


BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

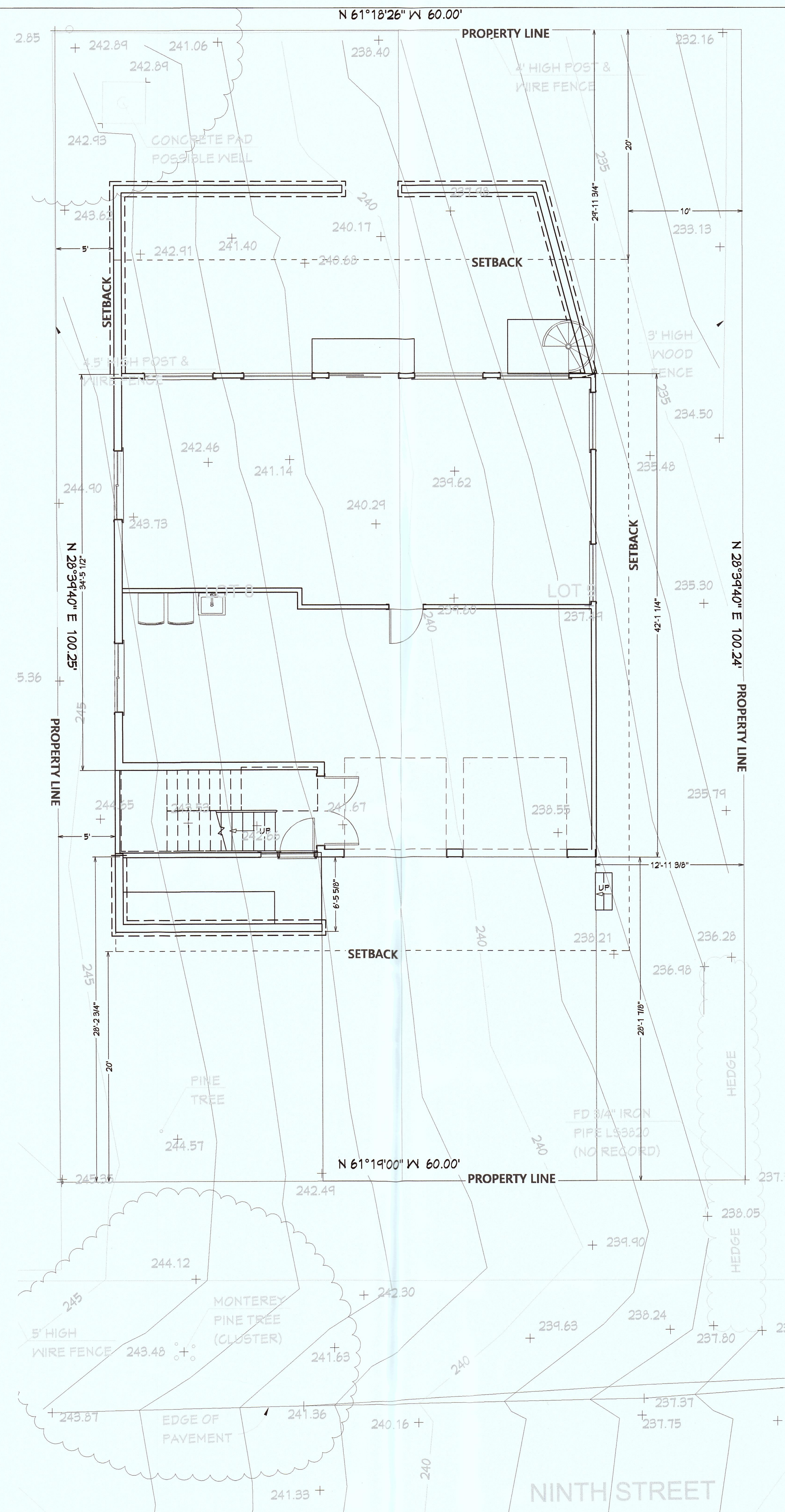
SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE MARCH 2018. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. SOME PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. NO EASEMENTS ARE SHOWN. TITLE REPORT MAY LIST EASEMENTS FOR SUBJECT PROPERTY.


 SAVIDR P. MCALLEE
 LAND SURVEYOR, LS 8289
 (805) 709-2423
 10-05-18
 DATE

SAVIDR P. MCALLEE, LAND SURVEYING
 241 WILLOW DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 805/709-2423

TOPOGRAPHIC SURVEY OF
 APN 036-025-330
 (VACANT PROPERTY ON NINTH STREET, MONTARA, CA)
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Revisions	
No.	
Date	10-05-18
Scale	1"=10'
Drawn	SPM
Approved	SPM
Job No.	
Drawing Number	SU1 1 OF 1



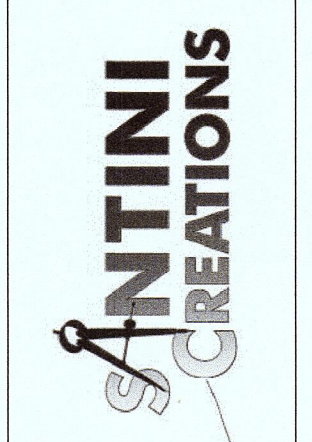
1
SU.2

1ST FLOOR PLAN OVER TOPOGRAPHIC SURVEY

1/6"=1'



REVISIONS



DESIGNED BY:
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 Santini Creations
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 chezaregs@gmail.com

New Single Family Dwelling
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 350 9th Street
 Montara, Ca. 94044

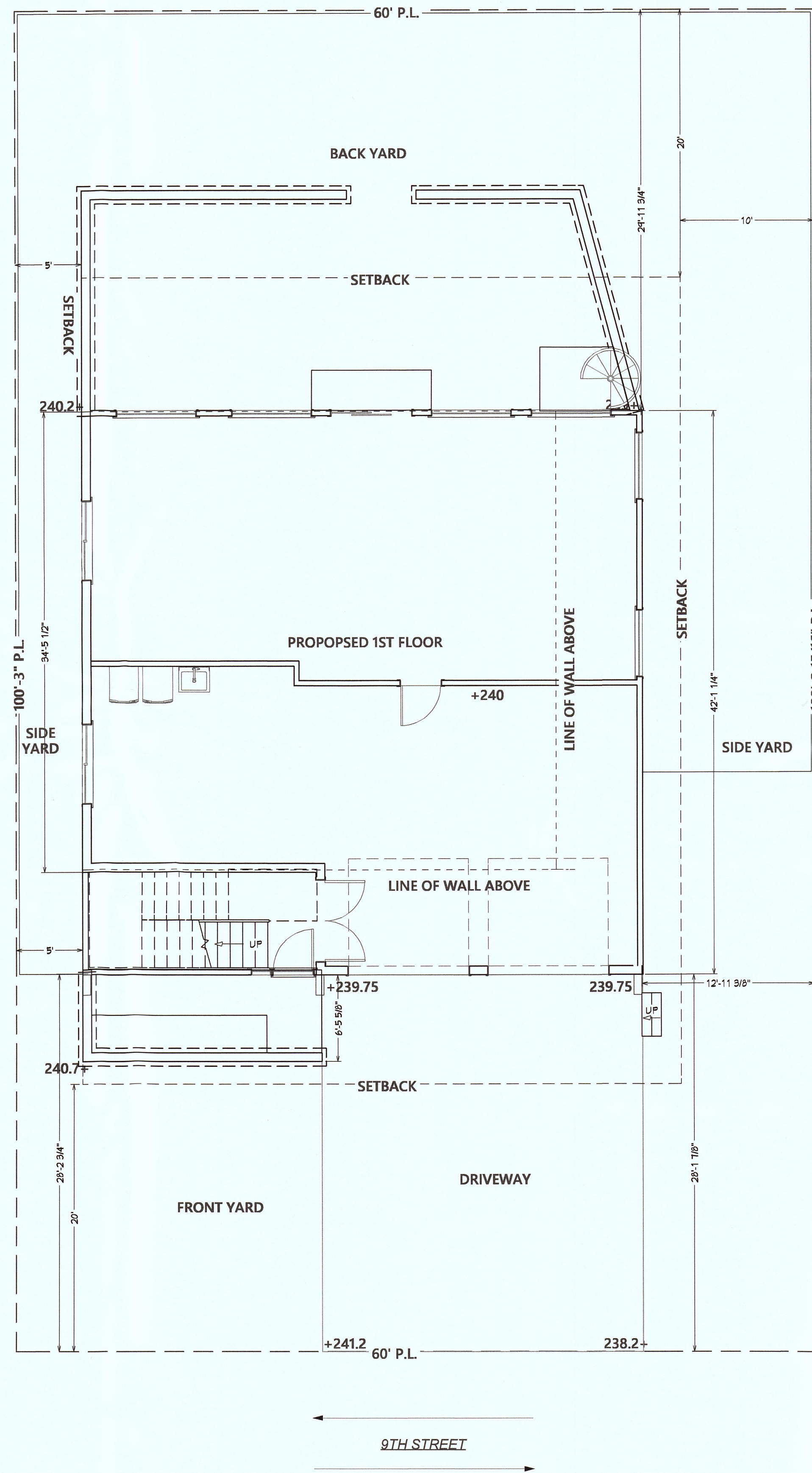
1ST FLOOR PLAN OVER TOPOGRAPHIC SURVEY

DATE: 3/14/19
 JOB: COPELAND
 SHEET:

SU.2

NOTE: NO HERITAGE TREES EXISTING ON LOT

SOLID LINE SHOWING EXISTING/PROPOSED 5' TALL FENCE (GALVANIZED HOG WIRE, 4"x4" PT POSTS, 2"x4" PT CAP, AND 2"x10" PT ROT BOARD)

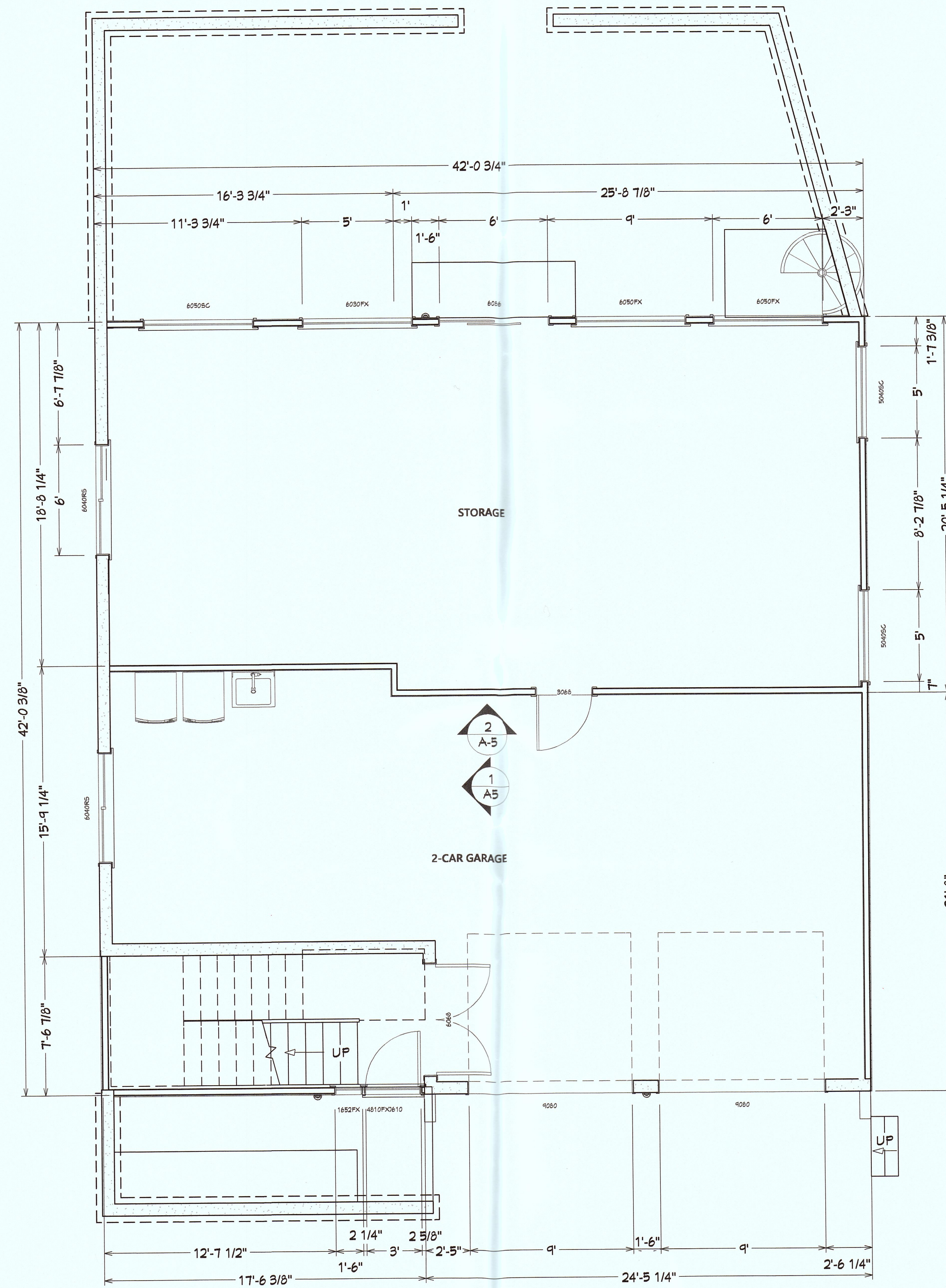


COASTSIDE FIRE PROTECTION NOTES:

- SMOKE ALARM/DETECTOR ARE TO BE HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP. SMOKE ALARMS TO BE INSTALLED PER MANUFACTURES INSTRUCTION AND NFPA 72
- SMOKE DETECTOR TO BE INSTALLED IN EACH BEDROOM
- AT LEAST ONE SMOKE DETECTOR INSTALLED ON EACH FLOOR
- SMOKE DETECTOR TO BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA
- ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPEN ABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPEN ABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPEN ABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR
- A ONE HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20 MINUTE FIRE RATED, SELF CLOSING DOOR ASSEMBLY W/ SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED
- NEW ATTACHED GARAGE TO MEET OCCUPANCY SEPARATION REQUIREMENTS
- NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THE REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18 INCH GREEN REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT
- THE ROOF COVERING SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE
- THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEYS, EXISTING AND NEW. SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2"
- A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY
- REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD
- NO HERITAGE TREE CANOPIES ON THIS LOT WITH DRIP LINES WITHIN THE FOOTPRINT OF THE PROPOSED PROJECT
- EXTERIOR BELL AND INTERIOR HORN/STROBE ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRIC PANEL AND LABELED
- THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM
- ALL UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN

1
S-P
SITE PLAN
 1/6"=1'





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



REVISIONS



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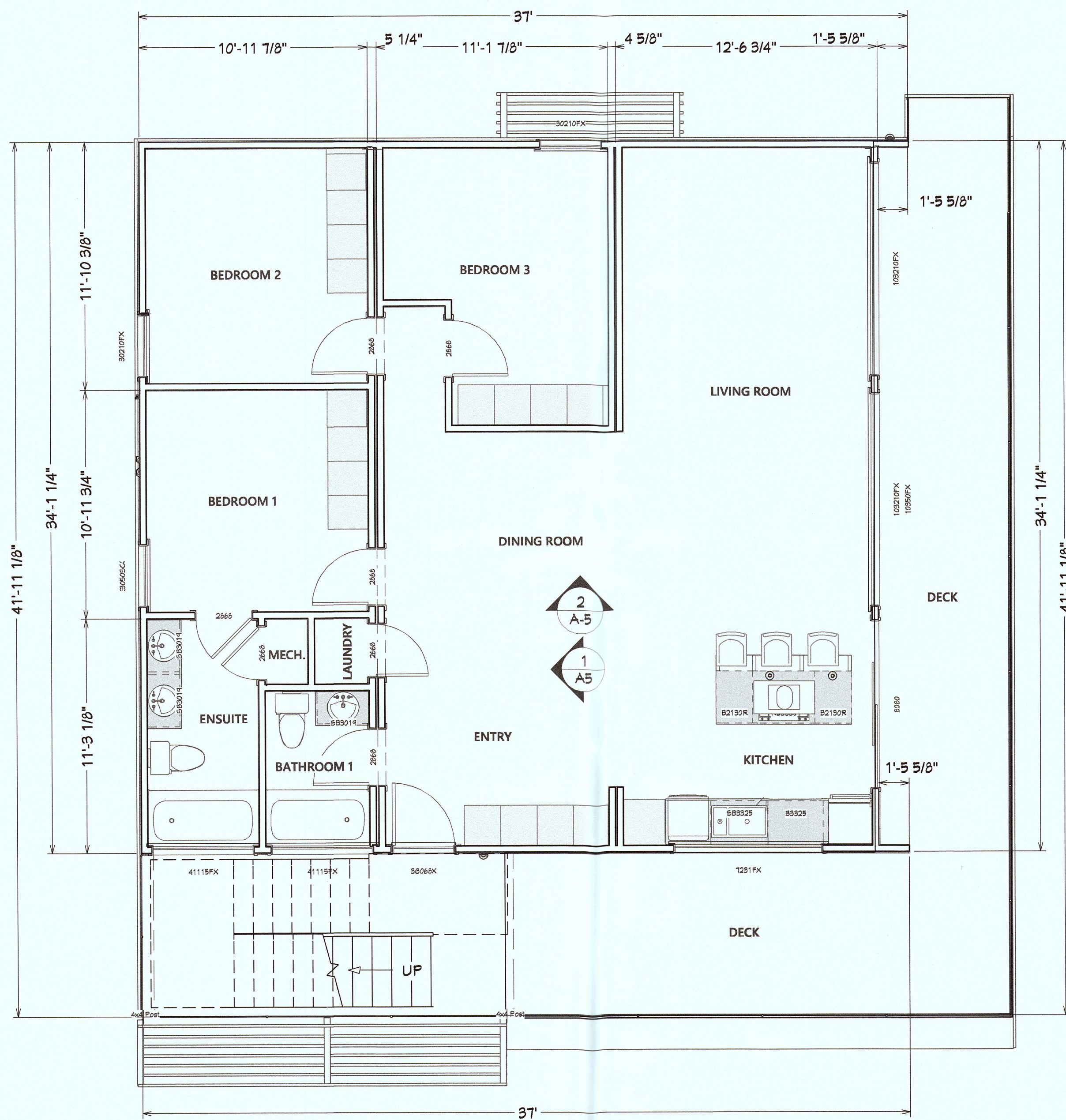
1ST FLOOR PLAN

DATE: 3/14/19

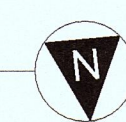
JOB: COPELAND

SHEET:

A 1



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



REVISIONS



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2ND FLOOR PLAN

DATE: 3/14/19

JOB: COPELAND

SHEET:

A 2

NOTE: SEE SHEETS A1.11 & A1.11A FOR ACCURATE 2ND FLOOR ELEVATION DETAILS, WINDOWS, DOORS, ETC.

REVISIONS

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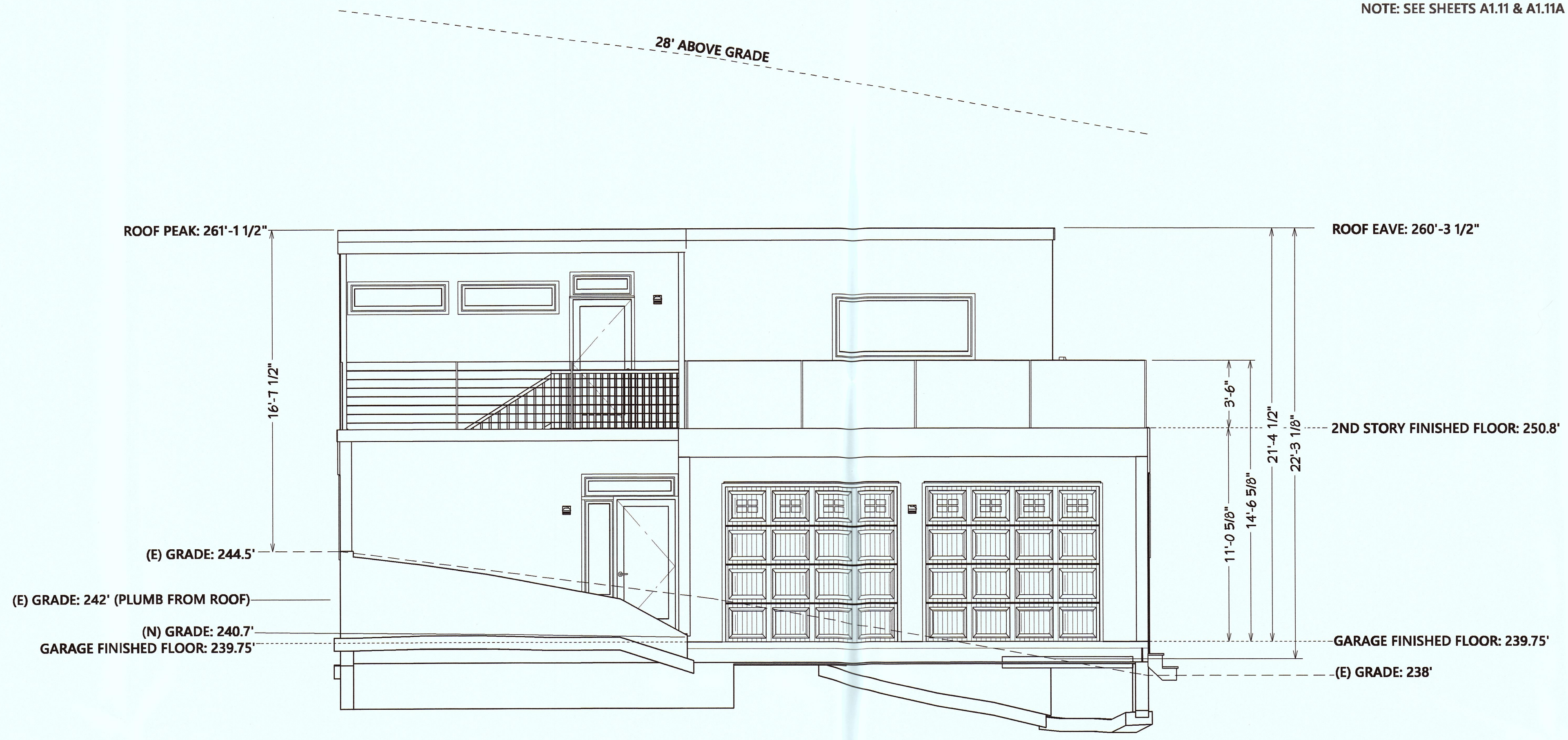
NORTH & WEST ELEVATIONS

DATE: 3/14/19

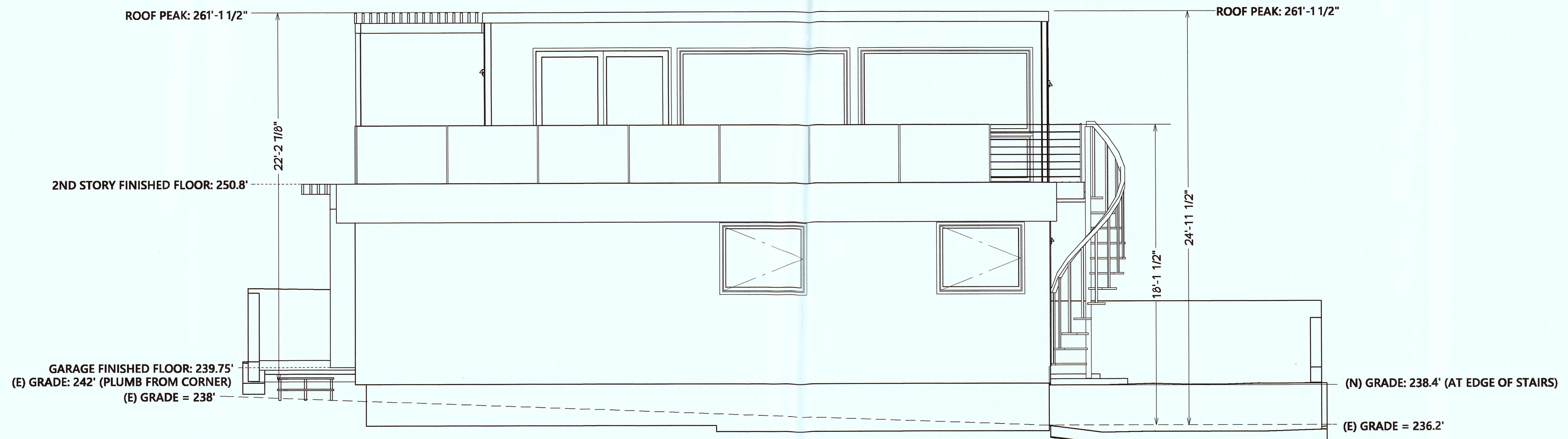
JOB: COPELAND

SHEET:

A 3



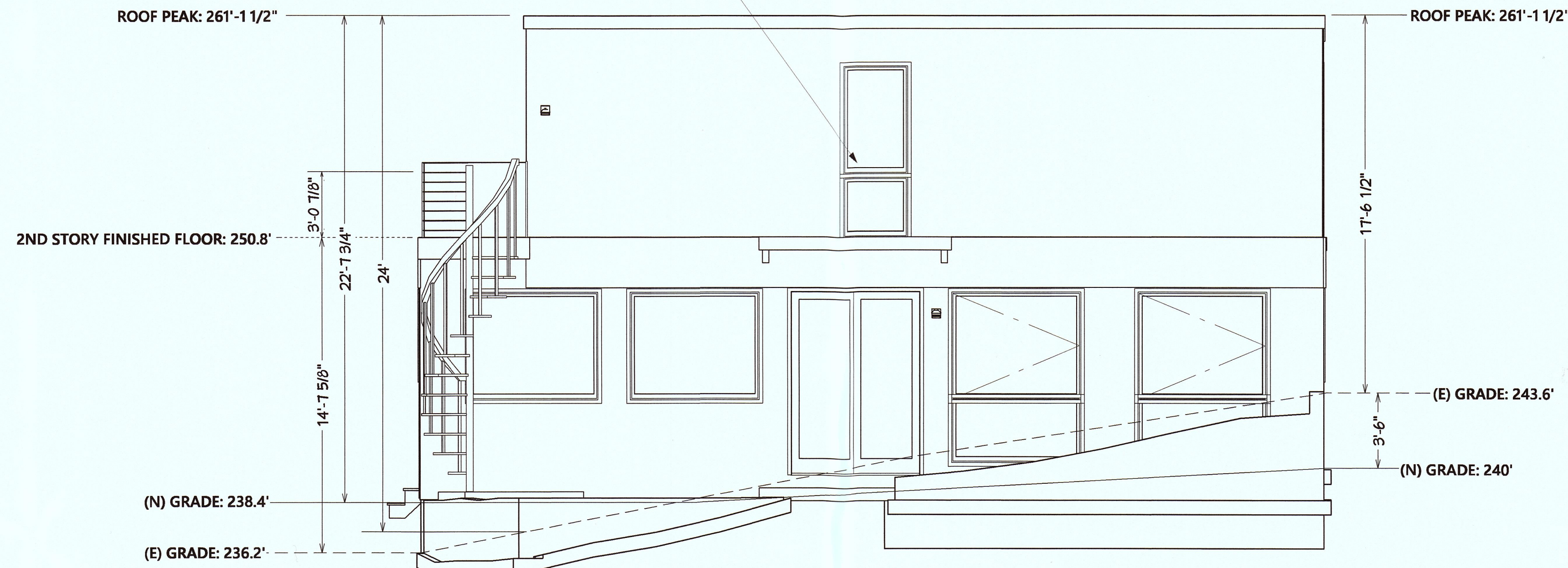
2
A-3
PROPOSED NORTH ELEVATION
1/4"=1'



1
A-3
PROPOSED WEST ELEVATION
1/4"=1'

ESCAPE/RESCUE WINDOW TO MEET EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQUARE FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

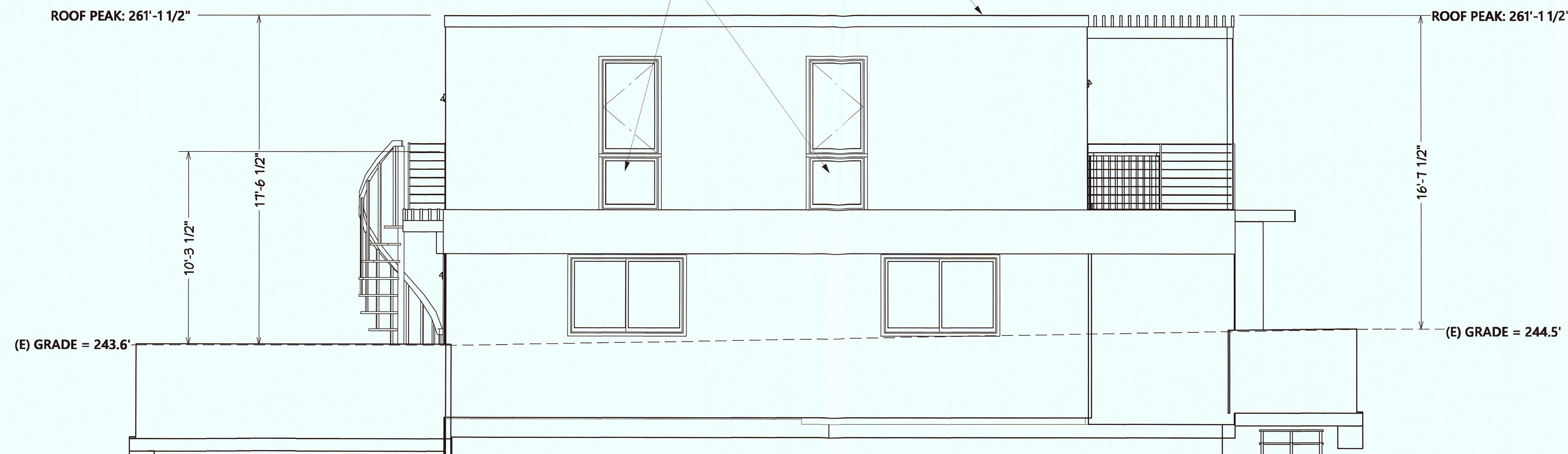
NOTE: SEE SHEETS A1.11 & A1.11A FOR ACCURATE 2ND FLOOR ELEVATION DETAILS, WINDOWS, DOORS, ETC.



2
A-4
PROPOSED SOUTH ELEVATION
1/4"=1'

CLASS B RATED COMP ROOF, WITH VERSASHIELD FIRE RESISTANT UNDERLAYMENT, OR HAVE ONE LAYER OF MINIMUM 72 POUNDS MINERAL-SURFACED NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING

ESCAPE/RESCUE WINDOW TO MEET EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQUARE FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.



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

REVISIONS

ANTINI CREATIONS

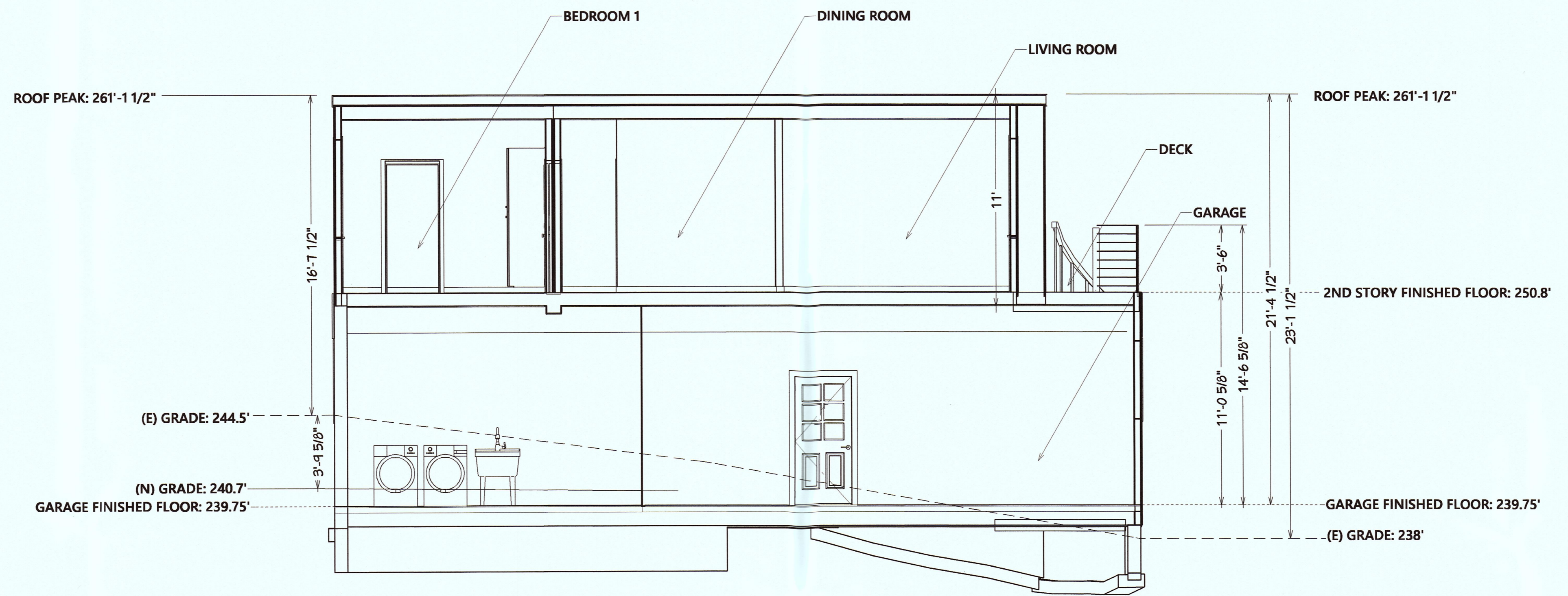
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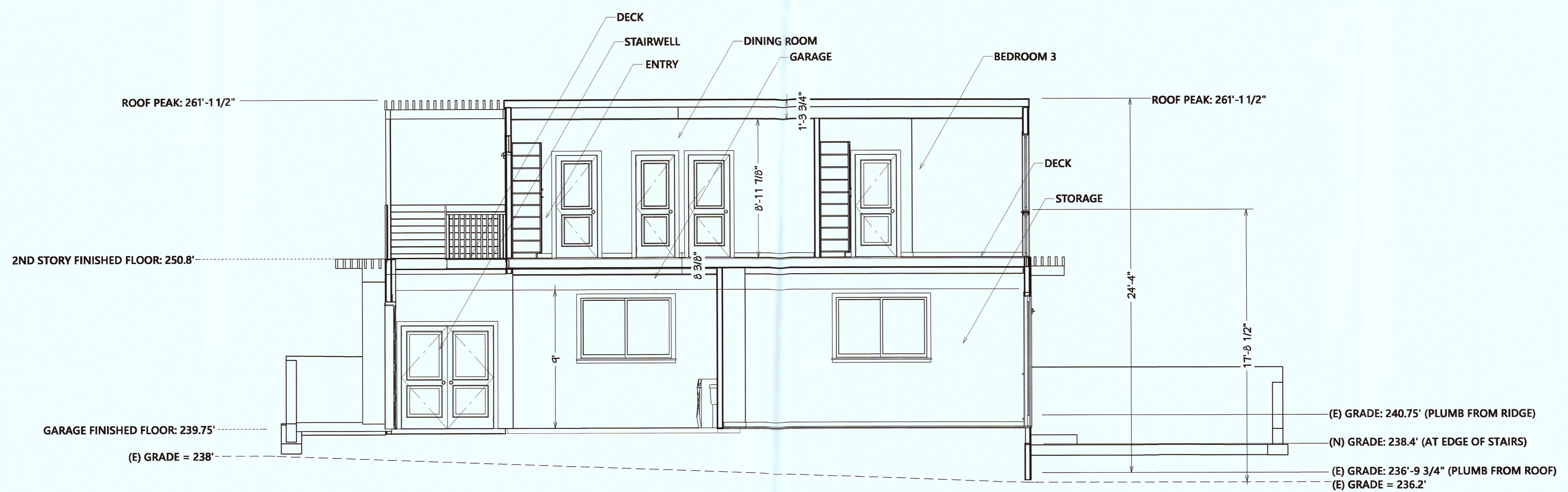
SOUTH & EAST ELEVATIONS

DATE: 3/14/19
JOB: COPELAND
SHEET:

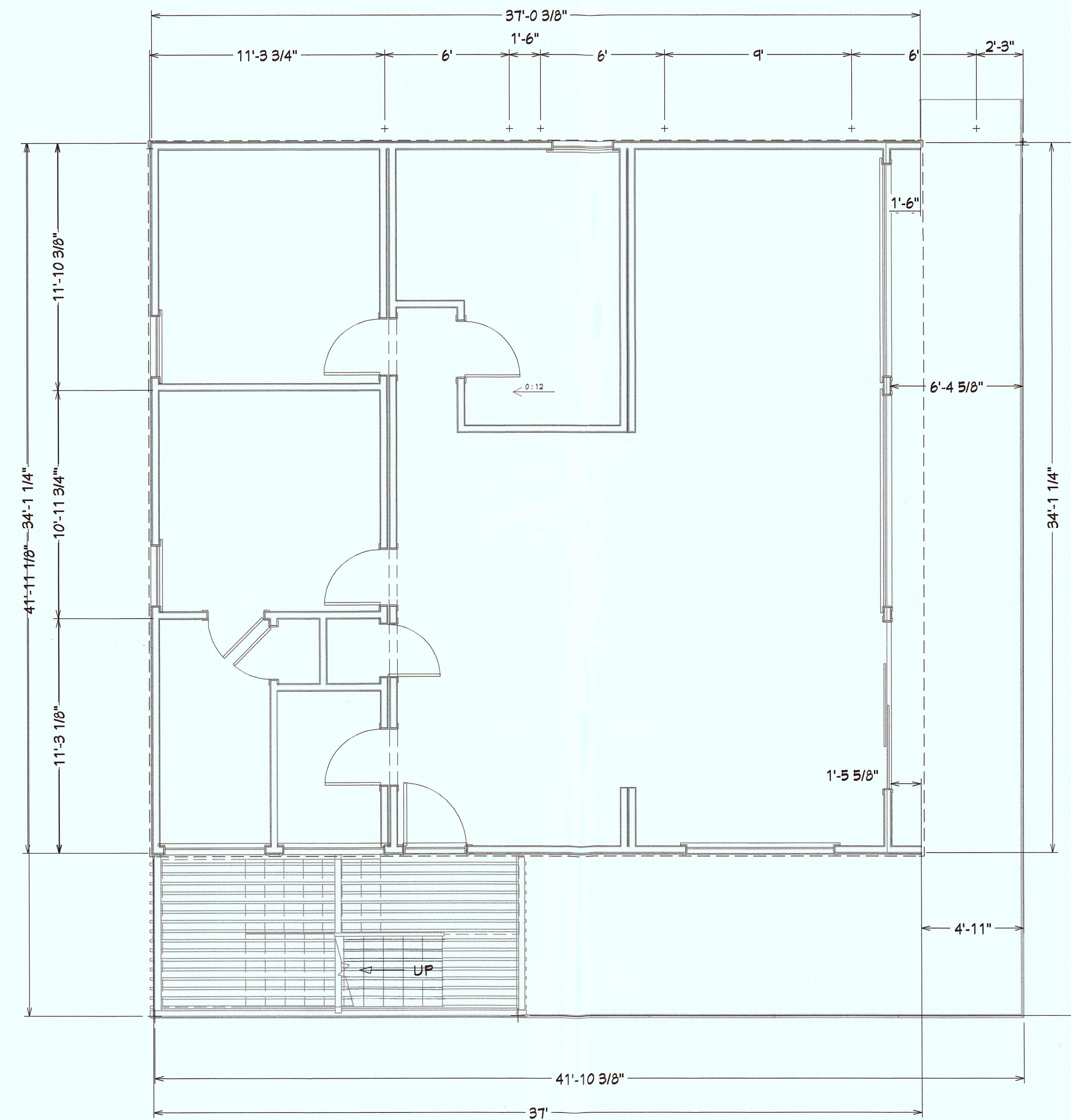
A 4



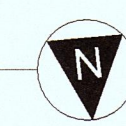
2
 A-5
CROSS SECTION DETAIL
 1/4" = 1'



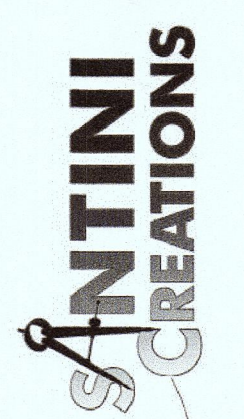
1
 A-5
CROSS SECTION DETAIL
 1/4" = 1'



1
A-6
ROOF PLAN
1/4"=1'



REVISIONS



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ROOF PLAN

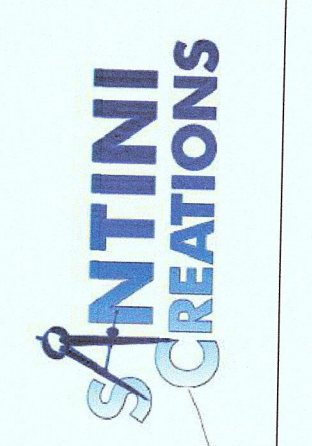
DATE: 3/14/19
JOB: COPELAND
SHEET:

A 6



1
 A-7
COLOR PLAN
 1/3"=1'

REVISIONS



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COLOR PLAN

DATE: 3/14/19

JOB: COPELAND

SHEET:

A 7

CONSTRUCTION TYPE LEGEND

EXTERIOR WALL TYPES

- WALL TYPE 1:**
EXTERIOR TO INTERIOR
 • 6 5/8" MAG WALL BY OTHERS
 - 1/2" MAG BOARD (PAINTED)
 - 5 5/8" EPS FOAM CORE
 - 1/2" MAG BOARD (HOLES FILLED, SANDED & PAINTED)

- WALL TYPE 2:**
EXTERIOR TO INTERIOR
 • 6 5/8" MAG WALL BY OTHERS
 - 1/2" MAG BOARD (PAINTED)
 - 5 5/8" EPS FOAM CORE
 - 1/2" MAG BOARD
 • 6" T&G CLEAR CEDAR w/ MICRO BEVEL

- WALL TYPE 3:**
EXTERIOR TO INTERIOR
 • ACCENT WALL FINISH
 • 2 x 4 WOOD STUDS @ 24" o.c.
 • SPRAY FOAM INSULATION (R-32) IN CAVITY
 • 1/2" "MEDEX" BOARD (TAPED, SANDED & PAINTED)

- WALL TYPE 4:**
EXTERIOR TO INTERIOR
 • 3/8" O.S.B.
 • 2 x 4 WOOD STUDS @ 24" o.c.
 • FILL CAVITY w/ FIBREGLASS INSULATION
 • 1/2" MAG BOARD (TAPED, SANDED & PAINTED)

INTERIOR PARTITION TYPES

- PARTITION TYPE 1:**
 • 1/2" MAG BOARD (TAPED, SANDED & PAINTED)
 • 2 x 6 WOOD STUDS @ 24" o.c.
 • FILL CAVITY w/ FIBREGLASS INSULATION
 • 1/2" MAG BOARD (TAPED, SANDED & PAINTED)

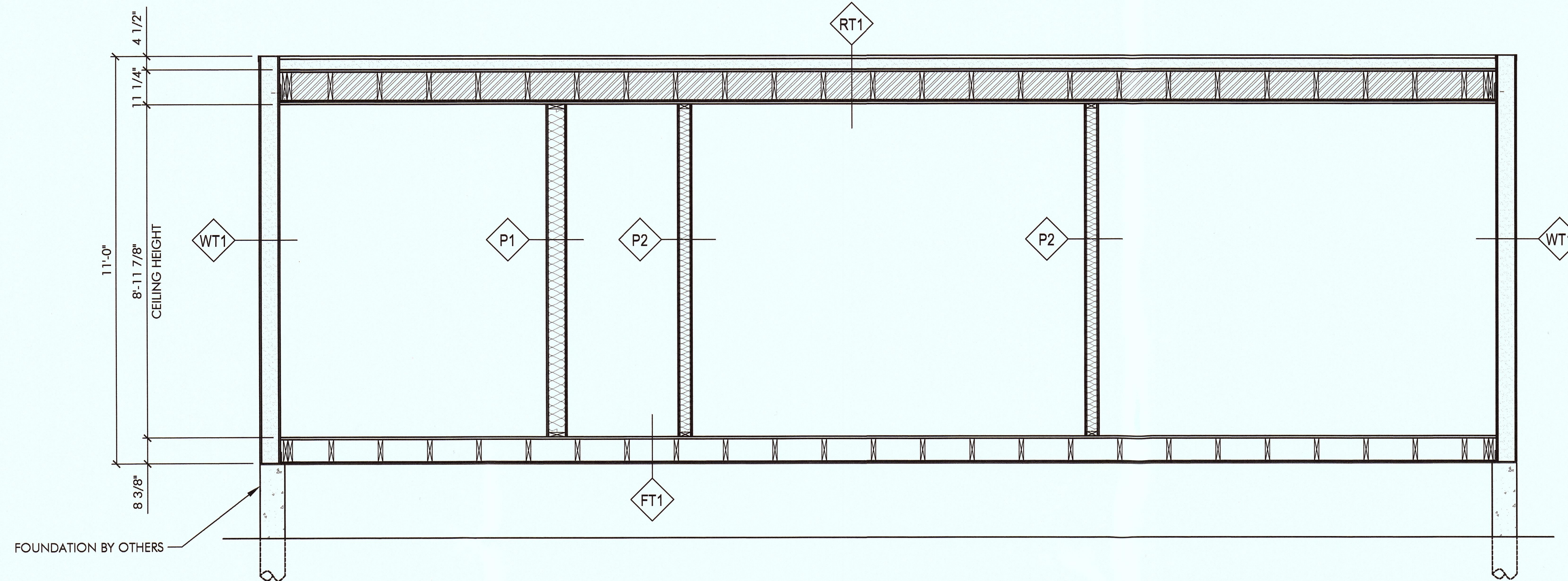
- PARTITION TYPE 2:**
 • 1/2" MAG BOARD (TAPED, SANDED & PAINTED)
 • 2 x 4 WOOD STUDS @ 24" o.c.
 • FILL CAVITY w/ FIBREGLASS INSULATION
 - USE ACOUSTICAL INSULATION BETWEEN BEDROOMS
 • 1/2" MAG BOARD (TAPED, SANDED & PAINTED)

FLOOR TYPES

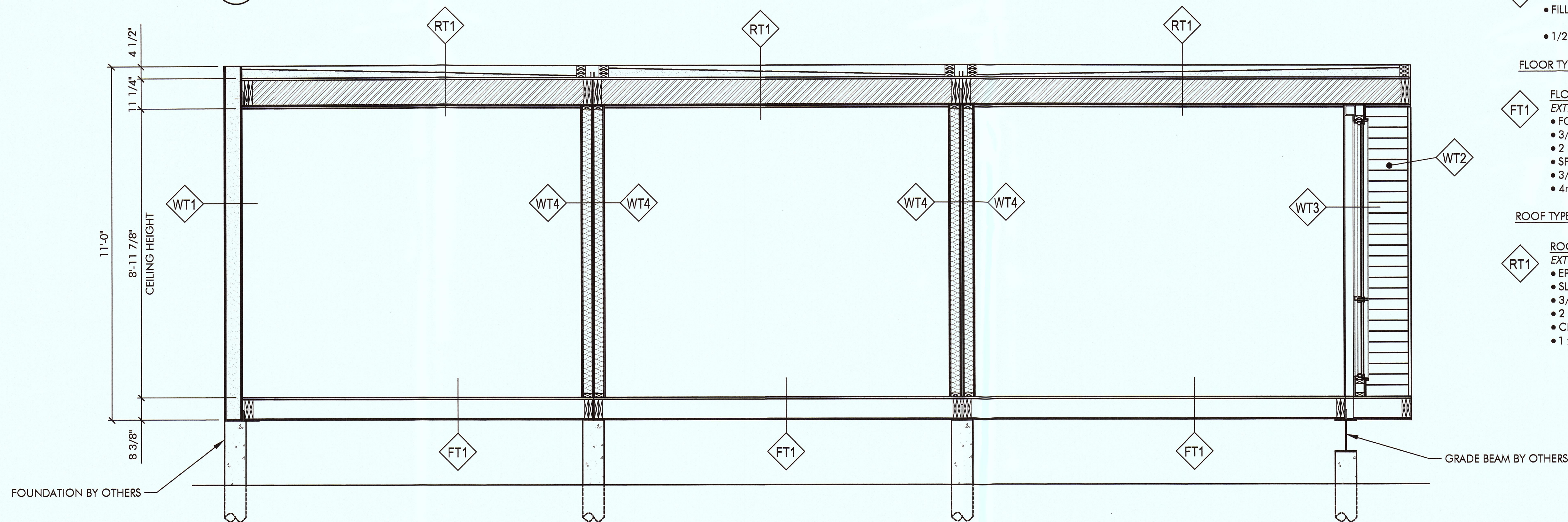
- FLOOR TYPE 1:**
EXTERIOR TO INTERIOR
 • FOUNDATION BY OTHERS
 • 3/8" PLYWOOD SHEATHING
 • 2 x 8 WOOD JOISTS @ 16" o.c.
 • SPRAY FOAM INSULATION IN CAVITY (OPTIONAL)
 • 3/4" T&G FIR SELECT PLYWOOD SUBFLOOR
 • 4mm LVT FLOORING

ROOF TYPES

- ROOF TYPE 1:**
EXTERIOR TO INTERIOR
 • EPDM ROOF MEMBRANE
 • SLOPED EPS RIGID INSULATION PACKAGE
 • 3/4" T&G FIR STANDARD PLYWOOD
 • 2 x 10 WOOD JOIST @ 12" o.c.
 • CLOSED CELL SPRAY FOAM INSULATION
 • 1 x 6 CLEAR CEDAR (END MATCHED)



1 BUILDING SECTION 1
 A1.7 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION 2
 A1.7 SCALE: 1/4" = 1'-0"



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CAD FILE:

M3 ROTATED

DATE:

12.04.17

DRAWN BY:

SC

CHECKED BY:

-

STAMP:

ROOF SLOPE PLAN

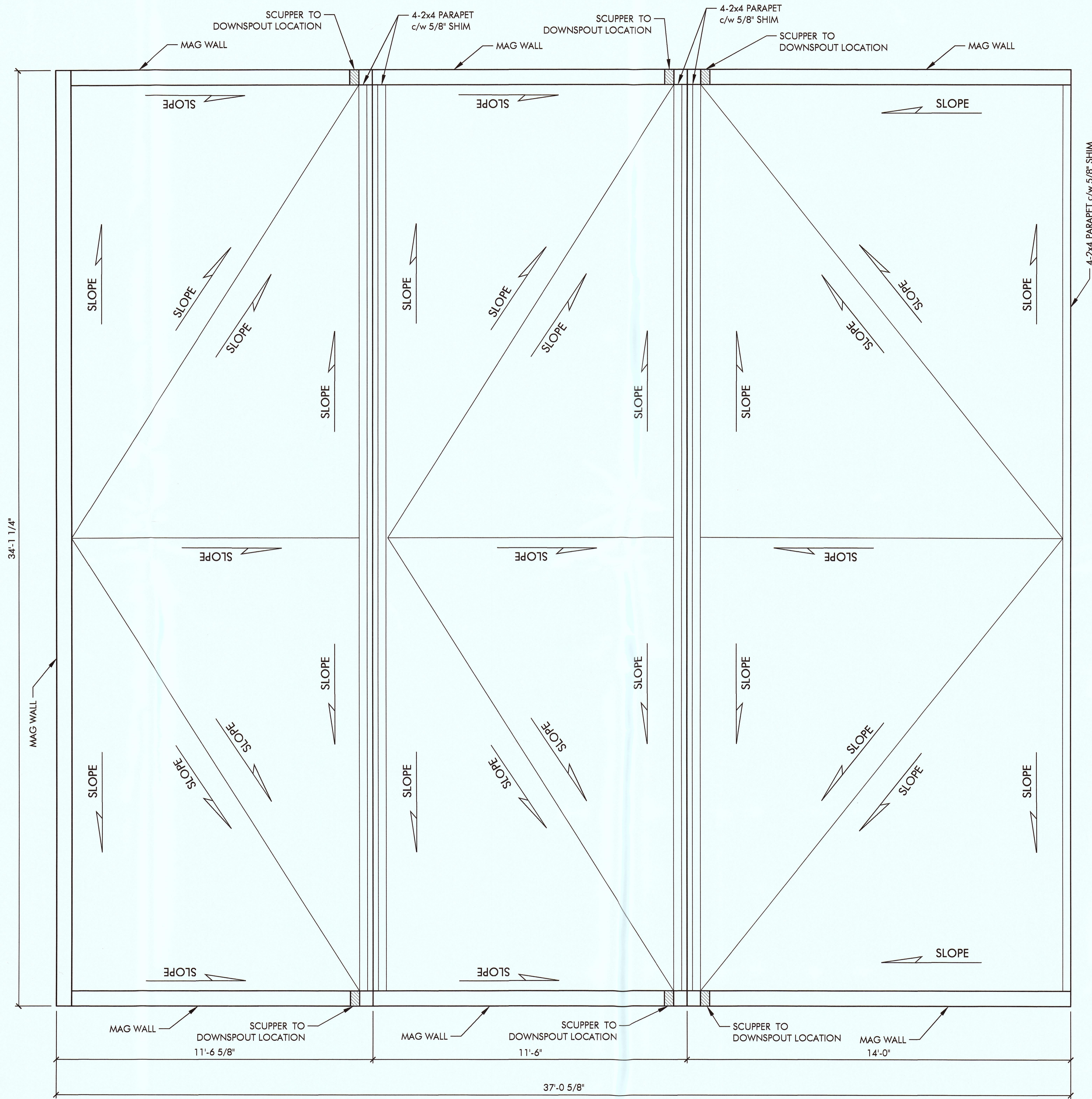
HONOMOBO - G4 M3
LOCATION?

SHEET TITLE:

PROJECT:

SHEET NO.:

A1.8a



1 ROOF SLOPE PLAN
 A1.8a SCALE: 1/4" = 1'-0"

CAD FILE:

M3 ROTATED

DATE:

12.04.17

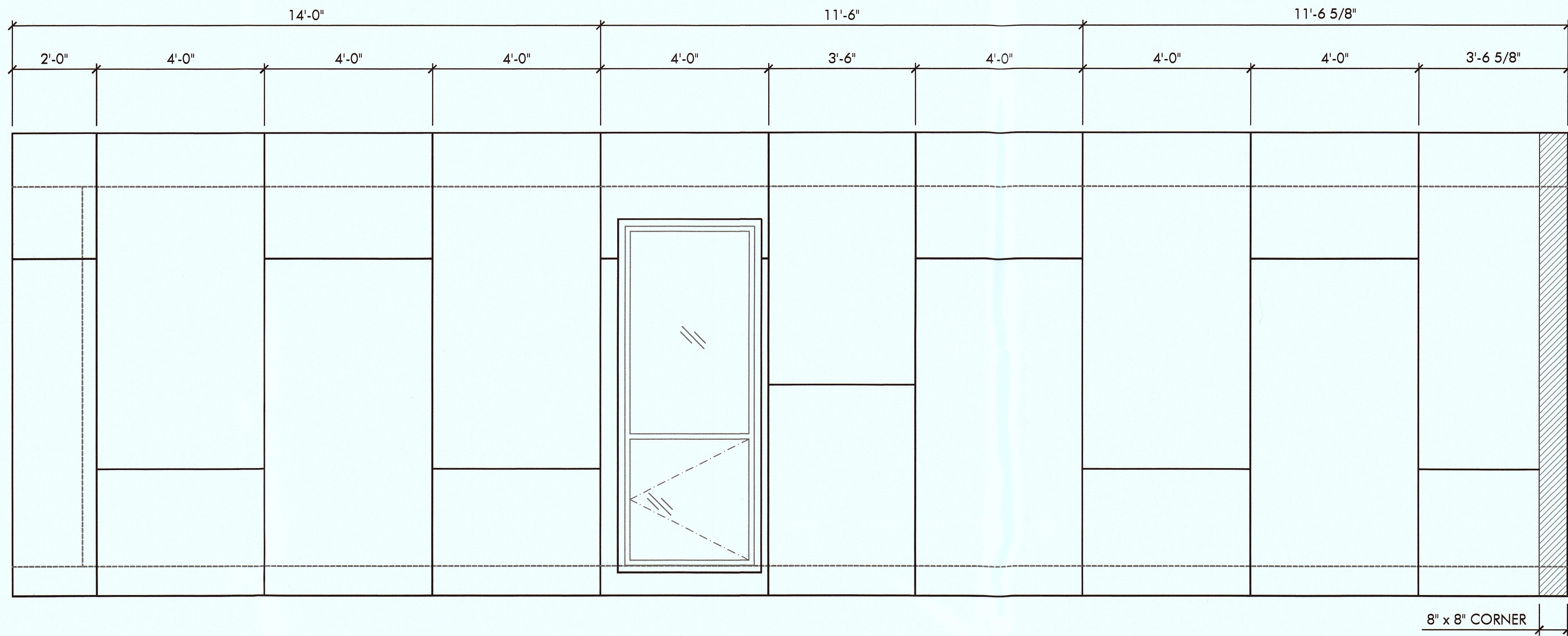
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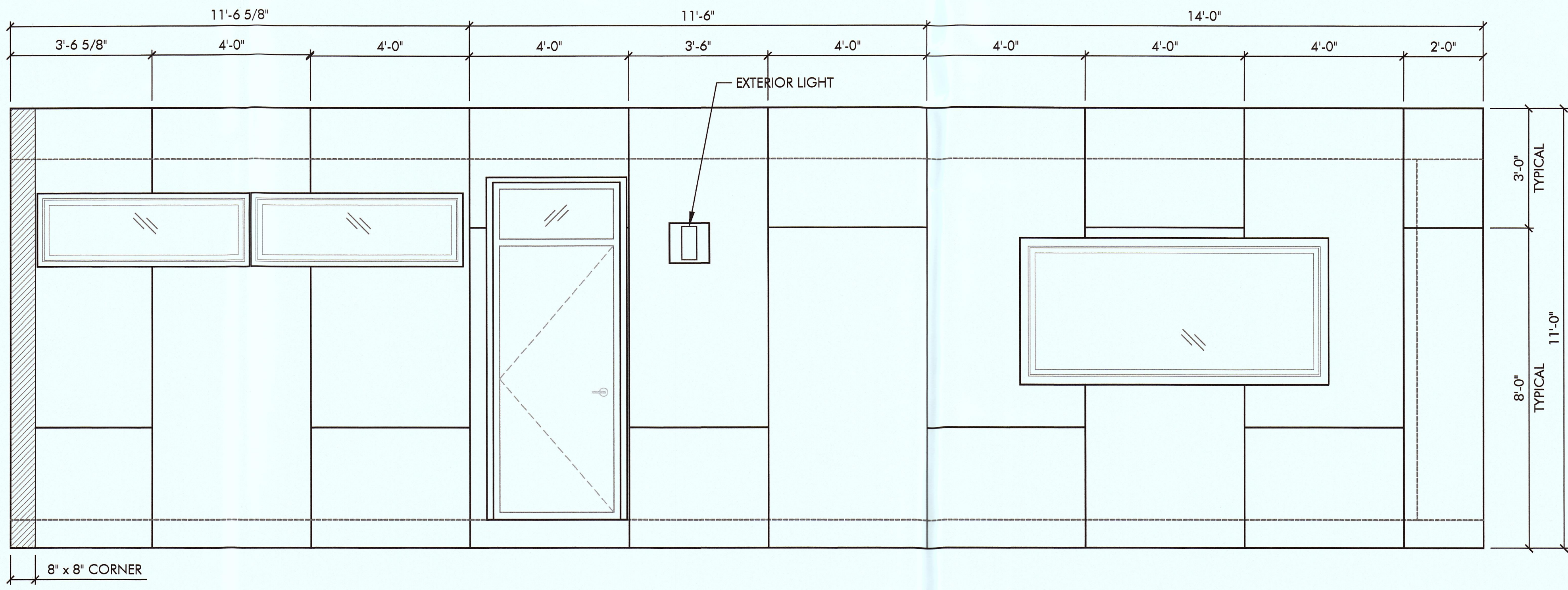
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STAMP:



3 EAST ELEVATION
A1.11a SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A1.11a SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION 2
HONOMOBO - G4 M3
LOCATION?

SHEET TITLE:
PROJECT:

SHEET NO.:
A1.11a

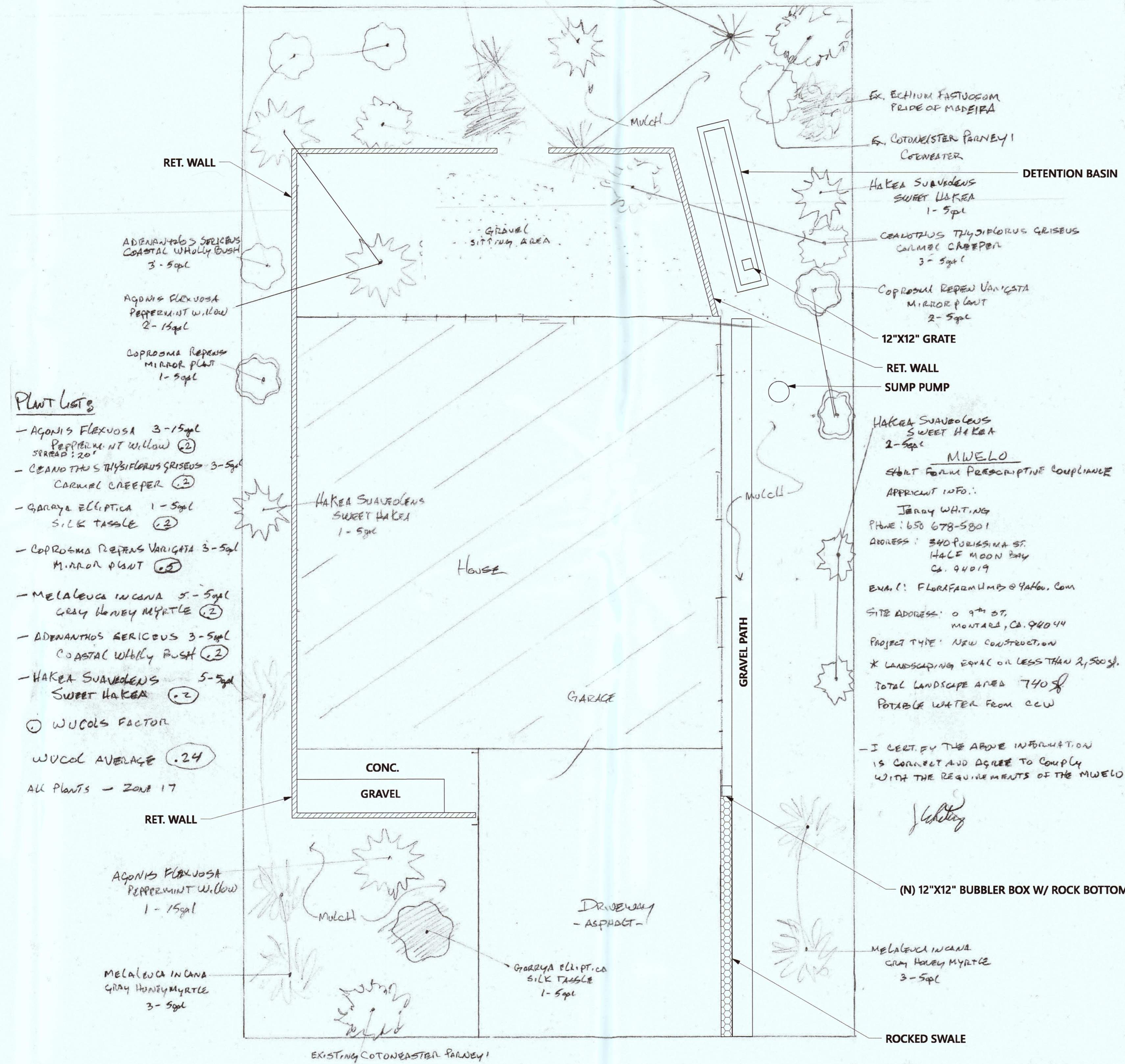
COPELAND RESIDENCE
 0 9th STREET
 MONTARA, CA. 94044
 1/8" = 1'

LANDSCAPE PLAN

FLORA FARMA
 340 PURISSIMA ST.
 HALF MOON BAY
 CA 94019
 Lic # 549103

NOTE: MAY ADD UP TO AN ADDITIONAL 25% MORE GROUND COVER USING NATIVE PLANTS ONLY

DATE: 6/25/18



PLANT LIST:

- AGONIS FLEXUOSA 3-15gal
Peppermint Willow (2)
SPREAD: 20'
- CEANOTHUS THYPSIFOLUS GRISSEUS 3-5gal
CORNAL CREEPER (2)
- GARDYIA ELLIPTICA 1-5gal
SILK TASSLE (2)
- COPROSMIA REPENS VARIGATA 3-5gal
MIRROR PLANT (2)
- MELALEUCA INCAÑA 5-5gal
GRAY HONEY MYRTLE (2)
- ADENANTHOS AERICUS 3-5gal
COASTAL WHOLLY BUSH (2)
- HAKEA SUAVOLENS 5-5gal
SWEET HAKEA (2)
- WUCOLS FACTOR
- WUCOL AVERAGE (24)
- ALL PLANTS - ZONE 17

MUELLO
 START FROM PRESCRIPTIVE COMPLIANCE
 APPROPRIATE INFO:
 JERRY WHITING
 PHONE: 650 678-5801
 ADDRESS: 340 PURISSIMA ST.
 HALF MOON BAY
 CA. 94019
 EMAIL: FLORAFARMLANDS@YAHOO.COM
 SITE ADDRESS: 0 9th ST,
 MONTARA, CA. 94044
 PROJECT TYPE: NEW CONSTRUCTION
 * LANDSCAPING EQUAL OR LESS THAN 2,500 SF.
 TOTAL LANDSCAPE AREA 740 SF
 POTABLE WATER FROM CCW

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

(N) 12"X12" BUBBLER BOX W/ ROCK BOTTOM
 MELALEUCA INCAÑA
 GRAY HONEY MYRTLE
 3-5gal
 ROCKED SWALE

* A MINIMUM OF 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

* ALL PLANTINGS ARE DROUGHT TOLERANT
 * PLANTING WILL BE HAND WATERED
 * UNLESS CONTRADICTED BY S.O.S. TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1000 SF OF PERMISSIBLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.

REVISIONS
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New Single Family Dwelling Copeland Residence 0 9th Street Montara, Ca. 94044
LANDSCAPE PLAN
DATE: 3/10/2019
JOB: COPELAND
SHEET: L 1