

# Application for Design Review by the County Coastside Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650.363.4161 ■ FAX 650.363.4849

Permit #: PLN 2018-00454

Other Permit #: \_\_\_\_\_

### Applicant:

Name: Doug Machado

Address: P.O. Box 2902

El Granada Zip: 94018

Phone,W: 6506702810 H: \_\_\_\_\_

Email: dougrmachado@gmail.com

### Owner (if different from Applicant):

Name: Greg and Jennifer Cohn

Address: P.O. Box 2902

Burlingame Zip: \_\_\_\_\_

Phone,W: 6506782646 H: 6504375227

Email: greg@gcohn.com

### Architect or Designer (if different from Applicant):

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone,W: \_\_\_\_\_ H: \_\_\_\_\_ Email: \_\_\_\_\_

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Planning Division

### Project location:

APN: 047127520

Address: The Alameda

El Granada Zip: 94,018

Zoning: R-1,S-17 / *OCES*

Parcel/lot size: 6000 sq. ft.

### Site Description:

Vacant Parcel

Existing Development (Please describe):

6000 sq ft vacant parcel

### Project:

New Single Family Residence: 1919 sq. ft

Addition to Residence: \_\_\_\_\_ sq. ft

Other: \_\_\_\_\_

### Additional Permits Required:

Certificate of Compliance Type A or Type B

Coastal Development Permit Exemption

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:

Single family residence of 1919 sq ft with a detached 457 sq ft garage.

A proposed 750 sq ft ADU will also be proposed as part of this project.

*PLN 2017-00195 - C0C  
PRE 2018-00051*

Fill in Blanks:

Material

Color/Finish

Check if matches existing


(If different from existing, attach sample)


a. Exterior walls	Hardie Plank smooth siding	SHOJI White SW70	<input type="checkbox"/>
b. Trim	Hardie trim	SHOJI White SW70	<input type="checkbox"/>
c. Windows	Andersen series 100	Tricorn Black SW 6258	<input type="checkbox"/>
d. Doors	Wood	Tricorn Black SW 6258	<input type="checkbox"/>
e. Roof	Standing seam metal	Taylor Black SRI-29	<input type="checkbox"/>
f. Chimneys	N/A		<input type="checkbox"/>
g. Decks & railings	Concrete	Dark Grey	<input type="checkbox"/>
h. Stairs	Concrete	Dark Grey	<input type="checkbox"/>
i. Retaining walls	Concrete	Grey	<input type="checkbox"/>
j. Fences	Redwood	White	<input type="checkbox"/>
k. Accessory buildings	To match main house		<input type="checkbox"/>
l. Garage/Carport	To match main house		<input type="checkbox"/>

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).

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:

11/20/18  
Date:

11-20-2018  
Date:

# Environmental Information Disclosure Form

PLN PLN2018-00454  
 BLD \_\_\_\_\_

Project Address: The Alameda  
El Granada, Ca 94018

Assessor's Parcel No.: 047 — 127 — 520

Zoning District: R-1, S-17 / Delco

Name of Owner: Greg and Jennifer Cohn  
 Address: 3045 RIVERA DRIVE BURLINGAME CA  
 Phone: 6506782646

Name of Applicant: Doug Machado  
 Address: PO Box 2902 El Granada, Ca 94018  
 Phone: 6506702810

## Existing Site Conditions

Parcel size: 6000 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 (e.g. steep terrain, creeks, vegetation). Vacant land with various weeds

Vacant land with various weeds

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 Planning Division

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input 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 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 : <sup>655</sup> _____ c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

**Please explain all "Yes" answers:**

House pad preparation will require and excavation of 655 cu

Signature required on reverse →

## 2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input 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:

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## 3. National Pollutant Discharge Elimination System (NPDES) Review

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

### 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: 

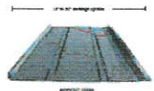
Date: 11-20-2018

(Applicant may sign)



SW 7042  
Shoji White

254-C4

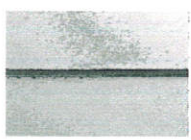


ROOFING  
TAYLOR STANDING SEAM. COLOR BLACK



COPPER GUTTERS AND  
DOWNSPOUTS (UNTREATED)

WINDOWS  
ANDERSON SERIES 100  
BLACK FIBERGLASS



LAP SIDING  
HARDY PLANK SMOOTH LAP SIDING  
SHERMAN WILLIAMS - SHOJI WHITE SW7042

FRONT DOOR  
SHERMAN WILLIAMS - SHOJI WHITE SW7042

HARDIE TRIM  
SHERMAN WILLIAMS - SHOJI WHITE SW7042

BRICK  
WEATHERED WHITE WASH

PLN2018-00454

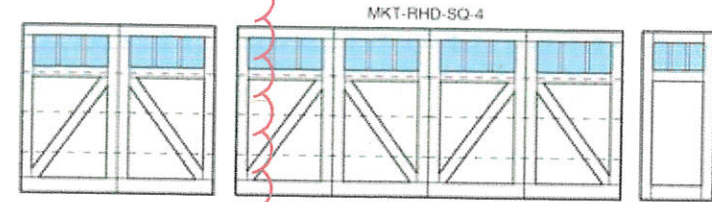
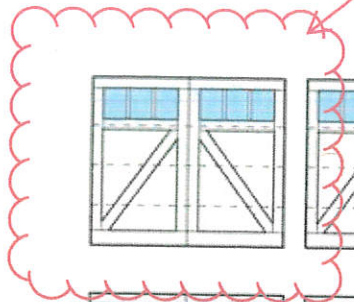
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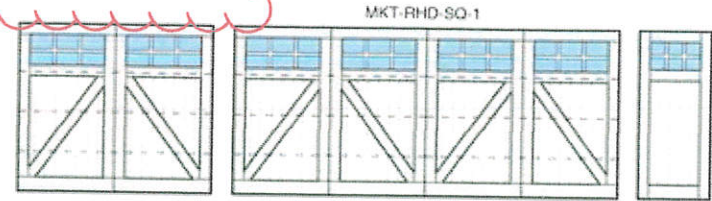
San Mateo County  
Planning Division

Sherwin Williams  
Shoji white # SW7042

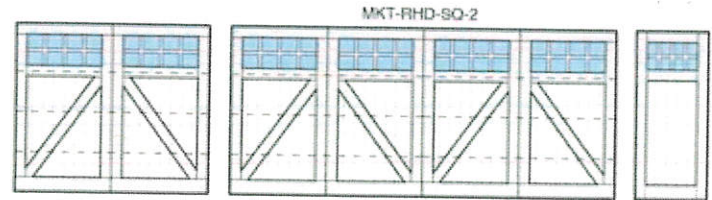
# Madaket



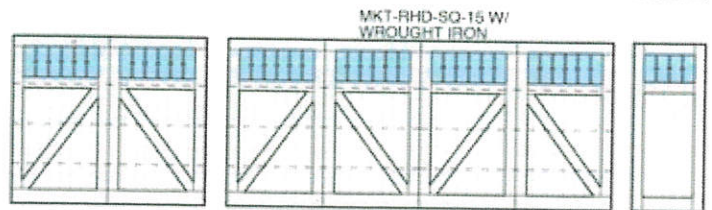
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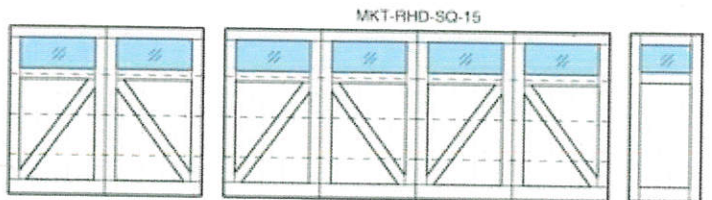
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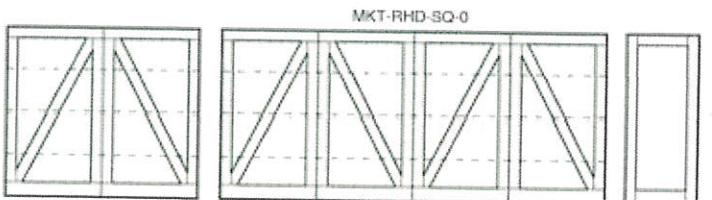
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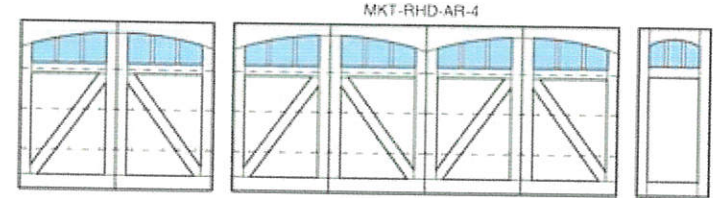
MKT-RHD-SQ-15 W/  
WROUGHT IRON



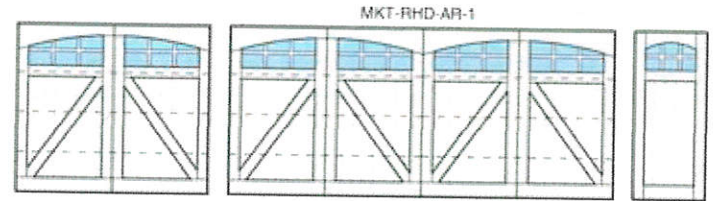
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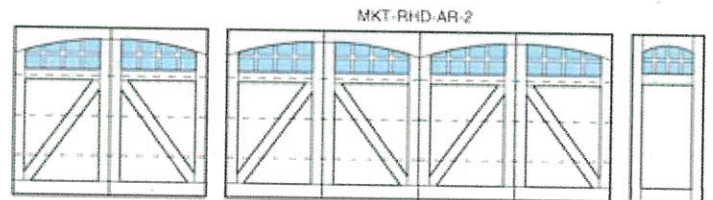
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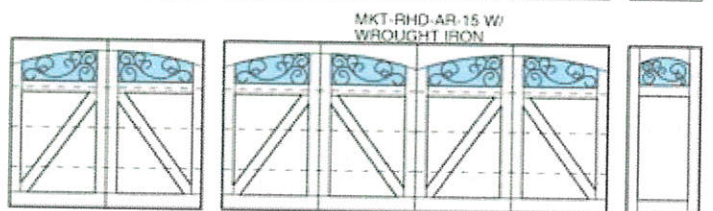
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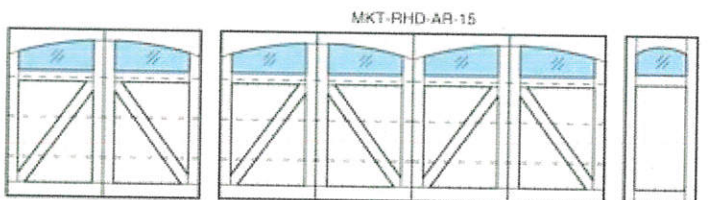
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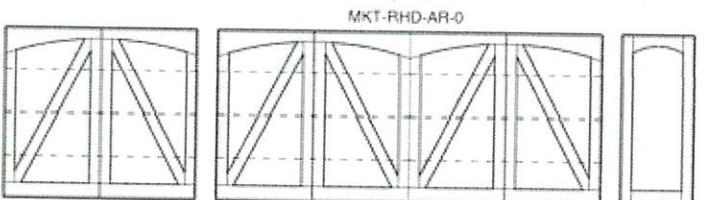
MKT-RHD-AR-2



MKT-RHD-AR-15 W/  
WROUGHT IRON



MKT-RHD-AR-15



MKT-RHD-AR-0

**RANCH HOUSE DOORS**  
SHD | Redefining the Entrance

1527 POMONA ROAD  
CORONA, CA 92880  
O (951) 278-2884  
F (951) 278-2886

WASHINGTON OFFICE:  
O (360) 318-1319

© ALL MATERIAL IS COPYRIGHTED AND CANNOT BE TRANSFERRED TO A THIRD PARTY. DRAWINGS REPRESENT 16' X 7' DOUBLE AND 8' X 7' SINGLE DOORS. ALL DOORS DRAWN ARE 3 SECTIONS. MANY OTHER SIZES AVAILABLE. ALL DOORS THAT EXCEED 7' 0" TALL WILL BE 4 SECTIONS. FOR INFORMATION ON HOW MANY SECTIONS YOUR DOOR WILL BE, PLEASE CONTACT RANCH HOUSE DOORS.

# Madaket






The Premier-Lock™ Standing Seam has the anti-capillary dry lock seam. It's designed with softer, less industrial lines to provide a more architecturally pleasing appearance.



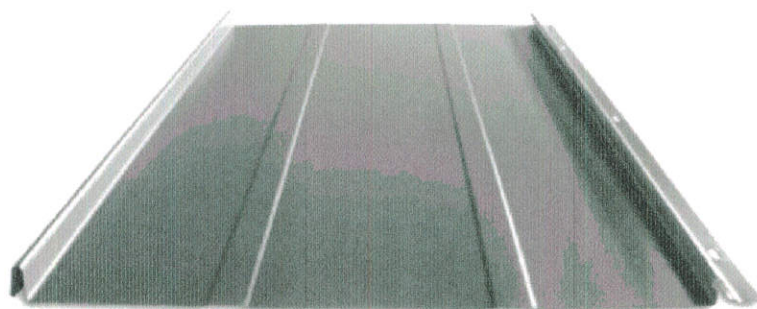
- Prevents crowning
- No visible screws required
- Sharp, professional appearance

## KEY FEATURES

- 12" to 20" coverage options
- 26, 24 and 22 Tru-Gauge™
- Factory-notched panels available
- Anti-Capillary dry lock seam
- 1" and 1-1/2" vertical rib
- Concealed fasteners: fasteners cannot leak
- Pre-slotted fasteners flange: allows expansion/contraction of panel
-  - Code compliance UL Evaluation Report UL ER 25913-01
- UL580 Class 90: Dade impact: Dade 90  
Dade 140 MPH: UL Class 4 hail: ASTM 283  
ASTM 330: ASTM 331: ASTM E-1592
- UL Class A fire rated
- 3:12 minimum pitch recommended: for lower pitches please inquire
- Standard panel lengths 2' to 35': for longer panels, please inquire
- Panel options: Accent ribs, Striations, Flat Pan

## PANEL PROFILES

12" to 20" coverage options

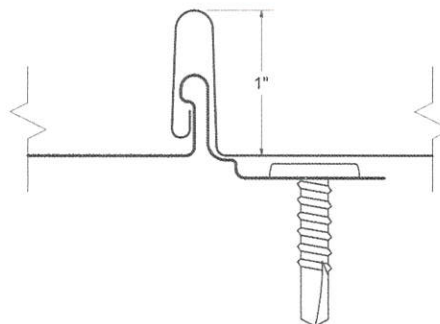


ACCENT RIBS



STRIATIONS

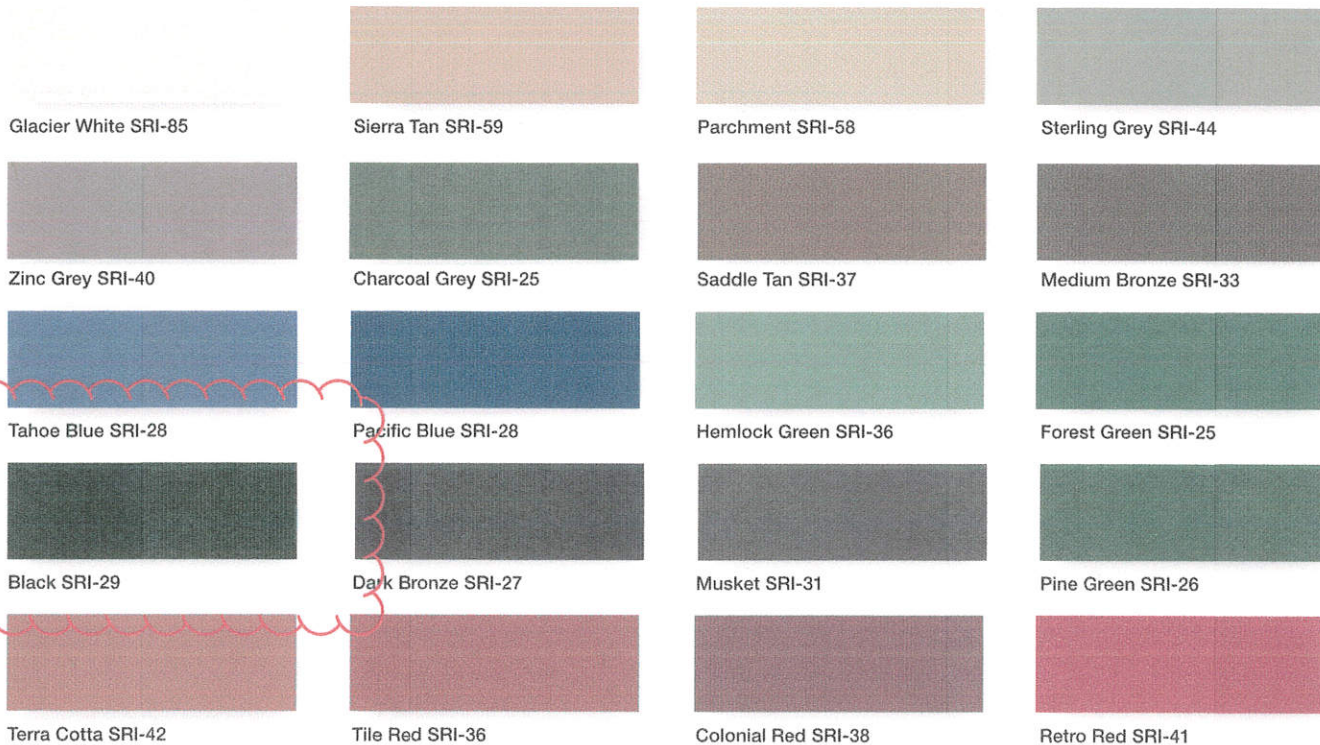
## LOCK SEAM DETAIL





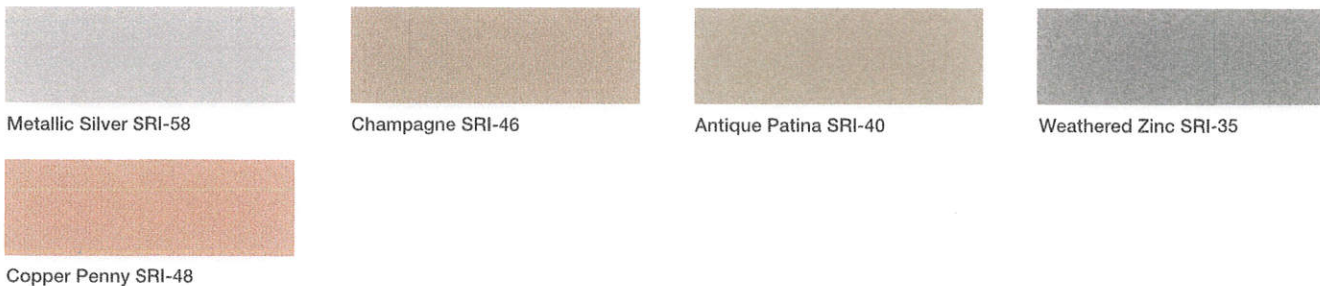
## Standard Kynar 500® Coatings

*40-Year Residential, Transferable,  
Non-Prorated Limited Warranty*



## Premium Metallic 500® Coatings

*(Premium Pricing Applies)*



## Premium Finish

*(Premium Pricing Applies)*



Vintage® SRI-19

Vintage® is an innovative coating process over a G-90 metallic-coated steel surface. The process creates shade variations from light to dark, the lighter shade exhibiting a grey tone while the darker shade exhibits a bronze or brown tone. The dynamic, pre-aged appearance makes this a beautiful and durable product choice that is also graffiti resistant. Vintage® comes with a 20 year warranty. Warranty can vary by environment, see TMP website for more information.

NOTE: Due to the coating process, Vintage® has a color range. Color can vary from batch-to-batch and have directional variations

## Weathering Materials

*(These materials will change appearance over time)*



16 oz. Copper  
20 oz. Copper please inquire  
*Pure Copper has no warranty*



Zinalume® Plus AZ-55/  
Galvalume® SRI-65

Zinalume® Plus AZ-55 is a 55% aluminum, 45% zinc metallic coating over steel. It is a non-painted finish with a 25 yr. warranty



SRI=Solar Reflective Index. SRI values listed above are in accordance with ASTM E1980 and are based on actual testing. (CRRC) Cool Roof Rating Council SRI values (CA Title 24, ENERGY STAR®) are based on the grouping of colors (color families). CRRC SRI values will differ, as each color is not tested in the color family option. Coatings are low gloss 10-15% sheen. These printed chips provide a close representation of the colors. Metal samples are available upon request. Custom colors available. "Oil canning" is an inherent characteristic of roof and wall products, and not a defect, which is not a cause for panel rejection.



## Ziebarth Outdoor Barn Light

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★★★★★ [Ed](#)

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Dark Bronze/Gold 

Size (3)  
Select Size 

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Select Quantity 

 Save

Add to Cart 

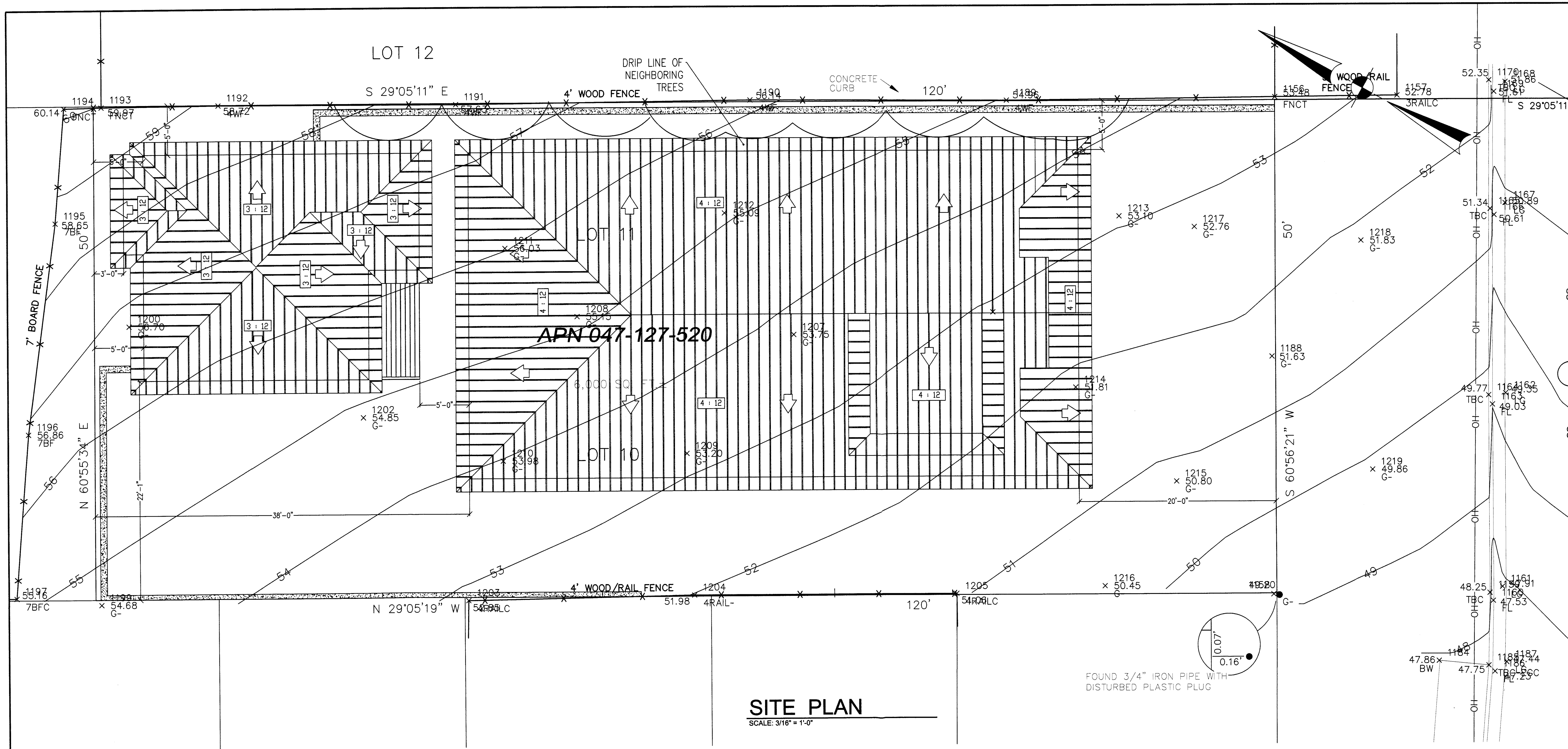
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Ziebarth by Gracie Oaks 

 Get expert interior design 

Do you have questions about this product?  
Our experts are here to help!

 Call Us 





**SITE PLAN**  
SCALE: 3/16" = 1'-0"

REVISIONS	DATE	BY

**MIDCOAST CONSULTING**

DOUG MACHADO  
PO BOX 2902  
EL GRANADA, CA  
650-670-2810  
midcoastconsulting@gmail.com

# COHN RESIDENCE

THE ALAMEDA  
EL GRANADA, CA.

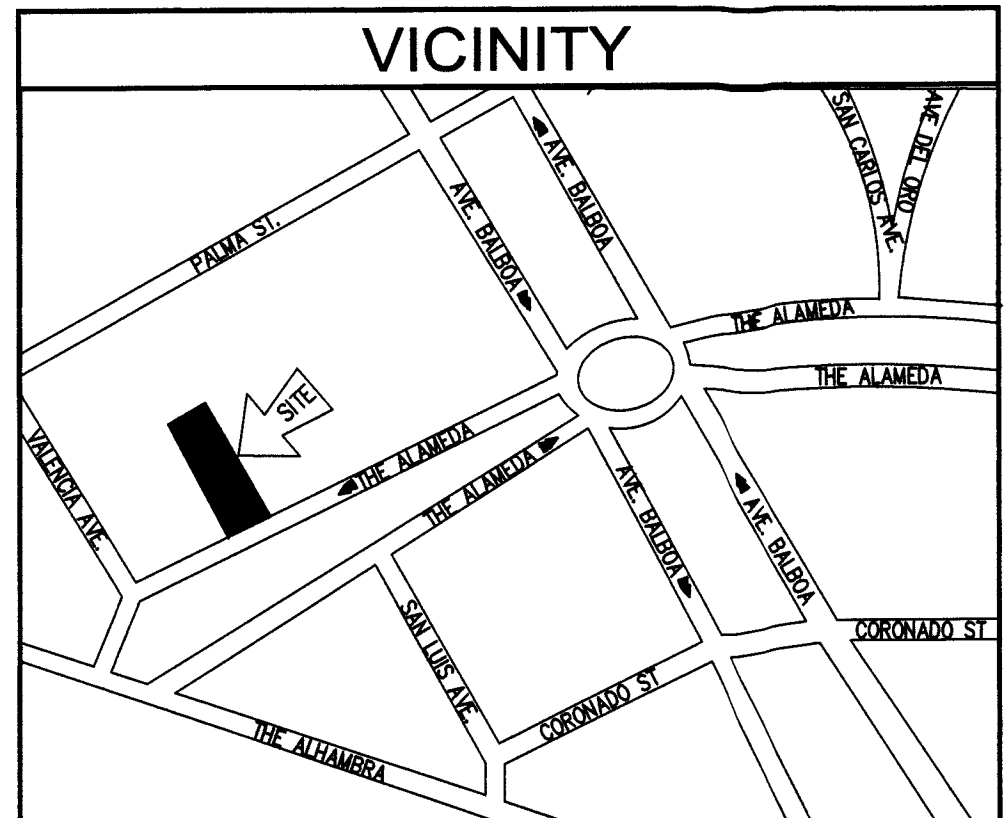
- NOTES**
1. NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY.
  2. ROOF COVERINGS AND ASSOCIATED MATERIALS SHALL HAVE A MINIMUM FIRE RATING OF CLASS B OR HIGHER AS DEFINED IN THE CALIFORNIA BUILDING CODE, COASTSIDE FIRE DISTRICT ORDINANCE 2013-03.
  3. BUILDING SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
  4. BUILDER TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER PER CAL GREEN SEC.4.408.1
  5. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
  6. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
  7. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.1) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED
  8. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
  9. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
  10. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS 4.504.5..
  11. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
  12. CHECK MOISTURE CONTENT OF BUILDING MATERIAL USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).
  14. NO PLASTIC PIPING IS ALLOWED WITHIN THE BUILDING FOOTPRINT OR FOR THE WATER SERVICE.
  15. FIRE SPRINKLERS SHALL BE UNDER A SEPARATE PERMIT.
  16. ROOF TRUSS DRAWINGS TO BE DEFERRED SUBMITTAL. .
  17. AN ARBORIST REPORT SHALL BE REQUIRED FOR THE TREES THAT HAVE DRIP LINES THAT WILL BE ENCLOSED ON DURING CONSTRUCTION AND BY THE PROPOSED STRUCTURE ITS SELF.

**BUILDING CODES**

ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL COMPLY TO THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) RESIDENTIAL CODE (CRC), PLUMBING CODE (CPC), MECHANICAL CODE (CMC), FIRE CODE (CFC), AND ELECTRICAL CODE (CEC) 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS AND ALL APPENDICES THERETO.

**SCOPE OF WORK**

CONSTRUCT A NEW SINGLE STORY 1970 SQ.FT. SINGLE FAMILY RESIDENCE WITH A 474 SQ.FT. DETACHED GARAGE WITH A 750 SQ.FT. ACCESSORY DWELLING UNIT BUILT ABOVE THE GARAGE.



**SITE DATA**

OWNER :	GREG AND JENNIFER COHN
PHONE NUMBER :	(650)-678-2646
MAILING ADDRESS :	3045 RIVERA DRIVE BURLINGAME CA
SITE ADDRESS :	THE ALAMEDA EL GRANADA CA
ASSESSORS PARCEL NO.:	047-127-520
BUILDING TYPE :	R1
OCCUPANCY TYPE :	R-3/U
CONSTRUCTION TYPE :	V-B
LOT AREA :	6000 SQ.FT.
ALLOWABLE LOT COVERAGE :	3000 SQ.FT.
LOT COVERAGE :	2726 SQ.FT.
ALLOWABLE FLOOR AREA :	3180 SQ.FT.
GARAGE :	493 SQ.FT.
MAIN HOUSE :	1917 SQ.FT.
ADU :	749 SQ.FT.
TOTAL FLOOR AREA	3158 SQ.FT
ALLOWABLE FAR	.53 (OR 53 %)
FAR	.53 (OR 53 %)

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MAR 04 2019  
San Mateo County  
Planning Division

**INDEX**

SHEET NO.	DESCRIPTION
A0	COVER SHEET, VICINITY MAP, SITE PLAN, PERSPECTIVE
SU1	LAND SURVEY
C1	GRADING AND DRAINAGE PLAN
C2	EROSION AND SEDIMENT CONTROL PLAN
A1	1ST FLOOR PLAN
A2	HOUSE ELEVATIONS
A3	GARAGE & ADU ELEVATIONS
A4	SECTIONS A3
A5	SECTIONS A4
A6	ROOF PLAN
L1	LANDSCAPE PLAN

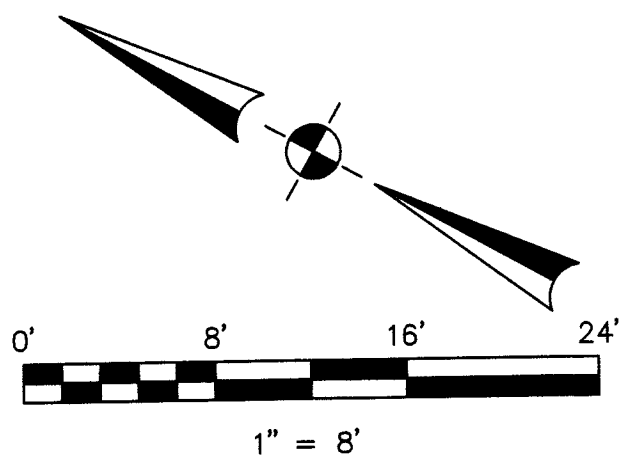
SHEET TITLE:  
**SITE PLAN**

SCALE: AS NOTED

DATE: 02-27-2019

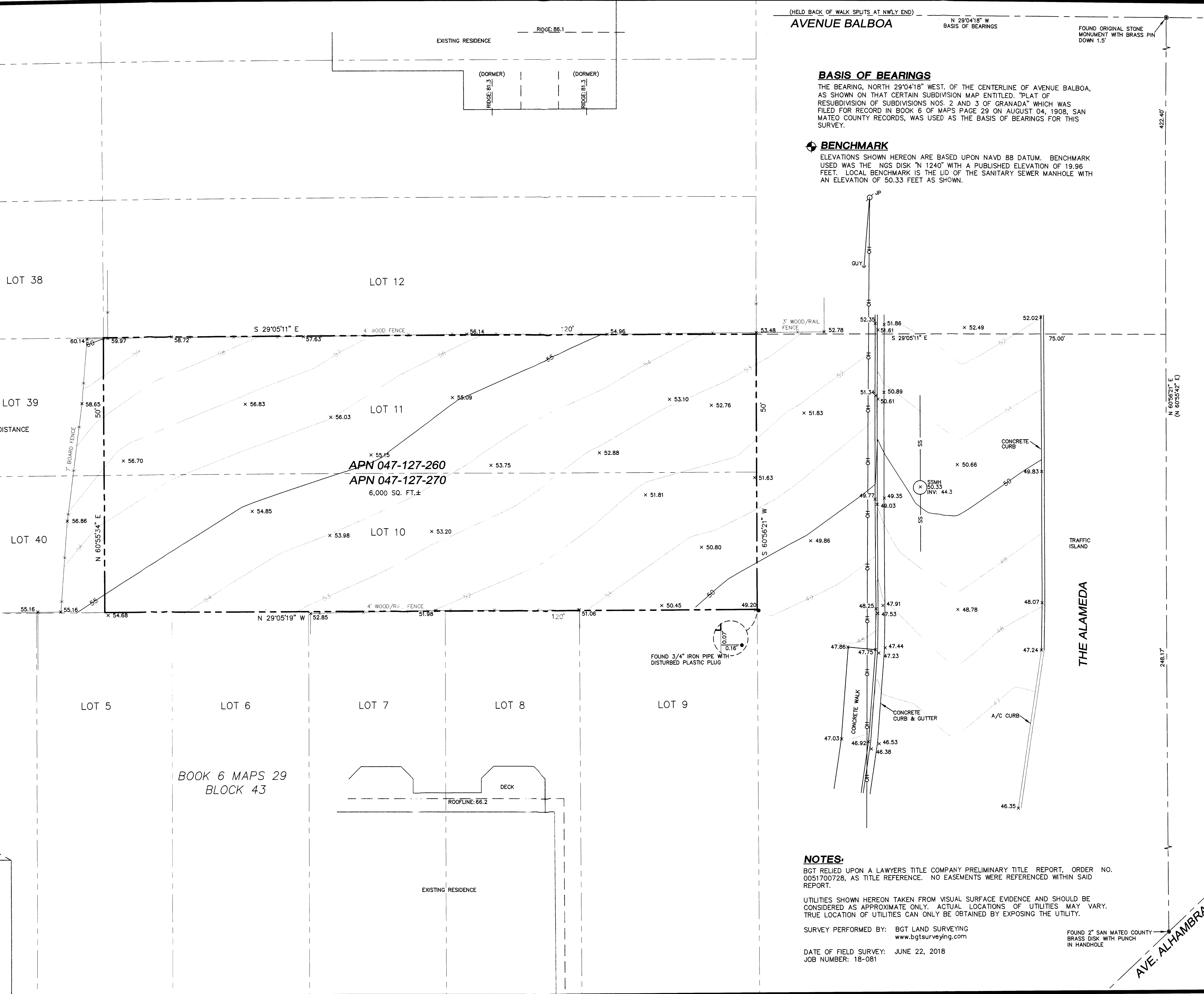
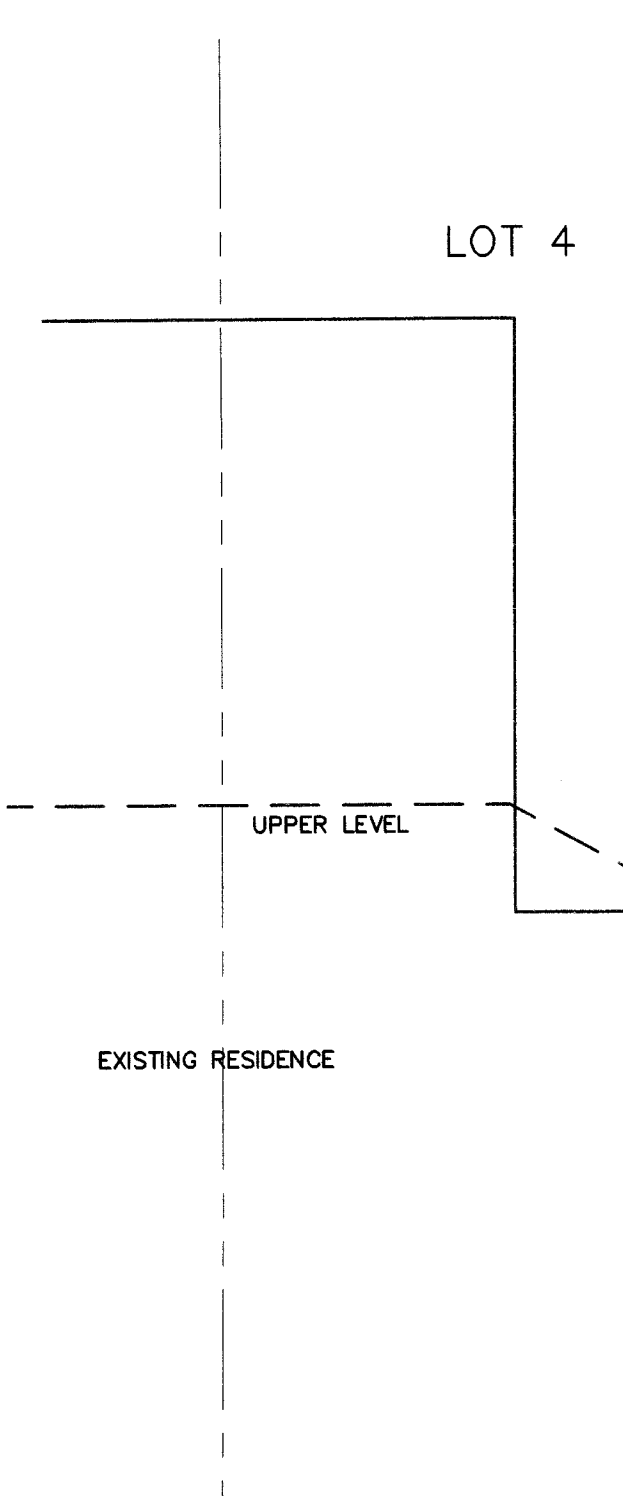
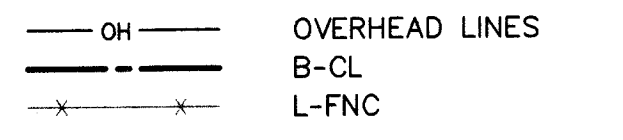
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**A-0**

PLN2018-00454



**LEGEND**

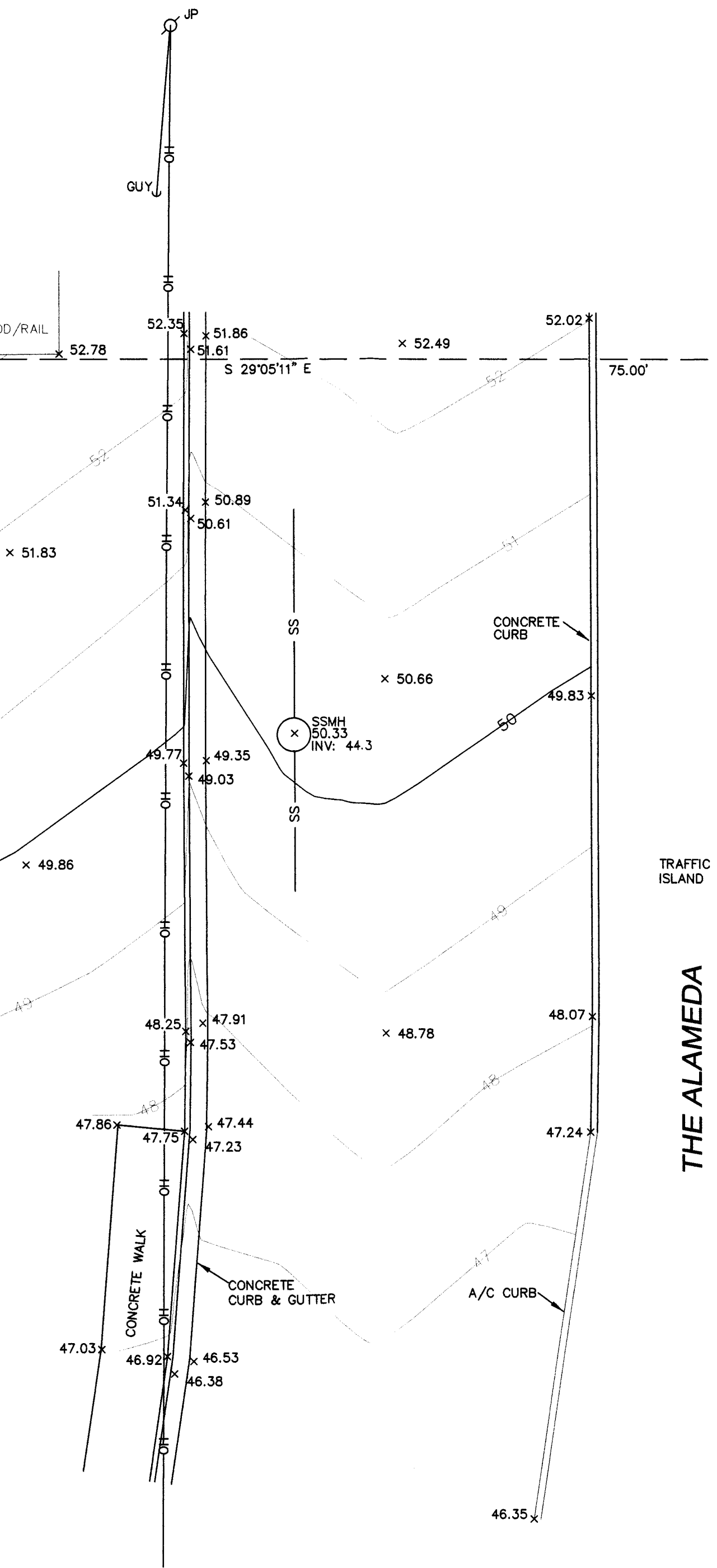
AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CAST IRON PIPE
CP	CLEAN OUT BOX
CPP	SURVEY CONTROL POINT
CTV	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FM	FIRE HYDRANT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



(HELD BACK OF WALK SPLITS AT NWLY END)  
**AVENUE BALBOA**  
 N 29°04'18" W  
 BASIS OF BEARINGS  
 FOUND ORIGINAL STONE MONUMENT WITH BRASS PIN DOWN 1.5'

**BASIS OF BEARINGS**  
 THE BEARING, NORTH 29°04'18" WEST, OF THE CENTERLINE OF AVENUE BALBOA, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "PLAT OF RESUBDIVISION OF SUBDIVISIONS NOS. 2 AND 3 OF GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29 ON AUGUST 04, 1908, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "N 1240" WITH A PUBLISHED ELEVATION OF 19.96 FEET. LOCAL BENCHMARK IS THE LID OF THE SANITARY SEWER MANHOLE WITH AN ELEVATION OF 50.33 FEET AS SHOWN.

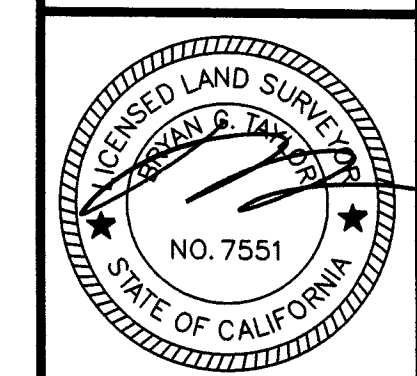
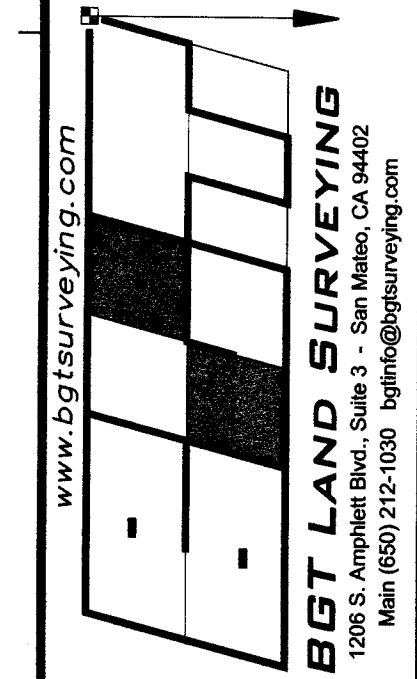


**NOTES:**  
 BGT RELIED UPON A LAWYER'S TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0051700728, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

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

SURVEY PERFORMED BY: BGT LAND SURVEYING  
 www.bgtlandsurveying.com  
 DATE OF FIELD SURVEY: JUNE 22, 2018  
 JOB NUMBER: 18-081

FOUND 2" SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE



BOUNDARY AND TOPOGRAPHIC SURVEY  
 VACANT, THE ALAMEDA  
 EL GRANADA, SAN MATEO COUNTY, CALIFORNIA  
 LOTS 10-11, BLOCK 43, PLAT OF RE-SUBDIVISIONS OF SUBDIVISIONS NOS. 2 AND 3 OF GRANADA (BOOK 6 MAPS 29)

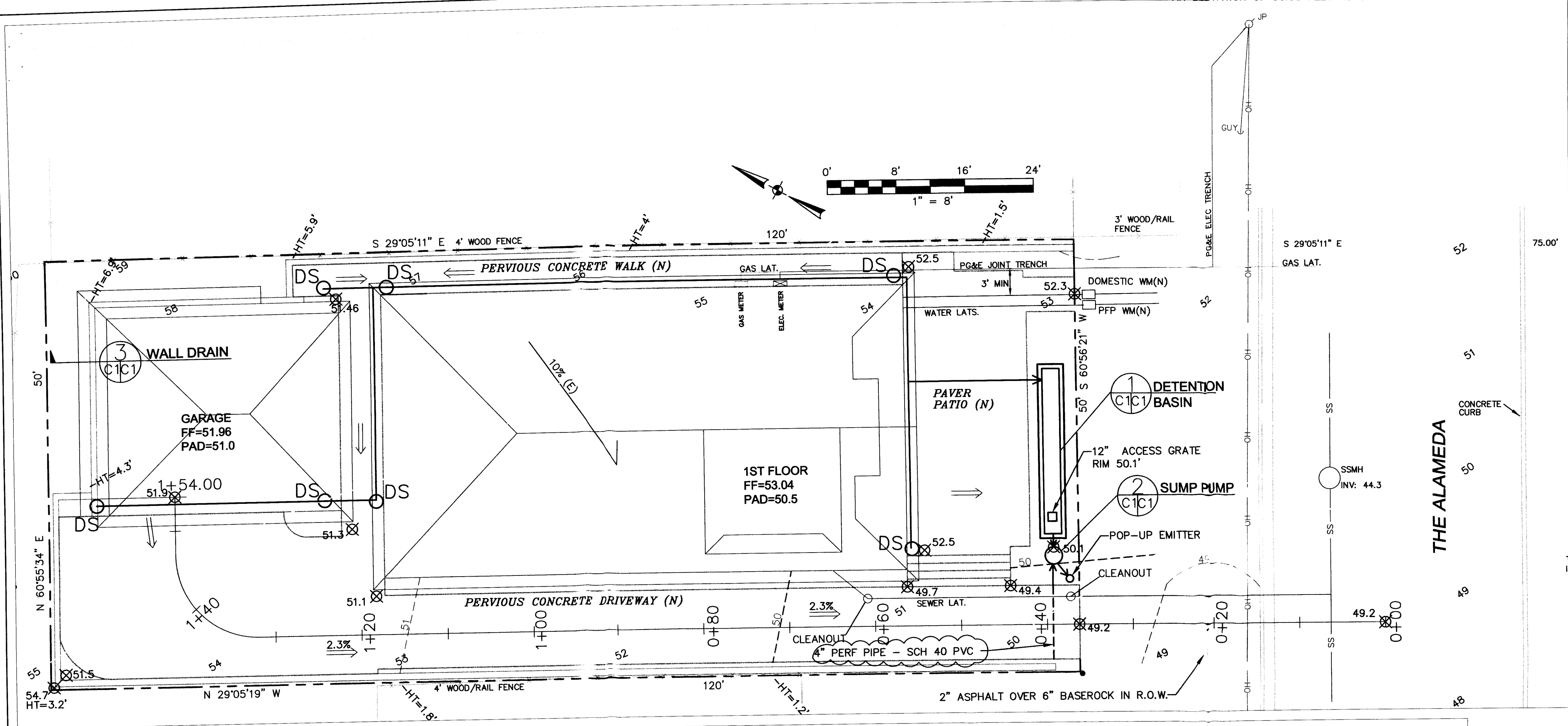
Assessor Parcel Number:  
 047-127-260  
 047-127-270

Prepared For:  
 GREGORY COHN  
 3045 Rivera Drive  
 Burlingame, CA 94010

Date: JUNE, 2018  
 Scale: 1" = 8'  
 Contour Interval: 1'  
 Drawn by: LHL

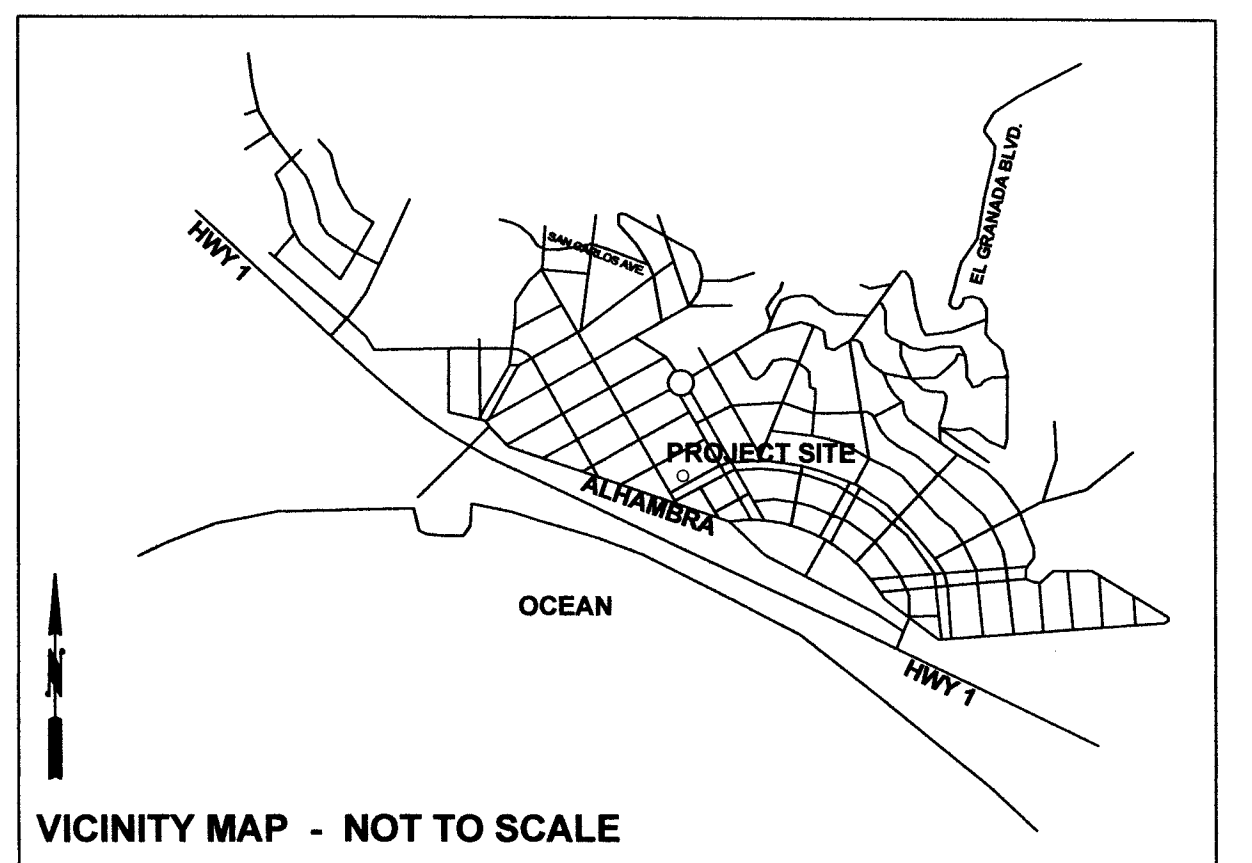
Revisions:  
 SU-1  
 Job No. 18-081





**LEGEND**

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 155.9' SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DS DOWNSPOUT
- 3" DIAM. PVC DRAIN PIPE
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- PROPOSED RETAINING WALL



**CONSTRUCTION SCHEDULE**

- DAY 1: INSTALL FIBER ROLLS.
- DAY 2: COMMENCE WORK WITH SITE CLEARING.
- DAY 3: INSTALL ROCKED CONSTRUCTION ENTRANCE
- WEEK 2: FINISH ROUGH GRADING
- WEEK 3: BEGIN FOUNDATIONS
- WEEK 5: POUR CONCRETE FOR FOOTINGS
- WEEK 6: BEGIN FRAMING
- MONTH 3: FINISH SHELL
- MONTH 5: FINISH MOST OF INTERIOR
- MONTH 7: FINISH PROJECT

**GENERAL NOTES**

1. PLANS PREPARED AT REQUEST OF: GREG COHN, OWNER
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY BGT LAND SURVEYING; 6-22-18.
5. THIS IS NOT A BOUNDARY SURVEY.

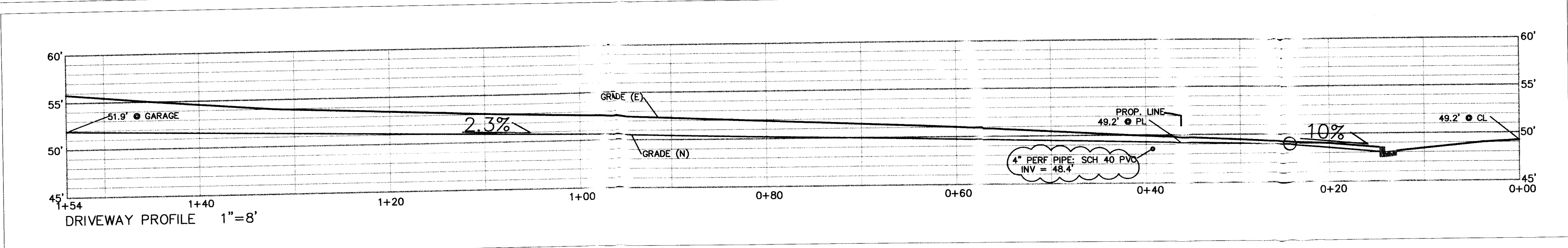
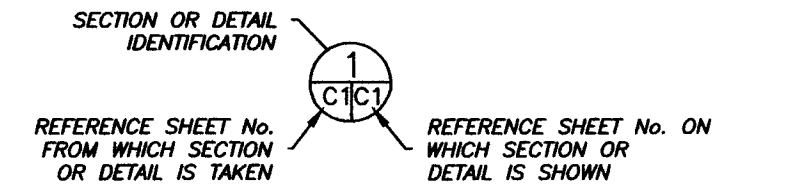
**DRAINAGE NOTES**

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 FLOW-THROUGH PLANTER, AS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE FLOW-THROUGH PLANTER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

**TRAFFIC CONTROL NOTES**

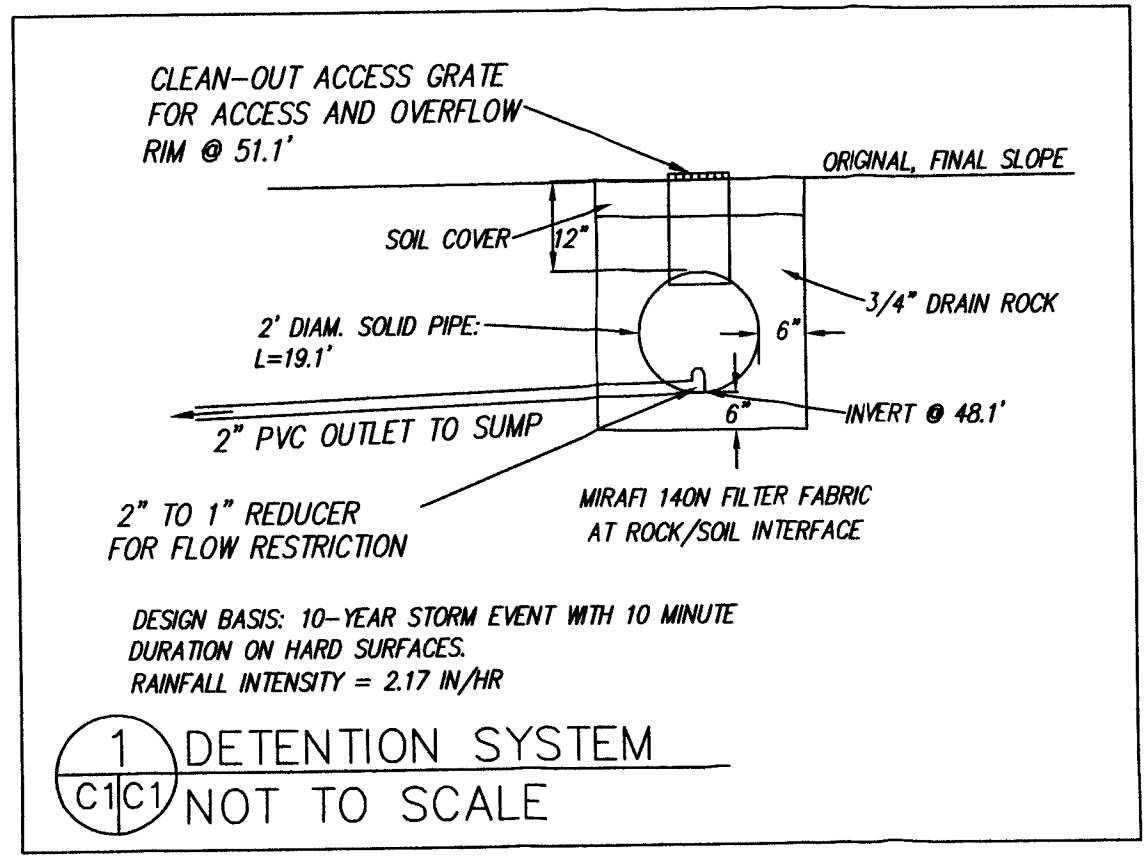
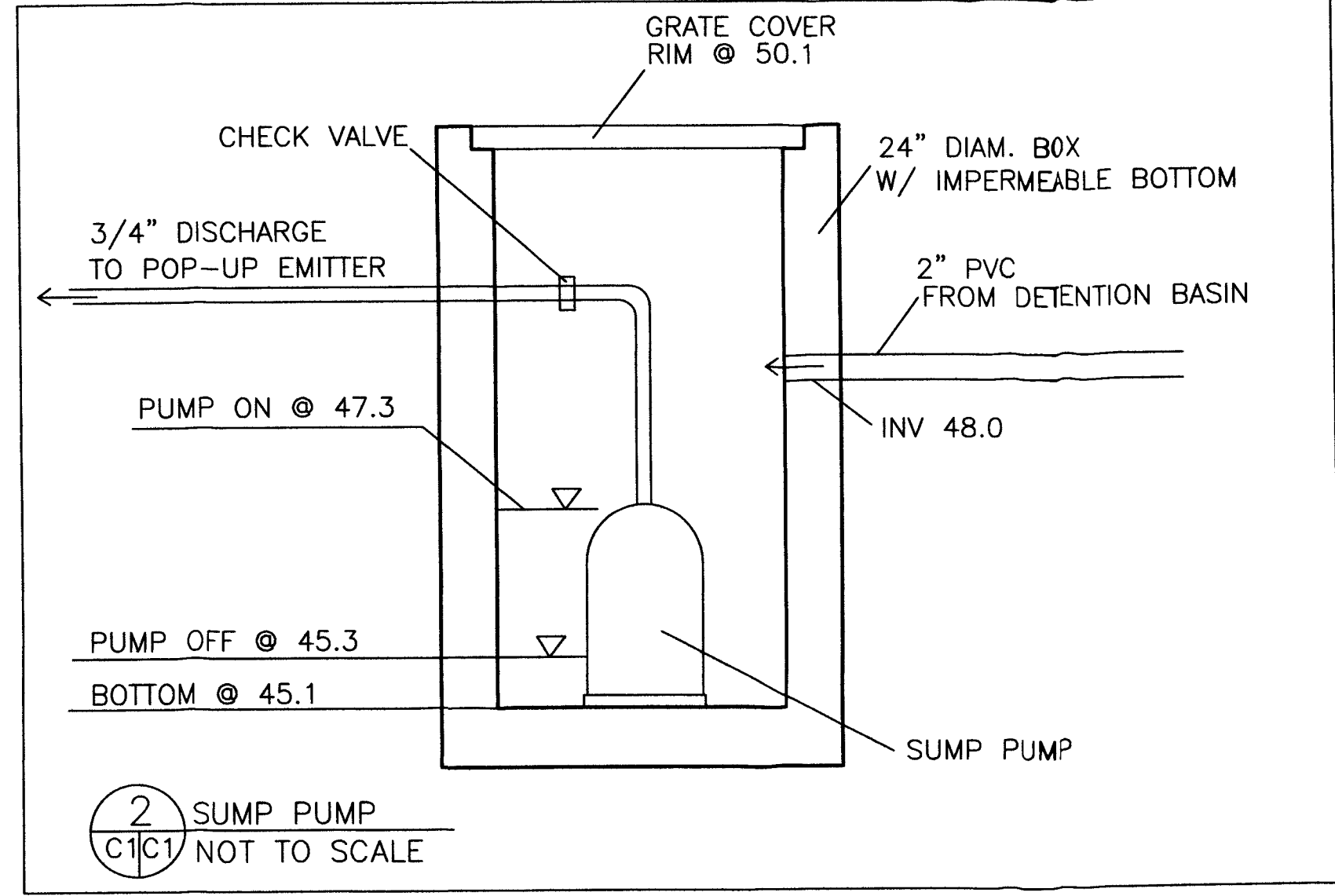
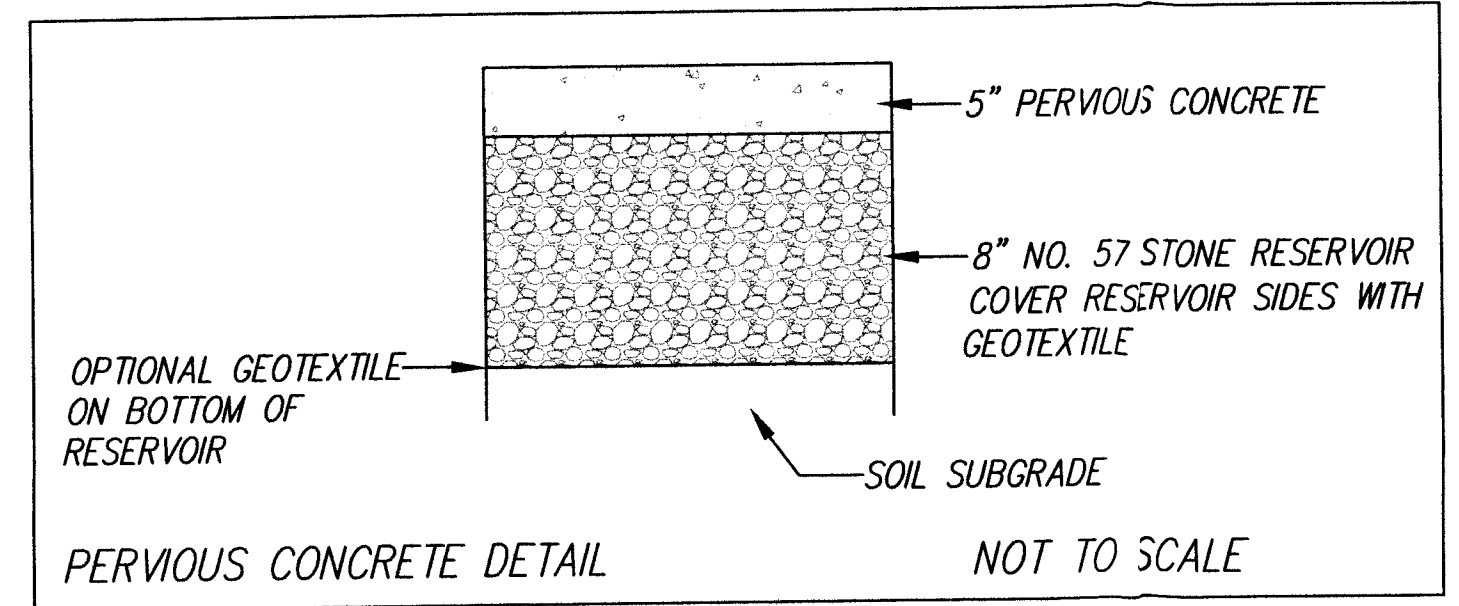
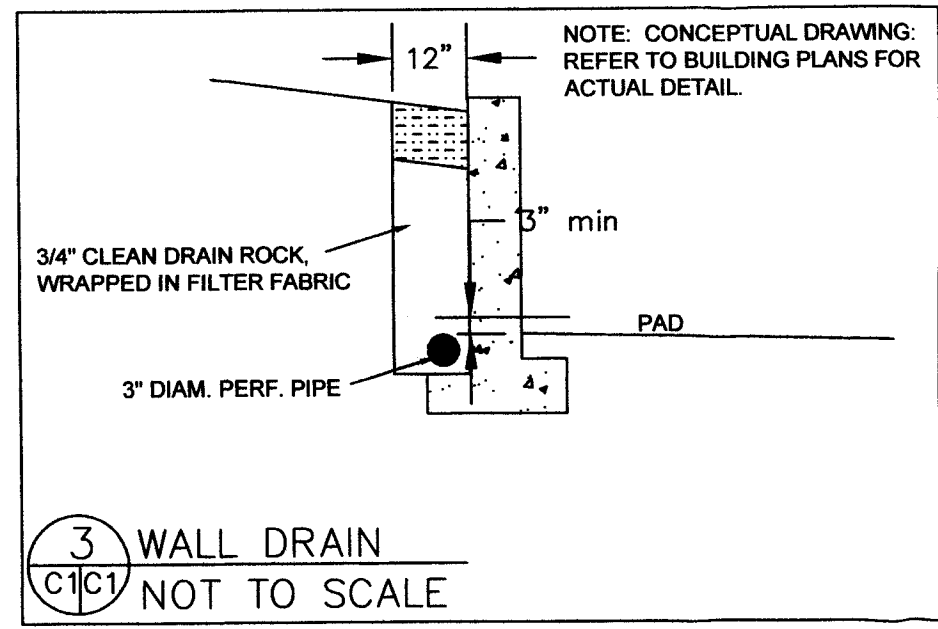
1. CONTRACTOR AND WORKERS SHALL PARK ALONG THE ALAMEDA.
2. THE ROAD SHALL NOT BE BLOCKED.

**SECTION AND DETAIL CONVENTION**



**GRADING NOTES**

- CUT VOLUME : 655 CY
- FILL VOLUME : 0 CY
- TOTAL CUT/FILL = 655 CY
- ABOVE VOLUMES ARE APPROXIMATE
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).

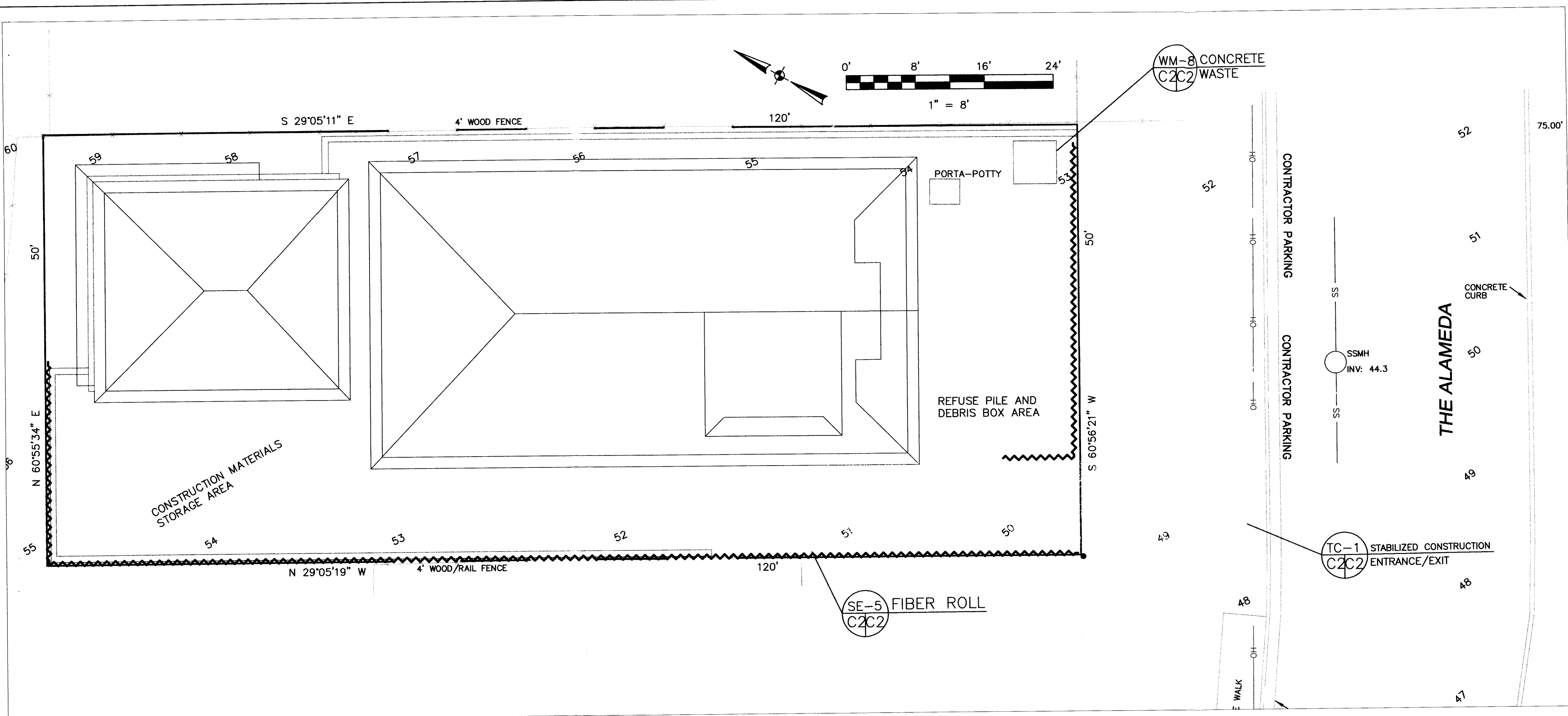


DATE: 11-20-18	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 2-28-19	REV. DATE:	REV. DATE:
Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX: 728-3593					

**GRADING AND DRAINAGE PLAN**

COHN PROPERTY  
 THE ALAMEDA, EL GRANADA  
 APN 047-127-520





**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

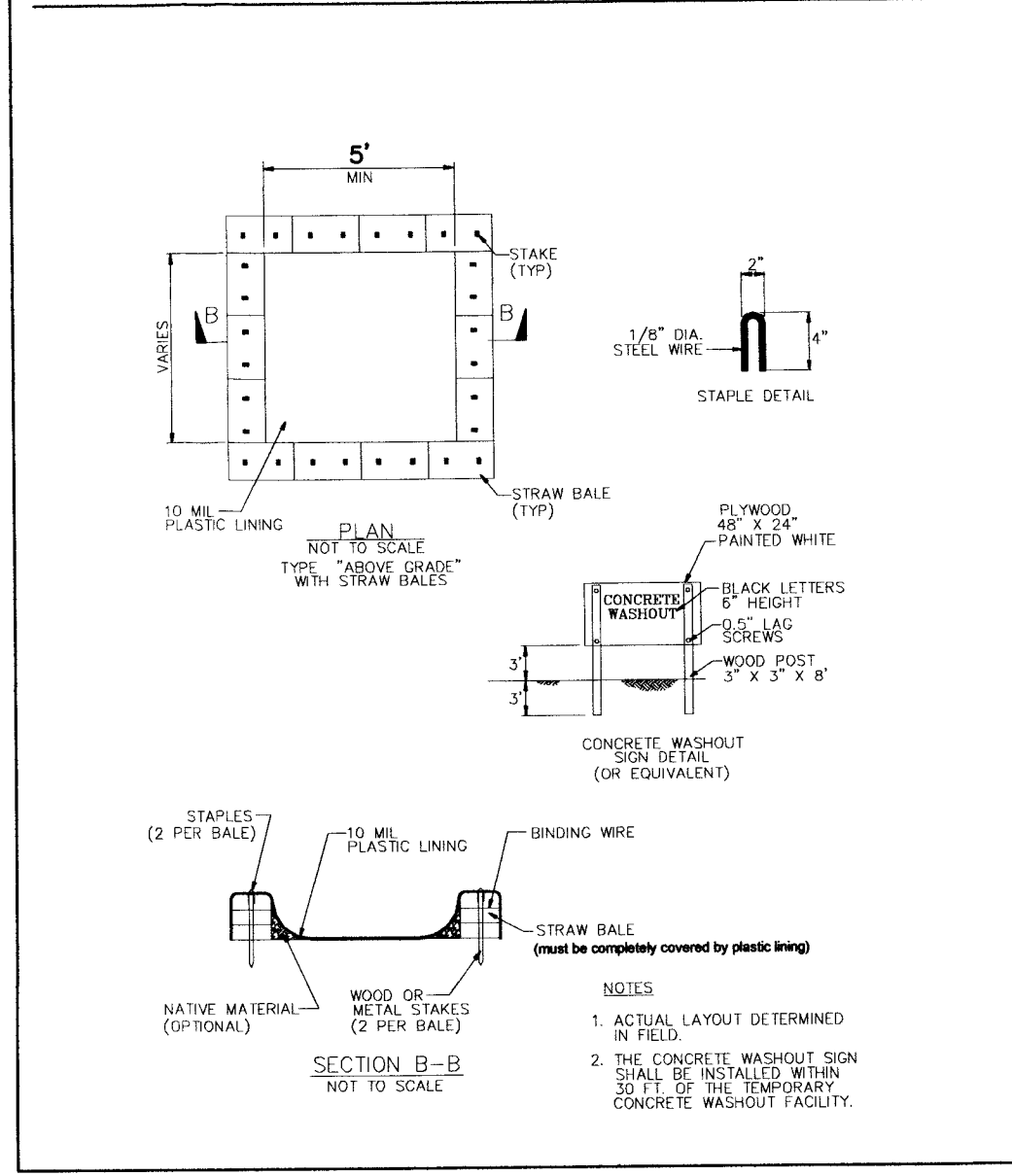
- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- 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

**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: DOUG MACHADO  
 TITLE/QUALIFICATION: CONTRACTOR  
 PHONE: 650-670-2810  
 PHONE:  
 E-MAIL: DOUGRMACHADO@GMAIL.COM

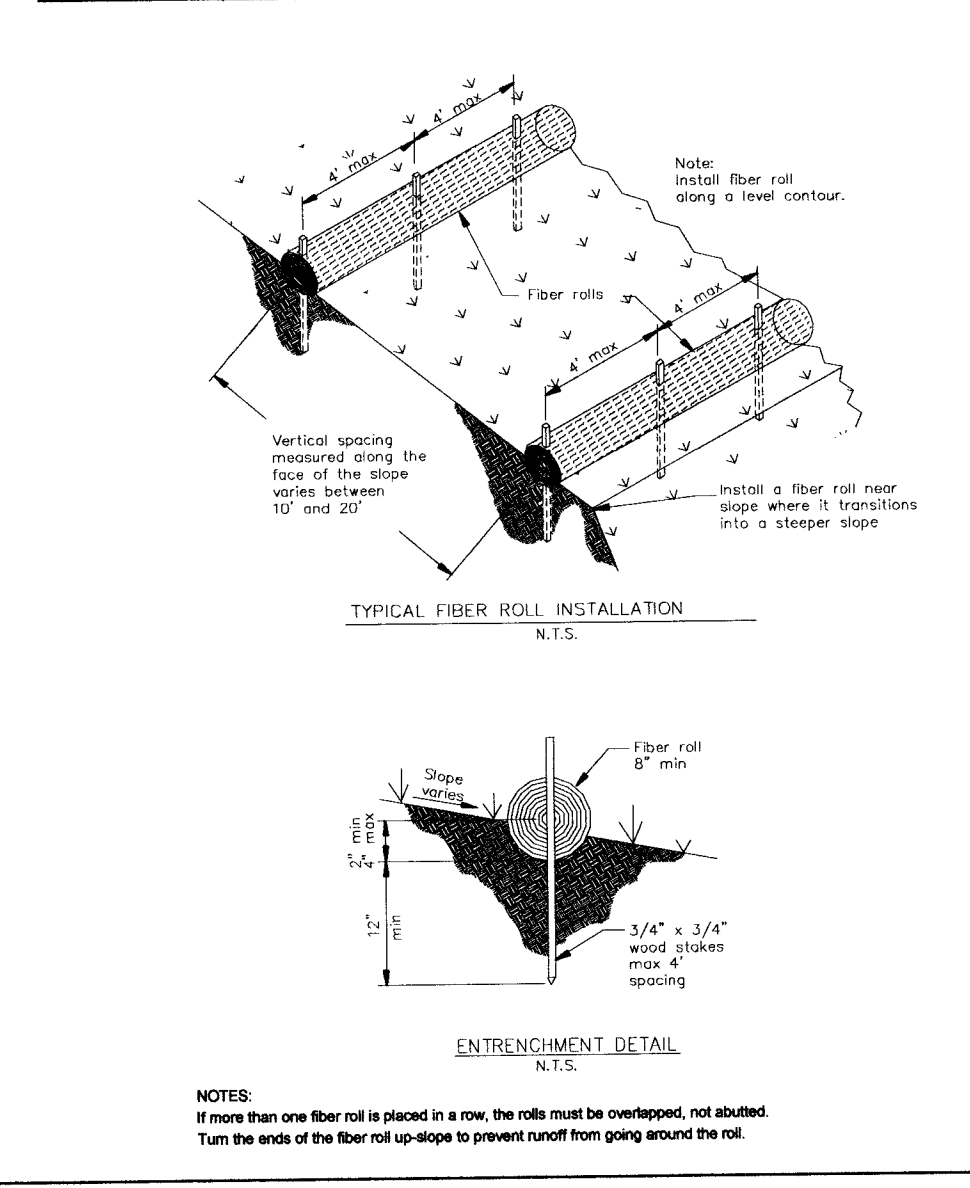
**CONCRETE WASTE MANAGEMENT WM-8**



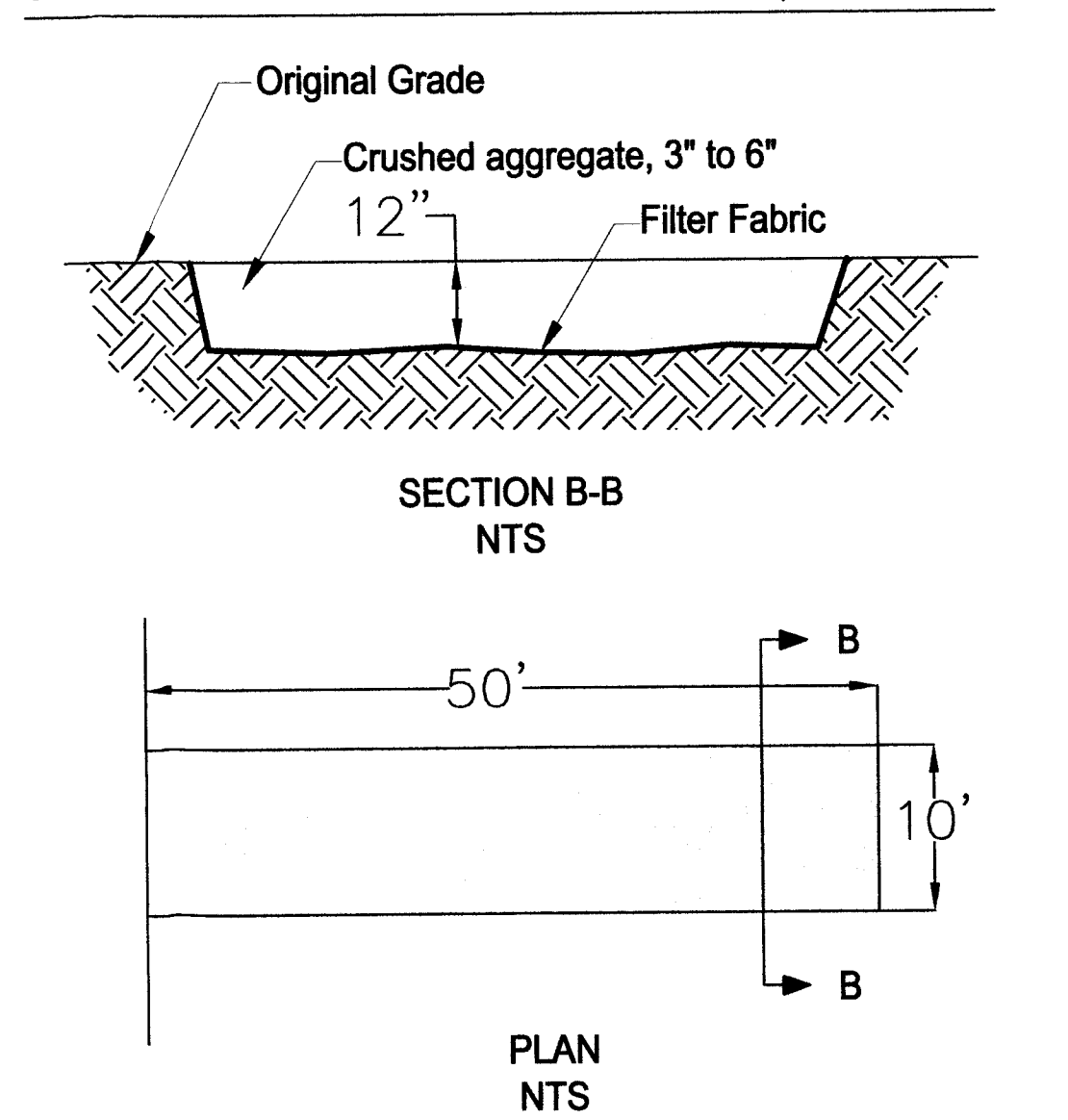
**EROSION CONTROL NOTES**

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5
- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
  - NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
  - ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
  - ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
  - ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.

**FIBER ROLLS SE-5**



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



ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 10 FEET WIDE AND CONFORM TO THE FOLLOWING:  
 A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.  
 B. PAD SHALL BE NOT LESS THAN 12" THICK.  
 C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.  
 D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.



DATE: 11-20-18	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 2-28-19	REV. DATE:	REV. DATE:
Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-5590 FAX 728-3593					

EROSION CONTROL PLAN  
 THE COHN PROPERTY  
 THE ALAMEDA, EL GRANADA  
 APN 047-127-520

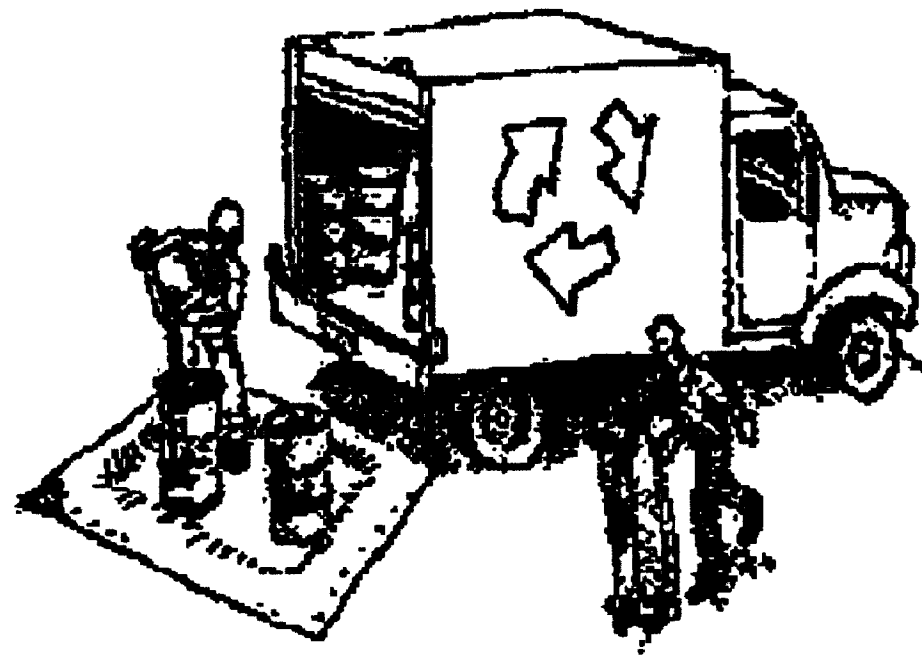


SAN MATEO COUNTYWIDE  
**Water Pollution  
Prevention Program**  
Clean Water. Healthy Community.

# Construction Best Management Practices (BMPs)

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

## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthmoving



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

### Contaminated Soils

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

## Paving/Asphalt Work

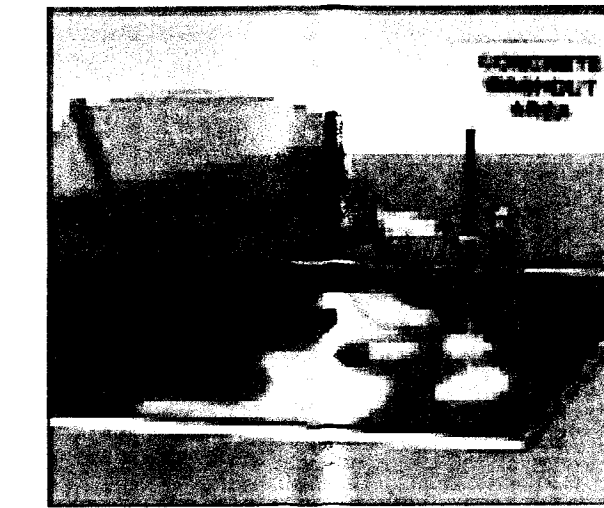


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

### Sawcutting & Asphalt/Concrete Removal

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

## Concrete, Grout & Mortar Application



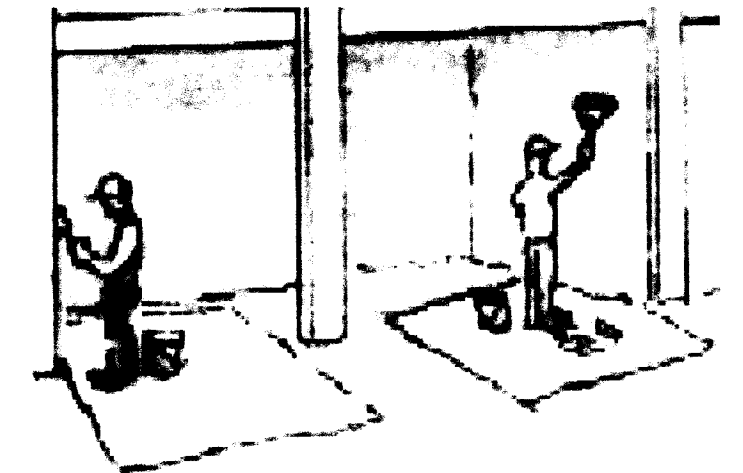
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

## Landscaping



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

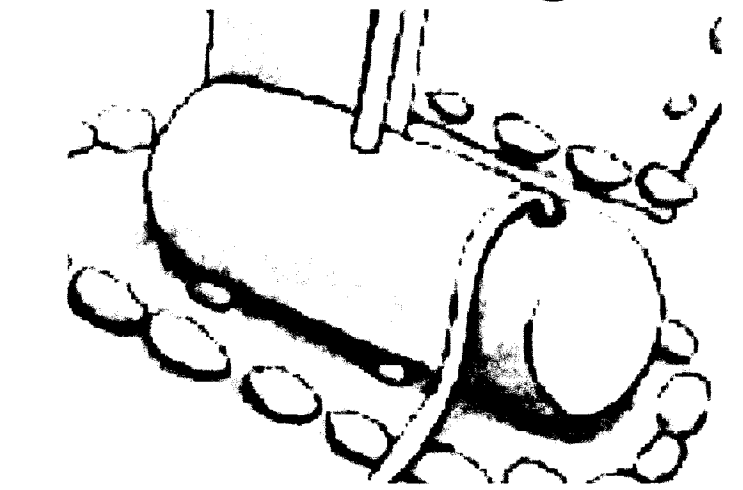
## Painting & Paint Removal



### Painting Cleanup and Removal

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

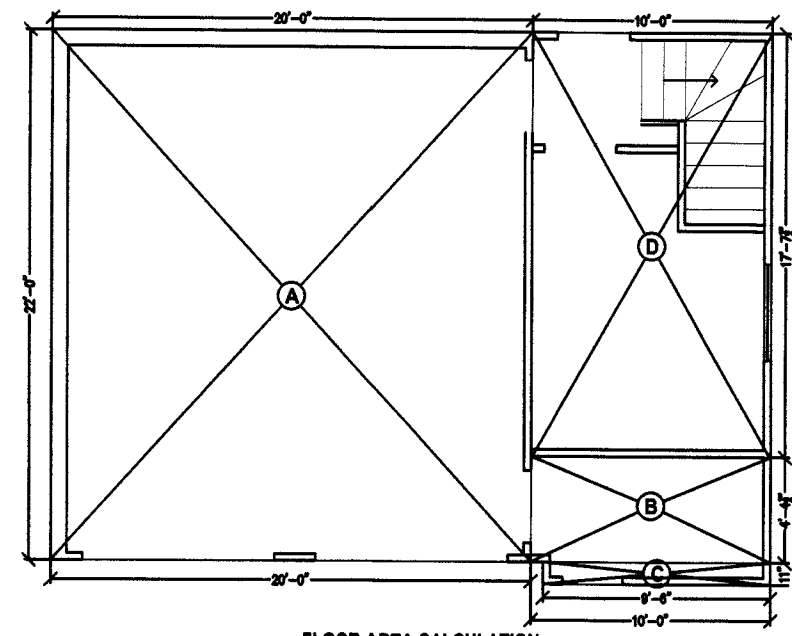
## Dewatering



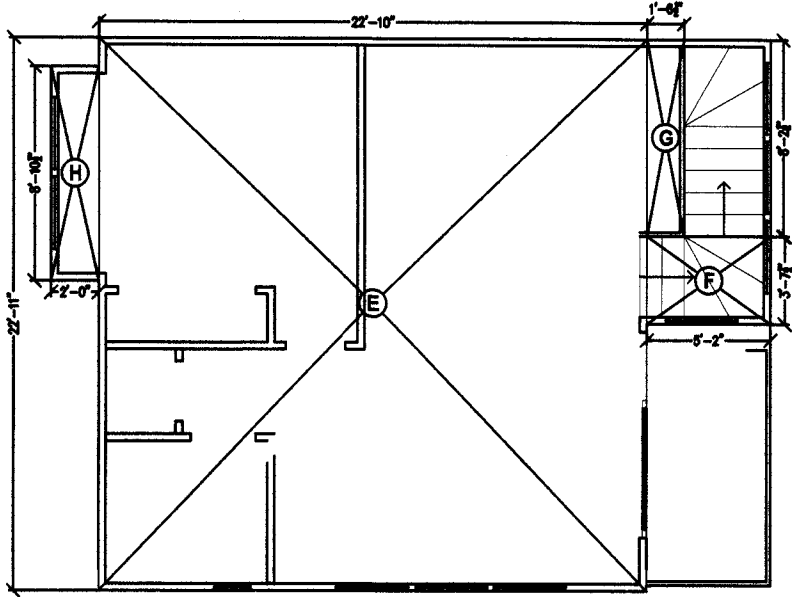
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite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

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

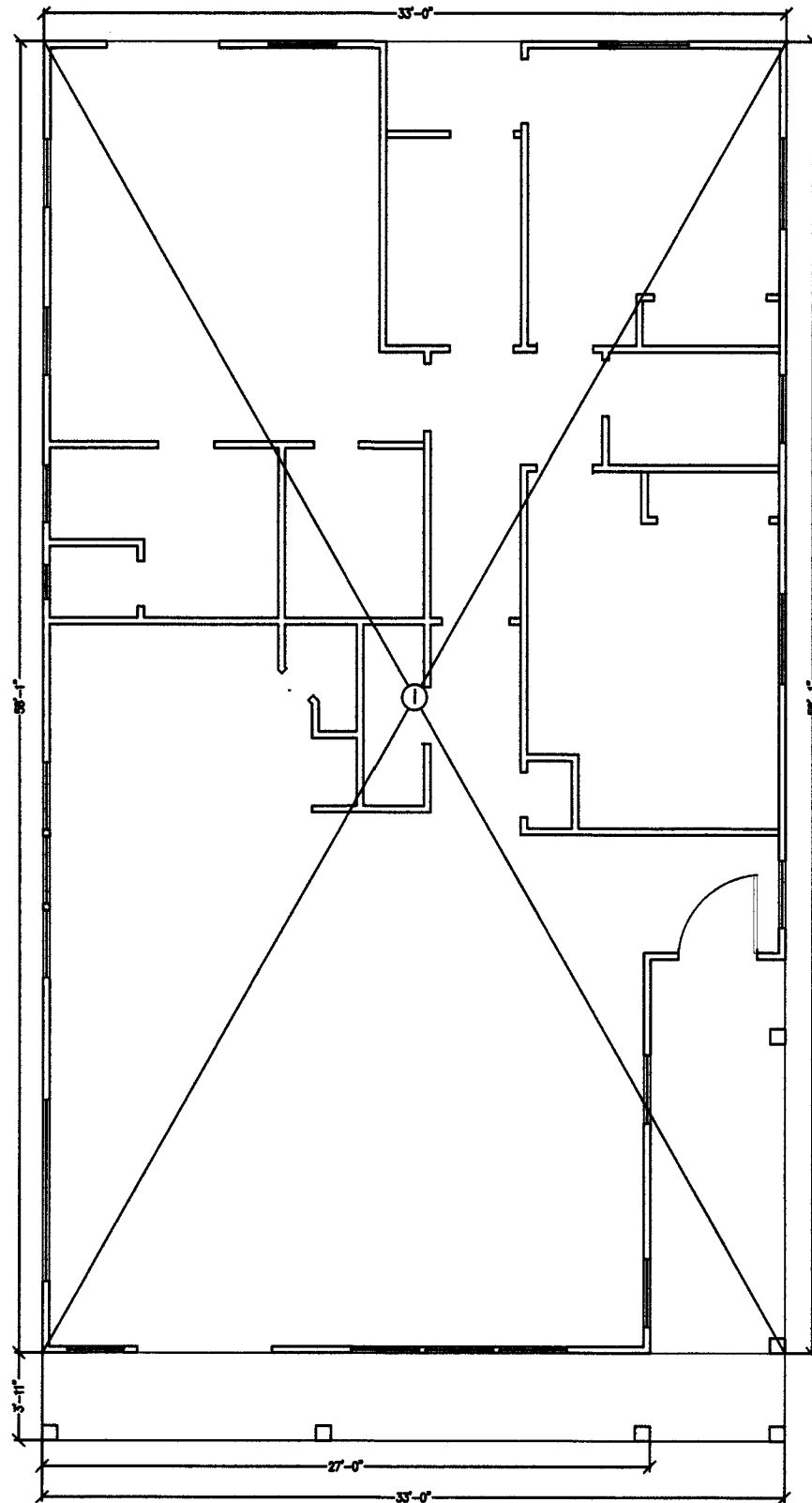




FLOOR AREA CALCULATION  
 AREA A : 20.0222.0=440.0 (GARAGE)  
 AREA B : 4.37 X 10.0=43.7 (GARAGE)  
 AREA C : .92 X 9.6=8.7 (GARAGE)  
 AREA D : 17.82 X 10.0=178.25 (ADU)

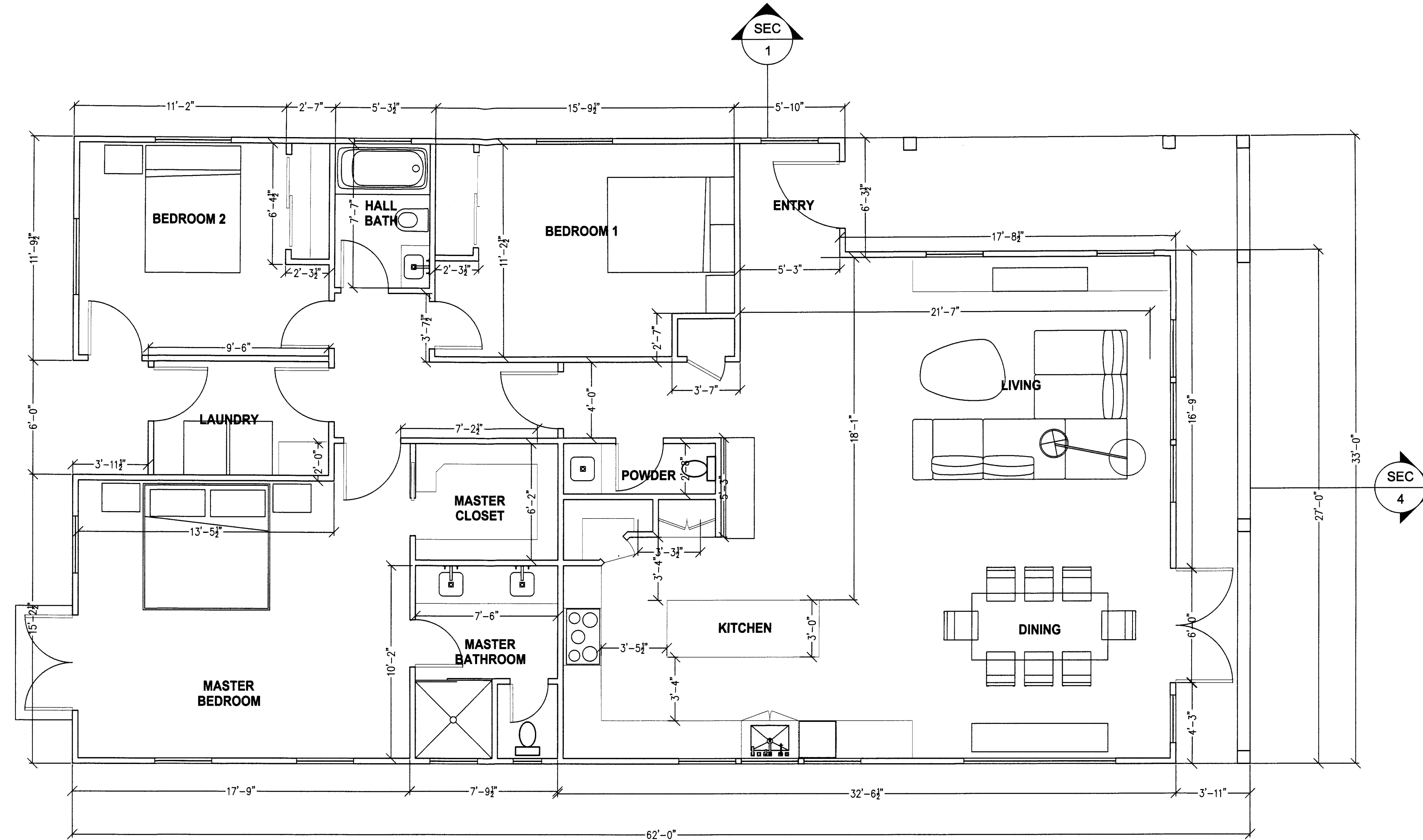


FLOOR AREA CALCULATION  
 AREA E : 22.83 X 22.92=523.18 (ADU)  
 AREA F : 5.16 X 3.62=18.72 (ADU)  
 AREA G : 1.54 X 8.20=12.6 (ADU)  
 AREA H : 8.87 X 2.0=17.74 (ADU)

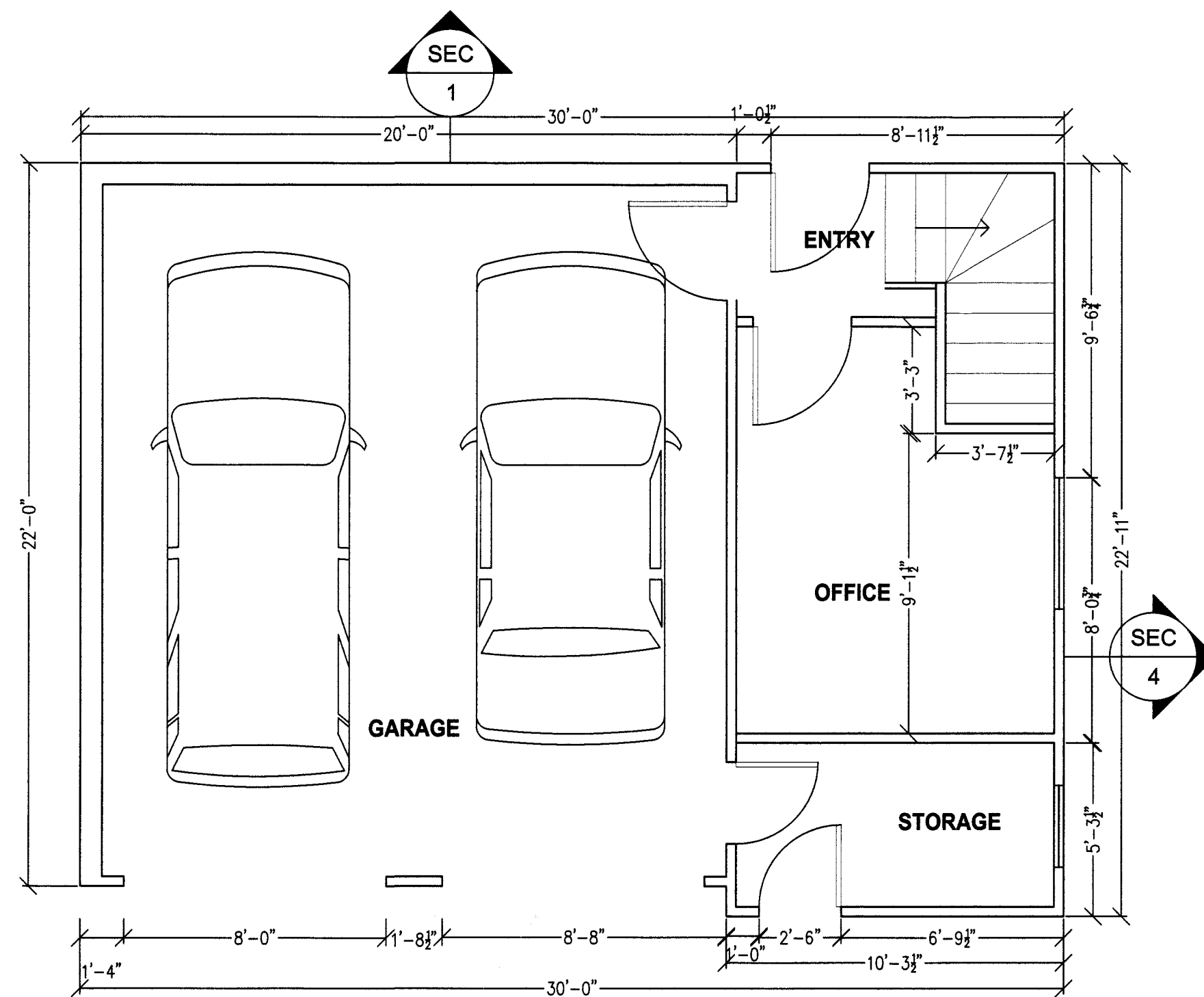


FLOOR AREA CALCULATION  
 AREA I : 58.08 X 33.0=1916.75 (HOUSE)  
 FLOOR AREA CALCULATION TOTALS  
 HOUSE TOTAL 1916.75 SQFT  
 GARAGE TOTAL 492.4 SQFT  
 ADU TOTAL 748.5 SQFT  
 TOTAL FLOOR AREA 3157.65 SQFT

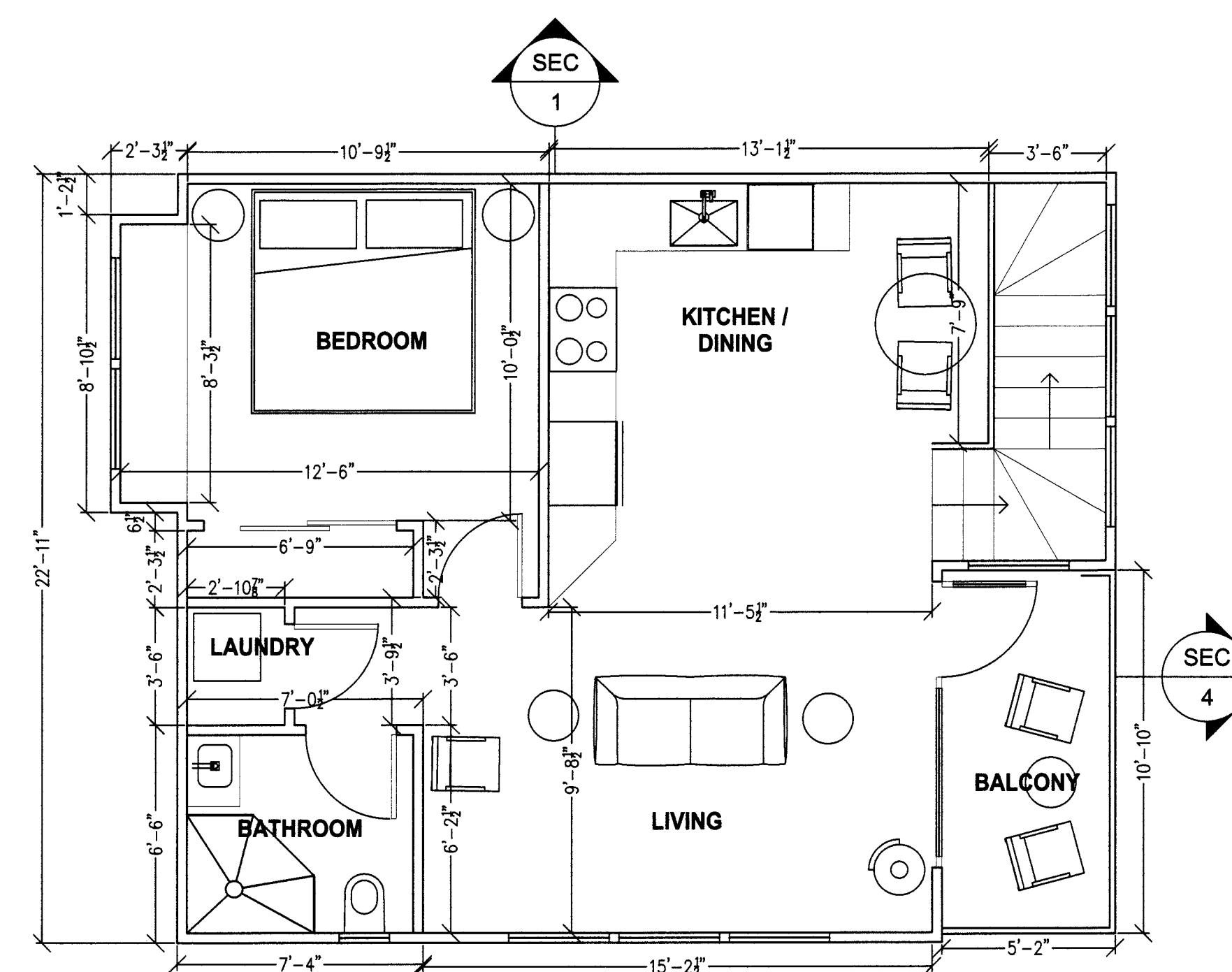
**AREA CALCULATION**  
 SCALE: 1/8" = 1'-0"



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**LEVEL 1 GARAGE/ADU FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**LEVEL 2 ADU FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY



DOUG MACHADO  
 PO BOX 2902  
 EL GRANADA, CA  
 650-726-1408  
 midcoastconsult@gmail.com

**COHN RESIDENCE**

THE ALAMEDA  
 EL GRANADA, CA.

SHEET TITLE:

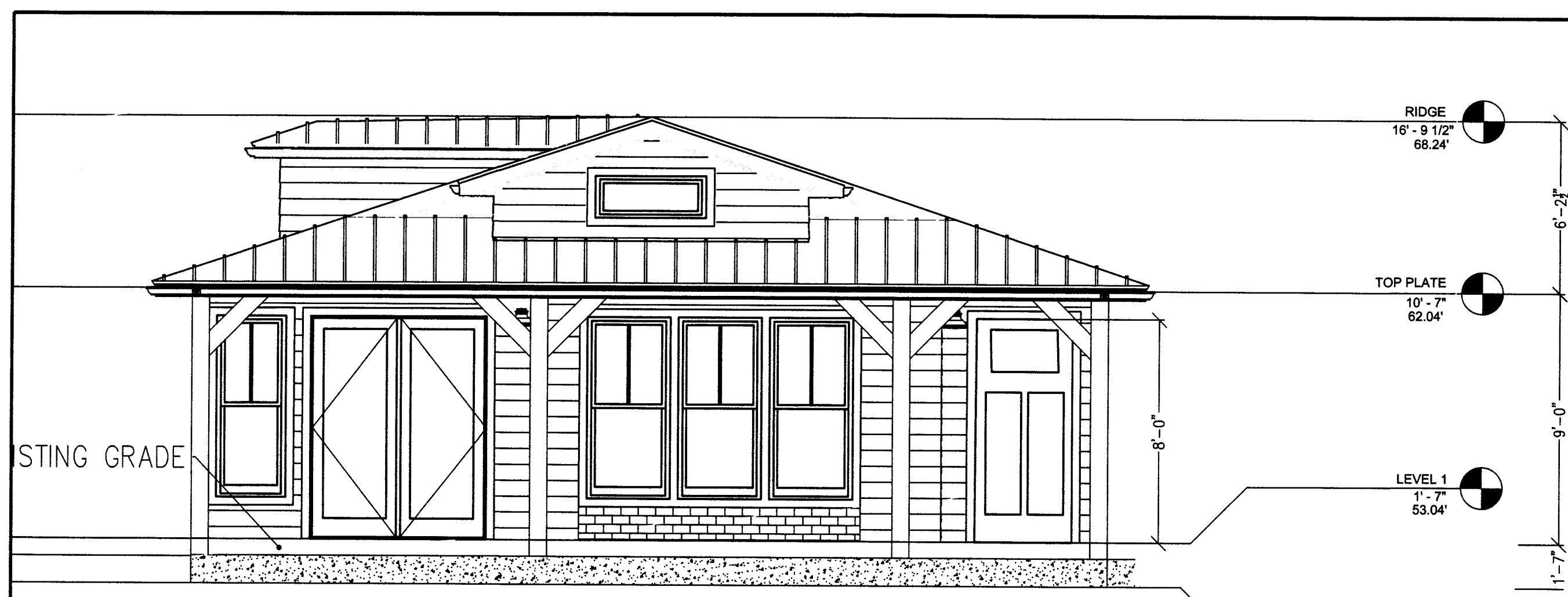
**FLOOR PLANS**

SCALE: AS NOTED

DATE: 02-27-2019

SHEET NO.

**A-1**



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY

DOUG MACHADO  
PO BOX 2902  
EL GRANADA, CA  
650-726-1408  
midcoastconsult@gmail.com

**COHN RESIDENCE**

THE ALAMEDA  
EL GRANADA, CA.

SHEET TITLE:  
**HOUSE  
ELEVATIONS**

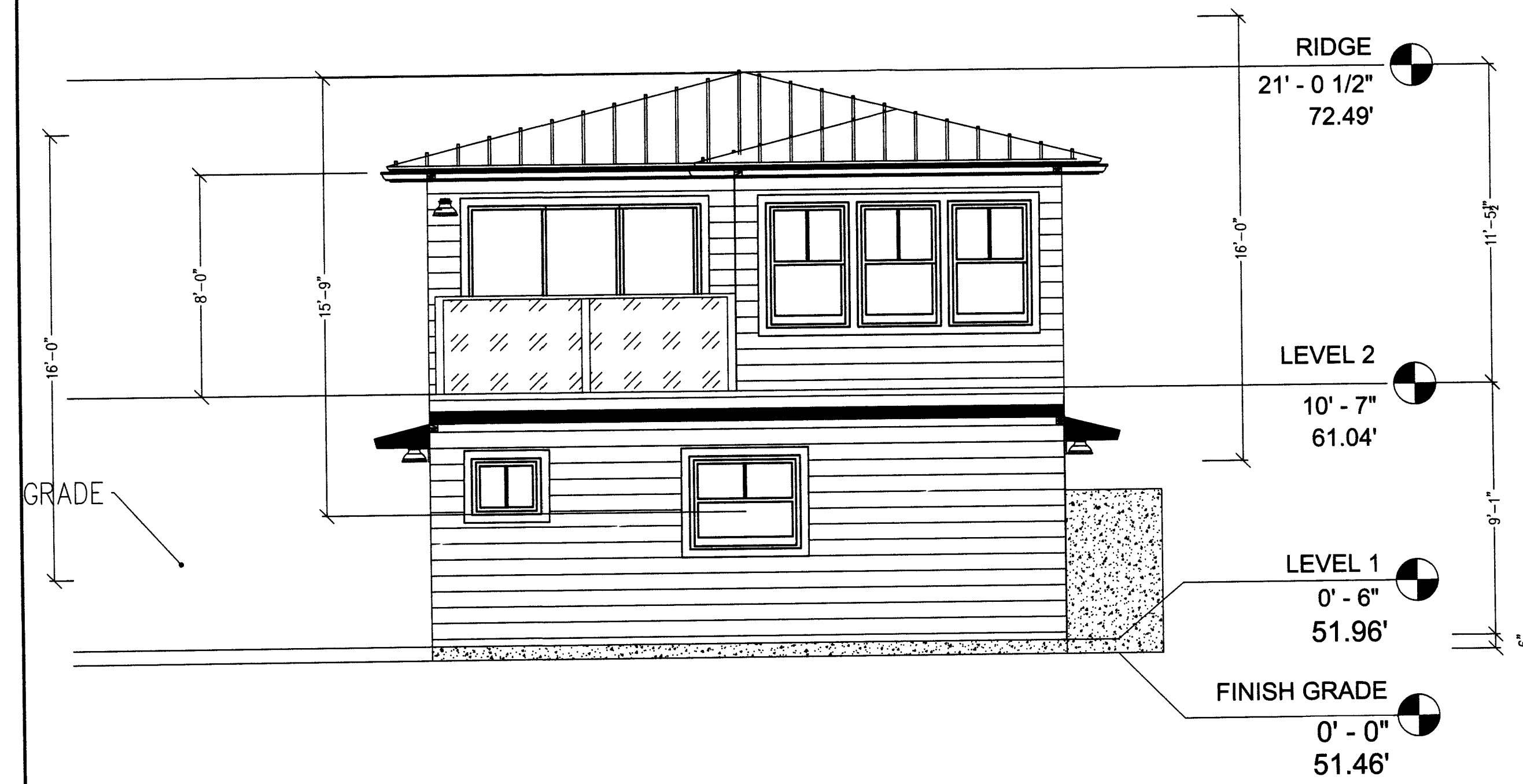
SCALE: AS NOTED  
DATE: 02-27-2019

SHEET NO.  
**A-2**

REVISIONS	DATE	BY



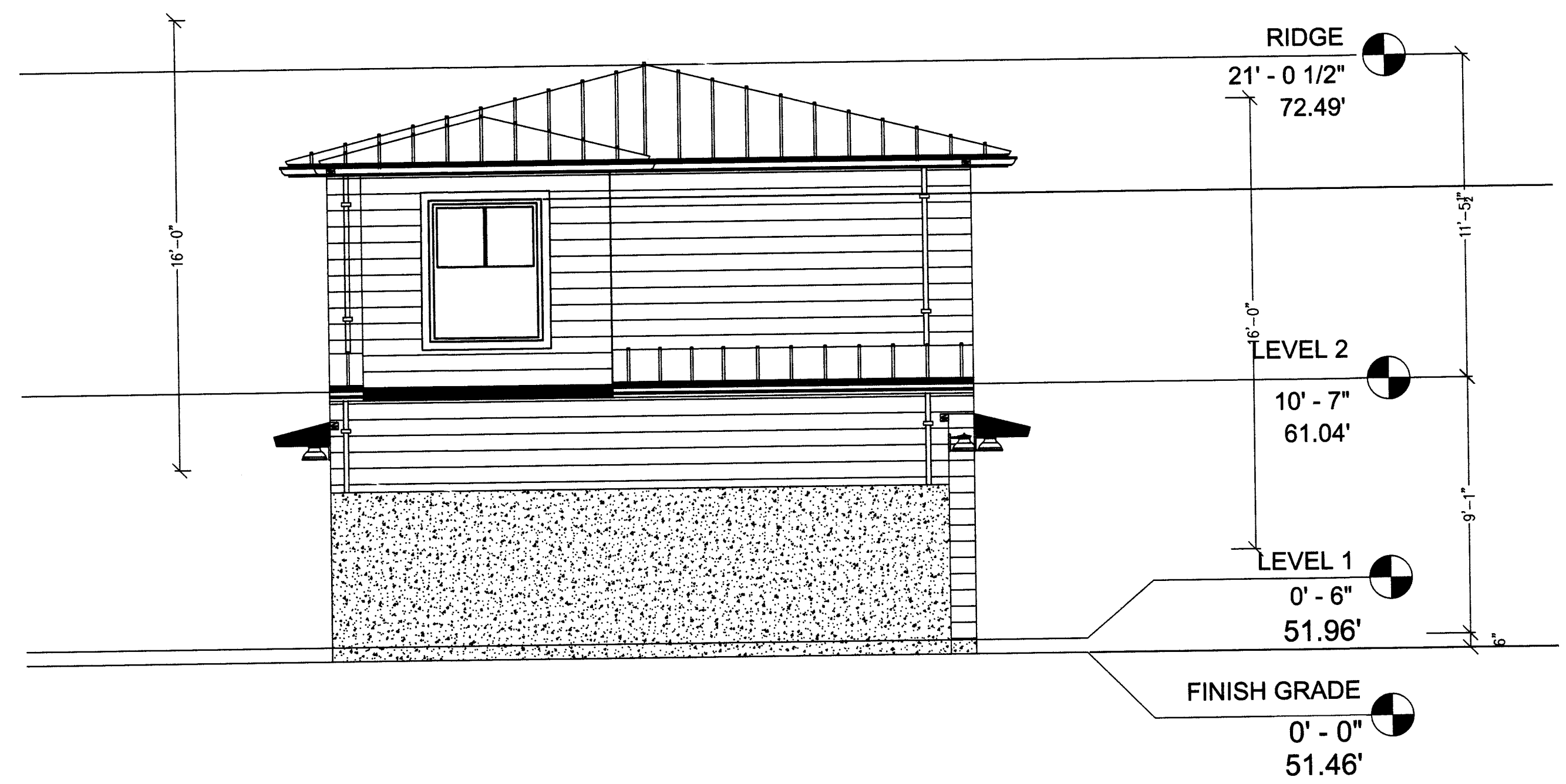
DOUG MACHADO  
 PO BOX 2902  
 EL GRANADA, CA  
 850-726-1408  
 midcoastconsult@gmail.com



**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**COHN RESIDENCE**

THE ALAMEDA  
 EL GRANADA, CA.

SHEET TITLE:  
**GARAGE & ADU  
 ELEVATION**

SCALE: AS NOTED  
 DATE: 02-27-2019

SHEET NO.

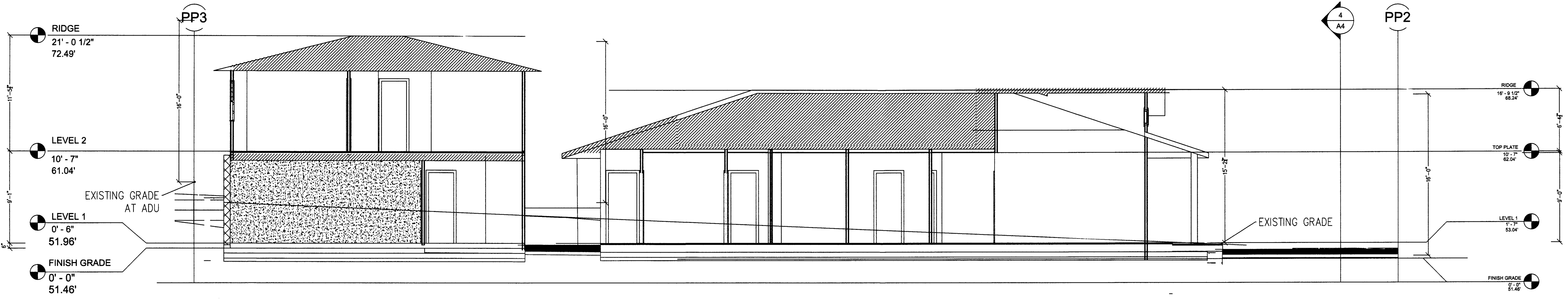
**A-3**



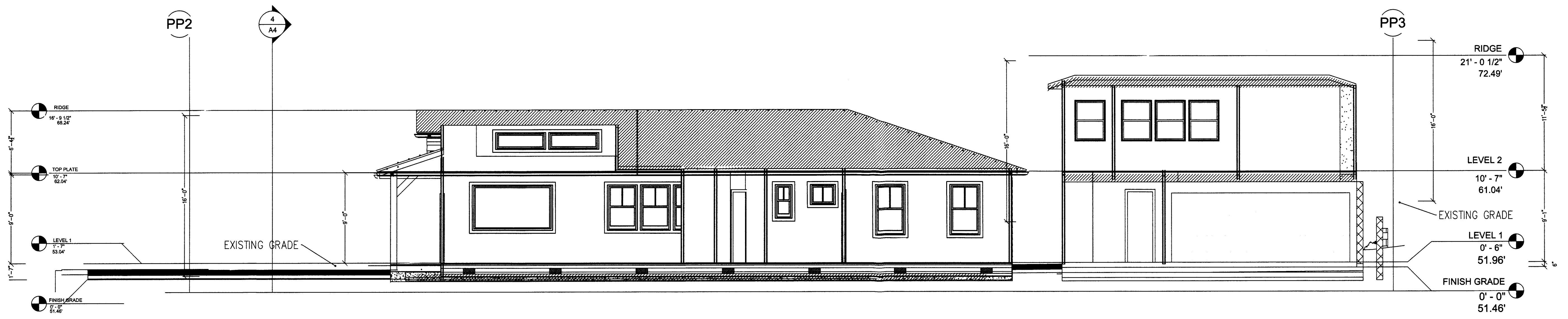
REVISIONS	DATE	BY



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 midcoastconsult@gmail.com



**SECTION 1**  
 SCALE: 3/16" = 1'-0"



**SECTION 2**  
 SCALE: 3/16" = 1'-0"

**COHN RESIDENCE**

THE ALAMEDA  
 EL GRANADA, CA.

SHEET TITLE:  
**SECTIONS  
 1 & 2**

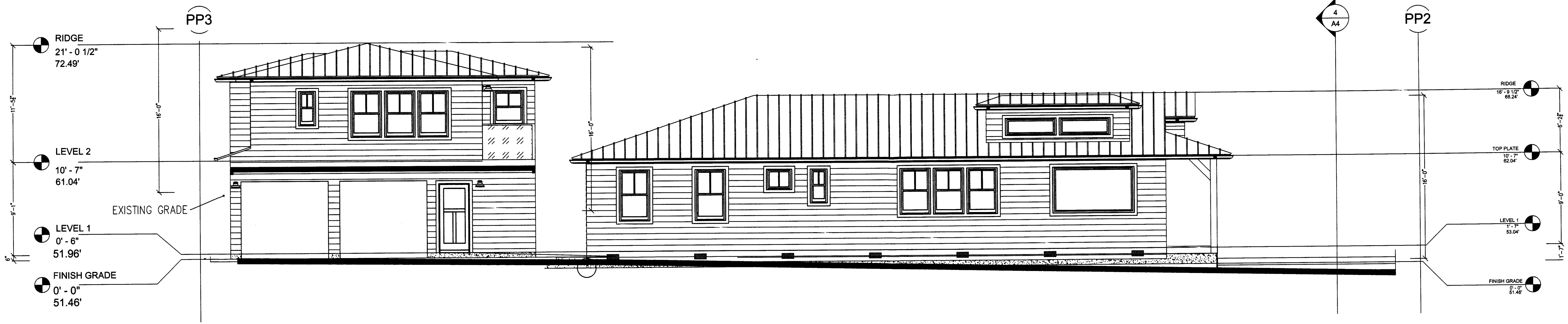
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 DATE: 02-27-2019

SHEET NO.  
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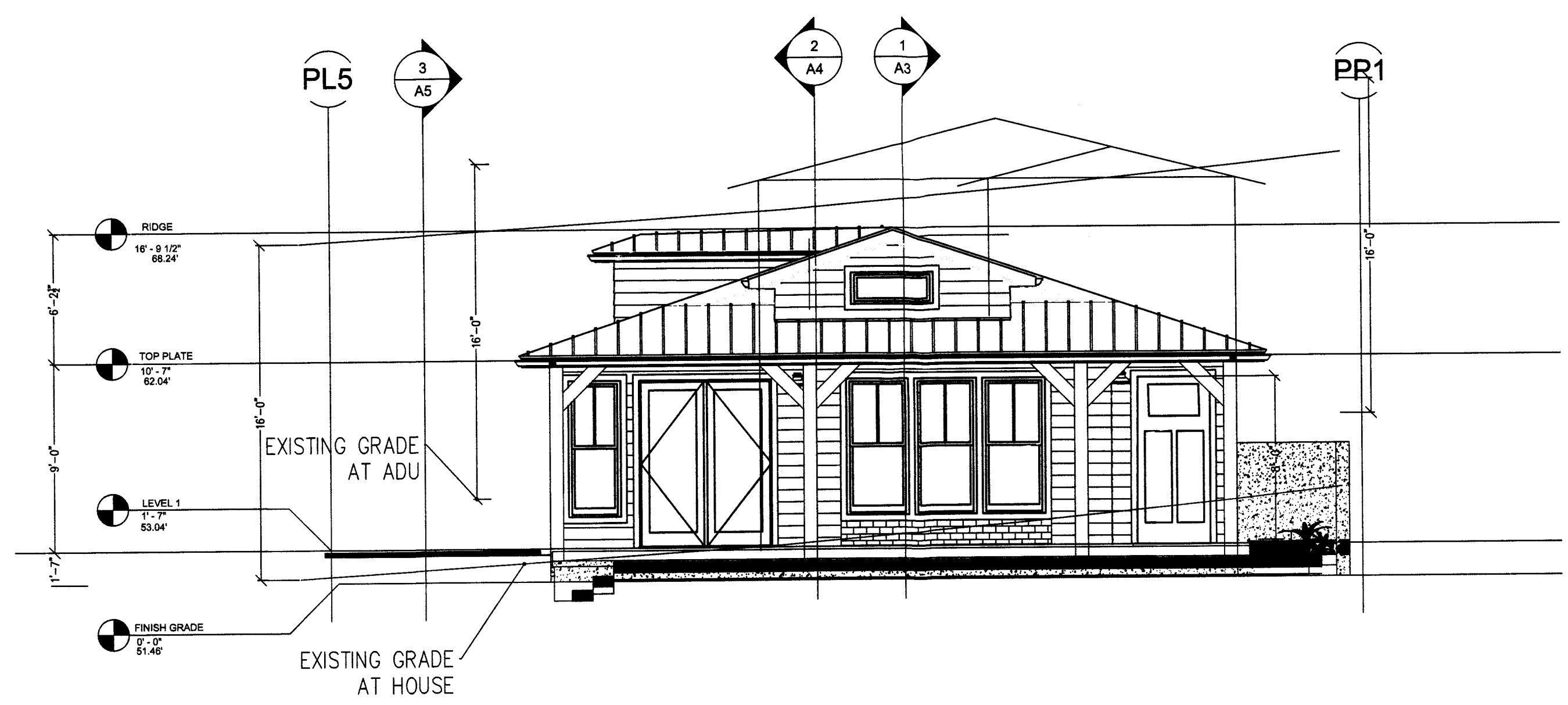
REVISIONS	DATE	BY



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**SECTION 3**  
 SCALE: 3/16" = 1'-0"



**SECTION 4**  
 SCALE: 3/16" = 1'-0"

**COHN RESIDENCE**

THE ALAMEDA  
 EL GRANADA, CA.

SHEET TITLE:  
**SECTIONS  
 4 & 5**

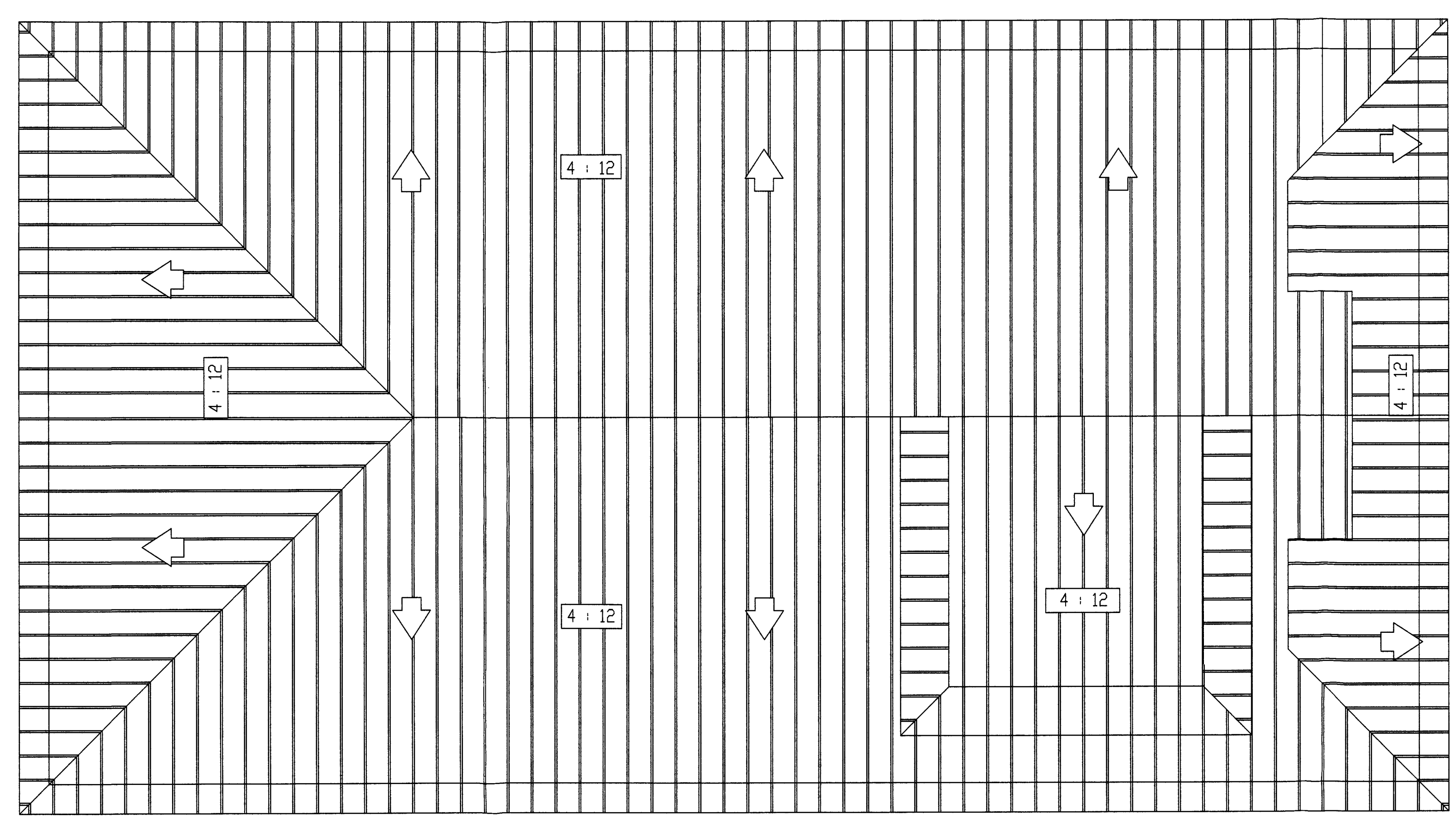
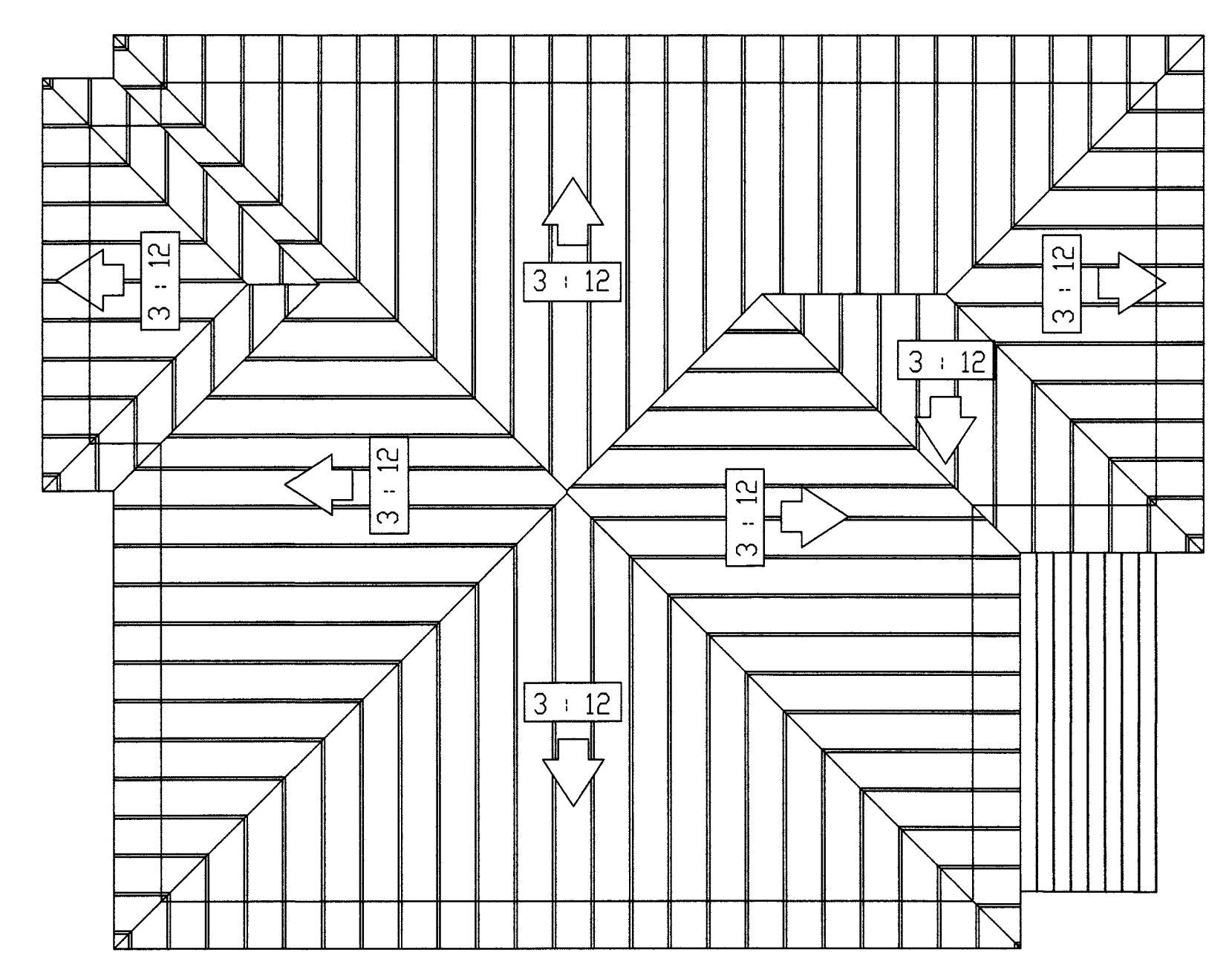
SCALE: AS NOTED  
 DATE: 02-27-2019

SHEET NO.  
**A-5**

REVISIONS	DATE	BY



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

# COHN RESIDENCE

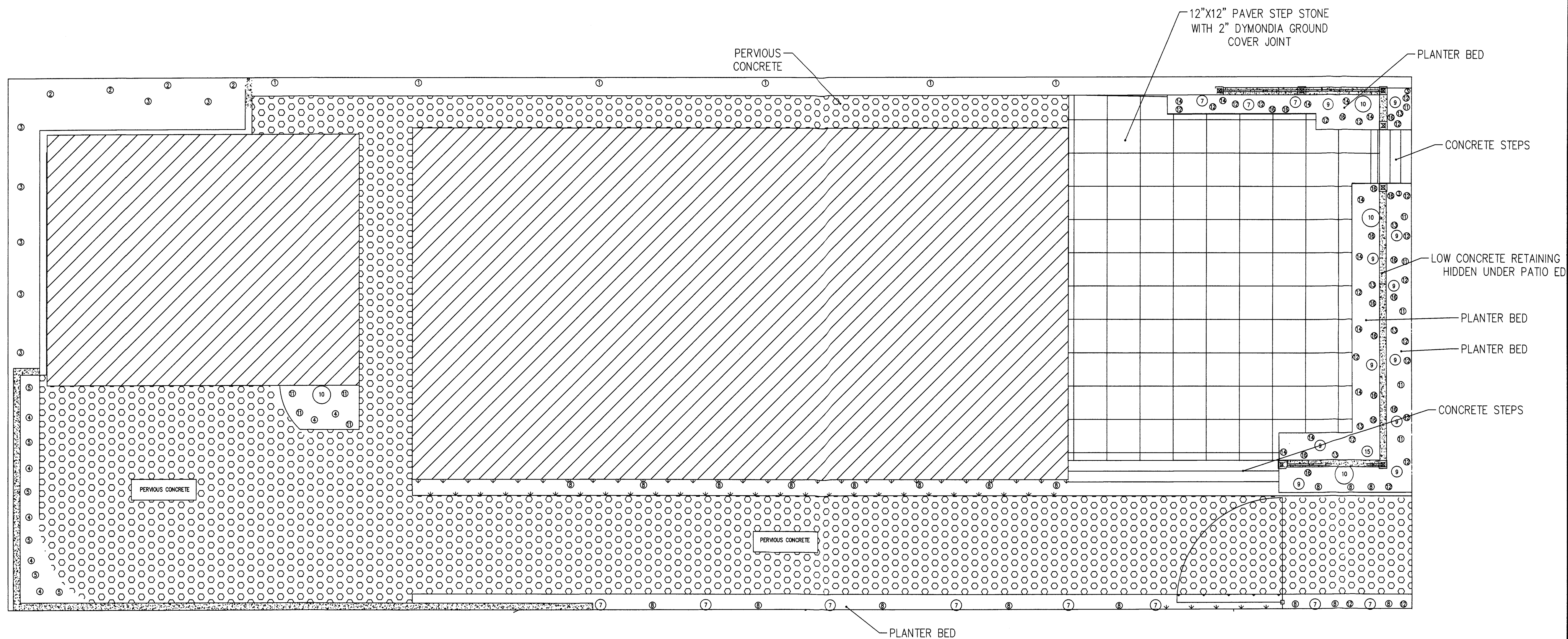
THE ALAMEDA  
 EL GRANADA, CA.

SHEET TITLE:  
**ROOF PLAN**

SCALE: AS NOTED  
 DATE: 02-27-2019

SHEET NO.  
**A-6**





REVISIONS	DATE	BY



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# COHN RESIDENCE

THE ALAMEDA  
EL GRANADA, CA.

## PLANT LIST

BOTANICAL NAME	QTY	SIZE
1-ROSMARINUS PROSTRATUS	18	1 GAL
2-PEROVSKIA ATRIPLIOIFOLIA "BLUE SPIRE"	12	1 GAL
3-MYOPORUM PARVIFOLIUM "PUTAH CREEK"	18	4 INCH
4-PHORMIUM TENAX "THUMBELINA"	12	1 GAL
5-DYMONDIA MARGARETAE	18	FLAT
7-DISTICTUS LAXIFLORA	18	5 GAL
8-LIRIOPE MUSCARI (SPICATA) "SILVER DRAGON"	27	1 GAL
9-EUPHORBIA CHARACIAS "WULFENII"	12	5 GAL
10-PHEONIX REOBELINII	3	15 GAL
11-LIRIOPIS MUSCARI "SILVER SUNPROOF"	24	1 GAL
12-SEDUM SPURIUM "RED CARPET"	24	1 GAL
13-SANTOLINA CHAMAECYPARISSUS "LEMON QUEEN"	12	1 GAL
14-BERGENIA CRASIFOLIA	10	1 GAL
15-PHORMIUM TENAX "MAURI QUEEN"	1	5 GAL
16-SALVIA X SYLVESTRIS "MANACHT"	5	1 GAL

NOTES: ALL PLANTING AREAS TO HAVE A MINIMUM OF 3" OF MULCH.  
ALL PLANTS TO BE HAND WATERED UNTIL ESTABLISHED.

## LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

SHEET TITLE:

LANDSCAPE PLAN

SCALE: AS NOTED

DATE: 02-27-2019

SHEET NO.

L-1