

# Chamber LED Outdoor Wall Sconce

By dweLED

Chamber LED Outdoor Wall Sconce  
By dweLED

## Product Options

**Finish:** Black , Bronze

**Size:** 12 Inch , 16 Inch , 20 Inch , 25 Inch

## Details

- Minimal mounting hardware for easy installation
- ACLED driverless technology
- Construction, Aluminum hardware with etched glass lens
- Can be mounted vertically or upside down
- Material: Aluminum
- Shade Material: Glass
- Dimmable When Used With a Electronic low voltage (ELV) dimmer Dimmer (Not Included)
- Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Year Finish
- Made In China

## Dimensions

12 Inch Option Backplate: Length 6", Width 6", Depth 0.5"  
12 Inch Option Fixture: Width 6.5", Height 12", Depth 5", Weight 2.82Lbs  
16 Inch Option Backplate: Length 6.5", Width 7.5", Depth 0.5"  
16 Inch Option Fixture: Width 6.36", Height 16", Depth 6.5", Weight 5.24Lbs  
20 Inch Option Backplate: Length 7", Width 8.5", Depth 0.5"  
20 Inch Option Fixture: Width 7", Height 20", Depth 8.43", Weight 8.88Lbs  
25 Inch Option Backplate: Length 7", Width 8.5", Depth 0.5"  
25 Inch Option Fixture: Width 8.5", Height 25", Depth 9.69", Weight 13.51Lbs

## Lighting

- 12 Inch Option: 9.5 Watt (800 Lumens) 120 Volt Integrated LED: CRI: 90  
Color Temp: 3000K Lifespan: 50000 hours
- 16 Inch Option: 12 Watt (1000 Lumens) 120 Volt Integrated LED: CRI: 90  
Color Temp: 3000K Lifespan: 50000 hours
- 20 Inch Option: 18 Watt (1600 Lumens) 120 Volt Integrated LED: CRI: 90  
Color Temp: 3000K Lifespan: 50000 hours
- 25 Inch Option: 22 Watt (1800 Lumens) 120 Volt Integrated LED: CRI: 90  
Color Temp: 3000K Lifespan: 50000 hours

## Additional Details

**Product URL:**

<https://www.lumens.com/chamber-led-outdoor-wall-sconce-by-dweled-DWEP154863.html>

**Rating:** ETL Listed Wet

**Product ID:** DWEP154863

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**



**Notes:**





## SHELTER

MEDIUM HANGING LANTERN

**1322BK-LED**

Shelter's minimalist style in aluminum creates a chic, dramatic statement as the light from above grazes through its clear seedy glass. Shelter comes standard Dark Sky compliant.

**FINISH:** Black

**GLASS:** Clear Seedy

**WIDTH:** 6.3"

**HEIGHT:** 21.8"

**LIGHT SOURCE:** Integrated LED

**WATTAGE:** 14w LED \*Included

# HINKLEY

HINKLEY  
33000 Pin Oak Parkway  
Avon Lake, OH 44012

PHONE: (440) 653-5500  
Toll Free: 1 (800) 446-5539

[hinkley.com](http://hinkley.com)

## Spec Sheet for Front Door:

36 in. x 80 in. Celeste Right-Hand Inswing 4-Lite Frosted Glass Painted Steel Prehung Front Door on 4-9/16 in. Frame by MMI Door



## Product Overview

MMI Door Majestic Steel Front Door unit comes with a 10 year Warranty on the door component, a Limited Lifetime Warranty on the prehung MSystem, a 10 year glass lite warranty and a 10 year warranty on the painted finish of the pre-hung door component. All of our Majestic Steel doors are galvanized to resist rust and corrosion, are comprised of 24-Gauge, high quality steel with 22-Gauge steel stiles and rails for additional strength and security and come with a one-piece, high density polystyrene core delivering excellent insulation allowing it to meet or exceed current energy code standards. Common door size is 36 in. x 80 in. Unit dimension is 37.5 in. x 81.75 in. The suggested rough opening is 38 in. x 82.25 in. This unit comes with a 4-9/16 in. wide primed FrameSaver frame.

- 24-Gauge galvanized steel with 1-piece polystyrene core
  - Common door size: 36 in. x 80 in.
  - Overall unit dimension: 37.5 in. x 81.75 in.
  - Suggested rough opening: 38 in. x 82.25 in.
  - Prehung on a 4-9/16 in. primed FrameSaver frame with matching brickmould attached
  - FrameSaver is 4 in. of finger-jointed wood composite on the bottom that protects the base of the frame from moisture exposure
  - Prehung unit comes with 3 satin nickel hinges, compression weatherstrip and composite adjustable sill
  - Glass description: frosted glass is double paned, tempered and insulated, privacy rating is 9 out of 10
  - Door comes painted black on both the exterior and interior frame and brickmould are primed, ready to be painted the finish of your choosing
  - Right-hand/inswing
  - When viewed from the exterior of the home, a right-hand/inswing has the hinges on the right, the knob on the left and swings into the home
  - Door and frame are prepped for both entry knob and deadbolt 2-1/8 in. bore diameter with 2-3/4 in. backset (locks sold separately)
- Will meet or exceed federal guidelines for energy efficiency (where and if applicable)

## Specifications

### Dimensions

- Actual Door Height (in.): 81.75
- Actual Door Thickness (in.): 1.75
- Actual Door Width (in.): 37.5
- Door Height (in.): 81.75
- Door Thickness (in.): 1.75
- Door Width (in.): 37.5
- Jamb Size (in.): 4-9/16"
- Nominal Door Height (in.): 80
- Nominal Door Height (in.): 80
- Nominal Door Thickness (in.): 2
- Nominal Door Thickness (in.): 1.75
- Nominal Door Width (in.): 36

- Nominal Door Width (in.): 36
- Rough Opening Height (In.): 82.25
- Rough Opening Width (In.): 38

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## • **Details**

- Bore Type: Double Bore
- Color Family: Black
- Color/Finish: Black
- Door Glass Insulation: Dual Pane, Tempered
- Door Handing: Right-Hand/Inswing
- Door Type: Exterior Prehung
- Features: Brickmold, Lockset Bore (Double Bore), Weatherstripping
- Finish Type: Painted
- Frame Material: Wood
- Glass Caming Finish: No caming
- Glass Layout: Full Lite
- Glass Shape: Rectangle Lite
- Glass Style: Frosted Glass
- Hinge Finish: Satin Nickel
- Hinge Type: Standard
- Included: No Additional Items Included
- Material: Steel
- Number of Hinges: 3
- Number of Lites: 4 Lite
- Product Weight (lb.): 110
- Returnable: 90-Day
- Suggested Application: Back, Front, Side

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## • **Warranty / Certifications**

- Energy Star Qualified
- North-Central, Northern, South-Central, Southern
- Fire rating
- None
- Manufacturer Warranty
- MMI Door Majestic Steel doors are built to last. Our factory pre-finished doors come with a 10 year Warranty on the door component, a Limited Lifetime Warranty on the prehung MSystem, a 10 year glass lite warranty and a 10 year warranty on the painted finish of the pre-hung door component.



Stone  
Eldorado Stone  
Stacked Stone  
Dark Rundle



Roofing  
GAF Timberline  
HDZ Lifetime  
33.33 sq. ft.  
Pewter Gray



Hinkley  
Shelter 21-3/4"  
High  
Outdoor  
Hanging Light  
Black Finish,  
Clear seeded  
glass,  
Dark sky rated



Chamber LED  
Outdoor Wall Scone  
**12" High**, Black, Wall  
Scone, Dark Sky  
Compliant



Window & Door  
Trim, Fascia, &  
Band  
Black HC-190

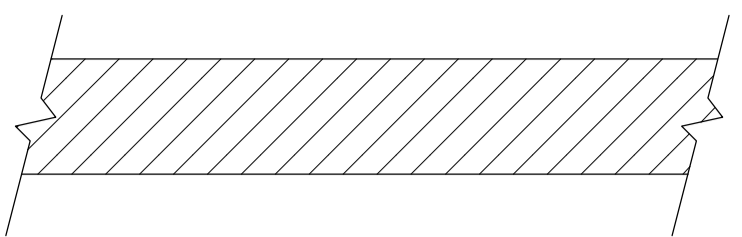


Wood Siding,  
siding trim &  
Garage Door  
Anchor Gray 2126-30



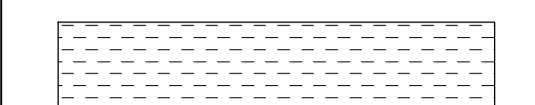
Stucco  
Hamilton Blue  
HC-191

WALL SCHEDULE



-EXTERIOR WALLS AND WALL SEPARATING THE HOUSE AND GARAGE TO BE 2x6

-INTERIOR WALLS TO BE 2x4 EXCEPT FOR INTERIOR WALLS MARKED AS BELOW SHALL BE 2x6.



TILE FLOORS REQUIRE THINSET, 1/4" HARDIEBACKER CEMENT BOARD AND A MAXIMUM WEIGHT OF CERAMIC TILE OF 4.1 psf.

THE GARAGE SHALL BE SEPARATED WITH NOT LESS THAN 3/8-INCH TYPE X GYPSUM BOARD, AND ALL WALLS SUPPORTING THE CEILING TO BE MINIMUM 1/2-INCH GYPSUM BOARD. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5.

TABLE R302.6

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT	NOT LESS THAN 3/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT.
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION.	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT.	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

DOOR SCHEDULE

- SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING DEVICE. SEE GENERAL NOTES FOR EXCEPTION.
- 36" EXTERIOR EXIT DOOR - NET CLEAR DOOR WAY SHALL BE 32". DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOOR SHALL SWING TO THE FULL OPEN POSITION WHEN AN OPENING FORCE NOT EXCEEDING 30 lbs. IS APPLIED TO THE LATCH SIDE. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.
- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
  - SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
    - STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8" THICK
    - RAISED PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
    - SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
    - SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF 68Y STANDARD 12-1A-1.
  - GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.
- INTERIOR DOORS - HOLLOW CORE.
- SECTIONAL HIGH LIFT OVERHEAD DOOR

EXTERIOR DOORS AND DOORS LEADING TO GARAGE SHALL HAVE SINGLE CYLINDER DEAD BOLT IN ADDITION TO DOOR LATCHES.

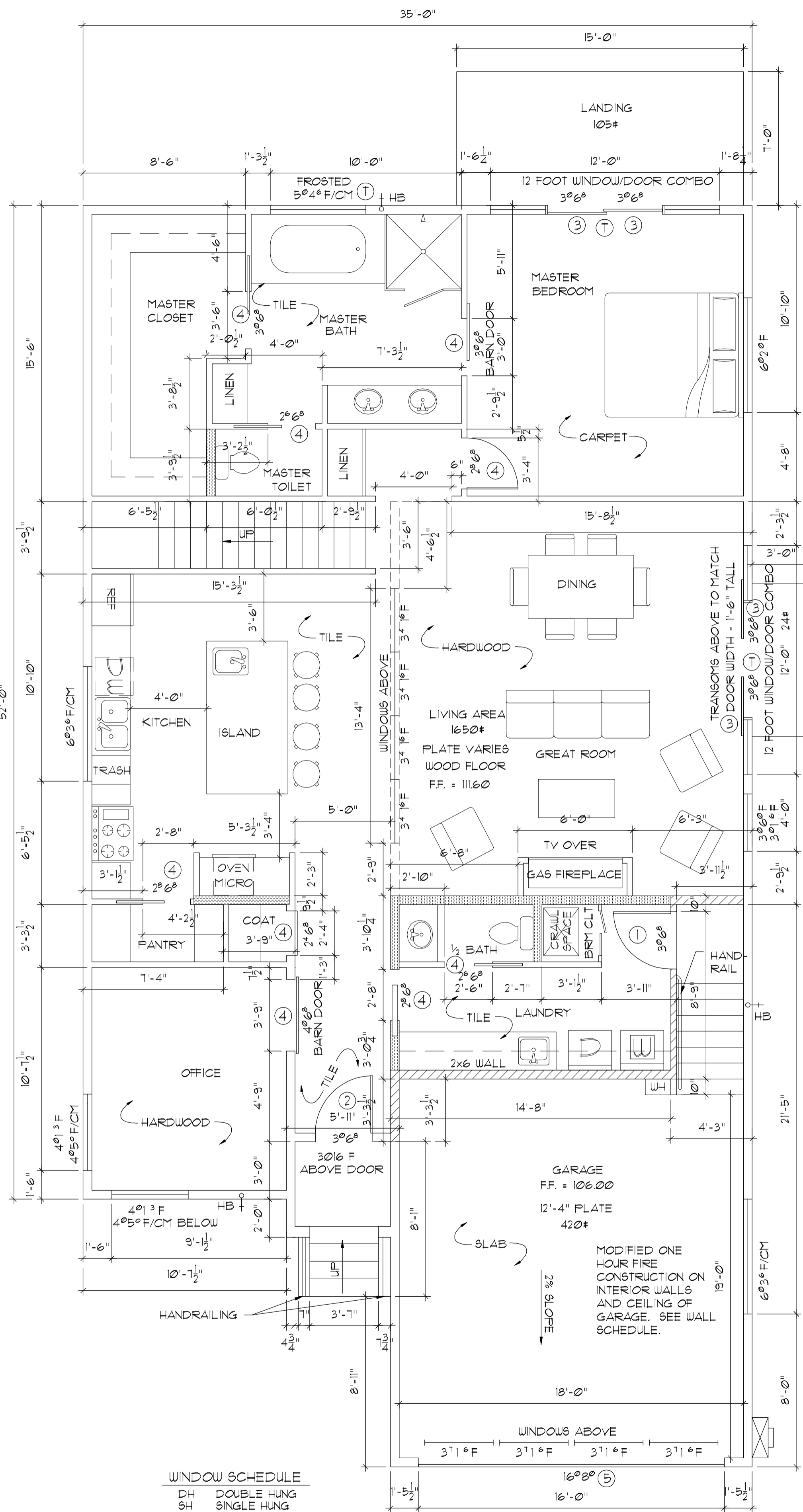
GLASS SLIDING DOORS SHALL BE SUPPLEMENTED WITH AN AUXILIARY DOOR LOCK OR PASS STRESS TEST.

LANDING

PROVIDE A MIN. 36" DEEP LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. EACH LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD, EXCEPT ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 1/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. ALL OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH LANDING NOT MORE THAN 1/4" BELOW THE TOP OF THE THRESHOLD.

STAIR RAILING AND GUARDRAIL NOTES:

- STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36". HAND RAILS MAY ENCRUSH A MAXIMUM OF 3/2" INTO THE REQUIRED WIDTH.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD, PER R302.1 OF 2016 IRC.
- TREADS SHALL HAVE A MINIMUM LENGTH OF 10".
- RISERS SHALL BE A MAXIMUM OF 7 1/4".
- A NOSING NOT LESS THAN 0.15" BUT NOT MORE THAN 125" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
- TOLERANCE LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL BE 0.375"
- STAIRWAYS SHALL HAVE A MINIMUM OF 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
- STAIRWAYS HAVING LESS THAN 4 RISERS DO NOT REQUIRE A HAND RAIL.
- GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
- HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
- GUARDRAILS SHALL BE AT NOT LESS THAN 42" IN HEIGHT, PER CRC R312.12
- GUARDS ON THE OPEN SIDES OF STAIRS OR SERVES AS A HANDRAIL, THE TOP OF THE GUARD SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NO MORE THAN 38"
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. (R312.3)
- THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER. (R312.3 exception #)
- TYPE 1 HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01". TYPE 2 HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4" AND NOT MORE THAN 2 3/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01".

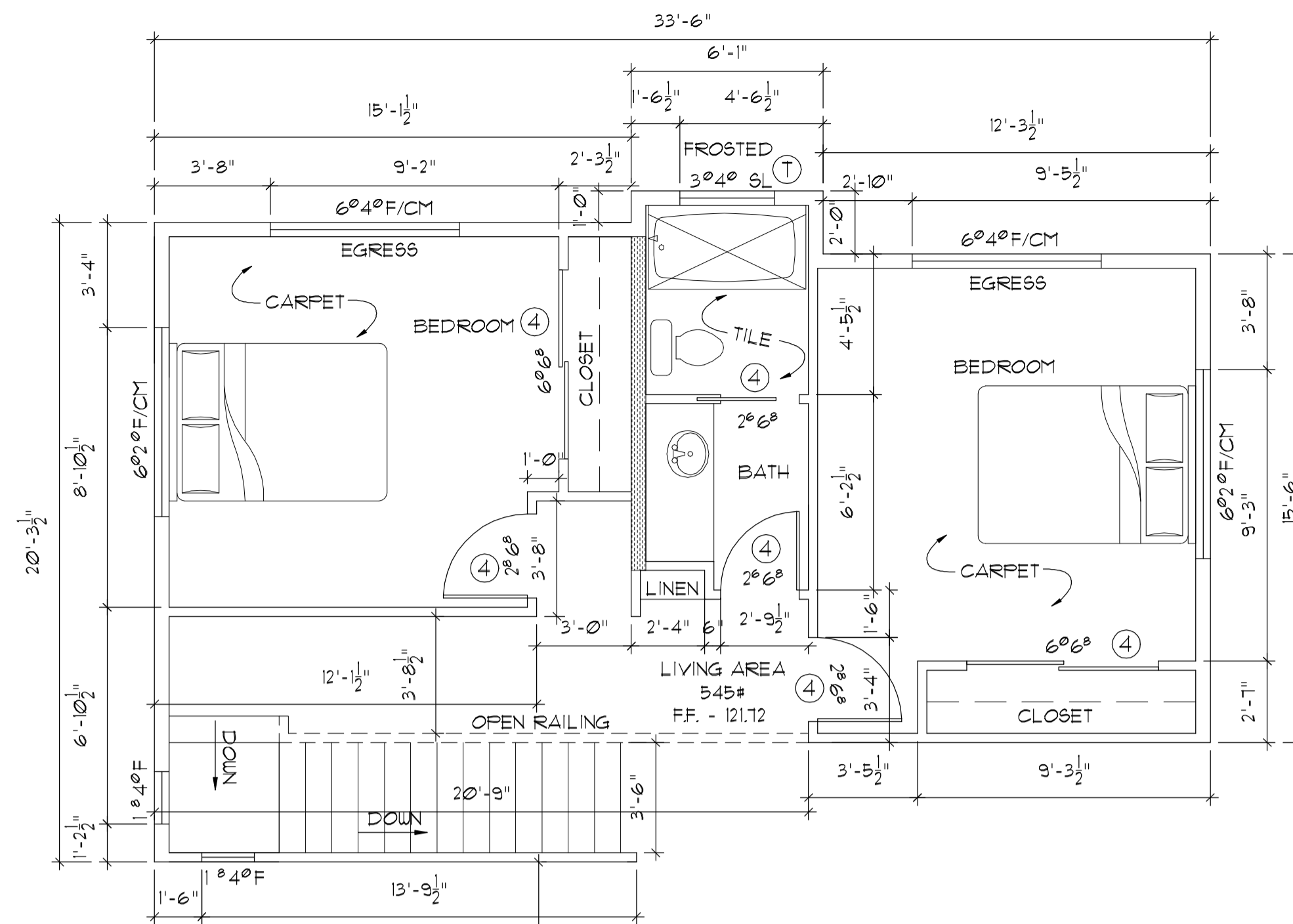


WINDOW SCHEDULE

DH	DOUBLE HUNG
SH	SINGLE HUNG
SL	SLIDER
CM	CASEMENT
TR	TRANSOM
F	FIXED
Ⓣ	TEMPERED

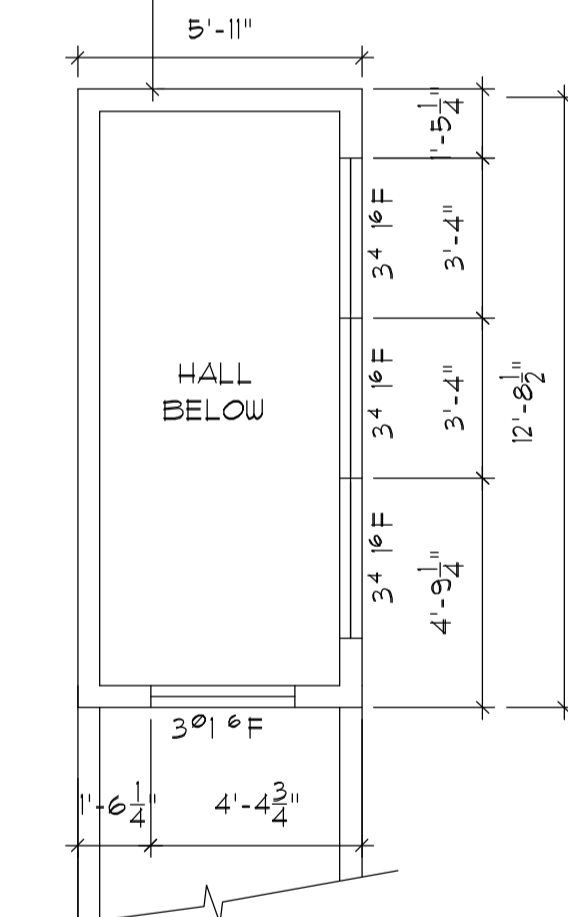
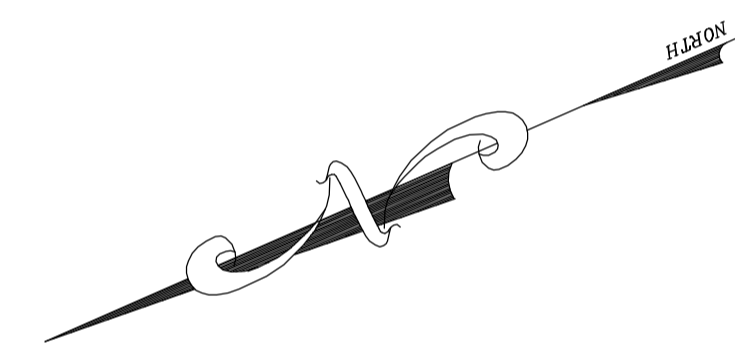
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



WINDOWS ABOVE ENTRY

SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFERENCE THE ELECTRICAL PLAN FOR LOCATION AND SPECIFICATIONS OF SMOKE DETECTORS AND OTHER ELECTRICAL REQUIREMENTS.

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT., 5.0 SQ. FT. ALLOWED AT GRADE. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENINGS SHALL BE NOT LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

RESCUE WINDOWS IN BEDROOMS ARE LABELED AS EGRESS. CONTRACTOR / OWNER TO VERIFY THAT THEY MEET ALL REQUIREMENTS.

ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR, GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACES AND GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE TEMPERED GLAZING PER 2019 IRC R308.4.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC 3012.

PER CBC 308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT. AND
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOORS AND
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR AND
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

FIRST FLOOR AREA	1650#
SECOND FLOOR AREA	545#
TOTAL LIVING AREA :	2195#
GARAGE AREA	420#
TOTAL FLOOR AREA:	2615#

FOR ELECTRICAL PLAN - SEE SHEET EI-11

SUE TAYLOR DESIGN



SUE TAYLOR BUILDING DESIGNER

P.O. BOX 961  
CAMINO, CA 95109  
(530) 391-2190

suetaylor@comcast.net

NEW RESIDENCE FLOOR PLANS

RANDY RALSTON & LINDA MENDIOLA  
AVENUE DEL ORO  
EL GRANADA, CA 94019

REVISION	DATE	DESCRIPTION
1	2-1-2021	CHANGES PER PLAN CHECK 1-21-2021
2	4-12-21	CHANGES PER PLAN CHECK 2-10-21
3	1-19-21	CHANGES PER ARCH REVIEW

Sue Taylor

DATE:  
APRIL 16, 2021

DESIGNED BY: SRT  
DRAWN BY: SRT  
CHECKED BY: SRT

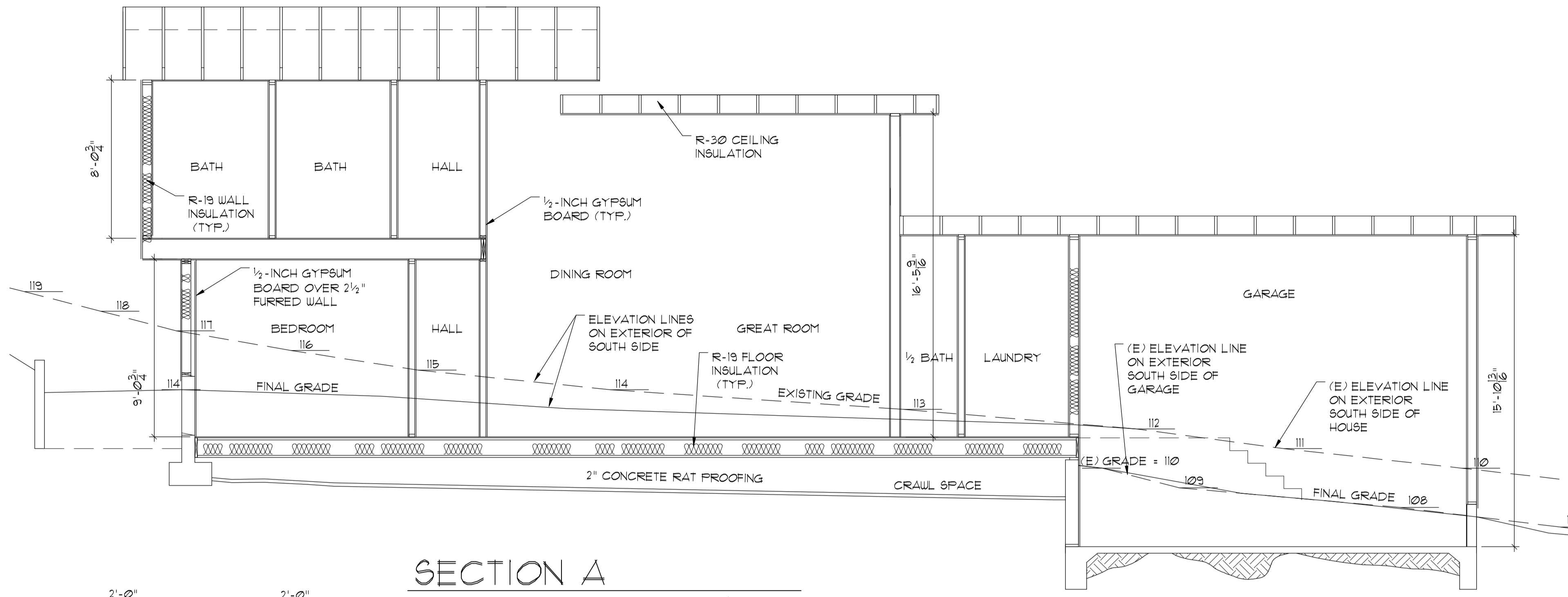
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PROJECTS/2020/001/002/111  
PROJECT:  
20002

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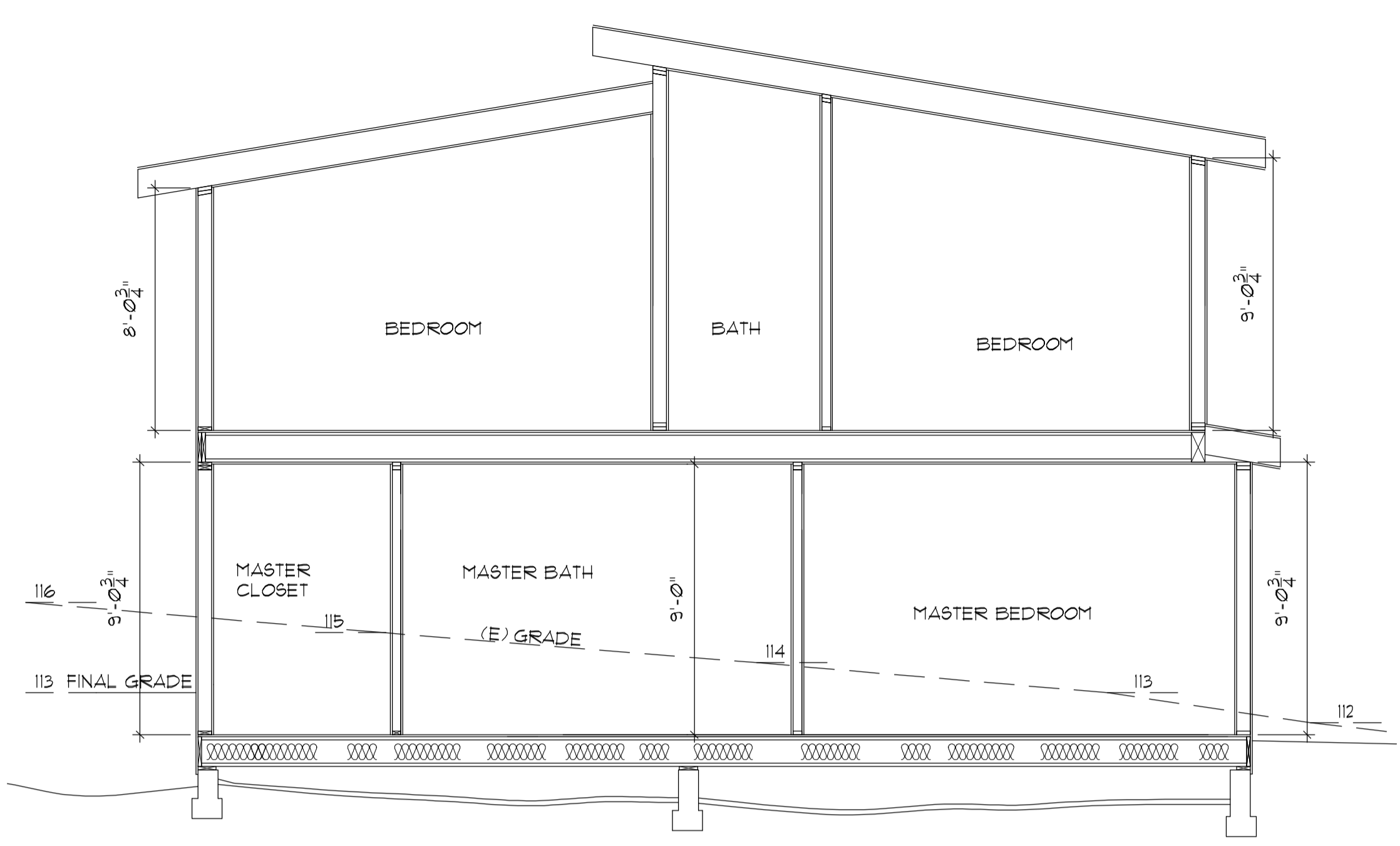
SHEET NO.

A1=1.1

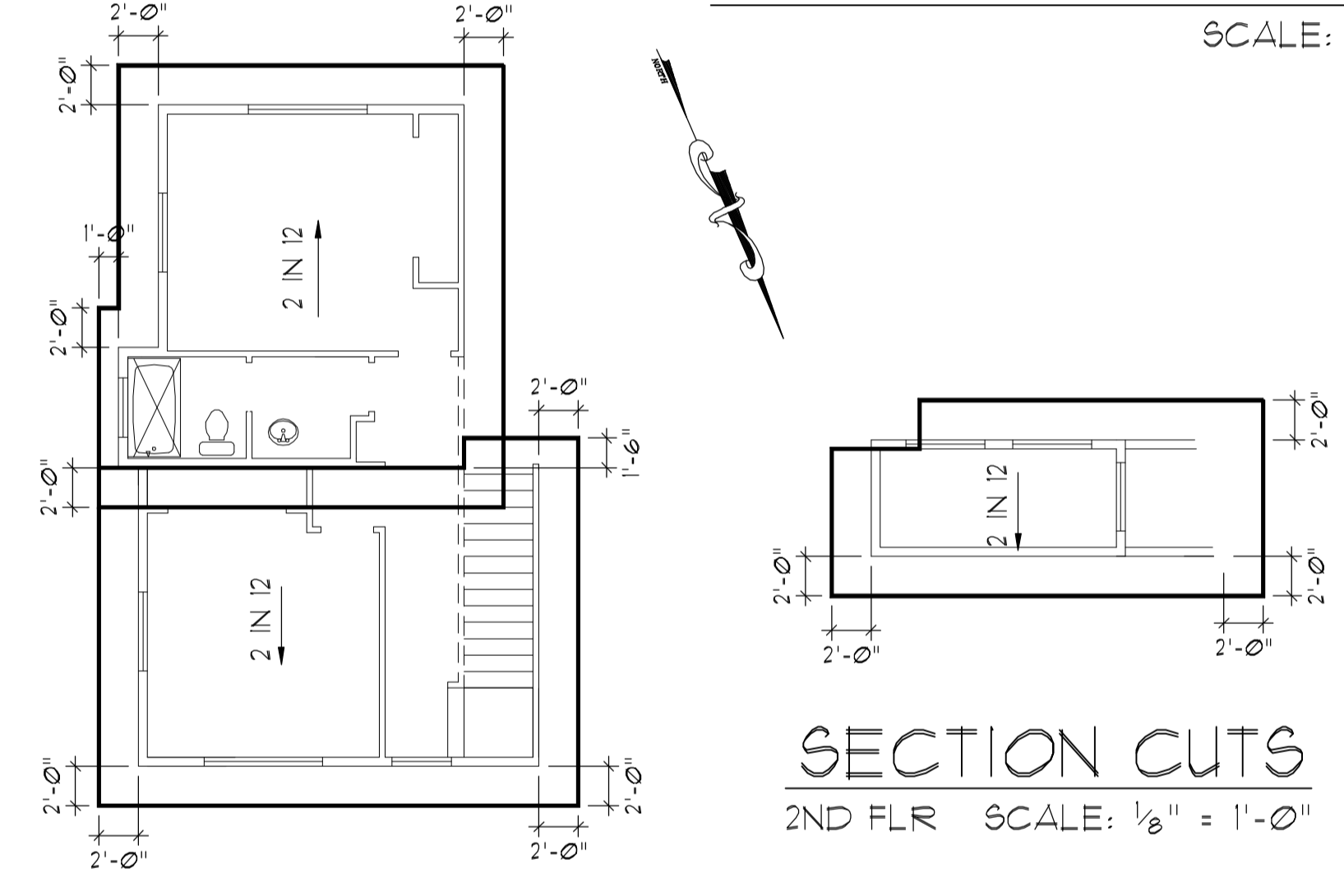




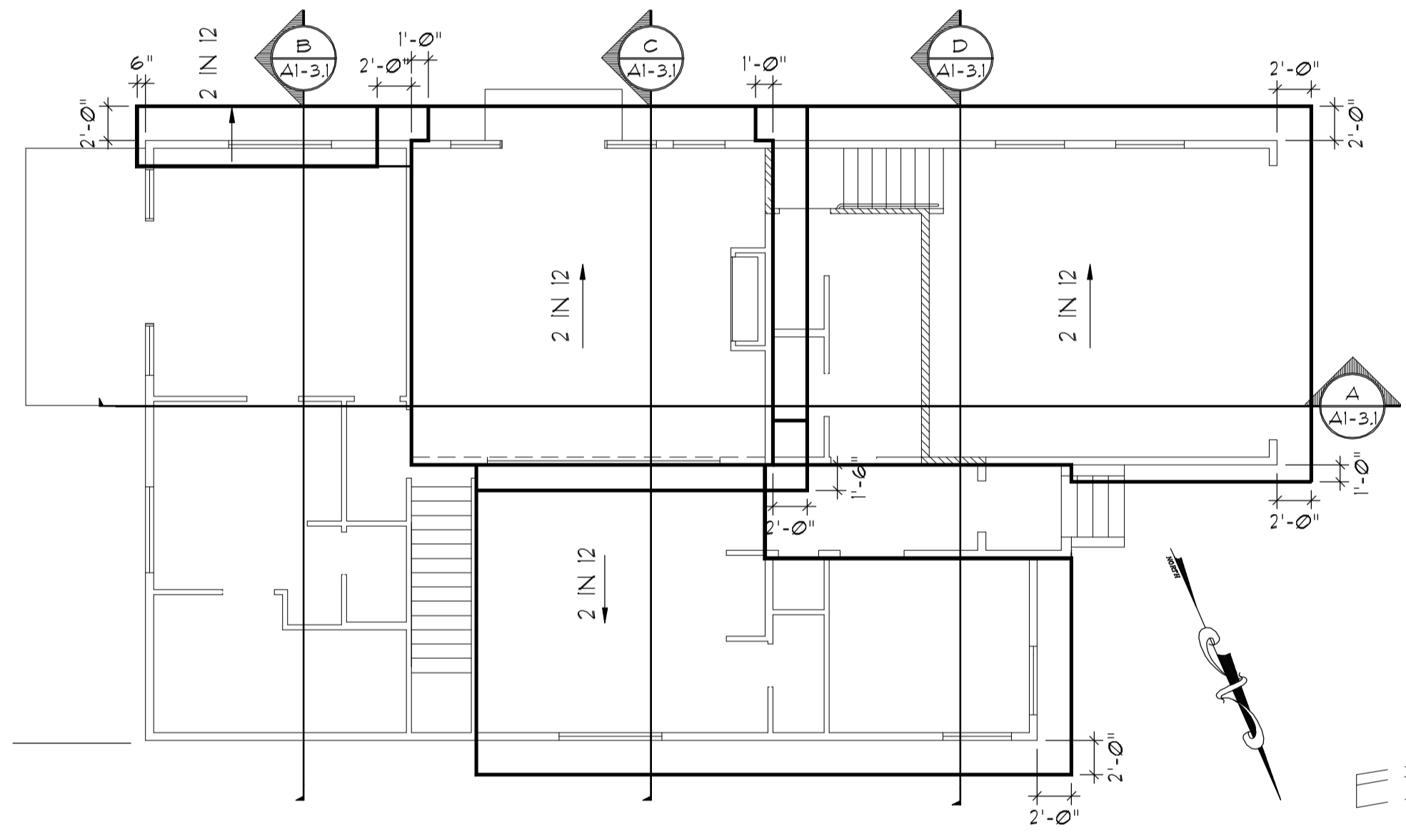
**SECTION A**  
 SCALE: 1/4" = 1'-0"



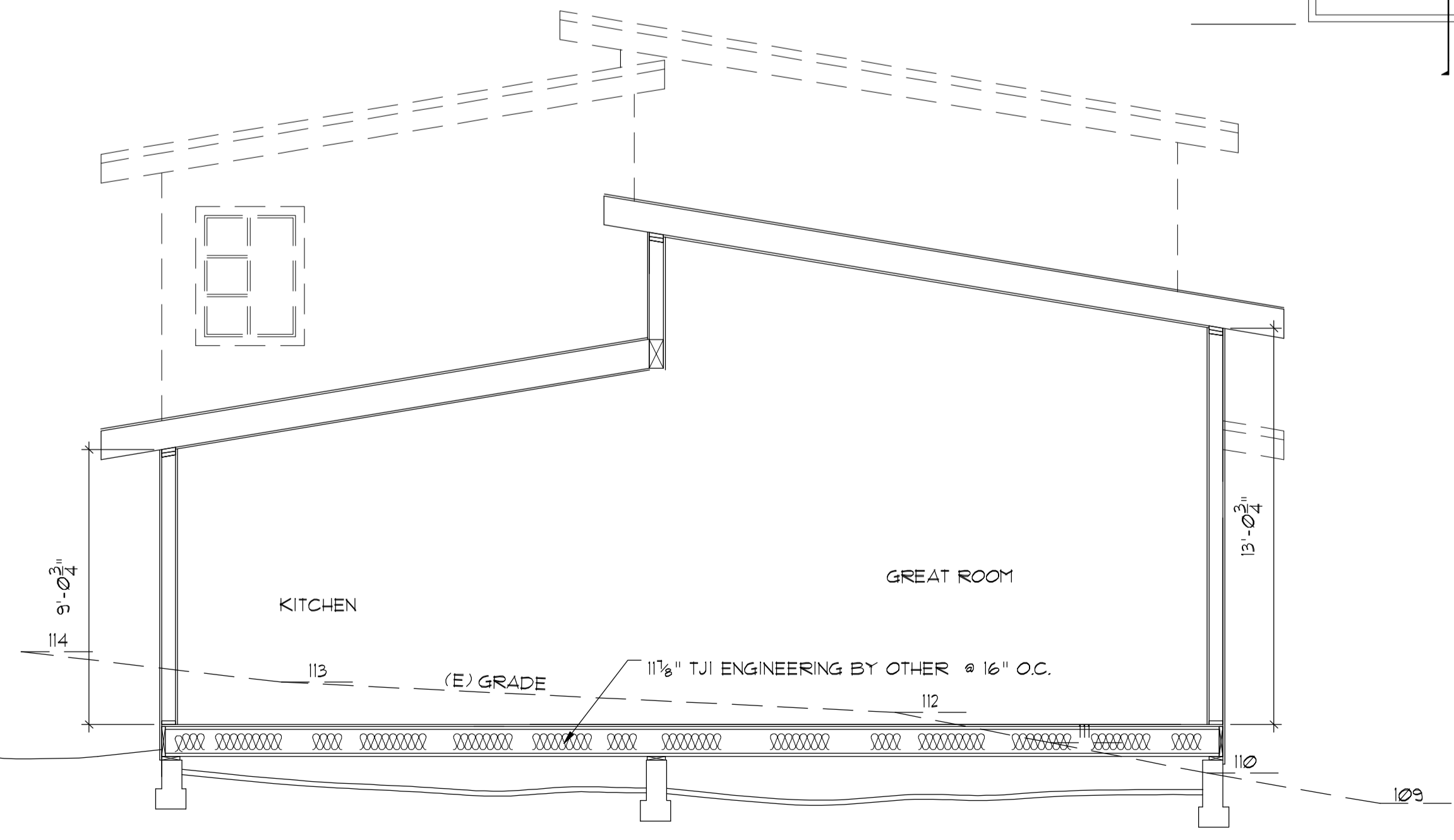
**SECTION B**  
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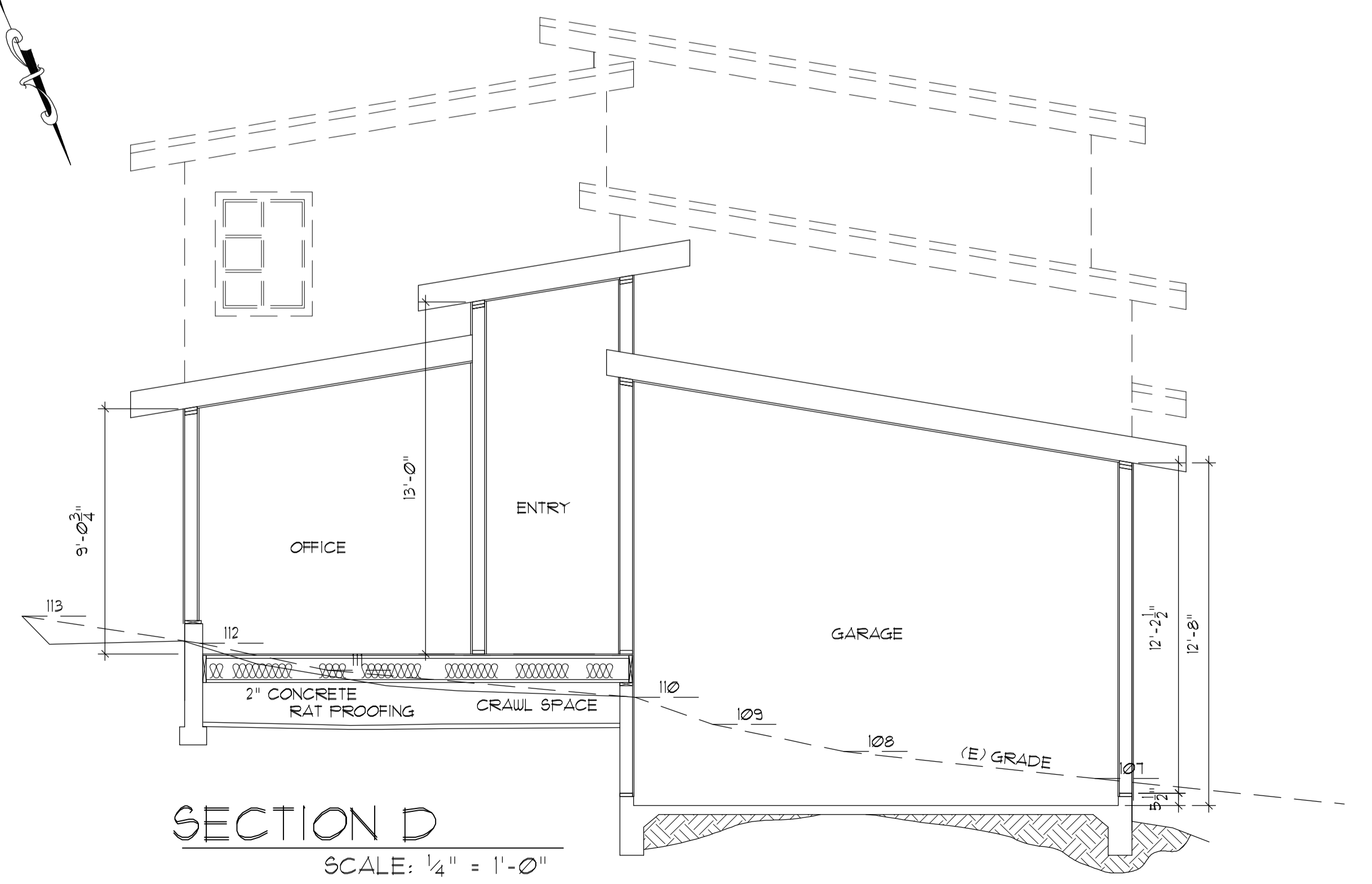
**SECTION CUTS**  
 2ND FLR SCALE: 1/8" = 1'-0"



**SECTION CUTS**  
 1ST FLR SCALE: 1/8" = 1'-0"



**SECTION C**  
 SCALE: 1/4" = 1'-0"



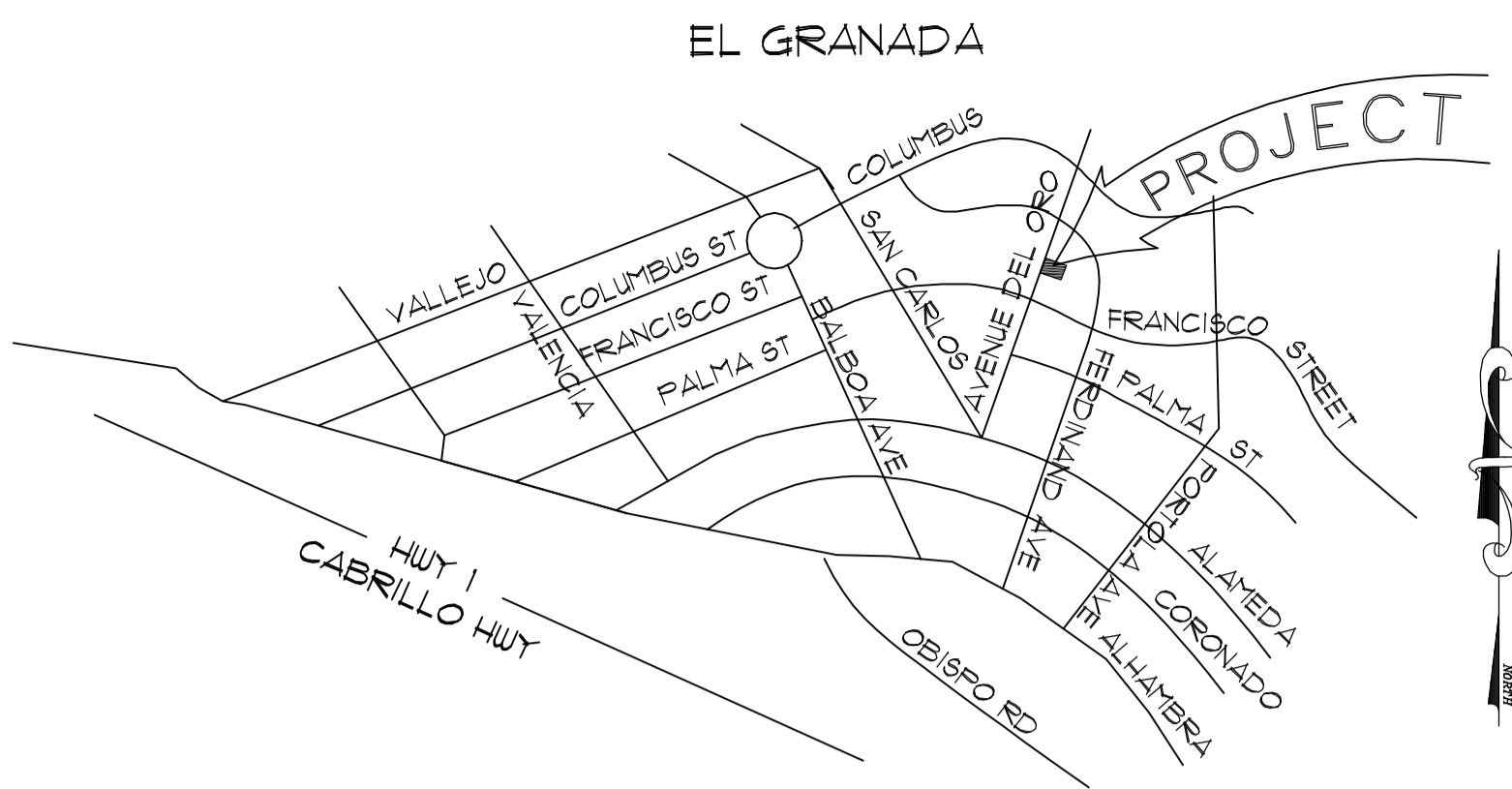
**SECTION D**  
 SCALE: 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
1	2-1-2021	CHANGES PER PLAN CHECK 1-1-2021
2	4-13-21	CHANGES PER PLAN CHECK 4-8-21

DESIGNED BY:	DRY
DRAWN BY:	DRY
CHECKED BY:	DRY

DATE:	APRIL 16, 2021
FILE #	PROJECTS/2021/001/001.A131
PROJECT #	20002
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VICINITY MAP  
NO SCALE

## PROFESSIONALS

GEOTECH ENGINEER:  
SIGMA PRIME GEOSCIENCES INC.  
111 VASSAR ST, HALF MOON BAY, CA 94019  
(650) 128-3590

SURVEYOR:  
BGT LAND SURVEYING  
BRYAN G. TAYLOR, PLS  
1920 LESLIE ST, SAN MATEO, CA 94403  
(650) 212-1030

FIRE SPRINKLER ENGINEERING:  
PENINSULA FIRE PROTECTION INC.  
1431 PARKWOOD DR, SAN MATEO, CA, 94403  
(650) 113-0108

STRUCTURAL ENGINEER:  
MIKE O'CONNELL, P.E.  
900 ROSITA ROAD  
PACIFICA, CA 94044  
(650) 303-0495

BUILDING DESIGNER:  
SUE TAYLOR  
P. O. BOX 961, CAMINO, CA 95109  
(530) 391-2190

## NOTES

1. NEW RESIDENTIAL BUILDINGS SHALL HAVE ADDRESS NUMBERS THAT ARE INTERNALLY OR EXTERNALLY ILLUMINATED. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 0.5 INCH. THE ADDRESS DESIGNATION SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. THE SIGNAGE WILL CONSIST OF A 6 INCH BY 18 INCH REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS SIMILAR TO HY-KO 911 OR EQUIVALENT. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

2. THE RESIDENCE AND GARAGE SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. SEE PLAN PROVIDED BY PENINSULA FIRE PROTECTION INC.

3. A FUELBREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.

4. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP TO 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.

5. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OF STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

6. NEW POWER AND TELEPHONE UTILITY LINE FROM THE STREET OR NEAREST EXISTING UTILITY POLE TO THE MAIN DWELLING AND/OR ANY OTHER STRUCTURE ON THE PROPERTY SHALL BE PLACED UNDERGROUND.

## PROJECT INFORMATION

LOT AREA: 6,006.83 SQ. FT.  
MAXIMUM LOT COVERAGE: 35% OF LOT AREA (35 x 6,006.83 = 2,102.39 SQ. FT.)  
PROPOSED LOT COVERAGE: 2101.11 SQ FT  
MAXIMUM BUILDING FLOOR AREA: 53% OF LOT AREA (53 x 6,006.83 = 3,183.62 SQ. FT.)  
PROPOSED FLOOR AREA: 2615 SQ. FT.  
MAXIMUM IMPERVIOUS SURFACE: 10% OF LOT AREA (10 x 6,006.83 = 600.68 SQ. FT.)  
PROPOSED IMPERVIOUS SURFACE: 579 SQ. FT.  
FRONT SET BACKS: 20'  
REAR SET BACKS: 20'  
SIDE SET BACK: TOTAL 15', MIN. 5'  
MAXIMUM HEIGHT PERMITTED: 28'  
PROPOSED MAX. HEIGHT: 23'-2 1/4"

## GENERAL INFORMATION

OWNER: RANDY RALSTON & LINDA MENDIOLA  
385 MIRAMAR DRIVE  
HALF MOON BAY, CA 94019

SITE ADDRESS: AVENUE DEL ORO  
EL GRANADA, CA

PHONE: (650) 245-5613

PROJECT: NEW RESIDENCE

## BUILDING INFORMATION

OCCUPANCY: R-3 / U  
CODE: 2019 CALIFORNIA RESIDENTIAL CODE, BUILDING, PLUMBING, MECHANICAL, FIRE, ELECTRICAL CODES, CALIFORNIA TITLE 24 ENERGY CODE, GREEN BUILDING STANDARDS CODE, WILDLAND-URBAN INTERFACE 2019 CRC SECTION R331.

FLOOR AREA (2 STORY)	FIRST FLOOR AREA	1650#
	SECOND FLOOR AREA	545#
	TOTAL LIVING AREA :	2195#
	GARAGE AREA	420#
	TOTAL FLOOR AREA:	2615#

BUILDING TYPE: V-B  
DESIGN LOADS: ROOF 20 psf LIVE, FLOOR 40 psf LIVE

## SITE INFORMATION

JURISDICTION: COUNTY OF SAN MATEO  
ASSESSOR'S PARCEL NO.: 041-211-110  
SITE AREA: 6,006.83 SQ. FT.  
ZONE: R-1/3-11/DR/CD  
WATER: PUBLIC  
SEWAGE DISPOSAL: PUBLIC

## ENERGY STATEMENT

THE BUILDING SHOWN ON THESE PLANS SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF TITLE 24 PART 2, CHAPTER 2-53, OF THE CALIFORNIA ADMINISTRATION CODE. SEE CALCULATIONS.

## OWNER & BUILDER'S NOTE

THESE PLANS WERE PREPARED BY SUE TAYLOR, DESIGNER, FOR THE EXCLUSIVE USE OF HER CLIENT AT THE SPECIFIC SITE SHOWN. NO OTHER USE OR DUPLICATION OF THESE PLANS IS PERMITTED WITHOUT HER PERMISSION.

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY ENGINEER FOR NON-CONVENTIONAL STRUCTURAL FEATURES AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES, AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. IF CONFLICTING INFORMATION IS SHOWN, THE MORE STRINGENT SHALL GOVERN. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF EXISTING CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

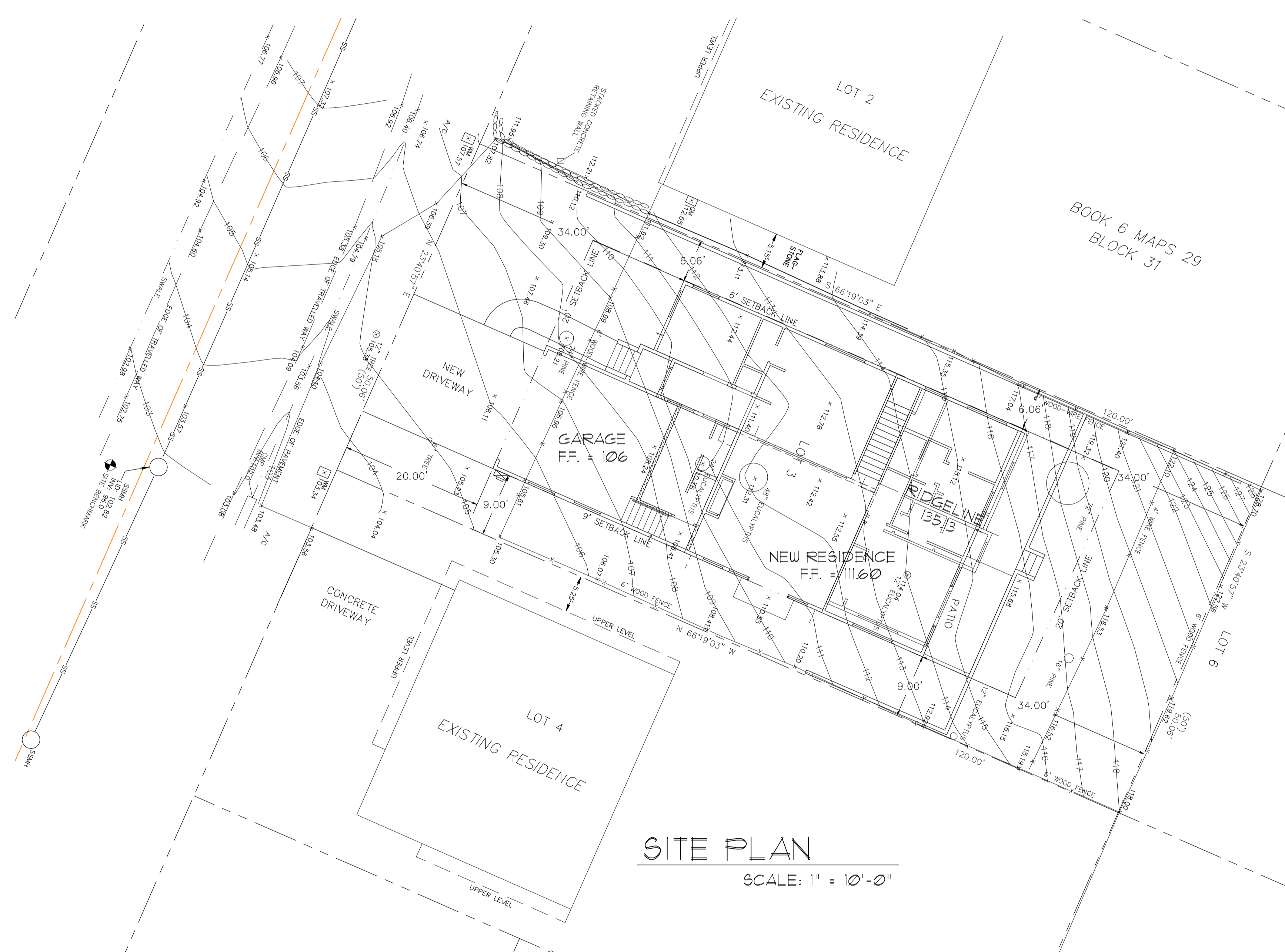
THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES (INCLUDING SHORING), OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION. LIABILITY TO THE DESIGNER SHALL BE LIMITED TO THE DESIGN FEE.

## SHEET INDEX

PAGE #	TITLE	SHEET #
1.)	COVER SHEET / SITE PLAN	C-11
2.)	LANDSCAPING PLAN	C-12
3.)	SMCO BMP SHEET	C-13
4.)	GRADING AND DRAINAGE PLAN - BY SIGMA PRIME	C-1
5.)	EROSION & SEDIMENT CONTROL PLAN - BY SIGMA PRIME	C-2
6.)	FLOOR PLANS	A1-11
7.)	ELEVATIONS	A1-21
8.)	BUILDING SECTIONS	A1-31

## SITE PLAN

SCALE: 1" = 10'-0"

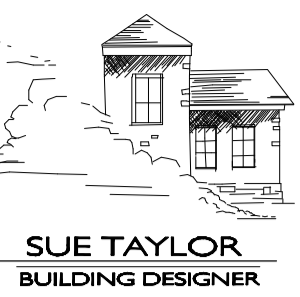


## SITE STATEMENT

THE INFORMATION SHOWN ON THIS PLOT PLAN WAS PROVIDED BY BGT LAND SURVEYING. NO FIELD SURVEY OR VERIFICATION WAS MADE. REFER TO BGT LAND SURVEYING SHEET FOR SURVEY AND SITE PLAN.

THE BEARING, SOUTH 23°40'51" WEST, OF THE CENTERLINE OF AVENUE DEL ORO, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 41 OF LL&S MAPS PAGE 1 ON APRIL 21, 2015, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SUE TAYLOR  
DESIGN



P.O. BOX 961  
CAMINO, CA 95109  
(530) 391-2190

suetaylor@comcast.net

NEW RESIDENCE  
COVER SHEET  
SITE PLAN

RANDY RALSTON & LINDA MENDIOLA  
AVENUE DEL ORO  
EL GRANADA, CA 94019

REVISION	DATE	DESCRIPTION
1	4-15-21	REVISIONS PER PLAN CHECK 1-10-21

Sue Taylor

DATE:  
APRIL 16, 2021

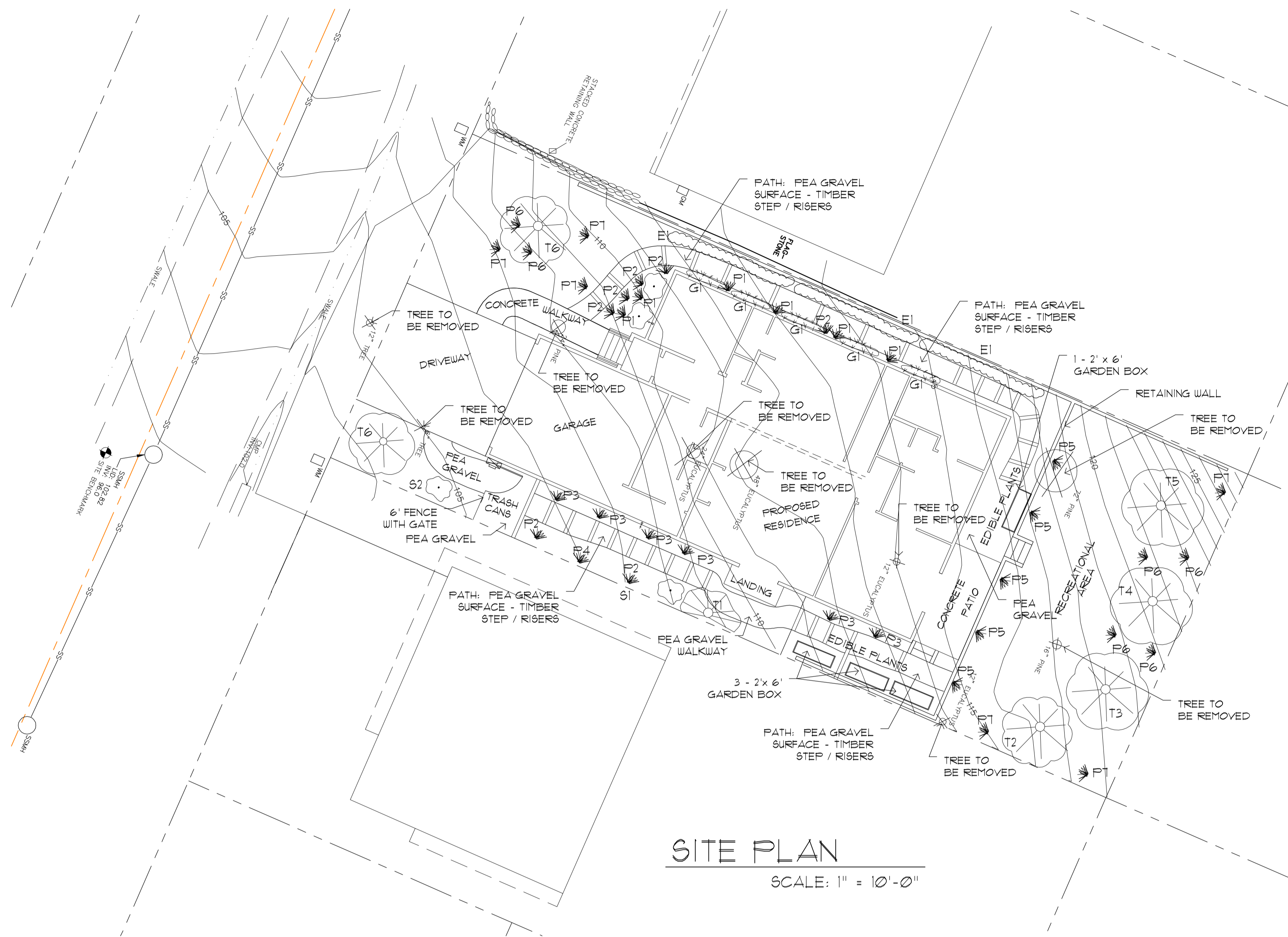
DESIGNED BY: [SR]  
DRAWN BY: [SR]

CHECKED BY: [SR]

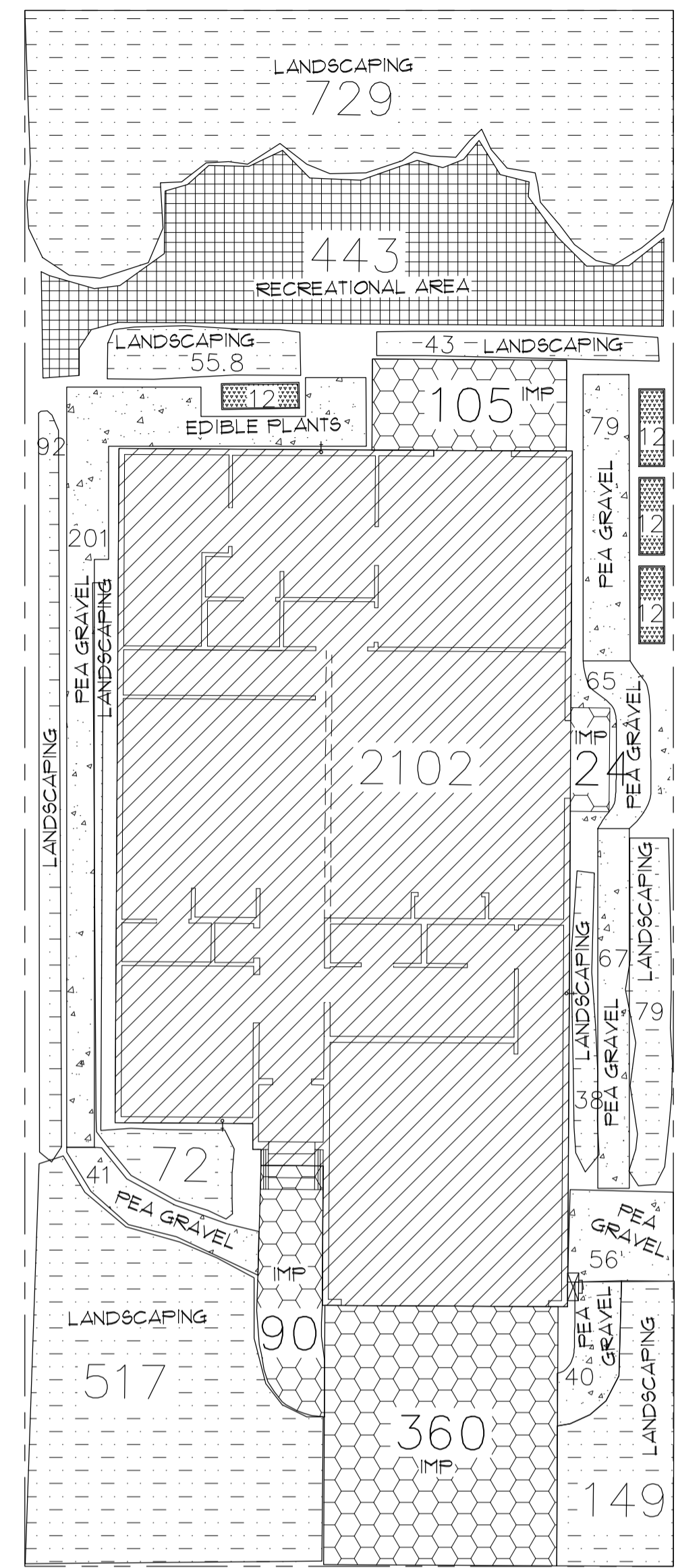
FILE: PROJECTS/2020/001/000111  
PROJECT #:  
20002

PAGE 1 OF 8

SHEET NO. C-1.1



**SITE PLAN**  
SCALE: 1" = 10'-0"



LOT COVERAGE	2102
IMPERVIOUS (IMP) SURFACE	579
LANDSCAPING	1774.8
RECREATIONAL	443
GARDEN - EDIBLE PLANTS	48
PEA GRAVEL	561
MULCH	499
<b>TOTAL PROPERTY SQUARE FOOTAGE:</b>	<b>6006.83</b>

**LOT COVERAGE DIAGRAM**  
SCALE: 1" = 10'-0"

SYMBOL		PLANT LIST:										WCOLS
QTY	SIZE	NAME	COMMON NAME	GROWTH RATE	AVG. SIZE	DECID/EVERGRN	CA. NATIVE	COASTAL	WATER USAGE	PLANT FACTOR	AVERAGE WCOLS FACTOR = L (.34)	
<b>TREES:</b>												
T1	1	15 GAL.	ACER CIRCINATUM	VINE MAPLE (19#)	MODERATE	10HT x 10 FT	DECIDUOUS	X	MODERATE/MEDIUM	M (.45)		
T2	1	15 GAL.	FRAXINUS DIPETALA	CALIFORNIA ASH (117#)	MODERATE	23HT x 15 FT	DECIDUOUS	X	LOW	L (.2)		
T3	1	5 GAL.	PRUNUS PLUM / APRICOT	PLUOT (117#)	MODERATE	15HT x 15 FT	DECIDUOUS		LOW	L (.2)		
T4	1	5 GAL.	MALUS DOMESTICA	PINK LADY (SEMI-DWARF APPLE) (117#)	MODERATE	15HT x 15 FT	DECIDUOUS		MODERATE/MEDIUM	M (.45)		
T5	1	5 GAL.	PYRUS PYRIFOLIA	SHINSEKI ASIAN PEAR (117#)	MODERATE	10HT x 1 FT	DECIDUOUS		MODERATE/MEDIUM	M (.45)		
T6	2	15 GAL.	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE (38#)(76#)	MODERATE	10HT x 1 FT	DECIDUOUS	X	VERY LOW	V (.05)		
<b>SCRUBS:</b>												
S1	1	1 GAL.	CARPENTERIA CALIFORNICA	BUSH ANEMONE (28#)	SLOW	6' HT x 6 FT	EVERGREEN	X	MODERATE/MEDIUM	M (.45)		
S2	1	1 GAL.	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CARMEL CREEPER (79#)	FAST	10HT x 10 FT	EVERGREEN	X	LOW	L (.2)		
<b>ESPALIERS:</b>												
E1	3	5 GAL.	CAMELLIA JAPONICA 'ALBA PIENA' ESPALIER	CAMELLIA (79#) (237#)	MODERATE	10 FT	EVERGREEN		MODERATE/MEDIUM	M (.45)		
<b>PERENNIALS</b>												
P1	6	1 GAL.	IRIS DOUGLASSIANA	DOUGLAS IRIS (13#) (78#)	SLOW	2 HT x 4 FT	HERB	X	LOW	L (.2)		
P2	7	4"	SISYRINCHIUM CALIFORNICUM	YELLOW-EYED GRASS (1#) (7#)	MODERATE	1 HT x 1 FT	HERB	X	MODERATE/MEDIUM	M (.45)		
P3	6	1 GAL.	CAMPANULA MURALLS	BELLFLOWER (1#) (6#)	MODERATE	8 HT x 1 FT	EVERGREEN		MODERATE/MEDIUM	M (.45)		
P4	1	1 GAL.	ZAUSCHNERIA (EPILOBIUM) CALIFORNIA 'MEXICANA'	CALIFORNIA FUSHIA (3#)	MODERATE	2HT x 2 FT	EVERGREEN	X	LOW	L (.2)		
P5	5	1 GAL.	SALVIA SPATHACEA	HUMMINGBIRD SAGE (14#) (70#)	MODERATE	1' HT SPREADING	PERENNIAL	X	LOW	L (.2)		
P6	6	1 GAL.	DICENTRA FORMOSA	BLEEDING HEART (7#) (42#)	FAST	16 HTx3 FT	PERENNIAL HERB	X	MODERATE/MEDIUM	M (.45)		
P7	6	1 GAL.	ASARUM CAUDATUM	WILD GINGER (72#) (432#)	MODERATE	1' HT SPREADING	PERENNIAL HERB	X	MODERATE/MEDIUM	M (.45)		
<b>GROUNDCOVER:</b>												
G1	5	1 GAL.	WALDSTEINIA FRAGARIOIDES	BARREN STRAWBERRY (3#) (15#)	FAST	6" HT x 1 FT	EVERGREEN		MEDIUM	M (.45)		

1060#

PLANT FACTOR	H = HIGH	M = MEDIUM	L = LOW	VL = VERY LOW
PERCENT OF ETO	60%-100%	30%-60%	10%-30%	< 10%

**NOTES:**

THIS PROJECT IS USING THE PRESCRIPTIVE REQUIREMENTS FROM APPENDIX D AS A COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

DATE: 8-10-20  
 APPLICANTS: RANDY RALSTON & LINDA MEDIOLA  
 PROJECT ADDRESS: 0 AVENUE DEL ORO, GRANADA, CA  
 TOTAL LANDSCAPE AREA: 2351 SQFT, NON-TURF: 1860 SPECIAL LANDSCAPING: 491 SQFT.  
 PROJECT TYPE: NEW DWELLING  
 WATER SUPPLY TYPE: POTABLE  
 APPLICANT PHONE # 650-245-5613

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWEO:

SIGNATURE OF PROPERTY OWNER

NO OUTSIDE IRRIGATION TO BE USED

MULCH AREAS: A MIN. OF 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURVES OF PLANTING AREAS, EXCEPT IN AREA OF CREEPING OR ROOTING GROUNDCOVERS.

THERE ARE NO HERITAGE TREES IDENTIFIED ON THE PROPERTY  
 THERE ARE 1 SIGNIFICANT TREES IDENTIFIED ON THE PROPERTY THAT WILL BE REPLACED BY 3 - 15 GAL. TREES INDIGENOUS TO SAN MATEO COUNTY AND DROUGHT TOLERANT AND 1 - 15 GAL. TREE INDIGENOUS TO NORTHERN CALIFORNIA AND DROUGHT TOLERANT AND 3 - 5 GAL. FRUIT TREES

THERE ARE 1 SIGNIFICANT TREES IDENTIFIED ON THE PROPERTY THAT WILL BE REPLACED COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQFT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST.)

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

REVISION	DATE	DESCRIPTION
1	10-10-20	10-10-20 PLAN CHECK REVISION
2	4-11-21	2-10-21 PLAN CHECK REVISION
3	7-15-21	CHANGES PER ARCH REVIEW

Sue Taylor



SAN MATEO COUNTYWIDE

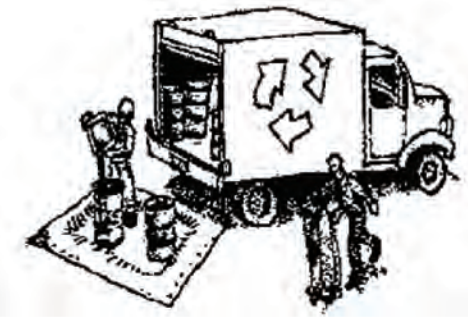
# Water Pollution Prevention Program

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



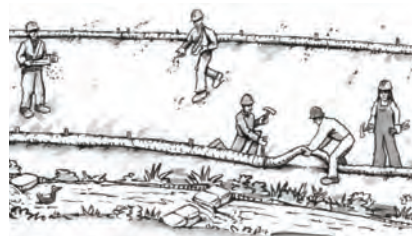
### Maintenance and Parking

- 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



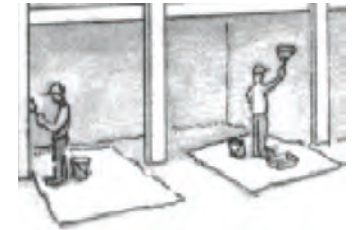
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

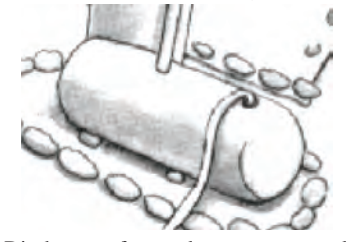
## Painting & Paint Removal



### Painting Cleanup and Removal

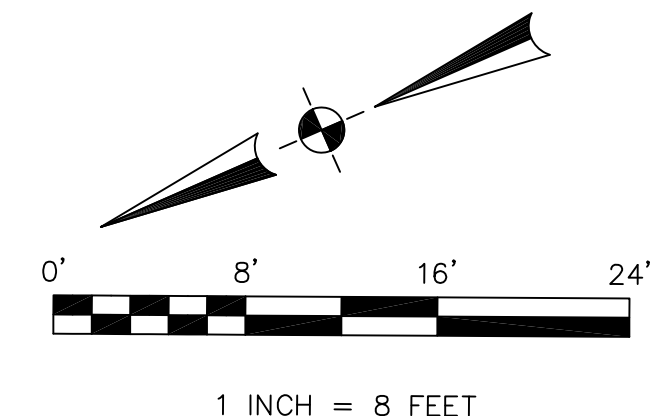
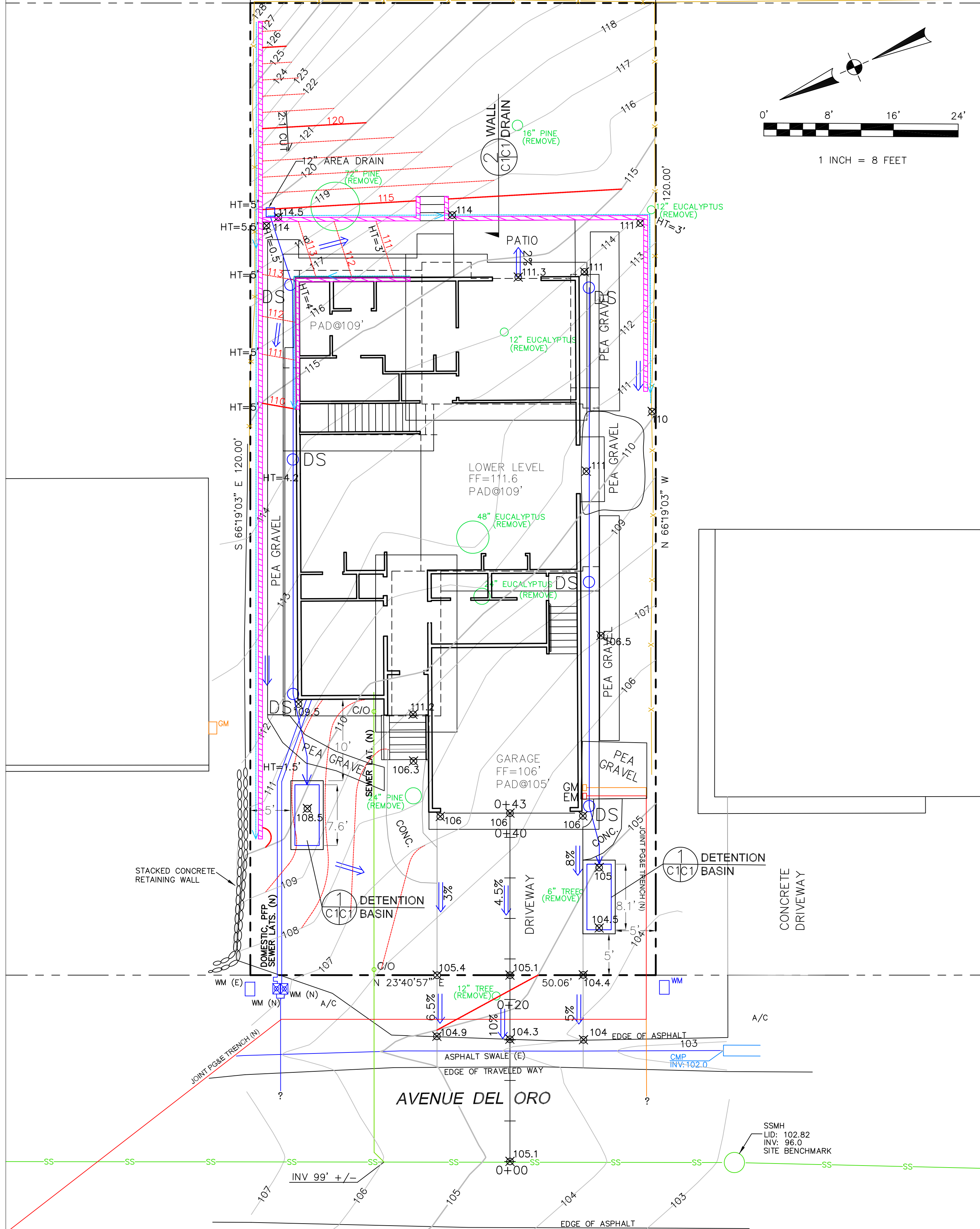
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to 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!**



**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- ENERGY DISSIPATER - PER DETAIL 3
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- 4" MIN PERFORATED DRAIN PIPE

**GENERAL NOTES**

1. PLANS PREPARED AT THE REQUEST OF:  
RANDY RALSTON, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 1-31-20.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NAVD88.
5. THE GEOTECHNICAL REPORT:  
**GEOTECHNICAL STUDY: RALSTON PROPERTY, AVENUE DEL ORO, EL GRANADA, APN 047-217-110;** DATE: PENDING, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 20-120 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650)-306-8405 EXT 181 TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

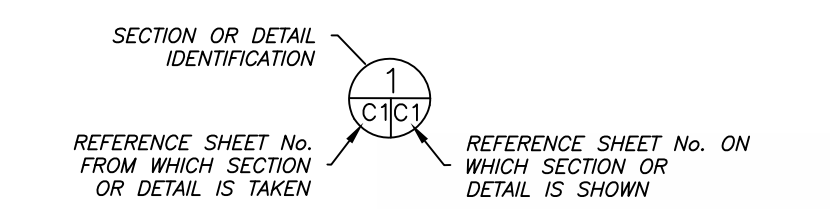
**DRAINAGE NOTES**

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.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" 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 DISSIPATER 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.

**GRADING NOTES**

- CUT VOLUME : 465 CY  
FILL VOLUME: 0 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

**SECTION AND DETAIL CONVENTION**

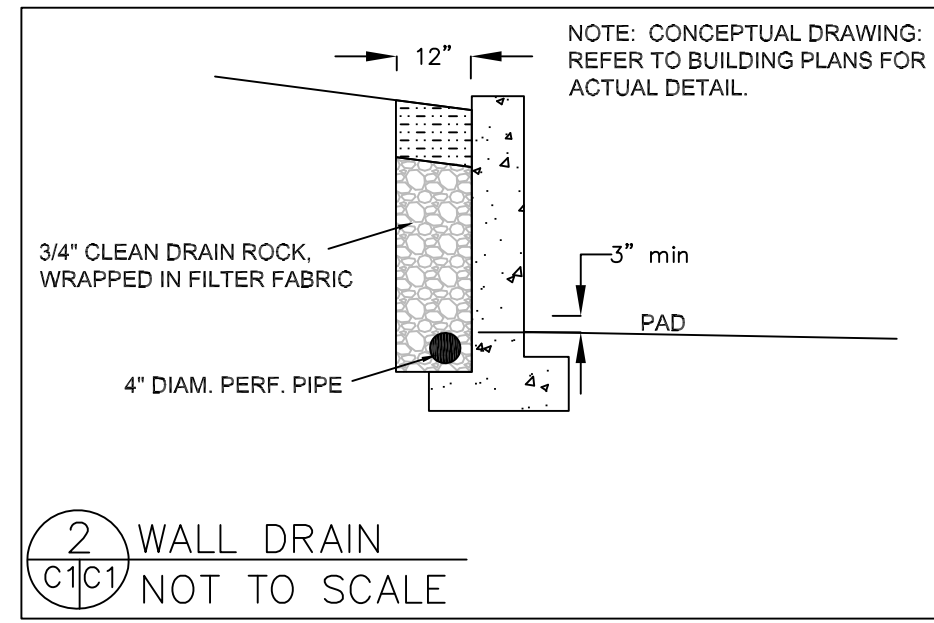
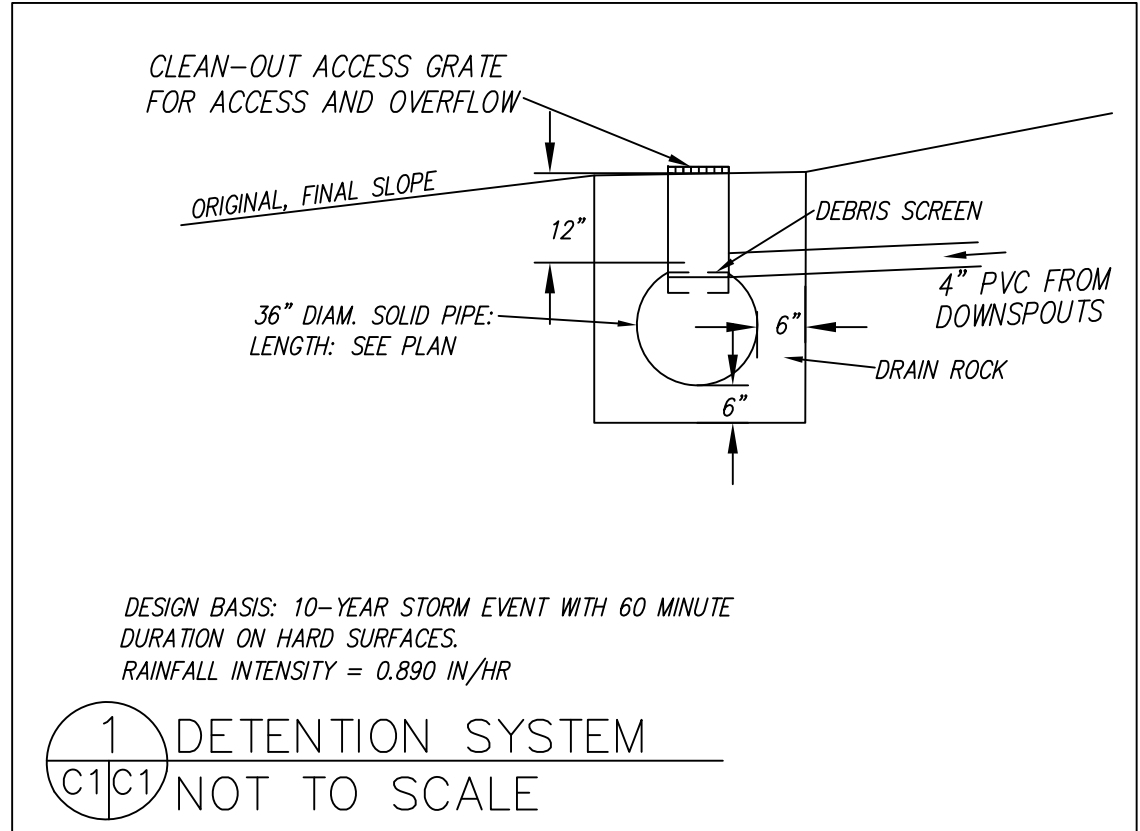
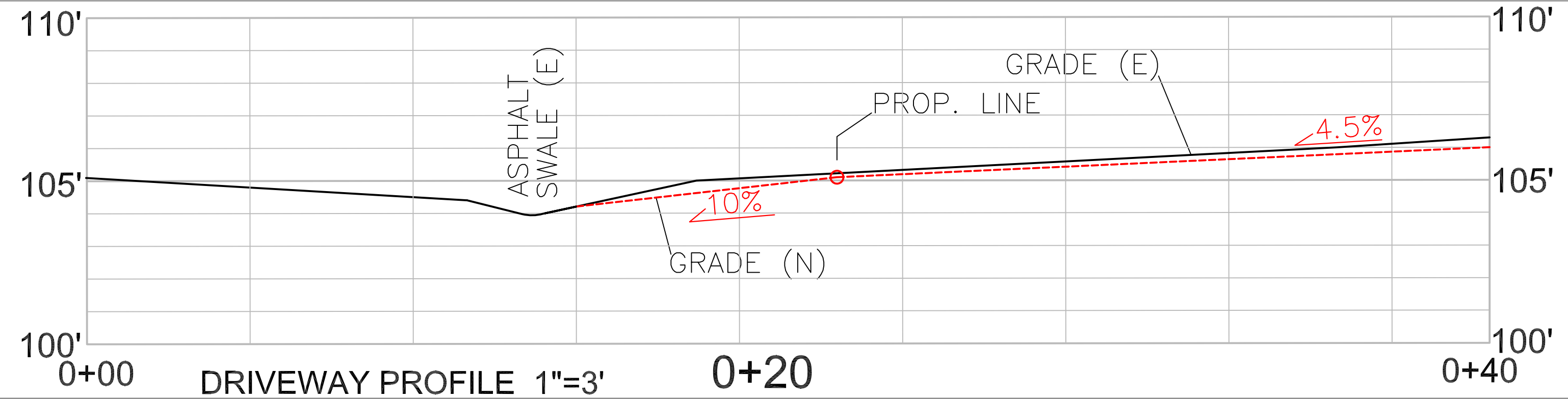


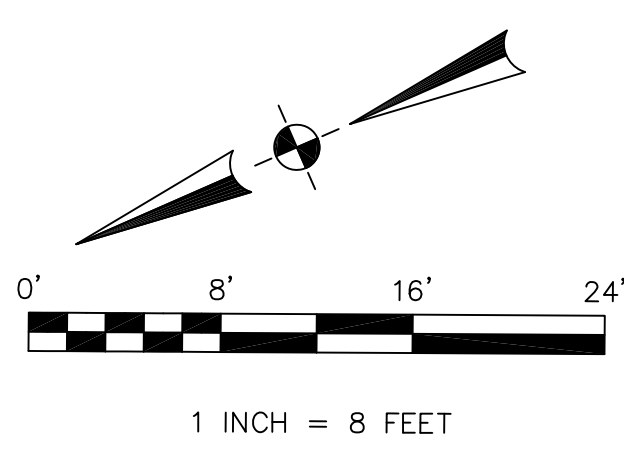
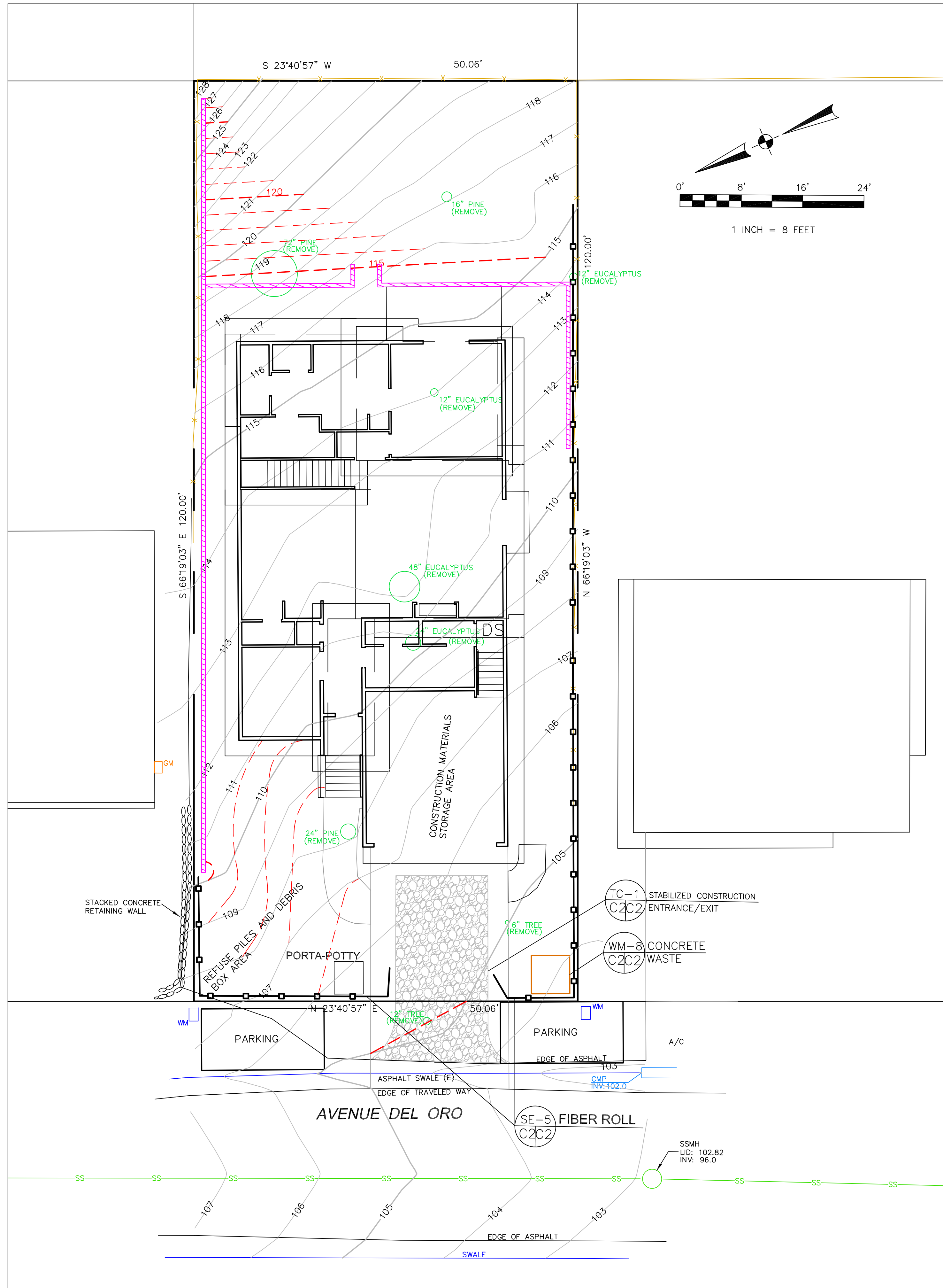
**Sigma Prime Geosciences, Inc.**  
SIGMA PRIME GEOSCIENCES, INC.  
332 PRINCETON AVENUE  
HALF MOON BAY, CA 94019  
(650) 728-3590  
SIGMAPRM@GMAIL.COM

DATE: 5-5-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 10-28-20	REV. DATE: 2-9-21	REV. DATE: 3-17-21	REV. DATE: 4-19-21
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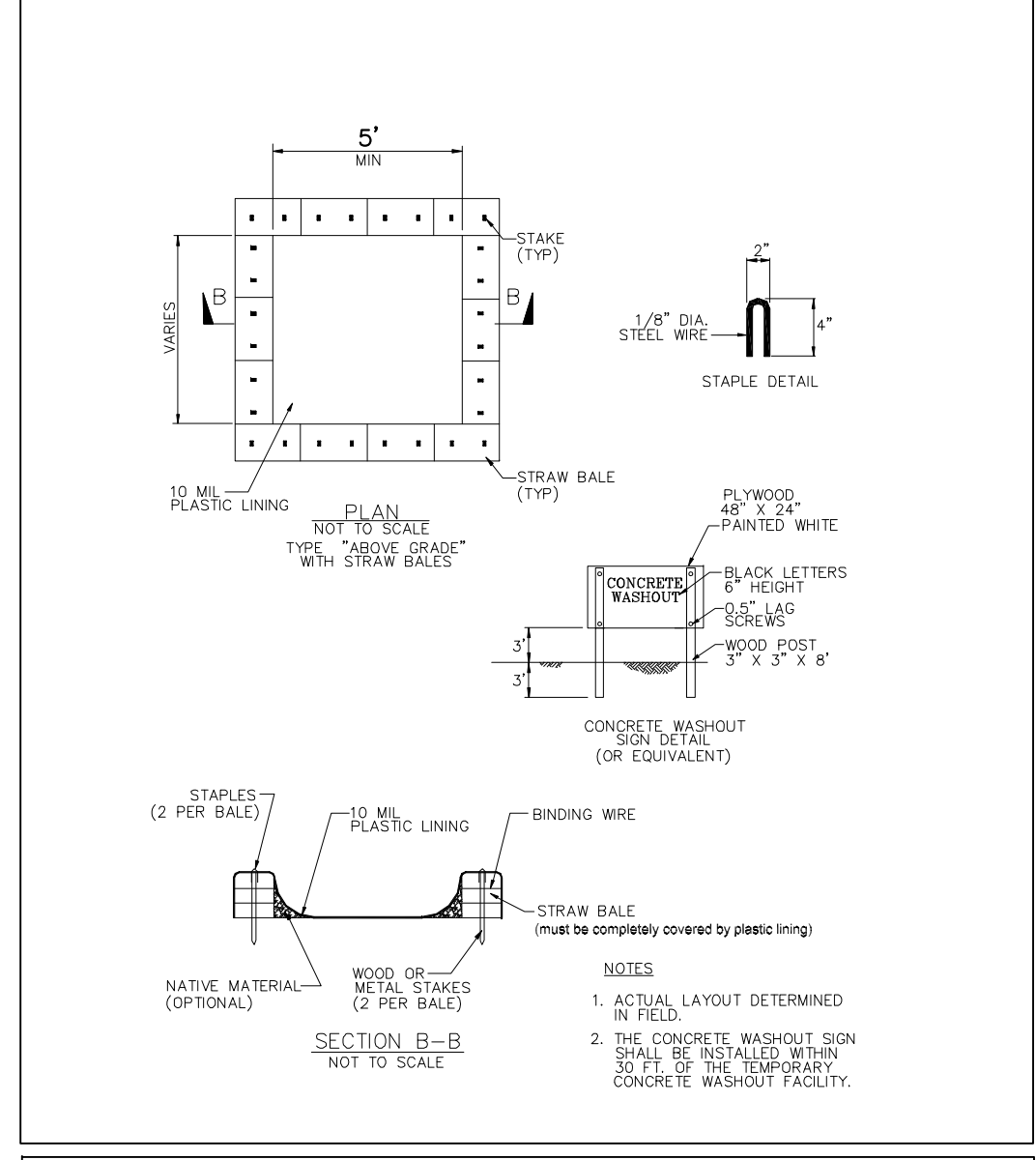
**GRADING AND DRAINAGE PLAN**  
RALSTON PROPERTY  
AVENUE DEL ORO  
EL GRANADA  
APN 047-217-110

SHEET  
C-1

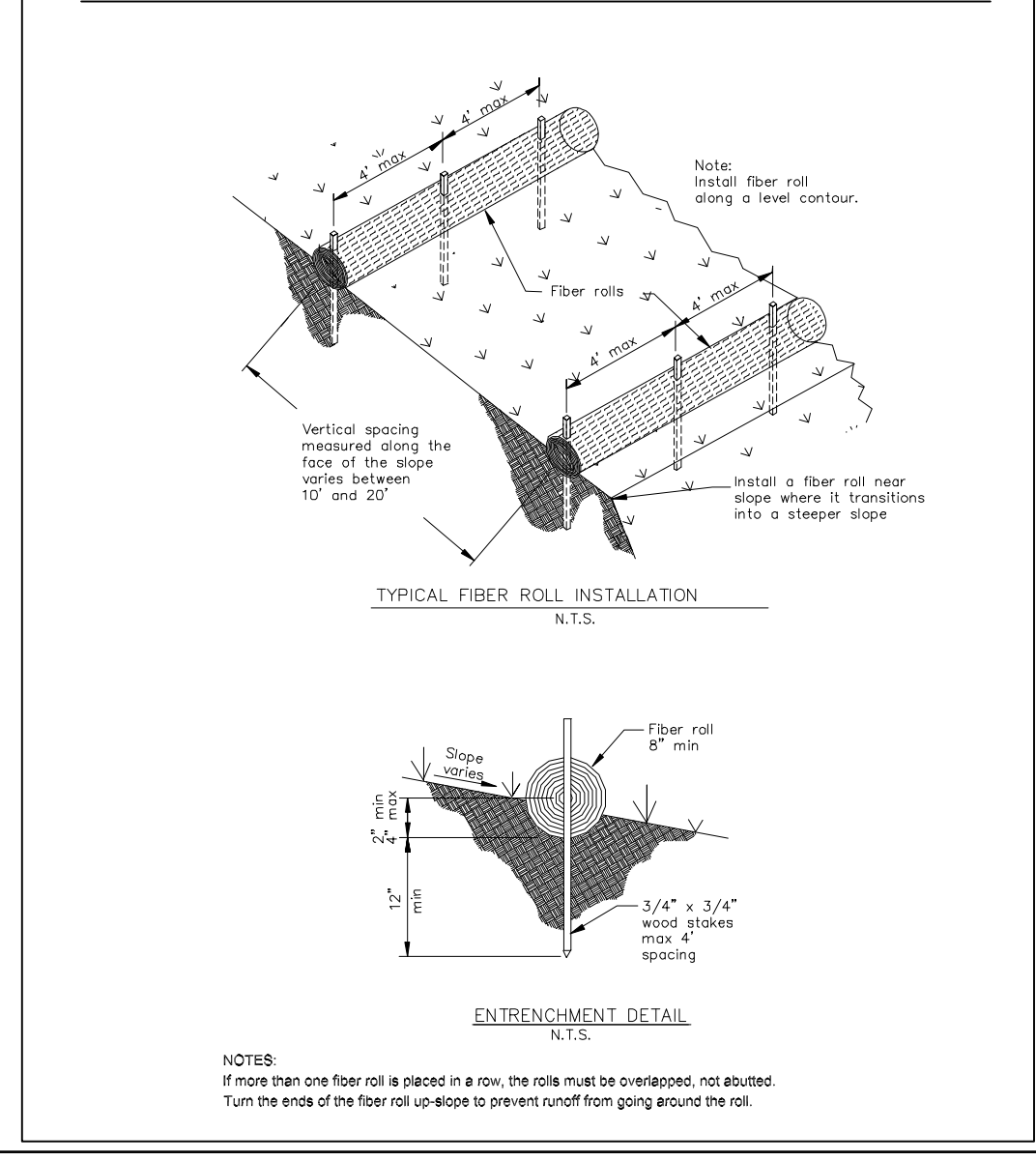




**CONCRETE WASTE MANAGEMENT WM-8**



**FIBER ROLLS SE-5**



**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5
- 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.
- Erosion control materials to be on-site during off-season.
- 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.
- 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.
- There will be no trees remaining on the site.

**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.

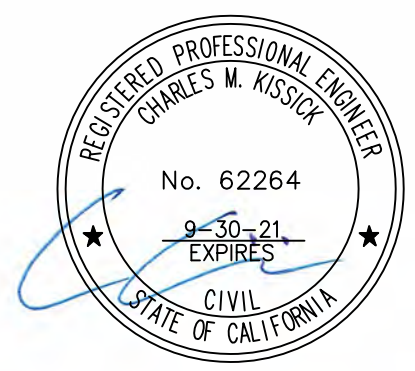
NAME: RANDY RALSTON

TITLE/QUALIFICATION: OWNER/CONTRACTOR

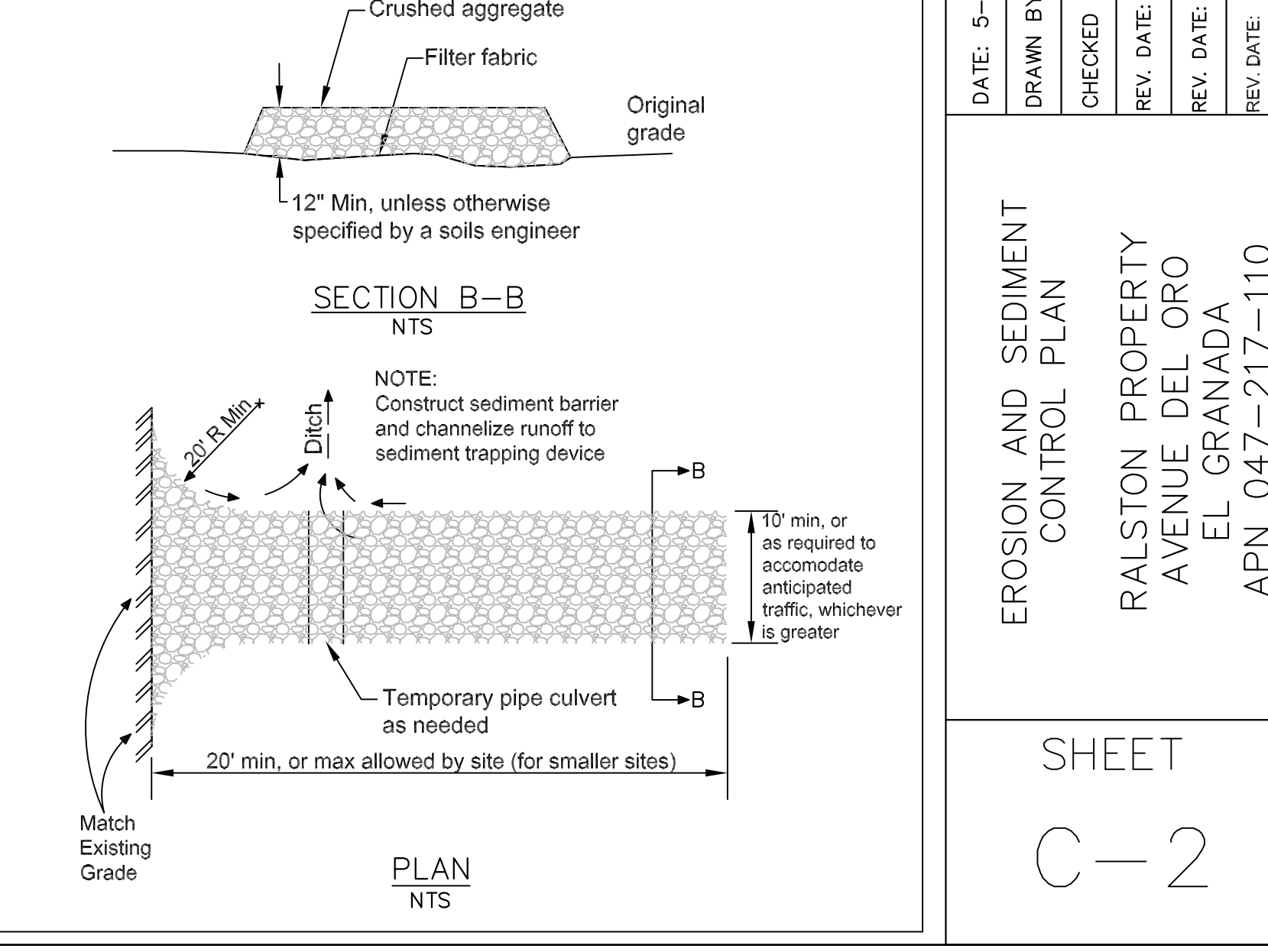
PHONE: 650-245-5613

PHONE: \_\_\_\_\_

E-MAIL: RALSMEND@COMCAST.NET



**STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1**

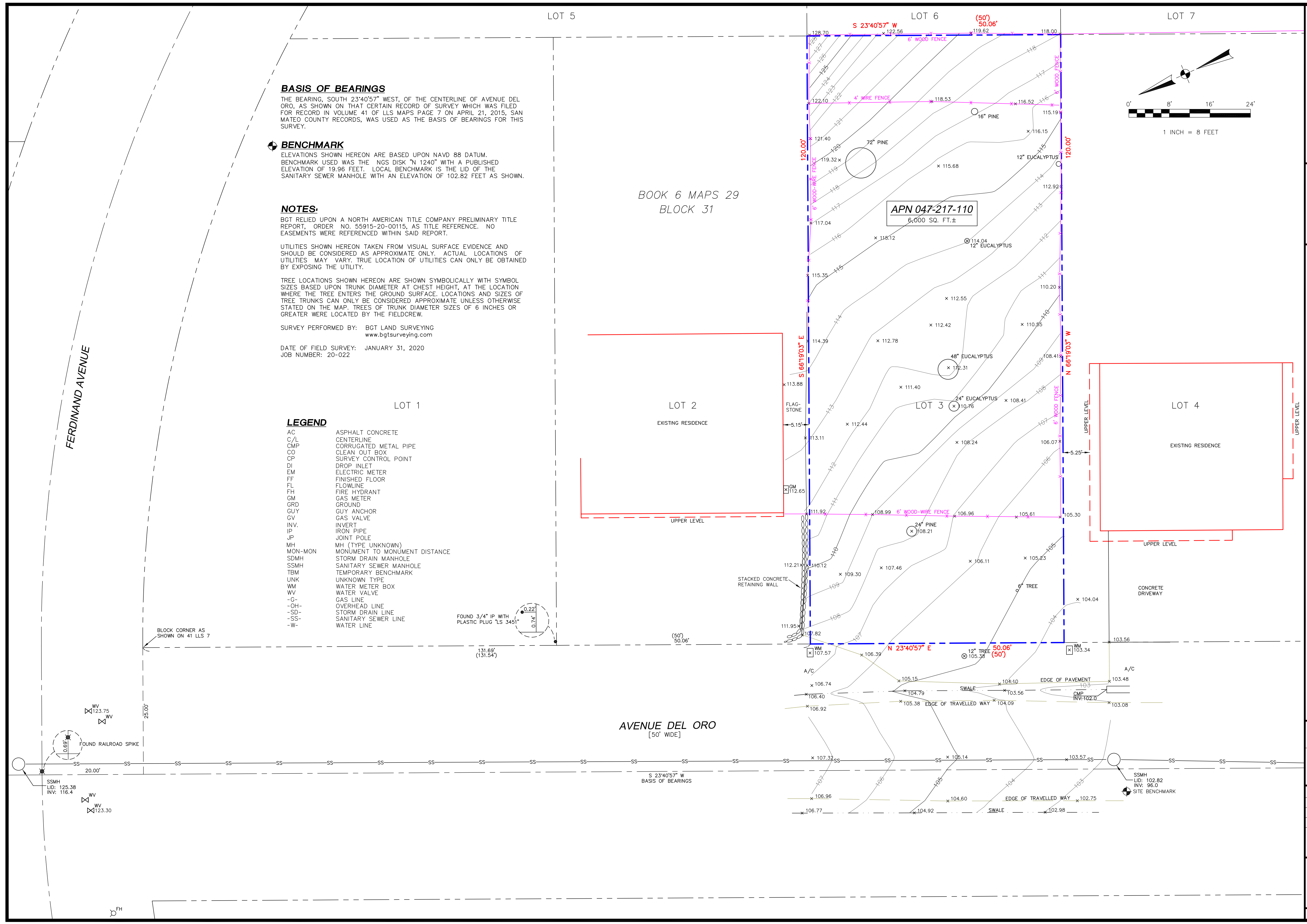


Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3583

DATE: 5-5-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 2-8-21	REV. DATE:	REV. DATE:
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EROSION AND SEDIMENT CONTROL PLAN  
 RALSTON PROPERTY  
 AVENUE DEL ORO  
 EL GRANADA  
 APN 047-217-110

SHEET  
 C-2



**BASIS OF BEARINGS**

THE BEARING, SOUTH 23°40'57" WEST, OF THE CENTERLINE OF AVENUE DEL ORO, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 41 OF LLS MAPS PAGE 7 ON APRIL 21, 2015, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "N 1240" WITH A PUBLISHED ELEVATION OF 19.96 FEET. LOCAL BENCHMARK IS THE LID OF THE SANITARY SEWER MANHOLE WITH AN ELEVATION OF 102.82 FEET AS SHOWN.

**NOTES:**

BGT RELIED UPON A NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 55915-20-00115, 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.

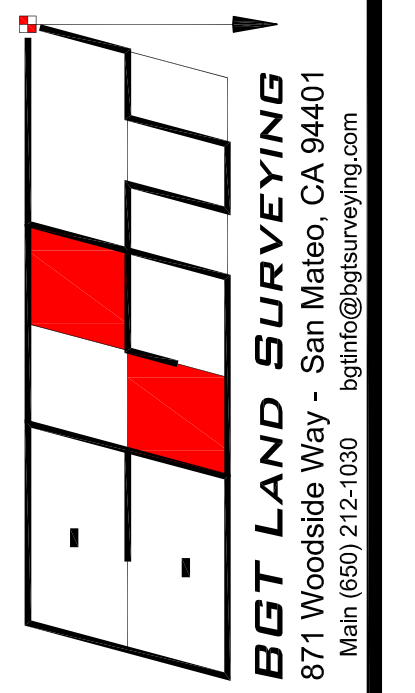
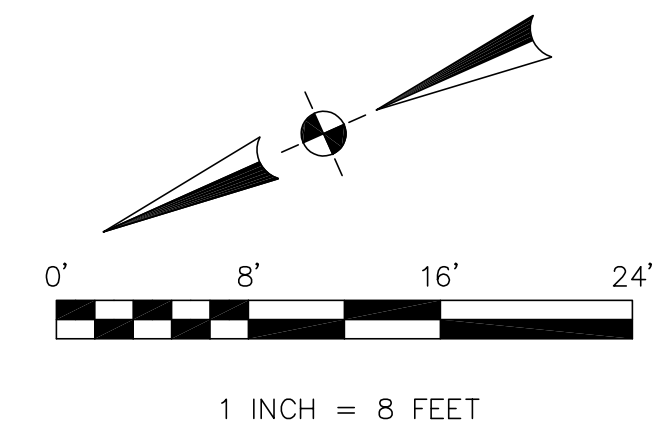
SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtsurveying.com

DATE OF FIELD SURVEY: JANUARY 31, 2020  
JOB NUMBER: 20-022

**LEGEND**

- AC ASPHALT CONCRETE
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- DI DROP INLET
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- MH MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TBM TEMPORARY BENCHMARK
- UNK UNKNOWN TYPE
- WM WATER METER BOX
- WV WATER VALVE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- W- WATER LINE

BOOK 6 MAPS 29  
BLOCK 31



BOUNDARY AND TOPOGRAPHIC SURVEY  
LOT 3, BLOCK 31, "PLAT OF RESUBDIVISION OF SUBDIVISIONS NOS. 2 AND 3 OF GRANADA" (BOOK 6 MAPS 29)  
VACANT LOT, AVENUE DEL ORO  
EL GRANADA, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:  
047-217-110  
Prepared For:  
RANDY RALSTON  
Date: FEB. 2020  
Scale: 1" = 8'  
Contour Interval: 1'  
Drawn by: LHL  
Revisions:  
SU-1  
Job No. 20-022