

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2016-00409
BLD: _____

Applicant: EDWARD C. LOVE, ARCHITECT
Mailing Address: 720 MILL STREET
HALF MOON BAY CA Zip: 94019
Phone, W: 650-728-7615 H: 650-728-1723
E-mail Address: edwardclovearch@gmail.com

Name of Owner (1): CLAY ROGERS Name of Owner (2): _____
Mailing Address: _____ Mailing Address: _____
855 ALSACE LORRAINE _____
HALF MOON BAY zip: 94019 Zip: _____
Phone, W: 650-208-1418 Phone, W: _____
H: _____ H: _____
E-mail Address: longboardbuildersgc@gmail.com E-mail Address: _____

Project Information

Project Location (address): 243 DEL MONTE ROAD
EL GRANADA CA
Zoning: R-1/S-17/CD/DR
Assessor's Parcel Numbers: _____
047-141-240 _____
Parcel/lot size: 8,310 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)
SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE
~ 4298 SQ. FLOOR AREA. ACCESS ON DEL MONTE
EL GRANADA SEWER, CC/CID WATER

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):
DOWN SLOPE LOT, ~ 28% , 2 TREES TO BE REMOVED

Describe Existing Structures and/or Development:
NONE

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San Mateo County
Planning and Building Department

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

Owner's signature: _____
Owner's signature: _____
Applicant's signature: Edward C. Love

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 PRE 2016-00036
PLN 2016-00409

Other Permit #: _____

Applicant:

Name: EDWARD C. LOVE, ARCH
Address: 720 MILL ST
HALF MOON BAY Zip: _____
Phone, W 650-728-7457 H: _____
Email: edwardclovearch@gmail.com

Owner (if different from Applicant):

Name: CLAY ROGERS
Address: 855 ALSACE LORRAINE
HALF MOON BAY Zip: 94019
Phone, W 650-208-1418 H: _____
Email: longboardbuildersgc@gmail.com

Architect or Designer (if different from Applicant):

Name: SEE ABOVE
Address: _____ Zip: _____
Phone, W: _____ H: _____ Email: _____

Project location:

APN: 047-141-240
Address: 243 DEL MONTE RD.
EL GRANADA Zip: _____
Zoning: _____
Parcel/lot size: _____ sq. ft.

Site Description:

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

Project:

- New Single Family Residence: 4298 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit EXCEPTION
- 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:

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San Mateo County
Planning and Building Department

3. MATERIALS (SEE PART III FOR COLOR AND FINISH OPTIONS)

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	CEDAR SIDING, STUCCO	STAINED NATURAL	<input type="checkbox"/>
b. Trim	WOOD, STAINLESS STEEL	STAINED, NATURAL	<input checked="" type="checkbox"/>
c. Windows	VINYL	DARK BROWN	<input type="checkbox"/>
d. Doors	WOOD	STAINED, NATURAL	<input type="checkbox"/>
e. Roof	COMP SHINGLES	BROWN, BLACK, GRAY	<input type="checkbox"/>
f. Chimneys	STONE VENEER	MIXED, TAN, GRAY	<input type="checkbox"/>
g. Decks & railings	WOOD DECKS, GLASS RAILINGS		<input type="checkbox"/>
h. Stairs	TIMBER & GRAVEL		<input type="checkbox"/>
i. Retaining walls	CONCRETE	GRAY	<input type="checkbox"/>
j. Fences	REDWOOD	NATURAL	<input type="checkbox"/>
k. Accessory buildings	N.A		<input type="checkbox"/>
l. Garage/Carport	ATTACHED		<input type="checkbox"/>

5. APPROVALS

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. SIGNATURES

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

Owner:  Applicant:  8-16-16  8/17/16

Date: _____ Date: _____

Certificate of Exemption or Exclusion from a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA • 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Permanent Record
Microfilming Required

Permit #: PLN PRE2016-00036
Permit #: BLD _____

Owner

Name: CLAY ROGERS
Address: 855 ALSACE LORRAINE
HALF MOON BAY CA
Zip: 94019
Phone: 650-208-1418
Email Address: longboardbuildersgc@gmail.com

Applicant

Name: EDWARD C. LOVE, ARCH
Address: 720 MILL STREET
HALF MOON BAY CA
Zip: 94019
Phone: 650-728-7615 650-728-7615
Email Address: edwardclovearch@gmail.com

Project Description:

CONSTRUCTION OF A SINGLE
FAMILY RESIDENCE WITH
ATTACHED GARAGE

Existing water source:

Utility connection CCUD
 Well _____

Proposed water source:

Utility connection CCUD
 Well _____

Assessor's Parcel Number(s):

047 - 141 - 240

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.

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.

Owner

Date

Applicant

Date

Ed Love 9/20/16

(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.)

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Planning and Building Department

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

Environmental Information Disclosure Form

PL: Initials/Title/Building/Department

PLN _____

BLD _____

Project Address: 243 DEL MONTE RD
EL GORDONDA

Name of Owner: CLAY ROGERS

Address: 855 ALSACE LORRAINE AVE
HALF MOON BAY Phone: 650-208-1418

Assessor's Parcel No: 047 - 141 - 240

Name of Applicant: EDWARD C. LOVE, JR.

Address: 720 MILL ST, HALF MOON
BAY 94019 Phone: 650-728-7615

Zoning District: R-1/S-17/CO/DR

Existing Site Conditions

Parcel size: 8310 SQ. FT

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). DOWN SLOPE LOT @ ~ 28%, WILD GRASSES

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>140</u> c.y. Fill: <u>80</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

d. LOT COVERAGE = 2900 SQ. FT
e. CRAWL SPACE EXCAVATION

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Planning and Building Department

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

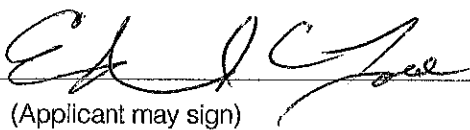
Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: 
 (Applicant may sign)

Date: 8/17/16

EDWARD C. LOVE, ARCHITECT

ROGERS RESIDENCE DESIGN STANDARDS

THE SITE IS A RELATIVELY STEEP (~30%)
DOWNSLOPE LOT WITH ~40' OF DROP
FROM THE STREET DOWN TO THE REAR
PROPERTY LINE. IN PLAN, THE LOT IS
WEDGE SHAPED, WIDENING AS IT SLOPES
DOWN TO THE REAR PROPERTY LINE.

AT STREET LEVEL, THE ROGERS RESIDENCE
IS ONE STORY, SIMILAR TO OTHER HOMES
ON THE WEST SIDE OF DEL MONTE. THE TWO
LOWER LEVELS STEP DOWN ^{THE SLOPE} FOLLOWING THE
EXISTING NATURAL TOPOGRAPHY. THE HOUSE
SITS "LIGHTLY ON THE SITE", AVOIDING MASSIVE
EXCAVATION AND RETAINING WALLS, PRESERVING
THE NATURAL DRAINAGE PATTERN.

IN PLAN, THE EXTERIOR WALLS ARE "SAW-
TOOTHED" ON THE LEFT SIDE, FOLLOWING
THE WEDGE SHAPE OF THE LOT. THE "SCREENS"
ON EACH SIDE ARE RECESSED 2' FROM THE
WALL PLANES TO ADD SHADOWS AND ARTICULATION.

THE STYLE IS CONTEMPORARY, TO COMPLEMENT THE
OTHER CONTEMPORARY AND MODERN HOUSES
ON DEL MONTE. EXTERIOR FINISHES ARE
NATURAL, STAINED CEDAR SIDING WITH STONE
VENEER ACCENTS.

THE ROGERS RESIDENCE WILL FIT IN WELL
WITH THE EXISTING HOMES ON **RECEIVED**
MONTE CUL-DE-SAC

720 Mill Street, Half Moon Bay, CA 94019
650-728-7615

edwardclovearch@gmail.com

SEP 26 2016

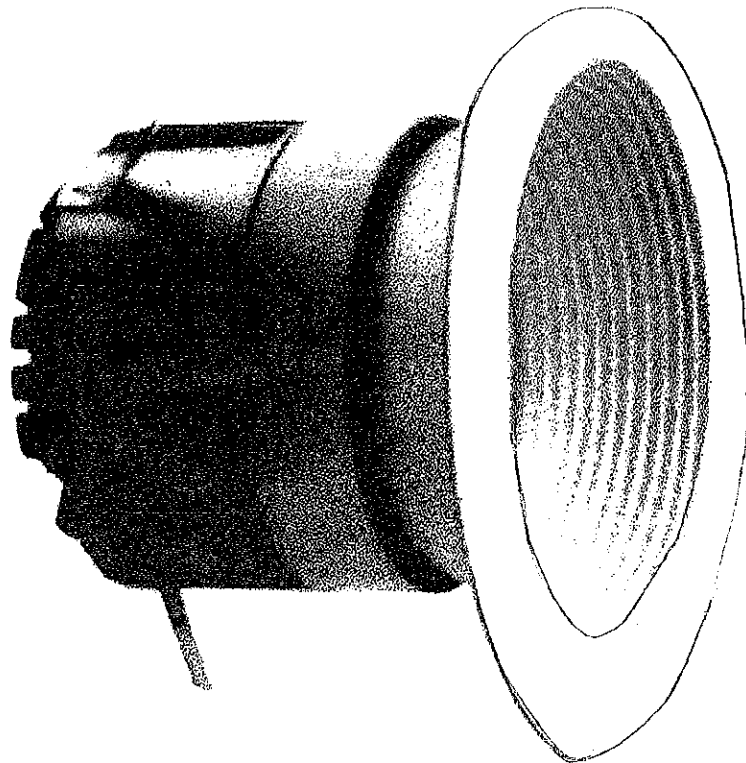
San Mateo County
Planning and Building Department

RECESSED SOFFIT LIGHT

Lithonia Lighting 4BPMW LED M6

1 Light LED Energy Star Rated Recessed Trim

- Bulb Type: LED
- Trim Size: 4
- Voltage: 120
- Wattage: 11



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CERTAINTEED
LANDMARK LT SHINGLES
BURNT SIENNA

CEDAR SIDING,
STAINED

ELDORADO STONE
CLIFFSTONE
BOARDWALK

2x12 FASCIA
W/ 6" COPPER
FASCIA GUTTER

MILGARD
VINYL WINDOWS
BRONZE

STAINLESS STEEL
CORNER TRIM

ROUGH 2x12,
STAINED



Del Monte Rd

REVISION



Edward C. Love
Architect
720 HILL STREET

ROGERS RESIDENCE
243 DEL MONTE RD

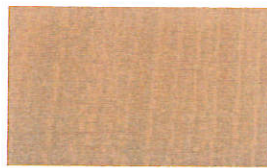
FRONT VIEW



DATE: _____
SCALE: _____
DRAWN: _____
JOB: _____
SHEET: _____



CERTAINTEED LANDMARK LT
SHINGLES
BURNT SIENNA



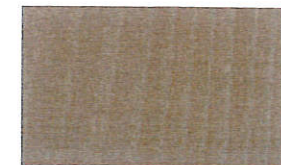
CEDAR SIDING,
STAINED



ELDORADO STONE
CLIFFSTONE BOARDWALK



ROUGH 2x12
DARK TAUPE



WOOD SCREEN
OAK BROWN

PLN 2016-00409

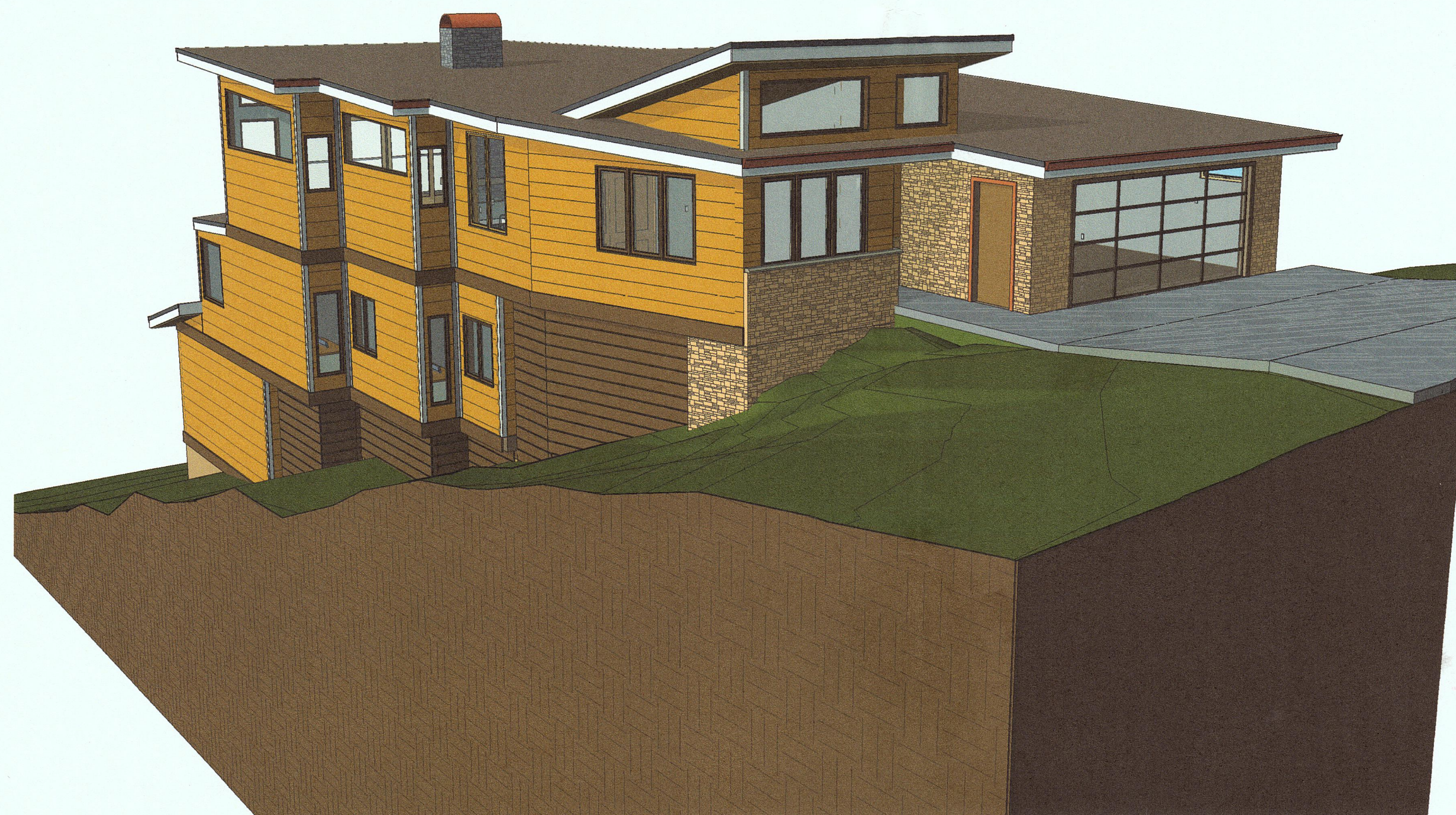
ALL FINISHES, SPECIFICATIONS, AND OTHER DETAILS, FINISHED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN THE PROPERTY. THEY ARE TO BE USED ONLY WITH REFERENCE TO THIS PROJECT AND ARE NOT TO BE USED BY ANY OTHER PROJECT. WITH THE EXCEPTION OF THE CONTRACT SET FOR EACH PARTY TO BE CONTRACT, SUCH AGREEMENTS ARE TO BE RETURNED OR DESTROYED IMMEDIATELY UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. EDUCATION OR OTHERWISE TO MEET OFFICIAL REQUIREMENTS OR FOR OTHER PURPOSES BY COLLECTION WITH THE PROJECT IS NOT TO BE CONSIDERED AS PUBLICATION IN THE ESTIMATION OF THE ARCHITECT'S COUNTY LICENSED ARCHITECT OR OTHER PROFESSIONAL LIABILITY.



1 SW PERSPECTIVE



2 NW PERSPECTIVE



3 SE PERSPECTIVE

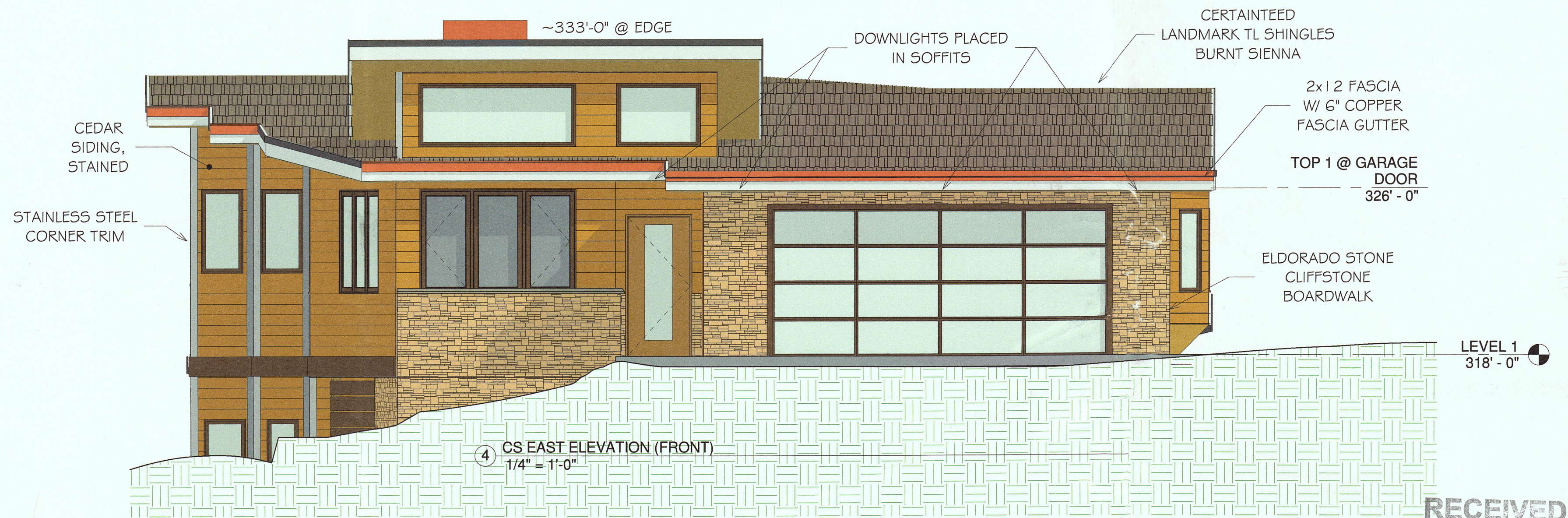
SITE DATA
 APN: 047-141-240
 ZONING: R-1/5-17/DR/CD
 OCCUPANCY GROUP:
 TYPE OF CONSTRUCTION:

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
LOT AREA	8310		8310		8310		8310	
PARCEL COVERAGE	0		2900	34.9	2900	34.9	2908.5	35.0
FLOOR AREA	0		FIRST FLR: 1833		FIRST FLR: 1833			
			SECOND FLR: 348		SECOND FLR: 348			
			THIRD FLR: 648		THIRD FLR: 648			
			GARAGE: 469		GARAGE: 469			
			TOTAL: 4298	51.7	TOTAL: 4298	51.7	TOTAL: 4404	53.0

PAGE	TITLE
C5	COVER SHEET
SU	SURVEY
SP	SITE PLAN
A2.0	ROOF PLAN
A2.1	LEVEL 1
A2.2	LEVEL 2
A2.3	LEVEL 3
A3.1	EAST ELEVATION
A3.2	NORTH ELEVATION
A3.3	SOUTH ELEVATION
A3.4	WEST ELEVATION
A4.1	SECTION - LONG
A4.2	SECTION - SHORT
LP.1	LANDSCAPE PLAN
C1	GRADING PLAN
C2	EROSION PLAN

REVISIONS

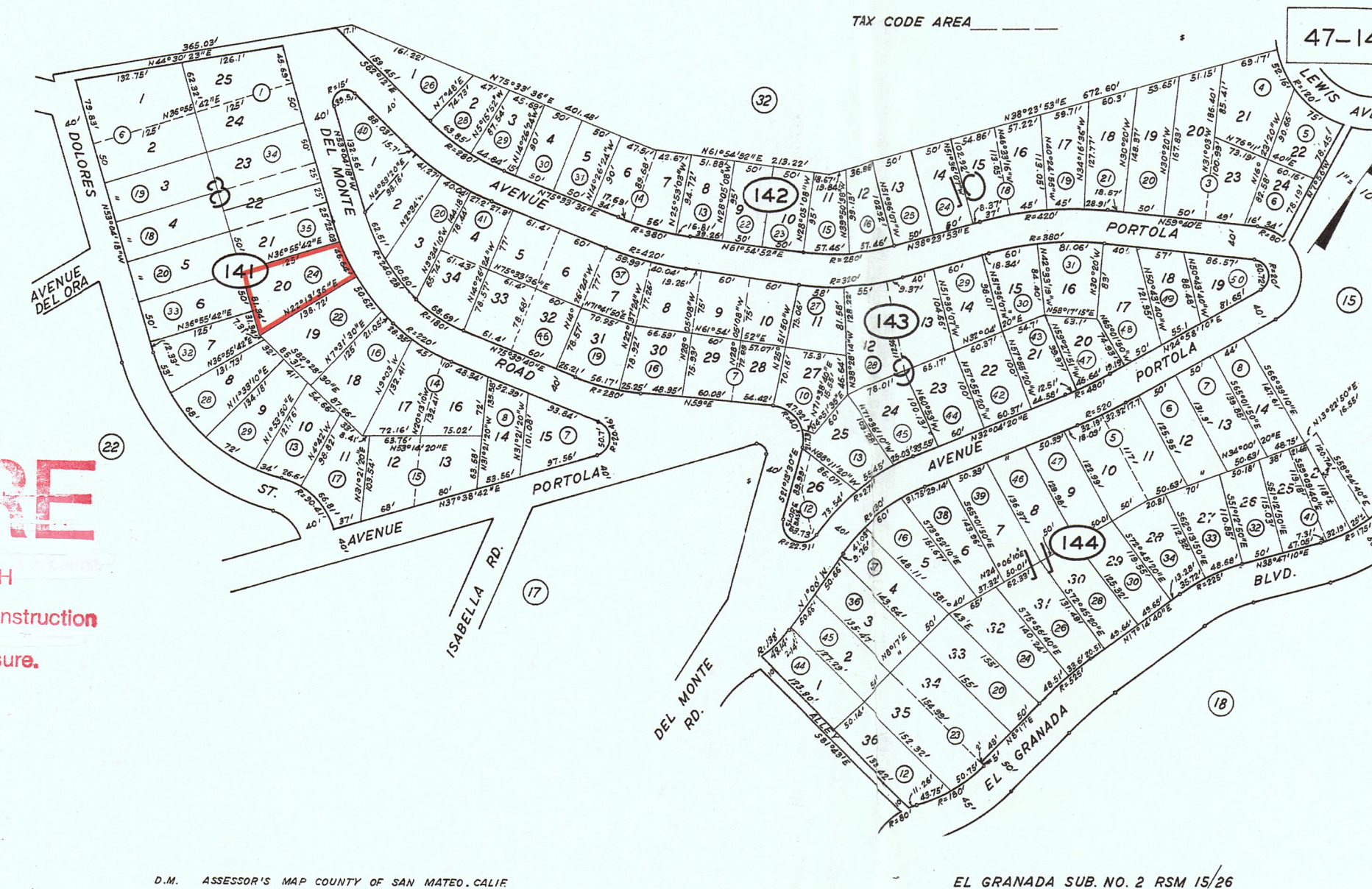
Edward C. Love
 Architect
 720 MILL STREET
 HALF MOON BAY, CA 94019
 (650) 728-7615
 edwardclovearch@gmail.com



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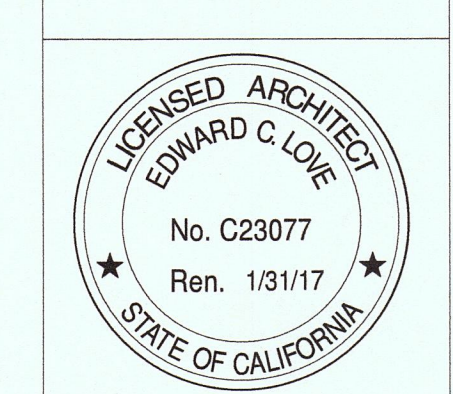
CAL FIRE
 MUST BE IN COMPLIANCE WITH
 Section R327, 2013 CRC: Materials & Construction
 Methods For Exterior Wildfire Exposure.

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 MUST BE IN COMPLIANCE WITH
 Section R327, 2013 CRC: Materials & Construction
 Methods For Exterior Wildfire Exposure.



ROGERS RESIDENCE
 243 DEL MONTE RD.
 EL GRANADA, CA

COVER SHEET



DATE: 09-15-2016
 SCALE: NO SCALE
 DRAWN: CKP
 JOB: ROGERS
 SHEET:

CS
 OF

PLN 2016-00409

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

EL GRANADA HIGHLANDS SUBDIVISION NO. 2

APN: 047-141-350

APN: 047-141-240

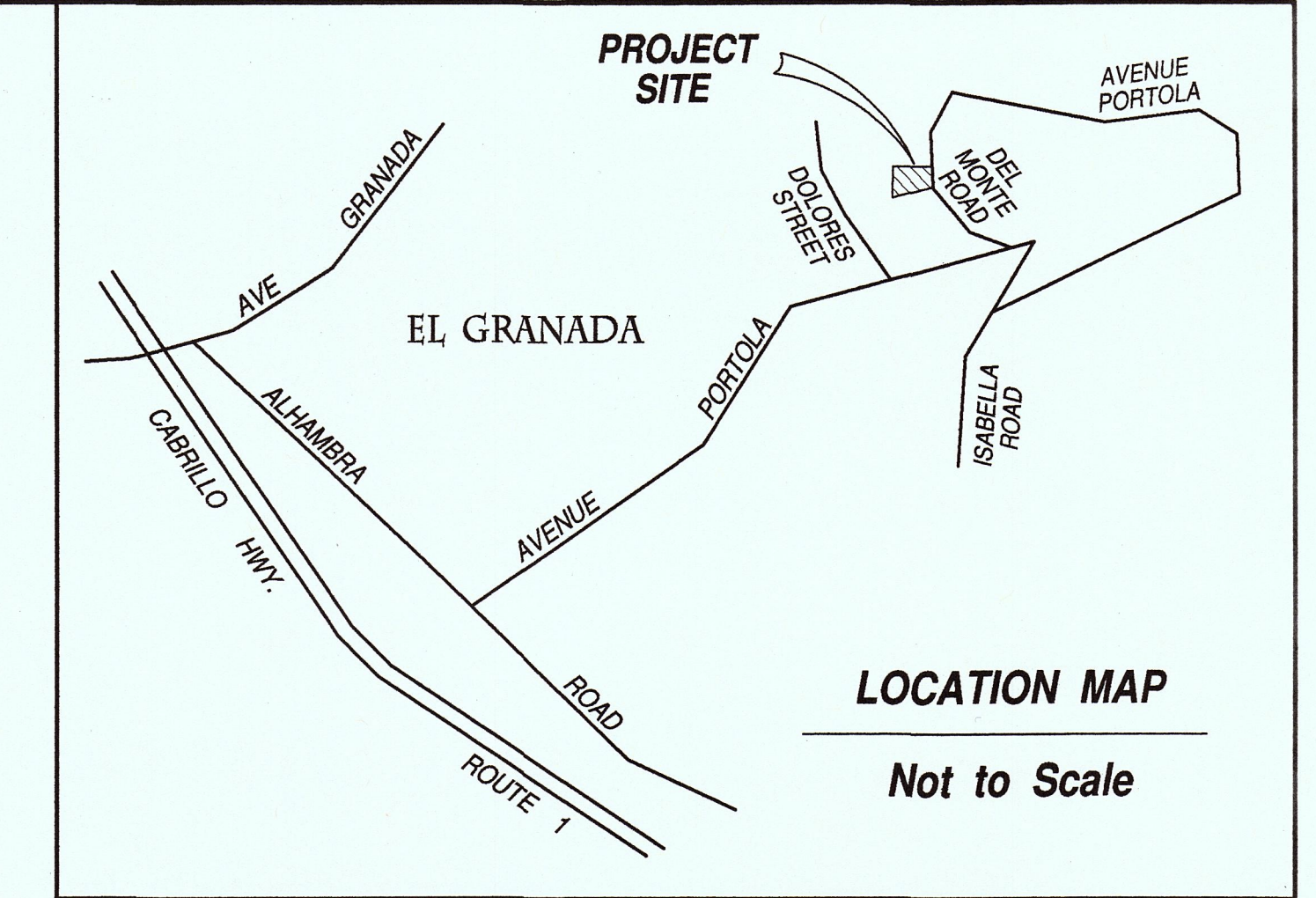
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APN: 047-141-200

APN: 047-141-330

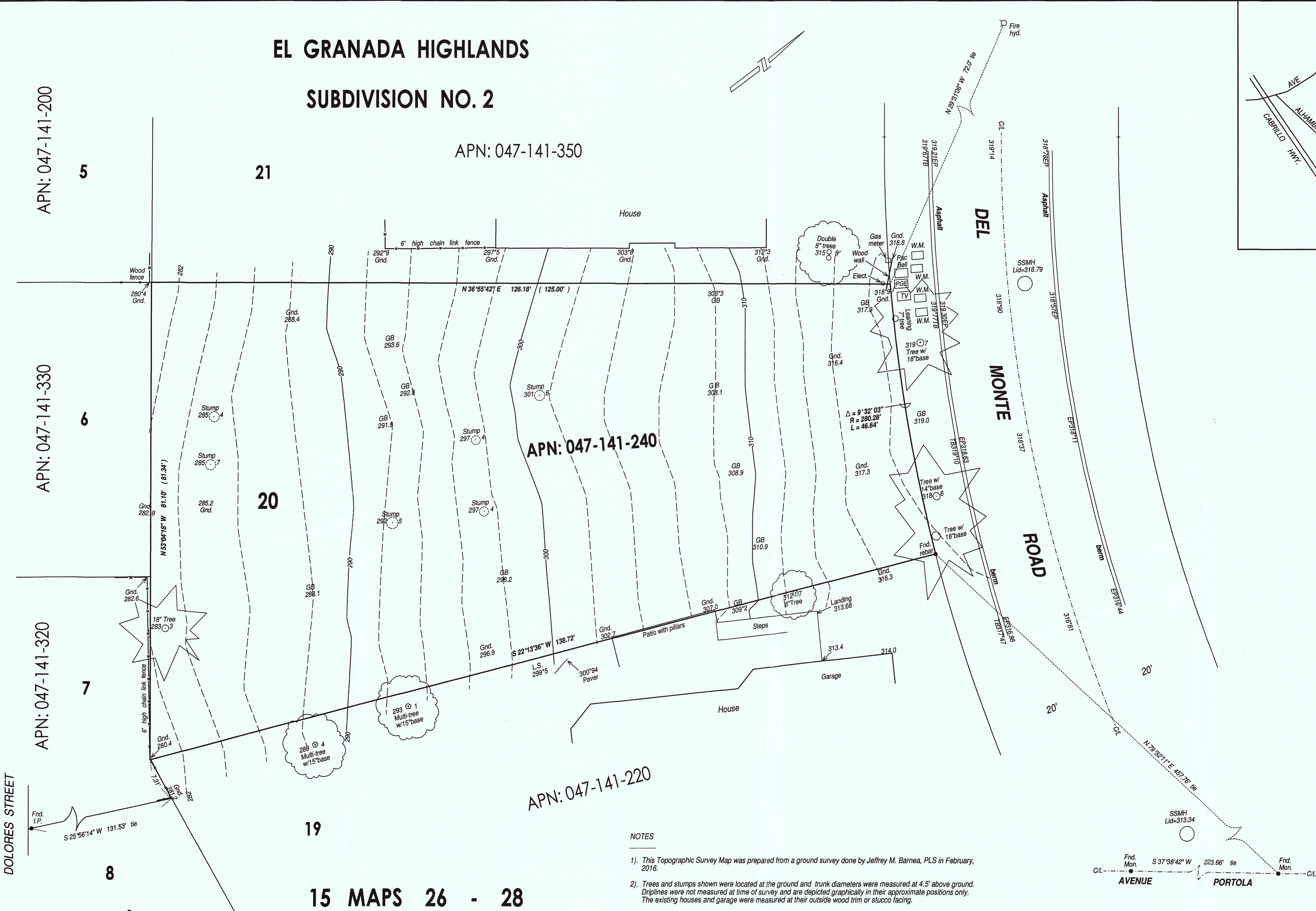
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APN: 047-141-280



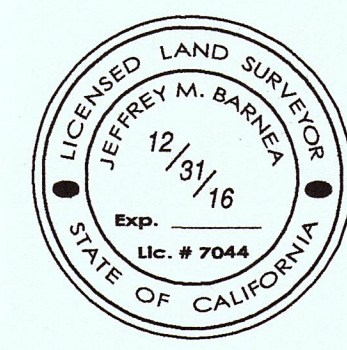
LEGEND

- Tree, as noted.
- Edge of pavement.
- Spot elevation.
- Sanitary sewer manhole.
- Top of asphalt berm.
- Water meter.
- Fence line, as noted.
- Ground.
- Gradebreak.
- Landscaping.
- TV box.
- Fire hydrant.
- Electric box.
- Center line.
- Found iron pipe.
- Contour.

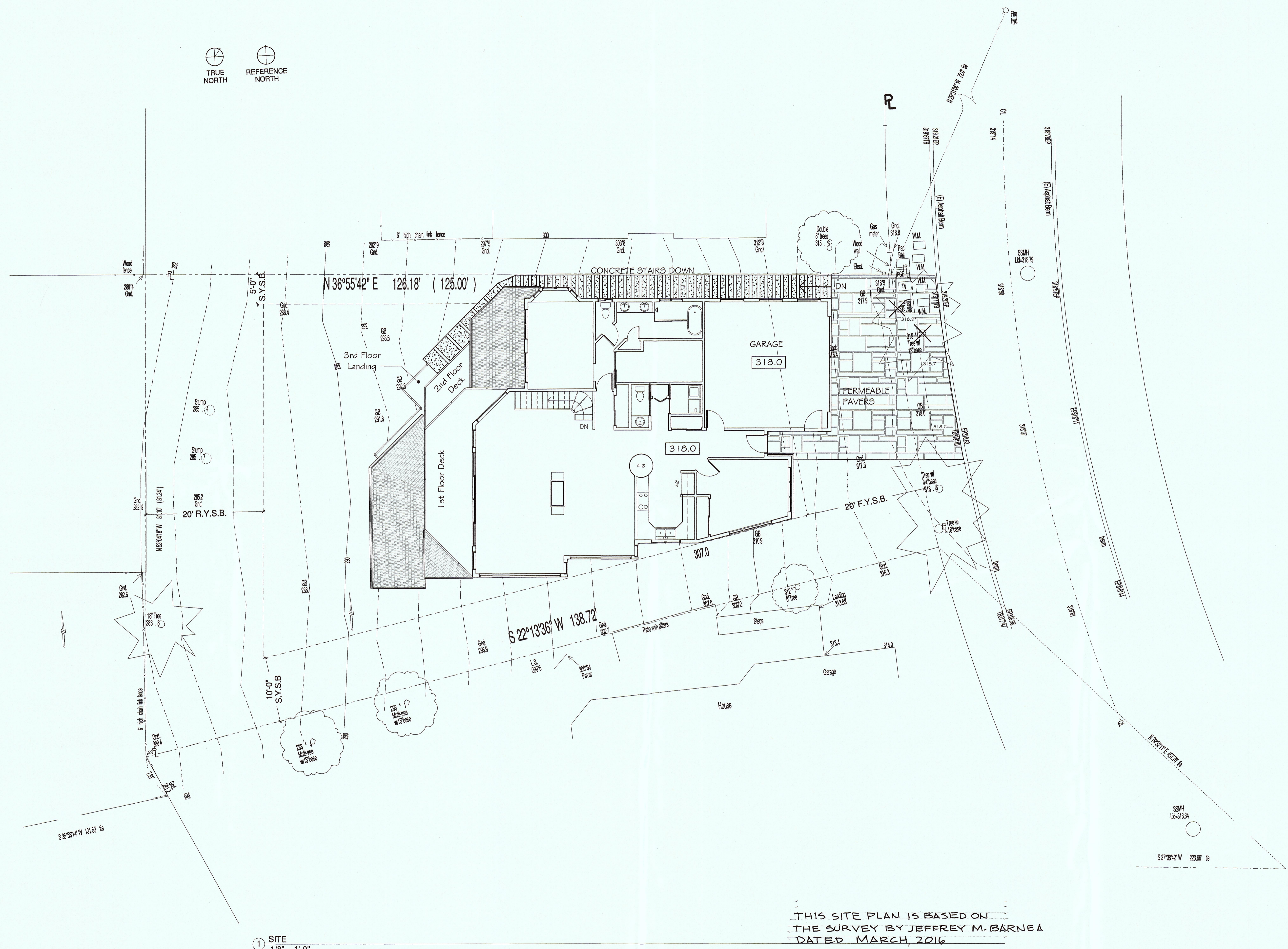


- NOTES**
- This Topographic Survey Map was prepared from a ground survey done by Jeffrey M. Barnea, PLS in February, 2016.
 - Trees and stumps shown were located at the ground and trunk diameters were measured at 4.5' above ground. Driplines were not measured at time of survey and are depicted graphically in their approximate positions only. The existing houses and garage were measured at their outside wood trim or stucco facing.
 - Boundaries are shown from the "El Granada Highlands" subdivision map filed in 15 Maps 26 - 28, San Mateo County Records. This subdivision map contains courses that don't close mathematically and these differences are depicted hereon compared with record information shown in parentheses. No easements are depicted hereon nor are any described in the North American Title Company Report No. 1404263 provided by Longboard Builders, Inc. There may be easements affecting this property not depicted on this drawing. The calculated area of Lot 20, Block 8 is 8,306 s.f. +/- This is not a record of survey map.
 - Elevations shown were established using a GPS reading in NAVD88 Datum.
 - The final product delivered to Longboard Builders, Inc. were signed bond prints. An electronic CAD version of this Map may be provided to the owners or their associates upon request. Any changes, revisions or additions made to this Map without the consent and approval of Jeffrey M. Barnea, PLS, is not the responsibility of Jeffrey M. Barnea, as the owners have agreed to in writing.

Jeffrey M. Barnea 3-01-16
 Jeffrey M. Barnea, L.S. 7044 Date
 License expires 12-31-16

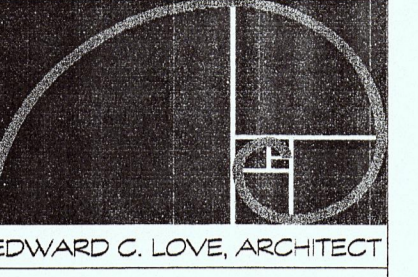


Topographic Survey Map
 Lands of Longboard Builders, Inc. 243 Del Monte Road
 APN: 047-141-240 El Granada
 Unincorporated San Mateo County California
**JEFFREY M. BARNEA, L.S. 7044 789 14TH AVE.
 MENLO PARK, CA 94025 PH/FAX (650) 261-1982**
 SCALE: 1" = 8' 16-105 MARCH, 2016



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

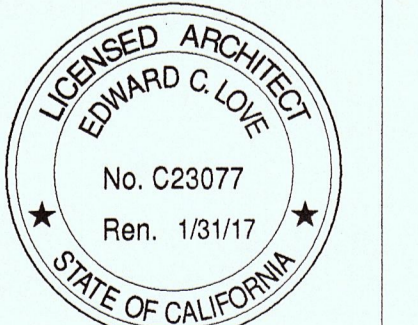
REVISIONS



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edwardlovearch@gmail.com

ROGERS RESIDENCE
243 DEL MONTE RD.
EL GRANADA, CA

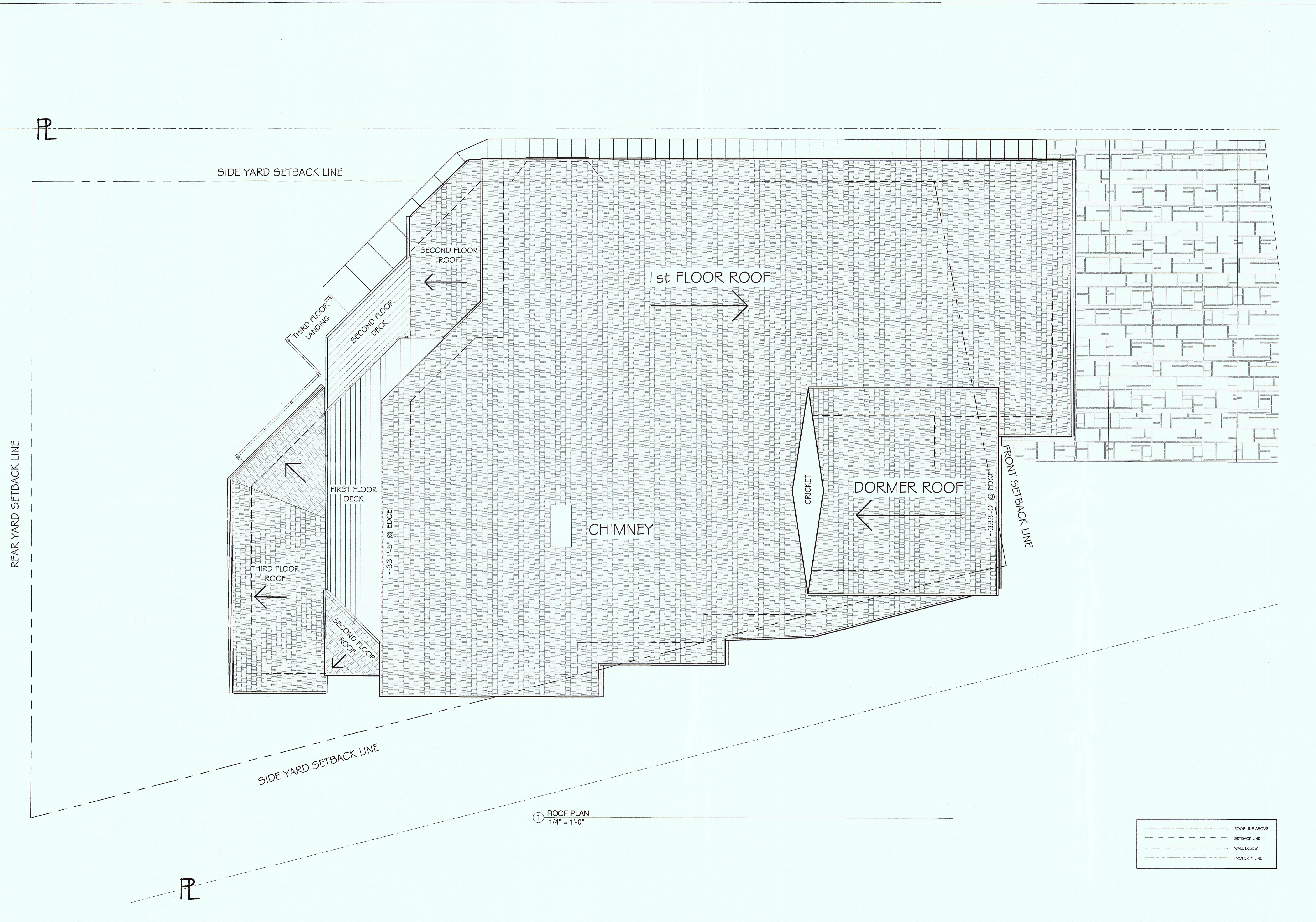
SITE PLAN



DATE: 09-15-2016
SCALE: 1/8" = 1'
DRAWN: CKP
JOB: ROGERS
SHEET:

SP
OF TS

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

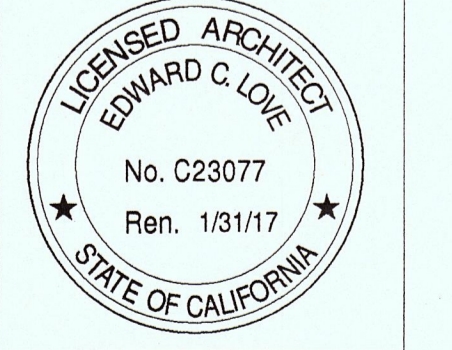
---	ROOF LINE ABOVE
---	SETBACK LINE
---	WALL BELOW
---	PROPERTY LINE

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ROOF PLAN

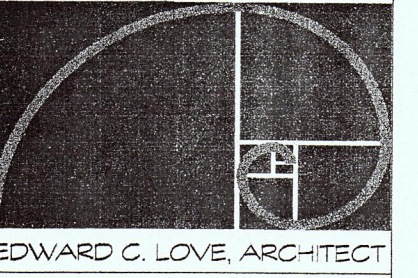


DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS

SHEET:
A2.0

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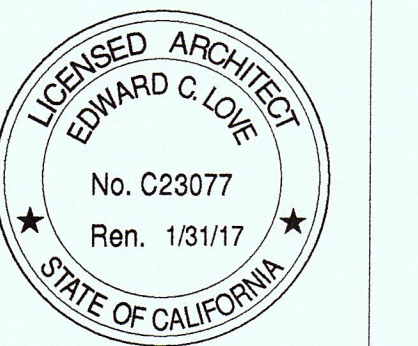


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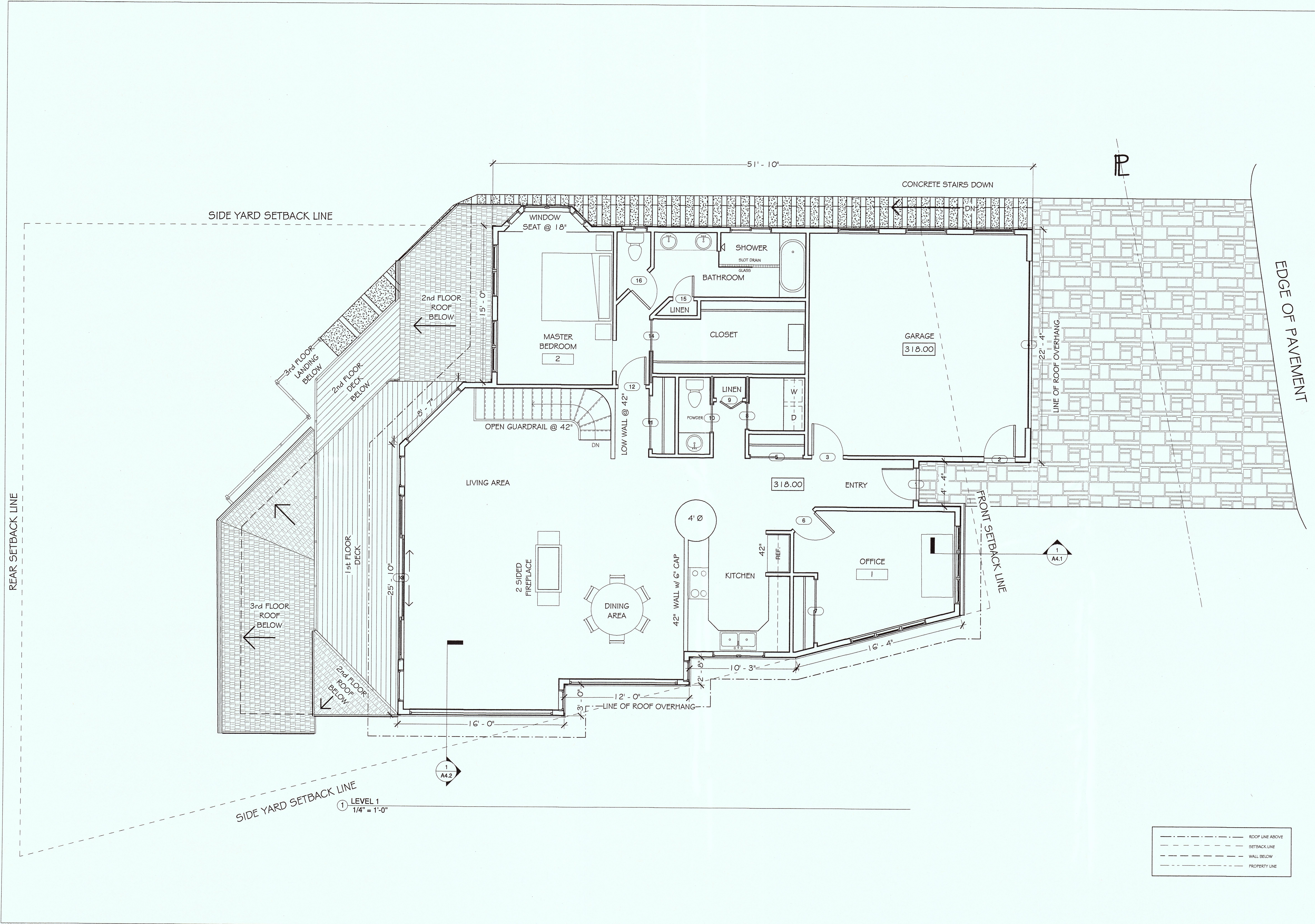
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LEVEL 1
 FLOOR PLAN



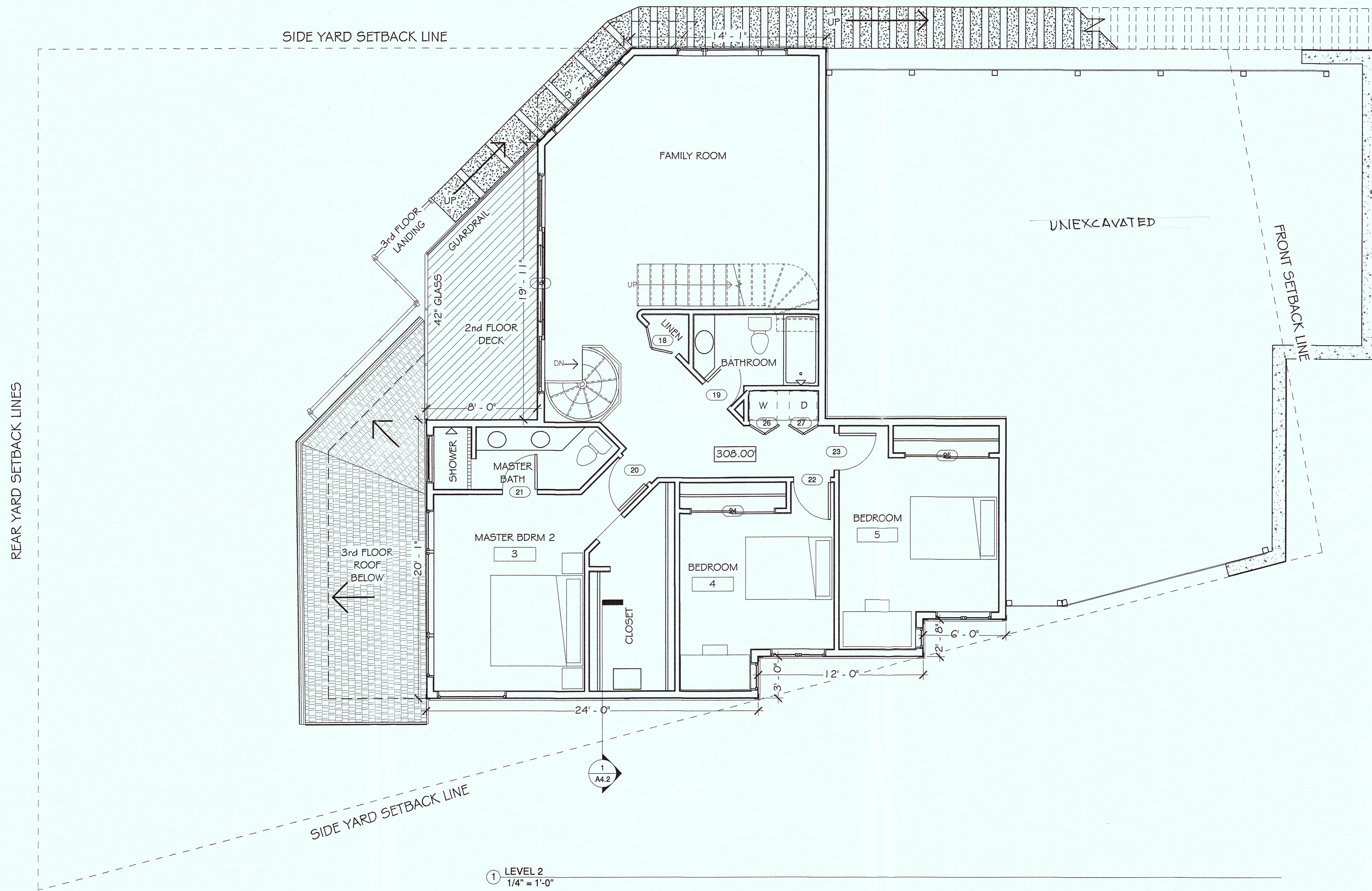
DATE: 09-15-2016
 SCALE: 1/4" = 1'
 DRAWN: CKP
 JOB: ROGERS
 SHEET:

A2.1



--- ROOF LINE ABOVE
 - - - SETBACK LINE
 --- WALL BELOW
 - - - PROPERTY LINE

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① LEVEL 2
1/4" = 1'-0"

---	ROOF LINE ABOVE
---	SETBACK LINE
---	WALL BELOW
---	PROPERTY LINE

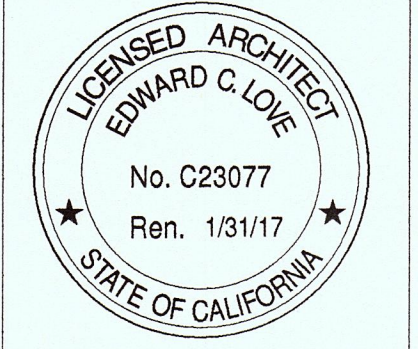
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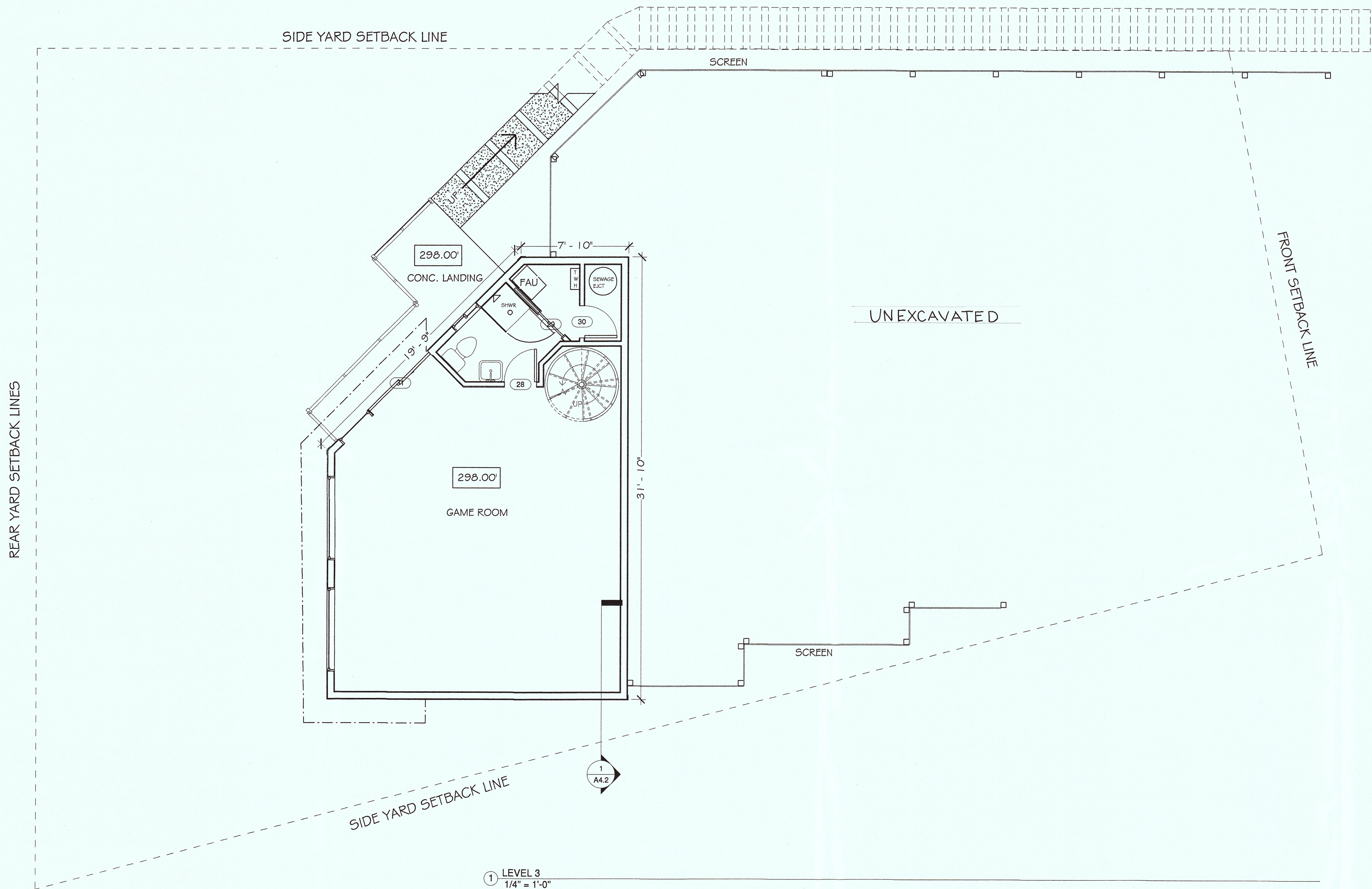
LEVEL 2
FLOOR PLANS



DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS
SHEET:

A2.2

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① LEVEL 3
1/4" = 1'-0"

---	ROOF LINE ABOVE
---	SETBACK LINE
---	WALL BELOW
---	PROPERTY LINE

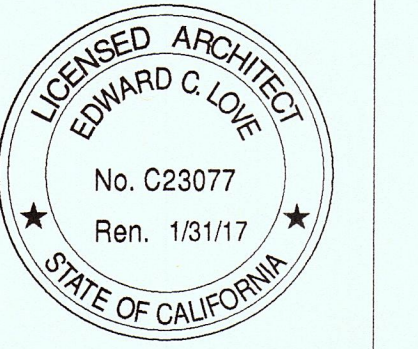
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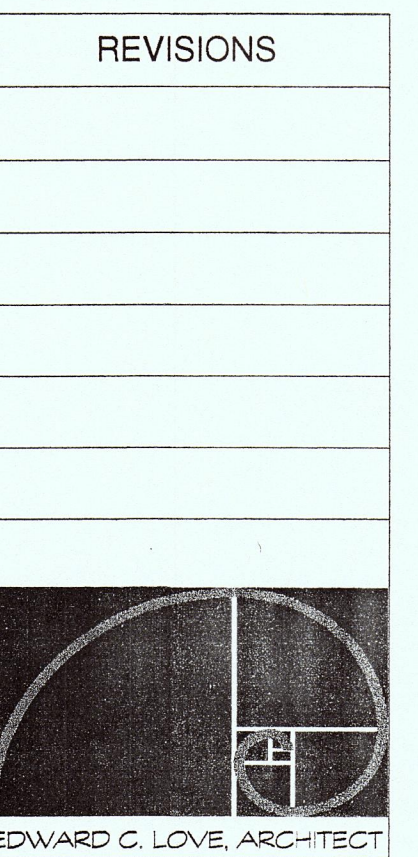
LEVEL 3
FLOOR PLAN



DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS
SHEET:

A2.3
OF SHEET 15

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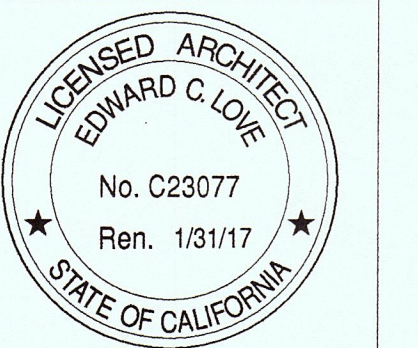


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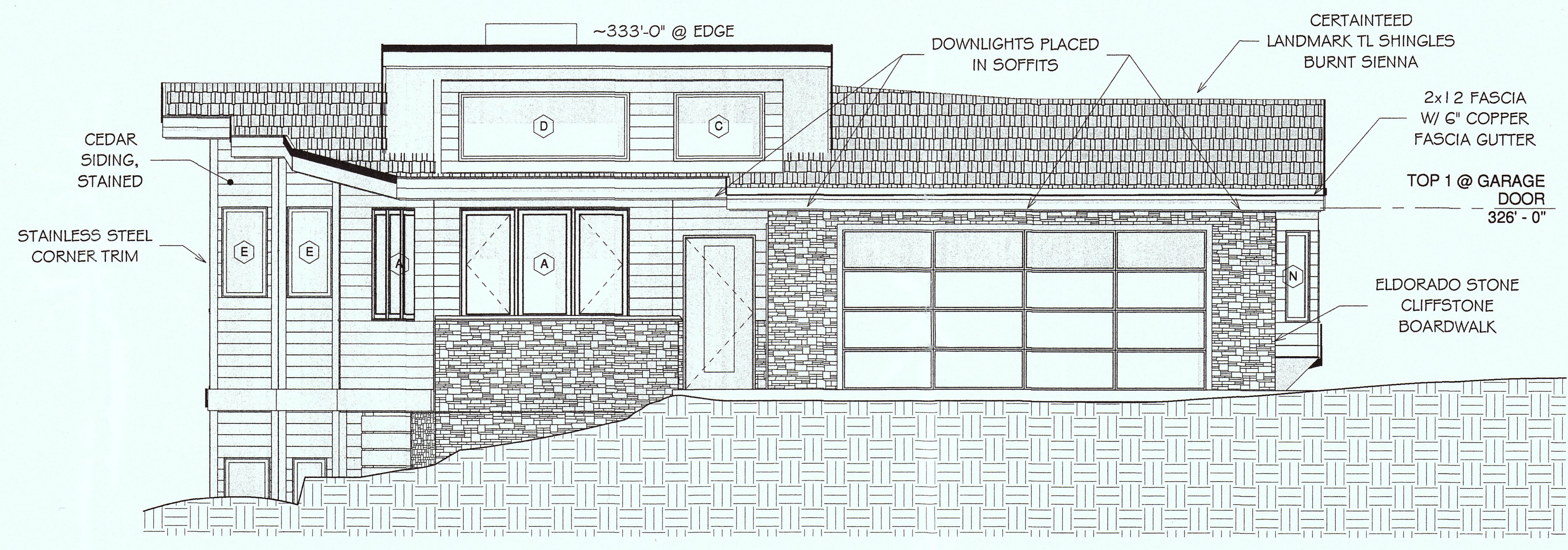
ROGERS RESIDENCE
243 DEL MONTE RD.
EL GRANADA, CA

EAST ELEVATION
(FRONT)

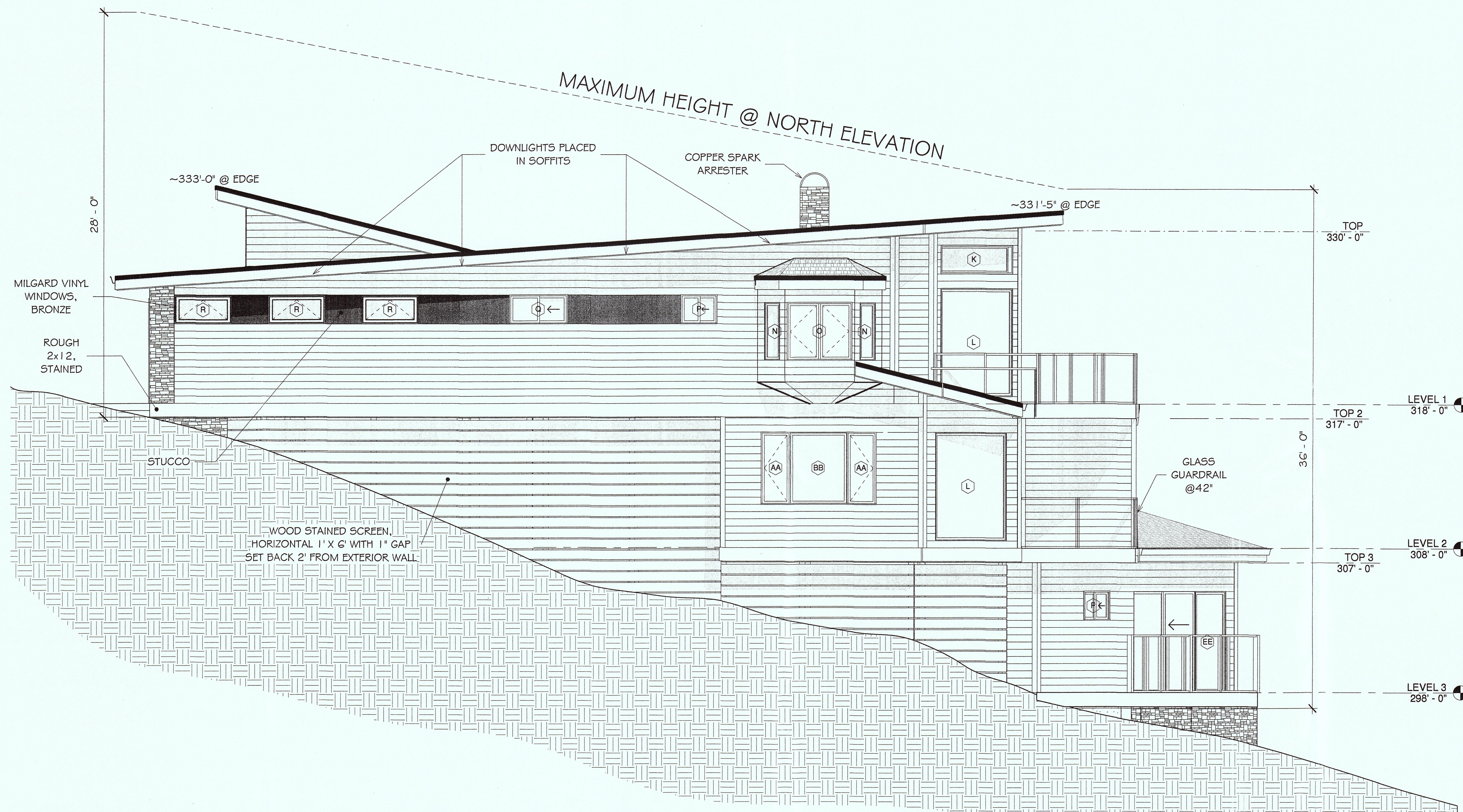


DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS

SHEET:
A3.1

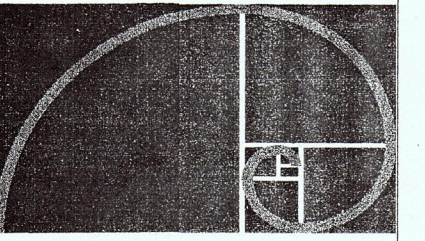


① EAST ELEVATION (FRONT)
1/4" = 1'-0"



1 NORTH ELEVATION (RIGHT)
1/4" = 1'-0"

REVISIONS

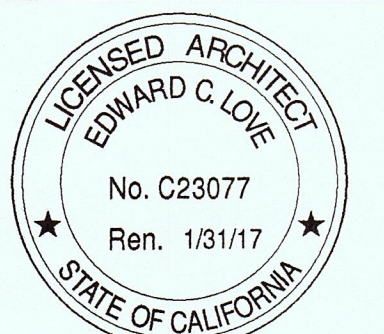


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NORTH ELEVATION
(RIGHT)



DATE: 09-15-2016

SCALE: 1/4" = 1'

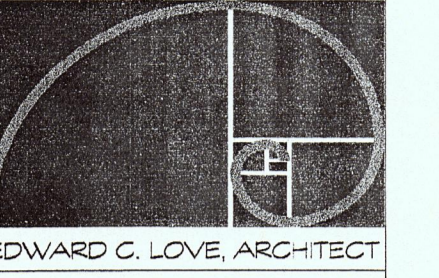
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JOB: ROGERS

S:

A3.2

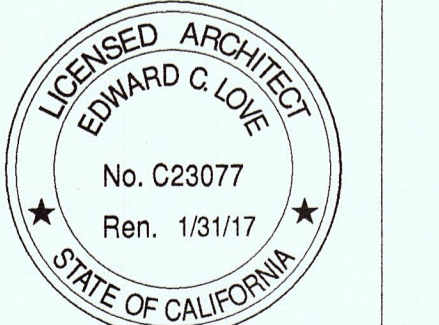
OF SHEETS



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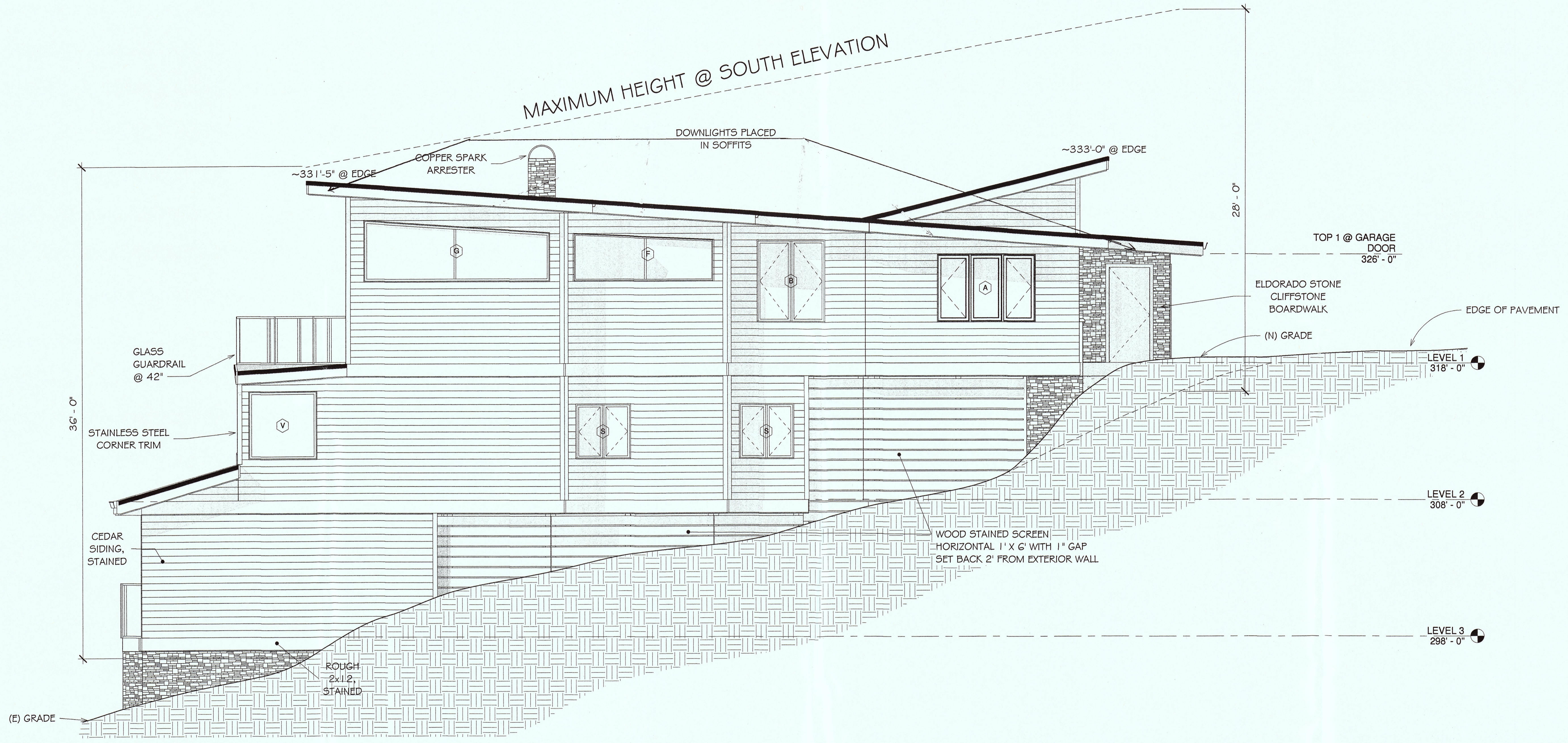
ROGERS RESIDENCE
243 DEL MONTE RD.
EL GRANADA, CA

SOUTH ELEVATION
(LEFT)

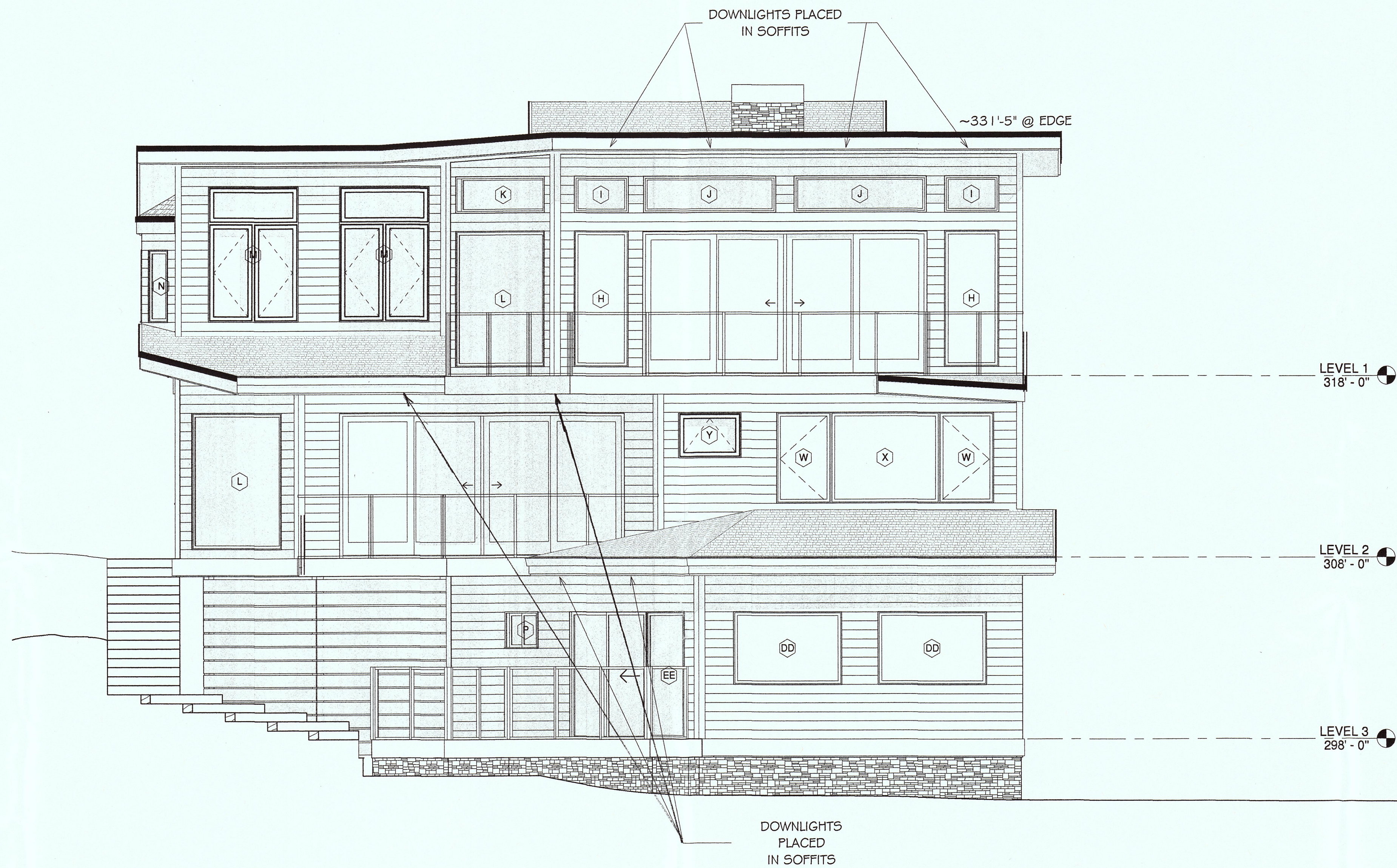


DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS
SHEET:

A3.3



4 SOUTH ELEVATION (LEFT)
1/4" = 1'-0"



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

REVISIONS

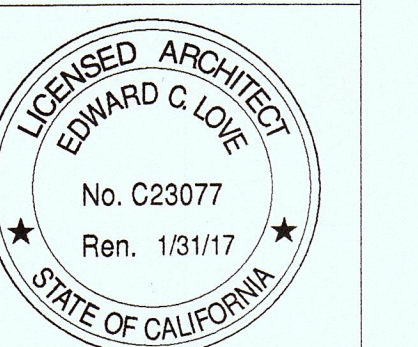


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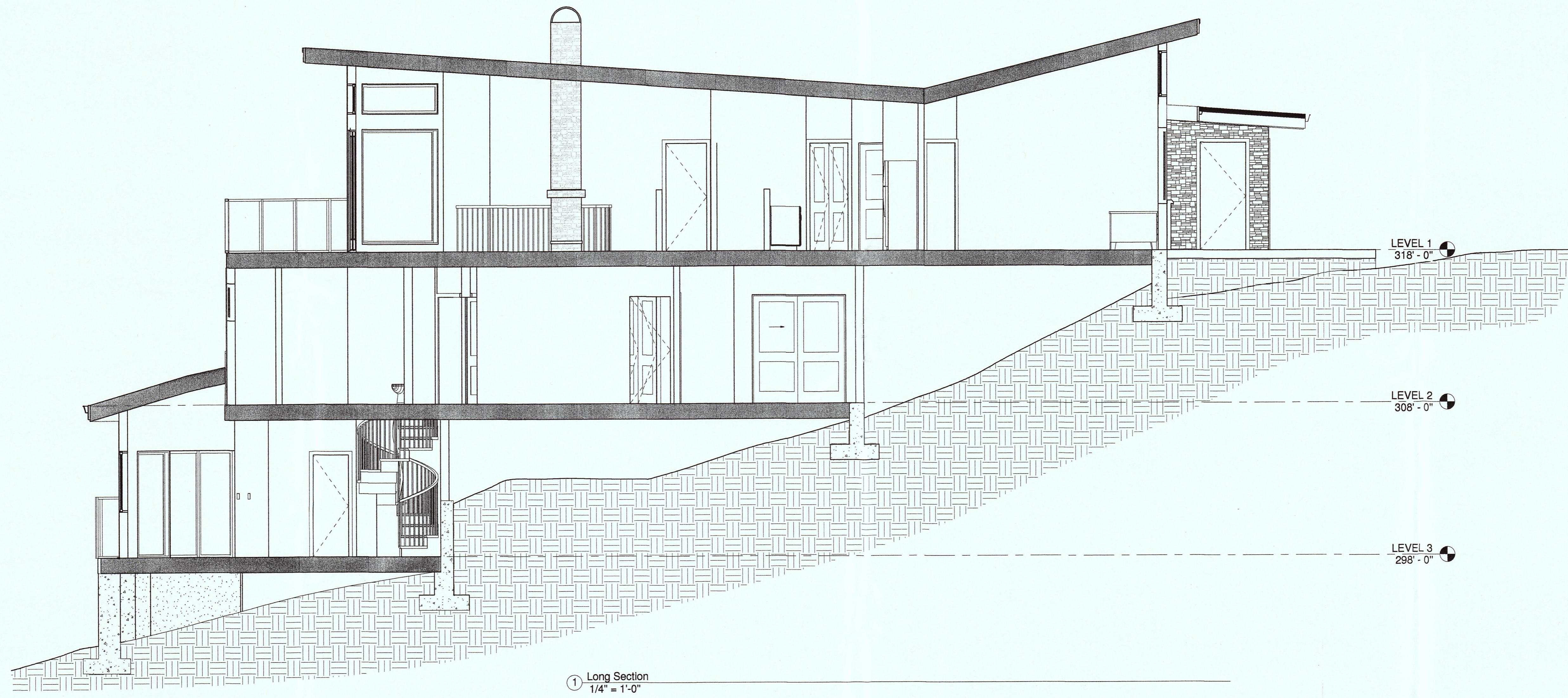
ROGERS RESIDENCE
243 DEL MONTE RD.
EL GRANADA, CA

WEST ELEVATION
(REAR)



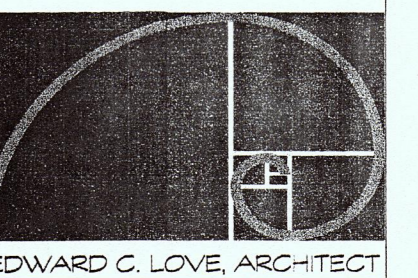
DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS

SHEET:
A3.4



① Long Section
1/4" = 1'-0"

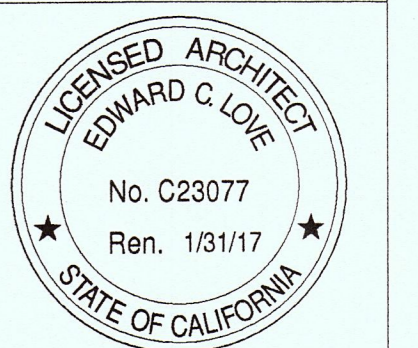
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ROGERS RESIDENCE
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EL GRANADA, CA

SECTION - LONG



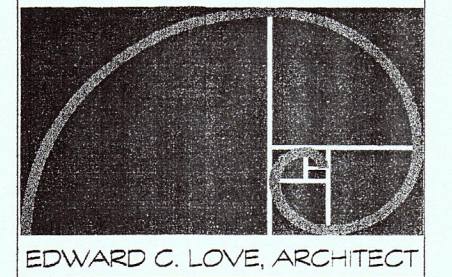
DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS
SHEET:

A4.1



① Short Section
1/4" = 1'-0"

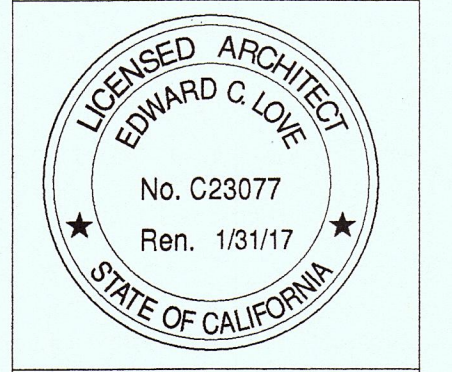
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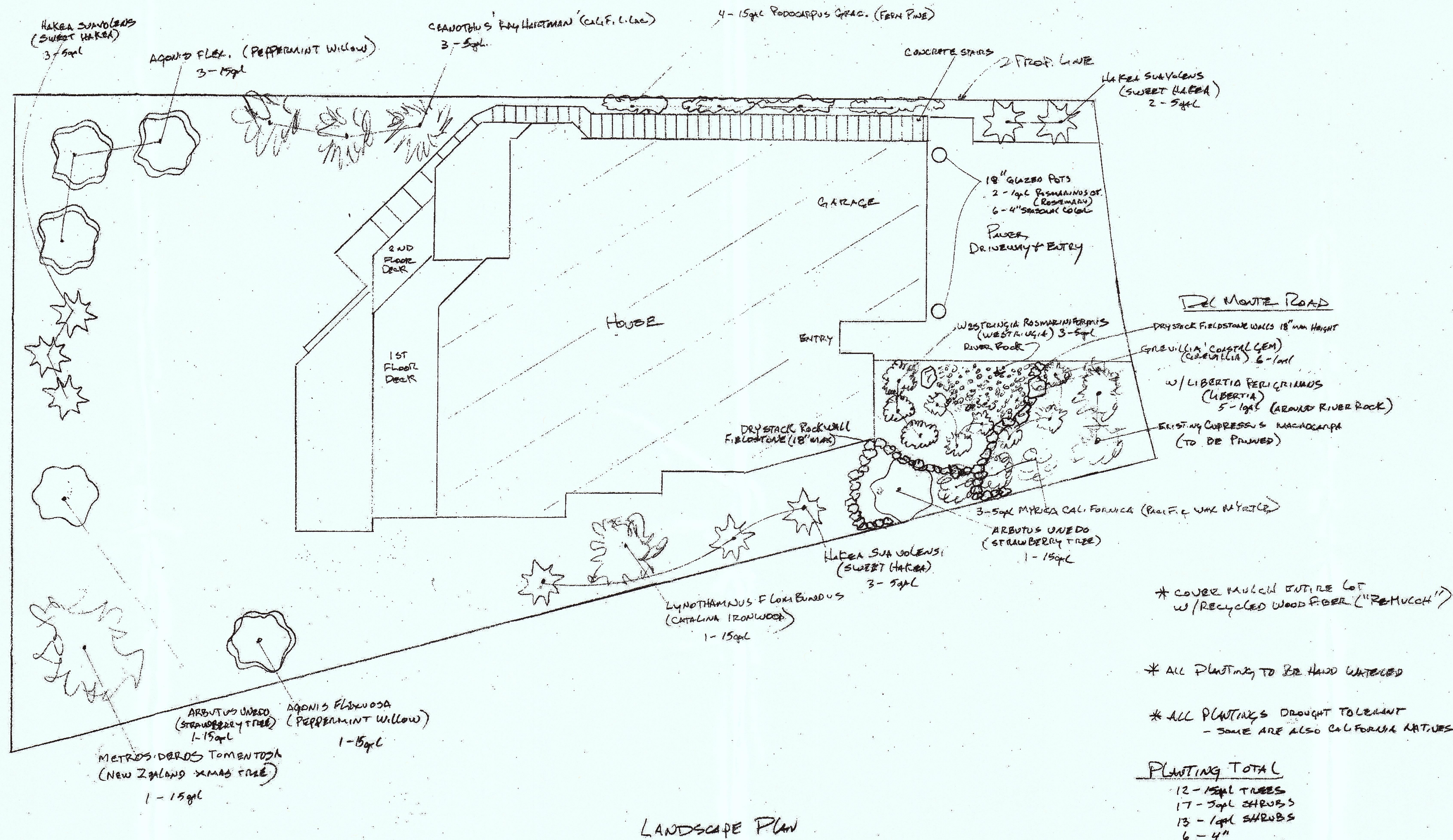
ROGERS RESIDENCE
243 DEL MONTE RD.
EL GRANADA, CA

SECTION - SHORT



DATE: 09-15-2016
SCALE: 1/4" = 1'
DRAWN: CKP
JOB: ROGERS
SHEET:

A4.2



FLORA FARM
 340 PURISSIMA ST.
 HALF MOON BAY
 LIL. # 549103

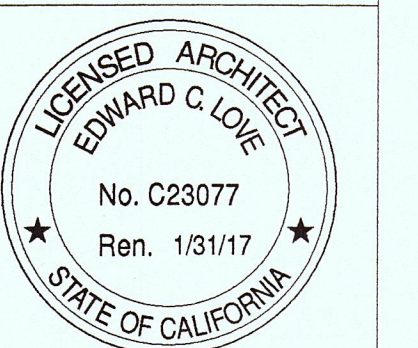
ROGERS RESIDENCE
 243 DEL MONTE
 EL GRANADA
 1/8" = 1'
 9/4/16

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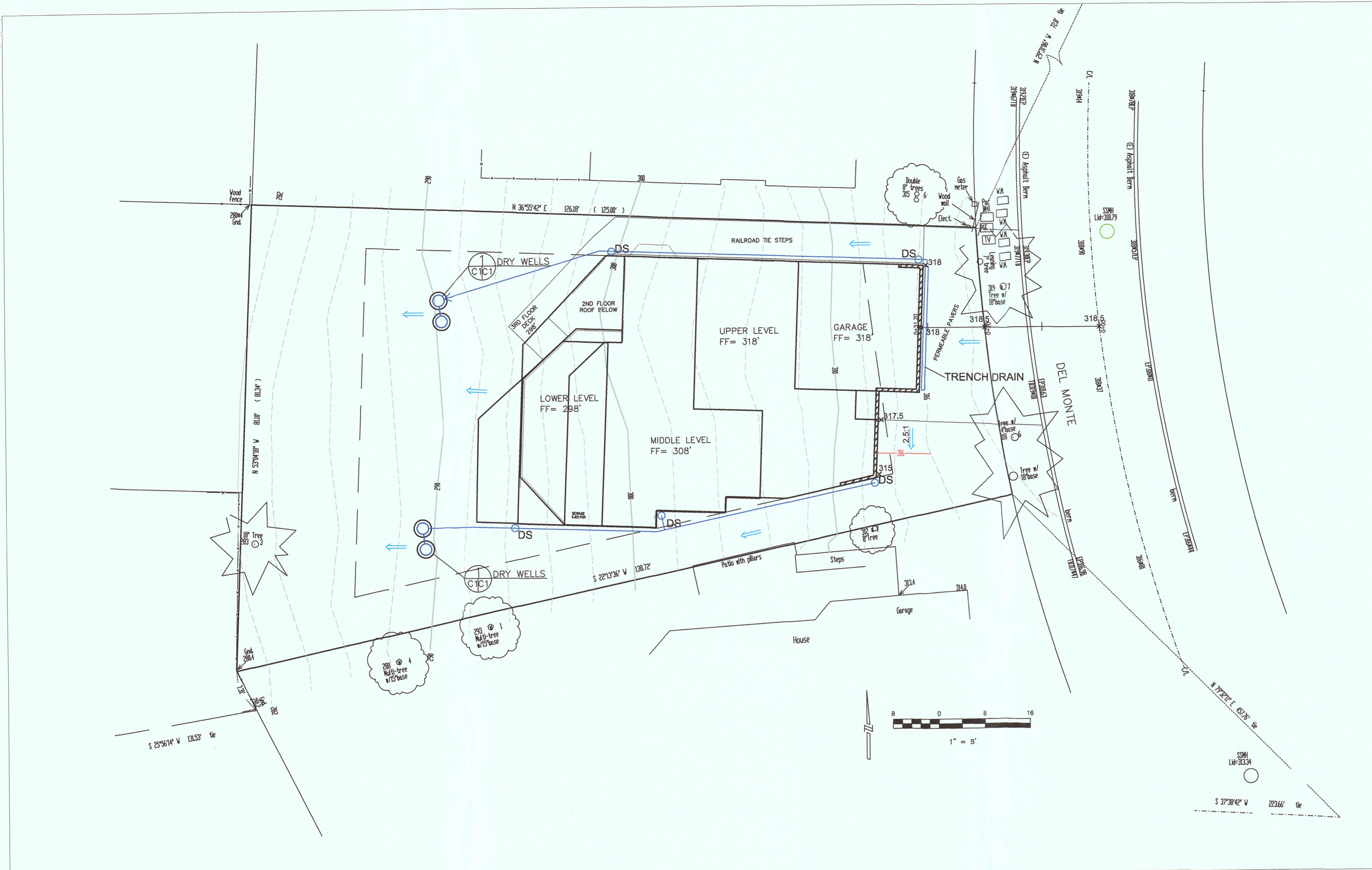
ROGERS RESIDENCE
 243 DEL MONTE RD.
 EL GRANADA, CA

LANDSCAPE PLAN
 BY
 FLORA FARM



DATE: 09-15-2016
 SCALE: 1/4" = 1'
 DRAWN: CKP
 JOB: ROGERS
 SHEET:

LP. 1



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 99.8 PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- RETAINING WALL - MAX. HEIGHT 2'

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: EL LOVE, ARCHITECT
2. SURVEY AND TOPOGRAPHY BY OTHERS.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME : 35 CY (FOR FOUNDATION)
 FILL VOLUME: 35 CY (FOR DRIVEWAY)
 TOTAL: 70 CY CUT/FILL

1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

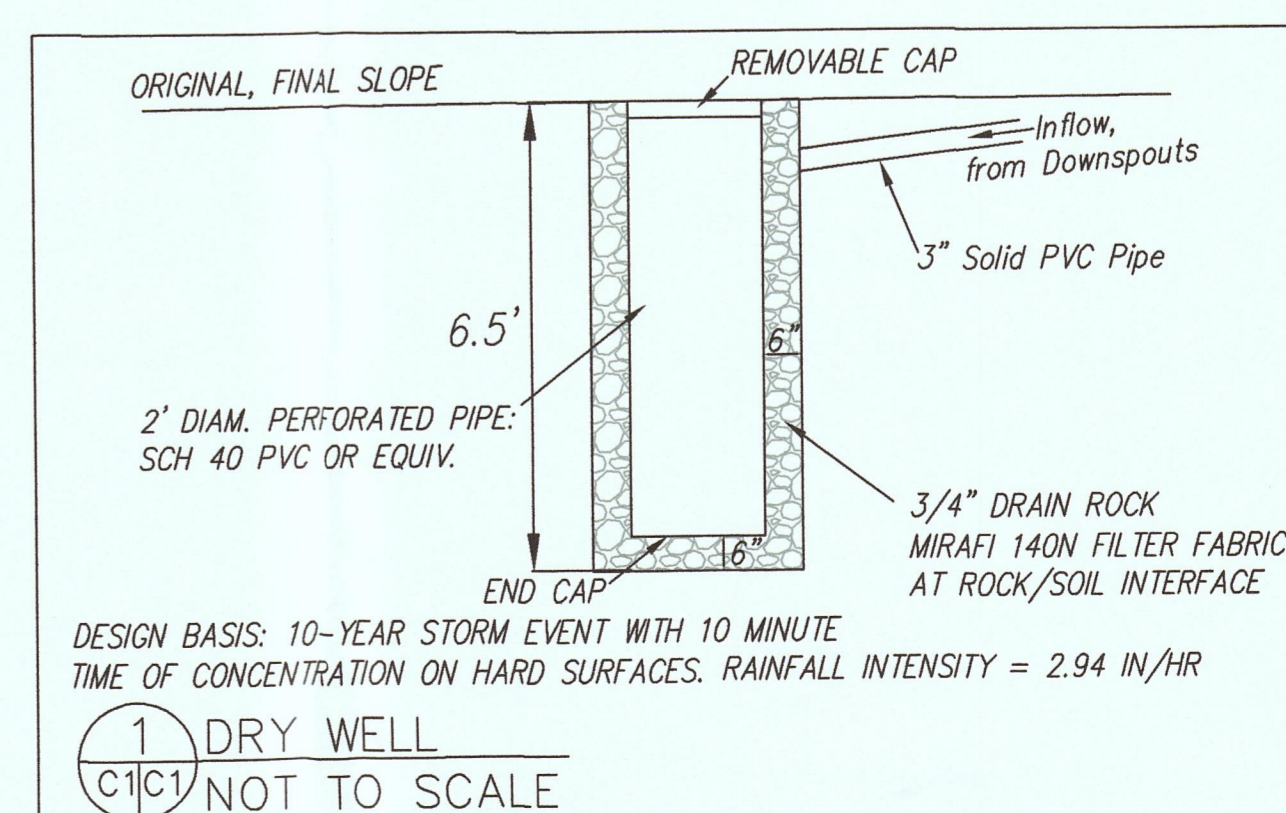
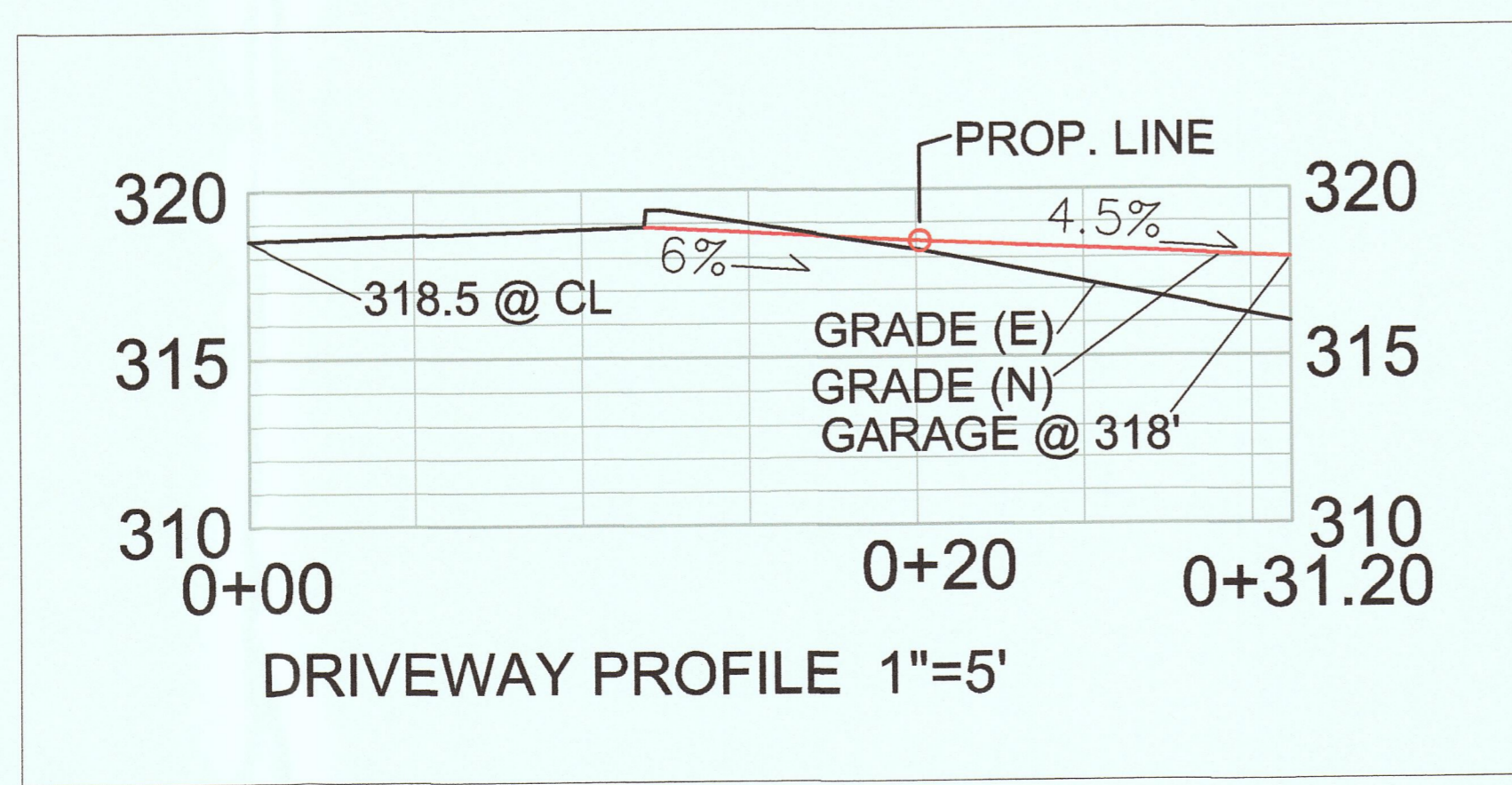
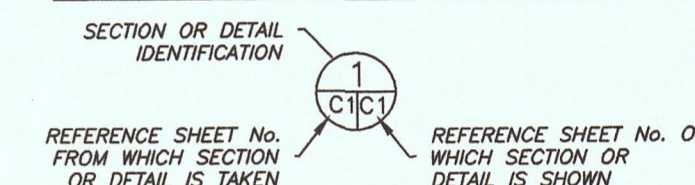
DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DRAIN PIPES AND DRY WELLS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.

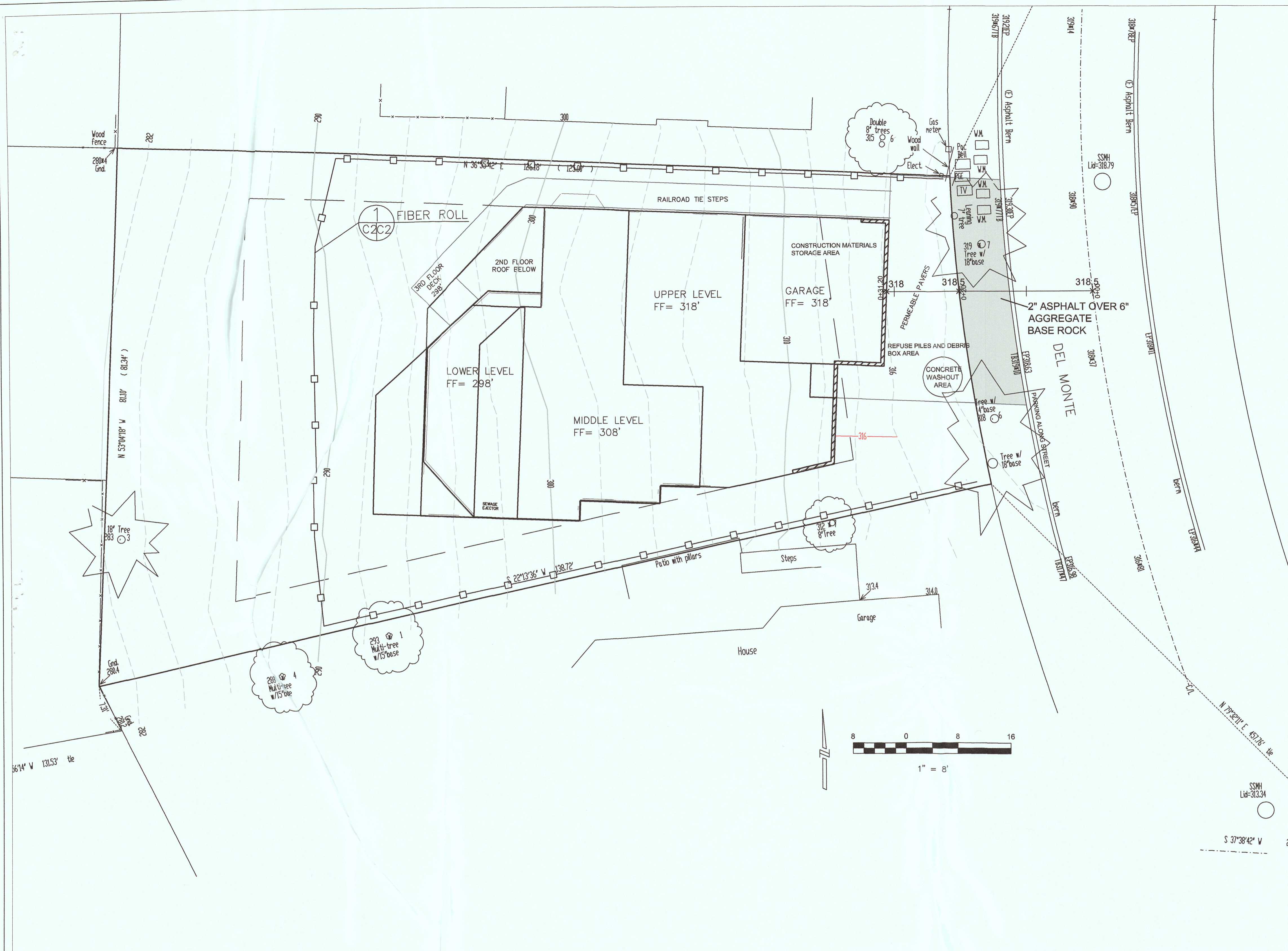
TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL DEL MONTE ROAD.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
3. IF ROAD IS BLOCKED, WORKERS SHALL PROVIDE WRITTEN DIRECTIONS FOR A DETOUR, IF REQUESTED BY A MOTORIST.

SECTION AND DETAIL CONVENTION



SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3583	
DATE: 9-9-16	DRAWN BY: CMK
CHECKED BY: AZG	REV. DATE:
REV. DATE:	REV. DATE:
GRADING AND DRAINAGE PLAN	
ROGERS PROPERTY 243 DEL MONTE ROAD EL GRANADA	
SHEET C-1	

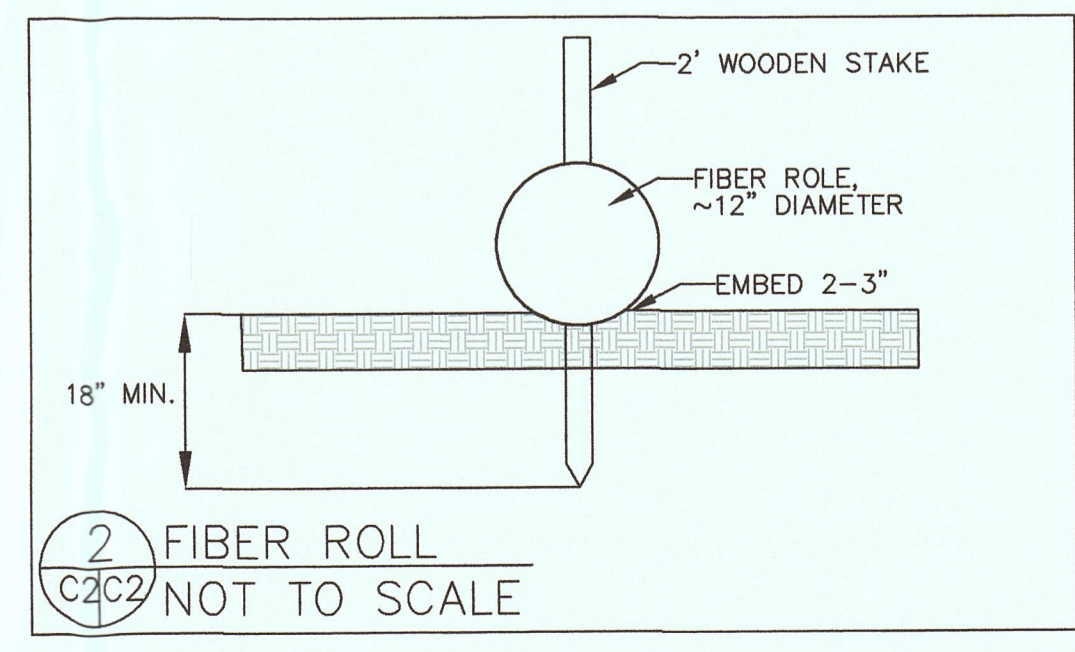


GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL NOTES

- FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL 1.
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. THERE IS NO ROOM FOR A ROCKED CONSTRUCTION ENTRANCE OR FOR VEHICLES TO TRAVEL ON THE PROPERTY.
 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



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: ED LOVE, ARCHITECT
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-728-7615
 E-MAIL: edwardlovearch@gmail.com

• USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

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

DATE: 8-9-16 DRAWN BY: CMK CHECKED BY: AZG REV. DATE: REV. DATE: REV. DATE:		Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3600 FAX: 728-3693
EROSION CONTROL PLAN		FESTEJO PROPERTY 1060 DATE STREET, MONTECITO APN 036-151-440
SHEET C-2		