PLN2019-00231
APN 047-153-240
600 EL GRANADA BLVD
Requested Design Approval

Please consider the following factors when reviewing the design modifications.

Final building inspection has been passed on the above property and PG&E hooked up electricity on 9/8. As you know, the pandemic caused numerous delays and it continues to be difficult to source building materials and supplies. Therefore, there were a few times when we had to pivot and make real-time modifications during the build that were largely out of our control.

It is important to stress that we had no desire to modify the approved design. We were only trying to adjust to on-the-ground constraints.

The custom La Cantina door and windows were correctly ordered according to approved plans at 7'. However, when the bottom plate was installed, per structural engineering and code requirements, the windows were higher than the door. A bottom plate could not also be installed under the door as it would cause an egress hazard and not meet code. This difference in height was not realized until the door and windows were already delivered and being installed. But it seemed minor and we never dreamed a small adjustment would be considered a major design modification.

The decision to substitute Hardie Board with Ipe for the west accent wall was caused by a COVID shortage. We were unable to source the Hardie Board without significant delay so we found ourselves seemingly stuck. In fact, we were almost unable to get the corrugated metal siding as well; fortunately we were able to obtain it through our roofer. But, due to an unanticipated shipping overage, there was enough Ipe left over to complete this section of wall.

Since Ipe was already an approved exterior material for the house, looked beautiful on the garage, and also A-rated fire resistant, we thought this substitution would be a simple swap. Again we did not think this would pose a design issue as it was a material upgrade already approved for the build.

Eliminating the wood trim around the fascia/parapet was a construction decision to prevent weather erosion and maintain waterproofing integrity of the steel panels. Upon receiving the steel materials it became evident that inlaying wood into the panels, or drilling holes through the wood and into the metal, would make the fascia/parapet prone to leakage and potentially nullify the 10-year contractor warranty. Also screwing the wood strips onto the fascia/parapet would undesirably pucker the panels, creating a poor look.

All the above decisions addressed honest issues, confronted during the flow of construction, and not understood as major design modifications. We believed each supported the beauty of the design and were minor and acceptable; therefore, we did not understand we needed to obtain approvals.

Again, we ask the committee to please consider these factors when reviewing the design modifications and grant approval of the final design.

Thank you very much!


600


594

RANDLE RESIDENCE
EL GRANADA, CA

PROJECT TEAM

OWNER
JEN RANDLE
SAN FRANCISCO, CA
917-547-0203

ARCHITECT
JOHN WALTER
SAN FRANCISCO, CA
219-776-1634

CIVIL ENGINEER
CHARLES KISSICK
SIGMA PRIME GEOSCIENCES, INC
332 PRINCETON AVE
HALF MOON BAY, CA 94019
650-728-3590

SHEET INDEX

DESIGN ADJUSTMENTS
2021.0830

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review
	12.12.19	Design Review ReSub

PROJECT NUMBER
190001

SHEET TITLE
EXISTING CONDITIONS PLAN

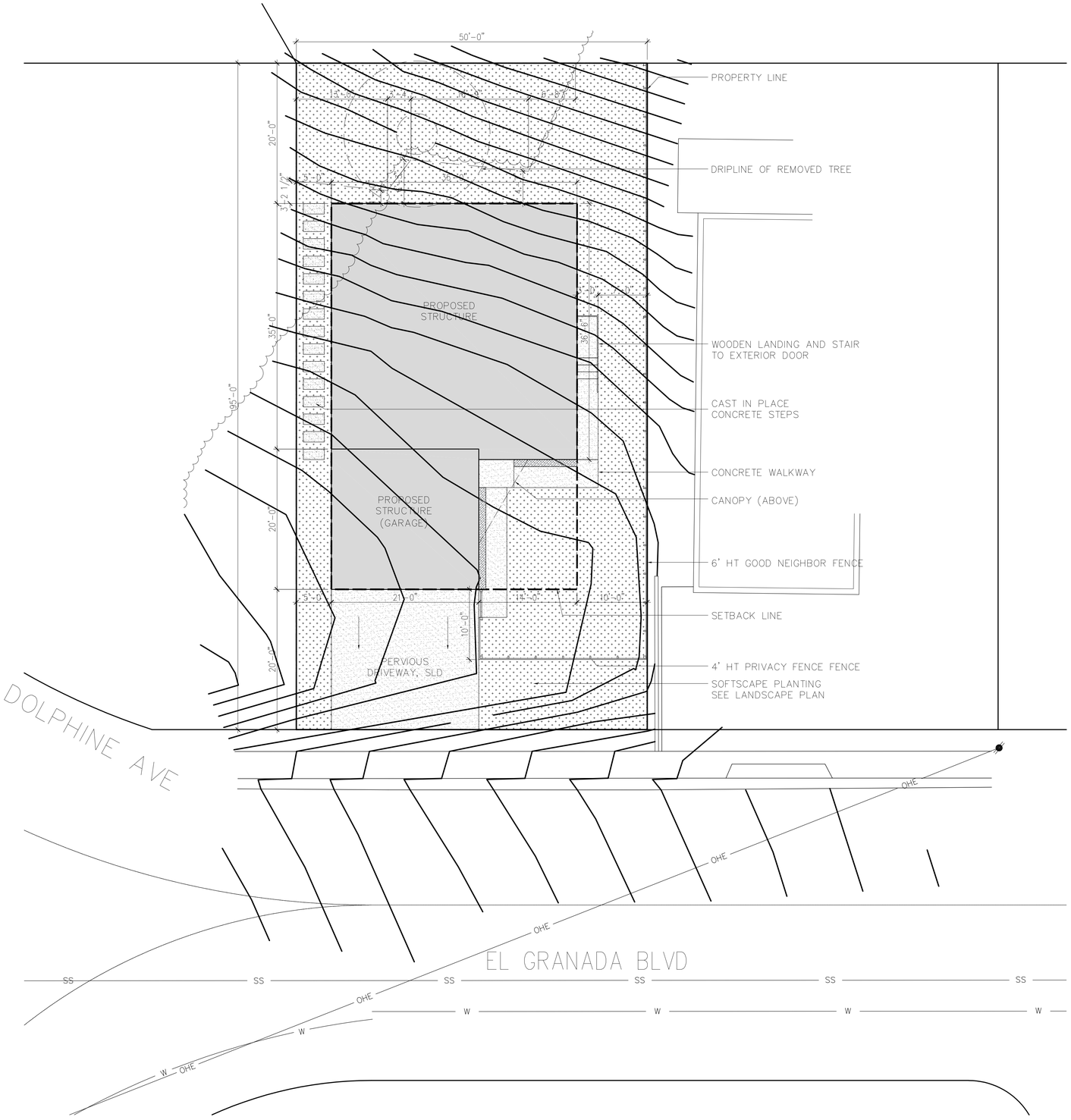
SCALE
1" = 100'-0"

N

0' 8' 16'

SHEET NUMBER
A1.00

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



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

PROJECT INFORMATION

ZONING: R-1/S-17/DR/CD

1. LOT WIDTH
REQUIRED: 50'-0" MIN AT SHORTEST SIDE
EXISTING: 50'-0"

2. MIN SITE AREA
REQUIRED: 5,000 SF MIN
EXISTING: 4,750 SF (NON-CONFORMING)

3. BUILDING SETBACKS
REAR: 20'-0"
FRONT: 20'-0"
SIDE: 5' TOTAL FOR BOTH SIDES IF BUILDING HEIGHT IS LESS THAN 16'-0"

4. PARCEL COVERAGE
REQUIRED MAXIMUM: 50% IF LESS THAN OR EQUAL TO 16'-0"
PROPOSED LOT COVERAGE: 1,850 SF (38.9%, CONFORMS)

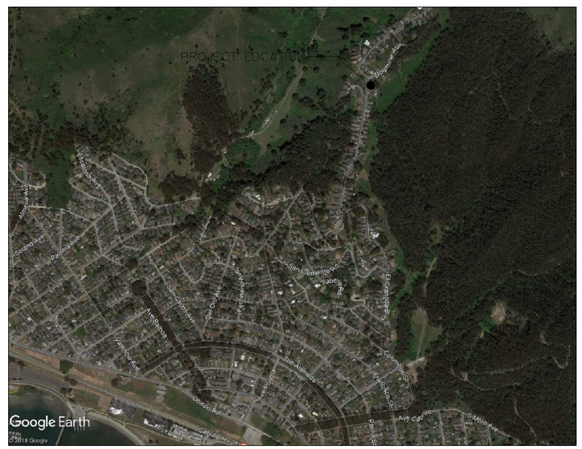
5. BUILDING FLOOR AREA:
REQUIRED FAR: 0.53 - ((5,000-PARCEL SIZE) * 0.0002) * PARCEL SIZE
0.53 - ((5,000-4,750) * 0.0002 * 4,750 = 0.48 FAR (2,280 MAX SF)
PROPOSED FAR: 1,850 / 4,750 = 0.39

6. BUILDING HEIGHT
MAX HEIGHT: 28' WHEN THE AVERAGE SLOPE IS GREATER THAN 30%
PROPOSED HEIGHT: SEE ELEVATIONS

7. IMPERVIOUS SURFACE AREA
MAX ALLOWED: 10% OF PARCEL (INC. DRIVEWAYS, PATIOS, WALKWAYS, & DECKS) 475 SF
PROPOSED SURFACE AREA: 465 SF

8. GARAGE MAX PLATE HEIGHT:
REQUIRED MAXIMUM: 10'-0"
PROPOSED: 9'-0"

9. DAYLIGHT PLANE OR FACADE ARTICULATION
PROJECT PROPOSES TO MEET THIS REQUIREMENT THROUGH OPTION B: "FACADE ARTICULATION". FACADE ELEVATIONS ARE PROVIDED ON SHEETS A3.01-02.



2 VICINITY MAP
N.T.S.

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review
	12.12.19	Design Review ReSub

PROJECT NUMBER
190001

SHEET TITLE
PROPOSED SITE PLAN

SCALE
1" = 100'-0"

N
0' 4' 8'

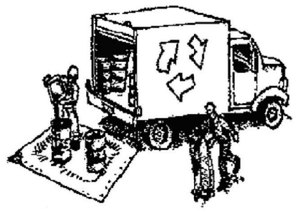
SHEET NUMBER
A1.01

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☒ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☒ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☒ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☒ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☒ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☒ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☒ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☒ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

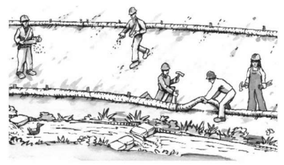
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☒ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☒ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☒ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☒ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ☒ Schedule grading and excavation work during dry weather.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☒ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ☒ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☒ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☒ Do not use water to wash down fresh asphalt concrete pavement.

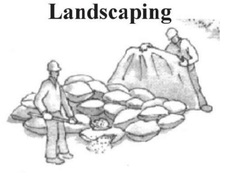
Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

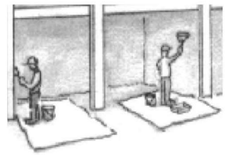
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☒ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ☒ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

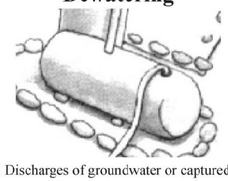
Painting & Paint Removal



Painting Cleanup and Removal

- ☒ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☒ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

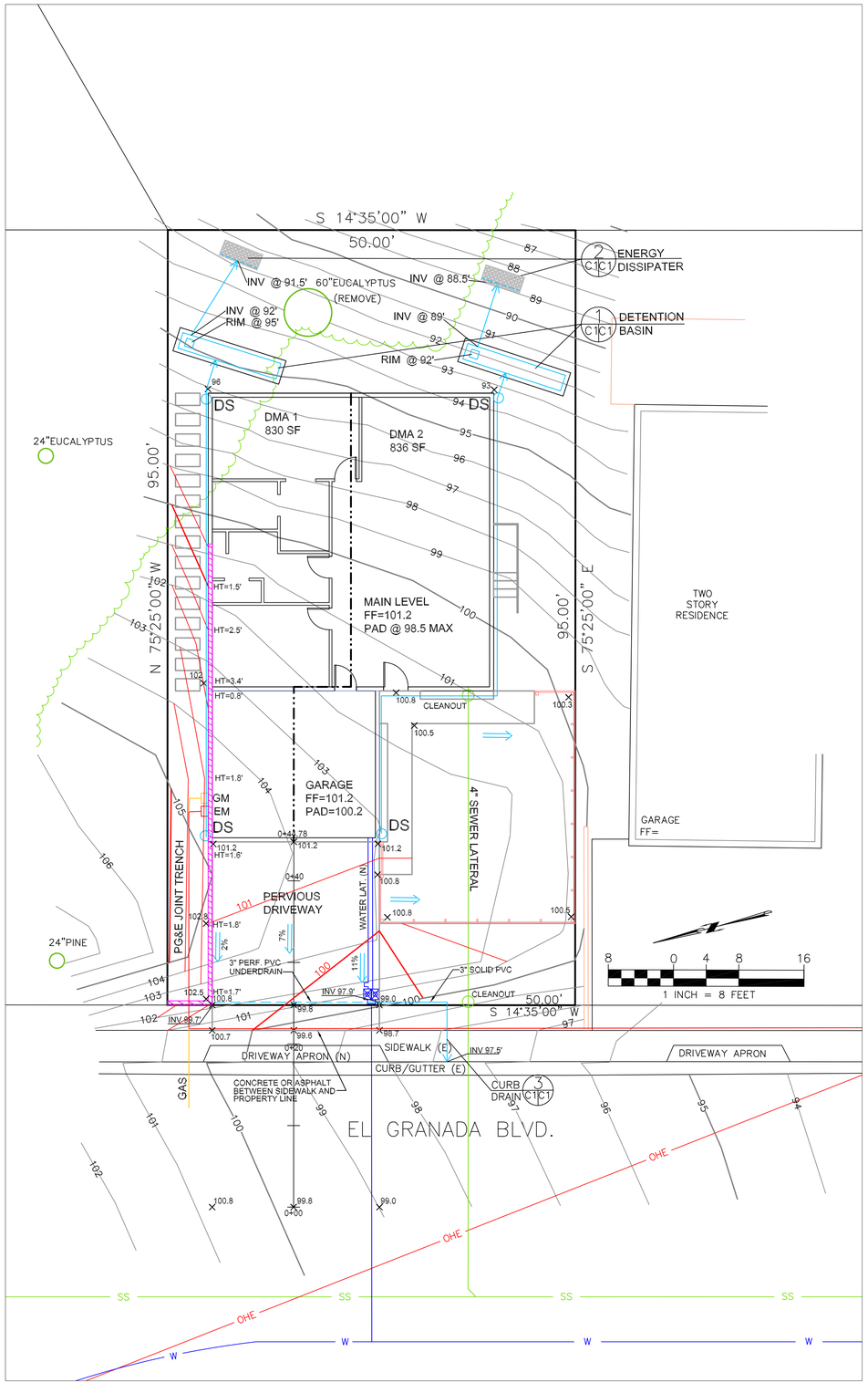
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review
	12.12.19	Design Review ReSub

PROJECT NUMBER
190001

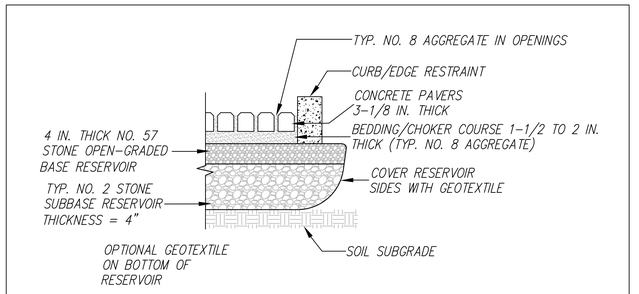
SHEET TITLE
CONSTRUCTION BMPs

SCALE
VARIES

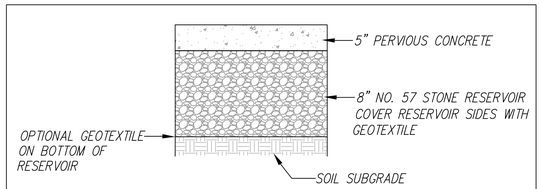
SHEET NUMBER
A1.02



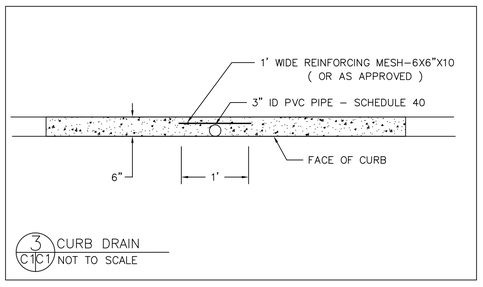
NOTE: PERVIOUS DRIVEWAY MAY USE EITHER OF THE TWO DETAILS BELOW. INSTALL UNDERDRAIN AS SHOWN IN PLAN VIEW AT PROPERTY LINE.



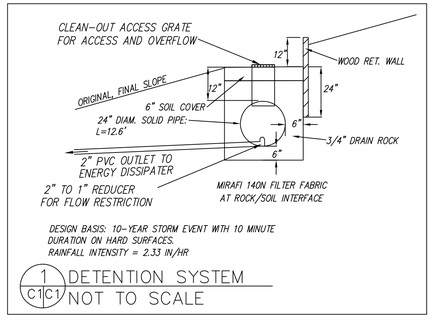
PERMEABLE PAVER DETAIL — NOT TO SCALE



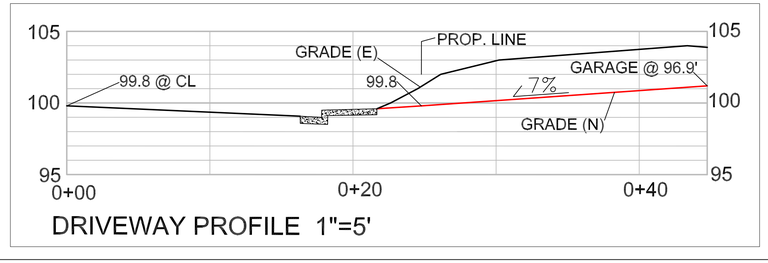
PERVIOUS CONCRETE DETAIL — NOT TO SCALE



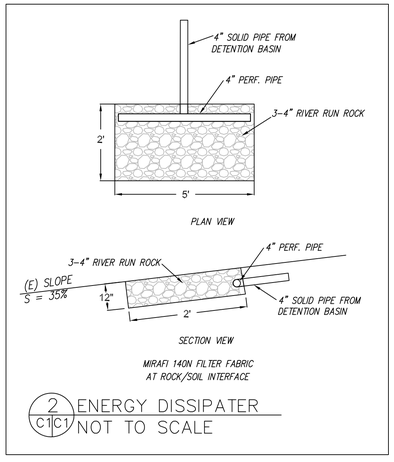
3 C1C1 CURB DRAIN
NOT TO SCALE



1 C1C1 DETENTION SYSTEM
NOT TO SCALE



DRIVEWAY PROFILE 1"=5'



2 C1C1 ENERGY DISSIPATER
NOT TO SCALE

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 99.8 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 4" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1 % MINIMUM SLOPE.
- 4" PERF. DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- 4" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1 % MINIMUM SLOPE.
- RETAINING WALL

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: JEN RANDLE, OWNER
2. SURVEY AND TOPOGRAPHY BY S. MICALLEF, MAY 2012.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME : 160 CY
FILL VOLUME: 0 CY
TOTAL: 160 CY CUT/FILL

1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

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 BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATERS, AS SHOWN.

3. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM 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/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.

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ON EL GRANADA BLVD.
2. CONTRACTORS CANNOT BLOCK ROADWAY. PROVIDE AT LEAST ONE LANE DURING WORKING HOURS, 2 LANES AFTER HOURS.

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN / REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REGISTERED PROFESSIONAL ENGINEER CHARLES M. KISSICK No. 62264 9-30-21 EXPIRES CIVIL STATE OF CALIFORNIA

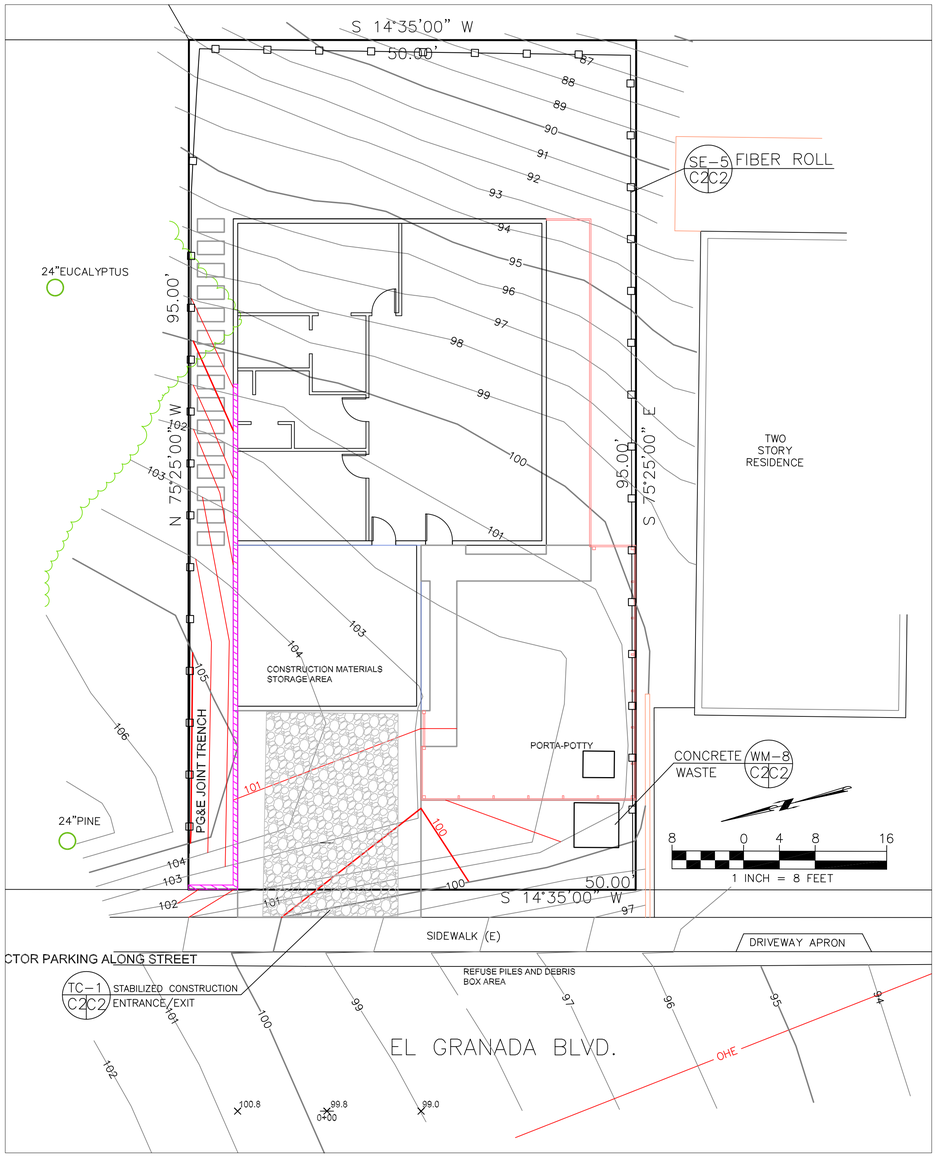
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 5-15-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 8-14-19
REV. DATE:
REV. DATE:

GRADING AND DRAINAGE PLAN

RANDLE PROPERTY
EL GRANADA BOULEVARD
EL GRANADA
APN: 047-153-240

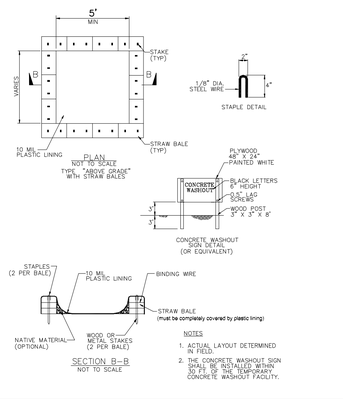
SHEET
C–1



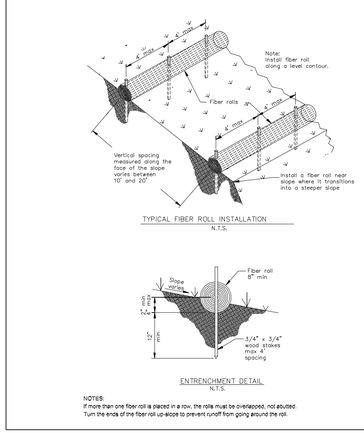
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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 onh 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.

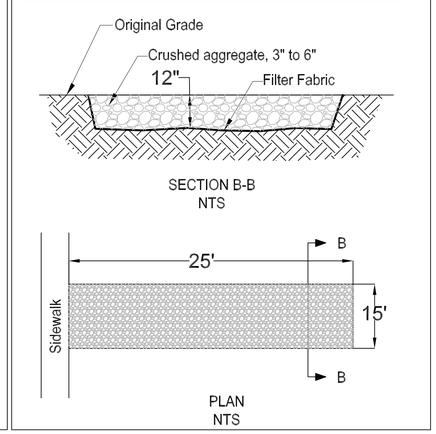
CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



EROSION CONTROL NOTES

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

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.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 25 FEET LONG BY 15 FEET WIDE AND CONFORM TO THE FOLLOWING:
   A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
   B. PAD SHALL BE NOT LESS THAN 12" THICK.
   C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
   D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

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: JENNIFER RANDLE

TITLE/QUALIFICATION: OWNER

PHONE: 917-547-0203

PHONE:

E-MAIL: jmareerandle@gmail.com

- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-21
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

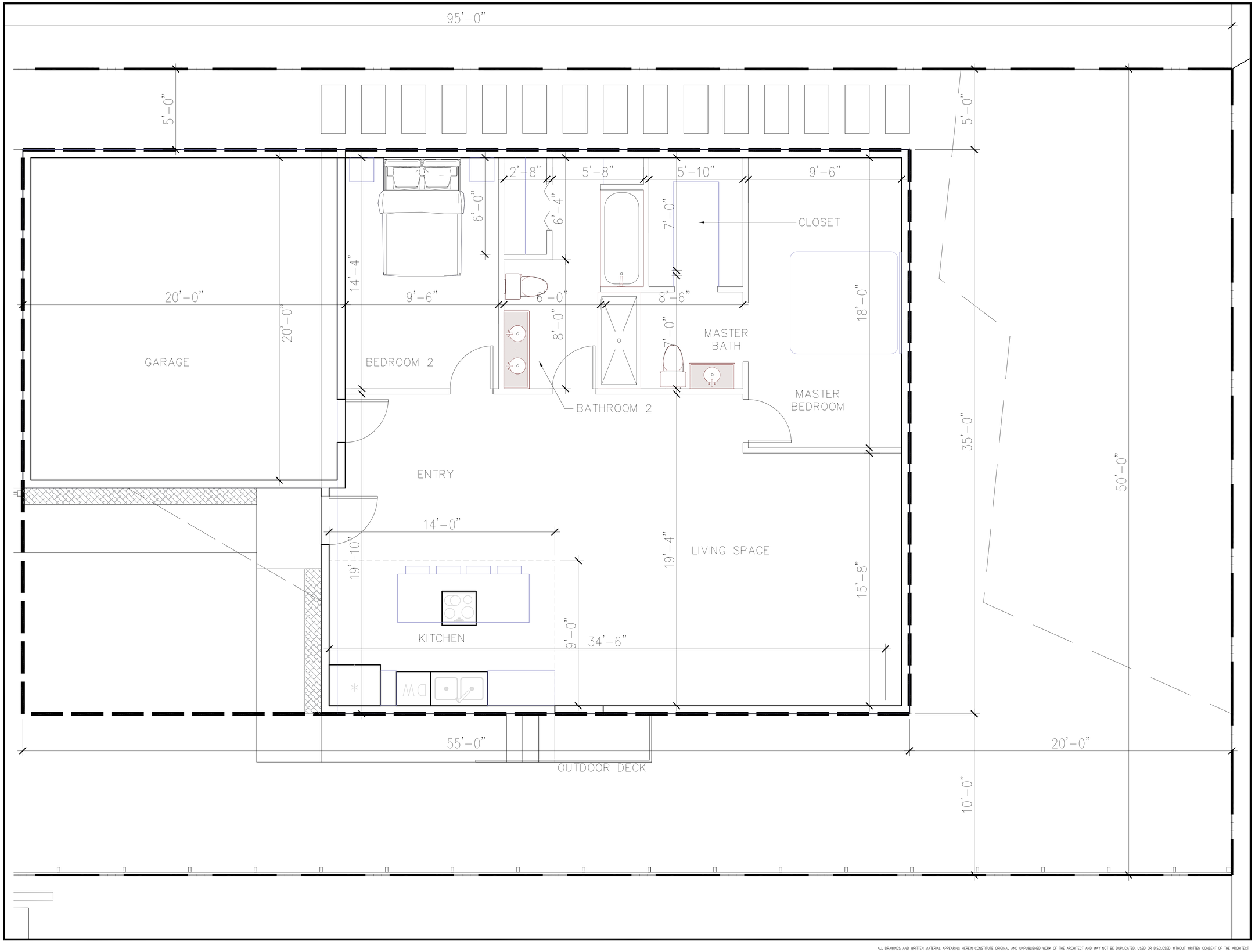
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 5-15-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

RANDLE PROPERTY
EL GRANADA BOULEVARD
EL GRANADA
APN: 047-153-240

SHEET
C-2



RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review
	12.12.19	Design Review ReSub

PROJECT NUMBER
190001

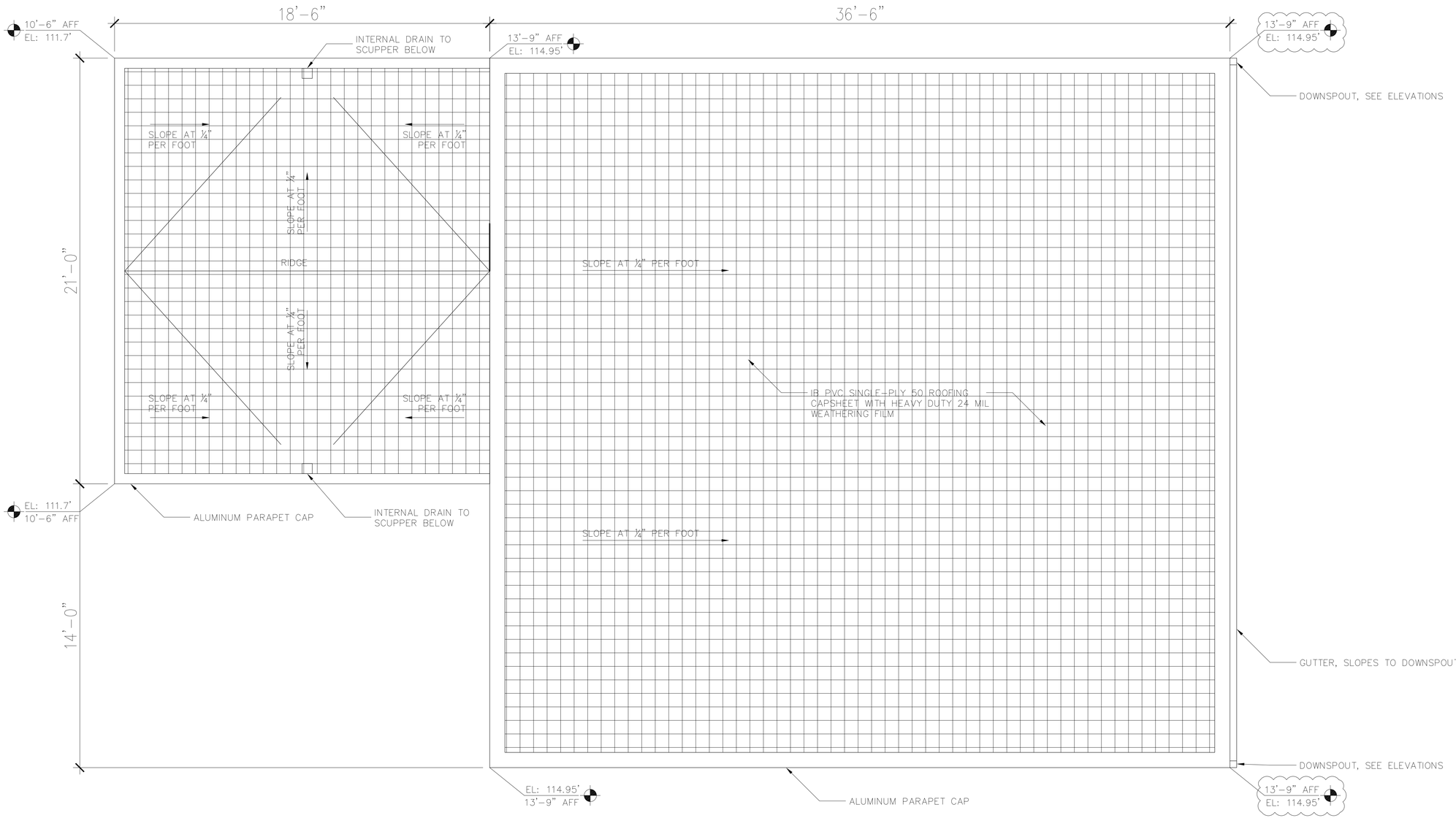
SHEET TITLE
ENLARGED FIRST FLOOR PLAN

SCALE
1/4" = 1'-0"

N

0' 4' 8'

SHEET NUMBER
A2.01



1 ROOF PLAN
3/8" = 1'-0"

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

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	06.03.19	Design Review
	12.12.19	Design Review ReSub

PROJECT NUMBER
190001

SHEET TITLE
ROOF PLAN

SCALE
1/4" = 1'-0"

0' 4' 8'

SHEET NUMBER
A2.02

2 SOUTH ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

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	02.19.19	Design Review-Draft
	06.03.19	Design Review
	12.12.19	Design Review ReSub
	08.30.21	Design Alterations

PROJECT NUMBER
190001

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

0' 4' 8'

SHEET NUMBER
A3.01

2 EAST ELEVATION
1/4" = 1'-0"

1 WEST ELEVATION
1/4" = 1'-0"

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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	12.12.19	Design Review ReSub
	08.30.21	Design Alterations

PROJECT NUMBER
190001

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

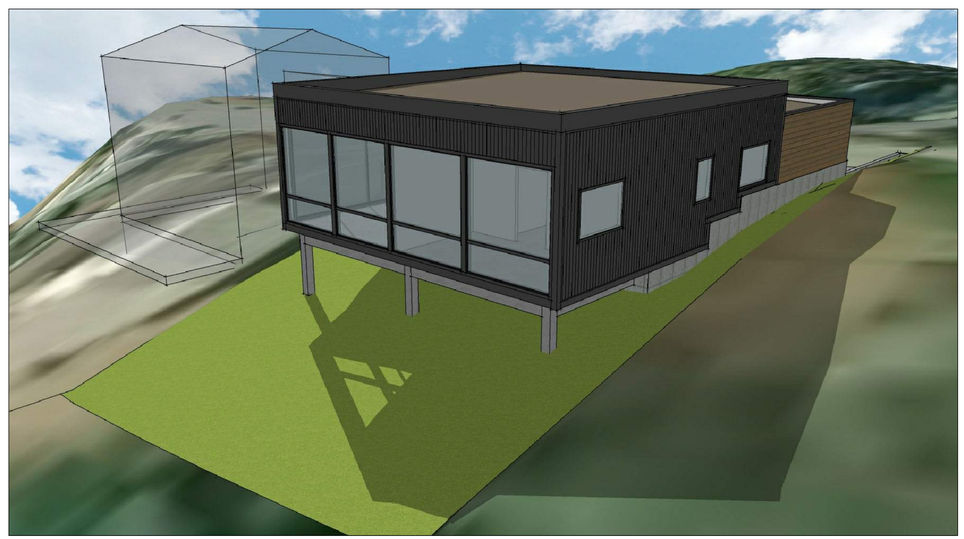
0' 4' 8'

SHEET NUMBER
A3.02

3 PERSPECTIVE 3
NTS

4 PERSPECTIVE 4
NTS

1 PERSPECTIVE 1
NTS



2 PERSPECTIVE 2
NTS

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

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	12.12.19	Design Review ReSub
	08.30.21	Design Alterations

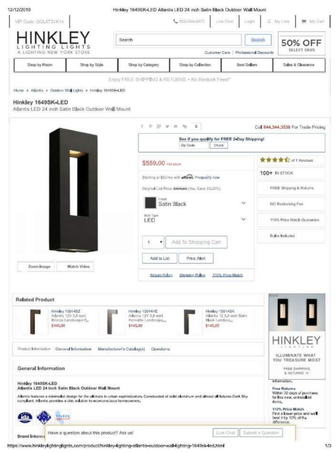
PROJECT NUMBER
190001

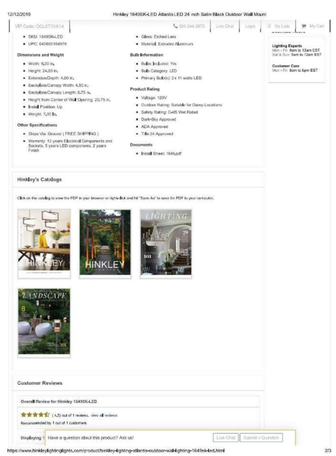
SHEET TITLE
PERSPECTIVES

SCALE
VARIES

SHEET NUMBER
A4.01

2 ATLANTIS OUTDOOR LED WALL SCONCE-IMAGE
NTS





1 ICON OUTDOOR LED WALL SCONCE-CUT SHEET
NTS

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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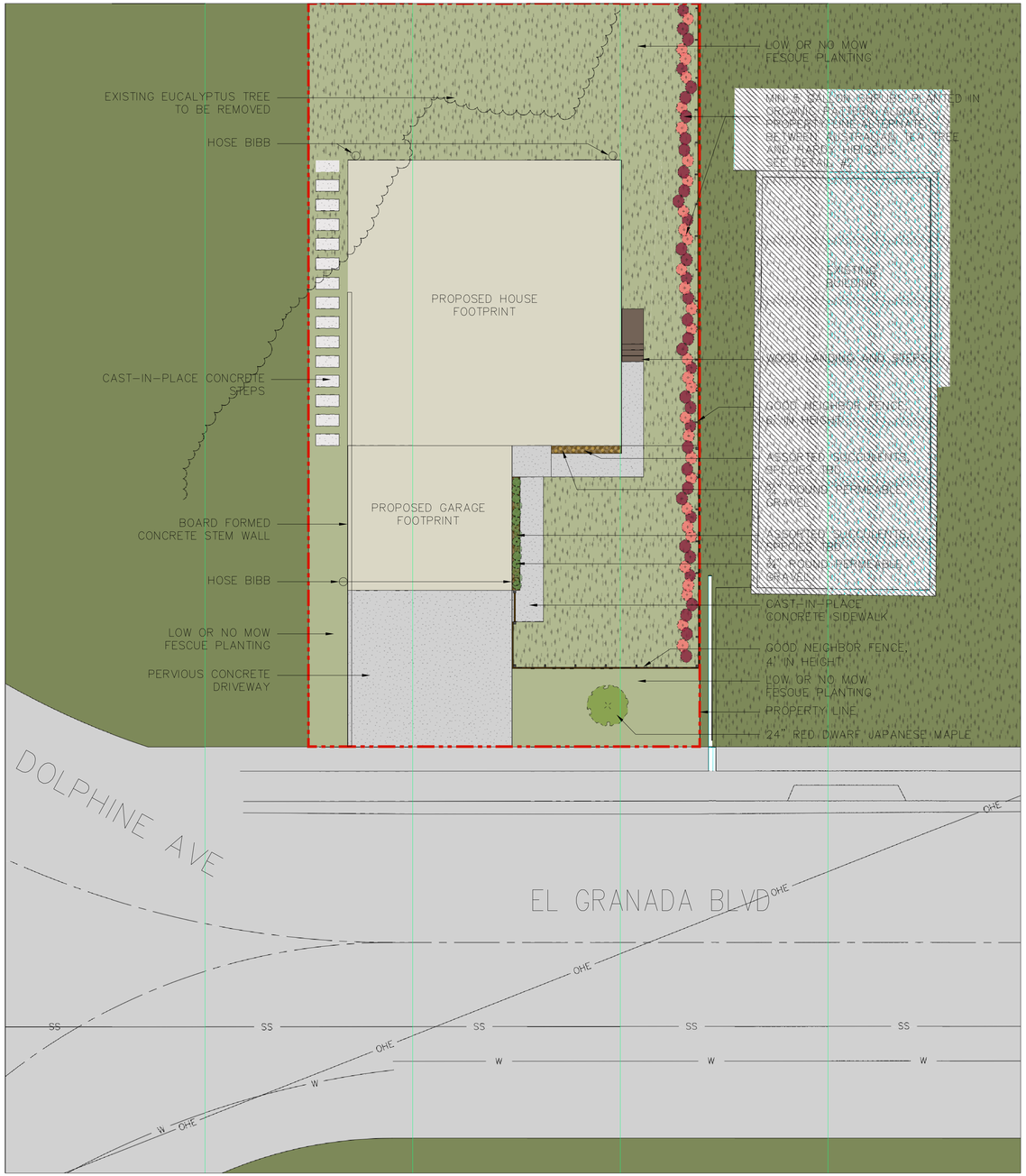
	12.12.19	Design Review ReSub

PROJECT NUMBER
190001

SHEET TITLE
DETAILS

SCALE
VARIES

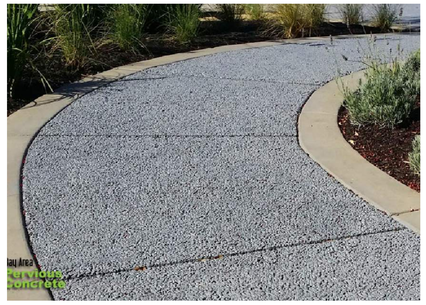
SHEET NUMBER
A5.01



9 | LANDSCAPE PLAN
NTS

8 | 3/4" ROUND PERMEABLE GRAVEL
NTS

4 | BOARD FORMED CONCRETE
NTS



7 | PERMEABLE CONCRETE
NTS

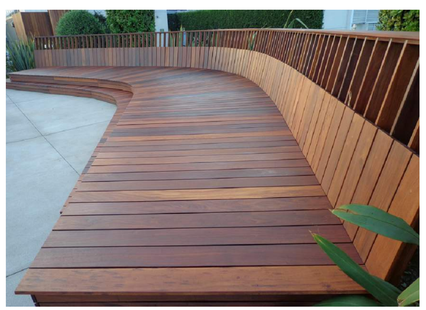
3 | PLANTED SUCCULENT IMAGERY
NTS

6 | WOOD PANELED FENCE
NTS

2A | HARDY HIBISCUS
NTS

2B | AUSTRALIAN TEA TREE
NTS

5 | NO MOW FESCUE
NTS



1 | WOOD DECK IMAGERY
NTS

RANDLE RESIDENCE

PORTION LOT 14
EL GRANADA, CA

ISSUES AND REVISIONS

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	02.19.19	Design Review-Draft
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PROJECT NUMBER
190001

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE
3/16" = 1'-0"

N

SHEET NUMBER
L1.01