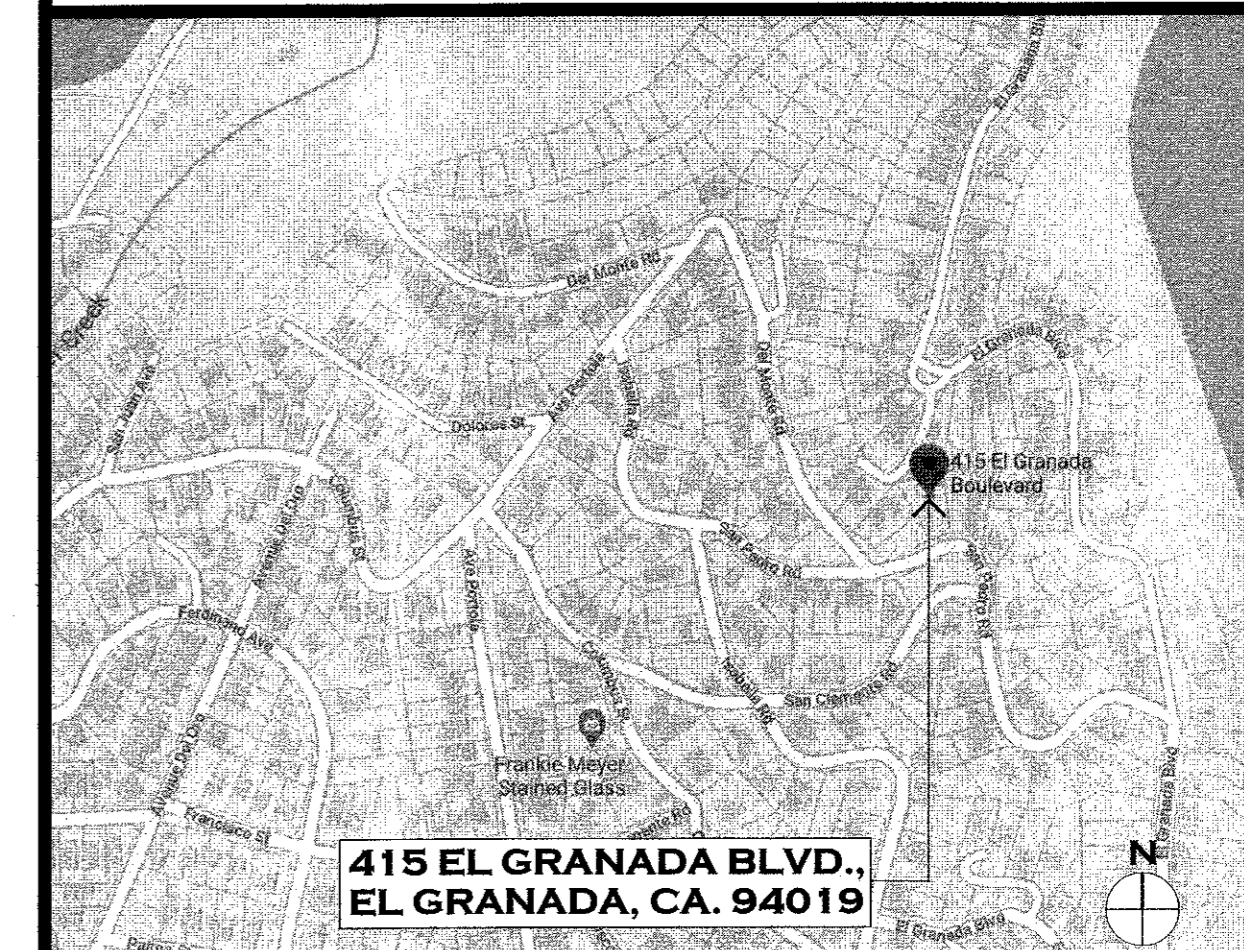


# NEW RESIDENCE

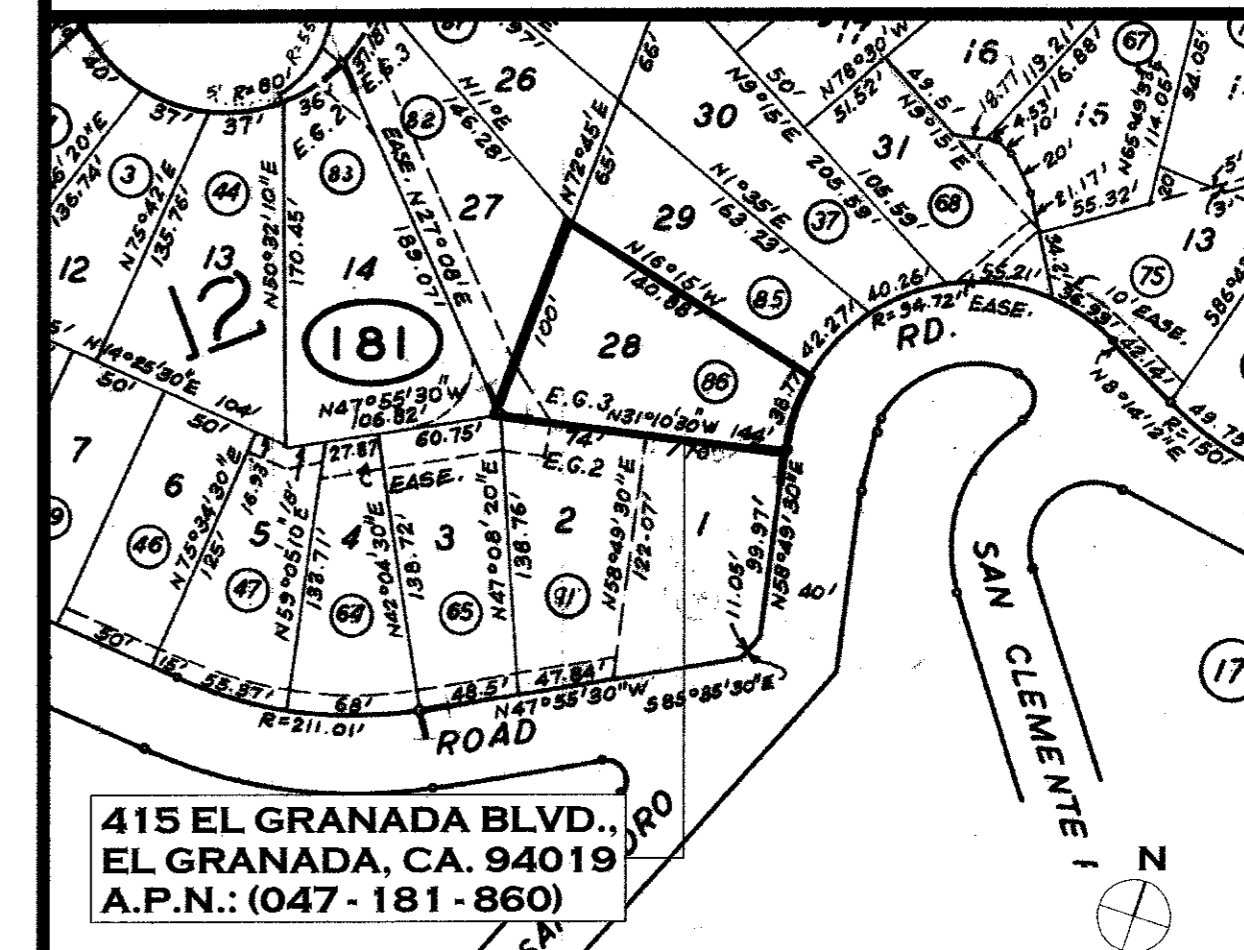
415 EL GRANADA BLVD., EL GRANADA, CA. 94019

A.P.N. (047-181-860)

## VICINITY MAP



## ASSESSORS MAP



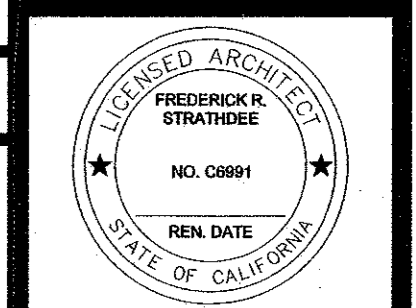
## PROJECT SUMMARY

### PROJECT SUMMARY

LOT AREA	9401 square feet
LOT COVERAGE	2806 square feet (27.7%)
FLOOR AREA	
GARAGE	451.00 square feet
LIVING (Proposed)	3234.70 square feet
UNFINISHED BASEMENT	1130.50 square feet
<b>TOTAL PROPOSED</b>	<b>4316.20 square feet</b>
ALLOWABLE FLOOR AREA	4982.53 square feet
ZONING:	R-1 S-17 / DR
OCCUPANCY GROUP:	R-3
BUILDING TYPE:	V-B
APN:	047-181-860

STRATHDEE DESIGN & DEVELOPMENT  
108 East Court Lane, Foster City, CA 94404  
tel: 650-477-2147 fax: 650-581-1521 email: fstrathdee@hotmail.com

MC CAFFREY RESIDENCE  
415 EL GRANADA BLVD  
EL GRANADA, CALIFORNIA



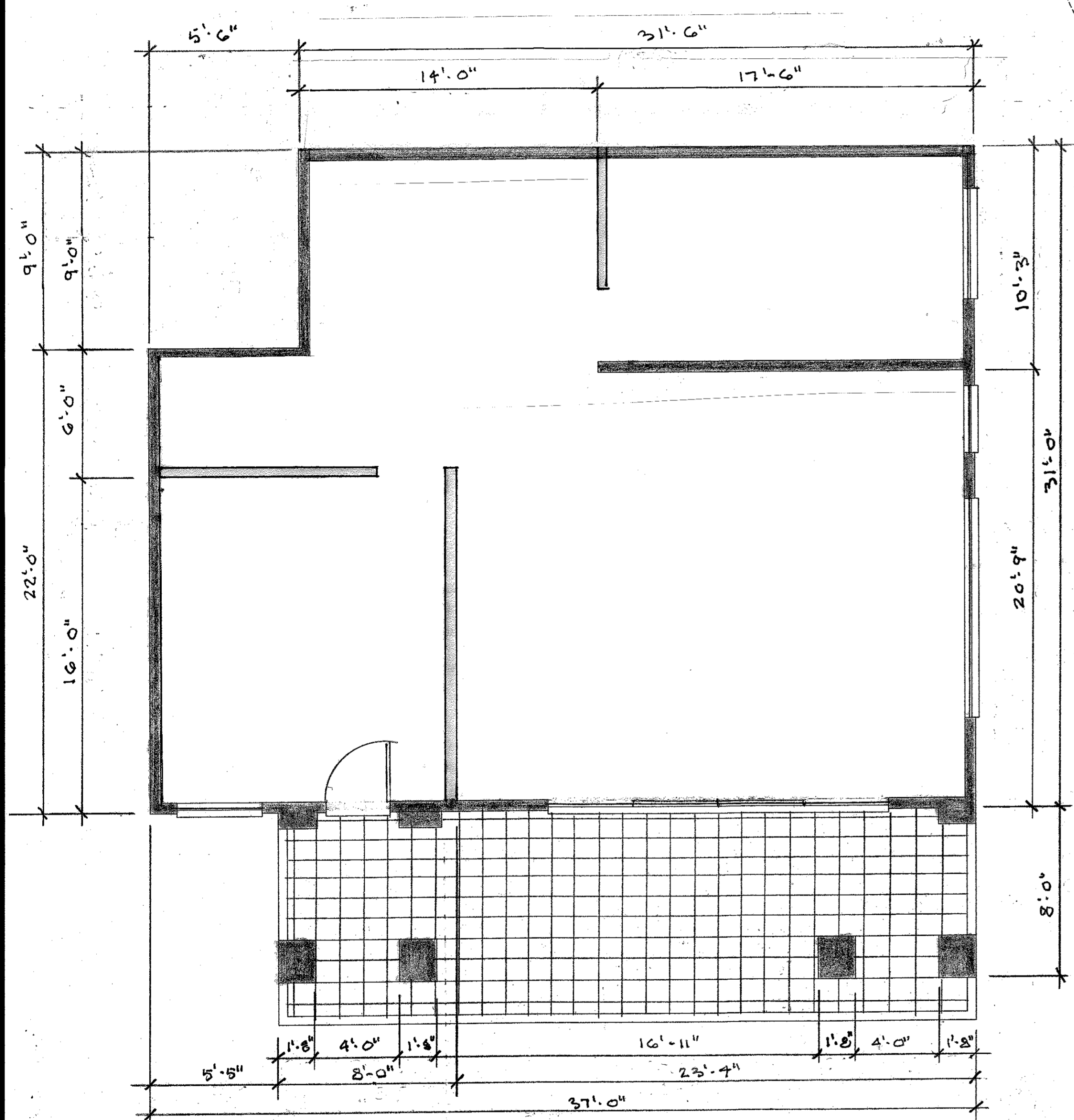
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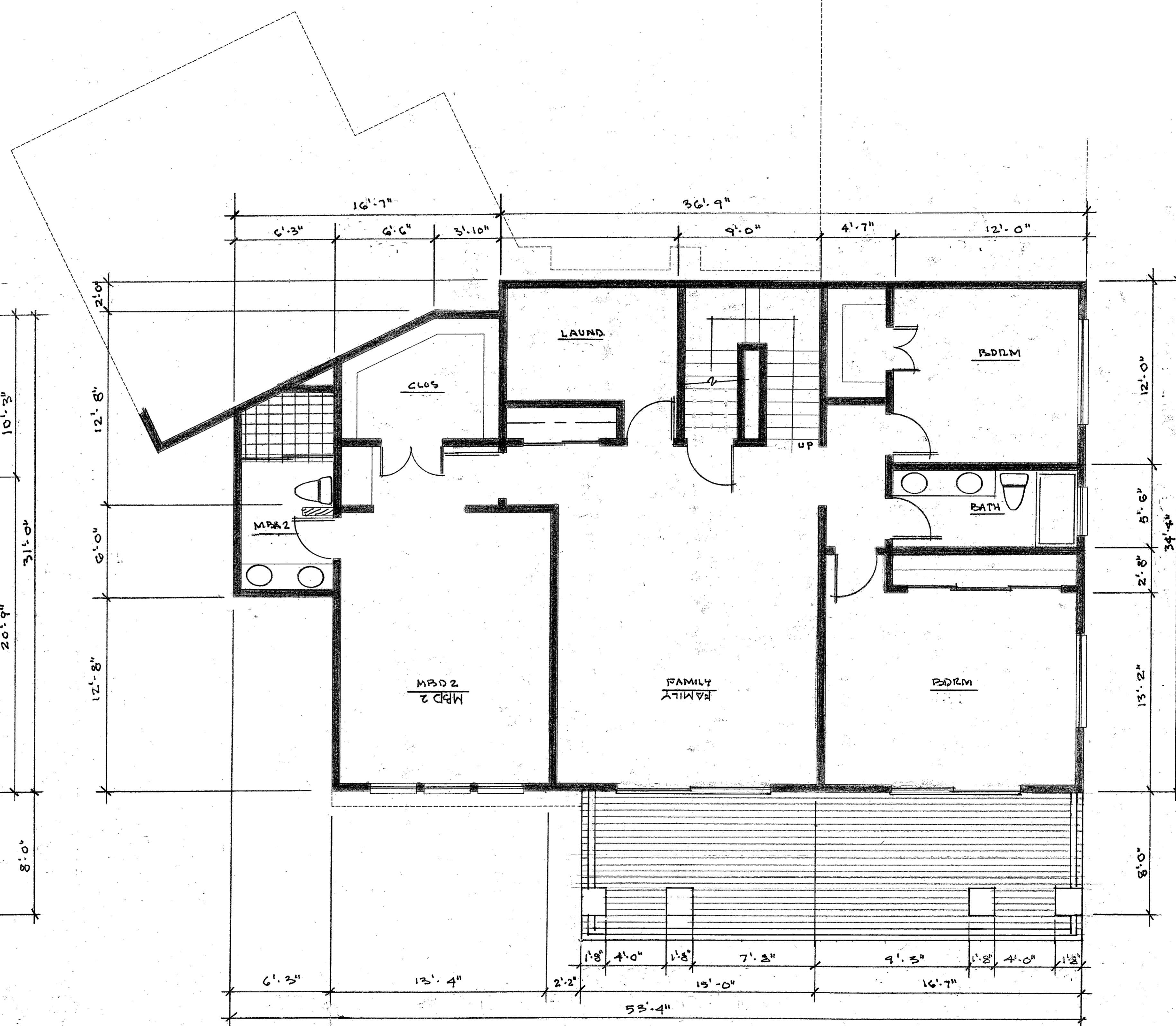
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# A0



**LOWER LEVEL FLOOR PLAN**  
UNFINISHED BASEMENT 1/4" = 1'-0"



**MIDDLE LEVEL FLOOR PLAN**  
1/4" = 1'-0"

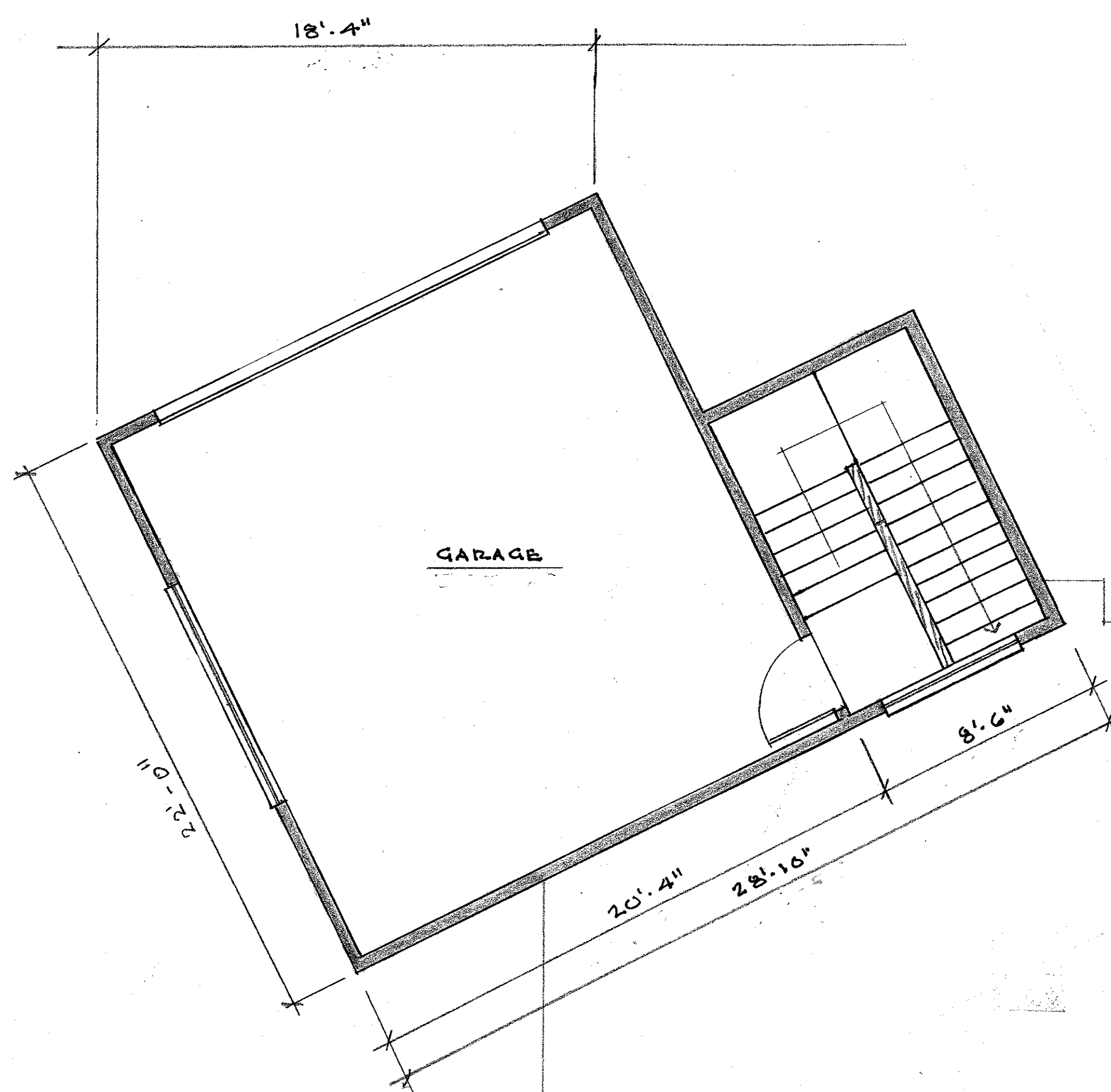


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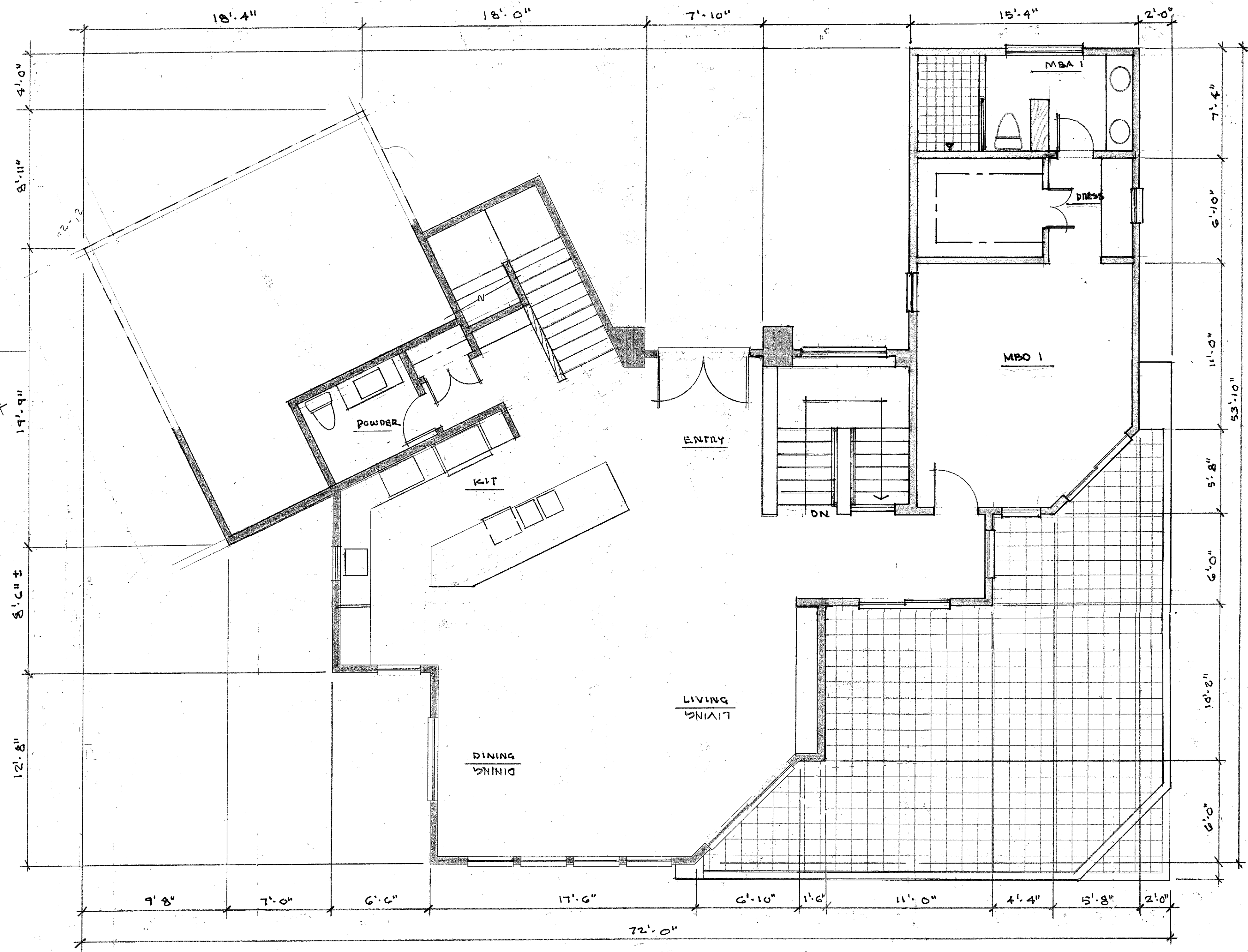
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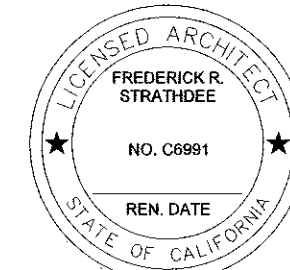
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TOP LEVEL GARAGE PLAN  
1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN  
1/4" = 1'-0"



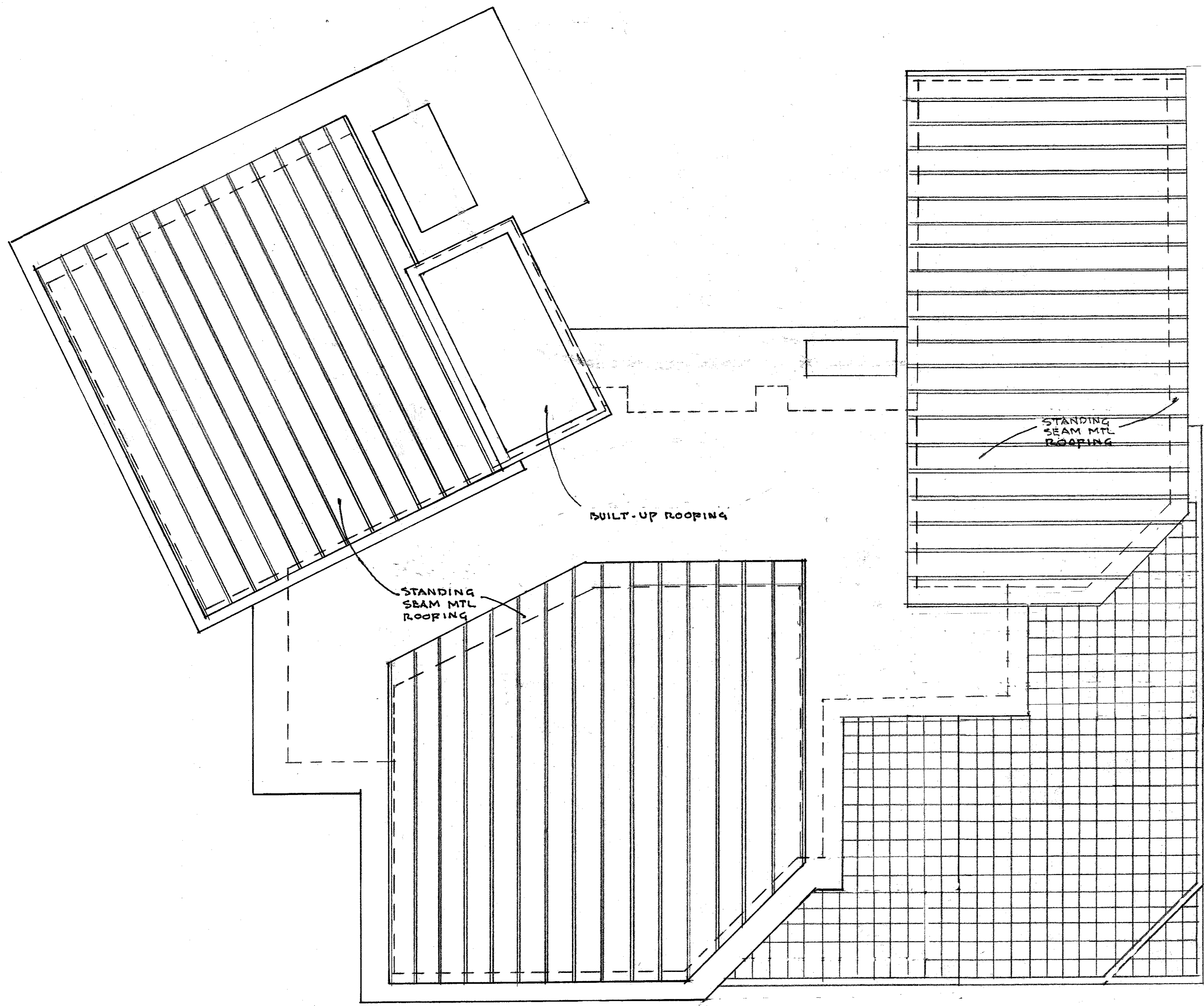
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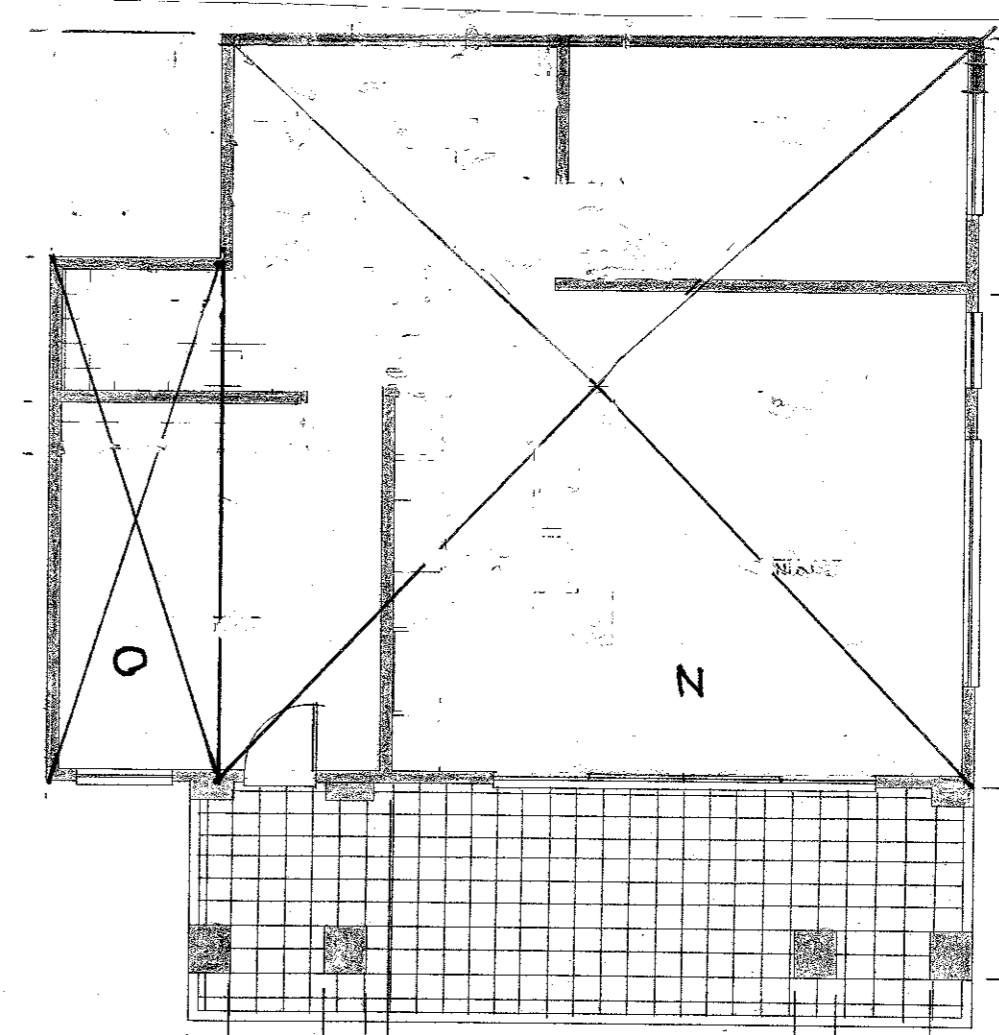
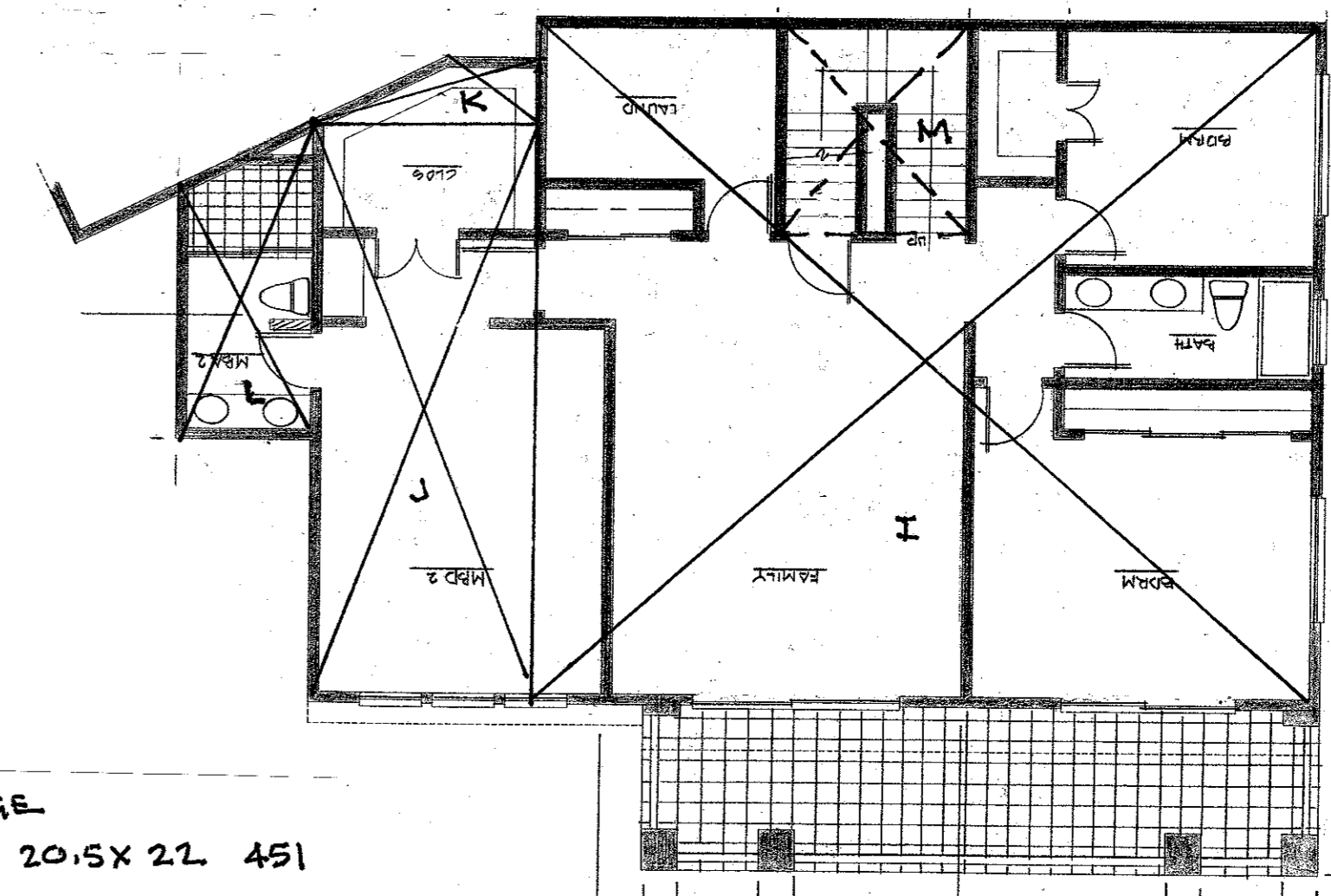
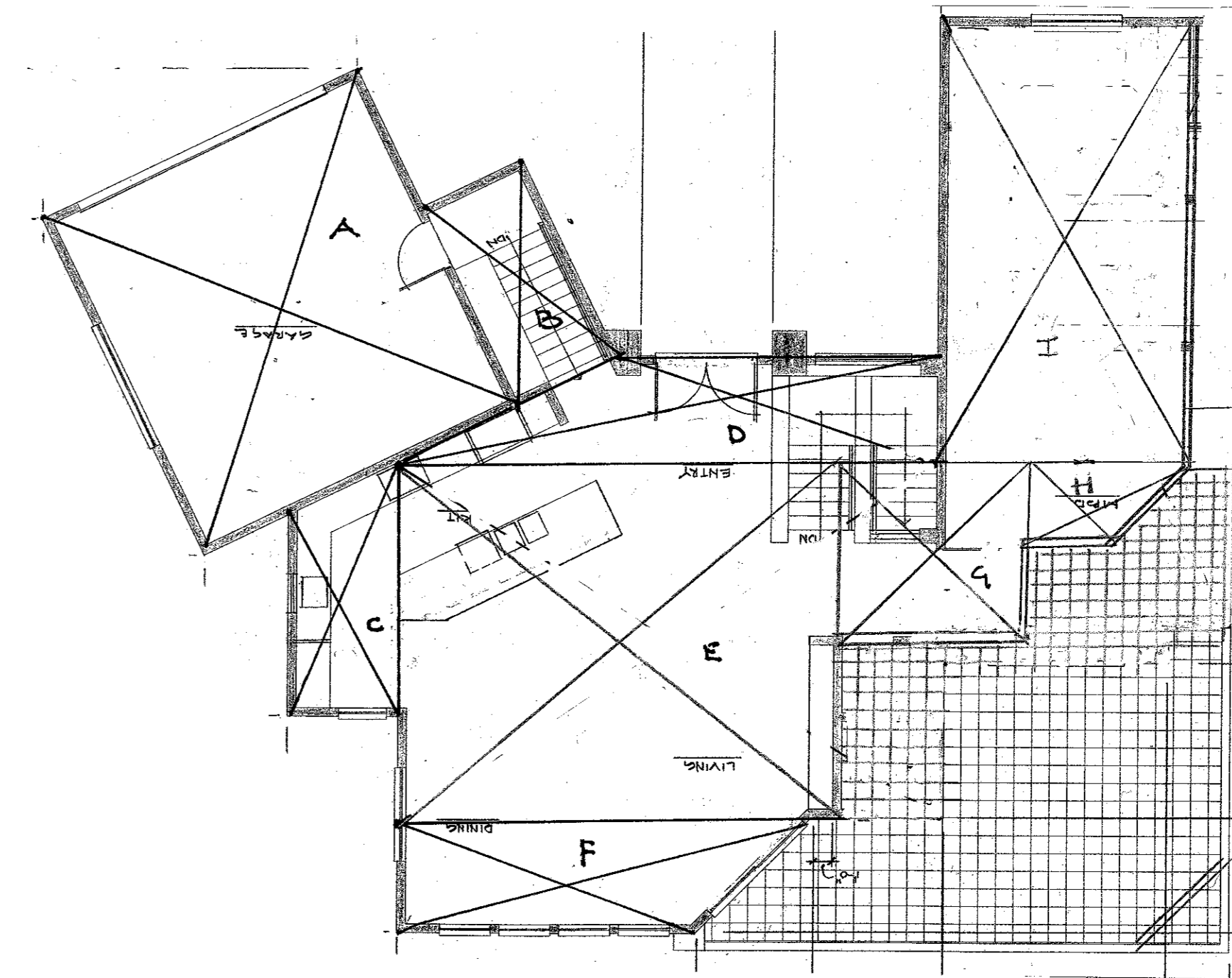
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**A-2**



ROOF PLAN

1/4" = 1'-0"



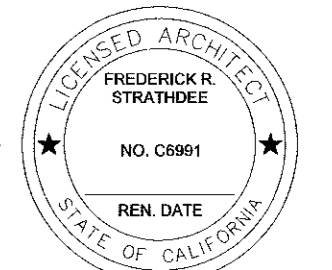
GARAGE  
A 20.5X 22 451

LIVING  
B 6.5X 13 84.5  
C 13X 6.5 84.5  
D 24.5X 6 147  
E 21 X 25.5 533.5  
F 20.5X 6.5 133.3  
G 11 X 10.5 115.5  
H 7 X 5 35  
I 15 X 24 360  
J 11.75X 28 329  
K 3 X 8 24  
L 6.5X 14 91

MIDDLE FLR 1709.4  
TOTAL LIV. 3234.7

UNFINISHED BASEMENT

N 31.5X 31.0 976.5  
O 7 X 22 154  
1130.5



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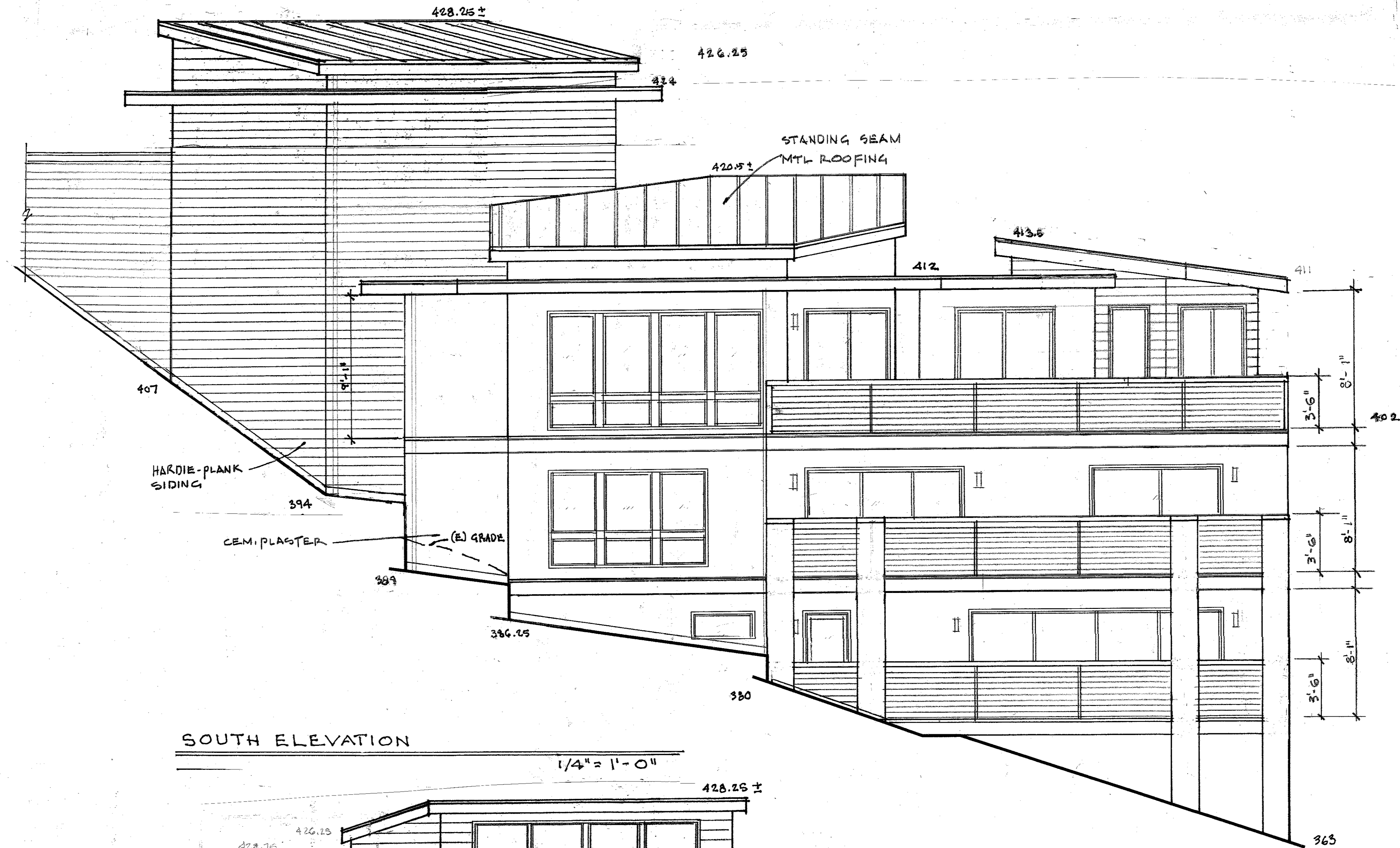
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### ELEVATION KEY

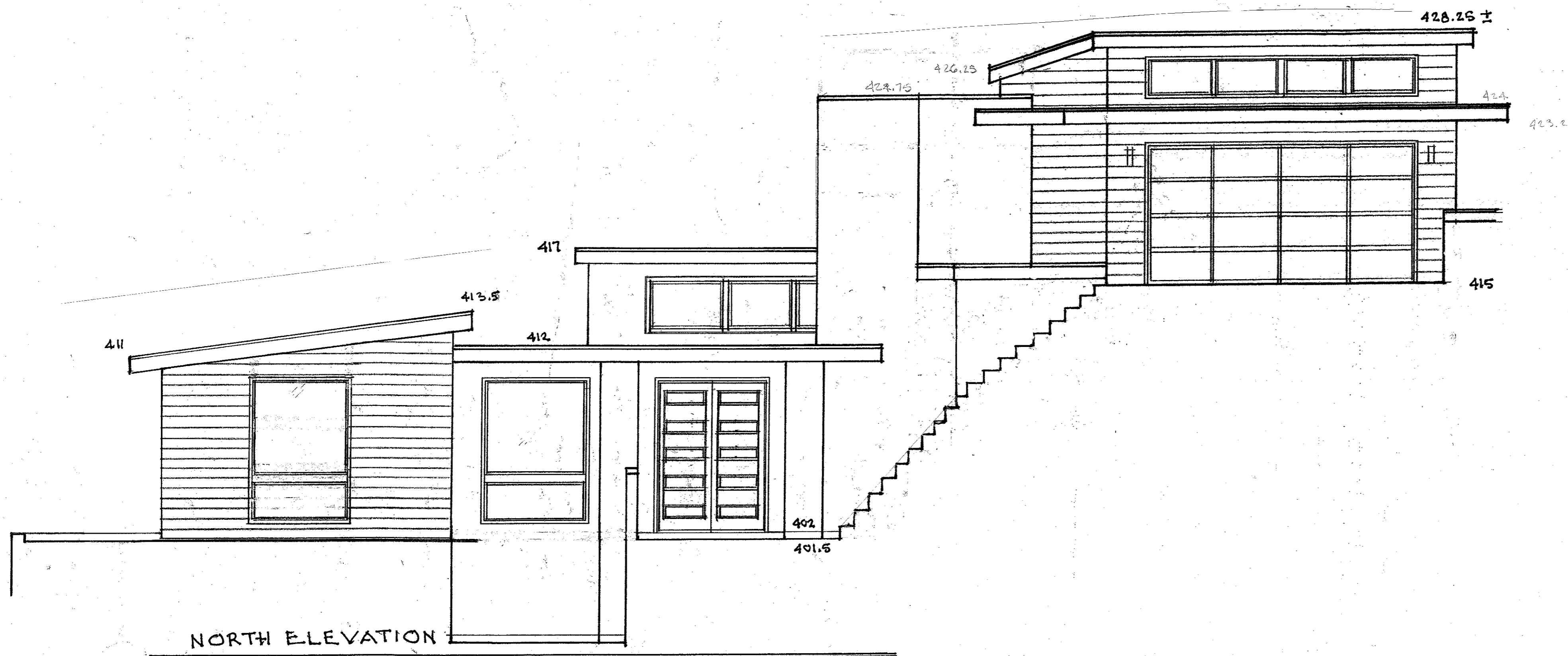
- 1 1 STANDING SEAM METAL ROOFING
- 2 2 FIBER CEMENT SIDING
- 3 3 CEMENT PLASTER SIDING
- 4 4 COMPOSIT WOOD TRIM
- 5 5 VELUX SKYLIGHT
- 6 6 PAINTED FASCIA BOARD AND G.I. GUTTER
- 7 7 SS CABLE RAILING
- 8 8 VINYL WINDOWS WITH MINIMUM ONE PANE TO BE TEMPERED GLASS
- 9 9 SOLID CORE WOOD OR METAL AND TEMPERED GLASS ENTRY DOOR
- 10 10 VINYL SLIDING GLASS DOOR

NOTE: ALL EXTERIOR MATERIALS TO MEET WILDLAND - URBAN INTERFACE REQUIREMENTS



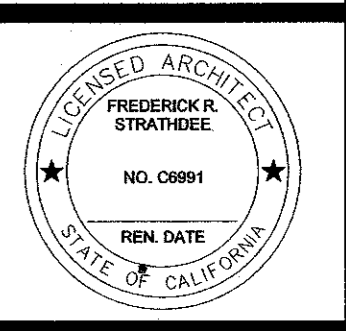
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



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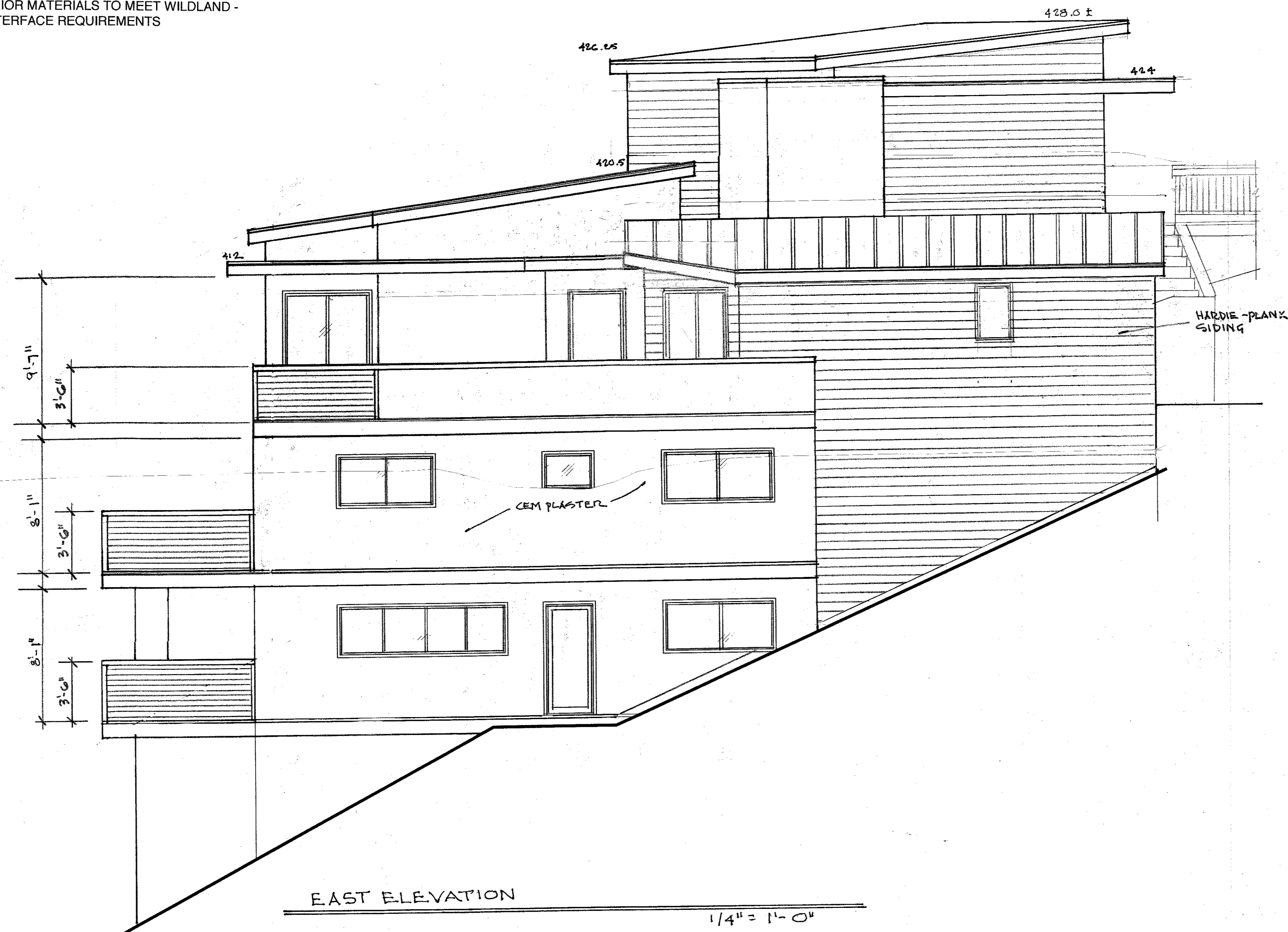
NOTE:

SHEET NO.

### ELEVATION KEY

- 1 1 STANDING SEAM METAL ROOFING
- 2 2 FIBER CEMENT SIDING
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NOTE: ALL EXTERIOR MATERIALS TO MEET WILDLAND - URBAN INTERFACE REQUIREMENTS



**MC CAFFREY RESIDENCE  
415 EL GRANADA BLVD  
EL GRANADA, CALIFORNIA**

**STRATHDEE DESIGN & DEVELOPMENT**  
108 East Court Lane, Foster City, CA 94404  
tel: 650-477-2147 fax: 650-581-1521 email: strathdee@hotmail.com



Issue No. \_\_\_\_\_ Date \_\_\_\_\_

Job No. \_\_\_\_\_ P.F. \_\_\_\_\_

Note: \_\_\_\_\_

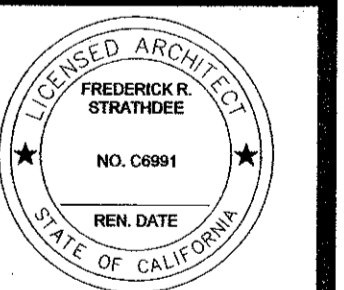
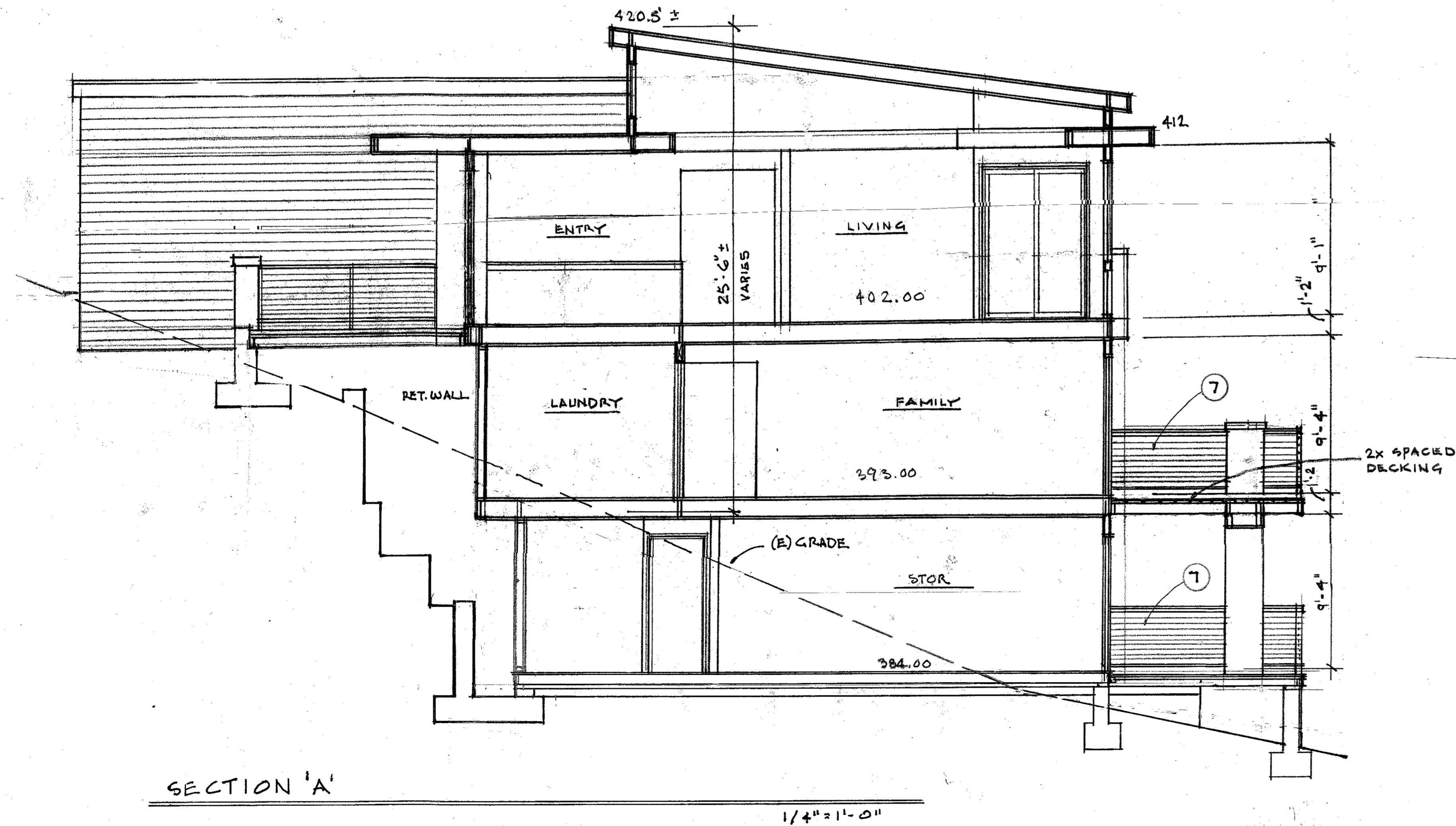
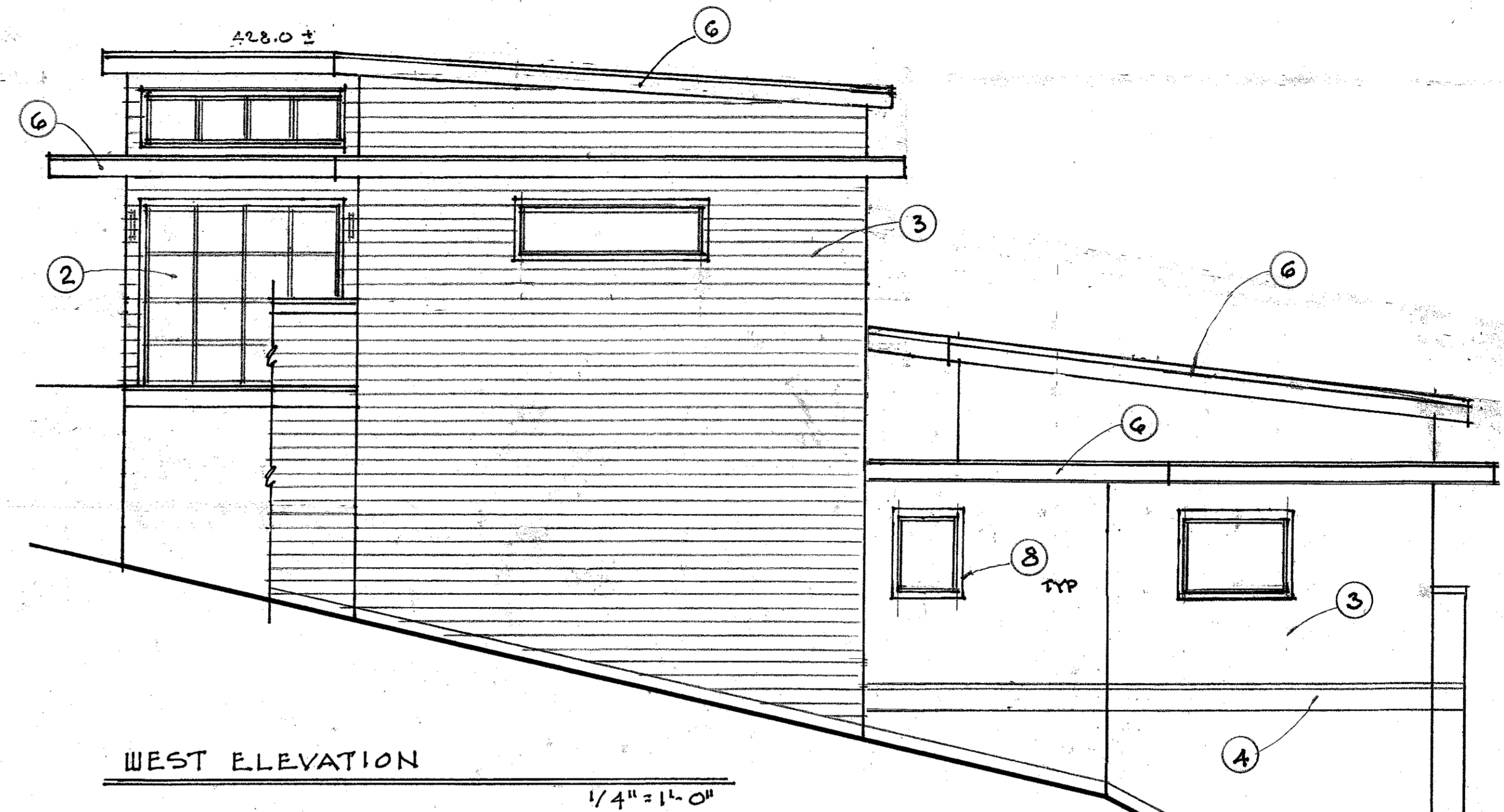
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**A-5**

### ELEVATION KEY

- 1 STANDING SEAM METAL ROOFING
- 2 FIBER CEMENT SIDING
- 3 CEMENT PLASTER SIDING
- 4 COMPOSIT WOOD TRIM
- 5 VELUX SKYLIGHT
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NOTE: ALL EXTERIOR MATERIALS TO MEET WILDLAND - URBAN INTERFACE REQUIREMENTS

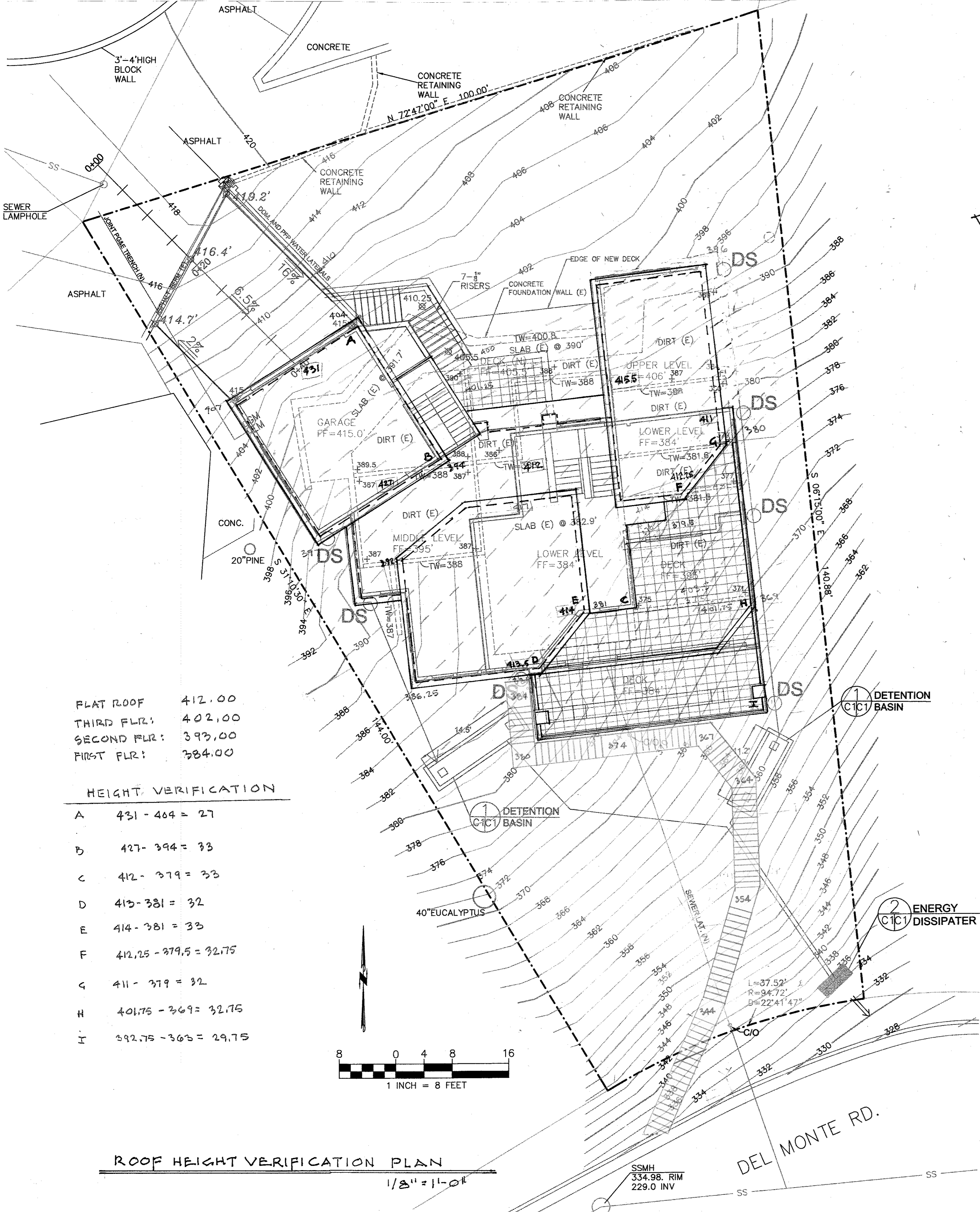


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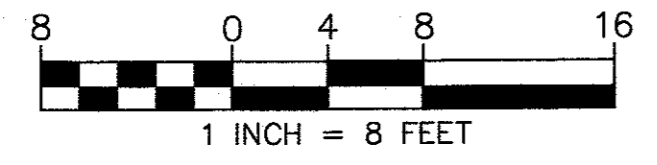
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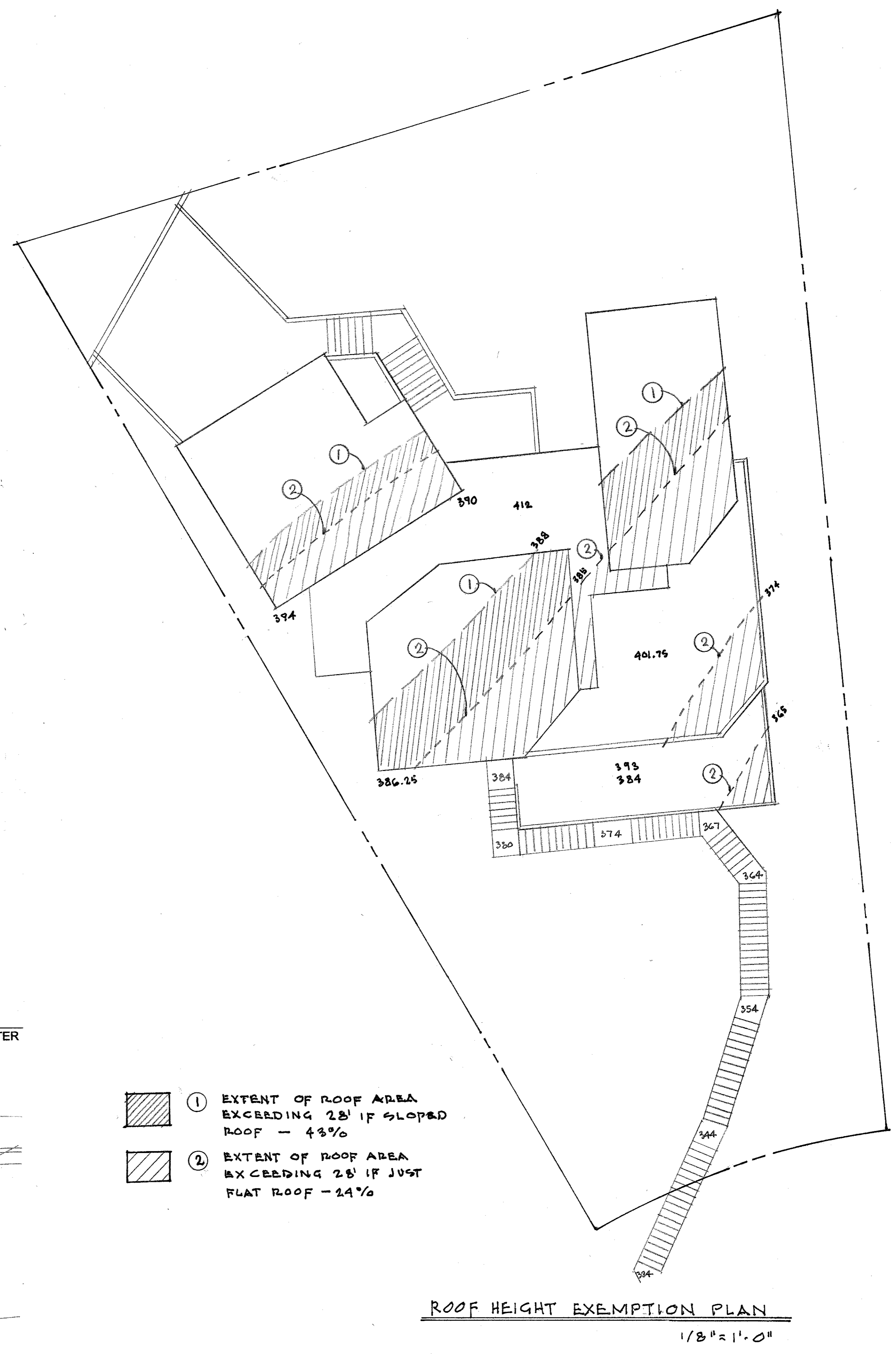
FLAT ROOF 412.00  
 THIRD FLR: 402.00  
 SECOND FLR: 393.00  
 FIRST FLR: 384.00

HEIGHT VERIFICATION

A	431 - 404 = 27
B	427 - 394 = 33
C	412 - 379 = 33
D	413 - 381 = 32
E	414 - 381 = 33
F	412.25 - 379.5 = 32.75
G	411 - 379 = 32
H	401.75 - 369 = 32.75
I	392.75 - 363 = 29.75



ROOF HEIGHT VERIFICATION PLAN  
1/8" = 1'-0"

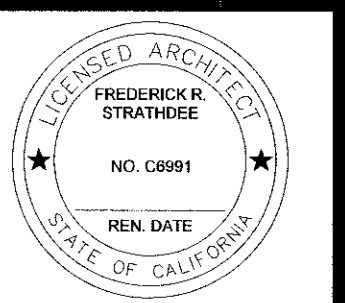


- ① EXTENT OF ROOF AREA EXCEEDING 28' IF SLOPED ROOF - 43%
- ② EXTENT OF ROOF AREA EXCEEDING 28' IF JUST FLAT ROOF - 24%

ROOF HEIGHT EXEMPTION PLAN  
1/8" = 1'-0"

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 108 East Court Lane, Foster City, CA 94404  
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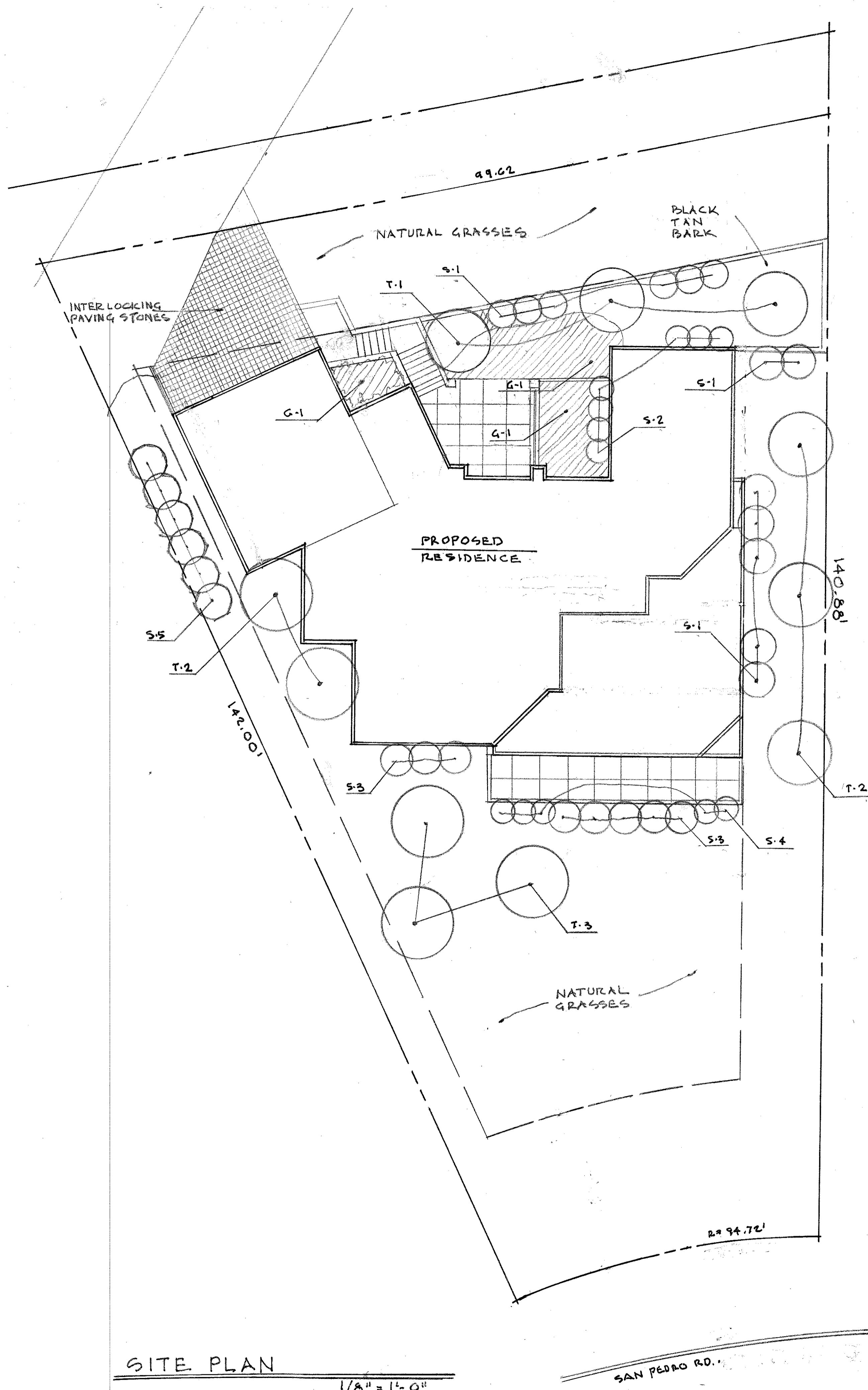
MC CAFFREY RESIDENCE  
 415 EL GRANADA BLVD  
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ISSUE NO.	DATE
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 SHEET NO.





## LANDSCAPE PLAN

### TREE AND SHRUB LIST

No.	Botanical Name	Common Name	Size	Type
G-1	Malephora Crocca	Iceplant	12" O.C.	Perennial
G-2	Vinca Major	Periwinkle	12" O.C.	Perennial
S-1	Pittosporum Teniufolium	Pittosporum	5 gal.	Evergreen Shrub
S-2	Cistus Hybridus	White Rockrose	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 Eugenioides	Eugenioides	5 gal.	Evergreen Shrub
T-1	Prunus Cerasifera	Oregon Trail	15 gal.	Deciduous Tree
T-2	Tristania Laurina "Elegant"	Tristania	15 gal.	Evergreen Tree
T-3	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.

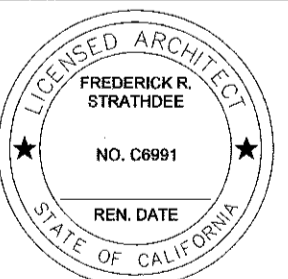
IRRIGATION CONTROLLER PROGRAMMING DATA SHALL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

AREAS LESS THAN 10 FEET IN ANY DIRECTION TO UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.

SITE PLAN

1/8" = 1'-0"

SAN PEDRO RD.



ISSUE NO. DATE

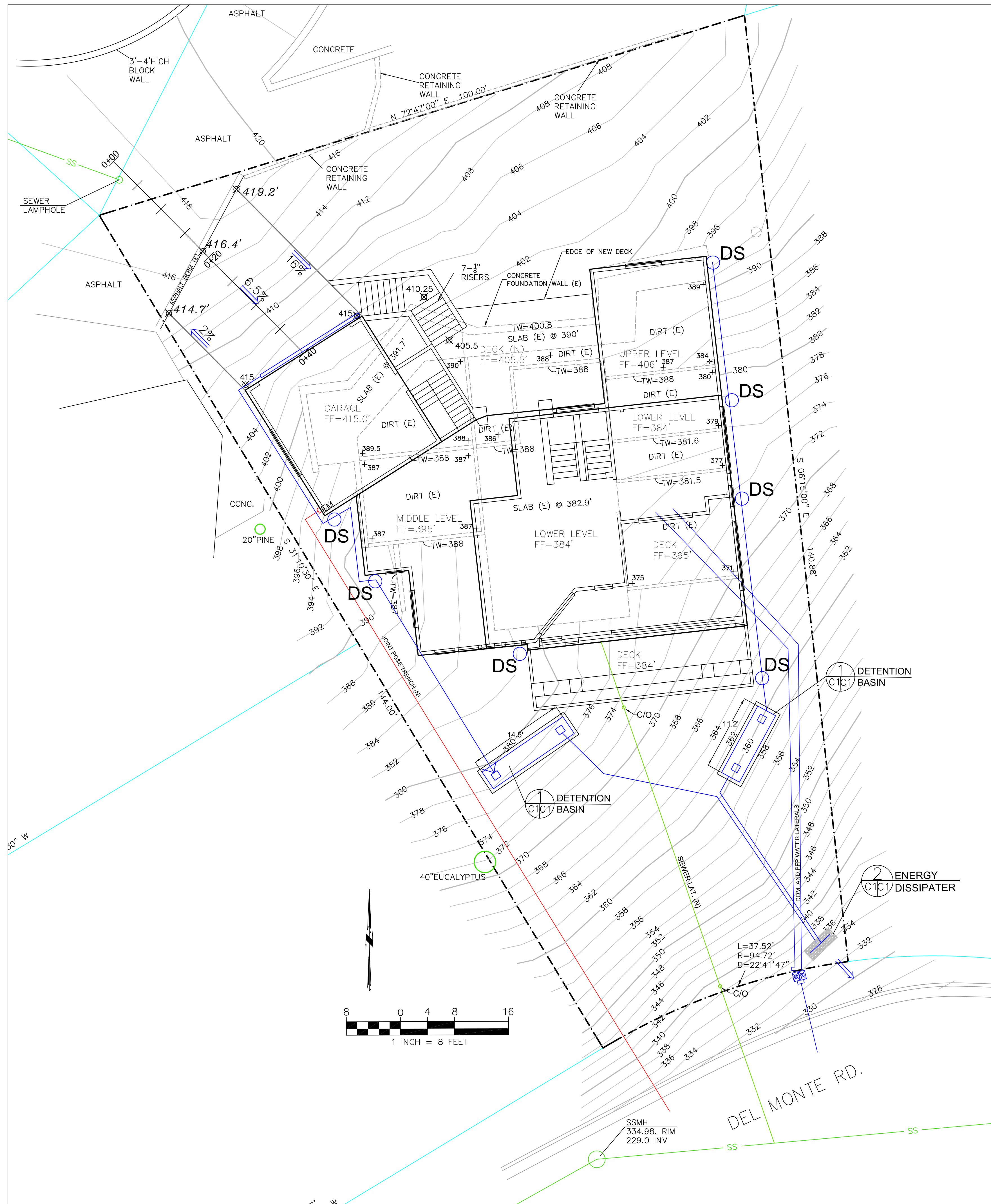
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**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- ±390 EXISTING SPOT ELEVATION
- 405.5 PROPOSED SPOT ELEVATION
- ENERGY DISSIPATER - PER DETAIL 3
- DS DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- 4" MIN PERFORATED DRAIN PIPE

**GENERAL NOTES**

1. PLANS PREPARED AT THE REQUEST OF: TOM McCAFFREY, OWNER
2. TOPOGRAPHY BY SAVIOR MICALLEF, SURVEYED MARCH, 2020.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. 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, SUG-BGRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-8405 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**

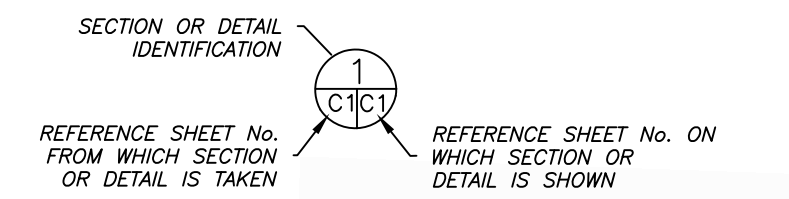
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASINS, AS SHOWN. THE DETENTION BASINS SHALL DRAIN TO AN ENERGY DISSIPATER AT THE BASE OF THE SLOPE, AS SHOWN.
3. THE DETENTION BASINS SHALL BE SOLID PIPES WITH NO PERCOLATION ALLOWED, TO MINIMIZE SLOPE INSTABILITY ON THE STEEP SLOPE.
4. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
5. 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: 0 CY  
 FILL VOLUME: 0 CY  
 (THERE IS AN EXISTING FOUNDATION WITH RETAINING WALLS THAT WILL BE USED FOR THE NEW HOUSE - NO NEW GRADING ANTICIPATED, EXCEPT FOR POSSIBLE FOUNDATION WORK.)

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.

**SECTION AND DETAIL CONVENTION**

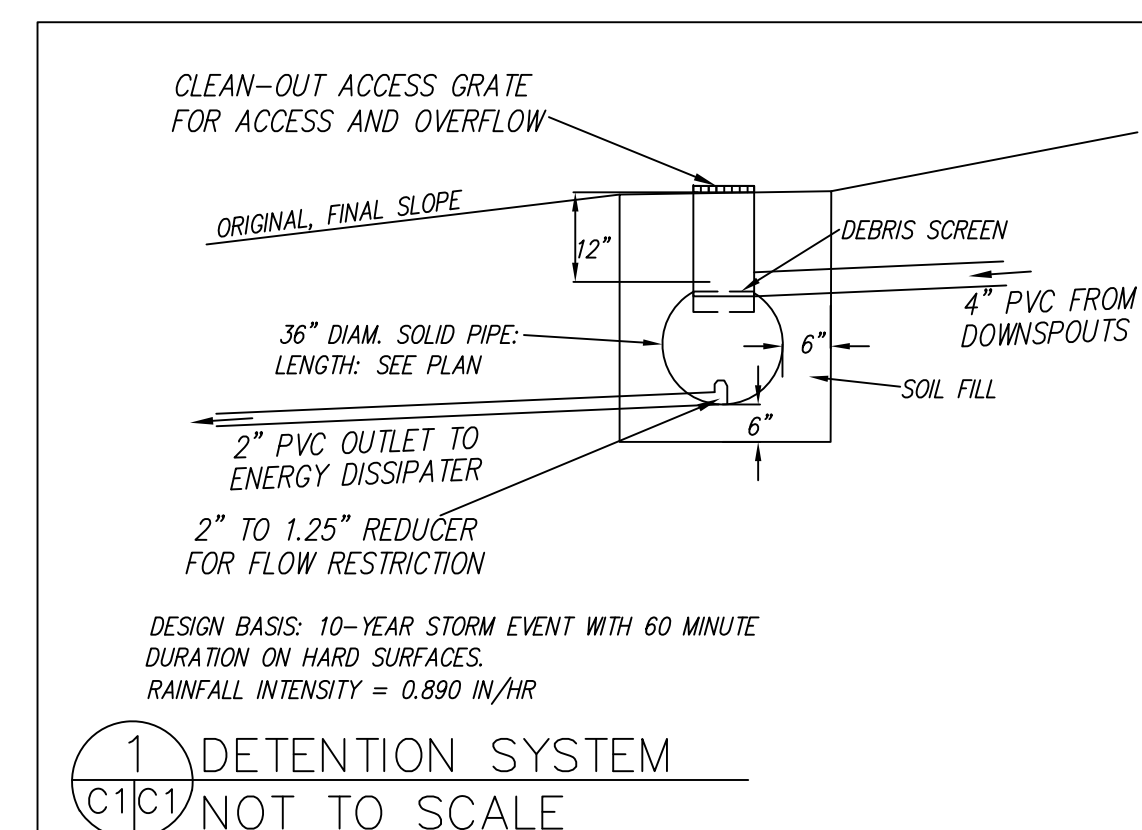
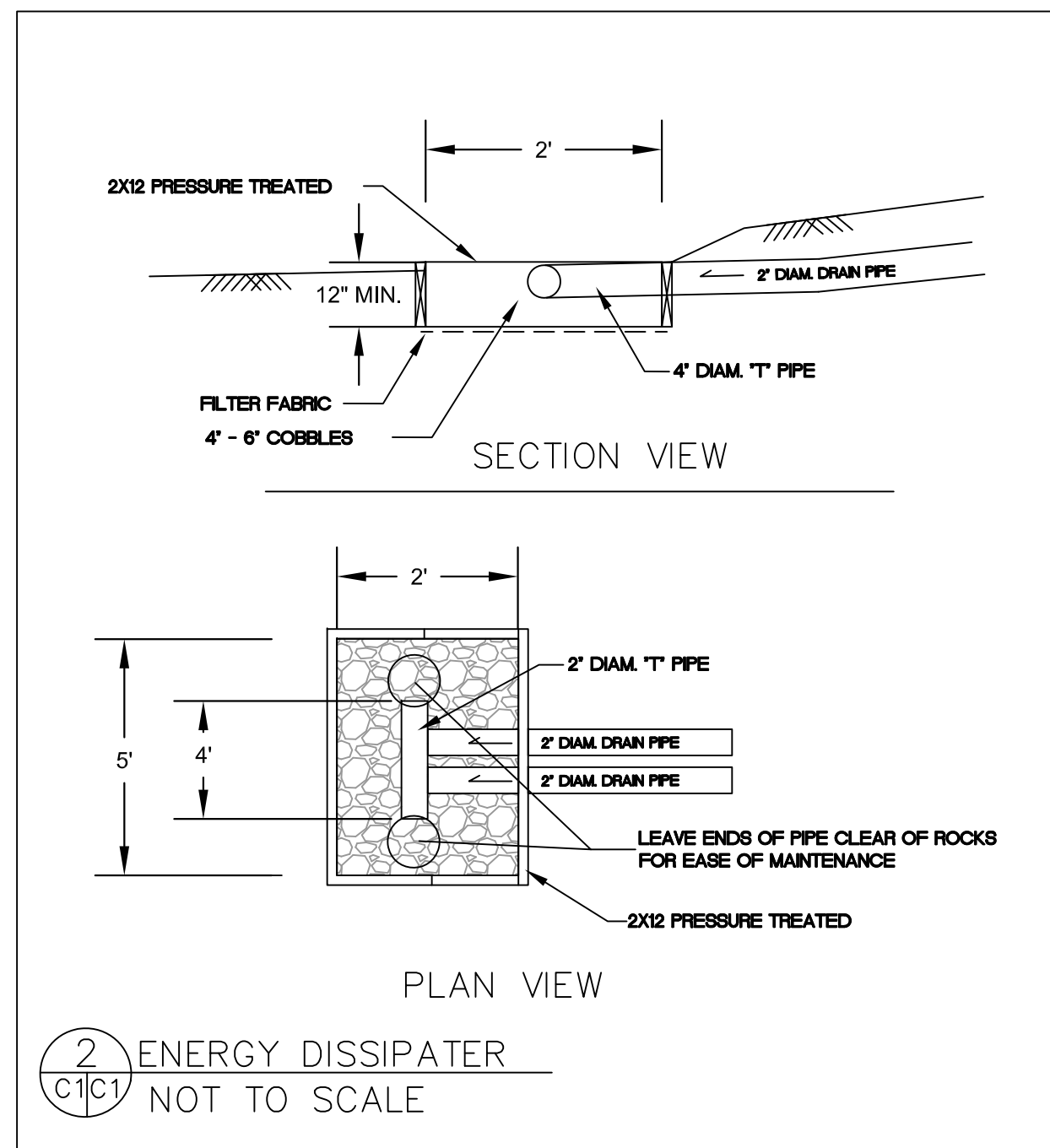


**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593

DATE: 11-4-21  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:

**GRADING AND DRAINAGE PLAN**  
 McCAFFREY PROPERTY  
 415 EL GRANADA BOULEVARD  
 EL GRANADA  
 APN 047-081-860

**SHEET**  
**C-1**



**1 DETENTION SYSTEM**  
 NOT TO SCALE

**2 ENERGY DISSIPATER**  
 NOT TO SCALE



**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

**SILT FENCE**  
 INSTALL AT LOCATIONS SHOWN.  
 AFFIX AS SHOWN IN DETAIL SE-5

- There will be minimal to no grading and no stockpiling of soil.
- 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 encroaching on the building 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



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DATE: 11-4-21  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
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**EROSION AND SEDIMENT CONTROL PLAN**  
**MCCAFFREY PROPERTY**  
**415 EL GRANADA BOULEVARD**  
**EL GRANADA**  
**APN 047-081-860**

**SHEET**  
**C-2**

