

0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 2,256



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Building Department

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 2019-00180
Other Permit #: _____

1. Basic Information

Applicant:

Name: FRED STRATHDEE
Address: 108 E COURT LN
FOSTER CITY Zip: 94404
Phone, W: 650-477-2644
Email: FSTRATHDEE@HOTMAIL.COM

Owner (if different from Applicant):

Name: TOM MCCAFFREY
Address: 350 SAN PEDRO
EL GRANADA, Zip: 94018
Phone, W: _____ H: _____
Email: MCCAFFREY TOM @GMAIL.COM

Architect or Designer (if different from Applicant):

Name: _____
Address: _____ Zip: _____
Phone, W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-175-030
Address: 350 SAN PEDRO
Zip: 94018
Zoning: R1 / S17 / DR / CD
Parcel/lot size: 13,432.2 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):
SINGLE FAMILY RESIDENCE

3. Project Description

Project:

- New Single Family Residence: 2201 sq. ft
- Addition to Residence: 3000 sq. ft
- Other: ADU 1100 SF

Describe Project:

RECONSTRUCTION OF AN
EXISTING RESIDENCE &
NEW ADU

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

4. Materials and Finish of Proposed Buildings or Structures

Check if matches existing

Fill in Blanks:

Material

Color/Finish

(If different from existing, attach sample)

a. Exterior walls	<u>STUCCO & HARDI PLANK</u>	<u>LIGHT TAN / MED. BROWN</u>	<input type="checkbox"/>
b. Trim	<u>WOOD</u>	<u>MATCHING</u>	<input type="checkbox"/>
c. Windows	<u>VINYL</u>	<u>BLACK</u>	<input type="checkbox"/>
d. Doors	<u>VINYL</u>	<u>BLACK</u>	<input type="checkbox"/>
e. Roof	<u>METAL</u>	<u>DARK BROWN</u>	<input type="checkbox"/>
f. Chimneys			<input type="checkbox"/>
g. Decks & railings	<u>REDWOOD / CABLE</u>		<input type="checkbox"/>
h. Stairs			<input type="checkbox"/>
i. Retaining walls			<input type="checkbox"/>
j. Fences			<input type="checkbox"/>
k. Accessory buildings	<u>MATCH MAIN HOUSE</u>		<input type="checkbox"/>
l. Garage/Carport	<u>ATTACHED - MATCHING</u>		<input type="checkbox"/>

5. Required Findings

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).

6. Signatures

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.

Owner:

Applicant:

2/27/19

Date:

2/25/19

Date:



STONE VENER

FASCIA
GAR. DR
TRELLIS

SIDING

STONE

ROOFING

STUCCO

RECEIVED

MAR 06 2019

San Mateo County
Planning and Building Department

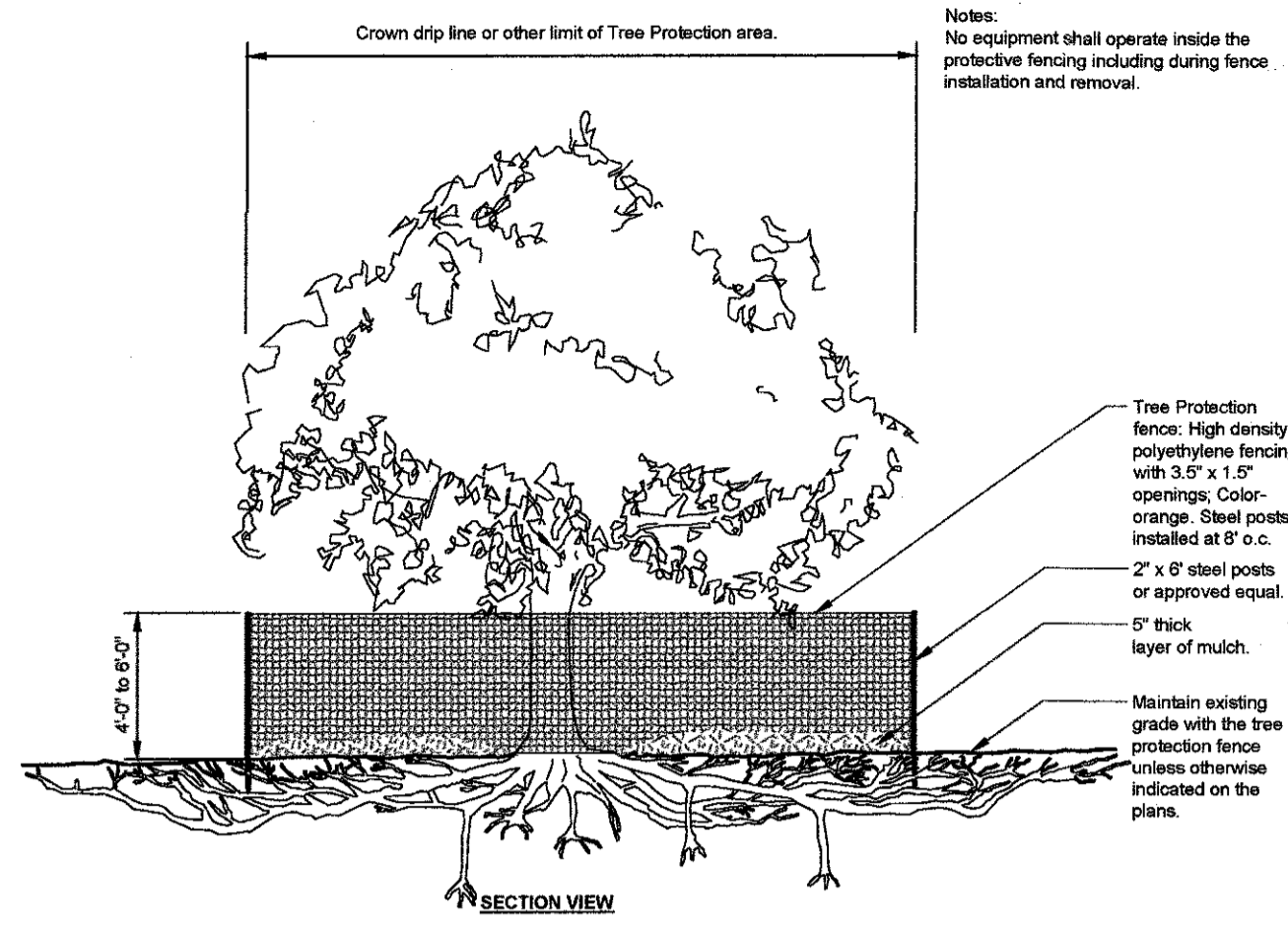
PLN2019-00100



STRATHDEE DESIGN
& DEVELOPMENT

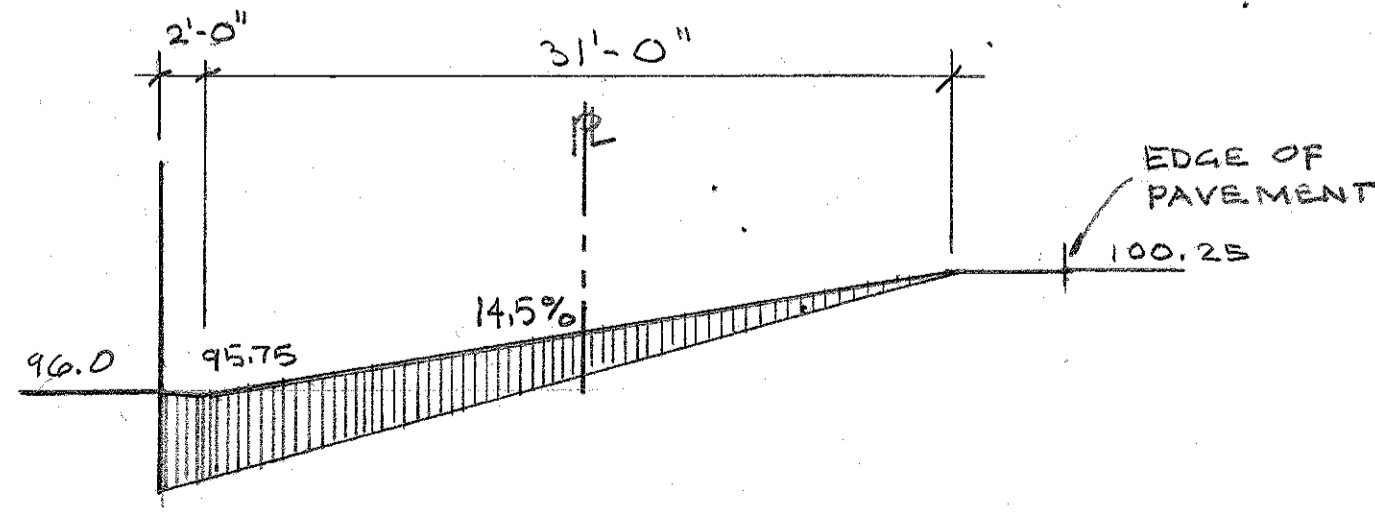
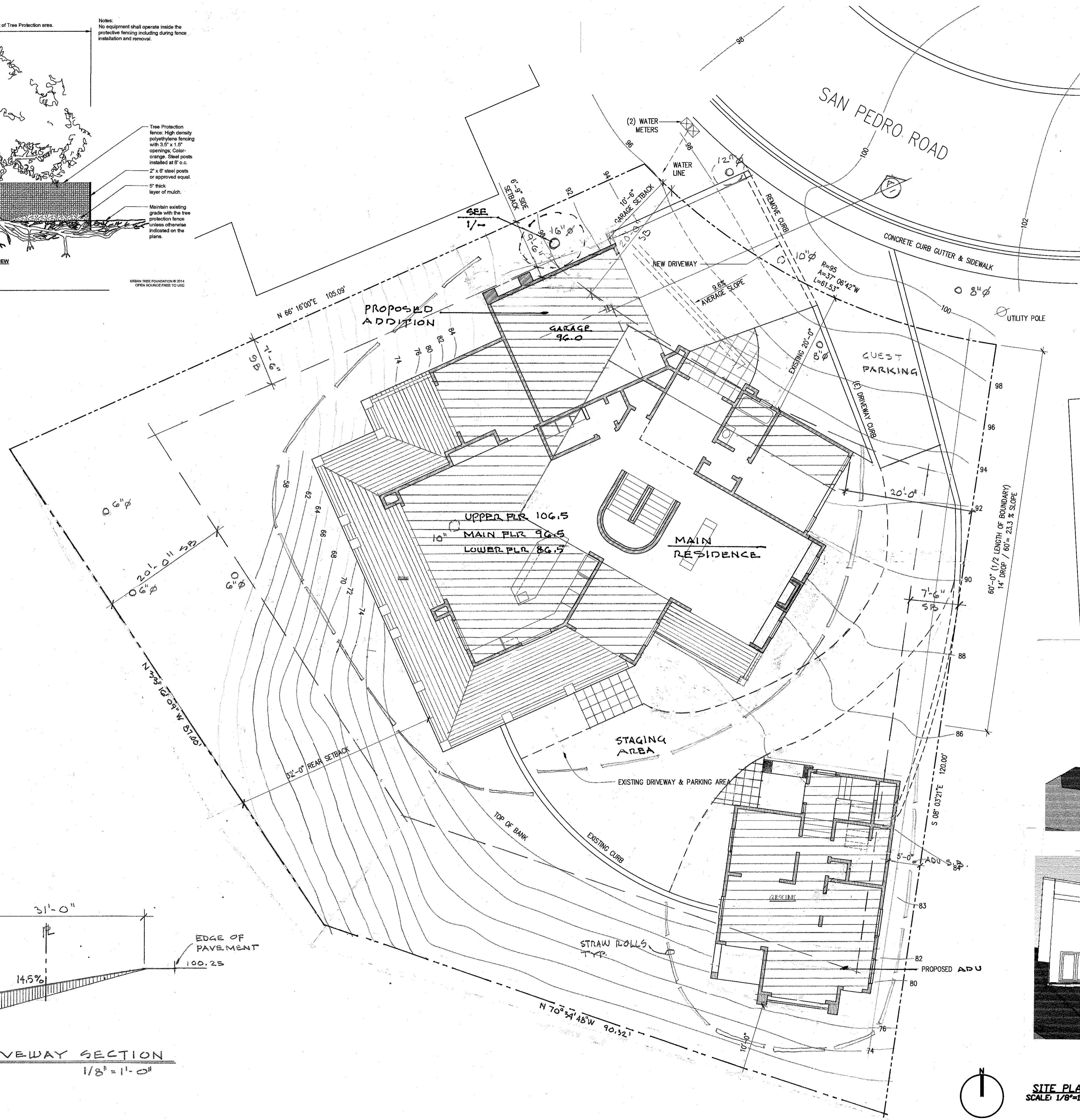
108 East Court Lane, Foster City, CA 94404
tel: 650-477-2147 fax: 650-561-1521 email: strathdee@hotmail.com

MCCAFFREY RESIDENCE
380 SAN PEDRO ROAD
EL GRANADA, CALIFORNIA



1 TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE LICENSE TO USE



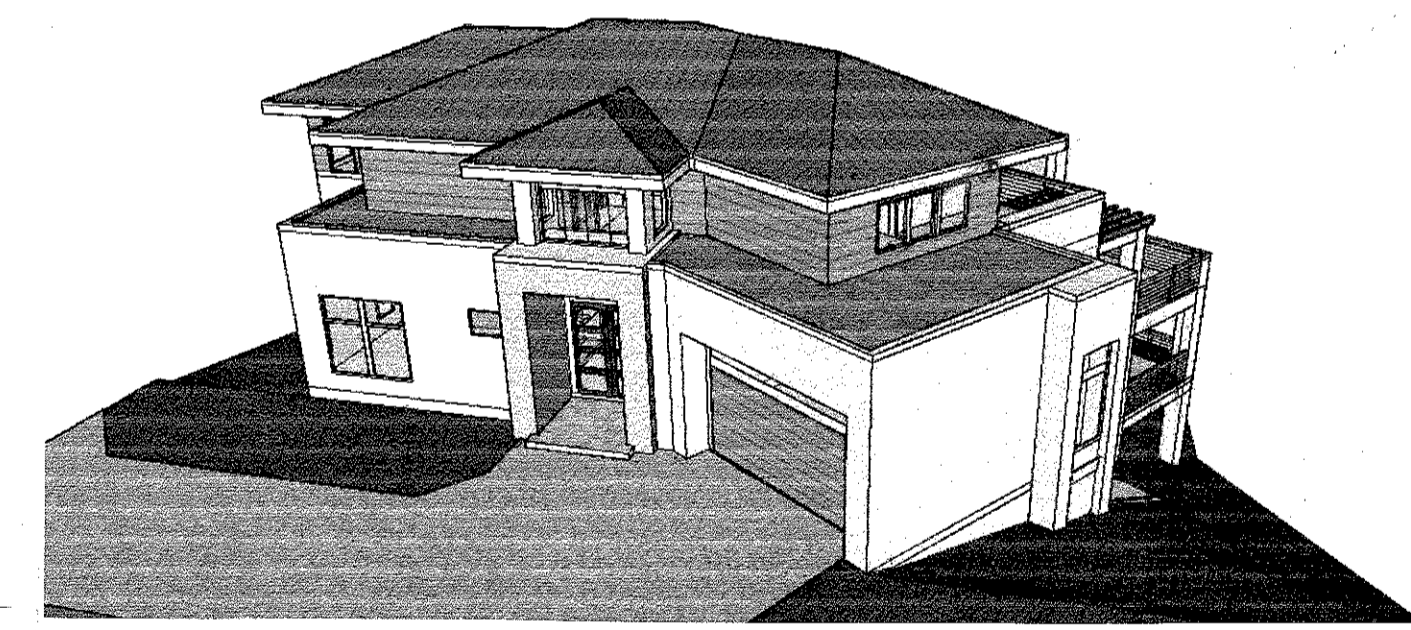
A DRIVEWAY SECTION
1/8" = 1'-0"

PROJECT SUMMARY

LOT AREA	13,452.2 square feet
LOT COVERAGE	4,318 square feet (32.2%)
FLOOR AREA	
MAIN HOUSE	
GARAGE (Existing)	380.3 square feet
LIVING (Existing)	1,821 square feet
TOTAL EXISTING	2,201.3 square feet
GARAGE (Proposed)	
GARAGE (Proposed)	429.3 square feet
LIVING (Proposed)	
Upper floor (Proposed)	923.3 square feet
Main floor (Proposed)	2,193.3 square feet
Lower floor (Proposed)	1,448.7 square feet
Total Living	4,642.8 square feet
ADU	
Upper Floor (Proposed)	351 square feet
Lower Floor (Proposed)	749 square feet
Total Living	1,100.9 square feet
TOTAL PROPOSED	6,193 square feet
Total Allowable: 6,200 sf	

ZONING: R-1, S-17
 OCCUPANCY GROUP: R-3, U
 BUILDING TYPE: V-B
 APN: 047-175-030

LOT SLOPE (AVERAGE): 30.08%
 SLOPE WITHIN FOOTPRINT OF MAIN HOUSE: 38.50%
 SLOPE WITHIN FOOTPRINT OF ADU: 25.64%
 MAX SLOPE UNDER ADU: 47.06%
 MAX. HEIGHT: 121.00 - 91.00 = 30.00'



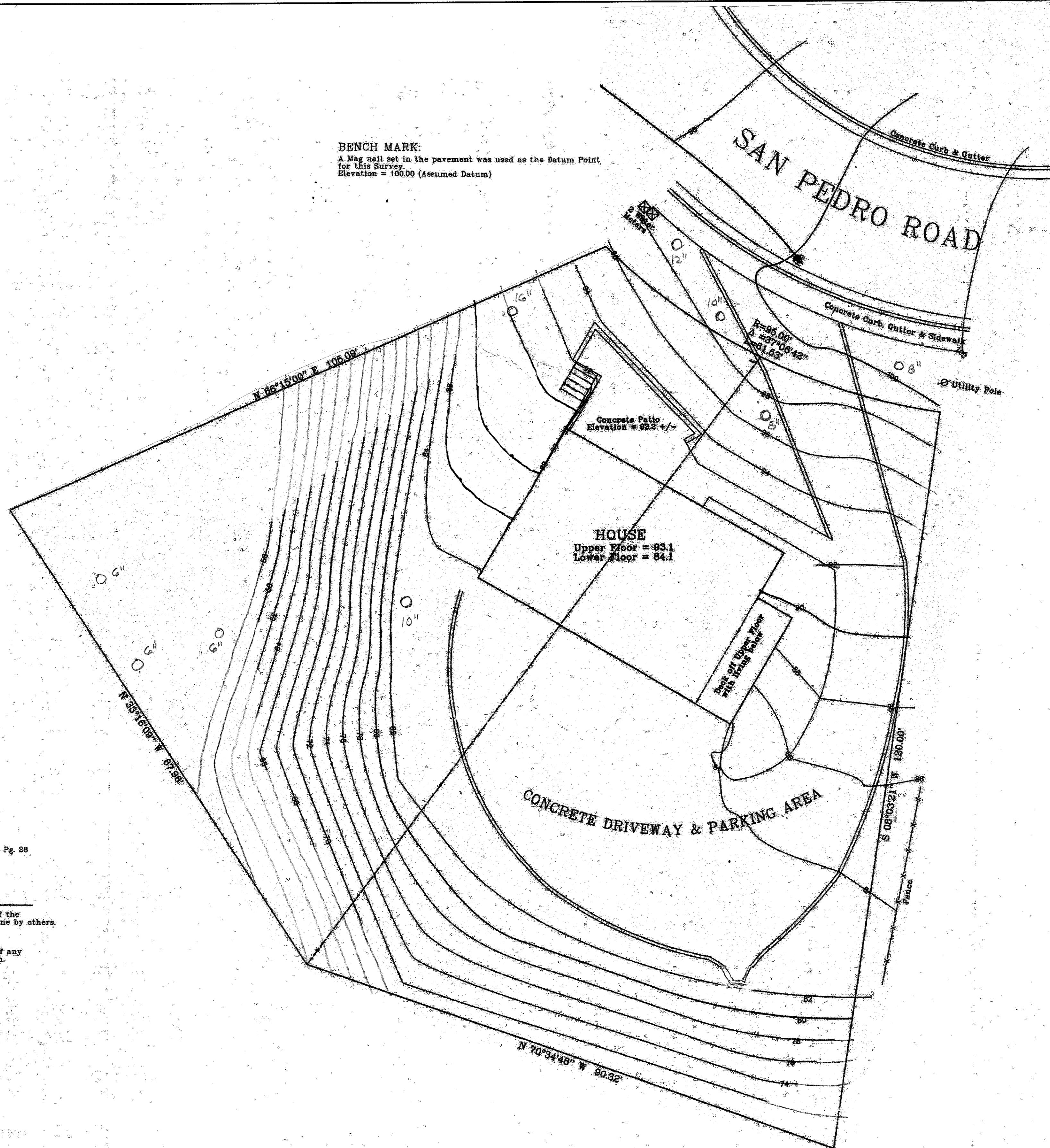
SITE PLAN
SCALE: 1/8" = 1'-0"



Issue No. Date
 Job No. P.F.
 Note:
 Sheet No.



Issue No.	Date
Job No.	P.F.
Note:	
Sheet No.	

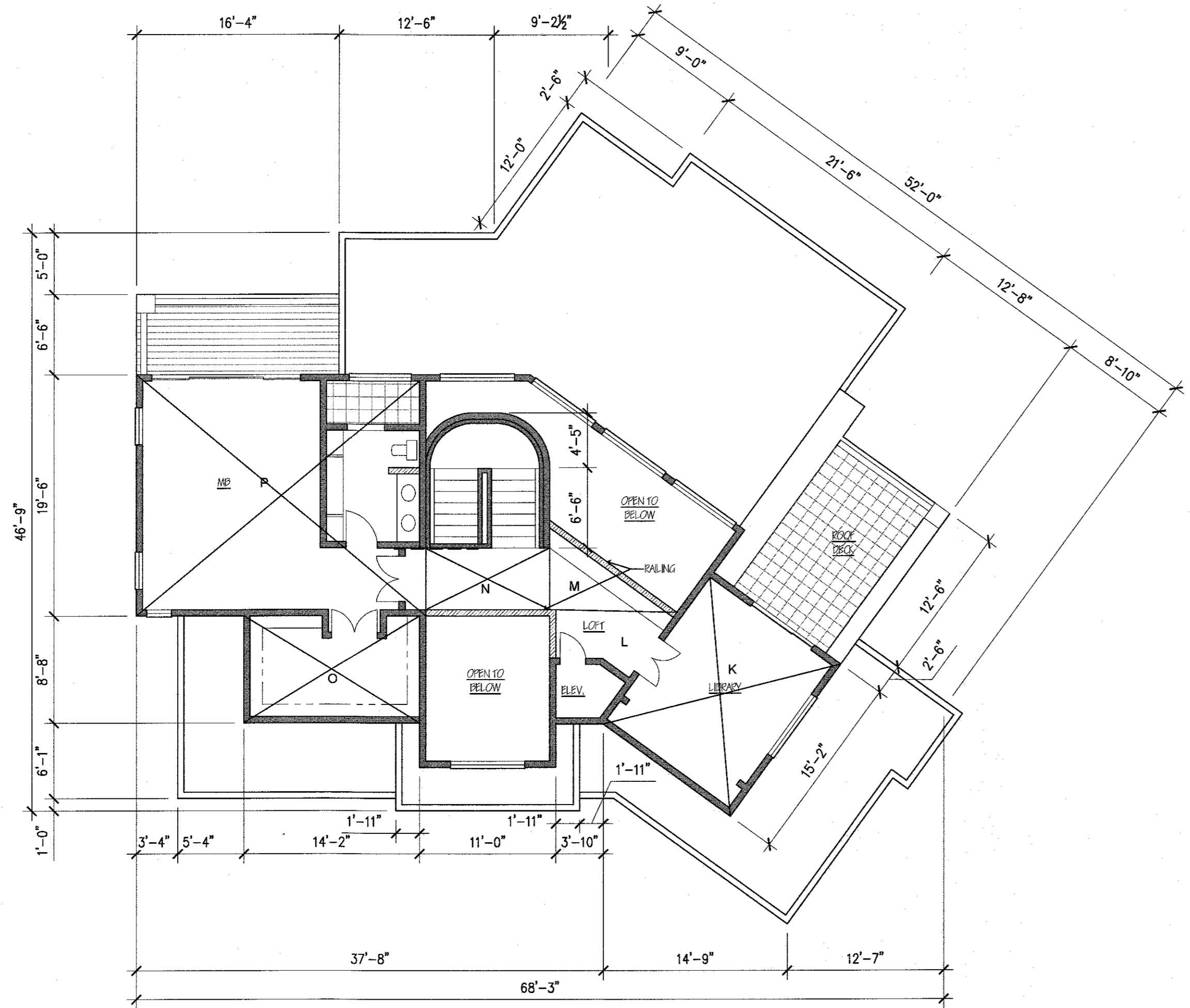


SURVEY FOR:
Tom McCaffrey

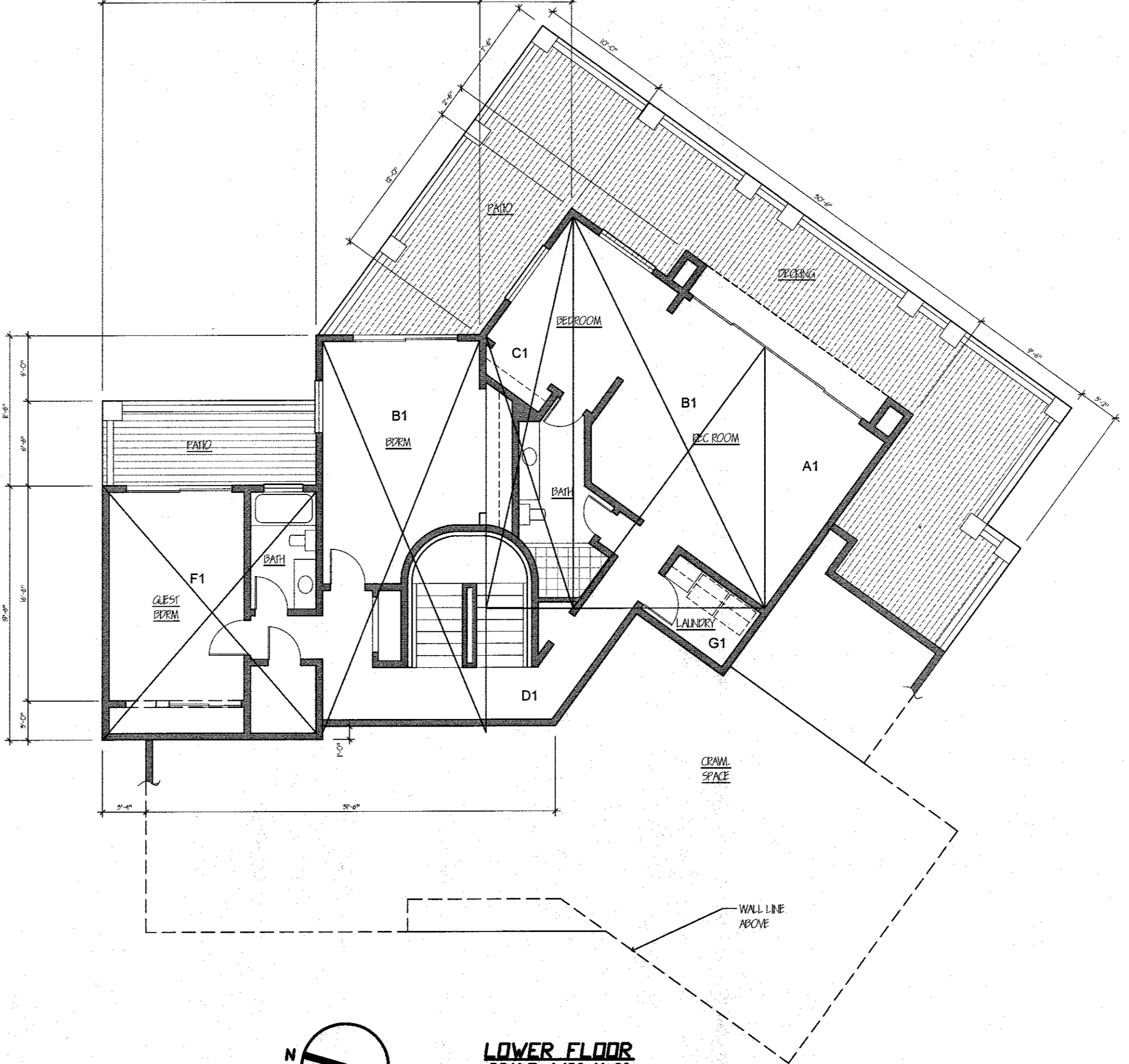
SURVEY OF:
SITE ADDRESS: 350 San Pedro Rd., El Granada
LEGAL DESCRIPTION: Lots 12 & 13 Block 16 R.S.M. Vol. 17 Pg. 28
A.P.N. 047-176-030
AREA: 13,462.2 sq. ft. +/-

- NOTES:**
- 1) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
 - 2) Elevations shown are based on an Assumed Datum.
 - 3) A Title Report was not provided for this Survey so if any easements exist on the property they are not shown.

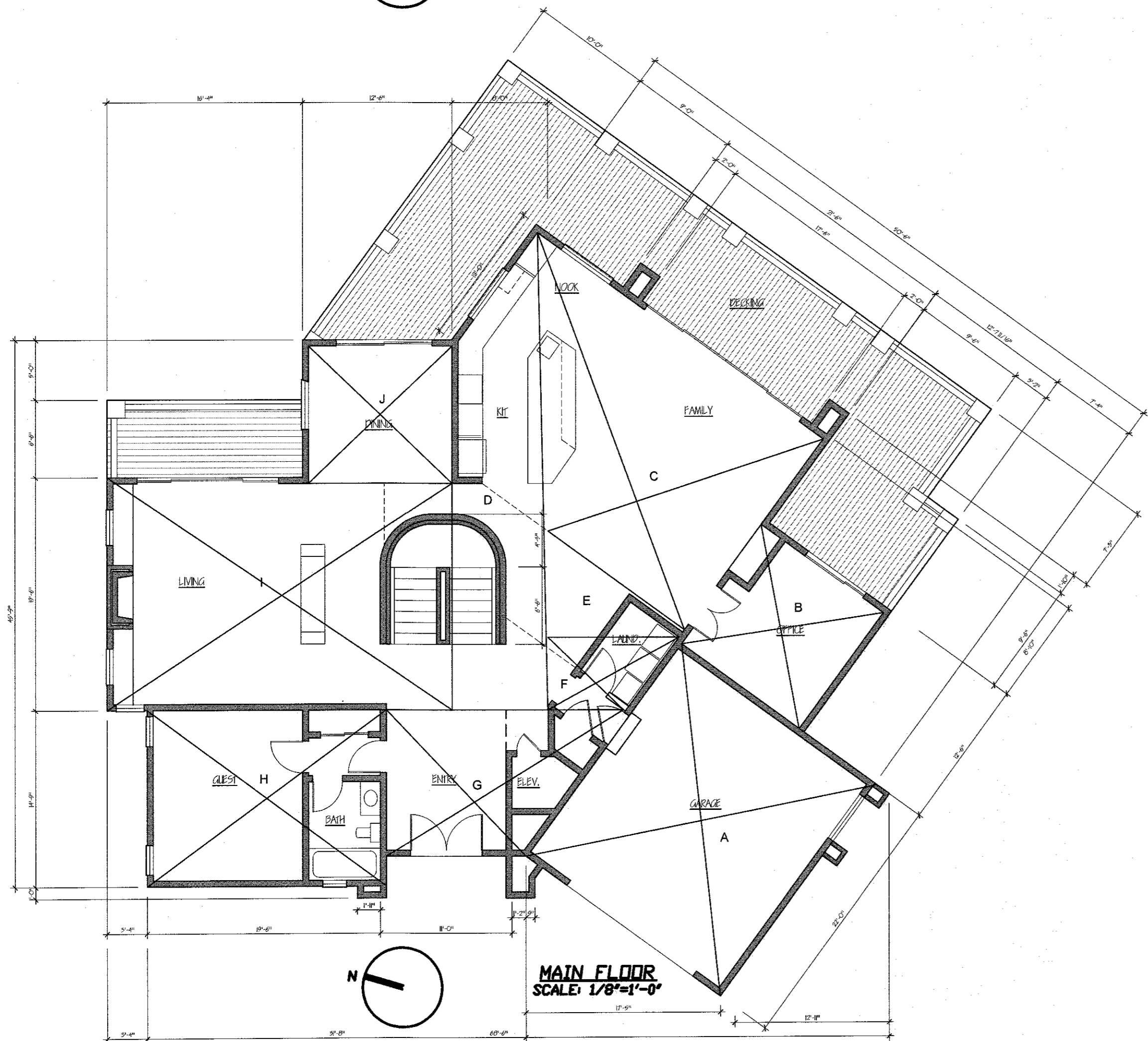
PARTIAL TOPOGRAPHY SURVEY
Prepared By:
Pat McNulty
Professional Land Surveyor
1804 Francis Avenue
Belmont, California 94002
850-854-6480 Fax: 850-854-7908
DATE: January 2008 JOB No: 3-08



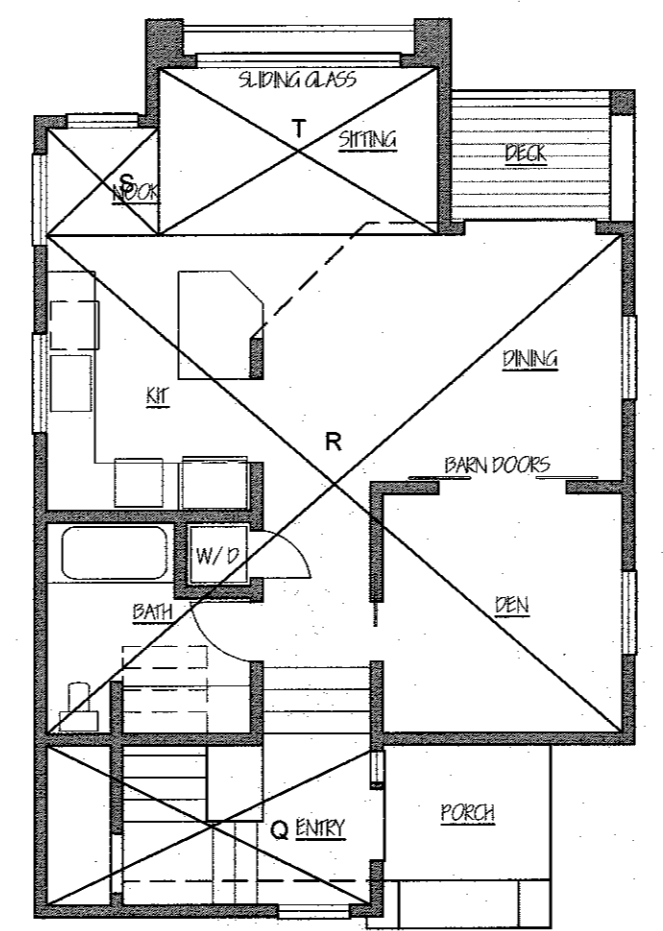
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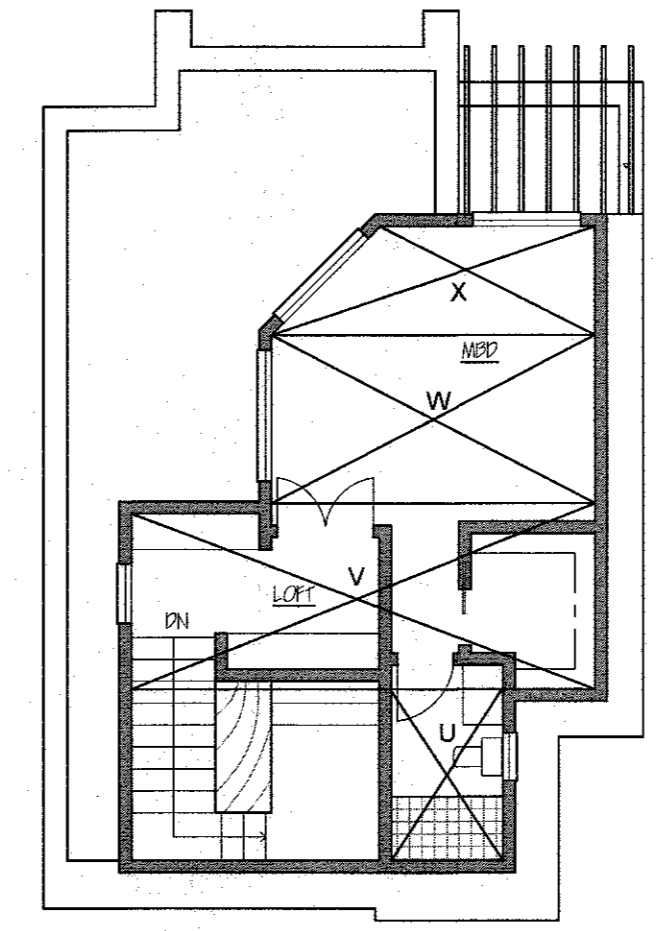
LOWER FLOOR
SCALE: 1/8"=1'-0"



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



GUEST HOUSE
MAIN FLOOR
SCALE: 1/8"=1'-0"



GUEST HOUSE
UPPER FLOOR
SCALE: 1/8"=1'-0"

FLOOR AREA CALCULATIONS:

MAIN HOUSE:		
GARAGE		
A	21.33 X 22	469.3
LIVING		
MAIN FLOOR		
B	12.5 X 12.5	156.3
C	20.1 X 23.5	472.4
D	7 X 36.33	254.3
E	9.67 X 12.67/2	61.3
F	8 X 6	48
G	16 X 12	192
H	14.75 X 19.5	287.6
I	29.3 X 19.5	571.4
J	12.5 X 12	150
		2193.3
LOWER FLOOR		
A1	12 X 15.5/2	93
B1	24 X 15.1	362.4
C1	6.5 X 27	175.5
D1	9 X 3.1	27.9
E1	31 X 13	403
F1	16.3 X 19.5	317.9
G1	6 X 8/2	24
		1448.7
UPPER FLOOR		
K	14.67 X 16.87	244.5
L	7 X 9	63
M	8 X 10.5	84
N	10 X 5.67	56.7
O	8.5 X 14.1	119.85
P	23.3 X 19.5	454.4
		988.8
TOTAL LIVING		4622.8
TOTAL		5092.1
ACCESSORY DWELLING UNIT		
LOWER FLOOR		
Q	14.5 X 7	101.5
R	21.5 X 25	537.5
S	5 X 4.5	22.5
T	7 X 12.5	87.5
		749
UPPER FLOOR		
U	5.67 X 8	45.4
V	7.25 X 20	145
W	14.5 X 7	101.5
X	5 X 12	60
		351.9
TOTAL		1100.9
TOTAL FLOOR AREA		5092.11 + 1100.9 = 6193 SF
MAX. ALLOW		6200

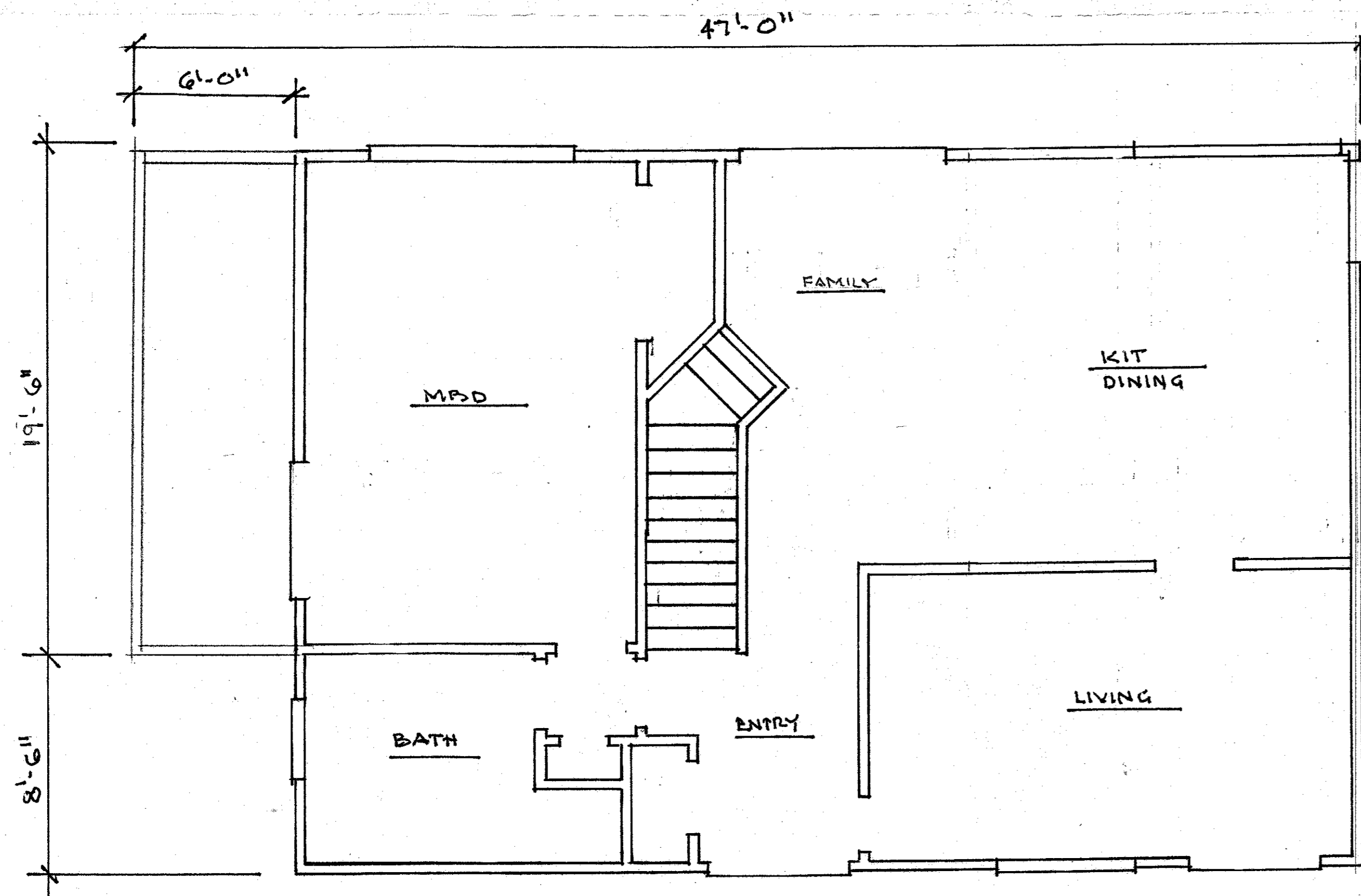


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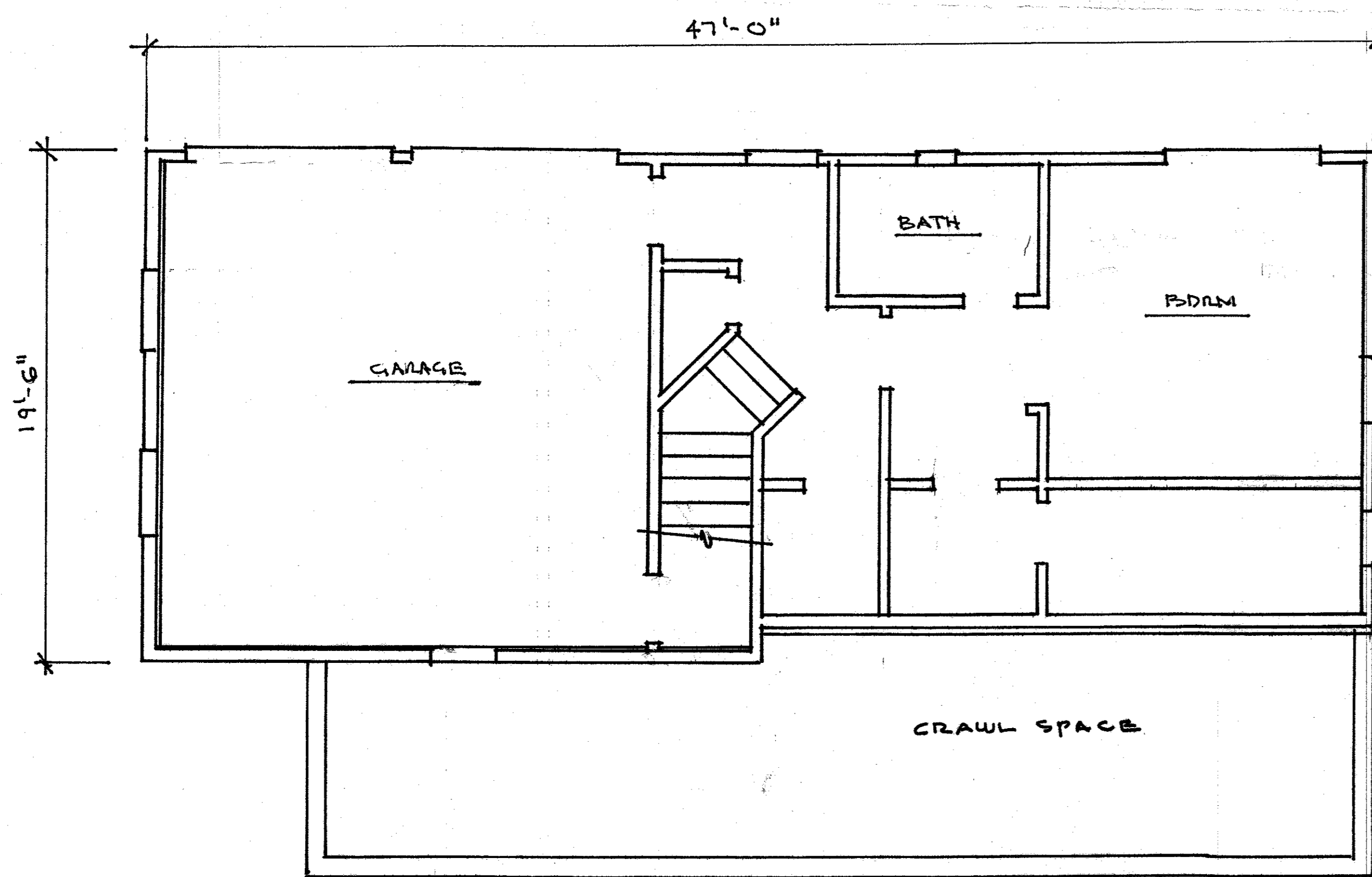
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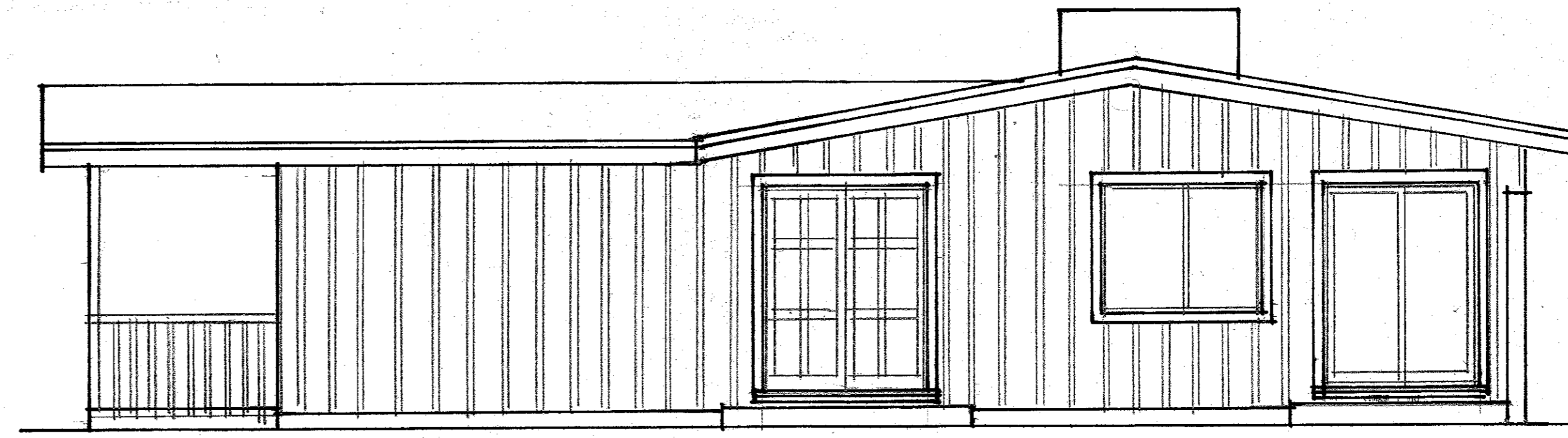
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EXISTING MAIN LEVEL PLAN
1/4" = 1'-0"



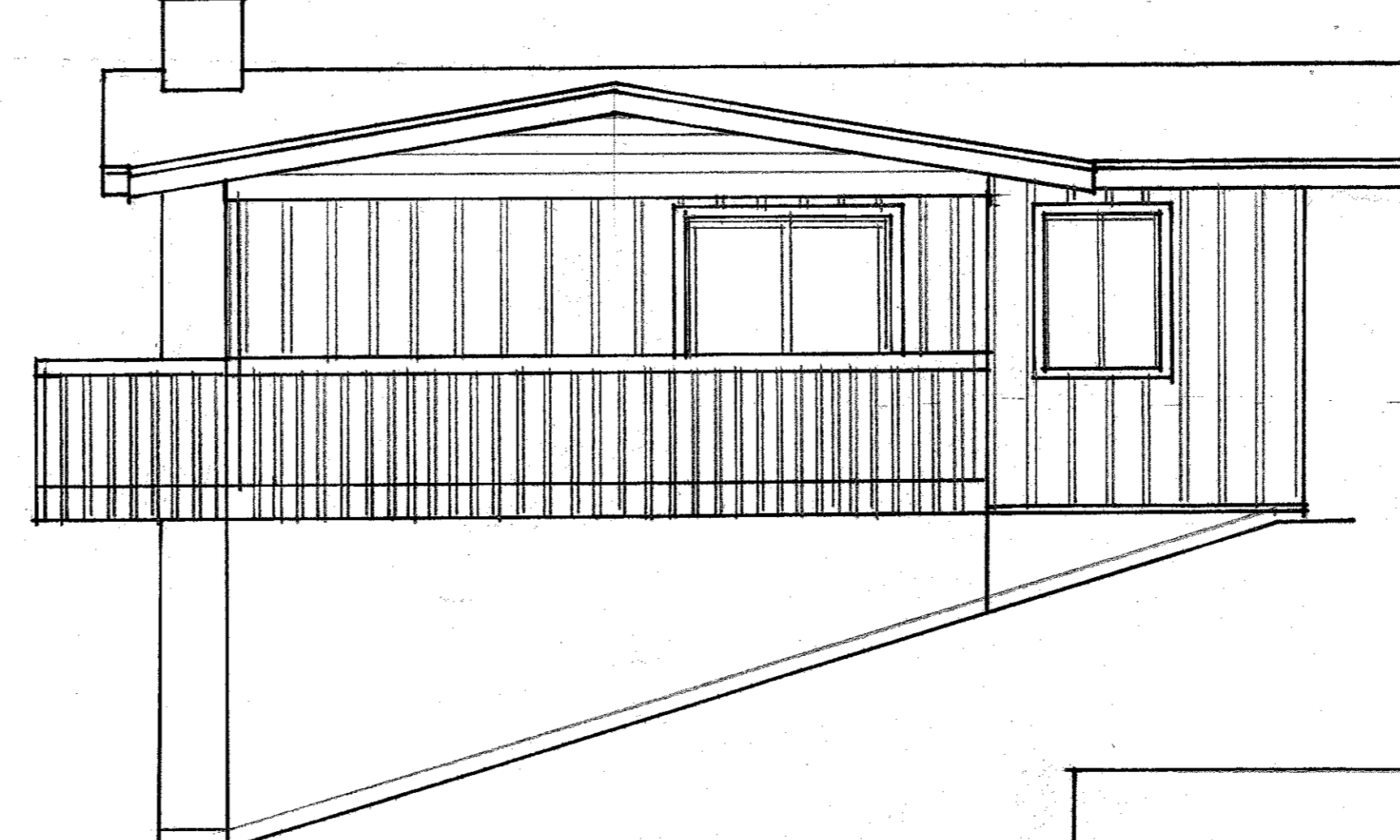
EXISTING LOWER LEVEL PLAN
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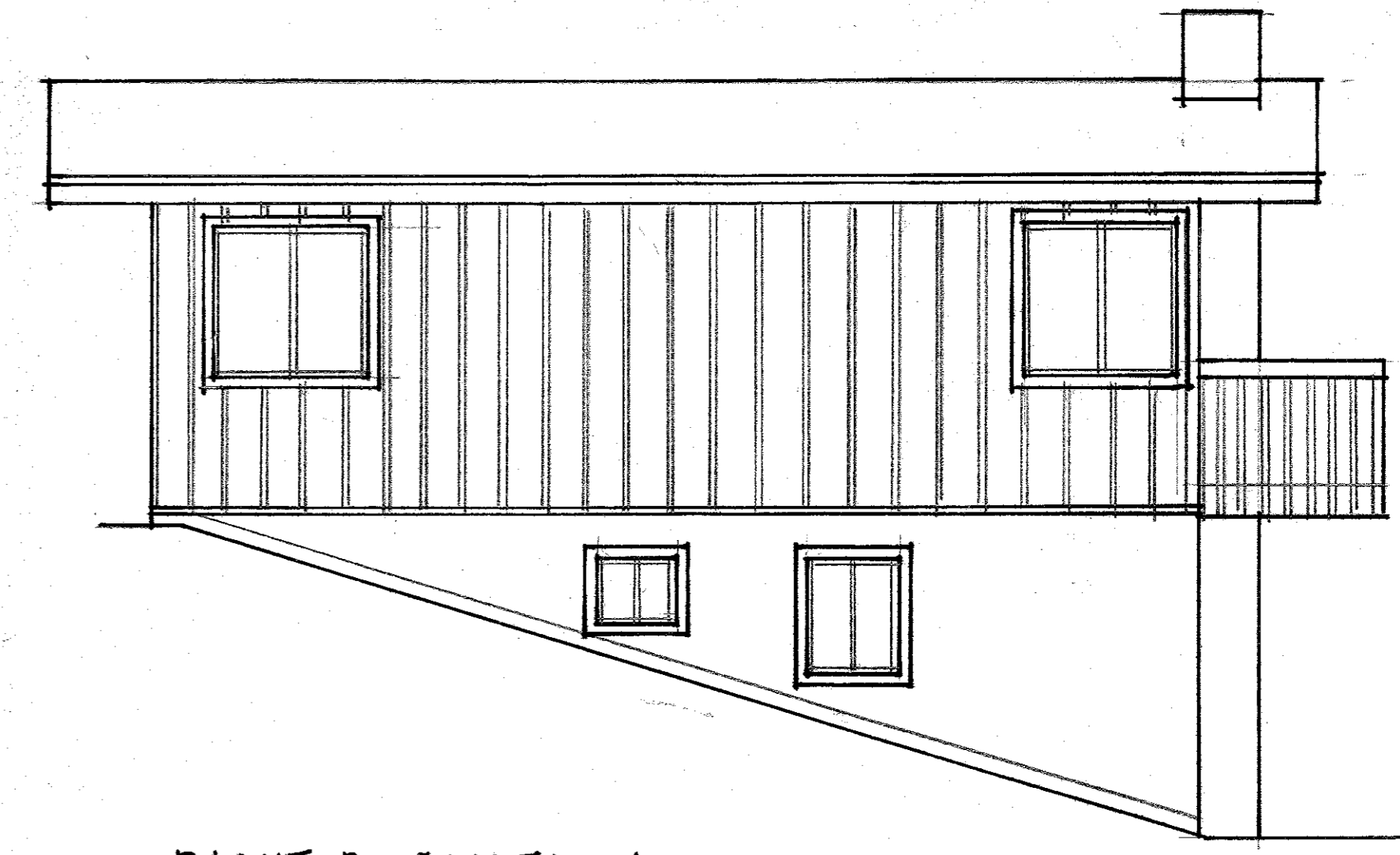
FRONT ELEVATION
1/4" = 1'-0"



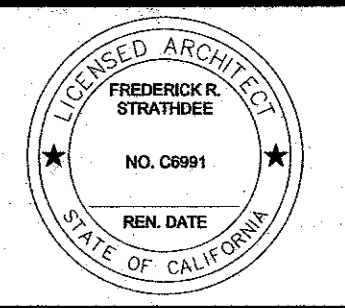
REAR ELEVATION
1/4" = 1'-0"



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



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

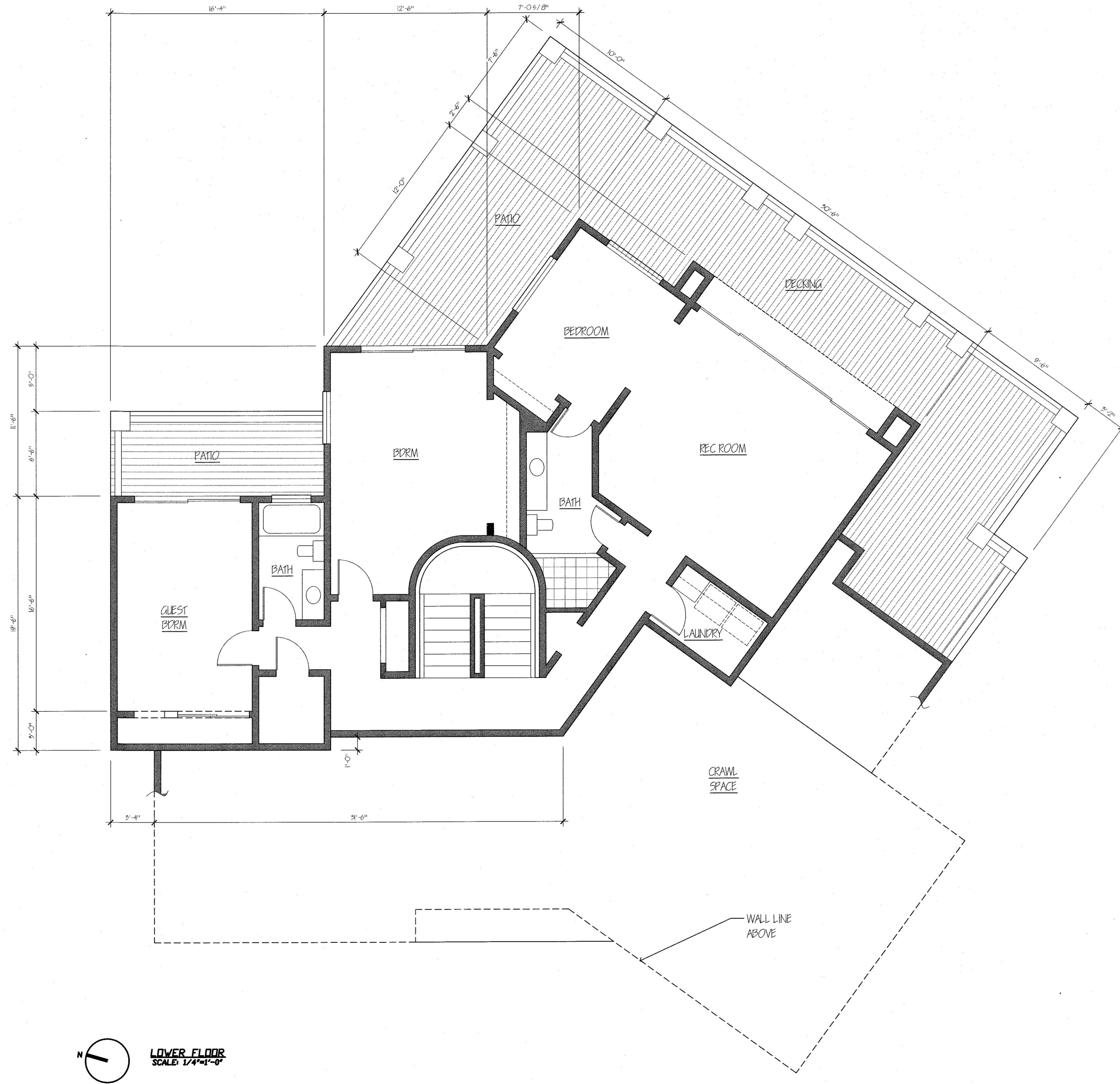


ISSUE NO.	DATE
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2	
3	
4	

JOB NO.

NOTE:

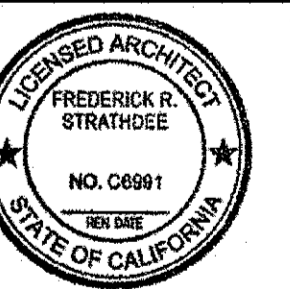
SHEET NO.




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

MCCAFFREY RESIDENCE

350 SAN PEDRO ROAD
EL GRANADA, CA



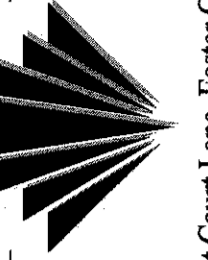
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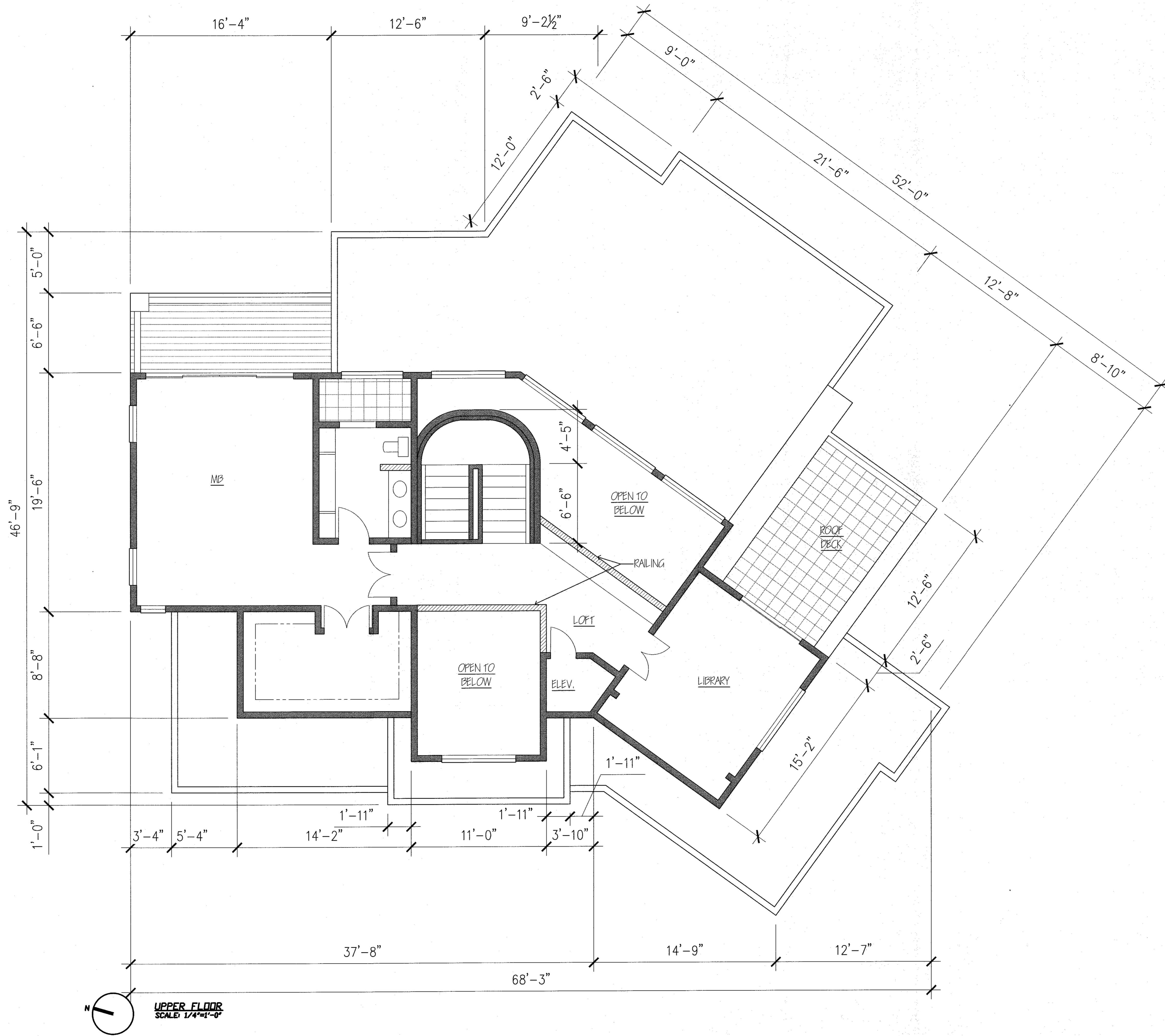
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Note: -

Sheet No.

A-4





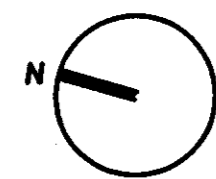
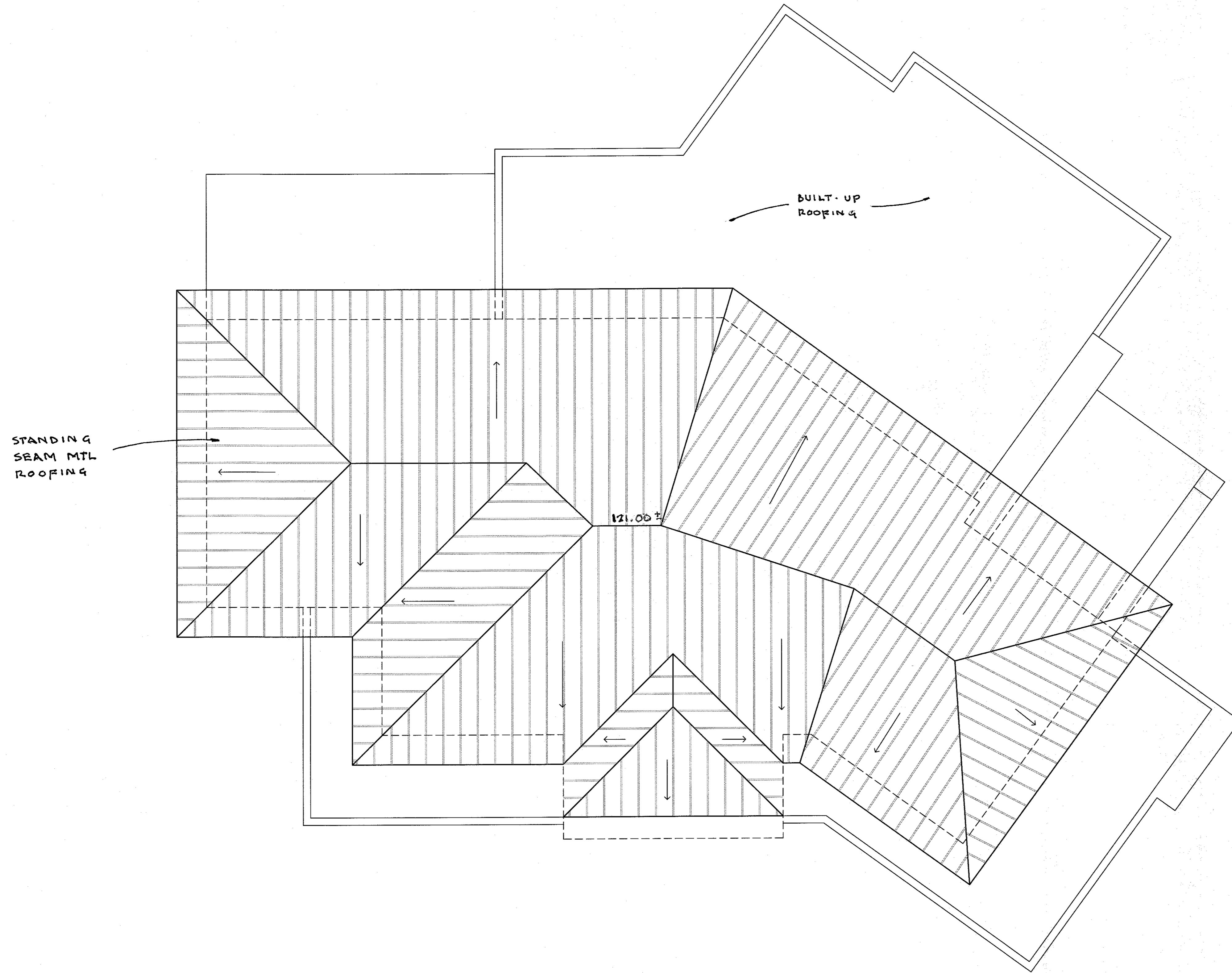
UPPER FLOOR
SCALE: 1/4"=1'-0"

McCAFFREY RESIDENCE
350 SAN PEDRO ROAD
EL GRANADA, CA



Issue No. _____ Date _____
Job No. _____ P.F. _____
Note: _____
Sheet No. _____

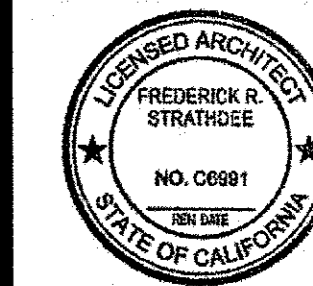
A-6



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

MCCAFFREY RESIDENCE

350 SAN PEDRO ROAD
EL GRANADA, CA



Issue No. Date

Job No. P.F.

Note: -

Sheet No.

A-7

STRATHDEE DESIGN & DEVELOPMENT

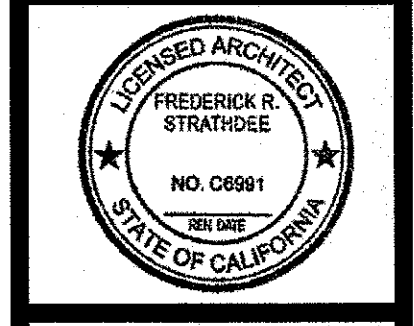
108 East Court Lane, Foster City, CA 94404
tel: 650-477-2147 fax: 650-591-1521 email: fstrathdee@hotmail.com



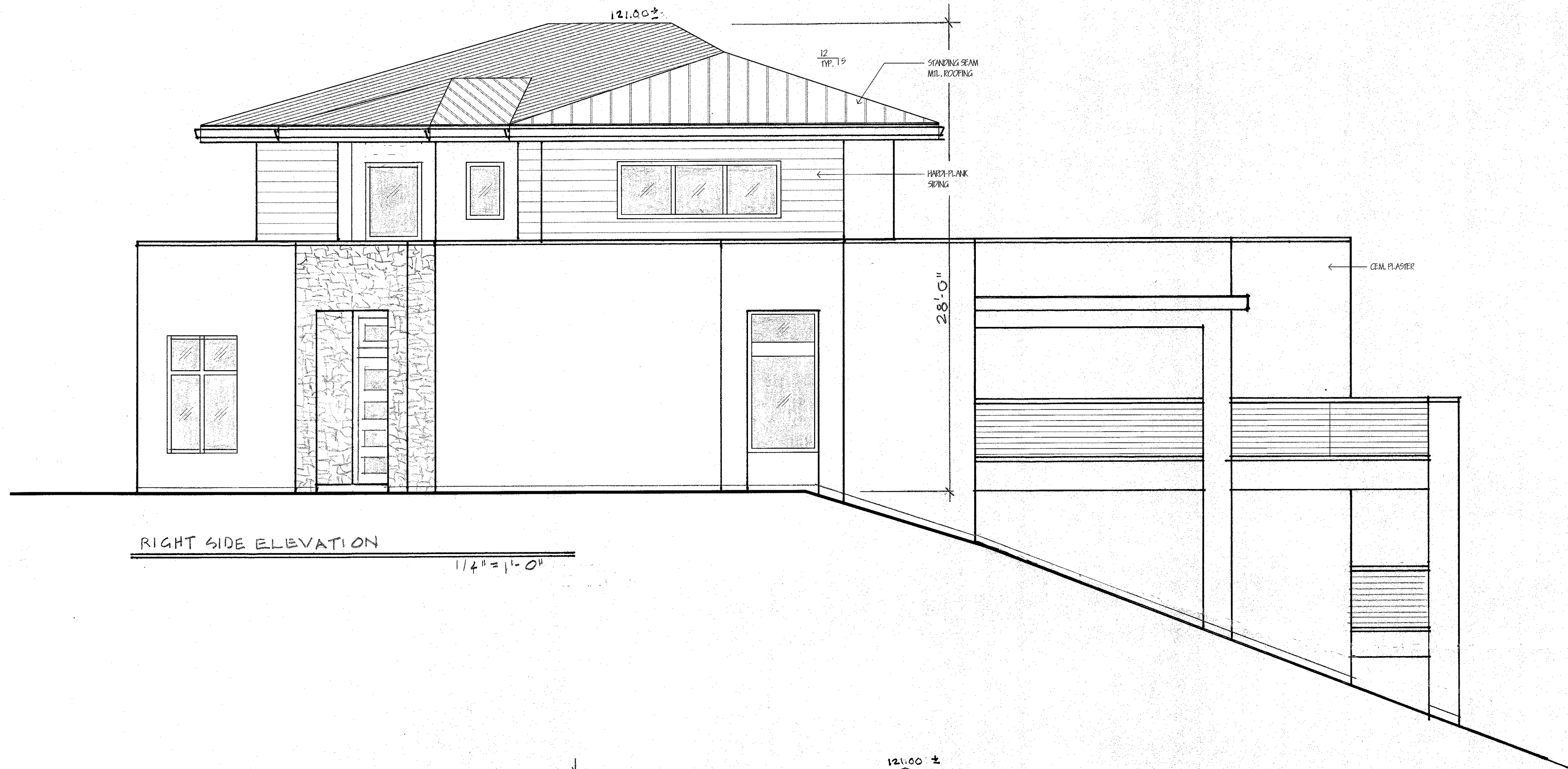
FRONT ELEVATION
1/4" = 1'-0"



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



Issue No. _____ Date _____
Job No. _____ P.F. _____
Note: _____
Sheet No. _____



RIGHT SIDE ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

OPTIONAL TEMP
GLASS RAILING

MCCAFFREY RESIDENCE
350 SAN PEDRO ROAD
EL GRANADA, CALIFORNIA



Issue No. Date

Job No. P.F.

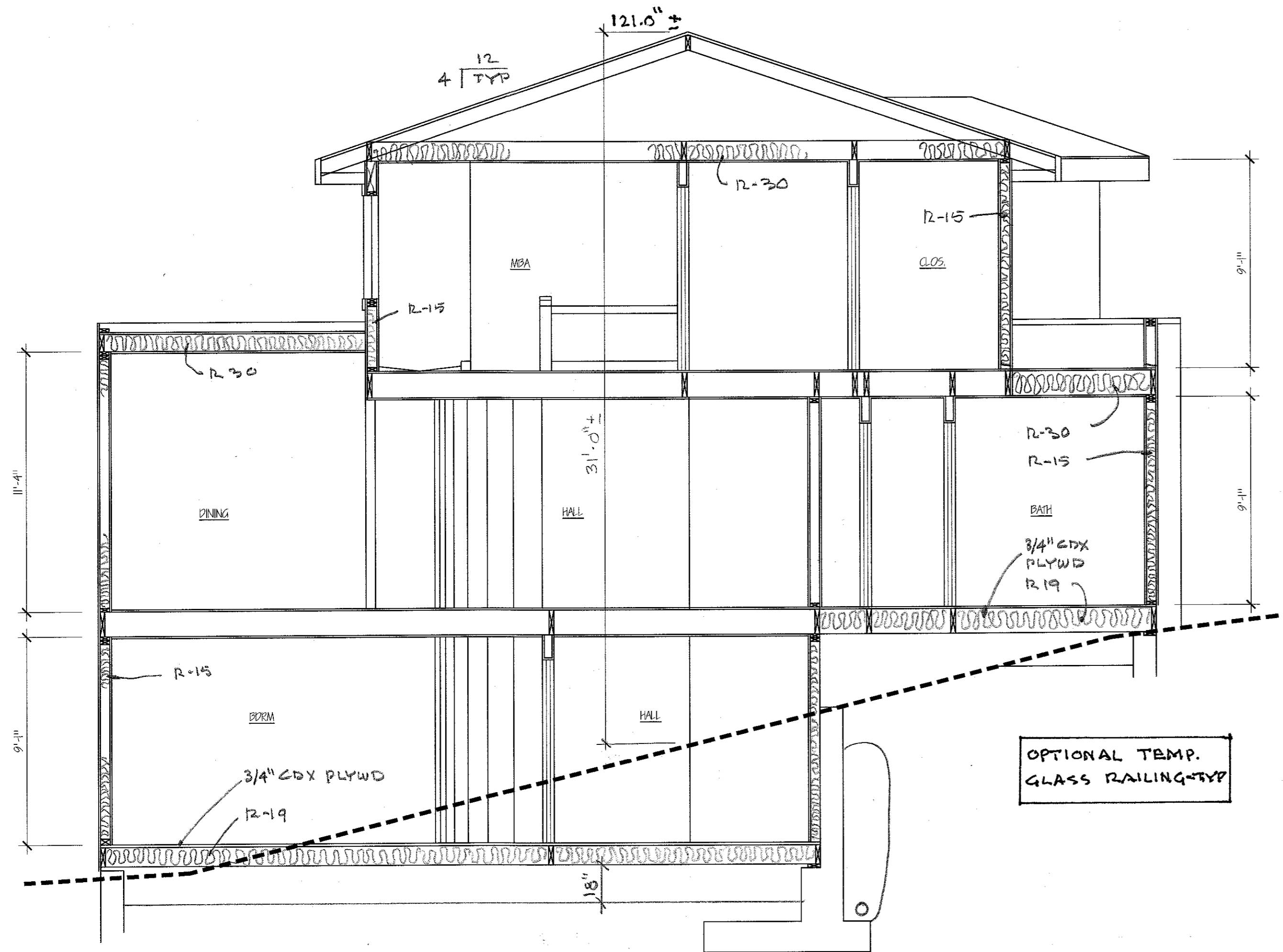
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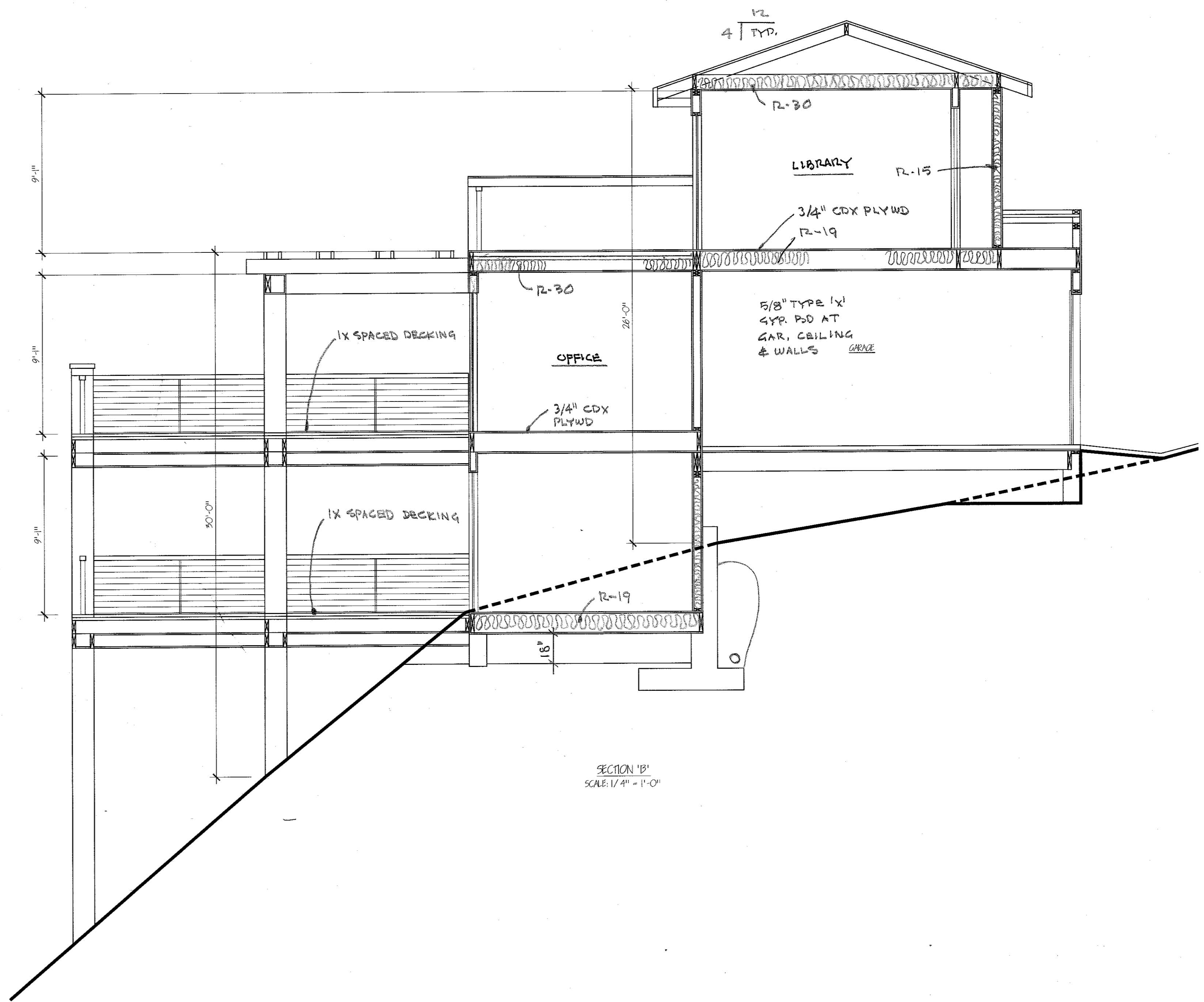
A-9

STRATHDEE DESIGN & DEVELOPMENT

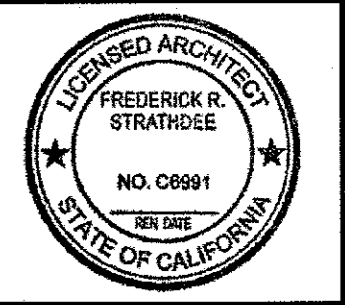
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tel: 650-477-2147 fax: 650-581-1521 email: strathdee@hotmail.com



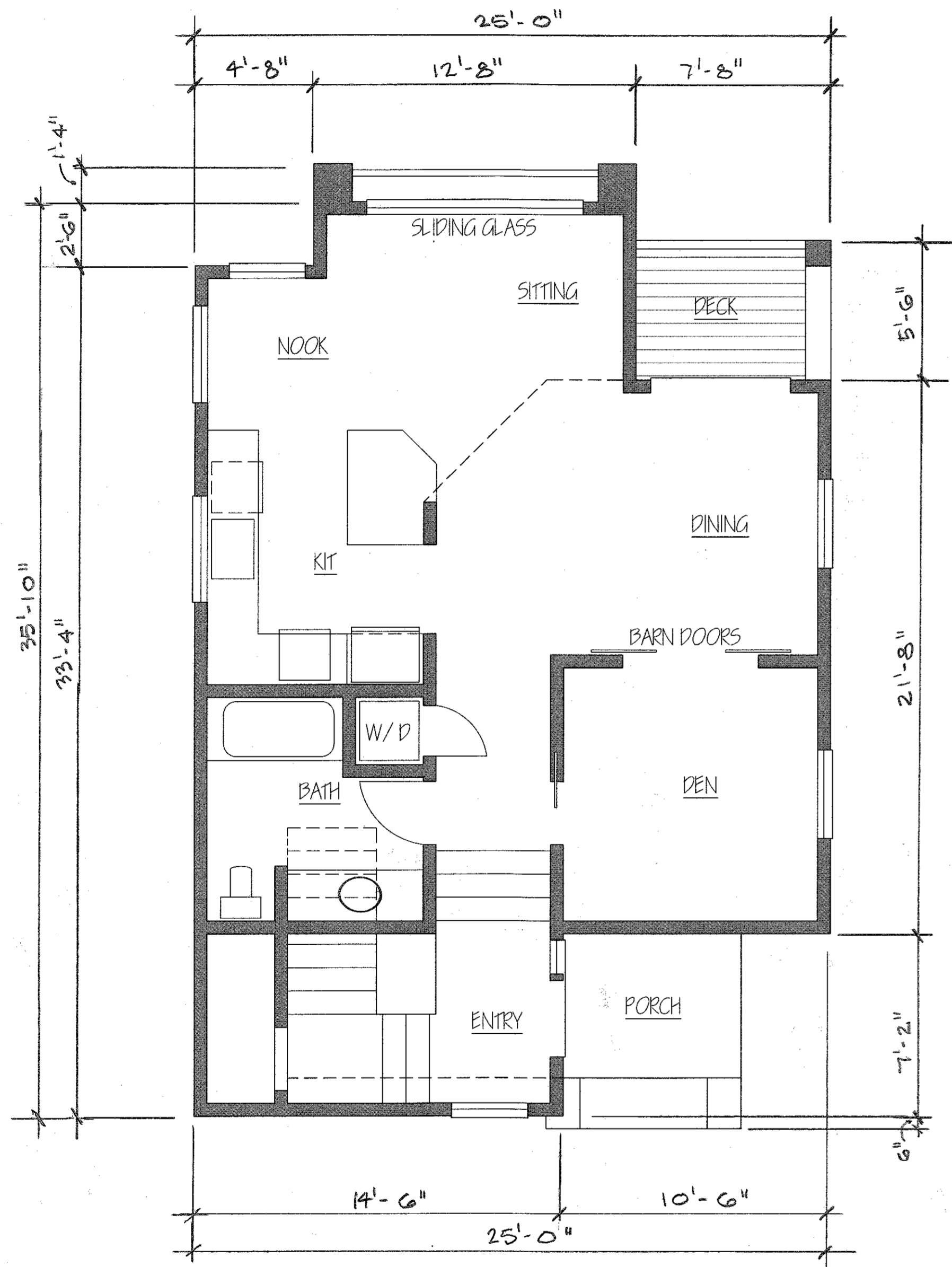
SECTION 'A'
SCALE: 1/4" = 1'-0"



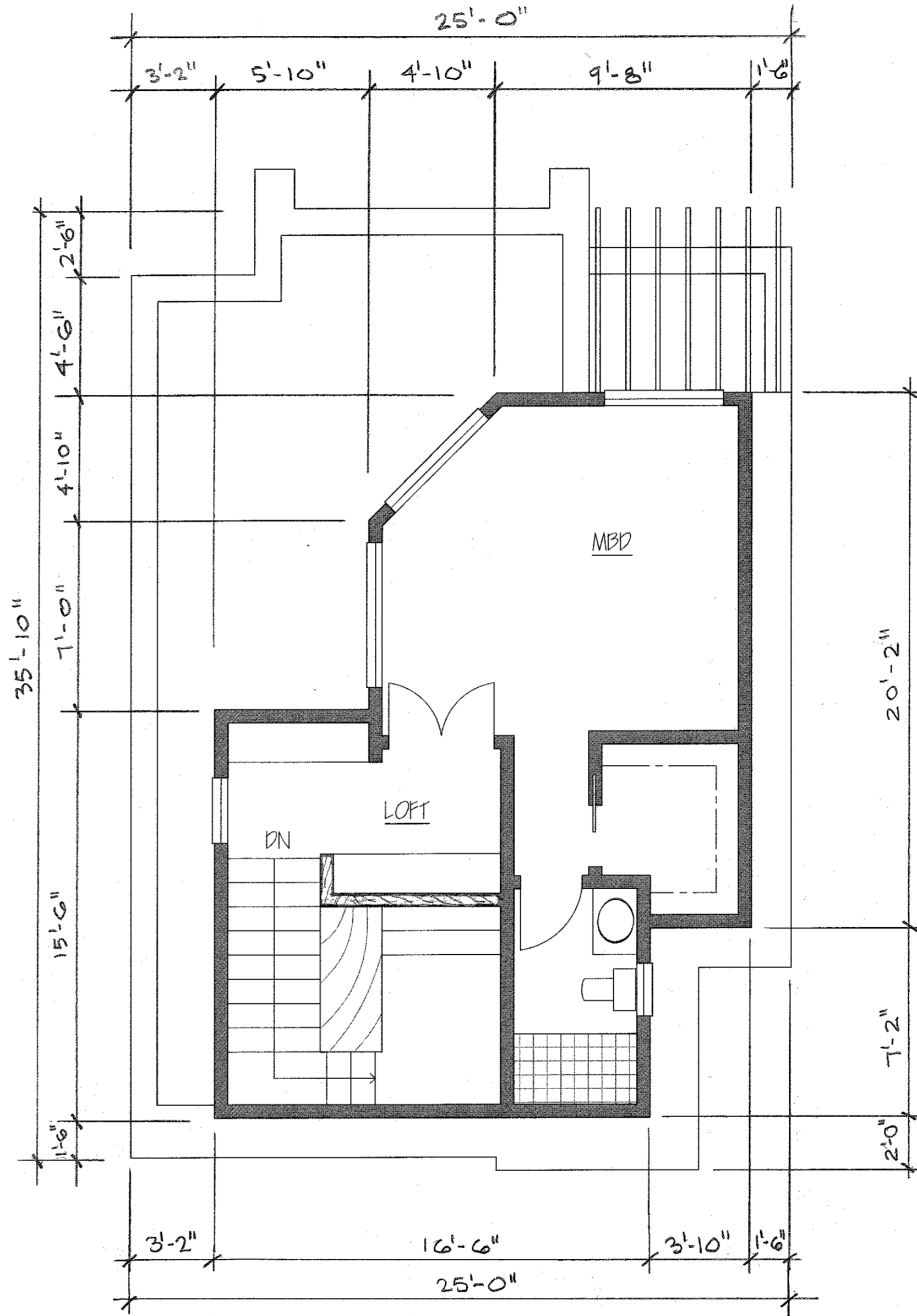
SECTION 'B'
SCALE: 1/4" = 1'-0"



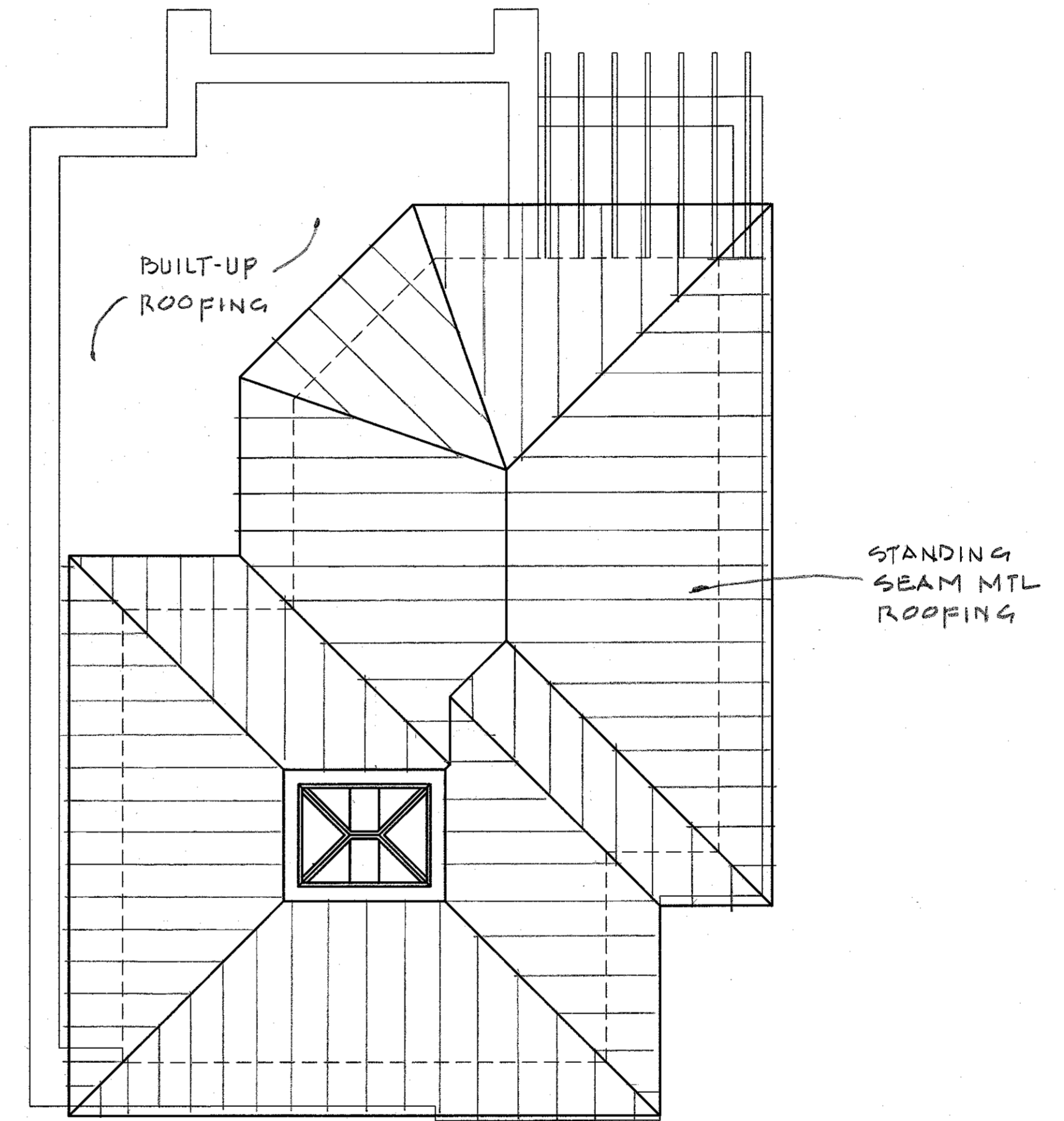
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Job No.	P.F.
Note:	
Sheet No.	



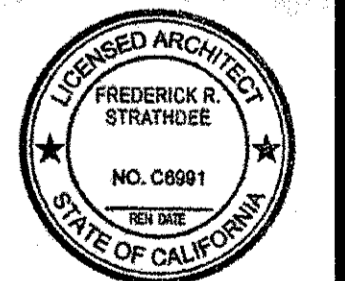
MAIN FLOOR
SCALE: 1/4"=1'-0"



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



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



Issue No. _____ Date _____

Job No. _____ P.F. _____

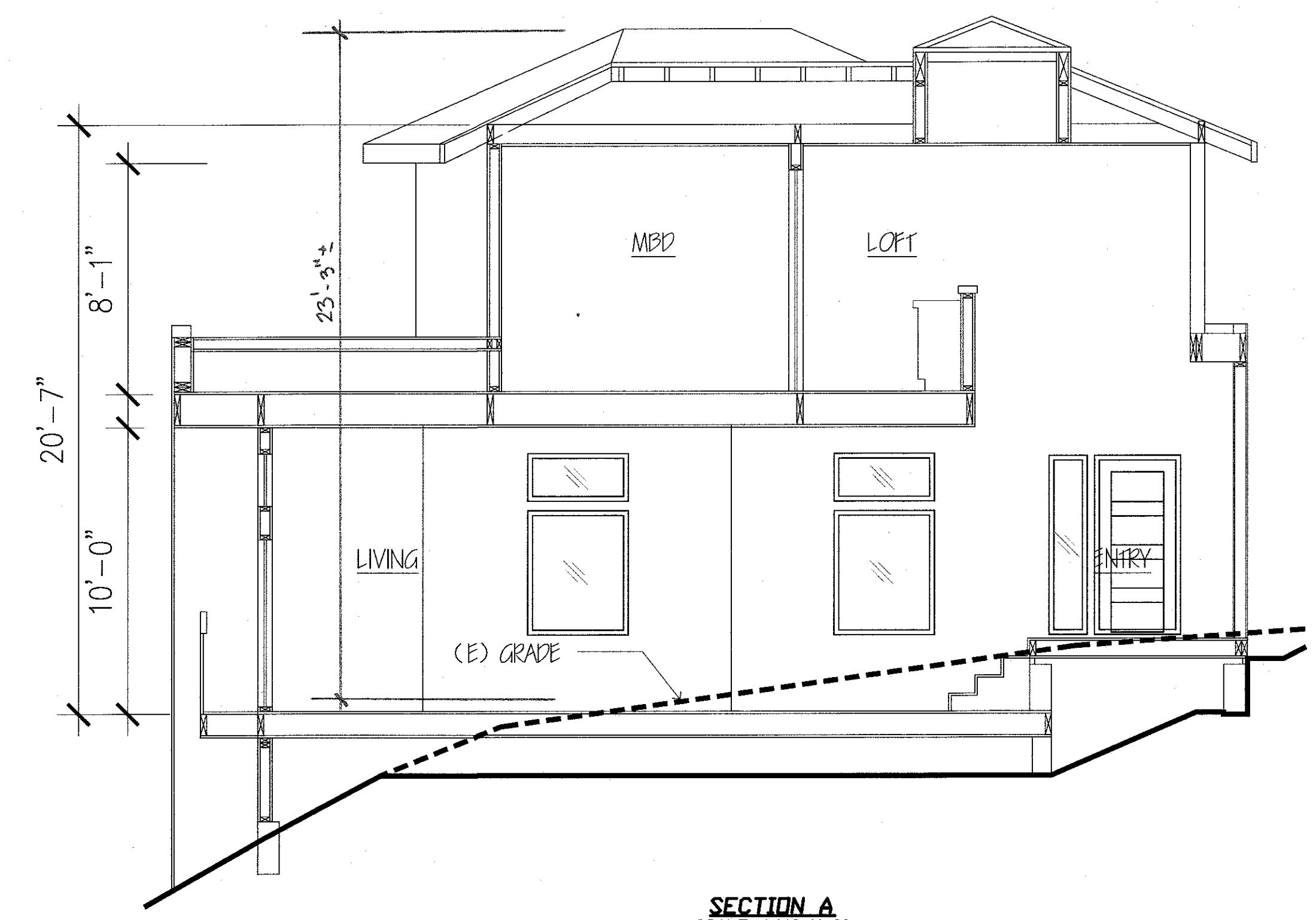
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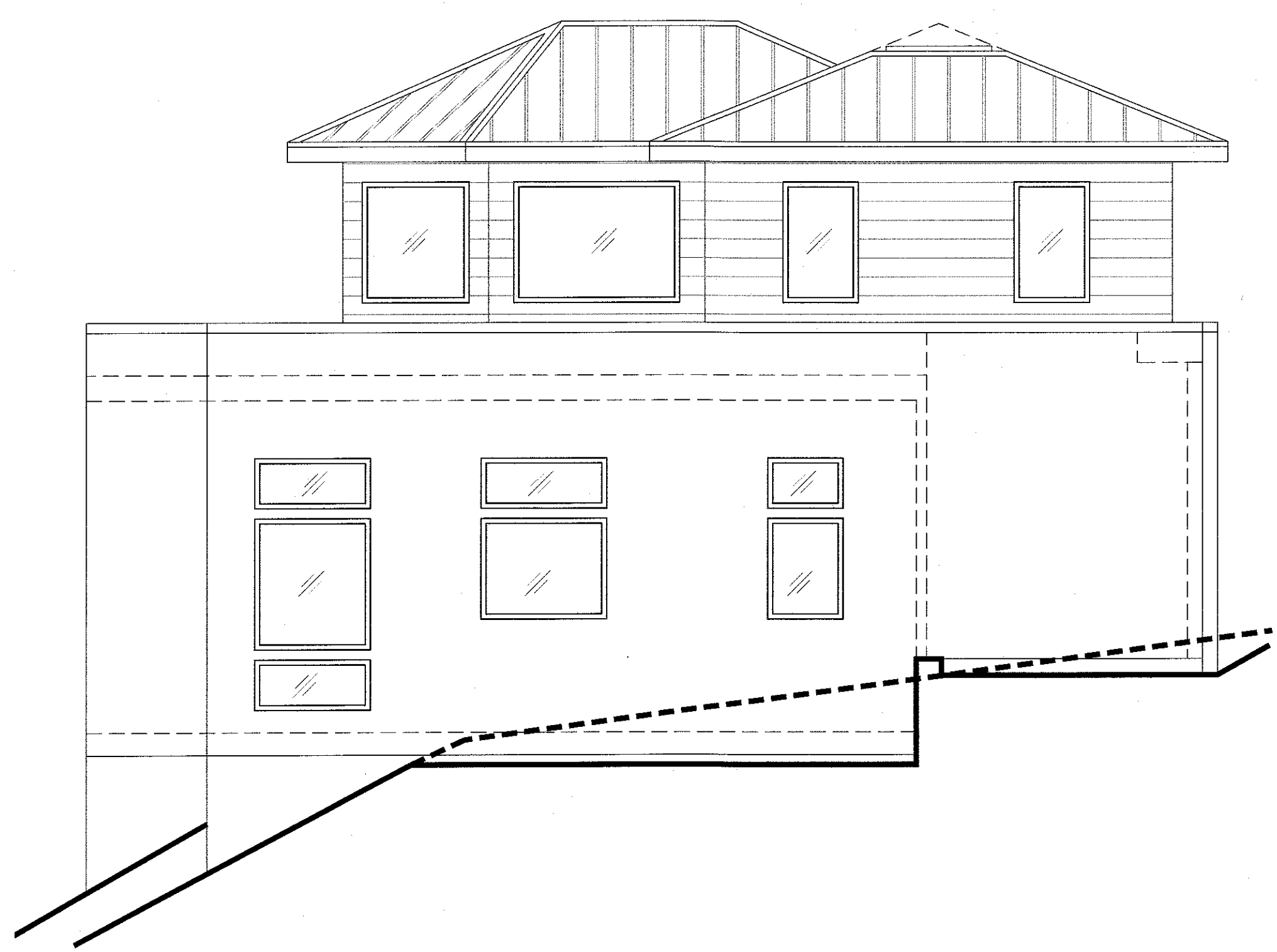
NORTH ELEVATION
SCALE: 1/4"=1'-0"

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



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

OPTIONAL TEMP.
GLASS RAILING - TYP.



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



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

HARDIE PLANK
SIDING

CEMENT
PLASTER

JULIETTE
BALCONY

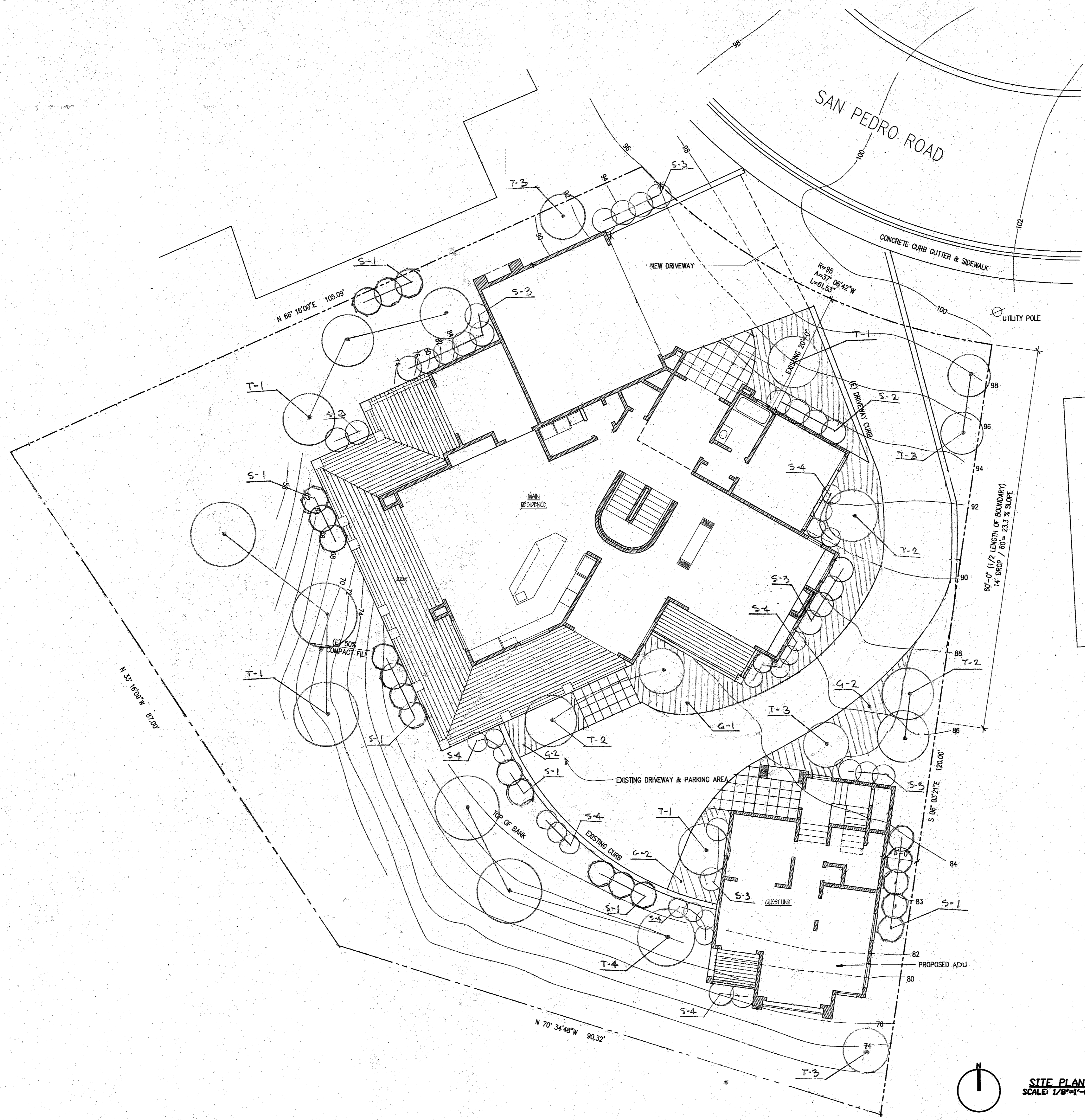


Issue No. _____ Date _____

Job No. _____ P.F. _____

Note: _____

Sheet No. _____



TREE AND SHRUB LIST

No.	Botanical Name	Common Name	Size	Type
G-1	Trachelospermum Jasminoides	Star Jasmine	5 gal.	Evergreen Shrub
S-1	Agapanthus Africanus	Peter Pan	5 gal.	Evergreen Shrub
S-2	Hebe "Patty's Purple"	Patty's Purple	5 gal.	Evergreen Shrub
S-3	Escallonia Jubilee	Escallonia	5 gal.	Evergreen Shrub
S-4	Raphiolepis Indica	India Hawthorn	5 gal.	Evergreen Shrub
S-5	Pittosporum Tenifolium	Pittosporum	5 gal.	Evergreen Shrub
S-6	Pittosporum Eugenioides	Eugenioides	5 gal.	Evergreen Shrub
T-1	Prunus Cerasifera	Oregon Trail	15 gal.	Deciduous Tree
T-2	Parkinsonia Aculeata	Mexican Palo Verde	15 gal.	Deciduous Tree
T-3	Tristania Laurina "Elegant"	Tristania	15 gal.	Evergreen Tree
T-4	Rhamnus Alaternus	Italian Buckthorn	15 gal.	Evergreen Tree

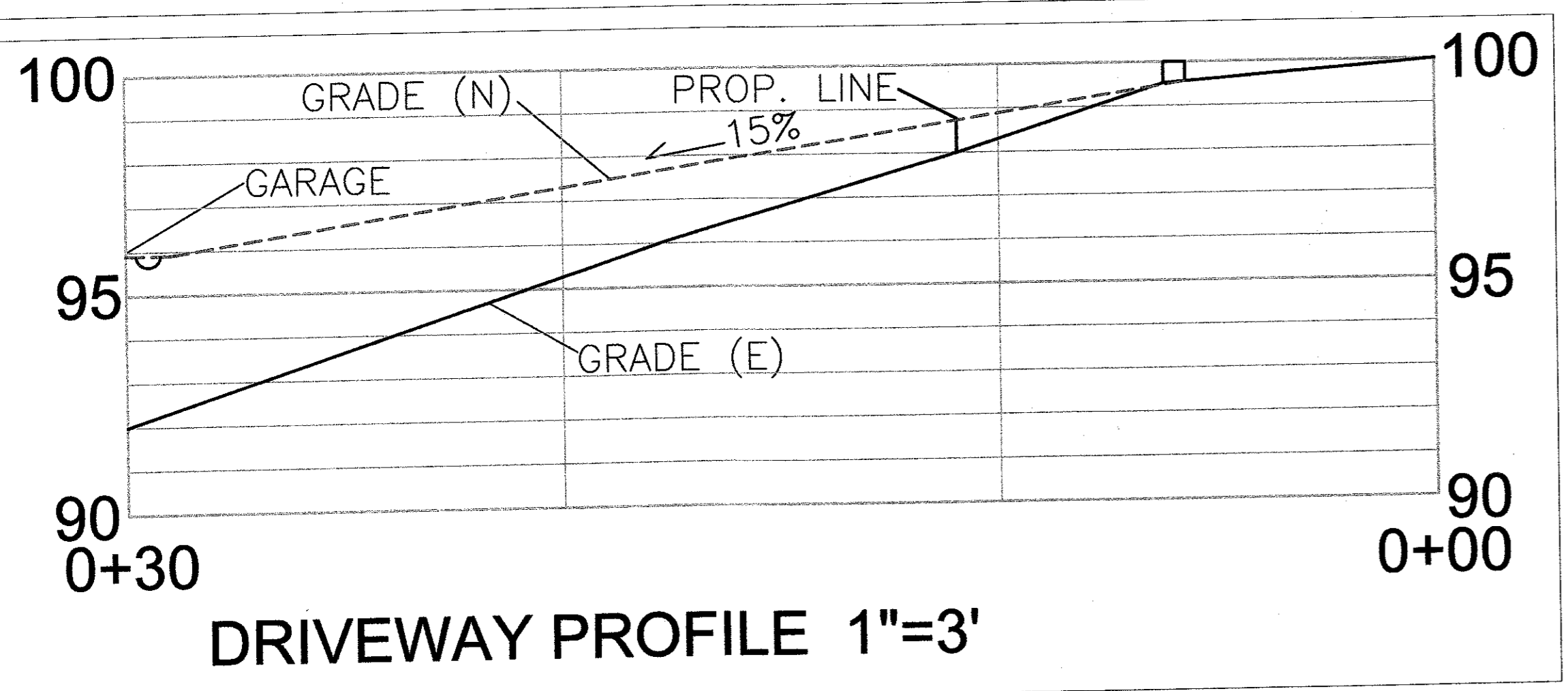
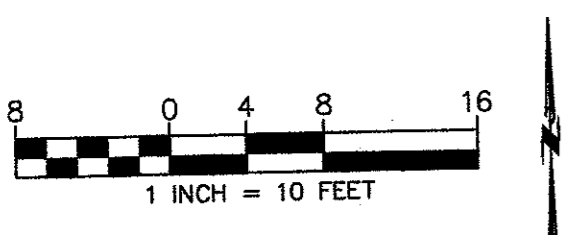
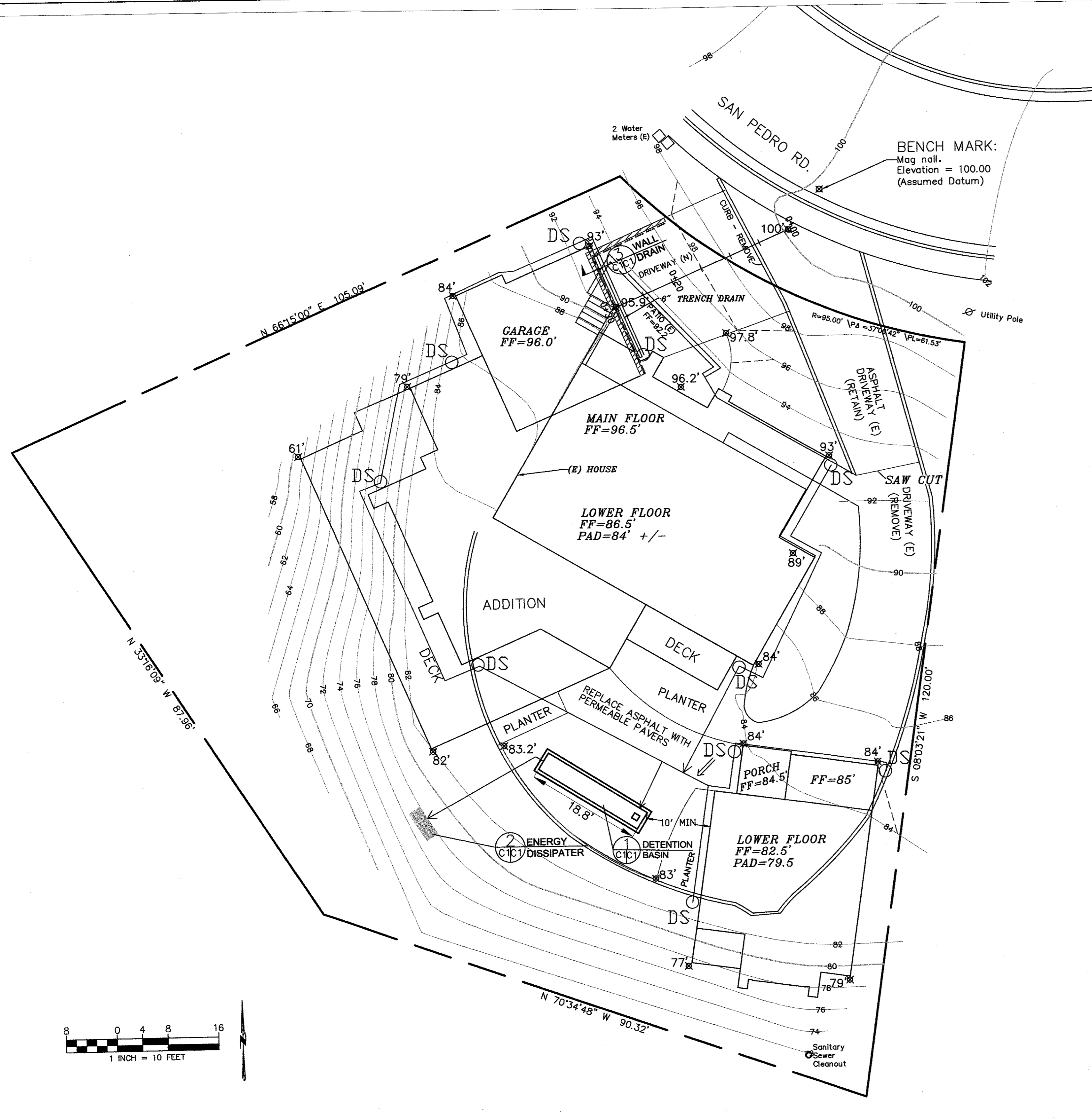
LANDSCAPE WATER-EFFICIENCY (MWEL) NOTES

- COMPOST**
INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 8 INCHES INTO LANDSCAPE AREA
- PLANT/WATER USE**
INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER
- MULCH**
A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS
- TURF**
TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA, NOT BE USED ON SLOPES GREATER THAN 25%, PARKWAYS LESS THAN 10 FEET WIDE, OR PARKWAYS NOT IRRIGATED BY SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF
- IRRIGATION SYSTEM**
IRRIGATION CONTROLLERS TO USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR.
IRRIGATION CONTROLLER PROGRAMMING DATA SHALL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.
AREAS LESS THAN 10 FEET IN ANY DIRECTION TO UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.

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



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Sheet No.	

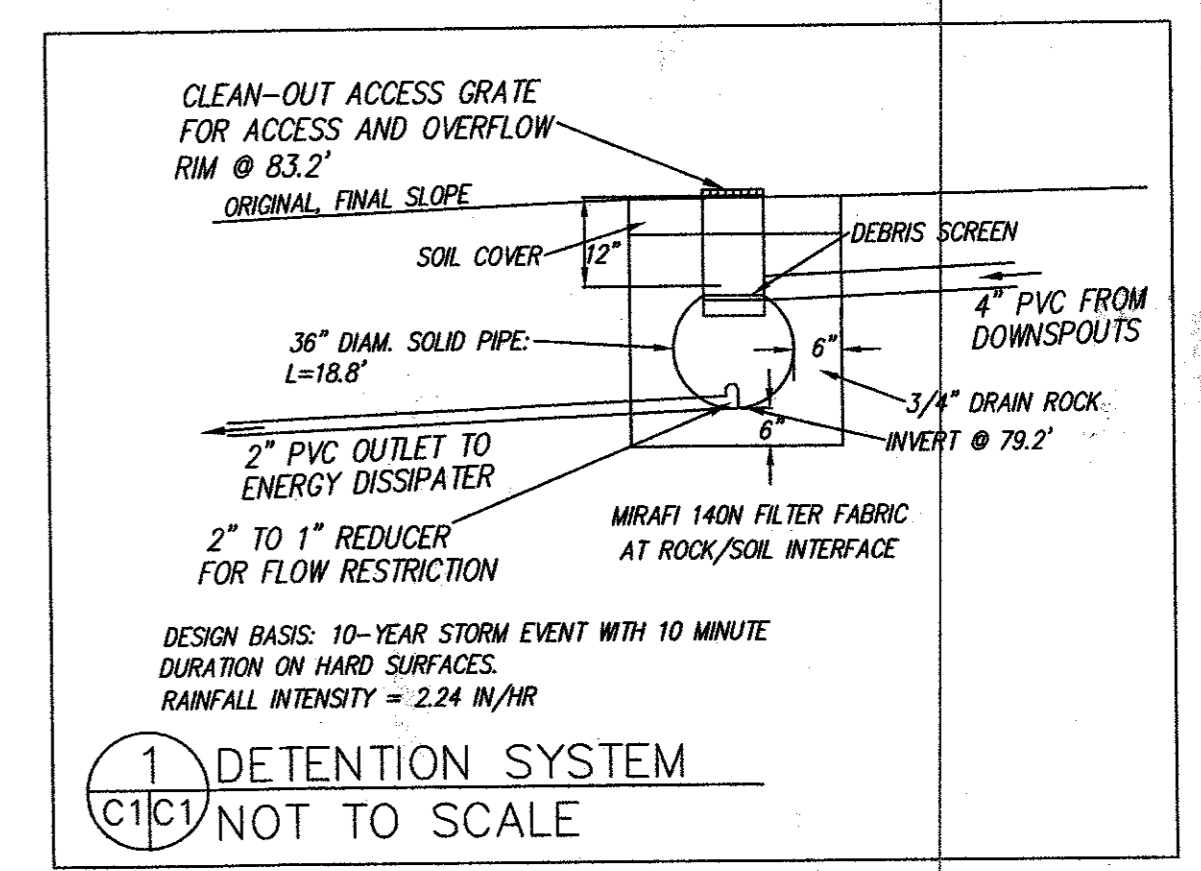
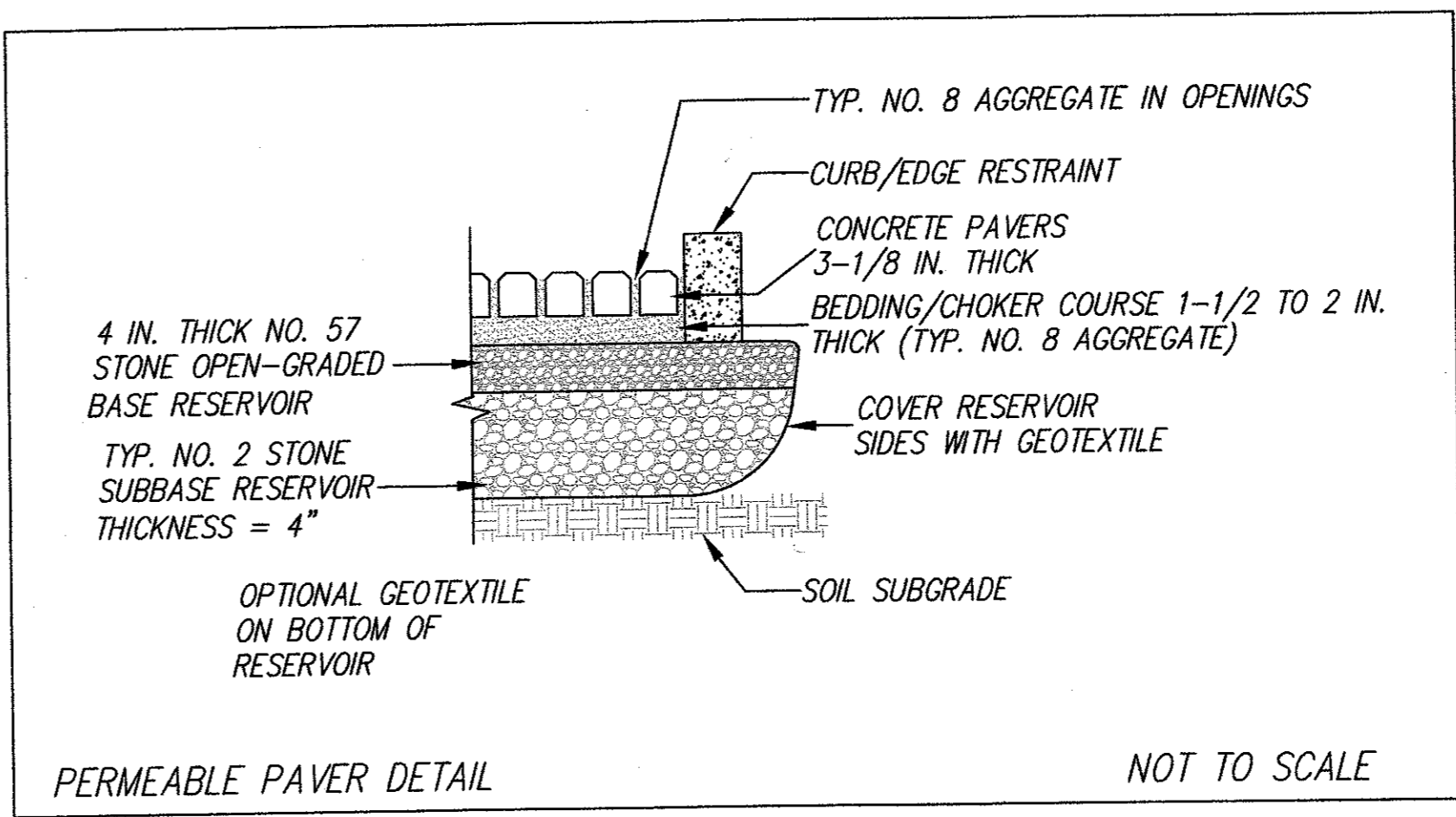
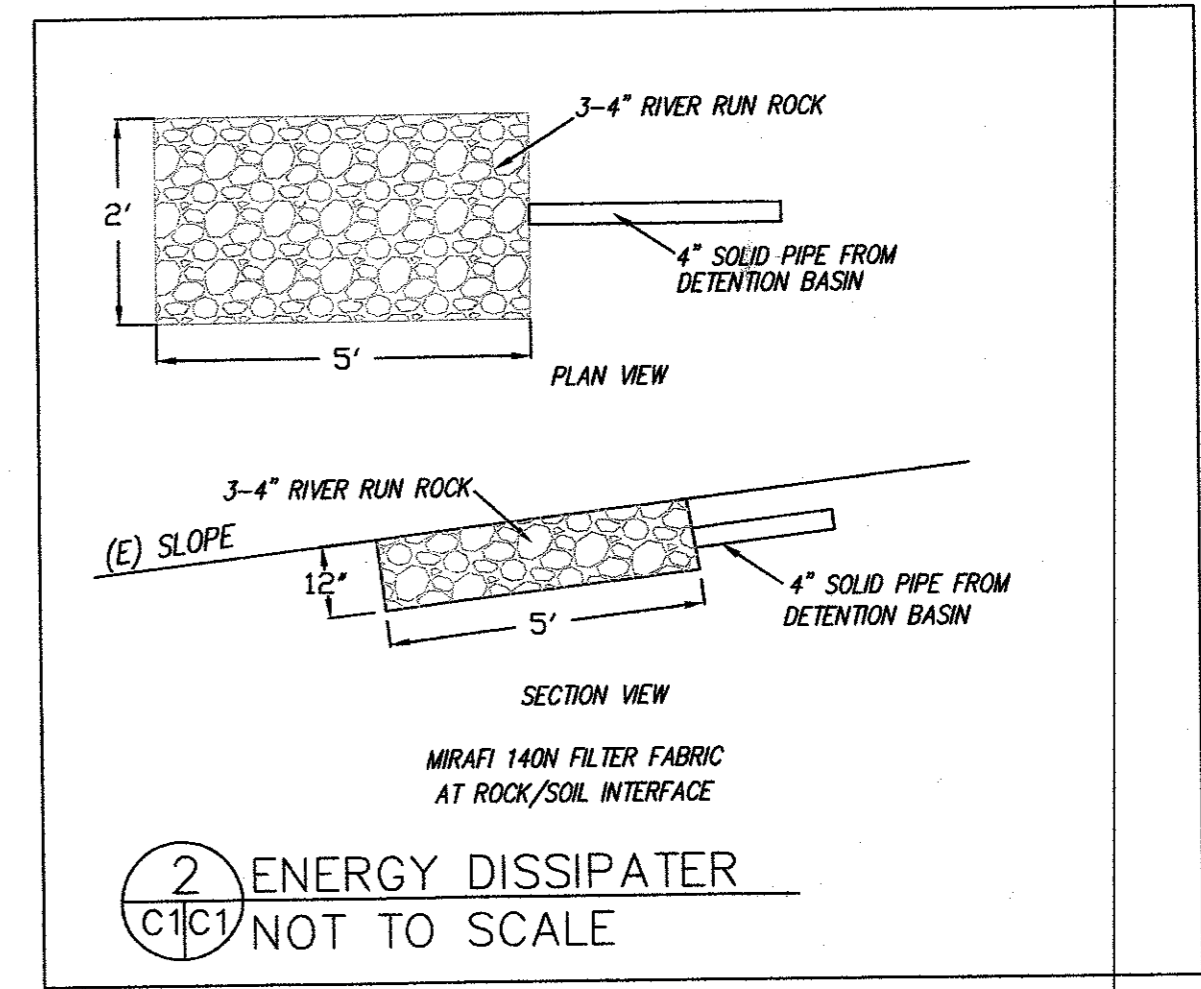
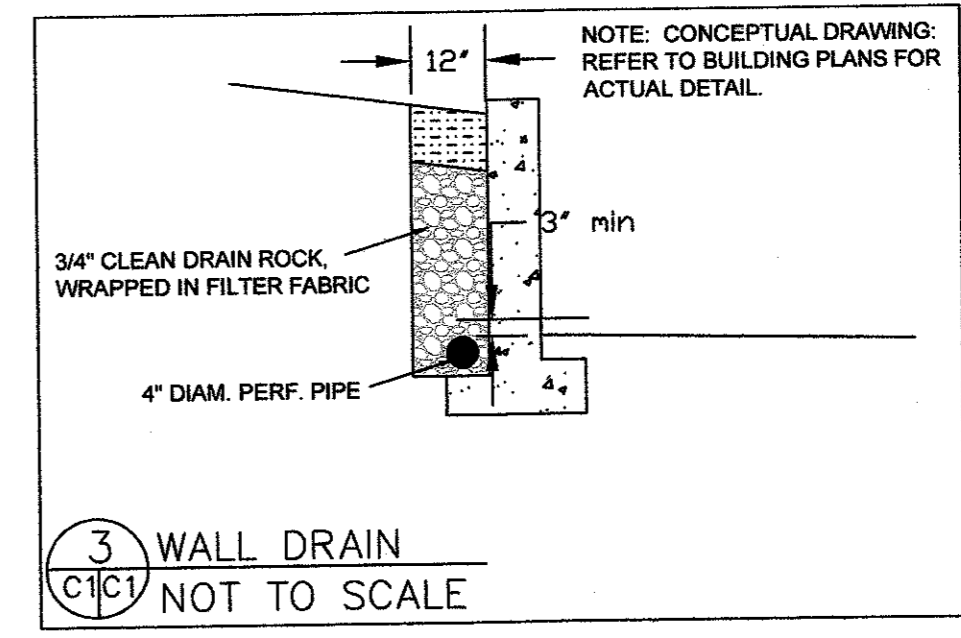
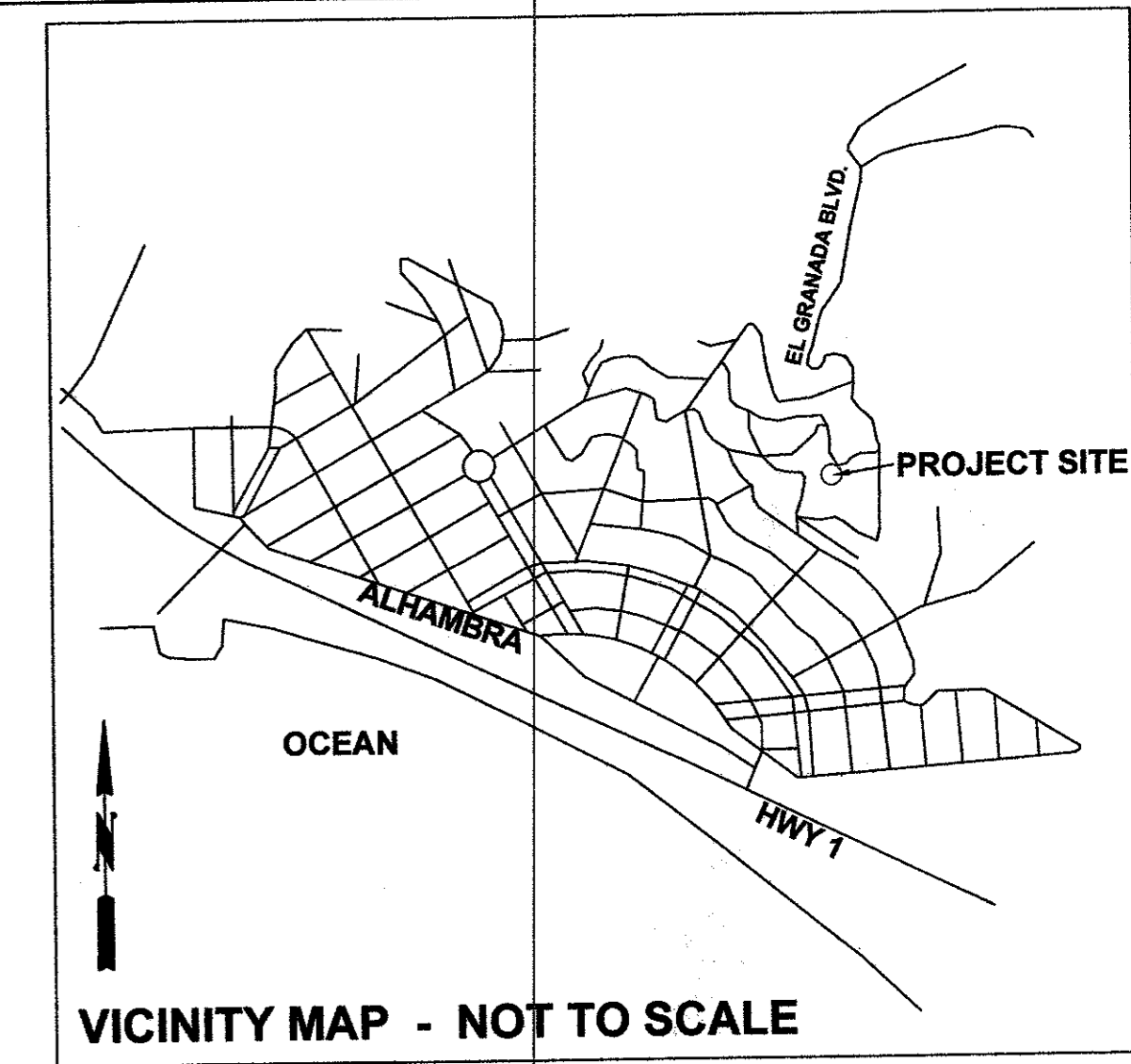


- ### LEGEND
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - DOWNSPOUT
 - 4" MIN SOLID DRAIN PIPE
 - 4" MIN PERFORATED DRAIN PIPE
 - PROPOSED RETAINING WALL
 - (E) EXISTING
 - (N) NEW OR PROPOSED
 - (FF) FINISHED FLOOR

- ### GENERAL NOTES
- PLANS PREPARED AT THE REQUEST OF: TOM McCRAFFREY, OWNER
 - TOPOGRAPHY BY P. McNULTY, SURVEYED JANUARY, 2006.
 - THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATION DATUM ASSUMED.
 - STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (850-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

- ### DRAINAGE NOTES
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
 - ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.
 - ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
 - IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

- ### GRADING NOTES
- CUT VOLUME: 30 CY
FILL VOLUME: 10 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



DATE: 9-13-19	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3580 FAX 728-3583					

GRADING AND DRAINAGE PLAN

350 SAN PEDRO ROAD
EL GRANADA
APN 047-175-030

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

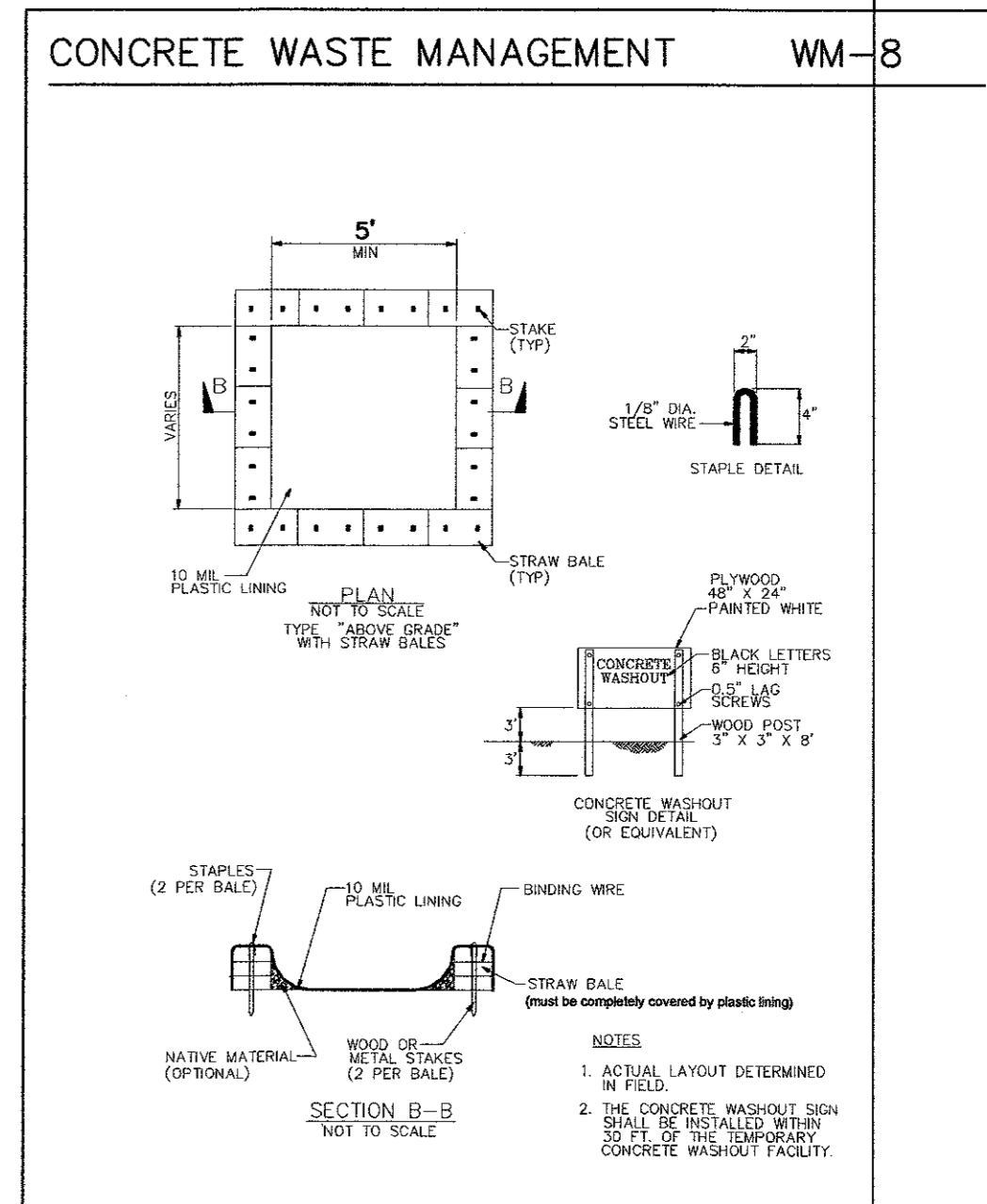
FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines on the site.

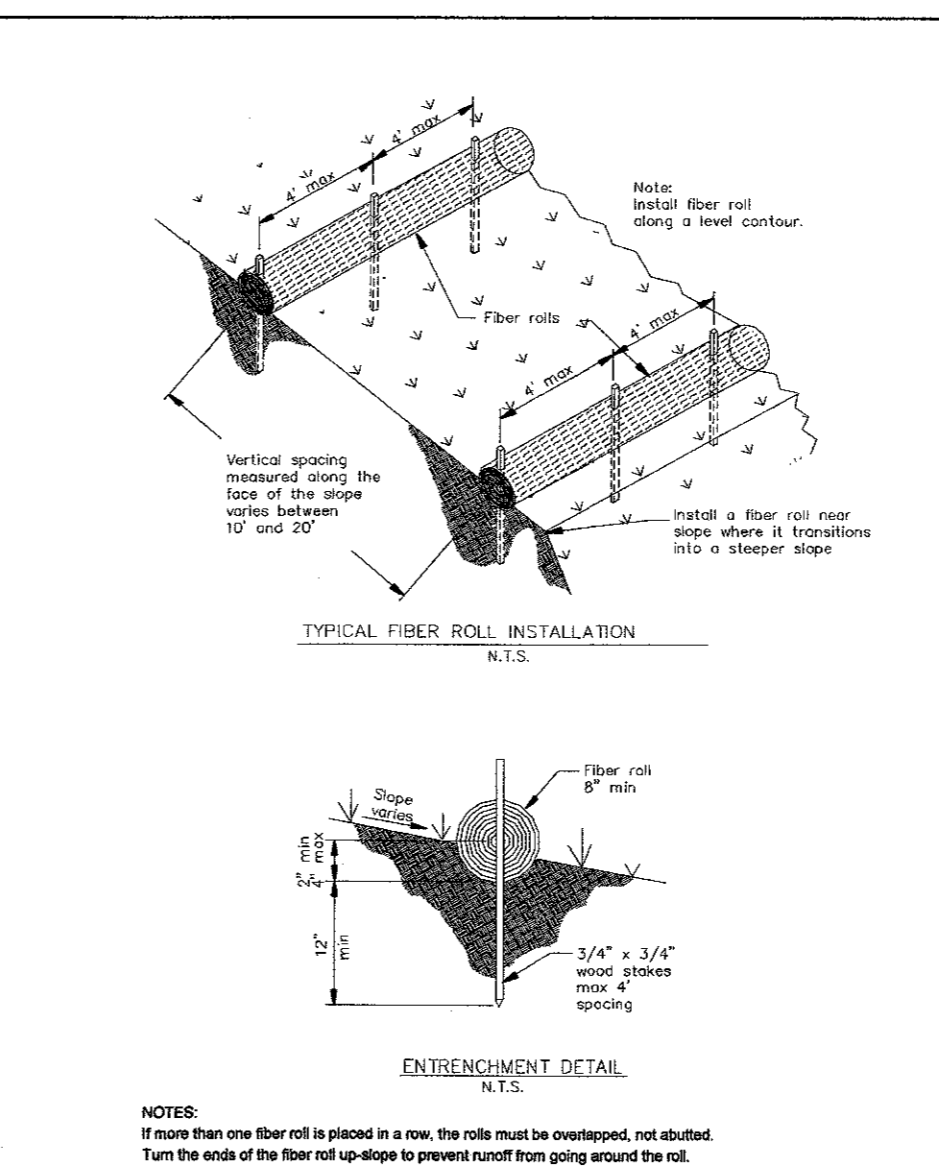
EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

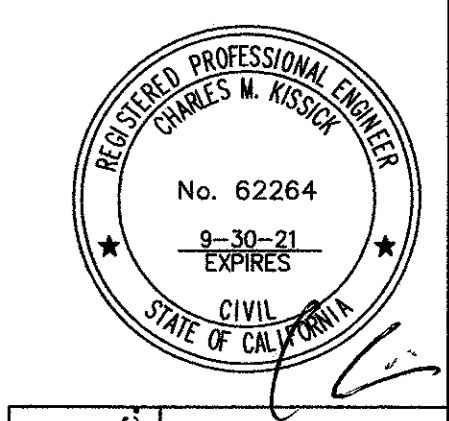
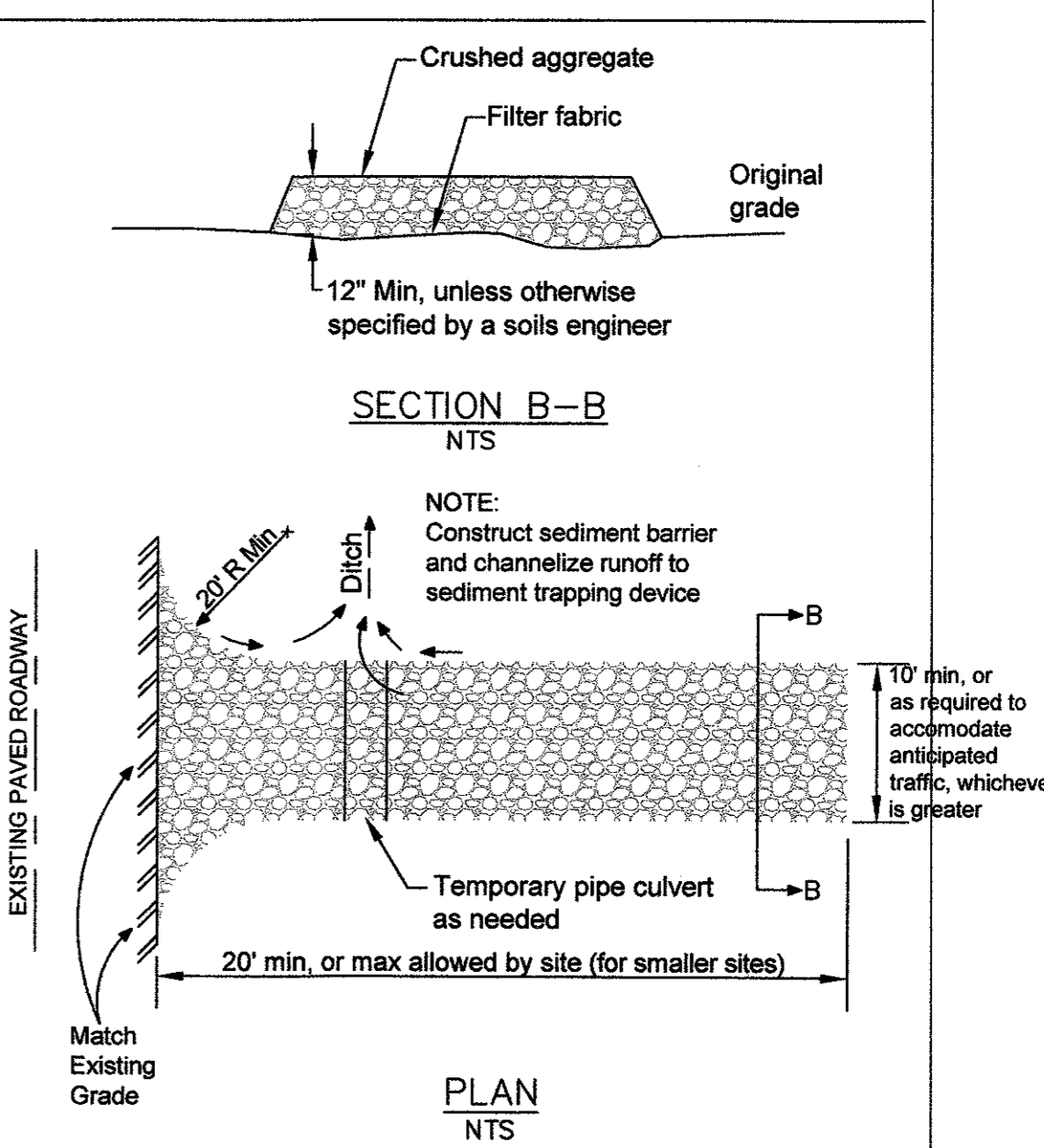
NAME: TOM McCAFFREY
TITLE/QUALIFICATION: CONTRACTOR
PHONE: 415-730-2582
PHONE:
E-MAIL: MCCAFFREYTOM@GMAIL.COM



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
DUBLIN, CA 94019
(860) 728-3438
FAX 728-3698

DATE: 9-13-19
DRAWN BY: CHK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
350 SAN PEDRO ROAD
EL GRANADA
APN 047-175-030

SHEET
C-2