



**EXISTING**

**SITE DATA:**  
 APN: 047-124-070  
 ZONING: R-1/5-17(CD)/DR  
 OCCUPANCY GROUP: R-3/U  
 TYPE OF CONSTRUCTION: VB  
 PRE: 2023-00041  
 FLN: 2024-00159  
 BLD:  
 APPLICABLE CODES:  
 SAN MATEO COUNTY ZONING & BUILDING ORDINANCES  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA FIRE CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

**OWNER:**  
 SUSANNE HOELSCHER & ELENA OLIVARI  
 605 1/2 ELIZABETH ST  
 SAN FRANCISCO, CA 94114-3230  
 415.810.0131  
 susanne.hoelscher@gmail.com  
 dr.elena.olivan@gmail.com

**ARCHITECT:**  
 EDWARD C LOVE, ARCHITECT  
 720 MILL ST  
 HALF MOON BAY, CA 94019  
 650.728.7615  
 edwardclovearch@gmail.com

**CIVIL:**  
 SIGMA PRIME GEOSCIENCES, INC.  
 CHARLES KISSICK, P.E.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 650.728.3590

**SURVEYOR:**  
 BGT LAND SURVEYING  
 871 WOODSIDE WAY  
 SAN MATEO CA 94401  
 650.212.1030  
 bgtinfo@bgtsurveying.com

**ARBORIST:**  
 PAUL MAGUIRE TREE CARE, INC.  
 ISA CERTIFIED ARBORIST #5204A  
 P.236 W PORTAL AVE  
 SAN FRANCISCO, CA 94127  
 415.753.5022

**LANDSCAPE ARCHITECT:**  
 FLORA FARM  
 340 PURISSIMA ST  
 HALF MOON BAY, CA 94019  
 650.678.5801

**SCOPE OF WORK:**  
 NEW 2 STORY SFD WITH ATTACHED 1 CAR GARAGE.

**NOTES:**  
 1. FIRE SPRINKLERS TO UNDER SEPARATE PERMIT  
 2. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT

	EXISTING		PROPOSED		TOTAL		ALLOWED		
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	
LOT AREA	5000								
LOT COVERAGE	120	2.4	1300	26.0	1420	28.4	1750	35.0	
FLOOR AREA	Shed	120	Garage	219 SF					
			1st Floor	727 SF					
			2nd Floor	748 SF					
Total	120	2.4	Total	1694	33.9	Total	1814	36.3	
							Total	2650	53.0

**Sheet List**

Sheet Number	Sheet Name	Rev
A001	Cover Sheet	
SU-1	Survey	
A003	Site Plan Existing	
A004	Site Plan Proposed	
C-1	Grading & Drainage Plan	
C-2	Erosion & Sediment Control Plan	
C-3	BMP	
A103	1ST Floor Plan	
A104	2ND Floor Plan	
A105	Roof Plan	
A106	Floor Area	
A201	Elevations	
A301	Sections	
A501	Material Sheet	
L101	Landscape Plan	

**PROPOSED**



**REVISIONS**

1	10/25/24	INCOMPLETENESS
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**New 2 Story SFD**  
 Susanne Hoelscher & Elena Olivari  
 O Valencia Ave El Granada, CA

Cover Sheet

**FOR REVIEW ONLY**

DATE: 3/6/2025  
 SCALE:  
 DRAWN: Boon  
 JOB: HOELSCHER  
 SHEET:  
**A001**  
 OF SHEETS

FOUND 2" SAN MATEO COUNTY BRASS DISK WITH PUNCH, IN HANDHOLE, PER 14 LLS 120-122

AVENUE ALHAMBRA

PALMA STREET

N 60°54'47" E  
30.00'

53.80  
SSMH

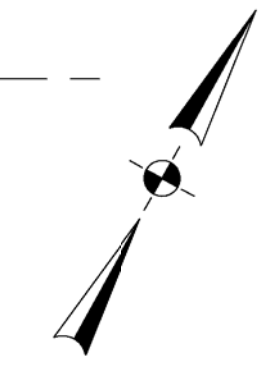
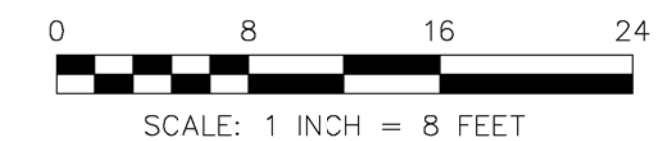
N 29°05'13" W  
25.00'

74.97'

N 29°05'13" W  
25.00'

VALENCIA AVENUE  
[60' WIDE]

416.01'



BLOCK 47  
PLAT OF RE-SUBDIVISION OF  
SUBDIVISION NOS. 2 AND 3 OF GRANADA  
BOOK 6 MAPS 29

**LEGEND**

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION VAULT
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT. LATERAL
- LG LIP OF GUTTER
- MH (TYPE UNKNOWN) MONUMENT TO MONUMENT DISTANCE
- PBV PACBELL/SBC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

**BASIS OF BEARINGS**

THE BEARING, NORTH 29°04'18" WEST, OF THE CENTERLINE OF AVENUE BALBOA (AS RESOLVED BY BGT PER 51 LLS 49 OUTSIDE MAPPING LIMITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "PLAT OF RESUBDIVISION OF SUBDIVISIONS NOS. 2 AND 3 OF GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29 ON AUGUST 04, 1908, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "N 1240" WITH A PUBLISHED ELEVATION OF 19.96 FEET.

LOCAL BENCHMARK IS THE LID OF THE SANITARY SEWER MANHOLE AT THE INTERSECTION OF VALENCIA AVENUE AND PALMA STREET WITH AN ELEVATION OF 50.80 FEET.

**NOTES**

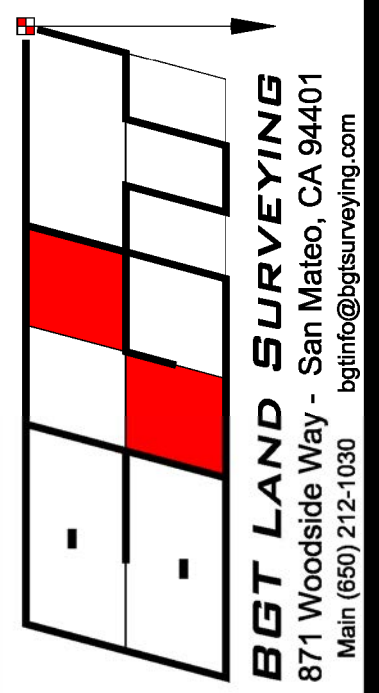
BGT RELIED UPON A FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT, ORDER NUMBER 290501, AS TITLE REFERENCE. NO EASEMENTS OF RECORD ARE MENTIONED IN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtssurveying.com

DATE OF FIELD SURVEY: NOVEMBER 10, 2023  
JOB NUMBER: 23-143



BOUNDARY AND TOPOGRAPHIC SURVEY  
LOTS 11 AND 12, BLOCK 47, "PLAT OF RE-SUBDIVISION OF SUBDIVISION NOS. 2 AND 3 OF GRANADA", 6 MAPS 29

VACANT LOT, VALENCIA AVENUE  
EL GRANADA, COUNTY OF SAN MATEO, CALIFORNIA

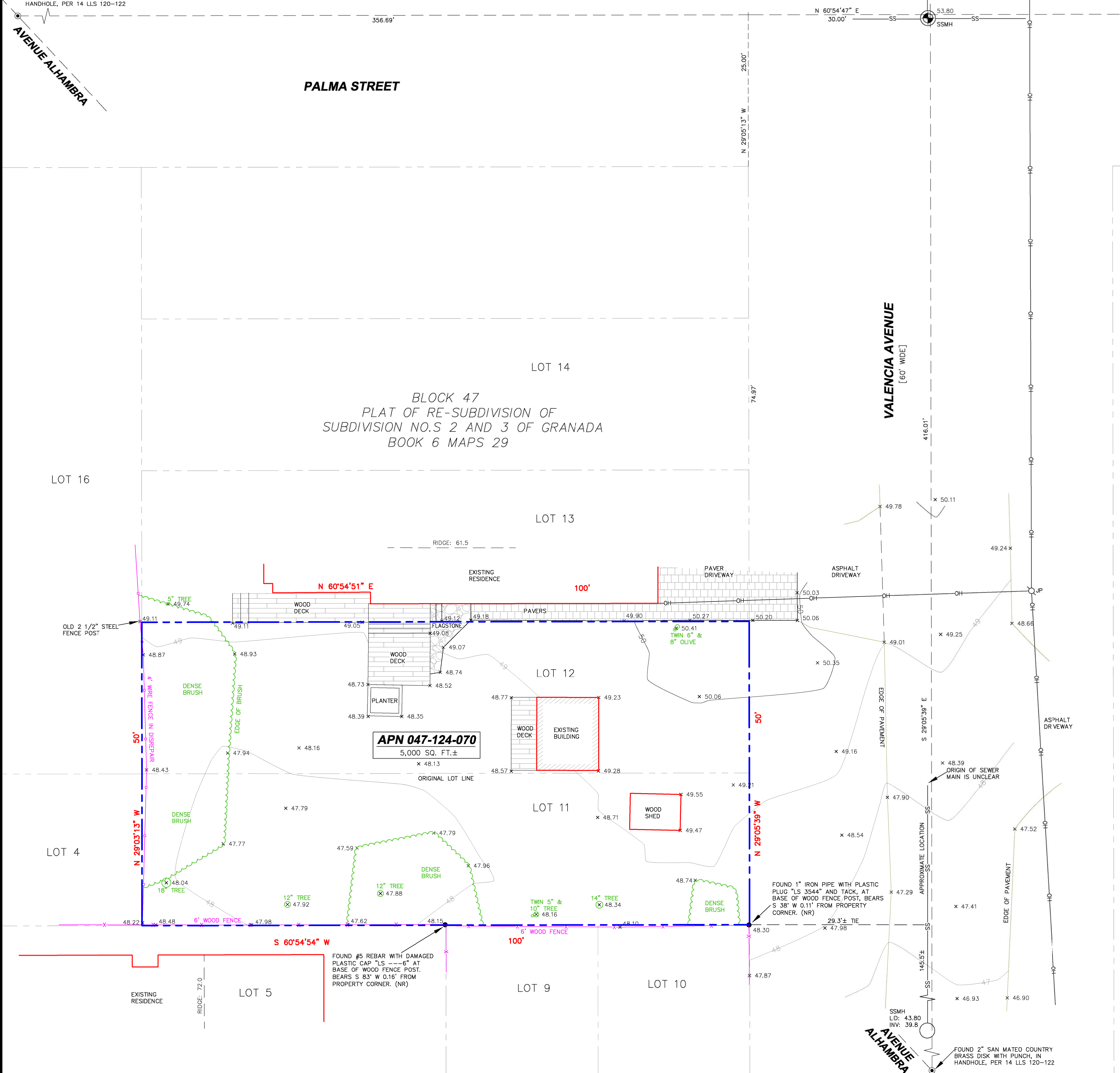
Assessor Parcel Number:  
047-124-070

Prepared For:  
SUSANNE HOELSCHER  
606 1/2 ELIZABETH STREET  
SAN FRANCISCO, CA 94114

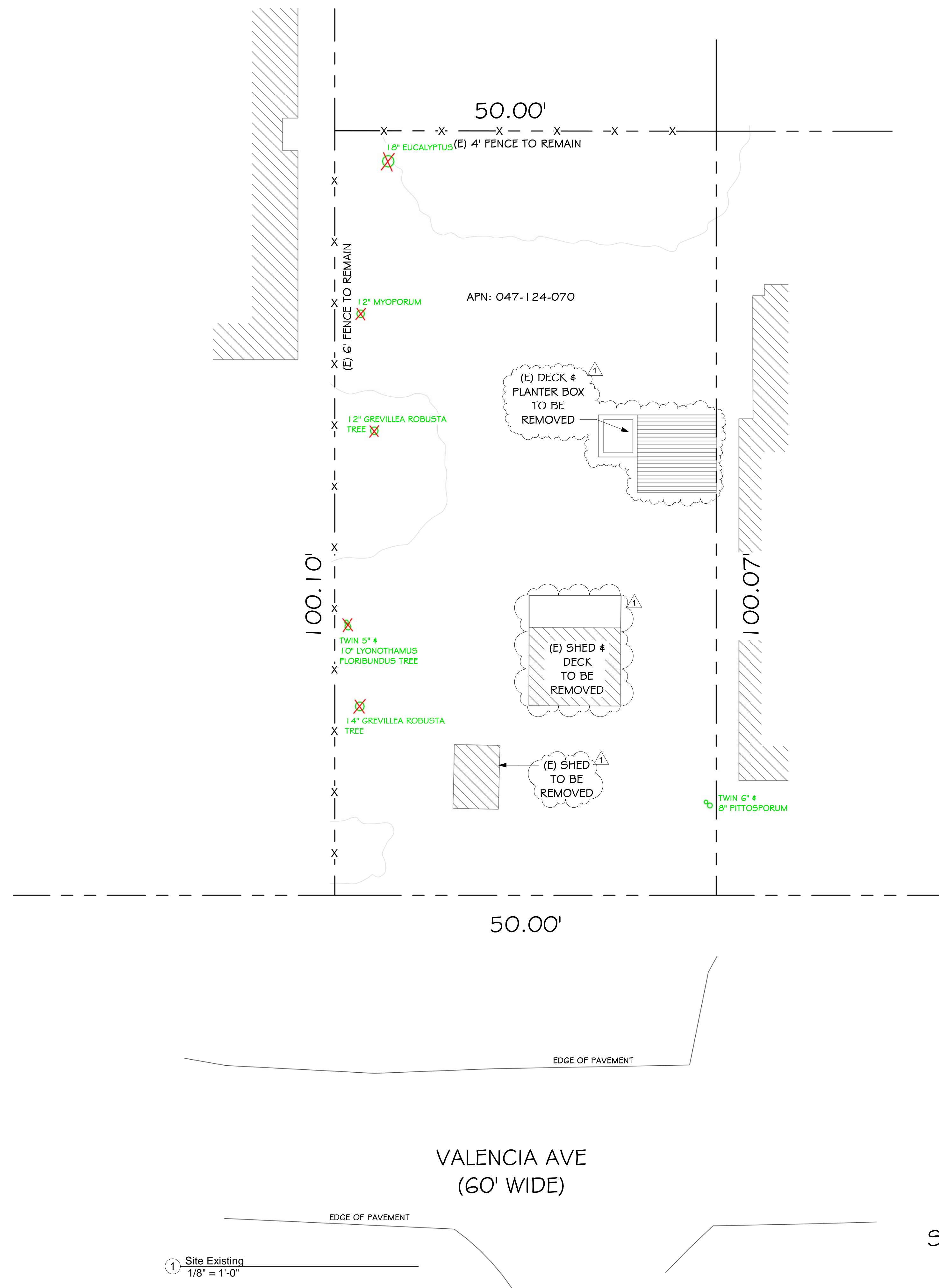
Date: NOV. 2023  
Scale: 1" = 8'  
Contour Interval: 1'  
Drawn by: N.W.  
Revisions:

SU-1

Job No. 23-143

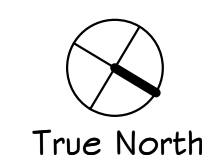
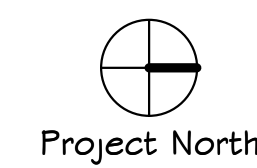


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1 Site Existing  
1/8" = 1'-0"

VALENCIA AVE  
(60' WIDE)



SITE PLAN BASED ON BOUNDARY & TOPOGRAPHIC SURVEY  
BY BGT NOV. 2023

REVISIONS



EDWARD C. LOVE, ARCHITECT

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New 2 Story SFD  
Susanne Hoelscher & Elena Olivari  
O Valencia Ave El Granada, CA

Site Plan Existing

FOR  
REVIEW  
ONLY

DATE: 3/6/2025

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

DRAWN: Author

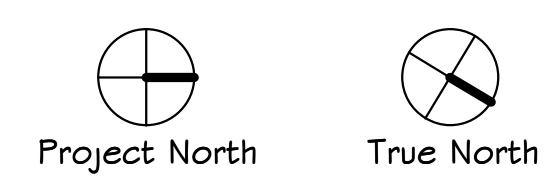
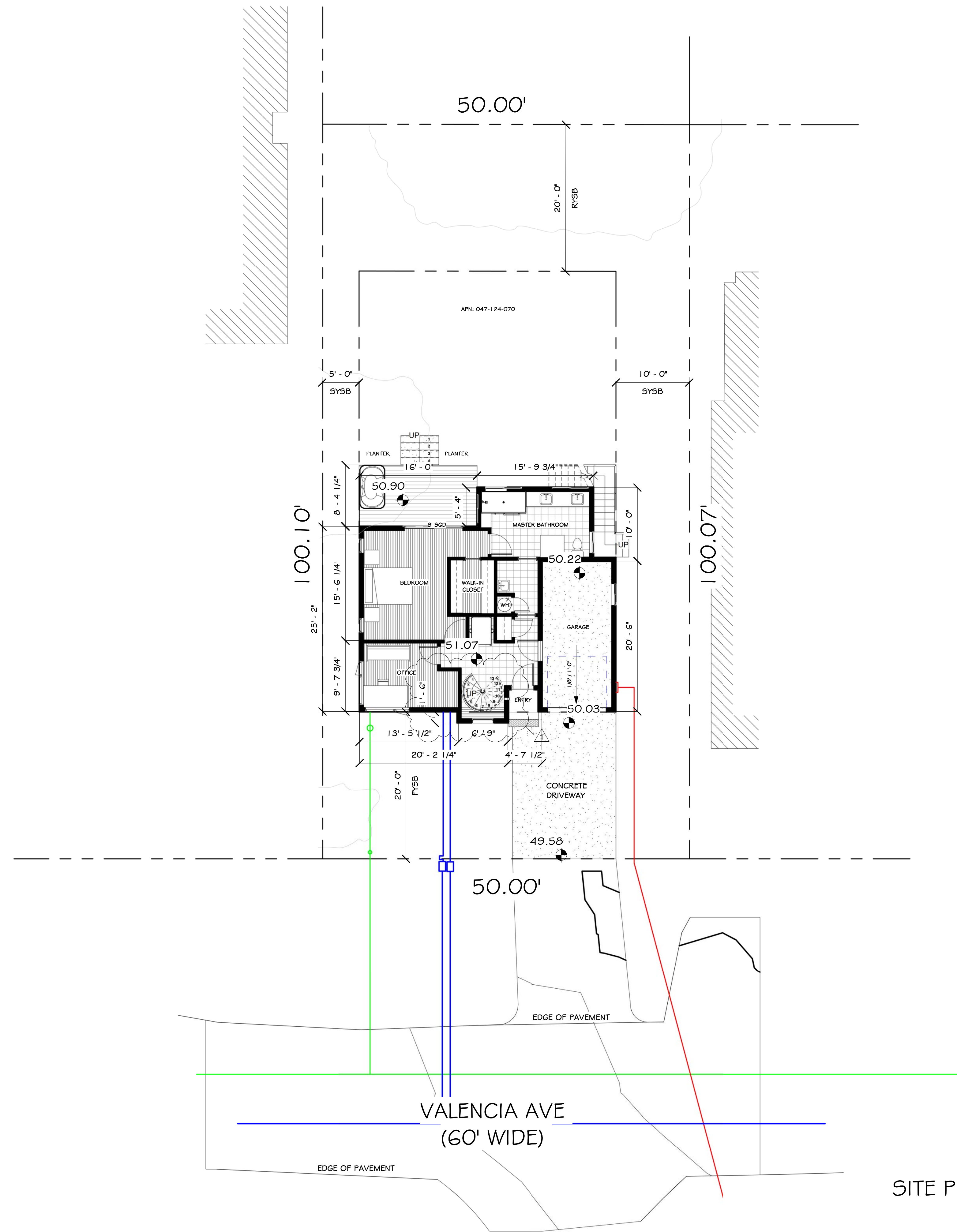
JOB: HOELSCHER

SHEET:

A003

OF SHEETS

S:\Client Projects 2024\Hoelscher\Revit\Bay Window\Hoelscher - #2.rvt



SITE PLAN BASED ON BOUNDARY & TOPOGRAPHIC SURVEY  
BY BGT NOV. 2023

1 Proposed Site

REVISIONS



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New 2 Story SFD  
Susanne Hoelscher & Elena Olivari  
O Valencia Ave El Granada, CA

Site Plan Proposed

FOR  
REVIEW  
ONLY

DATE: 3/6/2025

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

DRAWN: AKB

JOB: HOELSCHER

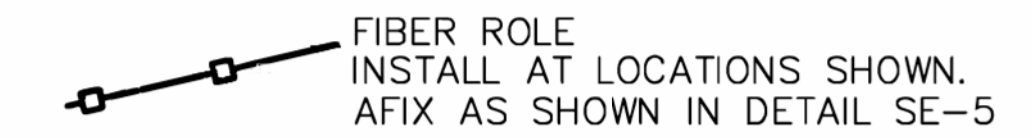
SHEET:

A004

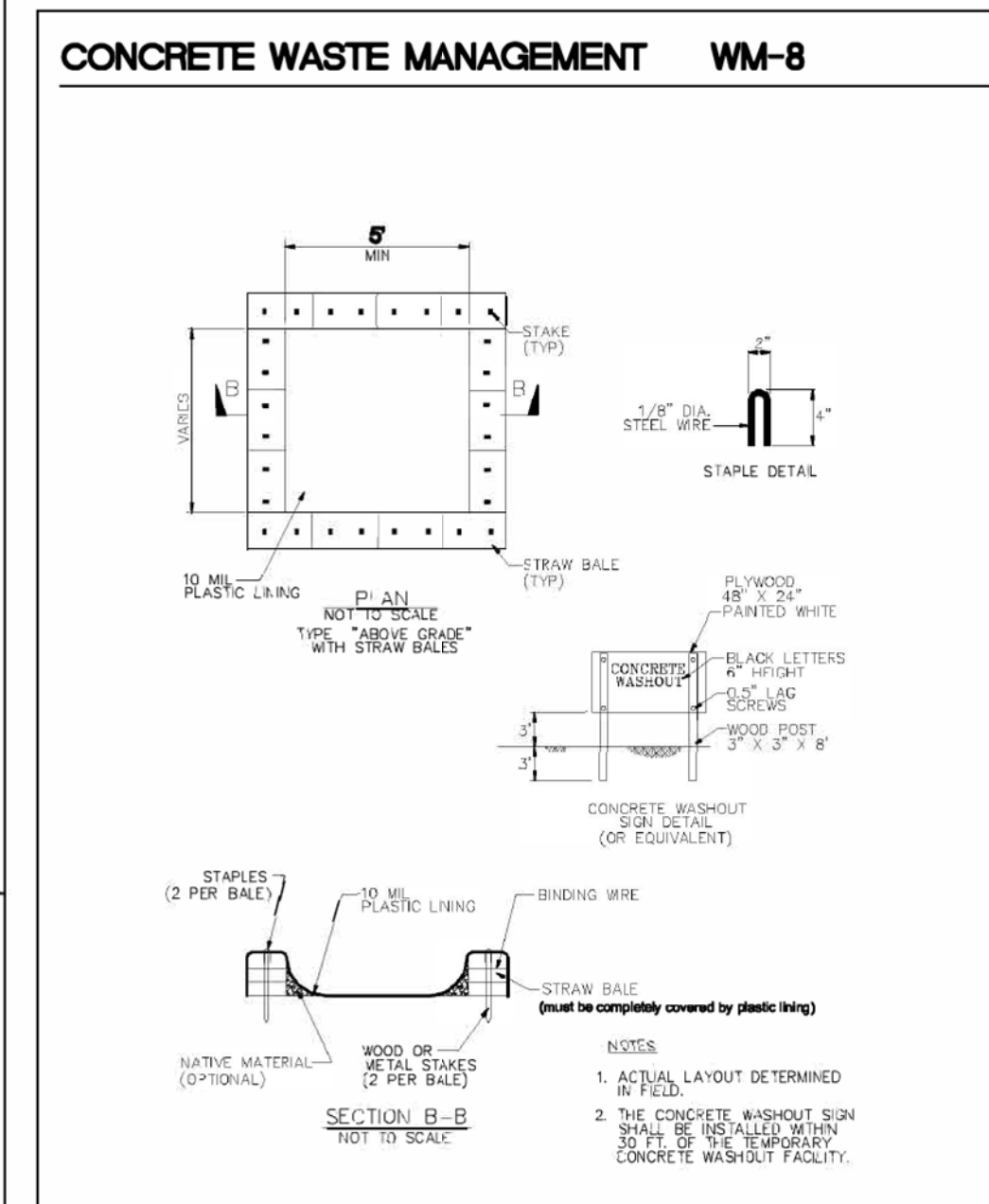
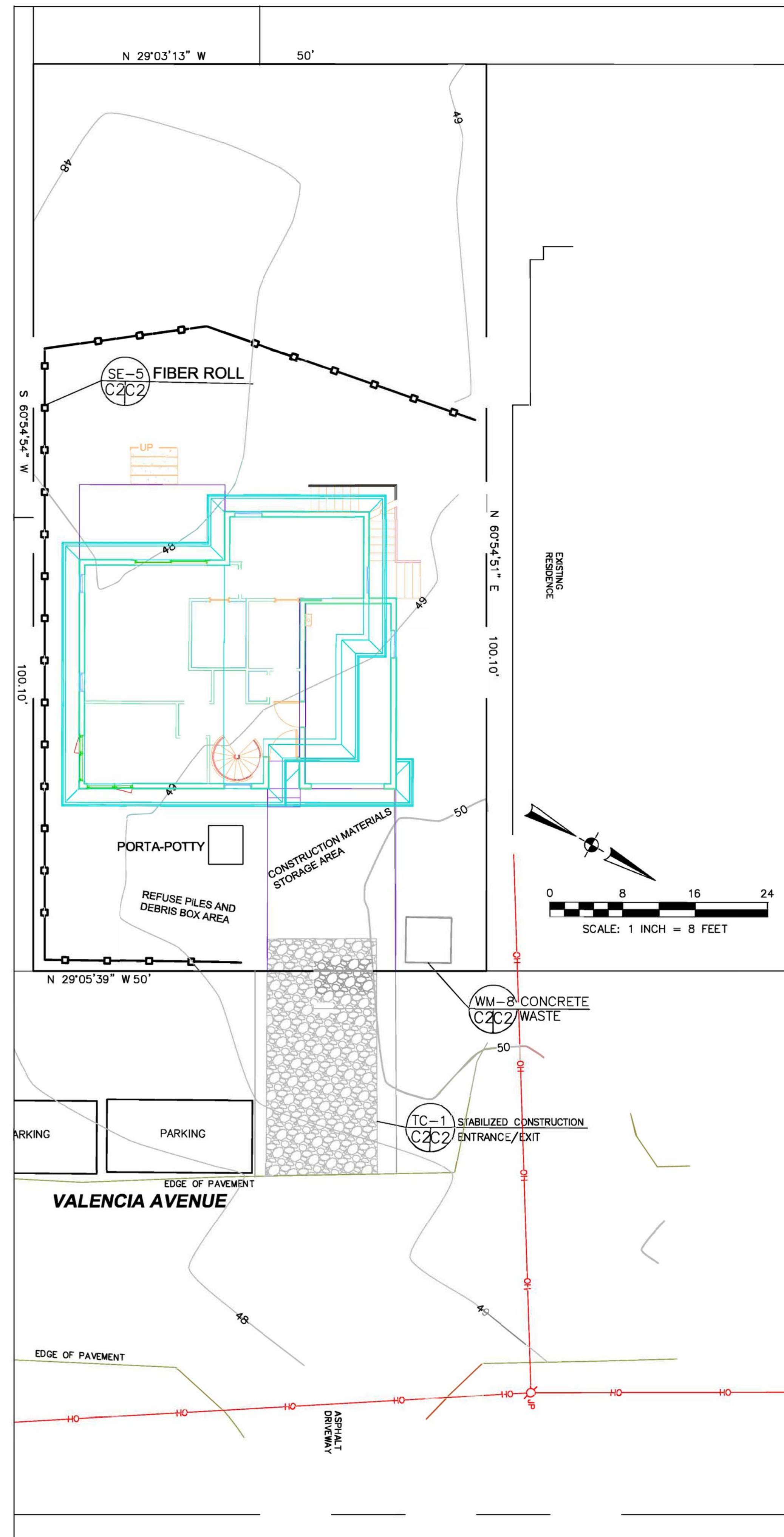
OF SHEETS



**GENERAL EROSION AND SEDIMENT CONTROL NOTES**



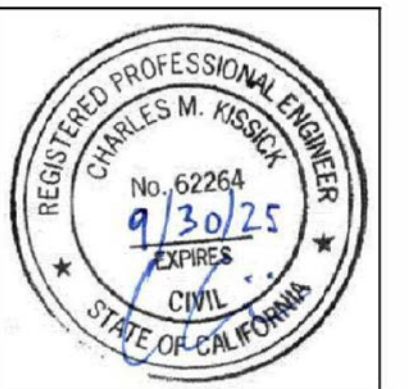
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- 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.
- 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.



**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: SUSANNE HOELSCHER  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 415-810-0131  
 PHONE:  
 E-MAIL: SUSANNE.HOELSCHER@GMAIL.COM

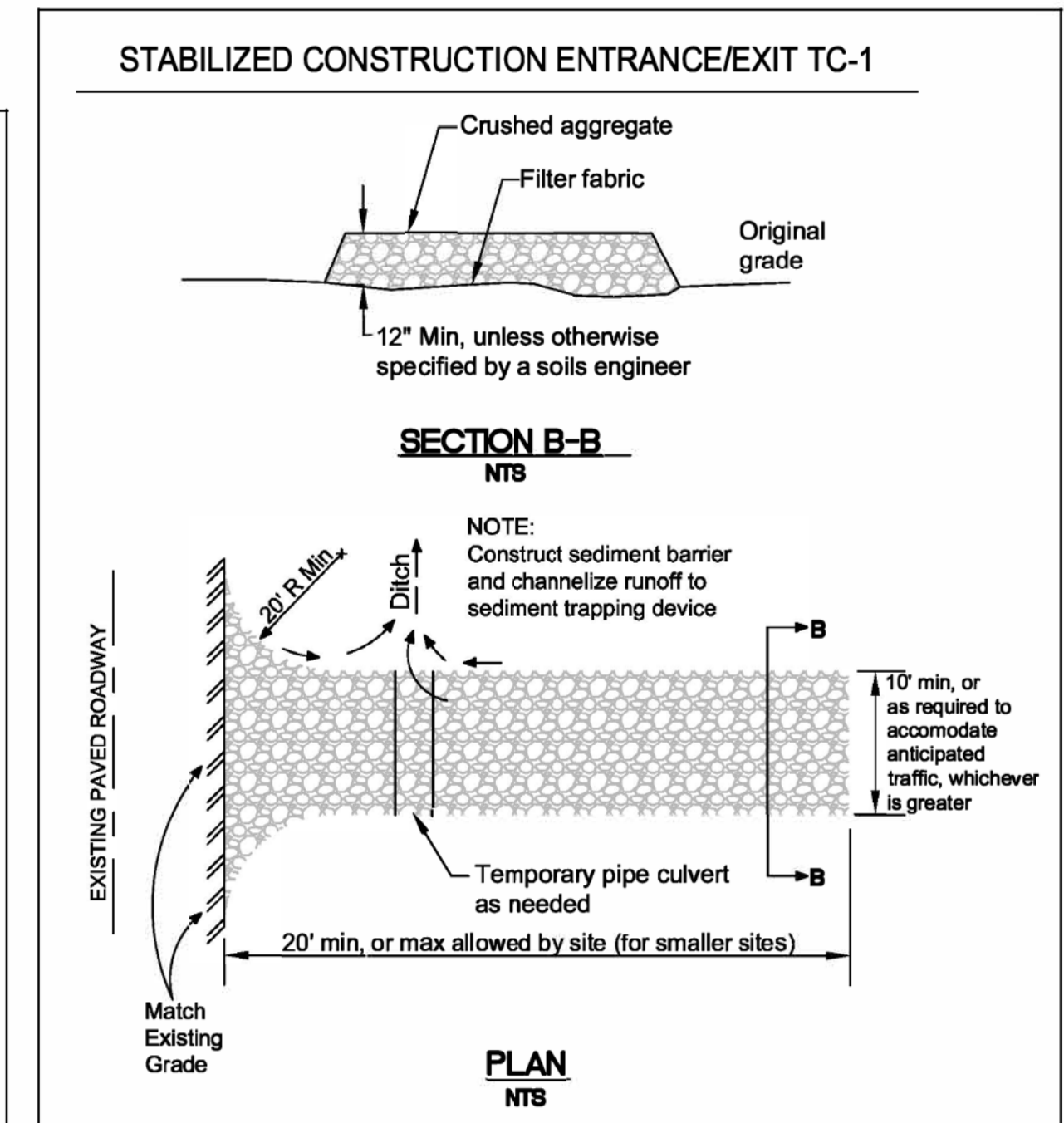
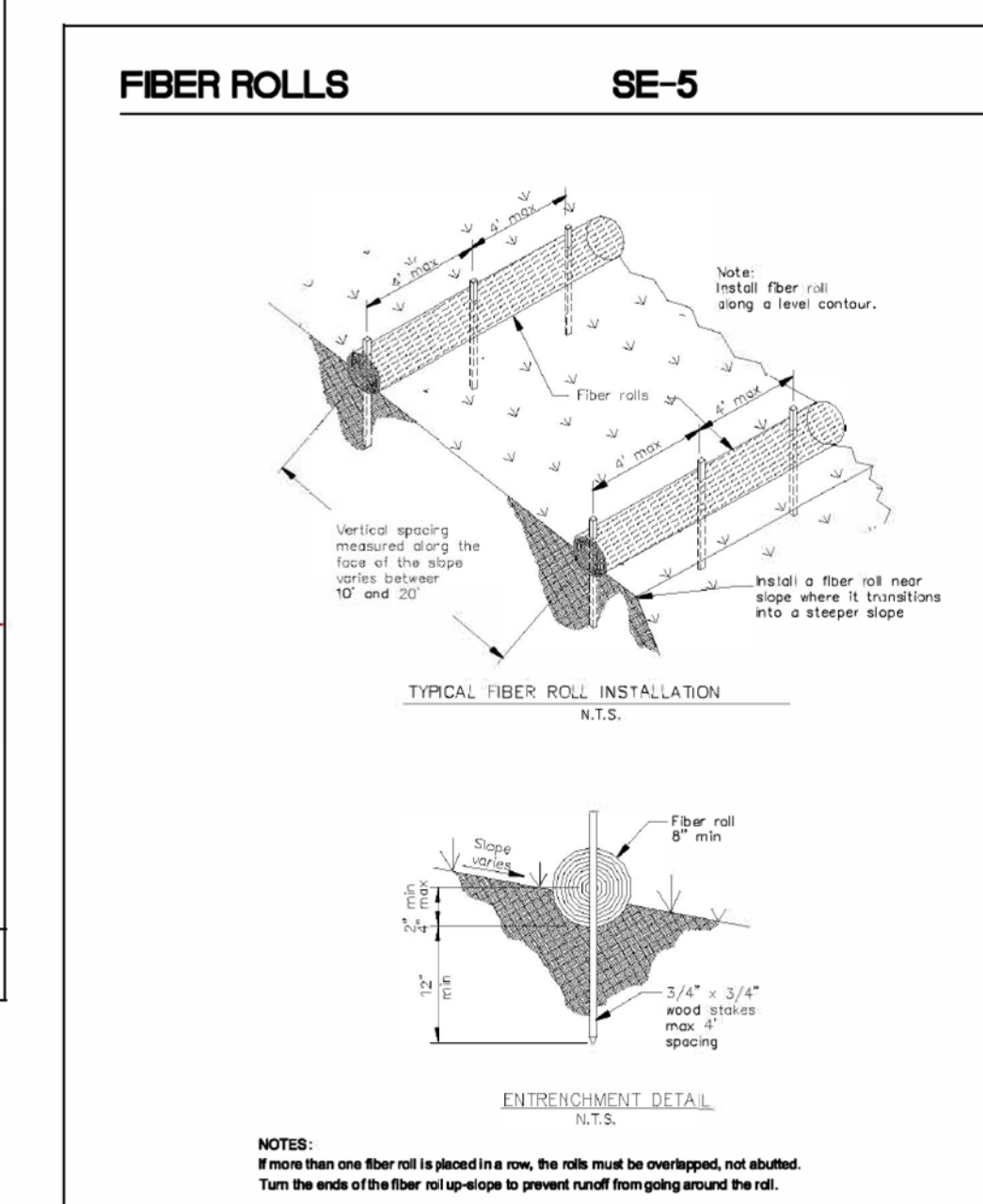


**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593

DATE: 5-23-24  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE: 12-16-24  
 REV. DATE:  
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN  
 HOELSCHER PROPERTY  
 139 VALENCIA AVENUE  
 EL GRANADA  
 APN 047-124-170

SHEET  
**C-2**

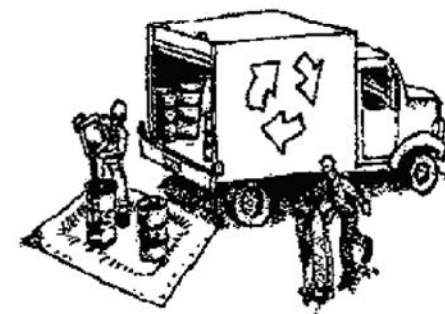




# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✗ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ✗ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ✗ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ✗ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ✗ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
- ✗ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- ✗ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✗ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- ✗ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- ✗ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ✗ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ✗ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ✗ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ✗ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ✗ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ✗ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- ✗ Schedule grading and excavation work during dry weather.
- ✗ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ✗ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ✗ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks or site, not in the streets.

### Contaminated Soils

- ✗ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



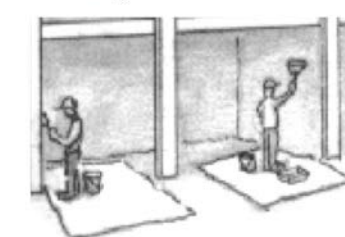
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

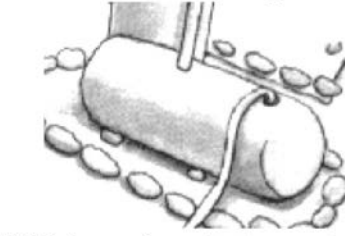
## Painting & Paint Removal



### Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert rain-on-water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

## REVISIONS



EDWARD C. LOVE, ARCHITECT

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Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
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edwardclovearch@gmail.com

New 2 Story SFD  
Susanne Hoelscher & Elena Olivari  
O Valencia Ave El Granada, CA

BMP

FOR  
REVIEW  
ONLY

DATE: 3/6/2025

SCALE:

DRAWN: AKB

JOB: HOELSCHER

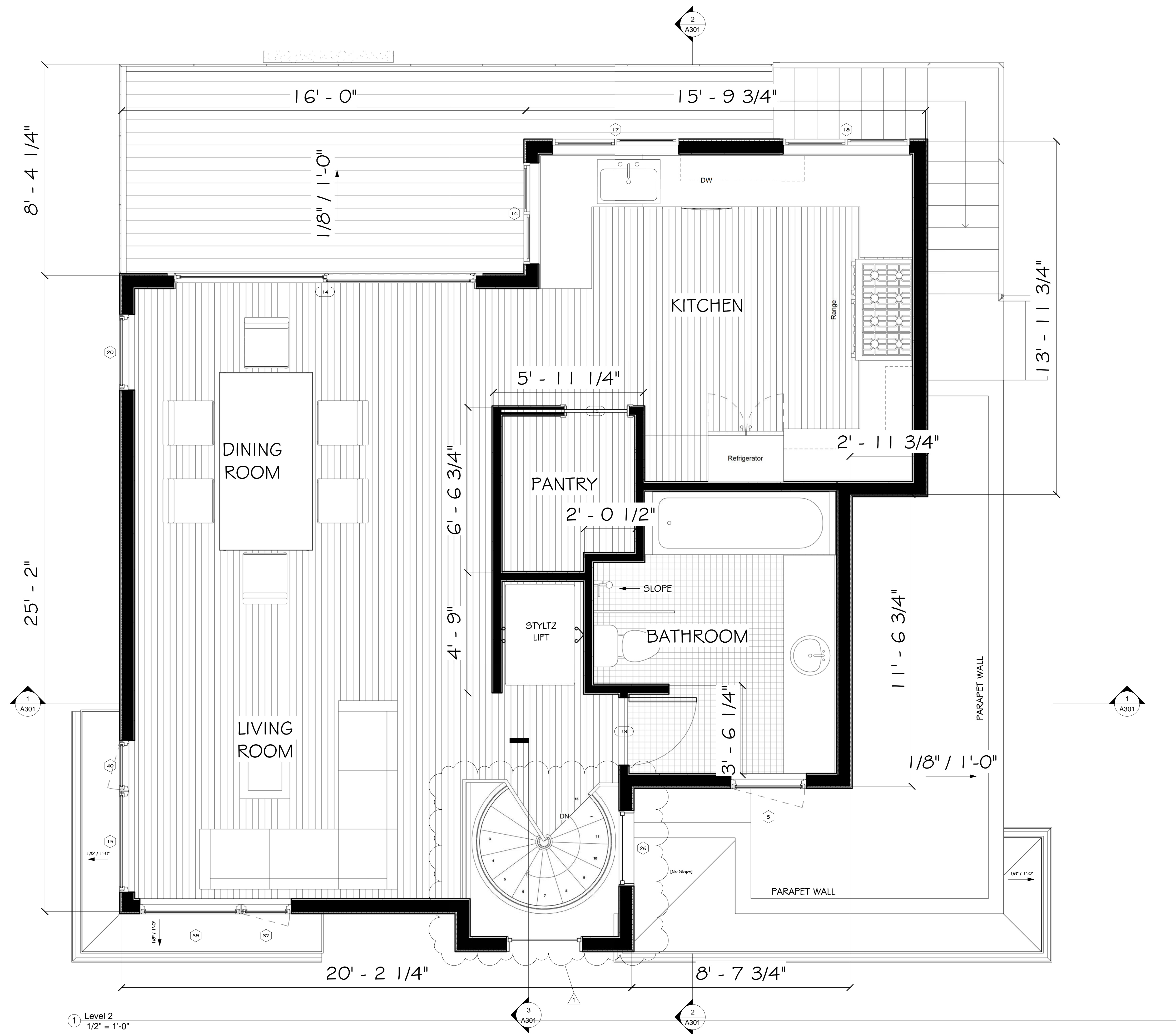
SHEET:

C-3

OF SHEETS



S:\Client Projects\2024\Hoelscher\Revit\Bay Window\Hoelscher - #2.rvt



1 Level 2  
1/2" = 1'-0"

REVISIONS	
1	10/25/24 INCOMPLETENESS
2	



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Susanne Hoelscher & Elena Olivari  
O Valencia Ave El Granada, CA

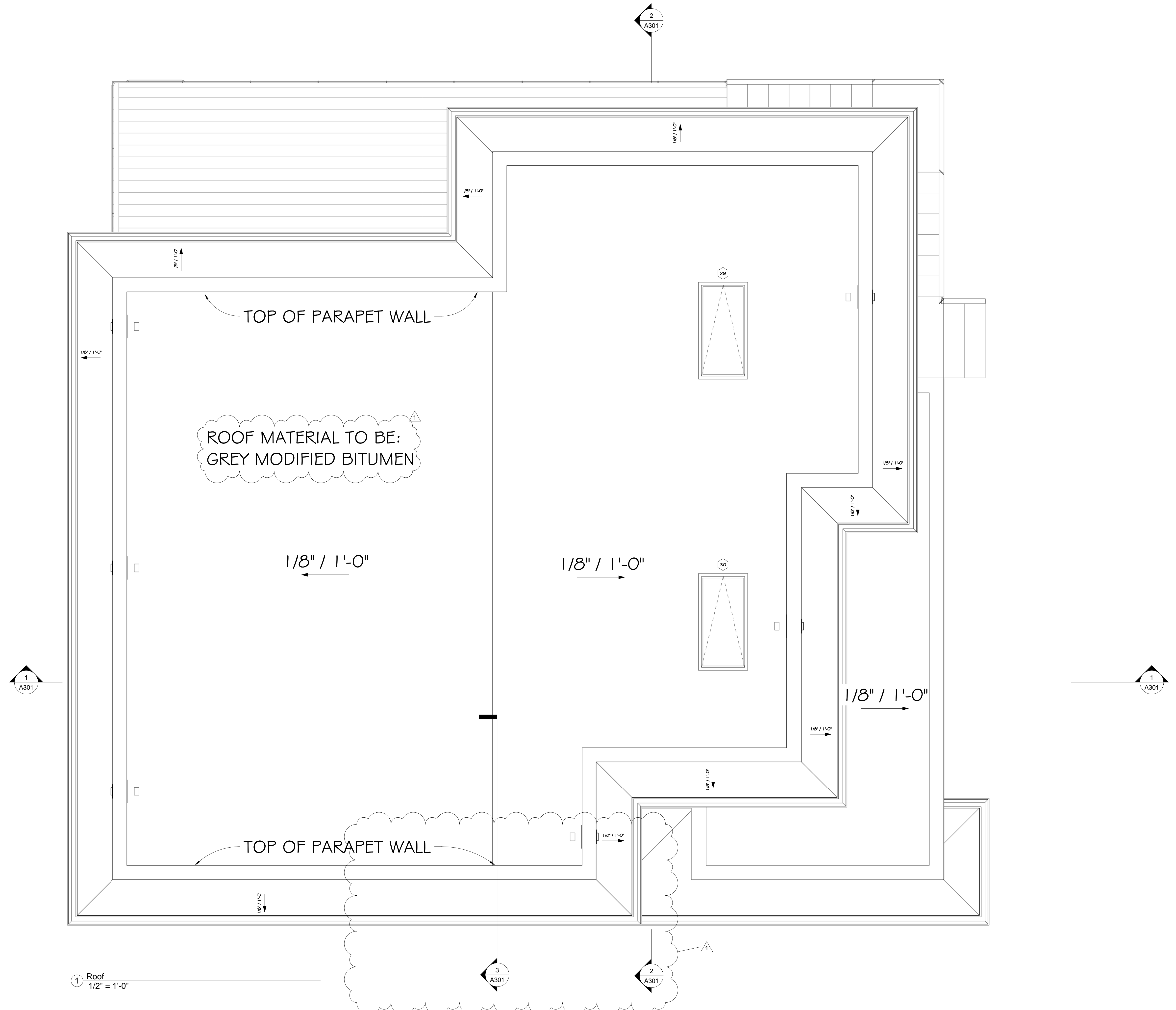
2ND Floor Plan

FOR REVIEW ONLY

DATE: 3/6/2025  
SCALE: 1/2" = 1'-0"  
DRAWN: Author  
JOB: HOELSCHER

SHEET:  
A104  
OF SHEETS

S:\Client Projects\2024\Hoelscher\Revit\Bay Window\Hoelscher - #2.rvt



1 Roof  
1/2" = 1'-0"

REVISIONS

1	10/25/24	INCOMPLETENESS



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edwardclovearch@gmail.com

New 2 Story SFD  
Susanne Hoelscher & Elena Olivari  
O Valencia Ave El Granada, CA

Roof Plan

FOR REVIEW ONLY

DATE: 3/6/2025

SCALE: 1/2" = 1'-0"

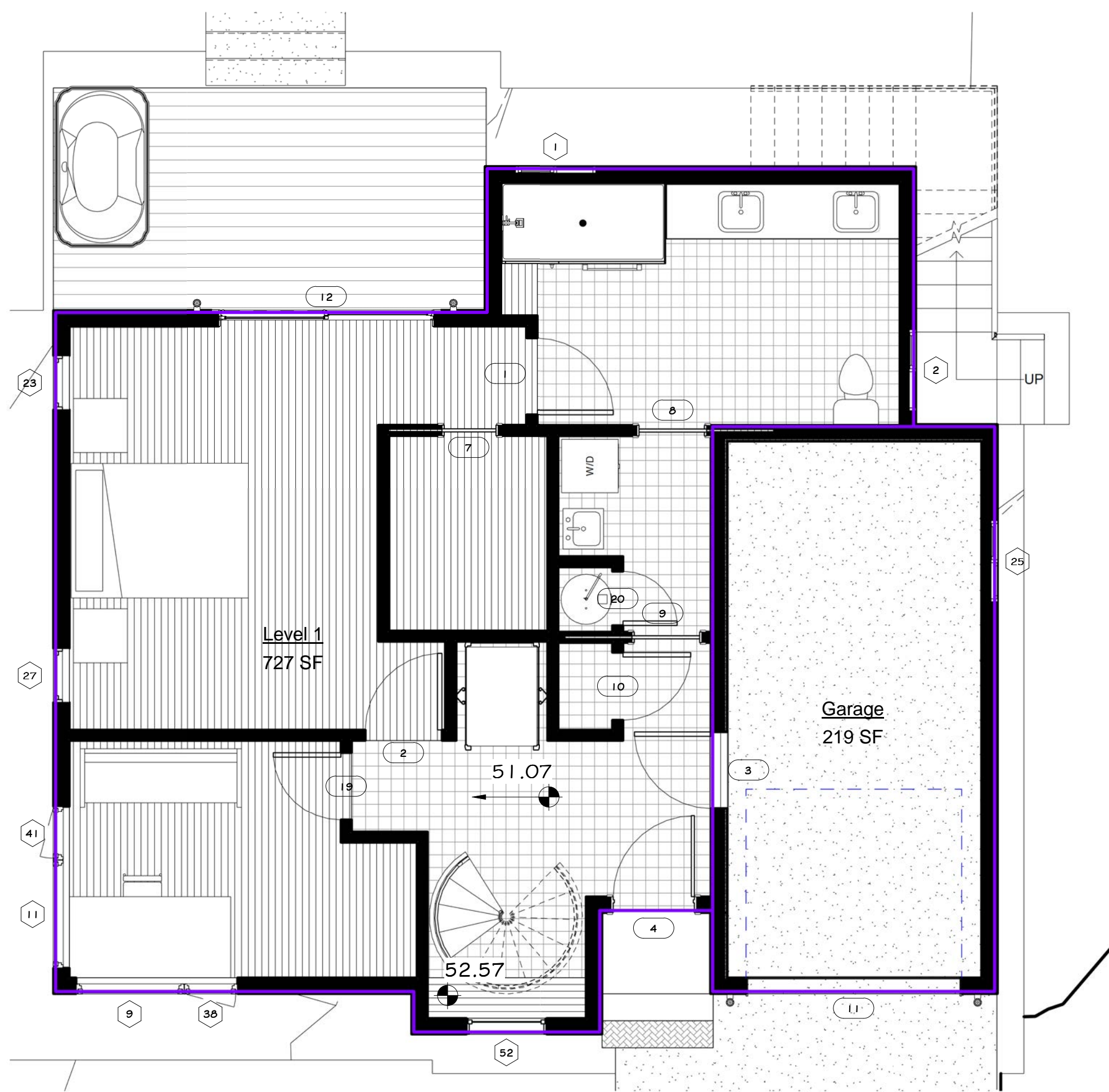
DRAWN: Author

JOB: HOELSCHER

SHEET:

A105

OF SHEETS



1 Level 1  
1/4" = 1'-0"



2 Level 2  
1/4" = 1'-0"

### Window Schedule

Mark	Window Type	Height	Width	Sill Height	Tempered Glass	Comments
<b>Garage</b>						
25	Slider	3' - 0"	3' - 0"	6' - 0"	Yes	
<b>Level 1</b>						
1	Slider	3' - 6"	3' - 0"	4' - 6"	Yes	
2	Slider	3' - 6"	3' - 0"	5' - 1 3/4"		
9	Fixed	5' - 6"	4' - 0"	2' - 6"		
11	Fixed	5' - 6"	4' - 0"	2' - 6"		
23	Double Hung	5' - 6"	2' - 0"	2' - 6"		
27	Double Hung	5' - 6"	2' - 0"	2' - 6"		
38	Casement	5' - 6"	2' - 0"	2' - 6"		
41	Casement	5' - 6"	2' - 0"	2' - 6"		
<b>Bay Window</b>						
52	Fixed	7' - 0"	3' - 0"	0' - 11"		
53	Fixed	7' - 0"	3' - 0"	7' - 11 1/4"		
<b>Level 2</b>						
5	Casement	4' - 6"	3' - 0"	3' - 0"		
15	Fixed	6' - 0"	4' - 0"	2' - 0"		
16	Slider	4' - 6"	4' - 0"	3' - 6"		
17	Slider	4' - 6"	5' - 0"	3' - 6"		
18	Slider	4' - 6"	5' - 0"	3' - 6"		
20	Fixed	6' - 0"	3' - 0"	2' - 0"		
26	Fixed	6' - 0"	3' - 0"	2' - 0"		
37	Casement	6' - 0"	2' - 0"	2' - 0"		
39	Fixed	6' - 0"	4' - 0"	2' - 0"		
40	Casement	6' - 0"	2' - 0"	2' - 0"		
<b>Level 2 T.O.P.</b>						
29	Skylite	4' - 0"	2' - 0"		Yes	
30	Skylite	4' - 0"	2' - 0"		Yes	

### Door Schedule

Mark	Room	Type	Width	Height	Comments
<b>Garage</b>					
11	Garage	Frost Glass Garage Door	8' - 0"	8' - 0"	
<b>Level 1</b>					
1	Master Bathroom	Solid Core	2' - 10"	6' - 8"	
2	Master Bedroom	Solid Core	2' - 10"	6' - 8"	
3	Garage	Solid Core 20 Min Fire Rated	2' - 10"	6' - 8"	
4	Entry	Full Lite Fiber Glass	3' - 0"	7' - 0"	
7	Walk-in Closet	Pocket Door	2' - 0"	6' - 8"	
8	Laundry	Pocket Door	2' - 6"	6' - 8"	
9	Laundry	Pocket Door	2' - 6"	6' - 8"	
10	Hallway	Solid Core	2' - 6"	6' - 8"	
12	Master Bedroom	Sliding Glass Door	7' - 11 1/2"	7' - 6"	
19	Office	Solid Core	2' - 6"	6' - 8"	
20	Laundry	Solid Core	2' - 0"	6' - 8"	
<b>Level 2</b>					
13	Bathroom	Solid Core	2' - 8"	7' - 0"	
14	Living Room	Sliding Glass Door	11' - 11 1/2"	7' - 6"	
15	Pantry	Pocket Door	2' - 6"	6' - 8"	

### REVISIONS

1	10/25/24	INCOMPLETENESS



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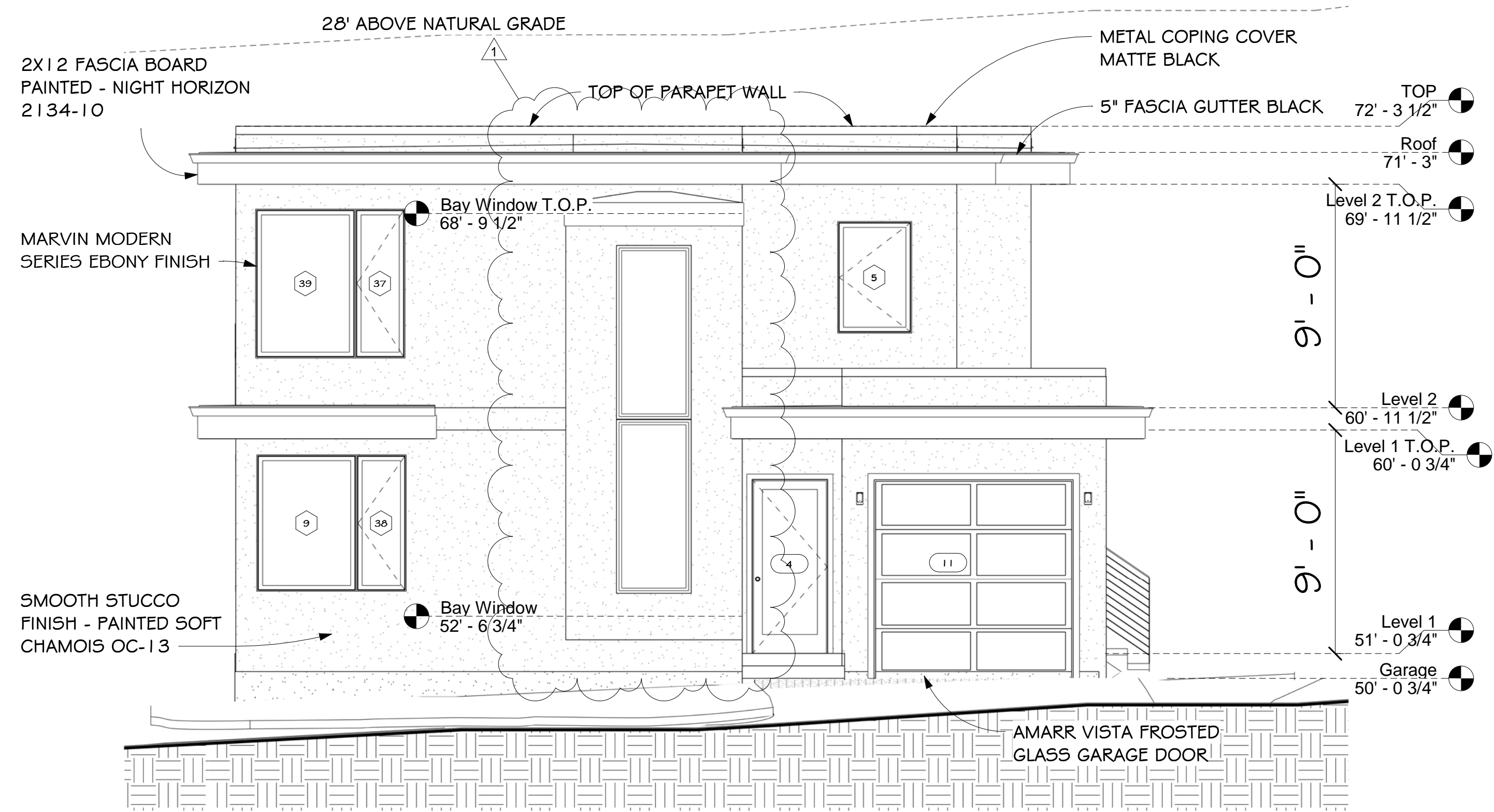
Floor Area

FOR REVIEW ONLY

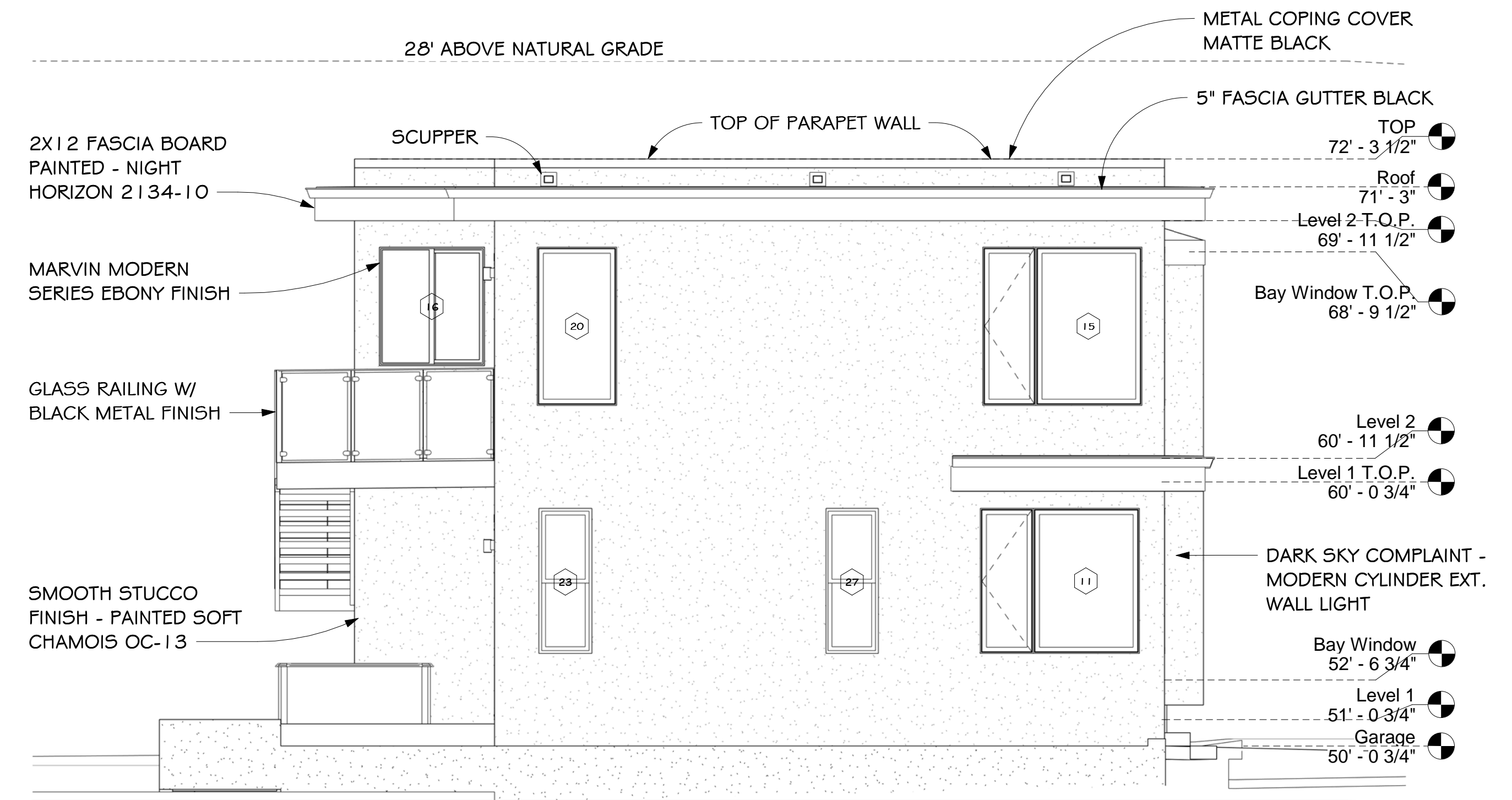
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DRAWN: Author  
JOB: HOELSCHER  
SHEET: A106  
OF SHEETS

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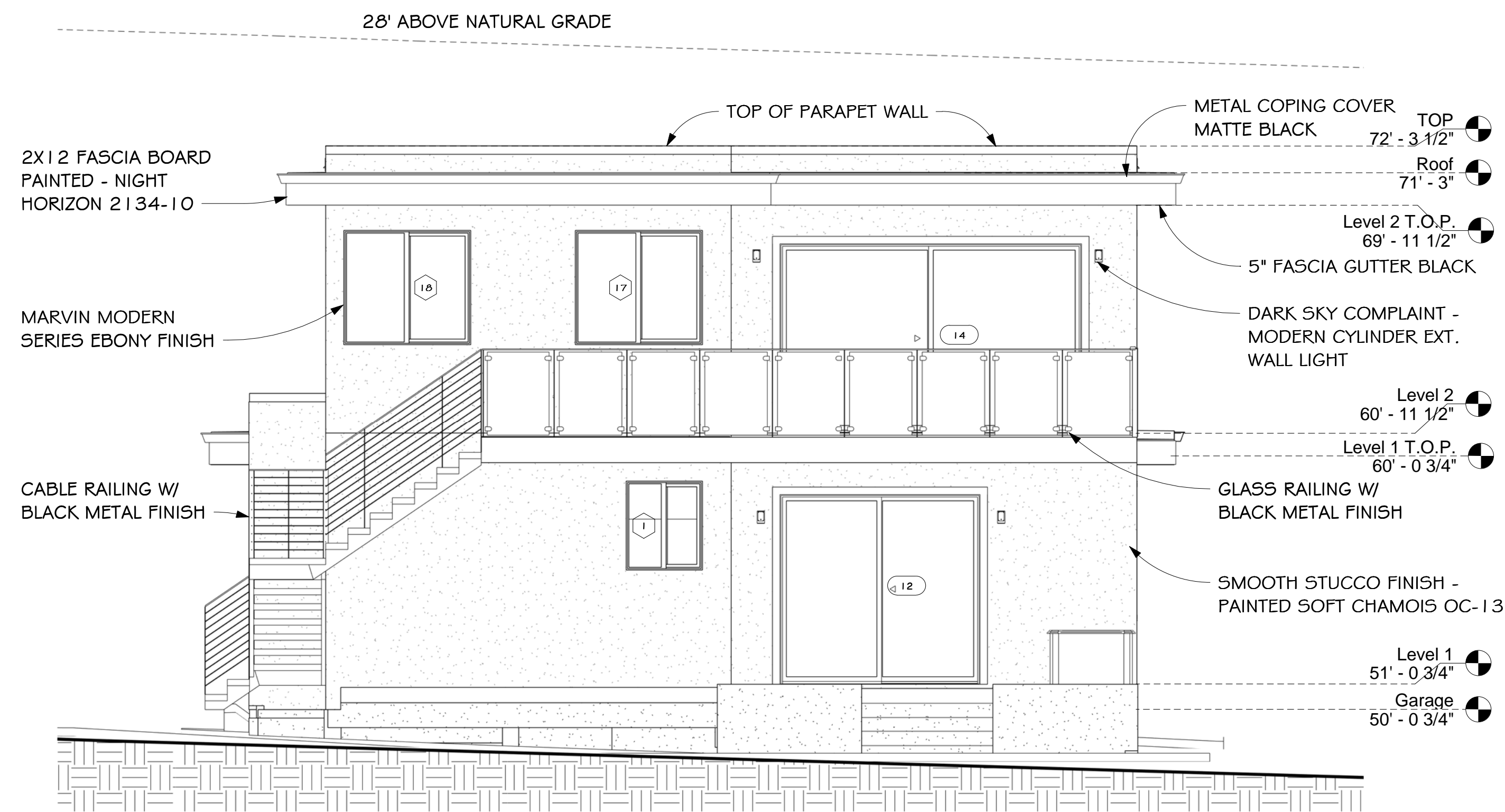
NOTE:  
- FACADE ARTICULATION WILL BE USED



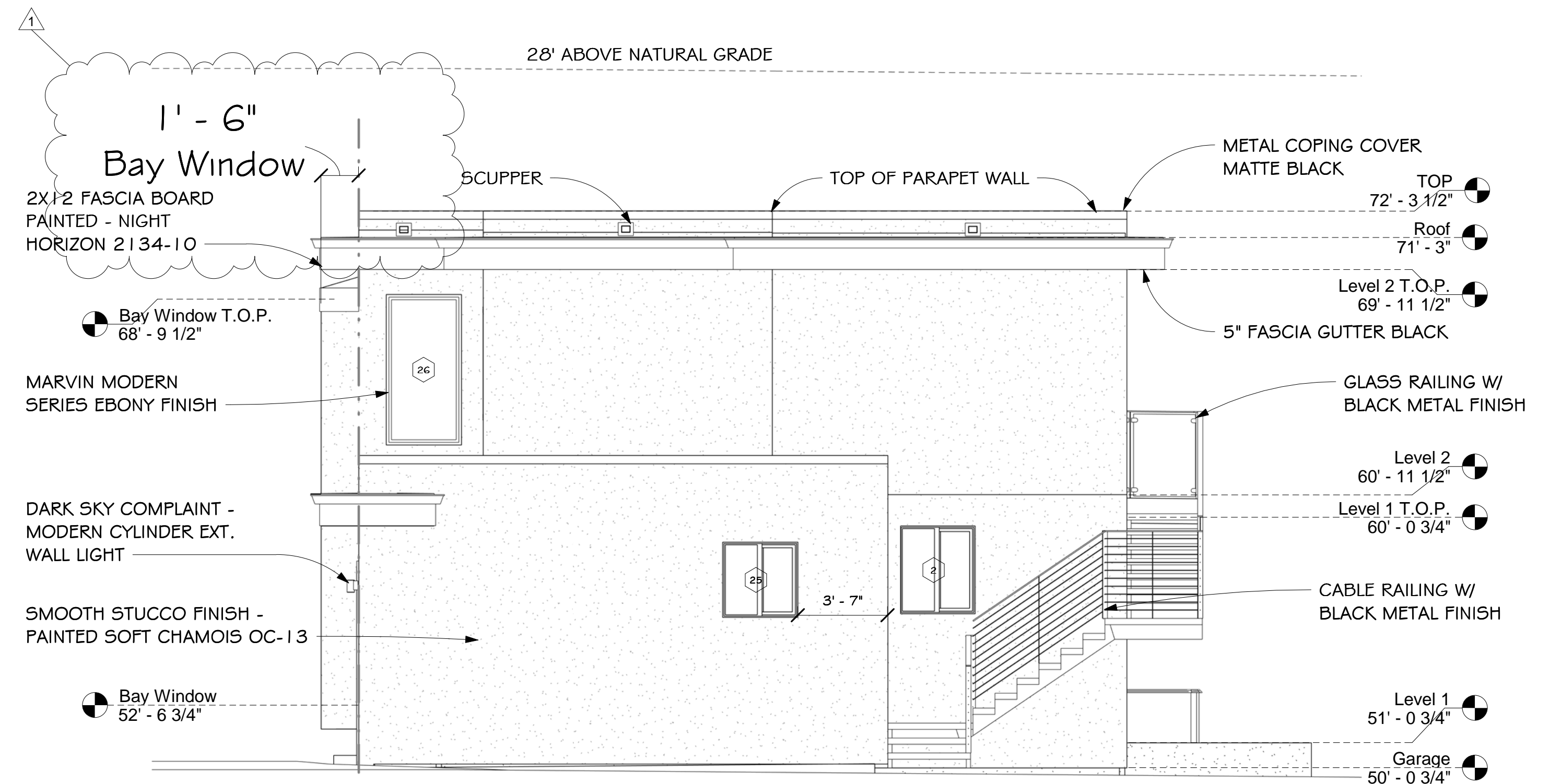
3 East Elevation  
1/4" = 1'-0"



4 South Elevation  
1/4" = 1'-0"



2 West Elevation  
1/4" = 1'-0"



1 North Elevation  
1/4" = 1'-0"

REVISIONS



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Elevations

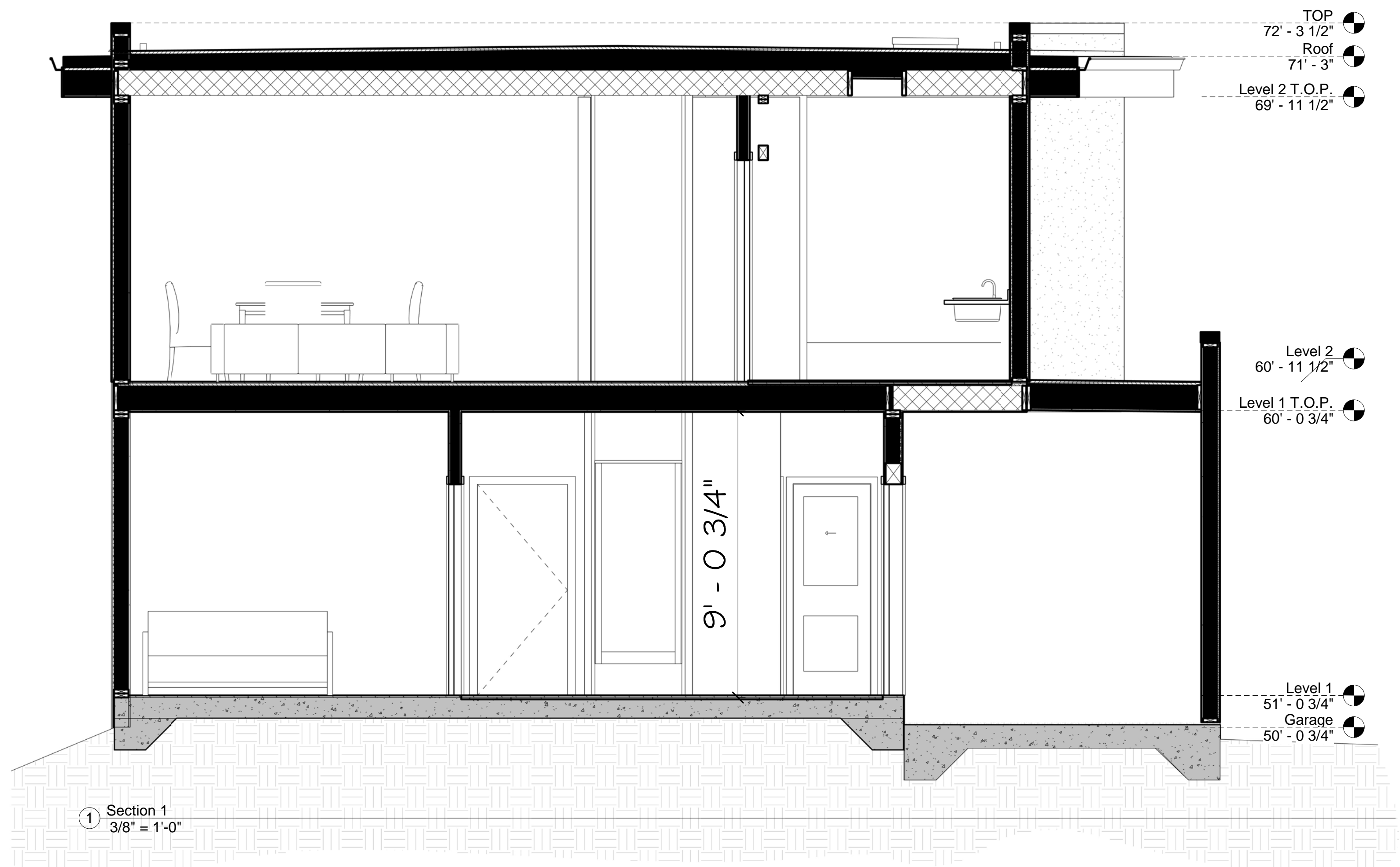
FOR REVIEW ONLY

DATE: 3/6/2025  
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JOB: HOELSCHER  
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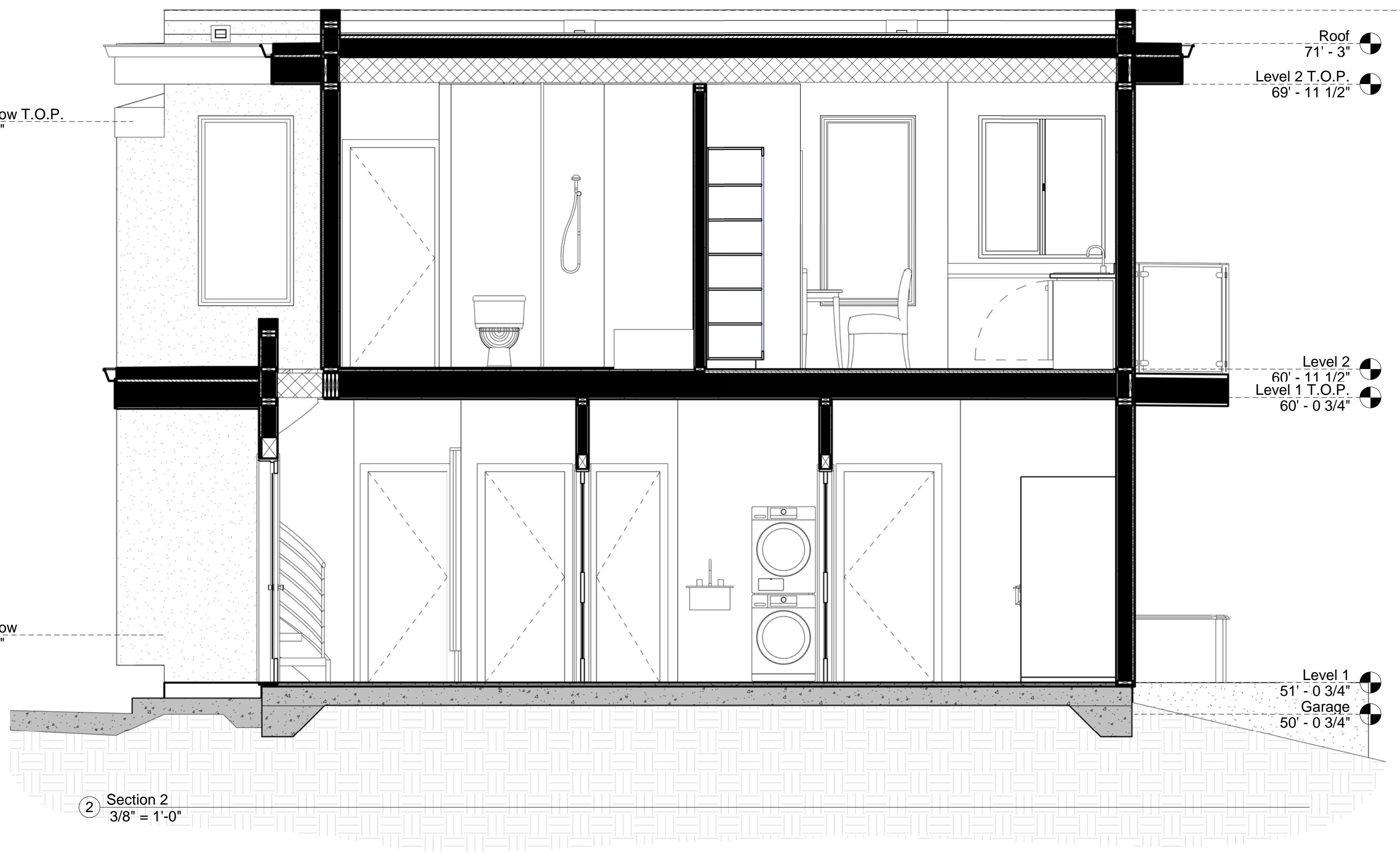
A201

OF SHEETS

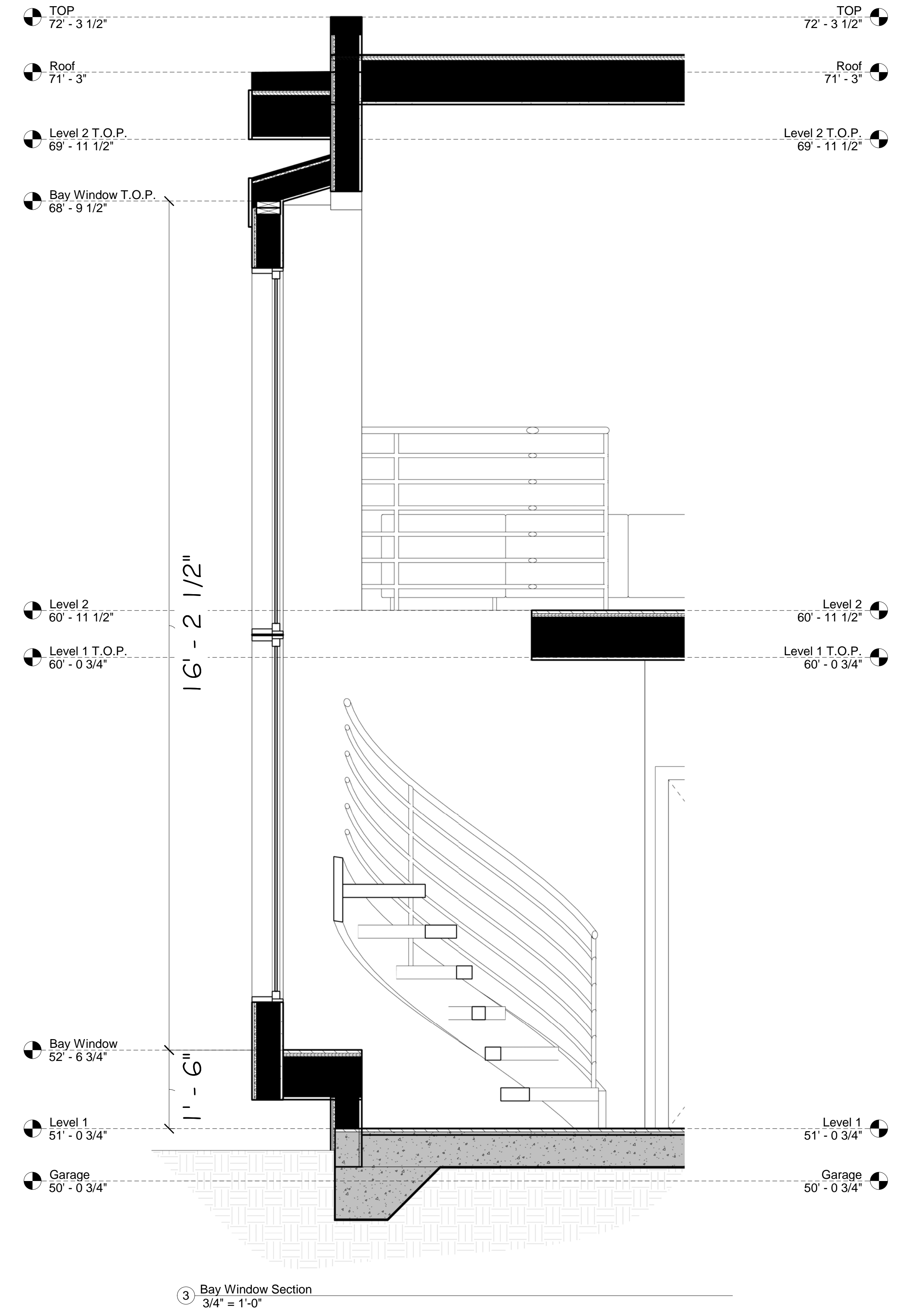
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Section 1  
3/8" = 1'-0"



Section 2  
3/8" = 1'-0"



Bay Window Section  
3/4" = 1'-0"

REVISIONS



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Sections

FOR REVIEW ONLY

DATE: 3/6/2025  
SCALE: As indicated  
DRAWN: akb  
JOB: HOELSCHER  
SHEET:



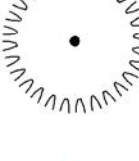
A301

OF SHEETS

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**PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	WI	QTY	TYPE
 PITTOSPORUM SILVER SHEEN	QUEENSLAND PITTOSPORUM	5 GAL.	M	5	SHRUB
 CEANOTHUS 'RAY HATMAN'	CALIFORNIA LILAC	5 GAL.	L	1	SHRUB
 AGONIS FLEXUOSA (SPREAD AT MATURITY 15')	PEPPERMINT TREE	15 GAL.	L	1	TREE
 LEPTOSPERMIUM SCOPARIUM	AUSTRIA TREE	5 GAL.	L	2	SHRUB
 ABUTILON PALMERI	INDIAN MALLOW	5 GAL.	L	1	SHRUB
 SOLLYA ARTEROPHYLLIA	AUSTRALIAN BLUE BELL	1 GAL.	L	3	GRD. COVER
 LEUCADENDRON SAFARI	CONE BUSH	5 GAL.	L	1	SHRUB
 TREE TO BE REMOVED (SEE ARBORIST REPORT)					

AVERAGE WUCOL FACTOR: 0.3

2 Drafting 1  
3/4" = 1'-0"

Flora Farm  
340 Purissima St  
Half Moon Bay, CA 94019  
Lic #549103

**Short Form Prescriptive Compliance**

Model Water Efficient Landscape Ordinance (MWELO)

Applicant : Jerry Alan Whiting  
650.678.5801  
340 Purissima St  
Half Moon Bay, CA 94019  
florafarmhmb@yahoo.com

Owner : SUSSANNE HOELSCHER & ELENA OLIVARI  
O Valencia Ave  
El Granada, CA 94019

\*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 : 1550 sqft  
Special landscape area : N/A  
Water type : Potable (Water purveyor : CCWD)

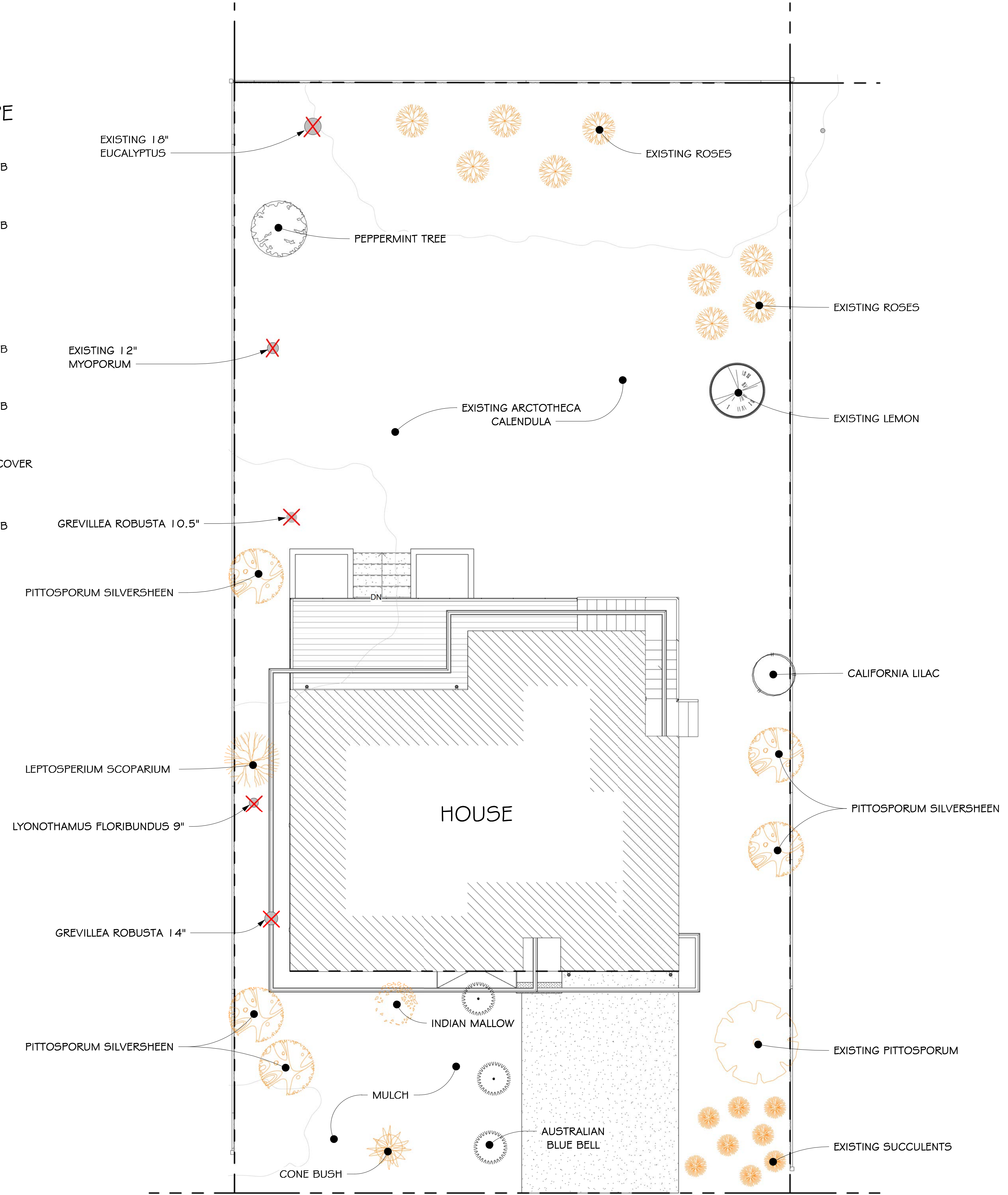
Signature :  
\*All plantings to be hand watered



**Planting Notes**

- Incorporate compost at a rate of at least 4 cwt per 1000 sqft to a depth of 6" into the landscape
- A minimum of 3" layer of mulch should be applied on all exposed soil surfaces of planting surfaces, except in areas of creeping ground cover or turf.
- I agree to comply with the requirements of the prescriptive compliance option of the MWELO per Appendix D.

16 May 2024

1 Landscape Plan  
3/16" = 1'-0"

REVISIONS



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Landscape Plan

FOR REVIEW ONLY

DATE: 3/6/2025  
SCALE: As indicated  
DRAWN: akb  
JOB: HOELSCHER  
SHEET:

L101  
OF SHEETS