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PLN2016-00333

AUG 08 2016

San Mateo County

San Mateo County Planning Division

Application for Design Review by the County Coastside Design Review Committee

County Government Center • 455 County Center • Redwood City CA 94063 Mail Drop PLN 122 • 650 • 363 • 4161 • FAX 650 • 363 • 4849

Permit #: PLN 2016-00333

Other Permit #:

Applicant:

Name: CHEZARE SANTINI
Address: 1529 PEREZ DR. PACIFICA, CA
Zip: 94044
Phone, W (650) 359-6156 H:
Email: CHEZAREGS5@YAHOO.COM

Owner (if different from Applicant):

Name: GERAUD SANTINI
Address: 1529 PEREZ DR. PACIFICA, CA
Zip: 94044
Phone, W (650) 359-6156 H:
Email: SANTINI CO@SBCGLOBAL.NET

Architect or Designer (if different from Applicant):

Name:
Address: Zip:
Phone, W: H: Email:

Project location:

APN: 036-282-050
Address: 0 HOWELL ST, MONTARA, CA
Zip: 94037
Zoning: R-1/S-17/DR
Parcel/lot size: 6050 sq. ft.

Site Description:

- Vacant Parcel
Existing Development (Please describe):

Legal: PLN 2015-13Z, recorded 5/12/15

Project:

- New Single Family Residence: 1,338 sq. ft.
Addition to Residence:
Other:

Additional Permits Required:

- Certificate of Compliance Type A or Type B
Coastal Development Permit
Fence Height Exception (not permitted on coast)
Grading Permit or Exemption
Home Improvement Exception
Non-Conforming Use Permit
Off-Street Parking Exception
Variance

Describe Project:

NEW SINGLE FAMILY DWELLING
2 STORY
3 BEDROOMS, 3 BATHS
REMOVAL OF 9 SIGNIFICANT TREES

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	SHINGLE (GABLE), SHINGLE SIDING / STONE	TITANIUM 4108 NOBLE GREY 417 G	<input type="checkbox"/>
b. Trim	2X4 PRE-PRIMED	WHITESHADE WH1 2	<input type="checkbox"/>
c. Windows	MILGARD DOUBLE PANE	WHITE	<input type="checkbox"/>
d. Doors	SOLID CORE	NOBLE GREY	<input type="checkbox"/>
e. Roof	ASPHALT SHINGLE	BLACK	<input type="checkbox"/>
f. Chimneys	STONE / HARDIE SIDING	STONE / NOBLE GREY	<input type="checkbox"/>
g. Decks & railings	REDWOOD	WHITESHADE	<input type="checkbox"/>
h. Stairs	STONE / REDWOOD / P.T.	STONE	<input type="checkbox"/>
i. Retaining walls	CONCRETE	NATURAL	<input type="checkbox"/>
j. Fences	REDWOOD	NATURAL	<input type="checkbox"/>
k. Accessory buildings	N/A		<input type="checkbox"/>
l. Garage/Carport	HARDIE SIDING / STONE	NOBLE GREY	<input type="checkbox"/>

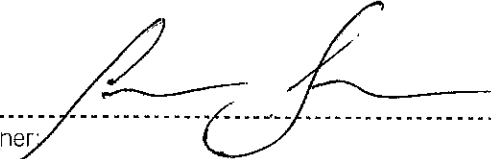
REQUIRED FINDINGS

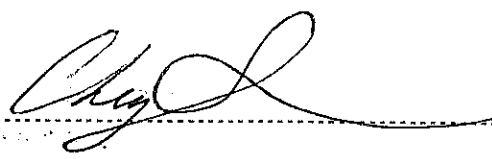
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

DECLARATION

I 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 my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: 

Applicant: 

Date: AUG 5 2016

Date: FEB. 4, 2016

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San Mateo County

San Mateo County Planning, Building and Building Department

Certificate of Exemption or Exclusion from a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA • 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Permanent Record
Microfilming Required

Permit #: PLN 2016-00333
Permit #: BLD

1. Basic Information

Owner Name: GERALD SANTINI
Address: 1529 PEREZ DR
PACIFICA, CA
Zip: 94044
Phone, W: (650) 359 6156 H:
Email Address: SANTINICO@SBCGLOBAL.NET

Applicant Name: CHEZARE SANTINI
Address: 1529 PEREZ DR
PACIFICA, CA
Zip: 94044
Phone, W: (650) 359 6156 H:
Email Address: CHEZAREGS5@YAHOO.COM

2. Project Information

Project Description:
NEW 2 STORY JINGLE
FAMILY DWELLING
3 BEDROOM 3 BATHROOM

Assessor's Parcel Number(s):
036 - 282 - 050

Existing water source:
[X] Utility connection
[] Well
Proposed water source:
[X] Utility connection
[] Well

Staking of well location and property lines are required.
[X] Provide site plan depicting location and all trees.
[X] Will this require any grading or vegetation/tree removal? Yes [X] No []

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner Signature: [Signature] Date: July 30 2016

Applicant Signature: [Signature] Date: FEB 4 2016

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

- | | |
|--|--|
| <p><input type="checkbox"/> A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]</p> <p><input type="checkbox"/> B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]</p> <p><input type="checkbox"/> C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]</p> <p><input type="checkbox"/> D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]</p> <p><input type="checkbox"/> E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]</p> | <p><input type="checkbox"/> F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]</p> <p><input type="checkbox"/> G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]</p> <p><input type="checkbox"/> H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]</p> <p><input type="checkbox"/> I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]</p> <p><input type="checkbox"/> J. Lot Line Adjustment. [ZR 6328.5(i)]</p> <p><input type="checkbox"/> K. Land Division for Public Recreation Purposes. [ZR 6328.5(j)]</p> |
|--|--|

5. Well Inspection - All Coastal Zone Areas

- Required Not Required

Inspection made by: _____ Date of Inspection: _____

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/>	If Yes, is tree removal permit included?
<input type="checkbox"/>	<input type="checkbox"/>	Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/>	Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/>	Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

Planning Department

Date

Project is subject to the following condition(s) of approval:

7. Processing

- | | |
|--|---|
| <p><input type="checkbox"/> Fee collected</p> <p><input type="checkbox"/> Original Certificate of Exemption to Building Inspection file.</p> <p><input type="checkbox"/> Copies of Certificate of Exemption to:</p> <p> 1. Applicant/Owner.</p> <p> 2. Planning Department Exemption Binder.</p> | <p>3. Any relevant Planning or Building Inspection files.</p> <p>4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105</p> <p><input type="checkbox"/> Update Permit*Plan Case Screen and Activities</p> |
|--|---|

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County of San Mateo

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Environmental Information Disclosure Form San Mateo County Planning Division

PLN 2016-00333 BLD

Project Address: 0 HOWELL ST, MONTARA, CA 94037 Assessor's Parcel No.: 036-282-050 Zoning District: S-17

Name of Owner: GERALD SANTINI Address: 1529 PEREZ DR. PACIFICA Phone: (650) 359-6156 Name of Applicant: CHEZARE SANTINI Address: 1529 PEREZ DR. PACIFICA Phone: (650) 359-6156

Existing Site Conditions

Parcel size: 6,050 SQ. FT.

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). SLIGHTLY SLOPED LOT, CONTAINING TREES, GRASS, & WEEDS. SITE HAS AN EXISTING WATER WELL

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Table with 3 columns: Yes, No, Will this project involve: (a-j) with checkboxes and handwritten 'x' marks.

Please explain all "Yes" answers:

TREES TO BE REMOVED TO ALLOW SPACE FOR BUILDING PROPOSED SINGLE FAMILY DWELLING. (13 TOTAL, 9 12" OR LARGER) MINIMAL AMOUNT OF GRADING TO ACHIEVE A REASONABLE BASE TO BUILD SINGLE FAMILY DWELLING ON TOP OF

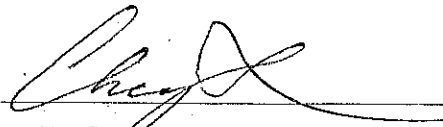
Signature required on reverse ->

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:		
E) MINIMAL GRADING OF AREAS WHERE SOIL IS TO BE REMOVED		

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:  Date: AUG 5 2016
 (Applicant may sign)



LIGHT
Inviting. Charming. Sunny.

CLARO
Atractivo. Encantador. Soleado.



COLOR NOTE | Subtle combinations of light hues create a home of singular beauty.

NOTA SOBRE COLOR | Las combinaciones sutiles de tonos claros dan origen a un hogar de belleza singular.



Curated White | Blanco Curado
Chino's | Chino's
Hearthstone | Corazón de Piedra



WH25
423A
407G



Straw Hat | Sombrero de Paja
Mallow Root | Raíz de Malva
Tobacco | Tabaco



330B
330A
433G



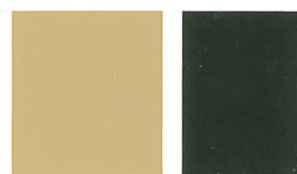
Salt Scrub | Matorrales Salinos
Metropolitan | Metropolitano
Raisin | Uva Pasa



425B
WH04
439G



Sandalwood | Sándalo
Tawny Tan | Tostado León
Dark Olive | Oliva Oscuro



327B
327D
421G



Titanium | Titanio
Whiteshade | Matiz Blanco
Noble Grey | Gris Noble



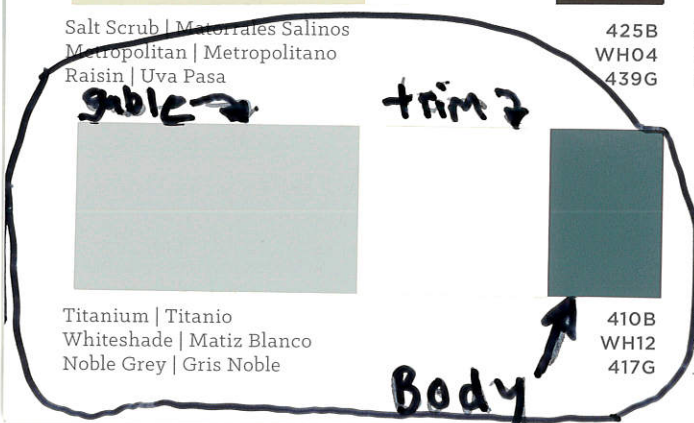
410B
WH12
417G



Soft Fern | Helecho Blando
Simply White | Simplemente Blanco
Abyssal | Abisal



421B
WH05
415G





0 HOWELL STREET, APN# 036-282-050. NEW CUSTOM HOME

PRELIMINARY PLANS

MONTARA, CALIFORNIA

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San Mateo County
Planning Division

PROJECT NOTES

- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD
- ALL INSPECTIONS REQUIRE 24 HOUR NOTICE
- CONSTRUCTION WORKING HOURS SHALL NOT EXTEND BEYOND 7AM TO 6PM, MONDAY THROUGH FRIDAY, WITHOUT WRITTEN PERMISSION FROM SAN MATEO COUNTY
- INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
- CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE WITH THE EXISTING SITE CONDITIONS
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL, OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT
- CONSTRUCTION WORK WITHIN THE STREET OR SIDEWALK RIGHT-OF-WAY SHALL ONLY BE DONE BETWEEN 9 AM AND 4 PM, MONDAY THROUGH FRIDAY EXCEPT CITY HOLIDAYS, WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE CITY ENGINEER
- ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEANUP WILL BE ENFORCED
- HOLES OR TRENCHES WITHIN THE PUBLIC RIGHT OF WAY MUST BE BACKFILLED BEFORE LEAVING EACH NIGHT UNLESS WRITTEN PERMISSION IS PROVIDED BY THE CITY ENGINEER, WHICH MUST BE REQUESTED AT LEAST 24 HOURS IN ADVANCE
- ALL RECORDED SURVEY POINTS, WHETHER WITHIN PRIVATE PROPERTY OR PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AND PRESERVED. IF SURVEY POINT/S ARE ALTERED, REMOVED OR DESTROYED, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A LICENSED SURVEYOR OR QUALIFIED CIVIL ENGINEER TO RESTORE OR REPLACE THE SURVEY POINTS AND RECORD THE REQUIRED MAP PRIOR TO COMPLETION OF THE BUILDING PERMIT
- ALL IMPROVEMENTS IN CITY RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SAN MATEO COUNTY SPECIFICATIONS AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE COUNTY
- ANY DAMAGE TO IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY OR TO ANY PRIVATE PROPERTY, WHETHER ADJACENT TO SUBJECT PROPERTY OR NOT, THAT IS DETERMINED BY THE CITY ENGINEER TO HAVE RESULTED FROM CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT, SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER
- THERE SHALL BE NO STRUCTURAL ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY.
- WATER CLOSETS WILL HAVE A MAXIMUM FLOW RATE OF 1.28 GPF
- SHOWER HEADS WILL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM
- LAVATORY AND KITCHEN FAUCETS WILL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS)
- ROOF TRUSSES ARE A DEFERRED SUBMITTAL AND PRIOR TO FRAMING INSPECTION WILL BE APPROVED BY THE BUILDING DEPARTMENT

NOTE: NO HERITAGE TREE CANOPIES ON THIS LOT WITH DRIP LINES WITHIN THE FOOTPRINT OF THE PROPOSED PROJECT

PLANNING DATA

- PROJECT ADDRESS:
0 HOWELL STREET
MONTARA, CA. 94037
- PARCEL NUMBER:
036-282-050
- ZONING:
R-1 SINGLE FAMILY RESIDENTIAL

SCOPE OF WORK

- EXCAVATE SITE AS NEEDED
- BUILD NEW 2 STORY HOME

BUILDING DATA

- TYPE OF OCCUPANCY: R-3/U
- CONSTRUCTION TYPE: VB
- SINGLE FAMILY RESIDENCE 4 BEDROOMS
- TWO STORY HOUSE
- WOOD FRAMED HOUSE WITH STONE, HARDIE, AND SHINGLE SIDING

EFFECTIVE CODES

- ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE FOLLOWING CODES;
- CRC 2013, CBC 2013, CMC 2013, CPC 2013, CEC 2013, CFC 2013, CGB 2013

SQUARE FOOTAGE

- PROPOSED LIVING ~~1,338~~ **2,217** Φ
- GARAGE ~~359~~ **611** Φ
- TOTAL ~~1,697~~ **2,828** Φ
- LOT ~~5,270~~ **6,197** Φ FAR = 46%
- PROPOSED LANDSCAPING 3,573
- SQUARE FOOTAGE LOT COVERAGE (%) \rightarrow 30%
- PROPOSED HOME TOTAL 32%
- PROPOSED LANDSCAPING 68%

SHEET INDEX

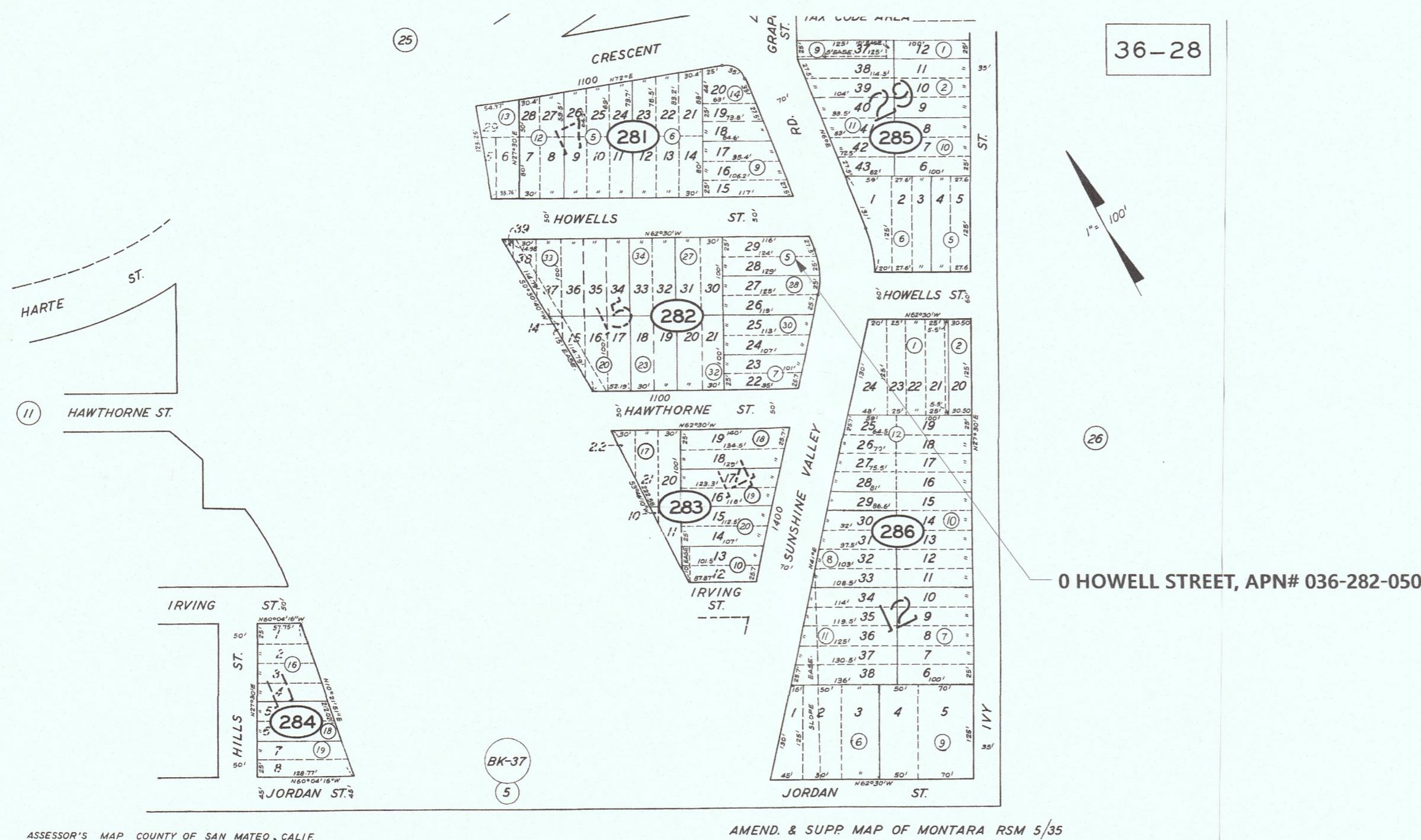
DESIGN

- A-0 SHEET INDEX / EXISTING SITE PLAN / PARCEL MAP / ANALYSIS / NOTES / PROPOSED STREET VIEW
- A-1 PROPOSED SITE PLAN WITH 1ST FLOOR LAYOUT
- A-2 TOPOGRAPHIC SURVEY
- A-3 PROPOSED 1ST FLOOR PLAN OVER TOPOGRAPHIC SURVEY
- A-4 PROPOSED LANDSCAPING PLAN
- A-5 PROPOSED 1ST FLOOR PLAN / PROPOSED 2ND FLOOR PLAN
- A-6 PROPOSED ELEVATIONS
- A-7 PROPOSED ELEVATIONS
- A-8 PROPOSED COLOR PLAN / PERSPECTIVE VIEW
- A-9 CROSS SECTION DETAILS

CIVIL ENGINEERING

- C-1 GRADING AND DRAINAGE PLAN
- C-2 EROSION CONTROL PLAN

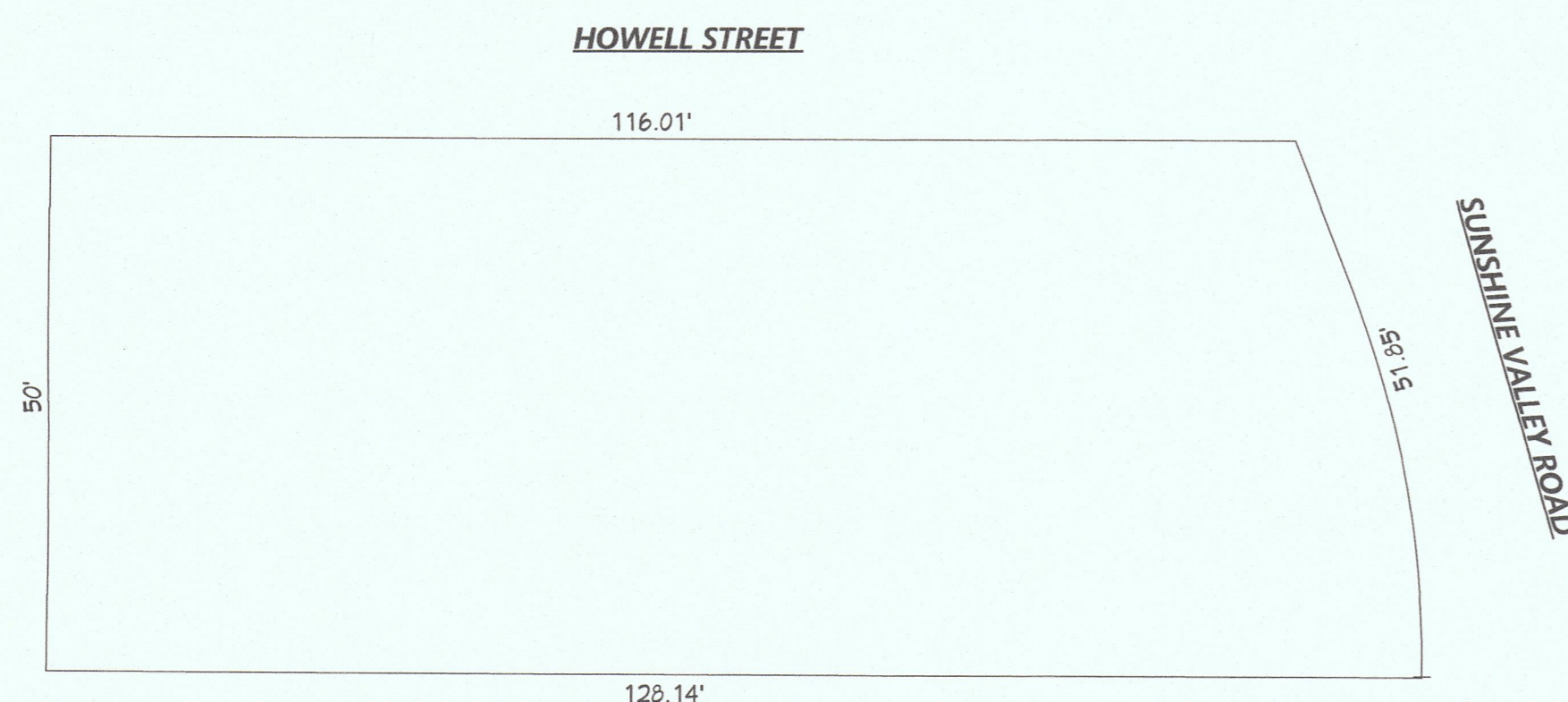
PROPOSED HOUSE VIEW FACING NORTH SIDE OF PROPERTY



SYMBOLS

- 1 A-0 ← DETAIL DESIGNATION SHEET NUMBER
- 1 A-0 ← DIRECTION OF VIEW DETAIL DESIGNATION SHEET NUMBER
- 1 ← KEYNOTES
- 1 ← REVISION NUMBER
- ← NORTH ARROW

PARCEL MAP



PARCEL PLAN SHOWING PROPERTY LINE

1" = 16'

DESIGNED BY:
CHEZARE G. SANTINI
SANTINI CREATIONS
1359 HERMOSA AVE.
PACIFICA, CA. 94044
PHONE: 650.438.6945

PLN 2016-0333

REVISIONS:

PROJECT SCOPE:
NEW TWO STORY CUSTOM HOME

SANTINI RESIDENCE
0 HOWELL STREET
MONTARA, CA 94037
APN# 036-282-050

SHEET TITLE:
SHEET INDEX / EXISTING SITE PLAN / PARCEL MAP / ANALYSIS / NOTES / PROPOSED STREET VIEW

SHEET:

A-0

DESIGNED BY:
 CHEZARE G. SANTINI
 SANTINI CREATIONS
 1359 HERMOSA AVE.
 PACIFICA, CA. 94044
 PHONE: 650.438.6945

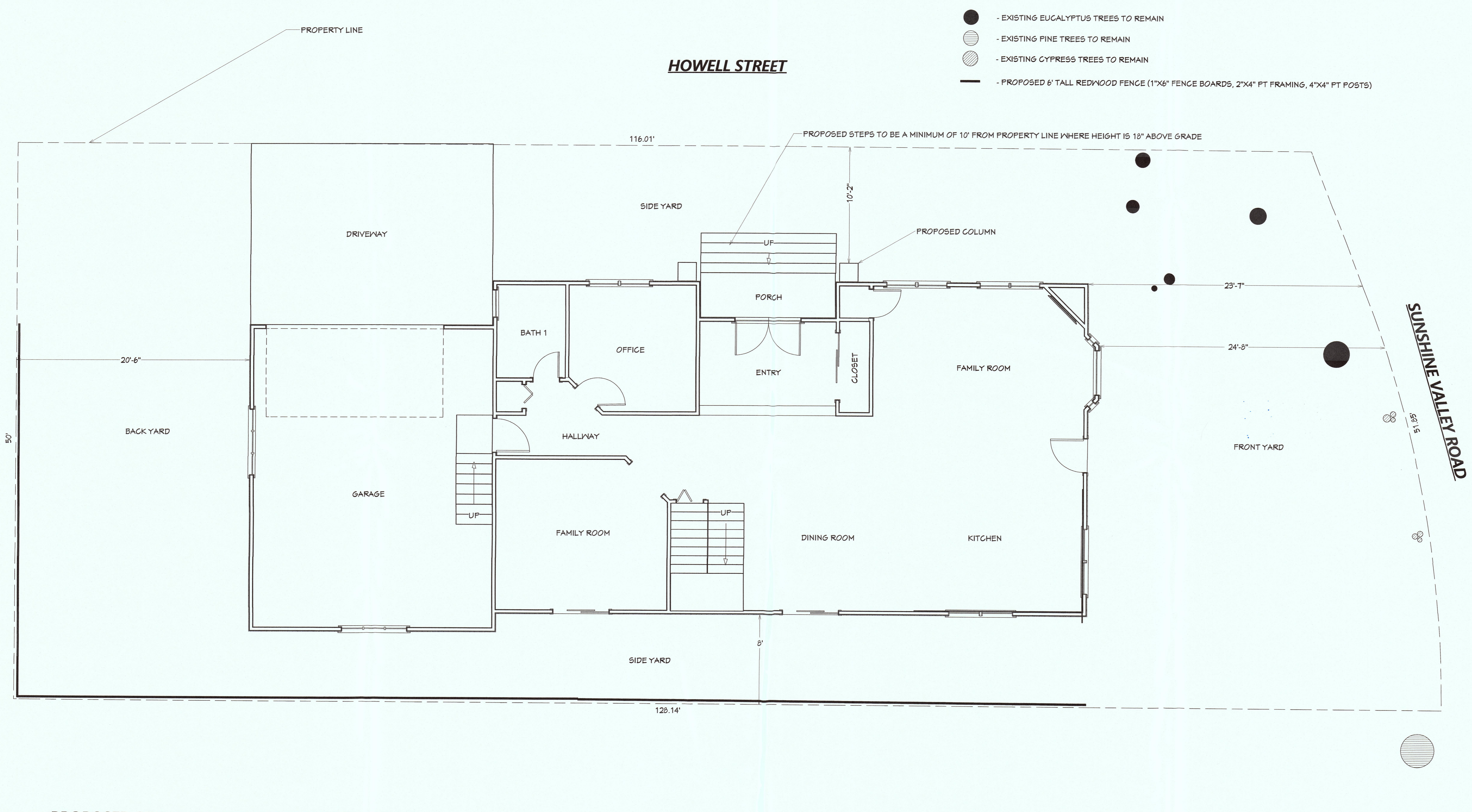
REVISIONS:

PROJECT SCOPE:
 NEW TWO STORY CUSTOM HOME

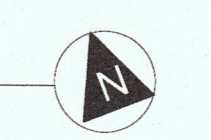
SANTINI RESIDENCE
 0 HOWELL STREET
 MONTARA, CA 94037
 APN# 036-282-050

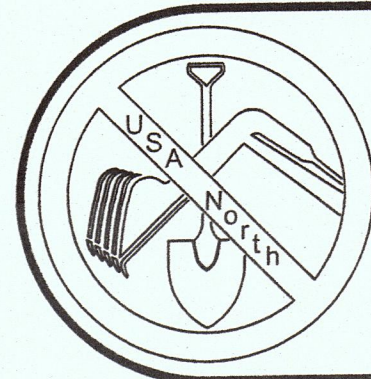
SHEET TITLE:
 PROPOSED SITE PLAN WITH FIRST FLOOR LAYOUT

SHEET:
A-1



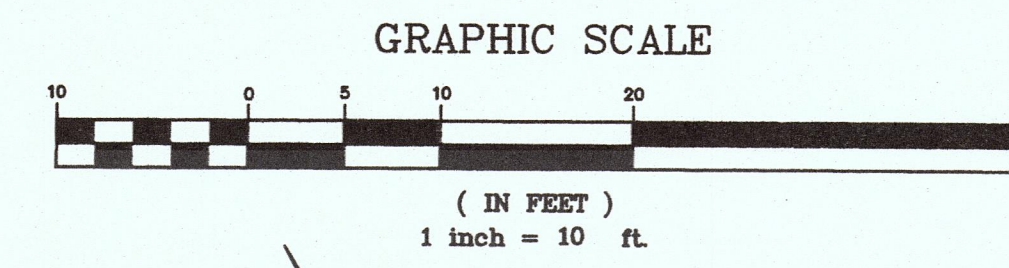
1
 A-1
PROPOSED SITE PLAN WITH FIRST FLOOR LAYOUT
 1/4"=1'





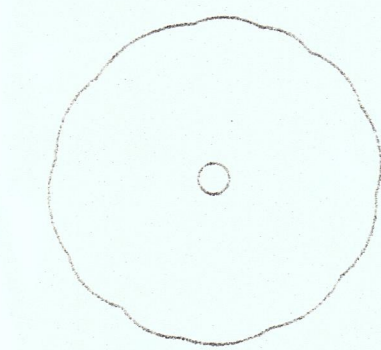
BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- WOOD FENCE
- - - OVERHEAD UTILITY
- - - CENTERLINE
- - - EDGE OF PAVEMENT
- 00.00 SPOT ELEVATIONS
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- AC ASPHALT CONCRETE
- CONC CONCRETE
- EMB ELECTRIC METER BOX
- FL FLOWLINE
- PP POWER POLE
- R/W RIGHT OF WAY
- SSMH SANITARY SEWER MANHOLE
- WMB WATER METER BOX



TRUNK & DRIPLINE
NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

BENCHMARK NOTE:

ELEVATIONS ARE ON ASSUMED DATUM.
BENCHMARK IS THE RIM OF SEWER MANHOLE AS SHOWN.
ELEVATION = 102.60'

GENERAL NOTES:

OWNER: ED REYES
APN-036-282-050

PREPARED FOR:

TOBY LONG
C/O TOBY LONG DESIGNS

TOPOGRAPHIC SURVEY
LOTS 28&29, BLOCK 15, 5 MAPS 35
SAN MATEO COUNTY CALIFORNIA



828 office box 1570
BIRDAIR ca 93514
phone (760) 873-4273
fax (760) 873-8224
e-mail bholmes@triacinc.com

873 north main st. suite 150
BIRDAIR ca 93514
phone (760) 873-4273
fax (760) 873-8224
e-mail bholmes@triacinc.com

777 woodside rd. suite 11
REDWOOD CITY ca 94061
phone (650) 366-0216
fax (650) 366-0288
e-mail st@triacinc.com

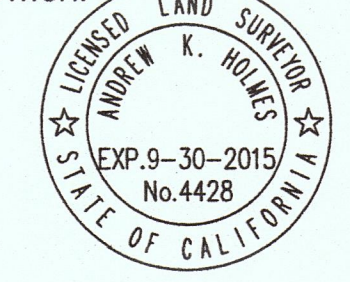
555 chorro st. suite 10
SAN LUIS OBISPO ca 93408
phone (805) 544-8932
fax (805) 544-8932
e-mail st@triacinc.com

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Consent of Triad/Holmes,
is Prohibited.

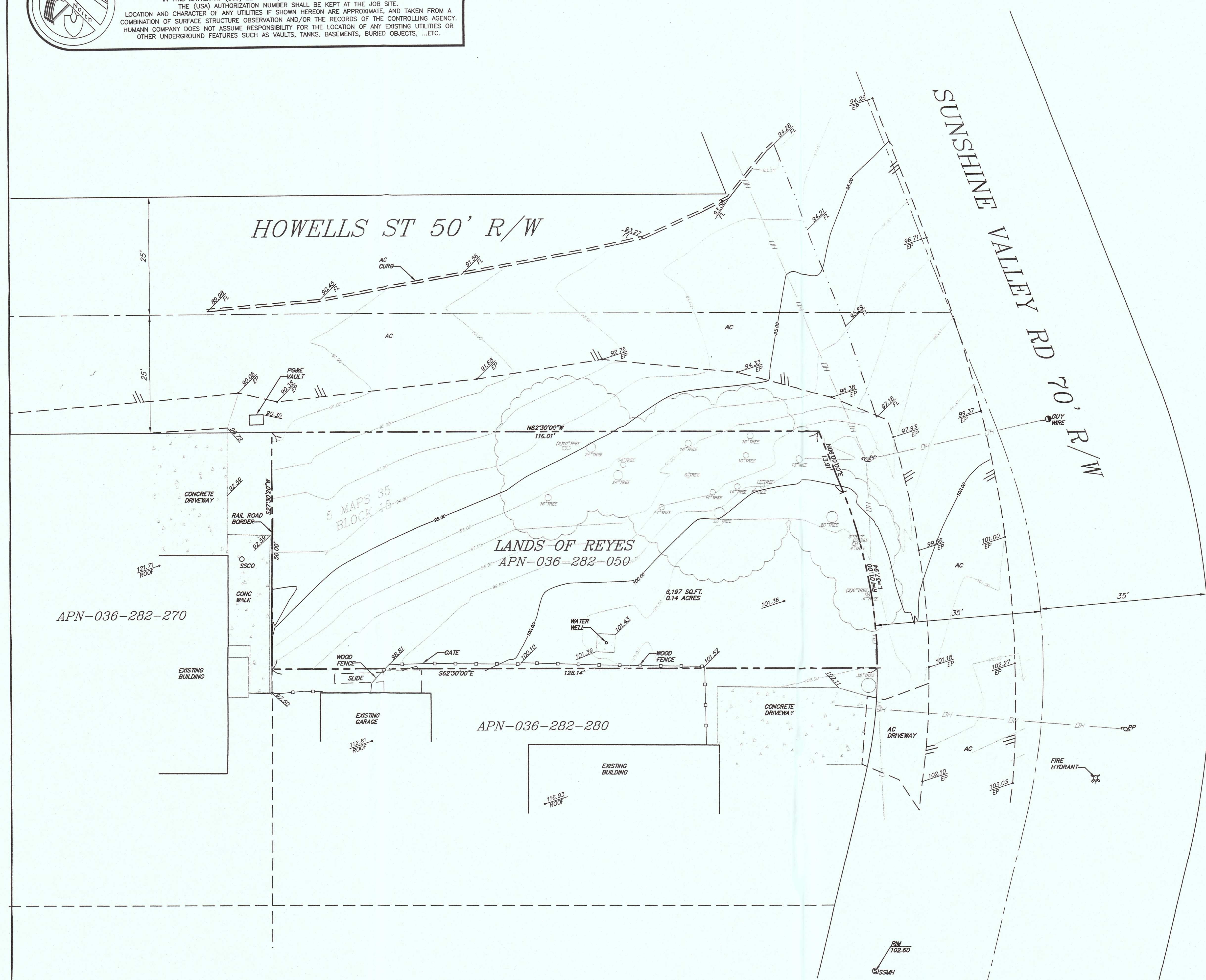
REVISIONS	BY

I HEREBY STATE THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JUNE 2015, AND THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.



DATE	7/8/15
SCALE	1"=10'
DRAWN	MN
JOB NO.	09-1683
DWG	09-1683TOPO
SHEET	A-2
OF	7 SHEETS



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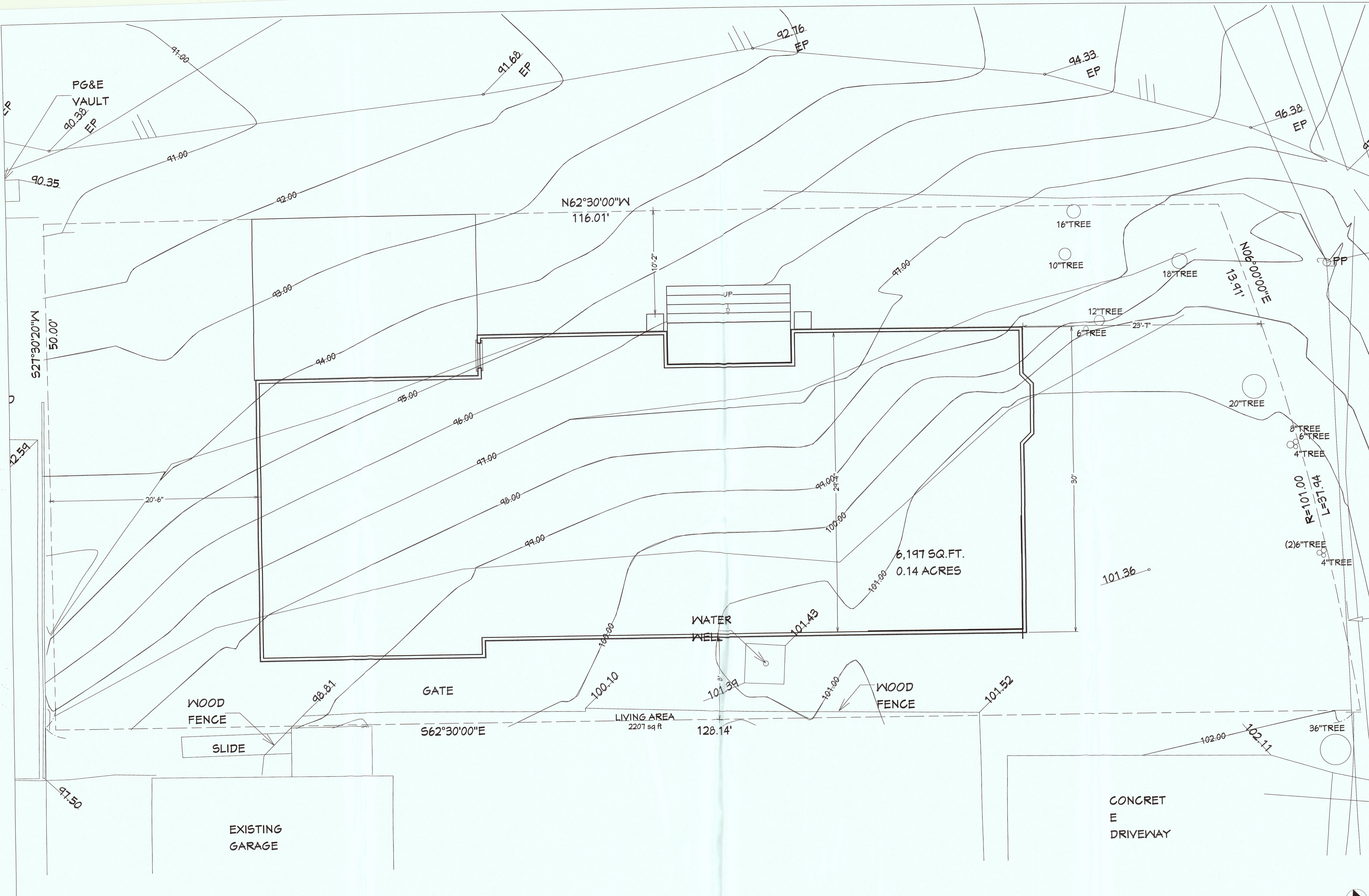
REVISIONS:

PROJECT SCOPE
 NEW TWO STORY CUSTOM HOME

SANTINI RESIDENCE
 0 HOWELL STREET
 MONTARA, CA 94037
 APN# 036-282-050

SHEET TITLE:
 PROPOSED 1ST FLOOR PLAN
 OVER TOPOGRAPHIC SURVEY

SHEET:
A-3



1
 A-3
 1/4"=1'
PROPOSED 1ST FLOOR PERIMETER OVER TOPOGRAPHIC SURVEY



LEGEND

- PROPOSED HOUSE
- CONCRETE DRIVEWAY / WALKWAY / SLAB
- EXISTING GRASS LANDSCAPING
- BARK COVERING
- CRUSHED ROCK
- SLATE COVERING
- PILLARS
- ROCK
- EXISTING PINE TREES TO REMAIN
- EXISTING CYPRESS TREES TO REMAIN
- EXISTING EUCALYPTUS TREES TO REMAIN
- LUPINE PLANT
- CALIFORNIA FERN
- CALIFORNIA FERN
- CEANOTHUS
- CEANOTHUS

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REVISIONS:

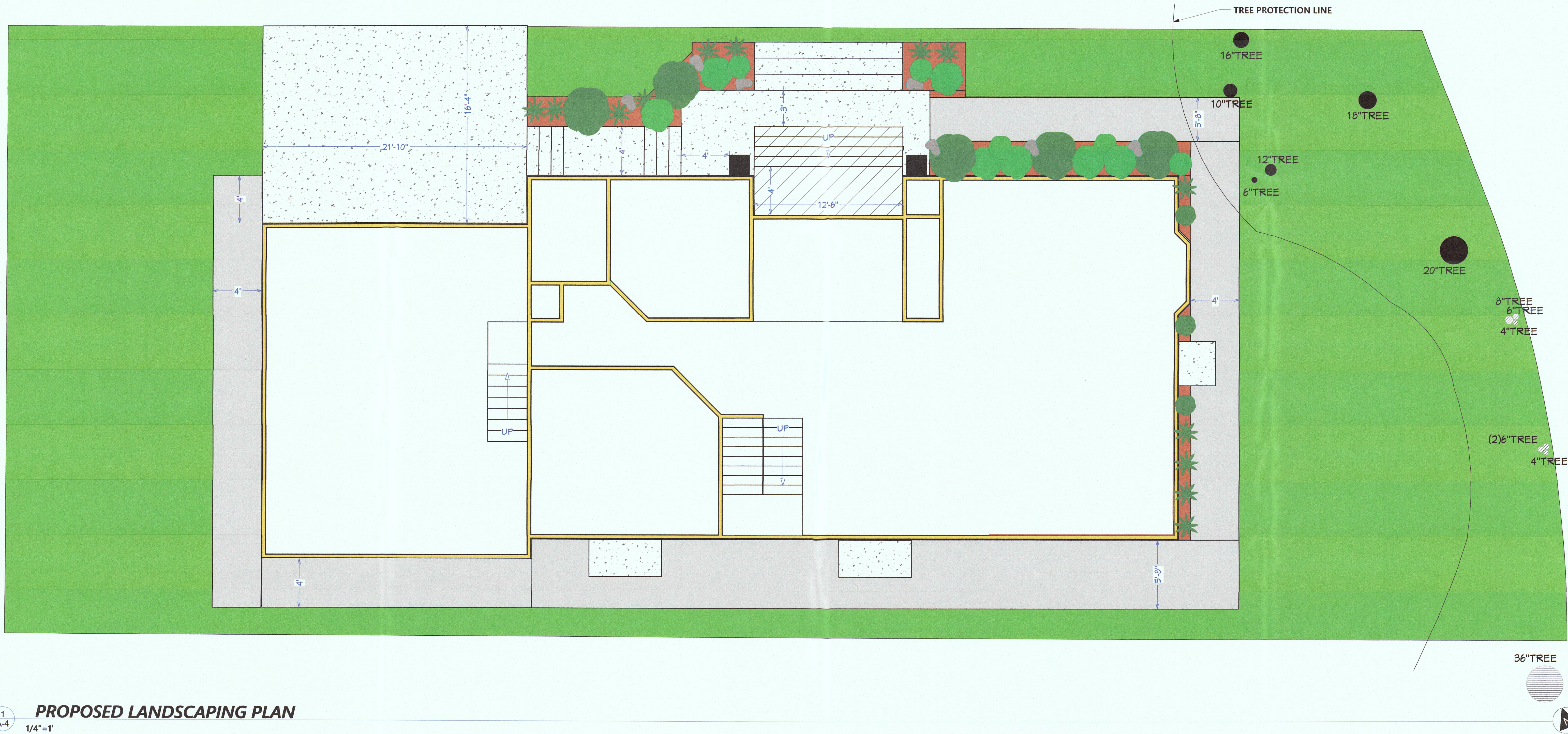
PROJECT SCOPE:
 NEW TWO STORY CUSTOM HOME

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 0 HOWELL STREET
 MONTARA, CA 94037
 APN# 036-282-050

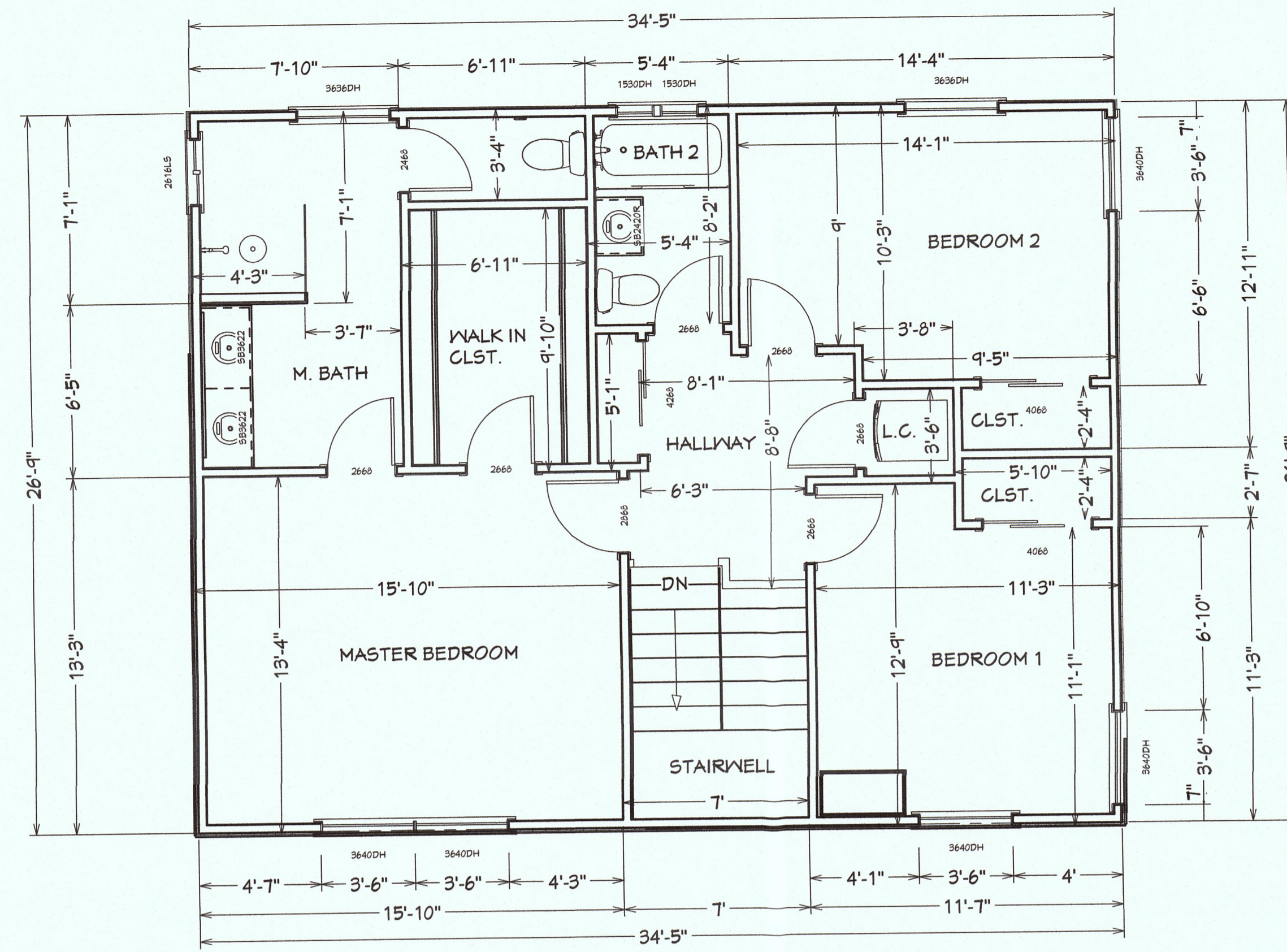
SHEET TITLE:
 PROPOSED LANDSCAPING PLAN

SHEET:
A-4

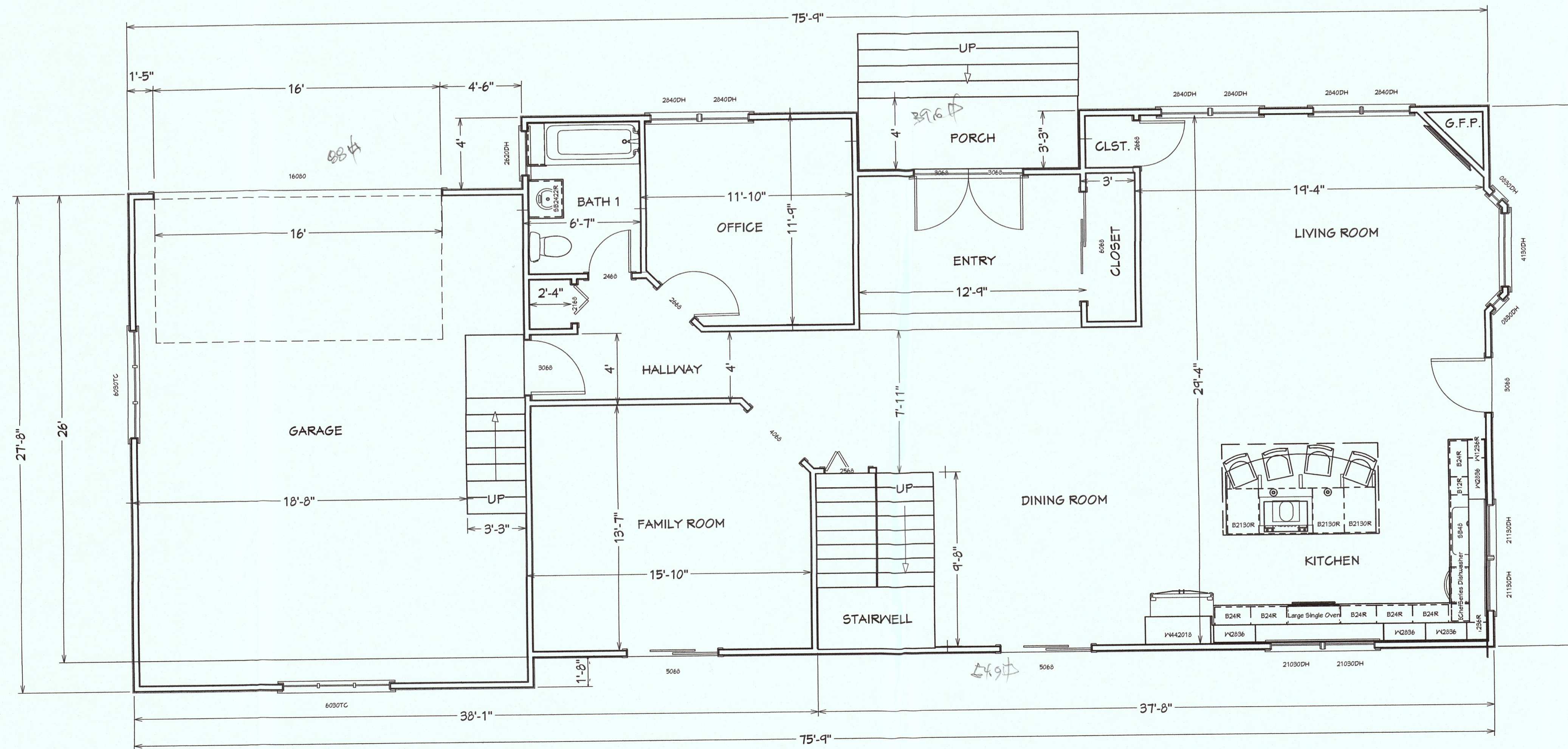
2
 A-4
PROPOSED LANDSCAPING AT NORTH SIDE OF PROPOSED HOUSE



1
 A-4
PROPOSED LANDSCAPING PLAN
 1/4"=1'



2
A-5
PROPOSED 2ND FLOOR PLAN
1/4"=1'



1
A-5
PROPOSED 1ST FLOOR PLAN
1/4"=1'

2091
88
39.6
54.9
1908#

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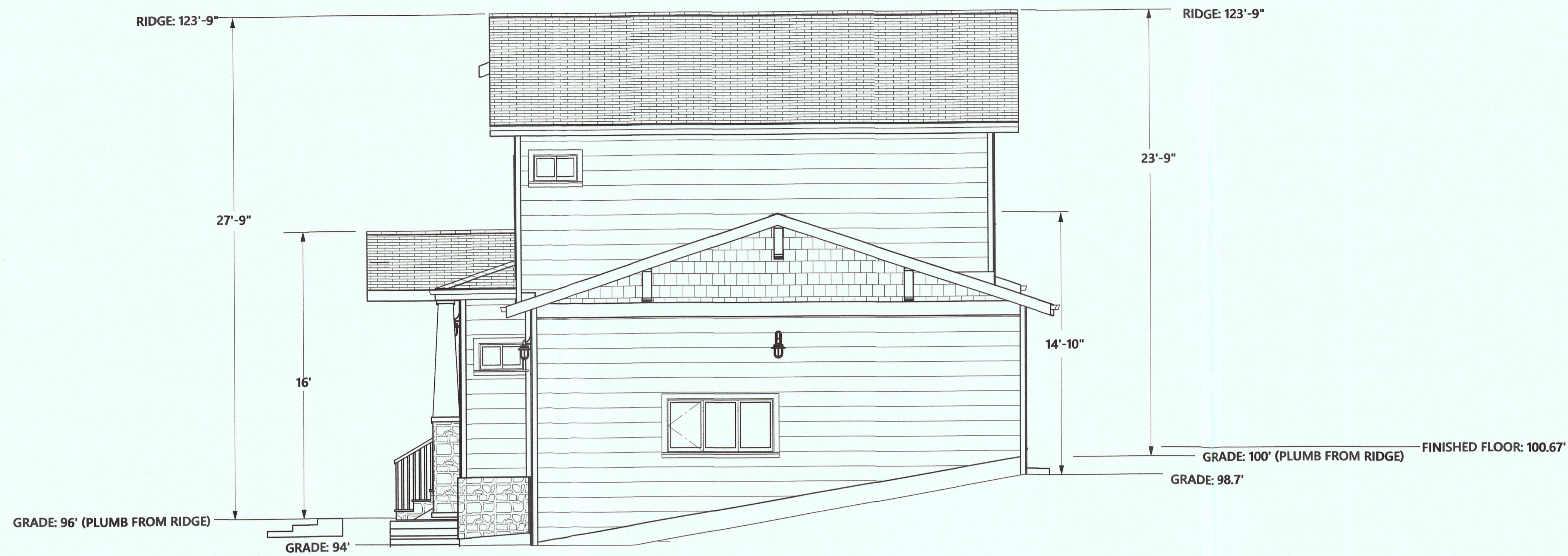
REVISIONS:

PROJECT SCOPE:
NEW TWO STORY CUSTOM HOME

SANTINI RESIDENCE
0 HOWELL STREET
MONTARA, CA 94037
APN# 036-282-050

SHEET TITLE:
PROPOSED 1ST FLOOR PLAN /
PROPOSED 2ND FLOOR PLAN

SHEET:
A-5



2
A-6
PROPOSED WEST ELEVATION
1/4"=1'



1
A-6
PROPOSED NORTH ELEVATION
1/4"=1'

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REVISIONS:

PROJECT SCOPE:
NEW TWO STORY CUSTOM HOME

SANTINI RESIDENCE
0 HOWELL STREET
MONTARA, CA 94037
APN# 036-282-050

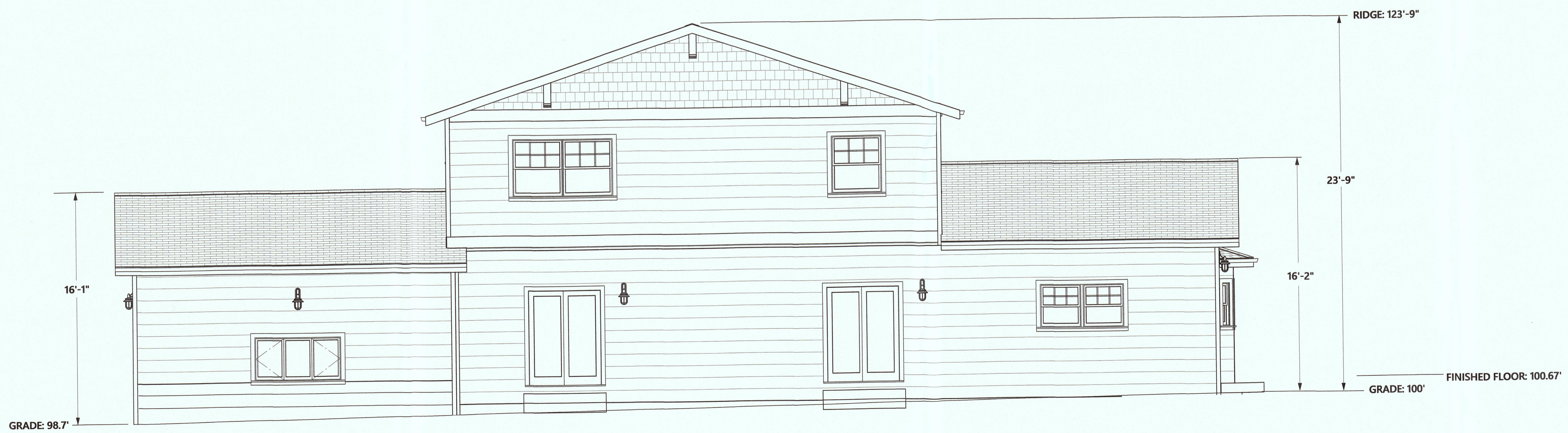
SHEET TITLE:
PROPOSED NORTH ELEVATION
PROPOSED WEST ELEVATION

SHEET:
A-6

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2
 A-7
PROPOSED EAST ELEVATION
 1/4"=1'



1
 A-7
PROPOSED SOUTH ELEVATION
 1/4"=1'

REVISIONS:

PROJECT SCOPE:
 NEW TWO STORY CUSTOM HOME

SANTINI RESIDENCE
 0 HOWELL STREET
 MONTARA, CA 94037
 APN# 036-282-050

SHEET TITLE:
 PROPOSED SOUTH ELEVATION
 PROPOSED EAST ELEVATION

SHEET:
A-7



1
A-8
COLOR STUDY
1/4"=1'



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PROJECT SCOPE:
NEW TWO STORY CUSTOM HOME

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MONTARA, CA 94037
APN# 036-282-050

SHEET TITLE:
COLOR STUDY

SHEET:
A-8

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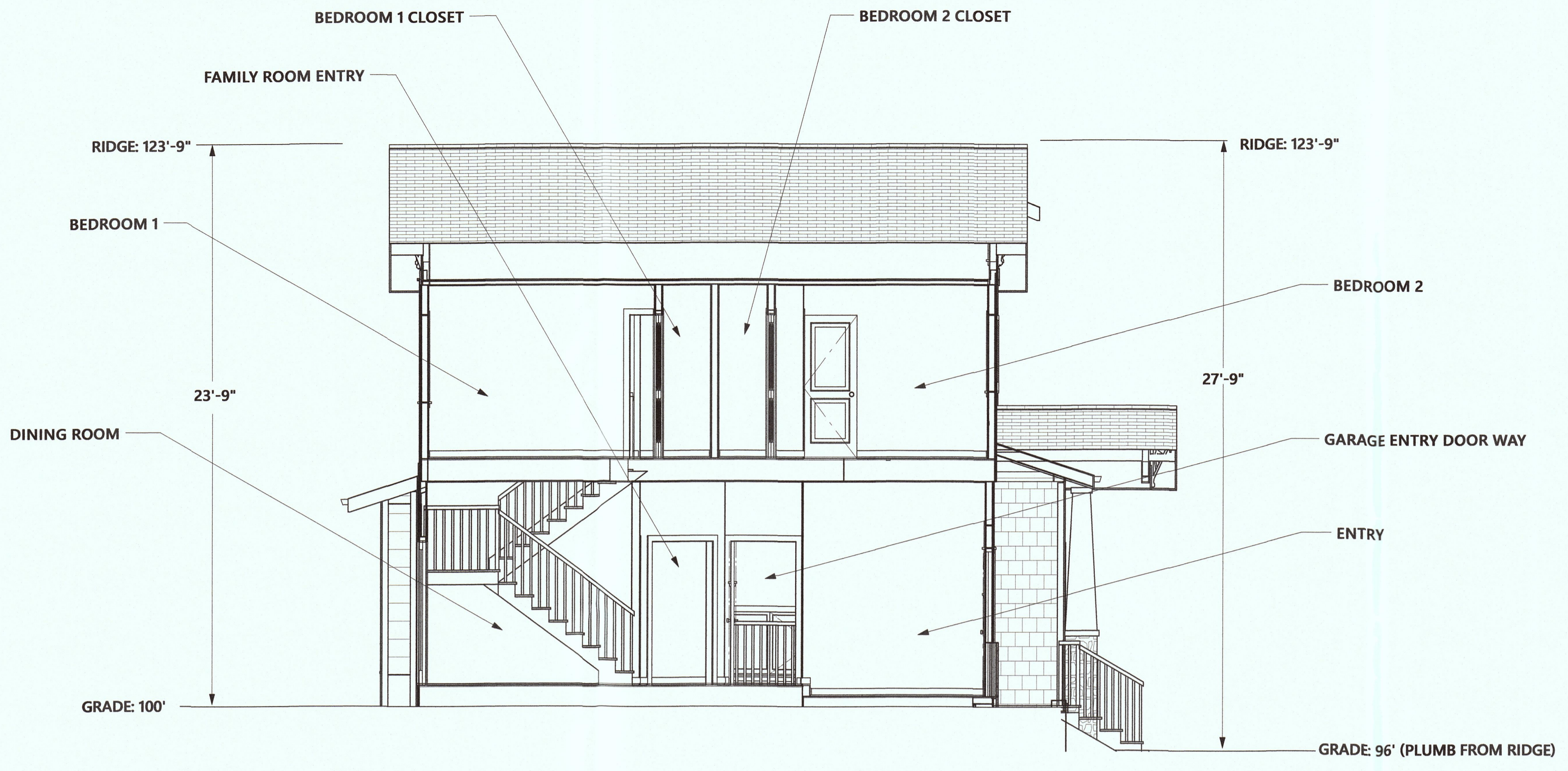
REVISIONS:

PROJECT SCOPE:
 NEW TWO STORY CUSTOM HOME

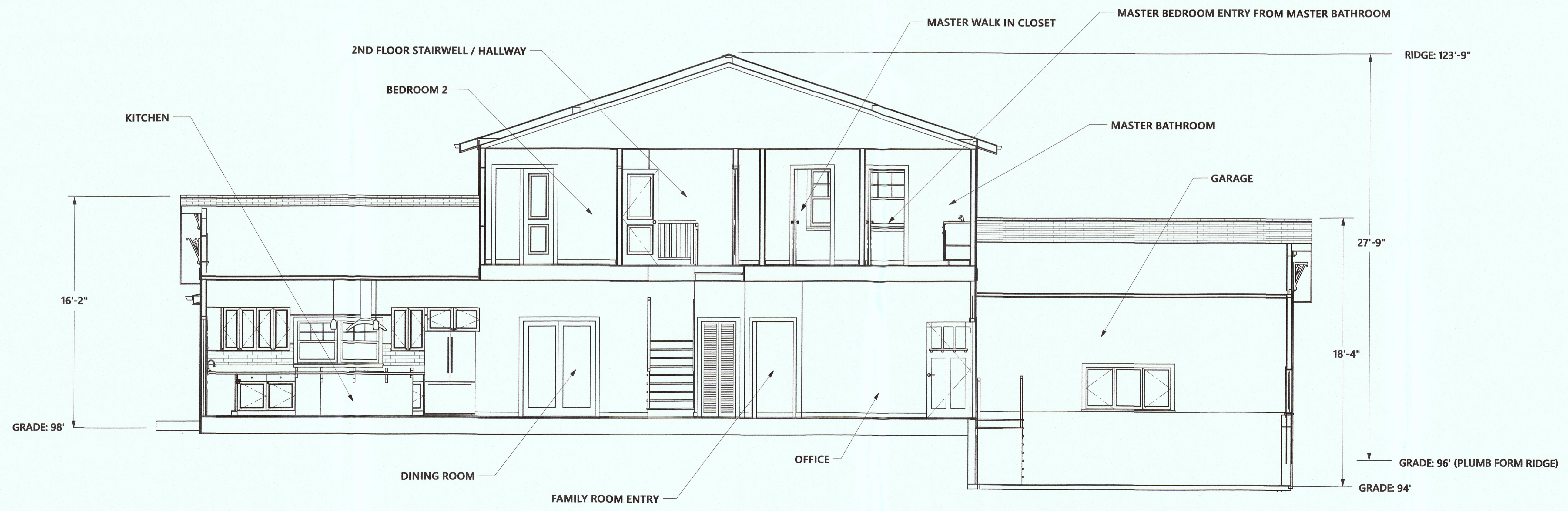
SANTINI RESIDENCE
 0 HOWELL STREET
 MONTARA, CA 94037
 APN# 036-282-050

SHEET TITLE:
 CROSS SECTION DETAILS

SHEET:
A-9



2
 A-9
EAST SIDE CROSS SECTION DETAIL
 1/4"=1'



1
 A-9
NORTH SIDE CROSS SECTION DETAIL
 1/4"=1'

