

**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ENERGY DISSIPATER - PER DETAIL 3
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- 4" MIN PERFORATED DRAIN PIPE

**GENERAL NOTES**

1. PLANS PREPARED AT THE REQUEST OF: TOM McCAFFREY, OWNER
2. TOPOGRAPHY BY SAVIOR MICALLEF, SURVEYED MARCH, 2020.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (850-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

**DRAINAGE NOTES**

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASINS, AS SHOWN. THE DETENTION BASINS SHALL DRAIN TO AN ENERGY DISSIPATER AT THE BASE OF THE SLOPE, AS SHOWN.
3. THE DETENTION BASINS SHALL BE SOLID PIPES WITH NO PERCOLATION ALLOWED, TO MINIMIZE SLOPE INSTABILITY ON THE STEEP SLOPE.
4. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
5. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

**GRADING NOTES**

CUT VOLUME: 0 CY  
 FILL VOLUME: 0 CY  
 (THERE IS AN EXISTING FOUNDATION WITH RETAINING WALLS THAT WILL BE USED FOR THE NEW HOUSE - NO NEW GRADING ANTICIPATED, EXCEPT FOR POSSIBLE FOUNDATION WORK.)

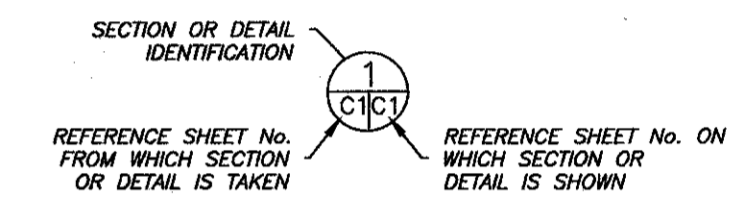
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED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

FLAT ROOF 412.00  
 THIRD FLR: 402.00  
 SECOND FLR: 393.00  
 FIRST FLR: 384.00

**HEIGHT VERIFICATION**

A	431 - 404 = 27
B	427 - 394 = 33
C	412 - 379 = 33
D	413 - 381 = 32
E	414 - 381 = 33
F	412.75 - 379.5 = 32.75
G	411 - 379 = 32
H	401.75 - 369 = 32.75

**SECTION AND DETAIL CONVENTION**

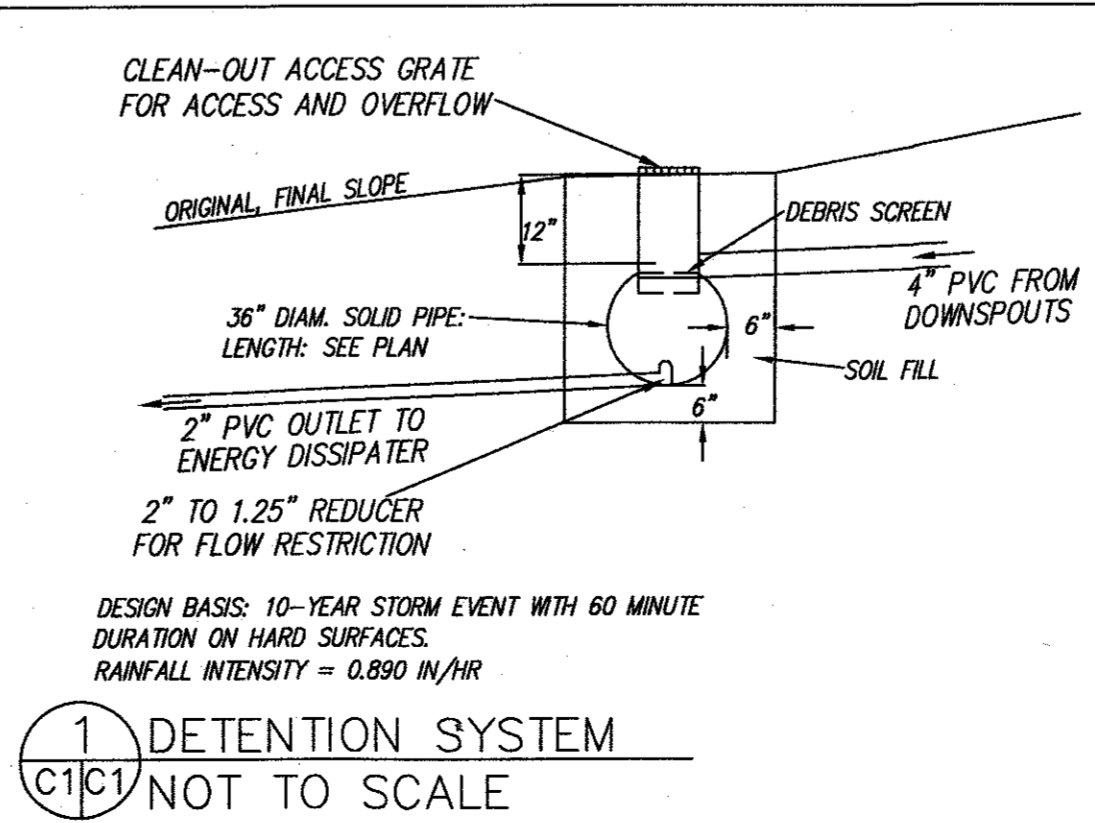
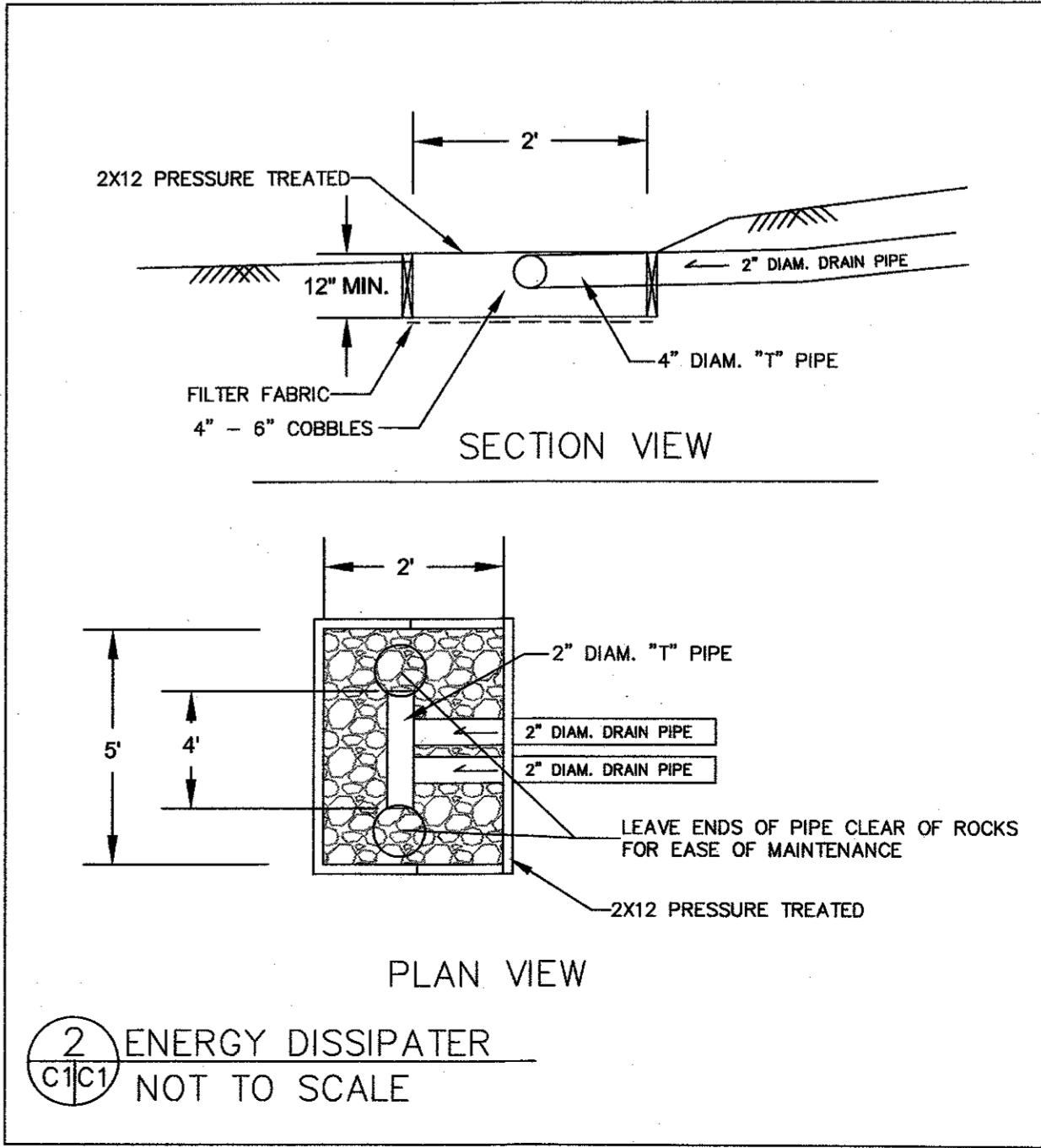


**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 PALM HARBOR, FL 34684  
 PHONE: 888-286-3686  
 FAX: 726-3686

DATE: 5-18-20
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

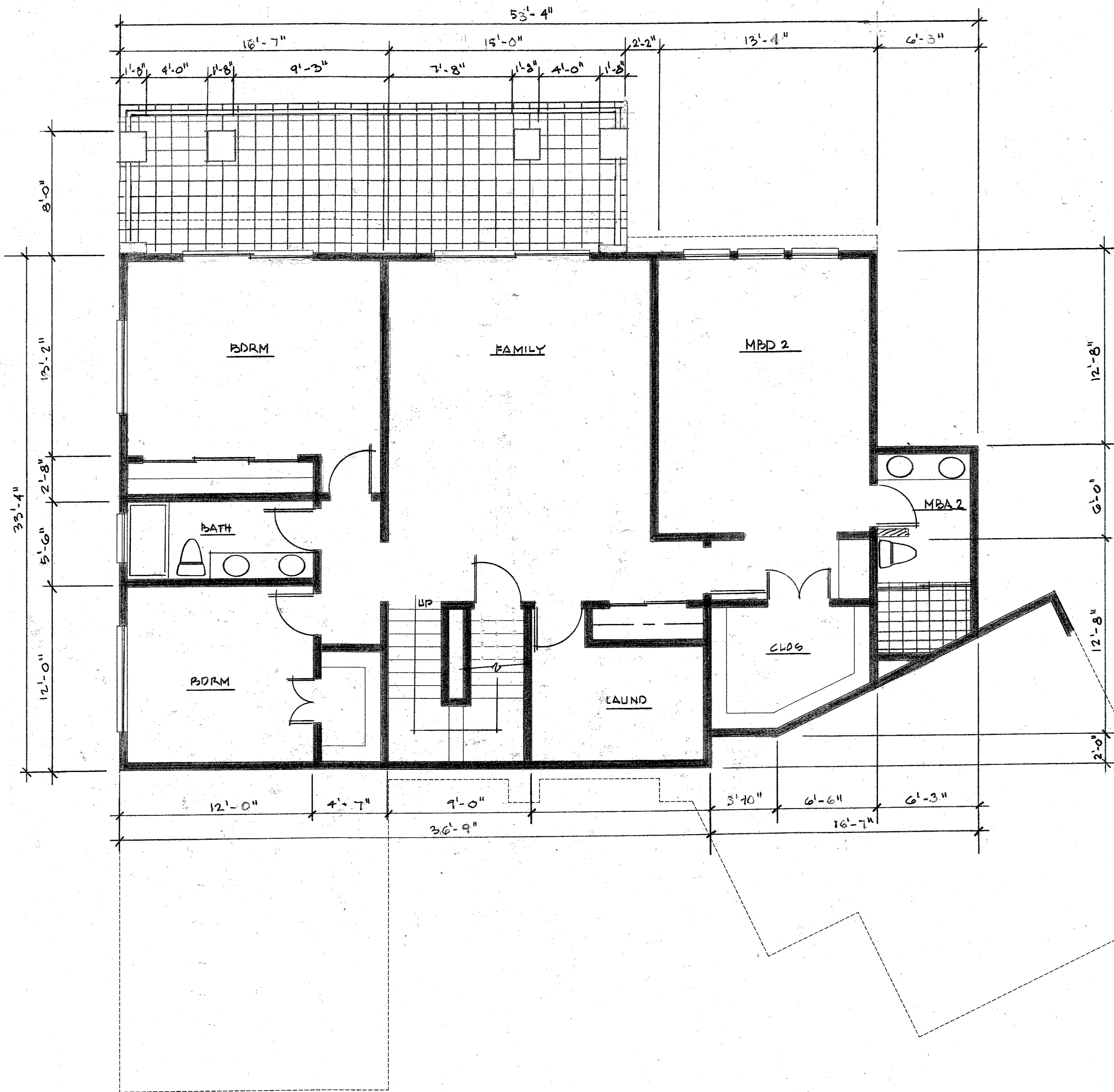
**GRADING AND DRAINAGE PLAN**  
 McCAFFREY PROPERTY  
 415 EL GRANADA BOULEVARD  
 EL GRANADA  
 APN 047-081-860

SHEET  
 C-1



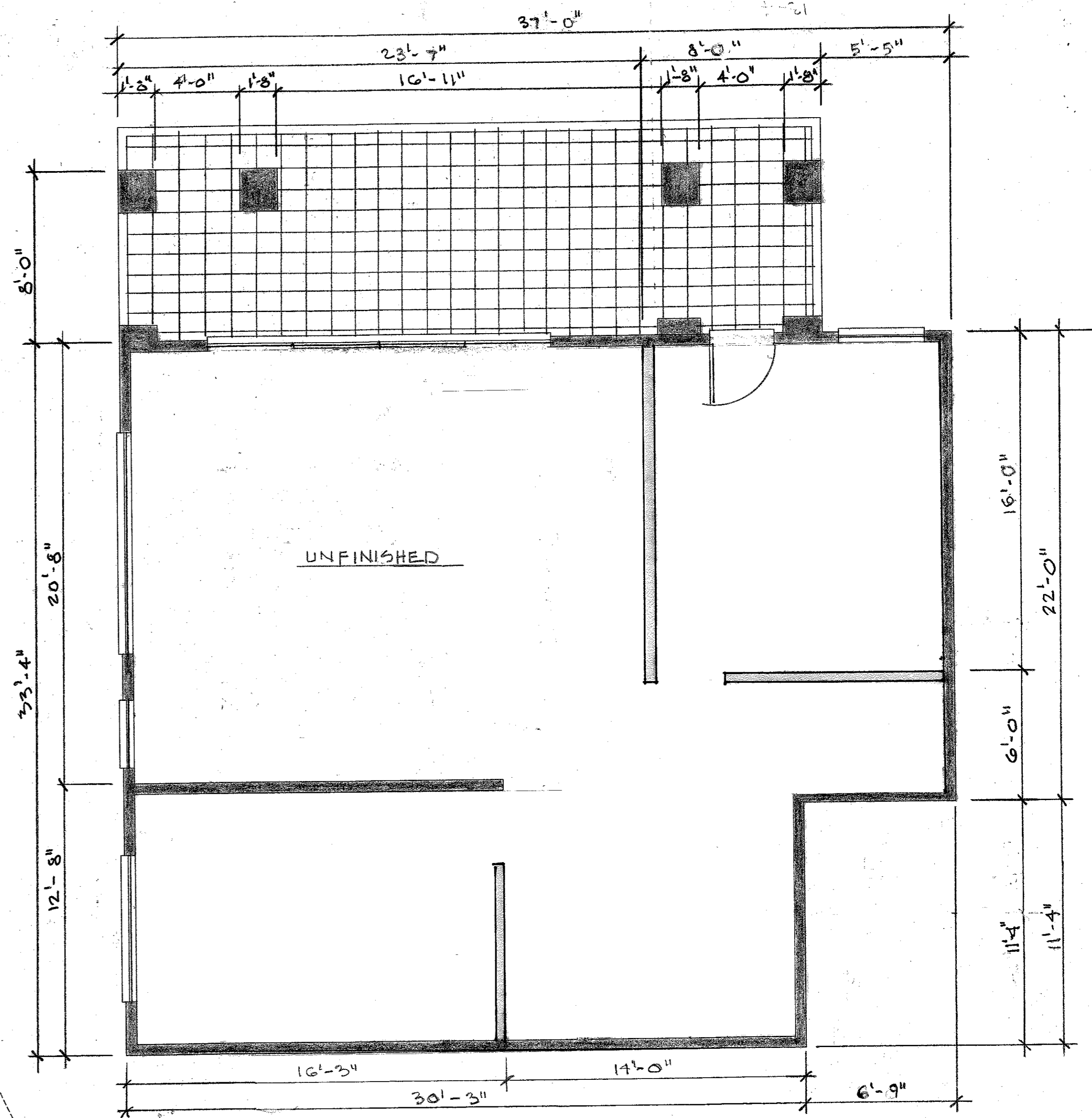
1 DETENTION SYSTEM  
 C1C1 NOT TO SCALE

2 ENERGY DISSIPATER  
 C1C1 NOT TO SCALE



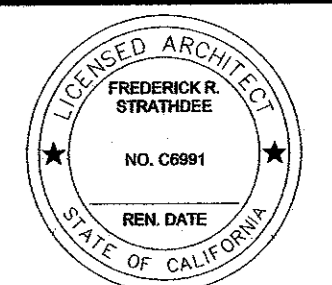
MIDDLE LEVEL FLOOR PLAN

1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN

UNFINISHED BASEMENT 1/4" = 1'-0"

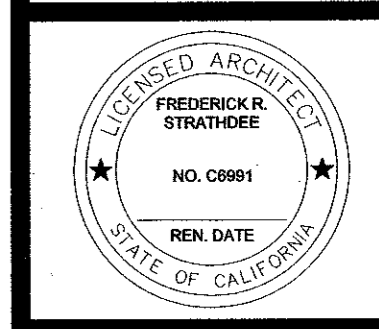
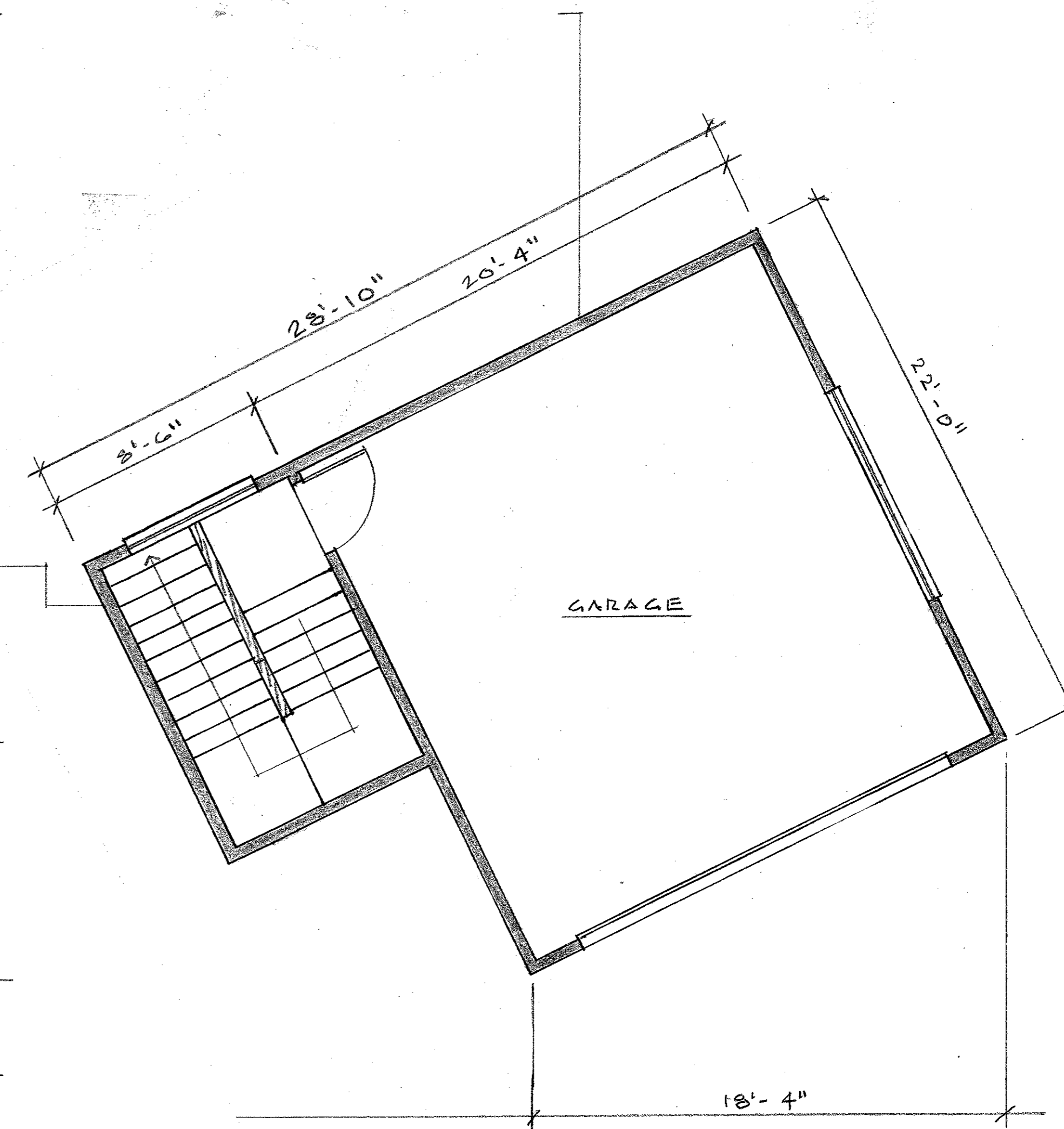
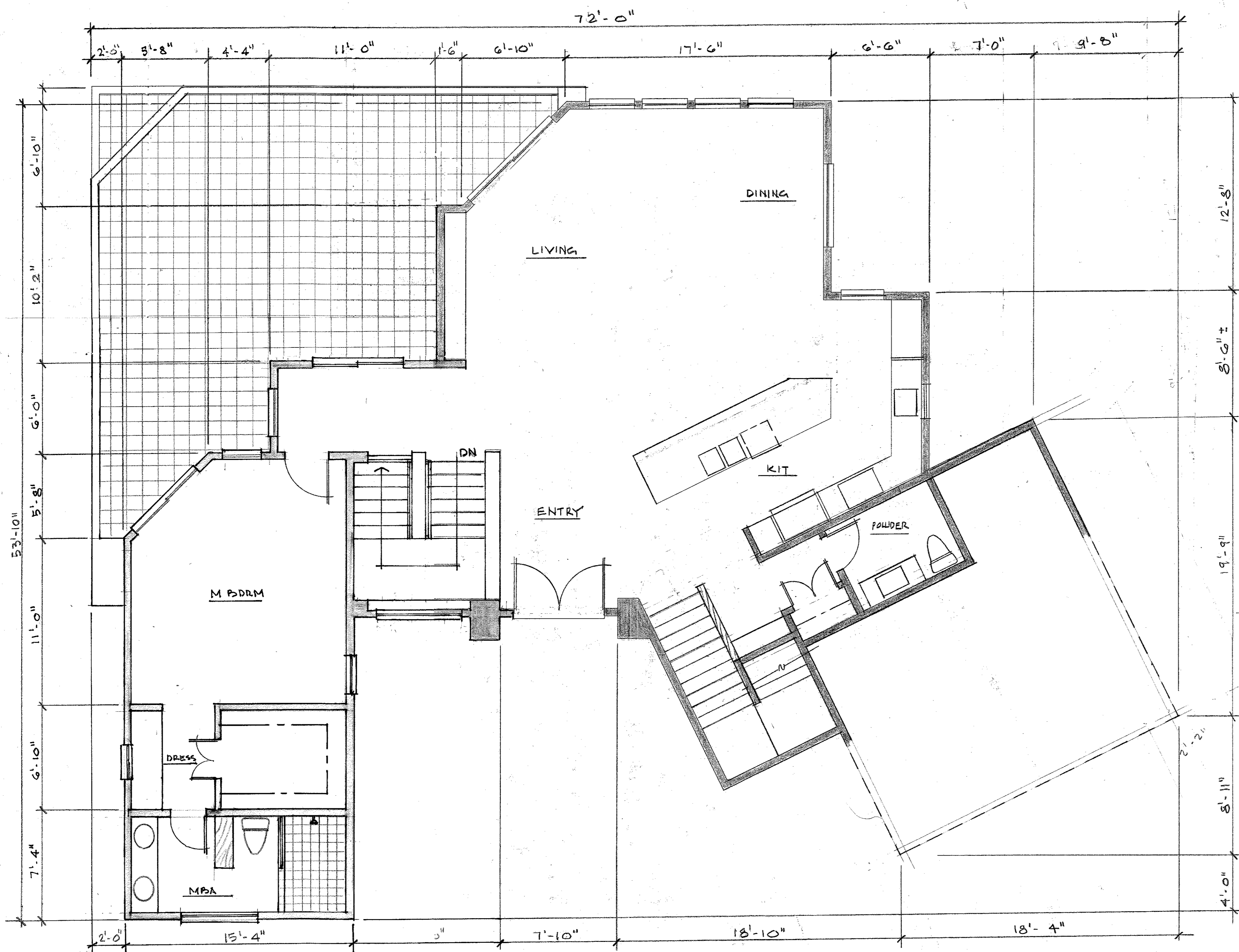


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JOB NO.

NOTE:

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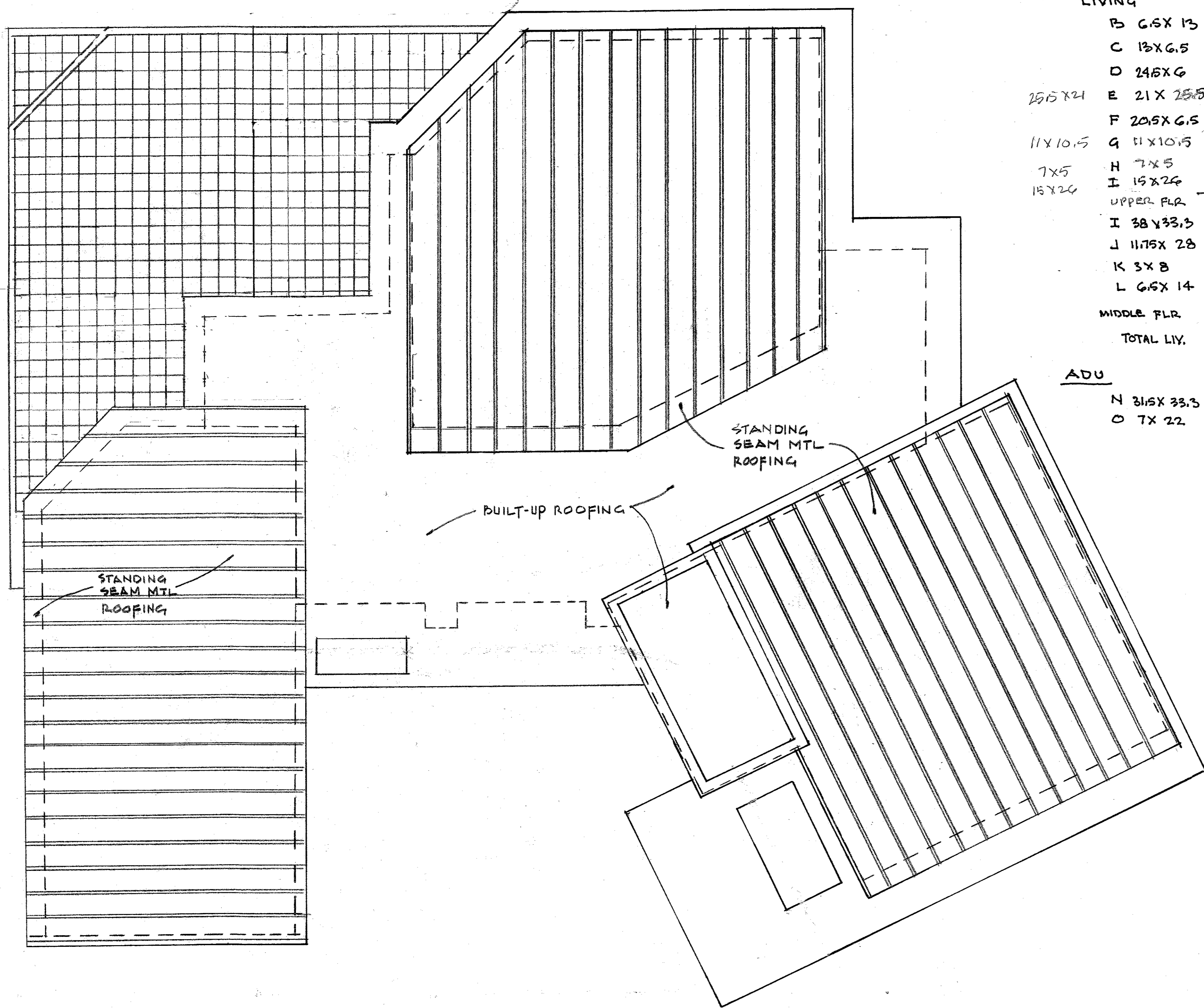


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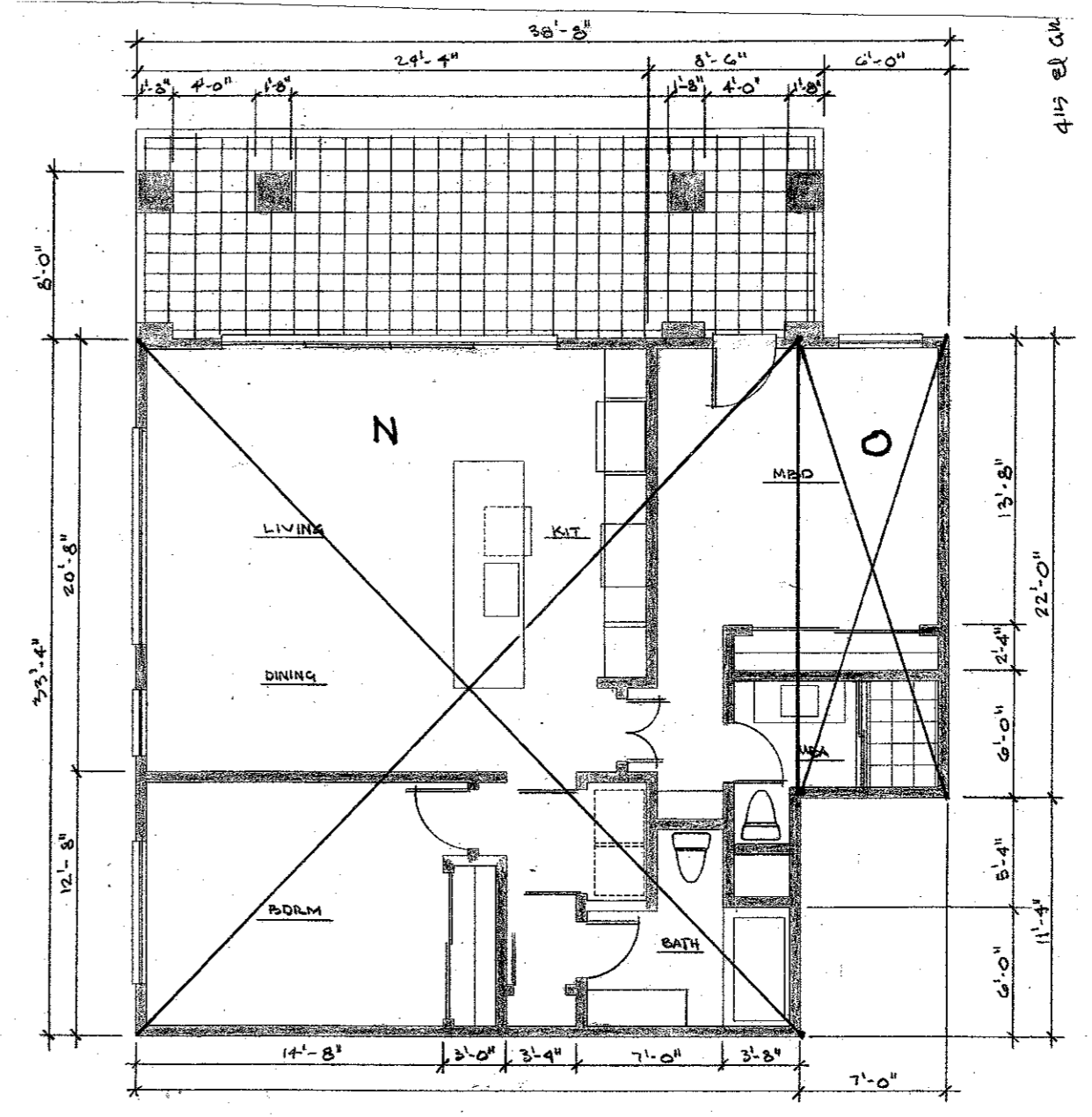
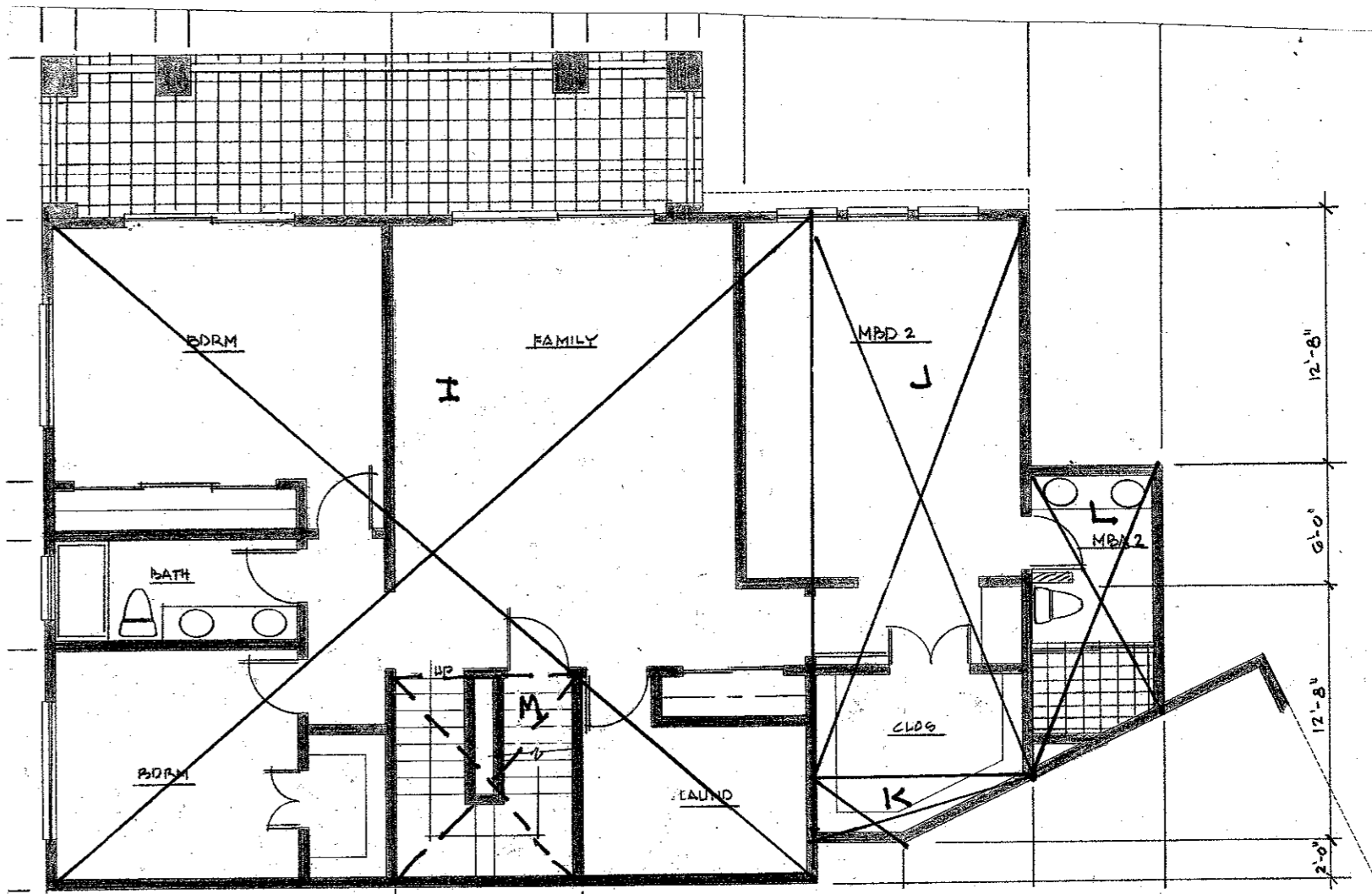
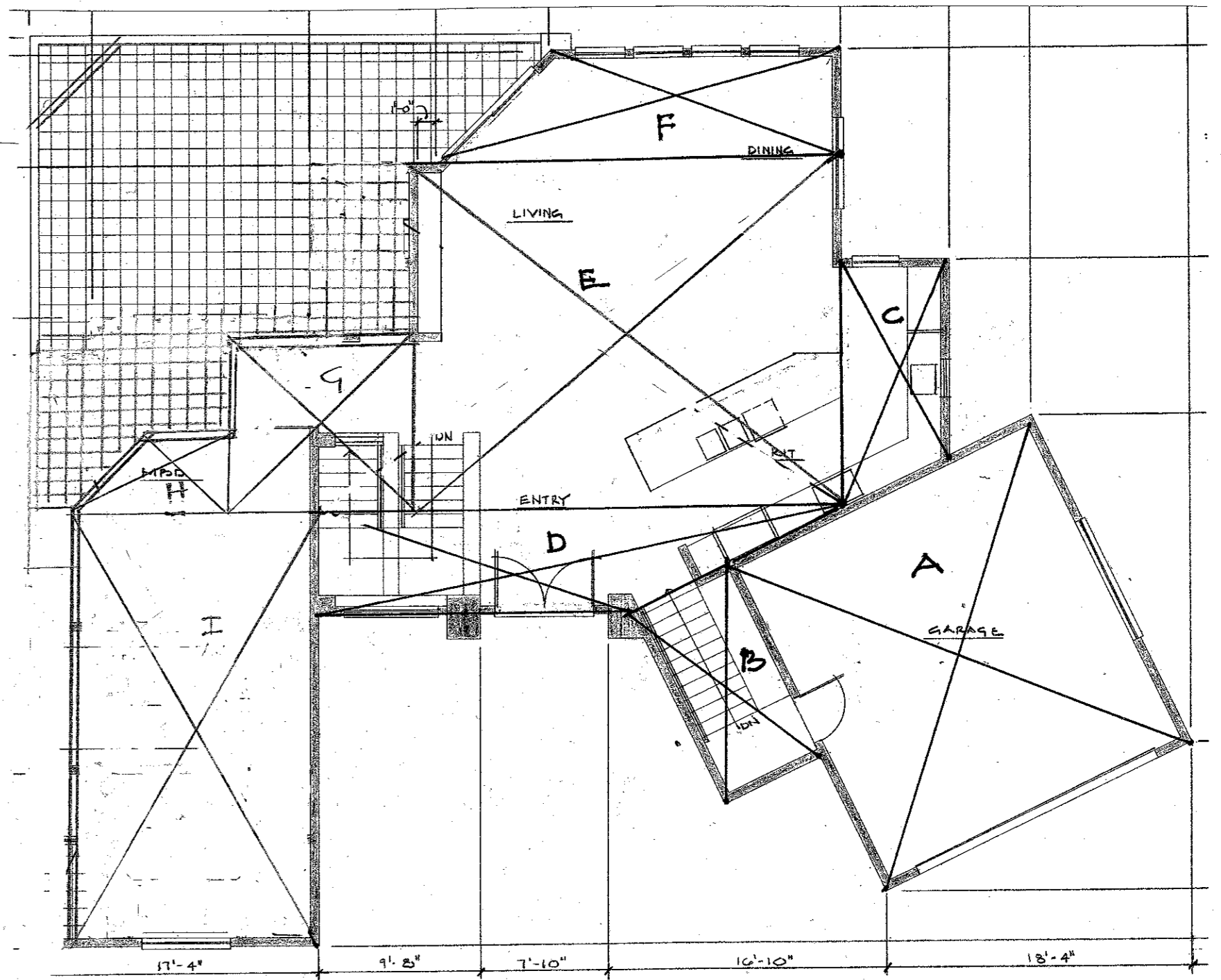
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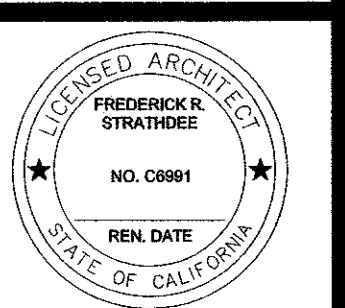
ROOF PLAN  
1/4" = 1'-0"

MAIN UNIT			
GARAGE			
A	20.5X22	451	
LIVING			
B	6.5X13	84.5	
C	13X6.5	84.5	
D	24.5X6	147	
25.5X24	E	21X25.5	533.5
	F	20.5X6.5	133.3
11X10.5	G	11X10.5	113.5
7X5	H	7X5	35
15X26	I	15X26	390
	UPPER FLR		1525.3
	I	38.5X33.3	1265.4
	J	11.75X28	329
	K	3X8	24
	L	6.5X14	91
	MIDDLE FLR		1709.4
	TOTAL LIV.		3234.7

ADU		
N	31.5X33.3	1048.95
O	7X22	154
		1202.95
		34.6%



LOWER LEVEL FLOOR PLAN  
ADU  
1/4" = 1'-0"



ISSUE NO.	DATE
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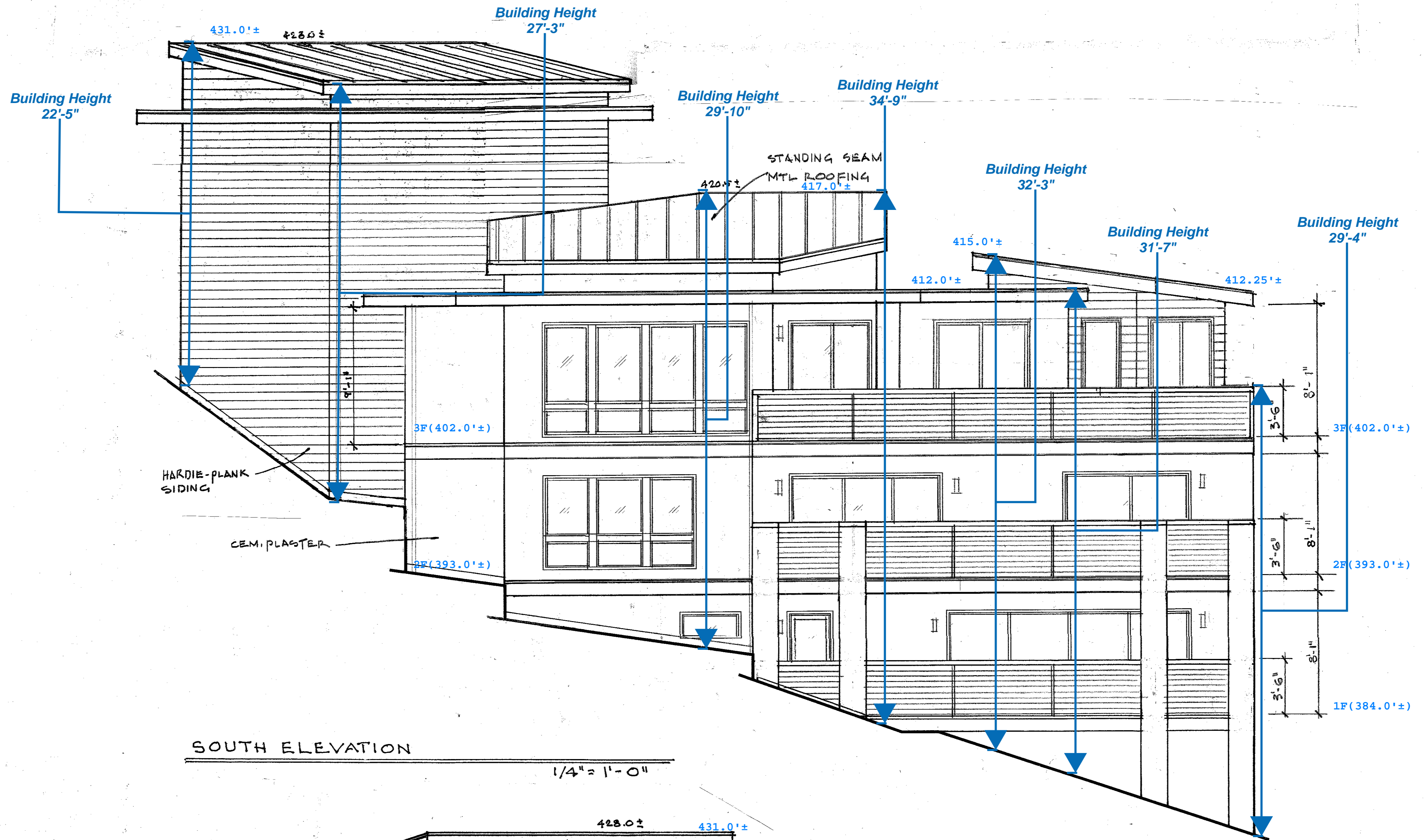
NOTE:

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### ELEVATION KEY

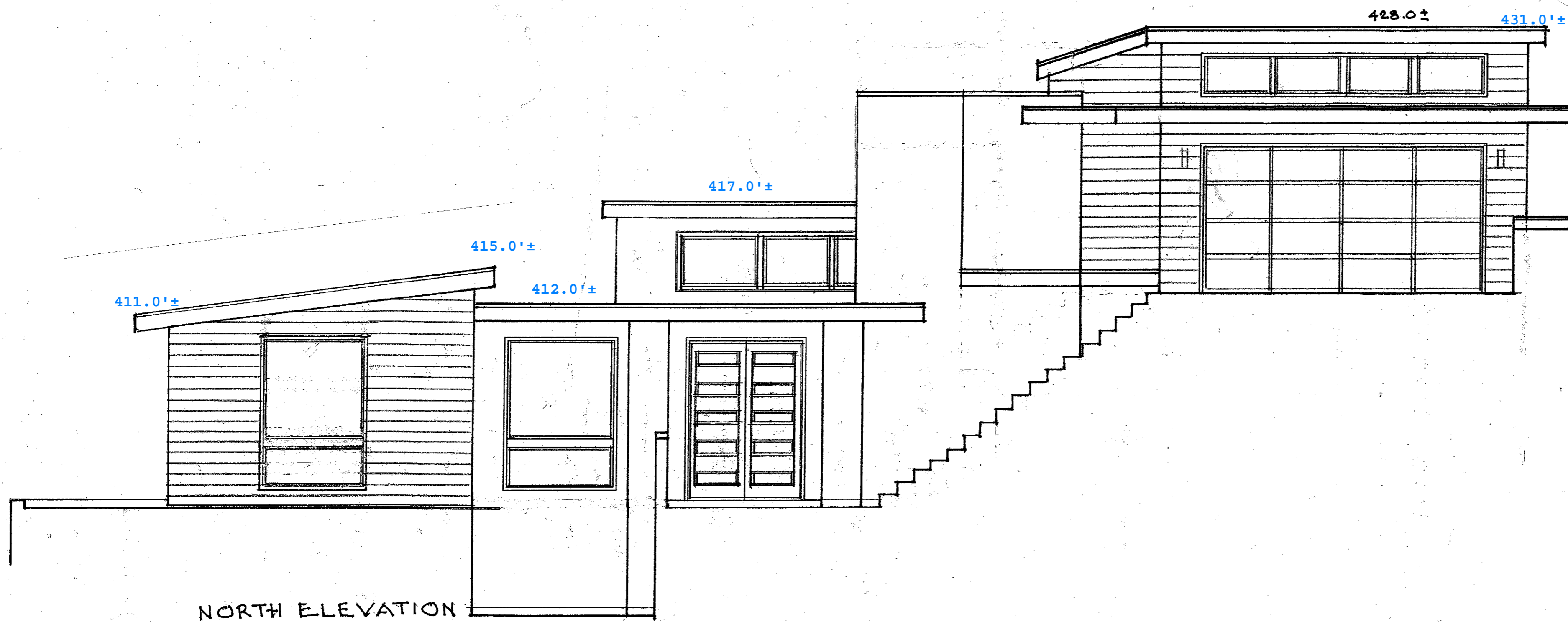
- 1 1 STANDING SEAM METAL ROOFING
- 2 2 FIBER CEMENT SIDING
- 3 3 CEMENT PLASTER SIDING
- 4 4 COMPOSIT WOOD TRIM
- 5 5 VELUX SKYLIGHT
- 6 6 PAINTED FASCIA BOARD AND G.I. GUTTER
- 7 7 SS CABLE RAILING
- 8 8 VINYL WINDOWS WITH MINIMUM ONE PANE TO BE TEMPERED GLASS
- 9 9 SOLID CORE WOOD OR METAL AND TEMPERED GLASS ENTRY DOOR
- 10 10 VINYL SLIDING GLASS DOOR

NOTE: ALL EXTERIOR MATERIALS TO MEET WILDLAND - URBAN INTERFACE REQUIREMENTS



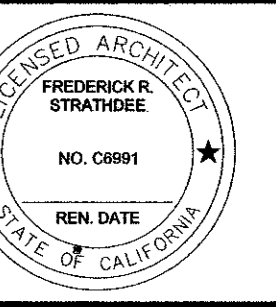
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



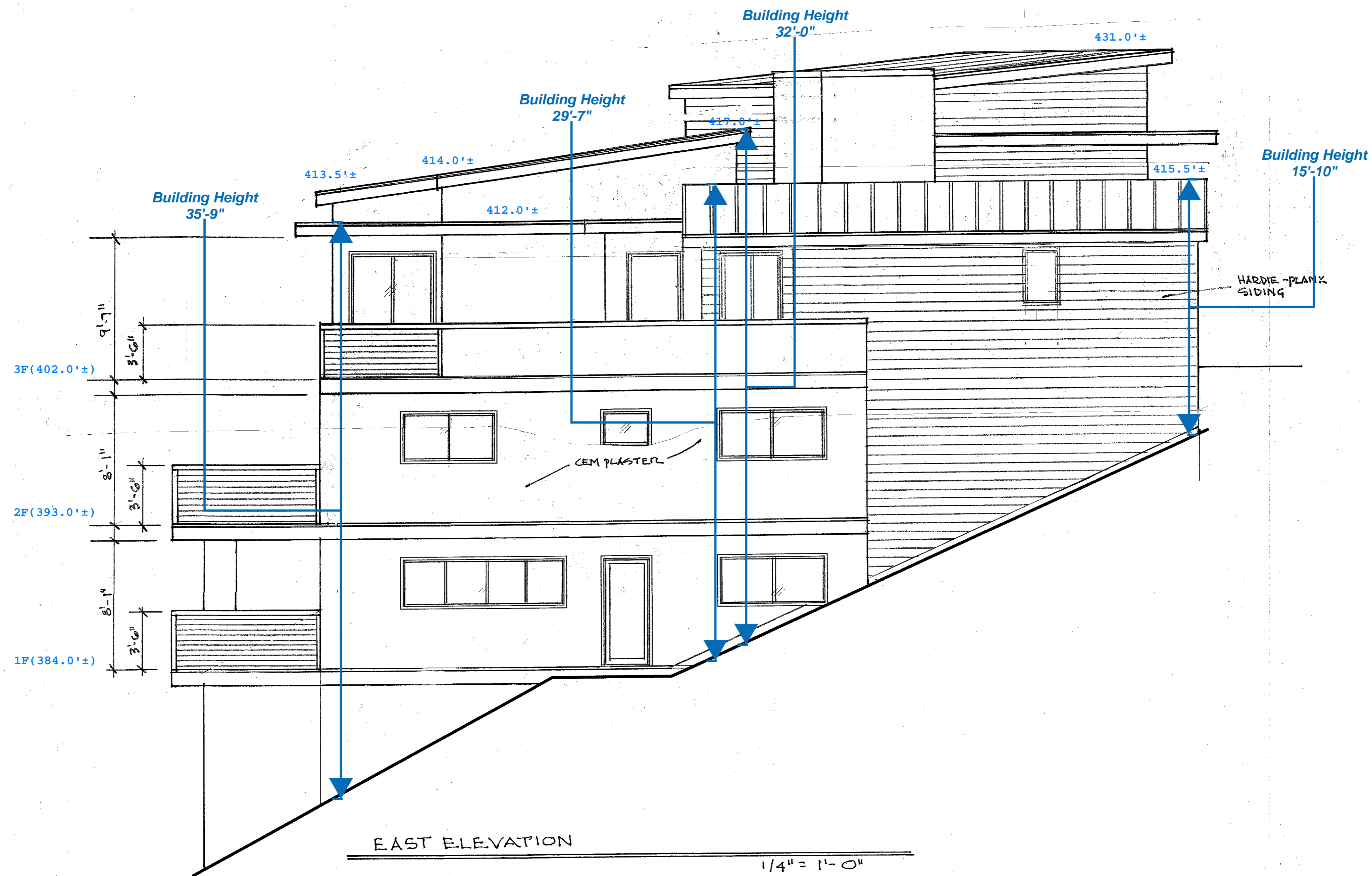
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JOB NO.

NOTE:

SHEET NO.

431.0'±



Issue No. Date

Job No. P.F.

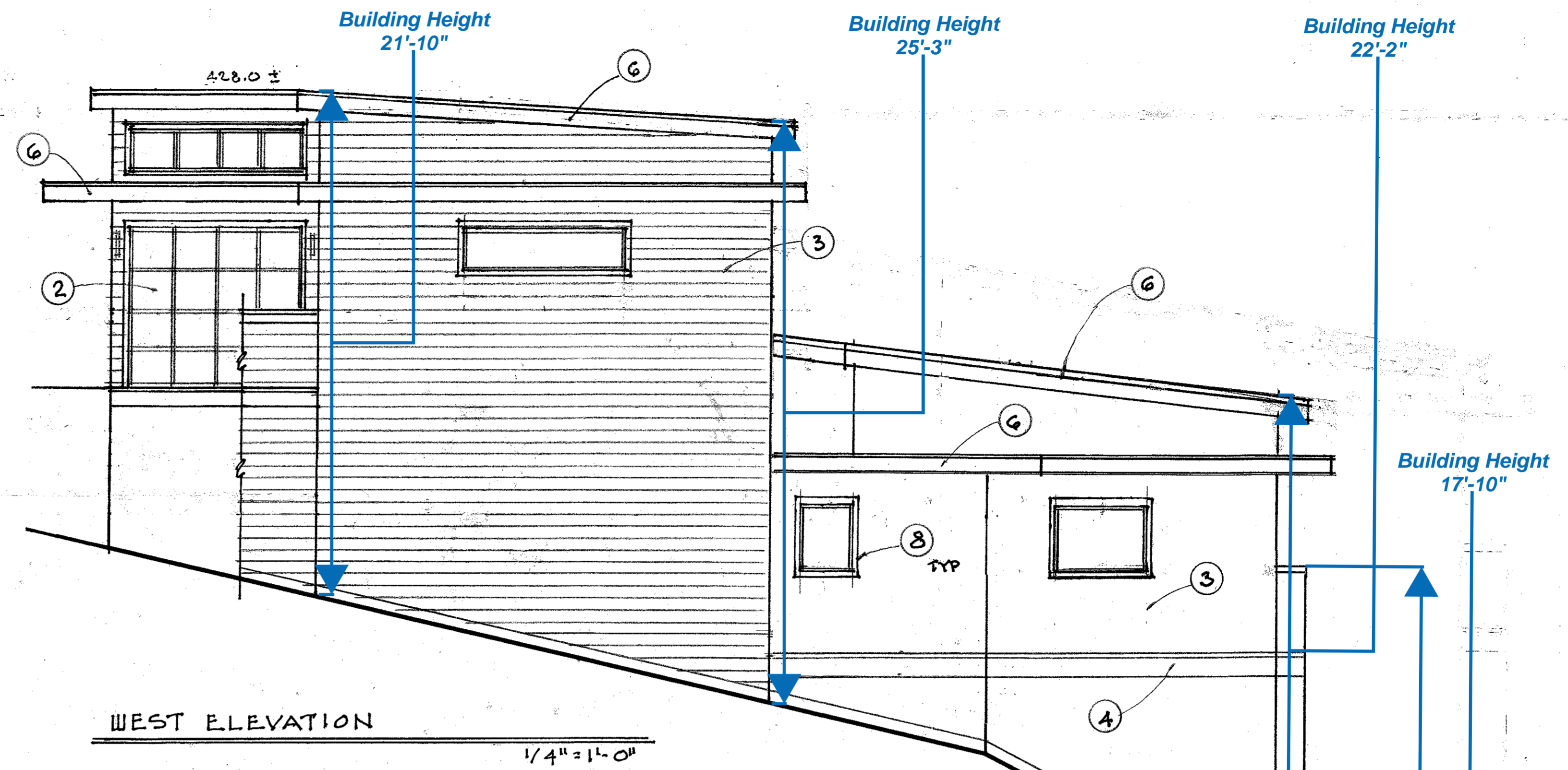
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### ELEVATION KEY

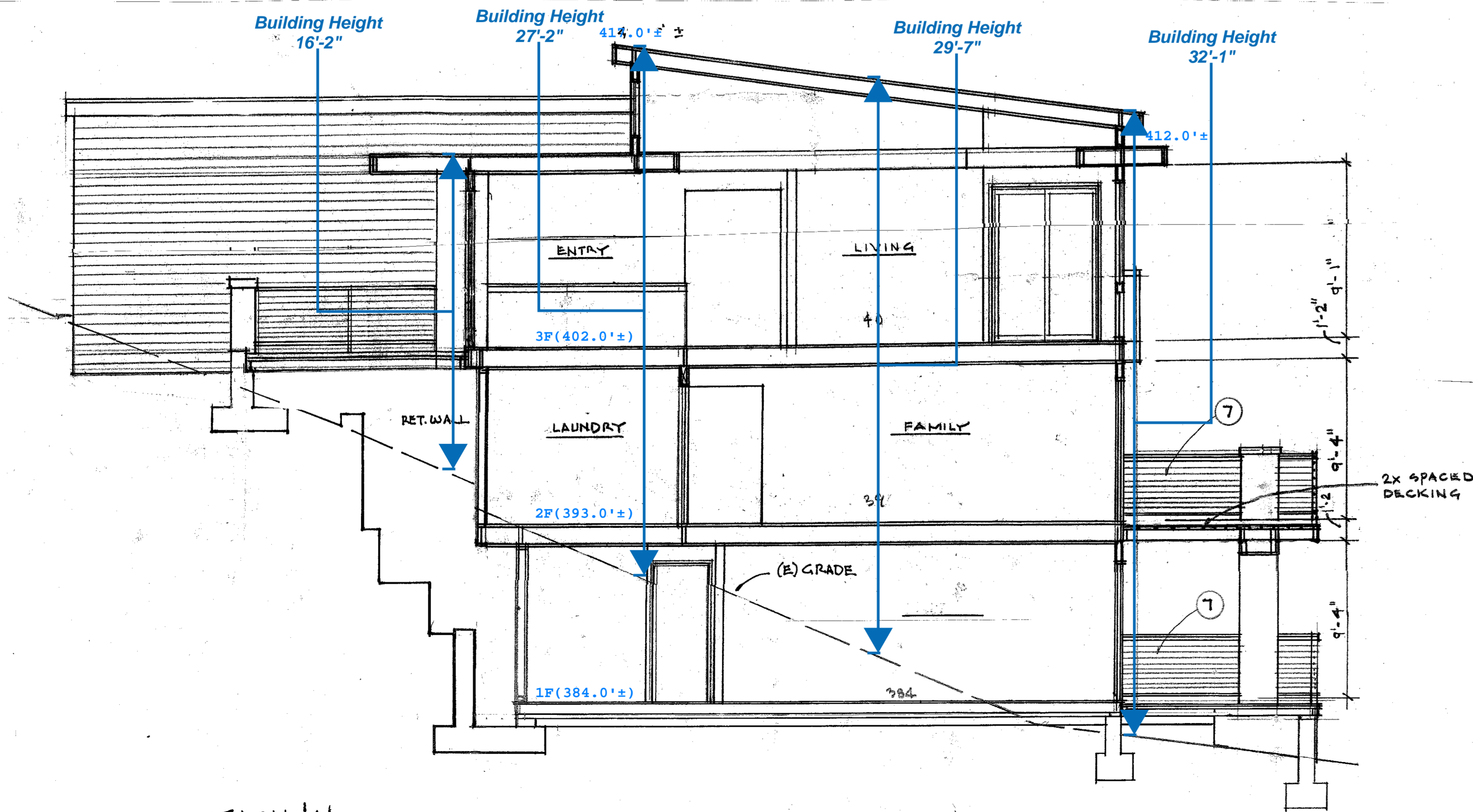
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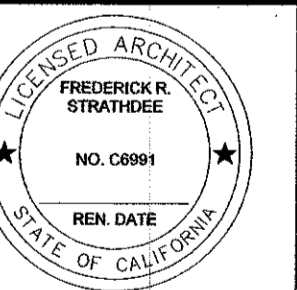
WEST ELEVATION

1/4" = 1'-0"



SECTION 'A'

1/4" = 1'-0"



ISSUE NO. DATE

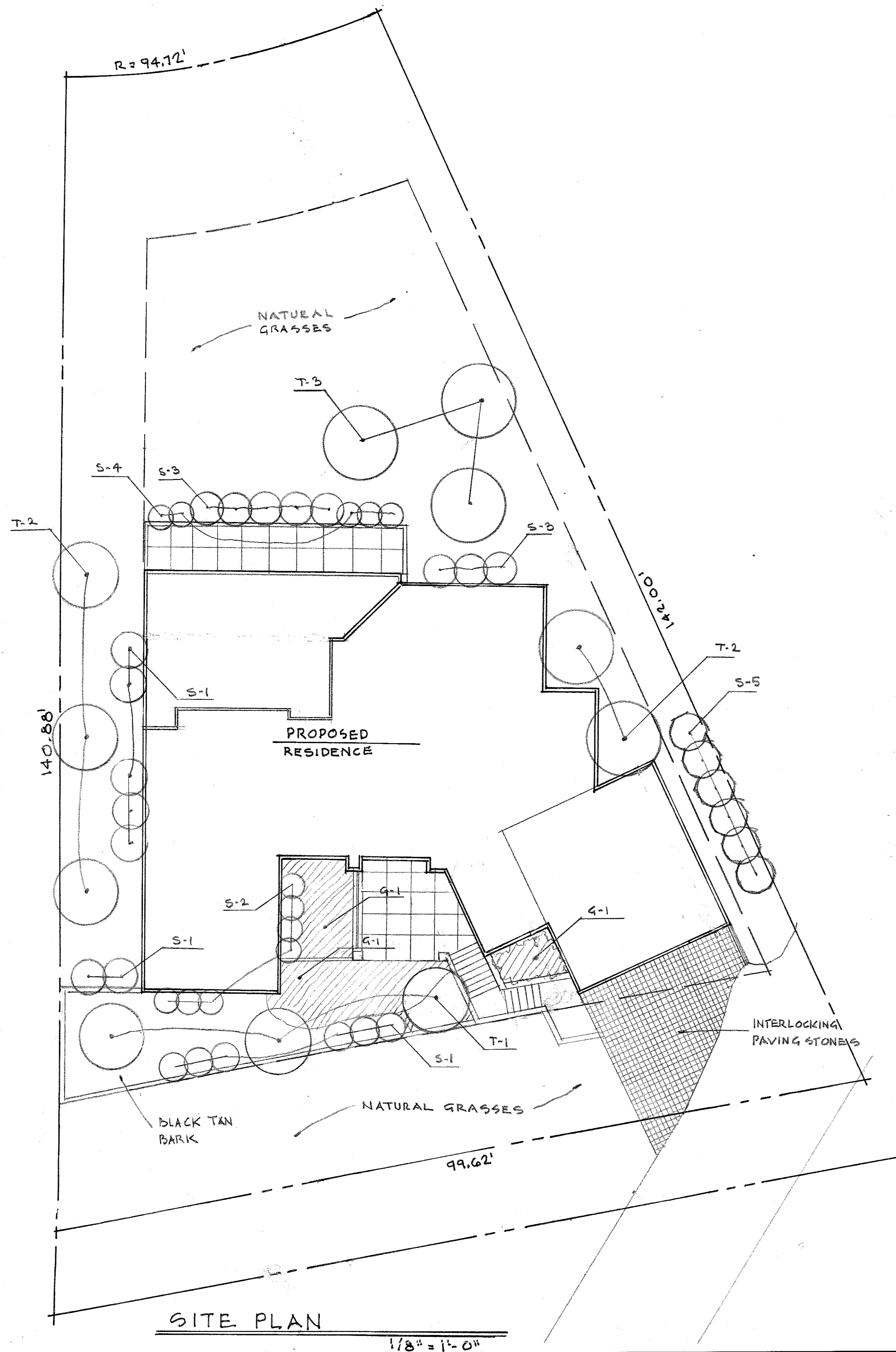
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JOB NO.

NOTE:

SHEET NO.

SAN PEDRO RD.



SITE PLAN

1/8" = 1'-0"

## LANDSCAPE PLAN

### TREE AND SHRUB LIST

No.	Botanical Name	Common Name	Size	Type
G-1	Malephora Crocca	Iceplant	12" O.C.	Perennial
G-2	Vinca Major	Periwinkle	12" O.C.	Perennial
S-1	Pittosporum Teniuifolium	Pittosporum	5 gal.	Evergreen Shrub
S-2	Cistus Hybridus	White Rockrose	5 gal.	Evergreen Shrub
S-3	Escallonia Jubilee	Escallonia	5 gal.	Evergreen Shrub
S-4	Raphiolepis Indica	India Hawthorn	5 gal.	Evergreen Shrub
S-5	Pittosporum Eugenioides	Eugenioides	5 gal.	Evergreen Shrub
T-1	Prunus Cerasifera	Oregon Trail	15 gal.	Deciduous Tree
T-2	Tristania Laurina "Elegant"	Tristania	15 gal.	Evergreen Tree
T-3	Rhamnus Alaternus	Italian Buckthorn	15 gal.	Evergreen Tree

### LANDSCAPE WATER-EFFICIENCY (MWEL) NOTES

#### COMPOST

INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 8 INCHES INTO LANDSCAPE AREA

#### PLANT/WATER USE

INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER

#### MULCH

A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS

#### TURF

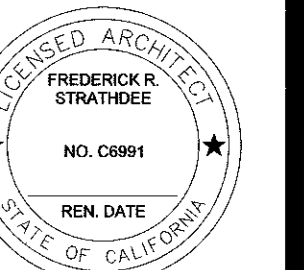
TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA, NOT BE USED ON SLOPES GREATER THAN 25%, PARKWAYS LESS THAN 10 FEET WIDE, OR PARKWAYS NOT IRRIGATED BY SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF

#### IRRIGATION SYSTEM

IRRIGATION CONTROLLERS TO USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR.

IRRIGATION CONTROLLER PROGRAMMING DATA SHALL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

AREAS LESS THAN 10 FEET IN ANY DIRECTION TO UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.



ISSUE NO. DATE

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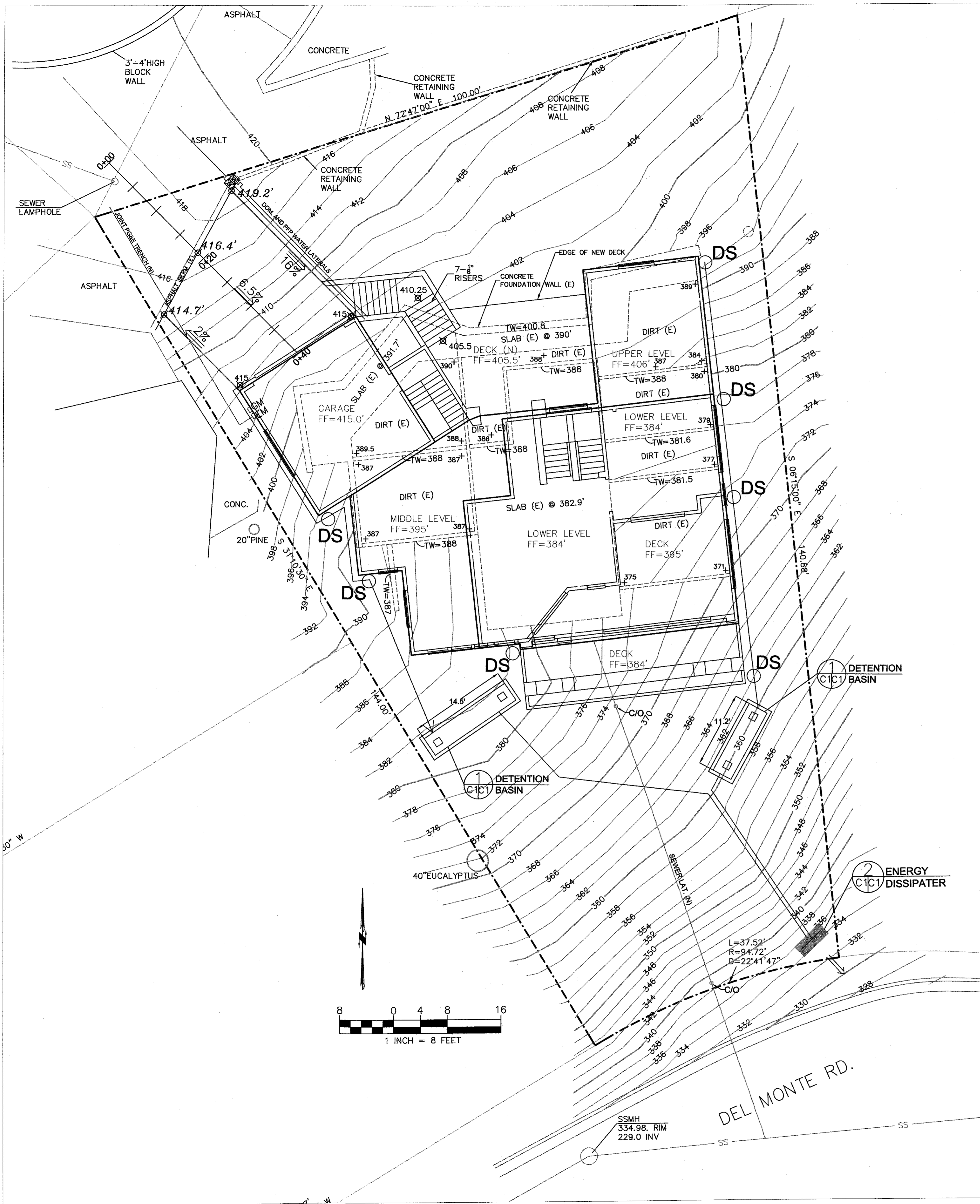
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**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 390 EXISTING SPOT ELEVATION
- 405.5 PROPOSED SPOT ELEVATION
- ENERGY DISSIPATER - PER DETAIL 3
- DS DOWNSPOUT
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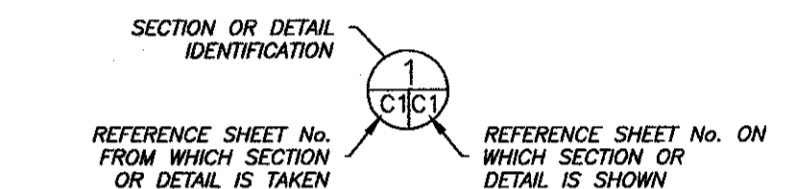
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**SECTION AND DETAIL CONVENTION**

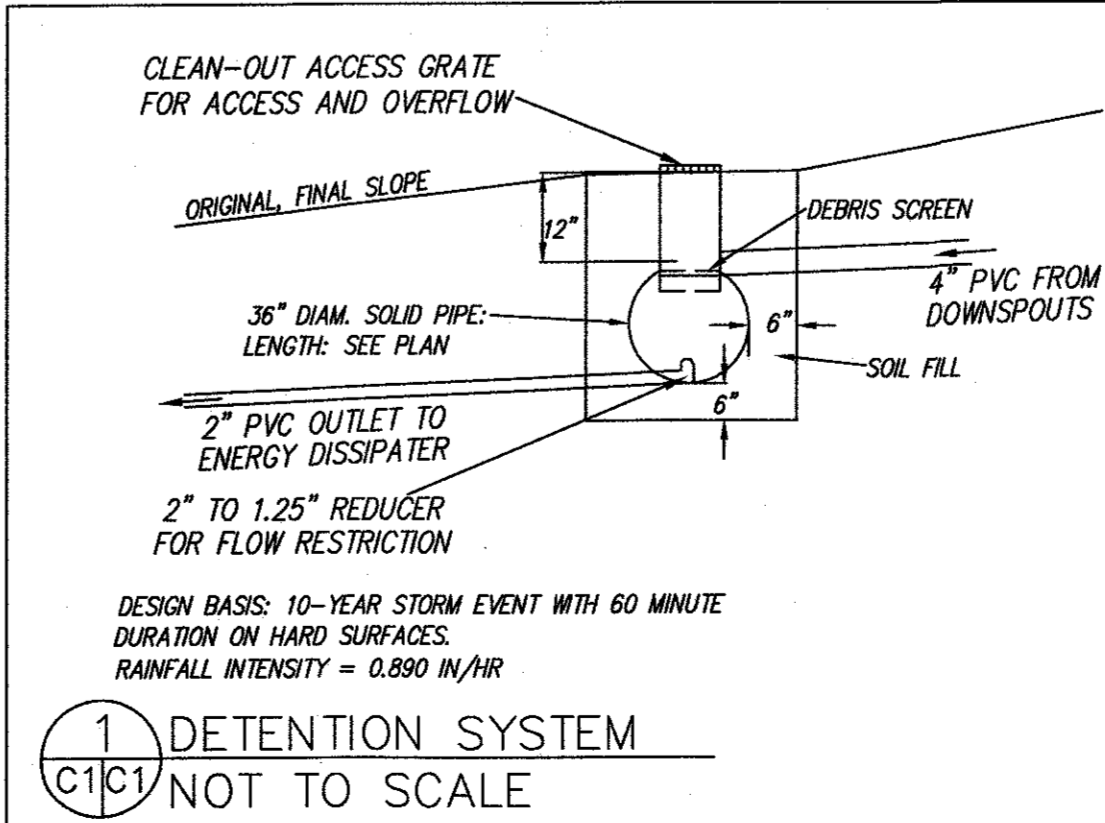
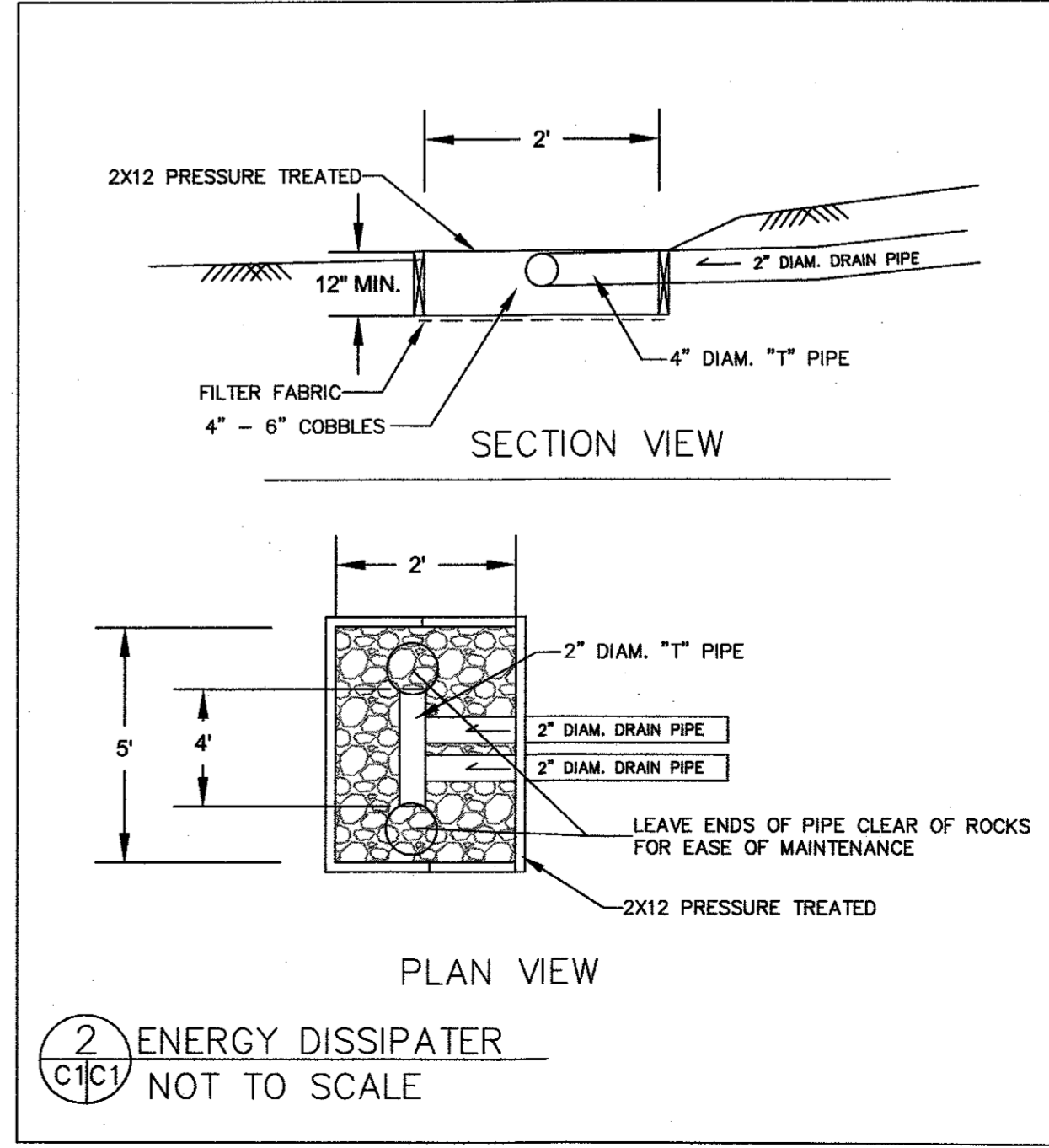


**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 726-5590  
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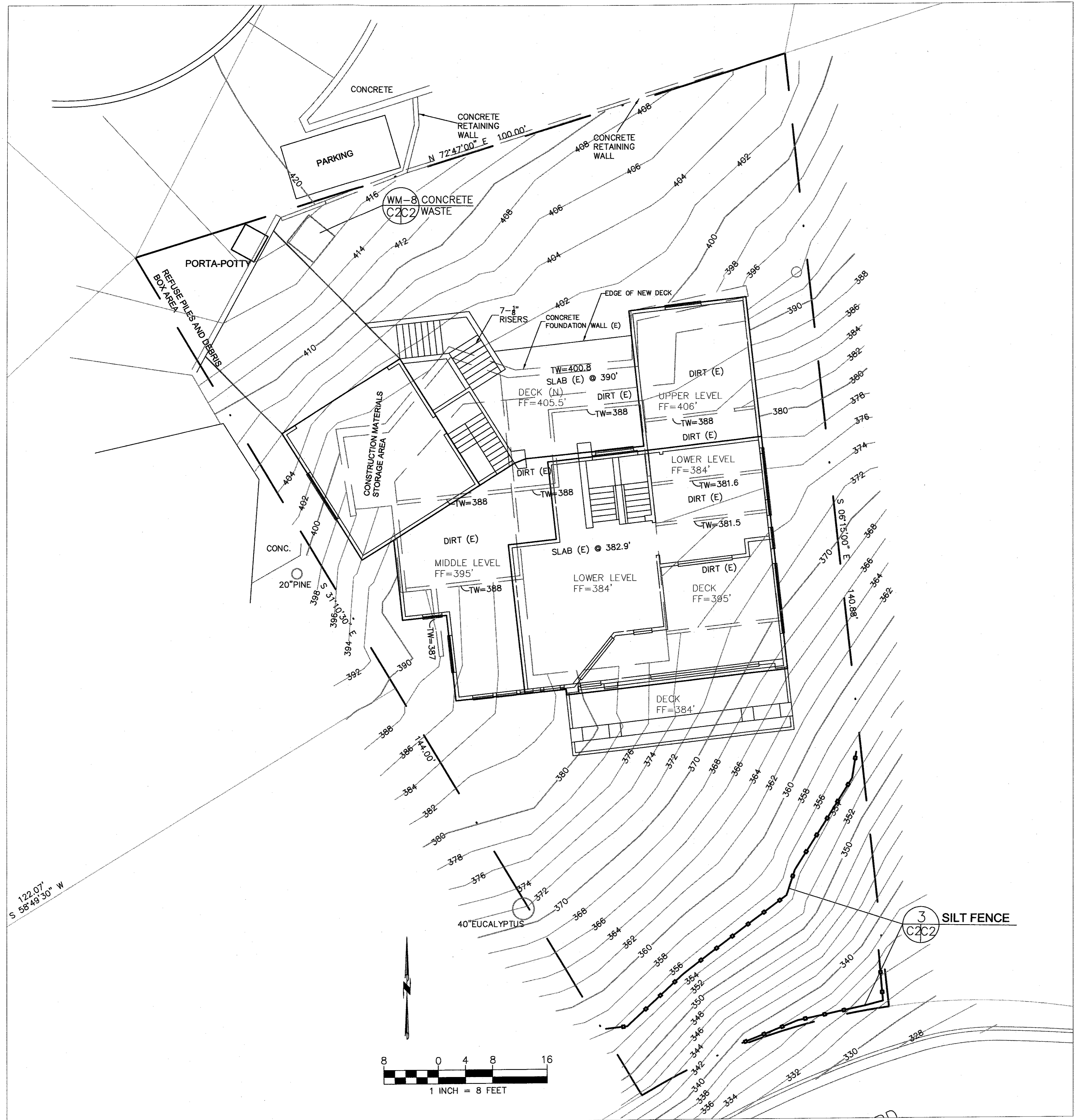
**GRADING AND DRAINAGE PLAN**  
 McCAFFREY PROPERTY  
 415 EL GRANADA BOULEVARD  
 EL GRANADA  
 APN 047-081-860

SHEET  
 C-1



**1** DETENTION SYSTEM  
 C1C1 NOT TO SCALE

**2** ENERGY DISSIPATER  
 C1C1 NOT TO SCALE



GENERAL EROSION AND SEDIMENT CONTROL NOTES

SILT FENCE  
INSTALL AT LOCATIONS SHOWN.  
AFIX AS SHOWN IN DETAIL SE-5

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

EROSION CONTROL POINT OF CONTACT

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

NAME: TOM MCCAFFREY  
TITLE/QUALIFICATION: CONTRACTOR  
PHONE: 415-730-2582  
PHONE:  
E-MAIL: MCCAFFREYTOM@GMAIL.COM



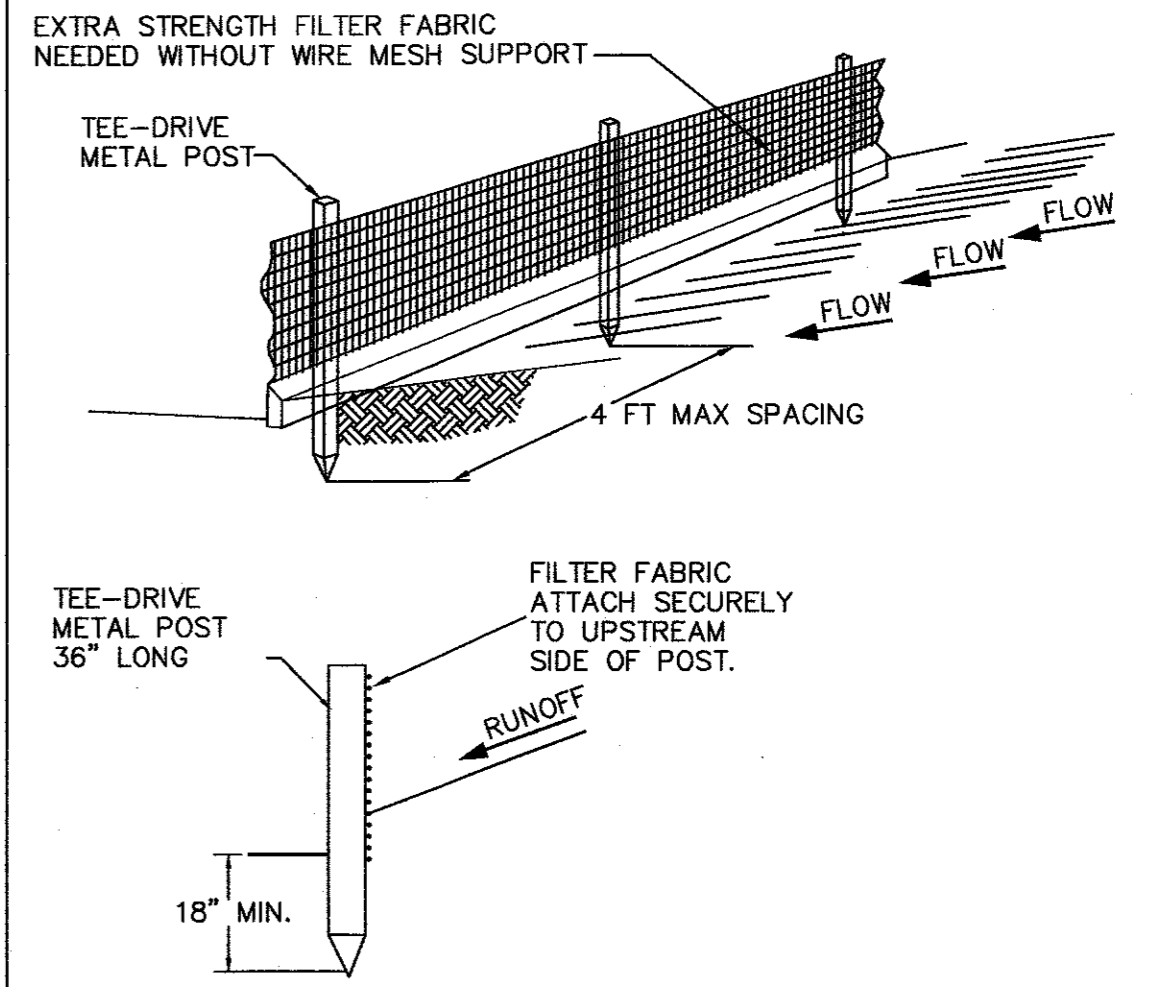
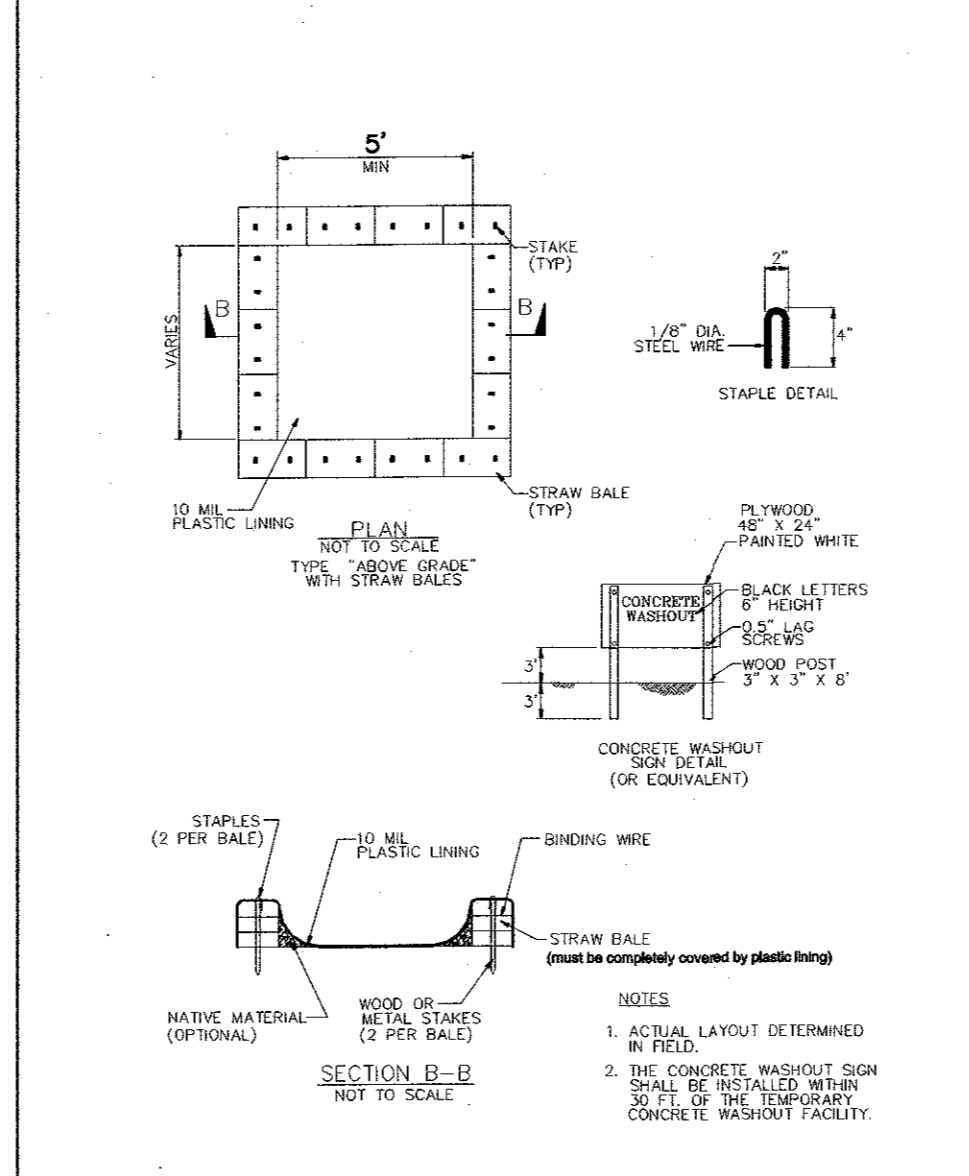
**Signature Prime Geosciences, Inc.**  
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332 PRINCETON AVENUE  
HALF MOON BAY, CA 94019  
PH: 730-368-8600  
FAX: 730-368-8665

DATE: 5-20-20  
DRAWN BY: CMK  
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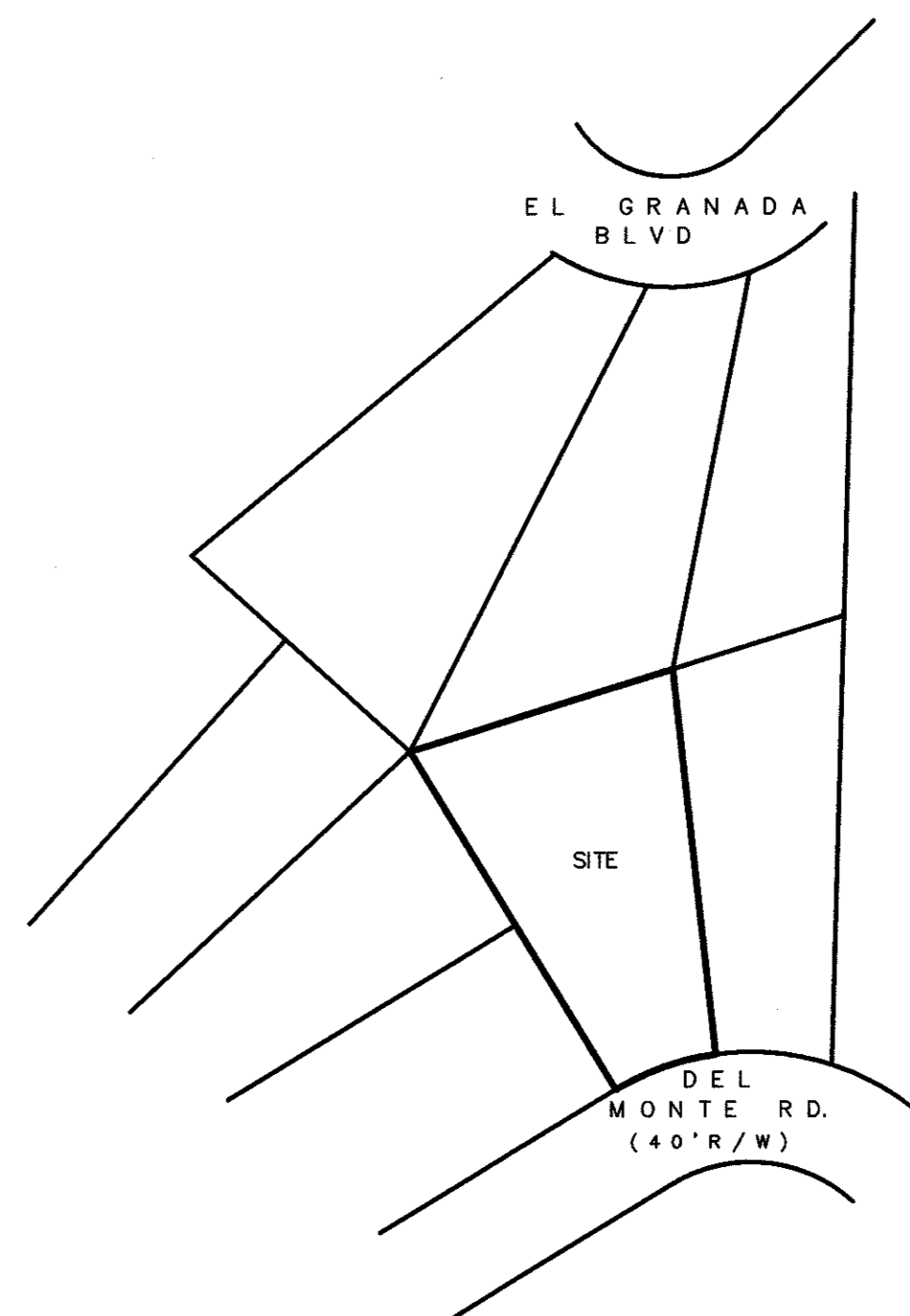
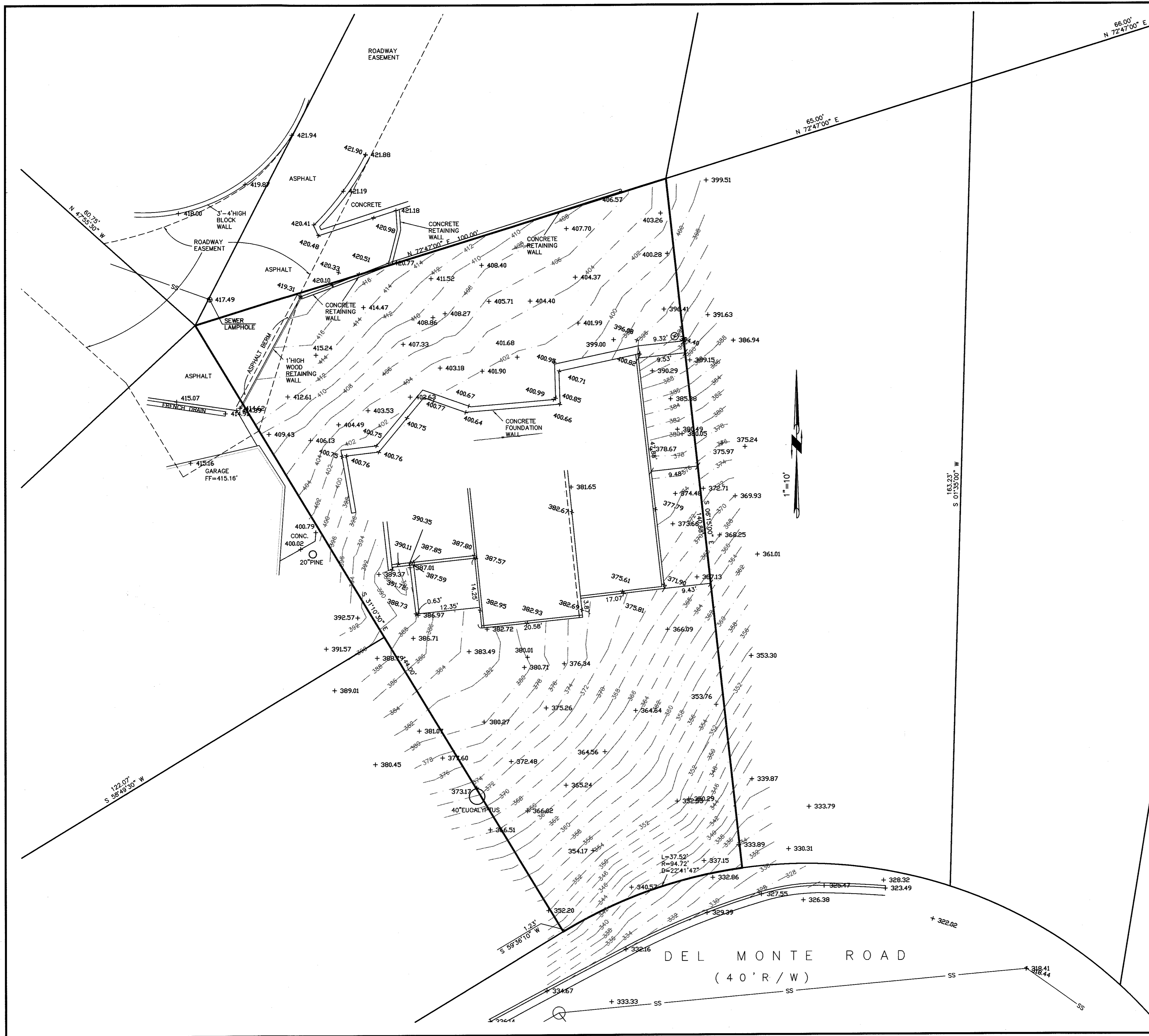
EROSION AND SEDIMENT CONTROL PLAN  
MCCAFFREY PROPERTY  
415 EL GRANADA BOULEVARD  
EL GRANADA  
APN 047-081-860

SHEET  
C-2

CONCRETE WASTE MANAGEMENT WM-8

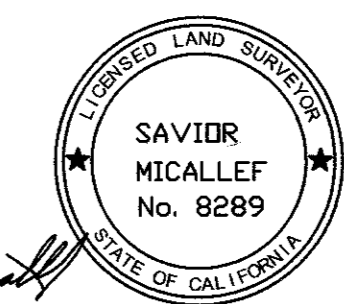


SILT FENCE  
NOT TO SCALE



**BENCHMARK STATEMENT:**  
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

**SURVEYOR'S STATEMENT:**  
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE MARCH 2020. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. ONLY ROADWAY EASEMENT IS SHOWN, OTHER EASEMENTS MAY EXIST.



Savior P. Micallef  
SAVIOR P. MICALLEF  
LAND SURVEYOR, LS 8289  
(805) 709-2423

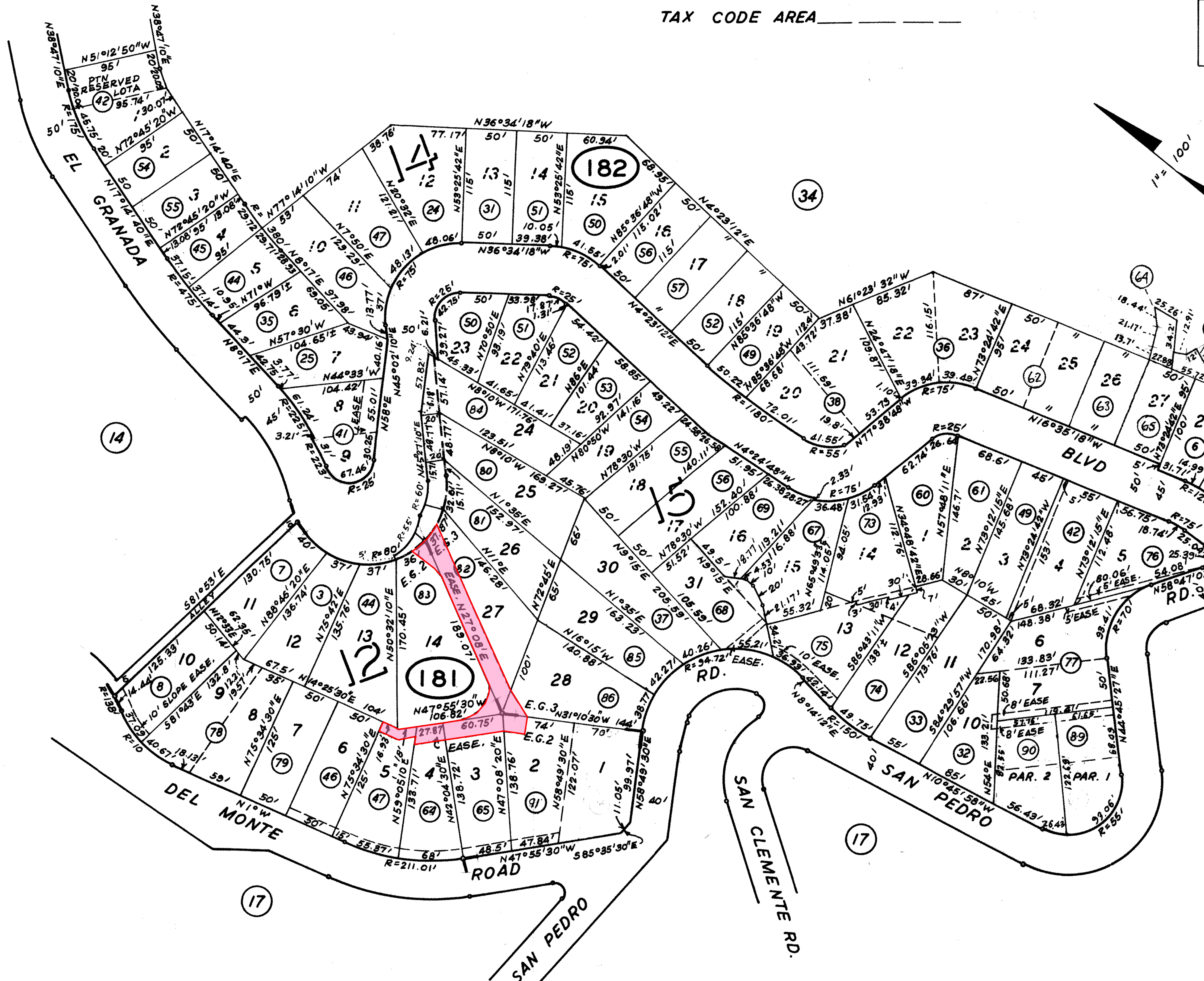
03-15-20  
DATE

TOPOGRAPHIC SURVEY OF  
415 EL GRANADA BLVD.,  
UNINCORPORATED SAN MATEO COUNTY

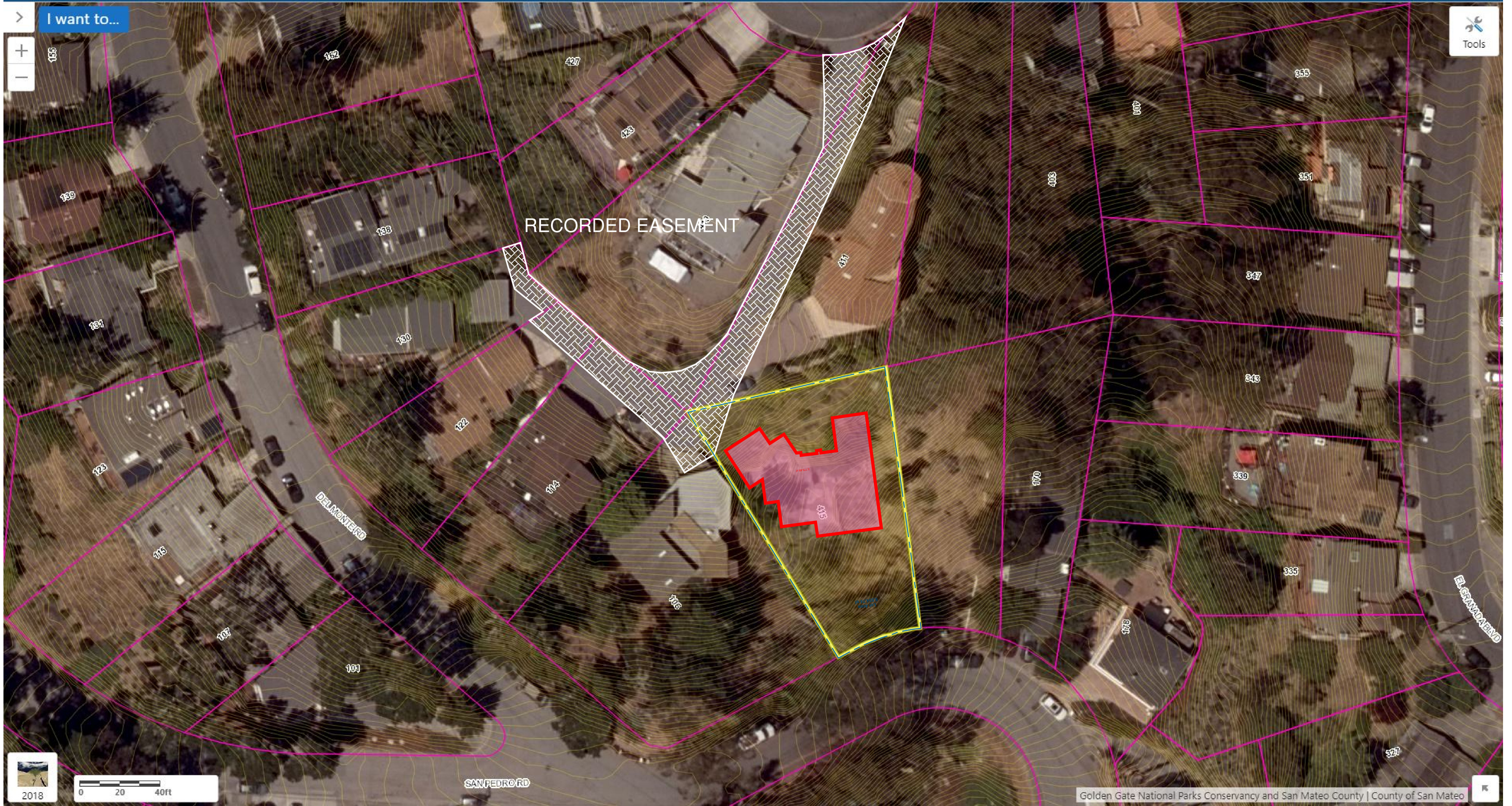
SAVIOR P. MICALLEF LAND SURVEYING  
421 WILDWOOD DRIVE  
SOUTH SAN FRANCISCO, CA 94080  
805/709-2423

CALIFORNIA

Date	03-15-20	Revisions	
Scale	1"=10'	No.	
Design	SPM		
Drawn	SPM		
Approved	SPM		
Job No.			
Drawing Number:	1 of 1		



I want to...



2018



SAN PEDRO RD