

NEW RESIDENCE FOR ERNST DEVELOPMENT BEVERLY DRIVE SAN CARLOS, CA. 94070

REVISIONS	BY

HDC
HYLAND
DESIGN GROUP
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PLANNING & BUILDING DATA

A.P.N. :	049-110-100
ZONE :	R-1/S-11/DR
LOT AREA :	17,391 SF
PROPOSED BUILDING AREA:	
MAIN LIVING-	2,226 SF
LOWER LIVING (Excluding Stairs 62)-	1,820 SF
GARAGE (400 Credit)-	54 SF
COVERED ENTRY PORCH-	26 SF
MAIN DECKS-	462 SF
LOWER DECK-	112 SF
TOTAL FOOTPRINT-	
ALLOWED (17,391 x 50%)-	8,698 SF
TOTAL FLOOR AREA-	
ALLOWED-	4,100 SF (23%)
OCCUPANCY:	R3/U
TYPE OF CONSTRUCTION:	V-B
STORIES:	TWO

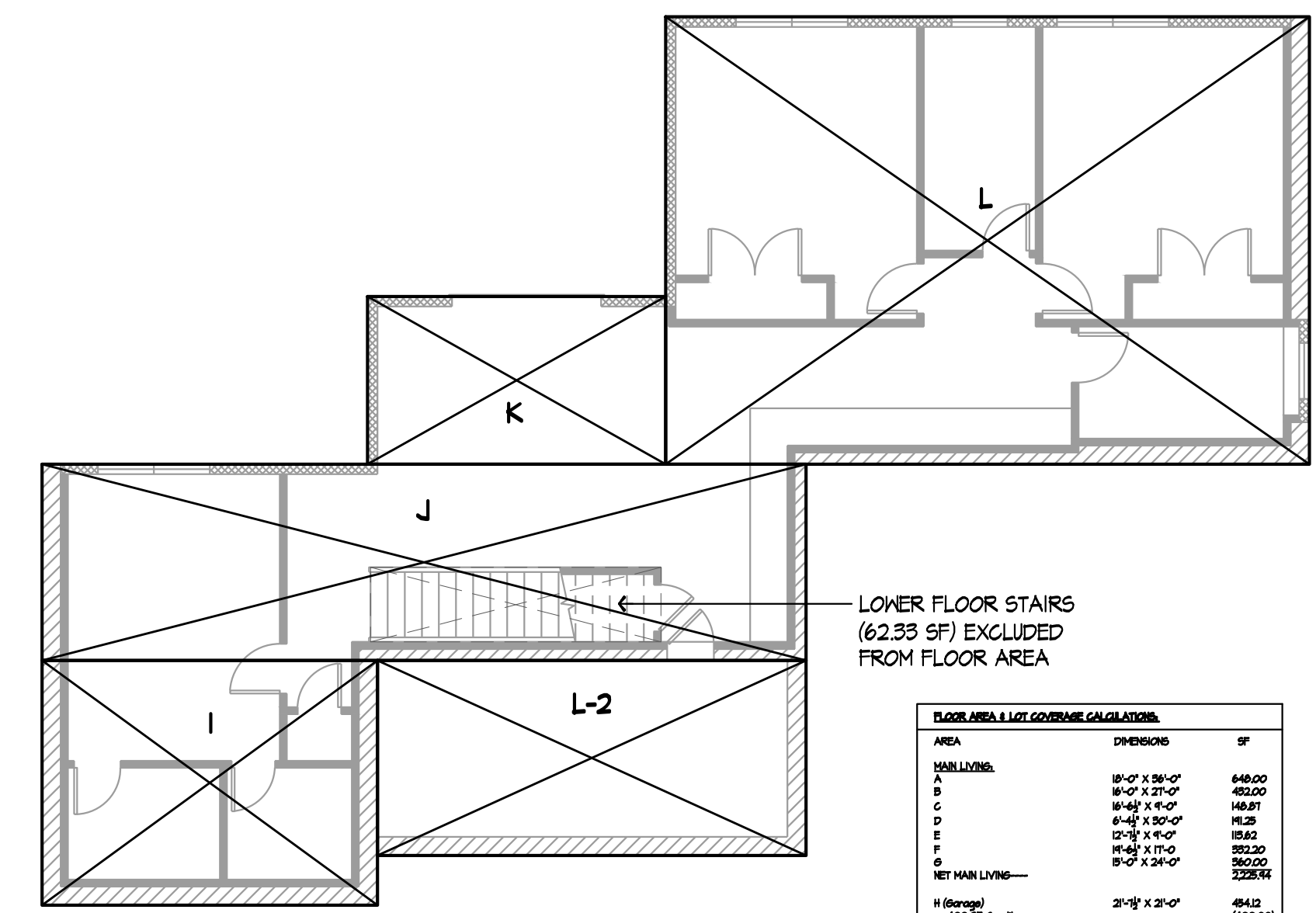
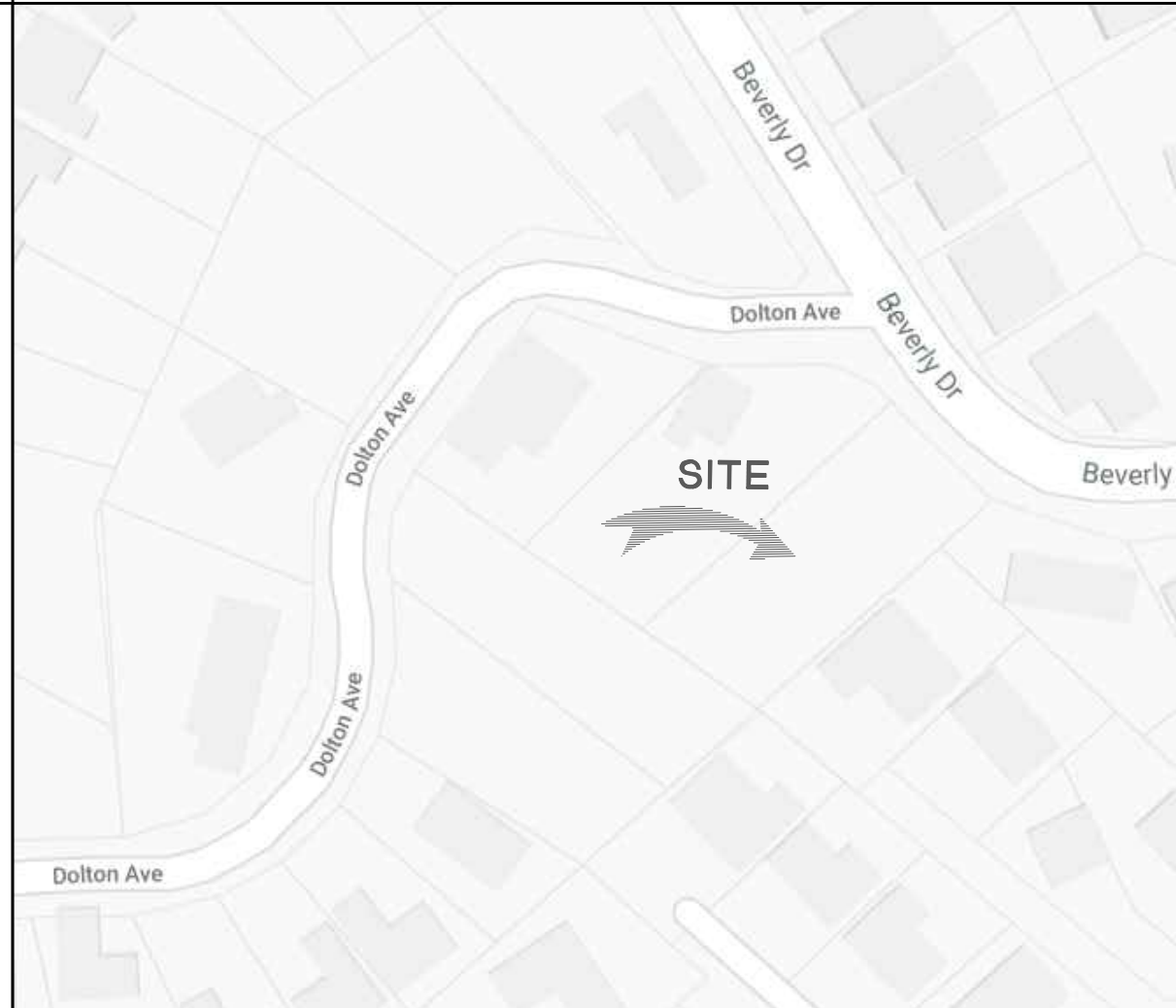
SCOPE OF WORK

NEW TWO-STORY FOUR BEDROOM, THREE AND ONE HALF BATH SINGLE FAMILY HOME.

ABBREVIATIONS

F.S.B.	FRONT SETBACK
S.S.B.	SIDE SETBACK
R.S.B.	REAR SETBACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
T.O.W.	TOP OF WINDOW
T.B.D.	TO BE DETERMINED
S.C.	SOLID CORE
F.A.U.	FORCE AIR UNIT
A.C.	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
F.S.	FINISHED SLAB
F.G.	FINISHED GRADE
F.F.	FINISH FLOOR
F.P.	FIREPLACE
G.	GUEST
T.O.	TOP OF

VICINITY MAP



AREA	DIMENSIONS	SF
BASE LINES:		
A	30'-0" x 58'-0"	648.00
B	30'-0" x 27'-0"	810.00
C	30'-0" x 8'-0"	240.00
D	6'-0" x 30'-0"	180.00
E	12'-0" x 8'-0"	96.00
F	30'-0" x 17'-0"	510.00
G	15'-0" x 24'-0"	360.00
NET MAIN LIVING-		
		2226
LOWER LIVING:		
J	30'-0" x 17'-0"	510.00
K	30'-0" x 17'-0"	510.00
L	30'-0" x 17'-0"	510.00
LOWER LEVEL LIVING:		
L-2	28'-0" x 17'-0"	476.00
DECKS:		
M	12'-0" x 12'-0"	144.00
N	12'-0" x 12'-0"	144.00
O	12'-0" x 12'-0"	144.00
NET LOT COVERAGE:		
		4096.00

FLOOR AREA & LOT COVERAGE BLOCK DIAGRAM
SCALE: 1/8" = 1'-0"

NEW RESIDENCE FOR
GARY ERNST
BEVERLY DRIVE
SAN CARLOS, CA 94070

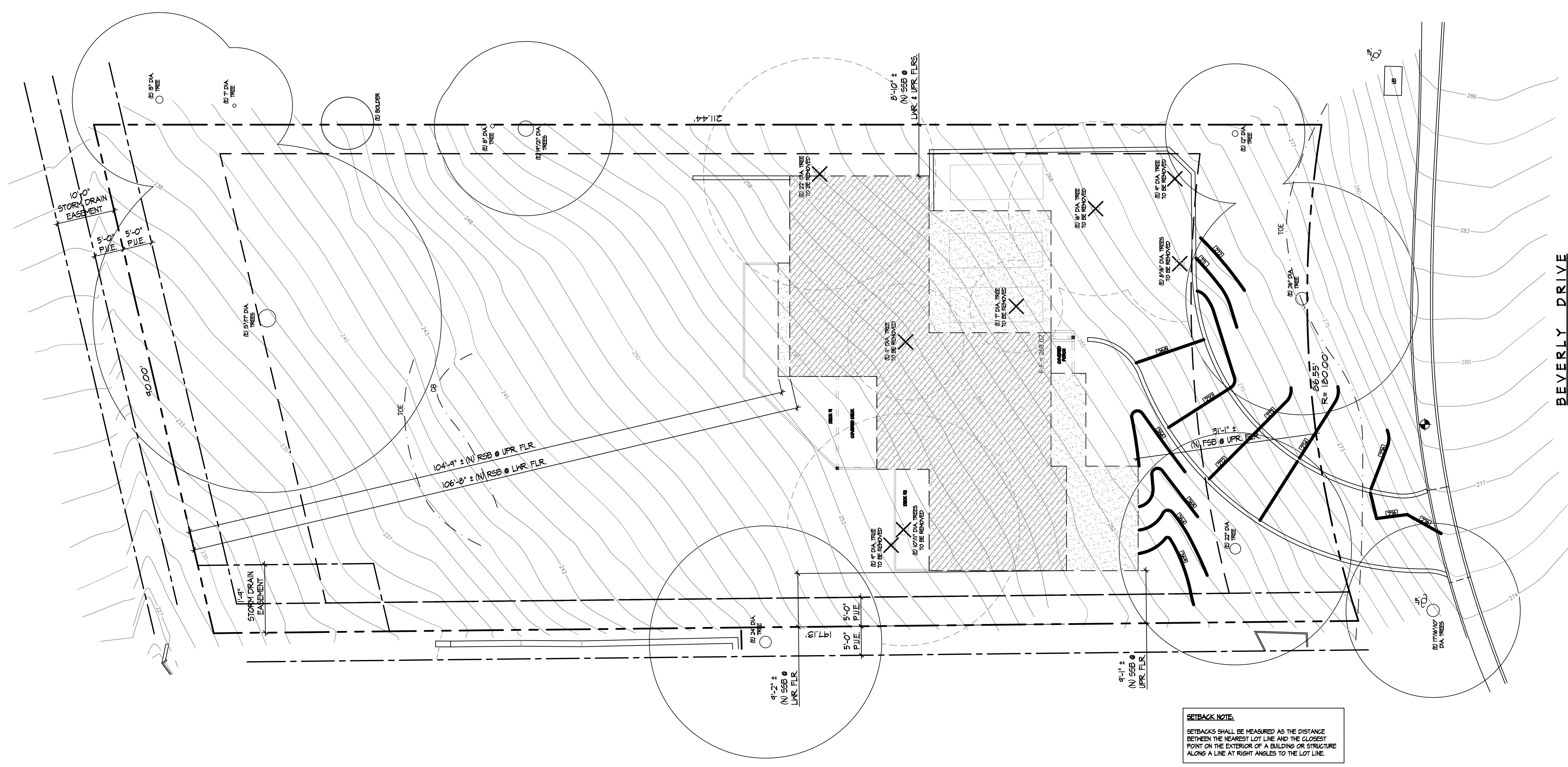
Sheet Title
COVER SHEET
FLOOR AREA & LOT COVERAGE BLOCK DIAGRAM

Date: 5.24.2022
Scale: 1/8" = 1'-0"
Designed: HDG
Drawn: RC
Job No.: 1934
Sheet No.:
A0.0
Of Sheets

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NEW REIDENCE FOR
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 BEVERLY DRIVE SAN CARLOS, CA 94070

Sheet Title
 SITE PLAN
 Date: 5.24.2022
 Scale: 1"=10'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1939
 Sheet No.

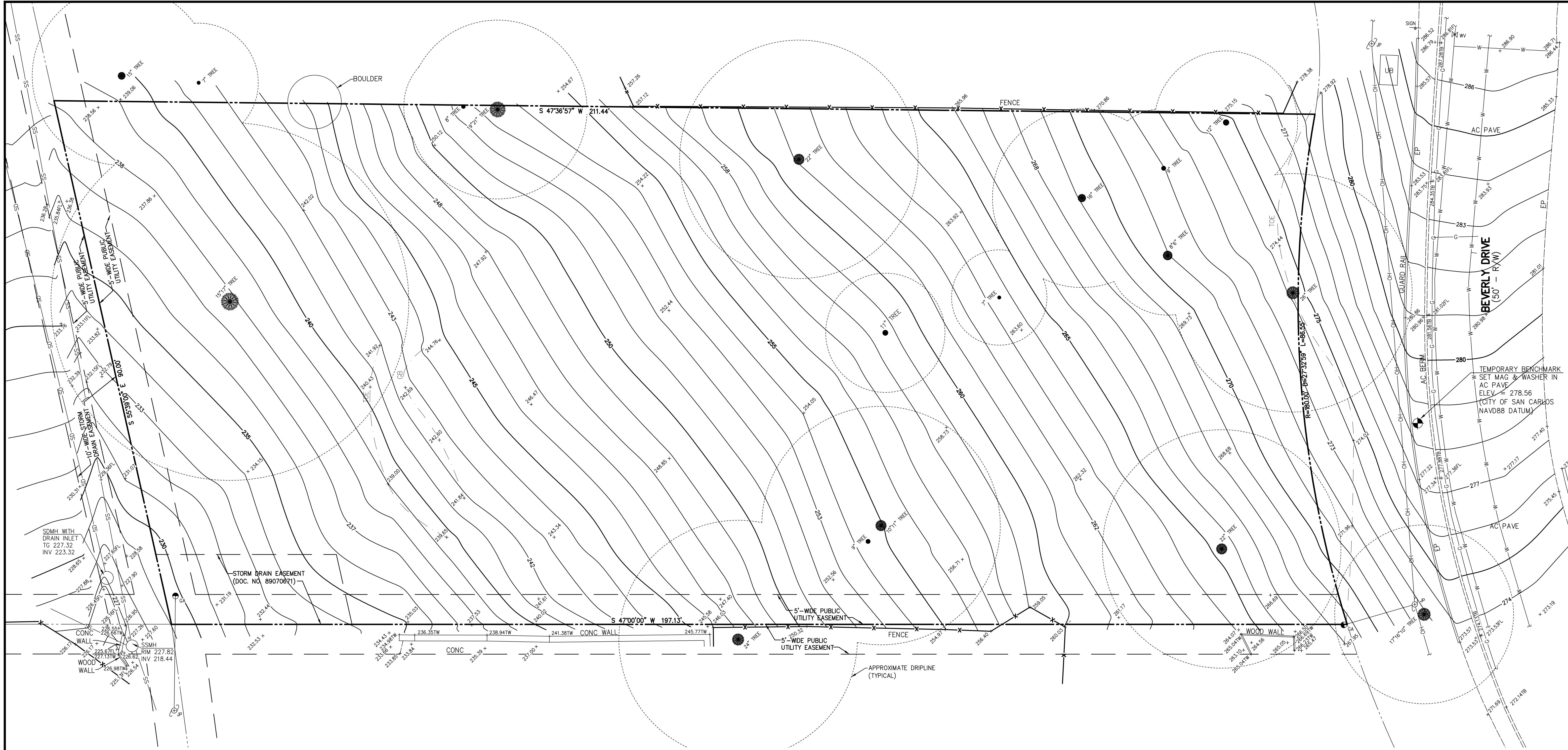


SITE PLAN
 SCALE: 1" = 10'-0"

SETBACK NOTE.
 SETBACKS SHALL BE MEASURED AS THE DISTANCE BETWEEN THE NEAREST LOT LINE AND THE CLOSEST POINT ON THE EXTERIOR OF A BUILDING OR STRUCTURE ALONG A LINE AT RIGHT ANGLES TO THE LOT LINE.

LEGEND

[Symbol]	EXISTING TO REMAIN
[Symbol]	NEW UPPER FLOOR
[Symbol]	NEW LOWER FLOOR
[Symbol]	TO BE REMOVED

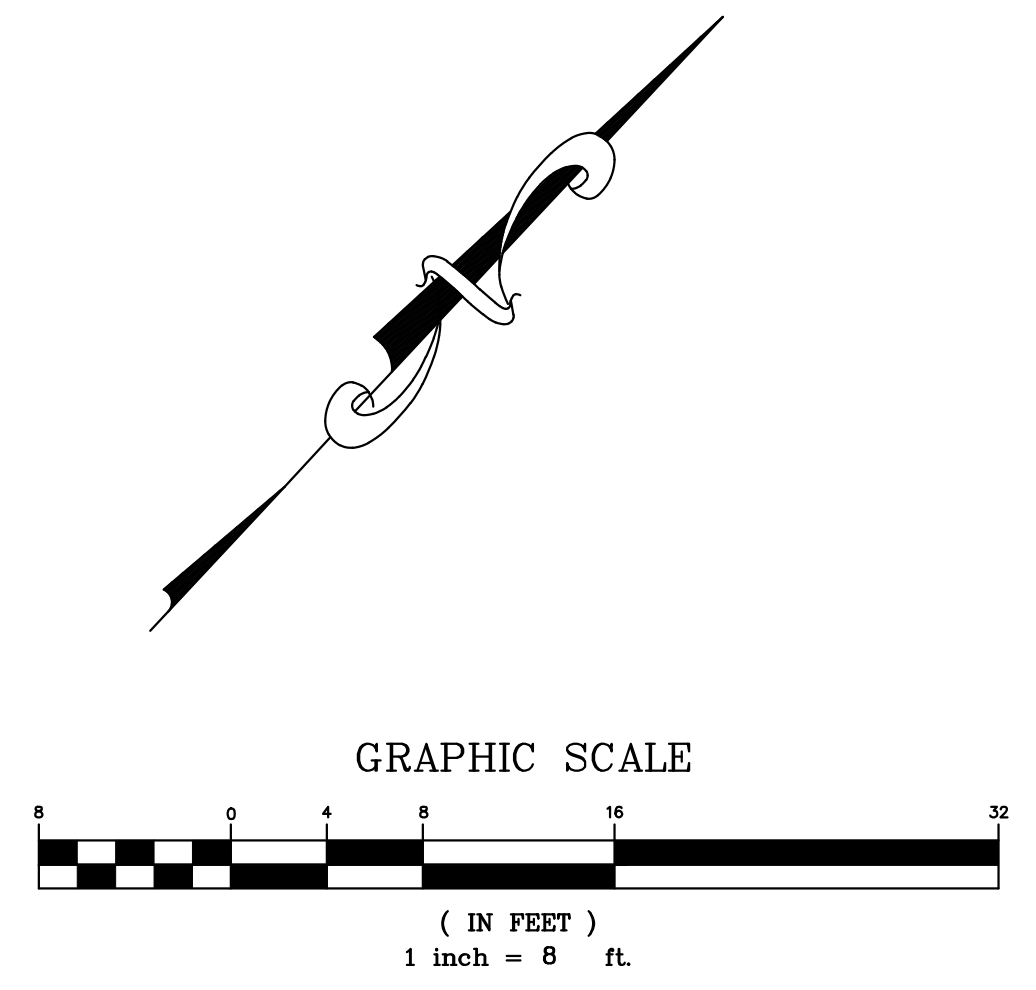


LEGEND

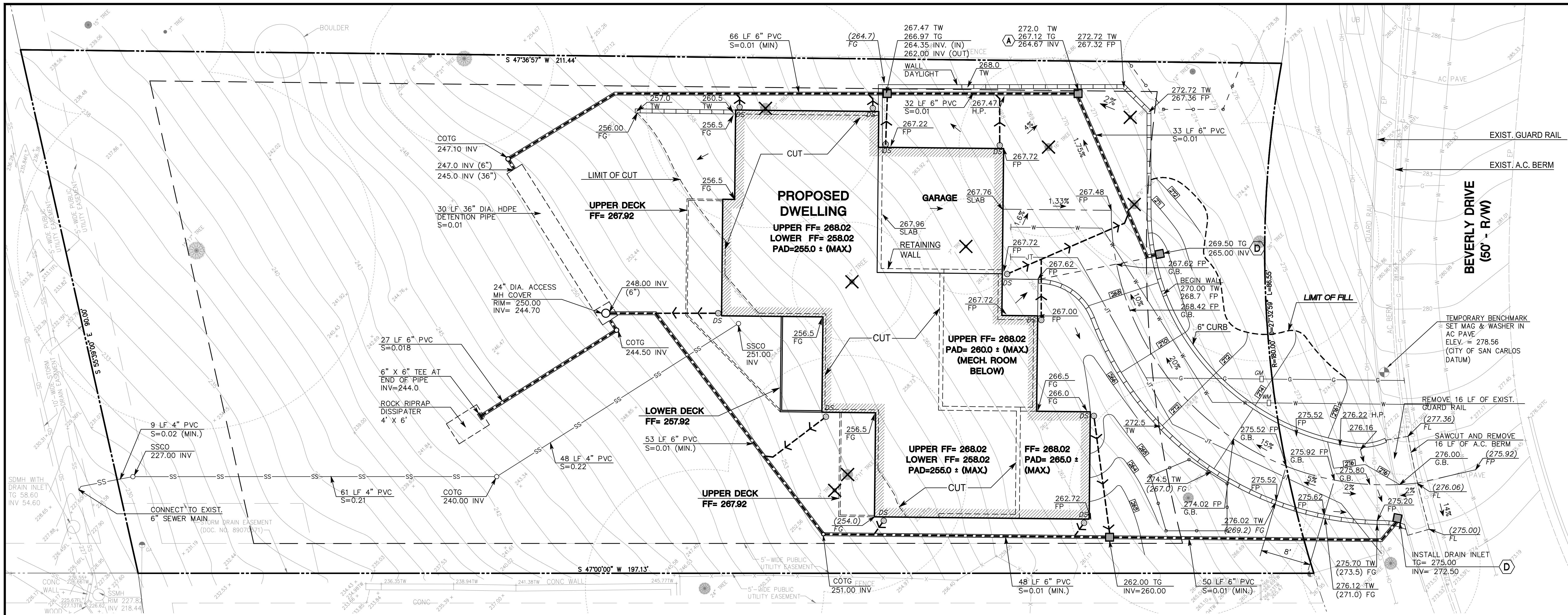
---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FL	FLOWLINE
GA -●	GUY ANCHOR
INV	INVERT
JP	JOINT UTILITY POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
UB	UTILITY BOX
WV	WATER VALVE
●	TREE W/ SIZE
-X-X-	FENCE
-G-	GAS LINE
-OH-	OVERHEAD UTILITY LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-W-	WATER LINE

LOT AREA:
 = 17,397 SQ. FT. ±
 = 0.399 ACRES ±

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/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



	DATE: _____ BY: _____ REV. _____ DESCRIPTION _____
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR: ERNST DEVELOPMENT, INC.	TOPOGRAPHIC SURVEY PLAN BEVERLY DRIVE A.P.N. 049-110-100 LOT 47, BLOCK 31, 13 MAPS 52-55 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
DRAWN BY: MDL DESIGNED BY: --- CHECKED BY: DGM SCALE: 1"=8' DATE: 02-28-20 DRAWING NO. 4716-TOP0-LOT 47 SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">C-1</div>	
1 OF 4	



GENERAL NOTES:

- ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

UTILITY NOTE:

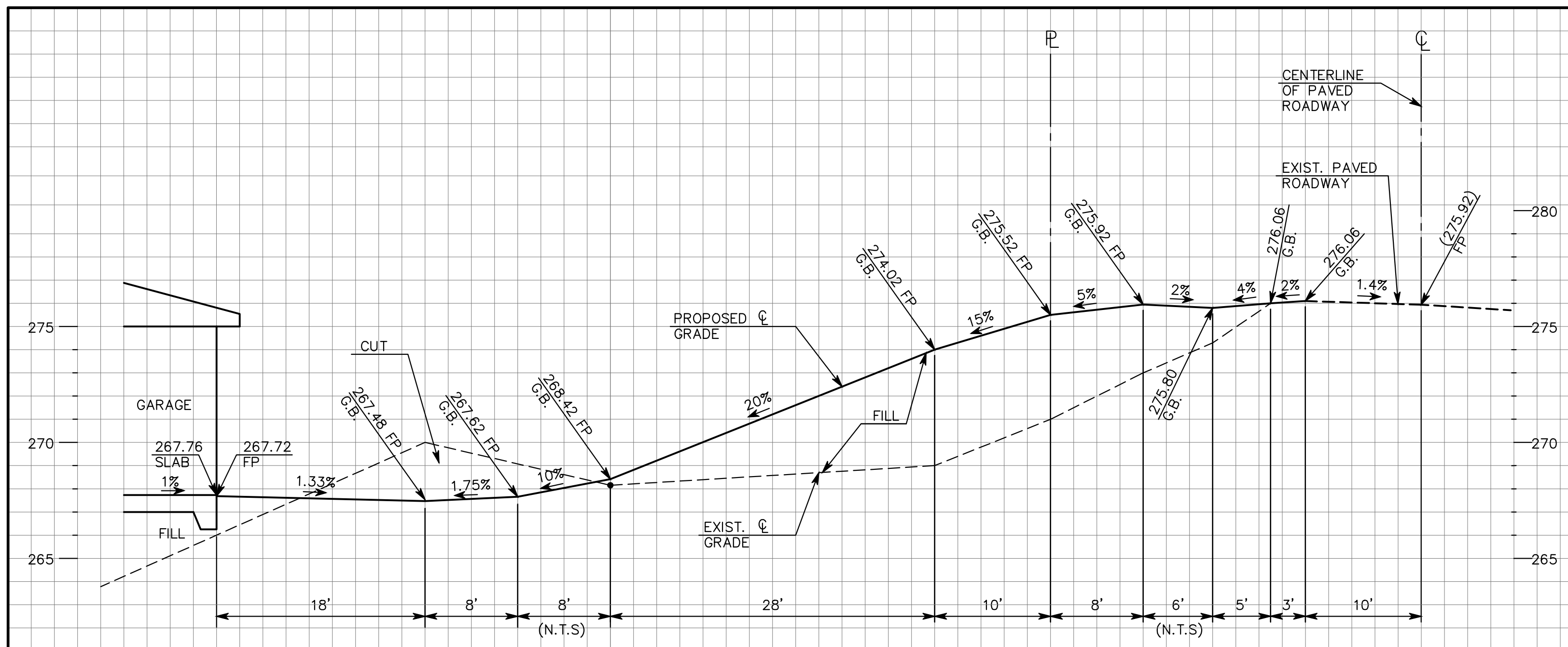
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR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

GRADING QUANTITIES:

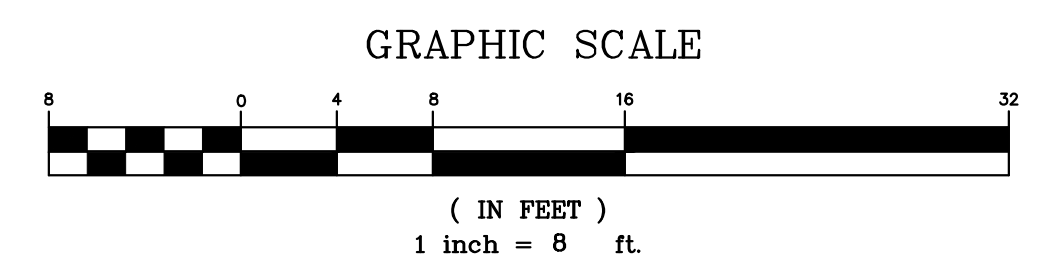
	CUT	FILL
HOUSE PAD	230	0
GARAGE PAD	0	50
DRIVEWAY COURT AND PARKING	55	10
ACCESS DRIVEWAY	0	80
FRONT YARD	0	15
REAR YARD	10	0
TOTAL:	295	155

LEGEND:

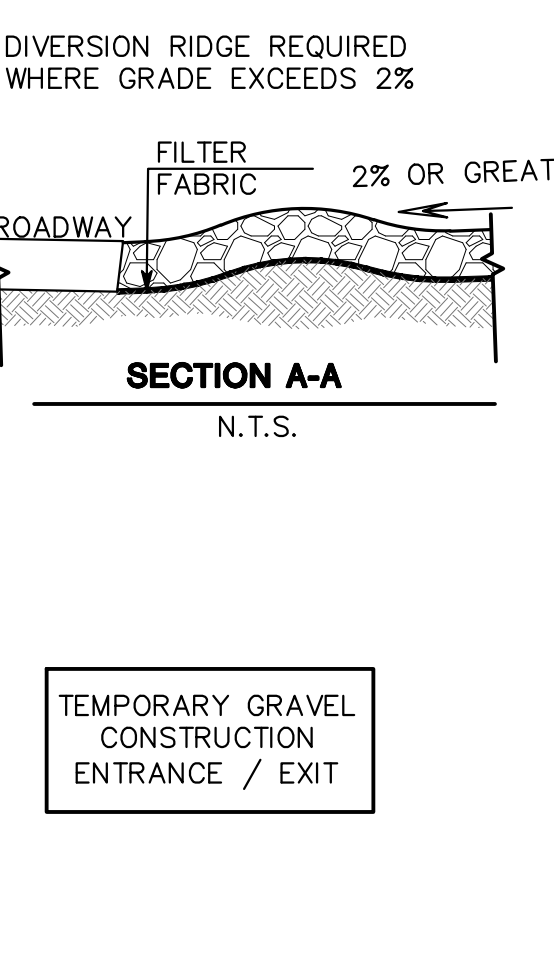
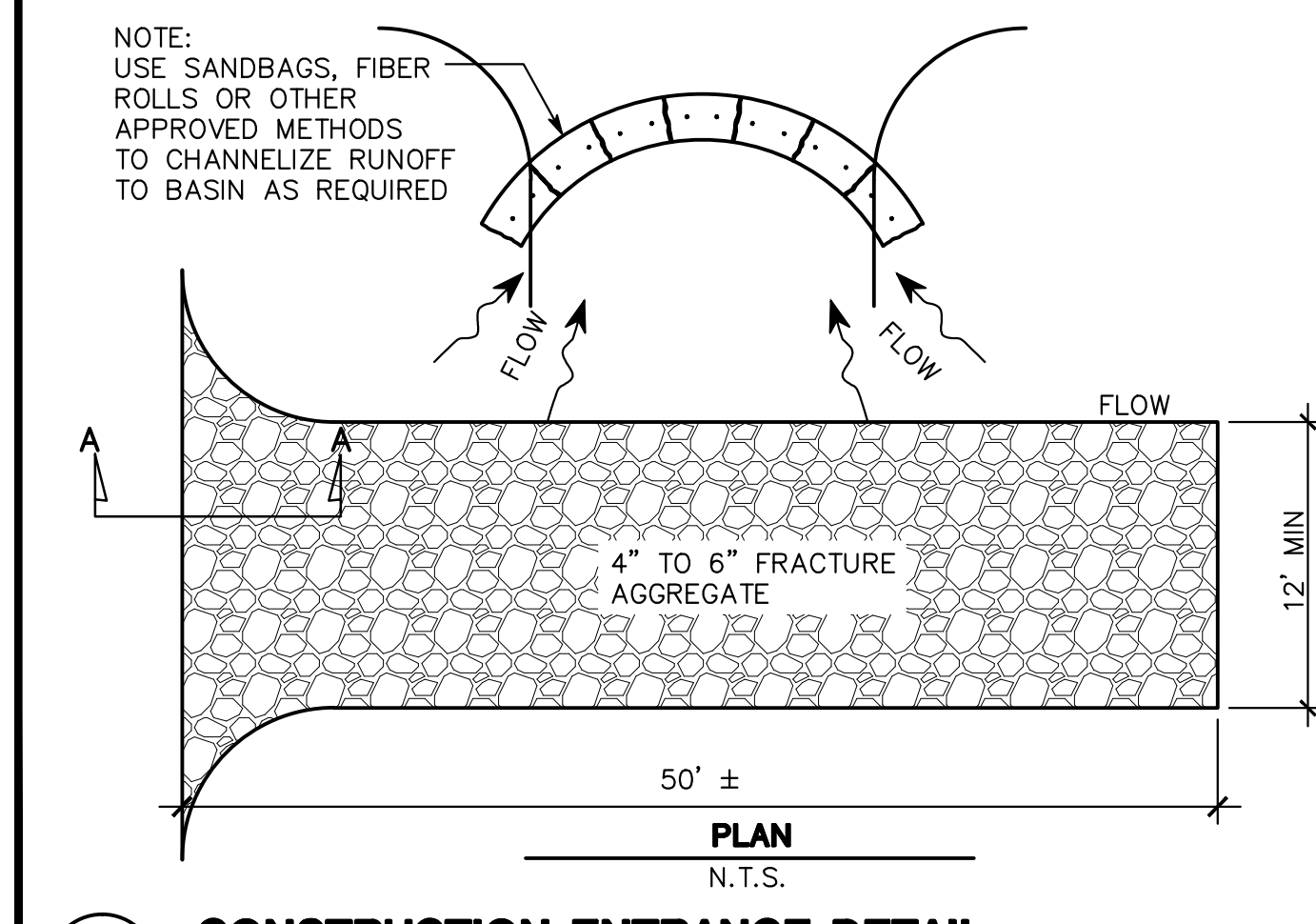
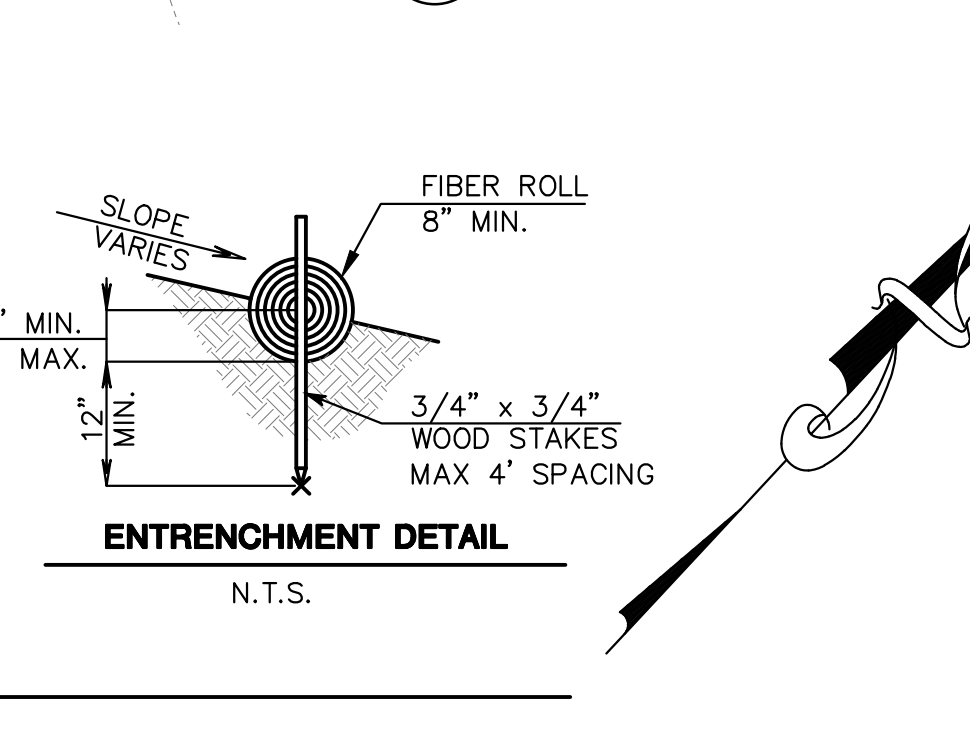
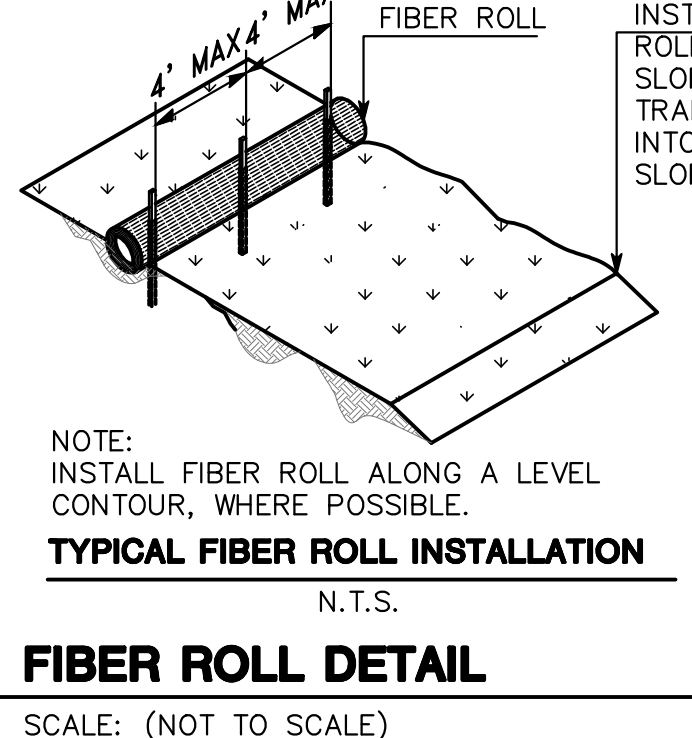
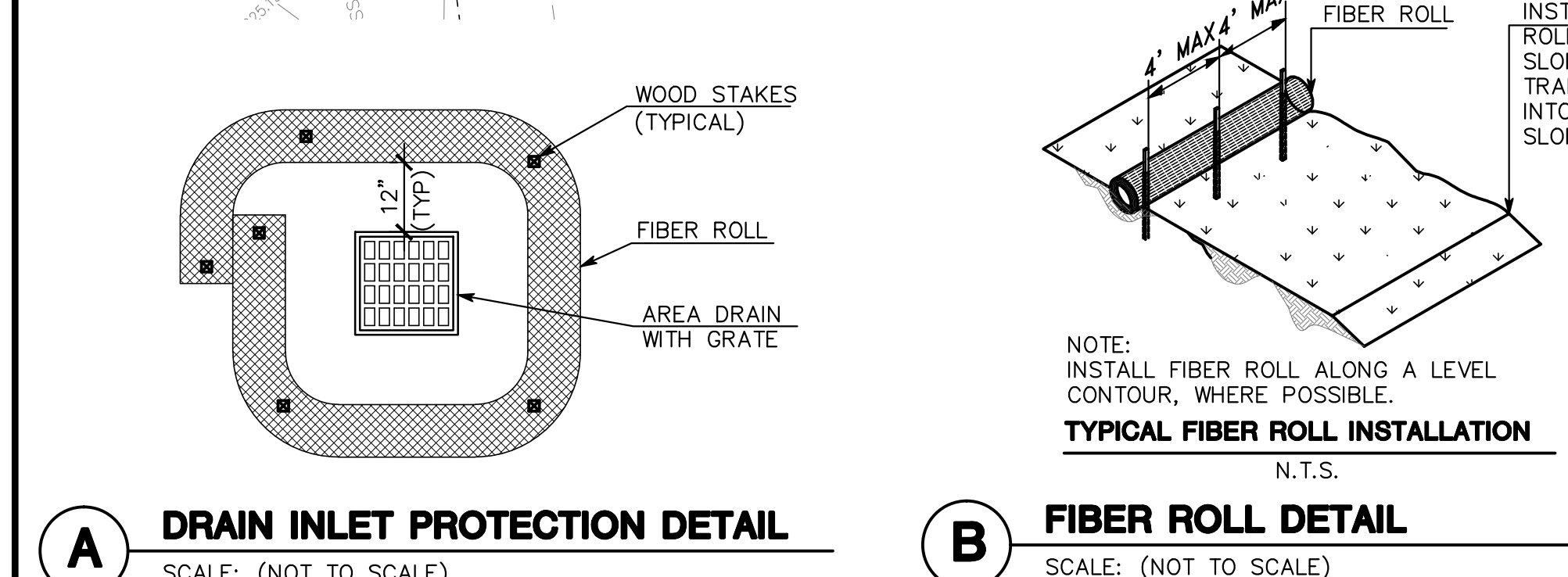
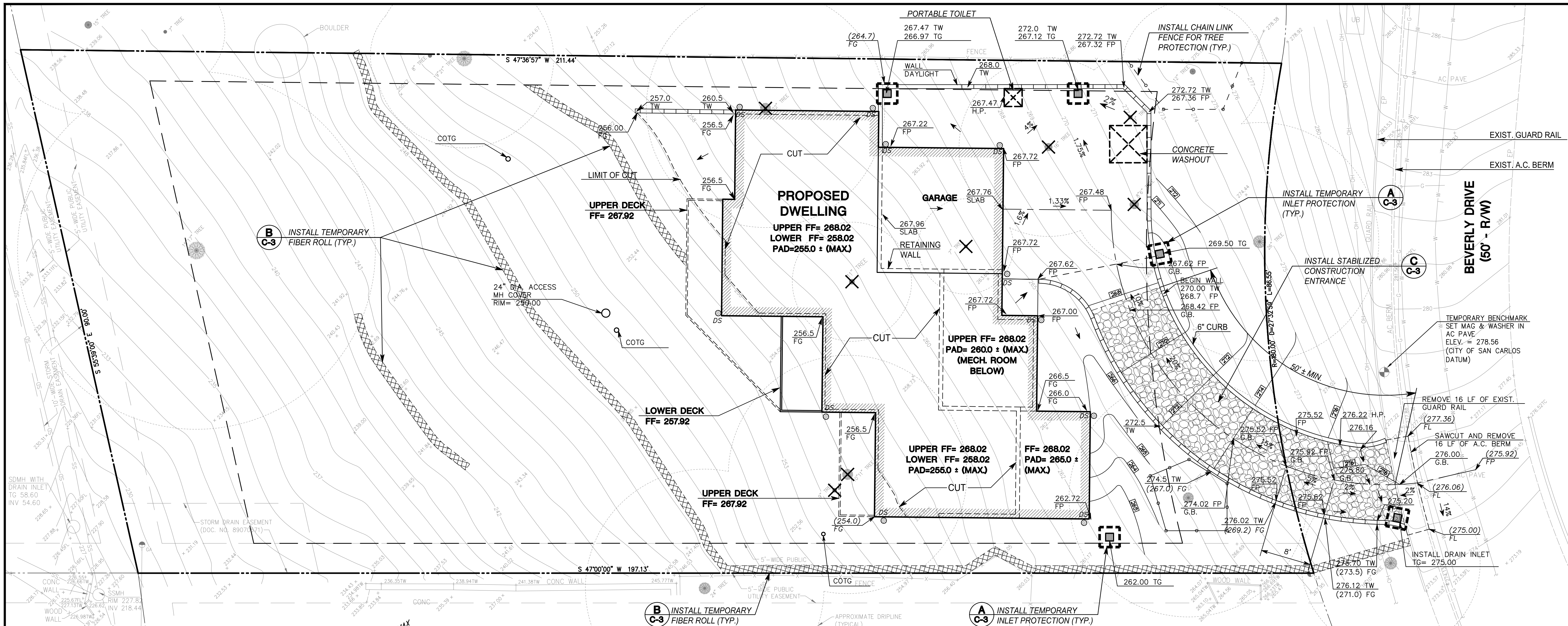
- AC PAVE ASPHALT CONCRETE PAVEMENT
- CONC CONCRETE
- COTG CLEANOUT TO GRADE
- CL CENTERLINE
- DS CONNECT DOWNSPOUT WITH 4" PVC AT 2% MIN.
- DS DOWNSPOUT WITH PRECAST CONCRETE SPLASH BLOCK
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FIELD GRADE
- FL FLOWLINE
- FP FINISH PAVE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- 12" TREE TREE W/ SIZE
- 12" TREE EXIST. TREE TO BE REMOVED
- SS SANITARY SEWER LINE
- OH OVERHEAD LINE
- W WATER LINE
- G GAS LINE
- 270 NEW STORM DRAIN LINE
- SW SWALE
- Surface Runoff Direction SURFACE RUNOFF DIRECTION
- NEW DRAIN INLET NEW DRAIN INLET
- EXIST. GRADE EXIST. GRADE



A DRIVEWAY & PROFILE
SCALE: 1"=8' (H) , 1"=4' (V)



	DATE: _____ BY: _____ DESCRIPTION: _____ REV. _____
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR: ERNST DEVELOPMENT, INC.	UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
PRELIMINARY GRADING AND DRAINAGE PLAN BEVERLY DRIVE A.P.N. 049-110-100	
DRAWN BY: AAP DESIGNED BY: VPG CHECKED BY: DGM	SCALE: 1"=8' DATE: 04/24/20 DRAWING NO. 4716-GRAD-LOT 47
SHEET C-2 2 OF 4	



DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

- THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4 TO 6 INCH STONE.
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
- 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 CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

- SAN MATEO COUNTY STANDARD NOTES:**
- EROSION CONTROL POINT OF CONTACT:
OWNER: GARY ERNST
EMAIL: GERNST@SBCGLOBAL.NET
OFFICE:
 - 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
 - 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, CHEMICAL, 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.
 - THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
 - CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
 - 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:**
- THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
 - A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
 - 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 STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
 - THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE CITY REPRESENTATIVE.
 - DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

DUST CONTROL NOTES:

- WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.

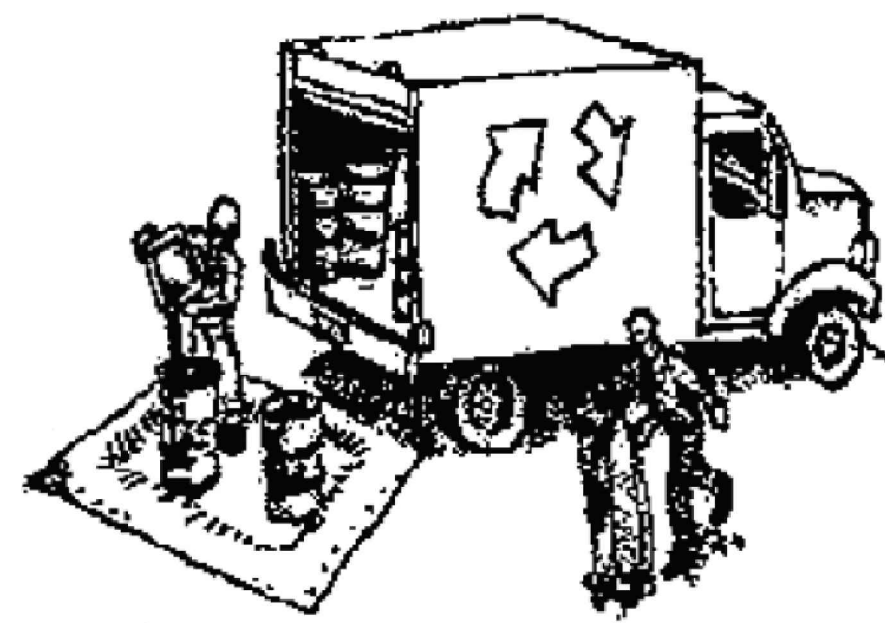
GRAPHIC SCALE
1 inch = 8 ft.

DATE:	
BY:	
DESCRIPTION	
REV.	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR:	ERNST DEVELOPMENT, INC.
EROSION & SEDIMENTATION CONTROL PLAN	
BEVERLY DRIVE A.P.N. 049-110-100 SAN MATEO COUNTY, CALIFORNIA	
DRAWN BY:	DJK
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	04/24/20
DRAWING NO.	4716-GRAD-LOT 47
SHEET	C-3
	3 OF 4

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



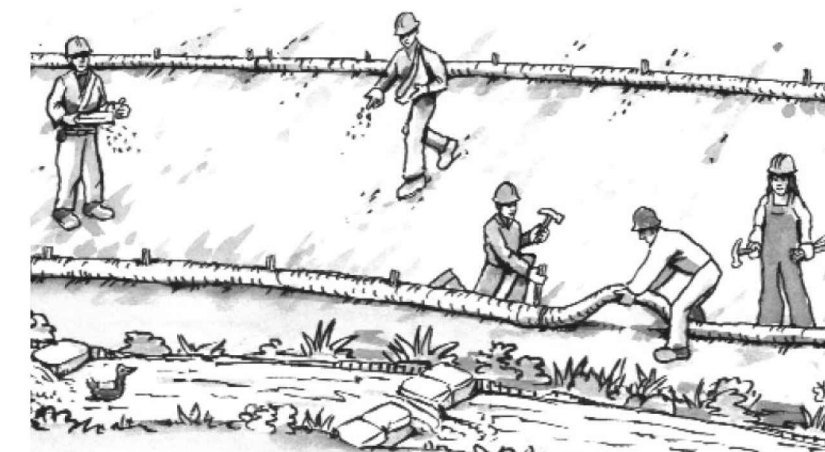
Maintenance and Parking

- 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

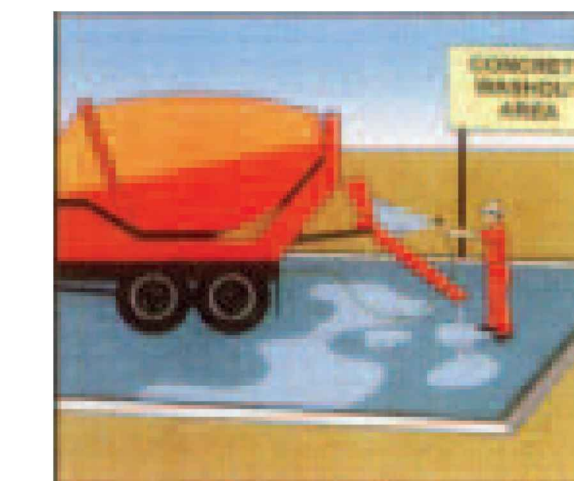


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

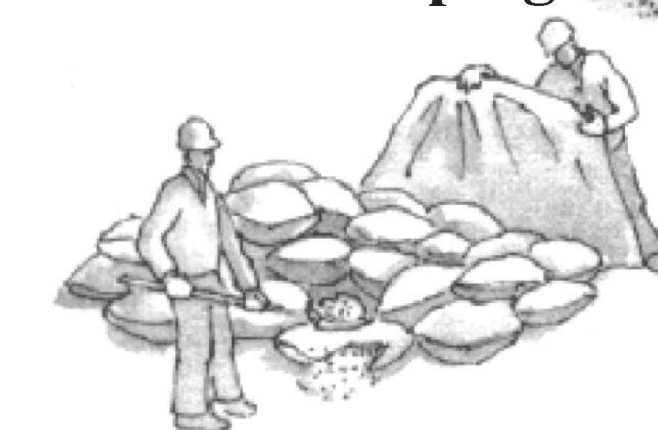
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



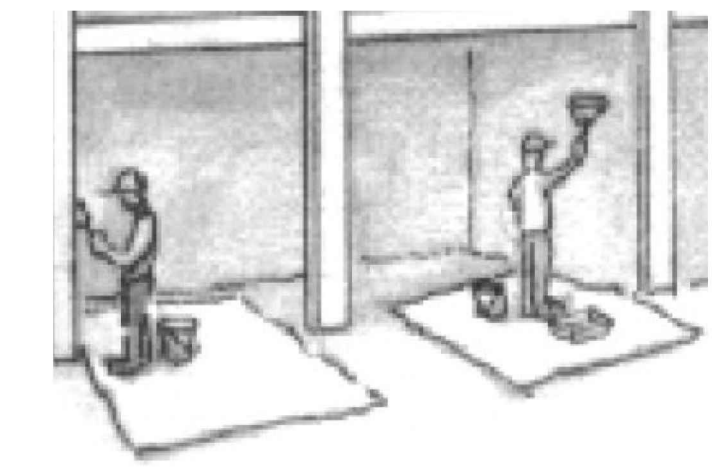
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

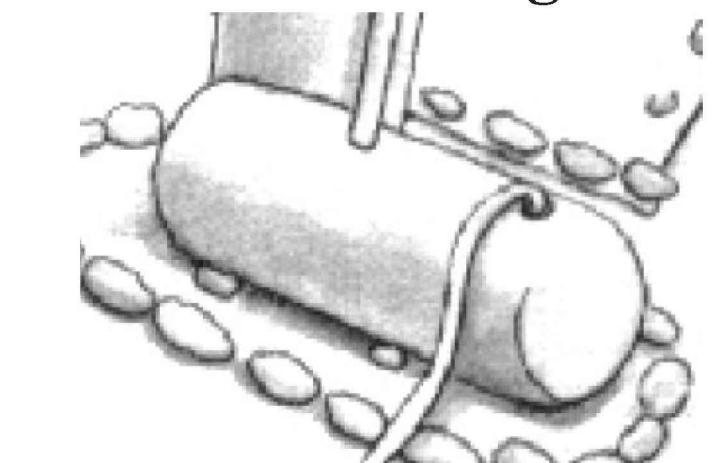
Painting & Paint Removal



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.

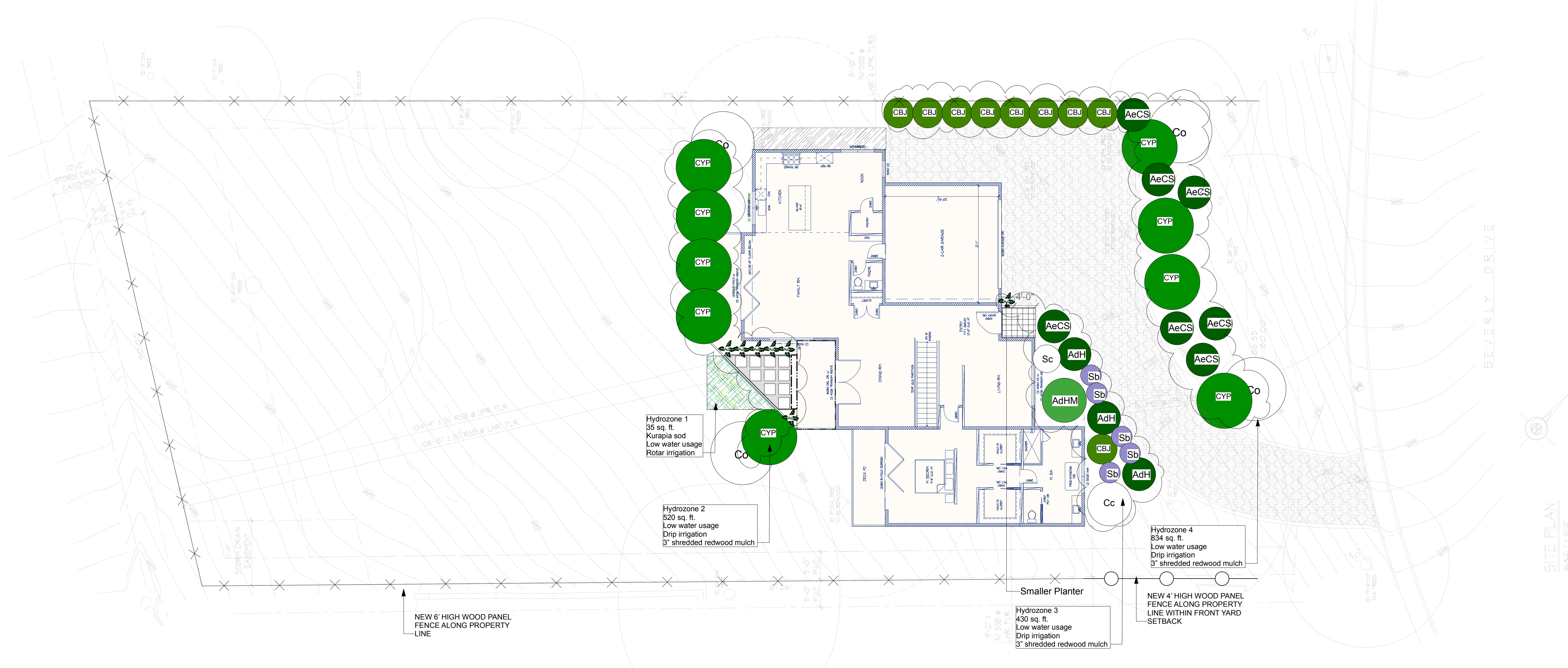
Dewatering



- 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!

DATE:	
BY:	
DESCRIPTION:	
REV:	
	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 905 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR:	ERNST DEVELOPMENT, INC.
CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN BEVERLY DRIVE A.P.N. 049-110-100 SAN MATEO COUNTY, CALIFORNIA	
DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	NONE
DATE:	04/16/20
DRAWING NO.	4716-CBMP-L0T 46
SHEET	C-4
	4 OF 4



WATER CONSERVATION IN LANDSCAPING CALCULATING SUMMARY

	Square Feet	% of Landscape Area	% Allowed
Turf Irrigated Area	35	2%	25%
Non-Turf Irrigated Area	1764	98%	0%
Non-Turf Non-Irrigated Area			
Special Landscape Area	0		
Water (Feature) Area	0		
Total Landscape Area	1799	100%	

PLANT LEGEND AVERAGE WUCOLS PLANT FACTOR = .3

Symbol	Plant Name	Quantity	Size	Spread	Growth	WUCOLS
Ad	Asparagus densiflorus 'Myers'	7	1 gal	3'	Moderate	Moderate/Medium
AdH	Arctostaphylos densiflora 'Harmony'	3	5 gal	6'	Fast	Low
AdHM	Arctostaphylos densiflora Howard McMinn	1	5 gal	7'	Moderate	Low
AeCS	Arctostaphylos edmundsii 'Carmel Sur'	7	5 gal	6'	Fast	Moderate
CBJ	Ceanothus x 'Blue Jeans'	9	5 gal	6'	Fast	Low
Cc	Carpenteria californica	1	5 gal	8'	Moderate	Moderate/Medium
Co	Cercis occidentalis	4	24" box	15'	Slow	Very Low
CYP	Ceanothus griseus var. horizontalis 'Yankee Point'	9	5 gal	10'	Fast	Low
Sb	Salvia brandegei	5	1 gal	5'	Fast	Low
Sc	Salvia clevelandii	1	1 gal	8'	Fast	Low
Lawn - Back						
	Kurapia Sod	35 sq. ft.				Low

- PLAN NOTES**
- Turf shall not exceed 25% of the landscape area in residential areas.
 - No turf permitted in non-residential areas.
 - Turf not permitted on slopes greater than 25%.
 - Turf is prohibited in parkways less than 10 feet wide.
- Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
 - Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
 - Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
 - Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
 - For non-residential projects with landscape areas of 1,000 sq. ft. or more, private sub-meter(s) to measure landscape water use shall be installed.
 - At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
- Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil.

HARDSCAPE LEGEND

	Pervious Gray DG Fines- 96 sq. ft
	Pervious Pavers- 1770 sq. ft
	Pavers and Stone 35 sq. ft

FRONT PAVEMENT CALCULATIONS

Total Area =	1700 sq. ft
Allowable pavement =	850 sq. ft
TOTAL PAVEMENT USED =	427 sq. ft.

- LANDSCAPING NOTES**
- All existing trees shall have a minimum of 6' clearance between the ground and lowest branches.
 - Dead leaves, needles and litter on the ground under trees shall be removed.
 - All trees shall have no branches extending over any portion of a structure.
 - All trees/vegetation shall be maintained at least annually to meet defensible space requirements.

EXISTING TREES / NEW TREES

Tree Canopy as shown. Arbolist recommends removal of 8 trees for poor health or hazard reasons: 1 Blue Gum Eucalyptus, 1 Valley Oak, 6 Baileyana Acacia.

New Trees: (4) Cercis occidentalis 24" box

Ernst Beverly
SAN CARLOS, CA

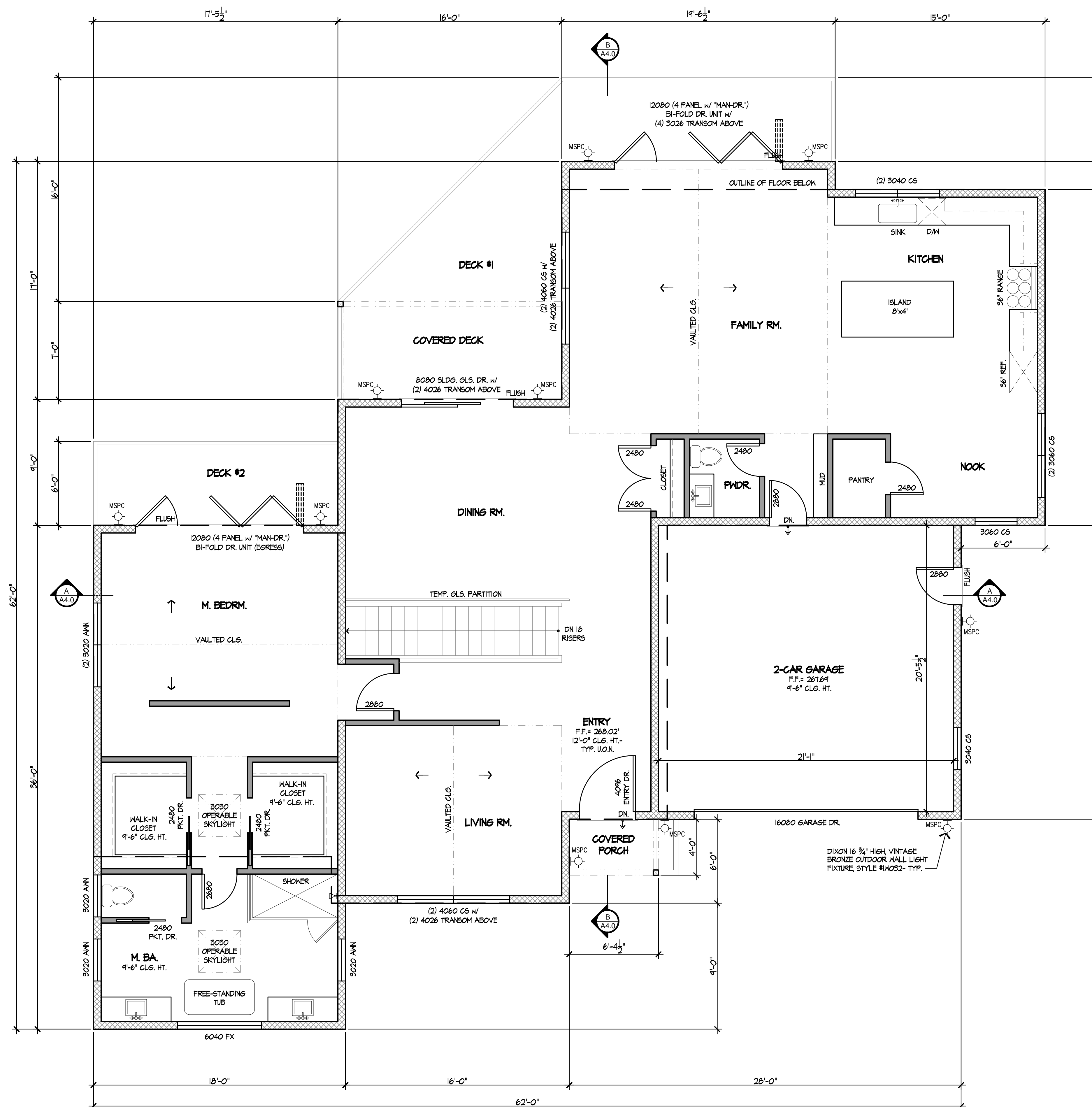
SCALE: 1" = 10'
DATE: 2/25/2022

L-1

Patty Walters
LANDSCAPE DESIGN

831.458.1305
WWW.PWLANDSCAPEDESIGN.COM

LANDSCAPE DESIGN
 1. Owner or licensed contractor is responsible for all property line verification, building permits, verification of easements, and compliance with the current Uniform Building Code.
 2. The drawings are the property of the landscape designer and are intended for use on this specific site survey. Changes made to the design should be discussed with the designer prior to construction.
 3. This design is for illustrative purposes only. It is not a construction document nor is it a legal property survey. Measurements and elevations shall be confirmed on site prior to construction.
 4. All construction specifications are for design purposes only. Contractor shall be responsible for all actual measurements and elevations on site.
 5. The designer is not responsible for acts of God, including earthquakes, landslides, floods.



PROPOSED MAIN LEVEL FLOOR PLAN

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

LIVING	= 2,226 SF
GARAGE	= 454 SF
DECK #1	= 357 SF
DECK #2	= 105 SF

FLOOR PLAN LEGEND

	NEW 2 x STUDS @ 16" O.C.
	STUD WALLS
	UNLESS OTHERWISE NOTED
	NEW 2 x 6 STUDS

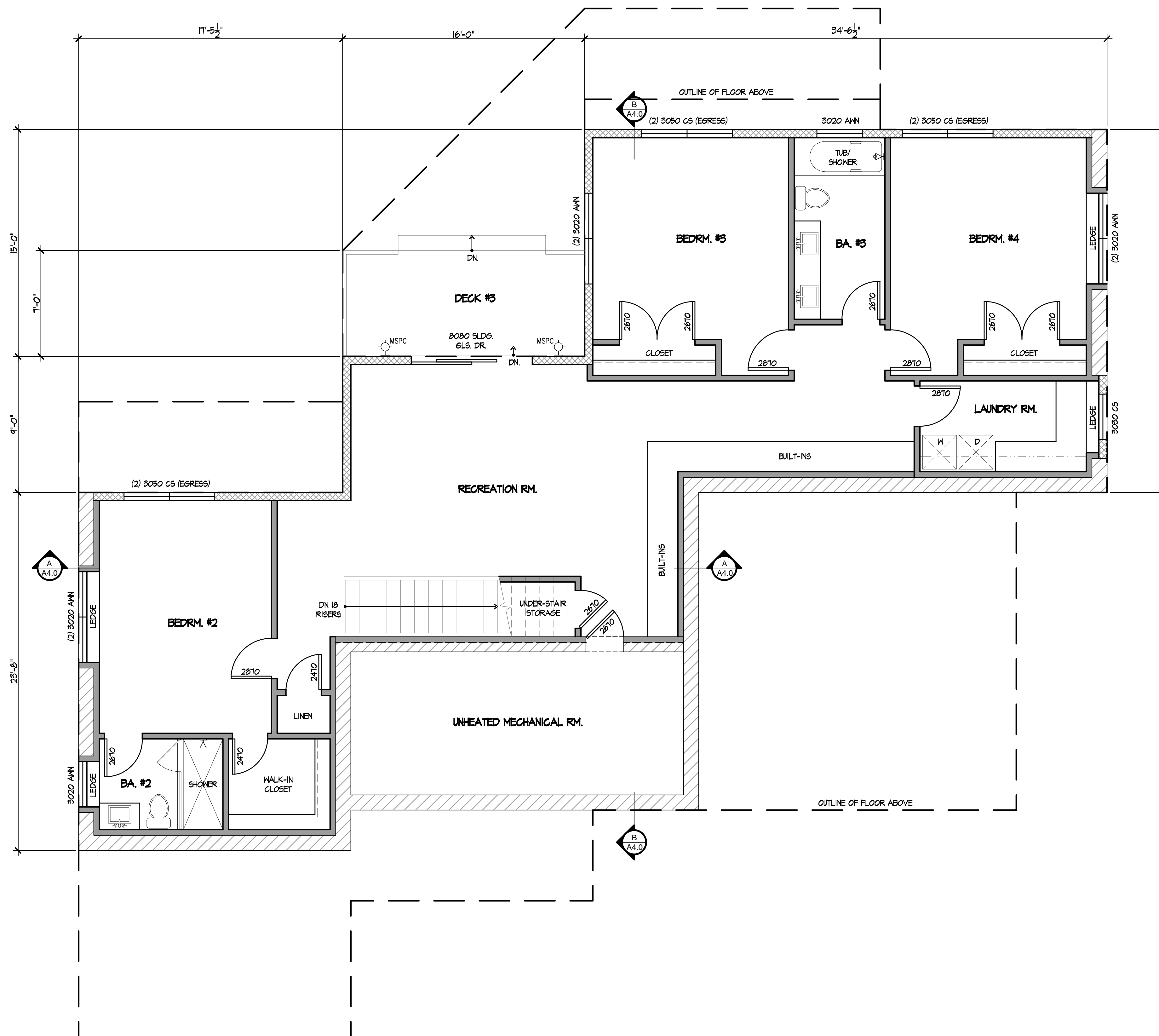
REVISIONS	BY

HDC
HYLAND
DESIGN GROUP
 Office: 650.331.1970 fax: 650.637.9270
 585 Quarry Road San Carlos Ca 94070
 www.hylanddg.com

NEW REISDENCE FOR
GARY ERNST
 BEVERLY DRIVE
 SAN CARLOS, CA 94070

Sheet Title
PROPOSED MAIN LEVEL FLOOR PLAN
 Date: 5.24.2022
 Scale: 1/4"=1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1939
 Sheet No.

A2.0
 Of Sheets



PROPOSED LOWER LEVEL FLOOR PLAN

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

LIVING (Excluding Stairs=62) = 1,820 SF
 DECK #3 = 112 SF

FLOOR PLAN LEGEND

- NEW 2 x STUDS @ 16" O.C.
STUD WALLS
UNLESS OTHERWISE NOTED
- NEW 2 x 6 STUDS

REVISIONS	BY



NEW REISDENCE FOR
GARY ERNST
 BEVERLY DRIVE SAN CARLOS, CA 94070

Sheet Title
 PROPOSED LOWER LEVEL FLOOR PLAN

Date: 5.24.2022
 Scale: 1/4"=1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1939
 Sheet No.

A2.1
 Of Sheets

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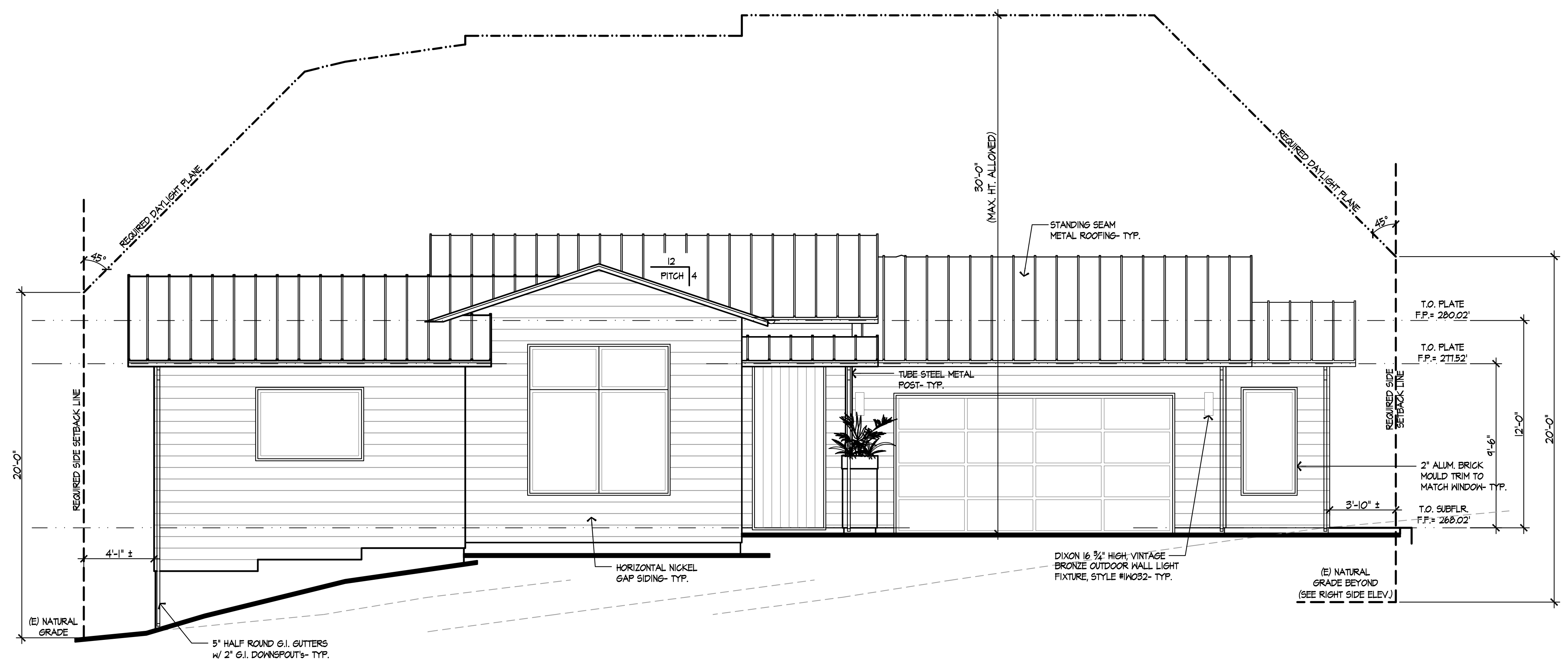
HDC
HYLAND
DESIGN GROUP
 Office: 650.331.1870 Fax: 650.637.8270
 585 Quarry Road San Carlos, CA 94070
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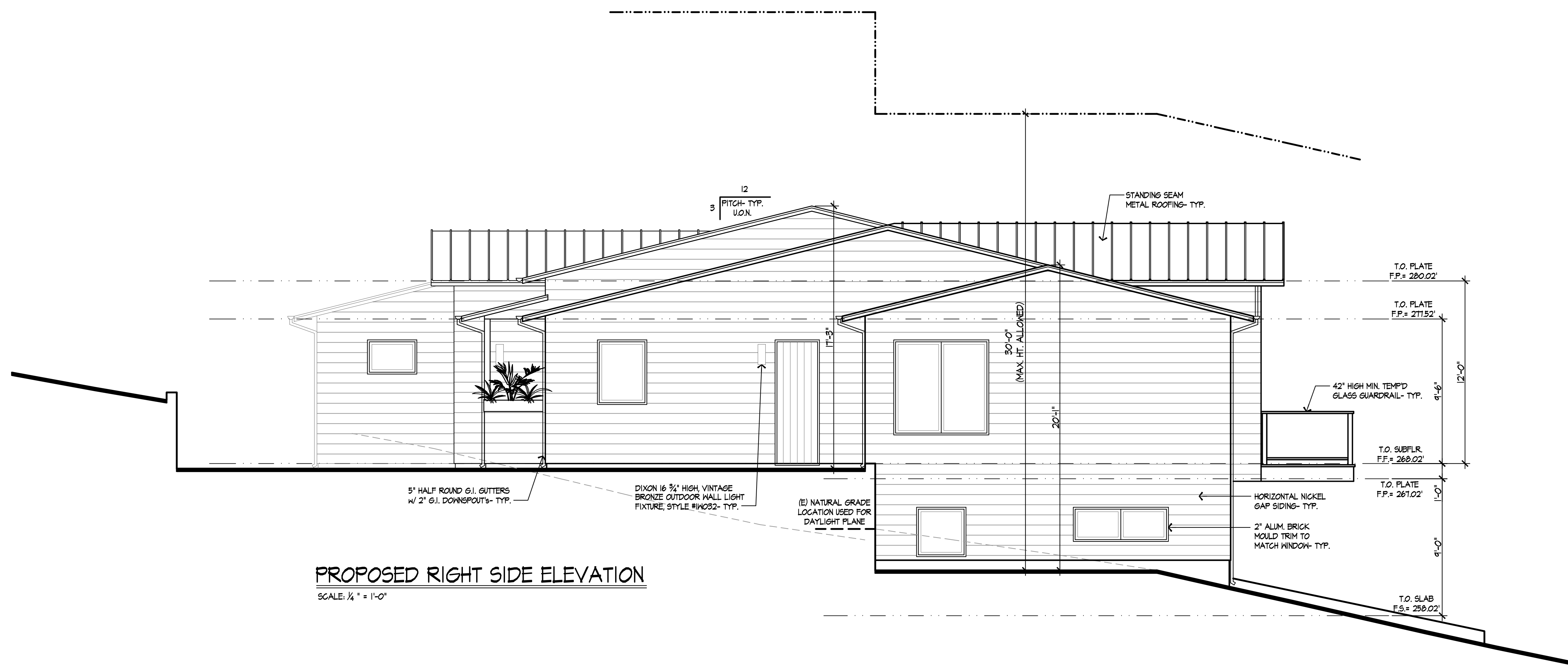
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PROPOSED
EXTERIOR
ELEVATIONS

Date: 5.24.2022
 Scale: 1/4" = 1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1939
 Sheet No.

A3.0
 Of Sheets



PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

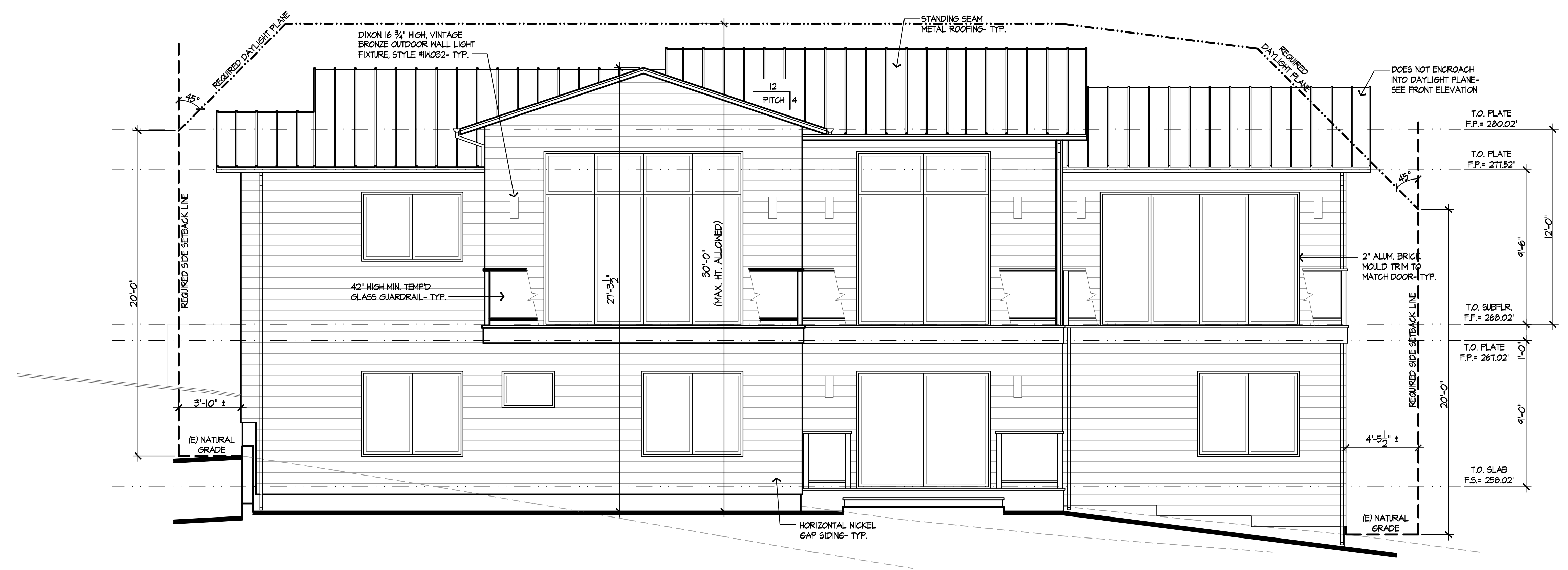
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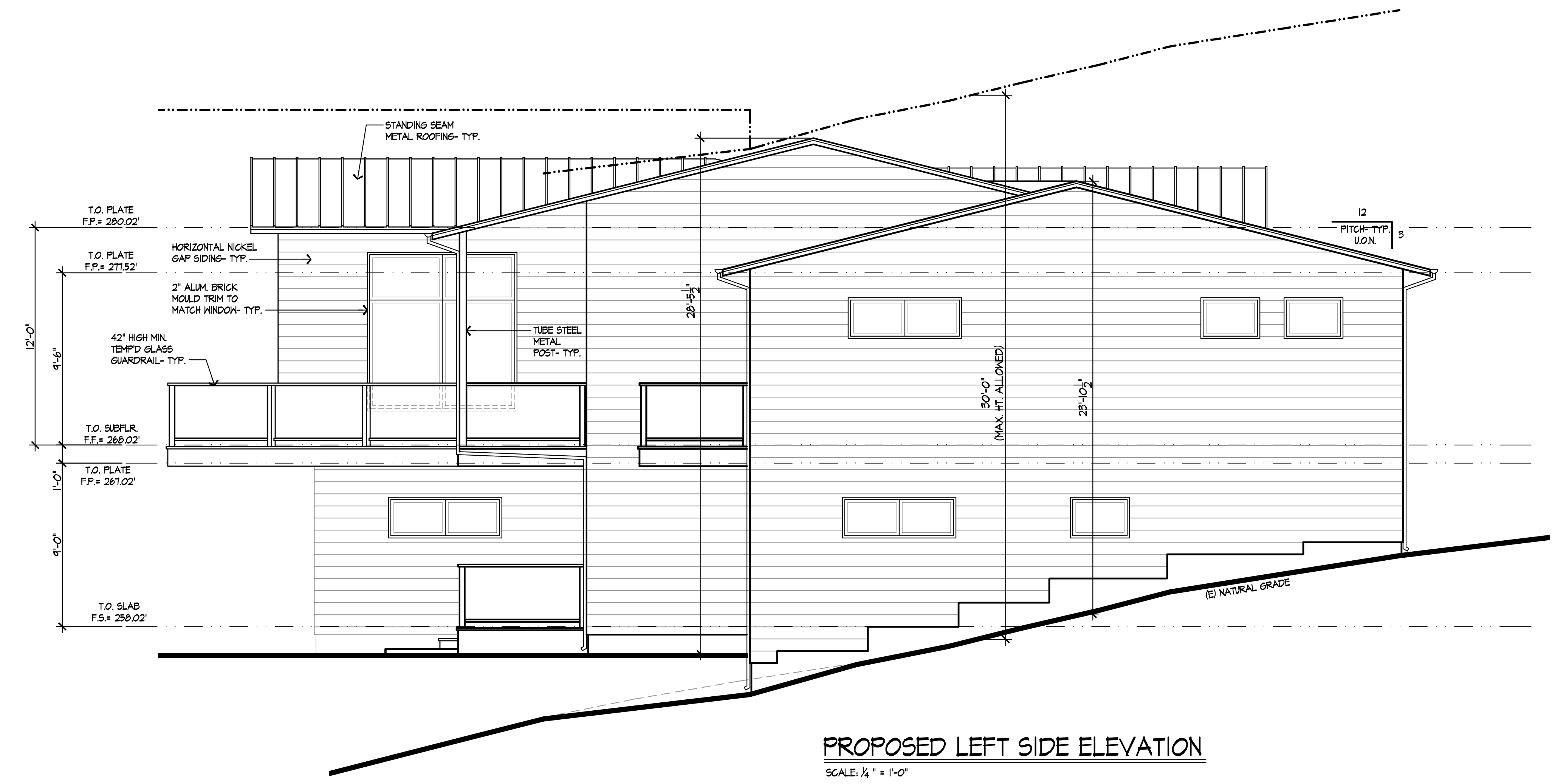
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 BEVERLY DRIVE
 SAN CARLOS, CA 94070

Sheet Title
 PROPOSED
 EXTERIOR
 ELEVATIONS
 Date: 5.24.2022
 Scale: 1/4"=1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1934
 Sheet No.

A3.1
 Of Sheets



PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

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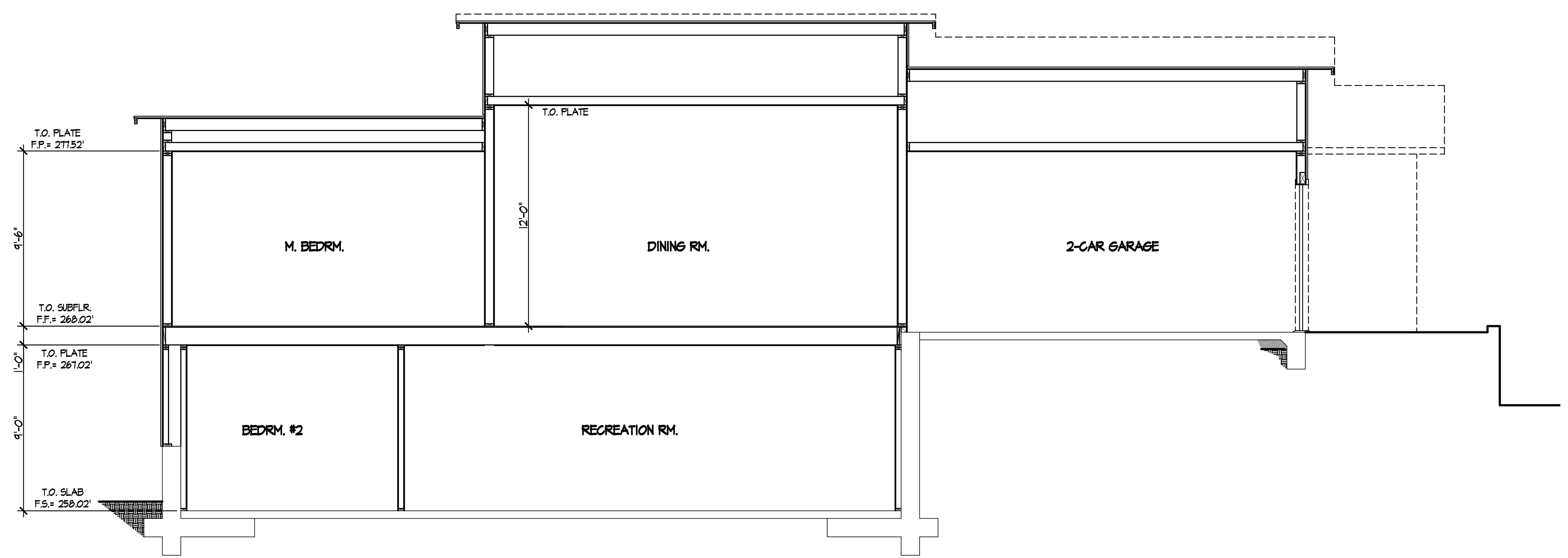
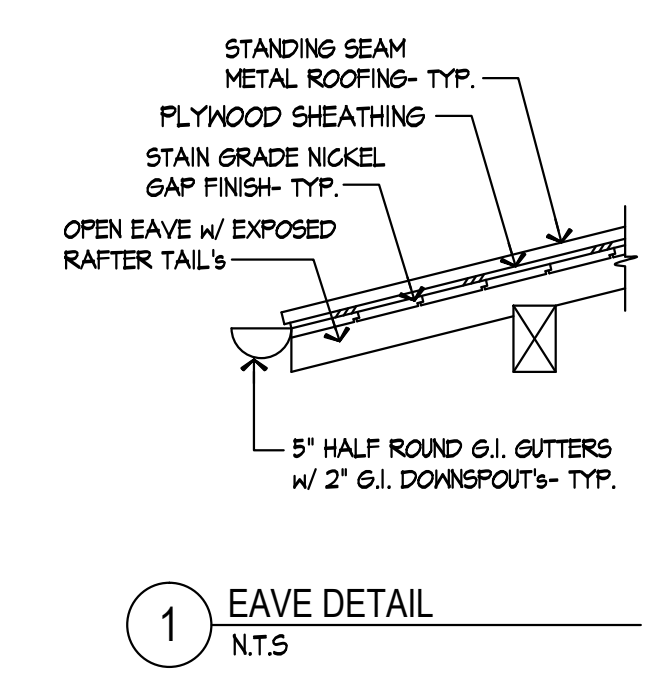
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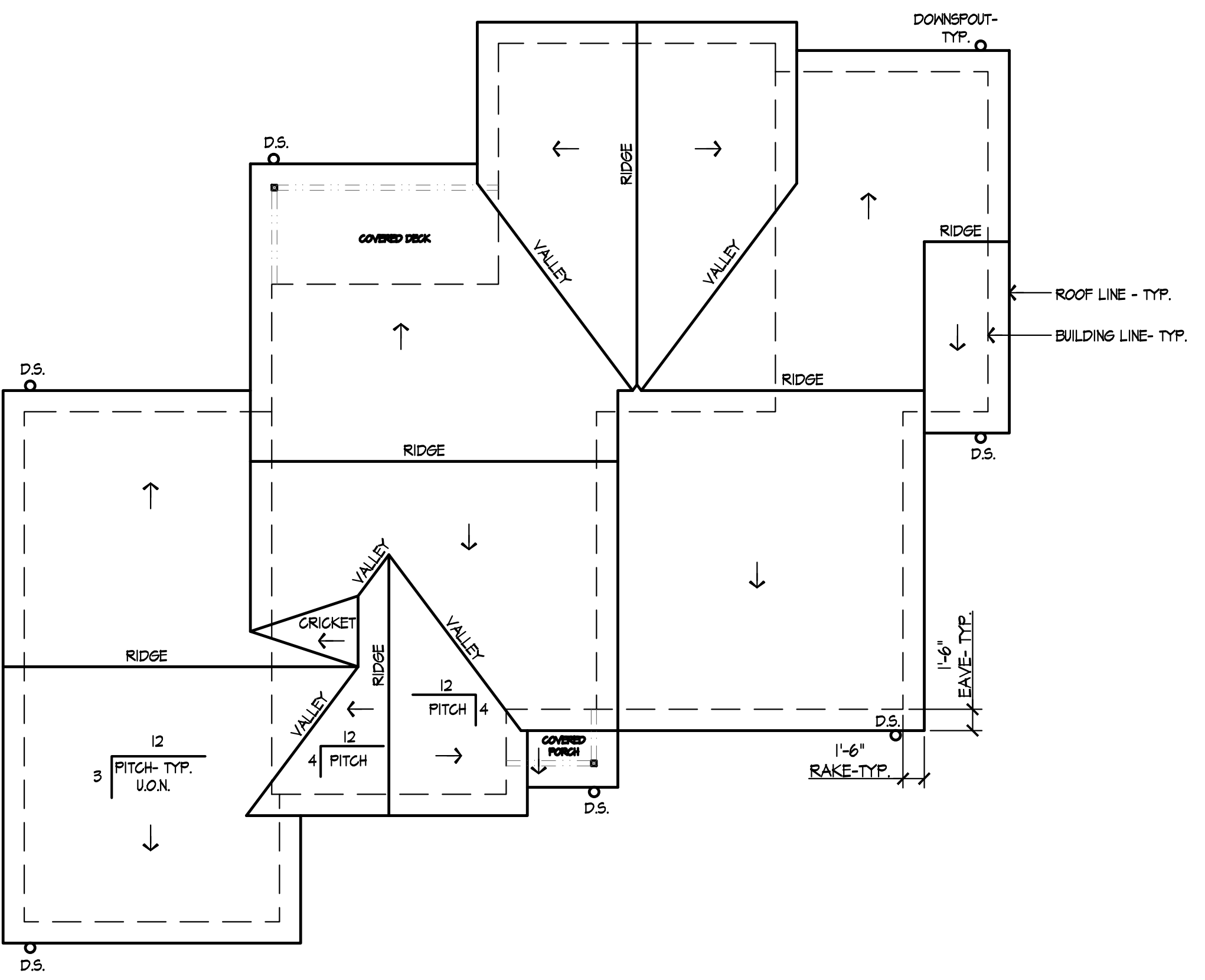
Sheet Title
**ROOF PLAN &
 BUILDING CROSS
 SECTIONS:**
"A-A" & "B-B"

Date: 5.24.2022
 Scale: 1/4"=1'-0" U.O.N.
 Designed: HDG
 Drawn: RC
 Job No.: 1939
 Sheet No.:

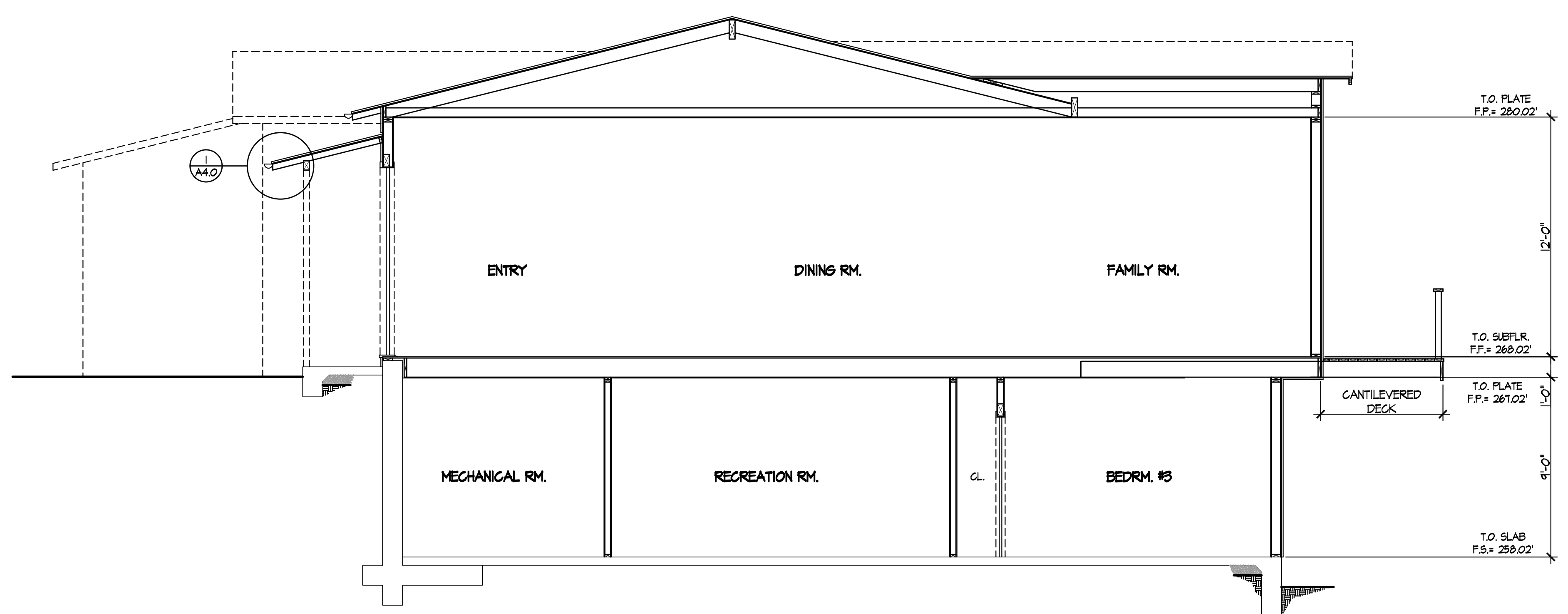
A4.0
 Of Sheets



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



ROOF PLAN
 SCALE: 1/8" = 1'-0"



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