

Planning Permit Application Form

PLN: 2019-00231

BLD: _____

Applicant/Owner Information

Applicant: **Jennifer M. Randle**

Mailing Address: **2125 Bryant St., Apt 107**
San Francisco, CA

Zip: **94107**

Phone,W:

H: **917-5470203**

E-mail Address: **jmareerandle@gmail.com**

FAX: _____

Name of Owner (1): **Same**

Name of Owner (2): **n/a**

Mailing Address:

Mailing Address:

Zip:

Zip:

Phone,W:

Phone,W:

H:

H:

E-mail Address:

E-mail Address:

Project Information

Project Location (address):

Vacant Lot 14, Block 1

El Granada Highlands

Zoning:

Assessor's Parcel Numbers: — —

047 — 153 — 240 — —

Parcel/lot size: **4750**

SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

The project proposes a new one-story single family residence with attached parking garage. The project intends to conform with all zoning regulations. No accessory structures, wells, or tanks are proposed. Project will connect to utilities in adjacent street.

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

The existing site is a vacant lot covered in approximately 30% dense vegetation. There is one tree, which will remain. The site slopes from north to south at approx. 24.7%.

Describe Existing Structures and/or Development:

The site is a vacant lot with no existing structures.

Signatures

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: _____

Application for 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

Companion Page

Applicant's Name: Jennifer M. Randle

Primary Permit #: _____

1. Instructions

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

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Corrugated Metal, Plaster, Glass</u>	<u>Grey, Grey, Clear</u>	<input type="checkbox"/>
b. Trim	<u>Formed aluminum panel</u>	<u>Grey</u>	<input type="checkbox"/>
c. Roof	<u>Single Ply Membrane</u>	<u>TBD</u>	<input type="checkbox"/>
d. Chimneys	<u>N/A</u>	_____	<input type="checkbox"/>
e. Accessory Buildings	<u>N/A</u>	_____	<input type="checkbox"/>
f. Decks/Stairs	<u>Wood, Ipe or similar</u>	<u>Natural</u>	<input type="checkbox"/>
g. Retaining Walls	<u>Concrete</u>	<u>Board Formed</u>	<input type="checkbox"/>
h. Fences	<u>Wood, Ipe or similar</u>	<u>Natural</u>	<input type="checkbox"/>
i. Storage Tanks	<u>N/A</u>	_____	<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

Project proposes to remove existing vegetation

Project proposes to cut approx. 160 cy of fill

Project proposes new landscaping, see plans

Project proposes new water and sewer connections

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).
 Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Planning and Building Department

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

**Application for
 Design Review by the
 County Coastside Design
 Review Committee**

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: JENNIFER M. RANDLE
 Address: 2125 BRYANT ST, Apt 107
SF, CA Zip: 94107
 Phone,W: 917 547-0203
 Email: jmarcerandle@gmail.com

Owner (if different from Applicant):

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

Architect or Designer (if different from Applicant):

Name: JOHN WALTER
 Address: 547 GATES ST. SF, CA, Zip: 94110
 Phone,W: (219) 776-1634 Email: _____

2. Project Site Information

Project location:

APN: 047-153-240
 Address: VACANT LOT 14, BLOCK 1
ELGRAVADO HIGHLANDS Zip: _____
 Zoning: _____
 Parcel/lot size: 4750 sq. ft.

Site Description:

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

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Describe Project:

1-STORY, SINGLE FAMILY w/ ATTACHED
GARAGE. NO ACCESSORY STRUCTURES,
WELLS, TANKS ARE PROPOSED.
WILL CONNECT TO UTILITIES IN
Adj STREET

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

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	SEE CDP APPLIC.		<input type="checkbox"/>
b. Trim			<input type="checkbox"/>
c. Windows			<input type="checkbox"/>
d. Doors			<input type="checkbox"/>
e. Roof			<input type="checkbox"/>
f. Chimneys			<input type="checkbox"/>
g. Decks & railings			<input type="checkbox"/>
h. Stairs			<input type="checkbox"/>
i. Retaining walls			<input type="checkbox"/>
j. Fences			<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport			<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.

ON BEHALF OF OWNER NOT PRESENT
 Owner: _____ Applicant: Katherine M De Anda

 Date: _____ Date: _____

Simultaneous Development Application (if any): _____ PLN# _____

San Mateo County Planning & Building Department • 455 County Center, 2nd Floor Redwood City • CA • 94063
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Application for Permit to Remove Tree(s)

Sections 11,000 et seq and 12,000 et seq of the San Mateo County Ordinance Code.

HERITAGE TREE(S) SIGNIFICANT TREE(S)

Property Owner: JENNIFER M. RANDLE

Mailing Address: 2125 Bryant St., Apt 107

San Francisco ZIP code: 94403

Telephone: 917-547-0203 Email: _____

Applicant (if different): _____

Mailing Address: _____

ZIP code: _____

Telephone: _____ Email: _____

Address where tree(s) located: _____ Parcel Number: _____

Tree(s) Diameter or Circumference (at 4½ ft. height)	Kind of tree(s)	Heritage Tree? (Yes / No)	Health of tree(s)	Reason for Removal/Trimming
60"	Eucalyptus	No	Healthy	Invasive + New construction.
				+ DEFENSIBLE SPACE CLEARANCE

REMOVAL PLAN:

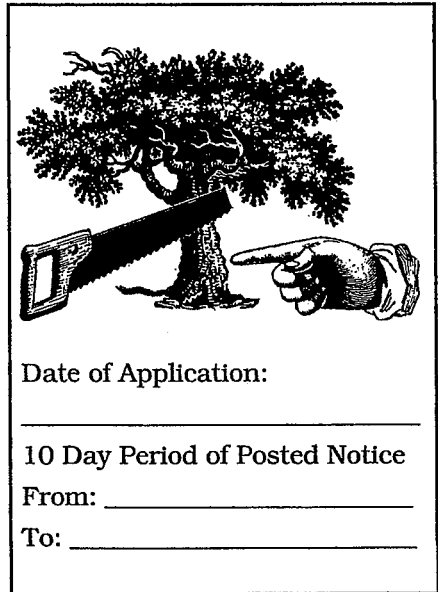
1. Method of removal: By Owner
 By Tree Removal Service.
Name: To be determined by General Contractor - RM Construction Phone: 650-868-9530
2. Disposal of tree debris: All debris to be removed from site by Tree Removal Service
 All/some debris to remain on site; Purpose: _____

The information contained in the application is accurate and true to the best of my knowledge. I understand that an approved permit is conditional. Further, the decision on this application may be appealed to the San Mateo County Planning Commission. Authority to remove or trim a tree is effective only after the approval appeal period has expired.

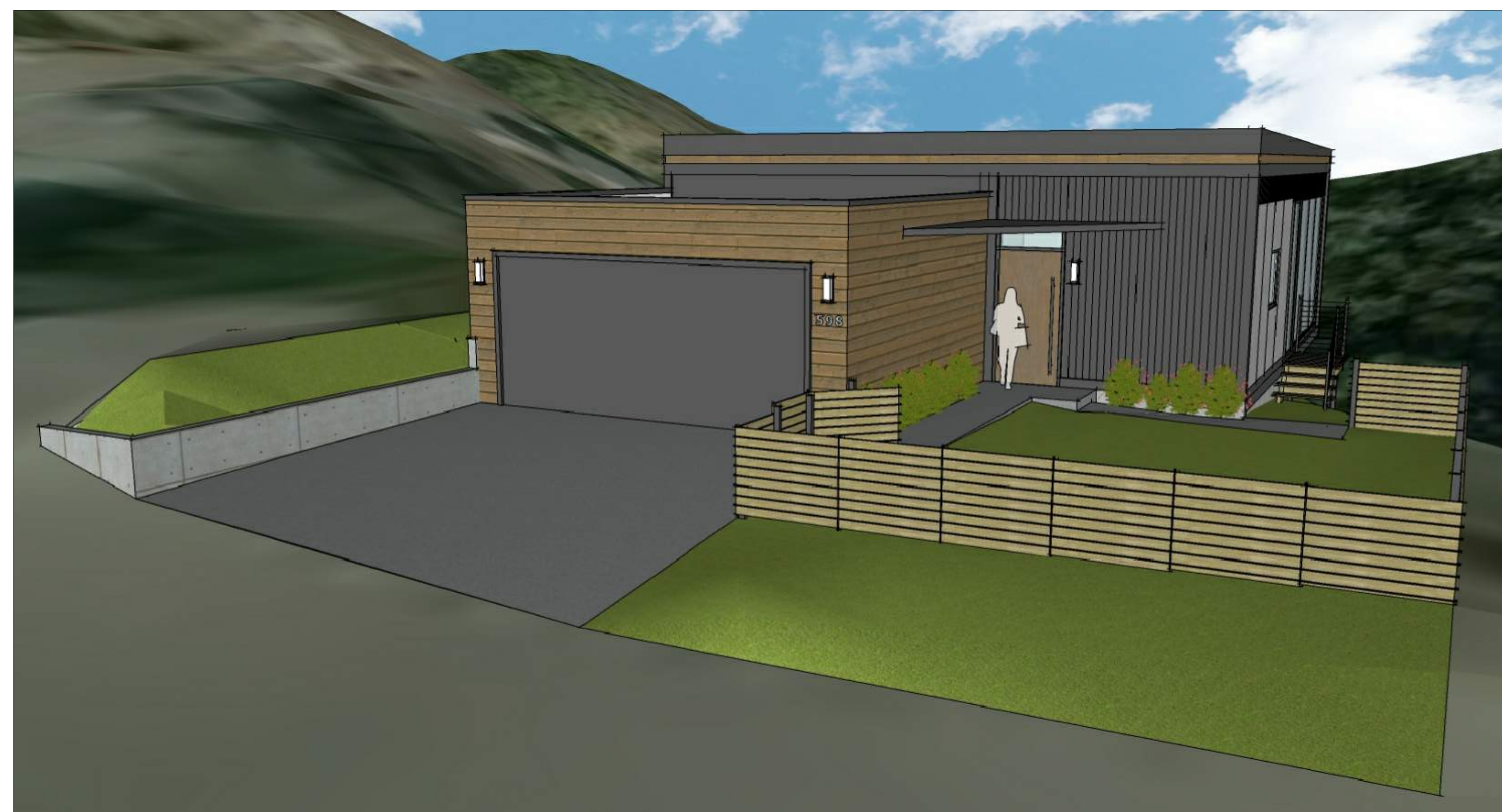
Applicant's Signature

Public Notification of this application request will be sent to all property owners within 100 feet of the project site and in addition, to the Mid-Coast Community Council if your project site is located in the Mid-Coast.

NOTE: All Tree Removal Applications must be submitted in person.



RANDLE RESIDENCE EL GRANADA, CA



PROJECT TEAM

OWNER
JEN RANDLE
SAN FRANCISCO, CA
917-547-0203

ARCHITECT
JOHN WALTER
SAN FRANCISCO, CA
219-776-1634

CIVIL ENGINEER
CHARLES KISSICK
SIGMA PRIME GEOSCIENCES, INC
332 PRINCETON AVE
HALF MOON BAY, CA 94019
650-728-3590

SHEET INDEX

A0.00	COVER
A1.00	EXISTING CONDITIONS PLAN
A1.01	SITE PLAN AND PROJECT INFO
A1.02	CONSTRUCTION BMPs
C1	GRADING AND DRAINAGE PLAN
C2	EROSION & SEDIMENT CONTROL PLAN
L1.01	CONCEPTUAL LANDSCAPE PLAN
A2.01	FIRST FLOOR PLAN
A2.02	ROOF PLAN
A3.01	PROPOSED ELEVATIONS
A3.02	PROPOSED ELEVATIONS
A4.01	PROPOSED PERSPECTIVES
A5.01	DETAIL & CUT SHEETS

DESIGN REVIEW
2019.0603

RANDLE RESIDENCE



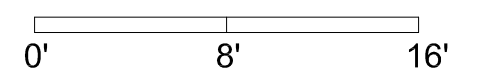
PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

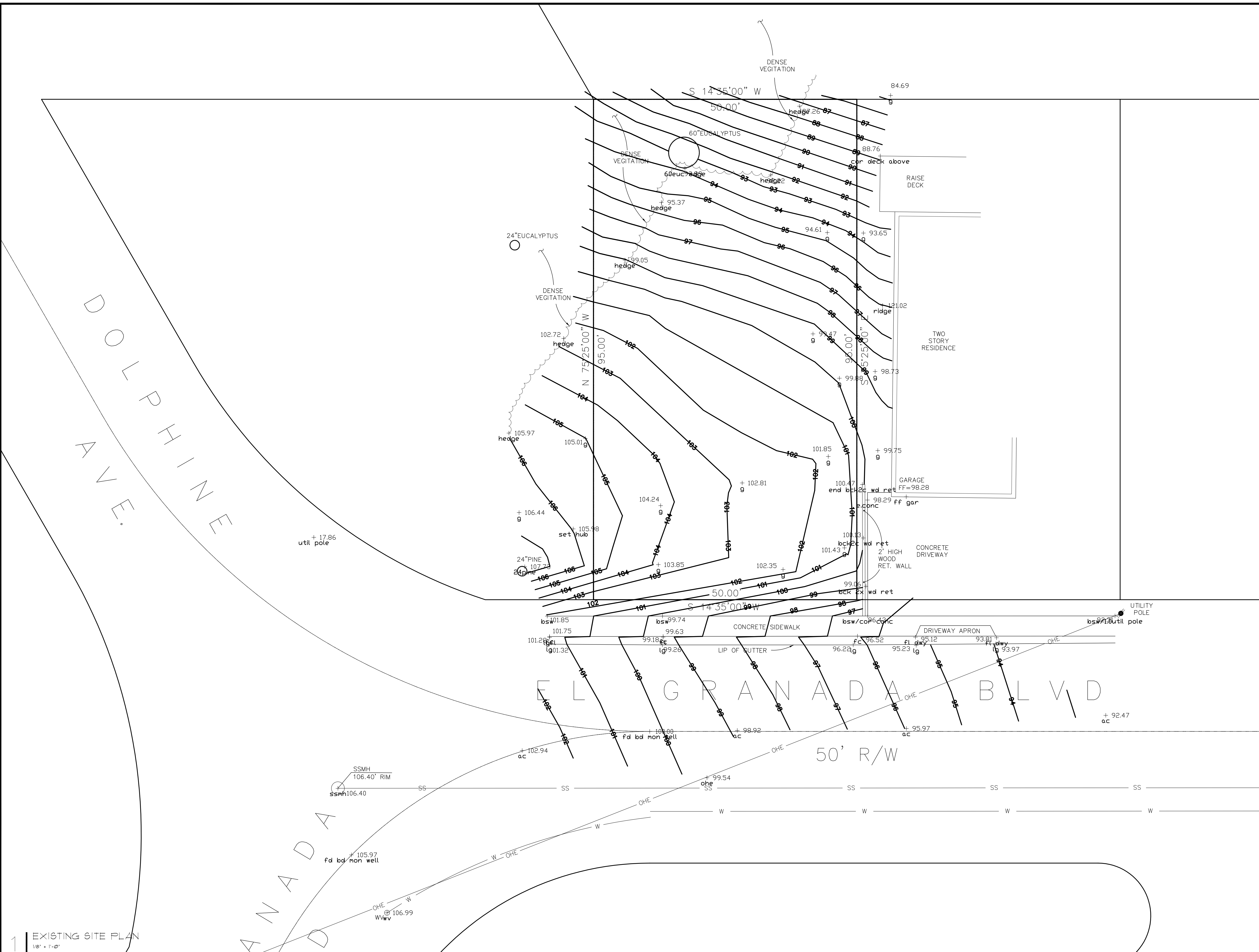
SHEET TITLE
EXISTING CONDITIONS PLAN

SCALE
1" = 100'-0"



SHEET NUMBER

A1.00



1 EXISTING SITE PLAN
1/8" = 1'-0"

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA

PROJECT INFORMATION

ZONING: R-1/8-11/DR/CD

1. **LOT WIDTH**
REQUIRED: 50'-0" MIN AT SHORTEST SIDE
EXISTING: 50'-0"

2. **MIN SITE AREA**
REQUIRED: 5,000 SF MIN
EXISTING: 4,750 SF (NON-CONFORMING)

3. **BUILDING SETBACKS**
REAR: 20'-0"
FRONT: 20'-0"
SIDE: 5' TOTAL FOR BOTH SIDES IF BUILDING HEIGHT IS LESS THAN 16'-0"

4. **PARCEL COVERAGE**
REQUIRED MAXIMUM: 50% IF LESS THAN OR EQUAL TO 16'-0"
PROPOSED LOT COVERAGE: 1,850 SF (38.9%, CONFORMS)

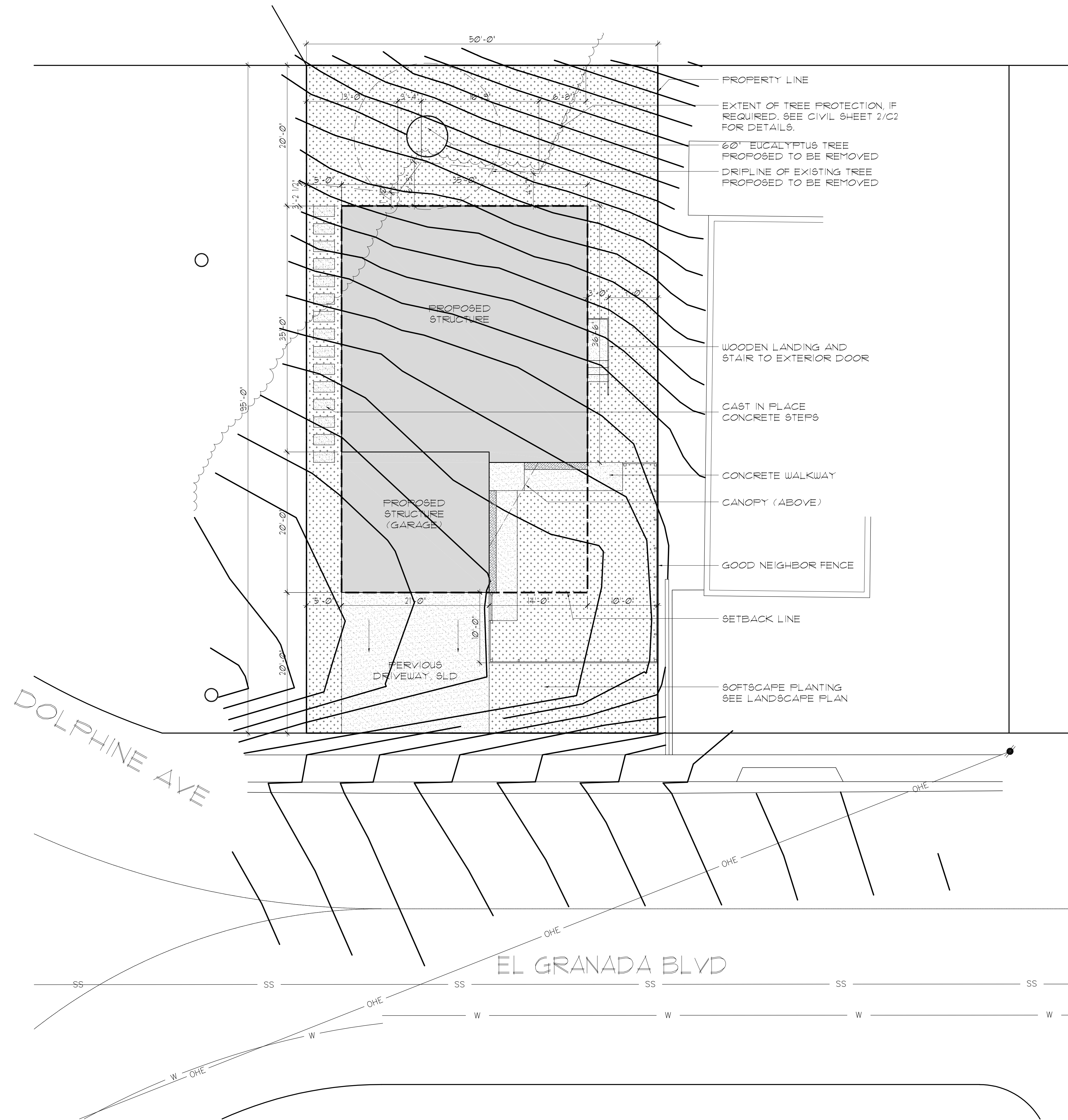
5. **BUILDING FLOOR AREA:**
REQUIRED FAR: $0.53 - ((5,000 - \text{PARCEL SIZE}) \cdot 0.0002) \cdot \text{PARCEL SIZE}$
 $0.53 - ((5,000 - 4,750) \cdot 0.0002) \cdot 4,750 = 0.48 \text{ FAR (2,280 MAX SF)}$
PROPOSED FAR: $1,850 / 4,750 = 0.39$

6. **BUILDING HEIGHT**
MAX HEIGHT: 28' WHEN THE AVERAGE SLOPE IS GREATER THAN 30%
PROPOSED HEIGHT: SEE ELEVATIONS

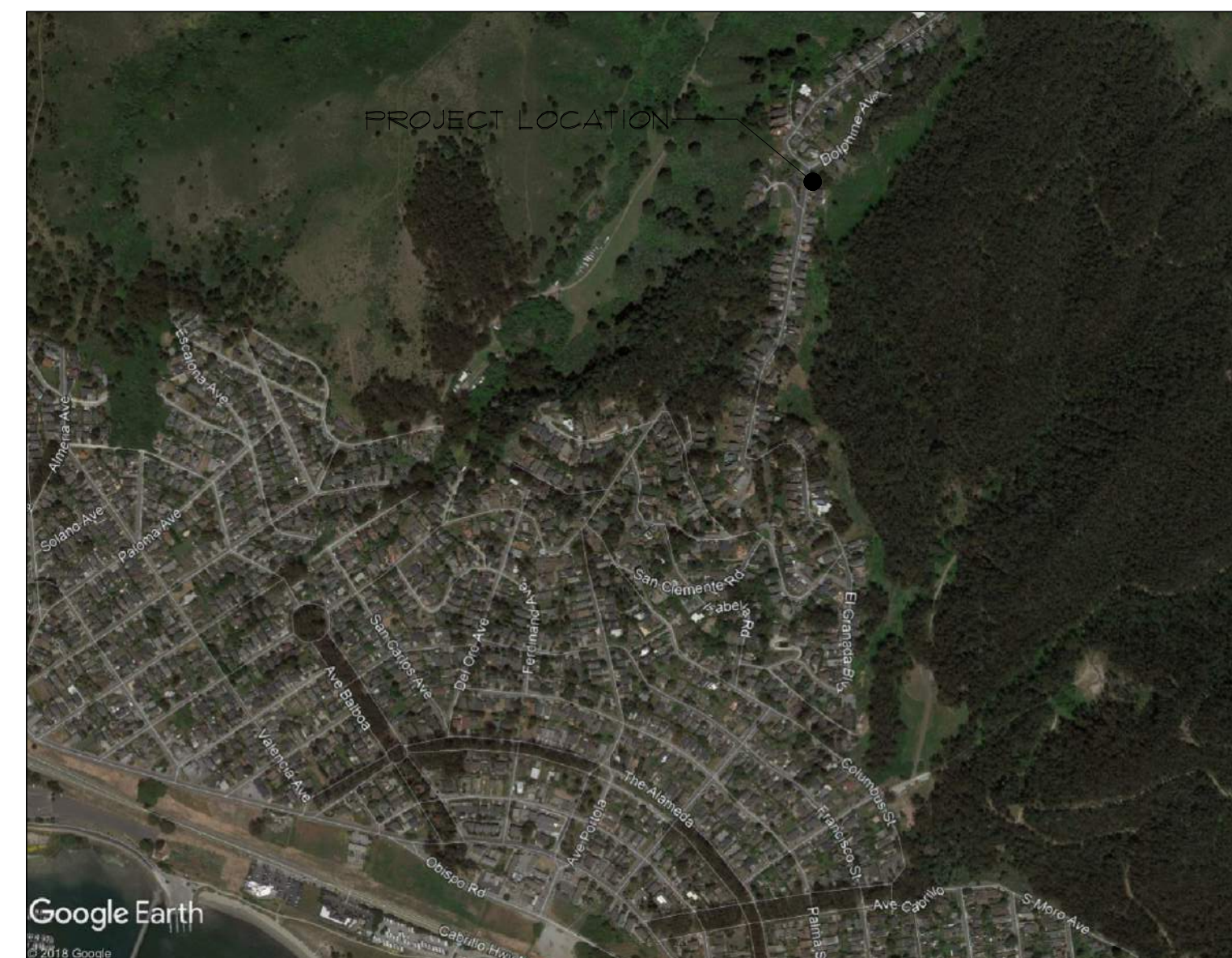
7. **IMPERVIOUS SURFACE AREA**
MAX ALLOWED: 10% OF PARCEL (INC. DRIVEWAYS, PATIOS, WALKWAYS, & DECKS) 475 SF
PROPOSED SURFACE AREA: 430 SF

8. **GARAGE MAX PLATE HEIGHT:**
REQUIRED MAXIMUM: 10'-0"
PROPOSED: 9'-0"

9. **DAYLIGHT PLANE OR FACADE ARTICULATION**
PROJECT PROPOSES TO MEET THIS REQUIREMENT THROUGH OPTION B: "FACADE ARTICULATION". FACADE ELEVATIONS ARE PROVIDED ON SHEETS A3.01-02.



1 SITE PLAN
1/8" = 1'-0"



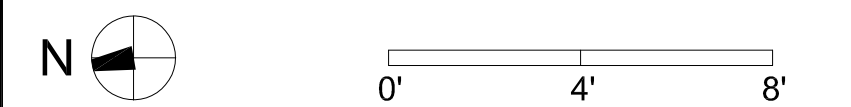
2 VICINITY MAP
N.T.S.

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
PROPOSED SITE PLAN

SCALE
1" = 100'-0"



SHEET NUMBER

A1.01

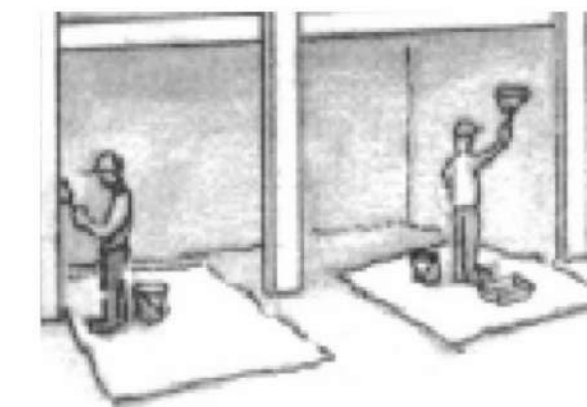


PORTION LOT 14
EL GRANADA, CA

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.

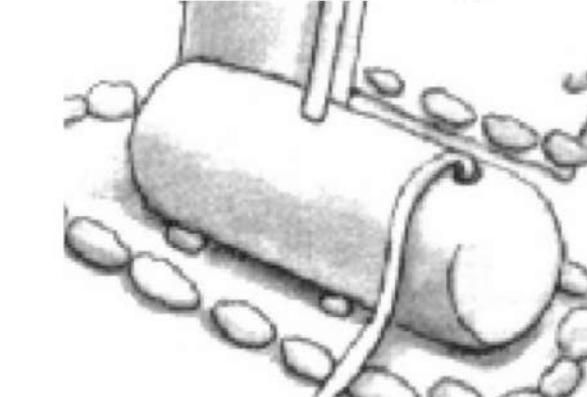
Painting & Paint Removal



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.

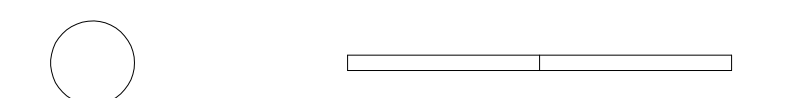
ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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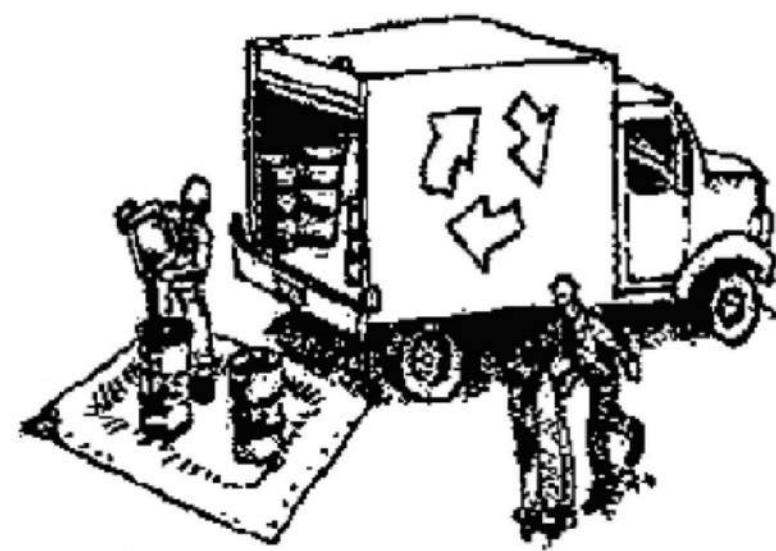
SHEET TITLE
CONSTRUCTION BMPs

SCALE
VARIES

SHEET NUMBER



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



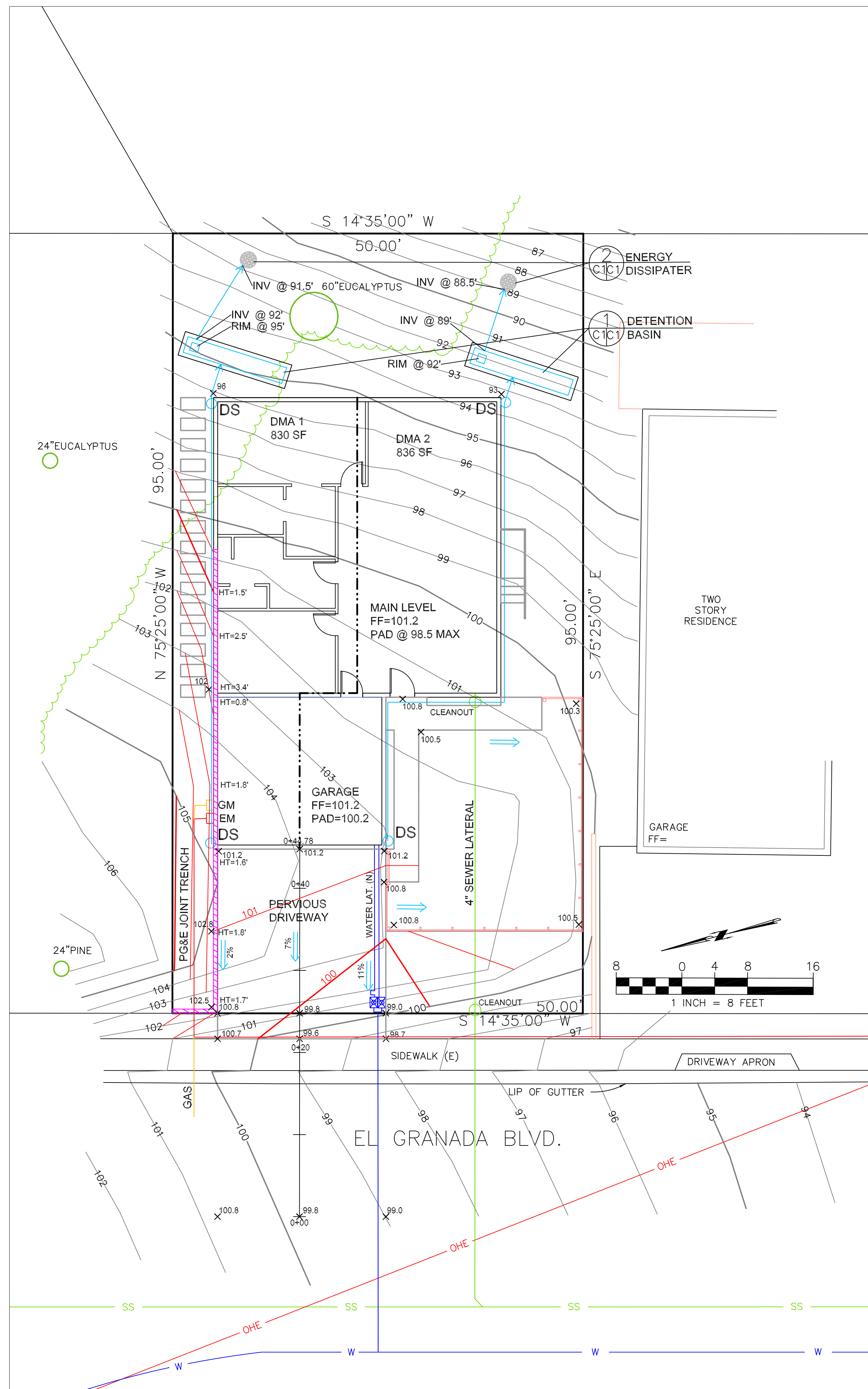
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ✗ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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

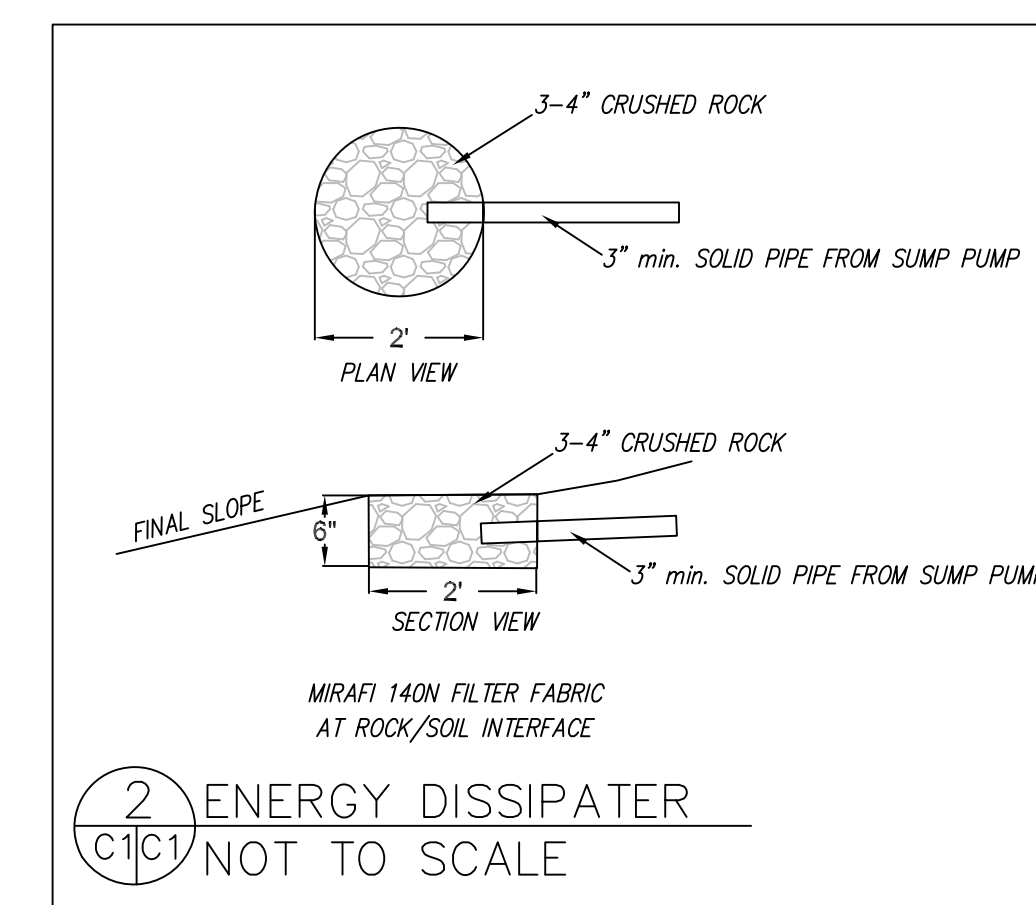
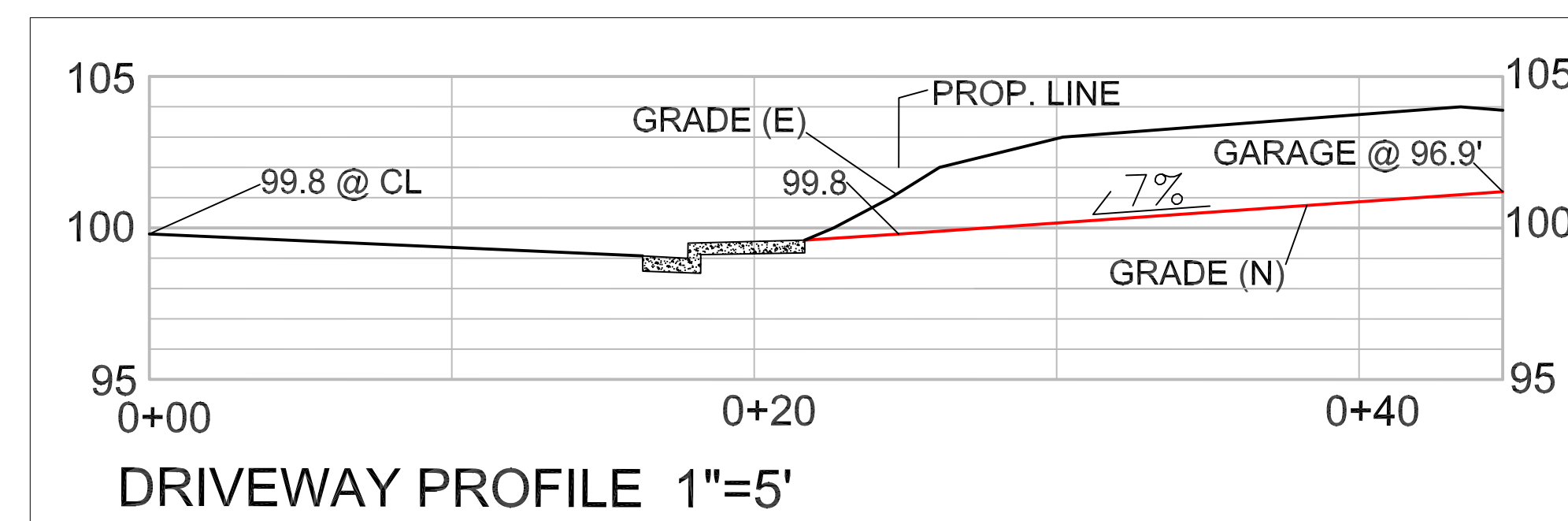
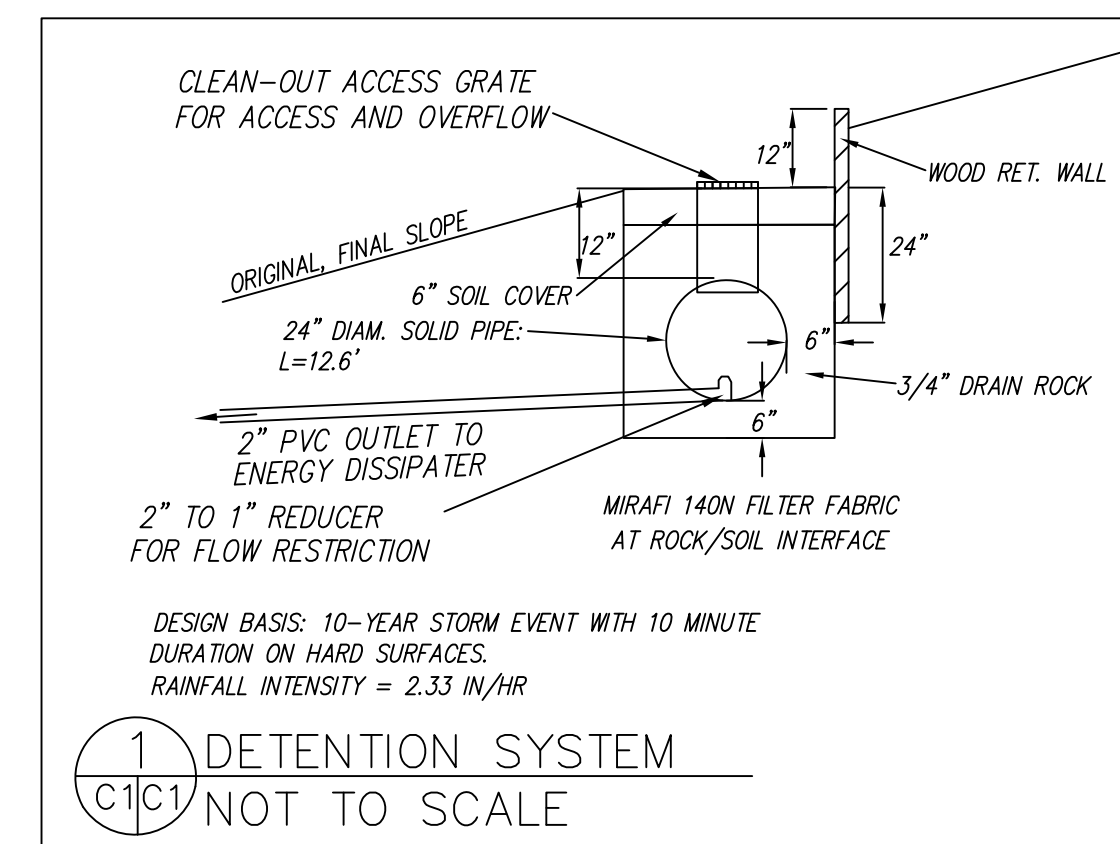
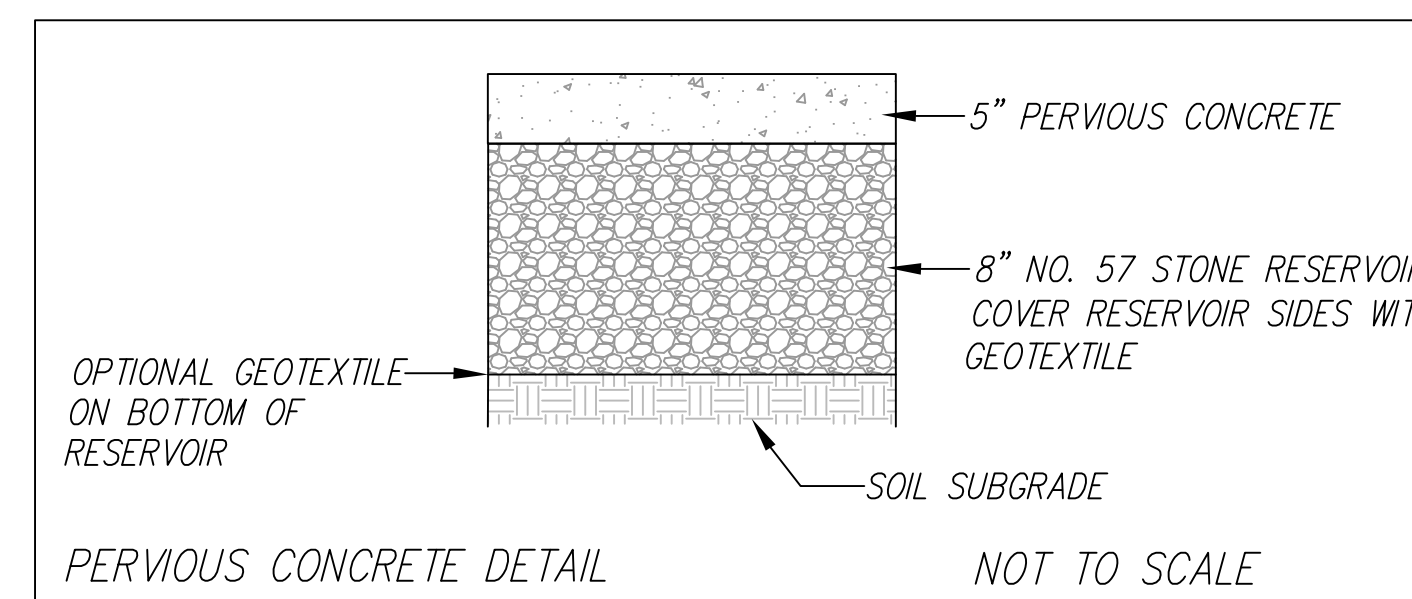
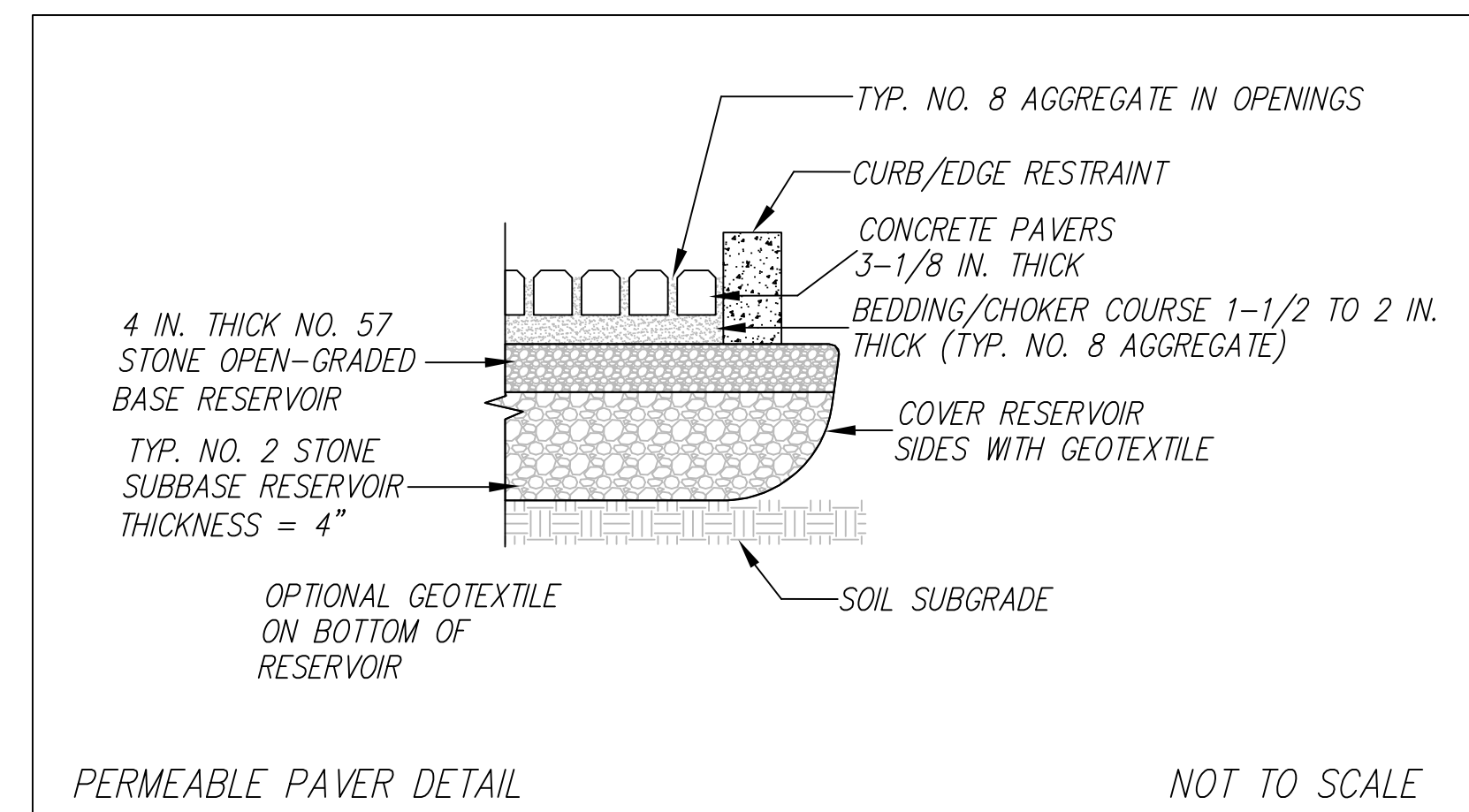


- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ✗ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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



NOTE: PERVIOUS DRIVEWAY MAY USE EITHER OF THE TWO DETAILS BELOW.



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 4" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- 4" PERF. DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- 4" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- RETAINING WALL

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: JEN RANDLE, OWNER
2. SURVEY AND TOPOGRAPHY BY S. MICALLEF, MAY 2012.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME : 160 CY
FILL VOLUME : 0 CY
TOTAL : 160 CY CUT/FILL

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.

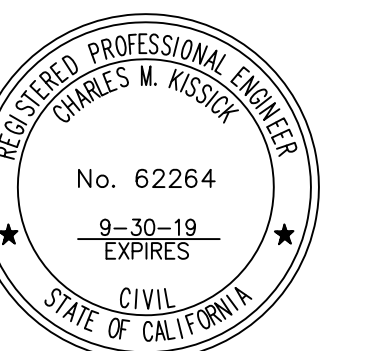
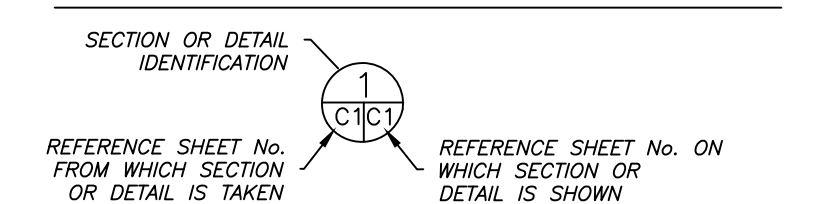
DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASINS, AS SHOWN. THE DETENTION BASINS SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATORS, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATOR TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ON EL GRANADA BLVD.
2. CONTRACTORS CANNOT BLOCK ROADWAY. PROVIDE AT LEAST ONE LANE DURING WORKING HOURS, 2 LANES AFTER HOURS.

SECTION AND DETAIL CONVENTION

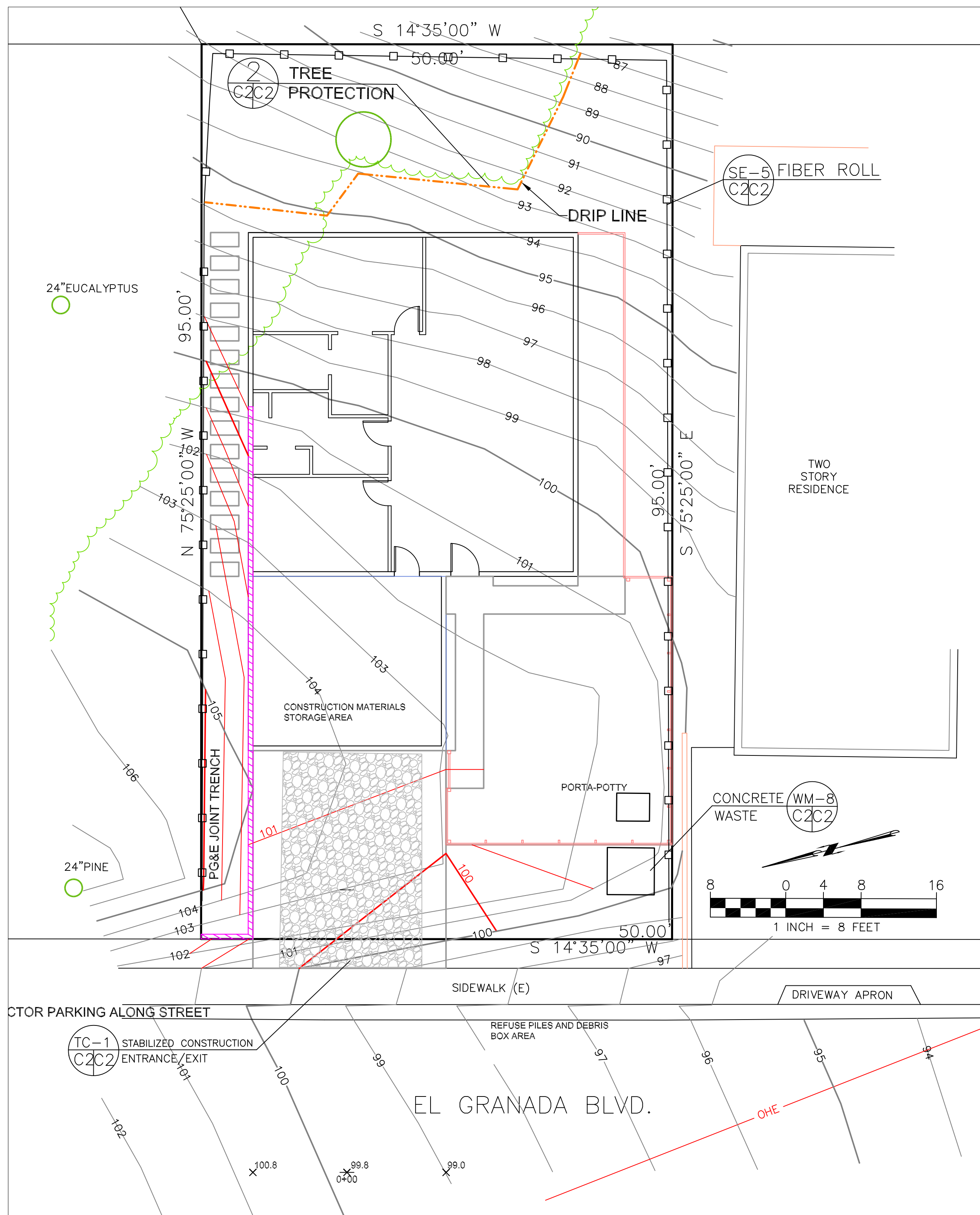


Stigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 5-15-19	DRAWN BY: CMK
CHECKED BY: AZG	REV. DATE:
REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:

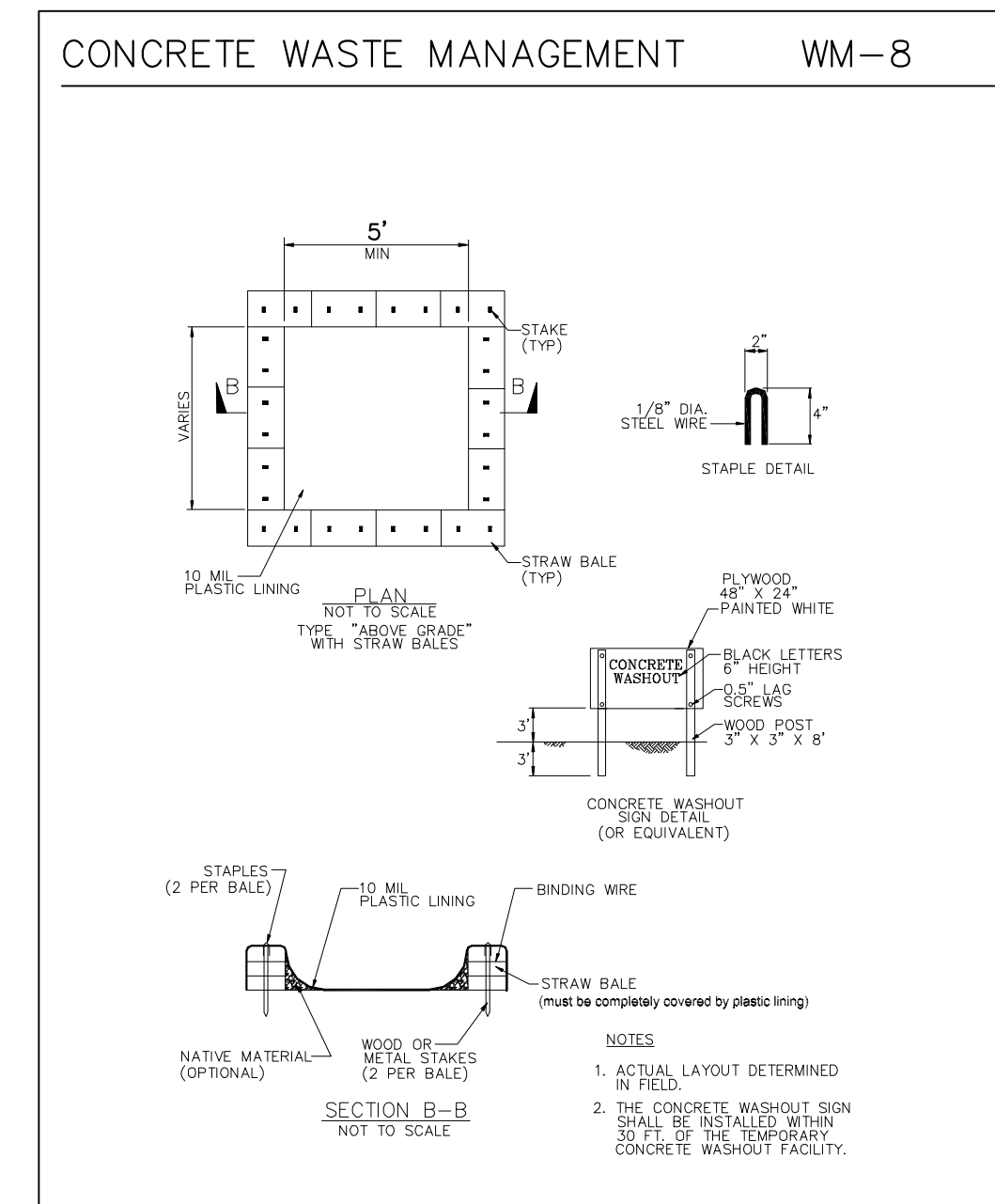
GRADING AND DRAINAGE PLAN

RANDLE PROPERTY
EL GRANADA BOULEVARD
EL GRANADA
APN: 047-153-240



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
- The tree protection shall be in place before any grading, excavating or grubbing is started.



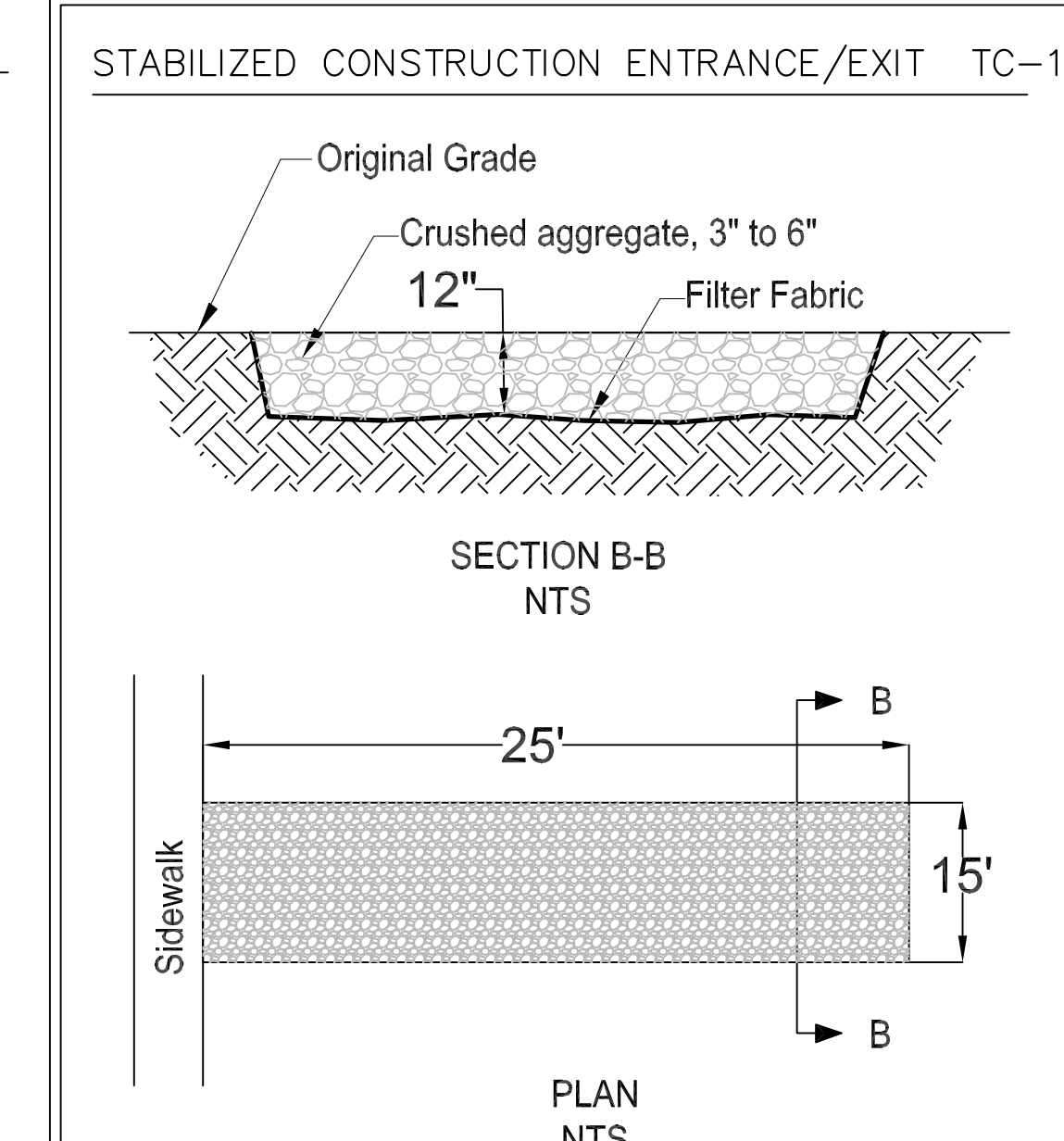
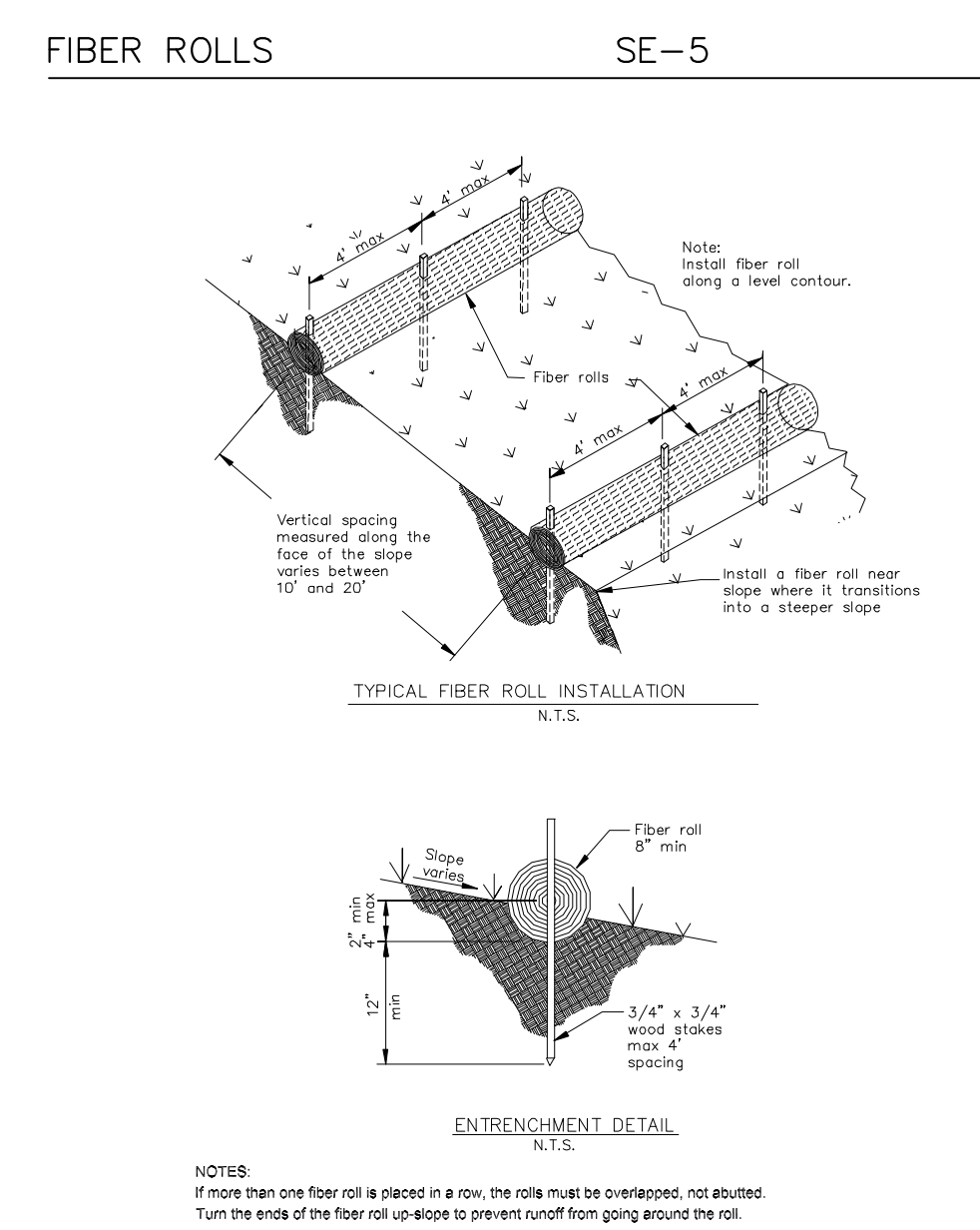
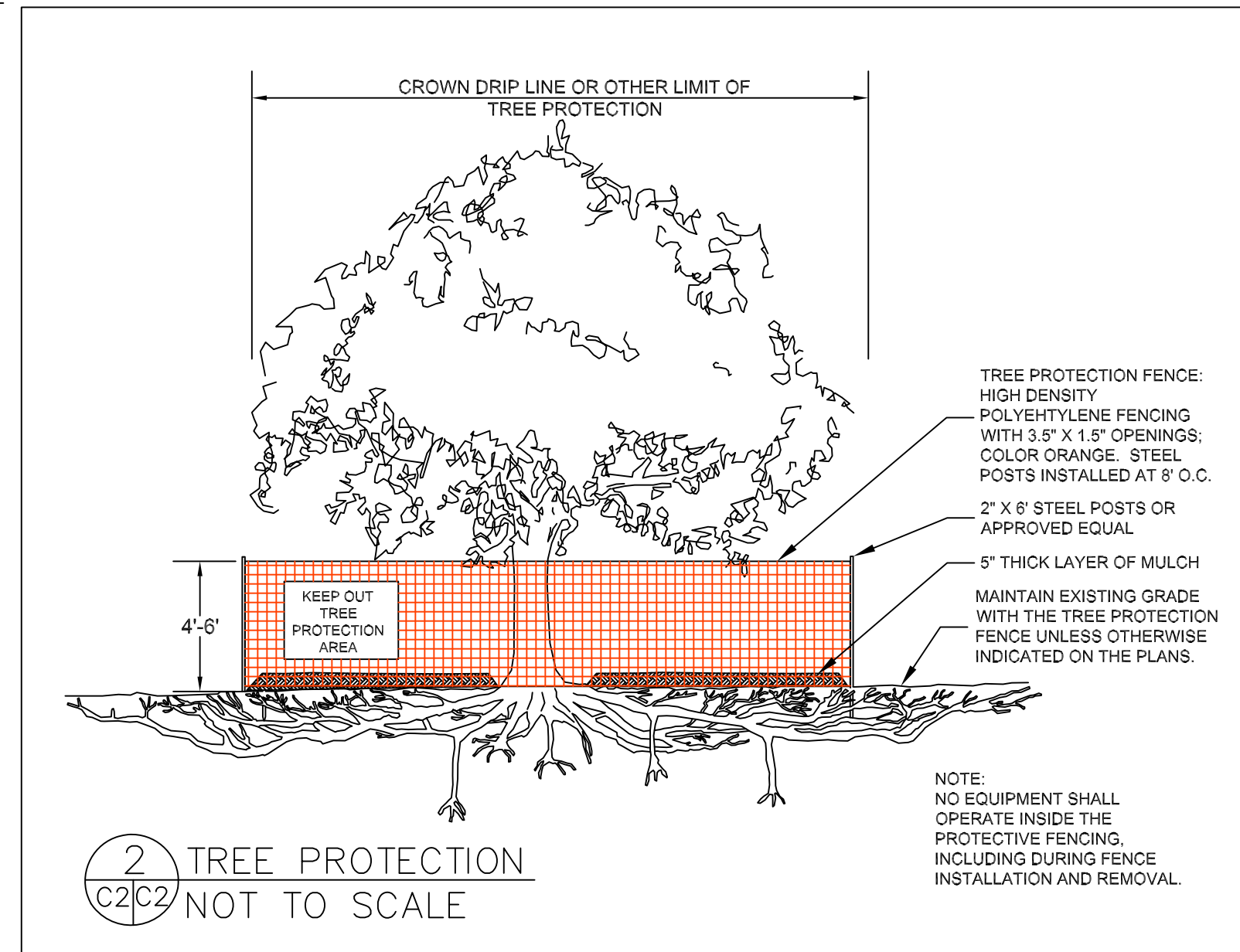
EROSION CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL SE-5.
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 25 FEET LONG BY 15 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 CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



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: JENNIFER RANDLE
 TITLE/QUALIFICATION: OWNER
 PHONE: 917-547-0203
 PHONE:
 E-MAIL: jmareandle@gmail.com

- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.

DATE: 8-15-19
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

RANDLE PROPERTY
 EL GRANADA BOULEVARD
 EL GRANADA
 APN: 047-153-240

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA



8 | 3/4" ROUND PERMEABLE GRAVEL
NTS



4 | BOARD FORMED CONCRETE
NTS



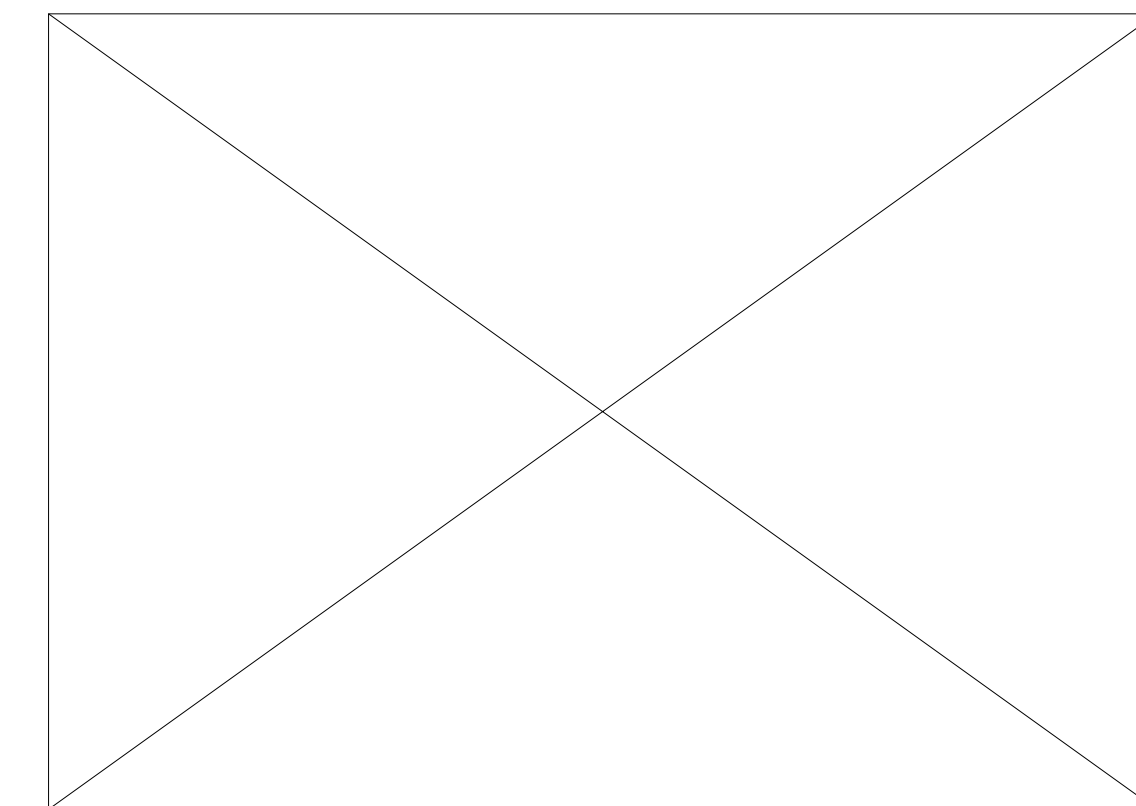
7 | PERMEABLE CONCRETE
NTS



3 | PLANTED SUCCULENT IMAGERY
NTS



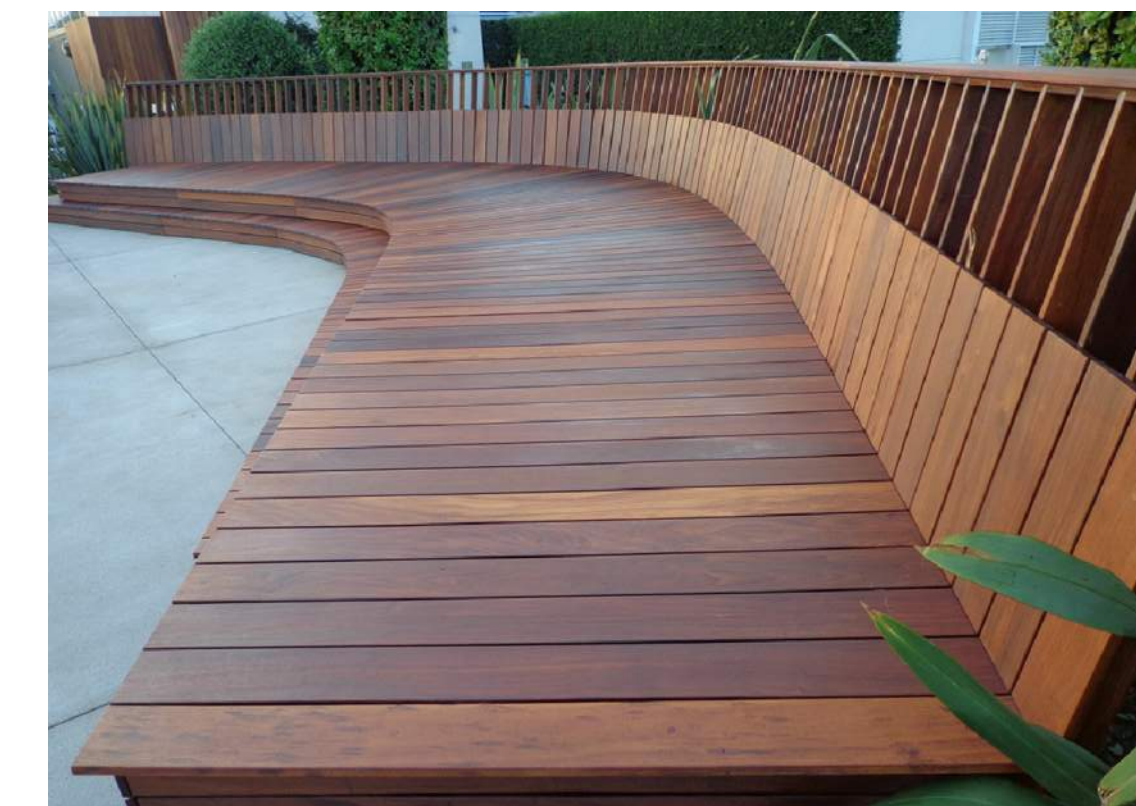
6 | WOOD PANELED FENCE
NTS



2 | NOT USED
NTS



5 | NO MOW FESCUE
NTS



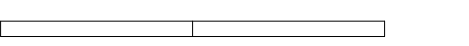
1 | WOOD DECK IMAGERY
NTS

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE
3/16" = 1'-0"



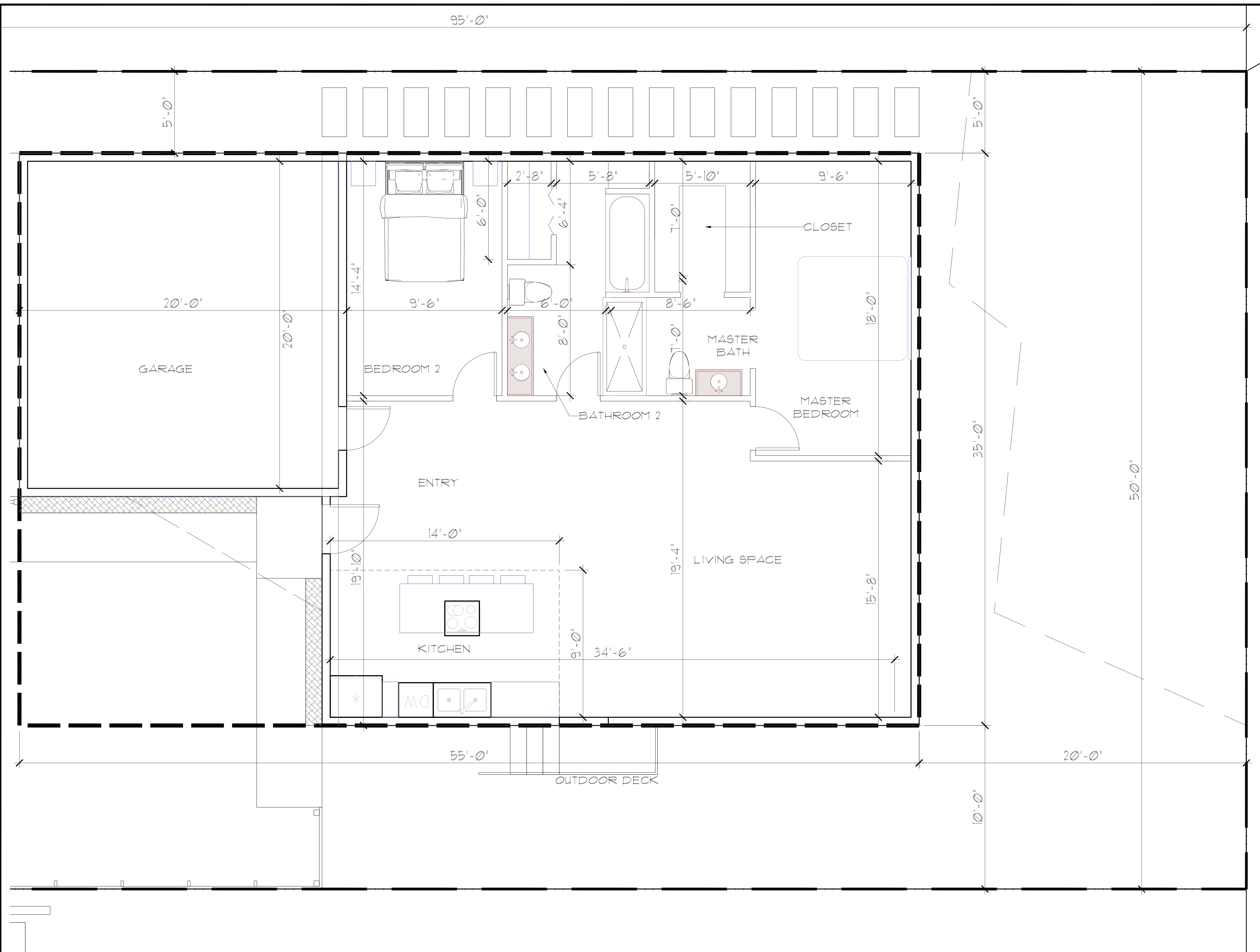
SHEET NUMBER

L1.01

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA

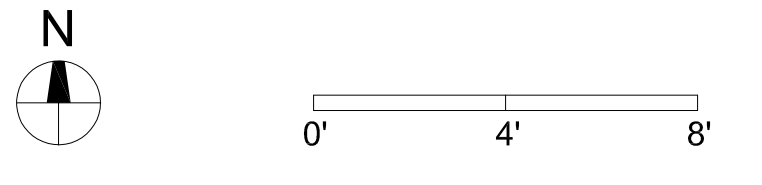


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
ENLARGED FIRST FLOOR PLAN

SCALE
1/4" = 1'-0"



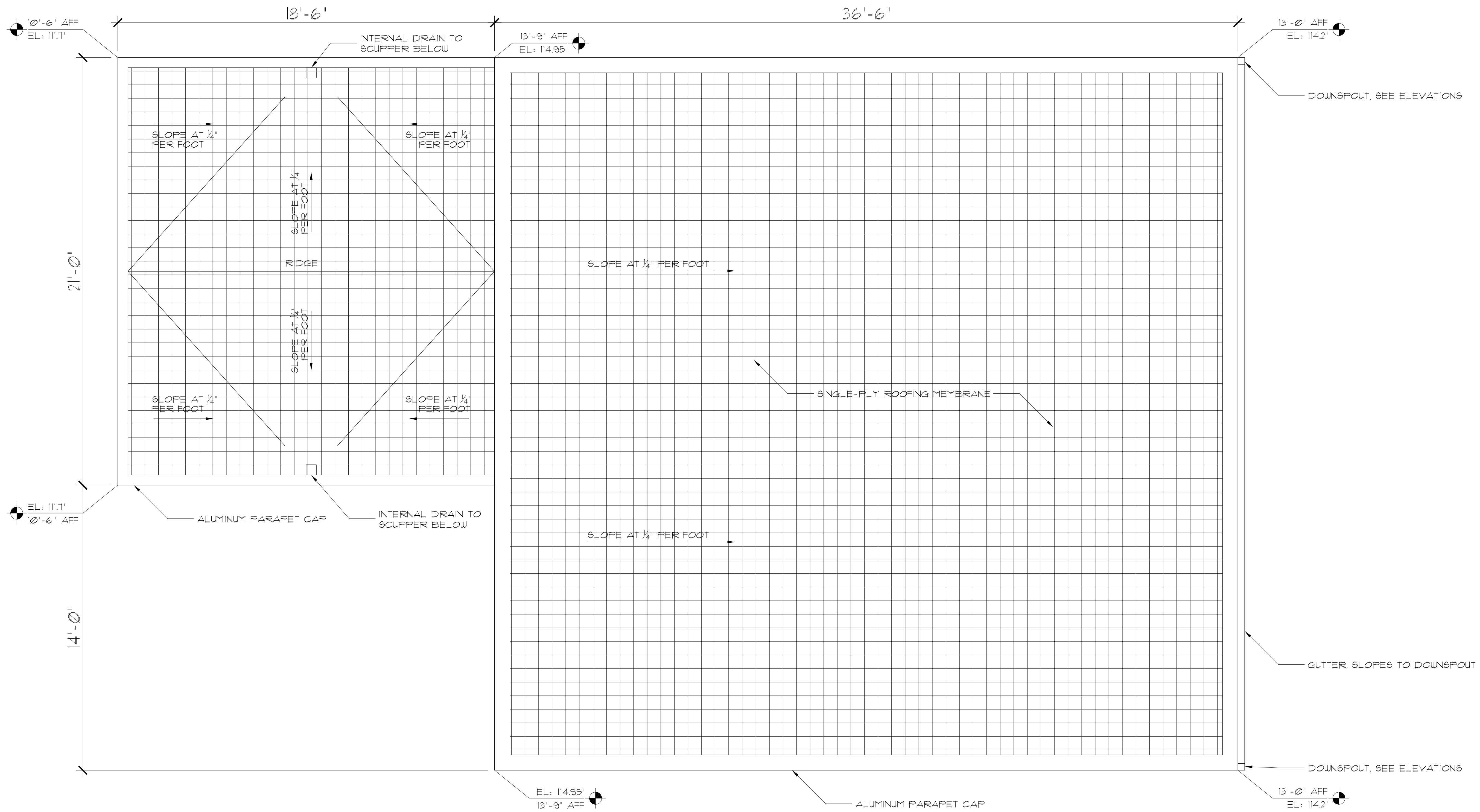
SHEET NUMBER

A2.01

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA

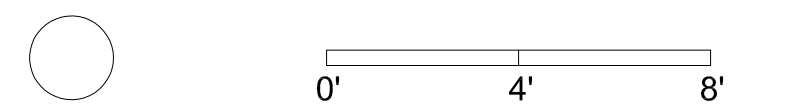


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
ROOF PLAN

SCALE
1/4" = 1'-0"



SHEET NUMBER

A2.02

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA



- NATURAL WOOD WALL PANELING
- FACTORY FINISH, FORMED ALUMINUM CANOPY
- FACTORY FINISH, FORMED ALUMINUM ROOF FASCIA
- NATURAL WOOD ACCENT TRIM
- FACTORY FINISH, FORMED ALUMINUM PANEL TRIM
- CORRUGATED METAL WALL PANELING
- ARCHITECTURAL CEMENT PLASTER WALL
- CLEAR TEMPERED SLIDING GLASS DOORS
- CLEAR TEMPERED WINDOW GLAZING
- WOODEN STAIR LANDING AND STEPS WITH STAINLESS STEEL CABLE GUARDRAIL
- EXPOSED CONCRETE STRUCTURE (PENDING STRUCTURAL DESIGN)
- BOARD FORMED CONCRETE FOUNDATION WALL

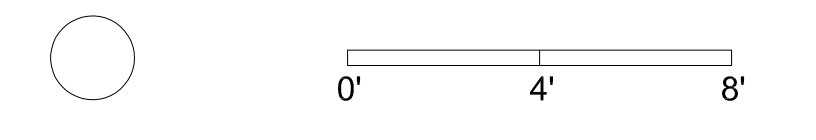
2 SOUTH ELEVATION
1/4" = 1'-0"

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.01



- FACTORY FINISH, FORMED ALUMINUM ROOF FASCIA
- NATURAL WOOD ACCENT TRIM
- FACTORY FINISH, FORMED ALUMINUM PANEL TRIM
- CORRUGATED METAL WALL PANELING
- NATURAL WOOD WALL PANELING
- CLEAR OPERABLE WINDOW GLAZING
- BOARD FORMED CONCRETE FOUNDATION WALL
- LINE OF GRADE ADJACENT TO BUILDING
- EXPOSED CONCRETE STRUCTURE (PENDING STRUCTURAL DESIGN)
- CUTTER AND DOWNSPOUT SYSTEM

1 NORTH ELEVATION
1/4" = 1'-0"

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA



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



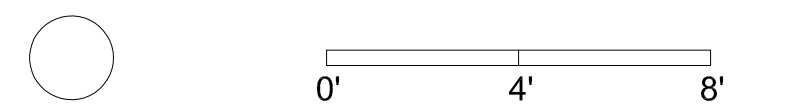
1 WEST ELEVATION
1/4" = 1'-0"

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.02

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA



3 | PERSPECTIVE 3
NTS



4 | PERSPECTIVE 4
NTS



1 | PERSPECTIVE 1
NTS



2 | PERSPECTIVE 2
NTS

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
PERSPECTIVES

SCALE
VARIES



SHEET NUMBER

A4.01

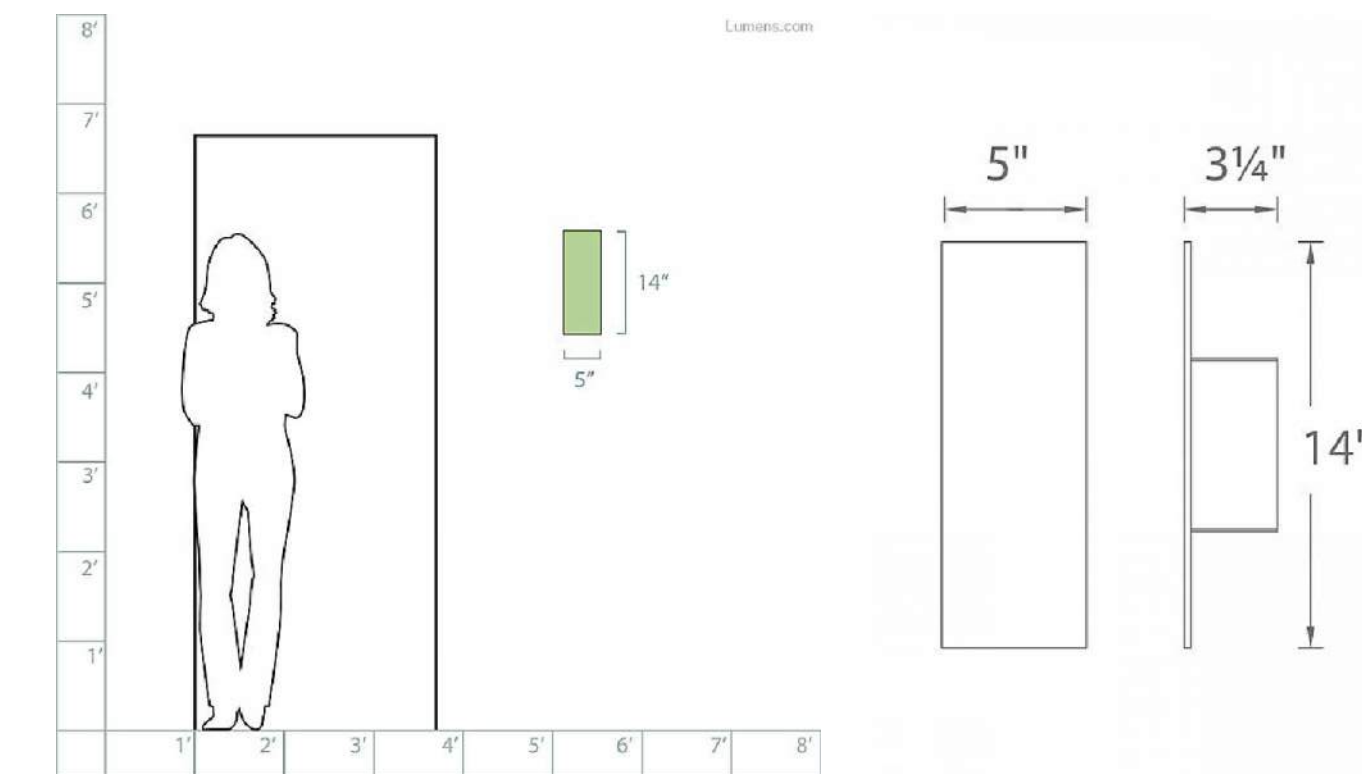
RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA



2 | ICON OUTDOOR LED WALL SCENCE-IMAGE
NTS



1 | ICON OUTDOOR LED WALL SCENCE-CUT SHEET
NTS

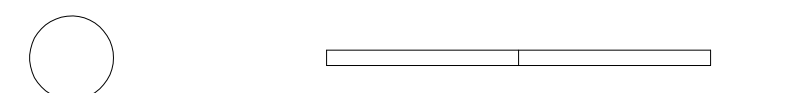
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
DETAILS

SCALE
VARIES



SHEET NUMBER

A5.01