

Planning 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 2019-06140
Other Permit #:

1. Basic Information

Applicant:

Name: PAUL FASSINGER
Address:
EL GRANADA Zip: 94018
Phone,W: 6502453182 H:
Email: pfassinger@yahoo.com

Owner (if different from Applicant):

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

Architect or Designer (if different from Applicant):

Name: GARY L. WHEELER
Address: 1820 GALINDO ST., SUITE B Zip:
Phone,W: 9256925888 H: 9259170091 Email: gary.areteinc@gmail.com

2. Project Site Information

Project location:

APN: 47074250
Address: MADRONA AVE.
EL GRANADA Zip: 94,018
Zoning:
Parcel/lot size: 5000 sq. ft.

Site Description:

- Vacant Parcel
Existing Development (Please describe):

3. Project Description

Project:

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

Additional Permits Required:

- Certificate of Compliance Type A or Type B
Coastal Development Permit
Fence Height Exception (not permitted on coast)
Grading Permit or Exemption
Home Improvement Exception
Non-Conforming Use Permit
Off-Street Parking Exception
Variance

Describe Project:

Describe Project:

Environmental Information Disclosure Form

PLN 2019-00140
 BLD _____

Project Address: _____

 Assessor's Parcel No.: 047-074-250

 Zoning District: _____

Name of Owner: PAUL FASSINGER
 Address: 331 AVILA GRANADA
EL GRANADA Phone: 650 245-3182
 Name of Applicant: _____
 Address: _____
 Phone: _____

Existing Site Conditions

Parcel size: 5000

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). _____

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

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

Please explain all "Yes" answers:

Signature required on reverse →

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2019-00140
Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner
Name: PAUL FASSINGER
Address: P.O. BOX 2001
331 AVE GRANADA
Zip: 94018
Phone, W: 650 245 3182 H: _____
Email Address: PFASSINGER@YAHOO.COM

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

2. Project Information

Project Description:

Assessor's Parcel Number(s):

047-074-250

Existing water source:

- Utility connection _____
- Well _____

Proposed water source:

- Utility connection _____
- Well _____

Staking of well location and property lines are required.

- Provide site plan depicting location and all trees.
- Will this require any grading or vegetation/tree removal? Yes No

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

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

Paul Fassinger _____
Owner Date 4/5/19

Applicant Date

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

Staff Use Only

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

Initial

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

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

- Required
- Not Required

Inspection made by: _____

Date of Inspection: _____

Yes	No
<input type="checkbox"/>	<input type="checkbox"/> Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/> If Yes, is tree removal permit included?
<input type="checkbox"/>	<input type="checkbox"/> Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/> Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/> Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/> Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

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

Exemption/Exclusion is approved.

Planning Department

Date

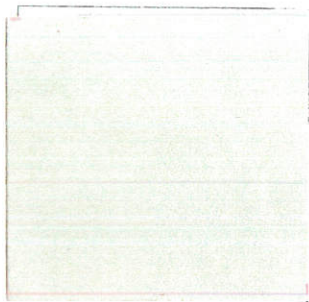
Project is subject to the following condition(s) of approval:

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

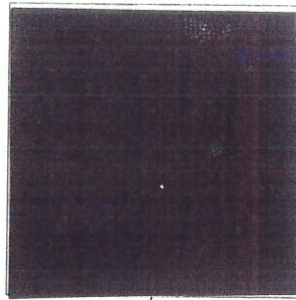
- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit*Plan Case Screen and Activities

STATEMENT OF HOW THE DESIGN CONFORMS TO THE DESIGN REVIEW STANDARDS

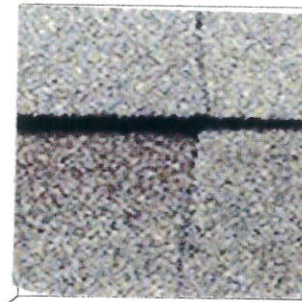
The project is for a custom, single family, one-story residence on an existing undeveloped lot. The home meets or exceeds all required setbacks. The house has been designed to step with the slope of the contours of the existing grades of the property and meets the 16' max. height limit per the zoning. Because the height of the building does not exceed 16', the design exceeds the requirements for daylight limits, which provides for an allowable envelope 5' from the property lines, 20' ht., then a slope of 45 degrees. The lot is 5000 sq. ft., the proposed plan, including house plan, garage plan and covered porch at the front of the home is 2329 sq. ft. The total lot coverage is 46.5%.



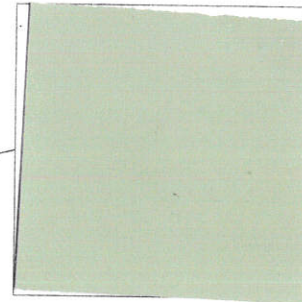
SHINGLE SIDING
 MATERIAL - JAMES HARDIE
 HARDIE SHINGLE
 COLOR - KELLY-MOORE
 LIGHT LODEN
 KM3347-1



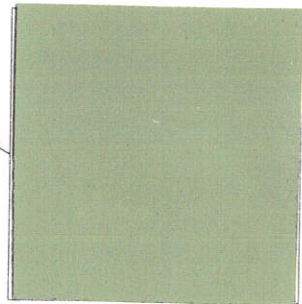
TRIMS/EAVES/COLUMNS
 MATERIAL - JAMES HARDIE
 HARDIE TRIM BD.
 4/4 SMOOTH
 COLOR - KELLY-MOORE
 CHARCOAL SHADOW
 KM3815-3



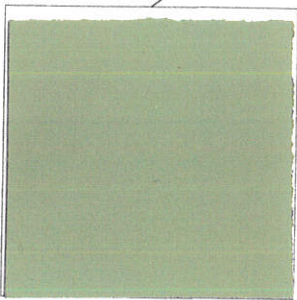
ROOFING
 MATERIAL - GAF TIMBERLINE
 COOL ASPHALT
 COLOR - WEATHERED WOOD



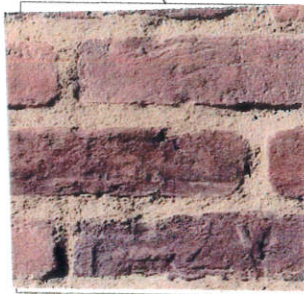
4" HORIZ. SIDING
 MATERIAL - JAMES HARDIE
 HARDIE PLANK LAP
 CEDARMILL
 COLOR - KELLY-MOORE
 MAJESTIC MOUNTAIN
 KM3349-2



8" HORIZ. SIDING
 MATERIAL - JAMES HARDIE
 HARDIE PLANK LAP
 CEDARMILL
 COLOR - KELLY-MOORE
 CEDAR LAKE
 KM3350-3



GARAGE DOOR
 MATERIAL - TO BE DETERMINED
 COLOR - KELLY-MOORE
 CEDAR LAKE
 KM3350-3



MASONRY VENEER
 MATERIAL - ELDORADO STONE
 BRICK
 COLOR - ROMA

FASSINGER RESIDENCE
 COLOR AND MATERIAL BOARD



Delancy 12 1/4" High Outdoor Wall Lantern in Iron Oxide

\$169.95

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Delancy 12 1/4" High Outdoor Wall Lantern in Iron Oxide - Style # X8879

2 Reviews | 2 Questions, 4 Answers

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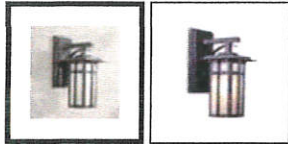
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This beautiful outdoor wall light features Arts and Crafts styling.

[MORE DETAILS >](#)

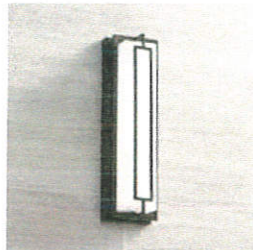


[CHAT](#)

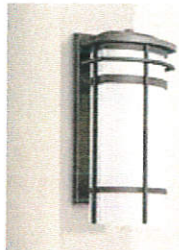
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PRODUCT DETAILS

This outdoor fixture by Minka includes a flicker-free electronic ballast. Great Mission style lantern look in a multi-step, hand applied iron oxide finish. Double French scavo glass. Includes one energy efficient, 13 watt, warm glow, spiral fluorescent bulb.

- 12 1/4" high x 6" wide. Extends 8" from the wall. Weighs 3.3 lbs.
- Includes one 13 watt CFL bulb.

[CHAT](#)



Delancy 12 1/4" High Outdoor Wall Lantern in Iron Oxide

\$169.95

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- French scavo glass.
- Wet location outdoor rated. California Title 24 Compliant.

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Wet vs Damp Location

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ASK A QUESTION:

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QUESTION:

Why did you choose this?

Lamps Plus [Store](#)

Have to match Outdoor Wall Lantern with ALL the other homes. CCR's rules.

JEAN M on Dec 14, 2018

I have 2 already I need to just one more

Steven H on Dec 5, 2018





Delancy 12 1/4" High Outdoor Wall Lantern in Iron Oxide

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QUESTION:

Will this lame accommodate a regular 100W incandescent bulb?

Pat C on May 21, 2018

ANSWER:

No - this specifically uses a 13 watt GU-24 CFL light bulb which is equivalent to a 60 watt incandescent bulb.

[Reply](#) · [Inaccurate](#) · [Dan T. Staff](#) on May 22, 2018



13 Watt GU24 Base CFL Light

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5.0 / 5.0

2 Reviews

5 Stars	2
4 Stars	0
3 Stars	0
2 Stars	0
1 Star	0

Sort by Most Helpful



Absolutely LOVE This Style and Minka!!

July 3, 2015
Robyn

We installed several of these lanterns at a vacation home in Northern Minnesota about five years ago. These Arts & Crafts fixtures are beautiful, complimenting the house's Prairie style. We love the bronze finish. The lamplight from each one casts a warm and welcoming glow, providing exactly what we want to convey to people as they approach our door. Today, I ordered another, for an out-building that's situated close to the road. I'm so impressed with the design and how well ours ha [Read More](#)

Was this review helpful? (2) (0) · [Flag as Inappropriate](#)

Great Light!

May 14, 2015
mamacancook

We bought this to replace a deck wall light and are really pleased with it!! Has lasted 7 years so far and didn't have to replace the bulb until last year. The company included an additional bulb in the package - nice!!Very good quality materials, sturdy, easy to install. No sign of wear afte [Read More](#)

Was this review helpful? (1) (0) · [Flag as Inappropriate](#)





Delancy 12 1/4" High Outdoor Wall Lantern in Iron Oxide

\$169.95

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Baylor 11 3/4"H Two Tone Bronze LED Outdoor

Clear crackle glass delivers charm and diffuse lighting ...

[Quickview](#)



Everstone 13 3/4" High White Outdoor Wall Lantern

This small Whitestone outdoor wall lantern is designed ...

[Quickview](#)



Everstone 23 1/4" High 150W White Outdoor Wall

This Whitestone 23 1/4" high outdoor wall lantern ...

[Quickview](#)



Laura Lee Amsterdam Large 28" High Outdoor Wall

Seeded glass and painstaking hand forged details give ...

[Quickview](#)

Related Searches: [bronze minka lavery 12 in wide](#), [minka lavery 12 in wide](#), [minka lavery outdoor lighting](#), [minka lavery rustic lodge outdoor lighting](#), [brown minka lavery wall lights](#), [minka lavery wall lights outdoor](#)

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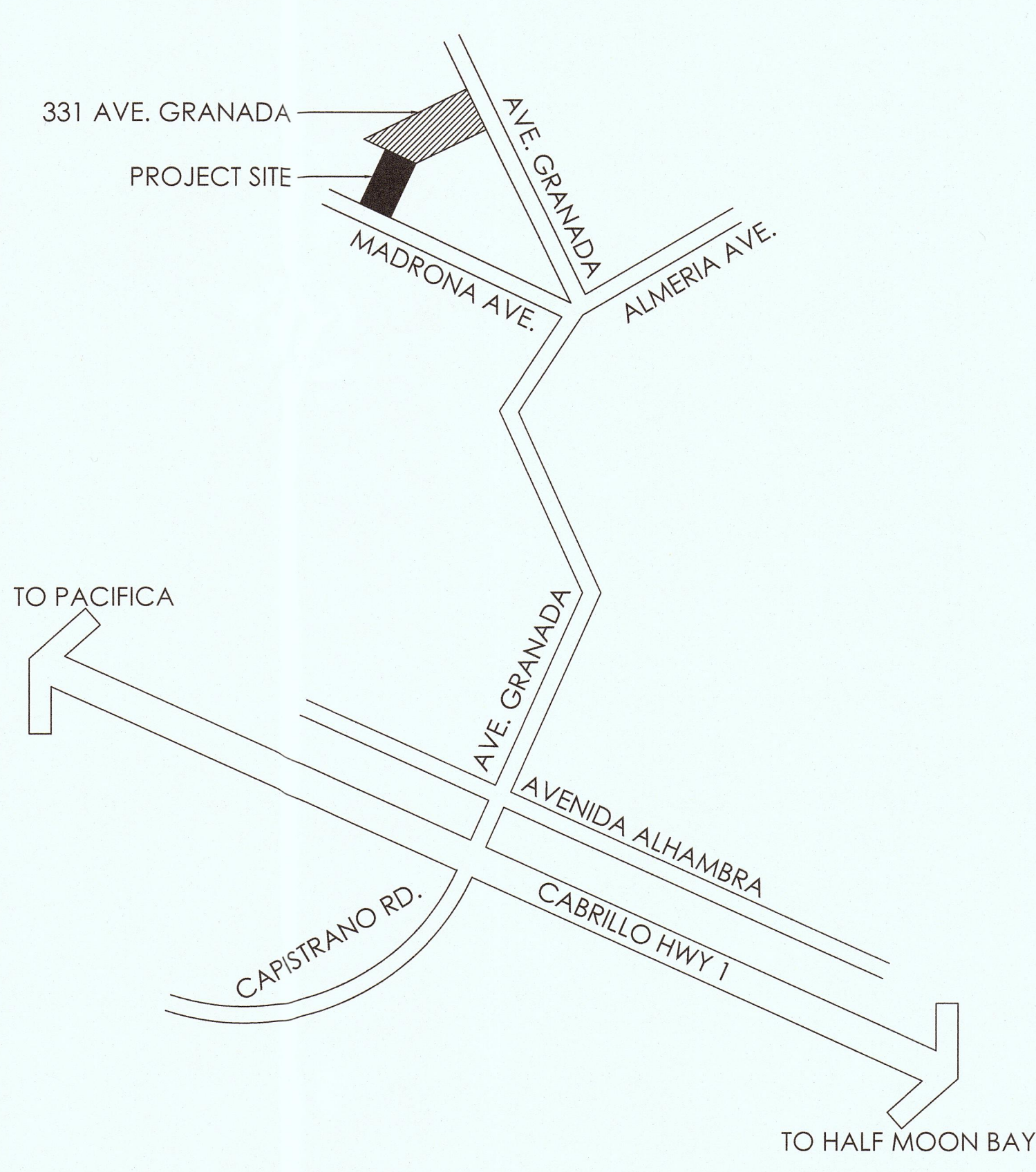
GENERAL NOTES

- GENERAL: THESE PLANS ARE A "BUILDER'S SET". ARETE, INC. HAS BEEN CONTRACTED TO PROVIDE A "BUILDER'S SET" WITH THE AGREEMENT THAT AN EXPERIENCED AND KNOWLEDGEABLE CONTRACTOR SHALL CONVEY THE PROJECT. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE CURRENTLY APPLICABLE C.C.P.C. SHALL GOVERN. THESE PLANS HAVE BEEN PROVIDED SOLELY FOR THE USE OF AN ARCHITECTURE AND PROFESSIONAL CONTRACTOR. ANY OMISSIONS, ERRORS, OMISSIONS, CONFLICTS AND DISCREPANCIES SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL. THE ARCHITECT DOES NOT PROVIDE CONTINUOUS SUPERVISION UNLESS IT HAS BEEN SPECIFICALLY CONTRACTED FOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ARCHITECT PROVIDES NO WARRANTY OR GUARANTEE OF ANY KIND FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL INFORMATION OF THESE CONSTRUCTION DOCUMENTS. THE CLIENT IS SOLELY RESPONSIBLE FOR ANY MODIFICATIONS THAT MAY BE ASSOCIATED WITH REVISIONS RESULTING FROM BUILDING CODE CHANGES THAT MAY OCCUR SUBSEQUENT TO THE GENERATION OF THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR & SUBCONTRACTORS ARE TO REFER TO ALL SHEETS (DRAWINGS) PRIOR TO COMMENCEMENT OF WORK TO ELIMINATE POSSIBLE FUTURE ERRORS AND OMISSIONS. IN THE OPINION OF THE CONTRACTOR OR ANY SUBCONTRACTOR, INSTRUCTIONS, RESOLUTIONS OR INFORMATION CONTAINED IN THESE DRAWINGS OR SPECIFICATIONS IS IN VIOLATION WITH OR DOES NOT COMPLY WITH ANY OF THE REQUIREMENTS ABOVE, HE SHALL REPORT THE SAME TO THE ARCHITECT BEFORE PROCEEDING WITH THAT PHASE OF THE WORK.
- JOB SAFETY: THE ARCHITECT IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE PROJECT.
- ON-SITE FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR/OWNER SHALL VERIFY CONDITIONS, THE CONFIGURATIONS, PROPERTY LINES, SERVICES, EASEMENTS, EXTENT OF BUILDING PAD, AND ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL, ACCEPTANCE, AND CONSTRUCTION.
- SITE CONFIGURATION, SERVICES AND EASEMENT INFORMATION AND TOPOGRAPHY SHALL BE PROVIDED BY THE OWNER. OWNER SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, EXTENT OF BUILDING PAD, AND ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL AND/OR ACCEPTANCE.
- OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN ON THE DRAWINGS.
- SOILS ENGINEER SHALL INSPECT AND CERTIFY FOUNDATION EXCAVATIONS PRIOR TO FOOTING INSPECTION BY THE CITY.
- THE SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE EARTHWORK, FOUNDATION CONSTRUCTION, AND DRAINAGE PHASES OF THE WORK.
- UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, NOTES, PLANS, ETC.) MARKED "NO DOCUMENTS" BE USED FOR ACTUAL CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL OF THE TRADES AND SHALL PROVIDE ALL OF THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND TO THE HIGHEST INDUSTRY STANDARDS.
- THE SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE EARTHWORK, FOUNDATION CONSTRUCTION, AND DRAINAGE PHASES OF THE WORK.
- SOILS ENGINEER SHALL INSPECT AND CERTIFY FOUNDATION EXCAVATIONS PRIOR TO FOOTING INSPECTION BY THE CITY.
- UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, NOTES, PLANS, ETC.) MARKED "NO DOCUMENTS" BE USED FOR ACTUAL CONSTRUCTION.
- THE SUBCONTRACTORS, AND/OR SUPPLIERS SHALL SUBMIT TO THE GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. "SHOP DRAWINGS" FOR ALL FABRICATED ITEMS.
- FOR SHEETS, PRODUCT DATA AND MANUFACTURER'S MANUALS FOR ALL FIXTURES AND EQUIPMENT.
- WARRANTY INFORMATION.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- SUSPENSIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL OF THE ARCHITECT, GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE. ALL WORK SHALL BE EXECUTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT AND RELATIONSHIP TO WORK OF OTHER TRADES. FINISH WORK SHALL BE FREE OF DEFECTS AND DAMAGE. ALL SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, COMPANIES, AND WORKERS SKILLED AND EXPERIENCED IN THE WORK INVOLVED WITH THE BEST AND ACCEPTED PRACTICES OF THE VARIOUS TRADES. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS OR WORK QUALITY WHICH ARE NOT UP TO THE HIGHEST STANDARD OF THE TRADES INVOLVED. REJECTED WORK SHALL BE REPAIRED OR REPLACED AS DIRECTED AT NO ADDITIONAL COST TO THE ARCHITECT, GENERAL CONTRACTOR OR THE OWNER'S REPRESENTATIVE.
- ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO THE FACE OF SOLID OR TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE TOP OF FLANGE OR TOP OF FLU/WOOD IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY ALL EQUIPMENT SIZES BEFORE PROCEEDING WITH THE WORK.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, MINIMUM.
- VERIFY CLEARANCES FOR PIPES, VENTS, CHIMNEYS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.
- SEE THE STRUCTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS, STRUCTURAL DETAILS, SPECIFICATIONS AND NOTES.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE ORDERING OR OR INSTALLATION OF ANY ITEMS OF THE WORK.
- COORDINATE ALL DETAILS WITH SHEAR WALLS AND ENCASED STRUCTURAL POSTS AS REQUIRED BY THE STRUCTURAL DRAWINGS.
- WINDOW SIZES ARE NOMINAL DIMENSIONS. SEE THE WINDOWS IN PLAN FOR SIZES. REFER TO THE MANUFACTURER FOR ACTUAL, ROUGH OPENING SIZES.
- SEE EXTERIOR ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- SEE DOORS ON PLANS FOR ALL DOOR SIZES.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED ON THE WALL OR PLACED THREE FEET WIDTH FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
- ALL CHANGES IN FINISH/FLOOR MATERIALS OCCUR IN CONTINUOUS LINE OF THE FLOOR OR FLOOR OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS, AND POSITIONED SUCH THAT A DOOR IN A CLOSED POSITION VISUALLY CONCEALS THE TRANSITION BETWEEN THE DIFFERENT FLOOR FINISH MATERIALS.
- THE GENERAL CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY.
- BUILDING OCCUPANCY GROUPS: BUILDING CONSTRUCTION TYPE: I-2 / U-V-B
FIRE ALARM/NOTICE MEANS: NONE
FIRE SMOKE/NOTICE MEANS: N/A
FIRE SMOKE/NOTICE MEANS: N/A
SCORES: 1

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ARROW
AD	ADDITIONAL
ADJ	ADJACENT
ADP	ADJUSTABLE
ADU	ADULT DAY USE
ADU-2	ADULT DAY USE - 2
ADU-3	ADULT DAY USE - 3
ADU-4	ADULT DAY USE - 4
ADU-5	ADULT DAY USE - 5
ADU-6	ADULT DAY USE - 6
ADU-7	ADULT DAY USE - 7
ADU-8	ADULT DAY USE - 8
ADU-9	ADULT DAY USE - 9
ADU-10	ADULT DAY USE - 10
ADU-11	ADULT DAY USE - 11
ADU-12	ADULT DAY USE - 12
ADU-13	ADULT DAY USE - 13
ADU-14	ADULT DAY USE - 14
ADU-15	ADULT DAY USE - 15
ADU-16	ADULT DAY USE - 16
ADU-17	ADULT DAY USE - 17
ADU-18	ADULT DAY USE - 18
ADU-19	ADULT DAY USE - 19
ADU-20	ADULT DAY USE - 20
ADU-21	ADULT DAY USE - 21
ADU-22	ADULT DAY USE - 22
ADU-23	ADULT DAY USE - 23
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ADU-97	ADULT DAY USE - 97
ADU-98	ADULT DAY USE - 98
ADU-99	ADULT DAY USE - 99
ADU-100	ADULT DAY USE - 100

VICINITY MAP



SHEET INDEX

SHT.	TITLE/DESCRIPTION	DATE	BY	CHKD.
COV	COVER SHEET			
C1	SITE/GRADING PLAN			
C2	EROSION CONTROL PLAN			
BMP	BEST MANAGEMENT			
GCT.1	CA RES. GREENCODE			
GCT.2	CA RES. GREENCODE			
PN1	PLAN NOTES			
AS1	ARCHITECTURAL SITE PLAN			
A1	FLOOR PLAN			
A2	CEILING PLAN			
A3	ROOF PLAN			
A4	SECTIONS			
A5	EXT. ELEVATIONS			
A6	EXT. ELEVATIONS			
A7	ELECT./LIGHTING PLAN			
AD1	ARCH. DETAILS			
S1	STRUCTURAL			
S2	STRUCTURAL			
S3	STRUCTURAL			
S4	STRUCTURAL			
S5	STRUCTURAL			
S6	STRUCTURAL			
S7	STRUCTURAL			
S8	STRUCTURAL			
T24.1	ENERGY COMPLIANCE			
T24.2	ENERGY COMPLIANCE			
L1	PRELIM. LANDSCAPE			
L2	PRELIM. LANDSCAPE			

PROJECT TEAM

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stephanie@landscapereflections.design

drawn: G.L.W. sheet

check: G.L.W.

date: 05/2019

job: 5147 of 6

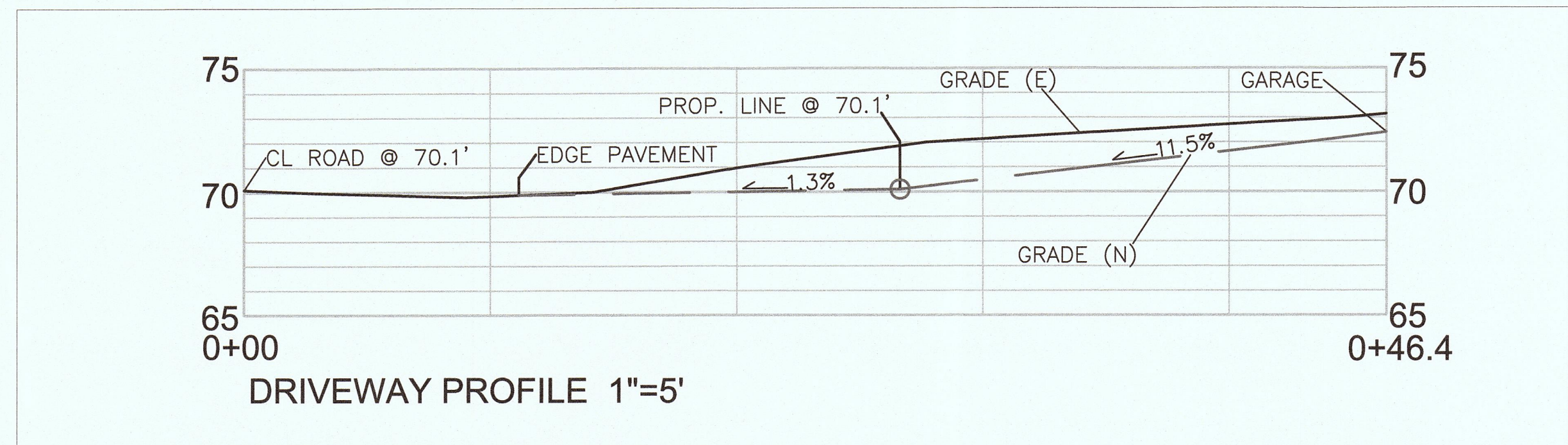
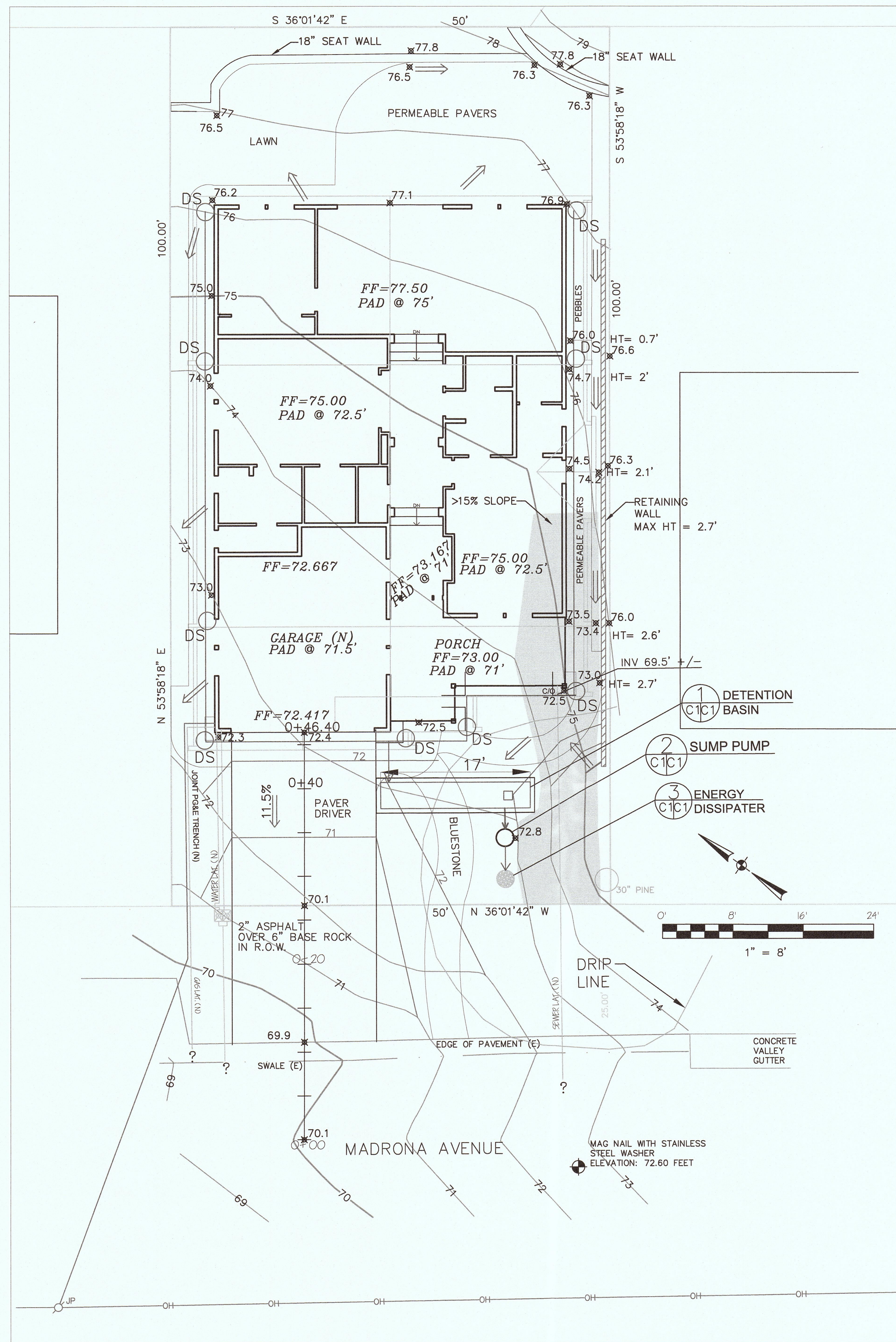
COVER SHEET

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

FASSINGER RESIDENCE
APN 047-074-250
MADRONA AVENUE
EL GRANADA, CA

areté, inc.
architect
1820 galindo street, suite b, concord, ca 94520
925 692-5888 fax 925 692-5811

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LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- DOWNSPOUT
-

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PAUL FASSINGER, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED JUNE 22, 2018.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM IS NAVD88.
5. THE GEOTECHNICAL REPORT: **GEOTECHNICAL STUDY: MADRONA AVENUE, EL GRANADA.** DATE: FEBRUARY 16, 2019, BY SIGMA PRIME INC., PROJECT NO. 18-160 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC., WITH THE CONTACT NUMBER (650)-728-3590 (SIGMAPRM@GMAIL.COM). THE CONTRACTOR MUST 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-BGRADE 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 BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO A SUMP PUMP, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/SUMP PUMP 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

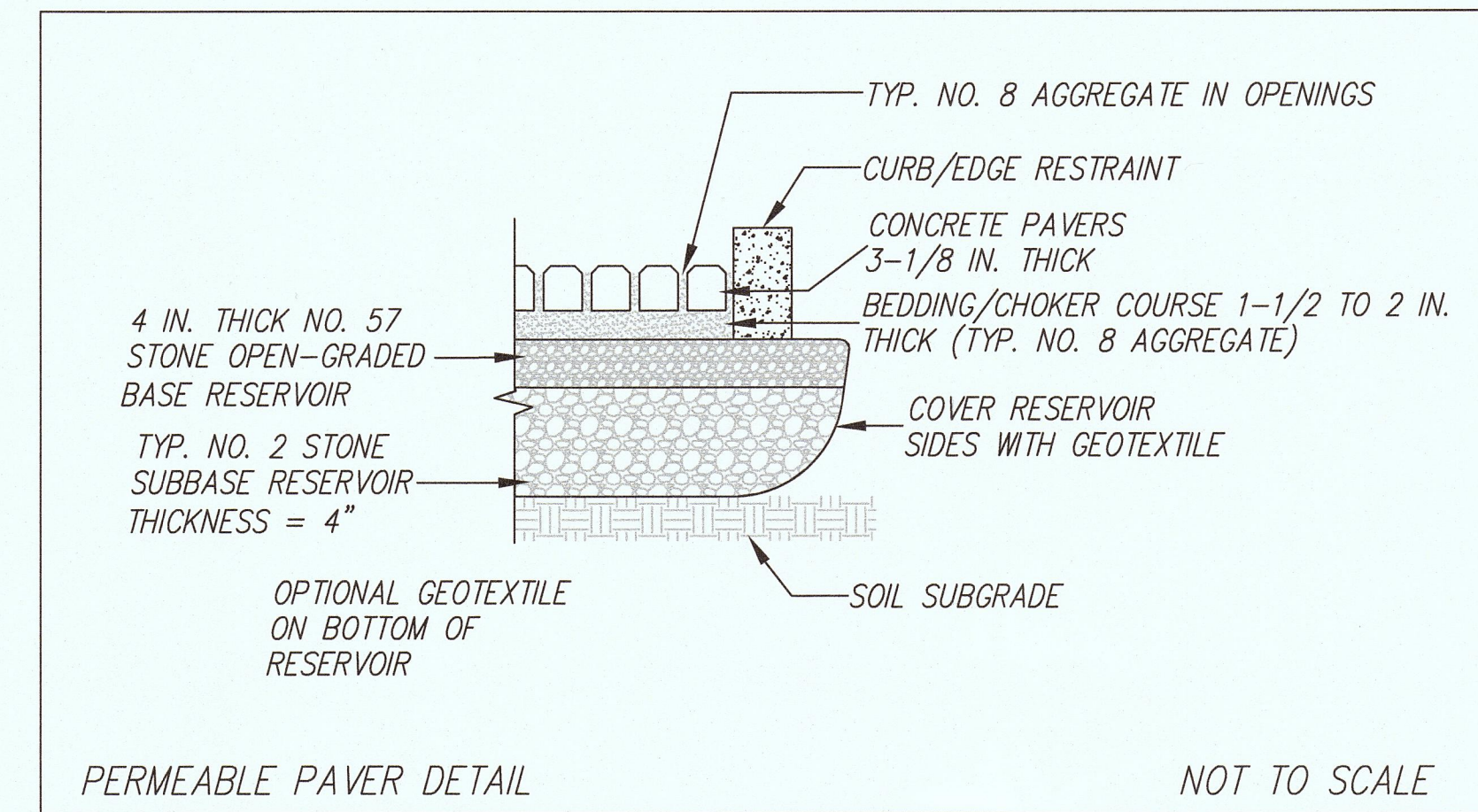
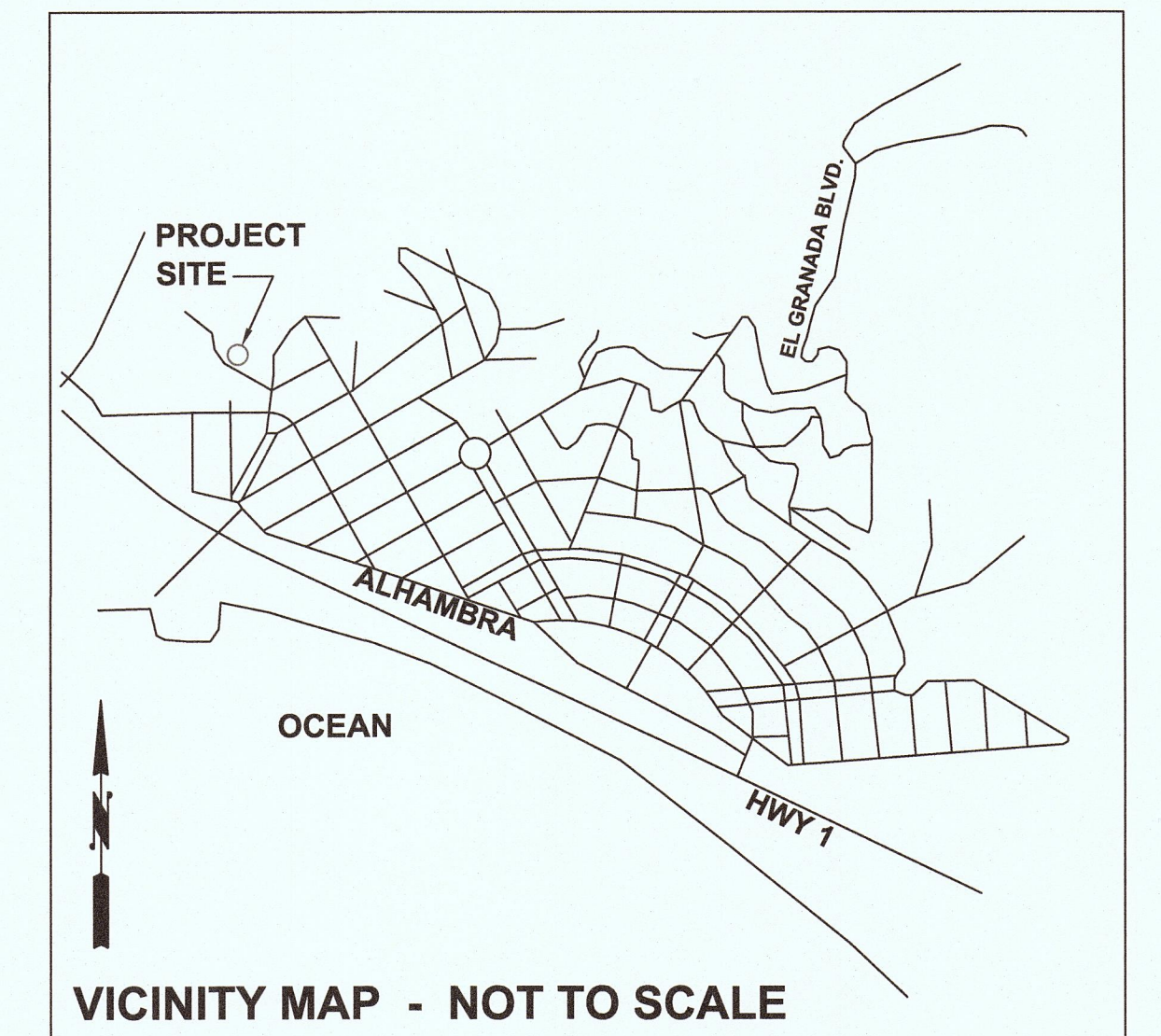
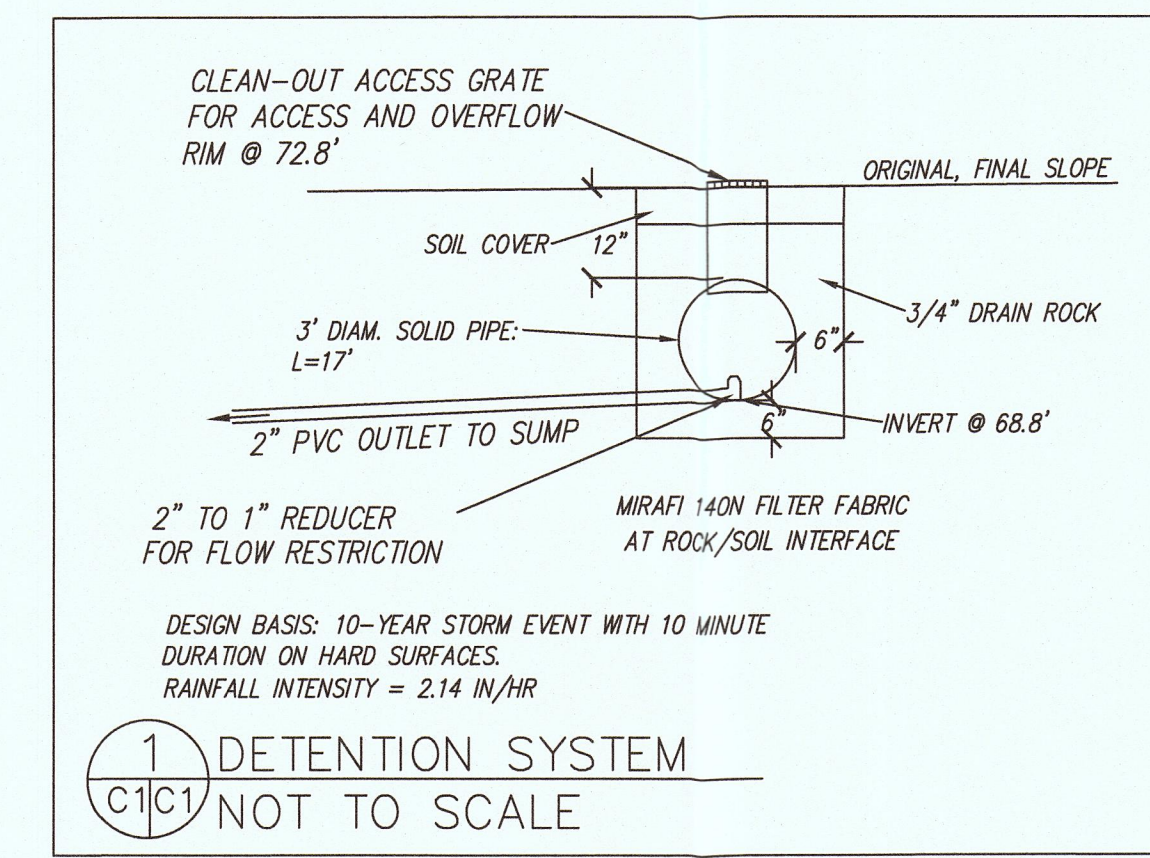
CUT VOLUME: 225 CY
FILL VOLUME: 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

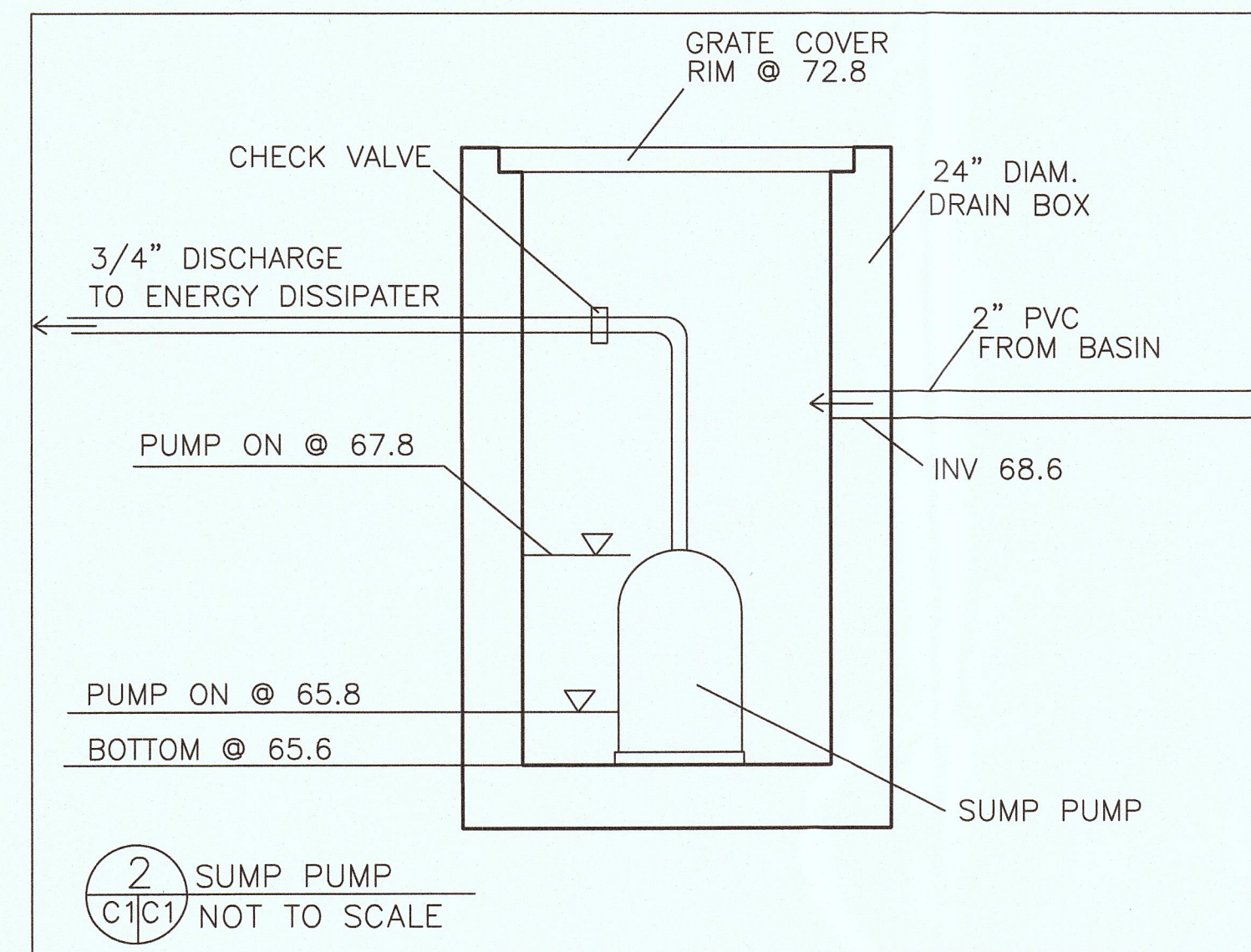
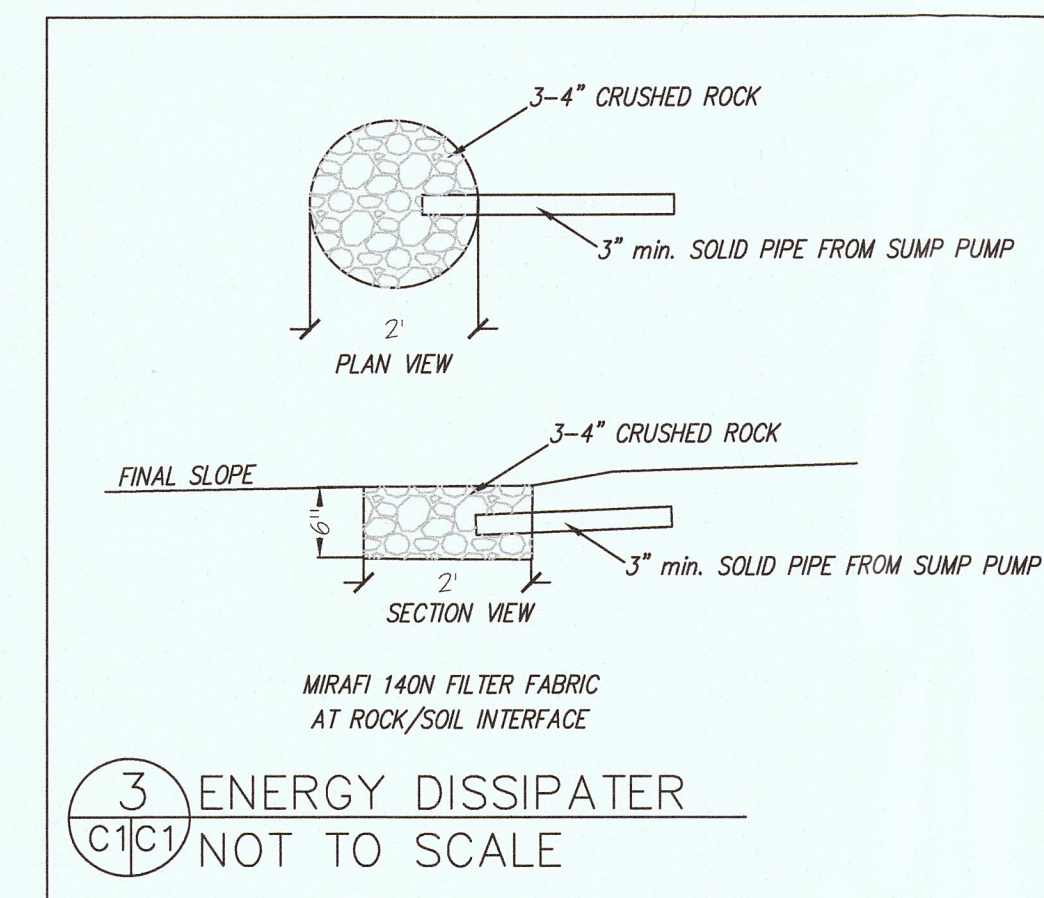
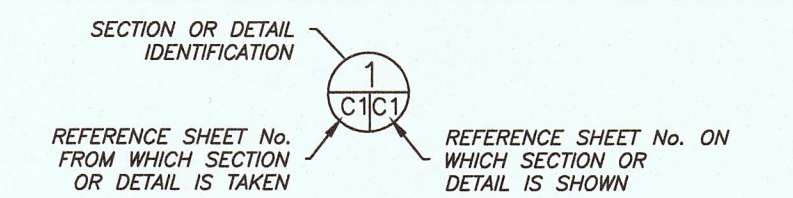
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

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.



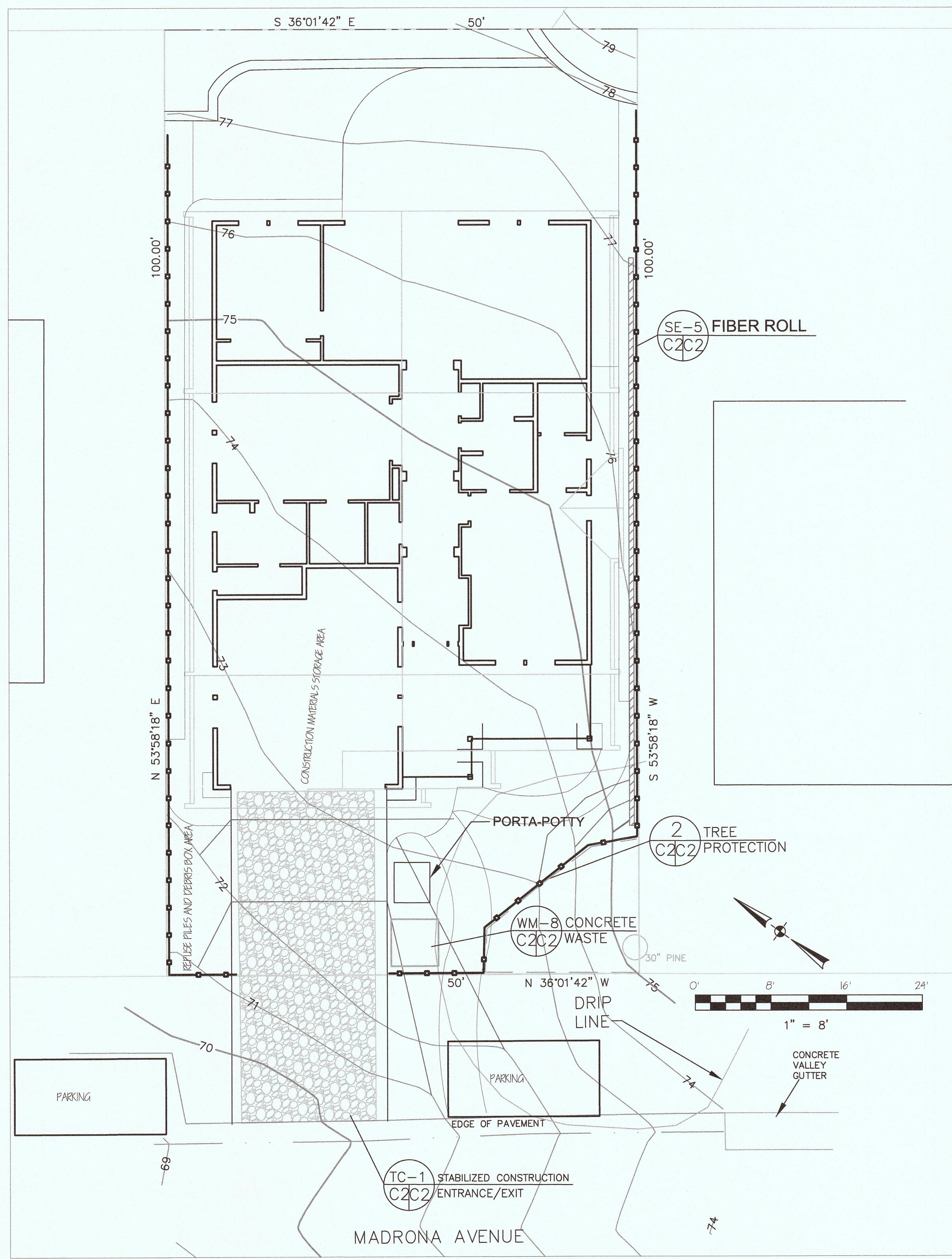
SECTION AND DETAIL CONVENTION



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

DATE: 3-19-19	DRAWN BY: CHK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
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GRADING AND DRAINAGE PLAN
FASSINGER PROPERTY
MADRONA AVENUE
EL GRANADA, CALIFORNIA
APN: 047-074-250



EROSION CONTROL POINT OF CONTACT

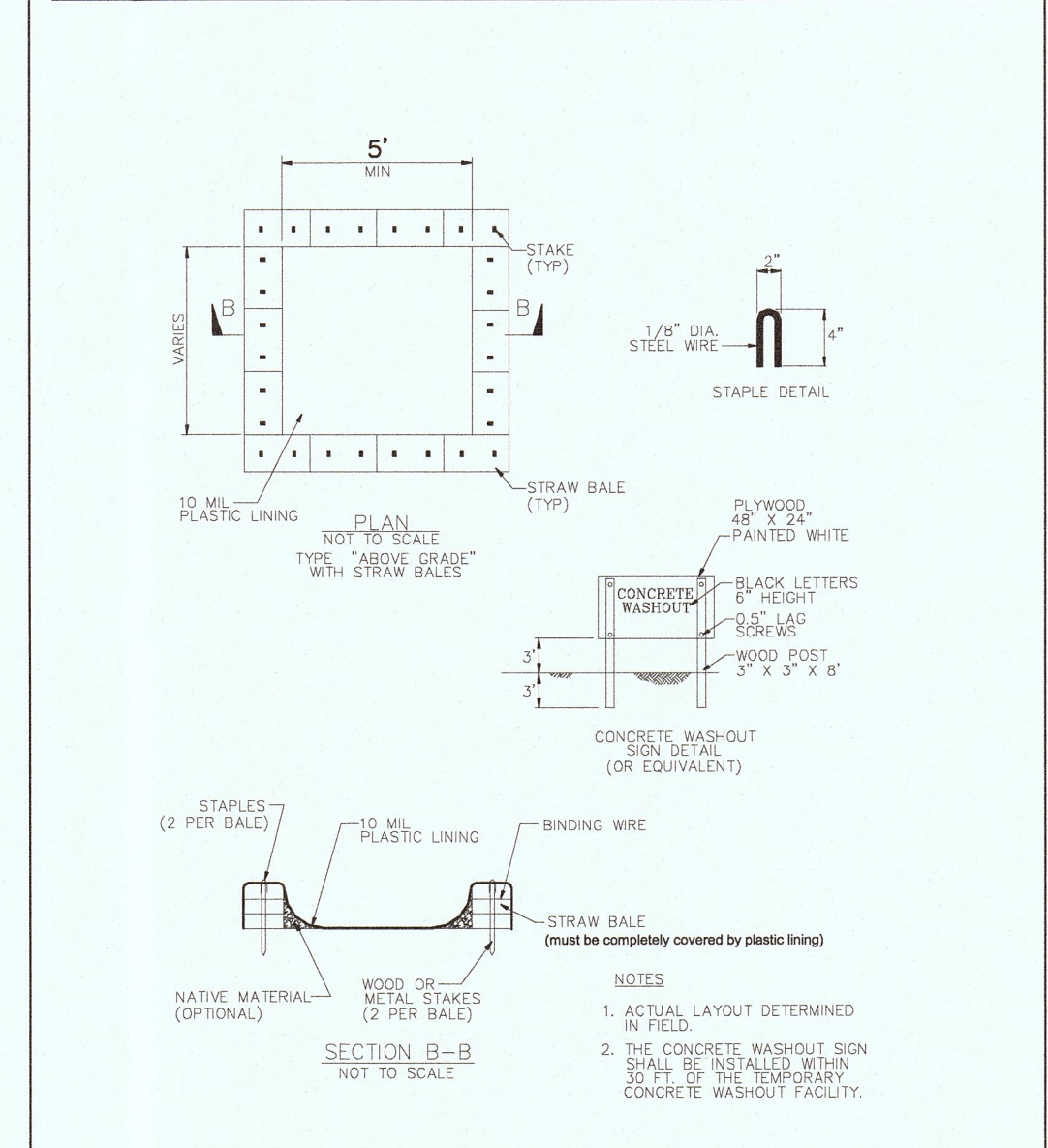
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PAUL FASSINGER
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-245-3182
 E-MAIL: pfassinger@yahoo.com

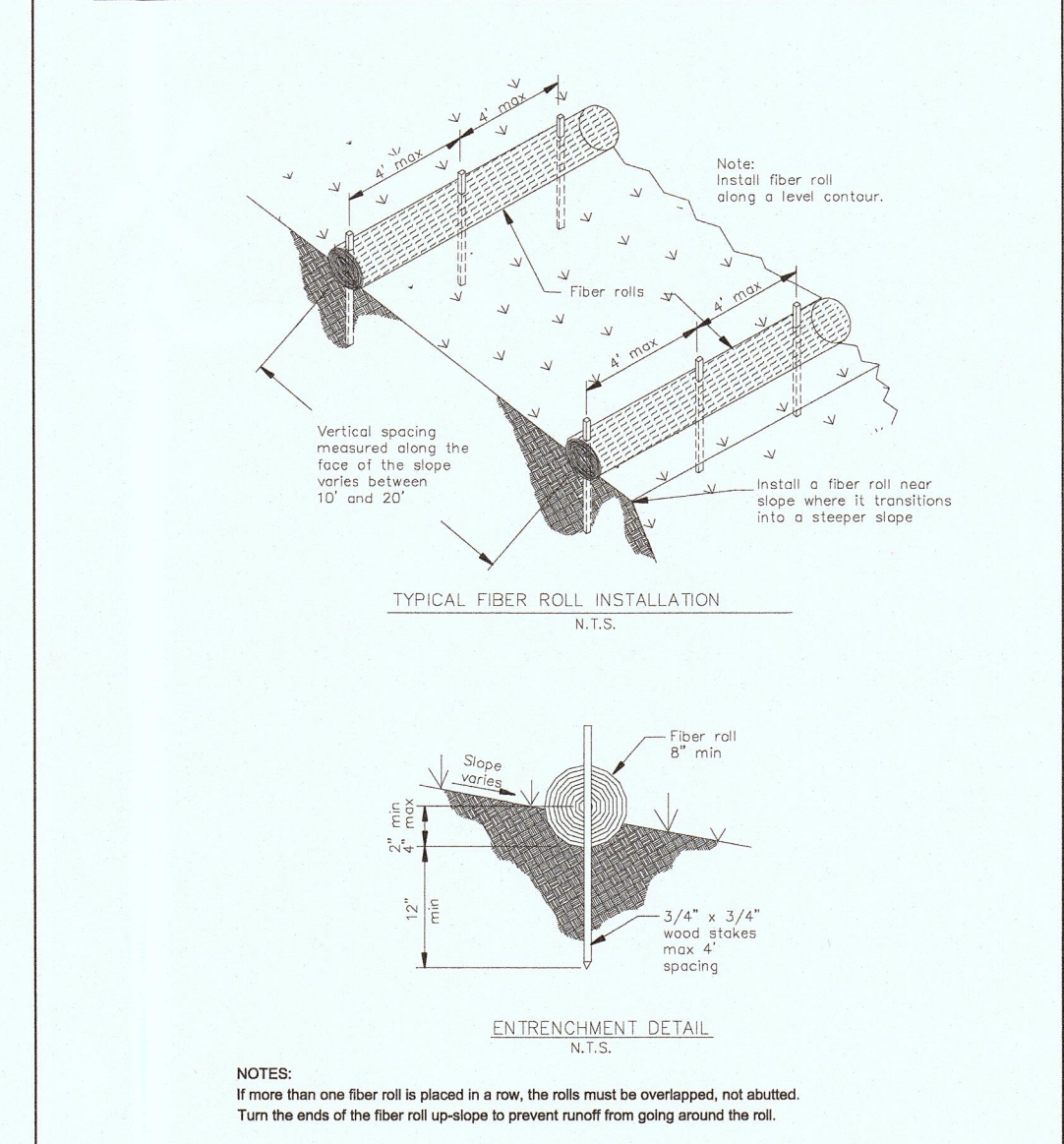
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



EROSION CONTROL NOTES



- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
- NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
- ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
- ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
- ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
- ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 15 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - PAD SHALL BE NOT LESS THAN 12\"/>
- CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 PALM SPRING, CA 94019
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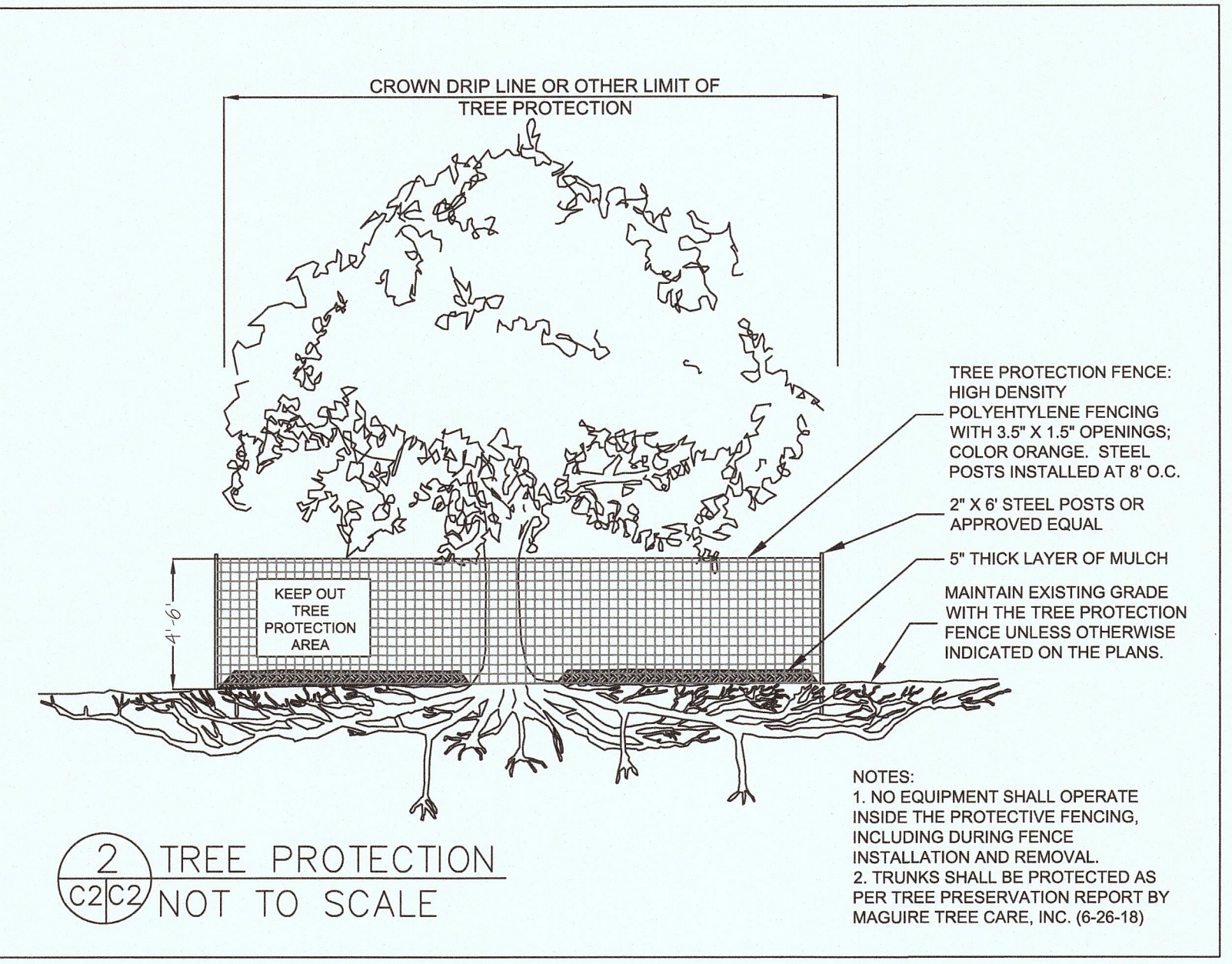
DATE: 3-18-19
 DRAWN BY: DMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:

EROSION CONTROL PLAN
 FASSINGER PROPERTY
 MADRONA AVENUE
 EL GRANADA, CALIFORNIA
 APN: 047-074-250

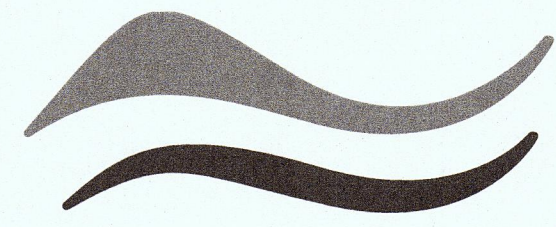
SHEET
 C-2

TREE PROTECTION NOTES

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



2 TREE PROTECTION
 NOT TO SCALE



SAN MATEO COUNTYWIDE

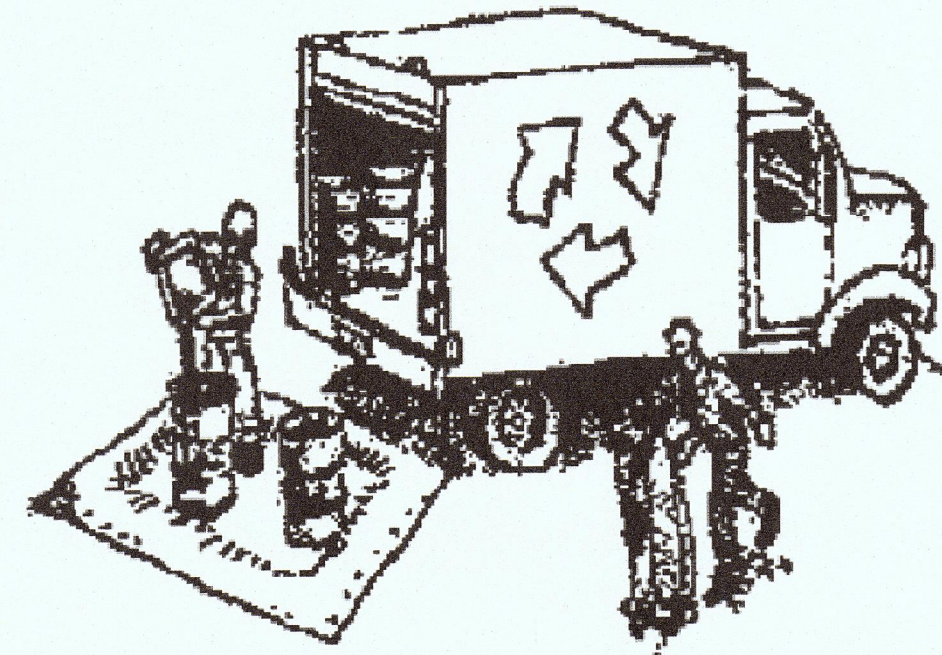
Water Pollution Prevention Program

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

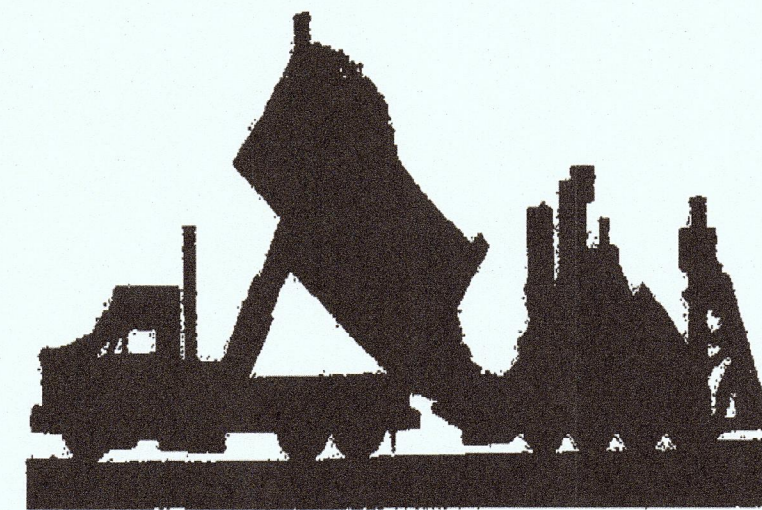


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant 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

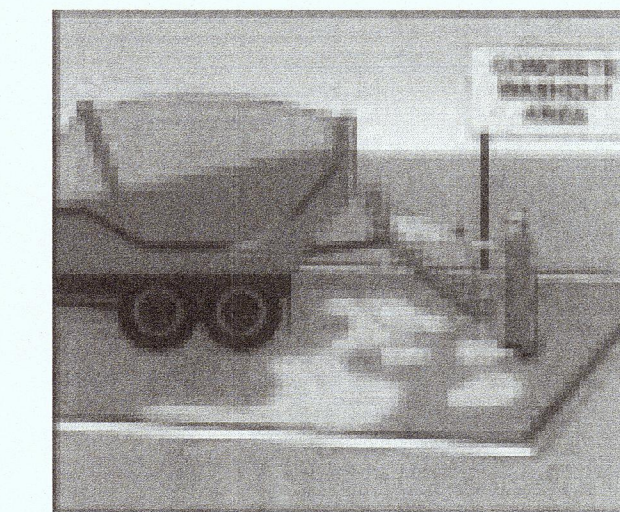


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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

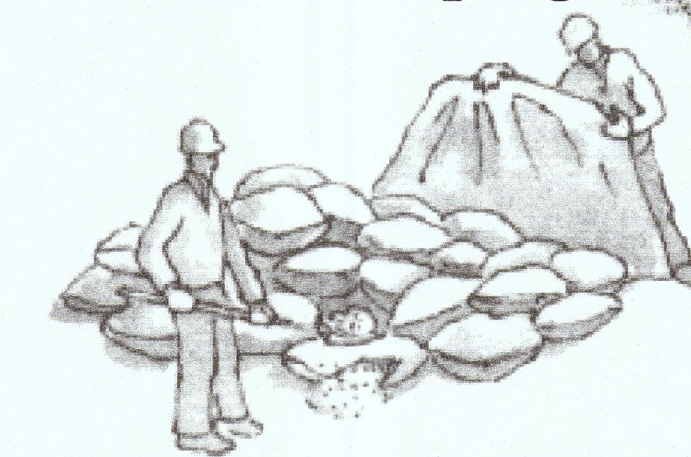
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



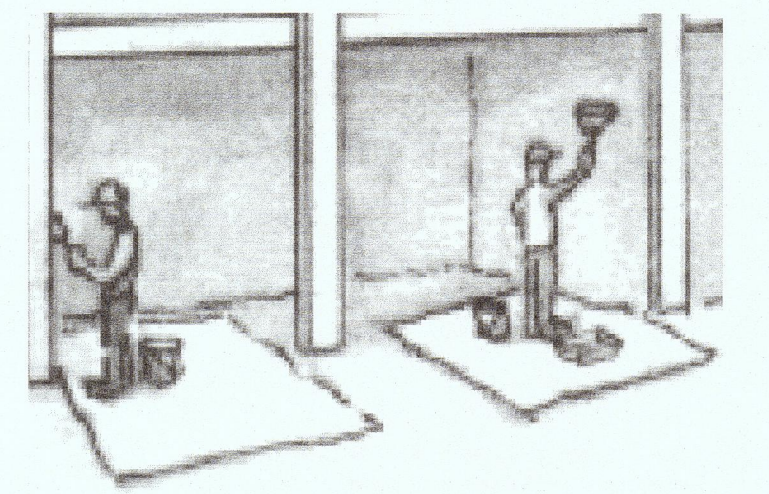
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

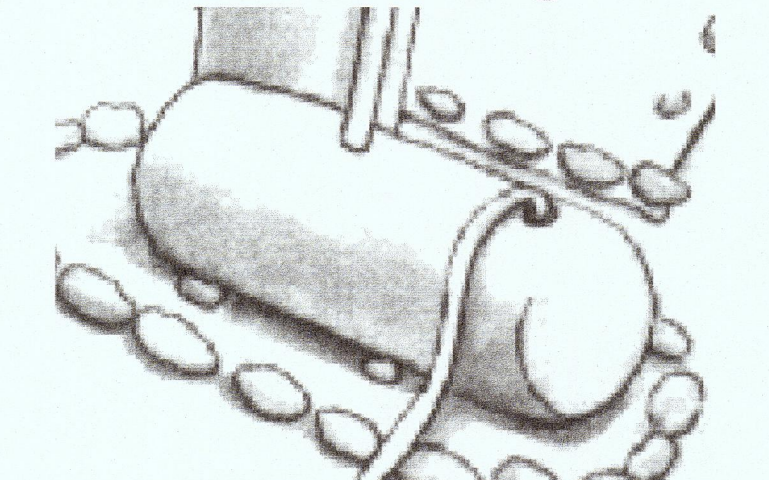
Painting & Paint Removal



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!

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM "PLAT OF SUBDIVISION NO. 8 GRANADA," WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 65, SAN MATEO COUNTY RECORDS. MONUMENTS FOUND ALONG THE CENTERLINE OF MADRONA WERE HELD AS SHOWN.

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 MAGSPIKE WITH STAINLESS STEEL WASHER AS SHOWN.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE, ANY EASEMENTS OF RECORD WHICH ENCUMBER THE PROPERTY COULD NOT BE PLOTTED HEREON.

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.

SEWER MANHOLES WERE NOT FOUND ALONG MADRONA AND IT IS UNCLEAR WHERE THE SEWER MAIN LOCATION IS IN THIS AREA.

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

DATE OF FIELD SURVEY: JUNE 22, 2018
JOB NUMBER: 18-101

NOTE

REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR ALL HARDSCAPE AND DRAINAGE INFORMATION. SEE SHEETS C1 AND L1.

CONSTRUCTION STORMWATER NOTES

1. THE EROSION CONTROL POINT OF CONTACT IS: (SLOPE PROTECTIVE) - 0907220000
2. PERSONS CLEARING AND EARTH-MOVING ACTIVITIES SHALL TAKE PRECAUTIONARY MEASURES TO PREVENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
3. MEASURES TO PREVENT EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DISTURBED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUALLY THROUGHOUT THE PROJECT.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE PROXIMITY OF ALL POTENTIAL POLLUTANTS, INCLUDING PAINTS, PAVERS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OF EQUIPMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. USE SEDIMENT CONTROLS OR FILL/TRENCH TO REMOVE SEDIMENT WHEN REPAIRING SITE AND OTHER REGIONAL WAREHOUSE CONTROL BOARD (WCB) PERMITS AS NECESSARY.
7. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS COLLECTED AND TREATED.
8. LIMIT FUEL AND OIL APPLICATIONS TO PRESCRIBED AREAS AND PERMITS TO PREVENT FUEL OIL FROM POLLUTING RECEPTORS.
9. LIMIT CONSTRUCTION ACCESS ROADS TO STABILIZED, DESIGNATED ACCESS ROADS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE (GRAVEL PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS).
11. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING WASHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
12. PLACEMENT OF EROSION CONTROL MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEDS AND DURING RAIN EVENTS.
13. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC. SHALL NOT BE ENLARGED OR "RUN OVER".
14. THE PROJECT SITE IS REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
15. DIRT CONTROL IS REQUIRED YEAR-ROUND.
16. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
17. THE USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON SLOPES WHERE THE SLOPE IS ALSO PROTECTED WITH ROOT BARRIERS CONTAINING THE BASE OF THE SLOPE.
18. DIRT PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRUBBING, EXCAVATING, OR GRUBBING IS STARTED.

SITE DESIGN MEASURES (WORKSHEET C)

1. DIRECT ROOF RUNOFF FROM VEGETATED AREAS.
2. DIRECT RUNOFF OF IMPERVIOUS GRASS VEGETATED AREAS.

IMPERVIOUS AREA CALC

AREA	SQ. FEET	% OF LOT AREA
IMPERVIOUS AREA	959 SF.	11.7%
ROOF AREA	2696 SF.	55.9%
TOTAL AREA	3228 SF.	69.6%

PLAT OF SUBDIVISION NO. 8 GRANADA
BLOCK 86
BOOK 6 MAPS 65

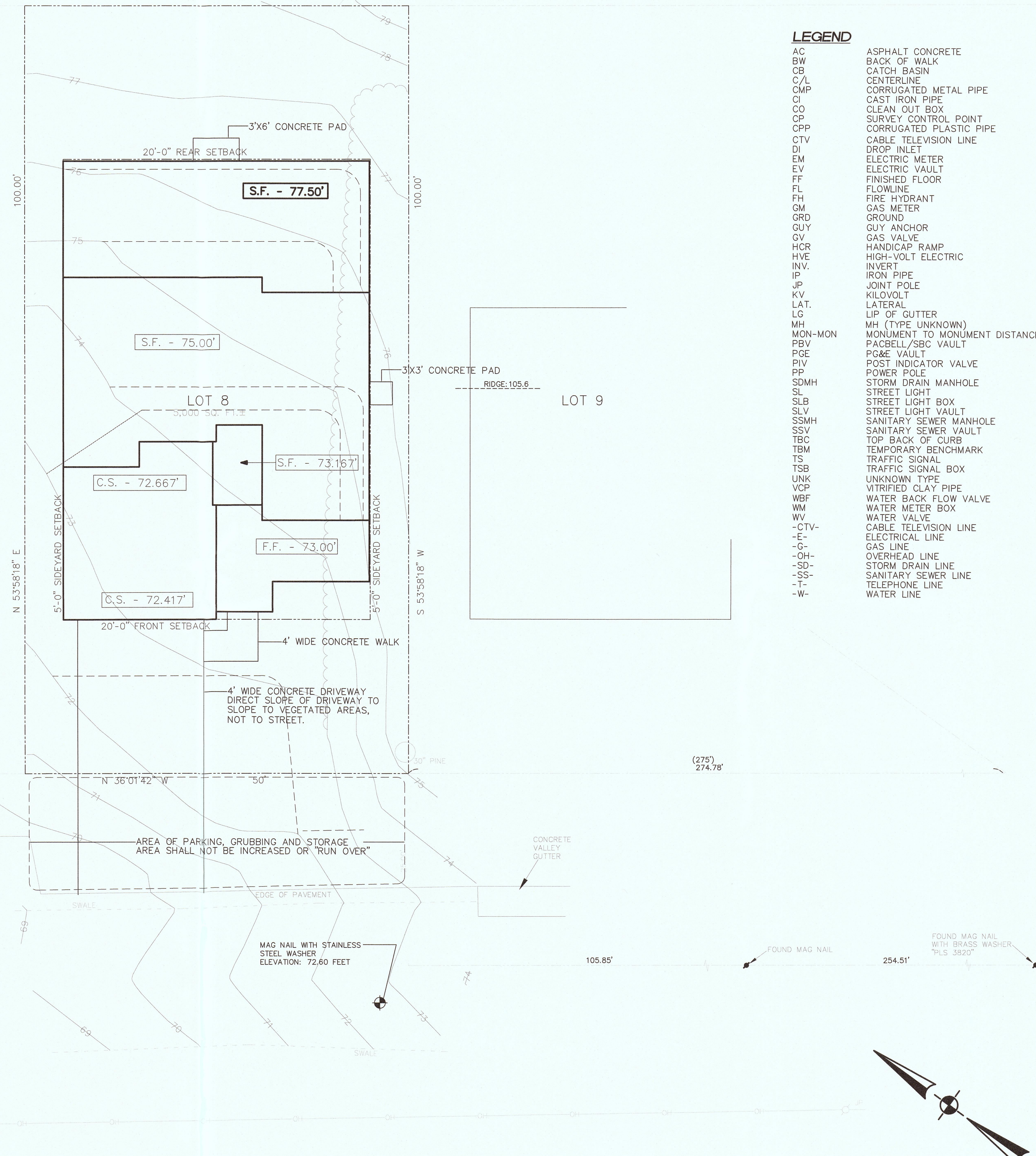
(UNIMPROVED SECTION)

LOT 15

LOT 14

LOT 13

S 36°01'42" E 50'



LEGEND

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- COMP 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
- FM 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
- PBV PACBELL/SBC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDM STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SLV STREET LIGHT VAULT
- SSM SANITARY SEWER MANHOLE
- 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

AS1

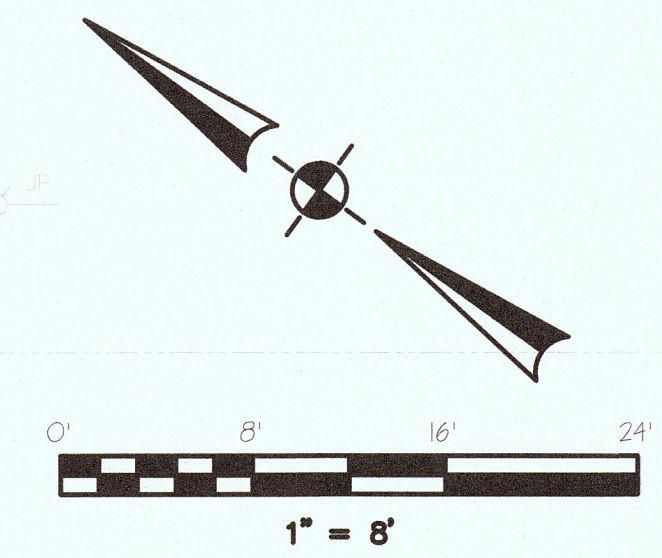
sheet
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date
job

SITE/GRADING PLAN

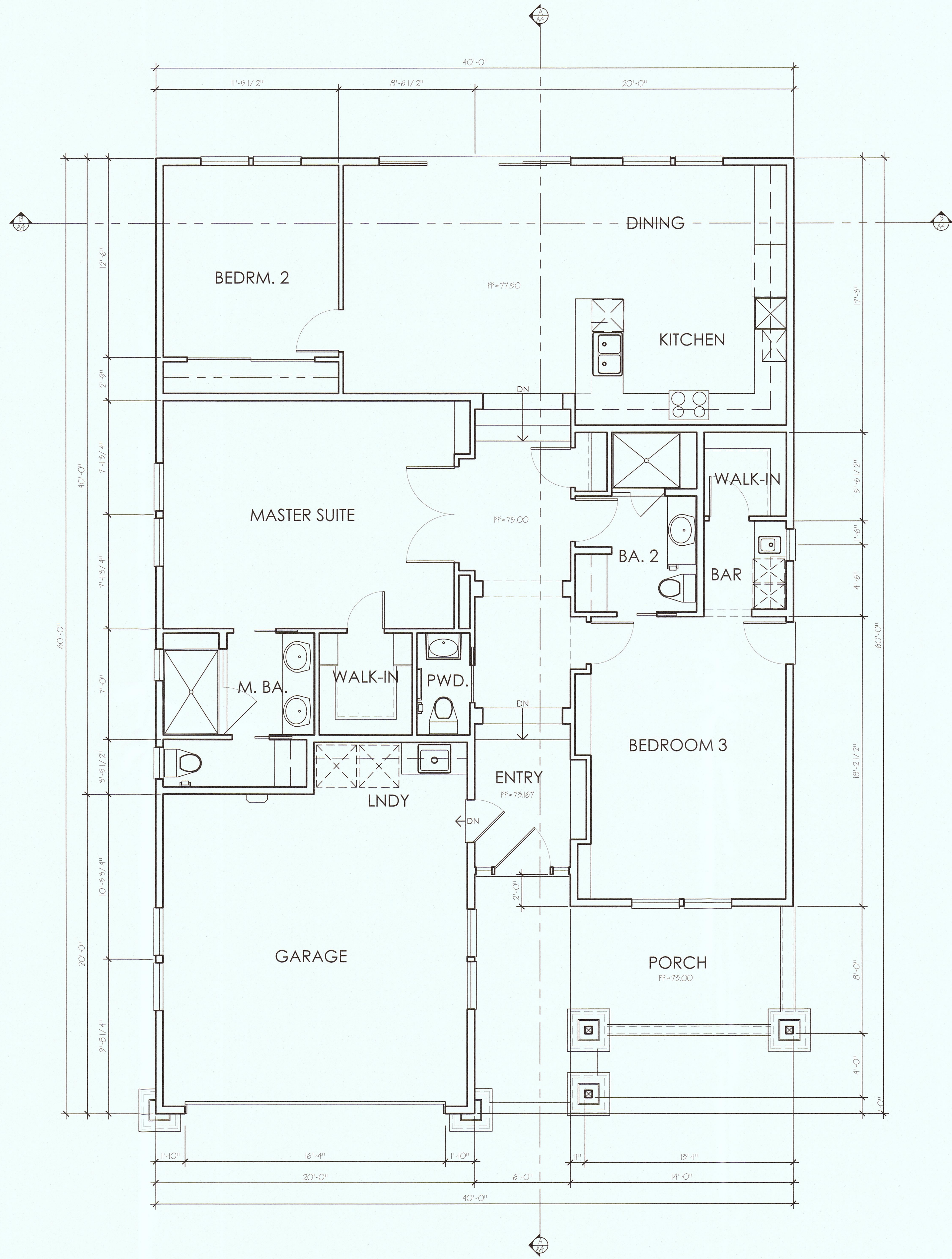
FASSINGER RESIDENCE
APN 047-074-250
MADRONA AVENUE
EL GRANADA, CA

areté, inc.
architect

1820 aspinwall street, suite 10, concord, ca 94520
925-672-5888 fax 925-672-3811



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FLOOR PLAN

RESIDENCE SQ. FTG.	- 1698.60 SF.
GARAGE SQ. FTG.	- 429.33 SF.
PORCH SQ. FTG.	- 201.50 SF.

areté, inc.
 architect
 1820. architects & interior architects
 1820. architects & interior architects
 925.692.5888 fax 925.692.5881

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 MADRONA AVENUE
 EL GRANADA, CA

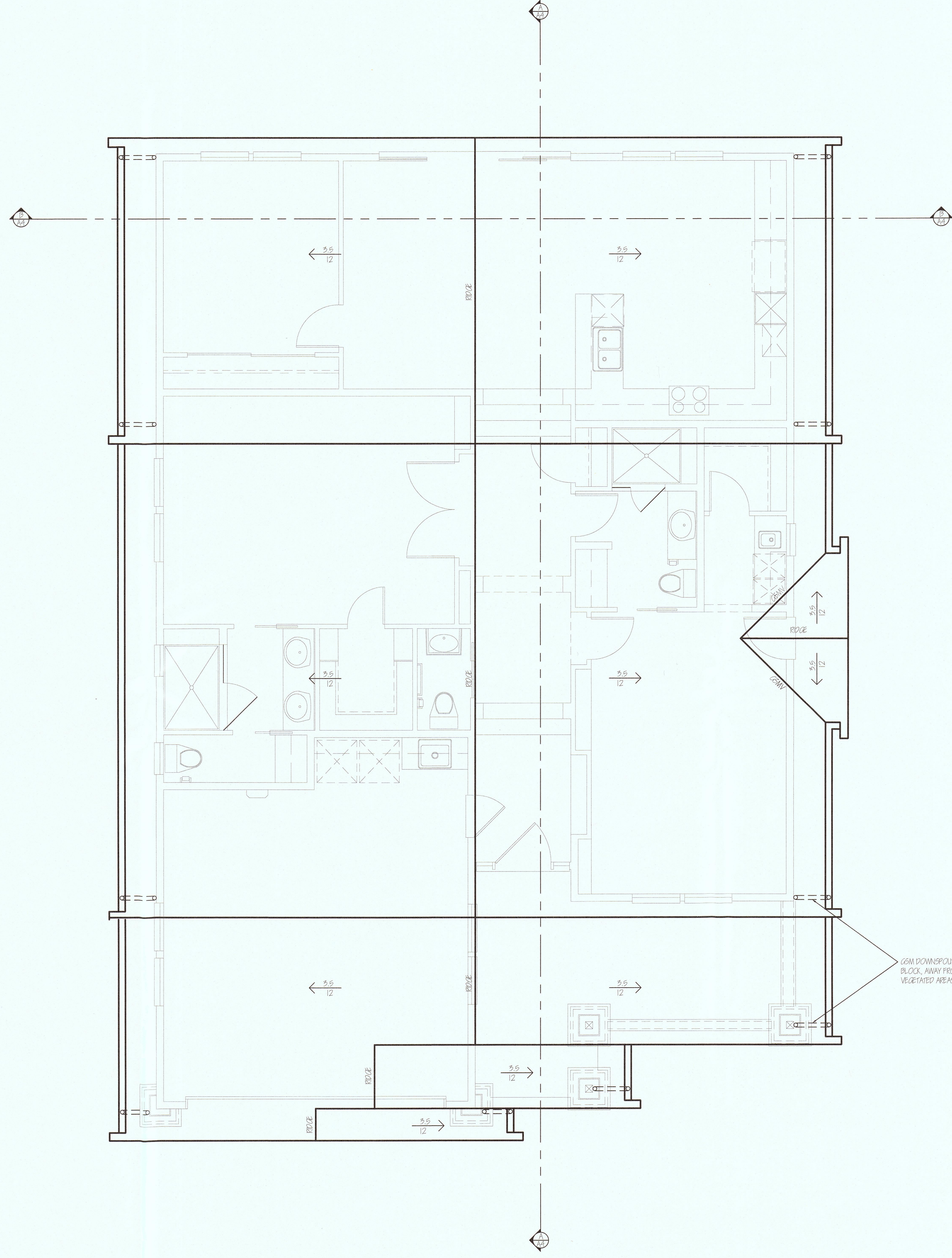
FLOOR PLAN

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

drawn: A.W. sheet
 check: A.W.
 date: 05/2019
 job: 5147 of 9

A1

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GGI DOWNPOUT, DIRECT TO CONCRETE SPLASH-BLOCK, AWAY FROM FOUNDATION AND INTO VEGETATED AREAS, TYP.

ROOF PLAN

oreté, inc.
 architecture
 1800 oakridge street, suite b, concord, ca 94520
 925-972-8888 fax 925-892-5811

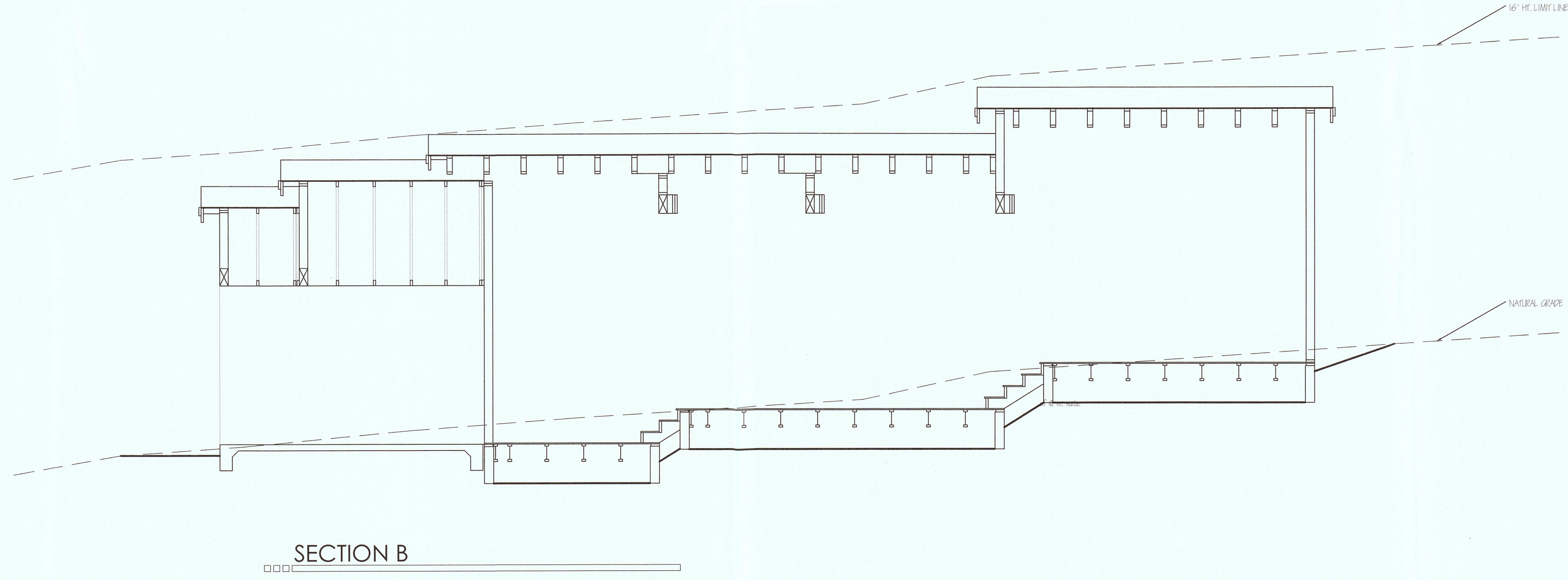
FASSINGER RESIDENCE
 APN 047-074-250
 MADRONA AVENUE
 EL GRANADA, CA

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

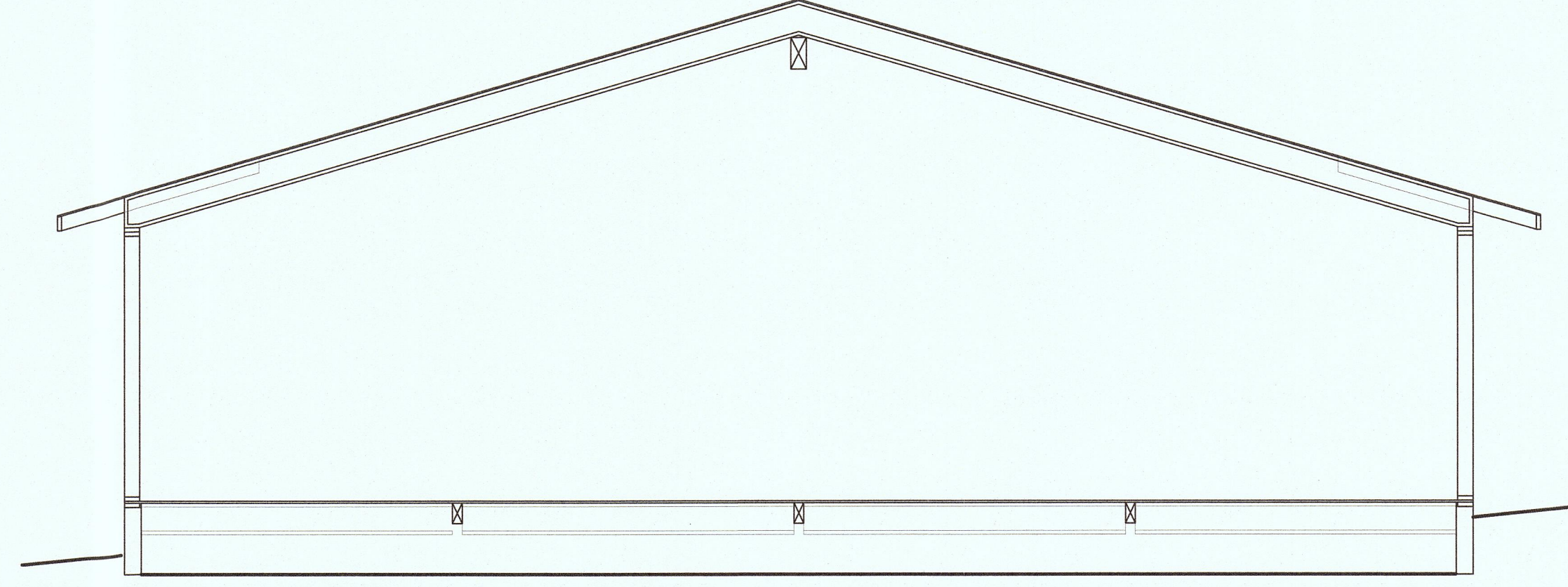
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A3

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SECTION B



SECTION A

oreté, inc.
 architecture

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 925 692-8888 fax 925 692-8811

FASSINGER RESIDENCE
 APN 047-074-250
 MADRONA AVENUE
 EL GRANADA, CA

SECTIONS

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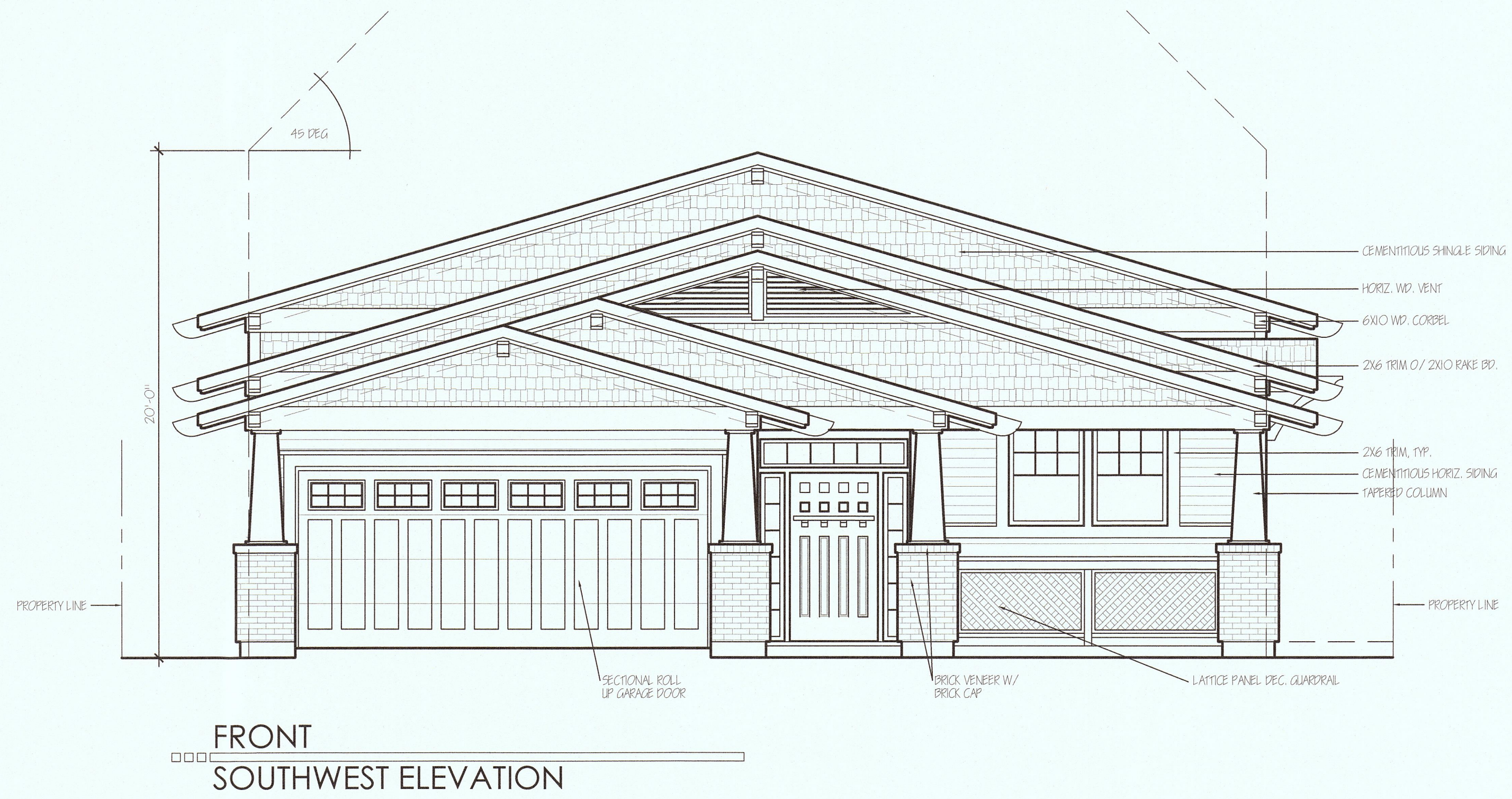
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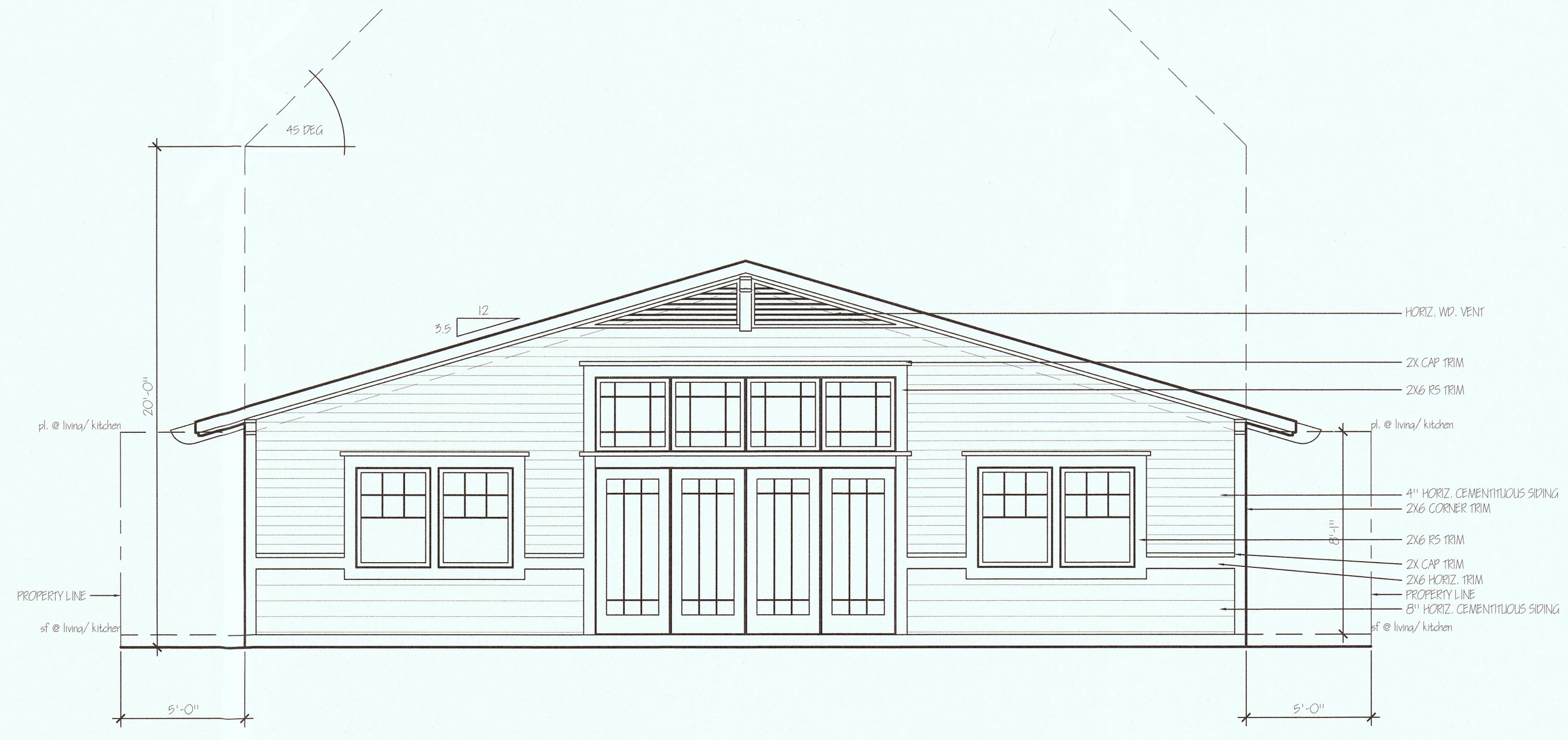
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job: 5447 of 10

A4



FRONT
SOUTHWEST ELEVATION



REAR
NORTHEAST ELEVATION

A5

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check: A.W.
date: 05/20/19
job: 5147 of 9

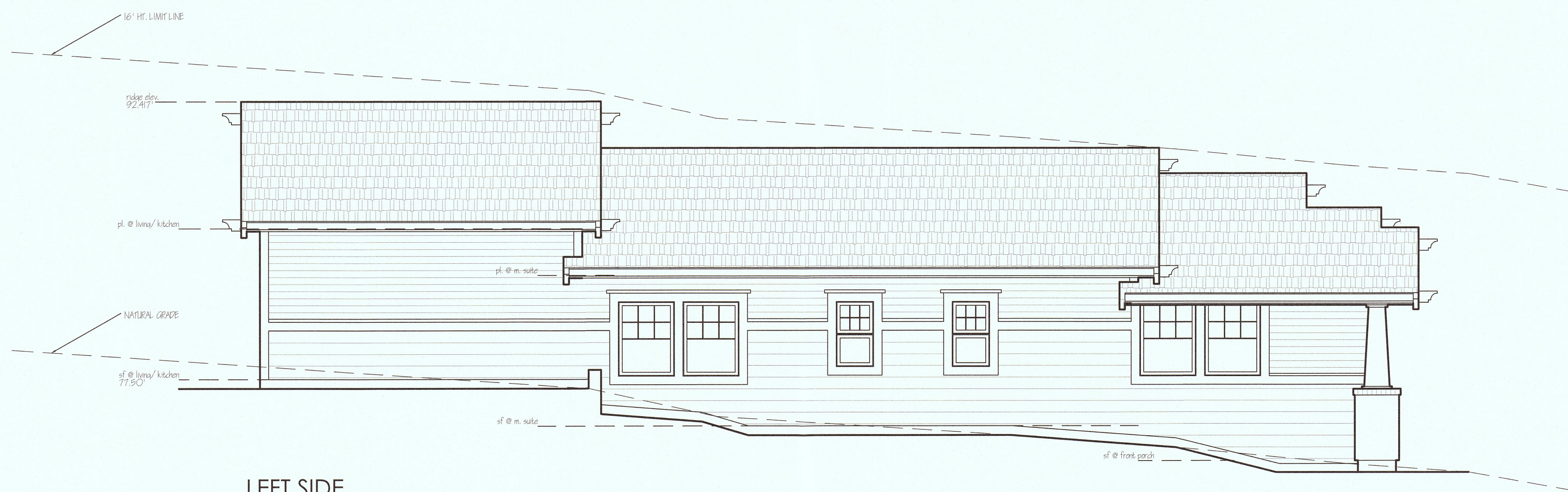
EXTERIOR ELEVATIONS

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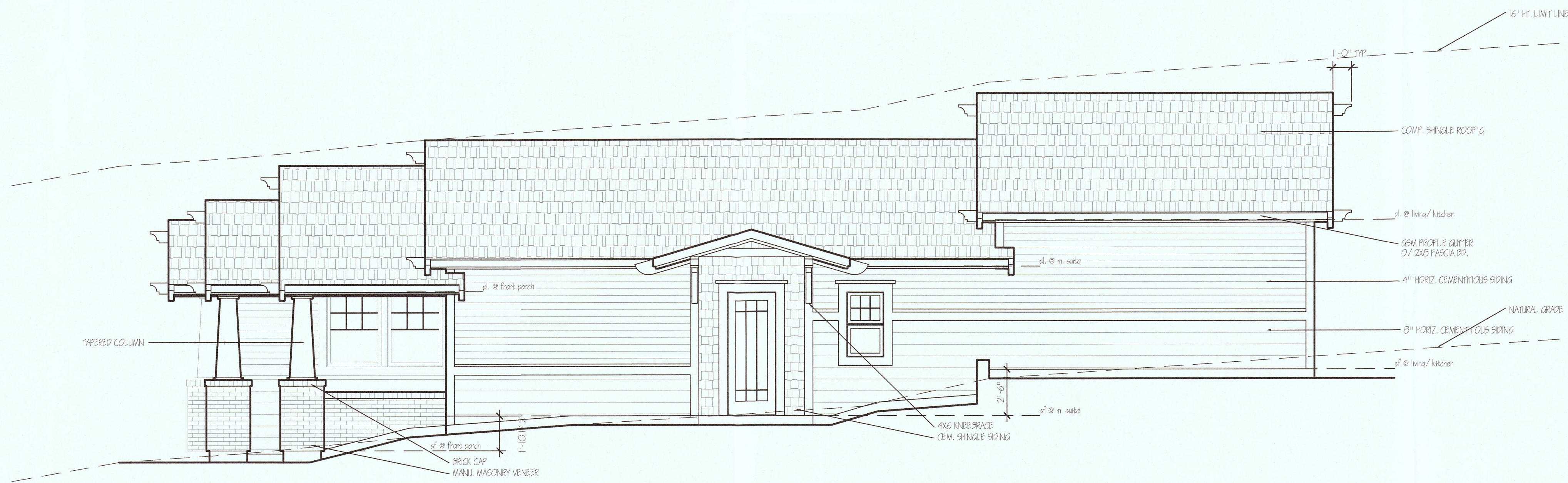
FASSINGER RESIDENCE
APN 047-074-250
MADRONA AVENUE
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architecture
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LEFT SIDE
NORTHWEST ELEVATION



RIGHT SIDE
SOUTHEAST ELEVATION

drawn: G/W sheet

check: G/W

date: 07/2019

job: 5417 of 9

EXTERIOR ELEVATIONS

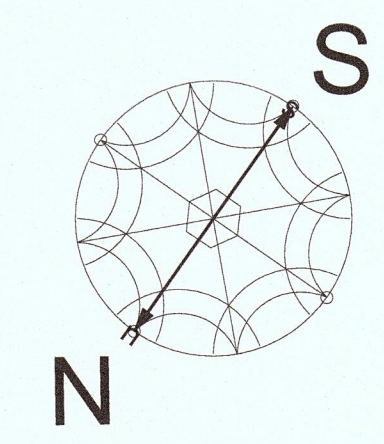
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SCOPE OF WORK

1. NEW LANDSCAPE
2. NEW PERMEABLE PAVERS
3. NEW PATHS
4. NEW GARDEN PERMEABLE WALL 2'+/-
5. NEW KURAPIA GROUND COVER
6. NEW DRIVEWAY/ APPROACH PER CITY STD.
7. NEW MULCH
8. NEW 2-REDWOOD GATES 5' HIGH

INDEX

1. LANDSCAPE SITE PLAN-L1
2. PLANTING PLAN L2
3. DETAILS L3

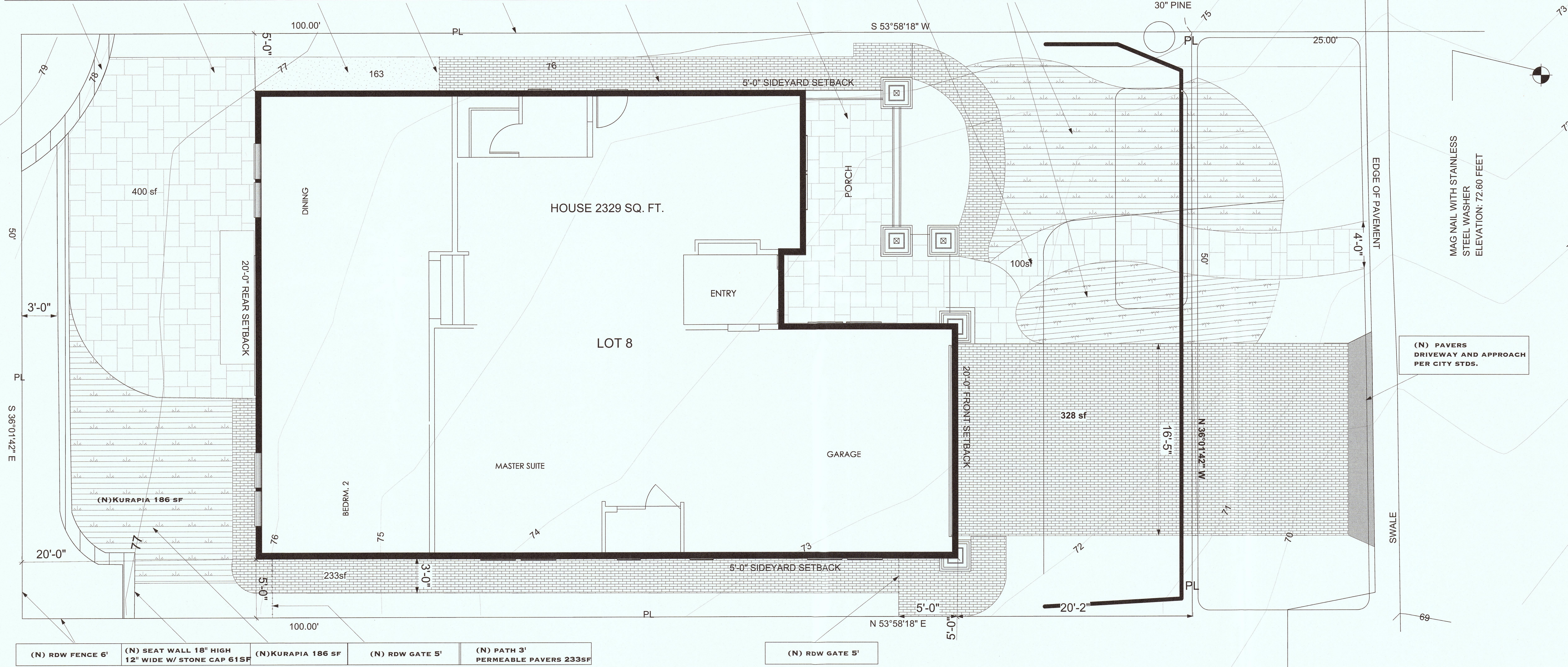
1.HOUSE- 2329sq. FT.
2.DRIVEWAY PAVERS 328sq. FT.
3.PATHS PERMEABLE PAVERS 233sq. FT.
4.PATH SOUTH SIDE PERMEABLE PAVERS 180sq. FT.
5. PATH FRONT IMPERVIOUS 100 sq. FT.
6.PATIO PERMEABLE 398 sq. FT.
7.WALLS PERMEABLE 61sq. FT.

TOTAL IMPERVIOUS HARDSCAPE 428 sq. FT.
DRIVEWAY -328sq FT.
FRONT PATH 100 sq. FT.

10% OF LOT AREA
ALLOWED 500 sq. FT.

(N) SEAT WALL W/ LEDGER STONE/CAP 2'- 18" HIGH (N)PERMEABLE PATIO 468SF (N) PEBBLES (N) RDW GATE 5' (N) RDW FENCE 6' (N) PATH 3' PERMEABLE PAVERS 180SF

(N) PORCH (N) PATH 4' BLUESTONE 102SF (N)KURAPIA GROUND COVER 423SQ. FT.



MAG NAIL WITH STAINLESS STEEL WASHER ELEVATION: 72.60 FEET

(N) PAVERS DRIVEWAY AND APPROACH PER CITY STDS.

FASSINGER RESIDENCE

FLOW THRU PLANTER
HOME OWNER IS RESPONSIBLE FRO TWO YEARS-MAINTENANCE AGREEMENT
THIS IS USED WHERE THE SOIL DOES NOT DRAIN WELL
PLANTS- SELECTED FOR VIABILITY IN A WELL DRAINED SOIL
AVOID PESTICIDES OR QUICK RELEASED FERTILIZERS
VEGETATION SHOULD NOT BLOCK INFLOW
INSTALL A 3" LAYER OF COMPOSTED MULCH OR AGED MULCH.
ROCKS, CAN BE USED
MICRO BARK OR GORILLA HAIR IS NOT RECOMMENDED

BIO TREATMENT SOIL MIX IS TO BE USED

SITE PLAN

MARCH 20, 2019
PAPER SIZE 24X36
SCALE 1/4

L1

SCOPE OF WORK

1. NEW LANDSCAPE PLANTS
2. NEW KURAPIA GROUND COVER
3. NEW MULCH

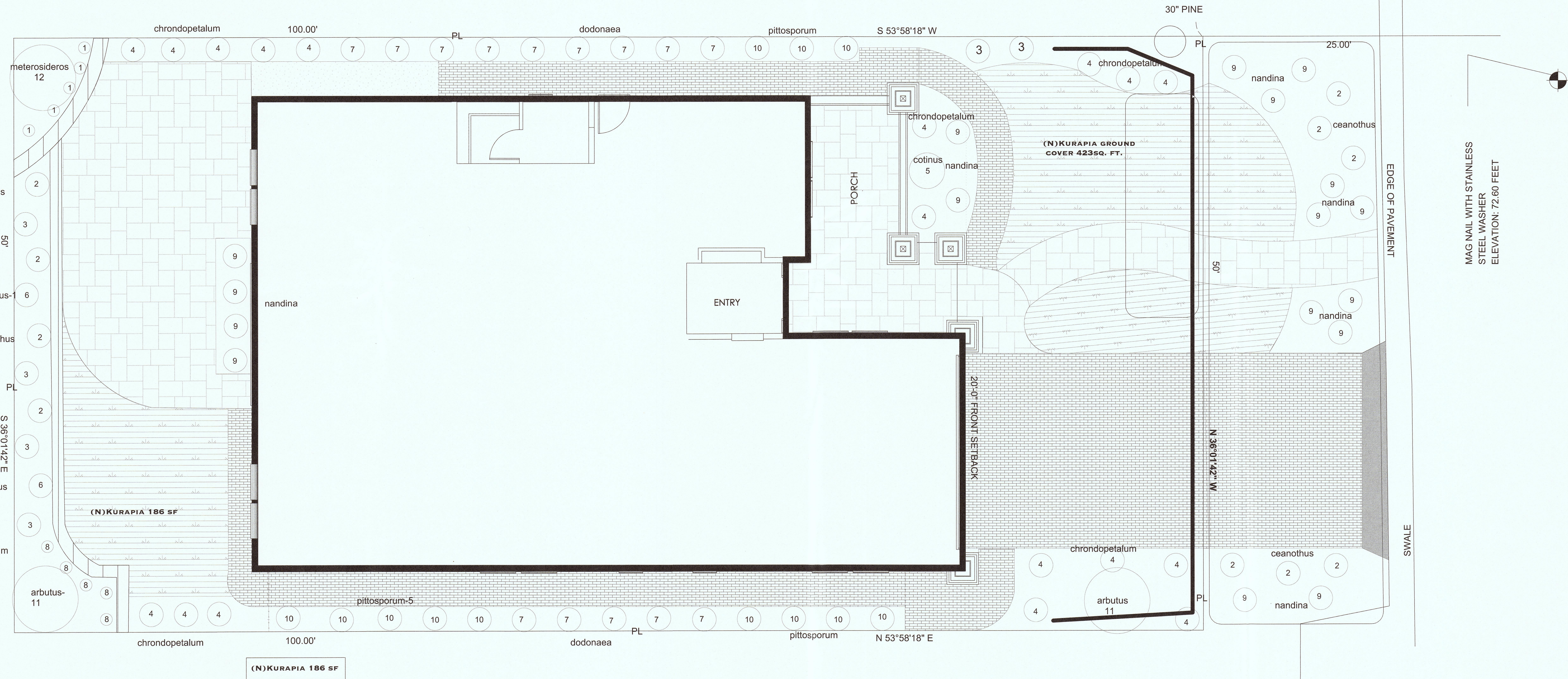
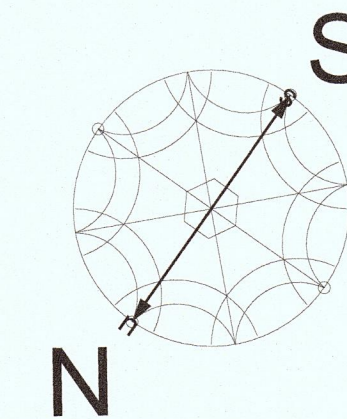
PLANT LEGEND

WUCOLS

P	LOW	1. ANIGOZANTHOS JOE JOE DWARF	1 GAL-5
GC N	LOW	2. CEANOTHUS DIAMOND HEIGHTS	5 GAL-10
GC N	LOW	3. CEANOTHUS VICTORIA	5 GAL-7
S	LOW	4. CHONDROPETALUM TECTORUM CAPE RUSH	1 GAL-18
P	LOW	5. COTINUS ROYAL PURPLE	15 GAL-1
P	MOD	6. CITRUS NEW MEYER LEMON	5 GAL-2
PN	LOW	7. DODONAEA VISCOSA	5 GAL-14
P	LOW	8. LIMONIUM PEREZII SEA LAVENDER	1 GAL-5
ST	LOW	9. NANDINA DOMESTICA GULF STREAM	5 GAL-17
PSU	LOW	10. PITTOSPORUM TOBIRA	5 GAL-12
TREES			
GCN	LOW	11. ARBUTUS UNEDO	24" BOX-2
T	LOW	12. METEOSIDEROS EXCELSUS	24" BOX-1

NOTES

1. KURAPIA SOD IS PREFERRED 427SF
2. SOIL-USE ESSENTIAL SOIL OR COMPARABLE
3. DIG HOLES FOR PLANTS 2X WIDTH
4. CONTACT DESIGNER IF SUBSTITUTE PLANTS ARE NEEDED
5. MULCH-SPREAD REDWOOD BARK MULCH AROUND ALL NEW PLANTS 3" DEEP
6. MAKE SURE THE NECK OF THE PLANT IS CLEAR.
7. STAKE ALL NEW TREES W/ TWO STAKES TIED IN FIGURE EIGHT.
8. VERIFY FIELD CONDITIONS
9. ADD GOPHER WIRE FOR ALL NEW PLANTS, KURAPIA AND TREES.



FLOW THRU PLANTER
HOME OWNER IS RESPONSIBLE FRO TWO YEARS-MAINTENANCE AGREEMENT
THIS IS USED WHERE THE SOIL DOES NOT DRAIN WELL
PLANTS- SELECTED FOR VIABILITY IN A WELL DRAINED SOIL
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