

Planning and Building Department

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

Planning Permit Application Form

PLN: 2016 - 141
BLD:

Applicant/Owner Information

Applicant: Eric Keng
Mailing Address: 616 Ramona St. Ste. 21,
Palo Alto, CA Zip: 94301
Phone,W: 6503212808 H: 6504839789
E-mail Address: erickeng@elhome.com FAX: 6503217808

Name of Owner (1): Junhua Wang	Name of Owner (2):
Mailing Address: 933 Sandpiper Lane, Palo Alto, CA Zip: 94303	Mailing Address: Zip:
Phone,W: 6508045699 H:	Phone,W: H:
E-mail Address: jhwang94303@gmail.com	E-mail Address:

Project Information

Project Location (address): Coronado Street & Santa Ana Avenue El Granada, CA 94019 Zoning: S-17	Assessor's Parcel Numbers: 47 — 281 — 160 Parcel/lot size: 6,705 SF (Square Feet)
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List all elements of proposed project: [e.g. access, size and location, primary and accessory structures, well, septic, tank]

New 2 story residence with attached 2 car garage and relocated curb cut for 2 car driveway, 4' wide walkway to front entry, 15'x25' brick patio 7" above grade at backyard in clear view easement

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

vacant lot with existing curb cut and concrete sidewalk, 2 trees located in the rear yard to remain

Describe Existing Structures and/or Development:

Vacant lot

Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: *Junhua Wang*

Owner's signature:

Applicant's signature: *Eric Keng*

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN 2016-191

Other Permit #: _____

Applicant:

Name: Eric Keng

Address: 616 Ramona St, Ste 21

Palo Alto, CA Zip: 94301

Phone,W: 6503212808 H: 6504839789

Email: erickeng@elhome.com

Owner (if different from Applicant):

Name: June Wang

Address: 616 Ramona St, Ste 21

Palo Alto Zip: 94303

Phone,W: 6508045699 H:

Email: jhwang94303@gmail.com

Architect or Designer (if different from Applicant):

Name: Eric Keng

Address: 616 Ramona St. Ste. 21, Palo Alto

Zip: 94303

Phone,W: 6503212808 H: 6504839789

Email: erickeng@elhome.com

Project location:

APN: 47281160

Address: Coronado Street & Santa Ana Avenue

El Granada, CA Zip: 94,019

Zoning: S-17

Parcel/lot size: 6,705 sq. ft.

Site Description:

- Vacant Parcel
 Existing Development (Please describe):

Project:

- New Single Family Residence: 2,718 sq. ft
 Addition to Residence: _____ sq. ft
 Other: _____

Additional Permits Required:

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

Describe Project:

New 2 story residence with 3 bedrooms on the 2nd floor, one guest bedroom on the 1st floor, 2-car attached garage, living room, family room, kitchen. The entire development is located outside of clear view easement

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	Stucco	Beige	<input type="checkbox"/>
b. Trim	Stucco	Dark brown	<input type="checkbox"/>
c. Windows	Vinyl	White	<input type="checkbox"/>
d. Doors	Wood	Stain	<input type="checkbox"/>
e. Roof	Composition shingle	Charcoal gray	<input type="checkbox"/>
f. Chimneys	Stucco	match building	<input type="checkbox"/>
g. Decks & railings	n/a		<input type="checkbox"/>
h. Stairs	n/a		<input type="checkbox"/>
i. Retaining walls	n/a		<input type="checkbox"/>
j. Fences	Wood fence	Redwood fence to replace existing	<input type="checkbox"/>
k. Accessory buildings	n/a		<input type="checkbox"/>
l. Garage/Carport	attached	match building	<input type="checkbox"/>

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Michael Way
 Owner:

Ann M...
 Applicant:

Date:

Date:

3/30/2016

Application for a Coastal Development Permit

Companion Page

455 County Center, 2nd Floor • Redwood City, CA 94063
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Applicant's Name: Eric Keng

Primary Permit #: 2016-14

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

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

PLN: 2005-00292 approved on 1/23/2006

new owner does not like the approved design

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Stucco/Wood</u>	<u>Beige</u>	<input type="checkbox"/>
b. Trim	<u>Wood</u>	<u>Beige match building</u>	<input type="checkbox"/>
c. Roof	<u>Composition shingle</u>	<u>Charcoal grey</u>	<input type="checkbox"/>
d. Chimneys	<u>Wood</u>	<u>Match building color</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>n/a</u>	_____	<input type="checkbox"/>
f. Decks/Stairs	<u>Concrete</u>	_____	<input type="checkbox"/>
g. Retaining Walls	<u>n/a</u>	_____	<input type="checkbox"/>
h. Fences	<u>Redwood fence</u>	<u>natural color</u>	<input type="checkbox"/>
i. Storage Tanks	<u>n/a</u>	_____	<input type="checkbox"/>

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

Utility connect to existing power pole per PG&E requirements

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

- B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).
 Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Environmental Information Disclosure Form

PLN 2016-141
 BLD _____

Project Address:
 Coronado Street & Santa Ana Avenue
 El Granada, CA 94019
 Assessor's Parcel No.: 47 — 281 — 160
 Zoning District: S-17

Name of Owner: Junhua Wang
 Address: 933 Sandpiper Lane,
 Palo Alto, CA 94303 Phone: 6508045699
 Name of Applicant: Eric Keng
 Address: 616 Ramona St. Ste. 21, Palo Alto
 CA 94301 Phone: 6503212808

Existing Site Conditions

Parcel size: 6,705

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). New 2 story residence with attached 2 car garage and relocated curb cut for 2 car driveway, 4' wide walkway to

New 2 story residence with attached 2 car garage and relocated curb cut for 2 car driveway, 4' wide walkway to front entry, 15'x25' brick patio 7" above grade at backyard in clear view easement

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>88</u> c.y. Fill: <u>64</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:
 Typical grading for new residence construction, see submitted grading plan

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

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

(Faint signature area)

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

Signed: 
(Applicant may sign)

Date: 3/30/2016

Application for a Variance

Companion Page

455 County Center, 2nd Floor Redwood City • CA • 94063
Mail Drop PLN 122 • Phone: 415 • 363 • 4161 Fax: 415 • 363 • 4849

Applicant's Name: **Eric Keng**

Primary Permit#: Pln 2016-141

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

Specific zoning requirements for which a variance is sought:
(Example: 10 ft. side setbacks)

20 ft. rearyard setback

What you propose instead:

10 ft. rearyard setback for single story garage

Zoning ordinance section numbers:

Section 6300.2 for S-17 Combining District (Mid-Coast)

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required findings. Please attach a brief statement in which you present evidence to support the required findings.

a. The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity.

b. Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity.

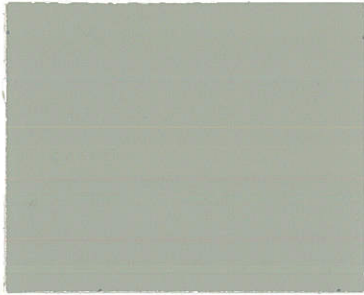
c. The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.

d. The variance authorizes only uses or activities which are permitted by the zoning district.

e. The variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations.



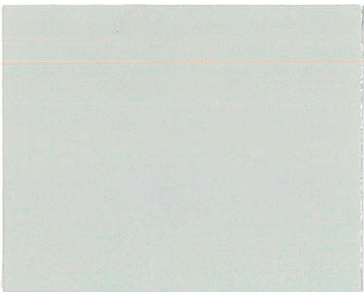
**COMPOSITION SHINGLE
ROOF TILE
PRESIDENTIAL TL
'AUTUMN BLEND'**



**BUILDING LOWER FINISH STUCCO
BENJAMIN MOORE
WILLOW CREEK-1468**



**BUILDING UPPER WOOD SIDING
BENJAMIN MOORE
SILVER CHAIN-1472**



**TRIM & FASCIA BOARD
BENJAMIN MOORE
SILVER CHAIN-1472**

**WINDOWS
MILGARD VINYL WHITE**

RECEIVED

APR 06 2016

San Mateo County
Planning and Building Department

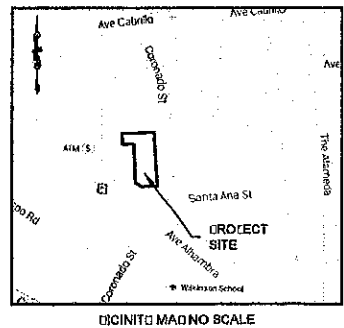
NEW RESIDENCE

**047-281-160, CORONADO STREET
EL GRANADA, SAN MATEO CO**

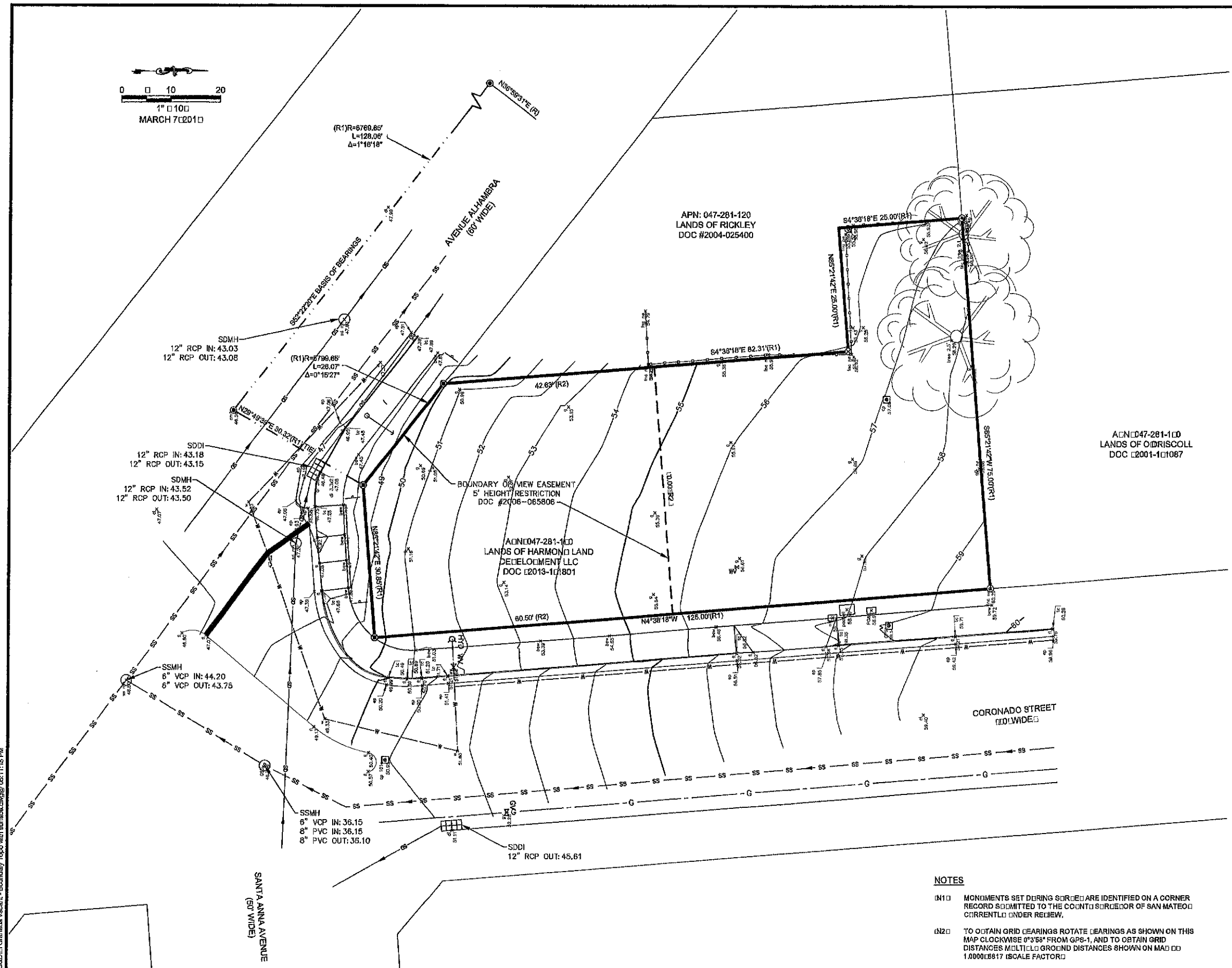
DL Architecture & Planning
618 RAMONA ST. STE 21
PALO ALTO, CA (650) 321-2808

Pln 2016-141

0 10 20
1" = 10'
MARCH 7, 2016



APN: 047-281-120
LANDS OF RICKLEY
DOC #2004-025400



ACN 047-281-100
LANDS OF ODRISCOLL
DOC 02001-101087

Michael S. Mahoney
MICHAEL S. MAHONEY
LICENSE EXPIRES 12/31/16
DLS 0077
PROFESSIONAL LAND SURVEYOR
NO. 6877
Exp. 12/31/16
SURVEYOR
STATE OF CALIFORNIA

LEGEND

- BOUNDARY LINE (PROPERTY LINE) (MIL)
- LINE OF SURVEY
- BOUNDARY OF EASEMENT
- WATER LINE
- SANITARY SEWER LINE WITH DIRECTION OF FLOW
- STORM DRAIN LINE WITH DIRECTION OF FLOW
- WOOD FENCE LINE
- MAJOR CONTOUR LINE (ELEVATION)
- OVERHEAD ELECTRICAL WIRE
- ⊙ SET IRON AND ALUMINUM WASHER STAMPED L.S. 0077 (IN)
- ⊙ SET IRON AND ALUMINUM WASHER STAMPED L.S. 0077 (OUT)
- ⊙ FOUND 0.75" IRON PIPE WITH CLASTIC LOG STAMPED "LS 077" OVER 23 LLS IS
- ⊙ FOUND TACK AND 0.75" BRASS TAG STAMPED "LS 077" OVER 23 LLS IS
- ⊙ FOUND CITY MONUMENT 2.0" BRASS DISK IN MONUMENT WELL WELDED
- ⊙ SET CONTROL POINT
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ POLYETHYLENE GLYCOL PIPE
- ⊙ TRITRIFIED CLAY PIPE
- ⊙ REINFORCED CONCRETE PIPE
- ⊙ STORM DRAIN DRAIN INLET
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- FLOWLINE
- TOP OF CURB
- BACK EDGE OF WALK
- FIRE HYDRANT
- LOWER COLE
- GROUND WIRE
- ⊙ TREE - 12" OR LARGER

REFERENCES

- IR10 RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON LINE 27/0002 IN BOOK 23 OF LICENSED LAND SURVEYOR MAPS AT PAGE 08.
- IR10 GRANT DEED FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON LINE 3/2000 AS DOCUMENT 02000-01080.

BASIS OF ELEVATIONS

THE CONTOURS SHOWN HEREON ARE BASED ON A POINT ESTABLISHED WITH GPS EQUIPMENT ALONG WITH A SOLUTION FROM THE NATIONAL GEODETIC SURVEY - ONLINE POSITIONING USER SERVICE (THE GPS WAAS AND SHIMMER SET IN THE CONCRETE SIDEWALK NEAR THE NORTHWEST CORNER OF THE PARCEL HAVING ACN 047-281-100) LABELLED GOS-1 HAVING A NORTHING OF 2010871.7 AND AN EASTING OF 01124.3 AND AN ELEVATION OF 0114.0 (BEING NAD 83 2011) (EPOCH 12.0) IN A 1000' GRID (EPOCH 12.0) USING GEOD 12 AD.

BASIS OF BEARINGS

THE BEARING OF 85°22'20"E BETWEEN TWO FOUND CITY MONUMENTS HAVING A DISTANCE BETWEEN THEM OF 128.00' ALONG THE MONUMENT LINE OF AVENUE ALHAMBRA AS SHOWN ON THAT RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON LINE 27/0002 IN BOOK 23 OF LICENSED LAND SURVEYOR MAPS AT PAGE 08.

NOTES

- 010 MONUMENTS SET DURING SURVEY ARE IDENTIFIED ON A CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR OF SAN MATEO COUNTY CURRENTLY UNDER REVIEW.
- 020 TO OBTAIN GRID BEARINGS ROTATE BEARINGS AS SHOWN ON THIS MAP CLOCKWISE 0°3'58" FROM GPS-1, AND TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES SHOWN ON MAP BY 1.000018817 (SCALE FACTOR)

E:\2016\3001 El Granada\GIS\El Granada\Vicent - Boundary Topo with surface.dwg 08/11/16 PM

NO.	REVISIONS	DATE

REVISIONS PER COUNTY COMMENTS	09/21/2016
JOB#: 2016.3001	
DATE: 03/23/16	
100% SUBMITTAL	

(650) 244-9887
jgraham@plsd.com
901 Smooth Ln, Suite 117
San Bruno, CA 94068

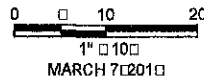
Professional Land Services
LAND DEVELOPMENT SPECIALISTS

DESIGNED: JKO
DRAWN: JKO
APPROVED: JKO

PREPARED FOR:
JUNE WANG
933 SANDPIPER LANE
PALO ALTO, CA 94303

TITLE:
EXISTING TOPOGRAPHY
VACANT LOT - CORONADO ST & SANTA ANA AVE
EL GRANADA, CA 94019

SHEET 1
OF
2



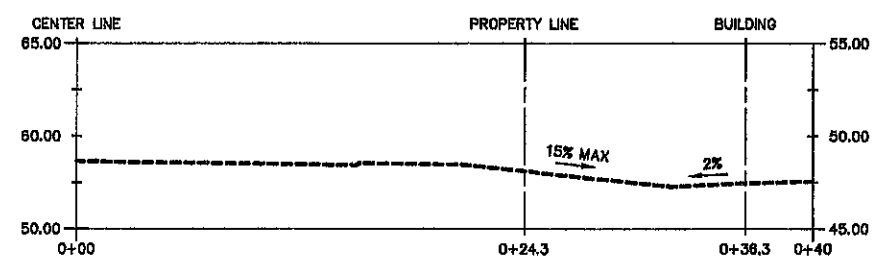
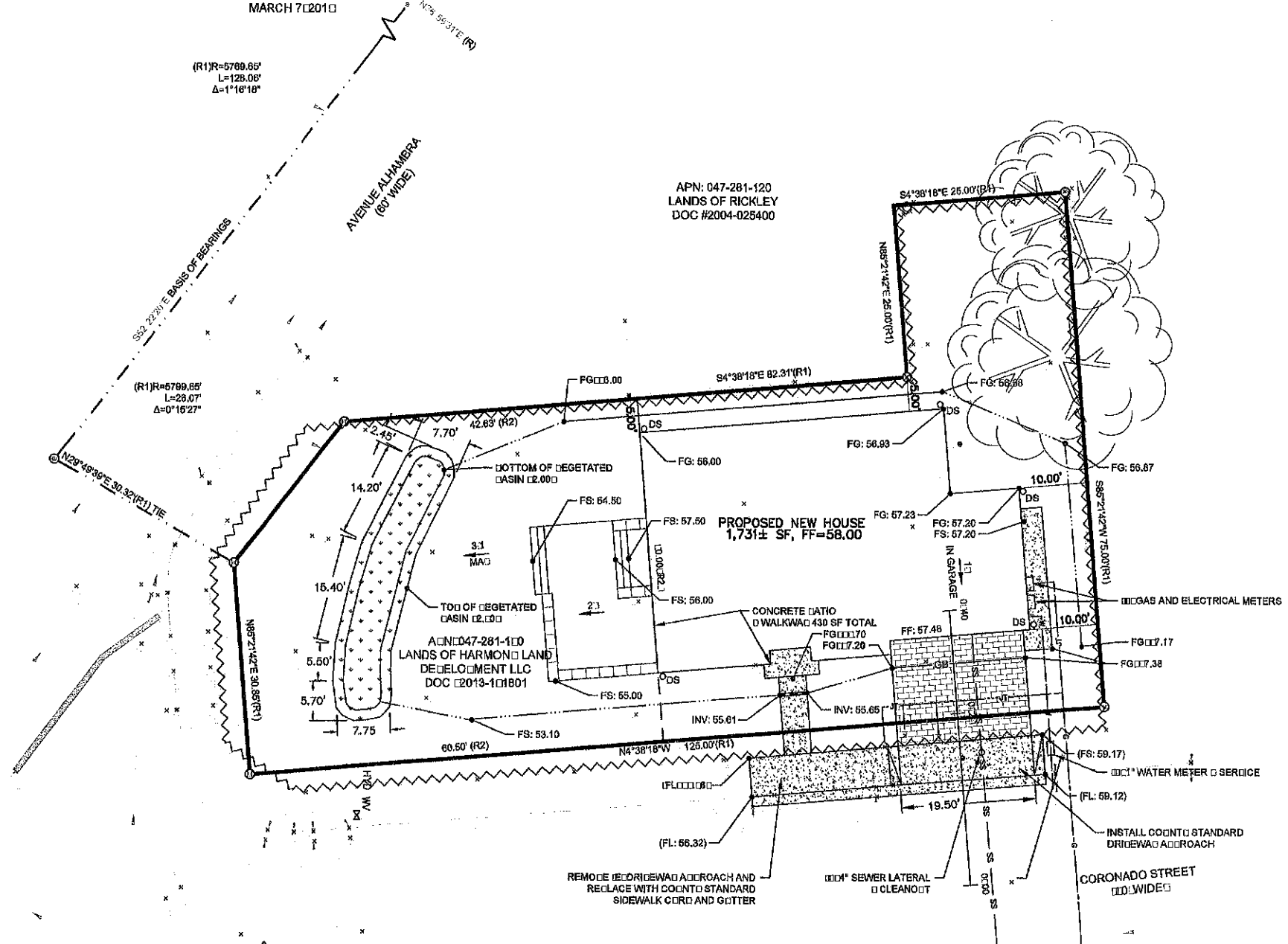
MARCH 7 2016
 (R1) R=5789.65'
 L=128.06'
 Δ=1°16'18"

(R1) R=5789.65'
 L=28.07'
 Δ=0°16'27"

APN: 047-281-120
 LANDS OF RICKLEY
 DOC #2004-025400

PROPOSED NEW HOUSE
 1,731± SF, FF=58.00

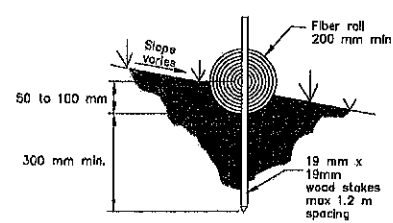
LANDS OF HARMON LAND
 DEVELOPMENT LLC
 DOC #2013-101801



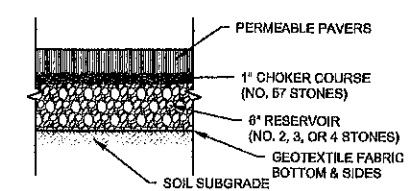
PROFILE A - DRIVEWAY PROFILE
 HORIZ. & VERT. SCALE 1" = 100'

LEGEND

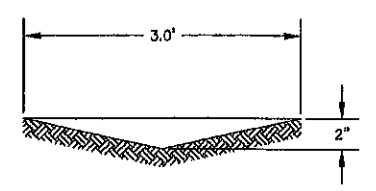
- 6" SOLID STEEL PIPE, "DETAIL A" THIS SHEET
- VEGETATED SWALE, "DETAIL B" THIS SHEET
- FIBER ROLLS, "DETAIL C" THIS SHEET
- PERMEABLE PAVERS, "DETAIL D" THIS SHEET
- VEGETATED BASIN
- CONCRETE
- FINISHED GRADE
- FINISHED SURFACE
- GRADE BREAK
- FLOW LINE ELEVATION
- INVERT ELEVATION
- FINISHED FLOOR ELEVATION
- SEE ARCHITECTURAL DRAWINGS
- SEE STRUCTURAL DRAWINGS
- BOTTOM OF WALL
- TOP OF WALL



DETAIL D - FIBER ROLL
 NOT TO SCALE



DETAIL D - PERMEABLE PAVER SECTION
 NOT TO SCALE

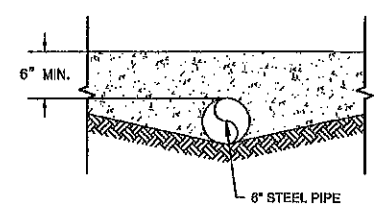


DETAIL B - VEGETATED SWALE
 NOT TO SCALE

EARTHWORK QUANTITIES

CUT	88 CD
FILL	04 CD
NET CUT	24 CD

James K. O'Sonnell
 JAMES K. O'SONNELL RCE 02012



DETAIL A - 6" STEEL PIPE BENEATH WALKWAY
 NOT TO SCALE

GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE COUNTY OF SAN MATEO.
- IF RAINING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 15, TEMPORARY SILT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM DRAINAGE FACILITIES. ADDITIONAL EROSION CONTROL MAY BE NEEDED AT THAT TIME.

P:\2016\2001 El Granada, G&D\El Granada\Vacant - Grading and Drainage.dwg 06/09/2016 05:09:30 PM
 P:\2016\2001 El Granada, G&D\El Granada\Vacant - Grading and Drainage.dwg 06/09/2016 05:09:30 PM

NO.	REVISIONS	DATE
	REVISIONS PER COUNTY COMMENTS	09/21/2016

JOB#: 2016.3001
 DATE: 03/23/16
 100% SUBMITTAL



DESIGNED: JKO
 DRAWN: JKO
 APPROVED: JKO

PREPARED FOR:
JUNE WANG
 933 SANDPIPER LANE
 PALO ALTO, CA 94303

TITLE:
PRELIMINARY GRADING, DRAINAGE, & EROSION CONTROL
 VACANT LOT - CORONADO ST & SANTA ANA AVE
 EL GRANADA, CA 94019

SHEET 2
 OF
 2

PLANTING LIST

SYM	BOTANICAL NAME - COMMON NAME	MATURE SIZE
☉	<i>Convolvulus mauritanicus</i> - Ground Morning Glory	1-2' TALL X 3' WIDE
☉	<i>Cotoneaster microphyllus</i> - Rockspray Cotoneaster	2-3' TALL X 6' WIDE
☉	<i>Carex testacea</i> - Orange Sedge	2' TALL X 5' WIDE
☉	<i>Rhaphelepis indica</i> 'Ballarina' - India Hawthorn	24" TALL x 4' WIDE
☉	<i>Santolina chamaecyparissus</i> - Lavender Cotton	24" TALL x 3' WIDE
☉	<i>Tussock X lucidus</i> 'Prostratum' - Germander	12" TALL x 36" WIDE
☉	<i>Sempervivum tectorum</i> - Hen and Chicks	3" TALL x 36" WIDE
☉	<i>Sedum 'Angelina'</i> - Stonecrop	3" TALL x 36" WIDE
☉	<i>Carex divulsa</i> - Sedge	24" TALL x 24" WIDE

REVISIONS

NO.	DATE	DESCRIPTION
1	8/23/16	PLAN CHECK COMMENT

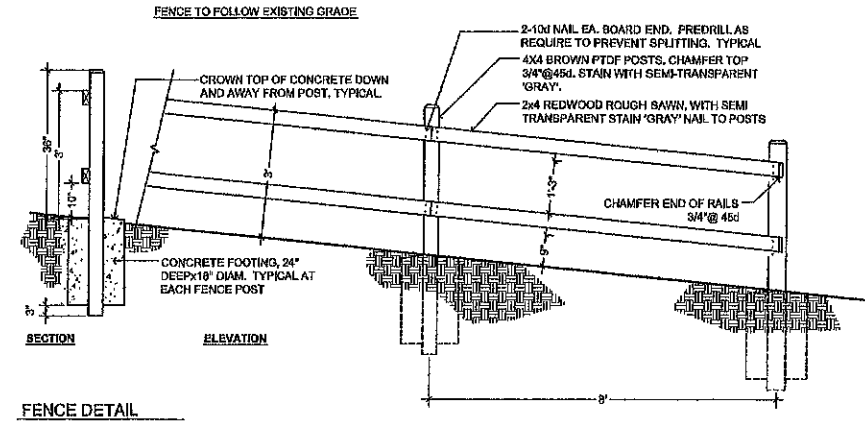
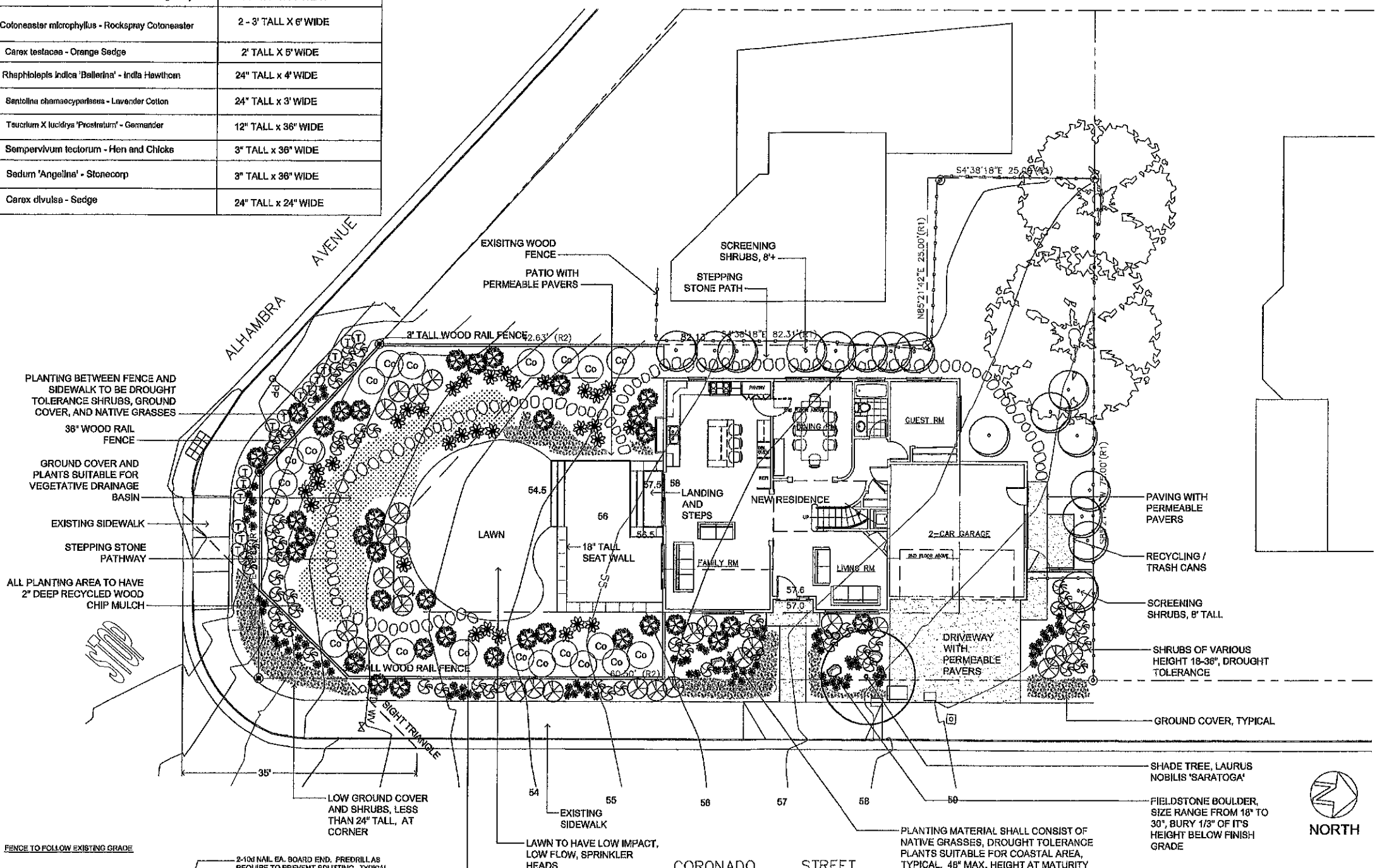
ANYI HUANG
 LANDSCAPE ARCHITECT # 4887
 2647 ROYAL ANN DRIVE
 UNION CITY, CA 94587
 anyi@anyilandscape.com

SCHEMATIC LANDSCAPE PLAN

PROJECT ADDRESS:
 NEW RESIDENCE
 CORONADO ST / SANTA ANA AVE
 EL GRANADA, CALIFORNIA

DATE:
 3 / 30/2016
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 AH
 PROJECT #
 16022

L - 1
 TOTAL SHEETS: _____



FENCE DETAIL
 1/2"=1'-0"

REVISIONS	
△	CDR/VA 4-7-2016
△	CDR/VA 8-17-2016
△	CDR/VA 8-29-2016
△	
△	

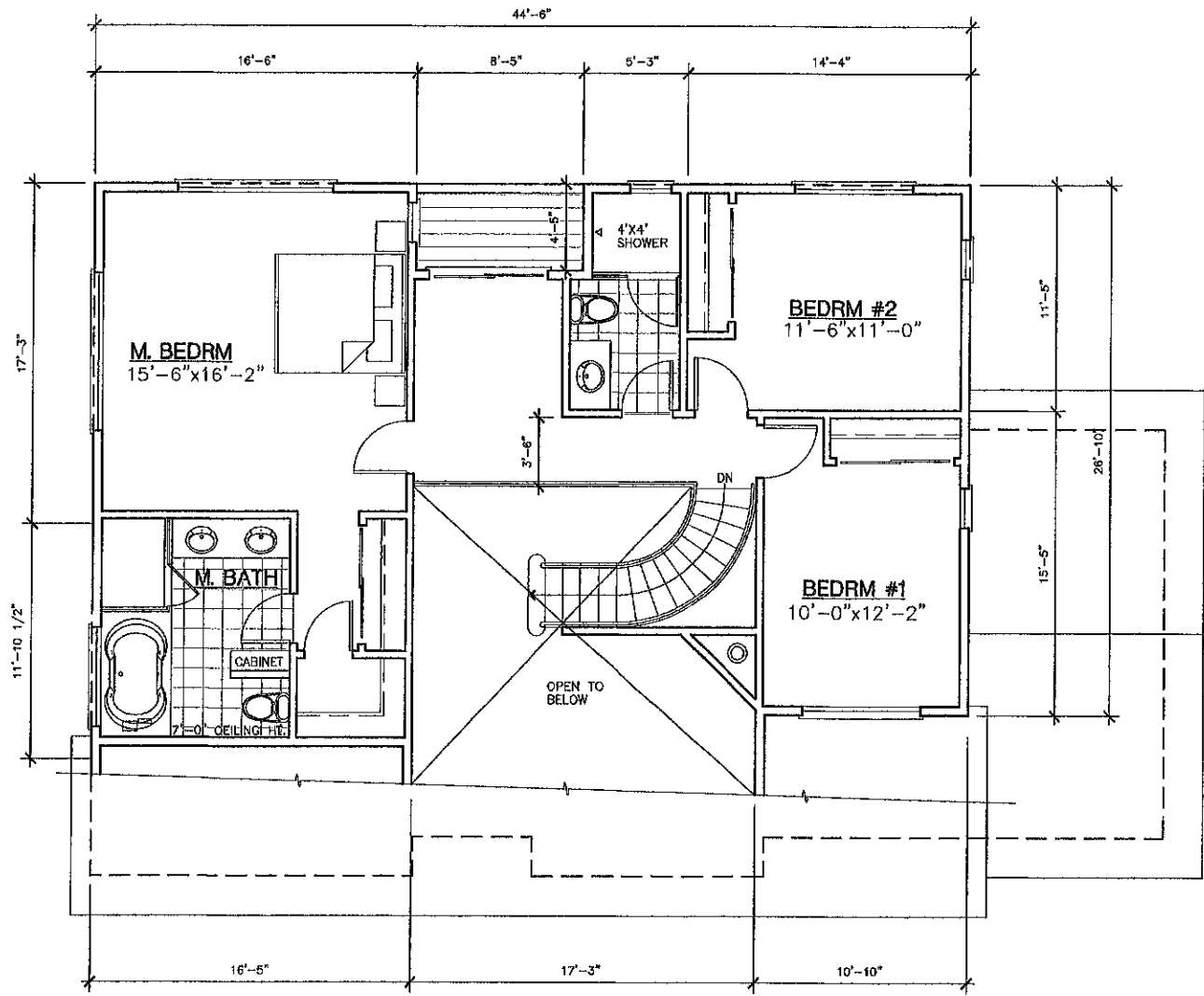


DL Architectural & Planning
 616 RAMONA ST. STE 21
 PALO ALTO, CA (650) 321-2808

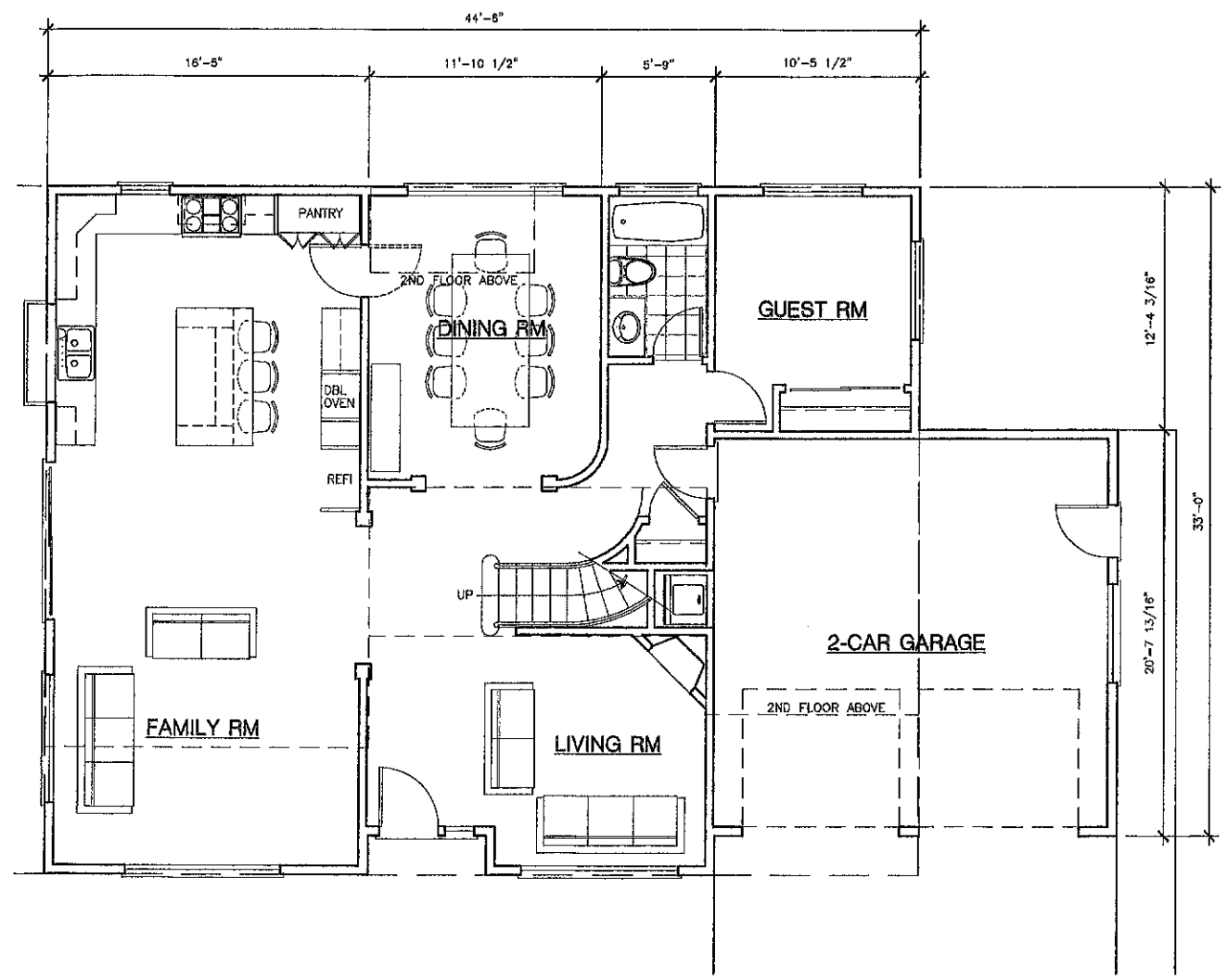
**NEW RESIDENCE
 FOR June Wang**
 APT: 047-281-80
 EL GRANADA, SAN MATEO COUNTY, CA

FLOOR PLANS

DATE	2-1-2015
SCALE	1/4" = 1'-0"
DRAWN	
BY	
REVISION	
SK-2	



2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 970 SQ.FT.
 OPEN AREA LESS THAN 20'-0" ABOVE F.F.



1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1,488 SQ.FT. (INCLUDING GARAGE)



REVISIONS	
△	COR/VA 4-7-2016
△	COR/VA 8-12-2016
△	COR/VA 8-29-2016
△	
△	

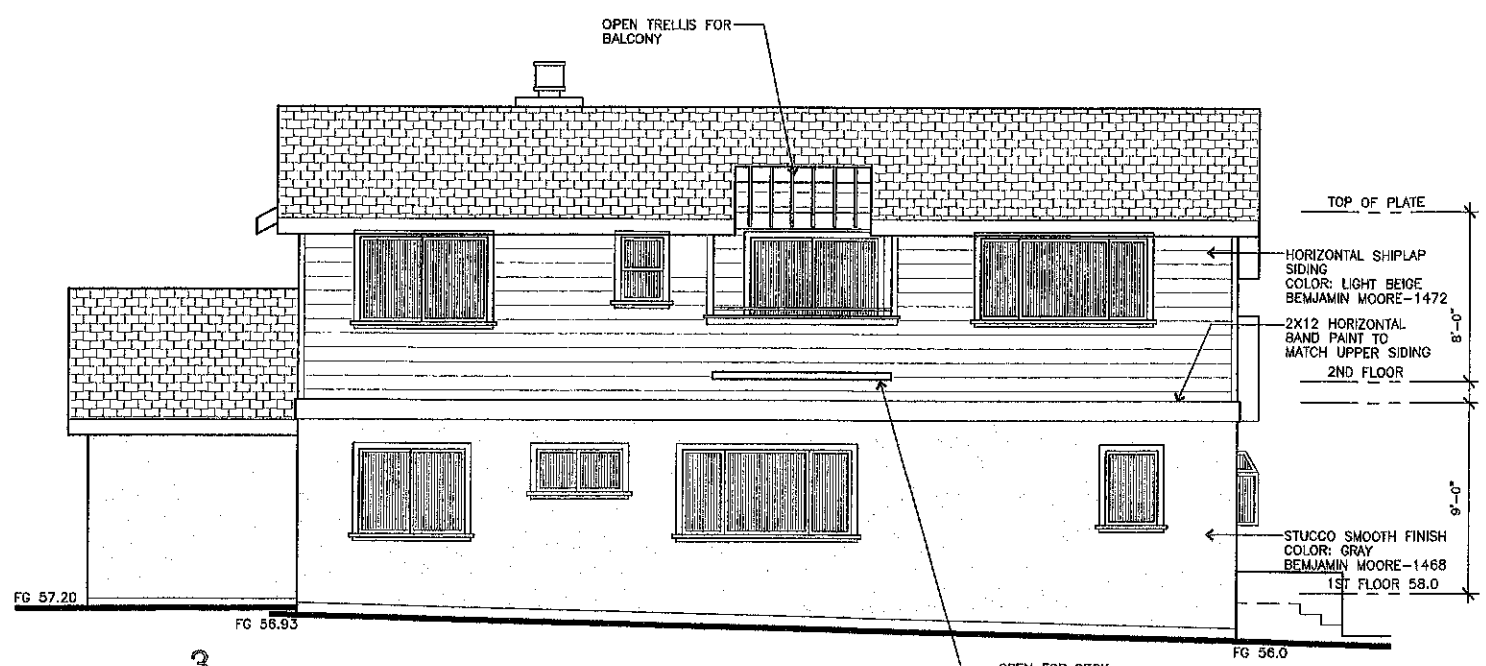


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 LICENSED ARCHITECT
 No. 23184
 11-2012
 STATE OF CALIFORNIA
 616 RAMONA ST., STE 21
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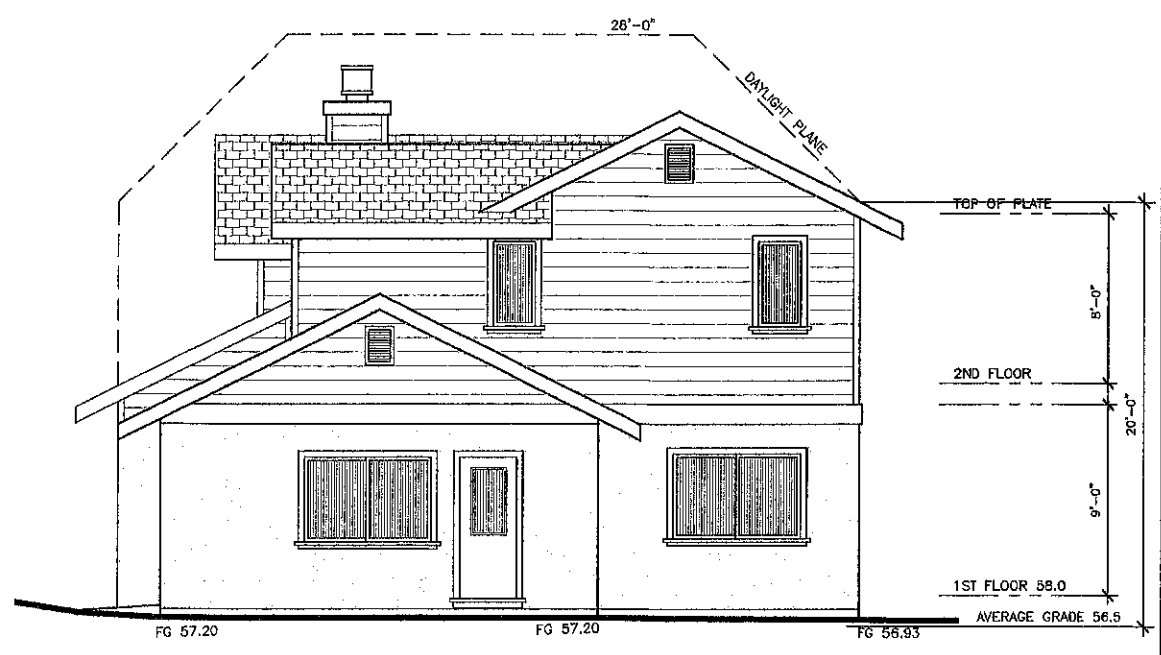
NEW RESIDENCE
 FOR June Wang
 APR 04-28-16
 EL GRANADA, SAN MATEO COUNTY, CA

EXTERIOR ELEVATIONS

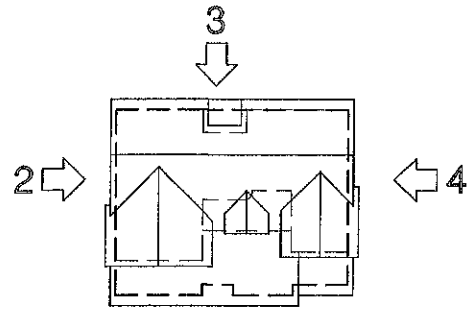
DATE	2-1-2015
SCALE	1/4" = 1'-0"
DRAWN	
JOB	
SHEET	SK-3
OF	6 SHEETS



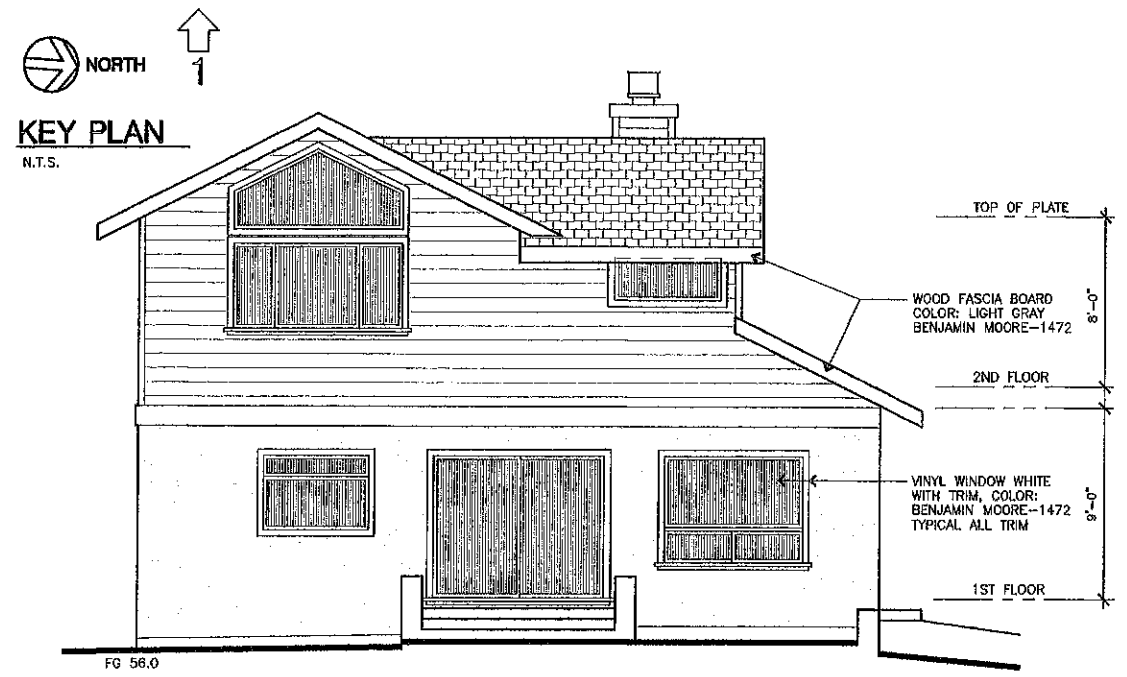
3 WEST ELEVATION
 SCALE: 1/4" = 1'-0" (LEFT)



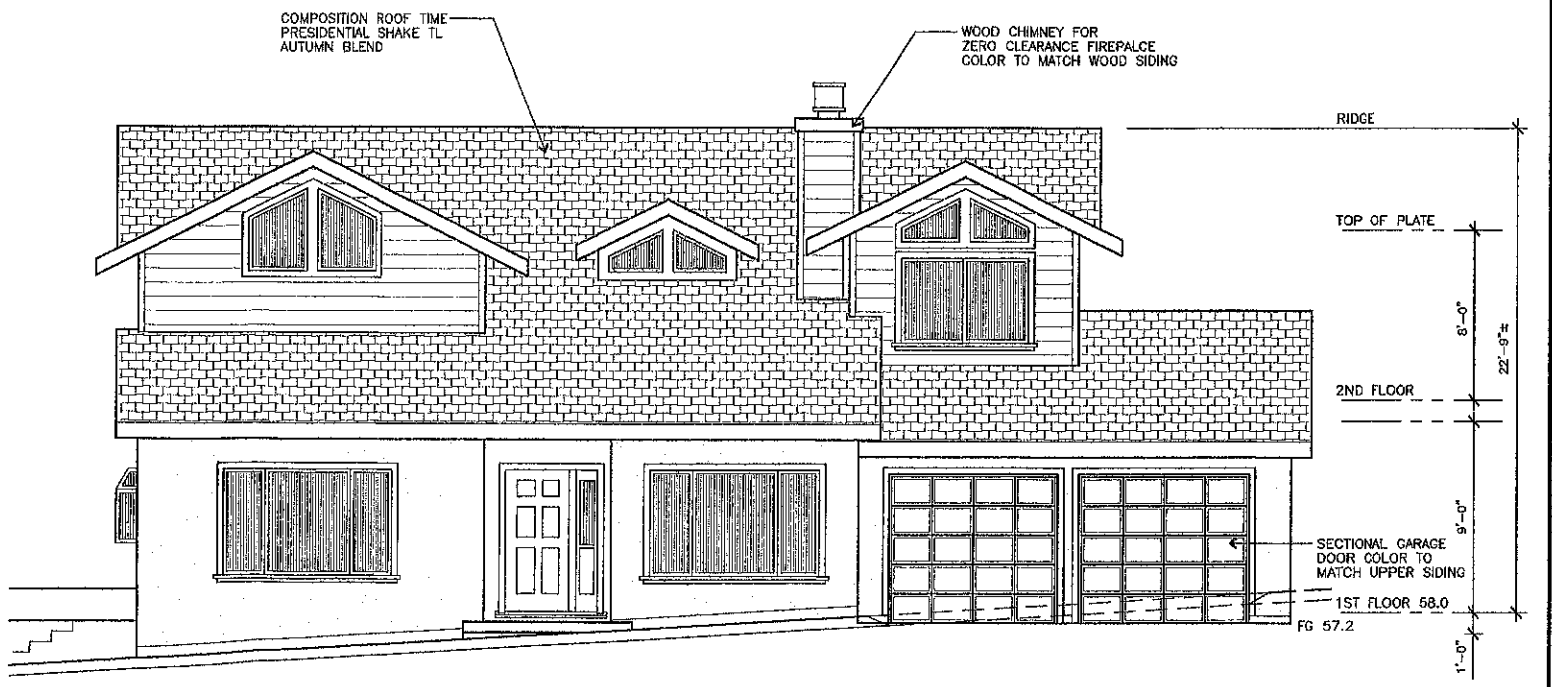
4 NORTH ELEVATION
 SCALE: 1/4" = 1'-0" (FRONT)



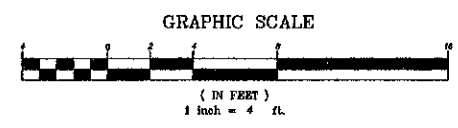
KEY PLAN
 N.T.S.

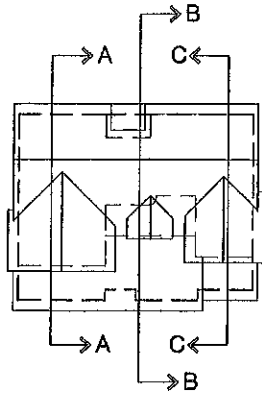


2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0" (LEFT)

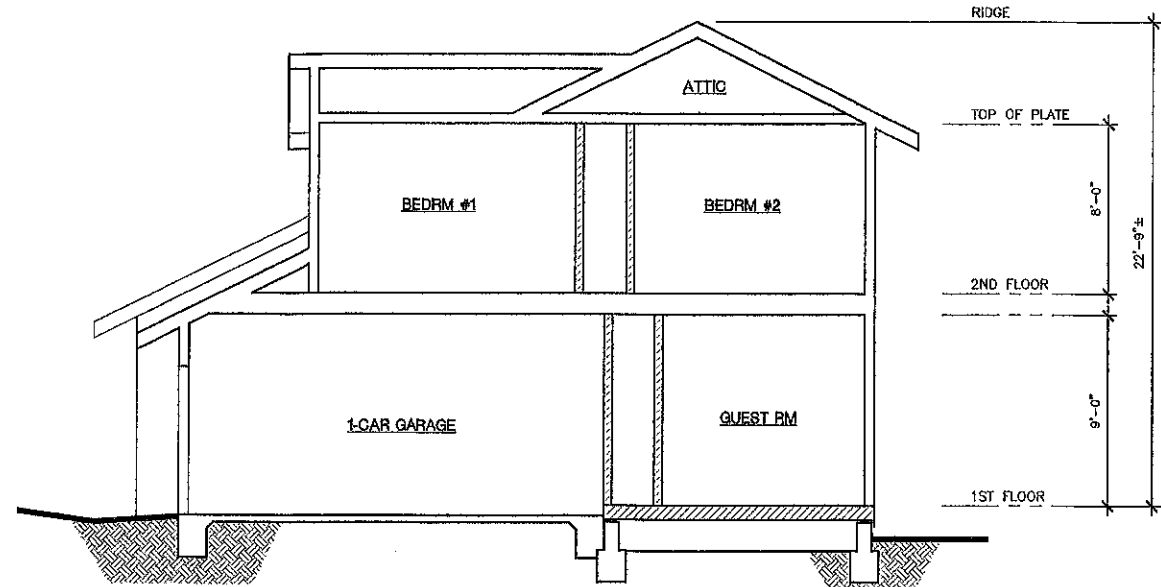


1 EAST ELEVATION
 SCALE: 1/4" = 1'-0" (FRONT)

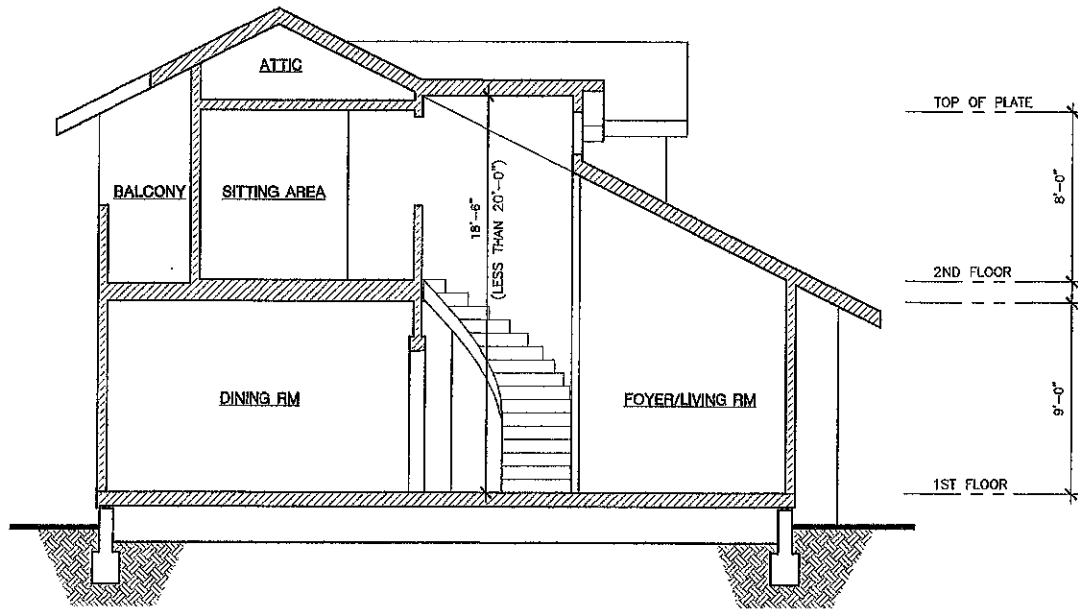




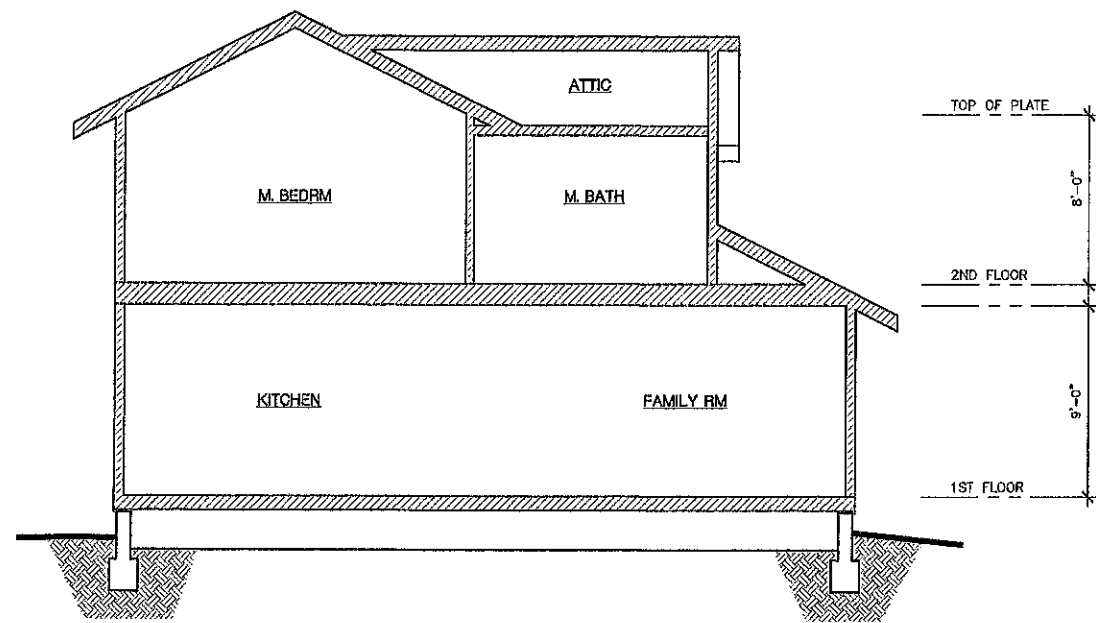
KEY PLAN
N.T.S.



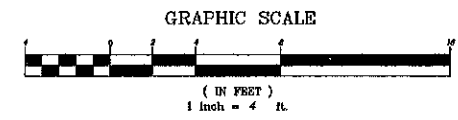
SECTION 'C-C'
SCALE: 1/4" = 1'-0"



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



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



REVISIONS	
△	CDR/VA 4-7-2016
△	CDR/VA 8-12-2016
△	CDR/VA 9-29-2016
△	
△	



**DL Architectural
& Planning**

616 RAMONA ST. STE 21
PALO ALTO, CA (650) 321-2808

NEW RESIDENCE
FOR: June Wang

APR. 047-281-660
EL GRANADA, SAN MATEO COUNTY, CA

BUILDING SECTIONS

DATE	2-1-2015
SCALE	1/4" = 1'-0"
DRAWN	-
JOB	-
SHEET	SK-4