

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

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

PLN2017-00055

Permit #: PLN

Other Permit #: PRE 2016 - 60037

### Applicant:

Name: FAT PEN STUDIOS, INC.  
Address: 1288 E. HILLSDALE BLVD APT B110  
FOSTER CITY CA Zip: 94404  
Phone, W: 650-918-7117 H:  
Email: katie@fatpenstudios.com

### Owner (if different from Applicant):

Name: KAYLEEN PASHEL  
Address: ll  
Zip:  
Phone, W: 650-863-3545  
Email:

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

Name: ll  
Address: Zip:  
Phone, W: H: Email:

### Project location:

APN: 047-144-370  
Address: 0 AVENUE PORTOLA  
EL GRANADA CA Zip: 94018  
Zoning: R-1/S-17/DR/CD  
Parcel/lot size: 7,335.80 sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe):

### Project:

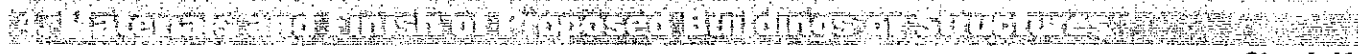
- New Single Family Residence: \_\_\_\_\_ sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

### Additional Permits Required:

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

### Describe Project:

NEW 3 BEDROOM, 3 BATHROOM  
SINGLE FAMILY HOME. TWO CAR  
GARAGE AT STREET LEVEL PLUS  
TWO FLOORS OF LIVING LEVELS  
ABOVE.



| Fill in Blanks:        | Material | Color/Finish<br>(If different from existing, attach sample) | Check if matches existing |
|------------------------|----------|---|---------------------------|
| a. Exterior walls      | _____    | _____   | <input type="checkbox"/>  |
| b. Trim                | _____    | _____   | <input type="checkbox"/>  |
| c. Windows             | _____    | _____   | <input type="checkbox"/>  |
| d. Doors               | _____    | _____   | <input type="checkbox"/>  |
| e. Roof                | _____    | _____   | <input type="checkbox"/>  |
| f. Chimneys            | _____    | _____   | <input type="checkbox"/>  |
| g. Decks & railings    | _____    | _____   | <input type="checkbox"/>  |
| h. Stairs              | _____    | _____   | <input type="checkbox"/>  |
| i. Retaining walls     | _____    | _____   | <input type="checkbox"/>  |
| j. Fences              | _____    | _____   | <input type="checkbox"/>  |
| k. Accessory buildings | N/A      | N/A   | <input type="checkbox"/>  |
| l. Garage/Carport      | _____    | _____   | <input type="checkbox"/>  |



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).

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.

KAYLEEN PASHEL *K. Pashel*  
 Owner: \_\_\_\_\_

KAYLEEN PASHEL, *K. Pashel*  
 Applicant: \_\_\_\_\_

10/13/2016  
 Date: \_\_\_\_\_

10/13/2016  
 Date: \_\_\_\_\_



# 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(f), 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(l)]

## 5. Well Inspection for 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

# Application for a Grading Permit

Land Clearing  Grading  
Companion Page

## Planning and Building Division

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

Applicant's Name: KAYLEEN PASHEL

Primary Permit #: \_\_\_\_\_

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Grading Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

### 2. Basic Information - Land Clearing

#### Land Clearing Operator

Name: TBD

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

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

Phone: \_\_\_\_\_

License #: \_\_\_\_\_

♦ Area to be cleared: \_\_\_\_\_ sq. ft.

♦ Average slope of area to be cleared: \_\_\_\_\_

♦ Type of vegetation to be removed: \_\_\_\_\_

♦ Disposal Site: TBD

♦ Purpose of removal: EXCAVATION FOR  
NEW SINGLE FAMILY RESIDENCE.

### 3. Land Clearing Plan Requirements

The land clearing plans must show:

- (1) Property lines.
- (2) Location of area to be cleared.

- (3) Existing structures
- (4) Erosion control measures.

### 4. Basic Information - Grading

#### Grading Operator

Name: TBD

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

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

Phone: \_\_\_\_\_

License #: \_\_\_\_\_

#### Geotechnical Consultant

Name: SIGMA PRIME

Address: 332 PRINCETON AVENUE  
HALF MOON BAY CA 94019

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

Phone: 650-728-3590

License #: 62264

**Civil Engineer**

Name: SIGMA PRIME  
Address: 332 PRINCETON AVENUE  
HALE MOON BAY CA  
Zip: 94019  
Phone: 650-728-3590  
License #: 62204

♦ Haul site: TBD  
♦ Purpose of grading: EXCAVATION FOR NEW SINGLE FAMILY RESIDENCE  
♦ List Assessor's parcel numbers of any adjacent property owned by the owner or applicant, now or in the past:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

♦ Engineer's estimate of the quantity of materials to be moved:

cut: 2190 cubic yards

fill: 40 cubic yards

Depth of cut: \_\_\_\_\_ ft.

Depth of fill: \_\_\_\_\_ ft.

**5. Grading Plan Requirements**

The grading plans, 24"x36", prepared and signed by a civil engineer shall contain the following:

- (1) All of the proposed uses for which the proposed grading is necessary.
- (2) Boundary lines of the site.
- (3) If there is a proposed subdivision, each lot or parcel of land into which the site is proposed to be divided.
- (4) The location of any existing buildings, structures, easements or underground utilities on the property where the work is to be performed and the location of any buildings or structures on adjacent land within 50 feet of the proposed work.
- (5) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site.
- (6) Elevations, locations, extent and slope of all proposed final grading shown by contours. Location of any rock disposal areas, buttress fills, subdrains, or other special features to be included in the work.
- (7) A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to, or exported from, the site.

- (8) Location and nature of known or suspected soil or geologic hazard areas.
- (9) Specifications, cross-sections, profiles, elevations, dimensions and construction details based on accurate field data.
- (10) Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, gabion walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps.
- (11) Approximate boundaries of any areas with a history of flooding.
- (12) Location, width, direction or flow and approximate location of top and toes of banks or any watercourse.
- (13) General location and character of vegetation covering the site, including all trees proposed to be removed and all trees 12" dbh within 20 feet of the area to be disturbed.
- (14) Name and registration number of the registered California civil engineer under whose direction the grading plan is prepared.

**Environmental Information Disclosure Form**

PLN\_\_\_\_\_  
BLD\_\_\_\_\_

PLN2017-00055

Project Address: 0 AVENUE PORTOLA  
EL GRANADA CA 94018

Assessor's Parcel No.: 047-144-370

Zoning District: R-1/S-17/DR/CD

Name of Owner: KAYLEEN PASHEL  
Address: 1288 E. HILLSDALE BLVD APT B110  
FOSTER CITY CA Phone: 650-918-7117

Name of Applicant: FAT PEN STUDIOS, INC.  
Address: 1288 E. HILLSDALE BLVD APT B110  
FOSTER CITY CA Phone: 650-918-7117

**Existing Site Conditions**

Parcel size: 7335.80 SF

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, UNIMPROVED LOT WITH STEEP TERRAIN AND SIGNIFICANT EUCALYPTUS TREES. SEWER EASEMENT AT REAR OF PROPERTY.

**Environmental Review Checklist**

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

| Yes | No | Will this project involve:   |
|-----|----|--|
|     | X  | a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?   |
|     | X  | b. Construction of a new multi-family residential structure having 5 or more units?  |
|     | X  | c. Construction of a commercial structure > 2,500 sq.ft?   |
| X   |    | 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)?<br>If yes, how many trees to be removed? <u>9</u> |
| X   |    | e. Land clearing or grading?<br>If yes, please state amount in cubic yards (c.y.):<br>Excavation : _____ c.y. Fill: _____ c.y.   |
|     | X  | f. Subdivision of land into 5 or more parcels?   |
|     | X  | g. Construction within a State or County scenic corridor?  |
|     | X  | h. Construction within a sensitive habitat?  |
| X   |    | i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?   |
|     | X  | j. Construction on a hazardous waste site (check with Co. Env. Health Division)?   |

Please explain all "Yes" answers:

SIGNIFICANT EUCALYPTUS TREES ARE IN POOR HEALTH, POSE RISK OF FIRE, AND SELECT TREES CONFLICT WITH PROPOSED NEW SINGLE FAMILY RESIDENCE. LAND CLEARING AND GRADING PROPOSED FOR NEW SINGLE FAMILY RESIDENCE WITH GRADING PERMIT APPLICATION. LOT IS LOCATED IN A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS.

Signature required on reverse →

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

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

Please explain any "Yes" answers:

THERE IS NO EXISTING STRUCTURE. PROPOSED NEW SINGLE FAMILY RESIDENCE. GRADING AS REQUIRED FOR PROPOSED NEW SINGLE FAMILY RESIDENCE.

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

| Yes                      | No                                  | Will the project involve:   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of <u>10,000 sq. ft.</u> or more of impervious surface?<br>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Land disturbance of <u>1 acre</u> or more of area?<br>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) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.  |

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

Signed:

*H. P. [Signature]*

(Applicant may sign)

Date: 10/13/2016



# FAT PEN

S T U D I O S

Re: **Kostiuk Residence**

October 13, 2016

To Whom It May Concern,

The purpose of this letter is present the Single Family Residence located at 0 Avenue Portola, and how the design conforms to the Design Review Standards. This home is being designed with passive design and sustainability in mind, by selecting high performance, fire resistant materials. The Contemporary design blends into the hillside and reduces the visual impact by providing a green roof to blend into the existing grade, separating the mass of the Garage level from the rest of the home.

Neighborhood Character:

The character of the neighborhood consists of single family homes sited with garages built at the front property line, and two story homes above the garage level. Terracing the levels on the upslope is common, with varying Architectural style from Modern to contemporary Spanish style. There is a balanced contract of styles, and this proposed design continues the diversity while blending into the natural setting with material selections. Roof styles in the direct neighborhood are also diverse, including shed roofs, flat roofs, and gable roofs.

Site Planning and Structure Placement:

The proposed home is sited to reduce excavation and grading, and takes advantage of a natural building pad at the top of the steep slope. The verticality of the design reduces the footprint of the home in the natural landscape, and does not build out to the maximum allowable Floor Area Ratio.

Elements of Design:

Facade articulation and the use of materials to define an Architectural language create a balanced, modern aesthetic. The change in height of the flat roof design keeps the visual mass of the building to a minimum. Windows facing the neighboring home are minimized and the higher floor elevation provides additional separation. Excavation for the Garage and Foyer created opportunity for additional guest parking, reducing vehicular impact to the neighborhood. The patio and backyard are oriented for privacy and views, while protecting privacy of the neighboring houses.

Landscaping & Lighting:

Downlights are provided at exterior locations to eliminate light pollution. The existing Eucalyptus trees are removed to reduce fire hazard, and drought tolerant landscaping is provided on the Green Roof as well as in the side and rear yard.

Sincerely,



Katie Pashel

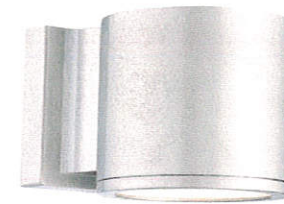
Property Owner and Architect  
1288 E. Hillsdale Blvd Apt B110  
Foster City CA 94404

FAT PEN STUDIOS, Inc.

1288 E. Hillsdale Blvd Apt B110  
Foster City, CA 94404

650-918-7117





WAC OUTDOOR  
DOWNLIGHT SCONCE  
MODEL: WS-W2605  
COLOR: AL



CLEAR ANNOXIDIZED  
ALUMINUM WINDOWS &  
DOORS



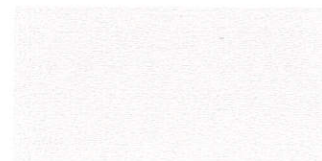
BASALITE STACKED 8X16 CMU  
COLOR: S-225 (P)  
FINISH: PRECISION  
MORTAR: AMERIMIX TYPE "S" 225



RHEINZINK FLAT LOCK PANELS  
COLOR: GRAPHITE-GRAY



CLEAR T&G CEDAR



GAF EVERGUARD TPO ROOF  
MEMBRANE  
COLOR: ENERGY GRAY 322

## KOSTIUK RESIDENCE

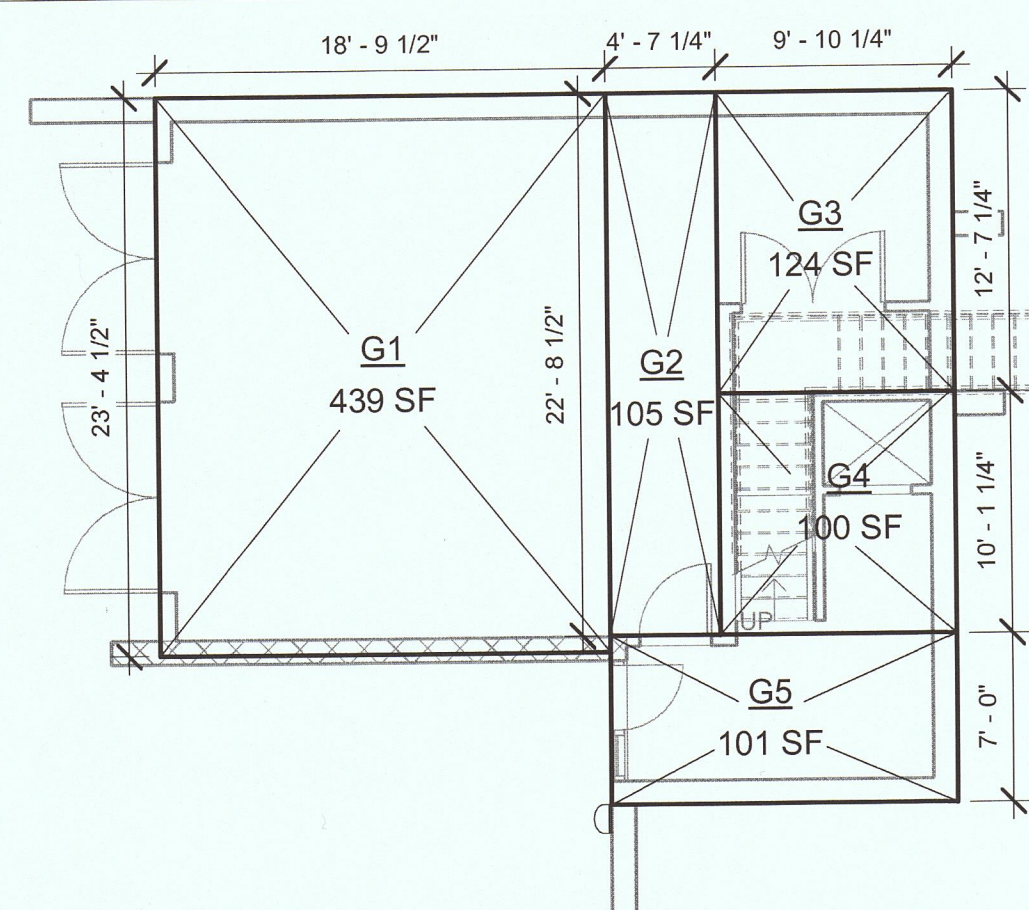
0 AVENUE PORTOLA, EL GRANADA 94018

## MATERIALS BOARD

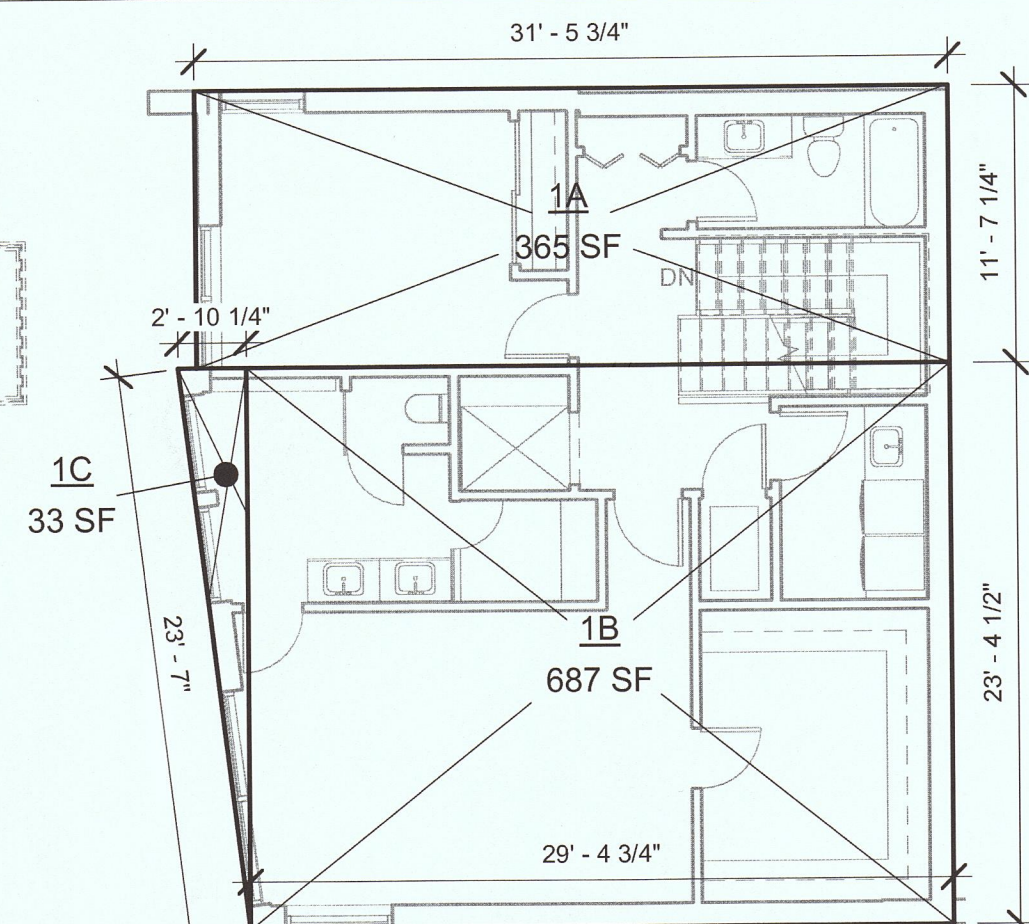
02/14/17

**FAT PEN**  
S T U D I O S

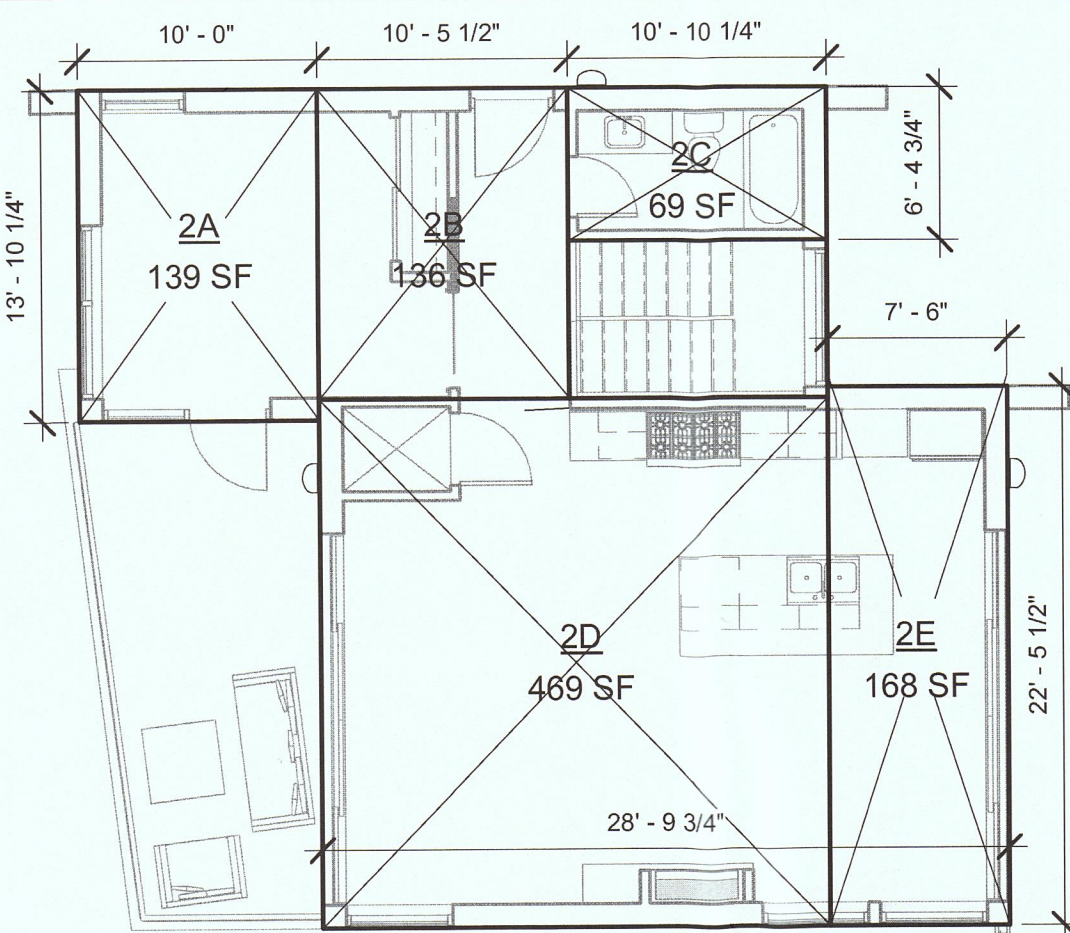
PLN2017-00055



05 GARAGE AREA PLAN  
1/8" = 1'-0"

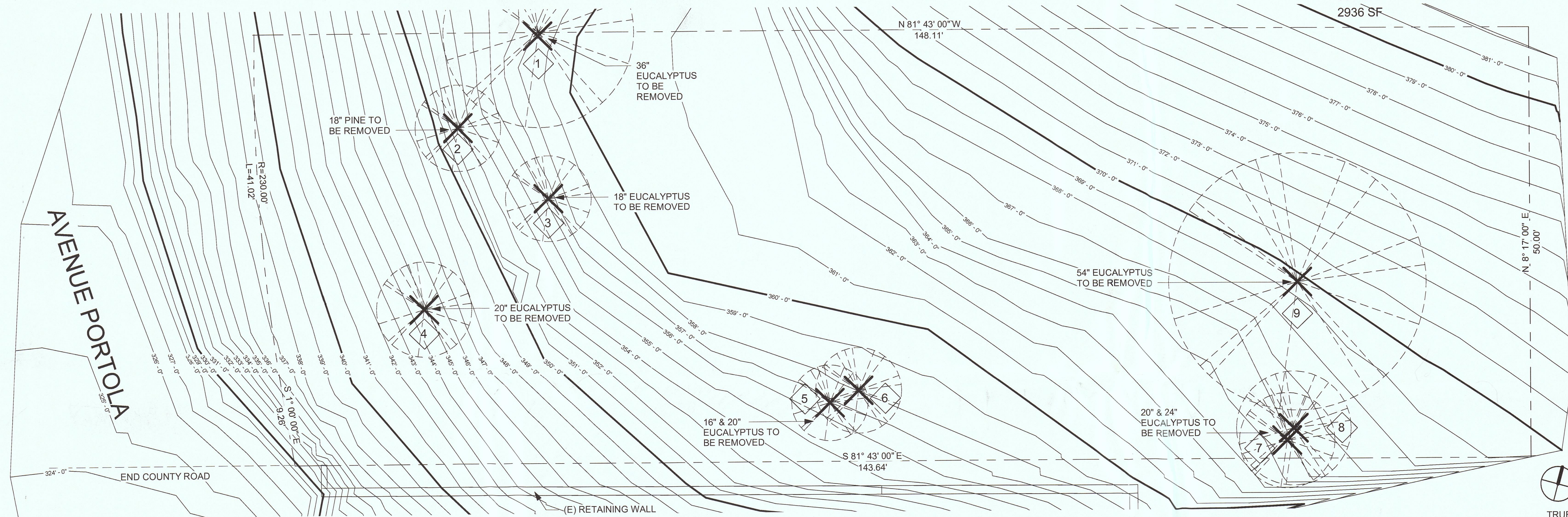


04 FIRST FLOOR AREA PLAN  
1/8" = 1'-0"

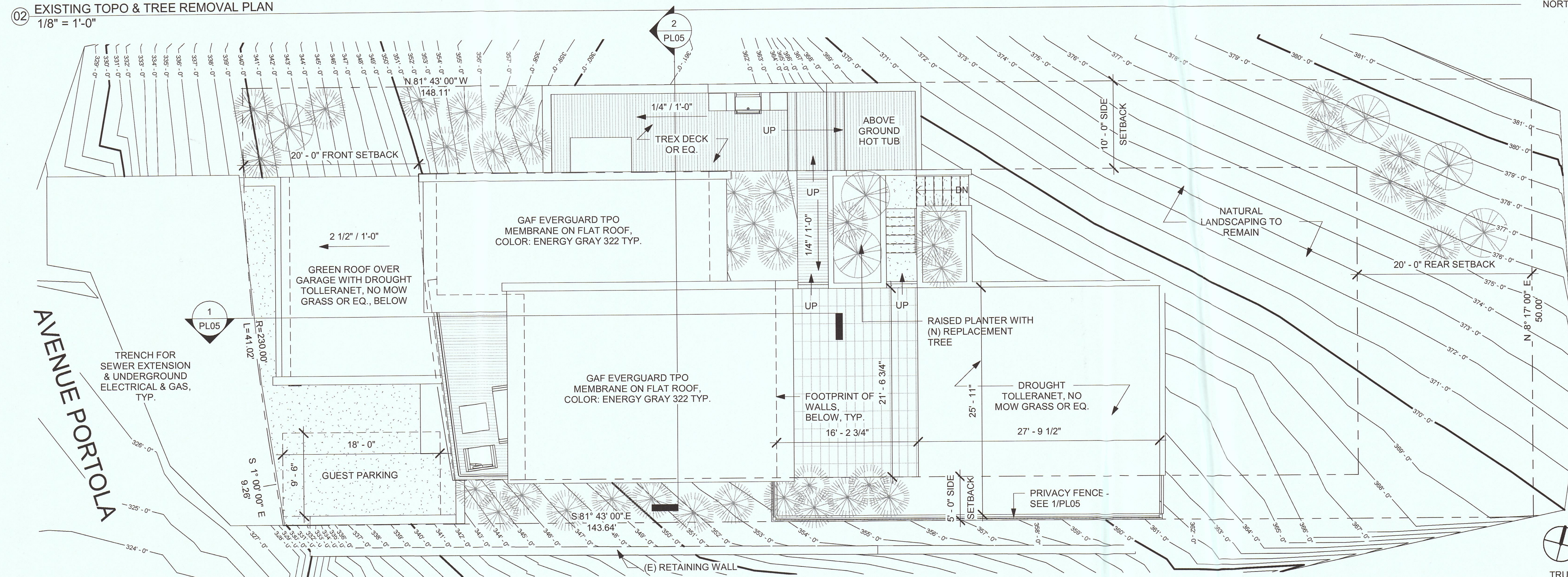


03 SECOND FLOOR AREA PLAN  
1/8" = 1'-0"

| AREA SCHEDULE           |         |                      |
|-------------------------|---------|----------------------|
| NAME                    | AREA    | COMMENTS             |
| <b>GARAGE</b>           |         |                      |
| G1                      | 439 SF  | UNCONDITIONED GARAGE |
| G2                      | 105 SF  | UNCONDITIONED GARAGE |
| G3                      | 124 SF  | UNCONDITIONED GARAGE |
| G4                      | 100 SF  |                      |
| G5                      | 101 SF  |                      |
| <b>FIRST FLOOR PLAN</b> |         |                      |
| 1A                      | 365 SF  |                      |
| 1B                      | 687 SF  |                      |
| 1C                      | 33 SF   |                      |
| <b>SECOND FLOOR</b>     |         |                      |
| 2A                      | 139 SF  |                      |
| 2B                      | 136 SF  |                      |
| 2C                      | 69 SF   |                      |
| 2D                      | 469 SF  |                      |
| 2E                      | 168 SF  |                      |
| <b>TOTAL</b>            |         |                      |
|                         | 2936 SF |                      |



02 EXISTING TOPO & TREE REMOVAL PLAN  
1/8" = 1'-0"



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

### PROJECT DATA

APN: 047-144-370  
 ZONING: R-1S-17(D)/C/D  
 APPLICABLE CODES: 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA FIRE CODE, ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS ADOPTED BY SAN MATEO COUNTY.

CONSTRUCTION TYPE: 7,335.8 SF (0.17 ACRES)  
 LOT AREA: 2,567.5 SF (SEE BELOW)  
 MAX. PARCEL COVERAGE: (35% OF LOT AREA FOR BUILDINGS TALLER THAN 16'-0") = 35 X 7,335.8 SF = 2,567.5 SF

PROPOSED PARCEL COVERAGE: 1,641 SF (REFER TO 2/PL02 FOR AREA CALCS)  
 MAX FAR: 3,888 SF (SEE BELOW)  
 (53 X PARCEL AREA) = .53 X 7,335.8 SF = 3,888 SF  
 3,011 SF (REFER TO AREA CALCS)

PROPOSED FAR: 20'-0"  
 GARAGE SETBACK: 0'-0" DUE TO SLOPED TERRAIN  
 SIDEYARD SETBACKS: 5'-0" MIN, COMBINED 15'-0" FOR BUILDINGS TALLER THAN 16'-0"  
 REAR SETBACK: 20'-0"  
 PROJECT SCOPE: NEW 3 BEDROOM, 3 BATHROOM SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE AT STREET LEVEL AND TWO LIVING LEVELS ABOVE.

### SHEET INDEX

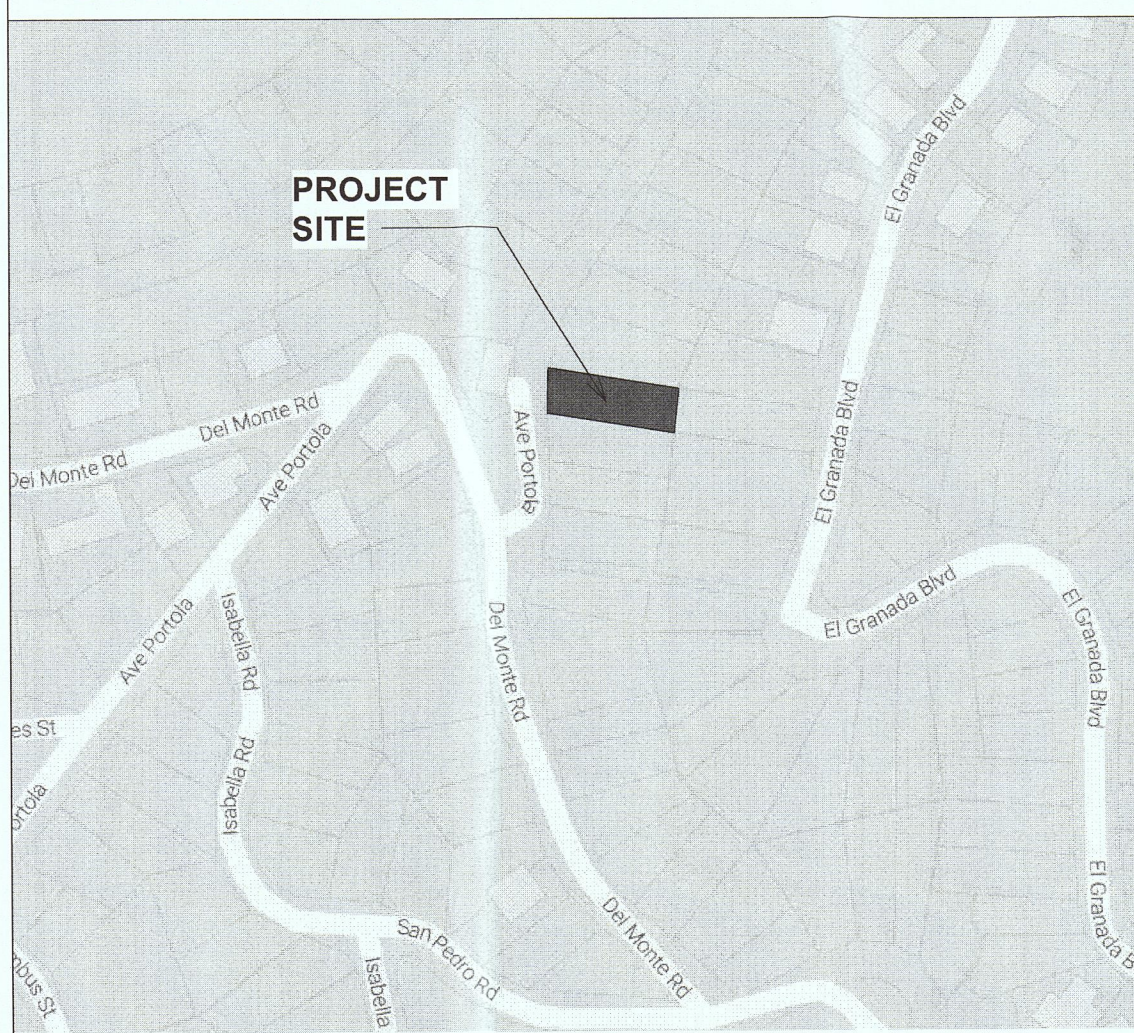
- ARCHITECTURE
- PL00 PROJECT DATA, AREA CALCS, SITE PLANS, VICINITY MAP
  - PL01 PROPOSED FLOOR PLANS
  - PL02 WEST (FRONT) EXTERIOR ELEVATION, MATERIAL SPECS
  - PL03 NORTH (SIDE) & EAST (REAR) EXTERIOR ELEVATIONS
  - PL04 SOUTH (EAST) EXTERIOR ELEVATION
  - PL05 BUILDING SECTIONS
  - PL06 LANDSCAPE PLAN
  - BPM CONSTRUCTION BEST MANAGEMENT PRACTICES
- CIVIL
- 1 TOPOGRAPHIC SURVEY OF THE LANDS OF PASHEL & KOSTIUK
  - C-1 GRADING & DRAINAGE PLAN
  - C-2 EROSION CONTROL PLAN
  - C-3 GRADING BREAKDOWN

RECEIVED  
 FEB 01 2017  
 San Mateo County  
 Planning and Building Department

### SYMBOLS & LEGEND

- NEW CONSTRUCTION
- DEMOLITION
- EXISTING TO REMAIN

### VICINITY MAP



06 VICINITY MAP  
N.T.S.

# FAT PEN STUDIOS

### PROJECT DIRECTORY

ARCHITECTURE  
**FAT PEN STUDIOS, INC.**  
 3 PLAZA VIEW LANE #329  
 FOSTER CITY, CA 94404  
 650-918-7117  
 info@fatpenstudios.com

STRUCTURAL ENGINEER  
**BONE STRUCTURE**  
 156 2ND STREET  
 SAN FRANCISCO, CA 94105  
 650-796-1361  
 www.bonestructure.ca

CIVIL & GEOTECHNICAL ENGINEER  
**SIGMA PRIME GEOSCIENCES, INC.**  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 650-728-3590  
 info@sigmaprime.net

SURVEYOR  
**SAVIOR P. MICALLEF LAND SURVEYING**  
 421 WILLOW DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805-709-2423  
 saviormicallef@gmail.com

ENERGY CONSULTANT  
**XDG ENERGY CONSULTANTS**  
 4280 DONALD AVENUE  
 RIVERSIDE, CA 92503  
 951-830-2018  
 info@title24consultants.net



**KOSTIUK RESIDENCE**  
 0 AVENUE PORTOLA, EL GRANADA 94018

### REVISIONS

| NO. | DESCRIPTION   | DATE   |
|-----|---------------|--------|
| 1   | OWNER CHANGES | 170201 |
|     |               |        |
|     |               |        |
|     |               |        |
|     |               |        |

PROJECT NUMBER: 15105  
 ISSUE DATE: 10/13/2016  
 SCALE: As indicated

ISSUE STATUS: **PLANNING APPLICATION**  
 PROJECT DATA, AREA CALCS, SITE PLANS, VICINITY MAP

# PL00

## PROJECT DIRECTORY

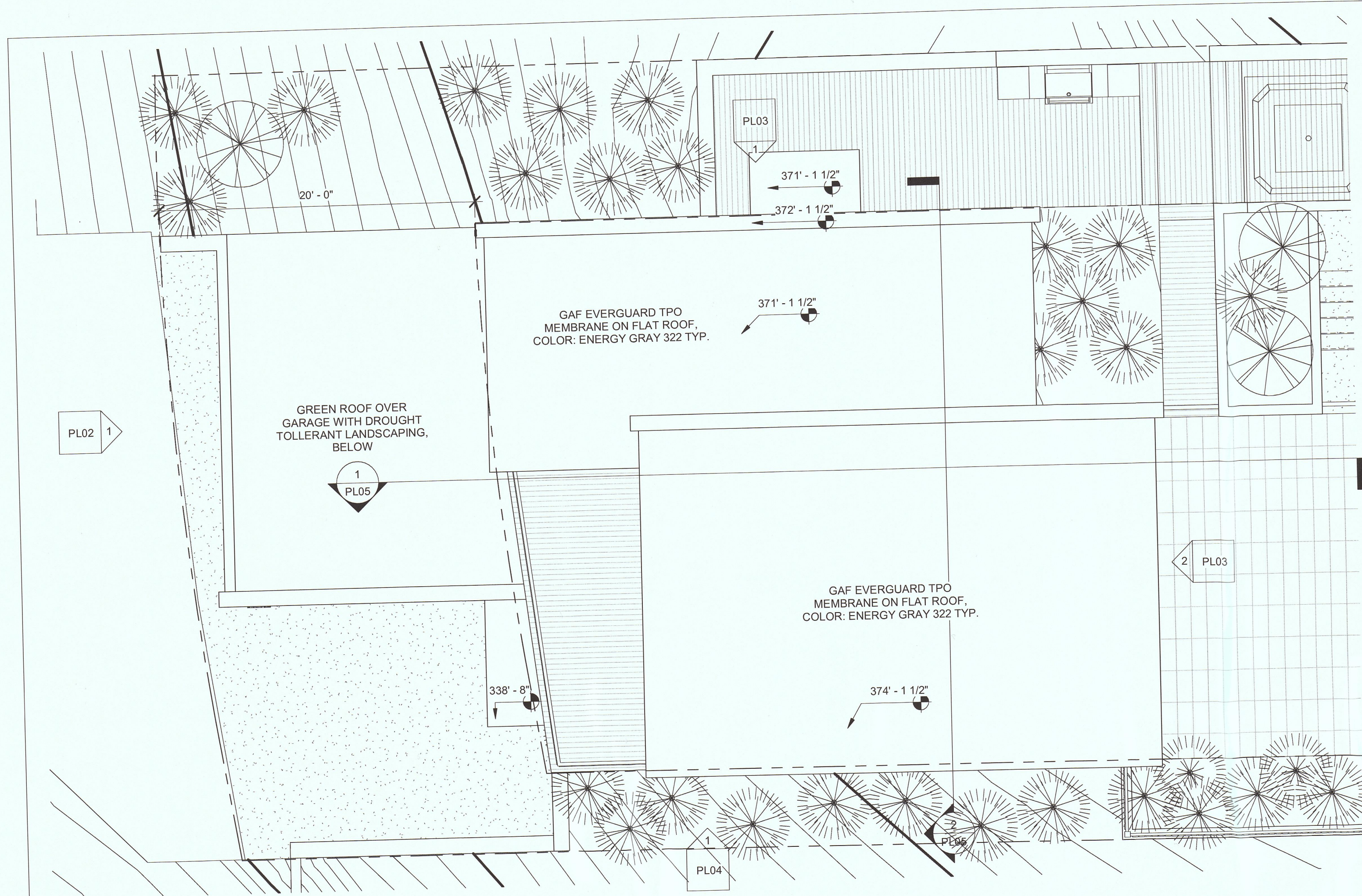
**ARCHITECTURE**  
**FAT PEN STUDIOS, INC.**  
 3 PLAZA VIEW LANE #329  
 FOSTER CITY, CA 94004  
 650-918-7117  
 info@fatpenstudios.com

**STRUCTURAL ENGINEER**  
**BONE STRUCTURE**  
 156 2ND STREET  
 SAN FRANCISCO, CA 94105  
 650-796-1361  
 www.bonestructure.ca

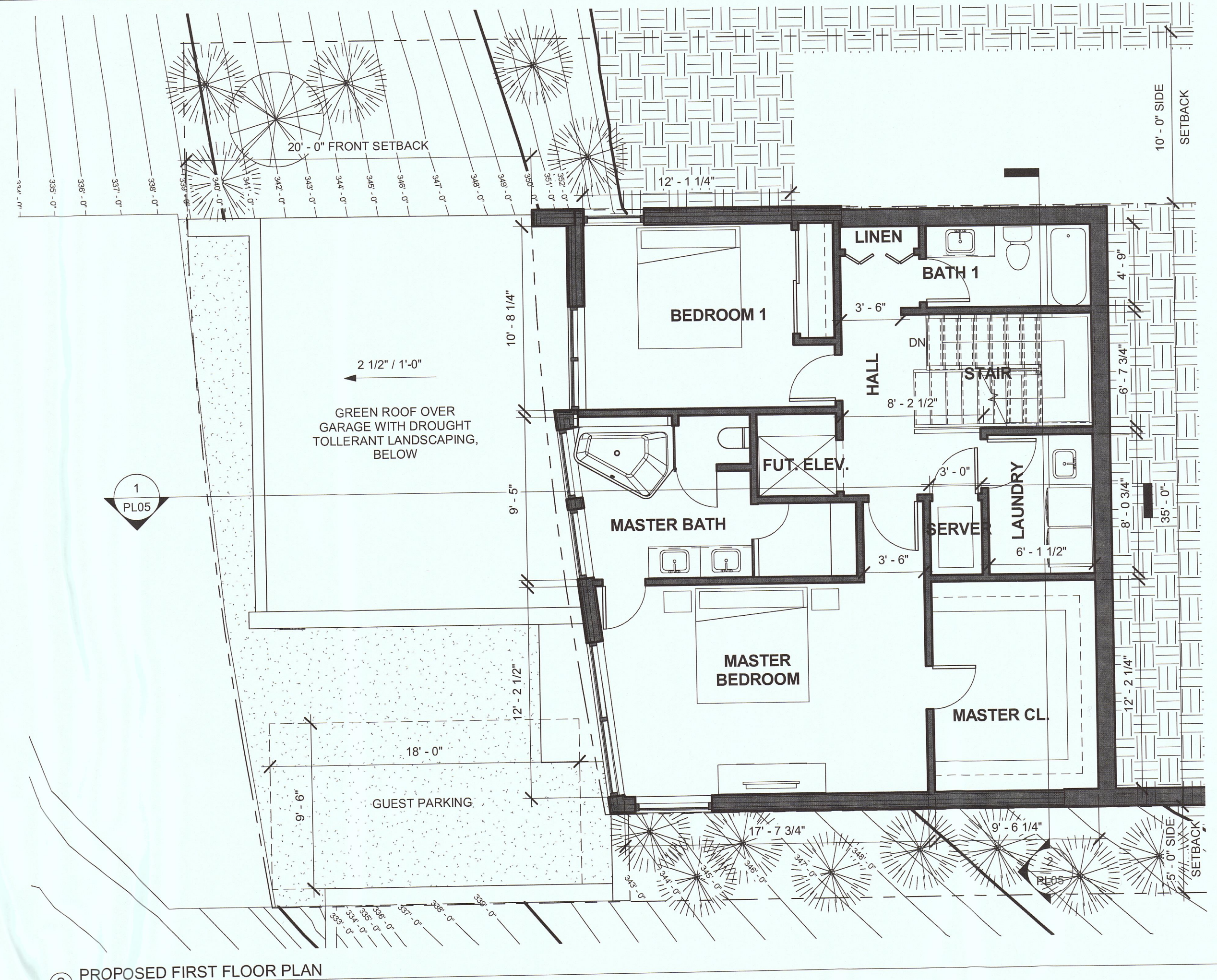
**CIVIL & GEOTECHNICAL ENGINEER**  
**SIGMA PRIME GEOSCIENCES, INC.**  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 650-728-3590  
 info@sigmaprime.net

**SURVEYOR**  
**SAVIOR P. MICALFEL LAND SURVEYING**  
 421 WILDWOOD DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805-709-2423  
 saviormicalfel@gmail.com

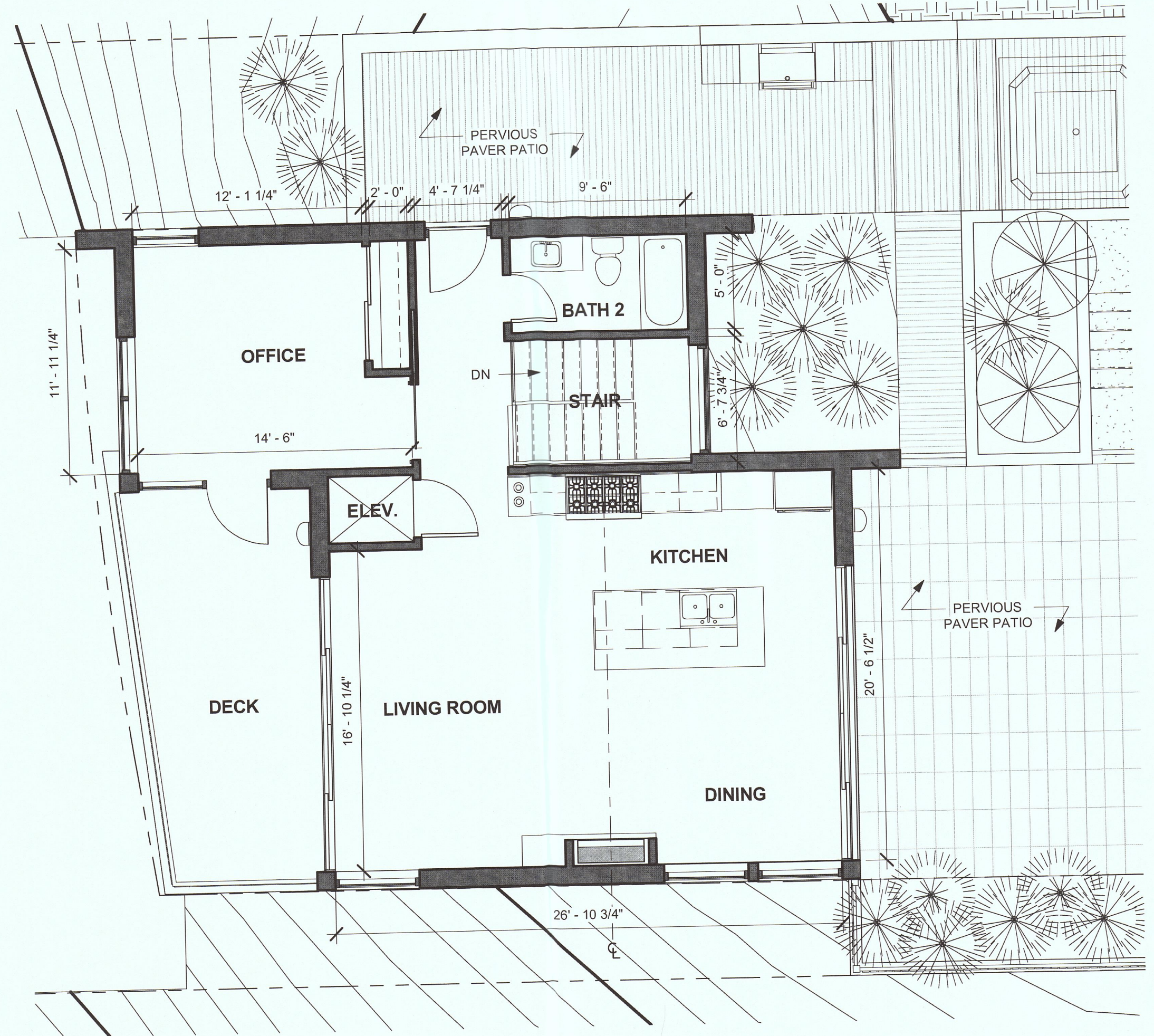
**ENERGY CONSULTANT**  
**XDG ENERGY CONSULTANTS**  
 4280 DONALD AVENUE  
 RIVERSIDE, CA 92503  
 951-830-2018  
 info@title24consultants.net



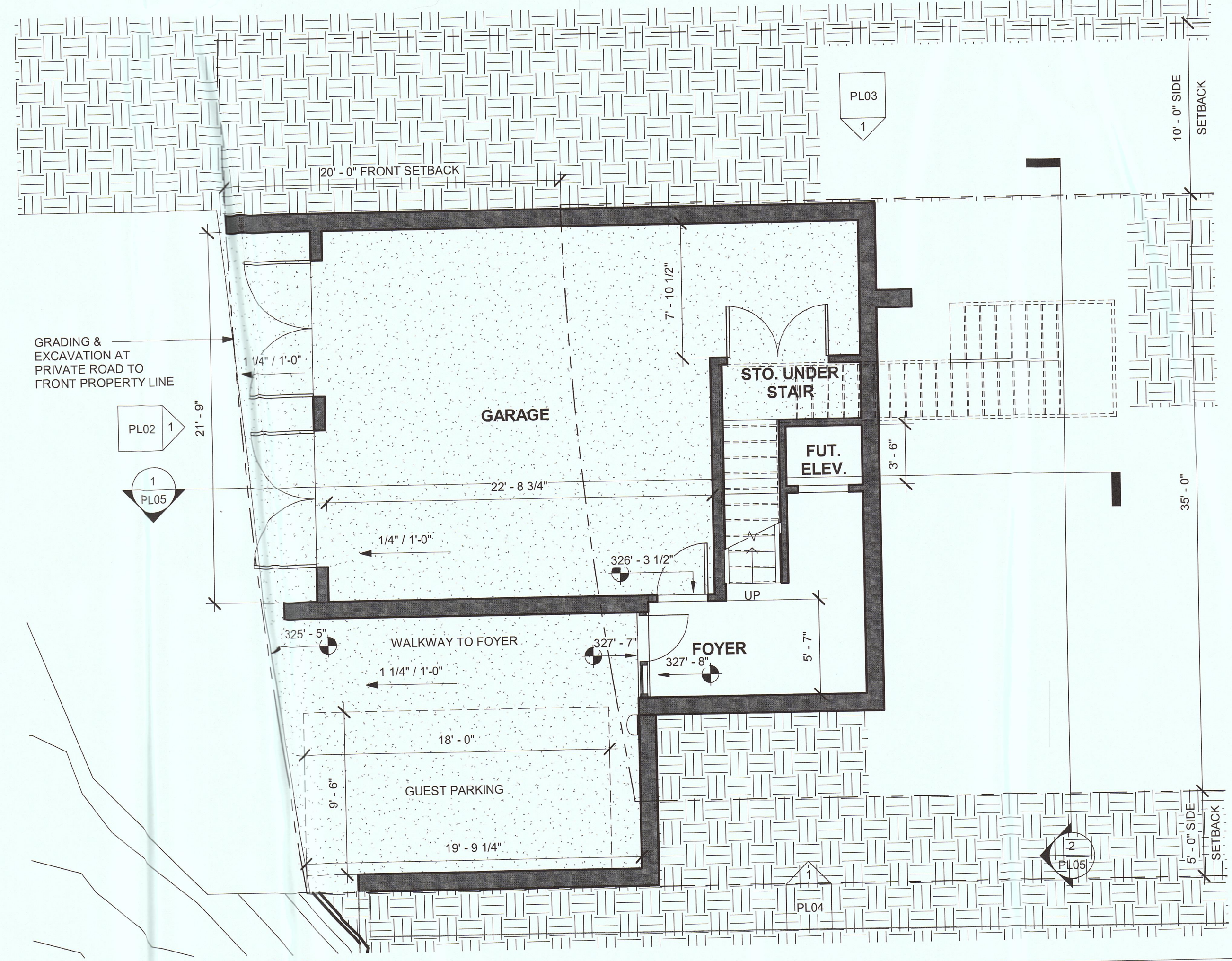
3 PROPOSED ROOF PLAN  
 3/16" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
 3/16" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN  
 3/16" = 1'-0"



1 PROPOSED GARAGE/FOYER PLAN  
 3/16" = 1'-0"

**KOSTIUK  
 RESIDENCE**  
 0 AVENUE PORTOLA, EL  
 GRANADA 94018

| REVISIONS |               |          |
|-----------|---------------|----------|
| NO.       | DESCRIPTION   | DATE     |
| 1         | OWNER CHANGES | 17/02/01 |
|           |               |          |
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PROJECT NUMBER: 15105  
 ISSUE DATE: 10/13/2016  
 SCALE: 3/16" = 1'-0"

ISSUE STATUS: **PLANNING APPLICATION**

PROPOSED FLOOR PLANS

**PL01**

MATERIAL SPECIFICATIONS

1. BASALITE STACKED CMU, COLOR NATURAL, FINISH PRECISION
2. JAMES HARDIE PANEL
3. CLEAR ANNOIDIZED WINDOWS & EXTERIOR DOORS
4. RHEINZINK GRAPHITE GRAY, FLATLOCK PANELS OR STANDING SEAM PANELS
5. CLEAR T&G CEDAR SIDING
6. CLEAR T&G CEDAR SOFFIT/CEILING
7. GLASS GUARDRAILS WITH CLEAN ANNOIDIZED HANDRAIL
8. CLEAR ANNOIDIZED FASCIA
9. WAC LIGHTING LED OUTDOOR SCONCE LUMINAIRE DOWNLIGHT, FINISH: AL

PROJECT DIRECTORY

**ARCHITECTURE**  
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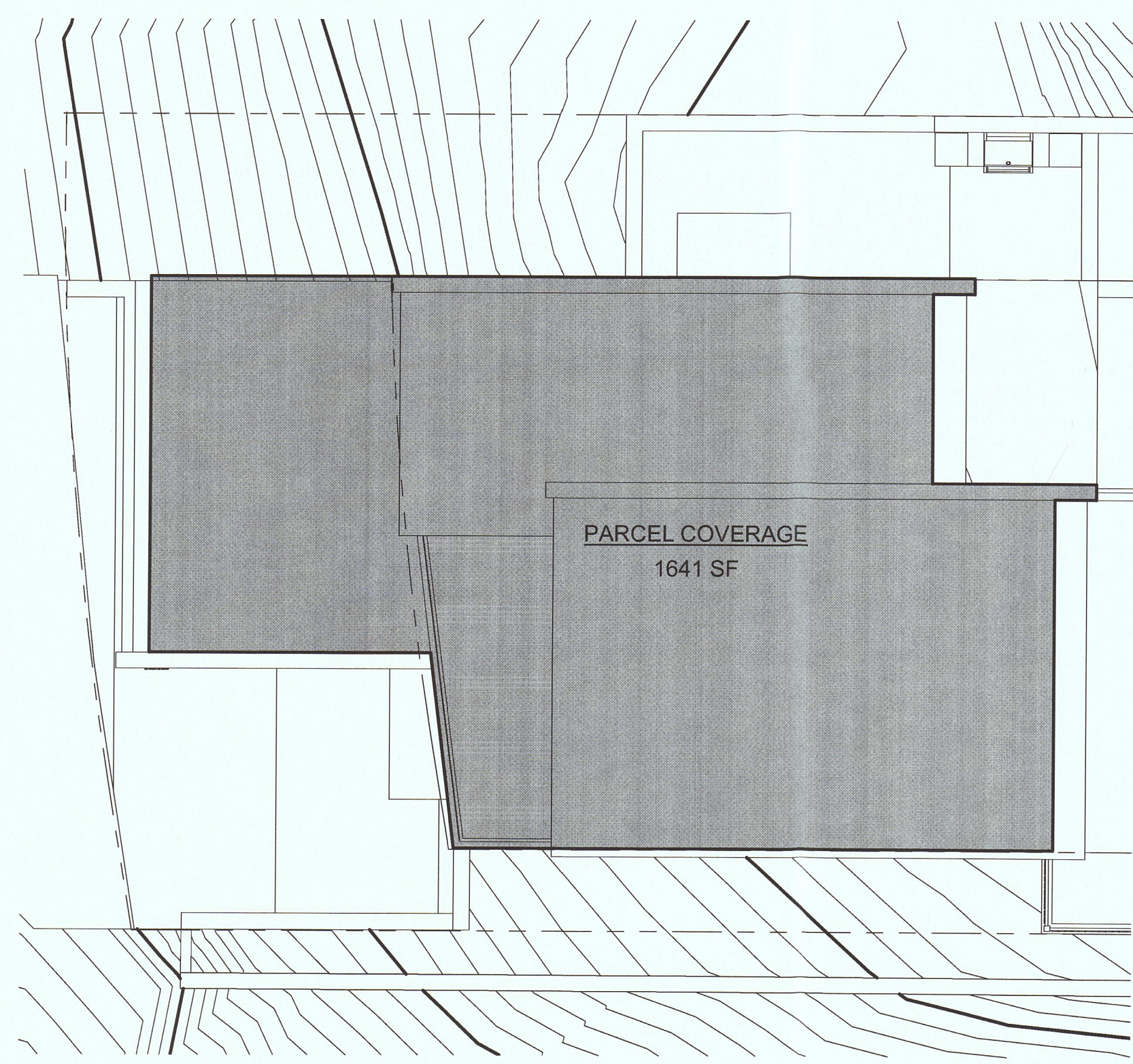
REVISIONS

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PROJECT NUMBER: 15105  
 ISSUE DATE: 10/13/2016  
 SCALE: As indicated

ISSUE STATUS: **PLANNING APPLICATION**  
**WEST (FRONT) EXTERIOR ELEVATION, MATERIAL SPECS**

**PL02**



2 PARCEL COVERAGE AREA DIAGRAM  
 1/8" = 1'-0"



1 WEST (FRONT) ELEVATION  
 1/4" = 1'-0"

## PROJECT DIRECTORY

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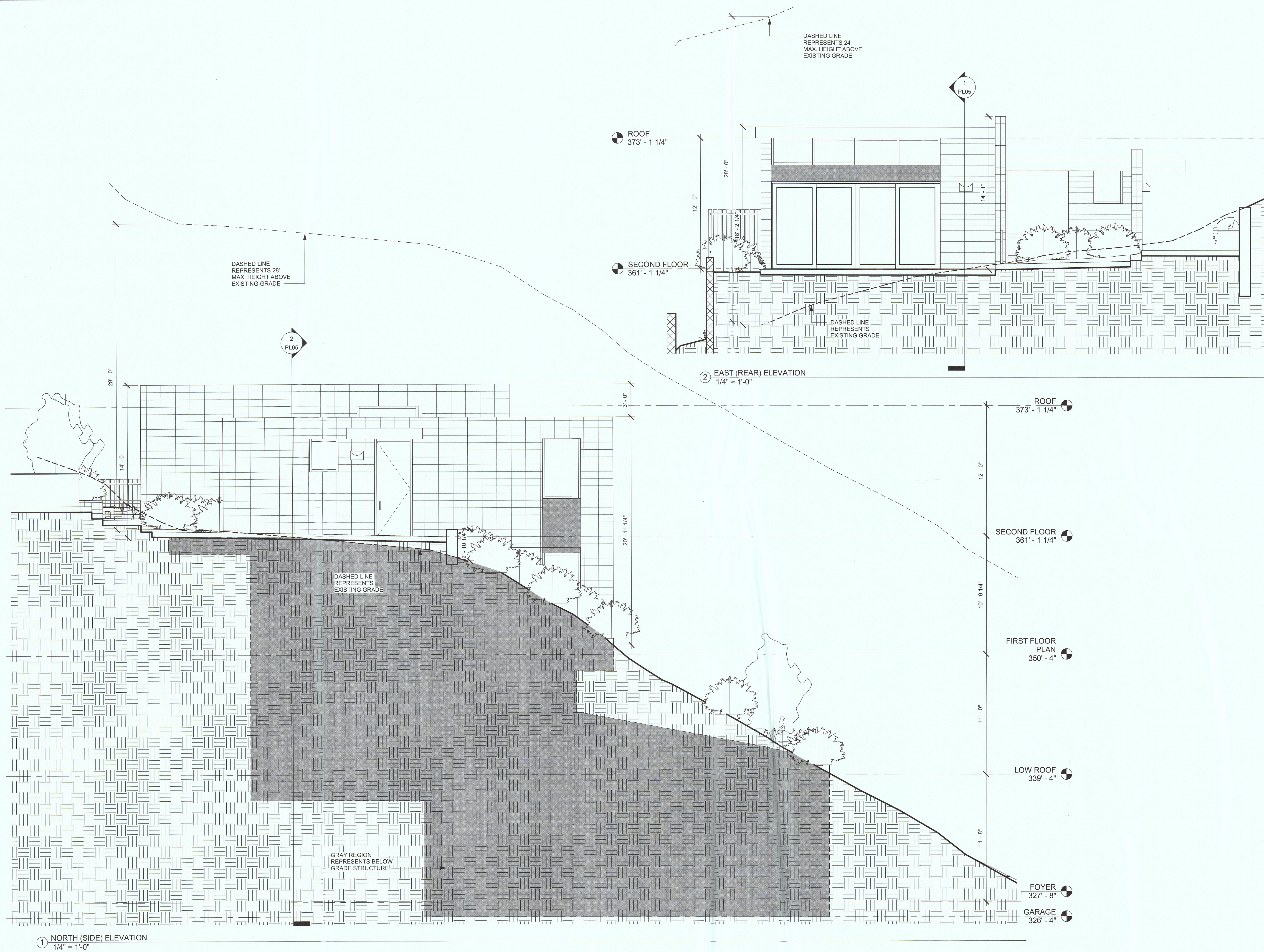
## REVISIONS

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PROJECT NUMBER: 15105  
 ISSUE DATE: 10/13/2016  
 SCALE: 1/4" = 1'-0"

ISSUE STATUS:  
**PLANNING  
 APPLICATION**  
**NORTH (SIDE) & EAST  
 (REAR) EXTERIOR  
 ELEVATIONS**

# PL03







## PROJECT DIRECTORY

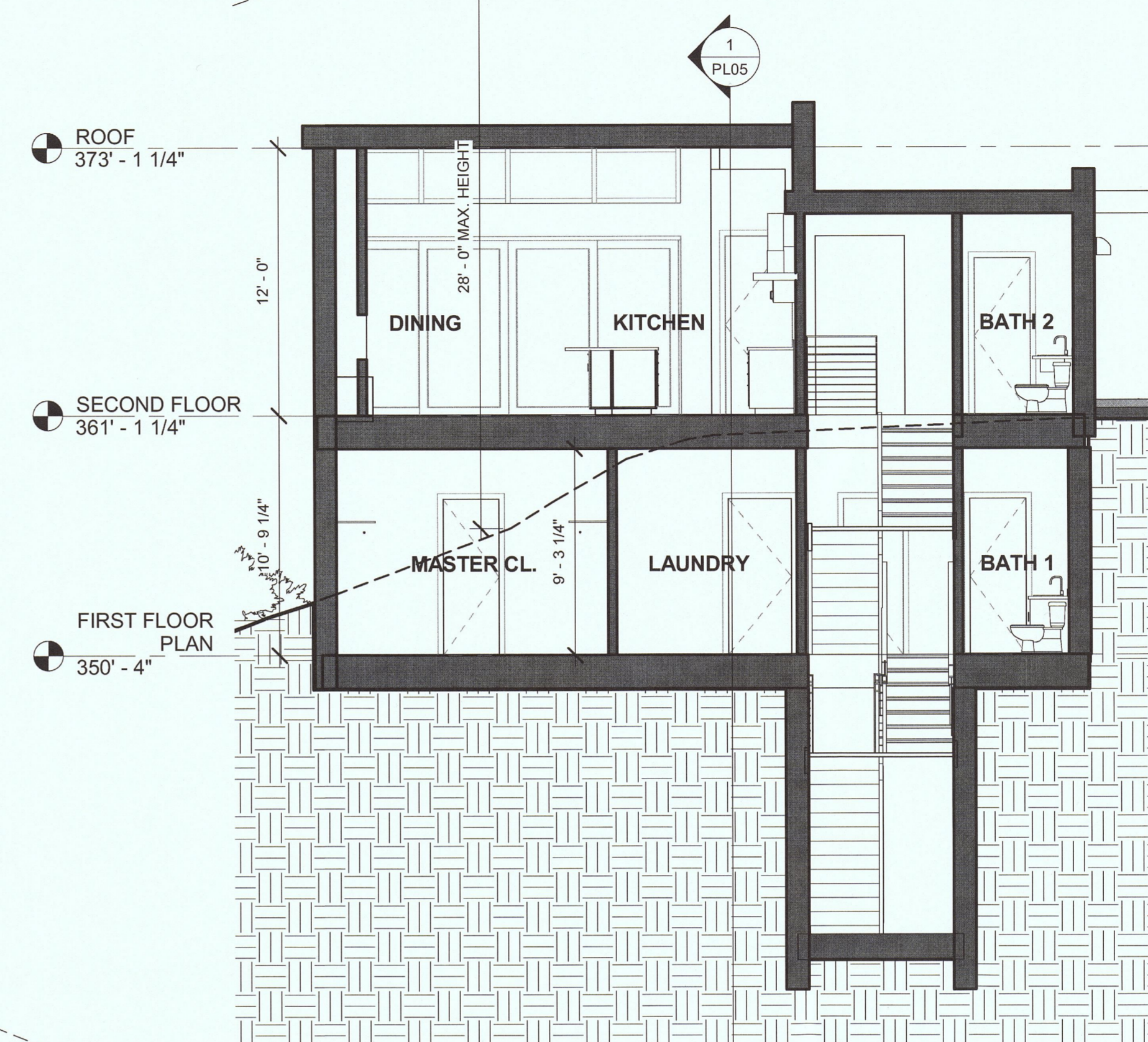
**ARCHITECTURE**  
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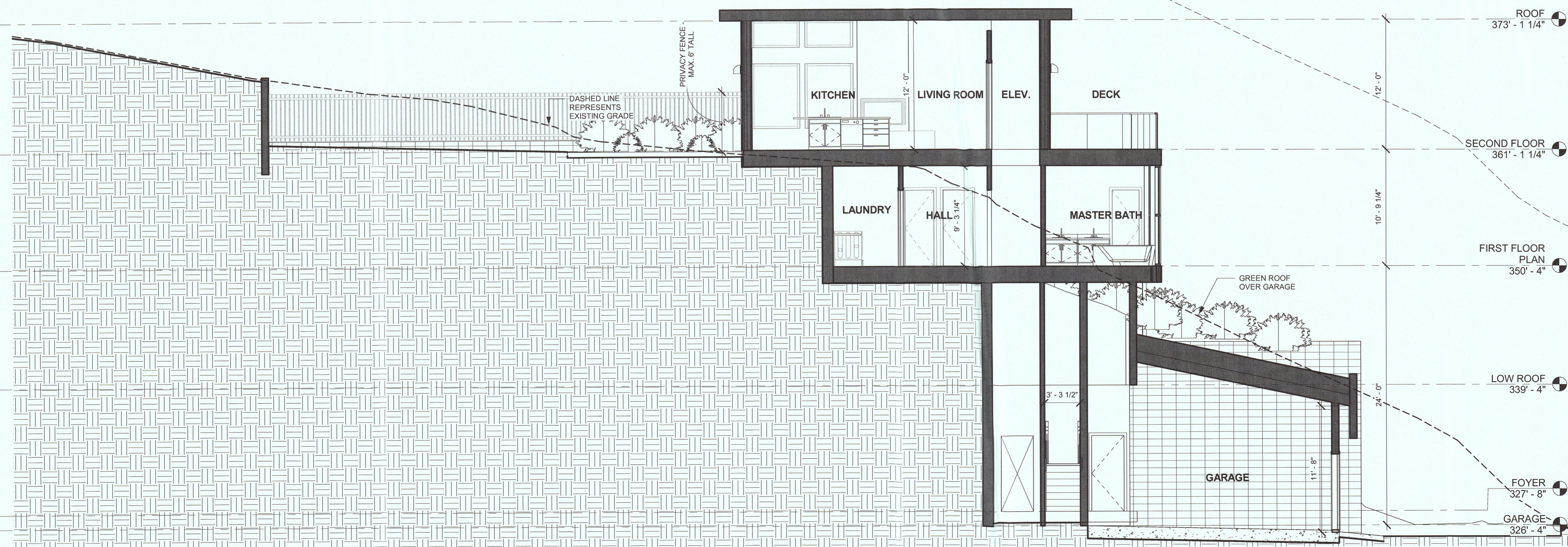
**CIVIL & GEOTECHNICAL ENGINEER**  
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② BUILDING SECTION 2  
 3/16" = 1'-0"



① BUILDING SECTION 1  
 3/16" = 1'-0"

**KOSTIUK  
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 0 AVENUE PORTOLA, EL  
 GRANADA 94018

## REVISIONS

| NO. | DESCRIPTION | DATE |
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PROJECT NUMBER: 15105  
 ISSUE DATE: 10/13/2016  
 SCALE: 3/16" = 1'-0"

ISSUE STATUS: **PLANNING APPLICATION**





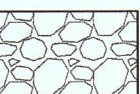
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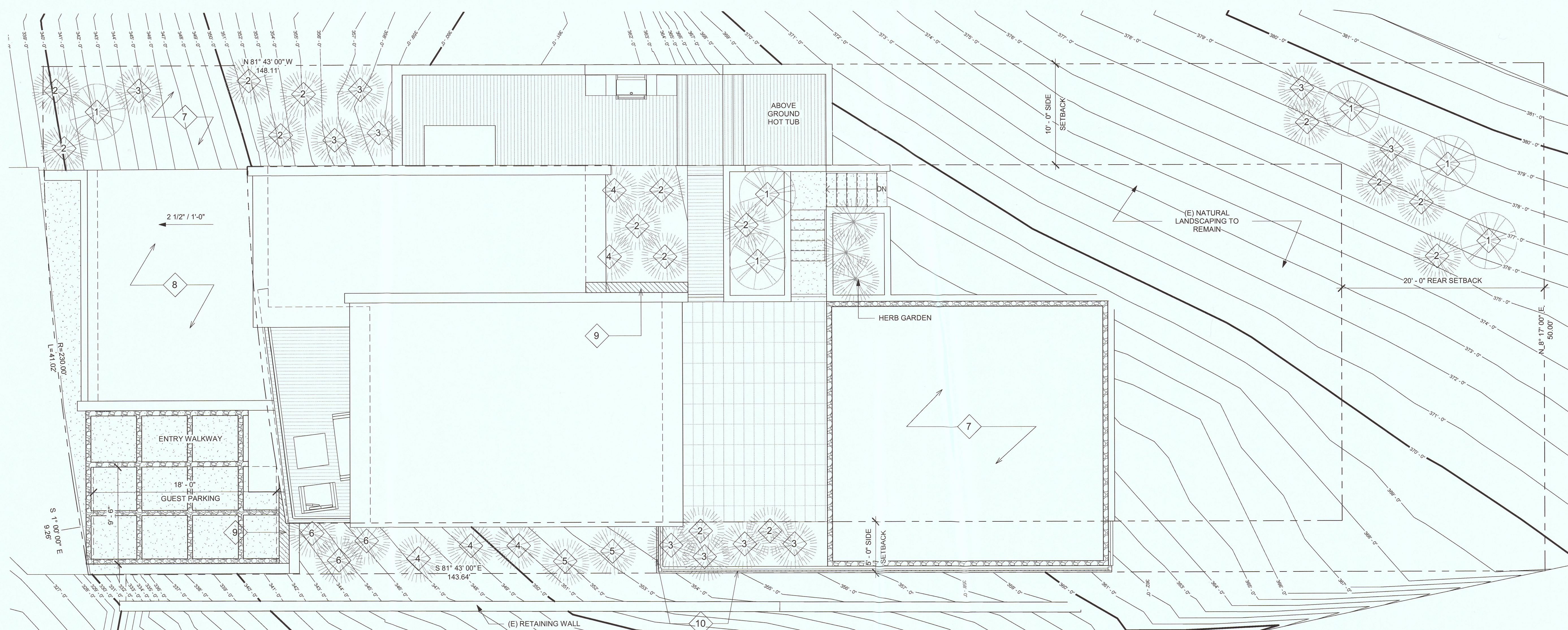
**PL05**

### PLANT KEY

1. ARCTOSTAPHYLOS 'MANZANITA TREE'
2. SEDUM RUPESTRE 'ANGELINA'
3. ACANTHUS MOLLIS 'BEAR'S BREECHES'
4. GALVEZIA SPECIOSA 'ISLAND BUSH SNAPDRAGON'
5. SALVIA 'INDIGO SPIRES SAGE'
6. LAVENDULA 'LAVENDER'
7. DROUGHT TOLERANT NO MOW GRASS
8. GREEN ROOF OVER GARAGE WITH DROUGHT TOLERANT, NO MOW GRASS. PROVIDE DRIP IRRIGATION.
9. EQUISETUM HYEMALE 'HORSETAIL REED'
10. PRIVACY FENCE

### HARDSCAPE LEGEND

-  TREX DECKING, OR EQUAL
-  PERVIOUS UNMORTARED STONE OR PAVER PATIO, OR EQUAL
-  CONCRETE DRIVEWAY & WALKWAY
-  PLANTED AREA CONTAINING EUISETUM HYEMAIL 'HORSETAIL REED'
-  MEDIUM-LARGE GRAVEL



1 PROPOSED SITE PLAN  
3/16" = 1'-0"

### PROJECT DIRECTORY

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**KOSTIUK  
RESIDENCE**  
0 AVENUE PORTOLA, EL  
GRANADA 94018

### REVISIONS

| NO. | DESCRIPTION   | DATE   |
|-----|---------------|--------|
| 1   | OWNER CHANGES | 170201 |
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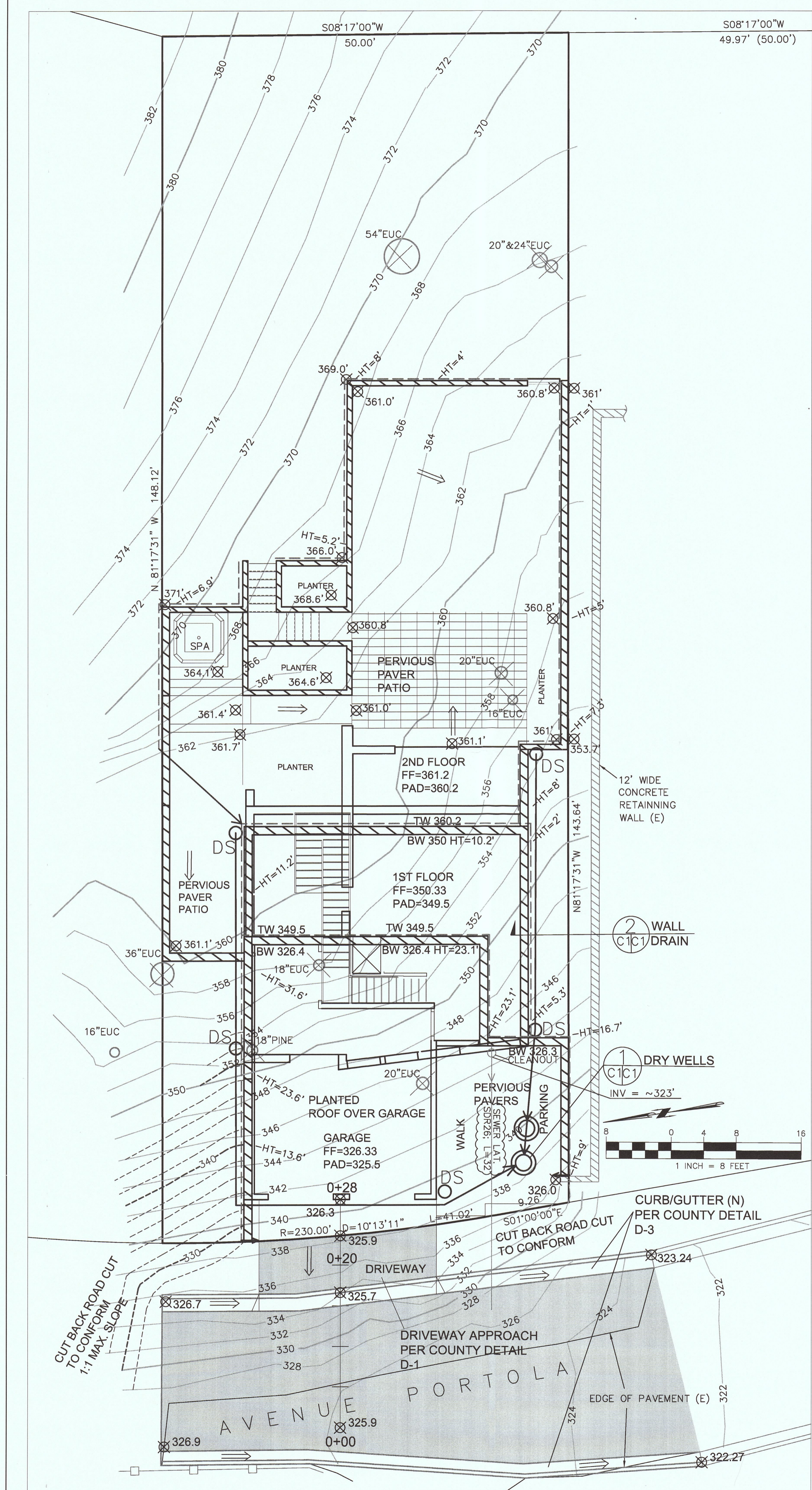
PROJECT NUMBER: 15105  
ISSUE DATE: 10/13/2016  
SCALE: As indicated

ISSUE STATUS: **PLANNING APPLICATION**

LANDSCAPE PLAN

**PL06**





**LEGEND**

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 97.5' SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DS
- 3" DIAM. PVC DRAIN PIPE
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- PROPOSED RETAINING WALL
- 10" EUC TREE TO BE REMOVED
- PROPOSED ASPHALT IN COUNTY R.O.W.: 2" AC OVER 6" AB

**GENERAL NOTES**

1. PLANS PREPARED AT REQUEST OF: KATIE PASHEL, ARCHITECT
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY TRIAD/HOLMES, JULY 2015.
5. THIS IS NOT A BOUNDARY SURVEY.

**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.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELL SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN 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.

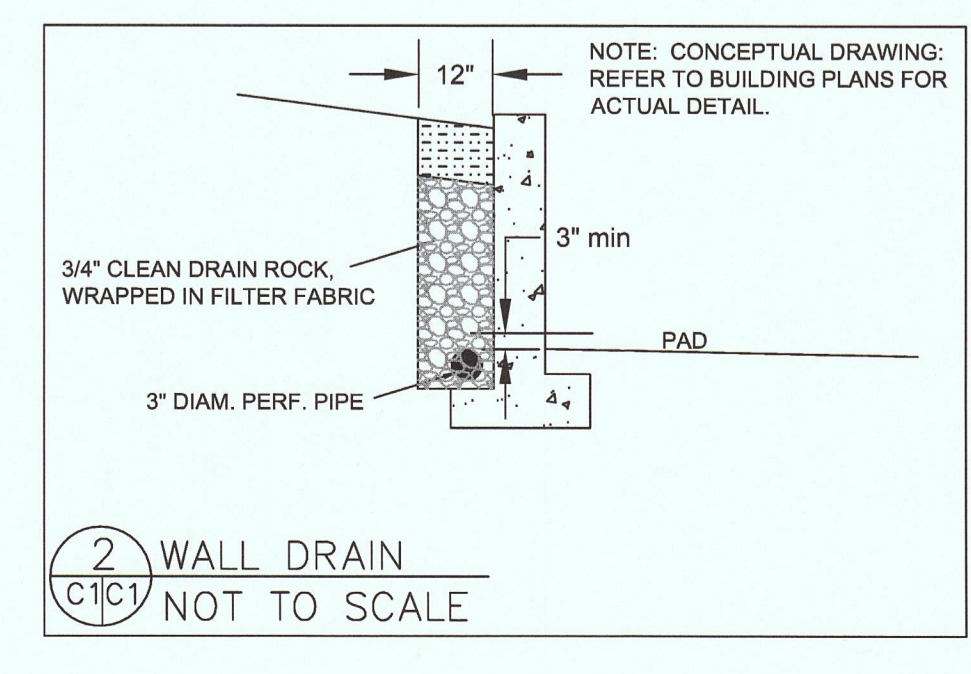
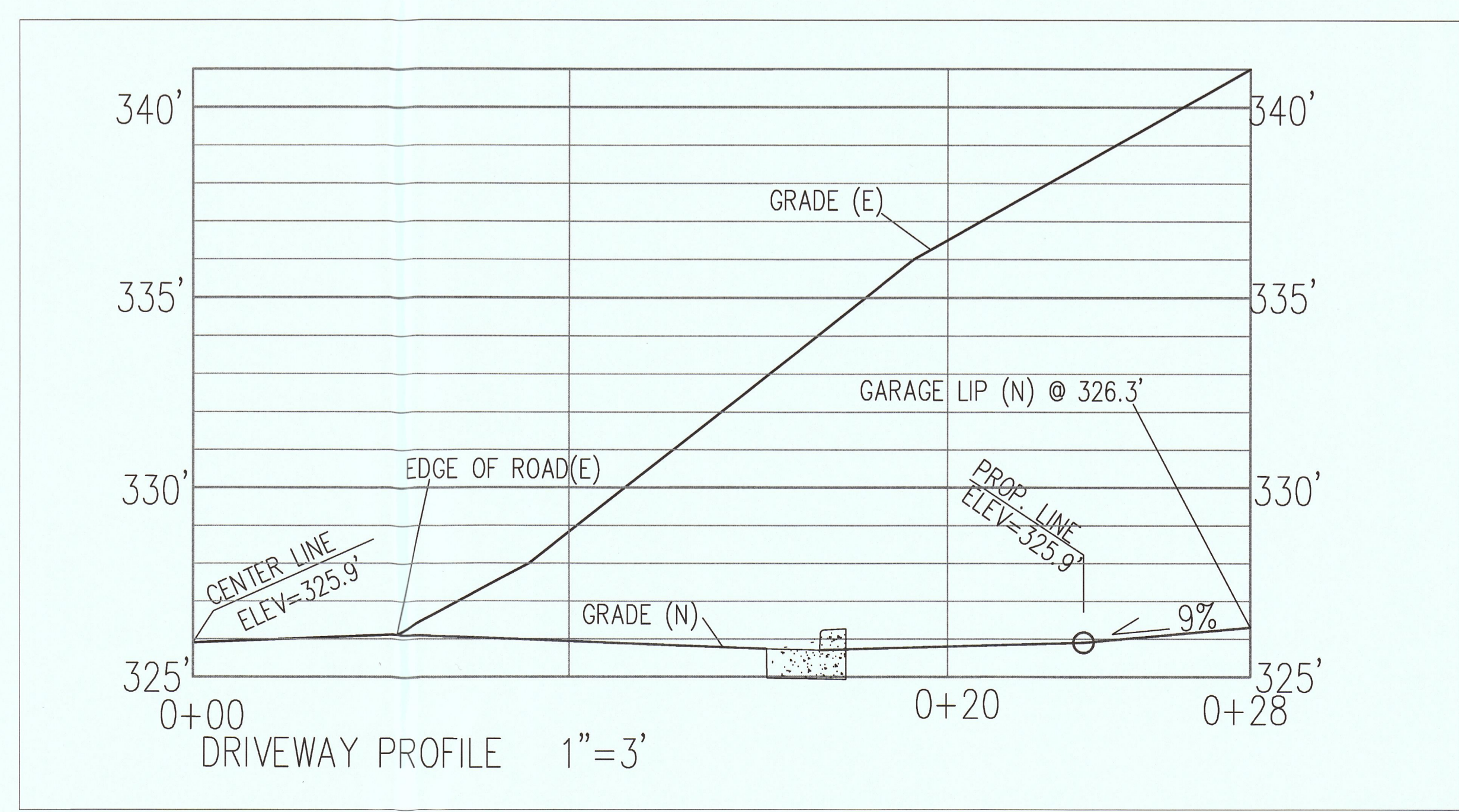
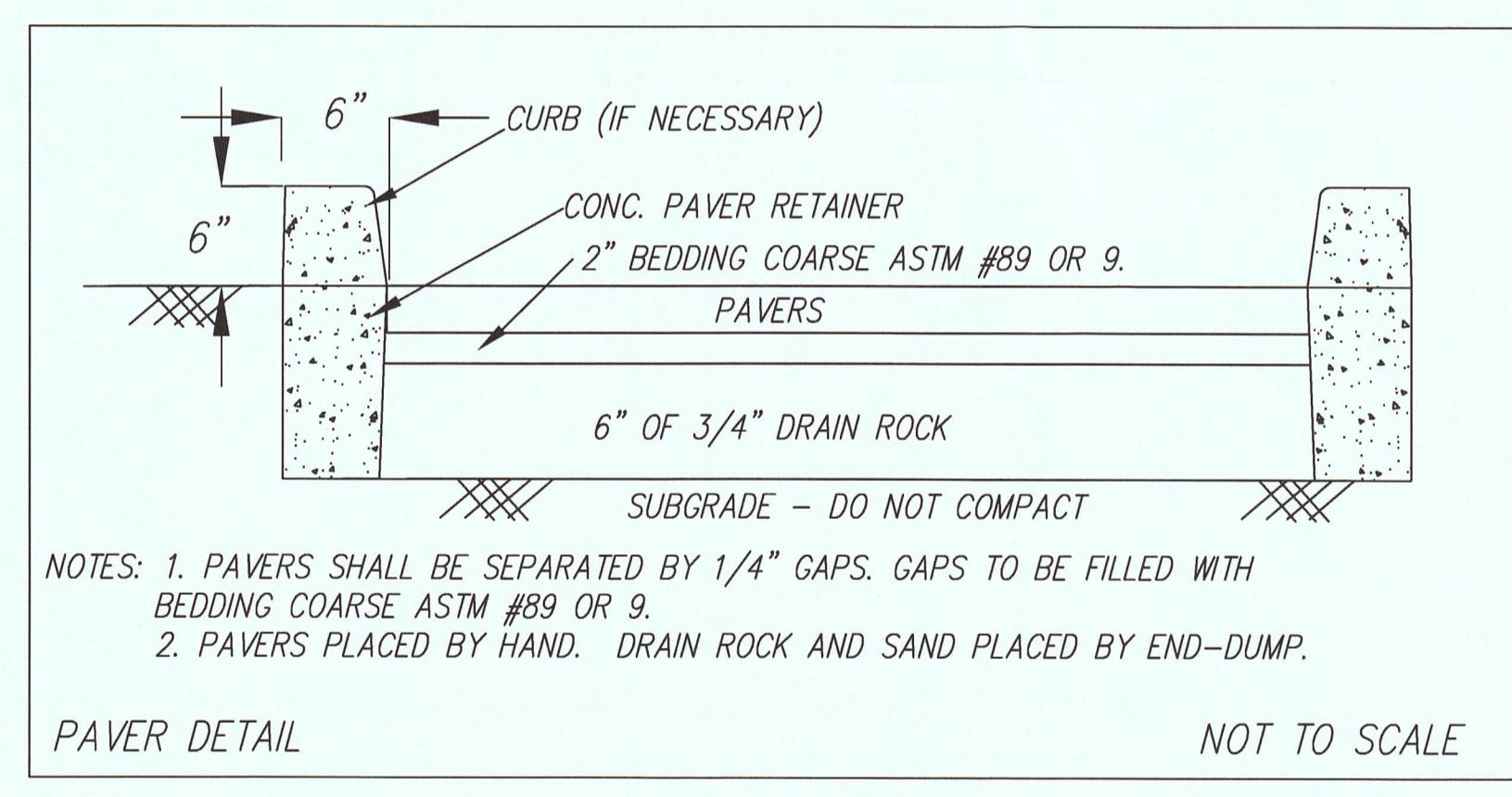
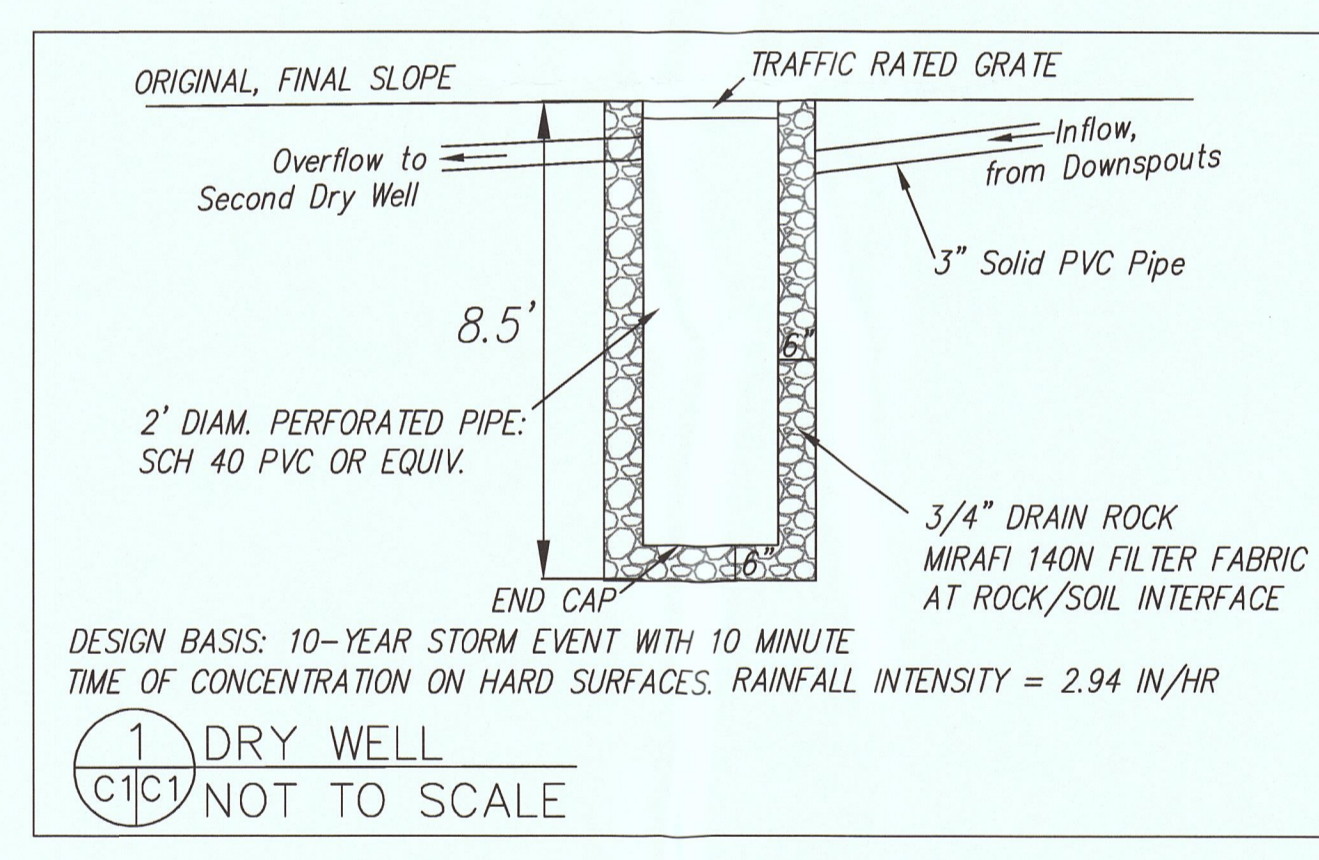
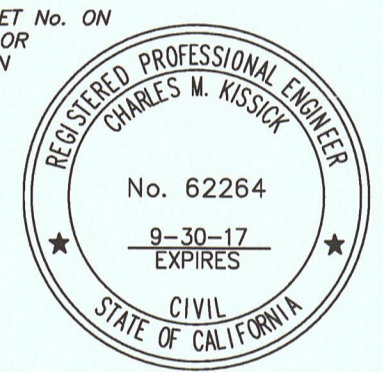
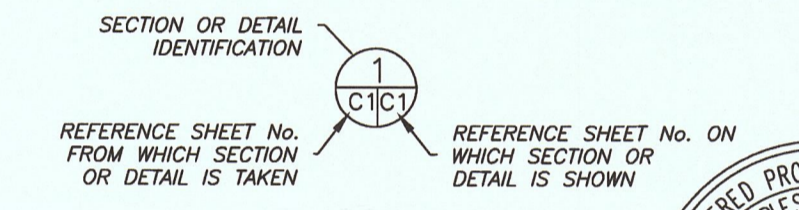
**GRADING NOTES**

- CUT VOLUME : 2045 CY  
 FILL VOLUME: 70 CY
- ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).

**TRAFFIC CONTROL NOTES**

1. CONTRACTOR AND WORKERS SHALL PARK ALONG AVENUE PORTOLA.

**SECTION AND DETAIL CONVENTION**



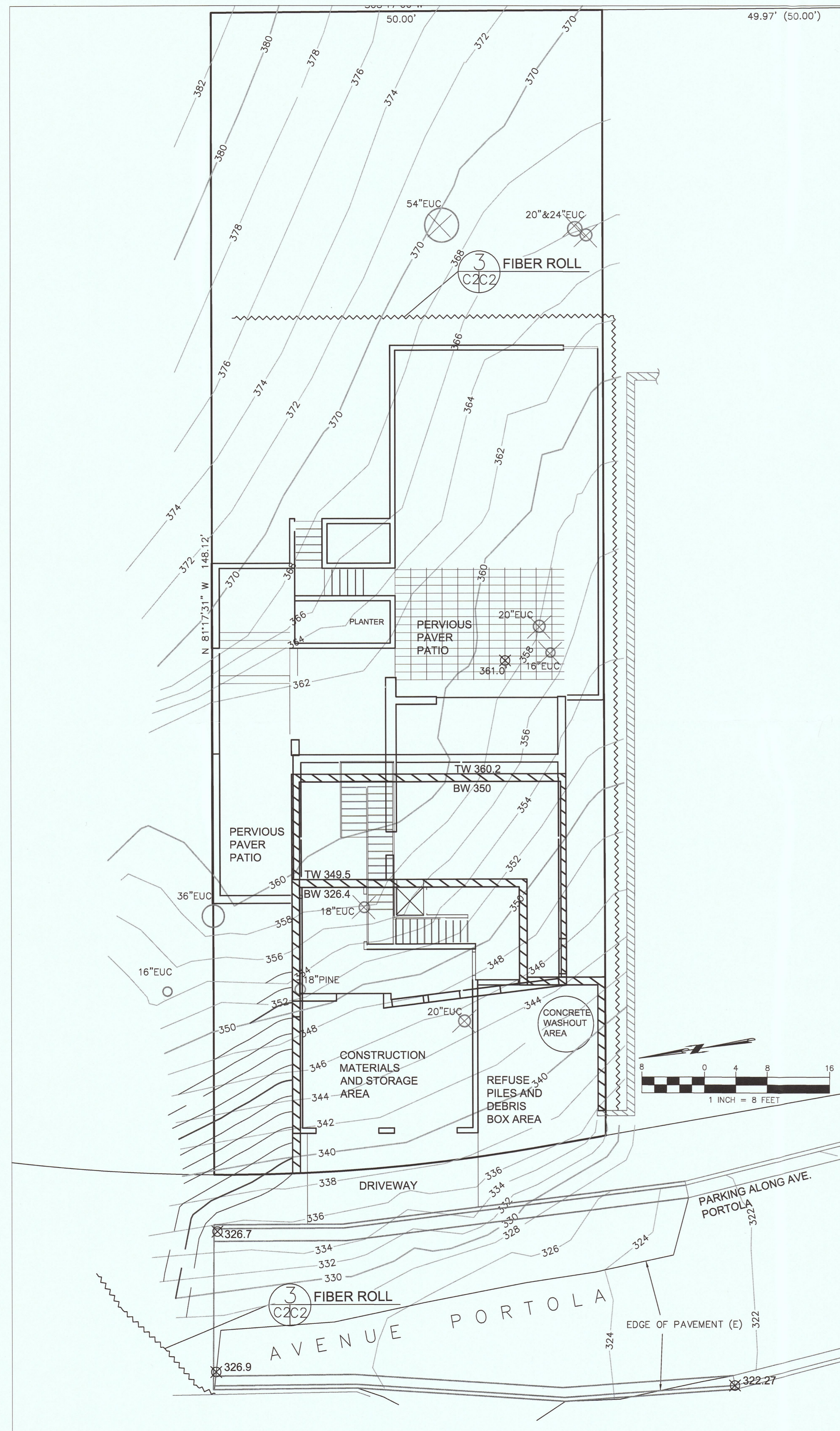
GRADING AND DRAINAGE PLAN

SHEET C-1

KOSTIUK PROPERTY, AVE. PORTOLA, EL GRANADA

DATE: 10-12-16  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE: 1-3-17  
 REV. DATE: 2-1-17  
 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



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- 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
- The tree protection shall be in place before any grading, excavating or grubbing is started.



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DATE: 10-12-16  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE: 1-3-17  
 REV. DATE: 2-1-17  
 REV. DATE:

EROSION CONTROL NOTES

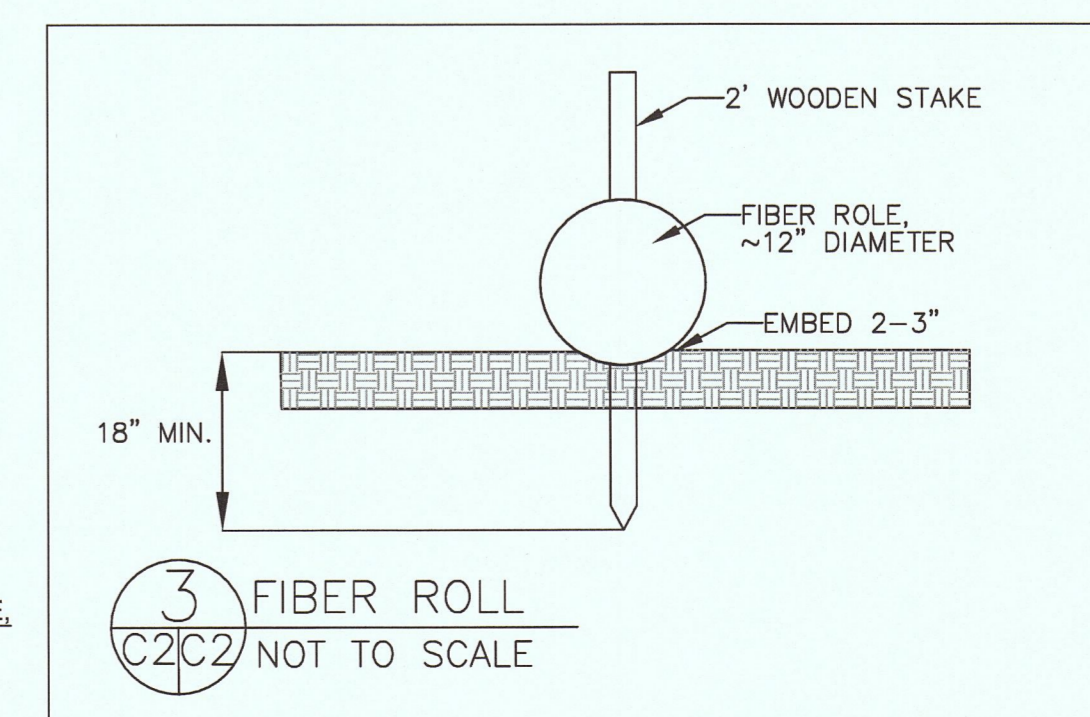
- FIBER ROLL  
 INSTALL AT LOCATIONS SHOWN.  
 AFFIX AS SHOWN IN DETAIL 3
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
  2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
  3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
  4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
  5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.

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 PASHEL  
 TITLE/QUALIFICATION: ARCHITECT  
 PHONE: 650-918-7117  
 PHONE:  
 E-MAIL: katie@fatpenstudios.com

• USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

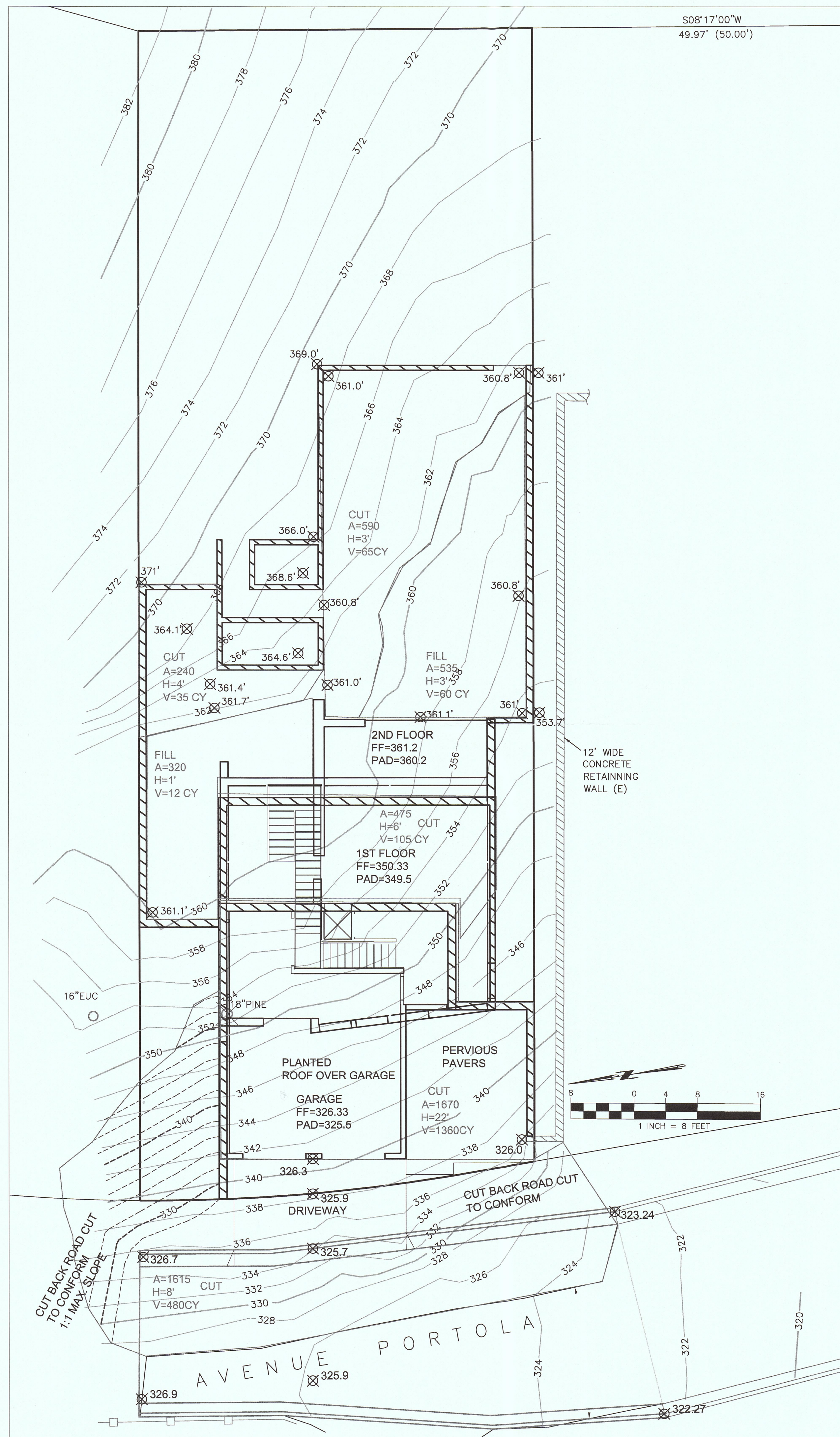


EROSION CONTROL PLAN

KOSTIUK PROPERTY,  
 AVE. PORTOLA,  
 EL GRANADA

SHEET

C-2



GRADING QUANTITIES

CUT VOLUME : 2045 CY  
FILL VOLUME: 70 CY



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|              |               |                 |
|--------------|---------------|-----------------|
| DATE: 2-1-17 | DRAWN BY: CMK | CHECKED BY: AZG |
| REV. DATE:   | REV. DATE:    | REV. DATE:      |
| REV. DATE:   | REV. DATE:    | REV. DATE:      |

GRADING BREAKDOWN  
KOSTIUK PROPERTY,  
AVE. PORTOLA,  
EL GRANADA

SHEET  
C-3