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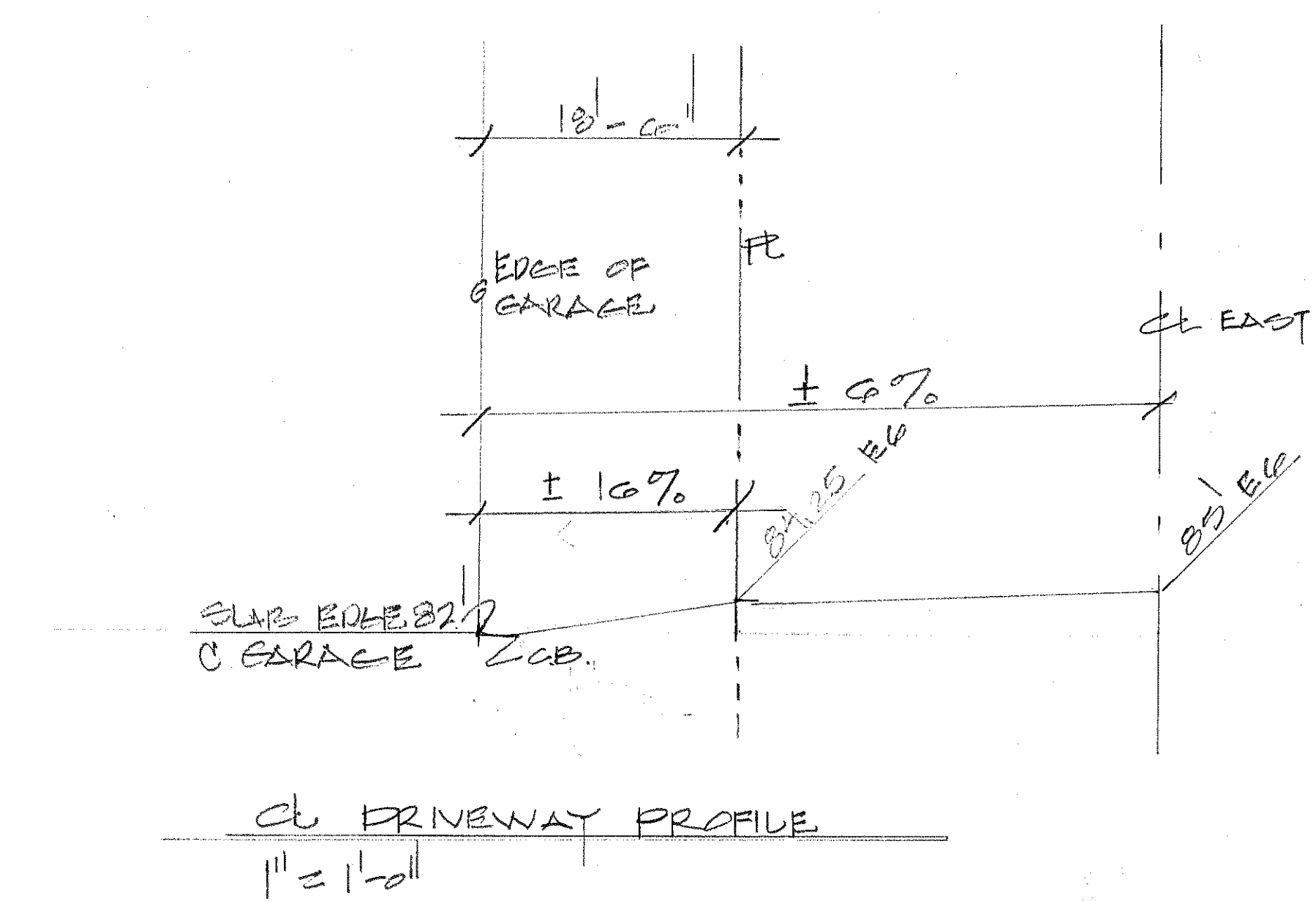
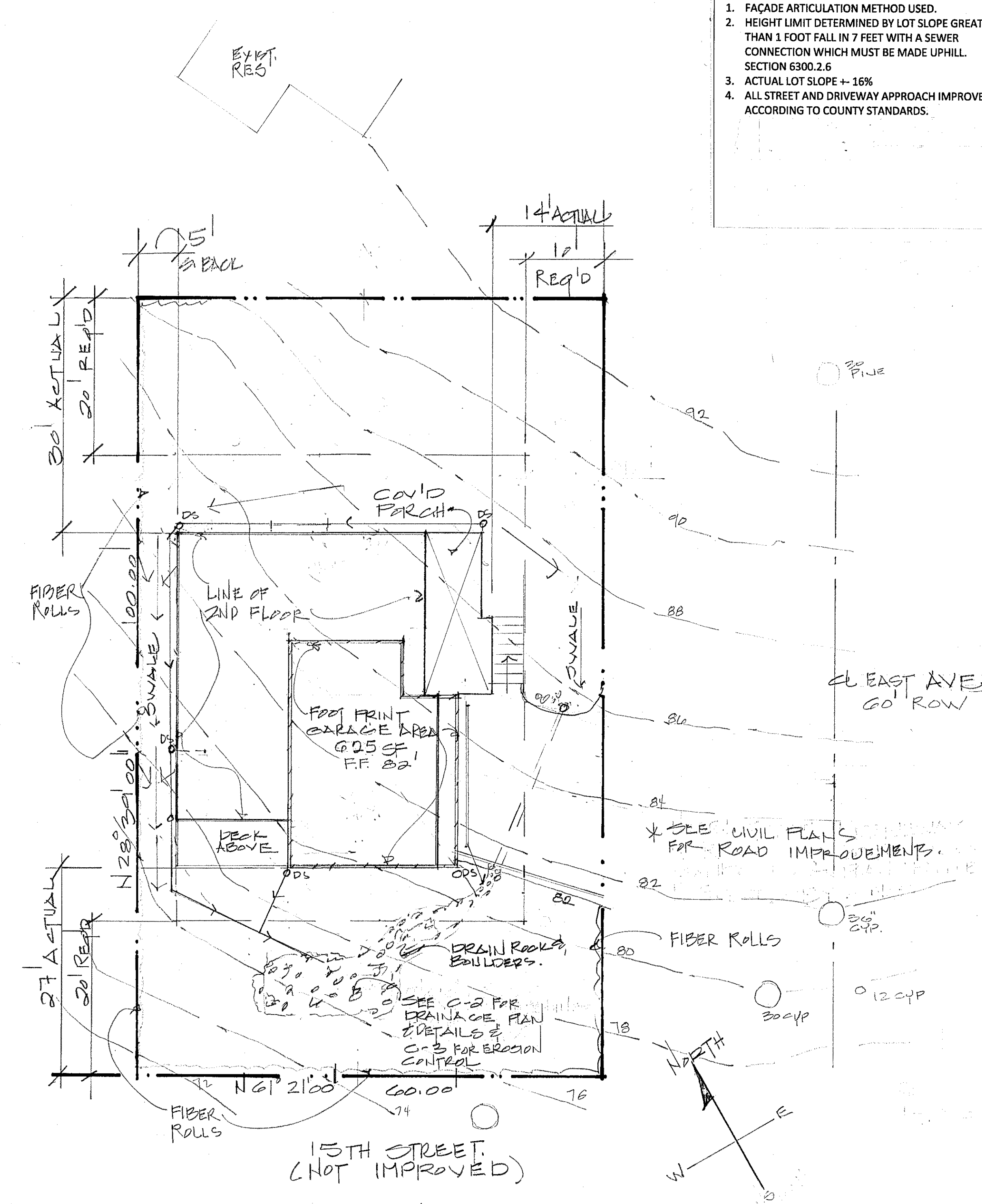
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**TABULATIONS**

Zone	R1/S17/DR/CD	
Lot Size		6,000 SF
Lot Coverage (35% = 2,100 SF)		
1,291 SF Main Floor		
25 SF Upper Floor Pop out		
56 SF Garage Pop out		
146 SF Covered Front Porch		
18 SF Bay Windows		
87 SF Deck		
Actual Lot Coverage 27.8%		1,673 SF
FAR (.53% = 3,180 SF)		
Main Floor		1,291 SF
Upper Floor		1,176 SF
Conditioned Floor Area		2,467 SF
Garage		625 SF
Cov'd Porch		60 SF
Actual FAR 52.5%		3,152 SF
Setbacks Proposed		
27' 15 <sup>th</sup> Street		
30' Up Hill (14 <sup>th</sup> Street)		
5-0' Side		
15' East Avenue Side		
Construction Type V-B Sprinkled		
Occupancy R-3/U		

1. FAÇADE ARTICULATION METHOD USED.
2. HEIGHT LIMIT DETERMINED BY LOT SLOPE GREATER THAN 1 FOOT FALL IN 7 FEET WITH A SEWER CONNECTION WHICH MUST BE MADE UPHILL. SECTION 6300.2.6
3. ACTUAL LOT SLOPE + 16%
4. ALL STREET AND DRIVEWAY APPROACH IMPROVEMENTS SHALL BE ACCORDING TO COUNTY STANDARDS.

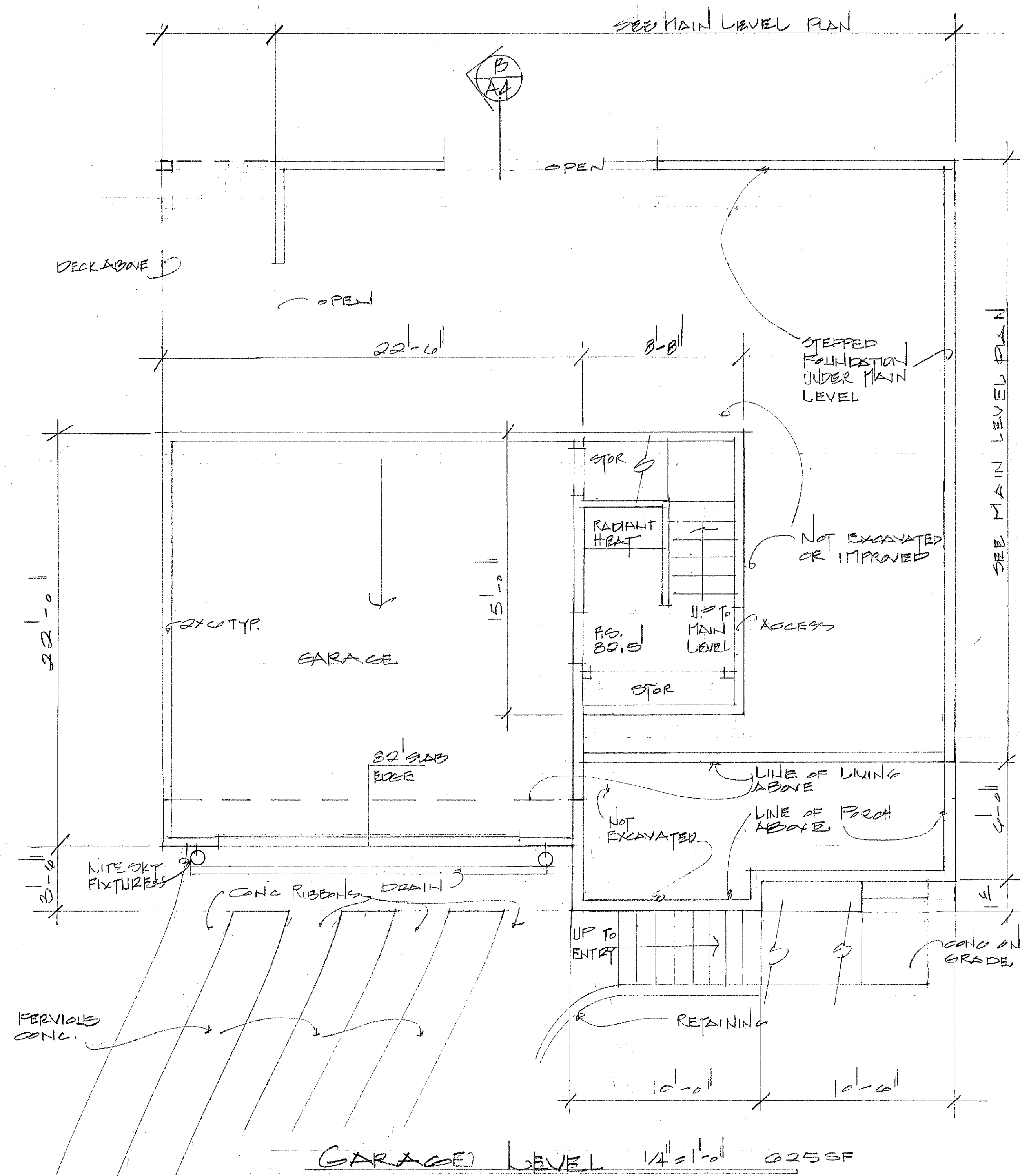
A NEW RESIDENCE FOR:  
**PAUL MCGREGOR**  
 1900 EAST STREET  
 MONTARA, CA. 94037 APN: 037-015-090



Plans Prepared By:  
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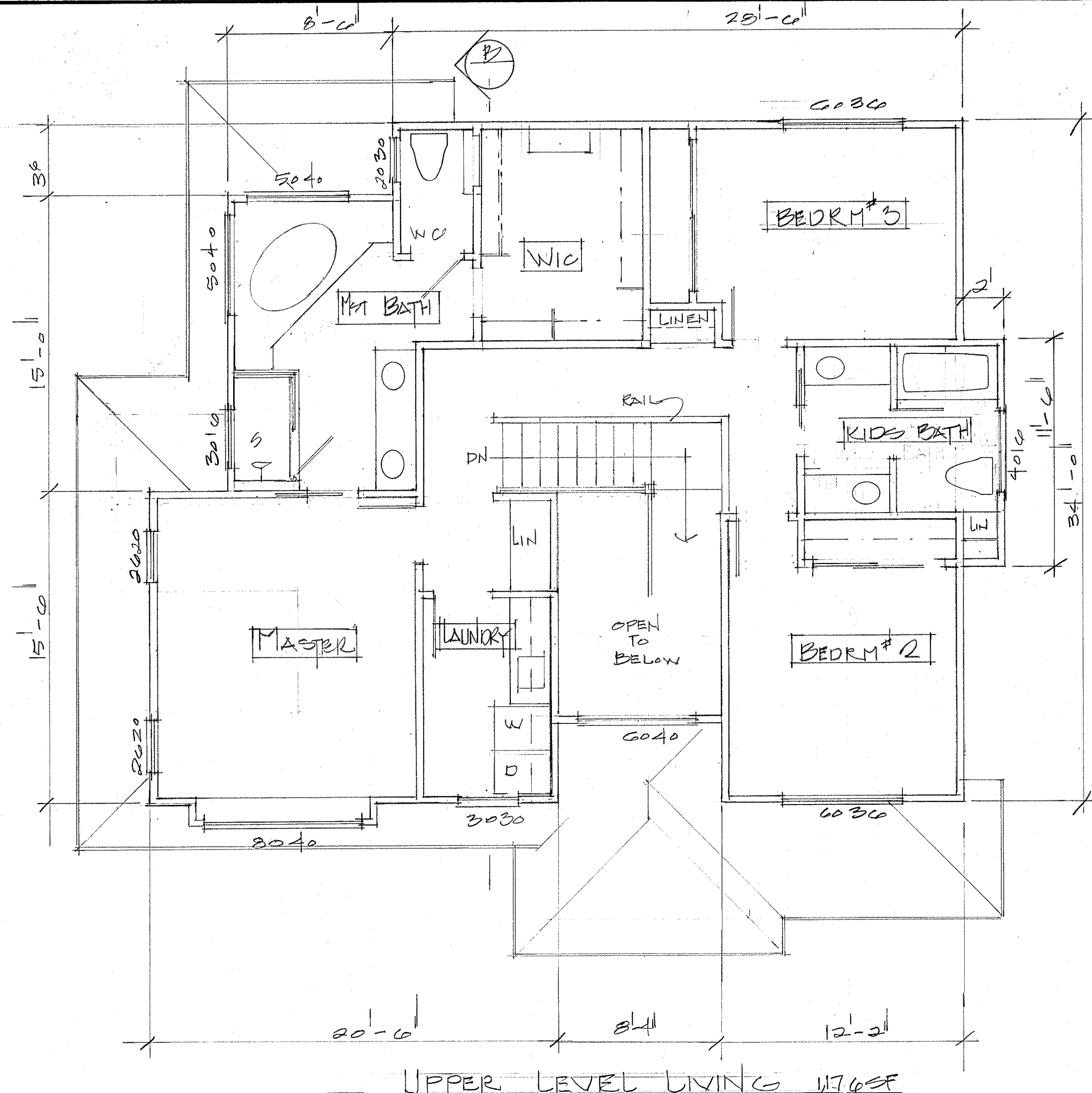


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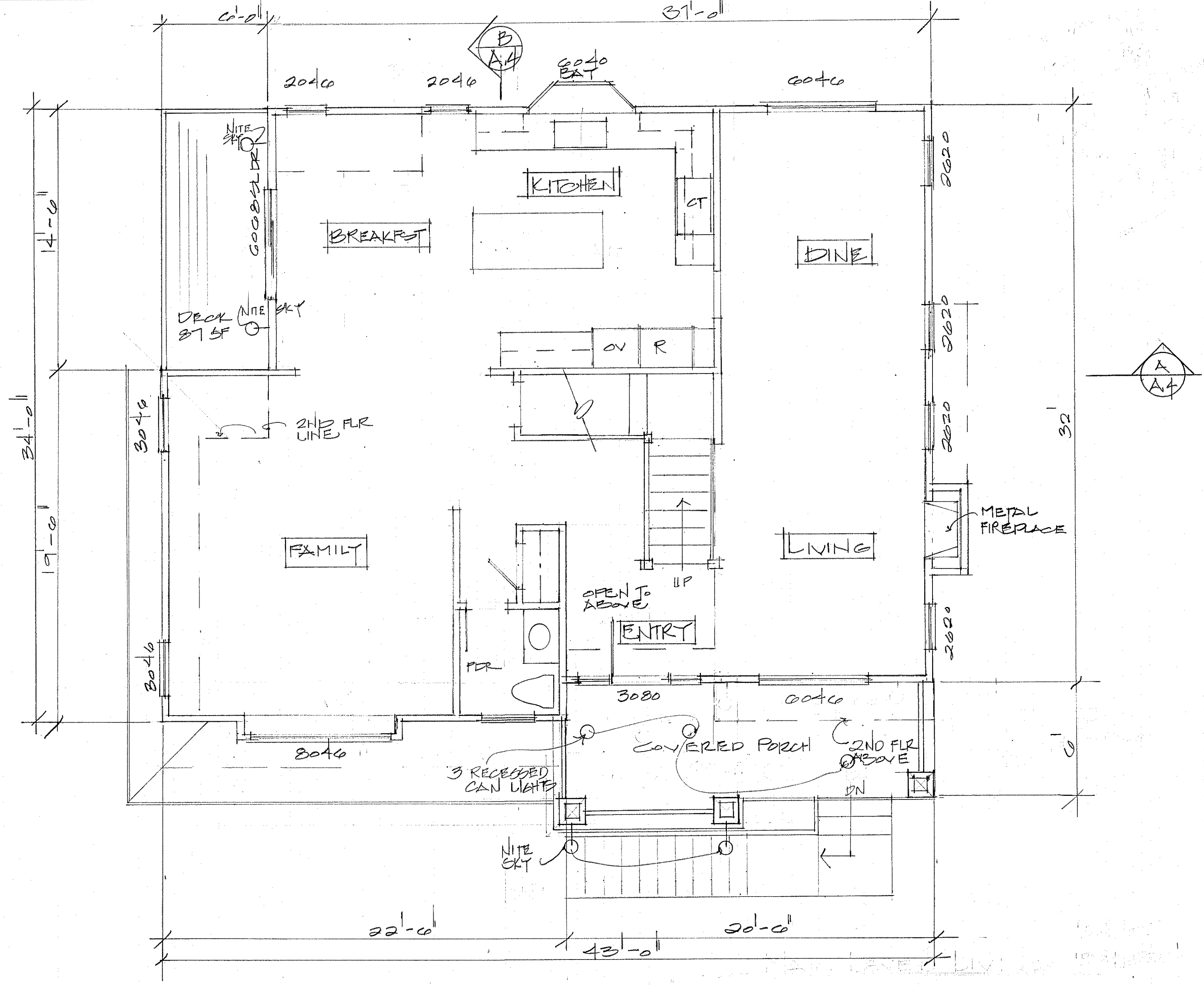
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UPPER LEVEL LIVING 1176 SF



MAIN LEVEL LIVING  
 SCALE 1/4" = 1'-0"  
 LIVING 1,291 SF  
 PORCH 14 00 SF INCLUDED IN FAR (140 SF ACTUAL)  
 DECK 87 SF

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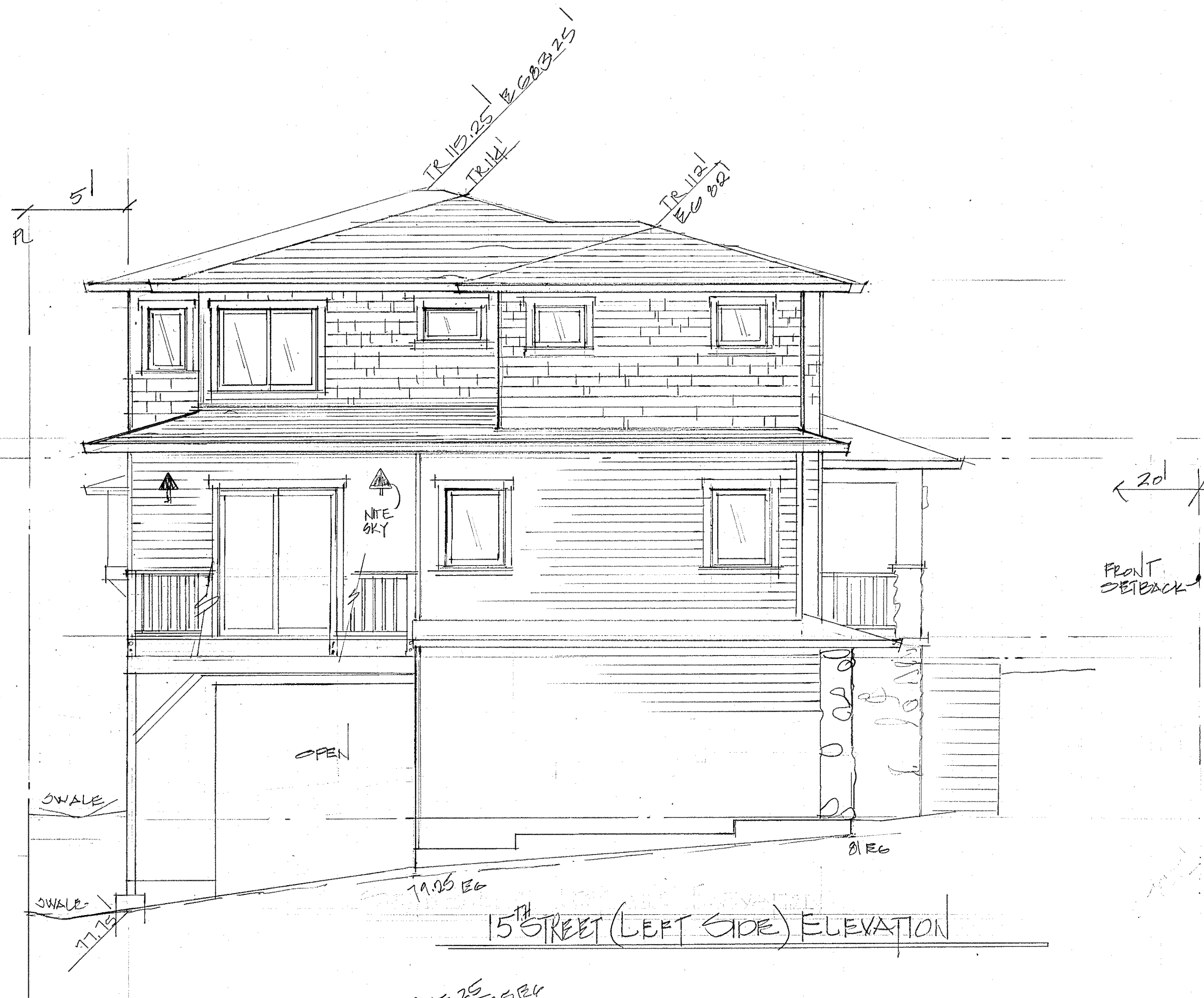
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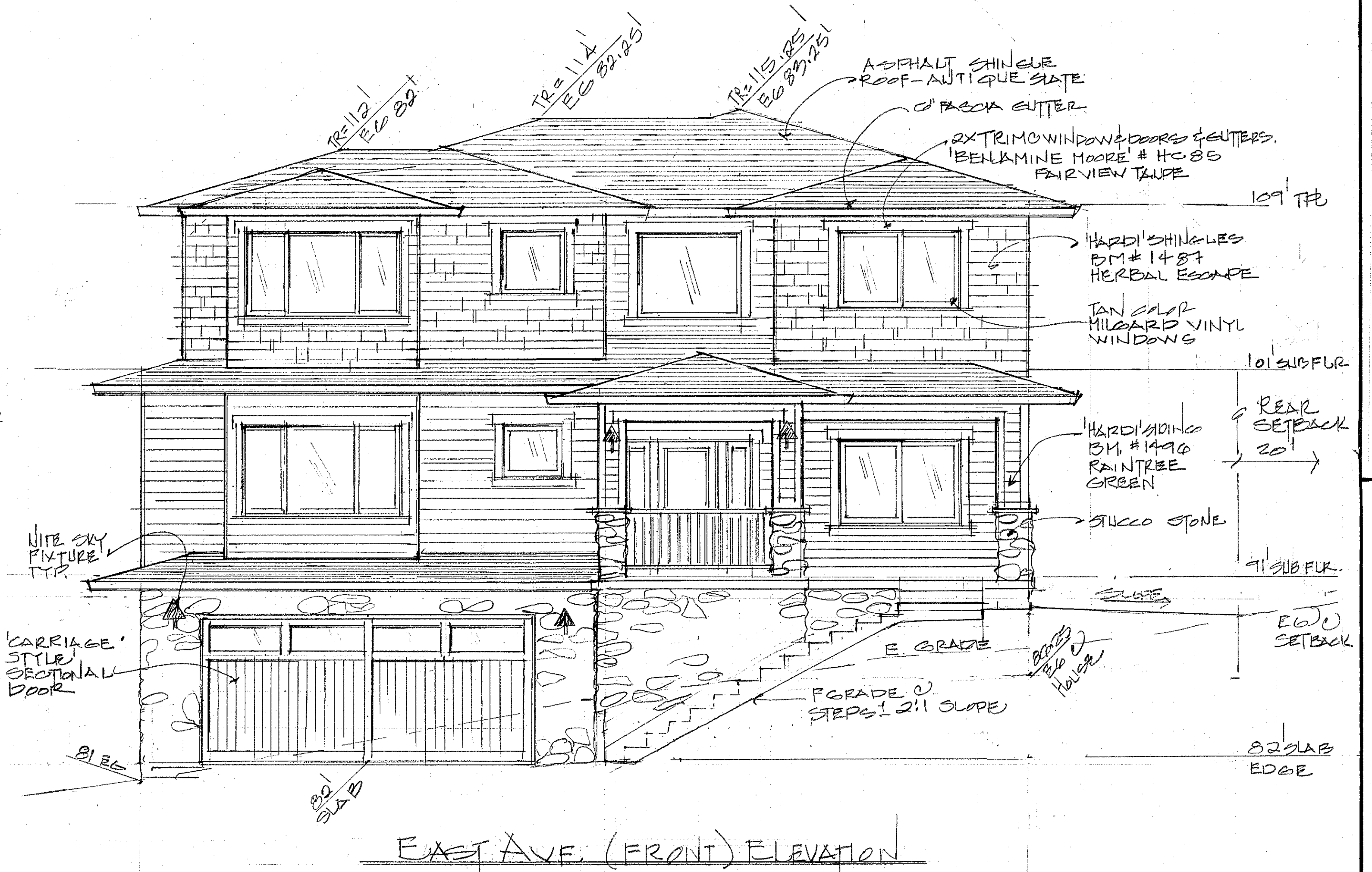
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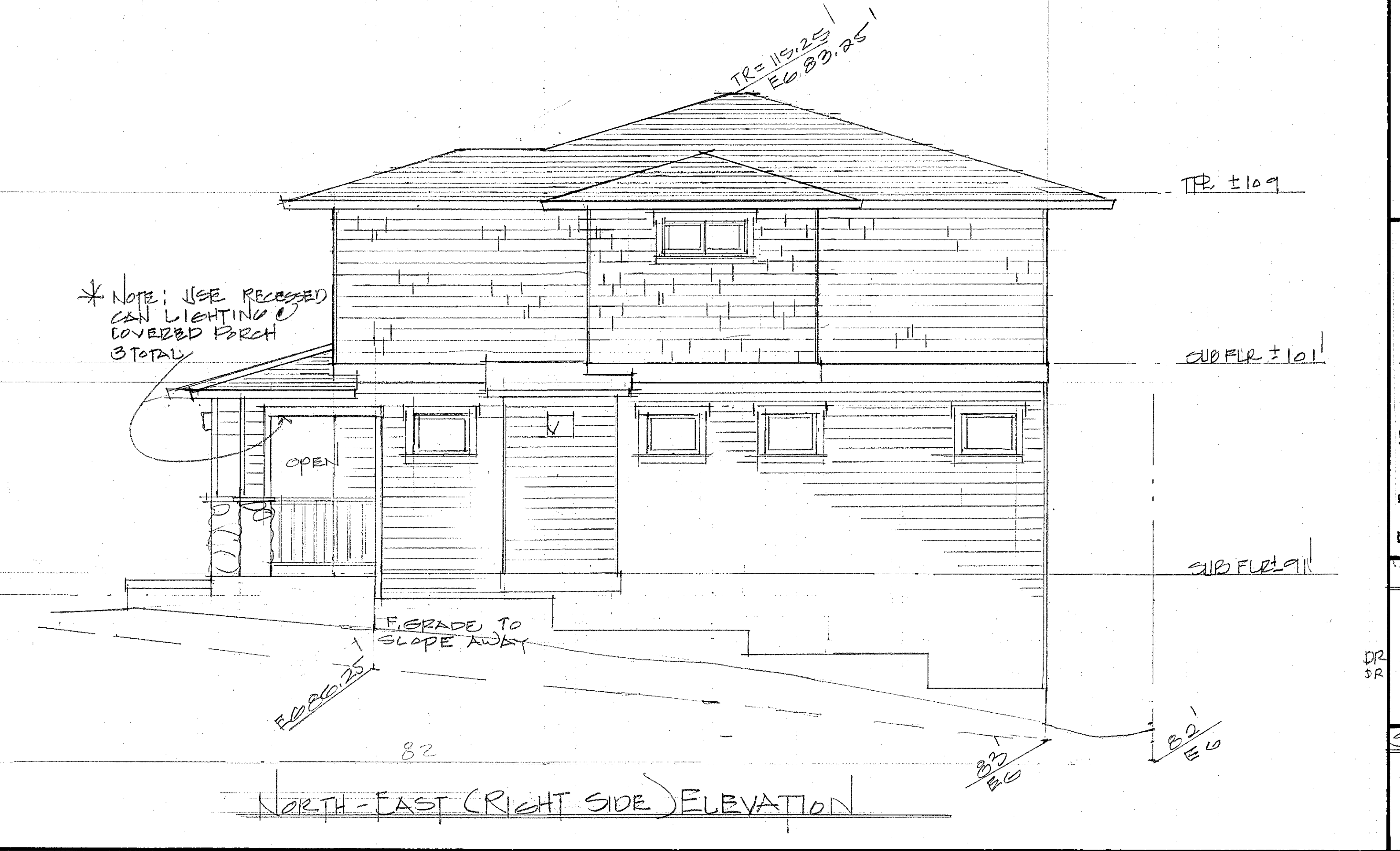
15<sup>TH</sup> STREET (LEFT SIDE) ELEVATION



EAST AVE. (FRONT) ELEVATION



REAR ELEVATION



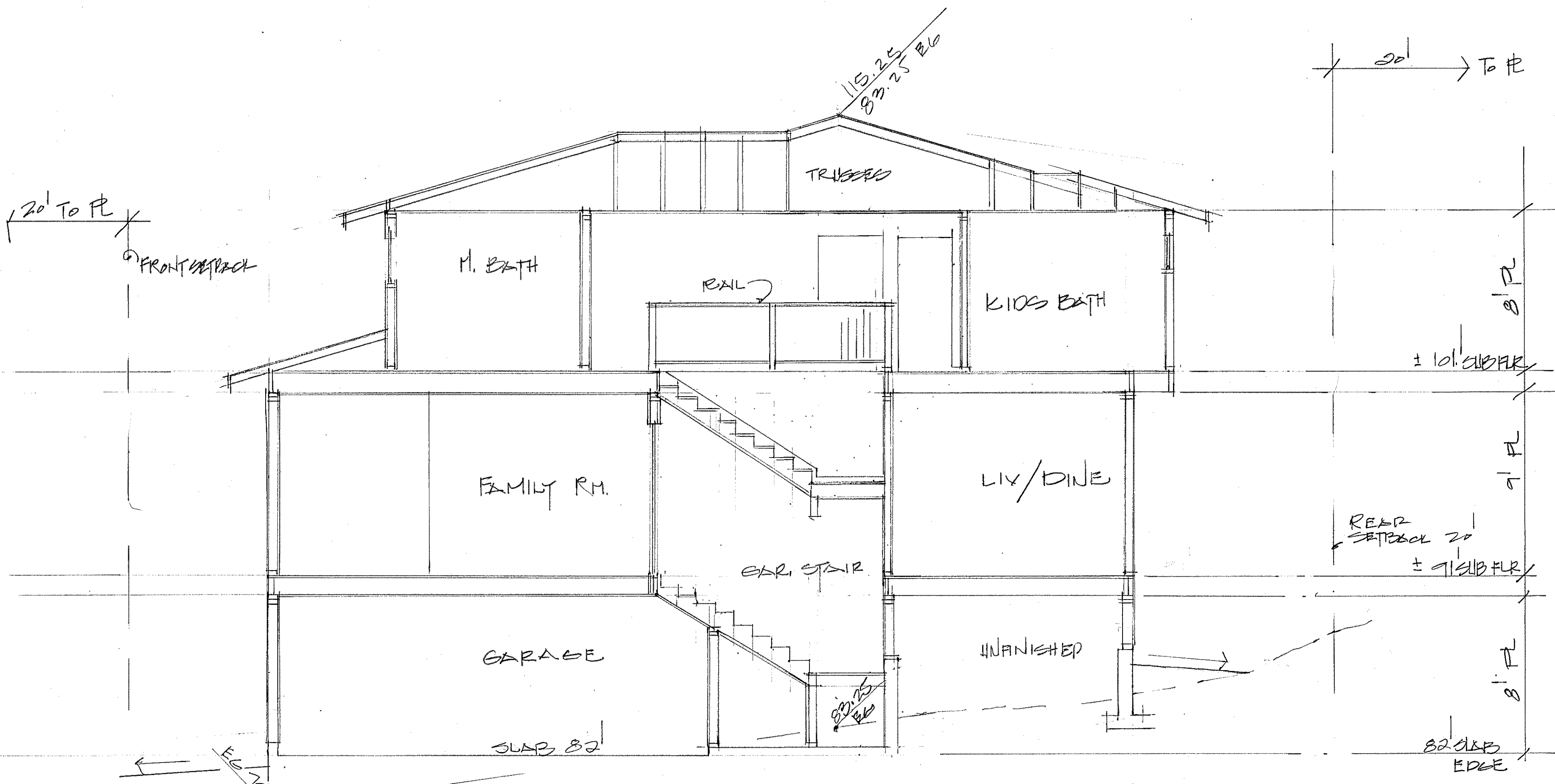
NORTH-EAST (RIGHT SIDE) ELEVATION

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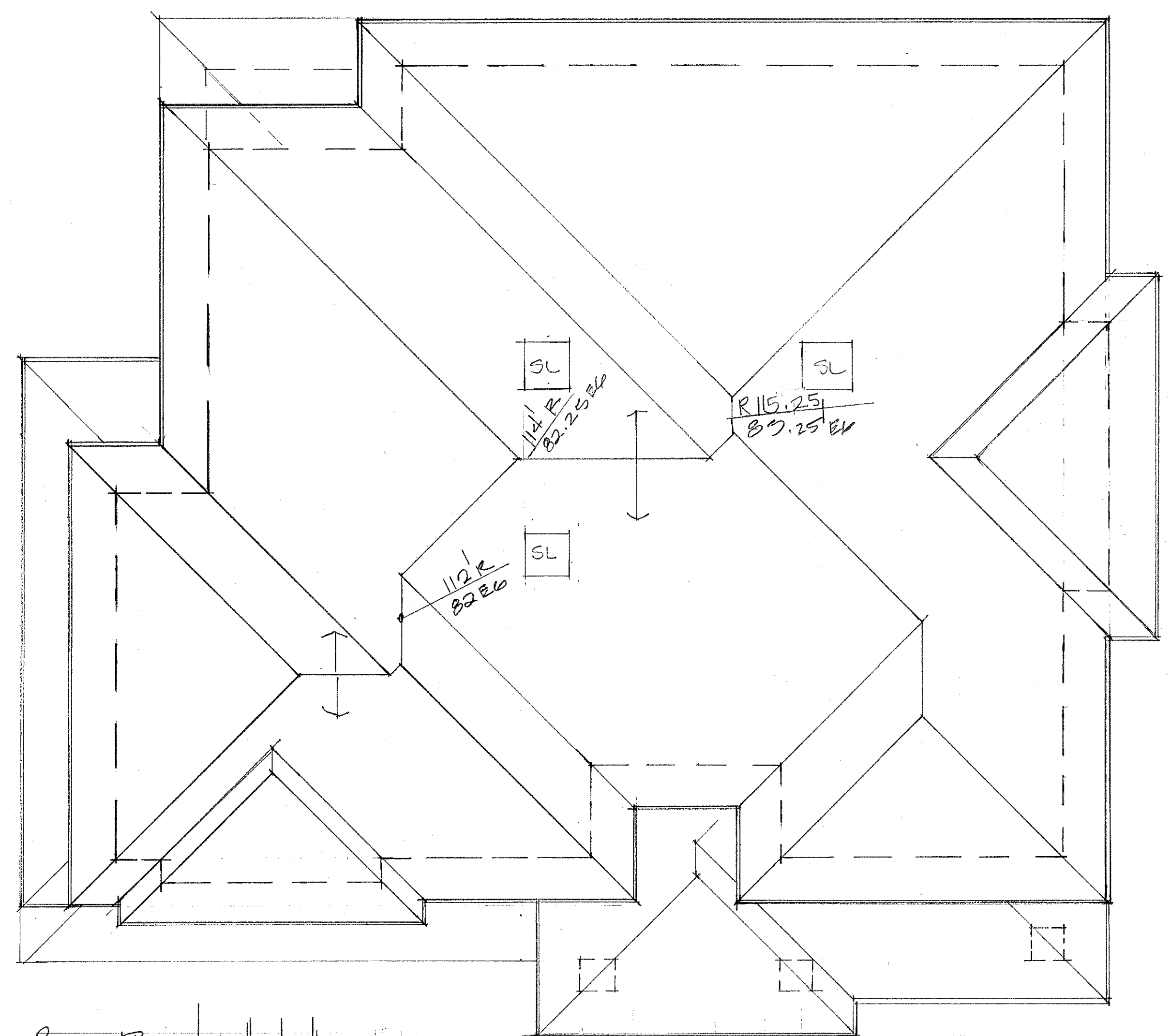
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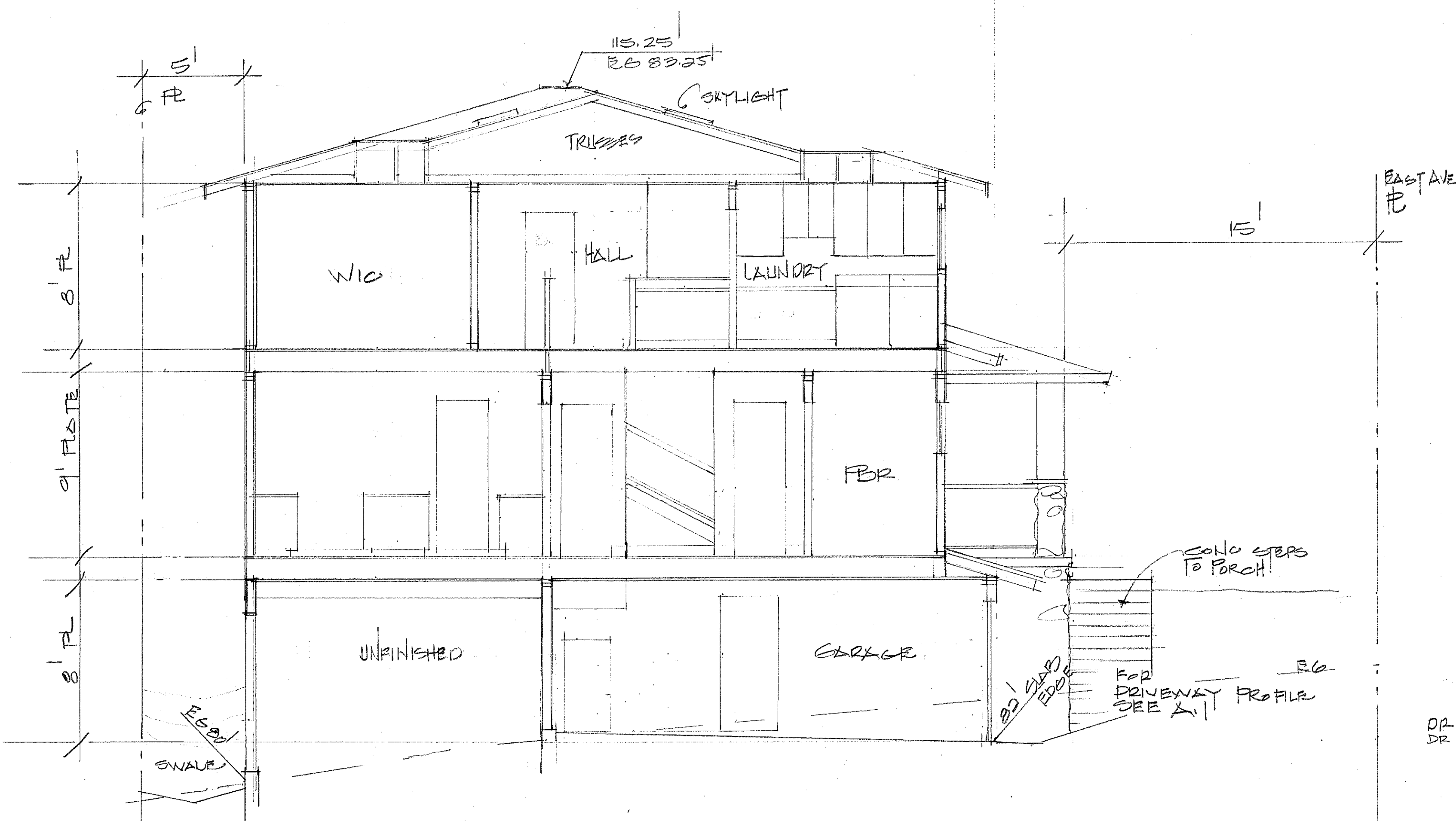
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SECTION A 1/4" = 1'-0"



ROOF PLAN 1/4" = 1'-0"



SECTION B SCALE 1/4" = 1'-0"

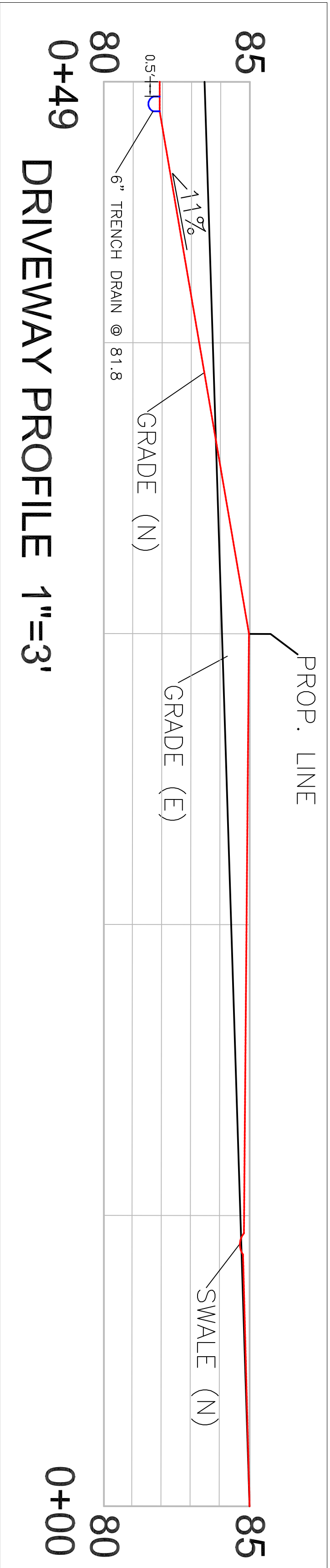
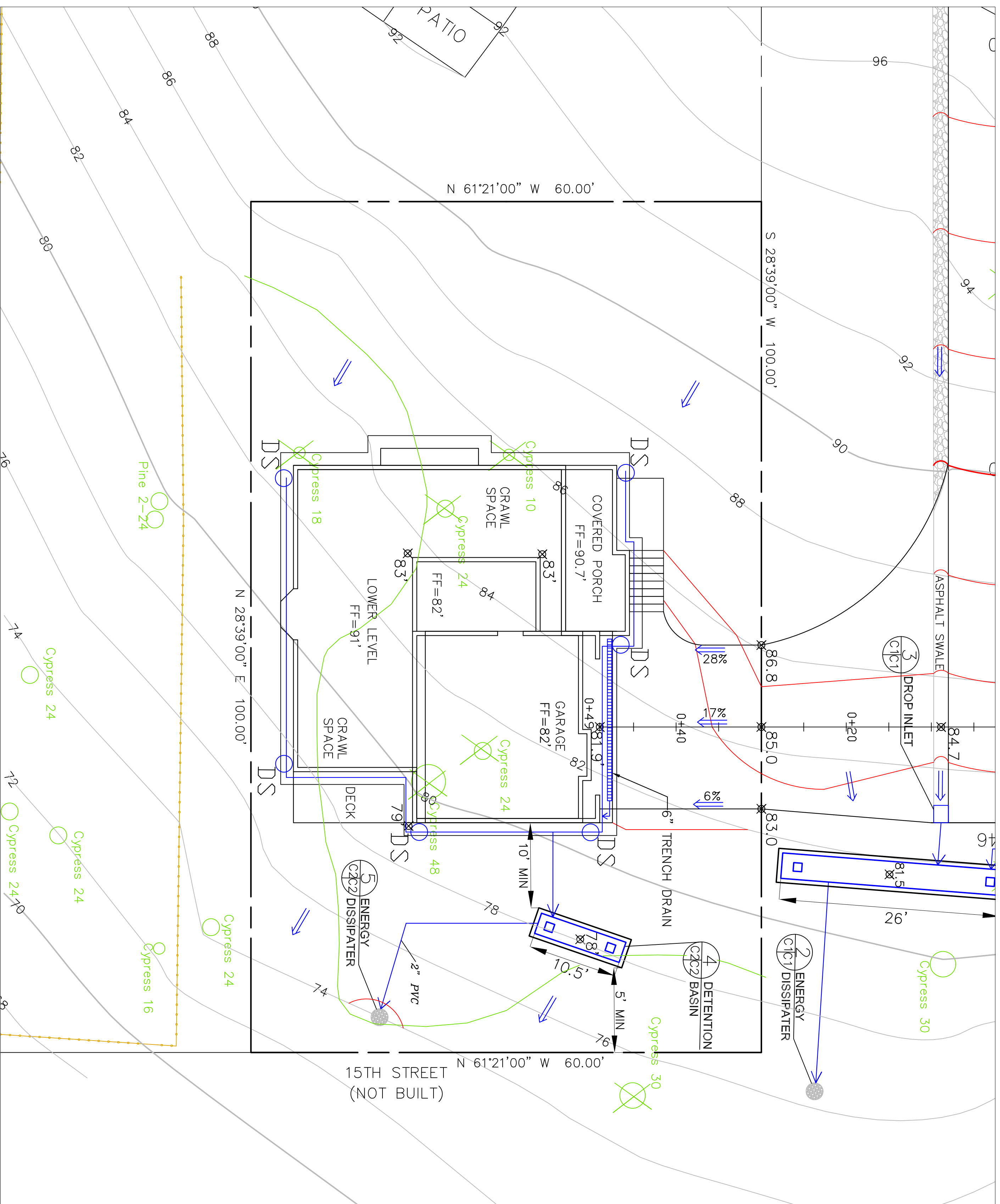
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**LEGEND**

- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION  
303.2
- ENERGY DISSIPATER - PER DETAIL 3
- DOWNSPOUT
- 4" IN. SOLID DRAIN PIPE (UNLESS OTHERWISE NOTED)

**GENERAL NOTES**

1. PLANS PREPARED AT THE REQUEST OF:  
PAUL WAGREGOR, OWNER
2. TOPOGRAPHY BY PAT MCINTYRE, U.S., SURVEYED SEPTEMBER, 2014.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. THE GEOTECHNICAL REPORT:  
**GEOTECHNICAL INVESTIGATION - 1900 EAST STREET MONTARA, CALIFORNIA, APRN 037-015-019**. DATE: TBD. BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 15-106. SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, WITH THE CONTACT NUMBER (650) 728-3590. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUGAR-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

**DRAINAGE NOTES**

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO COLLECT ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE FLOODING AROUND FOUNDATIONS. DIRECT SLORES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN AS SHOWN. THE DETENTION BASIN SHALL BE PERFORATED AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

**GRADING NOTES**

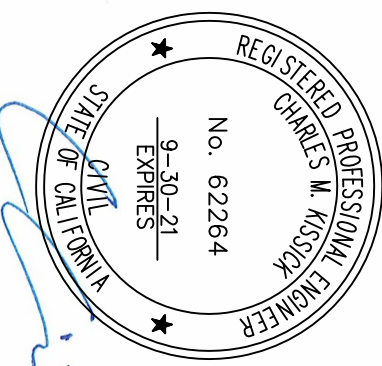
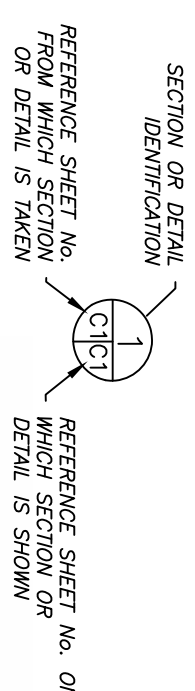
- CUT VOLUME: 46 CY (FOR FOUNDATION, DRIVEWAY)  
FILL VOLUME: 5 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

MAX. HEIGHT OF CUT: 4 FEET (FOR HOUSE)  
MAX. HEIGHT OF FILL: 3 FEET (FOR HOUSE)

**SECTION AND DETAIL CONVENTION**



**Sigma Prime Geosciences, Inc.**

SIGMA PRIME GEOSCIENCES, INC.  
332 PRINCETON AVENUE  
HALF MOON BAY, CA 94019  
(650) 728-3590  
FAX: 728-3593

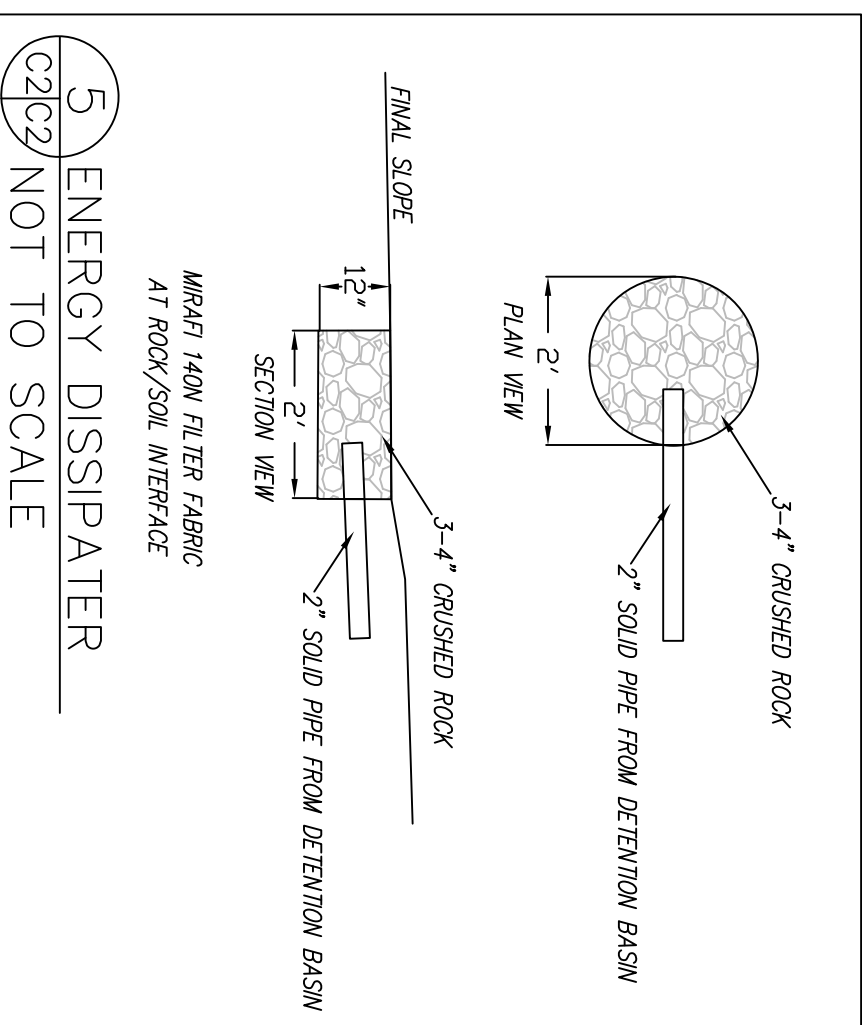
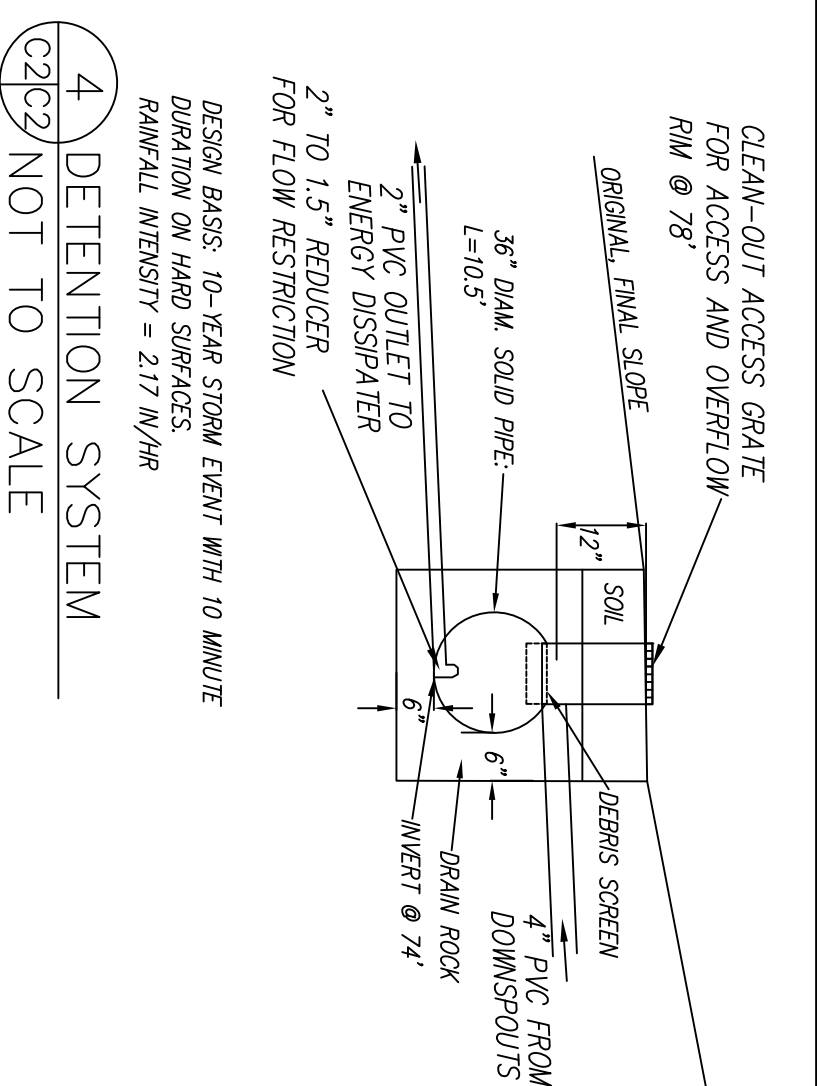
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**GRADING AND DRAINAGE PLAN - HOUSE**

1900 EAST AVE.  
MONTARA, CALIFORNIA  
APN: 037-015-019

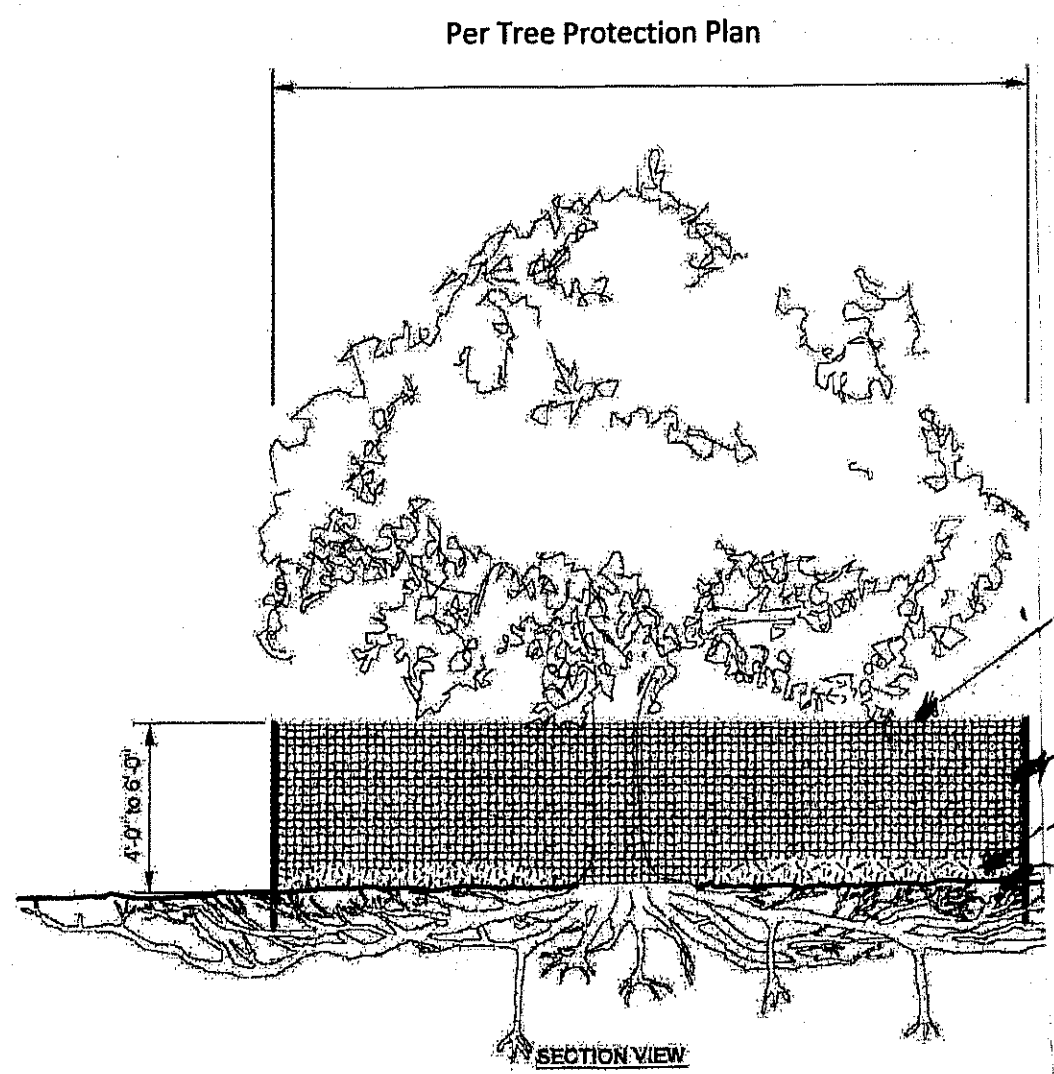
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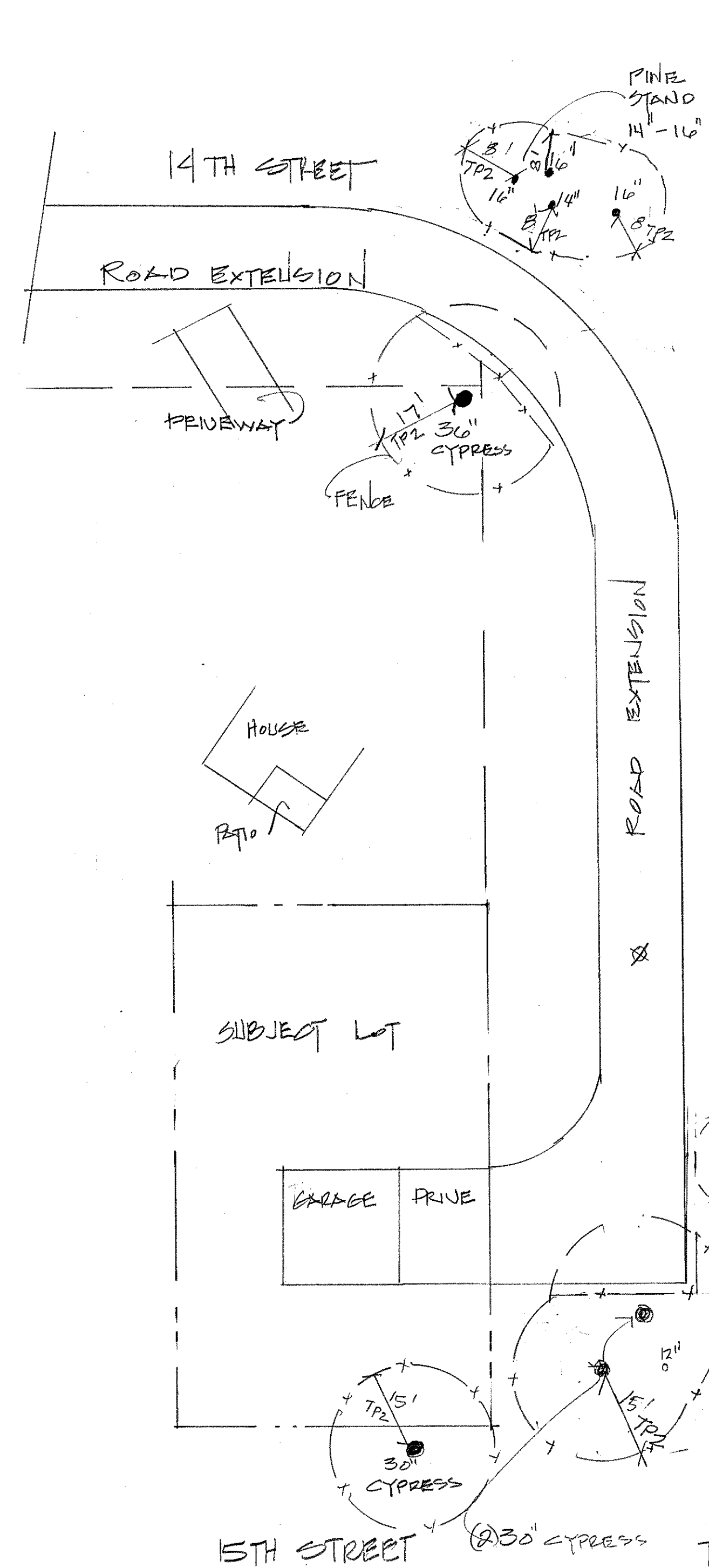
Notes: no equipment shall operate inside the tree protective fencing including during fence installation and removal.



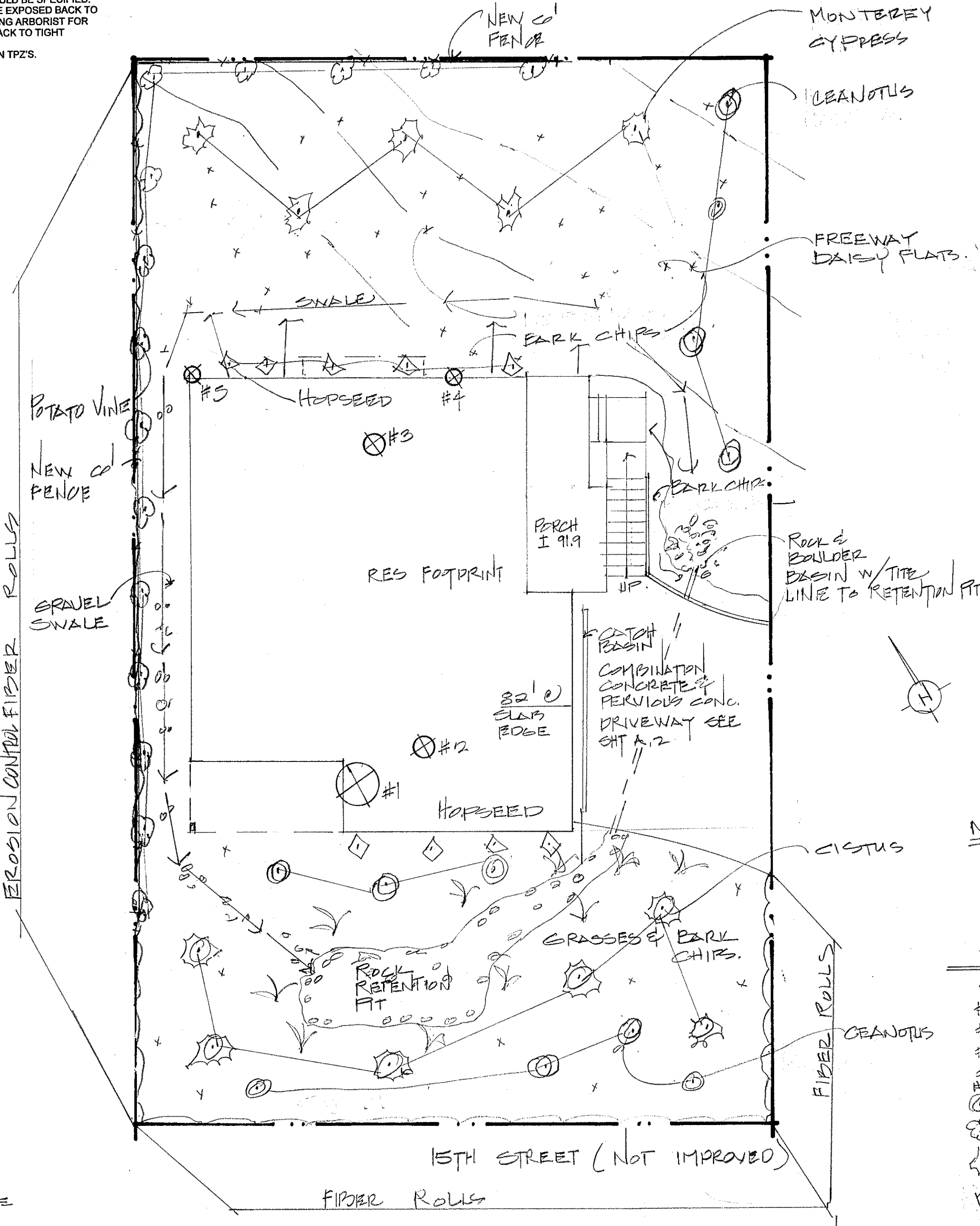
Tree Protection fence: High density polyethylene fencing with 3.5"x1.5" openings, Color Orange. Steel stacks installed at 8' O.C.  
 2"x6" steel posts or approved equal.  
 5" Layer mulch  
 Maintain existing grade with the fence.

**Tree Protection Specifications:**  
 THE FOLLOWING WORK, #1 THROUGH #23, MUST BE ACCOMPLISHED BEFORE ANY SITE CLEARING, GRADING OR OTHER EARTHWORK OCCURS.  
 1. THE GENERAL CONTRACTOR, HIS SUPERINTENDANT AND GRADING CONTRACTOR ARE REQUIRED TO MEET AT THE SITE PRIOR TO BEGINNING WORK TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES AND TREE PROTECTION MEASURES SHALL BE OUTLINED.  
 2. THE BOUNDARIES OF ALL TREE PROTECTION ZONES (TPZ'S) SHALL BE STAKED IN THE FIELD.  
 3. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO CANOPIES OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ARBORIST, NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS.  
 4. ANY NECESSARY BRUSH CLEARING WITHIN TPZ'S SHALL BE ACCOMPLISHED WITH HAND OPERATED EQUIPMENT.  
 5. TREE REMOVALS SHALL BE PERFORMED SO AS TO PREVENT DAMAGE TO BRANCHES, TRUNKS AND ROOTS OF PROTECTED TREES.  
 6. TREES TO BE REMOVED FROM WITHIN A TPZ SHALL BE REMOVED BY A QUALIFIED ARBORIST. STUMPS SHALL BE CUT LOW AS POSSIBLE. IF STUMP GRINDING IS PREFERRED BY THE OWNER OR CONTRACTOR, GRINDING SHALL NOT BE DEEP ENOUGH TO DAMAGE WOODY ROOTS OF ADJACENT PROTECTED TREES.  
 7. ALL DOWNED BRUSH AND TREES SHALL BE REMOVED FROM TPZ'S EITHER BY HAND OR WITH EQUIPMENT SITTING OUTSIDE THE TPZ, BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING ACROSS THE GROUND.  
 8. CHIPPED BRUSH AND WOOD FROM REMOVED TREES OR PRUNING MAY BE PLACED IN TPZ'S UP TO 6 INCHES DEEP AND NOT PILED AGAINST TREE TRUNKS.  
 9. ROOTS OR OTHER UNDERGROUND FEATURES TO BE REMOVED WHERE A TPZ WOULD BE DISTURBED, SHALL BE DONE SO AS TO MINIMIZE DISTURBANCE. EQUIPMENT SHALL OPERATE FROM OUTSIDE THE TPZ.  
 10. ANY PRUNING REQUIRED FOR SITE PREPARATION SHALL BE PERFORMED BY A QUALIFIED ARBORIST AND IN ACCORDANCE WITH CURRENT PROFESSIONAL STANDARDS.  
 11. A 4 FOOT 'HVIS' OR COMPARABLE BARRIER FENCE, AFFIXED WITH LOCKING ZIP-TIES TO STEEL T POSTS SHALL BE ERRECTED TO FULLY ENCLOSE TPZ'S, OR PARTIALLY ENCLOSE THEM AS INDICATED ON THE TREE PROTECTION PLAN AND PROTECTION SPECIFICATIONS.  
 12. ANY TREE DAMAGE RESULTING FROM GRADING OR OTHER SITE PREPARATION WORK SHALL BE REPORTED TO THE PROJECT CONSULTING ARBORIST WITHIN 6 HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN. TIMELINESS IS CRITICAL.  
 13. IF TEMPORARY ACCESS PATHWAYS FOR VEHICLES MUST PASS OVER TPZ'S, A BED OF 6 INCHES OF COURSE WOOD CHIP MULCH SHALL BE INSTALLED TO PROTECT THE SOIL AND ROOTS.  
 14. THE CONTRACTOR SHALL INFORM ALL SUB-CONTRACTORS OF THE REQUIREMENTS OF THE TREE PROTECTION PLAN.  
 15. CONSTRUCTION TRAILERS, TRAFFIC, PARKING AND STORAGE AREAS MUST REMAIN OUTSIDE OF FENCED AREAS AT ALL TIMES.  
 16. ALL UNDERGROUND UTILITIES, AND DRAINAGE OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TPZ'S. IF LINES MUST TRAVERSE A TPZ THEY SHALL BE HAND DUG, TUNNELED OR BORED UNDER TREES.  
 17. NO MATERIALS, EQUIPMENT, SPOIL OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN A TPZ.  
 18. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.  
 19. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT CONSULTING ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED IN A TIMELY FASHION.  
 20. BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREE WITHIN A TPZ SHALL BE EVALUATED BY THE PROJECT CONSULTING ARBORIST AND CONTRACTOR IN ORDER TO ESTABLISH A PLAN THAT WILL PREVENT OR MINIMIZE TREE DAMAGE. SUCH PLANS MAY INCLUDE MANUAL OR PNEUMATIC EXCAVATIONS TO EXPOSE AND EVALUATE ROOTS. ALTERNATIVE CONSTRUCTION TECHNIQUES, ROOT PRUNING SUPERVISED BY THE PROJECT ARBORIST.  
 21. ANY GRADING, TRENCHING, CONSTRUCTION, DEMOLITION OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS IN THE TPZ MUST BE MONITORED BY THE CONTRACTOR OR HIS SUPERINTENDANT WHILE THE WORK IS PERFORMED. TAGGED TREE NUMBERS SHOULD BE SPECIFIED.  
 22. ANY WOODY ROOTS DAMAGED DURING GRADING AND CONSTRUCTION SHALL BE EXPOSED BACK TO SOUND TISSUE BY THE CONTRACTOR AND EVALUATED BY THE PROJECT CONSULTING ARBORIST FOR FURTHER ACTION, WHICH MIGHT INCLUDE CLEANLY SEVERING DAMAGED ROOTS BACK TO TIGHT CAMBium OR EXCISING DAMAGED BARK.  
 23. SPOIL FROM TRENCHES OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN TPZ'S.

Tree Protection Detail



15TH STREET  
 TREE PROTECTION PLAN 1"=20'  
 TREE PROTECTION ZONE  
 PROTECTION FENCE



NOTE: DO NOT USE MEXICAN FEATHER OR CRIMSON FOUNTAIN GRASSES

- TREES REMOVED:
- #1 18" Ø CYPRESS
  - #2 24" Ø CYPRESS
  - #3 24" Ø CYPRESS
  - #4 10" Ø CYPRESS
  - #5 18" Ø CYPRESS
  - #6 30" Ø PINE
  - ② CEFALOTHUS 8-02 GAL
  - ③ POTATOE VINE-150 GAL
  - ④ NEW TREES-MONTEREY CYPRESS 5015 GAL
  - ⑤ HOPESEED- 9 0 GAL
  - ⑥ FREEWAY DAISY FLATS
  - ⑦ CISTUS- 60-1 GAL

**EROSION CONTROL**

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

**Sediment Control**

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.

LANDSCAPE PLAN, TREE PROTECTION PLAN

A NEW RESIDENCE FOR:  
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