

PROJECT TEAM	
OWNER: JUNE WANG 833 SANDPIPER LANE, PALO ALTO, CA 94303	TITLE 24: TO BE DETERMINED
ARCHITECT: DL ARCHITECTURE & PLANNING 616 RAMONA ST. STE. 21 PALO ALTO, CA 94301 (650) 321-2808 CONTACT: Eric Wang	LAND SURVEYOR/CIVIL ENGINEER: PROFESSIONAL LAND SERVICES 901 SNEATH LANE, #117 SAN BRUNO, CA 94069 (650) 850-244-9667 CONTACT: MICHAEL S. MAHONEY
STRUCTURAL ENGINEER: TO BE DETERMINED	LANDSCAPE ARCHITECT ANYI HUANG 2647 ROYAL ANN DRIVE LINDEN CITY, CA 94507 ANYI@ANYLANDSCAPE.COM

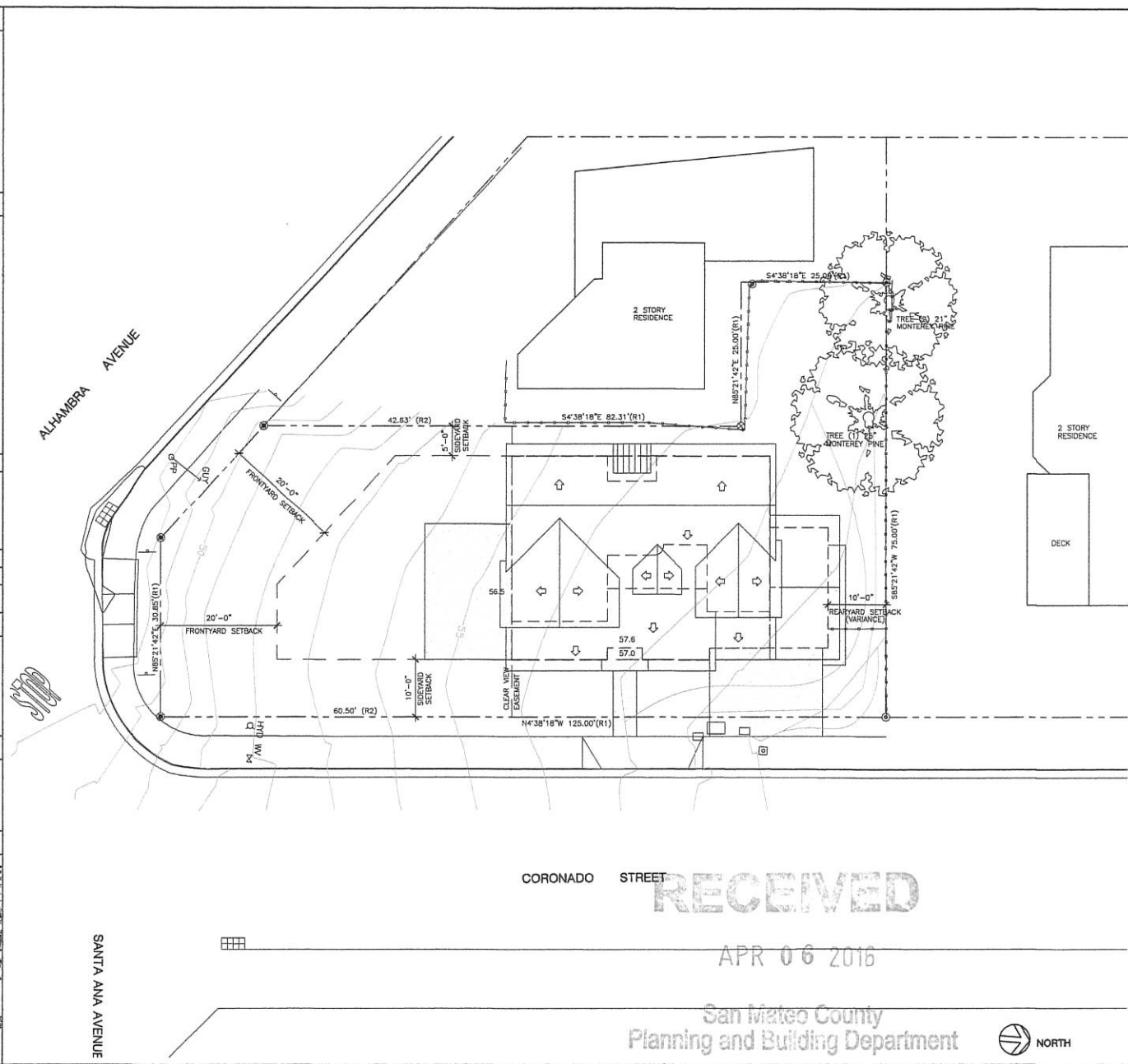
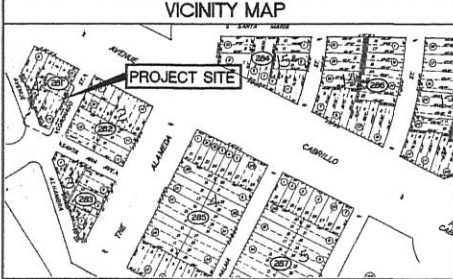
PROJECT DATA	
A. APN:	047-281-160
B. ZONING:	S-17
C. FLOOD ZONE:	X
D. SITE AREA:	6,705 SQ.FT.
E. COVERED PARKING SPACES:	2
F. MAXIMUM SIZE OF MAIN DWELLING UNIT:	3,552 SQ.FT.
G. MAXIMUM FAR:	0.53
H. MAXIMUM LOT COVERAGE:	35.0%
I. SETBACK:	
FRONT YARD	EXISTING 20'-0" PROPOSED 20'-0" REQUIRED 20'-0"
SIDE YARD (RIGHT)	5'-0" 5'-0" 5'-0"
SIDE YARD (STREET)	10'-0" 10'-0" 10'-0"
REAR YARD	10'-0" (VARIANCE) 20'-0" 20'-0"
J. OCCUPANCY GROUP	R3/U
K. TYPE OF CONSTRUCTION	VB
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING	
2013 CALIFORNIA RESIDENTIAL CODE	
2013 CALIFORNIA RESIDENTIAL CODE	
2013 CALIFORNIA MECHANICAL CODE	
2013 CALIFORNIA PLUMBING CODE	
2010 CALIFORNIA ENERGY CODE	
2013 CALIFORNIA GREEN BUILDING CODE	

	EXISTING	(E) TO BE REMOVED	NEW	SUBTOTAL
A GARAGE	---	---	416 SQ.FT.	416 SQ.FT.
B 1ST FLOOR	---	---	1,315 SQ.FT.	1,315 SQ.FT.
C 2ND FLOOR	---	---	987 SQ.FT.	987 SQ.FT.
D COVERED PATIO	---	---	---	---
E ENTRY PORCH	---	---	12 SQ.FT.	12 SQ.FT.
FAR (A+B+C)/6,705	---	---	2,718/6,705	2,718 SQ.FT. 9.40
LOT COVERAGE/6,705 (A+B+D+E)	---	---	1,743/6,705	1,743 SQ.FT. 25.9%
TOTAL LVNG AREA				2,302 SQ.FT.

SHEET INDEX	
ARCHITECTURAL:	
SK-1	SITE PLAN, VICINITY MAP, PROJECT DATA
C-1	SITE SURVEY
C-2	GRADING PLAN
L-1	LANDSCAPE PLAN
SK-2	FLOOR PLANS
SK-3	BUILDING EXTERIOR ELEVATIONS
SK-4	BUILDING SECTIONS

SCOPE OF WORK

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



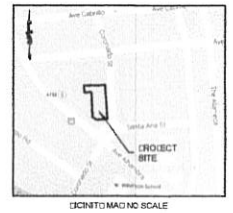
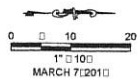
REVISIONS	
1	CON/VA 6-7-2016
2	
3	
4	
5	

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

NEW RESIDENCE
 SITE PLAN, PROJECT DATA, VICINITY MAP

DATE: 2-1-2015
 SCALE: 1/4"=1'-0"
 SHEET: SK-1
 NORTH

Plan 2016-141



(C) NOT TO SCALE

Michael S. Mahoney
 MICHAEL S. MAHONEY (L.S. 1377)
 LICENSE EXPIRES 12/31/13
 SURVEYOR
 STATE OF CALIFORNIA

- LEGEND**
- COORDINATE LINE (R) TO LINE (S)
 - LINE OF SURVEY
 - COORDINATE OF EASEMENT
 - WATER LINE
 - SANITARY SEWER (S) WITH DIRECTION OF FLOW
 - STORM DRAIN (S) WITH DIRECTION OF FLOW
 - WOOD FENCE LINE
 - MAJOR CONTOUR LINE (ELEVATION)
 - OVERHEAD ELECTRICAL WIRE
 - SET (K) AND ALUMINUM WABER STAMMED L.S. 1377 (S) 13
 - L.S. 1377 (S) 23 L.S. 13
 - FOUND IRON (S) WITH ELASTIC LOG STAMMED
 - L.S. 1377 (S) 23 L.S. 13
 - FOUND (S) MONUMENT 2.0" CRASS DISK
 - IN MONUMENT WELL W/ILD
 - SET CONTROL POINT
 - WATER GAGE
 - GAS GAGE
 - COLORED CHLORIDE (S)
 - OTRIFIED CLAD (S)
 - REINFORCED CONCRETE (S)
 - SDDI STORM DRAIN INLET
 - SSMH SANITARY SEWER MANHOLE
 - FLOWLINE
 - FL TO (S) OF CURB
 - JAWK EDGE OF WALK
 - FRESH CROWN
 - DOWNER POLE
 - (S) 1
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 - (S) 100

- REFERENCES**
- (R)10 RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON (S) 27/2002 IN (BOOK) 23 OF LICENSED LAND SURVEYOR MAPS AT (PAGE) 3.
 - (R)10 GRANT DEED FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON (S) 3/2005 (AS DOCUMENT) (2005) 033931.

BASIS OF ELEVATIONS

THE CONTOURS SHOWN HEREON ARE BASED ON A POINT ESTABLISHED WITH GUS EDGEMOND ALONG WITH A SOLUTION FROM THE NATIONAL GEODETIC SURVEY - ONLINE POSITIONING USER SERVICE (GEOGRAPHIC A, D, N, AND S) SET IN THE CONCRETE SIDEWALK NEAR THE NORTHWEST CORNER OF THE PARCEL HAVING A N 047° 28' 11" E L 101.63' L 101.63' HAVING A NORTHING OF 2010871.70 AND AN EASTING OF 133114.13 AND AN ELEVATION OF 1311.40 AND (S) 23/2002 IN (BOOK) 23 OF LICENSED LAND SURVEYOR MAPS AT (PAGE) 3.

BASIS OF BEARINGS

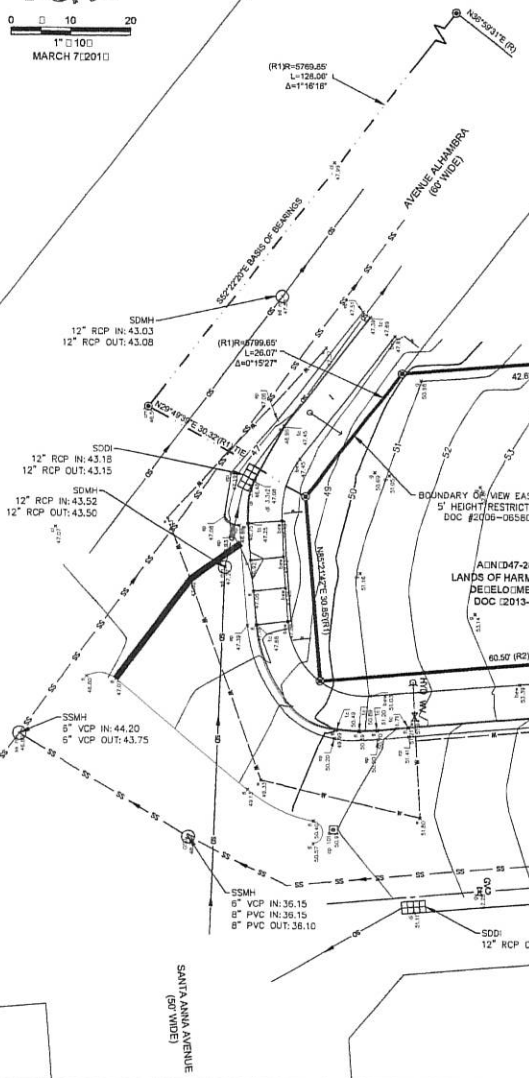
THE BEARING OF S 52° 22' 20" E BETWEEN TWO FOUND CITY MONUMENTS HAVING A DISTANCE BETWEEN THEM OF 128.00' IN THE MONUMENT LINE OF ALJENICE ALHAKRA AS SHOWN ON THAT RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON (S) 27/2002 IN (BOOK) 23 OF LICENSED LAND SURVEYOR MAPS AT (PAGE) 3.

- NOTES**
- (N)10 MONUMENTS SET DURING SURVEY ARE IDENTIFIED ON A CORNER RECORD SUBMITTED TO THE COUNTY RECORDER OF SAN MATEO COUNTY UNDER REVIEW.
 - (N)20 TO OBTAIN GRID BEARINGS ROTATE BEARINGS AS SHOWN ON THIS MAP CLOCKWISE 9° 58' FROM GPS-1, AND TO OBTAIN GRID DISTANCES MULTIPLY GRID DISTANCES SHOWN ON MAP BY 1.00003817 (SCALE FACTOR)

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

ACN: 047-281-113
 LANDS OF ODRISCOLL
 DOC #2001-111087

ACN: 047-281-113
 LANDS OF HARMON LAND DEVELOPMENT LLC
 DOC #2013-111801



E:\com\2011\El Granada\047-281-113\Boundary Topo with surface\July 08 13.dwg

NO.	REVISIONS	DATE

JOB#: 2016.3001
 DATE: 03/23/15
 100% SUBMITTAL

(850) 244-9667
 michael@plsl.com
 301 Seventh St, Suite 117
 San Bruno, CA 94069

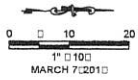
Professional Land Services
 LAND DEVELOPMENT SPECIALISTS

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



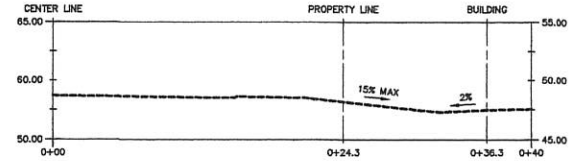
(R1)R=6769.65'
L=128.00'
Δ=1°16'18"

(R1)R=6769.65'
L=25.07'
Δ=0°15'27"

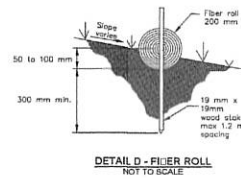
APN: 047-281-120
LANDS OF RICKLEY
DOC #2004-025400

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

APN: 047-281-100
LANDS OF HARMONIC LAND
DEVELOPMENT LLC
DOC #2013-101801



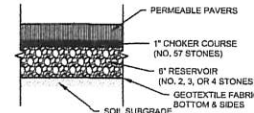
PROFILE A - DRIEWAD PROFILE
HORIZ. DIST. SCALE 1" = 10'



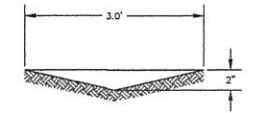
DETAIL D - FILTER ROLL
NOT TO SCALE

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 - PERMEABLE PAVER SECTION
NOT TO SCALE

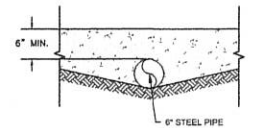


DETAIL B - VEGETATED SWALE
NOT TO SCALE

EARTHWORK QUANTITIES

CUT	86 CU
FILL	12 CU
NET CUT	24 CU

James K. O'Donnell
JAMES K. O'DONNELL RCE (302)2



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 EROSION AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 15, 2016, 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 MEASURES SHALL BE INSTALLED AT THAT TIME.

C:\p03001\Electronic\GAD\El Granada Vacant - Grading and Drainage.dwg(3/23/15 08:20:19 PM)

SANTA ANA AVENUE
(50' WIDE)

NO.	REVISIONS	DATE

Job#: 2016.3001
DATE: 03/23/15
100% SUBMITTAL

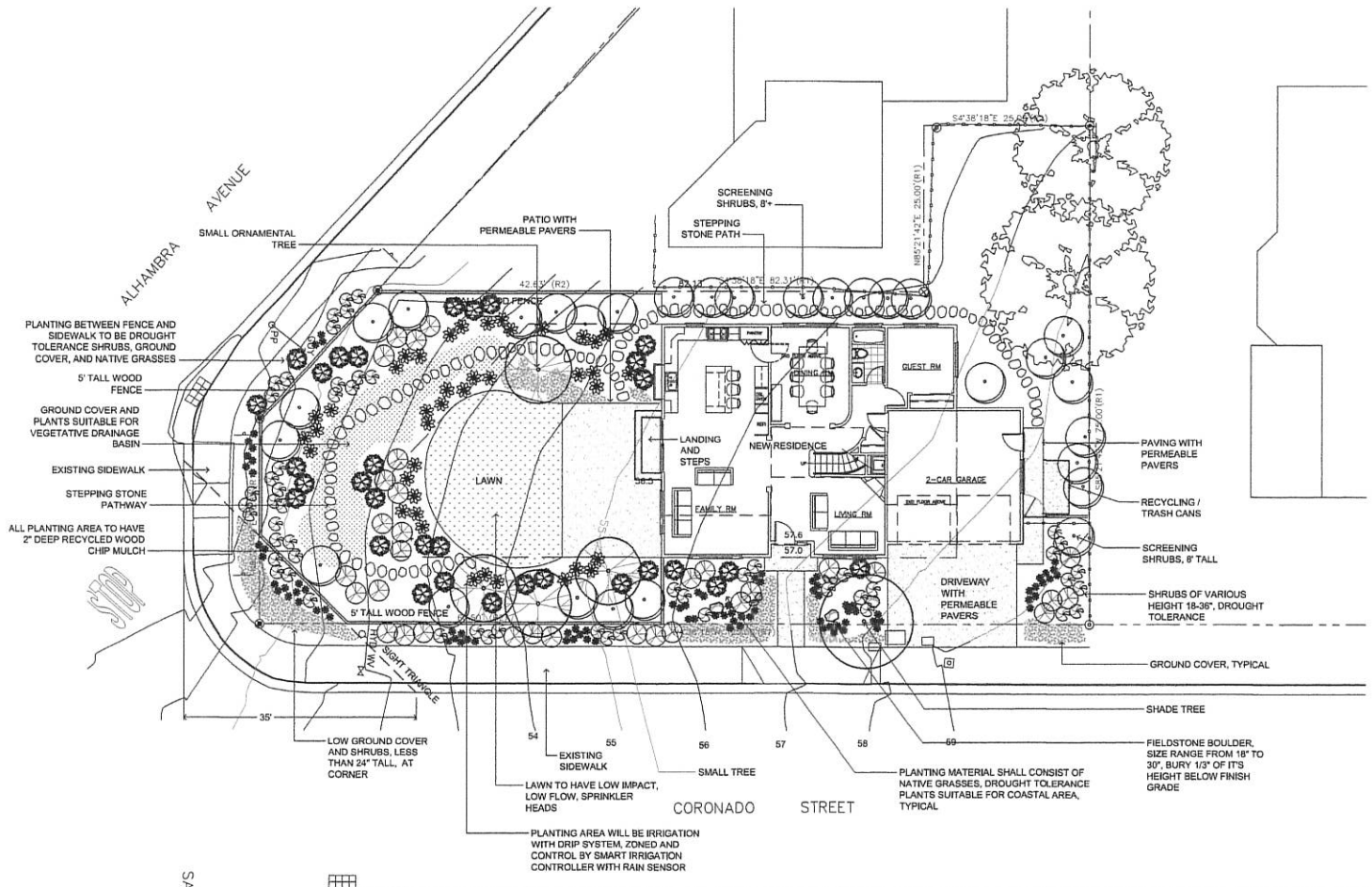


DESIGNED: JKO
DRAWN: JKO
APPROVED: JKO

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



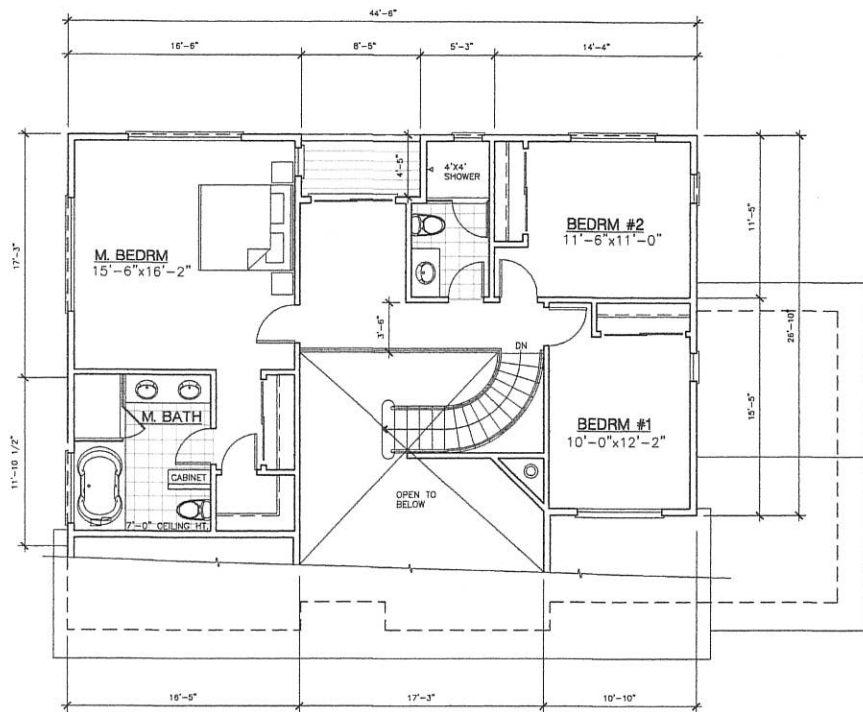
REVISIONS

ANYI HUANG
 LANDSCAPE ARCHITECT # 4187
 2507 ROYAL ANN DRIVE
 UNION CITY, CA 94587
 anyi@anyihuang.com

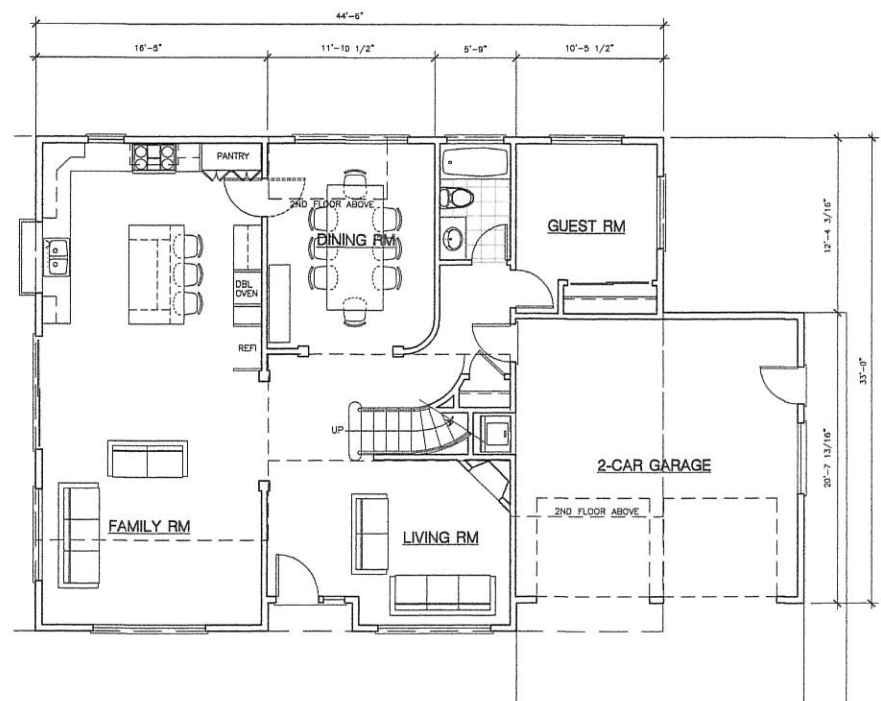
SCHEMATIC LANDSCAPE PLAN

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



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
△ CR/VA 4-7-2016
△
△
△
△



DL Architectural & Planning
 636 BALCONA ST. STE 21
 PALMDALE, CA (650) 32

NEW RESIDENCE
 FOR: June Wang
 40N, 647, 248, 260
 EL BRANCA, SAN MATEO COUNTY, CA

FLOOR PLANS

DATE	2-1-2015
SCALE	1/4"=1'-0"
DRAWN	-
CHECK	-
DATE	-
BY	-
REVISIONS	-

SK-2

REVISIONS	
△	CDR/VA 6-7-2015
△	
△	
△	



DL Architectural & Planning
 616 BANCROFT ST. STE 21
 PALO ALTO, CA (650) 327

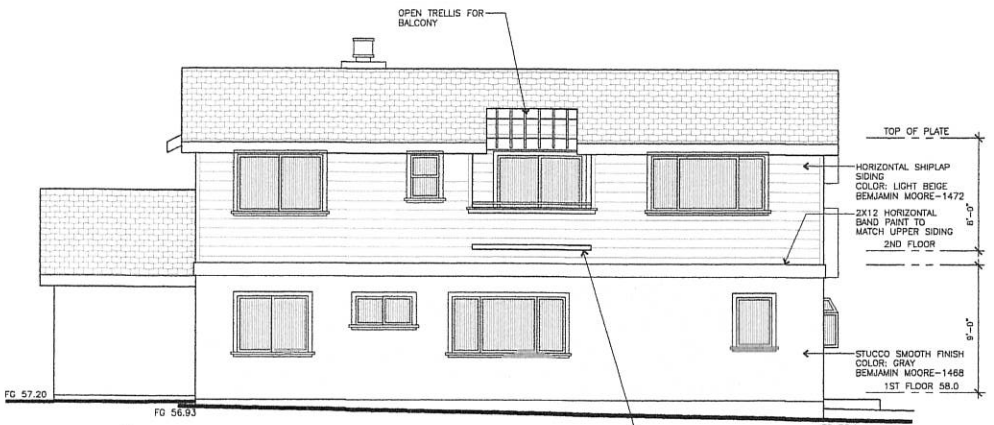
NEW RESIDENCE
 FOR: Jure Wang
 APR. 04/23/15 900
 EL SERANADA, SAN MATEO COUNTY, CA

EXTERIOR ELEVATIONS

DATE: 2-1-2015
 SCALE: 1/4"=1'-0"
 DRAWN: -
 CHECKED: -
SK-3



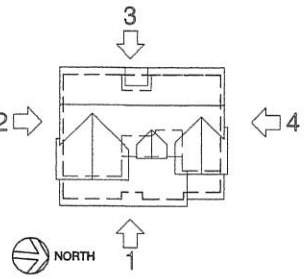
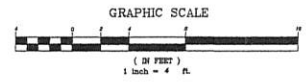
④ NORTH ELEVATION
 SCALE: 1/4" = 1'-0" (FRONT)



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



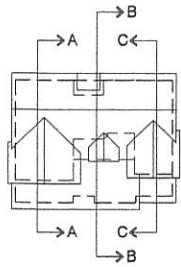
① EAST ELEVATION
 SCALE: 1/4" = 1'-0" (FRONT)



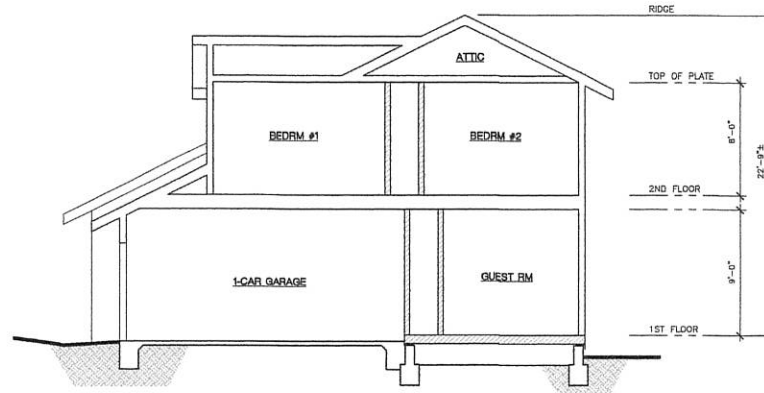
KEY PLAN
 N.T.S.



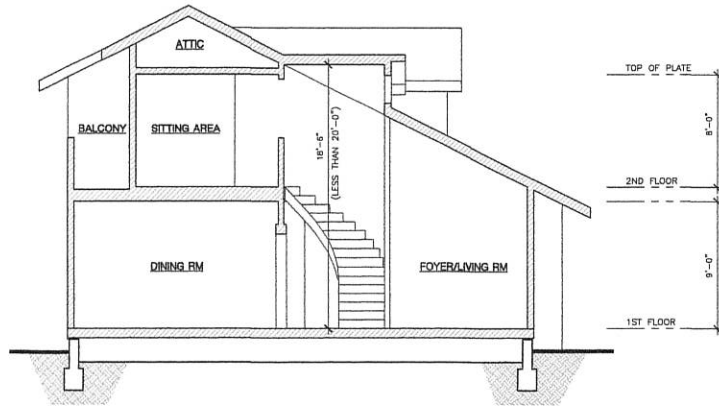
② SOUTH ELEVATION
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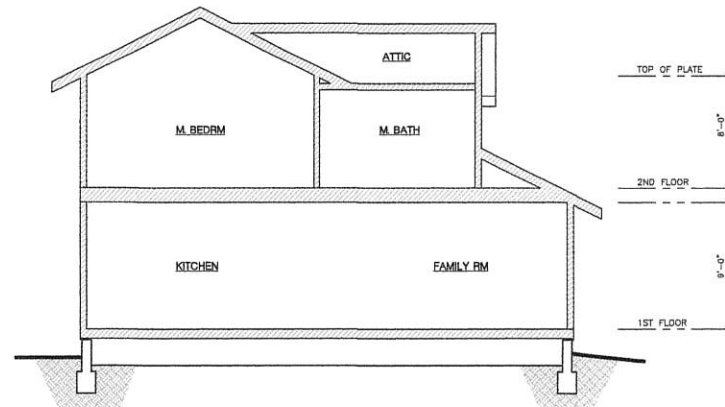
KEY PLAN
N.T.S.



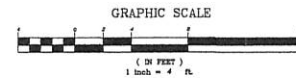
SECTION "C-C"
SCALE: 1/4" = 1'-0"



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



REVISIONS	
▲	CR/VA 4-7-2015
▲	
▲	
▲	
▲	



DL Architectural & Planning
 815 PALMDALE BLVD., STE 21
 PALMDALE, CA 91301
 (805) 327-1111

NEW RESIDENCE
 FOR: June Wang
 4545 W. 204th ST.
 EL GRANADA, SAN MATEO COUNTY, CA

BUILDING SECTIONS

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

SK-4