

CHANEY RESIDENCE ADDITION

443 FIFTH STREET
MONTARA, CA 94037

APN: 036-063-180



JAMES VACCARO ARCHITECT INC

411 DONDEE WAY, UNIT C
PACIFICA, CA 94044
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CONSULTANTS

SEAL

PRELIMINARY
PROGRESS SET
NOT FOR CONSTRUCTION

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RESIDENCE
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ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES AND AUTHORITIES HAVING JURISDICTION.

- 2019 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1
- 2019 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
- 2019 CALIFORNIA RESIDENTIAL CODE, TITLE 24 PART 2.5
- 2019 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
- 2019 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2019 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
- 2019 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2019 CALIFORNIA FIRE CODE, TITLE 24 PART 9
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 PART 11
- 2019 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 PART 12
- DIVISION VII (BUILDING REGULATIONS) OF THE SAN MATEO COUNTY ORDINANCE CODE
- COUNTY ORDINANCES AND CODES

CODE COMPLIANCE

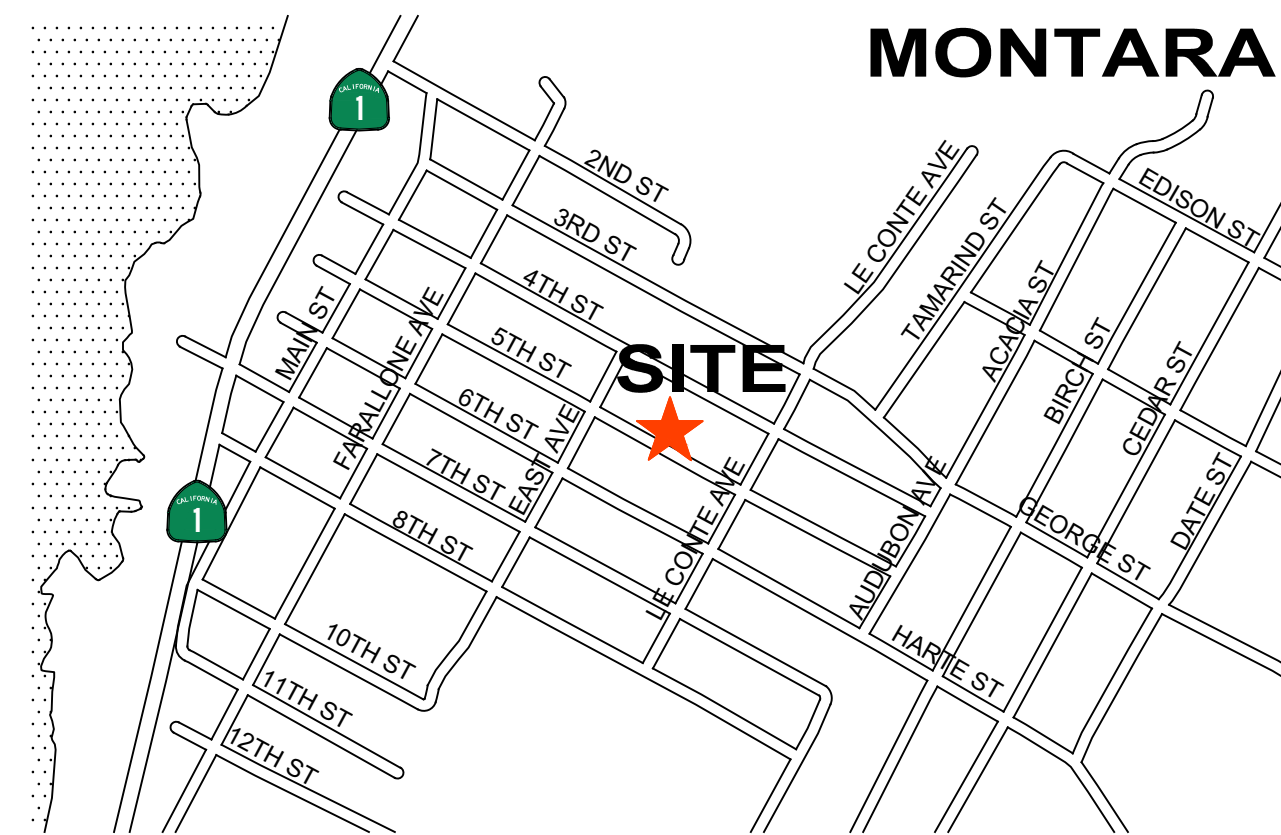
6

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING AND START OF CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.
- ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT/ENGINEER OF ANY ABBREVIATIONS IN QUESTION.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- LEGAL EXITS SHALL NOT BE BLOCKED AT ANYTIME.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY LOCAL CODES.
- THE ARCHITECT/ENGINEER SHALL BE CONSULTED IN ANY/ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY STRUCTURE IS NECESSARY, PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- CLEAN UP AND DISPOSAL-REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL LEGAL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK ALL CONSTRUCTION AREAS SHALL BE LEFT CLEAN AND FREE FROM DEBRIS. CLEAN ALL STAINS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES.
- THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY THE CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER.
- WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION AND SHALL BE APPROVED IN ADVANCE BY THE OWNER.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE WORK AREA DURING CONSTRUCTION.
- CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

GENERAL NOTES

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VICINITY MAP

4

OWNER/ APPLICANT

MR. & MRS. MARK CHANEY
443 FIFTH STREET
MONTARA, CA 94037
CONTACT: MARK CHANEY
CONTACT NUMBER: (415) 810-5999
EMAIL: CHANEYCONST@AOL.COM

PROJECT ADDRESS

443 FIFTH STREET
MONTARA, CA 94037

PROJECT INFORMATION

APN: 036-063-180
ZONING DESIGNATION: R-1/ S-17/ DR/ CD
PARCEL AREA: 5,001 SQUARE FEET

PARCEL COVERAGE

EXISTING FIRST FLOOR	: 1,096 SQUARE FEET
EXISTING GARAGE	: 375 SQUARE FEET
EXISTING DECK	: 179 SQUARE FEET
ADDITION (CURRENTLY UNDER CONSTRUCTION BLD2021-01987:	: 363 SQUARE FEET
PROPOSED ENTRY/ SUNROOM ADDITION	: 239 SQUARE FEET

TOTAL: 2,252 SQUARE FEET

EXISTING/ PROPOSED PARCEL COVERAGE= 2,252/ 5,001= 45.0%
MAXIMUM ALLOWABLE PER S-17 DISTRICT SECTION 6300.2, PARAGRAPH 4= 50% MAXIMUM

FLOOR AREA

EXISTING FIRST FLOOR	: 1,459 SQUARE FEET
EXISTING GARAGE	: 375 SQUARE FEET
DECK (EXCLUDED-NO ROOF)	: 179 SQUARE FEET
PROPOSED ENTRY/ SUNROOM ADDITION:	: 239 SQUARE FEET

TOTAL: 2,073 SQUARE FEET

MAXIMUM ALLOWABLE PER S-17 DISTRICT SECTION 6300.2, PARAGRAPH 5= 0.53 (PARCEL SIZE)
0.53 X 5,001=2,650.5 SQUARE FEET

EXISTING/ PROPOSED HEIGHT: ±16'-0" AGL MAX.

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA: 10%, NOT TO EXCEED 1,170 SQ. FT. =500 SQ. FT. MAXIMUM

EXISTING IMPERVIOUS SURFACE AREA: ±342 SQ. FT.

OCCUPANCY CLASSIFICATION: R-3/ U

STORIES: 1 STORY

TYPE OF CONSTRUCTION: TYPE V-B

EXISTING AUTOMATIC SPRINKLER SYSTEM: NO

AUTOMATIC SPRINKLER SYSTEM REQUIRED: NO, PER R313.2, EXCEPTION 1

PROJECT DATA

5

PROJECT DESCRIPTION

THE PROJECT INVOLVES AN ADDITION TO EXISTING SINGLE-FAMILY SINGLE-STORY RESIDENCE, INCLUDING:

NEW ENTRY/ FOYER ADDITION:

- ADDITION OF NEW ENTRY/ FOYER.

NEW SUNROOM ADDITION:

- ADDITION OF NEW CATEGORY V SUNROOM.

PROJECT DESCRIPTION

2

OWNERS

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ARCHITECT

JAMES VACCARO ARCHITECT, INC.
411 DONDEE WAY, UNIT C
PACIFICA, CA 94044
CONTACT: JAMES VACCARO, AIA
CONTACT NUMBER: (650) 439-3989
EMAIL: JVACCARO@JVARCHITECT.COM

SURVEYOR

QUIET RIVER LAND SERVICES, INC.
6747 SIERRA COURT, SUITE K
DUBLIN, CA 95468
CONTACT: KEVIN M. MCGUIRE
CONTACT NUMBER: (925) 734-6788
EMAIL: KVN@QUIET-RIVER.COM

PROJECT TEAM

3

SHEET DESCRIPTION

SHEET	DESCRIPTION
G001	COVER SHEET
G002	SYMBOLS, ABBREVIATIONS
G003	EXISTING SITE PHOTOS
1 OF 1	TOPOGRAPHIC SURVEY
AS101	ARCHITECTURAL SITE PLAN, EXISTING FLOOR PLAN/ DEMO PLAN
A101	PROPOSED FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS
A601	SCHEDULES
A901	RENDERINGS

SHEET INDEX

1

REV	DATE	ISSUE
1	3/31/2022	90% SCHEMATIC DESIGN
2	4/8/2022	100% SCHEMATIC DESIGN
3	4/25/2022	PLANNING SUBMITTAL

THESE PLANS ARE INSTRUMENTS OF SERVICE AND ARE FOR THE CLIENT'S USE SOLELY WITH RESPECT TO THIS PROJECT. THESE PLANS SHALL NOT BE ALTERED, MODIFIED OR REPRODUCED IN PART OR IN WHOLE WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE FORMATTED TO BE FULL-SIZE AT ARCH D 24"X36". COPYRIGHT 2022 JAMES VACCARO ARCHITECT, INC..

SHEET TITLE

COVER SHEET

SHEET NUMBER

G001



EXISTING VIEW LOOKING NORTHEAST 4



EXISTING VIEW LOOKING NORTHEAST 1



EXISTING VIEW LOOKING NORTHEAST 6



EXISTING VIEW LOOKING NORTHEAST 3

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SHEET TITLE

**EXISTING
SITE PHOTOS**

SHEET NUMBER

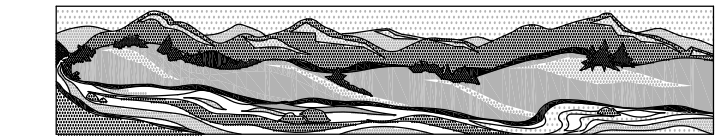
G003

TOPOGRAPHIC SURVEY

LANDS OF CHANEY
 LOT 18, BLOCK 54
 MAP OF FIRST ADDITION TO FARALLONE CITY
 (4-RSM-029)
 443 5TH STREET

TOWN OF MONTARA SAN MATEO COUNTY CALIFORNIA

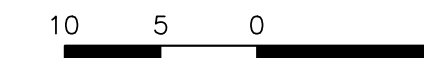
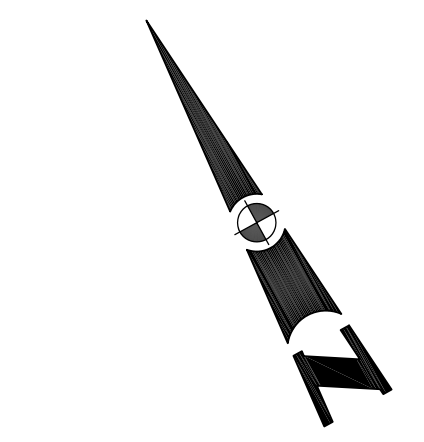
SCALE: 1" = 10'



QUIET RIVER
 Land Services Inc.

6747 Sierra Court, Suite K
 Dublin, CA 94568
 (925) 734-6788 Phone

JULY 2021



SCALE: 1" = 10'

BASIS OF BEARINGS

RECORD OF SURVEY MAP FILED IN BOOK 28 OF LICENSED LAND SURVEYS AT PAGE 63 IN THE RECORDS OF SAN MATEO COUNTY, AND TWO FOUND MONUMENTS AS SHOWN.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHX900-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

NOTES

- 1.) THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY, THIS IS TOPOGRAPHY MAP. NO PROPERTY CORNER MONUMENTS WERE SET FOR THIS PROJECT.
- 2.) NO TITLE REPORTS WERE SUPPLIED FOR THIS PROJECT AND ONLY LIMITED PROPERTY/DEED RESEARCH WAS DONE, CONSEQUENTLY EASEMENTS OF RECORD, IF ANY, AND ANY RECENT CHANGES IN LAND PARCEL BOUNDARIES WILL NOT BE REFLECTED HEREON. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.
- 3.) DATE OF FIELD SURVEY: JUNE 8, 2021
- 4.) PROJECT BENCHMARK: .
- 5.) CONTOURS SHOWN HEREON ARE AT ONE FOOT (1.0') INTERVALS.

SURVEYOR'S STATEMENT

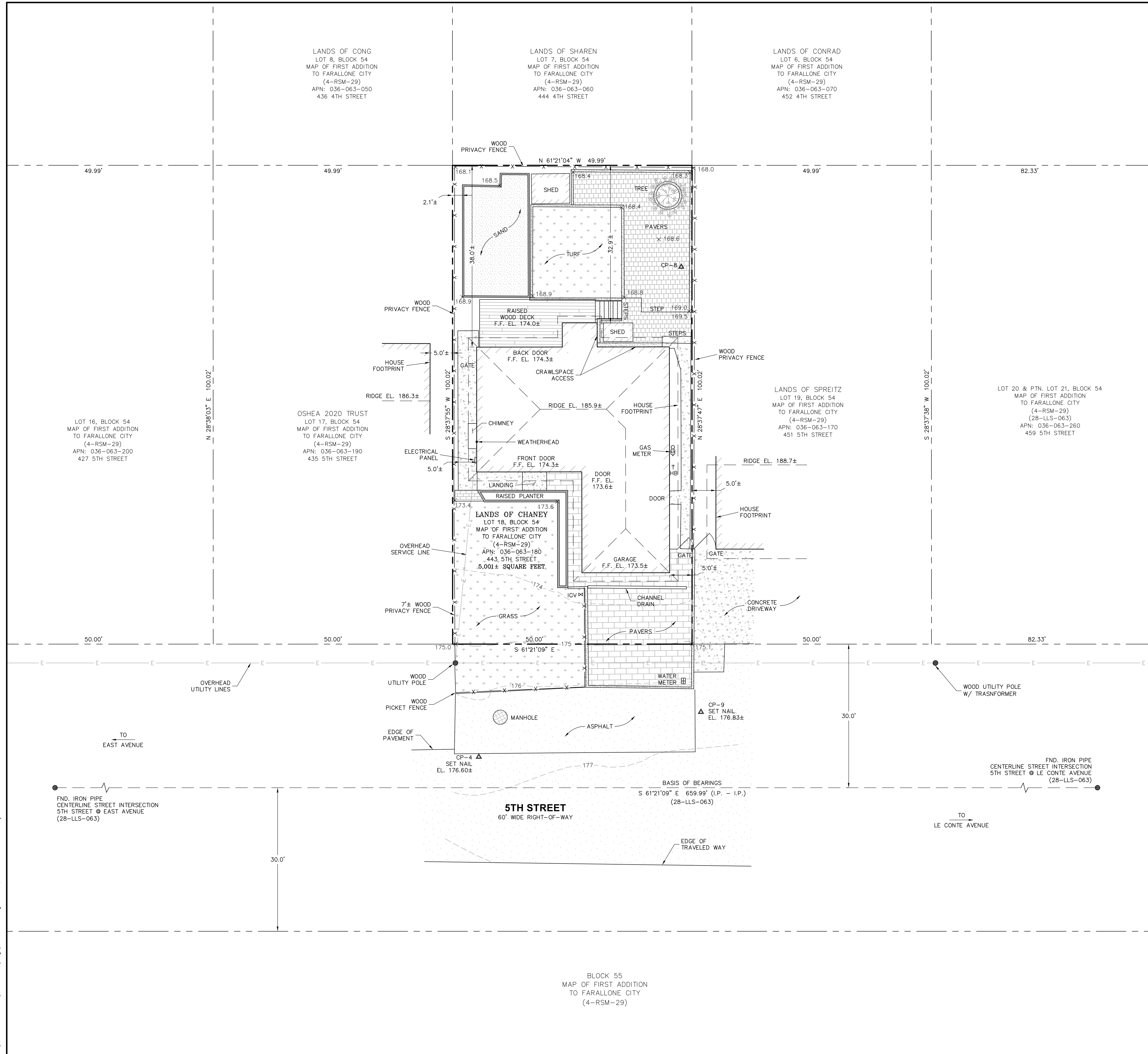
I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED JUNE 8, 2021 BY OUR COMPANY FIELD CREW; AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



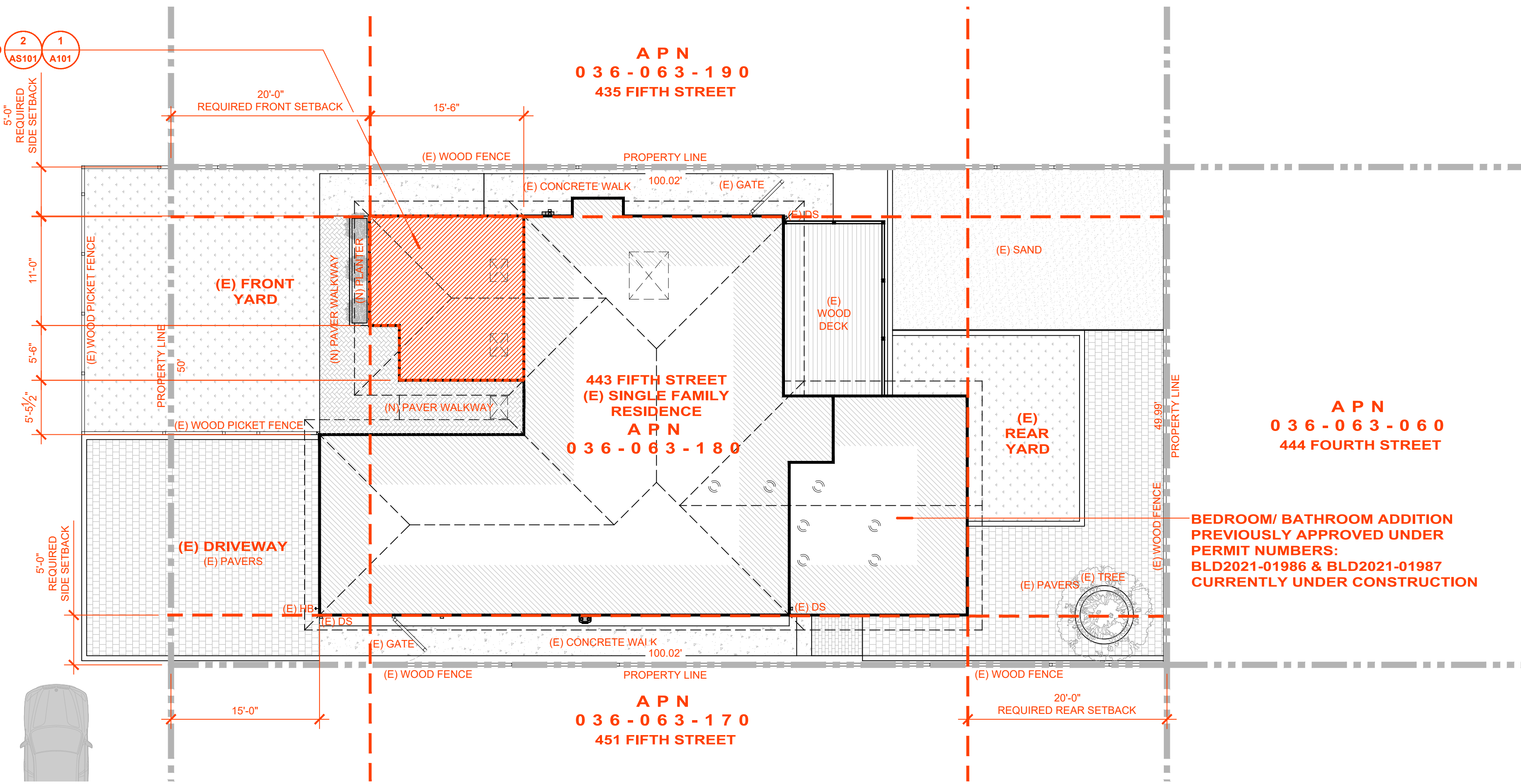
Kevin M. McGuire
 KEVIN M. MCGUIRE, CA PLS #6437
 DATE 7/1/21

LEGEND

AD	AREA DRAIN	---	SUBJECT PROPERTY LINE
APN:	ASSESSOR'S PARCEL NUMBER	---	ADJOINER PROPERTY LINE
CP	CONTROL POINT	---	EXISTING EASEMENT
CO	CLEANOUT	---	MAJOR CONTOUR
CONC.	CONCRETE	---	MINOR CONTOUR
EL.	ELEVATION	---	OVERHEAD UTILITY LINE
FND.	FOUND	---	EXISTING FENCE LINE
HT.	HEIGHT	⊕	AREA DRAIN
ICV	IRRIGATION CONTROL VALVE	↑	HOSE BIB
RET.	RETAINING WALL	⊗	VALVE
x 33.0	SPOT ELEVATION	⊙	MANHOLE
▲	SURVEY CONTROL POINT	⊠	CATCH BASIN
■	PROJECT BENCHMARK	⊞	WATER METER
●	FOUND IRON PIPE (AS NOTED)	⊞	GAS METER
		⊞	FIRE HYDRANT
		○	CLEANOUT



PROPOSED PROJECT LOCATION/ PROPOSED ENTRY/ SUNROOM ADDITION
239 SQ. FT.



GENERAL SITE PLAN NOTES

EXISTING LOT COVERAGE	
EXISTING LOT:	5,001 SQUARE FEET
EXISTING RESIDENCE:	1,096 SQUARE FEET
EXISTING ATTACHED GARAGE AREA:	375 SQUARE FEET
ADDITION APPROVED UNDER BLD2021-01987	363 SQUARE FEET
EXISTING DECK:	179 SQUARE FEET
TOTAL:	±2,013 SQUARE FEET
EXISTING TOTAL LOT COVERAGE:	40.25%

PROPOSED LOT COVERAGE	
EXISTING LOT:	5,001 SQUARE FEET
EXISTING RESIDENCE:	1,096 SQUARE FEET
EXISTING ATTACHED GARAGE AREA:	375 SQUARE FEET
ADDITION APPROVED UNDER BLD2021-01987	363 SQUARE FEET
EXISTING DECK:	179 SQUARE FEET
PROPOSED ADDITION	239 SQUARE FEET
TOTAL:	±2,252 SQUARE FEET
PROPOSED TOTAL LOT COVERAGE:	45.0%
MAXIMUM ALLOWABLE PER SECTION 6300.2 PARAGRAPH 4= 50%	

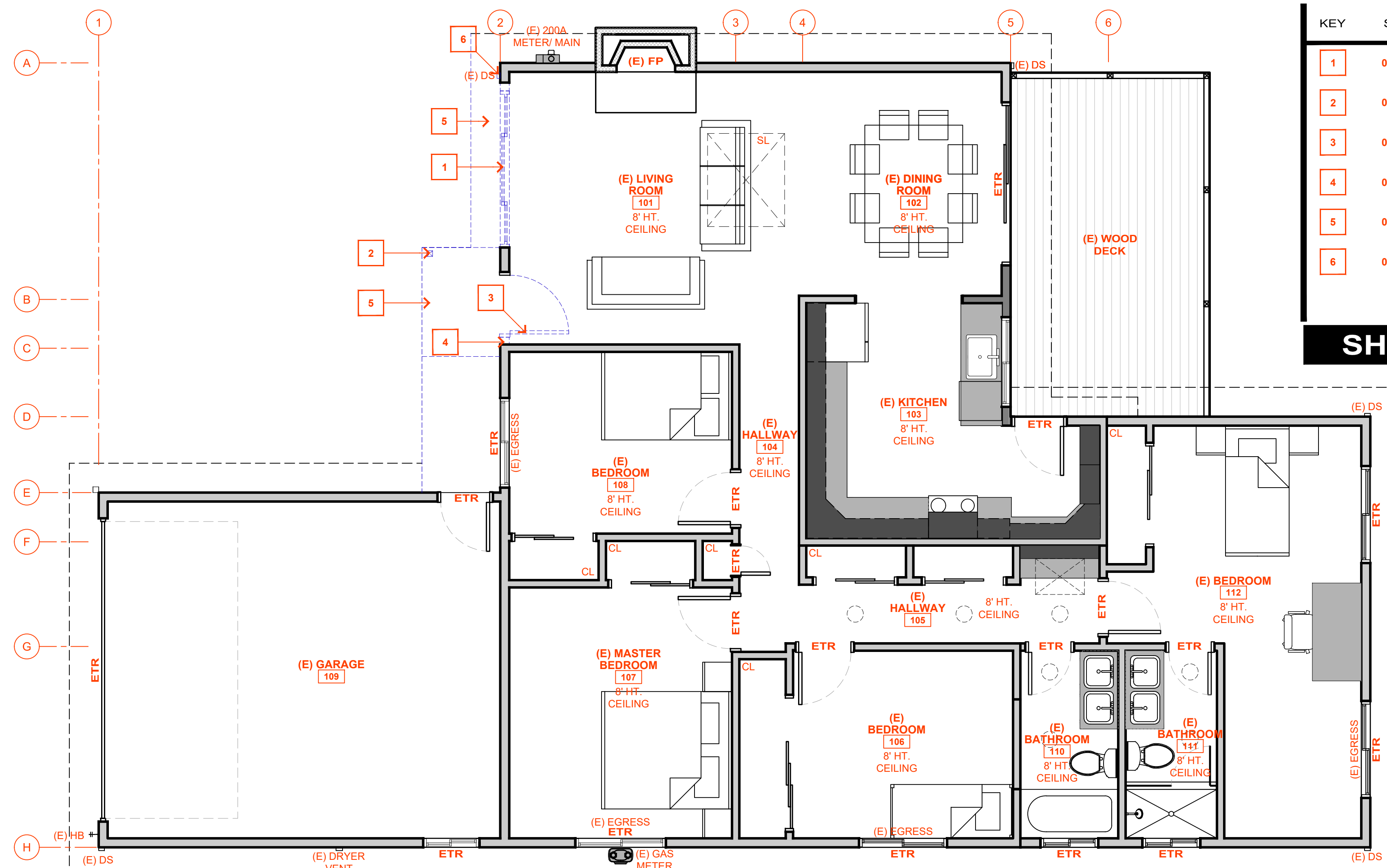
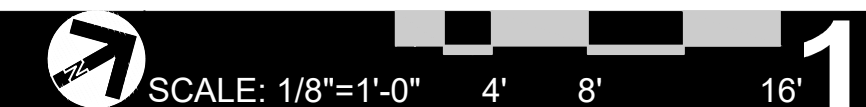
SITE WORK NOTES

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES AND CONDUCT UNDERGROUND UTILITY LOCATING AND MAPPING PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF OWNER AND/OR LOCAL UTILITIES.
6. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE AND PERMIT POSTING IN ACCORDANCE WITH THE AUTHORITY HAVE JURISDICTION REQUIREMENTS.
7. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
8. SLOPE ALL FINISH GRADES AWAY FROM BUILDING AT A MINIMUM 2 PERCENT SLOPE.
9. PROTECT ALL EXISTING TREES AND SHRUBS THAT ARE TO REMAIN.
10. DUST CONTROL MEASURES SHALL BE PROVIDED WHILE SITE IS BEING GRADED AND EXCAVATED.
11. EROSION CONTROL MEASURES SHALL BE IN PLACE PER COUNTY OF SAN MATEO STANDARDS.
12. WASHING OF CONCRETE TRUCKS AND PUMPS ONTO THE PUBLIC RIGHT-OF-WAY OR INTO STORM DRAIN SYSTEM IS PROHIBITED.
13. CONCRETE TRUCKS AND PUMPS SHALL NOT BLOCK OR OBSTRUCT PUBLIC STREET.
14. EXISTING PUBLIC SIDEWALK AND STREET TO REMAIN, CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY THE CONTRACTOR OR SUBCONTRACTORS TO THE SATISFACTION OF THE OWNER AND THE COUNTY OF SAN MATEO.

GENERAL DEMO PLAN NOTES

1. ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER. INCLUDE FASTENERS OR BRACKETS NEEDED FOR REATTACHMENT ELSEWHERE.
2. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNERS OPERATIONS WILL NOT BE DISRUPTED.
3. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
4. COMPLY WITH EPA REGULATIONS AND WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
5. COMPLY WITH ANSI/ASSE A10.6 AND NFPA 241.
6. MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS BEFORE PROCEEDING WITH DEMOLITION. PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF THE BUILDING.
7. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
8. REMOVE REFRIGERANT FROM MECHANICAL EQUIPMENT TO BE SELECTIVELY DEMOLISHED ACCORDING TO 49 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
9. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
10. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
11. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
12. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.
13. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
14. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. DO NOT BURN DEMOLISHED MATERIALS.
15. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

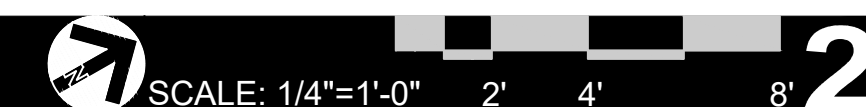
SITE PLAN



KEY	SPEC	DESCRIPTION
1	02 41 19	EXISTING VINYL WINDOW TO BE REMOVED
2	02 41 19	EXISTING POST TO BE REMOVED
3	02 41 19	EXISTING ENTRY DOOR TO BE REMOVED AND SALVAGED FOR RE-USE
4	02 41 19	PORTION OF EXISTING WALL TO BE REMOVED
5	02 41 19	PORTION OF EXISTING ROOF TO BE REMOVED
6	02 41 19	EXISTING DOWNSPOUT TO BE REMOVED

SHEET NOTES

EXISTING FLOOR PLAN/ DEMO PLAN



SHEET NOTES

KEY	DESCRIPTION
[Solid Line]	EXISTING WALL TO REMAIN
[Dashed Line]	EXISTING WALL TO BE REMOVED
[Dashed Arc]	EXISTING DOOR AND FRAME TO BE REMOVED
[Dashed Rectangle]	EXISTING WINDOW TO BE REMOVED

ETR DESIGNATES EXISTING DOOR, WINDOW OR OPENING TO REMAIN

SHEET LEGEND

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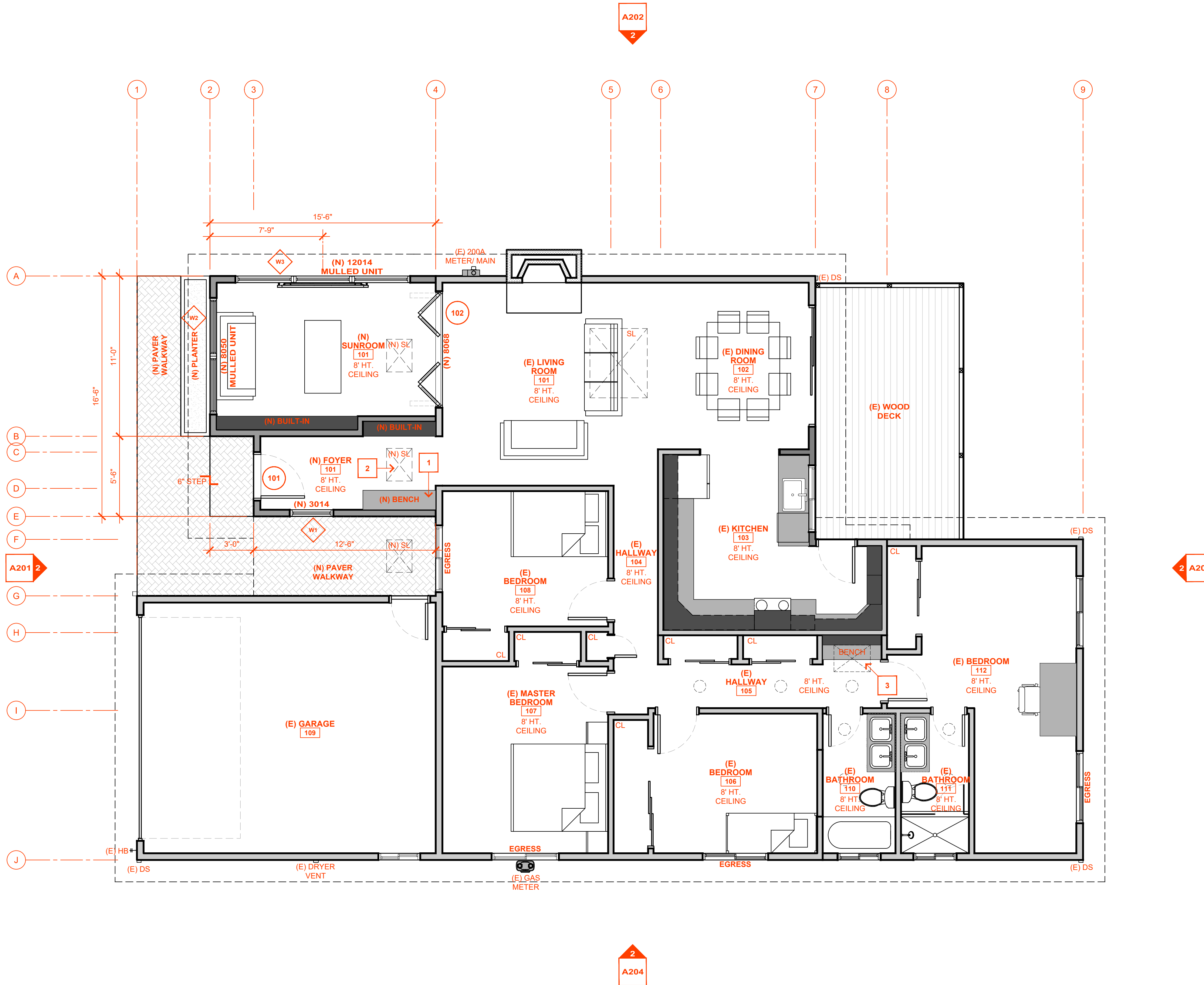
SHEET TITLE
ARCHITECTURAL SITE PLAN, EXISTING FLOOR PLAN/ DEMO PLAN

SHEET NUMBER

AS101

GENERAL FLOOR PLAN NOTES

- SEE SHEET G003 FOR GENERAL NOTES, SEE SHEET A601 FOR DOOR AND WINDOW SCHEDULES, SEE SHEET A602 FOR INTERIOR FINISH SCHEDULE.
- SEE SHEET A601 FOR WALL TYPE LEGEND.
- ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH, UNLESS SHOWN AS CENTERLINE OR NOTED OTHERWISE.
- ALL DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
- SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS AND SCHEDULE.
- PROVIDE MINIMUM 36" DEEP LANDING OUTSIDE OF ALL EXTERIOR DOORS, NOT MORE THAN 7-3/4" LOWER THAN TOP OF THRESHOLD. SLOPE ALL EXTERIOR LANDINGS/ SLABS 2% MINIMUM AWAY FROM BUILDING.
- LOCATE ALL INTERIOR DOORS A MINIMUM OF 4" FROM FINISHED WALL TO ALLOW FOR TRIM, UNLESS NOTED OTHERWISE.
- PROVIDE RODENT PROOFING AT ALL BUILDING PENETRATIONS.
- EXISTING PLUMBING FIXTURES THROUGHOUT THE ENTIRE RESIDENCE THAT DO NOT MEET THE CURRENT FLOW REQUIREMENTS OF CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, SHALL BE REMOVED AND REPLACED PER THE FOLLOWING:
 - EXISTING WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF SHALL BE REMOVED AND REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF.
 - EXISTING SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM SHALL BE REMOVED AND REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEADS.
 - EXISTING LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM SHALL BE REMOVED AND REPLACED WITH A FAUCET WITH A MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).



FLOOR PLAN NOTES

KEY	SPEC	DESCRIPTION
1	06 20 00	NEW BUILT-IN BENCH
2	08 62 00	NEW DUAL PANE FIXED SKYLIGHT, TYPICAL OF (3). SEE SHEET A601 FOR WINDOW SCHEDULE.
3		EXISTING ATTIC HATCH

SHEET NOTES

KEY	DESCRIPTION
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW DOOR AND FRAME IN NEW OPENING DESIGNATES NEW DOOR TAG. SEE SHEET A601 FOR DOOR SCHEDULE
	NEW SIZE IN FEET AND INCHES (3068=3'-0" W X 6'-8" H)
	NEW WINDOW IN NEW OPENING NEW SIZE IN FEET AND INCHES (3040=3'-0" W X 4'-0" H)
	DESIGNATES NEW WINDOW TAG. SEE SHEET A601 FOR WINDOW SCHEDULE
	DESIGNATES NEW WALL TAG. SEE SHEET A601 FOR WALL TYPE LEGEND
	DESIGNATES EXISTING DOOR, WINDOW OR OPENING TO REMAIN
	DESIGNATES NEW SHEET NOTE TAG. SEE SHEET NOTES ABOVE
	DESIGNATES NEW FINISH. SEE SHEET A602 FOR FINISH KEY
	DESIGNATES SHEEN (EG=EGGSHELL, SG=SEMIGLOSS, F=FLAT)
	DESIGNATES NEW APPLIANCE/ FIXTURE TAG. SEE SHEET A601 FOR APPLIANCE SCHEDULE AND PLUMBING FIXTURE SCHEDULE

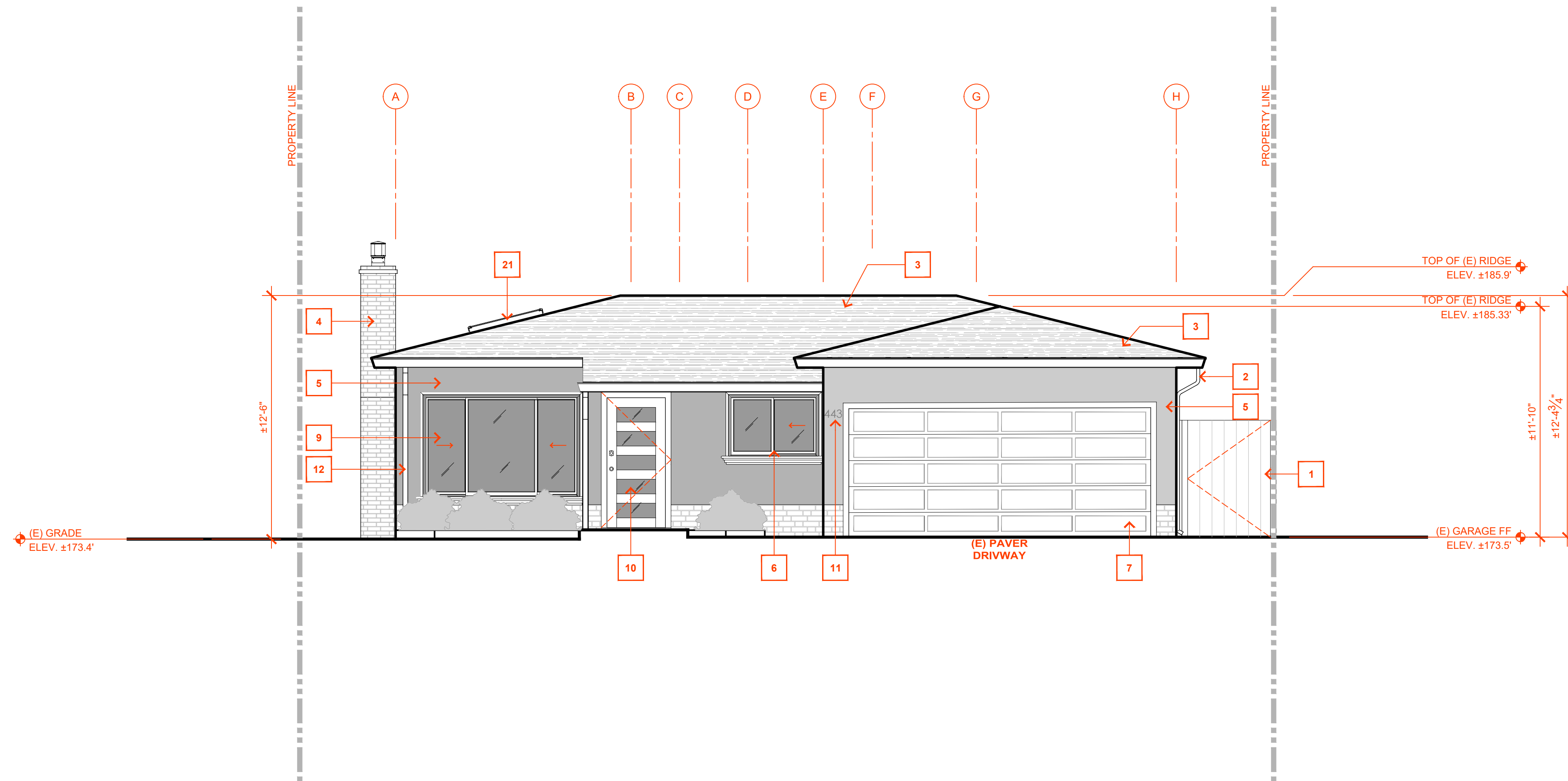
REV	DATE	ISSUE
1	3/31/2022	90% SCHEMATIC DESIGN
2	4/8/2022	100% SCHEMATIC DESIGN
3	4/25/2022	PLANNING SUBMITTAL

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SHEET TITLE

**PROPOSED
FLOOR PLAN**

SHEET NUMBER



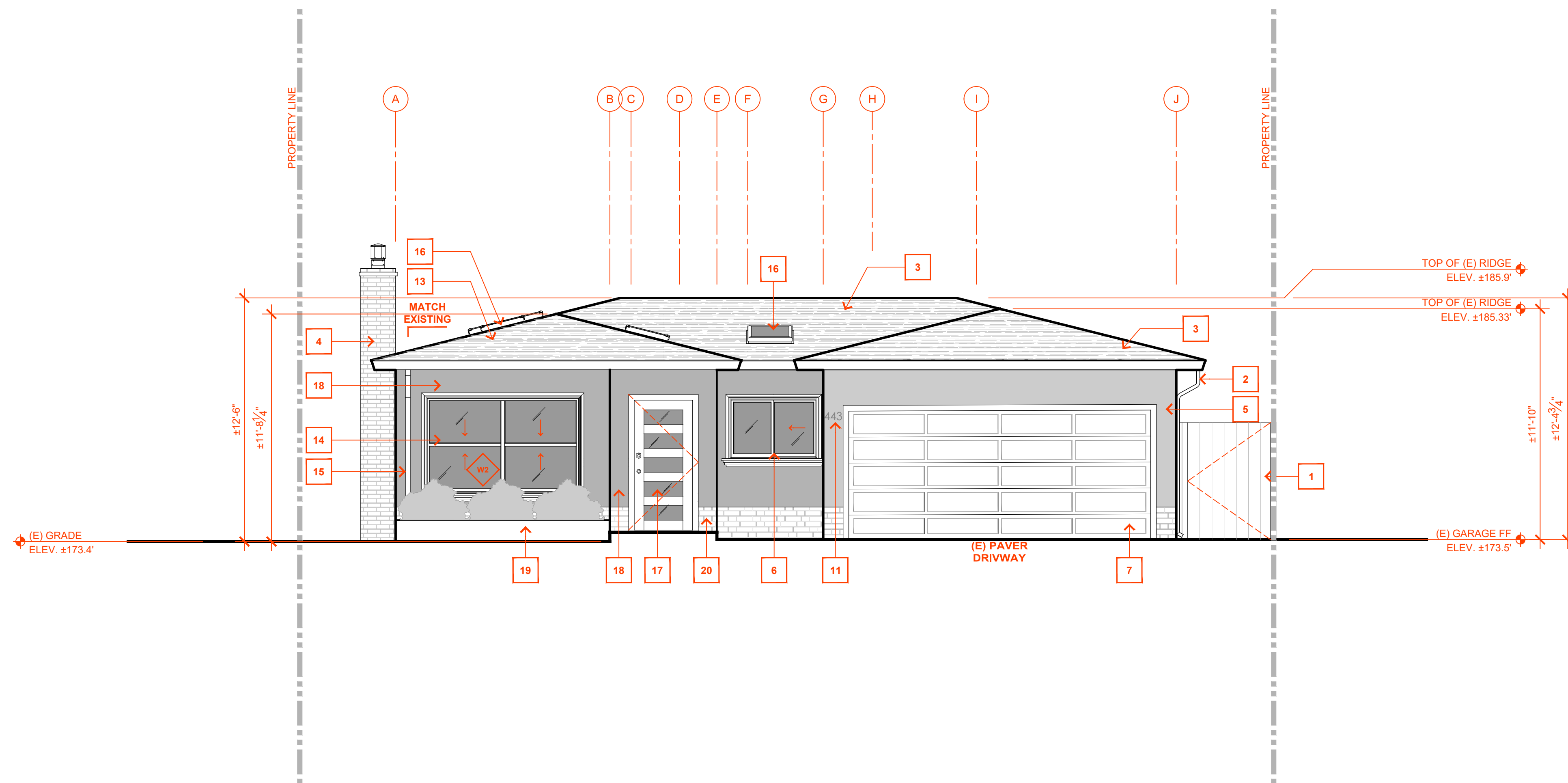
EXISTING SOUTH ELEVATION (FRONT-FIFTH STREET)

SCALE: 1/4"=1'-0" 2' 4' 8' **1**

- 1 EXISTING WOOD FENCE/ GATE
- 2 EXISTING DOWNSPOUT
- 3 EXISTING ASPHALT COMPOSITION SHINGLE ROOFING
- 4 EXISTING CHIMNEY
- 5 EXISTING STUCCO CLADDING
- 6 EXISTING VINYL WINDOW, TYPICAL
- 7 EXISTING SECTIONAL GARAGE DOOR
- 8 EXISTING WOOD PICKET FENCE
- 9 EXISTING VINYL WINDOW TO BE REMOVED
- 10 EXISTING FRONT ENTRY DOOR TO BE REMOVED AND SALVAGED FOR RE-USE
- 11 EXISTING ADDRESS NUMBERS. VERIFY OR PROVIDE IDENTIFICATION PER SECTION R319
- 12 EXISTING DOWNSPOUT TO BE REMOVED
- 13 NEW CLASS A ASPHALT COMPOSITION SHINGLE ROOFING, STRIP SHINGLES. GRAY COLOR TO MATCH EXISTING
- 14 NEW VINYL DOUBLE HUNG WINDOW
- 15 NEW 2"x3" ALUMINUM DOWNSPOUT TO MATCH EXISTING. COLOR: WHITE-LOW GLOSS
- 16 NEW SKYLIGHT, TYPICAL OF (3)
- 17 EXISTING SALVAGED FRONT ENTRY DOOR
- 18 NEW 3/4" THREE COAT CEMENT PLASTER CLADDING TO MATCH EXISTING. MATCH EXISTING COLOR
- 19 NEW CONCRETE PLANTER WITH STONE VENEER
- 20 NEW STONE VENEER TO MATCH EXISTING
- 21 EXISTING SKYLIGHT

SHEET NOTES

KEY	DESCRIPTION
X	DESIGNATES NEW SHEET NOTE TAG. SEE SHEET NOTES ABOVE
OX	DESIGNATES NEW DOOR TAG. SEE SHEET A601 FOR DOOR SCHEDULE
WX	DESIGNATES NEW WINDOW TAG. SEE SHEET A601 FOR WINDOW SCHEDULE
XXX-1	DESIGNATES NEW FINISH. SEE SHEET A602 FOR FINISH KEY
XX	DESIGNATES SHEEN (EG=EGGSHELL, SG=SEMIGLOSS, F=FLAT)



PROPOSED SOUTH ELEVATION (FRONT-FIFTH STREET)

SCALE: 1/4"=1'-0" 2' 4' 8' **2**

SHEET LEGEND

REV	DATE	ISSUE
1	3/31/2022	90% SCHEMATIC DESIGN
2	4/8/2022	100% SCHEMATIC DESIGN
3	4/25/2022	PLANNING SUBMITTAL

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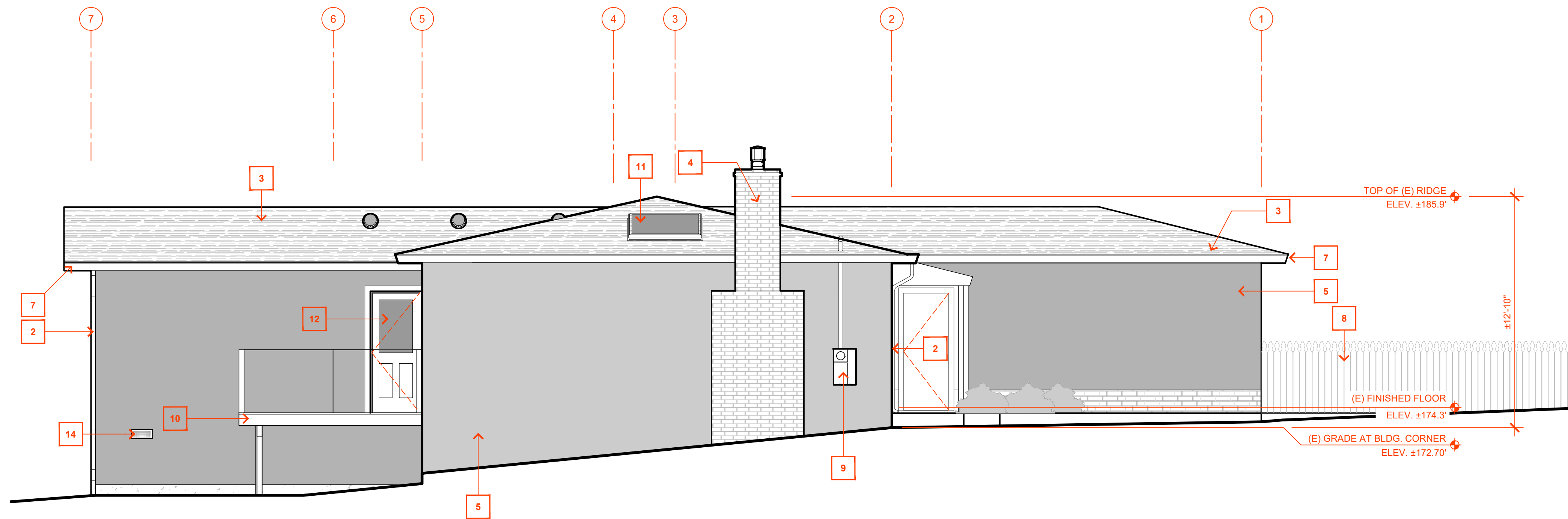
SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

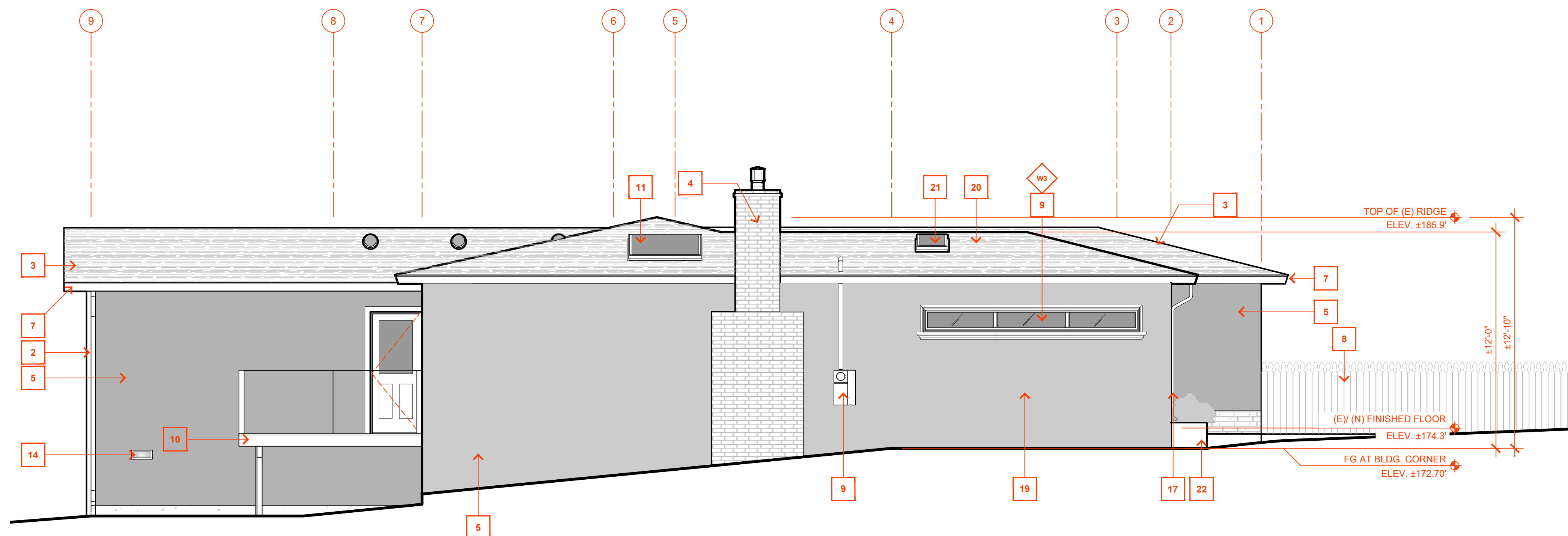
A201

**CHANEY
RESIDENCE
ADDITION**
443 FIFTH STREET
MONTARA, CA 94037
APN 036-063-180



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0" 2' 4' 8' 1



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0" 2' 4' 8' 2

- 1 EXISTING WOOD FENCE/ GATE
- 2 EXISTING DOWNSPOUT
- 3 EXISTING ASPHALT COMPOSITION SHINGLE ROOFING
- 4 EXISTING CHIMNEY
- 5 EXISTING STUCCO CLADDING
- 6 EXISTING WINDOW, TYPICAL
- 7 EXISTING GUTTER
- 8 EXISTING WOOD PICKET FENCE
- 9 EXISTING 200AMP METER/ MAIN
- 10 EXISTING WOOD DECK
- 11 EXISTING SKYLIGHT
- 12 EXISTING DOOR TO REMAIN
- 13 NEW ASPHALT COMPOSITION SHINGLE ROOFING, STRIP SHINGLES. GRAY COLOR TO MATCH EXISTING
- 14 EXISTING CRAWL SPACE VENT
- 15 NEW 6" ALUMINUM WIDE BOTTOM FASCIA GUTTER TO MATCH EXISTING. COLOR: WHITE-LOW GLOSS
- 16 NEW 3/4" THREE COAT CEMENT PLASTER CLADDING TO MATCH EXISTING. MATCH EXISTING COLOR
- 17 NEW 2"x3" ALUMINUM DOWNSPOUT TO MATCH EXISTING. COLOR: WHITE-LOW GLOSS
- 18 NEW VINYL PICTURE WINDOW
- 19 NEW 3/4" THREE COAT CEMENT PLASTER CLADDING TO MATCH EXISTING. MATCH EXISTING COLOR
- 20 NEW CLASS A ASPHALT COMPOSITION SHINGLE ROOFING, STRIP SHINGLES. GRAY COLOR TO MATCH EXISTING
- 21 NEW SKYLIGHT, TYPICAL OF (3)
- 22 NEW CONCRETE PLANTER WITH STONE VENEER

SHEET NOTES

KEY	DESCRIPTION
X	DESIGNATES NEW SHEET NOTE TAG. SEE SHEET NOTES ABOVE
OX	DESIGNATES NEW DOOR TAG. SEE SHEET A601 FOR DOOR SCHEDULE
WX	DESIGNATES NEW WINDOW TAG. SEE SHEET A601 FOR WINDOW SCHEDULE
XXX-1	DESIGNATES NEW FINISH. SEE SHEET A602 FOR FINISH KEY
XX	DESIGNATES SHEEN (EG=EGGSHELL, SG=SEMIGLOSS, F=FLAT)

SHEET LEGEND

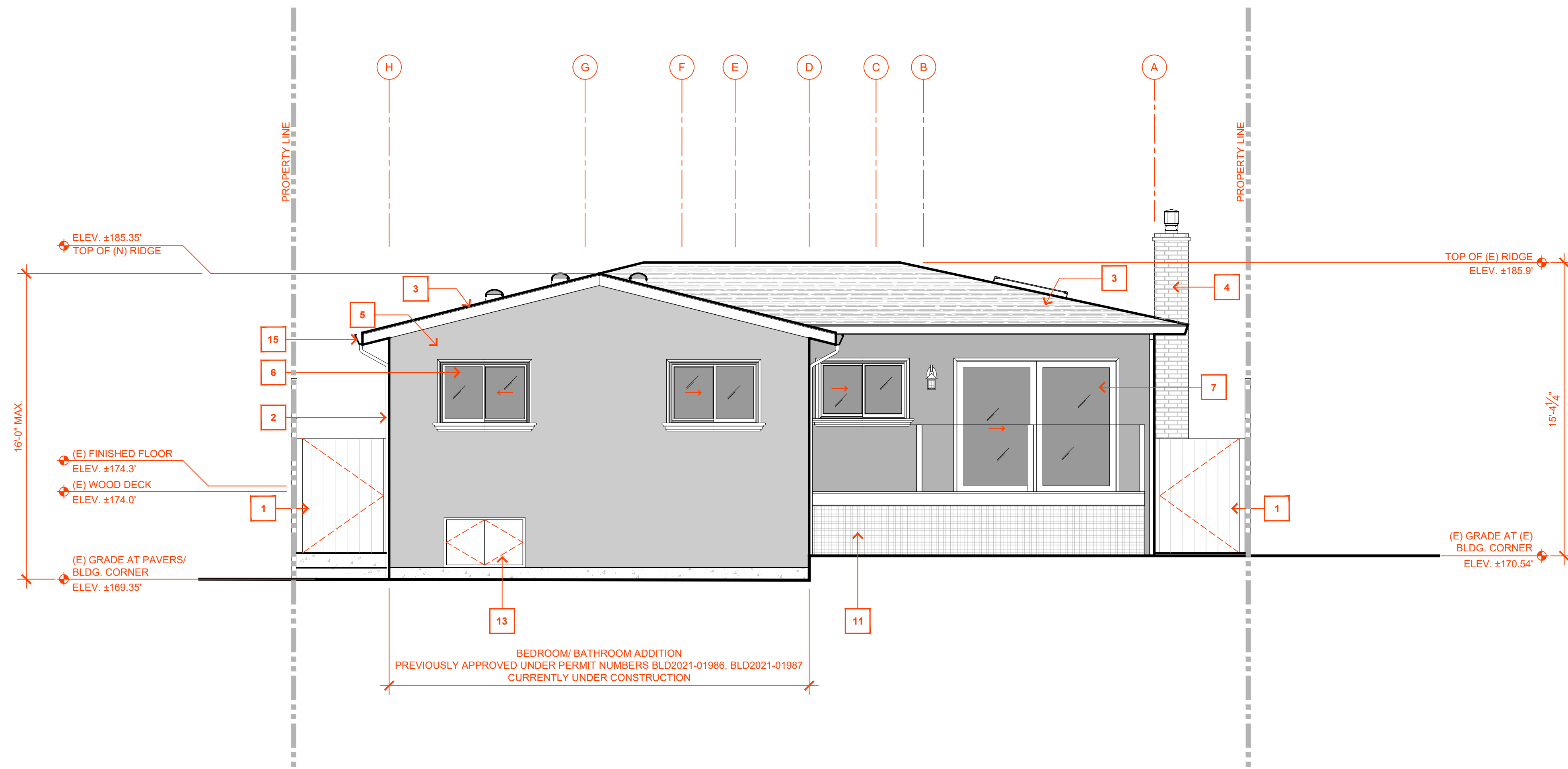
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SHEET TITLE
**EXTERIOR
ELEVATIONS**

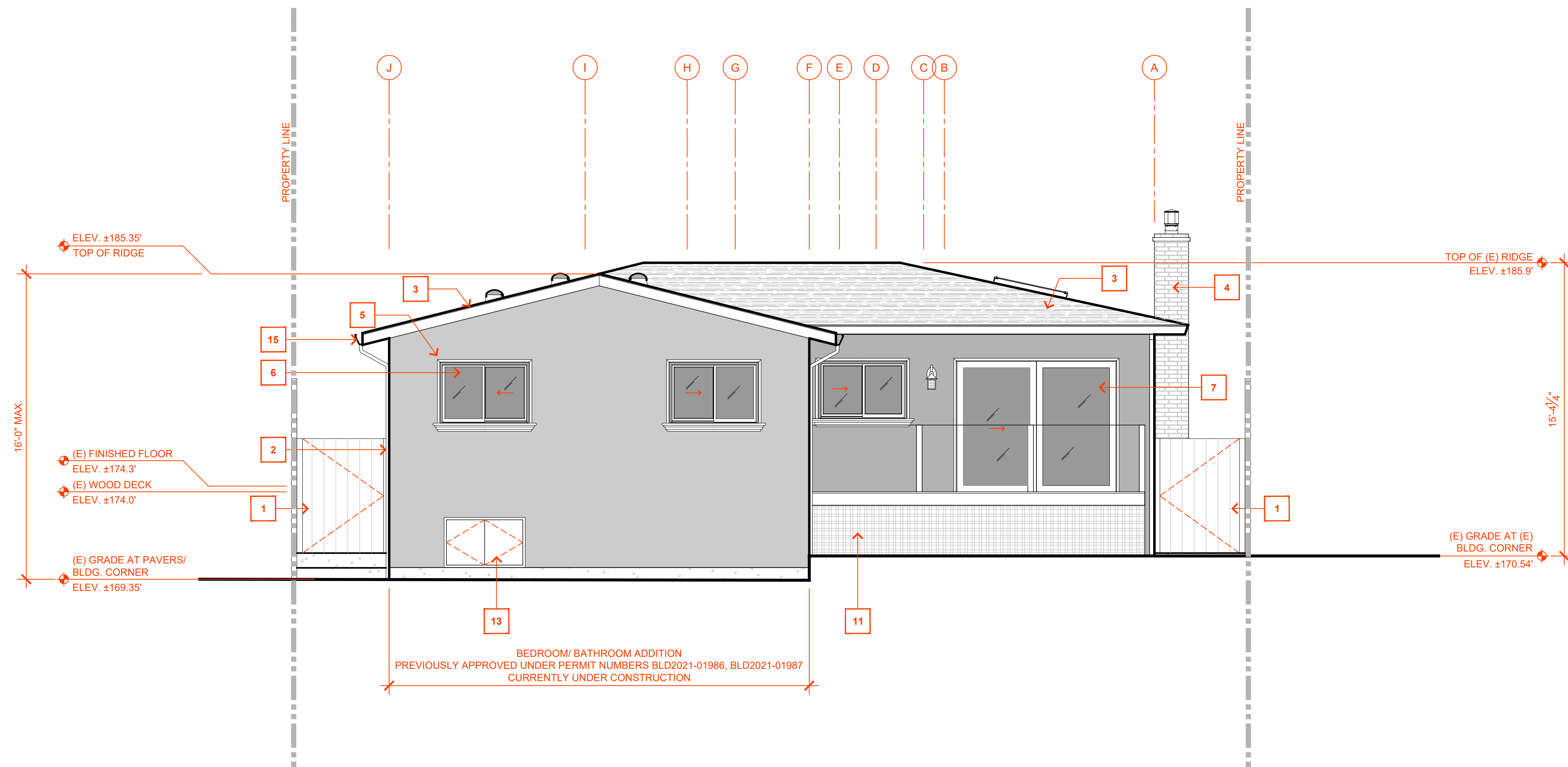
SHEET NUMBER

A202



EXISTING NORTH ELEVATION (REAR)

SCALE: 1/4"=1'-0" 2' 4' 8'



PROPOSED NORTH ELEVATION (REAR) (NO CHANGE)

SCALE: 1/4"=1'-0" 2' 4' 8'

SHEET NOTES

KEY	DESCRIPTION
X	DESIGNATES NEW SHEET NOTE TAG. SEE SHEET NOTES ABOVE
OX	DESIGNATES NEW DOOR TAG. SEE SHEET A601 FOR DOOR SCHEDULE
WX	DESIGNATES NEW WINDOW TAG. SEE SHEET A601 FOR WINDOW SCHEDULE
XXX-1	DESIGNATES NEW FINISH. SEE SHEET A602 FOR FINISH KEY
XX	DESIGNATES SHEEN (EG=EGGSHELL, SG=SEMIGLOSS, F=FLAT)

SHEET LEGEND

REV	DATE	ISSUE
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2	4/8/2022	100% SCHEMATIC DESIGN
3	4/25/2022	PLANNING SUBMITTAL

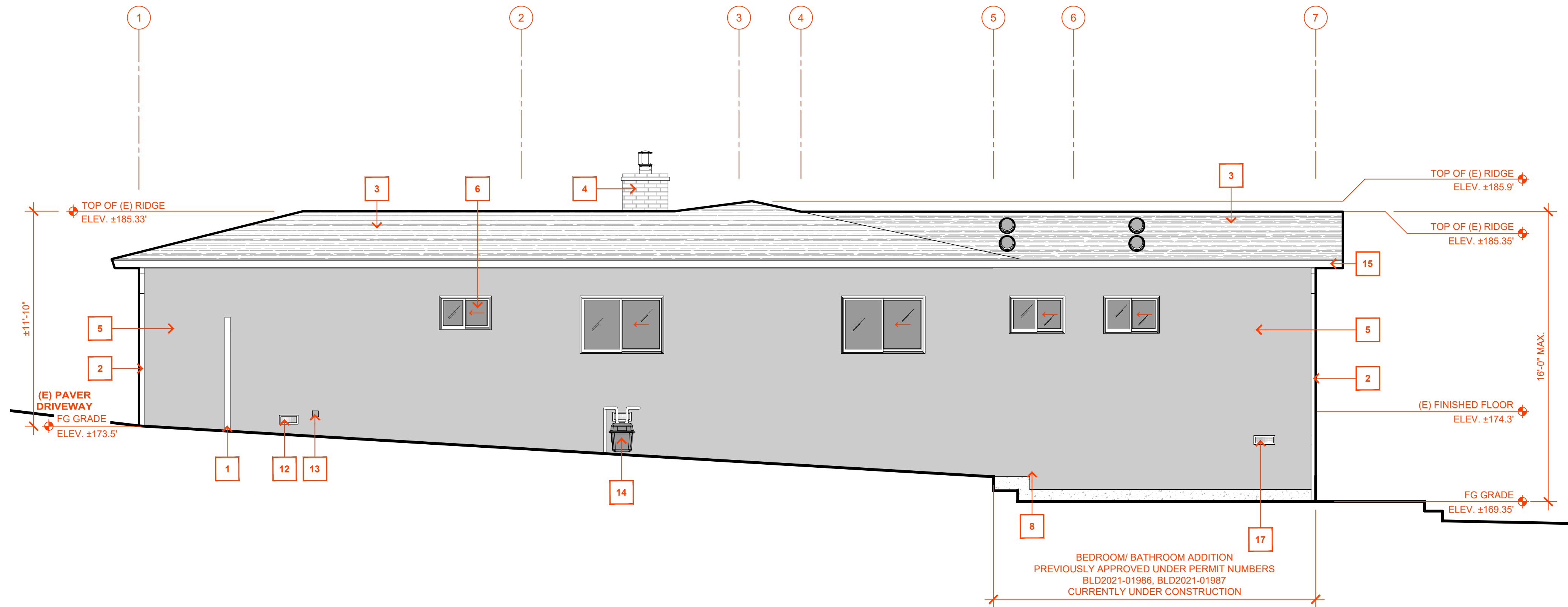
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SHEET TITLE

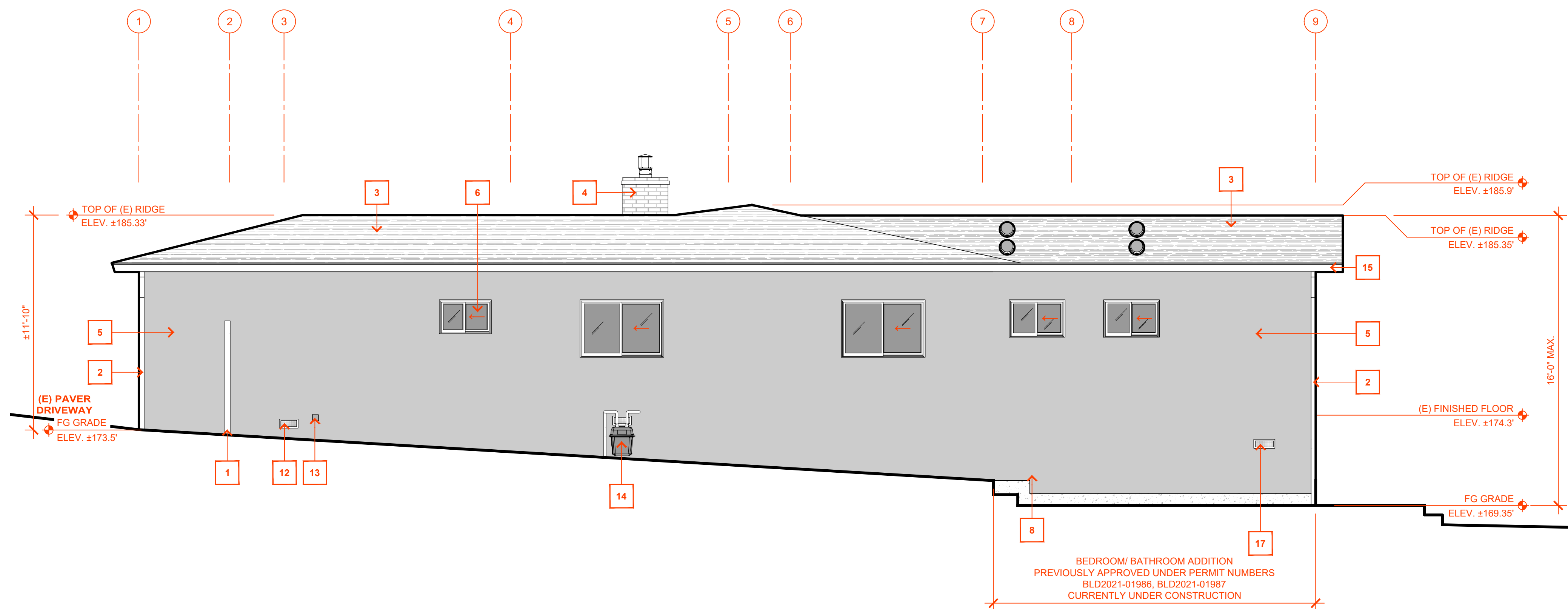
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A203



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION (NO CHANGE)

- 1 EXISTING WOOD FENCE/ GATE
- 2 EXISTING DOWNSPOUT
- 3 EXISTING ASPHALT COMPOSITION SHINGLE ROOFING
- 4 EXISTING CHIMNEY
- 5 EXISTING STUCCO CLADDING
- 6 EXISTING VINYL WINDOW, TYPICAL
- 7 EXISTING SECTIONAL GARAGE DOOR
- 8 EXISTING WOOD PICKET FENCE
- 9 EXISTING 200AMP METER/ MAIN
- 10 EXISTING WOOD DECK
- 11 EXISTING SKYLIGHT
- 12 EXISTING CRAWL SPACE VENT
- 13 NEW ASPHALT COMPOSITION SHINGLE ROOFING, STRIP SHINGLES. GRAY COLOR TO MATCH EXISTING
- 14 NEW 2"x3" ALUMINUM DOWNSPOUT TO MATCH EXISTING. COLOR: WHITE-LOW GLOSS
- 15 EXISTING 6" ALUMINUM GUTTER
- 16 NEW 3/4" THREE COAT CEMENT PLASTER CLADDING TO MATCH EXISTING. MATCH EXISTING COLOR
- 17 EXISTING CRAWL SPACE VENT
- 18 NEW VINYL WINDOW. SEE SHEET A601 FOR WINDOW SCHEDULE

SHEET NOTES

KEY	DESCRIPTION
X	DESIGNATES NEW SHEET NOTE TAG. SEE SHEET NOTES ABOVE
OX	DESIGNATES NEW DOOR TAG. SEE SHEET A601 FOR DOOR SCHEDULE
WX	DESIGNATES NEW WINDOW TAG. SEE SHEET A601 FOR WINDOW SCHEDULE
XXX-1	DESIGNATES NEW FINISH. SEE SHEET A602 FOR FINISH KEY
XX	DESIGNATES SHEEN (EG=EGGSHELL, SG=SEMIGLOSS, F=FLAT)

SHEET LEGEND

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SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A204



EXTERIOR VIEW LOOKING NORTH

4



EXTERIOR VIEW LOOKING NORTHEAST

1



EXTERIOR VIEW LOOKING NORTHEAST

5



EXTERIOR VIEW LOOKING NORTHEAST

2



EXTERIOR VIEW LOOKING EAST

6



EXTERIOR VIEW LOOKING NORTHEAST

3

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CONSULTANTS

SEAL

PRELIMINARY
PROGRESS SET
NOT FOR CONSTRUCTION

**CHANEY
RESIDENCE
ADDITION**
443 FIFTH STREET
MONTARA, CA 94037
APN 036-063-180

REV	DATE	ISSUE
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SHEET TITLE

RENDERINGS

SHEET NUMBER

A901