

NEW SINGLE FAMILY HOME TBD 10TH STREET, MONTARA, CA

BRIAN BRINKMAN
DRAFTING & DESIGN, INC.
1690 Francisco Blvd.
Pacificca, CA 94044
(650) 922-7993



ABBREVIATIONS

@ #	AT NUMBER	N (N)	NORTH 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	OH	OVERHEAD
CLG	CEILING	O/H	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	REQ'D	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/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 WITH
JT	JOINT OR JOINT TRENCH	WC	WATER CLOSET
LINEN	LINEN CLOSET	WD	WOOD
LAM	LAMINATE	WH	WATER HEATER
LAV	LAVATORY	W x H	WIDTH BY HEIGHT
LT	LIGHT	WNDW	WINDOW
MAX	MAXIMUM	W/O	WITHOUT
MECH	MECHANICAL	WP	WATERPROOF
MFR	MANUFACTURER	WR	WATER RESISTANT
MH	MANHOLE	WT	WEIGHT
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MLDG	MOULDING		
MTD	MOUNTED		
MTL	METAL		

PROJECT SCOPE

NEW 2-STORY, SINGLE-FAMILY HOME WITH
ATTACHED 2 CAR GARAGE ON VACANT PARCEL.

PLANNING DATA

PROJECT COMMON ADDRESS:
TBD 10TH STREET
MONTARA, CA 94037
ASSESSOR'S PARCEL NUMBER: 036-031-100
ZONING: R-1 / S-17 / CZ / DR

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 2019 CRC, CBC,
CFC, CPC, CMC, CEC, CENc, AND CGBC

PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
APPLICANT / OWNER	-	TIMOTHY & JACQUELINE WALLEY	
DESIGN / DRAFTING	BRIAN BRINKMAN DRAFTING & DESIGN INC.	BRIAN BRINKMAN	(650) 922-7993
SURVEYOR	SAVIOR P. MICALLEF LAND SURVEYING	SAVIOR MICALLEF	(805) 709-2423
GEOTECHNICAL ENGINEER	SIGMA PRIME GEOSCIENCES	CHARLES KISSICK	(650) 728-3590
CIVIL ENGINEER	SIGMA PRIME GEOSCIENCES	CHARLES KISSICK	(650) 728-3590
LANDSCAPE DESIGN	FLORA FARM	JERRY WHITING	(650) 726-9223

PROJECT NOTES

FIRE SPRINKLERS REQUIRED, UNDER A SEPARATE PERMIT, PER NFPA 13D STANDARDS.

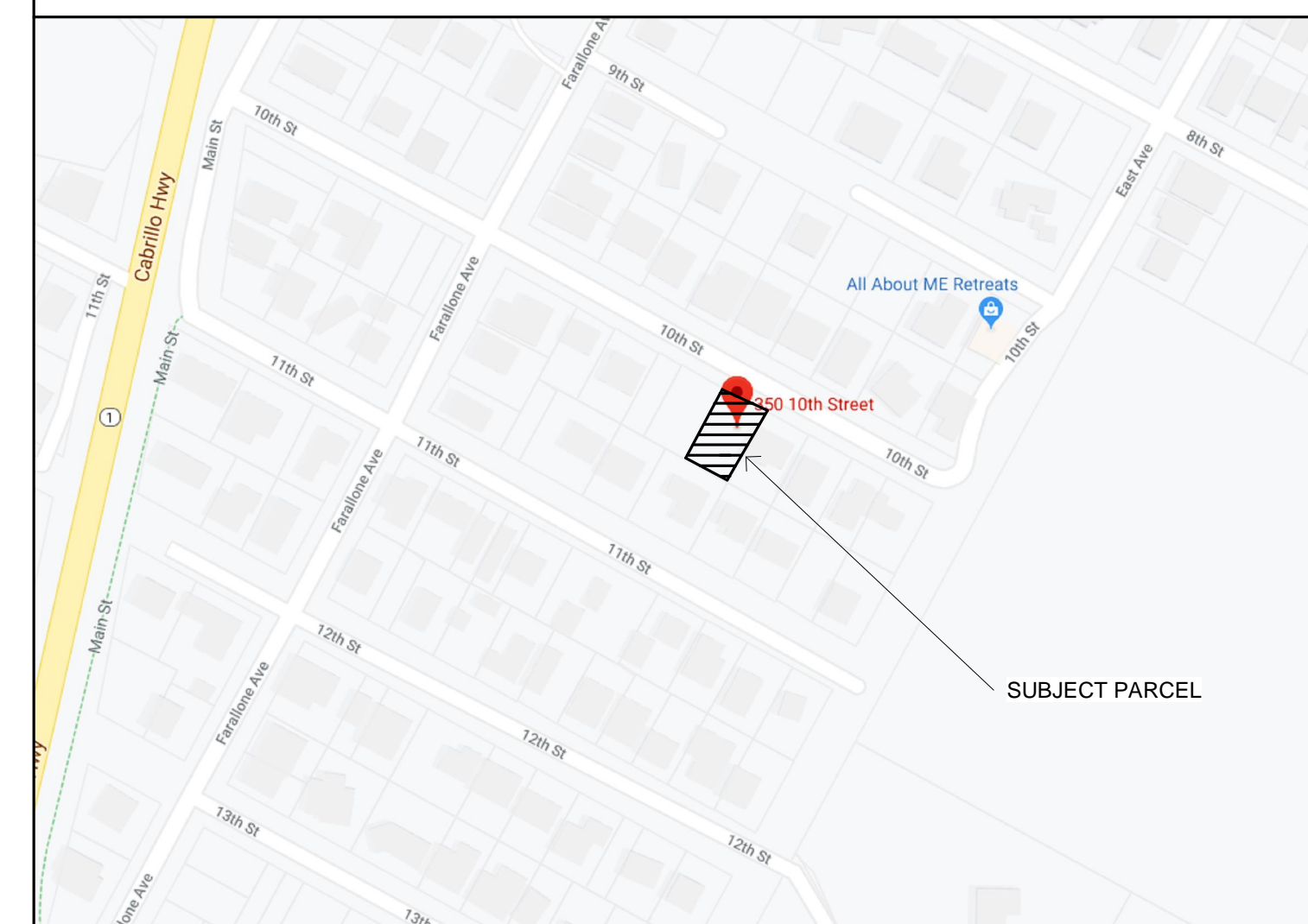
CALGREEN CONSTRUCTION REQUIREMENTS

- * 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 65% 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.

PROJECT INFORMATION

LOT SIZE	6,000 SF
(N) LEVEL 1 LIVING AREA	1,340 SF (CONDITIONED)
(N) LEVEL 2 LIVING AREA	981 SF (CONDITIONED)
(N) LOFT LIVING AREA	285 SF (CONDITIONED)
(N) TOTAL LIVING AREA	1,340 SF + 981 SF + 285 SF = 2,095 SF
(N) GARAGE AREA	442 SF (UN-CONDITIONED)
(N) COVERED FRONT PORCH	132 SF (UN-CONDITIONED)
(N) TOTAL FLOOR AREA	3,179 SF (CONDITIONED)
(N) F.A.R.	1,340 + 981 + 285 + 442 + 132 = 3,180 / 6,000 = 53.00% (53% MAX)
(N) REAR DECK AREA (UNCOVERED)	222 SF (UN-CONDITIONED)
(N) LEVEL 2 ROOF DECK (UNCOVERED)	198 SF (UN-CONDITIONED)
(N) LOT COVERAGE	1,340 + 442 + 132 + 180 = 2,094 SF / 6,000 SF = 34.90%

VICINITY MAP



DRAWING INDEX

A0.0	TITLE SHEET
A0.1	PROPOSED PERSPECTIVES
A0.2	MATERIALS PERSPECTIVE
1 of 1	ORIGINAL TOPOGRAPHIC SURVEY
A1.1	SITE PLAN
C-1	GRADING DRAINAGE PLAN
C-2	EROSION CONTROL PLAN
L-1	LANDSCAPE PLAN
A2.1	NEW LEVEL 1 FLOOR PLAN
A2.2	NEW LEVEL 2 FLOOR PLAN
A2.3	NEW ROOF PLAN
A2.4	FLOOR AREA DIAGRAMS
A3.1	NEW FRONT AND RIGHT ELEVATIONS
A3.2	NEW REAR AND LEFT ELEVATIONS
A3.3	CROSS SECTIONS

PROJECT NAME:
**NEW SINGLE FAMILY HOME :
RUSSELL RESIDENCE**

PROJECT ADDRESS:
TBD 10TH STREET
MONTARA, CA 94037

SHEET TITLE

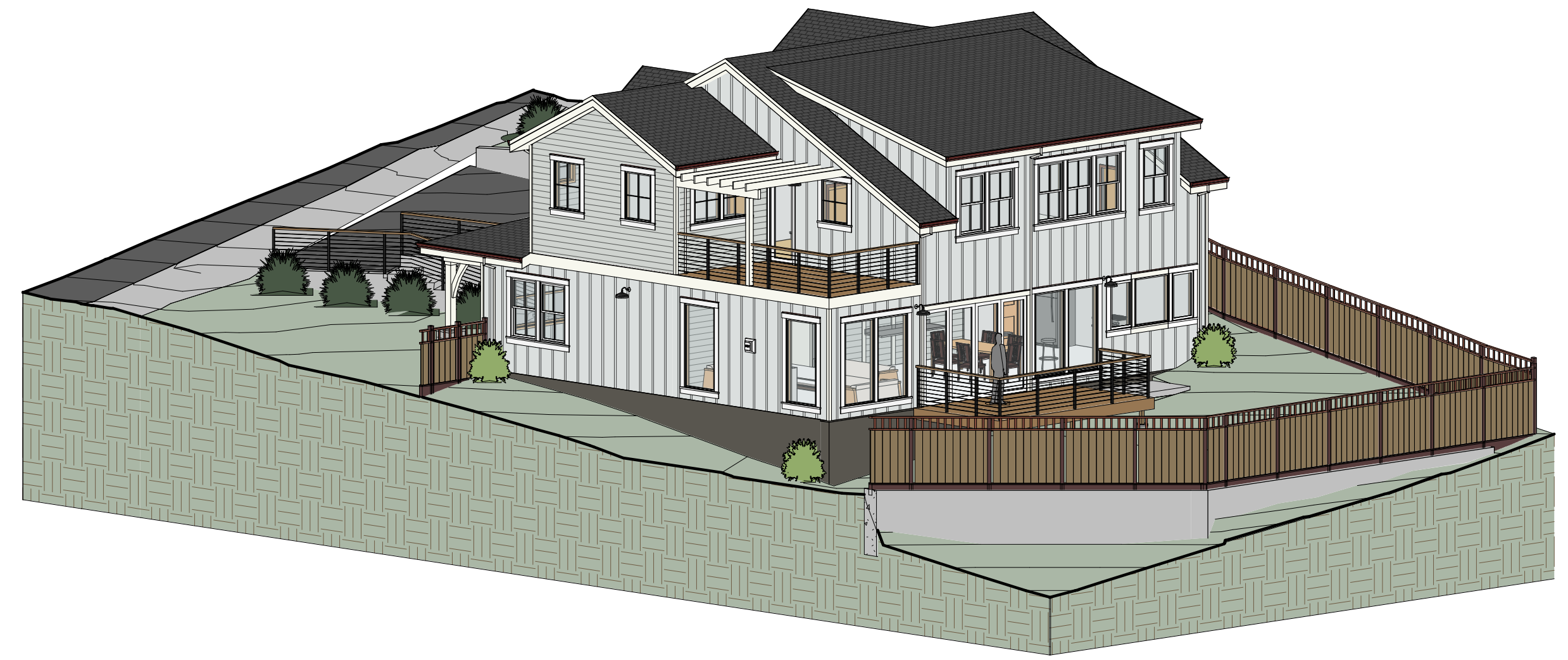
TITLE SHEET

SHEET

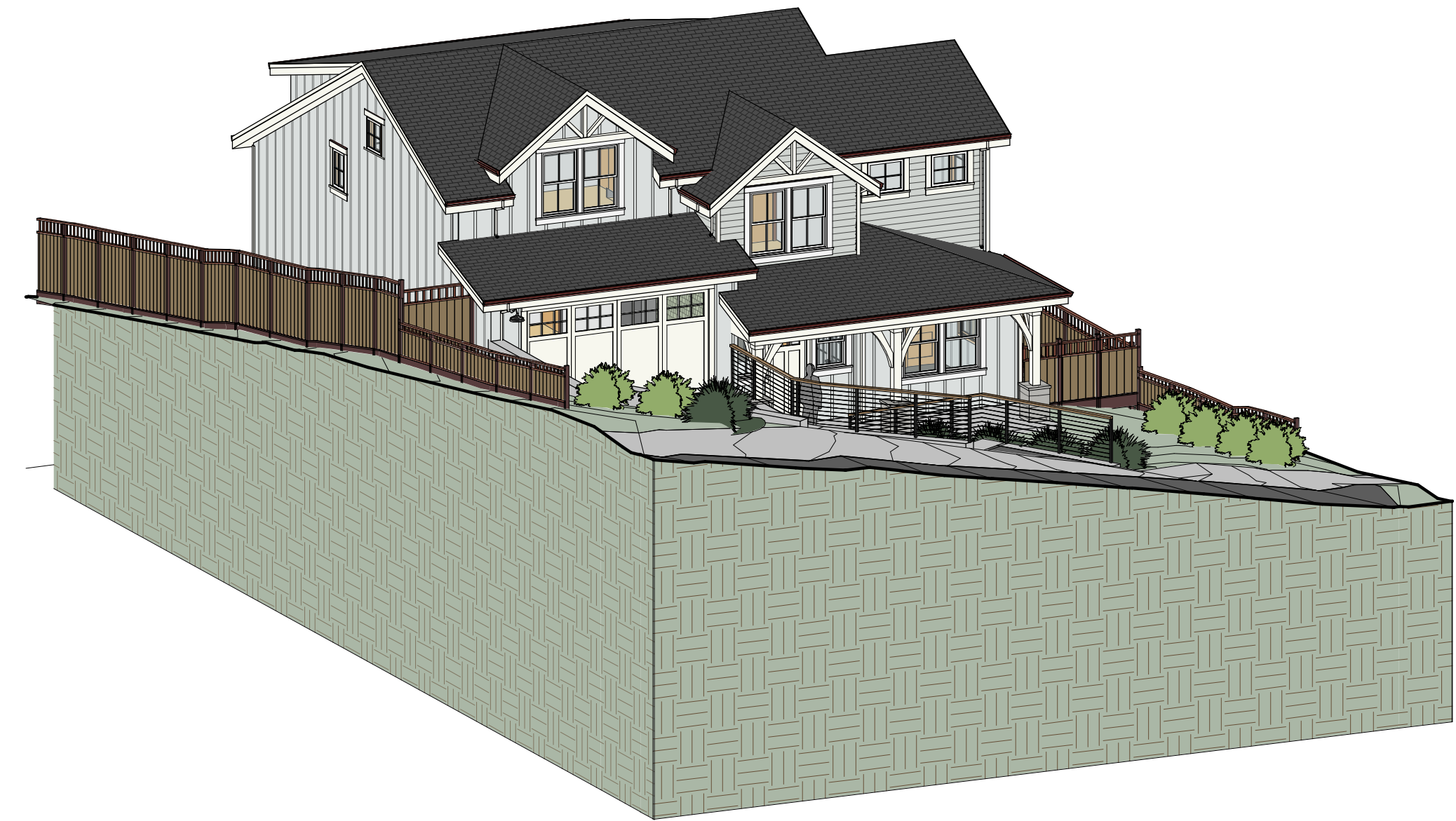
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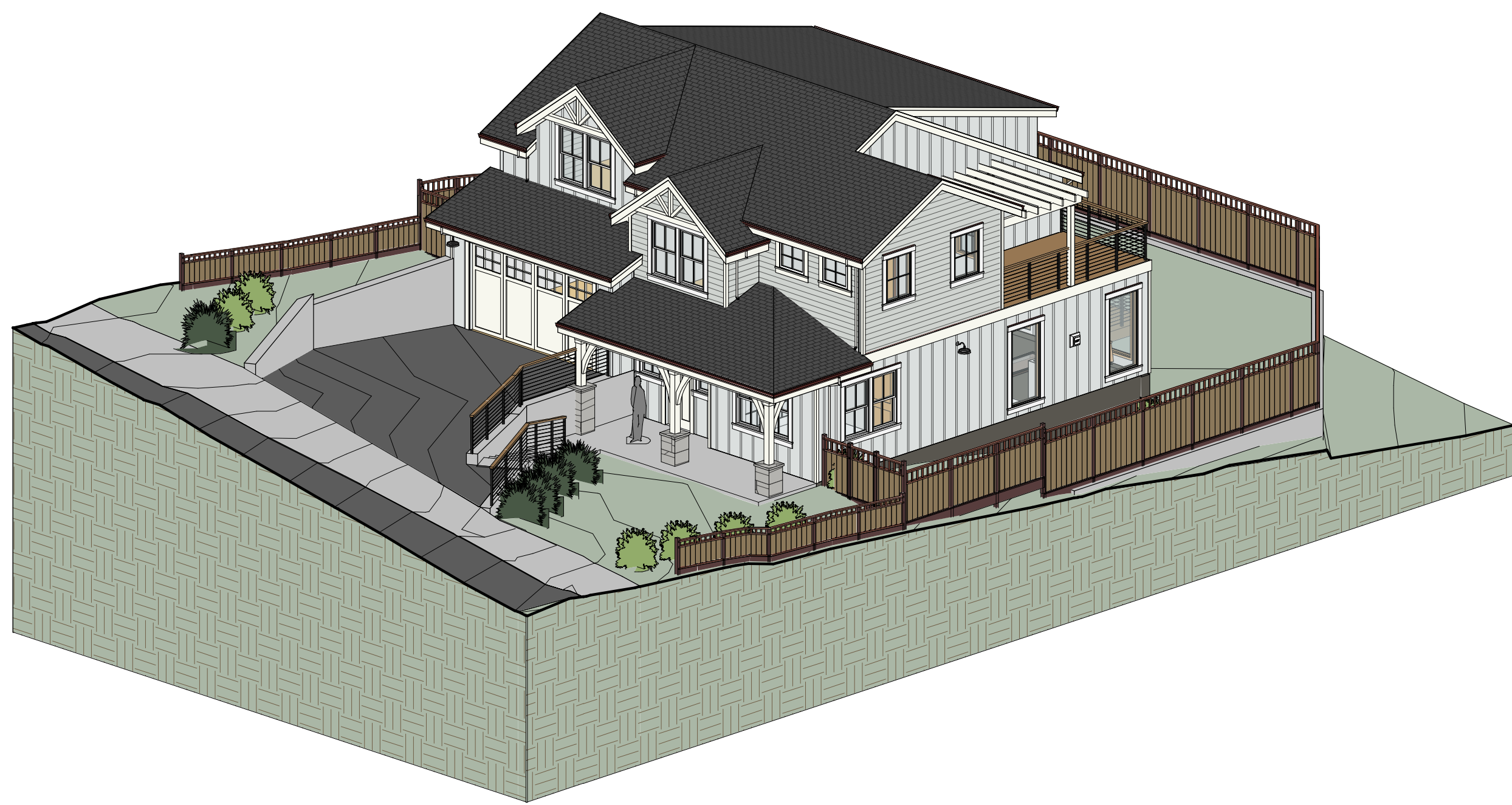
① 3D View 3



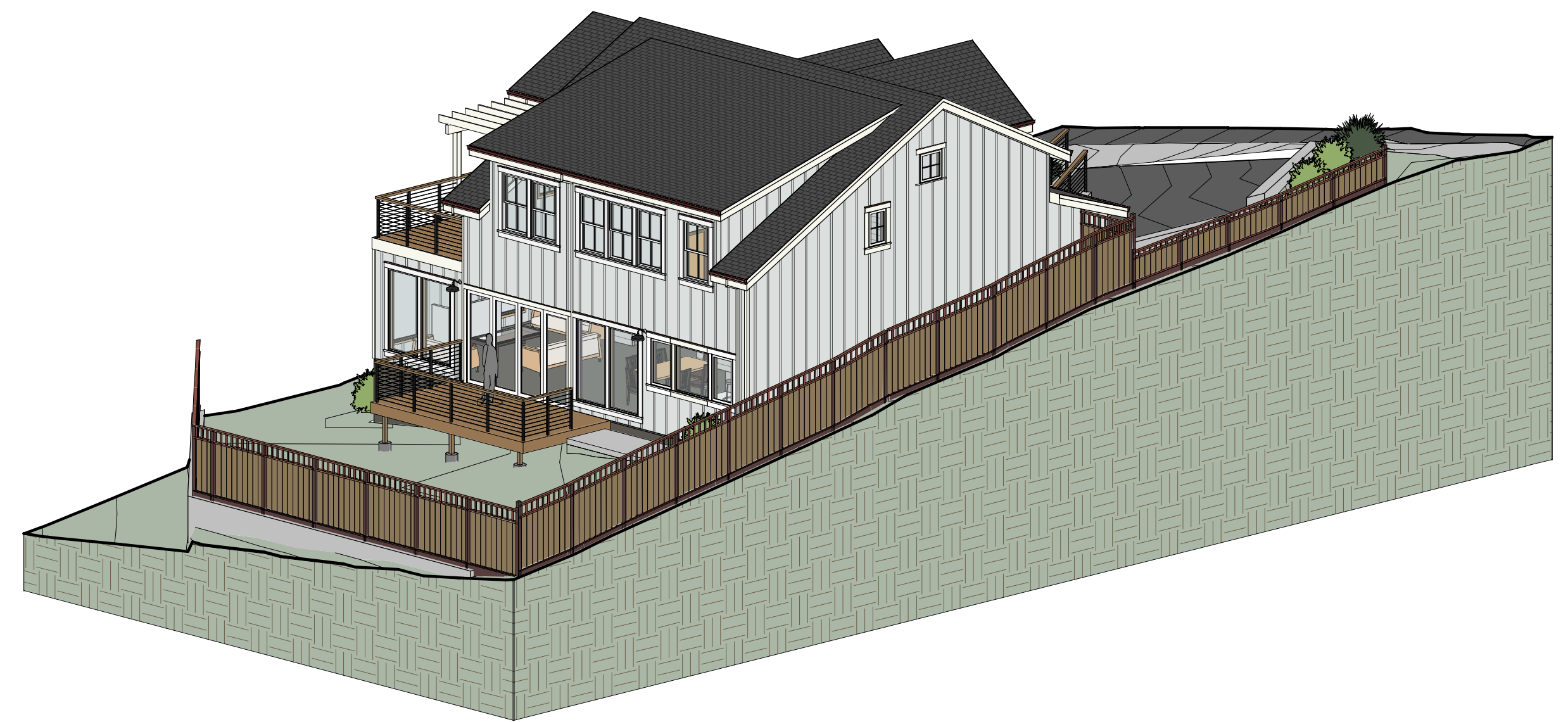
② 3D 1



③ 3D 2



④ 3D 3



⑤ 3D 4



REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

PROJECT NAME:
**NEW SINGLE FAMILY HOME :
RUSSELL RESIDENCE**

PROJECT ADDRESS:
TBD 10TH STREET
MONTARA, CA 94037

PROJECT SCOPE:
CONSTRUCTION OF NEW 2-STORY
SINGLE FAMILY HOME WITH
ATTACHED GARAGE ON VACANT
PARCEL

SHEET TITLE
**PROPOSED
PERSPECTIVES**

SHEET
A0.1



① MATERIALS PERSPECTIVE

EXTERIOR MATERIALS:

1. **SIDING 1:** HARDIEPLANK LAP SIDING WITH 7" REVEAL PAINTED BENJAMIN MOORE 1591 - 'STERLING'
2. **SIDING 2:** HARDIEPANEL SIDING WITH HARDIE TRIM PAINTED BENJAMIN MOORE 1591 - 'STERLING'
3. **TRIM:** REDWOOD FASCIA BOARD AND EXTERIOR TRIM PAINTED BENJAMIN MOORE 2143-70 - 'SIMPLY WHITE'
4. **WINDOWS:** WHITE MILGARD VINYL WINDOWS
5. **FRONT DOOR:** WOOD DOOR PAINTED BENJAMIN MOORE 2143-70 - 'SIMPLY WHITE'
6. **ROOFING:** OWENS CORNING OAKRIDGE COMPOSITION ASPHALT ROOFING SHINGLES IN 'TWILIGHT BLACK' COLOR
7. **GUTTERS:** GALVANIZED GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE 2173-10 - 'EARTHLY RUSSET'
8. **FENCING:** REDWOOD GOOD NEIGHBOR FENCE
9. **STONE VENEER:** ELDORADO STONE'S STACKED STONE - EUROPEAN LEDGE IN 'GLACIER' COLOR
10. **RAILING:** STAINLESS STEEL CABLE RAILING WITH BLACK METAL POSTS AND WOOD CAP



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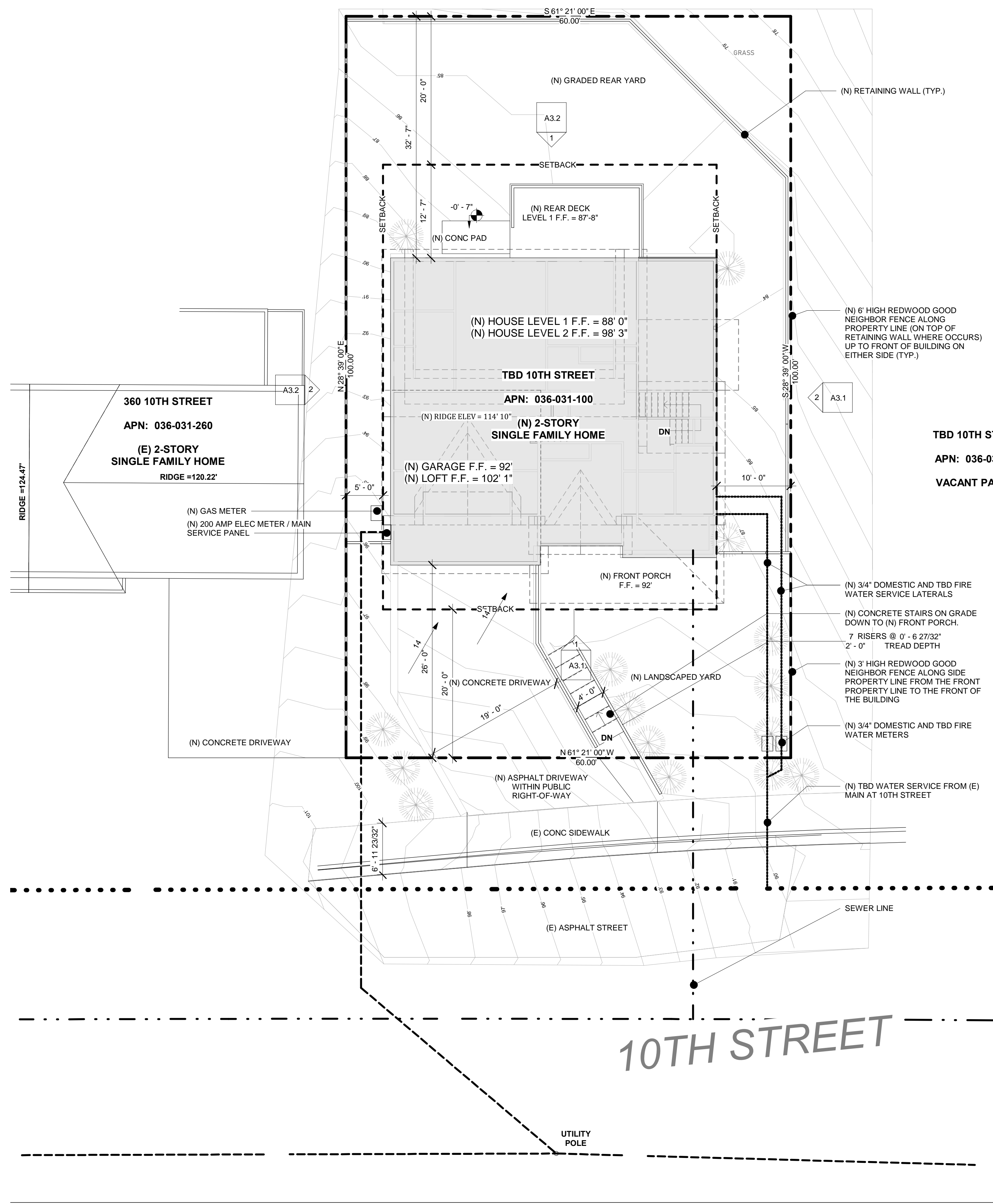
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SHEET TITLE
**MATERIALS
PERSPECTIVE**

SHEET
A0.2



SITE PLAN LINE LEGEND

---	PROPERTY LINE
- - -	SETBACK
---	WATER LINE
- . - . -	SANITARY SEWER
---	ELECTRICAL
---	GAS
---	STRAW WATTLE

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B-B-D

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NEW SINGLE FAMILY HOME :
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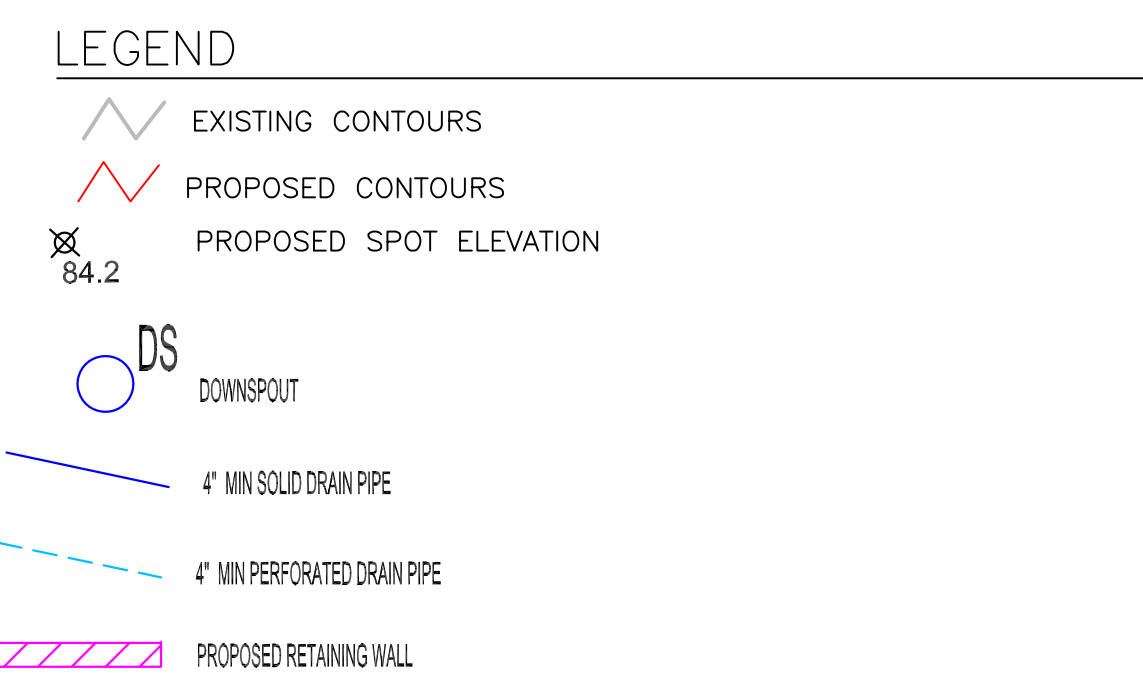
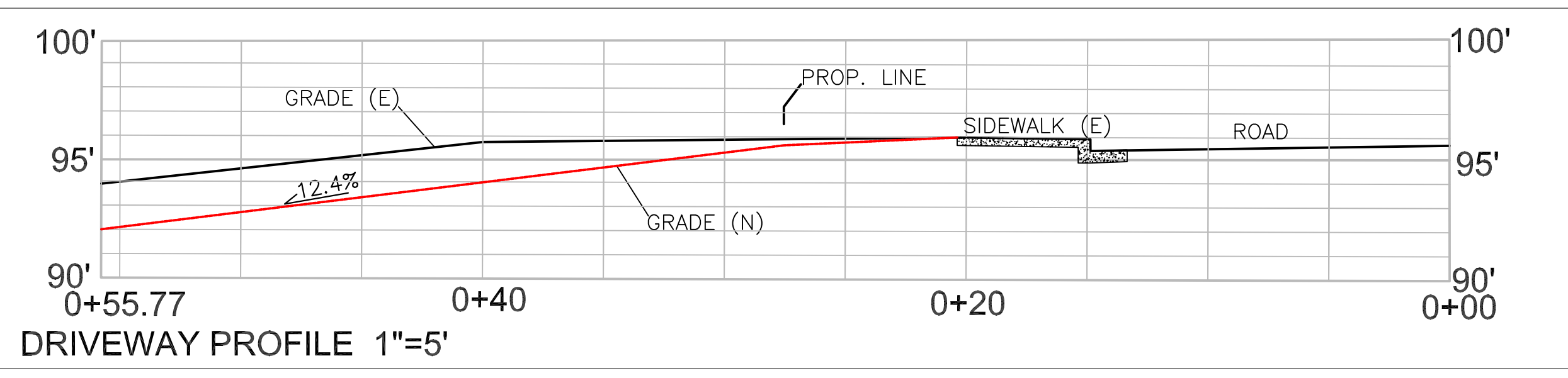
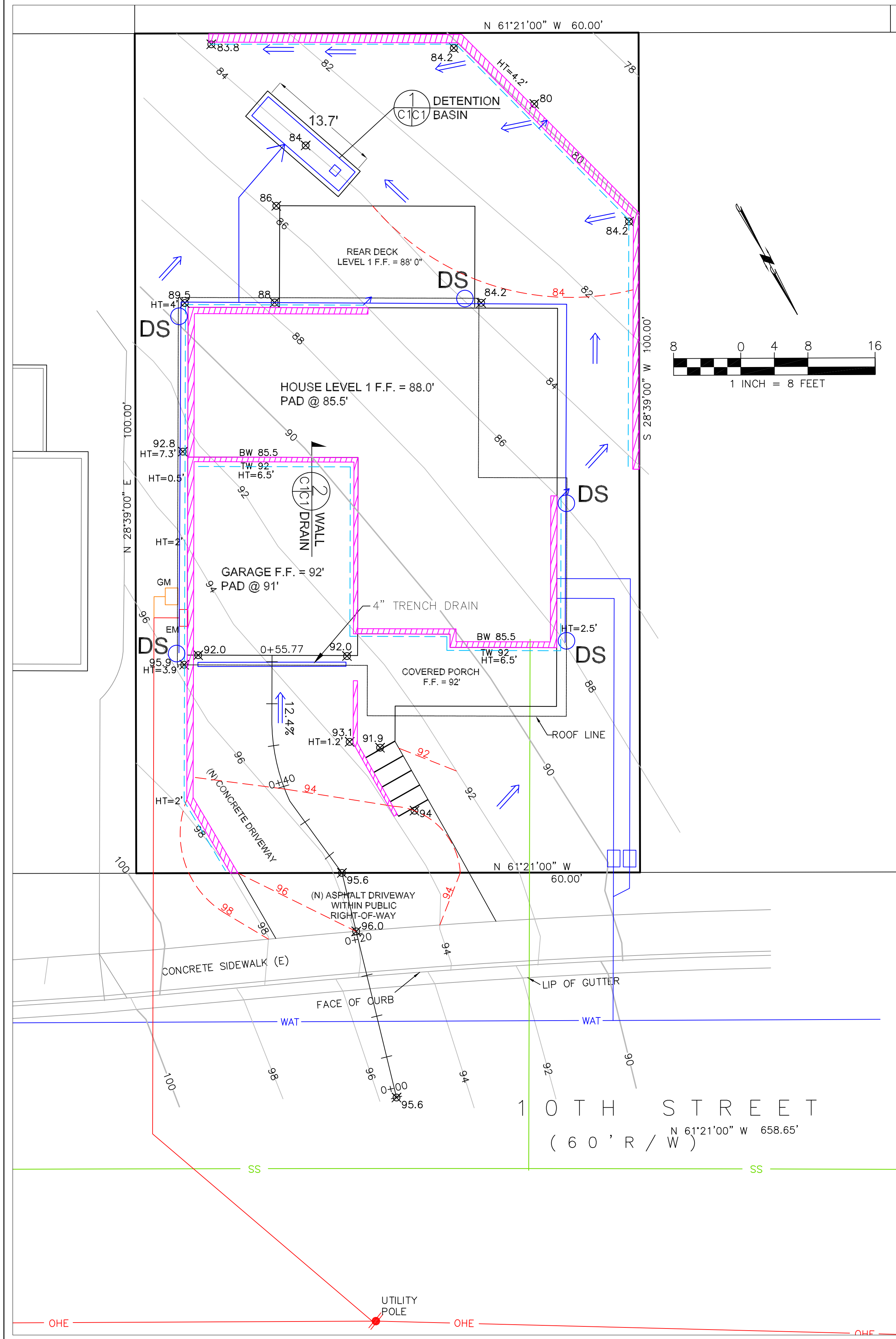
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CONSTRUCTION OF NEW 2-STORY
SINGLE FAMILY HOME WITH
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PARCEL

SHEET TITLE
SITE PLAN

SHEET
A1.1

1 SITE PLAN
1/8" = 1'-0"



GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF:
FRANK WALLEY, OWNER
- TOPOGRAPHY BY SAVIOR MICALLEF, SURVEYED JUNE, 2019.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- 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, SUG-BGRADE 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

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES AND THE DRIVEWAY TRENCH DRAIN SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL OVERFLOW INTO THE ADJACENT LANDSCAPING AREA.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATOR 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

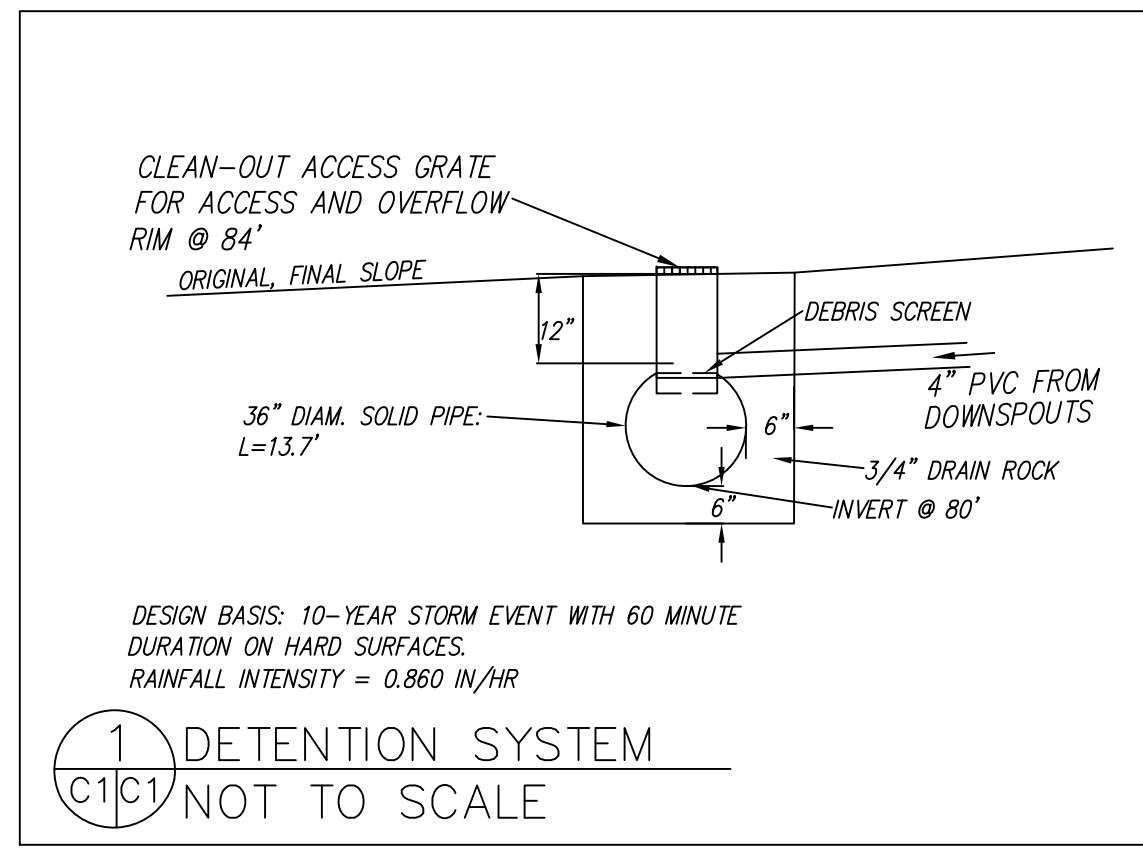
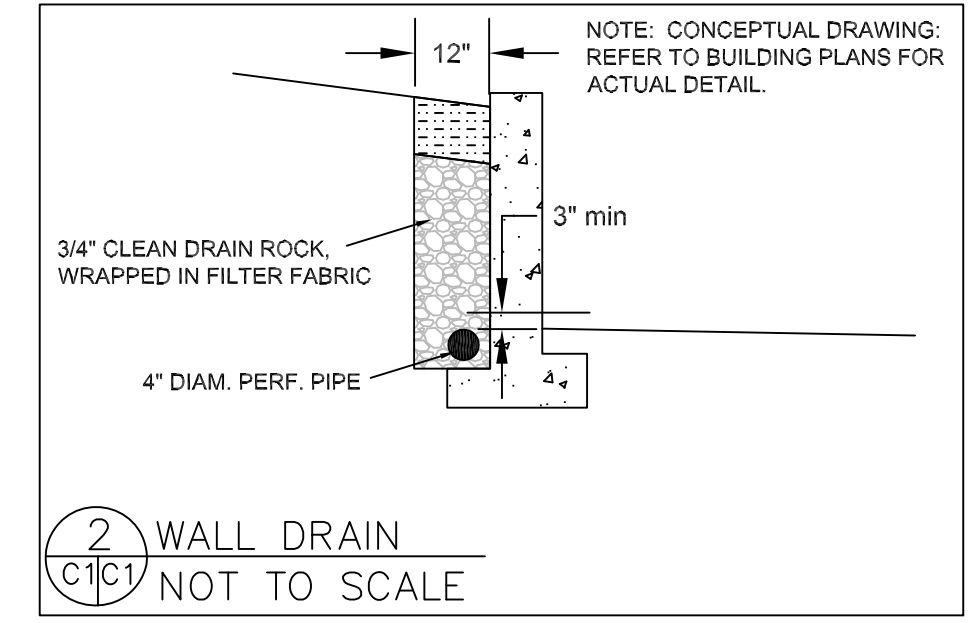
CUT VOLUME : 235 CY
 FILL VOLUME : 75 CY
 TOTAL : 310 CY

VOLUMES ABOVE ARE APPROXIMATE.

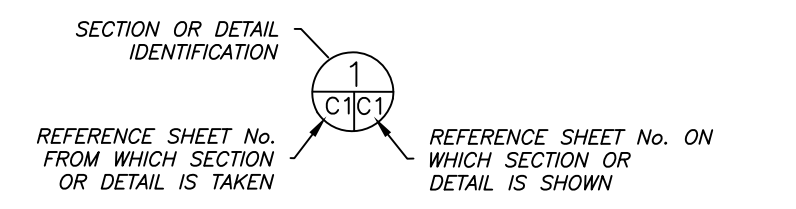
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

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.



SECTION AND DETAIL CONVENTION

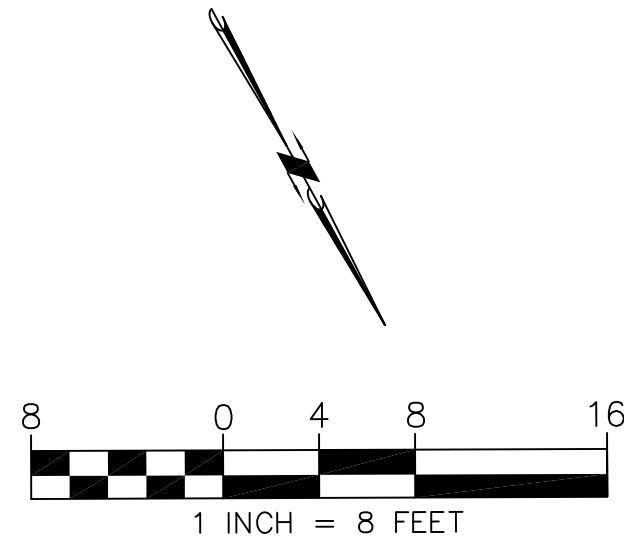
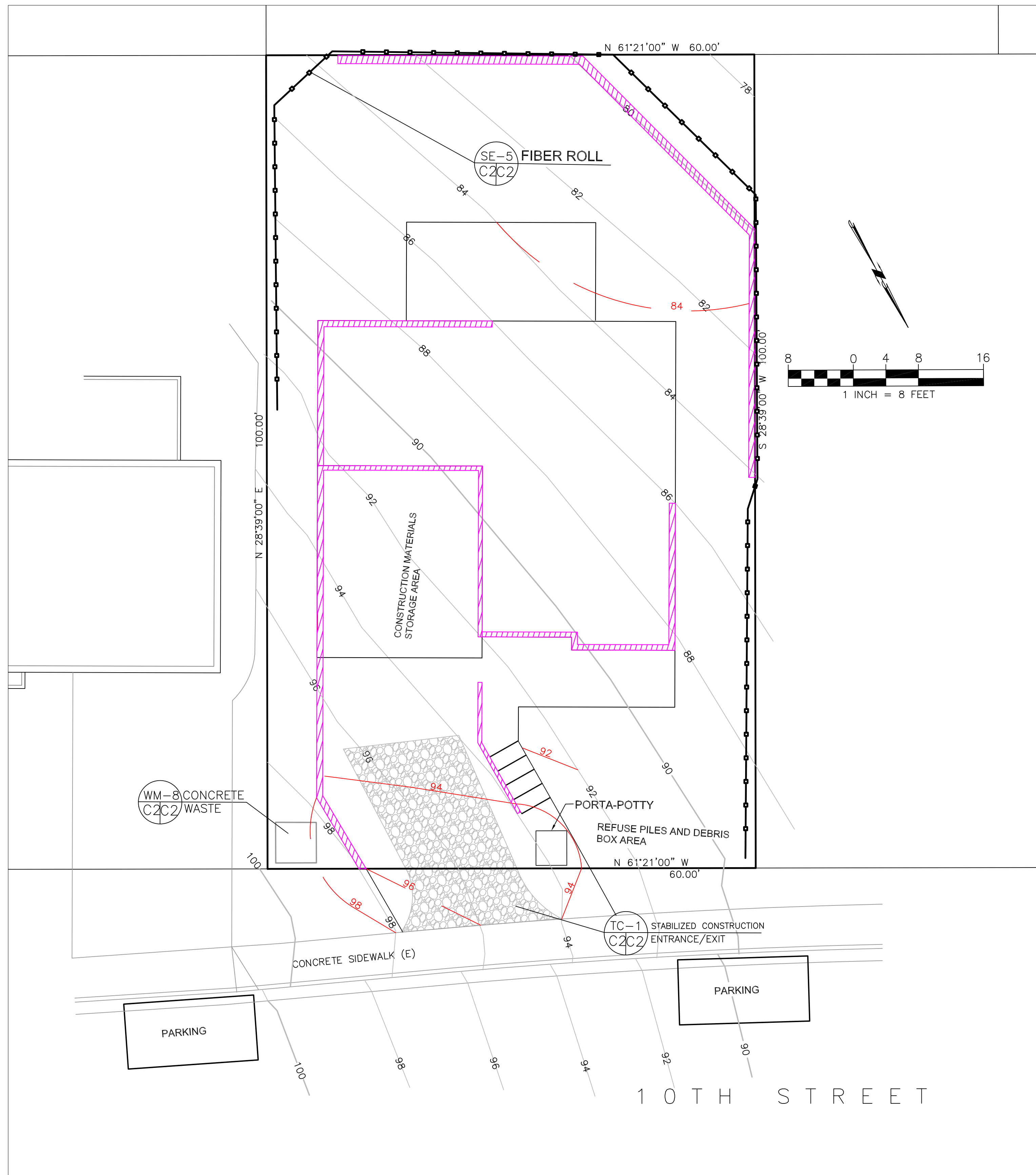


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3580 FAX 728-3583

DATE: 12-4-19	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
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GRADING AND DRAINAGE PLAN
 WALLEY PROPERTY
 10TH STREET
 MONTARA
 APN 036-031-100

SHEET
 C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

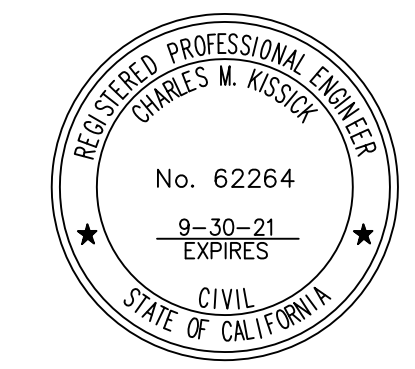
FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- 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.
- There are no trees or driplines on the site.

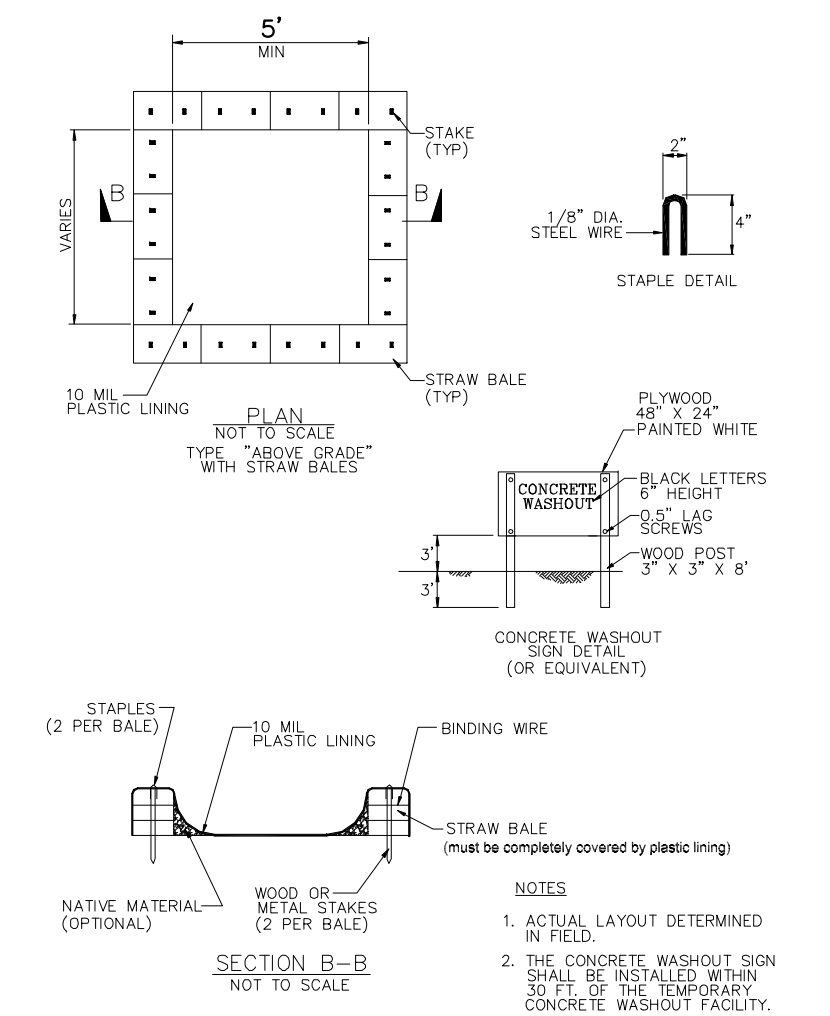
EROSION CONTROL POINT OF CONTACT

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.

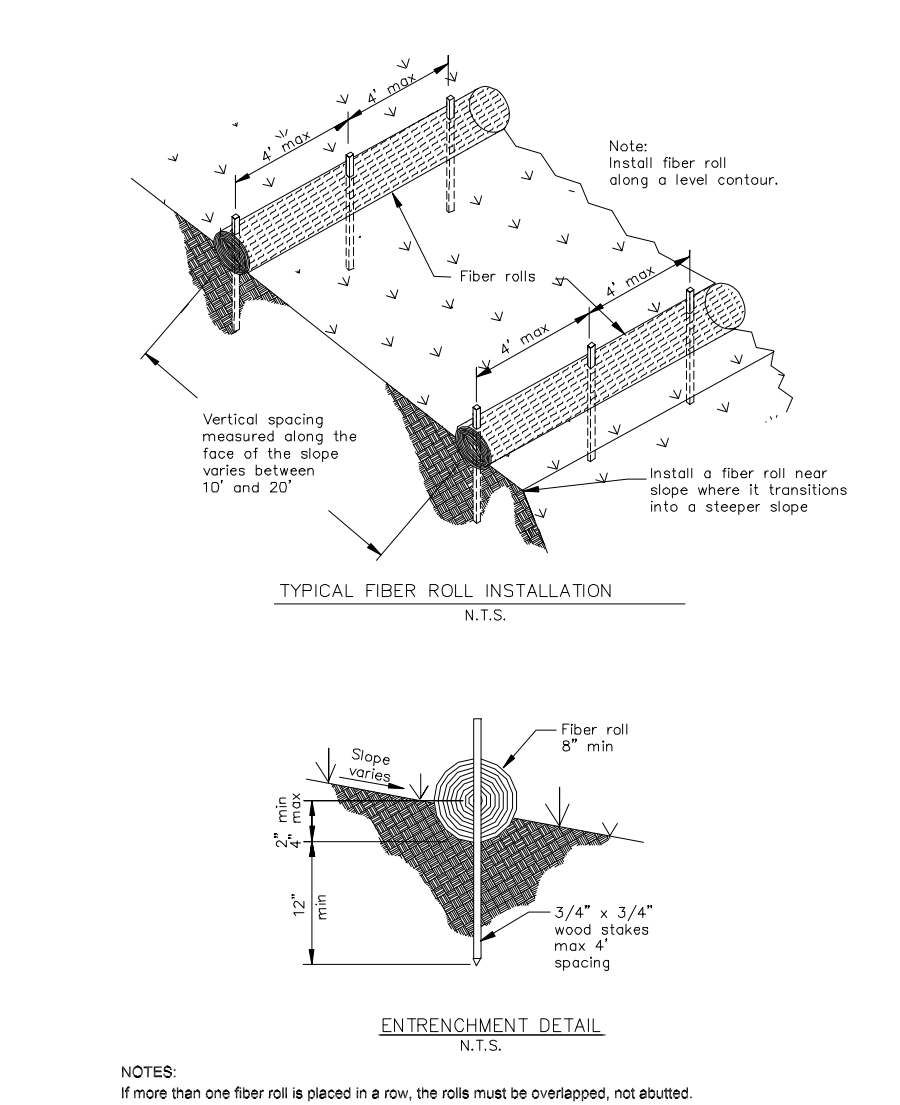
NAME: FRANK WALLEY
 TITLE/QUALIFICATION: OWNER
 PHONE: 415-640-3558
 E-MAIL: FWALLEY@SBCGLOBAL.NET



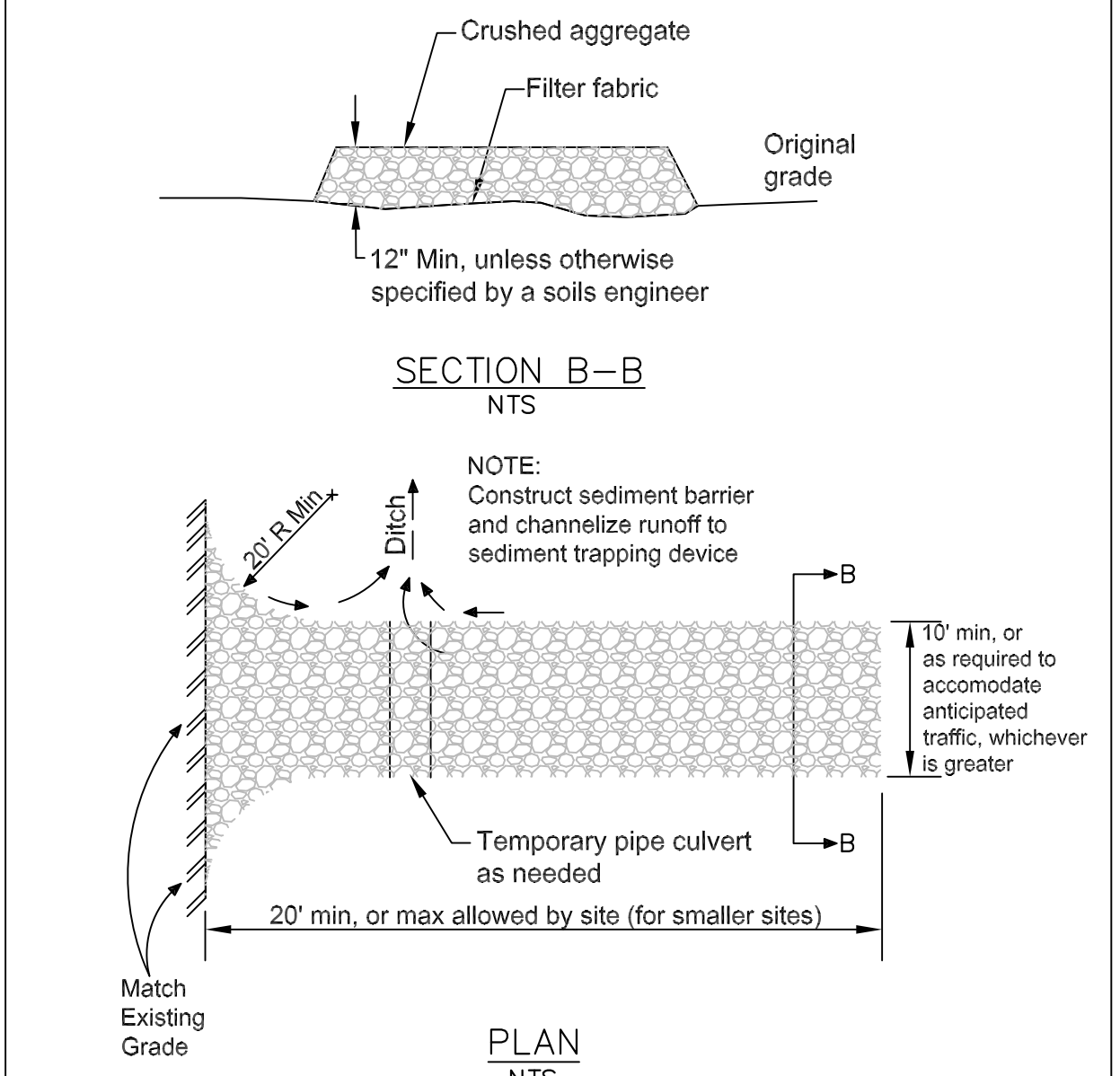
CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



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

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EROSION AND SEDIMENT CONTROL PLAN
WALLEY PROPERTY
10TH STREET
MONTARA
 APN 036-031-100

SHEET
C-2



SAN MATEO COUNTYWIDE

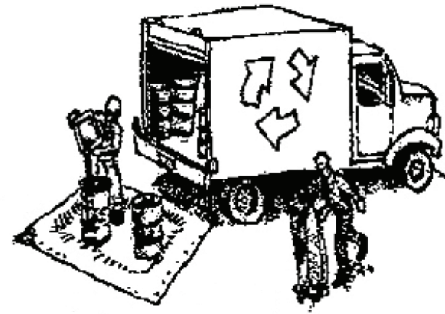
Water Pollution Prevention Program

Clean Water. Healthy Community.

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, gyp 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



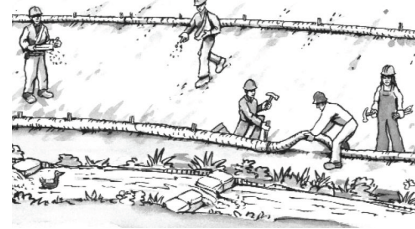
Maintenance and Parking

- 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 on 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

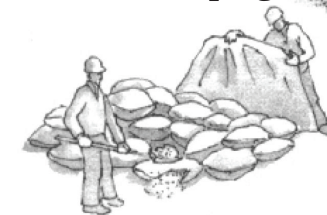
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



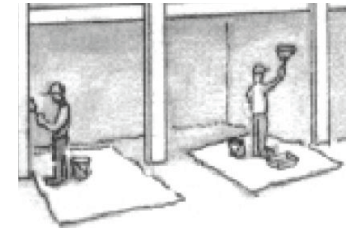
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- 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.

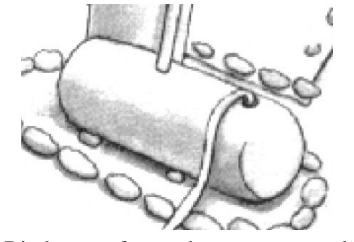
Painting & Paint Removal



Painting Cleanup and Removal

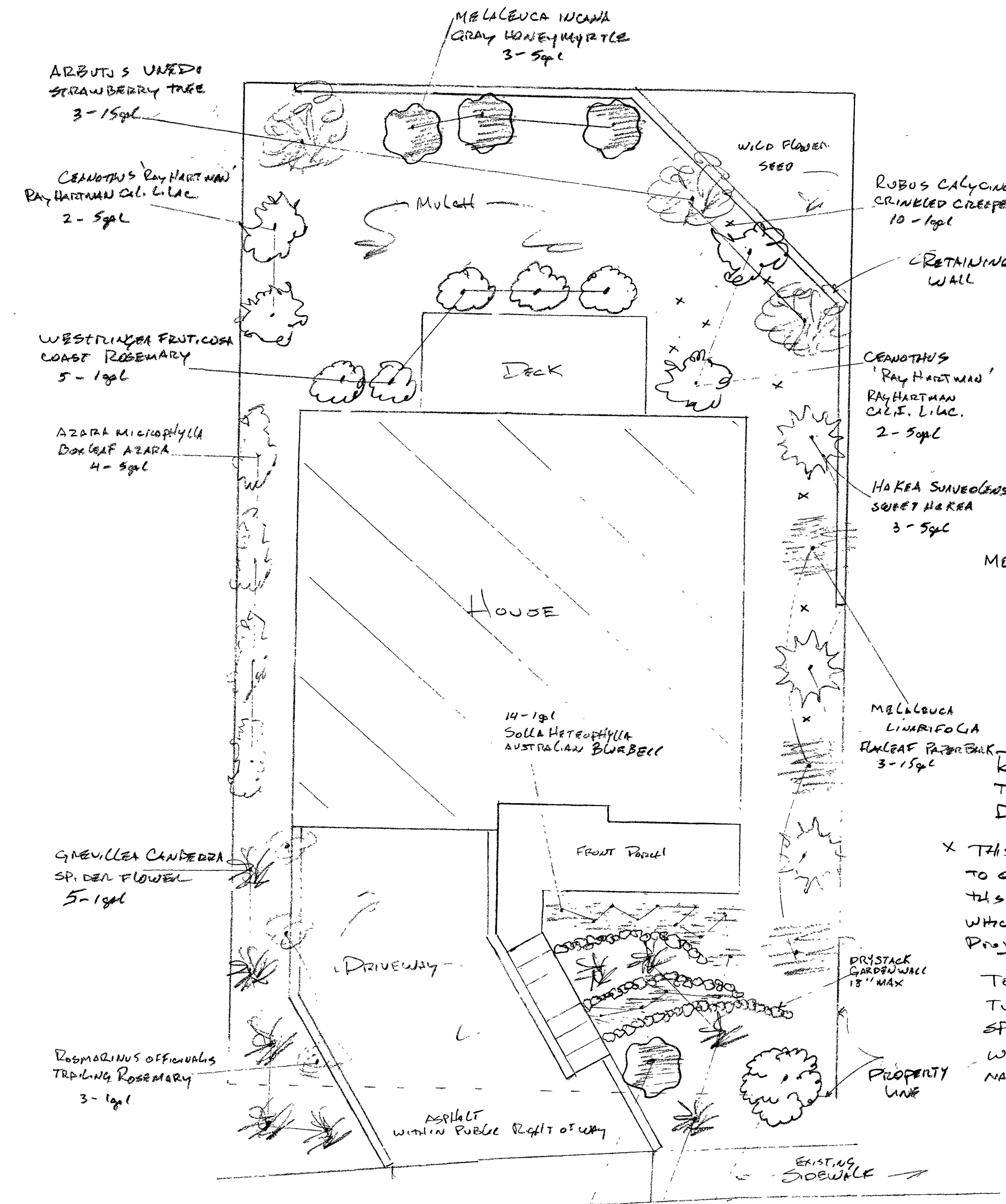
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to 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 run-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!



RUSSELL RESIDENCE
TBD 10th ST.
MONTARA, CA 94037
1/8" = 1'-0"

FLORA FARM
340 PURISSIMA ST.
HALF MOON BAY, CA 94019
LIC. # 507103

PLANTING NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 cu. yds PER 1000 sq. ft. TO A DEPTH OF 6" INTO LANDSCAPE AREAS.
2. A MINIMUM OF 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CREEPING SPREADING GRASS OR TURF.

* PLANTING TO BE HAND WATERED
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
SHORT FORM PRESCRIPTIVE COMPLIANCE

JERRY WHITING
340 PURISSIMA ST.
HALF MOON BAY
CA 94019
FLORAFARMHMB@YAHOO.COM

RUSSELL RESIDENCE
TBA 10th ST, MONTARA, CA 94037
DATE: 1/21/20

* THIS PROJECT DOES NOT INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2,500 SF, AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

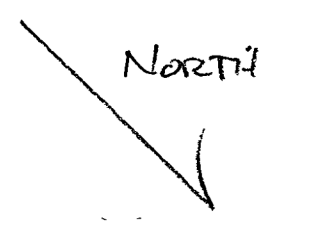
TOTAL LANDSCAPE AREA 1220 SF
TURF AREA N/A
SPECIAL LANDSCAPE AREA N/A
WATER TYPE: POTABLE
NAME OF WATER PURVEYOR: CWD

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

Jerry Whiting 1/21/20

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO PER APPENDIX D.

Jerry Whiting 1/21/20



PLANT LIST	COMMON NAME	QTY/SIZE	WI	TYPE
MELALEUCA INCANA	GRAY HONEY MYRTLE	4 - 5gal	L	SHRUB
CEANOTHUS 'RAY HARTMAN'	'RAY HARTMAN' CALIF. LILAC	4 - 5gal	L	SHRUB
AZARA MICROPHYLLA	BOXLEAF AZARA	4 - 3gal	M	SHRUB
ARBUTUS UNEDO	STRAWBERRY TREE	3 - 15gal	L	TREE
GREVILLEA CANBERA	SPIDER FLOWER	9 - 1gal	L	SHRUB
GARRYA ELLIPTICA	COAST SILK TASSLE	1 - 15gal	L	TREE
HAKKA SUAVEOLENS	SWEET HAKKA	3 - 5gal	L	SHRUB
SOLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	14 - 1gal	L	GR. COVER
ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	3 - 1gal	L	GR. COVER
RUBUS CALYCNOIDES	CRINKLED CREEPER	10 - 1gal	M	GR. COVER
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 - 1gal	L	SHRUB
MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	3 - 15gal	L	SHRUB/TREE
TOTAL PLANTS		7 - 15gal, 15 - 5gal, 41 - 1gal		

MELALEUCA INCANA
GRAY HONEY MYRTLE
1 - 5gal

GARRYA ELLIPTICA
SILK TASSLE
1 - 5gal

GREVILLEA CANBERA
SPIDER FLOWER
4 - 1gal

10th STREET

PROJECT NAME:
**NEW SINGLE FAMILY HOME :
RUSSELL RESIDENCE**

PROJECT ADDRESS:
TBD 10TH STREET
MONTARA, CA 94037

PROJECT SCOPE:
CONSTRUCTION OF NEW 2-STORY
SINGLE FAMILY HOME WITH
ATTACHED GARAGE ON VACANT
PARCEL

REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

SHEET TITLE
LANDSCAPE PLAN

SHEET
L-1

NEW PLUMBING FIXTURE NOTES:

- MAX FLOW RATE OF SHOWERHEADS SHALL BE 1.8 GPM
- MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.2 GPM
- MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
- ALL TOILETS SHALL BE MAX 1.28 GPF

EGRESS NOTES:

- 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

GENERAL NOTES:

- ALL FRAMING DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

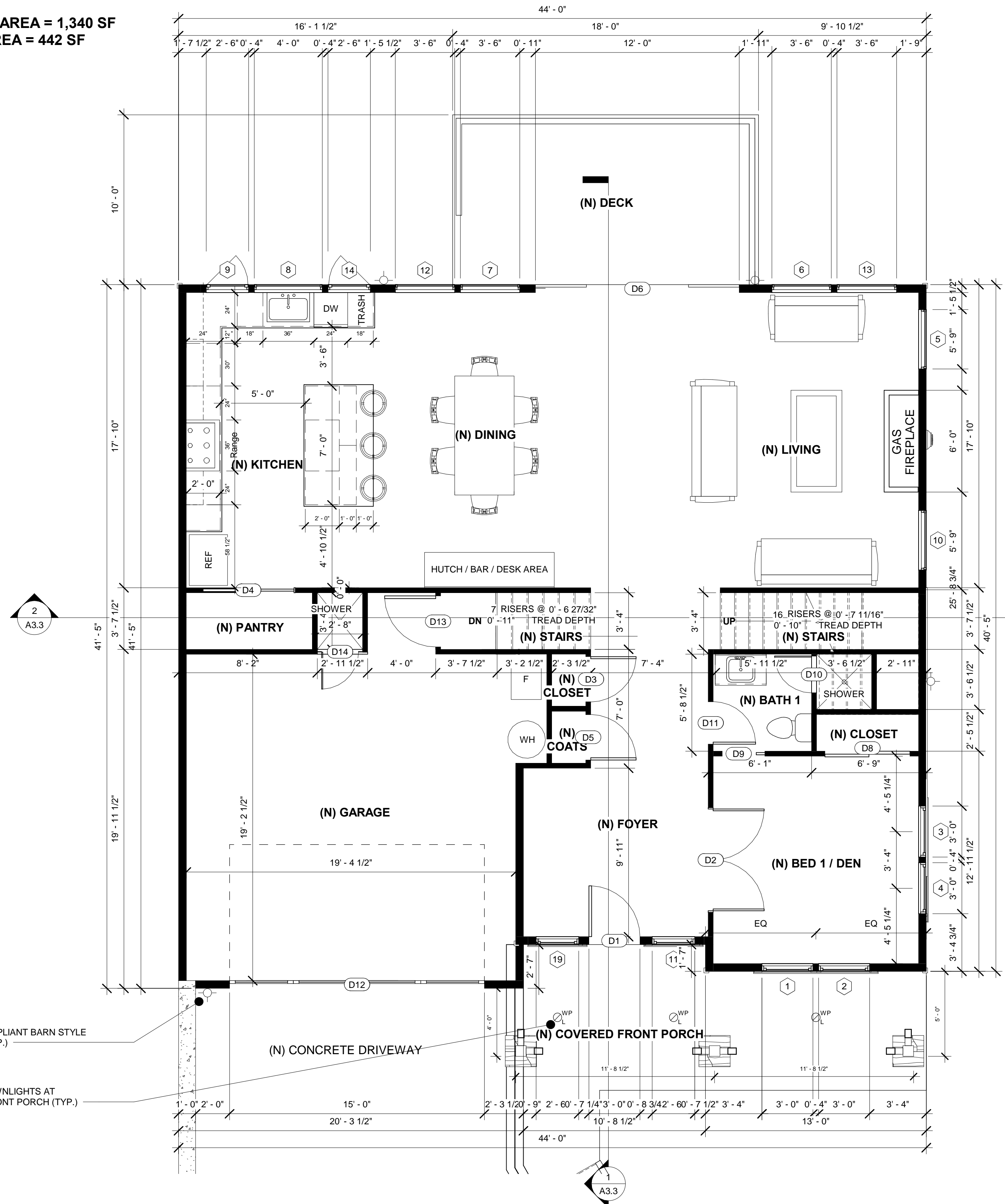
LEVEL 1 LIVING AREA = 1,340 SF
GARAGE AREA = 442 SF

WALL LEGEND

- PROPOSED STUD WALL
- PROPOSED PARTIAL HEIGHT WALL
- EXISTING / PROPOSED CONCRETE WALL
- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED

LEVEL 1 WINDOW SCHEDULE									
Mark	Level	Width	Height	Sill Height	Head Height	Operation	Comments	Phase Created	Phase Demolished
1	LEVEL 1 F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
2	LEVEL 1 F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
3	LEVEL 1 F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
4	LEVEL 1 F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
5	LEVEL 1 F.F.	3'-6"	7'-0"	1'-0"	8'-0"	FIXED		New Construction	None
6	LEVEL 1 F.F.	3'-6"	7'-0"	1'-0"	8'-0"	FIXED		New Construction	None
7	LEVEL 1 F.F.	3'-6"	7'-0"	1'-0"	8'-0"	FIXED		New Construction	None
8	LEVEL 1 F.F.	4'-0"	4'-0"	4'-0"	8'-0"	FIXED		New Construction	None
9	LEVEL 1 F.F.	2'-6"	4'-0"	4'-0"	8'-0"	CASEMENT		New Construction	None
10	LEVEL 1 F.F.	3'-6"	7'-0"	1'-0"	8'-0"	FIXED		New Construction	None
11	LEVEL 1 F.F.	2'-6"	4'-0"	4'-0"	8'-0"	FIXED		New Construction	None
12	LEVEL 1 F.F.	3'-6"	7'-0"	1'-0"	8'-0"	FIXED		New Construction	None
13	LEVEL 1 F.F.	3'-6"	7'-0"	1'-0"	8'-0"	FIXED		New Construction	None
14	LEVEL 1 F.F.	2'-6"	4'-0"	4'-0"	8'-0"	CASEMENT		New Construction	None
19	LEVEL 1 F.F.	2'-6"	4'-0"	4'-0"	8'-0"	FIXED		New Construction	None

LEVEL 1 DOOR SCHEDULE								
Mark	Level	Count	Width	Height	Operation	Comments	Phase Created	Phase Demolished
D1	LEVEL 1 F.F.	1	3'-0"	8'-0"	SINGLE		New Construction	None
D2	LEVEL 1 F.F.	1	6'-0"	8'-0"	DOUBLE		New Construction	None
D3	LEVEL 1 F.F.	1	2'-8"	6'-8"	SINGLE		New Construction	None
D4	LEVEL 1 F.F.	1	2'-8"	6'-8"	POCKET		New Construction	None
D5	LEVEL 1 F.F.	1	2'-8"	6'-8"	SINGLE		New Construction	None
D6	LEVEL 1 F.F.	1	12'-0"	8'-0"	SLIDING		New Construction	None
D7	LEVEL 1 F.F.	1	2'-4"	0'-0"	SLIDING		New Construction	None
D8	LEVEL 1 F.F.	1	5'-0"	6'-8"	SINGLE		New Construction	None
D9	LEVEL 1 F.F.	1	2'-6"	6'-8"	POCKET		New Construction	None
D10	LEVEL 1 F.F.	1	2'-2"	6'-6"	SINGLE		New Construction	None
D11	LEVEL 1 F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None
D12	GARAGE F.F.	1	15'-0"	8'-0"	OVERHEAD		New Construction	None
D13	GARAGE F.F.	1	3'-0"	6'-8"	SINGLE		New Construction	None
D14	GARAGE F.F.	1	2'-2"	6'-6"	SINGLE		New Construction	None



(N) DARK SKY COMPLIANT BARN STYLE LIGHT FIXTURE (TYP.)

(N) RECESSED DOWNLIGHTS AT UNDERSIDE OF FRONT PORCH (TYP.)

1 NEW LEVEL 1 FLOOR PLAN
 1/4" = 1'-0"

BRIAN BRINKMAN DRAFTING & DESIGN, INC.
 1690 Francisco Blvd. Pacifica, CA 94044
 (650) 922-7993

PROJECT NAME:
 NEW SINGLE FAMILY HOME : RUSSELL RESIDENCE

PROJECT ADDRESS:
 TBD 10TH STREET MONTARA, CA 94037

PROJECT SCOPE:
 CONSTRUCTION OF NEW 2-STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE ON VACANT PARCEL

REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

SHEET TITLE:
 NEW LEVEL 1 FLOOR PLAN

SHEET:
 A2.1

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NEW PLUMBING FIXTURE NOTES:

- MAX FLOW RATE OF SHOWERHEADS SHALL BE 1.8 GPM
- MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.2 GPM
- MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
- ALL TOILETS SHALL BE MAX 1.28 GPF

EGRESS NOTES:

- 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

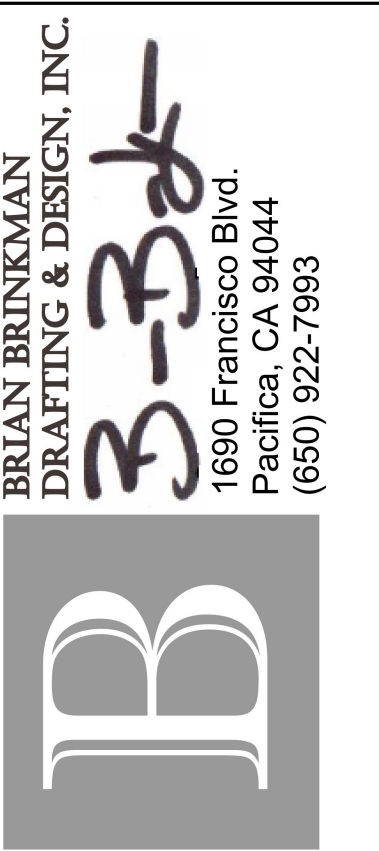
GENERAL NOTES:

- ALL FRAMING DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

LEVEL 2 LIVING AREA = 981 SF
BONUS LOFT AREA = 285 SF

WALL LEGEND

- PROPOSED STUD WALL
- PROPOSED PARTIAL HEIGHT WALL
- EXISTING / PROPOSED CONCRETE WALL
- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED

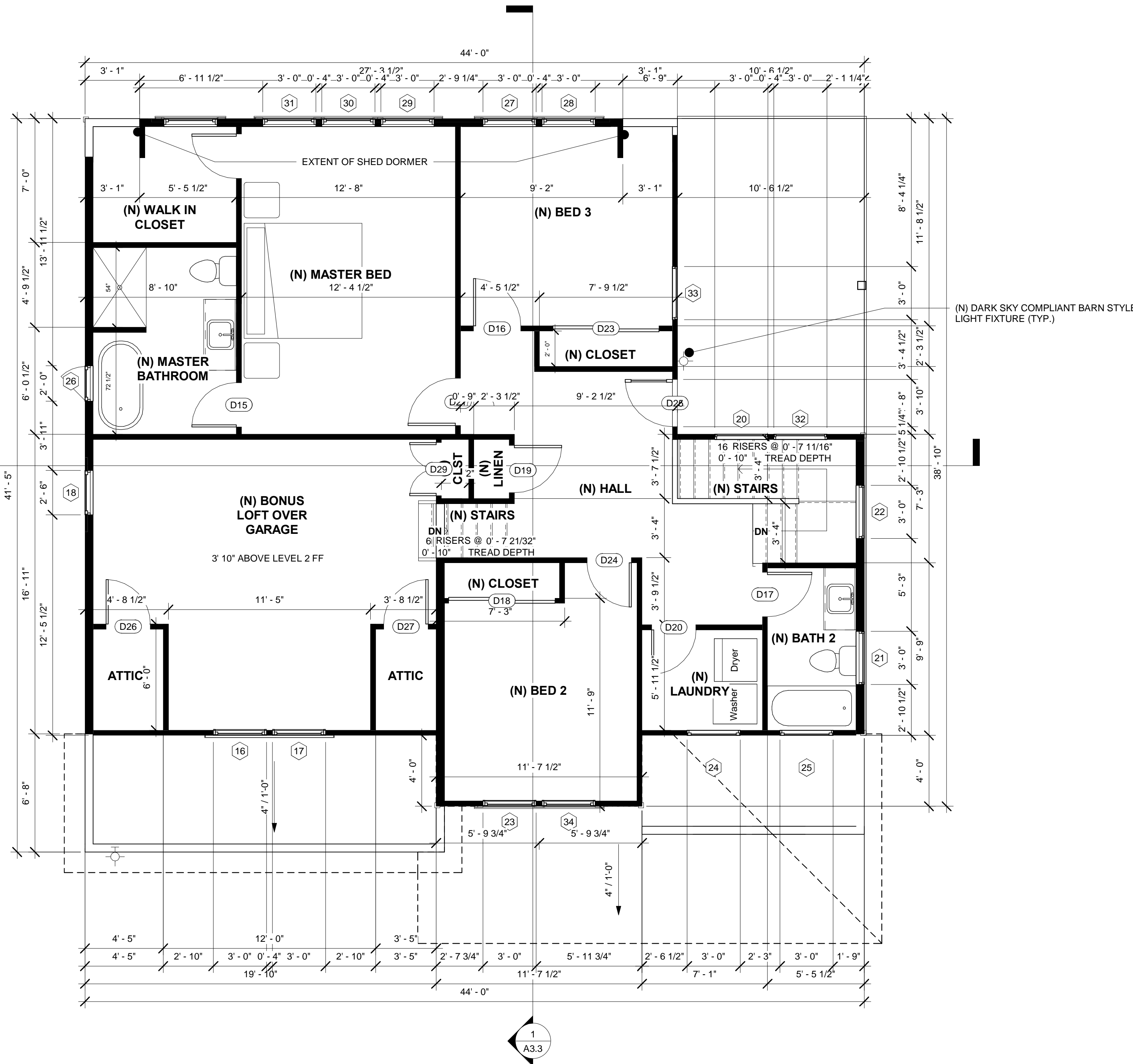


LEVEL 2 WINDOW SCHEDULE

Mark	Level	Width	Height	Sill Height	Head Height	Operation	Comments	Phase Created	Phase Demolished
16	LOFT F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
17	LOFT F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
18	LOFT F.F.	2'-6"	2'-6"	5'-6"	8'-0"	AWNING		New Construction	None
20	LOFT F.F.	3'-0"	3'-6"	0'-2"	3'-8"	FIXED		New Construction	None
21	LEVEL 2 F.F.F.	3'-0"	4'-0"	4'-0"	8'-0"	FIXED		New Construction	None
22	LEVEL 2 F.F.	3'-0"	4'-0"	4'-0"	8'-0"	FIXED		New Construction	None
23	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
24	LEVEL 2 F.F.F.	3'-0"	2'-6"	5'-6"	8'-0"	AWNING		New Construction	None
25	LEVEL 2 F.F.F.	3'-0"	2'-6"	5'-6"	8'-0"	AWNING		New Construction	None
26	LEVEL 2 F.F.F.	2'-0"	3'-0"	5'-0"	8'-0"	CASEMENT		New Construction	None
27	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-6"	8'-6"	SINGLE HUNG		New Construction	None
28	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-6"	8'-6"	SINGLE HUNG		New Construction	None
29	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-6"	8'-6"	SINGLE HUNG		New Construction	None
30	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-6"	8'-6"	SINGLE HUNG		New Construction	None
31	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-6"	8'-6"	SINGLE HUNG		New Construction	None
32	LEVEL 2 F.F.F.	3'-0"	3'-6"	4'-0"	7'-6"	FIXED		New Construction	None
33	LEVEL 2 F.F.F.	3'-0"	3'-6"	4'-0"	7'-6"	FIXED		New Construction	None
34	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-0"	8'-0"	SINGLE HUNG		New Construction	None
35	LEVEL 2 F.F.F.	3'-0"	5'-0"	3'-6"	8'-6"	SINGLE HUNG		New Construction	None

LEVEL 2 DOOR SCHEDULE

Mark	Level	Count	Width	Height	Operation	Comments	Phase Created	Phase Demolished
D15	LEVEL 2 F.F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None
D16	LEVEL 2 F.F.F.	1	2'-8"	6'-8"	SINGLE		New Construction	None
D17	LEVEL 2 F.F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None
D18	LEVEL 2 F.F.F.	1	6'-0"	6'-8"	SLIDING		New Construction	None
D19	LEVEL 2 F.F.F.	1	2'-8"	6'-8"	SINGLE		New Construction	None
D20	LEVEL 2 F.F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None
D21	LEVEL 2 F.F.F.	1	2'-8"	6'-8"	SINGLE		New Construction	None
D23	LEVEL 2 F.F.F.	1	6'-0"	6'-8"	SLIDING		New Construction	None
D24	LEVEL 2 F.F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None
D25	LEVEL 2 F.F.F.	1	2'-8"	7'-6"	SINGLE		New Construction	None
D26	LOFT F.F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None
D27	LOFT F.F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None
D28	LOFT F.F.F.	1	2'-4"	0'-0"	SLIDING		New Construction	None
D29	LOFT F.F.F.	1	3'-0"	6'-8"	DOUBLE		New Construction	None
D30	LEVEL 2 F.F.F.	1	2'-6"	6'-8"	SINGLE		New Construction	None



1 NEW LEVEL 2 FLOOR PLAN
 1/4" = 1'-0"

REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

PROJECT NAME:
 NEW SINGLE FAMILY HOME :
 RUSSELL RESIDENCE

PROJECT ADDRESS:
 TBD 10TH STREET
 MONTARA, CA 94037

PROJECT SCOPE:
 CONSTRUCTION OF NEW 2-STORY
 SINGLE FAMILY HOME WITH
 ATTACHED GARAGE ON VACANT
 PARCEL

SHEET TITLE
 NEW LEVEL 2
 FLOOR PLAN

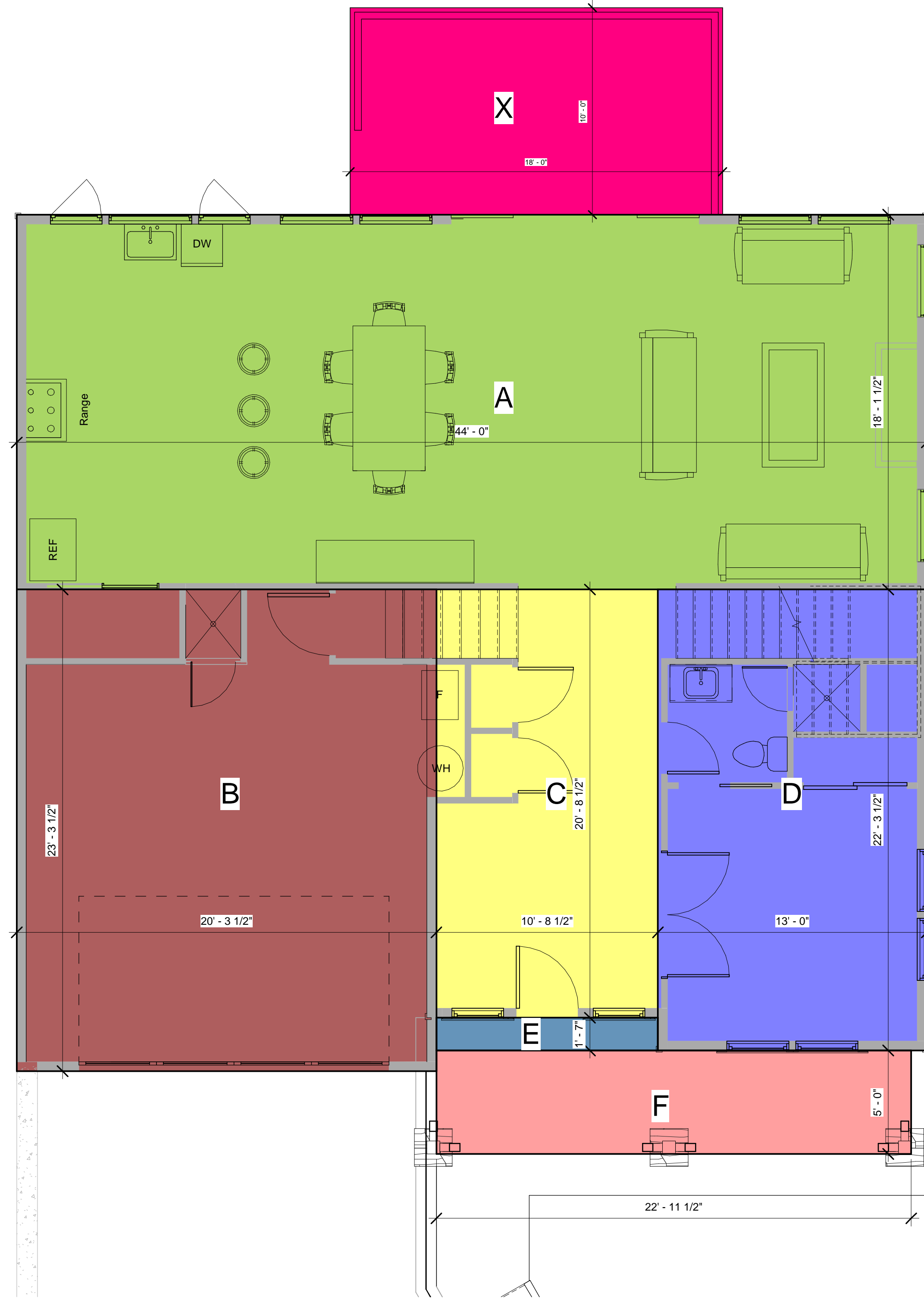
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SECTION	DIMENSIONS	AREA
A	18'-1.5" x 44'	797.5 SF
B	23'-3.5" x 20'-3.5"	472.5 SF
C	20'-8.5" x 10'-8.5"	222 SF
D	22'-3.5" x 13'	290 SF
E	1'-7" x 10'-8.5"	17 SF
F	5' x 22'-11.5"	115 SF

LEVEL 1 / GARAGE FLOOR AREA = 1,914 SF

X 10' x 18' 180 SF

TOTAL LOT COVERAGE = 2,094 SF



1 LEVEL 1 FLOOR DIAGRAM
1/4" = 1'-0"

SECTION	DIMENSIONS	AREA
G	15'-7.5" x 3'-1"	48 SF
H	17'-10" x 27'-3.5"	486.5 SF
I	15'-7.5" x 3'-1"	48 SF
J	10'-8.5" x 19'-10"	212.5 SF
K	6'-3.5" x 12'	75.5 SF
L	21' x 11'-7.5"	244 SF
M	17' x 2'	34 SF
N	13'-1" x 4'-3"	55.5 SF
O	9'-9" x 6'-3.5"	61.5 SF

LEVEL 2 / LOFT FLOOR AREA = 1,265.5 SF

TOTAL FLOOR AREA = 3,179.5 SF



2 LEVEL 2 FLOOR DIAGRAM
1/4" = 1'-0"



REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

PROJECT NAME:
**NEW SINGLE FAMILY HOME :
RUSSELL RESIDENCE**

PROJECT ADDRESS:
TBD 10TH STREET
MONTARA, CA 94037

PROJECT SCOPE:
CONSTRUCTION OF NEW 2-STORY
SINGLE FAMILY HOME WITH
ATTACHED GARAGE ON VACANT
PARCEL

SHEET TITLE
**FLOOR AREA
DIAGRAMS**

SHEET
A2.4

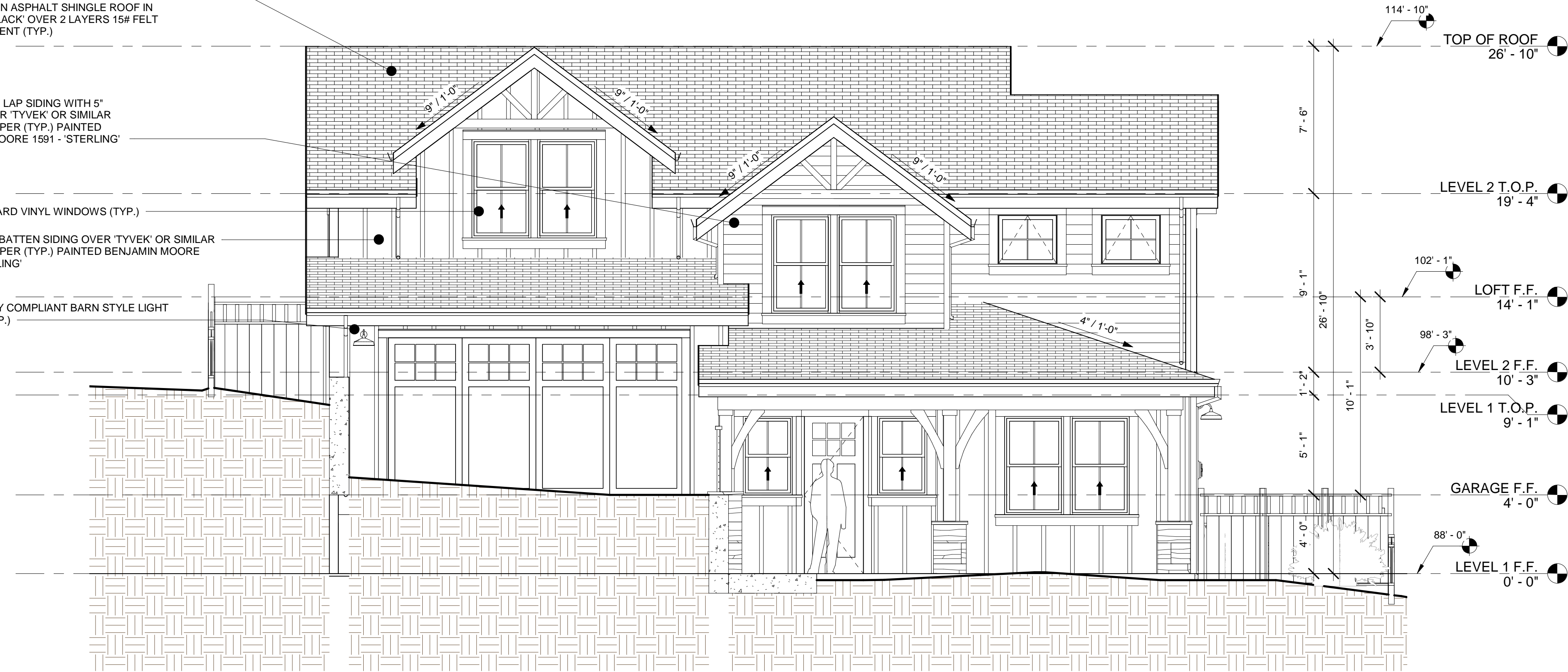
(N) OWENS CORNING OAKRIDGE COMPOSITION ASPHALT SHINGLE ROOF IN 'TWILIGHT BLACK' OVER 2 LAYERS 15# FELT UNDERLAYMENT (TYP.)

HARDPLANK LAP SIDING WITH 5" REVEAL OVER 'TYVEK' OR SIMILAR BUILDING PAPER (TYP.) PAINTED BENJAMIN MOORE 1591 - 'STERLING'

WHITE MILGARD VINYL WINDOWS (TYP.)

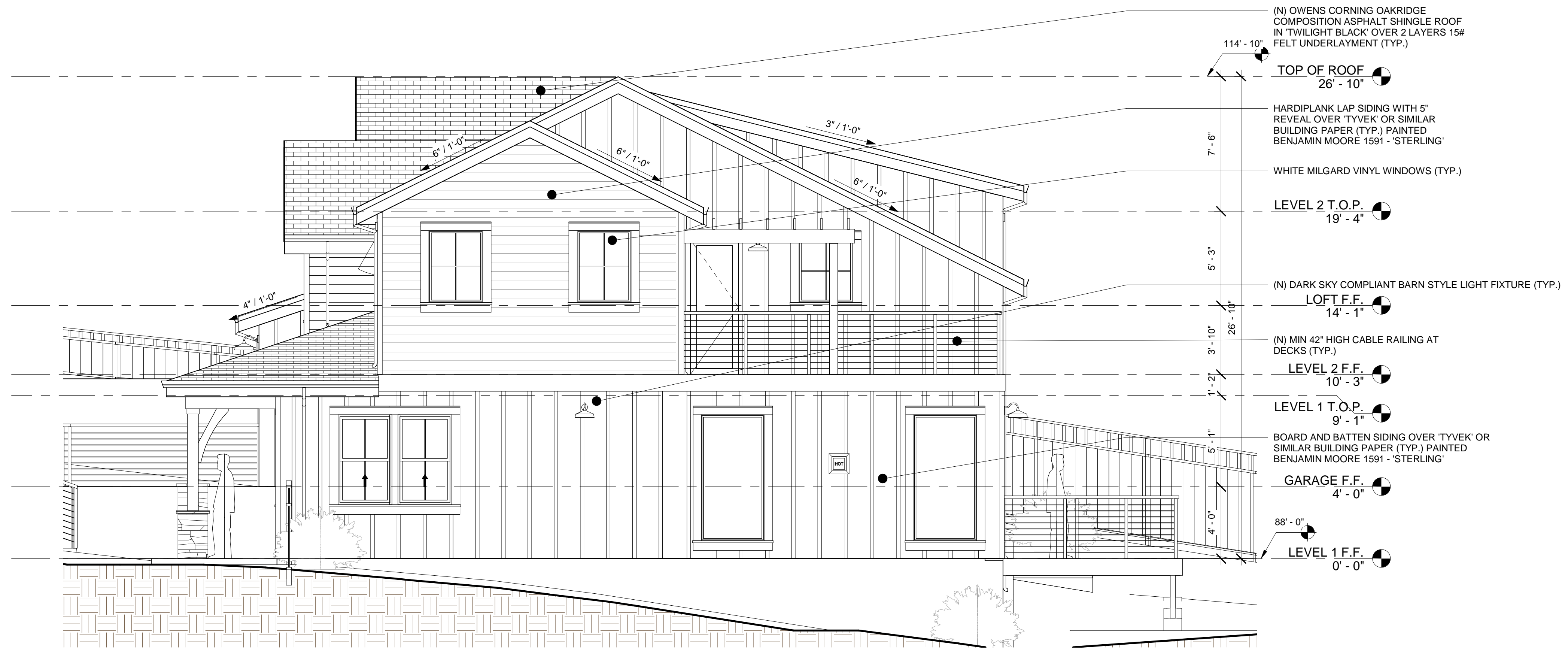
BOARD AND BATTEN SIDING OVER 'TYVEK' OR SIMILAR BUILDING PAPER (TYP.) PAINTED BENJAMIN MOORE 1591 - 'STERLING'

(N) DARK SKY COMPLIANT BARN STYLE LIGHT FIXTURE (TYP.)



① NEW FRONT ELEVATION
1/4" = 1'-0"

NOTE:
THE FACADE ARTICULATION OPTION OF THE COASTSIDE DESIGN GUIDELINES IS BEING UTILIZED.



② NEW RIGHT ELEVATION
1/4" = 1'-0"

REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

PROJECT NAME:
**NEW SINGLE FAMILY HOME :
RUSSELL RESIDENCE**

PROJECT ADDRESS:
**TBD 10TH STREET
MONTARA, CA 94037**

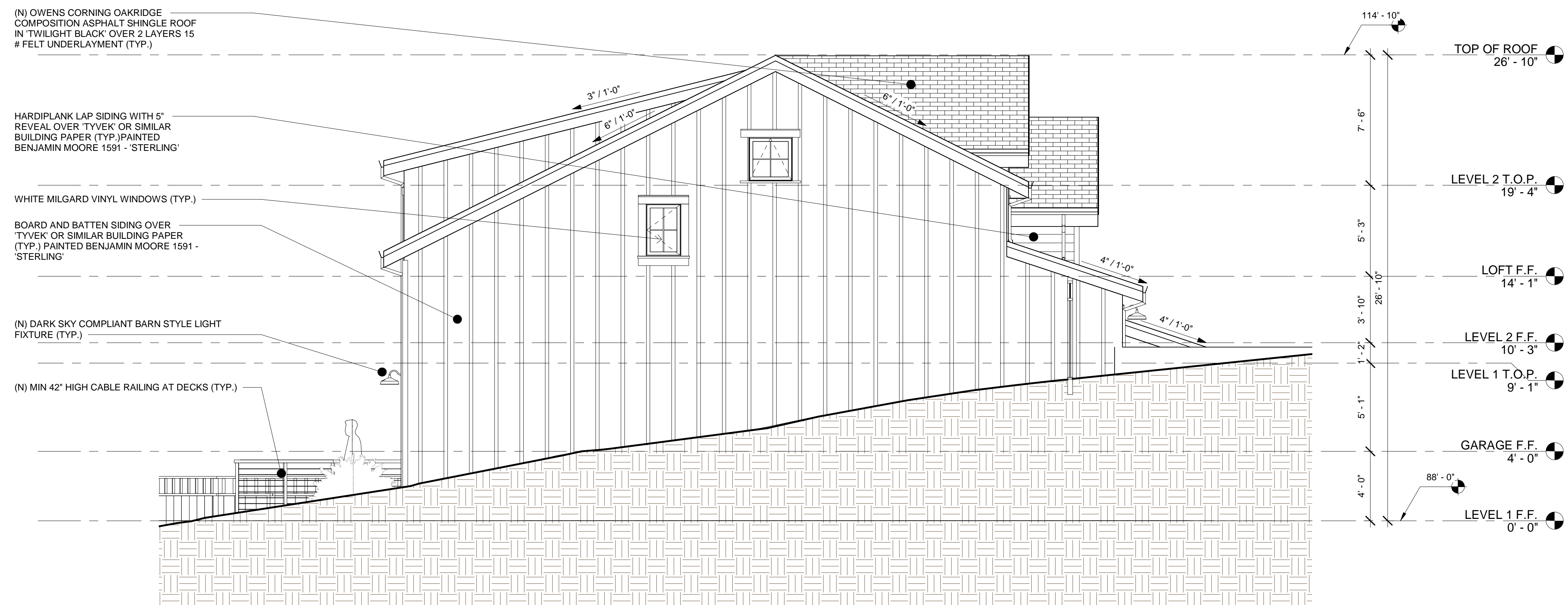
PROJECT SCOPE:
CONSTRUCTION OF NEW 2-STORY
SINGLE FAMILY HOME WITH
ATTACHED GARAGE ON VACANT
PARCEL

SHEET TITLE
**NEW FRONT AND
RIGHT
ELEVATIONS**



① NEW REAR ELEVATION
1/4" = 1'-0"

NOTE:
THE FACADE ARTICULATION OPTION OF THE COASTSIDE DESIGN GUIDELINES IS BEING UTILIZED.



② NEW LEFT ELEVATION
1/4" = 1'-0"

REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

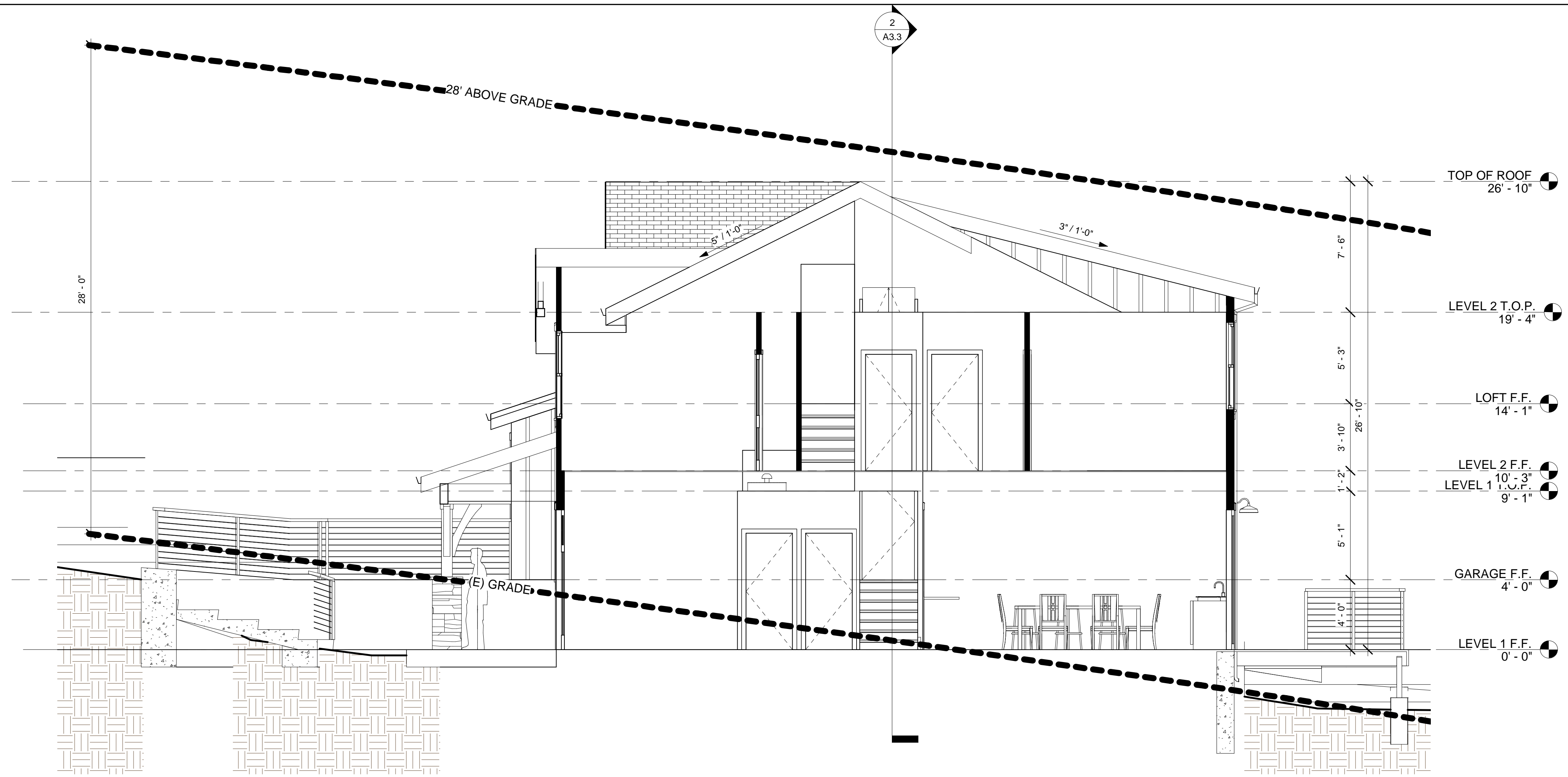
PROJECT NAME:
**NEW SINGLE FAMILY HOME :
RUSSELL RESIDENCE**

PROJECT ADDRESS:
**TBD 10TH STREET
MONTARA, CA 94037**

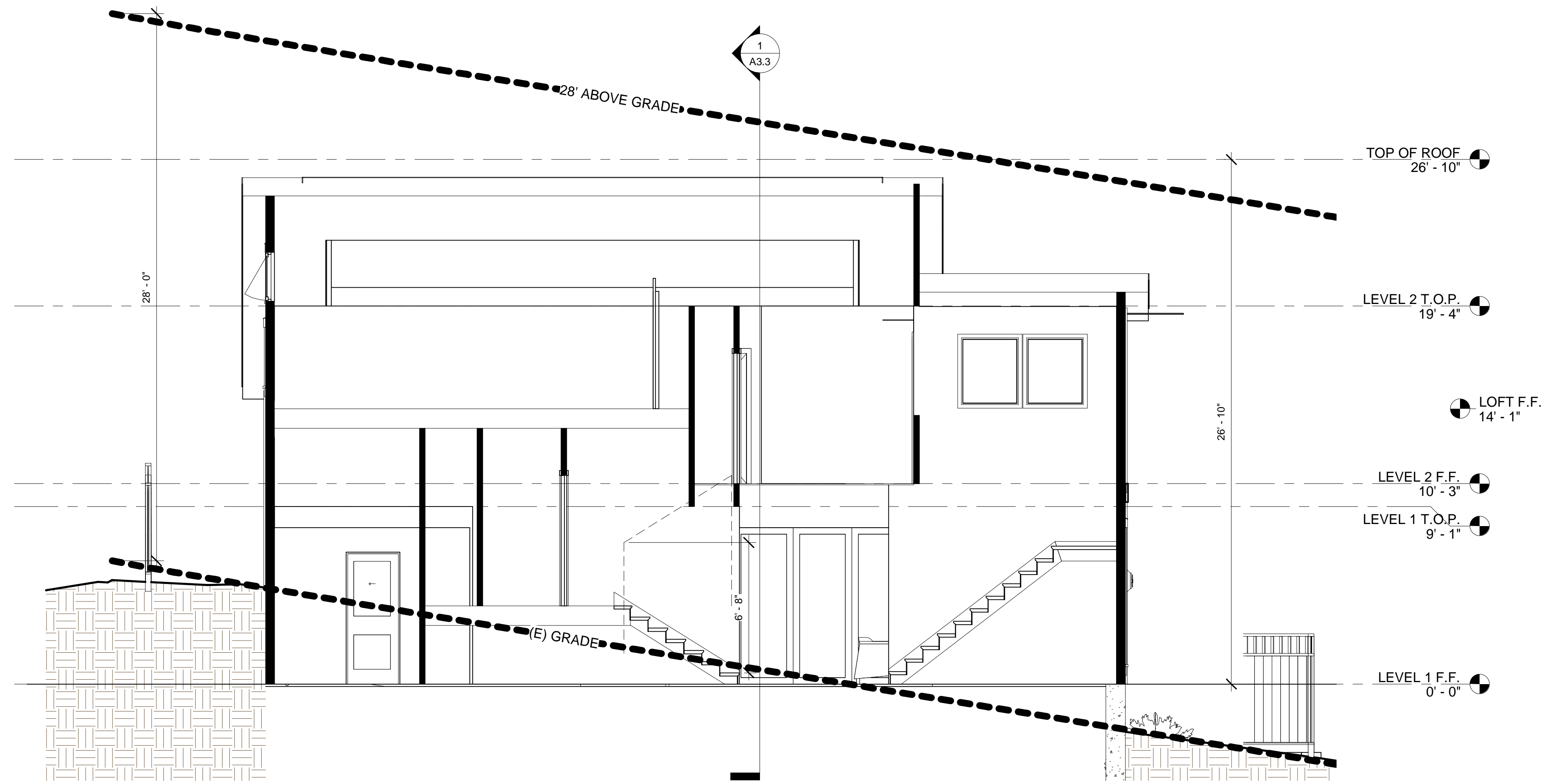
PROJECT SCOPE:
CONSTRUCTION OF NEW 2-STORY
SINGLE FAMILY HOME WITH
ATTACHED GARAGE ON VACANT
PARCEL

SHEET TITLE
**NEW REAR AND
LEFT
ELEVATIONS**

SHEET
A3.2



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



2 TRANSVERSE SECTION
1/4" = 1'-0"

REV	DATE	DESCRIPTION
2	09/12/2019	2ND DESIGN
3	10/07/2019	3RD DESIGN
4	11/06/2019	DESIGN SET
5	01/28/2020	PLANNING SUBMITTAL
6	03/25/2020	PLANNING RESUBMITTAL

PROJECT NAME:
**NEW SINGLE FAMILY HOME :
RUSSELL RESIDENCE**

PROJECT ADDRESS:
TBD 10TH STREET
MONTARA, CA 94037

PROJECT SCOPE:
CONSTRUCTION OF NEW 2-STORY
SINGLE FAMILY HOME WITH
ATTACHED GARAGE ON VACANT
PARCEL

SHEET TITLE
**CROSS
SECTIONS**

SHEET
A3.3