

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING**

**County Government Center**  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
650-363-4161 T  
650-363-4849 F  
www.planning.smcgov.org

June 19, 2017

Eric Keng  
616 Ramona Street, Suite 21  
Palo Alto, CA 94301

Dear Mr. Keng:

SUBJECT: Coastside Design Review  
640 Coronado Street, El Granada  
APN 047-281-160; County File No. PLN 2016-00141

At its meeting of June 8, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new, two-story, 2,761 sq. ft. (formerly 2,718 sq. ft.) single-family residence, including a 416 sq. ft. attached garage on an undeveloped, 6,705 sq. ft. legal parcel (parcel legality status via a Lot Line Adjustment/Merger PLN 2001-00287), as a part of a Staff-level Coastal Development Permit (CDP). A decision for the CDP will take place at a later date, which is not appealable to the California Coastal Commission. The project no longer requires a variance. No trees would be removed and only minor grading (152 cubic yards) is proposed. The project was scheduled for continued consideration from the February 9, 2017 meeting.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. As such, recommendations from the CDRC for further project redesign are as follows:

- a. Redesign the front entry using details from the trellis.
- b. Provide additional color for the house using a stone band or paint color.
- c. Use wood balustrades for the second level master bedroom deck.
- d. Bring in the second level master bedroom from both the west and south sides along with the deck.
- e. Provide a secondary roof form for the west elevation.
- f. Use horizontal Hardie Siding for second floor master bedroom wall on the west elevation.
- g. Inset north bedroom #1 from the rear yard.



- h. Lower the second floor plate height to a maximum of 8 feet.
- i. Eliminate the chimney.
- j. Inset the entire north side of the second level by approximately one-half of the utility room.
- k. Plant a native tree between the living room windows on the south elevation; update the landscape plan to indicate this new planting.

As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented, or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

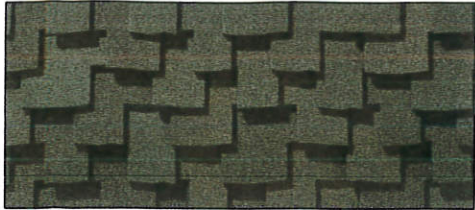
Sincerely,



Dennis P. Aguirre, Design Review Officer

DPA:CL:pac – CMLBB0325\_WPN.DOCX

- cc: Stuart Grunow, Member Architect  
Christopher Johnson, El Granada Community Representative  
June Wang, Harmony Land Development, Property Owner  
Alan O'Driscoll, Interested Member of the Public  
Cherie Logan, Interested Member of the Public  
Peter Logan, Interested Member of the Public  
Susan, Tatum, and Corey O'Driscoll, Interested Members of the Public  
Fred Crowder, Interested Member of the Public  
Lawrence P. Carter, Interested Member of the Public  
Jenny Aguilar, Interested Member of the Public  
Doris Kelly, Interested Member of the Public  
Doreen Avery, Interested Member of the Public  
Theresa Cossman, Interested Member of the Public  
Mark Welch, Interested Member of the Public



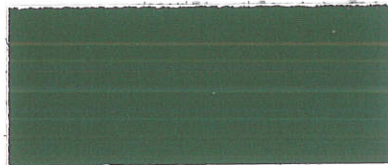
COMPOSITION SHINGLE  
ROOF TILE  
PRESIDENTIAL TL  
"AUTUMN BLEND"



BUILDING STUCCO FINISH  
KELLY MOORE KM-HLS4292  
MERCER CHARCOAL



FASCIA BOARD &  
WINDOW TRIM  
KELLY MOORE KM-46  
ACOUSTIC WHITE



FRONT DOOR  
KELLY MOORE KM-HLS4278-5  
NOTTINGHAM FOREST



WINDOWS  
JELD-WEN VINYL WINDOW  
HARTFORD GREEN



BASE VENEER, FIREPLACE  
ELDORADO STONE  
LEDGECUT 33  
BEACH PEBBLE 030217

**RECEIVED**

PLN2016 U0141

SEP 07 2017

NEW RESIDENCE

San Mateo County  
Planning Division

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

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

### PROJECT TEAM

OWNER:  
JUNE WANG  
933 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 Keng

LAND SURVEYOR/CIVIL ENGINEER:  
PROFESSIONAL LAND SERVICES  
901 SNEATH LANE, #117  
SAN BRUNO, CA 94066  
(650) 650-244-9667  
CONTACT: MICHAEL S. MAHONEY

STRUCTURAL ENGINEER:  
TO BE DETERMINED

LANDSCAPE ARCHITECT  
ANYI HUANG  
2847 ROYAL ANN DRIVE  
UNION CITY, CA 94587  
ANYI@ANYILANDSCAPE.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 DEWELLING UNIT: 3,552 SQ.FT.  
G. MAXIMUM FAR: 0.53  
H. MAXIMUM LOT COVERAGE: 35.0%  
I. SETBACK:

|                         | EXISTING | PROPOSED | REQUIRED |
|-------------------------|----------|----------|----------|
| FRONT YARD              | ---      | 20'-0"   | 20'-0"   |
| SIDE YARD (RIGHT)       | ---      | 5'-0"    | 5'-0"    |
| SIDE YARD (STREET)      | ---      | 10'-0"   | 10'-0"   |
| REAR YARD               | ---      | 20'-0"   | 20'-0"   |
| J. OCCUPANCY GROUP      |          | R3/U     |          |
| K. TYPE OF CONSTRUCTION |          | VB       |          |

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING CODE

|  | EXISTING | (E) TO BE REMOVED | NEW                         | SUBTOTAL              |
|--|----------|-------------------|-----------------------------|-----------------------|
| A GARAGE                                 | ---      | ---               | 407 SQ.FT.                  | 407 SQ.FT.            |
| B 1ST FLOOR                              | ---      | ---               | 1,110 SQ.FT.                | 1,110 SQ.FT.          |
| C 2ND FLOOR<br>(OPEN STAIRS SPACE)       | ---      | ---               | 924 SQ.FT.<br>(80 SQ.FT.)   | 924 SQ.FT.            |
| D COVERED PATIO                          | ---      | ---               | ---                         | ---                   |
| E ENTRY PORCH                            | ---      | ---               | 13 SQ.FT.                   | 13 SQ.FT.             |
| FAR (A+B+C)/6,705                        | ---      | ---               | 2,441/6,705                 | 2,441 SQ.FT.<br>0.36  |
| LOT COVERAGE/6,705<br>(A+B+D+E)          | ---      | ---               | 1,530/6,705                 | 1,530 SQ.FT.<br>22.8% |
| TOTAL LIVING AREA<br>(STAIRS OPEN SPACE) |          |                   | 2,034 SQ.FT.<br>(80 SQ.FT.) |                       |

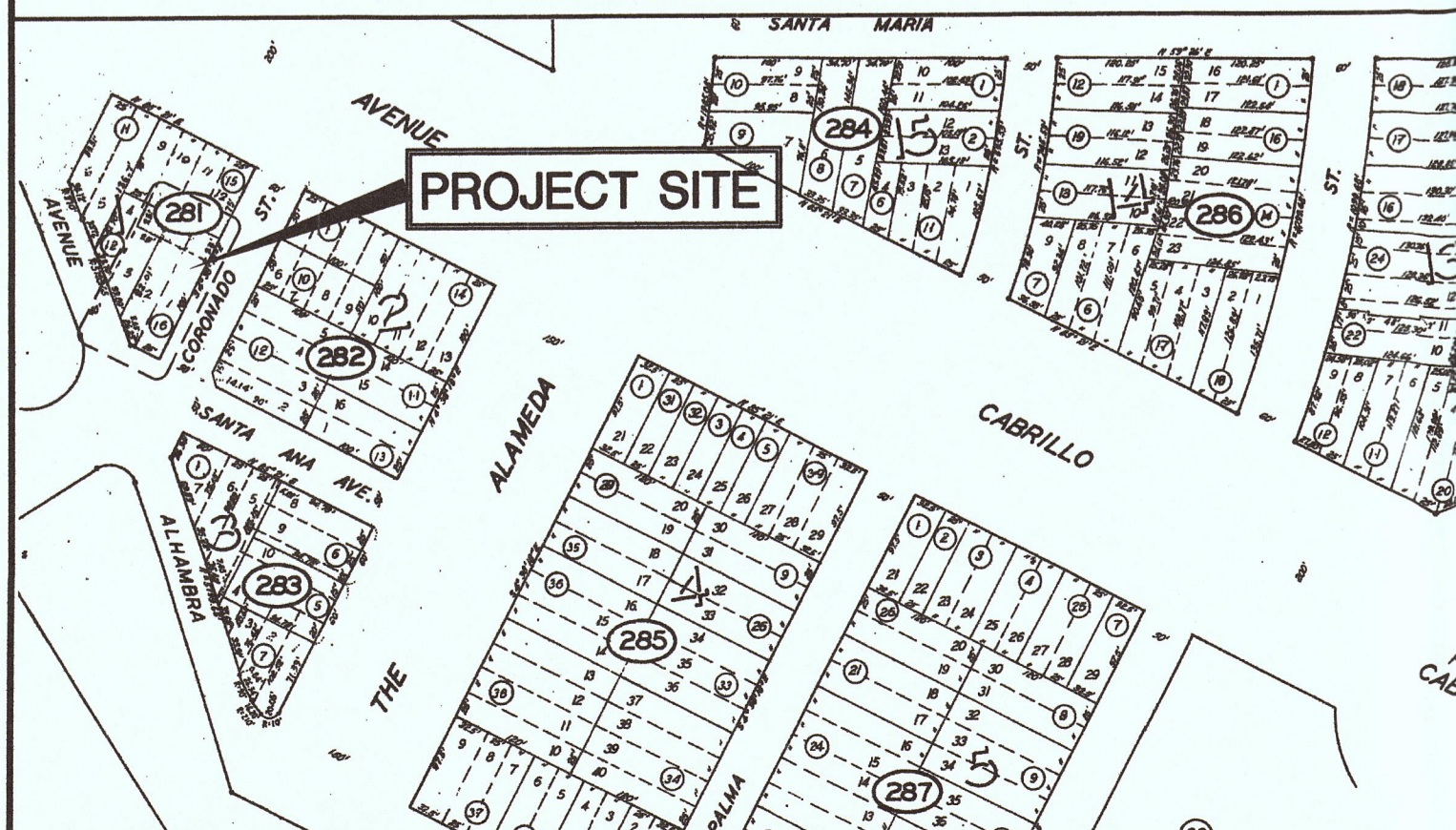
### SHEET INDEX

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

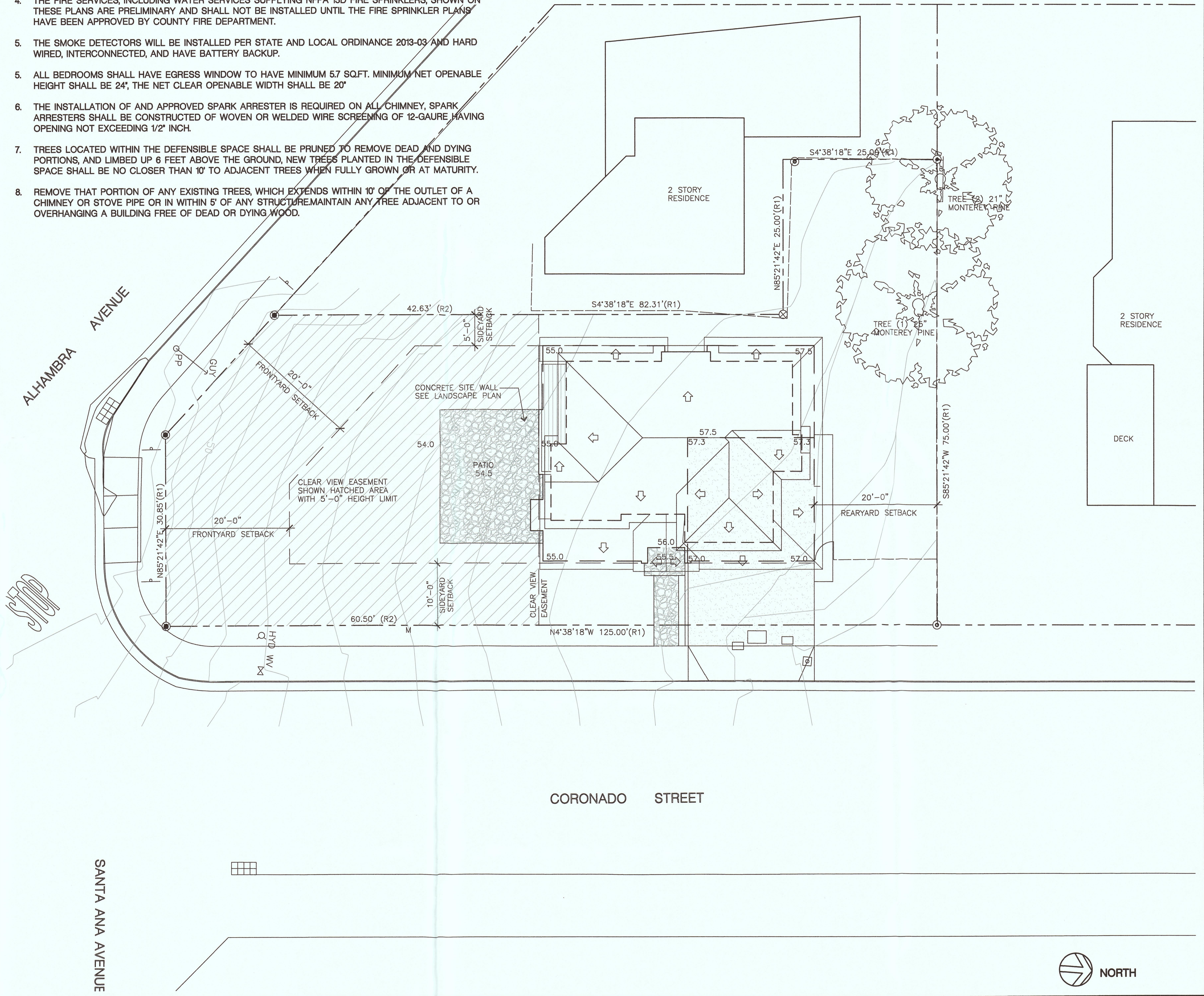
NEW 2 STORY RESIDENCE WITH 3 BEDROOMS ON THE 2ND FLOOR, ONE GUEST BEDROOM ON THE 1ST FLOOR, 2-CAR ATTACHED GARAGE, LIVING ROOM, FAMILY ROOM, KITCHEN. THE ENTIRE DEVELOPMENT IS LOCATED OUTSIDE OF CLEAR VIEW EASEMENT

### VICINITY MAP



### FIRE SPRINKLER NOTES:

- BUILDING WILL BE REQUIRED TO HAVE NFPA 13D SPRINKLER SYSTEM PER CRC R313.2
- OBTAIN SEPARATE FIRE SPRINKLER PERMIT. DESIGN AND INSTALL IN ACCORDANCE WITH NFPA 13D, 2013
- THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE ADDRESS SHOULD BE CONTRAST WITH THE BACKGROUND COLOR OF THE BUILDING AND SHOULD BE 4' HEIGHT AND 1/2" STRIKE MINIMUM.
- THE FIRE SERVICES, INCLUDING WATER SERVICES SUPPLYING NFPA 13D FIRE SPRINKLERS, SHOWN ON THESE PLANS ARE PRELIMINARY AND SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER PLANS HAVE BEEN APPROVED BY COUNTY FIRE DEPARTMENT.
- THE SMOKE DETECTORS WILL BE INSTALLED PER STATE AND LOCAL ORDINANCE 2013-03 AND HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP.
- ALL BEDROOMS SHALL HAVE EGRESS WINDOW TO HAVE MINIMUM 5.7 SQ.FT. MINIMUM NET OPENABLE HEIGHT SHALL BE 24', THE NET CLEAR OPENABLE WIDTH SHALL BE 20'
- THE INSTALLATION OF AND APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEY, SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAURE HAVING OPENING NOT EXCEEDING 1/2" INCH.
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND, NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
- REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10' OF THE OUTLET OF A CHIMNEY OR STOVE PIPE OR IN WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.



| REVISIONS          |
|--------------------|
| △ CDR/VA 4-7-2016  |
| △ CDR/VA 9-12-2016 |
| △ CDR/VA 9-29-2016 |
| △ CDR 3-24-2017    |
| △ CDR 7-21-2017    |



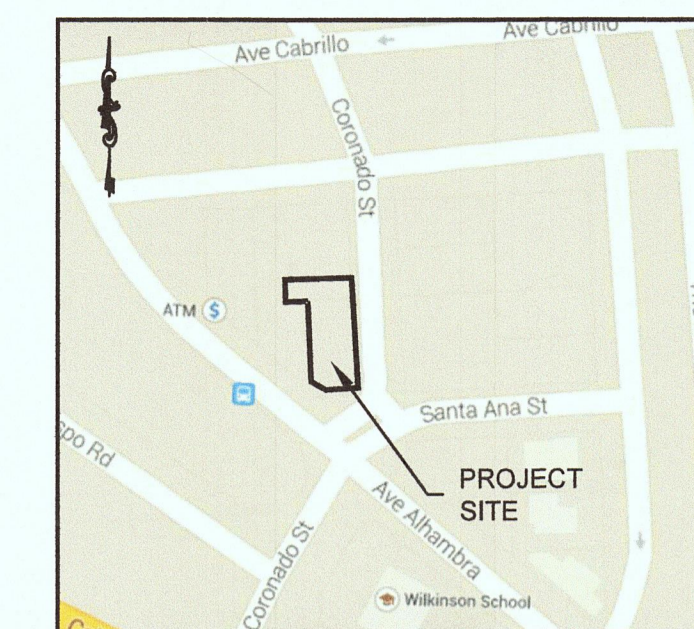
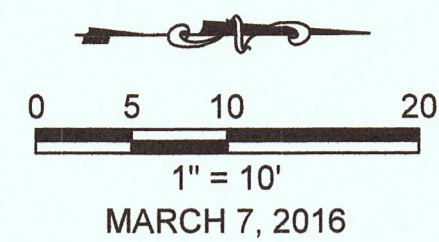
**DL Architectural & Planning**  
616 RAMONA ST. STE 21  
PALO ALTO, CA  
(650) 321-2808

**NEW RESIDENCE**  
FOR: June Wang  
APN: 047-281-160  
EL GRANADA, SAN MATEO COUNTY, CA

**SITE PLAN, PROJECT DATA, VICINITY MAP**

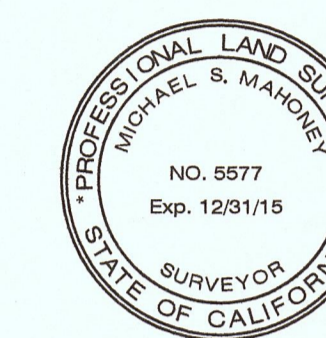
|           |            |
|-----------|------------|
| DATE      | 2-1-2015   |
| SCALE     | 1/4"=1'-0" |
| DRAWN     | -          |
| JOB       | -          |
| SHEET     | SK-1       |
| OF SHEETS | -          |





VICINITY MAP NO SCALE

*Michael S. Mahoney*  
 MICHAEL S. MAHONEY  
 LICENSE EXPIRES 12/31/15  
 PLS 5577



**LEGEND**

- BOUNDARY LINE/PROPERTY LINE (P/L)
- LINE OF SURVEY
- BOUNDARY OF EASEMENT
- WATER LINE
- SS SANITARY SEWER PIPE WITH DIRECTION OF FLOW
- SD STORM DRAIN PIPE WITH DIRECTION OF FLOW
- WOOD FENCE LINE
- MAJOR CONTOUR LINE W/ ELEVATION
- OVERHEAD ELECTRICAL WIRE
- ⊗ SET PK AND ALUMINUM WASHER STAMPED L.S. 5577 (N1)
- ⊙ SET IRON PIPE W/ PLASTIC PLUG STAMPED L.S. 5577 (N1)
- ⊙ FOUND 0.75" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5577", PER 23 LLS 98
- ⊙ FOUND TACK AND 0.75" BRASS TAG STAMPED "LS 5577", PER 23 LLS 98
- ⊙ FOUND CITY MONUMENT 2.5" BRASS DISK IN MONUMENT WELL W/ LID
- ⊙ SET CONTROL POINT
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ PVC PIPE
- ⊙ VCP VITRIFIED CLAY PIPE
- ⊙ RCP REINFORCED CONCRETE PIPE
- ⊙ SDDI STORM DRAIN DRAIN INLET
- ⊙ SDMH STORM DRAIN MANHOLE
- ⊙ SSMH SANITARY SEWER MANHOLE
- ⊙ FL FLOWLINE
- ⊙ TC TOP OF CURB
- ⊙ BEW BACK EDGE OF WALK
- ⊙ HYD FIRE HYDRANT
- ⊙ PP POWER POLE
- ⊙ GUY GUY WIRE
- ⊙ TREE - 6" & LARGER

**REFERENCES**

- (R1) RECORD OF SURVEY, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON JUNE 27, 2002 IN BOOK 23 OF LICENSED LAND SURVEYOR MAPS AT PAGE 98.
- (R1) GRANT DEED, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON JUNE 3, 2006, AS DOCUMENT #2006-065806.

**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, BEING A PK NAIL AND SHINER SET IN THE CONCRETE SIDEWALK NEAR THE NORTHWESTERLY CORNER OF THE PARCEL HAVING APN 047-281-160, LABELED GPS-1 HAVING A NORTHING OF 2010871.79 AND AN EASTING OF 5991124.53 AND AN ELEVATION OF 59.14, AND BEING NAD\_83(2011)(EPOCH:2010.0000) & NAVD88 (COMPUTED USING GEOID12A).

**BASIS OF BEARINGS**

THE BEARING OF S52°22'20"E BETWEEN TWO FOUND CITY MONUMENTS HAVING A DISTANCE BETWEEN THEM OF 128.05' 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 JUNE 27, 2002 IN BOOK 23 OF LICENSED LAND SURVEYOR MAPS AT PAGE 98.

**NOTES**

- (N1) MONUMENTS SET DURING SURVEY ARE IDENTIFIED ON A CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR OF SAN MATEO, CURRENTLY UNDER REVIEW.
- (N2) TO OBTAIN GRID BEARINGS ROTATE BEARINGS AS SHOWN ON THIS MAP CLOCKWISE 0°3'58" FROM GPS-1, AND TO OBTAIN GRID DISTANCES MULTIPLY GRID DISTANCES SHOWN ON MAP BY 1.000068817 (SCALE FACTOR).

F:\2016-3001 El Granada 680DEI Granada Vacant - Boundary Topo with surface.dwg@ 05:11:15 PM

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |
|     |           |      |

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

(650) 244-9667  
 jmahoney@pls-corp.com  
 901 Sneath Ln, Suite 117  
 San Bruno, CA 94066

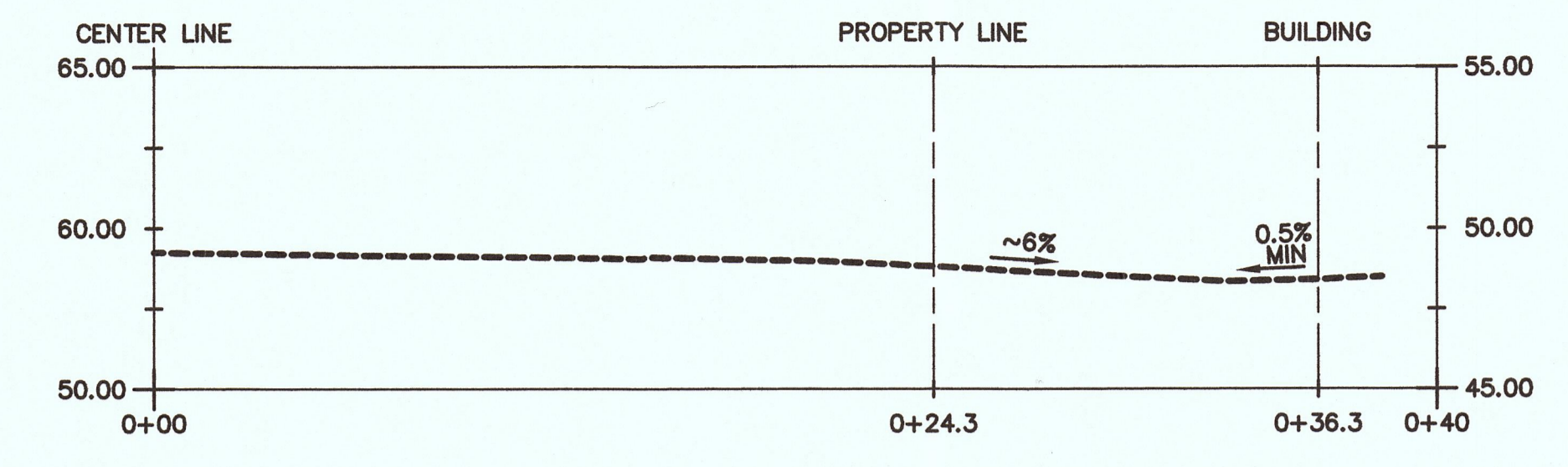
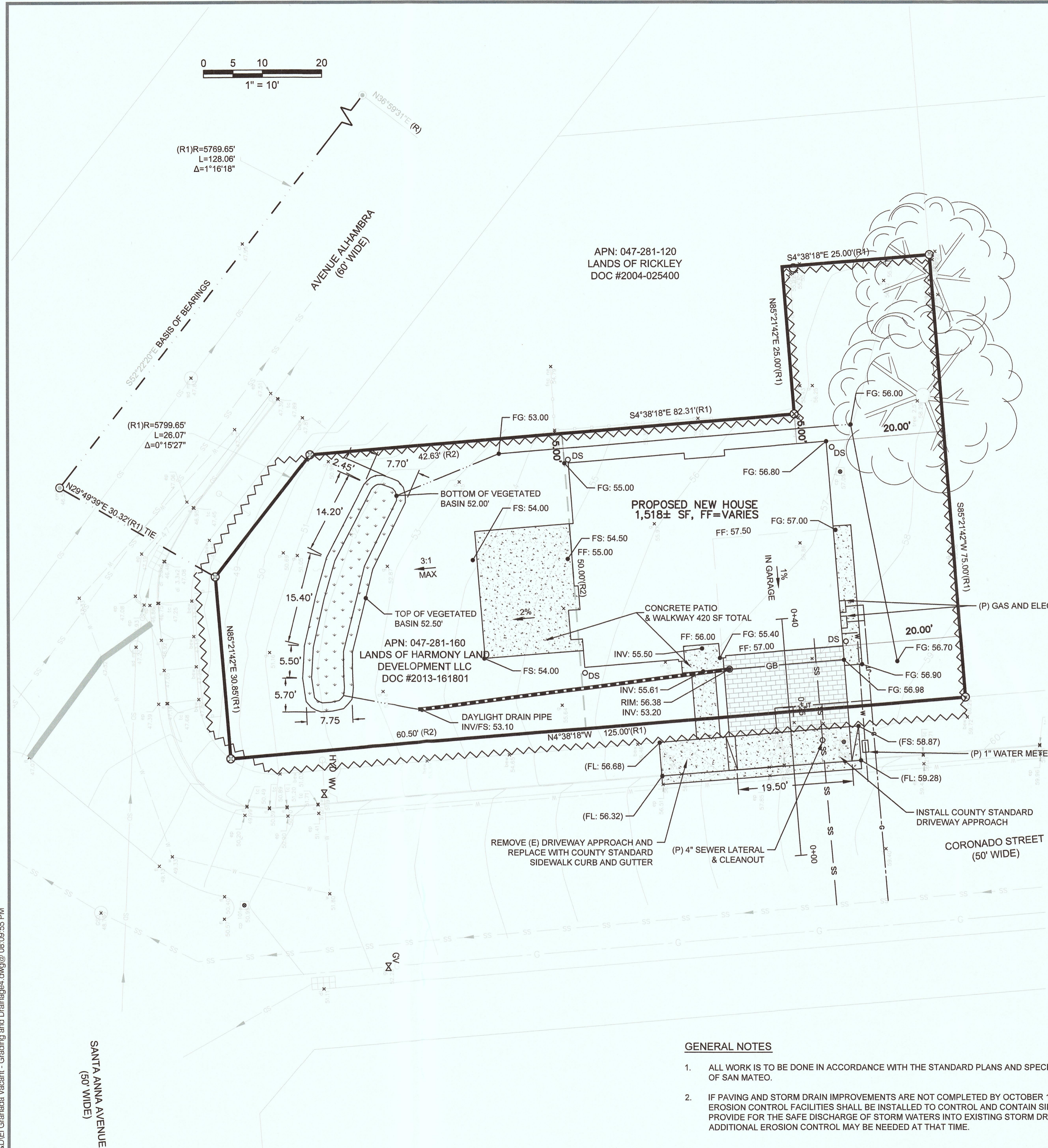
**Professional Land Services**  
 LAND DEVELOPMENT SPECIALISTS

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

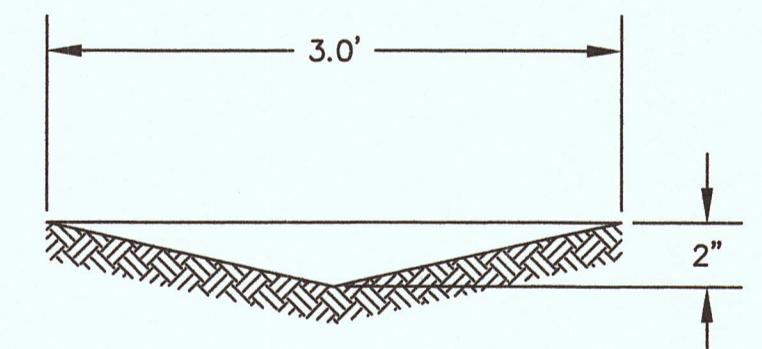
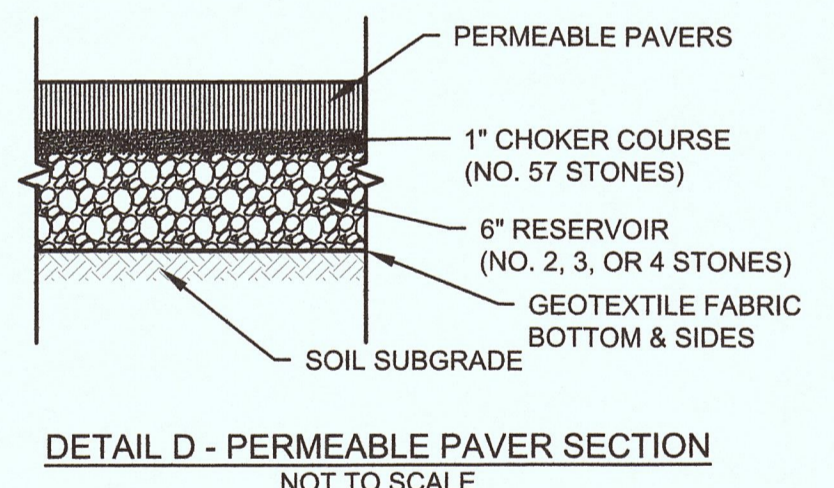
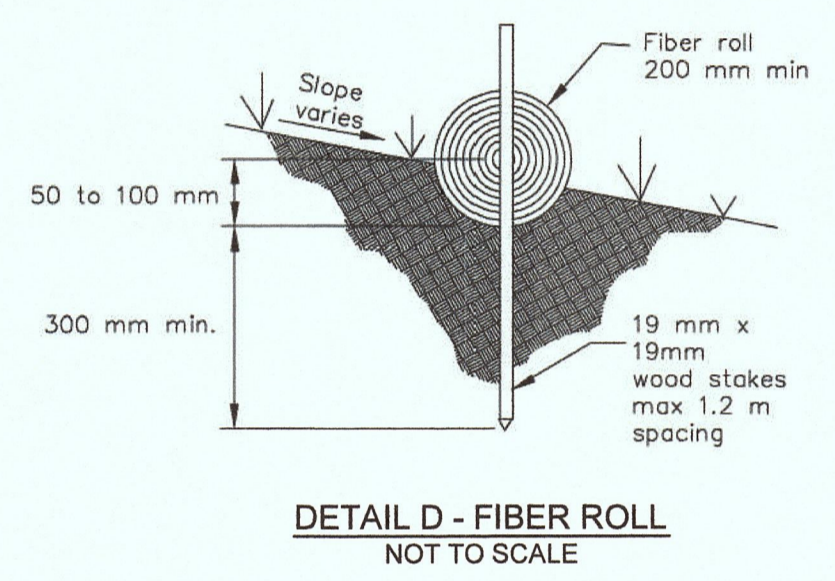
**SHEET 1**  
 OF  
 2



PROFILE A - DRIVEWAY PROFILE  
HORIZ. & VERT. SCAL: 1" = 5'

**LEGEND**

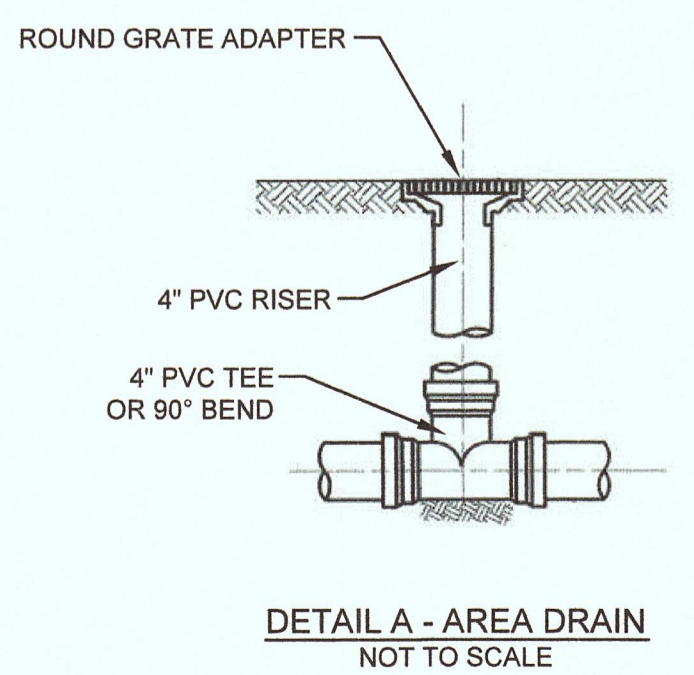
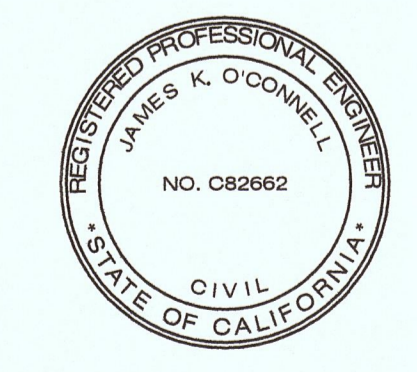
- 6" SOLID PVC PIPE
- AREA DRAIN (AD), "DETAIL A"
- VEGETATED SWALE, "DETAIL B" THIS SHEET
- FIBER ROLLS, "DETAIL C" THIS SHEET
- PERMEABLE PAVERS, "DETAIL D" THIS SHEET
- VEGETATED BASIN
- CONCRETE
- FINISHED GRADE
- FINISHED SURFACE
- GRADE BREAK
- FLOW LINE ELEVATION
- INVERT ELEVATION
- FINISHED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



**EARTHWORK QUANTITIES**

|         |       |
|---------|-------|
| CUT     | 88 CY |
| FILL    | 84 CY |
| NET CUT | 24 CY |

*James K. O'Connell*  
JAMES K. O'CONNELL RCE #82662



- GENERAL NOTES**
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE COUNTY OF SAN MATEO.
  - IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1, 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.

|                                   |            |
|-----------------------------------|------------|
| REVISIONS PER COUNTY COMMENTS     | 09/21/2016 |
| 2ND REVISIONS PER COUNTY COMMENTS | 03/13/2017 |
| 3RD REVISIONS PER COUNTY COMMENTS | 07/09/2017 |
| NO.                               | REVISIONS  |
| DATE                              |            |

JOB#: 2016.3001  
DATE: 07/09/17  
100% SUBMITTAL

(650) 244-9667  
jgmahoney@plsd.com  
901 Sneath Ln, Suite 117  
San Bruno, CA 94066

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LAND DEVELOPMENT SPECIALISTS

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DRAWN: JKO  
APPROVED: JKO

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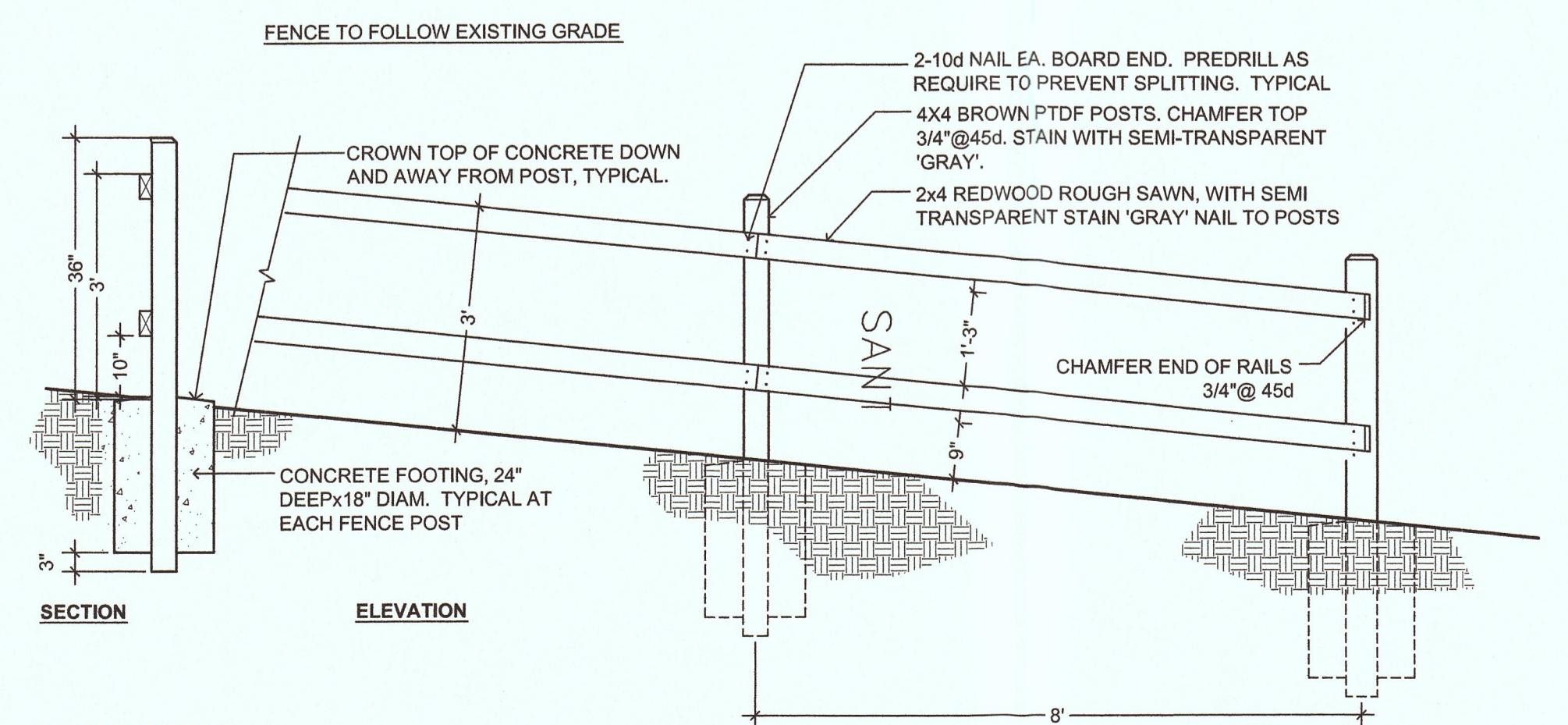
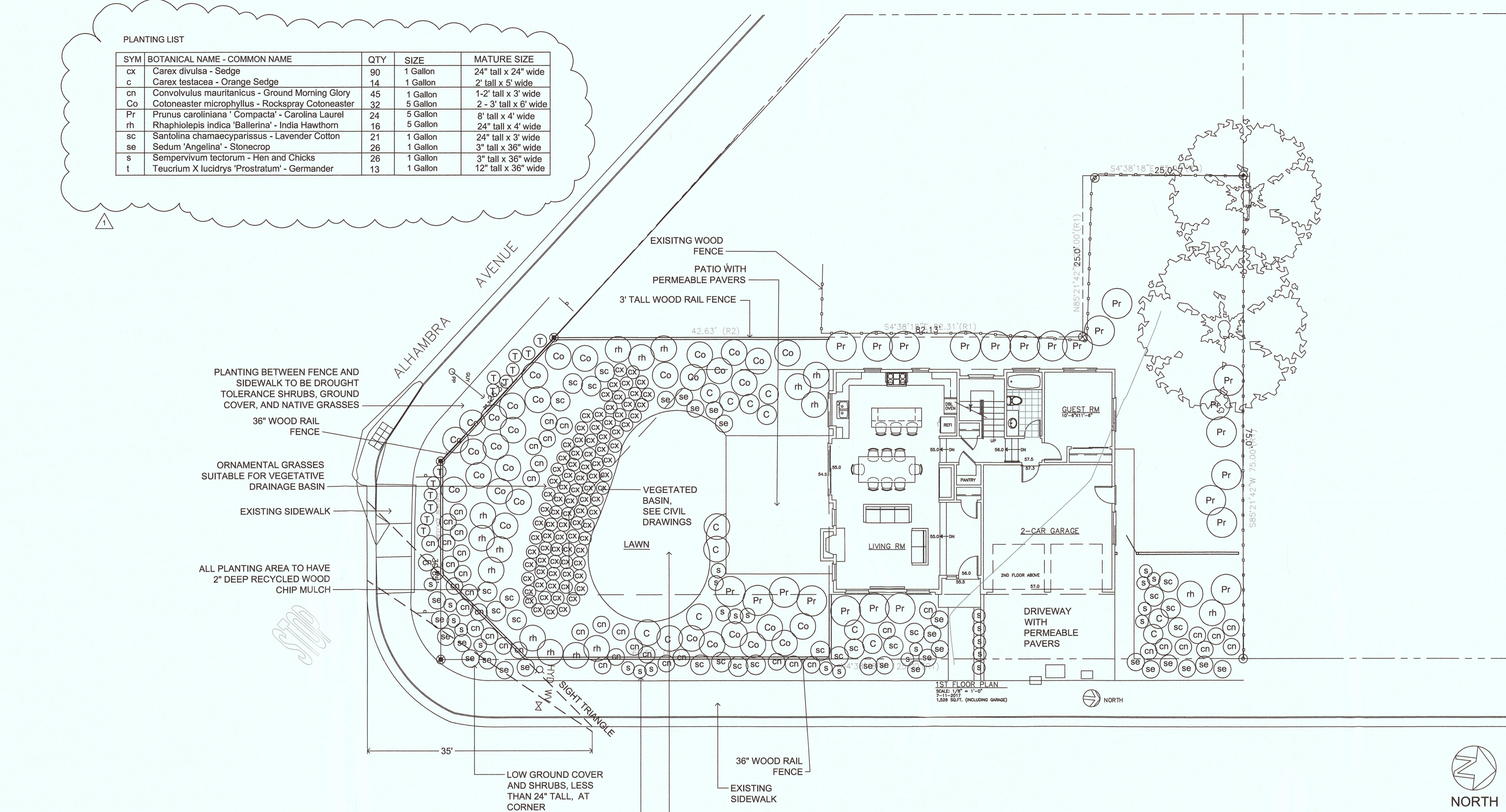
TITLE:  
**PRELIMINARY GRADING, DRAINAGE, & EROSION CONTROL**  
VACANT LOT - CORONADO ST & SANTA ANA AVE  
EL GRANADA, CA 94019

**SHEET 2**  
OF  
2

PLANTING LIST

| SYM | BOTANICAL NAME - COMMON NAME                     | QTY | SIZE     | MATURE SIZE           |
|-----|--|-----|----------|-----------------------|
| cx  | Carex divulsa - Sedge                            | 90  | 1 Gallon | 24" tall x 24" wide   |
| c   | Carex testacea - Orange Sedge                    | 14  | 1 Gallon | 2' tall x 5' wide     |
| cn  | Convolvulus mauritanicus - Ground Morning Glory  | 45  | 1 Gallon | 1-2' tall x 3' wide   |
| Co  | Cotoneaster microphyllus - Rockspray Cotoneaster | 32  | 5 Gallon | 2 - 3' tall x 6' wide |
| Pr  | Prunus caroliniana 'Compacta' - Carolina Laurel  | 24  | 5 Gallon | 8' tall x 4' wide     |
| rh  | Rhapiolepis indica 'Ballerina' - India Hawthorn  | 16  | 5 Gallon | 24" tall x 4' wide    |
| sc  | Santolina chamaecyparissus - Lavender Cotton     | 21  | 1 Gallon | 24" tall x 3' wide    |
| se  | Sedum 'Angelina' - Stonecrop                     | 26  | 1 Gallon | 3" tall x 36" wide    |
| s   | Sempervivum tectorum - Hen and Chicks            | 26  | 1 Gallon | 3" tall x 36" wide    |
| t   | Teucrium X lucidrys 'Prostratum' - Germander     | 13  | 1 Gallon | 12" tall x 36" wide   |

1



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

REVISIONS

|          |                                 |
|----------|---------------------------------|
| 10/27/16 | PLAN CHECK COMMENT              |
| 4/24/17  | PLAN CHECK COMMENT              |
| 7/12/17  | UPDATE ARCHITECTURAL FLOOR PLAN |

ANYI HUANG  
LANDSCAPE ARCHITECT # 4987  
2847 ROYAL ANN DRIVE  
UNION CITY, CA 94587  
anyi@anylandscape.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: 1

| REVISIONS |                     |
|-----------|---------------------|
| △         | CDR/VA<br>4-7-2016  |
| △         | CDR/VA<br>9-12-2016 |
| △         | CDR/VA<br>9-29-2016 |
| △         | CDR<br>3-24-2017    |
| △         | CDR<br>7-21-2017    |



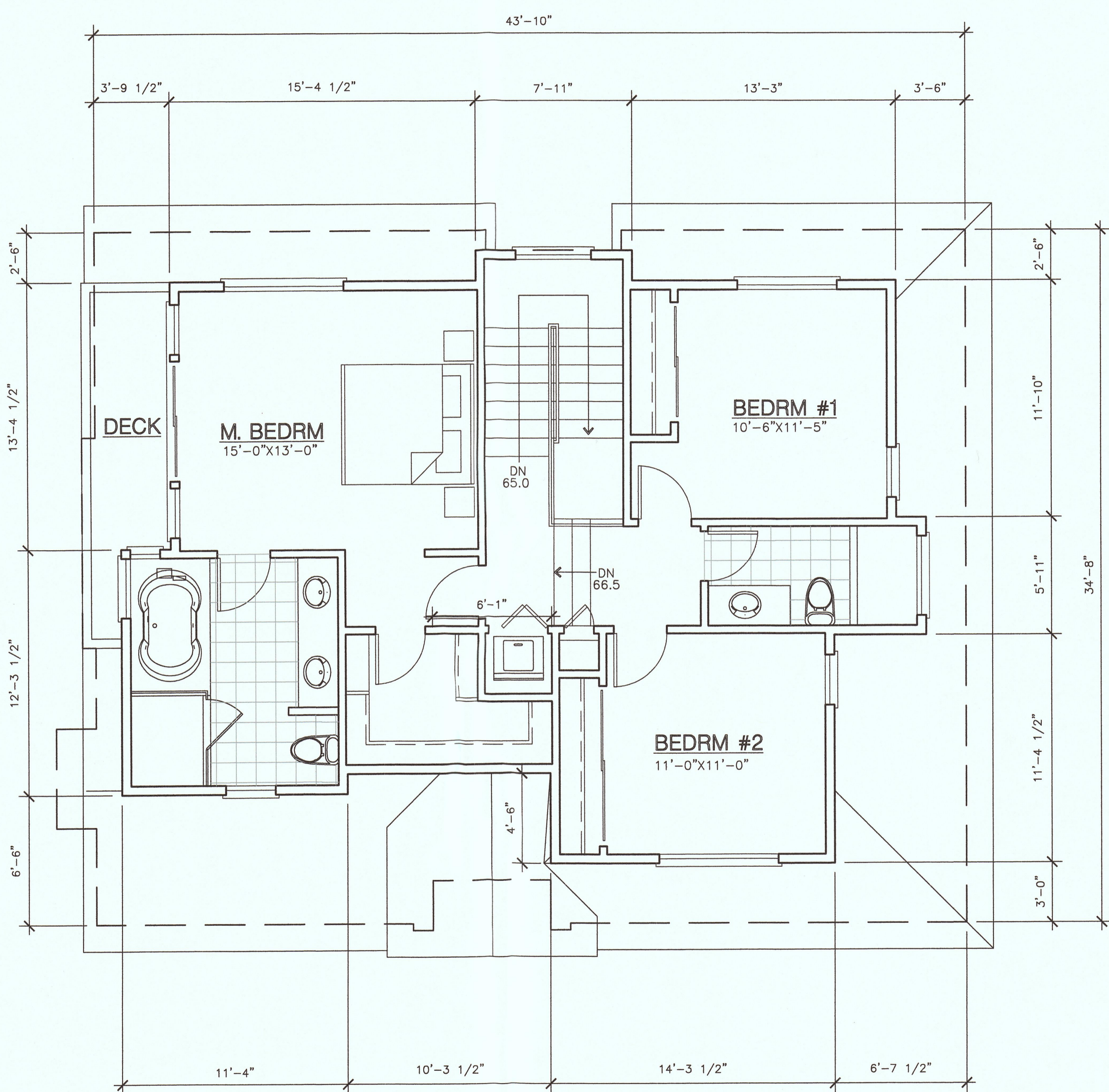
**DL Architectural & Planning**  
 616 RAMONA ST. STE 21  
 PALO ALTO, CA (650) 321-2808

**NEW RESIDENCE**  
 FOR: June Wang  
 APN: 047-281-160  
 EL GRANADA, SAN MATEO COUNTY, CA

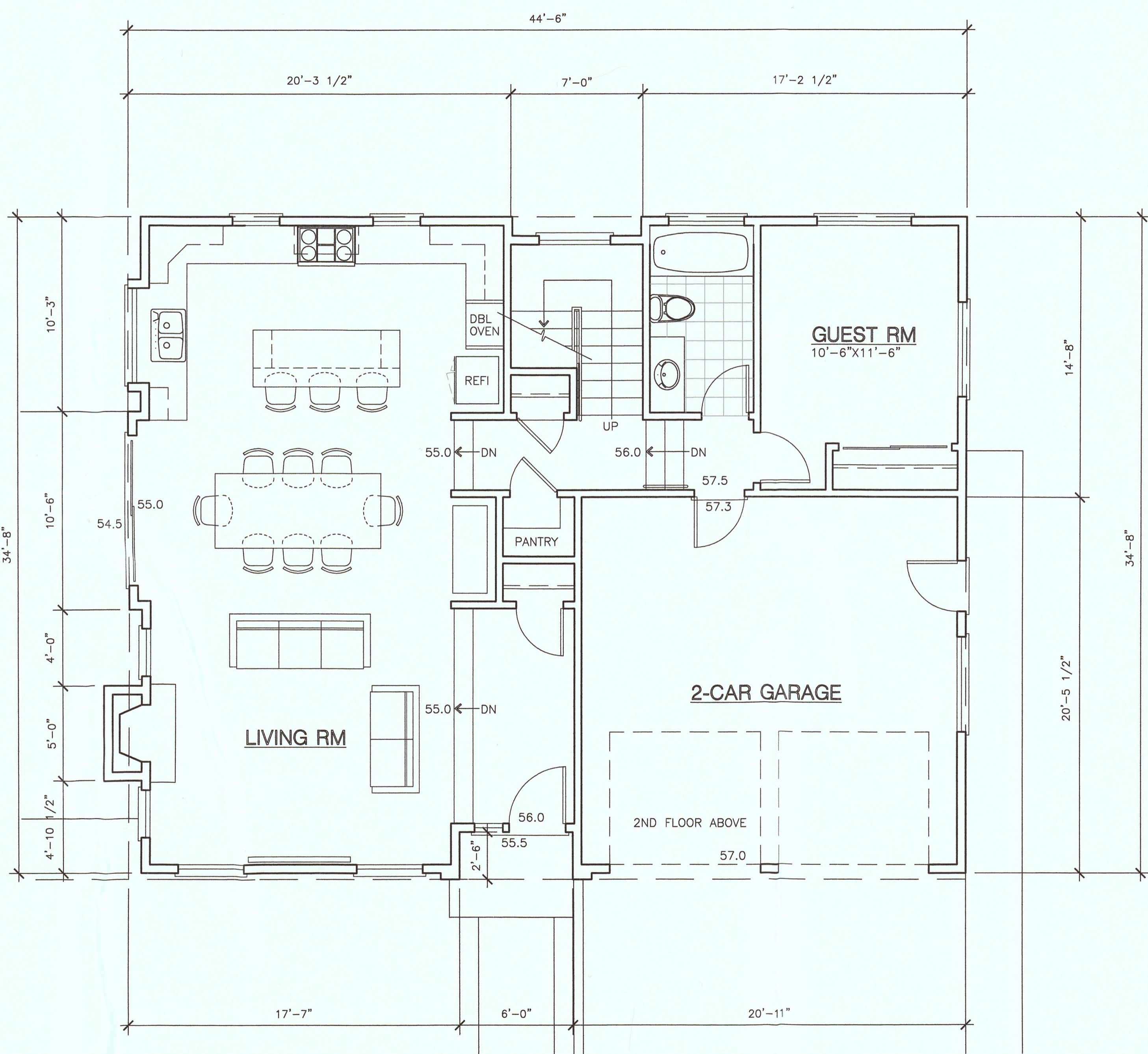
**FLOOR PLANS**

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

SK-2  
OF SHEETS



**2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 924 SQ.FT. (NOT INCLUDING STAIR OPEN SPACE)

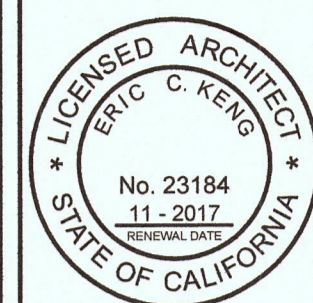


**1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 1,517 SQ.FT.





| REVISIONS |                     |
|-----------|---------------------|
| △         | CDR/VA<br>4-7-2016  |
| △         | CDR/VA<br>9-12-2016 |
| △         | CDR/VA<br>9-29-2016 |
| △         | CDR<br>3-24-2017    |
| △         | CDR<br>7-21-2017    |

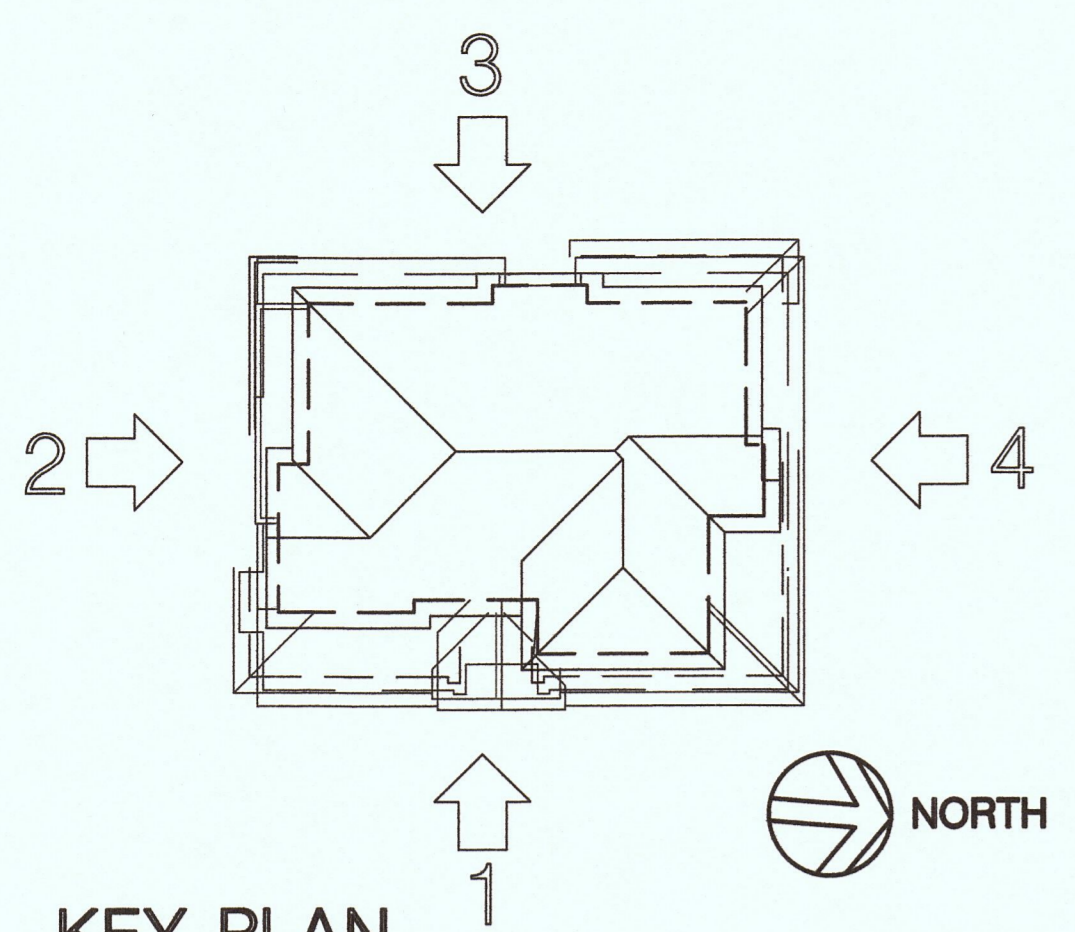


**DL Architectural & Planning**  
 616 RAMONA ST. STE 21  
 PALO ALTO, CA (650) 321-2808

**NEW RESIDENCE**  
 FOR: June Wang  
 APN: 047-281-160  
 EL GRANADA, SAN MATEO COUNTY, CA

**EXTERIOR ELEVATIONS**

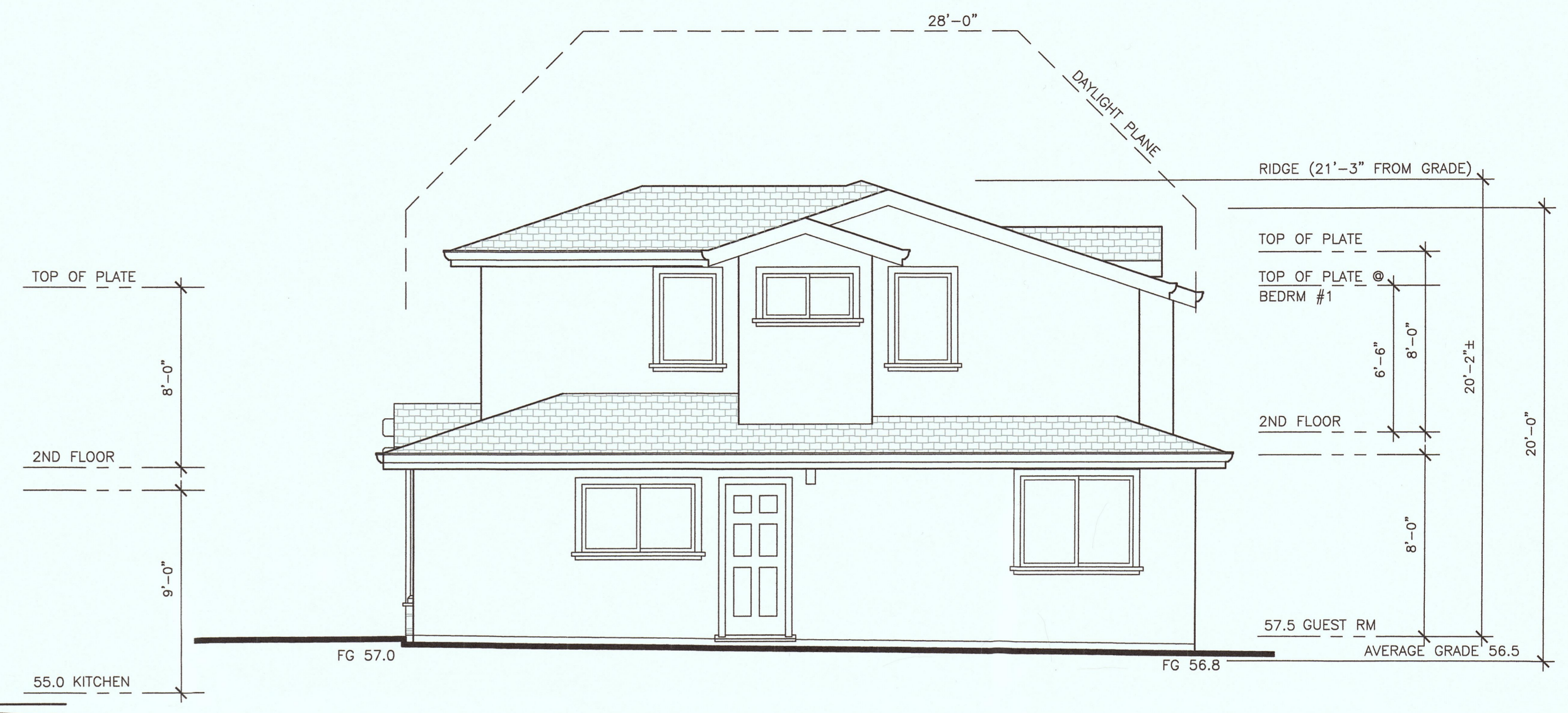
|             |            |
|-------------|------------|
| DATE        | 2-1-2015   |
| SCALE       | 1/4"=1'-0" |
| DRAWN       | -          |
| JOB         | -          |
| SHEET       | -          |
| <b>SK-3</b> |            |
| OF SHEETS   |            |



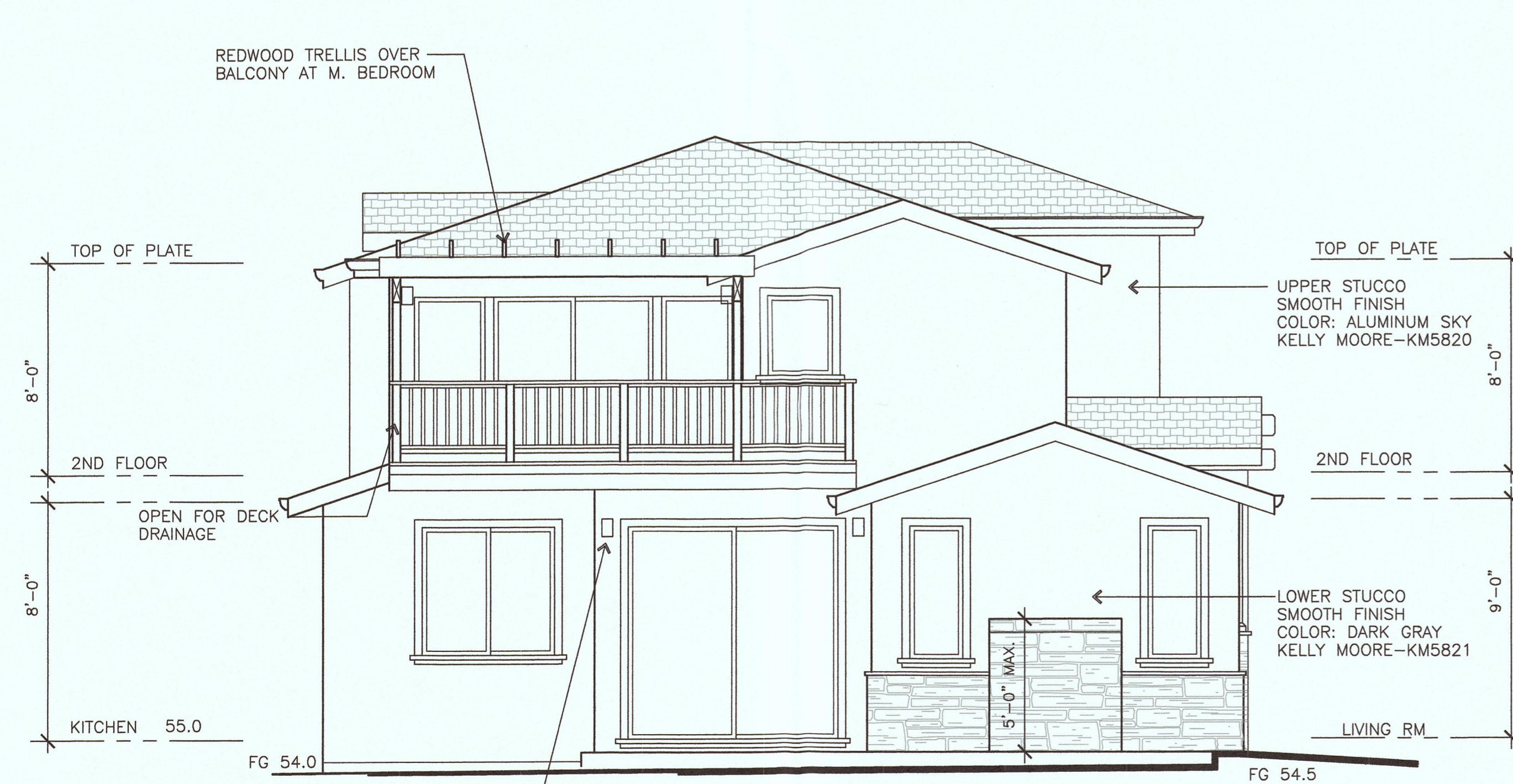
**KEY PLAN**  
N.T.S.



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



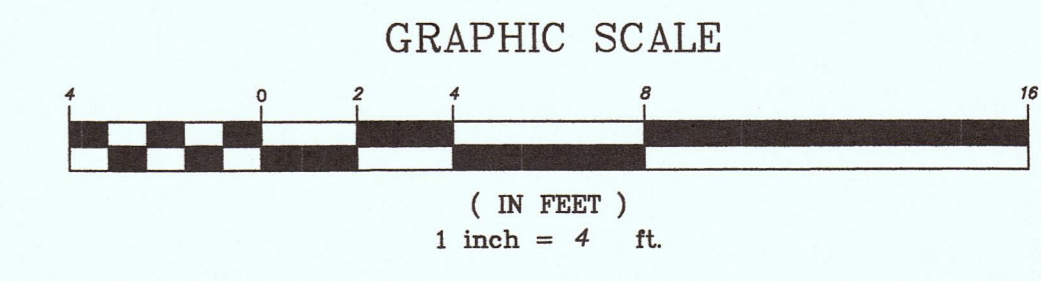
**4 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0" (FRONT)



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



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



TYPICAL OUTDOOR LIGHT FIXTURES:  
 PROGRESS LIGHTING  
 P5674 SERIES LED WALL MOUNTED  
 TYPICAL OF 7

| REVISIONS |                     |
|-----------|---------------------|
| △         | CDR/VA<br>4-7-2016  |
| △         | CDR/VA<br>9-12-2016 |
| △         | CDR/VA<br>9-29-2016 |
| △         | CDR<br>3-24-2017    |
| △         | CDR<br>7-21-2017    |



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**BUILDING SECTIONS**

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

