San Mateo County Planning Department
400 County Center
Redwood City, CA 94063

November 21, 2022

RE: Coastal Development Permit Application for New Construction
Project No: PLN2021-00478
Project Address: 779 San Carlos Ave. El Granada CA
APN: 047-105-020

Project Description: A three bedroom, three bath residence with attached one bedroom, 1 bath Accessory Dwelling Unit (ADU).

Dear Planner,

Below are my responses to the minutes for the 8-11-2022 CRDC meeting regarding this CDP. The responses are in the order listed in the meeting minutes for clarity. All drawing revisions are identified with balloon notations and inverted delta notation, REV #, near the revision balloon. I have incorporated the revisions into the affected pages of the drawing set for your review. The Civil Engineering drawings are not yet revised to indicate the new configuration pending the wetlands/riparian dispute resolution and approval by the CRDC of the requested variance. The impact to these drawing by the revisions will result in a reduced impact to the site due to the reduced scope of the structure.

My responses to the CRDC comment items, dated 8/13/22, are listed in the order as they appear in the recommendations letter. My responses are noted in the bullet format and <u>underlined</u>. All revisions are shown with balloons and inverted delta notation with rev # on the affected drawing sheets.

RECOMMENDATIONS

--CDRC does not support the extent of variance requested at the front of the home given the impact to the neighborhood scale and views. Reduce apparent mass and scale by limiting the requested variance to the first floor. Consider a split-level design to better accommodate the natural slope along with the neighborhood scale.

- SECTION 6565.20(C); 2. Complement Other Structures in the Neighborhood; b. Views
- SECTION 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale
- SECTION 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; c. Second Story Locations; Standards (a) & (d)

<u>REVISION RESPONSE.</u>

- <u>The RDRC members indicated that a variance more in line with a 14'-16' distance would be more appropriate for approval (reference mtg recording time at 4:30).</u>
- <u>The design has been revised to remove the bedroom and bath over the garage. The rear second story deck has been relocated and reduced in size. The second floor bedroom and bath on the right side of the property (bedroom 2) have been brought back from their original location from the front property line by 14'-5". The second story is now within the 20' sect back line. The first floor entrance and stairwell wall have been brought back 11'-0" from the original location as well. The front setback is now 13'-0" (a variance request of 7').</u>

RECOMMENDATIONS

--CDRC has concerns about exceeding the standard maximum height of 28' given the impact to the neighborhood scale and views. Reduce apparent mass and scale by lowering the plate height and/or lowering the eave line.

• SECTION 6565.20(C); 2. Complement Other Structures in the Neighborhood; b. Views

• SECTION 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; c. Second Stories; (2) Lowering the eave line

REVISION RESPONSE.

- The house design never exceeds the 28' maximum height limit.
- The apparent mass and scale have been reduced by removing the bedroom and bath over the garage and by moving the second story away from the front PL as much as is allowed to the rear 30 foot riparian setback limit. This results is a reduction of the front PL plate heights for the as follows:
  - From eave line elevation 529.1 to 528.1 for the 2nd story master bath front wall.
  - From eave line elevation 529.1 to 528.8 for the 2nd story bedroom bath wall.
- The ACTUAL physical mass and scale have been reduced by eliminating the bedroom and bath over the garage and by moving bedroom number 2 towards the rear of the property by placing it at the 20' set back limit.

RECOMMENDATIONS

--Front elevation materials/colors appear disjointed from the rest of the design. Apply the materials/color placement more thoughtfully and consistently on all elevations for a cohesive composition.

• SECTION 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors

- All elevations have been revised to incorporate additional articulation and to deploy a more cohesive distribution of stucco/siding to reflect an improved methodology and grounding approach.

RECOMMENDATIONS

--Too many window sizes, shapes, and styles lack cohesion. Unify the design with more consistent openings, with attention to alignment with other openings on the façade and privacy for neighboring homes.

• SECTION 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. Openings

REVISION RESPONSE.

- All windows have been revised to reduce the size (where appropriate) and style commonality. The window schedules for each floor now reflect a consolidating of only windows as follows.
  - ADU – From 8 windows to 3 window shapes, 8 windows total.
  - First story floor - From 17 windows, to 4 window shapes, 16 windows total.
  - Second story floor - From 22 windows, to 3 window shapes & 14 windows total.

Please feel free to call me regarding any questions or clarifications which would expedite approval of the project.

Thank you,

Rod Lacasia
RE-Construction
Residential Design and Construction, 650-766-2463, CCL B938572, rod@myreconstruction.com

VARIANCE REQUEST EXPLANATION AND JUSTIFICATION
FOR 13 FOOT FRONT SETBACK, 779 SAN CARLOS AVE. EL GRANADA

This application is for a 13' dimensional variance for a front setback, due to practical difficulty and special circumstances, including (but not limited to) size, shape, topography, location, or surroundings due to the properties unusual and special circumstances. The requested variance of a 13 foot proposed front setback for the non-garage structure, allows for habitable space adjacent to the garage on the first story of the building to accommodate the entrance and stairwell. The 30 foot riparian buffer zone and 20 foot front setback on the property prevents the construction of a normal size and shaped home. This plight, due to unique circumstances of the property, is not shared by neighboring properties in the same zone. Please reference Figure 1, Figure 2, and Figure 4 attached.

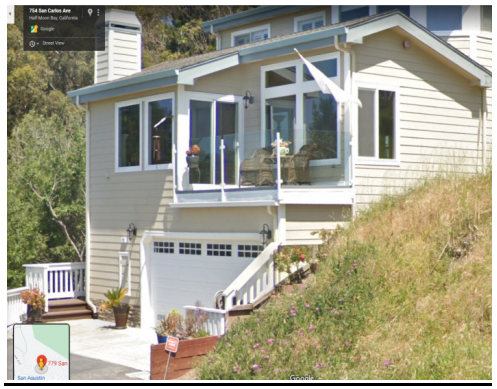
Figure 1 indicates the results of the topographical and biological survey of the property in question. LCP 7.11 (a) establishes an outward buffer zone limit of 30 feet for intermittent streams in riparian corridors. LCP 7.12 Permitted Uses in Buffer Zones, allows for "Residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists". Allowing a reduced front setback is an existing alternative and avoids the need to reduce the 30 foot riparian buffer zone to a lesser amount for the upper right section of the property. Strict compliance to the setback standard, in addition to enforcing the 30 foot buffer zone, is unnecessarily burdensome and granting the variance would do substantial justice to the owner. The strict application of the requirements and regulations prescribed in the zoning standard will unreasonably and substantially deprive the property of privileges enjoyed by other properties in the vicinity, and in the same zoning district, as the subject property.

Figure 1 also demonstrates that this parcel meets the 1:7 slope condition discussed in section 6411 of the zoning code. Therefore, the proposed garage will be placed 5 feet from the left property line, and at a 4 foot setback from the front property line. This placement is consistent with the properties at 763, 755, 770, 730 San Carlos Ave., all of which have reduced front setbacks for the garage of approximately 4 feet, 9 feet, 8 feet, 5 feet respectively, reference Figures 2 and 3.

Zoning must allow for differences in types of physical characteristics of the land, unique needs of neighborhoods and prevent infringement on constitutionally protected property interests. The highest and best use of the available land outside of the buffer zone will require a front set back variance in order to utilize the upper right section of the parcel. Without the variance, there only remains approximately 16' x 16' of useable area, insufficient even for a two car garage. The variance renders full utilization of the remaining limited construction space, on what is a vastly reduced parcel size due to the combined riparian buffer zone and front setback requirements.

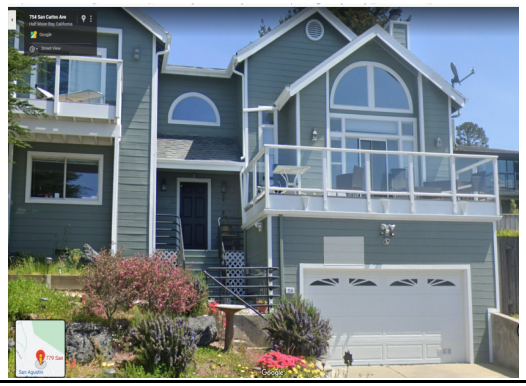
The developed area affected by the requested variance is only 65 square feet as indicated on the Proposed Site Plan, Figure 4. I request that you grant the set back variance, based upon the findings presented and the limited area of 65 sqft affected by the variance. The granting of the variance application will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience. It will preserve the 30 foot buffer zone IAW LCP 7.11 (a) establishes an outward buffer zone limit of 30 feet for intermittent streams in riparian corridors.

VARIANCE REQUEST EXPLANATION AND JUSTIFICATION
FOR 13 FOOT FRONT SETBACK, 779 SAN CARLOS AVE. EL GRANADA



770 San Carlos (Structure over garage and 8 ft front SB)

763 San Carlos (4 foot front SB)



754 San Carlos (Structure over garage)

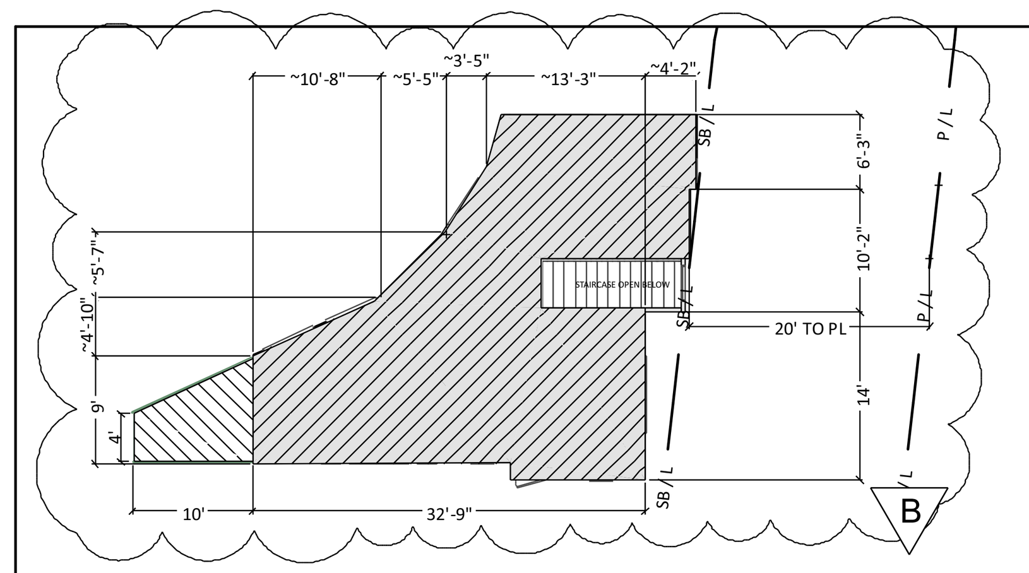
755 San Carlos (9 foot front SB)

739 San Carlos (Structure over garage)

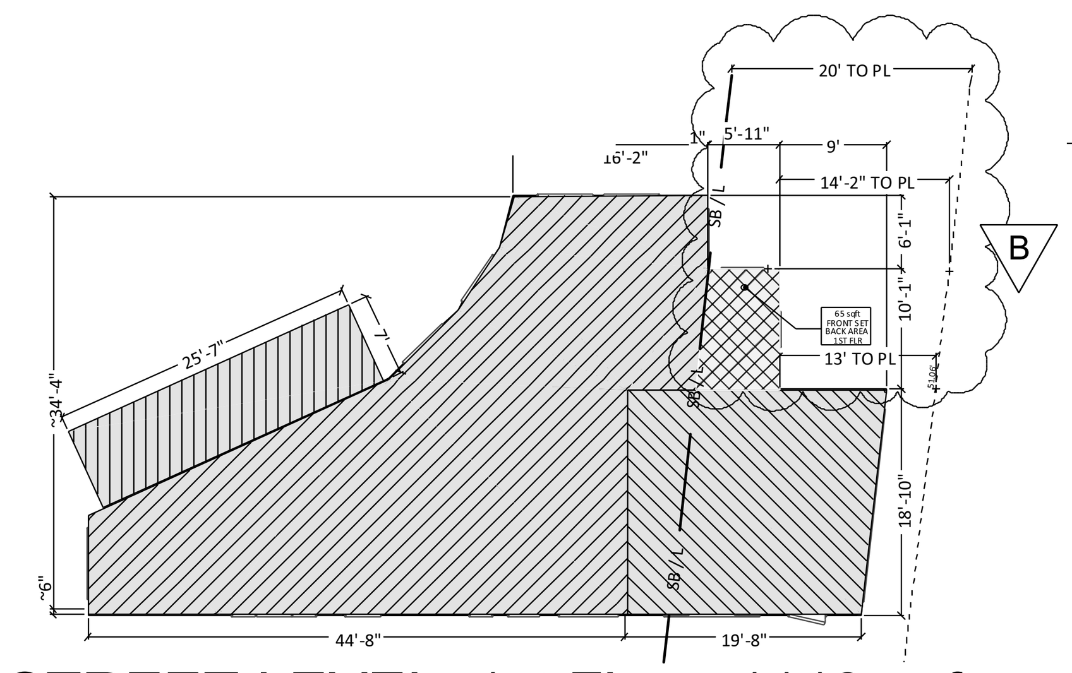
723 San Carlos (16 foot front SB)

730 San Carlos (Struct. over garage and 5 ft front SB)

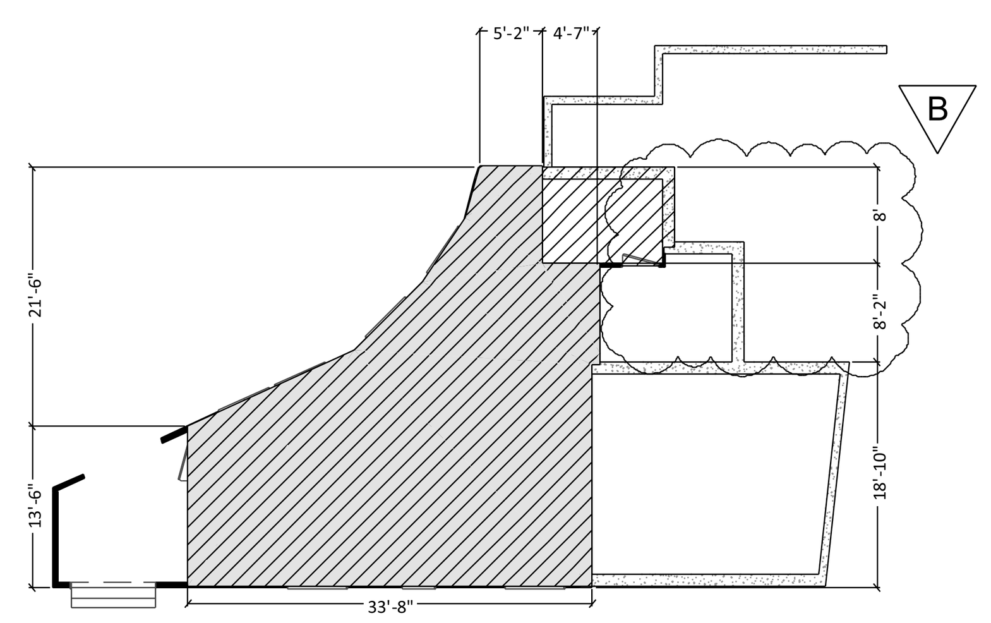
Figure 3. Neighboring Houses with Structures Over Garages @ Reduced Front Setbacks



UPPER LEVEL, 695 sqft.
ROOF DECK, 62 sqft



STREET LEVEL, 1st Floor: 1113 sqft.
inclusive of 65 sqft setback area
CANTILEVER DECK: 179 sqft
GARAGE: 381 sqft

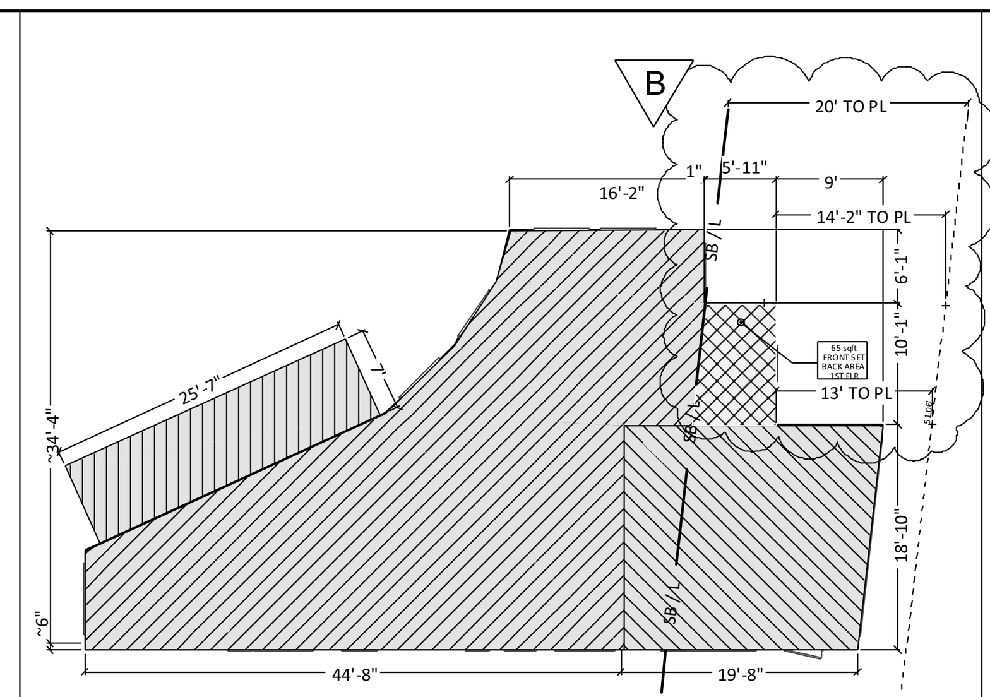


LOWER LEVEL ADU, 795 sqft.
LAUNDRY/MECH ROOM, 88 sqft
patio, 120 sqft

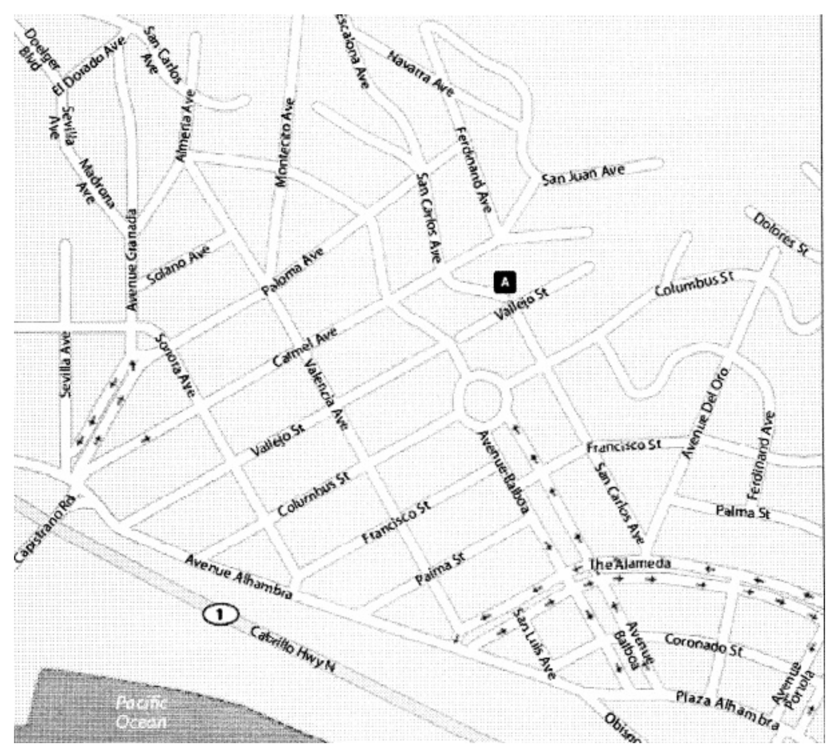
4 Floor Area Schemes
scale 1/16" = 1'-0"

Parcel coverage areas are calculated using the CAD polygon area functions within the program.

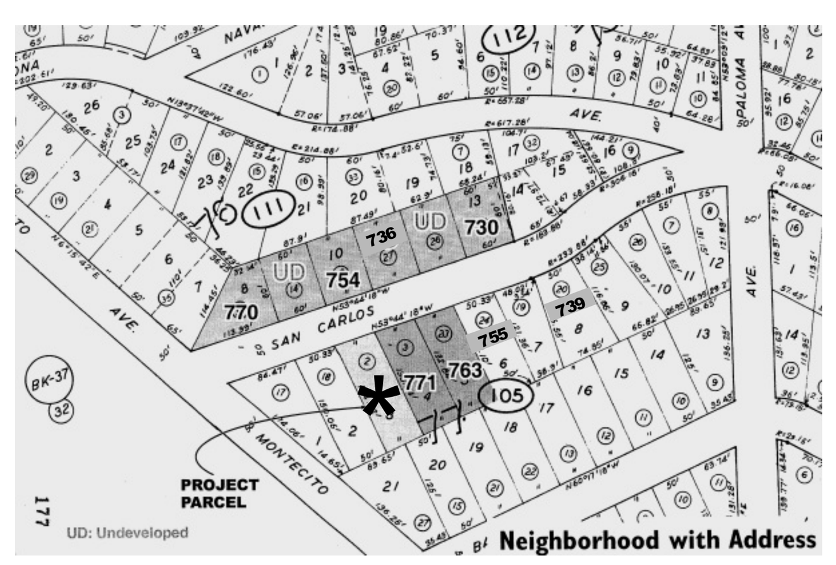
16 8 0 16 32 48



3 Coverage Scheme; 1685 SQFT
scale 1/16" = 1'-0"



2 Parcel Map
scale None
N



1 Vicinity Map
scale None
N

3 BDRM- 3 BATH WITH ATTACHED 1/1 ADU

GENERAL CODES:

1. SMOKE DETECTORS SHALL BE INSTALLED IN EVERY SLEEPING ROOM AND AT POINTS CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN NEW CONSTRUCTION, ALL SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP.
2. TEMPERED SAFETY GLASS IS REQUIRED AT ALL SLIDING GLASS DOORS, SIDELIGHTS ADJACENT TO DOORS, AND GLAZING LOCATED LESS THAN 18" FROM THE FLOOR, SHOWERS AND TUB ENCLOSURES, OR ANY HAZARDOUS LOCATIONS FOR GLAZING WHICH COULD BE SUBJECT TO HUMAN IMPACT.
3. ALL DOORS AND WINDOWS TO OUTSIDE OR UNCONDITIONED AREAS SHALL BE WEATHER STRIPPED. ALL MANUFACTURERS OF PRODUCTS SHALL BE APPROVED BY A.N.S.I
4. PROVIDE APPROVED FLASHING AT ALL OPENINGS AT THE EXTERIOR WALLS, SUCH AS DOOR, WINDOWS, SKYLIGHTS, VENTS, PIPES, DUCTS, UNLESS OTHERWISE NOTED.
5. ALL LATH AND PLASTER SHALL CONFORM TO U.B.C. CHAPTER 25. EXTERIOR PLASTER SHALL BE APPLIED WITH 3 COATS, 7/8" THICK MINIMUM APPLIED OVER 2 LAYERS OF #15 GRADE "D" FELT, WITH GALVANIZED METAL SCREEDS AND WEEP SCREEDS.
6. ALL WATER CLOSETS AND BIDETS SHALL BE PROVIDED WITH A MINIMUM OF 30" CLEAR FLOOR SPACE OR 15" MINIMUM FROM CENTERLINE OF THE FIXTURE TO ANY WALL OR VERTICAL SURFACE ON EITHER SIDE OF THE FIXTURE.
7. ALL HALLWAYS WILL PROVIDES MINIMUM CLEAR WIDTH OF 36".
8. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA-13D MUST BE SUBMITTED. THE ENTIRE STRUCTURE SHALL HAVE FIRE SPRINKLERS, THEY MUST BE DRAWN BY A CONTRACTOR HAVING A C-16 LICENSE. THE SUBCONTRACTOR SHALL PRODUCE DRAWINGS FOR APPROVAL BY THE CITY, COUNTY OR FIRE DEPARTMENT.

SITE ANALYSIS.
PROPERTY OWNERS:
Rodrigo and Elizabeth Lacasia
4 El Sereno Dr.
San Carlos CA, 94070

ZONING REQUIREMENTS AND BUILDING DATA
The proposed project conforms to the San Mateo County Planning Division standards for One/Two Family Residential Development in the Midcoast Section 6565.20.

ZONING: R-1, S-17 One family Residential Mid-Coast District
APN: 047-105-020, 779 San Carlos Avenue, El Granada CA 94019
Site frontage 50.33 ft.
Site rear 50.00 ft.
Site left 138.52 ft.
Site right 144.28 ft.
Lot size 7070 sq.ft.
Lot slope greater than 1 foot fall per 7 feet run.

SETBACKS S-17 STANDARDS PROPOSED
Facade Articulation Compliance
*For structures 16 feet in height or less: 5 feet each side. For structures over 16 feet in height: combined total of 15 feet with a minimum of 5 feet on any side

	REQUIRED	PROPOSED
Right set back	5 ft.	10 ft.
Left set back	5min.*	5 ft.
Front set back	20 ft.	13'-0" for entry with variance. Garage is permitted per SMC Section 6411.
Area of requested variance outline = 65 sqft.		
Rear set back	20 ft.	70'-9"

SECTION 6411. Detached accessory buildings shall conform to the following additional regulations as to their location upon the parcel. (a) Where the slope of the front half of the lot is greater than one (1) foot rise or fall in a distance of seven (7) feet from the established street elevation at the property line, or where the elevation of the lot at the street line is five (5) feet or more above or below the established street elevation, a garage or carport, attached or detached, may be built to the front lot line. Such garage shall hold the side yard setbacks required for the main building and a maximum height specified for such carports and garages by the district, or when not specified by the district, a maximum height of 28 feet.

EASEMENTS OF RECORD:
None.

ENCROACHMENTS:
Cantilevered 1st floor deck encroaches seven feet into riparian buffer zone and is permitted to accommodate the minimum sized patio furniture seating for four people per industry design standards.

LANDSCAPING:
Limited to less than 534 sqft due to buffer zone.

PARKING SPACES:
2 covered, 1 uncovered

BUILDING HEIGHT:
Allowable: 36ft. vertically above natural grade Per Chapter 20, Sec 6300.2 (6) for lot slopes over 1:7. Lot slope is greater than 1:7.
Proposed: 29'-5" max building height above natural grade at ridge

GRADING: Combined Approx. Cut And Fill: 121 cu yds,
Net Cut and Fill : -18 cu yds. Ref. Site Plan

CRAWL SPACES:
If the crawlspace does not have a "floor" it's not included in FAR.

ALL CONSTRUCTION SHALL CONFORM TO:

2019 CA RESIDENTIAL CODE
2019 CA BUILDING CODE
2019 CA PLUMBING CODE
2019 CA MECHANICAL CODE
2019 CA ELECTRICAL CODE
2019 CA FIRE CODE
2019 CA ENERGY CODE
2019 CA GREEN BUILDING CODE STANDARDS

SHEET INDEX

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3	G10.2	MASSING MODELS
4	G020	TOPO, BOUNDARY AND BIOLOGICAL SURVEY
5	G020.1	OVERALL SITE BOUNDARY & TOPO MAP
6	G021	SEWER MAIN LOCATION/ANALISYS
7	A100	SITE PLAN
8	A101	ADU FLOOR PLAN
9	A102	FIRST FLOOR PLAN
10	A103	SECOND FLOOR PLAN
11	A104	ROOF PLANS
12	A105	WINDOW SCHEDULES
13	A201	N / S ELEVATIONS
14	A202	W/E ELEVATIONS
15	A301	CROSS SECTIONS
16	L-100	LANDSCAPE PLAN

CUT & FILL CALCS

SECTION	AREA (SQFT)	WIDTH (FT)	VOLUME CUYD
CUT			
LEFT STAIRS	110.0	5.0	-20
UNDER ADU	46.0	35.0	-60
FILL			
LEFT PATHWAY	26	5	5
UNDER ADU	58.0	17.0	37
COMBINED			121
NET			-18

AREA ANALYSIS. Calculated using CAD s/w polylines

SITE COVERAGE	FLOOR AREA	SQUARE FOOTAGE	LOCATION
	X	795	BELOW GRADE ADU UNDER 1ST FLOOR.
	X	88	MECH ROOM
	X	120	BELOW GRADE ADU COVERED PATIO UNDER 1ST FLOOR
X	X	1113	1ST FLOOR OVER ADU & STORAGE (EXCL. GARAGE)
X		179	1ST FLOOR DECK (UNCOVERED)
		62	2nd FLOOR DECK (UNCOVERED)
		65	SETBACK AREA REQUESTED (DIF. BETWEEN 20' VS 13')
X	X	381	GARAGE
		0	ENTRY PORCH (<4ft COVERED, EXCLUDED)
X	X	0	2ND FLOOR NOT OVER 1ST FLOOR
	X	695	2ND FLOOR OVER 1ST FLOOR
		64	2ND FLR ROOF DECK (UNCOVERED, OVER 1ST FLOOR)
		1170	IMPERVIOUS AREA ALLOWED: SECTION 6300.2 (7)
		289	IMPERVIOUS AREA PROPOSED
1673	2277		TTL AREAS PROPOSED WITHOUT ADU
1673	3192		TTL AREAS PROPOSED
2475	3747		TTL AREAS ALLOWED
-802	-1470		UNDER/OVER

ALLOWED	PROPOSED	Max coverage allowed is 35% for structures over 16 ft. in height. Max FAR allowed is 53% (parcel size of 5,000-11,698 sqft)
7070	7070	SITE AREA
35%	24%	SITE COVERAGE %
53%	32%	FLOOR AREA %

MISC. NOTES & CONSTRUCTION OPERATIONS

1 THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA AND PROTECTION TO THE RIPARIAN BUFFER ZONE.

2 SPECIAL INSPECTION REQUIRED FOR CONCRETE FOUNDATIONS GREATER THAN 2,500 P.S.I, EPOXY HOLDOWNS, HIGH STRENGTH BOLTS, SEISMIC RESISTANCE AND STRUCTURAL STEEL WELDING AND FOR SHEAR WALL NAILING SPACED 4" OR LESS. COMPLETE AND SUBMIT A STAMPED AND SIGNED SPECIAL INSPECTION FORM PRIOR TO PERMIT ISSUANCE.

3 THE APPLICANT/CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE BLDG. INSPECTION SECTION, THE DEPT OF PUBLIC WORKS AND THE COASTSIDE FIRE PROTECTION DISTRICT.

4 INCLUDE HOUSE ADDRESS: NUMERALS SHALL BE A MIN. 4" IN HEIGHT AND 3/4" STROKE OF CONTRASTING COLOR TO THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS.

5 GENERAL CONTRACTOR (G.C.) TO VERIFY UTILITIES ARE MAINTAINED IN SAFE CONDITION AT ALL TIME, OR REMOVE FROM SITE. G.C. TO VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED. G.C. TO VERIFY THAT THE WATER LINE HAS A HOSE BIB WITH A VACUUM BREAKER TYPE BACKFLOW PREVENTION DEVICE IS PROVIDED FOR DUST CONTROL.

6 IF THERE IS NO CONSTRUCTION TRAILER USED FOR THIS PROJECT, THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT BE LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

7 A DEBRIS BIN IS TO BE LOCATED SOMEWHERE ON THE SITE. DEBRIS IS TO BE HAULED OF-SITE AS NECESSARY. THE APPLICANT/CONTRACTOR SHALL MONITOR THE SITE TO ENSURE THAT TRASH IS PICKED UP AND APPROPRIATELY DISPOSED OF WEEKLY.

8 THE APPLICANT/CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION-RELATED VEHICLES SHALL IMPEDE THROUGH TRAFFIC ALONG THE RIGHT-OF-WAY· ON SAN CARLOS AVE. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON-SITE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, OR IN LOCATIONS WHICH DO NOT IMPEDED SAFE ACCESS ON SAN CARLOS AVE. THERE SHALL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC RIGHT-OF-WAY.

9 NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL, UNTIL A BUILDING PERMIT HAS BEEN ISSUED. NOISE LEVELS PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITIES SHALL NOT EXCEED THE 80 DBAS LEVEL AT ANY ONE MOMENT. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS FROM 7:00 AM TO 6 P.M., MONDAY THROUGH FRIDAY AND 9 A.M. TO 5 P.M. ON SATURDAYS. CONSTRUCTION OPERATIONS SHALL BE PROHIBITED ON SUNDAYS AND NATIONAL HOLIDAYS.

10 WATER SHALL BE AVAILABLE ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.

11 NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT-OF-WAY SHALL BEGIN UNTIL THE COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. THE APPLICANT / CONTRACTOR SHALL CONTACT THE DEPT. OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY.

12 PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MAY BE REQUIRED TO PROVIDE PAYMENT OF "ROADWAY MITIGATION FEES" BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE) OF THE PROPOSED BUILDING PER ORDINANCE NO. 3211

13 THE APPLICANT SHALL SUBMIT A PERMANENT STORM WATER MANAGEMENT PLAN IN COMPLIANCE WITH THE COUNTY DRAINAGE POLICY, AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENT FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

14 SCHEDULE WORK SO AS NOT TO INTERFERE UNDULY WITH THE NORMAL HOUSEHOLD OPERATIONS.

15 NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL, UNTIL A BUILDING PERMIT HAS SEEN ISSUED.

GENERAL SYMBOLS

ELEVATION View Reference (1 / A201)
Detail call out W/ leader line (6 / A501) Typ.
View Direction (ROOM NAME; A, B, C, D)
SECTION / VIEW Reference (A / A301)

ABS = acrylonitrile-butadiene-styrene plastic pipe.
AHJ = authority having jurisdiction
Appl = appliance
Apr. = approximate
ASTM = American Society for Testing and Materials
AWG = American Wire Gauge
B (vent) = double-walled round gas appliance flue
Bldg = building
BM = Bench Mark
BO = building official
Btu = British thermal unit
BUR = built-up roofing
BW = double-walled oval gas appliance flue
CPVC = chlorinated polyvinyl chloride plastic
CSST = corrugated stainless-steel tubing (gas pipe)
Cu = copper
CWV = combination waste and vent
DFU = drainage fixture unit(s)
Dia = diameter
DWV = drain, waste & vent
(E) = Existing condition
EGC = equipment grounding conductor
EMT = electrical metallic tubing (thin wall electrical conduit)
Eqpmt = equipment
Eq = Equal
Ext = exterior
FF = Finished floor
Fin = Finish
Flr = Floor
FMC = flexible metal conduit ("flex" or "Greenfield")
Fndn = foundation
FP = fireplace
Ga = gage or gauge
Galv = galvanized
GEC = grounding electrode conductor
GPM = gallons per minute
Grnd = Ground
Hyd = Fire Hydrant
IMC = intermediate metal conduit
Kw = kilowatts
L&L = listed & labeled
LAVY = lavatory (bathroom sink)
LFMC = liquid tight flexible metal conduit ("sealtight")
LFNC = liquid tight flexible nonmetallic conduit
Loc = located, location
(N) = New Condition
O.C. = on center
PB = polybutylene plastic pipe
PE = polyethylene plastic pipe
Pending = likely to be adopted, check with local jurisdiction
PEX = cross-linked polyethylene plastic pipe
PL = property line
Prefab = prefabricated
PMI = per manufacturer, instructions
PSI = pounds per square inch
PVC = polyvinyl-chloride plastic, pipe or electrical conduit
(R) = Relocated Condition
Recep = receptacle outlet (electrical)
Rqmt = Requirements
RMC = rigid metal conduit
RNC = rigid nonmetallic conduit (PVC electrical conduit)
SA = small appliance (branch circuits)
Sch. = schedule of pipe, i.e., schedule 40 PVC
SDC = Seismic Design Category
SW = single-wall gas flue pipe
SZ = seismic zone
TOFF = Top of finished floor
TOP = Top of plate
Typ = Typical
UL = Underwriter's Laboratories, Inc.
VA = volt amps (input power vs. output power-watts)
W = electrical conductors rated for wet location
WH = water heater
WSFU = water supply fixture unit(s)

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION

LABEL	DATE	BY	DESC.
A	3/29/22	RLB	SMC PLNG COMMENT 1
B	11/20/22	RLB	POST 8/11/22 RDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

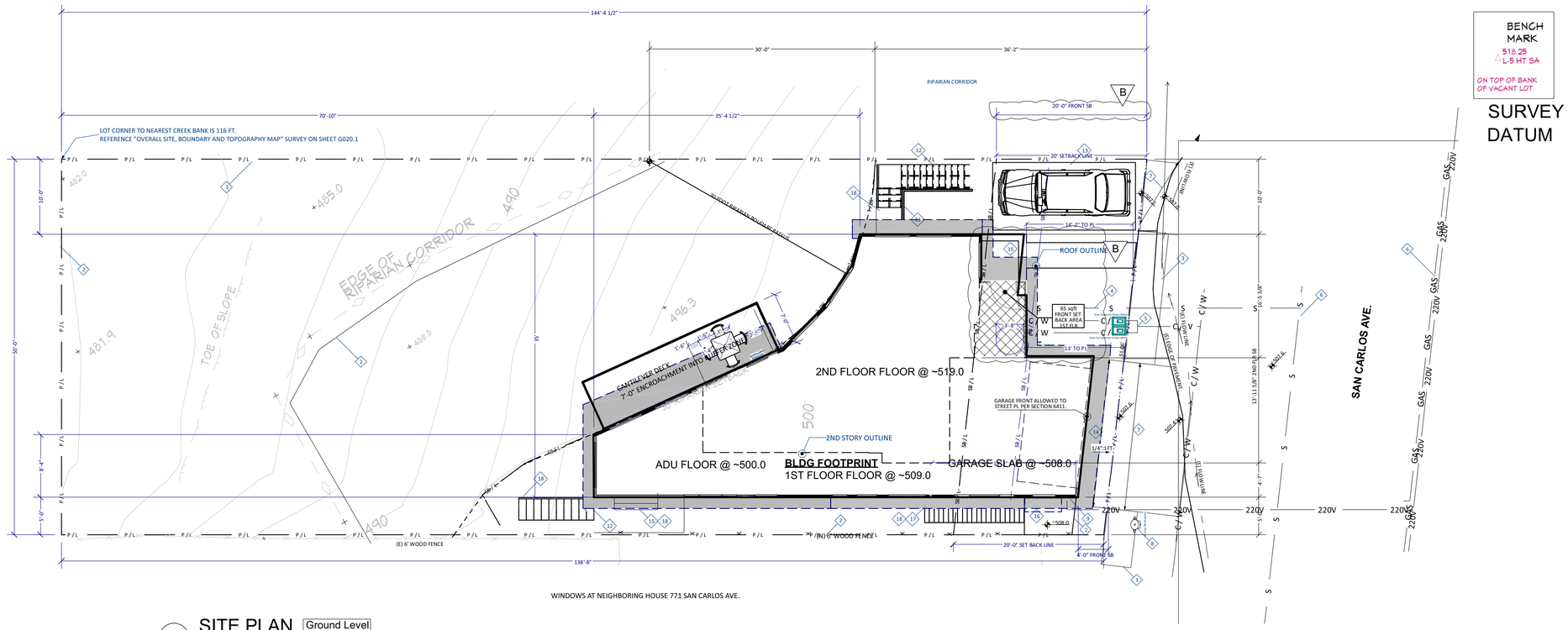
SHEET TITLE
COVER SHEET & PROJECT INFORMATION

SCALE: AS SHOWN
ISSUE DATE: 12-14-2021
DRAWN BY ROD LACASIA-BARRIOS
SHEET NO. G010

SITE PLAN GENERAL NOTES:

1. INFORMATION FOR SPECIFICATIONS AND CONSTRUCTION DETAILS FOR COAST SIDE WATER DISTRICT WATER CONNECTIONS CAN BE OBTAINED AT http://www.coastsidewater.org/ccwd-forms.html.
2. INFORMATION FOR SPECIFICATIONS AND CONSTRUCTION DETAILS FOR PG&E GAS AND ELECTRICAL CONNECTIONS CAN BE OBTAINED AT https://www.pge.com/en_US/large-business/services/building-and-renovation/greenbook-manual-online/greenbook-manual-online.page.
3. AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPALITY'S RIGHT OF WAY.
4. LOCATION AND DISTANCES SHOWN FOR IN-STREET UTILITIES ARE AS MEASURED USING USA PAINTED MARKINGS ON ROADWAY TO THE SURVEYED PROPERTY LINES.
5. UNDERGROUND ELECTRICAL SERVICES SHALL BE PROVIDED IN ALL NEW CONSTRUCTION. UNDERGROUND SERVICE SHALL BE INSTALLED IAW THE MOST RECENT EDITION OF PG&E GREEN BOOK REQUIREMENTS PER MUNICIPAL CODE 14.04.070 (A).
6. COORDINATE UNDERGROUND CONSTRUCTION ACTIVITIES TO UTILIZE THE SAME JOINT TRENCH. MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED. THE SOIL IS TO BE REPLACED USING ACCEPTED COMPACTION METHODS. STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.
7. SEWER CLEAN OUTS SHALL BE INSTALLED PER COUNTY REGULATIONS AND STANDARDS. CLEANOUTS IN BLDG SEWERS SHALL BE APPROVED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE SEWER AUTHORITY. ALL CLEANOUTS SHALL BE MAINTAINED WATER TIGHT.
8. SANITARY FACILITIES SHALL BE LOCATED ON THE NORTH WEST END OF THE PROPERTY.
9. CLEAN-UP AREA SHALL BE LOCATED ON THE NORTH EAST END OF THE PROPERTY.
10. CONSTRUCTION MATERIALS AND STORAGE SHALL BE LOCATED ON THE NORTH SIDE OF THE PROPERTY.
11. SURFACE RUNOFF FROM ALL IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE WATER DETENTION AREAS. SEE CIVIL PLANS.
12. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPE AREAS SEE "GRADING, DRAINAGE EROSION CONTROL PLAN" ON CIVIL SHEETS. SEE SEPARATE DRAINAGE PLAN BY CIVIL ENGINEER FOR OFFICIAL DESIGN OF EROSION CONTROL AND DRAINAGE PLAN.
13. RAINWATER LEADERS (DOWNSPOUTS) TO TIE INTO UNDERGROUND DRAIN; SEE DRAINAGE PLAN BY CIVIL ENGINEER ON CIVIL SHEETS.
14. MAINTAIN 6" MINIMUM CLEARANCE FROM SOIL TO BOTTOM OF SIDING. 8" FROM SILL.
15. DRAIN WATER AWAY FROM THE BUILDING. MAKE CERTAIN THAT ALL WATER DRAINS AND THERE IS NO PONDING PRIOR TO THE ISSUANCE OF THE BLDG. PERMIT, THE APPLICANT/ CONTRACTOR SHALL SUBMIT A DRIVEWAY "PLAN AND PROFILE" TO THE DEPT. OF PUBLIC WORKS, SHOWING THE DRIVEWAY ACCESS TO THE PARCEL (GARAGE SLAB) COMPLYING WITH'" THE COUNTY STANDARDS FOR DRIVEWAY SLOPES (NOT TO EXCEEDED 20%) AND TO COUNTY STANDARDS (AT THE PROPERTY LINE) BEING THE SAME ELEVATION AS THE CENTER OF THE ACCESS ROADWAY.
16. WHEN APPROPRIATE, AS DETERMINED BY THE DEPT. OF PUBLIC WORKS, THIS "PLAN AND PROFILE" SHALL BE PREPARED FROM ELEVATIONS AND ALIGNMENT SHOW ON THE ROADWAY IMPROVEMENT PLANS, THE DRIVEWAY PLAN SHALL ALSO INCLUDE AND SHOW SPECIFIC PROVISIONS AND DETAILS FOR BOTH THE EXISTING AND THE PROPOSED DRAINAGE PATTERNS AND DRAINAGE FACILITIES.
17. APPROXIMATE CUT & FILL BASED ON AVERAGE SECTION AREA TIMES WIDTH FOR AFFECTED SECTION OF BUILDING. REFERENCE ELEVATIONS AND SECTIONS SHEETS.

CUT & FILL CALCS			
SECTION	AREA (SQFT)	WIDTH (FT)	VOLUME CUYDS
CUT			
LEFT STAIRS	110.0	5.0	-20
UNDER ADU	46.0	35.0	-60
FILL			
LEFT PATHWAY	26	5	5
UNDER ADU	58.0	17.0	37
COMBINED			121
NET			-18



1 SITE PLAN Ground Level

scale 1/8" = 1'-0"

COASTSIDE FIRE PROTECTION DISTRICT NOTES:

1. ADDRESS NUMBERS: PER THE CFPDC 2016-01, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED AND VISIBLE FROM THE STREET. TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE. THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 3/4-INCH STROKE. SUCH LETTERS/NUMERALS SHALL BE INTERNALLY ILLUMINATED AND FACING THE DIRECTION OF ACCESS. FINISHED HEIGHT OF BOTTOM OF ADDRESS LIGHT UNIT SHALL BE GREATER THAN OR EQUAL TO 6 FEET FROM FINISHED GRADE. WHEN THE BUILDING IS SERVED BY A LONG DRIVEWAY OR IS OTHERWISE OBSCURED, A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY. SEE CFPDC FOR STANDARD SIGN.

2. ROOF COVERING: PER THE CFPDC 2016-01, THE ROOF COVERING OF EVERY NEW BUILDING OR STRUCTURE, AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

3. VEGETATION MANAGEMENT: PER THE CFPDC 2016-01, THE 2016 CALIFORNIA FIRE CODE (CFC), AND THE PUBLIC RESOURCES CODE (PRC) 4291:

A. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. IN THE STATE RESPONSIBLE AREA (SRA), THE FUEL BREAK IS 100 FEET OR TO THE PROPERTY LINE.

B. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 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.
C. REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.

4. FIRE HYDRANT: PER THE 2016 CFC, APPENDICES B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (CLAW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. PER THE 2016 CFC, APPENDIX B, THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS. THE APPLICANT SHALL PROVIDE DOCUMENTATION INCLUDING HYDRANT LOCATION, MAIN SIZE, AND FIRE FLOW REPORT AT THE BUILDING PERMIT APPLICATION STAGE. INSPECTION REQUIRED PRIOR TO FIRE'S FINAL APPROVAL OF THE BUILDING PERMIT OR BEFORE COMBUSTIBLES ARE BROUGHT ON-SITE.

5. AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTY BUILDING STANDARDS AND CFPD ORDINANCE 2016-01, THE APPLICANT IS REQUIRED TO INSTALL AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA-13D THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED, AND APPROVED. UPON SUBMISSION OF THE PLANS, THE COUNTY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE PROTECTION DISTRICT FOR REVIEW. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

7. EXTERIOR BELL AND INTERIOR HORN/STROBE: ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER, ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

8. ADD NOTE TO THE TITLE PAGE THAT THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.

9. ALL FIRE CONDITIONS AND REQUIREMENTS MUST BE INCORPORATED INTO YOUR BUILDING PLANS PRIOR TO BUILDING PERMIT ISSUANCE.

COASTSIDE COUNTY WATER DISTRICT

1. THE PROJECT WILL BE REQUIRED TO COMPLY WITH COASTSIDE COUNTY WATER DISTRICT'S (DISTRICT) INDOOR WATER USE EFFICIENCY ORDINANCE WHICH INCLUDES REGULATIONS ON WATER METERING AND WATER USE EFFICIENCY SPECIFICATIONS FOR PLUMBING FIXTURES AND APPLIANCES. THE DISTRICT WILL PERFORM INSPECTIONS TO VERIFY COMPLIANCE WITH ALL DISTRICT REGULATIONS DURING AND AFTER CONSTRUCTION.
2. NO PASSIVE PURGE SYSTEMS ARE TO BE INSTALLED ON FIRE PROTECTION SERVICES. FIRE PROTECTION SERVICES ARE AUTHORIZED FOR THE SOLE PURPOSE OF FIRE PROTECTION. THERE SHALL BE NO CROSS CONNECTIONS, AND APPROVED BACKFLOW PROTECTION IS REQUIRED.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, THE DISTRICT WILL NEED TO EVALUATE A COMPLETE SET OF BUILDING PLANS TO DETERMINE IF THE WATER SERVICE CAPABILITY AVAILABILITY IS ADEQUATE FOR THIS DEVELOPMENT AND COMPLIES WITH ALL DISTRICT REGULATIONS.

SITE PLAN KEY NOTES

1 INSTALL NEW 6 FOOT TALL DEAR FENCING WITH 6"X6" STEEL WIRE MESH BETWEEN PT POSTS, AT 8-10 FOOT CENTERS, ALONG THE RIGHT PROPERTY LINE AND RIPARIAN BOUNDARY.

2 INSTALL A NEW REDWOOD GOOD-NEIGHBOR FENCE WITH A MAXIMUM 6-FT. HEIGHT AT THE REAR AND LEFT PROPERTY LINES W/GATE.

3 (N) SIDEWALK PER SMC DESIGN STANDARDS.

4 (N) SEWER LATERAL W/ C.O. PER SMC ENG. DETAILS WITHIN 5FT OF PL.

5 TWO NEW DEDICATED WATER METERS WILL BE REQUIRED. ONE FOR DOMESTIC CONSUMPTION, AND ONE FOR DEDICATED FIRE SPRINKLER SYSTEM OPERATION. PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL MUST SHOW FIRE SERVICE AND METER, AND DOMESTIC SERVICE AND METER PER COASTSIDE WATER DISTRICT STANDARDS CC-06 AND CC-18 AS APPLICABLE.

6 (E) WATER, SEWER, ELECT. IN STREET PER U.S.A. MARKINGS.

7 (N) COUNTY STANDARD ASPHALT DRIVEWAY APPROACH W/ DRAINAGE SWALE WITH A MIN. OF 2" ASPHALT CONCRETE OVER 6" CLASS 2 AGGREGATE BASE W/ A SLIGHT SWALE FOR BOTH DRIVEWAYS.

8 (E) CLAW 960 HYDRANT.

9 (N) 240 VAC POWER TO METER PANEL.

10 RESERVED

11 RETAINING WALL WITH 42" RAILING ABOVE GRADE WITH VERTICAL BALUSTERS NOT MORE THAN 4" APART.

12 REDWOOD STAIRS/RAILINGS WITH VERTICAL BALUSTERS NOT MORE THAN 4" APART. 36" MIN CLR WIDE STAIRS WITH HANDRAILS.

13 CHAPTER 3.3, SEC. 6119: 9'X19' ADU PARKING SPACE @ ~507.0

14 (N) CONC. DRIVE WITH ¼" PER FOOT SLOPE AWAY.

15 CONC. STEPS AT ENTRANCE WITH EQUAL RISE TO GRADE.

16 CONC. SLAB GARBAGE CAN STORAGE AREA WITH SLAB APPROXIMATELY @ ~508.0 EVEN WITH GARAGE SLAB.

17 RAIL ROAD TIE STEPS.

18 FOR EXISTING CONTOURS, NEW GRADES, AND GRADING - REF. CIVIL PLANS.

N

1/8" = 1'-0" 0 8 16 24

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

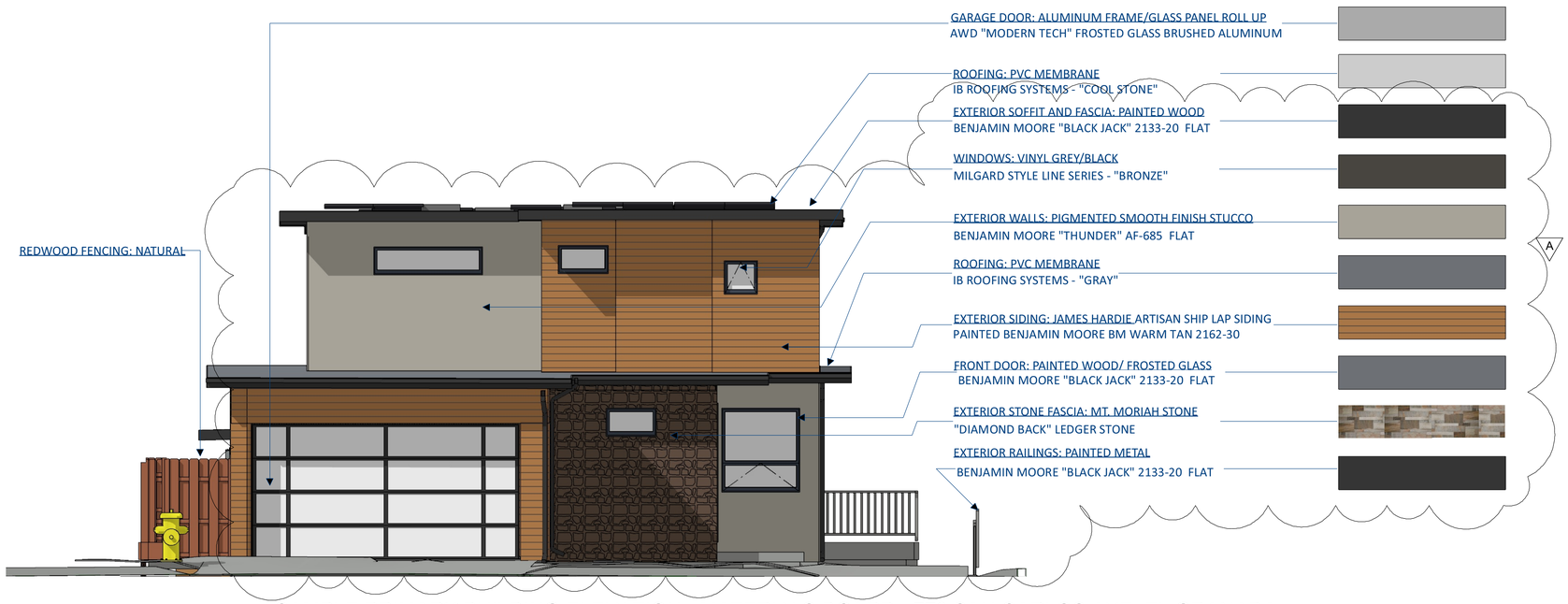
ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	3/29/22	RLB	SMC COMMENTS #1
B	11/20/22	RLB	POST 8/11/22 CDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE
SITE PLAN

SCALE: AS SHOWN	ISSUE DATE: 12-14-2021	DRAWN BY ROD LACASIA-BARRIOS	SHEET NO. A100



SAMPLE PRIMARY BUILDING ELEVATION - MATERIALS BOARD - 779 SAN CARLOS AVE, EL GRANADA
RE-CONSTRUCTION, 4 EL SERENO DR. SAN CARLOS, 650-766-2463

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
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REVISION			
LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 RDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE

COLOR BOARD

SCALE: AS SHOWN

ISSUE DATE: 12-14-2021

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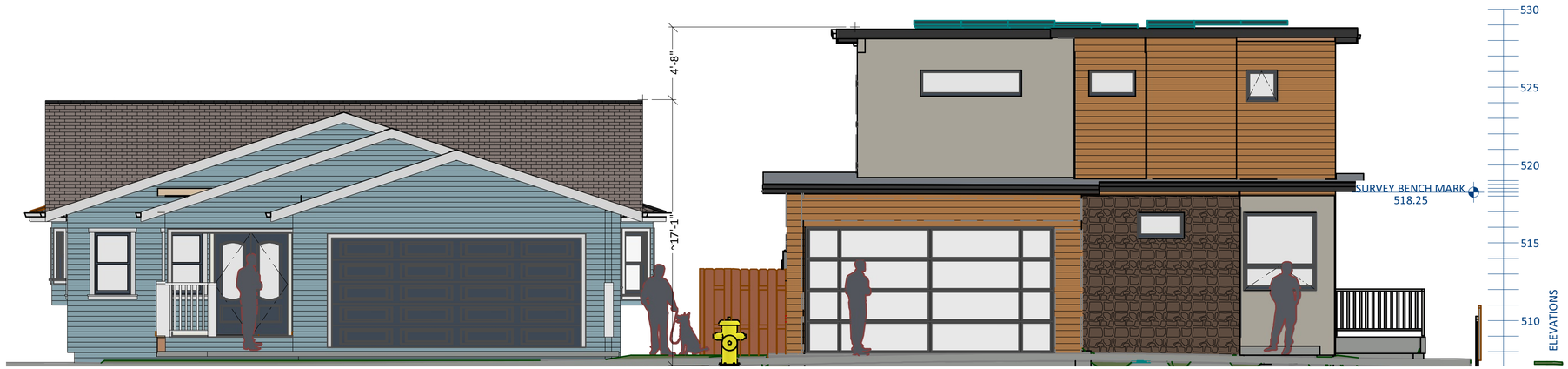
ROD LACASIA-BARRIOS

SHEET NO.
G010.1



3 FRONT ELEVATION MASSING WITH NEIGHBORING HOUSE

scale 1/4" = 1'-0"

4 REAR ELEVATION MASSING WITH NEIGHBORING HOUSE

scale 1/4" = 1'-0"

GRAPHIC SCALE

0 1 2 3 4 8

(IN FEET)

1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION

LABEL	DATE	BY	DESC.

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

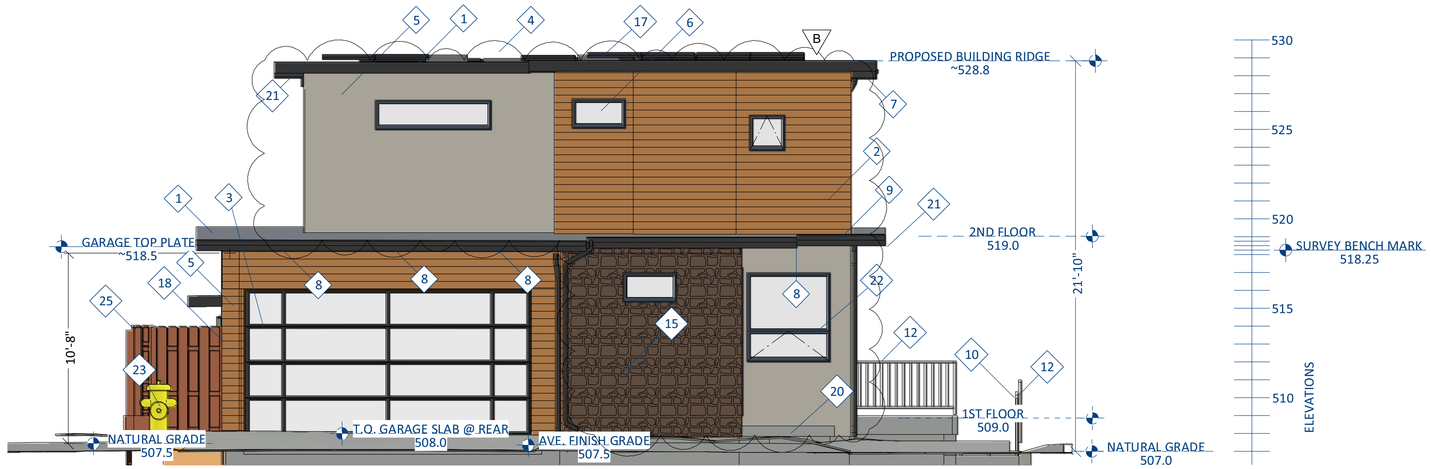
SHEET TITLE

MASSING MODELS

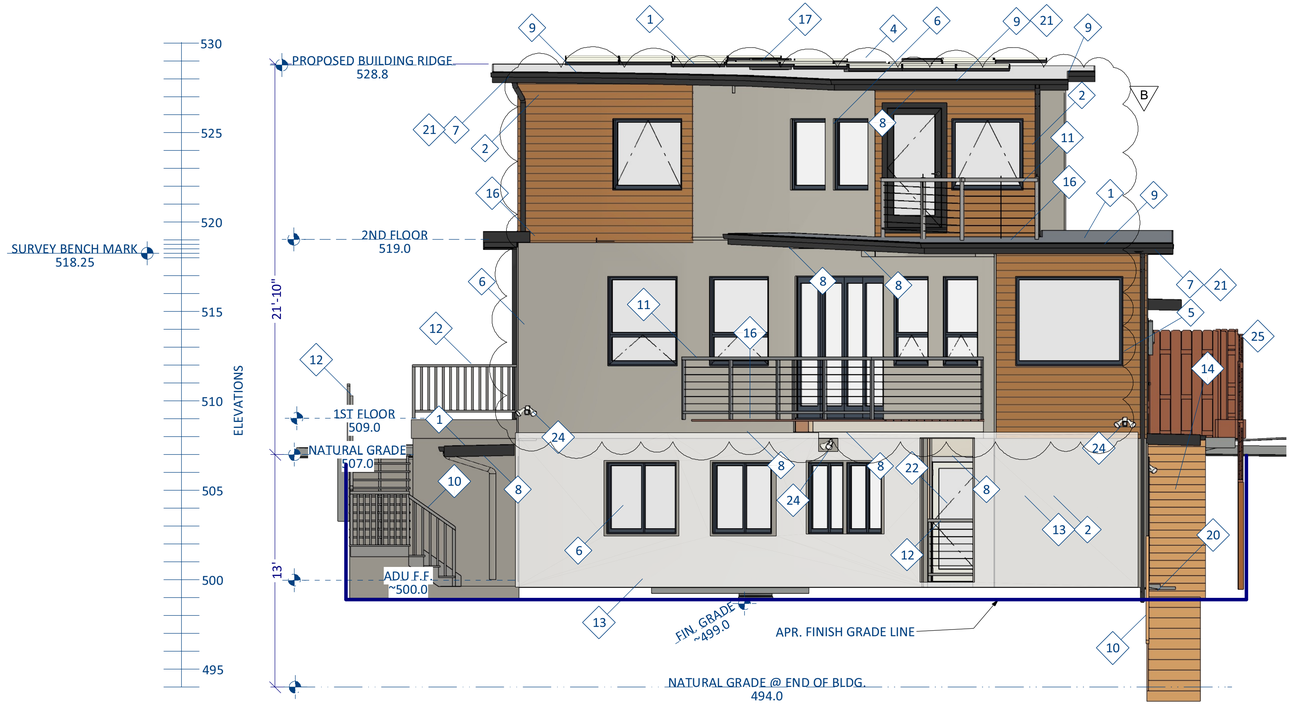
SCALE: AS SHOWN	ISSUE DATE: 11/20/2022	DRAWN BY ROD LACASIA-BARRIOS	SHEET NO. G10.2

EXTERIOR ELEVATIONS FINISH SCHEDULE

1. 50 MIL IB SYSTEMS PVC SINGLE PLY CLASS "A" ROOF SYSTEM, GREY LOWER WHITE UPPER,. REF ROOF PLAN.
2. 7/8" STUCCO OVER LATH WITH DOUBLED "D" PAPER OVER 1/2" SHEATHING.
3. TEMPERED GLASS 8FT X16FT GARAGE DOOR.
4. SOLAR PANEL ARRAY FOR APPROXIMATE NET ZERO.
5. SQUARE EDGE, 1"X6" JAMESHARDIE SIDING OVER TYVEK AND 1/2" SHEATHING.
6. MILGARD DARK VINYL WINDOWS, CLEAR VIEW SERIES, TYP.
7. SOFFITED EAVES WITH LINEAR VENTS, TYP.
8. UNDER SOFFIT RECESSED "DARK SKY" LED LIGHTING, TYP AT ALL EXTERIOR.
9. 5 1/4" GALV. GUTTER AND DOWNSPOUTS CONNECTED TO ON SITE DRY WELL FOR DRAINAGE CONTROL.
10. 36" REDWOOD STAIRS/RAILINGS WITH VERTICAL BALUSTERS NOT MORE THAN 4" APART, 36" MIN CLR WIDTH.
11. 42" TALL GUARD RAIL WITH STAINLESS STEEL CABLING AND POSTS, WITH MAX. 4" CABLE SEPARATION.
12. 42" REDWOOD RAILINGS WITH VERTICAL BALUSTERS NOT MORE THAN 4" APART.
13. SHADING USED TO ISOLATE AND INDICATE ADU STRUCTURE.
14. RAIL ROAD TIE STEPS, 36" MIN CLR WIDTH.
15. MT. MORIAH 1" NOMINAL STONE VENEER - DIAMOND BACK PATTERN INSTALLED P.M.I.
16. 60 MIL IB SYSTEMS PVC SINGLE PLY CLASS "A" DECK SYSTEM. REF ROOF PLAN.
17. SKYLIGHT WITH 6" CURB.
18. (N) ELECTRIC METER
19. TBD
20. CONC STEPS WITH EQ. RISE
21. 2X12 FASCIA BOARD
22. TEMPERED GLASS
23. CLAW 960 FH
24. EMERGENCY SECURITY SPOTLIGHTS ON MOTION DETECTOR WITH MANUAL OVERRIDE
25. (N) REDWOOD FENCING TO MATCH (E)



2 FRONT ELEVATION (NE)
scale 1/4" = 1'-0"



1 REAR ELEVATION (SW)
scale 1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 8
(IN FEET)
1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	3/29/22	RLB	SMC PLNG COMMENT1
B	11/20/22	RLB	POST 8/11/22 RDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE
N / S ELEVATIONS

SCALE: 1/4"=1'-0" UNLESS SHOWN
ISSUE DATE: 12-14-2021
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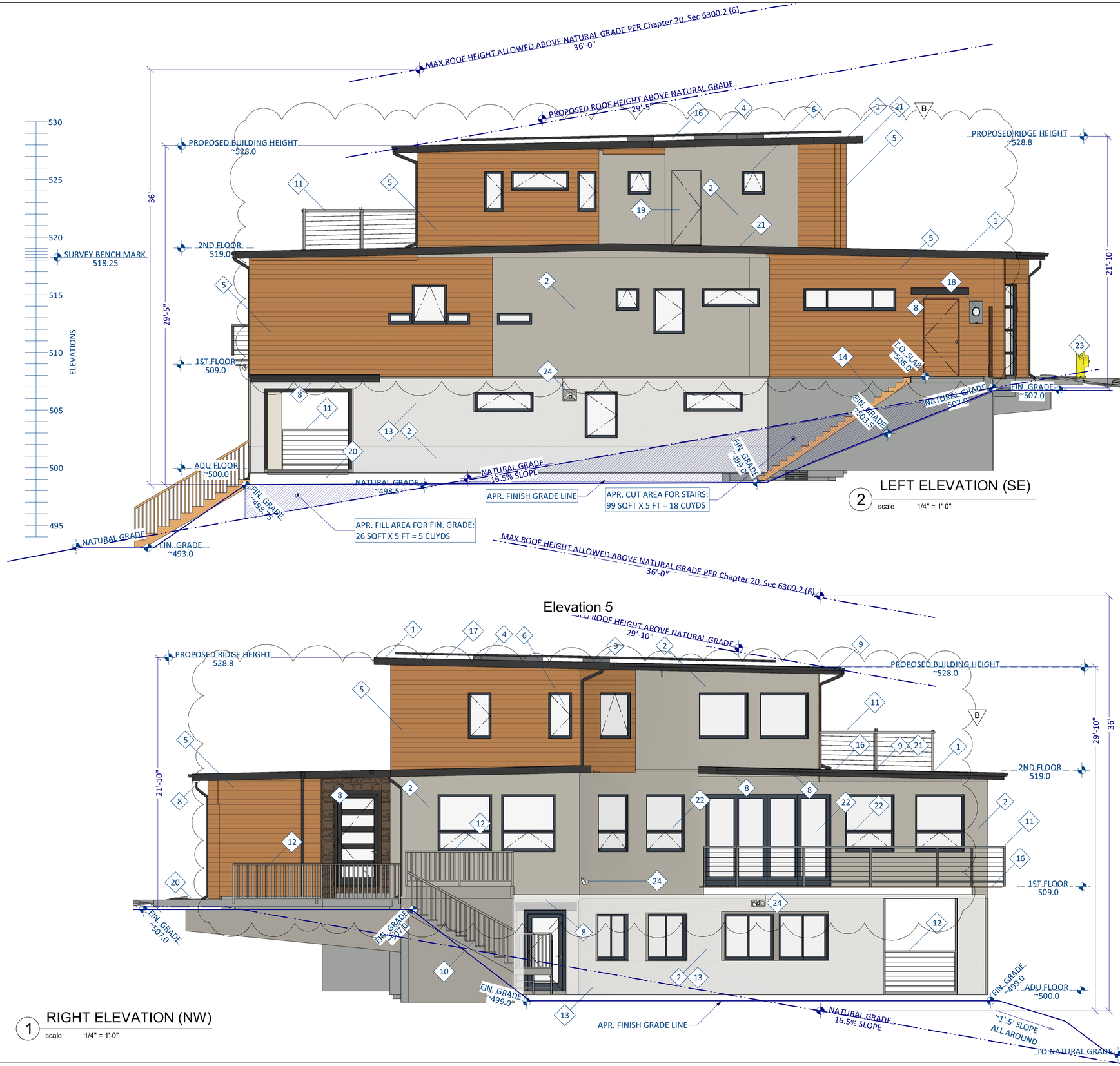
SHEET NO. A201



2 LEFT ELEVATION (SE)

scale 1/4" = 1'-0"

Elevation 5

1 RIGHT ELEVATION (NW)

scale 1/4" = 1'-0"

EXTERIOR ELEVATIONS FINISH SCHEDULE

1	50 MIL IB SYSTEMS PVC SINGLE PLY CLASS "A" ROOF SYSTEM, GREY LOWER WHITE UPPER,. REF ROOF PLAN.
2	7/8" STUCCO OVER LATH WITH DOUBLED "D" PAPER OVER 1/2" SHEATHING.
3	TEMPERED GLASS 8FT X16FT GARAGE DOOR.
4	SOLAR PANEL ARRAY FOR APPROXIMATE NET ZERO SIZING.
5	SQUARE EDGE, 1"X6" JAMESHARDIE SIDING OVER TYVEK AND 1/2" SHEATHING.
6	MILGARD DARK VINYL WINDOWS, CLEAR VIEW SERIES, TYP.
7	SOFFITED EAVES WITH LINEAR VENTS, TYP.
8	UNDER SOFFIT RECESSED "DARK SKY" LED LIGHTING, TYP AT ALL EXTERIOR.
9	5 1/4" GALV. GUTTER AND DOWNSPOUTS CONNECTED TO ON SITE DRY WELL FOR DRAINAGE CONTROL.
10	36" REDWOOD STAIRS/RAILINGS WITH VERTICAL BALUSTERS NOT MORE THAN 4" APART, 36" MIN CLR WIDTH.
11	42" TALL GUARD RAIL WITH STAINLESS STEEL CABLING AND POSTS, WITH MAX. 4" CABLE SEPARATION.
12	42" REDWOOD RAILINGS WITH VERTICAL BALUSTERS NOT MORE THAN 4" APART.
13	SHADING USED TO ISOLATE AND INDICATE ADU STRUCTURE.
14	RAIL ROAD TIE STEPS, 36" MIN CLR WIDTH.
15	MT. MORIAH 1" NOMINAL STONE VENEER - DIAMOND BACK PATTERN INSTALLED P.M.I.
16	60 MIL IB SYSTEMS PVC SINGLE PLY CLASS "A" DECK SYSTEM. REF ROOF PLAN.
17	SKYLIGHT WITH 6" CURB.
18	(N) ELECTRIC METER
19	DOOR FOR MECH ROOM
20	CONC STEPS WITH EQ. RISE
21	2X12 FASCIA BOARD
22	TEMPERED GLASS
23	CLAW 960 FH
24	EMERGENCY SECURITY SPOTLIGHTS ON MOTION DETECTOR WITH MANUAL OVERRIDE
25	(N) REDWOOD FENCING TO MATCH (E)

GRAPHIC SCALE

0 1 2 3 4 8

(IN FEET)

1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	3/29/22	RLB	SMC PLNG COMMENT 1
B	11/20/22	RLB	POST 8/11/22 RDRC

779 SAN CARLOS AVE
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NEW RESIDENCE

SHEET TITLE

W/E ELEVATIONS

SCALE:	AS SHOWN
ISSUE DATE:	12-14-2021
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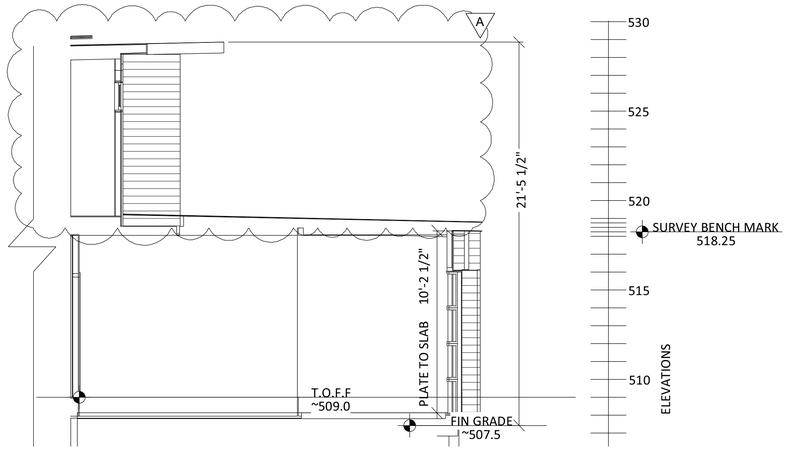
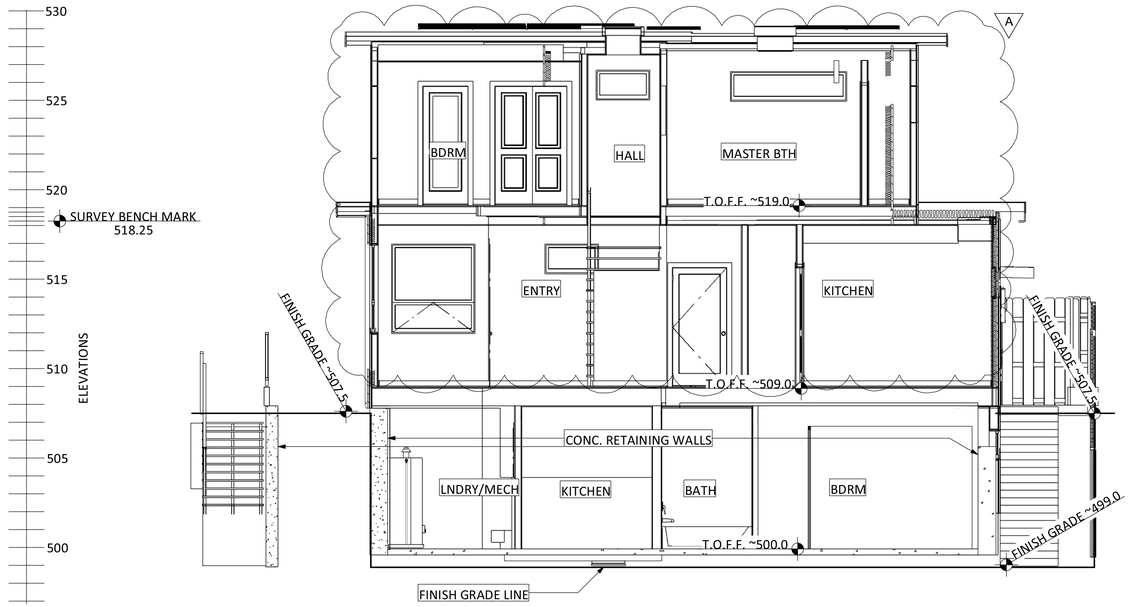


2 CROSS SECTION 3-3
Scale 1/4" = 1'-0"



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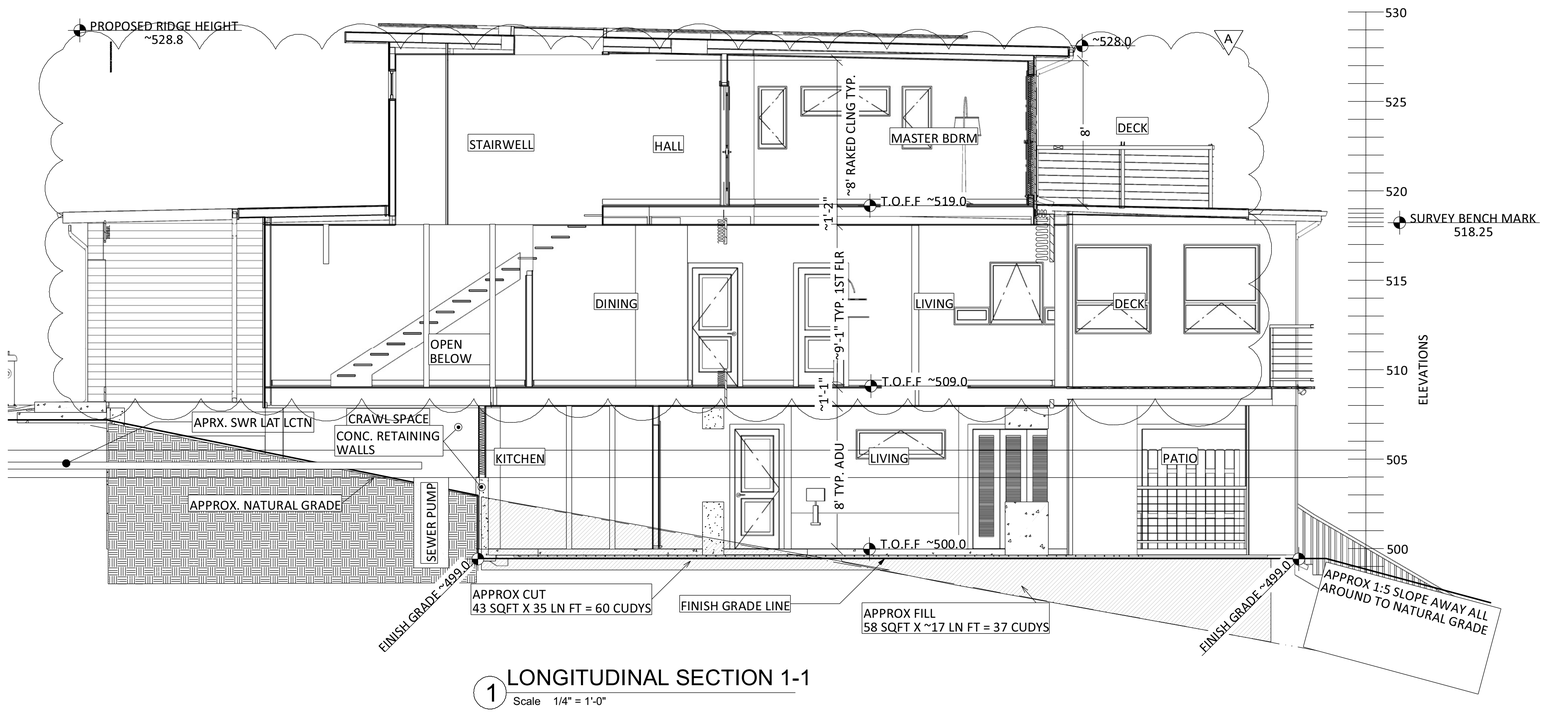


1 LONGITUDINAL SECTION 1-1
Scale 1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 8
(IN FEET)
1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

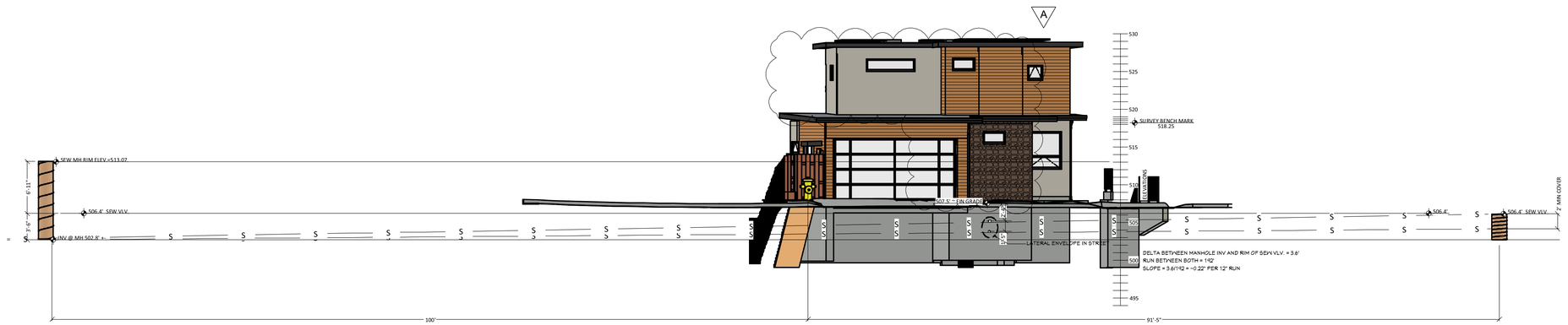
ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 RDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE
CROSS SECTIONS

SCALE: AS SHOWN
ISSUE DATE: 12-14-2021
DRAWN BY ROD LACASIA-BARRIOS
SHEET NO. A301



1 SURVEYED SEWER PROFILE IN STREET

scale: 1" = 8.0'

8 4 0 8 16 24

1/8" = 1'-0"

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION

LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 RDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE

SEWER MAIN LOCATION/ANALISYS

SCALE: AS SHOWN

ISSUE DATE: 12-14-2021

DRAWN BY
ROD LACASIA-BARRIOS

SHEET NO.
G021

GENERAL CONDITIONS:

1 THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITIONED SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL INSPECTION.

2 ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. 5.0 SQ. FT. IS ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. IDENTIFY RESCUE WINDOWS IN EACH BEDROOM AND VERIFY THAT THEY MEET ALL REQUIREMENTS. INCLUDE IN BUILDING PLANS.

3 OCCUPANCY SEPARATION: PER THE 2016 CBC, SECTION 406.1.4, A ONE-HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20-MINUTE FIRE RATED, SELF-CLOSING DOOR ASSEMBLY WITH SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED. PLANS AT THE BUILDING PERMIT APPLICATION STAGE SHALL INCLUDE LISTING AND CONSTRUCTION DETAILS. INSPECTIONS WILL OCCUR THROUGHOUT CONSTRUCTION AND PRIOR TO FIRE'S FINAL APPROVAL.

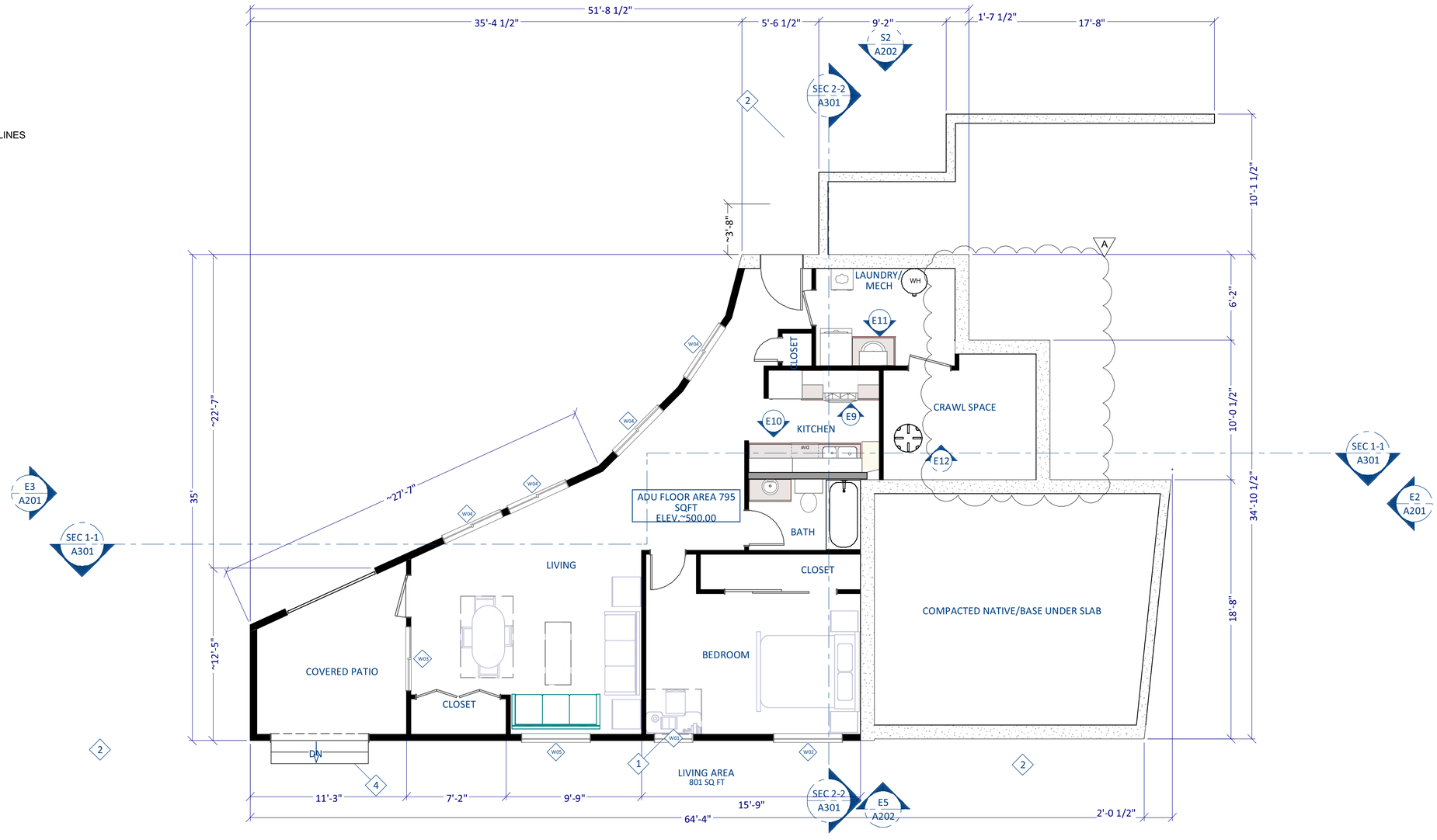
KEY FLOOR PLAN NOTES:

1 EGRESS WINDOW.

2 36" MIN. CLR. WIDTH

3 AREAS CALCULATED USING CAD S/W POLYLINES

4 CONCRETE STEPS



1 ADU Grade Level Floor Plan (795 sqft) 3

scale 1/4" = 1'-0"

GRAPHIC SCALE

0 1 2 3 4 8

(IN FEET)

1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 CDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE

ADU FLOOR PLAN

SCALE: AS SHOWN

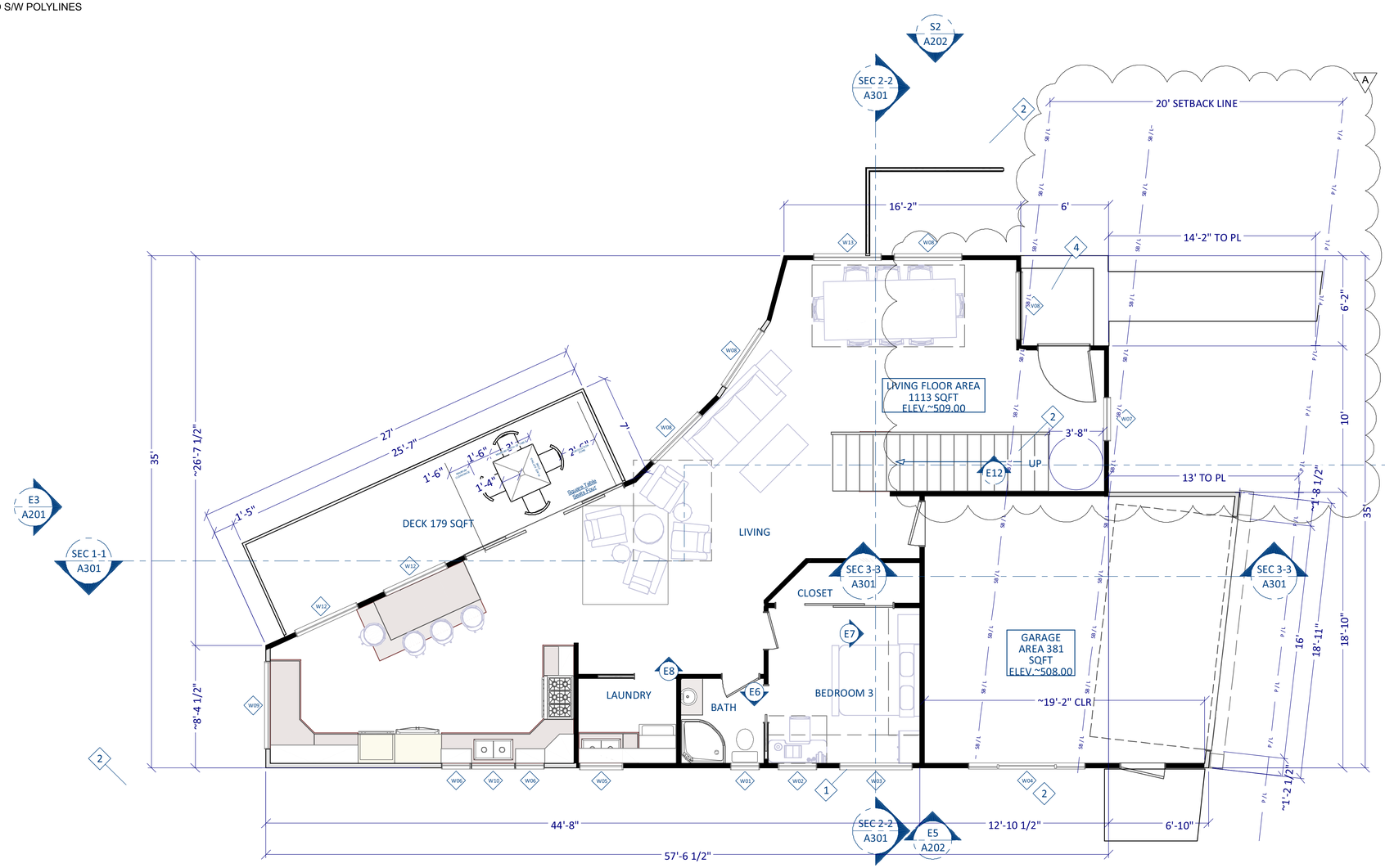
ISSUE DATE: 12-14-2021

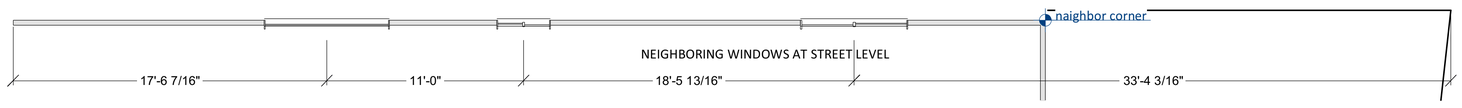
DRAWN BY ROD LACASIA-BARRIOS

SHEET NO. A101

KEY FLOOR PLAN NOTES:

1. EGRESS WINDOW.
2. 36" MIN. CLR. WIDTH
3. AREAS CALCULATED USING CAD S/W POLYLINES
4. CONCRETE STEPS





1 Street Level Floor Plan (1113 sqft) 3

scale 1/4" = 1'-0"

GRAPHIC SCALE

0 1 2 3 4 8

(IN FEET)

1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 CDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

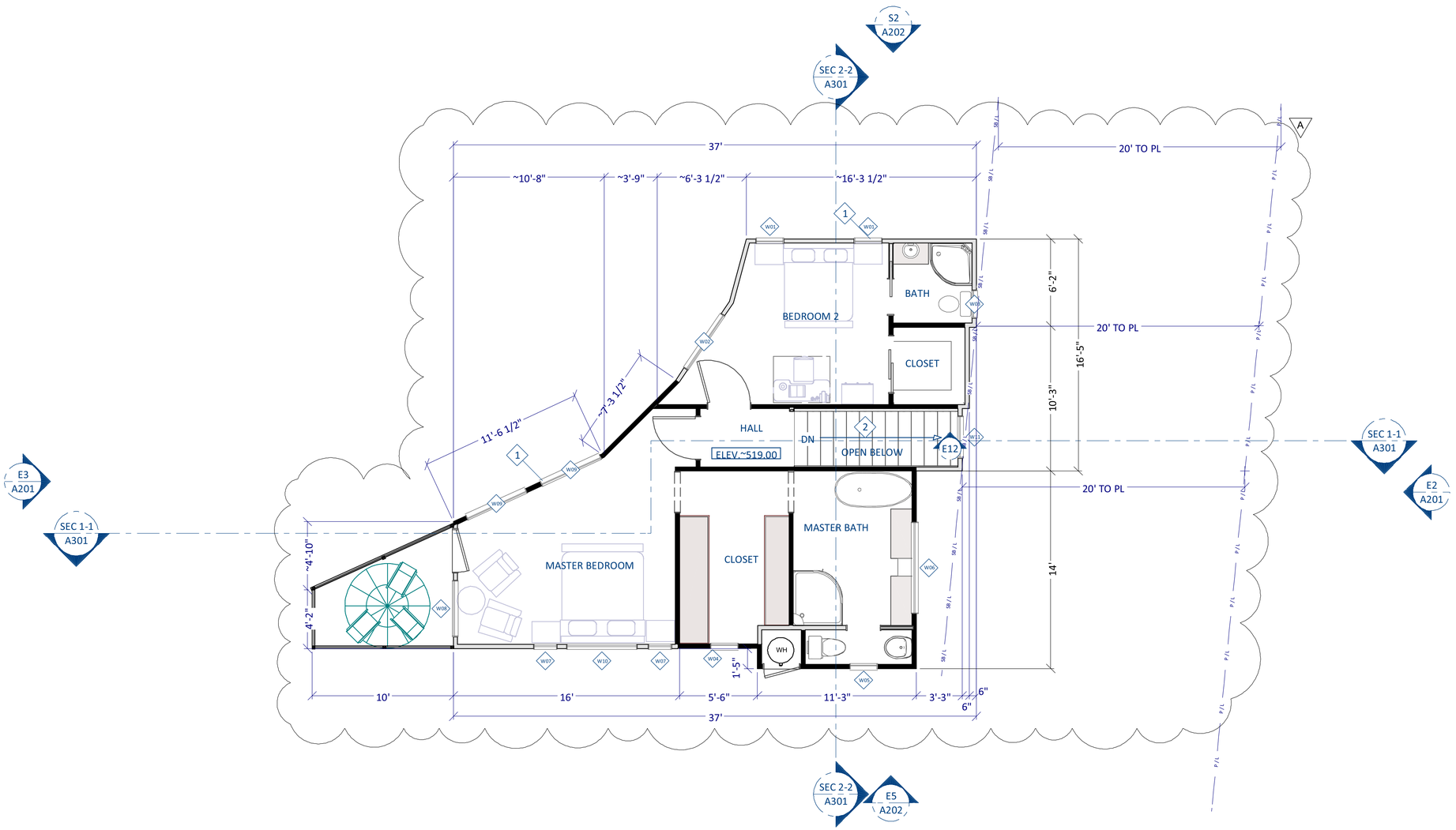
SHEET TITLE

FIRST FLOOR PLAN

SCALE: AS SHOWN
ISSUE DATE: 12-14-2021
DRAWN BY ROD LACASIA-BARRIOS
SHEET NO. A102

KEY FLOOR PLAN NOTES:

1. EGRESS WINDOW.
2. 36" MIN. CLR. WIDTH
3. AREAS CALCULATED USING CAD S/W POLYLINES
4. CONCRETE STEPS



2 Upper Level Floor Plan (691 sqft)

scale 1/4" = 1'-0"

GRAPHIC SCALE

0 1 2 3 4 8

(IN FEET)

1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 CDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN

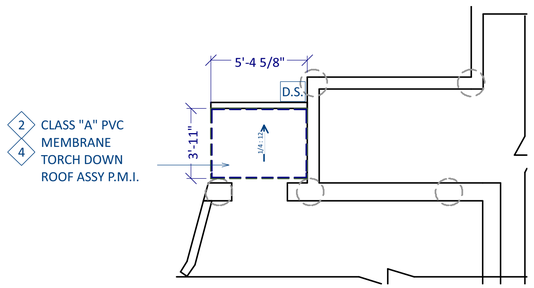
ISSUE DATE: 12-14-2021

DRAWN BY ROD LACASIA-BARRIOS

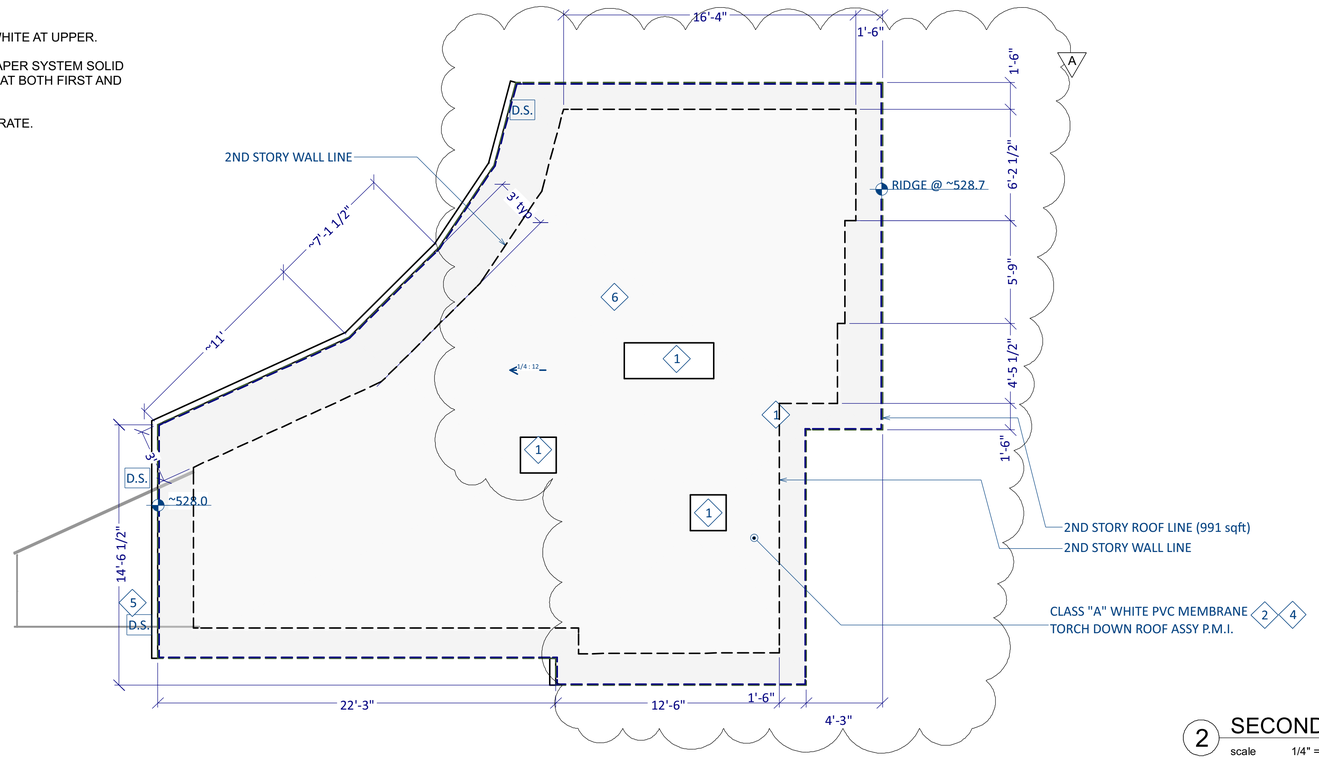
SHEET NO. A103

KEY ROOF PLAN NOTES:

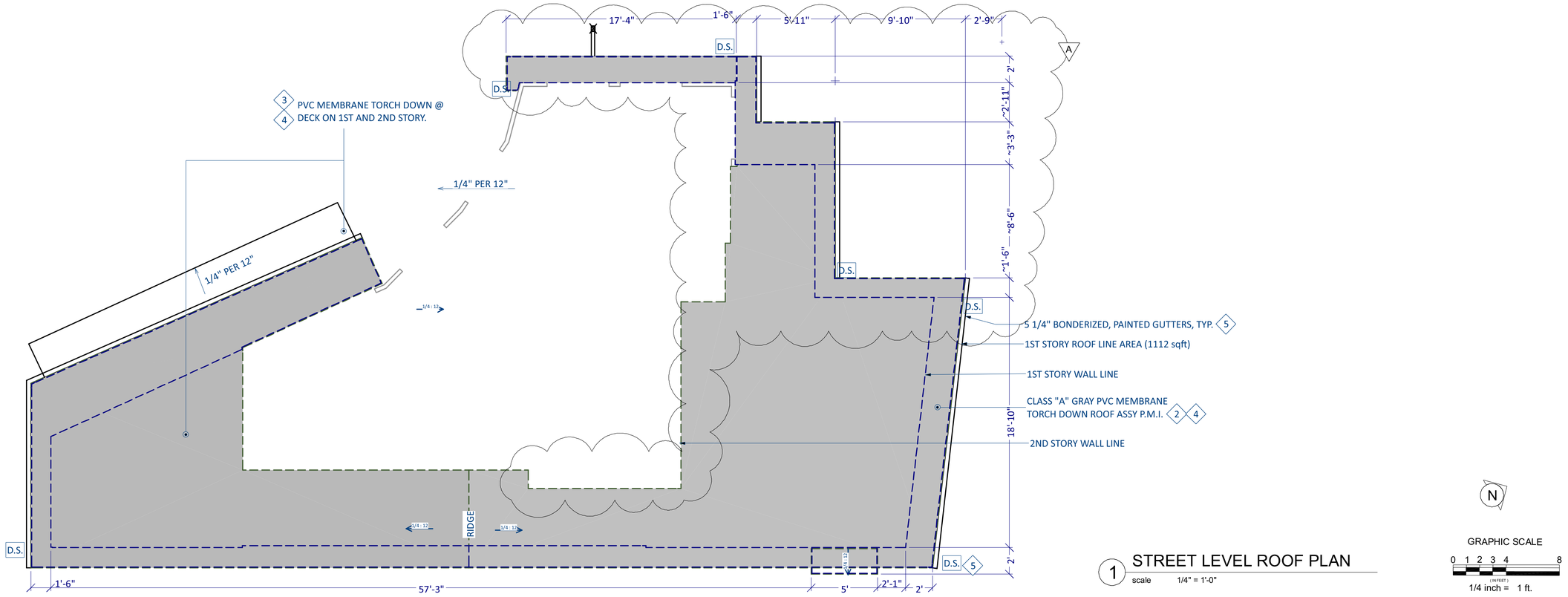
1. 24" X 60" SKYLIGHT
2. GRAY 50 MIL IB SYSTEMS PVC SINGLE PLY CLASS "A" ROOF SYSTEM. GRAY AT LOWER, WHITE AT UPPER.
3. 60MIL, GRAY IB PVC SINGLE PLY DECK SHIELD ROOF SYSTEM, WITH 1/4" RIGID BOARD TAPER SYSTEM SOLID ADHERED TO THE 1/4" SECUROCK COVER BOARD, AS PER MANUFACTURE'S SPECIFICATIONS AT BOTH FIRST AND SECOND STORY DECKS.
4. 1/4" SECUROCK CLASS "A" ROOF COVER BOARD SYSTEM OVER PLYWOOD DECK SUBSTRATE.
5. BONDERIZED 5 1/4" FASCIA GUTTERS WITH 2 1/4" "X 1 3/4" RECTANGLE DOWNSPOUTS.
6. PV SOLAR PANELS WITH 36" CLEAR WALKWAY ALL AROUND



3 ADU ENTRANCE ROOF PLAN
scale 1/4" = 1'-0"



2 SECOND FLOOR ROOF PLAN
scale 1/4" = 1'-0"



1 STREET LEVEL ROOF PLAN
scale 1/4" = 1'-0"

N

GRAPHIC SCALE
0 1 2 3 4 8
(IN FEET)
1/4 inch = 1 ft.

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 CDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE
ROOF PLANS

SCALE: AS SHOWN
ISSUE DATE: 12-14-2021
DRAWN BY ROD LACASIA-BARRIOS
SHEET NO. A104

NOTES:

1. MILGARD DARK VINYL WINDOWS, CLEAR VIEW SERIES, TYP.
2. LOW "E", ARGON FILL.

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	ROOM NAME	LABEL	QTY	FLOOR	SIZE	R.O.	EGRESS	TEMPERED	AREA_ACTUAL (SQ FT)	DESCRIPTION	HEADER	MANUFACTURER	SHGC	U-FACTOR
	W01	BEDROOM	W01-21040	1	0	21040	35"X49"	YES		11.33	SINGLE CASEMENT-HR	2X6X38" (2)		0.3	0.3
	W02	BEDROOM	W02-5018	1	0	5018	61"X21"			8.33	SINGLE AWNING	2X6X64" (2)		0.3	0.3
	W03	COVERED PATIO/LIVING	W03-4840	1	0	4840	57"X49"			18.67	RIGHT SLIDING	2X6X60" (2)		0.3	0.3
	W04	LIVING	W04-4840	4	0	4840	57"X49"			18.67	LEFT SLIDING	2X6X60" (2)		0.3	0.3
	W05	LIVING	W05-5018	1	0	5018	61"X21"			8.33	SINGLE AWNING	2X6X64" (2)		0.3	0.3
TOTALS:										121.34					

1 ADU WINDOW SCHEDULE

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	ROOM NAME	LABEL	QTY	FLOOR	SIZE	R.O.	EGRESS	TEMPERED	AREA_ACTUAL (SQ FT)	DESCRIPTION	HEADER	MANUFACTURER	SHGC	U-FACTOR
	W01	BATH	W01-2020AW	1	1	2020AW	25"X25"			4.0	SINGLE AWNING	2X6X28" (2)		0.3	0.3
	W02	BEDROOM 3	W02-2840SC	1	1	2840SC	33"X49"			10.67	SINGLE CASEMENT-HR	2X6X36" (2)		0.3	0.3
	W03	BEDROOM 3	5018	1	1	5018	61"X21"			8.33	SINGLE AWNING	2X6X64" (2)		0.3	0.3
	W04	GARAGE 381 SQFT/OPEN BELOW	W04-8020TS	1	1	8020TS	97"X25"			16.0	TRIPLE SLIDING	2X6X103" (2)		0.3	0.3
	W05	LAUNDRY	W05-3010FX	1	1	3010FX	37"X13"			3.0	FIXED GLASS	2X6X40" (2)		0.3	0.3
	W06	LIVING	W06-2010FX	2	1	2010FX	25"X13"			2.0	FIXED GLASS	2X6X28" (2)		0.3	0.3
	W07	LIVING	W07-3018FX	1	1	3018FX	37"X21"			5.0	FIXED GLASS	2X6X40" (2)		0.3	0.3
	W08	LIVING	W08-4850FA	4	1	4850FA	57"X61"			23.33	DOUBLE AWNING-B	2X6X60" (2)		0.3	0.3
	W09	LIVING	W09-6050FX	1	1	6050FX	73"X61"			30.0	FIXED GLASS	2X6X76" (2)		0.3	0.3
	W10	LIVING	3036AW	1	1	3036AW	37"X43"			10.5	SINGLE AWNING	2X6X40" (2)		0.3	0.3
	W11	LIVING/DECK 179 SQFT	111080	1	1	111080 L/R EX	142 1/2"X96"	YES		93.84	EXT. QUAD SLIDER-GLASS PANEL	2X12X145 1/2" (2)		0.3	0.3
	W12	LIVING/DECK 179 SQFT	W12-4850FA	2	1	4850FA	57"X61"			23.33	DOUBLE AWNING-B	2X6X60" (2)		0.3	0.3
	W13	LIVING/OPEN BELOW	W13-4850FA	1	1	4850FA	57"X61"			23.33	DOUBLE AWNING-B	2X6X60" (2)		0.3	0.3
TOTALS:										348.65					

2 FIRST FLOOR WINDOW SCHEDULE

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	ROOM NAME	LABEL	QTY	FLOOR	SIZE	R.O.	EGRESS	TEMPERED	AREA_ACTUAL (SQ FT)	DESCRIPTION	HEADER	MANUFACTURER	SHGC	U-FACTOR
	W01	BEDROOM 2	W01-2040SC	2	2	2040SC	25"X49"			8.0	SINGLE CASEMENT-HR	2X6X28" (2)		0.3	0.3
	W02	BEDROOM 2	4840AW	1	2	4840AW	57"X49"			18.67	SINGLE AWNING	2X6X60" (2)		0.3	0.3
	W03	BATH	2020AW	1	2	2020AW	25"X25"			4.0	SINGLE AWNING	2X6X28" (2)		0.3	0.3
	W04	CLOSET	2020AW	1	2	2020AW	25"X25"			4.0	SINGLE AWNING	2X6X28" (2)		0.3	0.3
	W05	MASTER BATH	2020AW	1	2	2020AW	25"X25"			4.0	SINGLE AWNING	2X6X28" (2)		0.3	0.3
	W06	MASTER BATH	W06-6618FX	1	2	6618FX	79"X21"			10.83	FIXED GLASS	2X6X82" (2)		0.3	0.3
	W07	MASTER BEDROOM	W07-1836SC	2	2	1836SC	21"X43"			5.83	SINGLE CASEMENT-HR	2X6X24" (2)		0.3	0.3
	W08	MASTER BEDROOM	W08-4040AW	1	2	4040AW	49"X49"			16.0	SINGLE AWNING	2X6X52" (2)		0.3	0.3
	W09	MASTER BEDROOM	4840FX	2	2	4840FX	57"X49"			18.67	FIXED GLASS	2X6X60" (2)		0.3	0.3
	W10	MASTER BEDROOM	W10-5018AW	1	2	5018AW	61"X21"			8.33	SINGLE AWNING	2X6X64" (2)		0.3	0.3
	W11	OPEN BELOW	W11-3018FX	1	2	3018FX	37"X21"			5.0	FIXED GLASS	2X6X40" (2)		0.3	0.3
TOTALS:										135.83					

3 SECOND FLOOR WINDOW SCHEDULE

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION		
LABEL	DATE	BY	DESC.
A	11/20/22	RLB	POST 8/11/22 RDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE

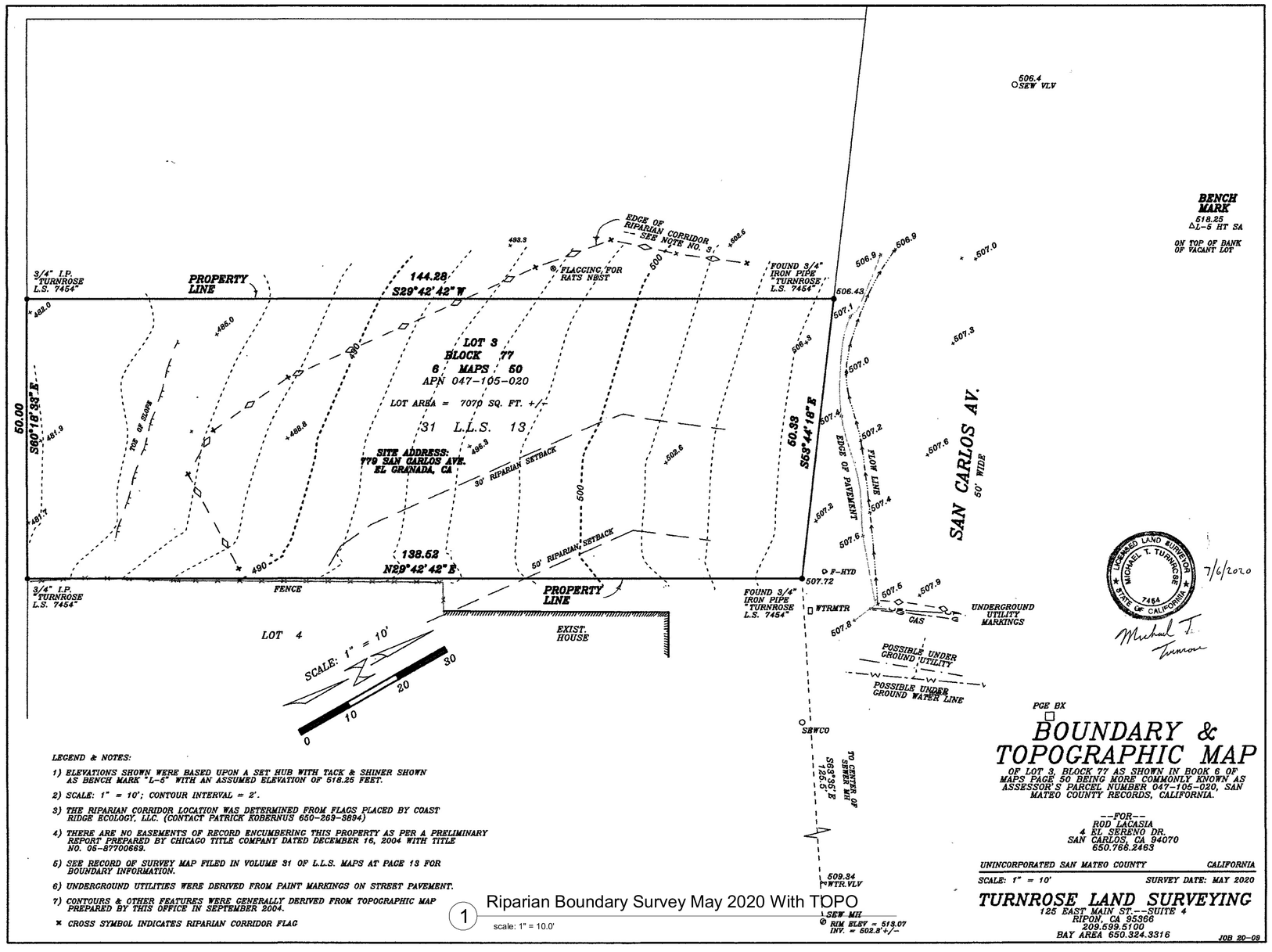
WINDOW SCHEDULES

SCALE: AS SHOWN

ISSUE DATE: 12/14/2021

DRAWN BY
ROD LACASIA-BARRIOS

SHEET NO.
A105



LEGEND & NOTES:

1) ELEVATIONS SHOWN WERE BASED UPON A SET HUB WITH TACK & SHINER SHOWN AS BENCH MARK "L-5" WITH AN ASSUMED ELEVATION OF 518.25 FEET.

2) SCALE: 1" = 10'; CONTOUR INTERVAL = 2'.

3) THE RIPARIAN CORRIDOR LOCATION WAS DETERMINED FROM FLAGS PLACED BY COAST RIDGE ECOLOGY, LLC. (CONTACT PATRICK KOBERNUS 650-269-5894)

4) THERE ARE NO EASEMENTS OF RECORD ENCUMBERING THIS PROPERTY AS PER A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY DATED DECEMBER 16, 2004 WITH TITLE NO. 05-87700669.

5) SEE RECORD OF SURVEY MAP FILED IN VOLUME 31 OF L.L.S. MAPS AT PAGE 13 FOR BOUNDARY INFORMATION.

6) UNDERGROUND UTILITIES WERE DERIVED FROM PAINT MARKINGS ON STREET PAVEMENT.

7) CONTOURS & OTHER FEATURES WERE GENERALLY DERIVED FROM TOPOGRAPHIC MAP PREPARED BY THIS OFFICE IN SEPTEMBER 2004.

* CROSS SYMBOL INDICATES RIPARIAN CORRIDOR FLAG

LICENSED LAND SURVEYOR MICHAEL T. TURNROSE 7454 STATE OF CALIFORNIA

7/6/2020

Michael T. Turnrose

BOUNDARY & TOPOGRAPHIC MAP

OF LOT 3, BLOCK 77 AS SHOWN IN BOOK 6 OF MAPS PAGE 50 BEING MORE COMMONLY KNOWN AS ASSESSOR'S PARCEL NUMBER 047-105-020, SAN MATEO COUNTY RECORDS, CALIFORNIA.

--FOR--
ROD LACASIA
4 EL SERENO DR.
SAN CARLOS, CA 94070
650.766.2463

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10' SURVEY DATE: MAY 2020

TURNROSE LAND SURVEYING
125 EAST MAIN ST.--SUITE 4
RIPON, CA 95366
209.599.5100
BAY AREA 650.324.3316

JOB 20-09

1 Riparian Boundary Survey May 2020 With TOPO

scale: 1" = 10.0'

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION			
LABEL	DATE	BY	DESC.

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE

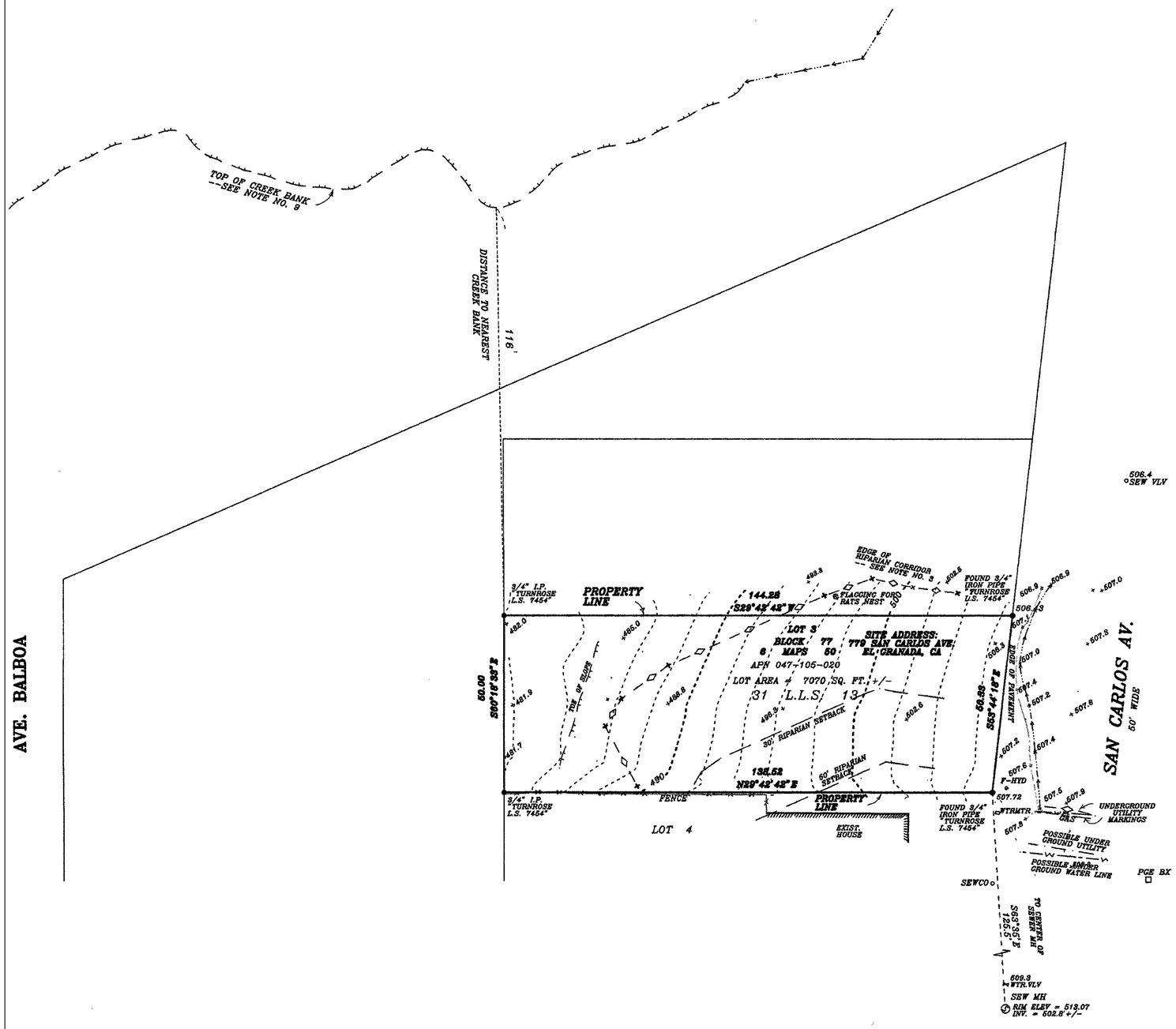
TOPO, BOUNDARY AND BIOLOGICAL SURVEY

SCALE: AS SHOWN

ISSUE DATE: 12-14-2021

DRAWN BY
ROD LACASIA-BARRIOS

SHEET NO.
G020



SCALE: 1" = 16'

0 16 32 48

BENCH MARK
518.25
A.J.--5 1ET SA
ON TOP OF BANK OF VACANT LOT

NOTES:

1) *ELEVATIONS SHOWN WERE BASED UPON A SET HUB WITH TACK & SHINER SHOWN AS BENCH MARK "L-5" WITH AN ASSUMED ELEVATION OF 518.25 FEET.*
2) *SCALE: 1" = 10'; CONTOUR INTERVAL = 2'.*
3) *THE RIPARIAN CORRIDOR LOCATION WAS DETERMINED FROM FLAGS PLACED BY COAST RIDGE ECOLOGY, LLC. (CONTACT PATRICK KOBERNUS 650-269-3894)*
4) *THERE ARE NO EASEMENTS OF RECORD ENCUMBERING THIS PROPERTY AS PER A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY DATED DECEMBER 16, 2004 WITH TITLE NO. 05-87700669.*
5) *SEE RECORD OF SURVEY MAP FILED IN VOLUME 31 OF L.L.S. MAPS AT PAGE 13 FOR BOUNDARY INFORMATION.*
6) *UNDERGROUND UTILITIES WERE DERIVED FROM PAINT MARKINGS ON STREET PAVEMENT.*
7) *CONTOURS & OTHER FEATURES WERE GENERALLY DERIVED FROM TOPOGRAPHIC MAP PREPARED BY THIS OFFICE IN SEPTEMBER 2004.*
8) *CROSS SYMBOL INDICATES RIPARIAN CORRIDOR FLAG*
9) *THE LOCATION OF THE NEAREST CREEK BANK WAS TAKEN FROM GPS READINGS DONE BY PATRICK KOBERNUS WITH COAST RIDGE ECOLOGY, LLC ON OCTOBER 23, 2020.*

LICENSED LAND SURVEYOR MICHAEL T. TURNROSE 7454 STATE OF CALIFORNIA

12/9/2020

Michael T. Turnrose

OVERALL SITE

BOUNDARY & TOPOGRAPHIC MAP

OF LOT 3, BLOCK 77 AS SHOWN IN BOOK 6 OF MAPS AT PAGE 50 BEING MORE COMMONLY KNOWN AS ASSESSORS PARCEL NUMBER 047-105-020, SAN MATEO COUNTY RECORDS, CALIFORNIA.

--FOR--
ROD LACASIA
4 EL SERENO DRIVE
SAN CARLOS, CA 94070
650.766.2463

UNINCORPORATED SAN MATEO COUNTY *CALIFORNIA*
SCALE: 1" = 16' *DATE OF SURVEY: MAY, 2020*

TURNROSE LAND SURVEYING
125 EAST MAIN ST.--SUITE 4
RIPON, CA 95366
209.599.5100
BAY AREA 650.324.3316

JOB NO. 20-08

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION

LABEL	DATE	BY	DESC.

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

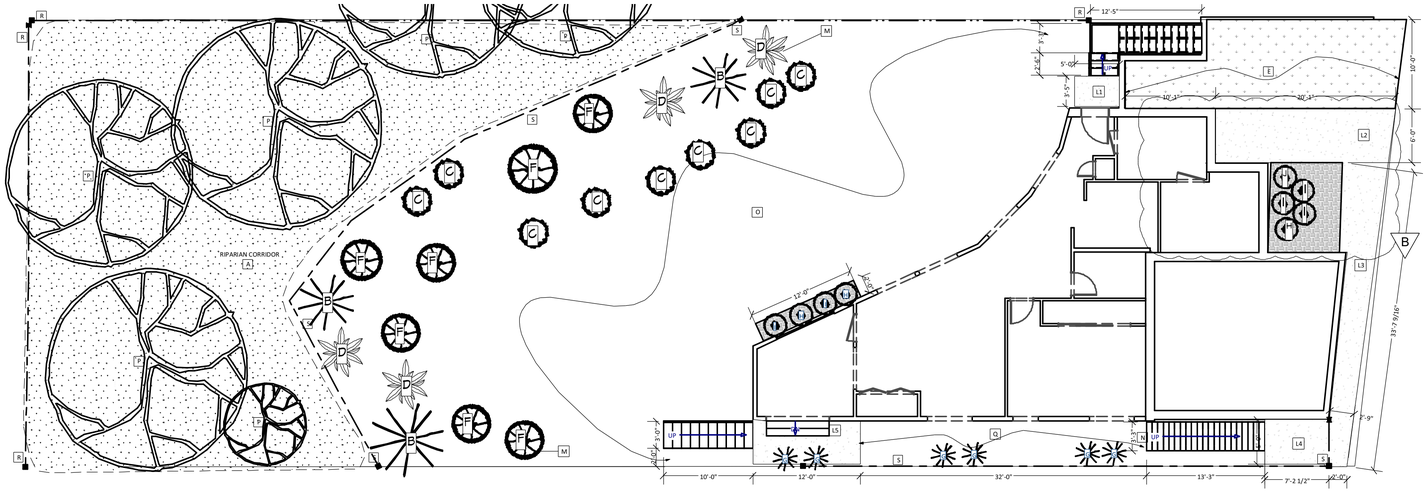
SHEET TITLE

OVERALL SITE BOUNDARY & TOPO MAP

SCALE: 1" = 16'-0"
ISSUE DATE: 05/05/2022
DRAWN BY ROD LACASIA-BARRIOS
SHEET NO. G020.1

LEGEND

	A	RIPARIAN CORRIDOR
	B	HOWARD MCMINN MANZANITA, 1 GAL - 3EA.
	C	WESTRINGIA FRUCTICOSA "GREY BOX" 1 GAL - 9 EA.
	D	CEANOTHUS "DARK STAR", 1 GAL - 5 EA.
	E	PARKING AREA, DYMONDIA GROUND COVER, 5 FLATS
	F	LUPINUS ALBIFRONS "SILVER LUPINE", 1 GAL- 6EA.
	G	PODOCARPUS GRACILIOR "COLUMNAR", 1 GAL - 6 EA.
	H	GREVILLEA LANIGERA "COASTAL GEM", QUART-3 EA.
	I	TEUCRIUM MAJORICUM "DWARF", QUART - 4EA.
	J	CORREA "DUSKY BELLS", QUART - 1EA.
	K	IMPERVIOUS PAVERS
	Lx	CONCRETE FLAT WORK
M	M	CONTINUOUS NETAFIN DRIP IRRIGATION TO ALL PLANTS WITH A RING OF THREE DRIPPERS PER PLANT ON A WELO COMPLIANT, PRESSURE REGULATED MAINLINE/MANIFOLD CONTROL SYSTEM.
N	N	RAILROAD TIES
O	O	RIPARIAN BUFFER ZONE
	P	ARROYO & SITKA WILLOW TREES IN RIPARIAN AREA
Q	Q	COMPACTED OYSTER SHELL
R	R	DEER FENCING, 6"X6" WIRE MESH BETWEEN POSTS @8-10 FT. WITH RAILS AND TOE BOARD
S	S	6 FT TALL REDWOOD FENCING.



1 LANDSCAPE PLAN
Scale: 1" = 8'-0"

GENERAL NOTES

1. THE RIPARIAN AREA ON THE SITE CONSISTS OF MAINLY ARROYO WILLOW (SALIX LASIOLEPIS), SITKA WILLOW (SALIX SITCHENSIS), AND PINK-FLOWERING CURRENT (RIBES SANGUINEUM VAR. GLUTINOSUM). ALL THREE SPECIES ARE GROWING NATURALLY ON THE WEST SIDE OF THE PROPERTY WITHIN THE RIPARIAN CORRIDOR, AND WITHIN THE ADJACENT MONTECITO RIPARIAN CORRIDOR WEST OF THE PROPERTY. OTHER NATIVE PLANT SPECIES OBSERVED GROWING WITHIN THE RIPARIAN CORRIDOR INCLUDE TWINBERRY (LONICERA INVOLUCRATA VAR. LEDEBOURII), THIMBLEBERRY (RUBUS PARVIFLORUS), CALIFORNIA BLACKBERRY (RUBUS URSINUS), POISON OAK (TOXICODENDRON DIVERSILOBUM), AND CALIFORNIA BEE PLANT (SCROPHULARIA CALIFORNICA). ALL OF THESE PLANTS ARE NATIVE, AND TYPICAL OF RIPARIAN CORRIDOR HABITATS IN COASTAL SAN MATEO COUNTY. THIS INFORMATION IS PROVIDED FROM BIOLOGICAL REPORT CONDUCTED BY COAST RIDGE ECOLOGY FEBRUARY IN 2020.
2. REMOVE (E) NON RIPARIAN DENSE BRUSH AT THE IMMEDIATE CONSTRUCTION AREA.
3. THERE ARE NO EXISTING TREES ON THE PROPERTY OUTSIDE OF THE RIPARIAN AREA. THEREFORE NO TREE PROTECTION PLAN IS INCLUDED IN THE SUBMITTAL.
4. NO LANDSCAPING IN THE PUBLIC RIGHT OF WAY.
5. IMPERVIOUS PAVERS SET OVER LEVELING SAND, SET OVER GEOTECH MATERIAL AND 8" OF COMPACTED BASE ROCK P.M.I. SLOPE AWAY FROM STRUCTURE ALL AROUND AT A 2% GRADE MIN.
6. NO WORK TO BE DONE WITHIN THE IDENTIFIED RIPARIAN BOUNDARY.
7. NEW FENCING ALONG NORTH-WEST BOUNDARY OF PROPERTY LINE WILL BE 6 FT TALL, 8FOOT LONG SECTIONS WITH 6"X6" WIRE MESH DEER FENCING TO ALLOW FOR MIGRATION OF SMALL ANIMALS.
8. NEW REDWOOD FENCING TO MATCH (E) AT REAR AND LEFT SIDES OF PROPERTY. FENCING TO FOLLOW FINISHED GRADE.
9. LANDSCAPING SHALL UTILIZE NON-INVASIVE'S AT ALL LOCATIONS,
10. LANDSCAPE WATERING WILL BE PERFORMED WITH POTABLE WATER FROM THE COAST SIDE WATER DISTRICT, RESIDENTIAL SUPPLIER TO THE SITE.
11. 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 OF LANDSCAPE AND IRRIGATION MAINTENANCE.
12. MANUAL SHUT OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
13. TURF IN THE FRONT YARD PARKING AREA SHALL BE IRRIGATED WITH NETAFIN SUBSURFACE IRRIGATION WITH RUNS AT 6" CENTERS.
14. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):
    a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
    (1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
    (2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
    (3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting ground covers, or direct seeding applications where mulch is contra indicated.
    (4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by subsurface irrigation or other technology that prevents over spray or runoff.
    (5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents over spray or runoff.

MWELO SUBMITTAL CHECKLIST

Submittal Date: 11-15-2021
Project Address: 779 SAN CARLOS AVE. EL GRANADA CA.
Applicant Name: ROD LACASIA Phone: 650-766-2463

The following checklist provides a list of information that must be listed and on the plans before your permit application can be processed. The checklist covers both the performance compliance method and the prescriptive compliance method. Please indicate which compliance method is used and provide the appropriate information on the plans.

☐ Performance Approach ☑ Prescriptive Approach (Skip to Page Three)

PERFORMANCE APPROACH

Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)

☐ The project's address, total landscape area, water supply type, and contacts shall be listed on the plans.
☐ Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
☐ Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.
☐ A landscape design plan and irrigation design plan shall be submitted for plan check.

Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)

☐ Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
☐ The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
☐ The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: http://ucanr.edu/sites/WUCOLS/
☐ All water features shall be included in the high water use hydrozone. All recovery irrigated areas shall be included in the low water use hydrozone.
☐ All Special Landscape areas shall be identified on the plant. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
☐ For the purpose of calculating ETAW, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

☐ The landscape design plans, at a minimum, shall:
☐ Delineate and label each hydrozone by number, letter, or other methods.
☐ Identify each hydrozone as low, moderate, high water, or mixed water use.
☐ Identify recreational areas, areas activity dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
☐ For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.

☐ Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
☐ Add notes to plans: "Recirculating water systems shall be used for water features"
☐ Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
☐ Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"

Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)

☐ The irrigation plans, at a minimum, shall contain the following:
☐ Location and size of recycle water meters for landscape
☐ Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
☐ Static water pressure at the point of connection the public water supply
☐ Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.
☐ A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
☐ Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
☐ Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
☐ Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
☐ Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
☐ Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9)

☐ Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
☐ The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
☐ Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
☐ Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for this project"
☐ Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."

PRESCRIPTIVE APPROACH
(For landscape areas between 500 and 2,499 square feet)

Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))

☑ For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at http://ucanr.edu/sites/WUCOLS/
☑ For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3.
☑ Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."

Turf (Title 23, Chapter 2.7, Appendix D (b) (4))

☑ Turf shall not exceed 25% of the landscape area in residential areas.
☑ No turf permitted in non-residential areas
☑ Turf not permitted on slopes greater than 25%.
☑ Turf is prohibited in parkways less than 10 feet wide.

Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))

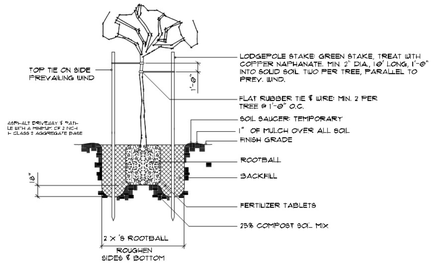
☑ Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
☑ Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
☑ Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.
☑ Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
☒ For non-residential projects with landscape areas of 1,000sqft or more, private sub-meter(s) to measure landscape water use shall be installed.
☑ Add note to plans: "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 of landscape and irrigation maintenance."
☑ Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"

IDENT	LANDSCAPING AREA	LENGTH (FT)	WIDTH (FT)	AREA (SQFT)
H,I,J	PLANTER AREA @ FRONT	8.5	10	85
E	PARKING PAD	10.0	26.5	265
I,H	REAR PLANTING BED	12.0	2.0	24
Q	LEFT WALKING PATH	32	5	160
				0
				0
	TOTAL (SQFT)			534

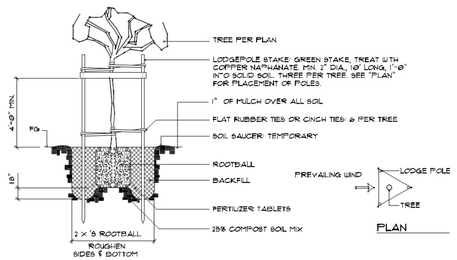
B

IDENT	IMPERVIOUS AREA <18"	LENGTH (FT)	WIDTH (FT)	AREA (SQFT)
L1	CONCRETE FLAT WORK	5	3.5	18
L2	CONCRETE FLAT WORK	20.0	6.0	120
L3	CONCRETE FLAT WORK	33.7	3.0	101
L4	CONCRETE FLAT WORK	7.2	5.0	36
L5	CONCRETE FLAT WORK	12.0	5.0	60
N	RAILROAD TIES	20.6	3.3	68
	TOTAL (SQFT)			403

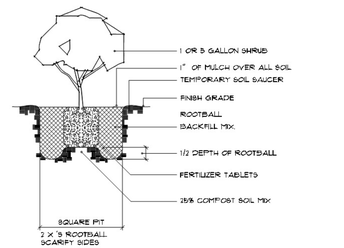
B



TREE STAKING DETAIL NOT TO SCALE



BOX TREE STAKING DETAIL NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE

N

1/8" =1'-0" 0 8 16 24

DESIGNER:
ROD LACASIA-BARRIOS
4 EL SERENO DR.
SAN CARLOS, CA
650 766-2463

STRUCTURAL ENGINEER:
TBD

ENERGY CALCS:
TBD

REVISION

LABEL	DATE	BY	DESC.
A	3/29/22	RLB	SMC PLNG COMMENT 1
B	11/20/22	RLB	POST 8/11/22 CDRC

779 SAN CARLOS AVE
EL GRANADA, CALIFORNIA
NEW RESIDENCE

SHEET TITLE
LANDSCAPE PLAN

SCALE: AS SHOWN
ISSUE DATE: 12-14-2021
DRAWN BY ROD LACASIA-BARRIOS
SHEET NO. L-100