

Planning Permit Application Form

San Mateo County

Planning and Building Department

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: 2018-00322
 BLD: _____

Applicant/Owner Information

Applicant: JORDAN McWHERTER
 Mailing Address: 759 ROCKAWAY BEACH AVENUE Zip: _____
PACIFICA, CA 94044
 Phone, W: 650.888.9588 H: _____
 E-mail Address: TAILORMAKEDEVELOPMENT@GMAIL.COM FAX: _____

Name of Owner (1): <u>JORDAN McWHERTER</u>	Name of Owner (2): _____
Mailing Address: <u>759 ROCKAWAY BEACH AVENUE</u>	Mailing Address: _____
<u>PACIFICA, CA zip: 94044</u>	Zip: _____
Phone, W: <u>650.888.9588</u>	Phone, W: _____
H: _____	H: _____
E-mail Address: <u>TAILORMAKEDEVELOPMENT@GMAIL.COM</u>	E-mail Address: _____

Project Information

Project Location (address):
1237 GRANT ROAD
MOUNTAIN, CA 94037
 Zoning: RH-CZ/DR/CD

Assessor's Parcel Numbers: 036 - 225 - 130

 Parcel/lot size: 204,732 SF (Square Feet)

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

THE PROPOSED HOME SITS AT THE EDGE OF THE EXISTING BUILDING PAD PREVIOUSLY CREATED. (N) FIRE-TRUCK TURNAROUND
WILL OCCUPY MOST OF THE REST OF THE (E) LEVEL BUILDING PAD. THE PROPOSED HOME IS TWO STORIES
W/AN ATTACHED 2 CAR GARAGE AND WORKSHOP. A NEW SEPTIC SYSTEM WILL BE INSTALLED.

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

THE (E) SITE SLOPES DOWN TOWARDS THE SOUTHWEST AND IS PREDOMINANTLY
COVERED W/ SOME PINE TREES AND SOME NATIVE SHRUBS.

Describe Existing Structures and/or Development:

THE EXISTING PARCEL WAS GRABBED BY THE PREVIOUS OWNERS TO CREATE A LARGE, LEVEL
BUILDING PAD, WITH AN ACCESS DRIVEWAY LEADING TO IT, AS WELL AS A BARN STRUCTURE.

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: _____

Environmental Information Disclosure Form

PLN PLN2018-00322
 BLD _____

Project Address: 1237 GRANT ROAD
MONTARA, CA
 Assessor's Parcel No.: 036 - 225 - 130
 Zoning District: RM-C2/DR/CD

Name of Owner: JORDAN McWHERTER
 Address: 759 ROCKAWAY BEACH AVE
PACIFICA, CA 94044 Phone: 650.888.9588
 Name of Applicant: (OWNER)
 Address: _____
 Phone: _____

Existing Site Conditions

Parcel size: 204,732

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). SLOPED PARCEL WITH PREVIOUS CLEARED AND GRADIED BLDG PAD AREA AND (E) BATH STRUCTURE. MOST OF REST OF PROPERTY COVERED W/ SOME NATIVE SHRUBS AND PINE TREES. EXISTING UTILITY EASEMENTS EXIST ALONG GRANT ROAD.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input 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 : _____ 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 type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input 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:

a. THE PROPOSED NEW STRUCTURE IS GREATER THAN 2,500 SF

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

a. THE PROPOSED PROJECT IS A NEW HOME.

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	X	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? 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.
	X	b. Land disturbance of 1 acre or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

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: 06.18.18

Application for a Grading Permit

Land Clearing Companion Page Grading

Applicant's Name: JORDAN McWHERTER

Primary Permit #: PLN2018-00322

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Grading Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information - Land Clearing

Land Clearing Operator

Name: TAILOR-MAKE DEVELOPMENT INC

Address: 759 ROCKAWAY BEACH AVE

PACIFICA Zip: 94044

Phone: 650 888 9588

License #: 1007254

♦ Area to be cleared: 2700 sq. ft.

♦ Average slope of area to be cleared: 35%

♦ Type of vegetation to be removed: BRUSH, WEEDS, VERY LITTLE VEGETATION IN PROPOSED HOUSE SITE

♦ Disposal Site: TBD / GREEN WASTE FACILITY

♦ Purpose of removal: CONSTRUCTION OF NEW HOUSE

3. Land Clearing Plan Requirements

The land clearing plans must show:

(1) Property lines.

(2) Location of area to be cleared.

(3) Existing structures

(4) Erosion control measures.

4. Basic Information - Grading

Grading Operator

Name: TAILOR-MAKE DEVELOPMENT INC

Address: 759 ROCKAWAY BEACH AVE

PACIFICA CA

Zip: 94044

Phone: 650 888 9588

License #: 1007254

Geotechnical Consultant

Name: EARTH INVESTIGATIONS INC

Address: PO BOX 795

PACIFICA CA

Zip: 94044

Phone: 650 557 0262

License #:

Civil Engineer

Name: Sigma Prime Geosciences Inc

Address: 332 Princeton Ave
Half moon Bay CA

Zip: 94019

Phone: 650 726 3590

License #: _____

♦ Haul site: TB V

♦ Purpose of grading:
FOR FOUNDATION OF LOWER LEVEL
OF HOME

♦ List Assessor's parcel numbers of any adjacent property owned by the owner or applicant, now or in the past:
— — N/A
— —
— —

♦ Engineer's estimate of the quantity of materials to be moved:
cut: 475 cubic yards
fill: _____ cubic yards
Depth of cut: _____ ft.
Depth of fill: _____ ft.

5. Grading Plan Requirements

The grading plans, 24"x36", prepared and signed by a civil engineer shall contain the following:

- (1) All of the proposed uses for which the proposed grading is necessary.
- (2) Boundary lines of the site.
- (3) If there is a proposed subdivision, each lot or parcel of land into which the site is proposed to be divided.
- (4) The location of any existing buildings, structures, easements or underground utilities on the property where the work is to be performed and the location of any buildings or structures on adjacent land within 50 feet of the proposed work.
- (5) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site.
- (6) Elevations, locations, extent and slope of all proposed final grading shown by contours. Location of any rock disposal areas, buttress fills, subdrains, or other special features to be included in the work.
- (7) A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to, or exported from, the site.

- (8) Location and nature of known or suspected soil or geologic hazard areas.
- (9) Specifications, cross-sections, profiles, elevations, dimensions and construction details based on accurate field data.
- (10) Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, gabion walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps.
- (11) Approximate boundaries of any areas with a history of flooding.
- (12) Location, width, direction or flow and approximate location of top and toes of banks or any watercourse.
- (13) General location and character of vegetation covering the site, including all trees proposed to be removed and all trees 12" dbh within 20 feet of the area to be disturbed.
- (14) Name and registration number of the registered California civil engineer under whose direction the grading plan is prepared.

Application for a Coastal Development Permit

Companion Page

Applicant's Name: JORDAN McWHEATER

Primary Permit #: PLN2018-00322

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Exemption or Exclusion from Requirement for Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

PERMIT # 851654 07/09/85

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>NATURAL WOOD</u>	<u>NATURAL</u>	<input type="checkbox"/>
b. Trim	<u>WOOD</u>	<u>NATURAL</u>	<input type="checkbox"/>
c. Roof	<u>STANDARD SEAM METAL</u>	<u>DARK GRAY</u>	<input type="checkbox"/>
d. Chimneys	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>STEEL POSTS / SS CABLES / WOOD CAP</u>	<u>NATURAL</u>	<input type="checkbox"/>
g. Retaining Walls	<u>CONCRETE</u>	<u>NATURAL</u>	<input type="checkbox"/>
h. Fences	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>
i. Storage Tanks	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>

4. Project Informatic

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public-road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

- i) 21 PINE TREES PROPOSED FOR REMOVAL
- j) GRADING AT LOWER LEVEL FOR FOUNDATION
- k) NEW LANDSCAPING IN FRONT OF HOUSE
- m) NEW WATER, ELEC CONNECTIONS BELOW GRADE

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

PLN2018-00322

July 5, 2018

County of San Mateo

Planning Department

RECEIVED

AUG 16 2018

**San Mateo County
Planning Division**

RE: 1237 Grant Road – Project Description

We have submitted an application to construct a new home at 1237 Grant Road. Prior to designing the house depicted in the submitted plans, we carefully reviewed the property's history and the Design Review Guidelines. Being nearly 5 acres in size, there are many possible building locations.

The subject property had a building permit pulled in 1985 (Permit #851654) to build a new home with detached barn structure on the parcel. This permit was never completed, but portions of the project were done. The site was graded and compacted to create a level building pad with a dirt driveway leading to it. A 10' tall concrete retaining wall was built on the uphill side of the building pad, and the detached barn was constructed. The house, however, was never built.

We concluded that although there were other locations on the parcel that we could place a home that may be more beneficial in terms of views, etc., that we would utilize the existing work that was done and design the home in this location. The one caveat the new design needed to address which wasn't required in the previous design is adhering to the current Fire Department Standards by providing a fire truck turnaround.

In the proposed design we have located the house at the edge of the graded pad, with the remaining existing level area used for the fire truck turnaround and some usable open space. This allowed us to limit the extent of grading needed for the entire project to that which is required for the home, as Section 6565.20(C) of the Design Standards for the Midcoast stipulates. The home has been designed as two stories, with the building depth as narrow as manageable, again in order to limit the impacts to the site, and to adhere with Section 6565.20(D) of the Design Standards for the Midcoast. A single story design was originally explored, but eventually abandoned due to the extent of additional land that would need to be disturbed. The narrower, two-story design tucks the house along the existing hillside, maintaining the existing (previously altered) topography, rather than projecting excessively from it.

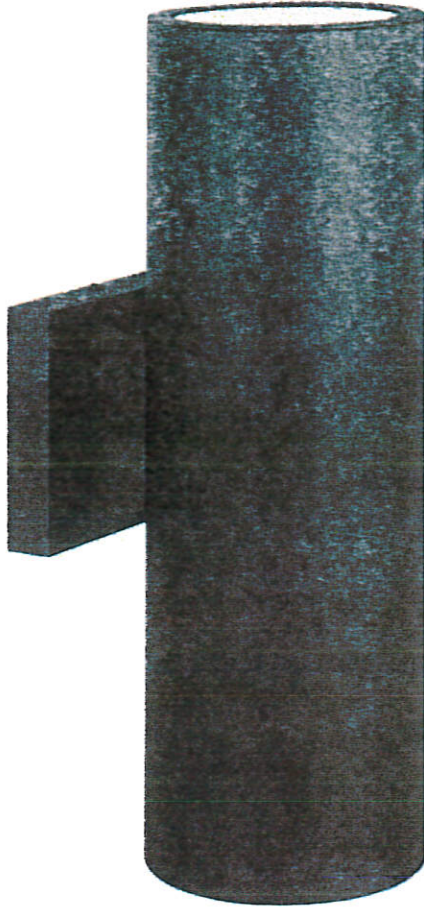
The proposed home is sleek and unassuming while using clean, modern lines and materials that help it blend well with the natural landscape. In addition, the architectural style used is that of a modern barn, which is fitting given the project's location in the more rural Resource Management district. Even though the proposed home's location provides very limited visibility from adjacent parcels and roads, we felt it important for the home to blend in well with its surroundings so as to preserve the natural setting as much as possible.

In addition to minimizing impacts to the existing site and neighborhood, both aesthetically and environmentally, we also felt it important that the home be well connected to its beautiful setting. The home has varying outdoor areas (cantilevered deck, side patio, front yard) as well as extensive fenestration, so that the occupants are connected almost seamlessly with the environment it sits in.

Overall, we feel that we've designed a house that best utilizes existing land disturbance, minimizes additional land disturbance, blends into the existing topography well, and utilizes a style and materials that help integrate it well with its setting / neighborhood.

PLN2018-00322

All Products / Outdoor / Outdoor Lighting / Outdoor Wall Lights & Sconces



Sunset Lighting F6907-31 Outdoor 2- Light Outdoor Wall Lantern

★★★★★ 2 Ratings and Reviews

2 Colors: Black ▼

Product Specifications —

Manufactured By	Sunset Lighting
Sold By	Buildcom
Size/Weight	W 5" / D 7.13" / H 15" / 12 lb.
Color	Black
Category	Outdoor Wall Lights And Sconces
Style	Contemporary
Need more info? Ask a question >	

RECEIVED

AUG 16 2018

San Mateo County
Planning Division

November 14, 2018

County of San Mateo
Planning Department

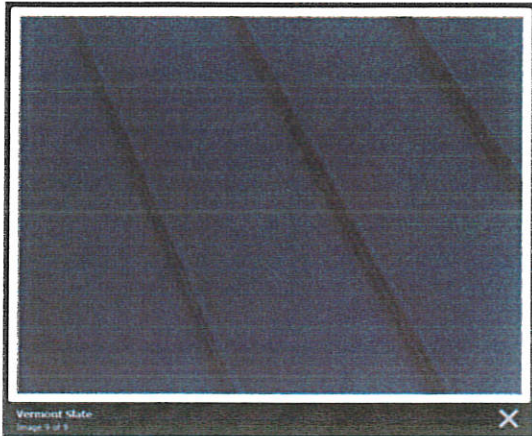
RE: Exterior Materials List for
1237 Grant Road
Montara, CA 94037

RECEIVED

NOV 14 2018

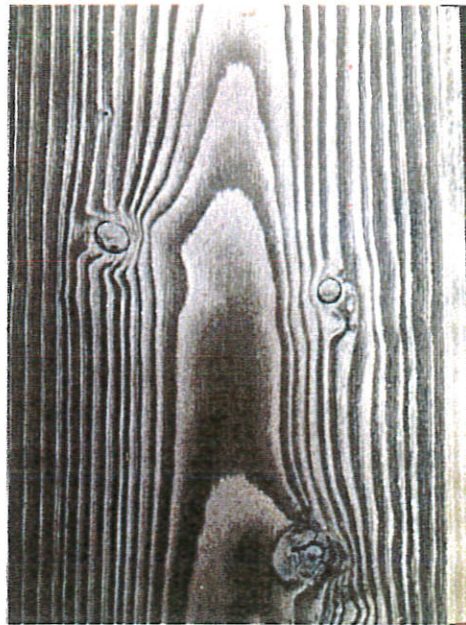
San Mateo County
Planning Division

ROOF - Standing Seam Metal Roofing – ‘Vermont Slate’



PLN2018-90300

SIDING MATERIAL - Vertical Wood Siding with natural stain



FASCIA EAVES -

Wood painted with Benjamin Moore BM 2127-30
"Gravel Gray"



EXTERIOR DOORS & WINDOWS -

All Weather Dark Bronze Anodized Class I
Architectural Aluminum



ARCHITECTURAL MANUAL

EXTERIOR RAILINGS -

SC&R Cable Railing System

SC&R Stainless Cable Railing
888-686-7245

Request Free Estimate

Search by name or keyword

Home | HOME POINT | CABLE RAILING POST | DECK RAILING | INTERMEDIATE

Cable Railing Post - Deck Mount, Intermediate

★★★★★ Average Customer Rating
Read Reviews | Write a Review

PRODUCT # 728592

Price: \$41.50
Deck Price: \$72.50

Product Options:

- Color:
- Post Size:
- Finish:

DECK OPTION: Post Assembly Includes:
 - 1x POST
 - 1x DECK PLATE
 - 1x NEOPRENE RUBBER GASKET AND
 - 1x 1/2\" x 1/2\" x 1/2\" PLATE WITH 4x 1/4\" x 1/4\" SCREWS

ALL POSTS ARE OVERSIZED AND MUST BE CUT DOWN ON JOB SITE

NOTE: To meet code, each foot of this post will need to add 60 lbs. of weight of neoprene assembly to meet all requirements and meet the code minimum. Call 888-686-7245 for assistance.

Availability: Available in 14 states. Please check availability.

Quantity:

ADD TO CART

GARAGE DOOR - Lux Black Aluminum & White Laminate Glass Garage Door

LUX GARAGE DOORS

Home | Wood Garage Doors | Glass Garage Doors | Steel Garage Doors

Roll Up Doors | Vinyl Roll-Up Doors | Exterior Solid Wood Doors | Barn Doors

Accessories & Openers | Contact Us



Contemporary Black Aluminum & White Laminate (Privacy) Glass Garage Door

NEED HELP

NEW SINGLE FAMILY HOME

1237 GRANT ROAD, MONTARA, CA

T. McWhorter

ABBREVIATIONS

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

PROJECT SCOPE

NEW TWO-STORY, SINGLE-FAMILY HOME WITH 2-CAR ATTACHED GARAGE.

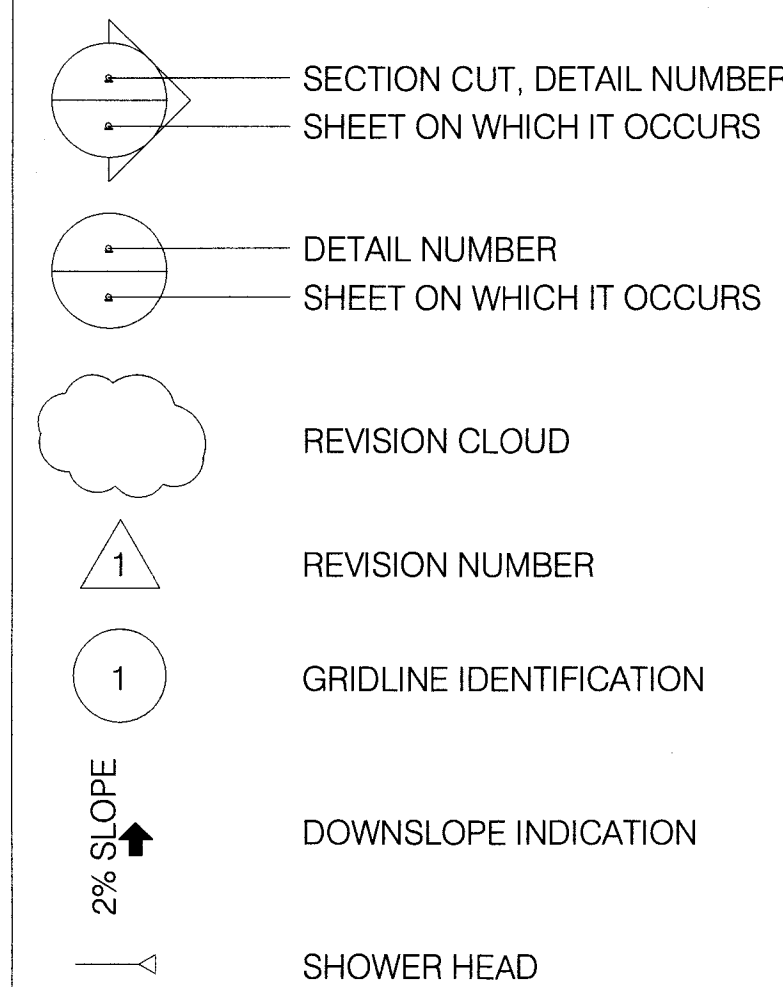
PLANNING DATA

PROJECT COMMON ADDRESS:
1237 GRANT RD
MONTARA, CA 94037
ASSESSOR'S PARCEL NUMBER: 036-225-130
ZONING: RM-CZ/DR/CD

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 2016 CRC, CBC, CFC, CPC, CMC, CEC, 2016 CALIFORNIA ENERGY CODE, AND 2016 CGBC

SYMBOLS



PROJECT INFORMATION

LOT SIZE	4.7 ACRES (204,732 SF)
LEVEL 1 LIVING AREA	1,895 SF (CONDITIONED)
LEVEL 2 LIVING AREA	1,617 SF (CONDITIONED)
(N) TOTAL LIVING AREA	3,512 SF (CONDITIONED)
(N) GARAGE	437 SF (UN-CONDITIONED)
(N) REAR DECK	310 SF (UN-CONDITIONED)
(N) SIDE DECK	477 SF (UN-CONDITIONED)
(N) WORK SHOP	437 SF (UN-CONDITIONED)
(N) MECH ROOM	50.5 SF (UN-CONDITIONED)
(E) BARN (TO REMAIN)	754 SF (UN-CONDITIONED)
(N) TOTAL FLOOR AREA	3,512+437+437+754=5,140 SF
FLOOR AREA RATIO	5,140 SF/204,732 SF = 2.51%
NEW ALTERED LANDSCAPE AREA	2,480 SF
NEW HARDSCAPED AREAS	650 SF
NEW TOTAL IMPERVIOUS SURFACES	3,271 SF
AREA OF NATURAL VEGETATION TO REMAIN	198,981 SF

DRAWING INDEX

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

ARCHITECTURAL/CIVIL

A0.0 TITLE SHEET / PROJECT INFO
A0.1 PERSPECTIVE VIEWS
A0.2 3D VIEWS AND MATERIALS
1 of 6 ORIGINAL TOPOGRAPHIC SURVEY SHEET 1
2 of 6 ORIGINAL TOPOGRAPHIC SURVEY SHEET 2
3 of 6 ORIGINAL TOPOGRAPHIC SURVEY SHEET 3
4 of 6 ORIGINAL TOPOGRAPHIC SURVEY SHEET 4
5 of 6 ORIGINAL TOPOGRAPHIC SURVEY SHEET 5
6 of 6 ORIGINAL TOPOGRAPHIC SURVEY SHEET 6
C-1 GRADING AND DRAINAGE PLAN
C-2 EROSION AND SEDIMENT CONTROL PLAN
C-3 GRADING AND DRAINAGE, HOUSE SITE
A1.1 OVERALL SITE PLAN
A1.2 PARTIAL SITE PLAN
A1.3 TURNAROUND PLAN
A1.4 TREE AND LANDSCAPE PLAN
A1.5 DRIVEWAY PROFILE
PERK PERCOLATION TEST PLAN
S.S.P. SEPTIC SYSTEM PLAN
A2.1 LEVEL 1 FLOOR PLAN
A2.2 LEVEL 2 FLOOR PLAN
A2.3 ROOF PLAN
A2.4 FLOOR AREA CALCULATIONS
A3.1 FRONT AND LEFT ELEVATIONS
A3.2 REAR AND RIGHT ELEVATIONS
A3.3 BUILDING SECTIONS

PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
APPLICANT / OWNER	-	JORDAN MCWHERTER	(650) 888-9588
CIVIL ENGINEER	ROUND HOUSE INDUSTRIES	MIKE O'CONNELL	(650) 303-0495
DRAFTING/DESIGN	-	JORDAN MCWHERTER	(650) 888-9588
SURVEYOR	SAVIOR P. MICALLEFF LAND SURVEYING	SAVIOR MICALLEFF	(805) 709-2423
SOILS ENGINEER	EARTH INVESTIGATIONS	JOEL BALDWIN	(650) 557-0262
TITLE 24	ENERGY DESIGN GROUP	MILES HANCOCK	-

PROJECT NOTES

* FIRE SPRINKLERS ARE REQUIRED UNDER A SEPARATE PERMIT. THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED 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.

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

PROJECT SCOPE:
**(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE**

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

SHEET TITLE

**TITLE SHEET/
PROJECT INFO**

RECEIVED
MAR 12 2019
San Mateo County
Planning Division

PLN2018-00322

SHEET

A0.0



② DRIVE VIEW



① KITCHEN



④ FIREPLACE



③ SIDE ENTRY

T. J. ...

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
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4	03/07/2019	2ND PLANNING RESUBMITTAL

PROJECT SCOPE:
 (N) TWO STORY, SINGLE FAMILY
 HOME WITH (N) ATTACHED
 GARAGE

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

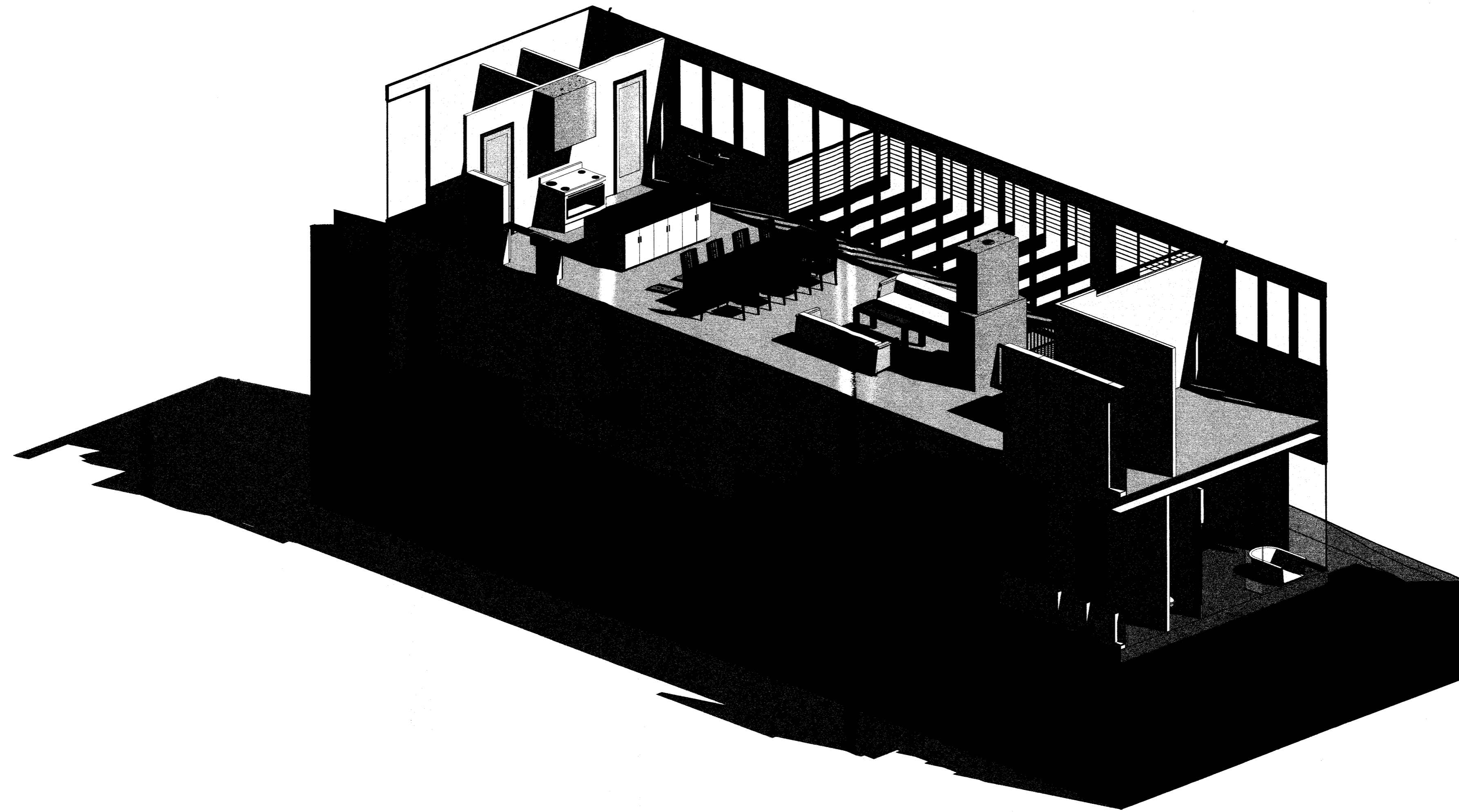
PROJECT ADDRESS:
**1237 GRANT ROAD
 MONTARA, CA 94037**

SHEET TITLE

**PERSPECTIVE
 VIEWS**

SHEET

A0.1



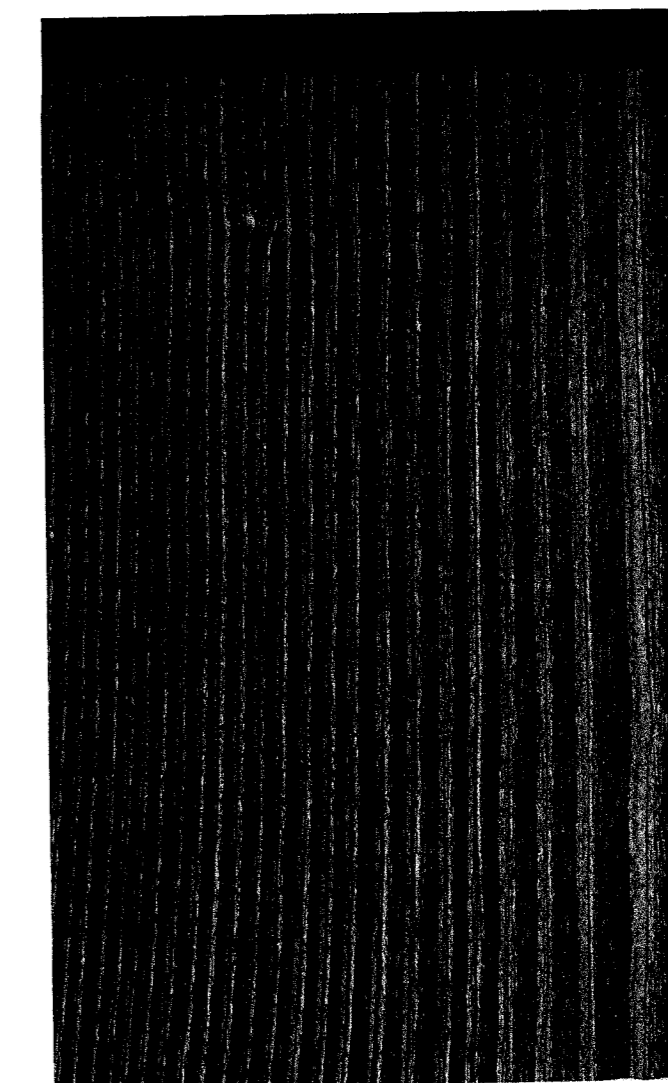
1 3D BOX VIEW



2 MATERIALS PERSPECTIVE



7 Fascia and overhang paint color



2 House siding wood

- 1 ROOFING: STANDING SEAM METAL ROOF DARK GREY
- 2 HOUSE SIDING MATERIAL IS VERTICAL UNPAINTED REDWOOD
- 3 WALLS BELOW DECK STUCCO COLORED LAHABRA NATURAL GREY
- 4 HOUSE TRIM SAME MATERIAL AS SIDING
- 5 RAILING MADE OF POWDER COATED STEEL POSTS, WOOD TOP RAIL AND 1/4" SS CABLE PULLED TAUGHT
- 6 TRIMLESS ANODIZED ALUMINUM DOORS AND WINDOWS BY ALL WEATHER

T. M. M.

REV	DATE	DESCRIPTION
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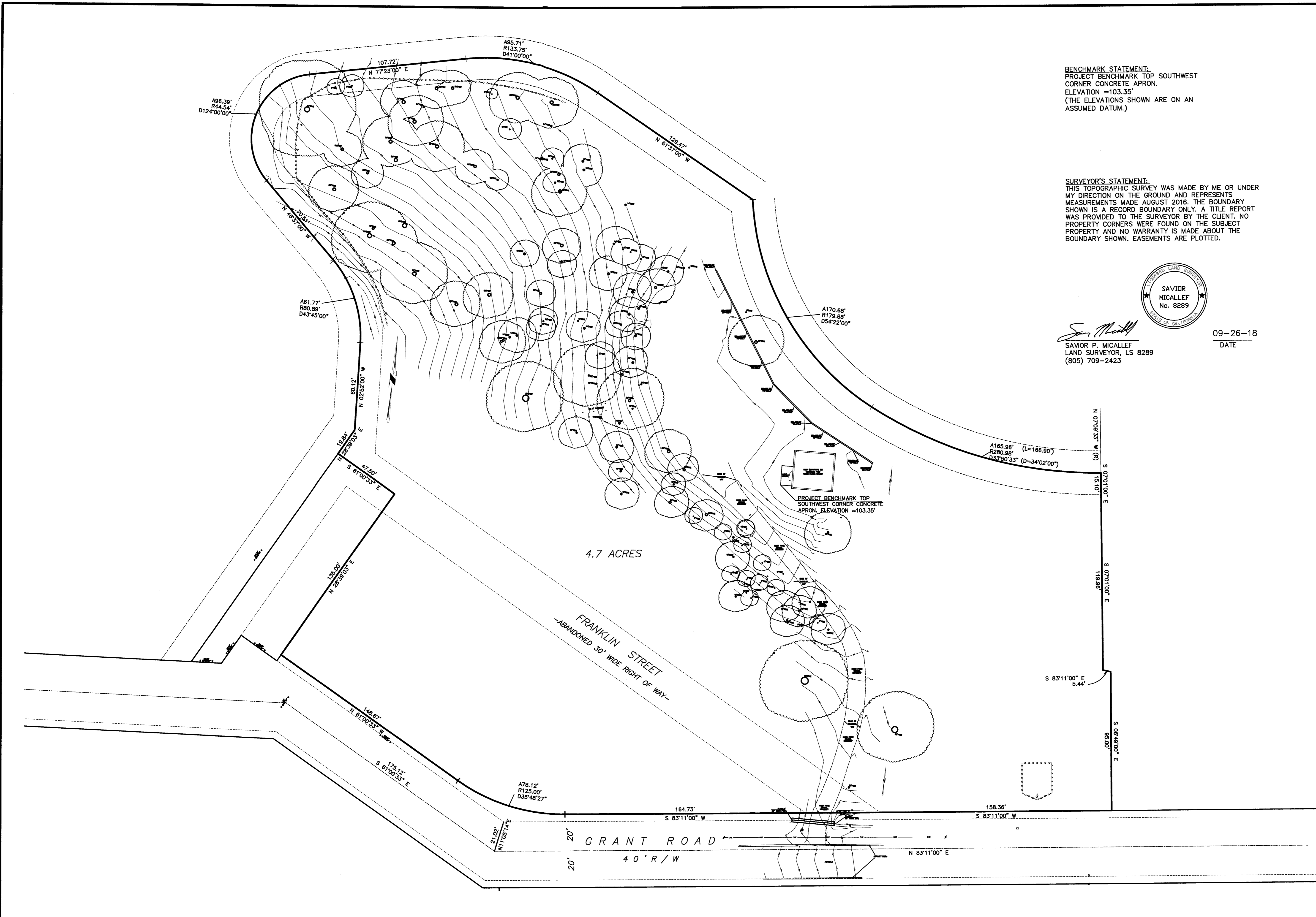
PROJECT NAME:
**NEW SINGLE FAMILY HOME
 MCWHERTER RESIDENCE**

PROJECT ADDRESS:
**1237 GRANT ROAD
 MONTARA, CA 94037**

PROJECT SCOPE:
 (N) TWO STORY, SINGLE FAMILY
 HOME WITH (N) ATTACHED
 GARAGE

SHEET TITLE
**3D VIEWS AND
 MATERIALS**

SHEET
A0.2



BENCHMARK STATEMENT:
 PROJECT BENCHMARK TOP SOUTHWEST
 CORNER CONCRETE APRON.
 ELEVATION =103.35'
 (THE ELEVATIONS SHOWN ARE ON AN
 ASSUMED DATUM.)

SURVEYOR'S STATEMENT:
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER
 MY DIRECTION ON THE GROUND AND REPRESENTS
 MEASUREMENTS MADE AUGUST 2016. THE BOUNDARY
 SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT
 WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. NO
 PROPERTY CORNERS WERE FOUND ON THE SUBJECT
 PROPERTY AND NO WARRANTY IS MADE ABOUT THE
 BOUNDARY SHOWN. EASEMENTS ARE PLOTTED.



Saviar Micallef
 SAVIAR P. MICALLEF
 LAND SURVEYOR, LS 8289
 (805) 709-2423

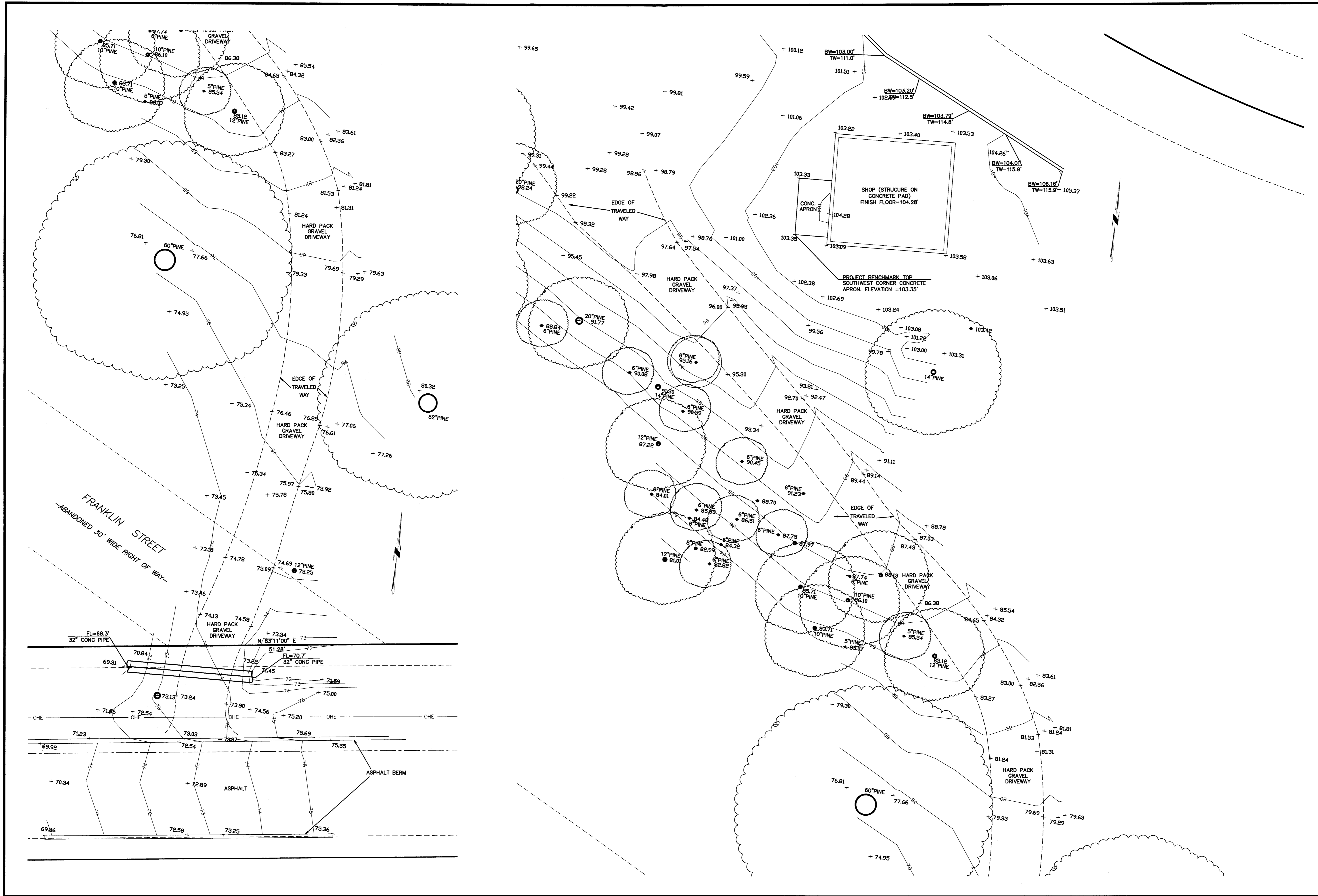
09-26-18
 DATE

TOPOGRAPHIC SURVEY OF 1237 GRANT RD, MONTARA
 (APN 036-225-130)
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Date	09-26-18
Scale	1"=30'
Drawn	SPM
Approved	SPM
Job No.	

Drawing Number:

SAVIOR P. MICALLEF LAND SURVEYING
 211 WOODBINE DRIVE
 SAN MATEO, CALIFORNIA 94080
 805/709-2423



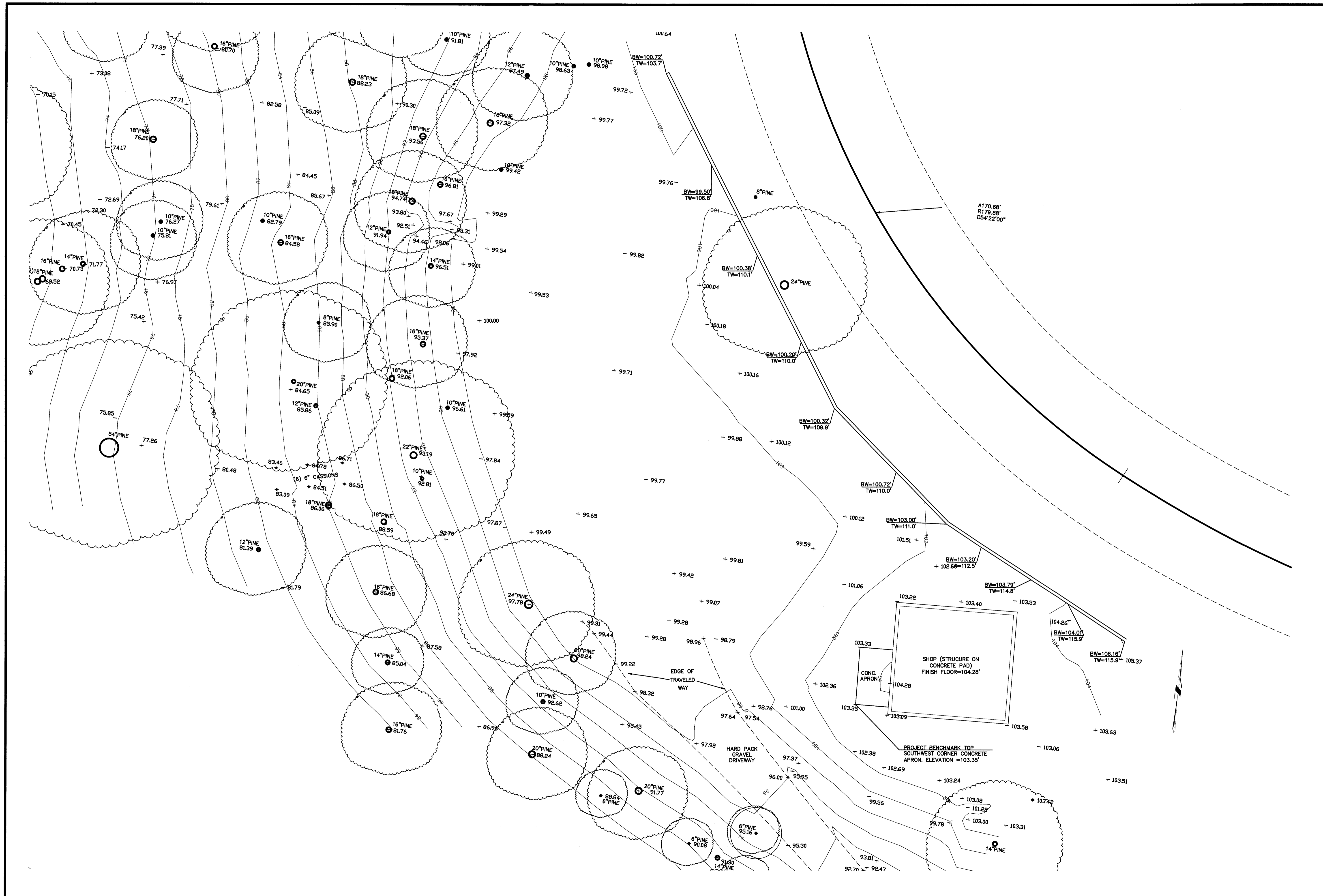
SAVOR P. MICALLEF LAND SURVEYING
 421 WILCOX DRIVE
 SAN FRANCISCO, CA 94080
 805/7708-2425

TOPOGRAPHIC SURVEY OF 1237 GRANT RD, MONTARA
 (APN 036-225-130)

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Date	08-28-18
Scale	1"=10'
Drawn	SPM
Approved	SPM
Job No.	

Drawing Number:
 2 OF 6



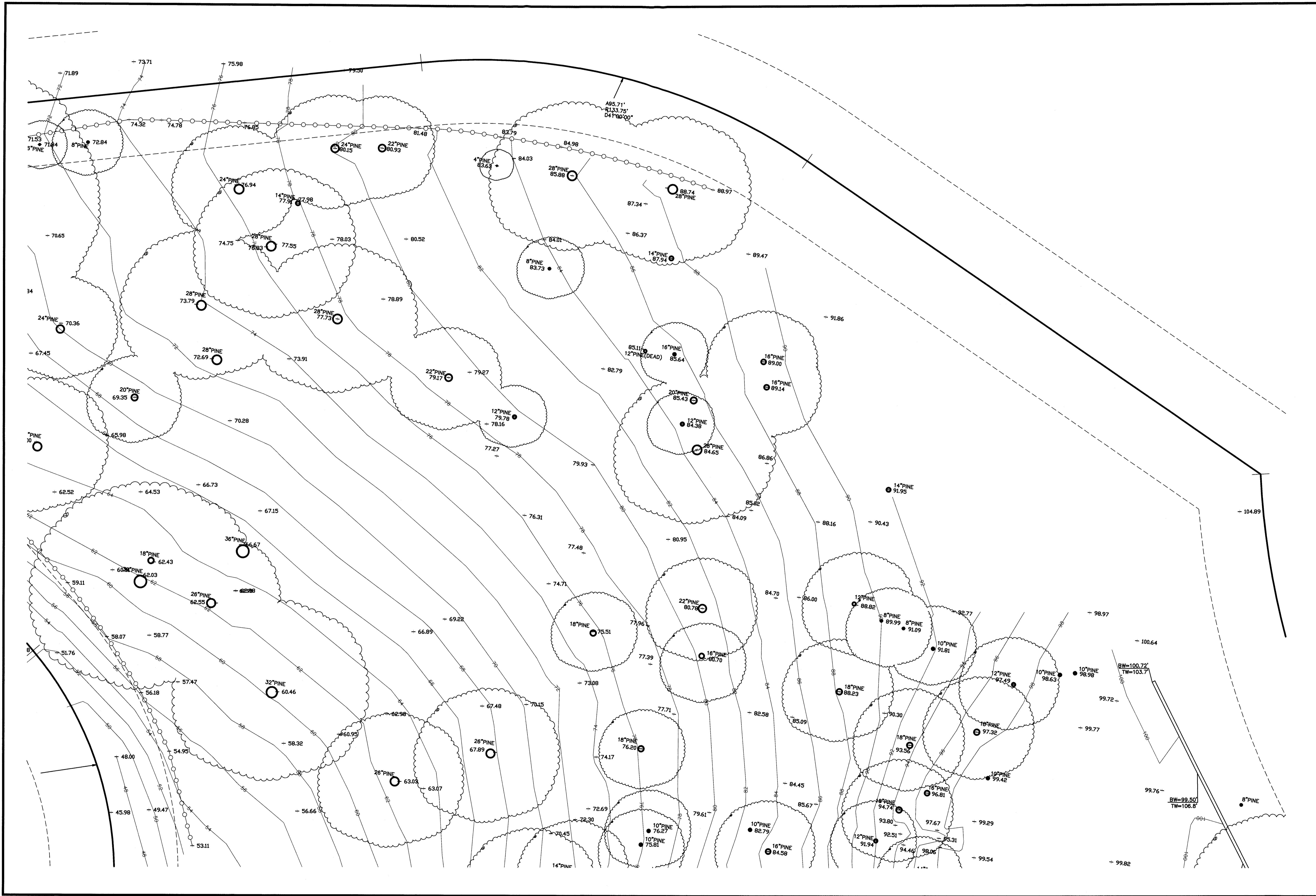
SAVOR B. MCALLEE LAND SURVEYING
 1200 LINDSEY DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 805/708-2423

TOPOGRAPHIC SURVEY OF 1237 GRANT RD, MONTARA
 (APN 036-225-130)
 UNINCORPORATED SAN MATEO COUNTY
 CALIFORNIA

Revisions	No.	Date	Description

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Design: SPH	Drawn: SPH
Approved: SPH	Job No:

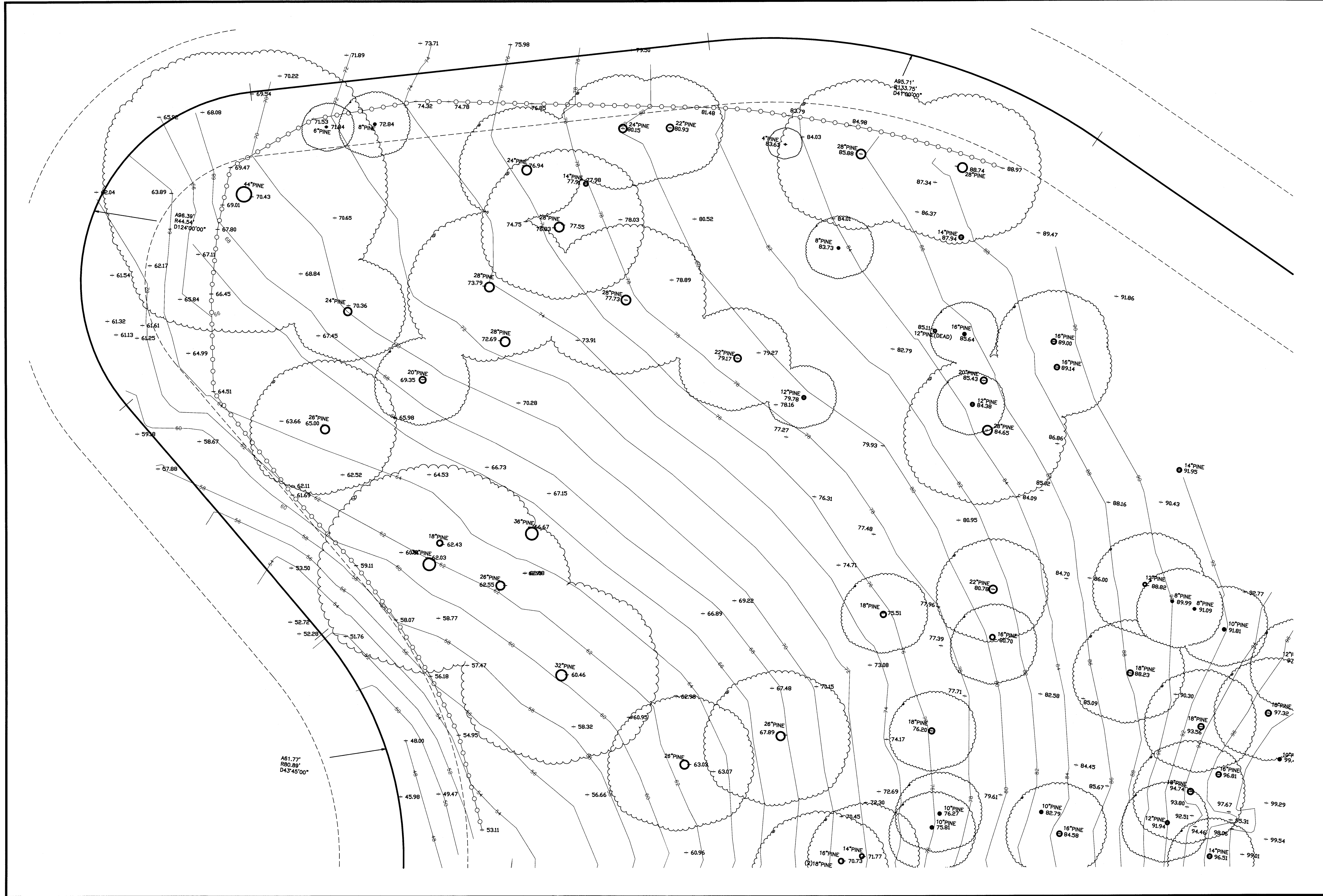
Drawing Number:
 3 OF 6



SAVORE P. MICALLEF LAND SURVEYING
 421 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 805/709-2423

TOPOGRAPHIC SURVEY OF 1237 GRANT RD, MONTARA
 (APN 036-225-130)
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

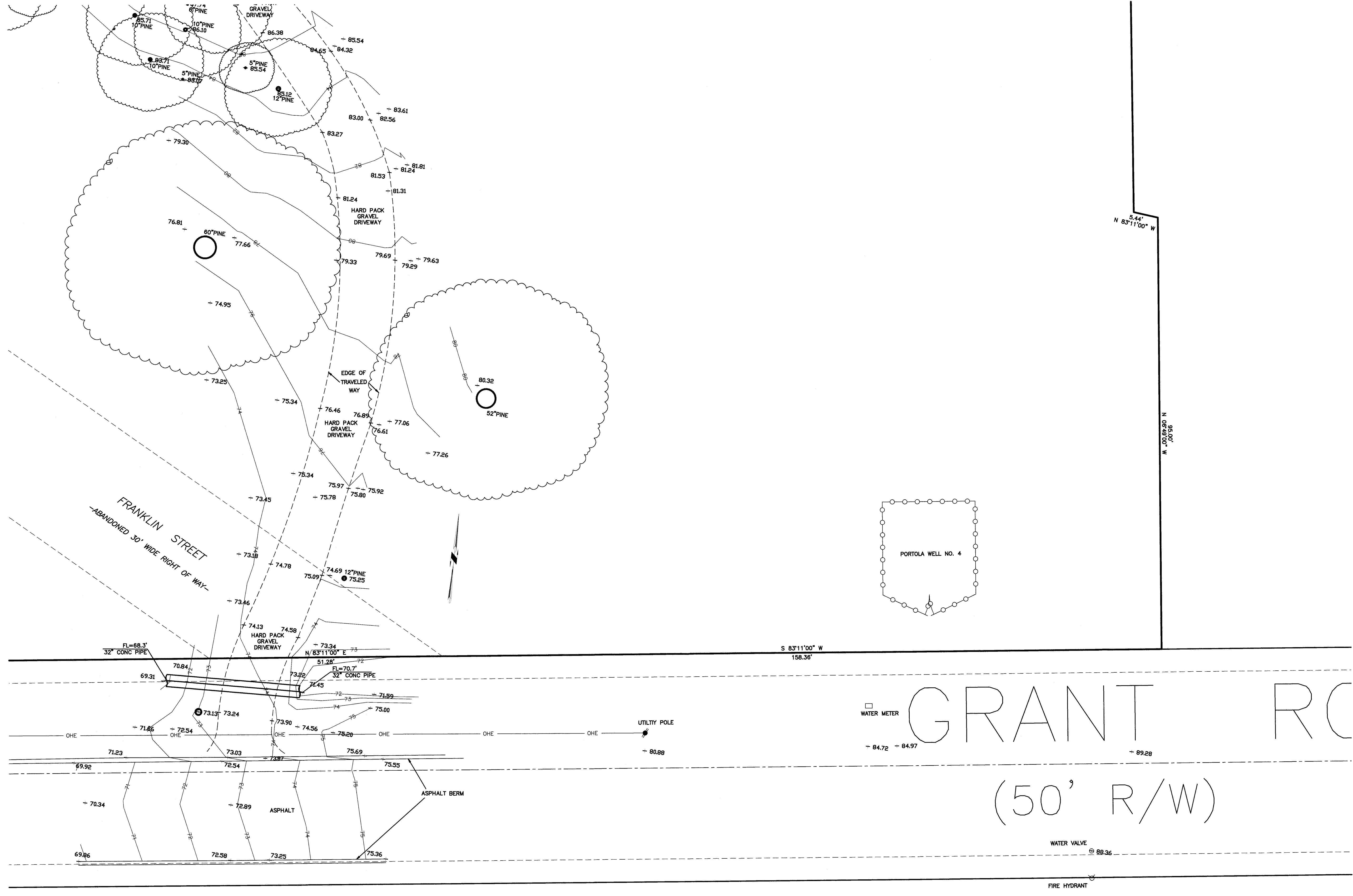
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Design:	SPM				
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Approved:	SPM				
Job No:					
Drawing Number:	4	OF	6		



SAVOR P. MICALLEF LAND SURVEYING
 501 HUNTER DRIVE
 SAN FRANCISCO, CA 94080
 805/708-2425

TOPOGRAPHIC SURVEY OF 1237 GRANT RD, MONTARA
 (APN 036-225-130)
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

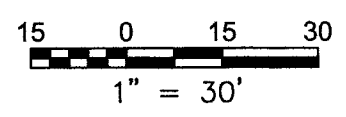
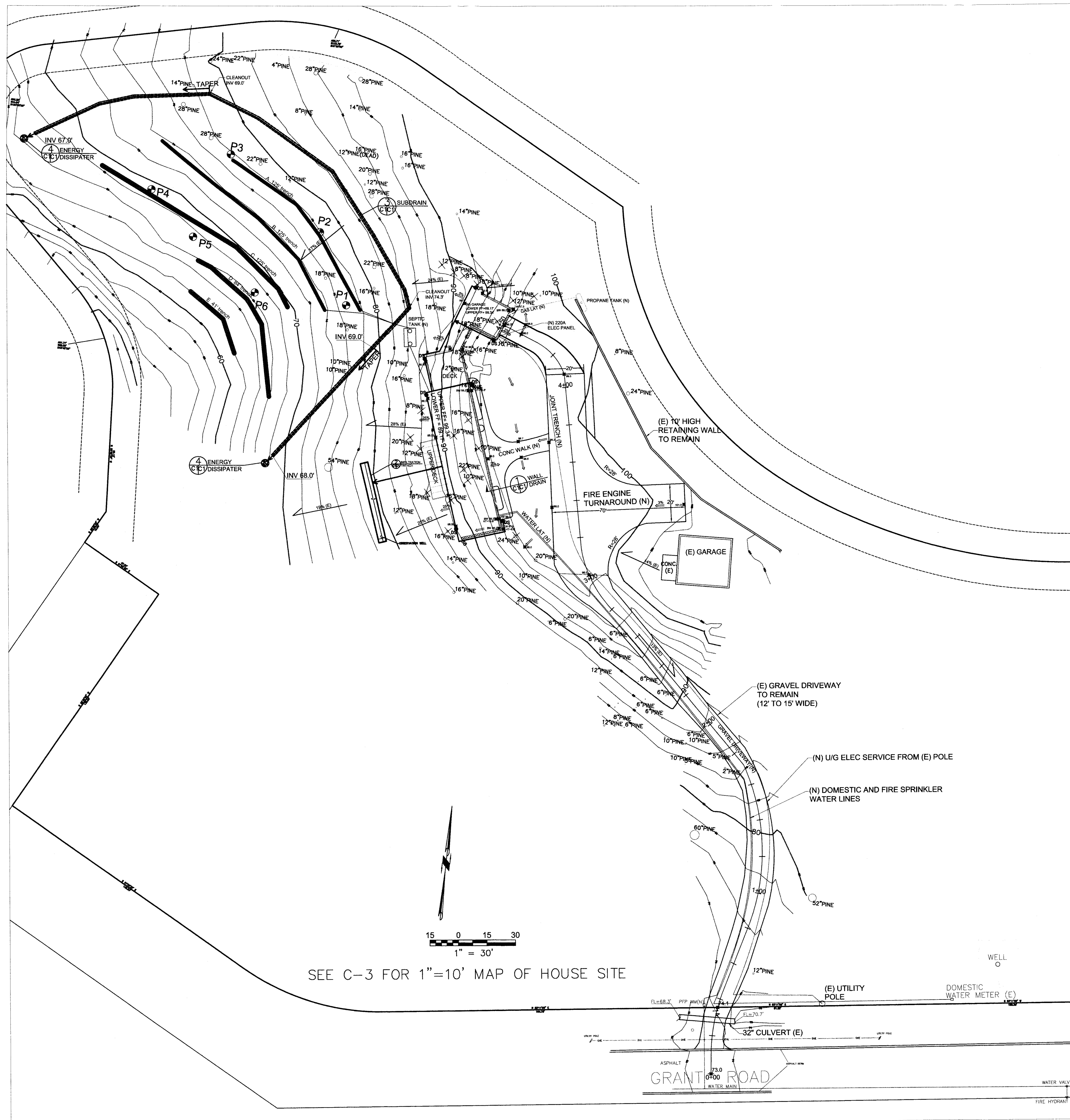
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Drawn	SPM	Design	SPM
Checked	SPM	Approved	SPM
Job No.		Drawing Number:	



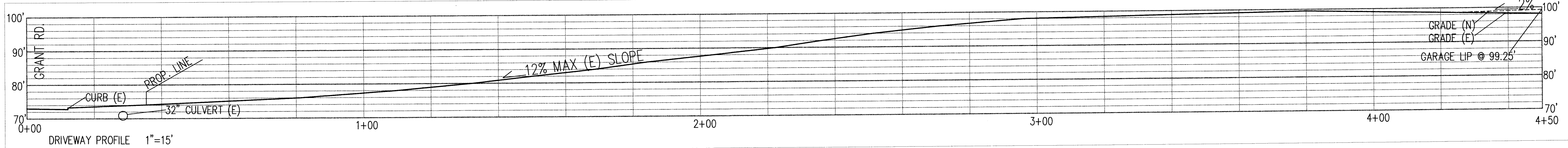
SAVOR P. MCALLEE LAND SURVEYING
 1000 S. GARDNER ST.
 SOUTH SAN FRANCISCO, CA 94080
 805/709-2423

TOPOGRAPHIC SURVEY OF 1237 GRANT RD, MONTARA
 (APN 036-225-130)
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Date	08-28-18
Scale	1"=10'
Drawn	SPM
Approved	SPM
Job No.	
Drawing Number:	



SEE C-3 FOR 1"=10' MAP OF HOUSE SITE



GENERAL NOTES

1. PLANS PREPARED AT REQUEST OF: JORDAN McWHERTER, OWNER
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 2 FEET.
4. SITE SURVEYED BY S. MICALLEF, AUGUST 2106.
5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL DOWNSPOUTS SHALL LEAD TO INFILTRATION TRENCH, AS SHOWN.
3. ALL PERFORATED DRAIN PIPES SHALL BE 3" MIN. DIAMETER 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 INFILTRATION TRENCH 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.
5. SIX PERCOLATION TESTS FOR THE SEPTIC SYSTEM YIELDED PERCOLATION RATED RANGING FROM 3 TO 9 INCHES/HOUR.

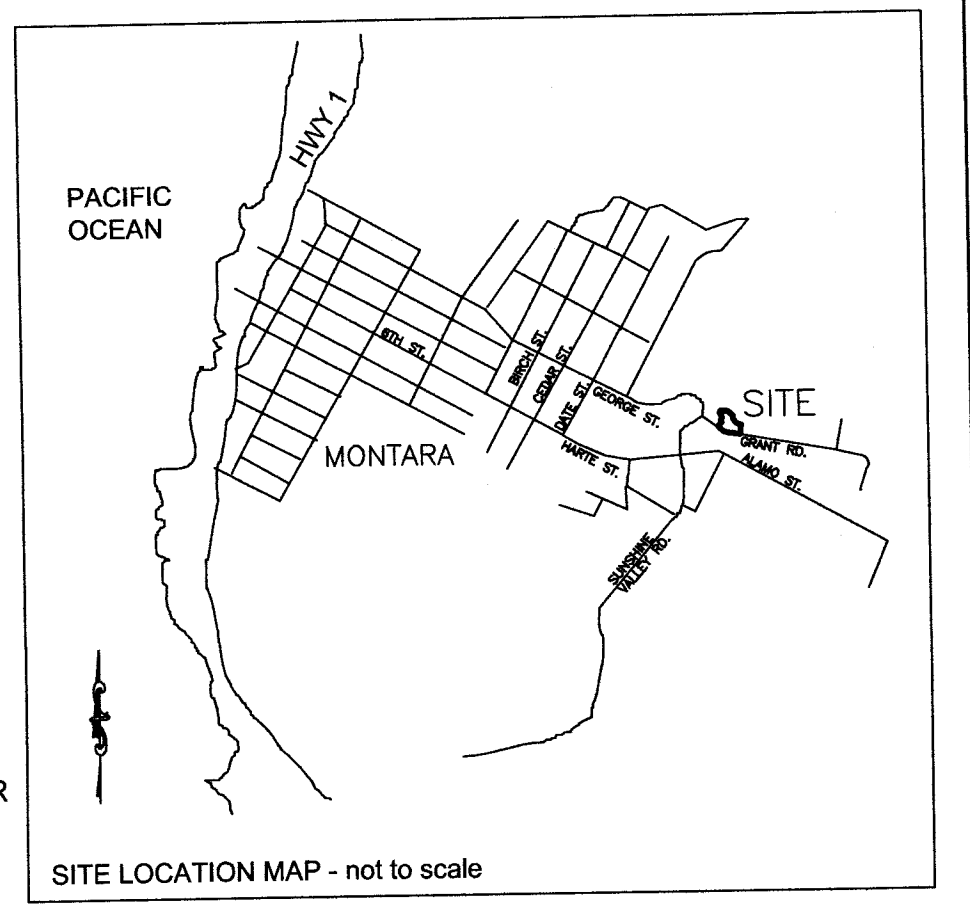
GRADING NOTES

- CUT VOLUME : 920 CY
 FILL VOLUME : 75 CY
 CUT + FILL = 995 CY
1. ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWEAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.
 2. EXISTING GRAVEL DRIVEWAY SHALL BE USED IN ITS CURRENT SIZE AND CONDITION.
 3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 4. CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
 5. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.

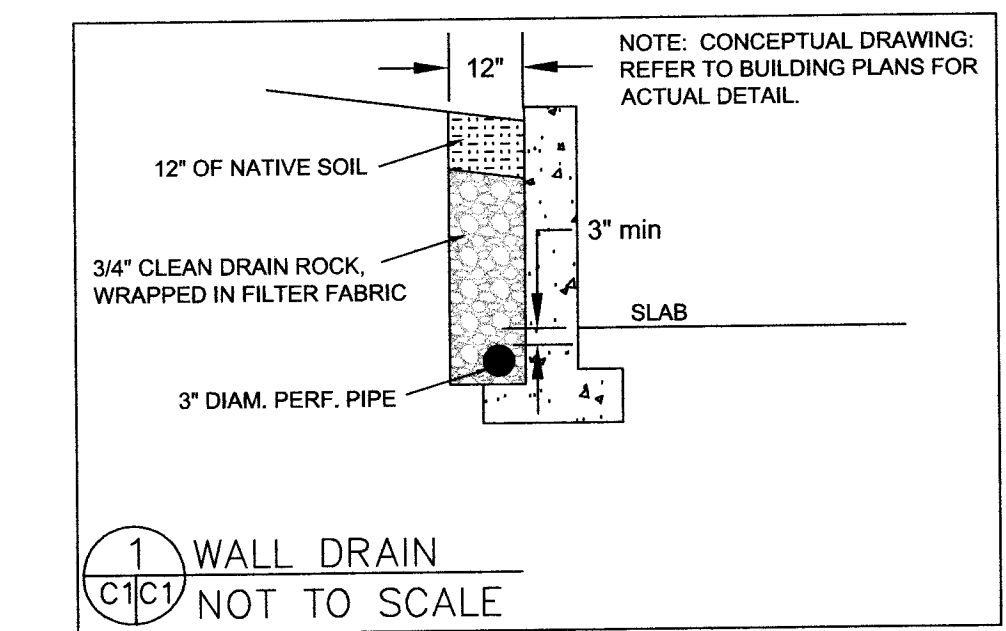
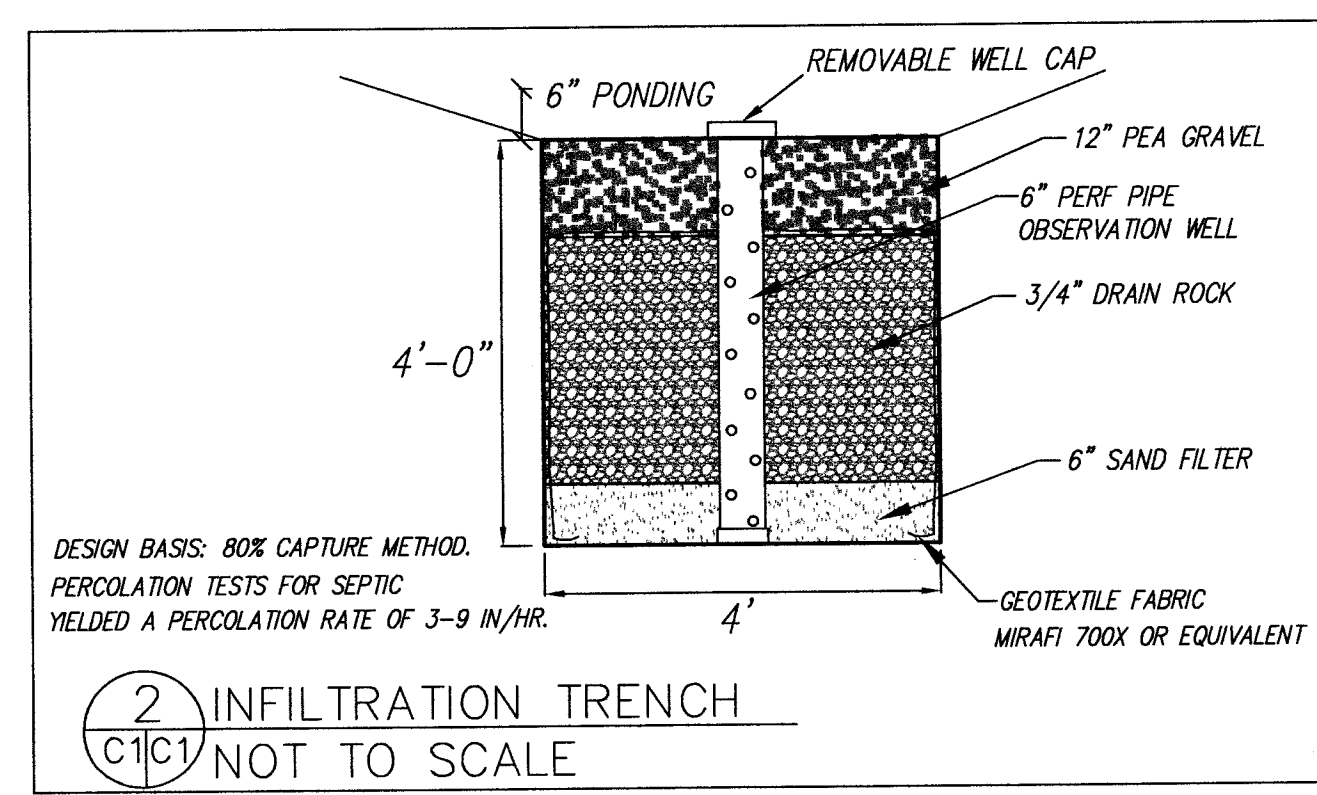
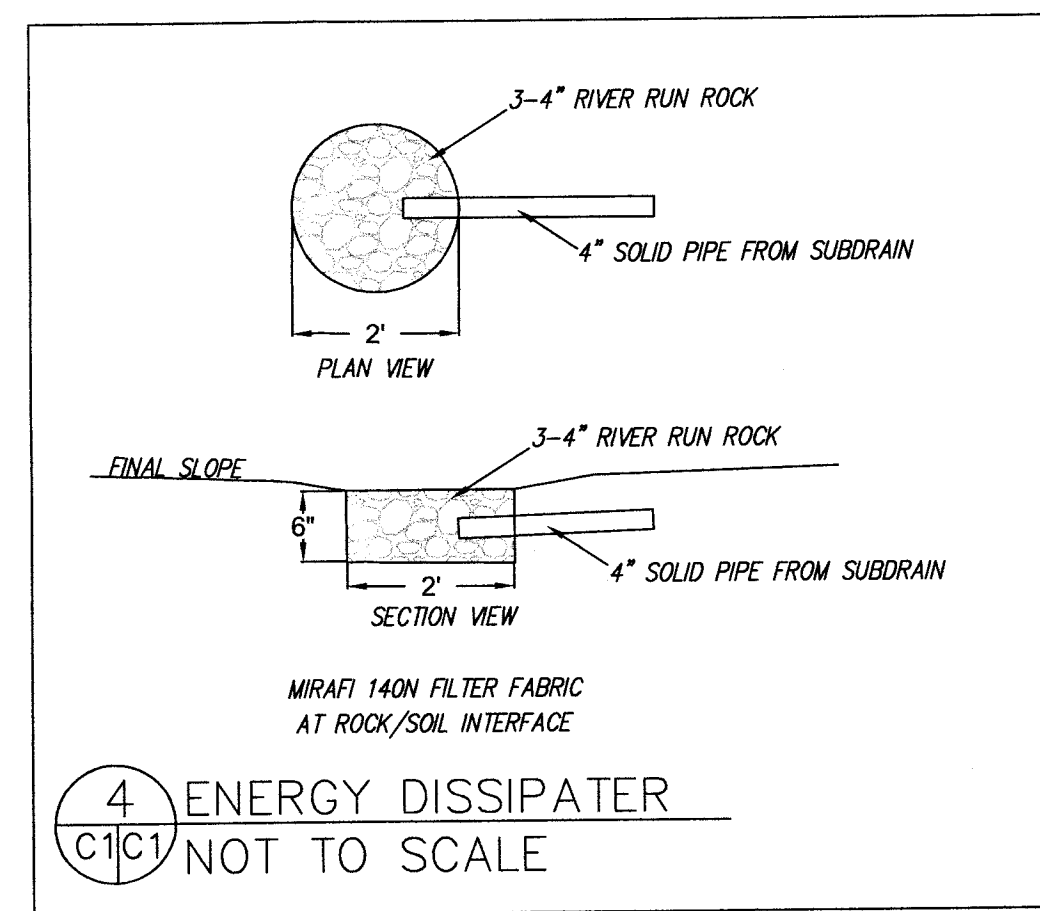
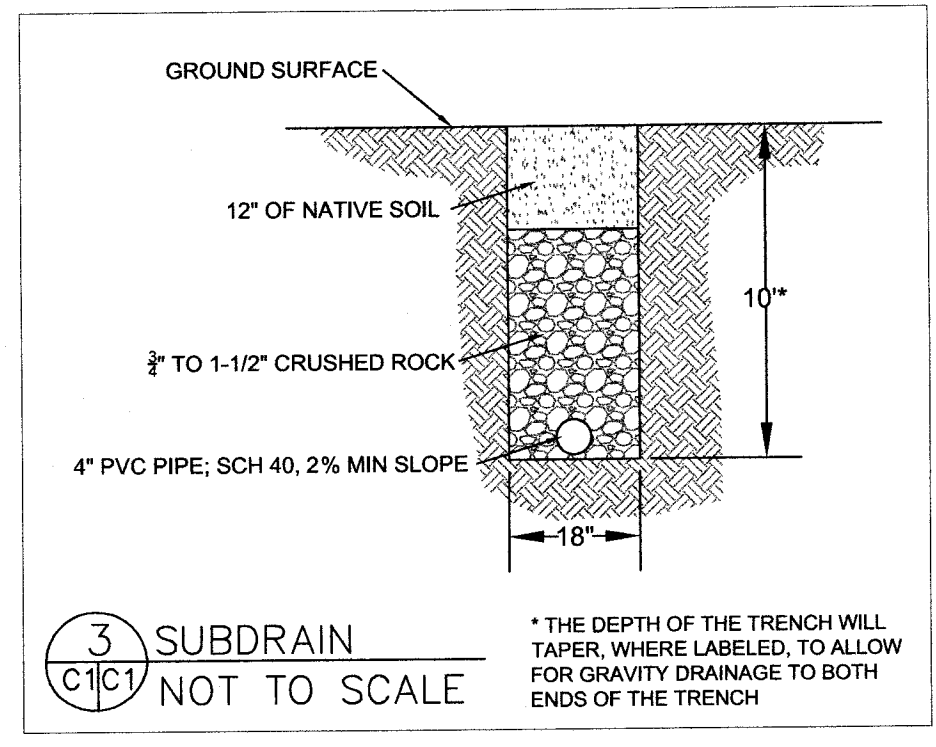
LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 89.0 PROPOSED SPOT ELEVATION
- SURFACE DRAINAGE FLOW
- DOWNSPOUT W/ SPLASH BLOCK
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- PROPOSED RETAINING WALL
- 10" PINE TREE TO BE REMOVED

(E) = EXISTING
 (N) = NEW, OR PROPOSED



SECTION AND DETAIL CONVENTION

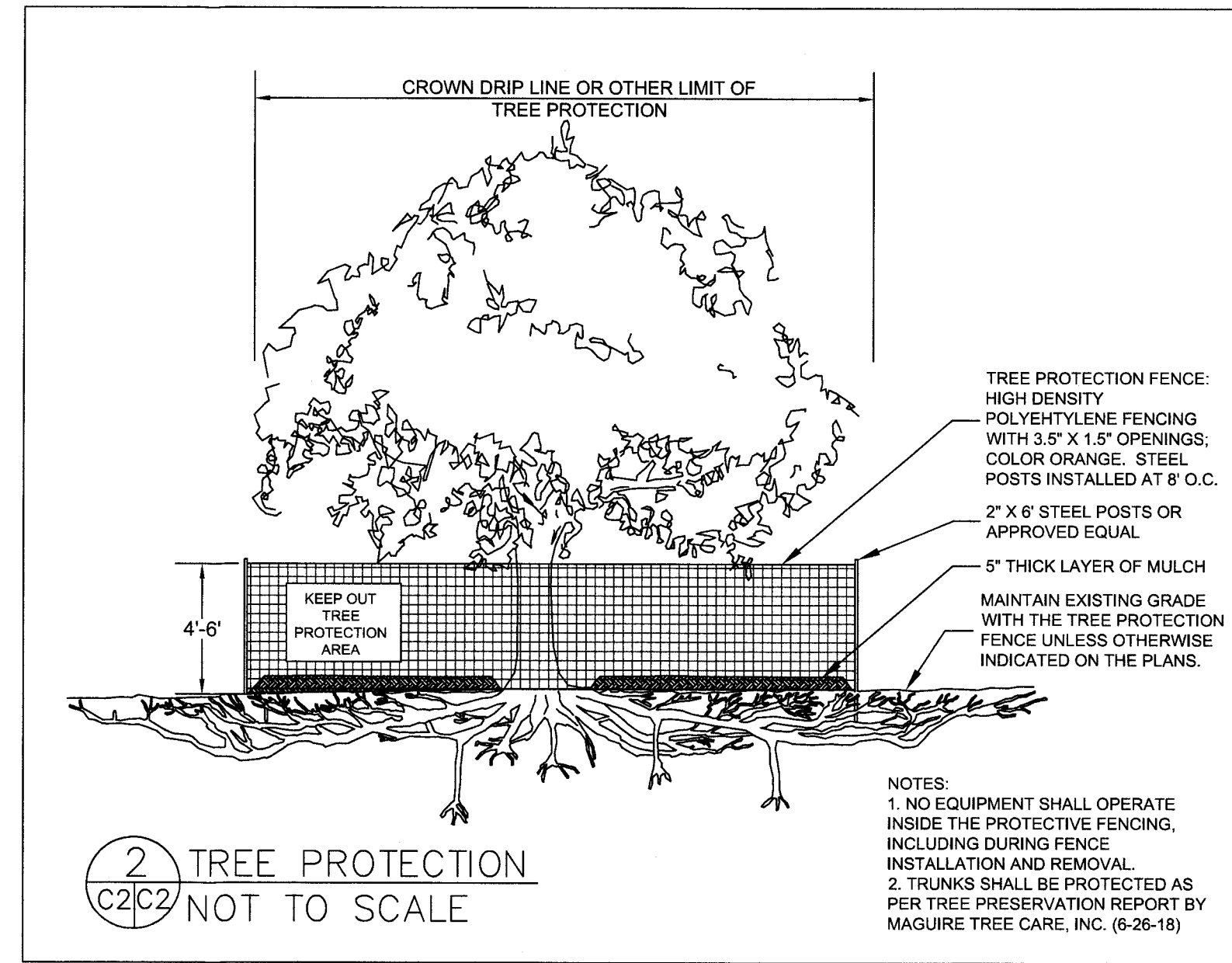
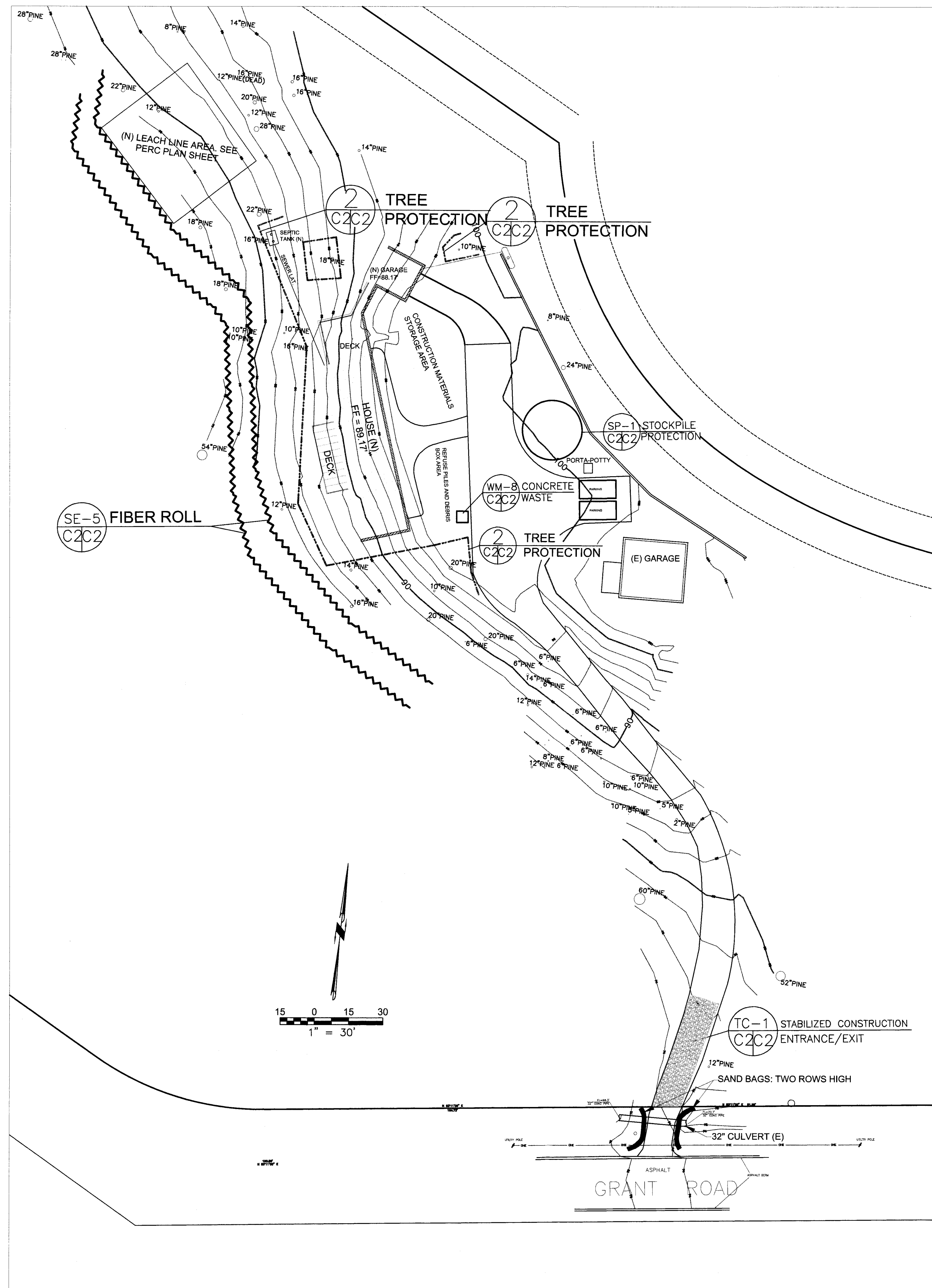


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

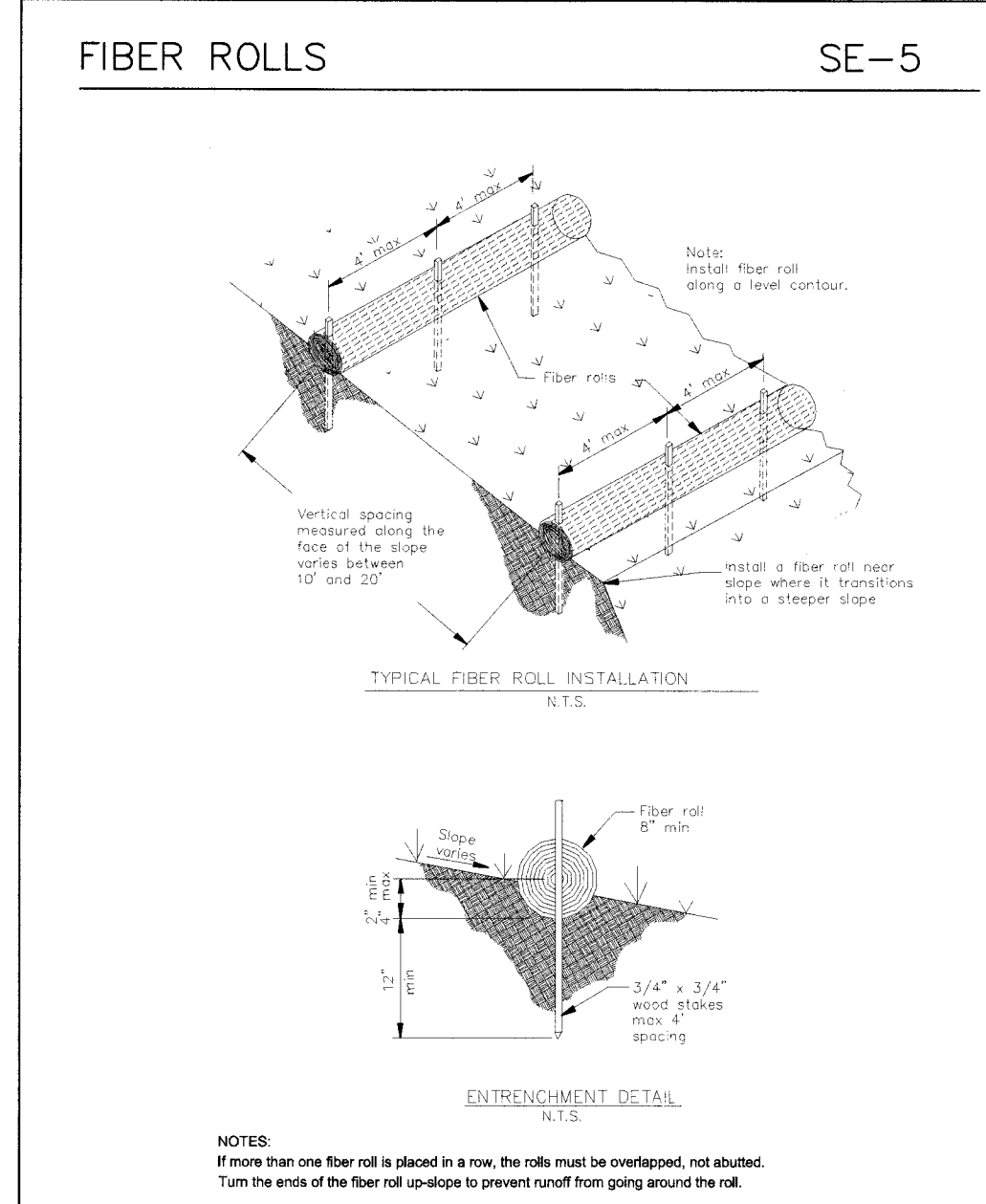
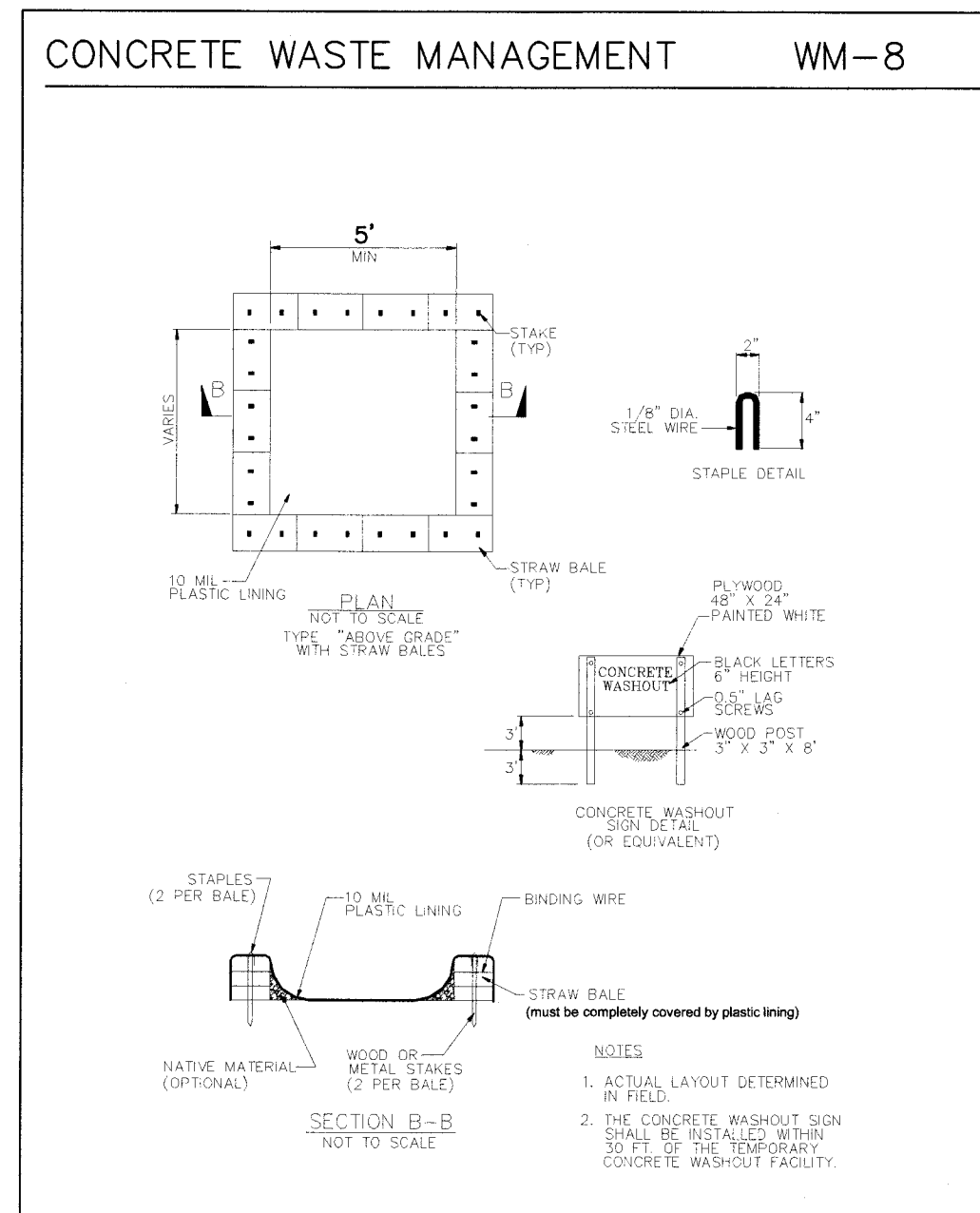
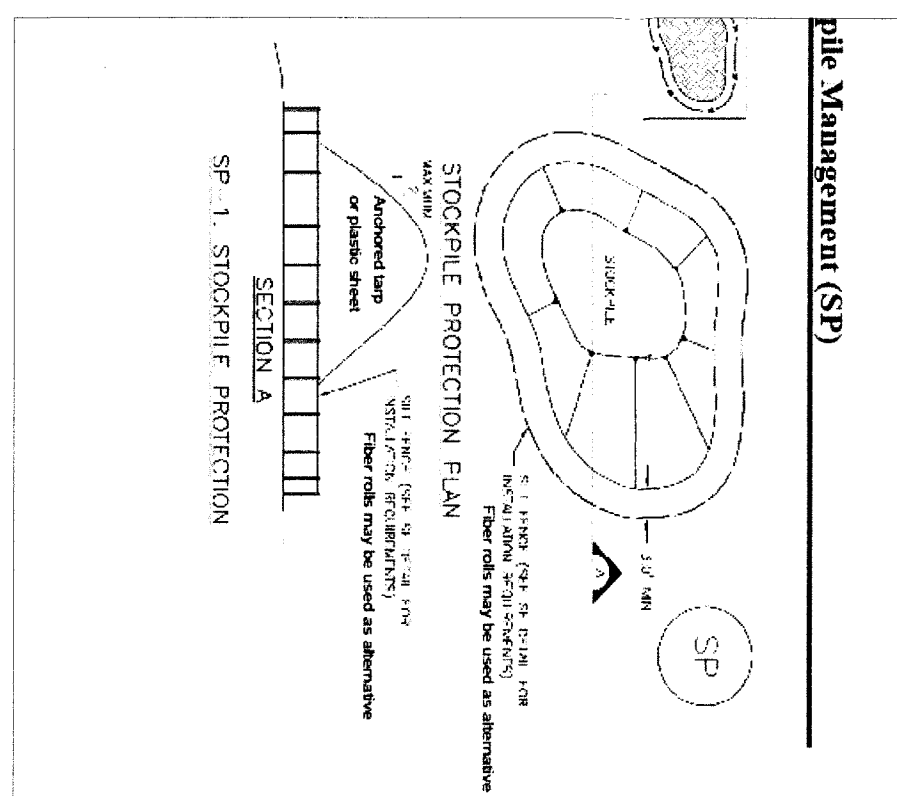
DATE: 8-10-18
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 11-5-18
 REV. DATE: 1-16-19
 REV. DATE: 3-12-19
 REV. DATE:

GRADING AND DRAINAGE PLAN
 McWHERTER PROPERTY,
 1237 GRANT RD.
 MONTARA, CALIFORNIA
 APN: 036-225-130

SHEET
 C-1



- TREE PROTECTION NOTES**
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
 2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
 3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
 4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
 5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
 6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

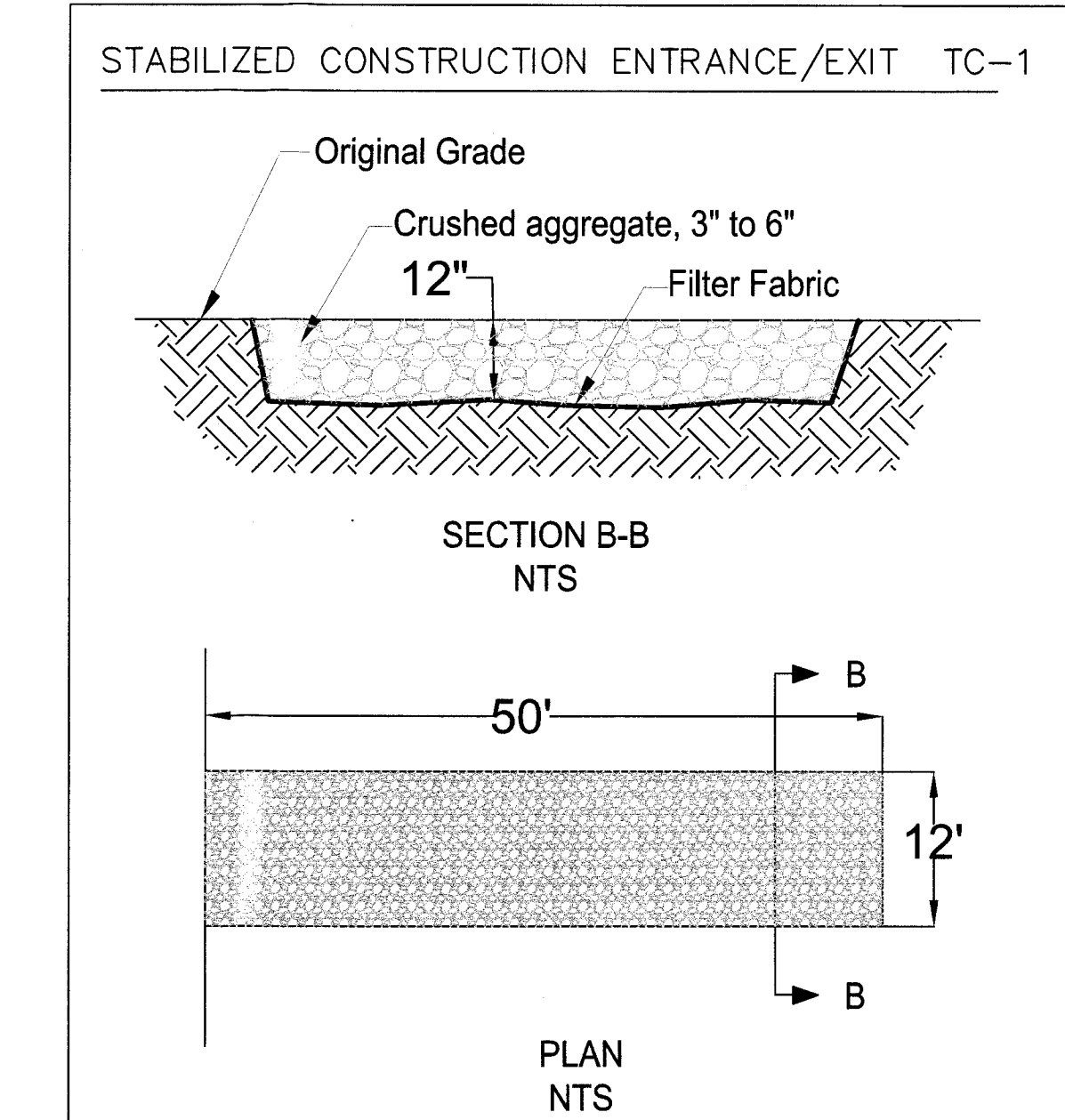


GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- 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.
- Protect existing culvert at Grant Road with two rows of sand bags, as shown.

EROSION CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL 1
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 12 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



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: JORDAN McWHERTER
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-888-9588
 PHONE:
 E-MAIL: taylormakedevelopment@gmail.com

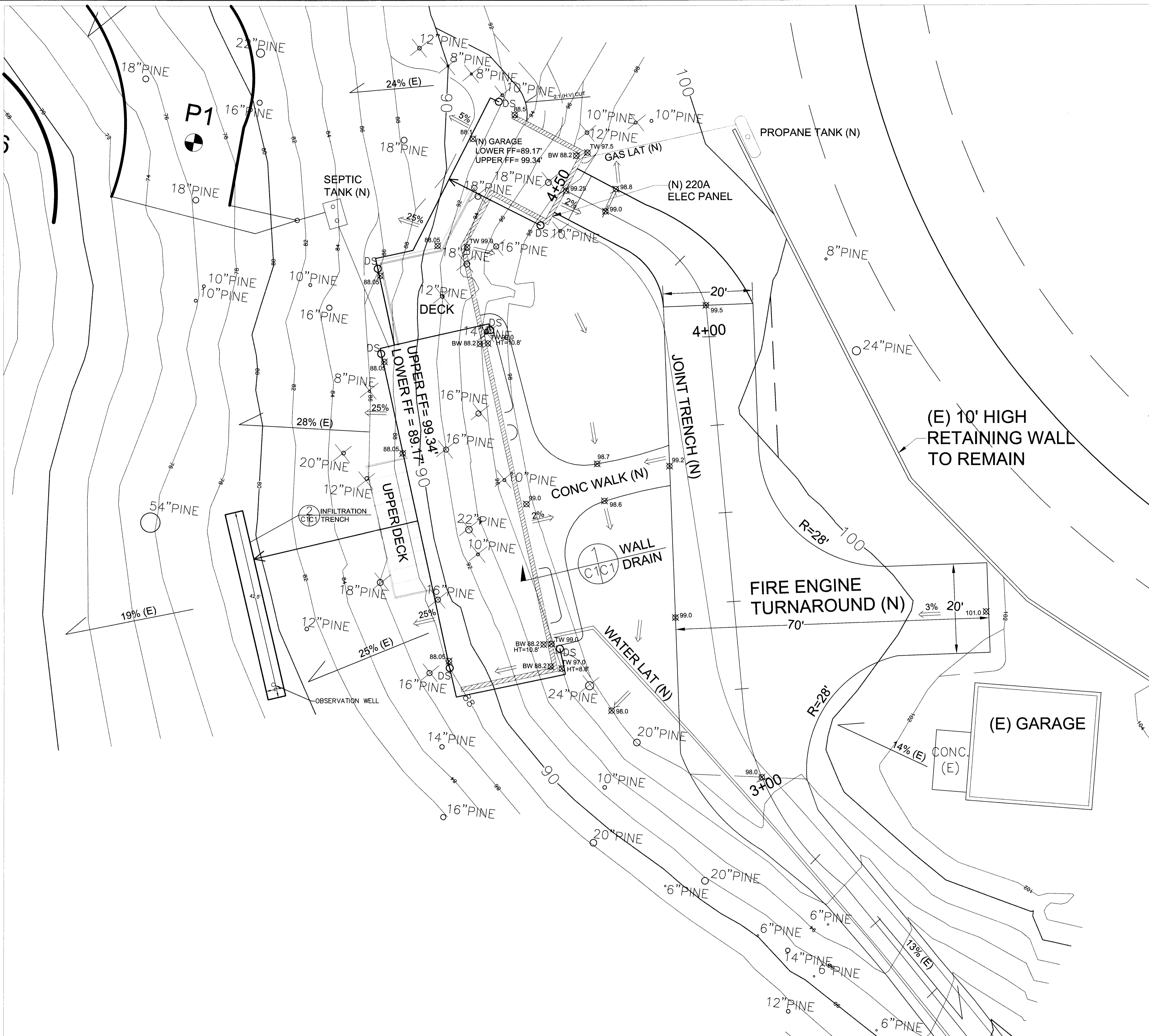


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 532 PRINCETON AVENUE
 PRINCETON, CALIF. 94019
 (650) 738-3590
 FAX 728-3593

DATE: 8-10-18
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 11-5-18
 REV. DATE:
 REV. DATE:

EROSION, SEDIMENT CONTROL, AND TREE PROTECTION PLAN
 McWHERTER PROPERTY,
 1237 GRANT RD.
 MONTARA, CALIFORNIA
 APN: 036-225-130

SHEET
 C-2

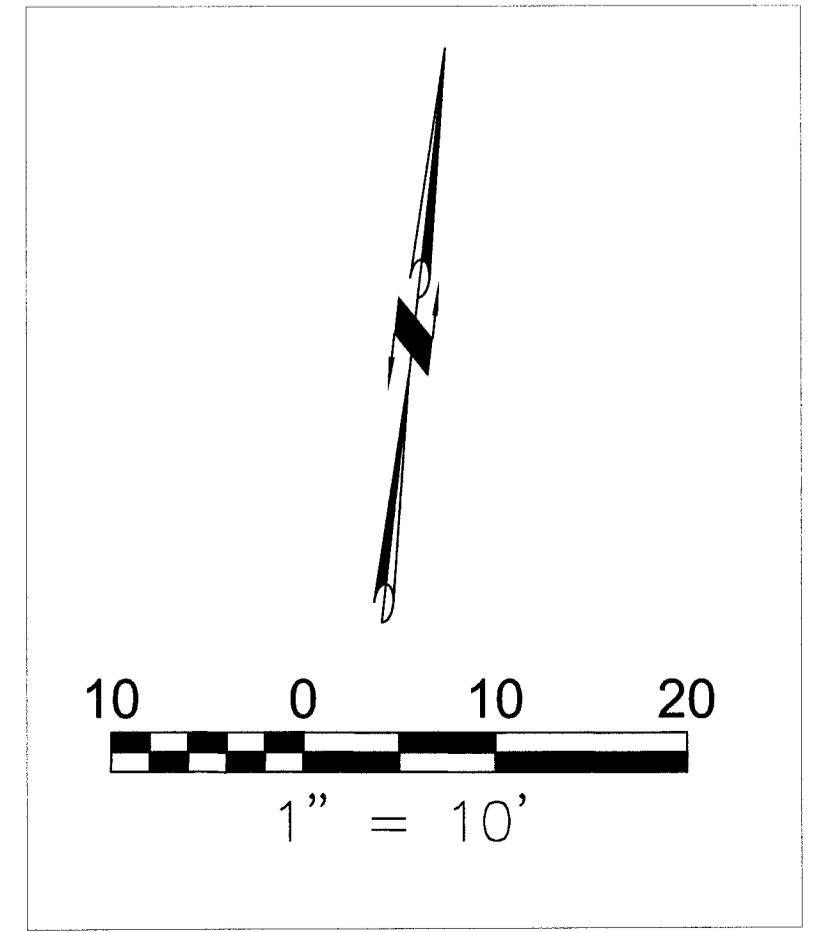


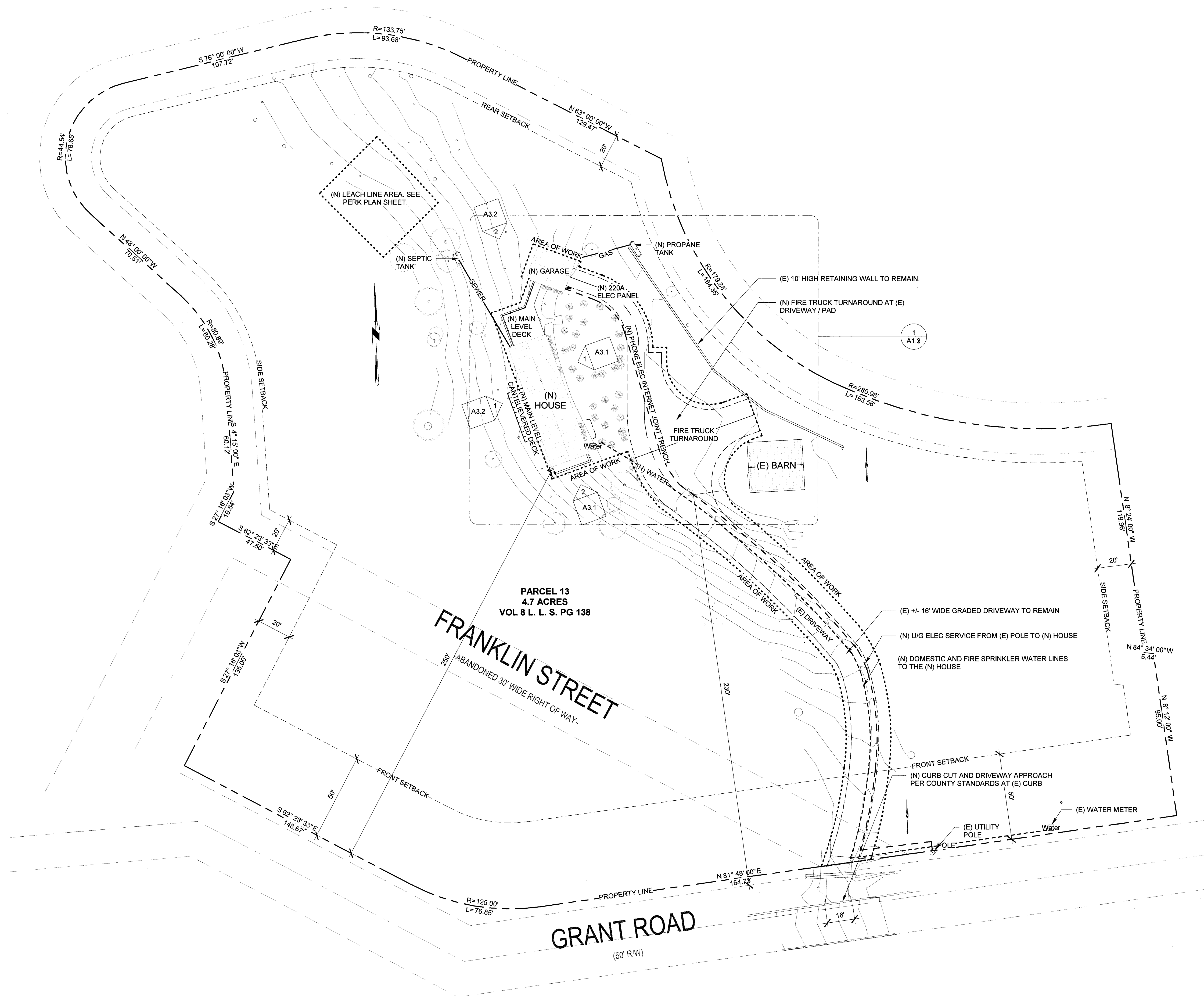
Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 SAN CEBIT, CA 94019
 (510) 738-3599
 FAX: 728-3598

DATE: 11-5-18
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

**GRADING AND DRAINAGE,
 HOUSE SITE**
 McWHERTER PROPERTY,
 1237 GRANT RD.
 MONTARA, CALIFORNIA
 APN: 036-225-130

SHEET
 C-3





① OVERALL SITE PLAN
1" = 30'-0"

T. M. M.

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

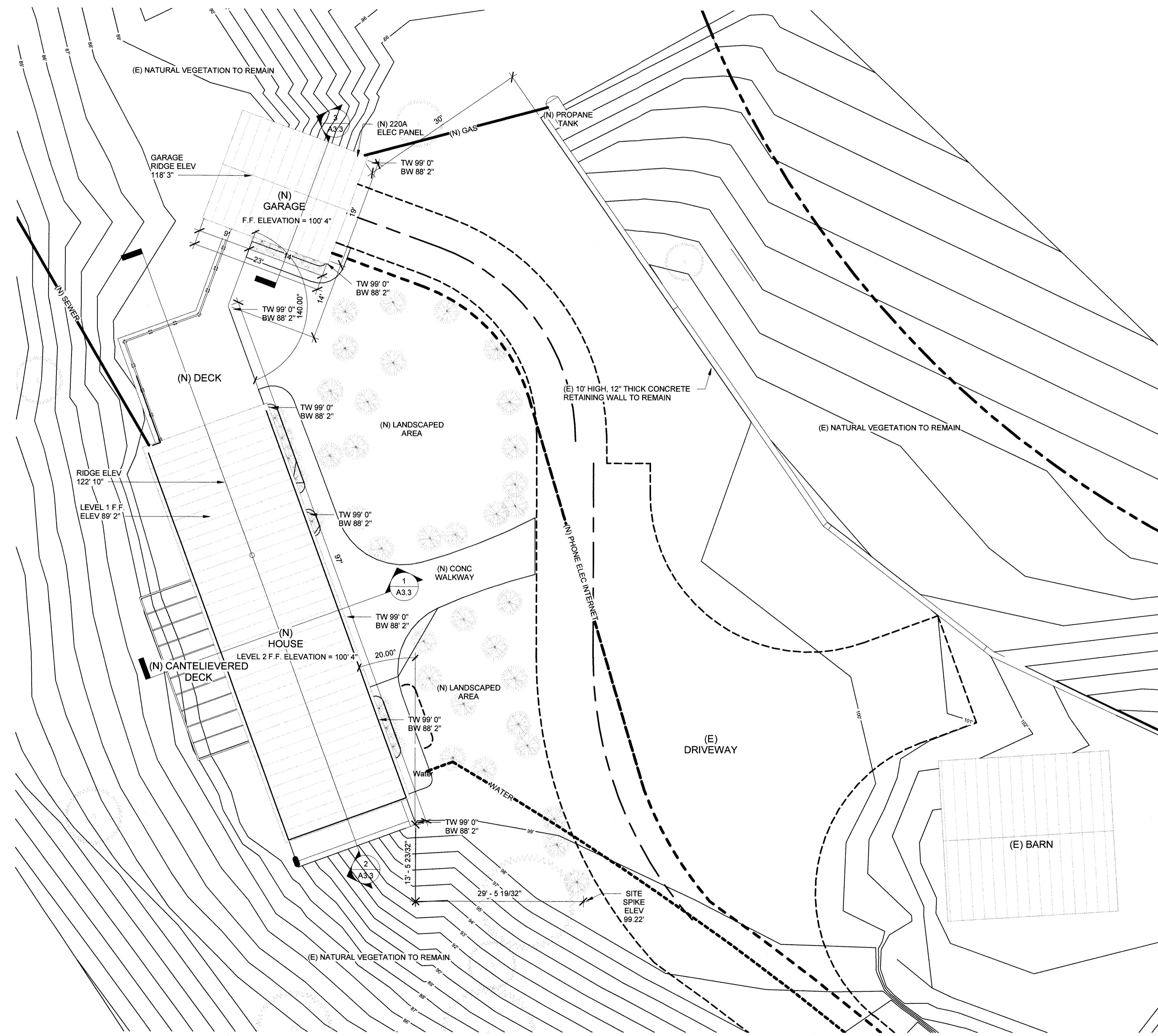
PROJECT NAME:
**NEW SINGLE FAMILY HOME
MCWHERTER RESIDENCE**

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

PROJECT SCOPE:
**(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE**

SHEET TITLE
**OVERALL SITE
PLAN**

SHEET
A1.1



1 PARTIAL SITE PLAN
1" = 10'-0"

Taylor

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	09/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

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

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

PROJECT SCOPE:
**(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE**

SHEET TITLE
**PARTIAL SITE
PLAN**

SHEET
A1.2



① TURNAROUND PLAN
1" = 10'-0"

Tecumseh

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

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

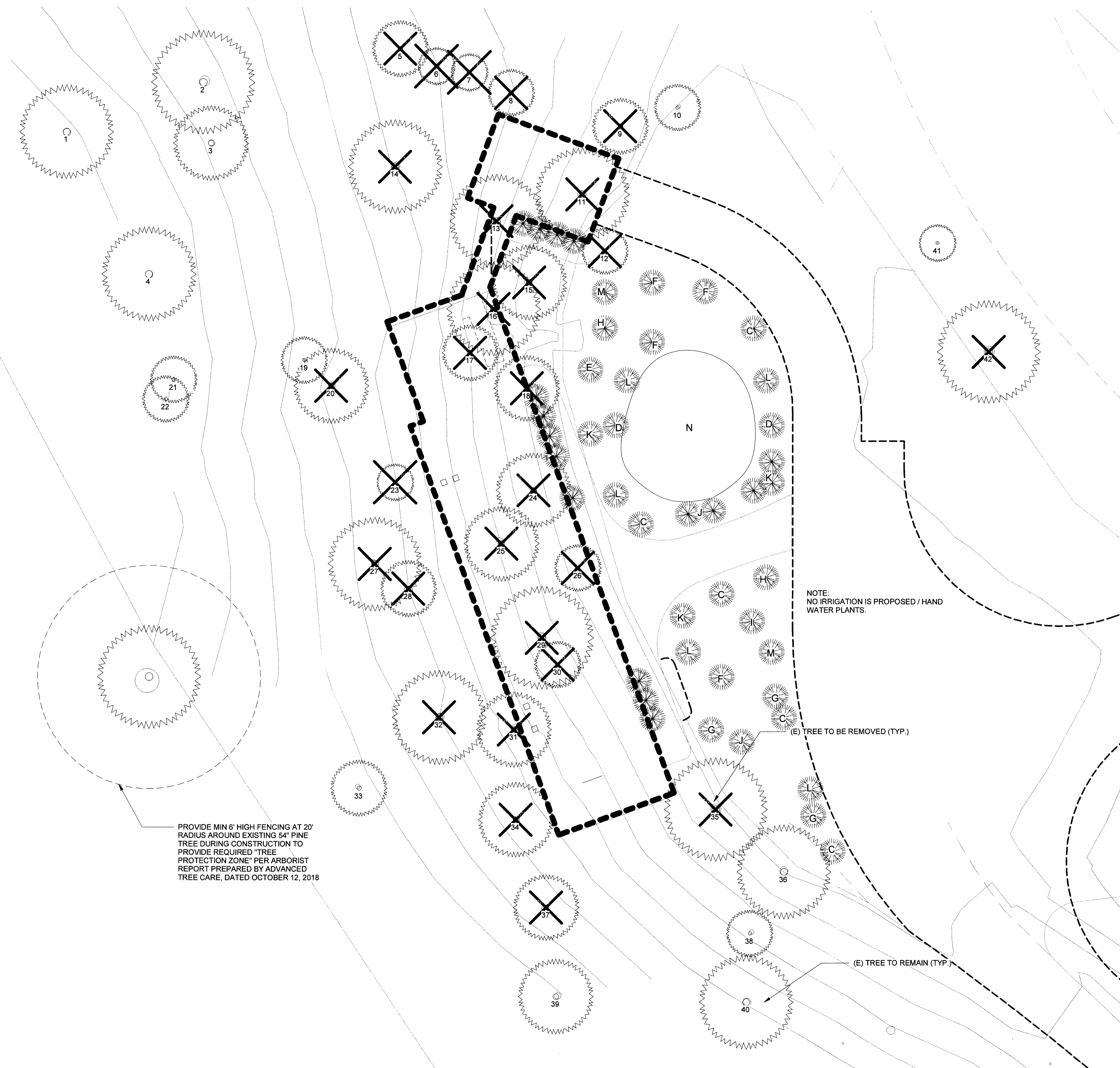
PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

PROJECT SCOPE:
**(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE**

SHEET TITLE
**TURNAROUND
PLAN**

SHEET
A1.3

T. ...



TREE SCHEDULE			
Mark	Type	Phase Created	Phase Demolished
	22" Pine	Existing	None
1	18" Pine	Existing	None
2	22" Pine	Existing	None
3	16" Pine	Existing	None
4	18" Pine	Existing	None
5	12" Pine	Existing	New Construction
6	8" Pine	Existing	New Construction
7	8" Pine	Existing	New Construction
8	10" Pine	Existing	New Construction
9	12" Pine	Existing	New Construction
10	10" Pine	Existing	None
11	18" Pine	Existing	New Construction
12	10" Pine	Existing	New Construction
13	18" Pine	Existing	New Construction
14	18" Pine	Existing	New Construction
15	16" Pine	Existing	New Construction
16	18" Pine	Existing	New Construction
17	12" Pine	Existing	New Construction
18	14" Pine	Existing	New Construction
19	10" Pine	Existing	None
20	16" Pine	Existing	New Construction
21	10" Pine	Existing	None
22	10" Pine	Existing	None
23	8" Pine	Existing	New Construction
24	16" Pine	Existing	New Construction
25	16" Pine	Existing	New Construction
26	10" Pine	Existing	New Construction
27	20" Pine	Existing	New Construction
28	12" Pine	Existing	New Construction
29	22" Pine	Existing	New Construction
30	10" Pine	Existing	New Construction
31	16" Pine	Existing	New Construction
32	18" Pine	Existing	New Construction
33	12" Pine	Existing	None
34	16" Pine	Existing	New Construction
35	24" Pine	Existing	New Construction
36	20" Pine	Existing	None
37	14" Pine	Existing	New Construction
38	10" Pine	Existing	None
39	16" Pine	Existing	None
40	20" Pine	Existing	None
41	8" Pine	Existing	None
42	24" Pine	Existing	New Construction

PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT TYPE	NATIVE?	DROUGHT TOLERANT?	IRRIGATION METHOD
A	(not used)					
B	(not used)					
C	CEANOTHUS 'DARK STAFF'	CALIFORNIA LILAC	SHRUB	X	X	BAY NATIVES none
D	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	SHRUB	X	X	SUNSET none
E	ARCTOSTAPHYLOS DENSIFLORA 'SUNSET'	SUNSET MANZANITA	SHRUB	X	X	BAY NATIVES none
F	ERICACEAE ERICACEAE	CALIFORNIA GOLDENBUSH	SHRUB	X	X	SUNSET none
G	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	SHRUB	X	X	SUNSET none
H	SALVIA CLEVELANDII	CLEVELAND'S SAGE	SHRUB	X	X	BAY NATIVES none
I	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	GRASS		X	SAN MARCOS GROWERS none
J	CHONDROPETALUM TECTORIUM	SMALL CAPE RUSH	GRASS		X	SAN MARCOS GROWERS none
K	SALVIA CHAMAEDRYOIDES	'BEE'S BLISS' SAGE	PERENNIAL	X	X	SUNSET none
L	IRIS DOUGLASSIANA 'CANYON SNOW'	CANYON SNOW IRIS	PERENNIAL	X	X	SUNSET none
M	ARABIS BLEPHAROPHYLLA	COAST ROCK CRESS	PERENNIAL	X	X	SUNSET none
N	SOD FESCUE BLEND	FESCUE BLEND SOD	SOD	X	X	BAY NATIVES none

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

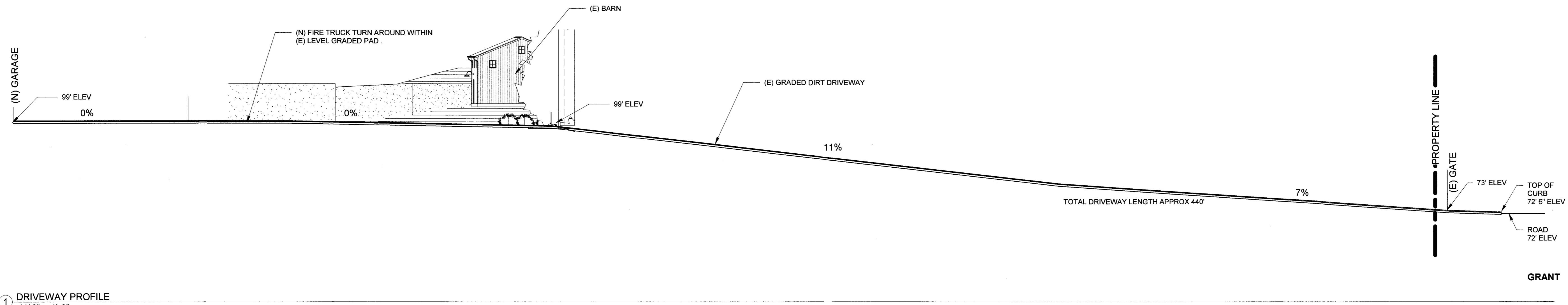
PROJECT SCOPE:
(N) TWO STORY, SINGLE FAMILY HOME WITH (N) ATTACHED GARAGE

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

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

SHEET TITLE:
**TREE AND
LANDSCAPE
PLAN**

SHEET
A1.4



① DRIVEWAY PROFILE
1/16" = 1'-0"

T. Ward

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

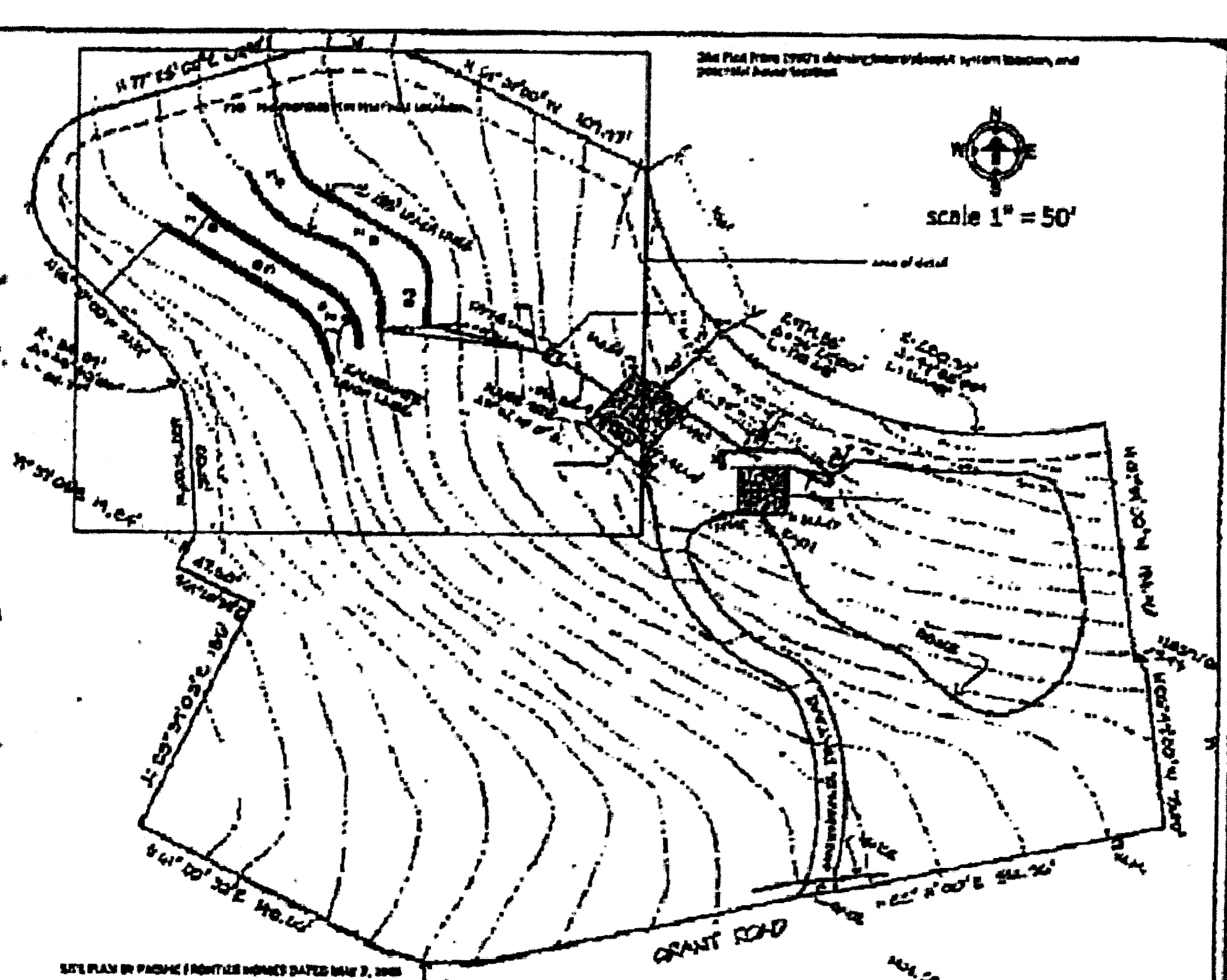
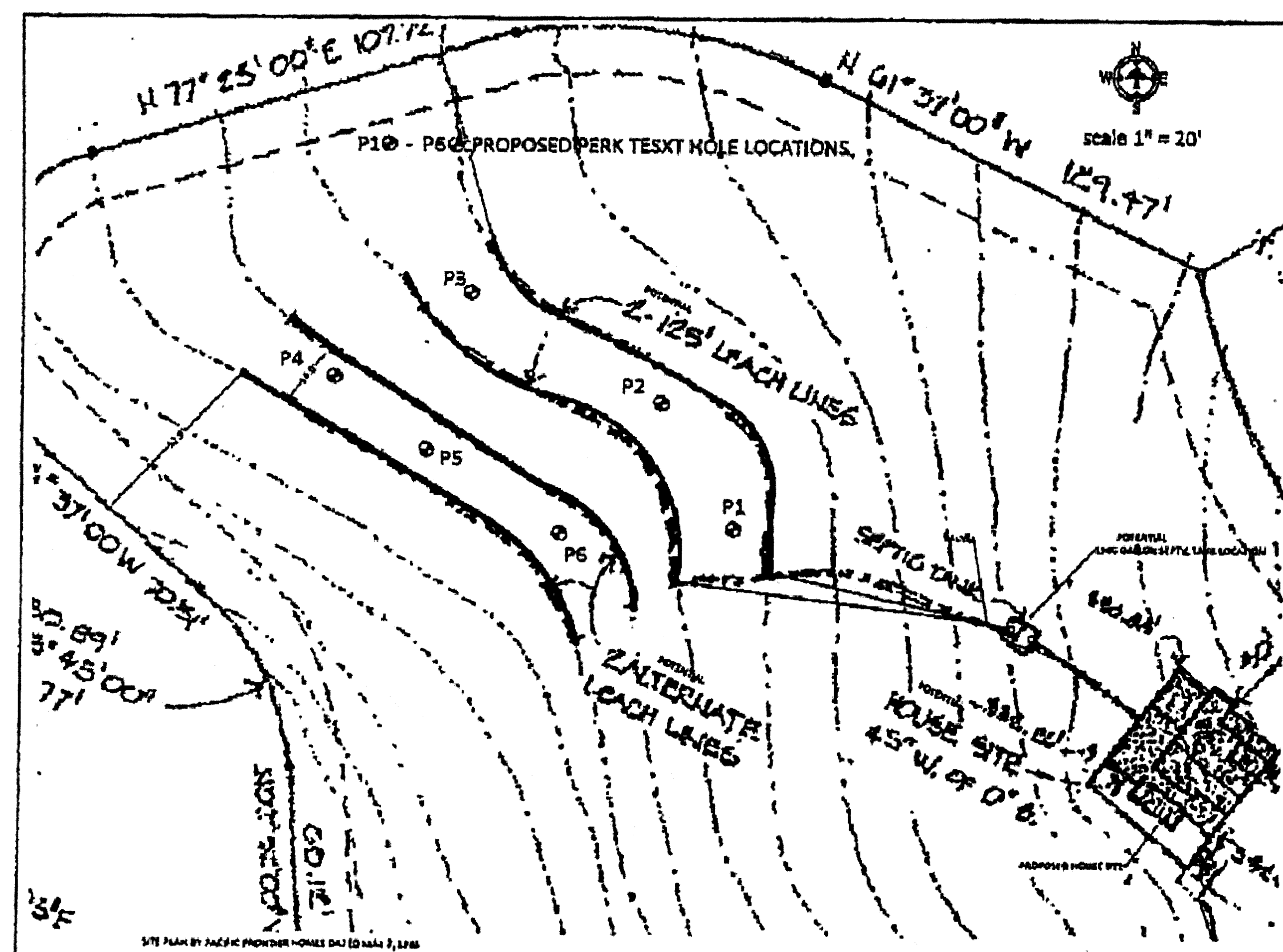
PROJECT NAME:
**NEW SINGLE FAMILY HOME
MCWHERTER RESIDENCE**

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

PROJECT SCOPE:
**(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE**

SHEET TITLE
**DRIVEWAY
PROFILE**

SHEET
A1.5

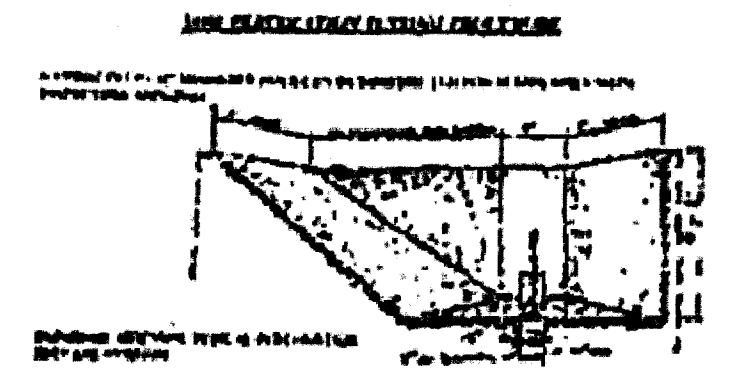


NOTE: THE HOUSE AND SEPTIC SYSTEM SHOWN HERE DO NOT EXIST AND ARE SHOWN FOR REFERENCE PURPOSES ONLY

Setbacks that Apply to Septic Systems

SECTION 1521 - LAND USE

- The owner, person or entity that has installed or plans to install:
 - Septic tank
 - Leach line
 - Septic tank and leach line
- The setbacks shall be as follows:
 - Septic tank: 10 feet from any building, 10 feet from any property line, 10 feet from any public right-of-way, 10 feet from any utility line, 10 feet from any other structure.
 - Leach line: 10 feet from any building, 10 feet from any property line, 10 feet from any public right-of-way, 10 feet from any utility line, 10 feet from any other structure.



SCOPE OF WORK

The following work will be done under the supervision of the County of San Mateo and shall be done in accordance with the County of San Mateo Code.

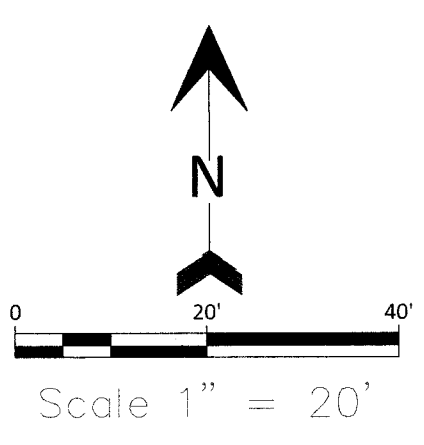
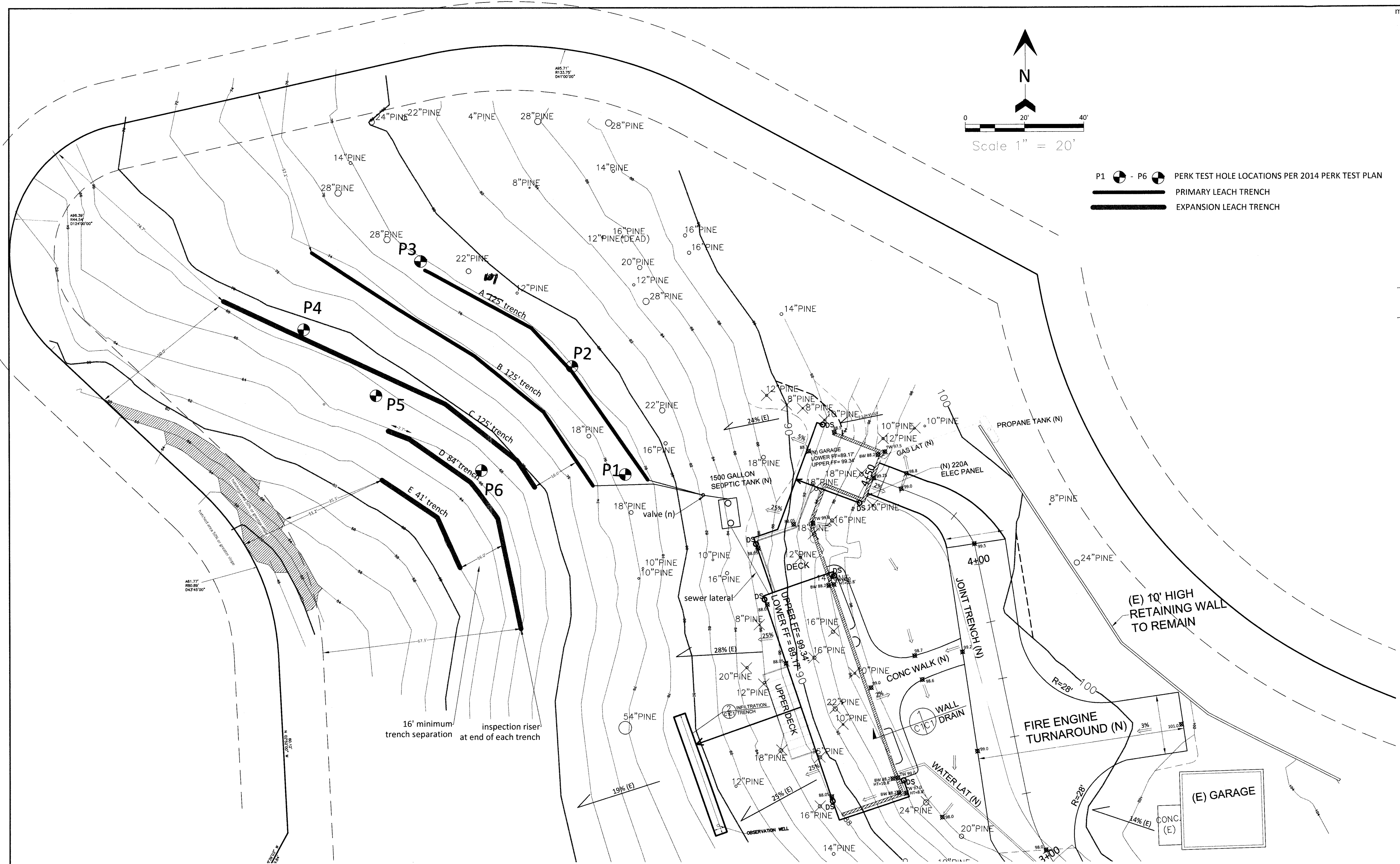
- Locate and install perk test holes to determine depth of ground water table, quantity of soil for septic effluent, and direction of seepage.
- Install the permeation test hole in the yard and Town gutter and install pump on 100 feet.
- Prepare test hole logs.
- Run permeation test as required by County and Town.
- Mark all permeation test hole locations.

PERK TEST RESULTS

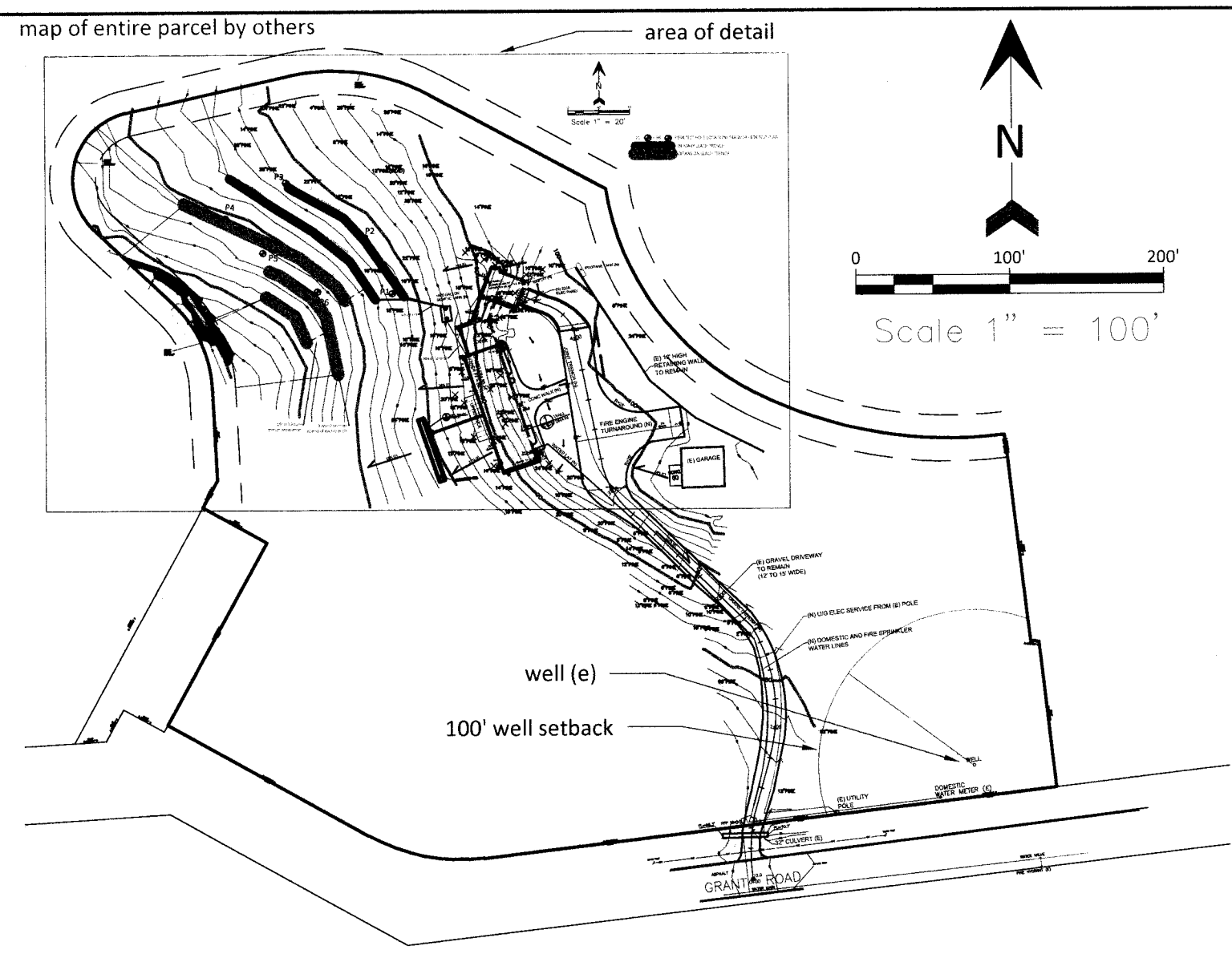
These results are not available at this time. A report will be submitted to the County of San Mateo upon completion of the perk test. The County reports that a perk test is done to determine the rate of the required septic system tank size.

The plan was developed to show where and how the perk test will be done to meet the requirements.

S.R. HARTSELL, R.E.H.S. P.O. BOX 942 PACIFICA, CA 94044 (415) 352-1234	
PERCOLATION TEST PLAN	
1237 Grant Road Montara, CA 94037 APN 036-225-130	
October 10, 2014	
SHEET NO. 1 OF 1	
PERK	



P1 - P6 PERK TEST HOLE LOCATIONS PER 2014 PERK TEST PLAN
 PRIMARY LEACH TRENCH
 EXPANSION LEACH TRENCH

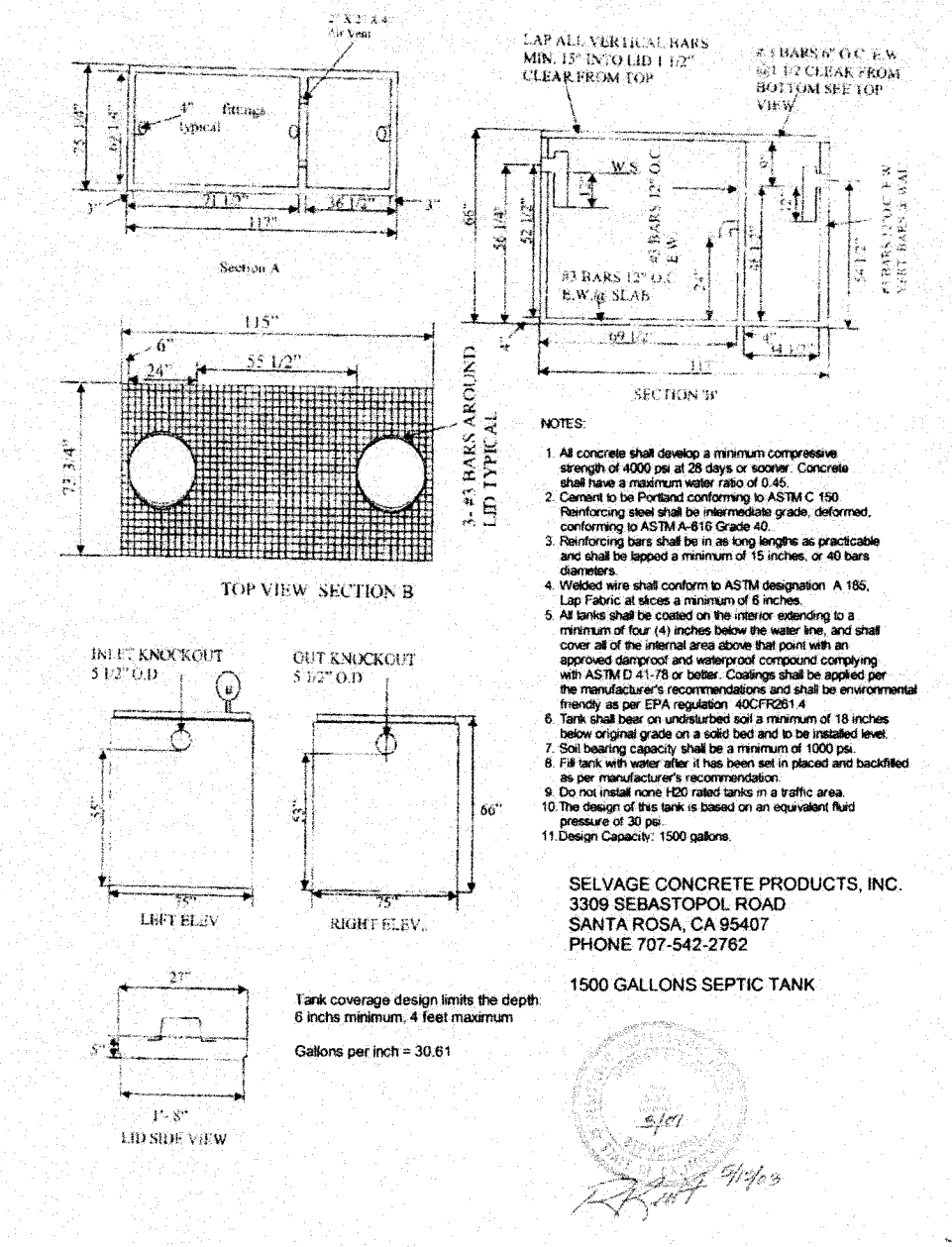


Langley Hill Quarry
 Ph: 650-851-0126 • Septic Systems Installed & Repaired • Lic. No. A702033
 SMC Certified Installer No. 01
 SMC Soil Percolation Tester No. 607

Observed in Field By: *STAR K.W.* Date: *11-26-19*

1/2 HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
1:30	FINISH	7 1/2"	8"	6 1/4"	8 1/4"	6 1/4"	6 1/4"
	START	4"	4"	5"	5"	4"	4"
	DIFF.	3 1/2"	4"	1 1/4"	3 1/4"	2 1/4"	2 1/4"
2:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
2:30	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
3:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
3:30	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
4:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
4:30	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
5:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
5:30	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
6:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
6:30	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
7:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
7:30	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
8:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
8:30	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"
9:00	FINISH	11 1/2"	12 1/2"	8 1/2"	10 1/2"	8 1/2"	8 1/2"
	START	6"	6"	7"	7"	6"	6"
	DIFF.	5 1/2"	6 1/2"	1 1/2"	3 1/2"	2 1/2"	2 1/2"

APPLICANTS NAME: **LANGLEY HILL QUARRY** PHONE: 650-851-0126
 OWNERS NAME: _____ APN: 036-225-130
 ADDRESS: 1237 GRANT ROAD MONTARA, SMC
 SIZE OF PARCEL: _____ WATER SOURCE: Public? SUBDIVISION: _____
 WET WEATHER TESTING REQUIRED? YES NO DEPTH TO GROUND WATER: 11' DRY
 SOIL LOG: Black Sandy Loam Top Soil - Reddish Brown Decomposed Granite



SEPTIC TANK DETAIL

LEACH TRENCH DETAIL

SCOPE OF WORK

PROJECT DISCUSSION

The following is a brief summary of work to be done under a permit issued by the County of San Mateo.

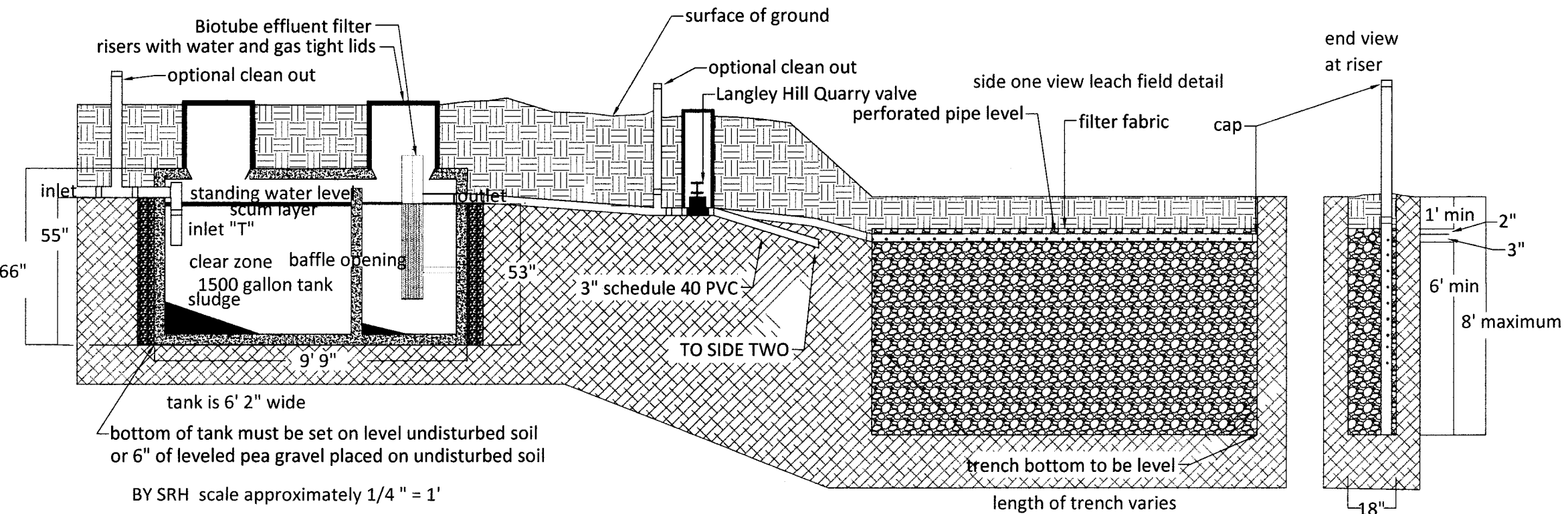
1. Install new 1500-gallon Selvage Concrete Products septic tank as shown on plan.
2. Connect new Selvage septic tank to sewer lateral that meets County Building Department regulations.
3. Install a new two-way valve and connect it to the outlet of the new tank as shown.
4. Install new trenches and connect them to the valve and to each other as shown.

All material and methods shall comply with San Mateo County regulations and policies. All work must be inspected and approved before covering it. Nothing herein should be considered to be a warranty or guarantee of any kind and the designer liability is hereby limited to \$500 or the fee paid for the design whichever is less.

The property owner is in the process of building a new 3 bedroom home for his family on this site. This plan was prepared to show where and how a septic system will be installed to serve as the sanitary means of sewage treatment and disposal.

A fifteen hundred gallon septic tank is shown here which is large enough to serve up to 4 bedrooms.

A perk test was performed on this site that produced a "B" perk rate (copy above). At this rate four leach fields are required, two primary and two expansion. Each of these leach fields is required to have at least 125 linear feet of leach trench. The primary leach trenches will be installed and the area where the expansion trenches are shown will be preserved so they can be installed if ever needed.



S.R. HARTSELL, R.E.H.S.
 202 WATERFORD DRIVE
 VACAVILLE, CA 95688
 shartsell@gmail.com (650) 888-2419

SEPTIC SYSTEM PLAN

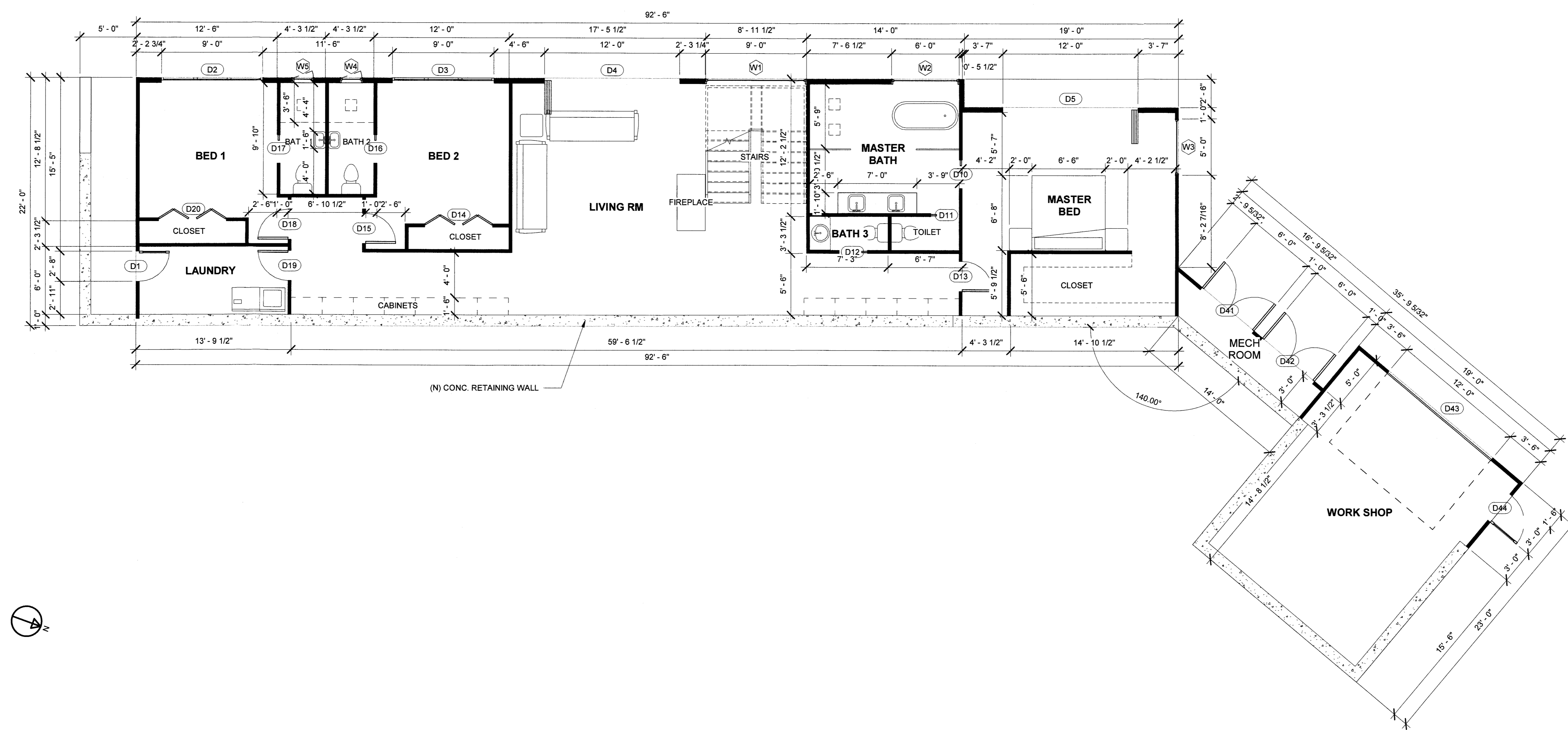
1237 GRANT ROAD
 MONTARA, CA 94037
 APN 036-225-130

JANUARY 16, 2019
 SCALE AS NOTED
 BY SRH

PAGE
SEPTIC SYSTEM PLAN
 1 OF 1

LEVEL 1 DOOR SCHEDULE						
Mark	Count	Width	Height	Level	Operation	Comments
D1	1	2'-8"	8'-0"	LEVEL 1 F.F.		
D2	1	9'-0"	8'-0"	LEVEL 1 F.F.	SLIDING	
D3	1	9'-0"	8'-0"	LEVEL 1 F.F.	SLIDING	
D4	1	12'-0"	8'-0"	LEVEL 1 F.F.	SLIDING	
D5	1	12'-0"	8'-0"	LEVEL 1 F.F.	SLIDING	
D10	1	2'-6"	7'-0"	LEVEL 1 F.F.	POCKET	
D11	1	2'-6"	7'-0"	LEVEL 1 F.F.	POCKET	
D12	1	2'-6"	7'-0"	LEVEL 1 F.F.	POCKET	
D13	1	2'-8"	8'-0"	LEVEL 1 F.F.	SINGLE	
D14	1	6'-0"	7'-0"	LEVEL 1 F.F.	FOLDING	
D15	1	2'-8"	8'-0"	LEVEL 1 F.F.	SINGLE	
D16	1	2'-6"	7'-0"	LEVEL 1 F.F.	POCKET	
D17	1	2'-6"	7'-0"	LEVEL 1 F.F.	POCKET	
D18	1	2'-8"	8'-0"	LEVEL 1 F.F.	SINGLE	
D19	1	2'-8"	8'-0"	LEVEL 1 F.F.	SINGLE	
D20	1	6'-0"	6'-8"	LEVEL 1 F.F.	FOLDING	
D41	1	6'-0"	7'-0"	LEVEL 1 F.F.	DOUBLE	
D42	1	6'-0"	7'-0"	LEVEL 1 F.F.	DOUBLE	
D43	1	12'-0"	8'-0"	LEVEL 1 F.F.	OVERHEAD	
D44	1	3'-0"	8'-0"	LEVEL 1 F.F.	SINGLE	

LEVEL 1 WINDOW SCHEDULE									
Mark	Count	Width	Height	Sill Height	Head Height	Level	Operation	Comments	
W1	1	9'-0"	10'-0"	0'-0"	10'-0"	LEVEL 1 F.F.	FIXED		
W2	1	6'-0"	8'-0"	0'-0"	8'-0"	LEVEL 1 F.F.	FIXED		
W3	1	5'-0"	8'-0"	0'-0"	8'-0"	LEVEL 1 F.F.			
W4	1	2'-0"	3'-6"	4'-6"	8'-0"	LEVEL 1 F.F.			
W5	1	2'-0"	3'-6"	4'-6"	8'-0"	LEVEL 1 F.F.			



1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

T. [Signature]

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

PROJECT SCOPE:
(N) TWO STORY, SINGLE FAMILY HOME WITH (N) ATTACHED GARAGE

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

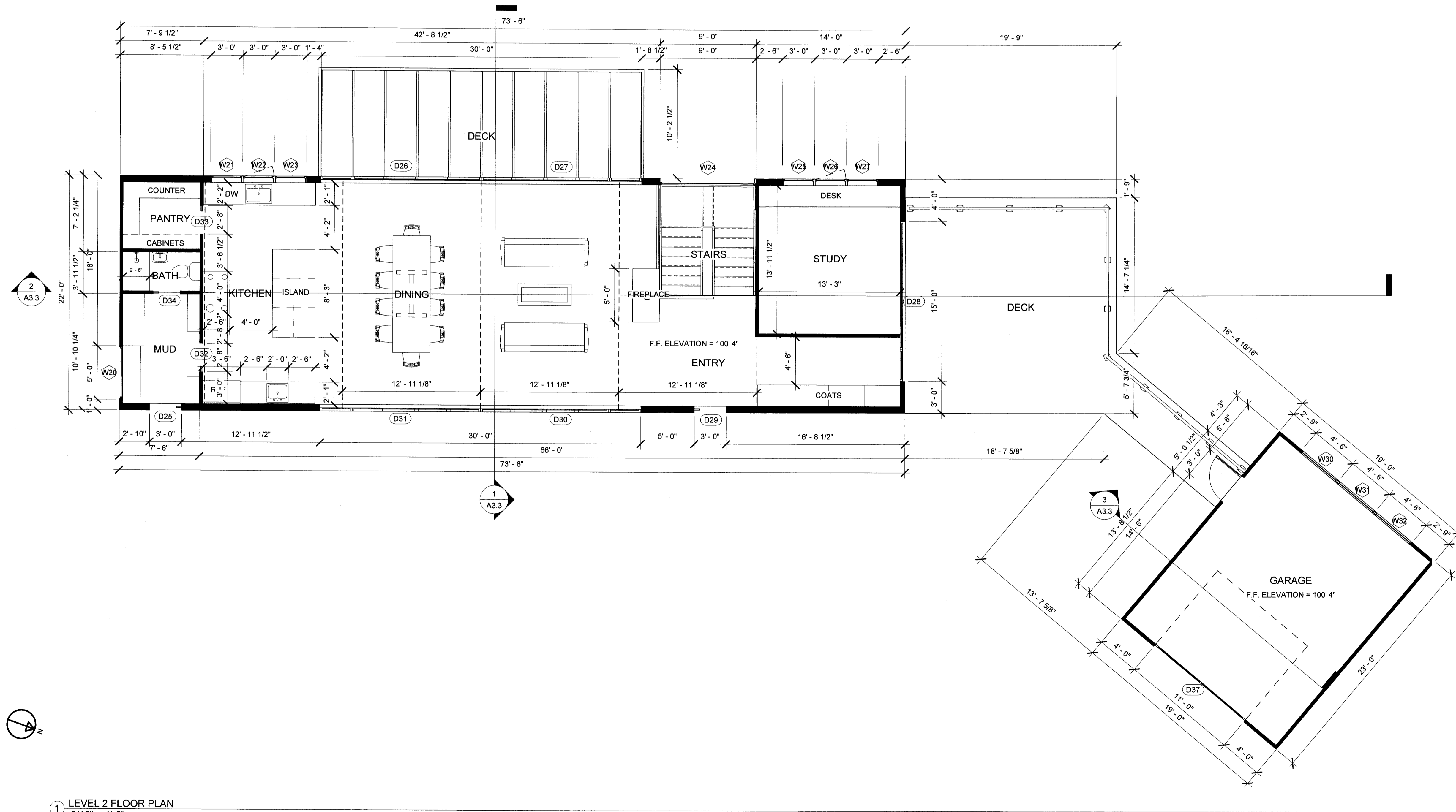
PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

SHEET TITLE
LEVEL 1 FLOOR PLAN

SHEET
A2.1

LEVEL 2 DOOR SCHEDULE						
Mark	Count	Width	Height	Level	Operation	Comments
D25	1	3'-0"	9'-0"	LEVEL 2 F.F.	POCKET	
D26	1	15'-0"	9'-0"	LEVEL 2 F.F.	SLIDING	
D27	1	15'-0"	9'-0"	LEVEL 2 F.F.	SLIDING	
D28	1	15'-0"	9'-0"	LEVEL 2 F.F.	SLIDING	
D29	1	3'-0"	9'-0"	LEVEL 2 F.F.	POCKET	
D30	1	15'-0"	9'-0"	LEVEL 2 F.F.	SLIDING	
D31	1	15'-0"	9'-0"	LEVEL 2 F.F.	SLIDING	
D32	1	2'-8"	8'-0"	LEVEL 2 F.F.	POCKET	
D33	1	2'-8"	8'-0"	LEVEL 2 F.F.	POCKET	
D34	1	2'-6"	7'-0"	LEVEL 2 F.F.	POCKET	
D37	1	11'-0"	9'-0"	LEVEL 2 F.F.	OVERHEAD	
D46	1	3'-0"	8'-0"	LEVEL 2 F.F.	SINGLE	

LEVEL 2 WINDOW SCHEDULE								
Mark	Count	Width	Height	Sill Height	Head Height	Level	Operation	Comments
W20	1	5'-0"	9'-0"	0'-0"	9'-0"	LEVEL 2 F.F.		
W21	1	3'-0"	5'-6"	3'-6"	9'-0"	LEVEL 2 F.F.	FIXED	
W22	1	3'-0"	5'-6"	3'-6"	9'-0"	LEVEL 2 F.F.		
W23	1	3'-0"	5'-6"	3'-6"	9'-0"	LEVEL 2 F.F.	FIXED	
W24	1	9'-0"	9'-0"	0'-0"	9'-0"	LEVEL 2 F.F.	FIXED	
W25	1	3'-0"	5'-6"	3'-6"	9'-0"	LEVEL 2 F.F.	FIXED	
W26	1	3'-0"	5'-6"	3'-6"	9'-0"	LEVEL 2 F.F.		
W27	1	3'-0"	5'-6"	3'-6"	9'-0"	LEVEL 2 F.F.	FIXED	
W30	1	4'-6"	4'-6"	3'-6"	8'-0"	LEVEL 2 F.F.		
W31	1	4'-6"	4'-6"	3'-6"	8'-0"	LEVEL 2 F.F.		
W32	1	4'-6"	4'-6"	3'-6"	8'-0"	LEVEL 2 F.F.		



1 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

T. S. ...

REV	DATE	DESCRIPTION
0	9/29/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

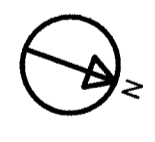
PROJECT SCOPE:
(N) TWO STORY, SINGLE FAMILY HOME WITH (N) ATTACHED GARAGE

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

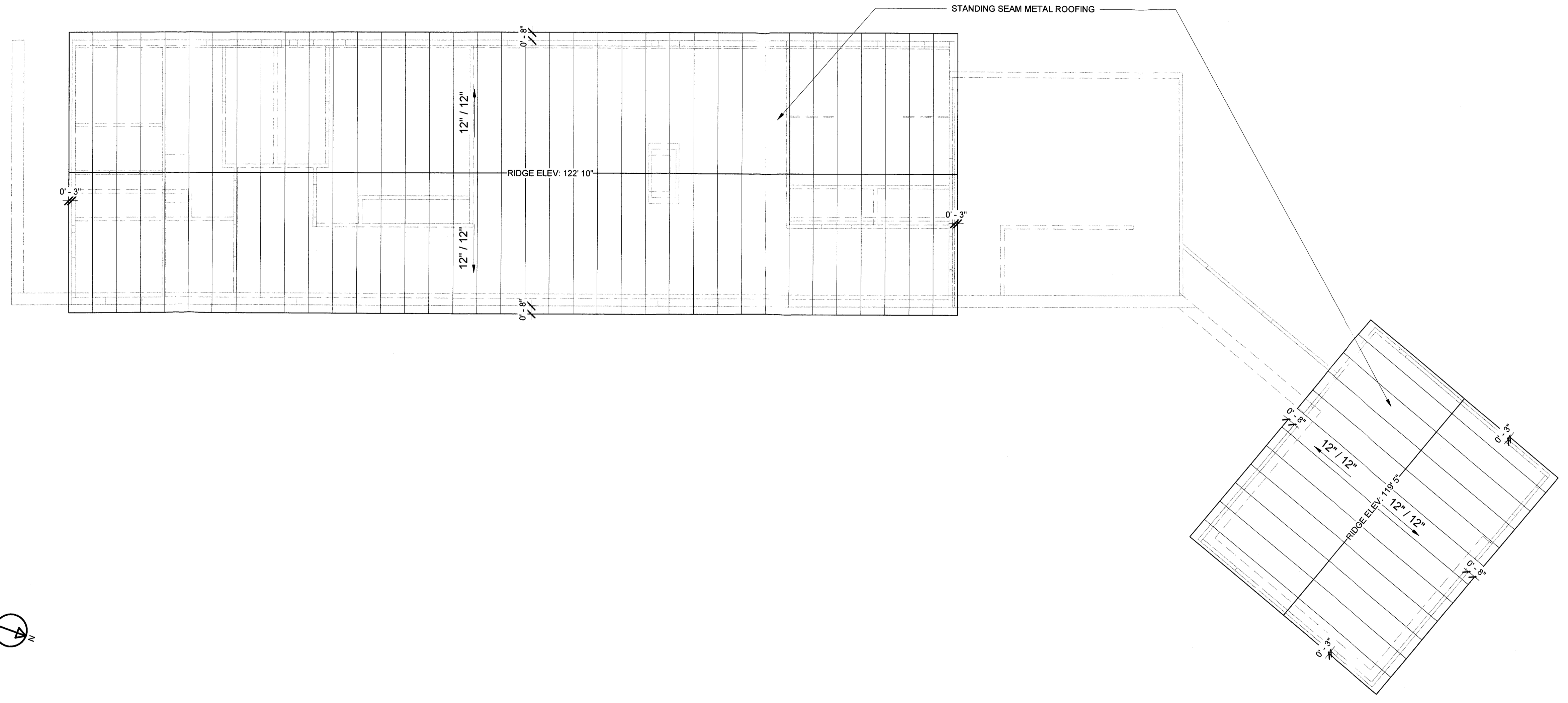
PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

SHEET TITLE
LEVEL 2 FLOOR PLAN

SHEET
A2.2



1 ROOF PLAN
3/16" = 1'-0"



T. Reed

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

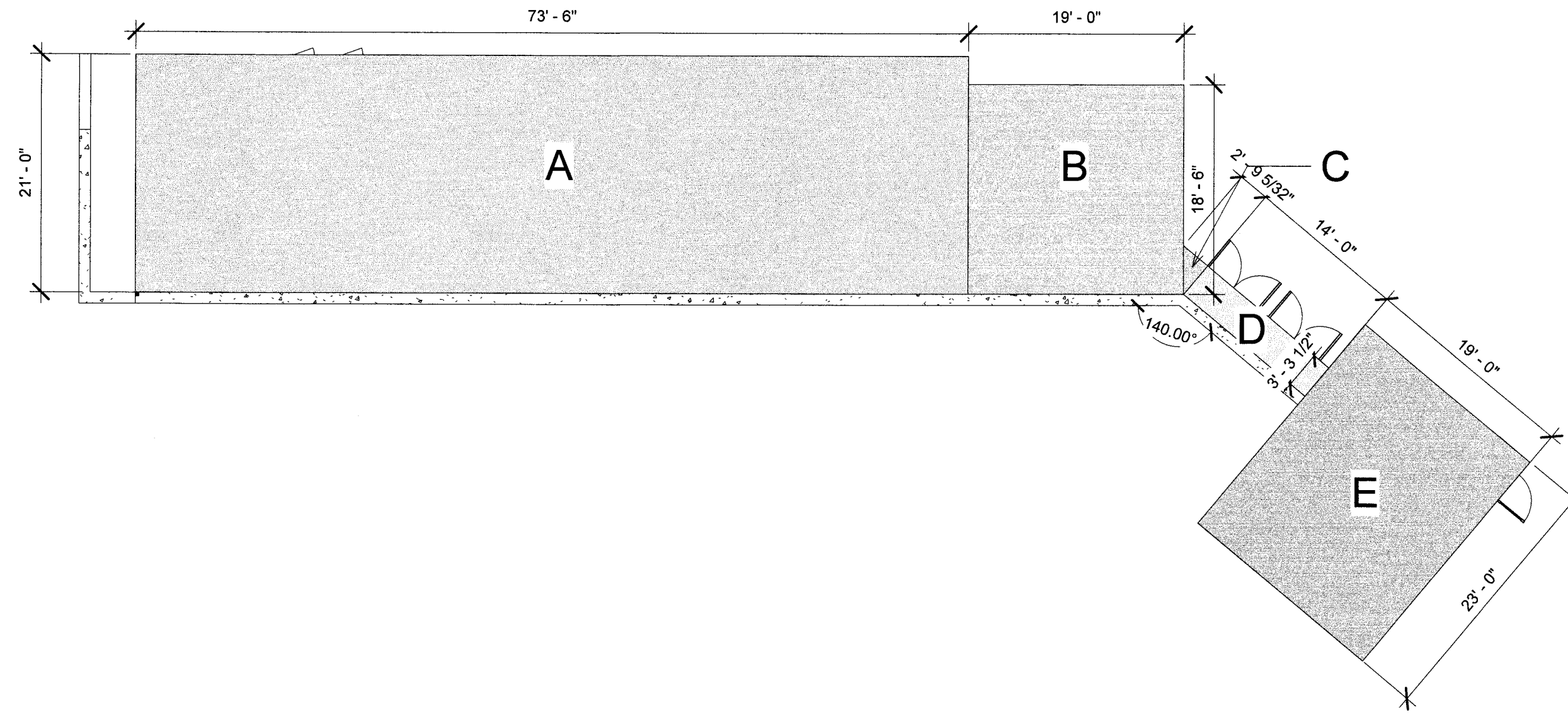
PROJECT NAME:
**NEW SINGLE FAMILY HOME
MCWHERTER RESIDENCE**

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

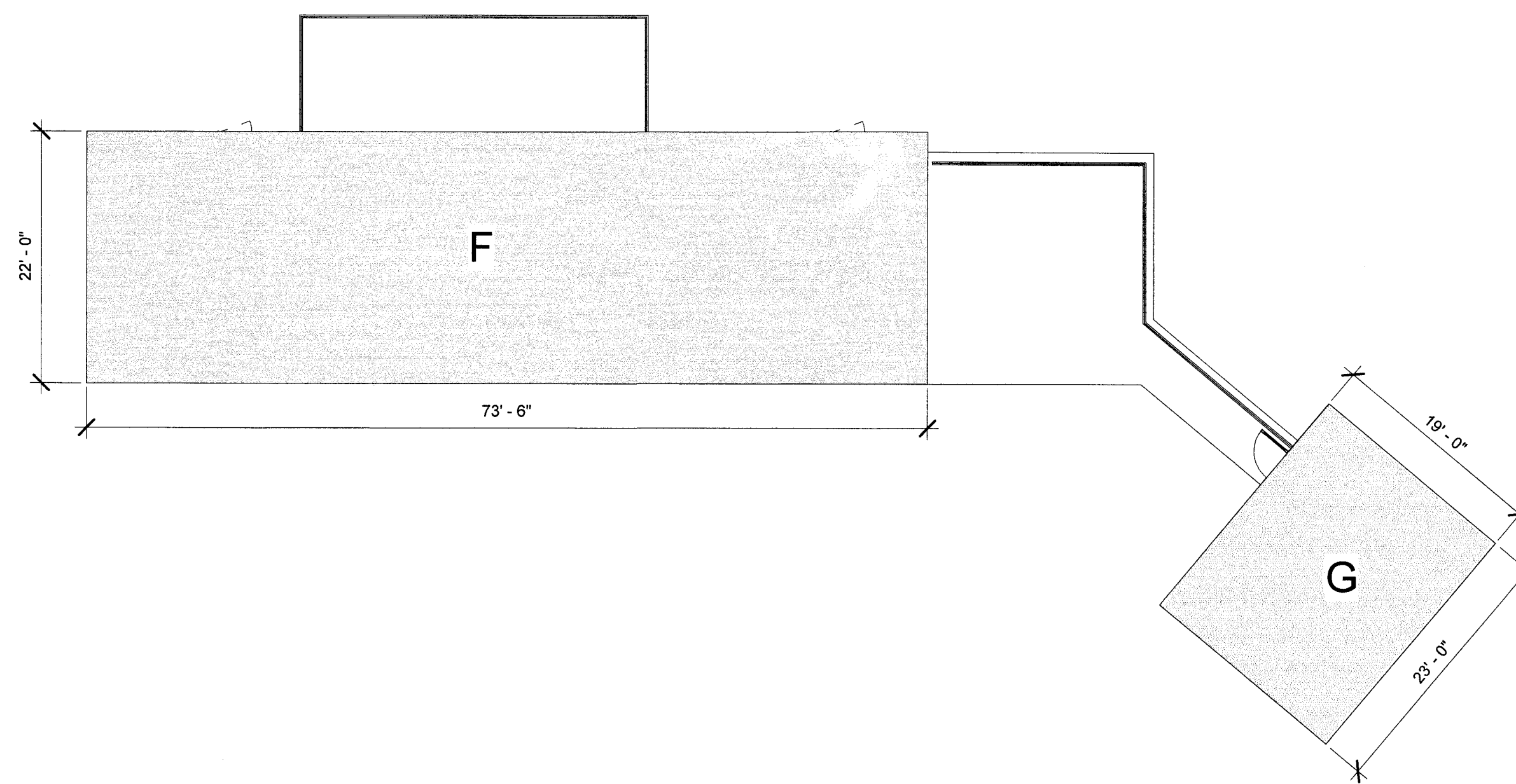
PROJECT SCOPE:
(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE

SHEET TITLE
ROOF PLAN

SHEET
A2.3



① LEVEL 1 AREA PLAN
3/32" = 1'-0"



② LEVEL 2 AREA PLAN
3/32" = 1'-0"

A	1543.5 SF
B	351.5 SF
C	4.5 SF
D	46 SF
E	437 SF
F	1617 SF
G	437 SF
	4436.5 SF

T. Paul Moore

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

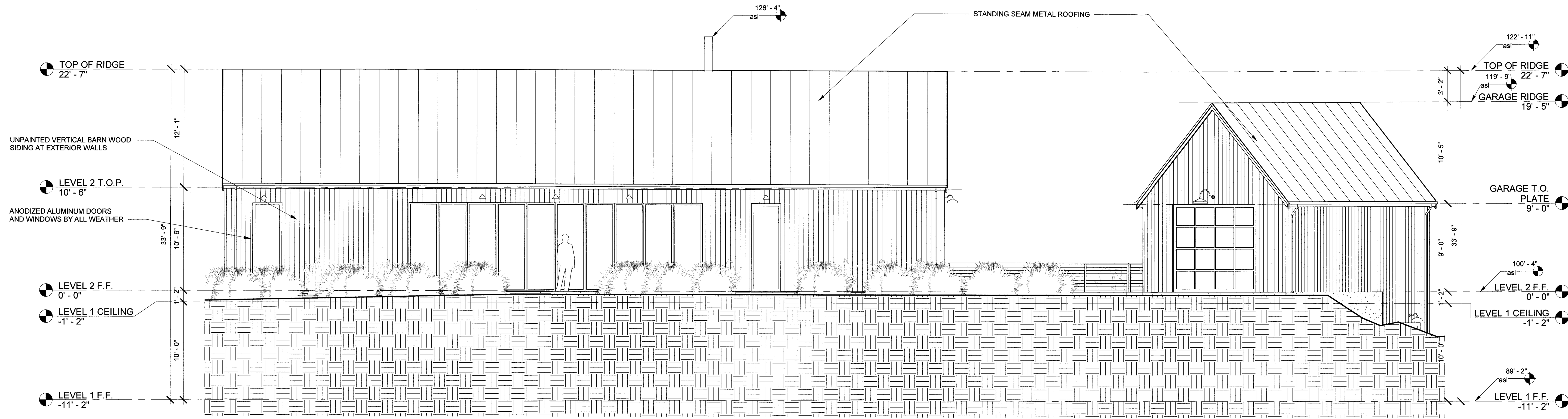
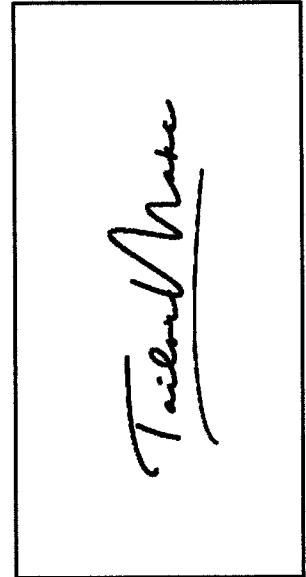
PROJECT NAME:
**NEW SINGLE FAMILY HOME
MCWHERTER RESIDENCE**

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

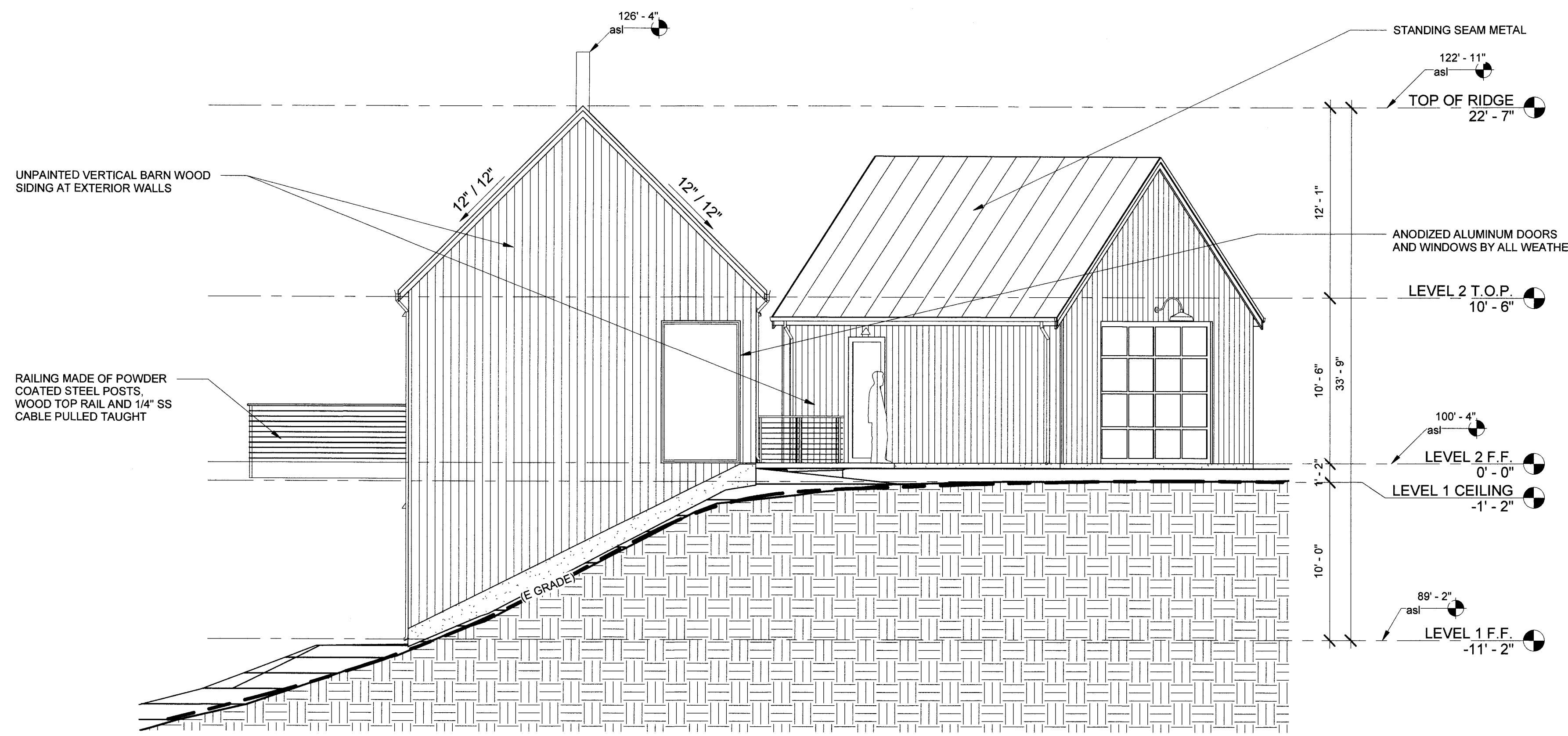
PROJECT SCOPE:
**(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE**

SHEET TITLE
**FLOOR AREA
CALCULATIONS**

SHEET
A2.4



① FRONT (EAST) ELEVATION
3/16" = 1'-0"



② LEFT (SOUTH) ELEVATION
3/16" = 1'-0"

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3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

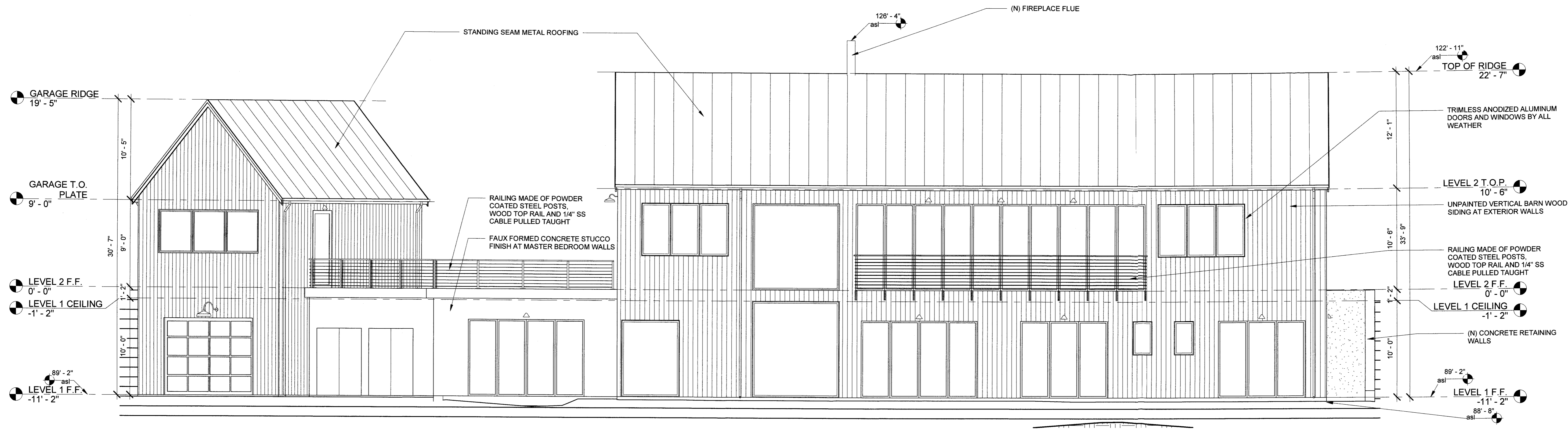
PROJECT NAME:
**NEW SINGLE FAMILY HOME
MCWHERTER RESIDENCE**

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

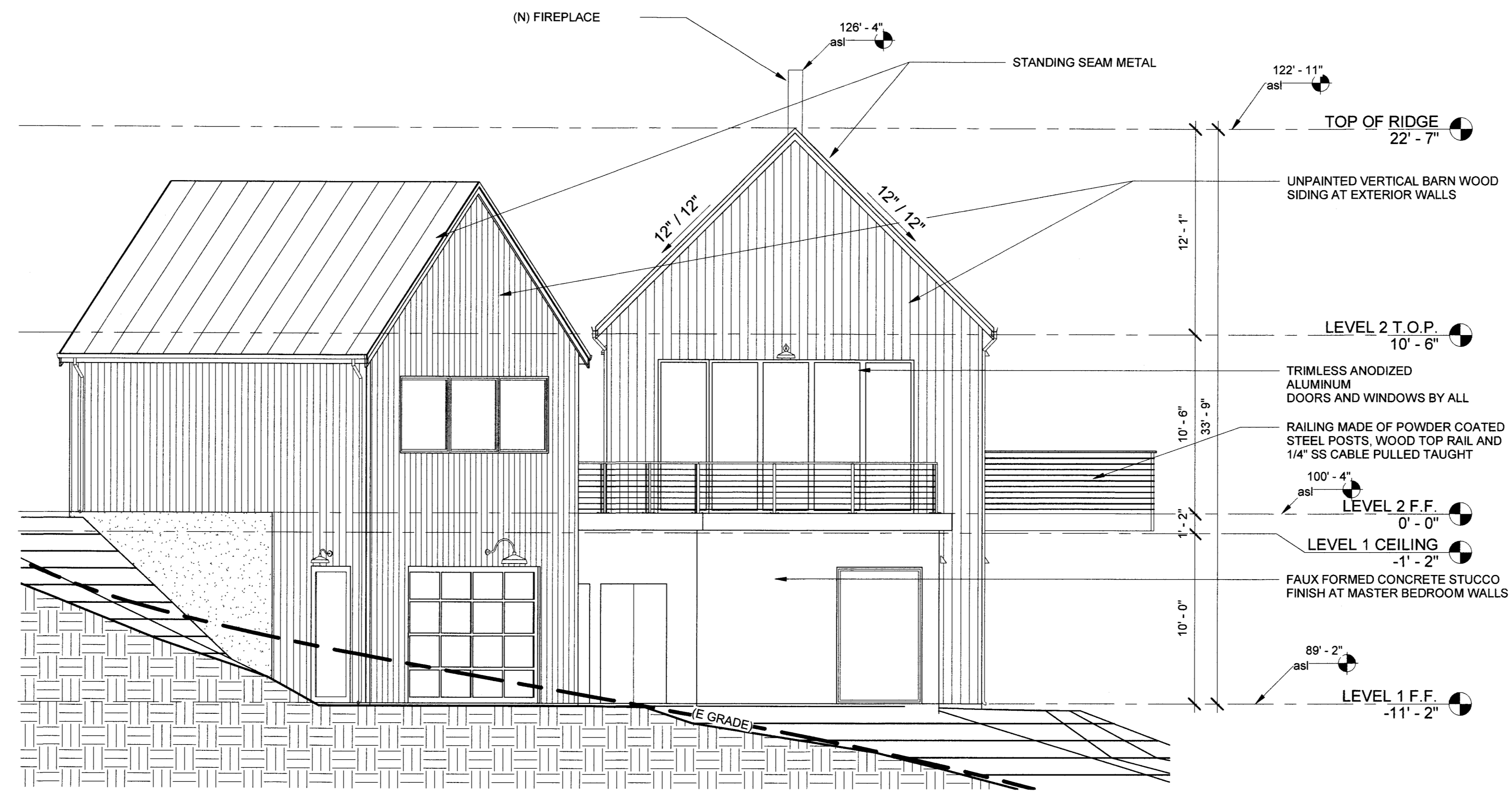
PROJECT SCOPE:
**(N) TWO STORY, SINGLE FAMILY
HOME WITH (N) ATTACHED
GARAGE**

SHEET TITLE
**FRONT AND LEFT
ELEVATIONS**

SHEET
A3.1



① REAR (WEST) ELEVATION
3/16" = 1'-0"



② RIGHT (NORTH) ELEVATION
3/16" = 1'-0"

Taylor

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	09/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

PROJECT SCOPE:
(N) TWO STORY, SINGLE FAMILY HOME WITH (N) ATTACHED GARAGE

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

PROJECT ADDRESS:
**1237 GRANT ROAD
MONTARA, CA 94037**

SHEET TITLE
REAR AND RIGHT ELEVATIONS

SHEET
A3.2

T. J. ...

REV	DATE	DESCRIPTION
0	9/28/2016	PRELIMINARY DESIGN
1	04/10/2018	PRE APPLICATION MEETING
2	08/16/2018	PLANNING SUBMITTAL
3	11/14/2018	PLANNING RESUBMITTAL
4	03/07/2019	2ND PLANNING RESUBMITTAL

PROJECT SCOPE:
 (N) TWO STORY, SINGLE FAMILY HOME WITH (N) ATTACHED GARAGE

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

PROJECT ADDRESS:
**1237 GRANT ROAD
 MONTARA, CA 94037**

SHEET TITLE
BUILDING SECTIONS

SHEET
A3.3

3/7/2019 11:48:47 AM

