



PERSPECTIVE VIEW FROM THE EAST

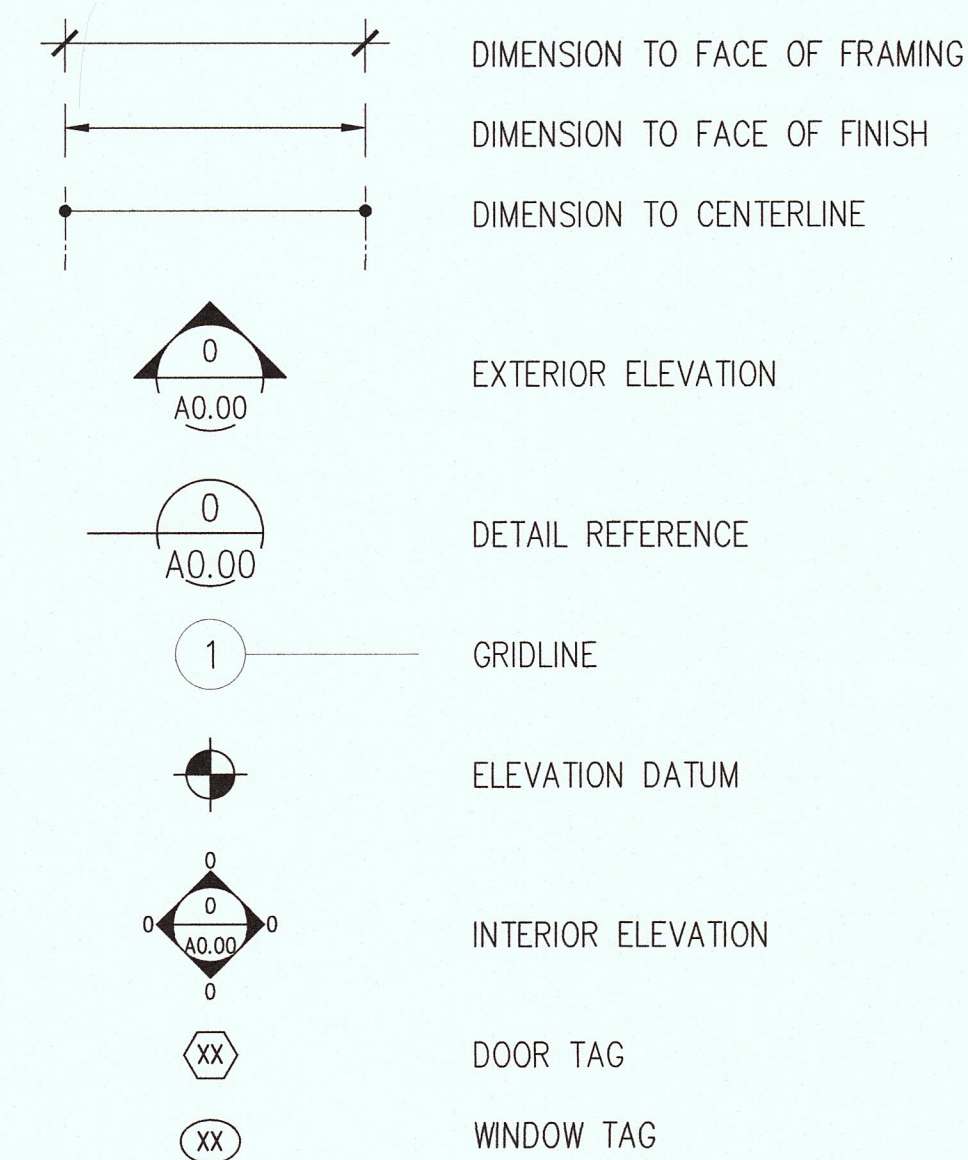


PERSPECTIVE VIEW FROM THE SOUTHEAST

ABBREVIATIONS

A.B. ANCHOR BOLT	J.B. JUNCTION BOX
ABV. ABOVE	J.H. JOIST HANGER
A.C. AIR CONDITIONING	JST. JOIST
ADJ. ADJUSTABLE	JT. JOINT
A.F.F. ABOVE FINISHED FLOOR	K.D. KILN DRIED
ALUM. ALUMINUM	LAV. LAVATORY
ASPH. ASPHALT	L.H. LEFT HAND
	LT. LIGHT
BD. BOARD	MAX. MAXIMUM
BLDG. BUILDING	MED. MEDIUM
BLKG. BLOCKING	MFR. MANUFACTURER
BLW. BELOW	MNL. MINIMUM
BM. BEAM	MIR. MIRROR
B.O. BOTTOM OF	MTD. MOUNTED
B.O.L. BOTTOM OF WALL	MTL. METAL
BRZ. BRONZE	(N) NEW
BTW. BETWEEN	NIC. NOT IN CONTRACT
B.U.R. BUILT-UP ROOFING	N.T.S. NOT TO SCALE
	O/ OVER
C. CASEMENT	O.C. ON CENTER
C.I. CAST IRON	OPG. OPENING
C.L. CENTER LINE	
CLO. CLOSET	R. RISER
CMU. CONCRETE MASONRY UNIT	RAD./R. RADIUS
COL. COLUMN	REINF. REINFORCED
CONC. CONCRETE	REQ'D. REQUIRED
CONT. CONTINUOUS	RESIL. RESILIENT
CSK. COUNTERSINK	R.H. RIGHT HAND
CTR. CENTER	RM. ROOM
	R.O. ROUGH OPENING
DET. DETAIL	R.W.L. RAIN WATER LEADER
D.H. DOUBLE HUNG	S.A.D. SEE ARCHITECTURAL DRAWINGS
DIA. DIAMETER	S.C.D. SEE CIVIL DRAWINGS
DIM. DIMENSION	S.L.D. SEE LANDSCAPE DRAWINGS
DISP. GARBAGE DISPOSAL	
DN. DOWN	T. TREAD
DR. DOOR	T&G. TONGUE & GROOVE
DWG. DRAWING	T.P.H. TOILET PAPER HOLDER
DWR. DRAWER	
(E) EXISTING	S.C. SOLID CORE
EA. EACH	SH. SHELF
ELEV. ELEVATION	SM. SIMILAR
EQ. EQUAL	SPK. SPEAKER
EXP. EXPOSED	S.S.D. SEE STRUCTURAL DRAWINGS
EXT. EXTERIOR	SST. STAINLESS STEEL
	S.T. STEEL TROWEL
F.D. FLOOR DRAIN	STN. STAIN
FDN. FOUNDATION	STL. STEEL
F.G. FINISHED GRADE / FIXED GLASS	
FIN. FINISH	T.O.C. TOP OF CONCRETE
FLR. FLOOR	T.O.P. TOP OF PLATE
F.O.C. FACE OF CONCRETE	T.O.S. TOP OF STEEL / SLAB
F.O.S. FACE OF STUD	T.O.W. TOP OF WALL
F.P.S.C. FIREPROOF SELF CLOSING	TYP. TYPICAL
F.P. FIREPROOF	U.O.N. UNLESS OTHERWISE NOTED
FTG. FOOTING	
	V.I.F. VERIFY IN FIELD
GL. GLASS	V.P. VENT PIPE
GA. GAUGE	V.T.R. VENT THROUGH ROOF
GSM. GALVANIZED SHEET METAL	
GW. GYPSUM WALLBOARD	W/ WITH
	W.C. WATER CLOSET
H.B. HOSEBIB	WD. WOOD
H.C. HOLLOW CORE	WDW. WINDOW
HDR. HEADER	W.H. WATER HEATER
HOR. HORIZONTAL	W.O. WHERE OCCURS
HT. HEIGHT	W.P. WATERPROOF
HTR. HEATER	W.S. WEATHER STRIPPING
H.W. HOT WATER	
I.D. INSIDE DIAMETER	
INS. INSULATION	
INT. INTERIOR	

SYMBOLS



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STRUCTURAL DRAWINGS

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 ME2.2 UPPER LEVEL LIGHTING PLAN

ME3.1 LOWER LEVEL MECHANICAL / ELECTRICAL / PLUMBING PLAN
 ME3.2 UPPER LEVEL MECHANICAL / ELECTRICAL / PLUMBING PLAN

STRUCTURAL INFORMATION

FLOOR LIVE LOAD (CBC 1603.1.1): 40 PSF
 ROOF LIVE LOADS (CBC 1603.1.2): 20 PSF
 5:12 SLOPE:
 WIND DESIGN DATA (CBC 1603.1.4):
 BASIC WIND SPEED: 85 MPH
 WIND IMPORTANCE FACTOR: 1.0
 OCCUPANCY CATEGORY: II
 WIND EXPOSURE: 'C'
 APPLICABLE INTERNAL PRESSURE COEFFICIENT: N/A
 COMPONENTS & CLADDING: NONE
 SEISMIC IMPORTANCE FACTOR (I): 1.0
 OCCUPANCY CATEGORY: II
 SEISMIC DESIGN CATEGORY: "D"
 BASIC SEISMIC-FORCE-RESIST SYSTEM: BEARING WALL SYSTEM / LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS (ASCE 7-05 TABLE 12.2-1)

PROJECT LATITUDE: 38.29 DEGREES NORTH
 PROJECT LONGITUDE: 122.46 DEGREES WEST
 FLOOD DESIGN DATA (CBC 1603.1.6): NOT LOCATED IN FLOOD HAZARD AREA
 SPECIAL LOADS (CBC 1603.1.7): NO SPECIAL LOADS
 SPECIAL INSPECTION (CBC 1603.1.8): PLACEMENT OF ANCHOR BOLTS & OTHER MATERIALS PLACED IN EPOXY-BASED ANCHORING STRUCTURAL WELDS

DEFERRED SUBMITTALS (CBC 1603.4.2): NONE

DEFERRED SUBMITTALS

BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. SPRINKLER PLANS TO BE A DEFERRED SUBMITTAL BY SPRINKLER SUBCONTRACTOR

CAL GREEN NOTES

VERIFICATION (CGC 703)
 703.1 DOCUMENTATION. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO: CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE.

CODE INFORMATION

CALIFORNIA BUILDING CODE 2013
 CALIFORNIA RESIDENTIAL CODE 2013
 CALIFORNIA ELECTRICAL CODE 2013
 CALIFORNIA MECHANICAL CODE 2013
 CALIFORNIA PLUMBING CODE 2013
 CALIFORNIA ENERGY STANDARDS
 CALIFORNIA FIRE CODE 2013
 UNIFORM CONSTRUCTION ADMINISTRATION CODE OF SAN MATEO COUNTY 2014

DIRECTORY

PROPERTY OWNER/ARCHITECT: PETER S. ALBERTSON
 4106 25TH ST. #4
 SAN FRANCISCO, CA 94114
 TEL: (415) 710-8622

CONTRACTOR: SF WOODCRAFT
 RICK BUSCHNER
 P.O. BOX 370405
 MONTARA CA 04037
 TEL: (650) 201-6711

CIVIL/GEOTECH. ENGINEER: SIGMA PRIME GEOSCIENCES, INC.
 CHARLIE KISSICK
 332 PRINCETONE AVENUE
 HALF MOON BAY, CA 94019
 TEL: (650) 728-3590
 FAX: (650) 728-3593

STRUCTURAL ENGINEER: DAVID JONES

TITLE 24 ENGINEER: ENERGY CALC COMPANY
 45 MITCHELL BLVD. SUITE #16
 SAN RAFAEL, CA 94903
 TEL: (415) 457-0990
 FAX: (415) 457-1986

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE ON PREVIOUSLY UNDEVELOPED PARCEL

PROJECT INFORMATION

ADDRESS: -
 APN #: 047-173-150
 ZONING: R-1/S-17/DR/CD
 PARCEL AREA: 9,545 SF
 BUILDING FLOOR AREA: ALLOWED:
 LOT SIZE: 5,000-11,698 SF = .53 X PARCEL AREA
 9,545 SF X .53 = 5,058 SF
 PROPOSED:
 3,118 SF
 PARCEL COVERAGE: ALLOWED:
 STRUCTURES >16FT. = PARCEL AREA X 35%
 9,545 X 35% = 3,340SF
 PROPOSED:
 2,300SF
 MAXIMUM BUILDING HEIGHT: ALLOWED:
 28', (OR 33' BY DESIGN REVIEW COMMITTEE)
 PROPOSED:
 25'-10" - 32'7"

VICINITY MAP

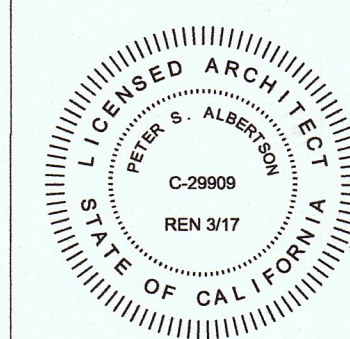


PETER ALBERTSON
 ARCHITECT

4106 25TH ST. #4
 SAN FRANCISCO, CA 94114

APN: 047-173-150

ALBERTSON RESIDENCE
 EL GRANADA, CALIFORNIA



ISSUED:
 DESIGN REVIEW SUBMISSION: 2015.05.12
 REVISED DRIVEWAY RE-SUB: 2015.11.01
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COVER SHEET

SCALE: N.T.S.

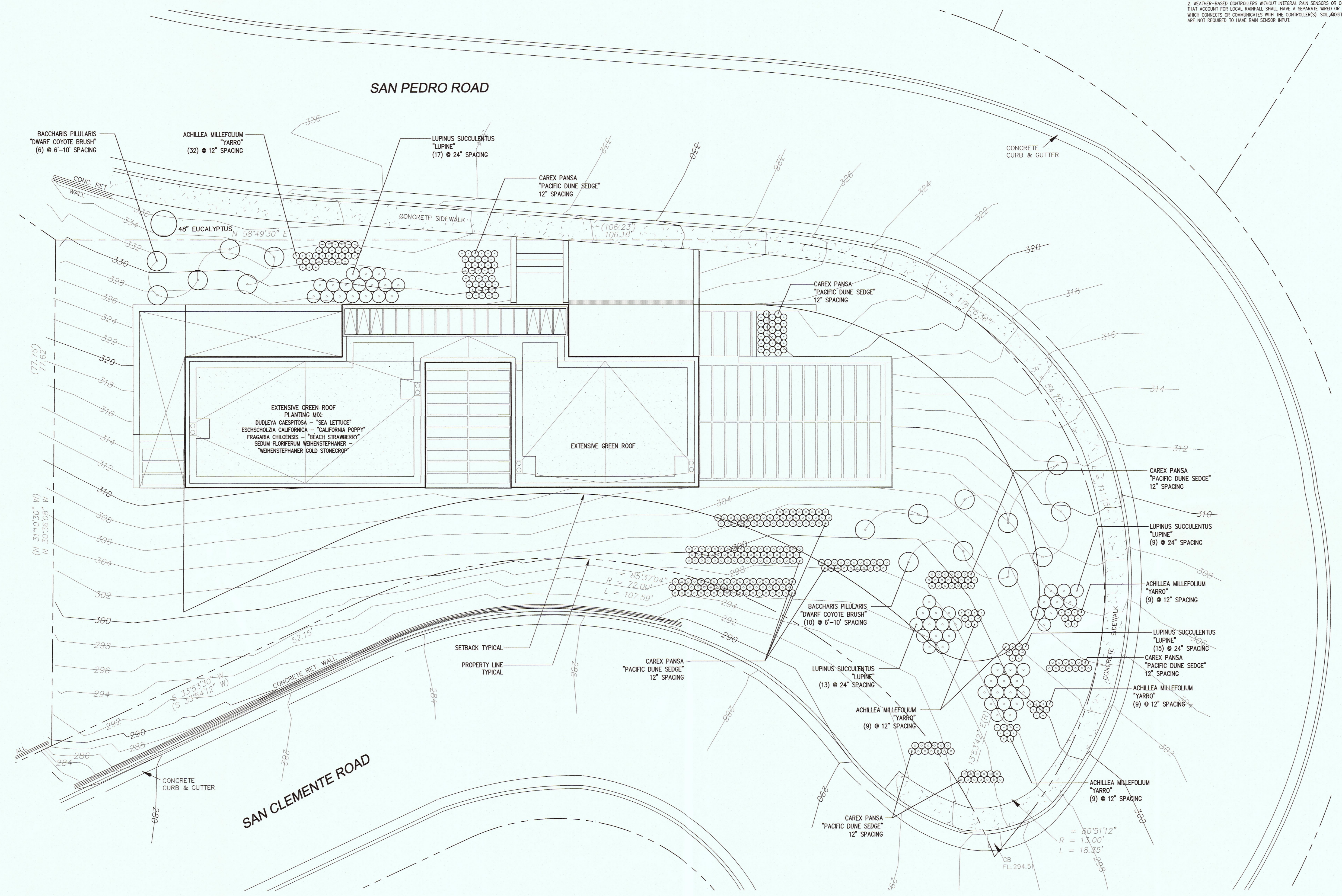
A0.0

CAL GREEN NOTES
 OUTDOOR WATER USE (GGC 4.304)
 4.304.1 IRRIGATION CONTROLLERS, AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
 2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRE OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

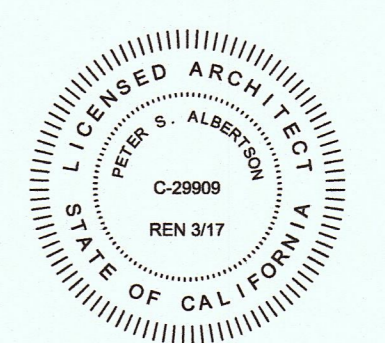
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PLANTING PLAN 01



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PLANTING PLAN
 SCALE: 1/8" = 1'-0"

A0.6

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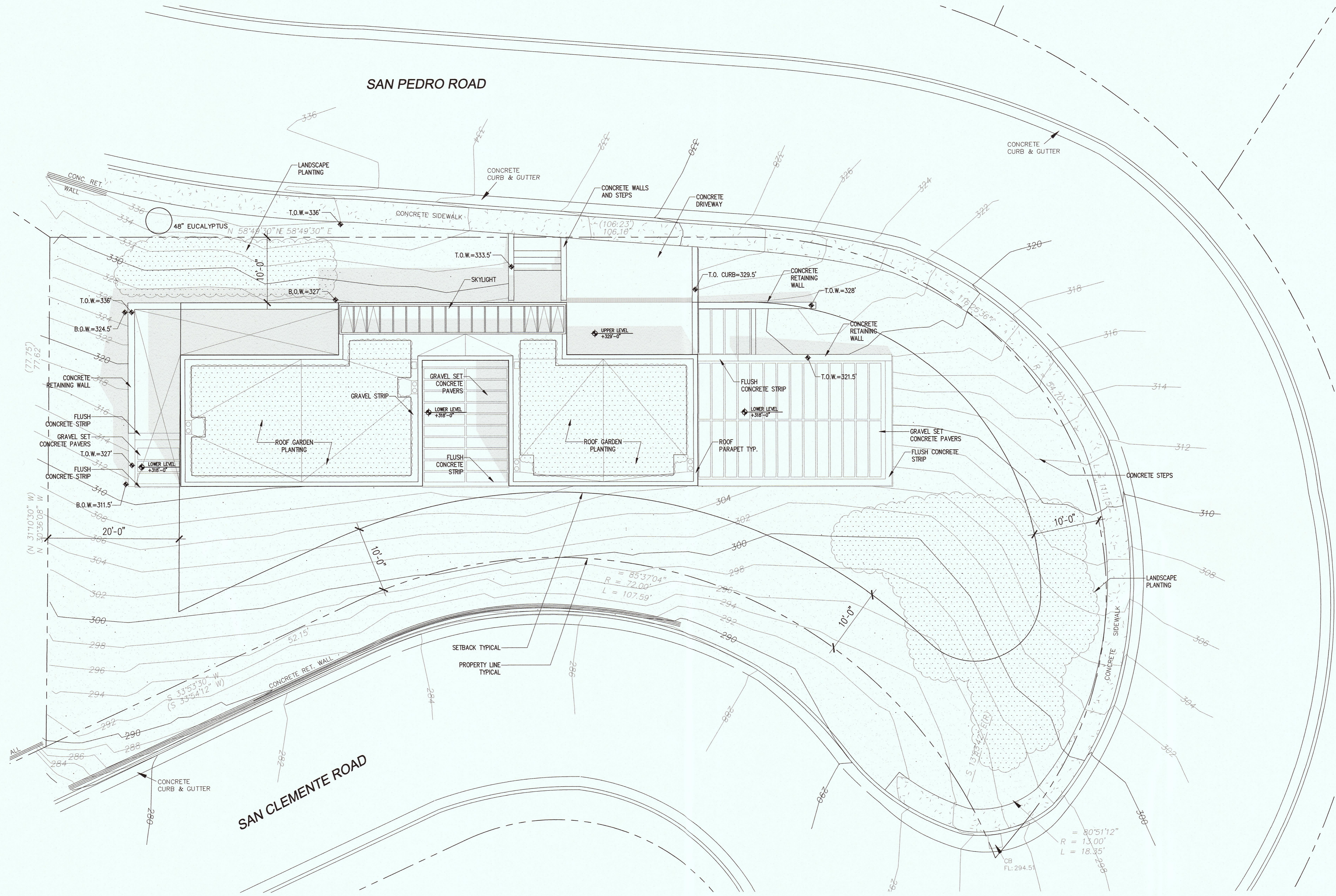


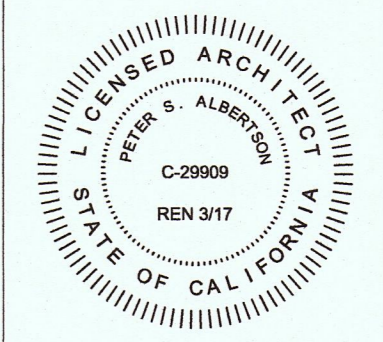
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SITE PLAN

SCALE: 1/8" = 1'-0"

A1.1



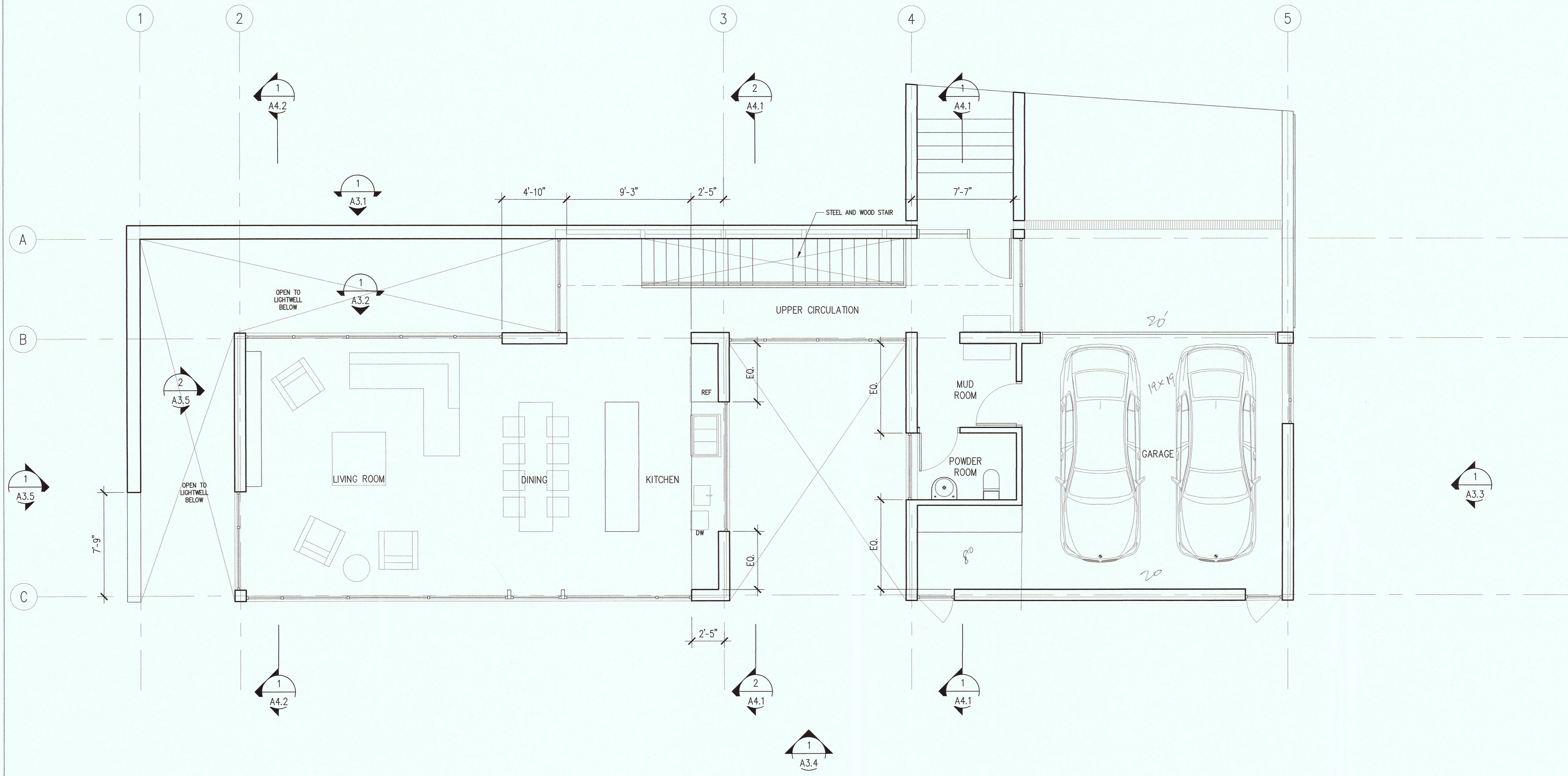


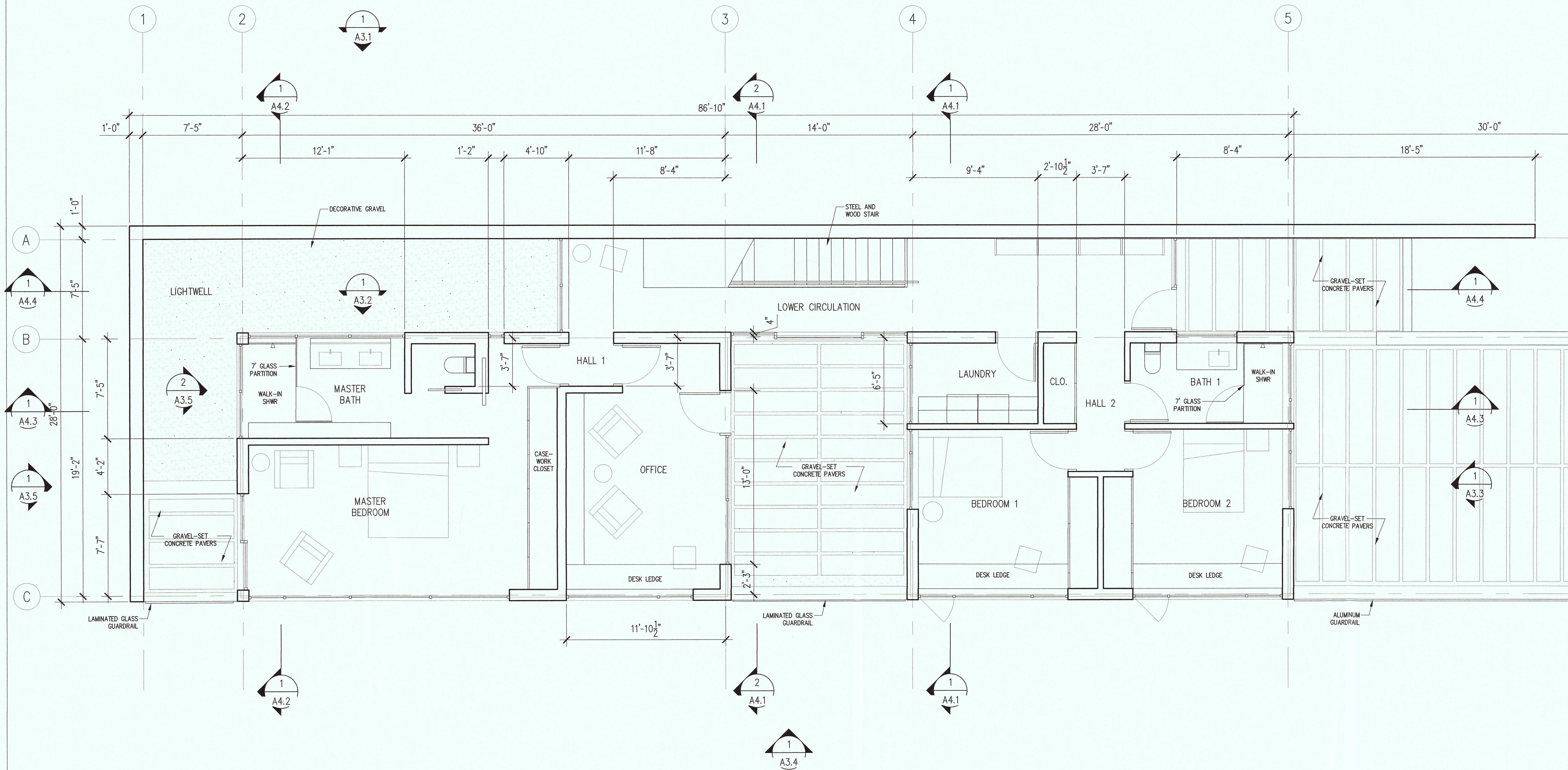
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UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

A2.2





LOWER LEVEL PLAN 01



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LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

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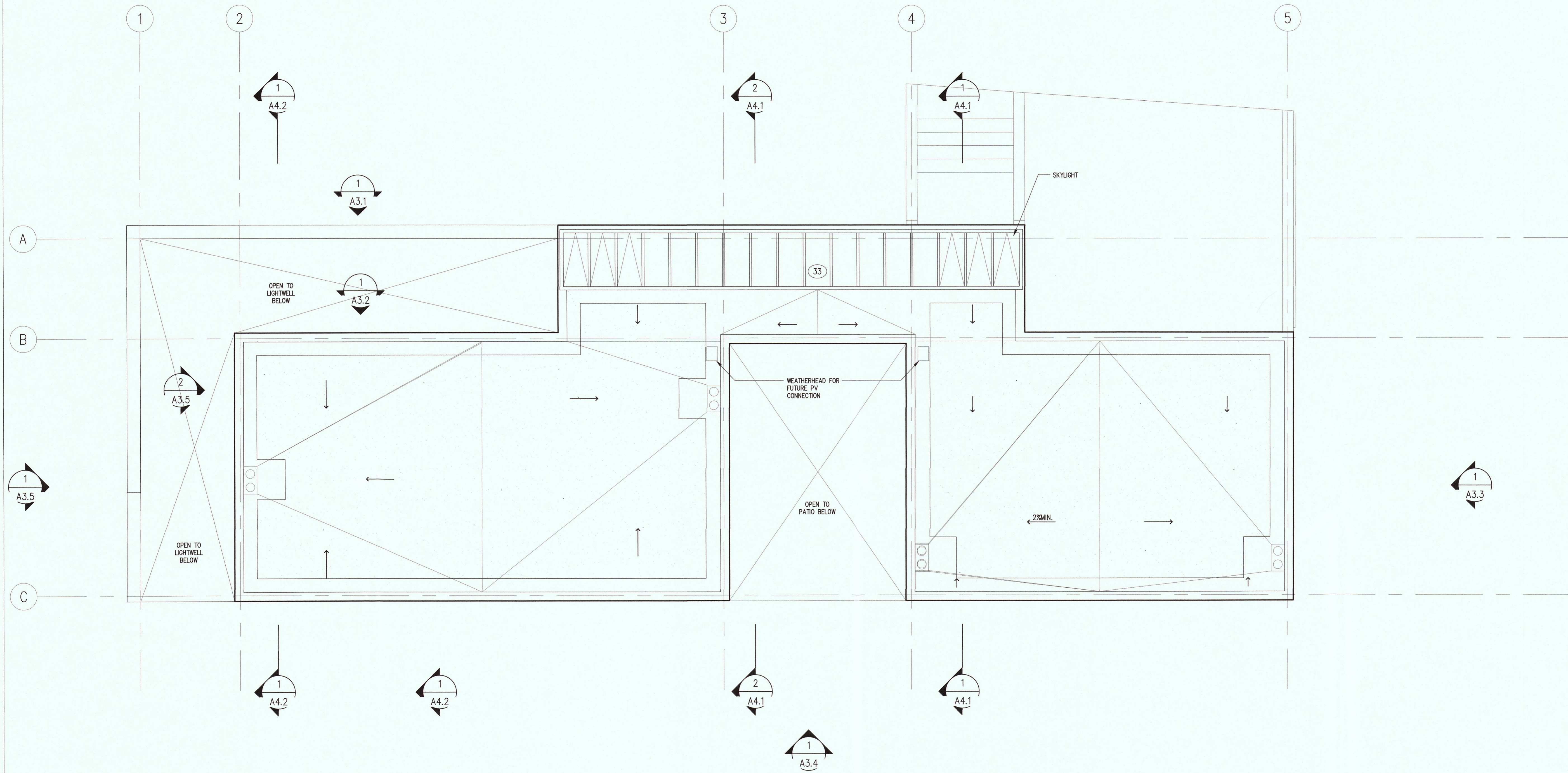


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ROOF PLAN

SCALE: 1/4"=1'-0"

ROOF PLAN 01

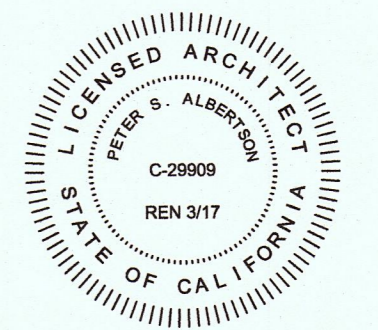


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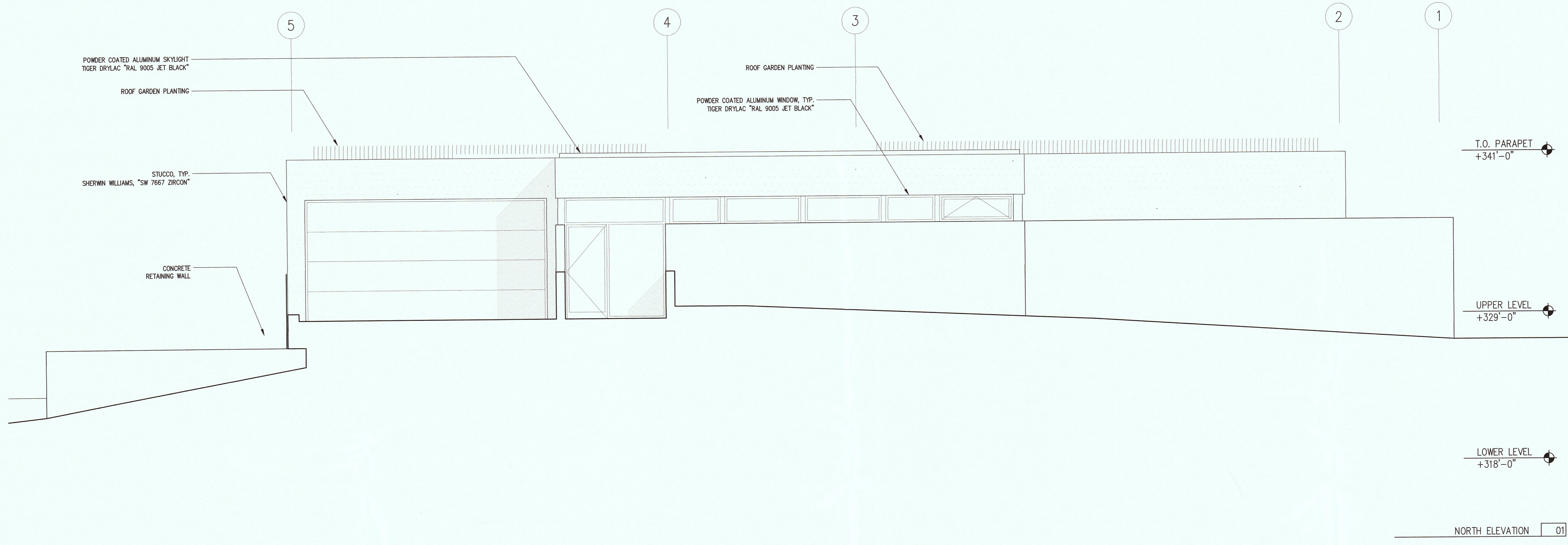


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EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

A3.1



POWDER COATED ALUMINUM SKYLIGHT
TIGER DRYLAC "RAL 9005 JET BLACK"

ROOF GARDEN PLANTING

STUCCO, TYP.
SHERWIN WILLIAMS, "SW 7667 ZIRCON"

CONCRETE
RETAINING WALL

ROOF GARDEN PLANTING

POWDER COATED ALUMINUM WINDOW, TYP.
TIGER DRYLAC "RAL 9005 JET BLACK"

T.O. PARAPET
+341'-0"

UPPER LEVEL
+329'-0"

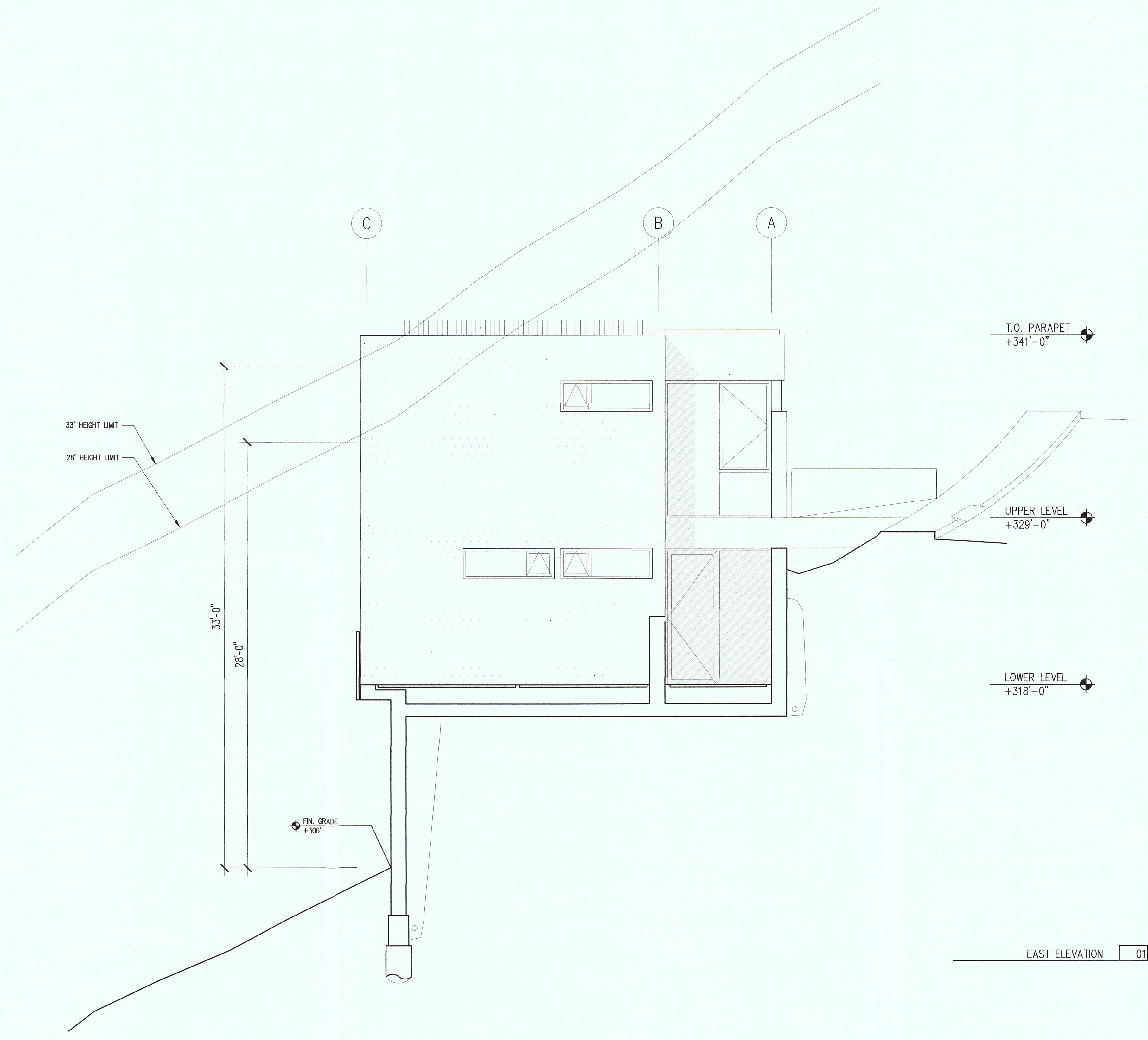
LOWER LEVEL
+318'-0"

NORTH ELEVATION 01

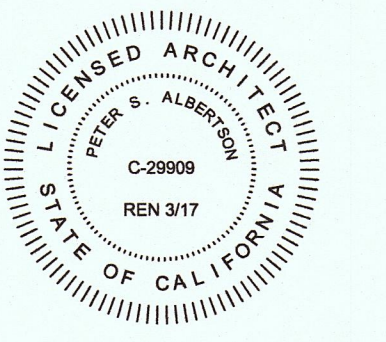
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EAST ELEVATION 01



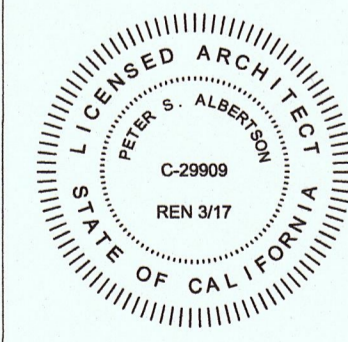
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EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

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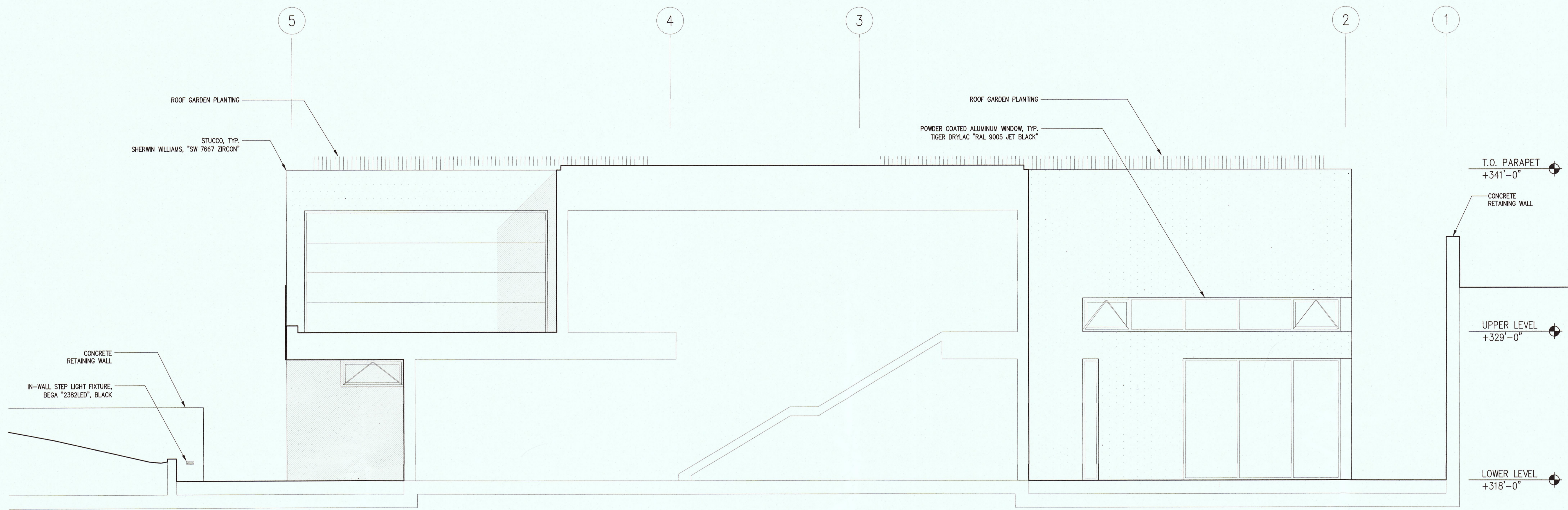


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EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

A3.2

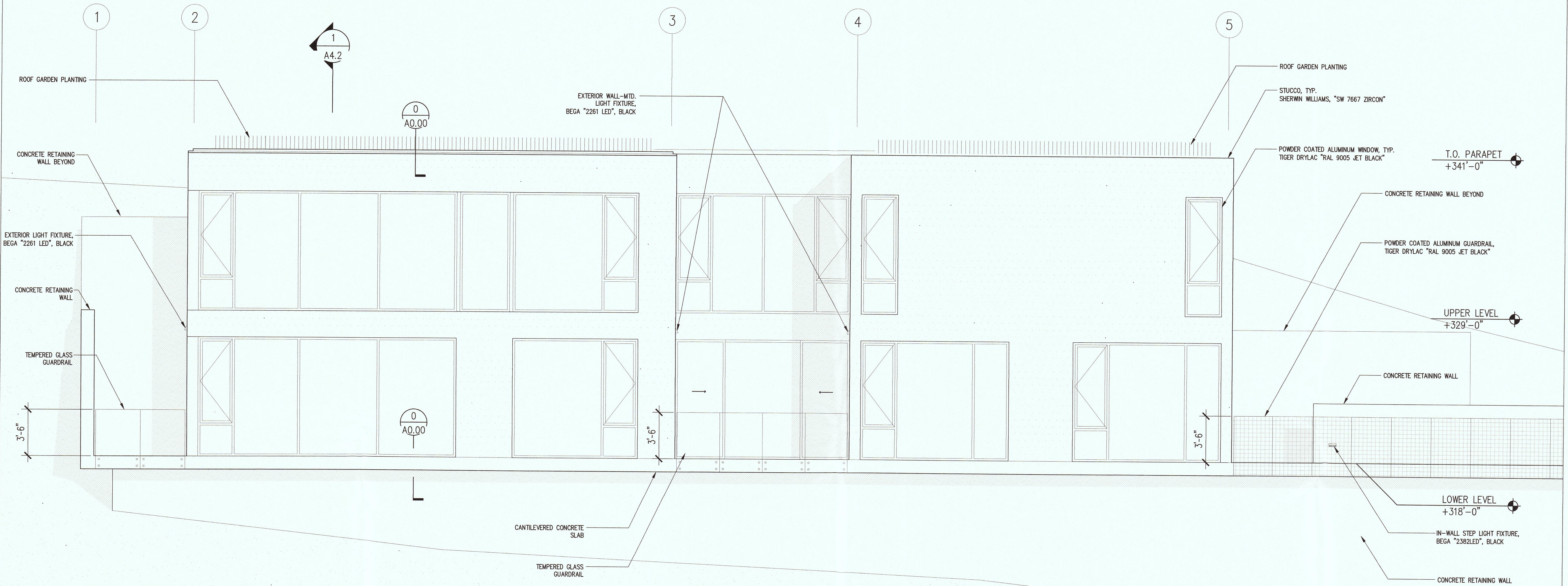


NORTH ELEVATION 01

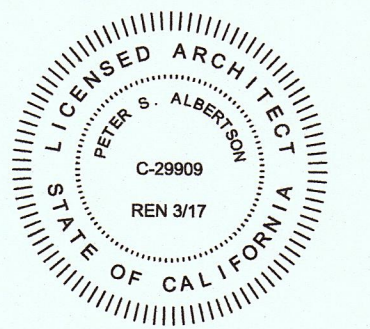
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SOUTH ELEVATION 01



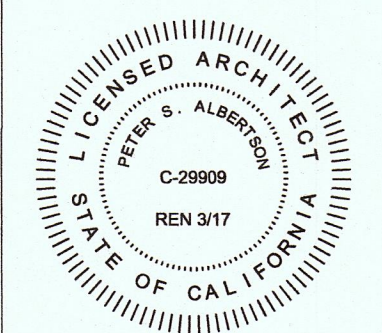
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EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

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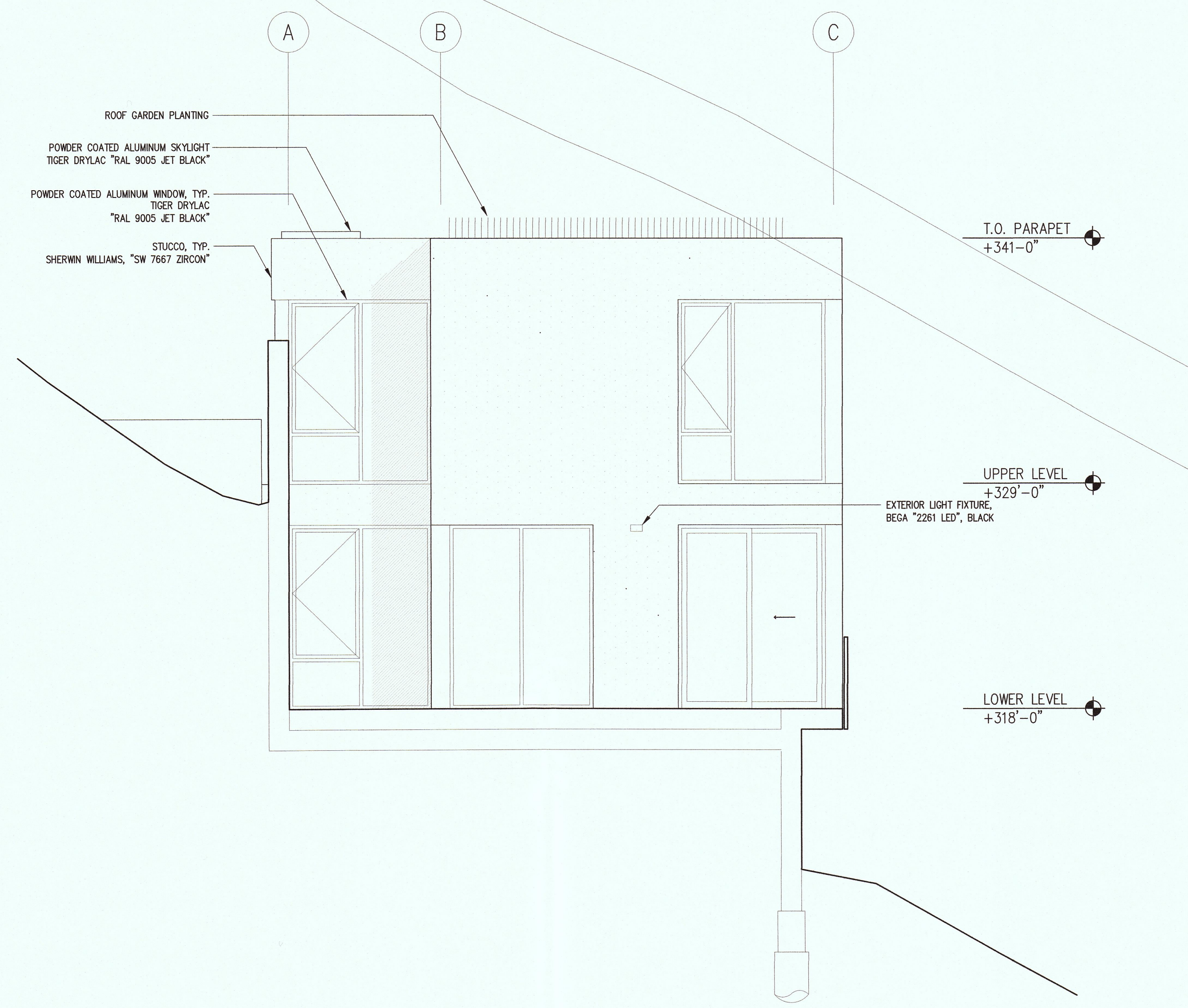


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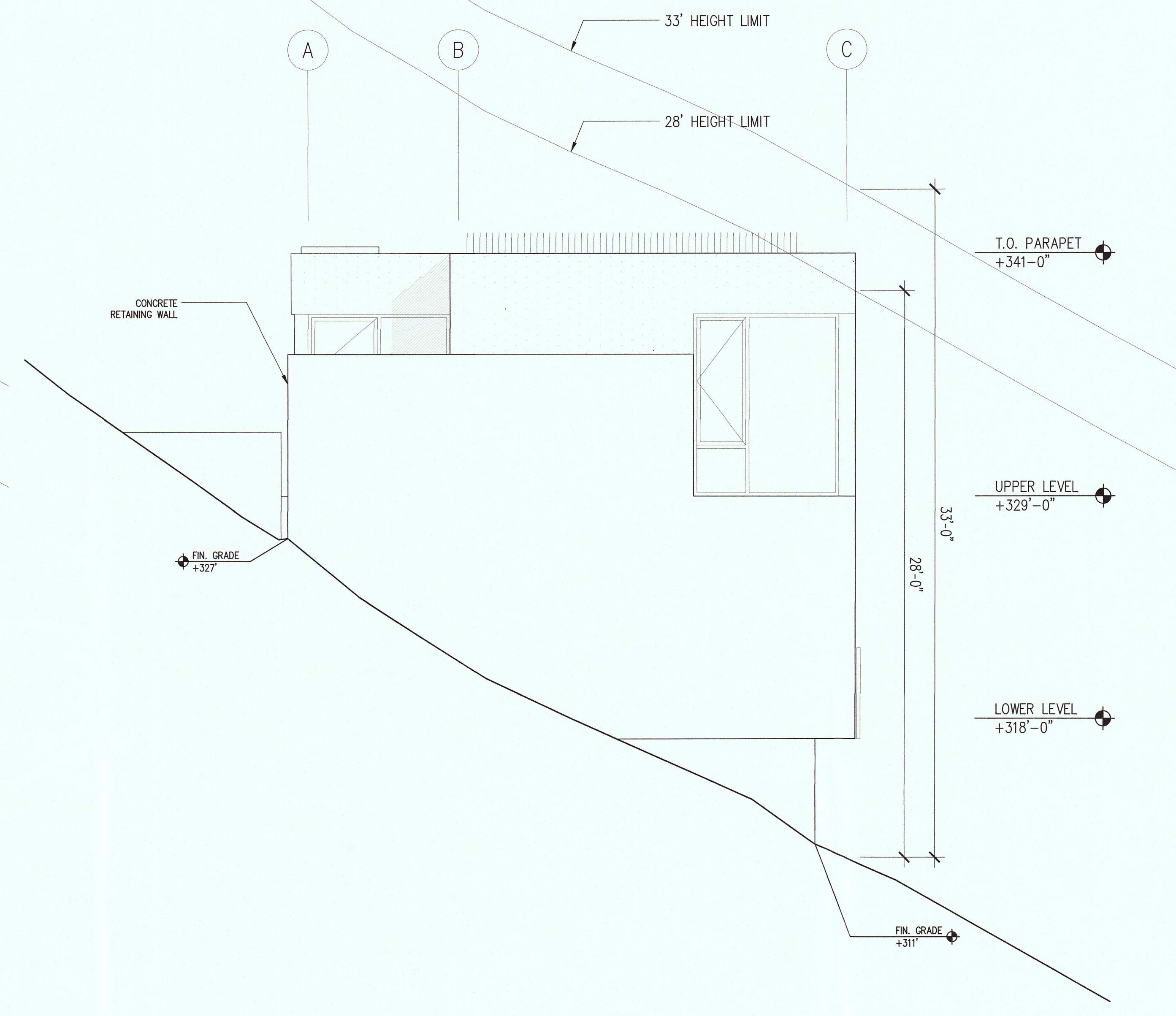
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

A3.6



WEST ELEVATION 02



WEST ELEVATION 01

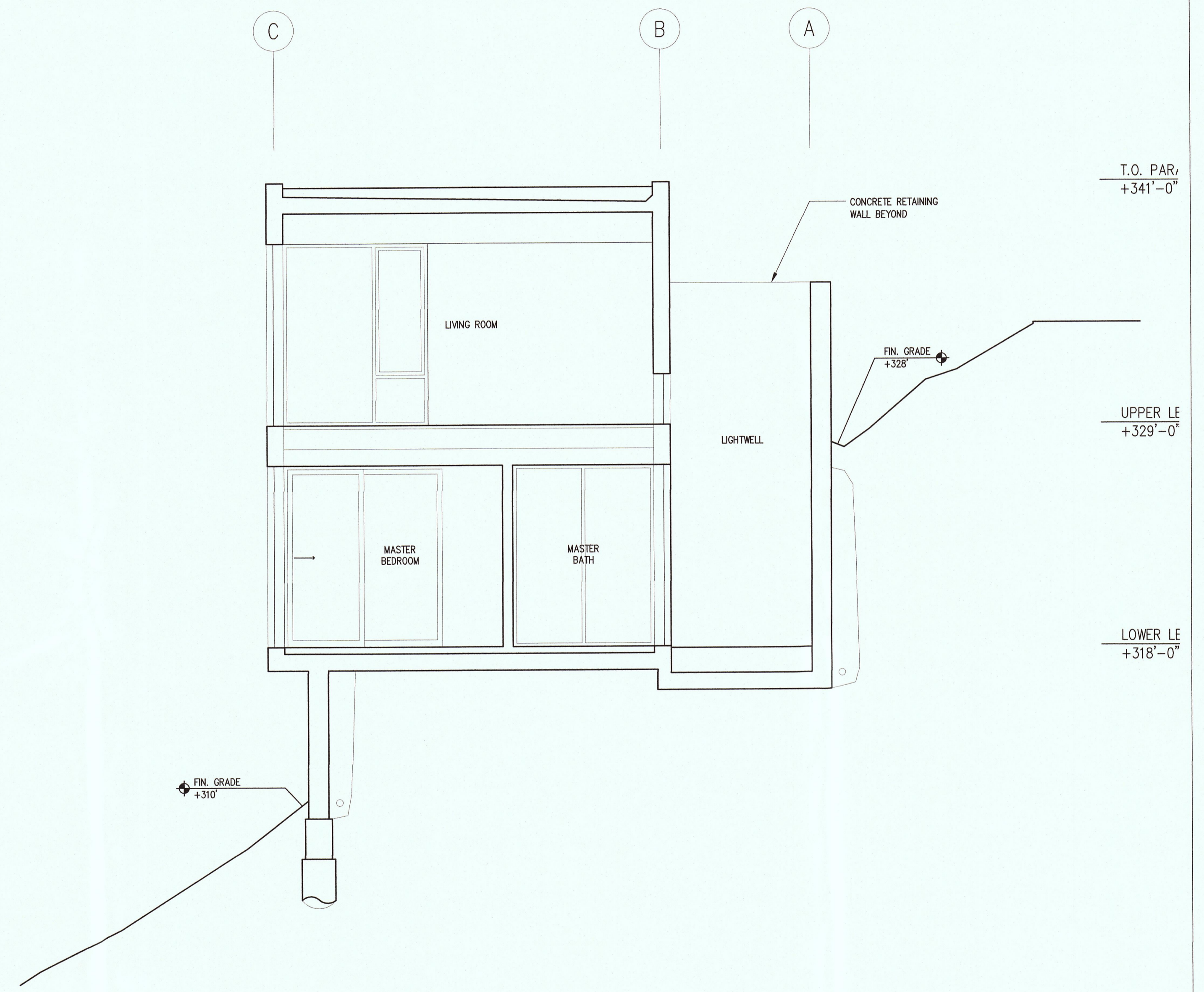
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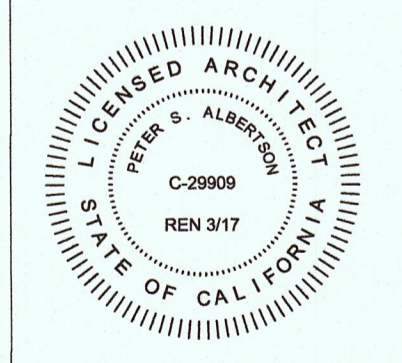
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SECTION @ LIVING ROOM / MASTER SUITE 01

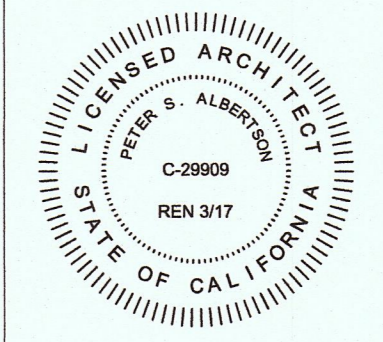


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BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

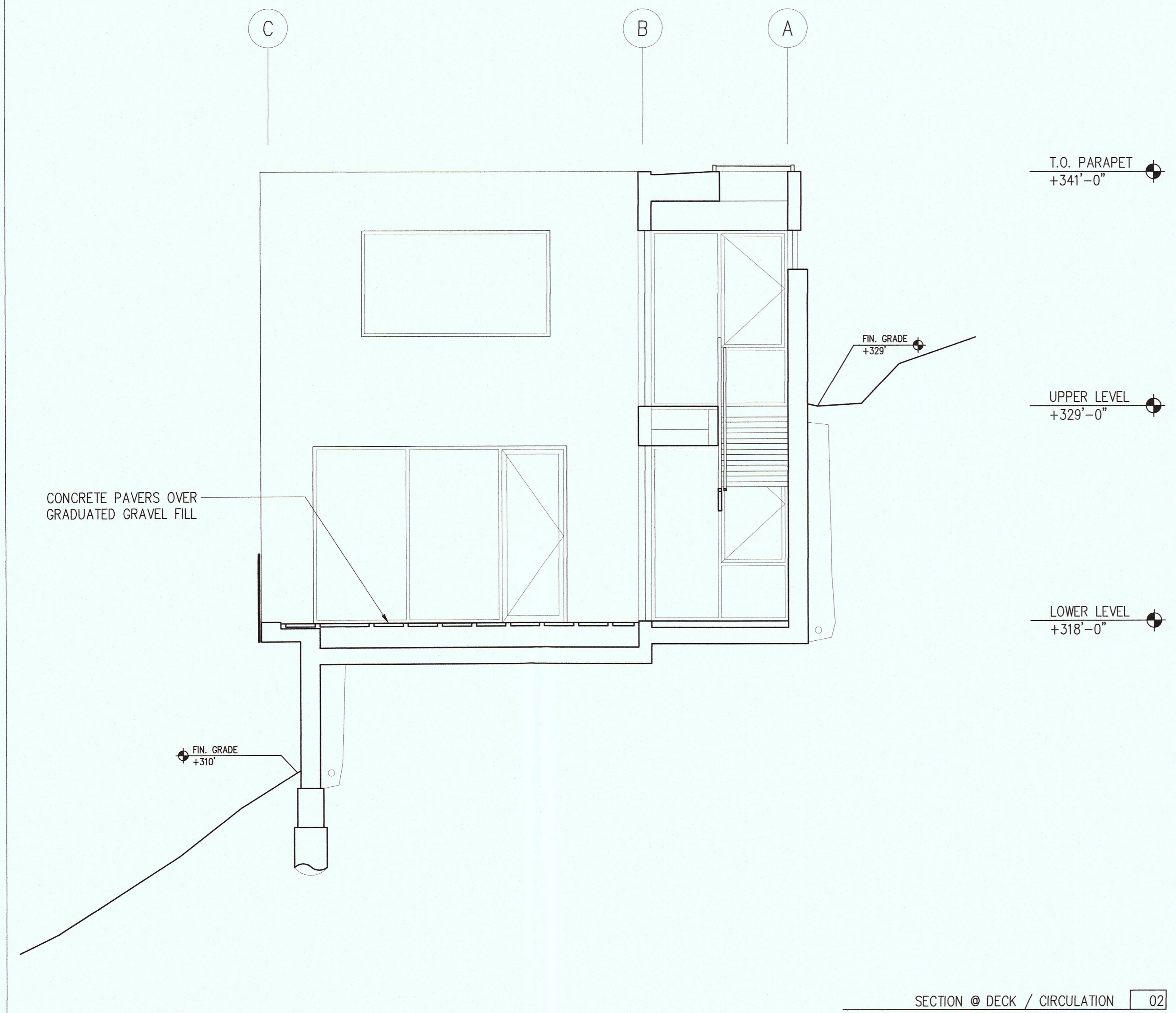
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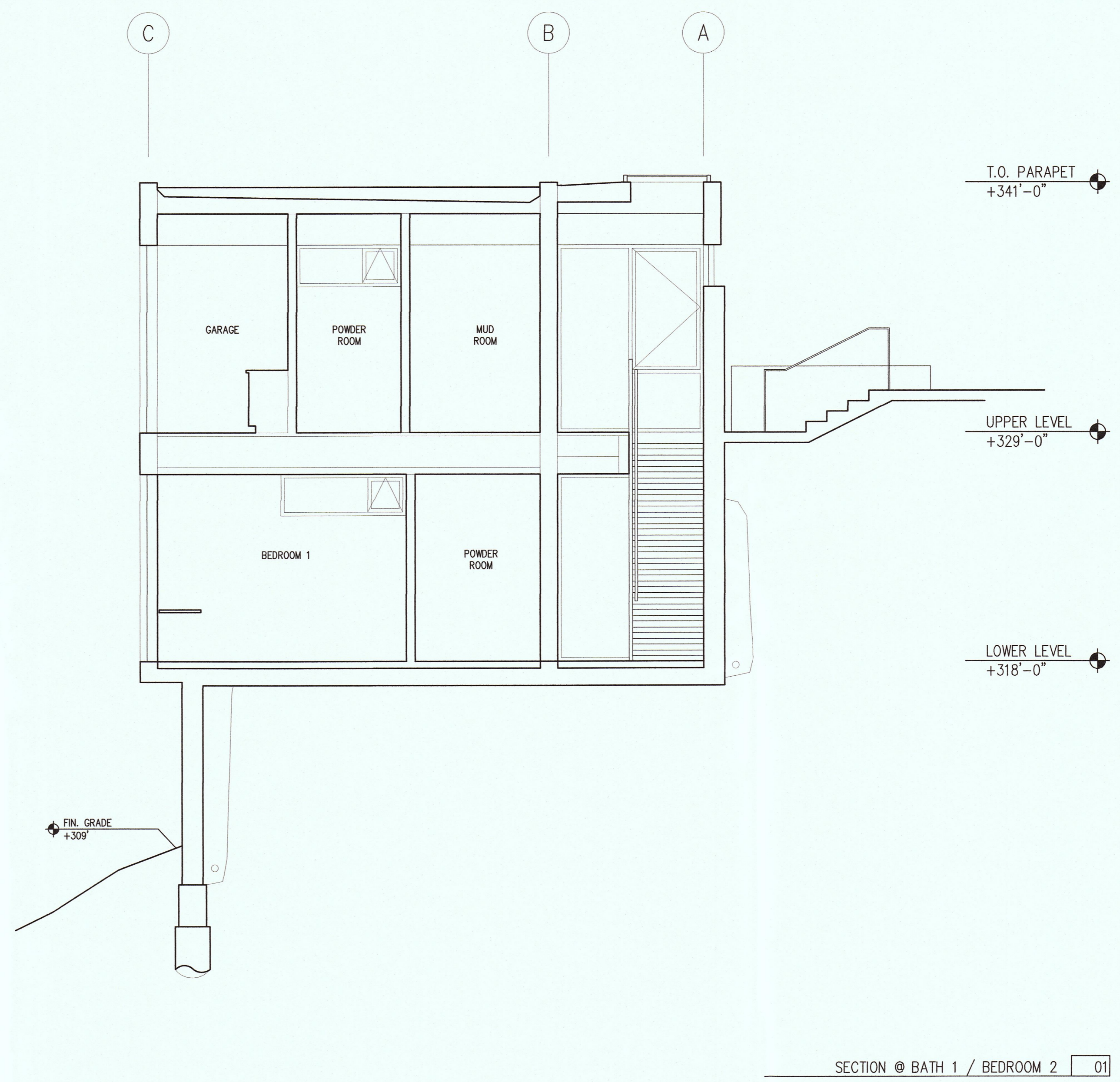
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BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

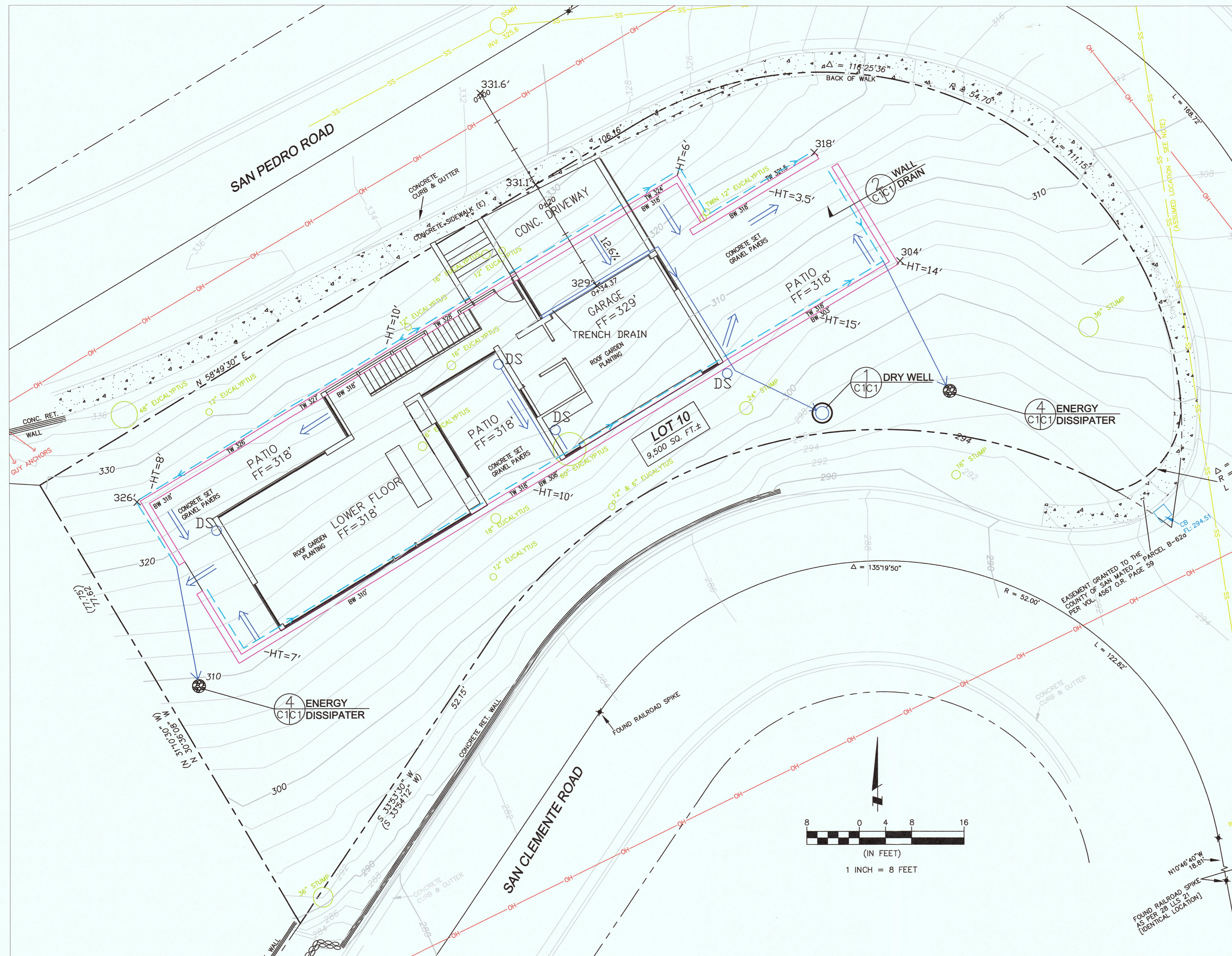


SECTION @ DECK / CIRCULATION 02



SECTION @ BATH 1 / BEDROOM 2 01

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LEGEND

- 1' CONTOUR (E)
- 5' CONTOUR (E)
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- RETAINING WALL
HT = HEIGHT THAT RETAINS SOIL
- DS DOWNSPOUT
- 12" AREA DRAIN
12" AD
- 3" SOLID DRAIN PIPE
- 3" PERF. DRAIN PIPE

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: PETER ALBERTSON, OWNER
- TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED MAY 5, 2014.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.

GRADING NOTES

CUT VOLUME: 290 CY
 FILL VOLUME: 160 CY
 NET CUT: 130 CY

VOLUMES ABOVE ARE APPROXIMATE AND ASSUMES ROUGH GRADING CLOSE TO RETAINING WALLS. THE CONTRACTOR MAY EXCAVATE FARTHER BEYOND THE RETAINING WALLS, RESULTING IN MORE CUT.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95 %.

MODIFIED CUT OR FILL SLOPES SHALL BE SLOPED NO STEEPER THAN 2:1 (H:V).

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 TAPPED SOILS.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PROVIDE DRAINAGE FOR RETAINING WALLS.

2. ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT SHALL INCLUDE A SUBDRAIN SYSTEM, PER DETAIL #2.

3. ALL DOWNSPOUT DRAIN LINES AND AREA DRAINS SHALL LEAD TO DRY WELLS, AS SHOWN.

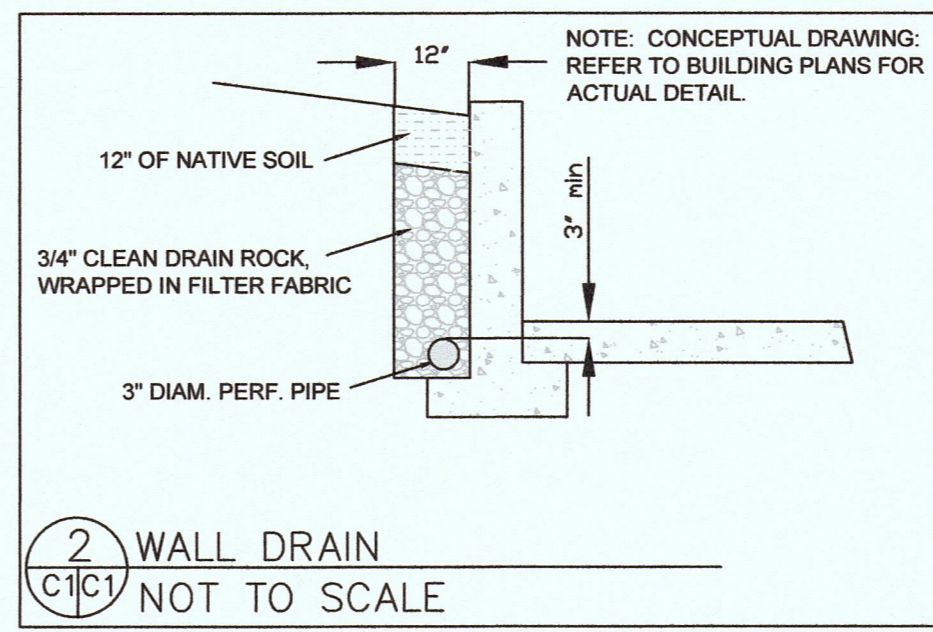
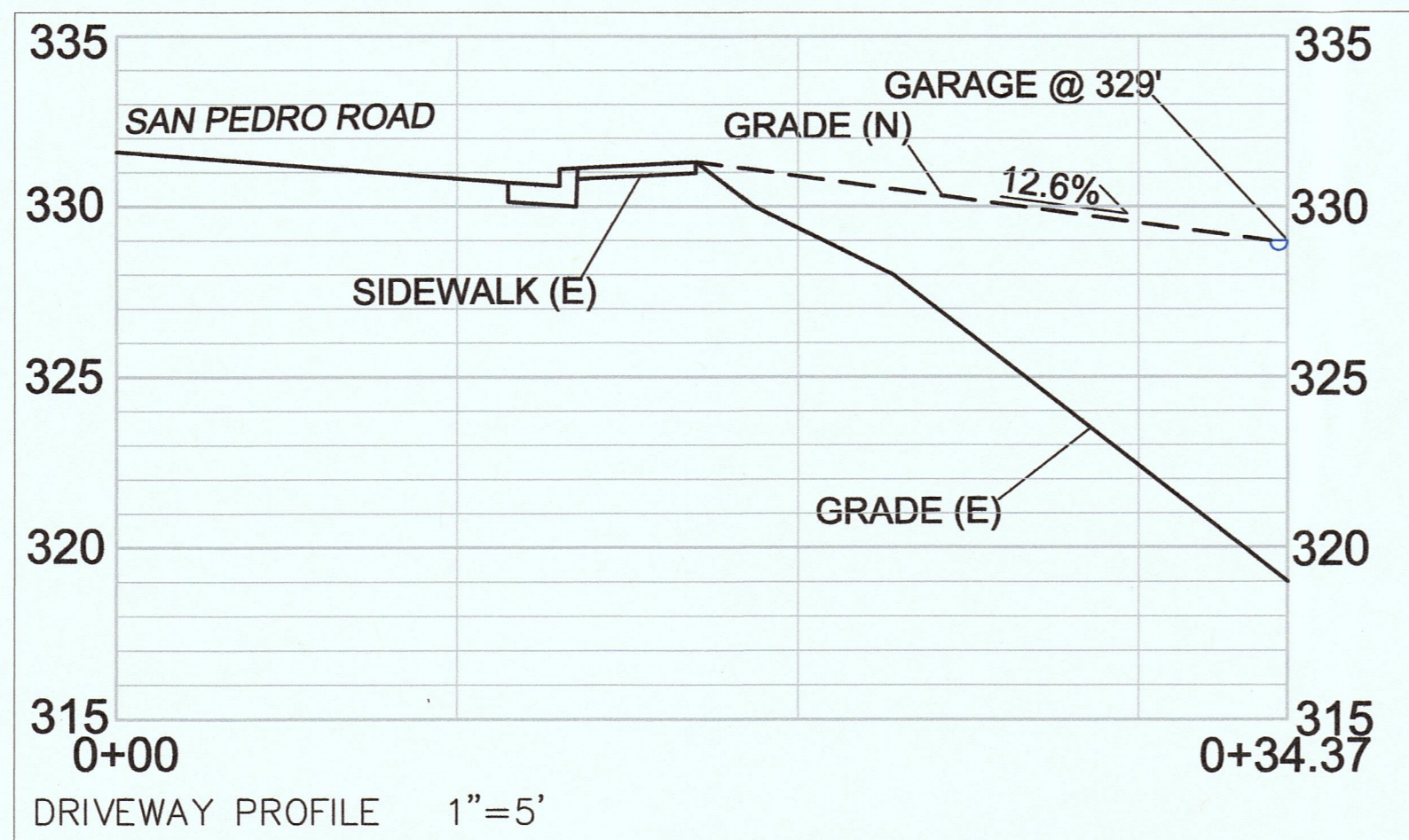
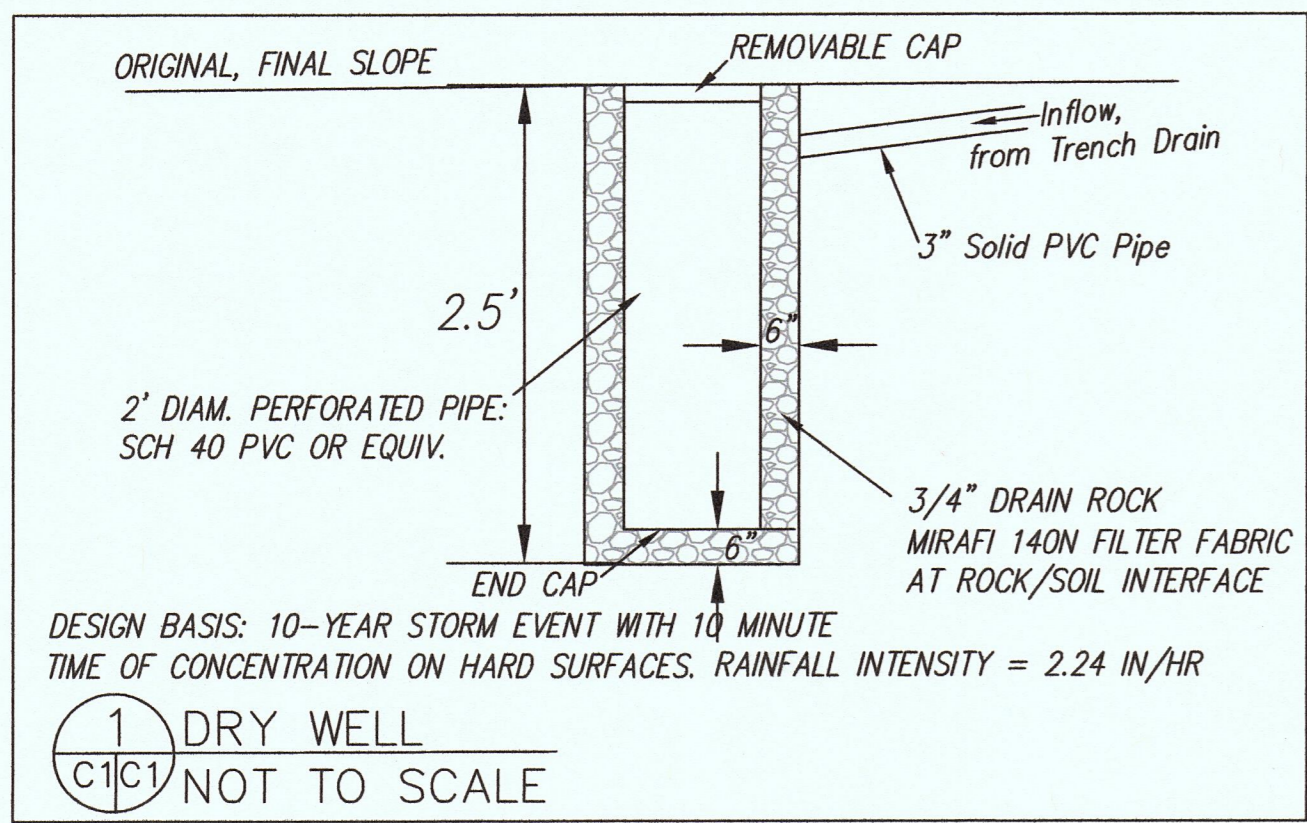
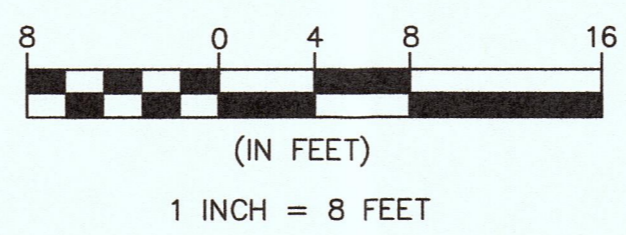
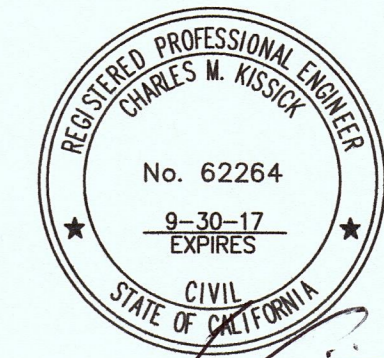
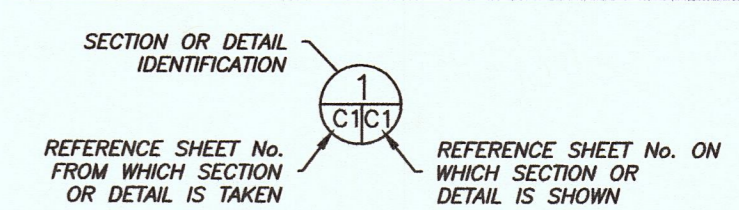
4. ALL PERFORATED RETAINING WALL DRAIN PIPES SHALL DRAIN TO GROUND SURFACE. THEY SHALL NOT CONNECT TO DOWNSPOUT OR AREA DRAIN PIPES.

5. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.

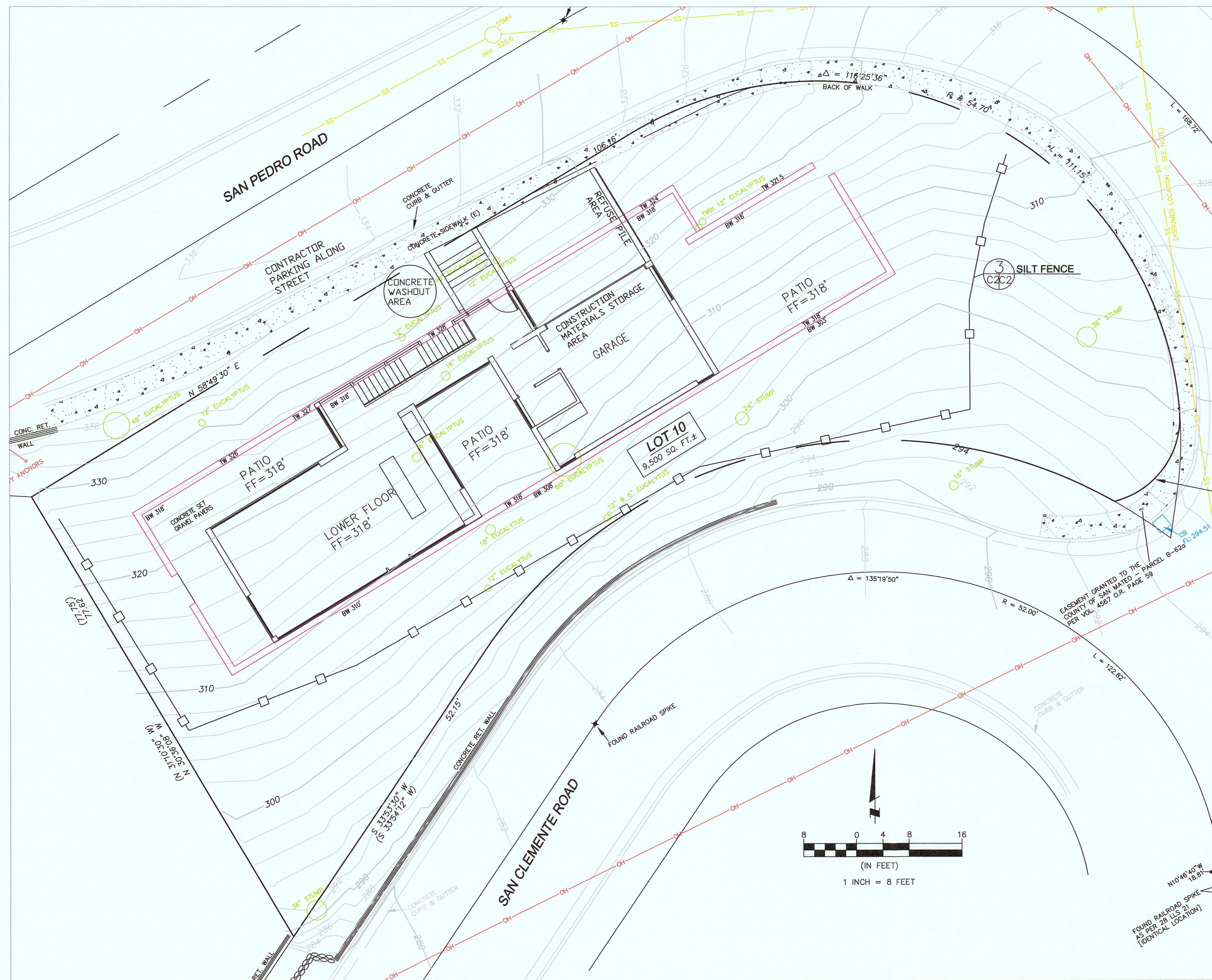
TRAFFIC CONTROL NOTES

- CONTRACTOR AND WORKERS SHALL PARK ALONG SAN PEDRO ROAD.
- WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
- IF ROAD IS BLOCKED, WORKERS SHALL PROVIDE WRITTEN DIRECTIONS FOR A DETOUR, IF REQUESTED BY A MOTORIST.

SECTION AND DETAIL CONVENTION

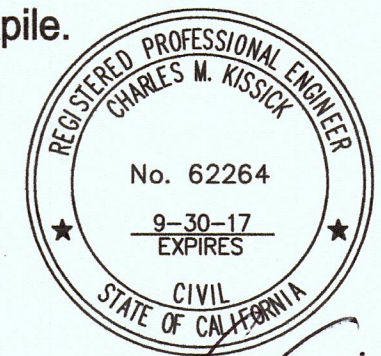


Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 322 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3580 FAX: 728-3593	
DATE: 6-3-16	DRAWN BY: CMK
CHECKED BY: AZG	REV. DATE:
REV. DATE:	REV. DATE:
REV. DATE:	REV. DATE:
GRADING AND DRAINAGE PLAN ALBERTSON PROPERTY SAN PEDRO ROAD EL GRANADA APN 047-173-150	
SHEET C-1	



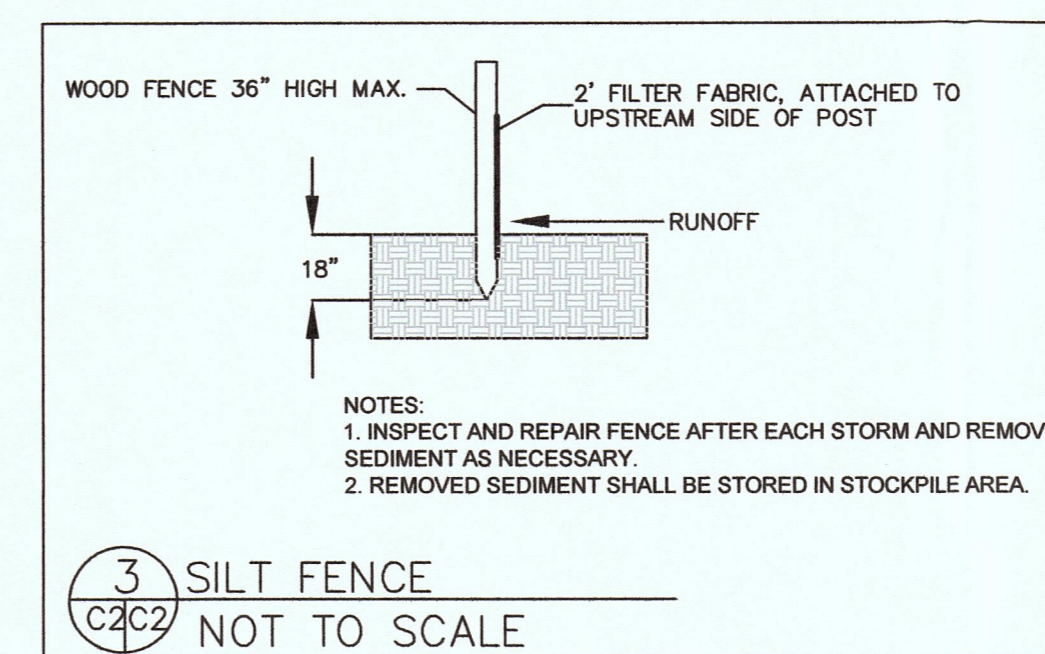
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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 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
- 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.
- The tree protection shall be in place before any grading, excavating or grubbing is started.



EROSION CONTROL NOTES

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. 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.



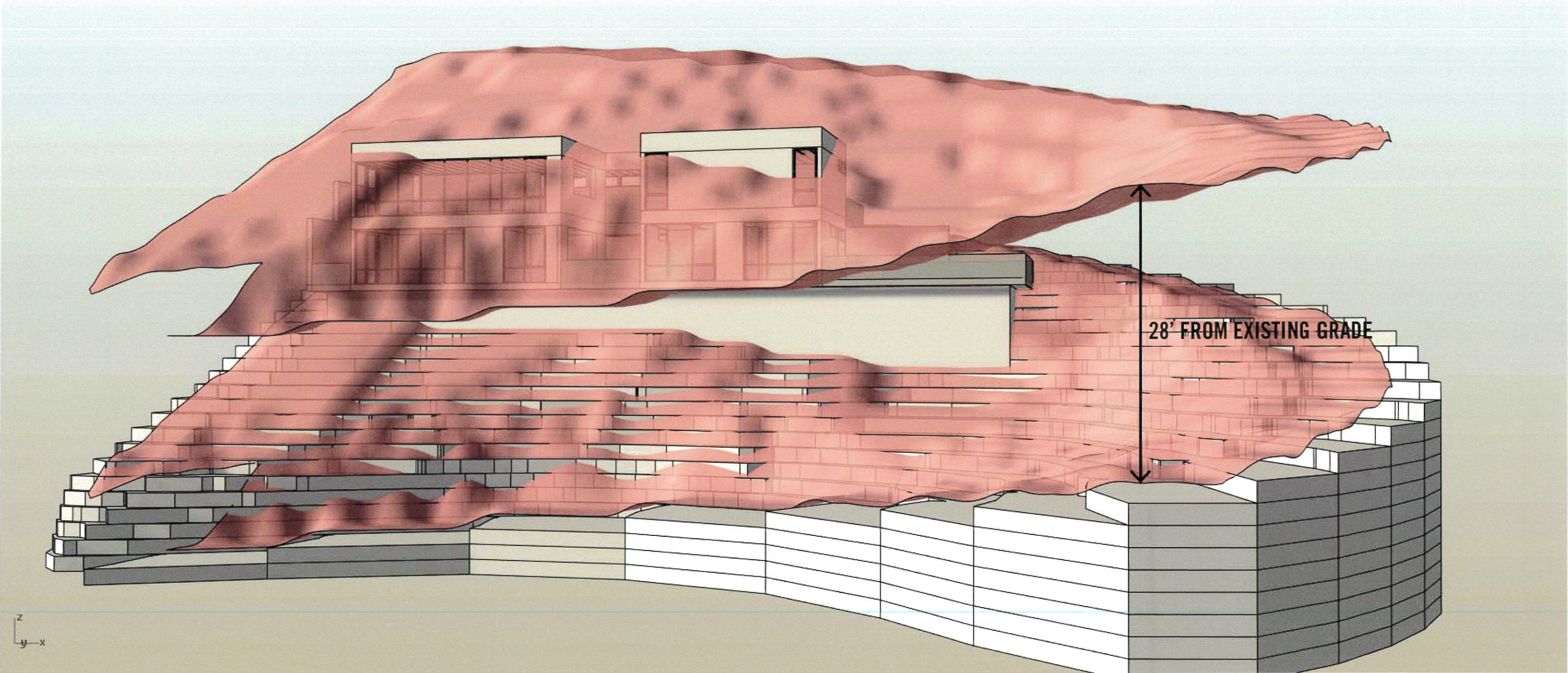
EROSION CONTROL POINT OF CONTACT

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: PETER ALBERTSON
 TITLE/QUALIFICATION: OWNER
 PHONE: 415-710-8622
 E-MAIL: peter.albertson@gmail.com

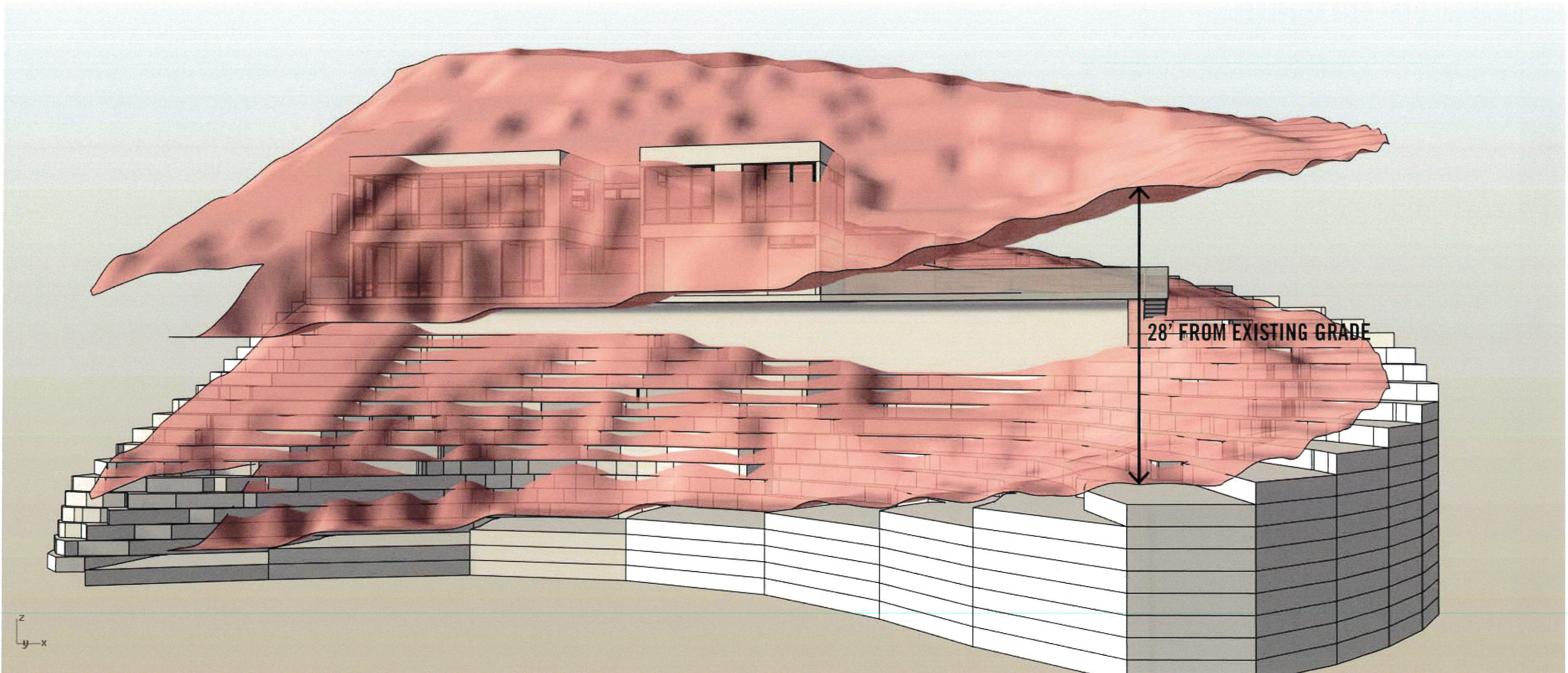
• USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
 • THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.

DATE: 6-9-16 DRAWN BY: CMK CHECKED BY: AZG REV. DATE: REV. DATE: REV. DATE:		Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3580 FAX 728-3593
EROSION CONTROL PLAN		ALBERTSON PROPERTY SAN PEDRO ROAD EL GRANADA APN 047-173-150
SHEET C-2		CIVIL ENGINEER No. 62264 9-30-17 EXPIRES STATE OF CALIFORNIA



28' HEIGHT LIMIT - MAY '16 PROPOSED DESIGN





28' HEIGHT LIMIT - DECEMBER '15 APPROVED DESIGN



ALBERTSON RESIDENCE
EL GRANADA, CALIFORNIA

APN: 047-173-150

ISSUED:
DESIGN REVIEW SUBMISSION 2019.05.17
DESIGN REVIEW REVISION SUBMISSION 2019.06.11

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

A3.7



1 ROOF GARDEN PLANTING

2 CONCRETE RETAINING WALL BEYOND

3 EXTERIOR WALL-MTD. LIGHT FIXTURE, BEGA "2261 LED", BLACK

4

5 ROOF GARDEN PLANTING

STUCCO, TYP. SHERWIN WILLIAMS, "SW 7667 ZIRCON"

POWDER COATED ALUMINUM WINDOW, TYP. TIGER DRYLAC "RAL 9005 JET BLACK"

T.O. PARAPET +341'-0"

CONCRETE RETAINING WALL BEYOND

POWDER COATED ALUMINUM GUARDRAIL, TIGER DRYLAC "RAL 9005 JET BLACK"

UPPER LEVEL +329'-0"

CONCRETE RETAINING WALL

EXTERIOR LIGHT FIXTURE, BEGA "2261 LED", BLACK

CONCRETE RETAINING WALL

TEMPERED GLASS GUARDRAIL

LOWER LEVEL +318'-0"

IN-WALL STEP LIGHT FIXTURE, BEGA "2382LED", BLACK

CONCRETE RETAINING WALL

TEMPERED GLASS GUARDRAIL

TEMPERED GLASS GUARDRAIL

WINDOW & DOOR FRAMES:
"RAL 9005 JET BLACK"

SOUTH ELEVATION 01

CAST-IN-PLACE ARCHITECTURAL CONCRETE

LOW-IRON GLASS

STUCCO: SHERWIN WILLIAMS "ZIRCON"

THESE ELEVATIONS ARE THE ARCHITECT'S REPRESENTATIVE WORKING DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
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