


WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,581 

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Permitting and Building Department

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 650.363.4849

Permit #: PLN 2018-00107

Other Permit #: _____

Applicant Information

Applicant:

Name: JAMES CROW TROTTER

Address: 733 ALLSTON WAY

BERKELEY CA Zip: 94710

Phone, W: (415) 934-1954 H: (415) 572-1646

Email: jtrotter@stad.net

Owner (if different from Applicant):

Name: KEVIN O'CONNOR / KEVIN PENCA

Address: 3401 LAWTON ST

SAN FRANCISCO CA Zip: 94122

Phone, W: (415) 665-5223 H: (415) 286-3442

Email: kevin.o@kocengineering.com

Architect or Designer (if different from Applicant):

Name: — SAME AS APPLICANT

Address: _____

Phone, W: _____ H: _____ Email: _____

Project Site Information

Project location:

APN: 047-103-010

Address: 538 VALENCIA AVE. #

EL GRANADA, CA Zip: 94019

Zoning: R-1/S-17

Parcel/lot size: 6258 (survey) sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

Project Description

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 EX
- 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
W/ SECOND UNIT & SEPARATE
ENTRY. * PROJECT ADDRESS
IS BEING REQUESTED
CONCURRENTLY.

Materials and Finishes Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	ARTISAN 'HARDIE' COMPOSITE	WEATHER MOSS (OLIVE GREEN)	<input type="checkbox"/>
b. Trim	ARTISAN 'HARDIE' COMPOSITE	COBBLE STONE (MED GREY)	<input type="checkbox"/>
c. Windows	INTEGRITY ULTREX	PEBBLES GRAY CLADDING (LIGHT)	<input type="checkbox"/>
d. Doors	MAIN QUARTER SAWN WHITE OAK	CLEAR COAT	<input type="checkbox"/>
e. Roof	COMPOSITE FIBERGLASS SHINGLES	CHAR COAL	<input type="checkbox"/>
f. Chimneys	TBD (SAME AS RETAIN WALLS)	TBD	<input type="checkbox"/>
g. Decks & railings	STAINED CEDAR LAD / COATED STEEL	STAIN CLEAR COAT & BLACK	<input type="checkbox"/>
h. Stairs	TRAVERTINE FLOOR TILES	WHEATFIELD (BEIGE)	<input type="checkbox"/>
i. Retaining walls	QUICK STACK ^{MAJOR} STONE	ANTIQUE CREAM	<input type="checkbox"/>
j. Fences	CEDAR PLANK (VERTICAL)	STAIN / CLEAR COAT	<input type="checkbox"/>
k. Accessory buildings	N/A	—	<input type="checkbox"/>
l. Garage/Carport	PAINTED METAL PANEL	NATURAL OAK VENEER	<input type="checkbox"/>

COTTAGE STYLE

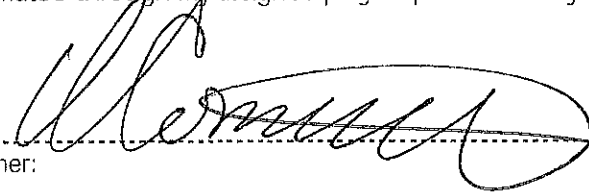
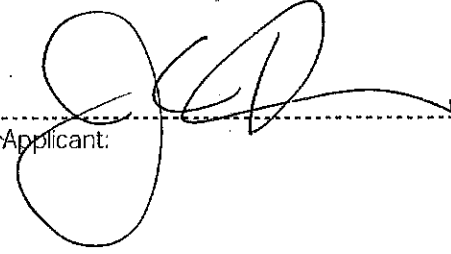
Findings

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).

Signatures

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

Owner:  Applicant: 

Date: 3/15/18 Date: 03/14/2018

Environmental Information Disclosure Form

PLN 2018-00107
 BLD _____

Project Address:
538 Valencia Avenue
El Granada, CA 94019
 Assessor's Parcel No.: 047 — 103 — 010
 Zoning District: R1/S-17

Name of Owner: Kevin O'Connor & Kevin Peng
 Address: 3401 Lawton Street, SF, CA 94122
 Phone: 4156655223
 Name of Applicant: James Chow Trotter
 Address: 733 Allston Way, Berkeley, CA 94710
 Phone: 4159341955

Existing Site Conditions

Parcel size: 6258 sf

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Vacant lot with no curb cuts. Existing trees and ATT vault are adjacent to project parcel in right of way.

Vacant lot with no curb cuts. Existing trees and ATT vault are adjacent to project parcel in right of way.

Site has an overall 10% natural grade from east to west.

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>246</u> c.y. Fill: <u>35</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:

Grading required to meet slope requirements for driveway and meet zoning height requirements for proposed primary dwelling unit with secondary dwelling unit.

PLN2018-00107

Signature required on reverse →

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:

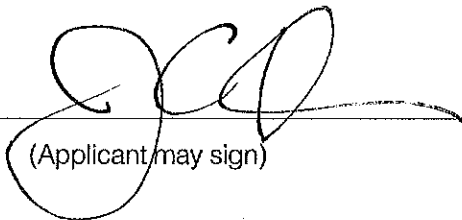
3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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></p> <p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>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.</p>

STATEMENT OF CERTIFICATION

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:

05/04/18

O'CONNOR-PENG HOUSE

538 VALENCIA AVE, EL GRANADA, CA 94019

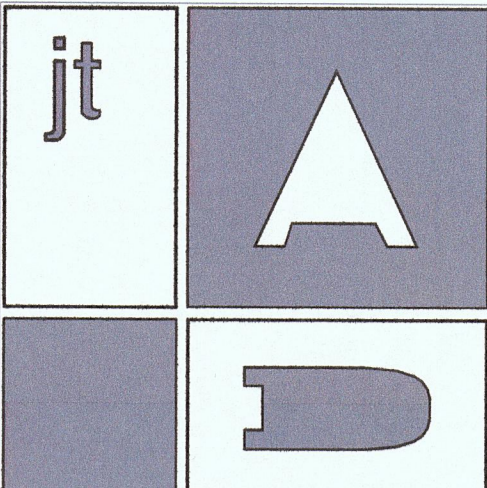
DRAWING LIST

ARCHITECTURAL
 A0.0 SITE & DRAINAGE PLAN, DRAWING LIST & PROJECT INFO
 A1.0 LANDSCAPE PLAN
 A2.0 FIRST & SECOND FLOOR PLANS (w/FLOOR AREA DIAGRAM)
 A3.0.1 EXTERIOR ELEVATIONS
 A3.0.2 EXTERIOR ELEVATIONS
 A4.0 CROSS-SECTIONS & RENDERED PERSPECTIVE VIEWS

SURVEY
 SU-1 BOUNDARY & TOPOGRAPHIC SURVEY

CIVIL
 BMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 C1 GRADING PLAN
 C2 SECTIONS
 C3 EROSION CONTROL PLAN, DETAILS & NOTES
 C4 DRAINAGE PLAN

PRIMARY GOVERNING CODES
 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE,
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 CALIFORNIA
 FIRE CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA
 PLUMBING CODE, 2016 CA. ELEC. CODE & 2016 CA. ENERGY CODE



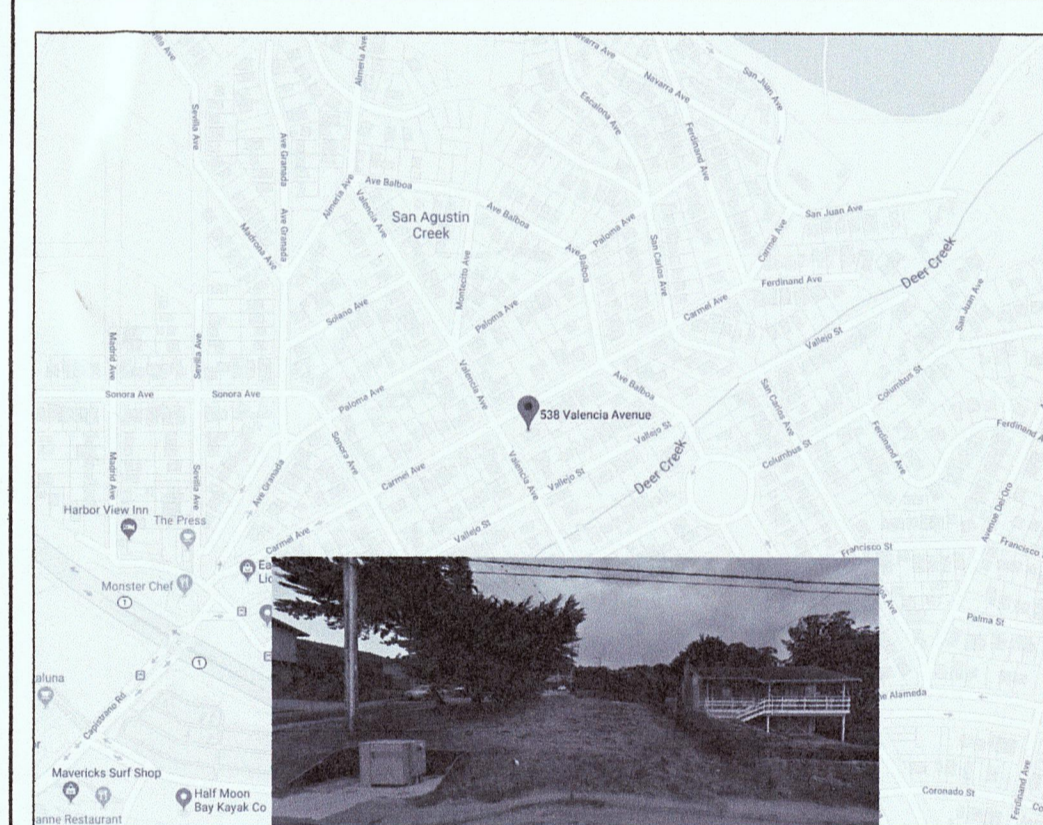
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SUMMARY OF WORK

THE PROPOSED PLAN IS A SINGLE FAMILY RESIDENCE WITH AN ATTACHED SECOND DWELLING UNIT. THREE OFF-STREET PARKING SPACES ARE SHOWN INCLUDING TWO COVERED SPACES AND ONE TANDEM SPACE WITHIN THE FRONT YARD SETBACK ON THE DRIVEWAY. THOUGH NO EXISTING TREES ARE WITHIN THE PARCEL, THE TWO EXISTING TREES RECORDED IN THE PUBLIC RIGHT OF WAY TO THE NORTH OF THE SITE ARE TO REMAIN.

THE HOUSE DESIGN IS INTENDED TO BE A MODEST CRAFTSMAN STYLE WITH BOTH UNITS BLENDING TOGETHER HAVING SEPARATE ENTRIES TO THE WEST AND NORTH & SEPARATE ATTACHED PATIOS FACING SOUTH. BECAUSE OF THE SITE'S EXISTING TOPOGRAPHY, THE HOUSE IS PROPOSED TO BE SITUATED BELOW GRADE WITH THE DRIVEWAY SLOPE REMAINING BELOW 10% AT 1:12 AND THE SECOND UNIT STEPPED UP TOWARDS THE REAR OF THE PROPERTY. DAYLIGHT PLANE TO BE USED TO VERIFY MEETING ENVELOPE REQUIREMENTS.

VICINITY MAP



PROJECT INFO & TABULATION

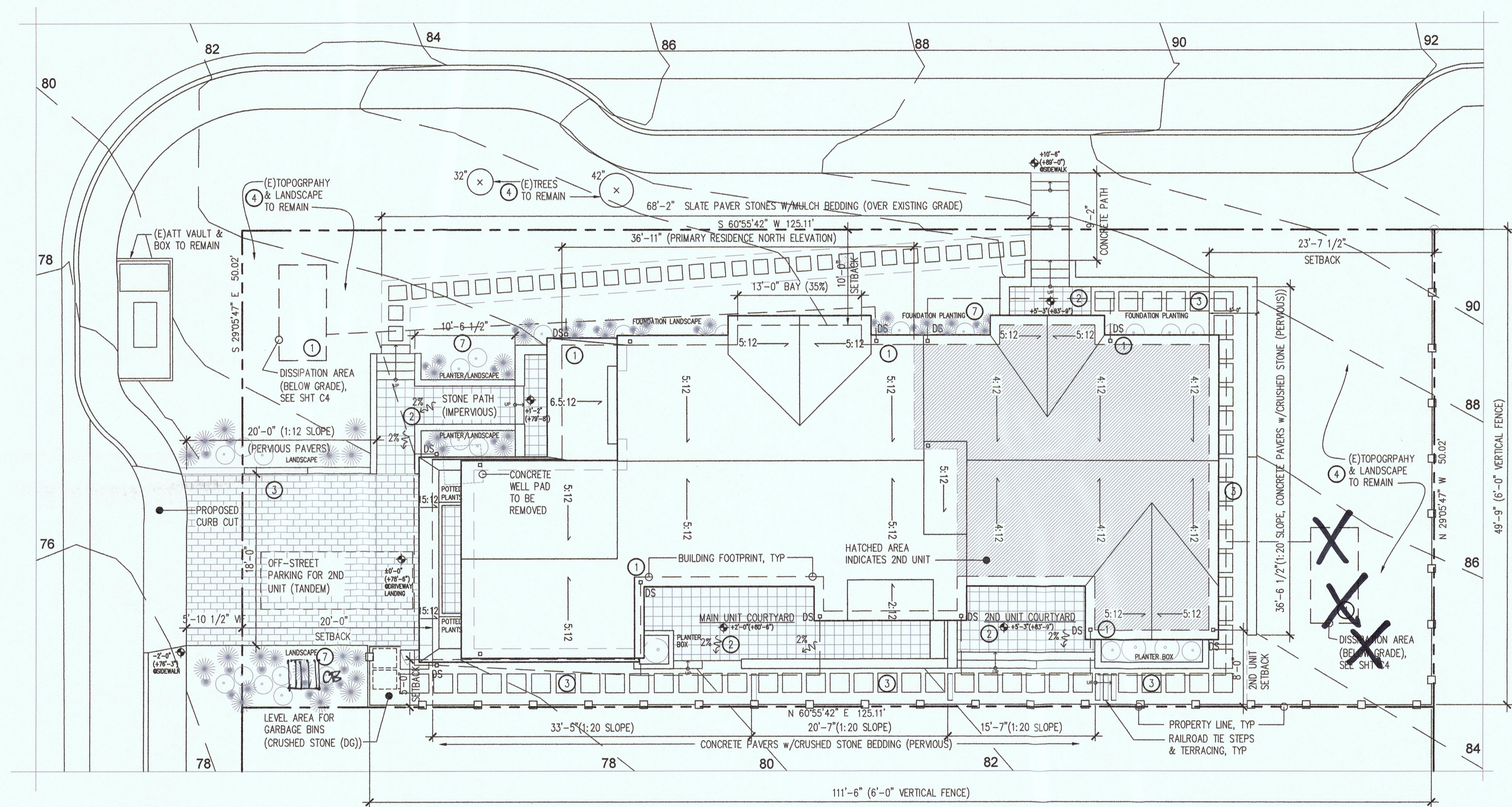
PROJECT LOCATION: 538 VALENCIA AVE, EL GRANADA, CA 94019
 PARCEL NUMBER (APN): 047-103-010
 ZONING: R1/S-17, SINGLE FAMILY RESIDENTIAL WITH SECONDARY UNIT
 BUILDING OCCUPANCY: R-5, SINGLE FAMILY RESIDENTIAL
 BUILDING TYPE: V-B
 OWNERS: KEVIN O'CONNOR & KEVIN PENG
 PROJECT APPLICANT: JAMES CHOW TROTTER
 JT ARCHITECTURE + DESIGN
 733 ALLSTON WAY, BERKELEY, CA 94710
 TEL: 415-934-1955, EMAIL: JTROTTER@TAD.NET

TABULATION	EXISTING	PROPOSED	PERMITTED/REQUIRED
UNITS, PARKING SPACES & BEDROOMS			
DWELLING UNITS:		2 (WITH 2ND UNIT)	2 (ONLY WITH 2ND UNIT)
PARKING SPACES:		3 (2 COVERED)	3 (2 COVERED/1 TANDEM)
BEDROOMS:		5	N/A
YARD SETBACKS & HEIGHT			
FRONT YARD SETBACKS: (2ND FLOOR IN PARENTHESES)		20'-0" (24'-10")	20'-0"
SIDE YARD SETBACK(NORTH):		10'-0"	15'-0" (TOTAL SIDES)
SIDE YARD SETBACK(SOUTH):		5'-0"	15'-0" (TOTAL SIDES)
REAR YARD SETBACK:		23'-7"	20'-0"
BUILDING HEIGHT: (MAXIMUM)		27'-6"	28'-0"
AREAS:			
LOT AREA:	6258 sf (SURVEY)	N/A	N/A
GROSS FLOOR AREA:		3311 sf	3317 sf (53% lot area)
BUILDING FOOTPRINT:		2175 sf	2190 sf (35% lot area)
LOT COVERAGE:		34.7%	35%
IMPERVIOUS SURFACE AREA:		598 sf	625.8 sf
PATIO DECKS & ENTRY AREAS:		415 sf	N/A



REVISIONS

No.	Description	Date
1	DESIGN REVIEW SUBMITTAL	03/14/18
2	DESIGN REVIEW RESUBMITTAL	05/14/18



SITE DESIGN MEASURES

- DIRECT RUNOFF HARDPIPED FROM ROOF TO DISSIPATION AREA FOR FILTRATION BEFORE DISSIPATING TO EXISTING LANDSCAPE/SOILS. **CATCH BASIN**
- DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS & PERMEABLE SURFACES.
- NEW WALKWAYS, DRIVEWAYS & SIDEYARD AREAS WITH PERVIOUS OR PERMEABLE SURFACES MEETING SPECIFICATIONS NOTED IN THE C3 TECHNICAL GUIDANCE.
- NATURAL AREAS TO BE CONSERVED, INCLUDING EXISTING TREES, OTHER VEGETATION AND SOILS.

SOURCE CONTROL MEASURES

- ON-SITE INLETS TO BE MARKED WITH THE WORDS "NO DUMPING" FLOWS TO BAY" OR EQUIVALENT (TBD REGARDING EXISTING DRAINS @CURBSIDE)
- INTERIOR FLOOR DRAINS TO BE PLUMBED TO SANITARY SEWER.
- LANDSCAPING: EXISTING VEGETATION TO BE RETAINED AS PRACTICABLE; DIVERSE SPECIES APPROPRIATE TO THE SITE INCLUDING PLANTS THAT ARE PESTICIDE AND/OR DISEASE-RESISTANT, DROUGHT TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS TO BE SELECTED; USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS TO BE MINIMIZED. PLANTINGS PROPOSED DO NOT REQUIRE IRRIGATION SYSTEM. SEE SHEET A1.0 FOR PLANTINGS/VEGETATION.

DRAINAGE/IRRIGATION NOTES & CALCS

- ALL SURFACE DRAINAGE AT IMPERVIOUS PATHWAYS & DECKS TO DRAIN TO ADJACENT PERVIOUS SURFACES INDICATED ON PLANS, U.O.N. MIN 2% (1/4:12) SLOPE.
- ALL DOWNSPOUTS SHALL BE HARD PIPED TO TERMINATE @CITY STORM DRAIN SYSTEM AS NOTED ON SITE PLAN.
- POSITIVE (2%) SLOPE PROVIDED FROM ALL PROPOSED STRUCTURES WHERE (E)GRADING IS BEING ALTERED. NO FINAL GRADING IS TO INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
- NO IRRIGATION SYSTEM REQUIRED FOR PROPOSED LANDSCAPE WITH ALL PLANTINGS PROPOSED TO BE DROUGHT TOLERANT REQUIRING LITTLE OR NO SUMMER WATER.
- CALCULATIONS
 STORMWATER CALCULATIONS (INCLUDING DECKS).
 SEE CIVIL DRAWINGS FOR DRAINAGE CALCULATIONS, SHEET C4/SEPARATE FORM

GRADING & EROSION CONTROL NOTES (BMP)*

* SEE BMP, CIVIL GRADING & CIVIL EROSION CONTROL PLANS FOR ADDITIONAL NOTES & DETAILS REGARDING BMP & EROSION CONTROL MEASURES.

2 SITE & DRAINAGE (ROOF) PLAN

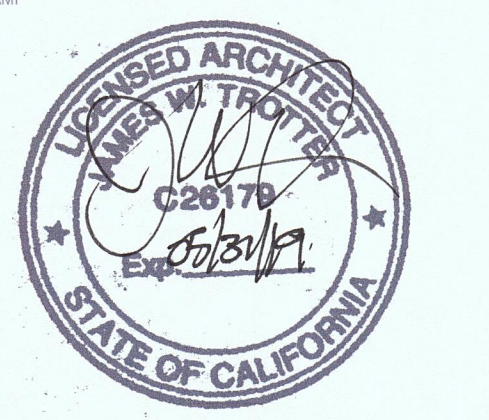
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PLN2018-00107

NO: 2017.02
 DRAWN BY: JCT
 SC: AS NOTED
 DATE: 02-10-18

A.D.O.

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COMMENTS

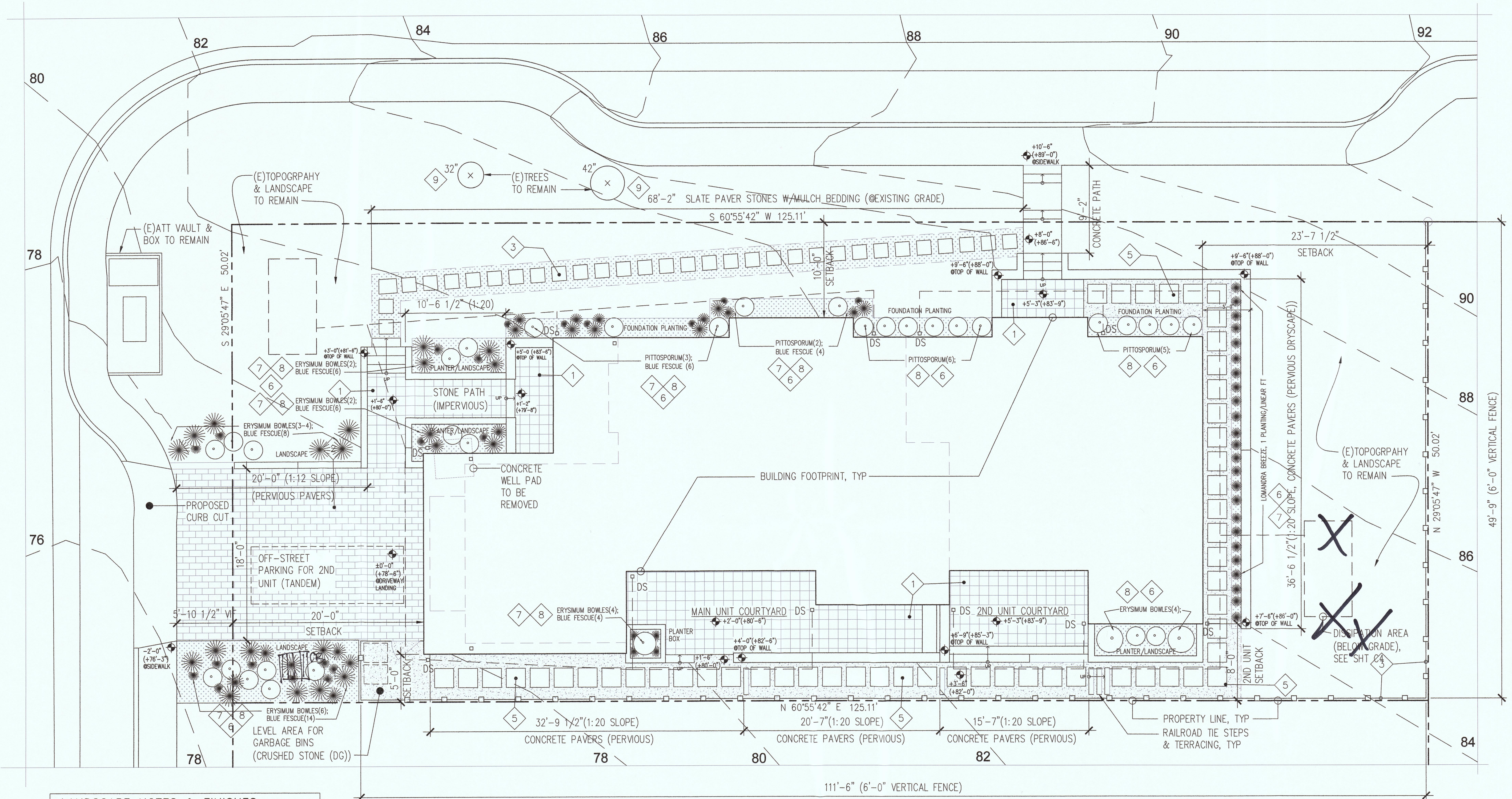
REVISIONS

No.	Description	Date
1	DESIGN REVIEW SUBMITTAL	03/14/18
2	DESIGN REVIEW RESUBMITTAL	05/14/18

PROJECT
O'CONNOR-PENG HOUSE
 (New Construction)
 538 Valencia Avenue
 El Granada, CA 94019

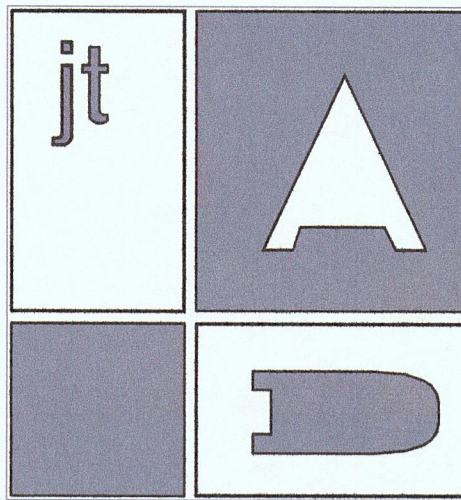
LANDSCAPE PLAN

NO: 2017.02
 DRAWN BY: JCT
 SC: AS NOTED
 DATE: 05-07-18
A1.0

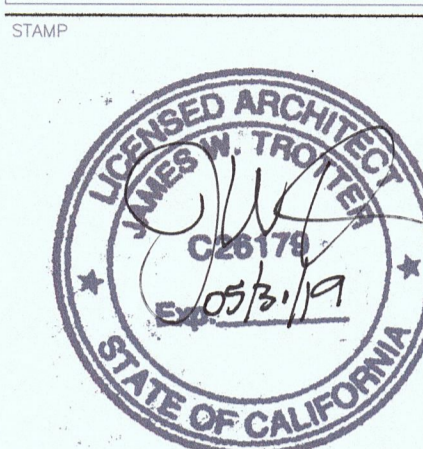


- LANDSCAPE NOTES & FINISHES**
- 1 SLATE STONE TILE, CHINA AUTUMN, 8x8 or 16x16
 - 2 PERVIOUS PAVING, 4x8 (HANOVER OR SIM, CHARCOAL)
 - 3 SLATE STONE SLABS, IRREGULAR SHAPES, PAVERS, CHINA AUTUMN OR SIM. BARK MULCH OR COMPOST BEDDING
 - 4 CEDAR PLANK FENCING; MAXIMUM ALLOWED HEIGHT @PROPERTY LINE (6'-0" HEIGHT INDICATED, TYP)
 - 5 GROUNDCOVER WITH PAVERS, STONE MULCH (MAX 3/4" DIA), STONE COBBLE (4-6" DIA) OR CRUSHED STONE (DG); GROUNDCOVER NOTED ON PLAN.
 - 6 GROUNDCOVER WITH PLANTINGS, BARK MULCH; 3" MINIMUM DEPTH. MINIMUM 4 CU YDS OF COMPOST PER 1,000 SF OF NEW LANDSCAPE AREA WITH PLANTINGS
 - 7 SHRUBS & PERENNIALS, 2FT MAX HEIGHT, BLUE FESCUE OR LOMANDRA BREEZE. SPECIFIC PLANTING NOTED IN PLAN.
 - 8 SHRUBS & PERENNIALS, 2-7 FT HEIGHT (MAX SPREAD 3 FT); ERYSIMUM BOWLES MAUVE OR PITTOSPORUM MARJORIE CHANNON. SPECIFIC PLANTING NOTED IN PLAN.
 - 9 EXISTING TREES(2), CYPRESS TO REMAIN, 32" & 42" DIA. TRUNKS.

2 **LANDSCAPE & DRAINAGE PLAN**
 SCALE: 3/16"=1'-0"



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COMMENTS

REVISIONS

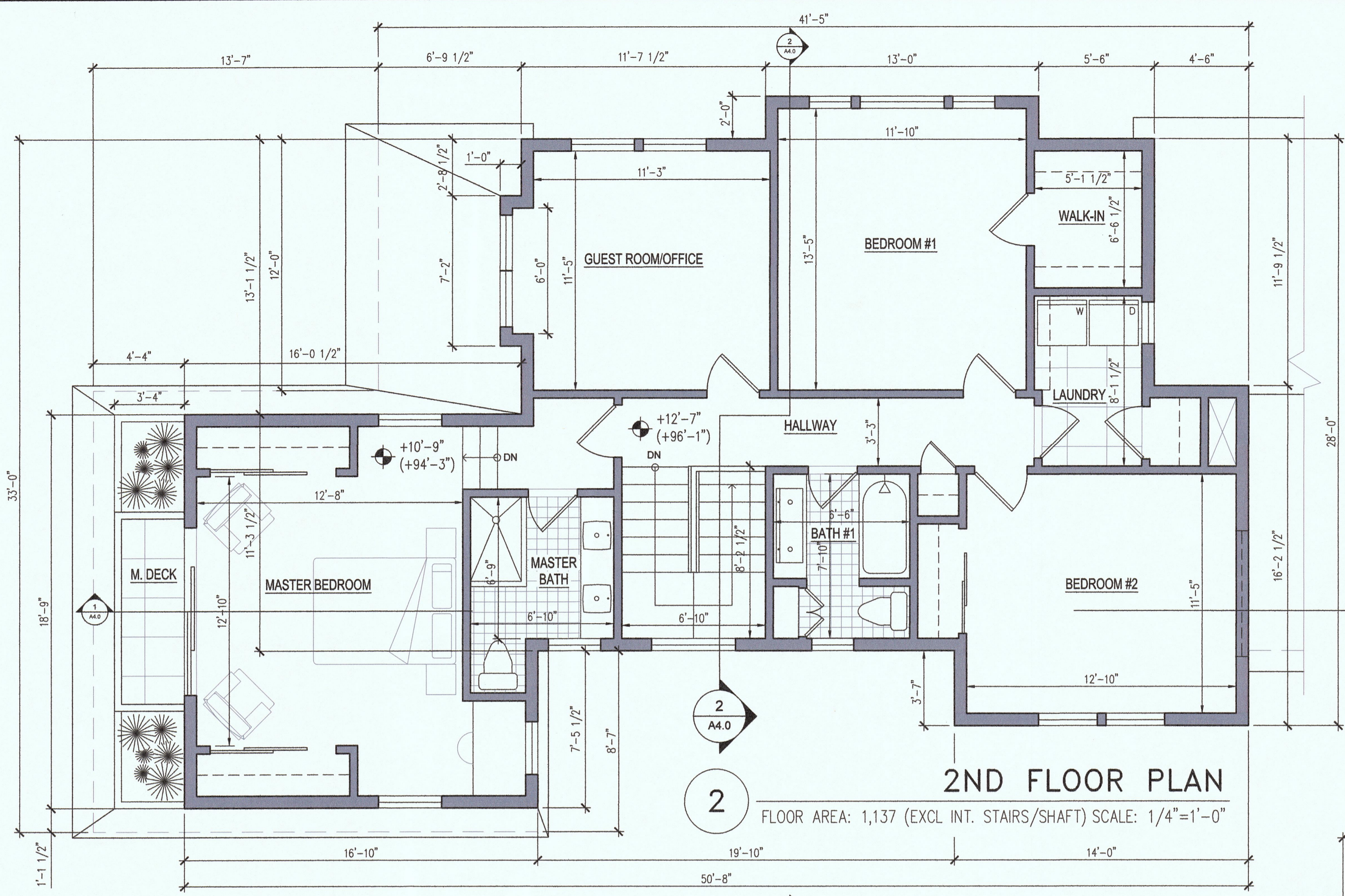
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PROJECT
O'CONNOR-PENG HOUSE
(New Construction)
538 Valencia Avenue
El Granada, CA 94019

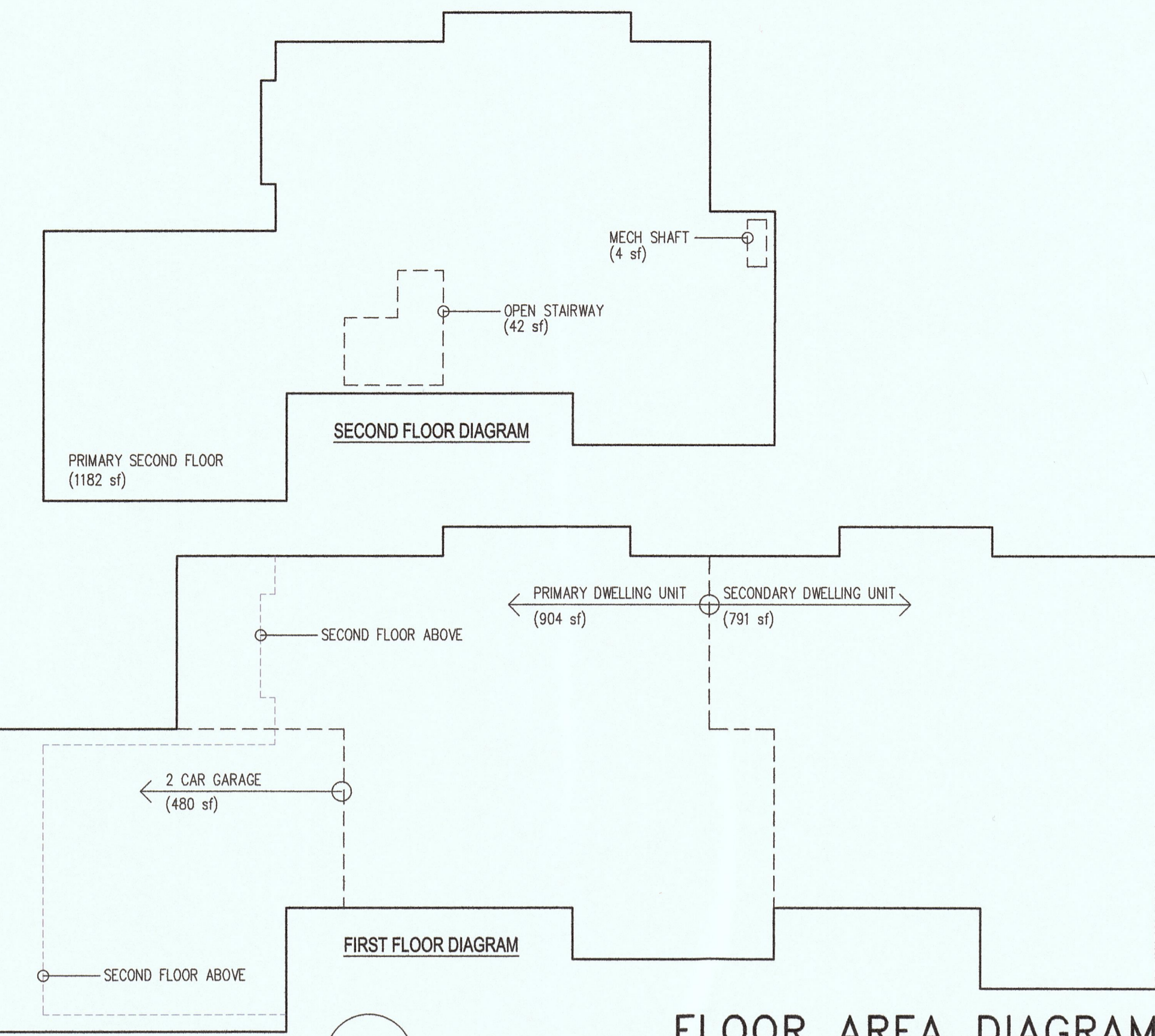
DRAWING
FIRST & SECOND FLOOR PLANS

NO: 2017.02
DRAWN BY: JCT
SC: 1/4"=1'-0"
DATE: 02-12-18

A2.0



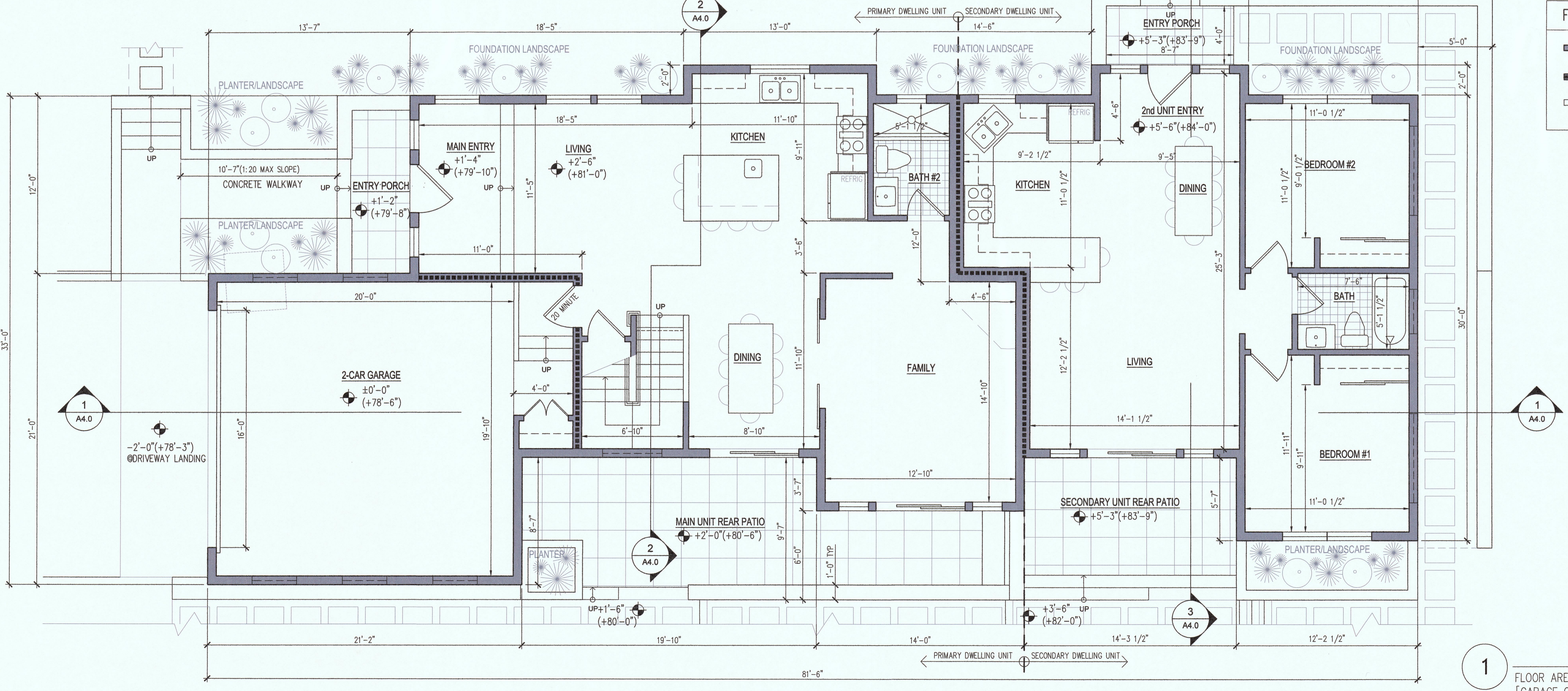
2ND FLOOR PLAN
FLOOR AREA: 1,137 (EXCL INT. STAIRS/SHAFT) SCALE: 1/4"=1'-0"



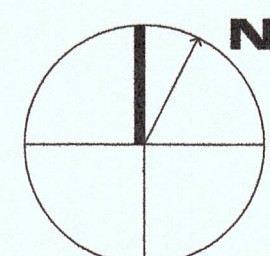
FLOOR AREA DIAGRAM
TOTAL FLOOR AREA: 3311 sf (904+791+480+1182=46) SCALE: 1/8"=1'-0"

FLOOR PLAN LEGEND

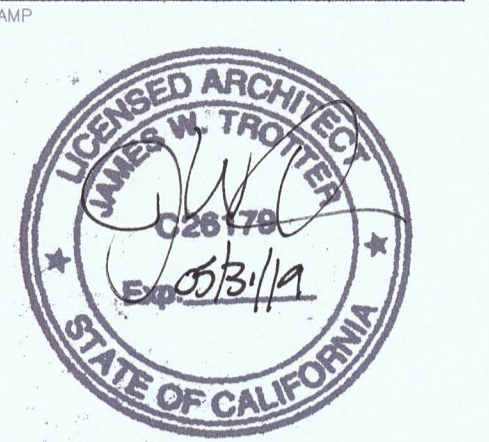
- NEW WALLS AND STRUCTURES; WOOD STUDS (2x6 EXTERIOR, 2x4 INTERIOR) 16" O.C.
- 1-HOUR RATED WALL PARTITIONS; WOOD FRAME CONSTRUCTION WITH TYPE 'X' GYP BD ON EACH SIDE.
- MISC BUILDING ELEMENTS THAT ARE EITHER ABOVE OR BELOW THE VIEW OF THE PLANS; EACH ITEM NOTED.



1ST FLOOR PLAN
FLOOR AREA: 1,695 sf (791 sf for 2nd Unit) SCALE: 1/4"=1'-0"
[GARAGE COUNTED SEPARATELY: 480 sf]



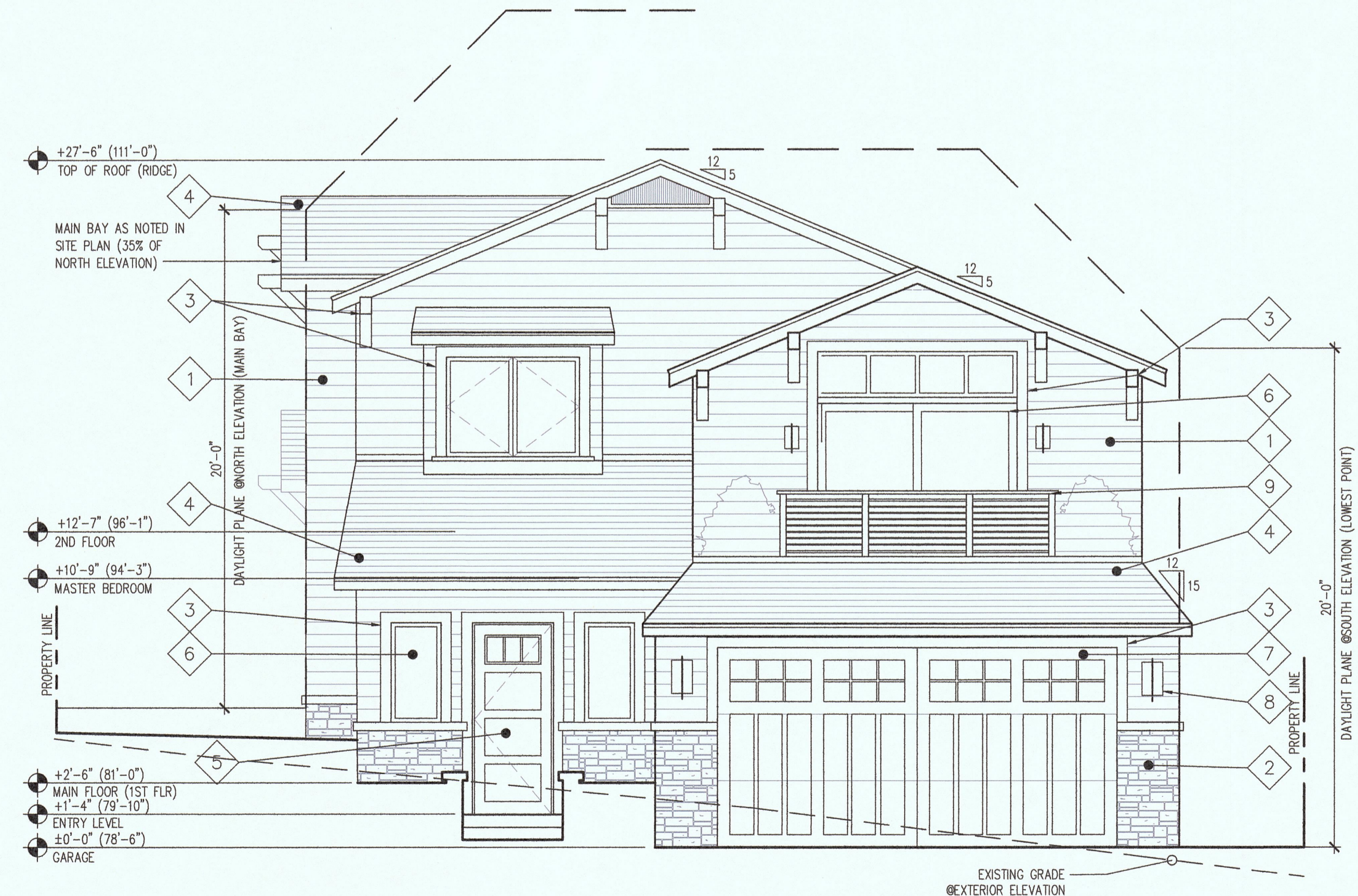
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COMMENTS



2 EXT. ELEVATION (SIDE/SOUTH)
SCALE: 1/4"=1'-0"



1 EXT. ELEVATION (FRONT/WEST)
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION FINISH NOTES & LEGEND

<p>1 ARTISAN LAP SIDING; COLOR PLUS 'HEATHER MOSS', 5/8" THICK, 6" EXPOSURE</p> <p>3 ARTISAN TRIM & MATCHING STAINED WOOD BRACKETS; TRIM 5/8" THICK, 3 1/2" & 5 1/2" WIDTH. TRIM COLOR, COLOR PLUS 'COBBLE STONE' & BRACKETS 'WHITE-WASH PICKLING' STAIN.</p> <p>5 CRAFTSMAN/COTTAGE STYLE ENTRY DOOR OR SIM, QUARTER SAWN WHITE OAK FINISH</p> <p>7 PAINTED METAL PANEL ROLL-UP DOOR, COTTAGE STYLE PANELS & GLAZING</p> <p>9 STAINED CEDAR CAP RAIL (SIMILAR TO WOOD BRACKETS); WROUGHT IRON OR POWDER COATED STEEL RODS WITH MTL CHANNEL POSTS</p>	<p>2 QUICK STACK STONE VENEER, 'ANTIQUE CREAM' BY CORONADO; PANELIZED & INDIVIDUAL STONES DRYSTACKED. FLAGSTONE CAPS & STONE SILLS (TOP OF WAINSCOT), 'LOMPOC' SERIES.</p> <p>4 COMPOSITE FIBERGLASS SHINGLES, GAF TIMBERLINE NATURAL SHADOW LAMINATED ARCH, CHARCOAL OR SIM</p> <p>6 MARVIN INTEGRITY SERIES WINDOWS & PATIO DOORS, NO-GRID OR COTTAGE WHERE INDICATED, COLOR 'PEBBLE GRAY' CLADDING.</p> <p>8 CONTEMPORARY UP/DOWN OUTDOOR LIGHTING WITH ANTIQUE BRONZE FINISH; COORDINATED DESIGN SERIES, MANUF. PROGRESSIVE LIGHTING</p> <p>10 CEDAR PLANK FENCING; MAXIMUM ALLOWED HEIGHT</p>
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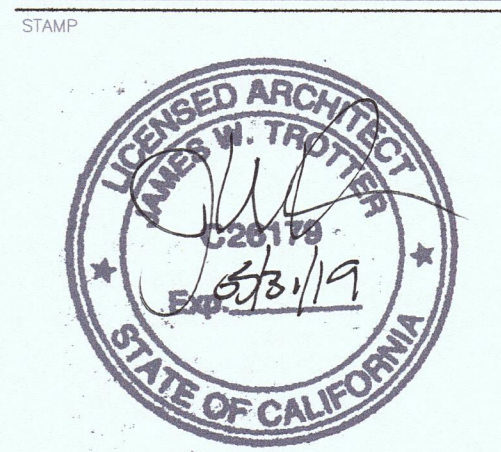
REVISIONS

No.	Description	Date
△	DESIGN REVIEW SUBMITTAL	03/14/18
△	DESIGN REVIEW RESUBMITTAL	05/14/18
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PROJECT
O'CONNOR-PENG HOUSE
(New Construction)
538 Valencia Avenue
El Granada, CA 94019

DRAWING
EXTERIOR ELEVATIONS

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COMMENTS

REVISIONS		
No.	Description	Date
1	DESIGN REVIEW SUBMITTAL	03/14/18
2	DESIGN REVIEW RESUBMITTAL	05/14/18

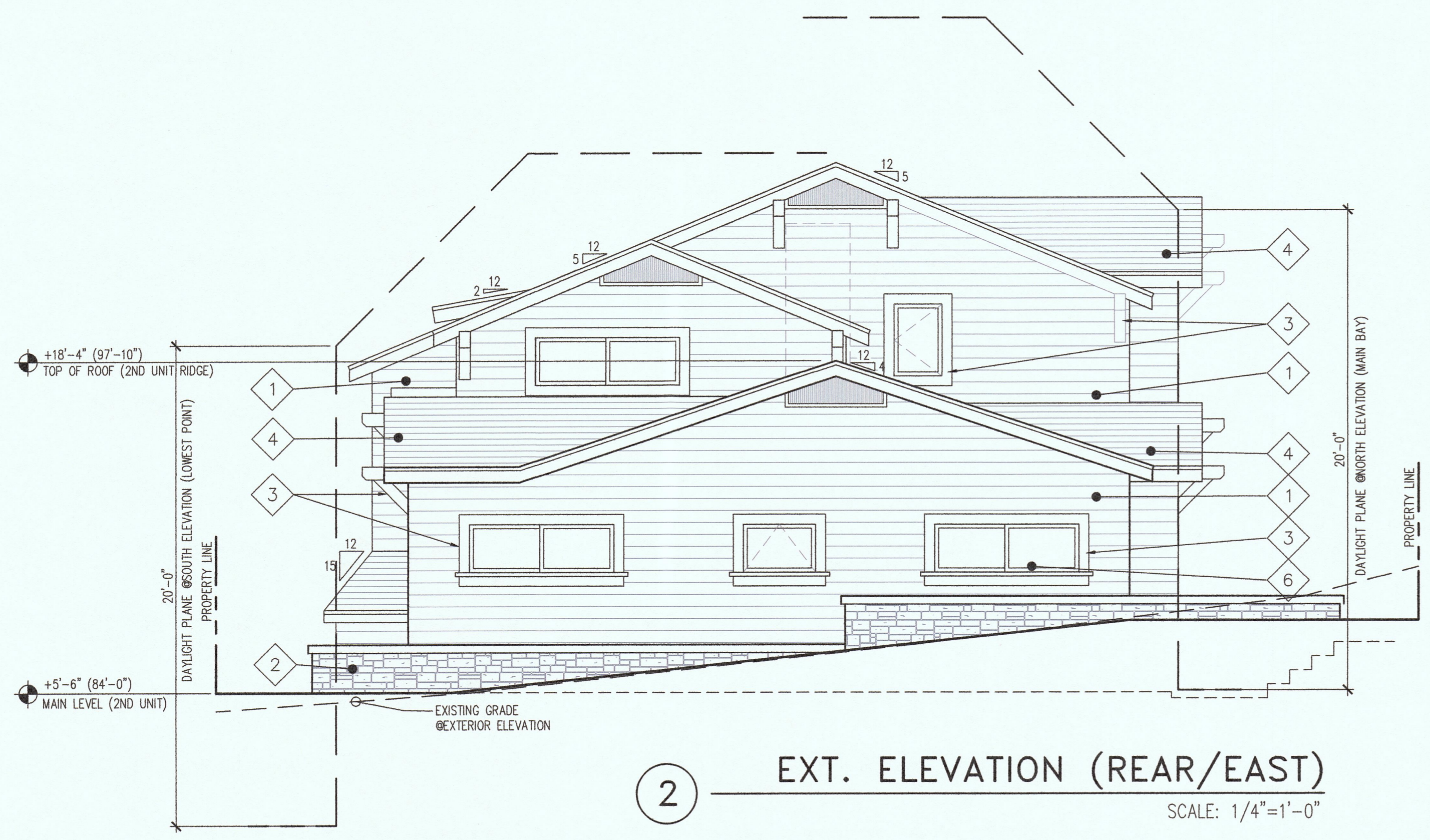
PROJECT
O'CONNOR-PENG HOUSE
(New Construction)
538 Valencia Avenue
El Granada, CA 94019

DRAWING
EXTERIOR ELEVATIONS

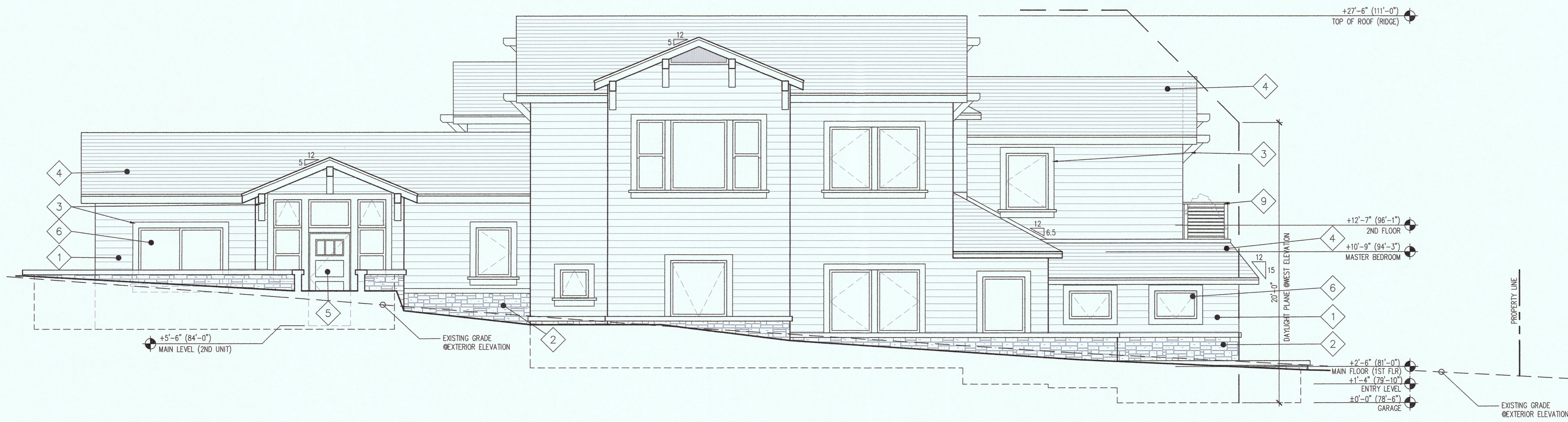
NO: 2017.02
DRAWN BY: JCT
SC: 1/4"=1'-0" A3.0.2
DATE: 02-12-18

EXTERIOR ELEVATION FINISH NOTES & LEGEND

- 1 ARTISAN LAP SIDING, COLOR PLUS 'HEATHER MOSS', 5/8" THICK, 6" EXPOSURE.
- 2 QUICK STACK STONE VENEER, 'ANTIQUE CREAM' BY CORONADO; PANELIZED & INDIVIDUAL STONES DRYSTACKED. FLAGSTONE CAPS & STONE SILLS (TOP OF WAINSCOT), 'LOMPOC' SERIES.
- 3 ARTISAN TRIM & MATCHING STAINED WOOD BRACKETS; TRIM 5/8" THICK, 3 1/2" & 5 1/2" WOTH. TRIM COLOR: COLOR PLUS 'COBBLE STONE' & BRACKETS 'WHITE-WASH PICKLING' STAIN.
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- 7 PAINTED METAL PANEL ROLL-UP DOOR, COTTAGE STYLE PANELS & GLAZING
- 8 CONTEMPORARY UP/DOWN OUTDOOR LIGHTING WITH ANTIQUE BRONZE FINISH; COORDINATED DESIGN SERIES, MANUF. PROGRESSIVE LIGHTING
- 9 STAINED CEDAR CAP RAIL (SIMILAR TO WOOD BRACKETS); WROUGHT IRON OR POWDER COATED STEEL RODS WITH MTL CHANNEL POSTS
- 10 CEDAR PLANK FENCING, MAXIMUM HEIGHT ALLOWED



2 EXT. ELEVATION (REAR/EAST)
SCALE: 1/4"=1'-0"



1 EXT. ELEVATION (SIDE/NORTH)
SCALE: 1/4"=1'-0"



VIEW FROM CARMEL AVE



VIEW FROM VALENCIA AVE

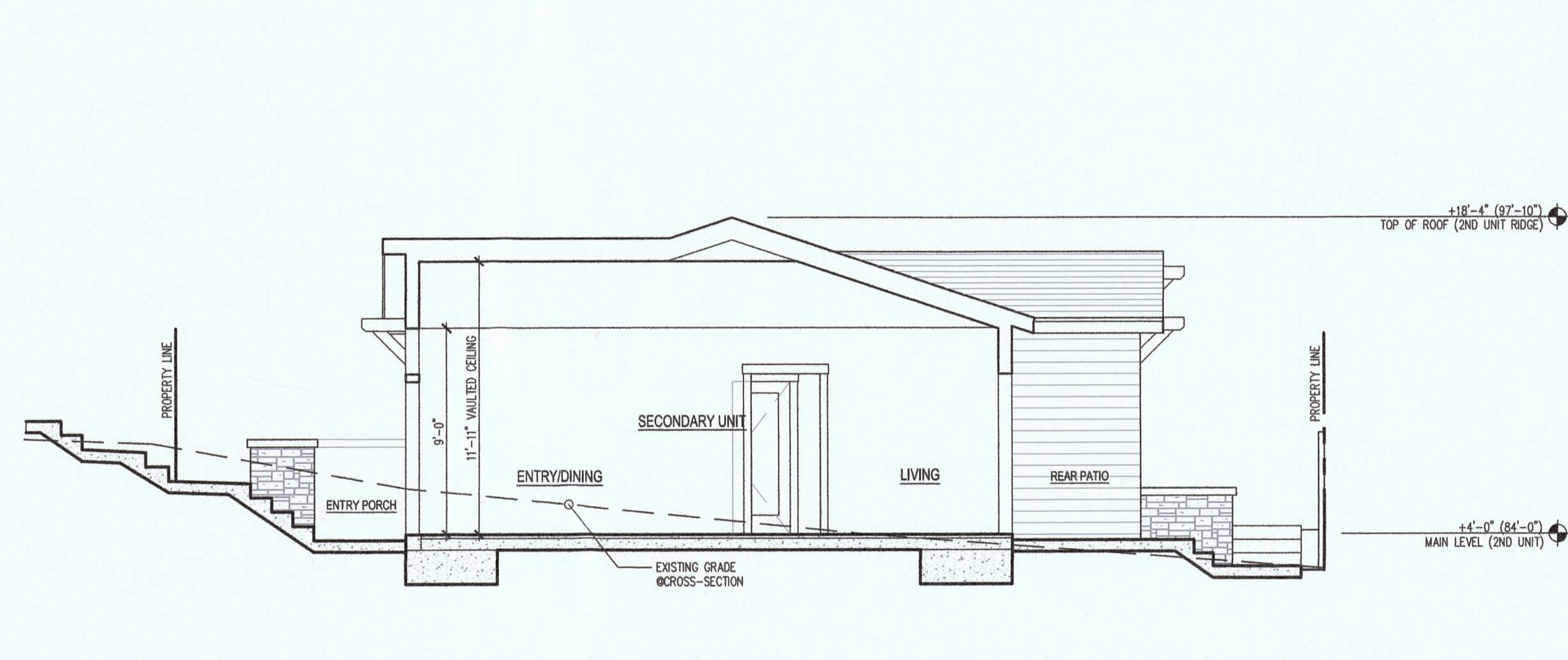


CORNER VIEW

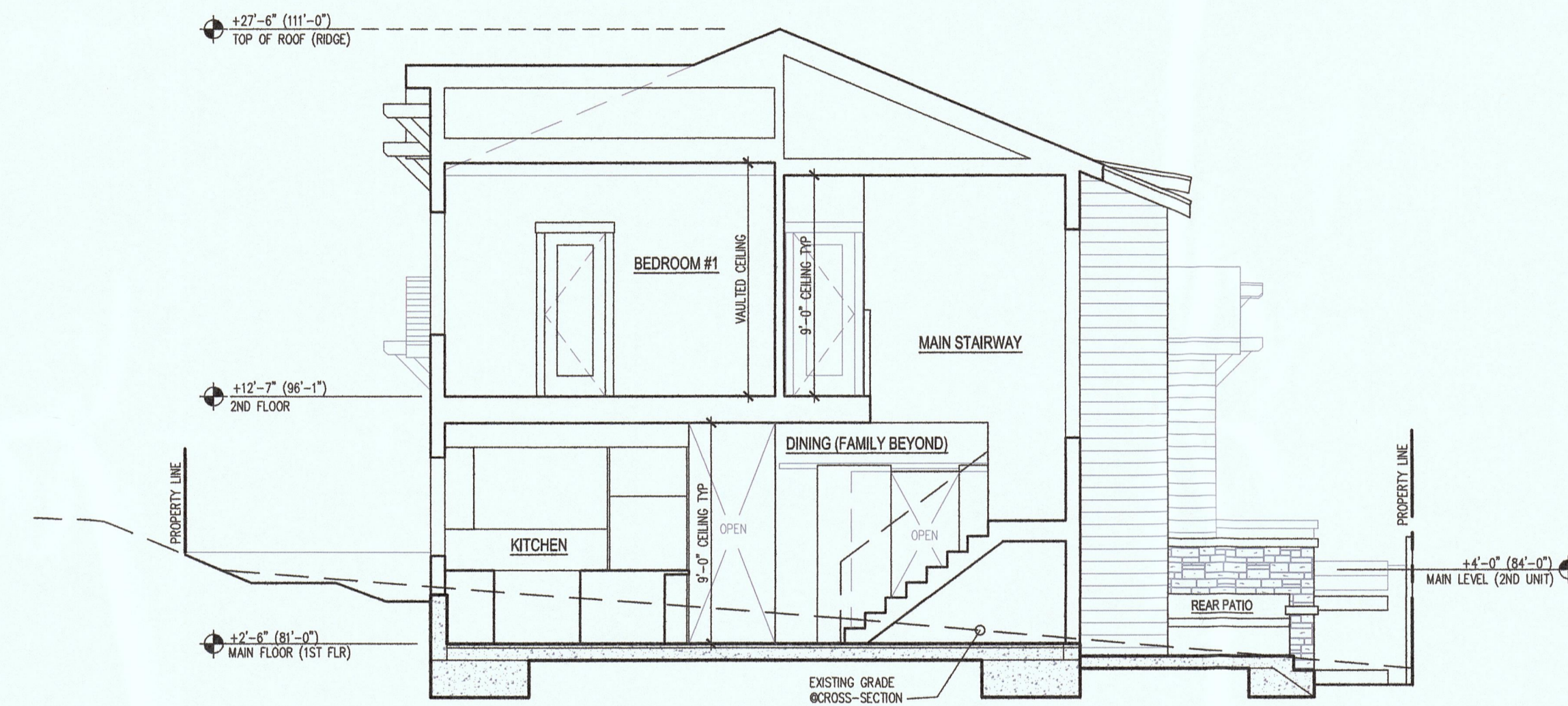
PERSPECTIVE VIEWS

NO SCALE

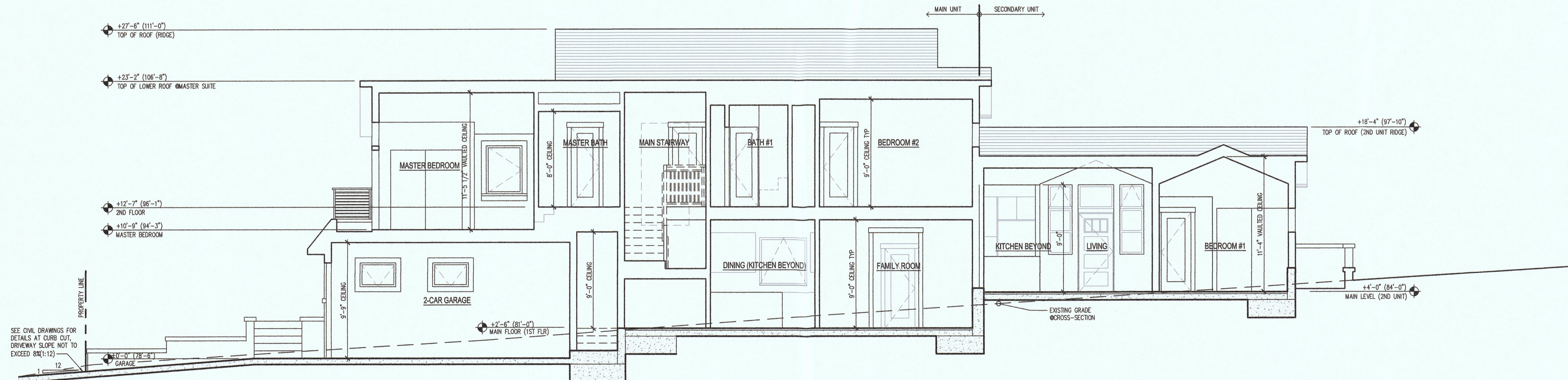
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3 N-S CROSS-SECTION @SECONDARY UNIT
SCALE: 3/16"=1'-0"

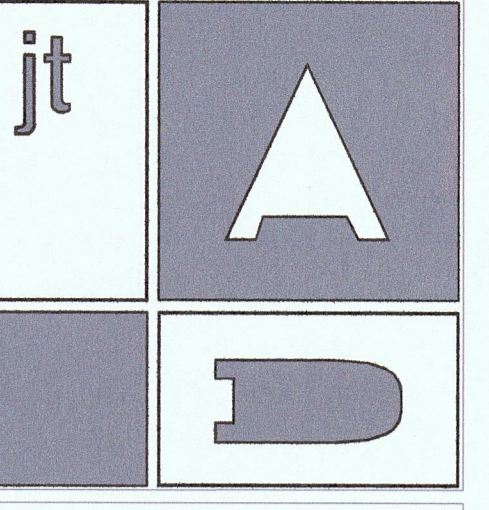


2 N-S CROSS-SECTION @MAIN UNIT
SCALE: 3/16"=1'-0"

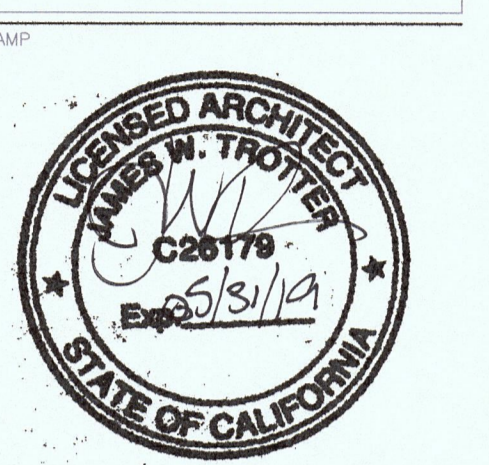


1 W-E CROSS-SECTION
SCALE: 3/16"=1'-0"

SEE CIVIL DRAWINGS FOR DETAILS AT CURB CUT. DRIVEWAY SLOPE NOT TO EXCEED 8% (1:12)



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COMMENTS

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△	1	DESIGN REVIEW SUBMITTAL	03/14/18
△	2	DESIGN REVIEW RESUBMITTAL	05/14/18
△	3		
△	4		
△	5		
△	6		
△	7		
△	8		
△	9		
△	10		

PROJECT
O'CONNOR-PENG HOUSE
(New Construction)
538 Valencia Avenue
El Granada, CA 94019

DRAWING
CROSS-SECTIONS &
PERSPECTIVE VIEWS

NO: 2017.02
DRAWN BY: JWT
SC: 3/16"=1'-0" A4.0
DATE: 03-09-18

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

S 29°05'47" E
299.93'

SDMH
80.77

SSMH
80.37

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

VALENCIA AVENUE
[60' WIDE]

S 29°05'47" E
299.93'

PBMH
75.32

CONCRETE GUTTER

CONCRETE WALK

CONCRETE WALK

CONCRETE WALK

CONCRETE WALK

CONCRETE WALK

CONCRETE WALK

CONCRETE WALK

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CONCRETE CURB & GUTTER

BLOCK 62
PLAT OF SUBDIVISION NO. 5 GRANADA
BOOK 6 MAPS 50

LOT 16
6250 SQ. FT.±

LOT 15

LOT 14

EXISTING RESIDENCE
(APPROXIMATE FLOORPRINT)

RIDGE: 98.3'

CARMEL AVENUE
[60' WIDE]

S 60°55'42" W

S 60°55'42" W

N 60°55'42" E

(125')

(125')

(125')

(125')

(125')

(125')

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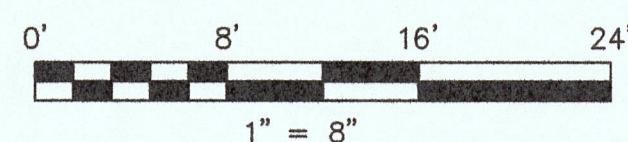
(125')

(125')

(125')

(125')

(125')



FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

BASIS OF BEARINGS

THE BEARING, NORTH 60°55'42" EAST, OF CARMEL AVENUE, BASED UPON STREET MONUMENTS FOUND, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "PLAT OF SUBDIVISION NO. 5 GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 50, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. THE CENTER OF LID OF THE SEWER MANHOLE WAS HELD AS THE BASIS OF ELEVATIONS FOR THIS SURVEY WITH AN ASSUMED ELEVATION OF 80.37 FEET.

NOTES:

BGT RELIED UPON A NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 1188719, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

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

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

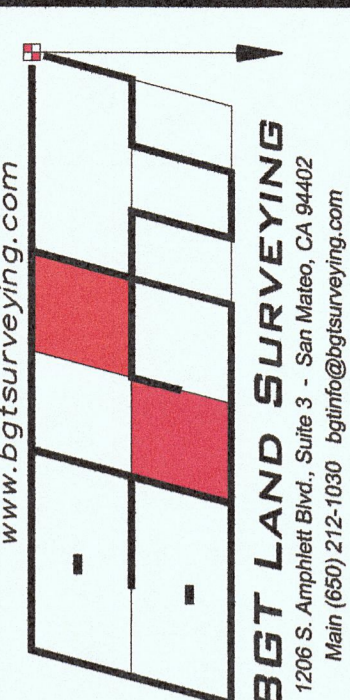
SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: FEBRUARY, 2015
JOB NUMBER: 15-034

LOT 17

LEGEND

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- OMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT LATERAL
- LG LIP OF GUTTER
- MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBY FACELL/SEC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SLB STREET LIGHT
- SLB STREET LIGHT BOX
- SLV STREET LIGHT VAULT
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE



Assessor Parcel Number:
047-103-010

Prepared For:
MICHAEL W. O'BRIEN
55 River Front Drive
Unit #113
Manchester, NH, 03102

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 16, BLOCK 62, "PLAT OF SUBDIVISION NO. 5 GRANADA" (BOOK 6 MAPS 50)

VACANT, VALENCIA AVENUE & CARMEL AVENUE
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

Date: MARCH 2015

Scale: 1" = 8'

Contour Interval: 2'

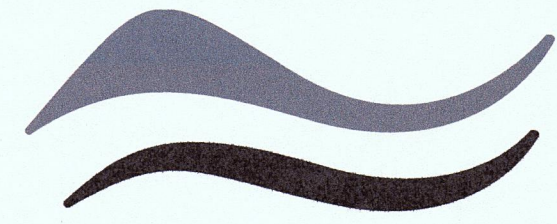
Drawn: LHL

Drawing Number:

SU-1

SHEET 1 OF 1

Job No. 15-034

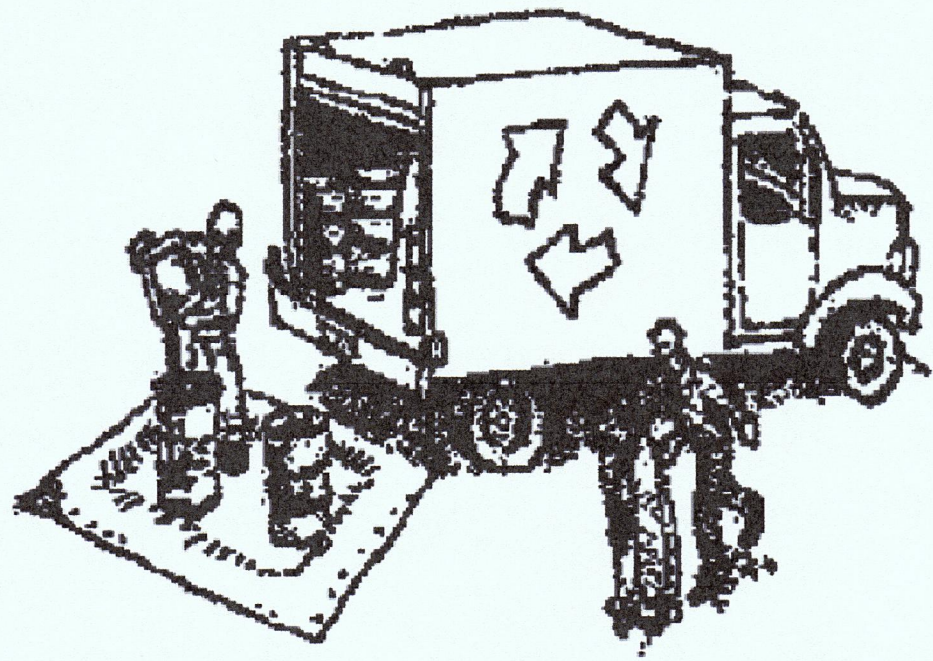


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



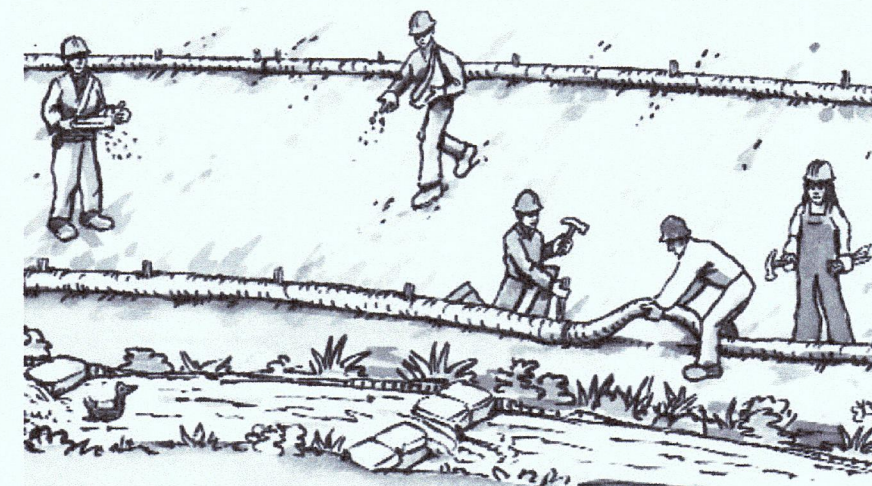
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

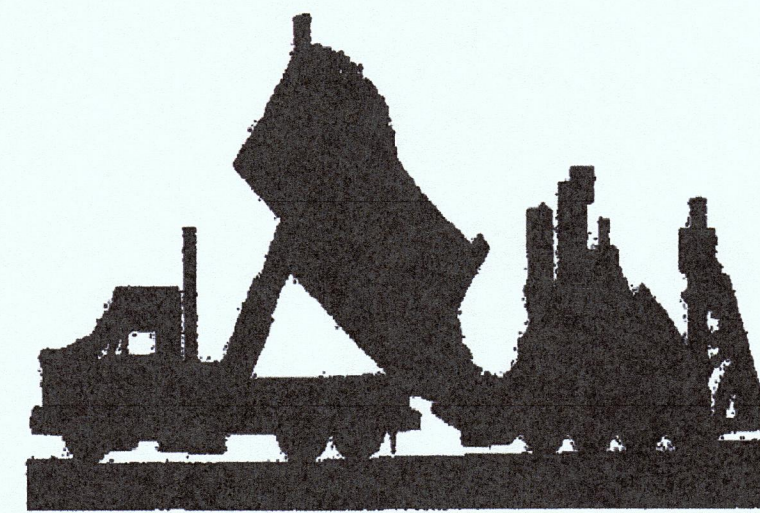


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work

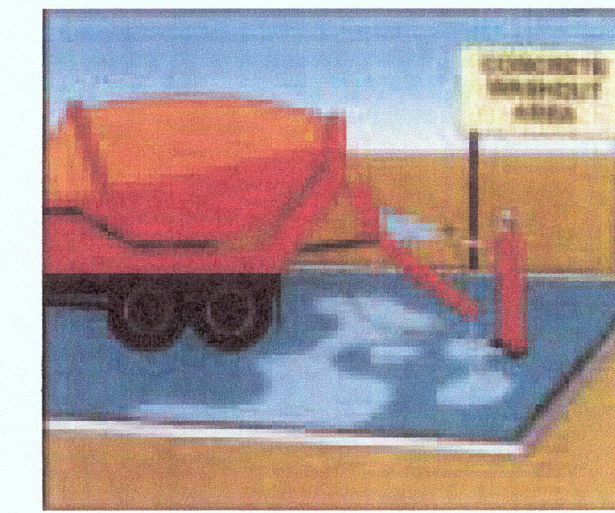


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

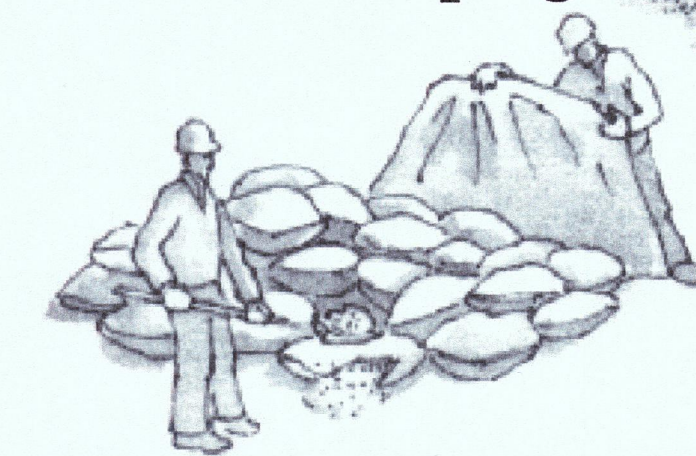
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



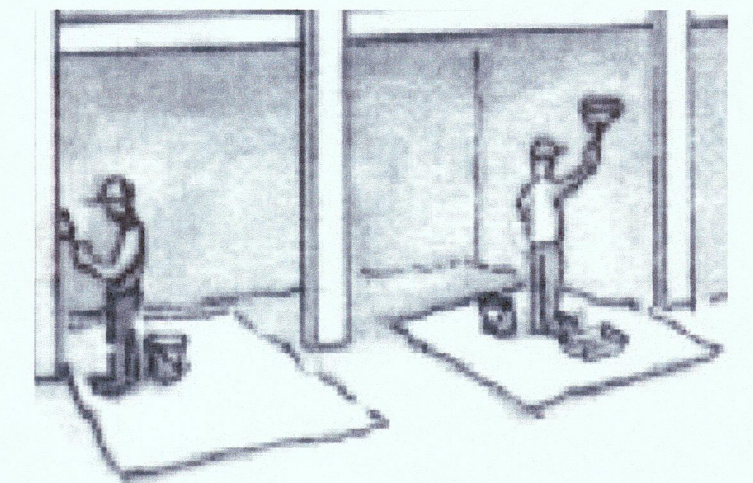
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

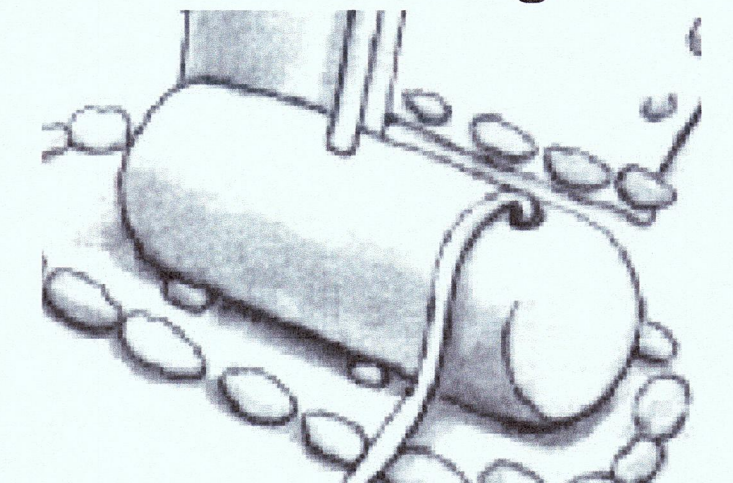
Painting & Paint Removal



Painting Cleanup and Removal

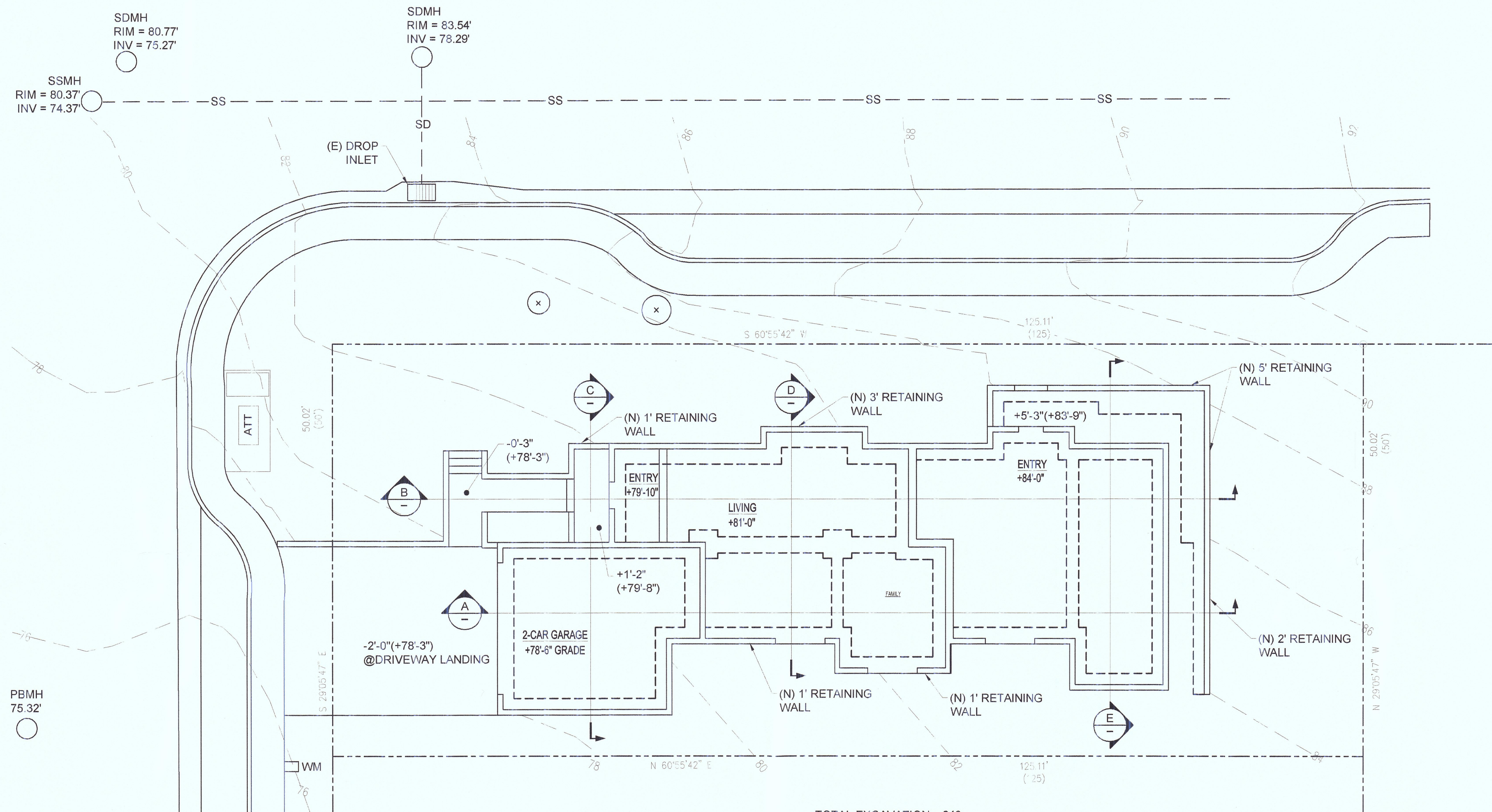
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes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

Dewatering



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

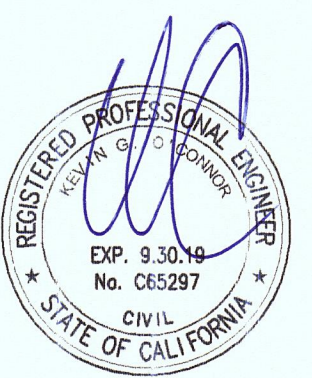
Storm drain polluters may be liable for fines of up to \$10,000 per day!



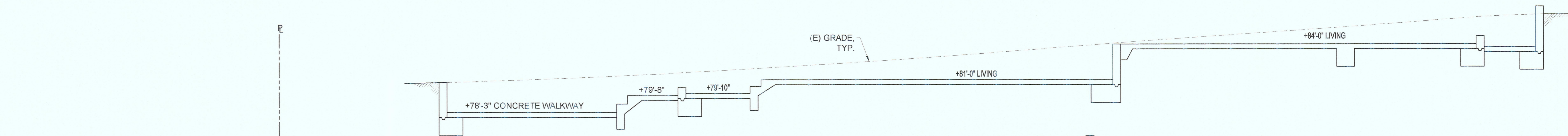
GRADING PLAN
1/8" = 1'-0"

TOTAL EXCAVATION = 246 cy
 TOTAL FILL = 35cy
 NET OFF HAUL = 211 cy

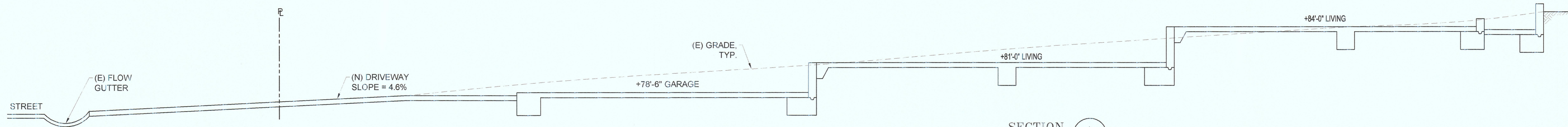
NOTE:
 CONTACT UNDERGROUND SERVICES ALERT (USA) AT LEAST 48 HOURS PRIOR TO AN EXCAVATION.
 ALL PROPOSED SLOPES ARE LESS THAN 15%. SOME EXISTING UNDISTURBED SLOPES ARE GREATER THAN 15%.



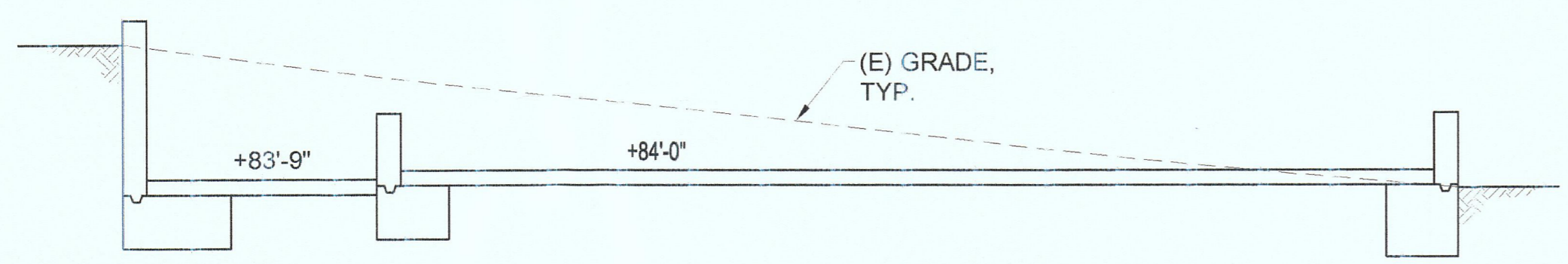
DESIGNED	DATE	KEVIN O'CONNOR, INC. TEL: 415-286-3442	
K.O.C.	5/14/18	3401 LAWTON STREET FAX: 415-665-8252	
DRAWN		San Francisco CA 94122 WWW.KOENGINEERING.COM	
K.P.	5/14/18		
CHECKED		TITLE	
K.O.C.	5/14/18	NEW 2-UNIT BUILDING	
		538 VALENCIA AVE	
		EL GRANADA, CA 94019	
		PROJECT NO.	REV.
		2017-TBD	C1



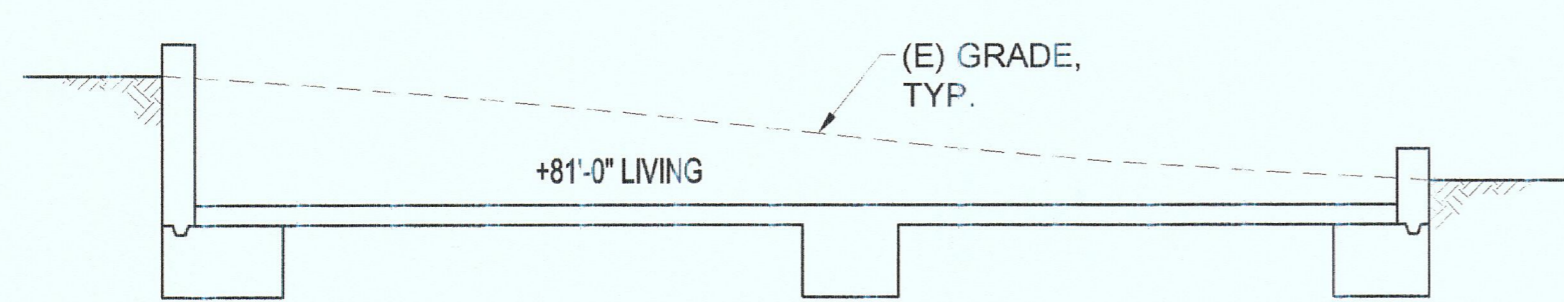
SECTION B
1/4"=1'-0"



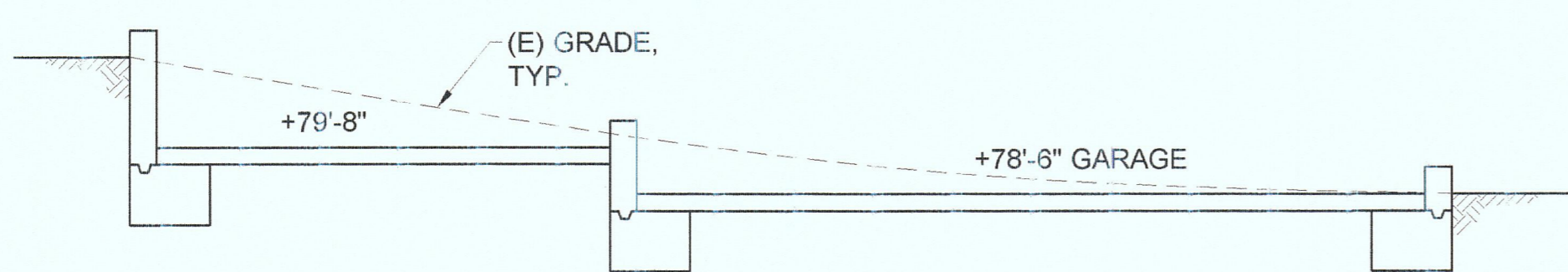
SECTION A
1/4"=1'-0"



SECTION E
1/4"=1'-0"

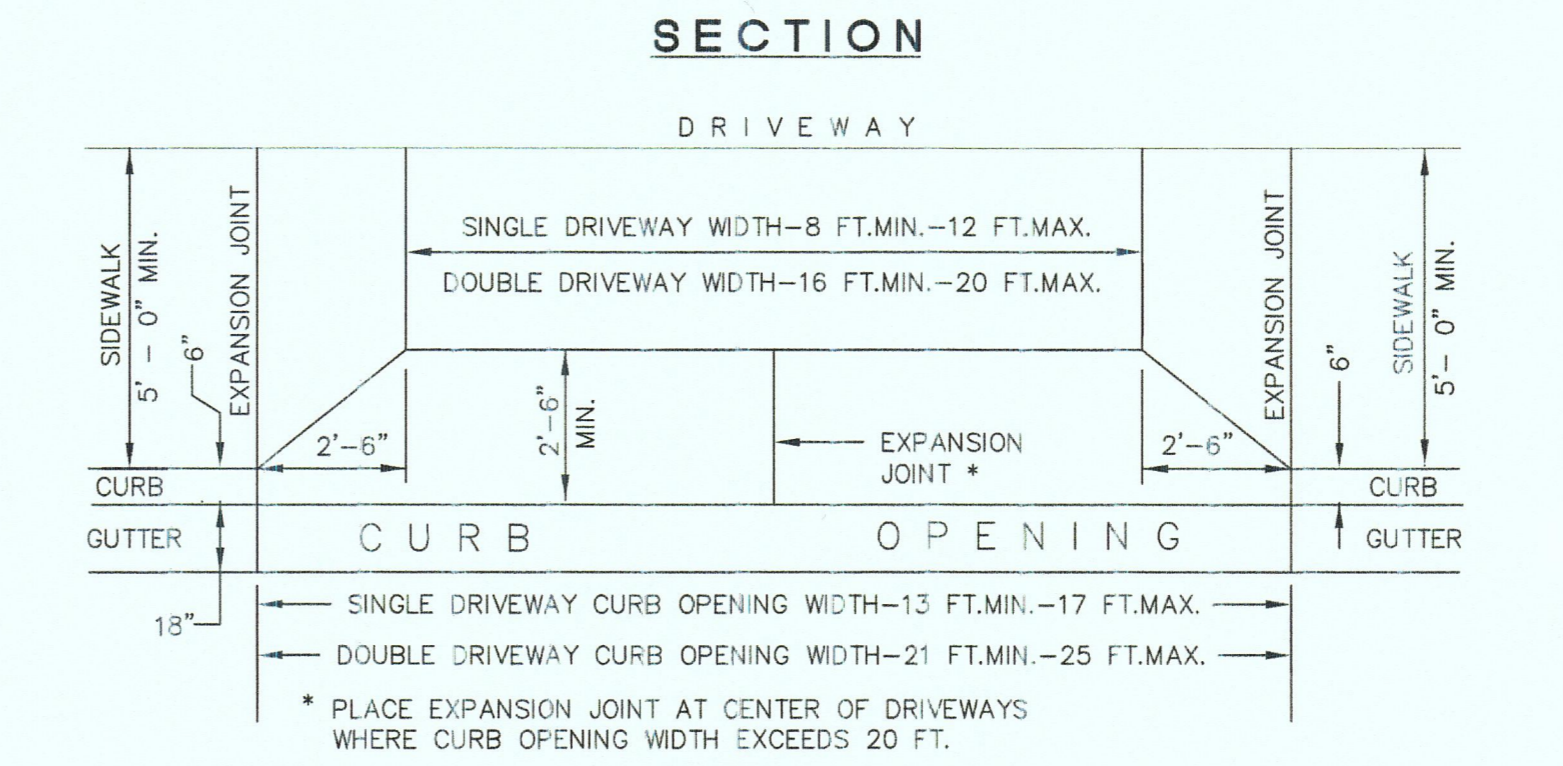
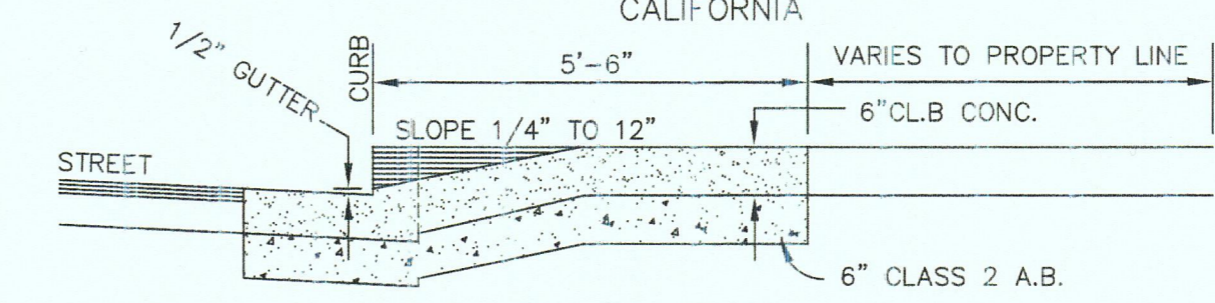


SECTION D
1/4"=1'-0"



SECTION C
1/4"=1'-0"

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
 REDWOOD CITY CALIFORNIA
 DRAWN BY: D.P.
 CHECK BY: J.A.L.
 APPROVED BY: N.R.C.
 SCALE: NONE
 DATE: 6/95
 REVISED: 4/97



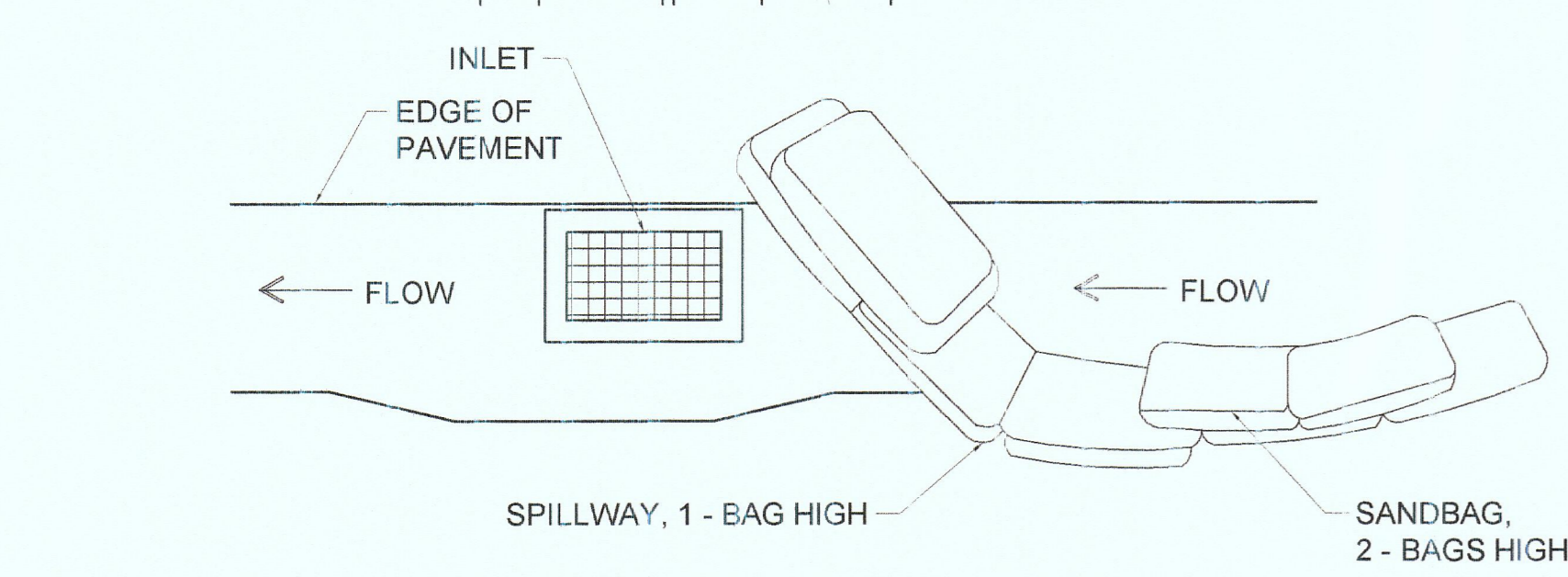
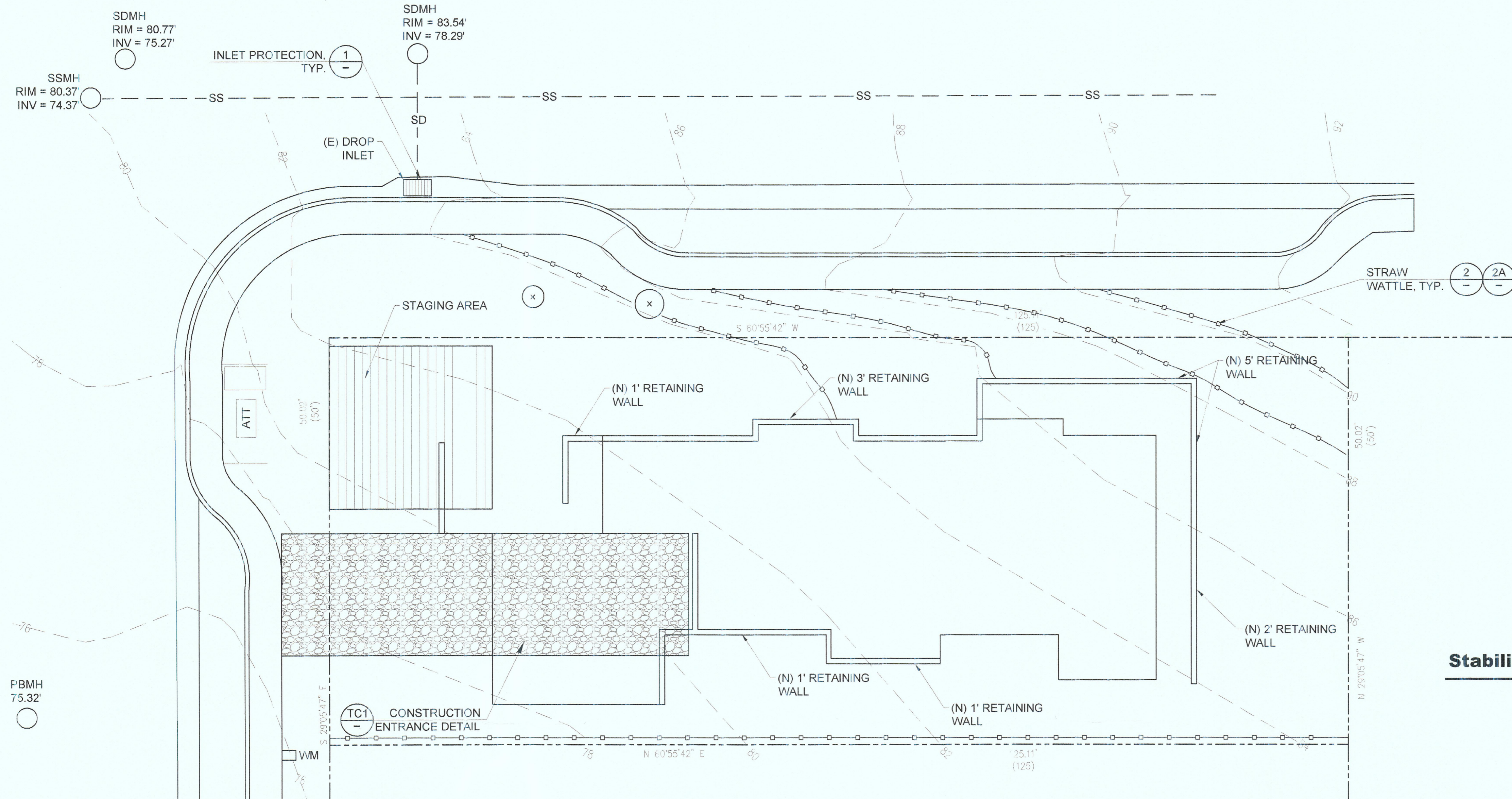
NOTE:
 WHERE POSSIBLE, 22 FT. DISTANCES OR MULTIPLES OF 22 FT. DISTANCES SHOULD BE OBTAINED BETWEEN CURB OPENINGS. CONSTRUCT MONOLITHIC CURB, GUTTER, DRIVEWAY AND APRON. WHERE DRIVEWAYS OF SEPARATE RESIDENTIAL DWELLINGS ARE CONSTRUCTED ADJACENT TO ONE ANOTHER, DOUBLE THE DIMENSIONS SHOWN ABOVE. USE NO. 4 REINFORCING BAR DOWELS AS SHOWN ON STANDARD CURB, GUTTER AND SIDEWALK DETAIL.

**STANDARD STRUCTURES
 DRIVEWAY WIDTHS AND CURB OPENINGS
 FOR
 SINGLE FAMILY RESIDENTIAL DWELLINGS**

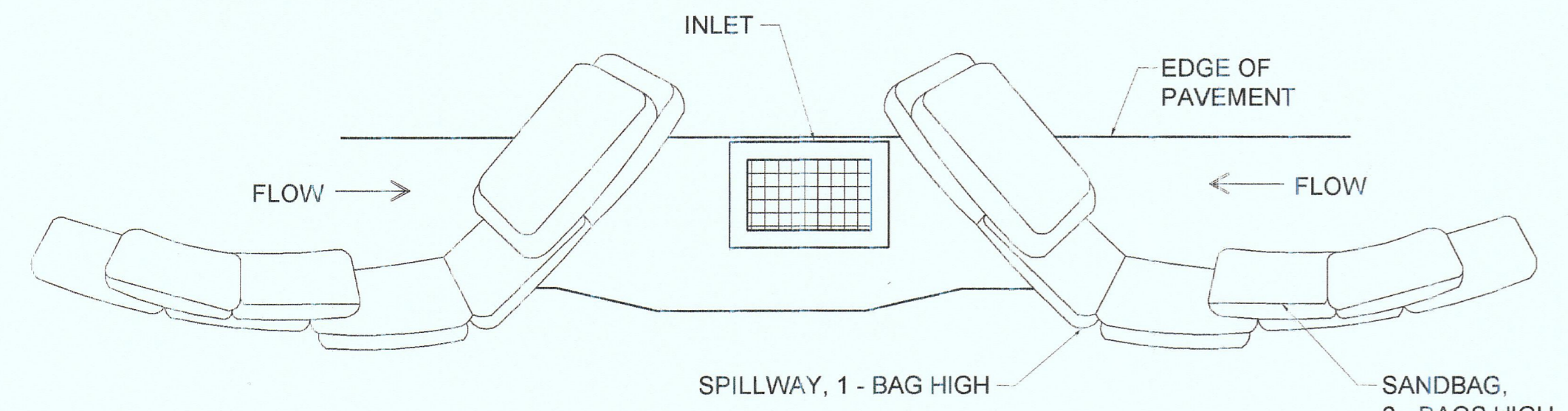
D-1



DESIGNED K.O.C.	DATE 5/14/18	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-286-3442 FAX: 415-865-8202 WWW.KOENGINEERING.COM
DRAWN K.P.	DATE 5/14/18		
CHECKED K.O.C.	DATE 5/14/18	TITLE NEW 2-UNIT BUILDING 538 VALENCIA AVE EL GRANADA, CA 94019	
		PROJECT NO. 2017-TBD	DRAWING NO. C2
			REV.

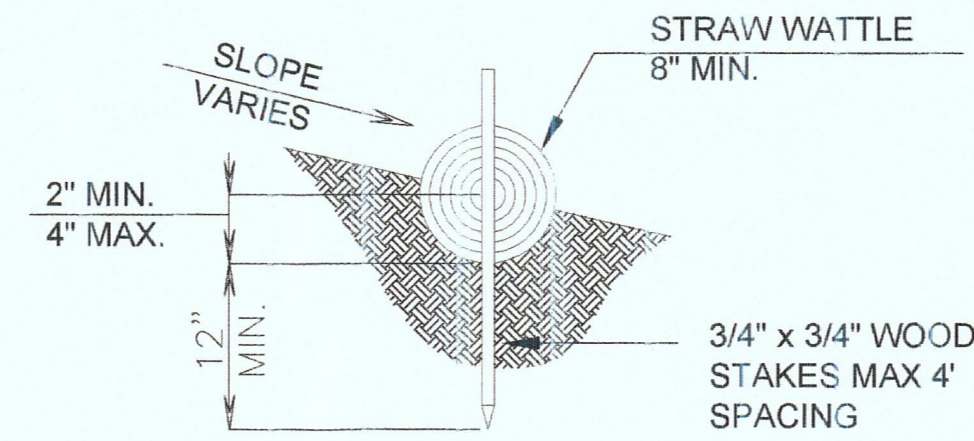


TYPICAL PROTECTION FOR INLET ON GRADE NTS 1A

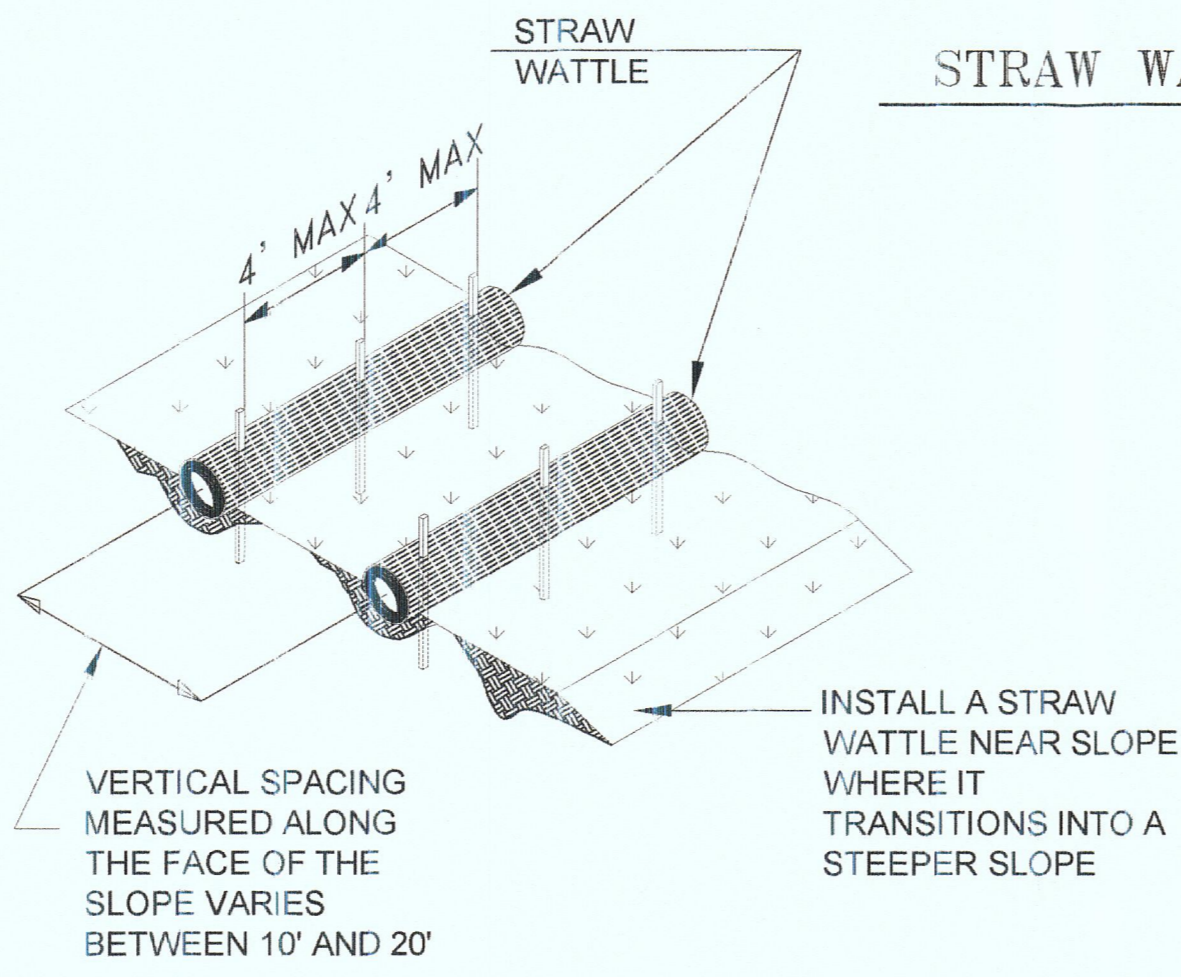


TYPICAL PROTECTION FOR INLET ON SUMP NTS 1

EROSION CONTROL PLAN 1/8"=1'-0"



STRAW WATTLE DETAIL NTS 2A



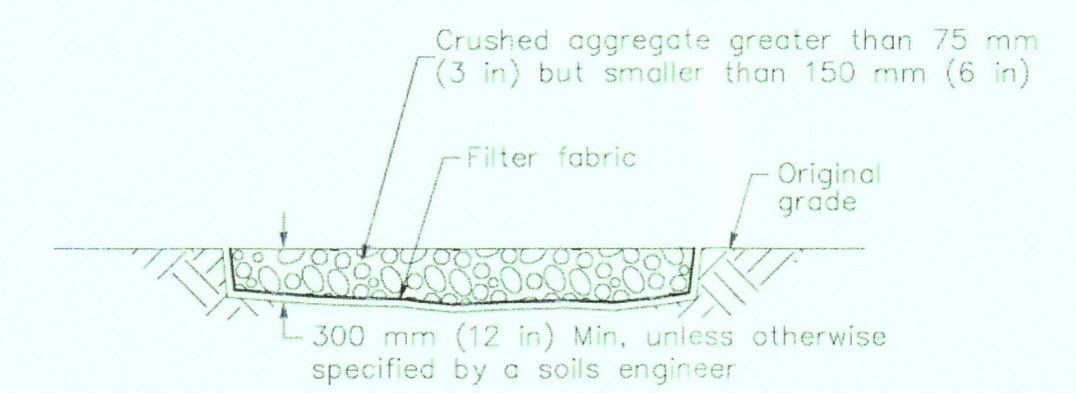
TYPICAL STRAW WATTLE INSTALLATION NTS 2

- NOTES:
1. INTENDED FOR SHORT-TERM USE.
 2. USE TO INHIBIT NON-STORM WATER FLOW.
 3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
 4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
 5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

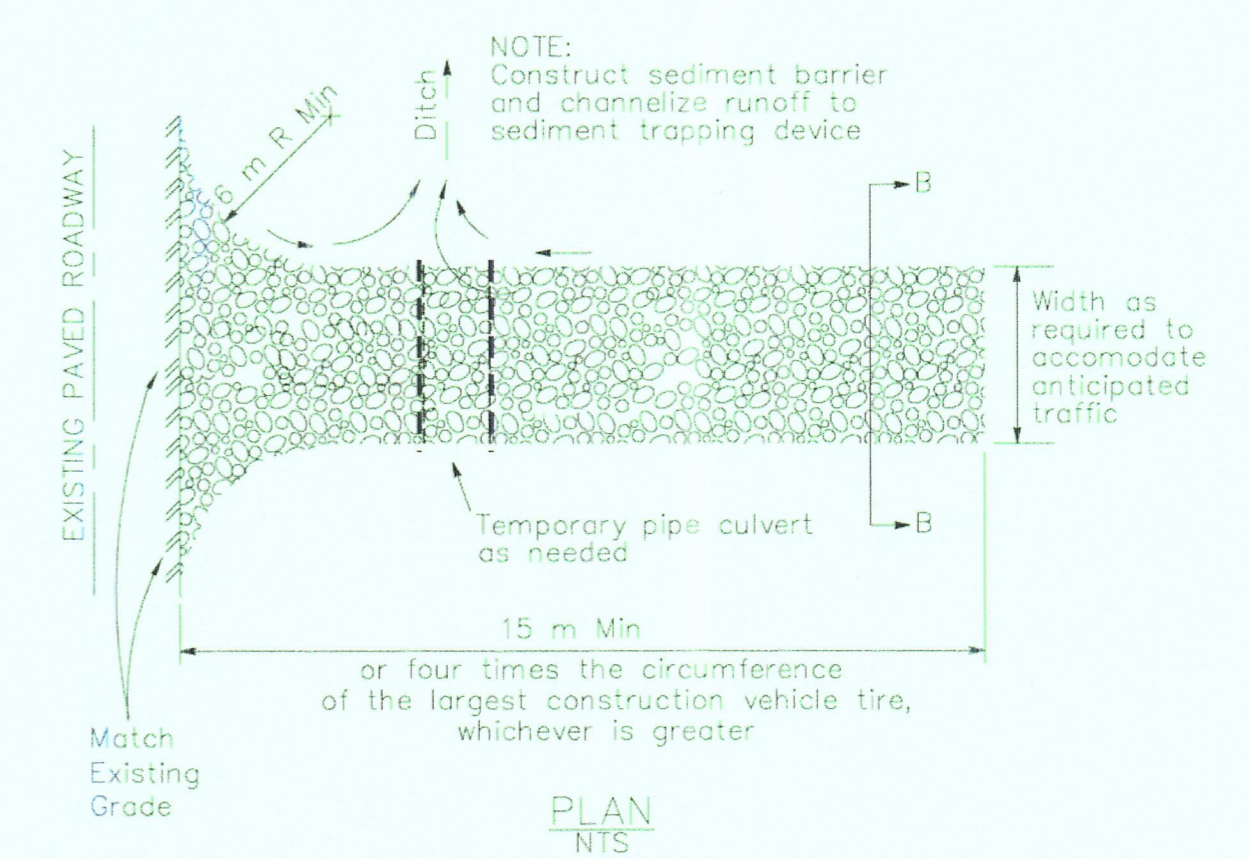
EROSION CONTROL NOTES

1. STABILIZE ALL DENUDED AREAS WITH EROSION CONTROL BLANKETING, INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMP'S
9. FOR CONSTRUCTION DURING DRY SEASON ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
10. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
11. SEDIMENT SHALL NOT BE TRACKED OFFSITE AND CITY STREET SHALL BE SWEEPED AT PUBLIC WORKS INSPECTOR'S DISCRETION TO THE SATISFACTION OF THE CITY ENGINEER.
12. STRAW WATTLE TO BE USED FOR STABILIZATION OF SOIL SURFACES ONLY.
13. JUTE NETTING NOT TO BE USED FOR STABILIZATION OF SOIL SURFACES.
14. CONCRETE WASHOUT TO BE LEGALLY DISPOSED OFF-SITE.
15. DEMOLITION: 60% OF WASTE TONNAGE INCLUDING CONCRETE AND ASPHALT, AND 25% OF WASTE TONNAGE EXCLUDING CONCRETE AND ASPHALT.
16. CONSTRUCTION: 55% OF WASTE TONNAGE INCLUDING CONCRETE AND ASPHALT, AND 20% OF WASTE TONNAGE EXCLUDING CONCRETE AND ASPHALT.
17. DEMOLITION DIVERSIONS AND CONSTRUCTION DIVERSIONS SHALL BE CALCULATED SEPARATELY.

Stabilized Construction Entrance/Exit TC-1



SECTION B-B NTS



PLAN NTS

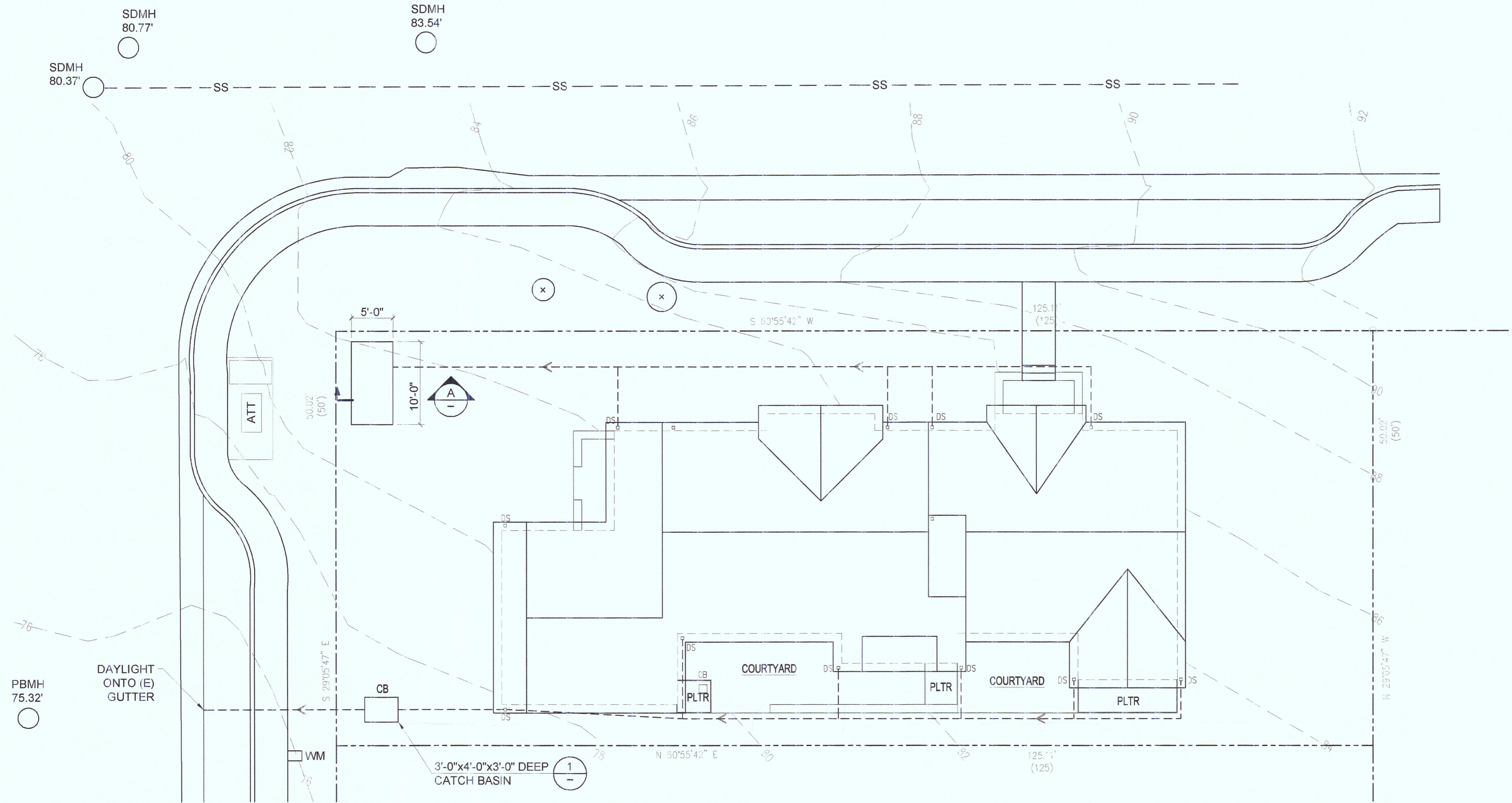
Stabilized Construction Entrance/Exit (Type 1)



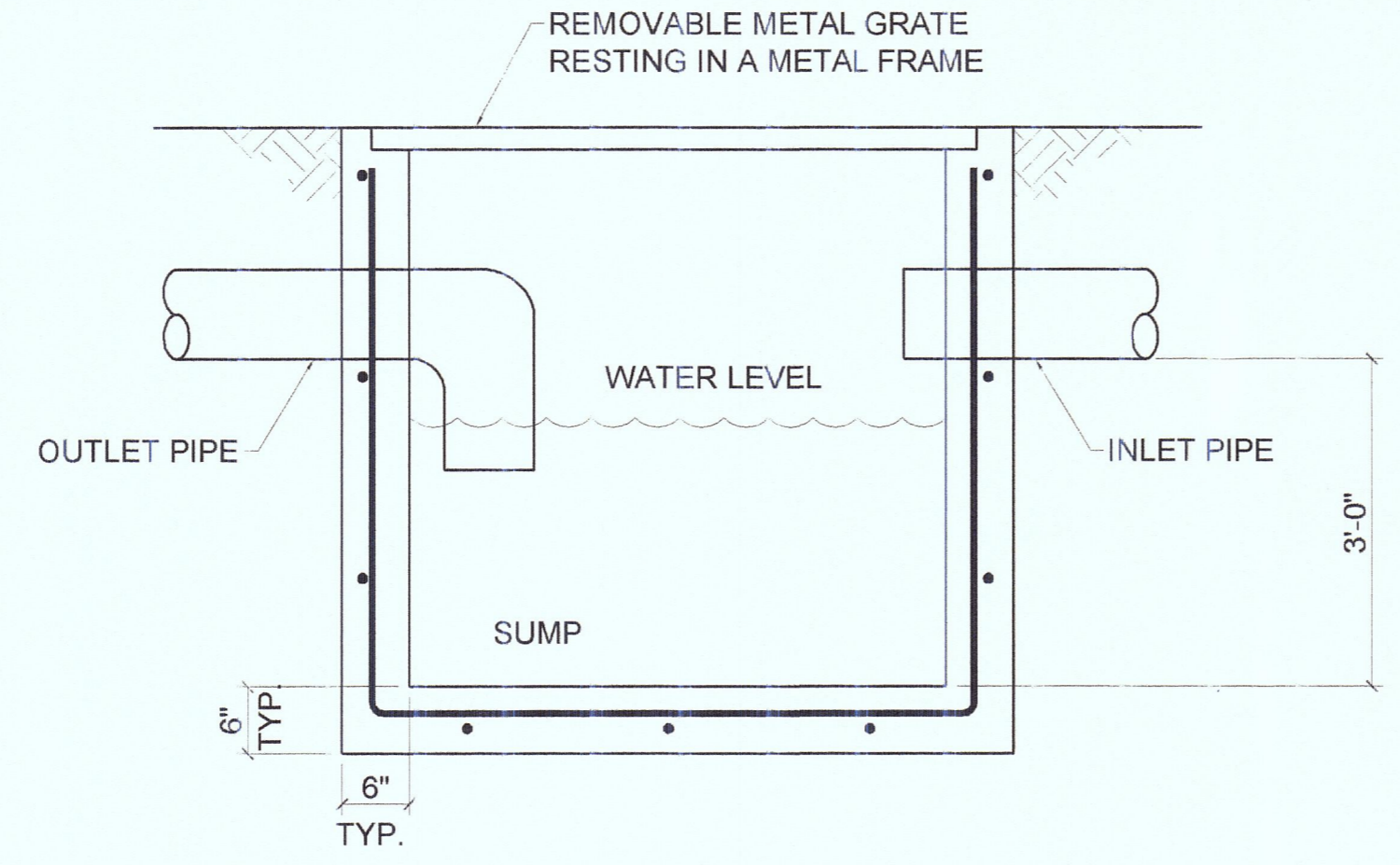
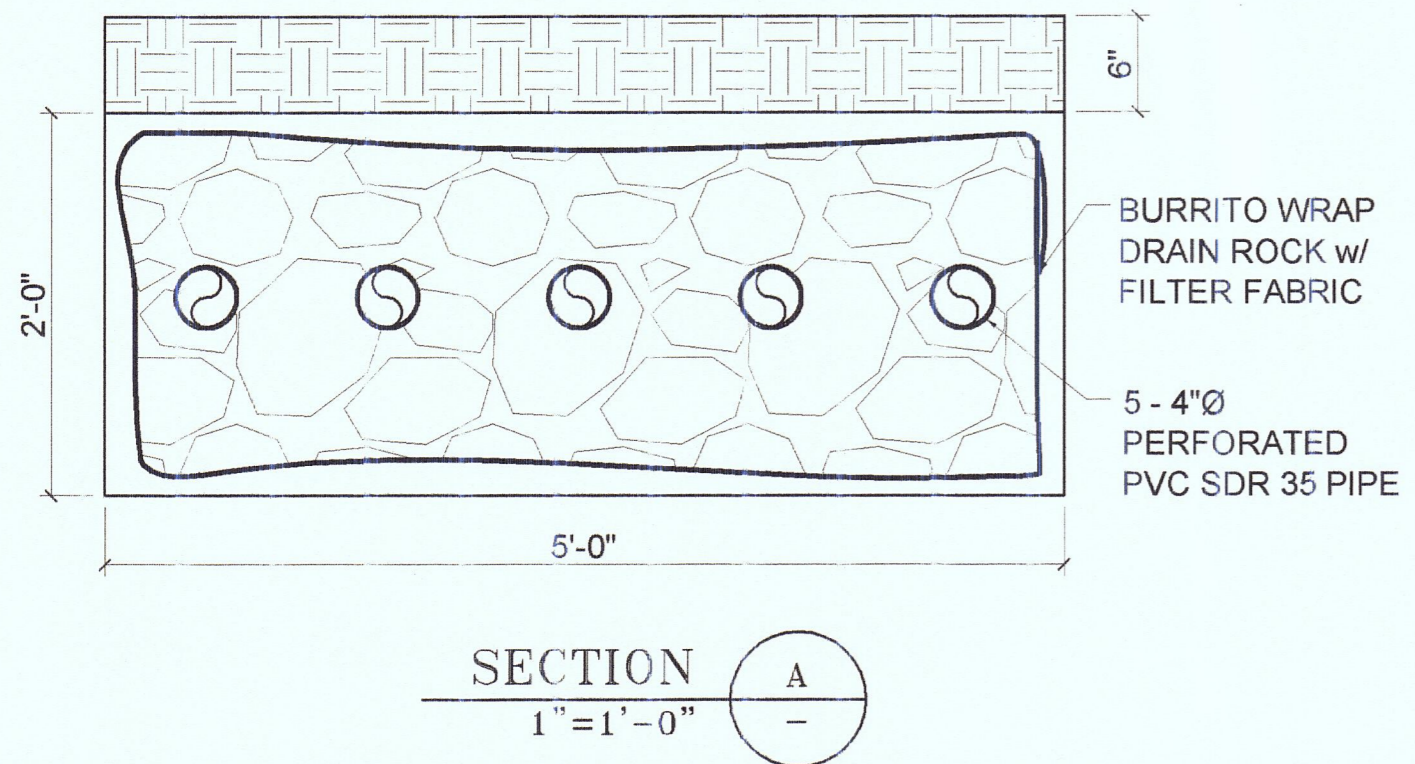
Caltrans Storm Water Quality Handbooks Construction Site Best Management Practices Manual March 1, 2013

Section 6 Stabilized Construction Entrance/Exit TC-1 3 of 4

DESIGNED	DATE	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-286-3442 FAX: 415-865-6262 WWW.KOCEENGINEERING.COM
K.O.C.	5/14/18		
DRAWN	DATE	NEW 2-UNIT BUILDING 538 VALENCIA AVE EL GRANADA, CA 94019	PROJECT NO. 2017-TBD
K.P.	5/14/18		
CHECKED	DATE	DRAWING NO. C3	REV.
K.O.C.	5/14/18		



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



CATCH BASIN DETAIL
 1 1/2" = 1'-0"



DESIGNED K.O.C.	DATE 5/14/18	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-286-3442 FAX: 415-665-5202 WWW.KOENGINEERING.COM
DRAWN K.P.	5/14/18	TITLE NEW 2-UNIT BUILDING 538 VALENCIA AVE EL GRANADA, CA 94019	
CHECKED K.O.C.	5/14/18		
PROJECT NO. 2017-TBD		DRAWING NO. C4	REV.