

Planning Permit Application Form

PLN: 2016-00031

BLD: **PLN2019-00162**

Applicant/Owner Information

Applicant: Edward C Love, Architect

Mailing Address: 720 Mill St

Half Moon Bay, CA

Zip: 94019

Phone, W: 6507287615

H:

E-mail Address: edwardclovearch@gmail.com

FAX:

Name of Owner (1): Wei Zheng

Mailing Address: 10592 Bluebell Way

Cockeysville, MD

Zip: 21030

Phone, W:

H:

E-mail Address: atlasfive@gmail.com

Name of Owner (2):

Mailing Address:

Zip:

Phone, W:

H:

E-mail Address:

Project Information

Project Location (address):

Between 631 & 647 El Granada Blvd

El Granada, CA 94018

Zoning: R-1/S-17/CD/DR

Assessor's Parcel Numbers: **047** — 151 — 120

Parcel/lot size: 5,230

SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Construction of new 2725 sqft, wood frame w/ stucco siding single-family residence w/ attached garage.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Vacant lot, downward sloping front to back

Describe Existing Structures and/or Development:

None

STATEMENTS

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:

Wei Zheng

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 2016-00031

Other Permit #: **PLN2019-00162**

1. Basic Information

Applicant:

Name: Edward C Love, Architect

Address: 720 Mill St

Half Moon Bay, CA Zip: 94019

Phone, W: ~~723~~ 650-728-17615

Email: edwardclovearch@gmail.com

Owner (if different from Applicant):

Name: Wei Zheng

Address: 10592 Bluebell Way

Cockeysville, MD Zip: 21030

Phone, W: H:

Email: atlasfive@gmail.com

Architect or Designer (if different from Applicant):

Name:

Address: Zip: 21030

Phone, W: H: Email:

2. Project Site Information

Project location:

APN: O47,151,120

Address: El Granada Blvd

El Granada, CA Zip: 94018

Zoning: R-1/S-17/CD/DR

Parcel/lot size: 5230 sq. ft.

Site Description:

- Vacant Parcel
 Existing Development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 2725 sq. ft.
 Addition to Residence: _____ sq. ft.
 Other: _____

Describe Project:

Construction of new wood frame, single-family residence w/ attached garage.

Additional Permits Required:

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

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	Stucco	Paint, BM Beach Haven	<input type="checkbox"/>
b. Trim	Stucco	Paint, BM Beach Haven	<input type="checkbox"/>
c. Windows	Vinyl and wood	White	<input type="checkbox"/>
d. Doors	Vinyl and wood	White	<input type="checkbox"/>
e. Roof	Tile, Spanish	Orange, red	<input type="checkbox"/>
f. Chimneys	n/a		<input type="checkbox"/>
g. Decks & railings	Wood and Iron	Paint, BM Beach Haven & White	<input type="checkbox"/>
h. Stairs			<input type="checkbox"/>
i. Retaining walls			<input type="checkbox"/>
j. Fences			<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport	Stucco	Paint, BM Beach Haven	<input type="checkbox"/>

5. Required Findings

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: Wei Zhang Applicant: Ed McLee

Date: 4/15/19 Date: 4/15/19

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 _____
Permit #: BLD _____

Owner
Name: WEI ZHENG
Address: 10592 BLUEBELL WAY
COCKEYSVILLE MD
Zip: 21030
Phone, W: _____ H: _____
Email Address: atlasfive@gmail.com

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

Project Description:
NEW SFR, 2725 SQ. FT.
2 STORY ON 5230 SQ. FT.
VACANT LOT

Existing water source:
 Utility connection CCWD
 Well _____
Proposed water source:
 Utility connection _____
 Well _____

Assessor's Parcel Number(s):
047-151-120

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: Wei Zheng Date: 4/15/2019
Applicant: Edward C. Love Date: 4/15/19

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

Staff Use Only

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

Initial

- | | |
|--|--|
| <p><input type="checkbox"/> A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCR13250, ZR 6328.5(a)]</p> <p><input type="checkbox"/> B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCR13253, ZR 6328.5(b)]</p> <p><input type="checkbox"/> C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]</p> <p><input type="checkbox"/> D. Repair or Maintenance Activity. [PRC 30610(d), CCR13252, ZR 6328.5(d)]</p> <p><input type="checkbox"/> E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCR13240, AB 643, ZR 6328.5(e)]</p> | <p><input type="checkbox"/> F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCR13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]</p> <p><input type="checkbox"/> G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]</p> <p><input type="checkbox"/> H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]</p> <p><input type="checkbox"/> I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]</p> <p><input type="checkbox"/> J. Lot Line Adjustment. [ZR 6328.5(i)]</p> <p><input type="checkbox"/> K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]</p> |
|--|--|

- 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

Planning and Building Department

PLN 2016-00031

BLD _____

Project Address:
 El Granada Blvd
 El Granada, CA

Assessor's Parcel No.: 047 — 151 — 120

Zoning District:

Name of Owner: Wei Zheng
 Address: 10592 Bluebell Way
 Cockeysville, MD Phone:

Name of Applicant: Edward C Love, Architect
 Address: 720 Mill St
 Half Moon Bay Phone: 7287615

Existing Site Conditions

Parcel size: 5230 sqft

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). Vacant Lot

Vacant Lot

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" 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>30</u> c.y. Fill: _____ 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:

FOUNDATION & DRIVEWAY

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 type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input 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 type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input 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?

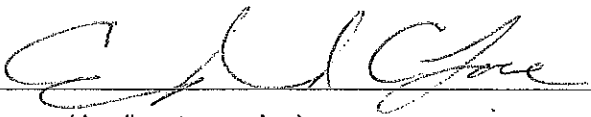
Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

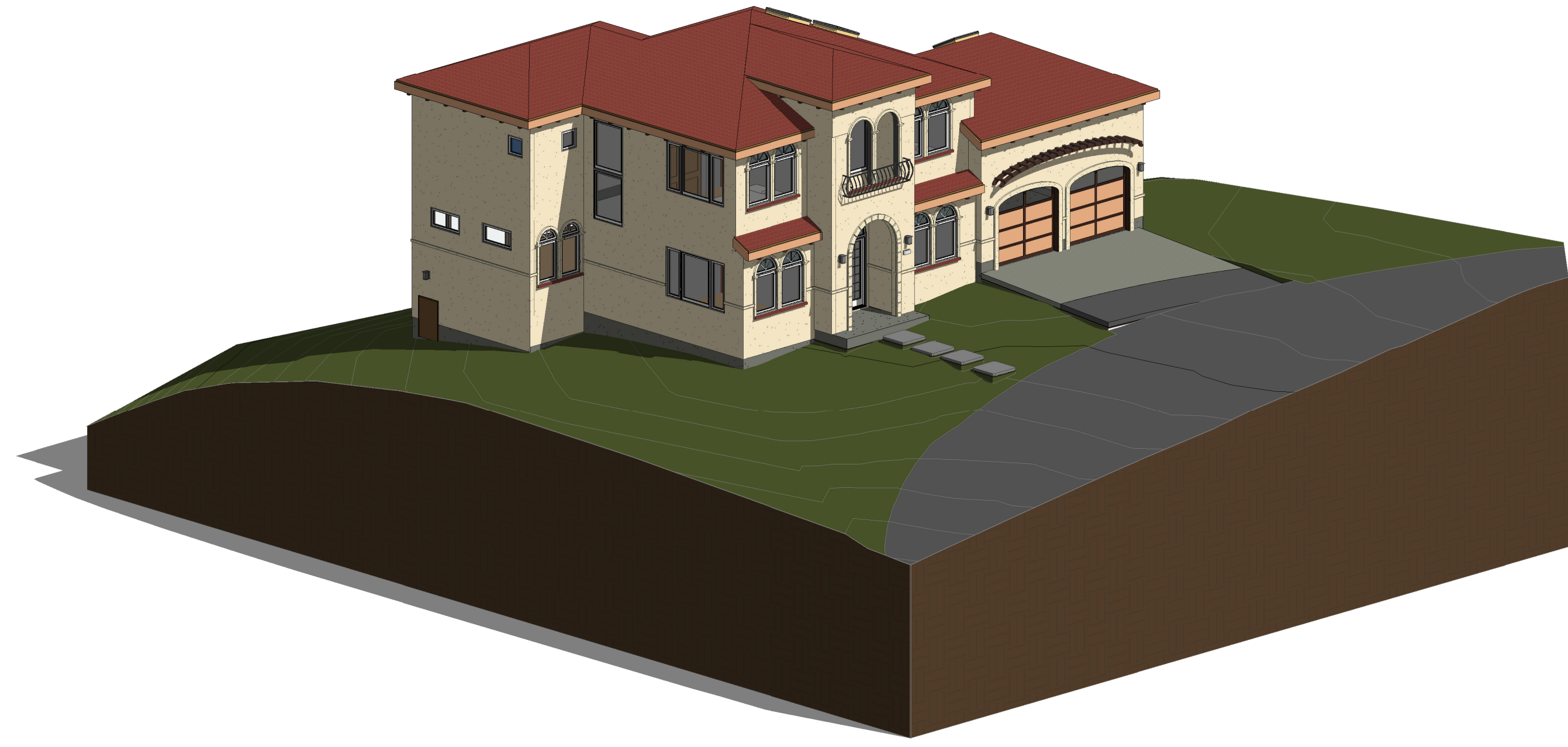
Yes	No	Will the project involve:
<input type="checkbox"/>	<input type="checkbox"/>	<p>a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</p> <p>If yes, Property Owner may be required to implement appropriate 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 type="checkbox"/>	<p>b. Land disturbance of 1 acre or more of area?</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) prior 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: 4/15/19



2 Isometric View

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5230							
COVERAGE	0	0.0	1828	35.0	1828	35.0	1830	35.0
FLOOR AREA			First Flr Second Flr Garage	1231 1050 481	First Flr Second Flr Garage	1231 1050 481		
	Total	0	0.0	Total	2762	52.8	Total	2772

SITE DATA:

APN: 047-151-120
 ZONING: R-1/5-7/DR/CD
 OCCUPANCY GROUP: R3/U
 TYPE OF CONSTRUCTION: VB

PLN:
 BLD:

APPLICABLE CODES:
 SAN MATEO COUNTY

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 ANY APPLICABLE CITY CODES, ORDINANCES, OR AMENDMENTS
 TO THE CALIFORNIA BUILDING CODE

SCOPE OF WORK
 CONSTRUCTION OF A WOOD
 FRAME, TWO STORY FAMILY
 RESIDENCE W/ ATTACHED GARAGE

OWNER:

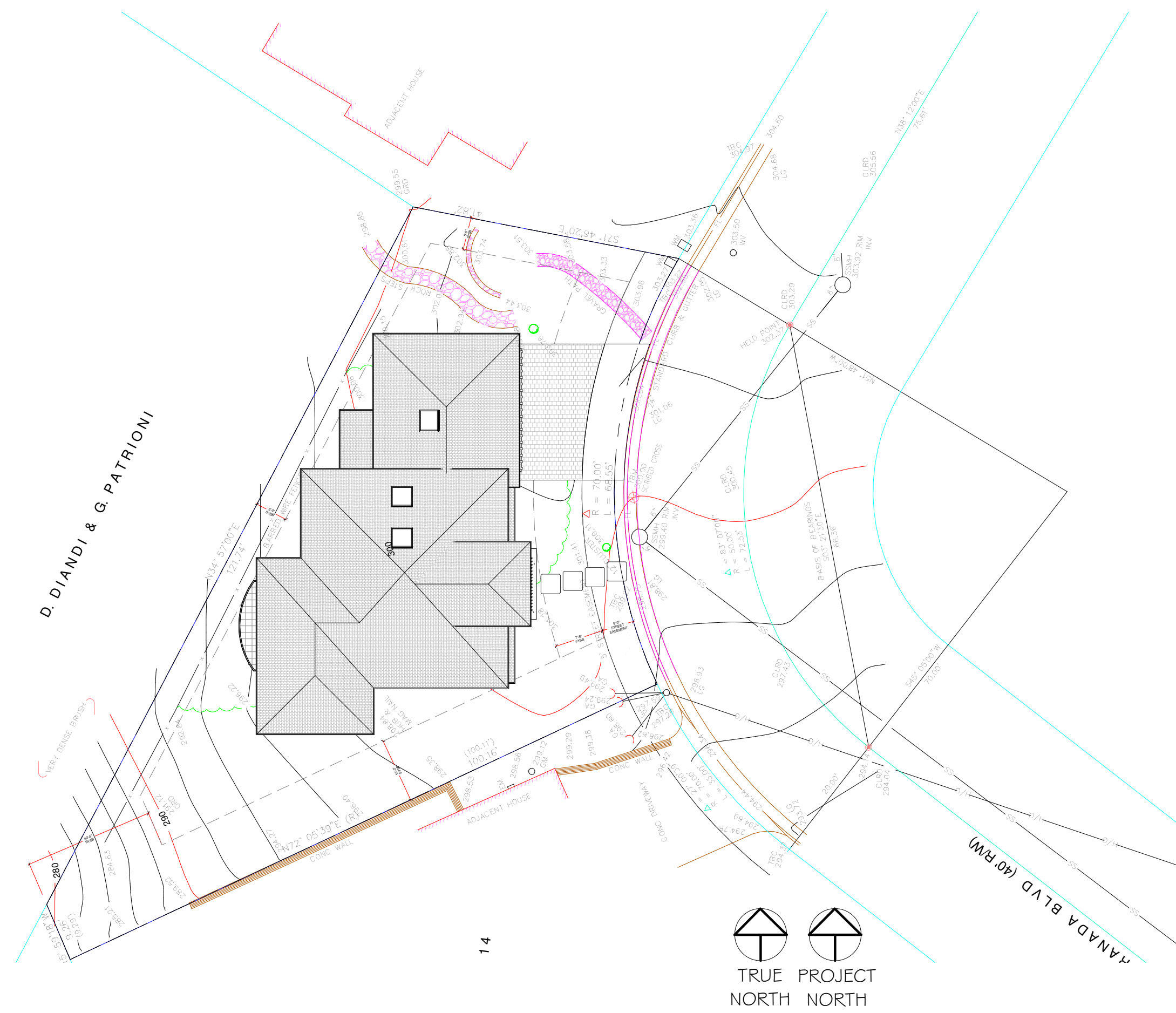
WEI ZHENG
 10592 BLUEBELL WAY
 COCKEYSVILLE, MD 21030

ARCHITECT:

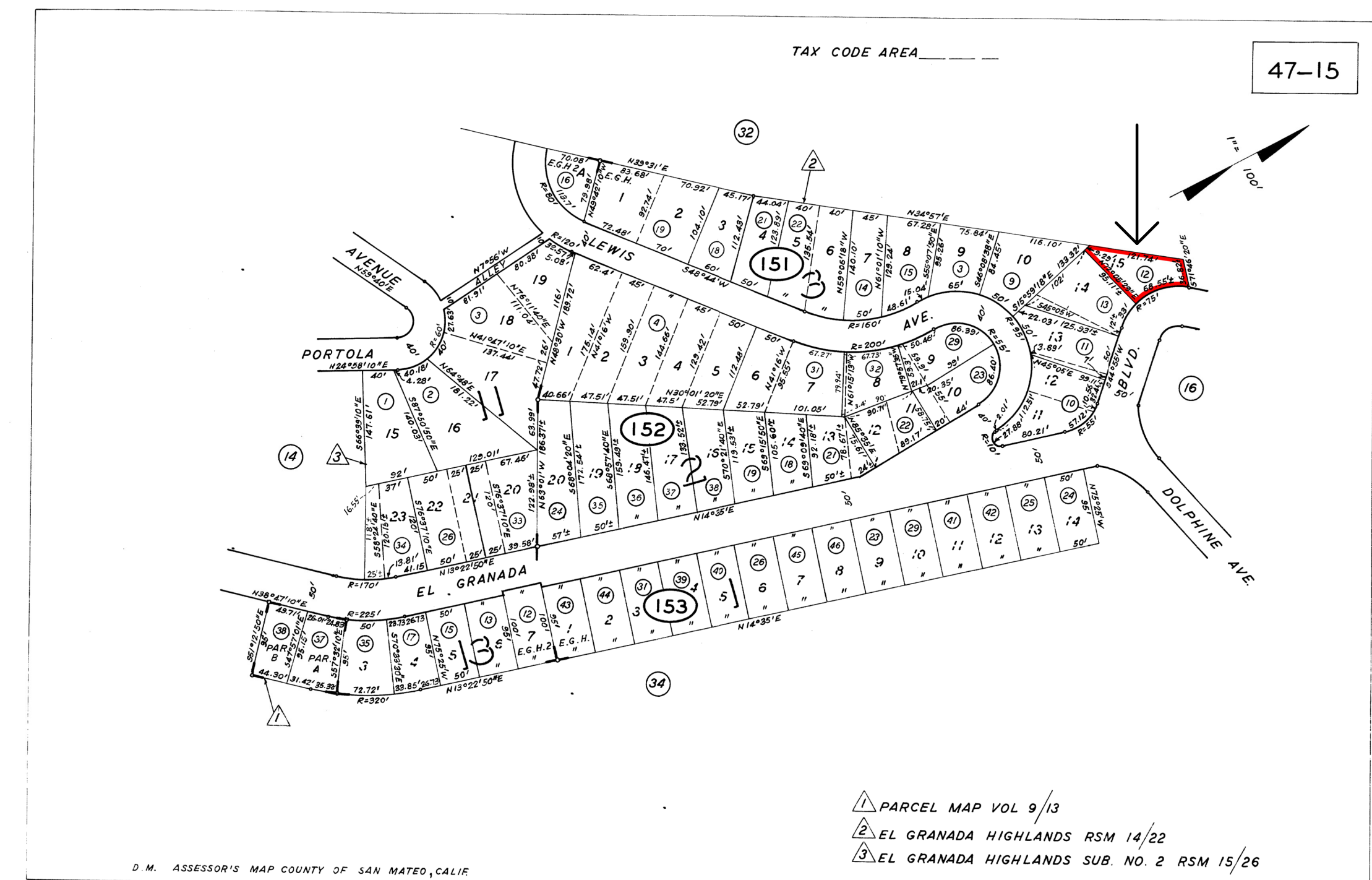
EDWARD C LOVE, ARCHITECT (LIC: C23077)
 720 MILL ST
 HALF MOON BAY, CA 94019

Sheet List

Sheet Number	Sheet Name
CS	Cover Sheet
SU	Survey
SP	Site Plan
SP-S	Site Plan Supplement
A101	First Floor Plan
A102	Second Floor & Roof Plan
A103	Floor Area Ratio Plan
A201	Elevations - East & North
A202	Elevations - West & South
A301	Sections
A302	Sections
C1	Grading & Drainage
C2	Erosion Control
LP	Landscape Plan by Flora Farms



1 Site Plan
 1/16" = 1'-0"



REVISIONS

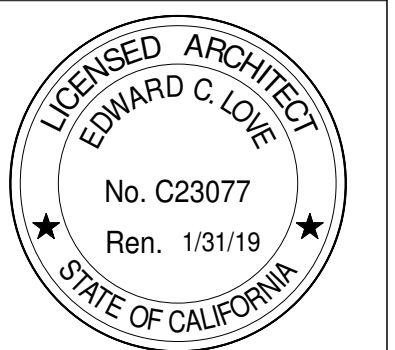


EDWARD C. LOVE, ARCHITECT

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

New Residence for
 The Zheng Family
 El Granada Blvd
 El Granada, CA

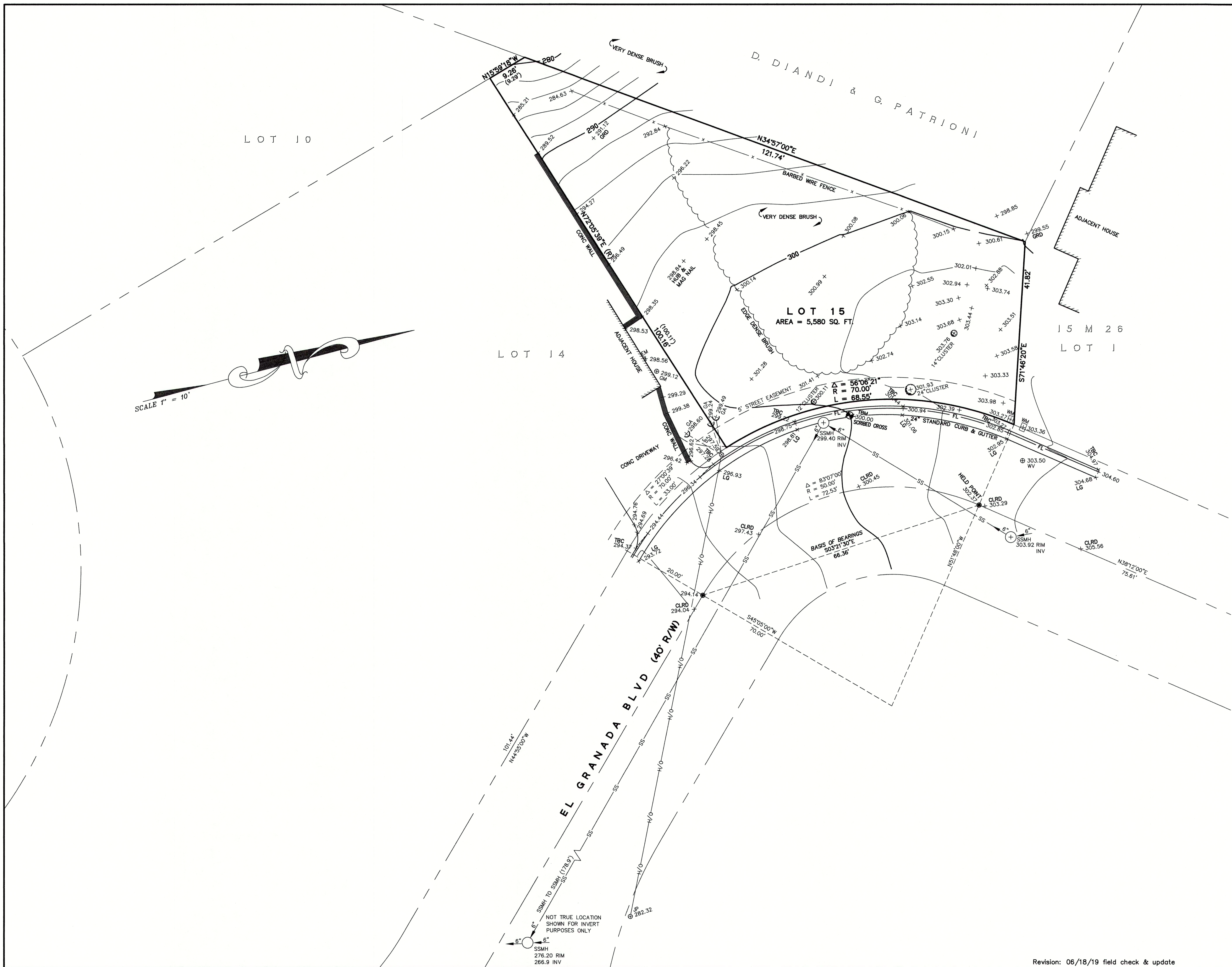
Cover Sheet



DATE: 08/21/19
 SCALE: As indicated
 DRAWN: GMH
 JOB: ZHENG
 SHEET:

CS

OF SHEETS



BASIS OF ELEVATIONS:
 ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
 TBM: SET SCRIBED CROSS AS SHOWN
 ELEVATION = 100.00

BASIS OF BEARINGS:
 THE CALCULATED BEARING, S3°21'30"E BETWEEN TWO FOUND MONUMENTS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP: 6 LLS 124 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

⊙	FOUND 2" BRASS DISK WITH PUNCH IN CASING
OPW, SMO	RECORD DATA PER 14 MAPS 23
()	ASPHALTIC CONCRETE
A/C	BACK OF WALK
BW	CATCH BASIN
CB	CAST IRON PIPE
CIP	CORRUGATED METAL PIPE
CMP	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
LAT.	LATERAL
LG	LIP OF GUTTER
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RWALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SSMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
T/W	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

UTILITY NOTE:
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF
 DOCUMENT # O.R.
 LOT 15, BLOCK 3
 "EL GRANADA HIGHLANDS"
 VOLUME 14 OF MAPS AT PAGE 23
 ASSESSOR'S PARCEL NUMBER: 047-151-120
 (VACANT LOT)

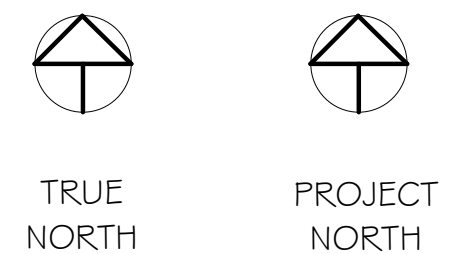
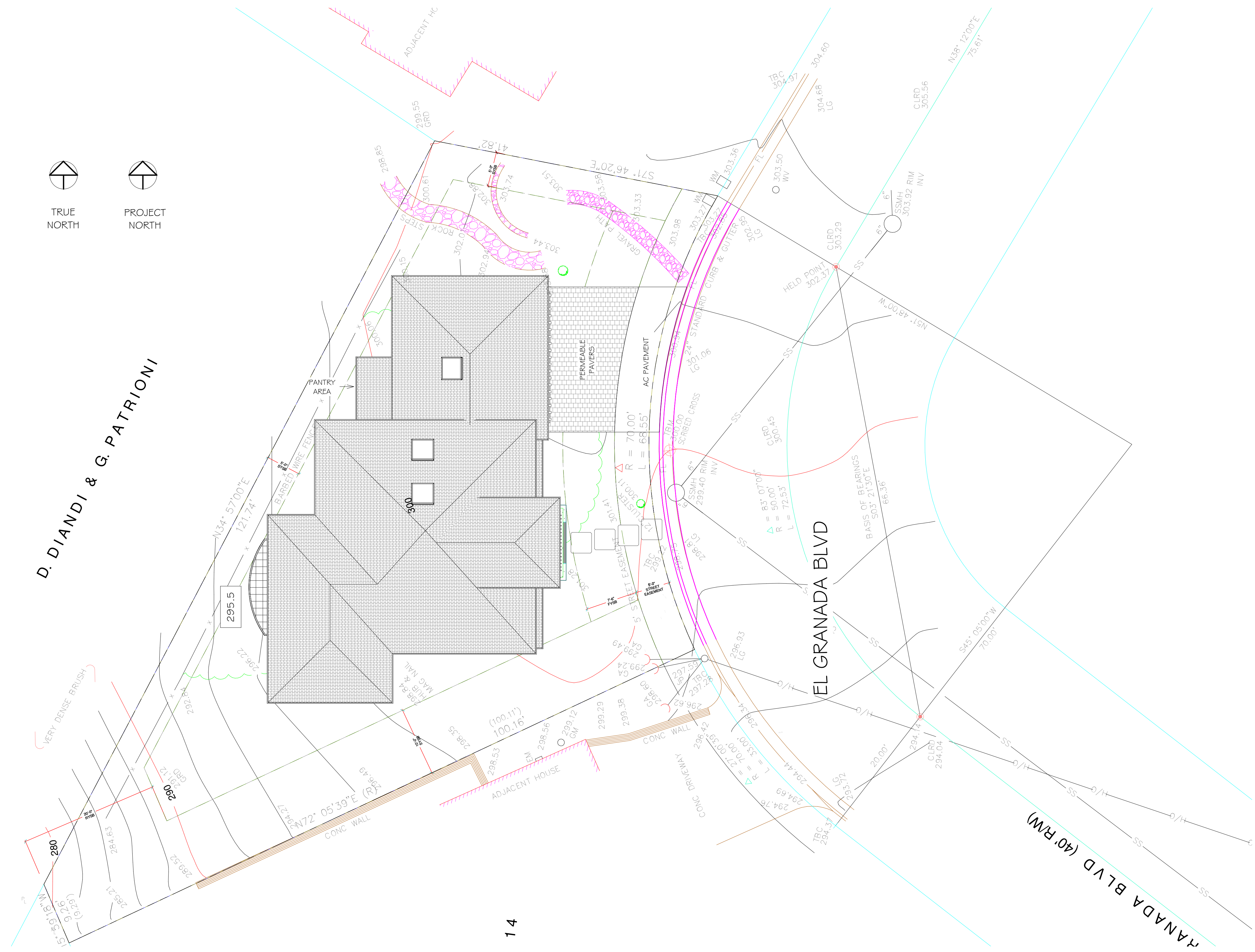
EL GRANADA SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 10' OCTOBER, 2015

B & H SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING
 901 WALTERMIRE ST.
 BELMONT, CA 94002
 OFFICE (650) 637-1590
 FAX (650) 637-1059

Revision: 06/18/19 field check & update

S:\Client Projects 2017\Zheng\Revit\Zheng-DD-REV000.rvt

1 Site Plan
1/8" = 1'-0"



D. DIANDI & G. PATRIONI

EL GRANADA BLVD

HANADA BLVD (40-FW)

14

REVISIONS

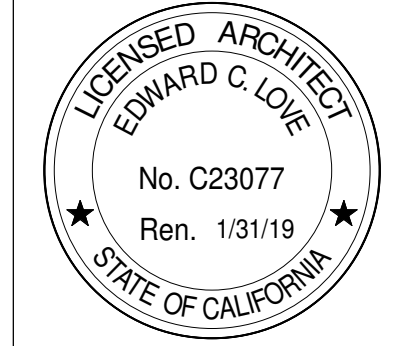


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New Residence for
The Zheng Family
El Granada Blvd
El Granada, CA

Site Plan



DATE: 08/21/19
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: ZHENG
SHEET:

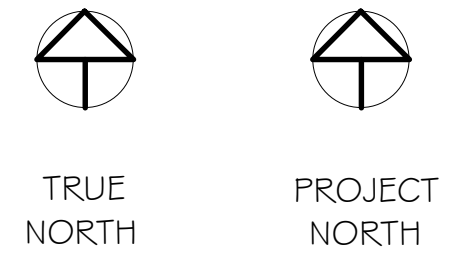
SP

OF SHEETS

THIS SURVEY SITE PLAN BASED ON SURVEY
BY LOUIS ATTILIO ARATA, DATED 11/15



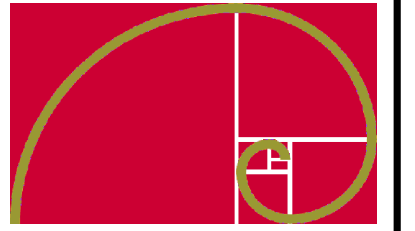
D. DIANDI & G. PATRIONI



The 7'-6" FYSB is based on the neighboring house to the south with a set back of 15' and the neighboring house to the north with a set back of 0' feet.

Per Section 6408: In any "R" District where a lot is situated between two lots, each of which has a main building located within twenty-five (25) feet of the side lines of the lot in question and such buildings are located nearer the street line than the depth of the front yard required for the district in which they are situated, the front yard depth required for such lot shall not be less than the average of the depths of the front yards of said existing buildings.

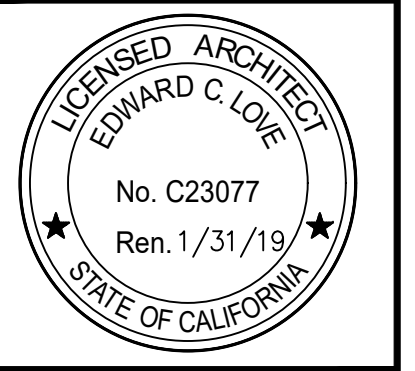
REVISIONS



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New Residence for
The Zheng Family
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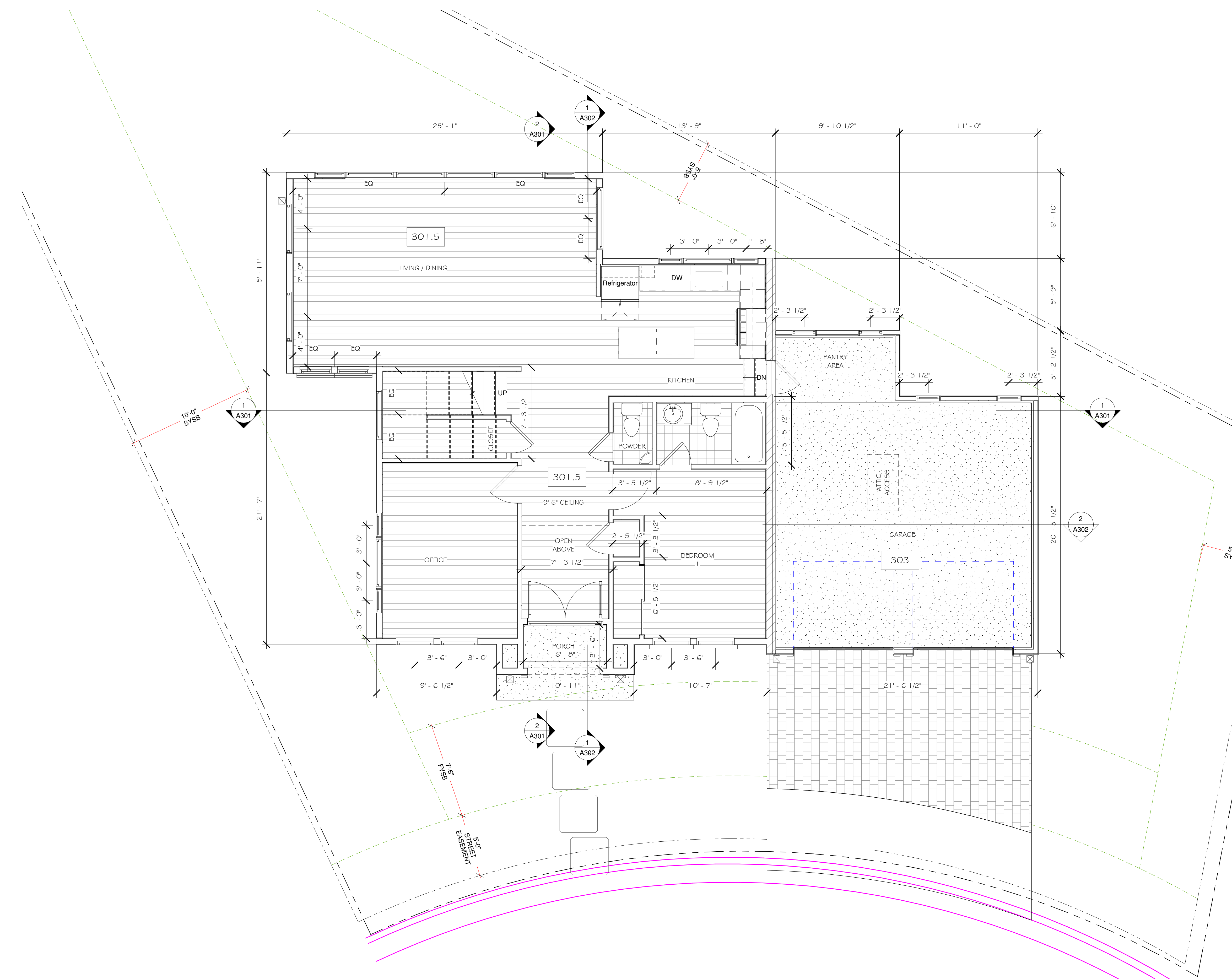
Site Plan
Supplement



DATE: 10/11/17
SCALE: 1/8" = 1'
DRAWN: GMH
JOB: WYER
SHEET:

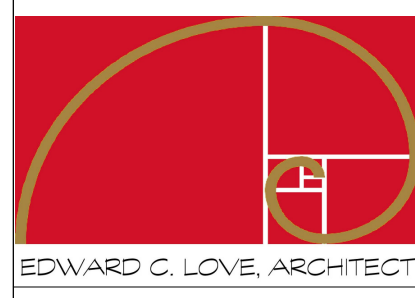
SP-S
OF SHEETS

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1 First Floor Plan
 1/4" = 1'-0"

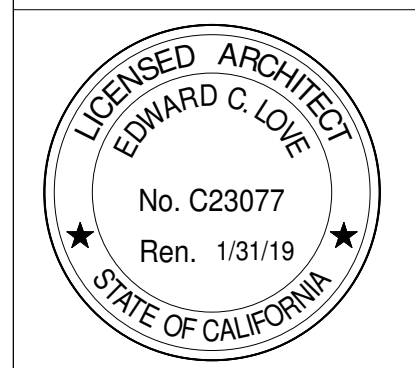
REVISIONS



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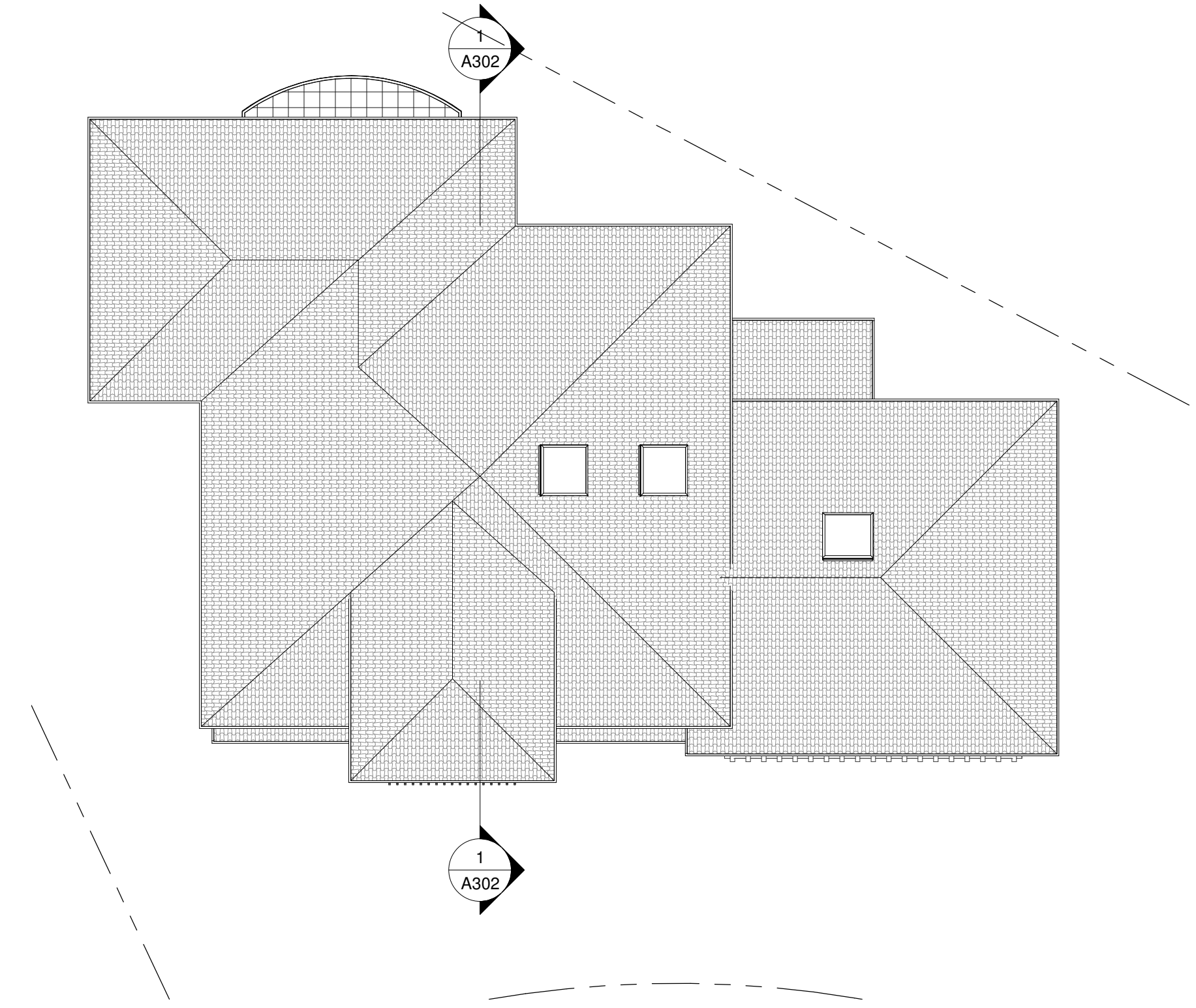
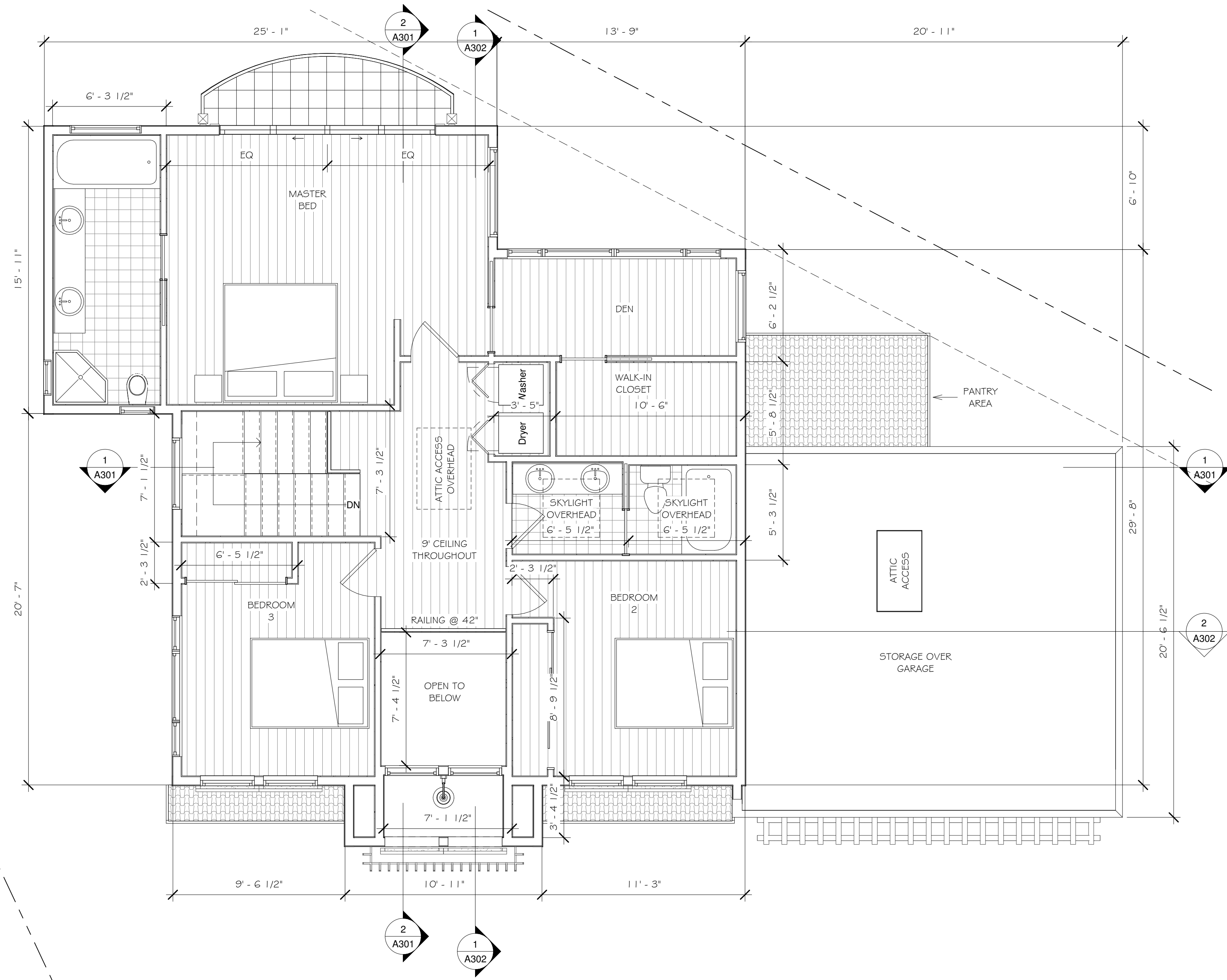
First Floor Plan



DATE: 08/21/19
 SCALE: 1/4" = 1'-0"
 DRAWN: GMH
 JOB: ZHENG

SHEET:
 A101
 OF SHEETS

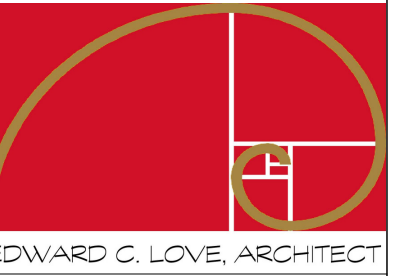
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1 Second Floor Plan
1/4" = 1'-0"

2 Roof Plan
1/8" = 1'-0"

REVISIONS

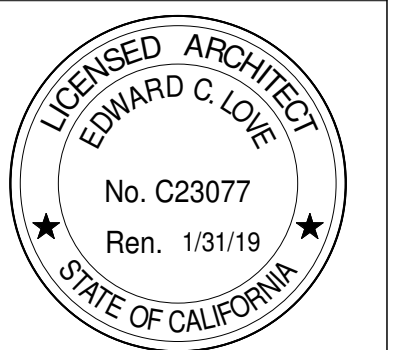


EDWARD C. LOVE, ARCHITECT

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New Residence for
The Zheng Family
El Granada Blvd
El Granada, CA

Second Floor & Roof
Plan



DATE: 08/21/19

SCALE: As indicated

DRAWN: GMH

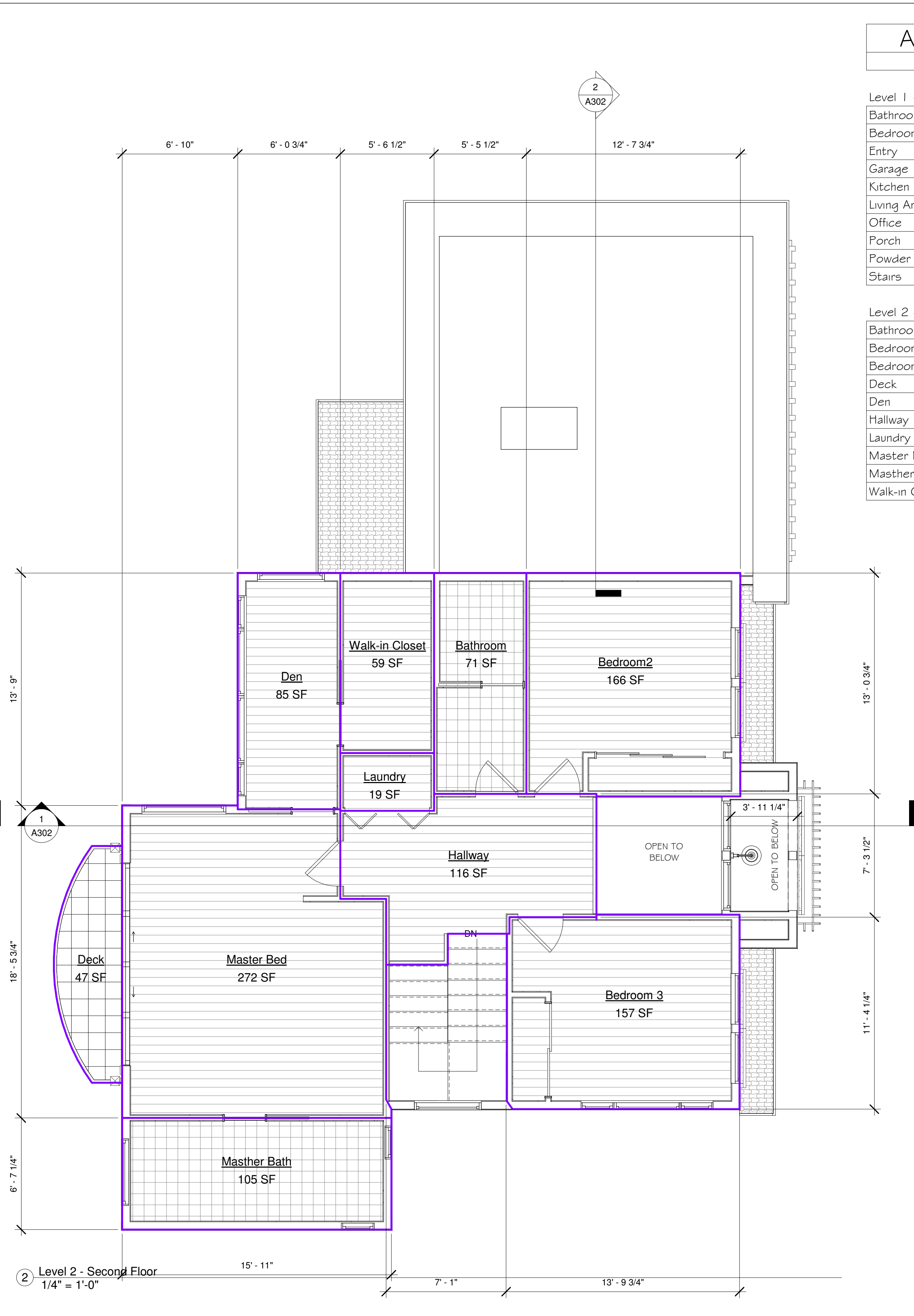
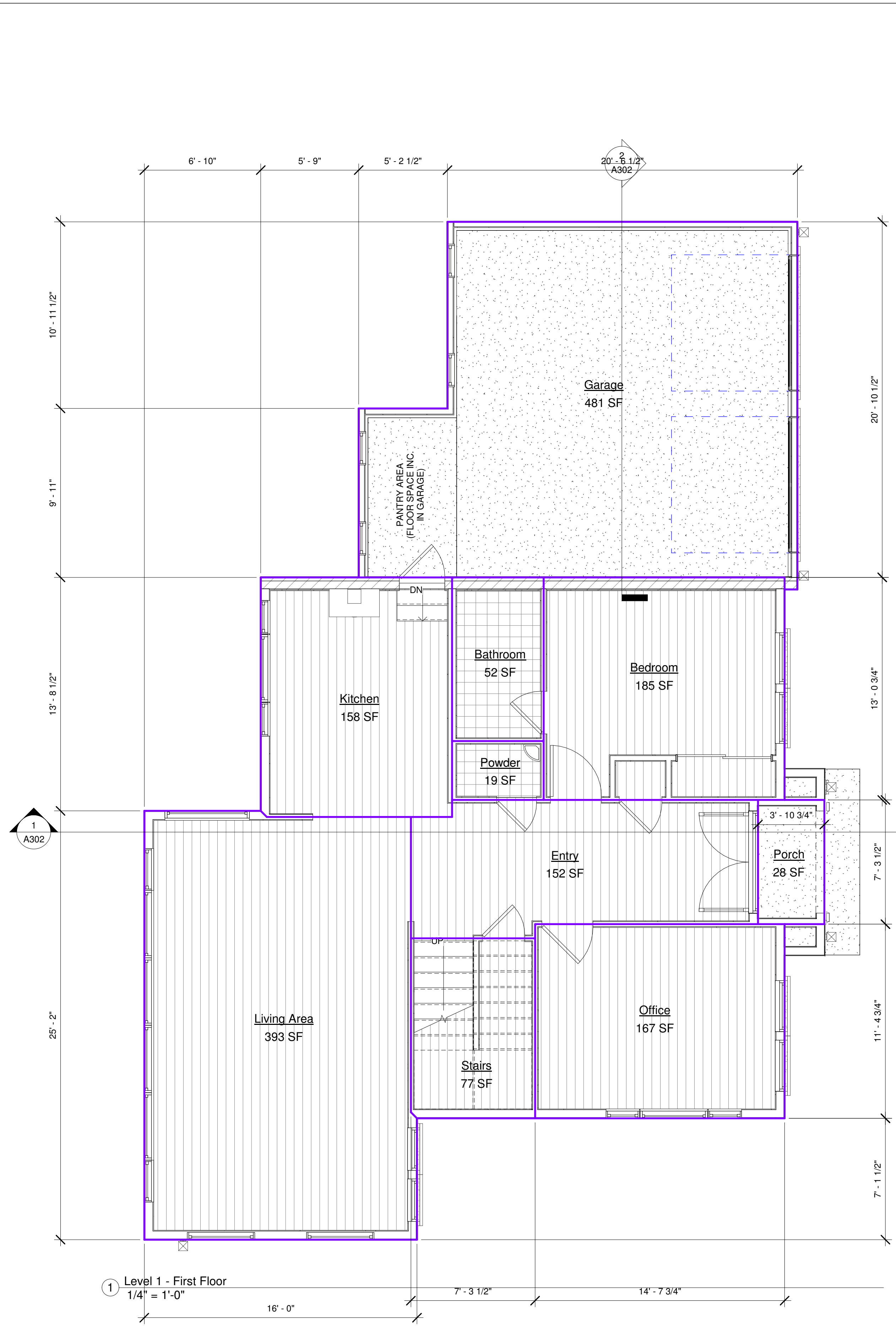
JOB: ZHENG

SHEET:

A102

OF SHEETS

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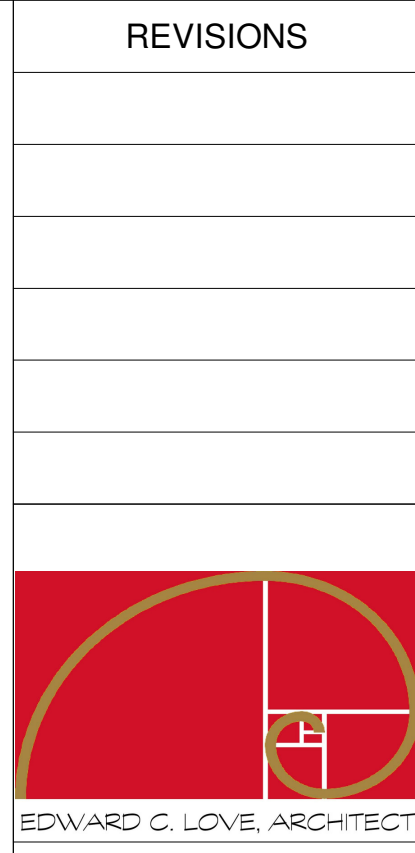


Area Schedule

Name	Area
Level 1 - First Floor	
Bathroom	52 SF
Bedroom	185 SF
Entry	152 SF
Garage	481 SF
Kitchen	158 SF
Living Area	393 SF
Office	167 SF
Porch	28 SF
Powder	19 SF
Stairs	77 SF

Level 2 - Second Floor	
Bathroom	71 SF
Bedroom 2	166 SF
Bedroom 3	157 SF
Deck	47 SF
Den	85 SF
Hallway	116 SF
Laundry	19 SF
Master Bed	272 SF
Master Bath	105 SF
Walk-in Closet	59 SF

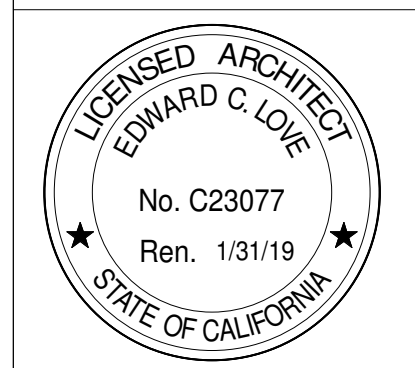
*LOT COVERAGE ONLY,
NOT COUNTED IN FAR



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Floor Area Ratio Plan

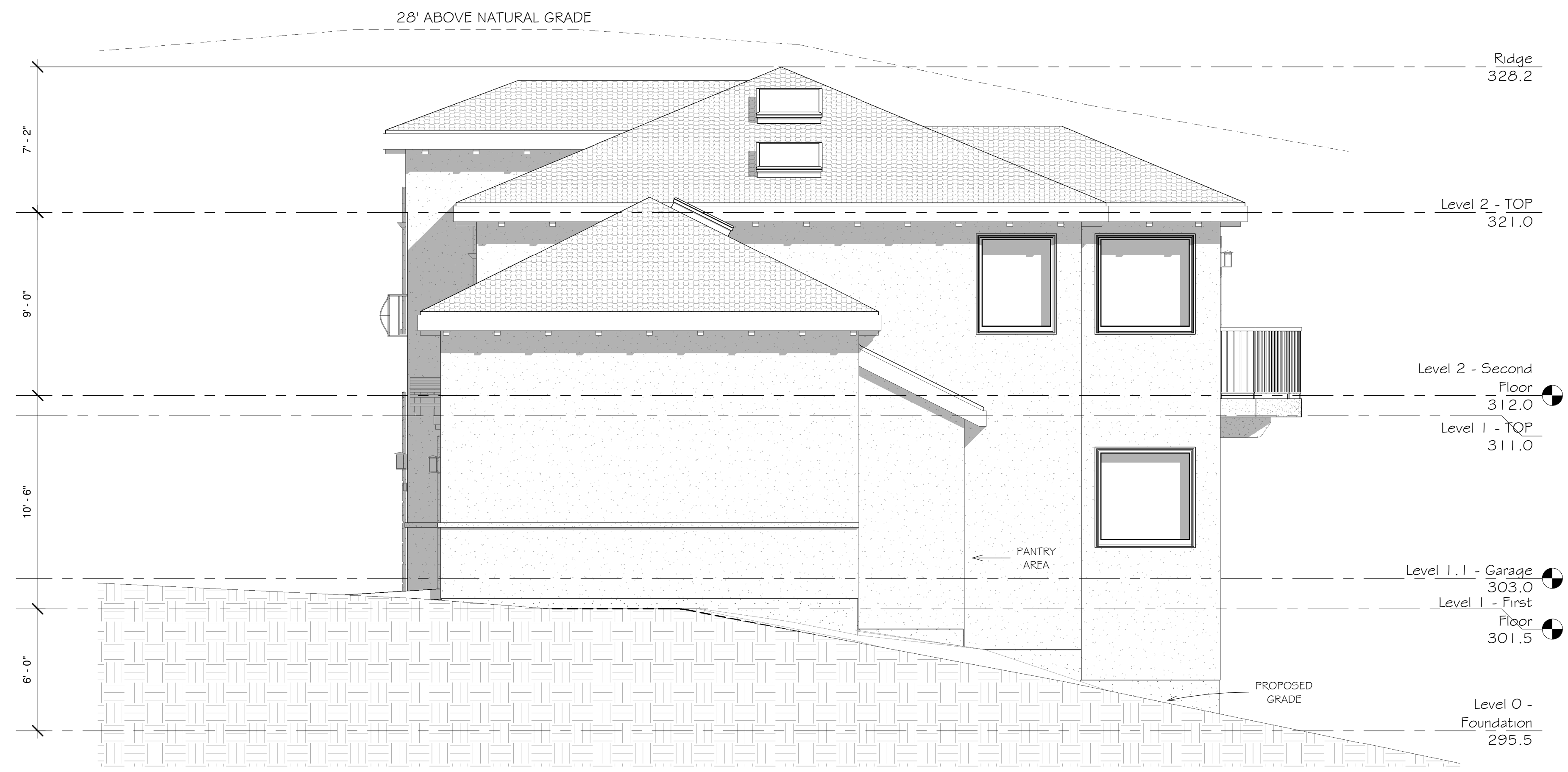


DATE: 08/21/19
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: ZHENG

SHEET:
A103
OF SHEETS



① Elevation - East (Front)
1/4" = 1'-0"



② Elevation - North (Right)
1/4" = 1'-0"



Santa Barbara Dark Sky is a traditional, craftsman/mission style collection from Maxim Lighting in Sienna finish with Mocha glass. Designed to meet the requirements of Dark Sky, these fixtures preserve and protect the nighttime environment and the heritage of dark skies through quality outdoor lighting.

Specifications			
Dimensions			
Product Depth (in.)	10.88	Product Height (in.)	22.63
Product Length (in.)	10.88	Product Width (in.)	9.13
Details			
Exterior Lighting Product Type	Outdoor Lanterns	Fixture Color/Finish	Sienna
Fixture Material	Aluminum	Glass/Lens Type	Water glass
Included	Hardware Included	Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	100 W	Maximum Wattage (watts)	100
Number of Bulbs Required	1	Outdoor Lighting Features	Weather Resistant
Light Bulb Shape Code	A19		
Power Type	Hardwired		
Product Weight (lb.)	6.00lb		
Style	Mission, Classic		

REVISIONS

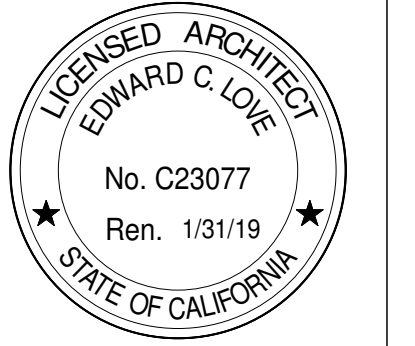


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El Granada, CA

Elevations - East &
North



DATE: 08/21/19
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: ZHENG
SHEET:

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OF SHEETS

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REVISIONS

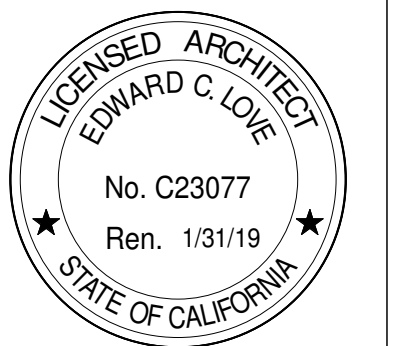


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New Residence for
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El Granada, CA

Elevations - West &
South



DATE: 08/21/19

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

DRAWN: GMH

JOB: ZHENG

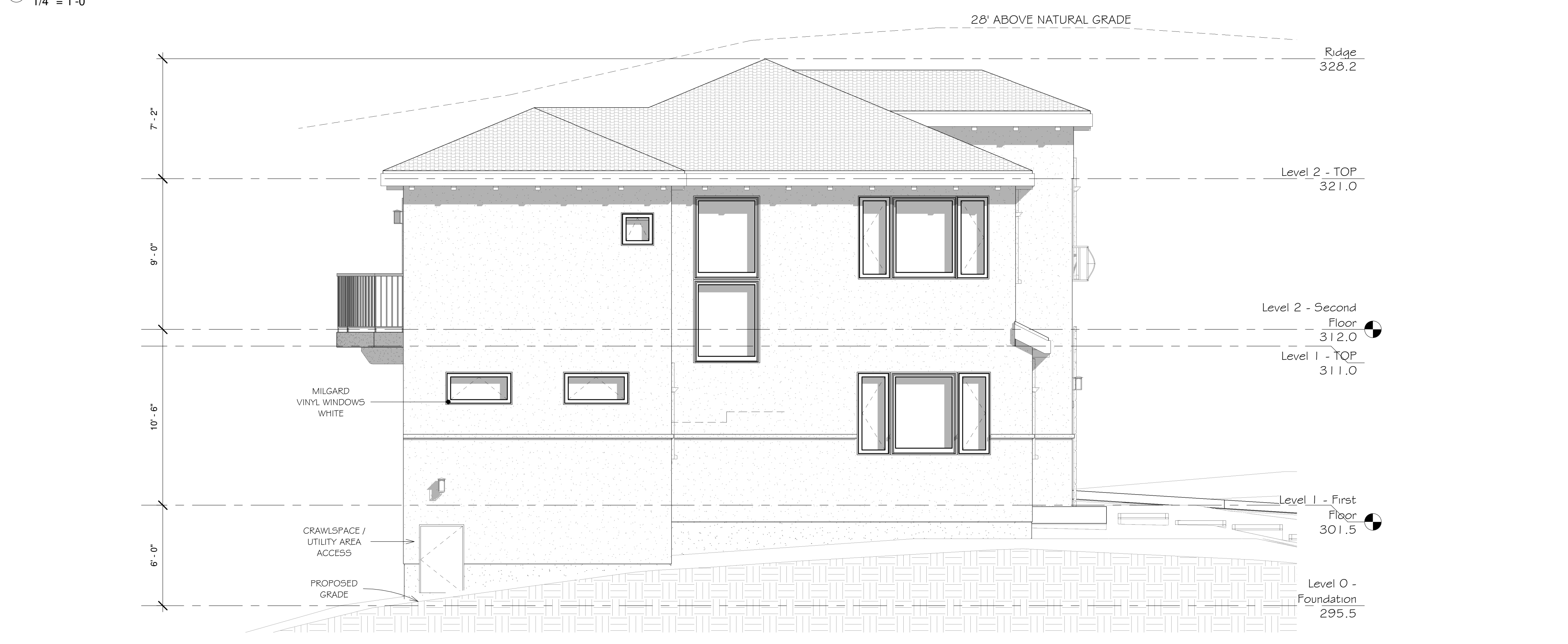
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A202

OF SHEETS



1 Elevation - West (Rear)
1/4" = 1'-0"



2 Elevation - South (Left)
1/4" = 1'-0"

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REVISIONS

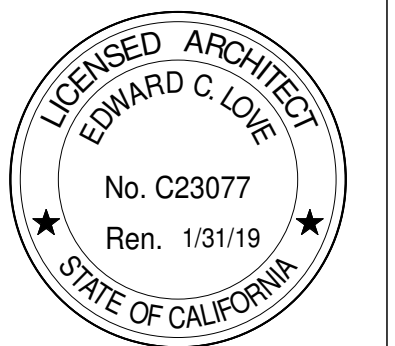


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New Residence for
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El Granada, CA

Sections



DATE: 08/21/19

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

DRAWN: GMH

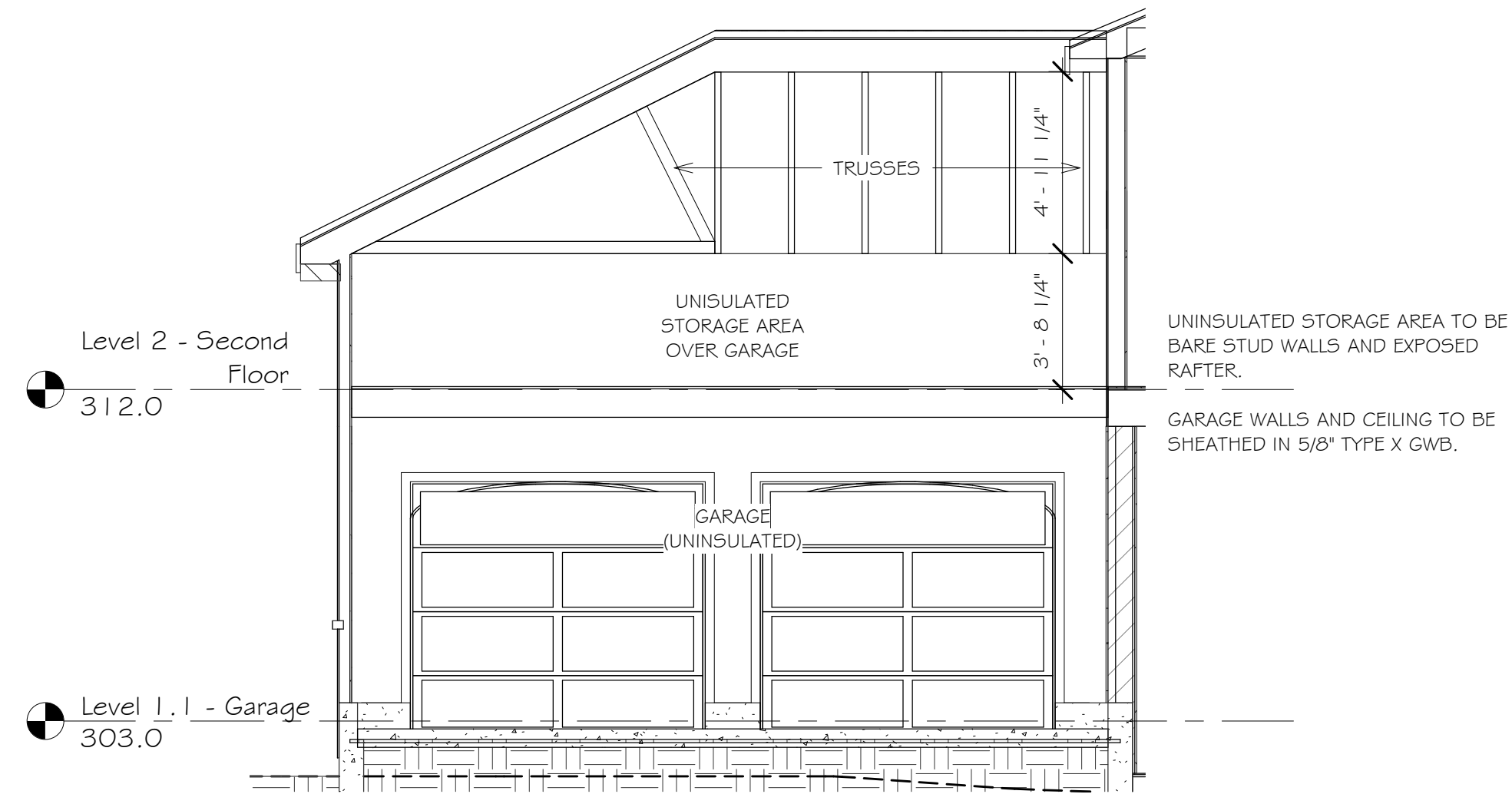
JOB: ZHENG

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OF SHEETS

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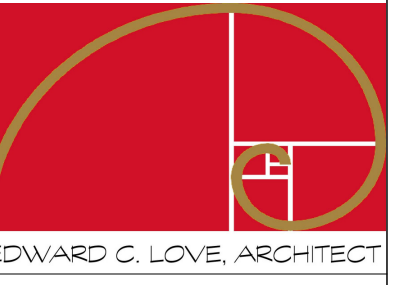


② Section 4
1/4" = 1'-0"



① Section 3
1/4" = 1'-0"

REVISIONS

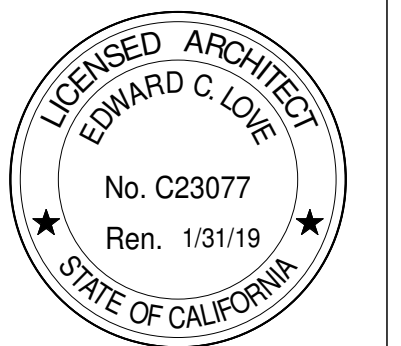


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El Granada, CA

Sections



DATE: 09/19/19

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

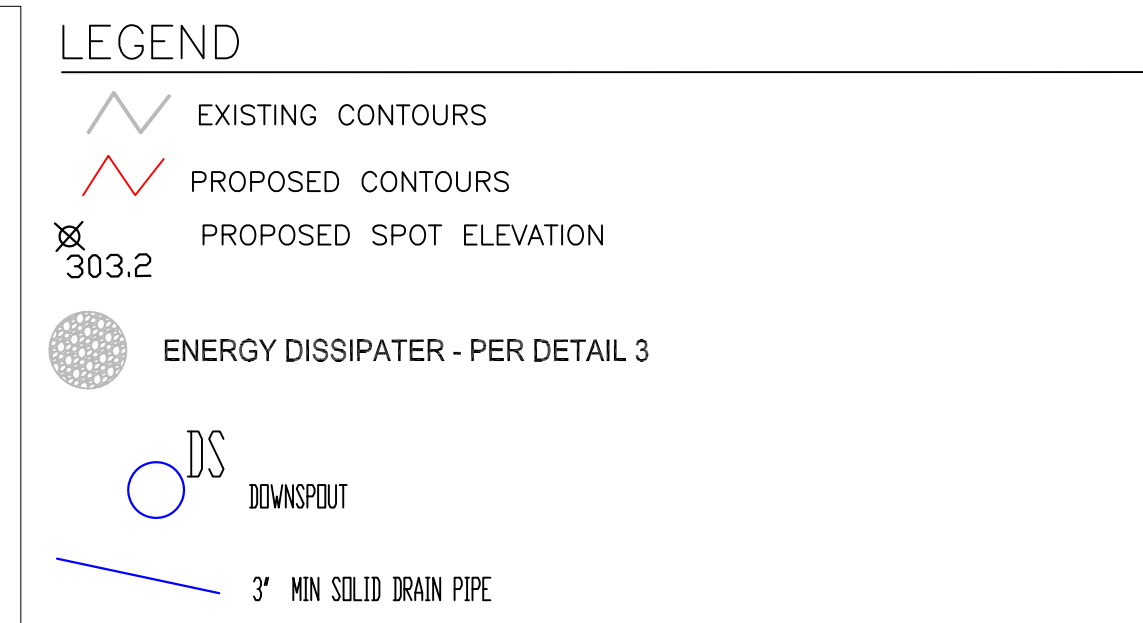
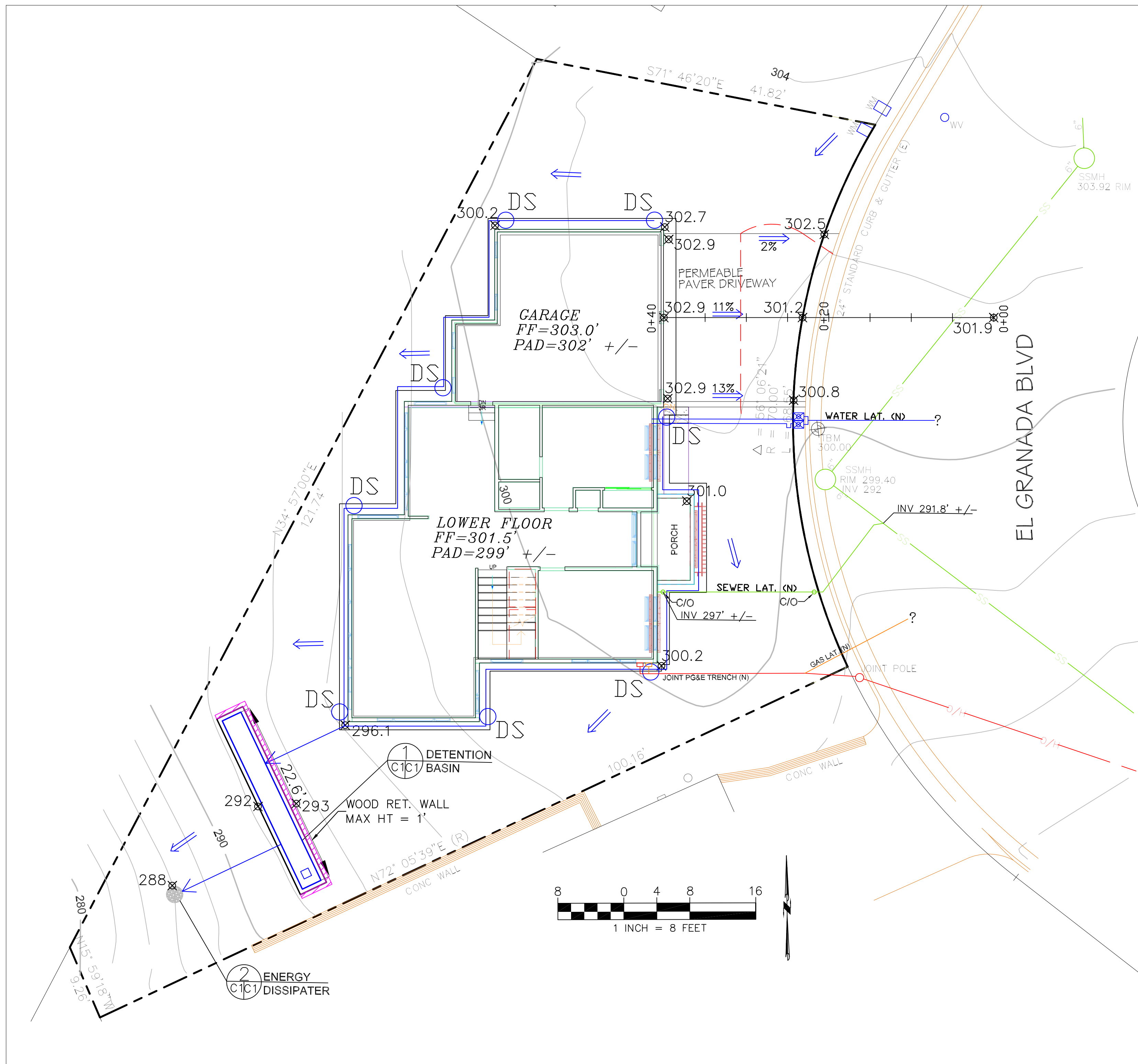
DRAWN: Author

JOB: ZHENG

SHEET:

A302

OF SHEETS



GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: WEI ZHENG, OWNER
- TOPOGRAPHY BY L. ARATA, SURVEYED NOVEMBER, 2015.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- THE GEOTECHNICAL REPORT: **GEOTECHNICAL INVESTIGATION: PROPOSED RESIDENCE, EL GRANADA BOULEVARD, APN 047-151-120**; DATE: NOVEMBER 3, 2015, BY BUCKLEY ENGINEERING ASSOCIATES, PROJECT NO. 15763.1 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS BUCKLEY ENGINEERING ASSOCIATES, WITH THE CONTACT NUMBER (408)-966-6680. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650)-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN ENERGY DISSIPATER, TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

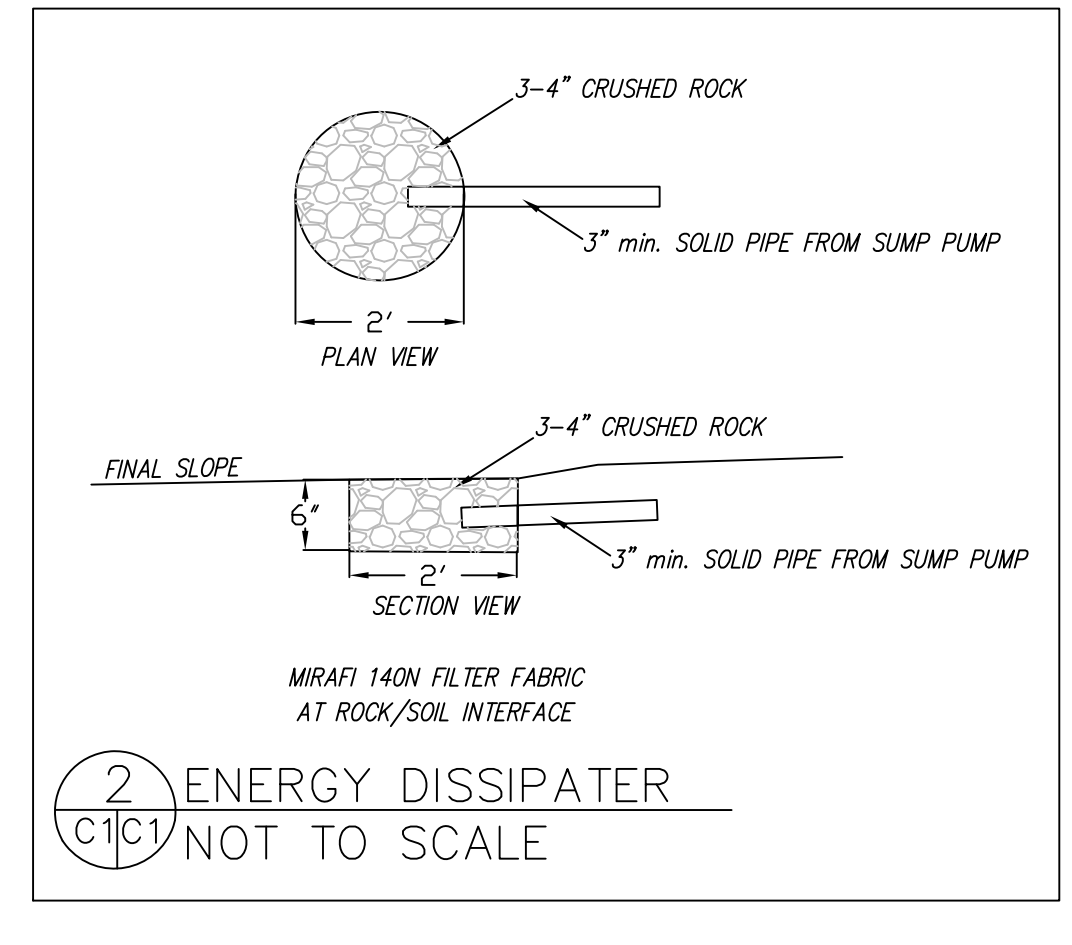
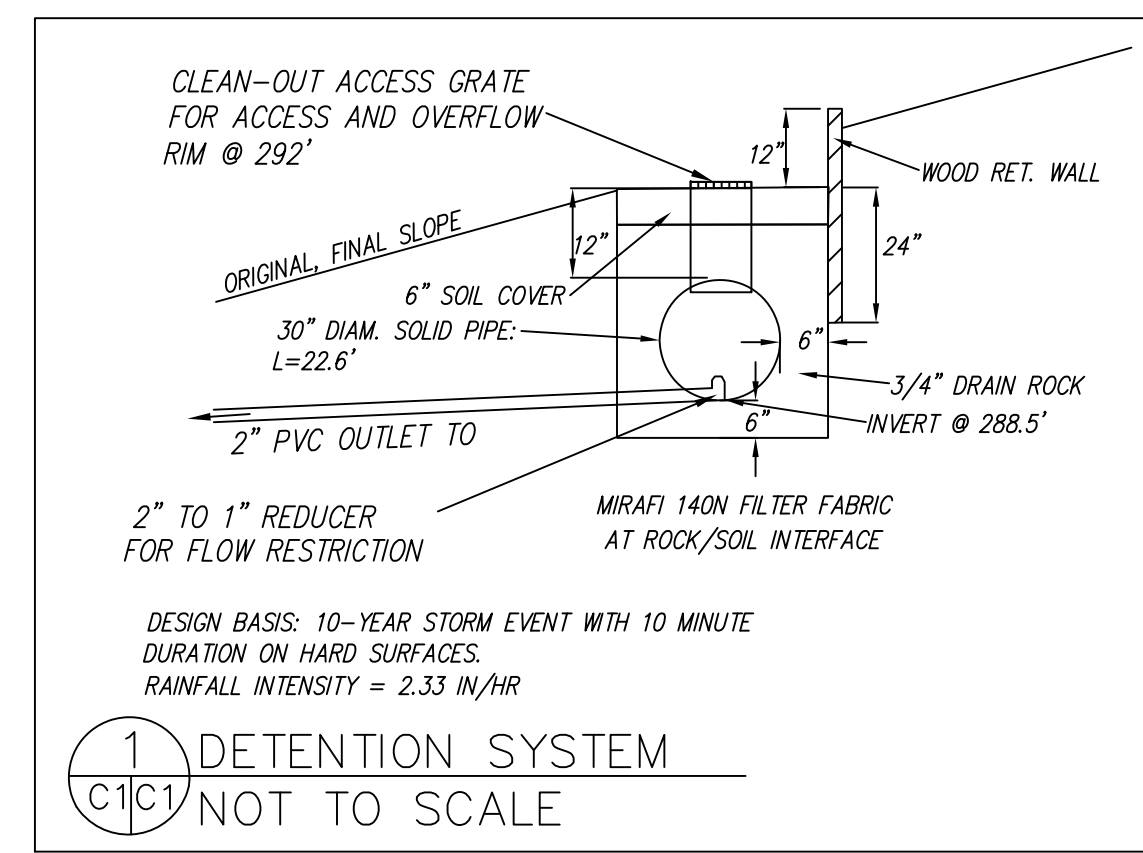
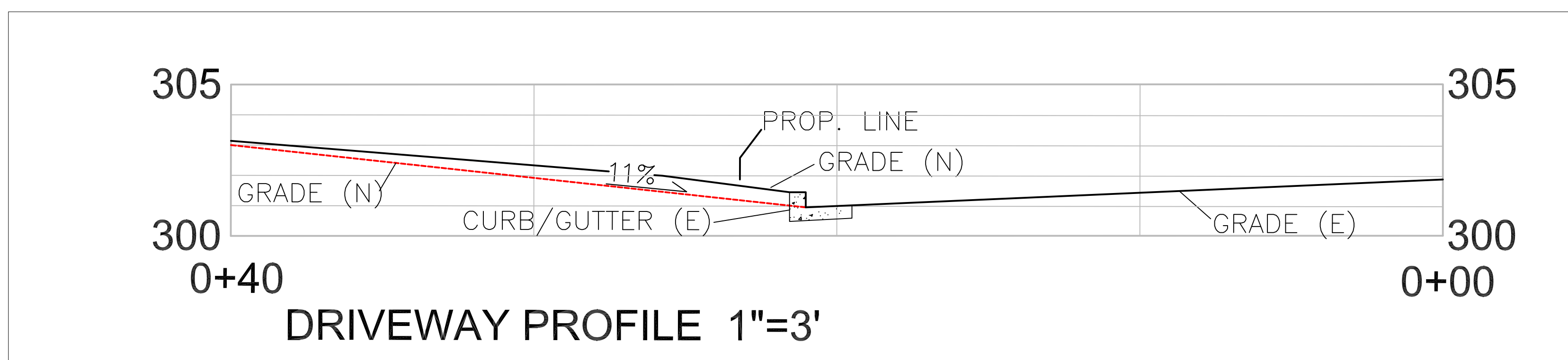
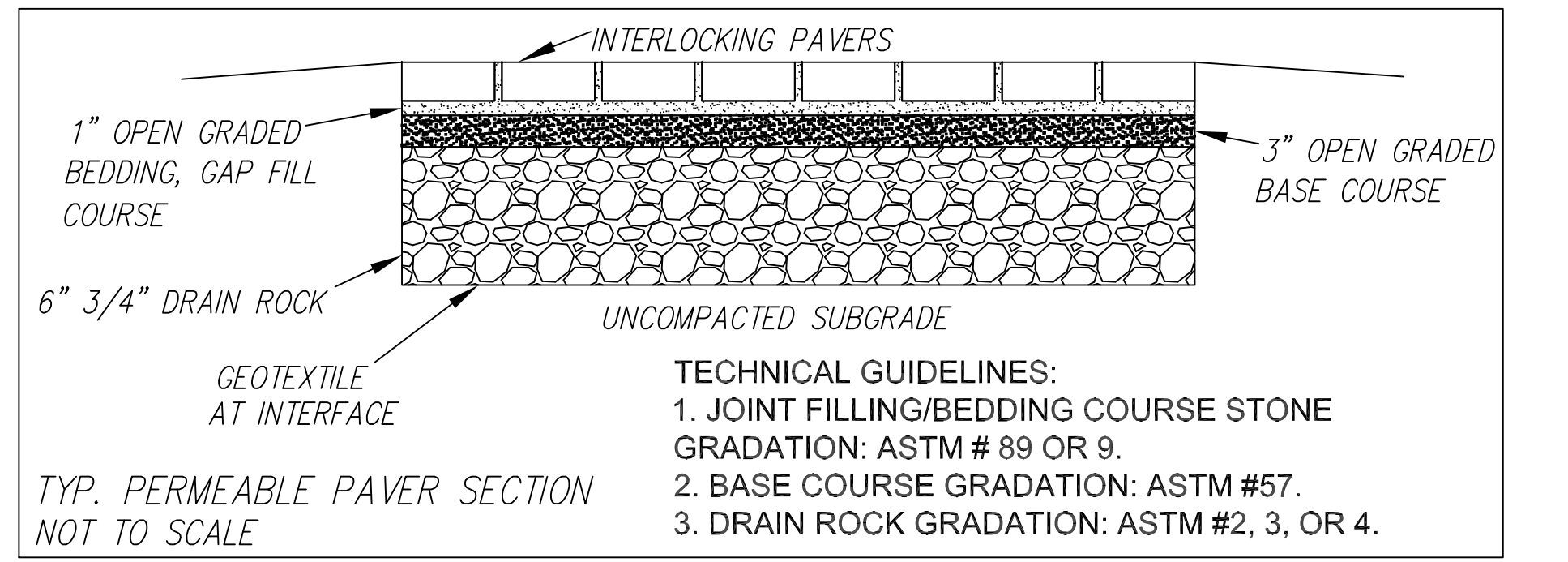
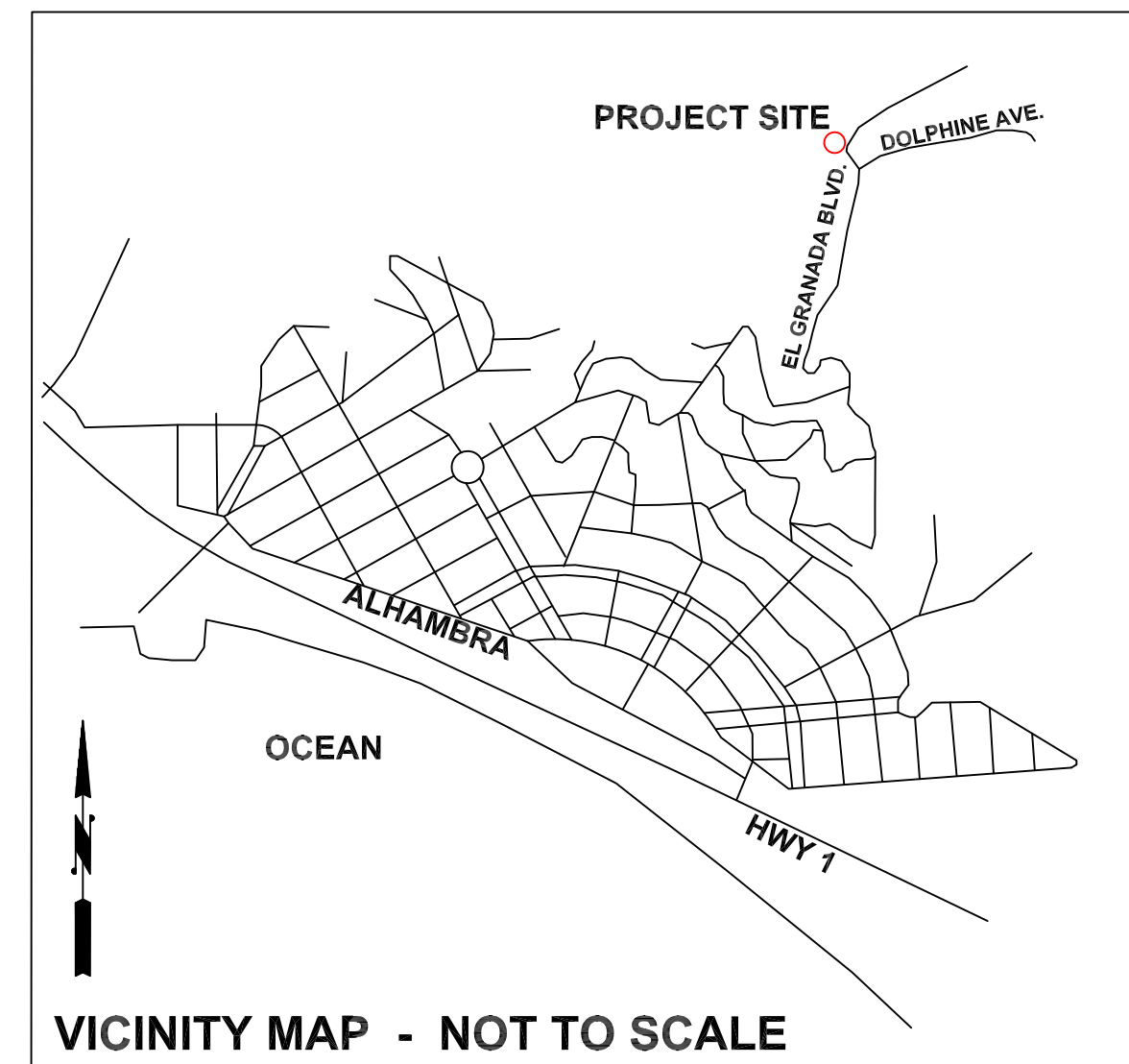
CUT VOLUME : 30 CY (FOR FOUNDATION, DRIVEWAY)
 FILL VOLUME: 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

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

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 FULLERTON, CA 92719
 (714) 776-8960
 FAX: 714-776-8965

DATE: 3-18-19	CHK
DRAWN BY: CMK	AZG
CHECKED BY: AZG	
REV. DATE:	
REV. DATE:	
REV. DATE:	

GRADING AND DRAINAGE PLAN

ZHENG PROPERTY
 EL GRANADA BLVD.
 EL GRANADA
 APN 047-151-120

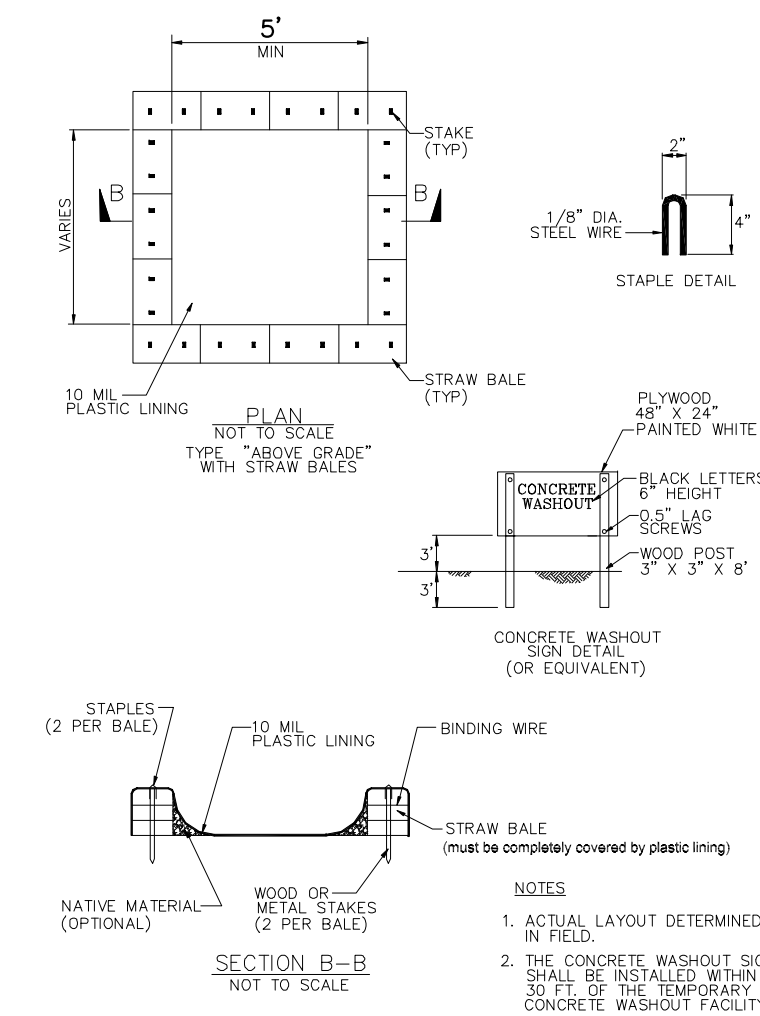
SHEET C-1



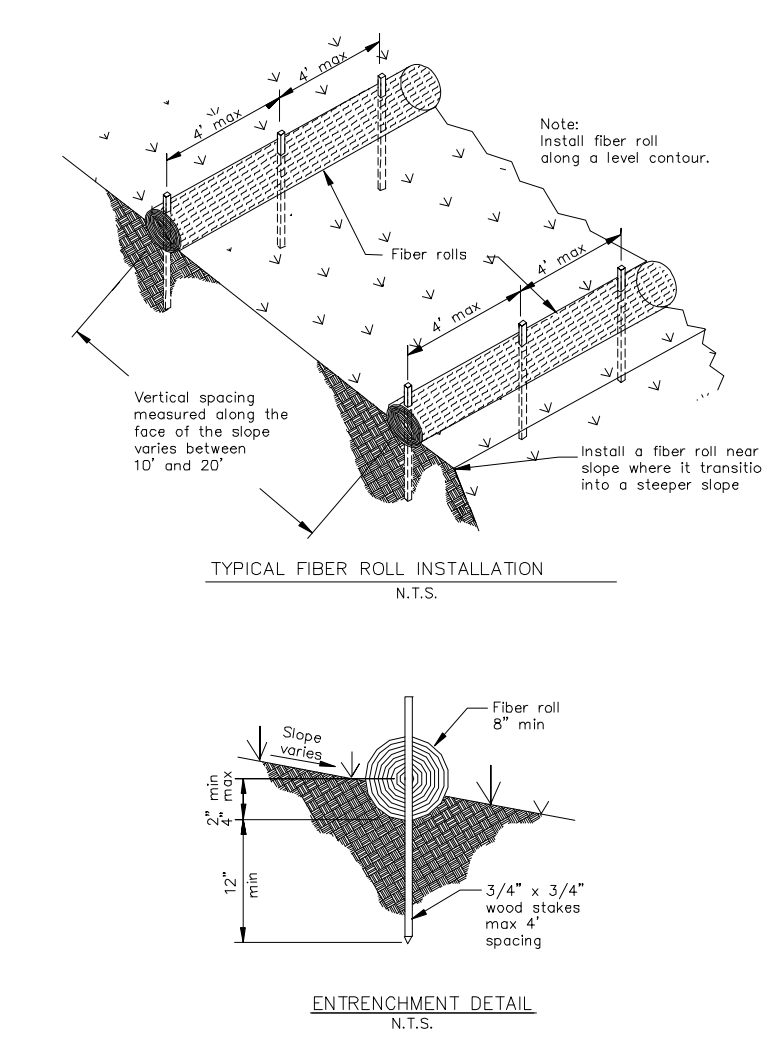
EROSION CONTROL NOTES

- FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5
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. ROCKED CONSTRUCTION ENTRANCE SHALL BE 18.5 FEET LONG BY 12 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.
 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)

CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



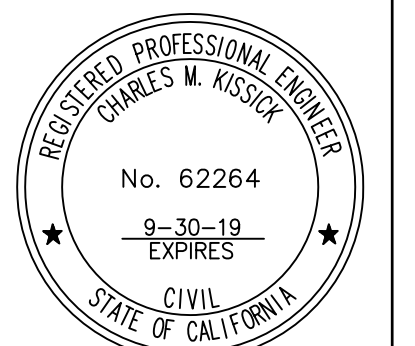
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines on the site.

EROSION CONTROL POINT OF CONTACT

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

NAME: WEI ZHENG
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-862-8323
 PHONE:
 E-MAIL: ATLASFIVE@GMAIL.COM



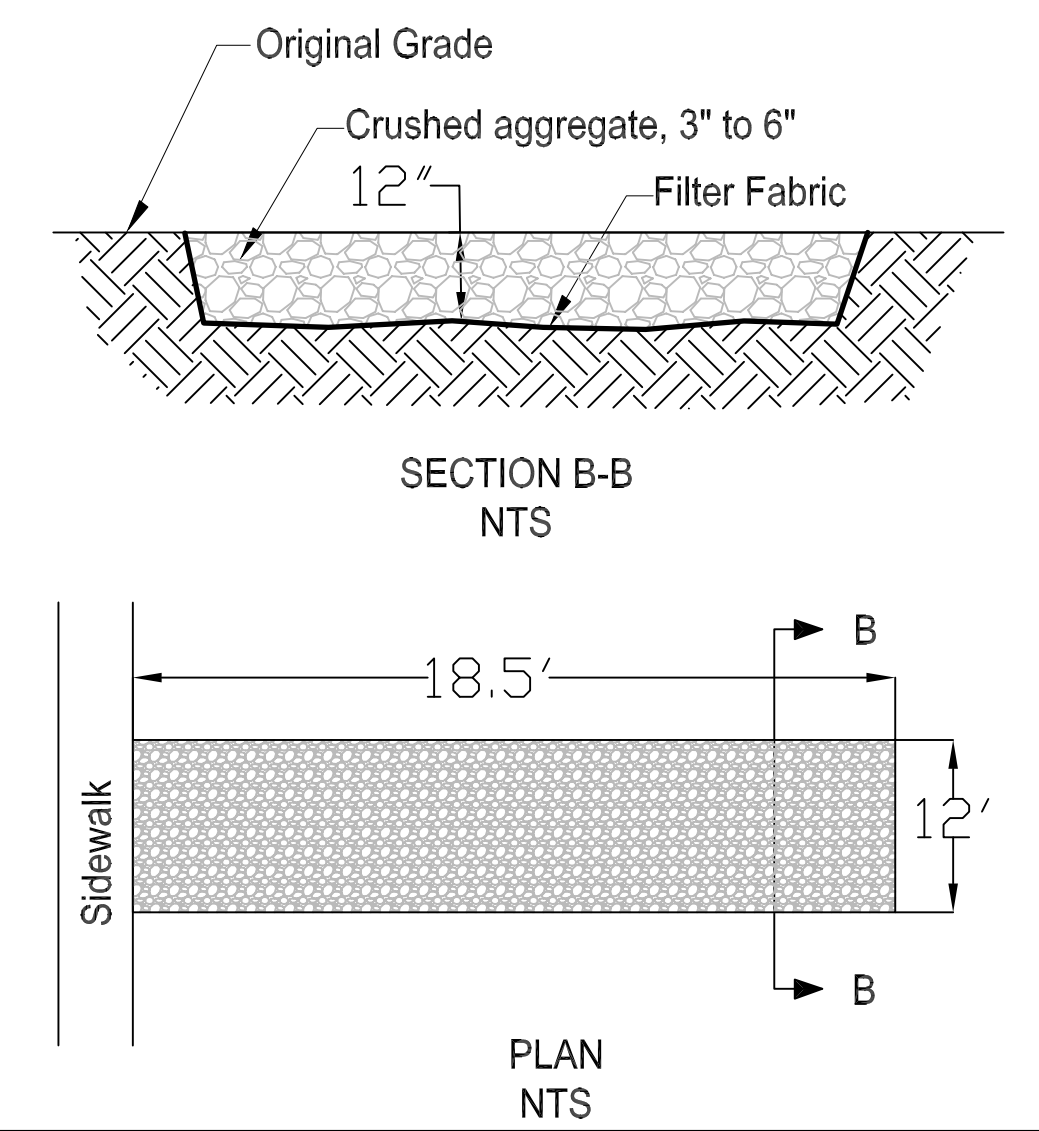
Stigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

DATE: 3-18-19	DRAWN BY: CMK	CHECKED BY: AZG
REV. DATE:	REV. DATE:	REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
 ZHENG PROPERTY
 EL GRANADA BLVD.
 EL GRANADA
 APN 047-151-120

SHEET
 C-2

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
SHORT FORM PRESCRIPTIVE COMPLIANCE

JERRY WHITING
340 PURISSIMA ST.
HALF MOON BAY, CA 94019
FLORAFARMHUB@YAHOO.COM

ZHENG RESIDENCE
EL GRANADA BLVD.
EL GRANADA
DATE: 3/7/19

THIS PROJECT DOES NOT OPERATE LANDSCAPING EQUAL TO OR LESS THAN 2500 SQ. FT. AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT
TOTAL LANDSCAPE AREA: 12,100 SQ. FT.
TURF AREA: N/A
SPECIES LANDSCAPE AREA: N/A

WATER TYPE: POTABLE
NAME OF WATER FURNISHER: CCW

I CERTIFY THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO.

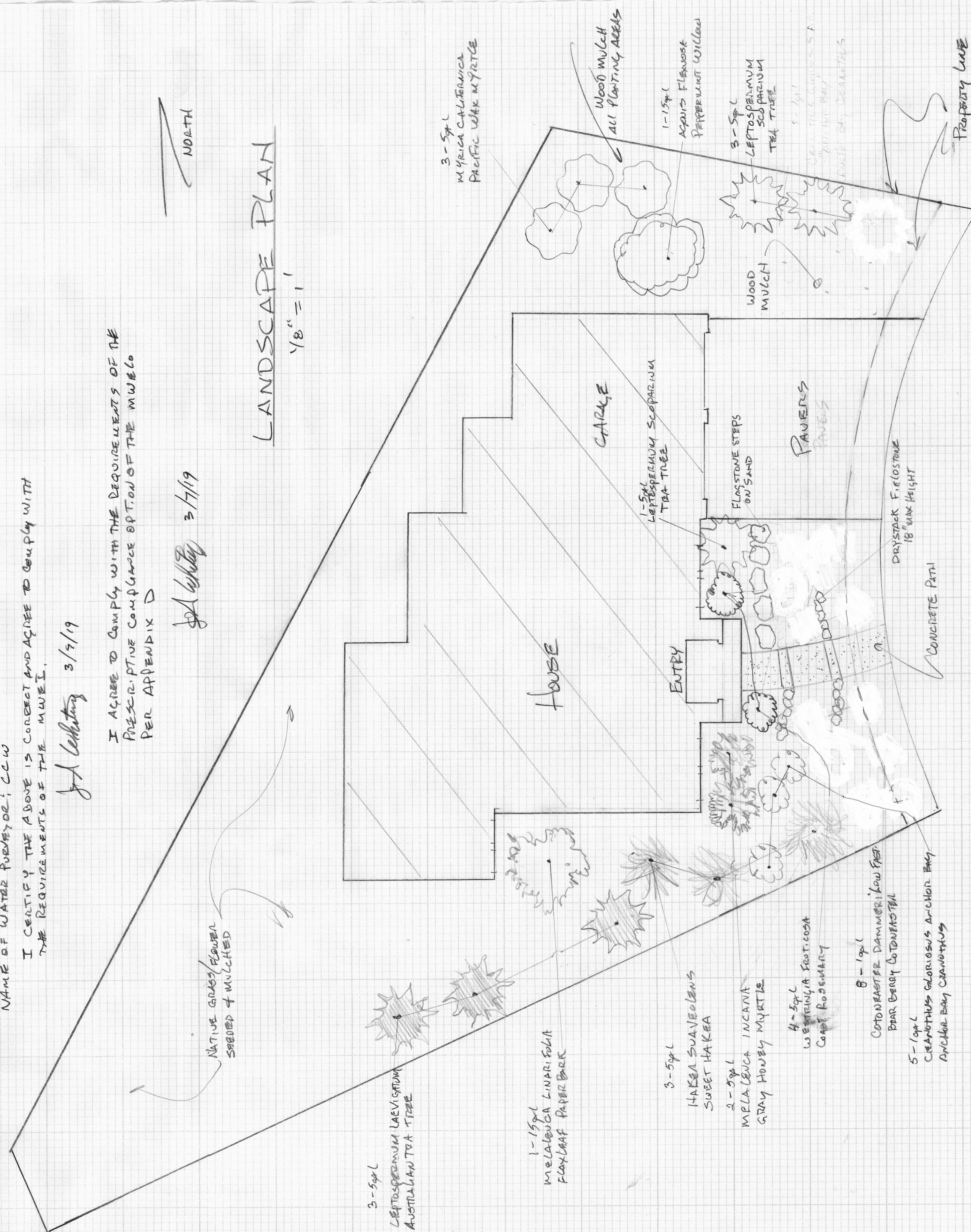
Jerry Whiting 3/7/19

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO PER APPENDIX D

Jerry Whiting 3/7/19

ZHENG
EL GRANADA BLVD.
EL GRANADA
1/8" = 1'
FLORA FARM
340 PURISSIMA ST.
HALF MOON BAY, CA 94019
LIC # 549103
3/7/19

LANDSCAPE PLAN
1/8" = 1'



PLANTING NOTES

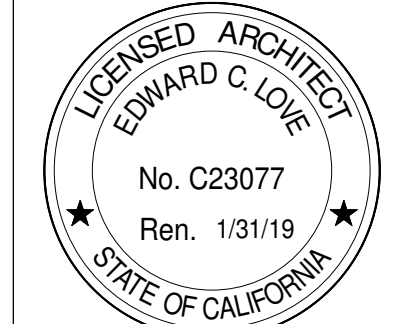
1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 WYDS PER 100 SQ. FT. TO A DEPTH OF 6" INTO LANDSCAPE AREA
 2. A MINIMUM OF 2" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CREEPING GROUND COVER OR TURF
- * PLANTINGS TO BE IRRIGATED

EL GRANADA BLVD.

PLANT LIST	QTY	SIZE	W	PLANT TYPE
MYRTLE CALIFORNICA	3	5gal	M	SHRUB
ACONIS FLAXUOSA	1	15gal	L	TREE
LEPTOSPERMUM SCOPARIUM	3	5gal	M	SHRUB
CANTHUS GIGIUS AB. ANCHOR BAY CRANTHUS	5	1gal	L	GROUND COVER
COTONASTER PRIMERI LOW FERT	8	1gal	L	GROUND COVER
WESTRINGIA FRUTICOSA	4	5gal	L	SHRUB
MELALEUCA INCANA GRAY HONEY MYRTLE	2	5gal	L	SHRUB
HAKIA SUAVOLENS SWEET HAKIA	3	5gal	L	SHRUB
MELALEUCA LIMARICOLA FLAXLEAF PAPERBARK	1	15gal	L	TREE
LEPTOSPERMUM LAEVIGATUM AUSTRALIAN TEA TREE	3	5gal	L	SHRUB

X CALCULATED TOTAL NATIVE WILD FLOWERS MIX SOLID BY 50% SAVED 20 IN/ACRE

TOTAL PLANTS 2-15gal
18-5gal
13-1gal



DATE: 08/21/19
SCALE:
DRAWN: Author
JOB: ZHENG
SHEET:

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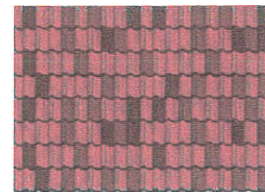


REVISIONS

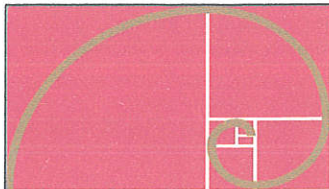
LANDSCAPE PLAN BY:
JERRY WHITING
FLORA FARMS
340 PURISSIMA ST
HALF MOON BAY, CA



Benjamin Moore
Beach Haven



Spanish Tile
Roof



EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect

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