

Planning and Building Department

County Government Center • 455 County Center • Redwood City CA 94063  
Mail Drop PLN 122 • 650 • 363 • 4161 • FAX 650 • 363 • 4849

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

Permit #: PLN 2015-278

Other Permit #: NA

**Applicant:**

Name: Scott Yamamoto

Address: 951 Malaga St.

Half Moon Bay Zip: 94019

Phone, W: 6502704446 H: 6502704446

Email: yamamotos1@gmail.com

**Owner** (if different from Applicant):

Name: [Signature]

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

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

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

Email: \_\_\_\_\_

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

Name: Landmark Designs -Krista Brassfield

Address: 2378 Huntington Dr., Aptos, CA Zip: \_\_\_\_\_

Phone, W: 4087611218 H: 8313310432 Email: landmarkdesigns@gmail.com

**Project location:**

APN: 047293330

Address: 951 Malaga Street

EL Granada, CA Zip: 94,019

Zoning: R1

Parcel/lot size: 6000 sq. ft.

**Site Description:**

- Vacant Parcel
- Existing Development (Please describe):

560 s/f single Family Home  
TB Demolished

**Project:**

- New Single Family Residence: 2,270.4 sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

**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

**Describe Project:**

New Construction single Family  
Two Story Home,

**RECEIVED**

JUL 09 2015

Planning and Building Department

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

Certificate of Exemption  
or Exclusion from a Coastal  
Development Permit

Permit #: PLN 2015-278  
Permit #: BLD \_\_\_\_\_

Permanent Record  
Microfilming Required

1. Basic Information

Owner  
Name: SCOTT YAMAMOTO  
Address: 951 MALAGA STREET  
EL GRANADA, CA  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: 650.270.4446  
Email Address: yamamoto s 1@gmail.com

Applicant  
Name: MIKE MCCARTHY  
Address: 122 GARARDEA AVE.  
SUITE 100  
SANTA CLARA 95051  
Phone, W: (408) 747.9420  
Email Address: Michael@GreenGalaxyHomes.com

2. Project Information

Project Description:  
DEMO (E) 560 S.F. HOME  
BUILD (N) 2-STORY SINGLE  
FAMILY HOME OF 2,278 S.F.

Assessor's Parcel Number(s):  
047 - 293 - 330  
\_\_\_\_\_  
\_\_\_\_\_

Existing water source:  
 Utility connection P.U.C. EL GRANADA DISTRICT  
 Well \_\_\_\_\_

Proposed water source:  
 Utility connection EL GRANADA DISTRICT  
 Well \_\_\_\_\_

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  TREE REMOVAL  
& GRADING

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner \_\_\_\_\_ Date \_\_\_\_\_ Applicant Michael E. Malaga Date 7-9-15

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

## 4. Basis of Exemption or Exclusion

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

**Initial**

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13253, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]

- F. Agriculturally-Related Development Categorical Exclusion Area. (PRC 30610(e), CCAG 13240, ORDERS E-79-7, AB 643, ZR 6328.5(e))
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

*8/25/05*

## 5. Well Inspection - All Coastal Zone Areas

- 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

## 6. Approval

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: \_\_\_\_\_

## 7. Processing

- 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

PLN 2013-278  
 BLD \_\_\_\_\_

Project Address: 951 MALAGA STREET

Name of Owner: SCOTT YAMAMOTO  
 Address: - SAME - 650.270.4446

Assessor's Parcel No.: 047 - 293 - 330

Phone: MIKE MCCARTHY  
 Name of Applicant: (SCOTT YAMAMOTO)

Zoning District: R1 S17

Address: - SAME -  
 Phone: 408.747.9420

## Existing Site Conditions

Parcel size: 6,000 S.F.

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). DEMOL (E) 960 S.F. RESIDENCE. BUILD NEW TWO STORY, SINGLE FAMILY RESIDENCE OF 2,278 S.F.

## Environmental Review Checklist

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

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
	<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"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>40</u> c.y. Fill: <u>20</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

BUILD UP PAD SO THE F.F. LEVEL IS ONE LEVEL.  
 (LOT IS FAIRLY LEVEL.)

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

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

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

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

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:

*Michael F. McLaughlin*  
(Applicant may sign)

Date:

7-9-15



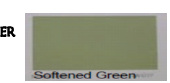
STANDING SEAM METAL ROOF  
 30 YR. WARRANTY BY, METALLIC  
 KYNAR 500 COATINGS BY TAYLOR  
 PRODUCTS. COLOR: CHARCOAL GREY  
 #SRI-23



2X4 HARDIE CEMENT FIBER BOARD  
 VERTICAL AND HORIZONTAL TRIM  
 COLOR: CREAMY  
 BY SHERWIN WILLIAMS #SW7017



HORIZONTAL LAP SIDING HARDIE CEMENT FIBER  
 25 YR. WARRANTY  
 COLOR: SOFTENED GREEN  
 BY SHERWIN WILLIAMS #SW6177



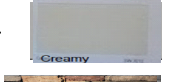
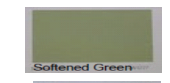
DOUBLE HUNG, VINYL INSULATED, ENERGY STAR  
 LOW E, DUAL PANED WINDOWS BY KINRO  
 COLOR: ALMOND



6"x6" WOOD REDWOOD POSTS  
 COLOR: CREAMY  
 BY SHERWIN WILLIAMS #SW7017



GARAGE DR. BY AMARR, 'COASTAL' MODEL  
 VINYL CONSTRUCTION **RUST-RESISTANT**  
 BODY COLOR: SOFTENED GREEN, BY SHEWIN  
 WILLIAMS #SW6177  
 TRIM COLOR: CREAMY, BY SHERWIN WILLIAMS  
 #SW7017  
 Built with vinyl facing and edges on each section, doors seal out weather  
 elements and do not rust.



CULTURED LEDGESTONE  
 BY CULTURED STONE.  
 COLOR: CARMEL



## **ROOFING**

### **STANDING SEAM METAL ROOF**

#### **Metallic KYNAR 500<sup>®</sup> Coatings**

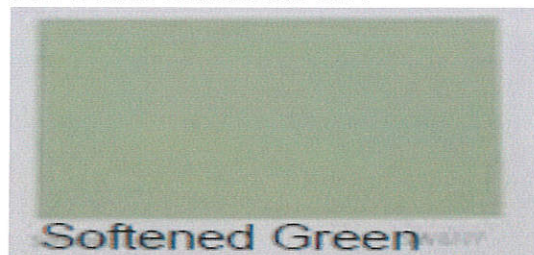
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Charcoal Grey SRI-23

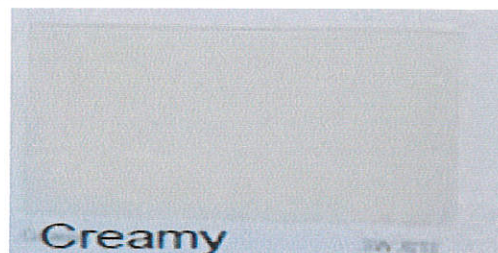
## **SIDING**

SHERWIN WILLIAMS  
SOFTENED GREEN SW 6177



## **TRIM**

SHERWIN WILLIAMS  
CREAMY SW7017



## **CULTURED STONE/ COUNTRY LEDGESTONE**

**COLOR: Caramel**

**BY BORAL**



<http://www.culturedstone.ca/Products/colors-country-ledgestone.aspx>



REVISIONS	BY

A NEW HOME  
 ~for~  
 THE YAMAMOTO FAMILY  
 951 MALAGA STREET  
 EL GRANADA, CA 94019

INDEX

- A-1 COVER SHEET, SITE PLAN, INDEX, VICINITY MAP CROSS SECTION A
- SU-1 TOPOGRAPHIC SURVEY
- LS LANDSCAPE PLAN
- A-2 FIRST FLOOR PLAN, SECOND FLOOR PLAN
- A-3 FRONT, REAR & SIDE ELEVATIONS
- A-4 ROOF PLAN
- C-1 GRADING, DRAINAGE, EROSION CONTROL PLAN
- BMP BEST MANAGEMENT PRACTICES, WATER POLLUTION PREVENTION PROGRAM

COVER SHEET,  
 SITE PLAN  
 INDEX,  
 PROJECT DESCR.  
 VICINITY MAP

A NEW RESIDENCE FOR:  
 THE YAMAMOTO FAMILY  
 951 MALAGA STREET  
 EL GRANADA, CA 94019

**LANDMARK DESIGNS**  
 ARCHITECT & INTERIOR DESIGN  
 1000 S. GARDEN ST. SUITE 100  
 SAN ANTONIO, TEXAS 78205  
 WWW.LANDMARKDESIGNS.NET  
 P.O. BOX 2211 LOS GATOS, CA 95021  
 408.766.1218

PROJECT INFORMATION

SCOPE OF WORK: DEMOLISH (E) HOME AND REPLACE W/ A NEW SINGLE FAMILY, TWO STORY HOME WITH 3-BEDROOMS AND 2 1/2 BATHS INCLUDING 2-CAR GARAGE AND UNCONDITIONED LAUNDRY ROOM

APN: 047293330 ADDRESS: 951 MALAGA STREET, EL GRANADA, CA, 94019-3141  
 LOT SIZE (SQ. FT.): 6000 YEAR BUILT: 1931  
 ZONING: R-1/5-17/DR/CD

EXISTING S.F.: 560

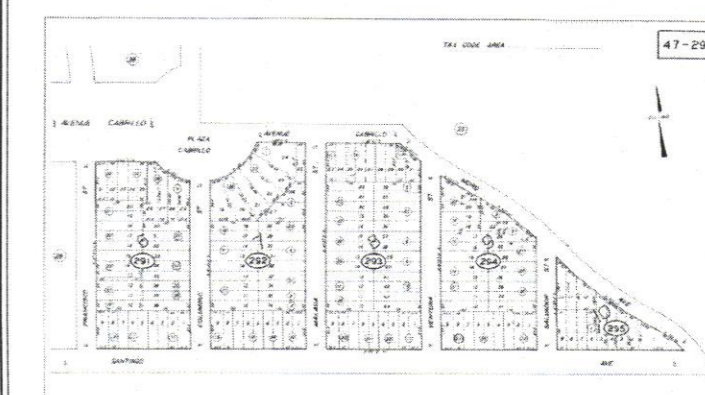
NEW FIRST FLOOR: 949.6 S.F.  
 NEW SECOND FLOOR: 1,328.8 S.F.  
 TOTAL: 2,278.4 S.F.

NEW 2-CAR GARAGE: 490 S.F.  
 NEW UNCONDITIONED LAUNDRY ROOM: 131.4 S.F.  
 ROOF COVERAGE: 1,408.5 S.F. (620.5 + 438 + 350) ROOF DECK COVERAGE MAXIMUM: 1,408.5 X .20 (20%) = 281.7  
 ROOF DECK: 131.4 (7.3X18)+140 (7X20)=271. < 281.7  
 F.A.R. MAXIMUM: 6,000 x .45 = 2,700 S.F.  
 LOT COVERAGE S.F.: 1,582.5 < 2,700

VICINITY MAP



PARCEL MAP



DRAWN BY:  
 K.B.

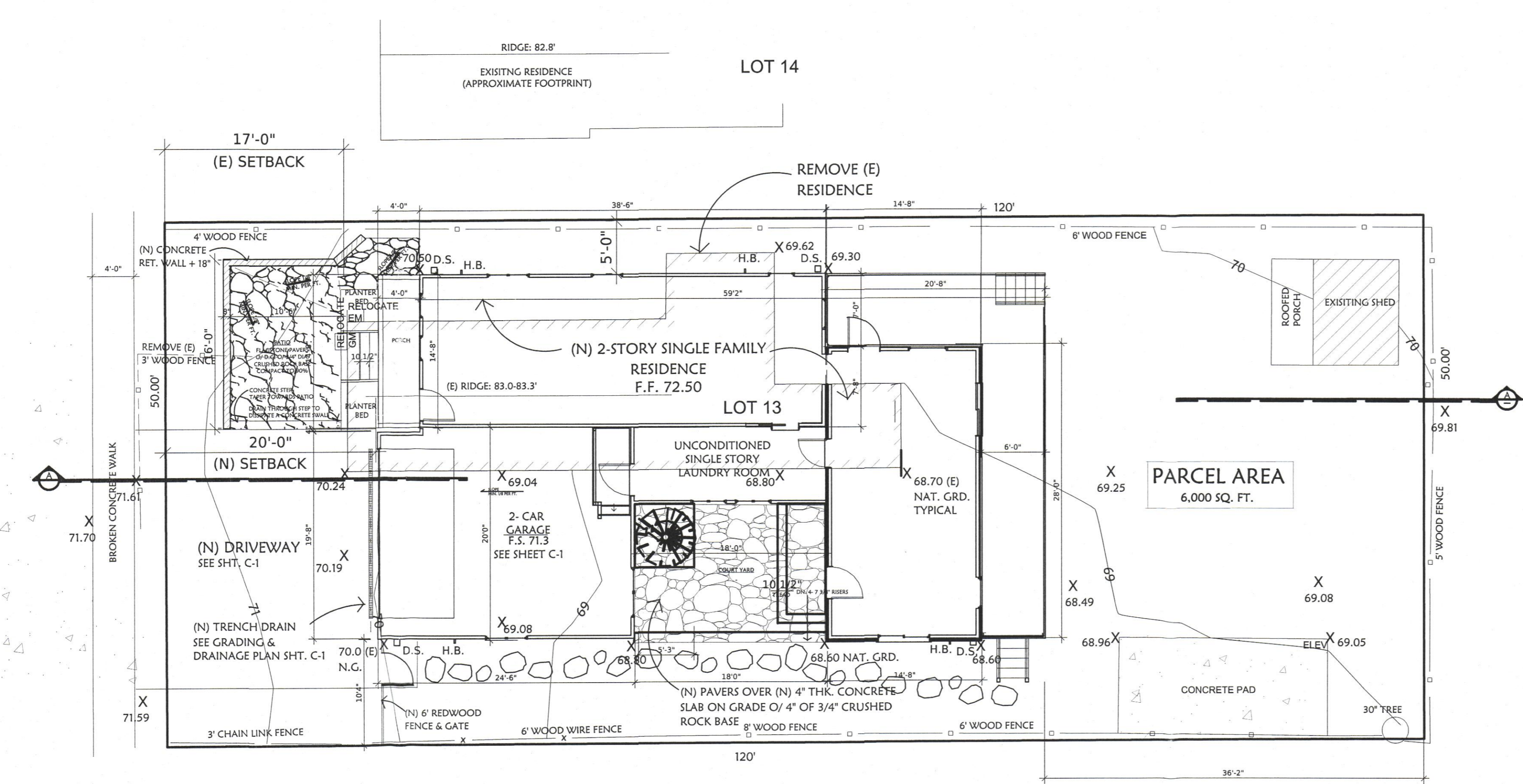
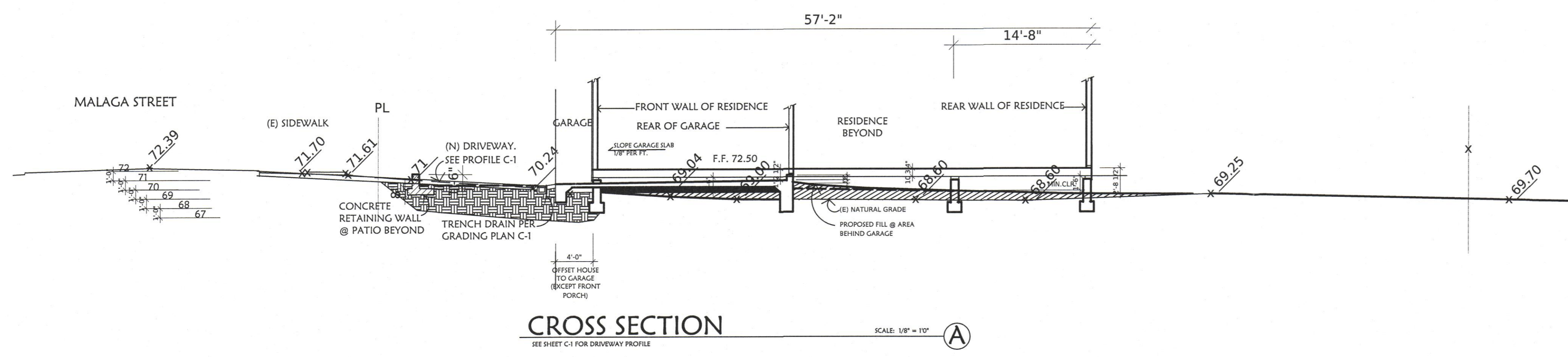
CHECKED BY:  
 S.Y.

DATE  
 JULY 6, 2015

SCALE  
 AS SHOWN

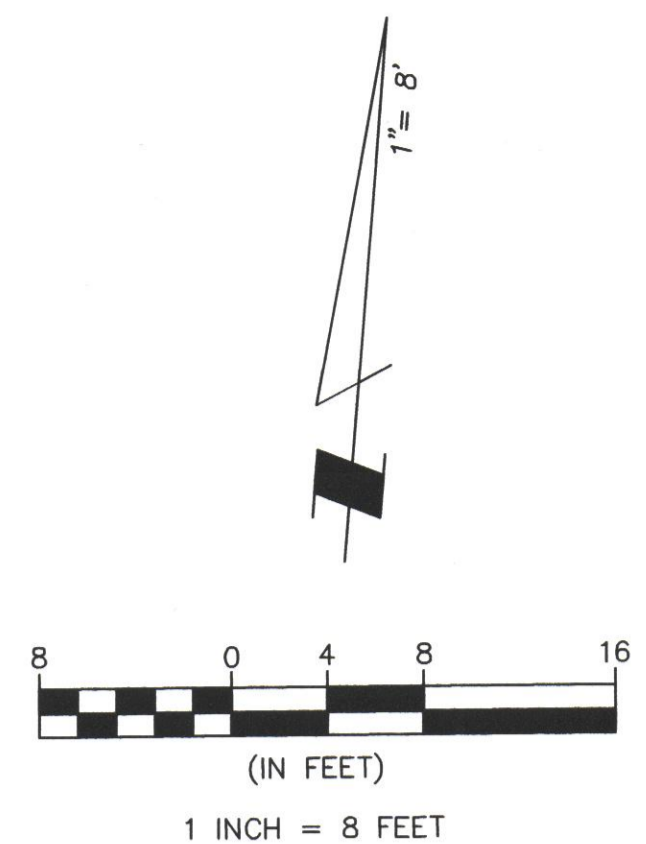
JOB NO.

SHEET  
**A1**



RECEIVED  
 JUL 09 2015  
 El Granada City Planning Department

PLN 2015-278



**SITE BENCHMARK**  
SSMH  
LID: 72.67  
INV: 66.9

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 31 OF LLS MAPS PAGE 73 ON JUNE 24, 2008, SAN MATEO COUNTY RECORDS.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 DATUM ("MEAN SEA LEVEL"). BENCHMARK USED WAS THE NGS DISK IN CAST IRON CASING "TIDAL 5" WITH AN ELEVATION OF 11.45 FEET.

TBM TO USE FOR SITEWORK IS THE CENTER OF THE SEWER MANHOLE LID WITH AN ELEVATION OF 72.67 FEET.

**NOTES:**

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 4104-4510568, 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.

THE LOCATION OF THE SEWER CLEANOUT WAS NOT FOUND BY THE FIELD CREW. THEREFORE, THE CLEANOUT(S), AND THE PROBABLE LOCATION OF THE SEWER LATERAL COULD NOT BE VERIFIED. VERIFICATION TO BE DONE BY OTHERS.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

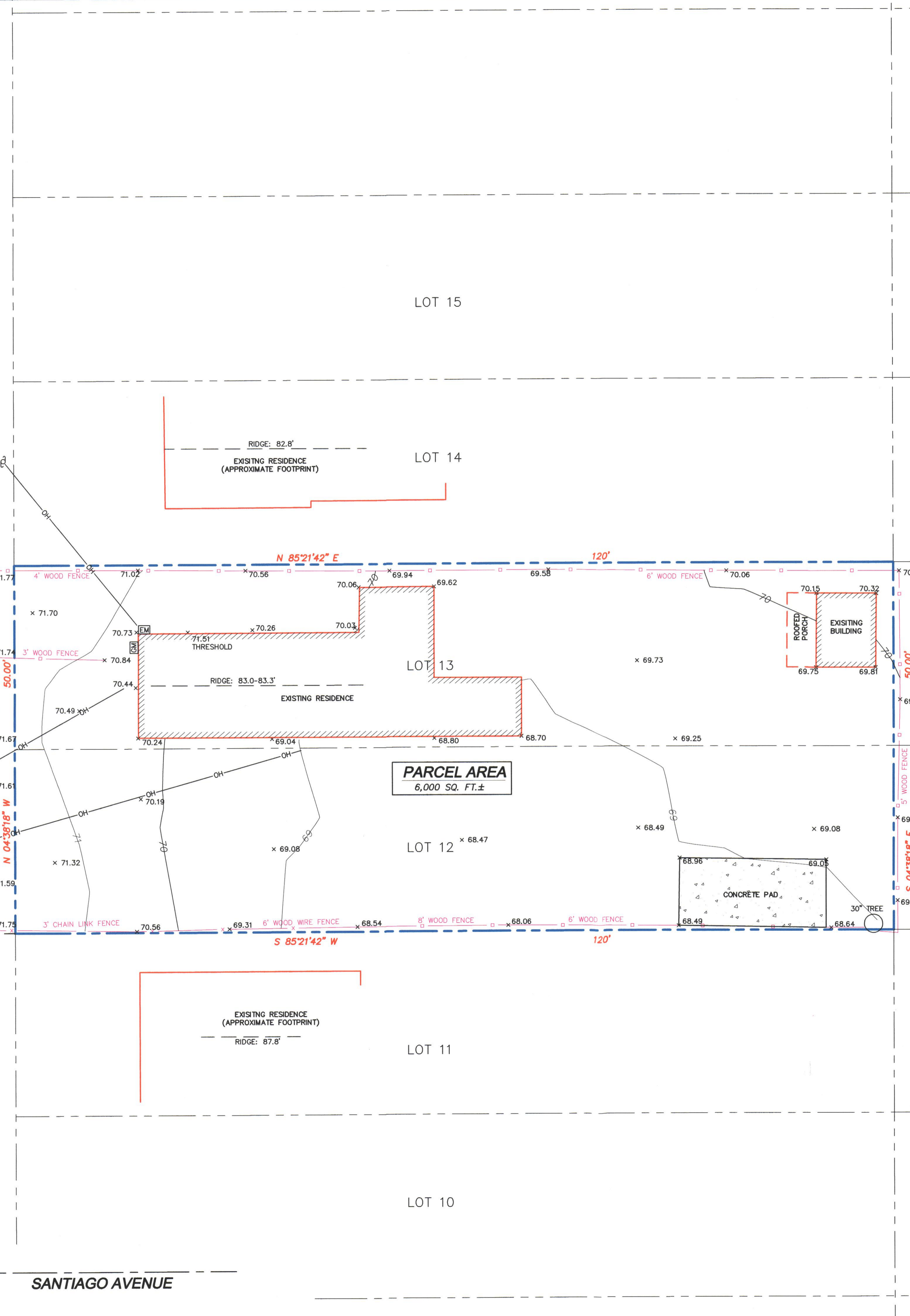
SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: OCTOBER 08, 2014  
JOB NUMBER: 14-190



Assessor Parcel Number:  
047-293-330

Prepared For:  
SCOTT YAMAMOTO  
P.O. Box 3150  
Moss Beach, CA 94038



PLAT OF SUBDIVISION NO. 1 OF GRANADA  
BOOK 5 MAPS 43  
BLOCK 8

**LEGEND**

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH 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 (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV PACBELL/SBC VAULT
- PGE PGE VAULT
- PVI 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

BOUNDARY AND TOPOGRAPHIC SURVEY  
LOTS 12-13, BLOCK 8, "PLAT OF SUBDIVISION NO. 1 OF GRANADA" (BOOK 5 MAPS 43)

951 MALAGA STREET  
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

Date: OCT. 2014  
Scale: 1" = 8'  
Contour Interval: 1'  
Drawn: LHL  
Drawing Number:  
**SU-1**  
SHEET 1 OF 1  
Job No. 14-190

REVISIONS	BY

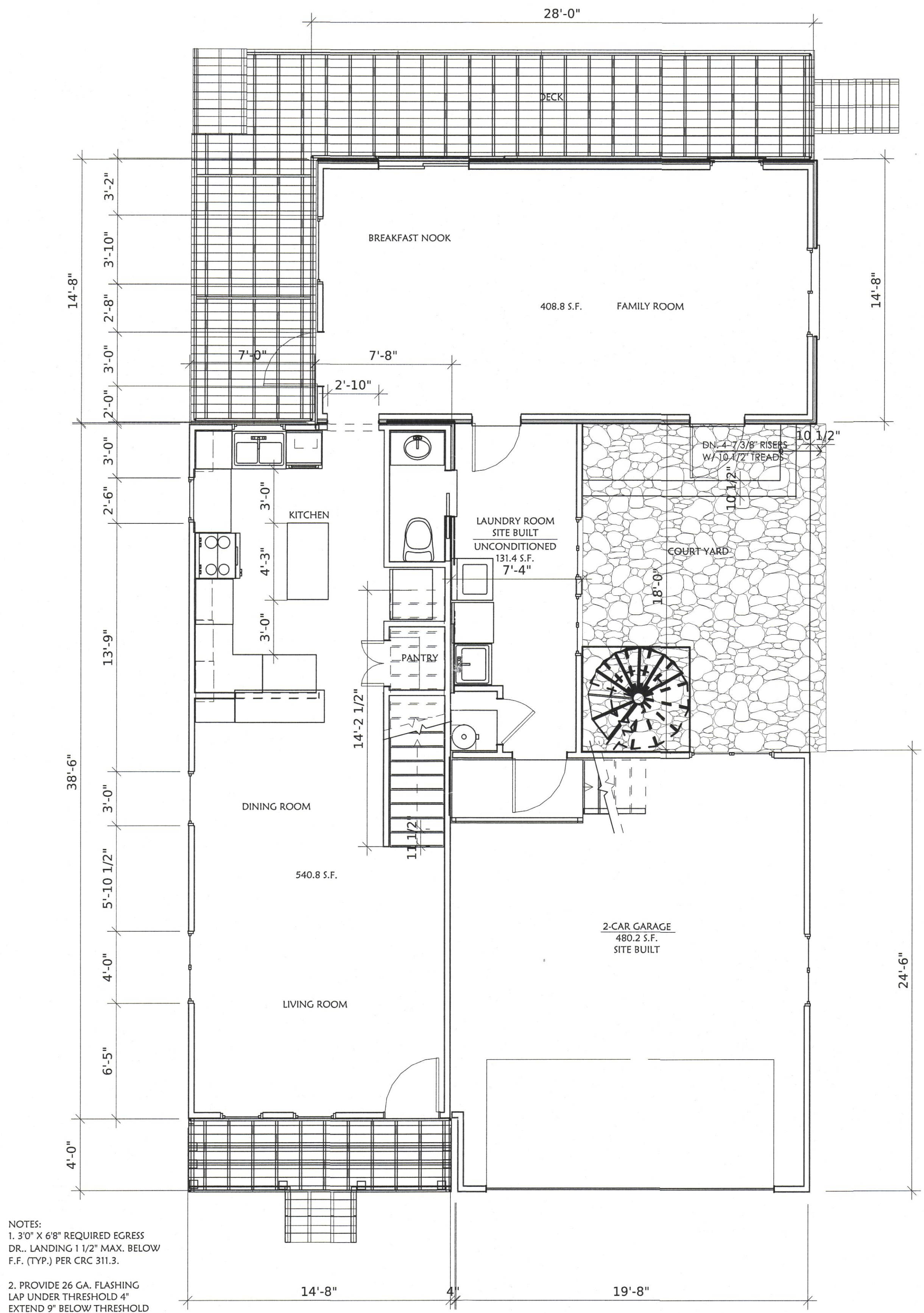
FIRST FLOOR PLAN  
SECOND FLOOR PLAN

A NEW RESIDENCE FOR:  
**THE YAMAMOTO FAMILY**  
951 MALAGA STREET  
EL GRANADA, CA 94019

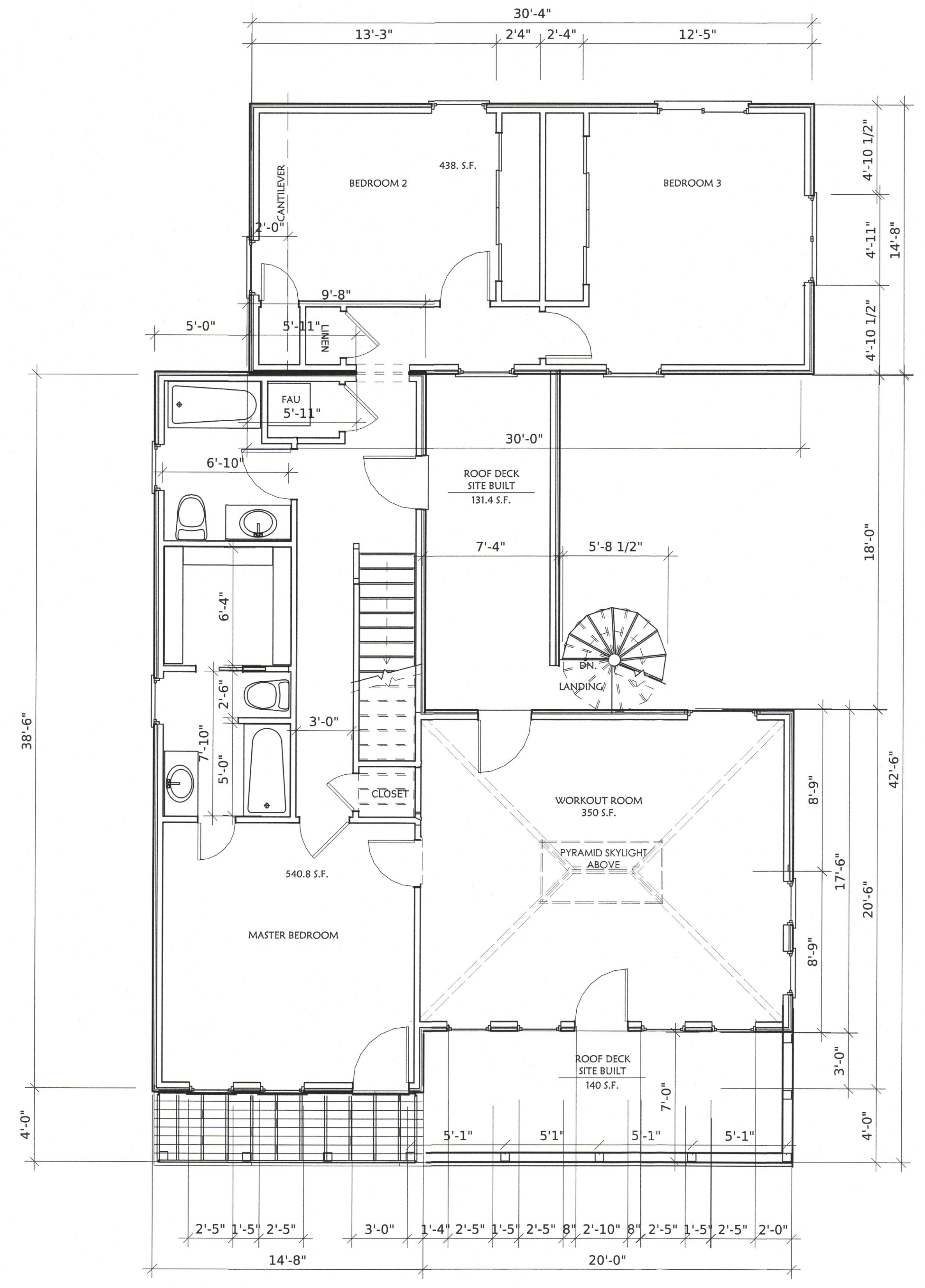
**LANDMARK DESIGNS**  
DESIGN • ARCHITECTURE • INTERIOR  
CONSTRUCTION MANAGEMENT • PERMITS/REGULATION  
www.landmarkdesigns.net 408-766-1218  
P.O. BOX 2221 LOS GATOS, CA 95020

DRAWN BY:  
K.B.  
CHECKED BY:  
S.Y.  
DATE  
JULY 6, 2015  
SCALE  
1/4"=1'0"  
JOB NO.

SHEET  
**A2**



FIRST FLOOR PLAN



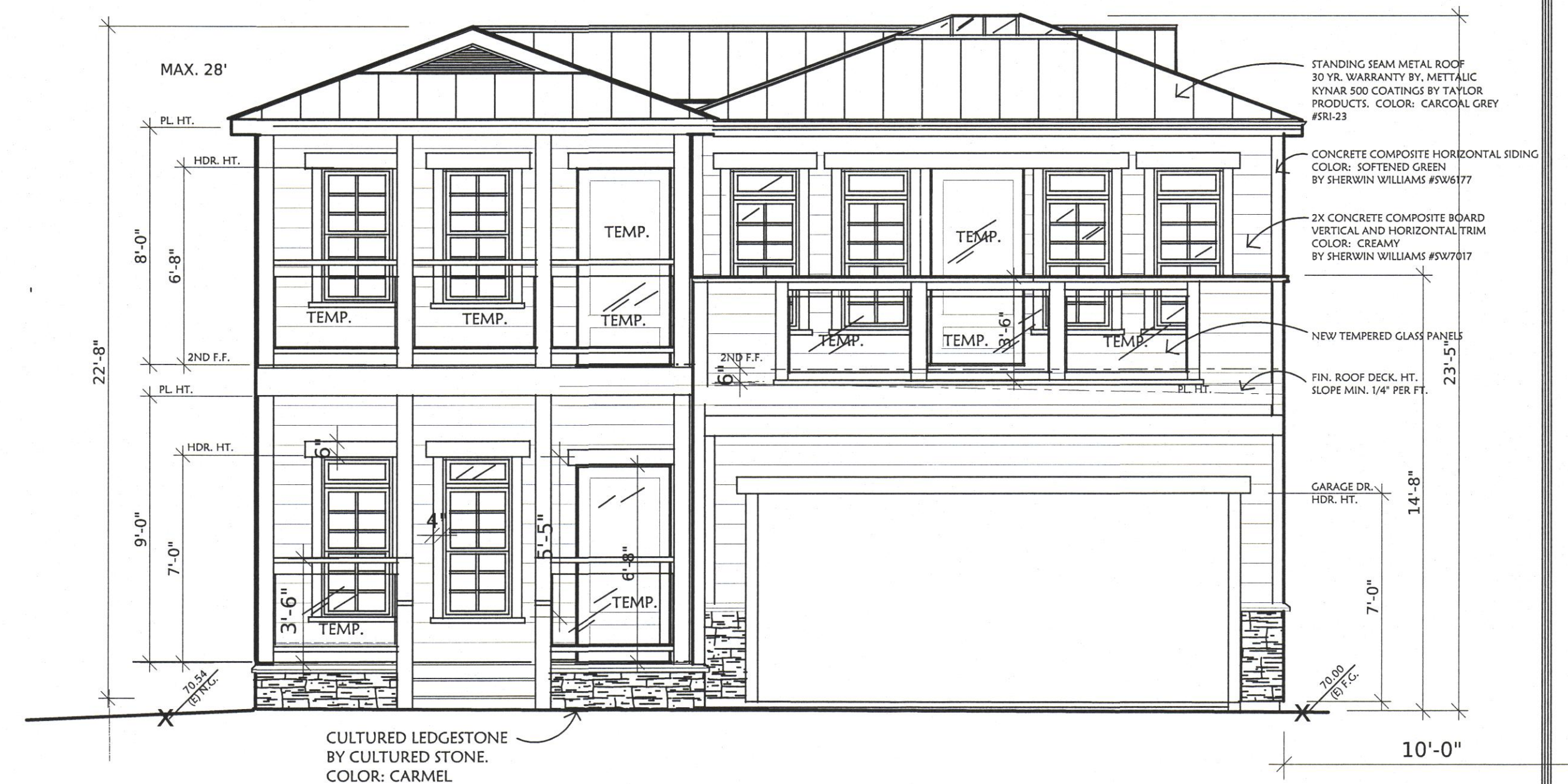
SECOND FLOOR PLAN

1/4" = 1'0"



LEFT SIDE ELEVATION

SC. 1/4"=1'0"



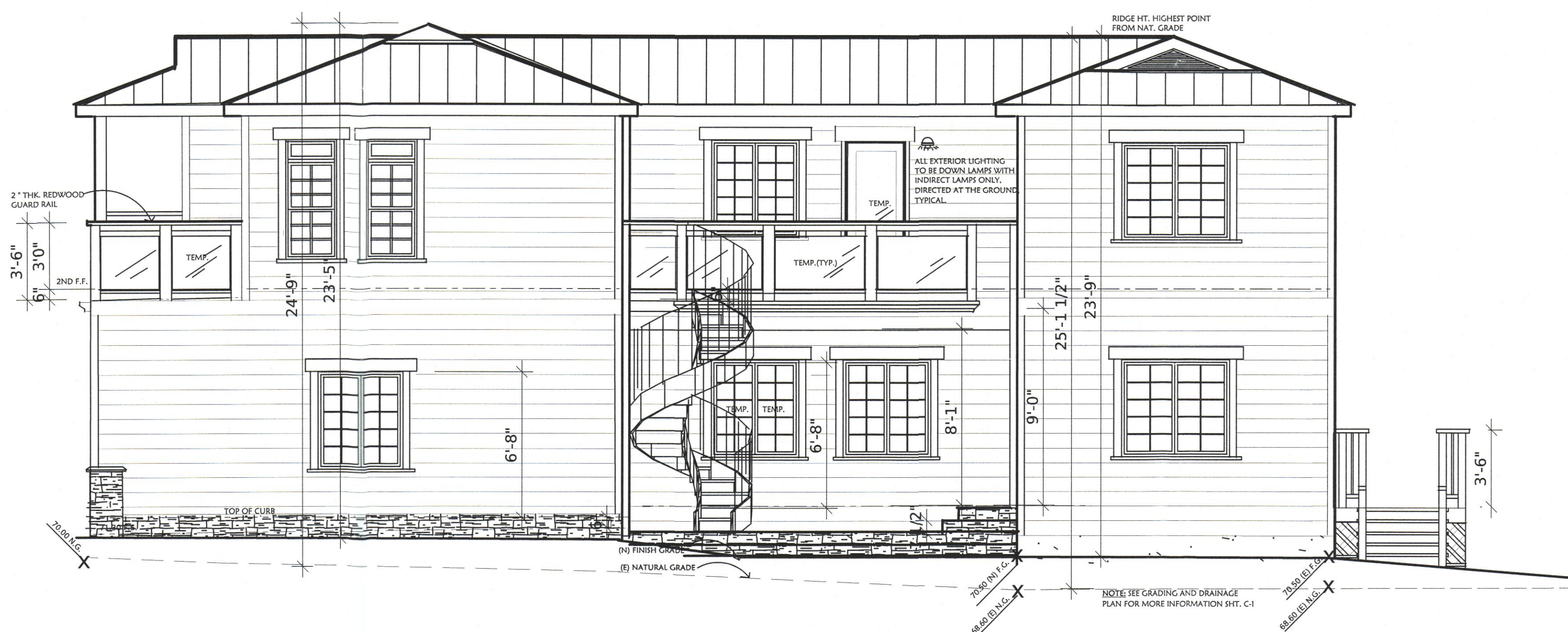
FRONT ELEVATION

SC. 1/4"=1'0"



REAR ELEVATION

SC. 1/4"=1'0"



RIGHT SIDE ELEVATION

SC. 1/4"=1'0"

REVISIONS	BY

FRONT ELEVATION  
SIDE ELEVATIONS  
REAR ELEVATION

A NEW RESIDENCE FOR:  
**THE YAMAMOTO FAMILY**  
951 MALAGA STREET  
EL GRANADA, CA 94019

**LANDMARK DESIGNS**  
RESIDENTIAL ARCHITECTURE  
CONSTRUCTION MALAGA STREET EL GRANADA, CA 94019  
WWW.LANDMARKDESIGNS.NET  
P.O. BOX 222 LOS GATOS, CA 95030 408-761-2118

DRAWN BY:  
K.B.  
CHECKED BY:  
S.Y.  
DATE  
JULY 6, 2015  
SCALE  
1/4" = 1'0"  
JOB NO.

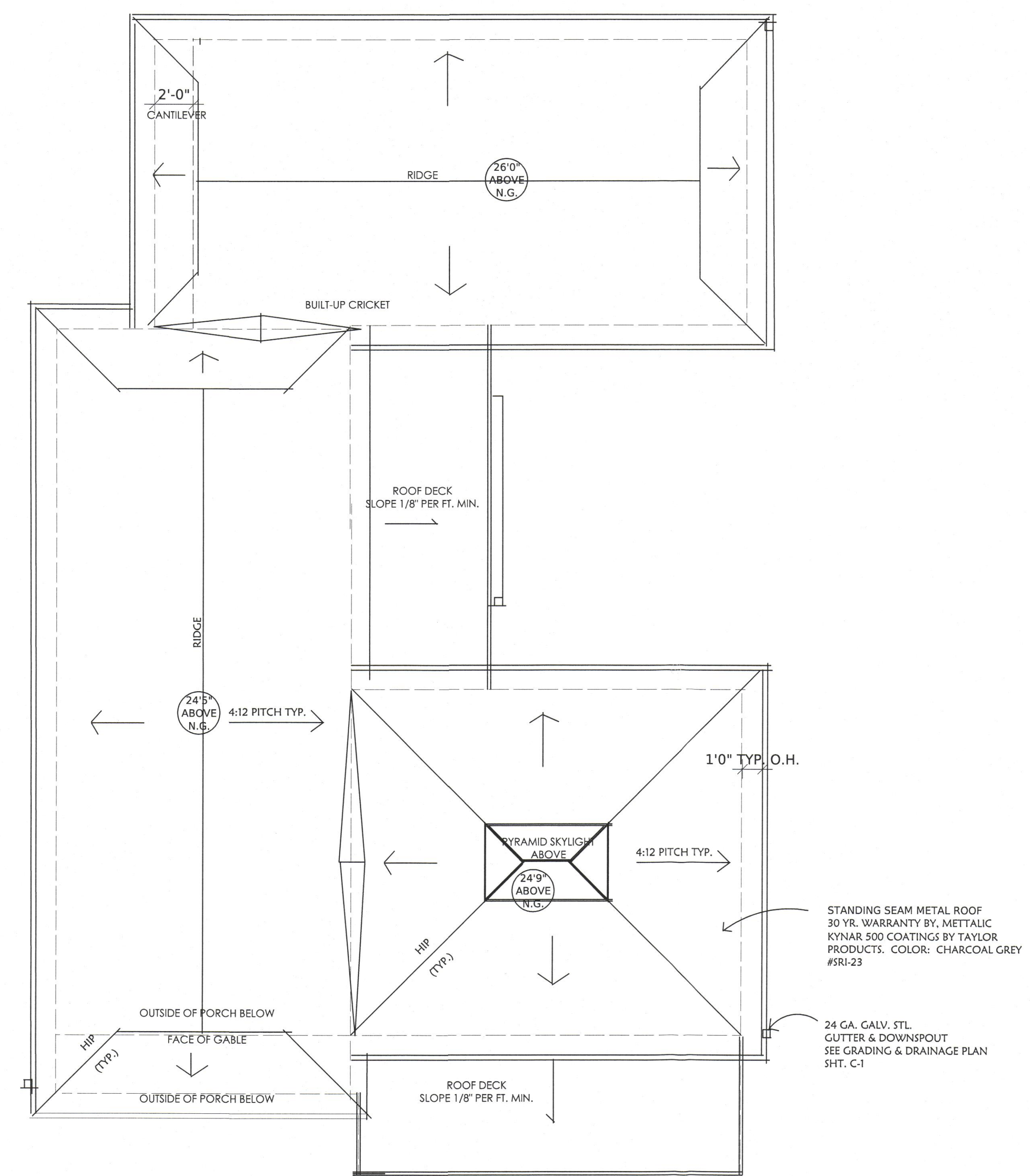
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**A3**

REVISIONS	BY

ROOF PLAN

A NEW RESIDENCE FOR:  
**THE YAMAMOTO FAMILY**  
 951 MALAGA STREET  
 EL GRANADA, CA 94019

**LANDMARK DESIGNS**  
 ARCHITECTURE & INTERIOR DESIGN  
 10000 EL CAMINO REAL, SUITE 100, SAN DIEGO, CA 92121  
 WWW.LANDMARKDESIGNS.NET  
 P.O. BOX 222, LOS GATOS, CA 95020  
 408-761-1218

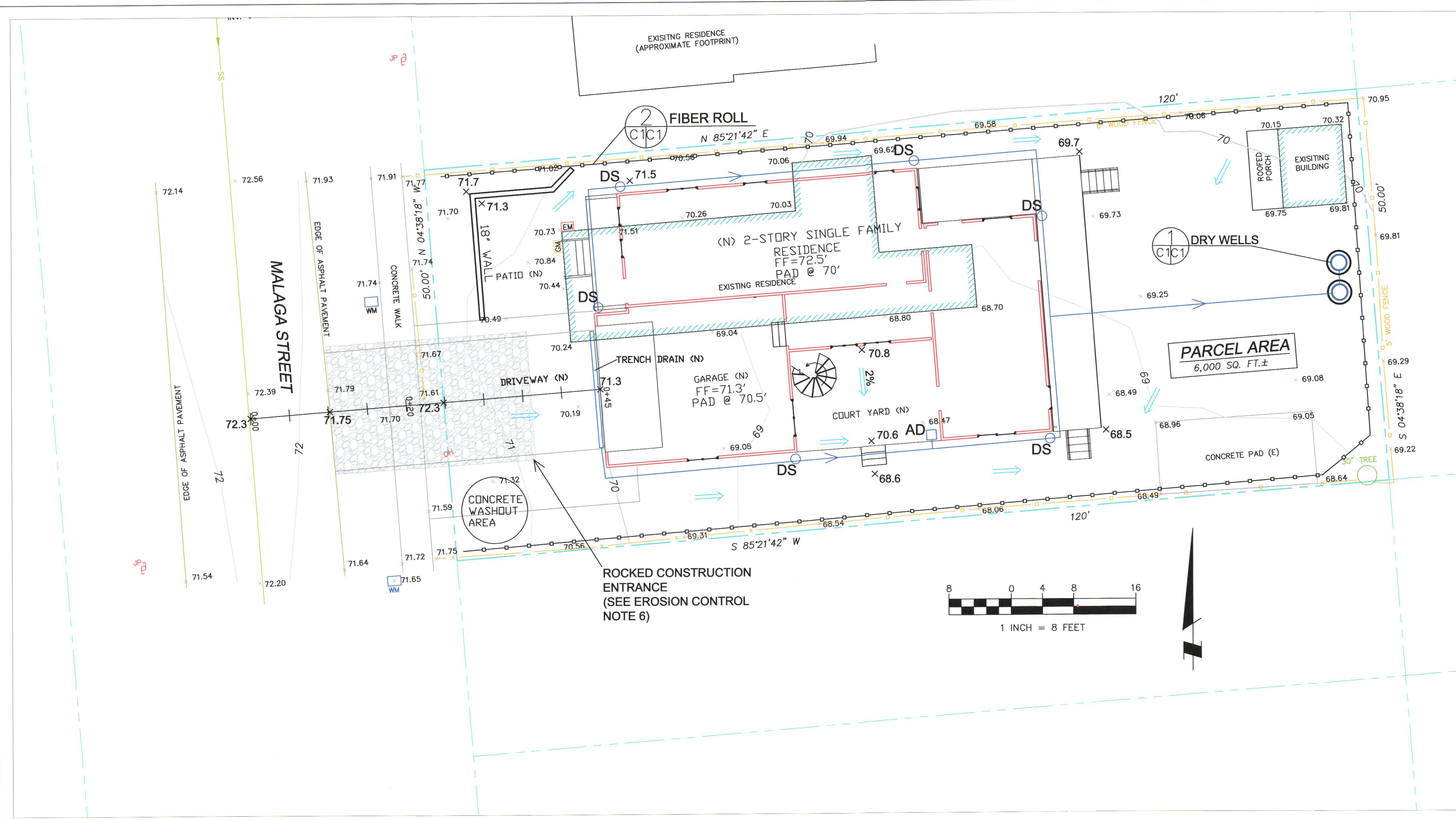


ROOF PLAN

1/4" = 1'0"

DRAWN BY:	K.B.
CHECKED BY:	S.Y.
DATE	JULY 6, 2015
SCALE	1/4" = 1'0"
JOB NO.	

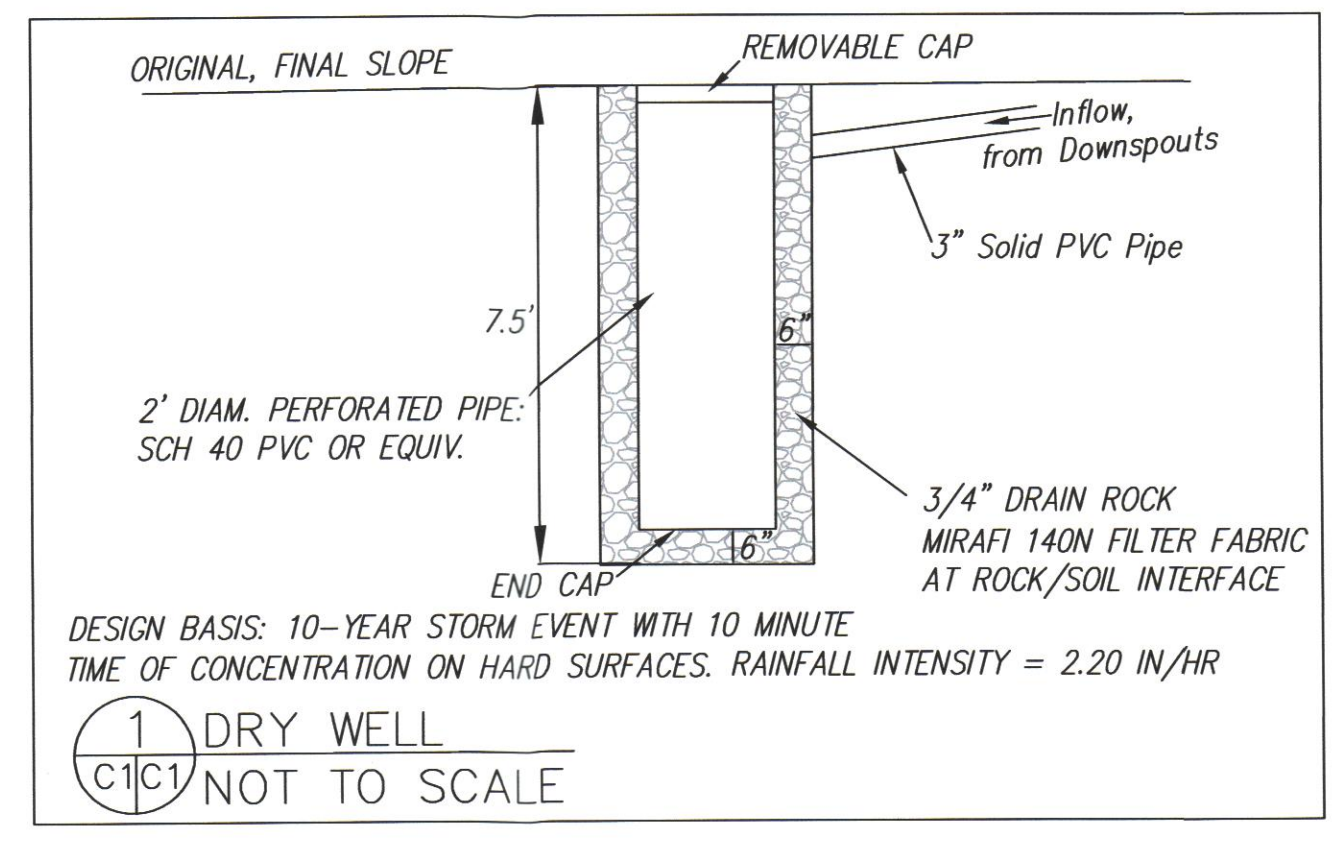
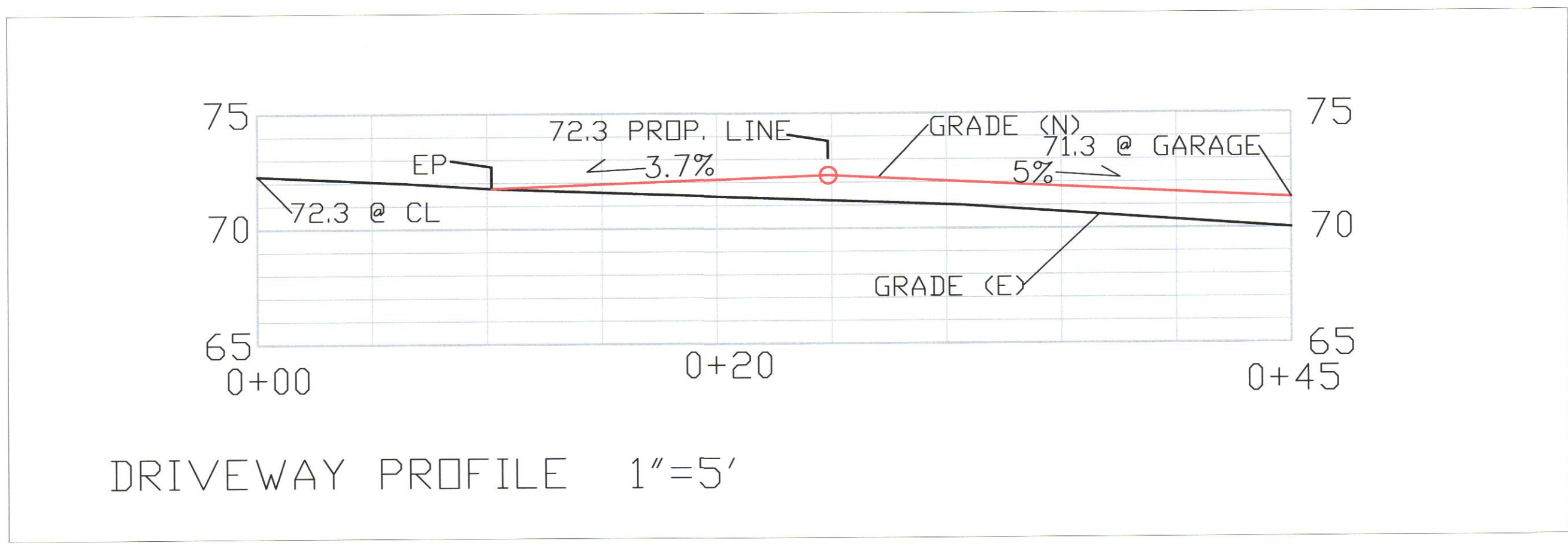
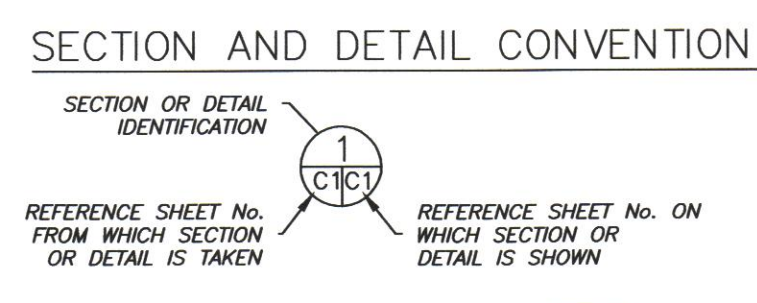
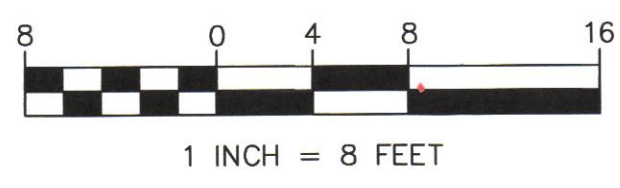
SHEET  
**A4**



- ### LEGEND
- EXISTING CONTOURS
  - 175.2 PROPOSED SPOT ELEVATION
  - DS
  - AD
  - DIRECTION OF SURFACE DRAINAGE FLOW
  - 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.

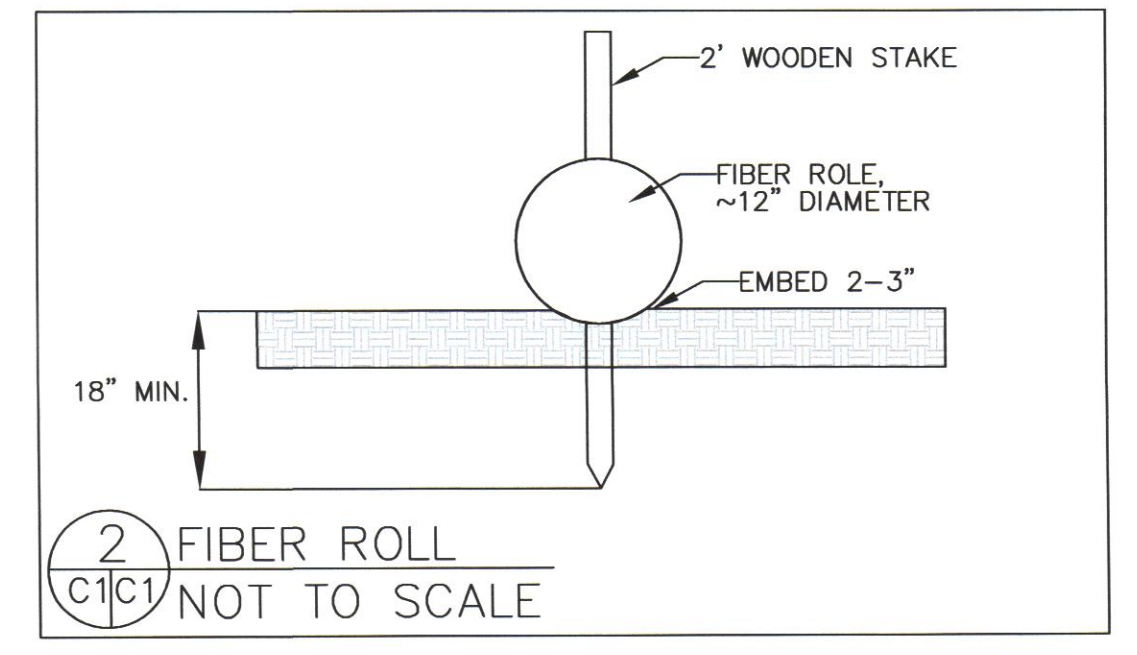
- ### GENERAL NOTES
- PLANS PREPARED AT THE REQUEST OF: SCOTT YAMAMOTO, OWNER
  - SURVEY AND TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED OCTOBER 8, 2014.
  - ELEVATION DATUM ASSUMED.
  - THIS IS NOT A BOUNDARY SURVEY.
- ### GRADING NOTES
- CUT VOLUME : 30 CY (FOR FOUNDATION)  
 FILL VOLUME : 20 CY (UNDER DRIVEWAY, PATIO, FOR DRAINAGE)
- ABOVE VOLUMES ARE APPROXIMATE.
  - ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
  - ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

- ### DRAINAGE NOTES
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
  - ALL ROOF DRAIN LINES AND DRIVEWAY DRAIN SHALL LEAD TO DRY WELLS.
  - ALL DRAINAGE PIPES SHALL BE 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
  - RUNOFF FROM COURTYARD ON SOUTH SIDE OF HOUSE SHOULD BE DIRECTED TO AREA DRAIN, AS SHOWN.



### EROSION CONTROL NOTES

- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 15 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-HALF.
- 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.
- ROCKED CONSTRUCTION ENTRANCE SHALL BE 25 FEET LONG BY 16 FEET WIDE AND CONFORM TO THE FOLLOWING:
  - THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
  - PAD SHALL BE NOT LESS THAN 8" THICK.
  - 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.
  - 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.
- CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEANED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



DATE: 6-2-16	DRAWN BY: CMK	<b>GRADING, DRAINAGE, EROSION CONTROL PLAN</b>  YAMAMOTO PROPERTY 951 MALAGA STREET EL GRANADA
	CHECKED BY: AZZ	
	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		SHEET C-1



SAN MATEO COUNTYWIDE

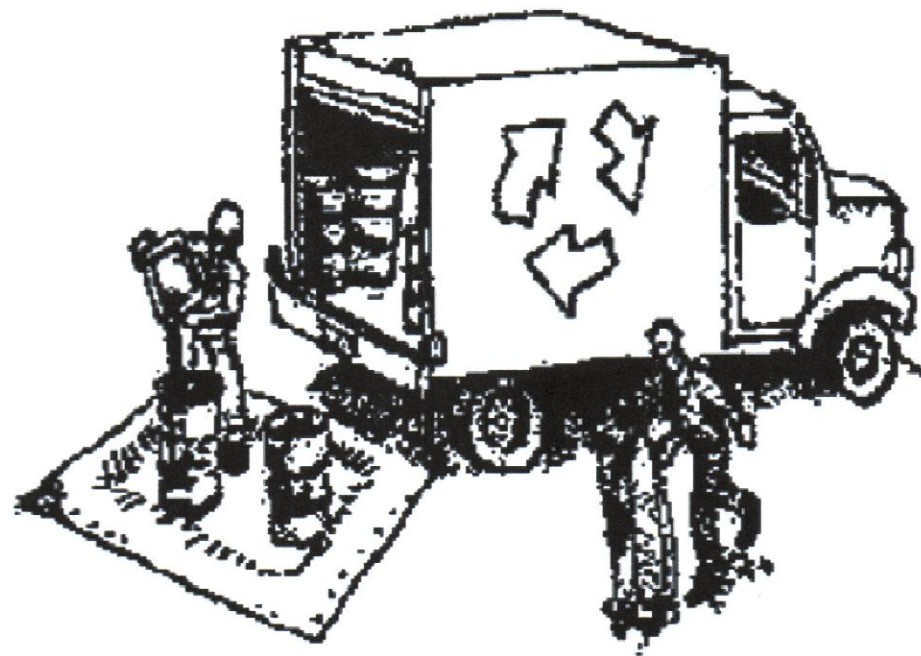
## Water Pollution Prevention Program

Clean Water. Healthy Community.

# Construction Best Management Practices

Construction projects are required to implement the stormwater best management practices 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 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, steam cleaning equipment, etc.

#### Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) 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).

### Earthwork & Contaminated Soils



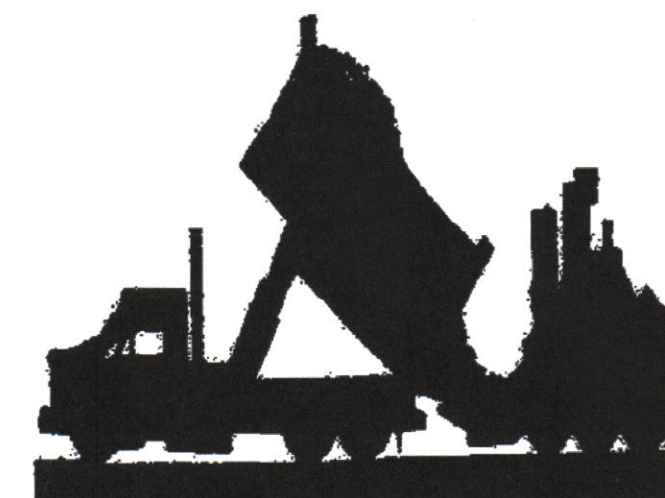
#### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

#### Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- 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. Fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

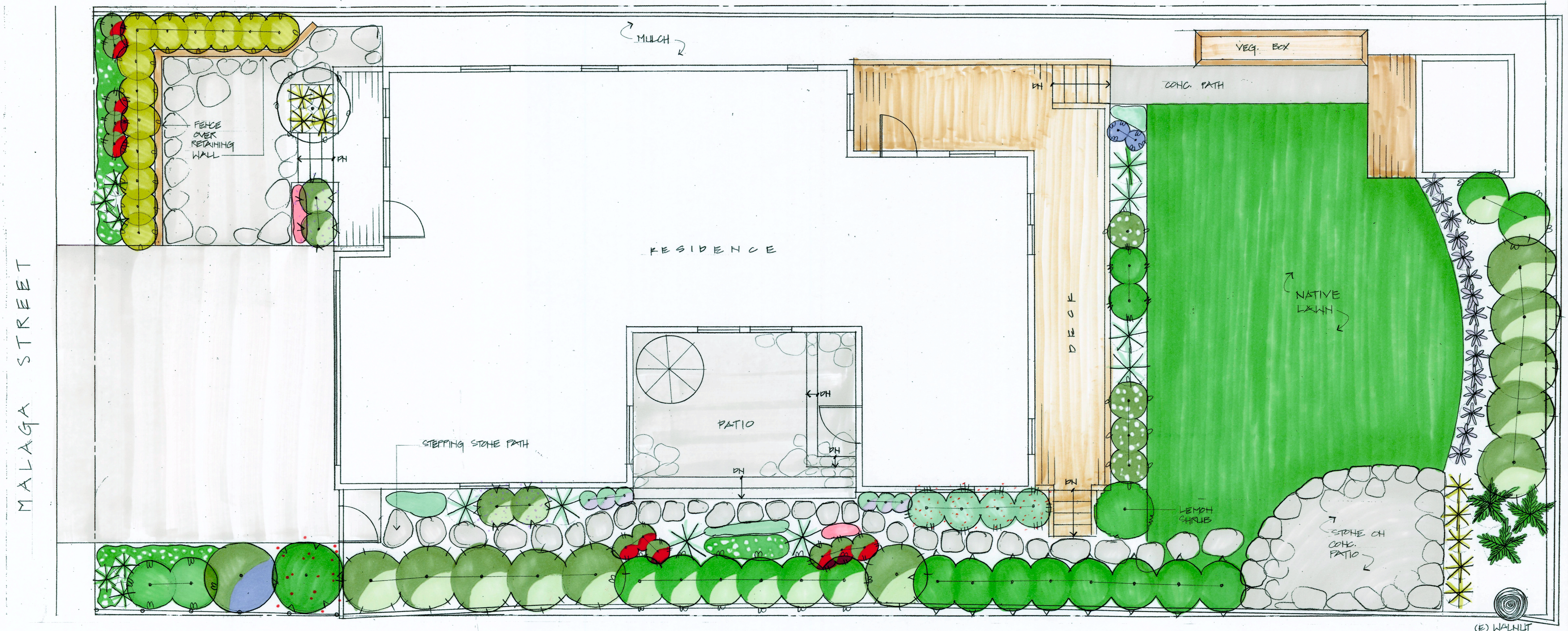
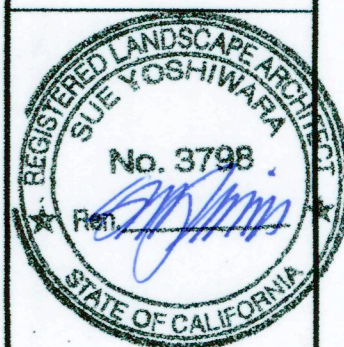
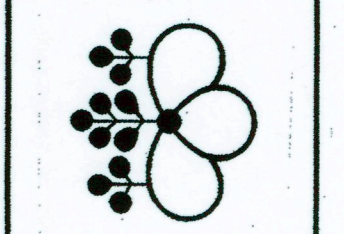
#### Sawcutting & Asphalt/Concrete Removal

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

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

REVISIONS	BY

SUE ODA  
 LANDSCAPE ARCHITECT  
 POST OFFICE BOX 2674  
 GRANADA HILLS, CA 91344  
 510-684-8789  
 WWW.SUEODA.COM  
 LICENSE # CA 3798



**SCHEMATIC PLANT LIST**

SHRUBS			
LATIN NAME	COMMON NAME	NATIVE	WATER USE
ARBUS UNEDO 'ELFIN KING'	STRAWBERRY BUSH	X	LOW
BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO		LOW
CARISSA MACROCARPA	NATAL PLUM	X	LOW
CITRUS 'IMPROVED MEYER' SHRUB FORM	MEYER LEMON		REGULAR
COPROSMA 'MARBLE QUEEN'	MIRROR PLANT		LOW
CORREA REFLEXA 'CARPENTER ROCKS'	AUSTRALIAN FUSCHIA		LOW
ESCALLONIA 'COMPAKTA'	ESCALLONIA		MODERATE
HEBE ANDERSONII 'VARIEGATA'	HEBE		REGULAR
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER		MODERATE
PHYLOSTACHYS NIGRA (IN BAMBOO BARRIER)	BLACK BAMBOO		LOW
PITTOSPORUM TOBIRA 'VARIEGATA'	PITTOSPORUM		MODERATE
ROSMARINUS OFFICINALIS 'BARBECUE'	ROSEMARY		LOW
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA		MODERATE

PERENNIALS			
LATIN NAME	COMMON NAME	NATIVE	WATER USE
ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION'	YARROW	X	LOW
ARGYRANTHEMUM FRUTESCENS 'SILVER LADY'	MARGUERITE DAISY		LOW
CAREX DIVULSA	BERKELEY SEDGE		LOW
ECHIUM CANDICANS	PRIDE-OF-MADEIRA	X	LOW
LIMONIUM PEREZII	STATICE		MODERATE
PENNISETUM ORIENTALE 'KARLEY ROSE'	FOUNTAIN GRASS		MODERATE
TULBAGHIA VIOLACEA	SOCIETY GARLIC		MODERATE
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	X	MODERATE

GROUND COVER			
LATIN NAME	COMMON NAME	NATIVE	WATER USE
ARMERIA MARITIMA	SEA PINK	X	LOW
COTYLEDON ORBICULATA 'PIG'S EAR'	COTYLEDON		LOW
DYMONDIA MARGARETAE	DYMONDIA		MODERATE
ECHEVERIA ELEGANS	HEN AND CHICKS		MODERATE
ERIGERON GLAUCUS 'CAPE SEBASTIAN'	SEASIDE DAISY	X	LOW
SEDUM RUPESTRE 'ANGELINE'	STONECROP		LOW

JAPANESE ENTRY GARDEN			
LATIN NAME	COMMON NAME	NATIVE	WATER USE
FAMILY JAPANESE MAPLE FROM POT	JAPANESE MAPLE		REGULAR
HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS		REGULAR

**SCHEMATIC LANDSCAPE PLAN**

**YAMAMOTO RESIDENCE**  
 951 MALAGA STREET, EL GRANADA, CA

Date 15 JULY 2015  
 Scale 1/4" = 1'-0"  
 Drawn Lg  
 Job YAMAMOTO  
 Sheet 1  
 Of 1 Sheets