



New Single Family Home

5 El Vanada Road Redwood City, CA

SCOPE OF WORK:

Construction of a new single family home with attached garage.

PROJECT DATA:

APN: 051-440-060, Parcel 3
 ADDRESS: 5 El Vanada Road, Redwood City, CA
 San Mateo County
 PARCEL AREA: 1.31 AC / 57,253 S.F.
 OCCUPANCY GROUP: R-3, U
 TYPE OF CONSTRUCTION: V-B
 STORIES: 3
 COUNTY ZONING: R-1/S-101/DR
 Bayside Design District, Palomar Park

	Required	Proposed
Height Limit:	28' Max.	28'
Setbacks		
Front	20'	20'
Rear	20'	20'
Sides	10'	10'/142'

Max. Lot Coverage: 3,577 s.f. or 8.9%
 57,253 - Access Easement (17,381)
 = 39,872 s.f. x 25% = 9,968 s.f.
 Max. Floor Area: >30k = 8,600 s.f. 5,097 s.f.

Area Tabulation:	S.F.
First Floor	536
Second Floor	2,454
Third Floor	633
2-Car Garage	420
Garage Storage	254
Porch	75
Outdoor Living/ Deck	537
Covered Deck	188
Total Floor Area	5,097 s.f.

RESIDENCE AREA:	S.F.
First Floor	536 S.F.
Second Floor	2,454 S.F.
Third Floor	633 S.F.
Total Living Area	3,623 S.F.
2-Car Garage	420 S.F.
Garage Storage	254 S.F.

OWNER:

5 El Vanada, LLC
 135 Hudson St
 Redwood City, CA 94062
 Contact: Bob Johnston
 PH. 650-400-5039

ARCHITECT

Mark Gross & Associates, Inc
 8881 Research Drive
 Irvine, CA 92618
 CONTACT: Doug McBeth
 PH. 949/387-3800

SURVEYOR/CIVIL ENGINEER

Triad/Holmes Associates
 777 Woodside Drive #2A
 Redwood City, Ca 94061
 PH. 650/366-0216
 CONTACT: Tom Platz

ARBORIST

Kielty Arborist Services
 PO Box 6187
 San Mateo, CA 94403
 PH. 650/532-4418
 CONTACT: Kevin Kielty

APPLICABLE CODES:

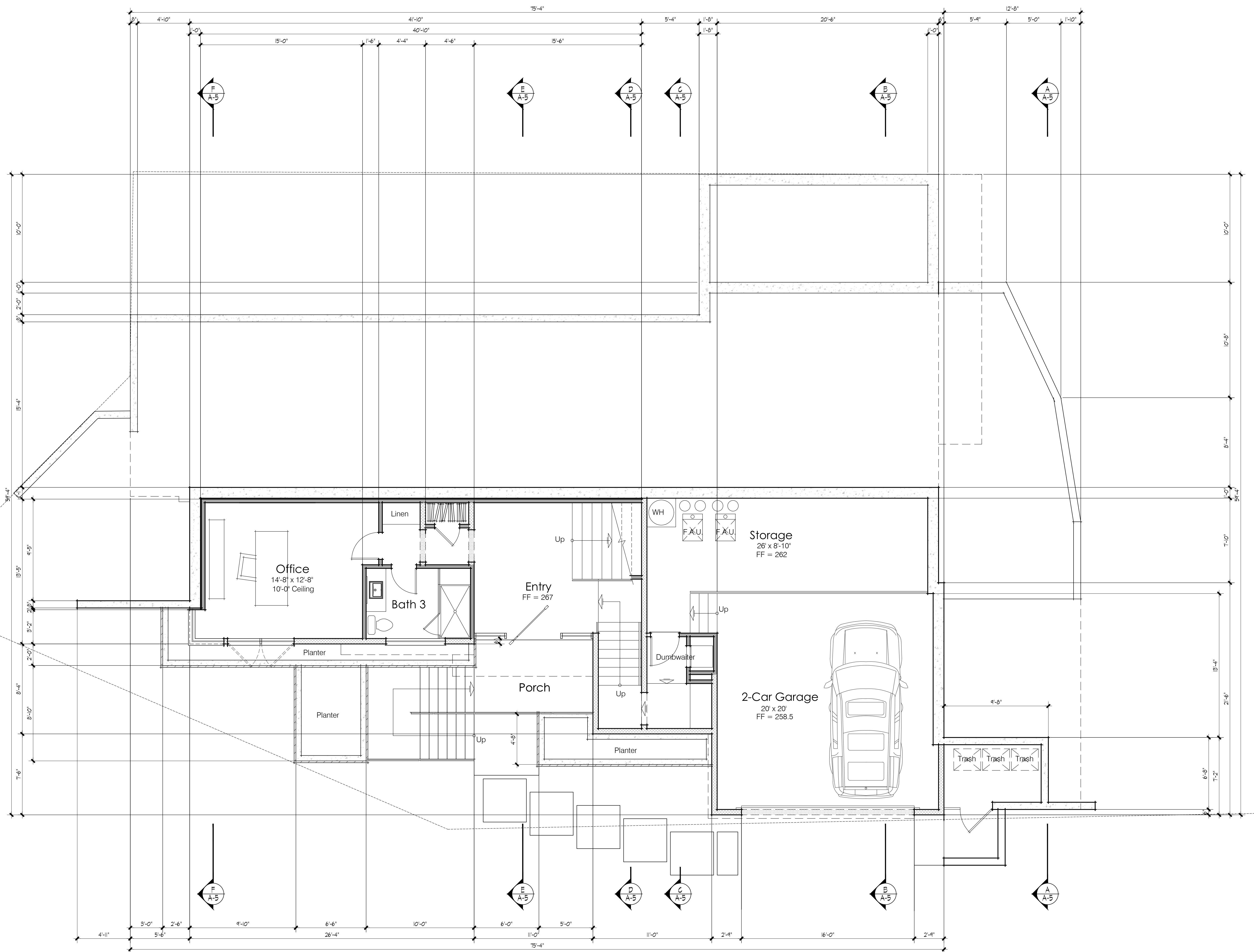
2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING
 STANDARDS CODE

FIRE SPRINKLERS: Yes

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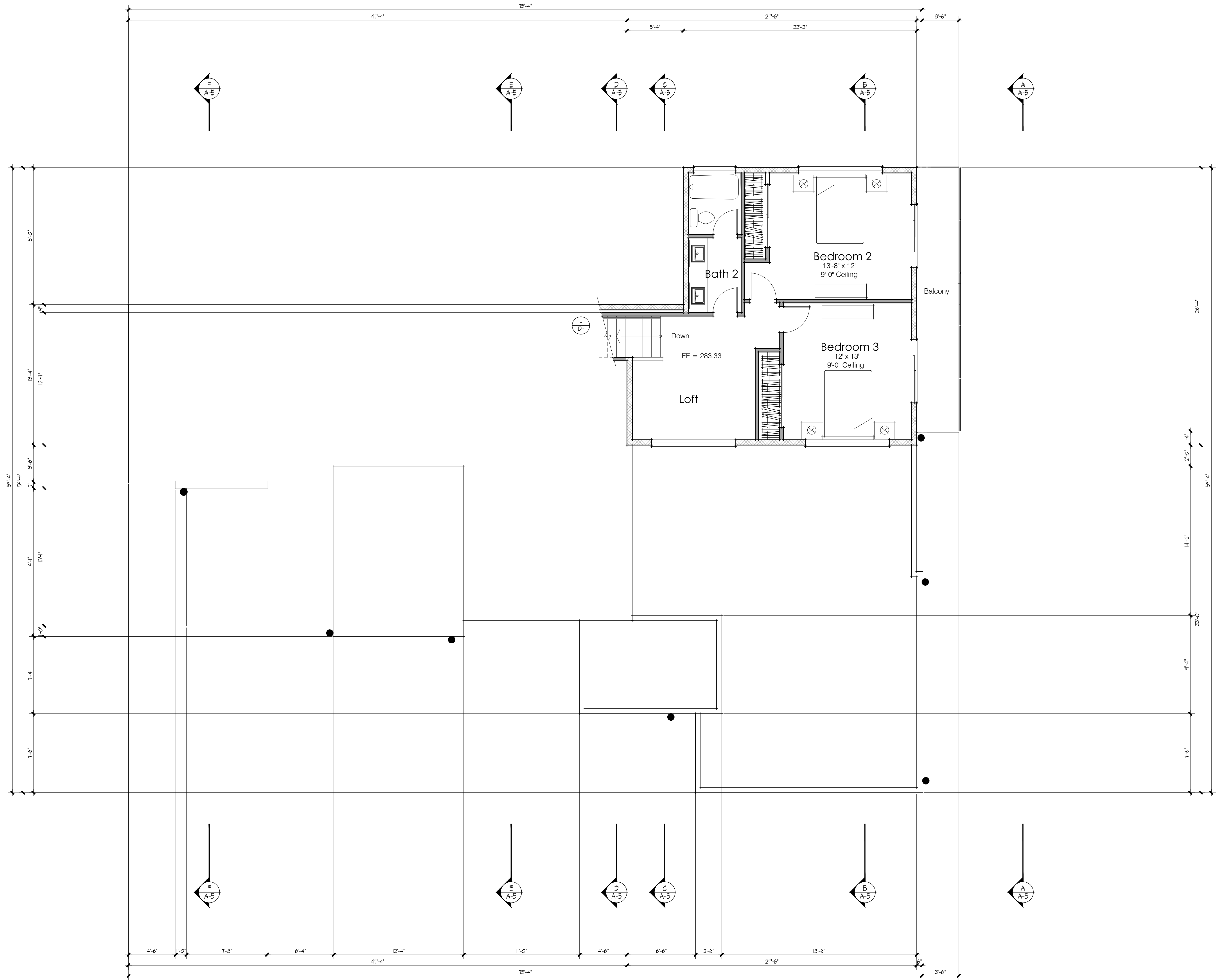
LIVING AREA	
First Floor	633
Second Floor	2,454
Third Floor	633
Total Living Area:	3,623
2-Car Garage	420
Garage Storage	254



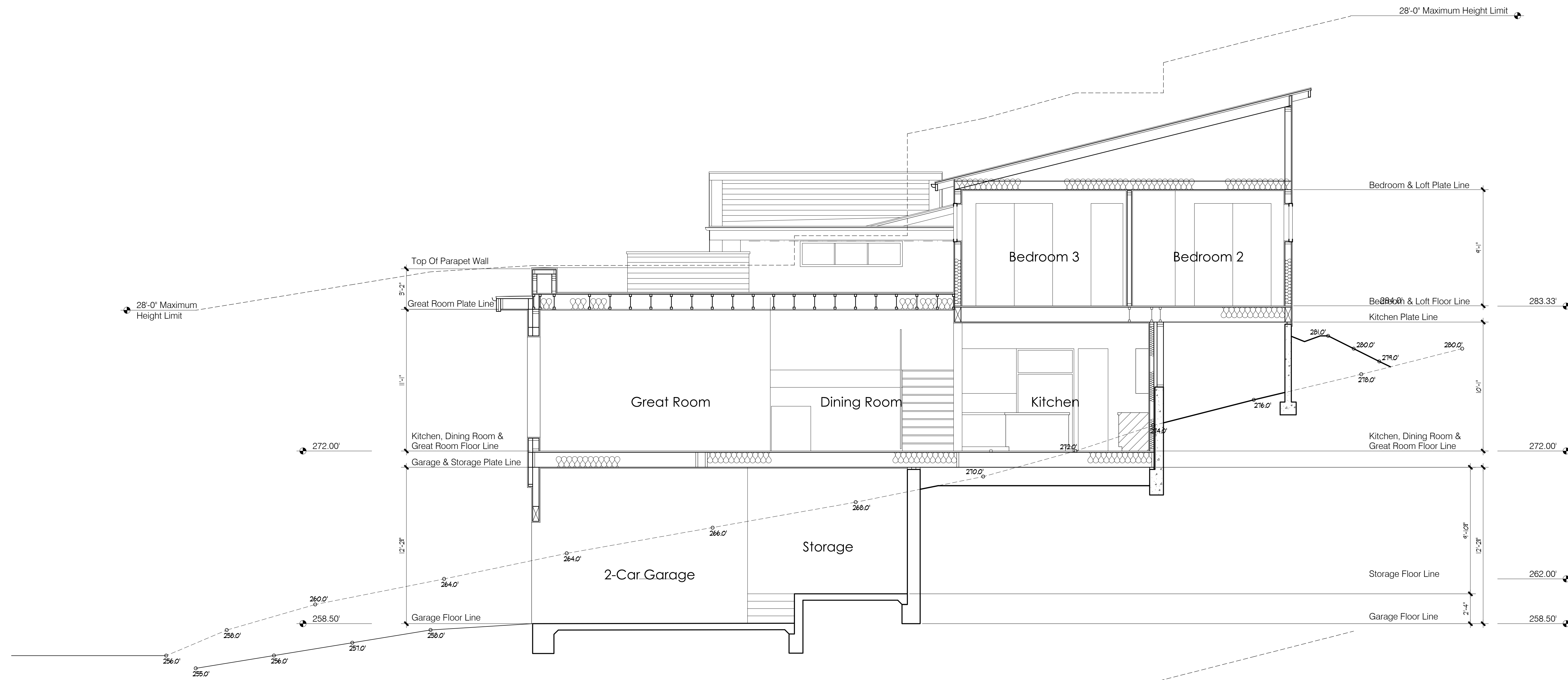
First Floor



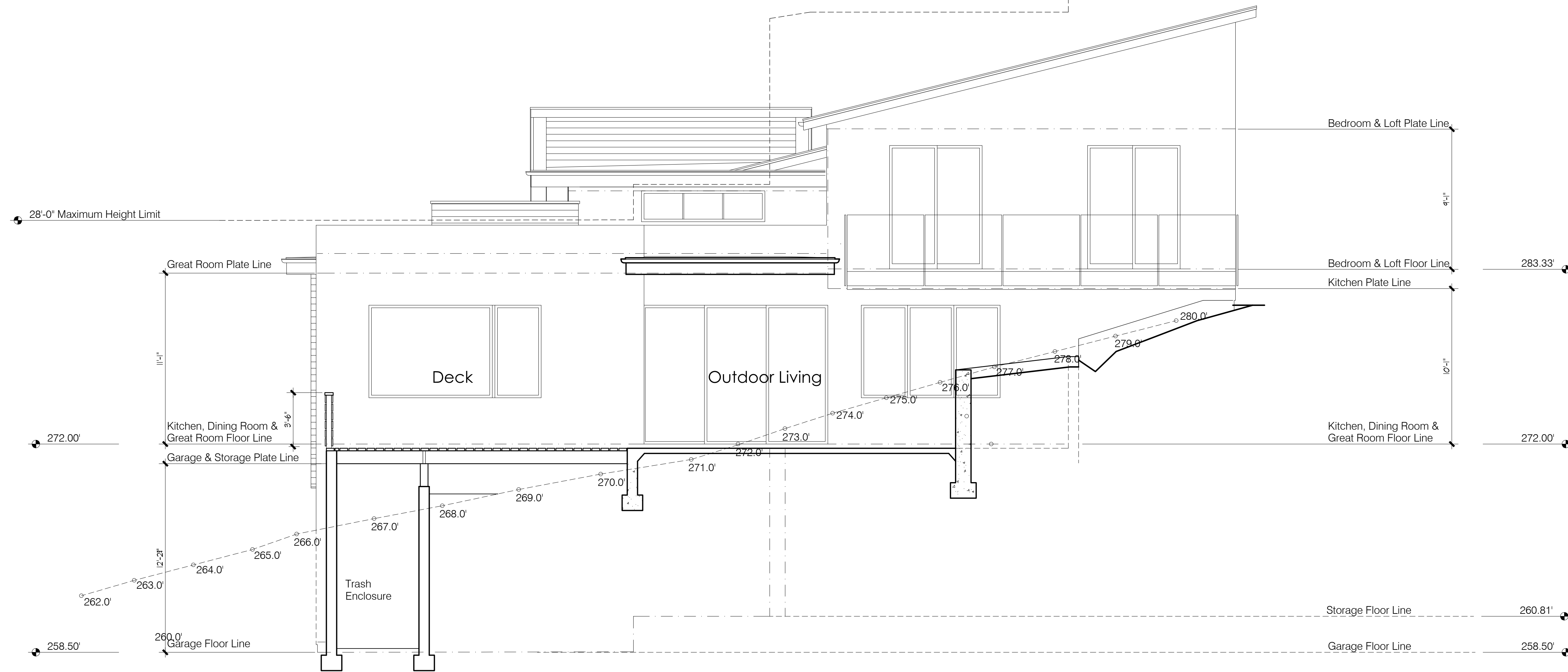
Second Floor



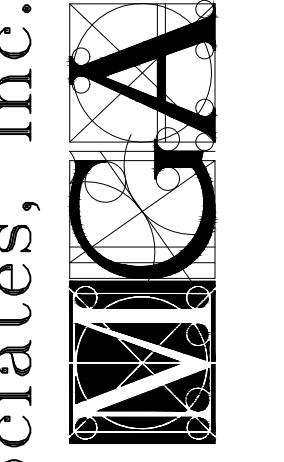
Third Floor

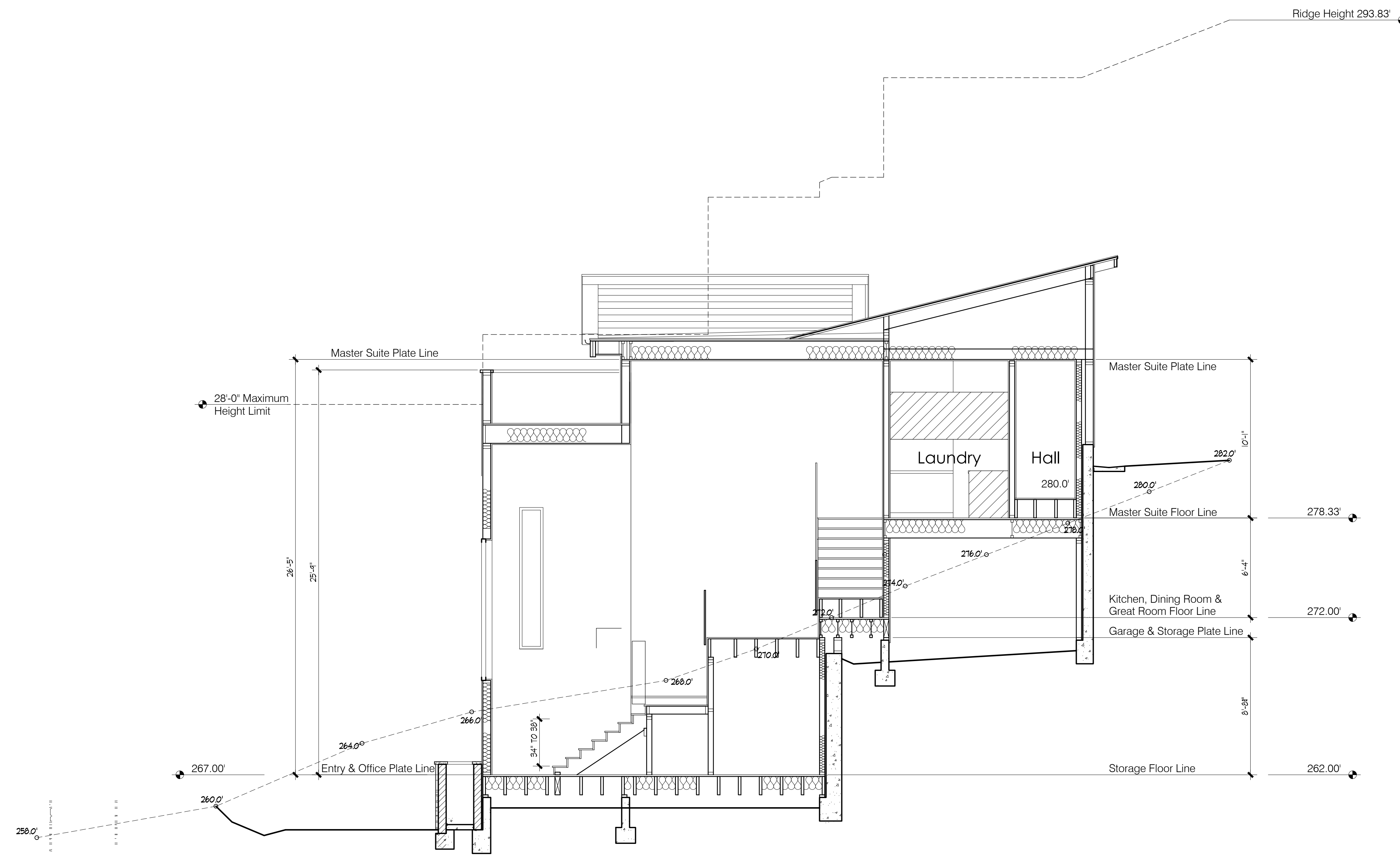


Building Section 'B-B'

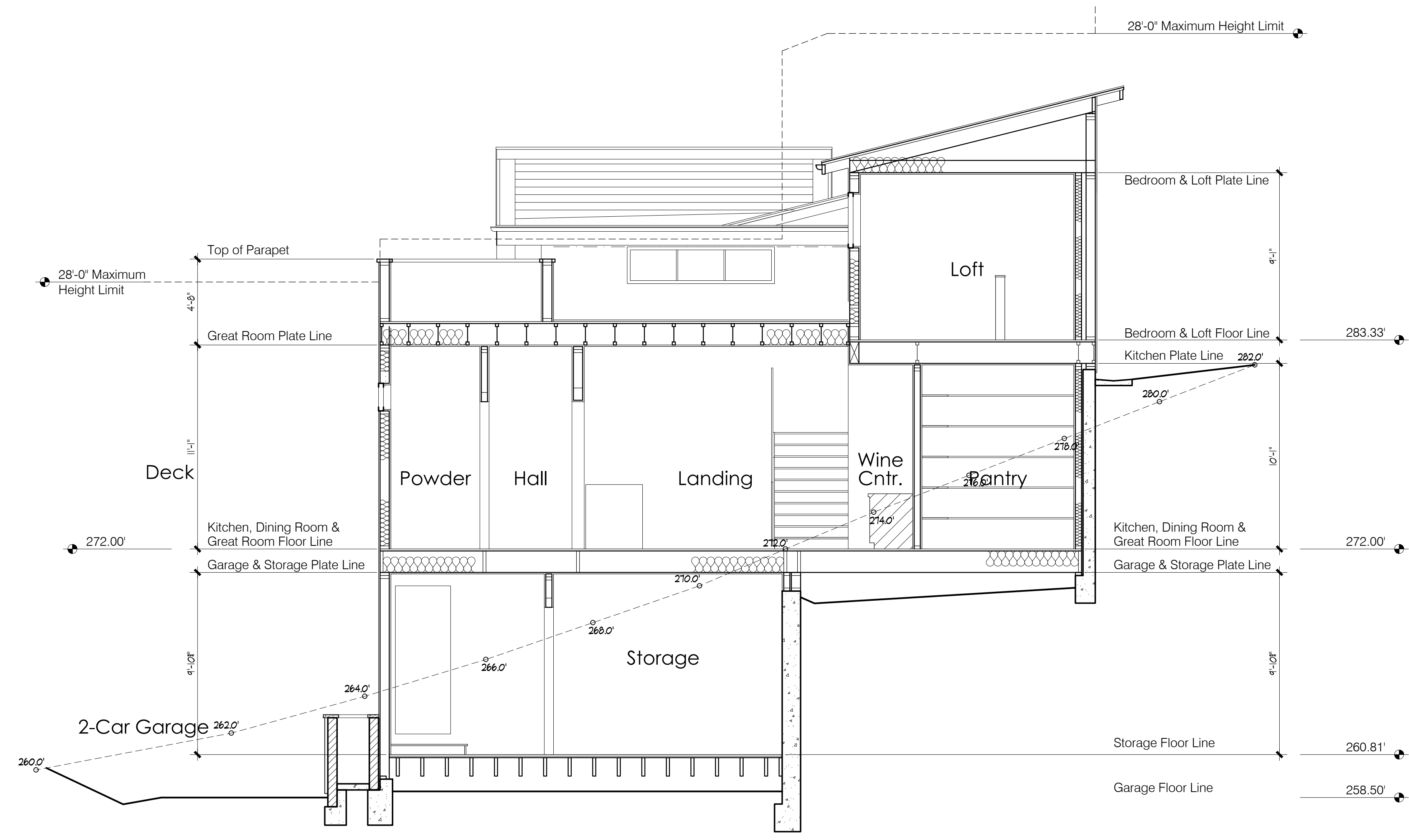


Building Section 'A-A'

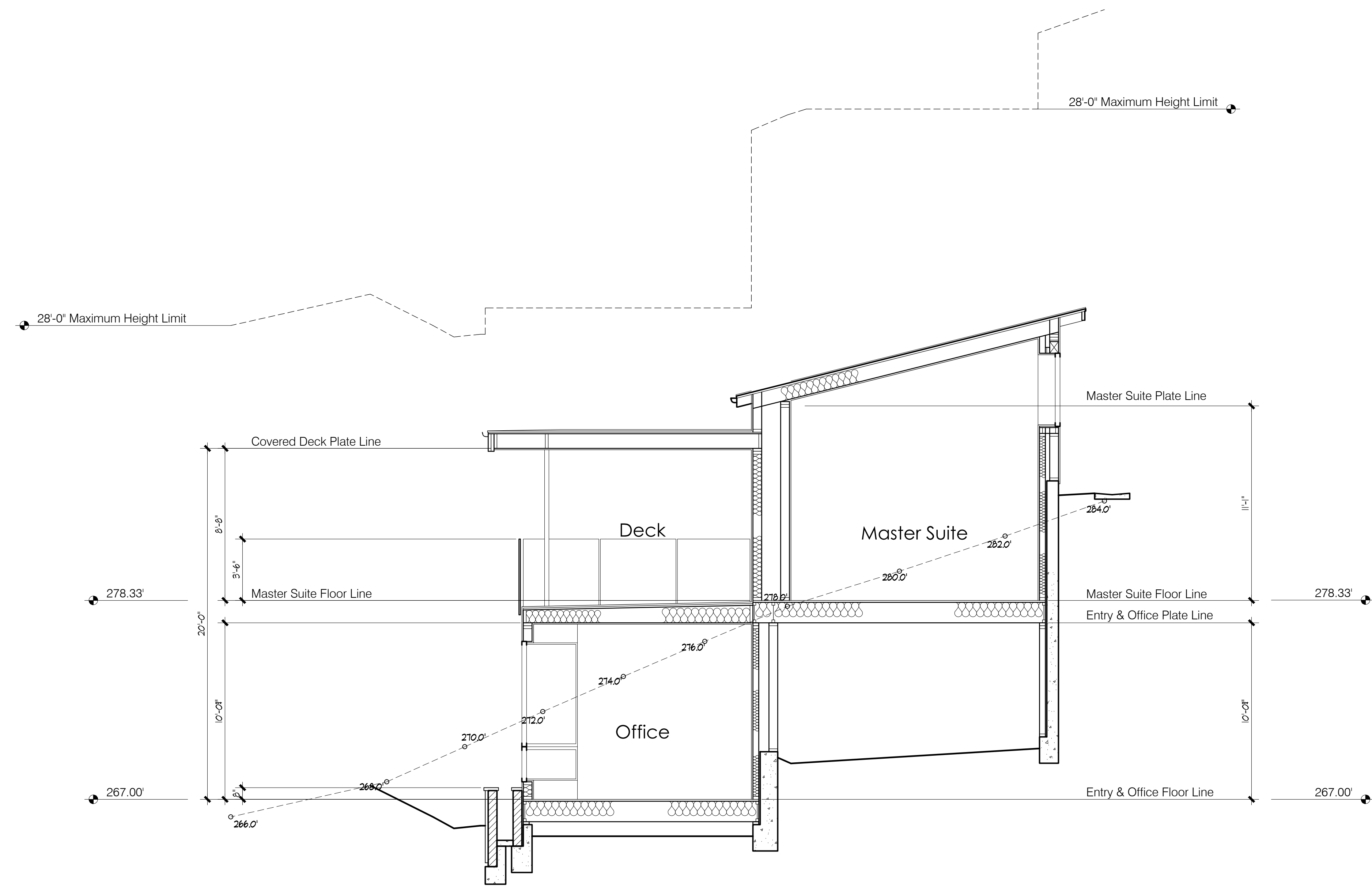




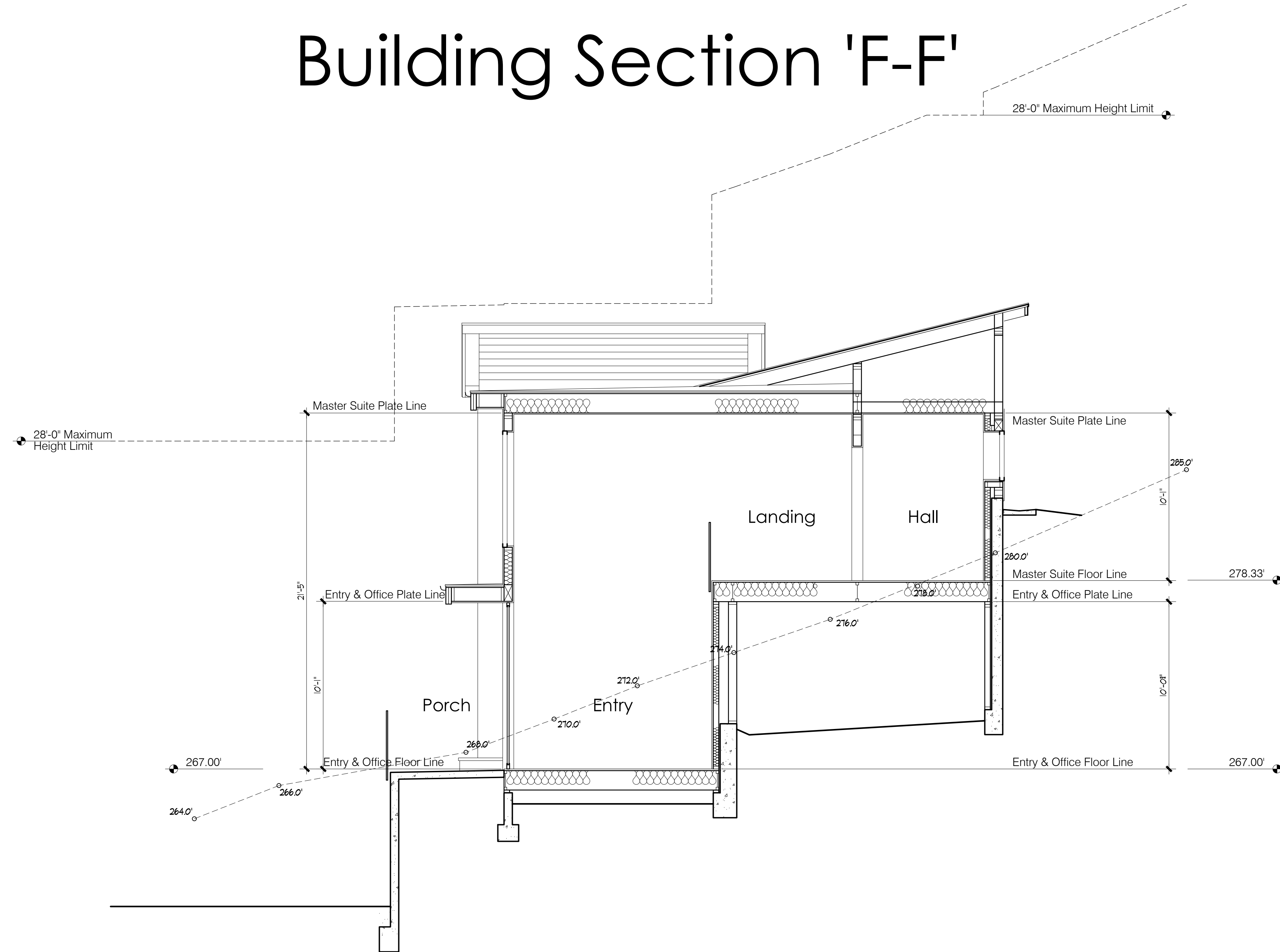
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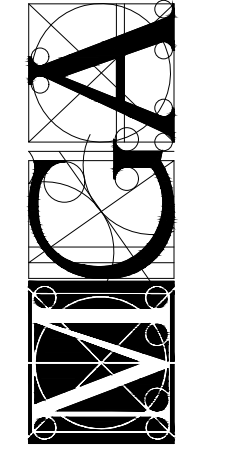
Building Section 'C-C'



Building Section 'F-F'



Building Section 'E-E'



Project
 Lot 3
 El Vanada

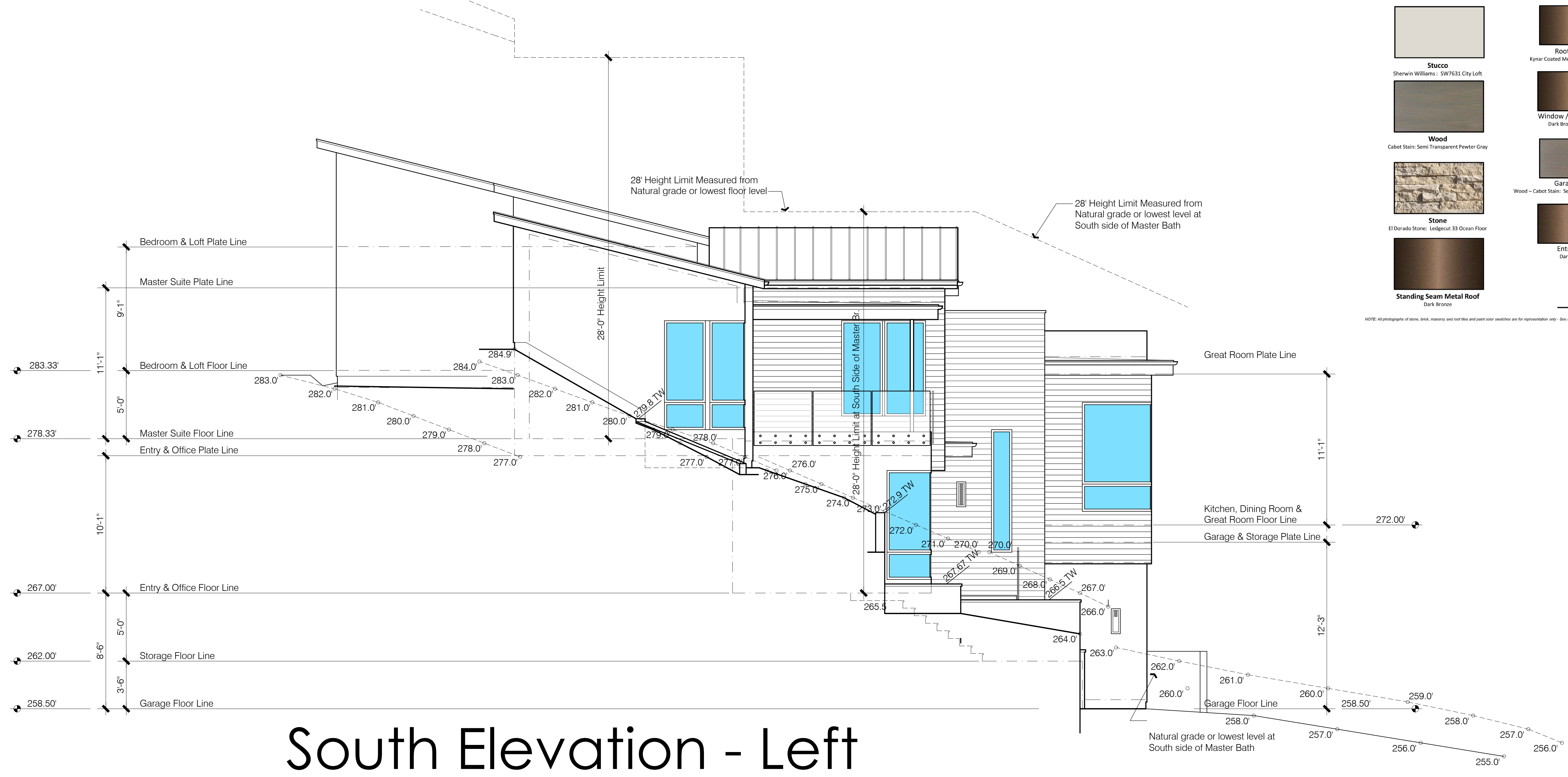
Sheet Title
 Conceptual
 Building
 Sections

Date
 July 12, 2020
 Project Number
 4420
 Scale
 1/4" = 1'-0"
 Revision
 4/15/2021
 7/15/2021
 4/1/2024

Sheet No.

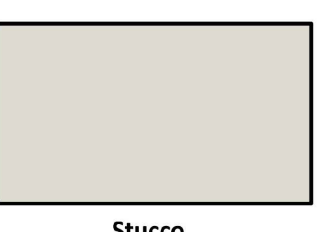



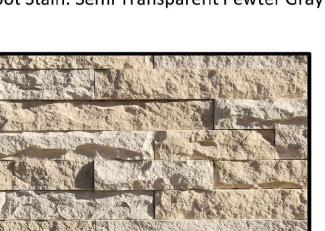





East Elevation - Front



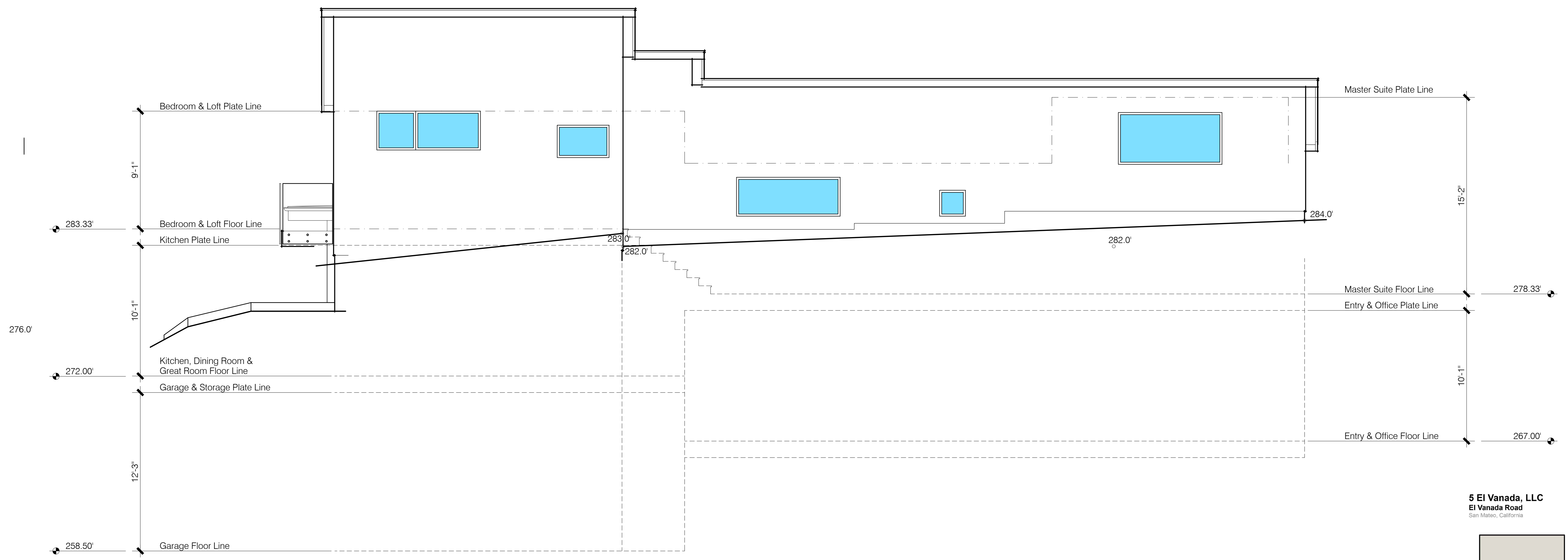
South Elevation - Left

5 El Vanada, LLC
 El Vanada Road
 San Mateo, California

	
Stucco Sherwin Williams - SW7631 City Loft	Roof Fascia Kynar Coated Metal - Medium Bronze
	
Wood Cabot Stain Semi Transparent Pewter Gray	Window / Door Frames Dark Bronze Anodized
	
Stone El Dorado Stone - Ledgercut 33 Ocean Floor	Garage Door Wood - Cabot Stain: Semi Transparent Pewter Gray
	
Standing Seam Metal Roof Dark Bronze	Entry Door Dark Bronze



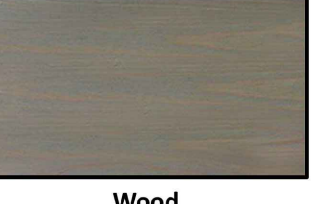

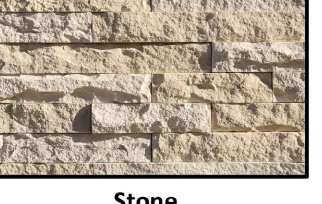


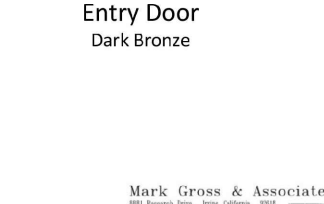
NOTE: All photographs of stone, brick, masonry and roof tile and color swatches are for representation only. See actual samples for exact colors.



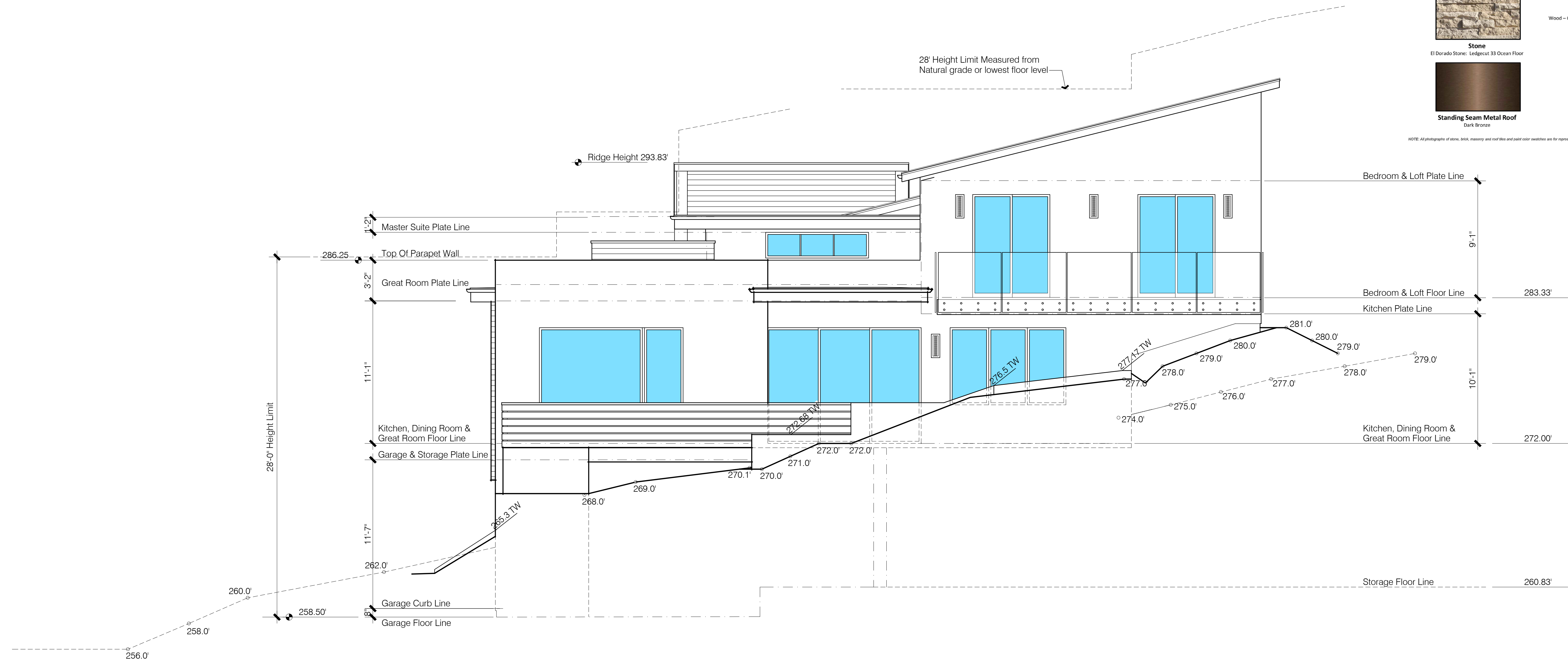


West Elevation - Rear

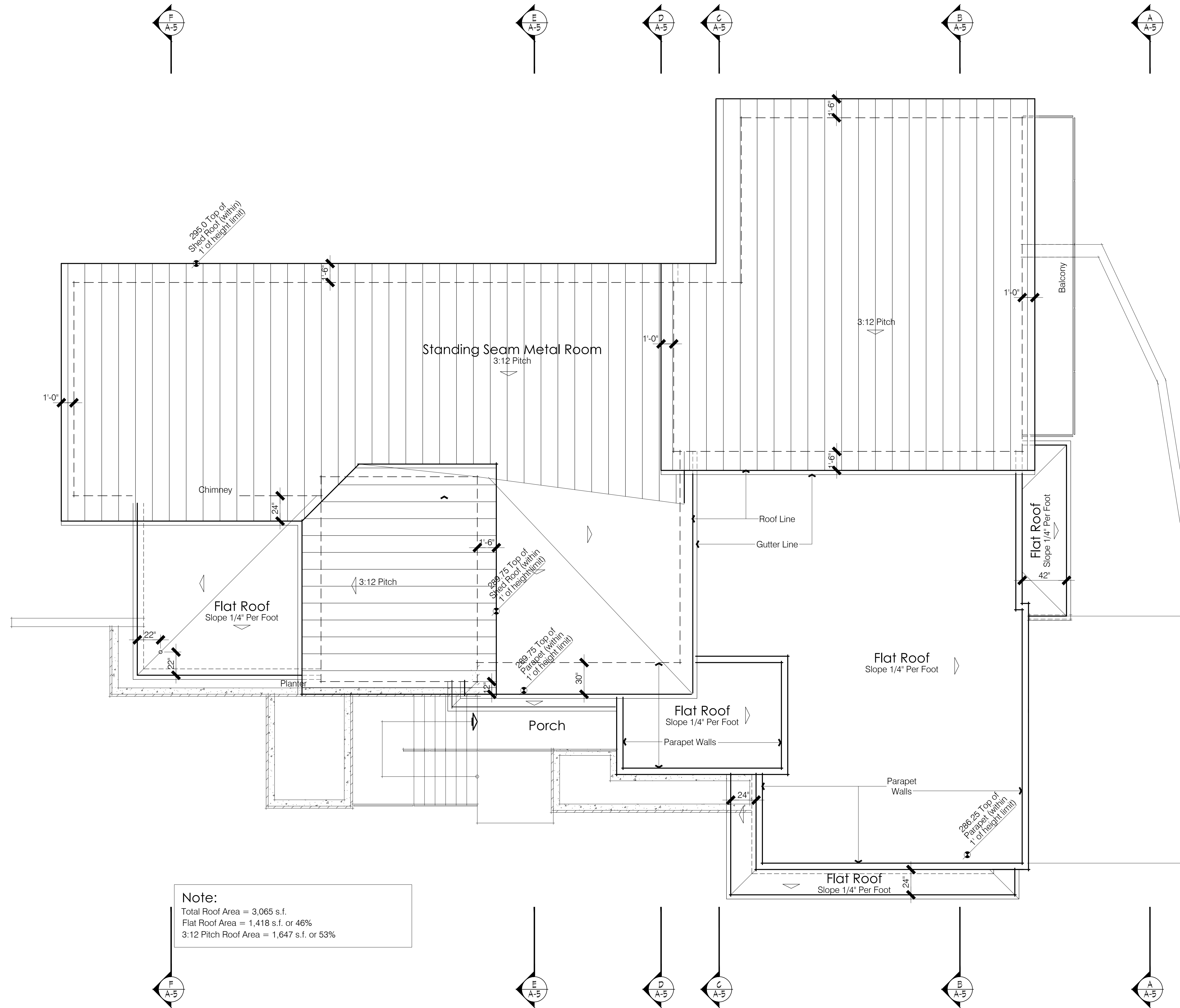
5 El Vanada, LLC
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 Stucco Sherwin Williams - SW7531 City Loft	 Roof Fascia Kynar Coated Metal - Medium Bronze
 Wood Cabot Stain: Semi Transparent Pewter Gray	 Window / Door Frames Dark Bronze Anodized
 Stone El Dorado Stone: Lodges 33 Ocean Floor	 Garage Door Wood - Cabot Stain: Semi Transparent Pewter Gray
 Standing Seam Metal Roof Dark Bronze	 Entry Door Dark Bronze

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only. See actual samples for exact colors.



North Elevation - Right



Note:
 Total Roof Area = 3,065 s.f.
 Flat Roof Area = 1,418 s.f. or 46%
 3:12 Pitch Roof Area = 1,647 s.f. or 53%

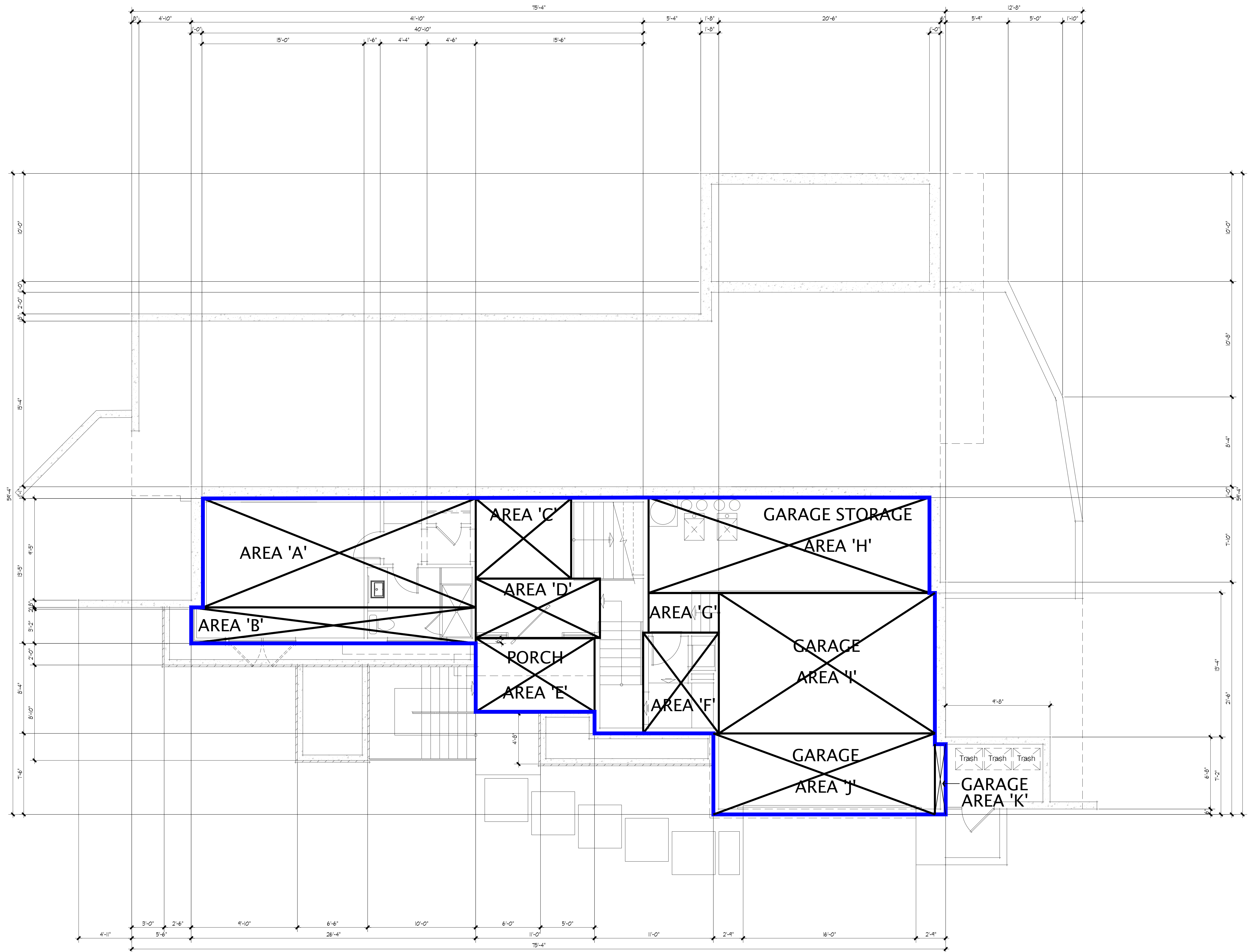
Roof Plan

Project
 Lot 3
 El Vanada

Sheet Title
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 Roof Plan

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FIRST FLOOR HOUSE AREA

AREA 'A'	25'-4" x 10'-1"	=	255 s.f.
AREA 'B'	26'-4" x 3'-4"	=	87 s.f.
AREA 'C'	8'-10" x 7'-5"	=	66 s.f.
AREA 'D'	11'-6" x 5'-6"	=	63 s.f.
AREA 'F'	7'-9" x 9'-4"	=	65 s.f.
TOTAL		=	536 s.f.

GARAGE / STORAGE

AREA 'G'	6'-6" x 3'-8"	=	24 s.f.
AREA 'H'	26' x 8'-10"	=	230 s.f.
AREA 'I'	20' x 13'	=	260 s.f.
AREA 'J'	20'-6" x 7'-6"	=	153 s.f.
AREA 'K'	1' x 6'-6"	=	7 s.f.
TOTAL		=	674 s.f.

PORCH AREA

AREA 'E'	11'-0" x 6'-10"	=	75 s.f.
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TOTAL FIRST FLOOR AREA

HOUSE AREA	=	536 s.f.
PORCH AREA	=	75 s.f.
GARAGE AREA	=	874 s.f.
TOTAL	=	1,285 s.f.

F.A.R. (FLOOR AREA RATIO)

AREA TABULATION

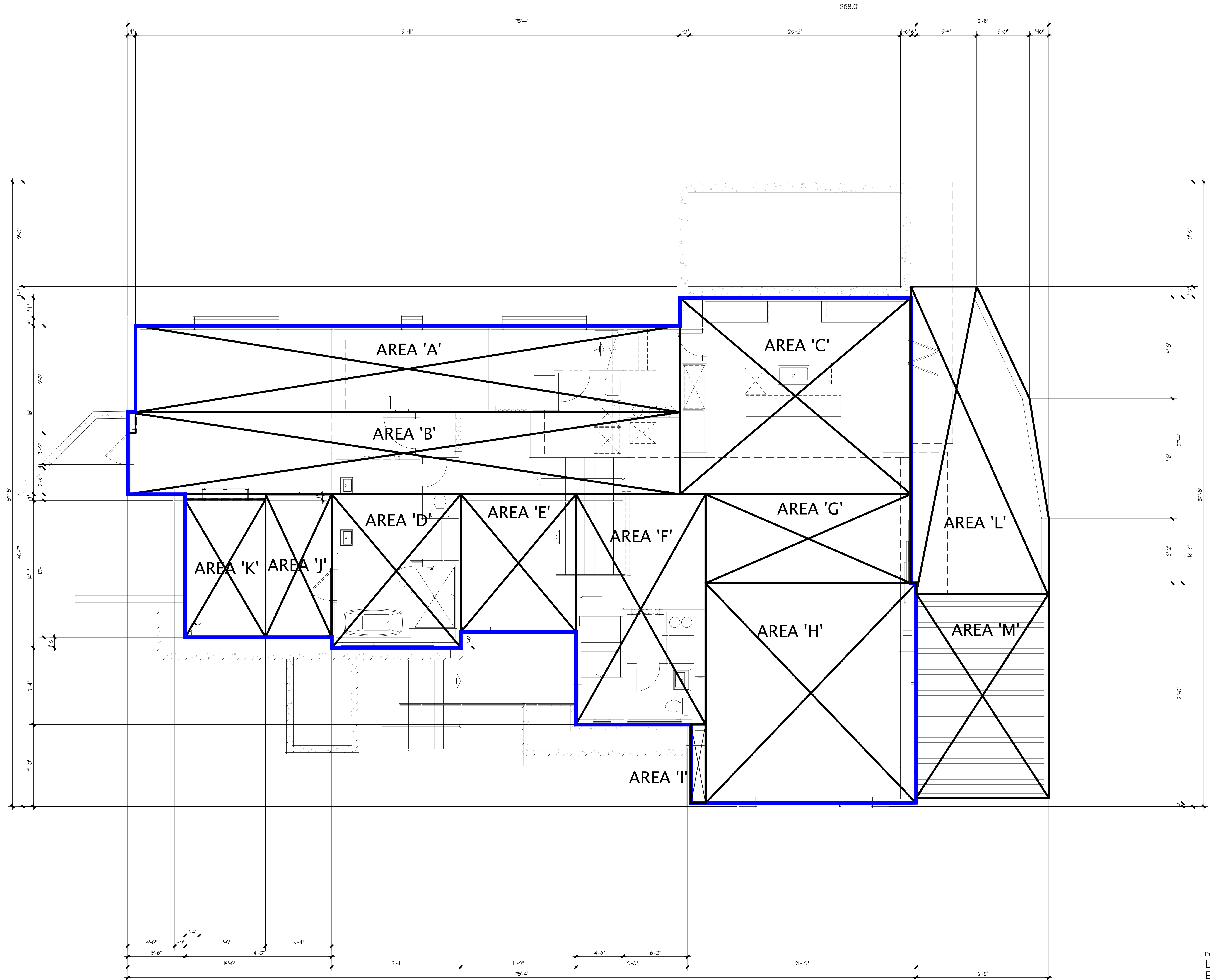
FIRST FLOOR AREA	=	536 s.f.
SECOND FLOOR AREA	=	2,454 s.f.
THIRD FLOOR AREA	=	633 s.f.
TOTAL HOUSE AREA	=	3,623 s.f.
2-GARAGE AREA	=	420 s.f.
GARAGE STORAGE	=	254 s.f.
WOOD DECK	=	209 s.f.
PORCH	=	75 s.f.
OUTDOOR LIVING PATIO	=	328 s.f.
COVERED DECK	=	188 s.f.

First Floor Area Plan

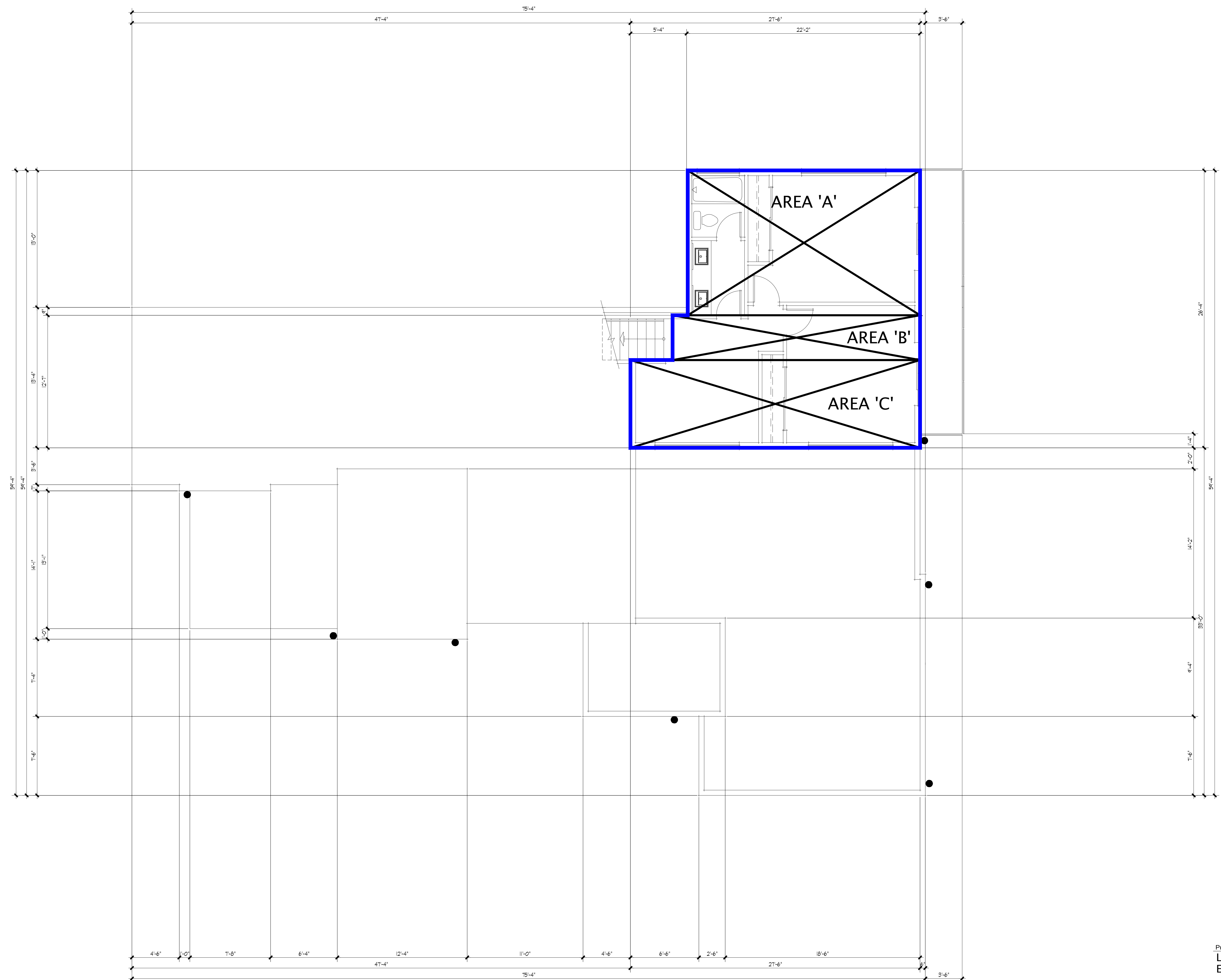
SECOND FLOOR HOUSE AREA	
AREA 'A'	52'-4" x 8'-3" = 432 s.f.
AREA 'B'	52'-9" x 7'-10" = 413 s.f.
AREA 'C'	22'-1" x 18'-9" = 414 s.f.
AREA 'D'	12'-4" x 14'-8" = 181 s.f.
AREA 'E'	11'-0" x 13'-2" = 145 s.f.
AREA 'F'	12'-4" x 22'-0" = 271 s.f.
AREA 'G'	19'-7" x 8'-6" = 166 s.f.
AREA 'H'	20'-1" x 21'" = 422 s.f.
AREA 'I'	1'-4" x 7'-6" = 10 s.f.
TOTAL	= 2,454 s.f.
COVERED DECK AREA	
AREA 'K'	7'-8" x 13'-2" = 101 s.f.
AREA 'J'	6'-4" x 13'-8" = 87 s.f.
TOTAL	= 188 s.f.
OUTDOOR LIVING DECK	
18'-0" ABOVE GRADE	
AREA 'L'	Irregular = 328 s.f.
AREA 'M'	12'-8" x 19'-6" = 209 s.f.
TOTAL	= 537 s.f.
TOTAL SECOND FLOOR AREA	
HOUSE AREA	= 2,454 s.f.
COVERED DECK AREA	= 188 s.f.
OUTDOOR LIVING AREA	= 537 s.f.
TOTAL	= 3,179 s.f.

F.A.R. (FLOOR AREA RATIO)

AREA TABULATION	
FIRST FLOOR AREA	= 536 s.f.
SECOND FLOOR AREA	= 2,454 s.f.
THIRD FLOOR AREA	= 633 s.f.
TOTAL HOUSE AREA	= 3,623 s.f.
2-GARAGE AREA	= 420 s.f.
GARAGE STORAGE	= 254 s.f.
WOOD DECK	= 209 s.f.
PORCH	= 75 s.f.
OUTDOOR LIVING PATIO	= 328 s.f.
COVERED DECK	= 188 s.f.



Second Floor Area Plan



THIRD FLOOR HOUSE AREA

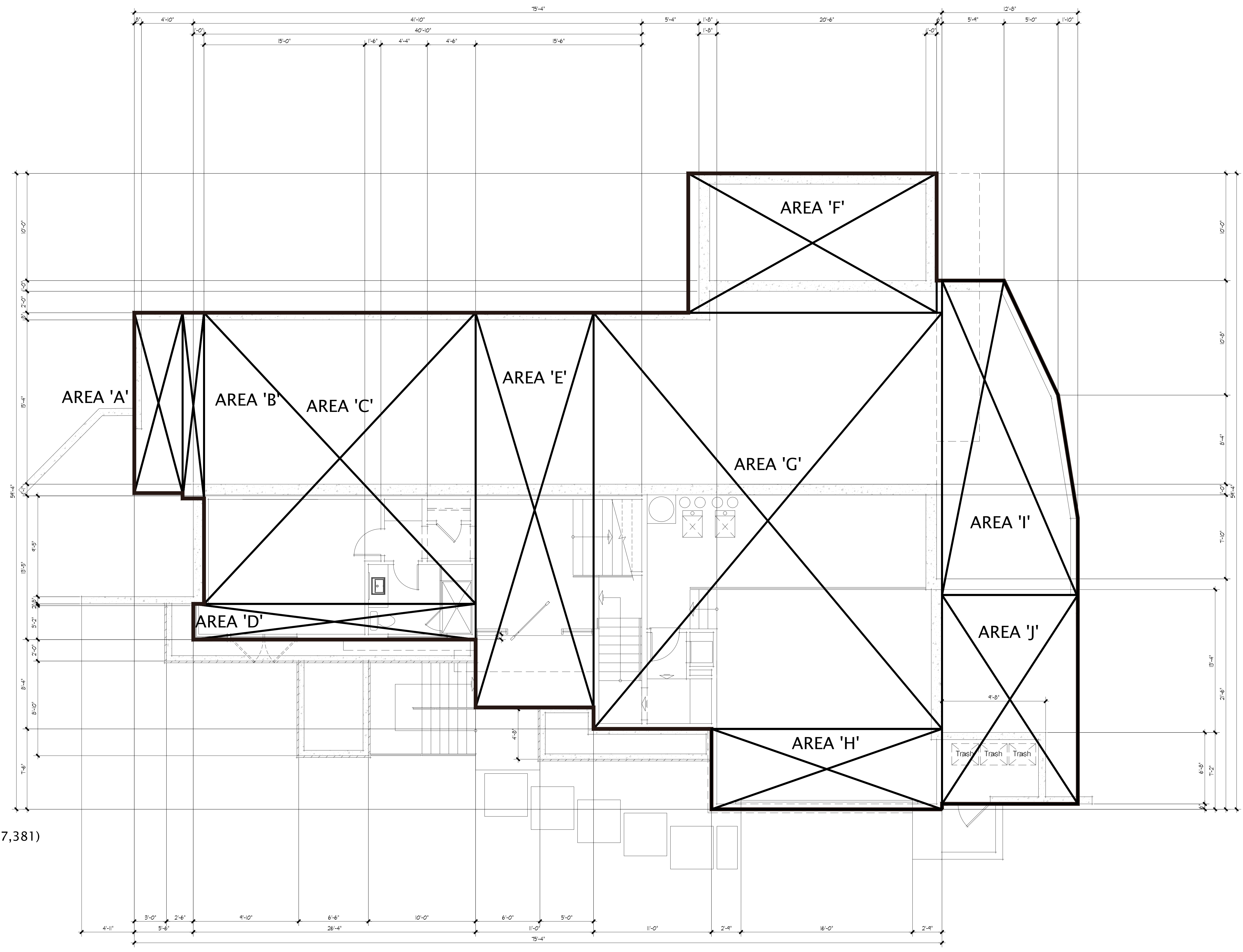
AREA 'A'	22'-1" x 13'-9"	=	304 s.f.
AREA 'B'	23'-6" x 4'-3"	=	100 s.f.
AREA 'C'	27'-6" x 8'-4"	=	229 s.f.
TOTAL		=	633 s.f.

F.A.R. (FLOOR AREA RATIO) █

AREA TABULATION

FIRST FLOOR AREA	=	536 s.f.
SECOND FLOOR AREA	=	2,454 s.f.
THIRD FLOOR AREA	=	633 s.f.
TOTAL HOUSE AREA	=	3,623 s.f.
2-GARAGE AREA	=	420 s.f.
GARAGE STORAGE	=	254 s.f.
WOOD DECK	=	209 s.f.
PORCH	=	75 s.f.
OUTDOOR LIVING PATIO	=	328 s.f.
COVERED DECK	=	188 s.f.

Third Floor Area Plan



LOT COVERAGE AREA

AREA 'A'	4'-6" x 16'-10"	=	76 s.f.
AREA 'B'	2'-0" x 17'-4"	=	35 s.f.
AREA 'C'	25'-4" x 27'-2"	=	688 s.f.
AREA 'D'	26'-4" x 3'-4"	=	88 s.f.
AREA 'E'	11'-0" x 36'-10"	=	405 s.f.
AREA 'F'	23'-2" x 13'-0"	=	301 s.f.
AREA 'G'	32'-6" x 38'-10"	=	1,262 s.f.
AREA 'H'	21'-6" x 7'-6"	=	161 s.f.
AREA 'I'	Irregular	=	314 s.f.
AREA 'J'	12'-8" x 19'-6"	=	247 s.f.
TOTAL		=	3,577 s.f.

LOT COVERAGE CALCULATION
 LOT SIZE = 57,253 - Access Easement (17,381)
 = 39,872 s.f. x 25% = 9,968 s.f.

LOT COVERAGE AREA = 3,577 s.f.
 LOT COVERAGE = 8.9%

Lot Coverage Plan

GRADING AND SITEWORK SPECIFICATIONS

- SITE-DISTURBING CONSTRUCTION ACTIVITIES MUST BE RESTRICTED TO THE BOUNDARIES OF THIS SITE. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOLLERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR TO A DESIGNATED DUMP SITE OR OTHER LOCATION APPROVED BY THE CITY OR COUNTY. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER AREAS, AS APPROVED BY THE OWNER, FOR RE-USE ON SLOPES AND DISTURBED AREAS. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OR COUNTY ORDINANCES AND STANDARDS.
- CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

EROSION CONTROL NOTES

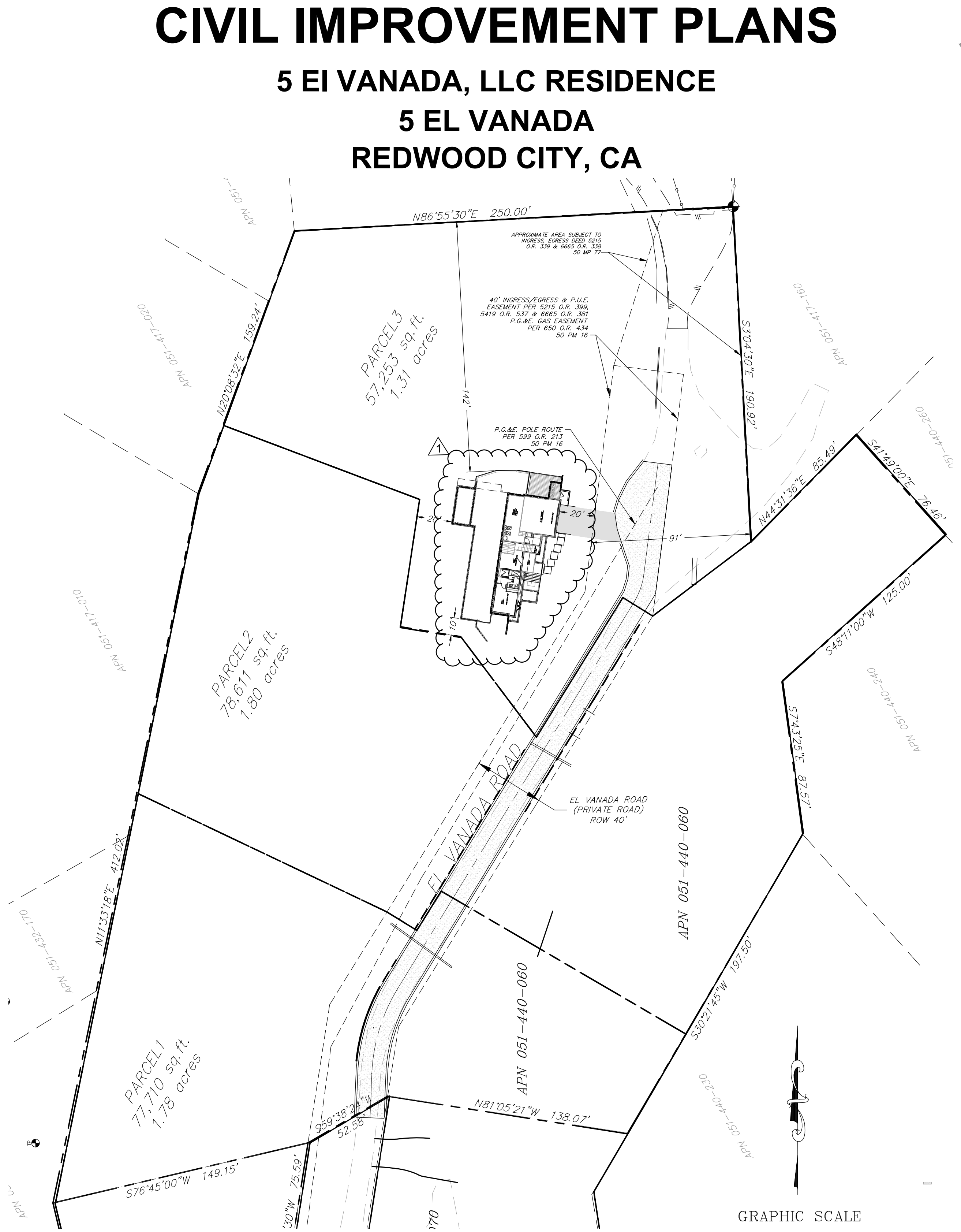
- TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS.
- DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR FLOODS. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES, IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
- CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
- BMP'S SHALL BE MAINTAINED AND OPERATED SUCH THAT THEY REDUCE OR ELIMINATE POLLUTANTS FROM EXITING THE SITE TO THE GREATEST EXTENT POSSIBLE. IF SELECTED BMP'S ARE NOT WORKING AS REQUIRED, THE BMP INSTALLATION MUST BE IMPROVED, OR NEW BMP'S SHALL BE SELECTED.
- EROSION CONTROL MEASURES SHALL BE IN PLACE THROUGHOUT THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 30.

SEWER GENERAL NOTES AND SPECIFICATIONS

- ALL REFERENCES TO "DISTRICT" IN THESE GENERAL NOTES SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
- THE APPROVAL OF THESE PLANS BY THE DISTRICT SHALL BE INTERPRETED TO MEAN THAT THE SANITARY SEWER DESIGN SHOWN ON THESE PLANS MEETS THE DISTRICT'S STANDARDS. THE DISTRICT'S APPROVAL IN NO WAY GUARANTEES ANY OTHER ASPECT OF THIS PLAN OR ITS ACCURACY RELATIVE TO ACTUAL FIELD CONDITIONS.
- THE CONTRACTOR SHALL CONTRACT THE DISTRICT AT 363-4765 OR 363-4100 TWO (2) WORKING DAYS IN ADVANCE OF BEGINNING ANY SANITARY SEWER WORK. THE CONTRACTOR SHALL THEREAFTER KEEP THE INSPECTOR FOR THE DISTRICT INFORMED OF HIS SCHEDULE FOR SANITARY SEWER WORK.
- ALL SANITARY SEWER WORK CONSTRUCTED WITHOUT INSPECTION BY THE DISTRICT SHALL BE REMOVED AND RECONSTRUCTED WITH INSPECTION.
- THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATION.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE COUNTY OR CITY BEFORE BEGINNING AND SANITARY SEWER WORK.
- UPON THE COMPLETION OF CONSTRUCTION A COMPLETE SET OF REPRODUCIBLE "AS-CONSTRUCTED" PLANS SHALL BE PROVIDED TO THE DISTRICT.
- SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS ARE NECESSARY (E.G. PUMPS, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.
- PRIOR TO COMMENCING ANY SANITARY SEWER WORK IN OFF-SITE EASEMENTS THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH ADEQUATE EVIDENCE THAT ALL AFFECTED PROPERTY OWNERS (AND TENANTS WHERE APPLICABLE) WERE NOTIFIED WELL IN ADVANCE OF THE DATE WORK IN THE EASEMENTS WAS TO BEGIN AND THAT THEY HAVE UPDATED THAT NOTICE IN A TIMELY MANNER WHEN THOSE DATES HAVE CHANGED.
- THE PROPERTY LINE CLEANOUT MUST BE PLACED IN A LOCATION THAT PROVIDES EASY ACCESS FOR MAINTENANCE EQUIPMENT AND IS OUTSIDE OF ANY ENCLOSURES. A MINIMUM OF 6" IS REQUIRED BETWEEN THE PROPERTY LINE CLEANOUT AND STRUCTURE.
- SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE.
- THE SEWER DISTRICT OFFICE SHALL BE CONTACTED AT (650) 363-4100 TO SCHEDULE INSPECTIONS. INSPECTION MUST BE SCHEDULED A MINIMUM ONE WORKING DAY PRIOR TO THE INSPECTION. NO INSPECTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS, OR HOLIDAYS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE SEWER DISTRICT.
- A VIDEO INSPECTION OF THE SEWER MAIN (MANHOLE TO MANHOLE) WHERE THE NEW LATERAL CONNECTS TO THE SEWER DISTRICT MAIN AND THE EXISTING CONNECTION IS TO BE REMOVED SHALL BE PERFORMED BY THE APPLICANT OR CONTRACTOR AND SUBMITTED TO THE SEWER DISTRICT FOR REVIEW AFTER LATERAL CONNECTION HAS BEEN MADE AND THE MAIN REPAIRED. THE VIDEO INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS DESCRIBED IN THE SPECIAL PROVISIONS FOR CLOSED CIRCUIT TELEVISION INSPECTION OF SANITARY SEWER MAINS (A COPY CAN BE OBTAINED FROM THE WEBSITE AT [HTTP://PUBLICWORKS.SMCgov.ORG/SEWER-SERVICES](http://PUBLICWORKS.SMCgov.ORG/SEWER-SERVICES)). THE SEWER DISTRICT WILL REVIEW THE VIDEO INSPECTION TO DETERMINE WHETHER THE WORK PERFORMED IS ACCEPTABLE. ALL UNACCEPTABLE WORK SHALL BE CORRECTED TO THE SEWER DISTRICT'S SATISFACTION AT THE APPLICANT'S EXPENSE.
- CARE MUST BE TAKEN TO PROTECT THE EXISTING SEWER DISTRICT FACILITIES WHEN A NEW SEWER LATERAL AND CONNECTION IS INSTALLED. ANY DAMAGES TO THE SEWER DISTRICT FACILITIES DURING THE INSTALLATION OF THE NEW LATERAL SHALL BE REPAIRED BY THE APPLICANT PER THE SEWER DISTRICT STANDARD DETAILS AND AT THE APPLICANT'S EXPENSE. THE SEWER DISTRICT MUST BE NOTIFIED OF ANY DAMAGES TO THE SANITARY SEWER FACILITIES AND ANY REPAIRS MUST BE INSPECTED BY A SEWER DISTRICT REPRESENTATIVE.

MAINTENANCE RESPONSIBILITIES FOR PROPERTY OWNERS

- The Owner shall use his/her best efforts to diligently and adequately maintain all storm water facilities in such a manner assuming peak performance at all times and to continue to operate as designed and approved, to accomplish their intended purpose and in compliance with all applicable federal, state, county, and local laws and regulations.
- Stormwater Retention System:** Maintenance shall cover all pipes, inlets, and other structures built to convey storm water.
 - The Owner shall inspect the Facility between July 1 and September 1 of each year, and following a rain event. The inspection shall include physically removing each access port's plate cover and physically measuring the depth of sediment and/or debris in the pipes. If the depth of accumulation of sediment and/or debris is in excess of six (6) inches in depth or affects the efficiency of the Facility as designed, then all sediment and/or debris shall be removed from the structure. The inspection shall also include determination of the water depth, condition of the inlets, outlets, and overflow structures, and estimate of remaining storage capacity.
 - Sediment/Debris Management: The Owner shall remove the cover from the Facility and remove sediment and/or debris resulting from the normal operation of the retention system. The Owner shall dispose of the sediment and/or debris in accordance with local, state, and federal laws and regulations. If sediments are stored, the Owner shall store sediment in accordance with safe management practices specified by applicable local, state, and federal law regulations. Disposal of sediments shall be within twenty (20) days of removal.
- Swales:** The Owner shall inspect the swales frequently, mowing the grass so that the grass does not exceed 4 inches in length, removing and replacing any dead or diseased vegetation, grading required to eliminate standing water, removing invasive plants, and keeping any garbage picked up out of the landscaped swales.
- Stormdrain pipes:** The pipes shall be replaced if damage is suspected. Pipes need to be cleared out of debris and sediment following the rain event. Special attention shall be paid to pipes with shallow slopes in the north east corner of the site.
- Drop Inlets/Catch Basins:** The Owner shall inspect the drop inlets between July 1 and September 1 of each year, and following a rain event. The inspection shall include physically removing the grates and physically measuring the depth of sediment and/or debris in the catch basin. If the depth of accumulation of sediment and/or debris is in excess of six (6) inches in depth or affects the efficiency of the catch basin as designed, then all sediment and/or debris shall be removed from the structures. Removal of sediment/debris shall be similar to 2b. above.



SITE PLAN

INDEX TO SHEETS

- C1 - COVER SHEET AND SITE PLAN
- C2 - TOPOGRAPHIC SURVEY
- C3 - EL VANADA ROAD GRADING PLAN & PROFILE
- C4 - RESIDENCE & DRIVEWAY GRADING PLAN & PROFILE
- C5 - EROSION CONTROL PLAN
- C6 - IMPERVIOUS AREA PLAN
- C7 - CONSTRUCTION BMP'S

EARTHWORK QUANTITIES

WITHIN BUILDING FOOTPRINT

- 450 CY CUT
- 245 CY FILL
- 205 CY CUT

OUTSIDE BUILDING FOOTPRINT

- 172 CY CUT
- 80 CY FILL
- 92 CY NET CUT

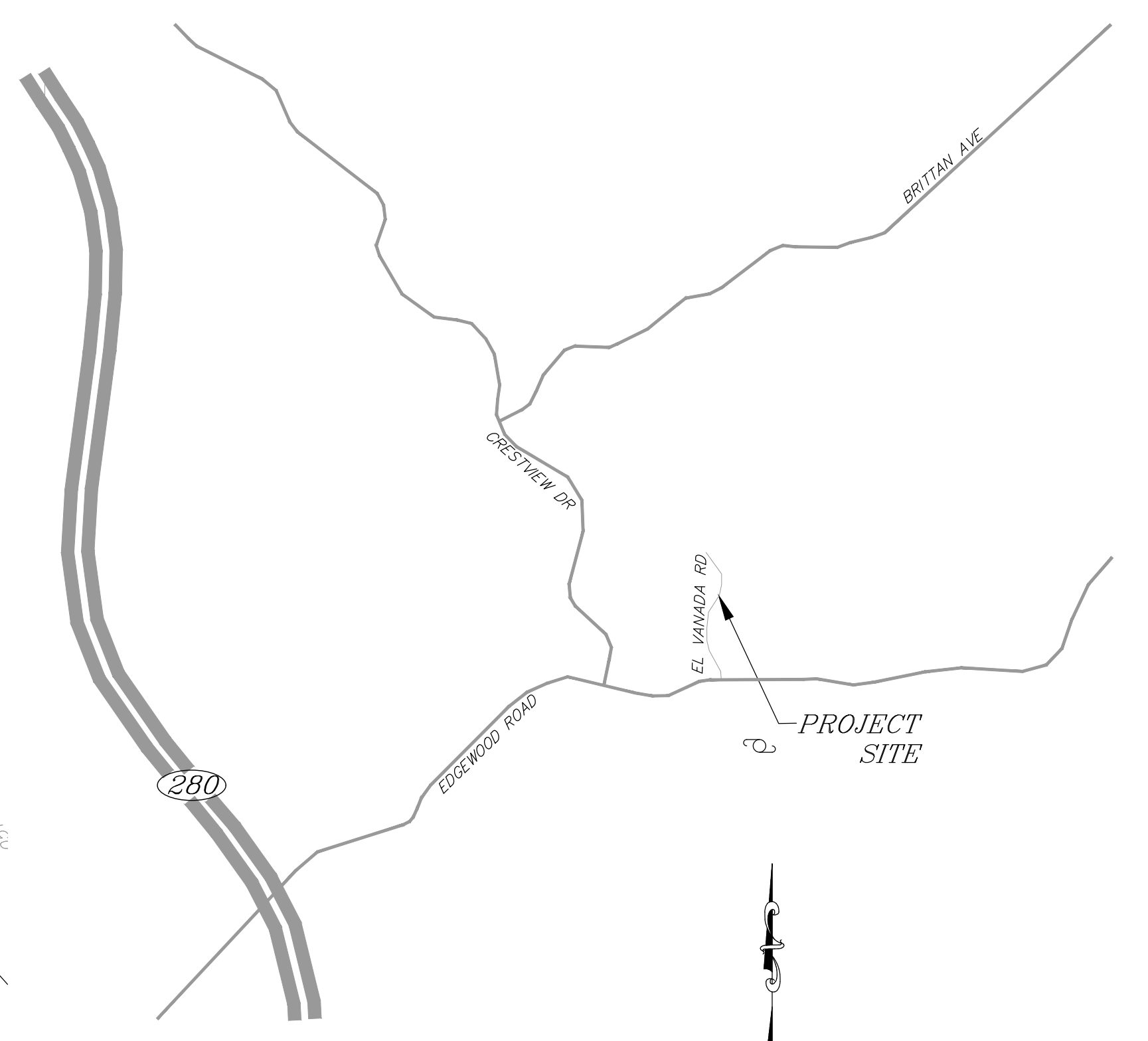
EARTHWORK QUANTITIES ARE ESTIMATE ONLY AND DO NOT ACCOUNT FOR REMOVALS OF UNSUITABLE MATERIALS. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONJUNCTION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

RIDGE HEIGHT

RIDGE HEIGHT = 293.83' (BASED ON THE SURVEY BENCHMARK)

CIVIL IMPROVEMENT PLANS

5 EI VANADA, LLC RESIDENCE
5 EL VANADA
REDWOOD CITY, CA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

A.P.N. 051-440-060
PARCEL 1
PM VOL. 50/76-77
SAN MATEO COUNTY

RECORD OWNER

5 EL VANADA, LLC
135 HUDSON ST
REDWOOD CITY, CA 94062

SURVEYOR/CIVIL ENGINEER

TRIAD/HOLMES ASSOCIATES
777 WOODSIDE RD #2A
REDWOOD CITY, CA 94061
650-366-0216

ARCHITECT

MARK GROSS & ASSOCIATES
8881 RESEARCH DRIVE
IRVINE, CALIFORNIA 92618
TEL: (949) 387-3800
EMAIL: DOUGM@MARKGROSSINC.COM

BENCHMARK

TEMPORARY BENCHMARK ON
ASSUMED DATUM: 3/4" IRON PIPE
W/ PLUG RCE 7623
ELEVATION = 271.83

UTILITY NOTE

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

LEGEND

- — — — — PROPERTY LINE
- - - - - CENTERLINE
- — — — — EDGE OF PAVEMENT
- 12" T TREE AND SIZE
- ✗ 12" T TREE TO BE REMOVED
- 95 — EXISTING GROUND CONTOUR & ELEV.
- ⊙ SEWER MANHOLE
- - W - - EXISTING WATERLINE
- - S - - EXISTING SEWERLINE
- - OHU - - OVERHEAD UTILITIES
- ROOF DOWNSPOUT AND SPLASH GUARD

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- CONC CONCRETE
- CY CUBIC YARDS
- EZ ELEVATION
- EM ELECTRIC METER
- (E)EX EXISTING
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE ELEVATION
- GB GRADE BREAK
- GM GAS METER
- HP HIGH POINT
- INV INVERT ELEVATION
- (N) NEW
- ROW RIGHT OF WAY
- SF SQUARE FEET
- TC TOP OF CURB
- TG TOP OF GRATE
- TYP TYPICAL
- WMB WATER METER BOX

thc
triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

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REVISIONS:	BY:
△ COUNTY COMMENTS 07/03/2024	MP

PREPARED FOR:
5 EL VANADA LLC
PO BOX 83
SAN CARLOS, CA 94070

5 EL VANADA ROAD
COVER SHEET AND SITE PLAN
SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE	03/21/2024
SCALE	
DRAWN	BB/MP
JOB NO.	09.0333
DWG	C1
SHEET	1 OF 7



REVISIONS:	BY:

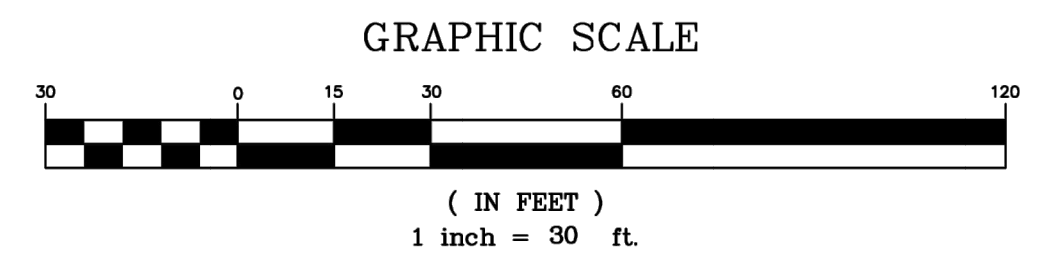
EL VANADA ROAD
 TOPOGRAPHIC SURVEY
 SAN MATEO COUNTY, STATE OF CALIFORNIA



LEGEND

- PROPERTY LINE
- - - CENTERLINE
- ||| EDGE OF PAVEMENT
- 12" OAK TREE TYPE & SIZE
- ⊕ BORE HOLE LOCATION
- 250 EXISTING GROUND CONTOUR & ELEV.
- 72.14 EXISTING GROUND SPOT ELEVATION
- SLOPES >50%
- ⊕ TEMPORARY BENCHMARK FOUND 3/4" IRON PIPE W/ PLUG RCE 7623 ELEVATION = 271.83

CONTOUR INTERVAL: 2'
 GRAPHIC SCALE



I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JANUARY 2019, THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND DO NOT REFLECT A BOUNDARY SURVEY UNLESS SPECIFICALLY NOTED HEREON, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

Andrew K. Holmes
 ANDREW K. HOLMES P.L.S. 4428

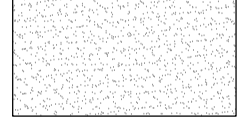
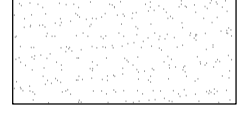
DATE	05/14/2019
SCALE	1" = 30'
DRAWN	SR
JOB NO.	09.0333
DWG	C2
SHEET	2 OF 7

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CONSTRUCTION NOTES:

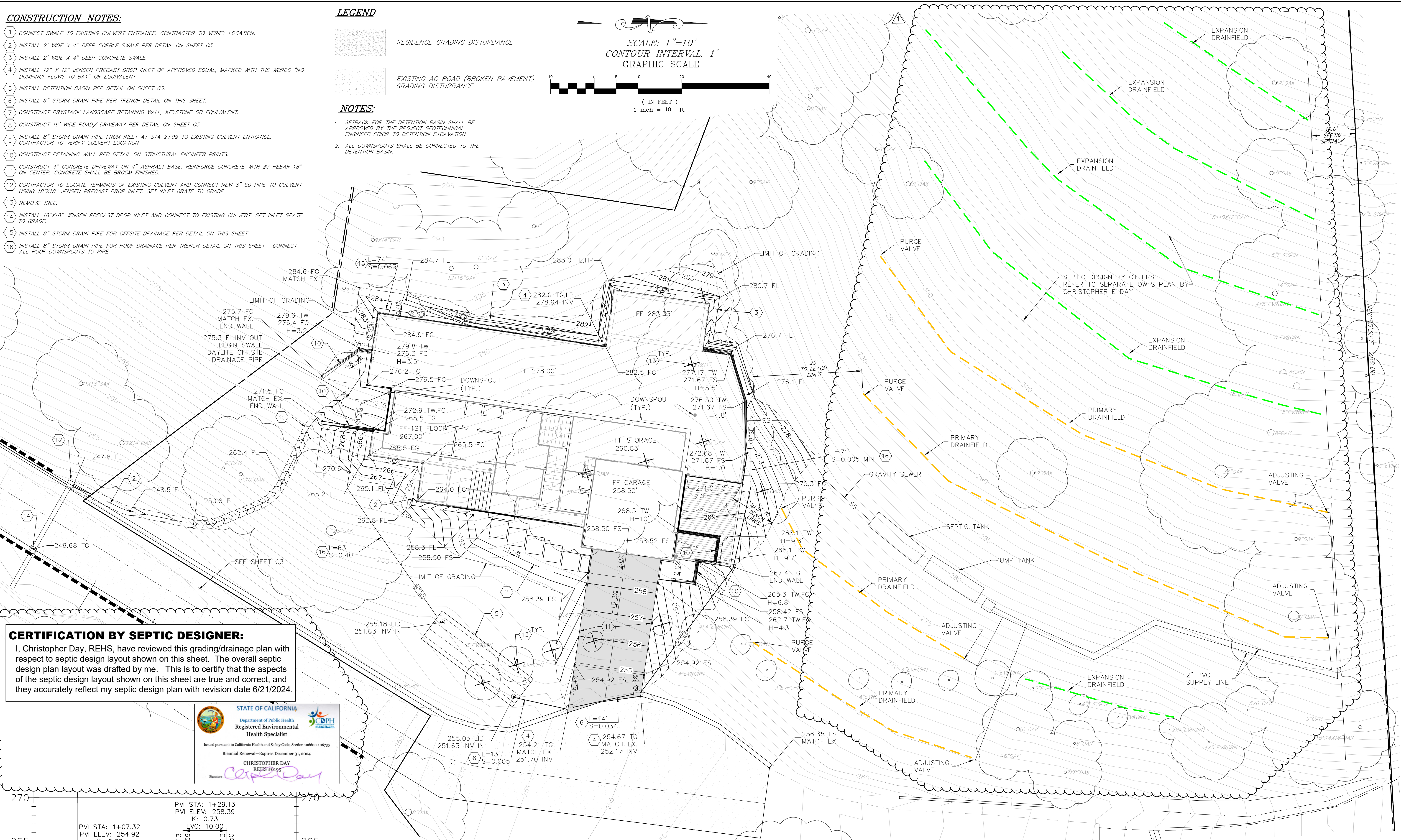
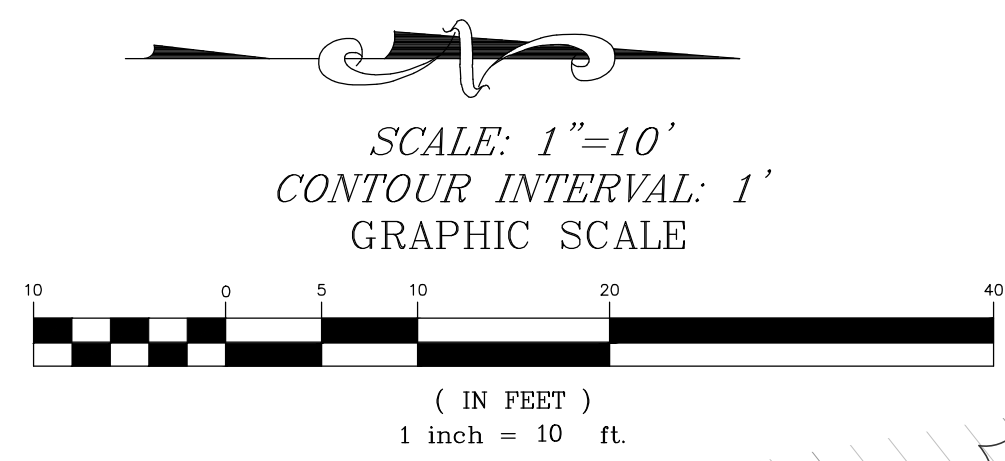
1. CONNECT SWALE TO EXISTING CULVERT ENTRANCE. CONTRACTOR TO VERIFY LOCATION.
2. INSTALL 2' WIDE X 4" DEEP COBBLE SWALE PER DETAIL ON SHEET C.3.
3. INSTALL 2' WIDE X 4" DEEP CONCRETE SWALE.
4. INSTALL 12" X 12" JENSEN PRECAST DROP INLET OR APPROVED EQUAL, MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
5. INSTALL DETENTION BASIN PER DETAIL ON SHEET C.3.
6. INSTALL 6" STORM DRAIN PIPE PER TRENCH DETAIL ON THIS SHEET.
7. CONSTRUCT DRYSTACK LANDSCAPE RETAINING WALL, KEYSTONE OR EQUIVALENT.
8. CONSTRUCT 16" WIDE ROAD/ DRIVEWAY PER DETAIL ON SHEET C.3.
9. INSTALL 8" STORM DRAIN PIPE FROM INLET AT STA 2+99 TO EXISTING CULVERT ENTRANCE. CONTRACTOR TO VERIFY CULVERT LOCATION.
10. CONSTRUCT RETAINING WALL PER DETAIL ON STRUCTURAL ENGINEER PRINTS.
11. CONSTRUCT 4" CONCRETE DRIVEWAY ON 4" ASPHALT BASE. REINFORCE CONCRETE WITH #3 REBAR 18" ON CENTER. CONCRETE SHALL BE BROOM FINISHED.
12. CONTRACTOR TO LOCATE TERMINUS OF EXISTING CULVERT AND CONNECT NEW 8" SD PIPE TO CULVERT USING 18"X18" JENSEN PRECAST DROP INLET. SET INLET GRATE TO GRADE.
13. REMOVE TREE.
14. INSTALL 18"X18" JENSEN PRECAST DROP INLET AND CONNECT TO EXISTING CULVERT. SET INLET GRATE TO GRADE.
15. INSTALL 8" STORM DRAIN PIPE FOR OFFSITE DRAINAGE PER DETAIL ON THIS SHEET.
16. INSTALL 8" STORM DRAIN PIPE FOR ROOF DRAINAGE PER TRENCH DETAIL ON THIS SHEET. CONNECT ALL ROOF DOWNSPOUTS TO PIPE.

LEGEND

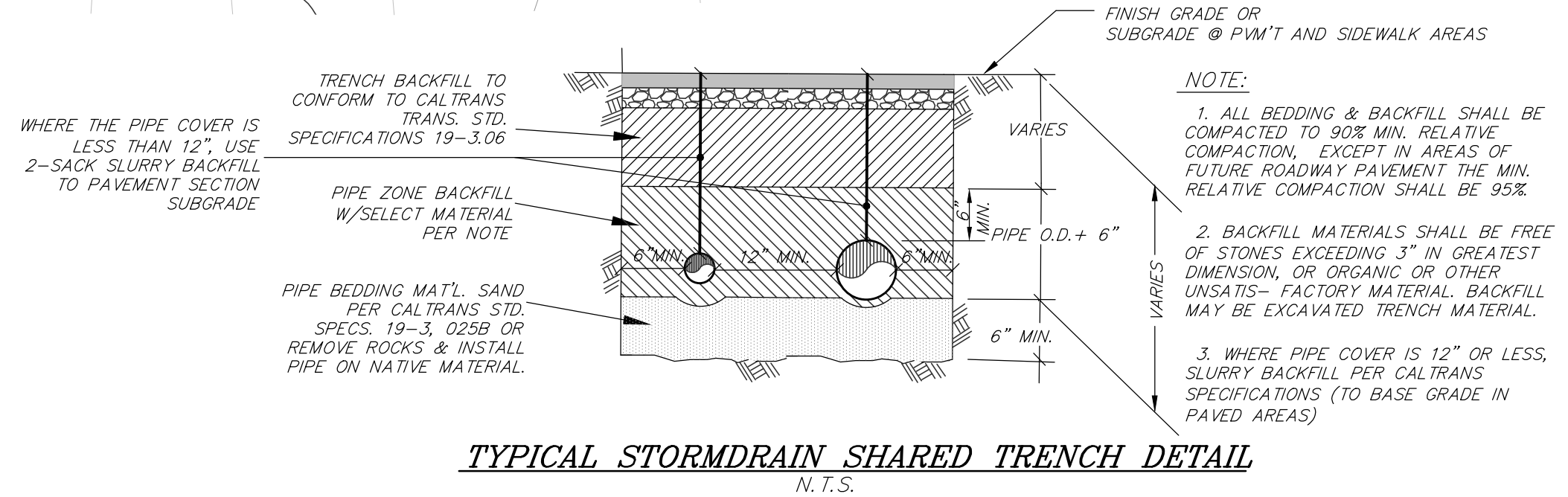
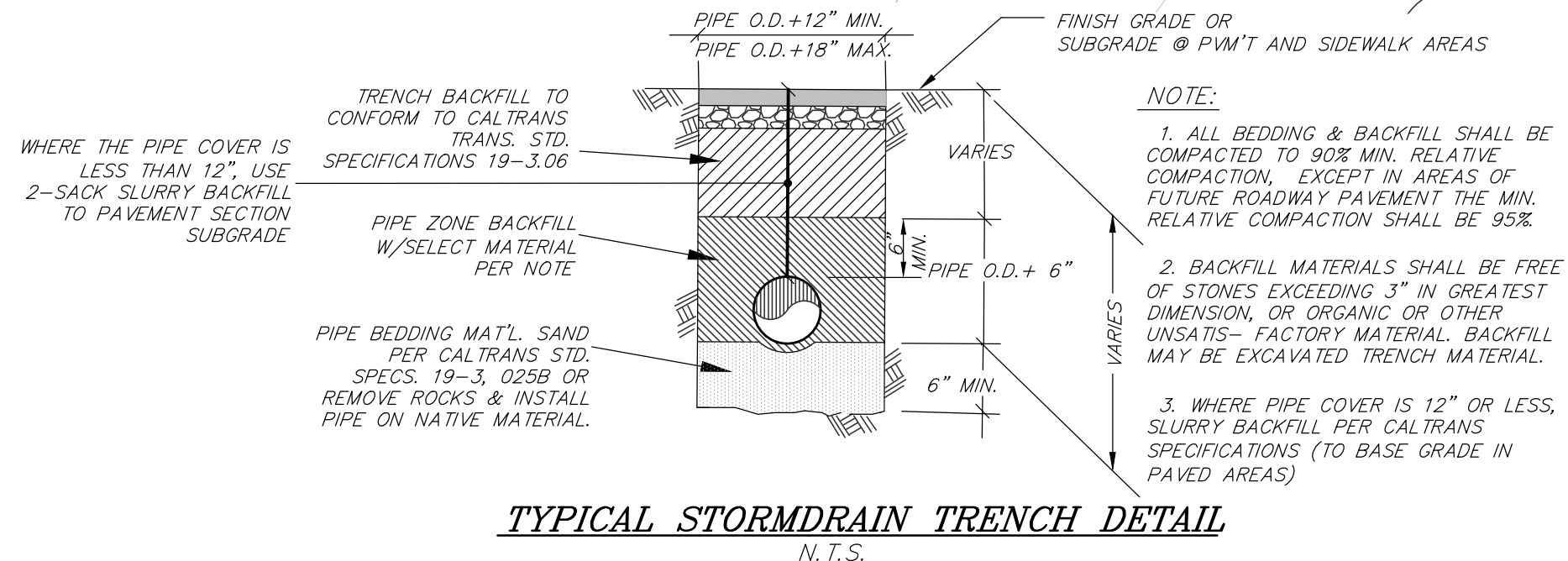
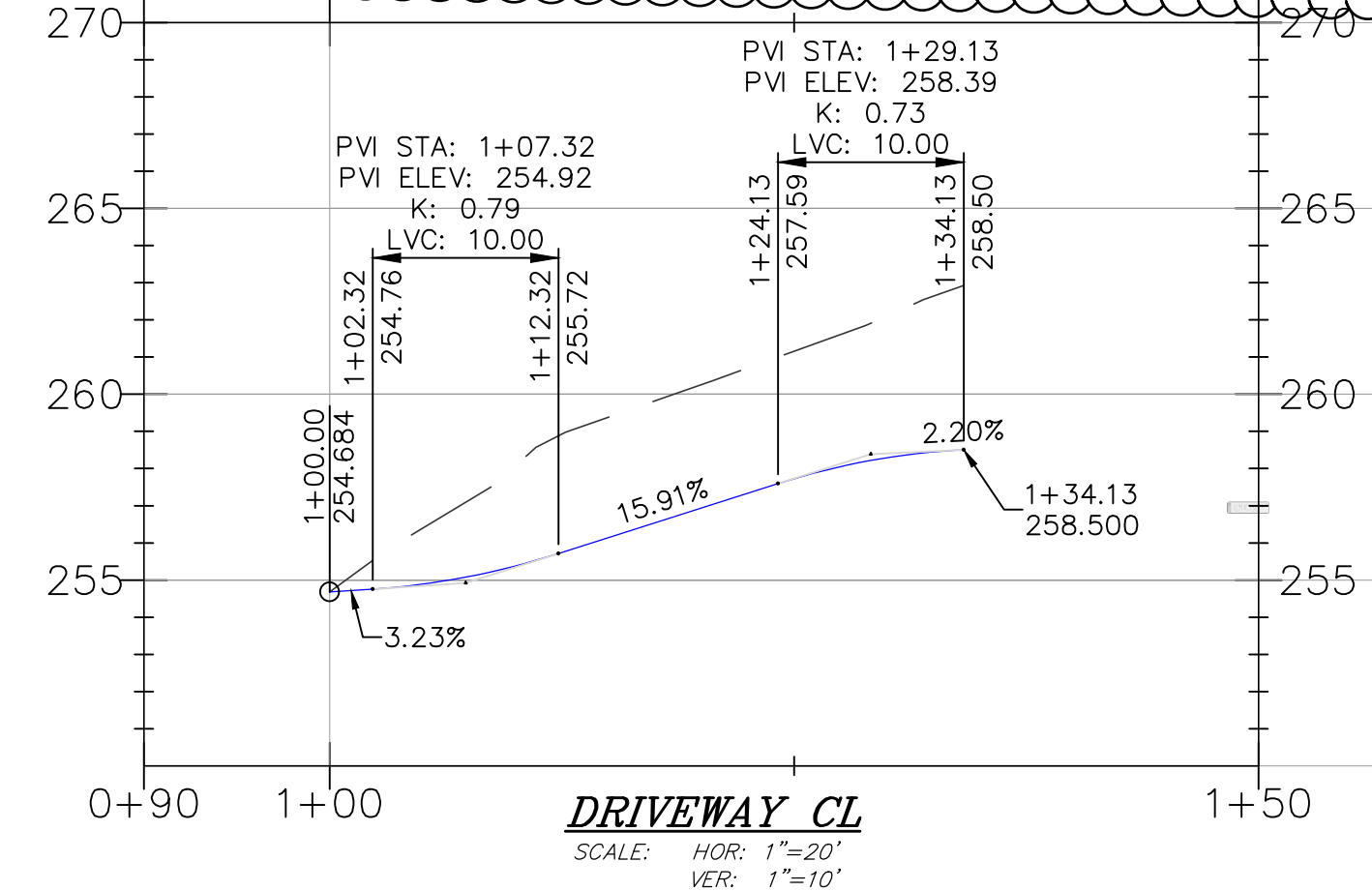
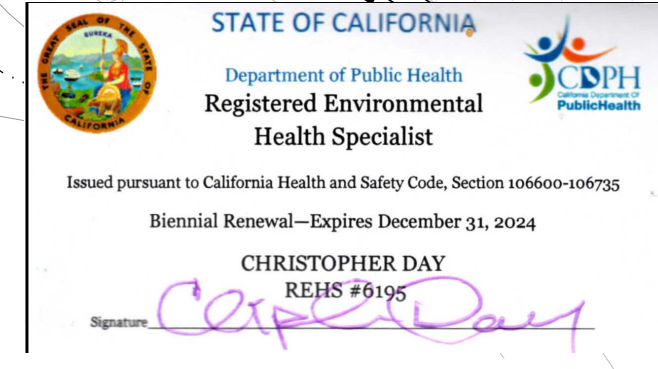
-  RESIDENCE GRADING DISTURBANCE
-  EXISTING AC ROAD (BROKEN PAVEMENT) GRADING DISTURBANCE

NOTES:

1. SETBACK FOR THE DETENTION BASIN SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO DETENTION EXCAVATION.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO THE DETENTION BASIN.



CERTIFICATION BY SEPTIC DESIGNER:
I, Christopher Day, REHS, have reviewed this grading/drainage plan with respect to septic design layout shown on this sheet. The overall septic design plan layout was drafted by me. This is to certify that the aspects of the septic design layout shown on this sheet are true and correct, and they accurately reflect my septic design plan with revision date 6/21/2024.



th
triod/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

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REVISIONS:	BY:
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PREPARED FOR:
S. EL VANADA LLC
PO BOX 971
SAN CARLOS, CA 94070

**5 EL VANADA ROAD
RESIDENCE & DRIVEWAY GRADING
PLAN & PROFILE**
SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE	03/21/2024
SCALE	1"=10'
DRAWN	BB/MP
JOB NO.	09.0333
DWG	C4
SHEET	4 OF 7

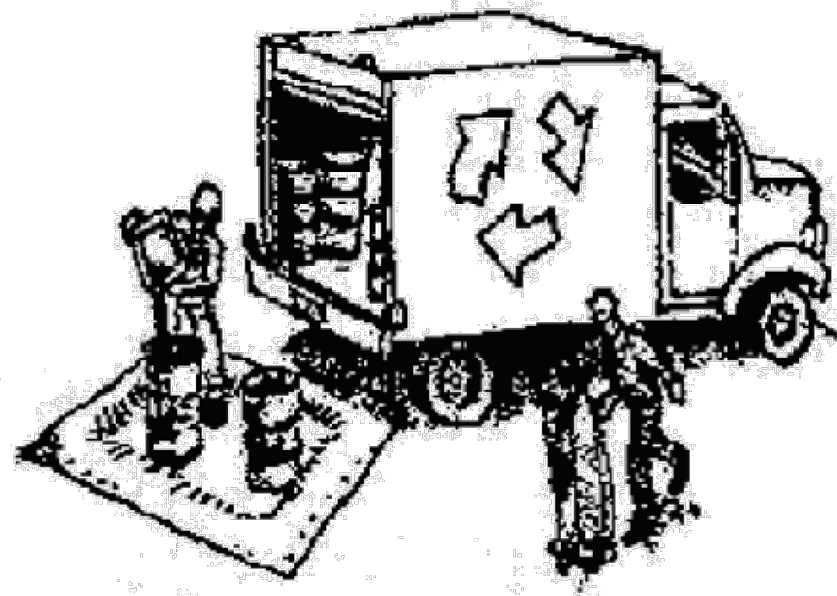


SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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



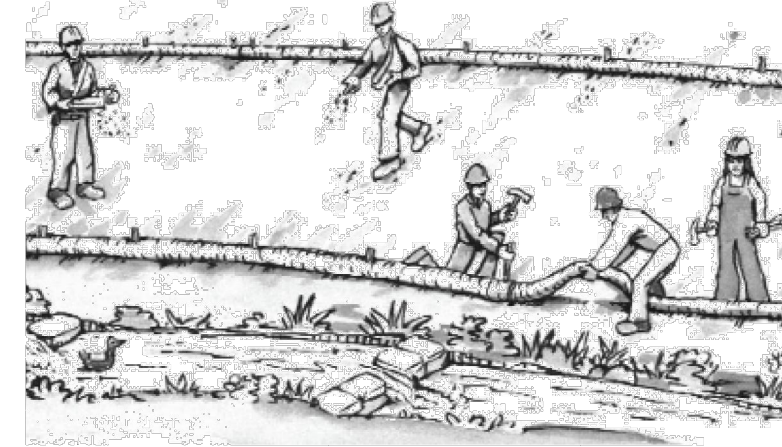
Maintenance and Parking

- ❑ 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

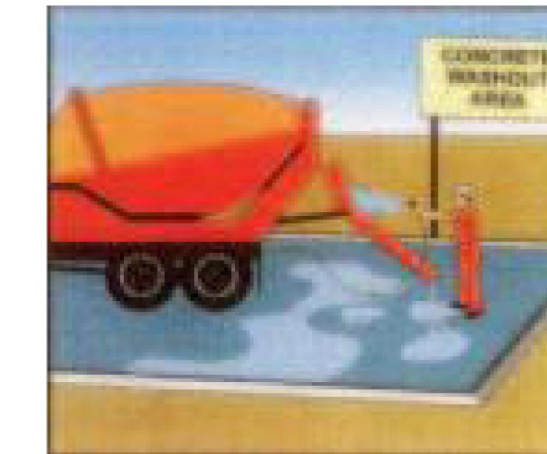


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose 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

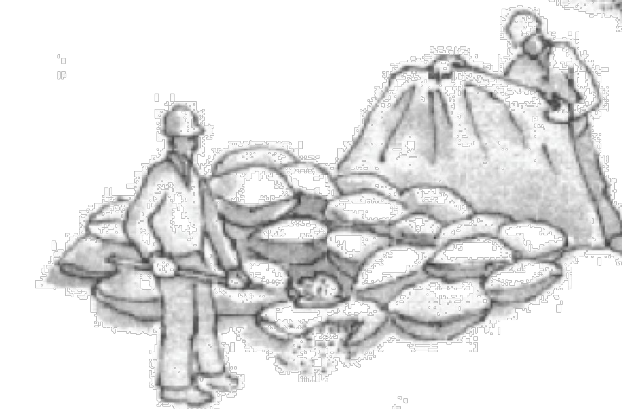
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



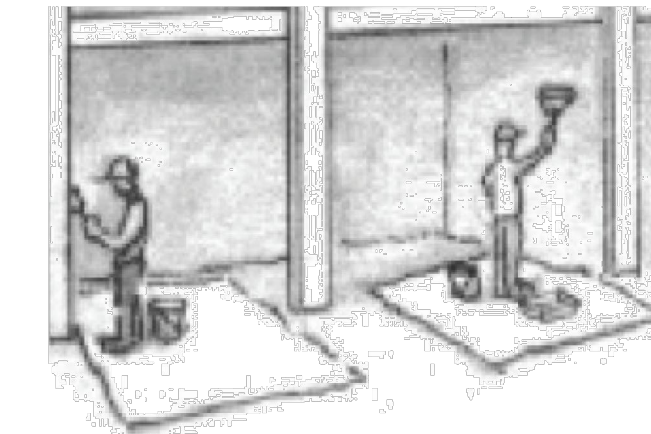
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

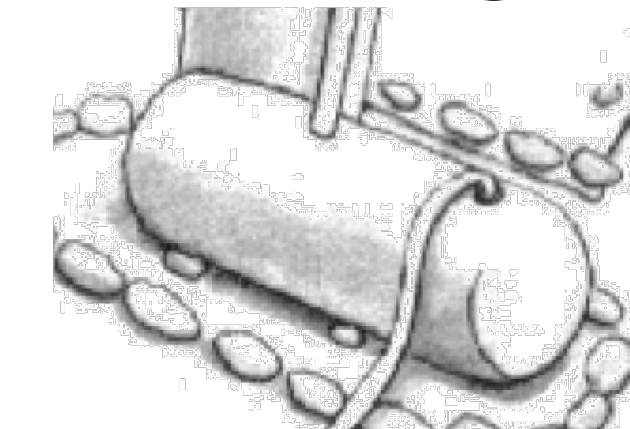
Painting & Paint Removal



Painting Cleanup and Removal

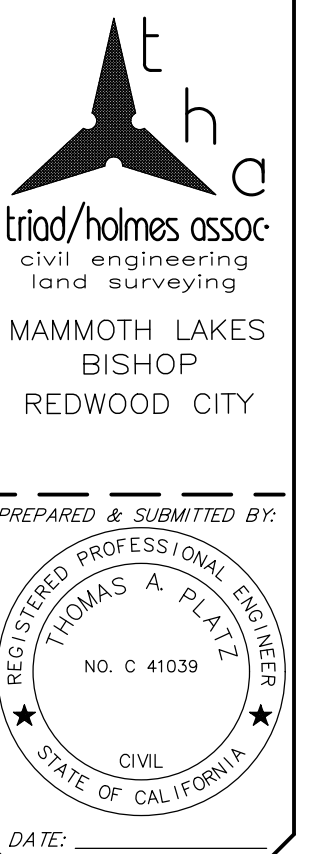
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes 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!



PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

REVISIONS:	BY:

PREPARED FOR:
S. EL VANADA LLC
PO BOX 971
SAN CARLOS, CA 94070

5 EL VANADA ROAD
CONSTRUCTION BEST MANAGEMENT PRACTICES
SAN MATEO COUNTY, STATE OF CALIFORNIA

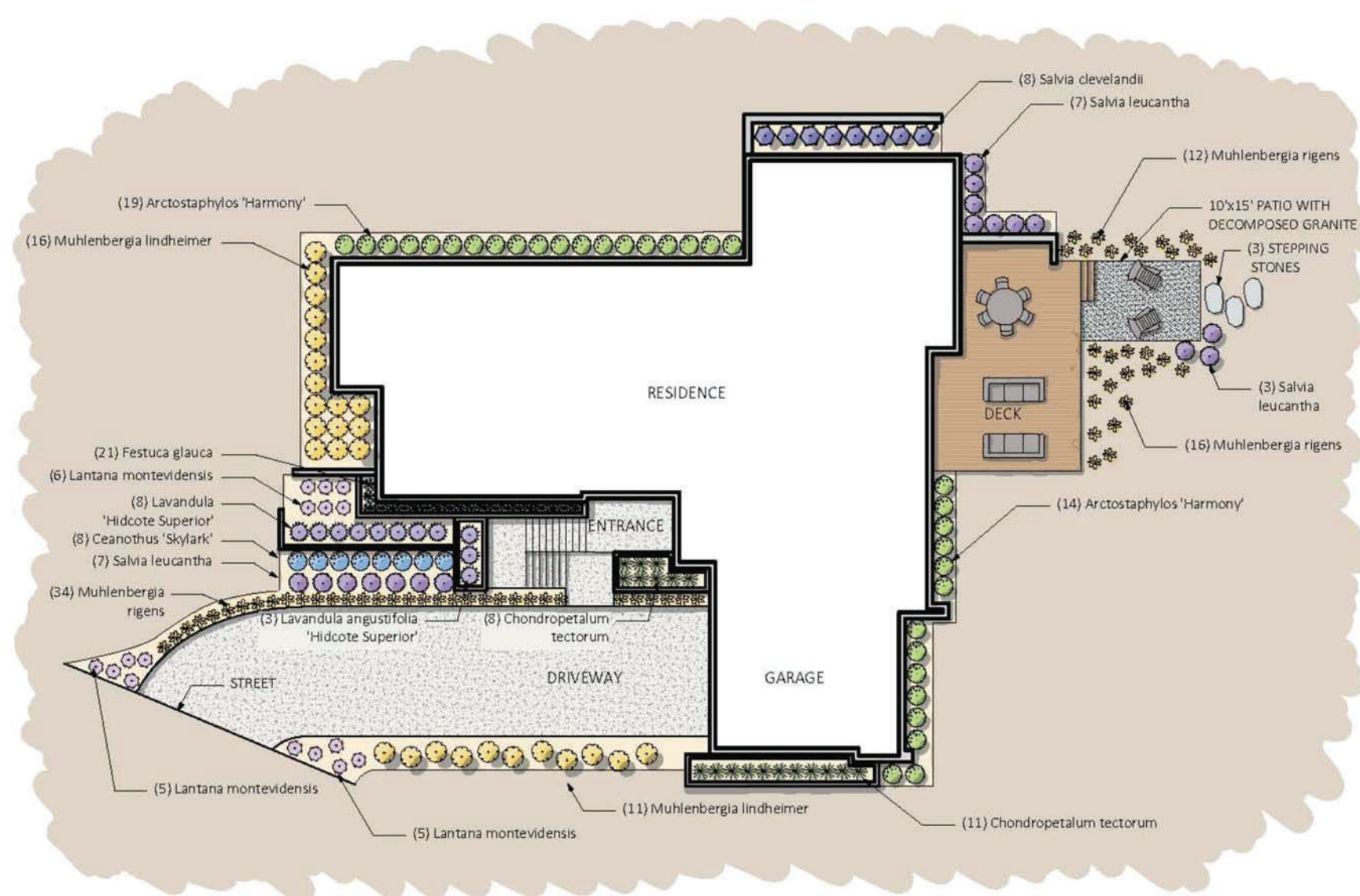
DATE 03/21/2024
SCALE NONE
DRAWN BB/MP
JOB NO. 09.0333
DWG C7
SHEET 7 OF 7

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MATERIAL IMAGES



CONCEPTUAL IMAGES

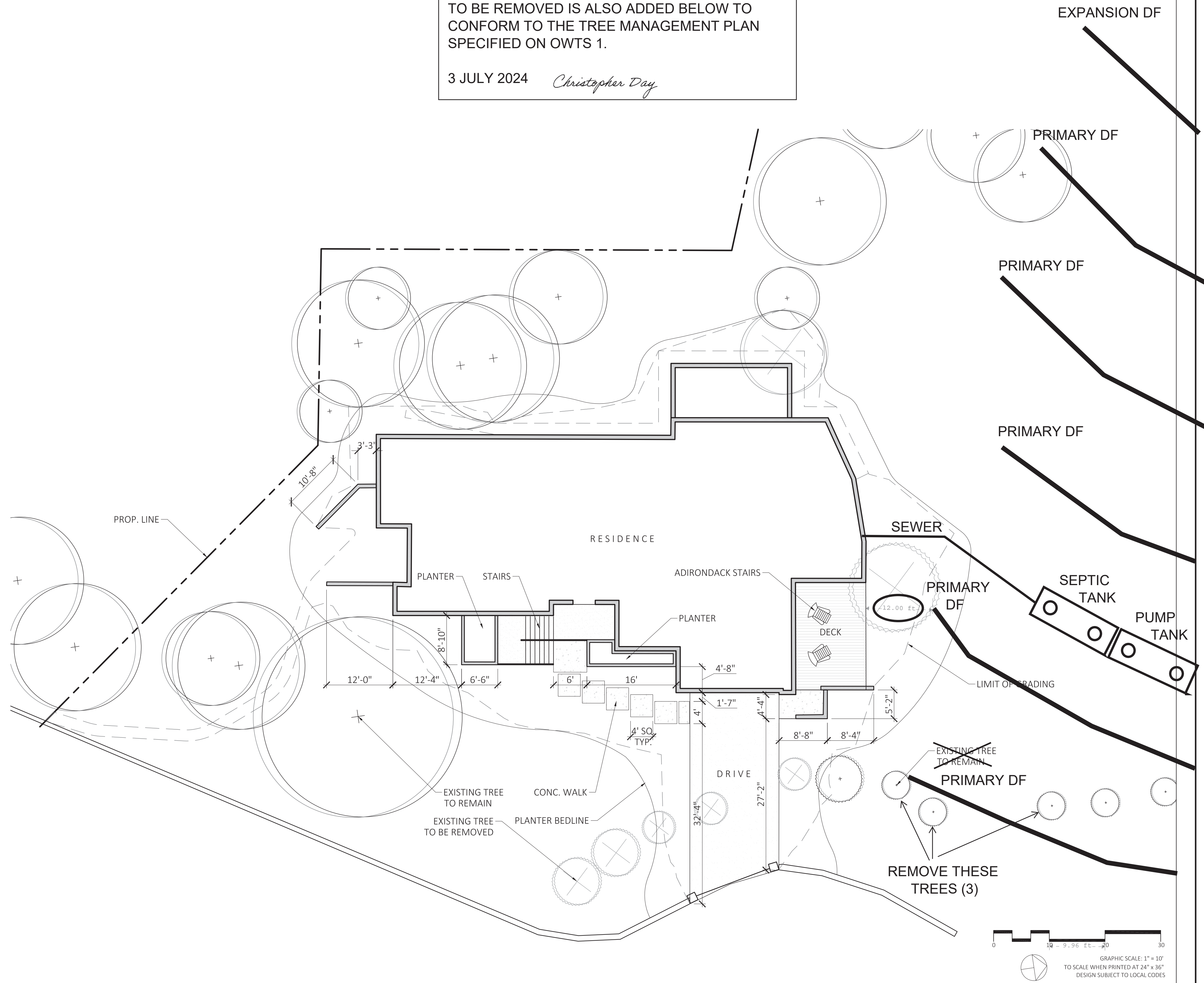


STATE OF CALIFORNIA
 Department of Public Health
 Registered Environmental Health Specialist
 Issued pursuant to California Health and Safety Code, Section 106600-106735
 Biennial Renewal—Expires December 31, 2024
 CHRISTOPHER DAY
 REHS #6195
 Signature: *Christopher Day*

SEPTIC SYSTEM COMPONENTS PLOTTED BY CHRISTOPHER DAY, SEPTIC SYSTEM DESIGNER.

NOTE THAT A CORRECTION REGARDING TREES TO BE REMOVED IS ALSO ADDED BELOW TO CONFORM TO THE TREE MANAGEMENT PLAN SPECIFIED ON OWTS 1.

3 JULY 2024 *Christopher Day*

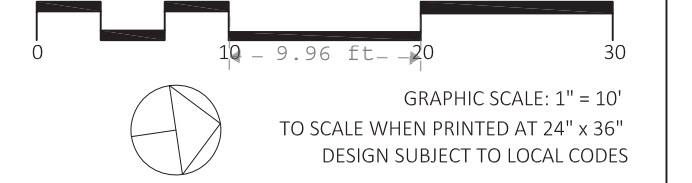


- GENERAL NOTES:
1. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. DO NOT MEASURE DRAWINGS.
 2. ALL LANDSCAPE ELEMENTS TO BE LOCATED AS INDICATED ON PLAN OR AS FIELD ADJUSTED BY THE CONTRACTOR.
 3. PLANS ARE CONCEPTUAL IN NATURE ONLY. WALKS, DRIVES, PARKING AND BUILDING LOCATIONS TO BE LAID OUT IN THE FIELD BY A LICENSED SURVEYOR.
 4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR ANY UTILITIES DAMAGED DUE TO NOT VERIFYING UTILITY LOCATIONS, AND WILL REPAIR ANY DAMAGE AT THE CONTRACTOR'S OWN EXPENSE.
 5. CONTRACTORS ARE TO EXERCISE EXTREME CARE IN BACKFILLING AND COMPACTING AND EXCAVATING OR TRENCHING IN AREAS PREVIOUSLY COMPACTED.
 6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE LOCAL MUNICIPALITY, STATE AND FEDERAL REGULATIONS. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE WORK ASSOCIATED WITH THE PERMIT. THE CONTRACTOR SHALL ABIDE BY ALL RULES AND REGULATIONS SET FORTH BY THE PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES.
 7. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE CONSTRUCTION SITE IN AN ORDERLY CONDITION, STORE MATERIALS IN A PRE-DETERMINED LOCATION, MINIMIZE SITE DISTURBANCE, AND REMOVE ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE.
 8. ANY STRUCTURAL WORK, UTILITY WORK, ARCHITECTURAL WORK OR DRAINAGE WORK SHALL BE UNDER THE DIRECTION AND AUTHORITY OF THE RESPECTIVE PROFESSIONALS DESIGNING AND COORDINATING THOSE ASPECTS OF THE PROJECT. ANY IMAGERY, DRAWINGS OR REPRESENTATIONS OF THESE ELEMENTS ON THE LANDSCAPE PLANS ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

LINDA PINO
 EL VANADAROAD
 REDWOOD, CA 94062

DATE: July 3, 2024
 DRAWN BY: WHITNEY REDFIELD
 SCALE: 1" = 10'
 FILENAME: 2024_0429_Pino Linda_PRO
 REVISION:

CONCEPTUAL HARDSCAPE PLAN



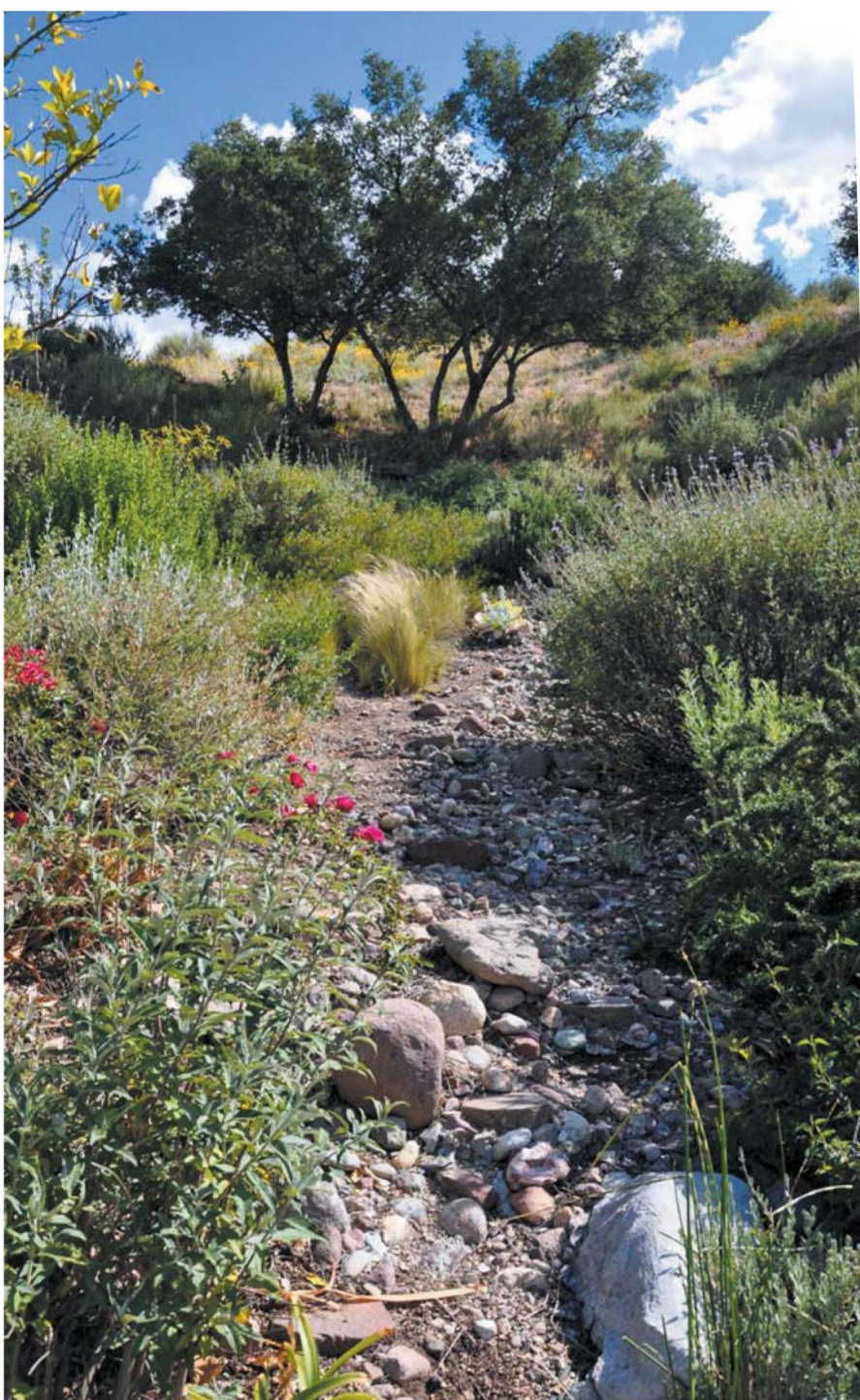
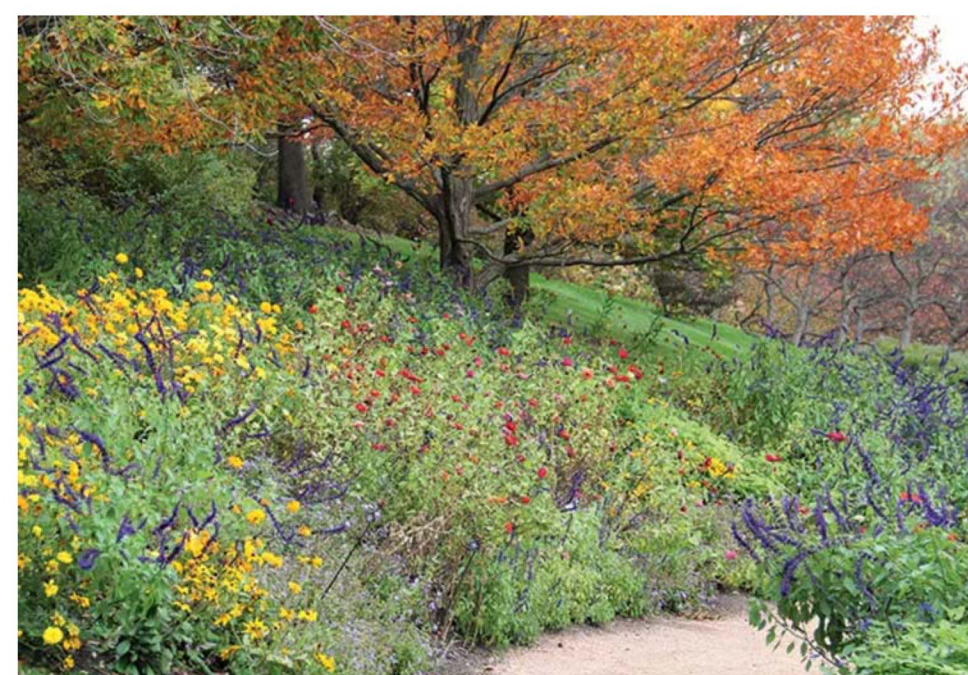
PLANT IMAGES



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS				
50	Arctostaphylos x densiflora	Compact Cherry Laurel	3 Gallon	'Harmony'
20	Ceanothus thyrsiflorus	California Lilac	3 Gallon	'Skylark'
27	Lantana montevidensis	Trailing Lantana	1 Gallon	Pink blooms
16	Lavandula angustifolia	English Lavender	3 Gallon	'Hidcote Superior'
20	Salvia clevelandii	Cleveland Sage	3 Gallon	Purple/Green/Grey
48	Salvia leucantha	Mexican Sage Bush	3 Gallon	Purple
PERENNIALS				
9	Chondropetalum tectorum	Cape Rush	3 Gallon	Green/Brown
GRASSES				
24	Festuca glauca	Blue Fescue	1 Gallon	Blue
102	Muhlenbergia rigens	Deer Grass	2 Gallon	Green/Gold
42	Muhlenbergia lindheimeri	Lindheimer's muhly	2 Gallon	Blue/Grey/Pink

PLANT MASSING



GENERAL NOTES:

1. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. DO NOT MEASURE DRAWINGS.
2. ALL LANDSCAPE ELEMENTS TO BE LOCATED AS INDICATED ON PLAN OR AS FIELD ADJUSTED BY THE CONTRACTOR.
3. PLANS ARE CONCEPTUAL IN NATURE ONLY. WALKS, DRIVES, PARKING AND BUILDING LOCATIONS TO BE LAID OUT IN THE FIELD BY A LICENSED SURVEYOR.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR ANY UTILITIES DAMAGED DUE TO NOT VERIFYING UTILITY LOCATIONS, AND WILL REPAIR ANY DAMAGE AT THE CONTRACTOR'S OWN EXPENSE.
5. CONTRACTORS ARE TO EXERCISE EXTREME CARE IN BACKFILLING AND COMPACTING AND EXCAVATING OR TRENCHING IN AREAS PREVIOUSLY COMPACTED.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE LOCAL MUNICIPALITY, STATE AND FEDERAL REGULATIONS. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE WORK ASSOCIATED WITH THE PERMIT. THE CONTRACTOR SHALL ABIDE BY ALL RULES AND REGULATIONS SET FORTH BY THE PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE CONSTRUCTION SITE IN AN ORDERLY CONDITION, STORE MATERIALS IN A PRE-DETERMINED LOCATION, MINIMIZE SITE DISTURBANCE, AND REMOVE ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE.
8. ANY STRUCTURAL WORK, UTILITY WORK, ARCHITECTURAL WORK OR DRAINAGE WORK SHALL BE UNDER THE DIRECTION AND AUTHORITY OF THE RESPECTIVE PROFESSIONALS DESIGNING AND COORDINATING THOSE ASPECTS OF THE PROJECT. ANY IMAGERY, DRAWINGS OR REPRESENTATIONS OF THESE ELEMENTS ON THE LANDSCAPE PLANS ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

LINDA PINO
EL VANADAROAD
REDWOOD, CA 94062

DATE: July 3, 2024
DRAWN BY: WHITNEY REDFIELD
SCALE: 1" = 10'
FILENAME: 2024_0429_Pino Linda_PRO
REVISION:

CONCEPTUAL
LANDSCAPE
PLAN

GRAPHIC SCALE: 1" = 10'
TO SCALE WHEN PRINTED AT 24" x 36"
DESIGN SUBJECT TO LOCAL CODES

AUGUST 6, 2019 PERC TEST FIELD DATA:

OCTOBER 4, 2019 PERC TEST FIELD DATA:

AUGUST 6, 2019 SOIL PROFILE LOG DATA:

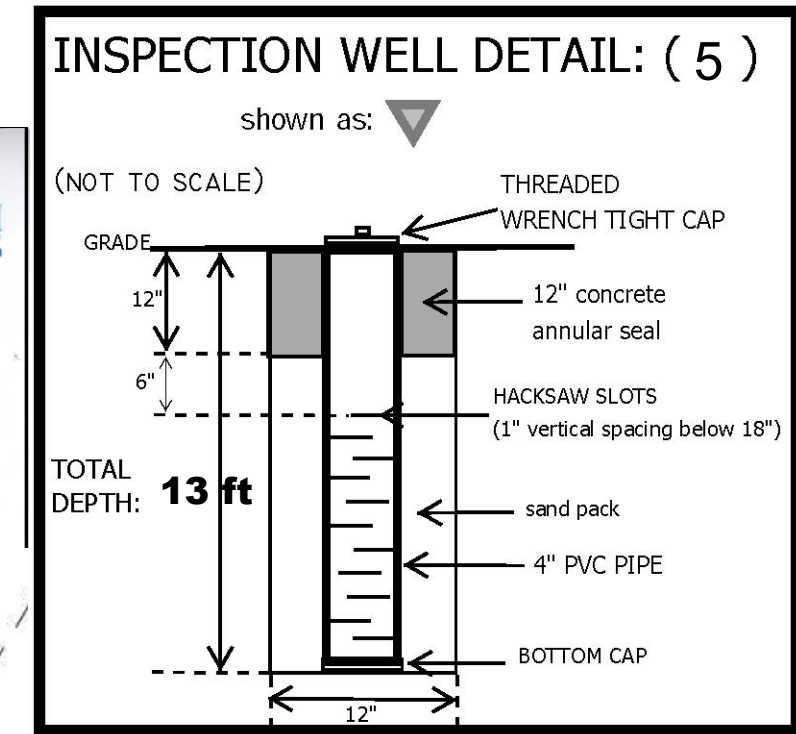
Soil Profile Test Hole #1	Depth: 11 ft	Restrictions
0 to 8 in	Clay Loam Roots Medium & Medium Pores Coarse & Common Weak Subangular Structure Less Than 15% Rock Dry Condition of Soil Color Grey No Mottling	Not Restrictive
8 in to 2 1/2 ft	Sandy Silty Clay Roots Coarse & Medium Pores Fine & Few Weak Subangular Structure About 30% Rock Dry Condition of Soil Color Medium Brown No Mottling	Not Restrictive
2 1/2 to 11 ft	Sandy Silty Clay Roots None Pores Fine & Few Weak Subangular Structure 30% Rock Increasing to 50% w/ Depth Dry Condition of Soil Color Medium Brown No Mottling	Not Restrictive

**ALL PVC IS SCH. 40, SOLVENT WELDED, 150 PSI PRESSURE RATED
ELECTRICAL BUILDING PERMIT IS REQUIRED**

PROJECT SCOPE & RATIONALE:

The scope of this project is to allow construction of a new 3 BR house on the currently vacant parcel. A pressure-dosed trench alternative type septic system is being proposed due to steep slopes (40 to 49%) in the available suitable area.

**CONTROL/ALARM PANEL:
Orenco TCOM-S (3 ZONES)
(audible and visual alarms)**



**SLOPE IN DF FOOTPRINTS
44 - 49%**

0' for 4' = minimum setback of drainfield to steep slope

TABULATION OF PERC TEST RESULTS:

Test Hole #	TEST HOLES w/ FINAL PERC RATE (Inches/Hour)									
FRACTION	2	1 7/8	1	3	2 1/8	2 3/8	2 1/8	1/8	1/2	2 3/8
DECIMAL	2.0	1.9	1.0	3.0	2.1	2.4	2.1	0.1	0.5	2.4
AVERAGE:	1.7									

(overall rate is "B" rating)
Notes: Hole 6 was tested twice. Holes 6, 8 & 10 did not achieve stabilization.

SEPTEMBER 13 & 14, 1989 PERC TEST DATA:

Test Hole Number	Test Hole Depth (feet)	Percolation Rate (Inches Per Hour)	San Mateo County Classification Rating
Q1 P-1	60	0.5	Failed
Q2 P-2	54	0.0	Failed
Q3 P-3	48	1.5	B*
Q4 P-4	52	0.25	Failed*
Q5 P-5	48	0.75	C*
Q6 P-6	48	1.25	B*
P-7	50	0.0	Failed - NOT in
P-8	48	0.5	Failed - proposed area

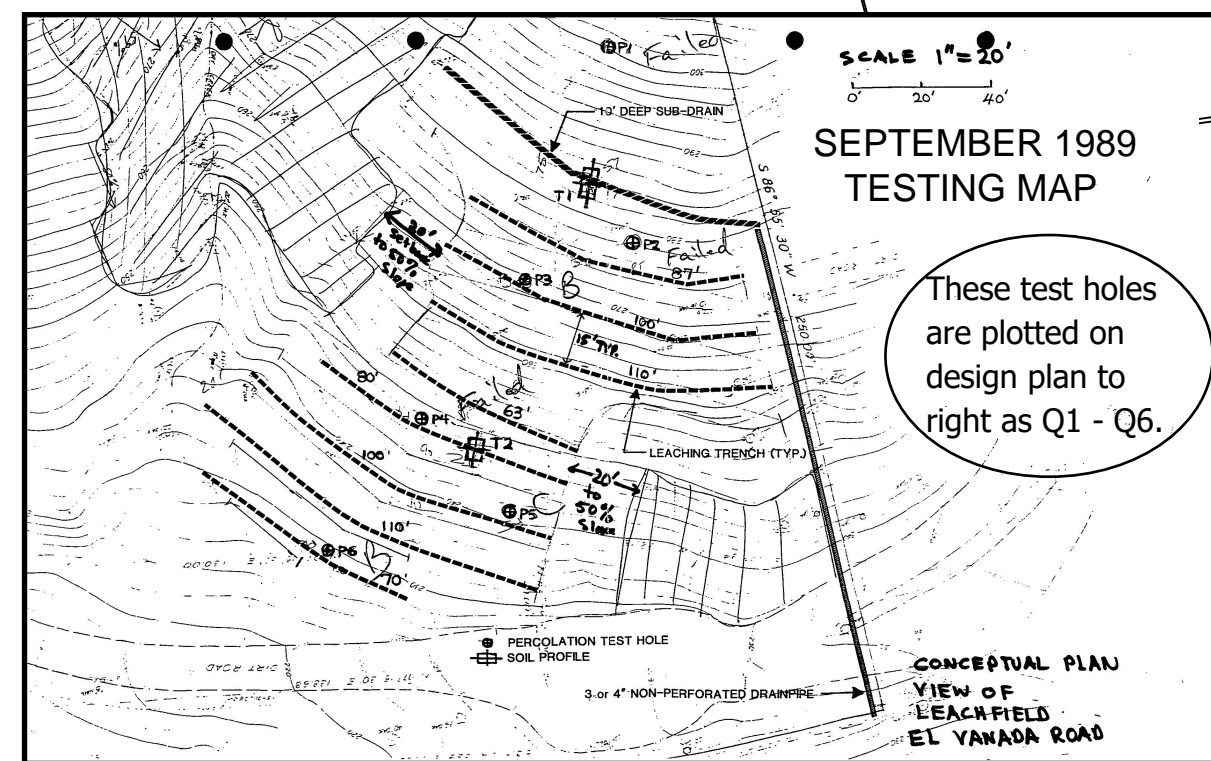
Average (Inches/Hour): 0.44
Average Classification Rate: Q1 - Q6, 0.71, unofficial result C Rating

DESIGN PERC RATE: "C"

180 linear ft drainfield required for 3 BR House

Rationale: If non stabilized perc test holes are excluded, a "B" sized system appears to be feasible. The "C" rated system was selected for the following reasons:

- 1) large variation of perc rates observed in test holes that were relatively close to each other.
- 2) to provide extra infiltrative area above "B" rating.
- 3) in consideration of prior unofficial test results.



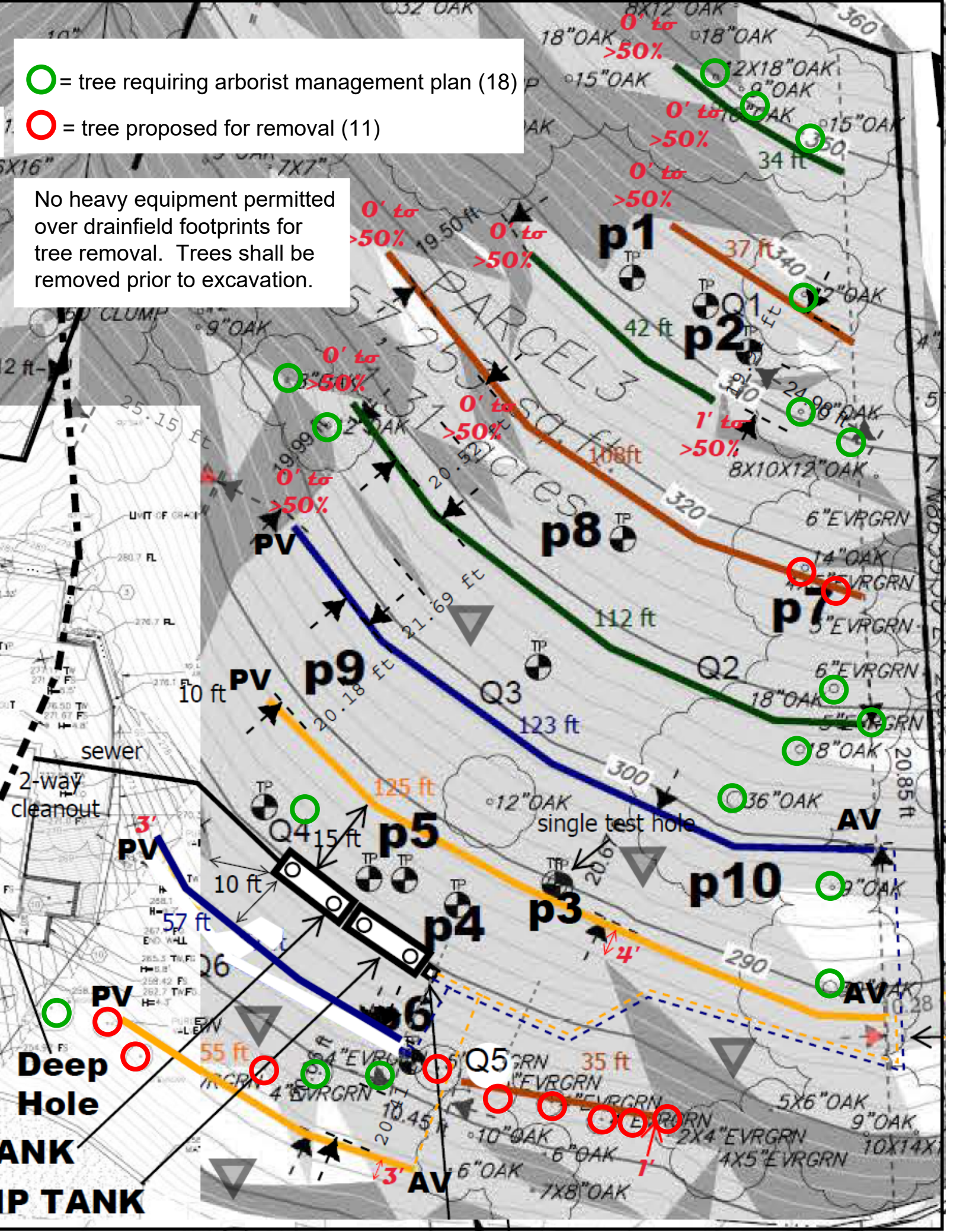
LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- TREE TYPE & SIZE
- BORE HOLE LOCATION
- EXISTING GROUND CONTOUR & ELEV.
- EXISTING GROUND SPOT ELEVATION
- SLOPES >50%
- TEMPORARY BENCHMARK FOUND 3/4" IRON PIPE W/ PLUG RCE 7623 ELEVATION = 271.83

Table PD-3. Pressure Distribution Trench System Management Requirements

	Work	Minimum Frequency
Inspection	<ul style="list-style-type: none"> Conduct routine visual observations of disposal field and down slope area and surroundings for wet areas, pipe leaks or damage, soil erosion, drainage issues, abnormal vegetation, or other problems. Perform all inspections of pump and appurtenances (per system O&M manual, and Performance Evaluation Guidelines in Section 5.3 of this Manual). Purge laterals, squirt and balance. Exercise valves to ensure functionality. Perform all maintenance work as recommended by equipment manufacturer for any special valves or other components. Investigate and repair erosion, drainage or other disposal field problems, as needed. Investigate and perform distribution system corrective work, as required. Record work done. 	<ul style="list-style-type: none"> Every 6 to 12 months.
Maintenance	<ul style="list-style-type: none"> Measure and record water levels in trench observation wells. Measure and record water levels in dispersal field monitoring wells, as applicable, per permit requirements. Obtain and analyze water samples from monitoring wells, as applicable, per permit requirements. 	<ul style="list-style-type: none"> Distribution system maintenance annually. Other maintenance as required.
Water Monitoring & Sampling	<ul style="list-style-type: none"> Report findings to Environmental Health per permit requirements. Standard report to include dates, observation well and monitoring well readings and other data collected, work performed, corrective actions taken, and performance summary. Report public health/water quality emergency to Environmental Health staff immediately. 	<ul style="list-style-type: none"> Measure trench water levels annually. Other monitoring according to permit conditions, as applicable. According to permit conditions, typically every year, depending on system size, usage, history, location.
Reporting		

20 scale ENLARGEMENT w/ tree management:



ANNUAL SEPTIC & PUMP TANKS INSPECTION REQUIRED:

- 1) Access risers & lids in good condition.
- 2) Structural integrity - probe interior walls/baffles, inlet/outlet T-pipes.
- 3) Check Tuff-Tite effluent filter and clean if needed.
- 4) Septic tank liquid level - should be at outlet invert in tank.
- 5) Pump tank electrical & signal wires in good condition.
- 6) Pump tank proper operation of float switches.

SEPTIC TANK SHALL BE PUMPED OUT WHENEVER SOLIDS OR FLOATING MATERIAL EXCEED 30% OF TANK VOLUME OR ENCRUST ON INLET/OUTLET T'S. MINIMUM SEPTIC TANK PUMPING FREQUENCY IS 3 TO 5 YEARS. PUMP TANK to be pumped out when debris may encroach on pump intake.

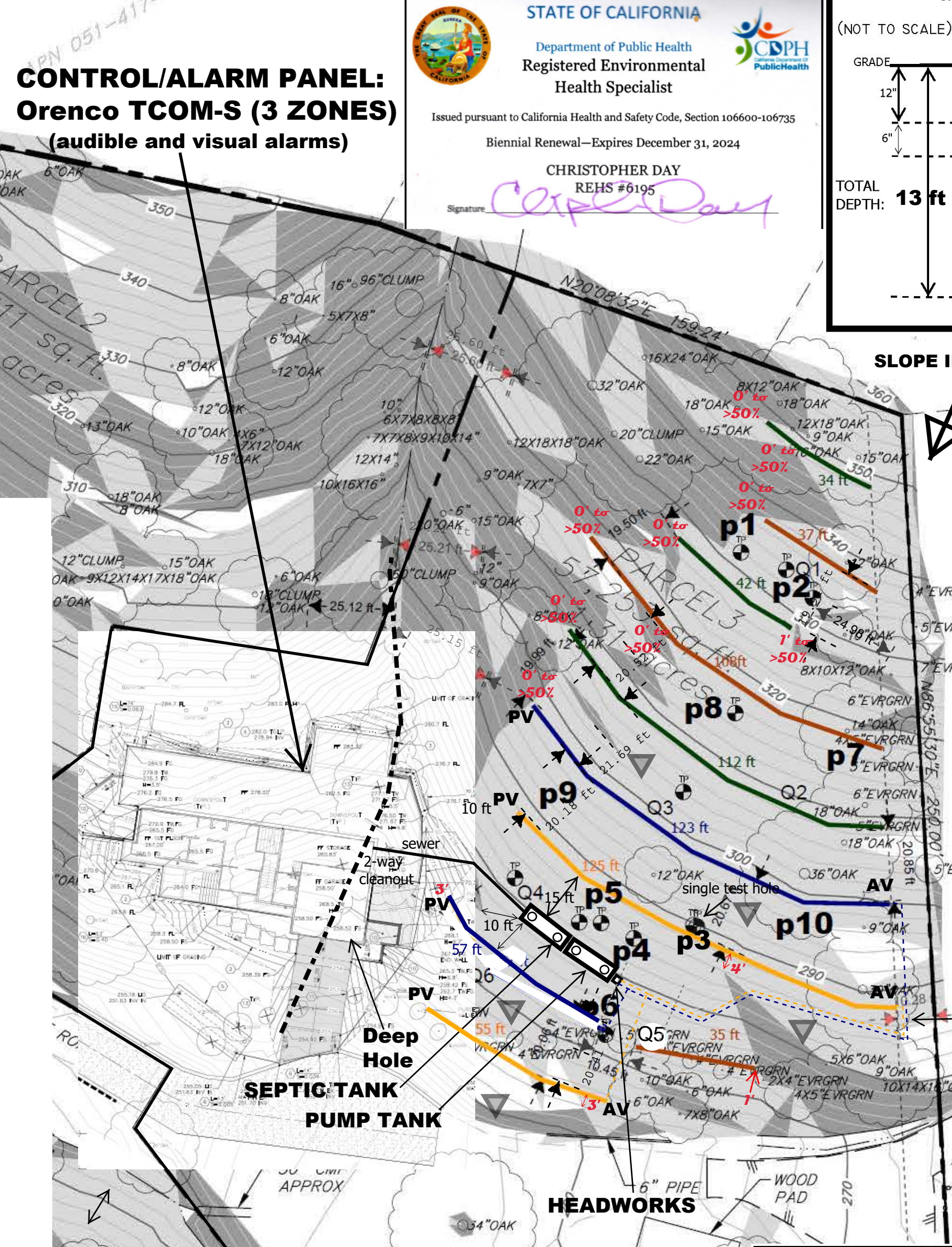
ON-SITE WATER TIGHTNESS TESTING (REQUIRED PRIOR TO SEPTIC TANK & PUMP TANK USE)

1. FILL TANK TO TOP OF RISER 1 INCH FROM LID (or to at least 1" in riser)
2. LET TANK SIT FOR 1 HOUR
3. OBSERVE WATER LEVEL IN RISER BEFORE AND AFTER 1 HR PERIOD
4. IF LEVEL HAS FALLEN, INSPECT FOR LEAKS
5. REPAIR ANY LEAKS AND REPEAT TEST

Construction Inspections Required w/ Designer & EH:

1. Layout Inspection - All components staked or painted
2. Open Trench Inspection - Components in & not covered
3. Pump Test - Pumps, squirt test, and alarms operational.
4. Septic & Pump Tank Water Tightness Testing.
5. Final Inspection - All components covered.

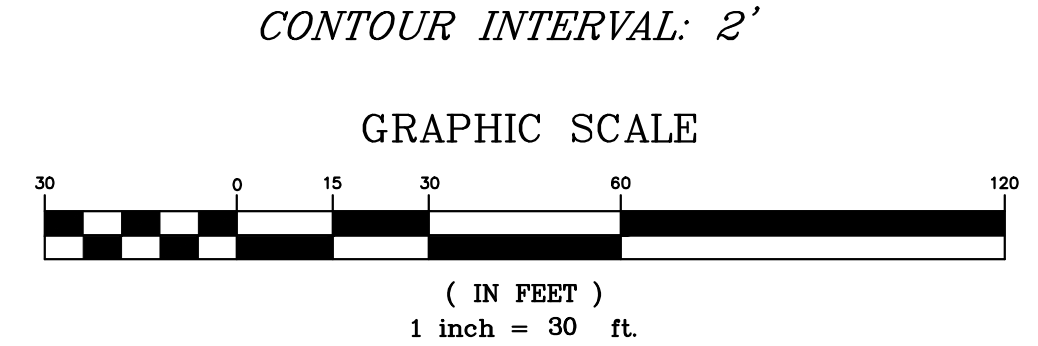
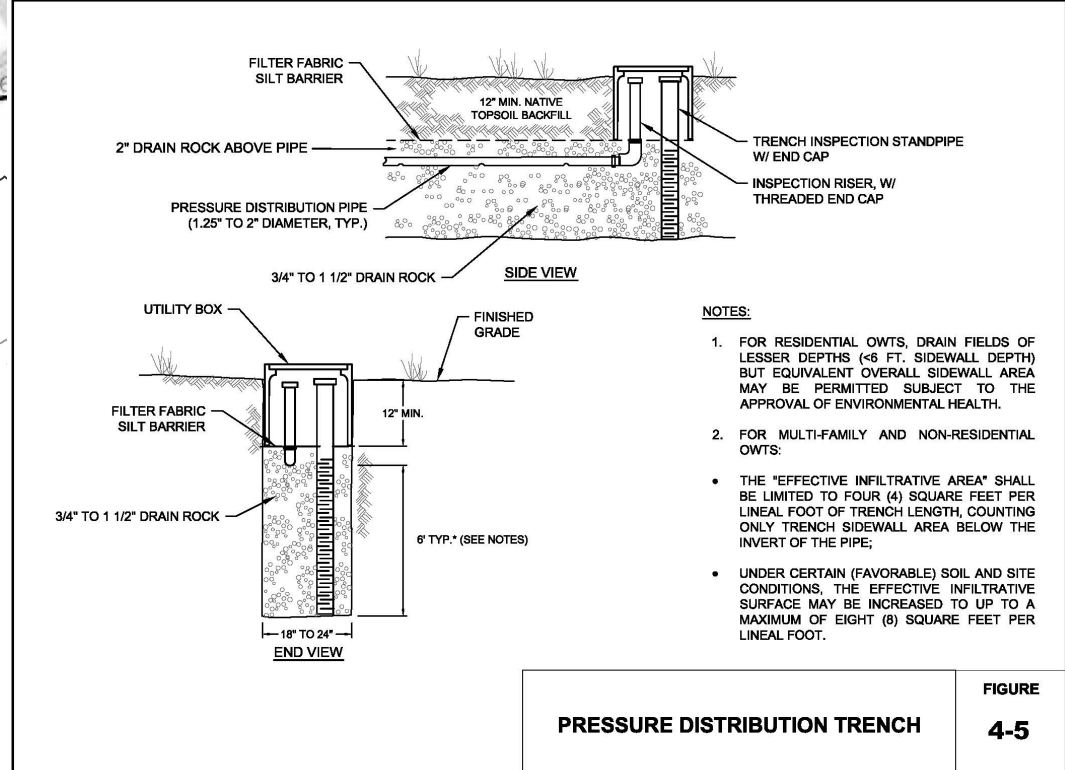
Owner Responsibility for Alternative Type Septic System:
Owner will acknowledge that the property is served by an alternative pressure-dosed trench type septic system requiring an ongoing service contract, maintenance, and an annual EH operating permit.



Step by Step Installation:

1. Paint/stake septic layout and verify setbacks.
2. Excavate tank pit and tight line / electrical trenches.
3. Use laser level to ensure level bottom of DF trench.
4. Set septic tank (level) and connect sewer/tight lines.
5. Drill and debur lateral orifices.
6. Lay drainrock and place laterals level in trenches.
7. Place rock & filter fabric over laterals, then backfill.
8. Connect electrical components and test.

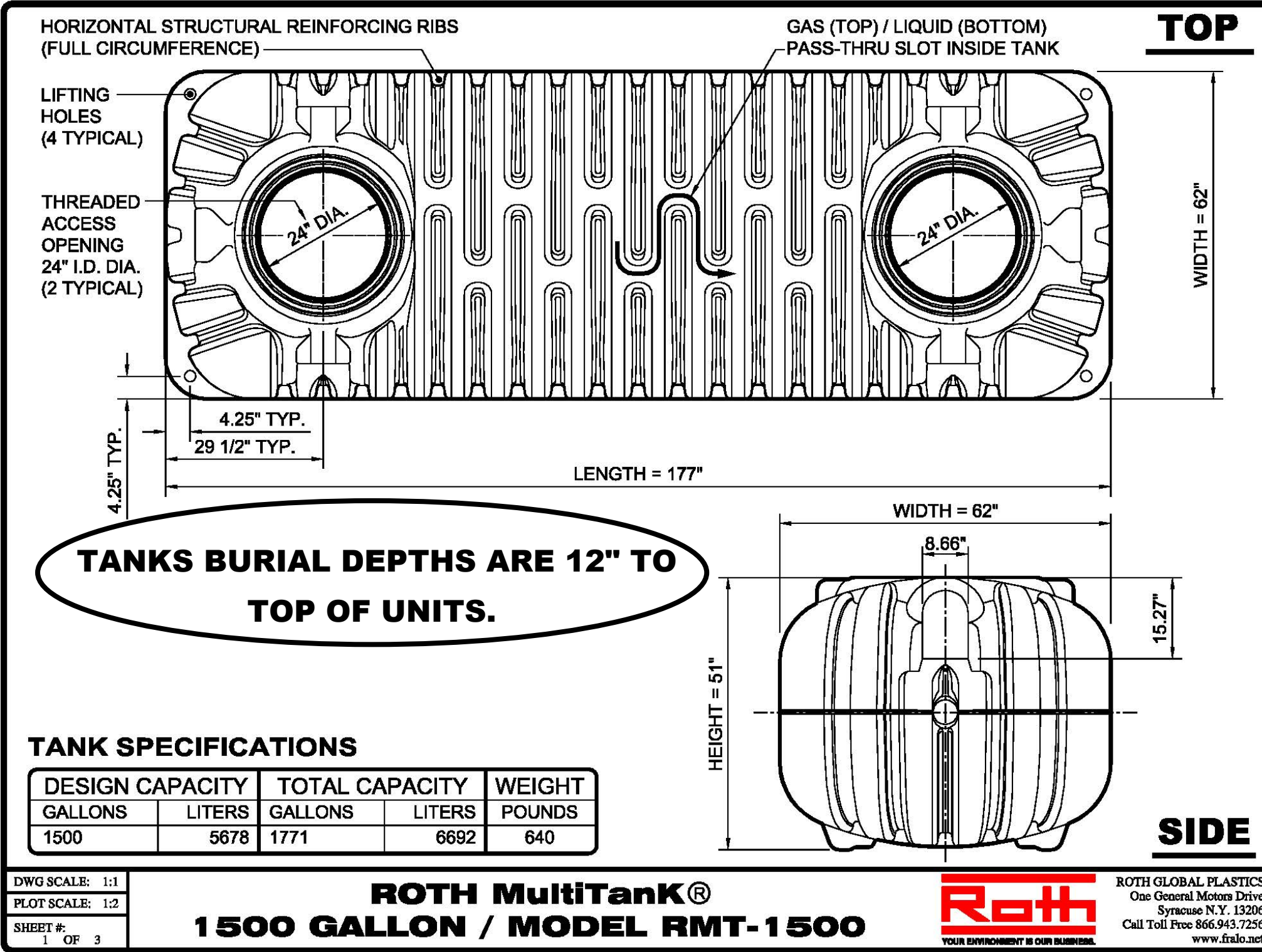
Coordinate all installation steps with Env Health & Designer.



SEPTIC TANK & PUMP TANK:

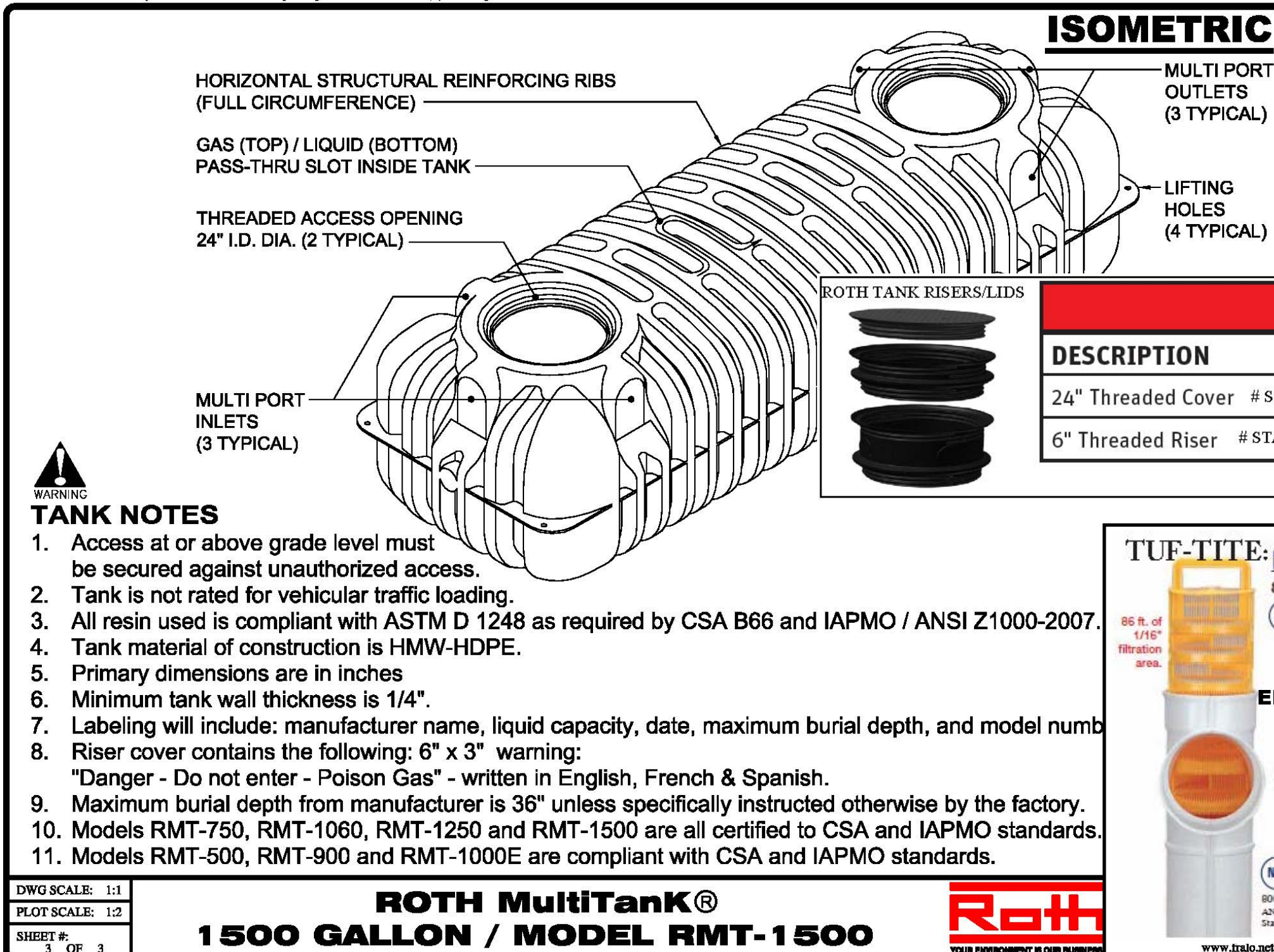
Details Provided by APPIAN Consulting Engineers - www.applanengineers.com

Feb. 2008



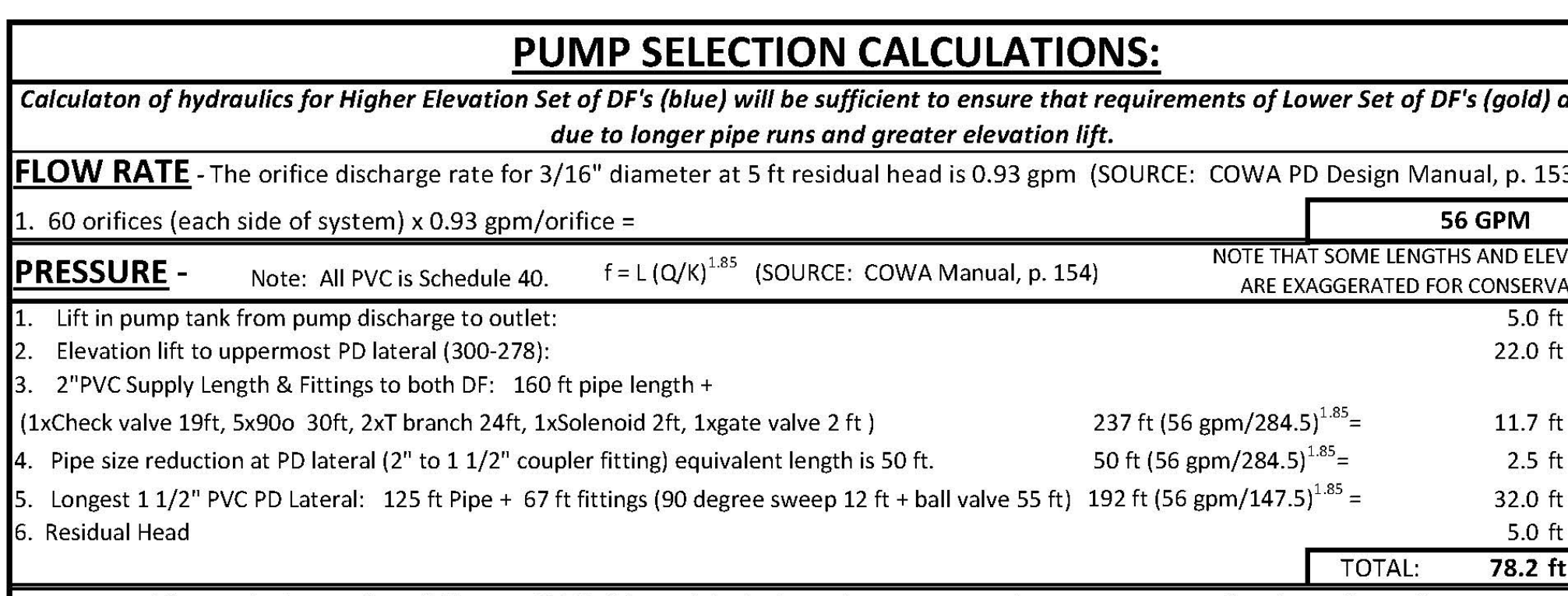
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Feb. 2008



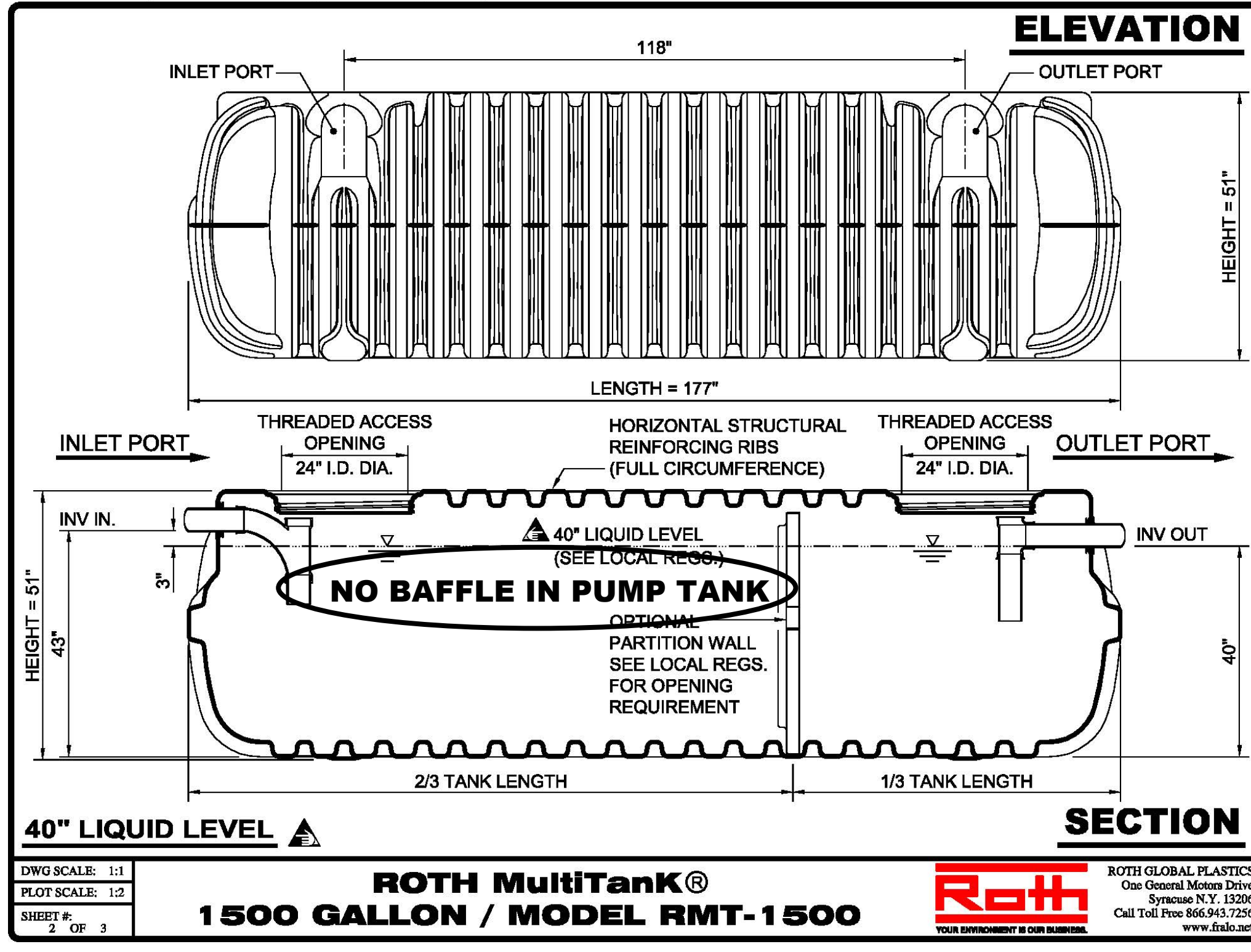
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Order No.	Model	GPM	HP	Volt	Wire	Wt.
94706025	60LE15S4-2W230	60	1.5	230	2	45

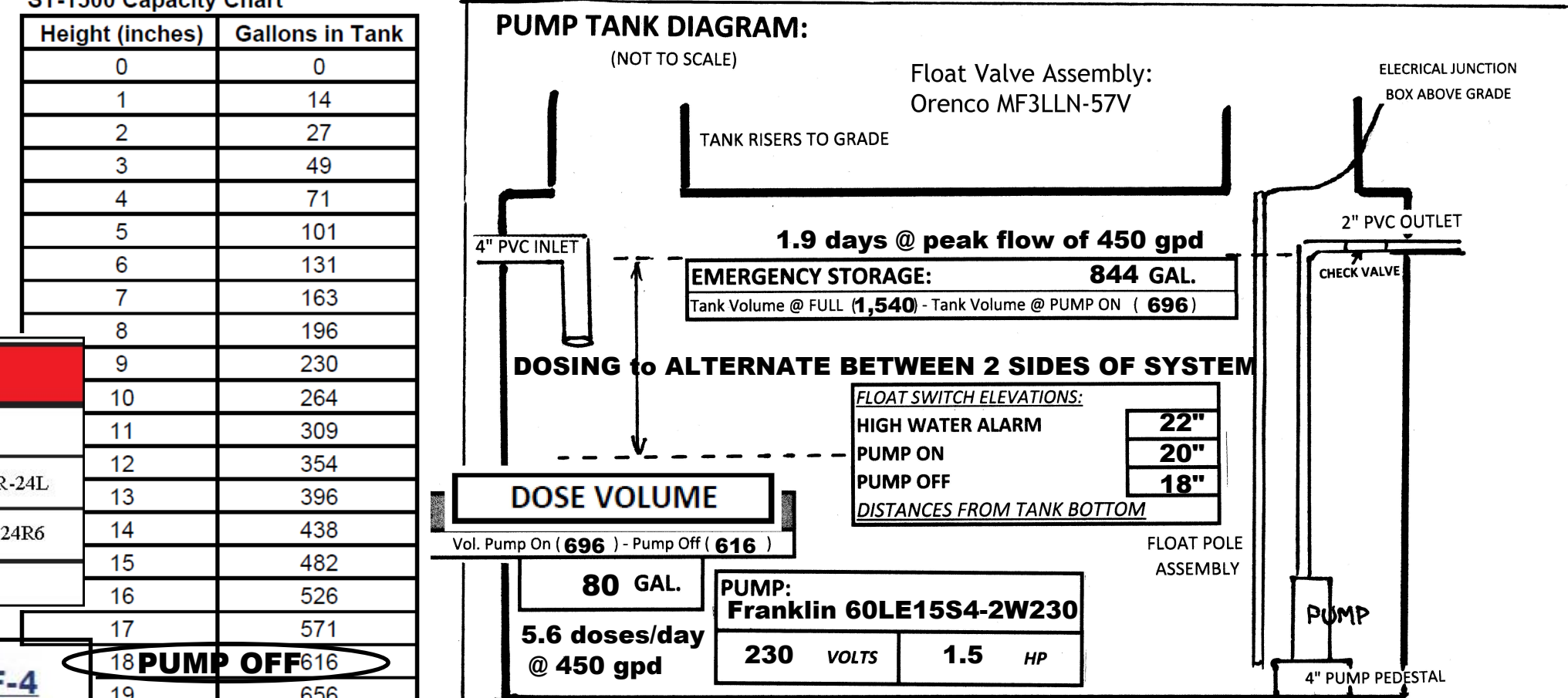
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Feb. 2008

Schaefer Environmental "E" Series Pump

High Flow Filtered Effluent Pump

Applications:

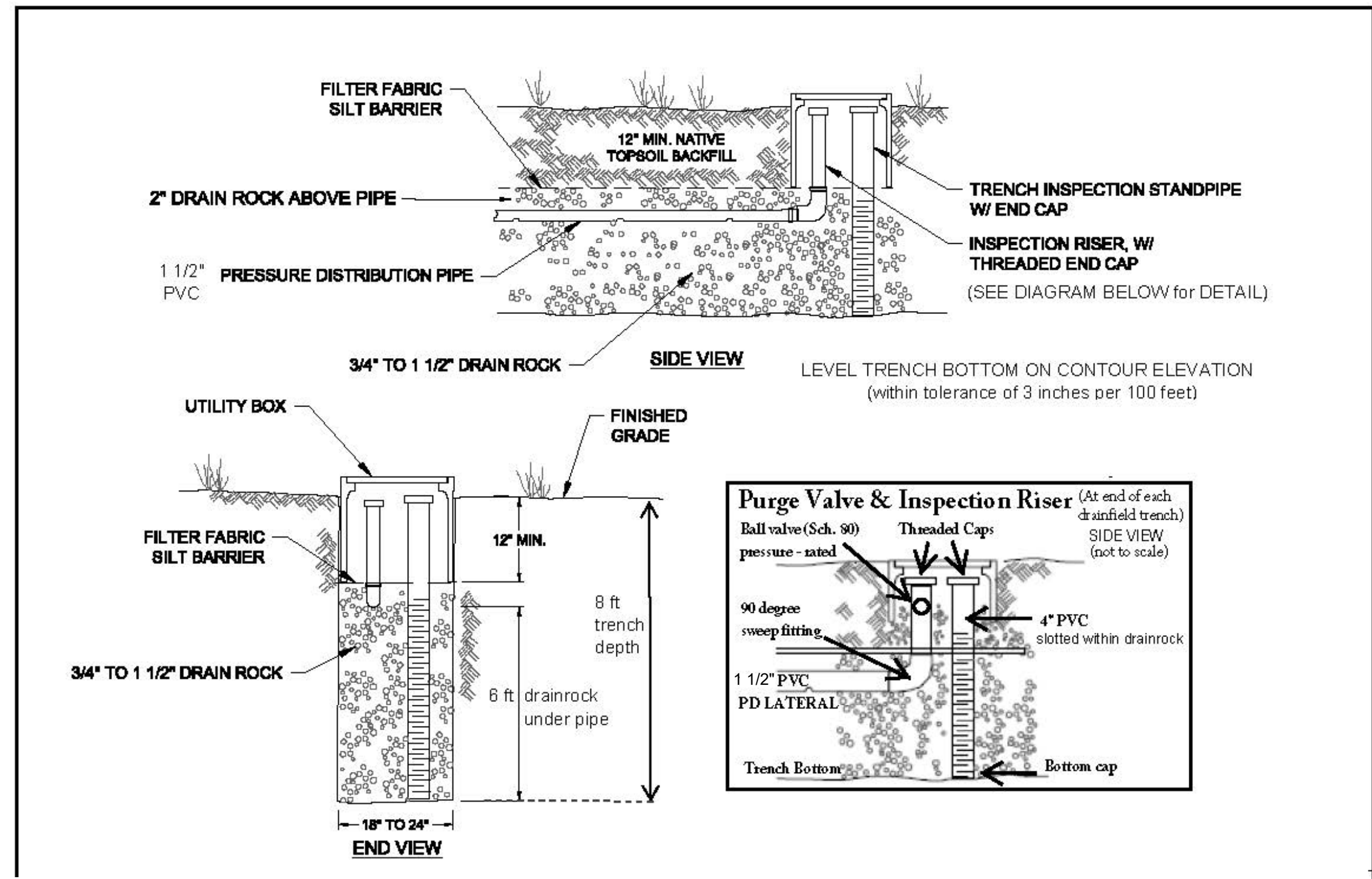
- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

Features:

- Ideal for filtered effluent pumping applications.
- Stainless Steel or Thermoplastic discharge and motor bracket are tough and non-corrosive.
- Heavy duty, 300 volt, 10' SJOOW motor leads.
- Ceramic bearing sleeve has time proven durability for years of reliable service.
- Hex rubber bearing has extra large surface assuring shaft stability and multiple flow channels keeping particles away from bearing surfaces.
- Proven Noryl® staging allows close tolerances and increased performance.
- Stainless steel up thrust washer prevents excessive wear in severe applications.
- Removable built in check valve.
- Powered by Franklin Electric submersible motor.

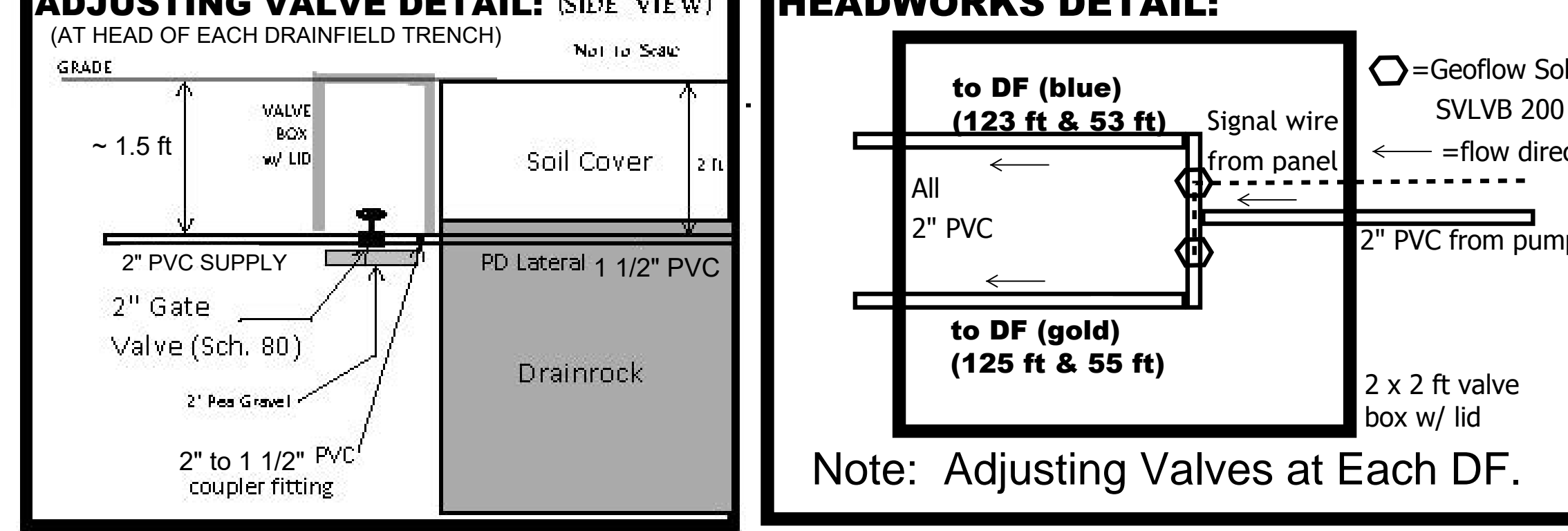
Noryl® is a registered trademark of G.E.

PRESSURE-DOSED TRENCH & LATERALS:



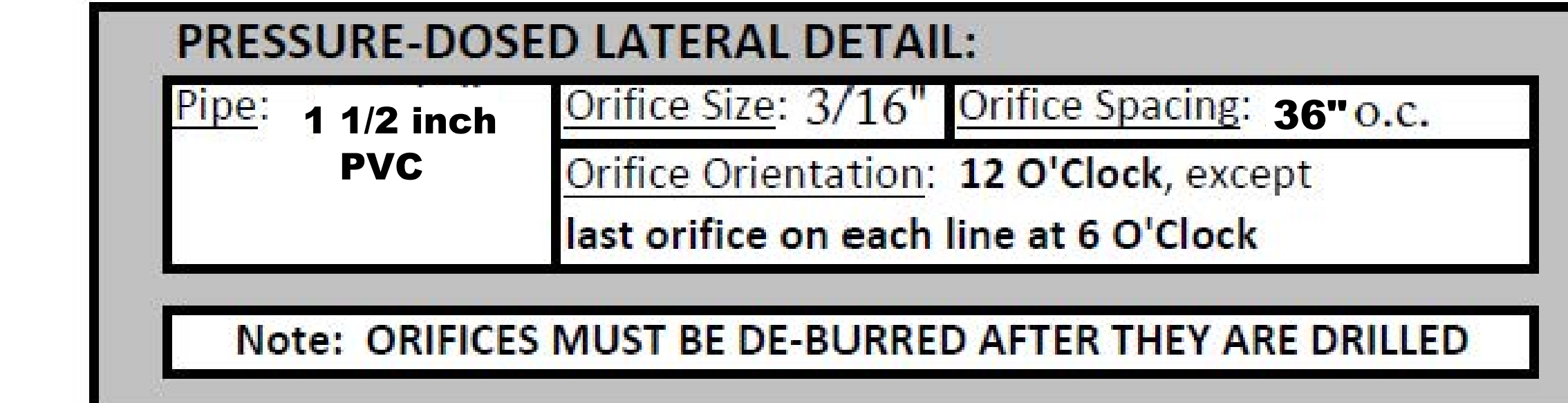
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Feb. 2008

Performance Curve: Total Head (Feet) vs. GPM. Design point: 56 gpm @ 78 ft.

ORIFICES SCHEMATIC: (not to scale) NO ORIFICE WITHIN 1 FT OF TRENCH ENDS.

adjusting valve | 1.00 ft. | 12 O'Clock orifices | 3.00 ft. | orifices 3 ft o.c. | 3.00 ft. | orifices 3 ft o.c. | 1.00 ft. | purge valve | end of trench

ORIFICES per LATERAL:

DF Color	Length	12 O'Clock	6 O'Clock (last orifice)	1st / Last Distance to Trench/Lateral Ends
GOLD	125 ft DF TRENCH:	41	1	12"
	55 ft DF TRENCH:	17	1	24"
BLUE	123 ft DF TRENCH:	40	1	18"
	57 ft DF TRENCH:	18	1	18"

The design point is below the performance curve for the selected pump. Therefore hydraulic requirements will be met.

ORIS ONE SHIELD OVER EACH 12 O'CLOCK ORIFICE

PLAN BY: Christopher Day REF: 12/7/2019
 Redwood City, CA 94064
 Tel: 650-293-1045
 Email: christopherday@aol.com
 OWNER: 5 EL VANADA LLC
 135 HUDSON ST.
 REDWOOD CITY, CA 94062
 Tel: 650-440-0660
 Email: raldoster@valbo.com
 5 EL VANADA RD., REDWOOD CITY, CA 94062
 APN 051-440-060
 (N)PRESSURE-DOSED SEPTIC SYSTEM
 (TO SERVE PROPOSED 3 BR HOUSE)
 OWTS 2