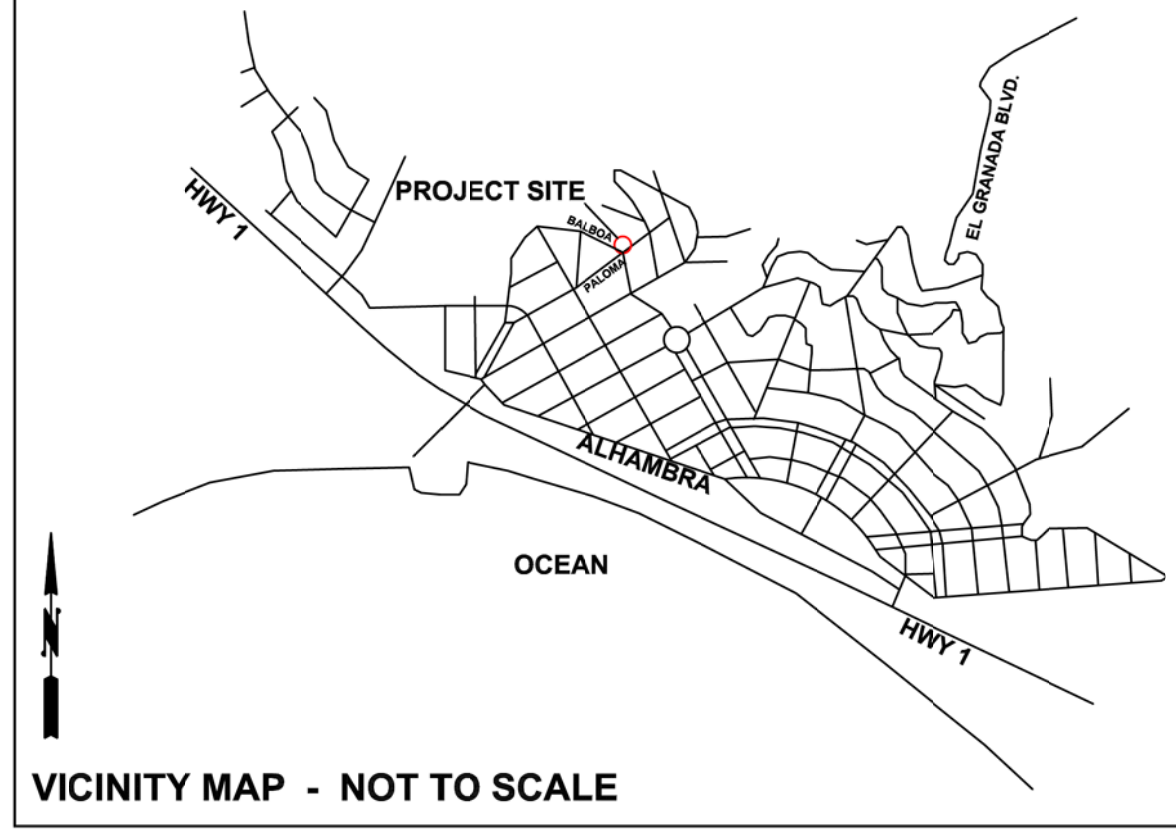
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ENERGY DISSIPATER: 2-FT DIAMETER, 4-INCHES DEEP, FILLED WITH 2-4 INCH COBBLES
- PROPOSED RETAINING WALL
- PROPOSED SLOPES >15%

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: HEATHER PETERS, OWNER
2. SURVEY AND TOPOGRAPHY BY S. MICALLEF, SURVEYED ON JANUARY 20, 2016.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

- CUT VOLUME: 560 CY
FILL VOLUME: 0 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.



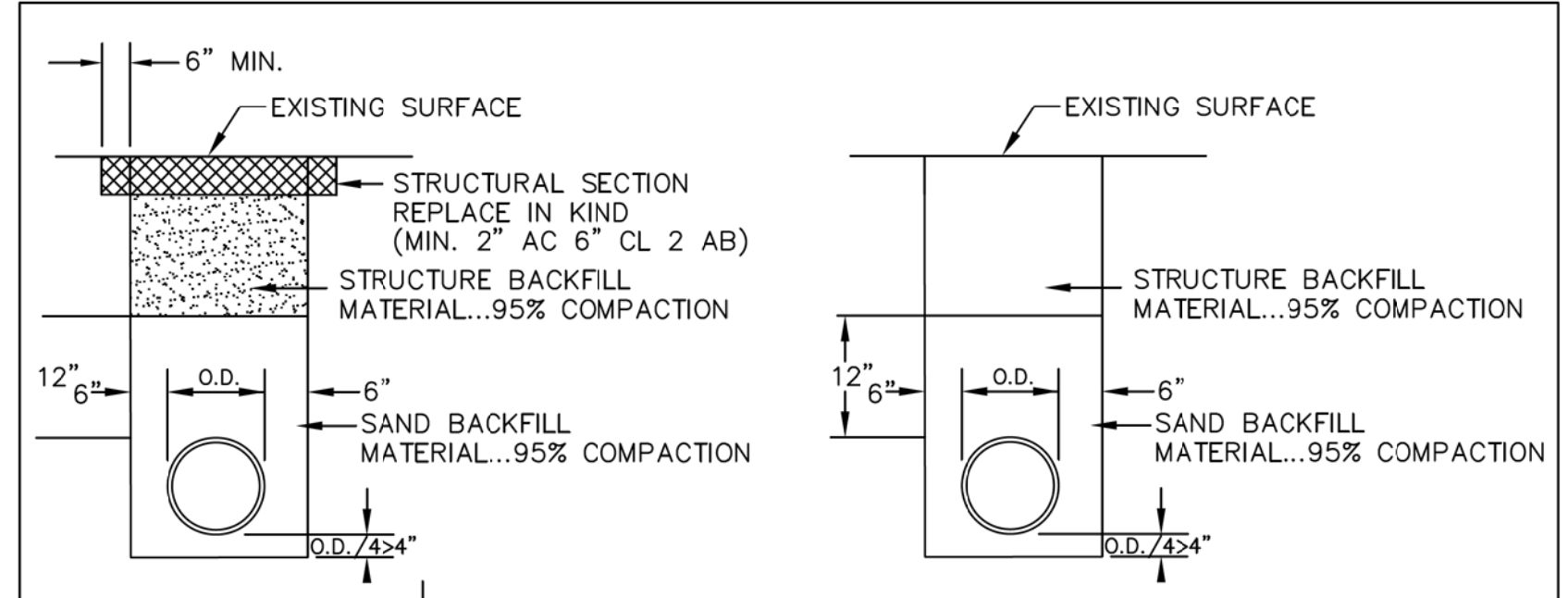
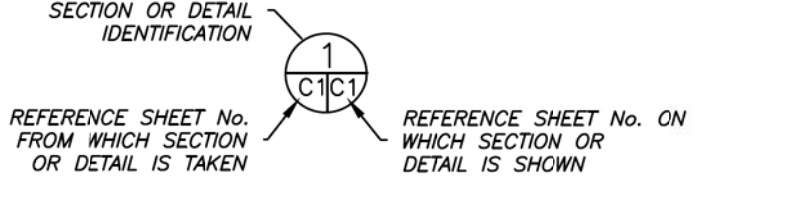
DRAINAGE NOTES

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" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DRAIN PIPES AND DRY WELLS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.
5. SOIL BORINGS REVEALED A SILTY SAND AT A DEPTH OF 4 TO 4.5 FEET. ESTIMATED PERCOLATION RATE IS 2 TO 3 IN/HR.
6. DRAINAGE PIPES SHALL INCLUDE A CLEANOUT AT ALL 90-DEGREE BENDS.

TRAFFIC CONTROL NOTES

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

SECTION AND DETAIL CONVENTION

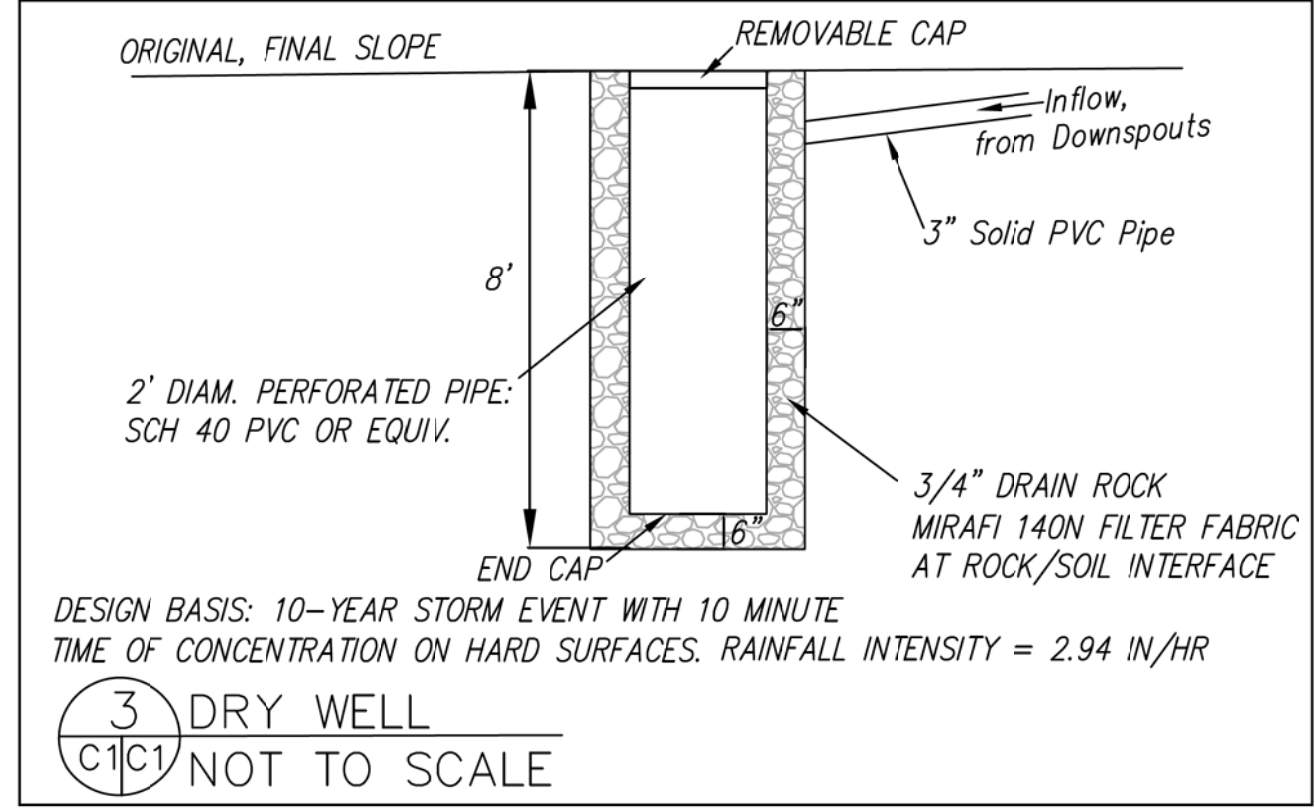


TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

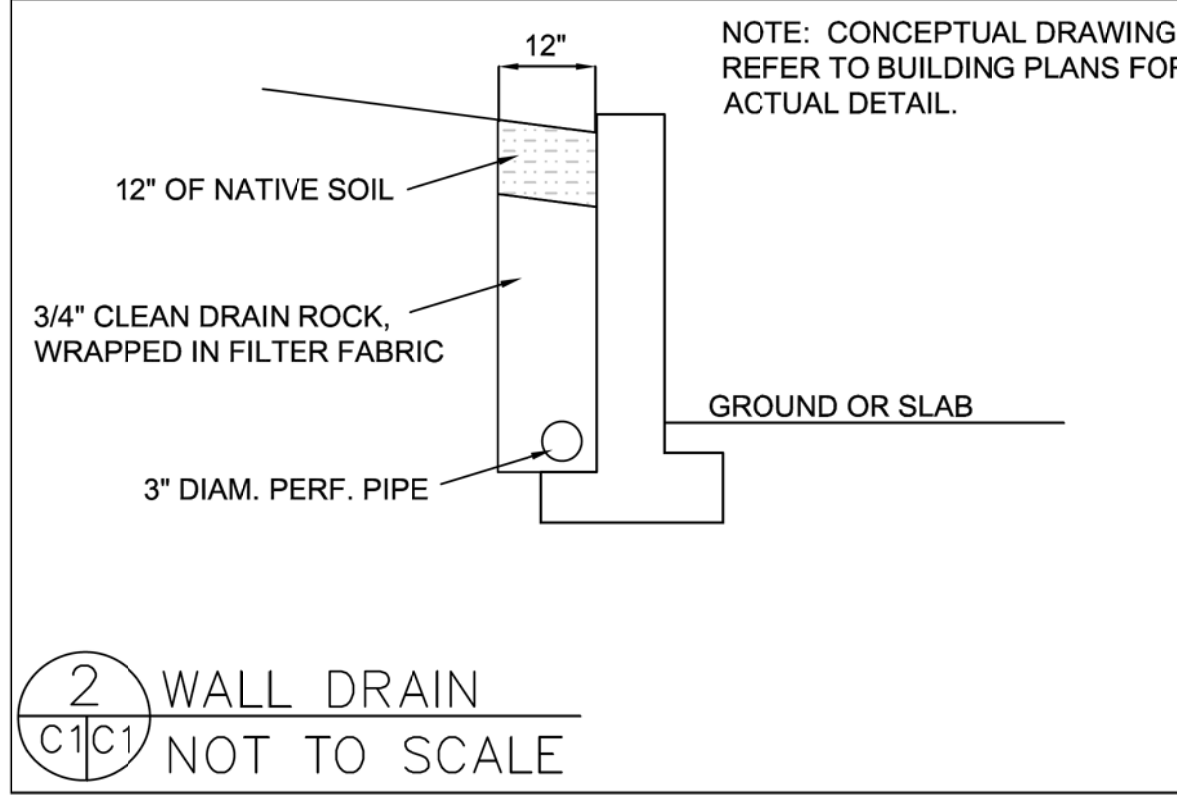
- NOTES:**
1. SAND... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5
 2. STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100
 3. BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.
- STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE**
C-7



3 DRY WELL
C1C1 NOT TO SCALE



2 WALL DRAIN
C1C1 NOT TO SCALE

Sigma Prime Geosciences, Inc.

REGISTERED PROFESSIONAL ENGINEER
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No. 62264
9-30-17 EXPIRES
CIVIL
STATE OF CALIFORNIA

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332 PRINCETON AVENUE
RAEF POINT, CA 94019
800.728.5890
FAX 728.5895

DATE: 2-10-17 DRAWN BY: CMK CHECKED BY: AZG REV. DATE: 3-5-17 REV. DATE: REV. DATE: REV. DATE: REV. DATE: REV. DATE:

GRADING AND DRAINAGE PLAN

PETERS PROPERTY
BALBOA AVENUE
EL GRANADA
APN 047-105-100

SHEET
C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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



EROSION CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL 3.
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 27 FEET LONG BY 16 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" 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 CLEANED 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: HEATHER PETERS
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-XXX
 PHONE:
 E-MAIL: XXX

• 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.

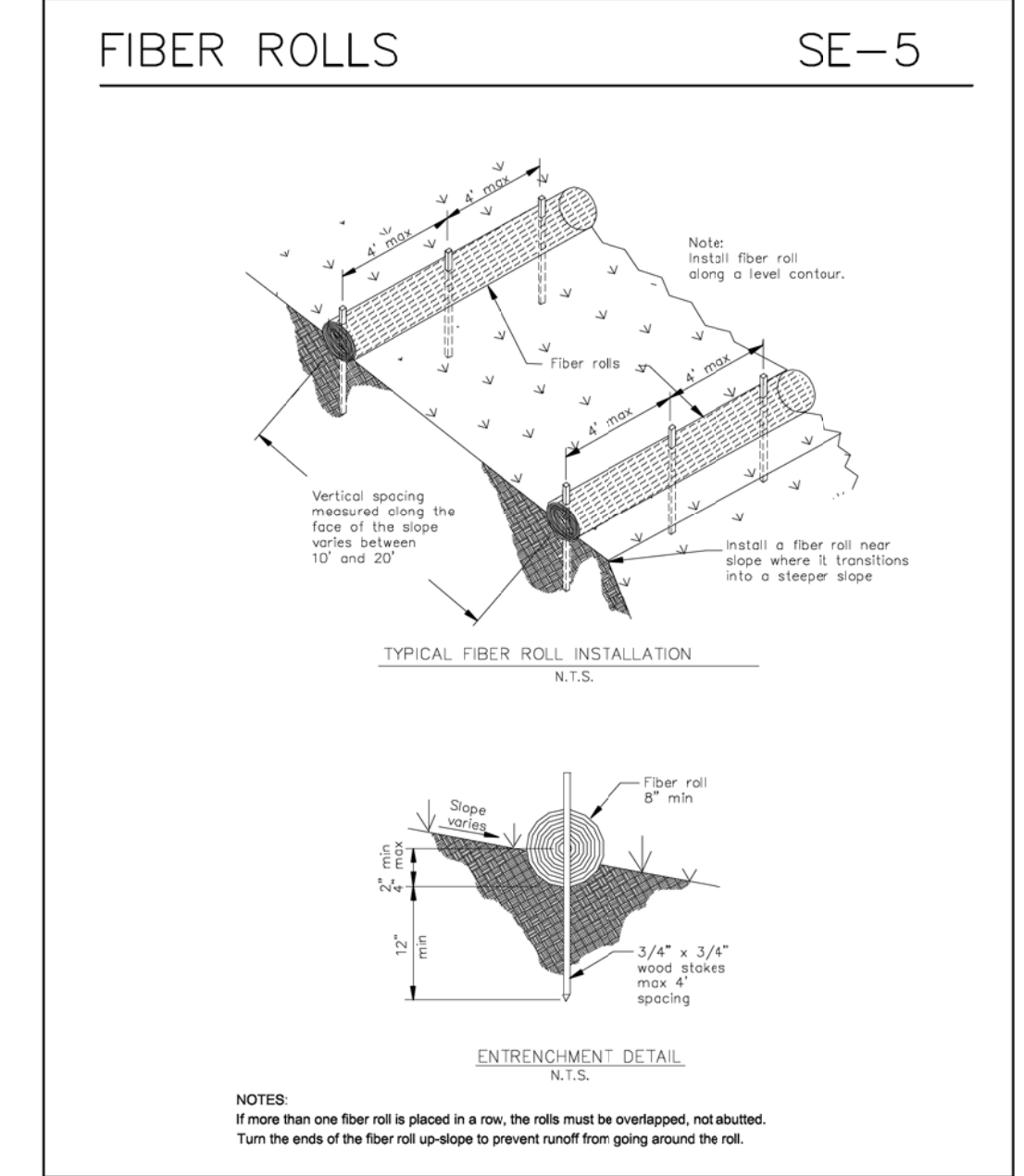
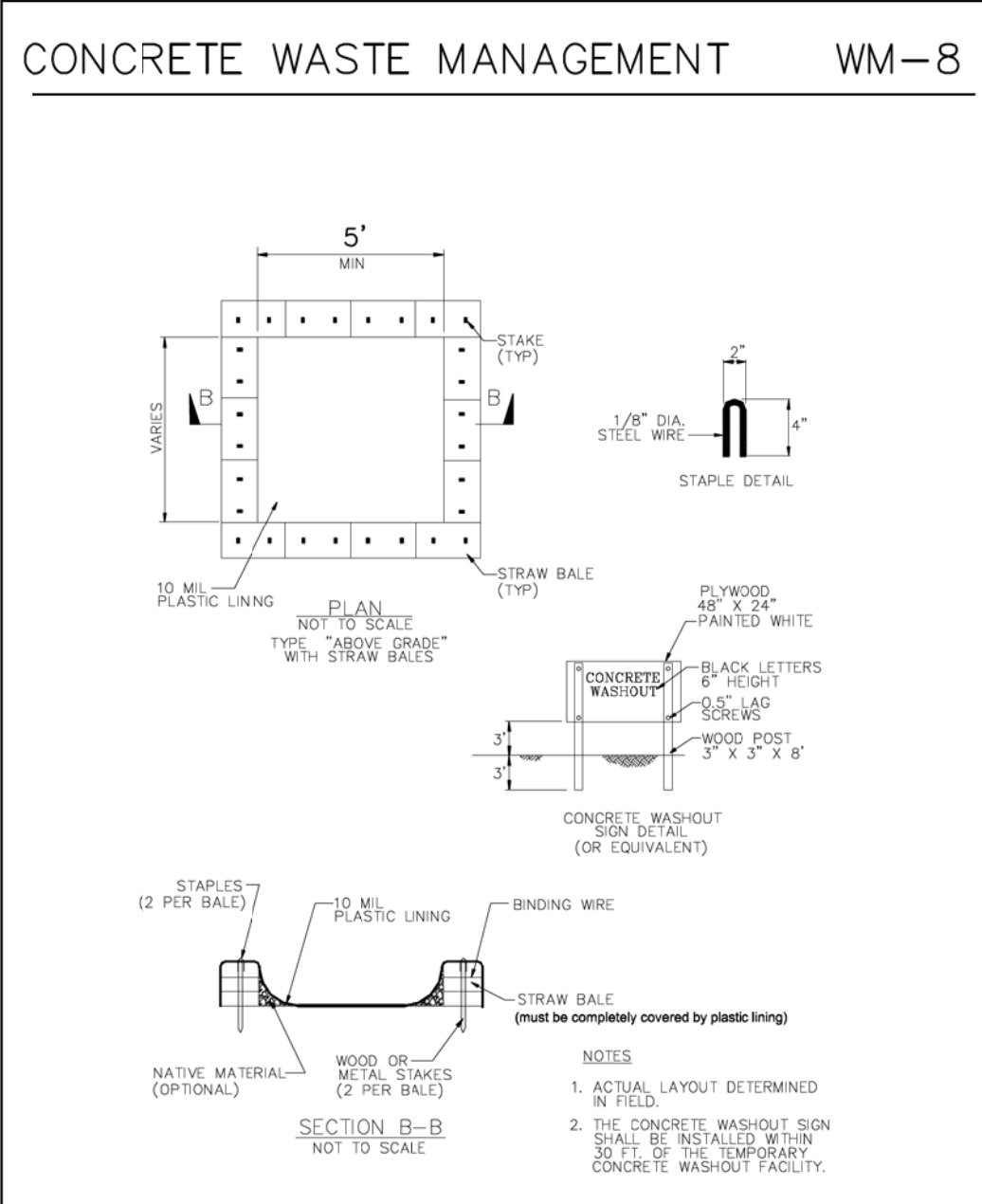
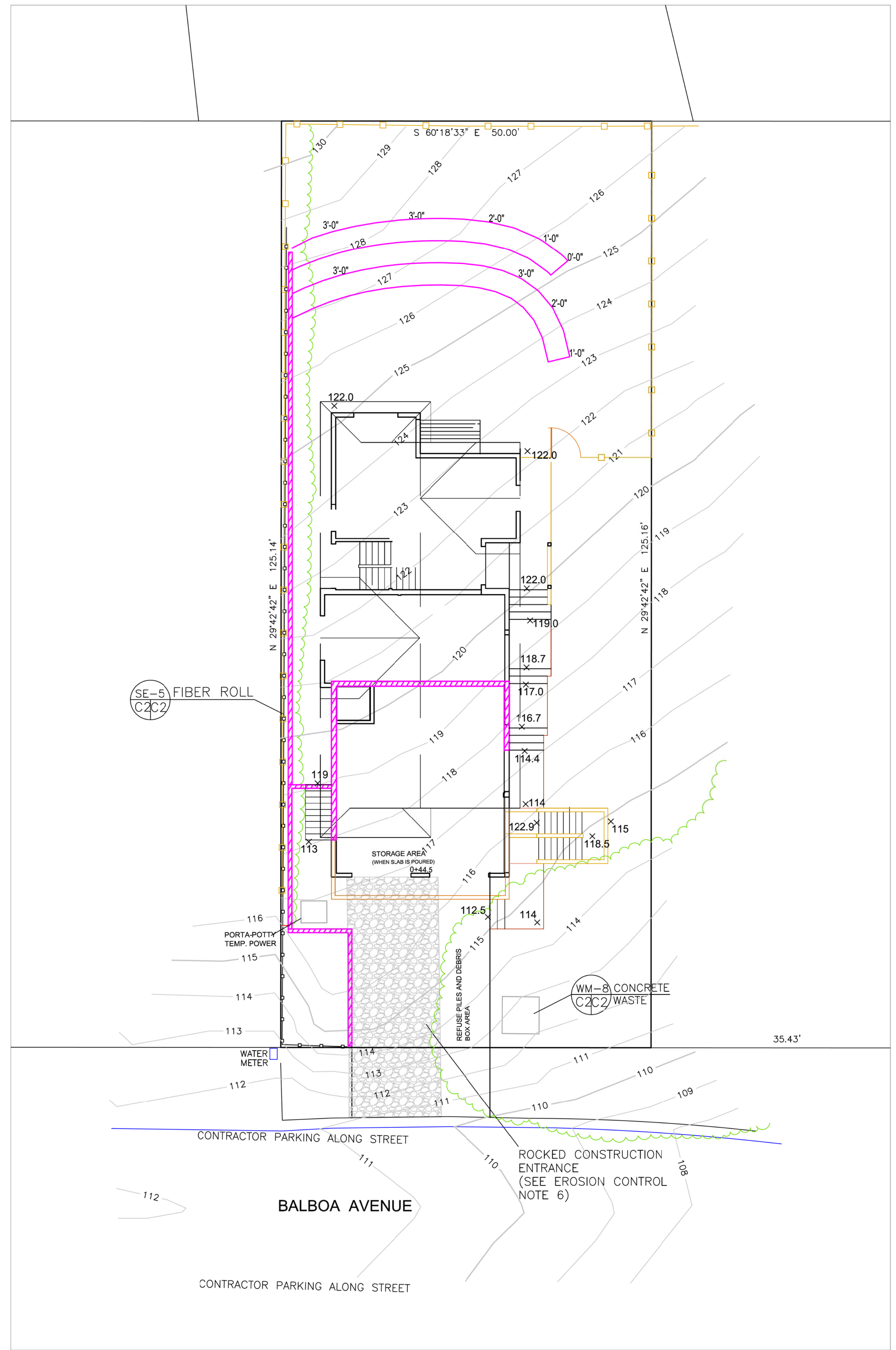
EROSION CONTROL PLAN

DATE: 1-10-17
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 3-5-17
 REV. DATE:
 REV. DATE:

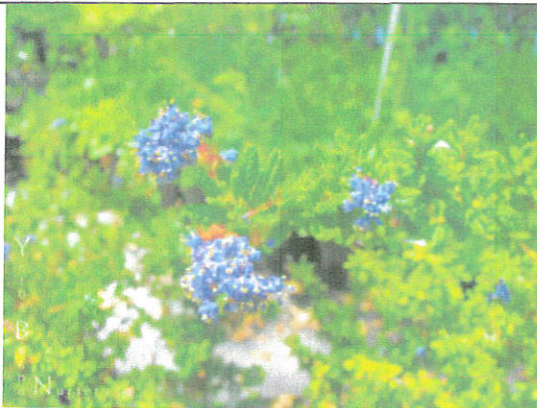
Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3580
 FAX 728-3593

PETERS PROPERTY
 BALBOA AVENUE
 EL GRANADA
 APN 047-105-100

SHEET
 C-2



PETERS/CASSADINE LANDSCAPE CHOICES FOR AVENUE BALBOA APN-047-105-100



**“CJP” 2, 5 GALLON
CEANOTHUS 'JULIA PHELPS'
SMALL LEAF MOUNTAIN LILAC.**



**“CSK” 2, 5 GALLON
CEANOTHUS THYRSIFLORUS
'SKYLARK'
BLUE MOUNTAIN LILAC**



**“LA” 2, 5 GALLON
LAVATERA ASSURGENTIFLORA
MISSION MALLOW**



**“SC” 4, 1 GALLON
SALVIA CLEVELANDII
CLEVELAND SAGE**



**“LH” 3, 1 GALLON
LONICERA HISPIDULA
HONEY SUCKLE**



**“MV”7, 1 GALLON
MONARDELLA VILLOSA
COYOTE MINT**

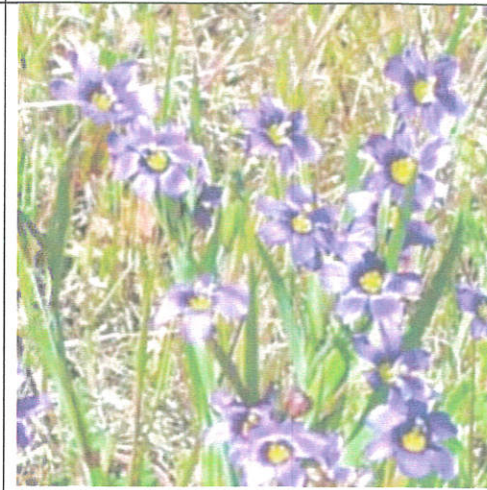
PETERS/CASSADINE LANDSCAPE CHOICES FOR AVENUE BALBOA APN-047-105-100



**“ID” 10, 1 GALLON
IRIS DOUGLASIANA
DOUGLAS IRIS**



**“MR”12, 1 GALLON
MUHLENBERGIA RIGENS
DEER GRASS**



**“SB” 16, 1 GALLON
SISYRINCHIUM BELLUM
BLUE EYED GRASS**



**“EC” 34, 1 GALLON
ESCHSCHOLZIA CALIFORNICA
CALIFORNIA POPPIES**



**“CP” 5 TRAYS OF 2” PLUGS
CAREX PANSA
CALIFORNIA MEADOW SEDGE**

PETERS/CASSADINE MATERIALS (or similar) FOR AVENUE BALBOA APN 047-105-100

**James Hardie Fiber Cement lap siding:
Boothbay Blue with Artic White trim**



**Garage cladding:
manufactured stone & vines:**

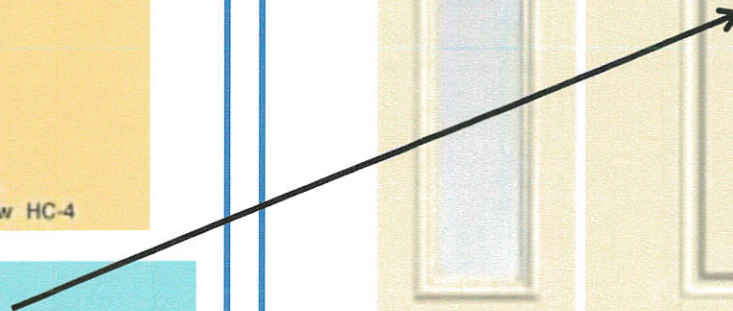
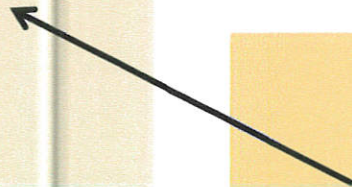
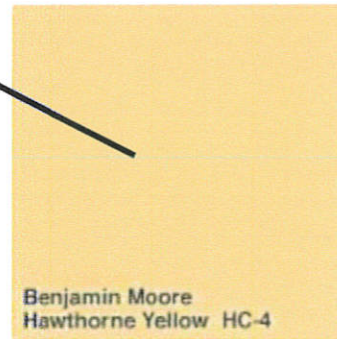
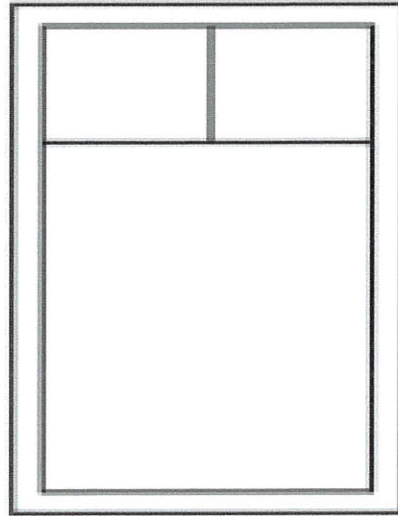
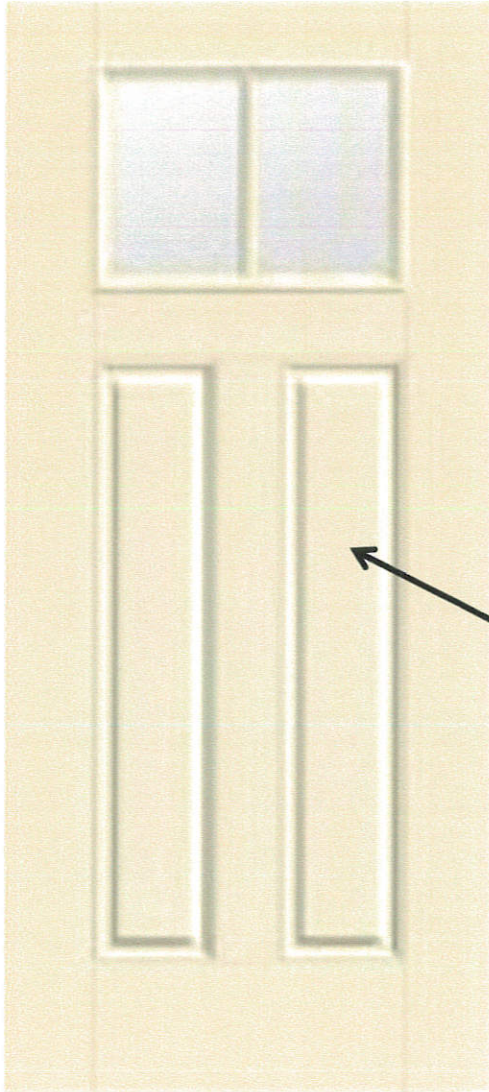


Garage door style:

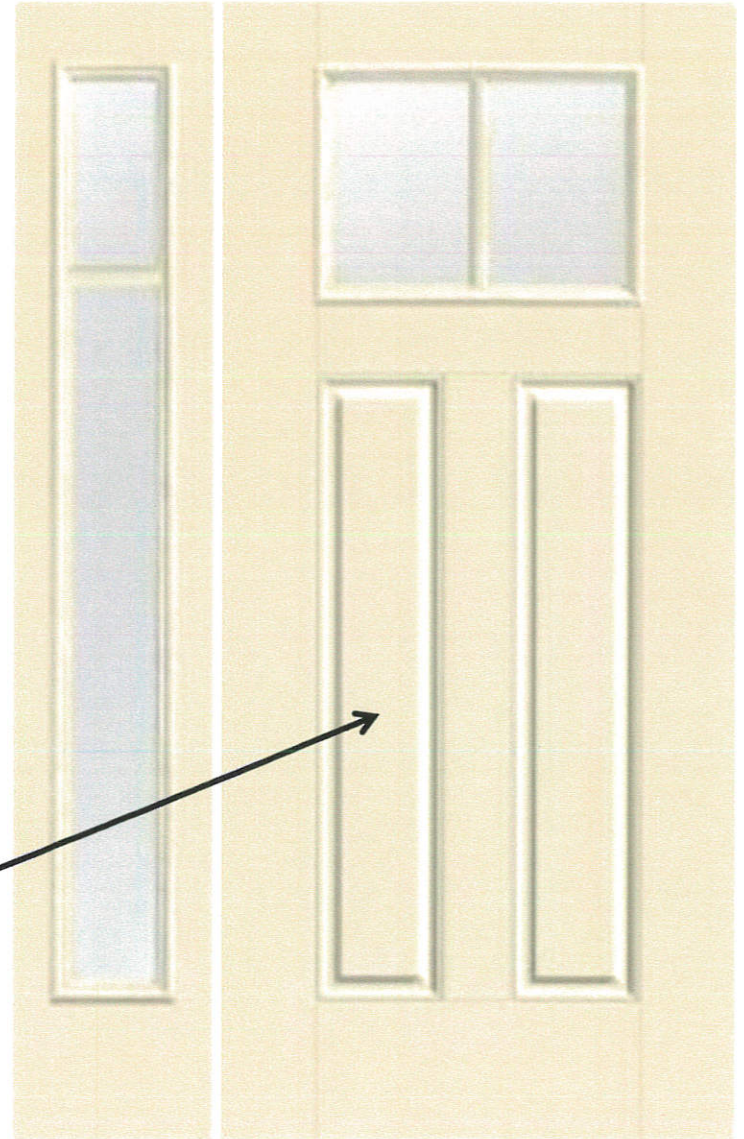


PETERS/CASSADINE MATERIALS (or similar) FOR APN 047-105-100

Front door & window style:



Side door style:



PETERS/CASSADINE MATERIALS (or similar) FOR AVENUE BALBOA APN 047-105-100

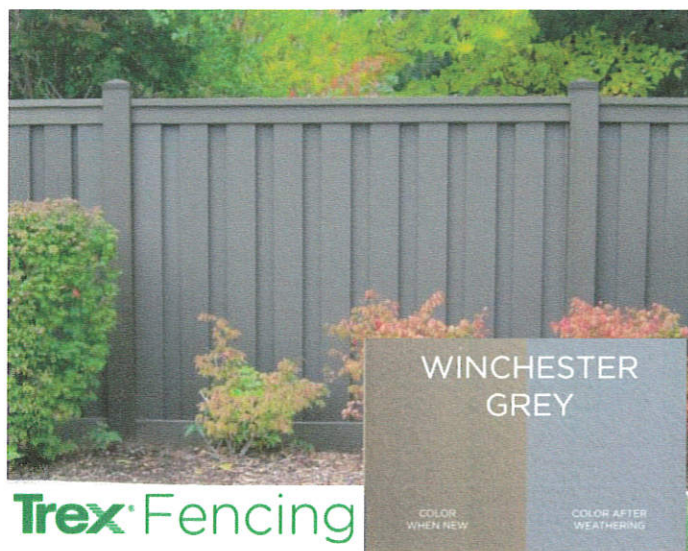
Composite decking & stairs with Arctic White wood & wire railings:



Urbanite retaining walls in backyard:



Side yard: composite fencing



Front yard: wire fence with wood frame painted to match



Roof: asphalt shingle



Owens Corning Oakridge Driftwood Laminate

PETERS/CASSADINE MATERIALS (or similar) FOR AVENUE BALBOA APN 047-105-100
(all dark sky compliant)

Lights for:

- Back door
- Garage
- 2nd floor deck outside of sliders



Address light for garage:



Lights for steps, stairs & deck:

