

# Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
www.ca.sanmateo.ca.us/planning

PLN: 2016-00467

BLD:

Applicant: ROCHA & SON CONSTRUCTION (GREG ROCHA)

Mailing Address: PO BOX 1202

EL GRANADA, CA 94018

Zip: 94018

(c) Phone, W: (650) 743-0808

#Office- 650-712-8181

E-mail Address: GREG@ROCHASON.COM

FAX:

Name of Owner (1): EUGENE & LISA MARSH

Name of Owner (2):

Mailing Address: 147 SONORA AVENUE

Mailing Address:

EL GRANADA, CA

Zip: 94019

Zip:

Phone, W:

Phone, W:

H:

H:

E-mail Address: EPMARSH59@GMAIL.COM

E-mail Address:

Project Location (address):

147 SONORA AVENUE

EL GRANADA, CA 94019

Zoning: S-17

Assessor's Parcel Numbers: — —

047-121-070 — —

Parcel/lot size: 6,250

SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank)

PARTIAL 2ND STORY ADDITION TO INCLUDE (N) FAMILY ROOM, & MASTER SUITE, AND RELOCATION OF (E) BEDROOM & LAUNDRY. NO SITE WORK IS PROPOSED.

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Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

THE EXISTING PARCEL IS QUITE FLAT - THE FRONT (APPROX. 2') FROM THE STREET, BUT THERE IS LESS THAN CHANGE THROUGHOUT THE REST OF THE PROPERTY. THERE ARE NO UNIQUE BIOLOGICAL OR GEOLOGICAL ASPECTS OF THE PROPERTY.

Describe Existing Structures and/or Development:

AN EXISTING SINGLE STORY HOME OF 1,224 SF W/ ATTACHED 393 SF GARAGE OCCUPIES THE SITE. A WELL IS LOCATED APPROX. 35' BEHIND THE HOUSE (FOR LANDSCAPE USE ONLY).

We 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 our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:

Lisa Marsh

Owner's signature:

Applicant's signature:

RM

10-24-16

# 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 2016-00467

Other Permit #: \_\_\_\_\_

### Applicant:

Name: ~~ROCHA~~ ROCHA & SON CONSTRUCTION

Address: PO BOX 1202

EL GRAPADA, CA Zip: 94018

Cell Phone: (650) 743-0808 H: office 650-712-8181

Email: GREG@ROCHASON.COM

### Owner (if different from Applicant):

Name: EOGERE & LISA MARSH

Address: 147 SONORA AVENUE

EL GRAPADA, CA Zip: 94019

Phone, W: \_\_\_\_\_ H: \_\_\_\_\_

Email: EPMARSH59@GMAIL.COM

### Architect or Designer (if different from Applicant):

Name: BRIAN BRINKMAN

Address: 648 NAVARRE DRIVE PACIFICA, CA Zip: 94044

Phone, W: (650) 922-7993 H: \_\_\_\_\_

Email: BRINKMANDESIGN@GMAIL.COM

### Project location:

APN: 047-121-070

Address: 147 SONORA AVENUE

Zip: 94019

Zoning: F-1.5-17/DL

Parcel/lot size: 6,250 sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe):

EXISTING 1,224 SF SINGLE STORY HOME W/ 2-CAR ATTACHED GARAGE

### Project:

- New Single Family Residence: \_\_\_\_\_ sq. ft.
- Addition to Residence: 984 sq. ft.
- Other: \_\_\_\_\_

### Describe Project:

PARTIAL 2ND STORY ADDITION TO EXISTING SINGLE STORY, SINGLE FAMILY HOME

### 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

San Mateo County  
Planning and Building Department

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**EXTERIOR FINISHES FOR HOUSES, BUILDINGS OR STRUCTURES**

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	<u>HARDIE PLANK LAP / HARDIE SHINGLE</u>	<u>BENT. MOORE CW-665 'POWELL GREY'</u>	<input type="checkbox"/>
b. Trim	<u>REDWOOD</u>	<u>BENT. MOORE OC-123 'BAVARIAN CREAM'</u>	<input type="checkbox"/>
c. Windows	<u>MILGARD VINYL</u>	<u>WHITE</u>	<input type="checkbox"/>
d. Doors	<u>FIBERGLASS</u>	<u>WHITE (SLIDING GLASS DOORS)</u>	<input type="checkbox"/>
e. Roof	<u>ASPHALT COMP. SHINGLES</u>	<u>BENT. MOORE AF-295 'PO. PEGRAMATE' (FRONT DOOR)</u>	<input type="checkbox"/>
f. Chimneys	<u>HARDIE PLANK LAP</u>	<u>'SLATE'</u>	<input type="checkbox"/>
g. Decks & railings	<u>N/A</u>	<u>BENT. MOORE CW-665 'POWELL GREY'</u>	<input type="checkbox"/>
h. Stairs	<u>N/A</u>	<u>-</u>	<input type="checkbox"/>
i. Retaining walls	<u>N/A</u>	<u>-</u>	<input type="checkbox"/>
j. Fences	<u>REDWOOD</u>	<u>-</u>	<input checked="" type="checkbox"/>
k. Accessory buildings	<u>N/A</u>	<u>-</u>	<input type="checkbox"/>
l. Garage/Carport	<u>SAME AS HOUSE</u>	<u>-</u>	<input type="checkbox"/>


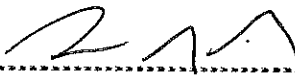
**APPLICANT'S STATEMENT**

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).

**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: \_\_\_\_\_

10/6/2014
10-25-16
  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_

# Environmental Information Disclosure Form

Planning and Building Department

PLN 206-00467

BLD \_\_\_\_\_

Project Address: 147 SONORA AVENUE  
EL GRANADA, CA 94019

Assessor's Parcel No.: 047 - 121 - 070

Zoning District: S-17

Name of Owner: EUGENE & LISA MARSH

Address: 147 SONORA AVENUE

Phone: \_\_\_\_\_

Name of Applicant: ROCHA & SON CONSTRUCTION (GREG ROCHA)

Address: PO BOX 1202 EL GRANADA, CA 94018

(650-712-818) Phone: (650) 943-0808

## Existing Site Conditions

Parcel size: 6,250 SF

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). THE EXISTING PARCEL IS FLAT (APPROX. 2% OVERALL CROSS SLOPE)  
WITH AND EXISTING 1,224 SF HOME AND ATTACHED 393 SF GARAGE OCCUPYING IT.  
A LANDSCAPE USE WELL SITS APPROX. 35' BEHIND THE HOUSE.

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

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

Please explain all "Yes" answers:

THE PROPOSED 2ND STORY IS APPROX. 80% OF THE FLOOR AREA OF THE EXISTING HOME

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San Mateo County  
Planning and Building Department

Signature required on reverse →

## 2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

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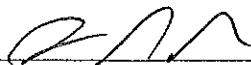
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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></p> <p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>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) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

## 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:

10-29-16

(Applicant may sign)

# Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2016-00467  
Permit #: BLD \_\_\_\_\_

Permanent Record  
Microfilming Required

## 1. Basic Information

### Owner

Name: EUGENE & LISA MARSH

Address: 147 SOMORA AVENUE  
EL GRANADA, CA

Zip: 94019

Phone: (415) 208-891-6393 H: 9

Email Address: EPMARSH59@GMAIL.COM

### Applicant

Name: ROCHA & SON CONSTRUCTION

Address: PO BOX 1202

EL GRANADA, CA

Zip: 94018

Phone, W: (650) 743-0808 Office - 650-712-8181

Email Address: GREG@ROCHASON.COM

## 2. Project Information

### Project Description:

PARTIAL 2ND STORY ADDITION TO  
EXISTING SINGLE STORY, SINGLE  
FAMILY HOME

### Assessor's Parcel Number(s):

047 - 121 - 070

### Existing water source:

Utility connection \_\_\_\_\_

Well \_\_\_\_\_

### Proposed water source:

Utility connection \_\_\_\_\_

Well \_\_\_\_\_

Staking of well location and property lines are required.

- Provide site plan depicting location of all utilities
- 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.

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## 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.

Lisa Marsh 10/6/2016  
Owner Date

[Signature] 10-27-16  
Applicant 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.]

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October 21, 2016

County of San Mateo  
Planning Department

San Mateo County  
Planning and Building Department

RE: Statement regarding conformance with Design Review Guidelines for  
147 Sonora Avenue  
El Granada, CA 94019

The existing home at 147 Sonora Avenue in El Granada is a single story home with an open kitchen/dining/living room area, and 3 smaller bedrooms / 2 smaller bathrooms. The goal of the proposed project is to add a 2<sup>nd</sup> story with a second common living area (i.e. a family room) that captures ocean views around the building to the rear of the home, adds a larger master suite, results in an addition of 1 bedroom overall, and relocates the existing laundry out of the kitchen. The project we have submitted achieves these desires, while conforming to the guidelines set forth in Section 6565.20 ("Standards for Design for One-Family and Two-Family Residential Development in the MidCoast").

Conformity to each of the guidelines found within the said "Standards" is as follows:

Item 1 refers to Site Planning and location, privacy aspects, and views. As this is an addition to an existing home with no proposed footprint expansion, the location aspect is not applicable to the proposed project. The only adjacent property with potential privacy issues lies to the south (next door on Sonora Avenue). Few windows have been placed on this side of the proposed addition to maintain privacy between the two homes. Additionally, the 2<sup>nd</sup> story addition on the adjacent home is to the front of the property (over the garage), while the addition we have proposed sets the addition back from the garage, which provides an additional measure to ensure privacy.

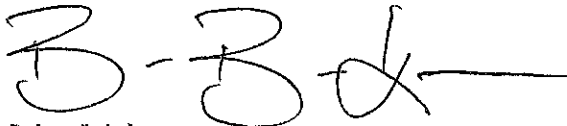
Item 2 refers to massing, articulation, architectural style, and facades. The existing home has very little articulation. There is a single gable roof over the home, with a single gable over the garage and front walkway projecting from it. The proposed 2<sup>nd</sup> story addition integrates the same roof types, while adding variation and additional aesthetic interest to the façade of the home. As described in the "Standards", existing window styles / shapes, roof pitches, eaves, etc. have been incorporated into the addition, to maintain a cohesive architectural style. There are various 2-story homes in the immediate neighborhood; some smaller additions and some that are 2 full stories for most or the home's entire footprint. The proposed home falls well within similar massing/scale factors found within the

PLN2016-00467

immediate neighborhood. Additionally, the proposed new color scheme fits the neighborhood, and is similar (but not an exact replication) to nearby homes.

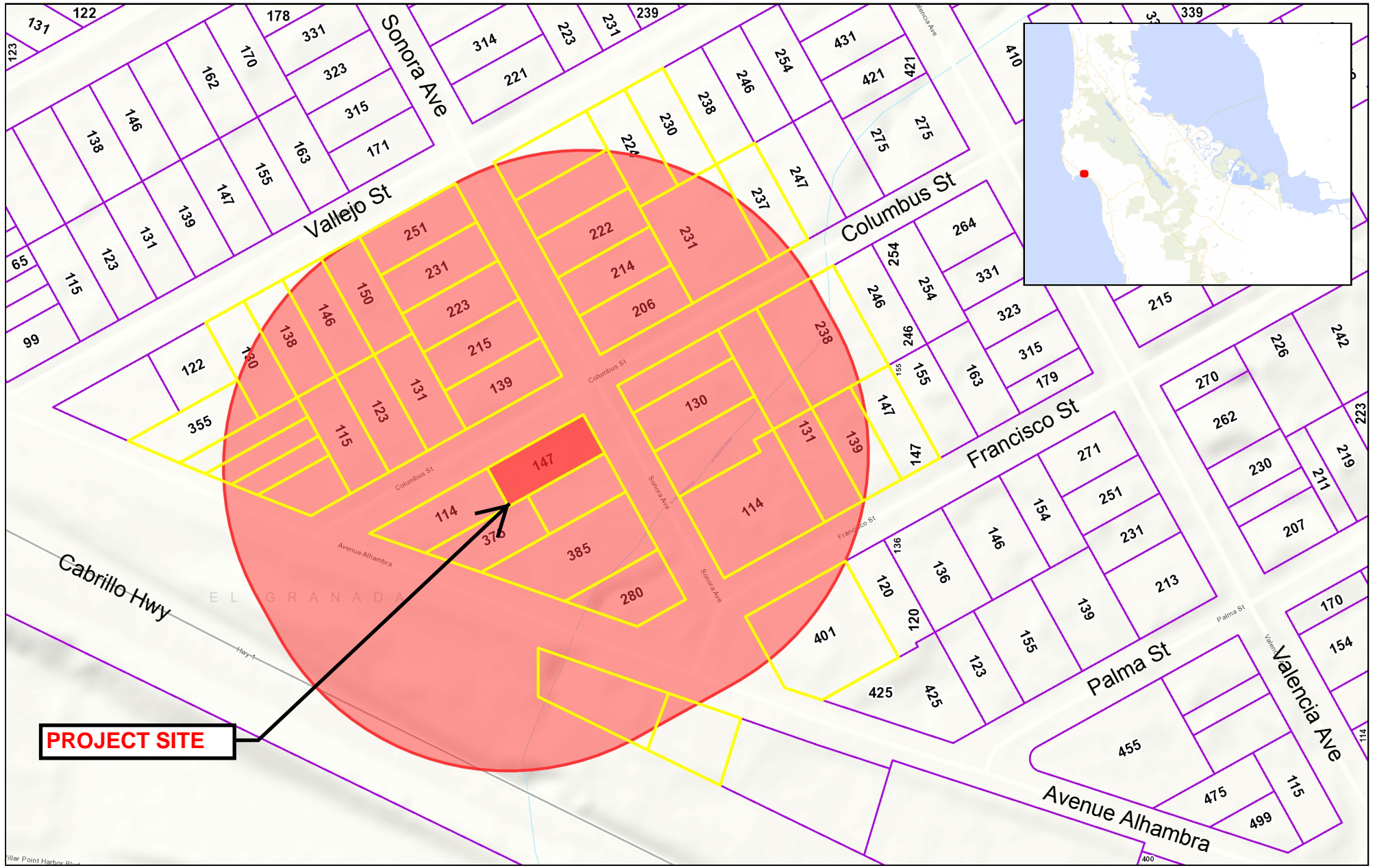
In all, the proposed home addition is in general conformance with existing development in the area, and meets the standards as set forth in the Design Guidelines.

Sincerely,

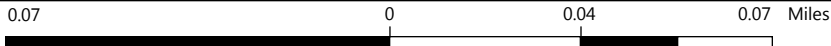
A handwritten signature in black ink, appearing to read "B-Brinkman", with a long horizontal line extending to the right.

Brian Brinkman





**PROJECT SITE**



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.

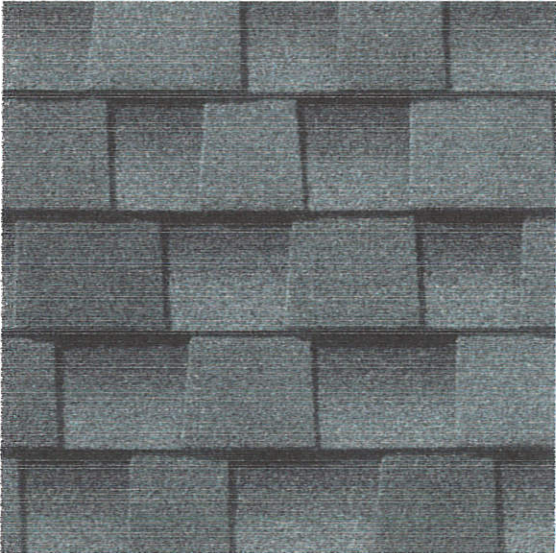
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

October 21, 2016

County of San Mateo  
Planning Department

RE: Exterior Materials List for  
147 Sonora Avenue  
El Granada, CA 94019

ROOF - GAF Timberline HD 'Slate' Asphalt Composition Shingles



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Planning and Building Department

SIDING MATERIAL (Walls)- HardiePlank Lap Siding Select Cedarmill



PLN2016-00467

EXTERIOR TRIM / FASCIA -

Painted Redwood

GUTTERS -

Painted Galvanized Steel

EXTERIOR TRIM/FASCIA/GUTTERS/GARAGE DOOR COLOR -

Benjamin Moore OC-123 'Bavarian Cream'



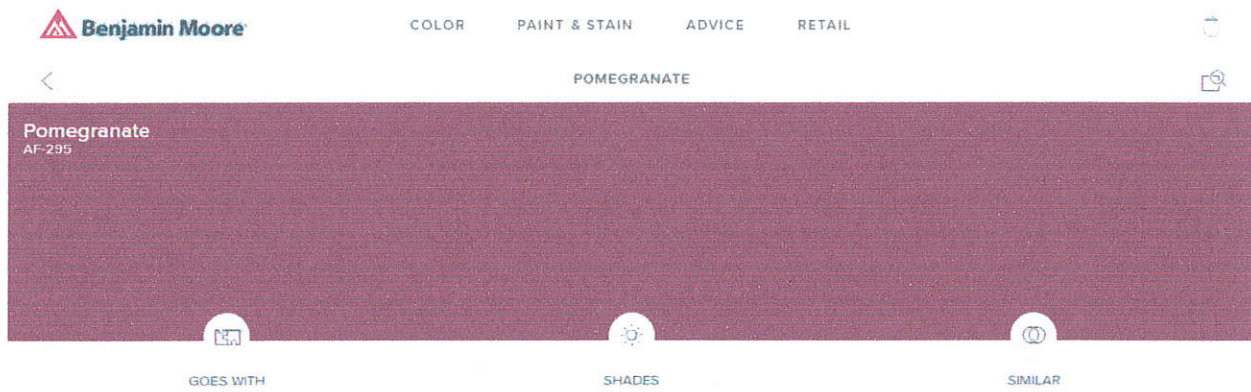
### Bavarian Cream

LRV 89

This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

FRONT DOOR COLOR -

Benjamin Moore AF-295 'Pomegranate'



### Pomegranate

LRV 10

As intriguing and complex as the ancient fruit, this richly hued shade of deep red has an orange undertone that adds vibrancy and decorative purpose.

WINDOWS - Milgard Styleline Series Vinyl Windows with Standard White color sash

## Milgard® Vinyl Window Frame Colors

### INTERIOR

Matching interior/exterior



White  
(standard)



Tan  
(standard)

### EXTERIOR

Premium Exterior Finish with white interior

Ivory



Sand



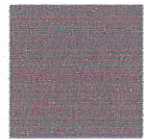
Fog



Silver



Tweed



Classic Brown



Espresso



Bronze



## Kichler Elba 12 1/4"H LED Bronze Outdoor Up/Down Wall Light - Style # 4N184

SALE Save \$16

**\$148.50**

Reg. \$165.00 | Ends 11/15/16 | [Low Price Guarantee](#)

1 Qty

ADD TO CART

ADD TO WISH LIST

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

FREE SHIPPING +  FREE RETURNS\*

[Write a Review](#)

Architectural Bronze finish gives this outdoor LED wall light a warm and inviting contemporary look.

This stylish modern outdoor wall light is illuminated with energy-saving LEDs. The chic metal cylindrical housing of this Dark Sky compliant up and down light features a warm and inviting Architectural Bronze finish that will complement

PLN2016-00467

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San Mateo County  
Planning and Building Department

VIEW IN YOUR ROOM

many home styles with its graceful contemporary look. An invigorating design from Kichler outdoor lighting.

- Modern LED outdoor wall light.
- Textured architectural bronze finish.
- Down light design with no glass.
- Metal housing construction.
- A Kichler outdoor wall light design.
- Dark Sky compliant.
- Not dimmable.
- Integrated 9.78 watt LED array.
- Light output 450 lumens, comparable to a 40 watt incandescent bulb.
- 3000K color temperature; CRI is 80.
- Measures 12 1/4" high, 5" wide.
- Extends 6 1/2" from the wall.

**KICHLER**



[Shop all Kichler](#)

# REMODEL AND ADDITION: MARSH RESIDENCE

## 147 SONORA AVENUE, EL GRANADA, CA



**ROCHA & SON**  
CONSTRUCTION  
INC. 08277

"Making your building dreams a reality"  
Gregory J. Rocha - President  
M: 650.749.0808 O: 650.712.8181  
PO Box 1202 - El Granada, CA 94018  
greg@rochason.com www.rochason.com

### ABBREVIATIONS

@	AT	N	NORTH
#	NUMBER	(N)	NEW
AB	ANCHOR BOLT	N/A	NOT APPLICABLE
A/C	AIR CONDITIONER	NA	NOT AVAILABLE
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
APPROX	APPROXIMATE	NOM	NOMINAL
ASF	ABOVE SUBFLOOR	NR	NON-RATED
AS	ABOVE SLAB	NSF	NET SQUARE FEET
		NTS	NOT TO SCALE
BLDG	BUILDING	O	OVEN
BLK	BLOCK	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BM	BEAM	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
BOT	BOTTOM	OFF	OFFICE
CAB	CABINET	OPNG	OPENING
CB	CATCH BASIN	OH	OVERHANG
CL	CENTERLINE	O/H	OVERHEAD
CLG	CEILING	OPP	OPPOSITE
CLST	CLOSET	PL	PLATE OR PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
CO	CLEAN OUT	PR	PAIR
COL	COLUMN	PT	POINT OR PRESSURE TREATED
CONC	CONCRETE	R	RADIUS
CONT	CONTINUOUS	RAG	RETURN AIR GRILLE
D	DRYER	RD	ROOF DRAIN
DBL	DOUBLE	REF	REFRIGERATOR
DEPT	DEPARTMENT	REINF	REINFORCED OR REINFORCEMENT
DEG	DEGREES	REQD	REQUIRED
DIA	DIAMETER	REV	REVISION
DIM	DIMENSION	RHB	RADIANT HEATING BOILER
DN	DOWN	RM	ROOM
DR	DOOR	RO	ROUGH OPENING
DS	DOWNSPOUT	ROW	RIGHT-OF-WAY
DW	DISHWASHER	S	SOUTH
DWG	DRAWING	SB	SETBACK
(E)	EXISTING	SCHED	SCHEDULE
EA	EACH	SD	SMOKE DETECTOR OR STORM DRAIN
ELEC	ELECTRICAL	SF	SQUARE FEET OR SQUARE FOOT
ELEV	ELEVATION	SH	SHOWER HEAD
ENG	ENGINEER	SHT	SHEET
EQPT	EQUIPMENT	SHWR	SHOWER
EXT	EXTERIOR	SHTG	SHEATHING
FAU	FORCED AIR UNIT	SIM	SIMILAR
FAR	FLOOR AREA RATIO	SL	SLIDING
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SQ	SQUARE
FIN	FINISH	SS	SANITARY SEWER
FL	FLOOR	STL	STEEL
FLUOR	FLUORESCENT	STOR	STORAGE
FOUND	FOUNDATION	STRUCT	STRUCTURAL
FP	FIREPLACE	SUB	SUBCONTRACTOR
FT	FOOT OR FEET	SUBFLR	SUBFLOOR
FTG	FOOTING	SW	SHEAR WALL
FURN	FURNACE	SYM	SYMMETRICAL
G	GAS	T	TILE, TREAD, TOP, OR TRANSFORMER
GA	GAUGE	T & G	TONGUE AND GROOVE
GALV	GALVANIZED	TBD	TO BE DETERMINED
GC	GENERAL CONTRACTOR	TEL	TELEPHONE
GD	GARBAGE DISPOSAL	THK	THICK
GL	GLASS	TO	TOP OF
GR	GRADE	TOC	TOP OF CURB
GYP BD	GYPSUM BOARD	TOP	TOP OF PLATE
HC	HANDICAP	TOS	TOP OF SUBFLOOR
HDR	HEADER	TOW	TOP OF WALL
HDWD	HARDWOOD	TP	TOP OF PAVEMENT
HT	HEIGHT	TV	TELEVISION
HORIZ	HORIZONTAL	TYP	TYPICAL
HR	HOUR	UNO	UNLESS NOTED OTHERWISE
INSUL	INSULATION	VERT	VERTICAL
INT	INTERIOR	W	WEST, WASHER, OR WATER
JT	JOINT OR JOINT TRENCH	W/	WITH
LINEN	LINEN CLOSET	WC	WATER CLOSET
LAM	LAMINATE	WD	WOOD
LAV	LAVATORY	WH	WATER HEATER
LT	LIGHT	W x H	WIDTH BY HEIGHT
MAX	MAXIMUM	WNDW	WINDOW
MECH	MECHANICAL	WO	WITHOUT
MFR	MANUFACTURER	WP	WATERPROOF
MH	MANHOLE	WR	WATER RESISTANT
MIN	MINIMUM	WT	WEIGHT
MISC	MISCELLANEOUS		
MLDG	MOULDING		
MTD	MOUNTED		
MTL	METAL		

### PROJECT SCOPE

PARTIAL SECOND STORY ADDITION AND MINOR REMODEL OF (E) HOUSE TO INCORPORATE (N) STAIRS, AT (E) SINGLE STORY, SINGLE FAMILY HOME.

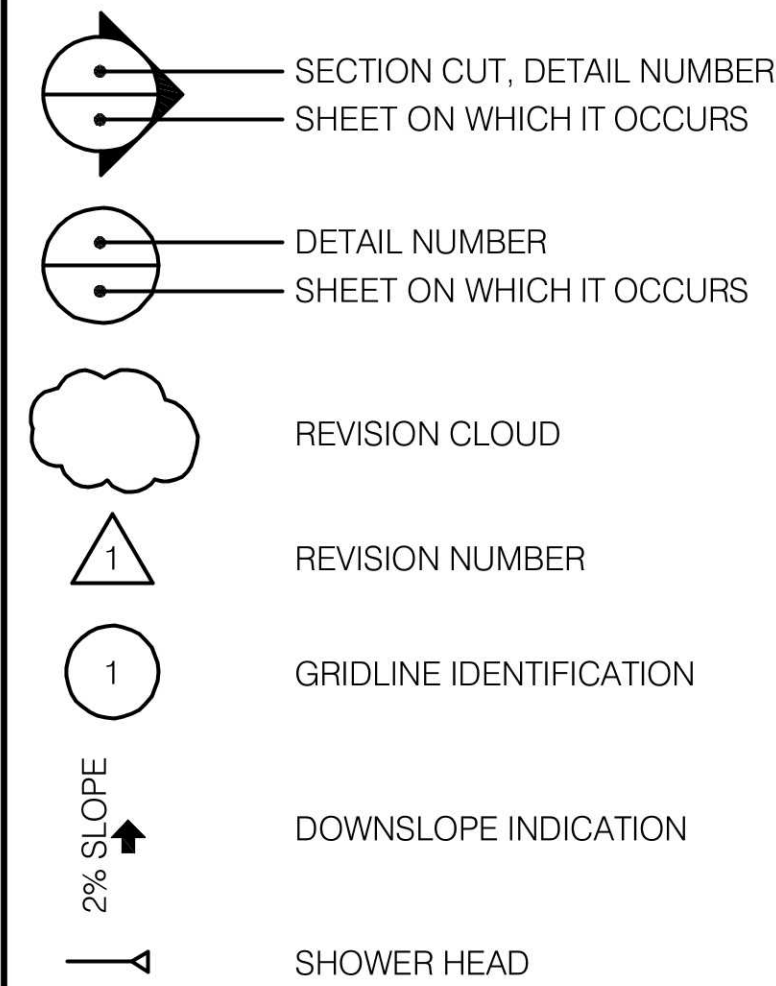
### PLANNING DATA

PROJECT COMMON ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019  
ASSESSOR'S PARCEL NUMBER: 047-121-070  
ZONING: S-17 SINGLE FAMILY RESIDENTIAL COMBINING DISTRICT - COASTSIDE

### BUILDING CODE DATA

TYPE OF OCCUPANCY: R3/U  
CONSTRUCTION TYPE: VB  
BEARING AND NON-BEARING WALLS (LESS THAN 5' FROM PROPERTY LINE): 1-HOUR  
OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE  
NUMBER OF STORIES: 2  
ALL WORK TO CONFORM TO 2013 CRC, CBC, CFC, CPC, CMC, CEC, 2013 CALIFORNIA ENERGY CODE, AND 2013 CGBC

### SYMBOLS



### PROJECT INFORMATION

LOT SIZE	6,250 SF
EXISTING/NEW LOT COVERAGE	1,617 SF / 6,250 SF = 25.87%
EXISTING/NEW TOTAL PAVED SURFACES	482 SF
EXISTING/NEW TOTAL IMPERVIOUS SURFACES	2,099 SF / 6,250 SF = 33.58%
EXISTING/NEW PAVER PATIO	229 SF
EXISTING/NEW LANDSCAPED AREA	3,922 SF
EXISTING/NEW LANDSCAPED / PERVIOUS SURFACE AREA	3,922 SF / 6,250 SF = 62.75%
EXISTING LIVING AREA	1,224 SF (CONDITIONED)
NEW 1ST FLOOR LIVING AREA	1,224 SF (CONDITIONED)
NEW 2ND FLOOR LIVING AREA	984 SF (CONDITIONED)
NEW TOTAL LIVING AREA	2,208 SF (CONDITIONED)
ADDED LIVING AREA	2,208 - 1,224 = 984 SF
EXISTING ATTACHED GARAGE AREA	393 SF (UN-CONDITIONED)
NEW FLOOR AREA RATIO	1,224 + 984 + 393 = 2,601 SF 2,601 / 6,250 = 0.416 (0.53 MAX)

### DRAWING INDEX

ARCHITECTURAL/CIVIL	
A0.0	TITLE SHEET / PROJECT INFO
1 of 1	TOPOGRAPHIC SURVEY
A1.1	SITE PLAN
A2.1	EXISTING AND NEW 1ST FLOOR PLANS
A2.2	EXISTING ROOF PLAN AND NEW 2ND FLOOR PLAN
A2.3	NEW UPPER ROOF PLAN
A3.1	EXISTING AND NEW FRONT ELEVATIONS
A3.2	EXISTING AND NEW LEFT ELEVATIONS
A3.3	EXISTING AND NEW REAR ELEVATIONS
A3.4	EXISTING AND NEW RIGHT ELEVATIONS
A3.5	NEW SECTION

### PROJECT DIRECTORY

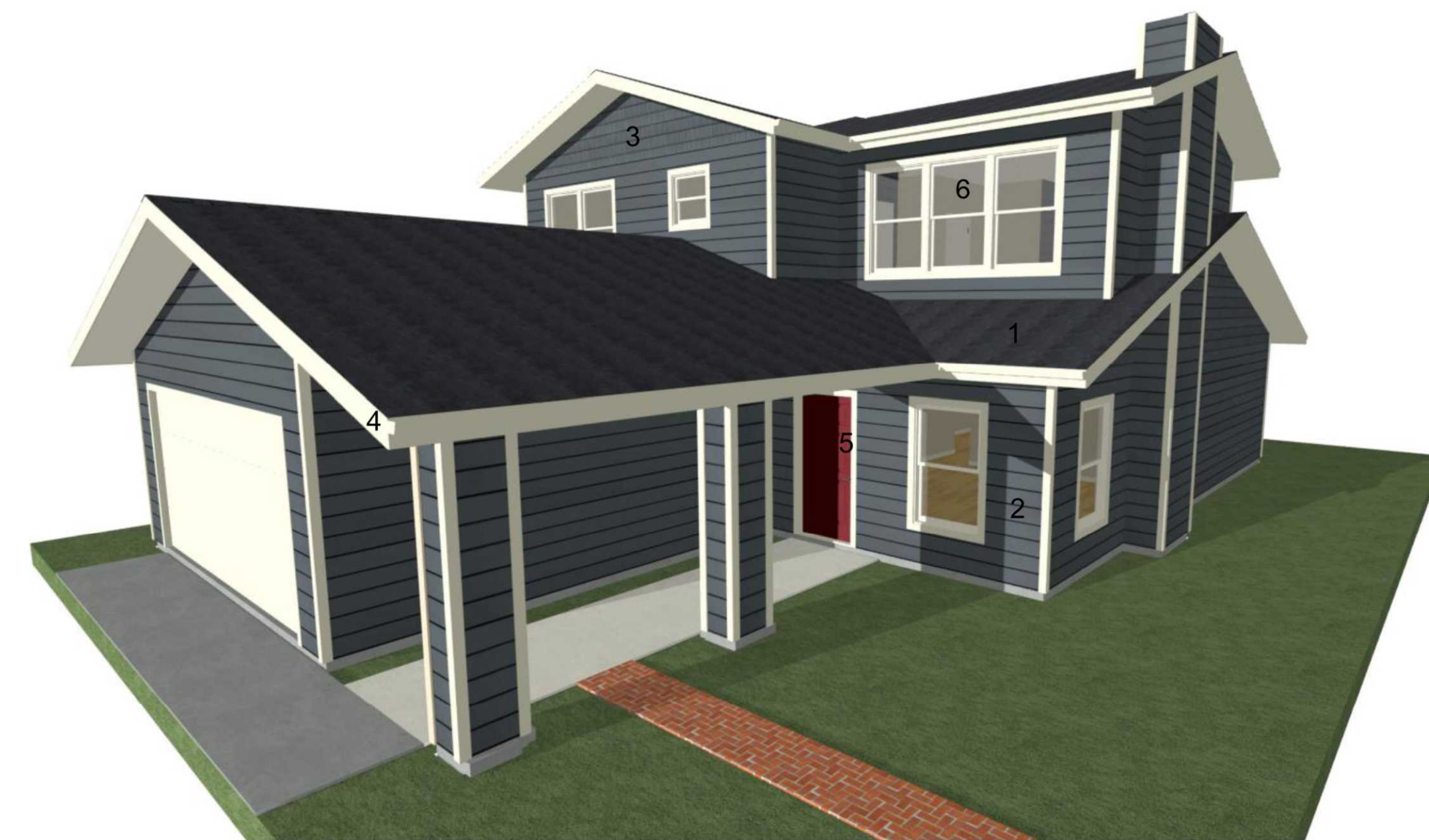
SERVICE	COMPANY	CONTACT	TELEPHONE
OWNER	-	EUGENE & LISA MARSH	-
APPLICANT / DESIGN / BUILDER	ROCHA & SON CONSTRUCTION	GREG ROCHA	(650) 712-8181
SURVEYOR	SAVIOR P MICALLEF LAND SURVEYING	SAVIOR MICALLEF	(805) 709-2423
DRAFTING / DESIGN	-	BRIAN BRINKMAN	(650) 922-7993

### PROJECT NOTES

--

### CALGREEN CONSTRUCTION REQUIREMENTS

\* CONTRACTOR SHALL PROVIDE, AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER OR OCCUPANT, ADDRESSING ITEMS 1 THROUGH 10 IN CALGREEN SECTION 4.410.1.  
\* PER CALGREEN SECTION 4.408.2, CONTRACTOR SHALL PROVIDE AND SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, DIVERTING A MINIMUM OF 50% OF WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE, TO THE BUILDING DEPARTMENT. THE FOLLOWING INFORMATION SHALL BE PROVIDED IN THE PLAN:  
• IDENTIFY MATERIALS TO BE RECYCLED, REUSED, OR SALVAGED  
• SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION  
• IDENTIFY THE DIVERSION FACILITY(IES) TO BE USED  
• IDENTIFY CONSTRUCTION METHODS TO BE USED TO LIMIT WASTE GENERATION  
• SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED ARE TO BE CALCULATED BY WEIGHT OR VOLUME  
\* AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.  
\* PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.  
\* COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.  
\* ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.  
\* PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.  
\* AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.  
VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.  
\* CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.  
\* MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.  
\* PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.  
\* INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.  
\* CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.  
\* EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL.  
\* DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.



147 Sonora Avenue - Proposed Perspective with Materials and Colors

- Roofing: GAF Timberline HD 'Slate' Asphalt Composition Shingles
- Exterior Wall Siding: HardiePlank Lap Siding Select Cedarnill, painted Benjamin Moore CW-665 - 'Powell Grey'
- Gable Wall Siding: HardieShingle Siding Straight Edge Panel, painted Benjamin Moore CW-665 - 'Powell Grey'
- Exterior Trim, Fascia, Gutters, Garage Door: Redwood, painted Benjamin Moore OC-123 - 'Bavarian Cream'
- Front Door: Existing Door, painted Benjamin Moore AF-295 - 'Pomegranate'
- Windows: Milgard Styleline Series Vinyl Windows with Standard White color frame

PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

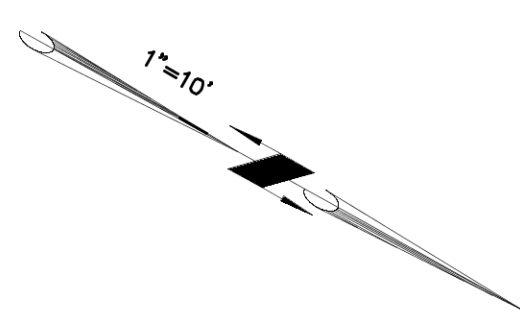
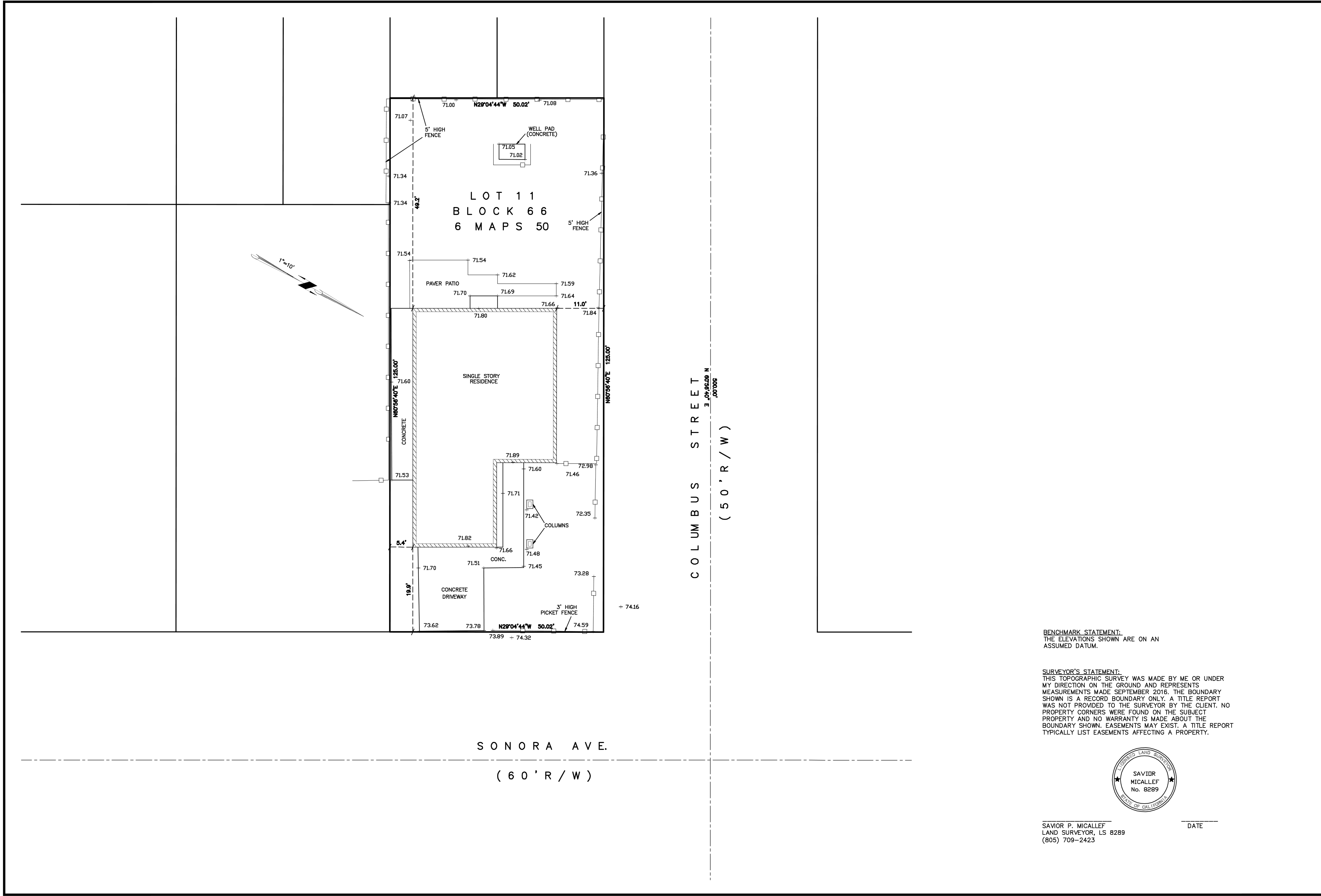
PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

SHEET TITLE:  
**TITLE SHEET /  
PROJECT  
INFO**

SHEET:

**A0.0**



**BENCHMARK STATEMENT:**  
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

**SURVEYOR'S STATEMENT:**  
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE SEPTEMBER 2016. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. EASEMENTS MAY EXIST. A TITLE REPORT TYPICALLY LIST EASEMENTS AFFECTING A PROPERTY.



SAVIDOR P. MICALLEF  
LAND SURVEYOR, LS 8289  
(805) 709-2423

DATE \_\_\_\_\_

SAVOR P. MICALLEF LAND SURVEYING 421 WILDWOOD DRIVE SOUTH SAN FRANCISCO, CA 94080 805/709-2423	
<b>SITE SURVEY OF THE LANDS OF MARSH</b> 147 SONORA AVE, EL GRANADA, CA (APN 047-121-070, DOC NO. 91054102)	
Date: 09-02-16 Scale: 1"=10' Design: SPM Drawn: SPM Approved: SPM Job No:	Elevation: No.: No. 8289 STATE OF CALIFORNIA
Drawing Number:	
1	OF 1





**ROCHA & SON**  
CONSTRUCTION  
INC. 08172

"Making your building dreams a reality"

Gregory J. Rocha - President

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PO Box 1202 - El Granada, CA 94018  
greg@rochason.com www.rochason.com

REV	DATE	DESCRIPTION
0	09/28/16	PRE-APPLICATION MEETING
1	10/19/16	DESIGN REVIEW SUBMITTAL

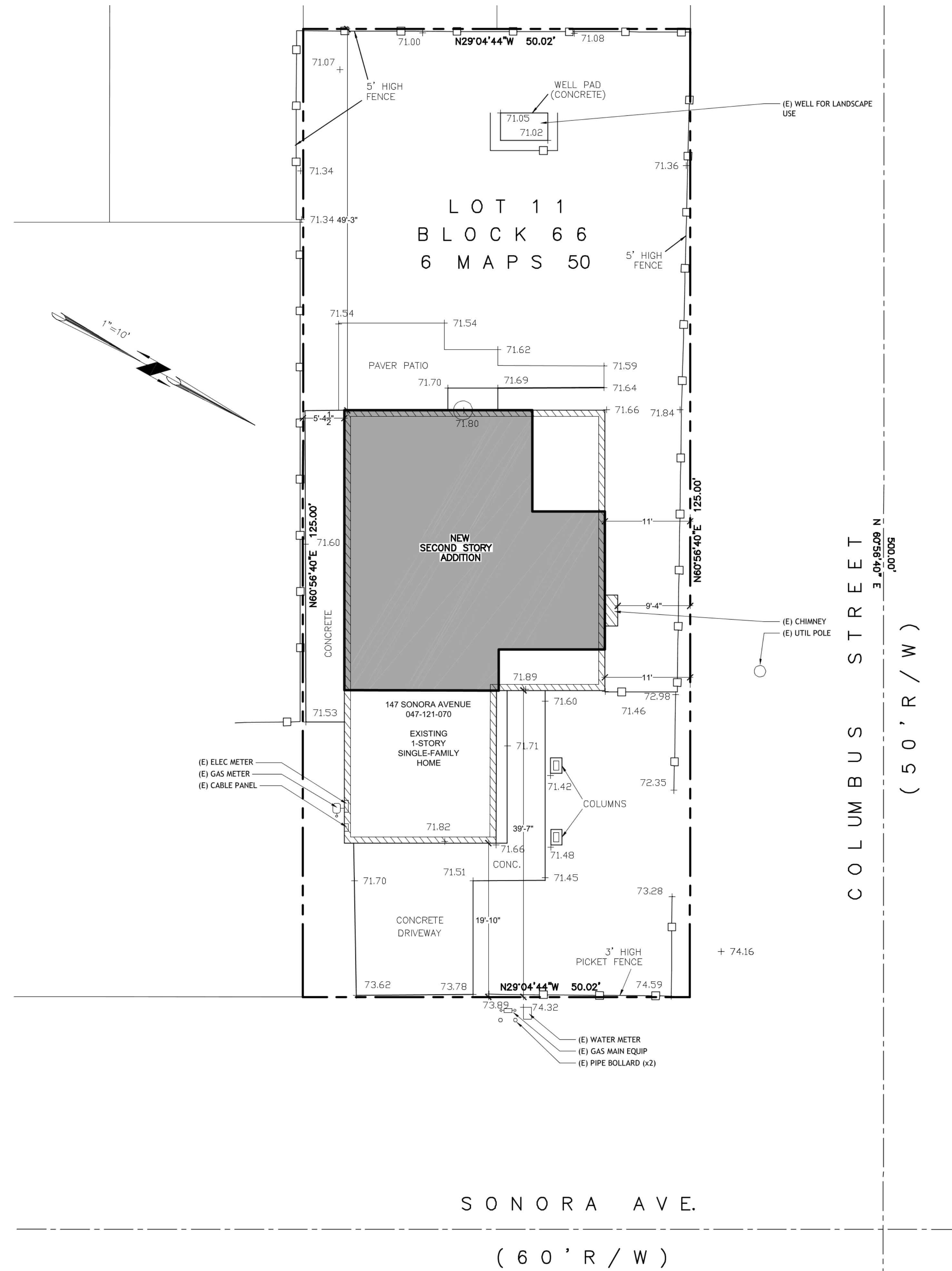
PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

SHEET TITLE:  
**NEW SITE PLAN**

SHEET:  
**A1.1**



1  
A1.1 **NEW SITE PLAN**  
SCALE: 1/8" = 1'-0"

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**PLUMBING FIXTURE NOTES:**

- MAX FLOW RATE OF SHOWERHEADS SHALL BE 2.0 GPM
- MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.5 GPM
- MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
- ALL TOILETS SHALL BE MAX 1.28 GPF

**EXISTING PLUMBING FIXTURES WITHIN THE HOUSE THAT DO NOT MEET THE COMPLIANT FLOW RATES SHALL BE REPLACED, PER THE FOLLOWING:**

- WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF SHALL BE REPLACED WITH WATER CLOSETS WITH A MAX FLOW RATE OF 1.28 GPF.
- SHOWER HEADS WITH A FLOW RATE IN EXCESS OF 2.5 GPM SHALL BE REPLACED WITH SHOWER HEADS WITH A MAX FLOW RATE OF 2.0 GPM.
- LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE IN EXCESS OF 2.2 GPM SHALL BE REPLACED WITH A FAUCET WITH A MAX FLOW RATE OF 1.5 GPM (1.8 GPM FOR KITCHEN FAUCETS).

**EGRESS NOTE:**

AT LEAST ONE WINDOW IN EACH BEDROOM SHALL MEET THE FOLLOWING REQUIREMENTS:

- MIN. 5.7 SF IN OVERALL SIZE
- MIN. 24" CLEAR OPENING HEIGHT
- MIN. 20" CLEAR OPENING WIDTH
- SILL A MAX. OF 44" ABOVE FINISHED FLOOR

**WALL LEGEND**

- EXISTING WALL TO BE REMOVED
- EXISTING WALL OR DECK RAILING TO REMAIN
- ▬ PROPOSED STUD WALL
- ▬ PROPOSED 42" HIGH STUD WALL
- ▬ EXISTING / PROPOSED CONCRETE WALL



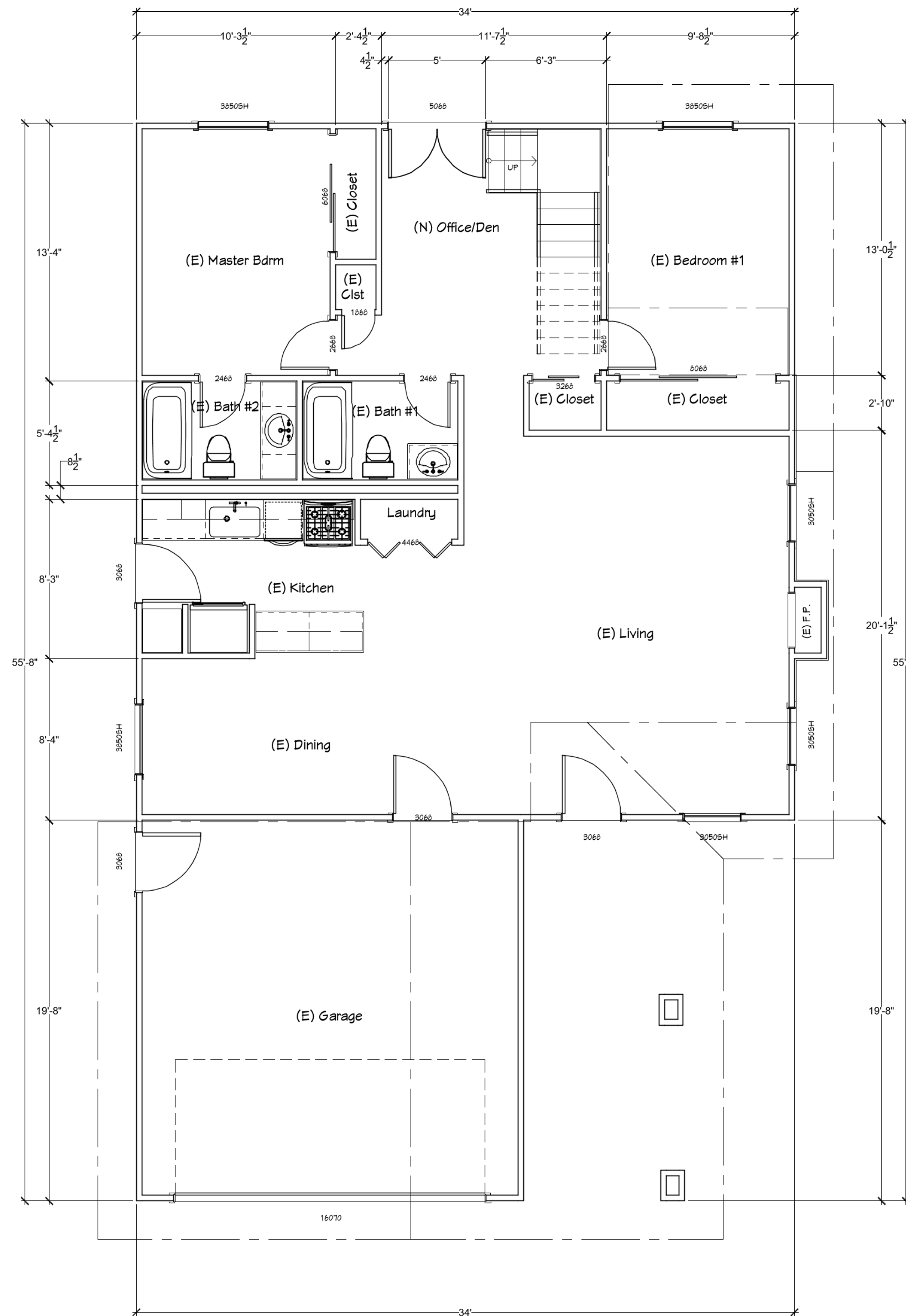
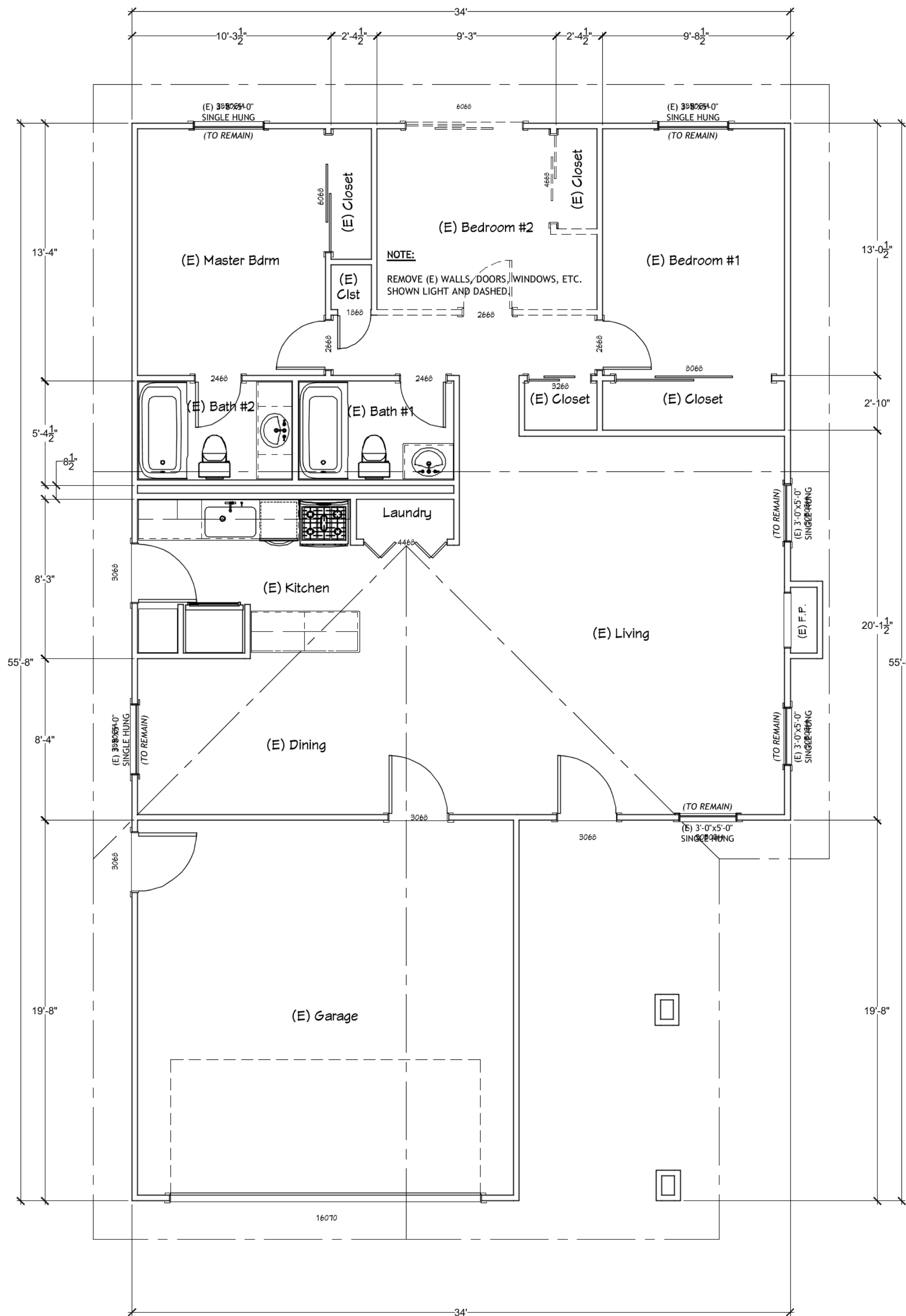
**ROCHA & SON CONSTRUCTION**  
U.C. 820773

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PO Box 1202 - El Granada, CA 94018

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REV	DATE	DESCRIPTION
0	09/28/16	PRE-APPLICATION MEETING
1	10/19/16	DESIGN REVIEW SUBMITTAL

**PROJECT NAME:**  
REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE

**PROJECT ADDRESS:**  
147 SONORA AVENUE  
EL GRANADA, CA 94019

**PROJECT SCOPE:**  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

**SHEET TITLE:**  
EXISTING AND  
NEW 1ST  
FLOOR PLANS

**SHEET:**  
A2.1

1  
A2.1  
NEW 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2  
A2.1  
NEW 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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**WALL LEGEND**

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- EXISTING WALL OR DECK RAILING TO REMAIN
- ▬ PROPOSED STUD WALL
- ▬ PROPOSED 42" HIGH STUD WALL
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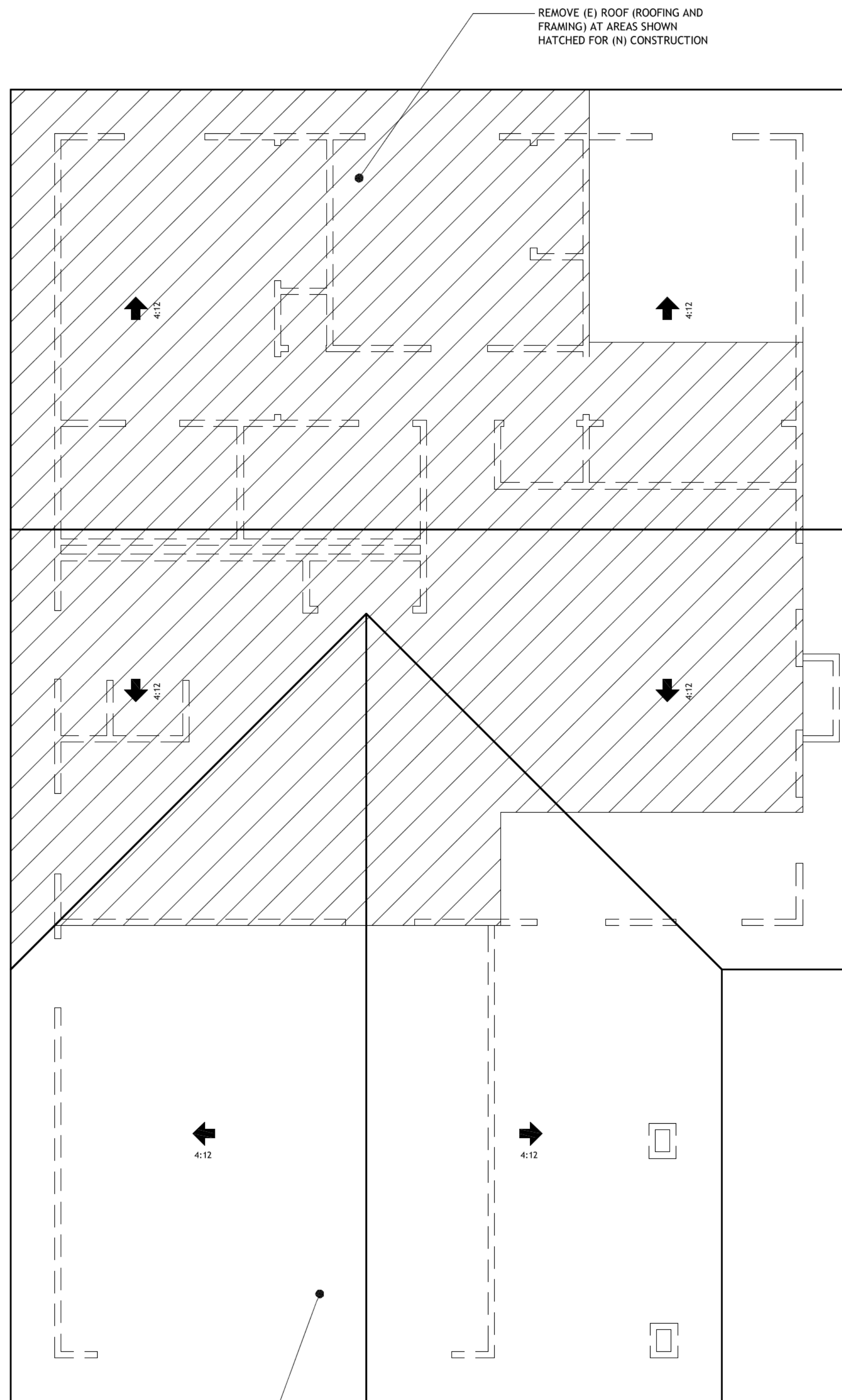


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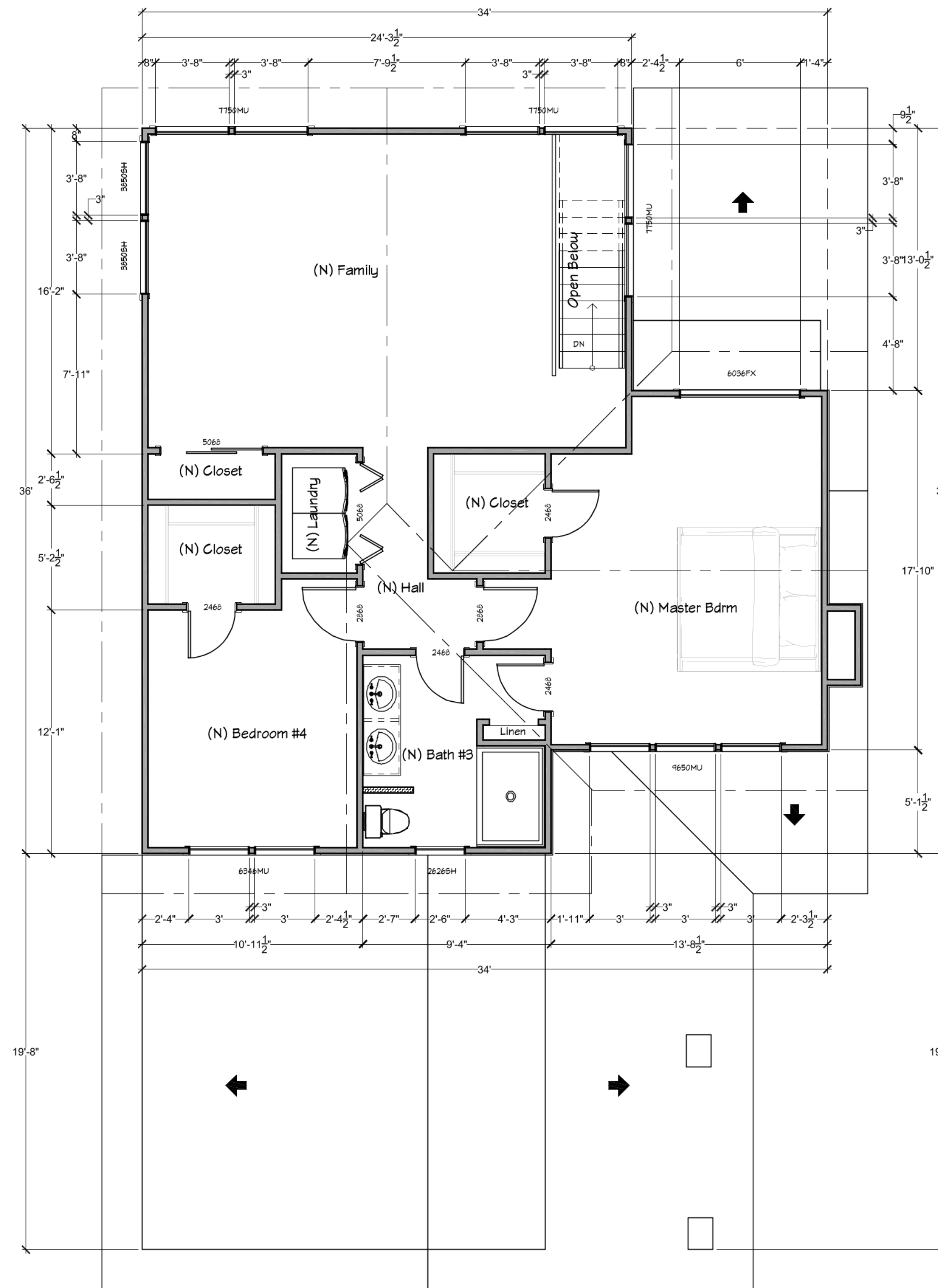
Gregory J. Rocha - President

M: 650.743.0808 O: 650.712.8181  
PO Box 1202 - El Granada, CA 94018  
greg@rochason.com www.rochason.com



REMOVE (E) ROOF (ROOFING AND FRAMING) AT AREAS SHOWN HATCHED FOR (N) CONSTRUCTION

(E) COMPOSITION ASPHALT ROOFING SHINGLES AT (E) ROOFS TO REMAIN



REV	DATE	DESCRIPTION
0	09/28/16	PRE-APPLICATION MEETING
1	10/19/16	DESIGN REVIEW SUBMITTAL

PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

SHEET TITLE:  
**EXISTING  
ROOF PLAN  
AND NEW 2ND  
FLOOR PLAN**

SHEET:  
**A2.2**

1  
A2.2  
EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

2  
A2.2  
NEW 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**PLUMBING FIXTURE NOTES:**

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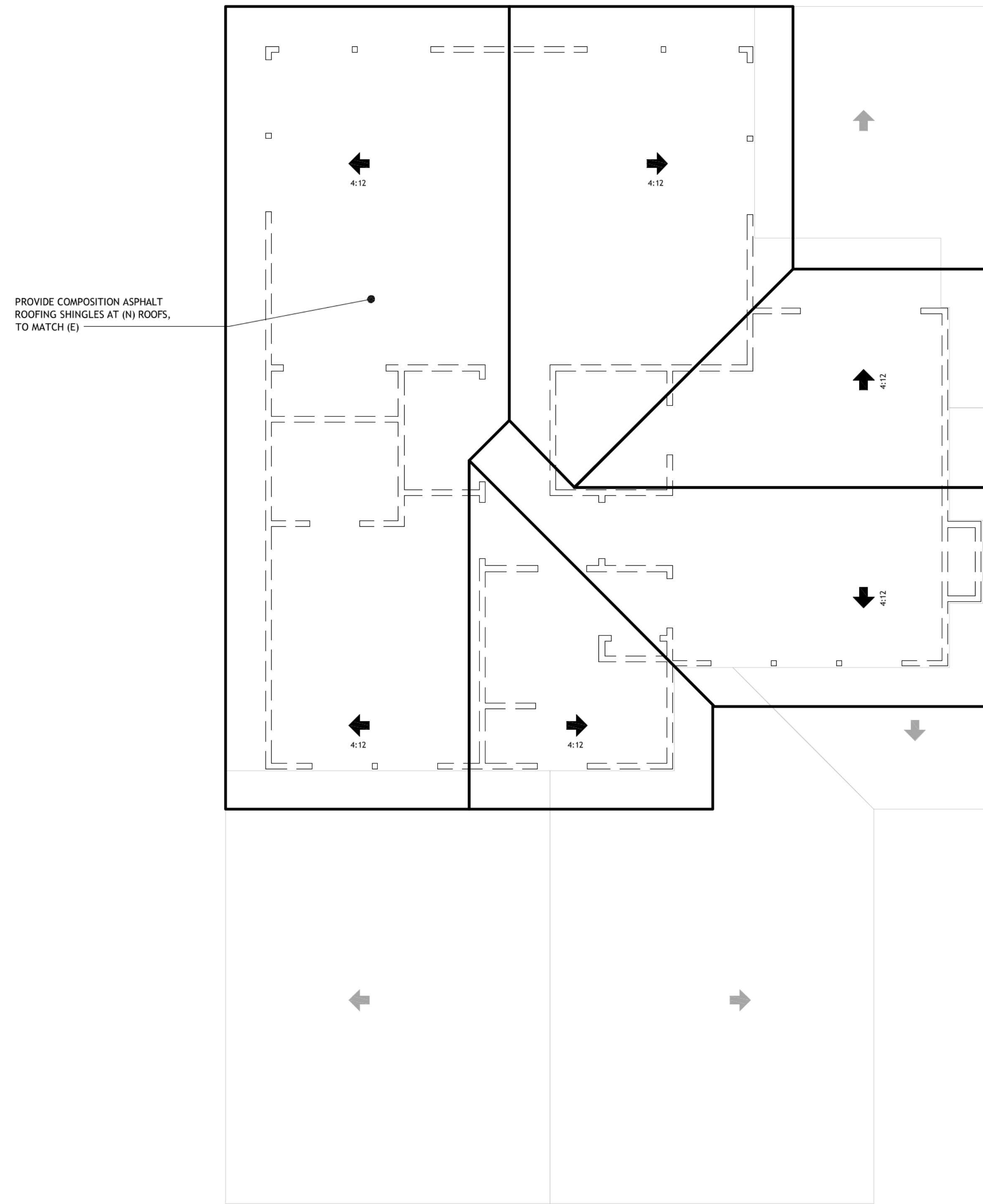


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REV	DATE	DESCRIPTION
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1	10/19/16	DESIGN REVIEW SUBMITTAL

PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

SHEET TITLE:  
**NEW UPPER  
ROOF PLAN**

SHEET:  
**A2.3**

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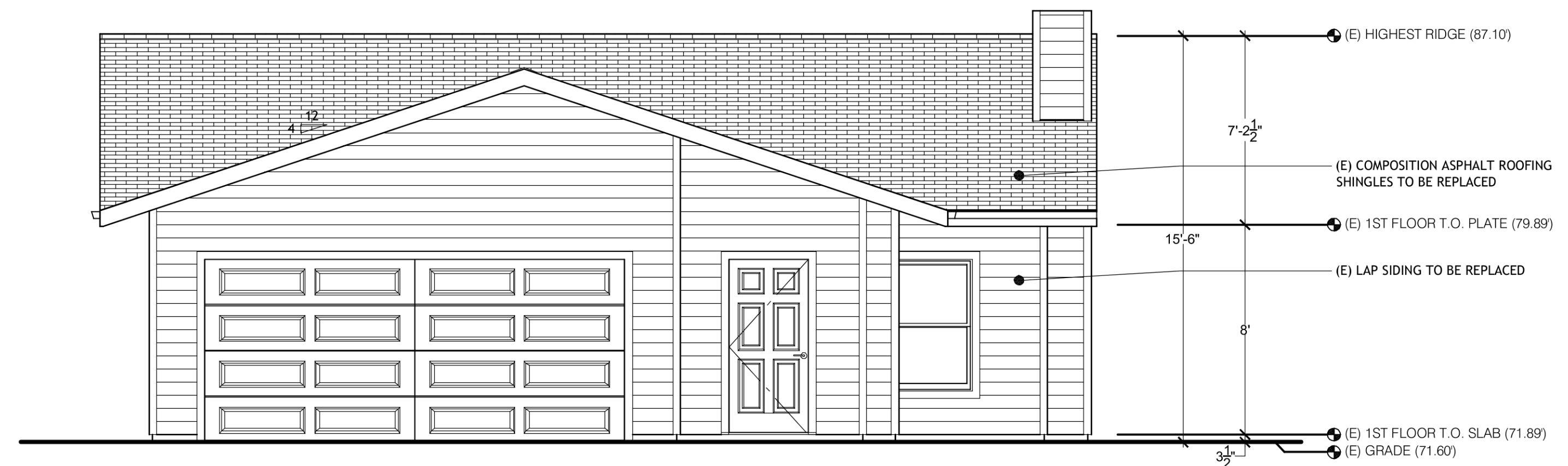


**ROCHA & SON**  
CONSTRUCTION  
Lic. 82877

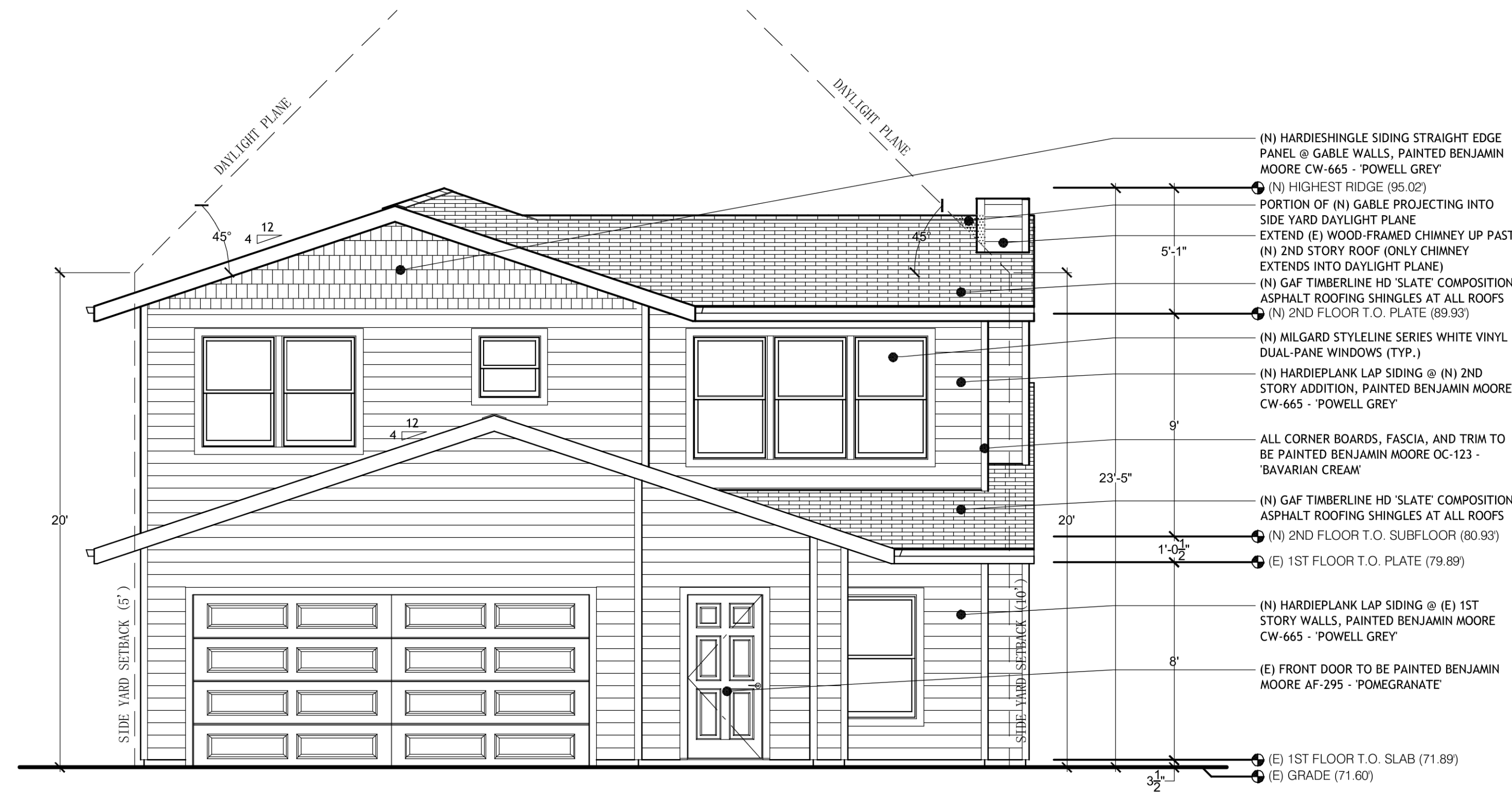
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greg@rochason.com www.rochason.com



1  
A3.1 **EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
A3.1 **NEW FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
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1	10/19/16	DESIGN REVIEW SUBMITTAL

PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

SHEET TITLE:

**EXISTING AND  
NEW FRONT  
ELEVATIONS**

SHEET:

**A3.1**

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LIC. 82877

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**1**  
A3.2 **EXISTING LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2**  
A3.2 **NEW LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
0	09/28/16	PRE-APPLICATION MEETING
1	10/19/16	DESIGN REVIEW SUBMITTAL

PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

SHEET TITLE:  
**EXISTING AND  
NEW LEFT  
ELEVATIONS**

SHEET:  
**A3.2**

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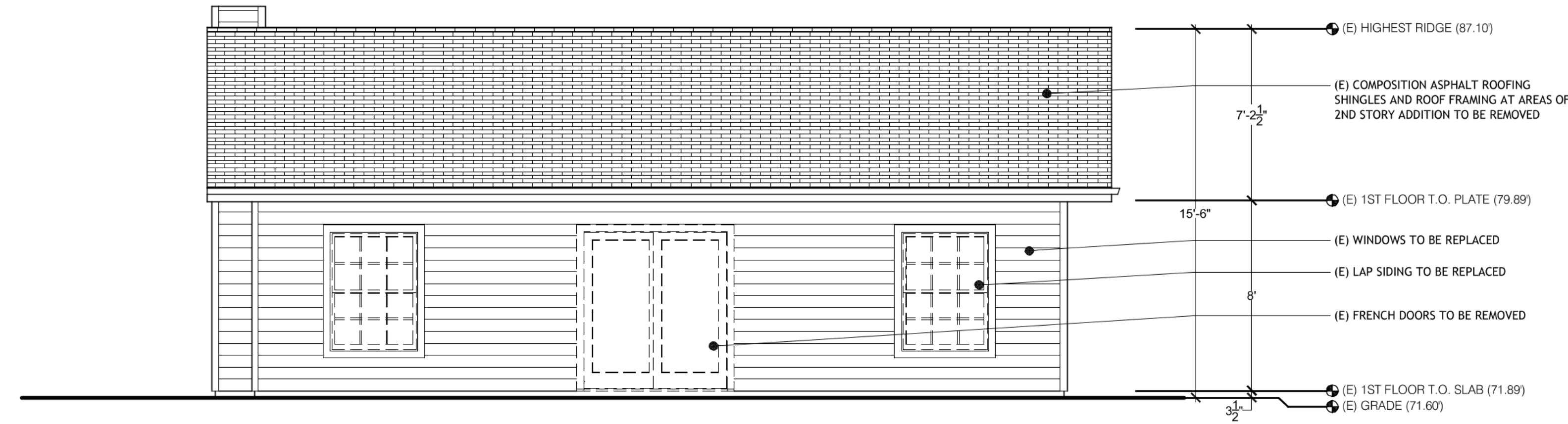


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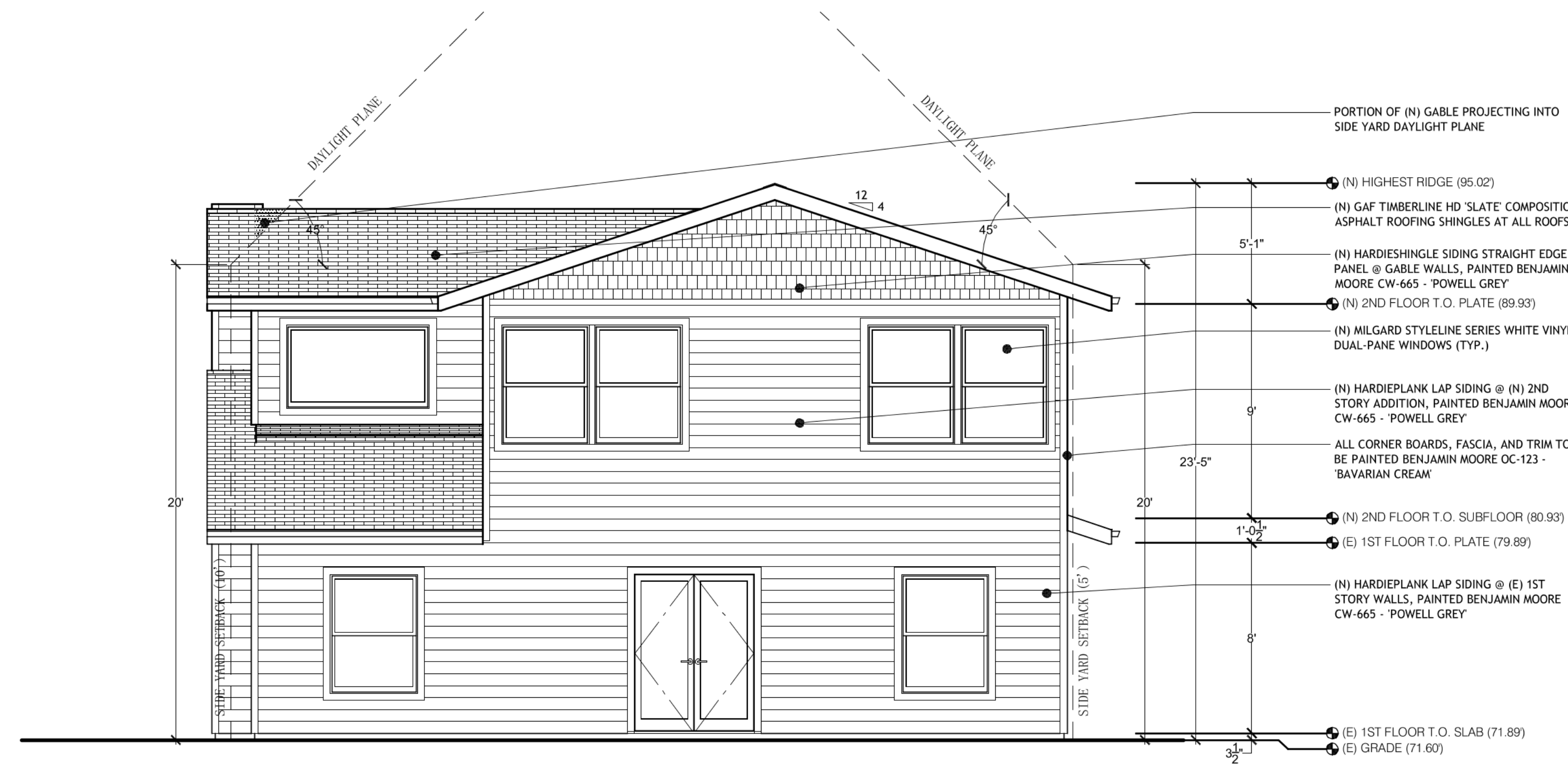
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PO Box 1202 - El Granada, CA 94018  
greg@rochason.com www.rochason.com



1  
A3.3 **EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
A3.3 **NEW REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
0	09/28/16	PRE-APPLICATION MEETING
1	10/19/16	DESIGN REVIEW SUBMITTAL

PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

SHEET TITLE:

**EXISTING AND  
NEW REAR  
ELEVATIONS**

SHEET:

**A3.3**

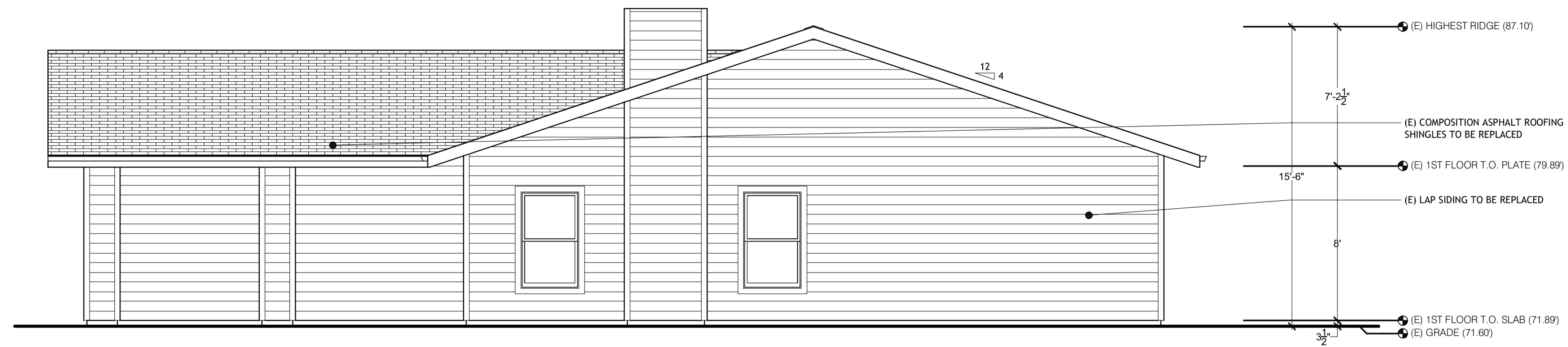


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CONSTRUCTION  
LIC. 82877

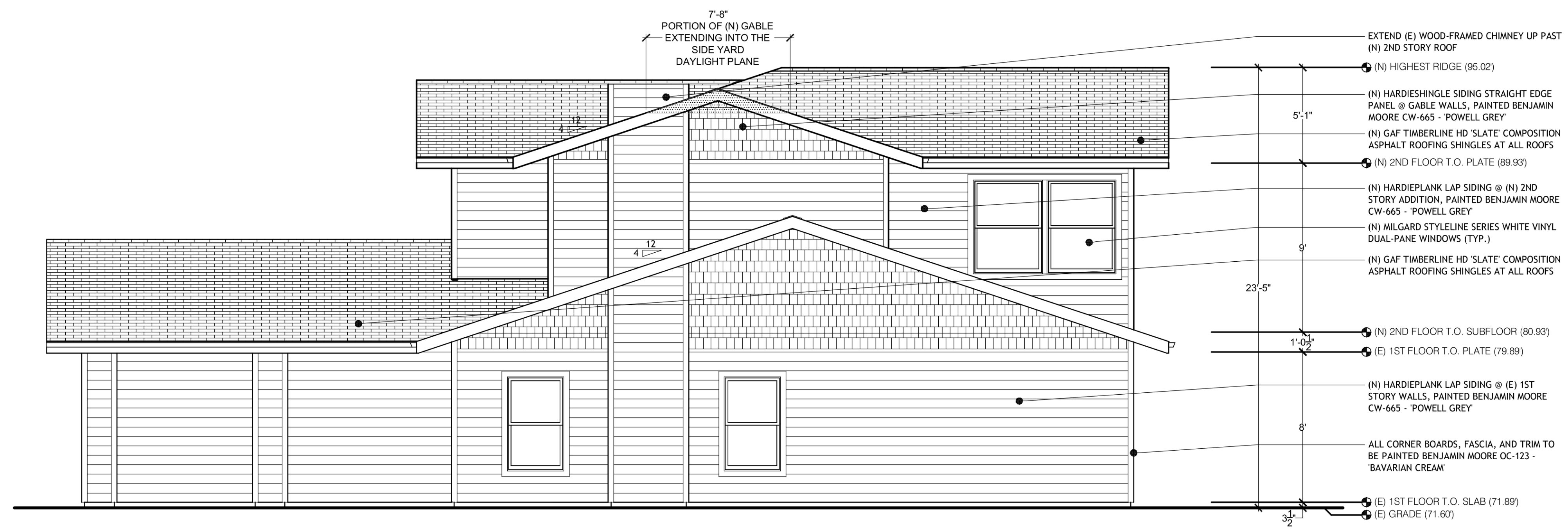
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**1**  
**A3.4** **EXISTING RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2**  
**A3.4** **NEW RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
0	09/28/16	PRE-APPLICATION MEETING
1	10/19/16	DESIGN REVIEW SUBMITTAL

**PROJECT NAME:**  
**REMODEL AND 2ND STORY ADDITION**  
**MARSH RESIDENCE**

**PROJECT ADDRESS:**  
147 SONORA AVENUE  
EL GRANADA, CA 94019

**PROJECT SCOPE:**  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-FAMILY HOME

**SHEET TITLE:**  
**EXISTING AND NEW RIGHT ELEVATIONS**

**SHEET:**  
**A3.4**

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REV	DATE	DESCRIPTION
0	09/28/16	PRE-APPLICATION MEETING
1	10/19/16	DESIGN REVIEW SUBMITTAL

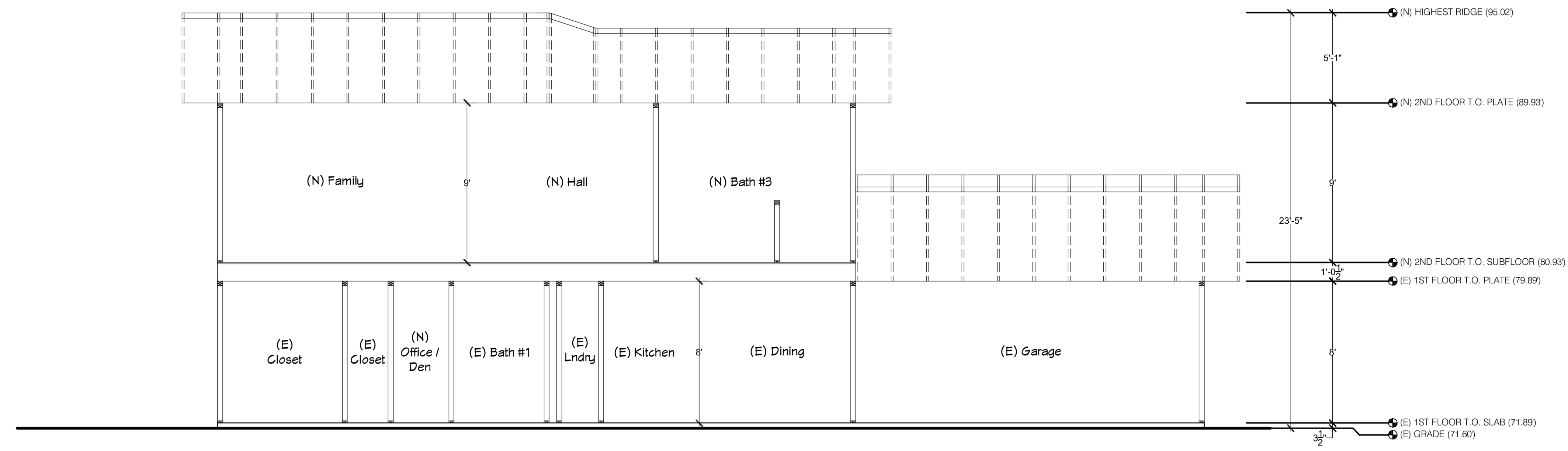
PROJECT NAME:  
**REMODEL AND 2ND STORY ADDITION  
MARSH RESIDENCE**

PROJECT ADDRESS:  
147 SONORA AVENUE  
EL GRANADA, CA 94019

PROJECT SCOPE:  
PARTIAL 2ND STORY ADDITION  
TO (E) SINGLE-STORY, SINGLE-  
FAMILY HOME

SHEET TITLE:  
**NEW SECTION**

SHEET:  
**A3.5**



1  
A3.5

**NEW SECTION**

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

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