

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:



RECEIVED

JAN 28 2020

San Mateo County
Planning Division

COLORS AND MATERIALS

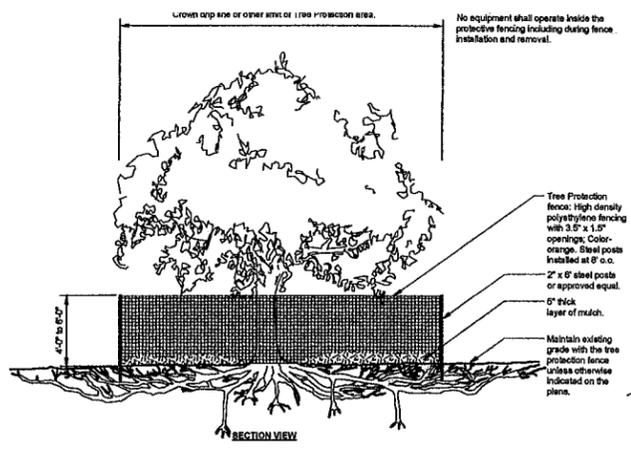
STUCCO	BMI COLOR - OLD NAVY
ROOF	STANDING SEAM MTL COLOR - DARK BRONZE, BRONZE
SIDING	HARDIEPLANK COLOR - GLIDDEN FLAGSTONE
ENTRY DOOR	KM COLOR - RED RAISON
FASCAI	KM COLOR - SIERRA WHITE
WINDOW / GARAGE DR FRAME	KM COLOR - BRONZE
PAVING STONES	CAL STONE COBBLE COLOR - GRAY CHARCOAL TAN

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

MCCAFFREY RESIDENCE
350 SAN PEDRO ROAD
EL GRANADA, CALIFORNIA

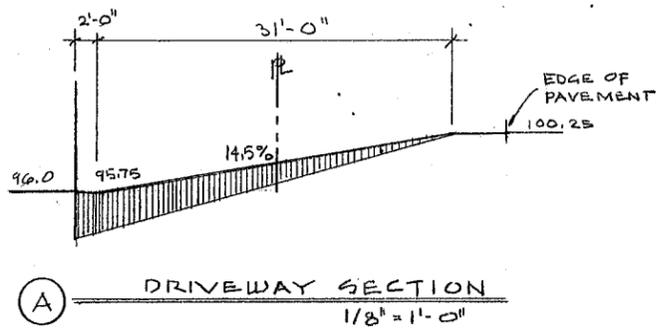
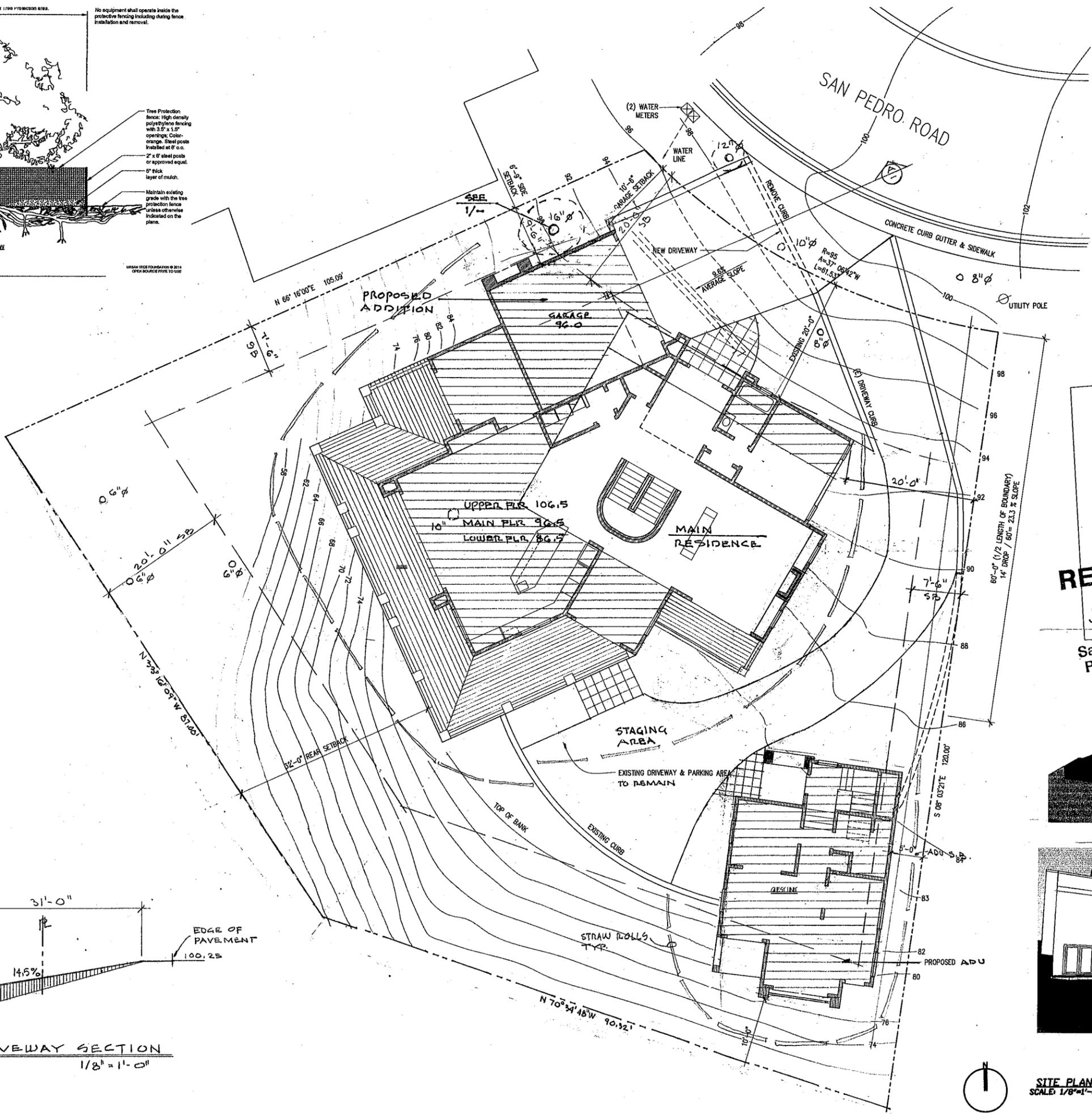


Issue No. _____ Date _____
Job No. _____ P.F. _____



1 TREE PROTECTION

URBAN TREE FOUNDATION © 2014
CROWN SOURCE PHOTO © 2012



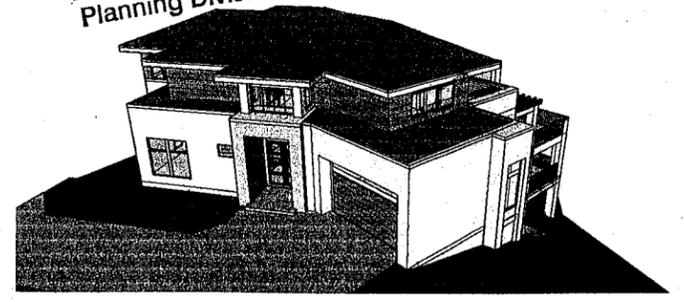
A DRIVEWAY SECTION
1/8" = 1'-0"

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)	
LIVING Upper floor (Proposed)	788.8 square feet
Main floor (Proposed)	2,197.3 square feet
Lower floor (Proposed)	1,448.7 square feet
Total Living	4,434.8 square feet
ADU	
Upper Floor (Proposed)	351 square feet
Lower Floor (Proposed)	749 square feet
Total Living	1,100.9 square feet
TOTAL PROPOSED	6,195 square feet
Total Allowable: 8,200 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'

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 JAN 29 2020
 San Mateo County
 Planning Division

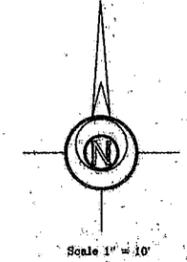
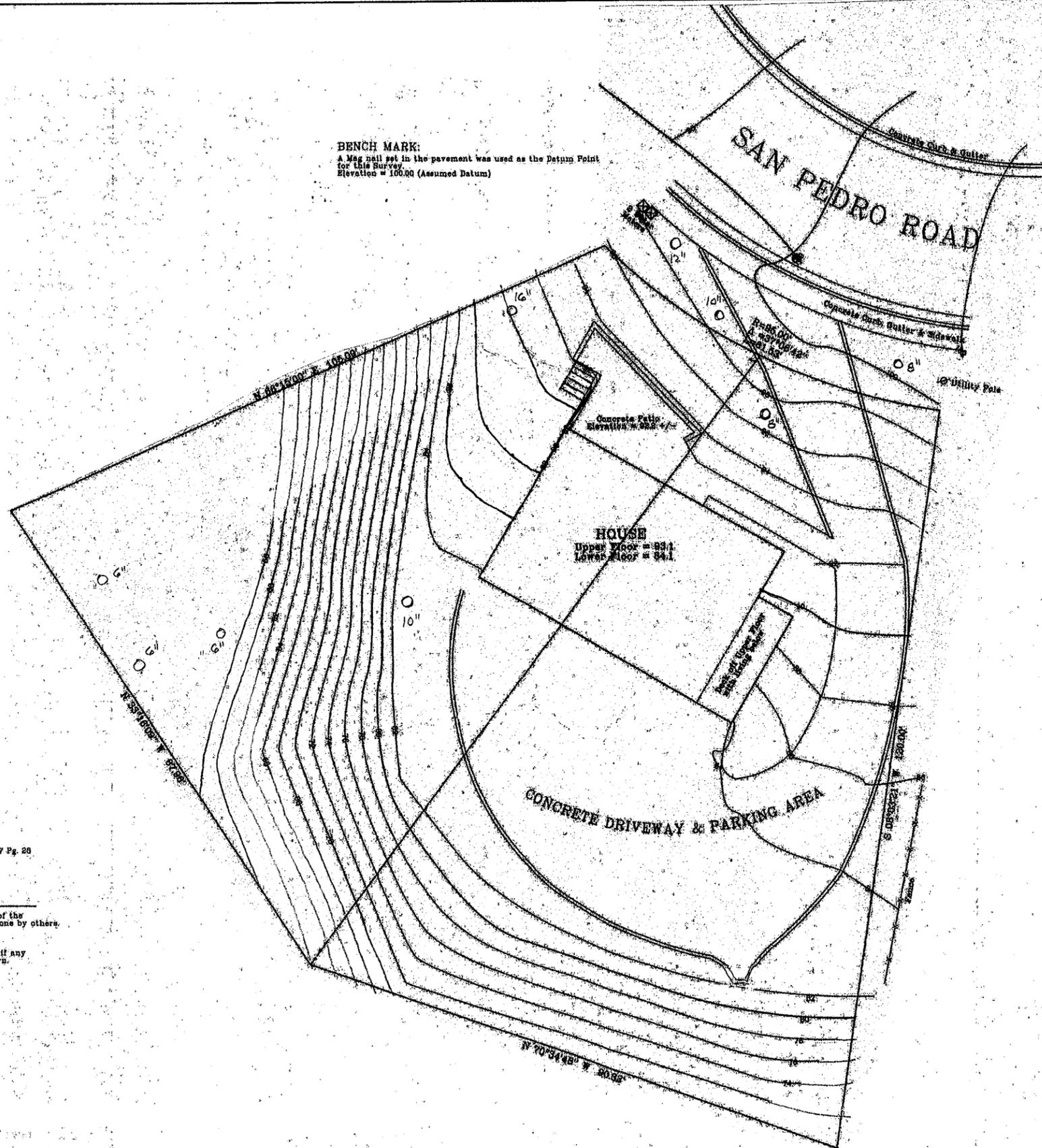


SITE PLAN
 SCALE: 1/8" = 1'-0"

PLN2019-00100

Issue N
 Job No
 Note:
 Sheet

BENCH MARK:
 A Nag nail set in the pavement was used as the Datum Point
 for this Survey.
 Elevation = 100.00 (Assumed Datum)



SURVEY FOR:
 Tom McCaffrey

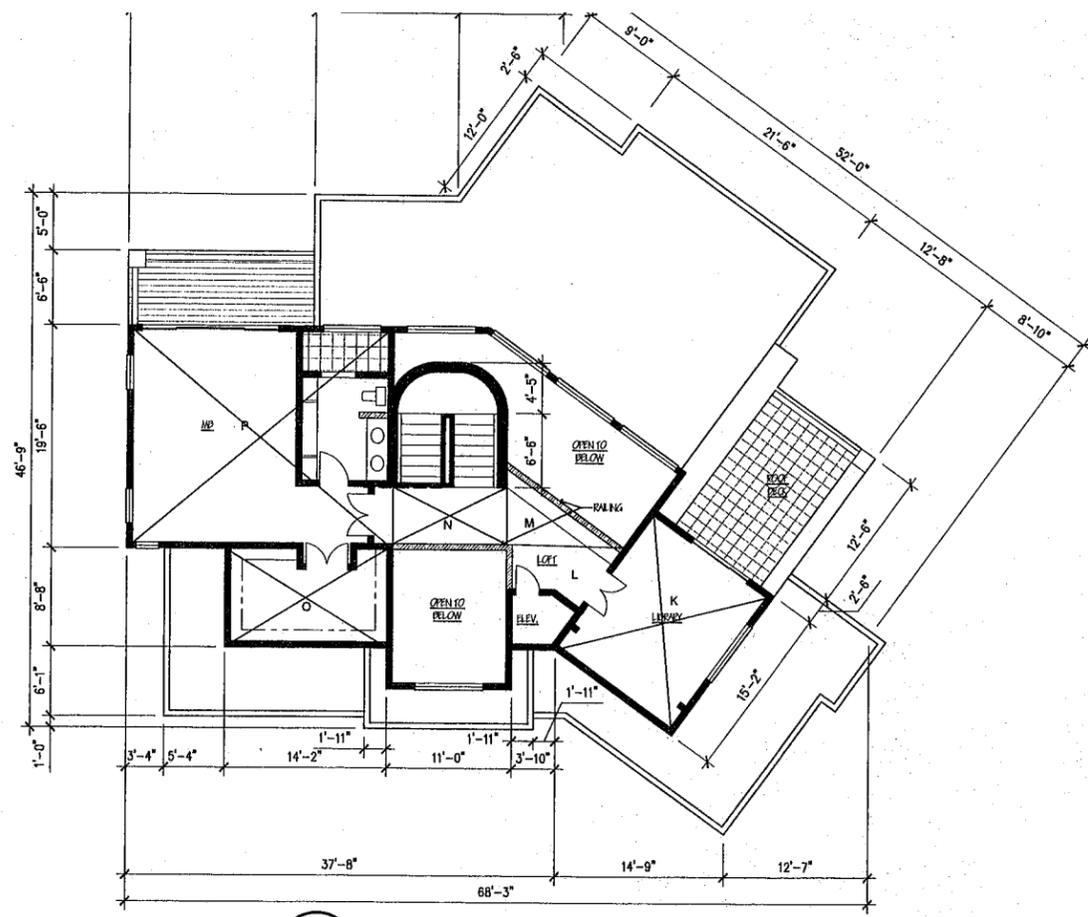
SURVEY OF:
 SITE ADDRESS: 360 San Pedro Rd., El Granada.
 LEGAL DESCRIPTION: Lots 12 & 13 Block 16 R.S.M. Vol. 17 Pg. 28
 A.P.N. 047-176-030
 AREA: 13,452.2 sq. ft. +/-

- 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.

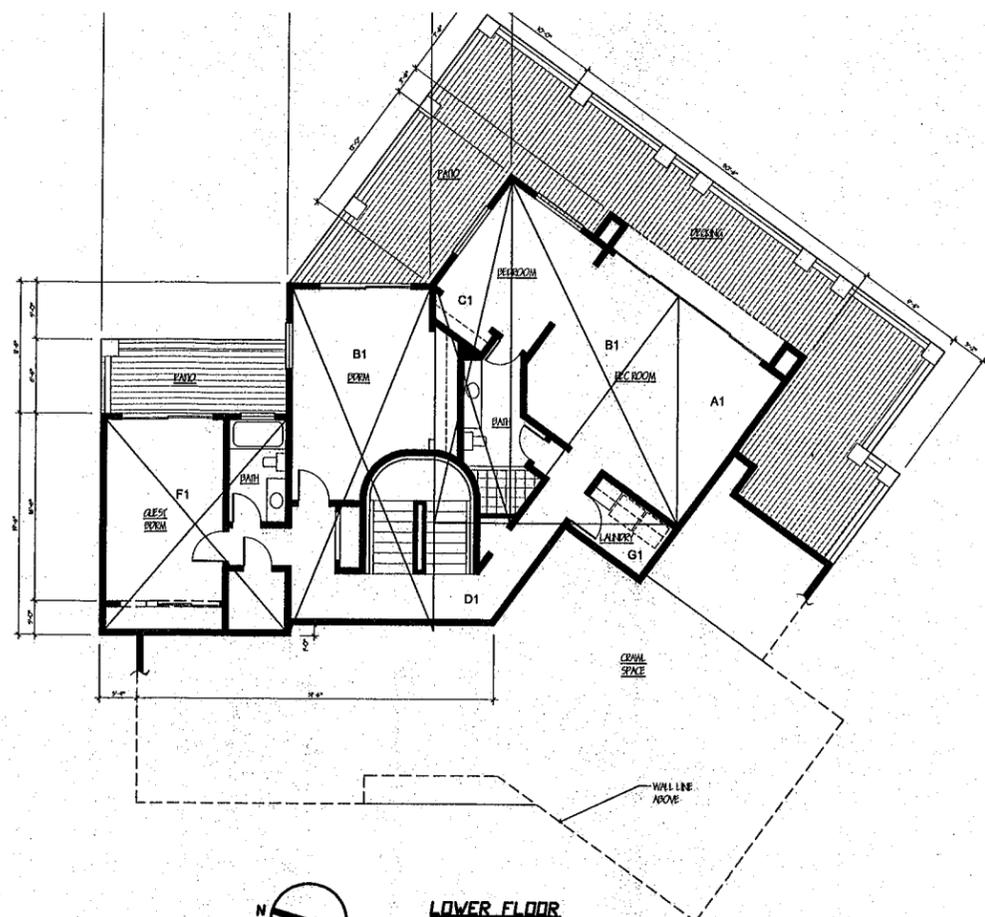


PARTIAL TOPOGRAPHY SURVEY
 Prepared By:
 Joe McHale
 Professional Land Surveyor
 1804 Francis Avenue
 Belmont, California 94008
 650-854-6480 Fax: 650-854-7999
 DATE January 2006 JOB NO. 3-06





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



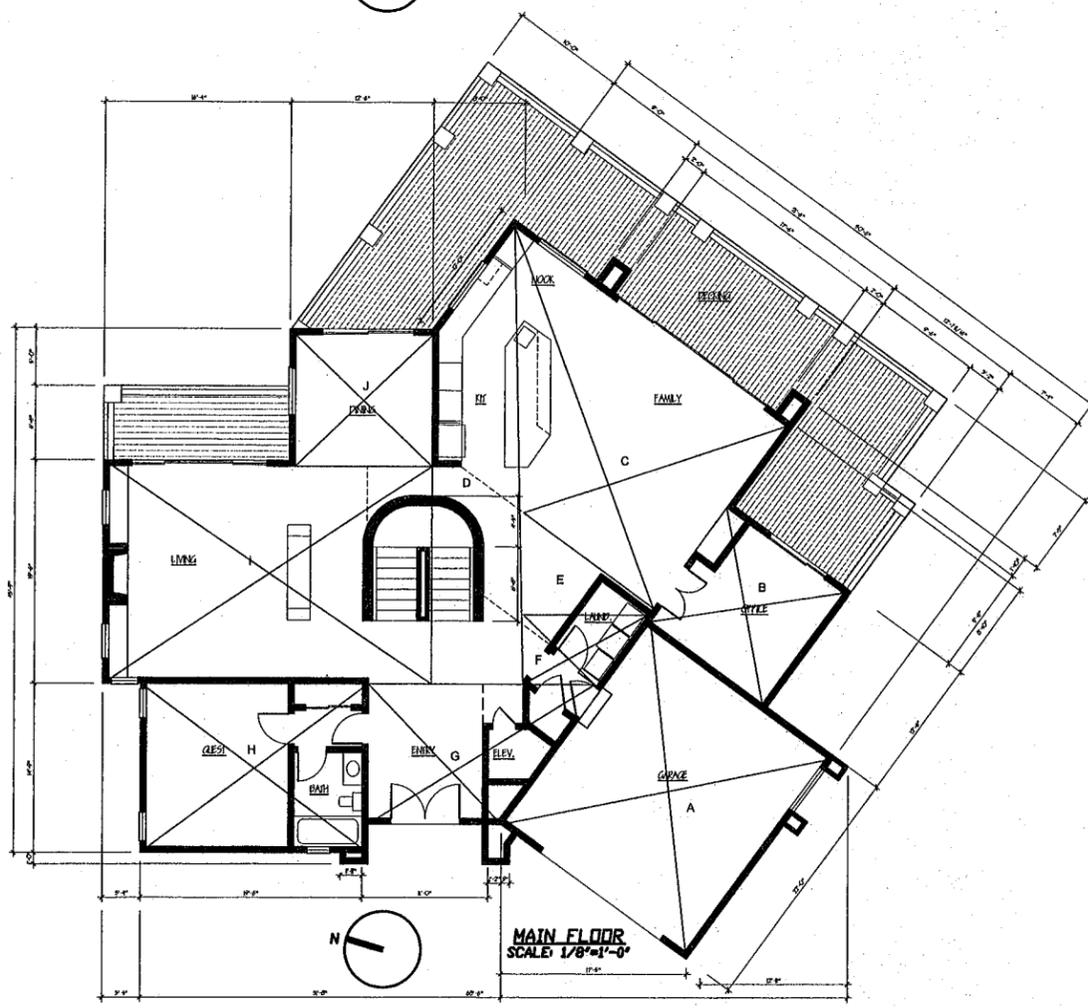
LOWER FLOOR
SCALE: 1/8"=1'-0"

FLOOR AREA CALCULATIONS:

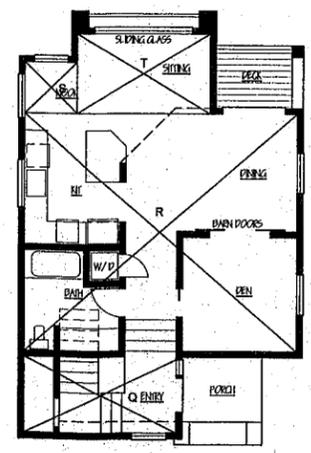
MAIN HOUSE:

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 38.33	264.3
E	9.67 X 12.67/2	61.3
F	8 X 6	48
G	18 X 12	192
H	14.75 X 19.5	287.6
I	29.3 X 19.5	671.4
J	12.5 X 12	150
		<hr/>
		2193.3
LOWER FLOOR		
A1	12 X 15.6/2	93
B1	24 X 15.1	362.4
C1	6.5 X 27	175.5
D1	9 X 8.1	72.9
E1	31 X 13	403
F1	18.3 X 19.5	317.9
G1	6 X 8/2	24
		<hr/>
		1448.7
UPPER FLOOR		
K	14.87 X 16.67	244.5
L	7 X 9	63
M	8 X 10.5	40
N	10 X 5.67	56.7
O	8.5 X 14.1	122.2
P	23.3 X 19.5	454.4
		<hr/>
		988.8
		<hr/>
		TOTAL LIVING 4622.8
		<hr/>
		TOTAL 6092.1
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
		<hr/>
		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
		<hr/>
		351.9
		<hr/>
		TOTAL 1100.9

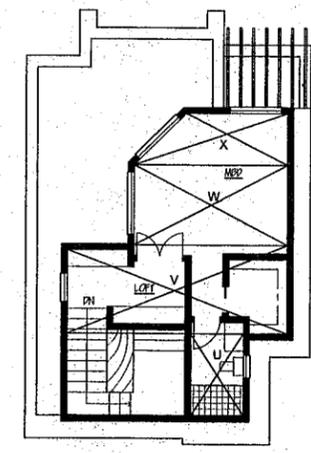
TOTAL FLOOR AREA 6092.11 + 1100.9 = 6193 SF
MAX. ALLOW 6200



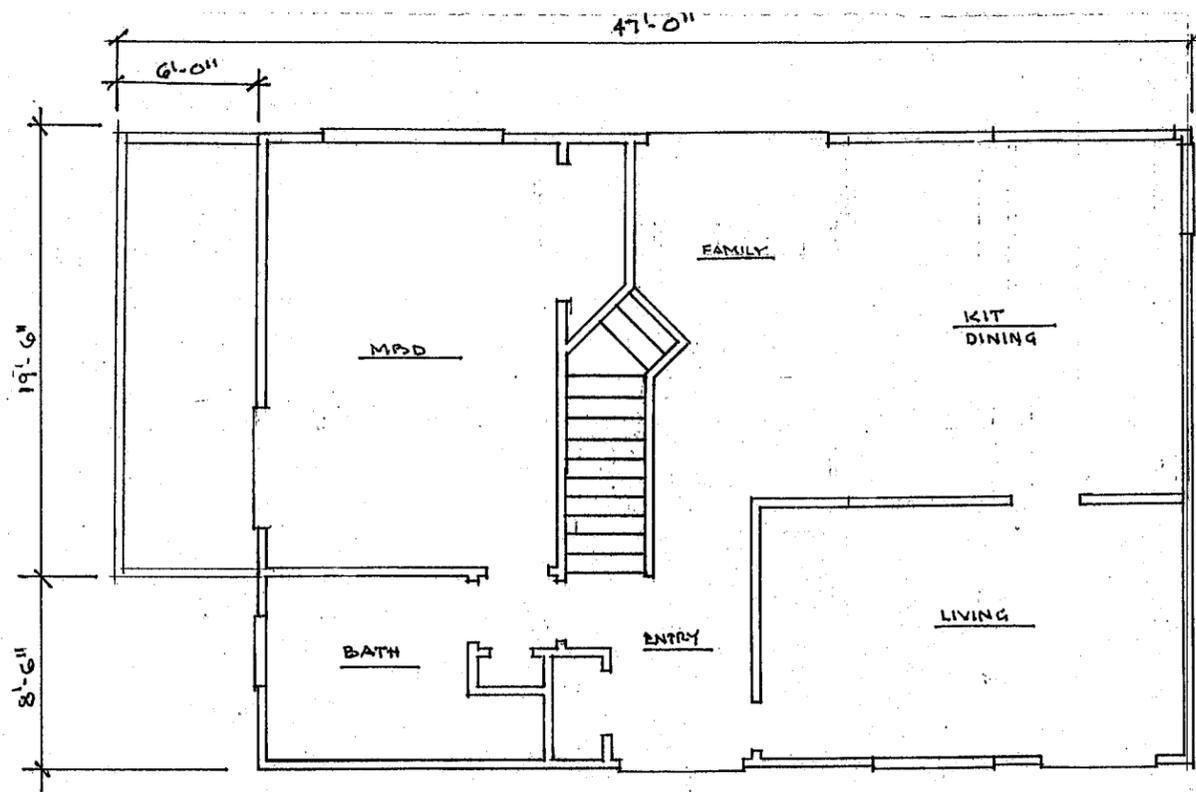
MAIN FLOOR
SCALE: 1/8"=1'-0"



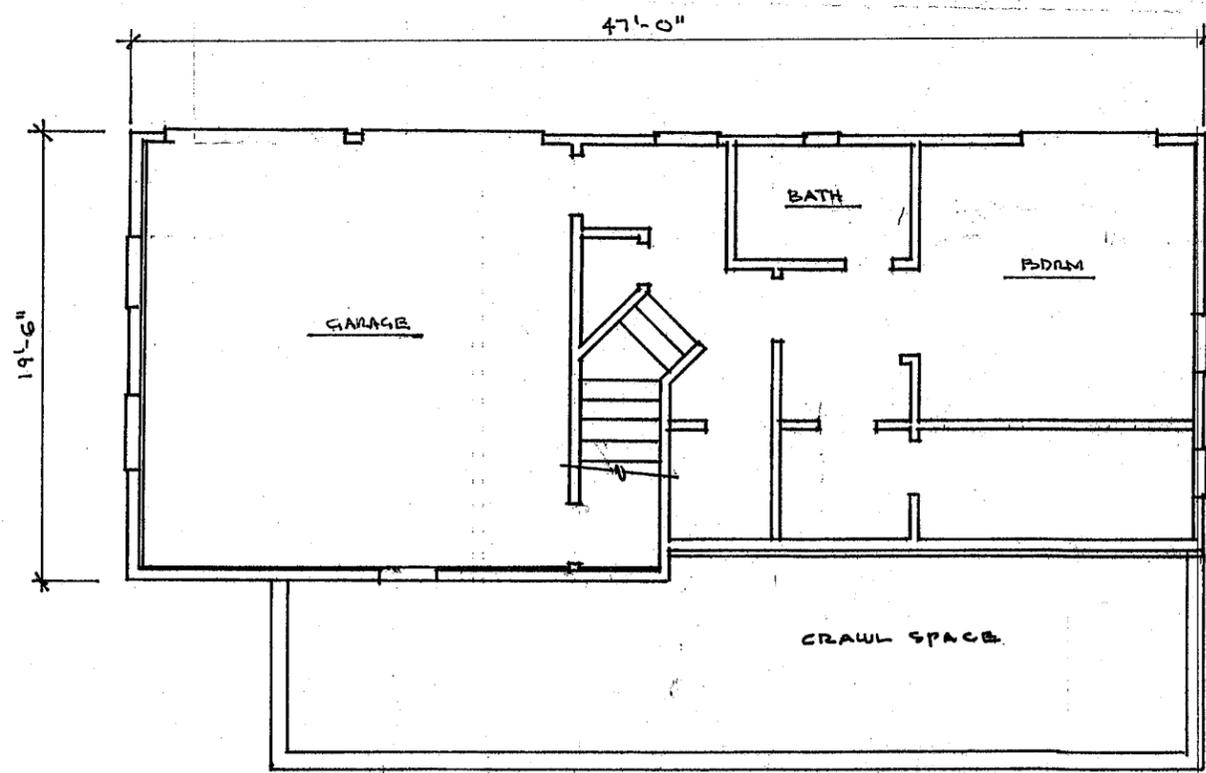
GUEST HOUSE
MAIN FLOOR
SCALE: 1/8"=1'-0"



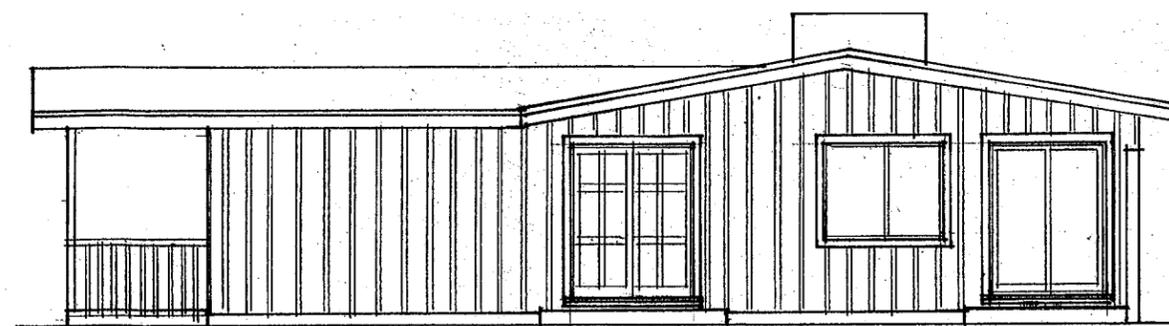
GUEST HOUSE
UPPER FLOOR
SCALE: 1/8"=1'-0"



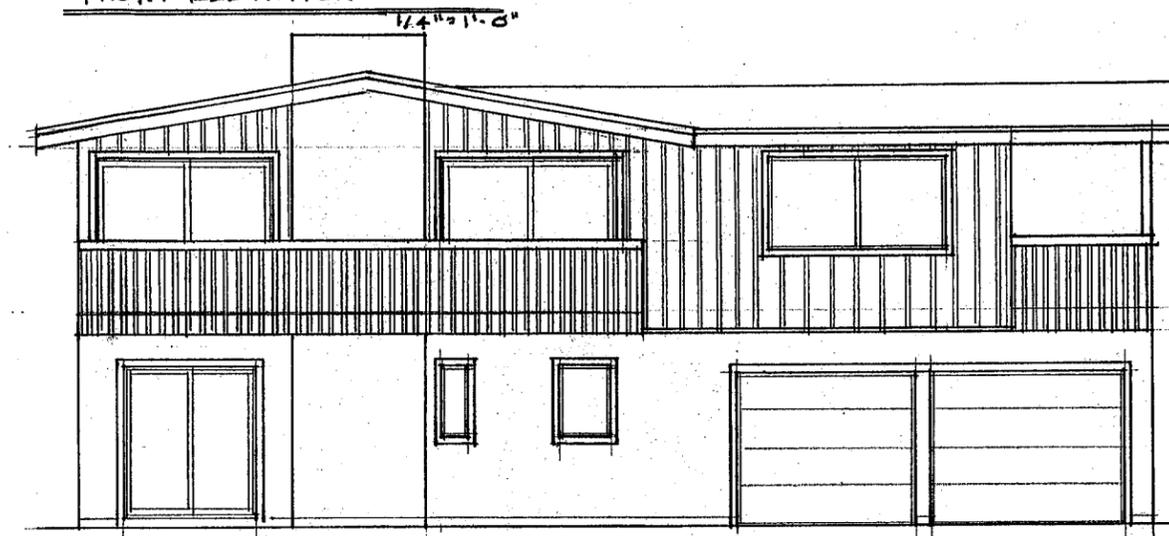
EXISTING MAIN LEVEL PLAN
1/4" = 1'-0"



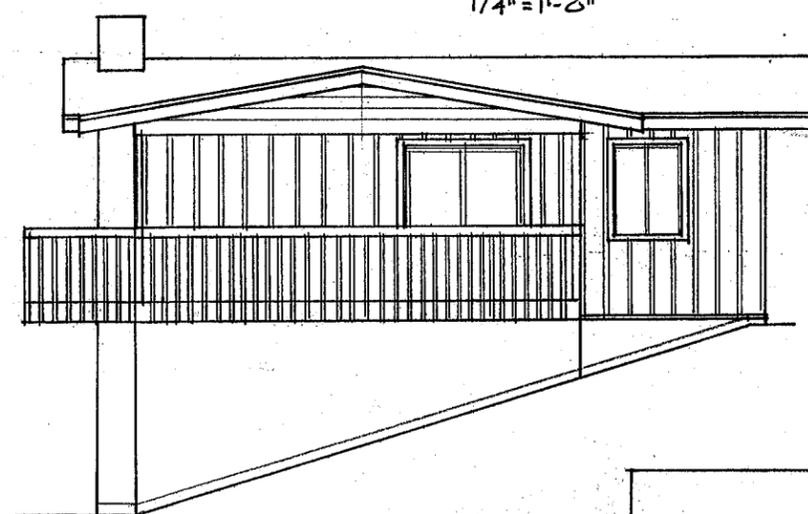
EXISTING LOWER LEVEL PLAN
1/4" = 1'-0"



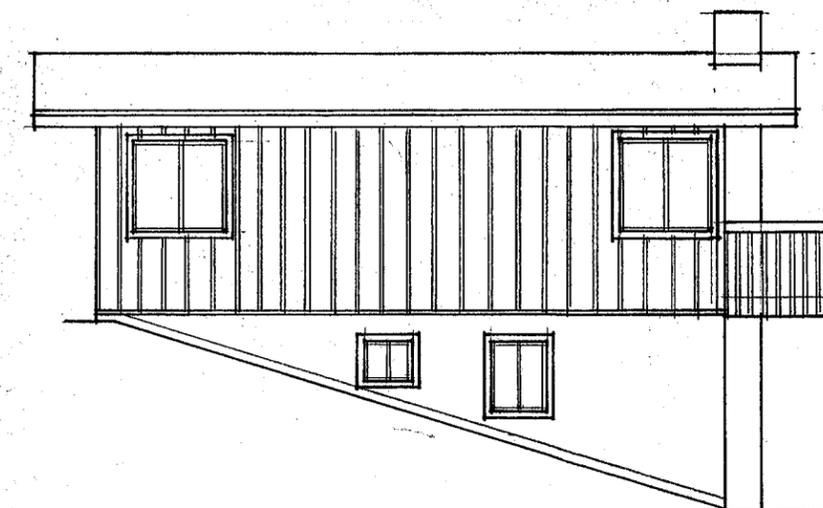
FRONT ELEVATION
1/4" = 1'-0"



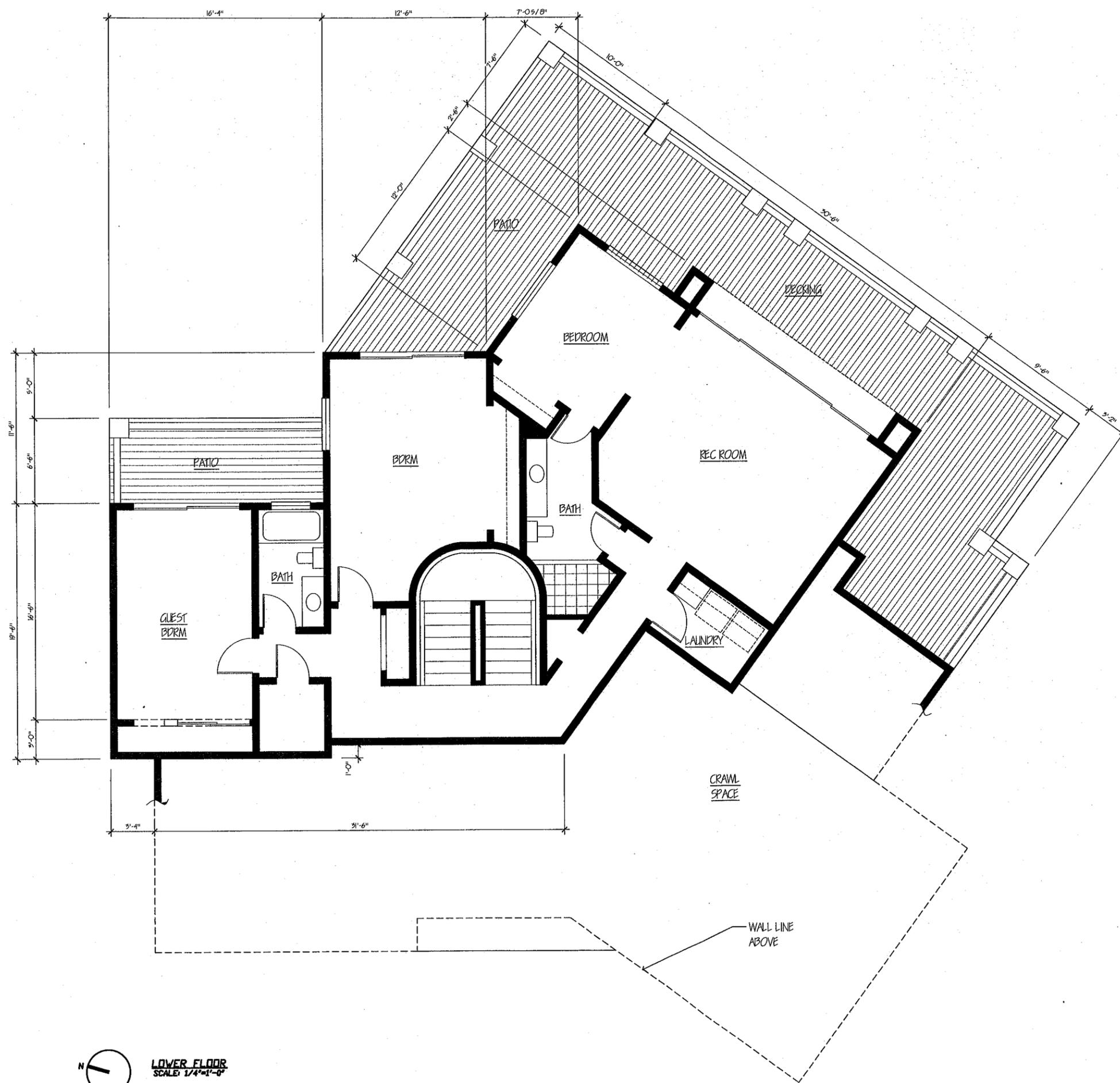
REAR ELEVATION
1/4" = 1'-0"



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



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



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



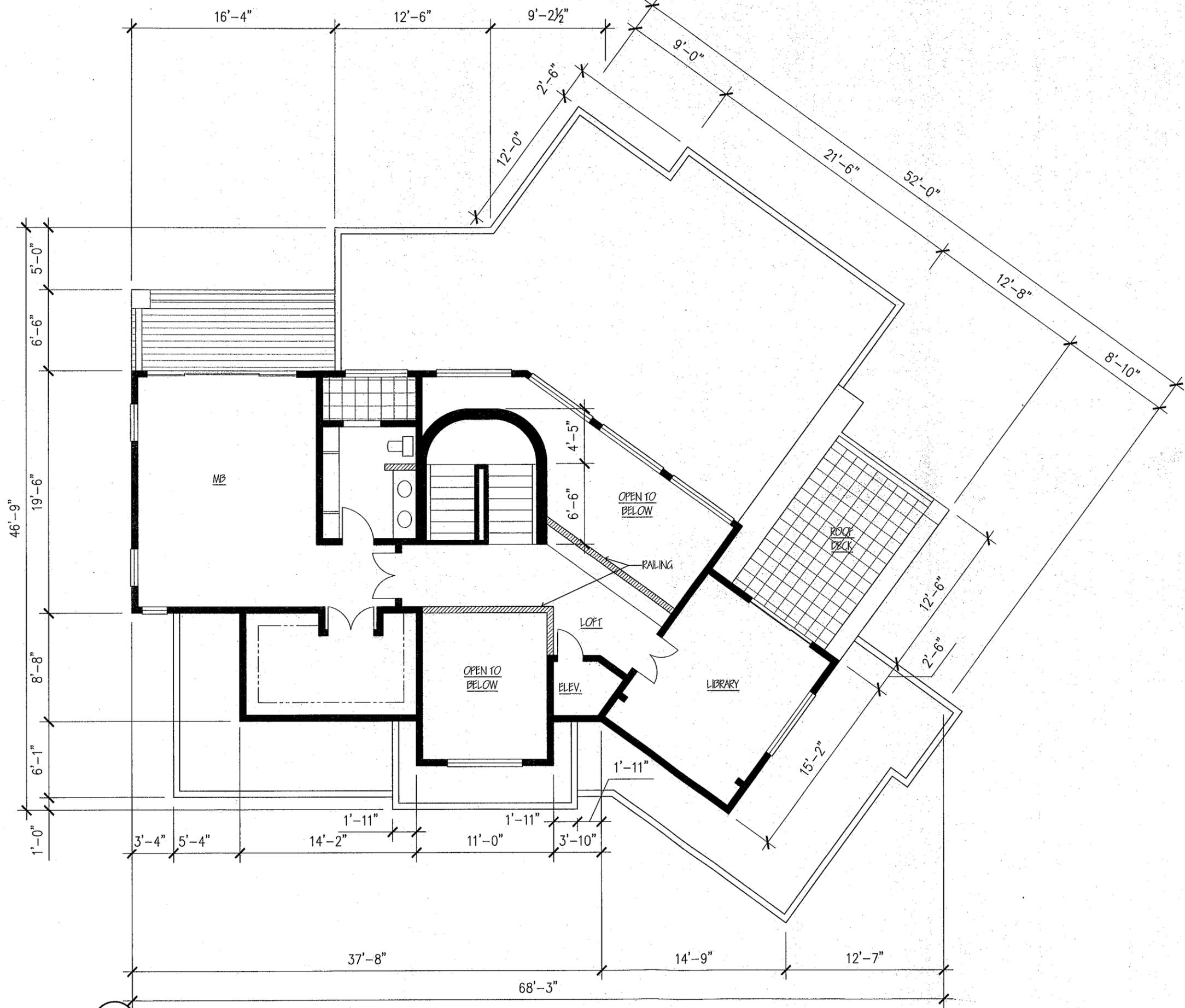
Issue No.

Job No.

Note:

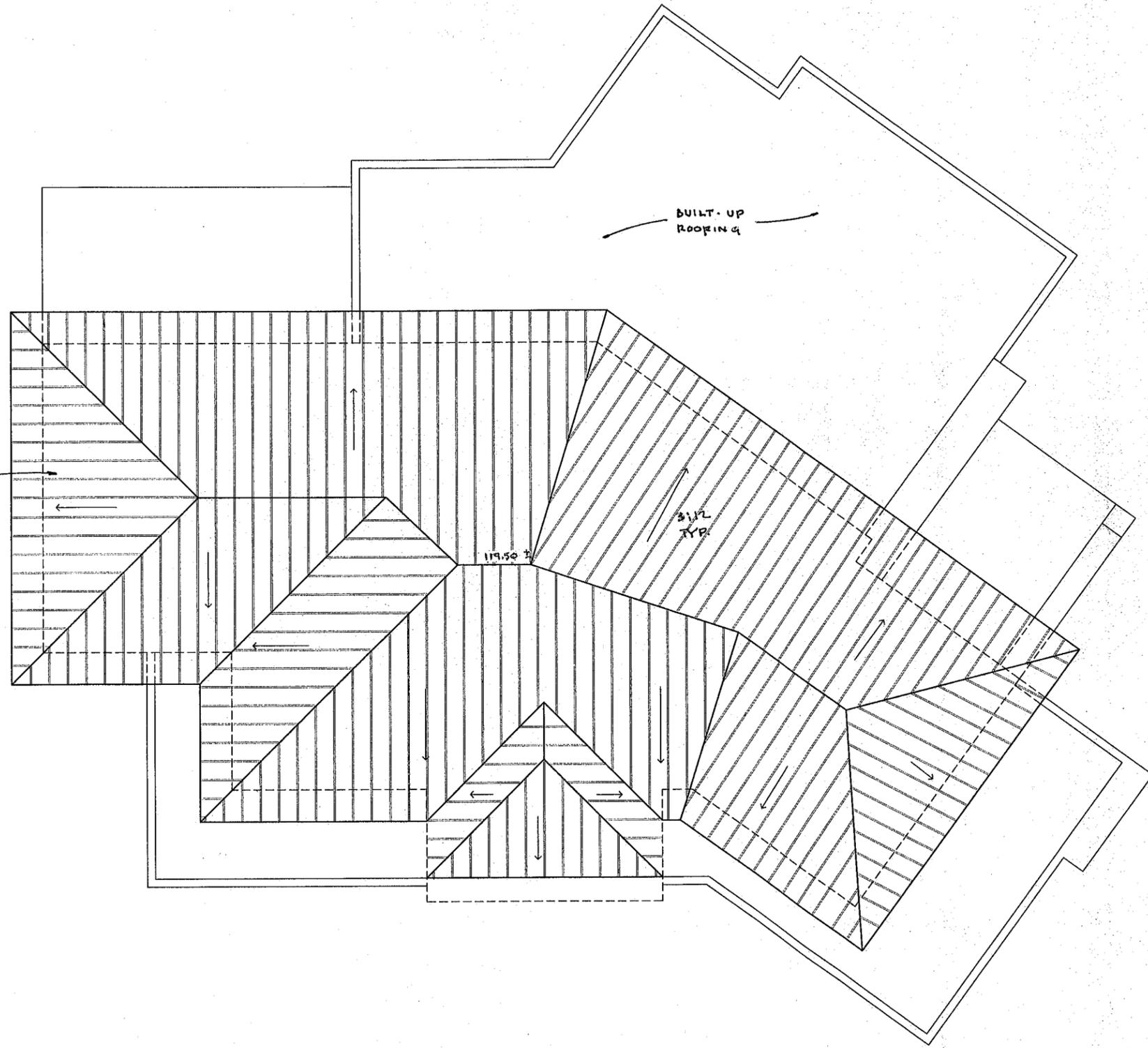
Sheet N





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

STANDING SEAM METAL ROOFING



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



Issue No.

Job No.

Note:

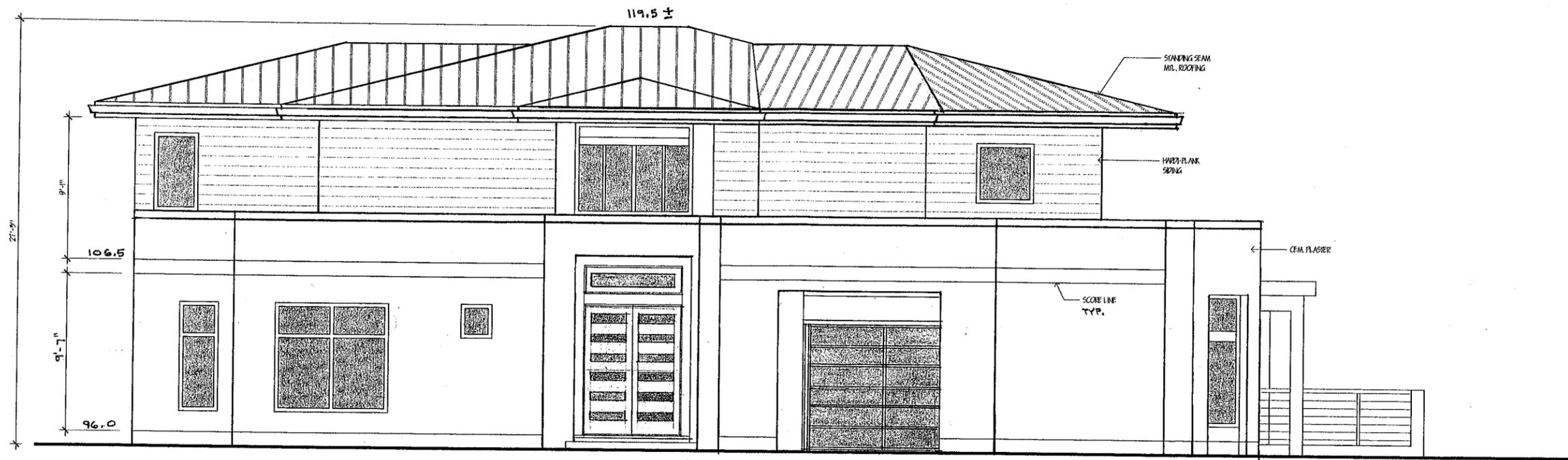
Sheet No.

A

McCAFFREY RESIDENCE

STRATHDEE DESIGN & DEVELOPMENT

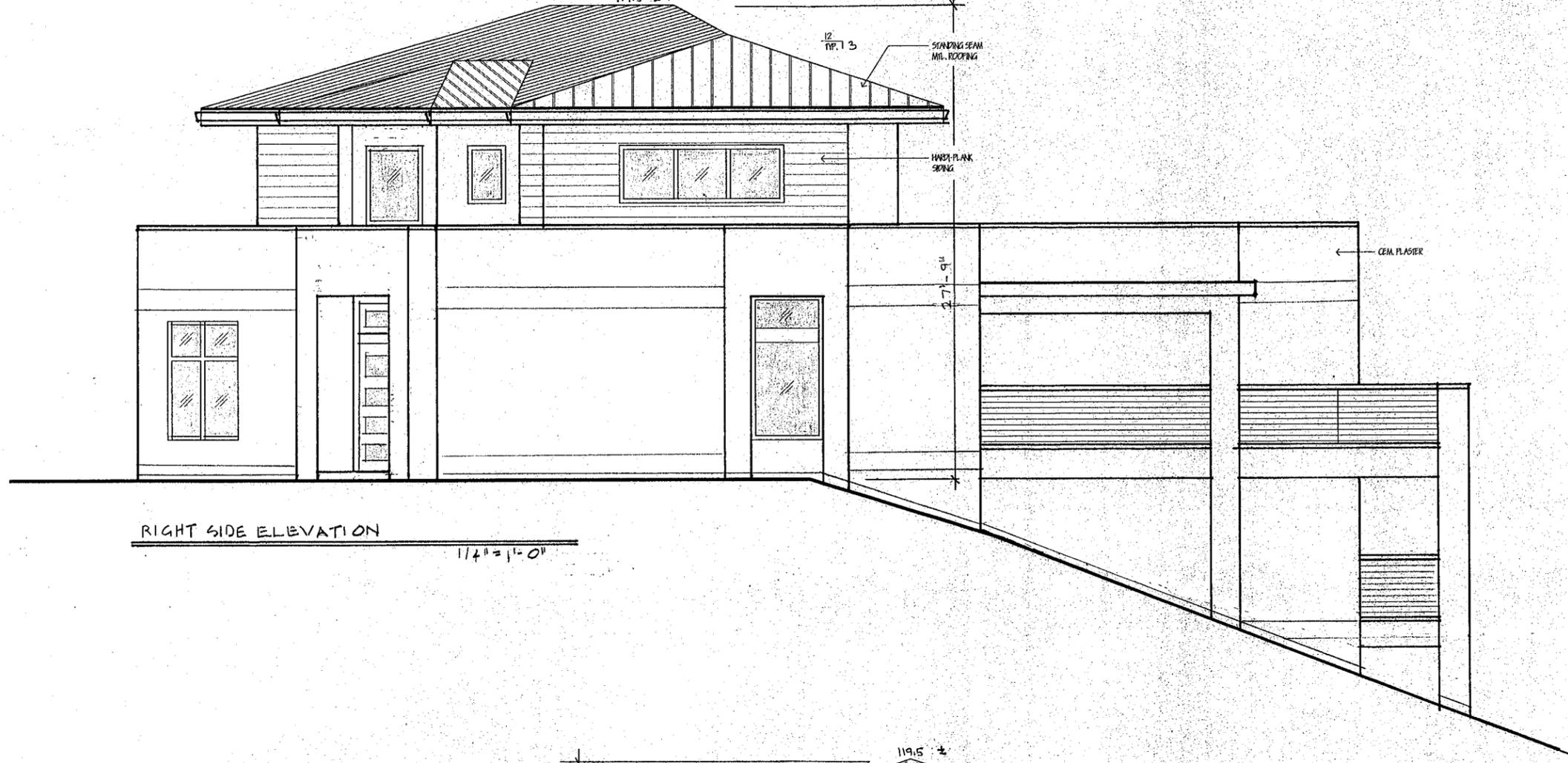




FRONT ELEVATION
SCALE: 1/4" = 1'-0"

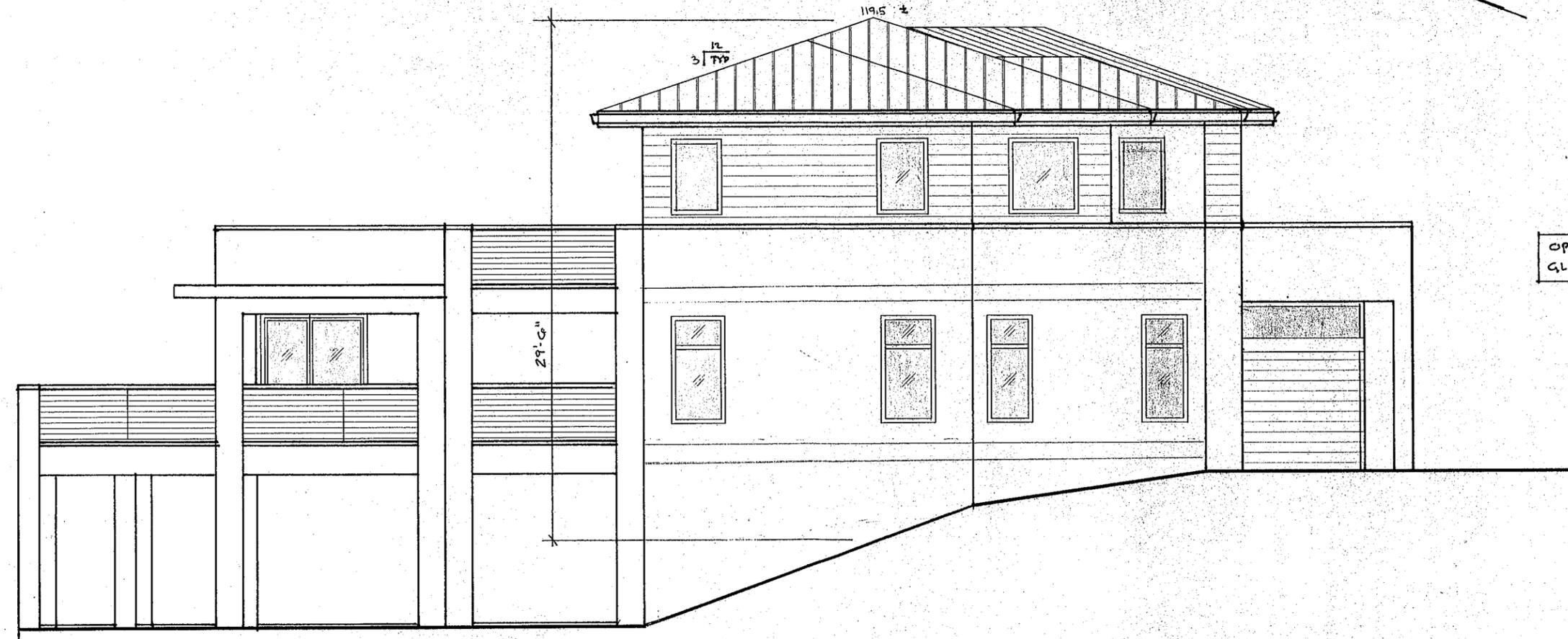


REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

OPTIONAL TEMP
GLASS RAILING

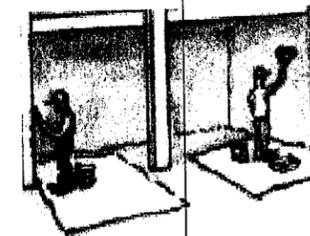


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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.

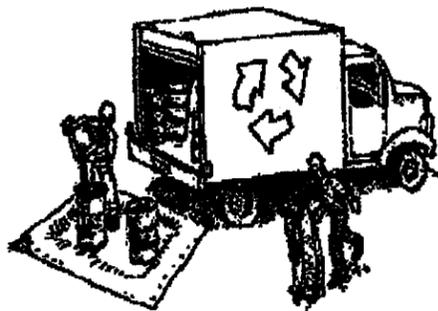
Painting & Paint Remo



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 to the extent possible, and rinse into drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out to the extent possible and clean with solvent in a proper container. Reuse thinners and solvents. Dispose excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous stripping and sand blasting must be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue 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 certified contractor.

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



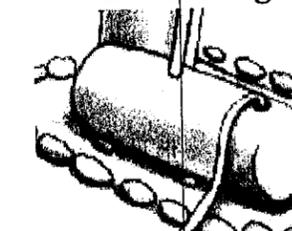
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ✗ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Dewatering



- ☐ Discharges of groundwater or cap runoff from dewatering operation be properly managed and dispose possible send dewatering discharge landscaped area or sanitary sewer discharging to the sanitary sewer local wastewater treatment plant.
- ☐ Divert run-on water from offsite from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a storm or storm drain. Filtration or diversion through a basin, tank, or sedimentation may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the groundwater should be tested. Pumped groundwater 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!