



# 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.co.sanmateo.ca.us/planning

PLN: **PLN2018-00060**

BLD: \_\_\_\_\_

## Applicant/Owner Information

Applicant: Jane Hillhouse  
Mailing Address: PO Box 2726  
El Granada, CA Zip: 94018  
Phone, W: 6507265255 H: \_\_\_\_\_  
E-mail Address: jane@finalfootprint.com FAX: \_\_\_\_\_

Name of Owner (1): Joseph P Hillhouse  
Mailing Address: PO Box 2726  
El Granada, CA Zip: 94018  
Phone, W: 6507265255  
H: 6507871136  
E-mail Address: patrick@solutionsba.com

Name of Owner (2): Margaret Jane Hillhouse  
Mailing Address: PO Box 2726  
El Granada, CA Zip: 94018  
Phone, W: 6507265255  
H: 6508922515  
E-mail Address: jane@finalfootprint.com

## Project Information

**Project Location** (address):  
207 Palma Street  
El Granada, CA 94018-2726  
**Zoning:** R-1. S-17

**Assessor's Parcel Numbers:** 47 — 126 — 290  
47 — 126 — 250 — —  
— —  
**Parcel/lot size:** 8,044 SF (Square Feet)

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

New two story primary structure (2194 sq ft), adjoining existing unit (to become ADU [735sq ft]).  
New access to Valencia Street in addition to existing access on Palma Street.

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

The property slopes gently to the southwest. The site is vegetated with lawns, edible garden, succulents, and shrubs.

Describe Existing Structures and/or Development:

Single family dwelling, 1124 sq ft. on a 8044 sq ft lot merged (Planning Fine No. 2017-00235)


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San Mateo County  
Planning Division

## Signatures

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:   
Owner's signature: \_\_\_\_\_  
Applicant's signature: \_\_\_\_\_

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
 Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

**Application for  
 Design Review by the  
 County Coastside Design  
 Review Committee**

Permit #: PLN PLN2018-00060  
 Other Permit #: \_\_\_\_\_

**1. Basic Information**

**Applicant:**

Name: Jane & Patrick Hillhouse  
 Address: \_\_\_\_\_  
El Granada Zip: 94018  
 Phone,W: 6507265255 H: 6508922515  
 Email: jane@finalfootprint.com

**Owner** (if different from Applicant):

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone,W: \_\_\_\_\_ H: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Name: Domingez Associates LLC  
 Address: 40 Humboldt Court, Pacifica, Zip: \_\_\_\_\_  
 Phone,W: 6503590947 H: \_\_\_\_\_ Email: carlos@domingezassociates.com

**2. Project Site Information**

**Project location:**

APN: 47126250 47126290  
 Address: 207 Palma Street  
El Granada Zip: 94,018  
 Zoning: R1 S17  
 Parcel/lot size: 8044 sq. ft.

**Site Description:**

- Vacant Parcel
- Existing Development (Please describe):

1 story residence

**3. Project Description**

**Project:**

- New Single Family Residence: 2194 sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

**Describe Project:**

New two story primary structure  
2194 sqft adjoining existing unit  
(ADU) 735 sqft

**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

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# Environmental Information Disclosure Form

## Planning and Building Department

PLN PLN2018-00060  
 BLD \_\_\_\_\_

Project Address: 207 Palma Street  
El Granada, CA  
 Assessor's Parcel No.: 47 — 128 — 290  
 Zoning District: R-1 S-17

Name of Owner: Jane & Patrick Hillhouse  
 Address: 207 Palma St.  
Half Moon Bay Phone: 6507265255  
 Name of Applicant: same  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

### Existing Site Conditions

Parcel size: 8044 SQFT

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). Basic unit of 2194 sq.t.

Basic unit of 2194 sqft.

located on corner of Palma St. and Valencia.

### Environmental Review Checklist

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

Yes	No	Will this project involve:
<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>100</u> 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:

Excavation of crawl space for proposed house.

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 Planning Division

Signature required on reverse →

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

Yes	No	Will the project involve:
<input checked="" type="checkbox"/>	<input 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:**

New 2 story primary residence adjoining existing dwelling

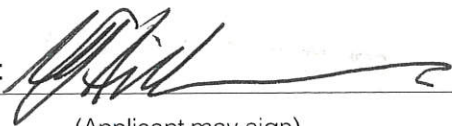
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<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 type="checkbox"/>	<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

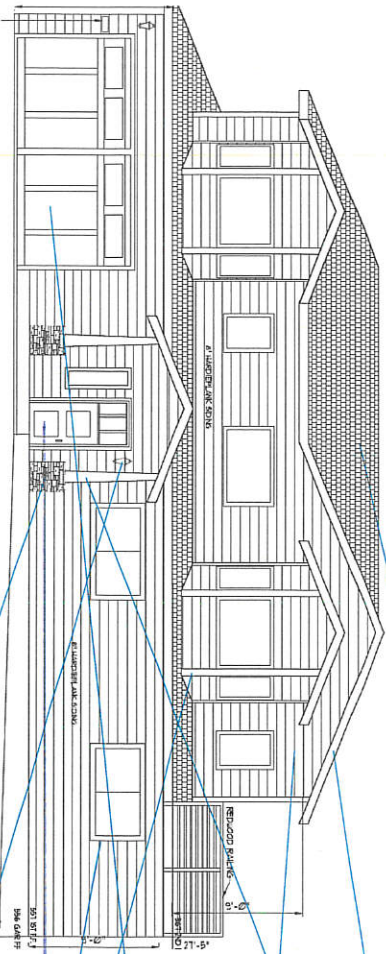
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any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

Signed: \_\_\_\_\_



(Applicant may sign)

Date: 2/15/18



Composite Shingle  
 Gray/black  
*Same as existing?*



Trim Kelly Moore 5878



8" Hardieplank siding  
 Kelly Moore KM5291-1



Garage Kelly Moore  
 KM5291-1



Front and rear doors  
 Trim Kelly Moore 5878

Trim White

**High Outdoor Wall Light**- Style # T6277

An elegant energy efficient outdoor wall light in a no-glass, Dark Sky design John Timberland® Danbury outdoor lighting collection  
**LED Energy Efficient Black**



Stone: El Dorado  
 ES, Mountain-  
 Ledge, Sierra

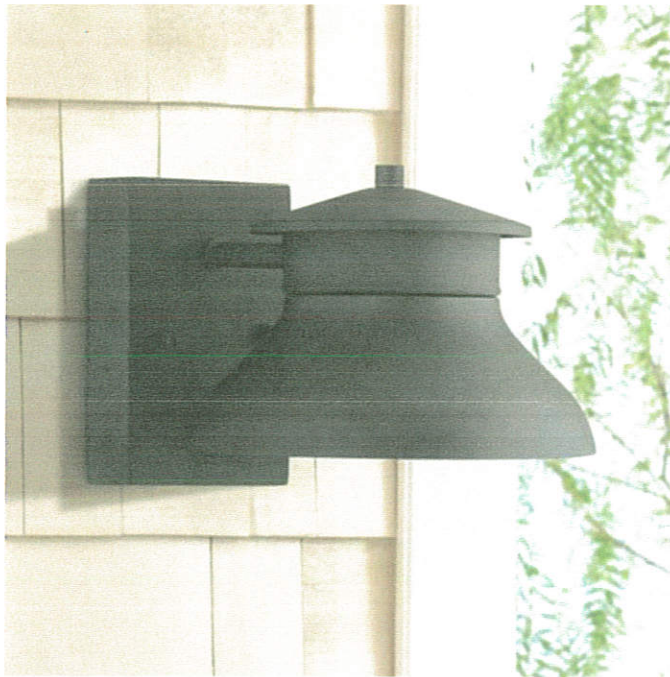


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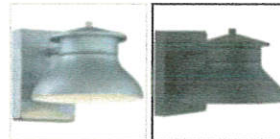
San Mateo County  
 Planning Division

PLN2018-00060



## LED Energy Efficient Black 5" High Outdoor Wall Light - Style # T6277

### OTHER OPTIONS



**\$59.99**

Compare \$89.99

FREE SHIPPING & FREE RETURNS\* | [Low Price Guarantee](#)

1

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2 Reviews | 4 Questions, 7 Answers

An elegant energy efficient outdoor wall light in a no-glass, Dark Sky design, from the John Timberland® Danbury outdoor lighting collection.

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### MORE YOU MAY LIKE



\$59.99



\$69.99



\$64.99



\$49.95



\$69.99

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PRODUCT DETAILS

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San Mateo County  
Planning Division

PLN2018-00060



AS OF JANUARY 1, 2016  
 CALIFORNIA BUILDING CODE 2016 EDITION  
 CALIFORNIA PLUMBING CODE 2016 EDITION (CPC)  
 CALIFORNIA ELECTRICAL CODE 2016 EDITION (CEC)  
 CALIFORNIA MECHANICAL CODE 2016 EDITION (CMC)  
 CALIFORNIA ENERGY CODE 2016 EDITION (CEnergyC)  
 CALIFORNIA RESIDENTIAL CODE 2016 EDITION (CRC)  
 CALGREEN CODE

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

**GENERAL NOTES**

- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEEES).
- STORM WATER RUN OFF SHALL NOT DRAIN ONTO THE ADJACENT PROPERTY, AND SHALL DRAIN AWAY FROM BUILDING FOUNDATION TO AN UNPAVED AREA.
- BEDROOM WINDOWS FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE A FINISHED SILL HEIGHT OF NOT BE MORE THAN 44" ABOVE THE FLOOR.
- ANY WINDOW AT THE STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE SHALL BE SAFETY GLASS.
- THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION. HANDRAIL SHALL HAVE A SMOOTH SURFACE WITH NO SHARP EDGES. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
- INTERIOR FINISH MATERIAL OF THE SHOWER STALL WALL EXTENDS TO A HT. OF NOT LESS THAN 12" ABOVE THE DRAIN INLET.
- ALL RECEPTACLES, LIGHTING CIRCUITS, SWITCHES, AND HARD-WIRED SMOKE DETECTORS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.
- NFRC TEMPORARY LABELING ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL INSPECTED BY ENFORCEMENT AGENCY.
- PROVIDE MINIMUM 26 GAUGE GALVANIZED SHEET METAL HEATING SUPPLY DUCTS BETWEEN THE GARAGE AND RESIDENCE OR PROVIDE FIRE DAMPERS.
- PROVIDE A MINIMUM OF 6'-8" HEADROOM CLEARANCE FOR THE INTERIOR STAIRWAY.
- ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILING SHALL BE INSULATION COVER AND AIR TIGHT RATED.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE HIGH-EFFICACY (FLUORESCENT).
- WATER HEATER SHALL BE WRAPPED WITH R-12 INSULATION, UNLESS EFFICIENCY RATED AT 55% OR BETTER.
- PROVIDE 1" INSULATION ON FIRST 5' LENGTH OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
- INSULATE ALL HOT WATER PIPES 3/4" OR GREATER IN DIAMETER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES.
- PROVIDE A SETBACK THERMOSTAT FOR THE NEW FURNACE.
- INSULATE NEW HEATING DUCTS TO R-8 IF MORE THAN 40' OF NEW DUCTS ARE INSTALLED IN UNCONDITIONED SPACE.
- MAIN SERVICE DISCONNECTING MEANS AND METER SHALL BE READILY ACCESSIBLE FROM OUTSIDE OF THE BUILDING.
- METER AND PANEL SHALL BE SCREENED FROM PUBLIC VIEW BY AN ENCLOSURE.
- PROVIDE TWO 20-AMP BRANCH CIRCUITS FOR KITCHEN WHICH SHALL HAVE NO OTHER RECEPTACLES OR LIGHTS CONNECTED TO THAT BRANCH CIRCUIT.
- PROVIDE A DEDICATED 20-AMP CIRCUIT FOR THE BATHROOM RECEPTACLES.
- A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE INSTALLED. SEE LI.
- WATER METERS SHALL BE LOCATED IN LANDSCAPED AREAS ONLY. NO WATER METERS SHALL BE LOCATED IN SIDEWALKS OR DRIVEWAYS.
- CLEANOUT SHALL BE LOCATED 18 TO 24 INCHES FROM THE BUILDING FOUNDATION.
- FLASHING SHALL BE INSTALLED AS PER CBC 1405.3 AT ALL EXTERIOR WALLS, OPENINGS FOR DOORS AND WINDOWS AND AT INTERSECTIONS WITH OTHER BUILDING COMPONENTS.
- CLOTHES WASHERS AND DISHWASHERS SHOULD BE "IE" CERTIFIED.
- ALL CONDITIONS OF APPROVAL FOR THIS PROJECT MUST BE MET WHETHER SHOWN ON THE PLANS OR NOT. THESE CONDITIONS OF APPROVAL ARE A PART OF THESE PLANS AND ARE AVAILABLE UPON REQUEST FROM THE BUILDING OWNER, THE DESIGNER OR THE COUNTY OF SAN FRANCISCO.

**DRAWING INDEX**

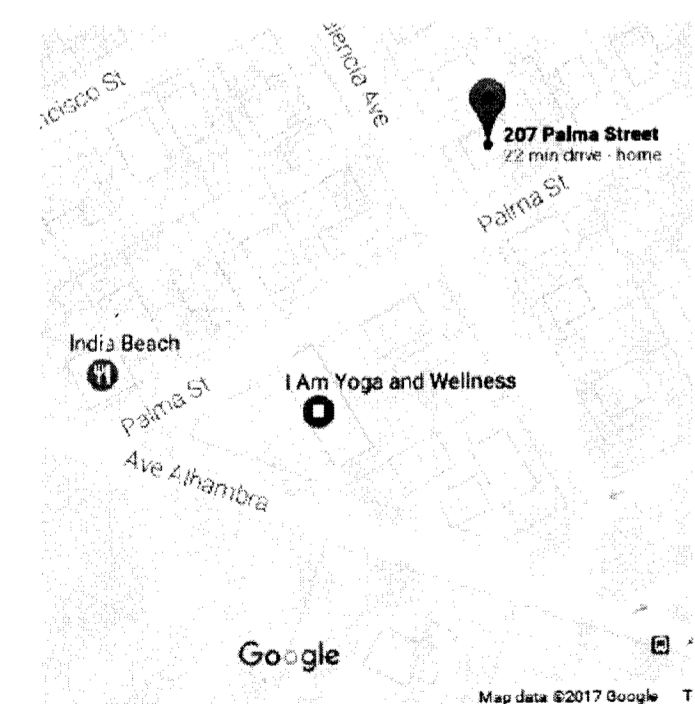
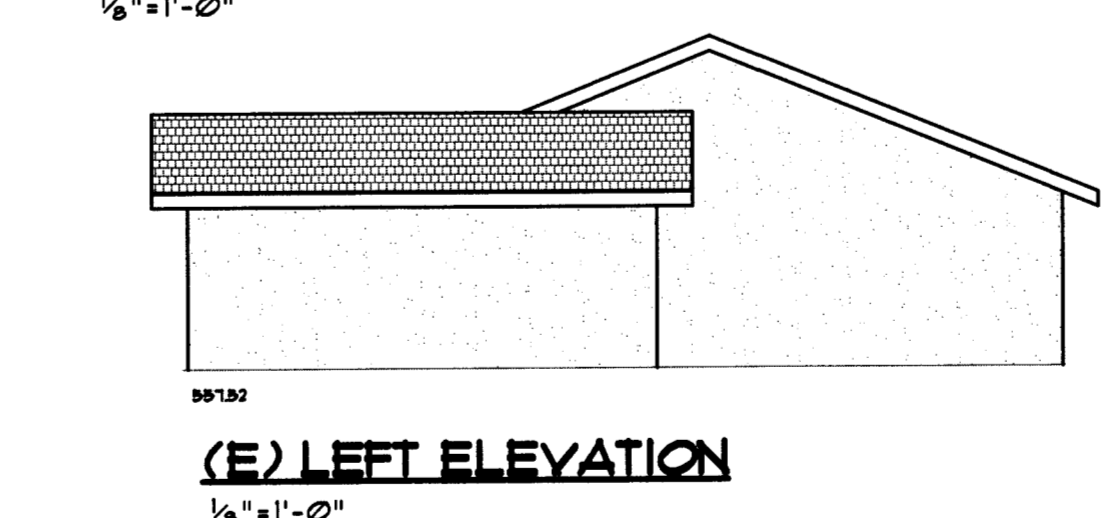
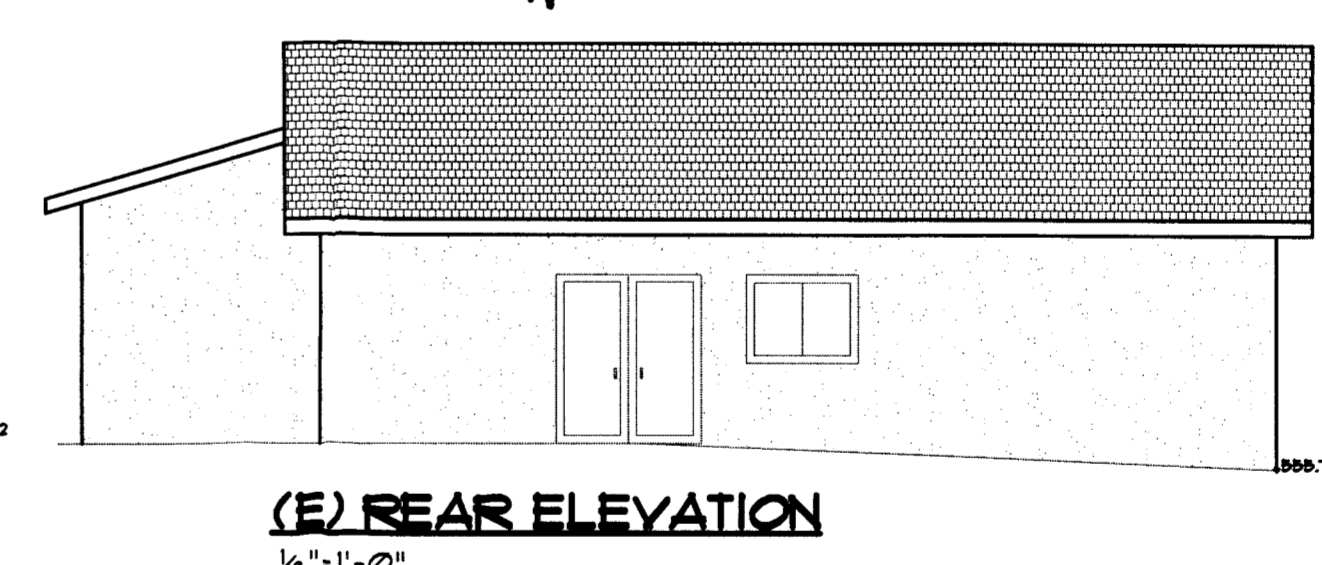
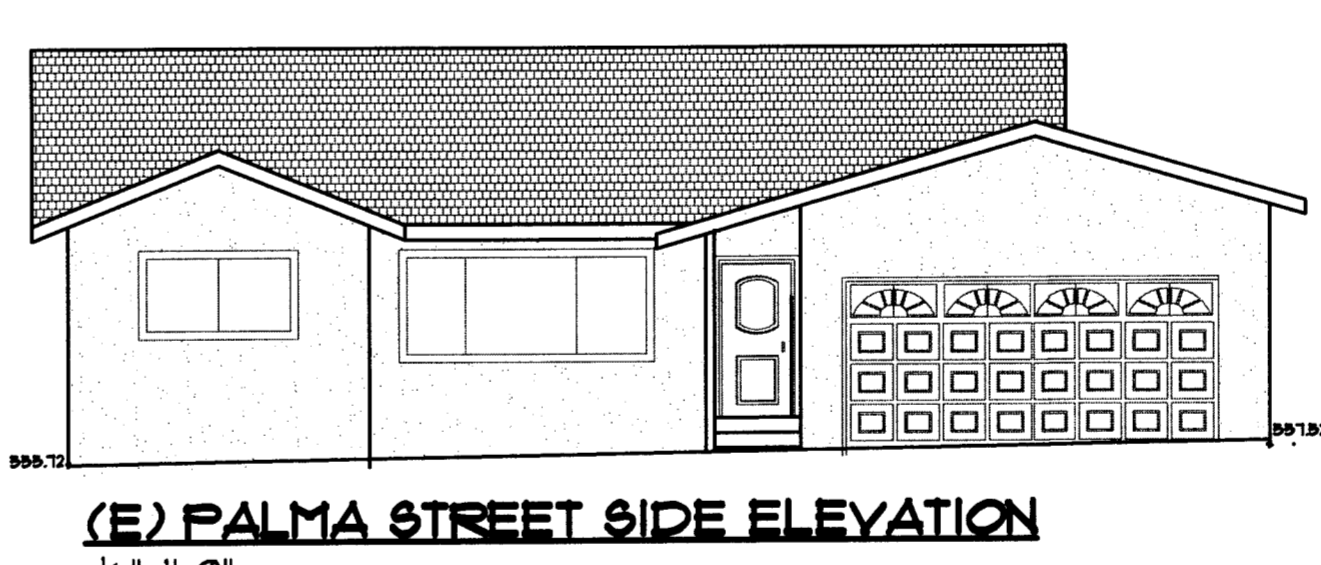
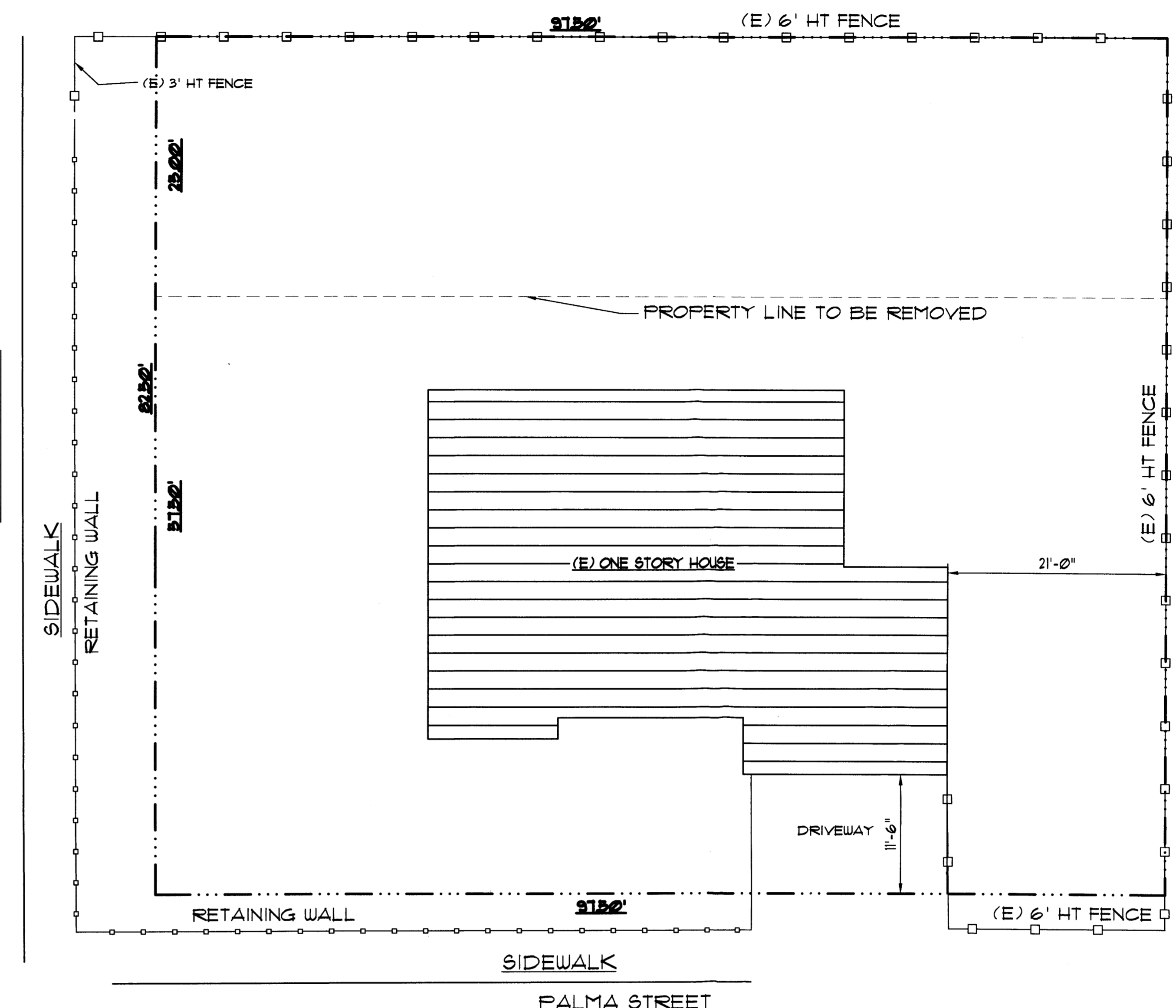
- ARCHITECTURAL**
- A1 THIS SHEET
  - A2 NEW SITE PLAN & NEW ROOF PLAN
  - A3 EXISTING & NEW FIRST FLOOR PLAN
  - A4 NEW SECOND FLOOR PLAN & FLOOR AREA CALCULATIONS
  - A5 ELEVATIONS
  - A6 ELEVATIONS
  - A7 SECTIONS & BMP
  - C1 EXISTING TOPOGRAPHY MAP
  - C2 DRAINAGE PLAN
  - C3 EROSION PLAN
  - L1 LANDSCAPING PLAN

**SITE DATA**

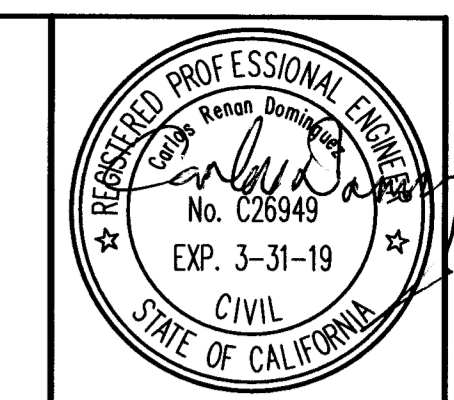
LOT AREA	8044 SQFT		
	ADU	MAIN UNIT	TOTAL PROPOSED
HABITABLE LIVING AREA	800 SQFT	2279.07 SQFT	3079.07 SQFT
NON-HABITABLE LIVING AREA (GARAGE)	272.22 SQFT	429 SQFT	701.22 SQFT
NUMBER OF BEDROOMS	1	3	4
NUMBER OF PARKING SPACES (COVERED)	1	2	3
	ADU	MAIN UNIT	TOTAL PROPOSED
FLOOR AREA	1072.22 SQFT	2708.07 SQFT	3780.29 SQFT
MAX FLOOR AREA RATION (FAR)			4263 SQFT 53%
TOTAL LOT COVERAGE			2736.4636 SQFT 34%
ZONING			R-1, S-11, DR, CD
APN #:	047126290 + 047126250		
IMPERVIOUS SURFACE UNDER 18" EXISTING DRIVEWAY			282 SQFT
IMPERVIOUS SURFACE UNDER 18" NEW DRIVEWAY			360 SQFT

**CALGREEN NOTES**

- DIVERT AT LEAST 65% OF ALL CONSTRUCTION DEBRIS AND WASTE TO A RECYCLING OR SALVAGE FACILITY AS PER CALGREEN SEC. A4.408.1
- KEEP SURFACE RUNOFF AWAY FROM BUILDINGS AS PER SHEET C1.
- PROVIDE A FILTER FABRIC AT ALL CATCH BASINS ON SHEET C1 FOR DURATION OF THE CONSTRUCTION.
- PROVIDE A COPY OF ALL OPERATIONAL AND MAINTENANCE MANUALS TO THE BUILDING OCCUPANT.
- THE AUTOMATIC IRRIGATION SPRINKLER SYSTEM MUST BE WEATHER BASED.
- PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
- COVER ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION SYSTEMS DURING CONSTRUCTION.
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- PAINT STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN SEC 4.5.044
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD FLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.5.05.2 AND CRC R5.06.2.3. SEE SOILS REPORT
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
- PROVIDE INSULATED LOUVERS/COVER (MIN 42) WHICH CLOSE WHEN THE FAN IS 1/2 OFF FOR THE WHOLE HOUSE EXHAUST FANS.
- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES. THE MAXIMUM FLOWRATE AT A KITCHEN SINK FAUCET SHALL NOT BE GREATER THAN 1.5 GALLONS PER MINUTE AT 60 PSI. IN ADDITION TO THE KITCHEN FAUCET REQ'S FOR TIER 1, DISHWASHERS IN TIER 2 BUILDINGS SHALL BE ENERGY STAR QUALIFIED AND NOT USE MORE THAN 5.8 GALLONS OF WATER PER CYCLE SEE TABLE 4.3.03.1 ON 93.
- ALL WOOD PRODUCTS & CARBOARD PRODUCTS WILL BE RECYCLED. ALL OTHER WASTE WILL BE TRASHED.
- ALL RECYCLED MATERIALS WILL BE SORTED ON SITE.
- ALL RECYCLED MATERIALS WILL BE SENT TO BFI.
- TO REDUCED THE AMOUNT OF DEBRIS WORKERS SHALL FOLLOW THE CAL-GREEN GUIDELINES AND GOOD CONSTRUCTION PRACTICES.
- MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT.
- PROVIDE DOCUMENTATIONS & RECEIPTS SHOWING COMPLIANCE WITH RECYCLED MATERIALS AND DEBRIS.
- VERIFICATION OF COMPLIANCE FOR POLLUTANT CONTROL WILL BE PROVIDED BY INCLUDING MANUFACTURER'S PRODUCT SPECS OR FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
- DIRECT ROOF RUNOFF INTO FOUR WATER ROCK FORMED BARRELS LOCATED AT FRONT OF HOUSE AND REAR USE RAINWATER FOR IRRIGATION OR OTHER NON-POTABLE USE.



**VICINITY MAP**  
SCALE: N.T.S.



**NEW ADDITION FOR HILLHOUSE RESIDENCE**  
**207 PALMA AVENUE, EL GRANADA CA**  
 DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT COURT  
 PACIFICA, CA. 94044  
 (650) 359-0947 EMAIL: carlos@dominguezassociates.com

REVISION	
NO.	DATE

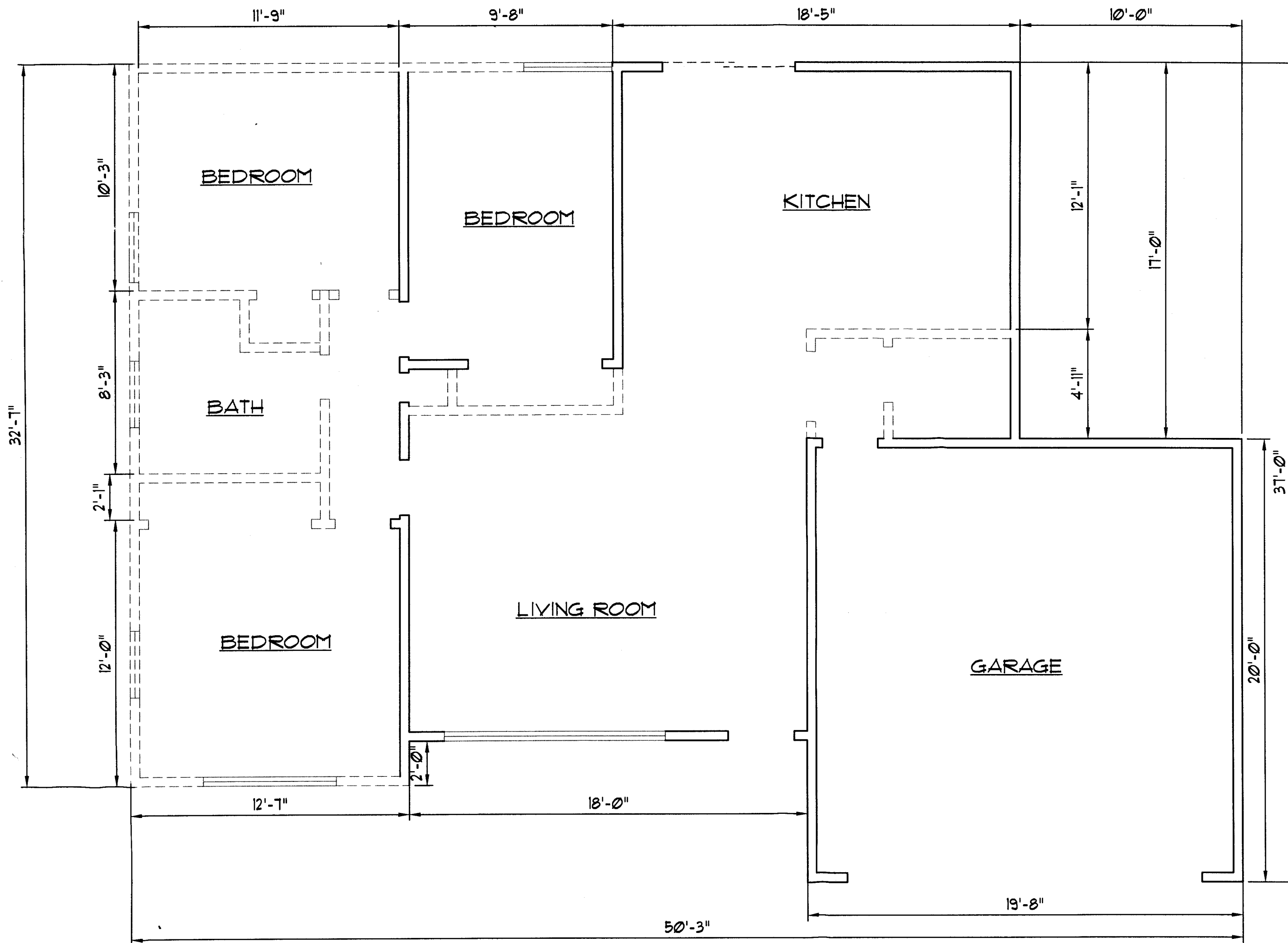
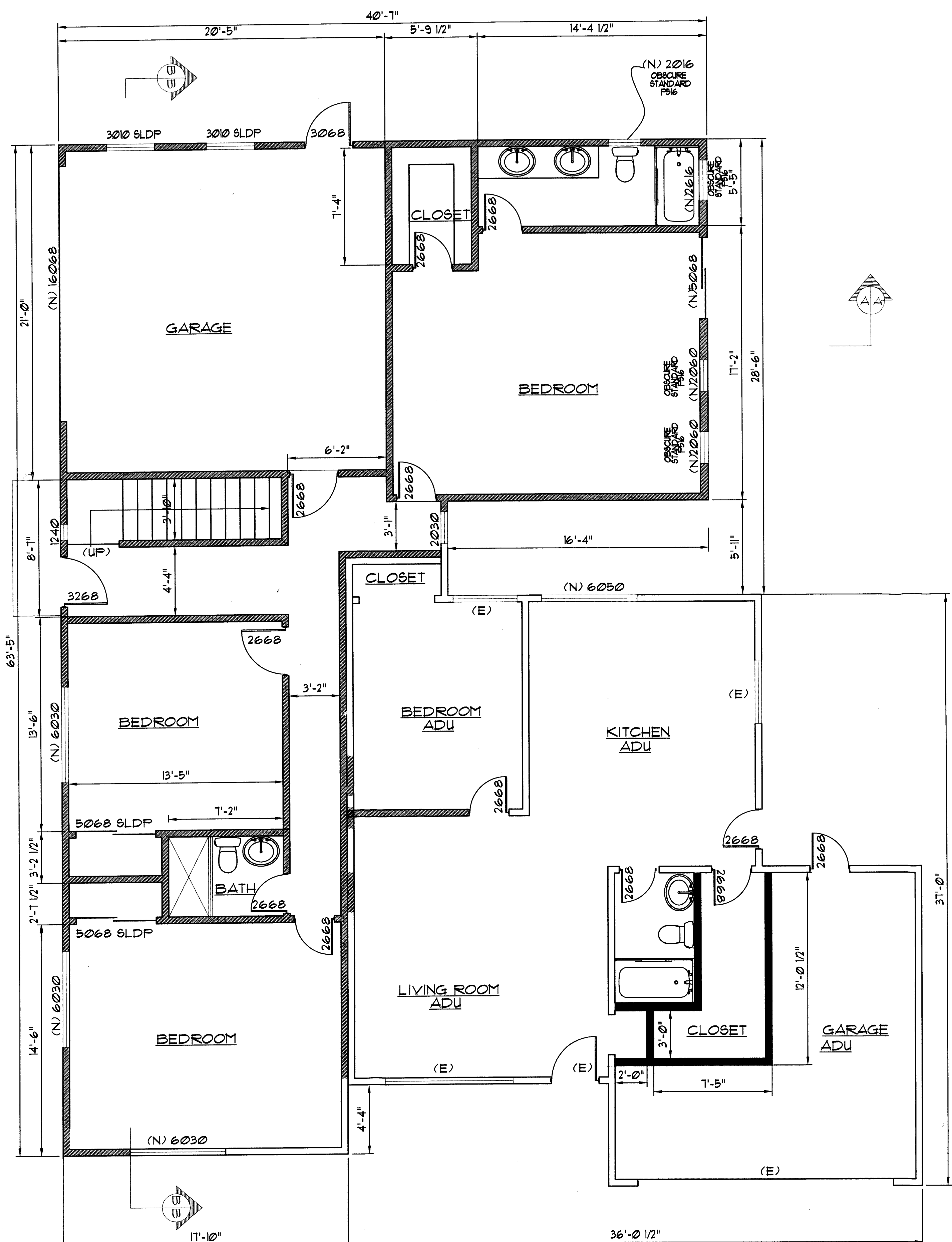
SCALE SHEET NUMBER

**A1**

OF SHEETS  
 DATE 3-14-18  
 FILE HIL 1645

PLN 2018-00060  
**RECEIVED**  
 JUL 0 2 2018  
 San Mateo County  
 Planning and Building Department





**GENERAL LEGEND**

- INDICATES EXISTING WALL
- INDICATES NEW WALL
- (E) — INDICATES EXISTING
- (N) — INDICATES NEW
- - - INDICATES REMOVAL WALL
- +—+— EXISTING FENCE
- · - · - PROPERTY LINE

**NEW ADDITION FOR HILLHOUSE RESIDENCE  
207 PALMA AVENUE, EL GRANADA CA**

DOMINGUEZ ASSOCIATES LLC  
40 HUMBOLDT COURT  
PACIFICA, CA. 94044  
(650) 359-0947 EMAIL: cdos@dominguezassociates.com

REVISION	
NO.	DATE

SCALE

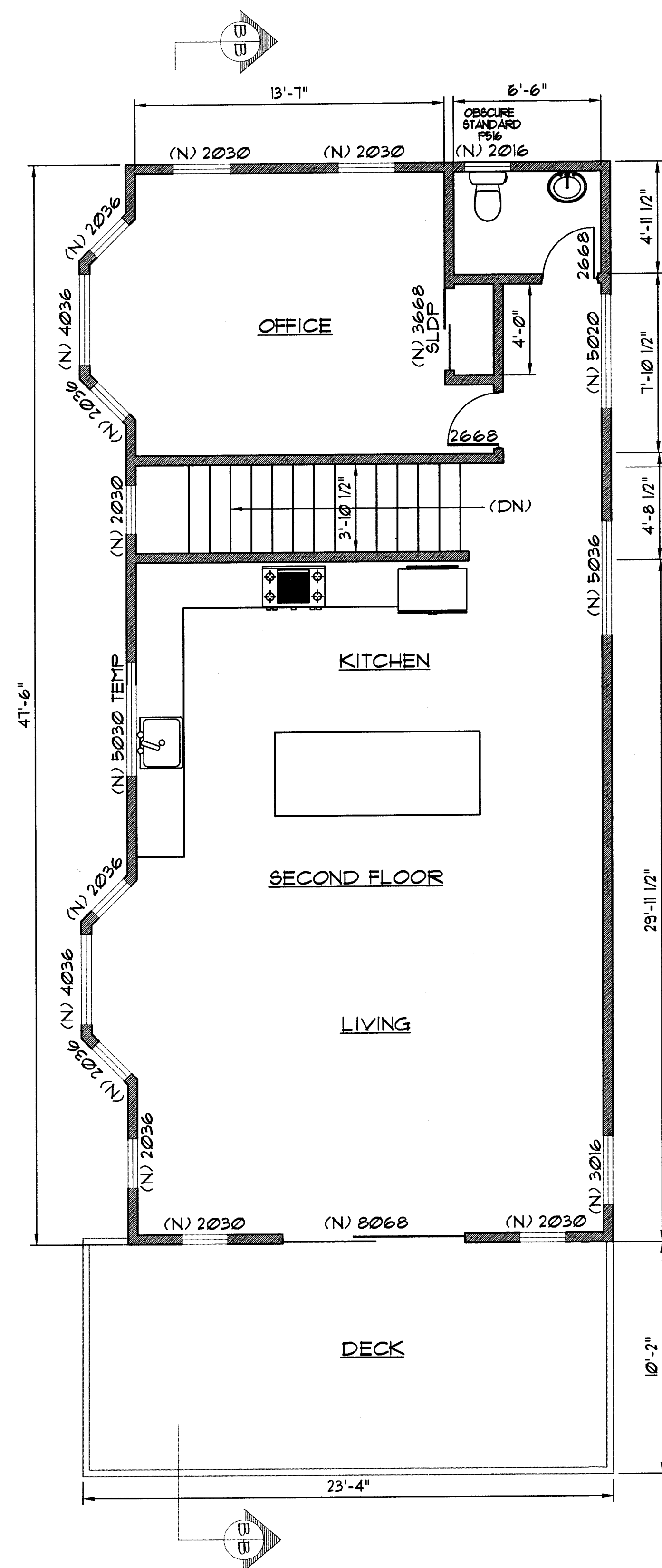
SHEET NUMBER

**A3**

OF SHEETS

DATE 3-14-18

FILE HIL 1645

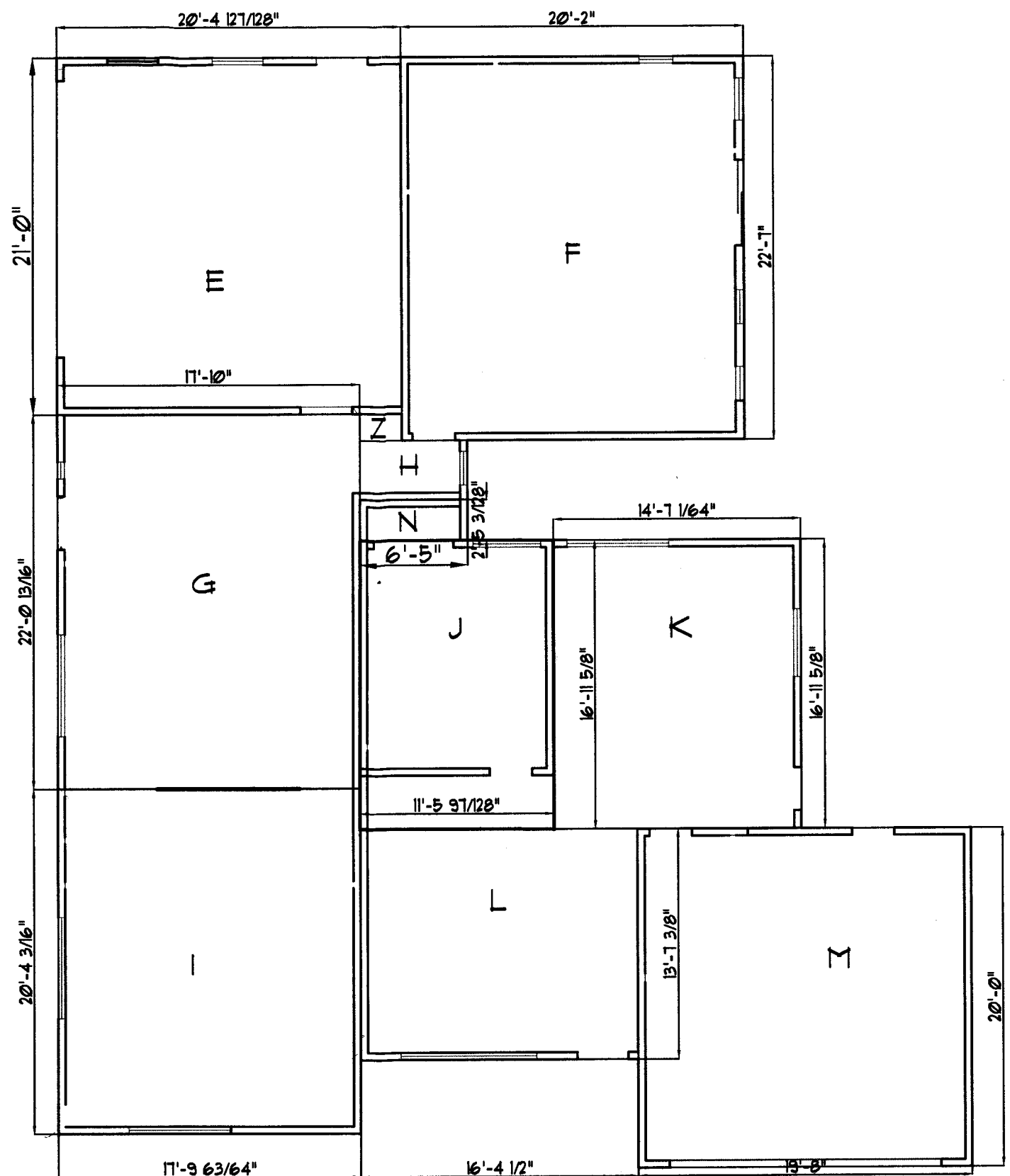


SECOND FLOOR PLAN  
1/4" = 1'-0"

HAMPTON BAY MODEL \* HB480T/MP-231 FOR ALL OUTDOOR LIGHTING  
- 180-DEGREE OIL RUBBED BRONZE MOTION-SENSING OUTDOOR WALL LANTERN  
- APPROVED BY THE INTERNATIONAL DARK SKY ASSOCIATION

FIRST FLOOR  
AREA CALCULATIONS

	SECTION	DIMENSIONS	AREA	
MAIN UNIT	E	21'-0" X 20'-5"	428.75 SQFT	
	F	20'-2" X 22'-7"	455.43 SQFT	
	G	22'-1" X 17'-10"	392.33 SQFT	
	H	6' X 7'	22.46 SQFT	
	I	20'-4" X 17'-10"	361.19 SQFT	
	Z	2'-7" X 1'-7"	4.09 SQFT	
	TOTAL		1664.25 SQFT	
	ADU	J	16'-11" X 11'-5"	193.13 SQFT
		K	16'-1 1/2" X 14'-7"	247.31 SQFT
L		16'-4 1/2" X 13'-7 3/8"	222.94 SQFT	
M		20' X 19'-8"	393.33 SQFT	
N		6'-5" X 2'-5"	15.51 SQFT	
TOTAL		1072.22 SQFT		



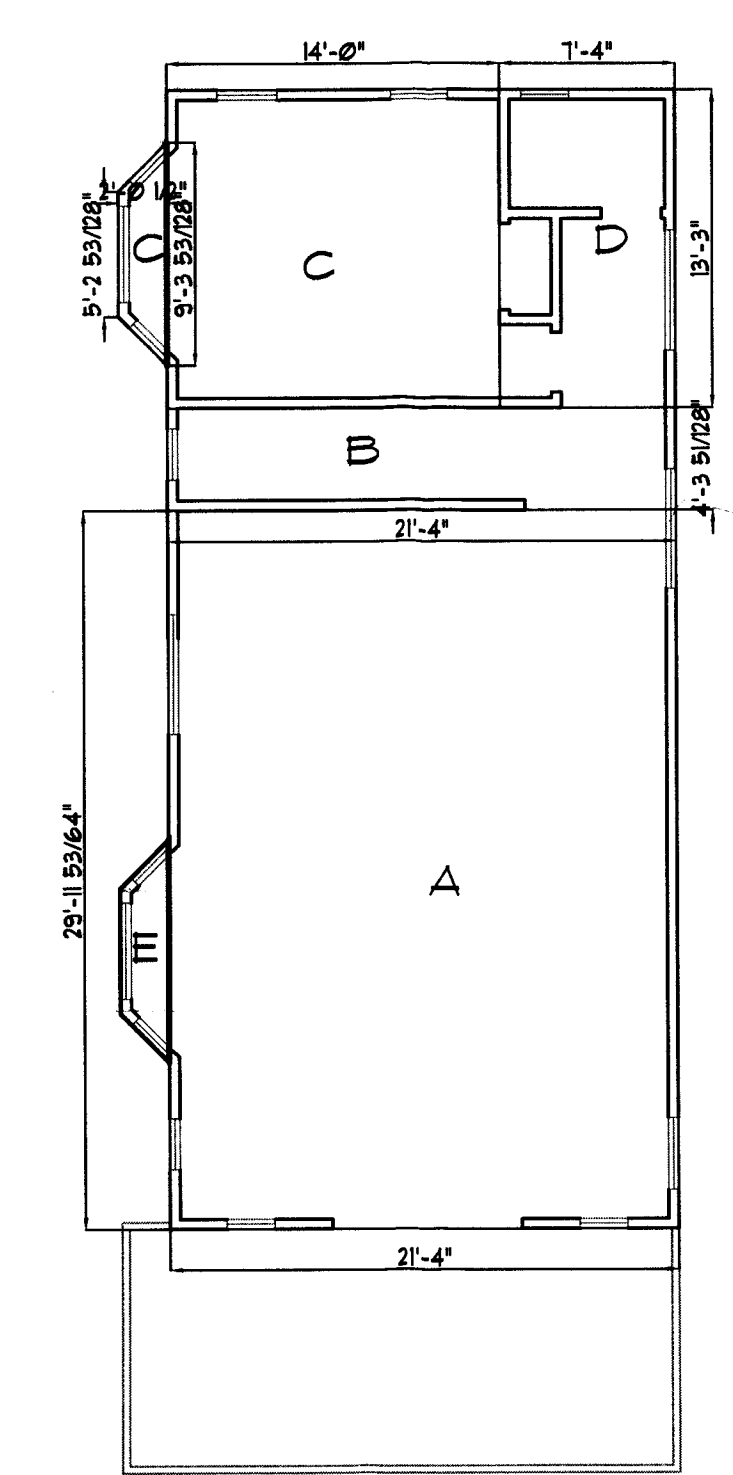
FIRST FLOOR AREA  
1/8" = 1'-0"

SECOND FLOOR  
AREA CALCULATIONS

MAIN UNIT	SECTION	DIMENSIONS	AREA
	A	30' X 21'-4"	640 SQFT
	B	4'-3" X 21'-4"	91.56 SQFT
	C	13'-3" X 14'-0"	185.5 SQFT
	D	7'-4" X 13'-3"	97.17 SQFT
	E	7'-3" X 2'-1/2"	14.8 SQFT
	F	7'-3" X 2'-1/2"	14.8 SQFT
TOTAL			1043.82 SQFT

TOTAL FLOOR AREA

	ADU	MAIN UNIT	TOTAL
FIRST FLOOR	1072.22 SQFT	1664.25 SQFT	2736.47 SQFT
SECOND FLOOR	-	1043.82 SQFT	1043.82 SQFT
TOTAL	1072.217 SQFT	2708.07 SQFT	3780.29 SQFT



SECOND FLOOR AREA  
1/8" = 1'-0"

NEW ADDITION FOR HILLHOUSE RESIDENCE  
207 PALMA AVENUE, EL GRANADA CA

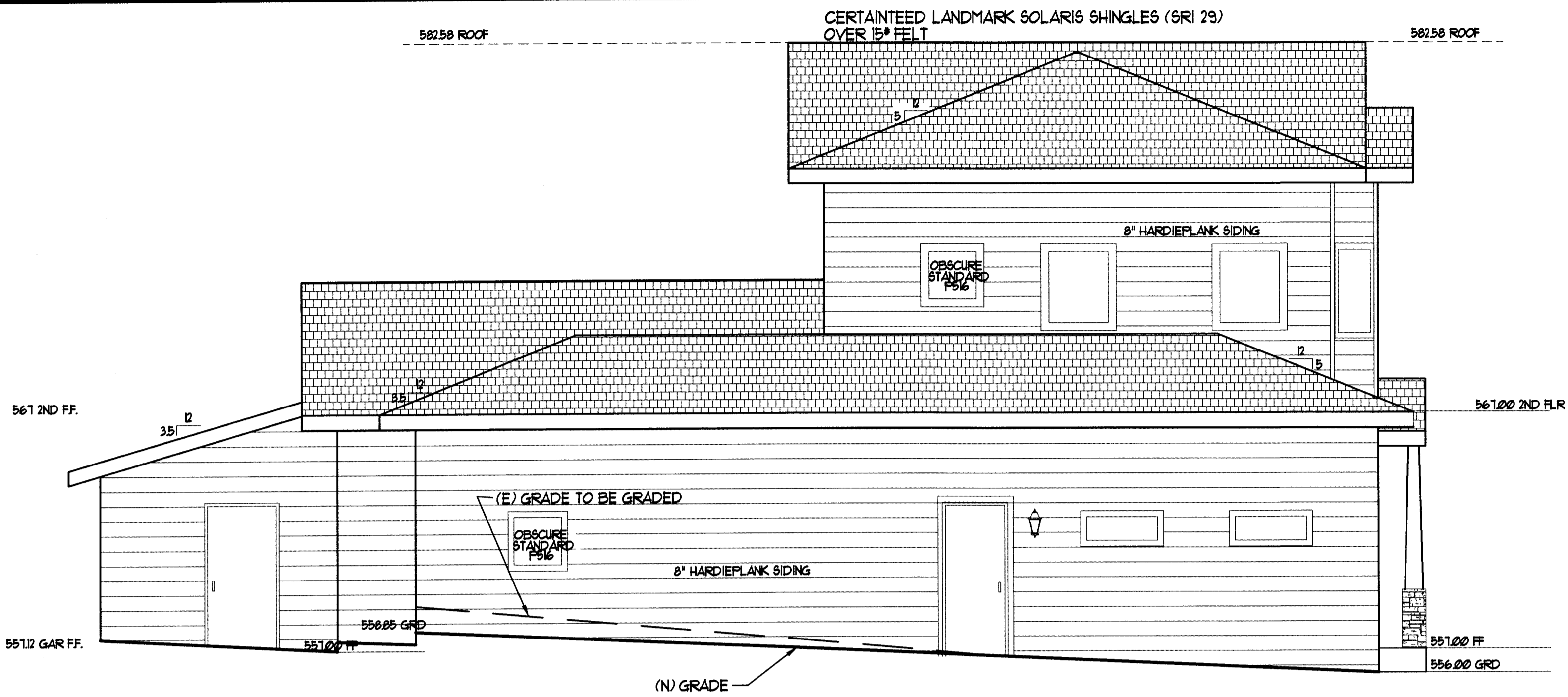
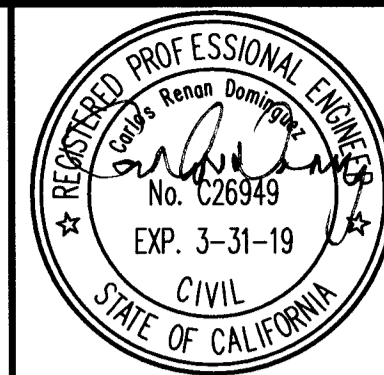
DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT COURT  
PACIFICA, CA. 94044  
(650) 359-0947 EMAIL: carlos@dominguezassociates.com

REVISION	
NO.	DATE

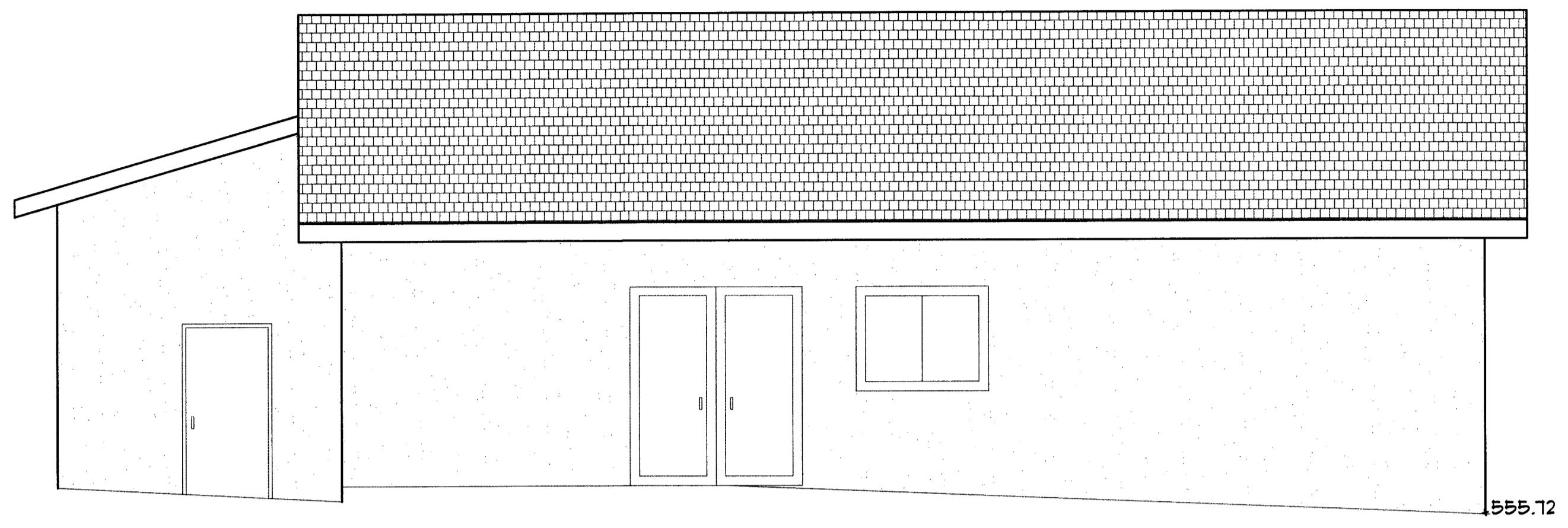
SCALE  
SHEET NUMBER

**A4**

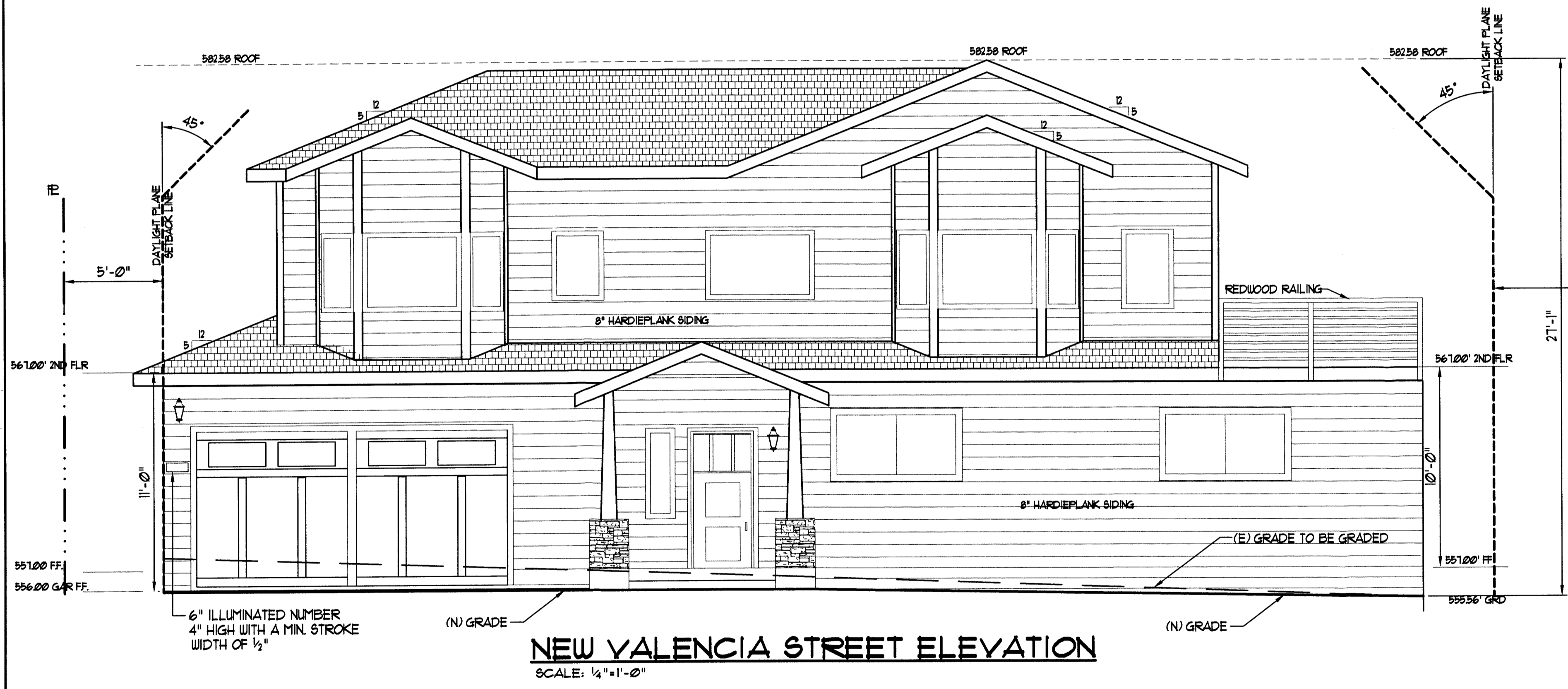
OF SHEETS  
DATE 3-14-18  
FILE HIL 1645



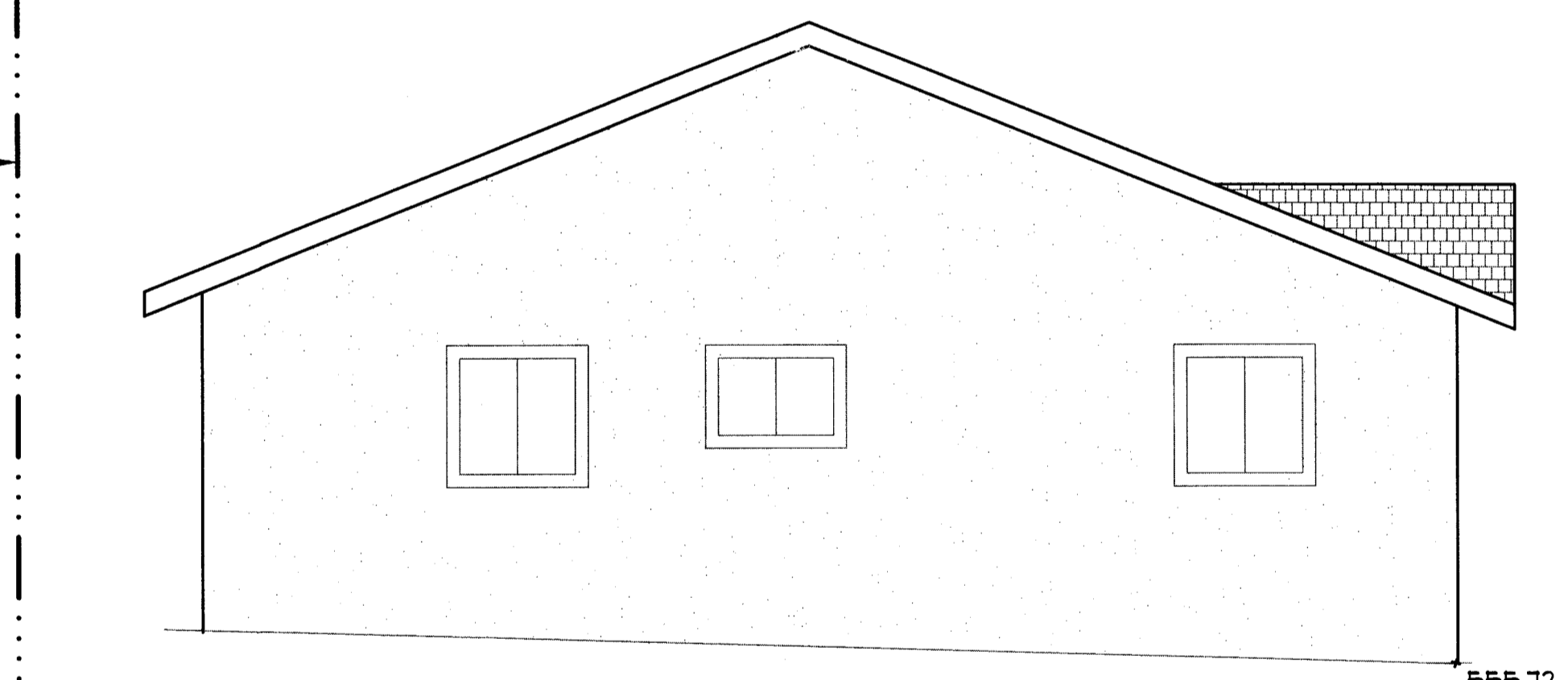
**NEW LEFT ELEVATION**  
SCALE: 1/4"=1'-0"



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



**NEW VALENCIA STREET ELEVATION**  
SCALE: 1/4"=1'-0"



**(E) VALENCIA STREET ELEVATION**  
1/4"=1'-0"

**HOUSE COLORS:**  
2X4 PAINTED WHITE KELLY MOORE 5878 KETTLEMAN  
TRIM TYP ALL WINDOWS & DOORS  
HOUSE COLOR YELLOW KELLY MOORE  
K1 5291-1 BEACH TOWEL

ALL NEW EXTERIOR LIGHTS WILL BE  
HAMILTON BAY MODEL # HB480TMR-237  
- 180 DEGREE OIL RUBBED BRONZE MOTION-SENSING OUTDOOR WALL LANTERN  
- APPROVED BY THE INTERNATIONAL DARK SKY ASSOCIATION

**NEW ADDITION FOR HILLHOUSE RESIDENCE**  
**207 PALMA AVENUE, EL GRANADA CA**

DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT COURT  
PACIFICA, CA, 94044  
(650) 359-0947 EMAIL carlos@dominguezassociates.com

REVISION	
NO.	DATE

SCALE

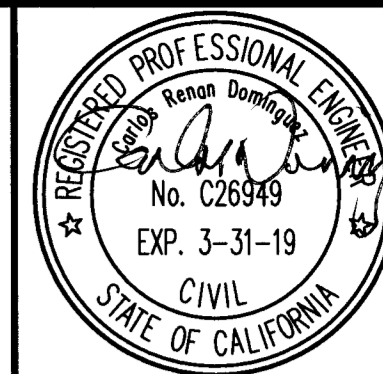
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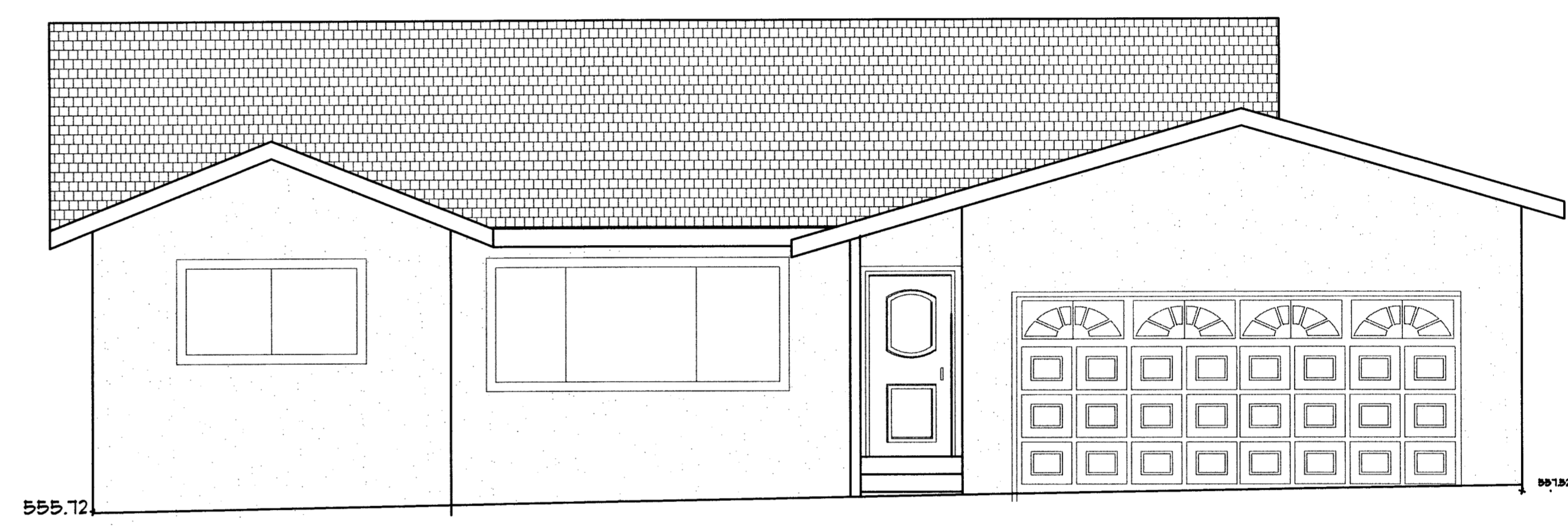
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DATE 3-14-18

FILE HIL 1645

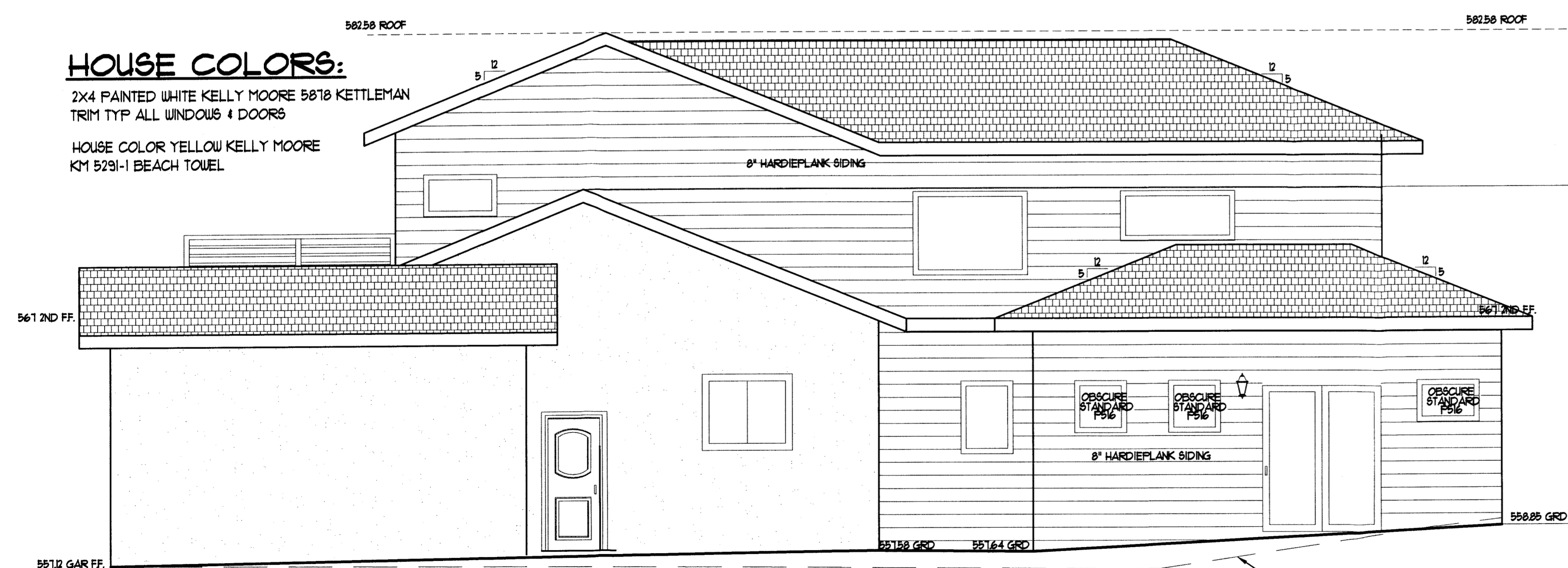


**PALMA STREET ELEVATION**  
SCALE: 1/4"=1'-0"

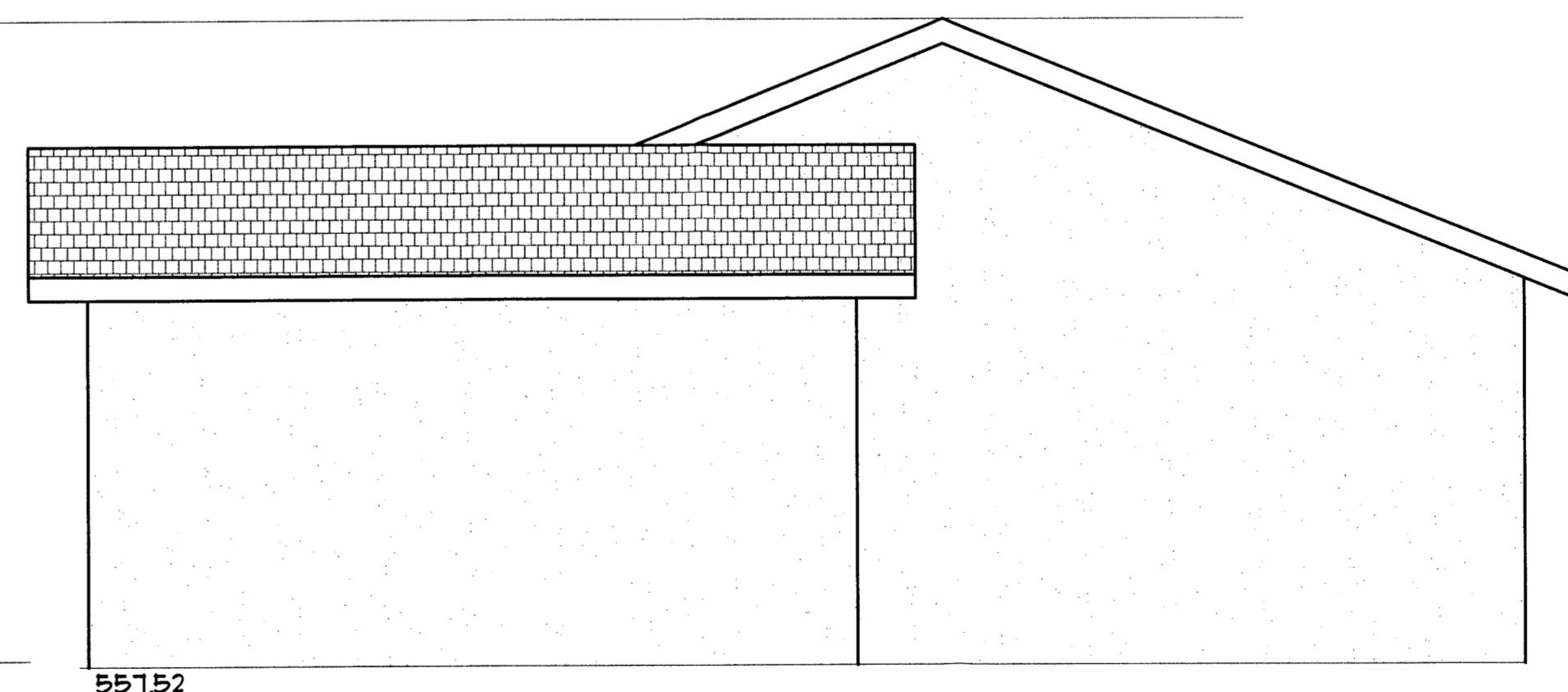


**(E) PALMA STREET SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**HOUSE COLORS:**  
2X4 PAINTED WHITE KELLY MOORE 5818 KETTLEMAN  
TRIM TYP ALL WINDOWS & DOORS  
HOUSE COLOR YELLOW KELLY MOORE  
K11 5291-1 BEACH TOWEL



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



**(E) REAR ELEVATION**  
SCALE: 1/4"=1'-0"

ALL NEW EXTERIOR LIGHTS WILL BE:  
HAMPTON BAY MODEL # HB4801MP-231  
- 180-DEGREE OIL RUBBED BRONZE MOTION-SENSING OUTDOOR WALL LANTERN  
- APPROVED BY THE INTERNATIONAL DARK SKY ASSOCIATION

**NEW ADDITION FOR HILLHOUSE RESIDENCE**  
**201 PALMA AVENUE, EL GRANADA CA**

PACIFICA, CA. 94044  
(650) 359-0947 EMAIL: carlos@dominguezassociates.com

40 HUMBOLDT COURT

DOMINGUEZ ASSOCIATES LLC

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NO.	DATE

SCALE

SHEET NUMBER

**A6**

OF SHEETS

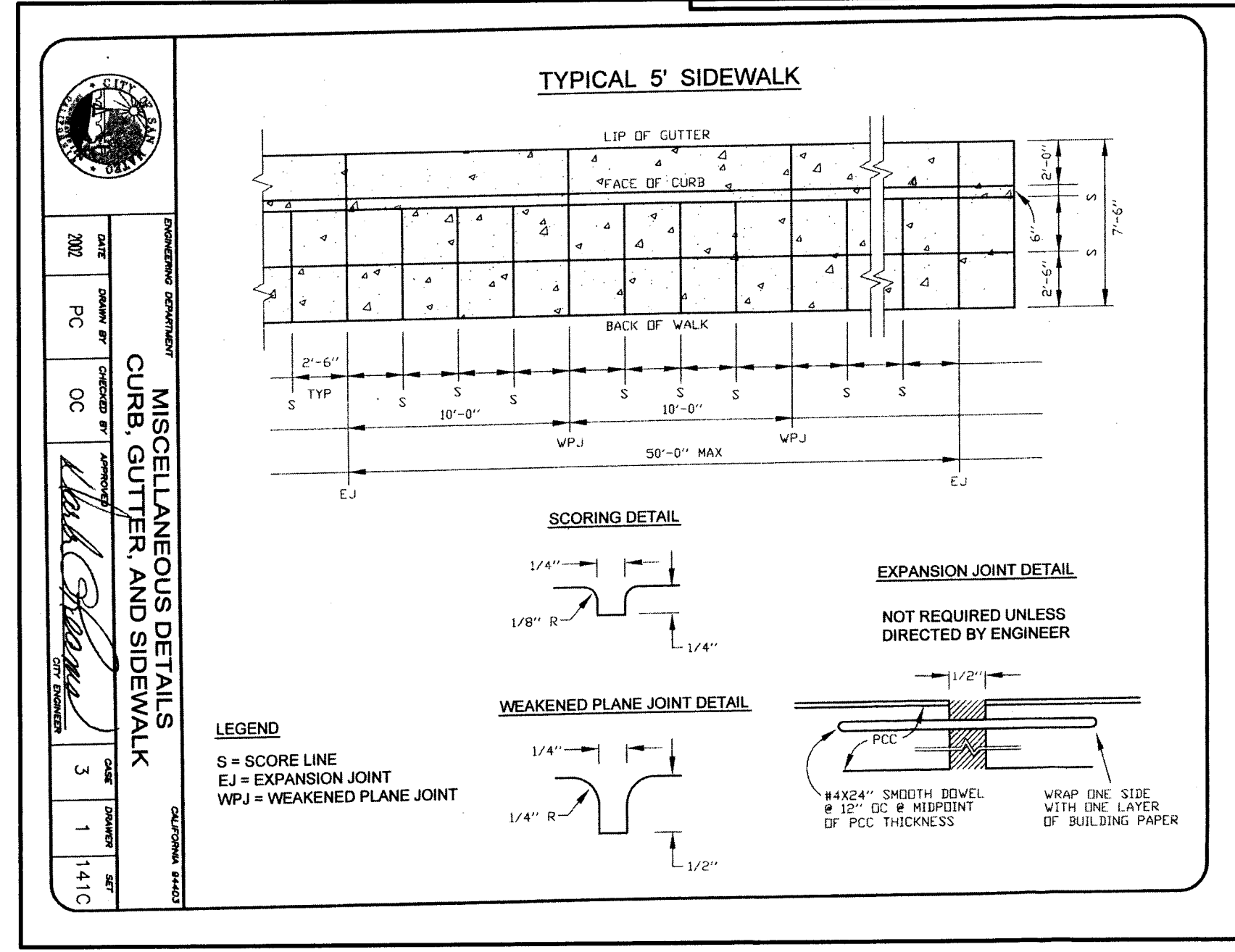
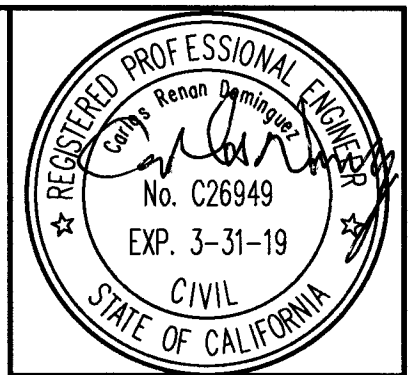
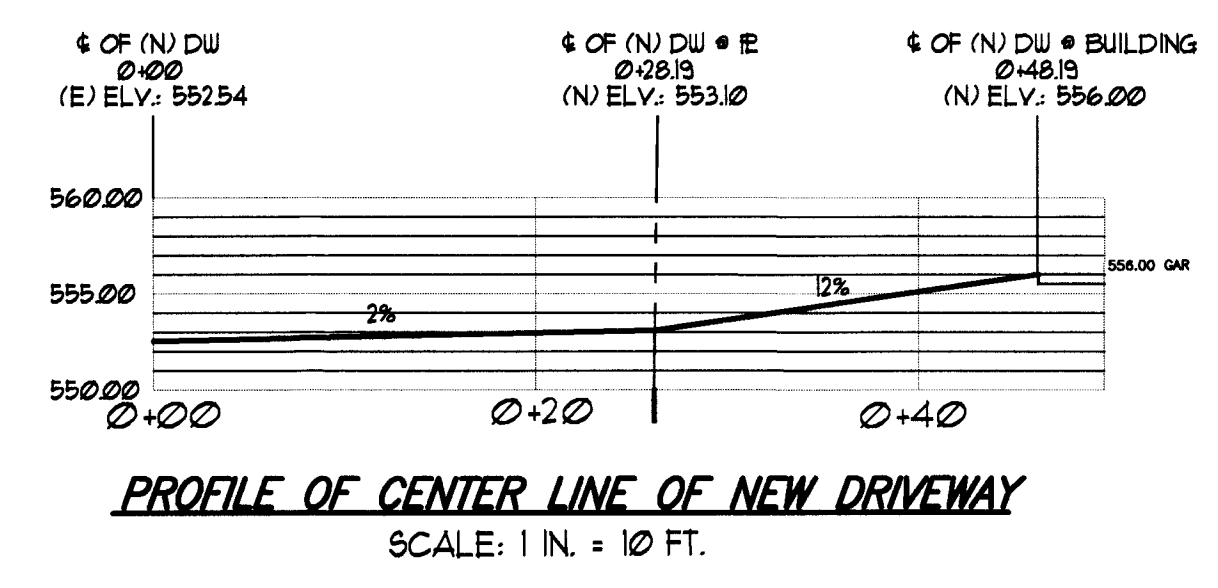
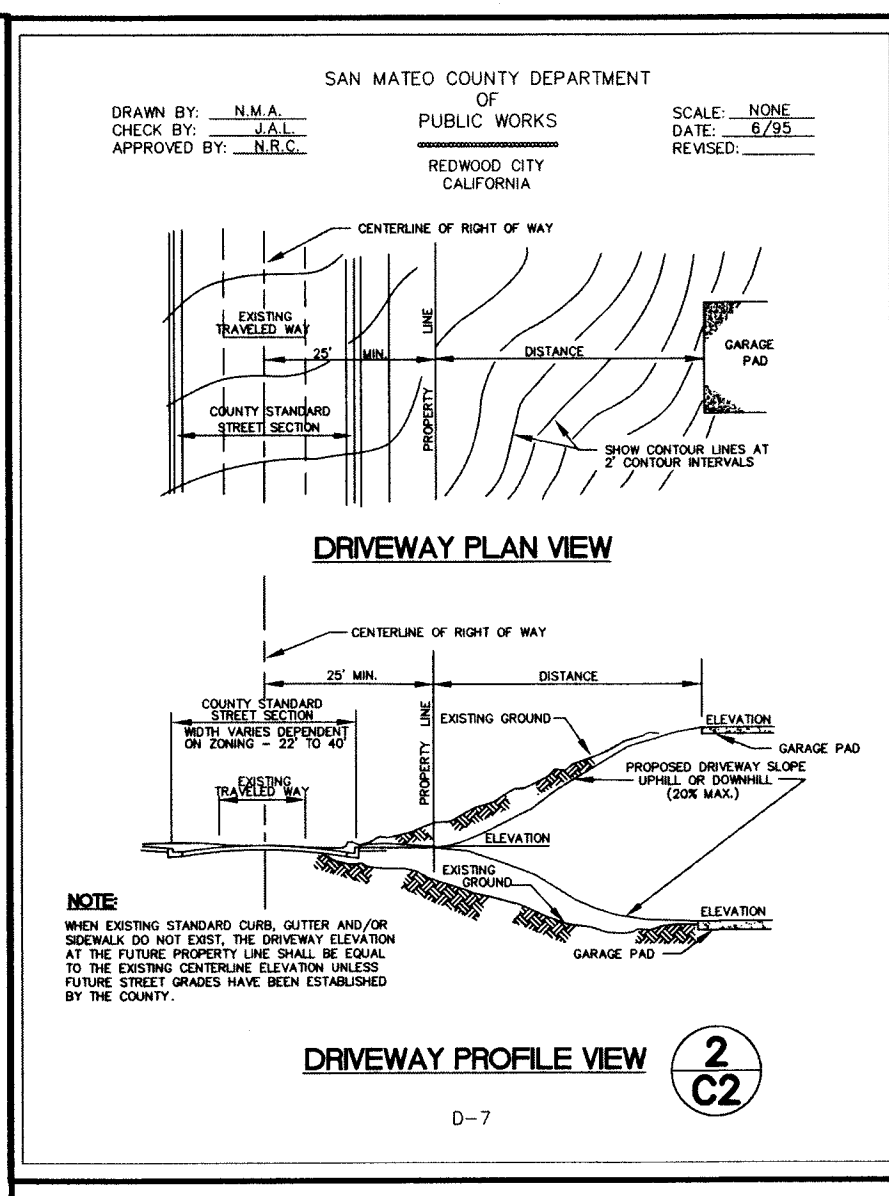
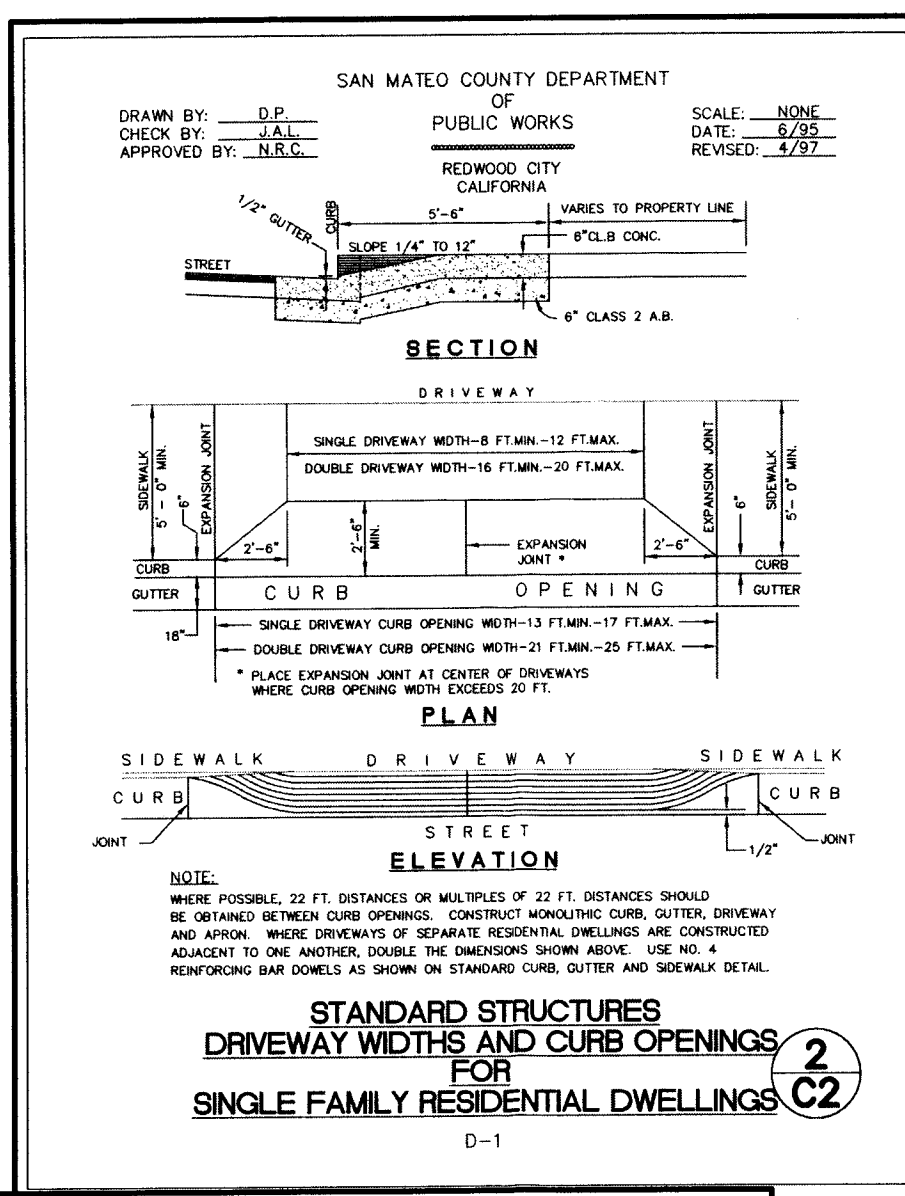
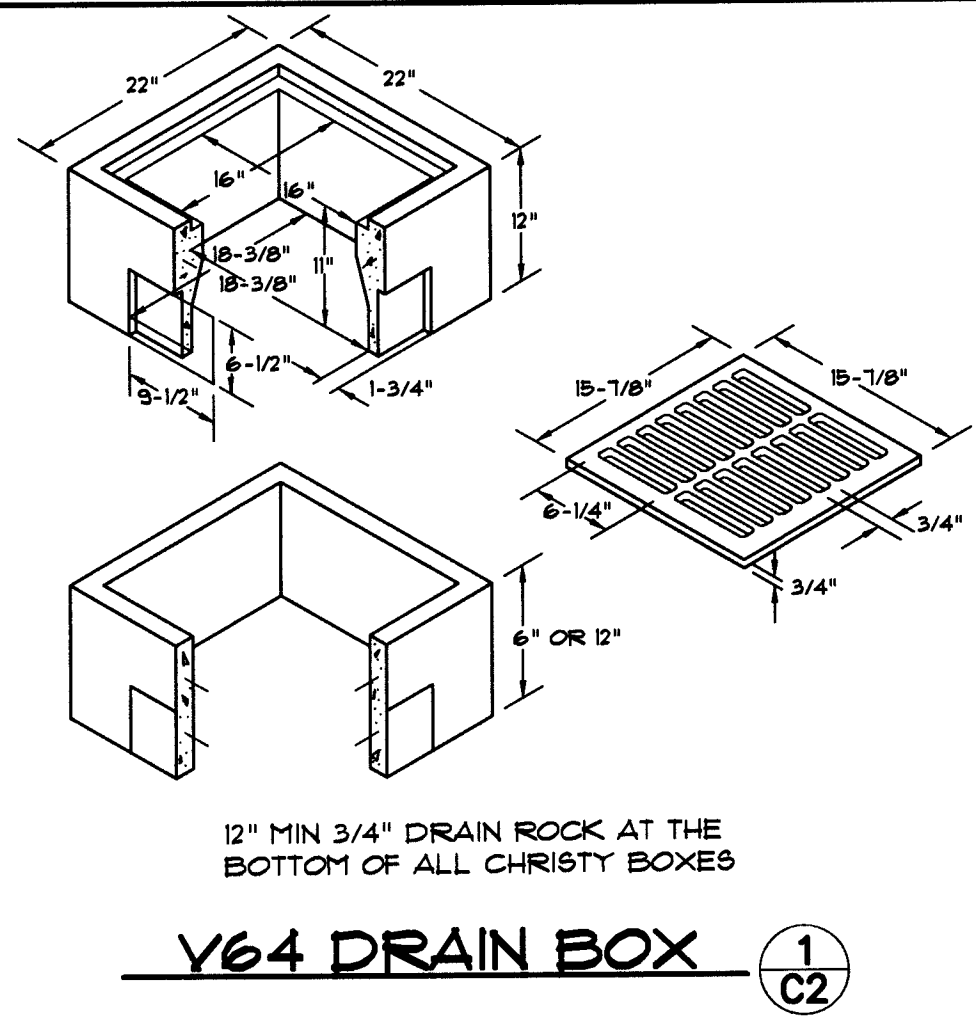
DATE 3-14-18

FILE HIL 1645

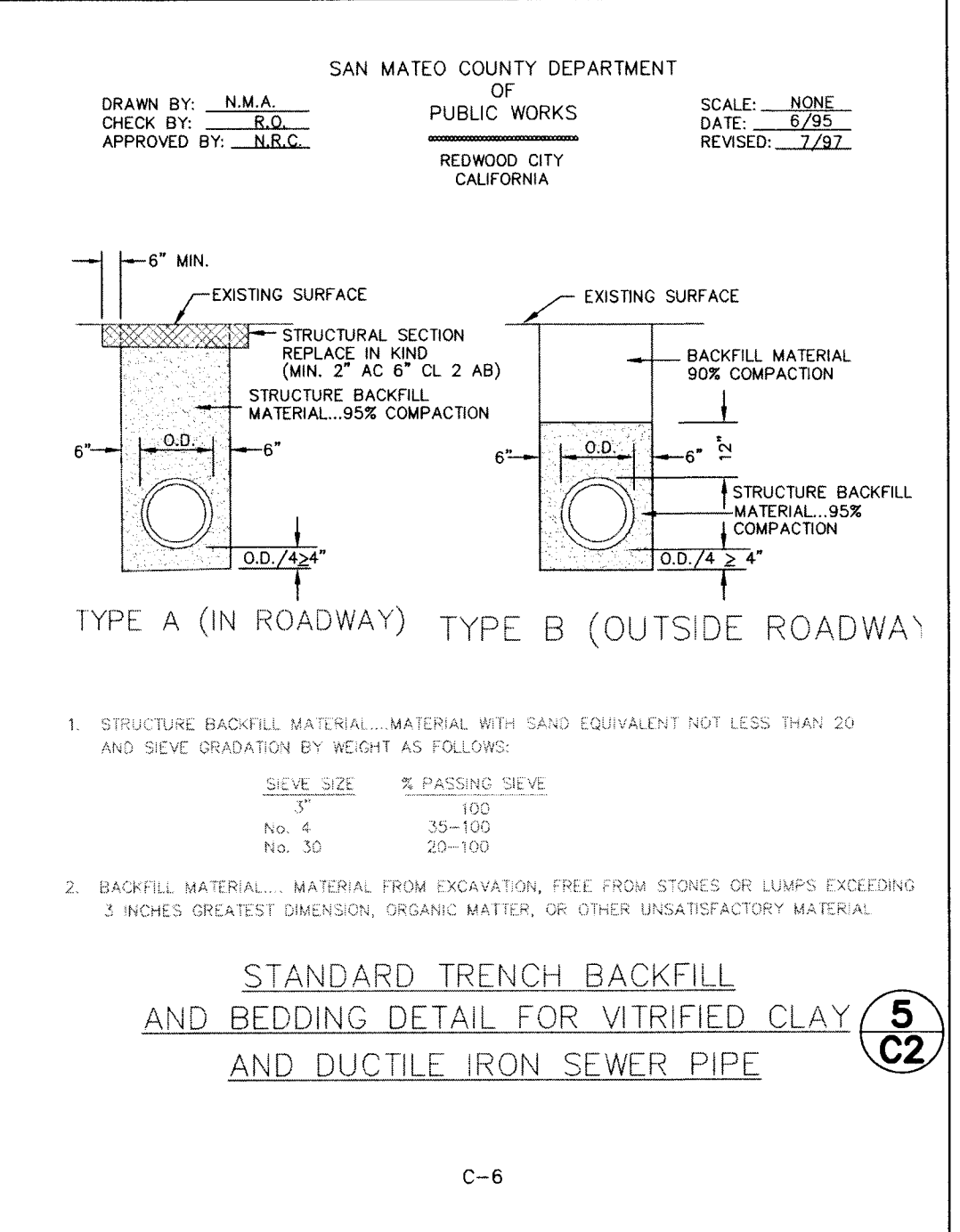
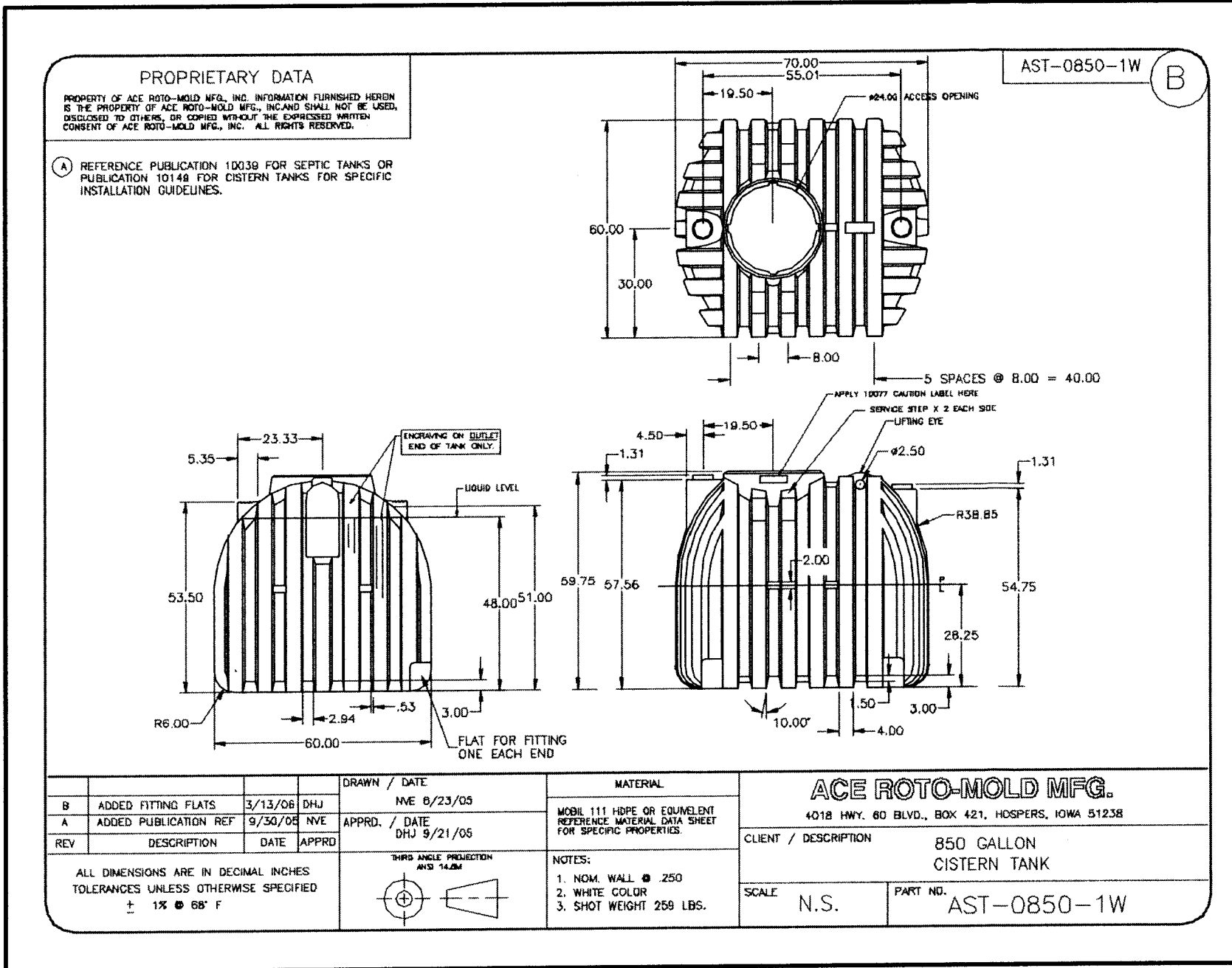
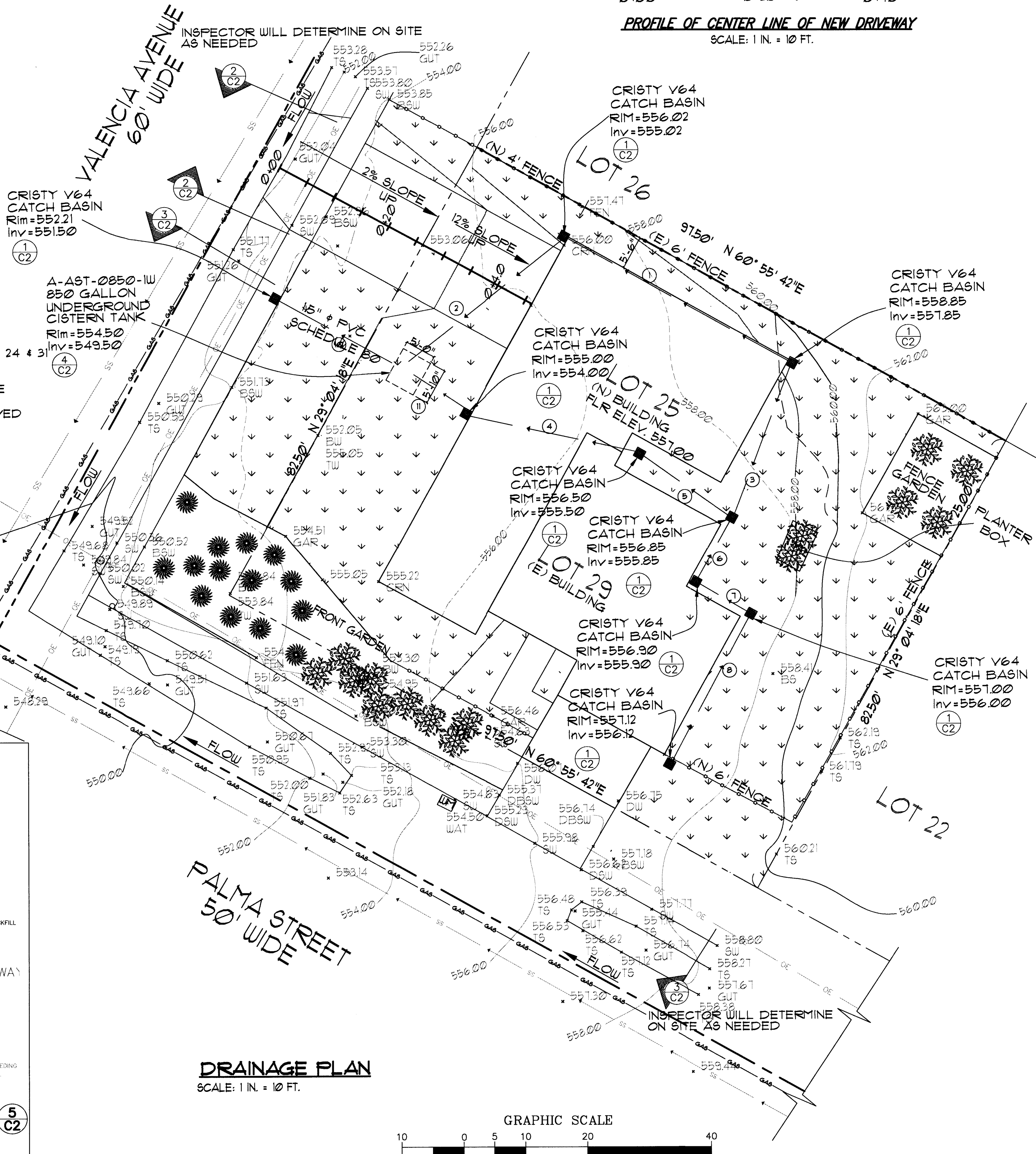








- EXCAVATION NOTES:**
- CUT 100 YD<sup>3</sup>
  - FILL 0 YD<sup>3</sup>
- LEGEND:**
- EXISTING PROPERTY FOR LOT 24 & 31
  - - - EXISTING PROPERTY LINES
  - DIRECTION OF DRAINAGE PIPE
  - - - PROPERTY LINE BEING REMOVED
  - MONUMENT LINE
  - FENCE
  - EDGE OF PAVEMENT
  - OUTLINE OF BUILDING
  - GRASS AREA
  - PLANTS
  - CATCH BASIN



**NEW EROSION AND DRAINAGE PLAN FOR HILLHOUSE RESIDENCE**  
201 PALMA STREET, EL GRANADA

DOMINGUEZ ASSOCIATES LLC  
40 HUMBOLDT COURT  
PACIFICA, CA 94044  
(650) 359-0947 E-MAIL: CARLOS@SANFRANMULL.COM

REVISION	
NO.	DATE
Δ	5-3-18

SCALE: \_\_\_\_\_

SHEET NUMBER: **C2**

OF SHEETS: \_\_\_\_\_

DATE: 3-14-18

FILE: HIL 1645

