

376 9TH ST. ADDITION AND REMODEL

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR SHALL EXAMINE SITE AND COMPARE PREMISES WITH DRAWINGS AS NECESSARY TO PROPERLY UNDERSTAND EXISTING CONDITIONS, SCOPE OF WORK, AND IMPACTS TO ADJACENT PROPERTIES PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF CONTRACTOR FOR OMISSIONS RELATED IN ANY WAY TO SCOPE SHOWN, NOTED OR REASONABLY IMPLIED IN THE DRAWINGS.
3. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE TO THE OWNER AND ARCHITECT PRIOR TO SUBMITTING BID AND COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ACTS, OMISSIONS OR ERRORS OF SUBCONTRACTORS.
5. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
6. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY THE OWNER OR THEIR AGENTS, OR THIRD PARTIES NOT RELATED TO THE CONTRACT.
7. CONTRACTOR TO CONFORM TO ANY APPLICABLE HOMEOWNER ASSOCIATION RULES OR GUIDELINES.
8. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
9. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER / ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN INTENT AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
11. THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER EXPLICITLY SHOWN ON THE DOCUMENTS.
12. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS APPROPRIATELY SIMILAR EXISTING OR PROPOSED CONDITIONS.
13. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS ILLUSTRATED IN DRAWINGS DESCRIBE SYSTEM TYPES AND DESIGN PRINCIPLES, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. CONTRACTOR SHALL FOLLOW APPLICABLE INDUSTRY STANDARDS TO PROVIDE A COMPLETE, WEATHERTIGHT BUILDING ENVELOPE. CONTRACTOR SHALL ALSO CONFIRM THE COMPATIBILITY OF WATERPROOFING PRODUCTS AND COMPONENTS WITH EACH OTHER WHERE THEY ARE IN CONTACT OR OTHERWISE DIRECTLY RELATED.
14. ALL DIMENSIONS TO BE TAKEN FROM NUMERICAL TEXT ONLY. DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
15. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
16. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK.

APPLICABLE CODES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH THE FOLLOWING CODES:

- 2019 SAN MATEO COUNTY ZONING REGULATIONS
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS

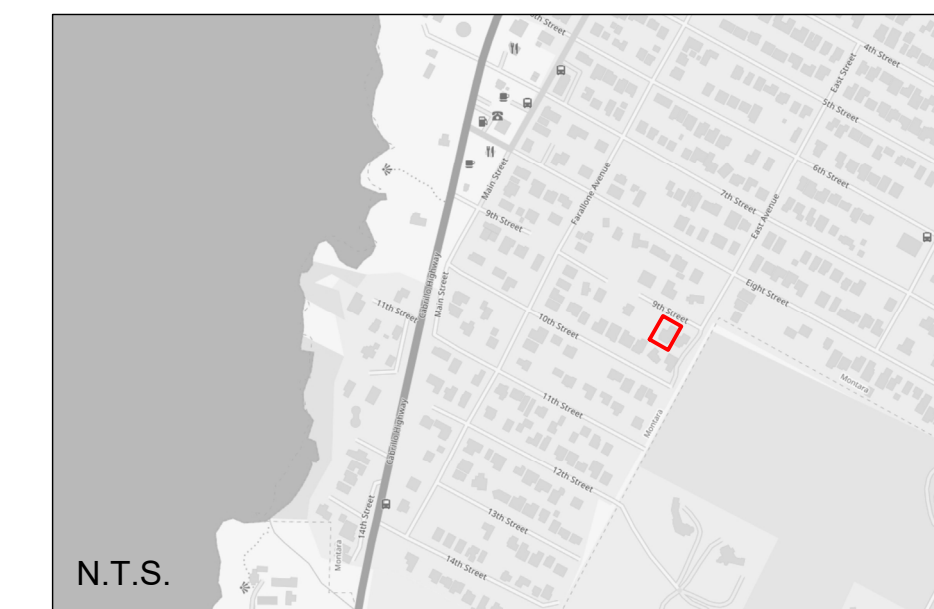
ABBREVIATIONS

&	AND	PROP	PROPERTY
@	AT	PRT	PARTIAL
#	NUMBER	PSF	POUNDS PER SQUARE FOOT
AVC	AIR CONDITIONING	PSI	POUNDS PER SQUARE INCH
AV	AUDIO VISUAL	PTD	PAINTED
ADDL	ADDITIONAL	PWR	POWER
AFF	ABOVE FINISHED FLOOR	QTY	QUANTITY
ALT	ALTERNATE	R	RISER
ALUM	ALUMINUM	RAD	RADIUS
APPROX	APPROXIMATE	RC	REINFORCED CONCRETE
ARCH	ARCHITECTURAL	RCP	REFLECTED CEILING PLAN
AUTO	AUTOMATIC	RE:	REFER TO
AUX	AUXILIARY	REF	REFRIGERATOR
AVG	AVERAGE	REQ'D	REQUIRED
BO	BOTTOM OF	RH	RIGHT HAND
BD	BOARD	RM	ROOM
BLDG	BUILDING	RO	ROUGH OPENING
BLKG	BLOCKING	ROW	RIGHT OF WAY
BOC	BOTTOM OF CURB	SCHED	SCHEDULE
BR	BEDROOM	SECT	SECTION
BSMT	BASEMENT	SHWR	SHOWER
BTU	BRITISH THERMAL UNIT	SIM	SIMILAR
CFM	CUBIC FEET PER MINUTE	SPEC	SPECIFICATIONS
CJ	CONTROL JOINT	SQ	SQUARE
CL	CENTERLINE	SQ FT	SQUARE FOOT
CLG	CEILING	STC	SOUND TRANSMISSION CLASS
CLO	CLOSET	STD	STANDARD
CLR	CLEAR	STL	STEEL
CO	CLEANOUT	STOR	STOR
CONC	CONCRETE	STRUCT	STRUCTURAL
CONST	CONSTRUCTION	SYM	SYMMETRICAL
CONT	CONTINUOUS	T	TREAD
CTR	CENTER	T&G	TONGUE AND GROOVE
CU	CUBIC	TO	TOP OF
CW	COLD WATER	TEL	TELEPHONE
DBL	DOUBLE	TOC	TOP OF CURB
DEG	DEGREE	TOPO	TOPOGRAPHY
DEMO	DEMOLISH	TYP	TYPICAL
DH	DOUBLE HUNG	UON	UNLESS OTHERWISE NOTED
DIM	DIMENSION	VERT	VERTICAL
DN	DOWN	VIF	VERIFY IN FIELD
DWG	DRAWING	W	WIDTH
EA	EACH	W/	WITH
ELEV	ELEVATION	W/O	WITHOUT
ELEC	ELECTRIC	WD	WOOD
EO	EDGE OF	WRB	WEATHER RESISTIVE BARRIER
EQ	EQUAL	WT	WEIGHT
ES	EACH SIDE		
EXH	EXHAUST		
(E)	EXISTING		
EXT	EXTERIOR		
F	FAHRENHEIT		
FD	FOUNDATION		
FE	FIRE EXTINGUISHER		
FIN	FINISHED		
FF	FINISHED FLOOR		
FLUOR	FLUORESCENT		
FT	FEET		
FTG	FOOTING		
G	GAS		
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GFI	GROUND FAULT INTERCEPTOR		
GL	GLASS		
GWB	GYPSONUM WALL BOARD		
HB	HOSE BIB		
HNDRL	HANDRAIL		
HORIZ	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING, VENTILATION, A/C		
INCL	INCLUDED		
INT	INTERIOR		
JT	JOINT		
LH	LEFT HAND		
LTG	LIGHTING		
MAX	MAXIMUM		
MDF	MEDIUM DENSITY FIBERBOARD		
MED	MEDIUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTL	METAL		
(N)	NEW		
N	NORTH		
N/A	NOT APPLICABLE		
NIS	NOT IN SCOPE		
NTS	NOT TO SCALE		
OC	ON CENTER		
OH	OPPOSITE HAND		
OTB	OPEN TO BELOW		
PERF	PERFORATED		
PLMB	PLUMBING		
PLY	PLYWOOD		
PR	POWDER ROOM		
PREFAB	PREFABRICATED		

SYMBOLS

EXTERIOR ELEVATION	
BUILDING SECTION	
INTERIOR ELEVATION	
DETAIL PLAN / SECTION	
GRID	
ELEVATION / LEVEL (FT)	
WINDOW TAG	
DOOR TAG	

VICINITY MAP



SITE PHOTOS



STREET VIEW, LOOKING EAST



EAST SIDE YARD, (L) LOOKING SOUTH AND (R) LOOKING NORTH



REAR YARD, (L) LOOKING EAST AND (R) LOOKING WEST



STREET VIEW, LOOKING SOUTH

PROJECT DIRECTORY

OWNERS
ANNIE MATHEW AND DEEP PATEL
376 9TH ST
MONTARA, CA 94037
T 650-676-7969

ARCHITECT
BENJAMIN GOLZE
237 29TH ST, APT 3
OAKLAND, CA 94611
T 925-899-5961

SURVEYOR
TURNROSE LAND SURVEYING
C/O MICHAEL TURNROSE
125 EAST MAIN ST. SUITE 4
RIPON, CA 95366
T 650-324-3316

PARCEL MAP



PROJECT INFORMATION

ADDRESS: 376 9TH ST.
MONTARA, CA 94037

APN: 036-025-200
ZONING: R-1/S-17/DR/CD

OCCUPANCY: R-3
CONSTRUCTION TYPE: VB

PROJECT SCOPE

CONVERSION OF EXISTING GARAGE TO ATTACHED ADU AND REMODEL OF EXISTING SINGLE FAMILY RESIDENCE, INCLUDING: DEMOLITION OF L1 SUNROOM; ADDITION OF EXTERIOR DECKS; NEW EXTERIOR WALL MATERIAL; REPLACEMENT OF EXISTING ROOF; REPLACEMENT OF EXISTING WINDOWS AND DOORS

PROJECT DATA

TOTAL SITE AREA: 8,120 SQ FT
EXISTING FLOOR AREA: 3,484 SQ FT
DEMO FLOOR AREA: -405 SQ FT
NEW FLOOR AREA: 229 SQ FT
PROPOSED TOTAL FLOOR AREA: 3,303 SQ FT

MAX FAR: 0.53
EXISTING FAR: 0.43
PROPOSED FAR: 0.41

MAX PARCEL COVERAGE: 35.0%
EXISTING PARCEL COVERAGE: 1,988 SQ FT (24.5%)
PROPOSED PARCEL COVERAGE: 2,681 SQ FT (33.0%)

MAX IMPERVIOUS SURFACE AREA: 812 SQ FT (10.0%)
EXISTING IMPERVIOUS SURFACE AREA: 1,692 SQ FT (20.8%)
PROPOSED IMPERVIOUS SURFACE AREA: 213 SQ FT (2.6%)

SHEET LIST

- A0.00 TITLE SHEET
- BOUNDARY & TOPOGRAPHIC MAP
- A0.01 EXISTING / DEMO SITE PLAN
- A0.02 EROSION AND SEDIMENT CONTROL PLAN
- A0.03 EXISTING ELEVATIONS
- A0.04 EXISTING ELEVATIONS
- A1.01 SITE PLAN
- A1.02 LANDSCAPE PLAN
- A2.01 L1 PLAN
- A2.02 L2 PLAN
- A2.RF ROOF PLAN
- A2.20 AREA PLANS
- A5.01 PROPOSED ELEVATIONS
- A5.02 PROPOSED ELEVATIONS**
- A5.10 SECTIONS**
- A5.11 SECTIONS**
- A5.30 ENLARGED ELEVATIONS AND SECTIONS
- A5.50 PERSPECTIVES
- A6.10 MATERIALS AND FIXTURES

PATEL RESIDENCE
376 9TH STREET
MONTARA, CA



Architect:

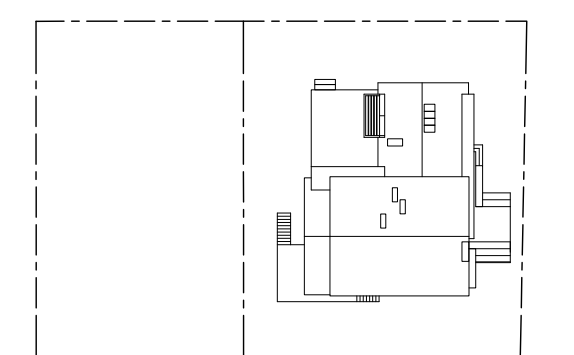
BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

Seal & Signature:

Issued For:	Description:	Date:
002	Design Review Application	2022-09-06
003	Design Review Application - Cycle 4	2022-10-31
003	Design Review Application - Cycle 4 R1	2023-01-20

Key Plan:



Sheet Name:

TITLE SHEET

Project No.:

2020-001

Drawn By:

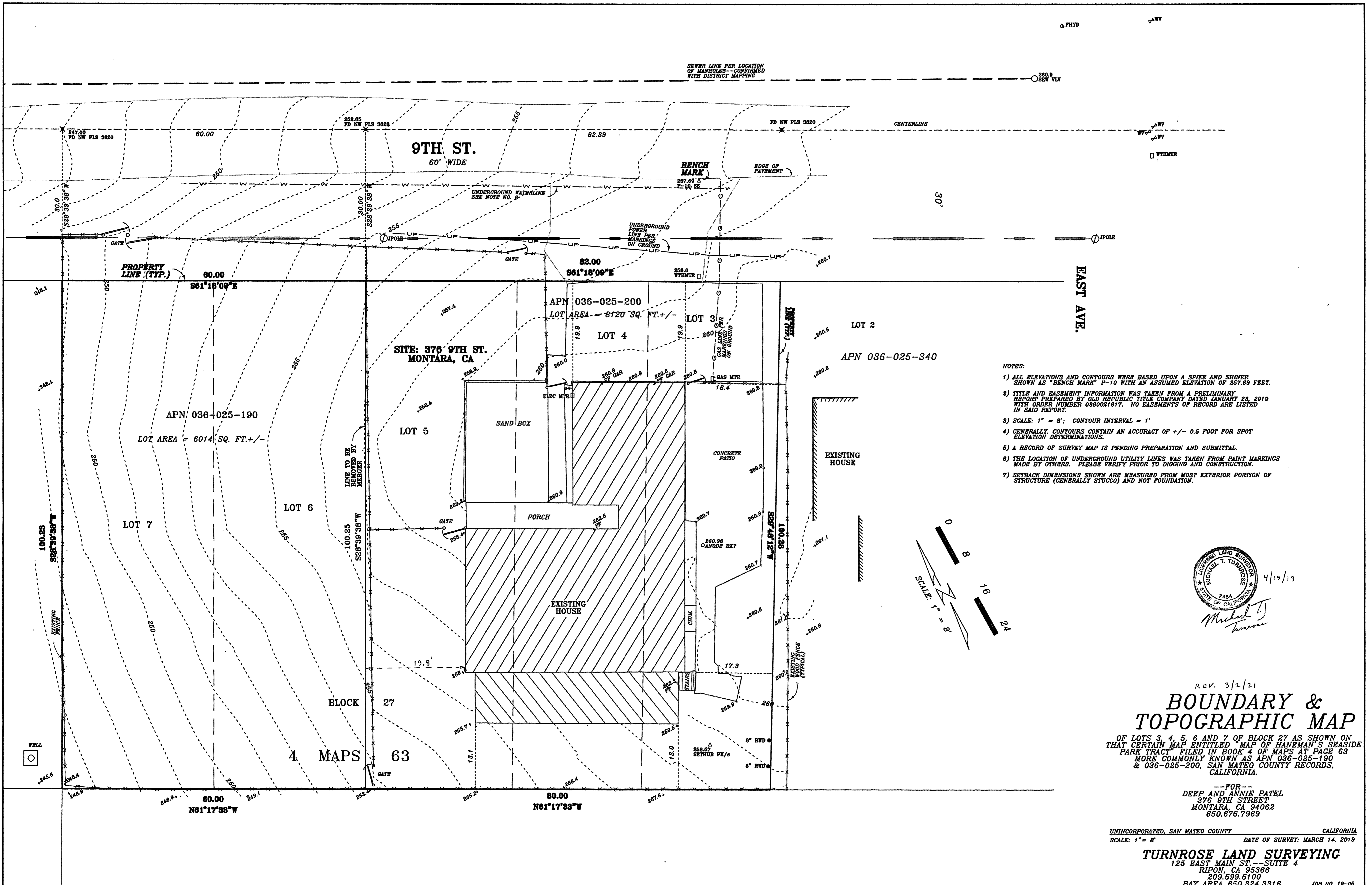
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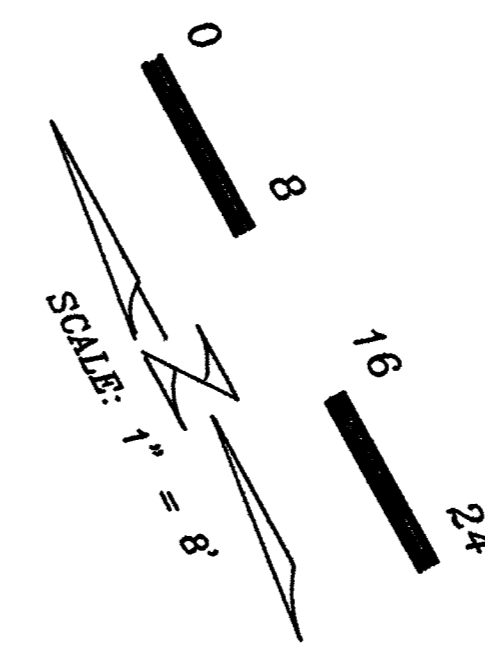
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A0.00



- NOTES:
- 1) ALL ELEVATIONS AND CONTOURS WERE BASED UPON A SPIKE AND SHINER SHOWN AS "BENCH MARK" P-10 WITH AN ASSUMED ELEVATION OF 257.69 FEET.
 - 2) TITLE AND EASEMENT INFORMATION WAS TAKEN FROM A PRELIMINARY REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY DATED JANUARY 23, 2019 WITH ORDER NUMBER 0360021617. NO EASEMENTS OF RECORD ARE LISTED IN SAID REPORT.
 - 3) SCALE: 1" = 8'; CONTOUR INTERVAL = 1'
 - 4) GENERALLY, CONTOURS CONTAIN AN ACCURACY OF +/- 0.5 FOOT FOR SPOT ELEVATION DETERMINATIONS.
 - 5) A RECORD OF SURVEY MAP IS PENDING PREPARATION AND SUBMITTAL.
 - 6) THE LOCATION OF UNDERGROUND UTILITY LINES WAS TAKEN FROM PAINT MARKINGS MADE BY OTHERS. PLEASE VERIFY PRIOR TO DIGGING AND CONSTRUCTION.
 - 7) SETBACK DIMENSIONS SHOWN ARE MEASURED FROM MOST EXTERIOR PORTION OF STRUCTURE (GENERALLY STUCCO) AND NOT FOUNDATION.





 Michael T. Turnrose


REV. 3/2/21
BOUNDARY & TOPOGRAPHIC MAP
 OF LOTS 3, 4, 5, 6 AND 7 OF BLOCK 27 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF HANEMAN'S SEASIDE PARK TRACT" FILED IN BOOK 4 OF MAPS AT PAGE 63 MORE COMMONLY KNOWN AS APN 036-025-190 & 036-025-200, SAN MATEO COUNTY RECORDS, CALIFORNIA.

--FOR--
 DEEP AND ANNIE PATEL
 376 9TH STREET
 MONTARA, CA 94062
 650.676.7969

UNINCORPORATED, SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 8' DATE OF SURVEY: MARCH 14, 2019

TURNROSE LAND SURVEYING
 125 EAST MAIN ST. --SUITE 4
 RIPON, CA 95366
 209.599.5100
 BAY AREA 650.324.3316

SHEET NOTES:
1. ALL VEGETATION AND OBSTRUCTIONS IN COUNTY R.O.W. TO BE REMOVED

LEGEND
 DEMO

PATEL RESIDENCE
376 9TH STREET
MONTARA, CA

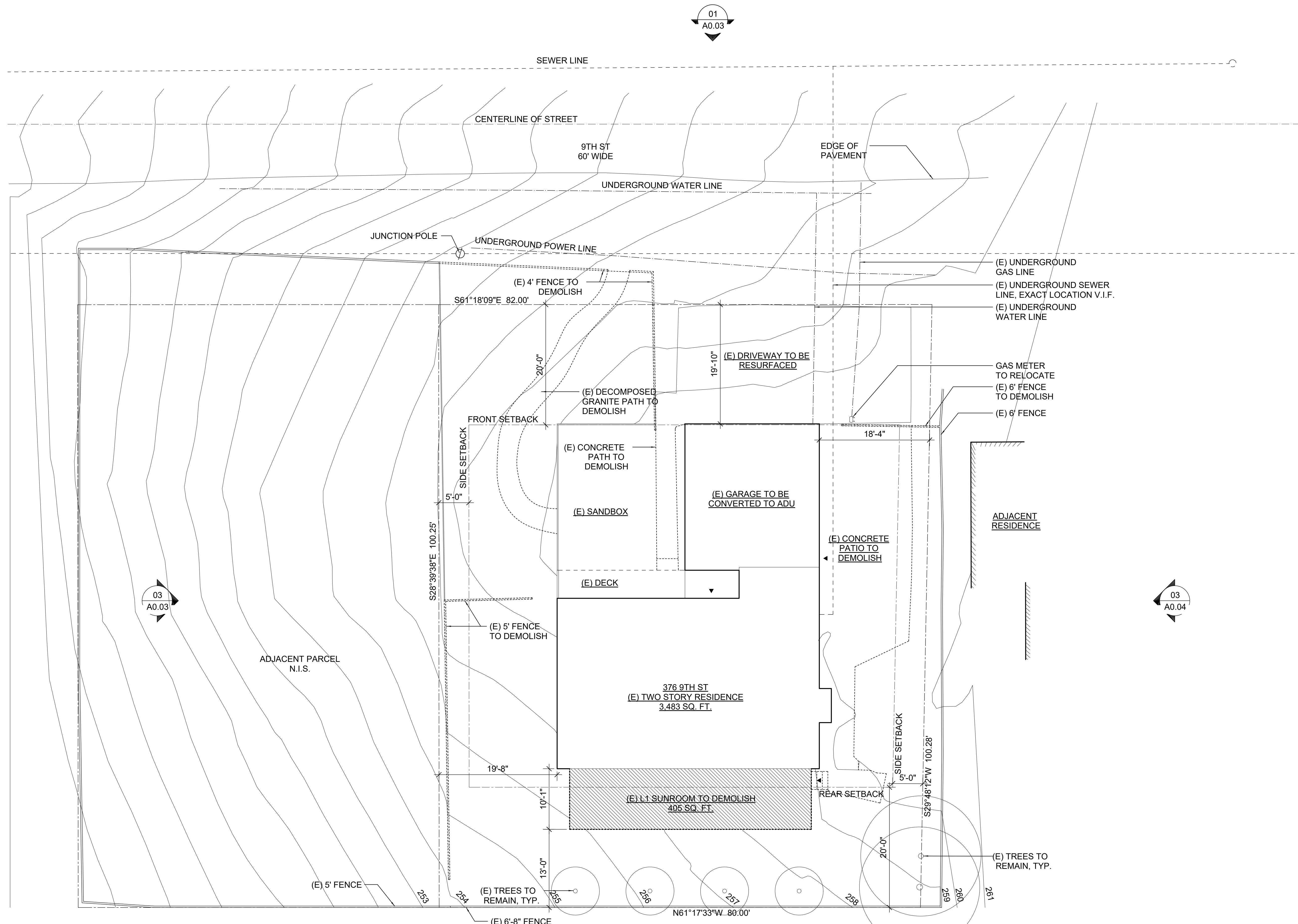


Architect:
BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

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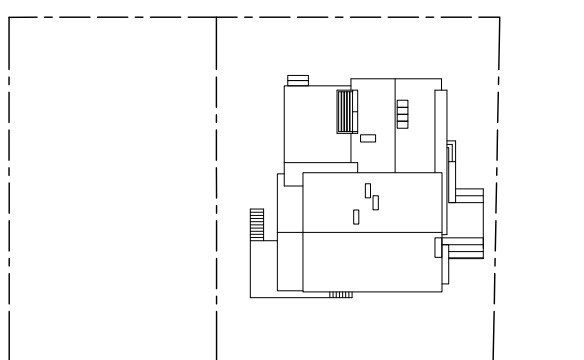
03
A0.03

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Key Plan



Sheet Name:

EXISTING /
DEMO SITE PLAN

Project No.:

2020-001

Drawn By:

Checked By:

Scale:

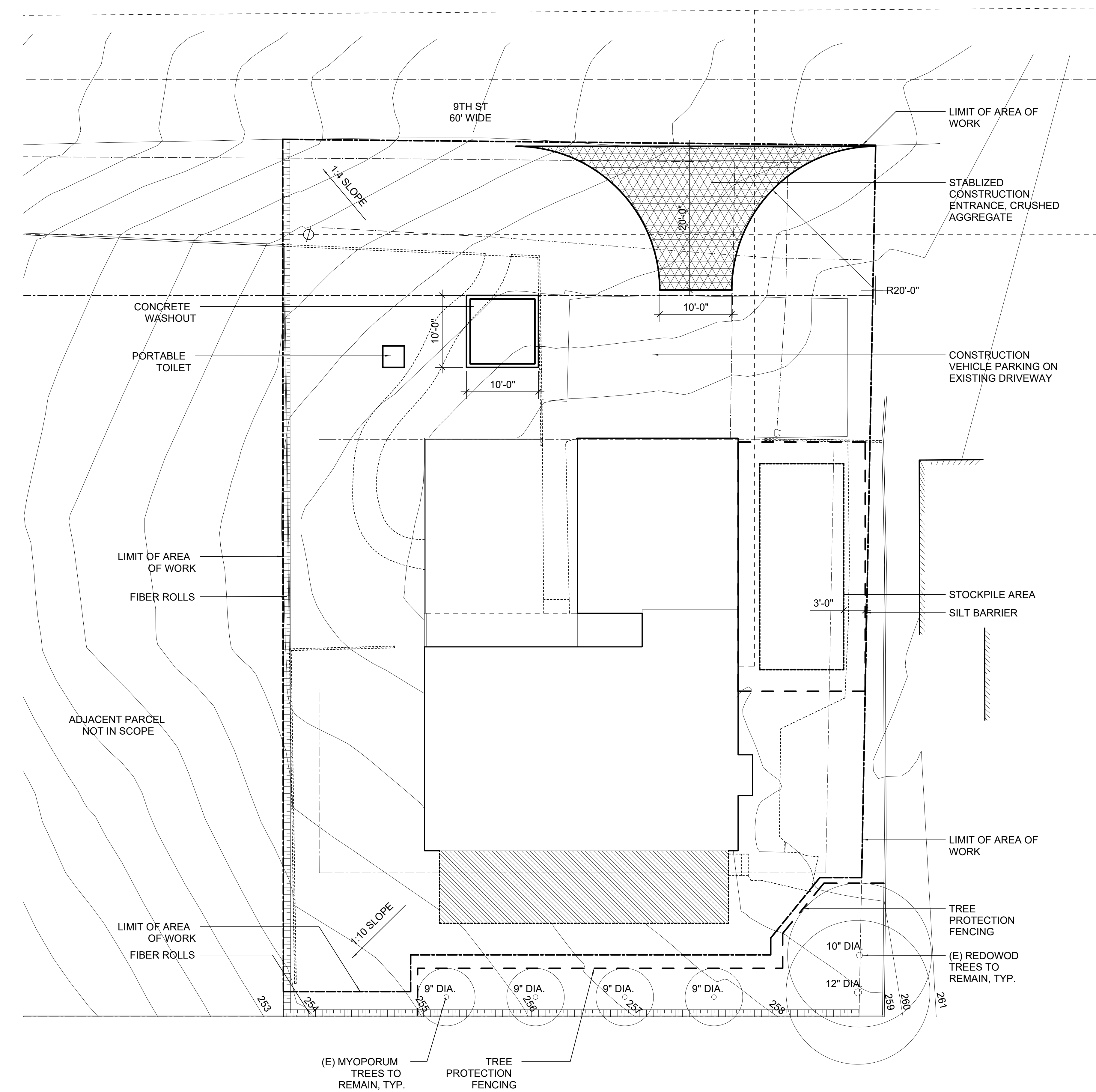
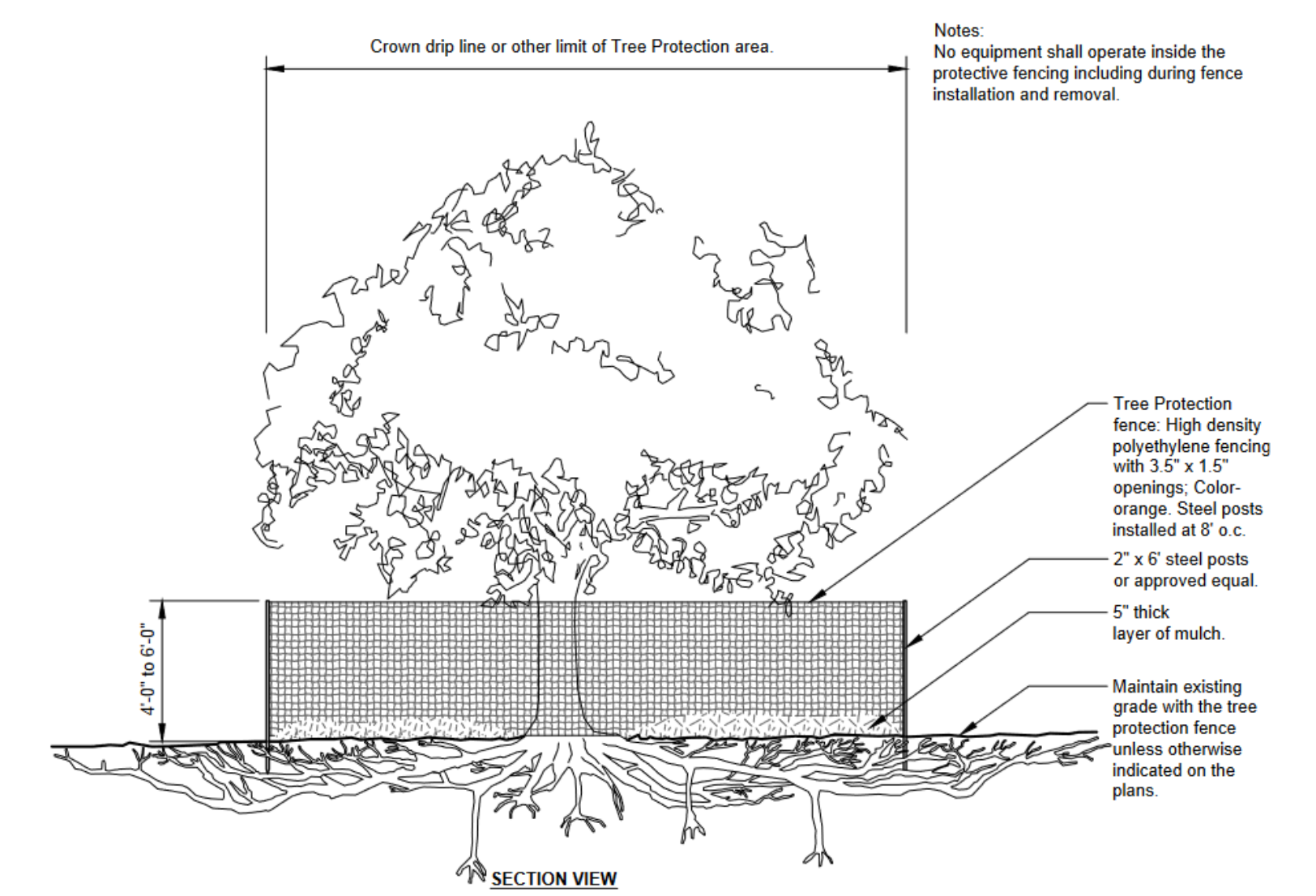
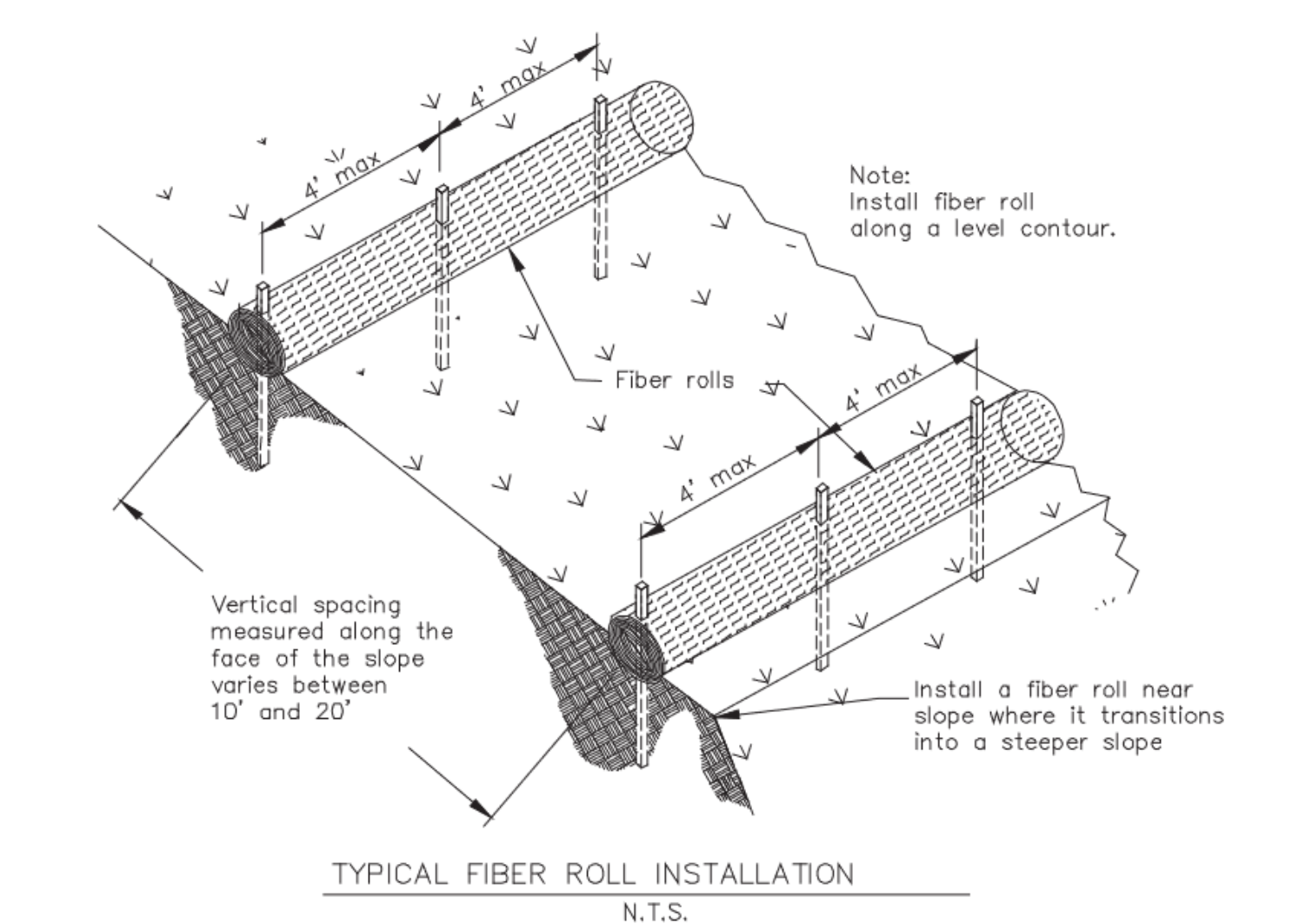
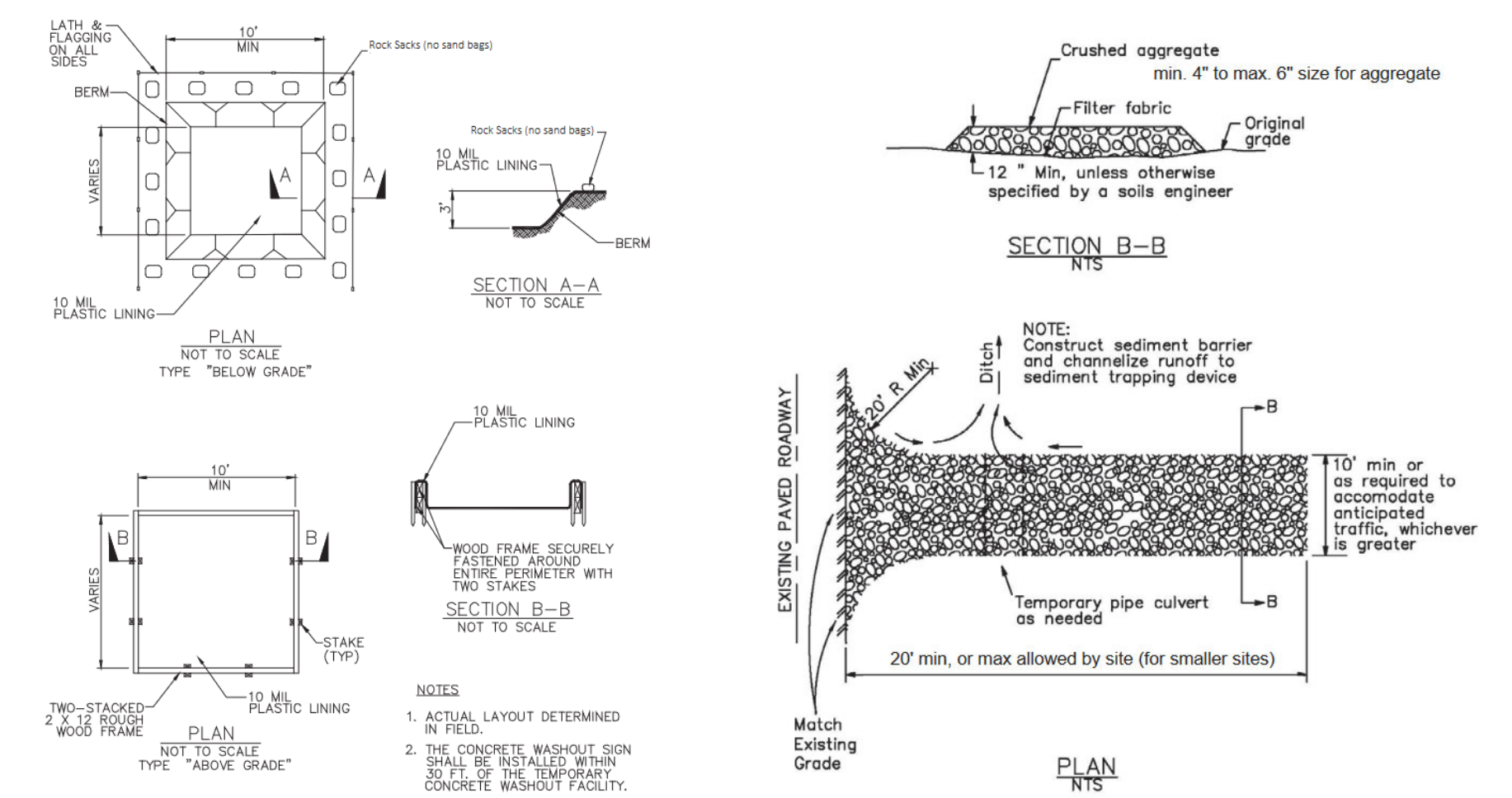
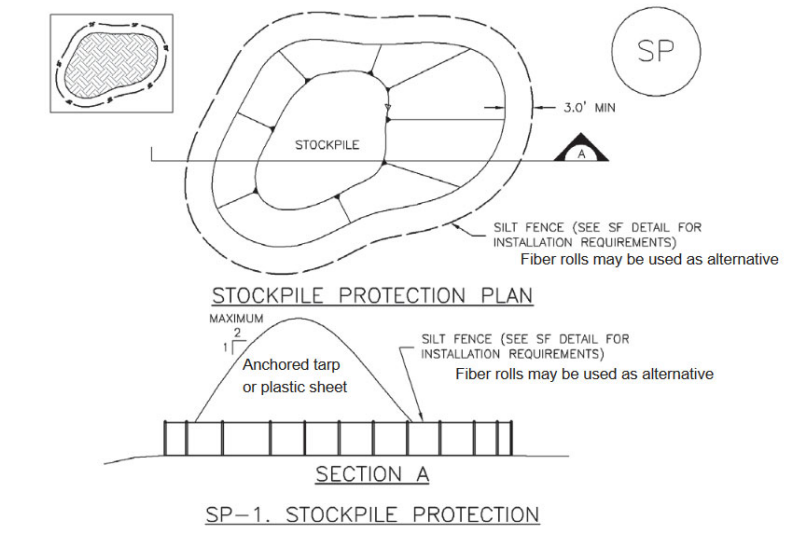
1/8" = 1'-0"

Sheet No.:

A0.01

- SHEET NOTES:**
- G.C. TO ACT AS EROSION CONTROL POINT OF CONTACT
 - ALL EROSION CONTROL MEASURES TO MEET SAN MATEO COUNTY REQUIREMENTS
 - PRELIMINARY SCHEMATIC ONLY; G.C. TO COORDINATE PLANS WITH COUNTY

- LEGEND**
- AGGREGATE GROUND COVER
 - FIBER ROLL SILT BARRIER
 - LIMIT OF WORK

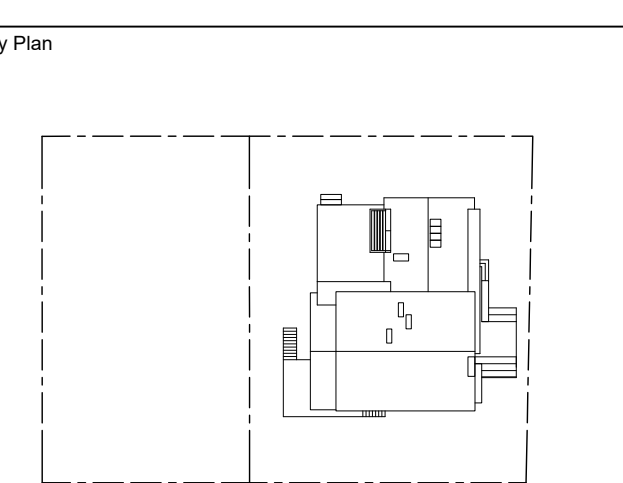


PATEL RESIDENCE
376 9TH STREET
MONTARA, CA

BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

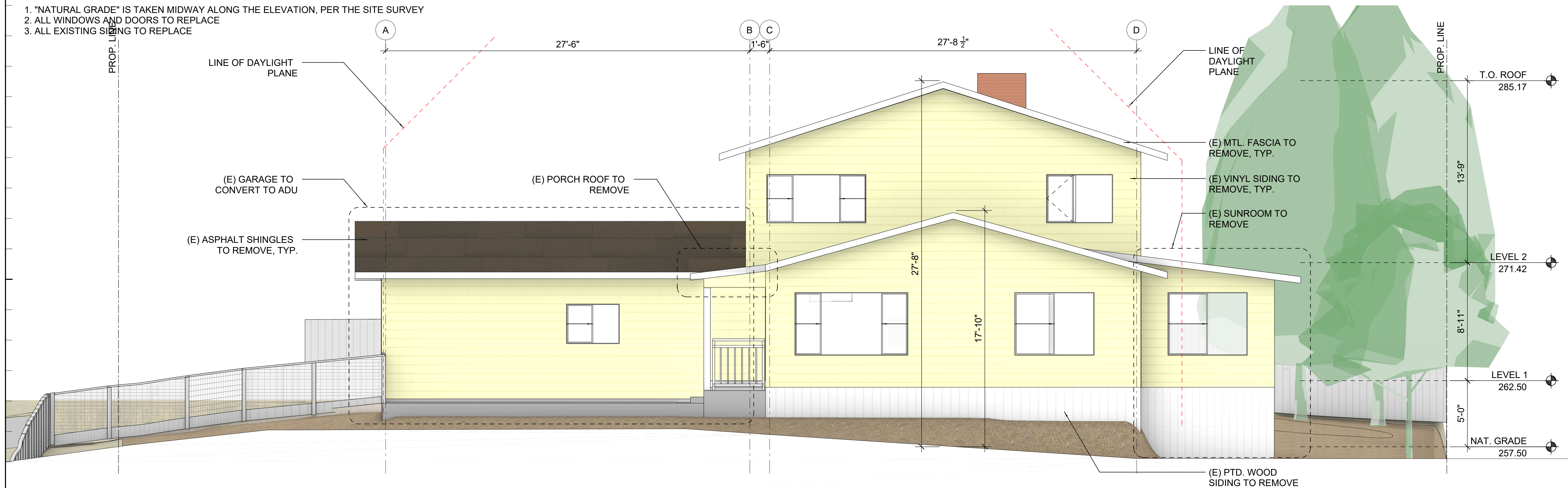
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EROSION AND SEDIMENT CONTROL PLAN

Project No.: 2020-001
Sheet No.: A0.02
Scale: 1/8" = 1'-0"

SHEET NOTES:
 1. "NATURAL GRADE" IS TAKEN MIDWAY ALONG THE ELEVATION, PER THE SITE SURVEY
 2. ALL WINDOWS AND DOORS TO REPLACE
 3. ALL EXISTING SIDING TO REPLACE



PATEL RESIDENCE
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 MONTARA, CA



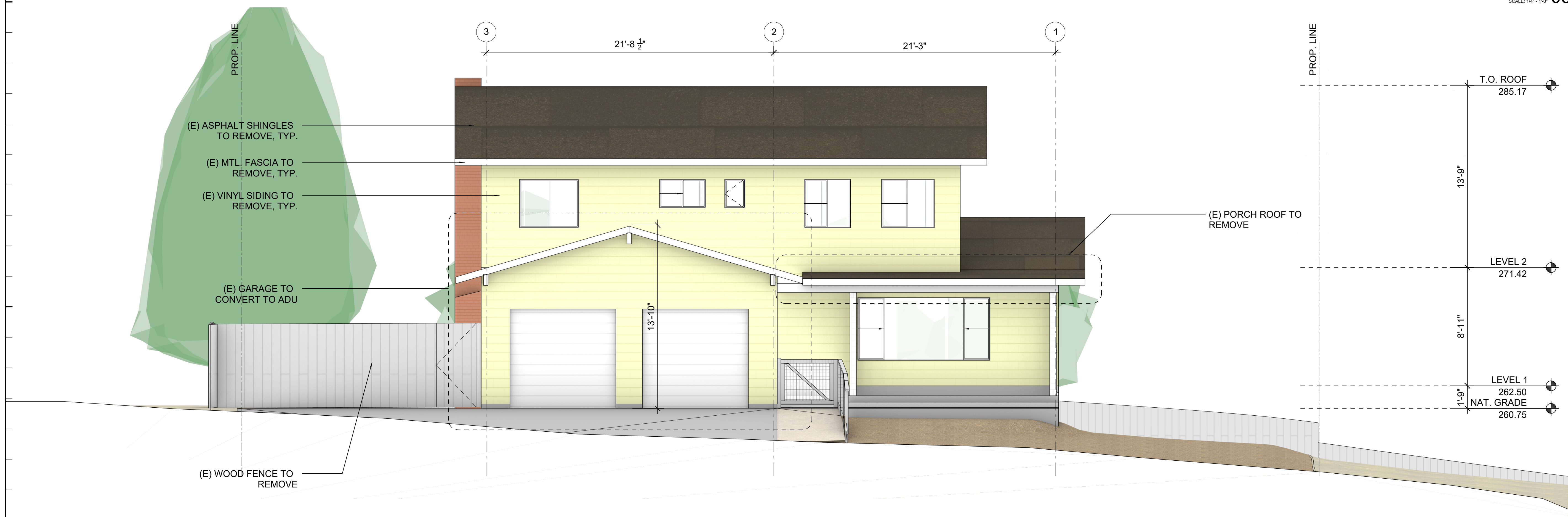
Architect:
 BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

PRELIMINARY
 DRAWINGS
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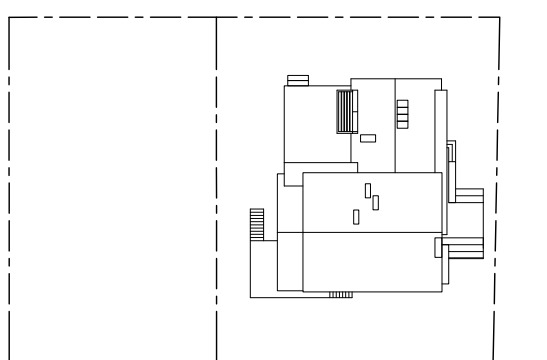
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WEST ELEVATION 03
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION 01
 SCALE: 1/4" = 1'-0"

Key Plan



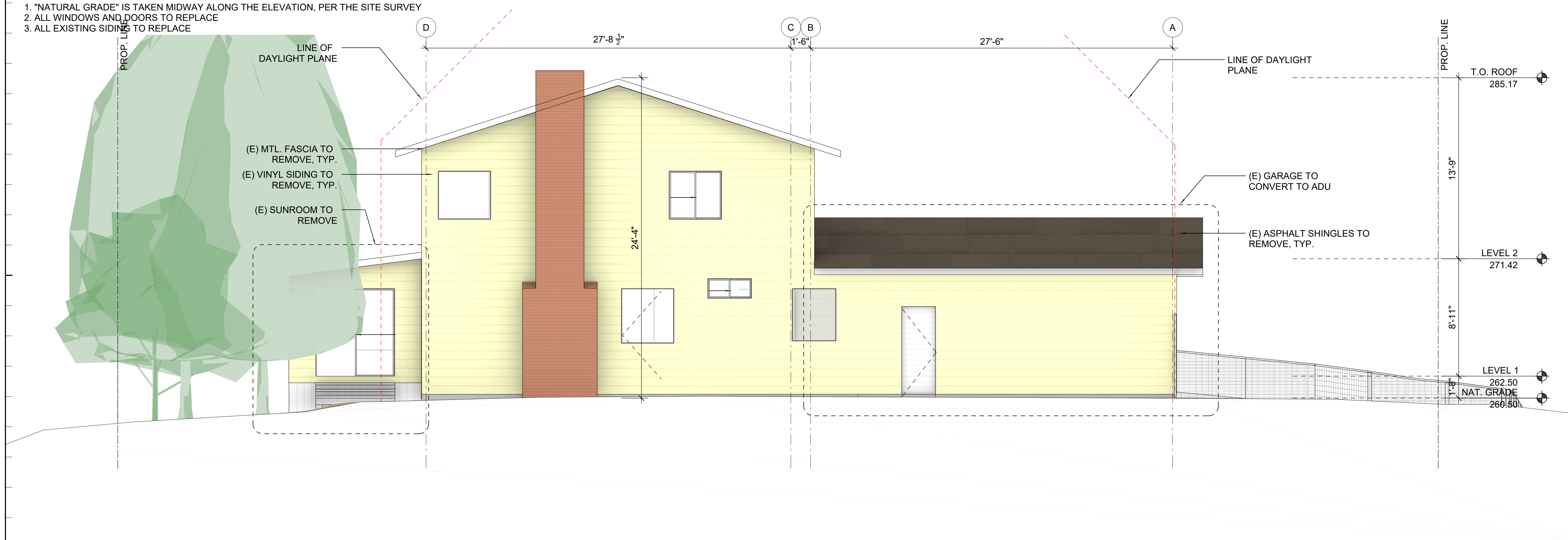
Sheet Name:
 EXISTING
 ELEVATIONS

Project No.:
 2020-001
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 Checked By:
 Scale:
 1/4" = 1'-0"

Sheet No.:
 A0.03

SHEET NOTES:

1. "NATURAL GRADE" IS TAKEN MIDWAY ALONG THE ELEVATION, PER THE SITE SURVEY
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3. ALL EXISTING SIDING TO REPLACE



PATEL RESIDENCE
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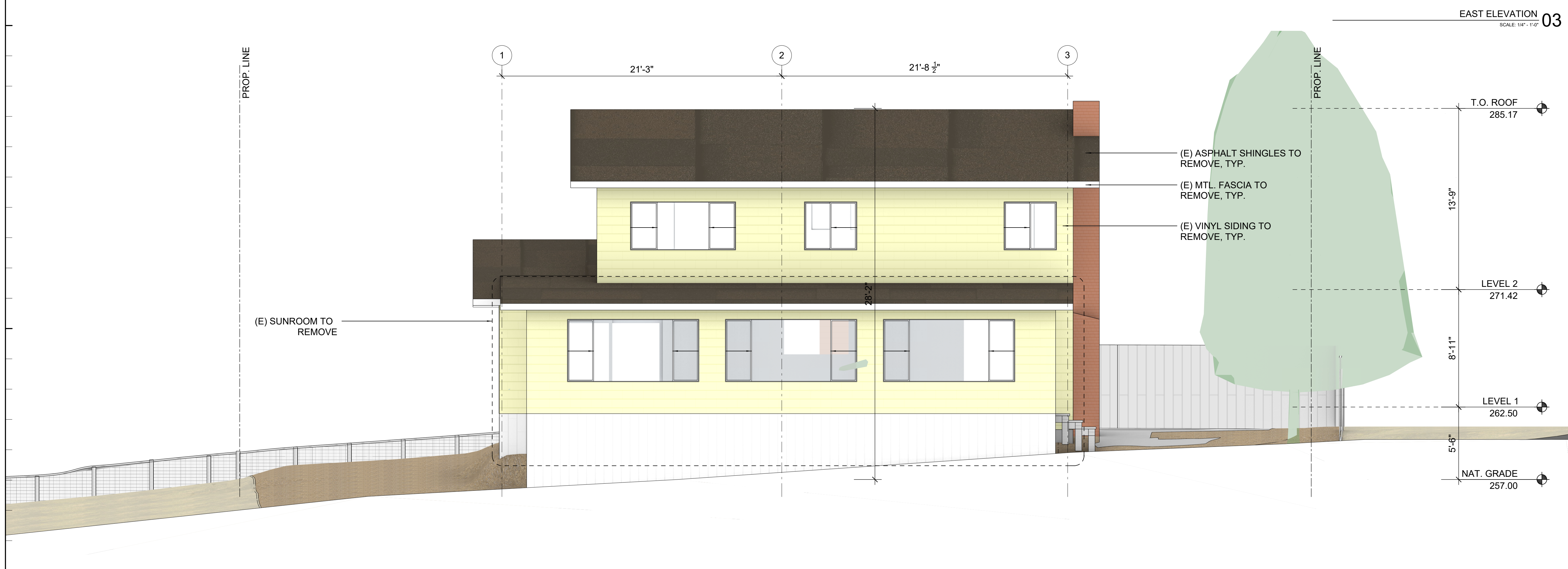


Architect:
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237 29TH ST APT 3
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**PRELIMINARY
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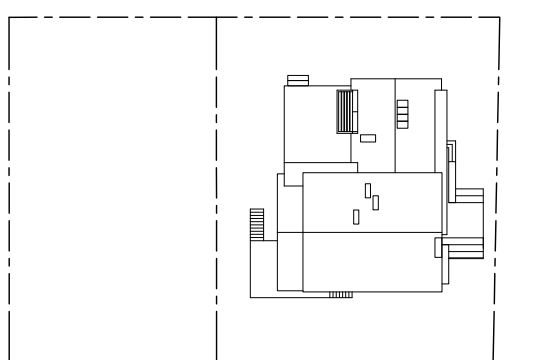
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EAST ELEVATION 03
SCALE: 1/4" = 1'-0"

Key Plan



Sheet Name:

**EXISTING
ELEVATIONS**

SOUTH ELEVATION 01
SCALE: 1/4" = 1'-0"

Project No.:

2020-001

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Checked By:

Scale:

1/4" = 1'-0"

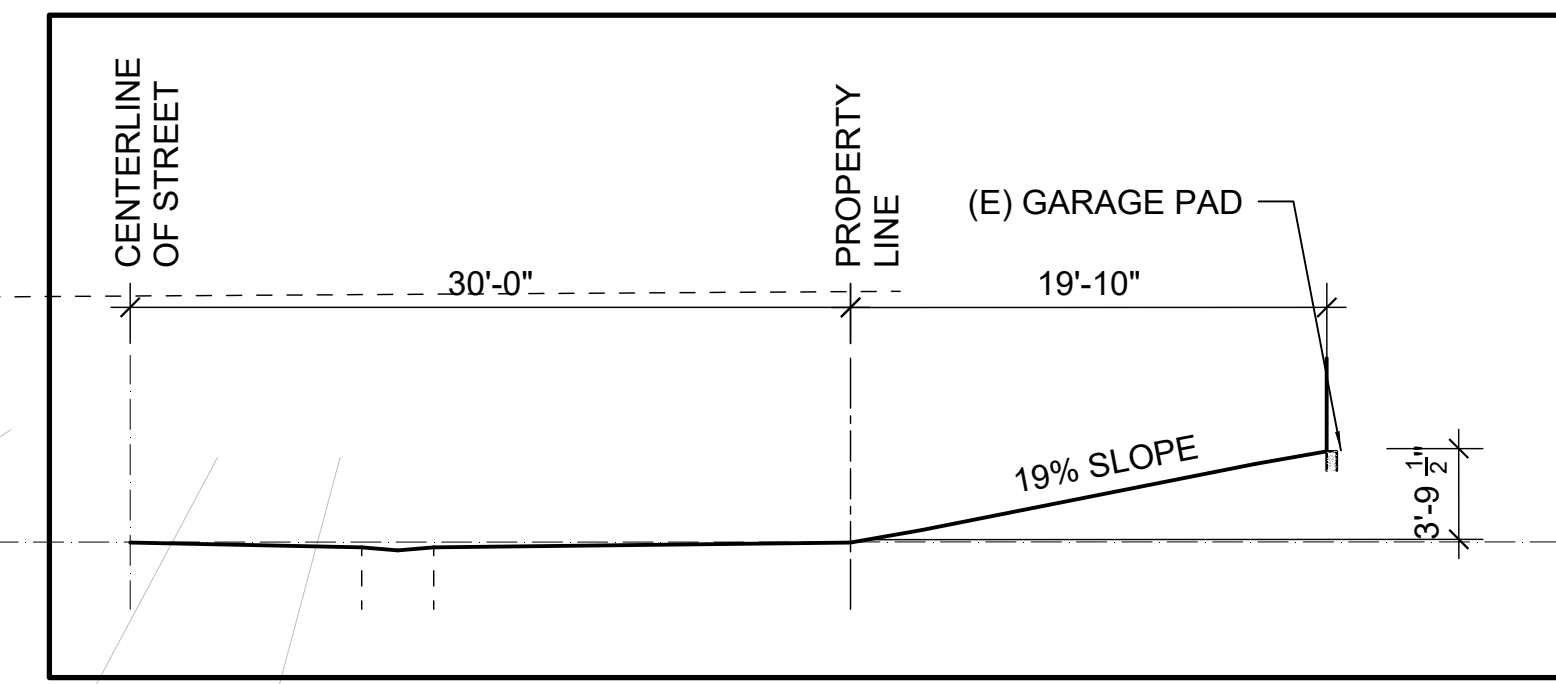
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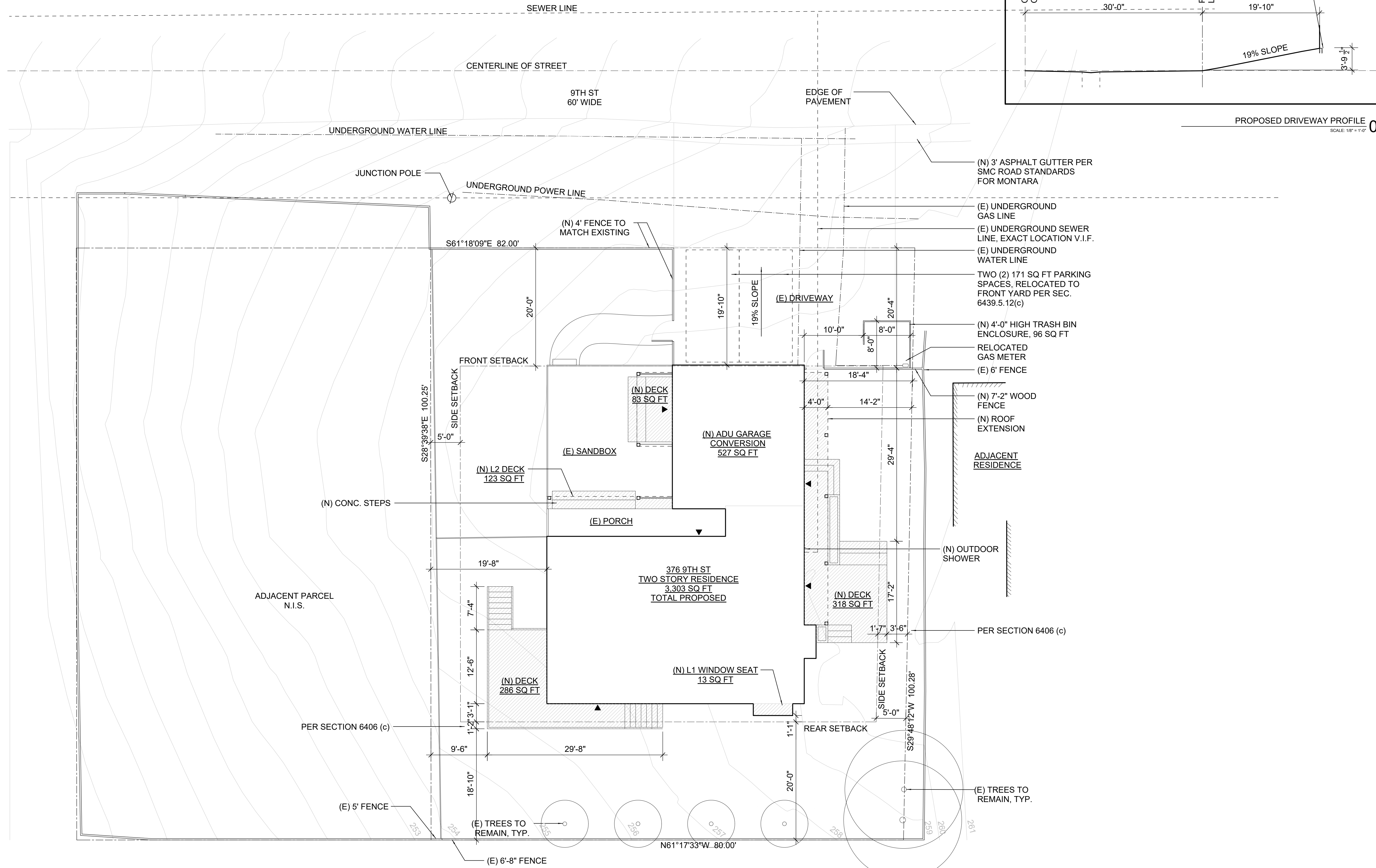
SHEET NOTES:

1. TOTAL PROPOSED FLOOR AREA CALCULATED PER SEC. 6300.2 5. SEE A2.20
2. UNCOVERED L1 DECK ENCROACHMENTS INTO YARDS ALLOWED PER SEC. 6406 (c)
3. COUNTY R.O.W. TO BE IMPROVED TO MEET SAN MATEO COUNTY STANDARDS FOR MONTARA
4. GARAGE CONVERSION TO ADU PER CHAPTER 22.5.1
5. NO CHANGE TO GRADING IS PROPOSED

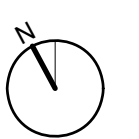
LEGEND
 NEW ELEMENTS



PROPOSED DRIVEWAY PROFILE
 SCALE: 1/8" = 1'-0" 04



PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA

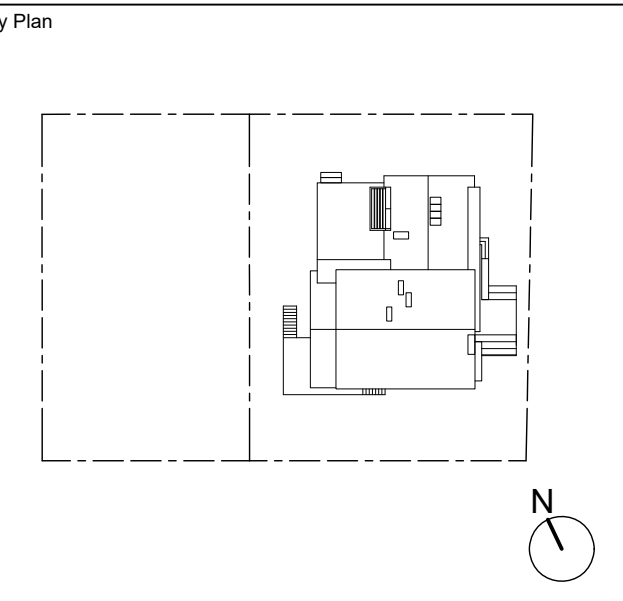


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PRELIMINARY
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Sheet Name:
SITE PLAN

Project No.:
 2020-001
 Drawn By:
 Checked By:
 Scale:
 1/8" = 1'-0"

Sheet No.:
A1.01

SHEET NOTES:
 1. ALL DISTURBED AREAS TO BE REPLACED WITH MULCH TO MATCH EXISTING, U.O.N.
 2. NO NEW PLANTING IS PROPOSED
 3. NO CHANGE TO GRADING IS PROPOSED
 4. ALL DECKS, GROUND COVER AND PAVING TO BE PERVIOUS/POROUS, U.O.N.
 4. IMPERVIOUS SURFACE AREA CALCULATED PER SECTION 6300.2 7, AND INCLUDES:
 "STRUCTURES LESS THAN EIGHTEEN INCHES (18" IN HEIGHT), NON-POROUS DRIVEWAYS, DECKS, PATIOS, WALKWAYS AND SWIMMING POOLS."

IMPERVIOUS SURFACE AREA
 PARCEL SIZE 8,120 SQ FT
 EAST CONC. PLANTERS 30 SQ FT
 WEST CONC. PORCH 183 SQ FT
TOTAL IMPERVIOUS SURFACE AREA 213 SQ FT
IMPERVIOUS SURFACE COVERAGE 2.6%

PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA



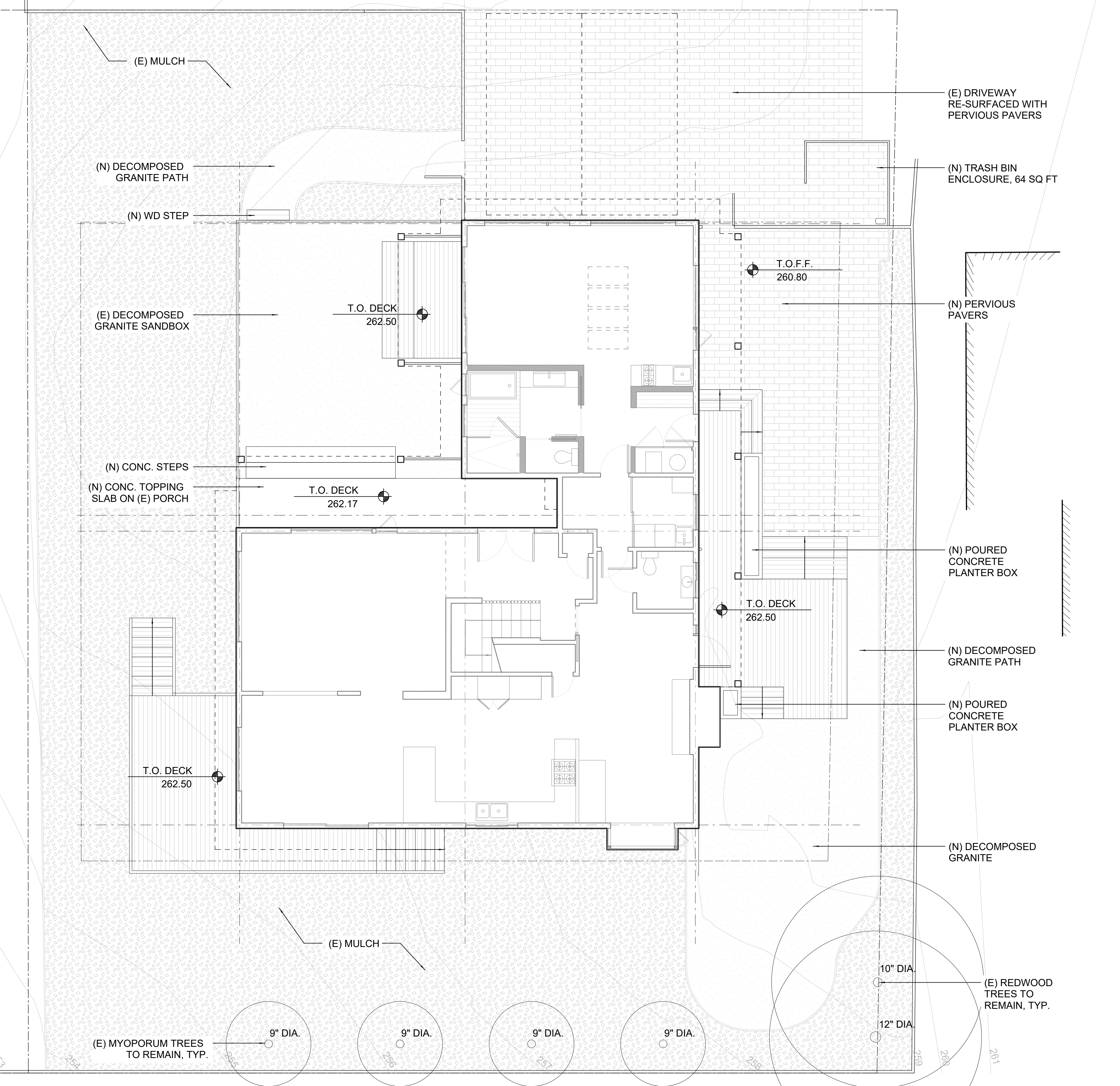
Architect:
BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

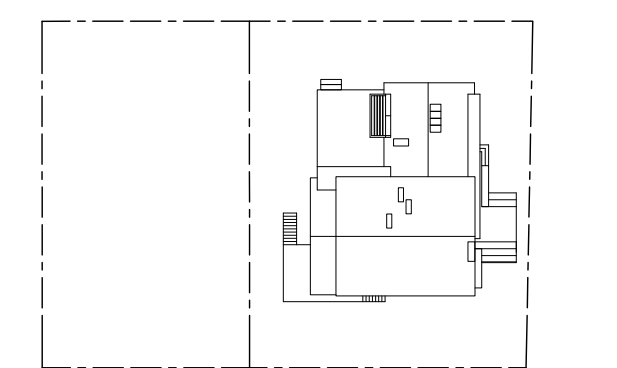
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003	Design Review Application - Cycle 4 R1	2023-01-20

ADJACENT PARCEL
 NOT IN SCOPE



Key Plan



Sheet Name:
LANDSCAPE PLAN

Project No.: 2020-001
 Drawn By:
 Checked By:
 Scale: 3/16" = 1'-0"
 Sheet No.: **A1.02**

DRAWING NOTES:
1. SEE A2.20 FOR FLOOR AREA CALCULATIONS

PATEL RESIDENCE
376 9TH STREET
MONTARA, CA



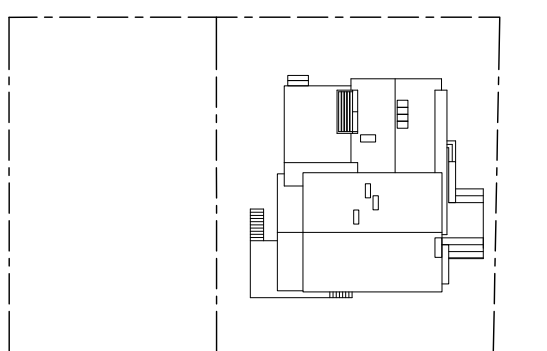
Architect:
BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

Seal & Signature:

No.	Description	Date
001	Review Set	2022-07-12
002	Design Review Application	2022-08-08
003	Design Review Application - Cycle 4	2022-10-31
003	Design Review Application - Cycle 4 R1	2023-01-20

Key Plan



Sheet Name:

L1 PLAN

Project No.:

2020-001

Sheet No.:

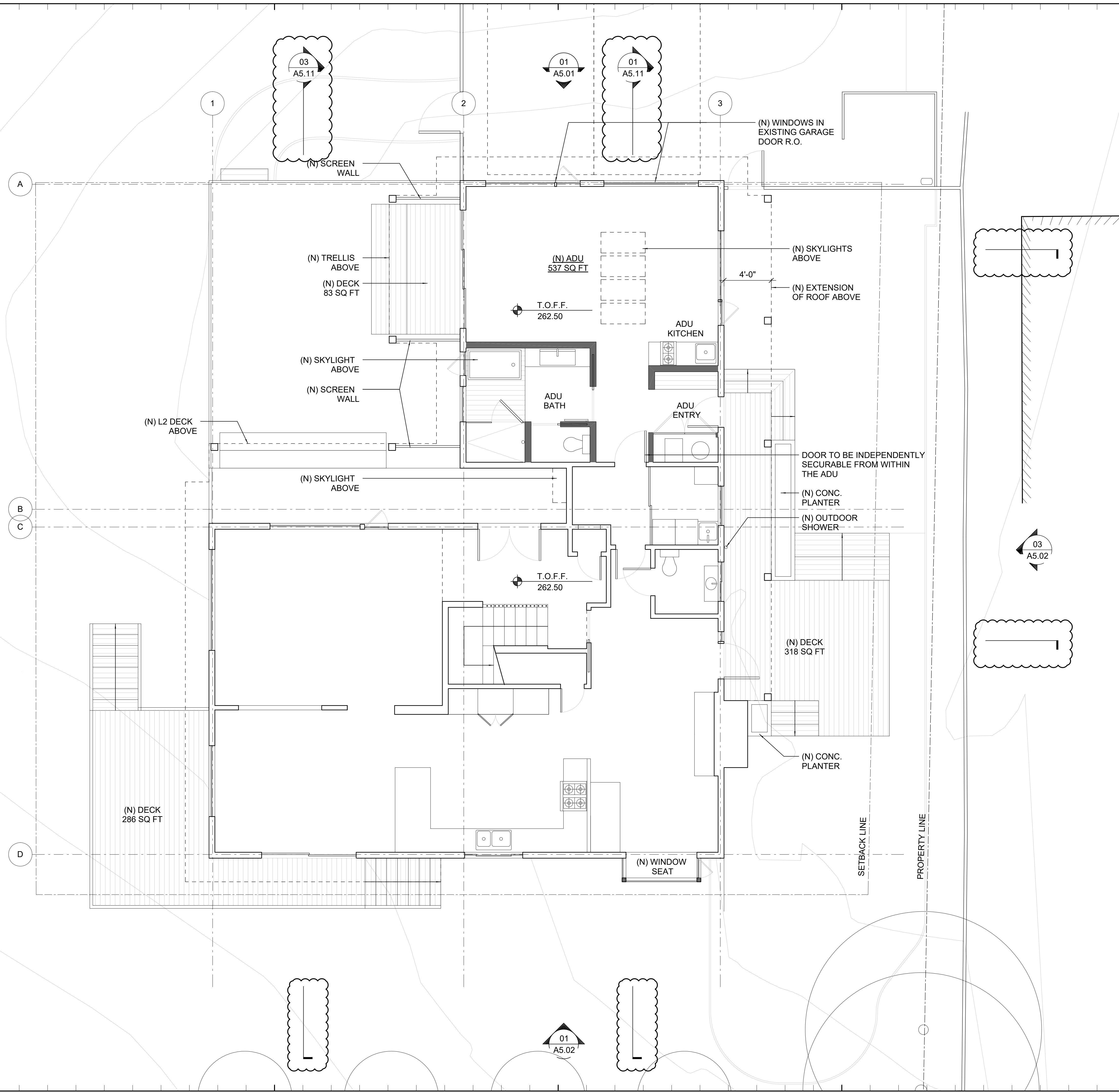
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Drawn By:

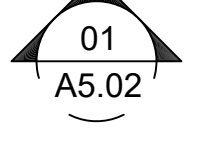
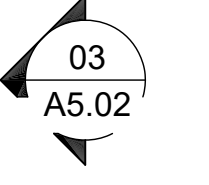
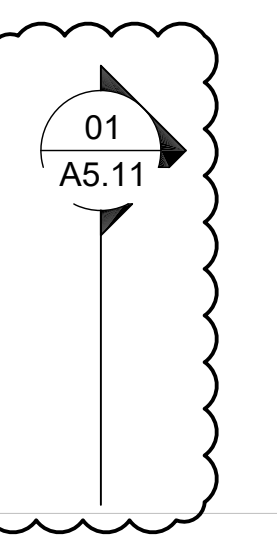
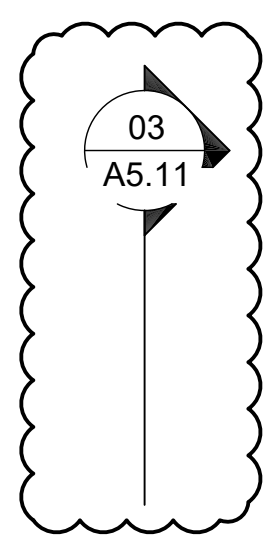
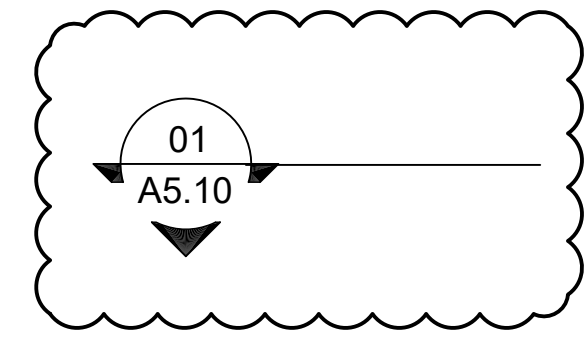
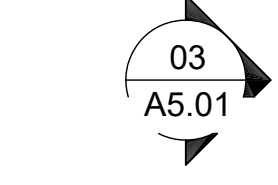
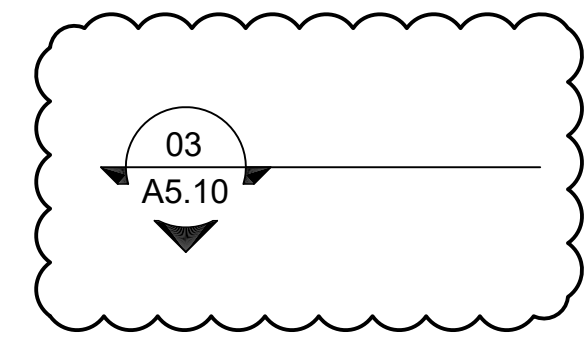
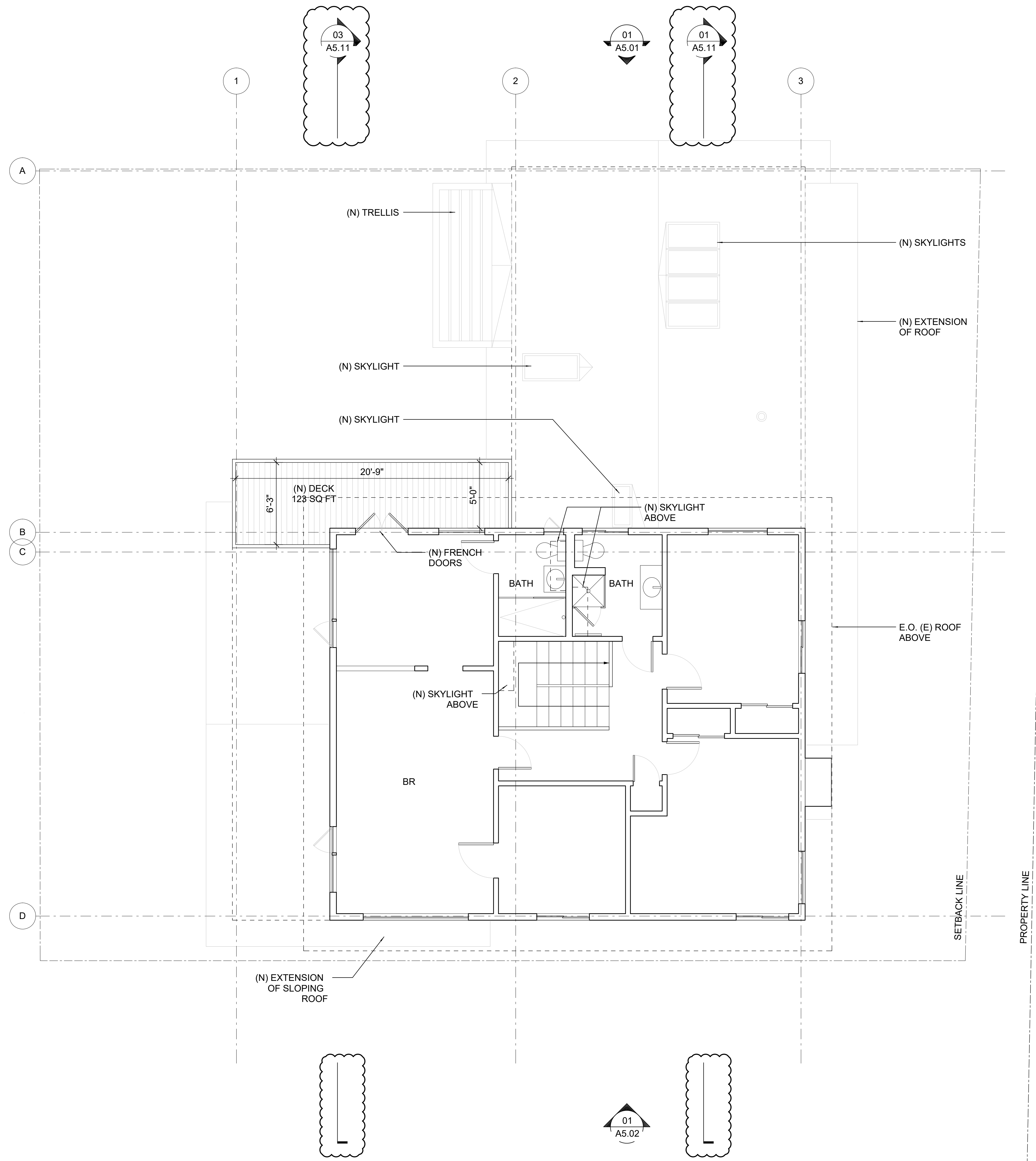
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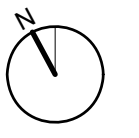
1/4" = 1'-0"



DRAWING NOTES:
 1. SEE A2.20 FOR FLOOR AREA CALCULATIONS



PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA



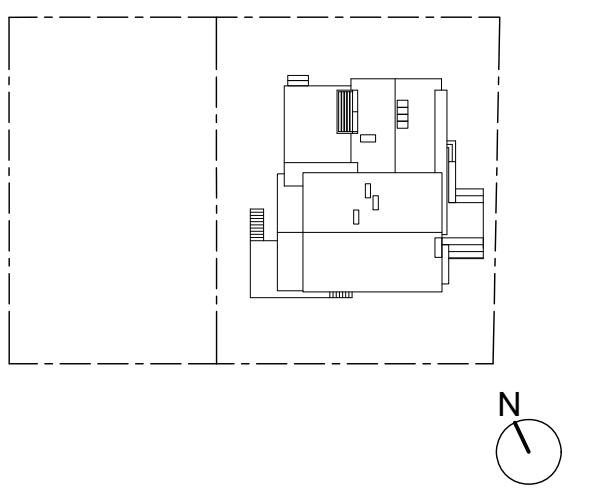
Architect:
 BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

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Seal & Signature:

No.	Description:	Date:
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Key Plan



Sheet Name:

L2 PLAN




Project No.:
 2020-001
 Drawn By:
 Checked By:
 Scale:
 1/4" = 1'-0"

Sheet No.:
 A2.02

SHEET NOTES:
 1. PROPOSED FLOOR AREA CALCULATED PER SECTION 6300.2.5:
 "BUILDING FLOOR AREA SPECIFICALLY INCLUDES: (1) THE FLOOR AREA OF ALL STORIES EXCLUDING UNINHABITABLE ATTICS AS MEASURED FROM THE OUTSIDE FACE OF ALL EXTERIOR PERIMETER WALLS, (2) THE AREA OF ALL DECKS, PORCHES, BALCONIES OR OTHER AREAS COVERED BY A WATERPROOF ROOF WHICH EXTENDS FOUR (4) OR MORE FEET FROM EXTERIOR WALLS, AND (3) THE AREA OF ALL GARAGES AND CARPORTS."

2. PROPOSED PARCEL COVERAGE CALCULATED PER SECTION 6300.2.5:
 "PARCEL COVERAGE SHALL INCLUDE ALL: (1) BUILDINGS, (2) ACCESSORY BUILDINGS, OR (3) STRUCTURES SUCH AS PATIOS, DECKS, BALCONIES, PORCHES, BRIDGES, AND OTHER SIMILAR USES WHICH ARE EIGHTEEN (18) INCHES OR MORE ABOVE THE GROUND."

LEGEND

	INTERIOR FLOOR AREA
	EXTERIOR FLOOR AREA
	PARCEL COVERAGE

FLOOR AREAS

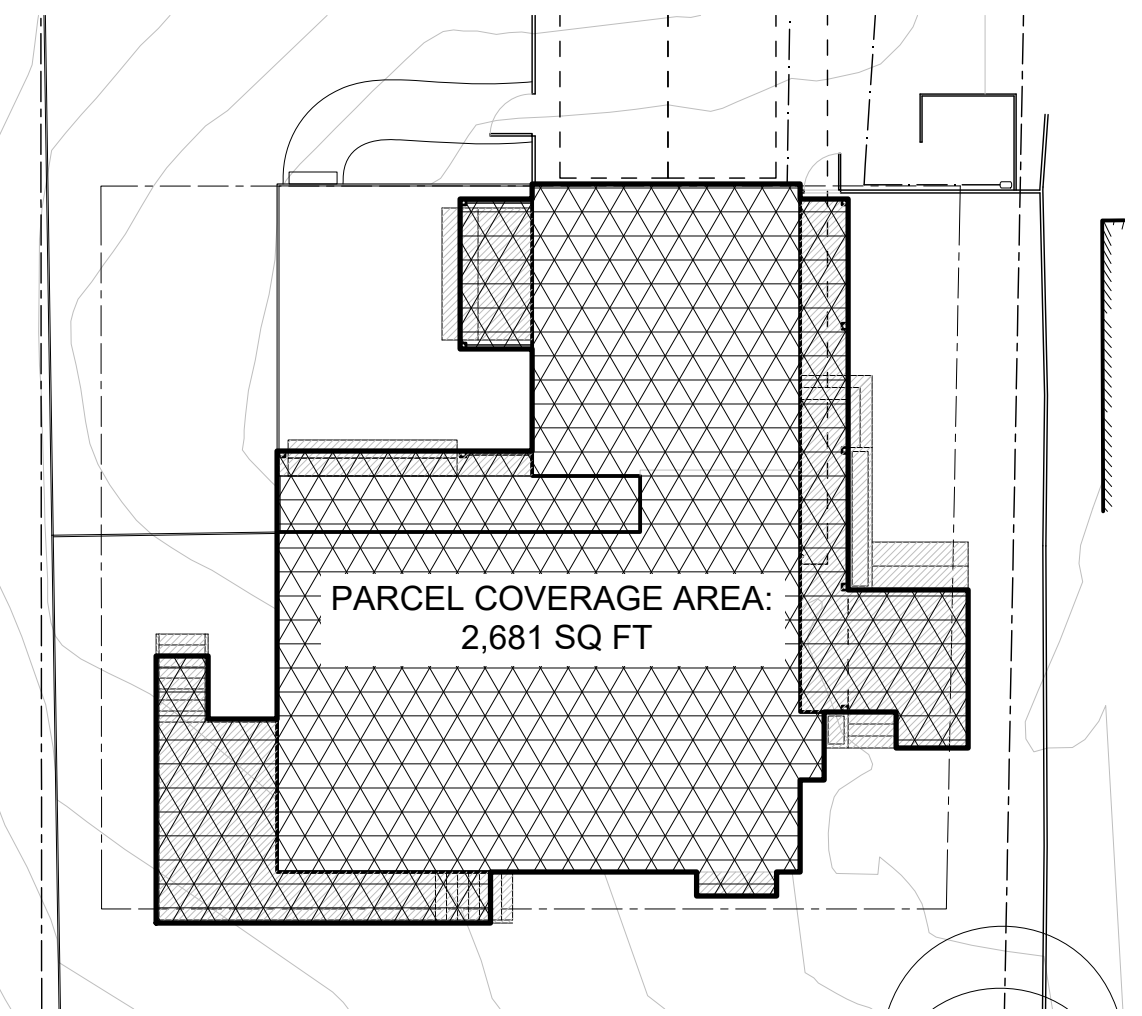
L1 MAIN HOUSE ENCLOSED AREA:	1,323 SQ FT
L1 ADU ENCLOSED AREA:	537 SQ FT
L1 COVERED AREAS >=4' IN DEPTH:	356 SQ FT
PROPOSED L1 FLOOR AREA:	2,217 SQ FT
L2 ENCLOSED AREA:	1,086 SQ FT
PROPOSED L2 FLOOR AREA:	1,086 SQ FT
TOTAL PROPOSED FLOOR AREA:	3,303 SQ FT
TOTAL FAR:	0.41
TOTAL EXISTING FLOOR AREA:	3,484 SQ FT
NET CHANGE:	-181 SQ FT

NEW DECK AREAS

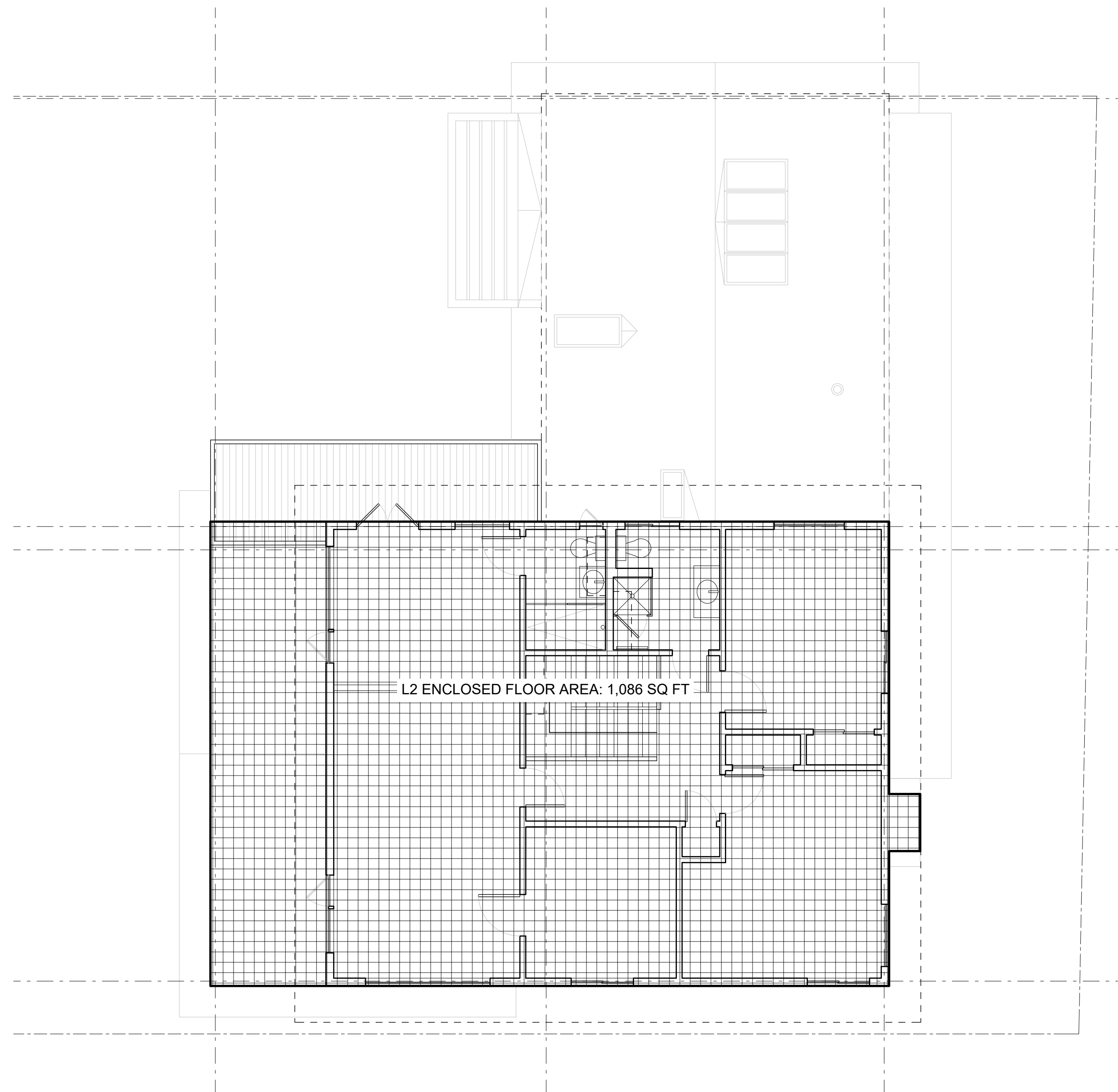
L1 ADU WEST DECK	83 SQ FT
L1 SOUTHWEST DECK	286 SQ FT
L1 EAST DECK	318 SQ FT
L2 DECK	123 SQ FT
TOTAL	808 SQ FT

PARCEL COVERAGE

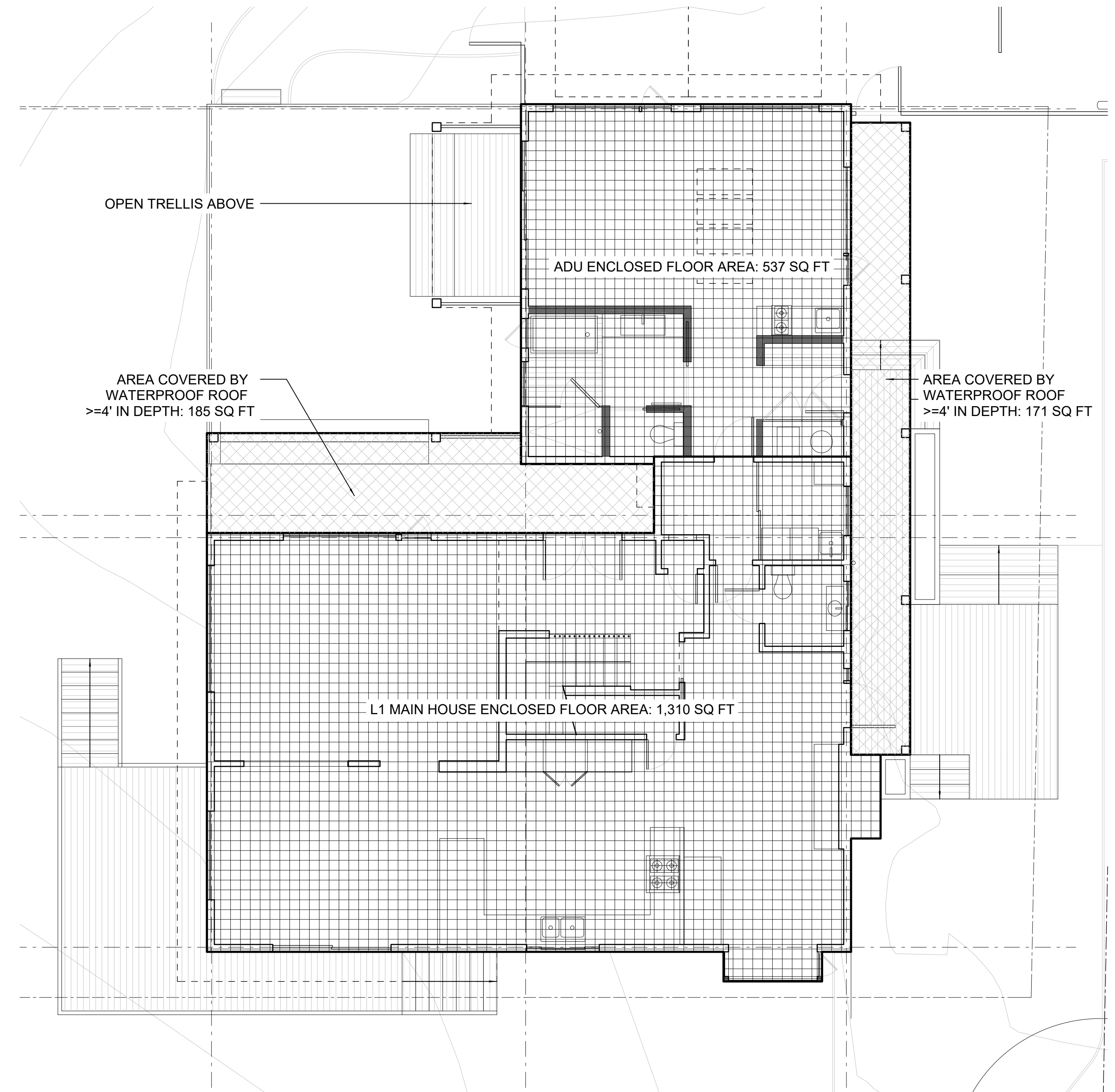
PARCEL SIZE	8,120 SQ FT
PARCEL COVERAGE AREA	2,681 SQ FT
PARCEL COVERAGE	33.0%



PARCEL COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0" 03



L2 AREA PLAN
SCALE: 3/16" = 1'-0" 09



L1 AREA PLAN
SCALE: 3/16" = 1'-0" 01

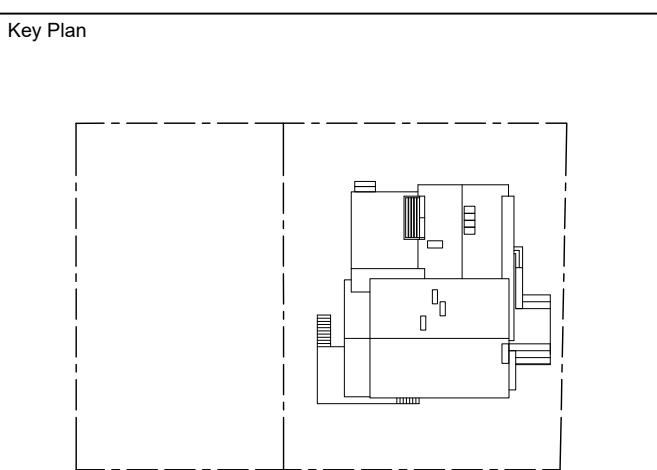
PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA

BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

PRELIMINARY
 DRAWINGS
 NOT FOR
 CONSTRUCTION

Issued For:

No.	Description	Date
002	Design Review Application	2022-09-06
003	Design Review Application - Cycle 4	2022-10-31
003	Design Review Application - Cycle 4 R1	2023-01-20



Sheet Name:
**PROPOSED AREA
 PLANS**

Project No.: 2020-001	Sheet No.:
Drawn By:	A2.20
Checked By:	
Scale: AS NOTED	

PATEL RESIDENCE
376 9TH STREET
MONTARA, CA



Architect:

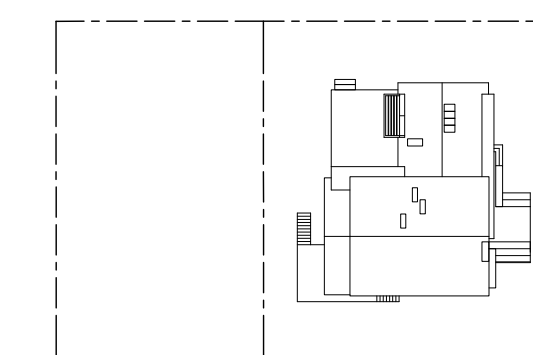
BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

Seal & Signature:

Issued For:	Description:	Date:
001	Review Set	2022-07-12
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Key Plan



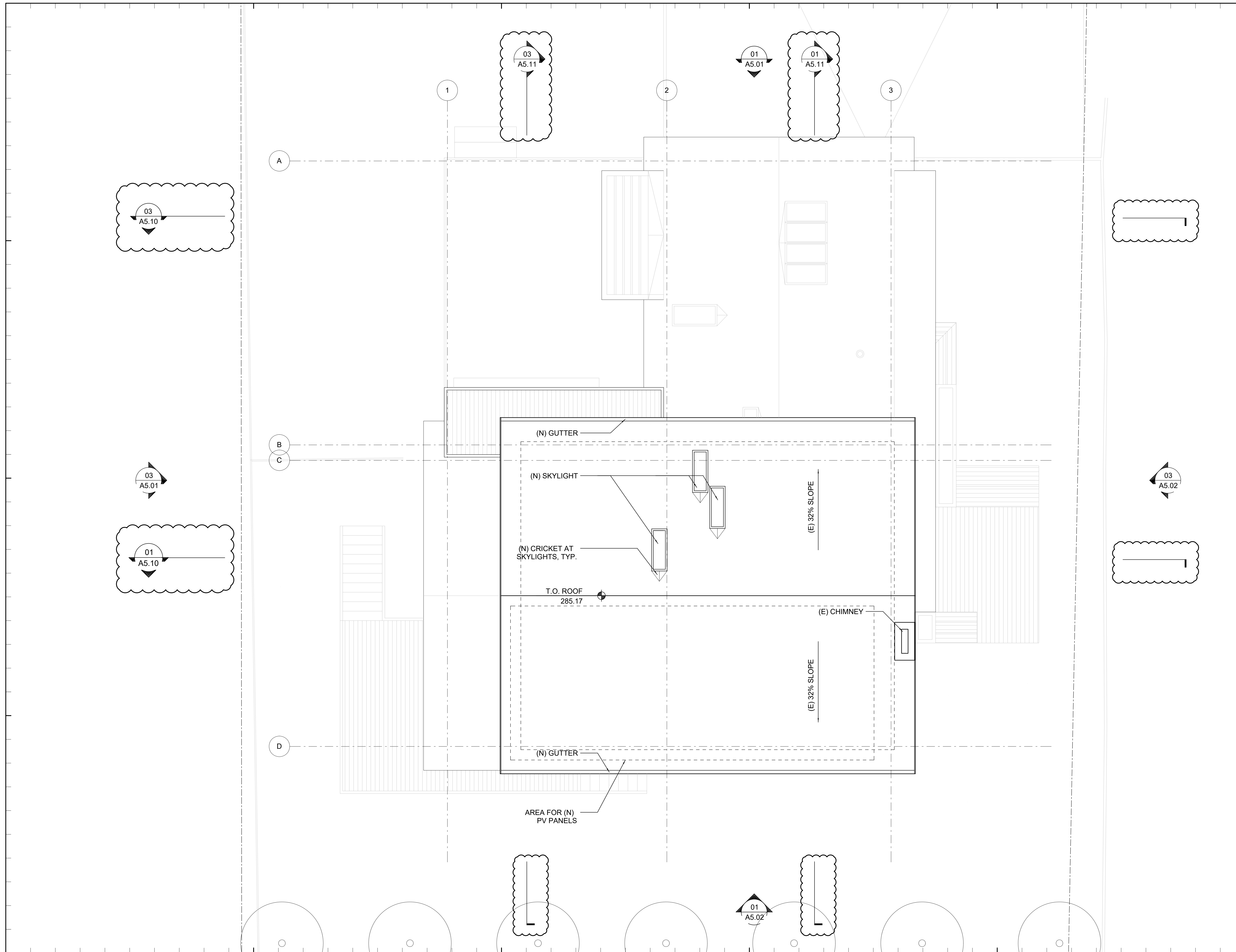
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RF PLAN

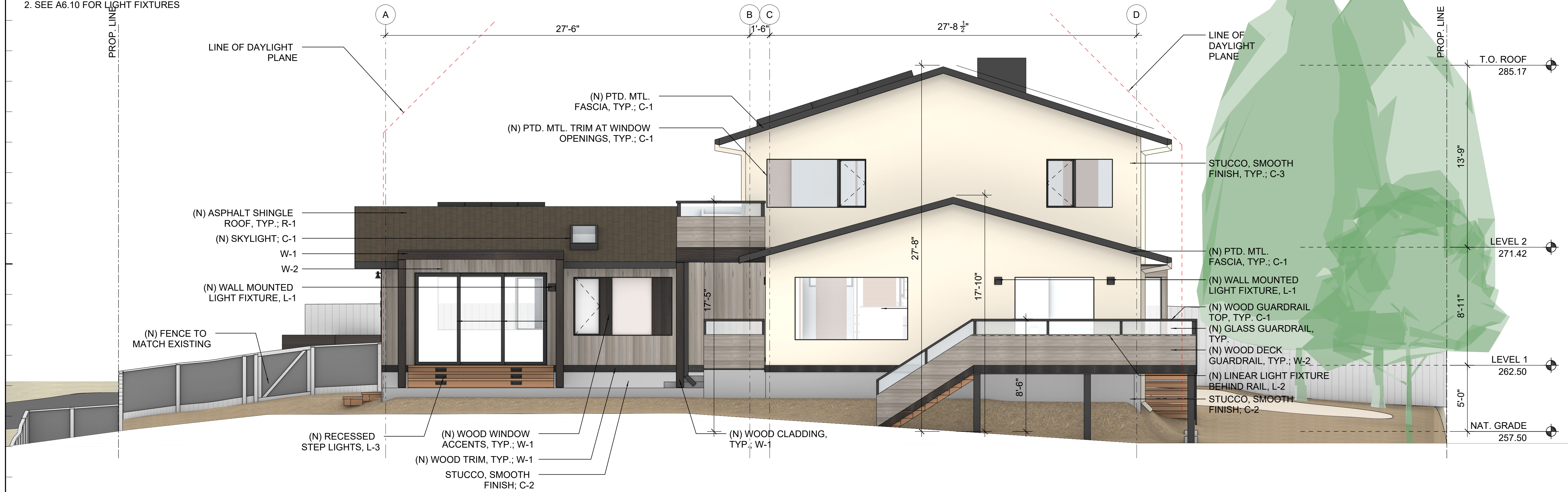
Project No.:
2020-001
Drawn By:
Checked By:
Scale:
1/4" = 1'-0"

Sheet No.:

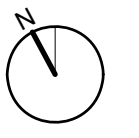
A2.RF



SHEET NOTES:
 1. SEE A6.10 FOR COLORS C-1, C-2, C-3, R-1, W-1, W-2
 2. SEE A6.10 FOR LIGHT FIXTURES



PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA



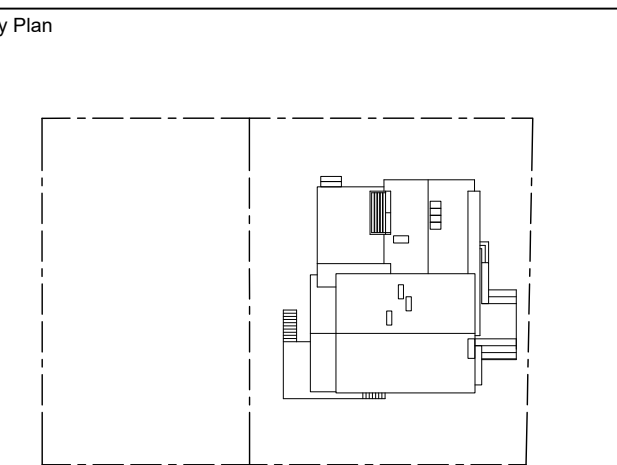
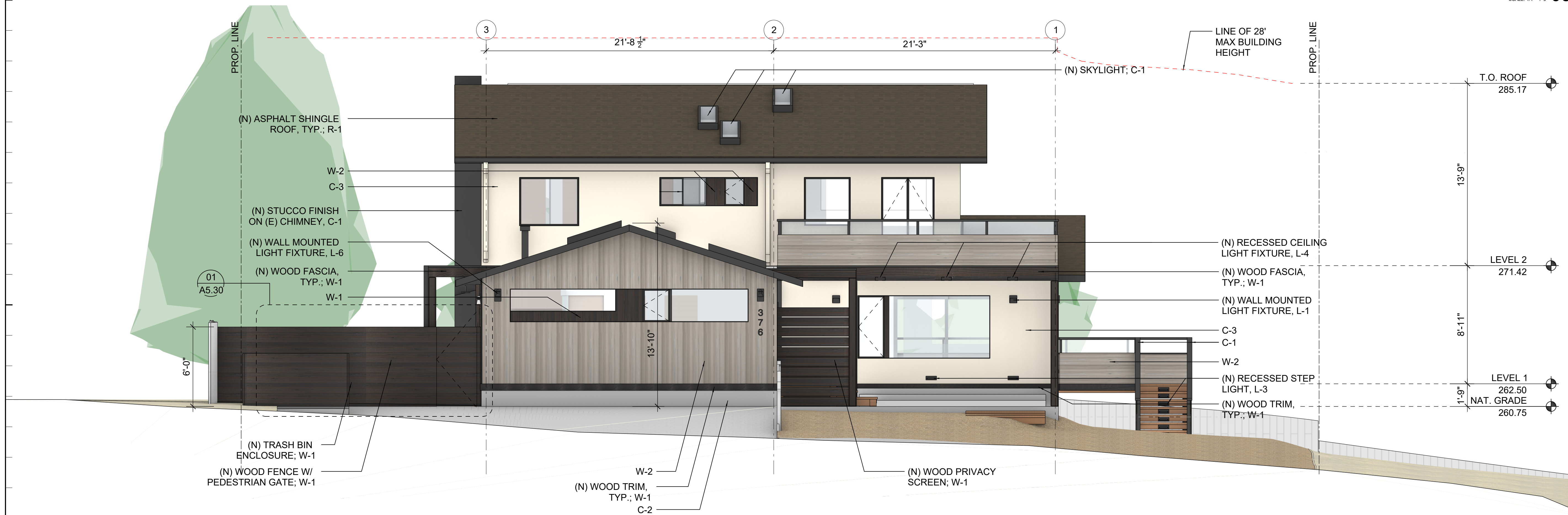
Architect:
 BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

PRELIMINARY
 DRAWINGS
 NOT FOR
 CONSTRUCTION

Seal & Signature:

Issued For:	Description:	Date:
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003	Design Review Application - Cycle 4	2022-10-31
003	Design Review Application - Cycle 4 R1	2023-01-20

WEST ELEVATION
 SCALE: 1/4" = 1'-0" 03

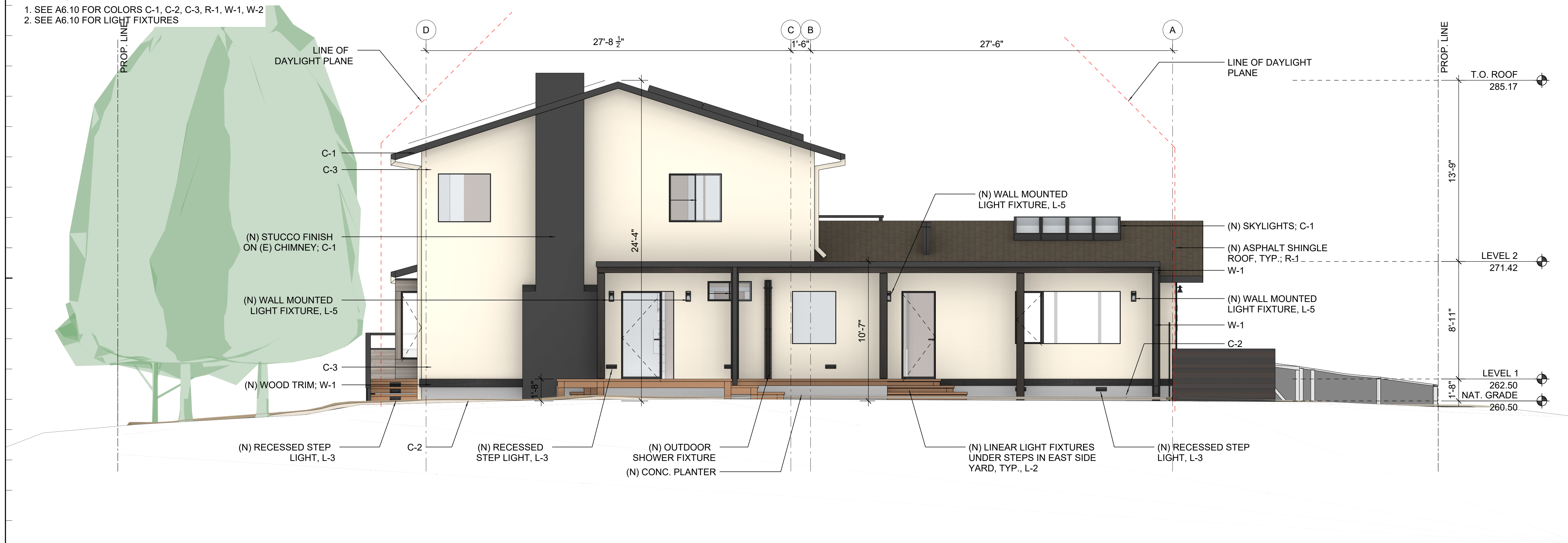


Sheet Name:
 ELEVATIONS

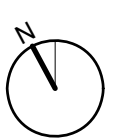
NORTH ELEVATION
 SCALE: 1/4" = 1'-0" 01

Project No.:	Sheet No.:
2020-001	A5.01
Drawn By:	
Checked By:	
Scale:	1/4" = 1'-0"

SHEET NOTES:
 1. SEE A6.10 FOR COLORS C-1, C-2, C-3, R-1, W-1, W-2
 2. SEE A6.10 FOR LIGHT FIXTURES



PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA

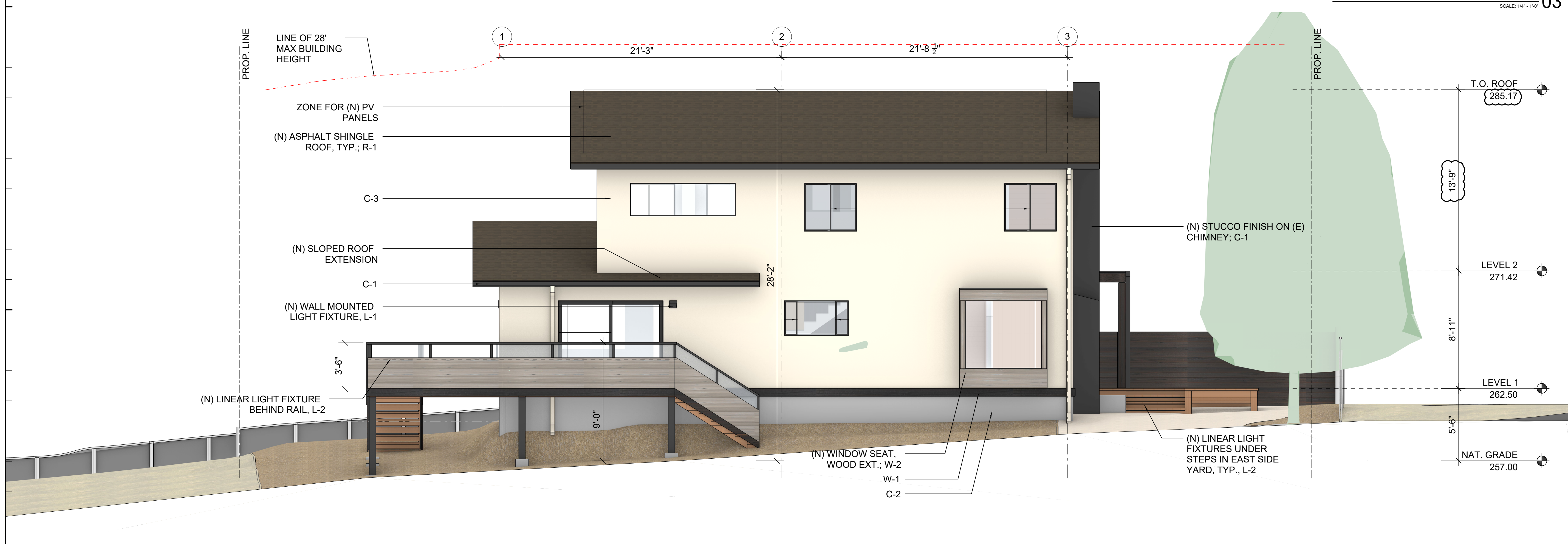


Architect:
 BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

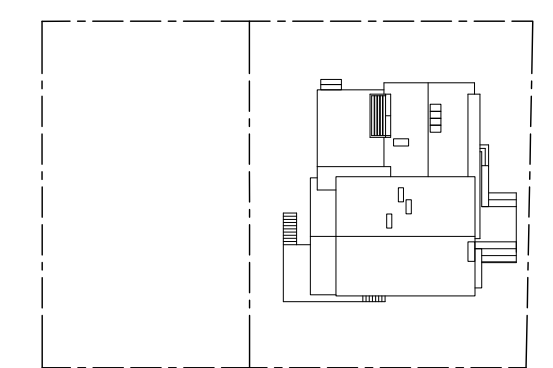
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 DRAWINGS
 NOT FOR
 CONSTRUCTION

Issued For:	Description:	Date:
001	Review Set	2022-07-12
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003	Design Review Application - Cycle 4	2022-10-31
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EAST ELEVATION 03
 SCALE: 1/4" = 1'-0"



Key Plan



Sheet Name:

ELEVATIONS

SOUTH ELEVATION 01
 SCALE: 1/4" = 1'-0"

Project No.:
 2020-001
 Drawn By:
 Checked By:
 Scale:
 1/4" = 1'-0"

Sheet No.:
 A5.02

PATEL RESIDENCE
376 9TH STREET
MONTARA, CA



Architect:

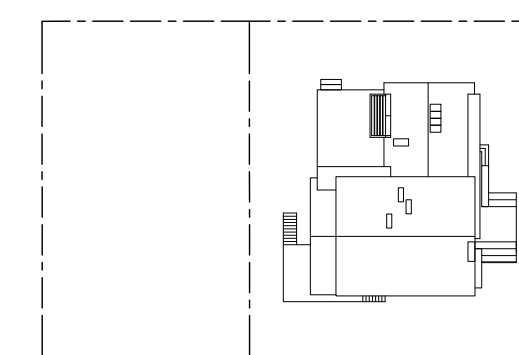
BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

Seal & Signature:

Issued For:	No.	Description:	Date:
001	Review Set		2022-07-12
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Key Plan



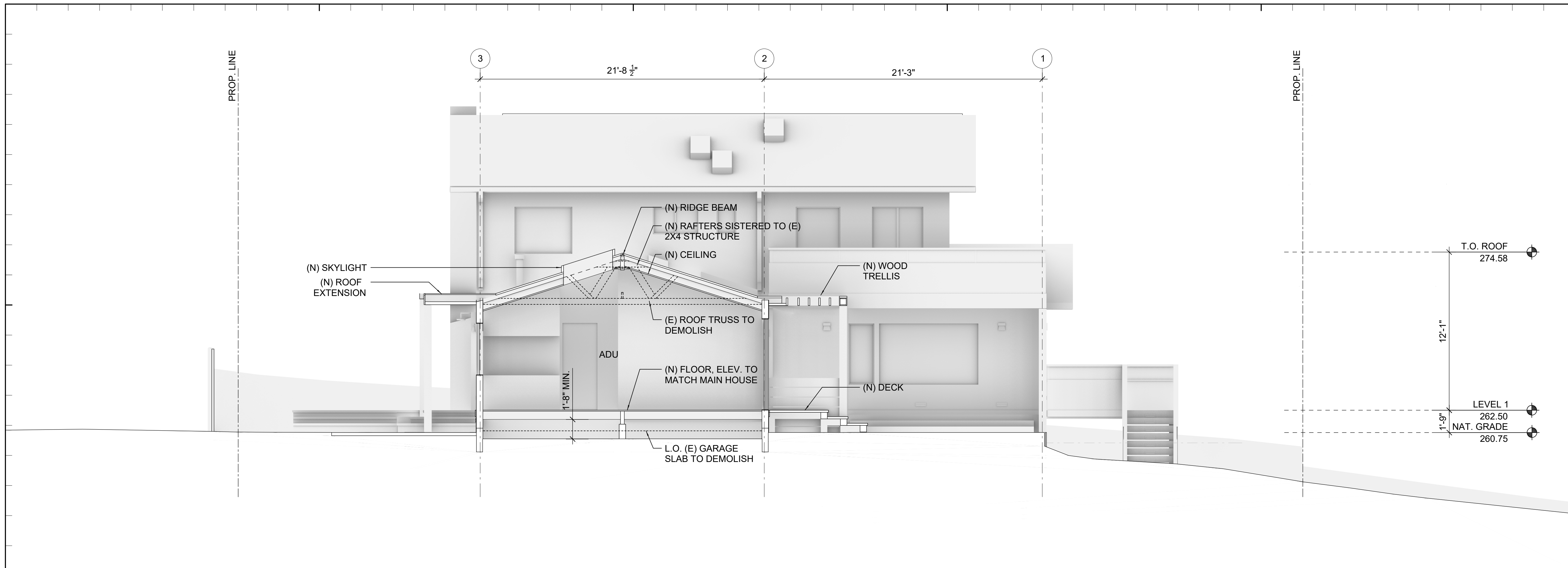
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SECTIONS

Project No.:
2020-001
Drawn By:
Checked By:
Scale:
1/4" = 1'-0"

Sheet No.:

A5.10



E-W SECTION 03
SCALE: 1/4" = 1'-0"

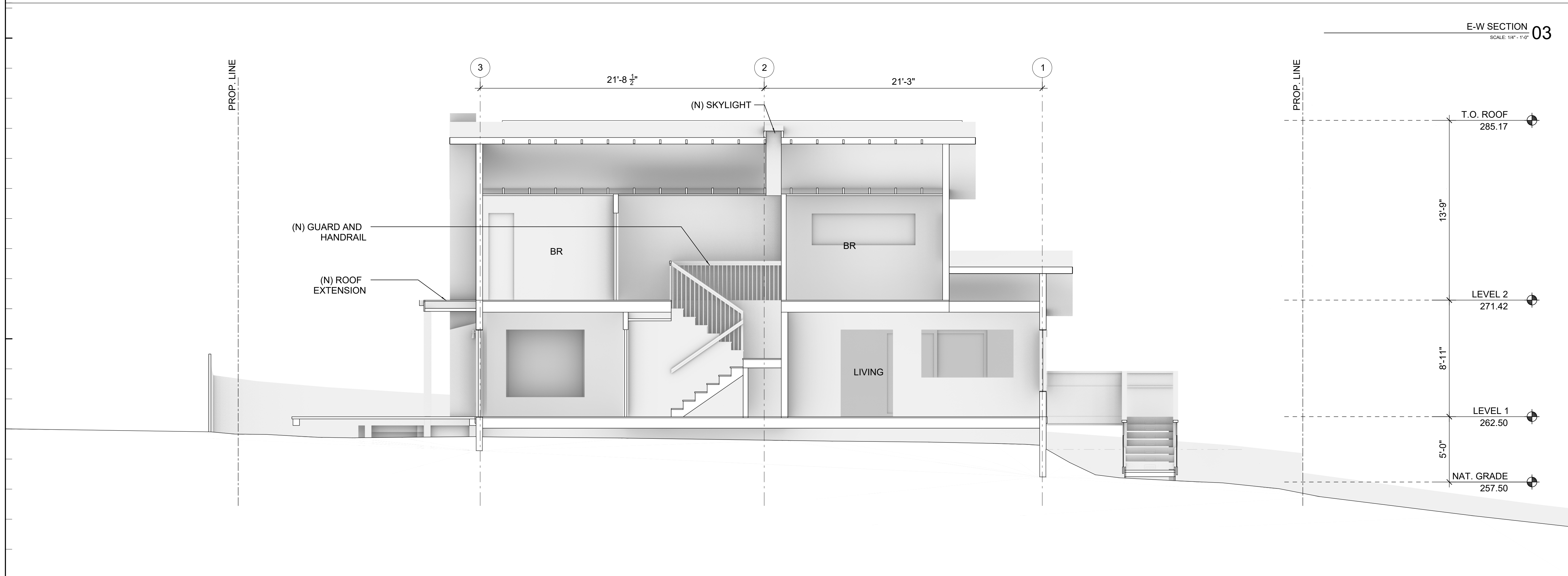
T.O. ROOF
274.58

12'-1"

LEVEL 1
262.50

1'-9"

NAT. GRADE
260.75



E-W SECTION 01
SCALE: 1/4" = 1'-0"

T.O. ROOF
285.17

13'-9"

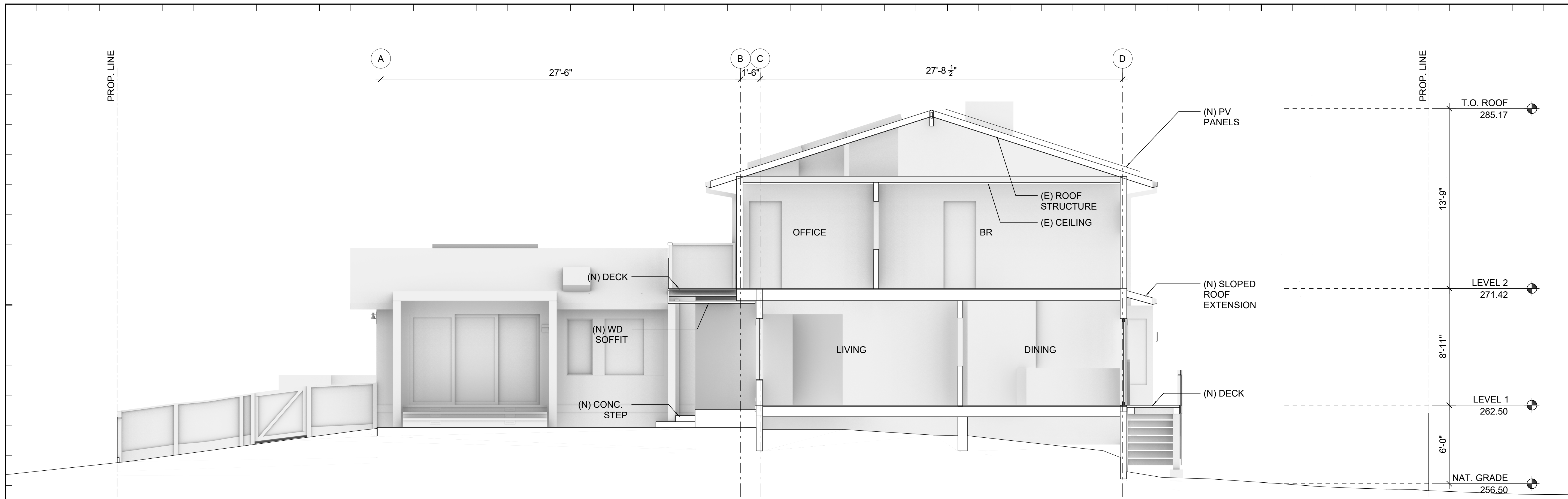
LEVEL 2
271.42

8'-11"

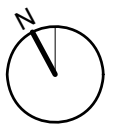
LEVEL 1
262.50

5'-0"

NAT. GRADE
257.50



PATEL RESIDENCE
376 9TH STREET
MONTARA, CA

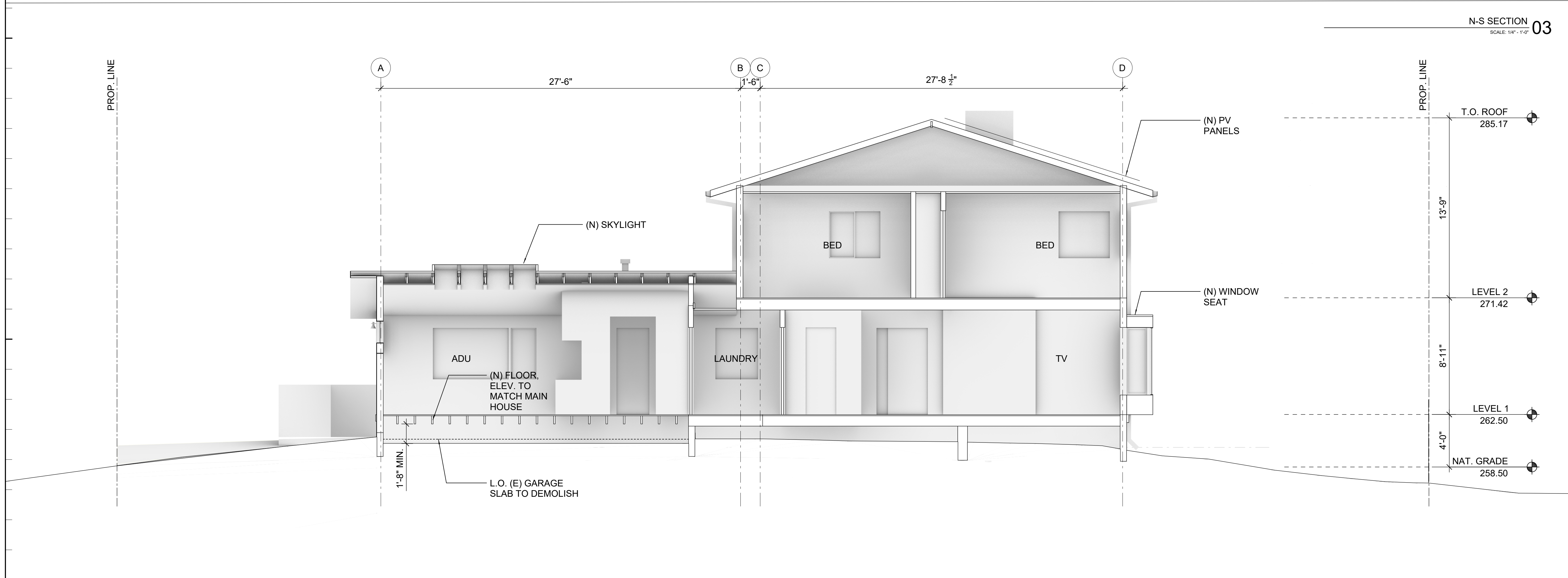


Architect:
BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

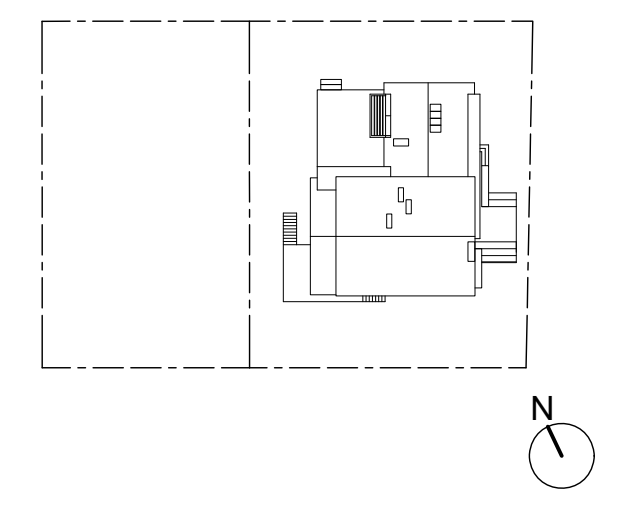
Seal & Signature:

No.	Description	Date
001	Review Set	2022-07-12
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N-S SECTION 03
SCALE: 1/4" = 1'-0"

Key Plan



Sheet Name:

SECTIONS

N-S SECTION 01
SCALE: 1/4" = 1'-0"

Project No.: 2020-001	Sheet No.:
Drawn By:	A5.11
Checked By:	
Scale: 1/4" = 1'-0"	

SHEET NOTES:
 1. SEE A6.10 FOR COLORS C-1, C-2, C-3, R-1, W-1, W-2

PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA



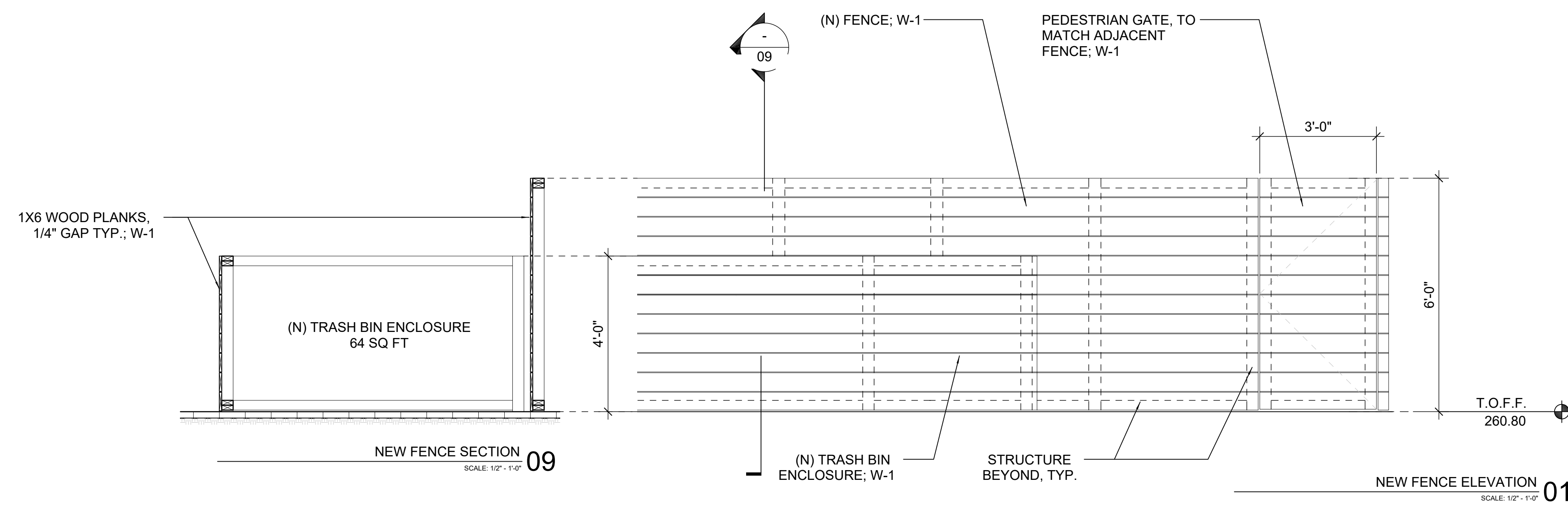
Architect:

BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

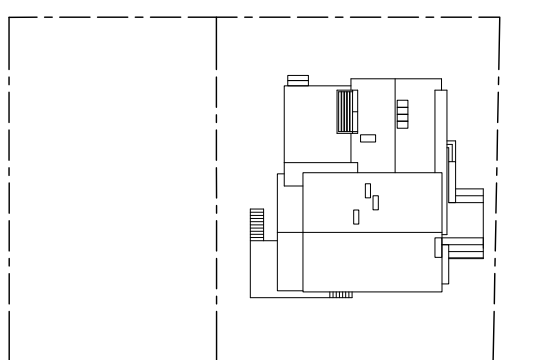
PRELIMINARY
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Seal & Signature:

No.	Description	Date
002	Design Review Application	2022-09-06
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003	Design Review Application - Cycle 4 R1	2023-01-20



Key Plan



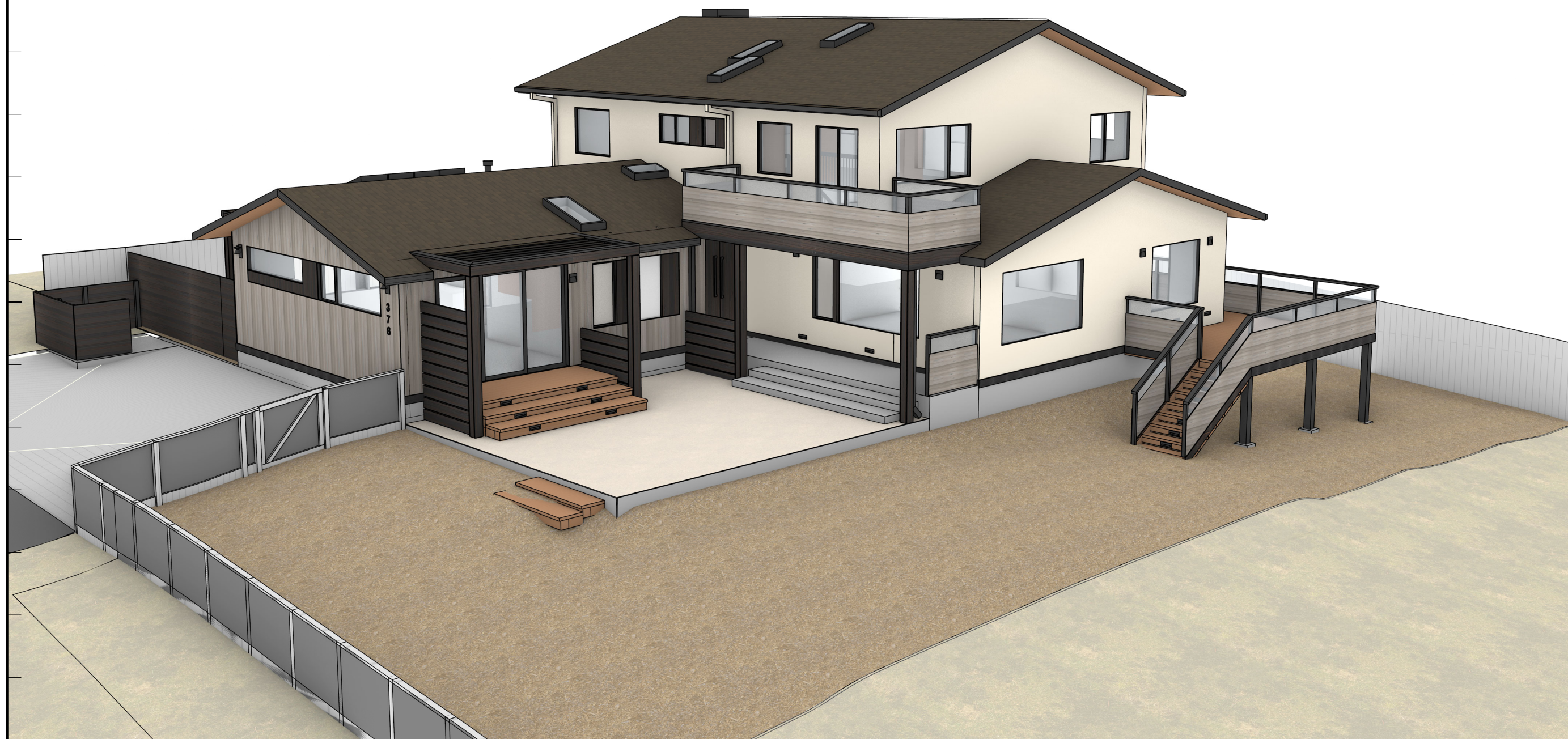
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ENLARGED
 ELEVATIONS
 AND SECTIONS

Project No.:
 2020-001
 Drawn By:
 Checked By:
 Scale:
 1/2" = 1'-0"

Sheet No.:
 A5.30

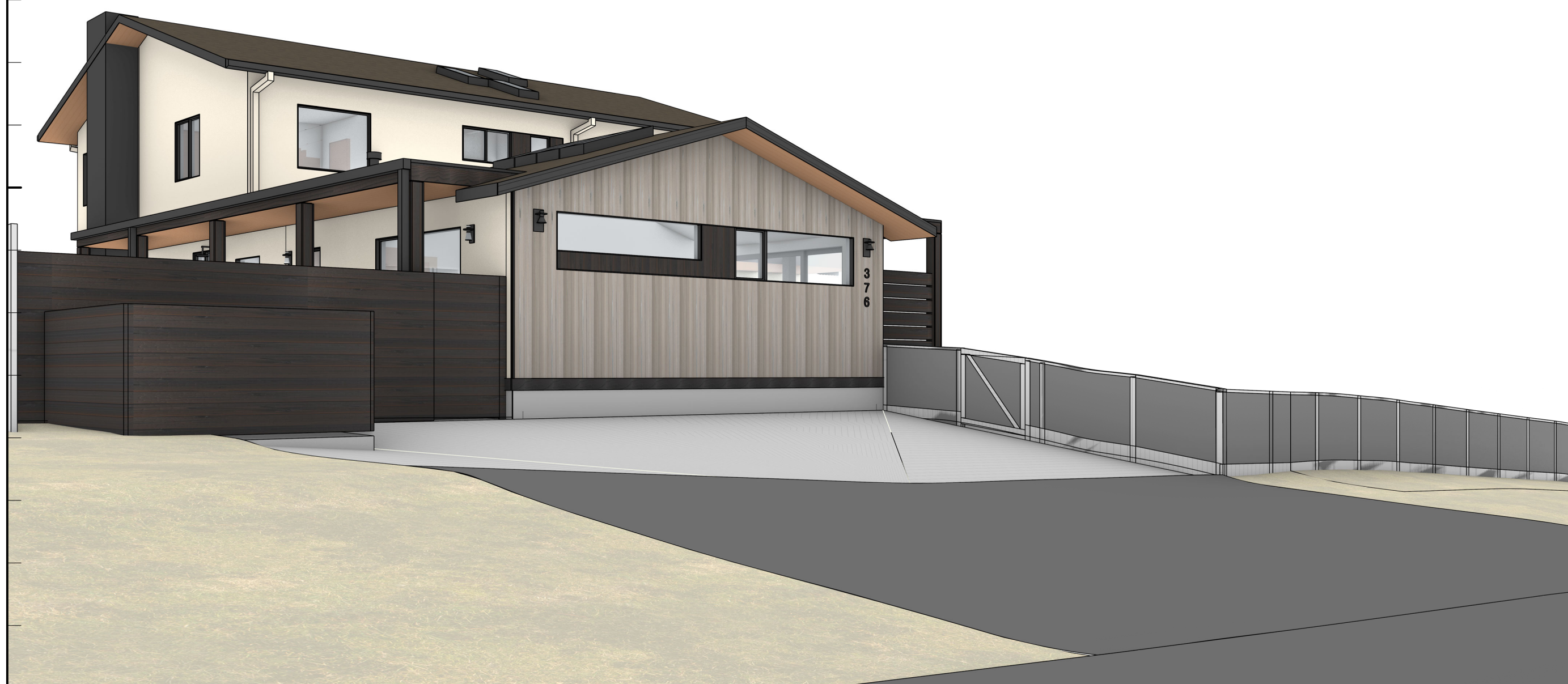
SHEET NOTES:
 1. VEGETATION NOT SHOWN FOR CLARITY. ALL EXISTING TREES TO REMAIN.



PERSPECTIVE - NW AERIAL 11
SCALE: N.T.S.



PERSPECTIVE - SE AERIAL 03
SCALE: N.T.S.



PERSPECTIVE - STREET VIEW 09
SCALE: N.T.S.



PERSPECTIVE - DOWNHILL VIEW 01
SCALE: N.T.S.

PATEL RESIDENCE
 376 9TH STREET
 MONTARA, CA



Architect:

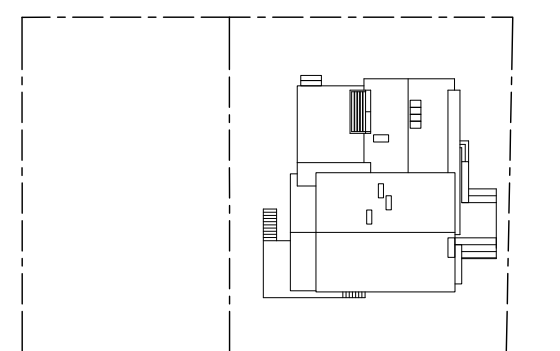
BENJAMIN GOLZE
 237 29TH ST APT 3
 OAKLAND, CA

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Seal & Signature:

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Key Plan



Sheet Name:

PERSPECTIVES

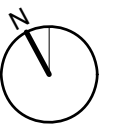
Project No.:
 2020-001
 Drawn By:
 Checked By:
 Scale:
 N.T.S.

Sheet No.:
 A5.50

SHEET NOTES:

1. COLOR SAMPLES ARE THE DESIGN INTENT TO MATCH. EXACT COLORS MAY VARY BY PRODUCT MANUFACTURERS
2. ALL LIGHTING FIXTURES TO BE BLACK
3. SEE LIGHTING FIXTURE CUT SHEETS ATTACHED TO DESIGN REVIEW APPLICATION FOR MORE INFORMATION

PATEL RESIDENCE
376 9TH STREET
MONTARA, CA



Architect:

BENJAMIN GOLZE
237 29TH ST APT 3
OAKLAND, CA

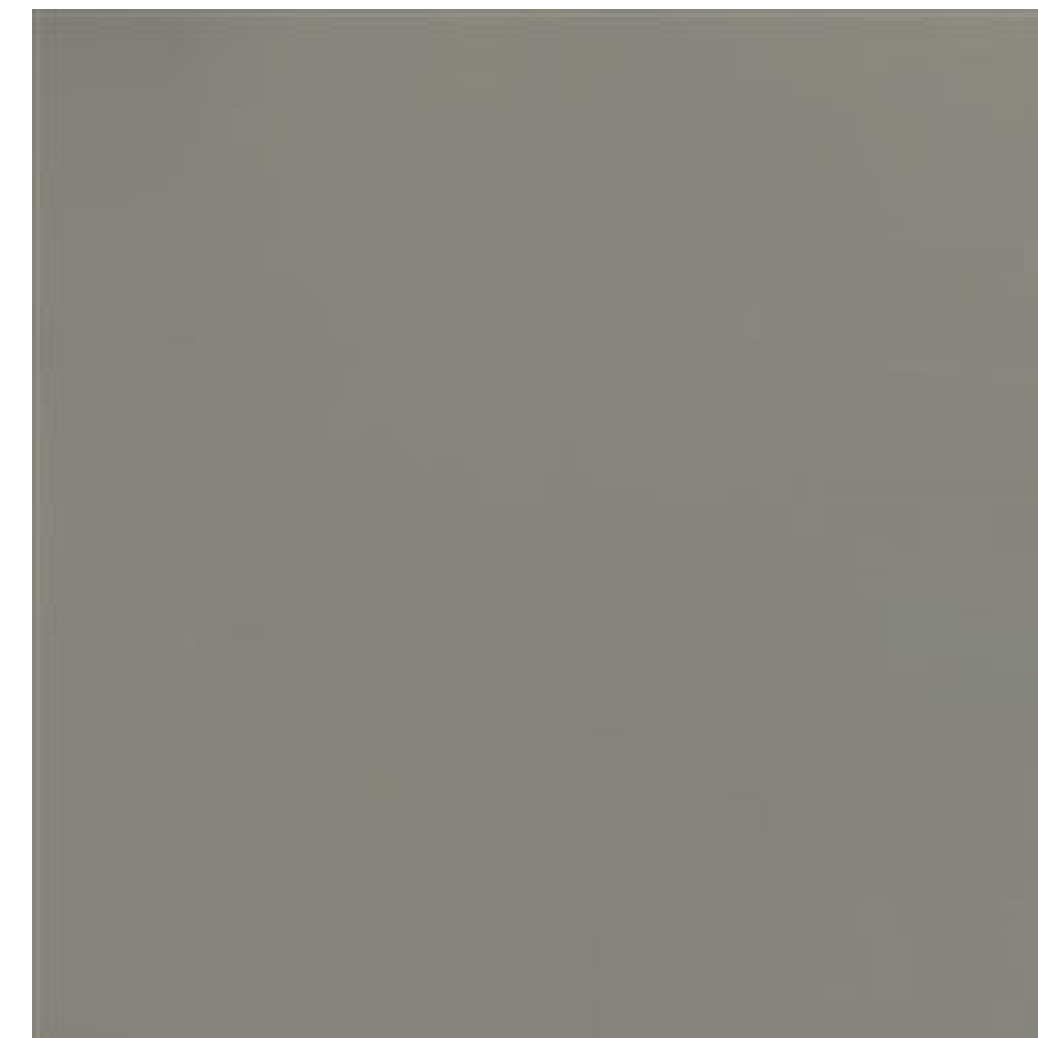
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CONSTRUCTION

Seal & Signature:

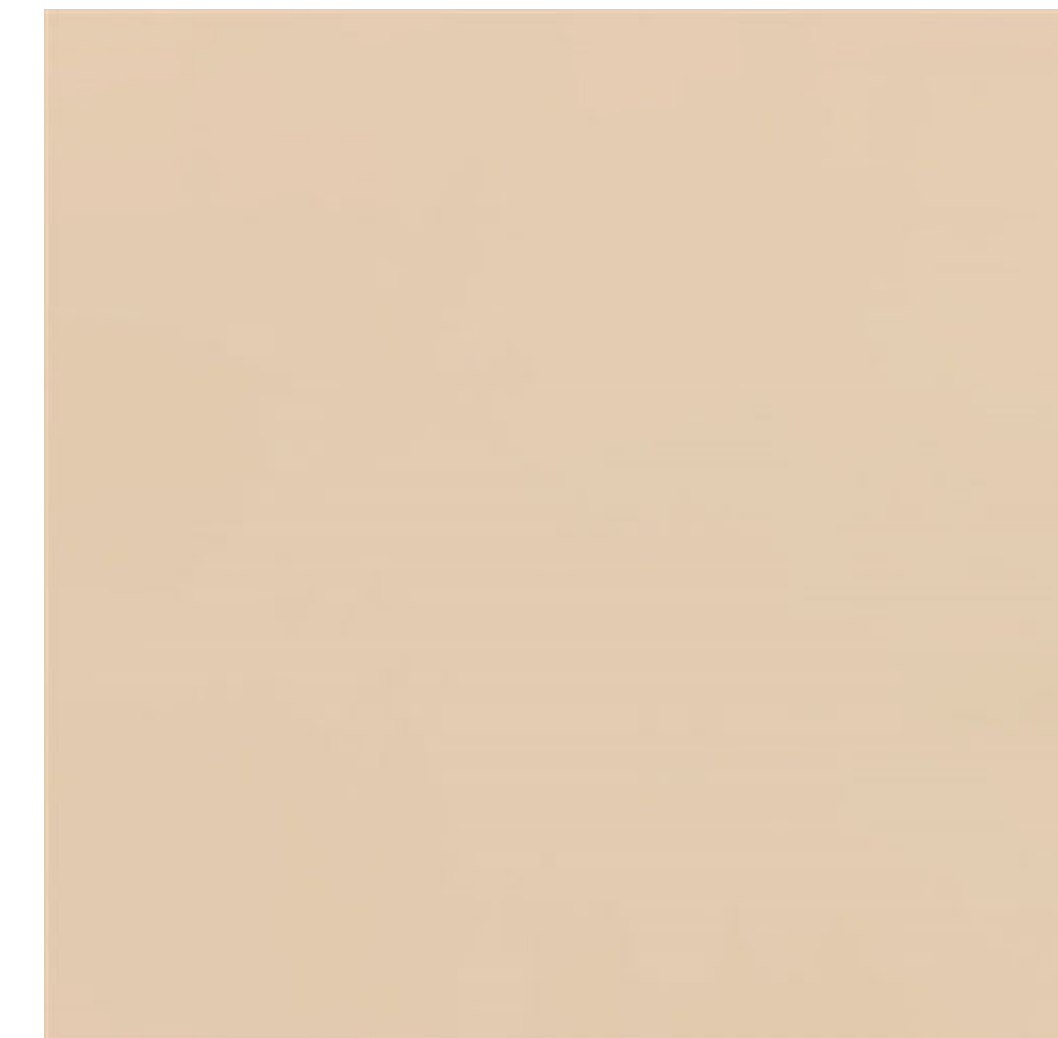
No.	Description:	Date:
002	Design Review Application	2022-09-06
003	Design Review Application - Cycle 4	2022-10-31
003	Design Review Application - Cycle 4 R1	2023-01-20



C-1
METAL ACCENTS AND STUCCO COLOR
BLACK



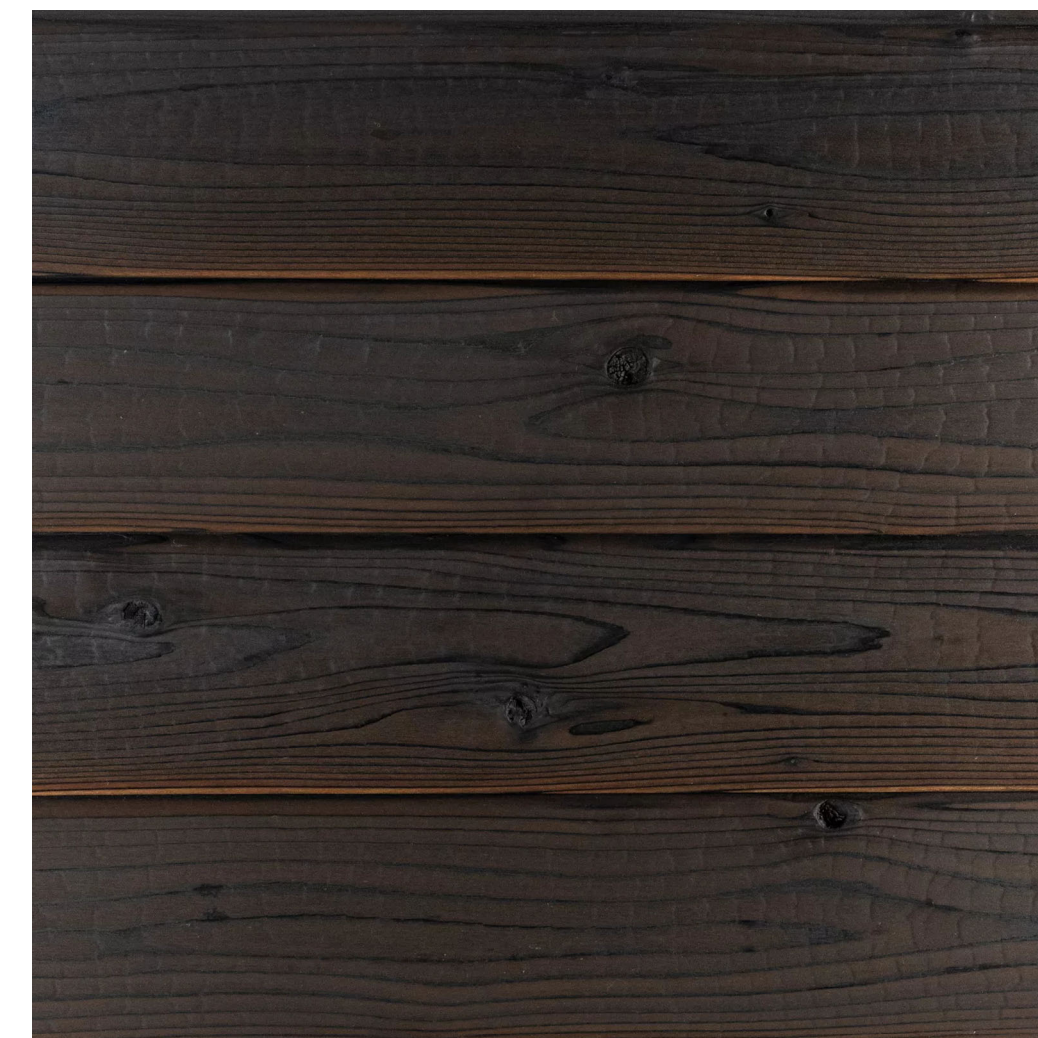
C-2
STUCCO COLOR
LIGHT GRAY



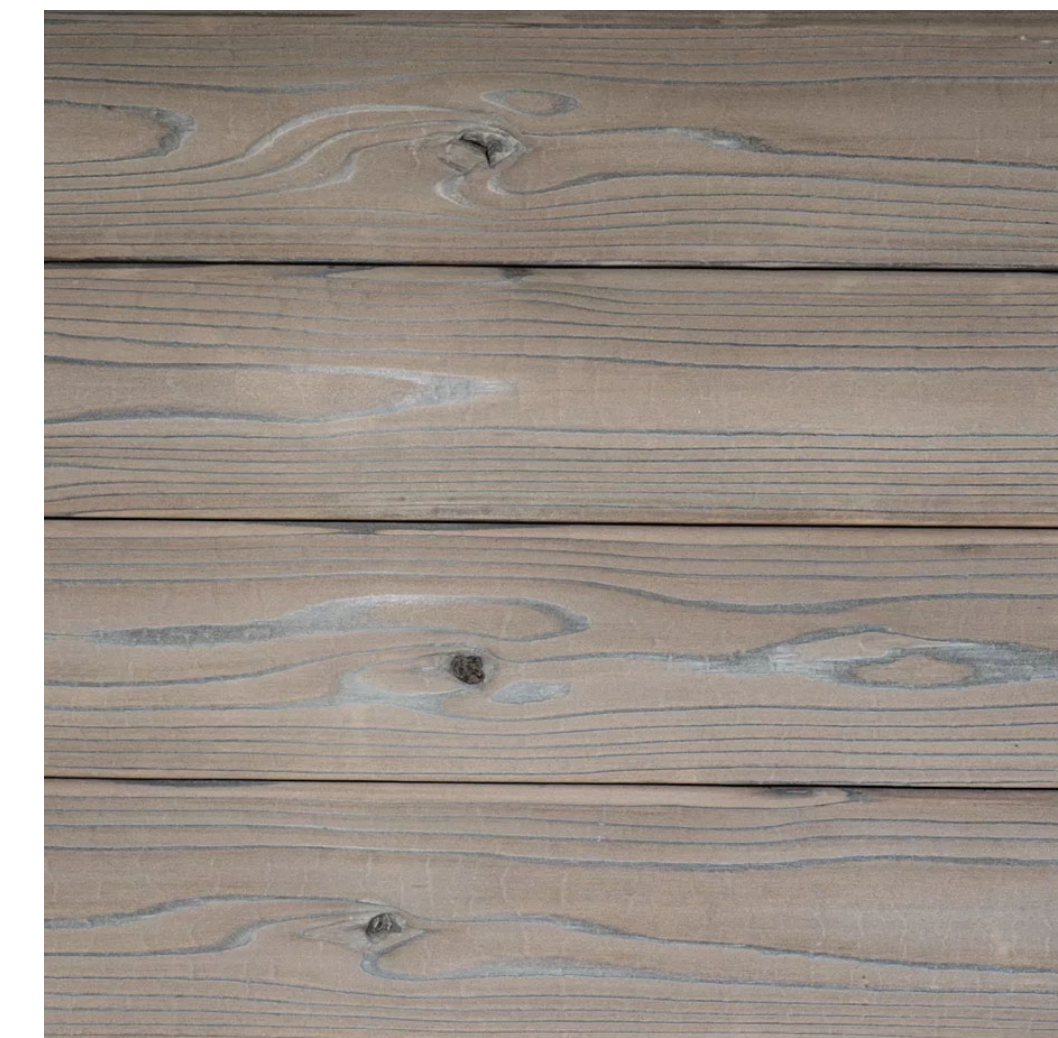
C-3
STUCCO COLOR
BEIGE



R-1
ROOF
DARK BROWN ASPHALT SHINGLES



W-1
EXTERIOR WOOD ACCENTS
GENDAI LINSEED OIL AMBER

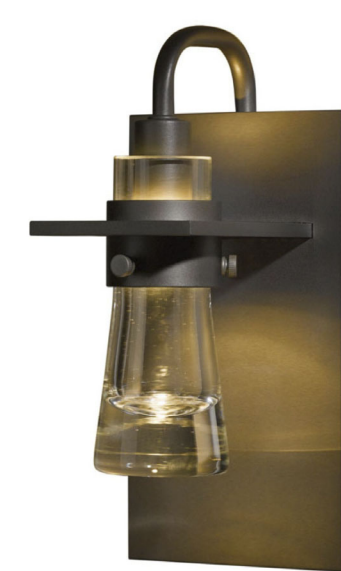


W-2
EXTERIOR WOOD
SUGI WEATHERING STAIN SILVER

COLOR SAMPLES TO MATCH 02
SCALE: N.T.S.



FIXTURE L-6
HUBBARDTON FORGE ERLENMEYER
DARK SKY FRIENDLY OUTDOOR
SCONCE



FIXTURE L-5
HUBBARDTON FORGE ERLENMEYER
SCONCE



FIXTURE L-4
BEGA LED RECESSED CEILING DOWNLIGHTS



FIXTURE L-3
KUZCO NEWPORT ER7110



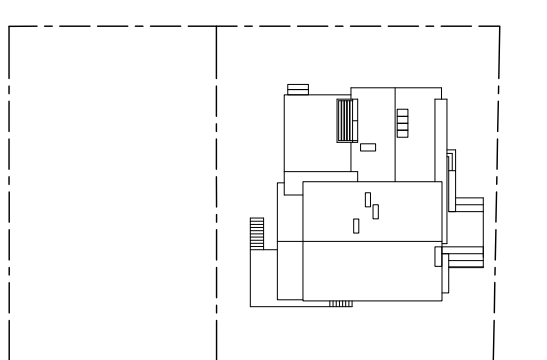
FIXTURE L-2
WAC LIGHTING INVISILED PRO OUTDOOR LED
TAPE LIGHT IN CUSTOM HOUSING



FIXTURE L-1
KUZCO CASA EW71309

LIGHTING FIXTURES 01
SCALE: N.T.S.

Key Plan



Sheet Name:

MATERIALS AND
FIXTURES

Project No.:
2020-001
Drawn By:
Checked By:
Scale:
N.T.S.

Sheet No.:
A6.10