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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:2,256

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Planning Permit Application Form

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

PLN: 2017-00087

BLD:

### Applicant/Owner Information

Applicant: ERIC KENGI  
Mailing Address: 616 RAMONA ST. # 21  
PALO ALTO, CA Zip: 94301  
Phone, W: (650) 321-2808 H: (650) 483-9789  
E-mail Address: ERICKENGI@ELHOME.COM FAX: (650) 321-7808

Name of Owner (1): JOHN REAYILL  
Mailing Address: 3709 EAST STREET  
CINCINNATI, OH Zip: 45227  
Phone, W: 513-310-9907  
H:  
E-mail Address: JOHNREAYILL@YAHOO.COM

Name of Owner (2):  
Mailing Address:  
Zip:  
Phone, W:  
H:  
E-mail Address:

### Project Information

Project Location (address):  
438 SEVILLA AVENUE  
EL GRANADA, CA 94018  
Zoning: R-1/S-17/DR10D

Assessor's Parcel Numbers: 047-055-120  
Parcel/lot size: 5000 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)  
NEW 2 STORY RESIDENCE W/ 2-CAR ATTACHED GARAGE  
OUTDOOR FRONT ENTRY STAIRS & PORCH. BACK YARD PATIO  
W/ RETAINING WALL

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):  
VACANT LOT W/ MODERATE SLOPE (20% ±)  
FEW MONTEREY PINES IN THE MIDDLE OF LOT NEED  
TO BE REMOVED FOR BUILDING SITE

Describe Existing Structures and/or Development:  
VACANT LOT

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San Mateo County  
Planning Division

### Signatures

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: *John W. Reayill*

Owner's signature:

Applicant's signature:

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

## Planning and Building Departments

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

Permit #: PLN 2017-00087  
Other Permit #: \_\_\_\_\_

### 1. APPLICANT INFORMATION

#### Applicant:

Name: ERIC KENG  
Address: 616 RAMONA ST.  
PAVO ALTO, CA Zip: 94301  
Phone, W: (650) 321-2808 H: (650) 483-9789  
Email: ERIC.KENG@ELHOME.COM

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

Name: JOHN REAVILL  
Address: 3709 EAST STREET  
CINCINNATI, OH Zip: 45227  
Phone, W: 513 369907 H: \_\_\_\_\_  
Email: JOHNREAVILL@YAHOO.COM

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_ Email: \_\_\_\_\_

### 2. PROJECT SITE INFORMATION

#### Project location:

APN: 047-055-120  
Address: 438 SEVILLA AVENUE  
EL GRANADA Zip: 94018  
Zoning: S-17  
Parcel/lot size: 5,000 sq. ft.

#### Site Description:

- Vacant Parcel
- Existing Development (Please describe): \_\_\_\_\_

### 3. PROJECT DESCRIPTION

#### Project:

- New Single Family Residence: 2,643 sq. ft.
- Addition to Residence: \_\_\_\_\_ sq. ft.
- Other: \_\_\_\_\_

#### Additional Permits Required:

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

#### Describe Project:

NEW 2 STORY RESIDENCE  
PREVIOUS APPROVED BUILDING  
PERMIT BLD2006-1458  
RESUBMIT FOR DESIGN REVIEW

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**4. Materials and Finish of Proposed Buildings or Structures**

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	STUCCO		<input type="checkbox"/>
b. Trim	STUCCO		<input type="checkbox"/>
c. Windows	VINYL		<input type="checkbox"/>
d. Doors	WOOD		<input type="checkbox"/>
e. Roof	COMPOSITION SHINGLE		<input type="checkbox"/>
f. Chimneys	STUCCO		<input type="checkbox"/>
g. Decks & railings	WROUGHT IRON		<input type="checkbox"/>
h. Stairs	WOOD		<input type="checkbox"/>
i. Retaining walls	CONCRETE		<input type="checkbox"/>
j. Fences	WOOD		<input type="checkbox"/>
k. Accessory buildings	N/A		<input type="checkbox"/>
l. Garage/Carport	SECTIONAL GARAGE DOOR ATTACHED GARAGE		<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: \_\_\_\_\_

Applicant: 

Date: \_\_\_\_\_

Date: 3/7/2017

# Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2017-00087  
Permit #: BLD \_\_\_\_\_

Permanent Record  
Microfilming Required

## 1. Basic Information

**Owner**  
Name: JOHN REAVILL  
Address: 3709 EAST STREET  
CINCINNATI, OH 45227  
Zip: \_\_\_\_\_  
Phone, W: (513) 310-9907  
Email Address: JOHNREAVILL@YAHOO.COM

**Applicant**  
Name: ERIC KENG  
Address: 616 RAMONA ST. # 21  
PALO ALTO, CA  
Zip: 94301  
Phone, W: (650) 321-2808 H: (650) 483-9789  
Email Address: ERIC.KENG@ELHOME.COM

## 2. Project Information

**Project Description:**  
NEW 2 STORY RESIDENCE  
ON VACANT LOT BASE ON  
PREVIOUS APPROVED PERMIT  
BLD 2006-1458

**Assessor's Parcel Number(s):**  
047-055-120  
\_\_\_\_\_  
\_\_\_\_\_

**Existing water source:**  
 Utility connection \_\_\_\_\_ **RECEIVED**  
 Well \_\_\_\_\_  
**Proposed water source:** MAR 07 2017  
 Utility connection \_\_\_\_\_  
 Well \_\_\_\_\_ **San Mateo County**  
**Planning Division**  
**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.

## 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 [Signature] Date 2/6/17 Applicant [Signature] Date 2/7/17

[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 13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]
- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(j)]

## 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

Planning and Building Department

PLN 2017-00087  
BLD \_\_\_\_\_

Project Address: 438 SEVILLA AVENUE  
EL GRANADA, CA 94018

Name of Owner: JOHN REAYILL  
Address: 3709 EAST STREET  
CINCINNATI, OH Phone: (513) 310-9907  
Name of Applicant: ERIC KENIG  
Address: 616 RAMONA ST. #21  
FALD ATO, CA 94301 Phone: (650) 321-2808

Assessor's Parcel No.: 047 - 055 - 120

Zoning District: R1/S17-DR/CD

## Existing Site Conditions

Parcel size: 517

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 W/ MODERATE SLOPE (20%±) A FEW MONTEREY PINE WILL BE REMOVED

## 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? <u>5</u>
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>160</u> c.y. Fill: <u>90</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)?

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Planning Division

Please explain all "Yes" answers:

TREE LOCATE IN THE CENTER OF LOT NO PLACE FOR CONSTRUCTION

Signature required on reverse →

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

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

Please explain any "Yes" answers:

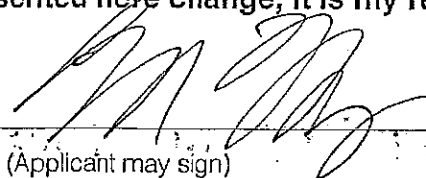
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	<p>a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of <b>10,000 sq. ft. or more of impervious surface?</b></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 checked="" type="checkbox"/>	<p>b. Land disturbance of <b>1 acre</b> 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) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

## Certification

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

Signed:

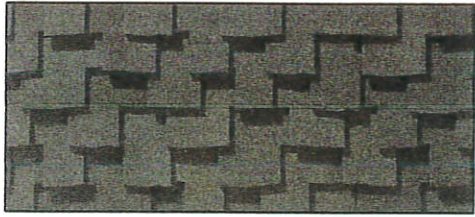


(Applicant may sign)

Date:

3/7/2017

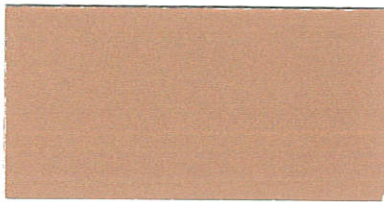




COMPOSITION SHINGLE  
ROOF TILE  
PRESIDENTIAL TL  
"AUTUMN BLEND"



UPPER BUILDING FINISH STUCCO  
KELLY MOORE  
ANTIQUE WICHER BASKET  
KM5271-1



LOWER BUILDING FINISH STUCCO  
KELLY MOORE  
CARAMEL CUPCAKE  
KM4615-3



ACCENT BAND, TRIM & FASCIA BD.  
KELLY MOORE  
GRACIOUS  
KMW11

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NEW RESIDENCE

438 SEVILLA AVENUE  
EL GRANADA, SAN MATEO CO

WINDOWS  
MILGARD VINYL WHITE

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San Mateo County  
Planning Division

**DL Architecture & Planning**

616 RAMONA ST. STE 21  
PALO ALTO, CA

(650) 321-2808

PW2017-00087

OWNER:  
JOHN & HOLLY REAVILL  
3709 EAST STREET  
CINCINNATI, OH 45227

ARCHITECT:  
DL ARCHITECTURE & PLANNING  
616 RAMONA ST. STE. 21  
PALO ALTO, CA 94301  
(650) 321-2808  
CONTACT: Eric Keng

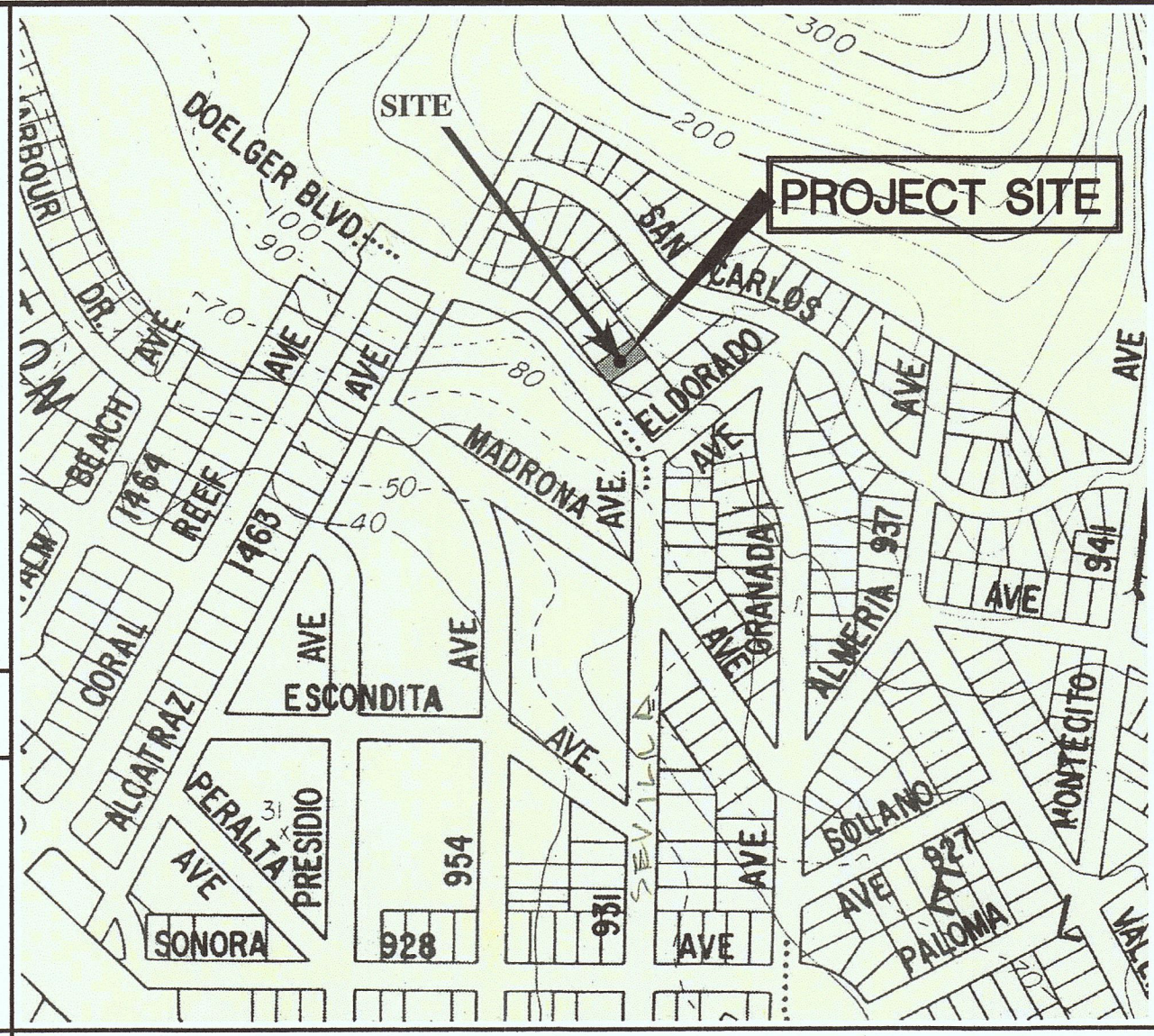
STRUCTURAL ENGINEER:  
-

TITLE 24:  
TO BE DETERMINED

GENERAL CONTRACTOR  
TO BE DETERMINED

**PROJECT DATA**

A. APN:	047-055-120
B. ZONING:	S-17
C. SITE AREA:	5,000 SQ.FT.
D. COVERED PARKING SPACES:	-
E. LOT ADJUSTMENT FACTOR:	-
F. MAX. PERMITTED FLOOR AREA:	2,650 SQ.FT.
G. MAXIMUM FAR:	53%
H. MAXIMUM LOT COVERAGE:	35% (1,750 SQ.FT.)



	(E) TO REMAIN	(E) TO BE REMOVED	NEW	SUBTOTAL
LOWER LEVEL	---	---	513 SQ.FT.	513 SQ.FT.
MAIN LEVEL	---	---	1,156 SQ.FT.	1,156 SQ.FT.
UPPER LEVEL	---	---	974 SQ.FT.	974 SQ.FT.
FRONT PORCH	---	---	28 SQ.FT.	28 SQ.FT.
			(NOT INCLUDED IN FAR)	
TOTAL FLOOR AREA	---	---	2,643 SQ.FT.	2,643 SQ.FT.
FAR	---	2,643 / 5,000		52.8%
LOT COVERAGE	---	1,168 / 5,000		23.3%
TOTAL SIZE OF LIVING SPACE:			2,236 SQ.FT.	
TOTAL SIZE OF GARAGE:			407 SQ.FT.	

H. SETBACK:	EXISTING	PROPOSED	REQUIRED
FRONT YARD	---	20'-0"	20'-0"
SIDE YARD 1ST (LEFT)	---	9'-0"	15'-0" TOTAL
SIDE YARD 1ST (RIGHT)	---	6'-0"	15'-0" TOTAL
REAR YARD	---	25'-0"	20'-0"

J. OCCUPANCY GROUP: R-3/U  
K. TYPE OF CONSTRUCTION: VB

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING CODE

**CALGREEN RESIDENTIAL MANDATORY MEASURES**

**PLANNING AND DESIGN**  
**SITE DEVELOPMENT**  
The site shall be planned and developed to keep surface water from entering buildings.

**ENERGY EFFICIENCY**  
The California Energy Commission believes specifically, a green building should achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards.

**WATER EFFICIENCY AND CONSERVATION**  
**INDOOR WATER USE**  
A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by at least 20 percent shall be provided. The reduction shall be based on the maximum allowable water use per plumbing fixture and fitting as required by the California Building Standards Code.

Showerheads	2.0 gpm @ 80 psi
Lavatory faucets, residential	1.5 gpm @ 60 psi
Kitchen faucets	1.8 gpm @ 60 psi
Gravty tank-type water closets	1.28 gallons/flush
Flushometer tank water closets	1.28 gallons/flush
Flushometer valve water closets	1.28 gallons/flush
Electromechanical hydraulic water closets	1.28 gallons/flush
Urinals	0.5 gallon/flush

**OUTDOOR WATER USE**  
Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:  
1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.  
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**MATERIAL CONSERVATION AND RESOURCE EFFICIENCY**  
**CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**  
Recycle and/or salvage for reuse a minimum of 80 percent of the nonhazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.  
Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

**BUILDING MAINTENANCE AND OPERATION**  
An Operation and Maintenance Manual compact disc, web-based reference or other media acceptable to the City of Palo Alto including, at a minimum, the items listed in CalGreen Section 4.410.1, shall be completed and placed in the building at the time of final inspection.

**ENVIRONMENTAL QUALITY**  
**FIREPLACES**  
Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**POLLUTANT CONTROL**  
At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system.

**FINISH MATERIAL POLLUTANT CONTROL**  
Adhesives, sealants and caulks.  
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds shall comply with statewide VOC standards and other requirements.  
Architectural paints and coatings shall comply with VOC limits  
Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC  
All carpet installed in the building interior shall meet the testing and product requirements of one of the following:  
1. Carpet and Rug Institute's Green Label Plus Program.  
2. California Department of Public Health Standard Practice for the testing of VOCs  
3. NSF/ANSI 140 at the Gold level.  
4. Scientific Certifications Systems Indoor Advantage™ Gold.  
All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.  
All carpet adhesive shall meet the requirements of Table 4.504.1.  
Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with the VOC emission limits  
Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde  
Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:  
1. Product certifications and specifications  
2. Chain of custody certifications  
3. Other methods acceptable to the enforcing agency

**INDOOR MOISTURE CONTROL**  
Concrete slab foundations required to have a vapor retarder  
A capillary break shall be installed in compliance with at least one of the following:  
1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used.  
2. Other equivalent methods approved by the enforcing agency.  
3. A slab design specified by a licensed design professional.  
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content.

**INDOOR AIR QUALITY AND EXHAUST**  
Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:  
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.  
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

**ENVIRONMENTAL COMFORT**  
Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.  
Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:  
1. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods.  
2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods.  
3. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.

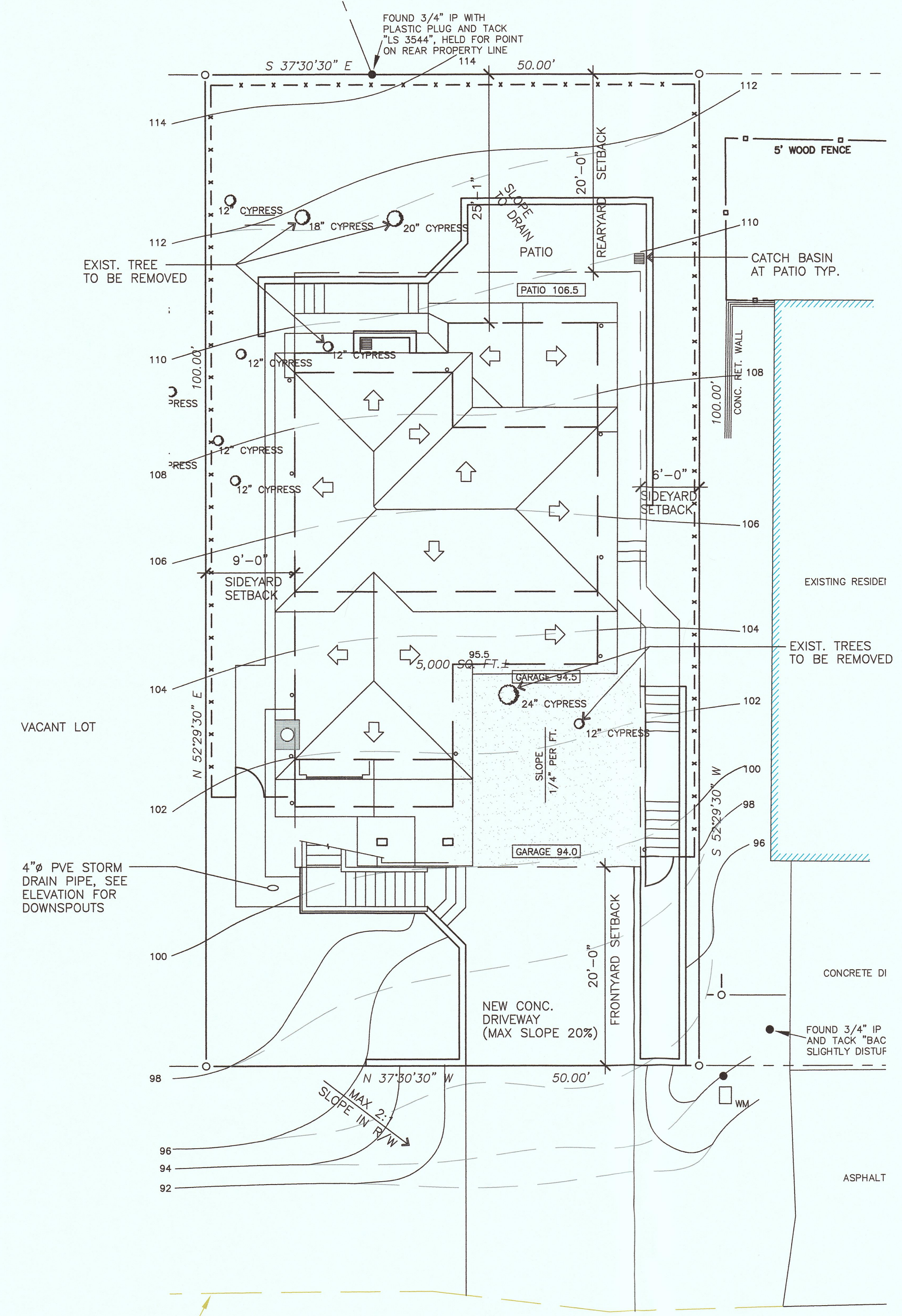
**SHEET INDEX**

- ARCHITECTURAL:**  
SK-1 SITE PLAN, VICINITY MAP, PROJECT DATA  
C-0 SITE SURVEY  
C-1 GRADING PLAN  
L-1.0 LANDSCAPE CONSTRUCTION LAYOUT PLAN  
L-2.0 LANDSCAPE IRRIGATION PLAN  
L-2.1 WATER EFFICIENT LANDSCAPE CALC. SHEET  
L-3.0 LANDSCAPE PLANTING PLAN  
SK-2 PROPOSED FLOOR PLANS  
SK-3 EXTERIOR ELEVATIONS  
SK-4 EXTERIOR ELEVATIONS  
SK-5 BUILDING SECTIONS

**SCOPE OF WORKS**

CONSTRUCT A NEW MULTI LEVEL RESIDENCE ON VACANT LOT BASE ON THE PLAN PREVIOUS APPROVED WITH 2-CAR GARAGE AT LOWER LEVEL, LIVING ROOM, FAMILY ROOM, KITCHEN AND GUEST BEDROOM ON THE MAIN LEVEL, MASTER BEDROOM SUITE, 2 BEDROOMS AND BATH ON UPPER LEVEL. THIS PROJECT WAS PREVIOUS PLANNING APPROVAL NO. 2005-00577 AND BUILDING PERMIT NO. BLD2006-01458

REFER TO CALIFORNIA GREEN BUILDING CODE 2016 EDITION FOR MORE DETAIL INFORMATION



SEVILLA AVENUE

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



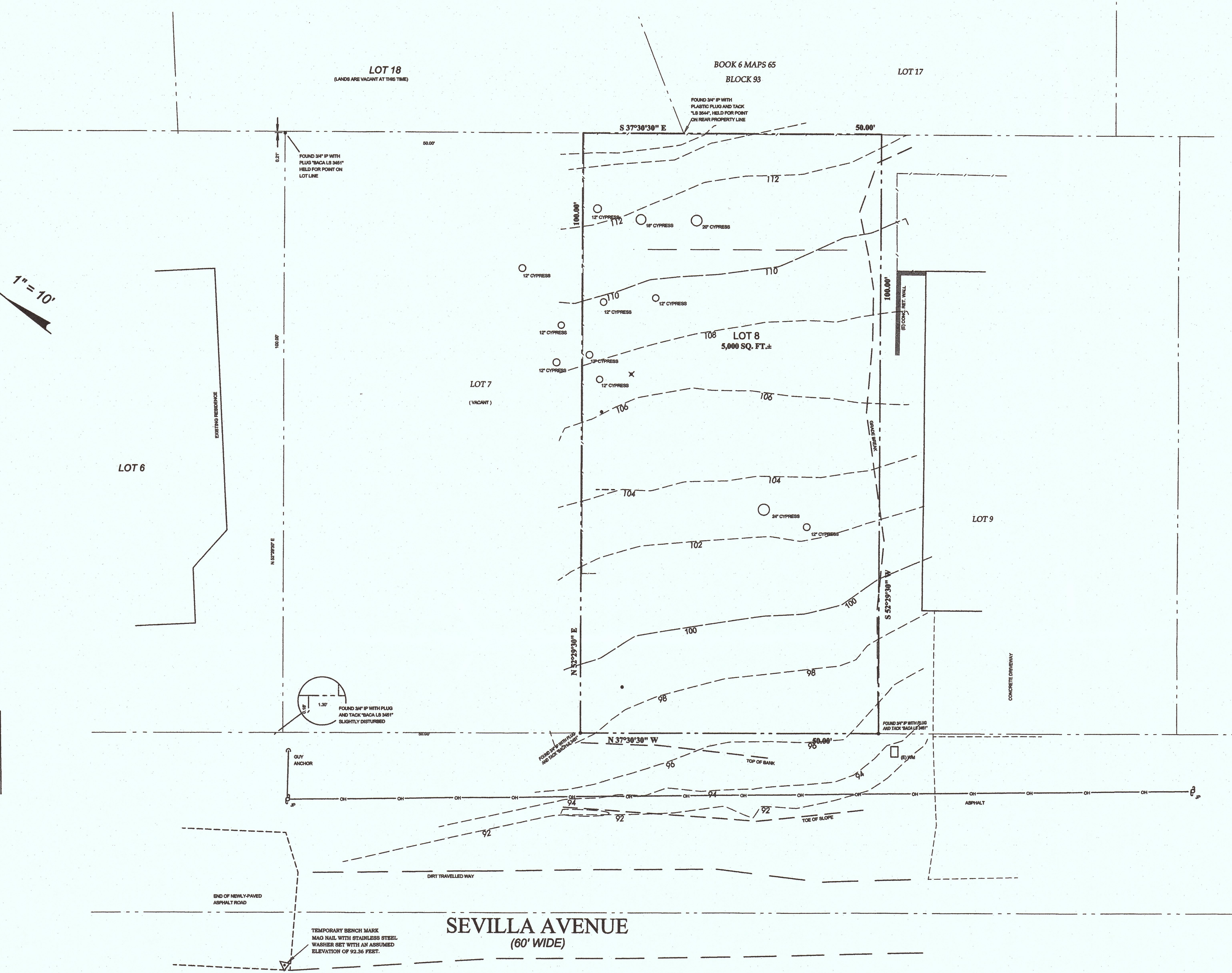
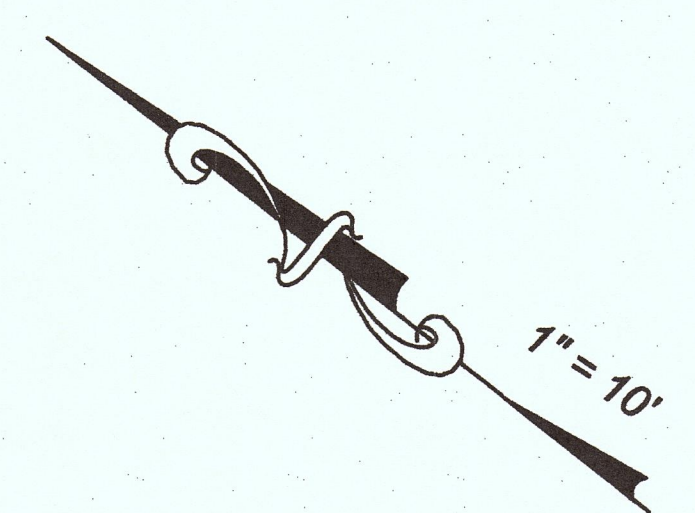
REVISIONS	
DESIGN REV	3-6-17
DESIGN REV	7-31-17

**DL Architectural & Planning**  
616 RAMONA ST. STE. 21  
PALO ALTO, CA  
(650) 321-2808

**NEW RESIDENCE**  
FOR: John & Holly Reavill  
436 SEVILLA AVENUE  
SAN MATEO COUNTY, CA

**SITE PLAN, VICINITY MAP, PROJECT DATA**

DATE	2-1-2017
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	SK-1
OF SHEETS	



**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON TAKEN FROM "PLAT OF SUBDIVISION NO. 8 OF GRANADA", WHICH WAS FILED FOR RECORD IN VOLUME 6 OF MAPS PAGE 65 ON JUNE 7, 1909, SAN MATEO COUNTY RECORDS.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. LOCAL TBM TO USE FOR SITE WORK IS THE MAG NAIL WITH STAINLESS STEEL WASHER AT THE END OF THE PAVED STREET WITH AN ASSUMED ELEVATION OF 92.36 FEET.

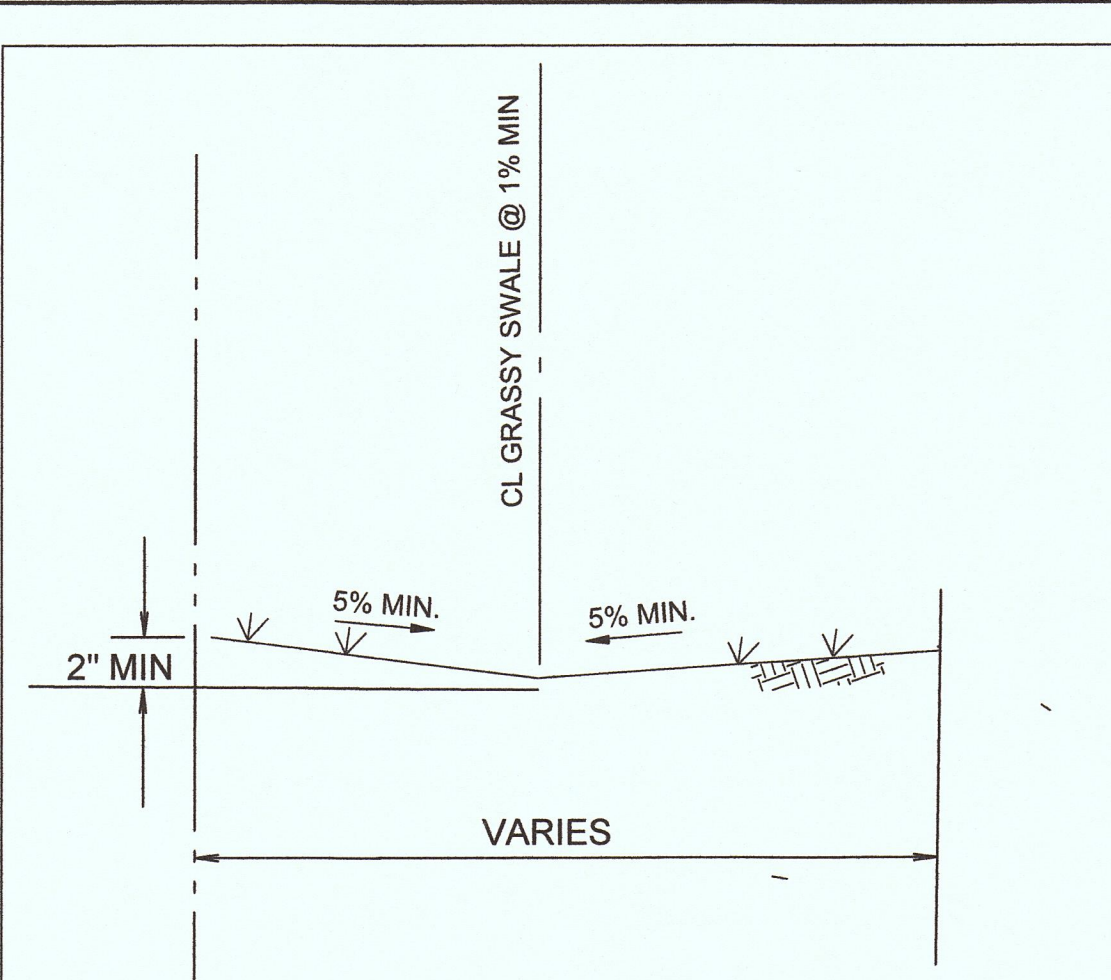
**UNDERGROUND DISCLAIMER**

NOTE: THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-542-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB. UNLESS OTHERWISE NOTED, INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

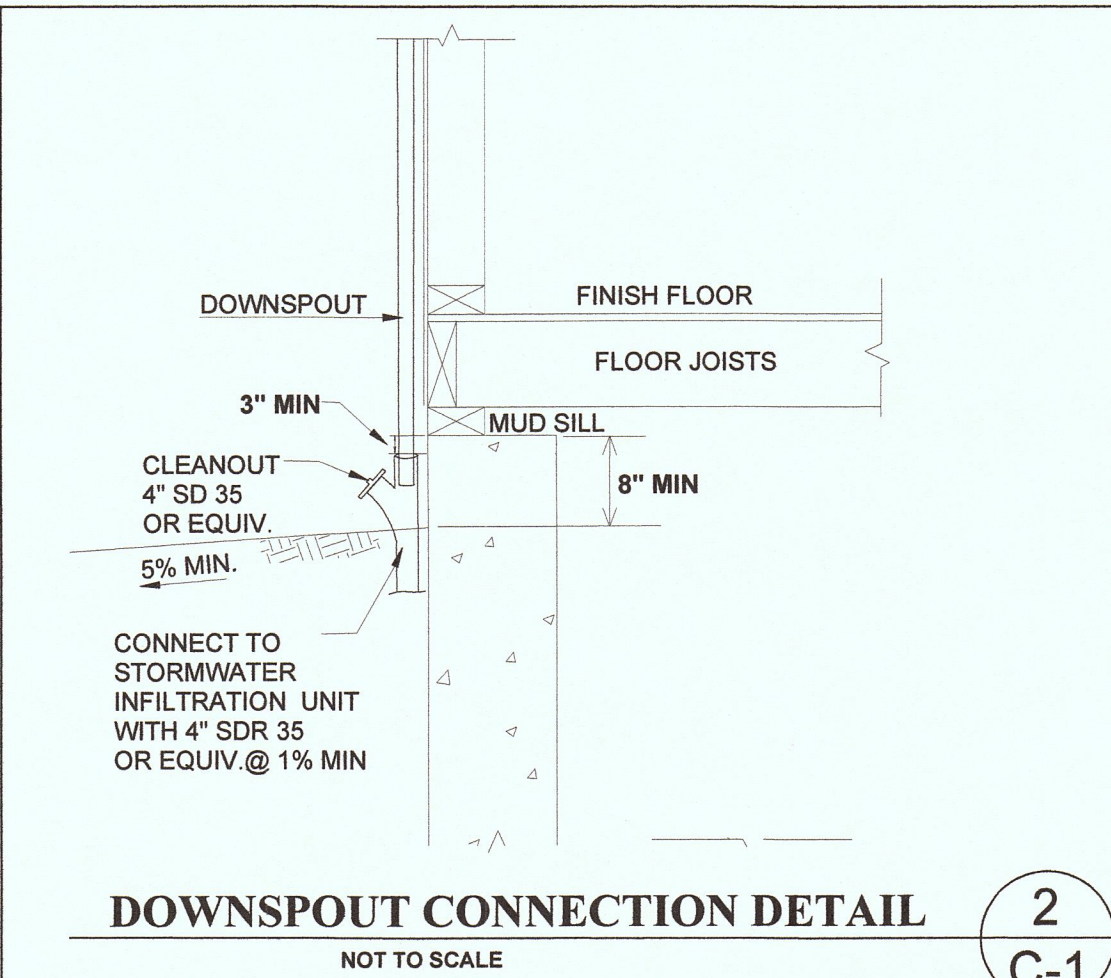
**SURVEYOR'S STATEMENT**

I, DAVID ALVAREZ, SR. LS 4050, CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SUEVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. UPON ANY CERTIFICATION THE FILING OF A RECORD OF SURVEY MAP MAY BE REQUIRED.

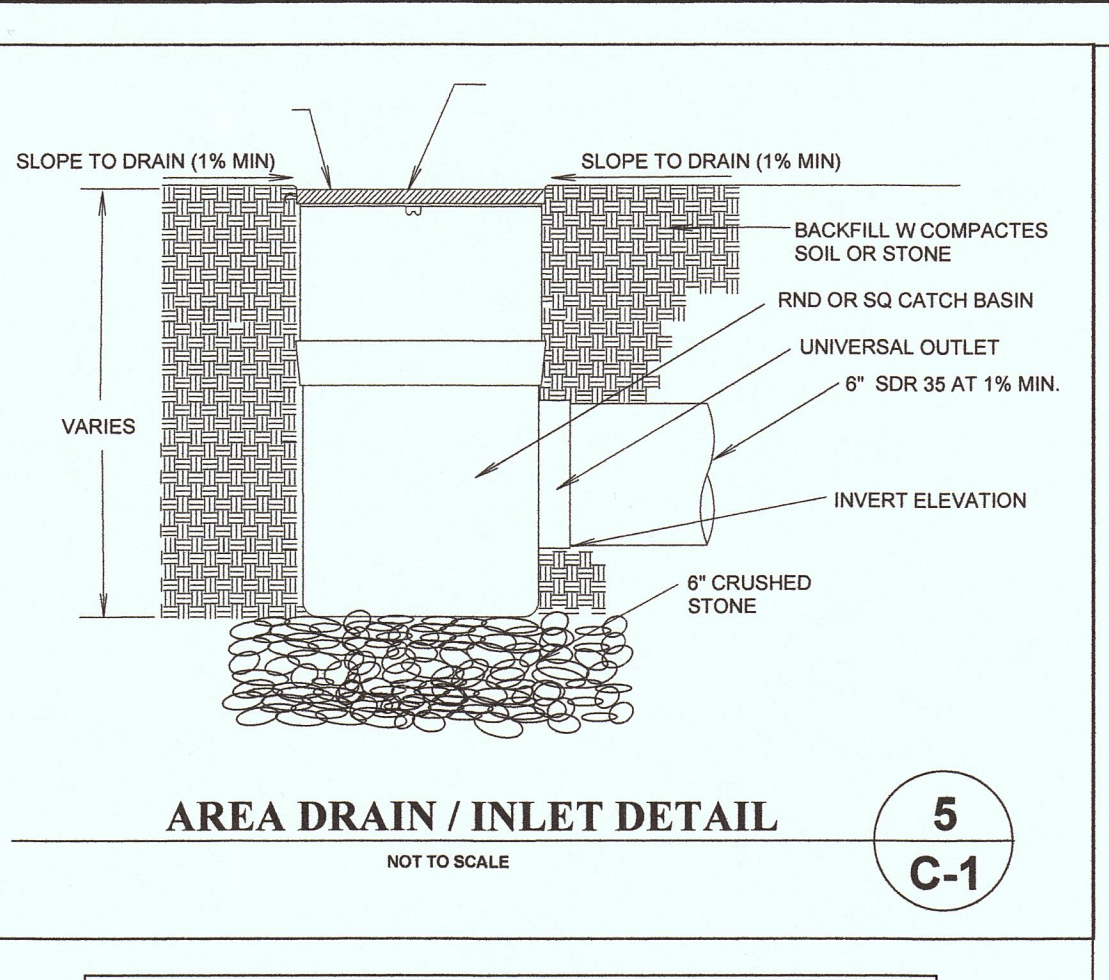
By	
Date	
Revision	
No.	
DATE OF SURVEY: 04-04-17	Drawn By: JJK
<b>JLK ASSOCIATES</b> SURVEYORS / ENGINEERS 73 CEDAR LANE SAN JOSE, CA. 95127 408-729-3734	
<b>TOPOGRAPHICAL SITE SURVEY PLAN</b> Sevilla Avenue Lot 8 HALF MOON BAY SAN MATEO COUNTY STATE OF CALIFORNIA	
SCALE: AS NOTED	
SHEET: C - 0	
1 OF 1	



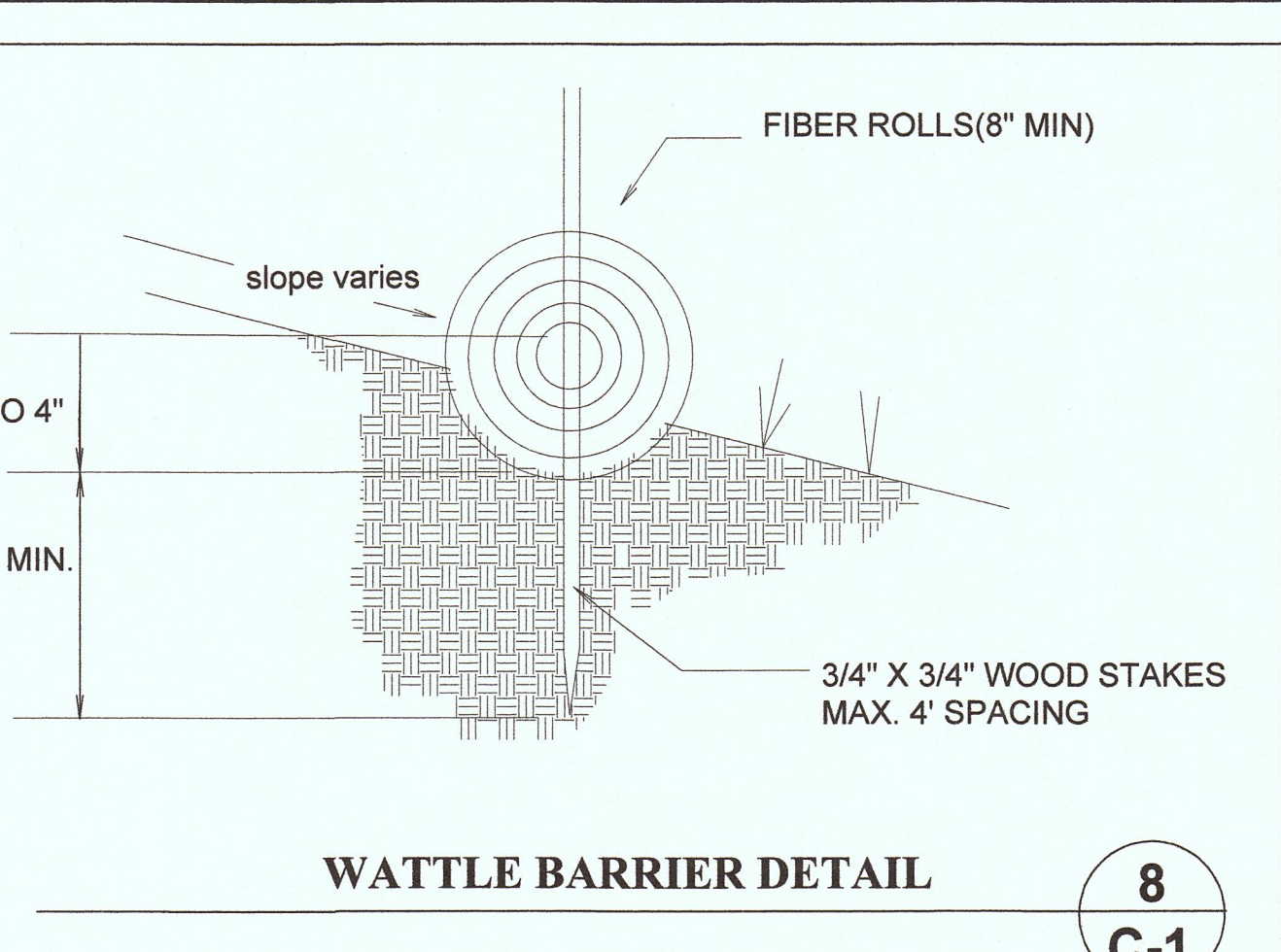
**VEGETATED / GRASSY SWALE DETAIL** 4  
C-1  
NOT TO SCALE



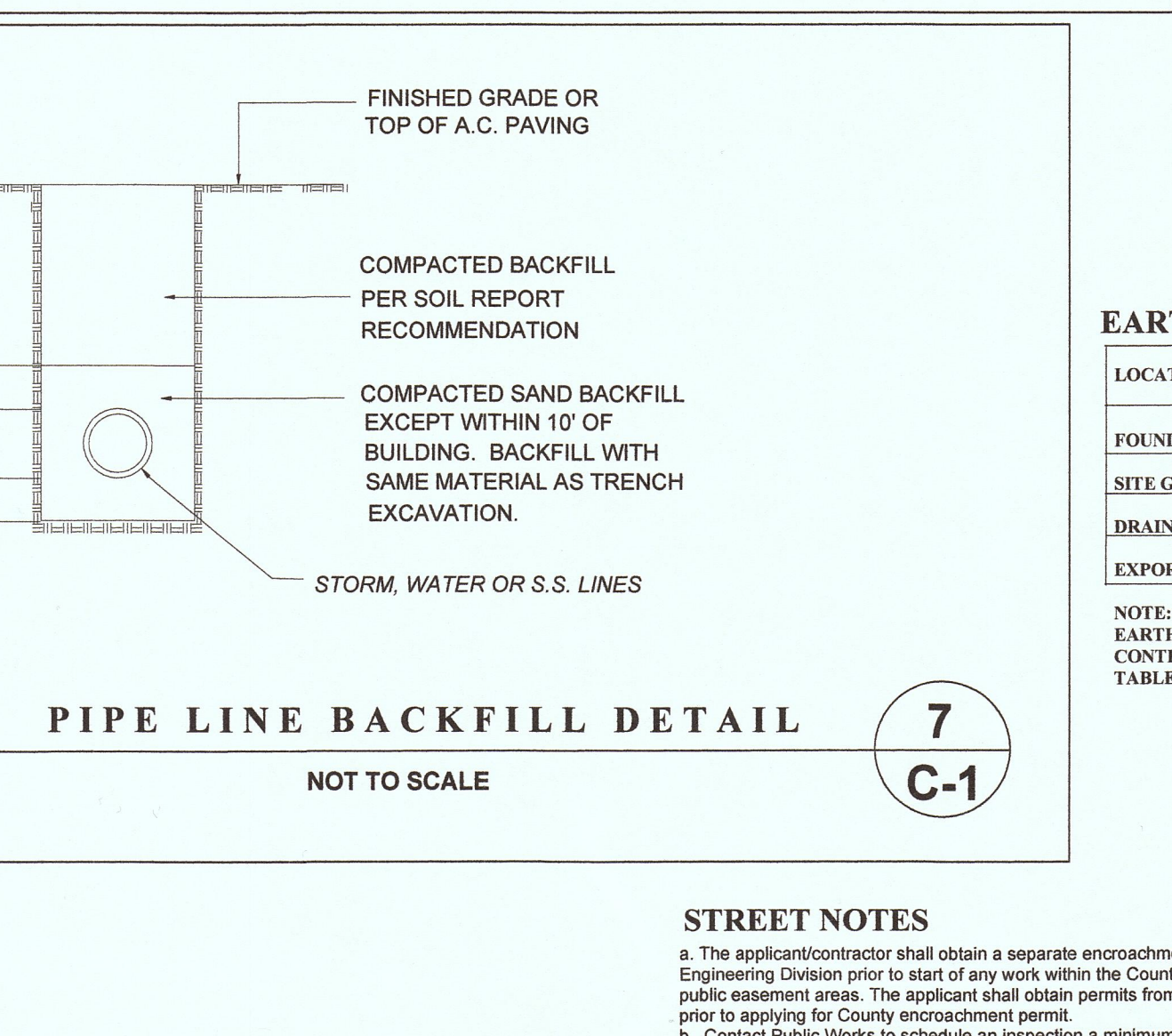
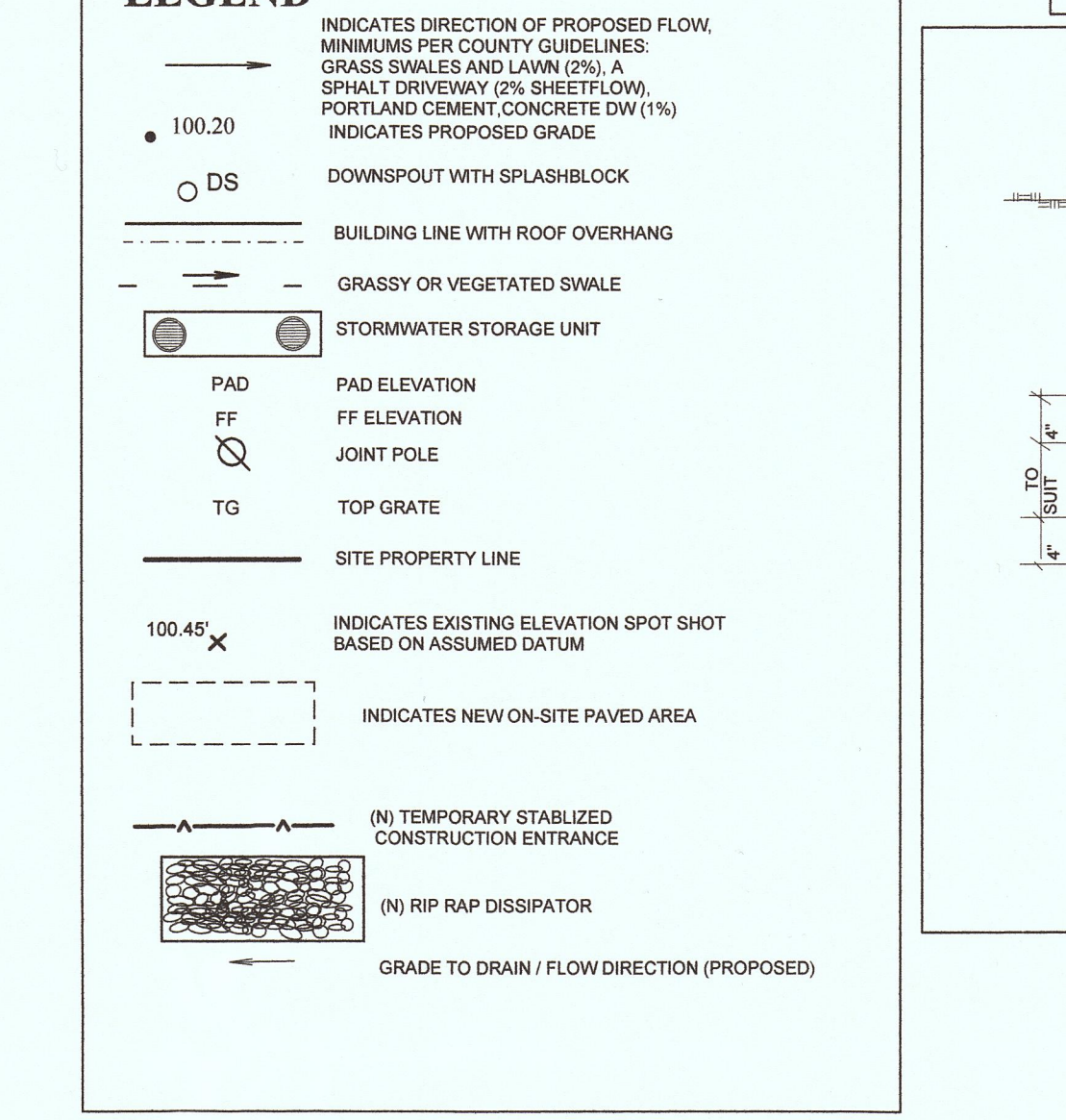
**DOWNSPOUT CONNECTION DETAIL** 2  
C-1  
NOT TO SCALE



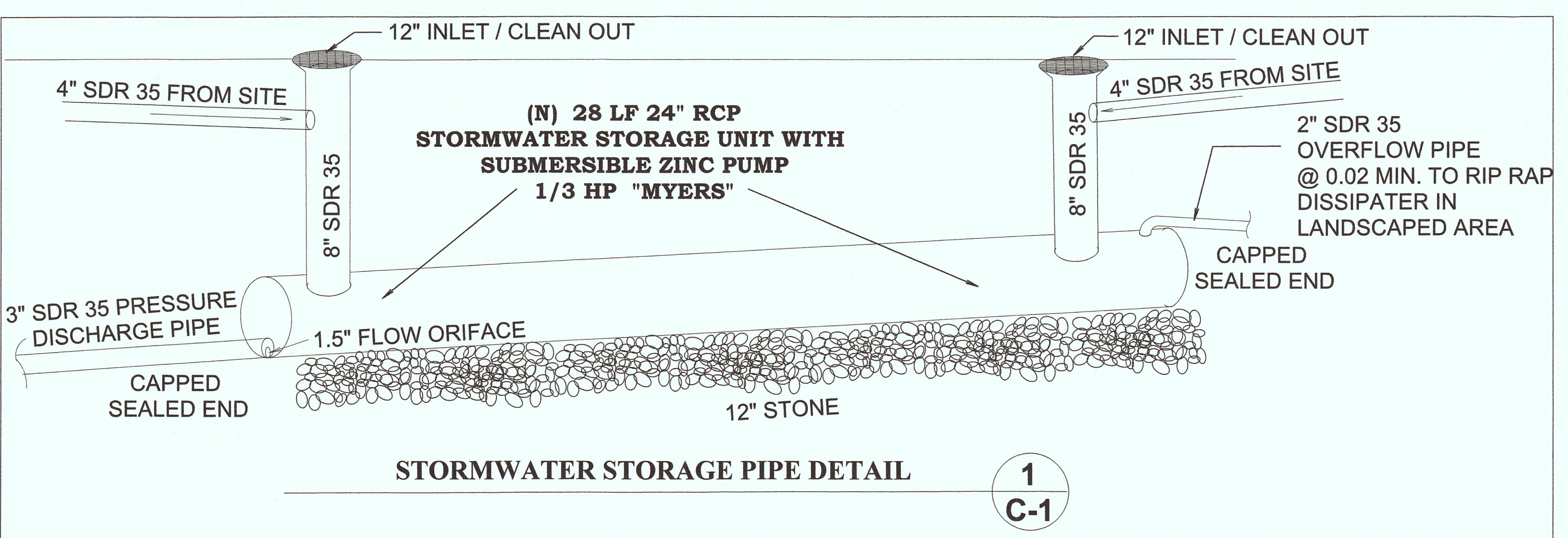
**AREA DRAIN / INLET DETAIL** 5  
C-1  
NOT TO SCALE



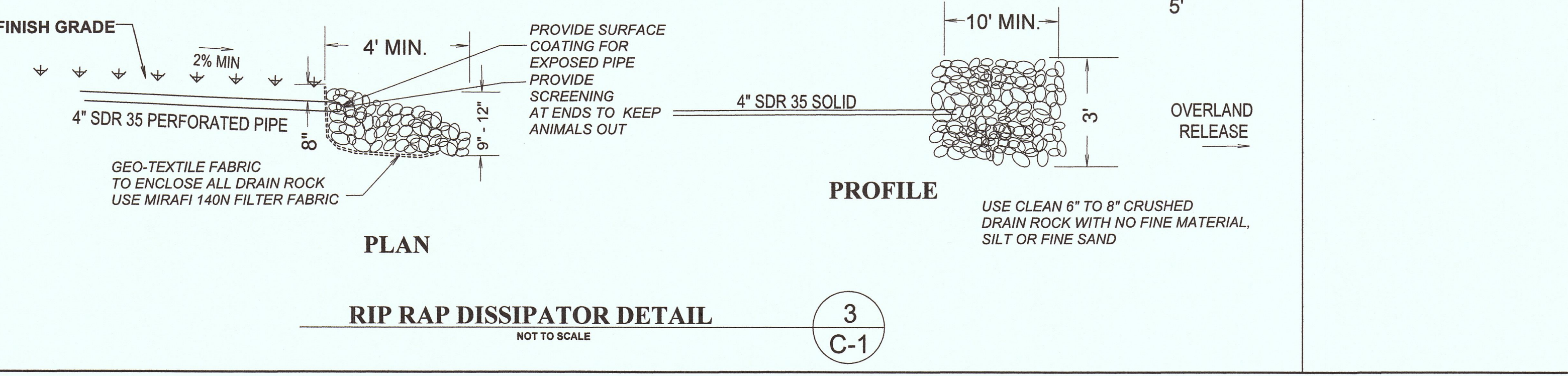
**WATTLE BARRIER DETAIL** 8  
C-1



**PIPE LINE BACKFILL DETAIL** 7  
C-1  
NOT TO SCALE



**STORMWATER STORAGE PIPE DETAIL** 1  
C-1



**RIP RAP DISSIPATOR DETAIL** 3  
C-1  
NOT TO SCALE

**EARTHWORK TABLE**

LOCATION	CUT (CY)	FILL (CY)
FOUNDATION PAD	75	24
SITE GRADING incl. subgrade	65	46
DRAINAGE FACILITIES / SWALES	20	20
EXPORT	70	

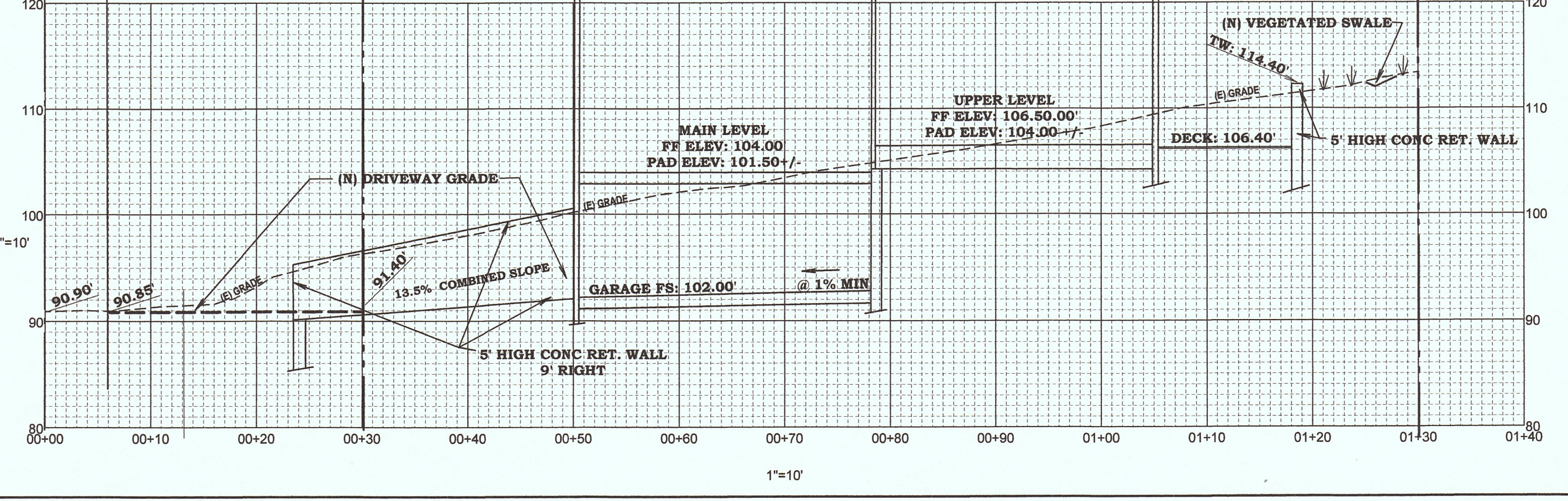
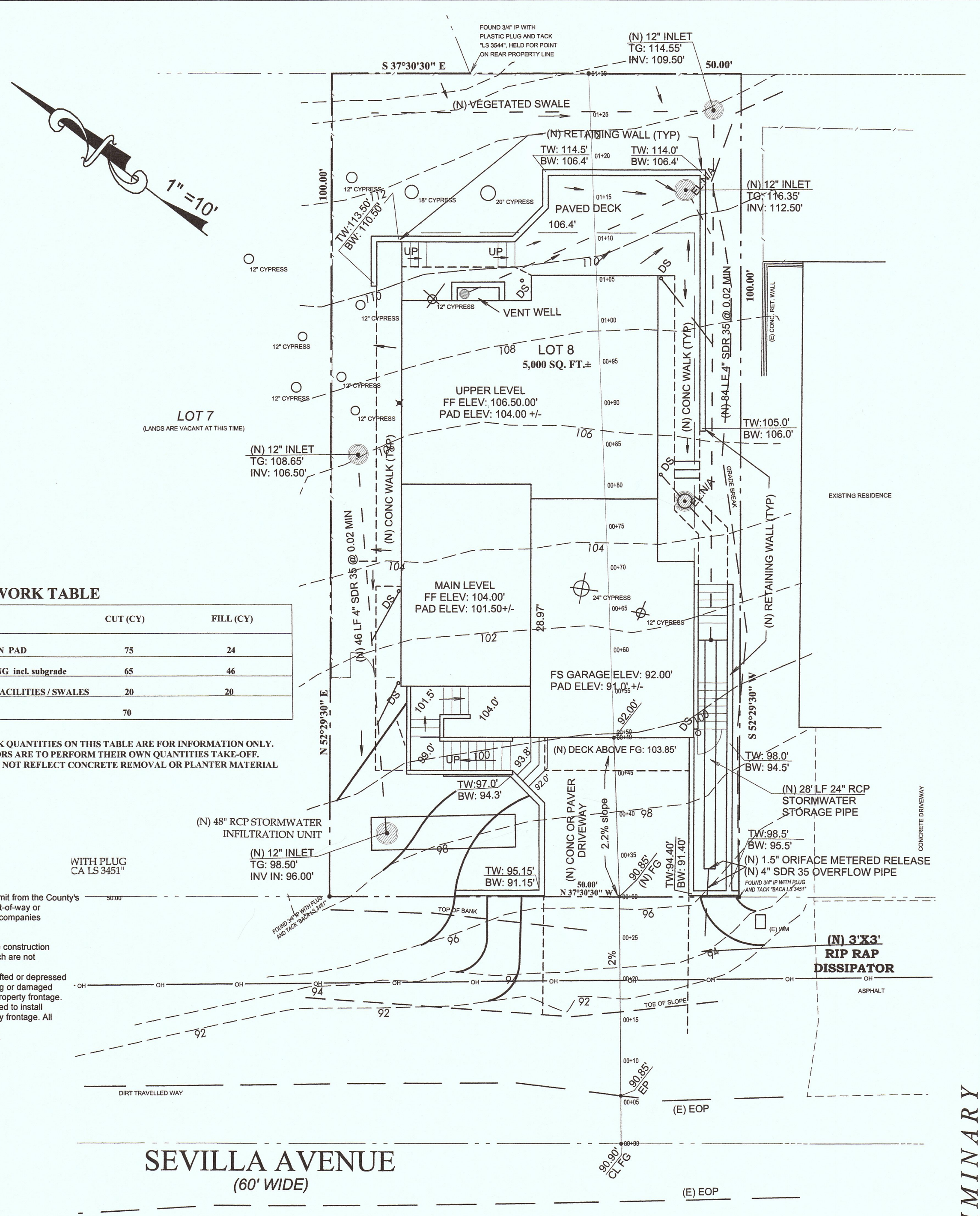
NOTE: EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF. TABLE DOES NOT REFLECT CONCRETE REMOVAL OR PLASTER MATERIAL.

**STREET NOTES**

a. The applicant/contractor shall obtain a separate encroachment permit from the County's Engineering Division prior to start of any work within the County's right-of-way or public easement areas. The applicant shall obtain permits from utility companies prior to applying for County encroachment permit.

b. Contact Public Works to schedule an inspection a minimum of 24 hours in advance of commencement of public improvement work. The construction supervisor will discuss any repair work to frontage improvements which are not shown on the plans.

c. The applicant shall remove and replace all cracked, damaged, uplifted or depressed frontage improvements (curb, gutter, sidewalk, driveway, etc.), existing or damaged by the construction activities, per County standards along the entire property frontage. If frontage improvements do not currently exist, the applicant is required to install frontage improvements per County standards along the entire property frontage. All improvements are to be completed and approved by the County's Public Works' inspector prior to the final inspection by the Building inspector.



By: \_\_\_\_\_ Date: \_\_\_\_\_

Revision: \_\_\_\_\_

No. \_\_\_\_\_

Drawn By: JJK

**JLK ASSOCIATES**  
SURVEYORS / ENGINEERS  
73 CEDAR LANE  
SAN JOSE, CA. 95127  
408-729-3734

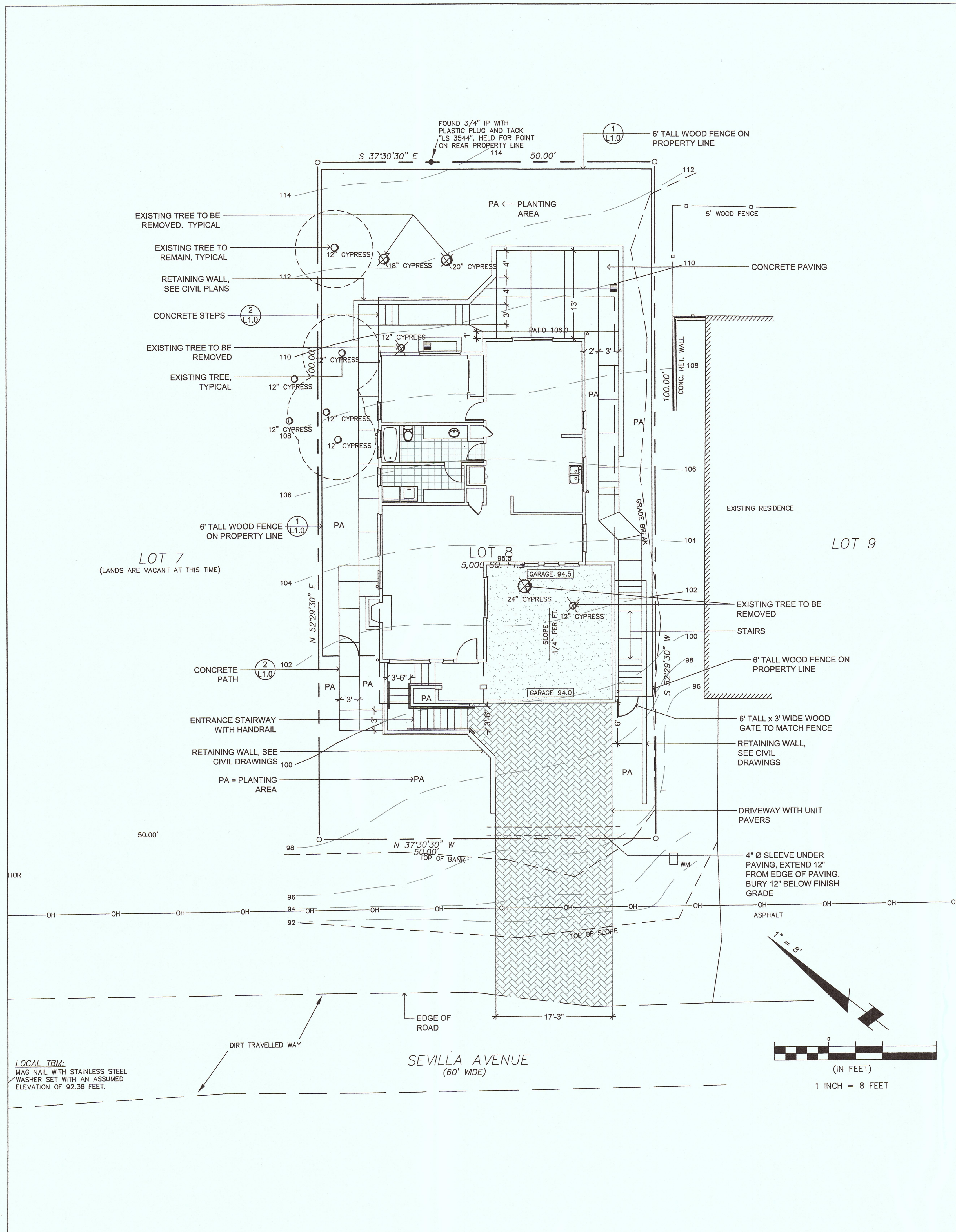
**GRADING & DRAINAGE PLAN**  
Sevilla Avenue Lot 8  
HALF MOON BAY  
SAN MATEO COUNTY  
STATE OF CALIFORNIA

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER  
ALI ABIANI  
NO C 57818  
CIVIL  
STATE OF CALIFORNIA

SCALE: AS NOTED

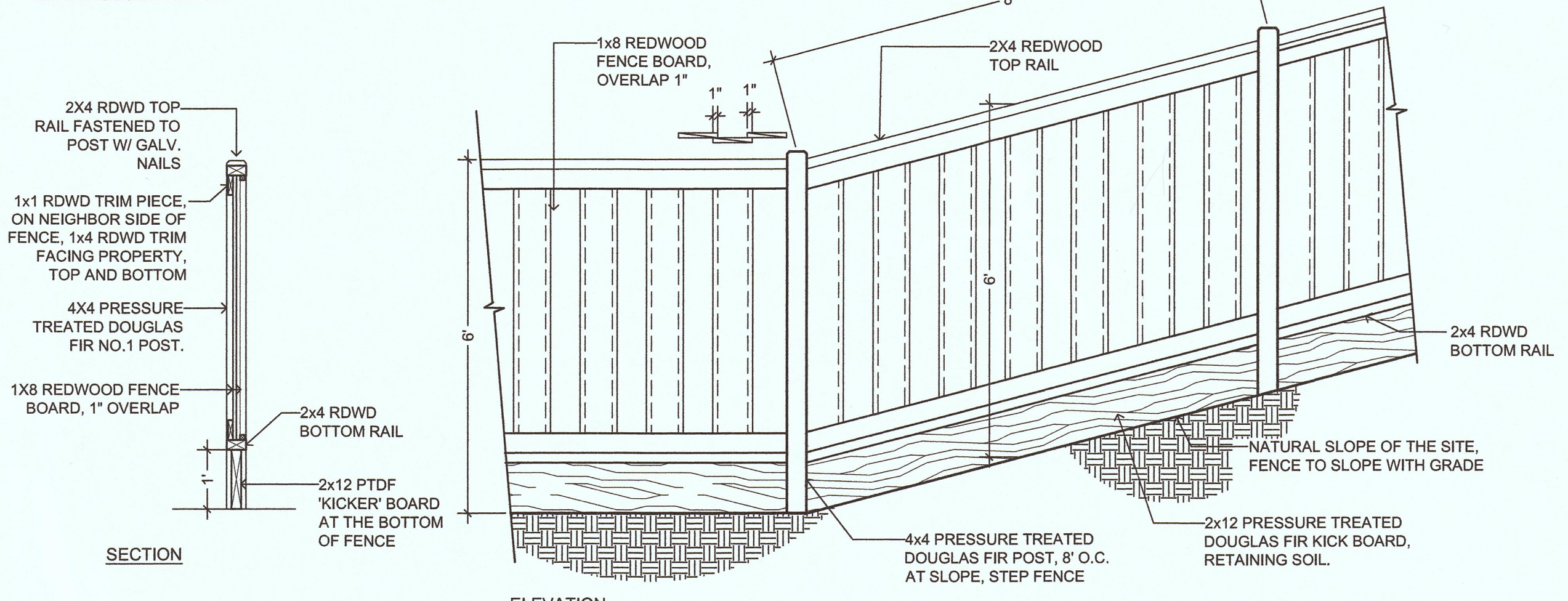
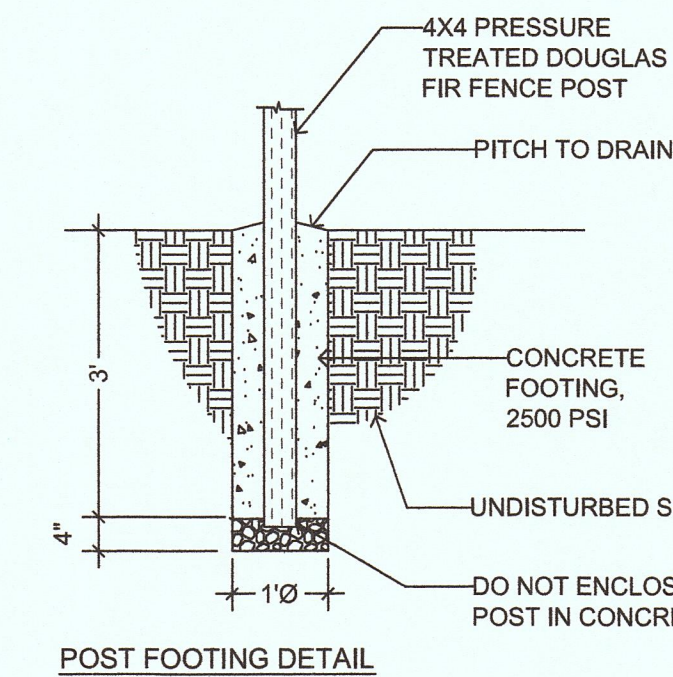
SHEET:  
**C-1**  
1 OF 1



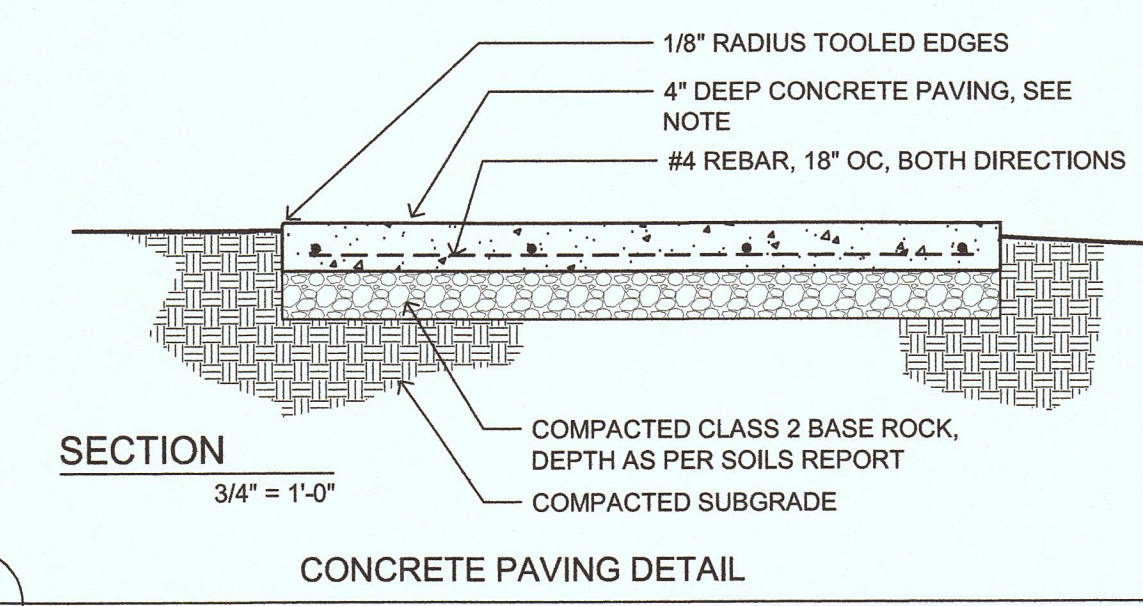
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

- GENERAL NOTES:**
- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
  - 2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
  - 3. SEE CIVIL DRAWING FOR GRADING AND DRAINAGE SPECIFICATION.

- CONSTRUCTION LAYOUT NOTES:**
- 1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
    - A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
    - B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
    - C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
  - 2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
  - 3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
  - 4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
  - 5. ALL RADIUS POINT DISCREPANCIES ARE +/- . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
  - 6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
  - 7. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS.



- CONCRETE NOTES**
- SCORE JOINTS TO BE SAWCUT
  - EXPANSION JOINTS TO BE MADE OF FIBROUS MATERIAL, COVERED WITH MASTIC SEAL
  - CONCRETE TO HAVE DAVIS INTEGRAL COLOR, TO BE SELECTED
  - CONCRETE TO HAVE MEDIUM BROOM FINISH
  - PROVIDE OWNERS WITH SAMPLE POUR FOR APPROVAL OF COLOR AND TEXTURE



- SHEET INDEX:**
- L-1.0 LANDSCAPE CONSTRUCTION LAYOUT PLAN
  - L-2.0 LANDSCAPE IRRIGATION PLAN
  - L-2.1 WATER EFFICIENT LANDSCAPE CALCULATION SHEET
  - L-3.0 LANDSCAPE PLANTING PLAN



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650-633-0107

LANDSCAPE CONSTRUCTION  
LAYOUT PLAN

NEW RESIDENCE  
438 SEVILLA AVE.  
EL GRANADA, CALIFORNIA

DATE: 2/28/2017  
SCALE: 1/8" = 1'-0"  
DRAWN BY: AH  
PROJECT # 17028  
SHEET L-1.0  
TOTAL SHEETS: 4

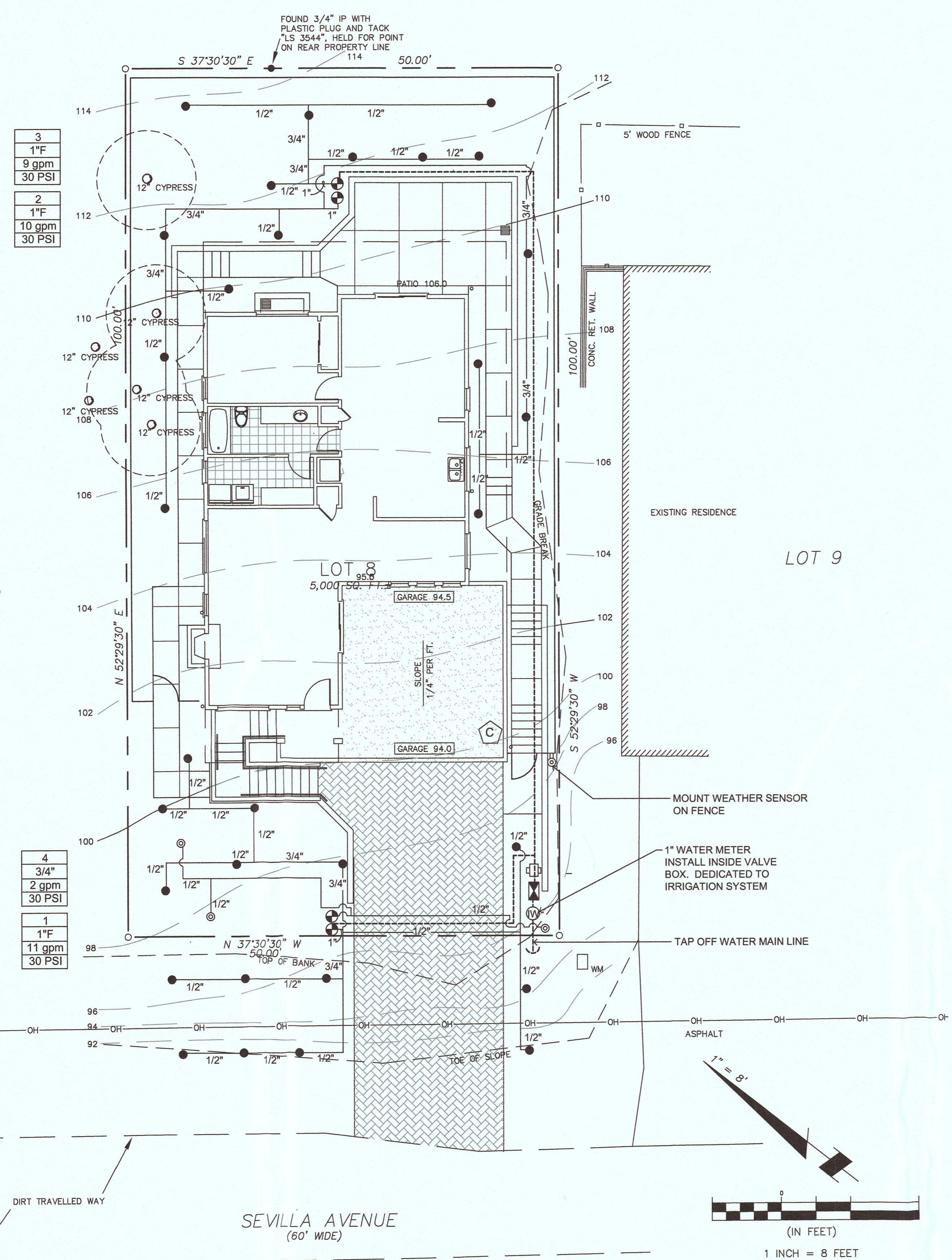
REVISIONS	BY

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 2647 ROYAL ANN DRIVE  
 UNION CITY, CA 94587  
 anyi@anyilandscape.com  
 650-533-0107

**LANDSCAPE IRRIGATION PLAN**

**NEW RESIDENCE**  
 438 SEVILLA AVE.  
 EL GRANADA, CALIFORNIA

DATE:	2/28/2017
SCALE:	1/8" = 1'-0"
DRAWN BY:	AH
PROJECT #	17028
SHEET	L - 2.0
TOTAL SHEETS:	4



**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
●	PEPCO OCTA-BUBBLER WITH FLOW CONTROL DEVISE D8160 BLUE 2 GPH PORTS FOR 1 GALLON PLANTS. D8560 BLACK 6 GPH FOR 5 GALLON PLANTS, D8960 RED 10 GPH FOR 15 GALLON PLANTS. INSTALL 1/4" IRRIGATION TUBING, STAKE AND BUG CAP TO EACH PLANT.
⊙	RAIN BIRD ROOT WATERING TUBE (18") WITH .50 GPM BUBBLER, 4" GRATE. RWS-M-B-1402. INSTALL 1 PER TREE.
-----1"	3/4" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE, BURY 18" DEEP.
-----1/2"	CLASS 200 PVC LATERAL LINE, SIZE PIPE AS NOTED. BURY 12" BELOW FINISH GRADE MINIMUM.
⊠	BACKFLOW PREVENTION DEVICE: FEBCO 765 PRESSURE VACUUM BREAKER, 1" SIZE. INSTALL ON COPPER RISER, 18" ABOVE FINISH GRADE.
⊕	WEATHERMATIC 21000 CONTROL VALVES WITH FLOW CONTROL.
2	INDICATES VALVE STATION (IRRIGATION ZONE)
1"F	INDICATES VALVE SIZE, F = "WYE" FILTER AFTER VALVE
2 gpm	INDICATES FLOW RATE IN GALLONS PER MINUTE
30 PSI	INDICATES MINIMUM OPERATIONAL PRESSURE
⊕	3/4" BRASS HOSE BIB ON 3/4" COPPER RISER. ATTACHED TO WALL 16" ABOVE FINISH GRADE.
C	RAIN BIRD ESP-SMTe, 8 STATIONS SMART CONTROLLER WITH WEATHER SENSOR. MOUNT WEATHER SENSOR ON TOP OF SIDE FENCE, AS RECOMMENDED BY MANUFACTURER. ENSURE SENSOR IS FREE FROM OBSTRUCTIONS TO ALLOW FOR COLLECTION OF ACCURATE MEASURE OF RAINFALL.
□	TORO FLOW SENSOR, TFS-100 (1"), WIRE TO IRRIGATION CONTROLLER

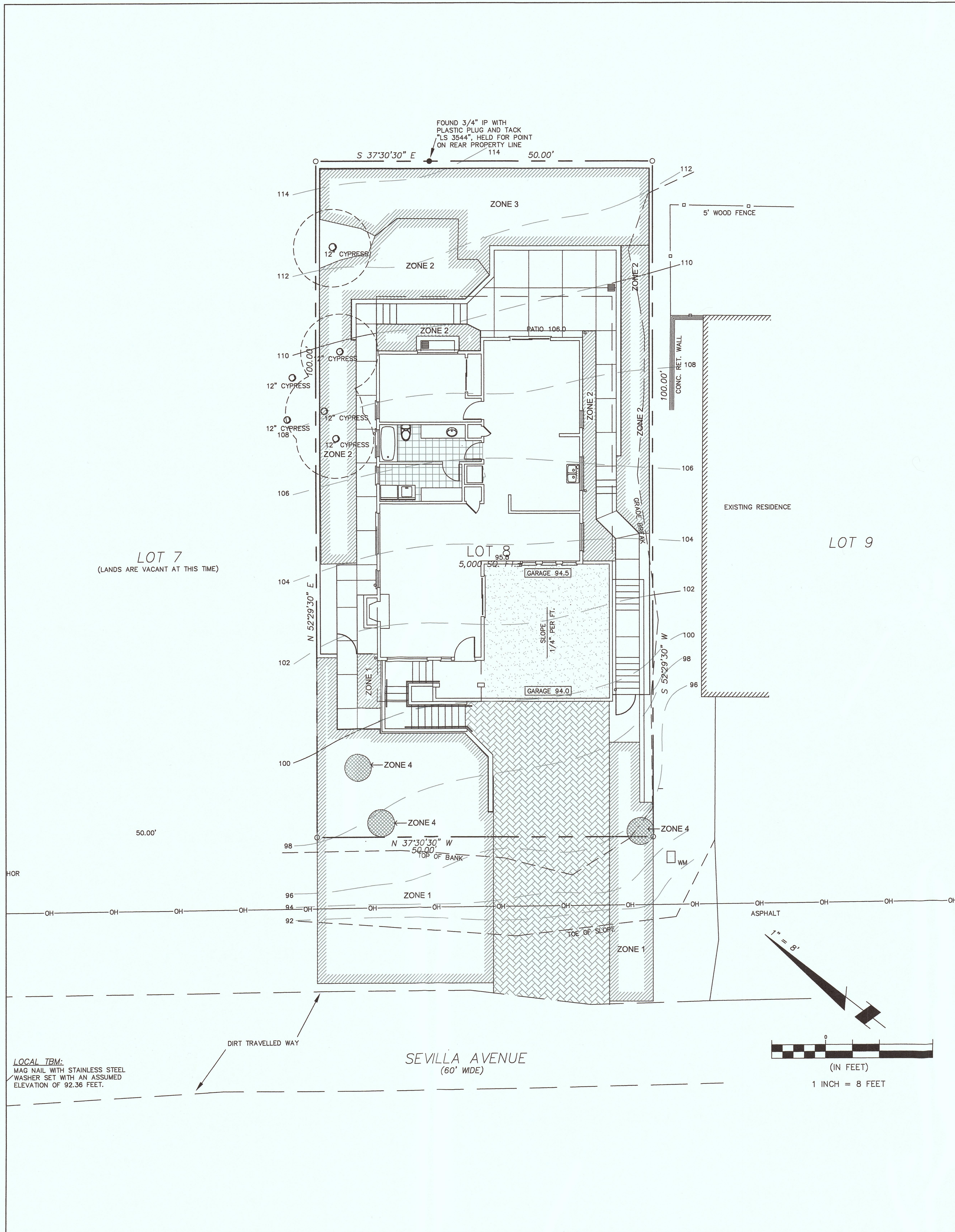
- IRRIGATION NOTES:**
- CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
  - ALL MAIN LINES AND WIRING UNDER PAVEMENT SHALL BE SLEEVED WITH 24" COVER, 18" COVER FOR LATERAL LINES.
  - TEST PIPES FOR LEAKS BEFORE BACKFILL.
  - MAINTENANCE TO CHECK AND FLUSH VALVE FILTER MONTHLY.

**IRRIGATION STATIONS INFORMATION**

VALVE #	VALVE SIZE	FLOW RATE (GPM)	APPLICATION RATE (IN/HR)	DESIGN OPERATION PRESSURE (PSI)	HYDROZONE / PLANT TYPES
1	1"	11	N/A (DRIP)	30 PSI	Low / shrubs
2	1"	10	N/A (DRIP)	30 PSI	Moderate / shrubs
3	1"	9	N/A (DRIP)	30 PSI	Low / shrubs
4	3/4"	2	BUBBLER	30 PSI	Low / tree

IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M.

**LOCAL TBM:**  
 MAG NAIL WITH STAINLESS STEEL WASHER SET WITH AN ASSUMED ELEVATION OF 92.36 FEET.



**WATER EFFICIENT LANDSCAPE WORKSHEET**

Reference Evapotranspiration (Eto)	34						
Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
1 / low water use shrubs	0.3	drip	0.81	0.37	1214	449.63	9478.19
2 / moderate water use	0.5	drip	0.81	0.62	715	441.36	9303.83
3 / low water use	0.3	drip	0.81	0.37	497	184.07	3880.28
4 / trees, low water use	0.3	drip	0.81	0.37	36	13.33	104.10
<b>Totals</b>					<b>2462</b>	<b>1088.40</b>	
<b>Special Landscape Areas</b>							
					1	0	0.00
<b>Totals</b>					<b>0</b>	<b>0</b>	<b>0.00</b>
<b>ETWU Total</b>						<b>22766.40</b>	
<b>Maximum Allowed Water Allowance (MAWA)</b>						<b>28544.43</b>	
Hydrozone #/Planting Description	Irrigation Method	Irrigation Efficiency	ETWU (Annual Gallons Required) = Eto X 0.62 x ETAF x Area				
1.) front Lawn	overhead spray	0.75 for spray head	where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year				
2.) low Water use plantings	or drip	0.81 for drip					
3.) medium water use planting							
<b>MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]</b>				<b>MAWA = 34(0.62)[(0.55 x 2462) + (1-0.55) x 0] = 28544</b>			
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
<b>ETAF Calculations</b>							
<b>Regular Landscape Areas</b>							
Total ETAF x Area	1088.40						
Total Area	2462.00						
Average ETAF	0.442078						
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas							
<b>All Landscape Areas</b>							
Total ETAF x Area	1088.40						
Total Area	2462.00						
Sitewide ETAF	0.442078						

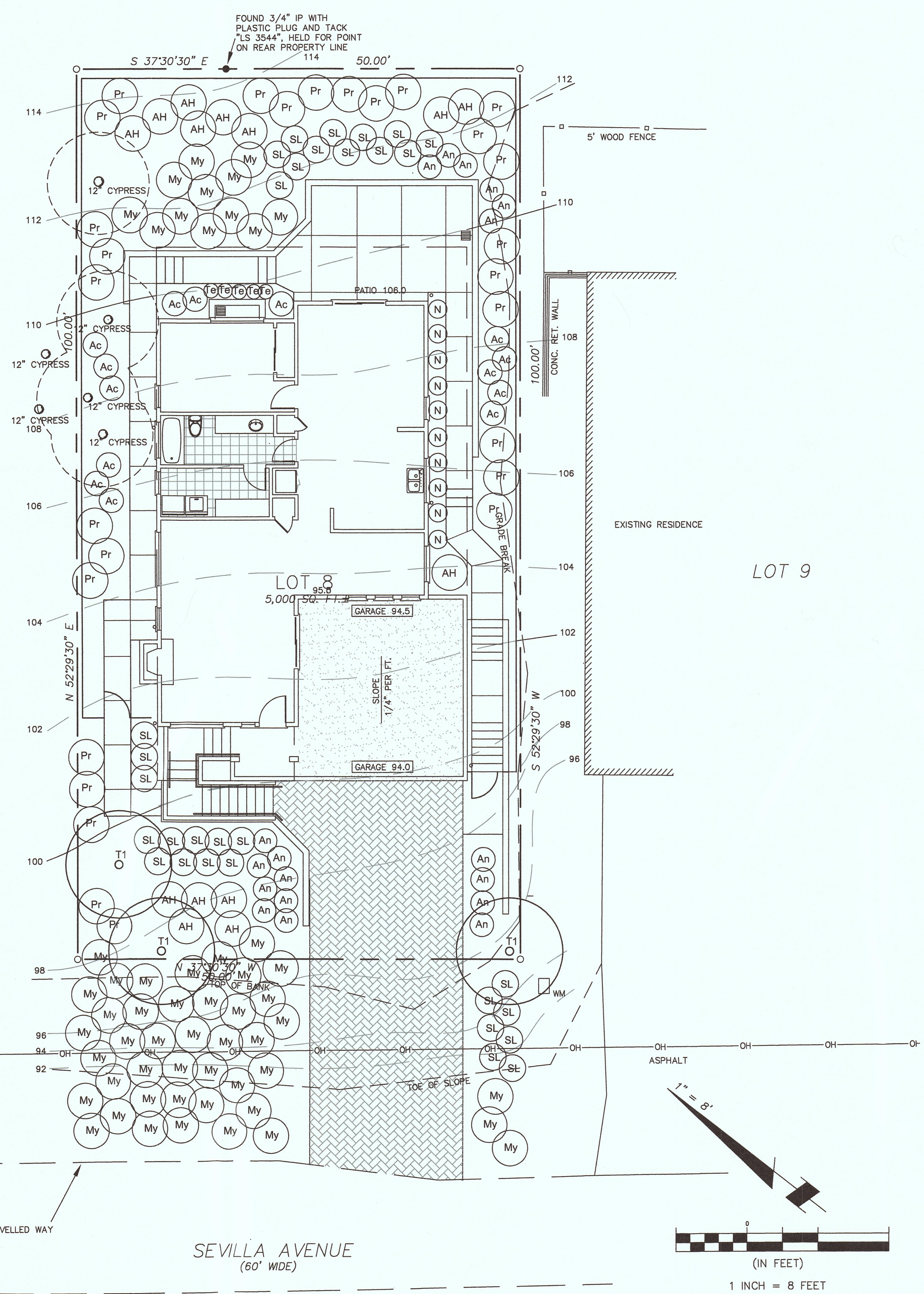
REVISIONS	BY

**ANYI HUANG**  
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 anyi@anylandscape.com  
 650-533-0107

**LANDSCAPE PLANTING PLAN**

**NEW RESIDENCE**  
 438 SEVILLA AVE.  
 EL GRANADA, CALIFORNIA

DATE: 2/28/2017  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: AH  
 PROJECT # 17028  
 SHEET L - 3.0  
 TOTAL SHEETS: 4

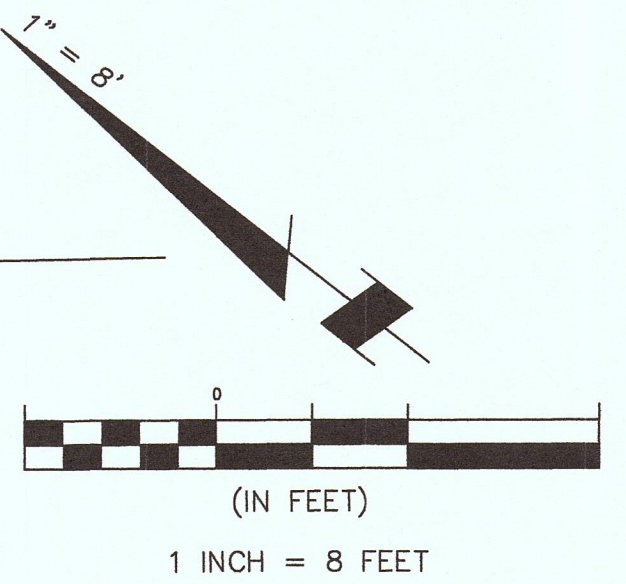


**PLANTING LEGEND**

Key	Botanical Name - Common Name	Quantity	Size	Note	WULCO
Ac	Acanthus mollis - Bear's Breech	14	1 gallon		M
AH	Arctostaphylos densiflora 'Howard McMinn' - Manzanita	14	5 gallon		L
An	Anemanthele lessoniana - New Zealand Wind Grass	18	1 gallon		M
My	Myoporum 'Putah Creek' - Myoporum	55	1 gallon		L
N	Nandina domestica 'Gulf Stream' - Heavenly Bamboo	10	5 gallon		L
Pr	Prunus caroliniana - Carolina Cherry	28	5 gallon		L
SL	Salvia lucanthea 'Santa Barbara' - Mexican Sage	31	1 gallon		L
Te	Teucrium x lucidrys - Germander	5	1 gallon		L
Tree					
T1	Rhus lancea - African Sumac	2	24" box	standard	L

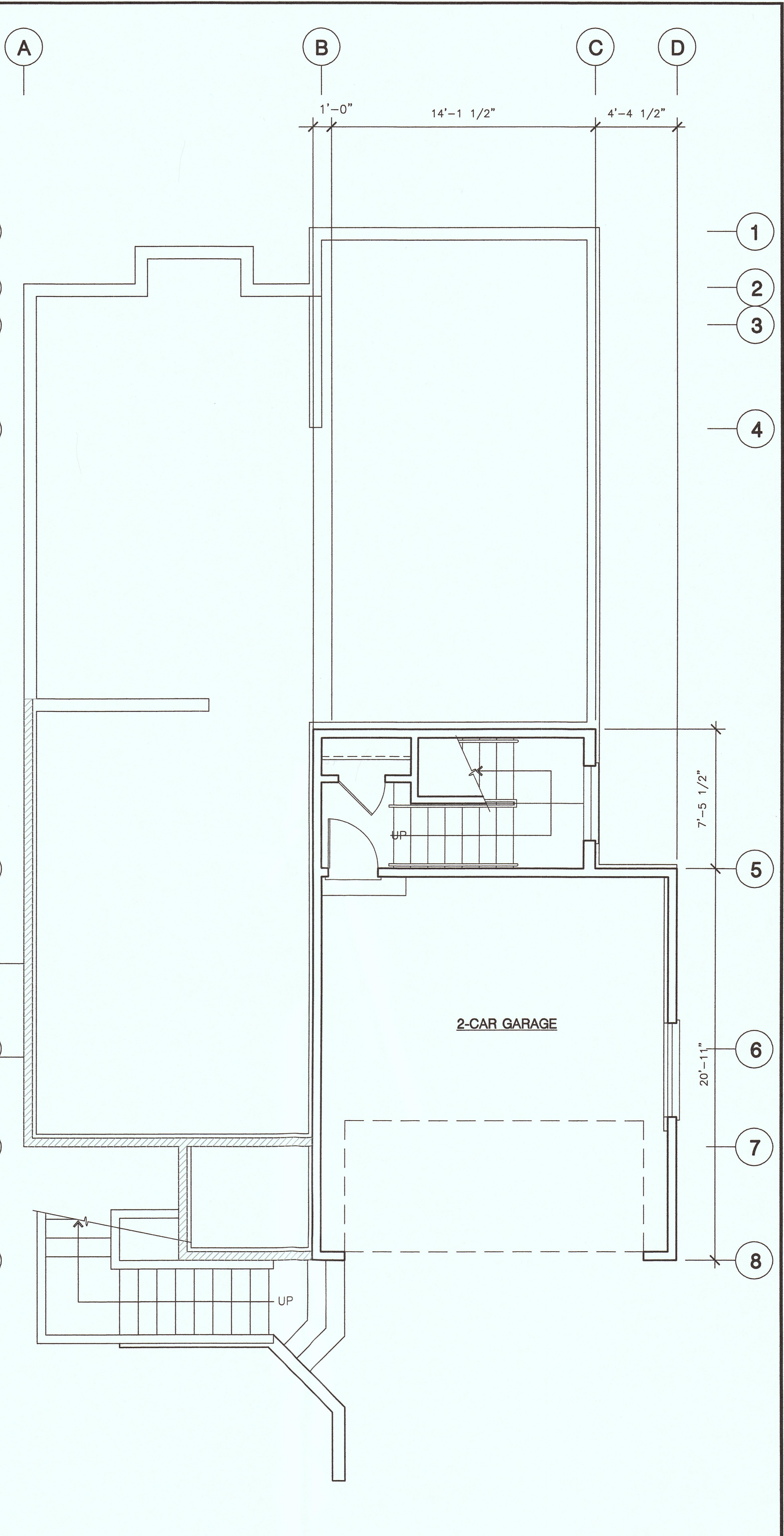
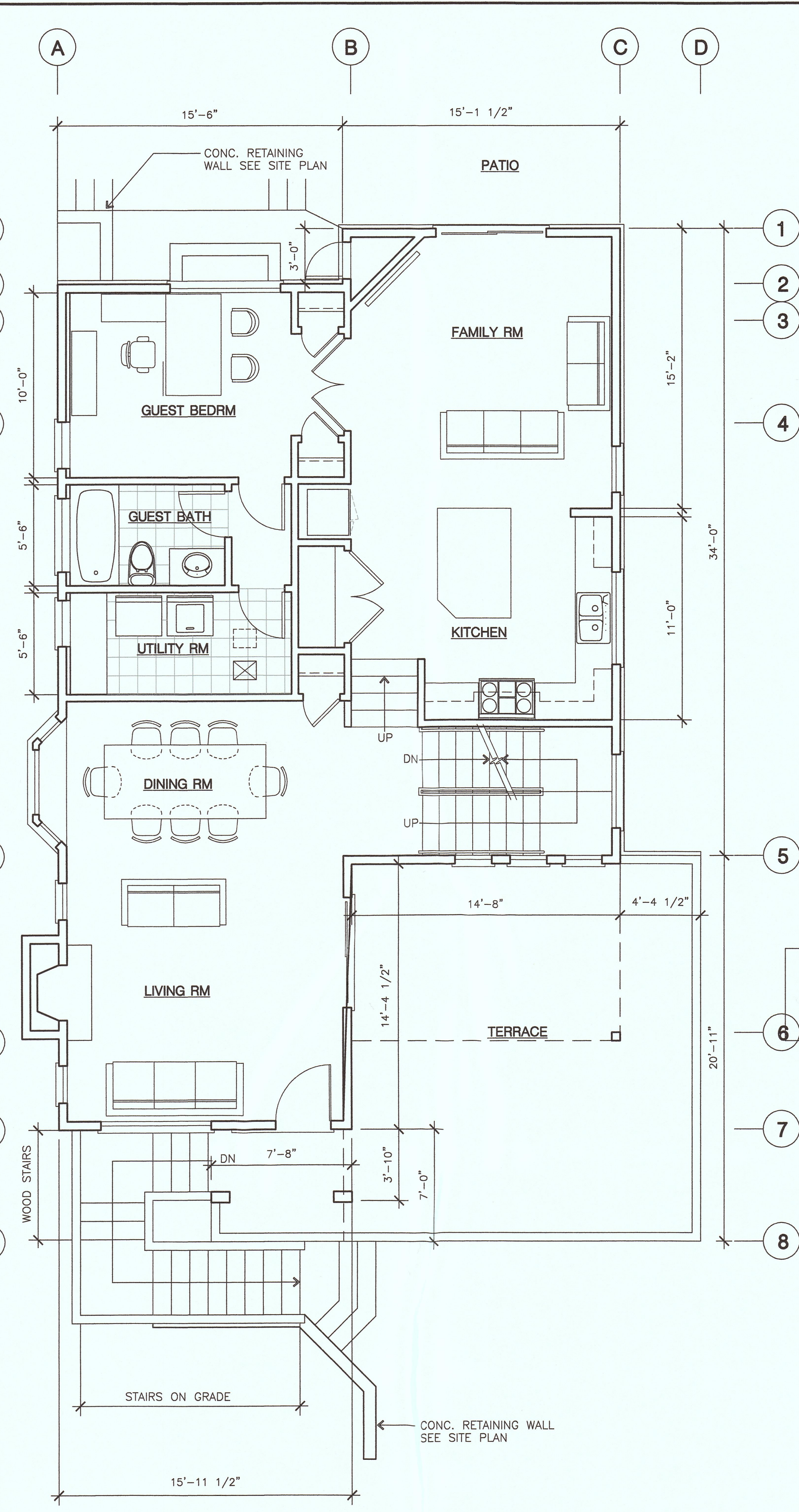
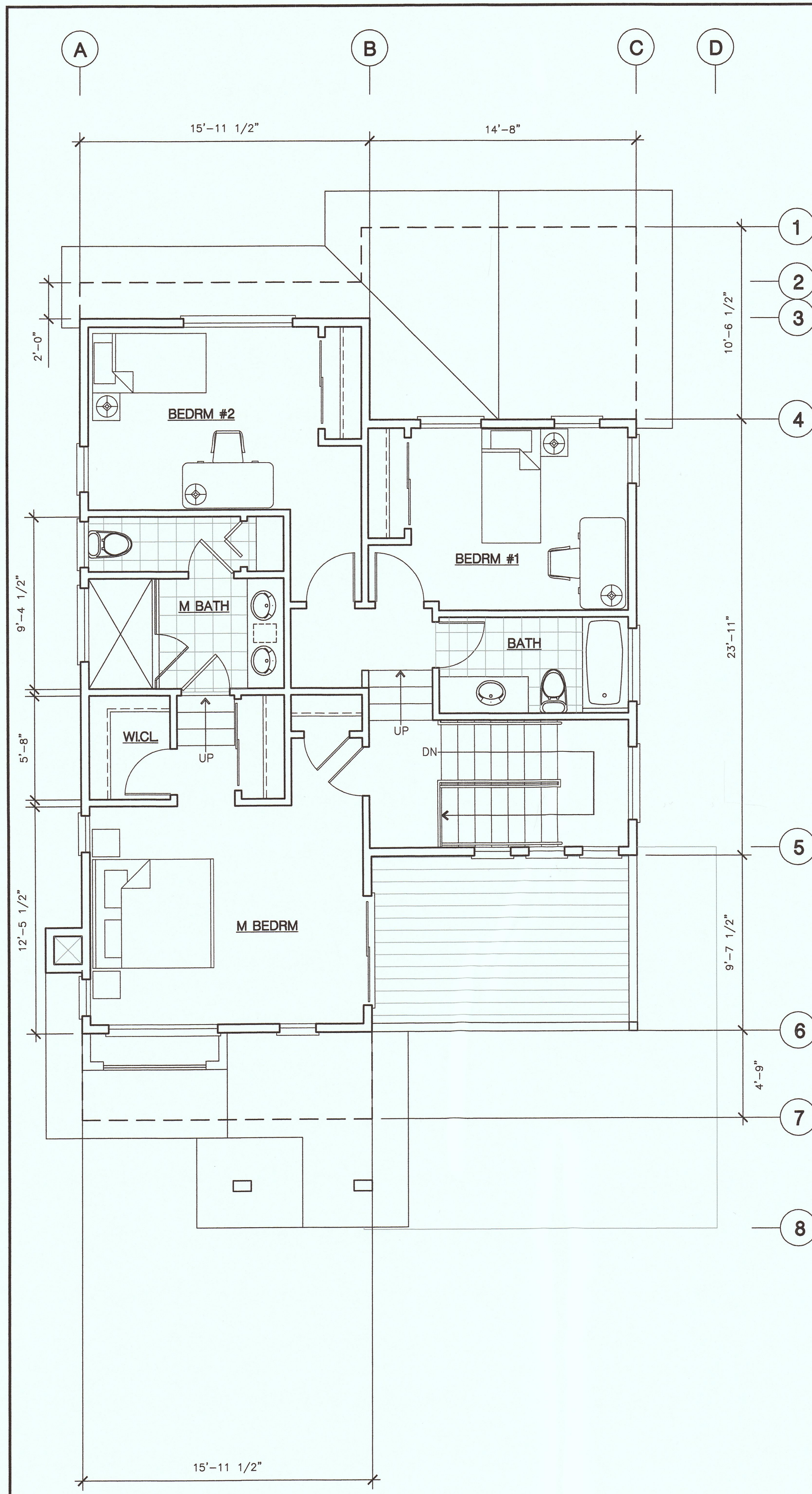
WULCO CATEGORIES OF WATER NEEDS: L = LOW WATER USE, M = MODERATE WATER USE  
 PLANTING NOTES

- Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
  - 6 cubic yards (2" deep) green waste compost
  - 10 LB fertilizer (N16/P6/K8) w/ 2% iron
  - 5 LB sulfate of ammonia
- Areas within the drip line of existing trees and shrubs to remain shall be prepared by hand digging to prevent damage to any roots.
- Finish grade in shrub and groundcover areas shall be 1" below adjoining paving or header, and 1/2" below at artificial turf areas.
- All nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
- Mulch all planted areas with a 3" thick layer of medium recycled wood chips, provide sample for approval.
- The landscape architect and the owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
- Plant locations are diagrammatic, and are subject to change in the field by the landscape architect. The landscape architect and the owner reserve the right to make substitutions, additions and deletions in planting schedule while the work is in progress. Such changes shall be accompanied by equitable adjustments in the contract price, if and when necessary.
- Landscape architect to approve plant locations prior to planting.
- The contractor shall maintain the site for 60 calendar days following the acceptance of the work by the landscape architect, and shall make corrections, repairs, and replacements to the planting and irrigation, if needed, as recommended by the landscape architect at the completion of the maintenance period.
- The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner. The area shall be kept free of debris and all planted area shall be weeded and cultivated at intervals of not more than 2 weeks. All planted areas shall receive a complete fertilizer, 16-6-8, at the rate of 1 pound per 1000 square feet, once a month. Watering, spraying, and pest control, as may be required, shall be included in the maintenance period.



LOCAL TBM:  
 MAG NAIL WITH STAINLESS STEEL  
 WASHER SET WITH AN ASSUMED  
 ELEVATION OF 92.36 FEET.





REVISIONS	
△	DESIGN REV. 3-6-17
△	DESIGN REV. 7-31-17
△	
△	
△	
△	

**DL Architectural & Planning**  
616 RAMONA ST. STE 21  
PALO ALTO, CA (650) 321-2808

**NEW RESIDENCE**  
FOR: John & Holly Reavill  
438 SEVILLA AVENUE  
SAN MATEO COUNTY, CA

**PROPOSED FLOOR PLANS**

DATE	2-1-2017
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	SK-2
OF SHEETS	OF

REVISIONS	
△	DESIGN REV. 3-6-17
△	
△	
△	
△	

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**NEW RESIDENCE**  
 FOR: John & Holly Reavill  
 438 SEVILLA AVENUE  
 SAN MATEO COUNTY, CA

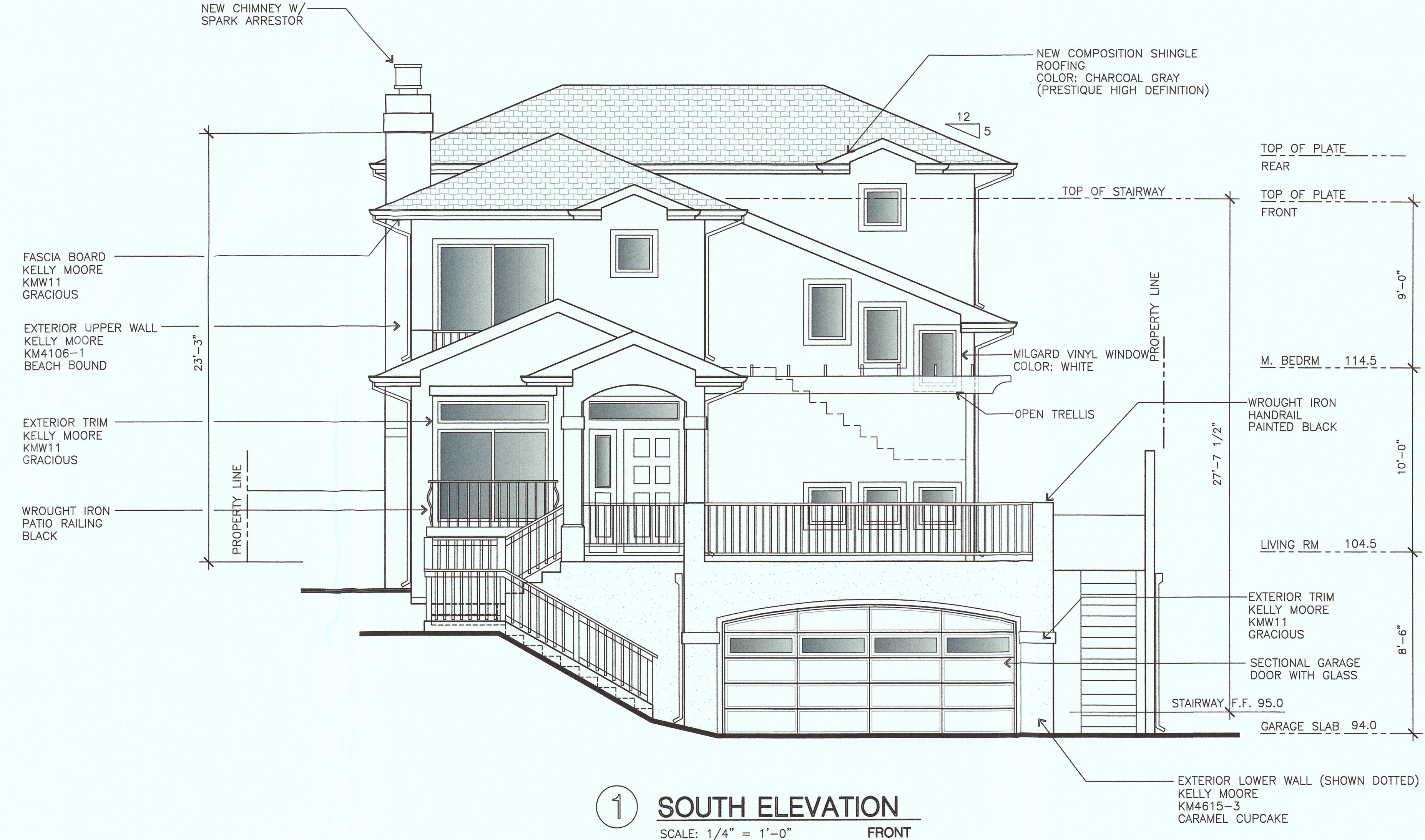
**PROPOSED BUILDING ELEVATIONS**

DATE	2-1-2017
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	-

**SK-3**  
 OF SHEETS



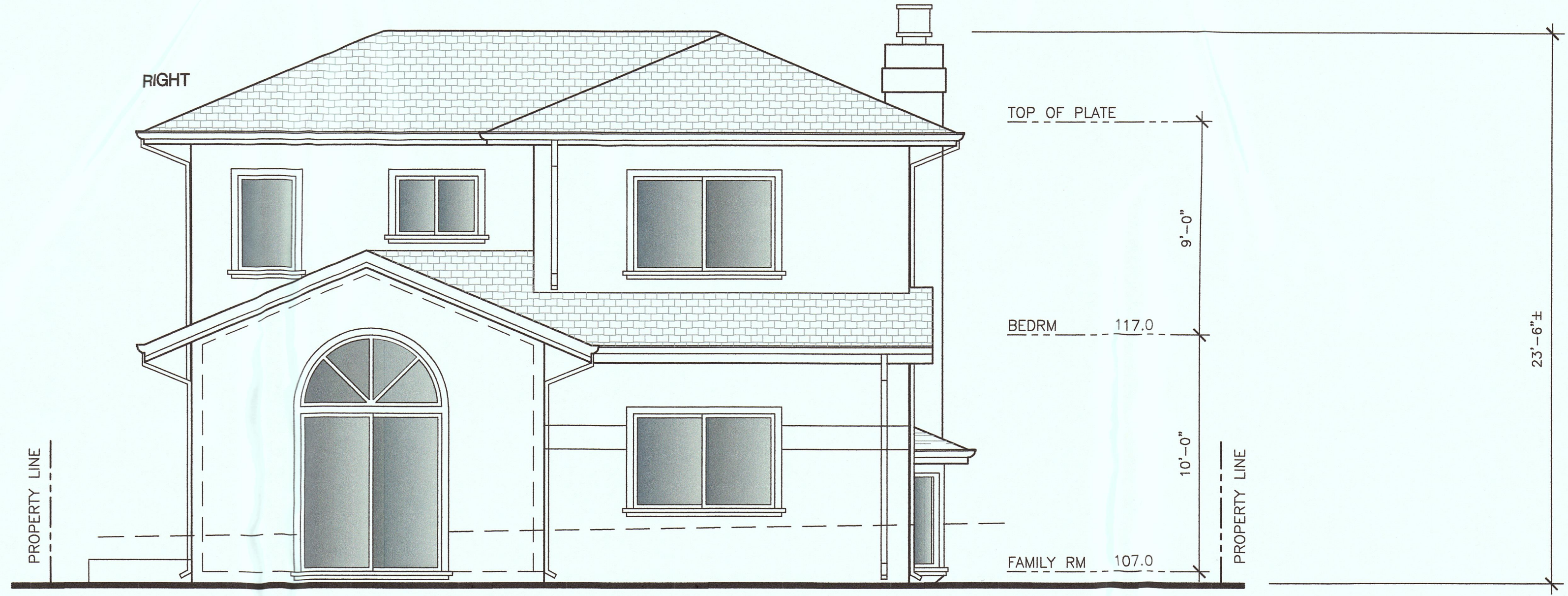
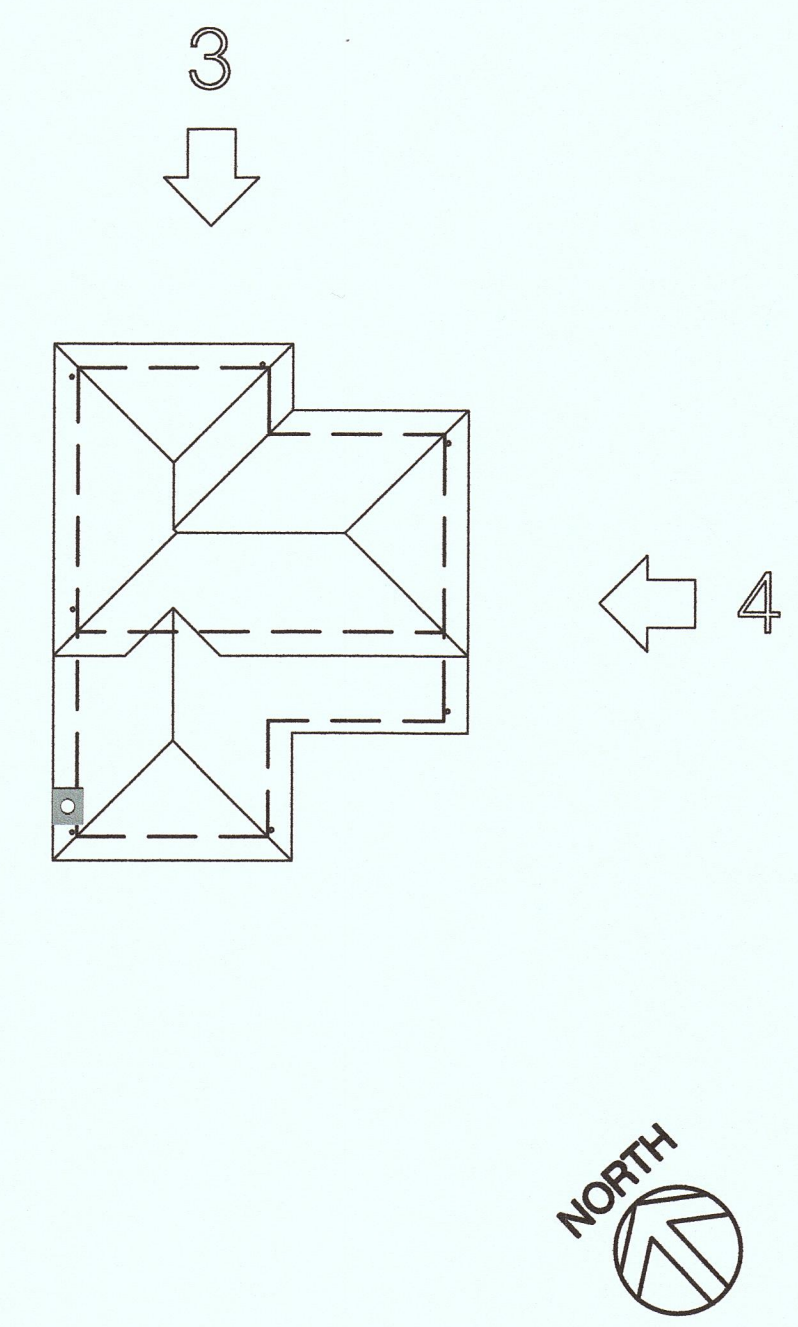
**2 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0" LEFT



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



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



③ **NORTH ELEVATION**  
SCALE: 1/4" = 1'-0" (REAR)

REVISIONS	
△	DESIGN REV 3-6-17
△	
△	
△	
△	

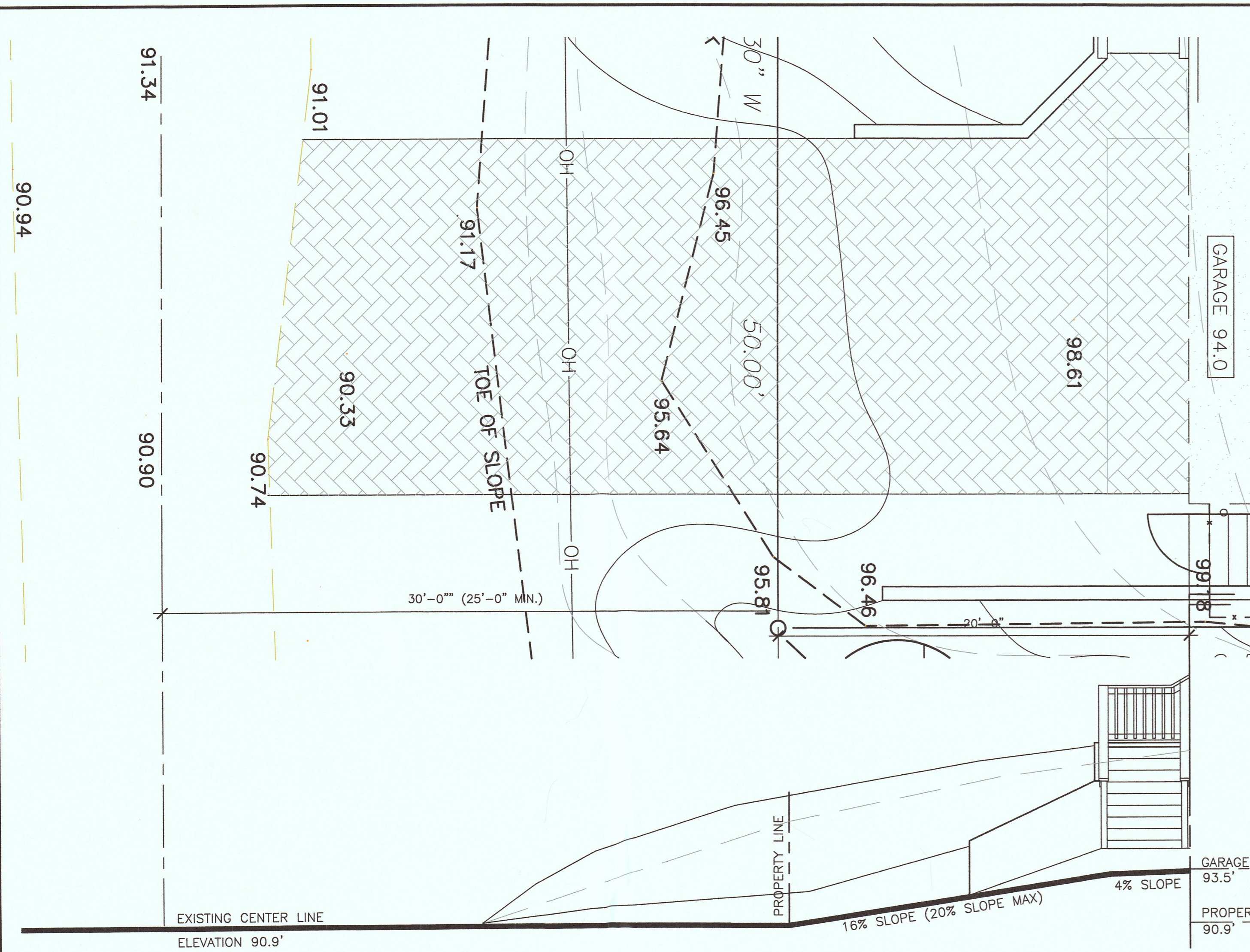
**DL Architectural & Planning**  
616 RAMONA ST. STE 21  
PALO ALTO, CA (650) 321-2808

**NEW RESIDENCE**  
FOR: John & Holly Reavill  
488 SEVILLA AVENUE  
SAN MATEO COUNTY, CA

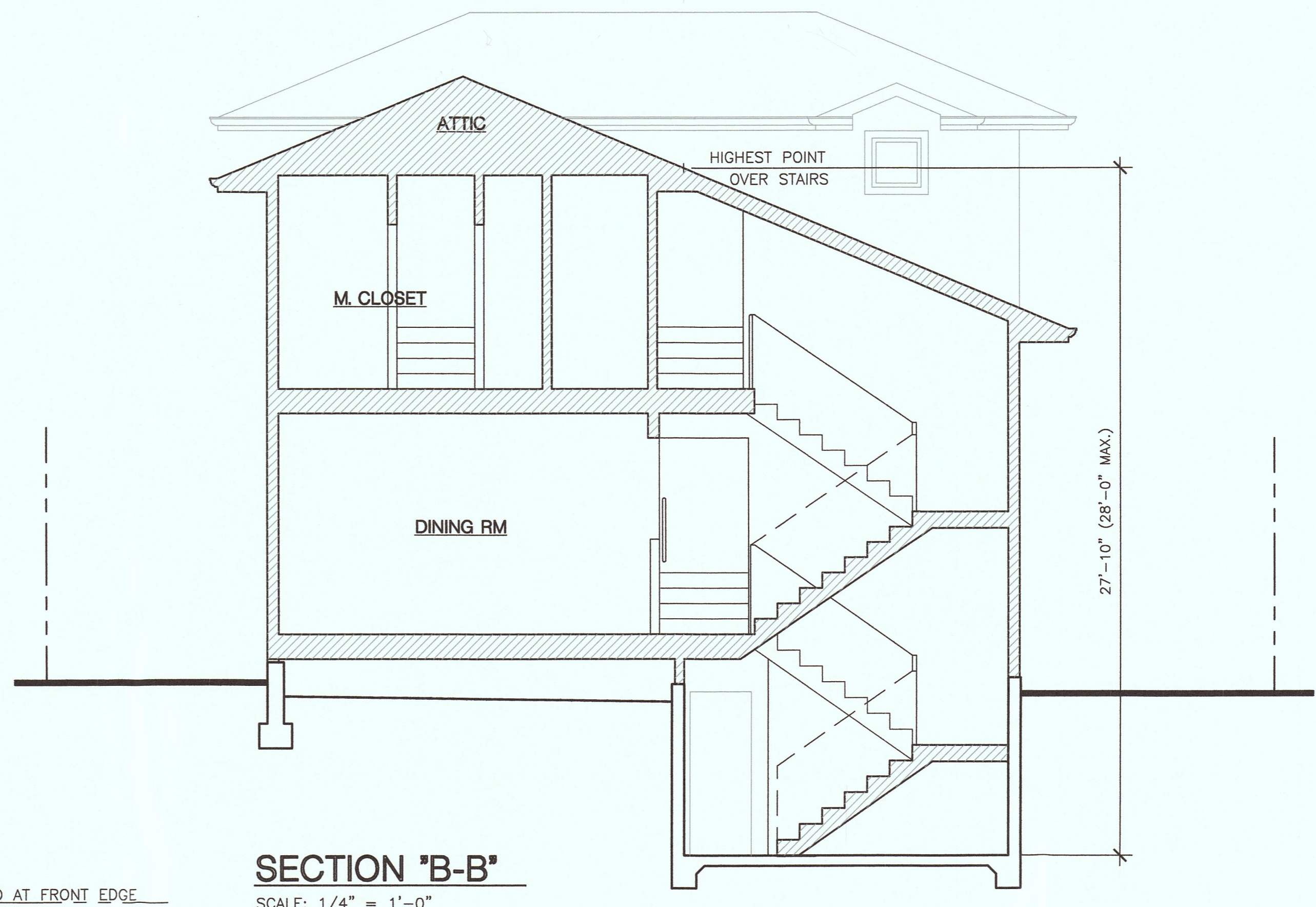
**PROPOSED BUILDING ELEVATIONS**

DATE	2-1-2017
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	-

SK-4  
OF SHEETS

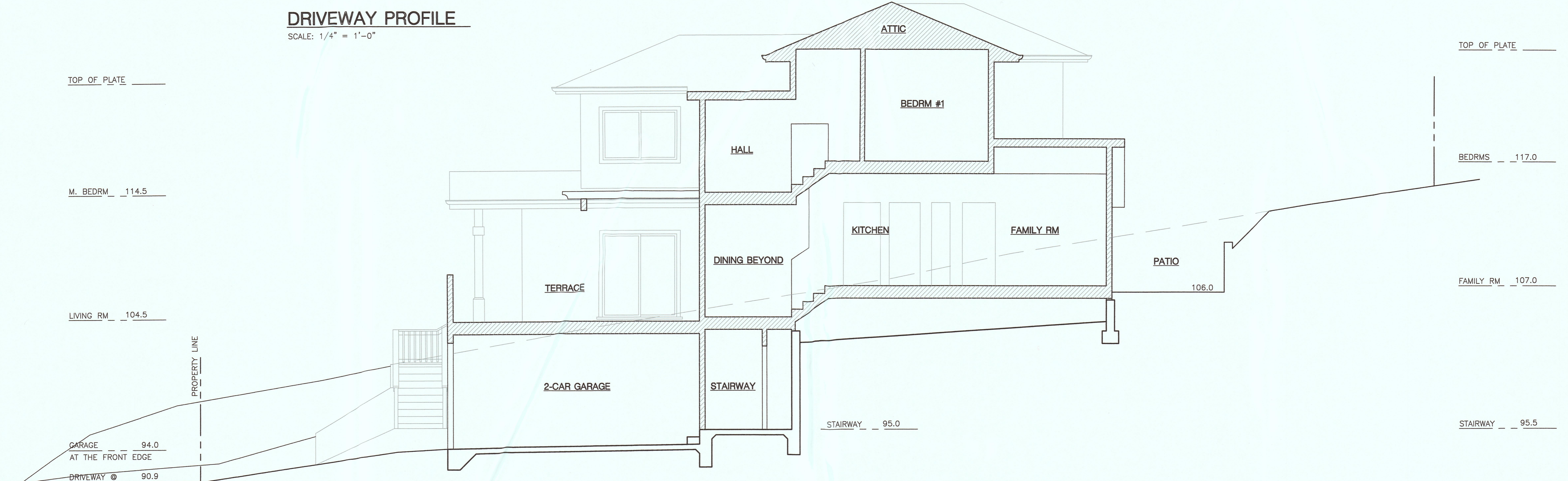


**DRIVEWAY PROFILE**  
SCALE: 1/4" = 1'-0"



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

TOP OF PLATE	_____
M. BEDRM	114.5
LIVING RM	104.5
STAIRWAY	95.5



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

TOP OF PLATE	_____
BEDRMS	117.0
FAMILY RM	107.0
STAIRWAY	95.5

TOP OF PLATE	_____
M. BEDRM	114.5
LIVING RM	104.5
GARAGE AT THE FRONT EDGE	94.0
DRIVEWAY @ PROPERTY LINE	90.9

REVISIONS	
DESIGN REVISION	DATE
△	3-6-17
△	
△	
△	
△	

**DL Architectural & Planning**  
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PALO ALTO, CA (650) 321-2808

**NEW RESIDENCE**  
FOR: John & Holly Reavill  
438 SEVILLA AVENUE  
SAN MATEO COUNTY, CA

**BUILDING SECTIONS**

DATE	2-1-2017
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	SK-5
OF SHEETS	