

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,256

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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 PLN2018-00359

Other Permit #: _____

1. Basic Information

Applicant:

Name: DAN BIERMANN / DESIGN STUDIO

Address: 120 N. EL CAMINO REAL

SAN MATEO. Zip: 94401

Phone, W: 650.464.0801 H: _____

Email: dan@dsdreams.com

Owner (if different from Applicant):

Name: ~~DEAN~~ Dave Welch

Address: ~~PO BOX~~ 50 Edgewood Rd

Redwood City Zip: 94062

Phone, W: 650-867-4377 H: _____

Email: ~~Ateno~~ tweidmer@gmail.com

Architect or Designer (if different from Applicant):

Name: _____

Address: _____ Zip: _____

Phone, W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-222-290

Address: NON-SITUS FRANCISCO ST.

EL GRANATA Zip: 94019

Zoning: R1, S17, DR CD (EXEMPT)

Parcel/lot size: 8530 +/- sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: 3185 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

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

Describe Project:

(N) RESIDENCE 3185 SQ. FT. W/
2 CAR GAR, FOYER, GREAT ROOM,
DIN. RM, KIT, 4 BDRM & 3 1/2
BATH, CRAFTSMAN STYLE

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	STUCCO/STONE	BEIGE / BLACK RUSTIC	<input type="checkbox"/>
b. Trim	WOOD	WHITE	<input type="checkbox"/>
c. Windows	WOOD W/ CLAD	WHITE	<input type="checkbox"/>
d. Doors	WOOD (FRONT)	DARK GREY	<input type="checkbox"/>
e. Roof	COMPOSITION	BLACK / DARK GREY	<input type="checkbox"/>
f. Chimneys	STONE	BLACK RUSTIC	<input type="checkbox"/>
g. Decks & railings	WROUGHT IRON	BLACK / DARK GREY	<input type="checkbox"/>
h. Stairs	CONCRETE	GRAY	<input type="checkbox"/>
i. Retaining walls	CONCRETE	BEIGE	<input type="checkbox"/>
j. Fences	REDWOOD	RED	<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport	STUCCO / STONE	BEIGE / BLACK RUSTIC	<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: 

Date: _____

Date: _____

Environmental Information Disclosure Form

PLN 2018-00359
BLD _____

Project Address: NON-SITUS
FRANCISCO STREET

Name of Owner: Dave Welch
Address: 50 Edgewood Rd
Redwood City Phone: 650-867-4327

Assessor's Parcel No.: 047-222-290

Name of Applicant: _____

Zoning District: R1-S17, DR, CD (EXEMPT)

Address: _____

Phone: _____

Existing Site Conditions

Parcel size: 8530 +/-

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

VACANT PARCEL, APPROX 5% AVERAGE SLOPE,
FAMILY OF MATURE TREES MAINLY TO THE REAR & WEST SIDES

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>		d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>5</u>
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>230</u> c.y. Fill: <u>10</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

NEW RESIDENCE PROPOSED, EXISTING TREES
LOCATED TOO CLOSE TO RESIDENCE TO CONTINUE
SURVIVAL, 6 NEW TREES PROPOSED. CUT/FILL A
PRODUCT OF (N) RESIDENCE

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: 

Date:

(Applicant may sign)

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permanent Record
Microfilming Required

Permit #: PLN 2018-00359
Permit #: BLD _____

1. Basic Information

Owner Name: Dave Welch
Address: 50 Edgewood Rd
Redwood City Zip: 94062
Phone, W: 650-867-4327
Email Address: twidmer@gmail.com

Applicant Name: DANBIERMANNO/DESIGN STUDIO
Address: 120 N. EL CAMINO REAL
SAN MATEO Zip: 94401
Phone, W: 650.464.0801 H:
Email Address: dan@dtdreams.com

2. Project Information

Project Description:
W) RESIDENCE 3185 SQ. FT. W/
2 CAR GAR., FOYER, GREAT ROOM,
DIN. ROOM, KIT., 4 BDRM &
3 1/2 BATH. CRAFTSMAN STYLE

Existing water source:
 Utility connection _____
 Well _____
Proposed water source:
 Utility connection _____
 Well _____

Assessor's Parcel Number(s):
047-222-290

Staking of well location and property lines are required.
 Provide site plan depicting location and all trees.
 Will this require any grading or vegetation/tree removal? Yes No
If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner _____ Date _____ Applicant [Signature] Date _____

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

- | | |
|--|--|
| <p><input type="checkbox"/> A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCR13250, ZR 6328.5(a)]</p> <p><input type="checkbox"/> B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCR13253, ZR 6328.5(b)]</p> <p><input type="checkbox"/> C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]</p> <p><input type="checkbox"/> D. Repair or Maintenance Activity. [PRC 30610(d), CCR13252, ZR 6328.5(d)]</p> <p><input type="checkbox"/> E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCR13240, AB 643, ZR 6328.5(e)]</p> | <p><input type="checkbox"/> F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCR13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]</p> <p><input type="checkbox"/> G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]</p> <p><input type="checkbox"/> H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]</p> <p><input type="checkbox"/> I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]</p> <p><input type="checkbox"/> J. Lot Line Adjustment. [ZR 6328.5(i)]</p> <p><input type="checkbox"/> K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]</p> |
|--|--|

5. Well Inspection - All Coastal Zone Areas

- Required Not Required

Inspection made by: _____ Date of Inspection: _____

Yes	No
<input type="checkbox"/>	<input type="checkbox"/> Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/> If Yes, is tree removal permit included?
<input type="checkbox"/>	<input type="checkbox"/> Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/> Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/> Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/> Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

 Planning Department

 Date

Project is subject to the following condition(s) of approval:

7. Processing

- | | |
|--|---|
| <p><input type="checkbox"/> Fee collected</p> <p><input type="checkbox"/> Original Certificate of Exemption to Building Inspection file.</p> <p><input type="checkbox"/> Copies of Certificate of Exemption to:</p> <p style="margin-left: 20px;">1. Applicant/Owner.</p> <p style="margin-left: 20px;">2. Planning Department Exemption Binder.</p> | <p>3. Any relevant Planning or Building Inspection files.</p> <p>4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105</p> <p><input type="checkbox"/> Update Permit*Plan Case Screen and Activities</p> |
|--|---|

23 August 2018

County of San Mateo
Planning Division
455 County Center
Redwood City, CA. 94063

Re: Design Conformance Statement (6565.17)
Address: Non-Situs Francisco Street, El Granada

The proposed site sits upon the crest of Francisco Street with existing 2-story homes adjacent to the lot at each side. The lot itself is a moderately sloped lot, sloping from the rear to the front at an approx. 5% slope. Existing mature trees; mainly pines & redwoods occupy the western & rear sides of the lot.

The proposed residence will be 1-story; 3185.00 Sq.Ft in Floor area & shall have a 2-car garage, Foyer, great room, dining area, kitchen, 4 bedroom & 3.5 bath. The exterior architecture proposed is "Craftsman".

The exterior style will be in keeping with other home styles in the general vicinity, i.e. 1 & 2 story Ranch & Contemporary homes.

The proposed residence shall step down the sloped lot towards the front property & as a result rooflines will conform to the sloped property. Height for the proposed residence shall maintain a 16'-0" max. Height, thereby keep the visual perceptions of the home to a minimum visual impact. Main exterior walls shall also step in & out providing reduced massing as well as various plate lines.

Exterior finishes of stucco, stone & wood siding at gable ends will increase interest & character & are common finishes for this style of home.

5 Trees are proposed to be removed as a product of the new structure & 6 trees are proposed to be planted.

All utilities shall run underground.



Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018

Todd Weidmer
50 Edgewood Rd
Redwood City, CA 94062

Site: Vacant lot between 523 and 555 Francisco St, El Granada

Dear Todd,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new residence is planned, prompting the need for this tree protection report.

Method:

The property is a vacant lot located in San Mateo County. San Mateo County regulates Significant Trees whereby a "SIGNIFICANT TREE" shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of 38" (Diameter 12.0") or more measured at 4 1/2' vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. The location of the significant trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Monterey pine <i>Pinus radiata</i>	16.9"	60/8	0	Dead Significant
2	Monterey pine <i>Pinus radiata</i>	20.8"	60/20	40	Poor health and condition, thin canopy Significant
3	Monterey pine <i>Pinus radiata</i>	19.5"	70/20	40	Poor health and condition, thin canopy Significant
4	Monterey pine <i>Pinus radiata</i>	16.6"	70/10	40	Poor health and condition, thin canopy Significant
5	Monterey pine <i>Pinus radiata</i>	24.8"	70/20	45	Poor health and condition, leaning Significant
6	Coastal redwood <i>Sequoia sempervirens</i>	9.2/9.3"	25/15	0	Dead Significant
7	Monterey pine <i>Pinus radiata</i>	21.2"	60/20	45	Poor health and condition, leaning Significant
8	Monterey pine <i>Pinus radiata</i>	20.4/23.1"	60/30	40	Poor health and condition, topped @ 50' poor structure, Significant
9	Monterey pine <i>Pinus radiata</i>	22.8"	60/10	0	Dead Significant
10	Monterey pine <i>Pinus radiata</i>	27.1"	55/15	30	Poor health and condition, almost dead Significant
11	Coastal redwood <i>Sequoia sempervirens</i>	17.0"	28/20	50	Fair health and condition, suppressed by pines, Significant
12	Silver dollar eucalyptus <i>Eucalyptus polyanthemos</i>	27.2"	55/40	70	Good health and condition Significant
13	Green ash <i>Fraxinus udhei</i>	12.9"	30/20	60	Fair health and condition, a poor species, Significant
14	Monterey pine <i>Pinus radiata</i>	11.2/6.8/6.3"	40/15	45	Poor health condition, multi stem @ 1' Significant
15	Green ash <i>Fraxinus udhei</i>	14"est	30/15	60	Fair health and condition, neighbors Significant
16	Green ash <i>Fraxinus udhei</i>	24"est	35/30	60	Fair health and condition, neighbors Significant

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965 East San Carlos Ave, San Carlos, CA 94070

Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018

Summary:

The trees on the site are a variety of natives and non-natives.

There are 16 Significant trees of which 2, Tree #s 15 and 16, are on the neighbor's property.

Tree #s 1, 6 and 9 are dead and should be removed.

Tree #s 2, 3, 4, 5, 7, 8, 10 and 14 are Monterey pines in poor health and condition. All trees should be removed.

Tree # 11 is a coastal redwood in fair health and condition. It is growing close to Tree # 12 and has been suppressed by Tree # 12. Tree # 12 is to be retained, therefore I would recommend removal of this tree.

Tree # 12 is a silver dollar eucalyptus in good health and condition. This tree should be protected during construction.

Tree # 13 is a green ash in fair health and condition. Although not a highly desirable species, it is in fair health and condition and should be protected during construction.

Tree #s 15 and 16 are green ash on the neighbor's property. I do not think their roots will be impacted by the future construction but their canopies may have to be trimmed to provide access and clearance to the construction site. See Note 3 in Tree Protection Plan.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree #s 12 and 13: TPZ should be at 10 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾.

2. The foundations within the TPZ's of Tree #s 12 and 13 should be hand dug (Marked in blue on the proposed construction drawing). If roots greater than 2 inches in diameter are discovered, they should be worked around and not cut. Typically these roots can be protected by forming out around them and providing at least 1 inch extra space to allow for root expansion. The space between the form work and the root should be filled with expanding foam.



IMAGE 2.15-1
Tree Protection Fence at the Dripline

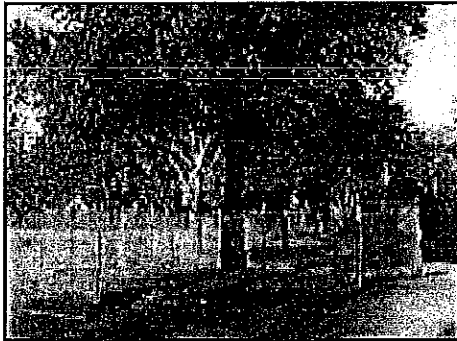


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). **Parking Areas:** If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

3. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
4. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
5. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾

Advanced Tree Care

Vacant Lot between 523 and 555 Francisco St, El Granada
965 East San Carlos Ave, San Carlos, CA 94070

August 28, 2018

6. Do Not:⁽⁴⁾

- a. Allow run off or spillage of damaging materials into the area below any tree canopy.
- b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
- d. Allow fires under any adjacent trees.
- e. Discharge exhaust into foliage.
- f. Secure cable, chain or rope to trees or shrubs.
- g. Apply soil sterilants under pavement near existing trees.

7. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾87.
Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾

9. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

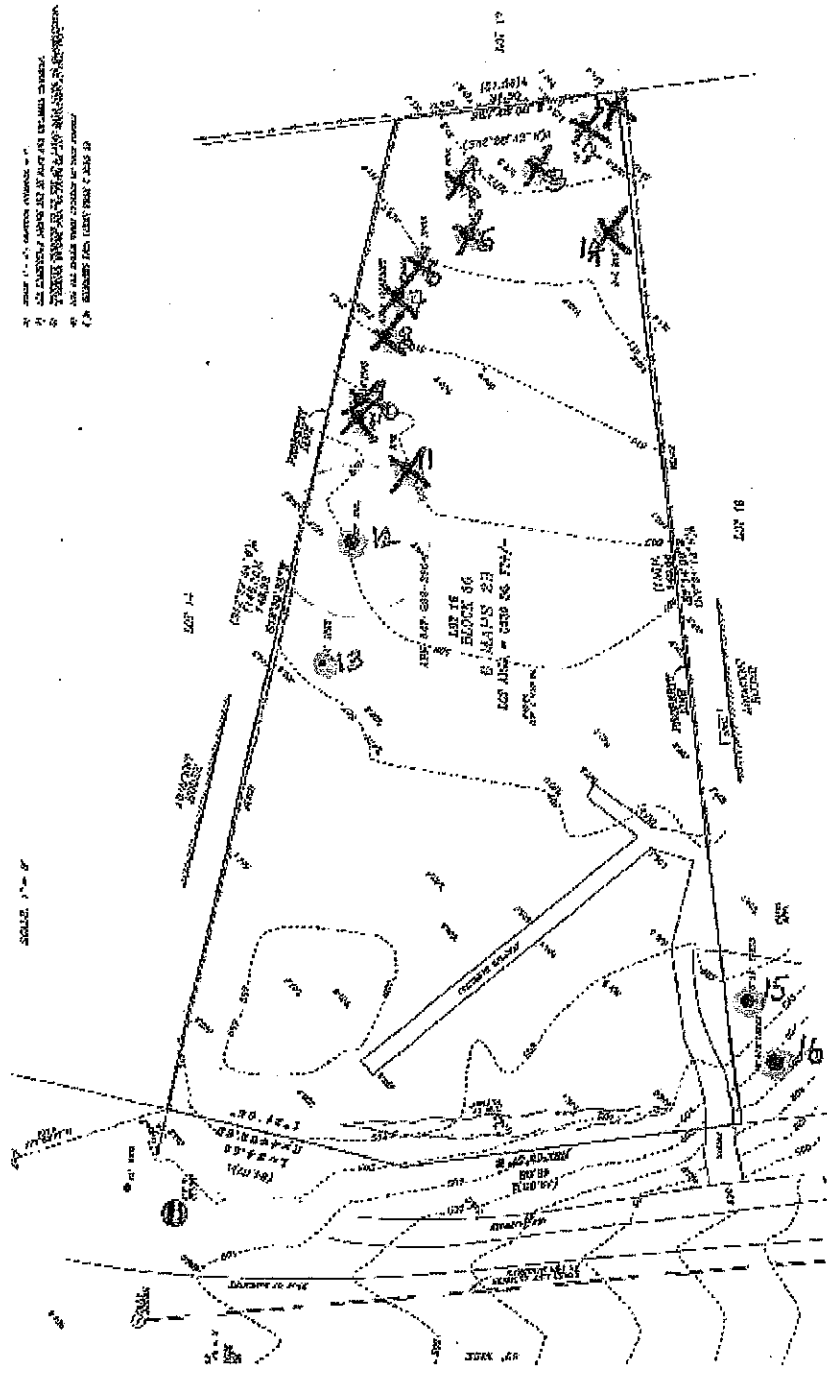
11. Ensure upon completion of the project that the original ground level is restored

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Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018



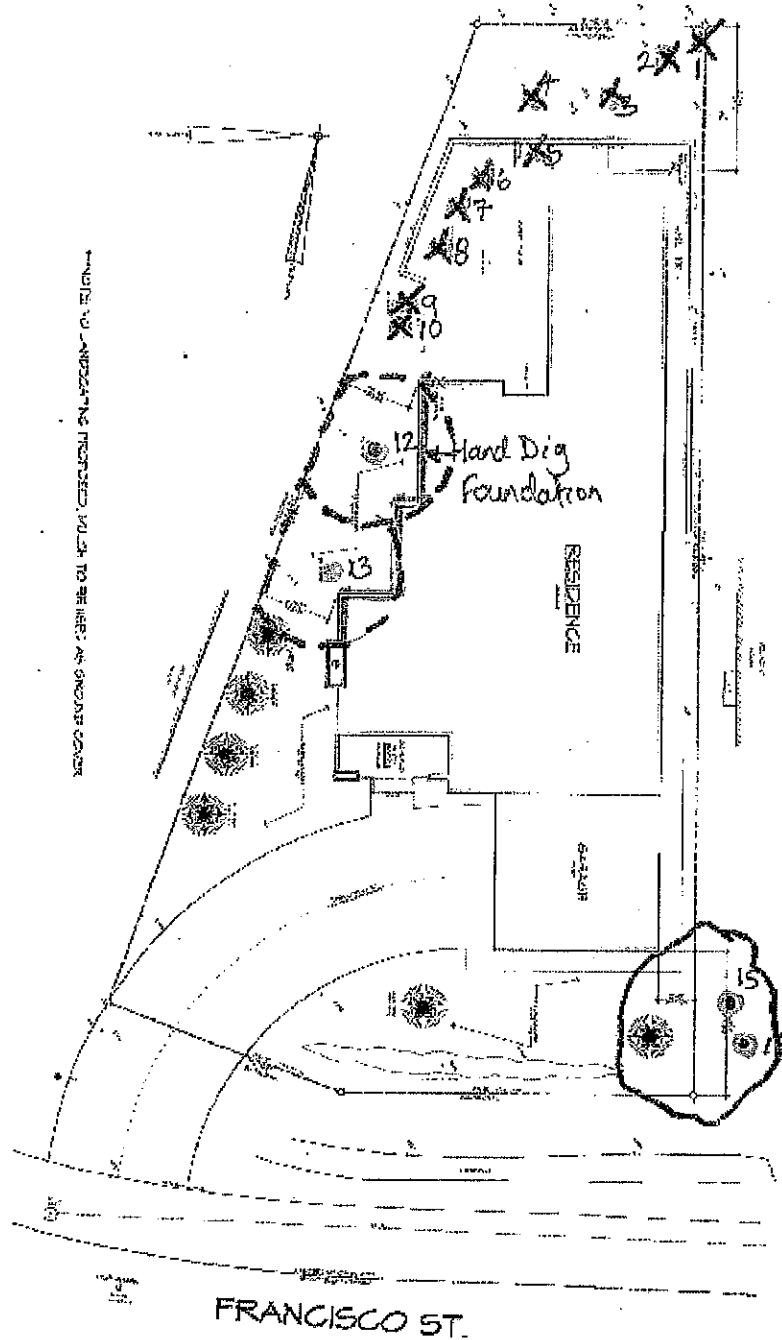
Location of Significant Trees around property

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965 East San Carlos Ave, San Carlos, CA 94070

Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018



Proposed new construction, tree removals and tree protection

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Resistograph	An instrument that detects and determines extent of decay and cavities in trees
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.
- (3) Carlson, Russell E. Paulownia-on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Anon
- (5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000
- (6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

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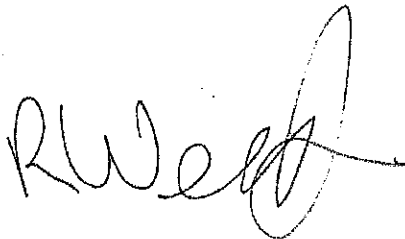
Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 8/28/18

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

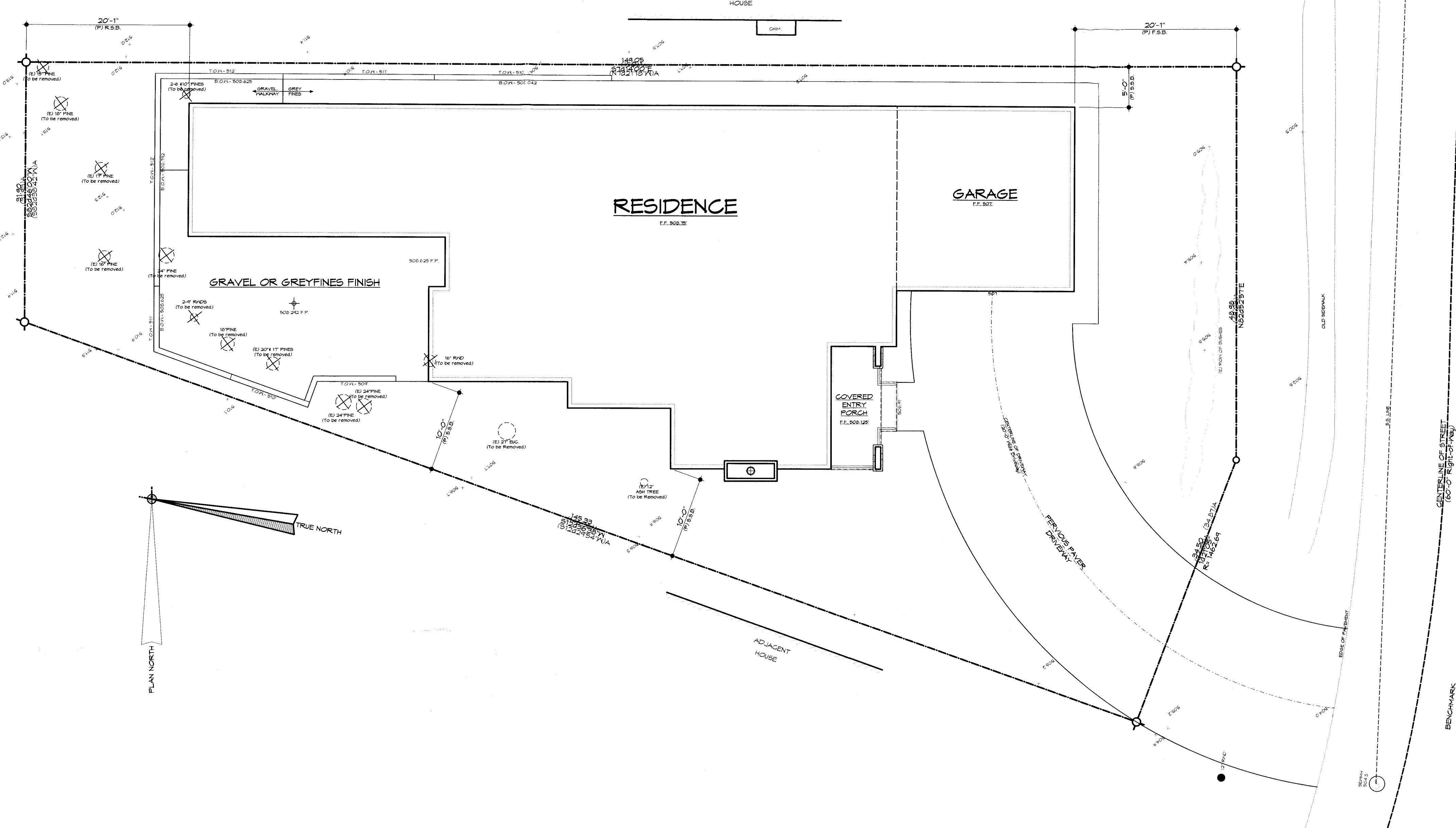
Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018

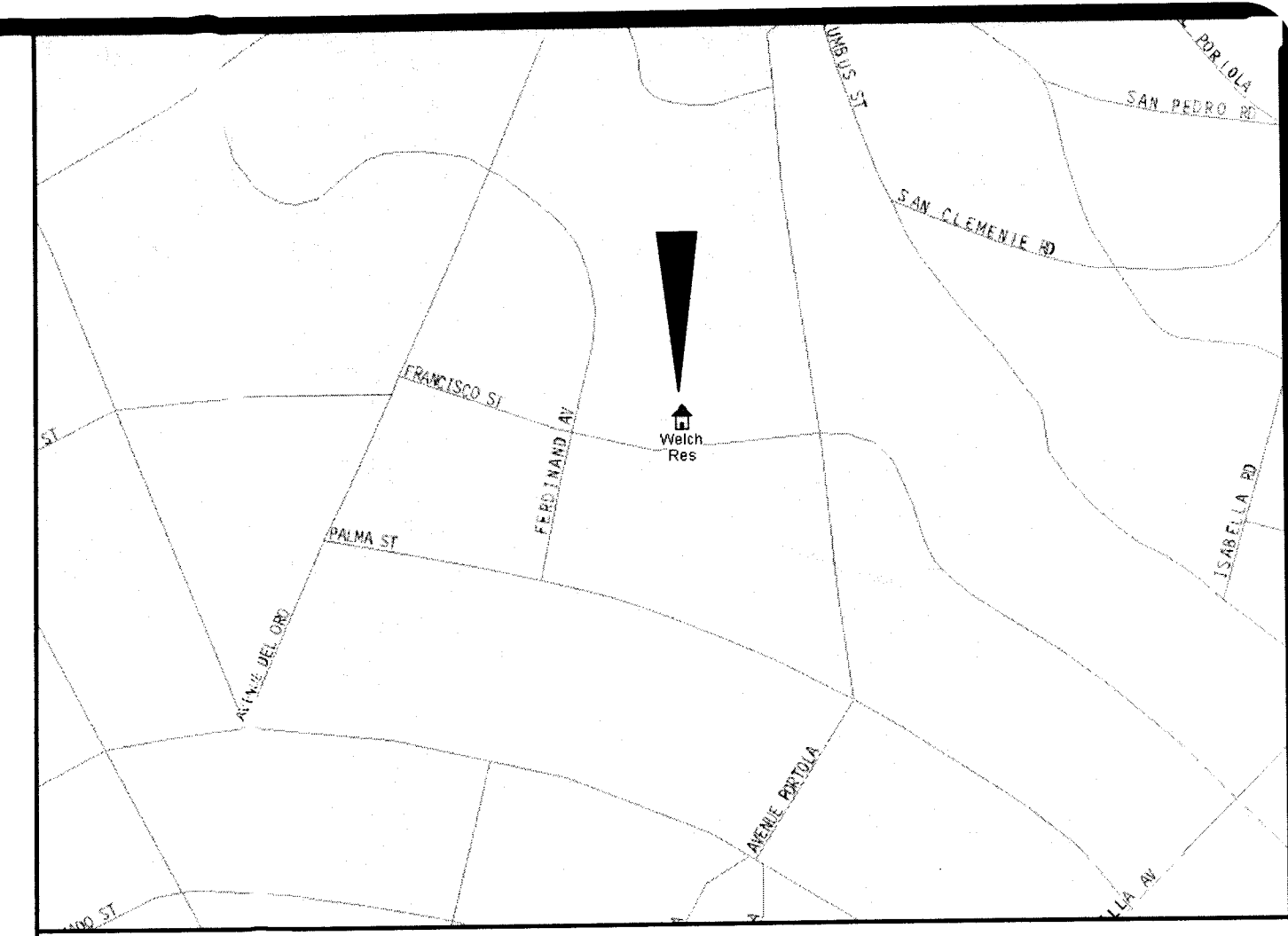
Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.



SITE PLAN



SITE MAP

ZONE - R-1, S17, DR, CD (exempt) Single Family Residence
 TYPE OF CONSTRUCTION: VB
 BUILDING OCCUPANCY: R-3/U
 PARKING: 2-Car Covered
 MAXIMUM HEIGHT: 16'-0"
 DAYLIGHT PLANE: N/A
 A.P.N.: 047-222-290

SETBACKS:	REQUIRED (Min.)	EXISTING	PROPOSED
FRONT:	20'-0"	N/A	20'-0"
REAR:	20'-0"	"	20'-0"
SIDE (Left):	5'-0"	"	10'-0"
SIDE (Right):	5'-0"	"	5'-0"

LOT AREA: 8530.00 Sq.Ft. (+/-)
 LOT COVERAGE ALLOWED: 50% x 8530.00: 4265.00 Sq.Ft.
 FLOOR AREA ALLOWED: 50% x 8530.00: 4265.00 Sq.Ft.

RESIDENTIAL CALCULATIONS:

AREA OF PROPOSED RESIDENCE:	2654.00 Sq.Ft.
AREA OF PROPOSED GARAGE:	499.00 Sq.Ft.
AREA OF PROPOSED COVERED PORCH:	42.00 Sq.Ft.
	(32.00 Sq.Ft. @ 4'-0")

PROPOSED LOT COVERAGE: 3245.00 Sq.Ft. (38%)
 PROPOSED FLOOR AREA: 3185.00 Sq.Ft. (37.3%)
 PROPOSED CUT/FILL: 230 C.Y./10 C.Y.

PROJECT DATA

- SECTION IDENTIFICATION SHEET NUMBER
- STRUCTURAL DETAIL IDENTIFICATION SHEET NUMBER
- SHEARWALL IDENTIFICATION SHEARWALL NUMBER
- INTERIOR ELEVATION INT. ELEV. IDENTIFICATION INT. ELEV. LETTER/ NUMBER
- WINDOW SYMBOL WIN. SYM. IDENTIFICATION WIN. SYM. LETTER
- NEW CONSTRUCTION (Additions Only)
- EXISTING CONSTRUCTION (Additions Only)
- EXISTING WALLS REMOVED (Additions Only)
- AREA OF ADDITION (See Site Plan)
- "SIMPSON" HOLDOWN: N/A
- "SIMPSON" HOLDOWN: N/A
- "SIMPSON" STRAP: N/A
- "SIMPSON" STRAP: N/A

CONSTRUCTION LEGEND

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 San Mateo County
 Planning Division

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DESIGN STUDIO
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 San Mateo, CA 94401
 P: 650.441.2800
 F: 650.441.2800
 E: dsd@dsdreams.com

WELCH RESIDENCE
 NON-SITUS FRANCISCO STREET
 EL GRANADA, CALIF. 94019
 A.P.N. 047-222-290

-SITE PLAN
 -SITE MAP
 -PROJECT DATA
 -CONSTRUCTION LEGEND

DRAWN	DB/RC
CHECKED	DB
DATE	1.24.19
SCALE	1/8"=1'-0"
JOB NO.	17-106
SHEET	

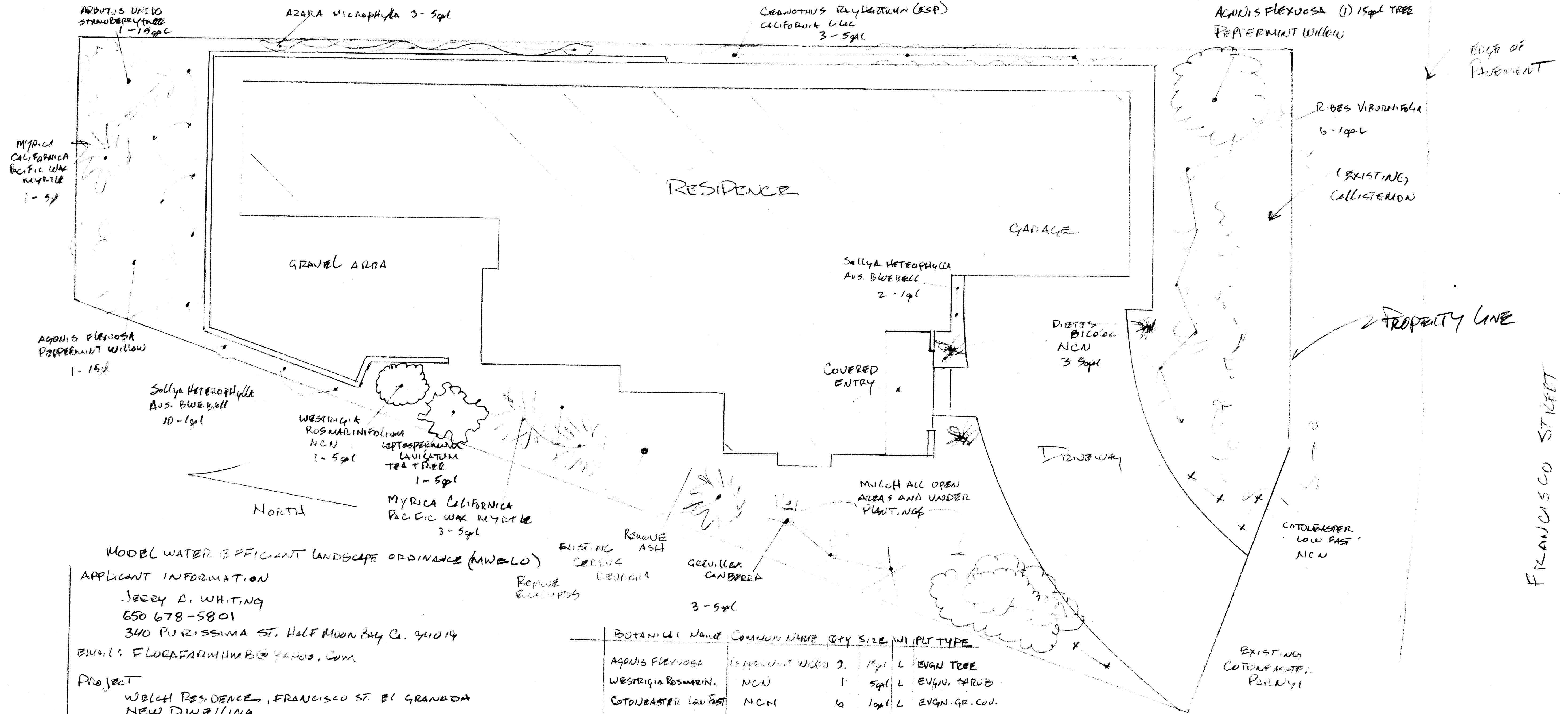
A1
 OF 0 SHEETS

LANDSCAPE PLAN

FLORA FARM
340 PURISSIMA ST.
HALF MOON BAY
CA. 94019
LIC.# 549103

PLANTING NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1000 SQ. FT. TO A DEPTH OF 6" INTO LANDSCAPE AREA.
2. A MINIMUM 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR FOOTING SPREAD COVERS



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

APPLICANT INFORMATION
JERRY A. WHITING
650 678-5801
340 PURISSIMA ST. HALF MOON BAY CA. 94019
EMAIL: FLOREAFARMHMB@YAHOO.COM

Project
WELCH RESIDENCE, FRANCISCO ST. EL GRANADA
NEW DWELLING

THIS PROJECT DOES INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2500 SQFT AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

TOTAL LANDSCAPE AREA - 1,540 SQFT
TURF AREA - NA
SPECIAL LANDSCAPE AREA - NA
WATER TYPE - POTABLE
NAME OF WATER PURVEYOR - CWD

SIGNATURE: I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO

* ALL PLANTINGS TO BE WATERED BY HAND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	W/PLT	PLT TYPE
AGONIS FLEXUOSA	PEPPERMINT WILLOW	3	15pl	L	EVGN TREE
WESTRIGIA ROSMARIN.	NCN	1	5pl	L	EVGN. SHRUB
COTONEASTER LOW PAST	NCN	6	10pl	L	EVGN. GR. COV.
CEANOTHUS RAY HATTMAN	CALIF. LILAC	3	5pl	L	EVGN. SHRUB
LEPTOSPERMUM LAEVIGATUM	TEA TREE	1	5pl	L	EVGN. SHRUB
ARBUTUS UNEDO	STRAWBERRY TREE	1	15pl	L	EVGN TREE
MYRICA CALIFORNICA	PAC. WAX MYRTLE	4	5pl	L	EVGN. SHRUB
AZARA MICROPHYLLA	BOX LEAF BAZA	3	5pl	M	EVGN. TREE
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	12	10pl	L	EVGN. GR. COV.
RIBES VIBRANTIFOLIA	EVGN. CURRANT	6	10pl	L	EVGN. GR. COV.
DIETES BICOLO	FOUNTAIN LILY	3	5pl	L	EVGN PER.
GREVILLIA CAMBERA	NCN	3	5pl	L	EVGN. SHRUB

Total plants
3 - 15pl
18 - 5pl
24 - 10pl

Welch Residence
FRANCISCO STREET
EL GRANADA, CA. 94019
AP N 047-222-290
12/15/18

POLE
POLE
POWER LINE

FRANCISCO ST.
60' WIDE

EDGE OF PAVEMENT

504.3
SEWER

BENCH MARK

EDGE OF PAVEMENT

SETBACK LINE LOCATION AS PER MAPS 29

OLD SIDEWALK

STAIRS

PATIO AREA

12" RWD

5" x 6" STUMP

CONCRETE WALKWAY

LOT OF BUSHES

15' & 16" TREES

15' & 16" TREES

15' & 16" TREES

15' & 16" TREES

15' & 16" TREES

15' & 16" TREES

15' & 16" TREES

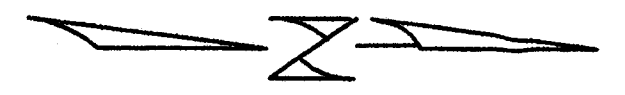
15' & 16" TREES

15' & 16" TREES

15' & 16" TREES

15' & 16" TREES

0 8 16 24



SCALE: 1" = 8'

NOTES & LEGEND:

- 1) TITLE INFORMATION WAS TAKEN FROM A PRELIMINARY REPORT PREPARED BY LAWYER'S TITLE COMPANY DATED NOVEMBER 13, 2017 WITH ORDER NUMBER 245-00470000.
- 2) ELEVATIONS SHOWN WERE BASED UPON A SET PK NAIL AND SHINER SHOWN AS "BENCH MARK" ON FRANCISCO STREET WITH AN ASSUMED ELEVATION OF 604.03 FEET.
- 3) SCALE 1" = 8'; CONTOUR INTERVAL = 1'.
- 4) ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 5) PROPERTY CORNERS TO BE SET AT A LATER DATE PRIOR TO CONSTRUCTION. A CORNER RECORD WILL BE PREPARED AND SUBMITTED AT THAT TIME.
- 6) NOT ALL TREES WERE LOCATED BY THIS SURVEY.
- (A) INDICATES DATA TAKEN FROM 6 MAPS 29

ADJACENT HOUSE

LOT 14

(S12°29'54"W)A
(146.36)A
146.33
S12°36'38"W

PROPERTY LINE

APN 047-222-290-008.7

LOT 15
BLOCK 30
6 MAPS 29
LOT AREA = 8530 SQ. FT +/-

(150)A
149.05
S7°14'00"E
(N7°21'18"W)A

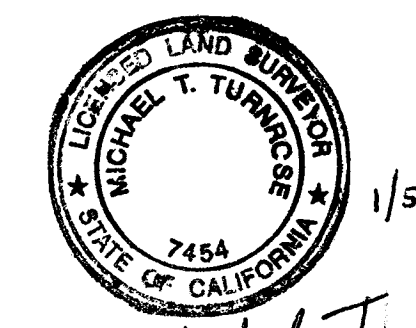
PROPERTY LINE

ADJACENT HOUSE

LOT 16

LOT 17

BOUNDARY & TOPOGRAPHIC MAP
OF LOT 15 IN BLOCK 30 AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 6 OF MAPS AT PAGE 29 BEING MORE COMMONLY KNOWN AS ASSESSORS PARCEL NUMBER 047-222-290, SAN MATEO COUNTY RECORDS, CALIFORNIA.



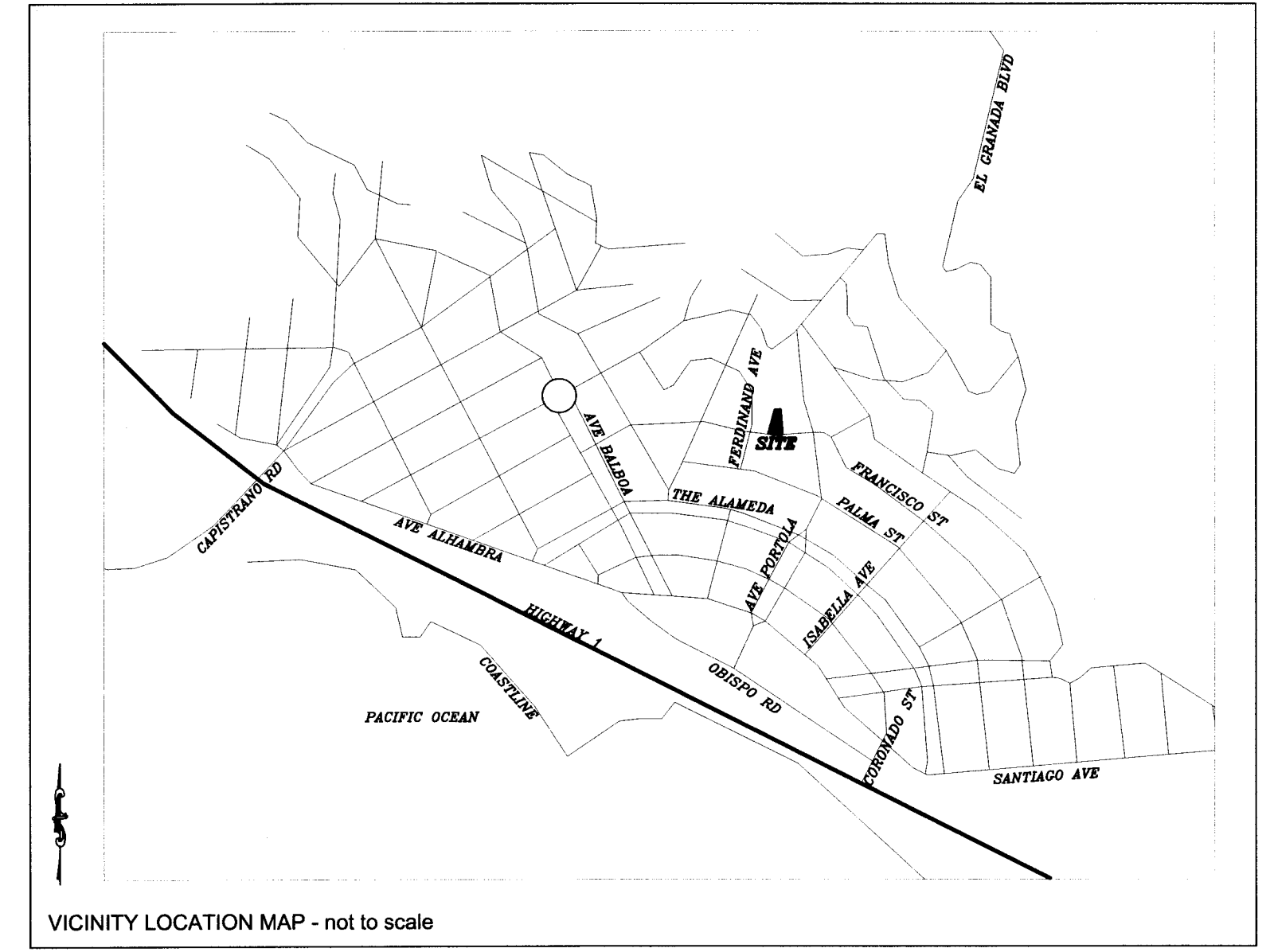
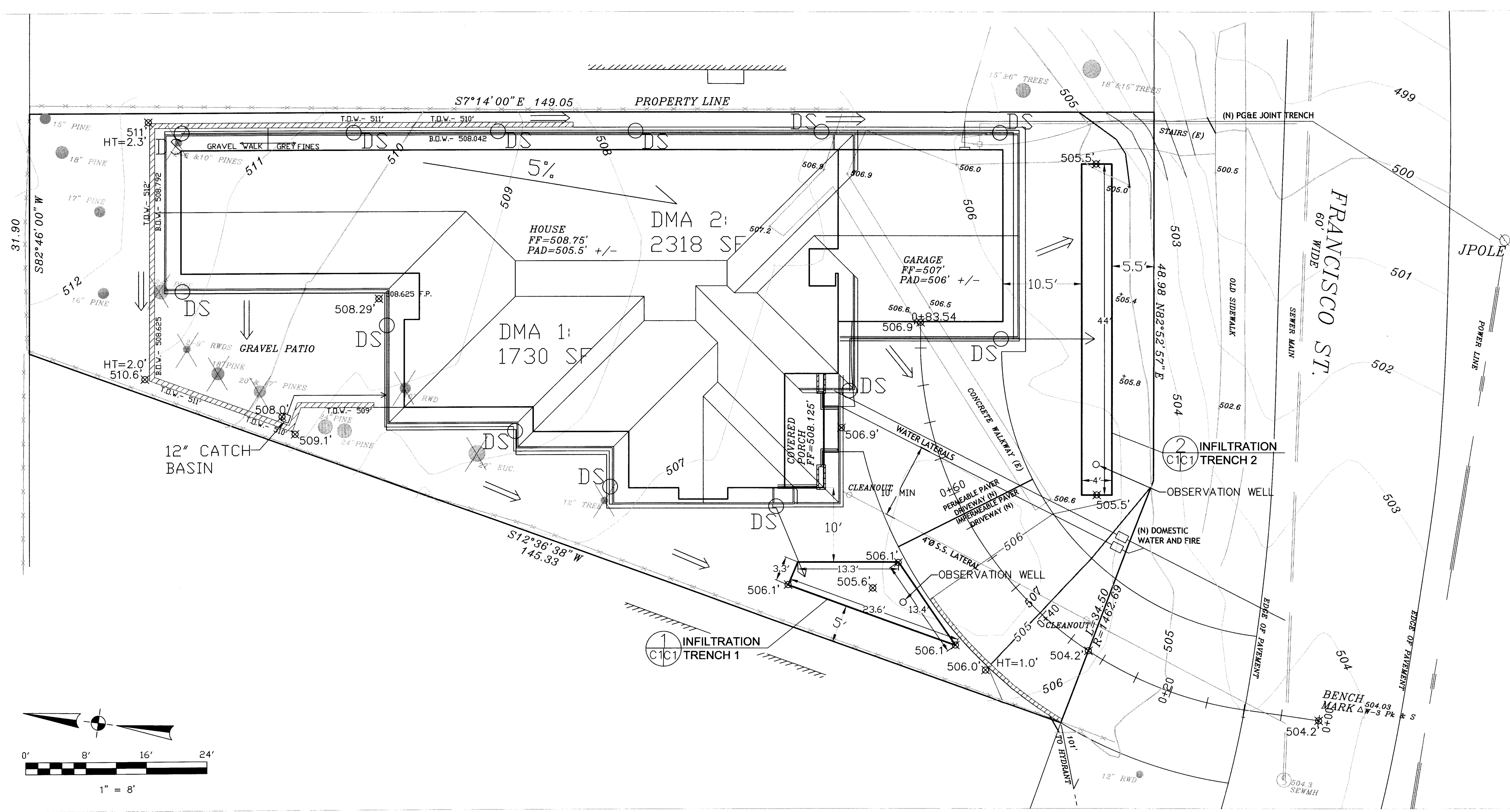
Michael T. Turnrose

--FOR--
DAVE WELCH
50 EDGEWOOD ROAD
REDWOOD CITY, CA 94062
650.867.4327

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 8' DATE OF SURVEY: DEC. 2017

TURNROSE LAND SURVEYING
125 EAST MAIN ST. - SUITE 4
RIPON, CA 95366
209.599.5100
BAY AREA 650.324.3316

JOB NO. 17-30



TRAFFIC CONTROL NOTES

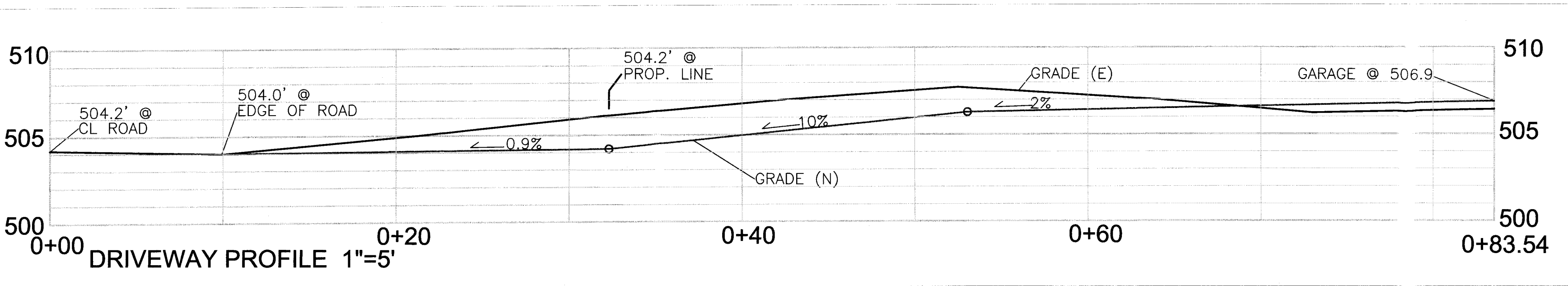
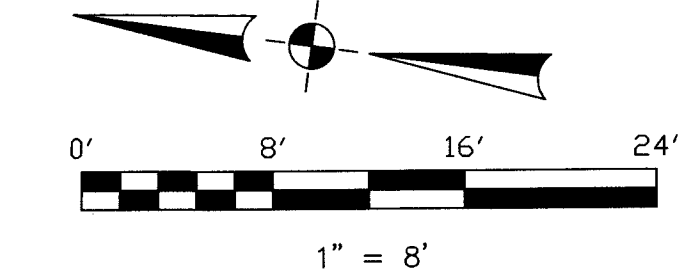
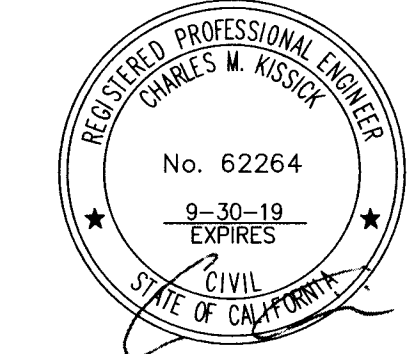
1. CONTRACTOR AND WORKERS SHALL PARK IN DRIVEWAY.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS.

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



LEGEND

- 1' CONTOUR (E)
- 5' CONTOUR (E)
- PROPOSED CONTOUR
- 506.9 PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL (MAX HT = 2.3')
- DS DOWNSPOUT
- 4' MIN SOLID DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: DAVE WELCH, OWNER
2. TOPOGRAPHY BY OTHERS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE ON VACANT LOT
6. AVERAGE SITE SLOPE: 5% AT HOUSE LOCATION

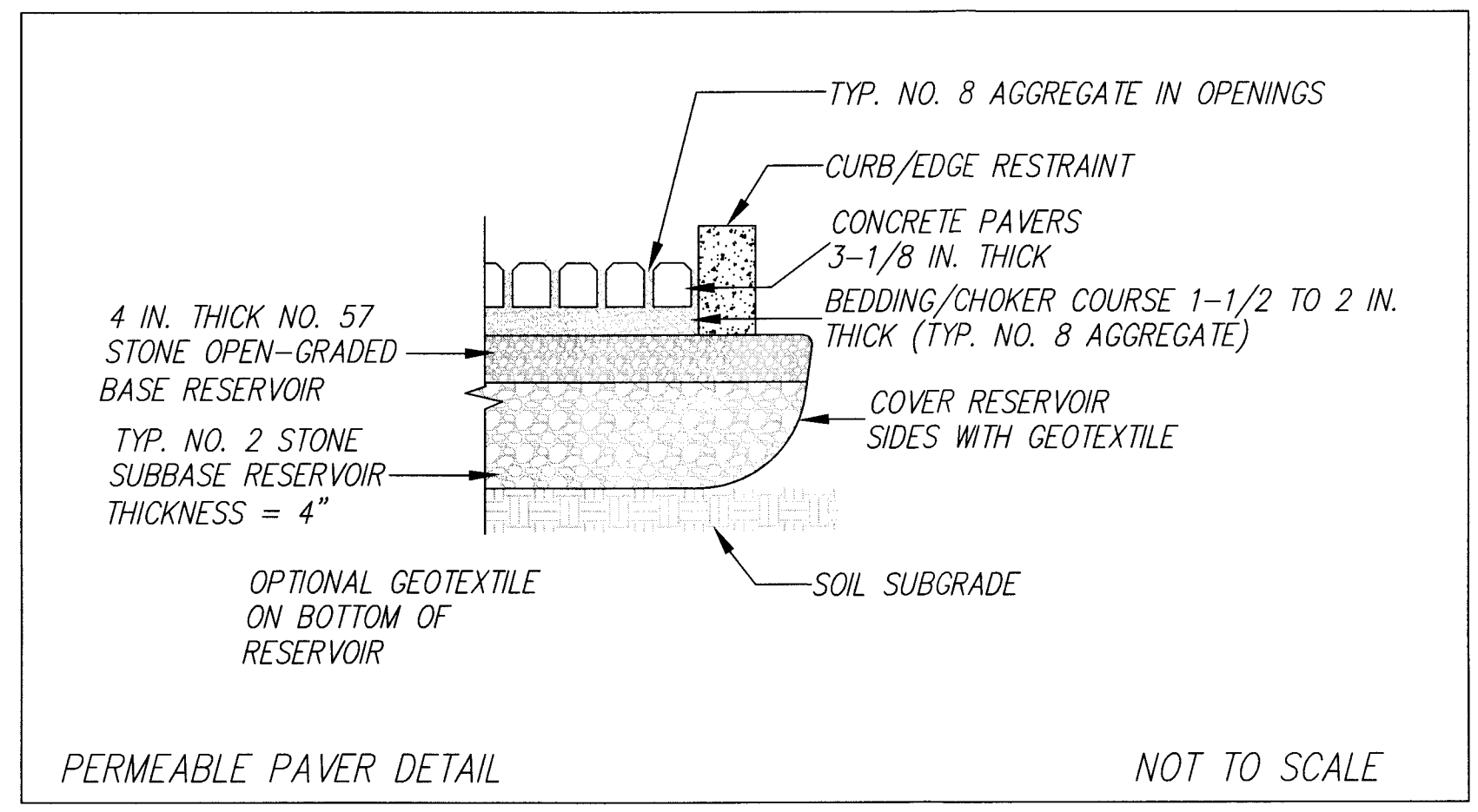
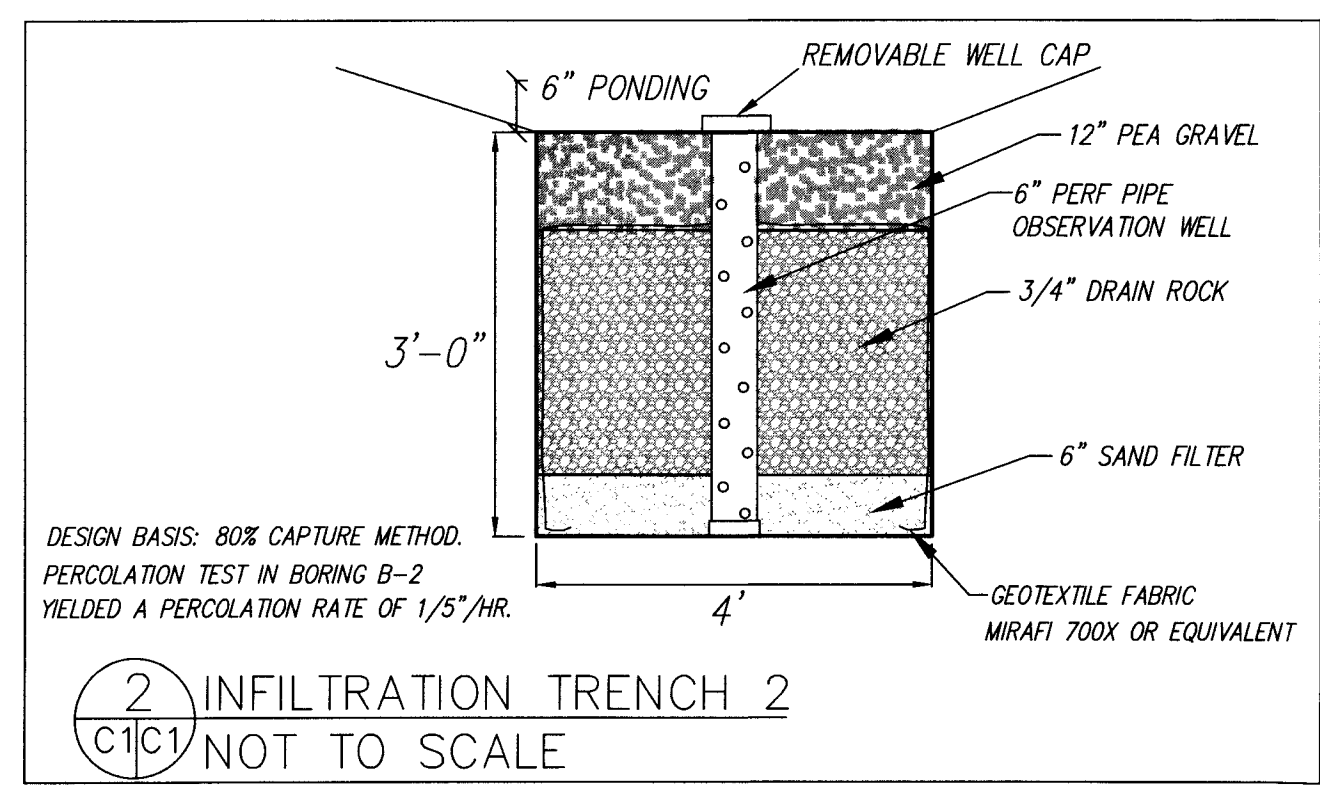
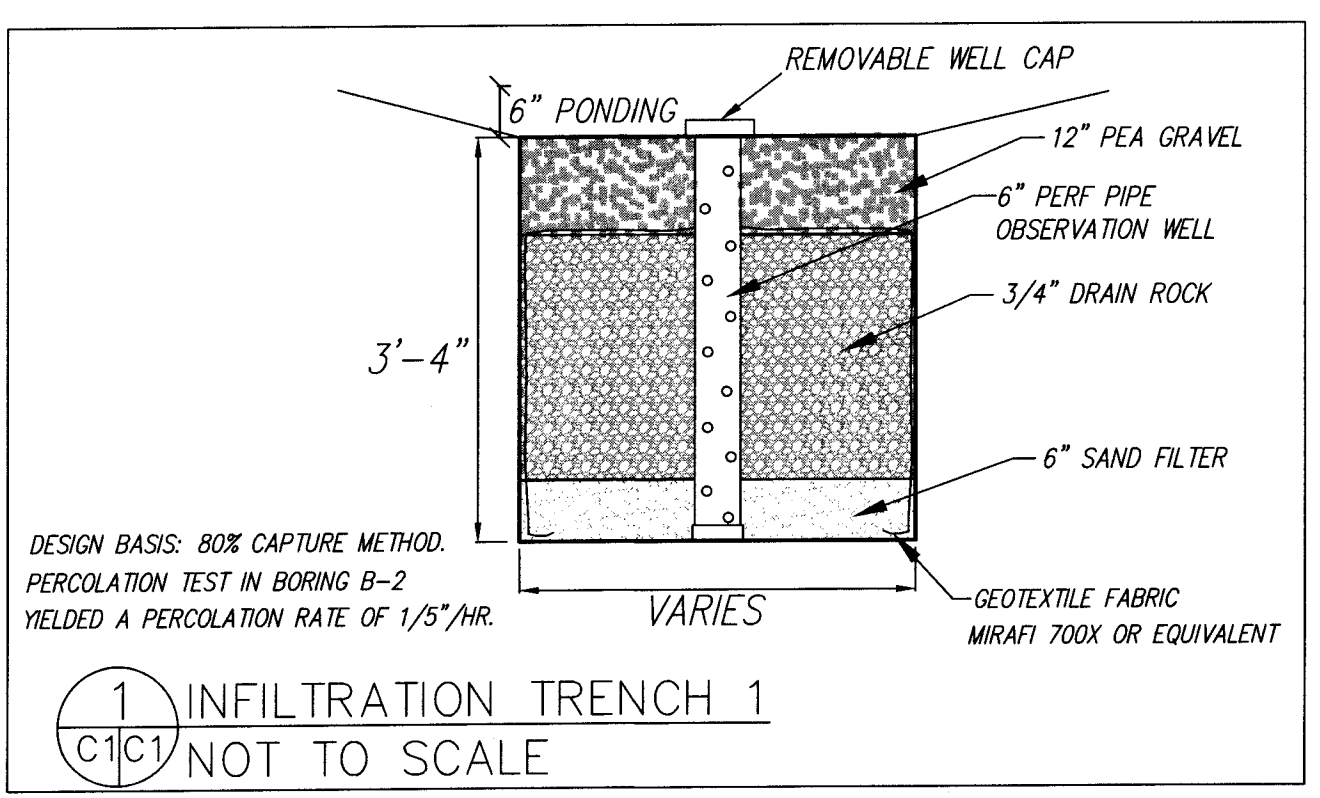
GRADING NOTES

CUT VOLUME: 230 CY (FOR FOUNDATION, DRIVEWAY)
FILL VOLUME: 10 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

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.
2. ALL ROOF DRAIN LINES SHALL LEAD TO EITHER OF TWO DETENTION BASINS SHOWN. DIAMETERS OF DETENTION BASINS ARE EITHER 12" OR 18", AS INDICATED IN PLAN VIEW.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. AREAS OF PERVIOUS GROUND SHALL SLOPE AWAY FROM BUILDING A 5% WITHIN 10 FEET OF BUILDING, WHERE SPACE PERMITS.



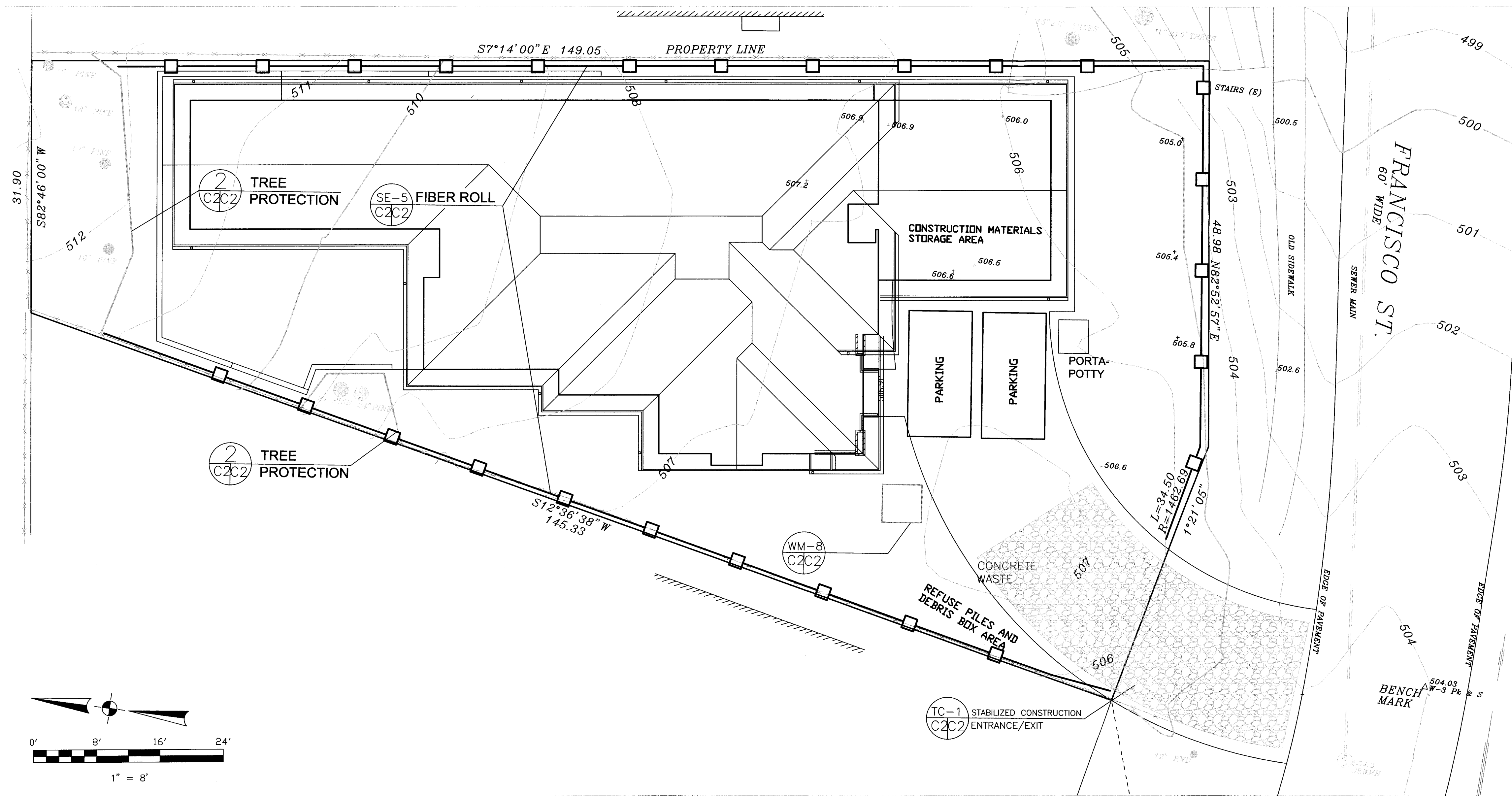
Sigma Prime Geosciences, Inc.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3580
FAX 728-3593

WELCH PROPERTY
FRANCISCO STREET
EL GRANADA, CA
APN 047-222-290

DATE: 8-16-18
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 12-11-18
REV. DATE:
REV. DATE:

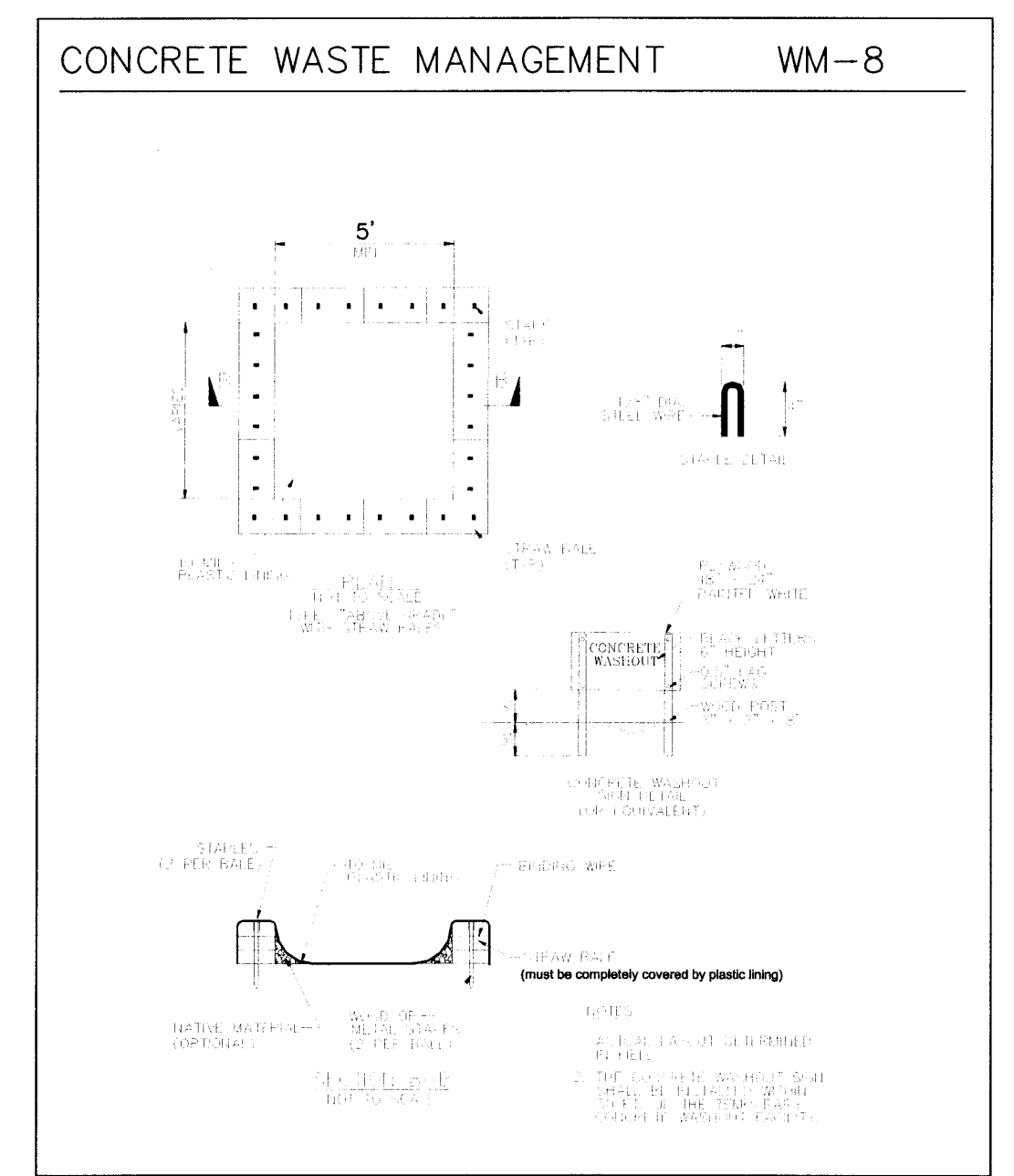
GRADING AND DRAINAGE PLAN

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- 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
- The tree protection shall be in place before any grading, excavating or grubbing is started.



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: DAVE WELCH

TITLE/QUALIFICATION: OWNER

PHONE: 650-867-4327

PHONE:

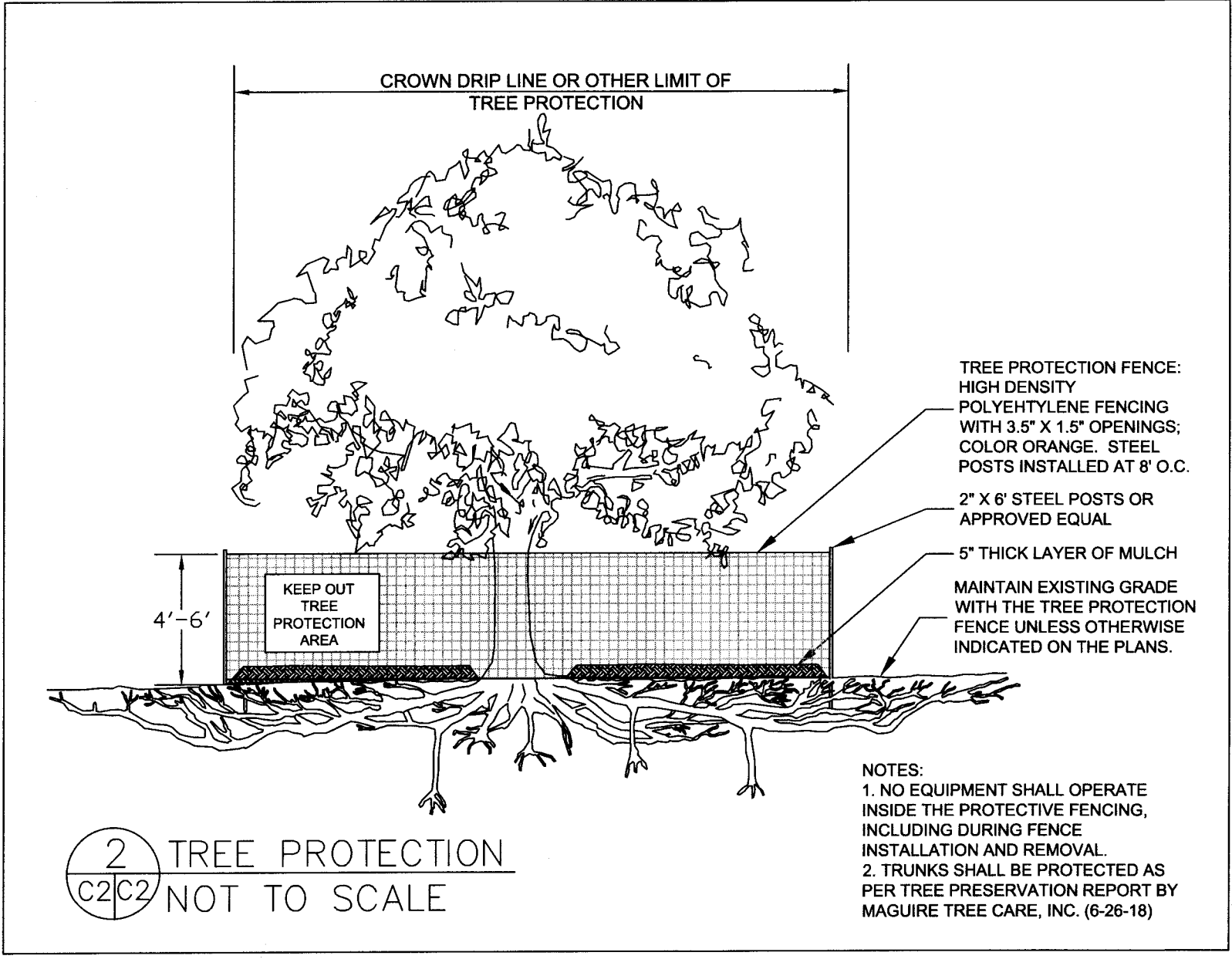
E-MAIL: WELCHDAVIDD@GMAIL.COM

EROSION CONTROL NOTES

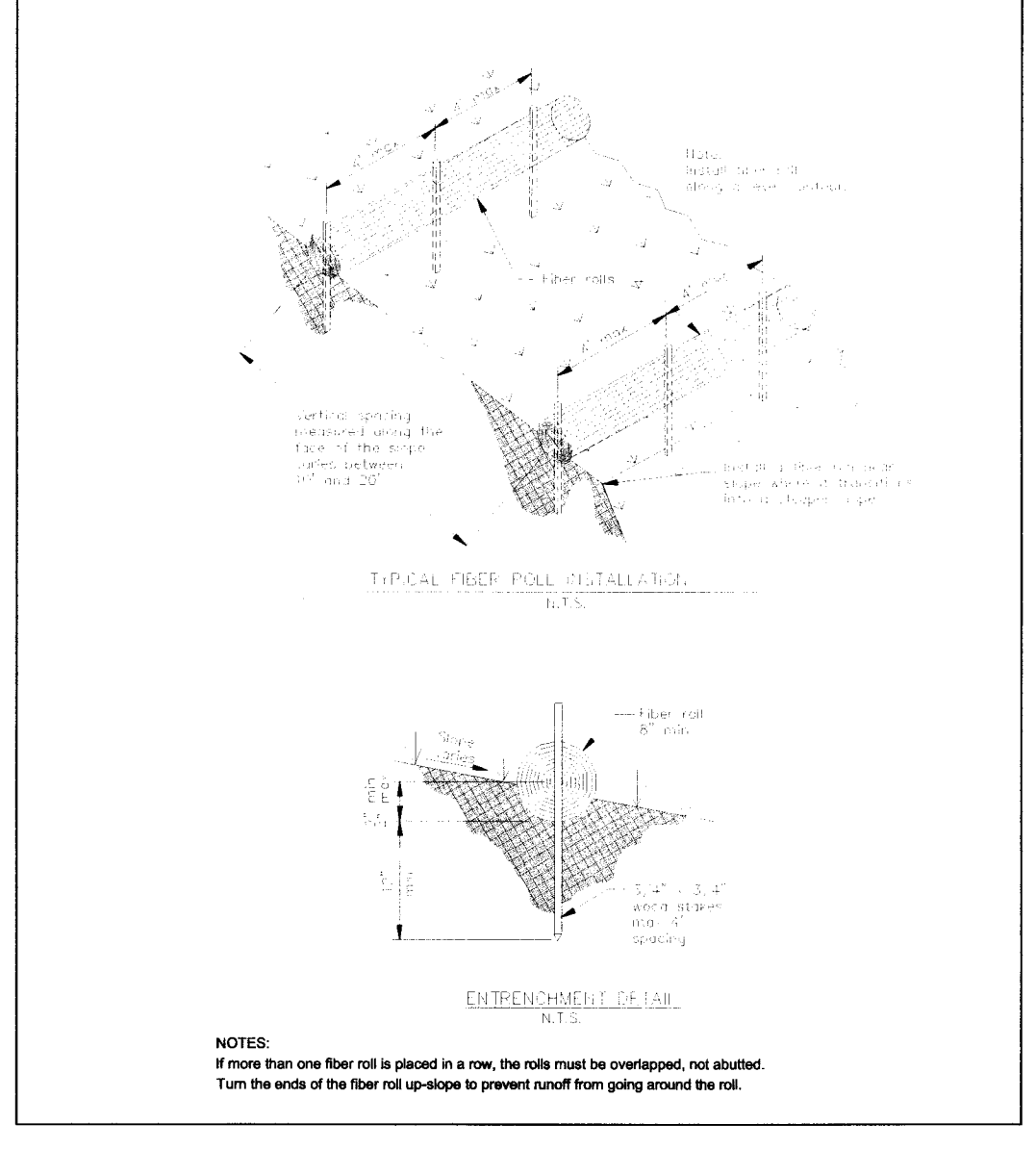
- FIBER ROLL**
INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL SE-5
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 16 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

TREE PROTECTION NOTES

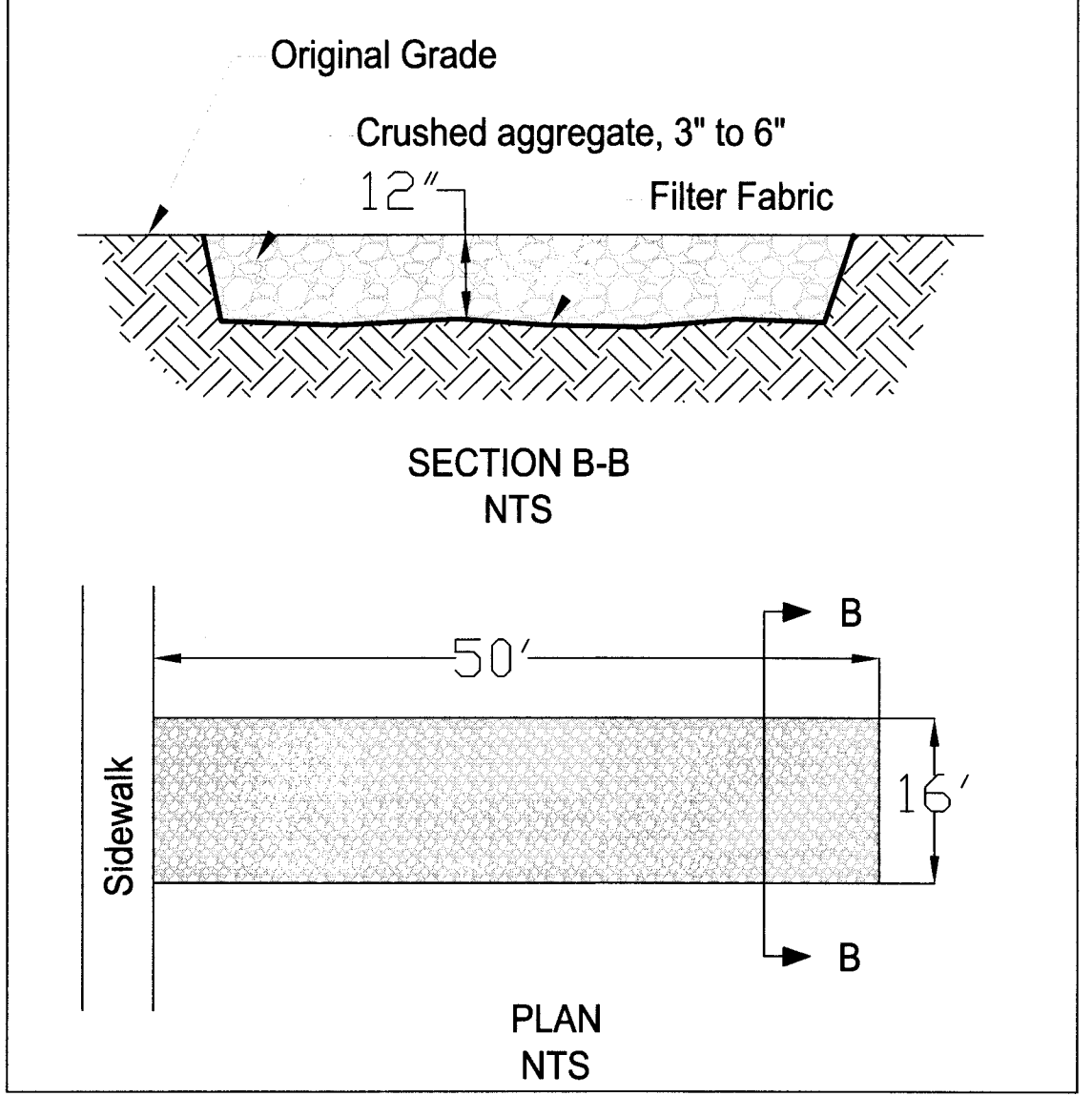
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN

WELCH PROPERTY
FRANCISCO STREET
EL GRANADA, CA
APN 047-222-290

SHEET
C-2

DATE: 9-16-18
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
532 F. MCNEIL AVENUE
EL MONTE, CA 91731
(650) 728-3850
FAX 728-3883

REVISIONS	BY

Professional Members of

A I
B I D

DESIGN STUDIO
RESIDENTIAL BUILDING DESIGN PARTNERS

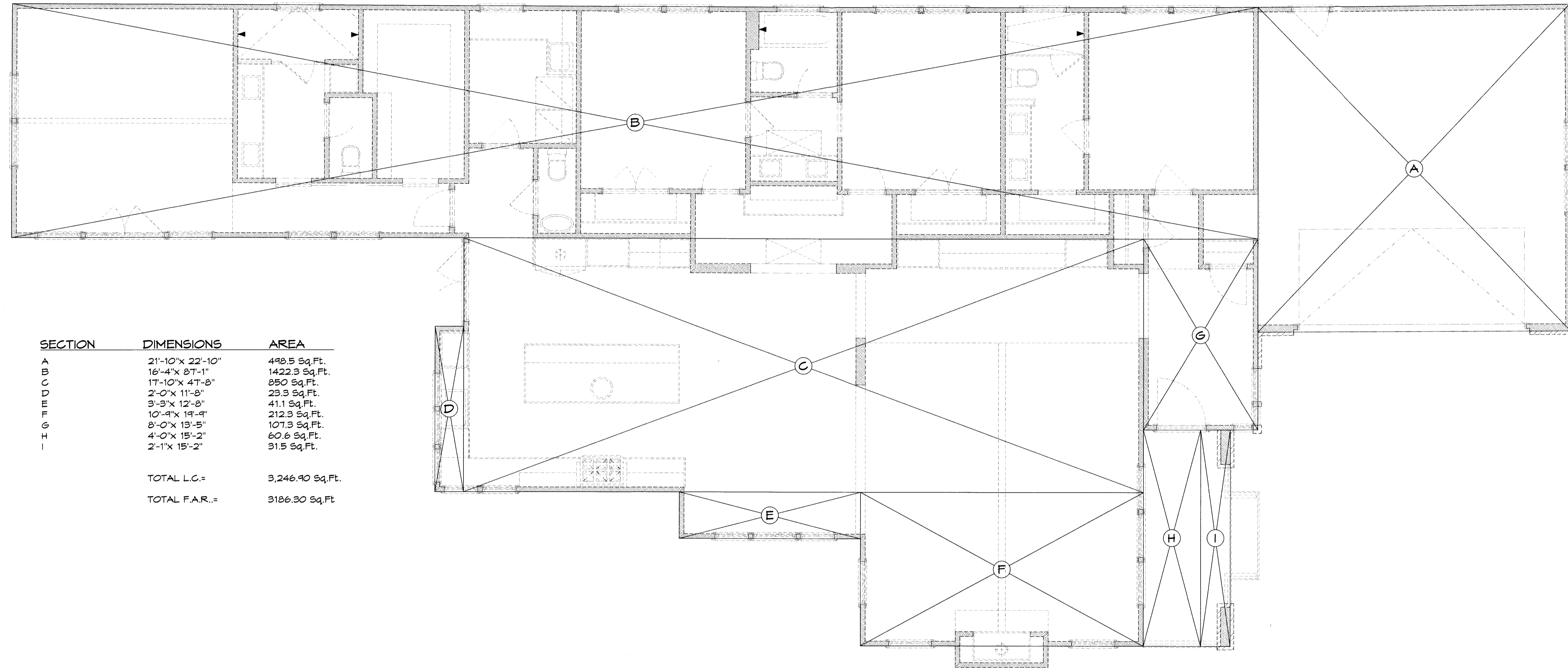
120 El Camino Real
San Mateo, CA 94401
Tel: 650.464.0801
e: san@dsdesigns.com

WELCH RESIDENCE
NON-SITUS, FRANCISCO STREET
EL GRANADA, CALIF. 94019
A.P. NO. 47-222-290

PROPOSED L.C./
F.A.R. DIAGRAM

DRAWN	DE/RC
CHECKED	DB
DATE	1.24.19
SCALE	1/4"=1'-0"
JOB NO.	17-106
SHEET	

A2
OF 0 SHEETS

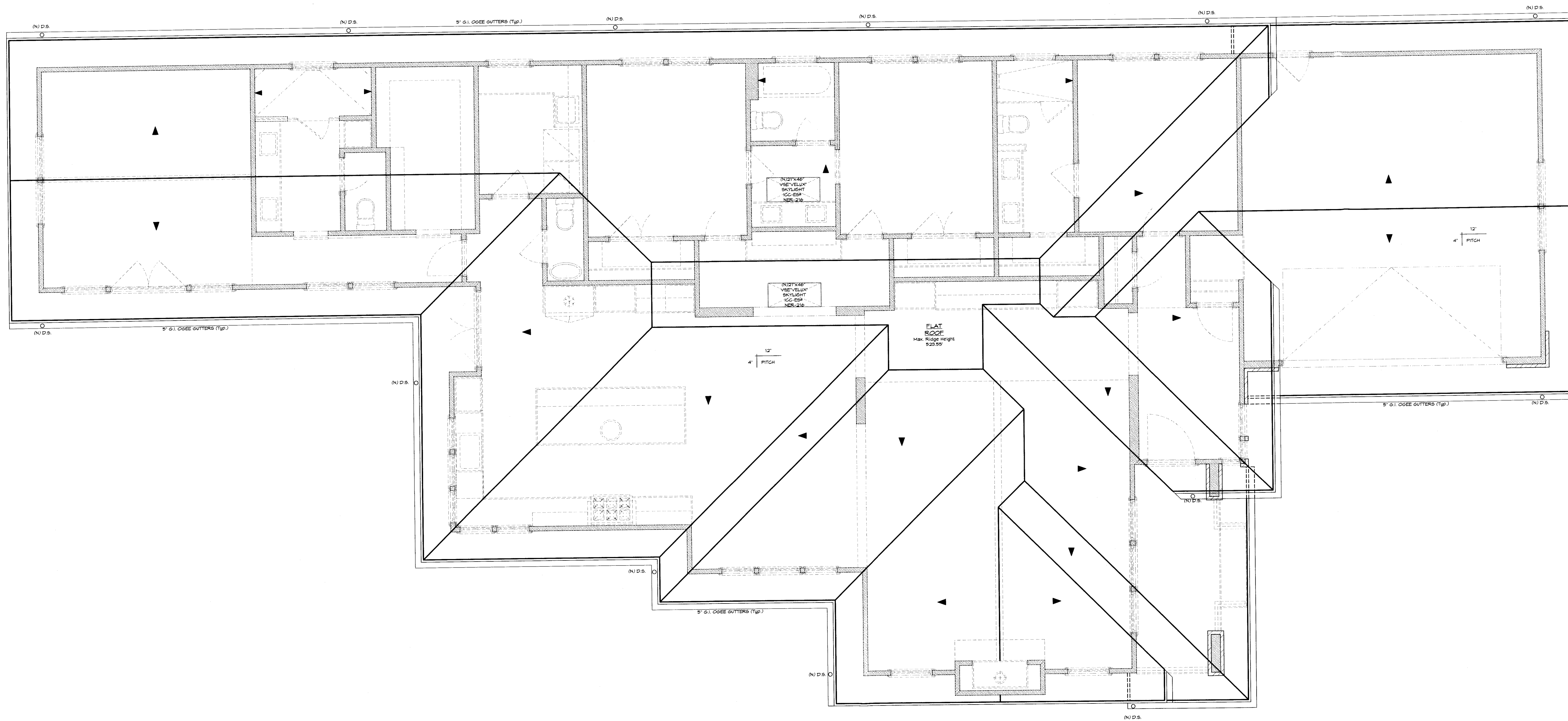


SECTION	DIMENSIONS	AREA
A	21'-10" x 22'-10"	498.5 Sq.Ft.
B	16'-4" x 87'-1"	1422.3 Sq.Ft.
C	17'-10" x 47'-8"	850 Sq.Ft.
D	2'-0" x 11'-8"	23.3 Sq.Ft.
E	3'-3" x 12'-8"	41.1 Sq.Ft.
F	10'-4" x 19'-4"	212.3 Sq.Ft.
G	8'-0" x 13'-5"	107.3 Sq.Ft.
H	4'-0" x 15'-2"	60.6 Sq.Ft.
I	2'-1" x 15'-2"	31.5 Sq.Ft.

TOTAL L.C. = 3,246.90 Sq.Ft.
TOTAL F.A.R. = 3186.30 Sq.Ft.

PROPOSED L.C./F.A.R. DIAGRAM

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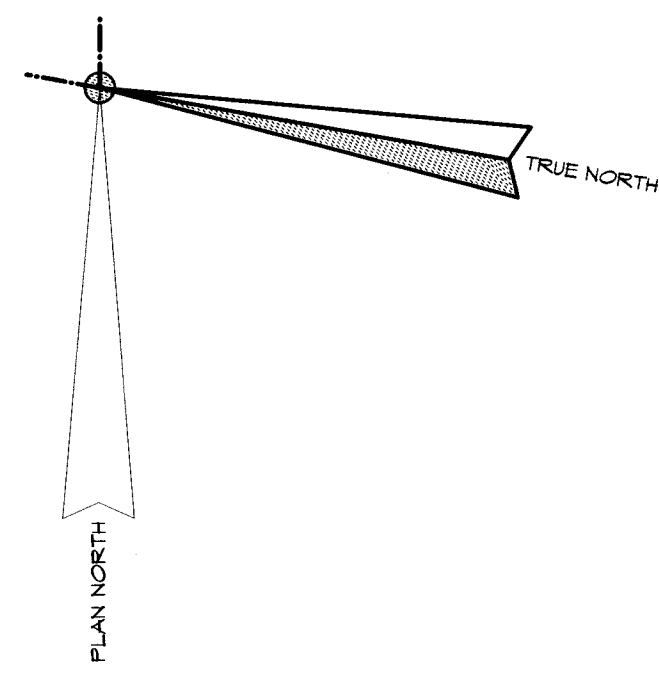
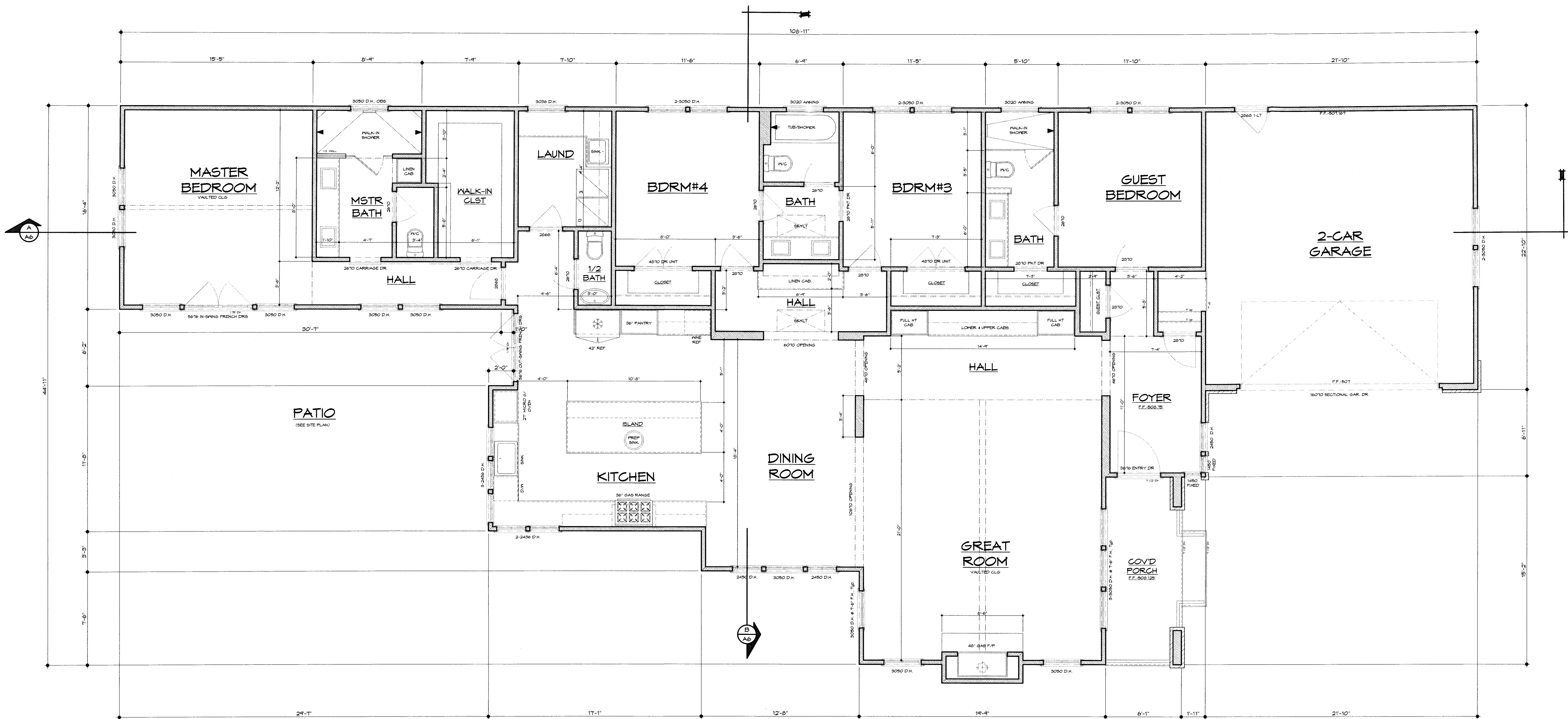
WELCH RESIDENCE
NON-SITUS, FRANCISCO STREET
EL GRANADA, CALIF. 94019
A.P.N.047-222-290

-ROOF PLAN

DRAWN	DB/RC
CHECKED	DB
DATE	1.24.19
SCALE	1/4"=1'-0"
JOB NO	17-106
SHEET	

A3

OF 0 SHEETS



PROPOSED FLOOR PLAN

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 120 El Camino Real
 San Mateo, CA 94401
 Tel: 650.464.0800
 Fax: 650.464.0801
 E: dan@dsdesigns.com

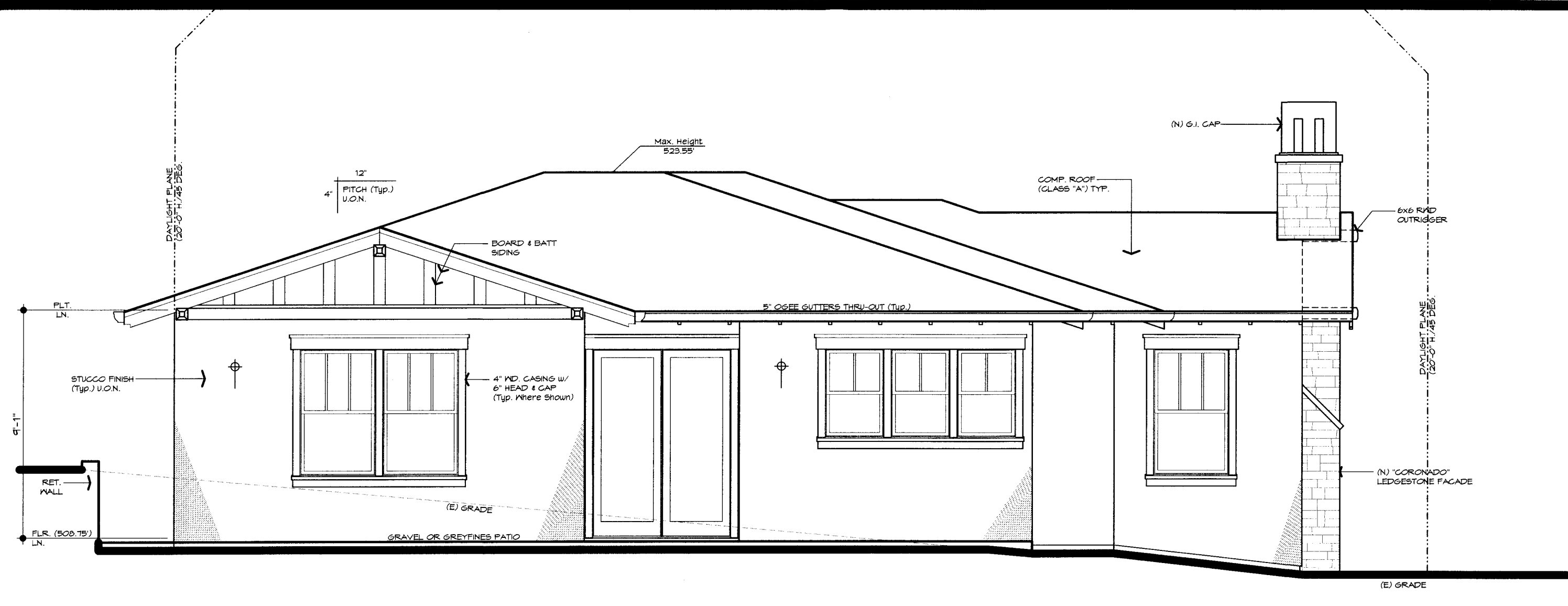
WELCH RESIDENCE
 NON-SITUS, FRANCISCO STREET
 EL GRANADA, CALIF. 94019
 A.P. NO. 47-222-290

PROPOSED FLOOR PLAN

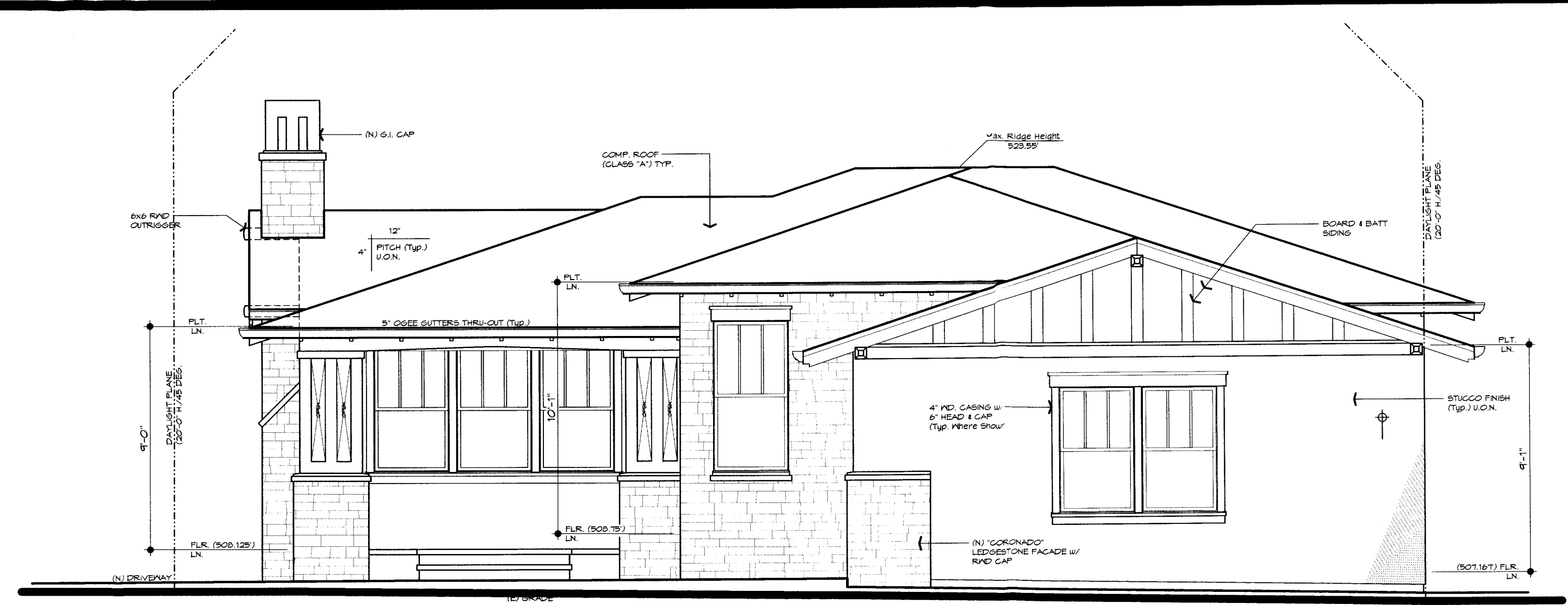
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CHECKED	DB
DATE	1.24.19
SCALE	1/4"=1'-0"
JOB NO.	17-106
SHEET	

A4
 OF 0 SHEETS

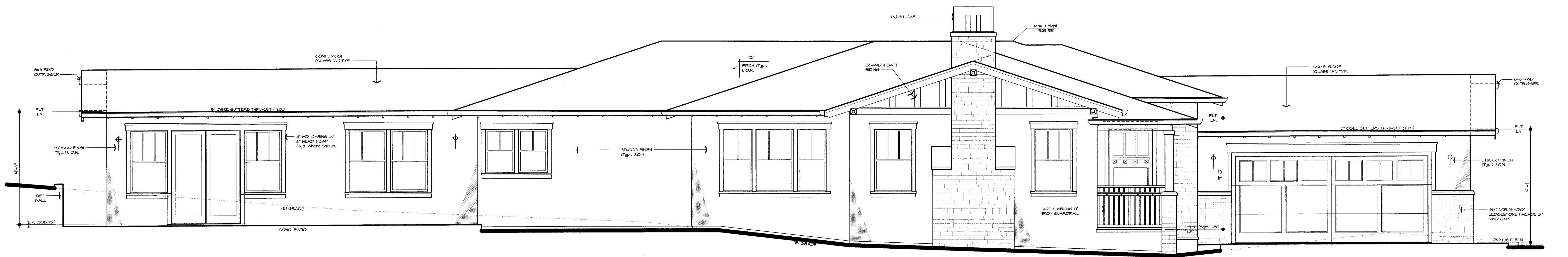
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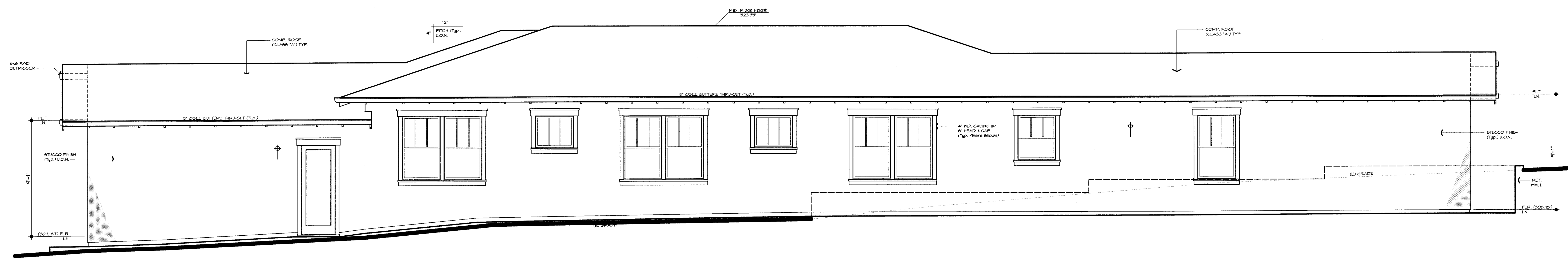
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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PROPOSED EXTERIOR ELEVATIONS

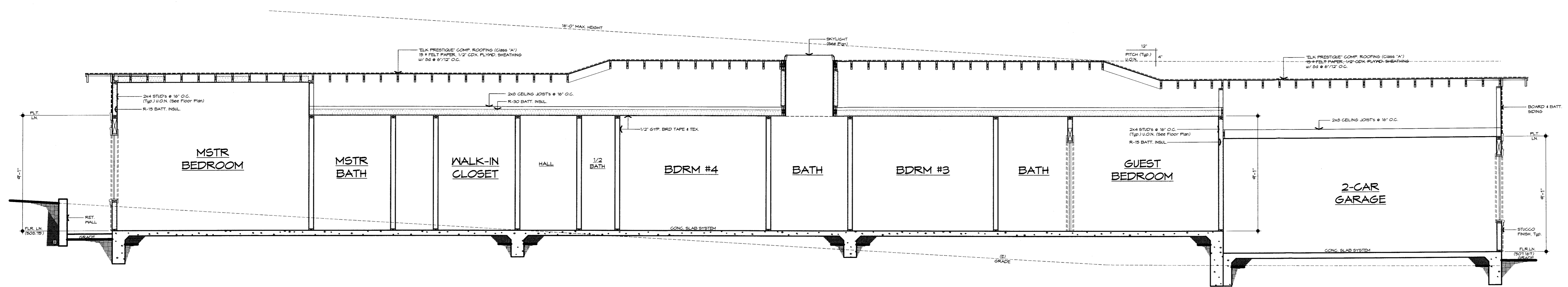
DRAWN	DB/RC
CHECKED	DB
DATE	1.24.19
SCALE	1/4"=1'-0"
JOB NO.	17-106
SHEET	

A5
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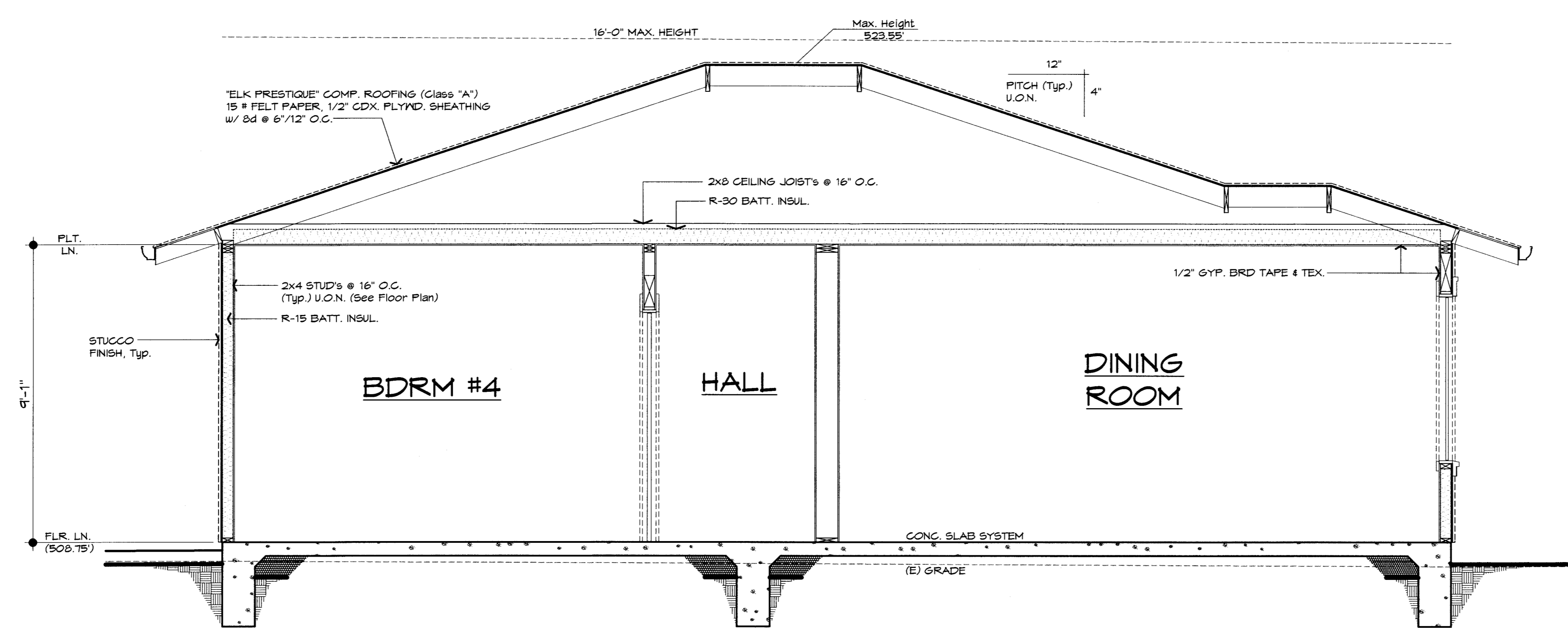
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SECTION "A-A"

1/4" = 1'-0"



SECTION "B-B"

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-SECTIONS "A-A" & "B-B"

DRAWN	DB/RC
CHECKED	DB
DATE	1.24.19
SCALE	3/8"=1'-0"
JOB NO.	17-106
SHEET	

A6
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