

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
www.co.sanmateo.ca.us/planning

Planning Permit Application Form

PLN: PLN2024-00141

BLD:

Applicant/Owner Information

Applicant: Fat Pen Studios, Inc.

Mailing Address: P.O. Box 522

El Granada, CA

Zip: 94018

Phone,W: 6509187117

H:

E-mail Address: katie@fatpenstudios.com

FAX:

Name of Owner (1): Kristin Meader Bradley

Mailing Address: 167 Avenue Portola

El Granada, CA

Zip: 94018

Phone,W:

H: 9787660957

E-mail Address: Kristin.meader@gmail.com

Name of Owner (2): Riley Bradley

Mailing Address: 167 Avenue Portola

El Granada, CA

Zip: 94018

Phone,W:

H:

E-mail Address: Lion.RWC@gmail.com

Project Information

Project Location (address):

167 Avenue Portola

El Granada, CA 94018

Zoning: R3/S-3/CD/DR

Assessor's Parcel Numbers: 047 — 208 — 110

Parcel/lot size: 5729.21

SF (Square Feet)

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

Additions & renovations to (e) one-story home:

Additions to 1st floor, new 2nd floor, new detached

2 car garage with half bathroom & outdoor shower.

Minimal grading for foundations, no tree removal.

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

Generally flat lot with gently slope, no significant trees

Describe Existing Structures and/or Development:

Existing one story single family home, gravel driveway.

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: Riley Bradley 5/23/24

Kristin Bradley 5/23/24

Owner's signature:

Applicant's signature:

[Handwritten signature]

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 _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: Fat Pen Studios, Inc.

Address: P.O. Box 522

El Granada, CA Zip: 94018

Phone,W: 650-918-7117 H: _____

Email: katie@fatpenstudios.com

Owner (if different from Applicant):

Name: Riley Bradley & Kristin Meader Bradley

Address: 167 Avenue Portola

El Granada, CA Zip: 94018

Phone,W: 978-766-0957 H: _____

Email: Kristin.meader@gmail.com

Lion.RWC@gmail.com

Architect or Designer (if different from Applicant):

Name: See Applicant, above

Address: _____ Zip: _____

Phone,W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-208-110

Address: 167 Avenue Portola

El Granada, CA Zip: 94018

Zoning: R-3/S-3/DR/CD

Parcel/lot size: 5,729.21 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

Existing one-story single family home, no existing covered parking. Front setback is significantly non-conforming. No trees, flat lot.

3. Project Description

Project:

New Single Family Residence: _____ sq. ft

Addition to Residence: 1,846.41 sq. ft

Other: _____

Describe Project:

Additions & renovations to (e) one-story home:

Additions to 1st floor, new 2nd floor, new detached

2 car garage with half bathroom & outdoor shower.

Minimal grading for foundations, no tree removal.

Additional Permits Required:

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

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	<u>Metal, Stucco, Composite Siding</u>	<u>Graphite Zinc, Behr DC-001 at Stucco, Behr Flipper PPU25-15 siding, Millboard Limed Oak</u>	<input type="checkbox"/>
b. Trim	<u>Wood, painted</u>	<u>Behr DC-001 at Stucco, painted roof fascia to match the Graphite Zinc</u>	<input type="checkbox"/>
c. Windows	<u>Vinyl</u>	<u>White at Stucco, black elsewhere</u>	<input type="checkbox"/>
d. Doors	<u>Wood, painted</u>	<u>BM Andes Summit CSP-600</u>	<input type="checkbox"/>
e. Roof	<u>Metal</u>	<u>Graphite Zinc</u>	<input type="checkbox"/>
f. Chimneys	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>
g. Decks & railings	<u>Composite Wood</u>	<u>Millboard, Limed Oak siding</u>	<input type="checkbox"/>
h. Stairs	<u>Concrete</u>	<u>Concrete, natural</u>	<input type="checkbox"/>
i. Retaining walls	<u>Concrete</u>	<u>Concrete, natural</u>	<input type="checkbox"/>
j. Fences	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>
k. Accessory buildings	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>
l. Garage/Carport	<u>Metal, Stucco, Composite Siding</u>	<u>Graphite Zinc, Behr DC-001 at Stucco, Behr Flipper PPU25-15 siding, Millboard Limed Oak</u>	<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.

.. Kristin Bradley Riley Bradley
 Owner:

 Applicant:

.. 5/3/2024
 Date:

 5/3/2024
 Date:

May 6, 2024

Project Overview:

- Attention has been paid to the Design Guidelines, providing articulation, texture, and massing that reduce the apparent scale of the residence. Further detail is provided below related to how we conform to each applicable section of the guidelines.

Neighborhood Outreach:

- Both residences on each side of this project have expressed their intent to add second stories to the existing single-story homes. Kristin and Riley are the Owners of this existing home, and have proactively contacted adjacent neighbors to share the proposed design to ensure there are no privacy conflicts or other concerns with our proposed design.

Conformance to Design Guidelines:

- Section 6565.20(C)2.a. – Privacy: This project complies with the Standards as follows:
 1. Attention has been paid to ensure our window placement and second floor balcony do not impact privacy of the homes located at 157 Avenue Portola and 580 The Alameda. The designs were reviewed with each Owner with the understanding that there are second story additions planned for both homes, and everyone has acted in good faith to collaborate about privacy and views.
- Section 6565.20(C)2.b. – Views: In addition to the efforts noted under Privacy (above), the second floor addition has been designed with a small, square footprint and avoids a long rectangular shape that would have larger impact to views. We have also designed this addition to have a flat roof over the existing non-conforming massing in the front setback, and pushed the second-floor massing farther back to provide a roof deck that preserves neighbor views in the view corridor.
- Section 6565.20(D)1.b. – Neighborhood Scale: This project complies with the Standards as follows:
 1. This part of El Granada is unique, with a mix of one-story homes, two-story homes, three-story multi-family apartment buildings and commercial buildings. This area was also master planned by Daniel Burnham with extra wide primary avenues in the radial urban plan, and this home is along one of these primary roads. The neighborhood style is varied, with an eclectic mix of architecture including Craftsman, Midcentury, Cottage and Contemporary styles. The proposed Coastal Scandinavian design may seem large in contrast to the adjacent buildings, but in the overall context of the neighborhood and understanding the intent for two-story additions on both sides, we feel confident this home will be a beautiful and well-suited addition to the neighborhood. The mass and scale are subordinate to the three-story apartment buildings on both



sides of Avenue Portola, and the towering Eucalyptus trees and two-story homes that form the backdrop to this property.

- Section 6565.20(D)1.c. – Second Stories: This project complies with the Standards as follows:
 1. Second Story Location: The proposed design locates the primary portion of the second story towards the center of the first story and away from property lines. We have accomplished this by stepping in the footprint on three sides, and the right side that does not step in is the side with the largest setback for a driveway. The biggest effort to step in the footprint is at the front and rear in order to preserve the clean, Scandinavian gable roof to wall design.

- Section 6565.20(D)1.d.(2) – Daylight Plane/Façade Articulation: This project complies with the Standards as follows:

Façade articulation is utilized in the following ways to reduce the visual mass of the home:

 - Changes in material, texture and color.
 - Changes in wall plane as feasible to complement the Coastal Scandinavian style of the home.
 - Covered front porches wood slats on the house and the garage create depth, texture, shadow play and privacy.

- Section 6565.20(D)2.a. – Wall Articulation: This project complies with the Standards as follows:
 1. Architectural style and design elements are compatible with the neighborhood and are achieved with the use of similar building shapes. Gable roofs and ample glass are common in this coastal community, and we have kept the colors muted for a beachy approach to a Scandinavian style.

- Section 6565.20(D)3.a. – Roof Design: Primary and secondary roof forms are utilized to reduce the mass and scale of the addition. The roof design guides the composition and placement of materials, with flat roofs over light cream stucco and gable roofs over vertical, light wood siding.

- Section 6565.20(D)4.a. –Exterior Materials and Colors: This project complies with the Standards as follows:
 2. We have selected earthy, natural colors and sustainable materials to complement the natural setting.
 3. More than 3 colors/materials have been used to further reduce the visual mass and scale.



- Section 6565.20(F)4. –Lighting: Dark sky compliant sconces and downward facing linear lighting have been selected to compliment the style of the home, and are limited to (1) fixture at each exterior door.

We look forward to this bespoke design contributing to the neighborhood aesthetic, and welcome any questions the Design Review Committee may have as they review our proposed design.

Respectfully Submitted,

A handwritten signature in blue ink that reads "K. Kostiuk". The signature is fluid and cursive.

Katie Kostiuk

MECHANICAL NOTES

- REMOVE EXISTING WALL HEATER. NEW HEATING SYSTEM FOR TWO STORY HOUSE TBD DURING PERMITTING PHASE. NEW WALL MOUNTED SPLIT SYSTEM TO BE PROVIDED FOR THE DETACHED GARAGE.
- HEATING & AIR CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
 - HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSII/ACCA 2, MANUAL J-2004 OR EQUIVALENT;
 - DUCT SYSTEMS ARE SIZED ACCORDING TO ANSII/ACCA 1, MANUAL D-2009 OR EQUIVALENT;
 - SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSII/ACCA 3, MANUAL S-2004 OR EQUIVALENT.
- DUCT SIZE REQUIREMENTS SHALL COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR AIR FLOW RATING, TYP.
- DUCTS EXCEEDING 40' IN LENGTH SHALL REQUIRE HERS VERIFICATION, TYP.
- HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.
- FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIR FLOW SHALL BE 50 CFM AND KITCHEN HOOD EXHAUST SHALL BE 100 CFM PER ASHRAE 62.2-2010 SECTION 4.6.5.
- CONTINUALLY OPERATING LOCAL EXHAUST BATHROOM FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR MINIMUM PER ASHRAE 62.2-2007 SECTION 4.6.4.
- VENTILATION FAN SOUND RATINGS SHALL BE LESS THAN 1 SCORE FOR CONTINUOUS FANS, OR 3 SCORE FOR INTERMITTENT FANS UNLESS THEIR MAXIMUM RATED AIR FLOW EXCEEDS 400CFM.
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING PER 2019 CALGREEN SECTION 4.506.1. PER CGC SECTION 1500(a), ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2-2010 SECTION 4.6, VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. PROVIDE WHOLE HOUSE FAN AS LOCATED ON PLANS, AND PROVIDE A LABEL AT A READILY ACCESSIBLE CONTROL SWITCH WHICH READS "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY". THE PRESCRIPTIVE FAN DUCT SIZING REQUIREMENTS FOR AIR FLOW (PER ASHRAE 62.2-2010 SECTION 4.6.7.3) SHALL COMPLY WITH TABLE 14-16 OR COMPLY WITH MANUFACTURER'S DESIGN CRITERIA.

Table 4-16: Prescriptive Duct Sizing for Single-Fan Exhaust Systems

Duct Type	Flex Duct			Smooth Duct			
Fan Rating @ Pa (cfm @ 0.25 in. w.c.)	50	80	100	50	80	100	125
3	X	X	X	X	5	X	X
4	70	3	X	X	105	35	5
5	NL	70	35	20	NL	135	85
6	NL	NL	125	55	NL	NL	145
7 and above	NL	NL	NL	NL	NL	NL	NL

This table assumes no elbows. Deduct 15 feet of allowable duct length for each elbow. NL = no limit on duct length of this size. X = not allowed, any length of duct of this size with assumed turns and fitting will exceed the rated pressure drop.

ASHRAE 62.2, Table 5.3

ASHRAE Standard 62.2 Table 4.1a
Continuous Whole-Building Ventilation Rate in cfm

Floor Area (sq ft)	Number of Bedrooms				
	0-1	2-3	4-5	6-7	>7
< 1500	30	45	60	75	90
1501 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
> 7500	105	120	135	150	165

W/D NOTES

- PROVIDE WATER HEATER HAMMER DEVICE AT SUPPLY LINE OF WASHERS.
- PROVIDE METAL PAN & DRAIN UNDER WASHER AND DAYLIGHT TO OUTSIDE. TRAP SEAL PROTECTION SHALL BE PROVIDED FOR FLOOR DRAINS THAT ARE INFREQUENTLY USED, PER CPC SECTION 1007.
- PROVIDE EXHAUST AIR VENT FOR DRYER TO BE EQUIPPED W/ DRAFT DAMPER - REFER TO I.E.1, TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH SHALL NOT EXCEED 14 FEET.

FLOOR VENT CALCS

HOUSE FLOOR VENT CALCULATIONS

FLOOR AREA OF CRAWLSPACE TO BE VENTED (SEE 1/A0.1 & 2/A0.1: E1 + E2 + E3 + A1 + A2 + A3 + A4) = 1,134.54 SF

$$1,134.54 / 150 = 7.6 \text{ SF} = 1,094.4 \text{ SQ. IN. NFVA REQUIRED}$$

$$(1) 14" \times 7" \text{ VENT} = 98 \text{ SQ. IN. NFVA}$$

$$(12) 14" \times 7" \text{ VENTS PROVIDED} = 1,176 \text{ SQ. IN. NFVA}$$

1,176 SQ. IN. NFVA PROVIDED > 1,094.4 SQ. IN. REQUIRED

DOOR & WINDOW SCHEDULES

WINDOW SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	SILL HT	HEAD HT	COMMENTS
GARAGE F.F.E.						
W0	SLIDER	6'-0"	3'-6"	3'-2"	6'-8"	TEMPERED GLASS
W1	CASEMENT	2'-6"	4'-0"	4'-0"	8'-0"	TEMPERED GLASS

(E) HOUSE F.F.E.

E1	SLIDER-FIXED-SLIDER	7'-0"	4'-5"	2'-2"	6'-7"	EXISTING
E2	SLIDER	6'-0"	4'-0"	2'-7"	6'-7"	EXISTING
E3	FIXED	6'-2"	3'-11"	3'-8"	7'-7"	EXISTING
E4	SLIDER	4'-0"	4'-0"	3'-4"	7'-4"	EXISTING
W2	FIXED	2'-6"	2'-6"	3'-0"	5'-6"	
W3	FIXED	2'-6"	2'-6"	3'-0"	8'-0"	
W4	CASEMENT-FIXED-CASEMENT	8'-11 1/2"	3'-11 1/2"	3'-0"	6'-11 1/2"	
W5	FIXED	2'-6"	2'-6"	5'-6"	8'-0"	
W6	FIXED	2'-6"	2'-6"	3'-0"	5'-6"	
W7	FIXED	2'-6"	2'-6"	5'-6"	8'-0"	TEMPERED GLASS
W8	SLIDER	3'-0"	1'-6"	5'-6"	7'-0"	TEMPERED GLASS

2ND FLOOR F.F.E.

W9	FIXED	4'-0"	4'-0"	2'-8"	6'-8"	
W10	FIXED	2'-6"	2'-6"	1'-8"	4'-2"	
W11	FIXED	2'-6"	2'-6"	4'-2"	6'-8"	
W12	FIXED	2'-6"	2'-6"	4'-2"	6'-8"	
W13	FIXED	2'-6"	2'-6"	1'-8"	4'-2"	
W14	FIXED	2'-6"	2'-6"	4'-2"	6'-8"	
W15	FIXED	2'-6"	2'-6"	4'-2"	6'-8"	
W16	FIXED	2'-6"	2'-6"	4'-2"	6'-8"	
W17	FIXED	2'-6"	2'-6"	4'-2"	6'-8"	TEMPERED GLASS
W18	CASEMENT	2'-0"	4'-0"	2'-8"	6'-8"	TEMPERED GLASS
W19	CASEMENT-FIXED-CASEMENT	7'-11 1/2"	3'-11 1/2"	2'-8 1/2"	6'-8"	TEMPERED GLASS

DOOR SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	COMMENTS
GARAGE F.F.E.				
001	OVERHEAD GARAGE DOOR	7'-6"	6'-8"	
002	OVERHEAD GARAGE DOOR	7'-6"	6'-8"	
003	SINGLE GLASS DOOR	3'-0"	8'-0"	TEMPERED GLASS
004	4-PANEL BIFOLD DOORS	5'-0"	6'-8"	
005	SINGLE PANEL DOOR	2'-8"	6'-8"	
006	SINGLE PANEL DOOR	2'-6"	6'-8"	
007	SLIDING CLOSET DOOR	8'-0"	6'-8"	
008	SLIDING CLOSET DOOR	8'-0"	6'-8"	

(E) HOUSE F.F.E.

101	SINGLE PANEL DOOR	4'-0"	6'-8"	
102	SINGLE PANEL DOOR	2'-8"	6'-8"	
103	4-PANEL DOUBLE GLASS SLIDER	12'-0"	8'-0"	TEMPERED GLASS
104	HALF GLASS DOOR	3'-0"	8'-0"	PAINTED TO MATCH FRONT DOOR. PROVIDE DOG DOOR AT BOTTOM
105	SINGLE PANEL DOOR	2'-6"	6'-8"	
106	SINGLE PANEL POCKET DOOR	2'-8"	6'-8"	
107	BYPASS CLOSET DOORS	5'-0"	6'-8"	
108	SINGLE PANEL DOOR	2'-8"	6'-8"	
109	SINGLE GLASS DOOR	3'-0"	6'-8"	TEMPERED GLASS

2ND FLOOR F.F.E.

201	SINGLE GLASS DOOR	3'-0"	6'-8"	TEMPERED GLASS
202	DOUBLE GLASS SLIDER	6'-4 1/8"	8'-0"	CUSTOM FIXED UNITS FLANKING DOORS - REFER TO ELEVATIONS
203	SINGLE PANEL DOOR	2'-8"	6'-8"	
204	SINGLE PANEL POCKET DOOR	3'-0"	6'-8"	
205	SINGLE PANEL POCKET DOOR	2'-8"	6'-8"	
206	SINGLE PANEL DOOR	2'-8"	6'-8"	
207	SINGLE PANEL DOOR	2'-8"	6'-8"	

AREA PLANS & SCHEDULES

FLOOR AREA & LOT COVERAGE AREA SCHEDULE

NAME	AREA	DIMENSIONS	COMMENTS
FLOOR AREA			
A5	44.36 SF		
A6	216.18 SF		
A7	338.80 SF		
A8	158.90 SF		
A9	599.34 SF		

FLOOR AREA / LOT COVERAGE

A1	86.97 SF		
A2	16.70 SF		
A3	139.96 SF		
A4	189.97 SF		
A8	158.90 SF		
E1	541.51 SF		
E2	131.62 SF		
E3	27.82 SF		
G1	41.93 SF		
G2	145.26 SF		
G3	467.39 SF		
TOTAL	1948.01 SF		
AREA	2547.35 SF		

TOTAL PROPOSED FLOOR AREA = 2,547.35 SF

LOT COVERAGE = A1 + A2 + A3 + A4 + E1 + E2 + E3 + G1 + G2 + G3 = 1,948.01 SF

EXISTING VS PROPOSED AREA SCHEDULE

NAME	AREA	DIMENSIONS	COMMENTS
ADDITION			
A1	86.97 SF		
A2	16.70 SF		
A3	139.96 SF		
A4	189.97 SF		
A5	44.36 SF		
A6	216.18 SF		
A7	338.80 SF		
A8	158.90 SF		
A9	599.34 SF		

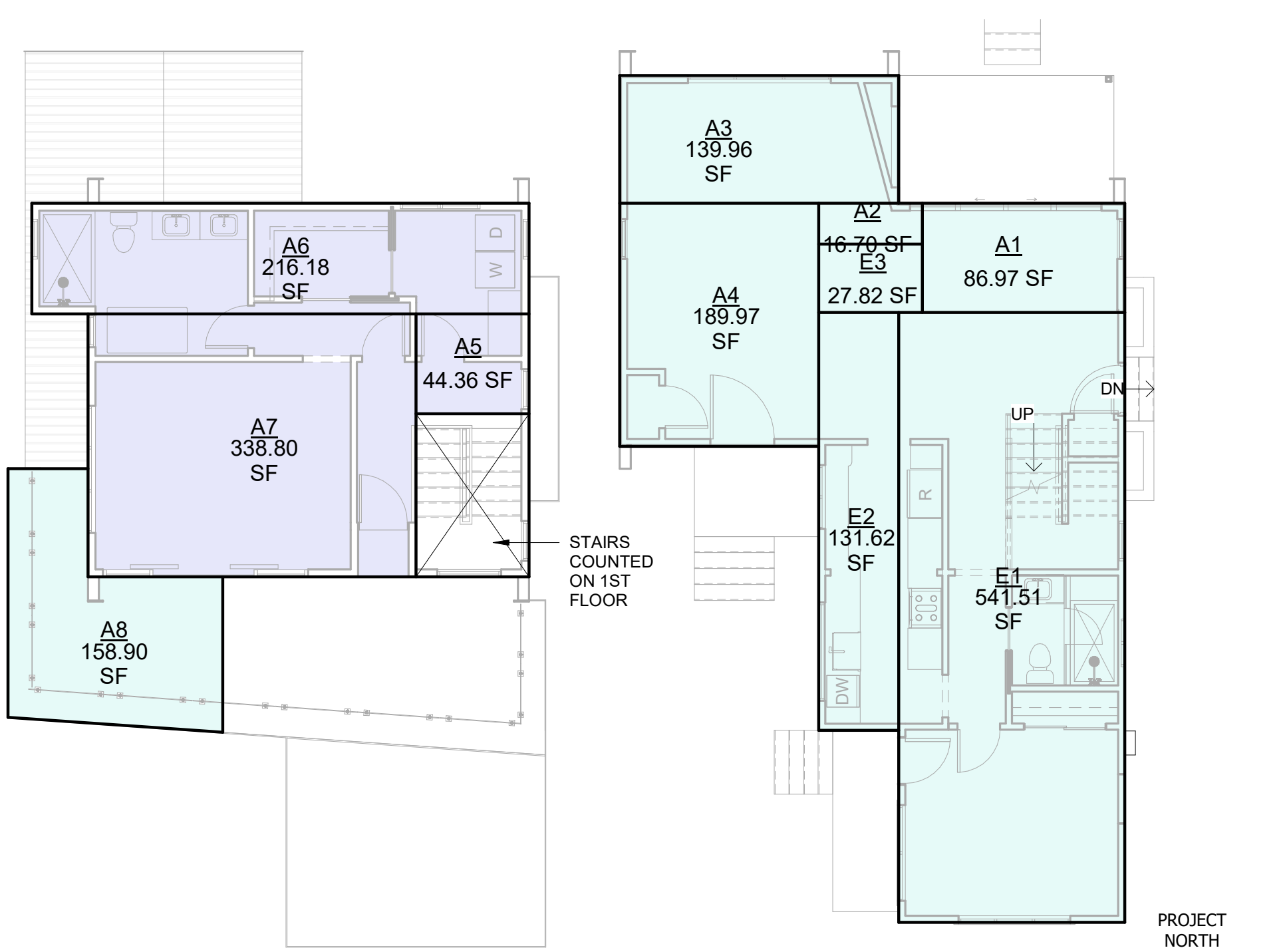
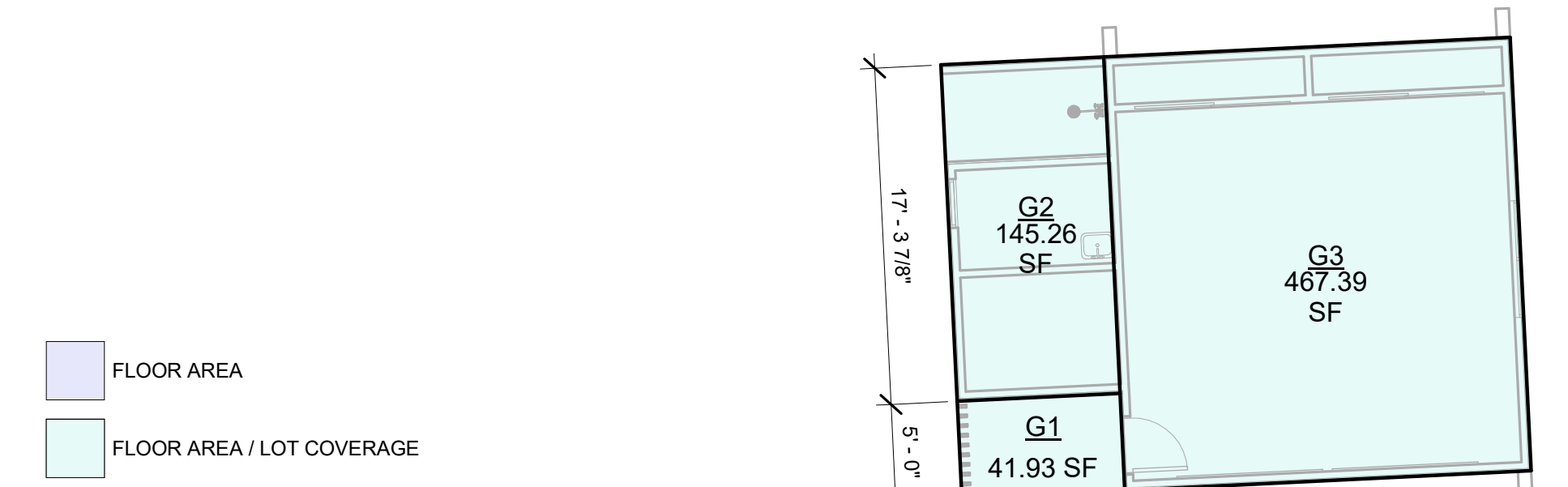
EXISTING

E1	541.51 SF		
E2	131.62 SF		
E3	27.82 SF		
TOTAL	700.94 SF		

GARAGE

G1	41.93 SF		
G2	145.26 SF		
G3	467.39 SF		
TOTAL	654.57 SF		

TOTAL AREA = 2547.35 SF



② 2ND FLOOR AREA PLANS
1/8" = 1'-0"

① PROPOSED 1ST FLOOR AREA PLANS
1/8" = 1'-0"

AVENUE
PORTOLA
RESIDENCE
167 AVENUE PORTOLA,
EL GRANADA CA 94018

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 22111
ISSUE DATE: 05/03/2024

SCALE: As indicated
ISSUE STATUS:

CDR APPLICATION

AREA PLANS, DOOR &
WINDOW SCHEDULES,
MECH. NOTES, VENT
CALCS

A0.1

SITE PLAN NOTES

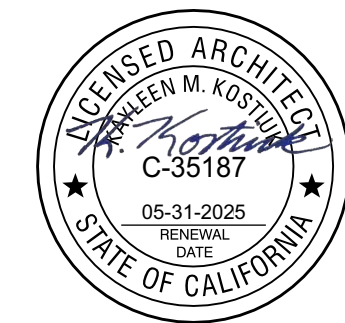
1. CONTRACTOR SHALL CONSTRUCT A COUNTY STANDARD SIDEWALK PER COUNTY DETAIL D-3 ALONG ENTIRE PARCEL FRONTAGE WHERE NO SIDEWALK EXISTS.
2. CONTRACTOR SHALL REPLACE ANY DAMAGED CURB, GUTTER, AND SIDEWALK ALONG THE ENTIRE PARCEL FRONTAGE PER COUNTY DETAIL D-3.

PROJECT DIRECTORY

ARCHITECT
FAT PEN STUDIOS, INC.
 620 AVENUE PORTOLA #522
 EL GRANADA, CA 94018
 650-918-7117
 info@fatpenstudios.com

OWNER
RILEY & KRISTIN BRADLEY
 167 AVENUE PORTOLA
 EL GRANADA, CA 94018
 978-766-0957
 Kristin.meador@gmail.com
 Lion.RWC@gmail.com

CIVIL / GEOTECH ENGINEER
SIGMA PRIME GEOSCIENCES
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 650-728-3590
 sigmaprime@gmail.com



**AVENUE
PORTOLA
RESIDENCE**
 167 AVENUE PORTOLA,
 EL GRANADA CA 94018

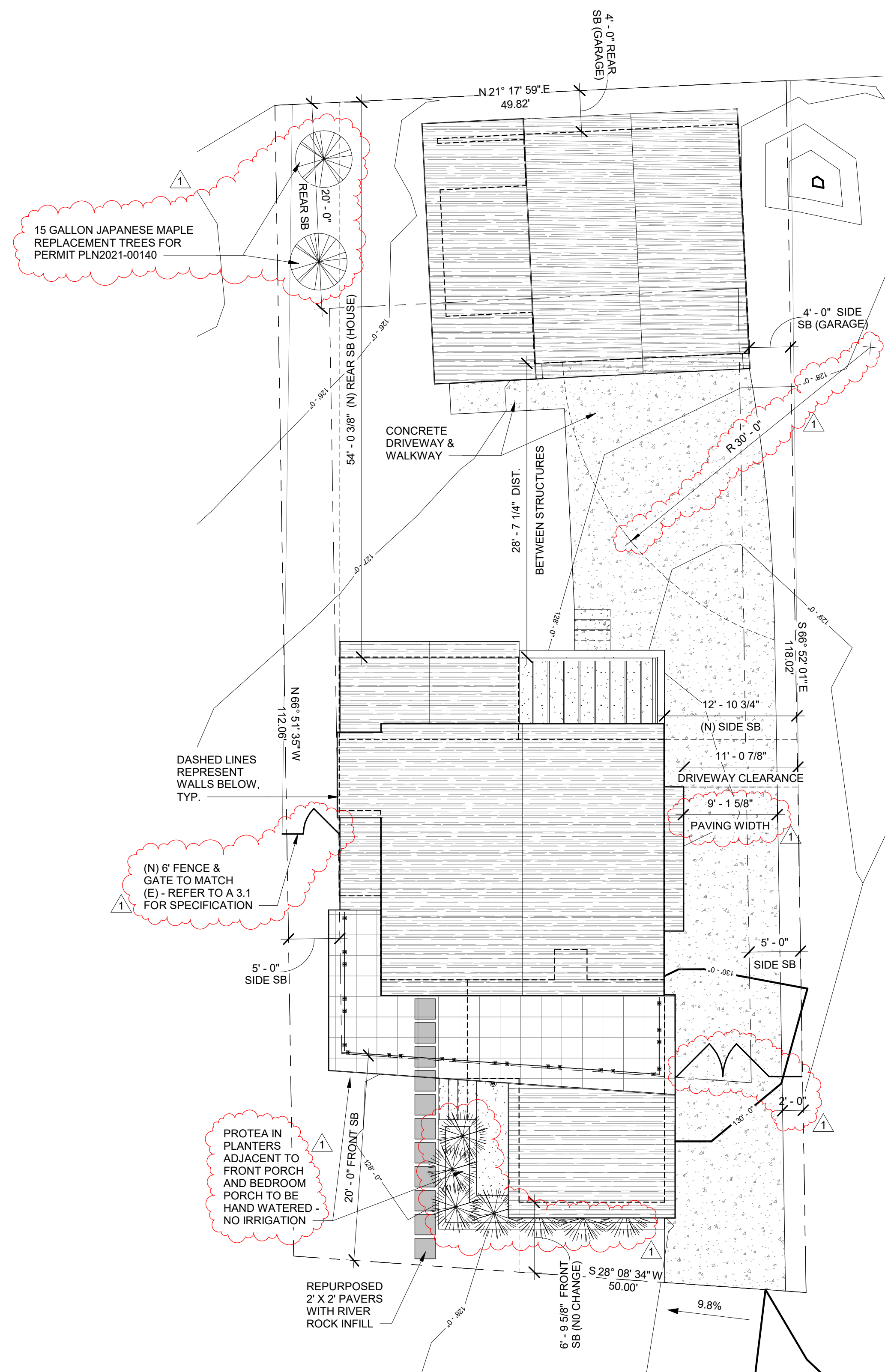
REVISIONS

NO.	DESCRIPTION	DATE
1	CDRC RESPONSE TO COMMENTS	6/24/2024

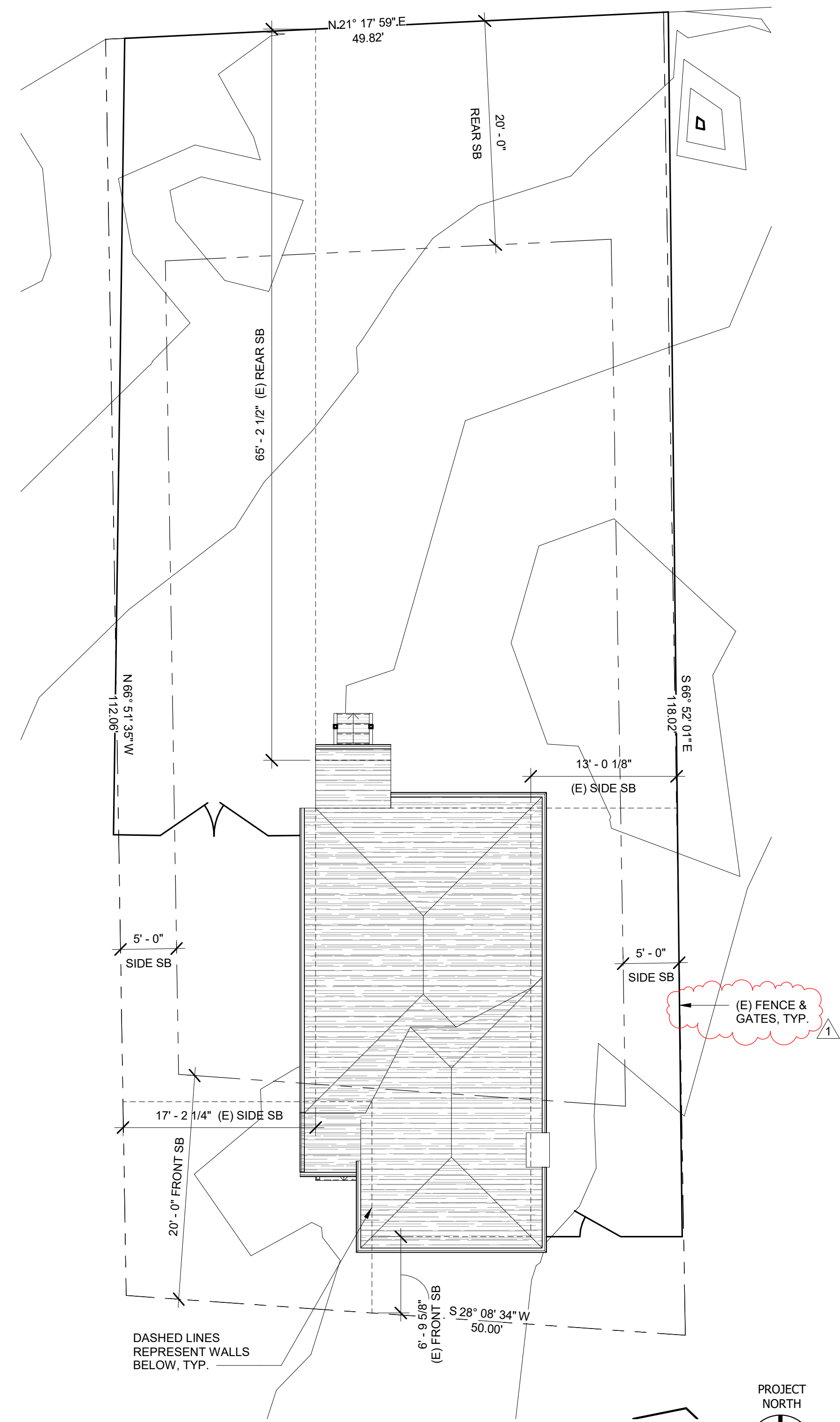
PROJECT NUMBER: 22111
 ISSUE DATE: 05/03/2024
 SCALE: 1/8" = 1'-0"
 ISSUE STATUS:
CDRC APPLICATION

**EXISTING & PROPOSED
SITE PLAN**

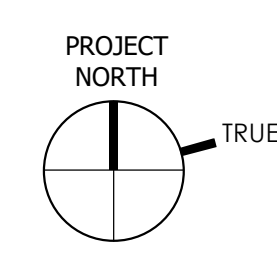
A1.0



2 PROPOSED SITE PLAN
1/8" = 1'-0"



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



GENERAL DEMO NOTES

- THE DRAWINGS DO NOT ASSUME TO SHOW ALL OBJECTS EXISTING. BEFORE COMMENCING WORK, VERIFY WITH OWNER OR ARCHITECT IN WRITING ALL OBJECTS TO BE REMOVED AND ALL OBJECTS TO BE PRESERVED. CONTRACTOR IS RESPONSIBLE FOR ALL SALVAGE ITEMS. USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN AND, IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE OWNER.
- DEMOLITION OF AN ITEM OR SYSTEM INCLUDES REMOVAL OF ALL COMPONENTS RELATED TO THAT ITEM. (I.E. REMOVAL OF DOOR INCLUDES DOOR, DOORFRAME, SILL, HARDWARE, ETC.)
- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- CONTRACTOR SHALL PREPARE AND SUBMIT A "CONSTRUCTION AND DEMOLITION RECYCLING WASTE REDUCTION PLAN" PRIOR TO DEMOLITION. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CGG 4.408. THE EXISTING NONCONFORMING WALL CANNOT BE DEMOLISHED PAST THE FRAMING MEMBERS. IF THE WALL IS DEMOLISHED AS PART OF THE PROJECT, IT CANNOT BE REBUILT IN ITS CURRENT NONCONFORMING LOCATION, AND WILL BE REQUIRED TO MEET THE CURRENT ZONING ORDINANCE SETBACK REQUIREMENTS.

SPECIFIC DEMO NOTES

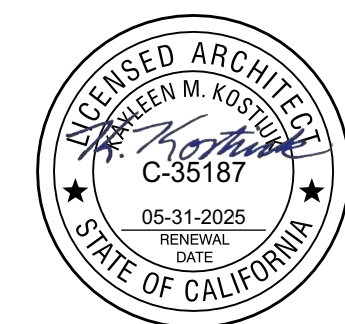
- 1 REMOVE (E) WALL.
- 2 REMOVE (E) DOOR.
- 3 REMOVE (E) WINDOW.
- 4 REMOVE (E) CASEWORK & COUNTER
- 5 REMOVE (E) FLOORING AS SPECIFIED BY OWNER, TYP.
- 6 REMOVE (E) FIREPLACE, HEARTH, MANTLE & CHIMNEY.
- 7 REMOVE (E) APPLIANCE - CONSULT OWNER IF APPLIANCE TO BE SALVAGED
- 8 REMOVE (E) PLUMBING FIXTURE.
- 9 REMOVE (E) CASEWORK & COUNTER
- 10 REMOVE (E) PORCH, STEPS & RAILING.
- 11 REMOVE (E) ROOF, ROOF EAVE & GUTTER.
- 12 RELOCATE (E) ELEC METER - CONTRACTOR TO COORDINATE WITH PG&E.
- 13 REMOVE (E) WALL HEATER.

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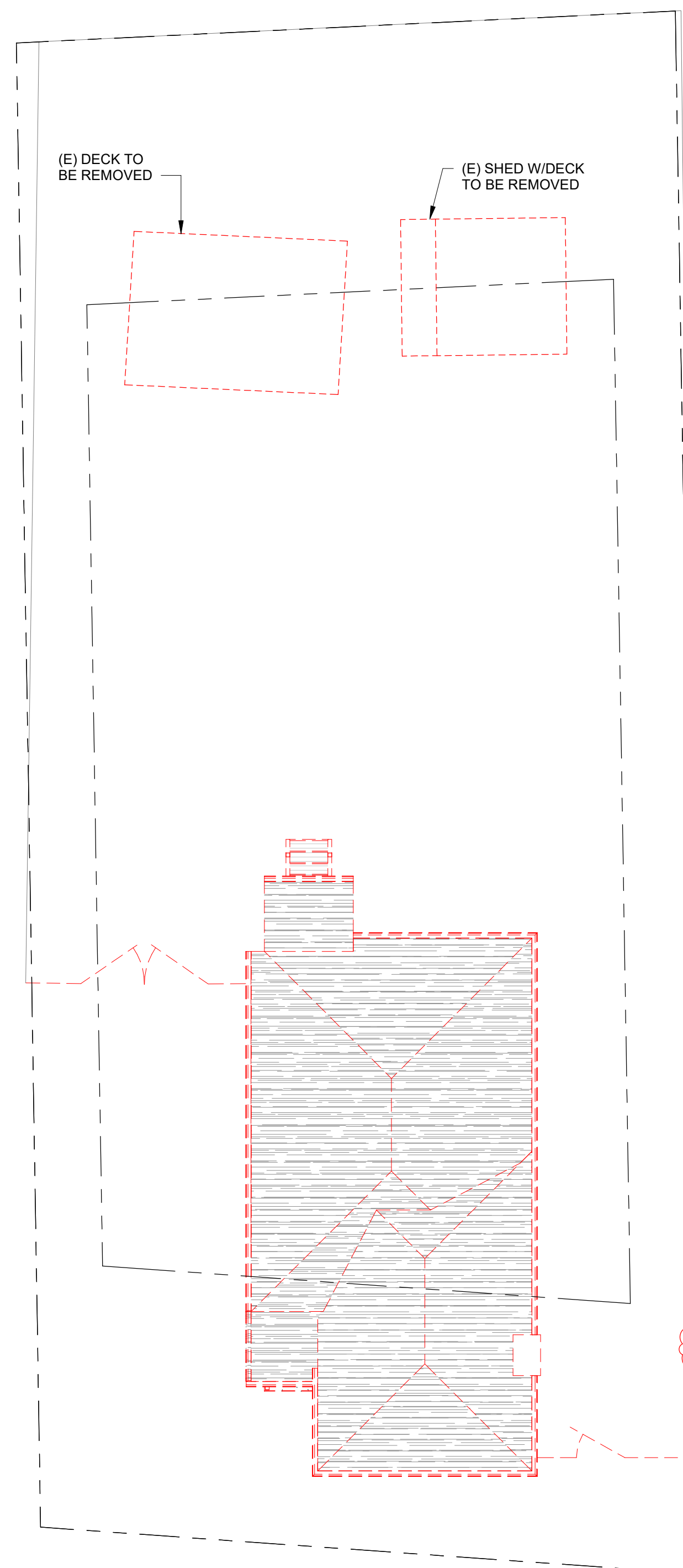
REVISIONS

NO.	DESCRIPTION	DATE
1	CDRC RESPONSE TO COMMENTS	6/24/2024

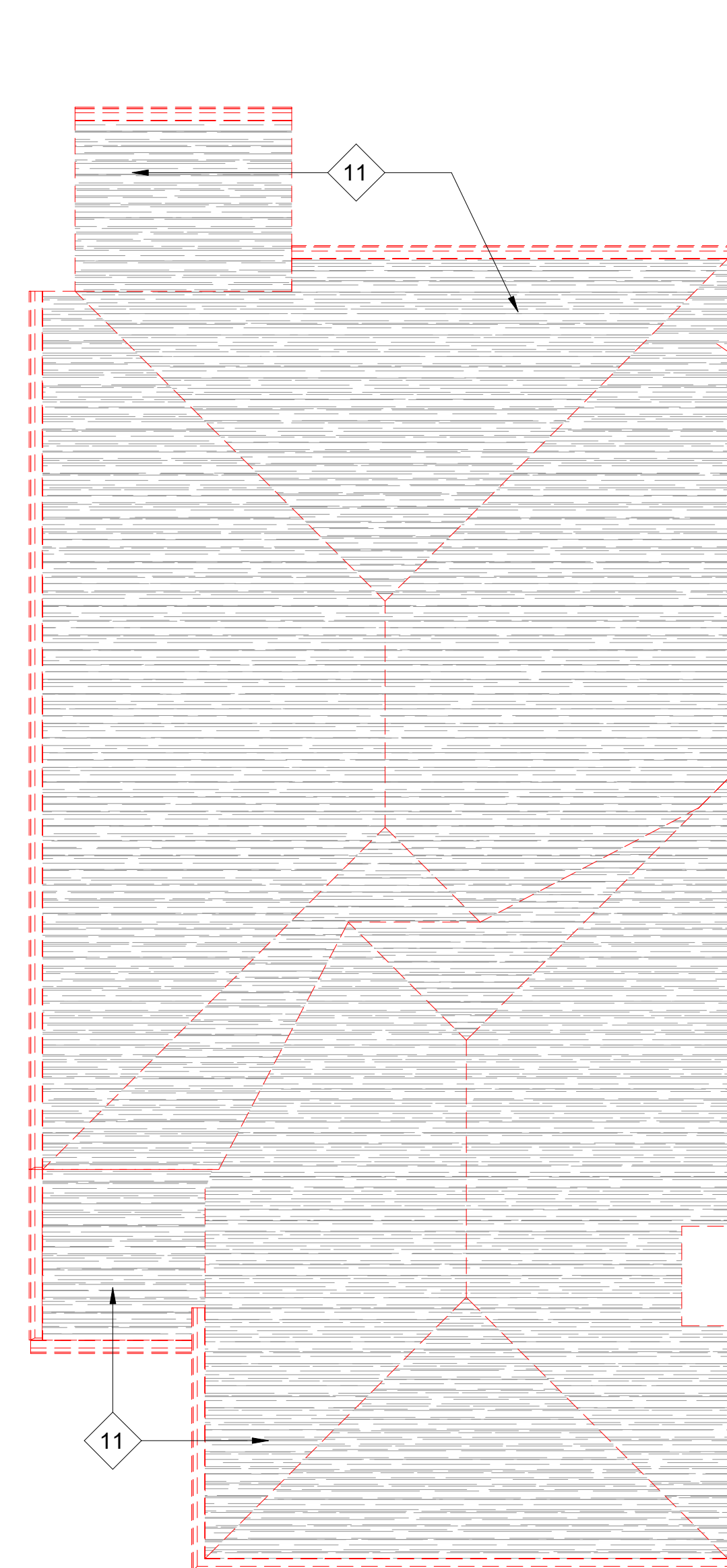
PROJECT NUMBER: 22111
 ISSUE DATE: 05/03/2024
 SCALE: As indicated
 ISSUE STATUS:
CDRC APPLICATION

EXISTING / DEMO FLOOR PLANS, DEMO NOTES

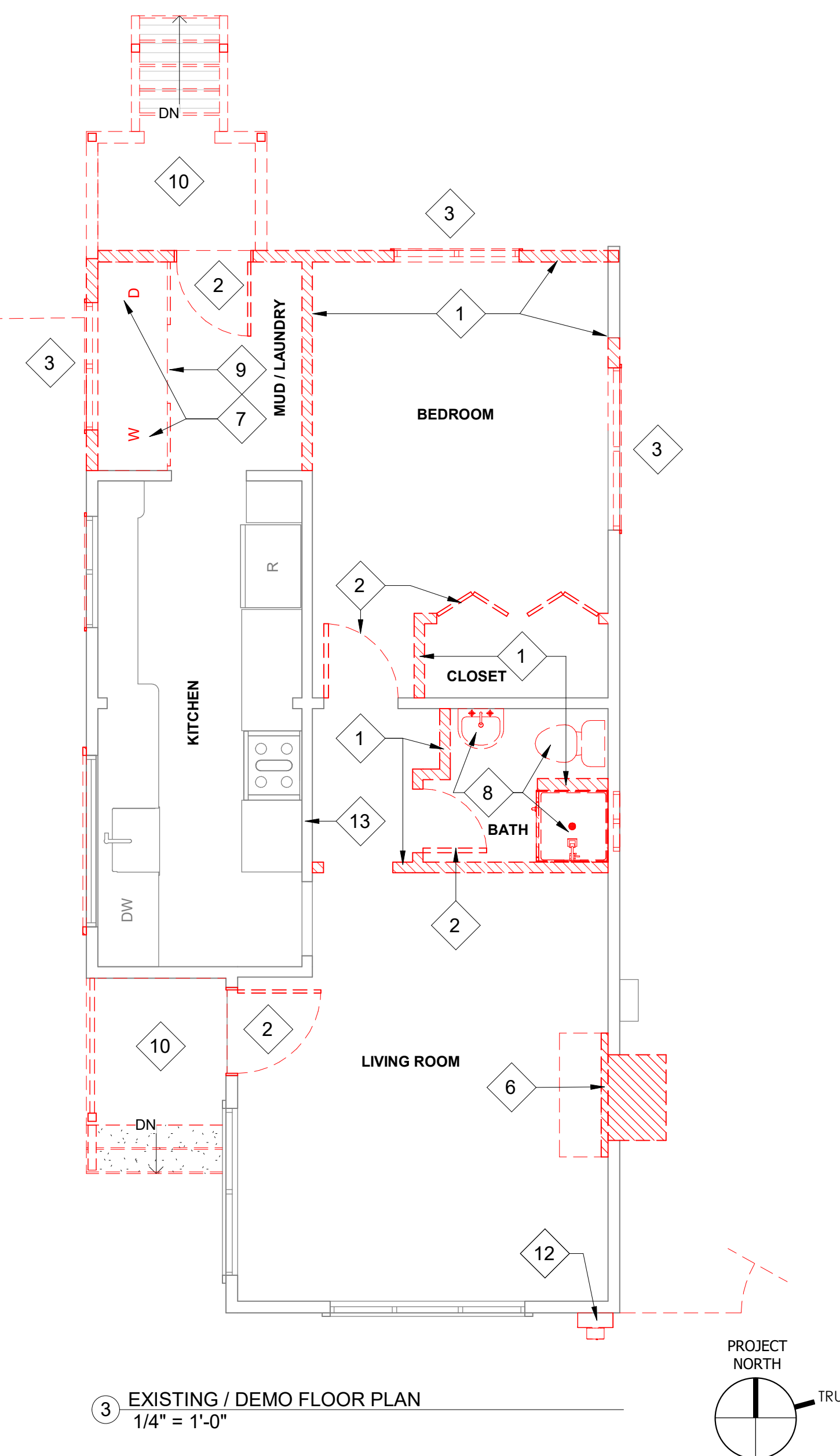
A2.0



④ EXISTING / DEMO SITE PLAN
 1/8" = 1'-0"



② EXISTING / DEMO ROOF PLAN
 1/4" = 1'-0"



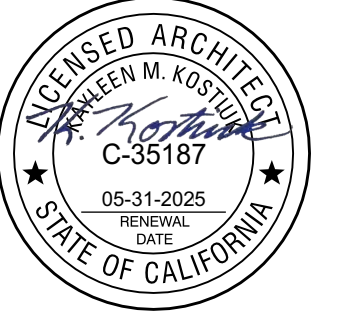
③ EXISTING / DEMO FLOOR PLAN
 1/4" = 1'-0"

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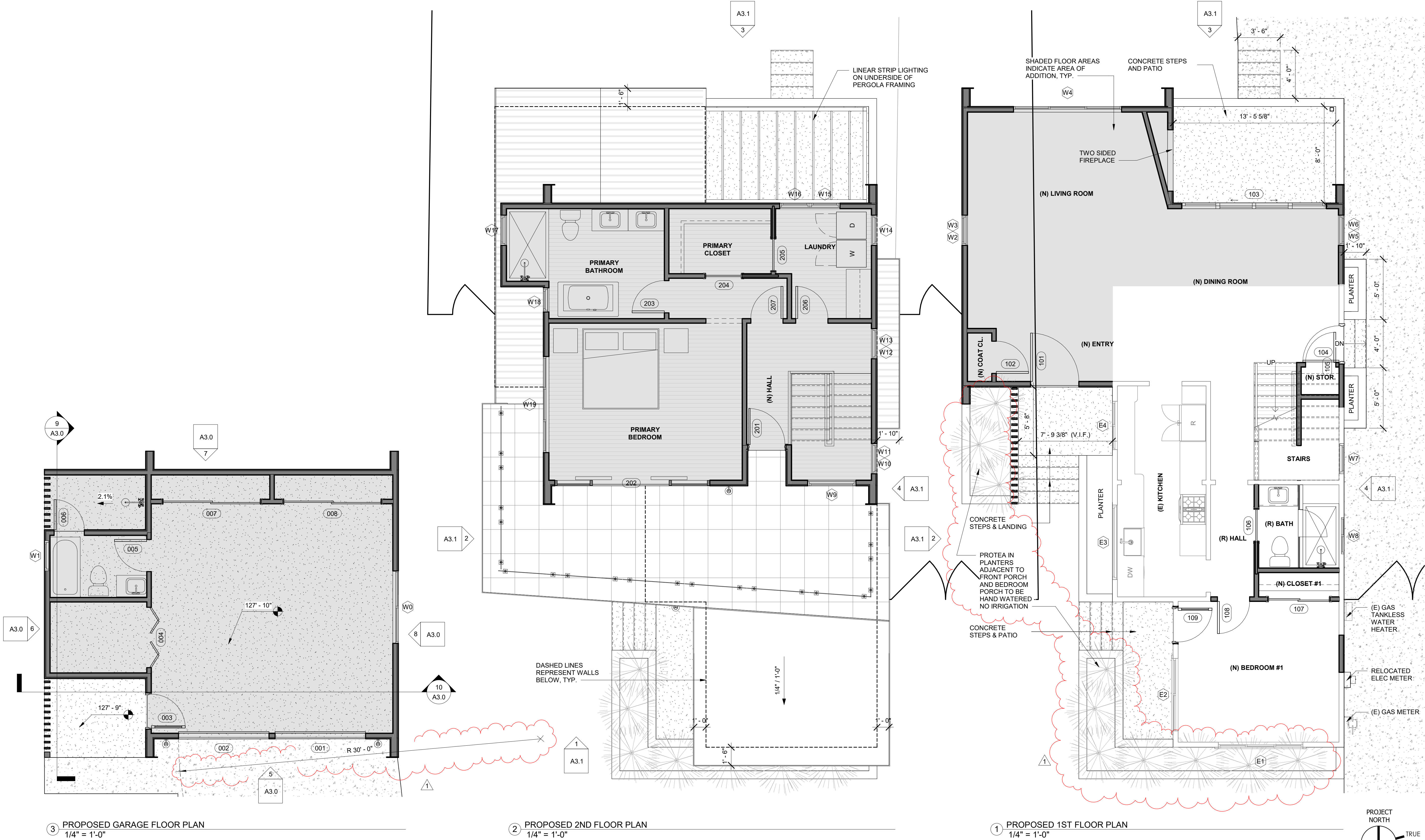
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PROPOSED FLOOR PLANS

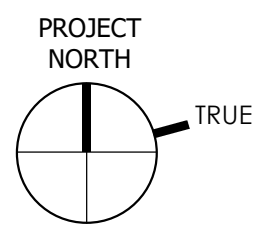
A2.1



3 PROPOSED GARAGE FLOOR PLAN
 1/4" = 1'-0"

2 PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"

1 PROPOSED 1ST FLOOR PLAN
 1/4" = 1'-0"

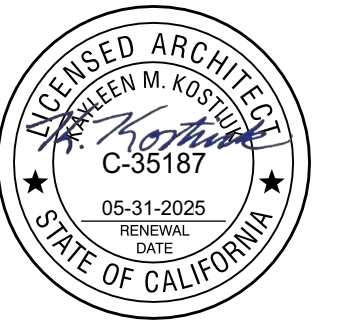


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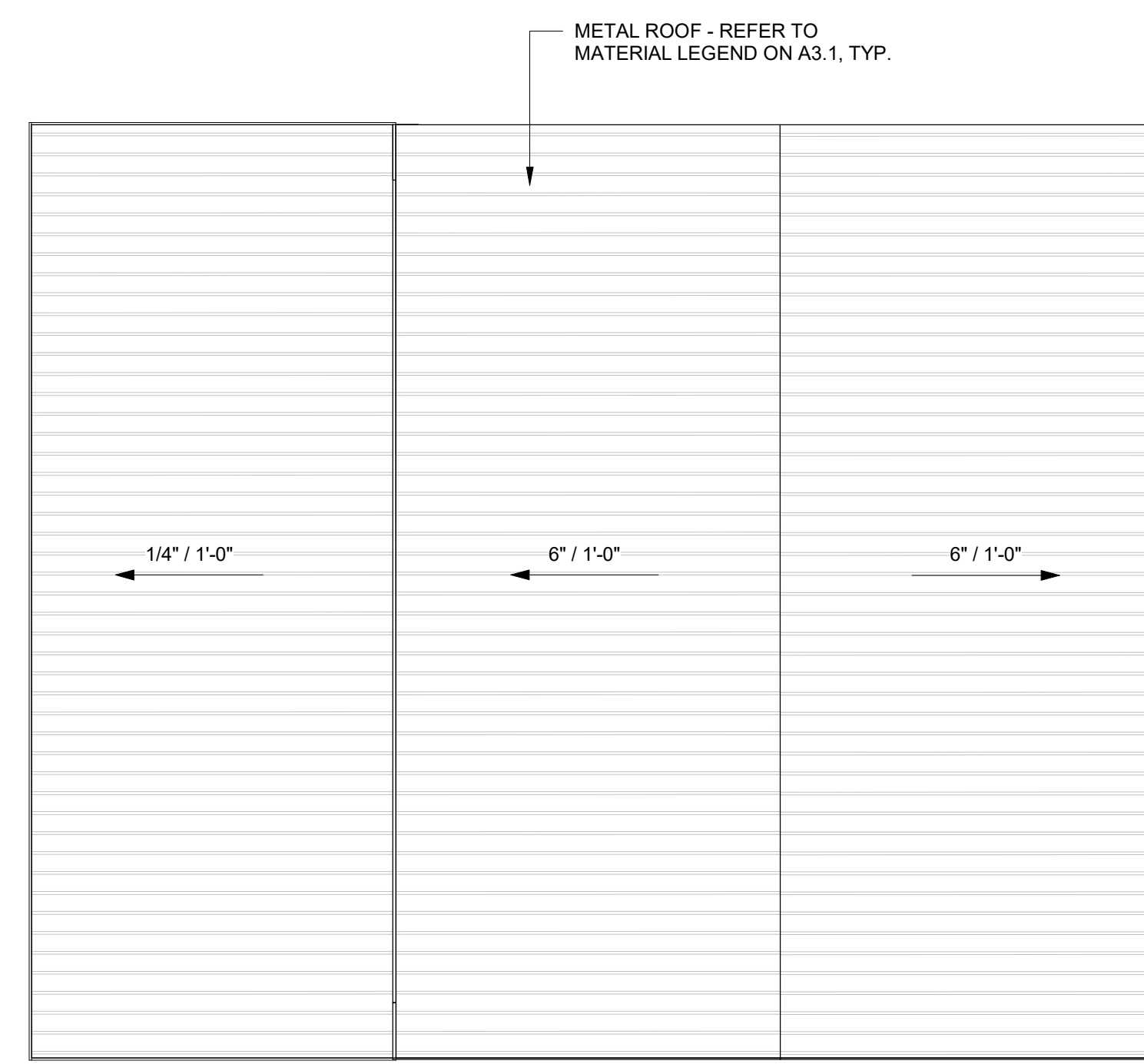
REVISIONS

NO.	DESCRIPTION	DATE

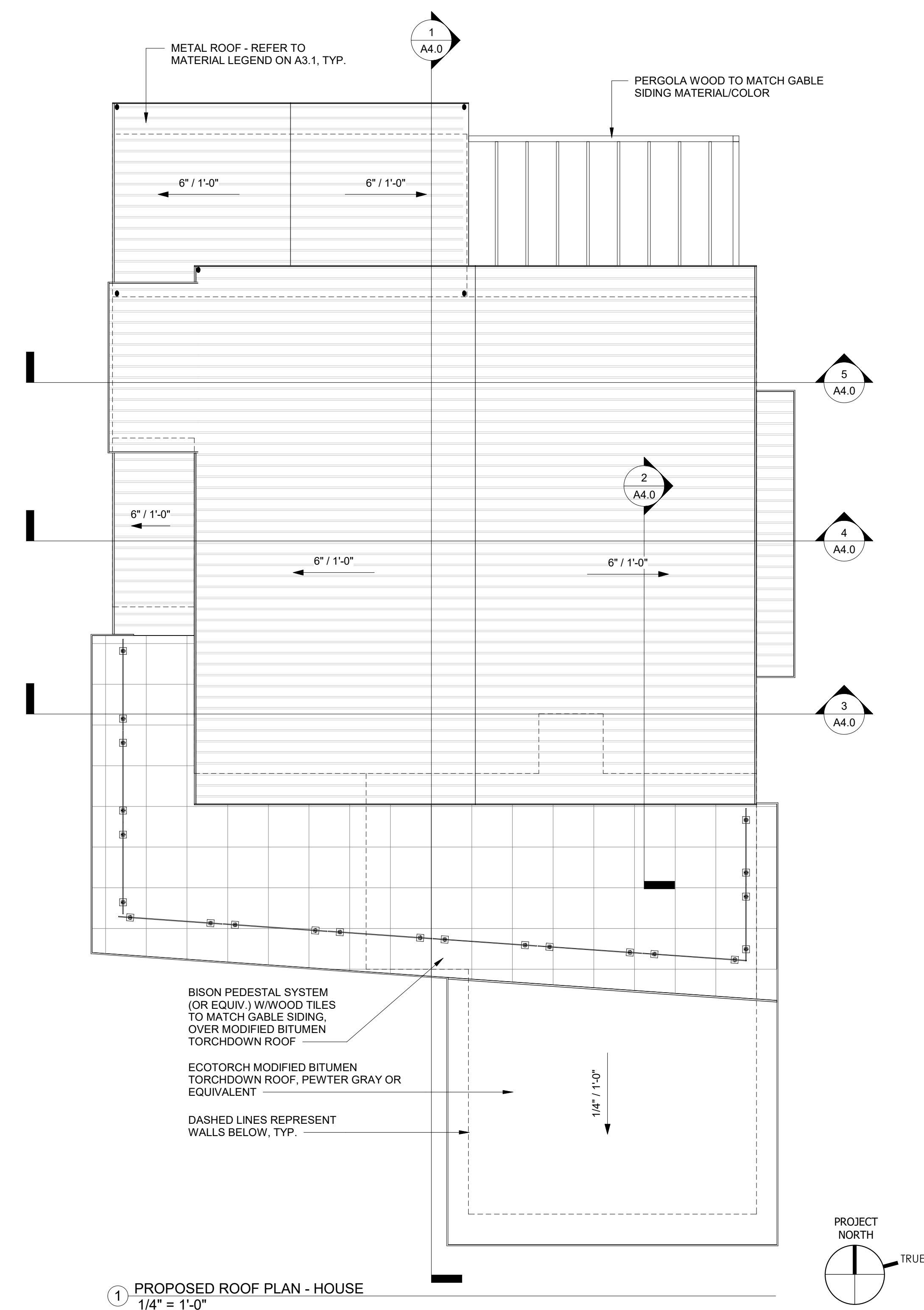
PROJECT NUMBER: 22111
 ISSUE DATE: 05/03/2024
 SCALE: 1/4" = 1'-0"
 ISSUE STATUS:
CDRC APPLICATION

**PROPOSED ROOF
 PLANS**

A2.2



2 PROPOSED ROOF PLAN - GARAGE
 1/4" = 1'-0"



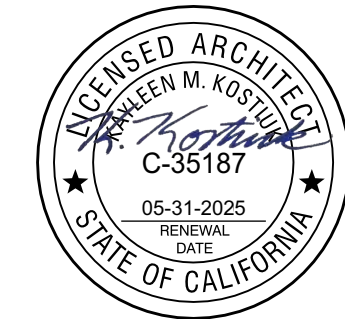
1 PROPOSED ROOF PLAN - HOUSE
 1/4" = 1'-0"

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**EXISTING HOUSE
 ELEVATIONS,
 PROPOSED DETACHED
 GARAGE ELEVATIONS,
 GARAGE SECTIONS**

A3.0



④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



③ EXISTING REAR ELEVATION
1/4" = 1'-0"



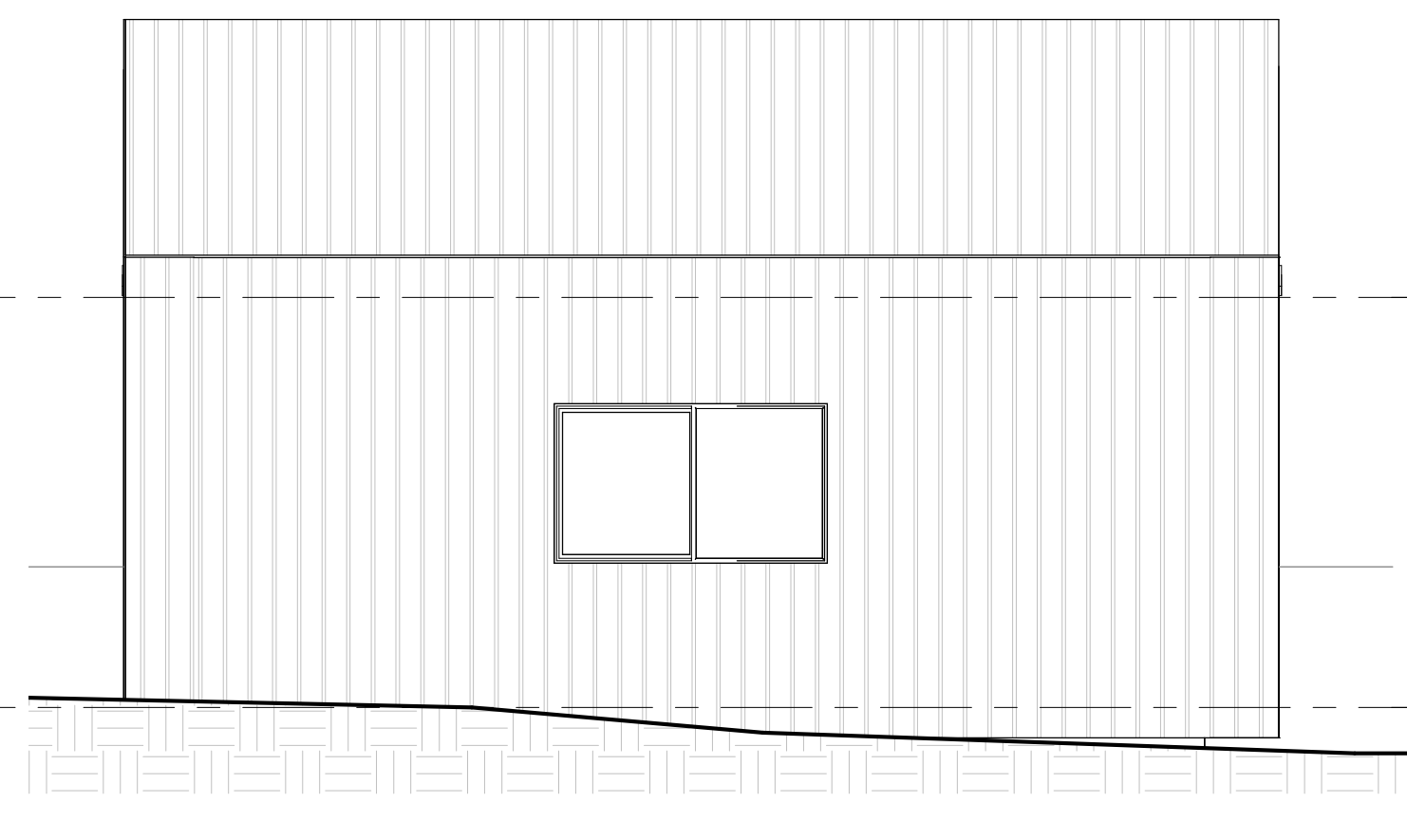
② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



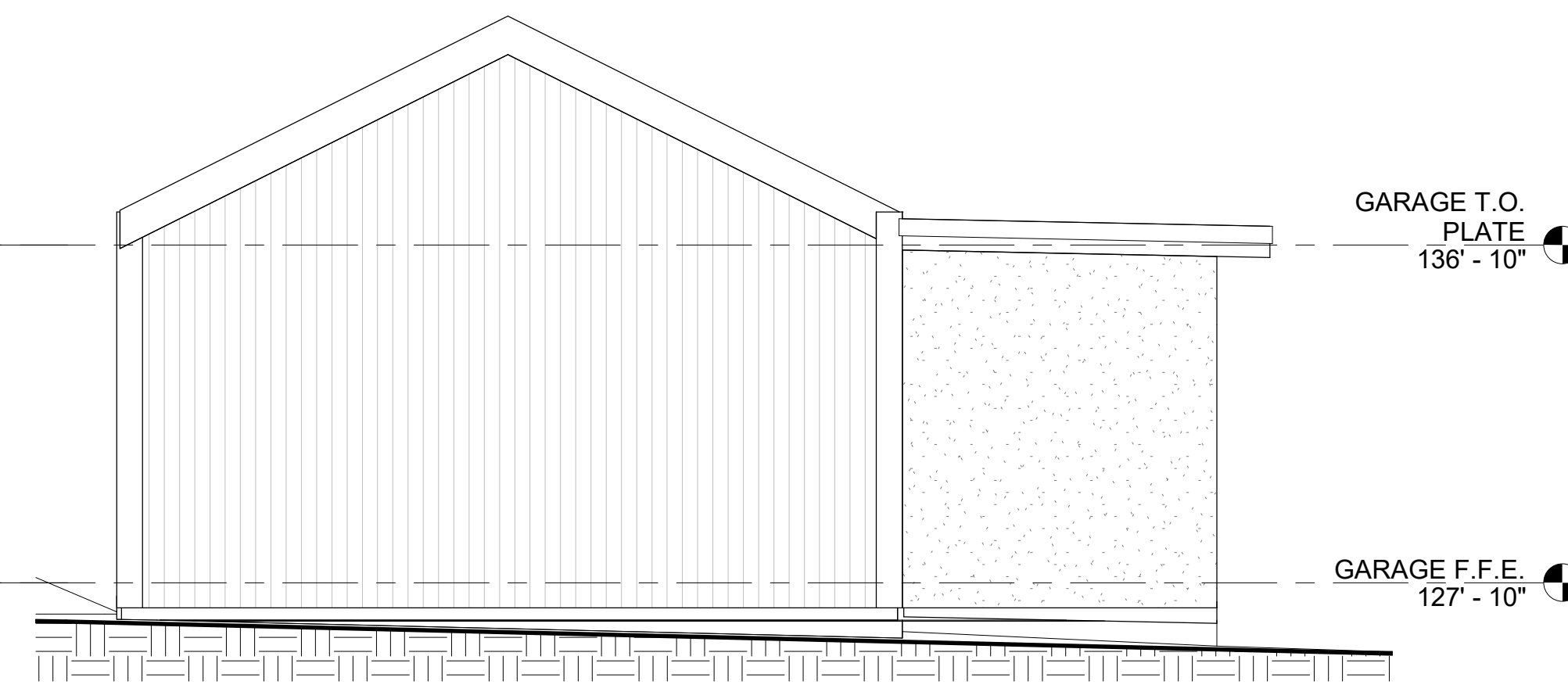
① EXISTING FRONT ELEVATION
1/4" = 1'-0"



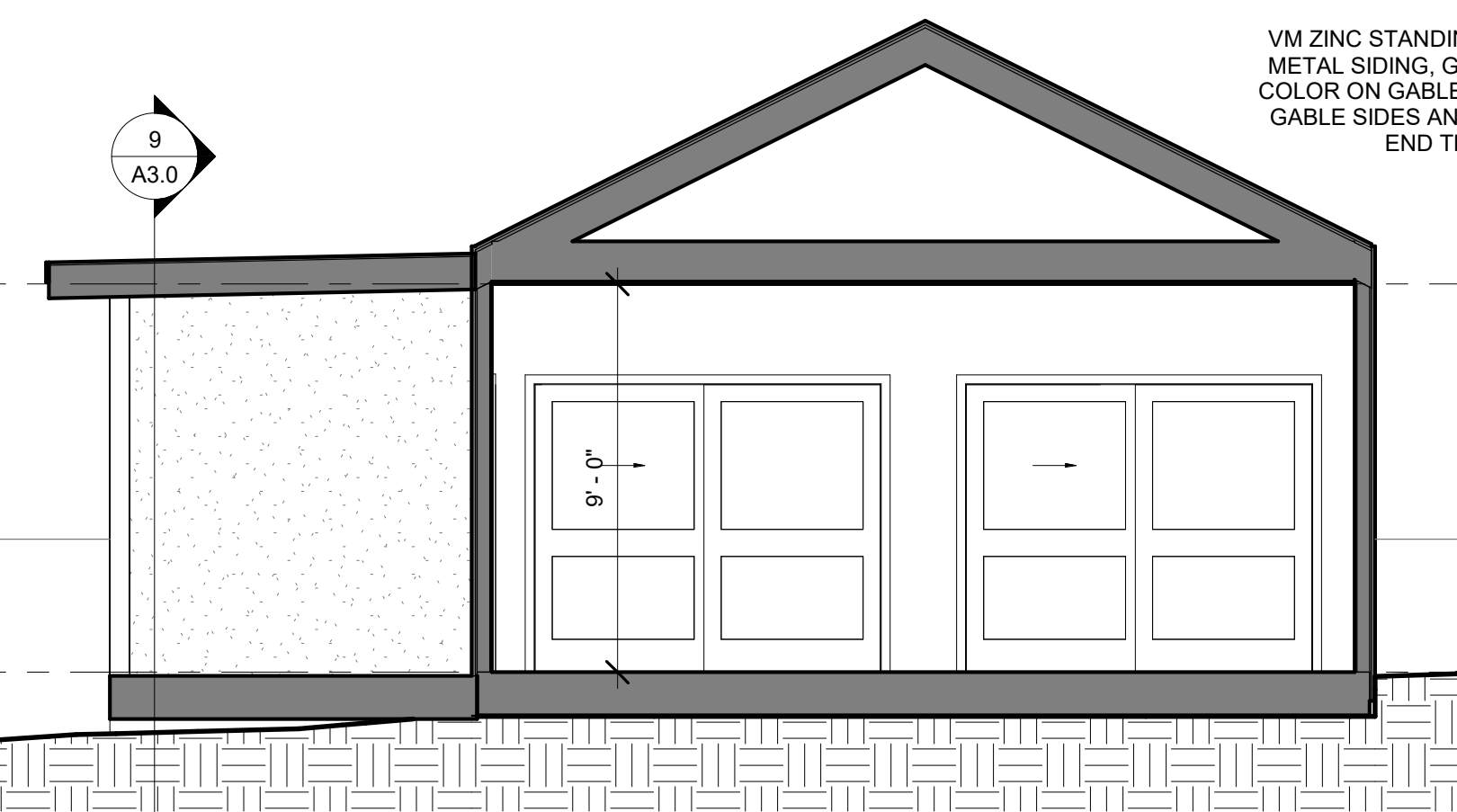
⑨ GARAGE - CROSS SECTION
1/4" = 1'-0"



⑧ PROPOSED GARAGE RIGHT SIDE ELEVATION
1/4" = 1'-0"

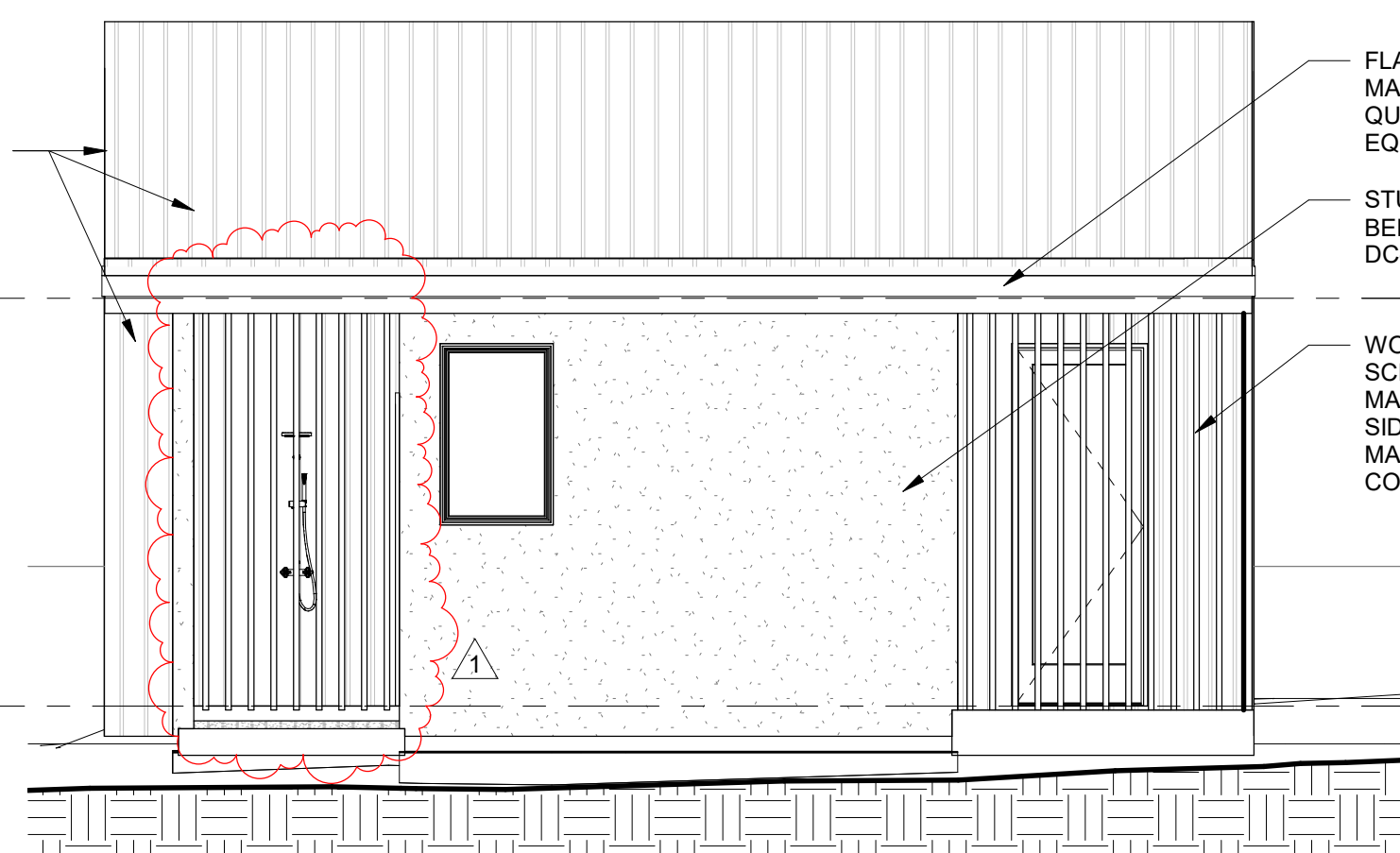


⑦ PROPOSED GARAGE REAR ELEVATION
1/4" = 1'-0"

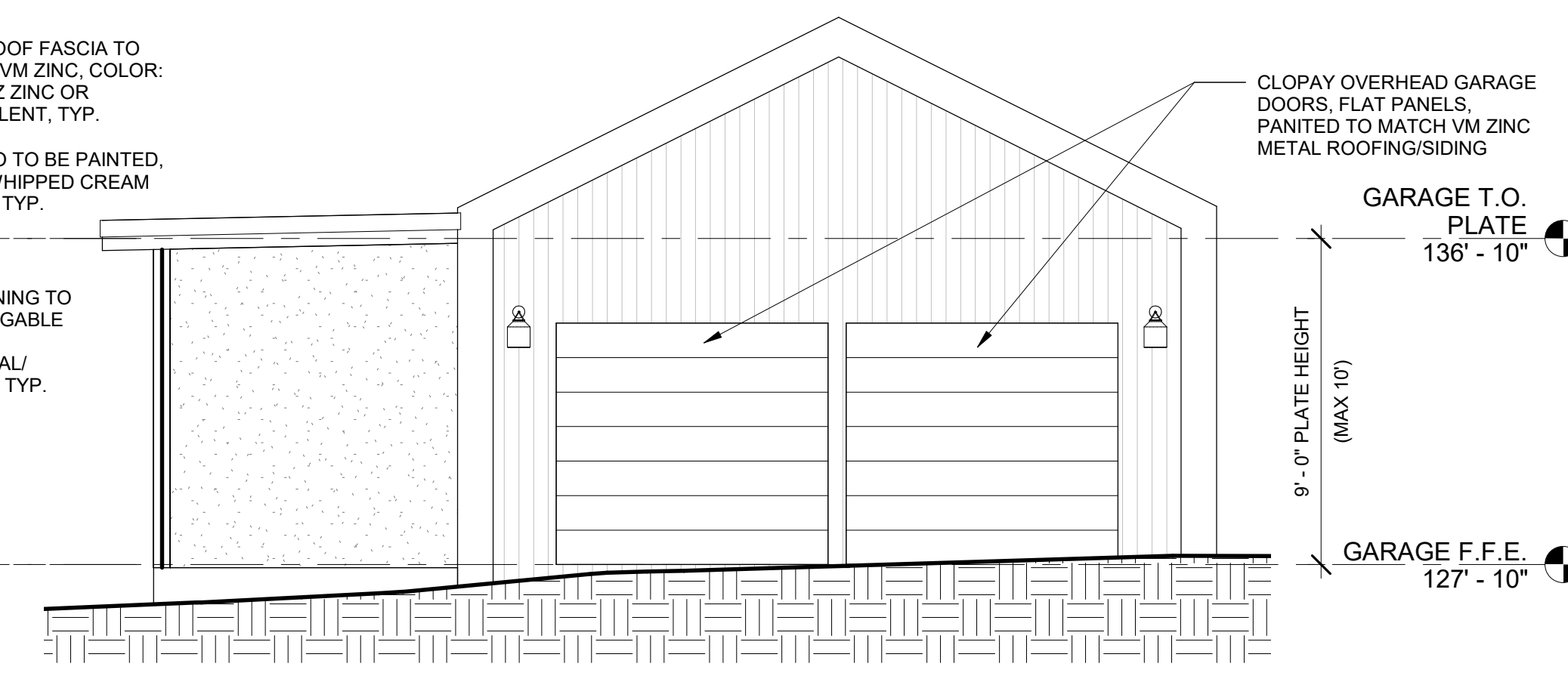


⑩ GARAGE - LONGITUDINAL SECTION 1
1/4" = 1'-0"

VM ZINC STANDING SEAM METAL SIDING, GRAPHITE COLOR ON GABLE ROOFS, GABLE SIDES AND GABLE END TRIM, TYP.



⑥ PROPOSED GARAGE LEFT SIDE ELEVATION
1/4" = 1'-0"



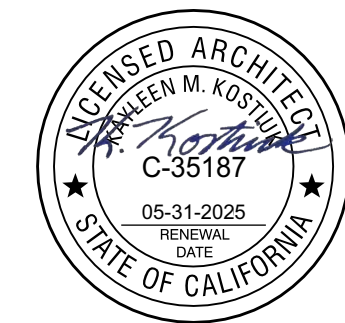
⑤ PROPOSED GARAGE FRONT ELEVATION
1/4" = 1'-0"

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**PROPOSED HOUSE
EXTERIOR
ELEVATIONS,
MATERIAL
SPECIFICATIONS**

A3.1



FENCE/GATE: TO MATCH EXISTING



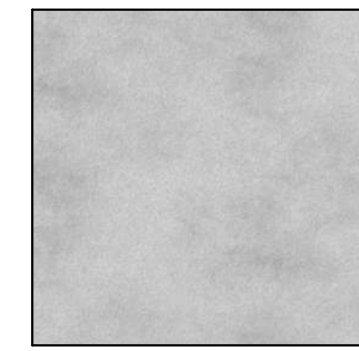
EXTERIOR SCONCES: 7.5" WEST ELM HENRY OUTDOOR SCONCE, MATTE BLACK (DARK SKY COMPLIANT) OR SIMILAR.



STANDING SEAM METAL ROOF AND WALLS: VM ZINC, COLOR: QUARTZ ZINC OR EQUIVALENT



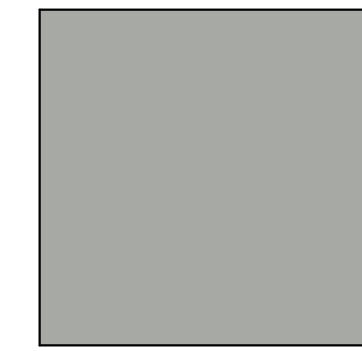
COMPOSITE SOFFITS, GABLE BOARD SIDING, RIGHT SIDE PLANTER BOXES & REAR PATIO SIDES: MILLBOARD SHADOW LINE+, COLOR: LIMED OAK, OR EQUIVALENT



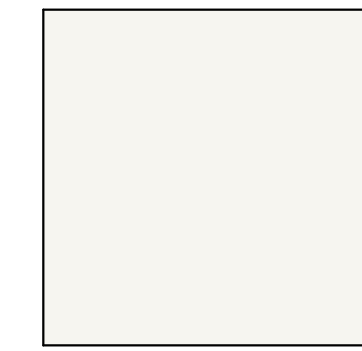
PATIOS AND PLANTERS AT FRONT OF HOUSE: NATURAL CONCRETE, SMOOTH



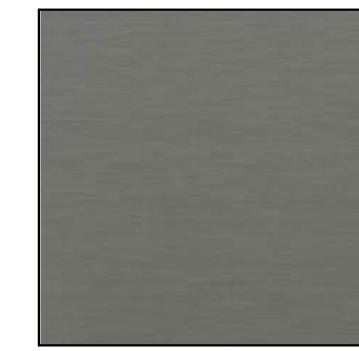
FRONT DOOR PAINT COLOR: ANDES SUMMIT CSP-600



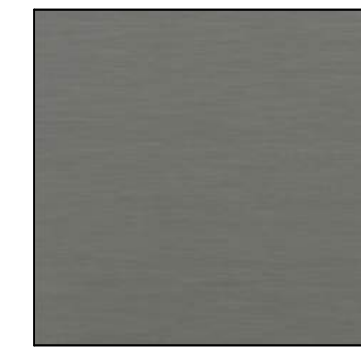
HORIZONTAL SIDING: BEHR FLIPPER PPU25-15



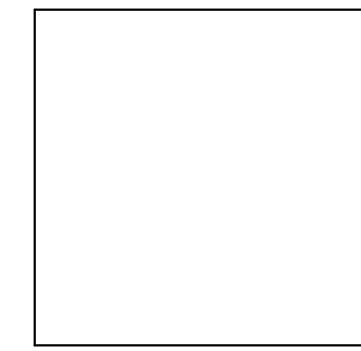
STUCCO WALLS UNDER FLAT ROOF EXPRESSIONS: COLOR BEHR WHIPPED CREAM DC-001



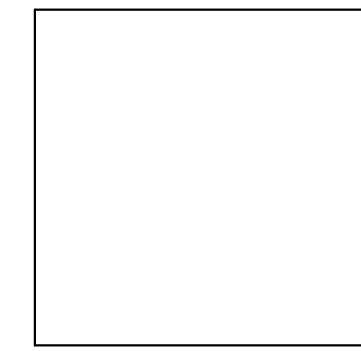
ROOF FASCIA: PAINTED WOOD, COLOR TO MATCH VM ZINC, COLOR: QUARTZ ZINC OR EQUIVALENT



WINDOWS & DOORS AT METAL SIDING & COMPOSITE WOOD SIDING: PAINTED, COLOR TO MATCH VM ZINC, COLOR: QUARTZ ZINC OR EQUIVALENT



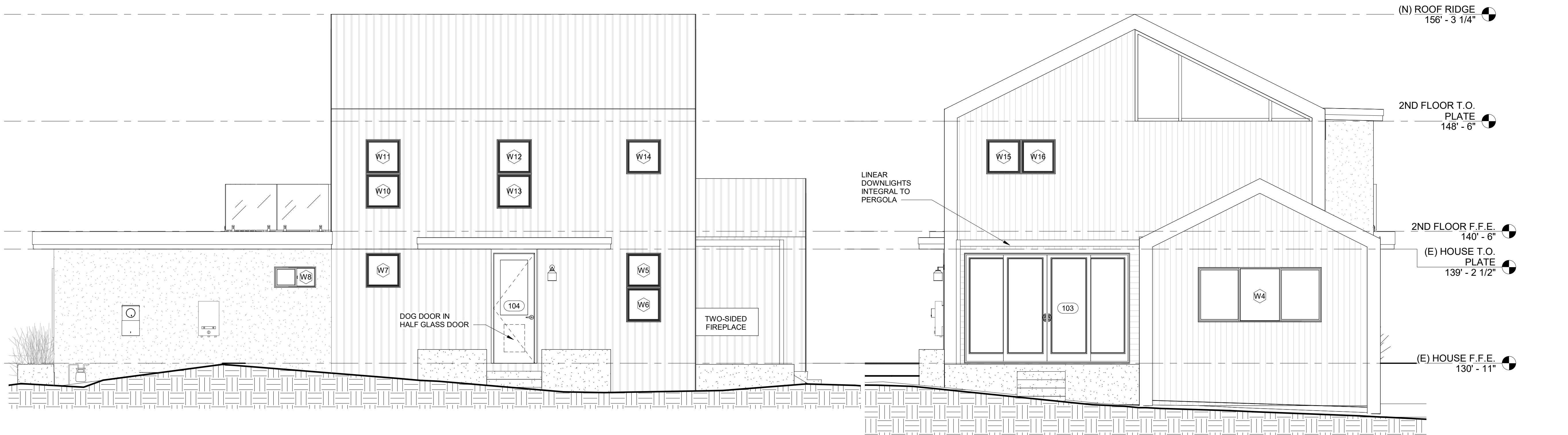
WINDOWS & DOORS AT STUCCO WALLS & KITCHEN WALLS: WHITE VINYL



TRIM AT WINDOWS AT STUCCO WALLS & KITCHEN WALLS: WHITE VINYL

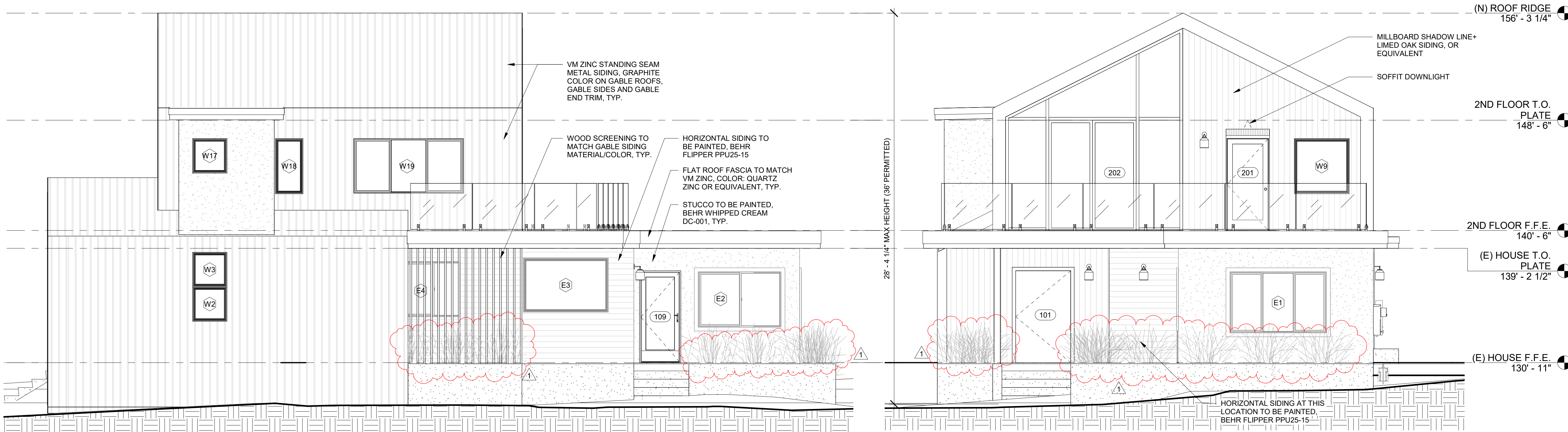


DRIVEWAY: BRUSHED CONCRETE, NATURAL



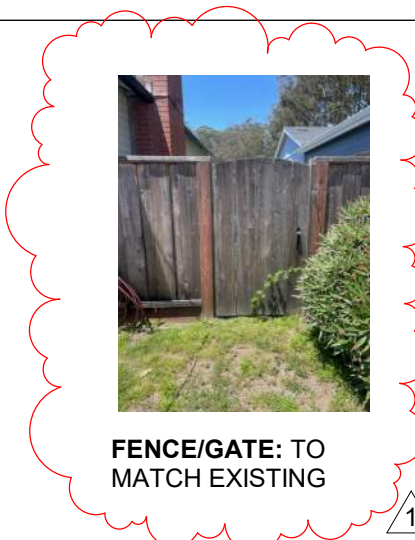
4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

3 PROPOSED REAR ELEVATION
1/4" = 1'-0"



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

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



FENCE/GATE: TO MATCH EXISTING



EXTERIOR SCONCES: 7.5" WEST ELM HENRY OUTDOOR SCONCE, MATTE BLACK (DARK SKY COMPLIANT) OR SIMILAR.



STANDING SEAM METAL ROOF AND WALLS: VM ZINC, COLOR: QUARTZ ZINC OR EQUIVALENT



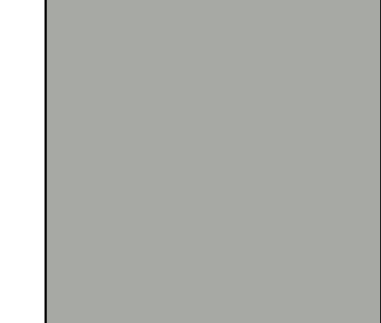
COMPOSITE SOFFITS, GABLE BOARD SIDING, RIGHT SIDE PLANTER BOXES & REAR PATIO SIDES: MILLBOARD SHADOW LINE+, COLOR: LIMED OAK, OR EQUIVALENT



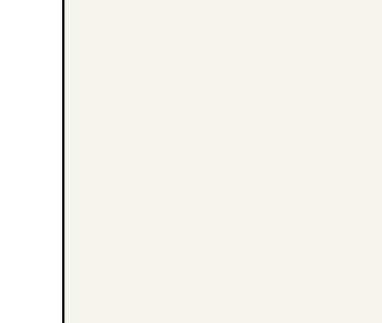
PATIOS AND PLANTERS AT FRONT OF HOUSE: NATURAL CONCRETE, SMOOTH



FRONT DOOR PAINT COLOR: ANDES SUMMIT CSP-600



HORIZONTAL SIDING: BEHR FLIPPER PPU25-15



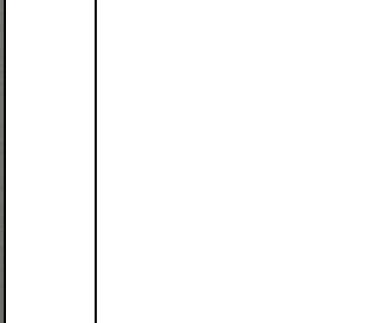
STUCCO WALLS UNDER FLAT ROOF EXPRESSIONS: COLOR BEHR WHIPPED CREAM DC-001



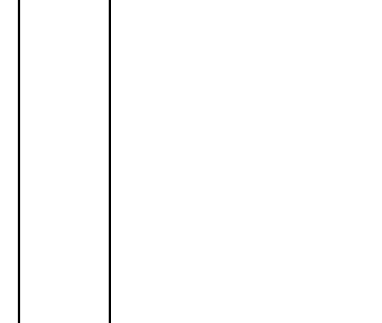
ROOF FASCIA: PAINTED WOOD, COLOR TO MATCH VM ZINC, COLOR: QUARTZ ZINC OR EQUIVALENT



WINDOWS & DOORS AT METAL SIDING & COMPOSITE WOOD SIDING: PAINTED, COLOR TO MATCH VM ZINC, COLOR: QUARTZ ZINC OR EQUIVALENT



WINDOWS & DOORS AT STUCCO WALLS & KITCHEN WALLS: WHITE VINYL



TRIM AT WINDOWS AT STUCCO WALLS & KITCHEN WALLS: WHITE VINYL



DRIVEWAY: BRUSHED CONCRETE, NATURAL

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PERSPECTIVE VIEWS

A3.2



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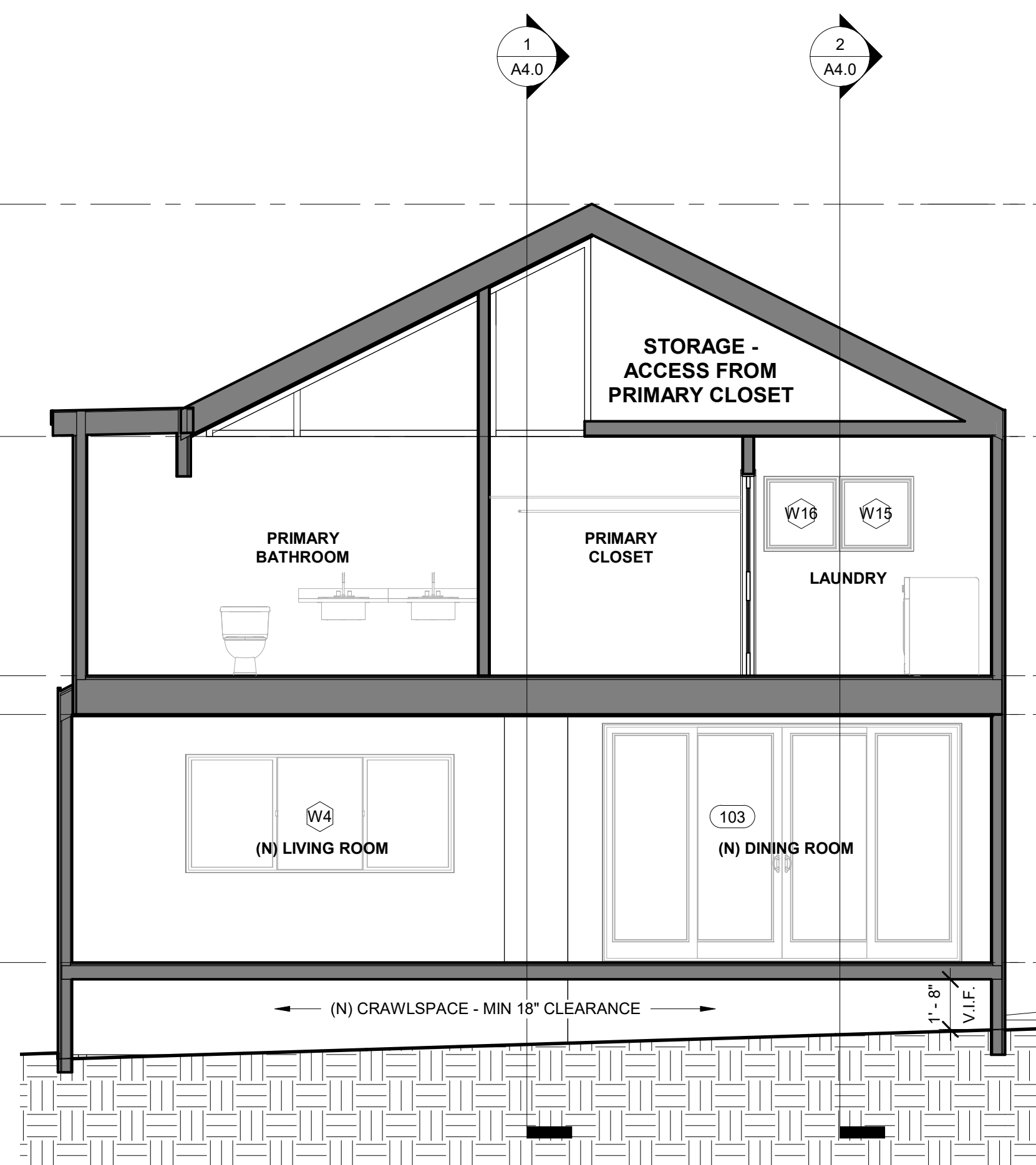
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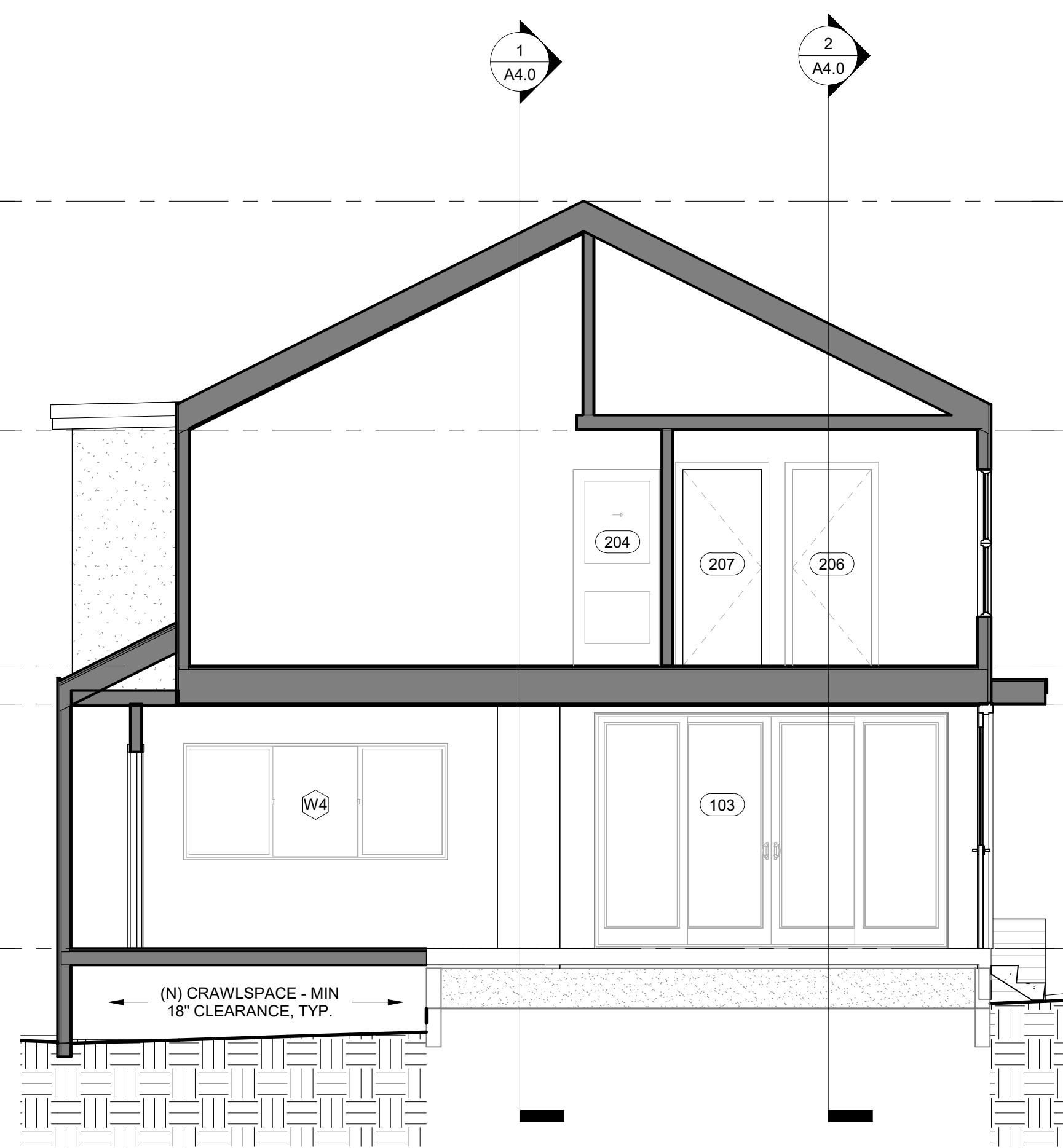
ISSUE STATUS:
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BUILDING SECTIONS

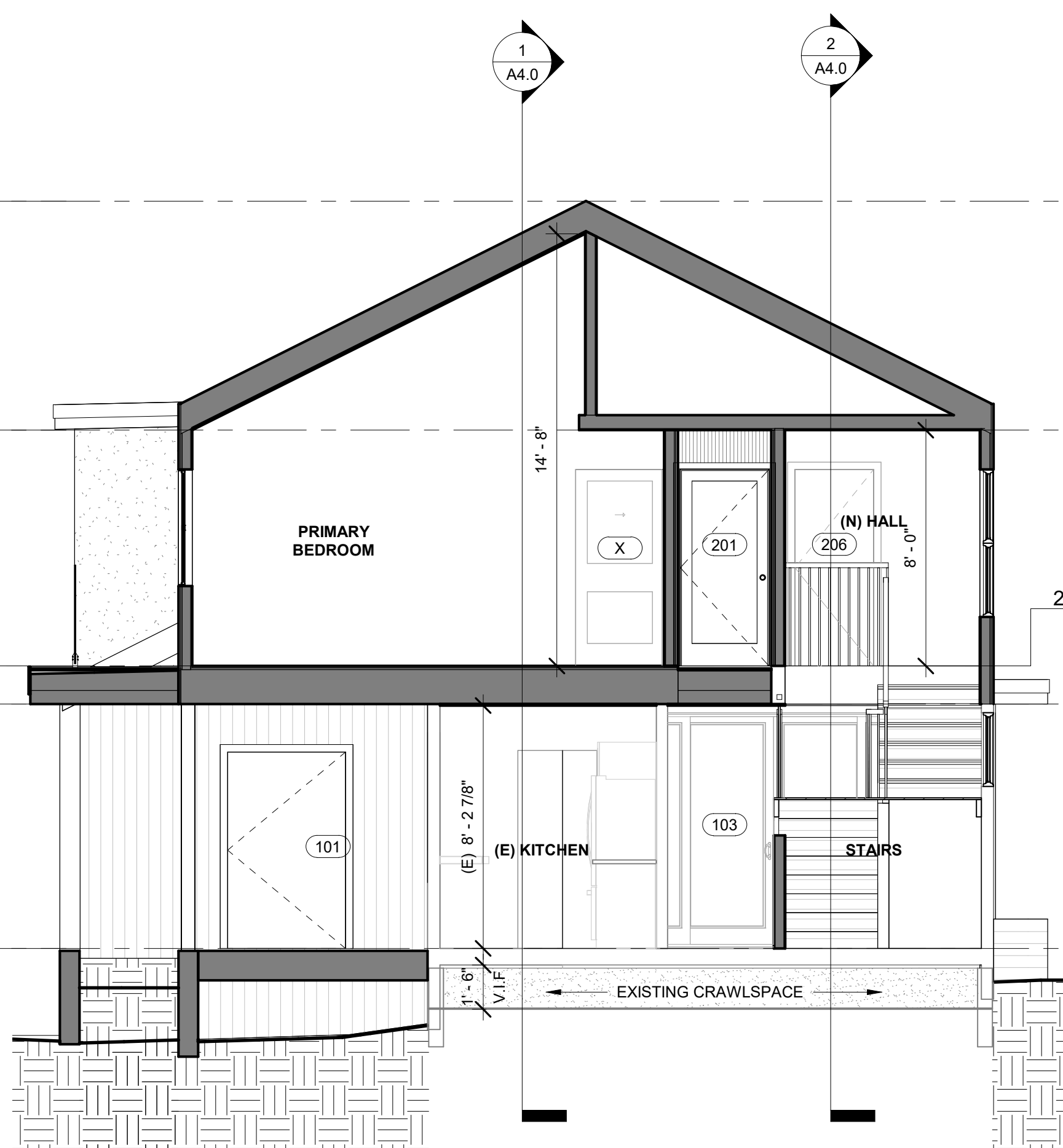
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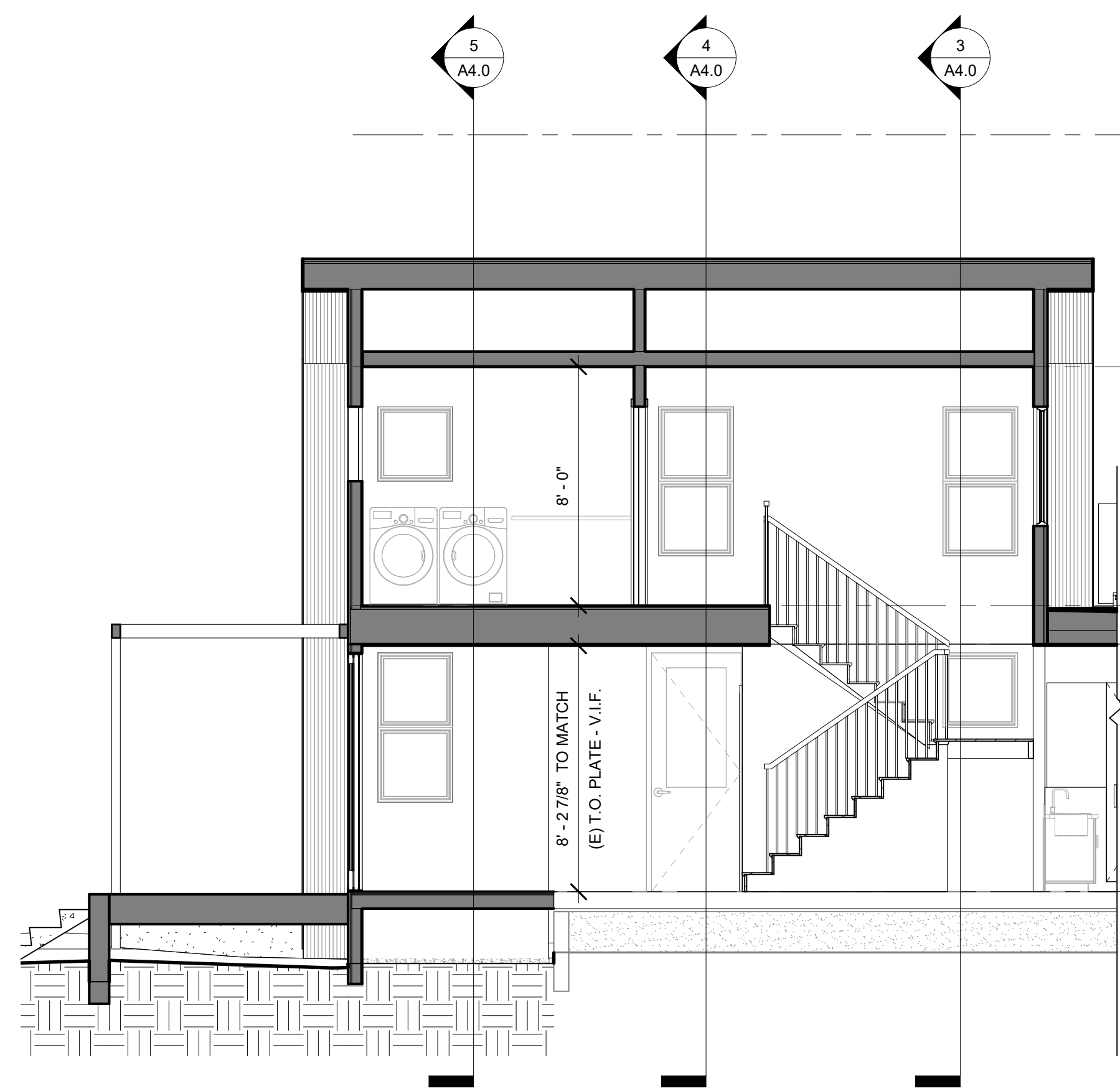
5 HOUSE - CROSS SECTION 3
 1/4" = 1'-0"



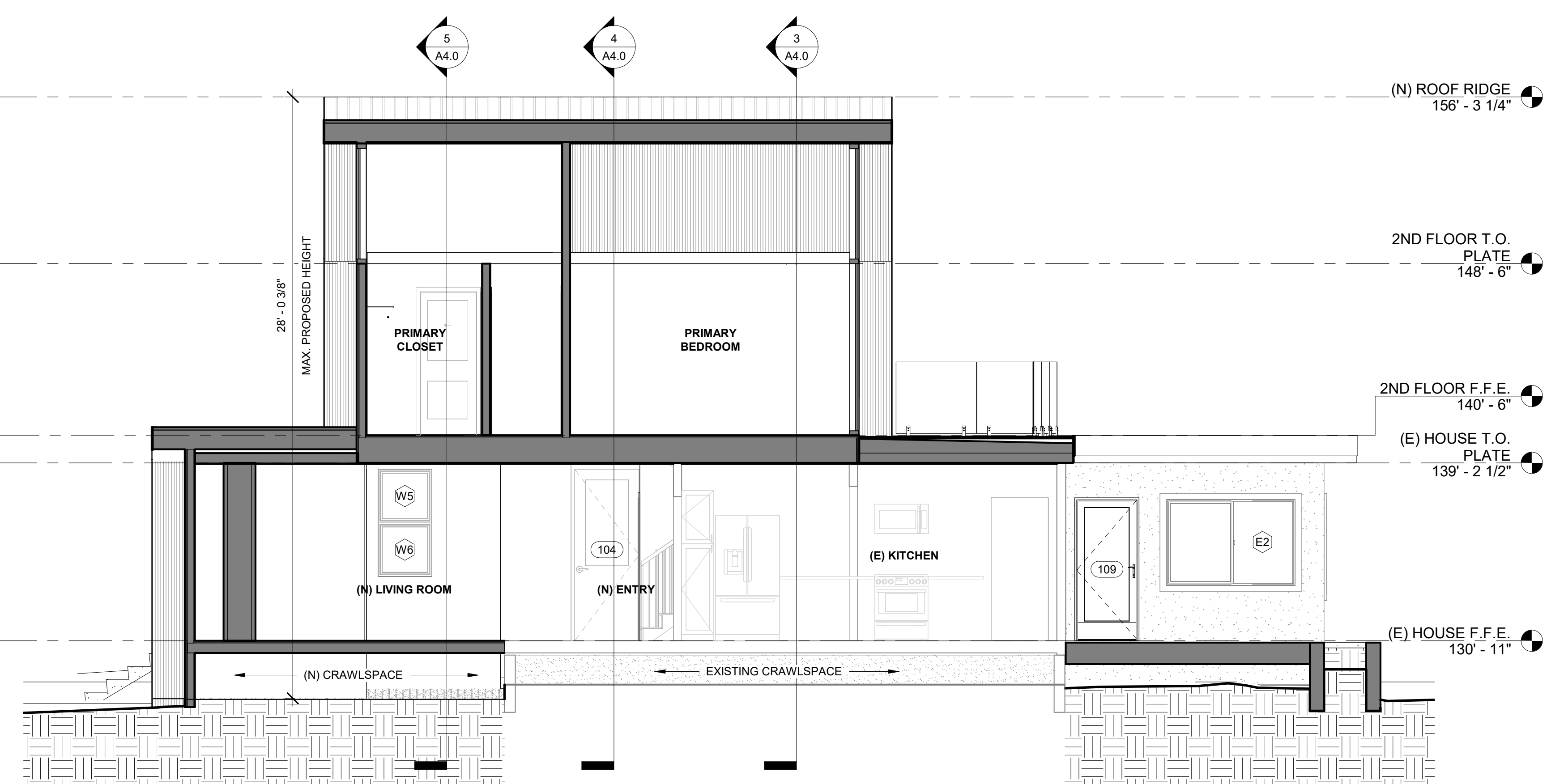
4 HOUSE - CROSS SECTION 2
 1/4" = 1'-0"



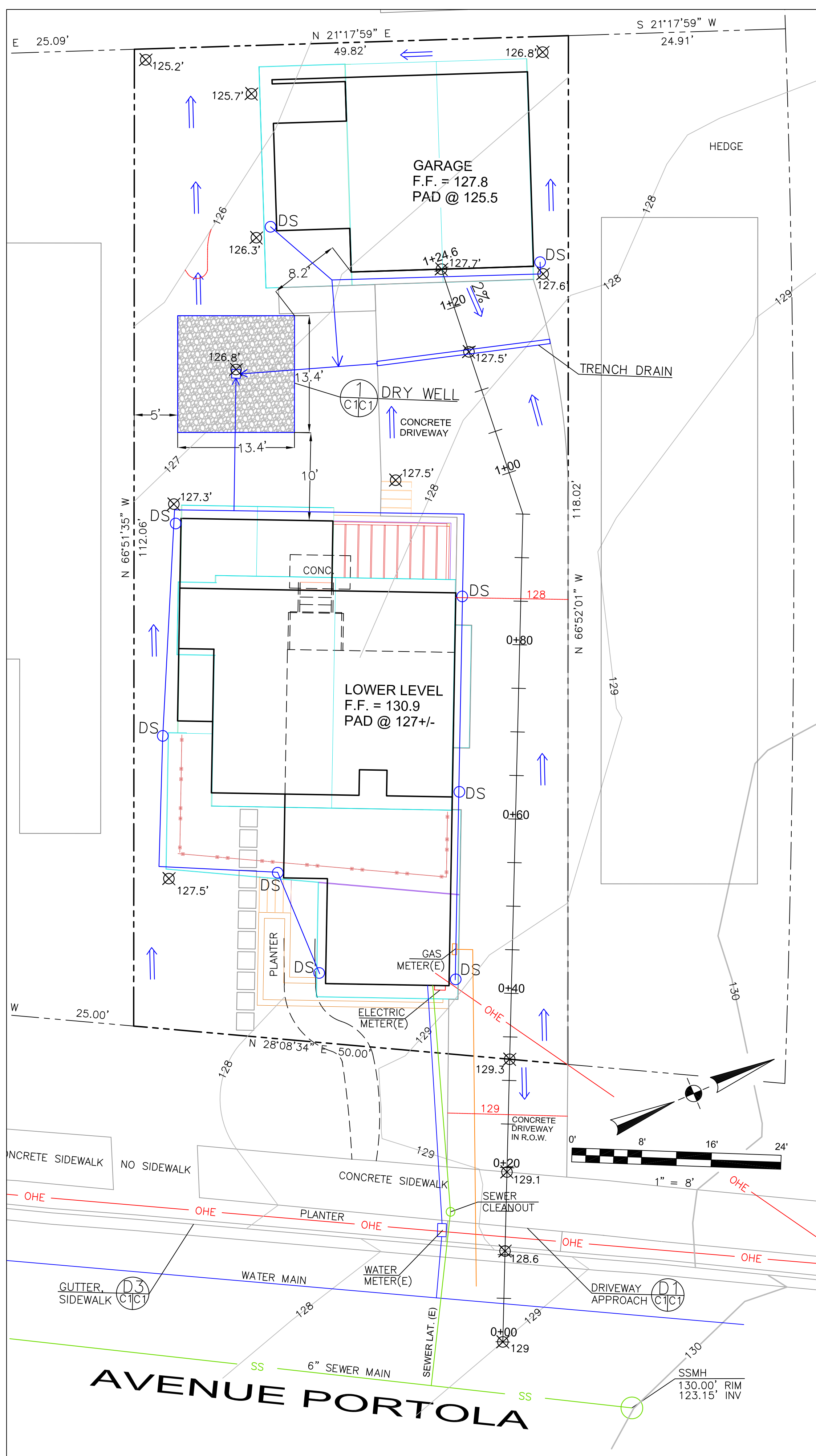
3 HOUSE - CROSS SECTION 1
 1/4" = 1'-0"



2 HOUSE - STAIR SECTION 1
 1/4" = 1'-0"



1 HOUSE - LONGITUDINAL SECTION 1
 1/4" = 1'-0"



- LEGEND**
- EXISTING CONTOURS
 - DS DOWNSPOUT
 - 4" SOLID DRAIN PIPE
 - DIRECTION OF SURFACE DRAINAGE
 - 127.6' PROPOSED SPOT ELEVATION

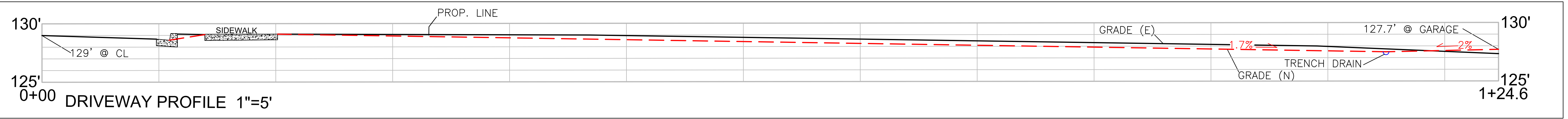
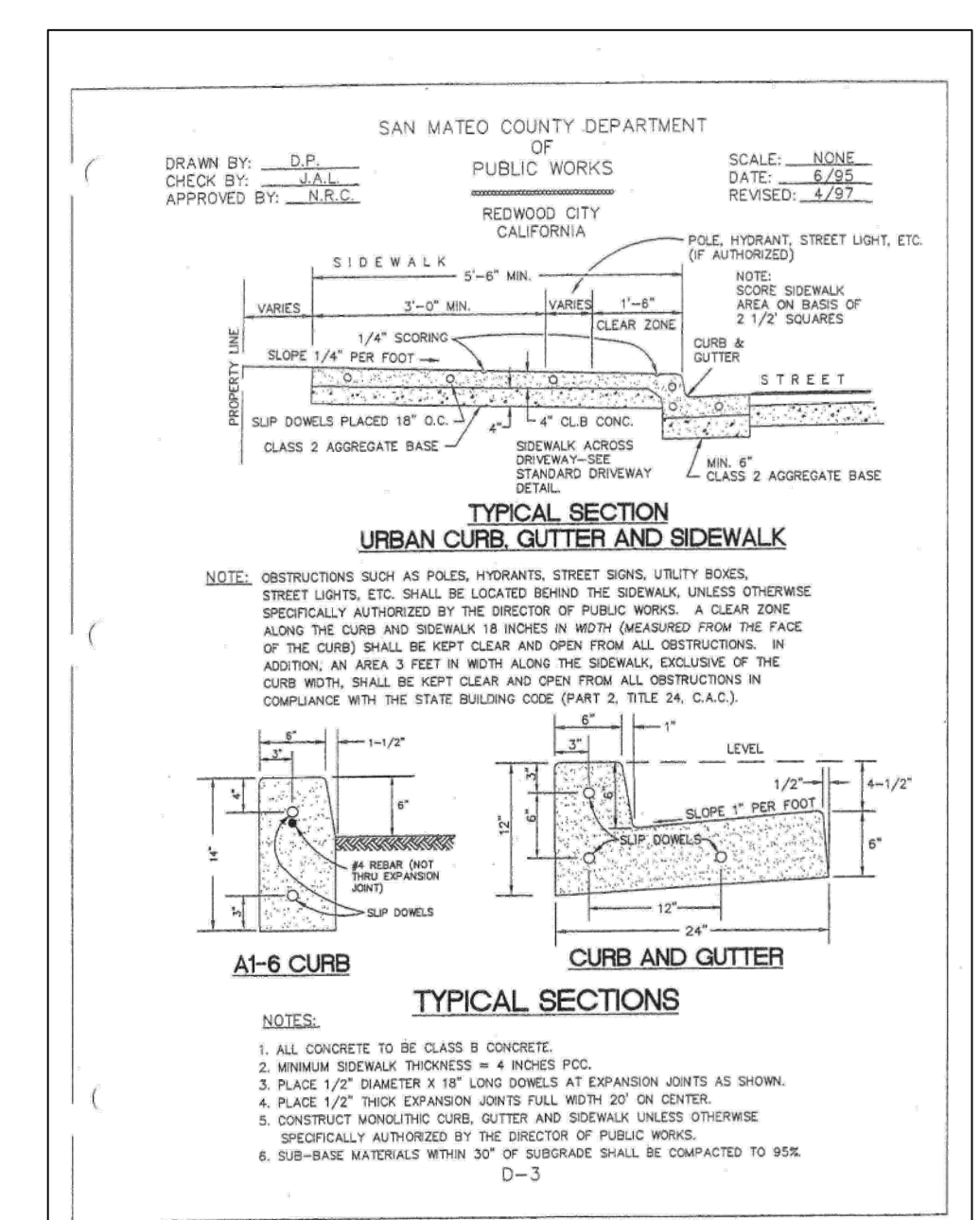
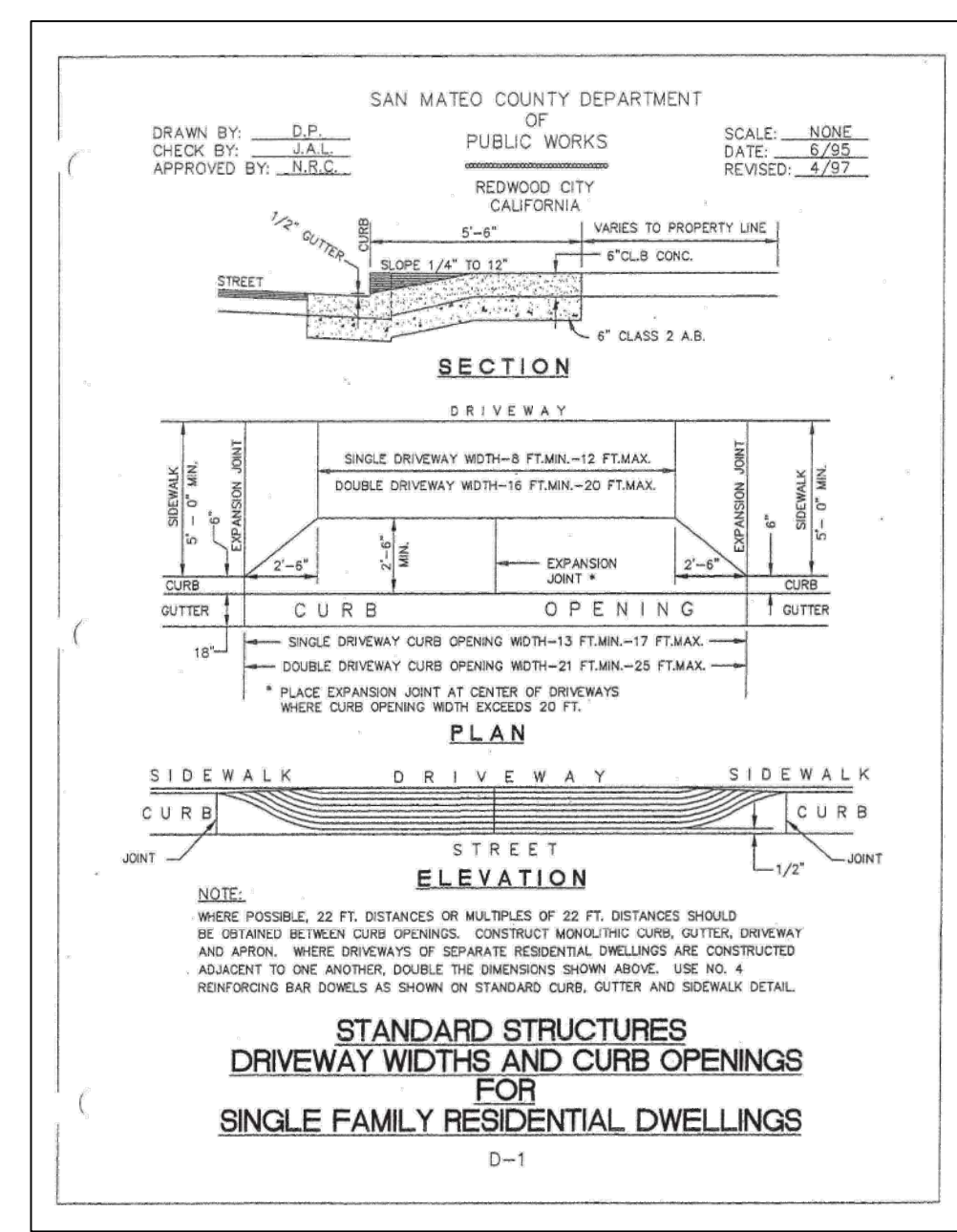
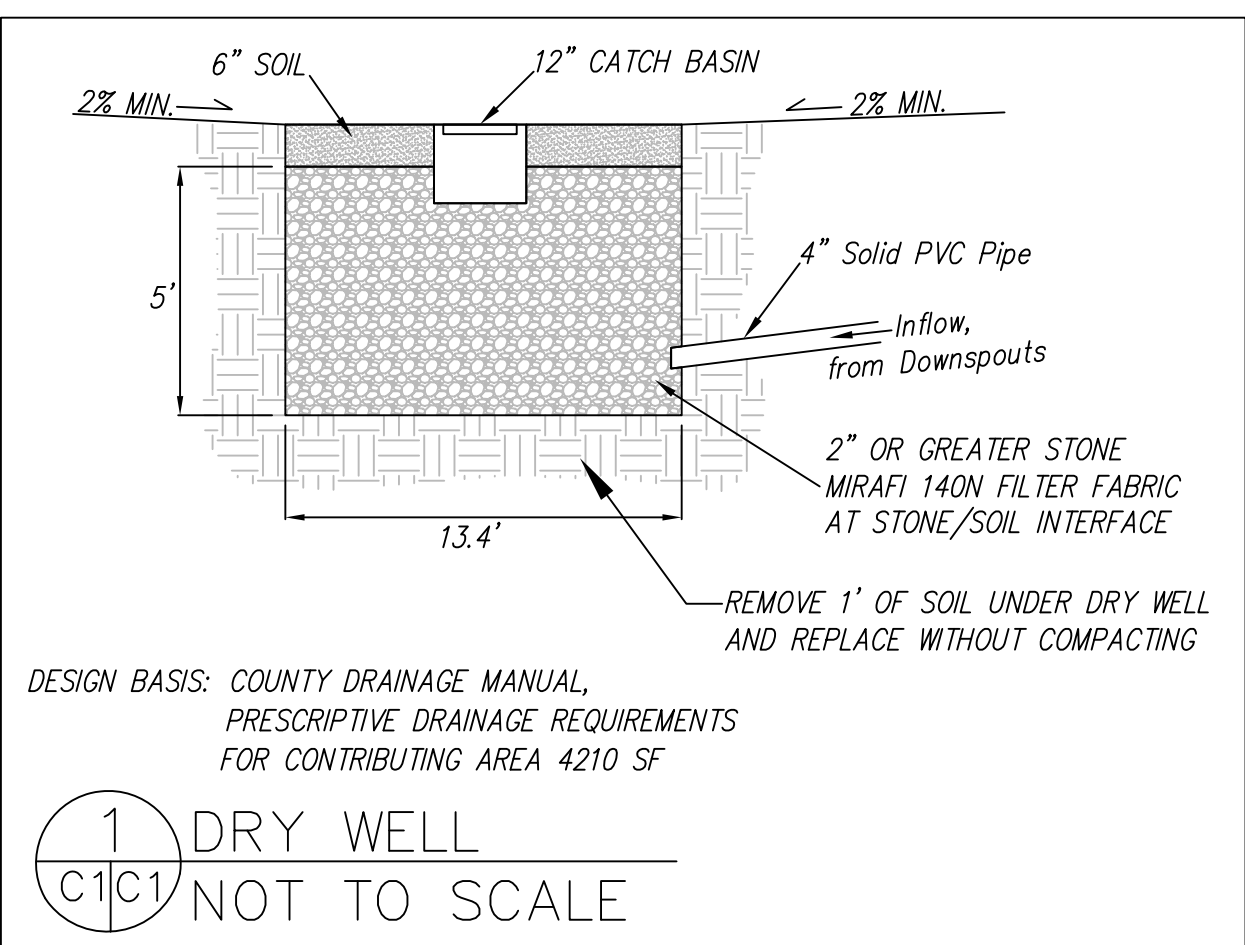
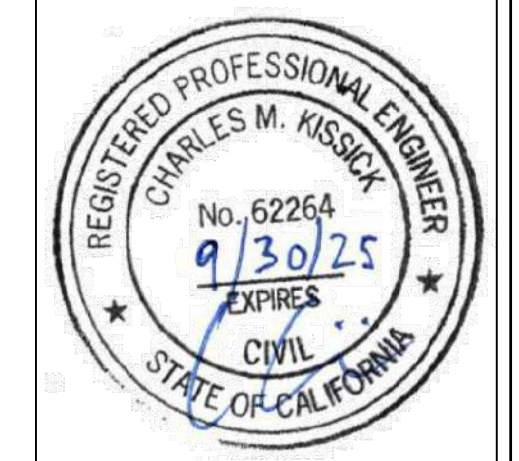
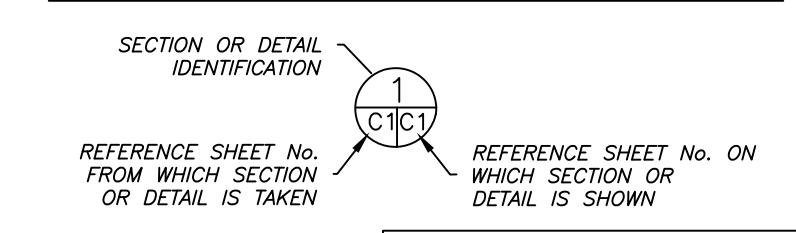
- GENERAL NOTES**
- PLANS PREPARED AT THE REQUEST OF:
TARA BENSON, OWNER
 - TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED APRIL 11, 2019.
 - THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATION DATUM NAVD88.

- DRAINAGE NOTES**
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
 - ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO DRY WELL, AS SHOWN.
 - ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
 - IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DRY WELL 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 : 105 CY (FOR FOUNDATION, DRYWELL, DRIVEWAY)
FILL VOLUME: 0 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

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

SECTION AND DETAIL CONVENTION



GRADING AND DRAINAGE PLAN

SHEET C-1

DATE: 4-11-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: _____
REV. DATE: _____

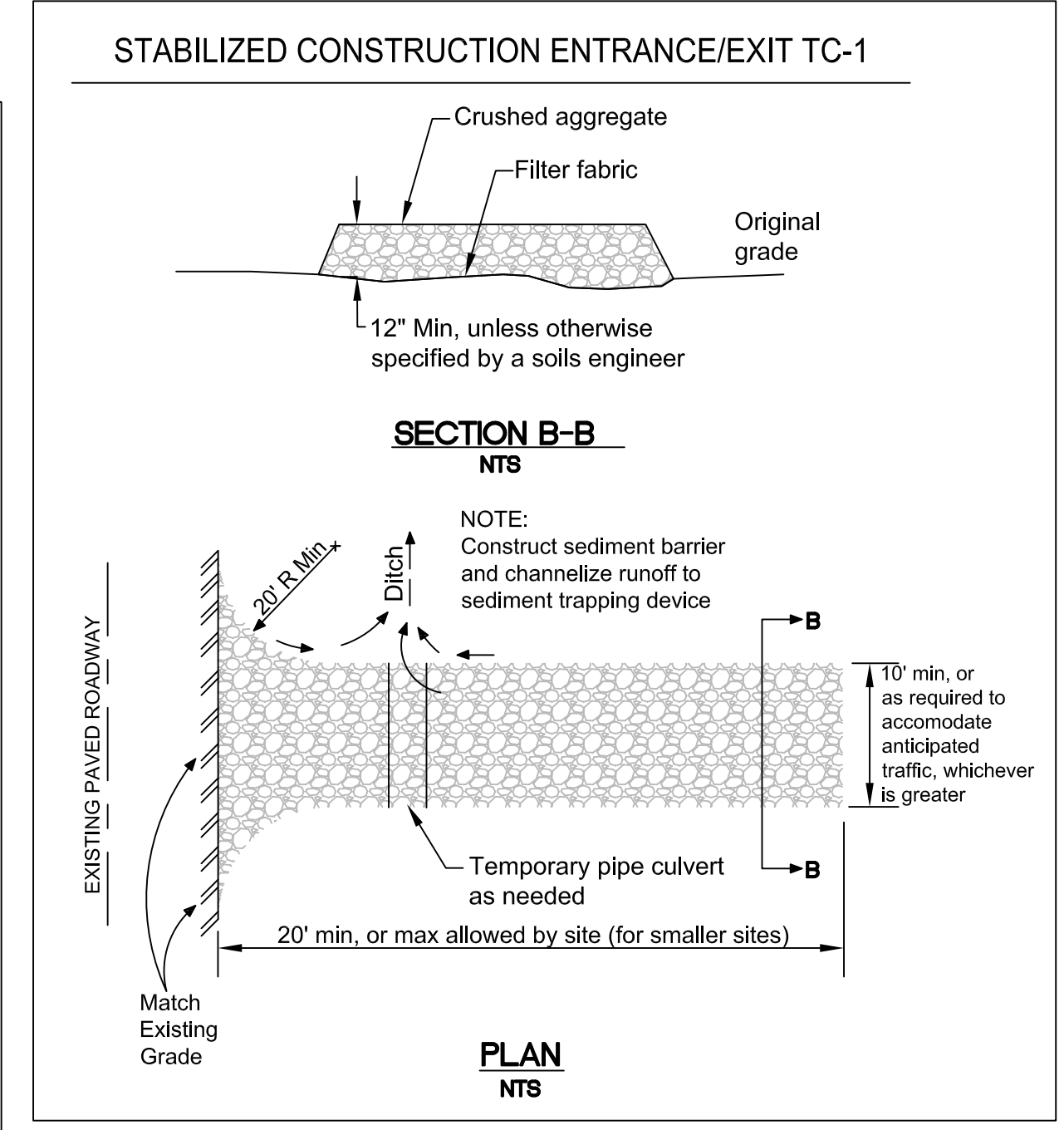
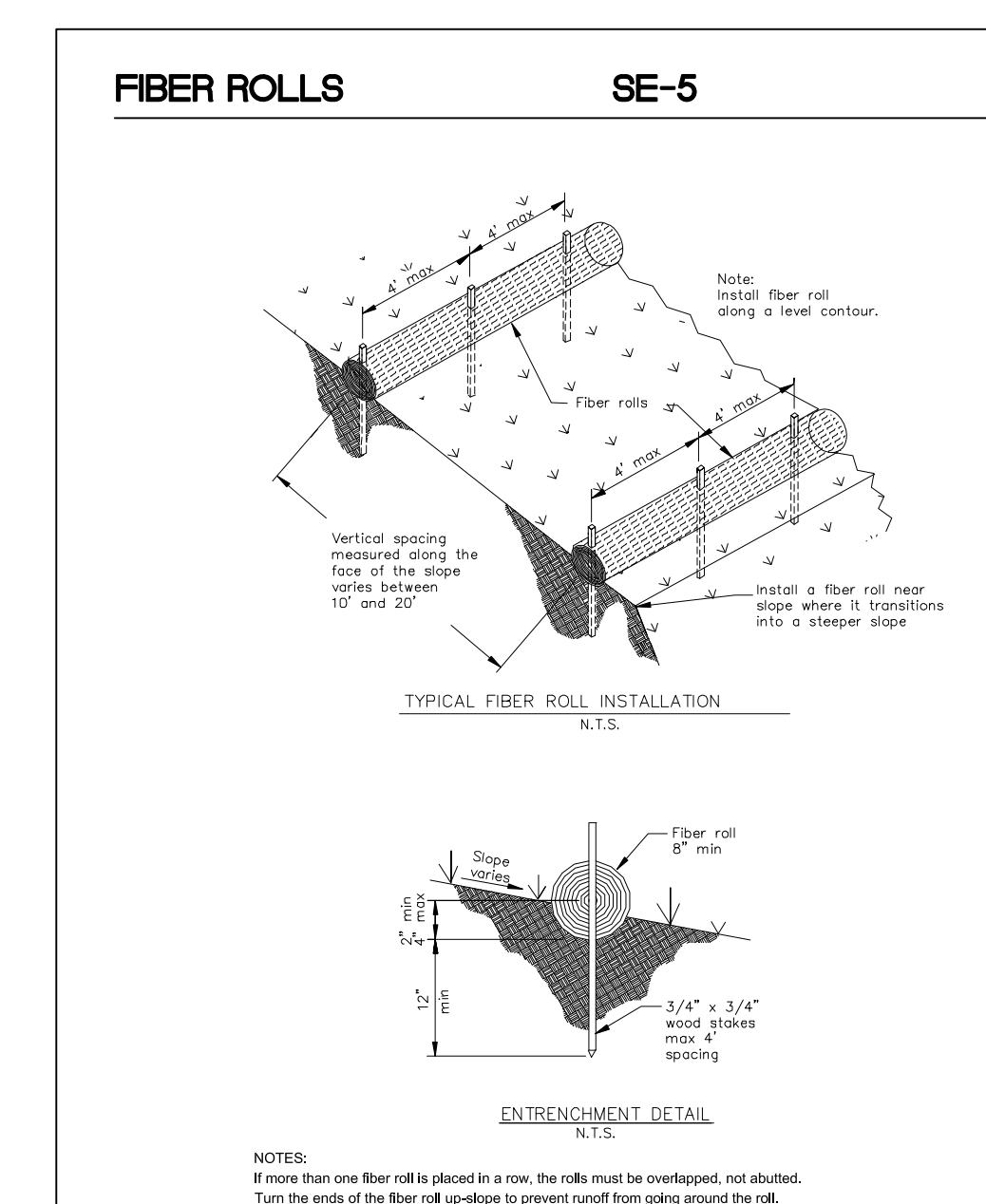
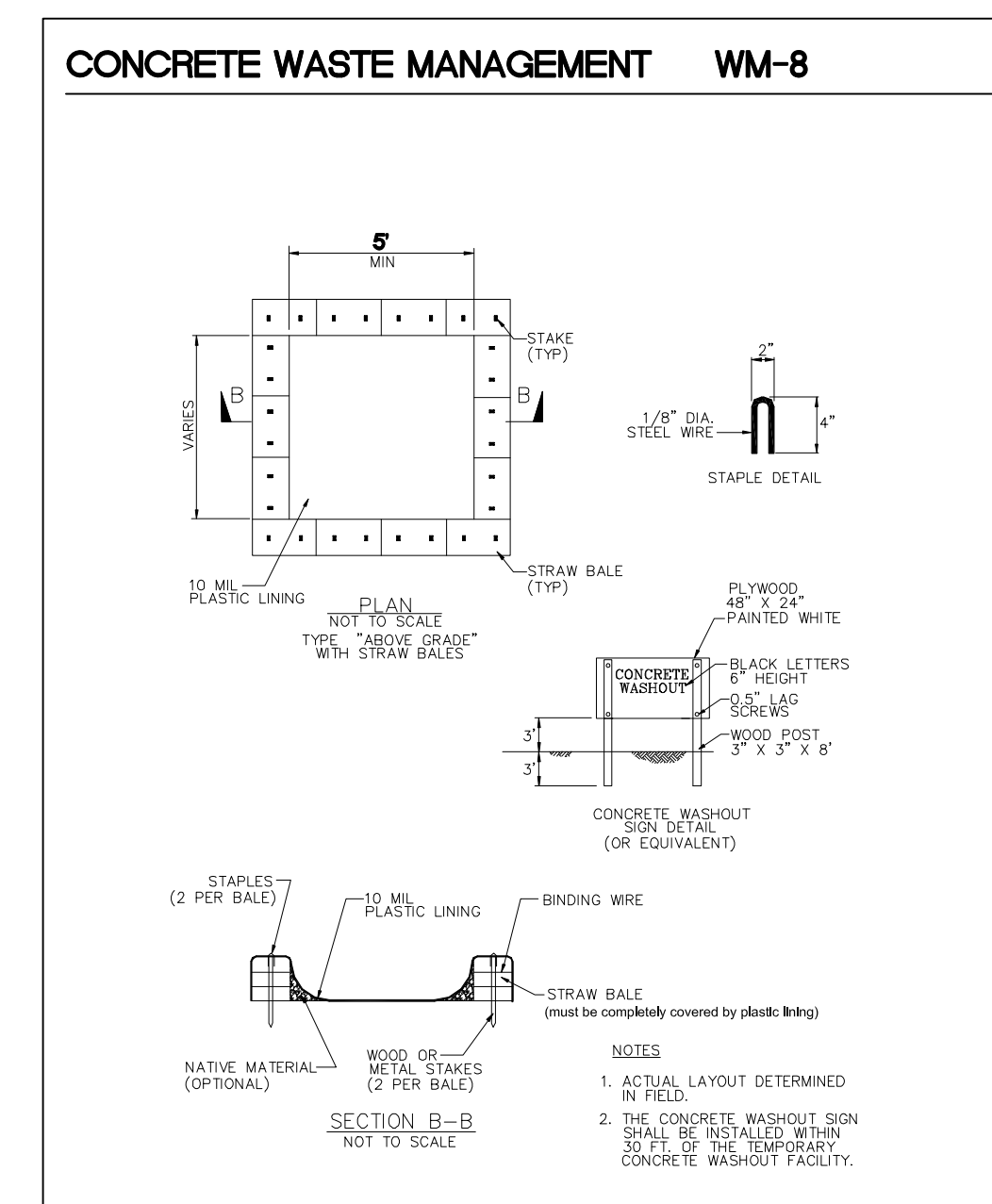
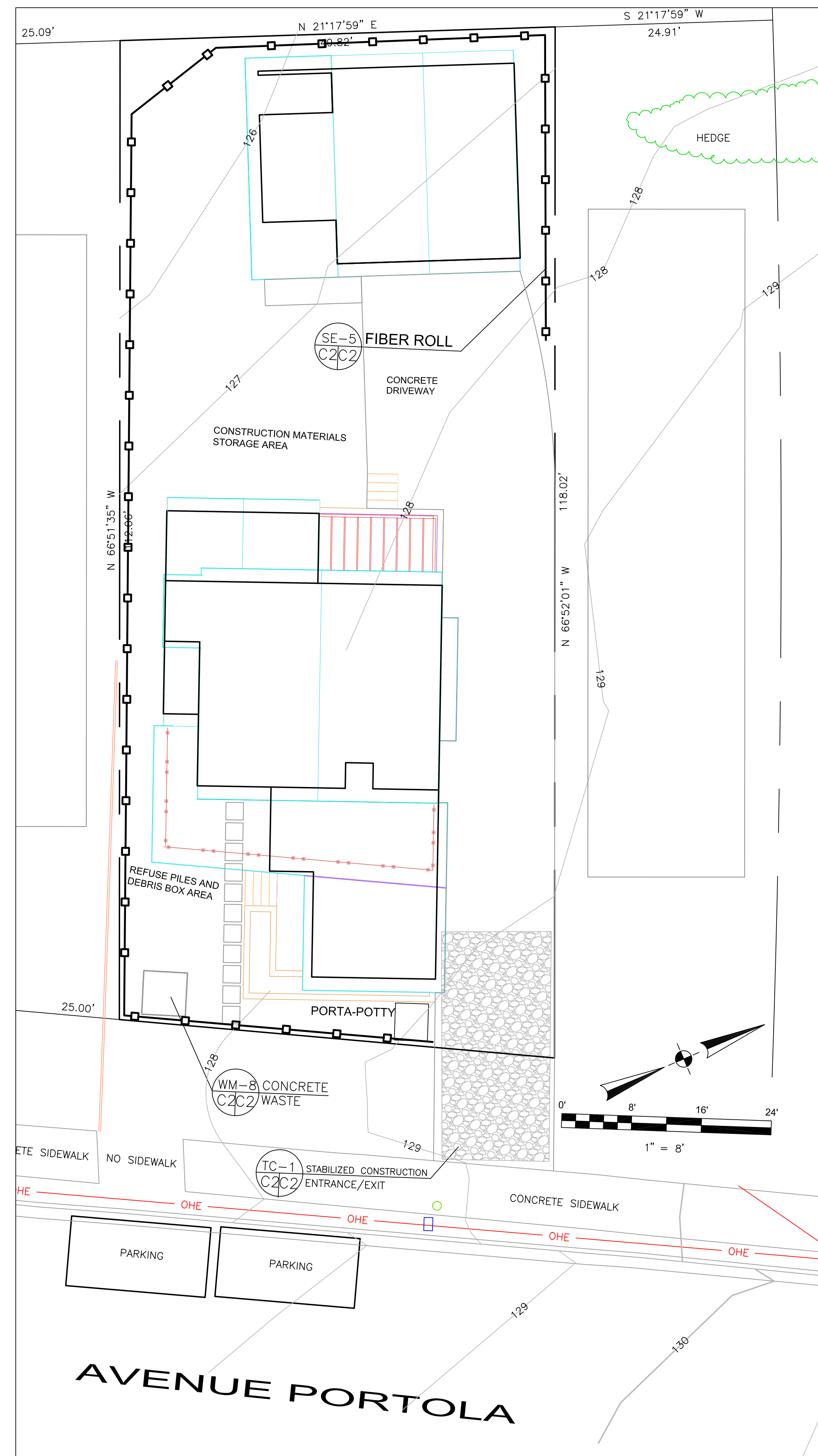
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

BRADLEY PROPERTY PORTOLA
167 AVENUE PORTOLA
EL GRANADA

GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

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



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: KATIE KOSTIUK
TITLE/QUALIFICATION: ARCHITECT
PHONE: 650-918-7117
PHONE:
E-MAIL: KATIE@FATPENSTUDIOS.COM

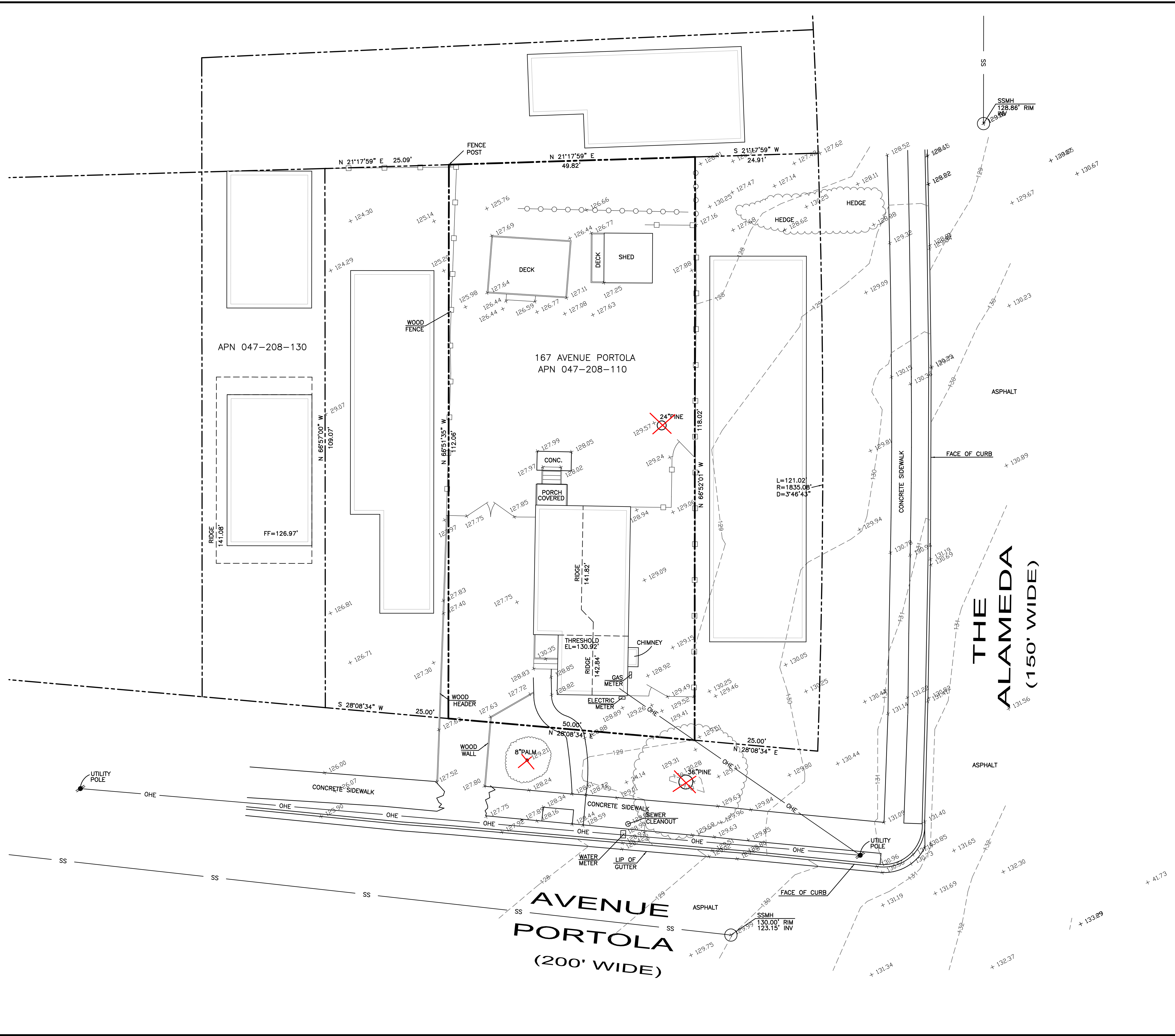


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332 PRINCETON AVENUE
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DATE: 4-11-24
DRAWN BY: CMK
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REV. DATE:
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
BRADLEY PROPERTY
167 AVENUE PORTOLA
EL GRANADA

SHEET
C-2

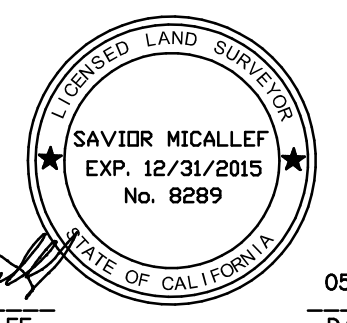


BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE MAY 2022. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO EASEMENTS SHOWN. EASEMENTS OF RECORD MAYBE LISTED IN THE TITLE REPORT.

SAVIDR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 708-2423

05-23-22
DATE



NOTE: TREES WITH RED X HAVE BEEN REMOVED SINCE SURVEY WAS COMPLETED

SAVIDR P. MICALLEF LAND SURVEYING
421 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/708-2423

TOPOGRAPHIC SURVEY OF
167 AVENUE PORTOLA
CITY OF EL GRANADA SAN MATEO COUNTY CALIFORNIA

Revisions				
No.				
Date	05-23-22			
Scale	1"=20'			
Design				
Drawn	SPM			
Approved	SPM			
Job No.				
Drawing Number:				