

NEW RESIDENCE FOR ERNST DEVELOPMENT DOLTON AVENUE SAN CARLOS, CA. 94070

REVISIONS	BY

HDC
HYLAND
DESIGN GROUP
Office: 650.331.1870 Fax: 650.637.8270
585 Quarry Road San Carlos, CA 94070
www.hylanddg.com

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PLANNING & BUILDING DATA

A.P.N. :	049-110-070
ZONE :	R-1/S-11/DR
LOT AREA :	14,590 SF

PROPOSED BUILDING AREA:

LOWER LIVING-	1,872 SF
UPPER LIVING (Excluding Stairs T5)-	1,767 SF
GARAGE (400 Credit)-	117 SF
COVERED PORCH-	93 SF
COVERED STOOP-	10 SF
REAR COVERED PORCH/ STAIRS-	168 SF

TOTAL FOOTPRINT-	2,260 SF (15%)
ALLOWED (14,590 x 50%)-	7,295 SF
TOTAL FLOOR AREA-	3,756 SF (25%)
ALLOWED (14,590-5,000=9,590x.21= 2,014+2,000)-	4,014 SF

OCCUPANCY:	R3/U
TYPE OF CONSTRUCTION:	V-B
STORIES:	TWO

CONSULTANTS

DESIGNER: HYLAND DESIGN GROUP, INC.
585 QUARRY ROAD
SAN CARLOS, CA 94070
PH: (650) 331-1870
FAX: (650) 637-9270
CONTACT: NATALIE HYLAND
EMAIL: natalie@hylanddg.com

SURVEY/ CIVIL: MACLEOD & ASSOCIATED, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
PH: (650) 593-8580
FAX: (650) 593-8675
CONTACT: DAN MACLEOD
EMAIL: vgalura@macleodassociates.net

SOILS: J. YANG AND ENGINEERS
1390 EL CAMINO REAL
P.O. BOX 2148, SAN RAMON, CA
PH: (925) 831-8678
CONTACT: JAE H. YANG

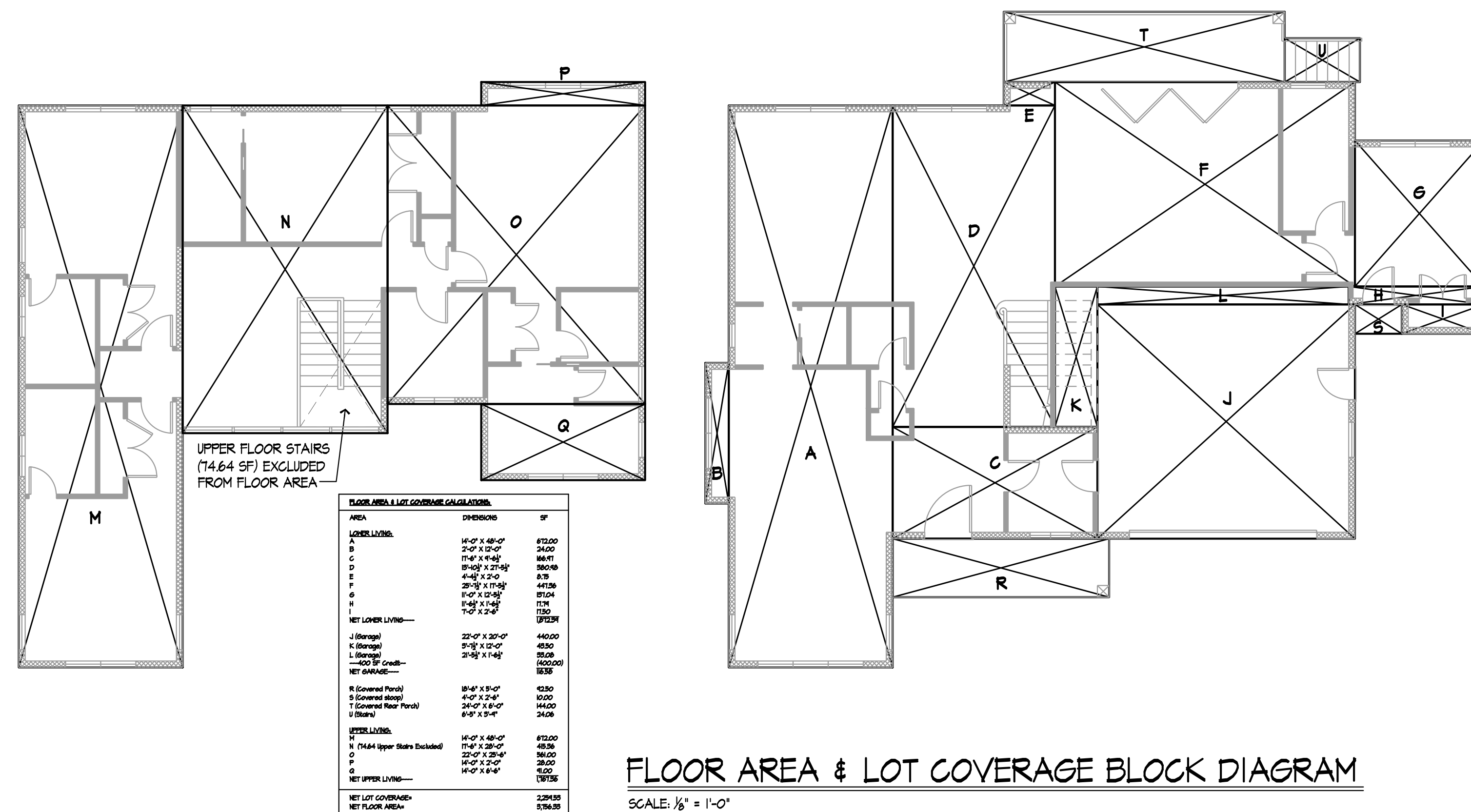
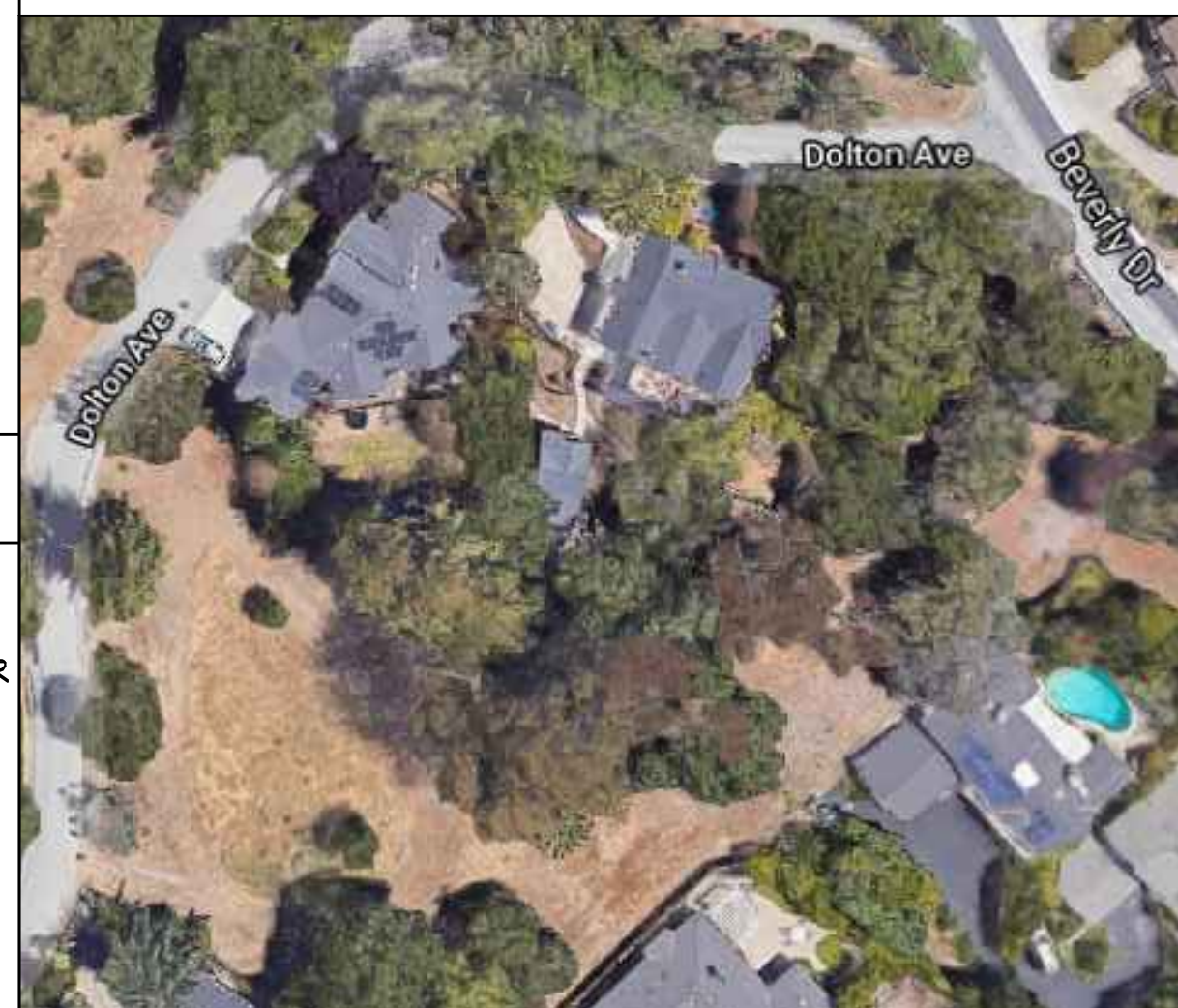
LANDSCAPE: PATTY WALTERS LANDSCAPE DESIGN
LANDSCAPE ARCHITECT
PH: (831) 458-1305
CONTACT: PATTY WALTERS
EMAIL: pwalters@pwalandscape.com

ARBORIST: RICHARD HUNTINGTON
MAYNE TREE EXPERT COMPANY, INC.
535 BRAGATO ROAD, SUITE A
SAN CARLOS, CA 94070
PH: 650-543-4400
CONTACT: RICHARD HUNTINGTON
EMAIL: rh@maynetree.com

SCOPE OF WORK

NEW TWO-STORY FIVE BEDROOM, FIVE AND ONE HALF BATH SINGLE FAMILY HOME.

VICINITY MAP



ABBREVIATIONS

FSB	FRONT SETBACK	FAU	FORCE AIR UNIT
SSB	SIDE SETBACK	A.C.	AIR CONDITIONING
RSE	REAR SETBACK	A.F.F.	ABOVE FINISH FLOOR
TYP.	TYPICAL	F.S.	FINISHED SLAB
U.O.N.	UNLESS OTHERWISE NOTED	F.G.	FINISHED GRADE
T.O.W.	TOP OF WINDOW	F.F.	FINISH FLOOR
T.B.D.	TO BE DETERMINED	F.P.	FIREPLACE
S.C.	SOLID CORE	G.	GUEST
FAU	FORCE AIR UNIT	T.O.	TOP OF

NEW RESIDENCE FOR
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DOLTON AVENUE
SAN CARLOS, CA 94070

Sheet Title

COVER SHEET

Date: 8.28.2020

Scale: 1"=10'-0"

Designed: HDG

Drawn: RC

Job No.: 1941

Sheet No.

A0.0

Of Sheets

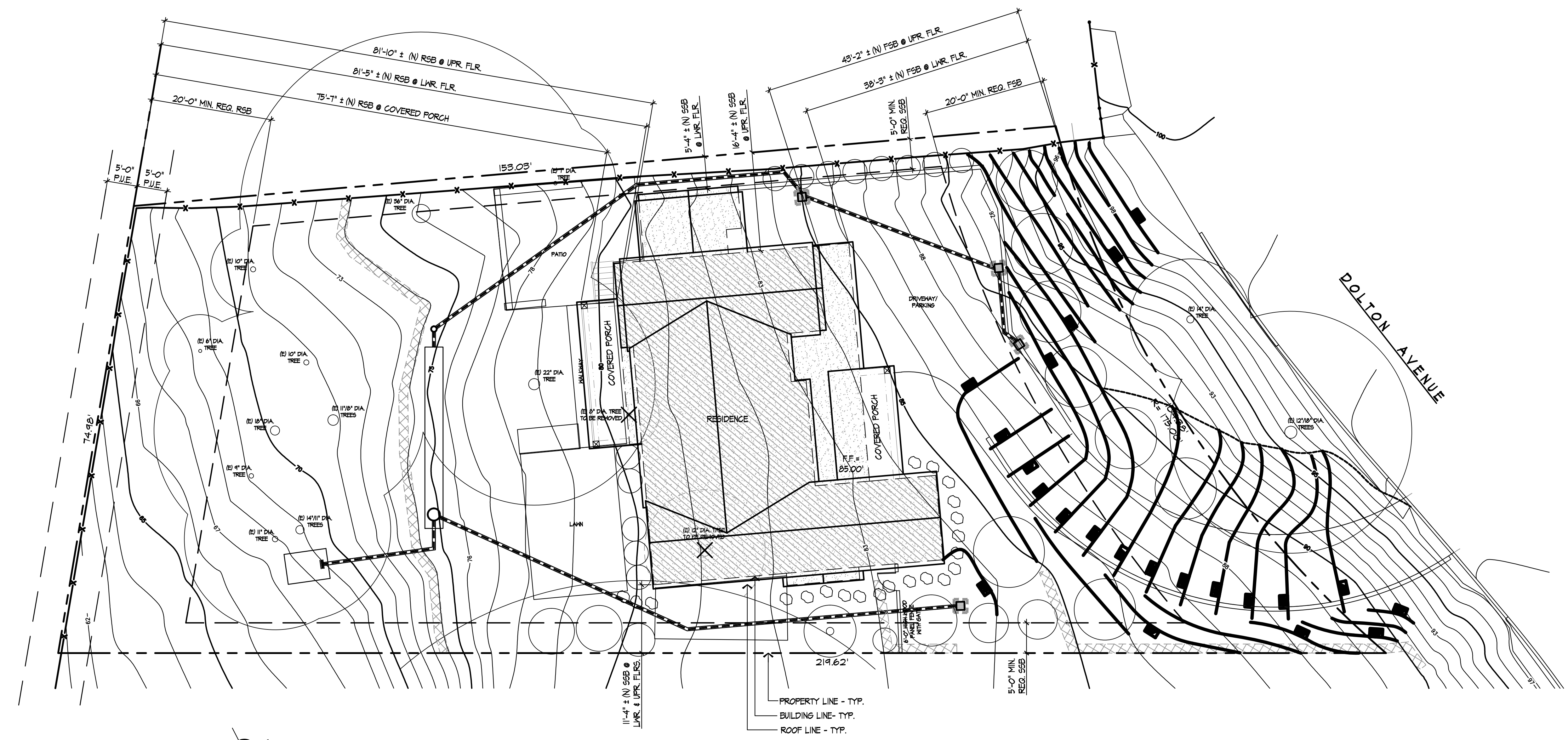
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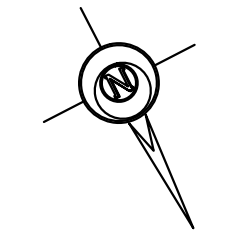
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ERNST DEVELOPMENT
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Sheet Title
 SITE PLAN
 Date: 8.28.2020
 Scale: 1"=10'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1941
 Sheet No.

A.I.O
 Of Sheets

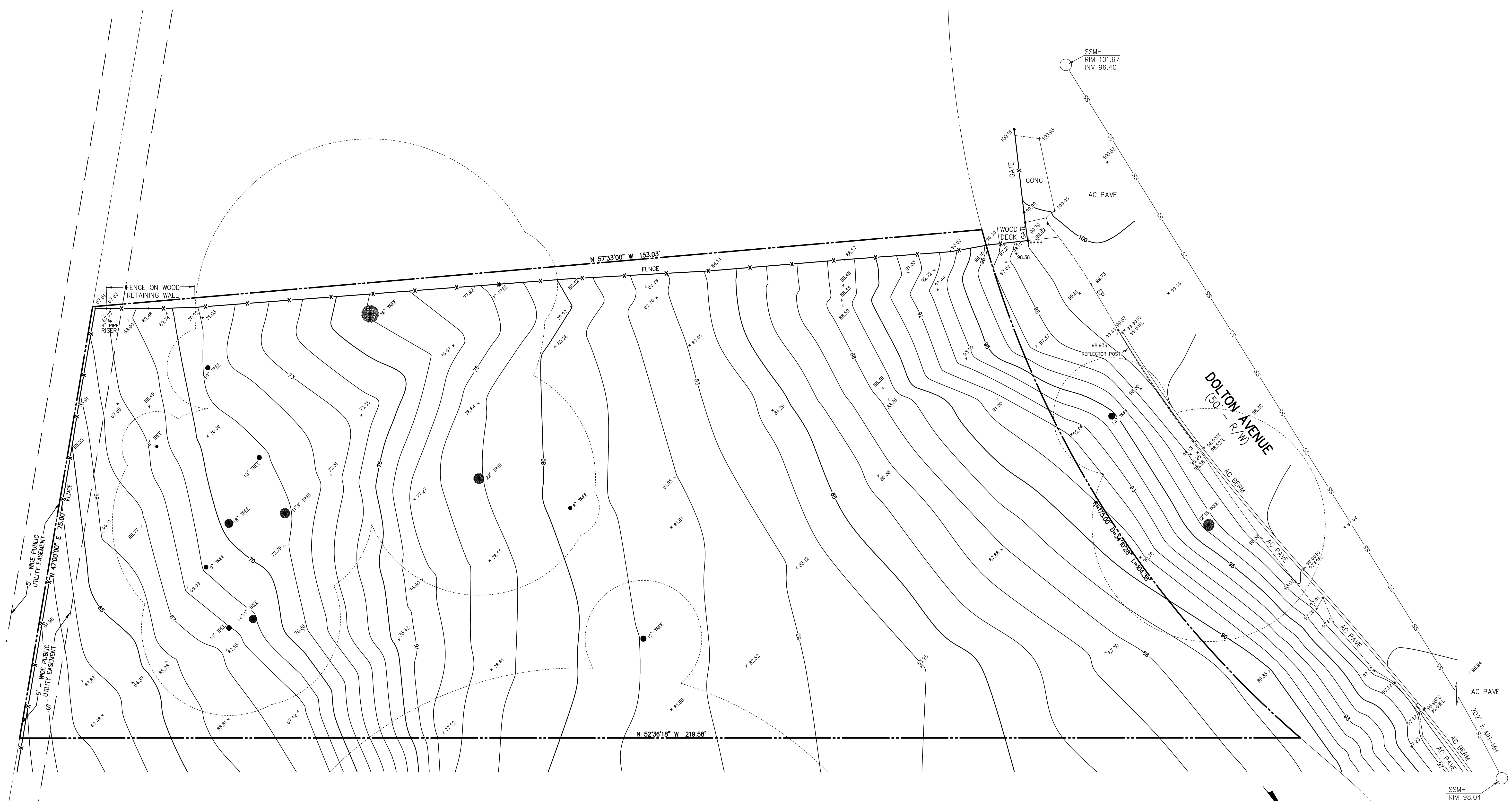


SITE PLAN
 SCALE: 1" = 10'-0"



SETBACK NOTE:
 SETBACKS SHALL BE MEASURED AS THE DISTANCE BETWEEN THE NEAREST LOT LINE AND THE CLOSEST POINT ON THE EXTERIOR OF A BUILDING OR STRUCTURE ALONG A LINE AT RIGHT ANGLES TO THE LOT LINE.

PROPERTY LINE - TYP.
 BUILDING LINE - TYP.
 ROOF LINE - TYP.



LEGEND

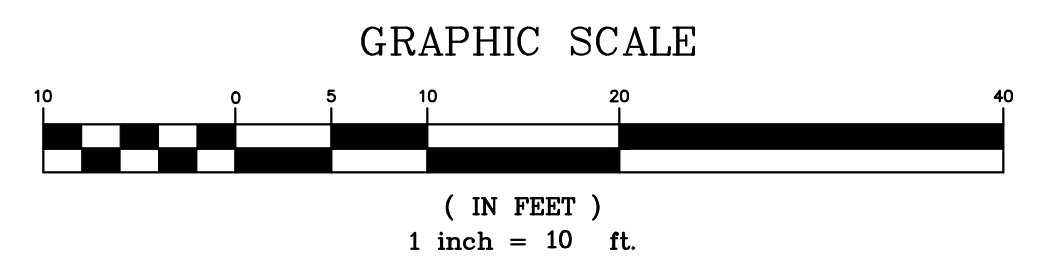
- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- FL FLOWLINE
- INV INVERT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TW TOP OF WALL
- 12" TREE TREE W/ SIZE
- X — X FENCE
- SS — SS SANITARY SEWER LINE

LOT AREA:

- = 14,590 SQ. FT. ±
- = 0.335 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



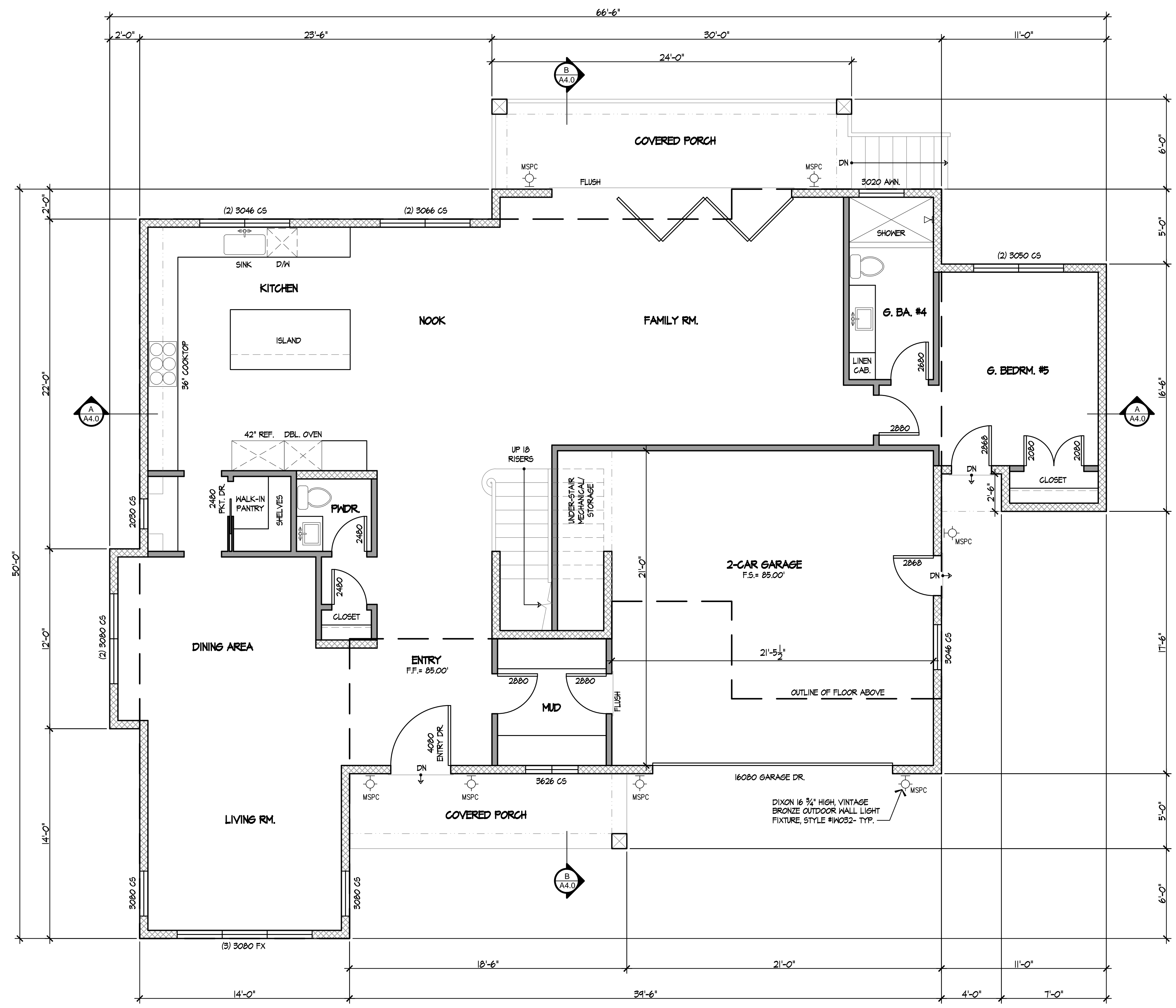
	DATE: _____ BY: _____ REV: _____ DESCRIPTION: _____
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR: ERNST DEVELOPMENT, INC.	TOPOGRAPHIC SURVEY PLAN DOLTON AVENUE A.P.N. 049-110-070 LOT 45, BLOCK 31, 13 MAPS 52-55 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
DRAWN BY: MDL DESIGNED BY: --- CHECKED BY: DGM SCALE: 1"=8' DATE: 01-07-20 DRAWING NO. 4716-TOPO-LOT 45	C-1 1 OF 4

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Sheet Title
PROPOSED LOWER LEVEL FLOOR PLAN
 Date: 8.28.2020
 Scale: 1/4" = 1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.
A2.0
 Of 2 Sheets



PROPOSED LOWER LEVEL FLOOR PLAN

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

- LIVING = 1,872 SF
- GARAGE = 517 SF (400 credit)
- COVERED PORCH = 93 SF
- COVERED STOOP = 10 SF
- COVERED REAR PORCH/ STAIRS = 168 SF

FLOOR PLAN LEGEND

	NEW 2 x STUDS @ 16" O.C.
	NEW 2 x 6 STUDS
	L.E.D. MOTION SENSOR & PHOTO CONTROL LIGHT

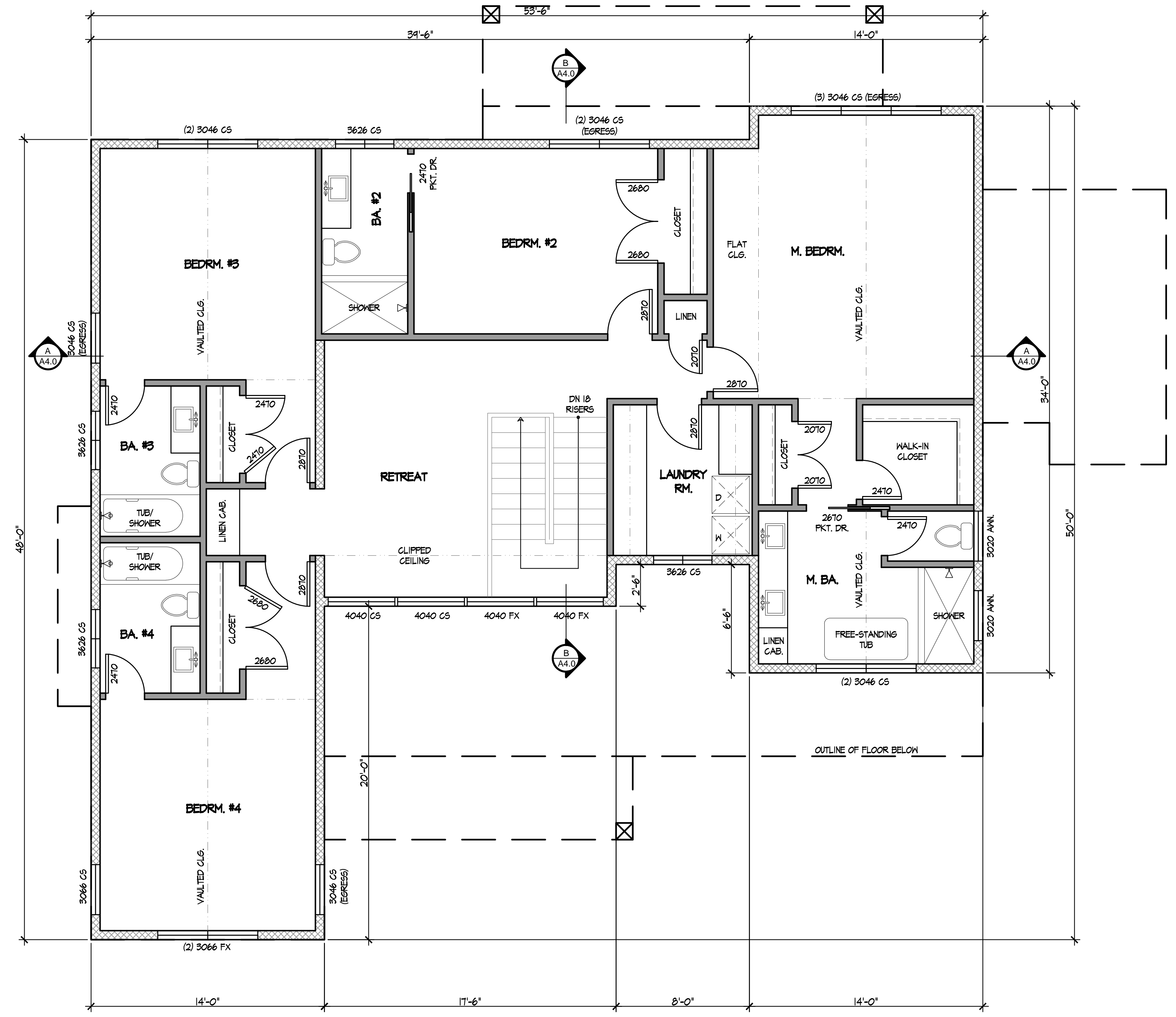
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Sheet Title
PROPOSED UPPER LEVEL FLOOR PLAN
 Date: 8.28.2020
 Scale: 1/4" = 1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

A2.1
 Of Sheets



PROPOSED UPPER LEVEL FLOOR PLAN

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

LIVING (Excluding Stairs 1,842-75) = 1,767 SF

FLOOR PLAN LEGEND

	NEW 2 x STUDS @ 16" O.C.
	STUD WALLS
	UNLESS OTHERWISE NOTED
	NEW 2 x 6 STUDS
	L.E.D. MOTION SENSOR & PHOTO CONTROL LIGHT

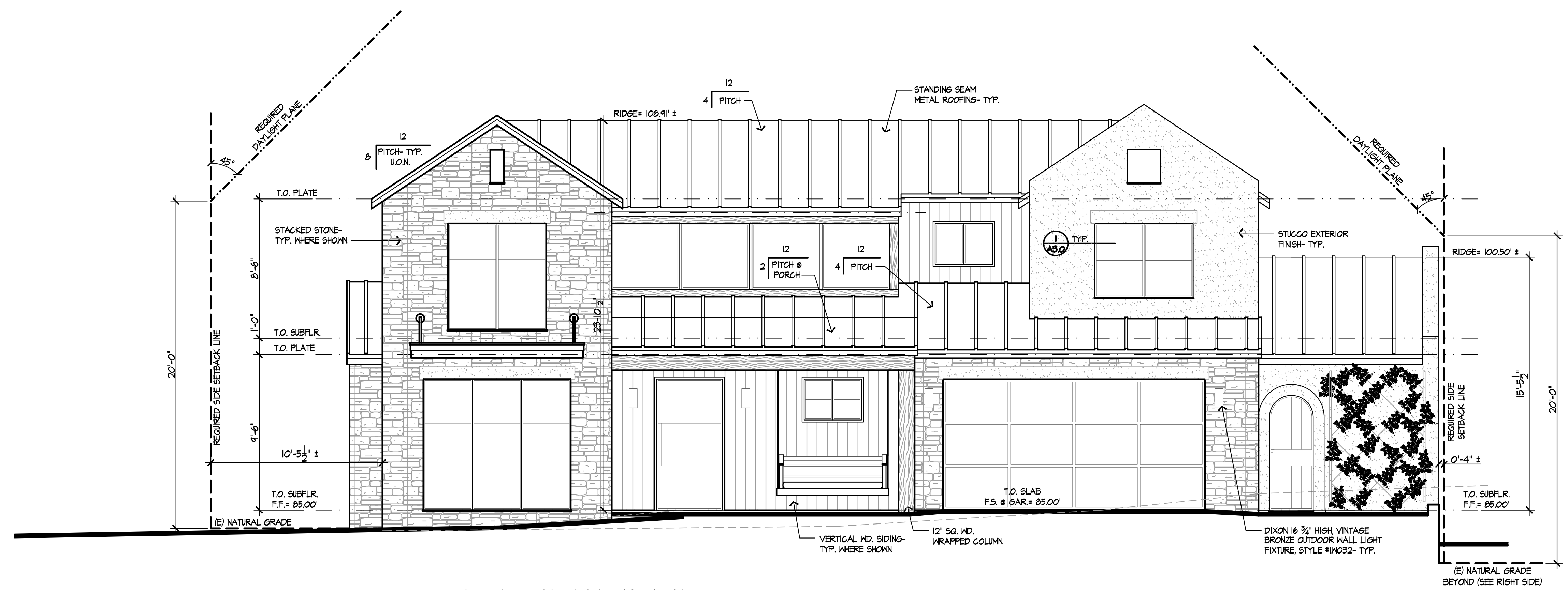
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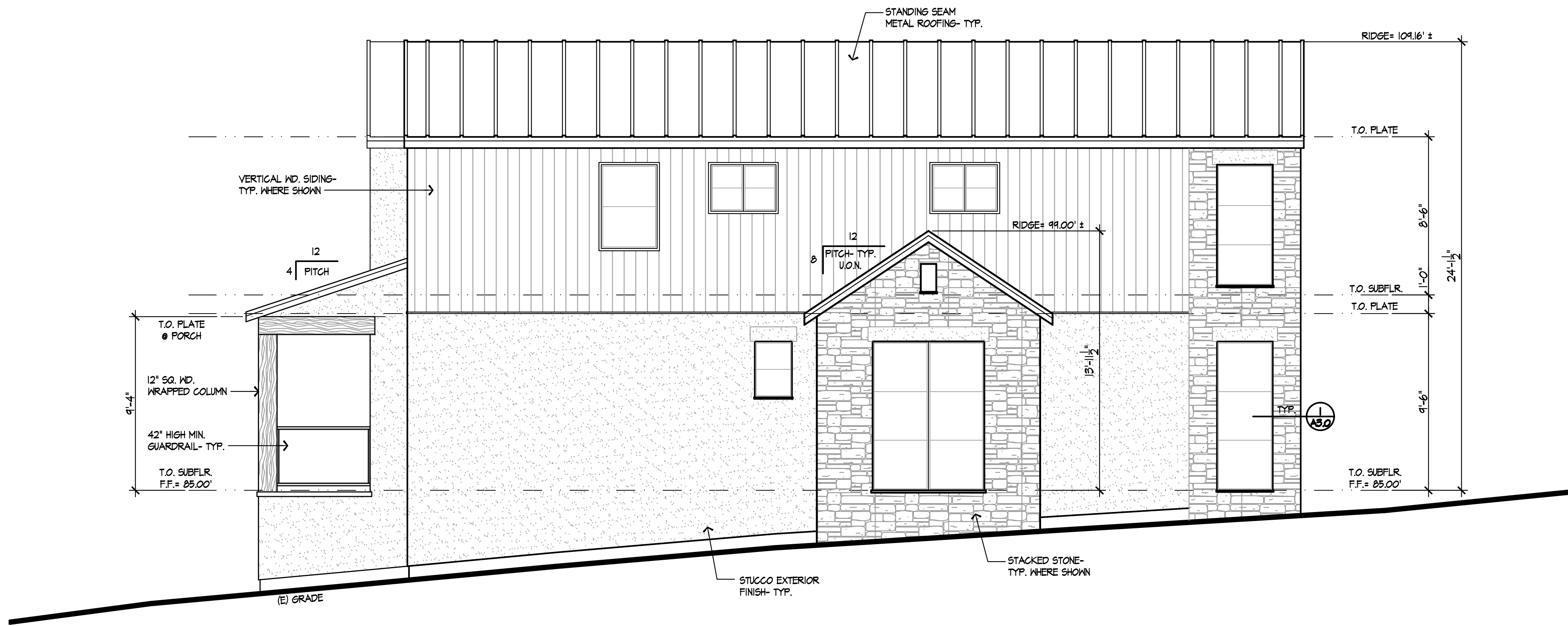
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Sheet Title
 PROPOSED
 EXTERIOR
 ELEVATIONS
 Date: 8.28.2020
 Scale: 1/4"=1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

A3.0
 Of Sheets



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



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

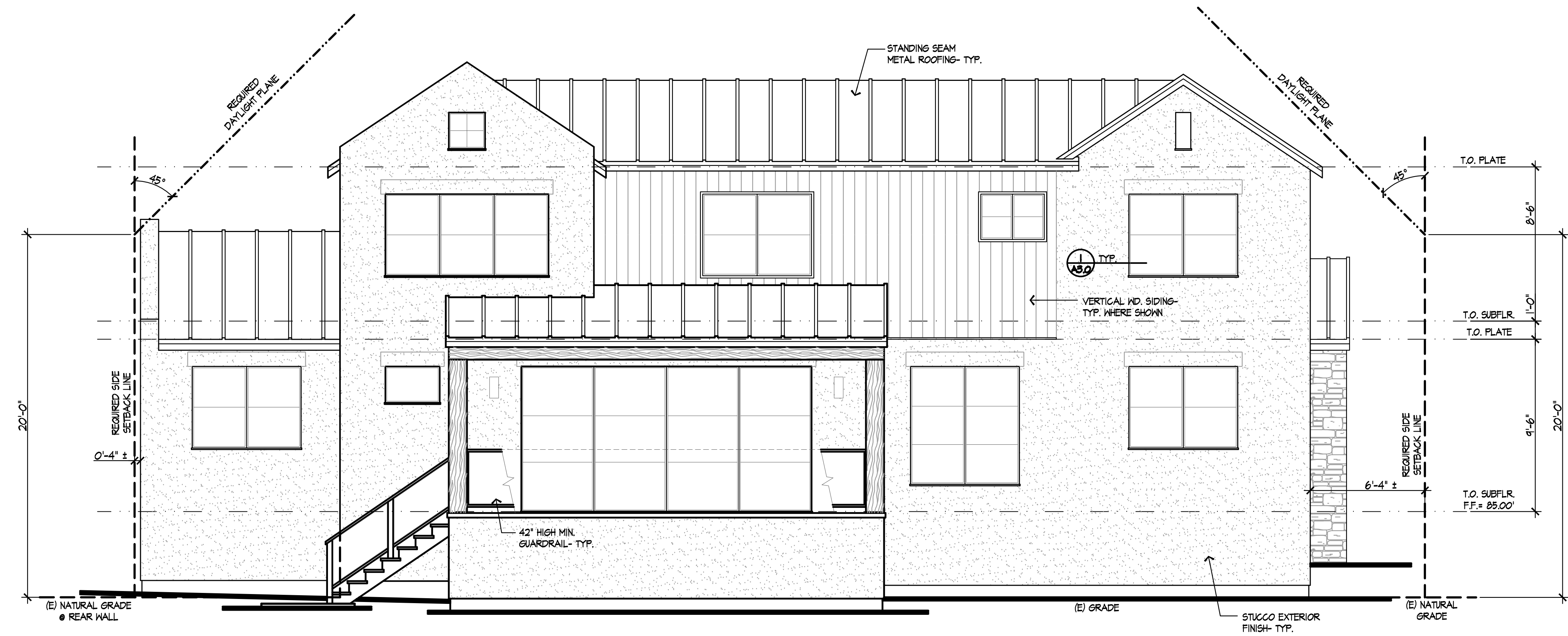
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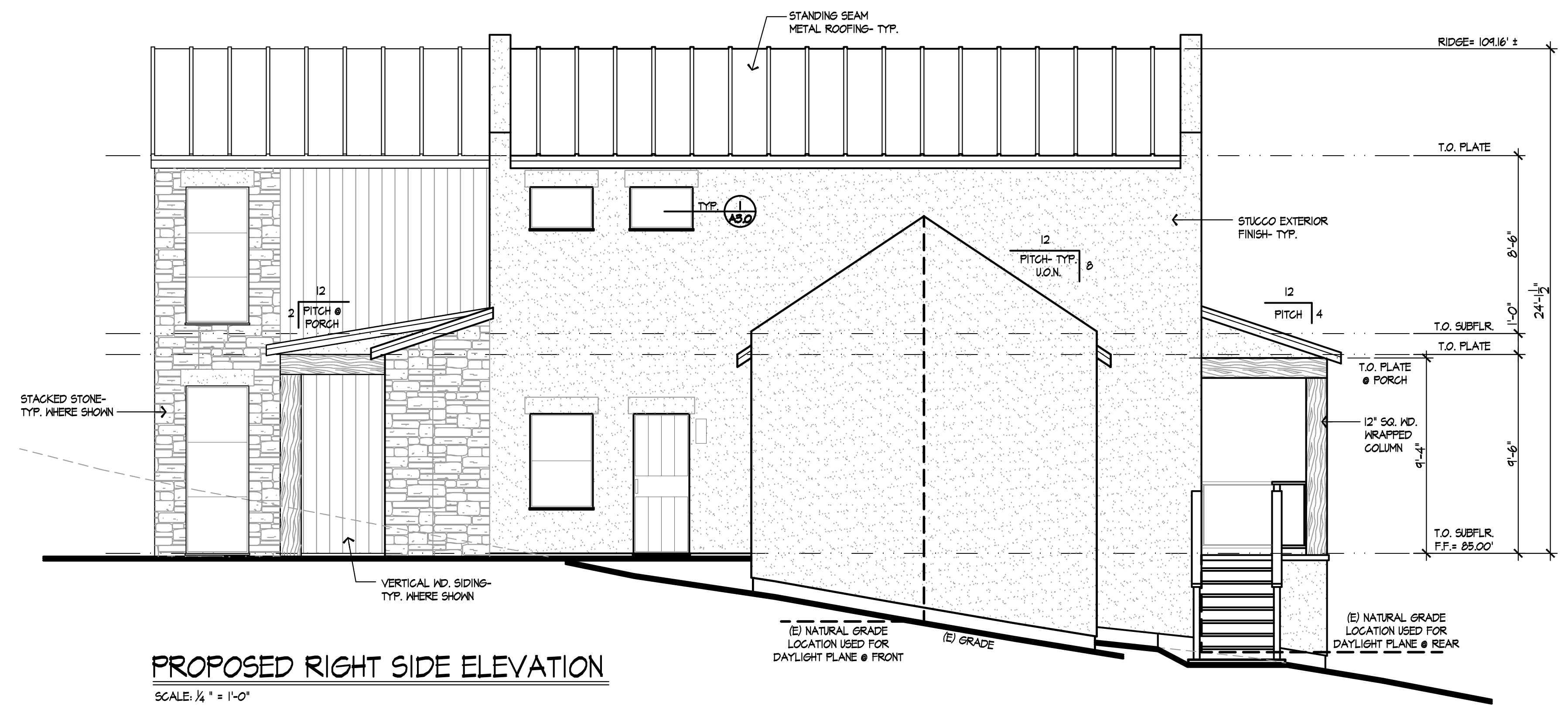
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Sheet Title
PROPOSED EXTERIOR ELEVATIONS
 Date: 8.28.2020
 Scale: 1/4" = 1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

A3.1
 Of Sheets



PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



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

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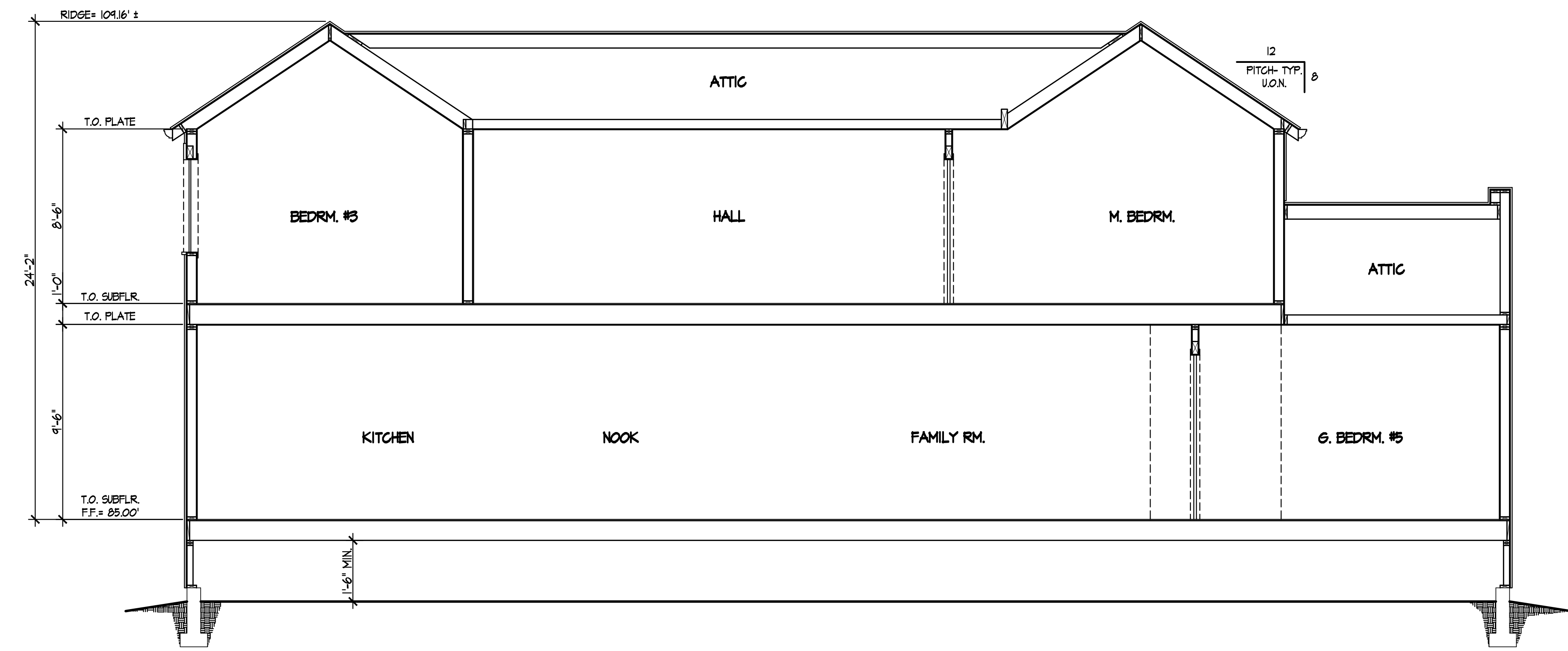
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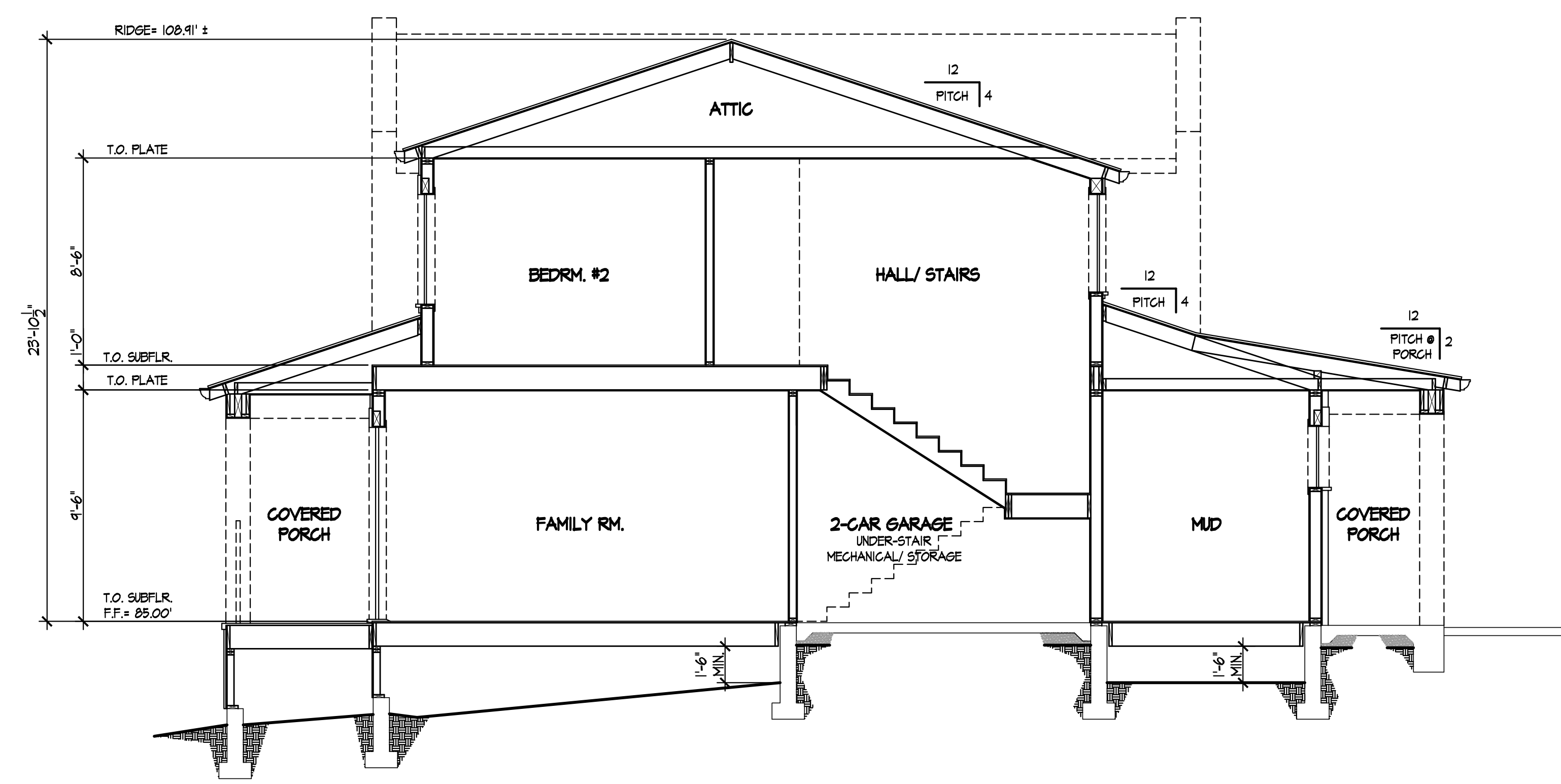
Sheet Title
 ROOF PLAN
 SECTIONS:
 "A-A" & "B-B"

Date: 8.28.2020
 Scale: AS NOTED
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

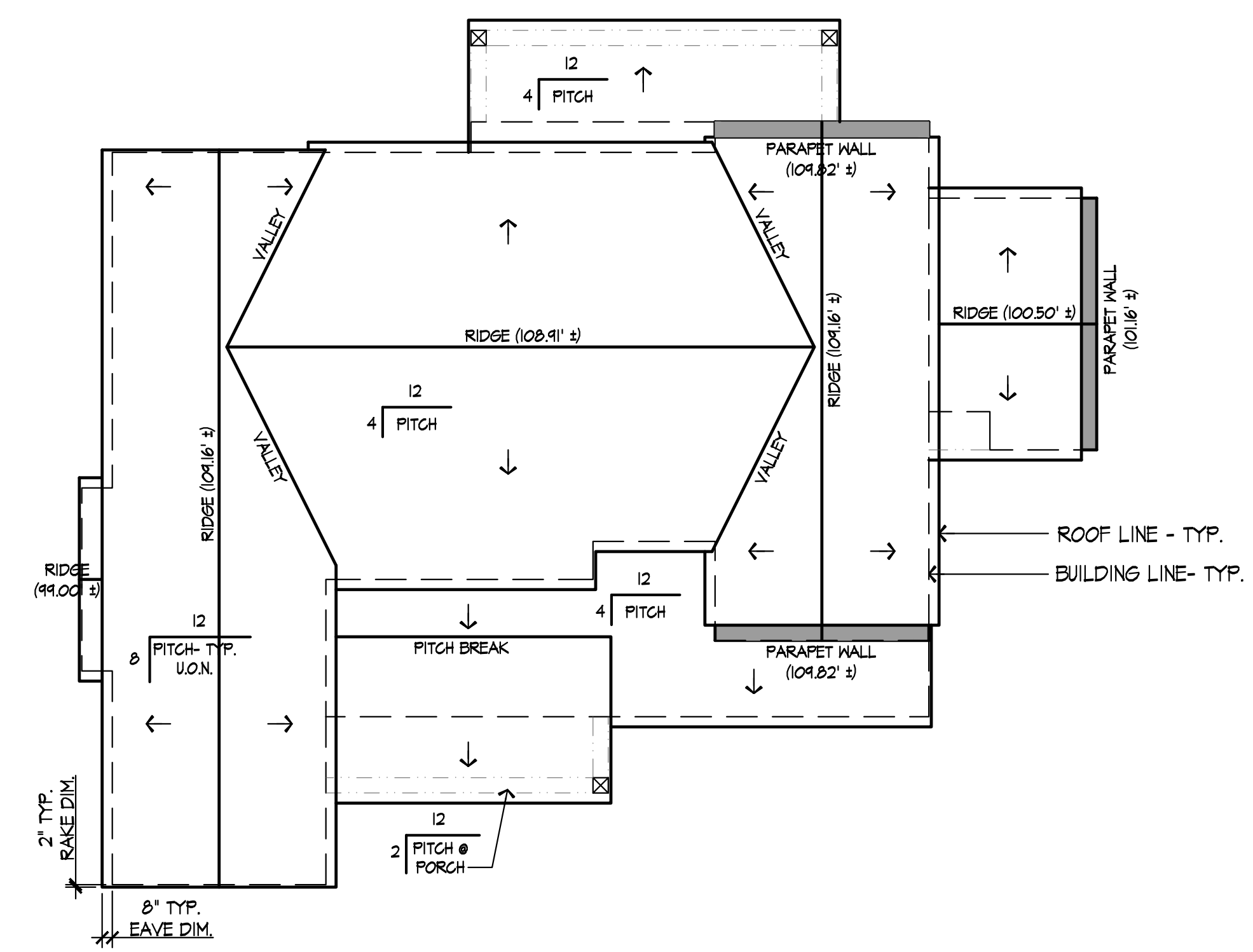
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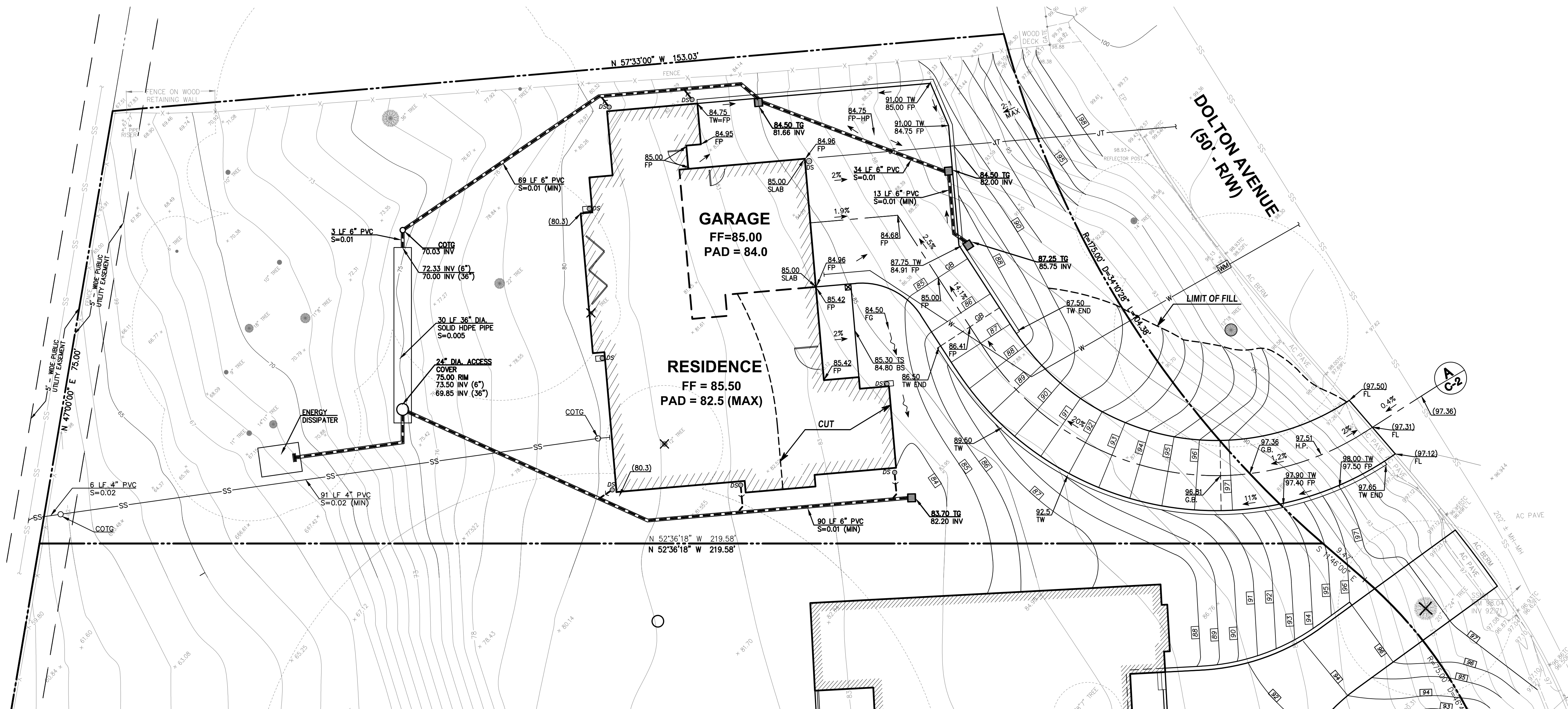
SECTION "A-A"
 SCALE: 1/4" = 1'-0"



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



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



LEGEND:

AC PAVE	PROPERTY LINE
ASPHLT	ASPHALT CONCRETE PAVEMENT
BS	BOTTOM OF STEP
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DS ○	DOWNSPOUT TO DISPERSE ON IMPERVIOUS SURFACE
DS ○---○	CONNECT DOWNSPOUT WITH 4" PVC AT 2% MIN.
DS □	DOWNSPOUT WITH PRECAST CONCRETE SPLASH BLOCK
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FIELD GRADE
FL	FLOWLINE
GP	FINISH PAVE
GB	GRADE BREAK
H.P.	HIGH POINT
INV	INVERT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRADE
TS	TOP OF STEP
TW	TOP OF WALL
● 12" TREE	TREE W/ SIZE
✕ 12" TREE	EXIST. TREE TO BE REMOVED
-X-X-	FENCE
SS	SANITARY SEWER LINE
95	NEW STORM DRAIN LINE
---	NEW CONTOUR
~	SWALE
→	SURFACE RUNOFF DIRECTION
□	NEW DRAIN INLET

GENERAL NOTES:

1. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

UTILITY NOTE:

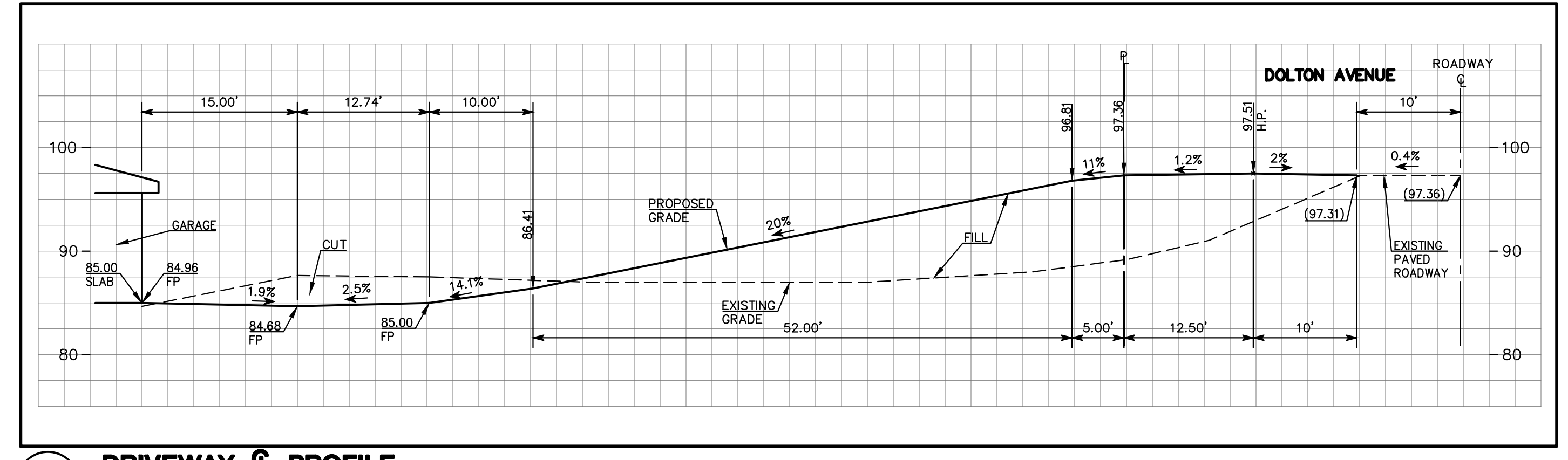
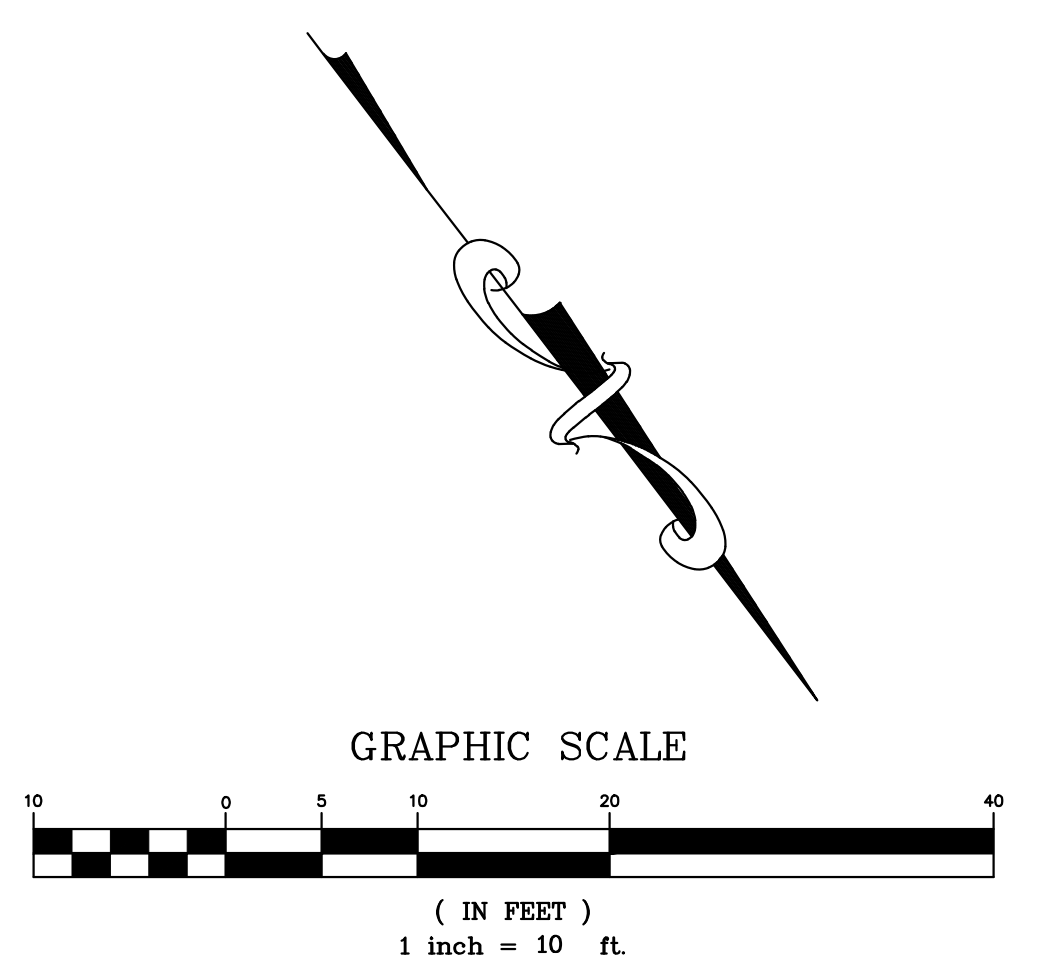
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRADING QUANTITIES:

CUT = 210 C.Y. ±
 FILL = 190 C.Y. ±

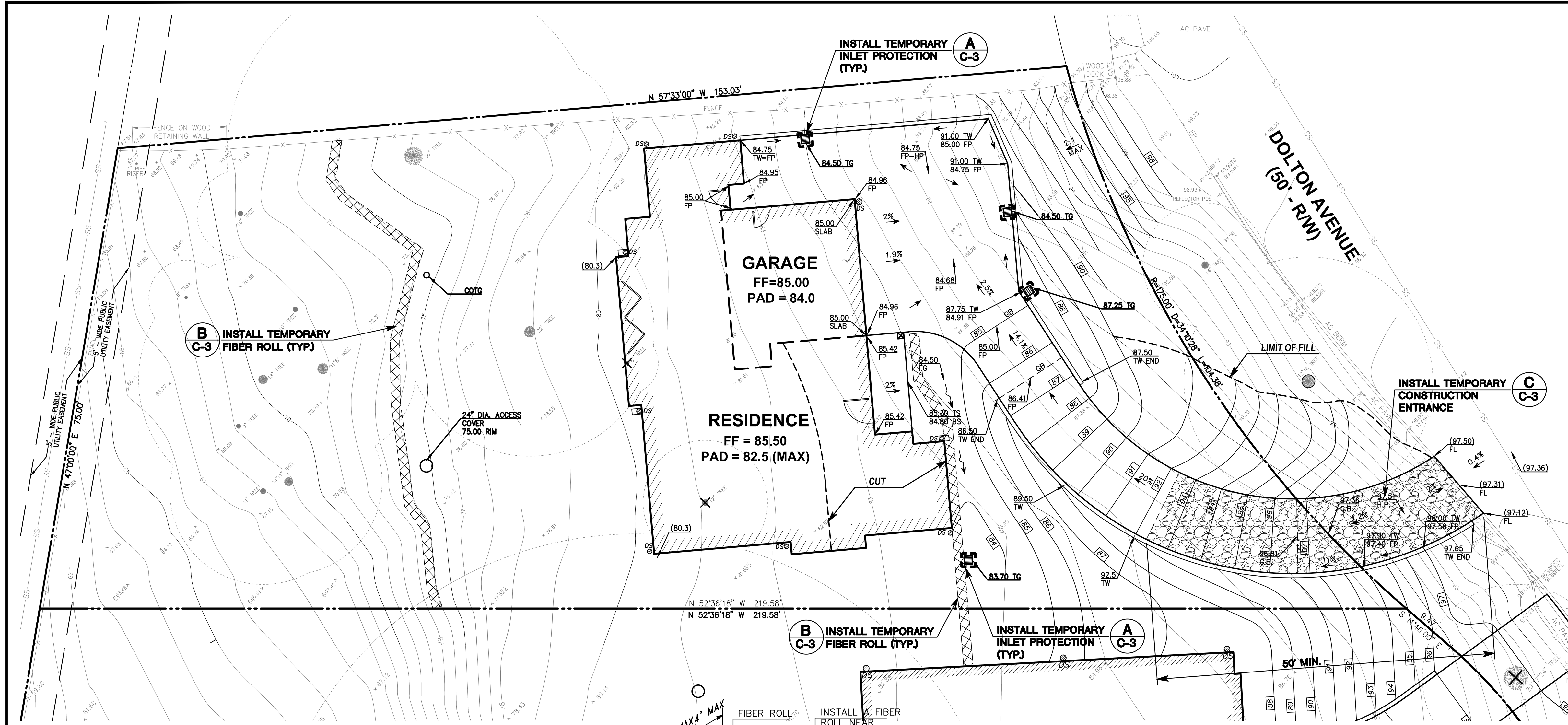
LOT AREA:

A= 14,590 sq. ft.



A DRIVEWAY & PROFILE
 SCALE: 1"=10' (V & H)

<p>REGISTERED PROFESSIONAL ENGINEER No. 35048 CIVIL STATE OF CALIFORNIA</p>	<p>DATE: 05/05/21 BY: VPG PER. SMO. P.W. COMMENTS REV. DESCRIPTION</p>
<p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580</p>	
<p>PREPARED FOR: ERNST DEVELOPMENT, INC. DOLTON AVENUE A.P.N. 049-110-070 SAN MATEO COUNTY CALIFORNIA</p>	
<p>PRELIMINARY GRADING AND DRAINAGE PLAN DOLTON AVENUE A.P.N. 049-110-070 SAN MATEO COUNTY CALIFORNIA</p>	
<p>DRAWN BY: DJK DESIGNED BY: VPG CHECKED BY: DGM SCALE: 1"=10' DATE: 10/13/20 DRAWING NO. 4716-GRAD-LOT 45 SHEET</p>	
<p>C-2 2 OF 4</p>	



SAN MATEO COUNTY STANDARD NOTES:

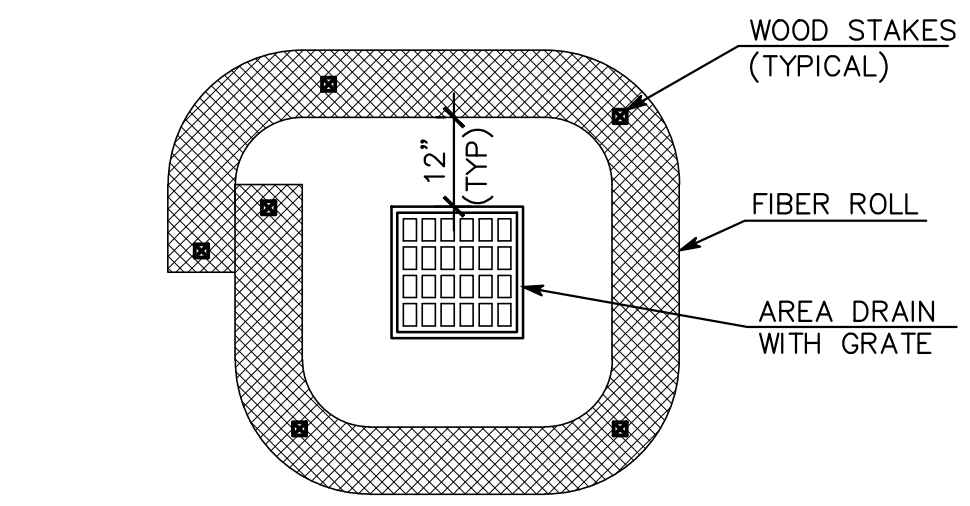
1. EROSION CONTROL POINT OF CONTACT:
OWNER: GARY ERNST
EMAIL: GERNST@SBCGLOBAL.NET
OFFICE:
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDE AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. 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.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

EROSION CONTROL NOTES:

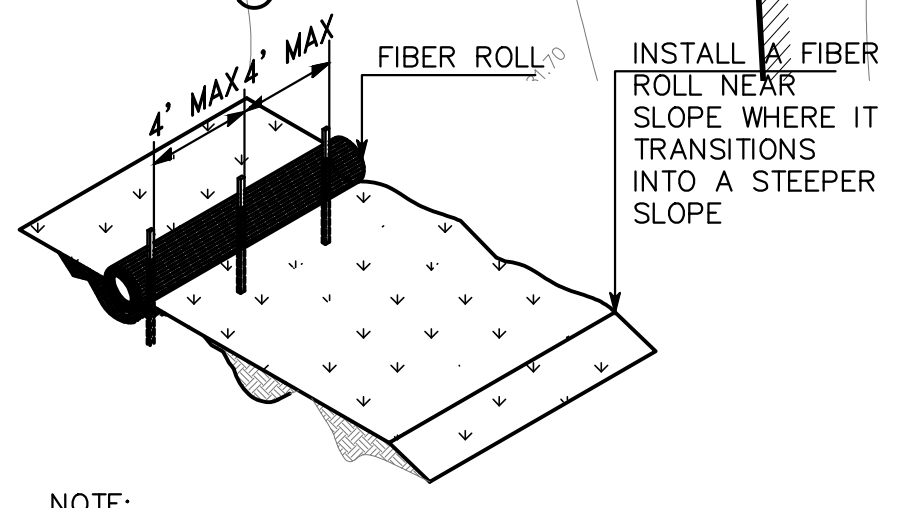
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. 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 STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE CITY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

DUST CONTROL NOTES:

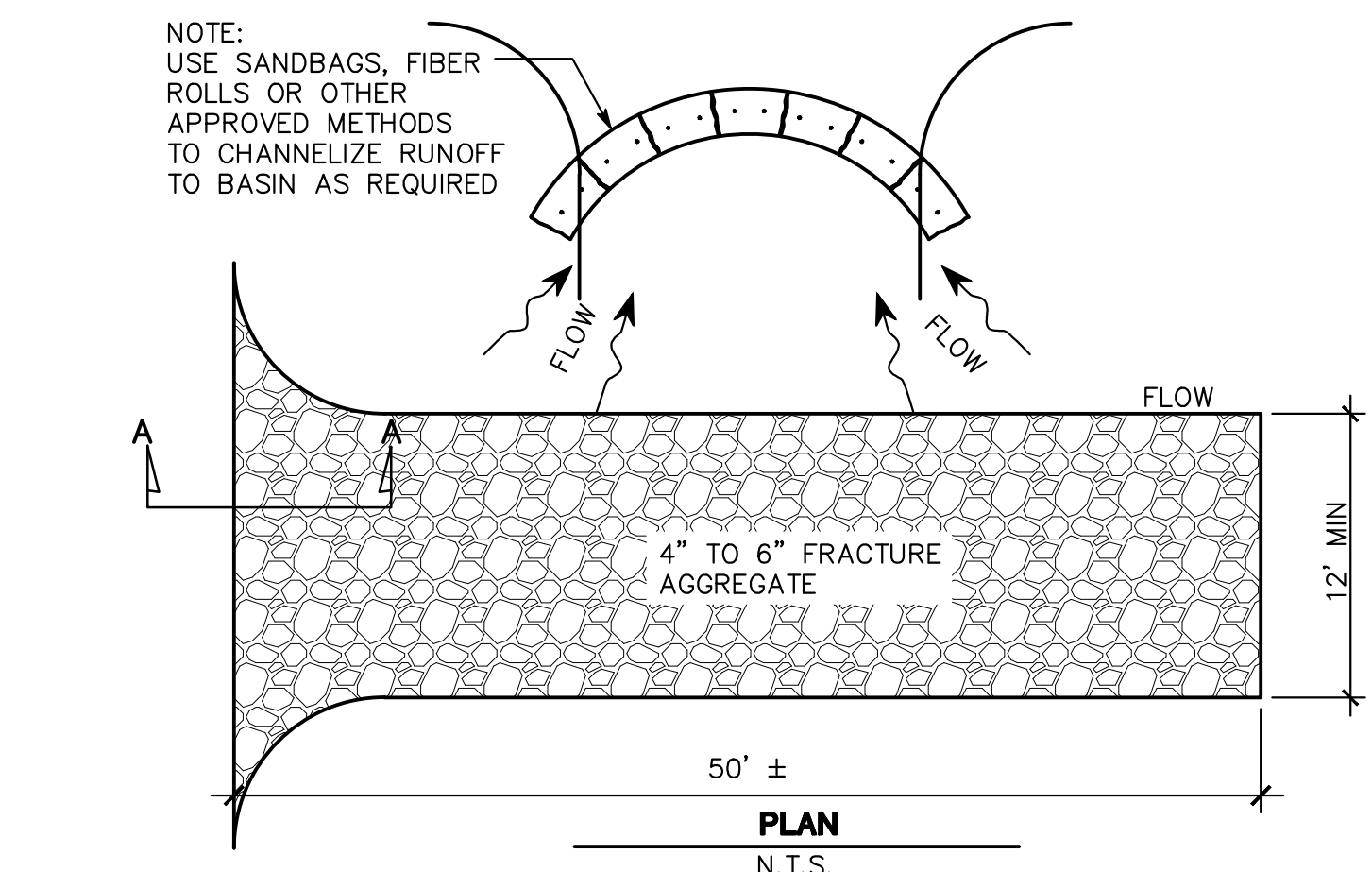
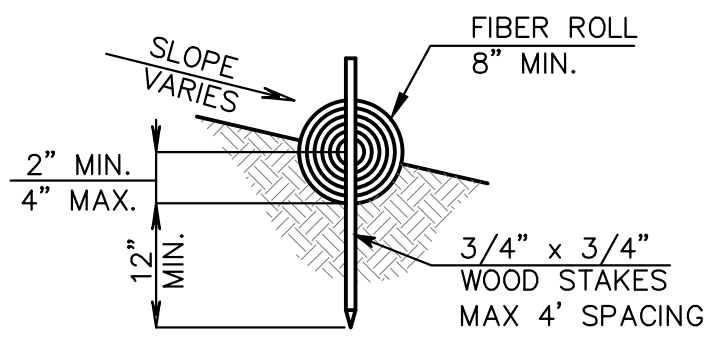
1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.



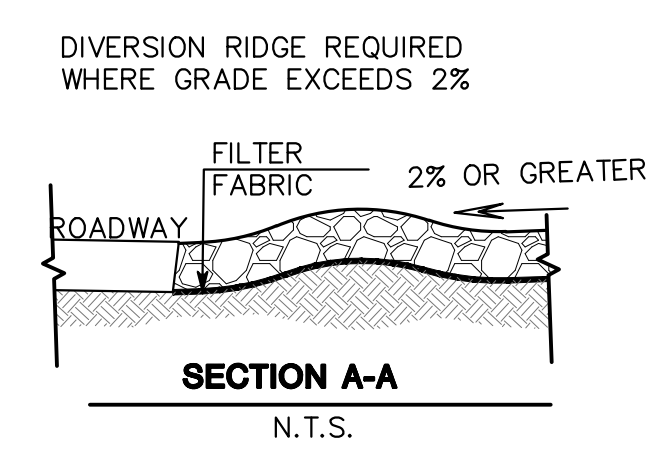
A DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)



B FIBER ROLL DETAIL
SCALE: (NOT TO SCALE)



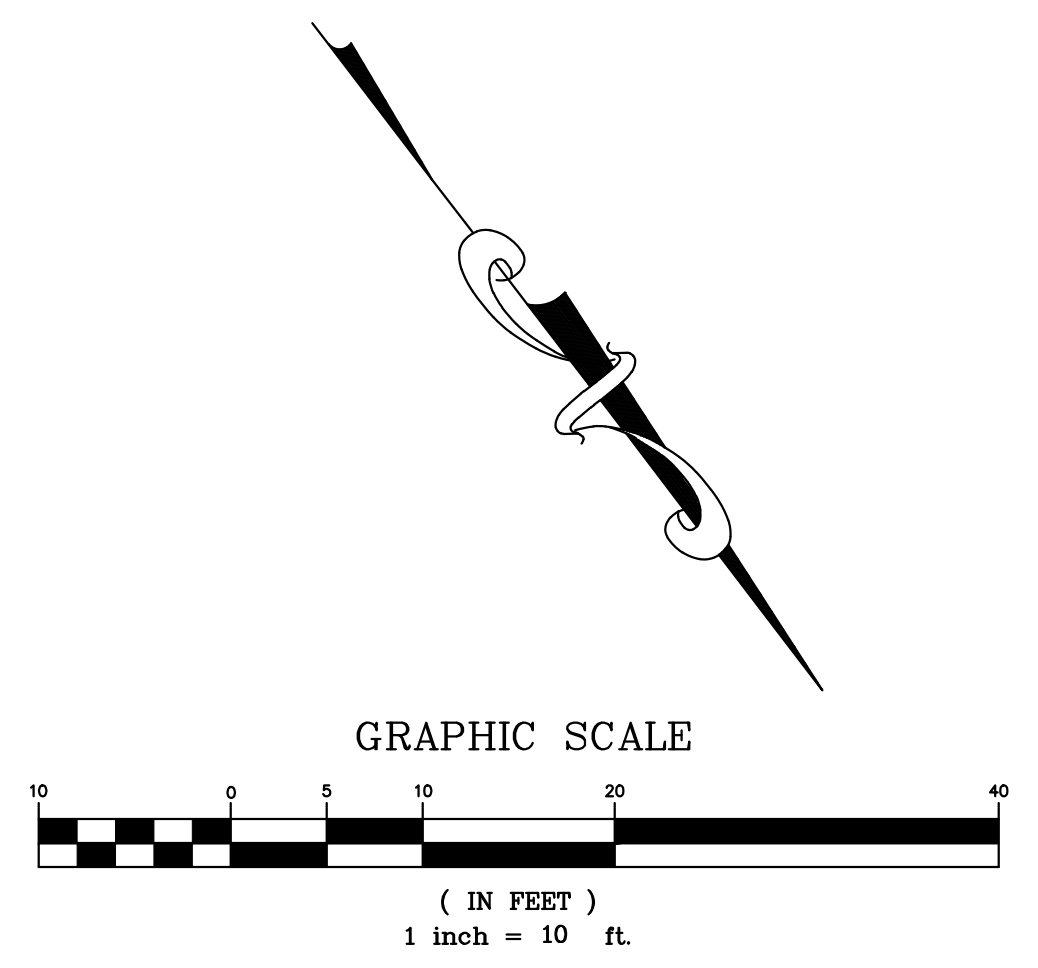
C CONSTRUCTION ENTRANCE DETAIL
SCALE: (NOT TO SCALE)



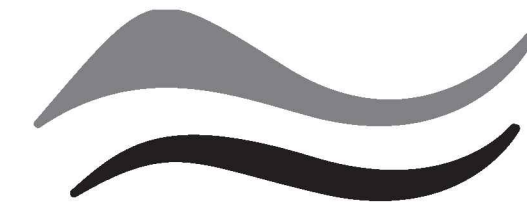
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4 TO 6 INCH STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. 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 CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
5. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



DATE:	
BY:	
DESCRIPTION:	
REV:	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 955 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR:	ERNST DEVELOPMENT, INC.
EROSION & SEDIMENTATION CONTROL PLAN DOLTON AVENUE A.P.N. 049-110-070 SAN MATEO COUNTY, CALIFORNIA	
DRAWN BY:	DJK
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	10/13/20
DRAWING NO.	4716-GRAD-LOT 45
SHEET	C-3
	3 OF 4

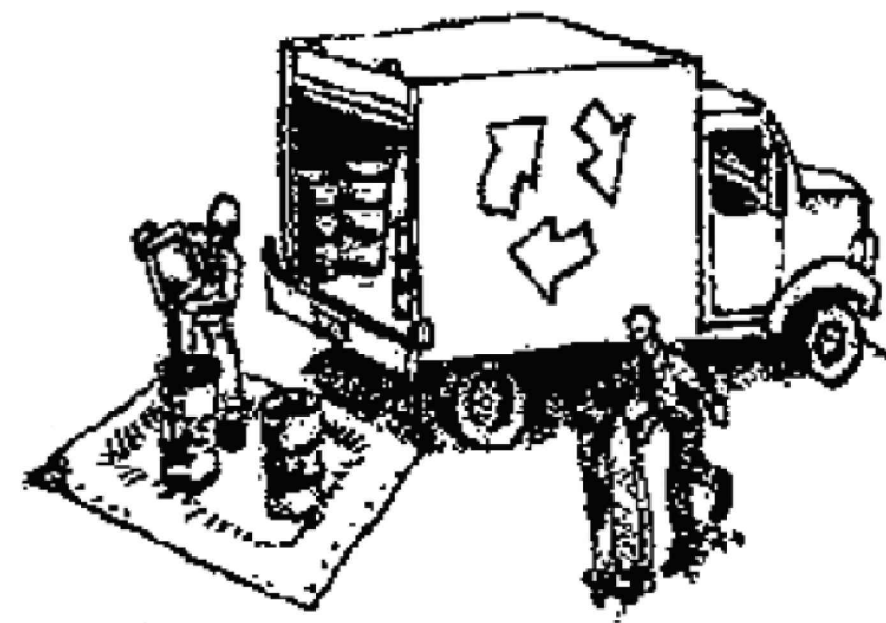


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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



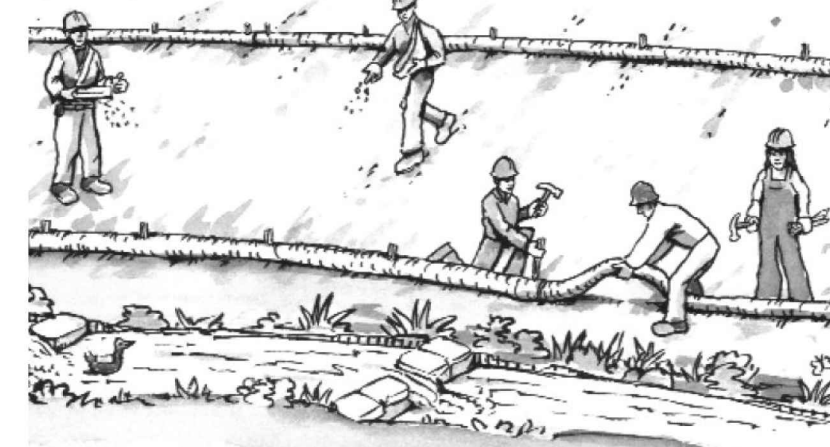
Maintenance and Parking

- ❑ 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

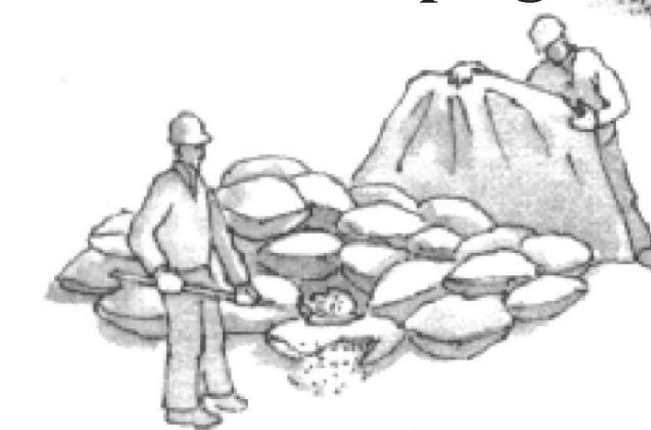
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



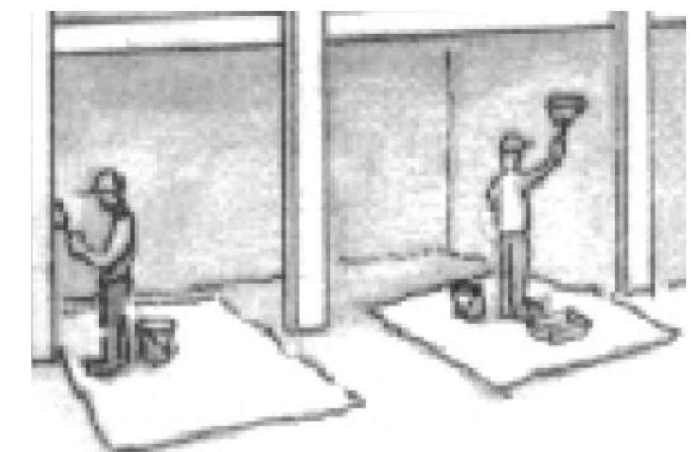
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

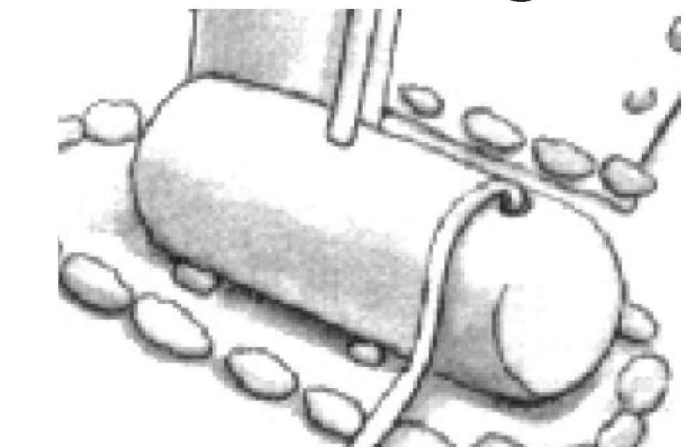
Painting & Paint Removal



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.

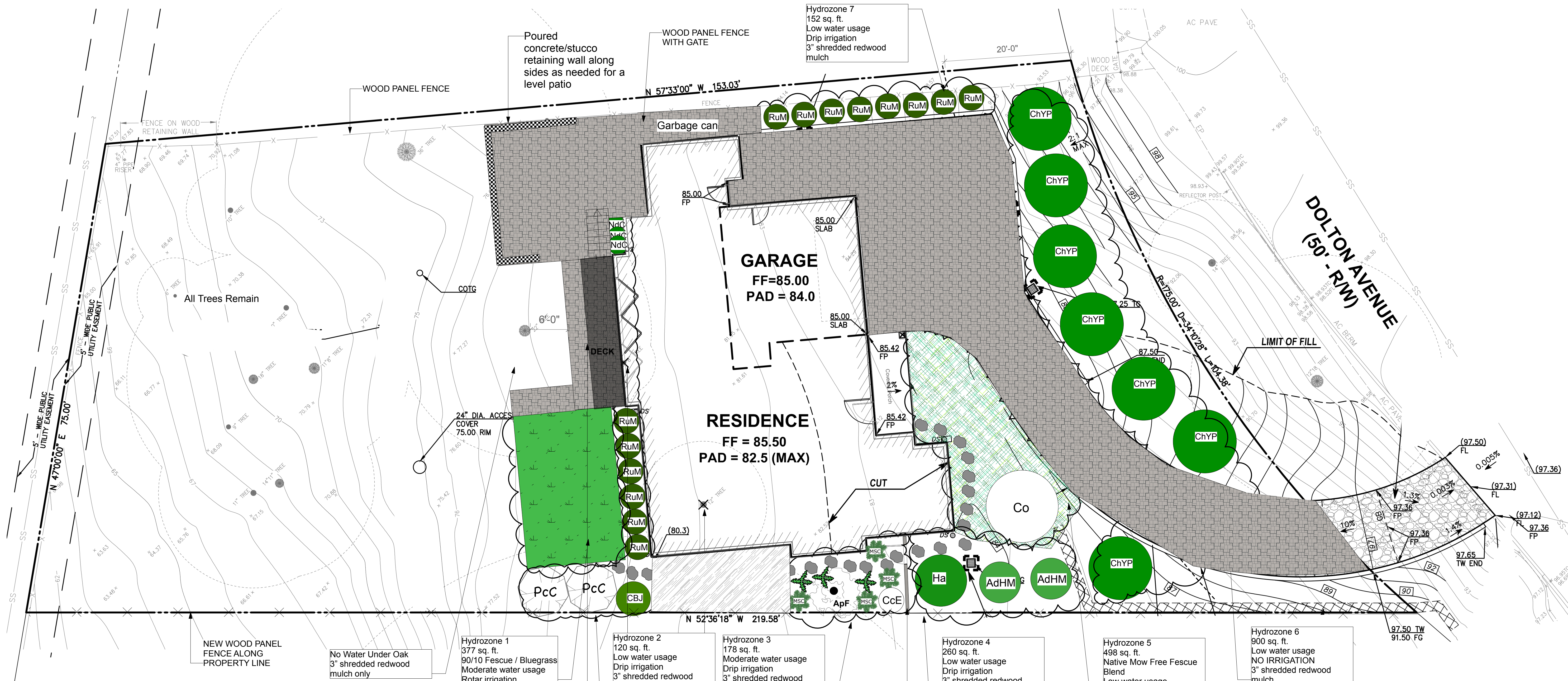
Dewatering



- ❑ 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!

DATE:	
BY:	
DESCRIPTION:	
REV:	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 905 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR:	ERNST DEVELOPMENT, INC.
CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN DOLTON AVENUE A.P.N. 049-110-070 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA	
DRAWN BY:	DJK
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	NONE
DATE:	10/13/20
DRAWING NO.	4716-CBMPP-LOT 45
SHEET	C-4
	4 OF 4



PLAN NOTES

- Turf shall not exceed 25% of the landscape area in residential areas.
- No turf permitted in non-residential areas.
- Turf not permitted on slopes greater than 25%.
- Turf is prohibited in parkways less than 10 feet wide.
- Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- Landscape water comes from the domestic water line that serves the home and Fire Suppression System, all the same meter and service 1-1/2" meter. With a 2" service to the house. Irrigation will come off the 2" service line and have its own Backflow device.
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- For non-residential projects with landscape areas of 1,000 sq.ft. or more, private sub-meter(s) to measure landscape water use shall be installed.
- At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
- Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil. NOTE: no compost to be added to Hydrozones 4 and 6; these are native plant areas.

WATER CONSERVATION IN LANDSCAPING CALCULATING SUMMARY

	Square Feet	% of Landscape Area	% Allowed
Turf Irrigated Area	377	15%	25%
Non-Turf Irrigated Area	1193	48%	
Non-Turf Non-Irrigated Area	900	36%	
Special Landscape Area	0		
Water (Feature) Area	0		
Total Landscape Area	2470	100%	

LANDSCAPING NOTES

- All existing trees shall have a minimum of 6' clearance between the ground and lowest branches.
- Dead leaves, needles and litter on the ground under trees shall be removed.
- All trees shall have no branches extending over any portion of a structure.
- All trees/vegetation shall be maintained at least annually to meet defensible space requirements.

EXISTING TREES

Extensive Tree Canopy as shown, predominately Oak and Bay. All trees remain on property, except (2) as noted on plan. The (2) that are being removed are being replaced with (2) Prunus carolinia, (1) Acer palmatum Fireglow and (1) Cercis occidentalis.

FRONT PAVEMENT CALCULATIONS

Total Area = 2048 sq. ft.
Allowable pavement = 1024 sq. ft.
TOTAL PAVEMENT USED = 606 sq. ft.

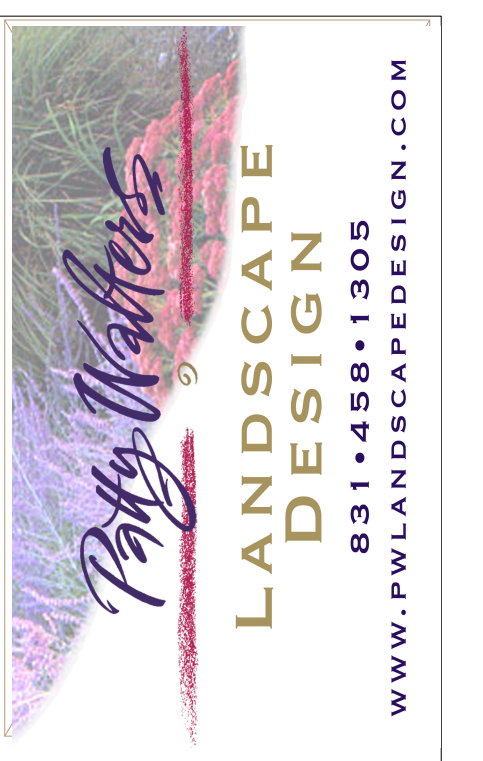
HARDSCAPE LEGEND

- Pervious Gray DG Fines- 208 sq. ft
- Pervious Pavers- 2680 sq. ft
- Asphalt - 260 sq. ft.

PLANT LEGEND AVERAGE WUCOLS PLANT FACTOR = .3

Symbol	Plant Name	Quantity	Size	Spread	Growth	WUCOLS
Trees						
ApF	Acer palmatum 'Fireglow'	1	15 gal	10'	Slow	Moderate/Medium
PcC	Prunus carolinia 'Compacta'	2	24" box	10'	Moderate	Low
Co	Cercis occidentalis - multi	1	24" box	15'	Fast	Very Low
Shrubs/Perennials/Vines/Groundcovers						
Ad	Asparagus densiflorus 'Myers'	3	1 gal	3'	Moderate	Moderate/Medium
ChYP	Ceanothus griseus var. horizontalis 'Yankee Point'	7	5 gal	10'	Fast	Low
MSC	Mahonia 'Soft Caress'	4	1 gal	4'	Moderate	Moderate/Medium
NdC	Nandina domestica Compacta	3	1 gal	3'	Slow	Moderate/Medium
RuM	Rhaphiolepis umbellata 'Minor'	14	5 gal	8'	Moderate	Low
AdHM	Arctostaphylos densiflora Howard McMinn	2	5 gal	7'	Moderate	Low
CcE	Carpenteria californica 'Elizabeth'	1	5 gal	4'	Moderate	Moderate/Medium
CBJ	Ceanothus x 'Blue Jeans'	1	5 gal	6'	Fast	Low
Ha	Heteromeles arbutifolia	1	5 gal	10'	Fast	Low
Meadow-Front						
	Delta Bluegrass Native Mow Free (Fescue blend)	500 sq.ft				Low
Lawn - Back						
	90/10 Fescue Bluegrass Sod	377 sq. ft.				Moderate

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."



LANDSCAPE DESIGN
1. Owner or licensed contractor is responsible for all property line verification, building permits, verification of underground utilities prior to construction, verification of easements, and compliance with the current Uniform Building Codes.
2. The drawings are the property of the landscape designer and are intended for use on this specific site only.
3. This design is for illustrative purposes only. It is not a construction document nor is it a legal property survey. Changes made to the design should be discussed with the designer prior to construction. All measurements and elevations are approximate. Designer is not a licensed surveyor. All measurements and elevations shall be confirmed on site prior to construction.
4. All construction specifications are for design purposes only. Contractor shall be responsible for all actual construction specifications, conditions and installation.
5. The designer is not responsible for acts of God, including earthquakes, landslides, floods.
6. The designer is not responsible for acts of God, including earthquakes, landslides, floods.

EARNST DOLTON #2
SAN CARLOS, CA
SCALE: 1" = 10'
DATE: 2/10/2020