

SITE PLAN

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JUL 20 2015  
San Mateo County  
Planning and Building Department

REVISIONS	BY

**COLE DESIGN GROUP**  
 280 MARK WEST SPRINGS ROAD  
 SANTA ROSA, CALIFORNIA 95404  
 (707) 539-3337 CELL (707) 235-7120  
 EMAIL: jenny@colecdg.com

SITE PLAN  
PLANNING DATA

FOR: **A RESIDENCE**  
**BROTHERS BUILDERS**  
 7th STREET  
 MONTARA, CA  
 APR 036-023-100  
 SCOTT MENARY (650) 533-4725 BROTHERS.BUILDERS@GMAIL.COM  
 DAQUIRE@SMCGOV.ORG  
 SIGNAPRM@PACBELL.NET

DRAWN	JRB
CHECKED	
DATE	2-2015
SCALE	1/8" = 1'-0"
JOB NO.	2015-1
SHEET	11
OF 7 SHEETS	

PLN2015-00154

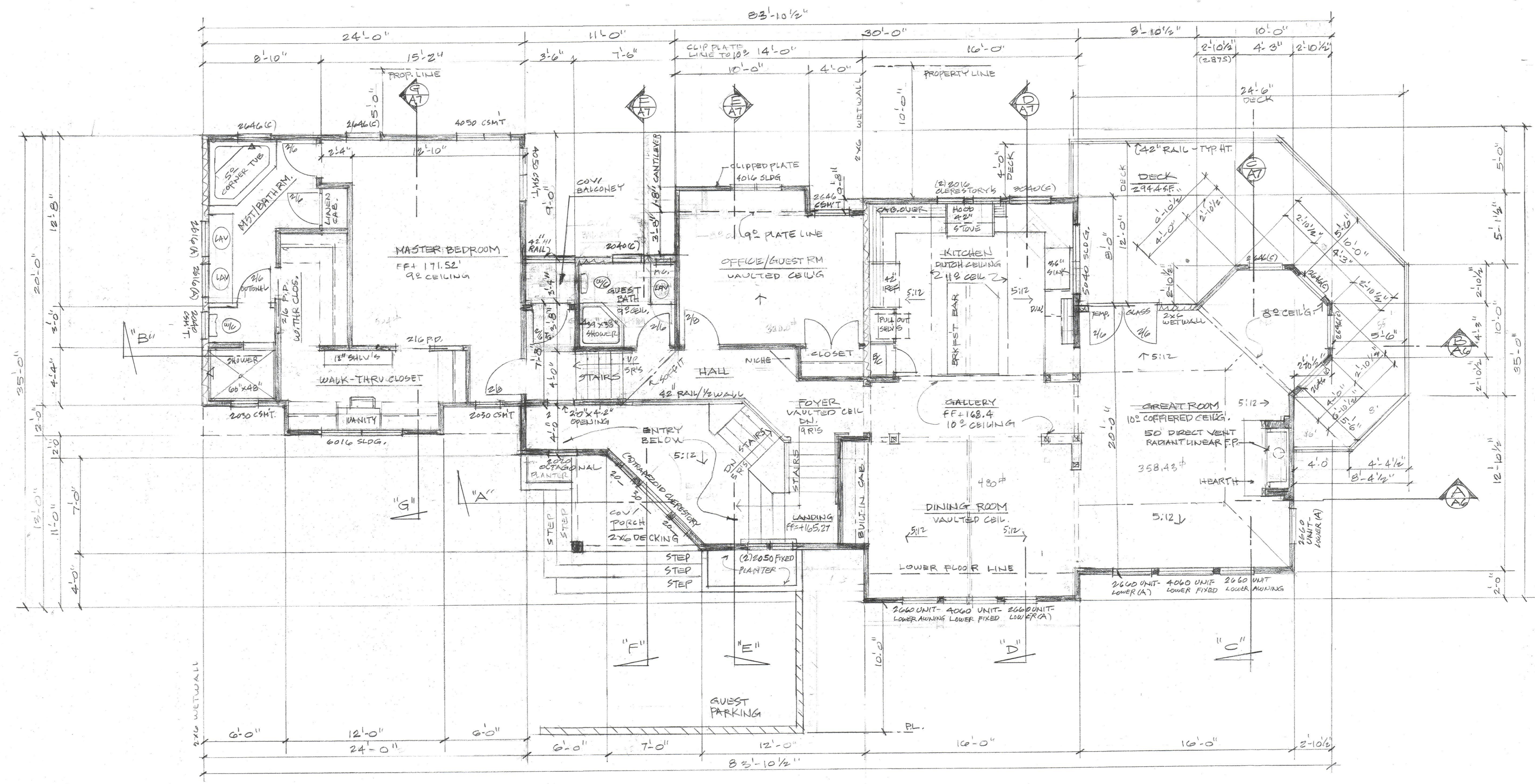
REVISIONS	BY

**COVE DESIGN GROUP**  
 2330 MARK WEST SPRINGS ROAD  
 SANTA ROSA, CALIFORNIA 95404  
 (707) 524-3377 CELL (707) 235-7129  
 EMail: jstacy@covdesign.com

MAIN FLOOR PLAN

A RESIDENCE  
 FOR: BROTHERS BUILDERS  
 7TH STREET  
 MONTARA, CA  
 APN 026-023-100

DRAWN	2/25
CHECKED	
DATE	2-2015
SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	A2
OF	7 SHEETS



MAIN FLOOR PLAN 6,500 SQ. FT. LOT SIZE

MAIN FLOOR = 1,893.25 SF (W/ENTRY) FAR = 6,500 X 52% = 3,445 SQ. FT. MAX.  
 LOWER FLOOR = + 910.40 " COVERAGE = 6,500 X 35% = 2,275 SQ. FT. MAX.  
 TOTAL COND. = 2,803.65 SF  
 GARAGE = 528.00 "  
 COV/PORCH = + 100.50 "  
 TOTAL F.A.R. = 3,417.15 SQ. FT. ÷ 6,500 SF = 52.98%  
 52.98% < 53% ∴ OK!  
 COVERAGE = 1,982.59 SQ. FT.  
 DECK = 204.40 " +  
 COV/TOTAL = 2,276.99 SQ. FT. ÷ 6,500 SF = 35.0% ∴ OK!

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

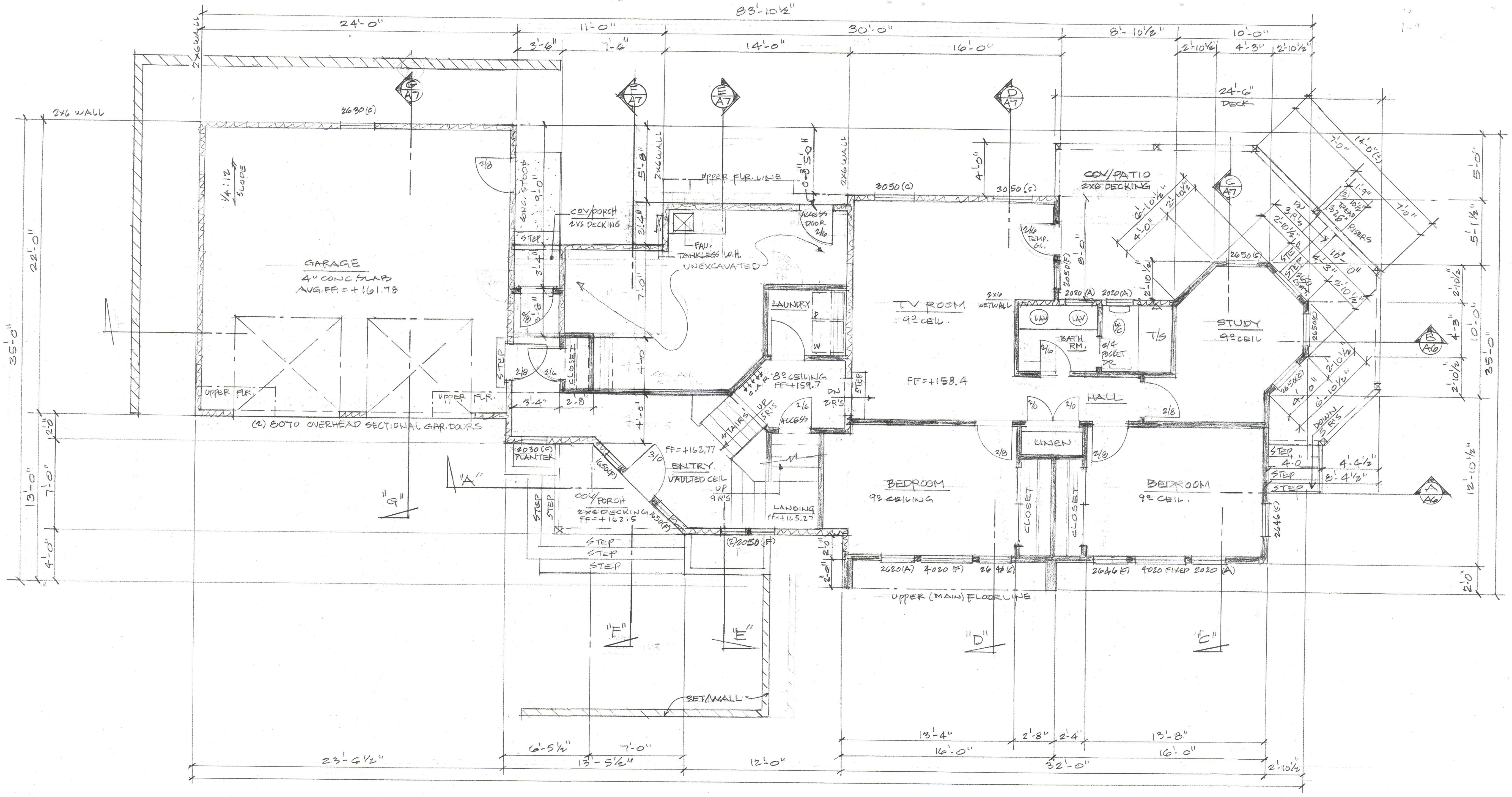
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**GOVE DESIGN GROUP**  
 2510 MARK WEST SPRINGS ROAD  
 SANTA ROSA, CALIFORNIA 95404  
 (707) 578-3377 CELL (707) 235-7133  
 EMAIL: jerry@govdesign.com

LOWER FLOOR PLAN

FOR: A RESIDENCE  
 BROTHERS BUILDERS  
 7TH STREET  
 MONTARA, CA  
 APN 036-023-100

DRAWN	JRS
CHECKED	
DATE	2-2015
SCALE	1/4"=1'-0"
JOB NO.	2015-1
SHEET	A3
OF	7 SHEETS



LOWER FLOOR PLAN 910.40 SQ. FT. (NOT INCLUDING ENTRY)

SCALE 1/4"=1'-0"

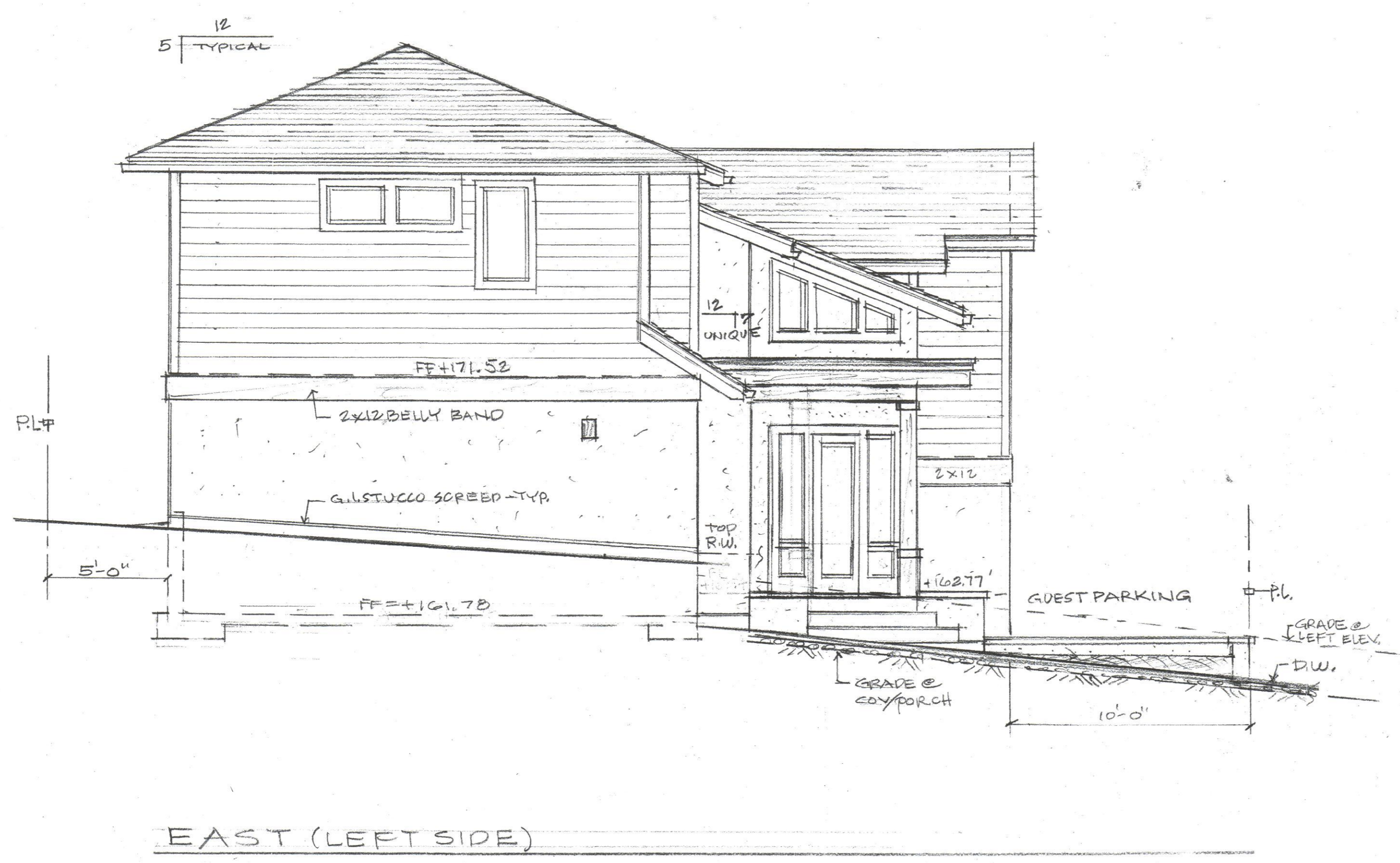
REVISIONS	BY
7/15/2015 DESIGN REV.	JRB

**BOVE DESIGN GROUP**  
 230 MARK WEST SPRINGS ROAD  
 SUITE 100  
 FAIRBANKS, ALASKA 99701  
 (907) 534-3377  
 EMAIL: jrb@bovedesign.com

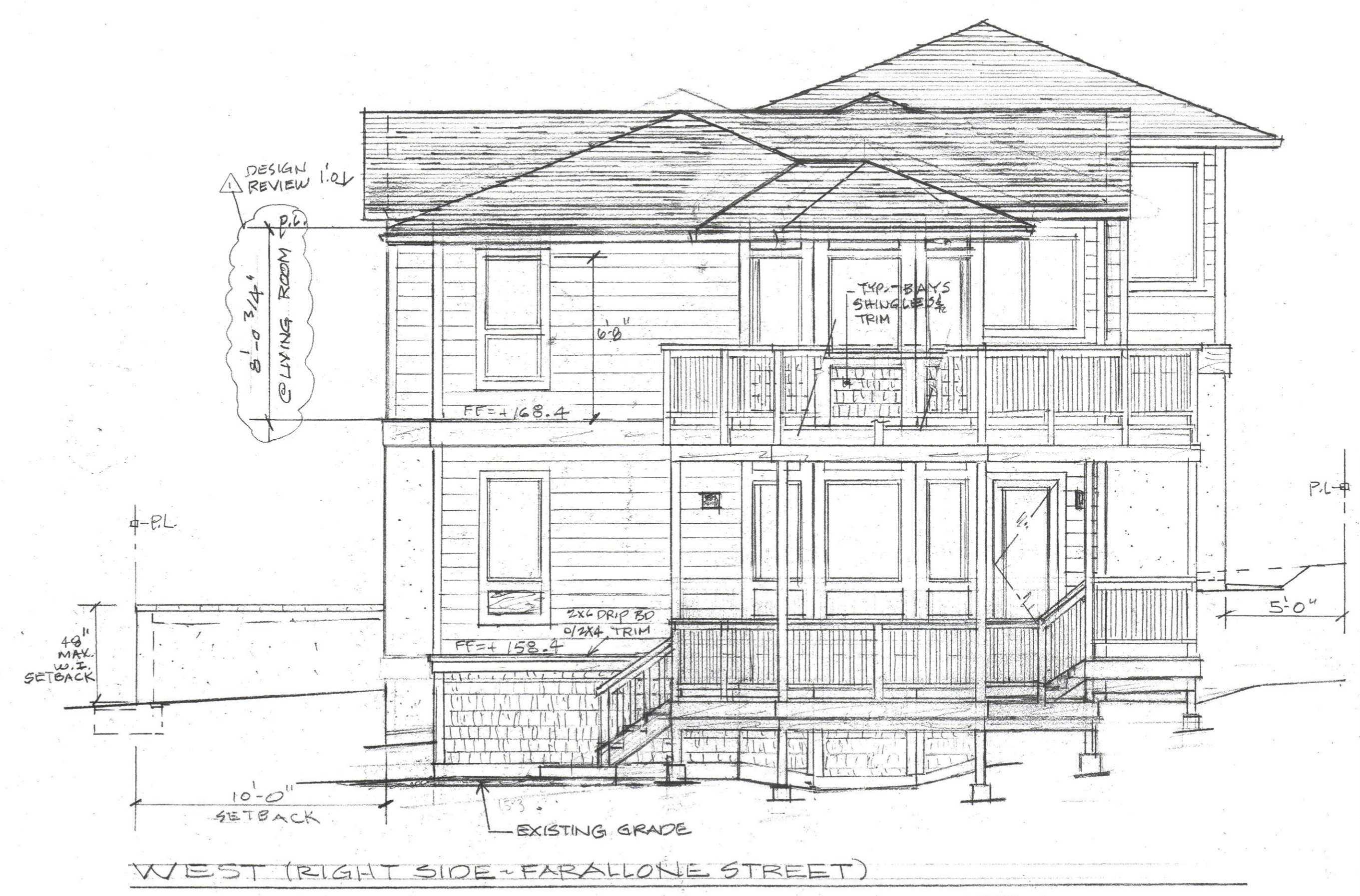
EXTERIOR ELEVATIONS

A RESIDENCE  
 FOR: BROTHERS BUILDERS  
 7th STREET  
 MONTARA, CA

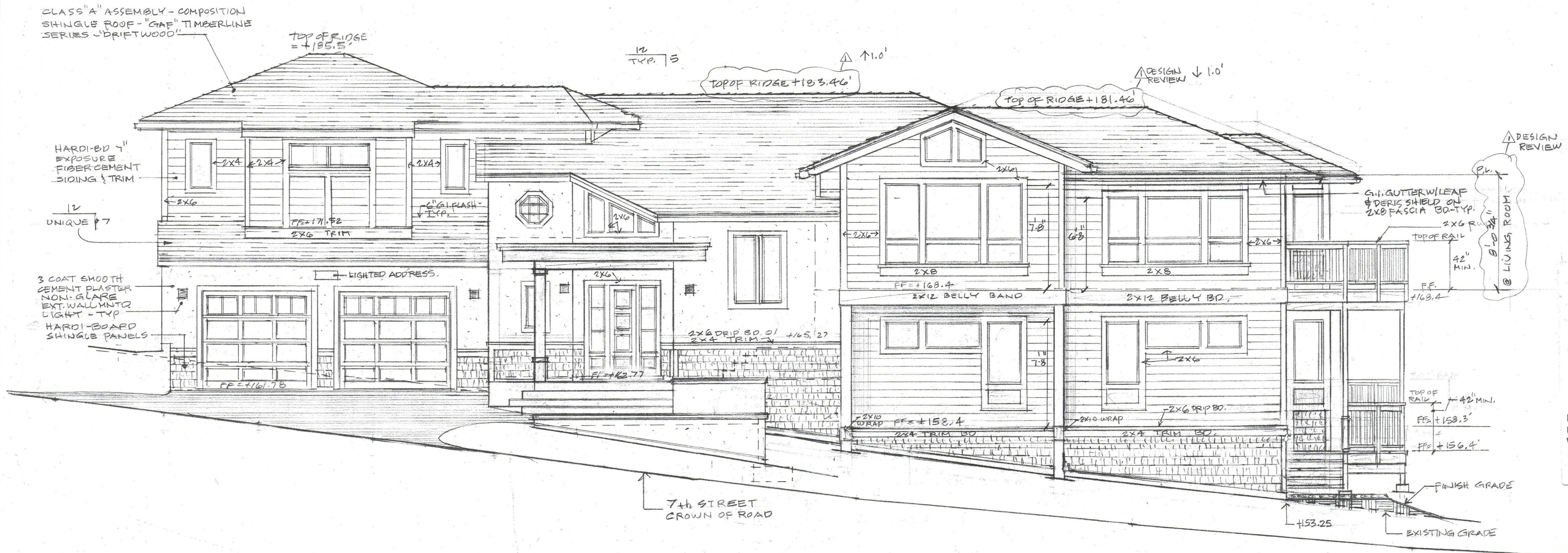
DRAWN L.P.K.  
 CHECKED  
 DATE 2-2015  
 SCALE 1/4" = 1'-0"  
 JOB NO. 2015-1  
 SHEET  
 OF 7 SHEETS



EAST (LEFT SIDE)



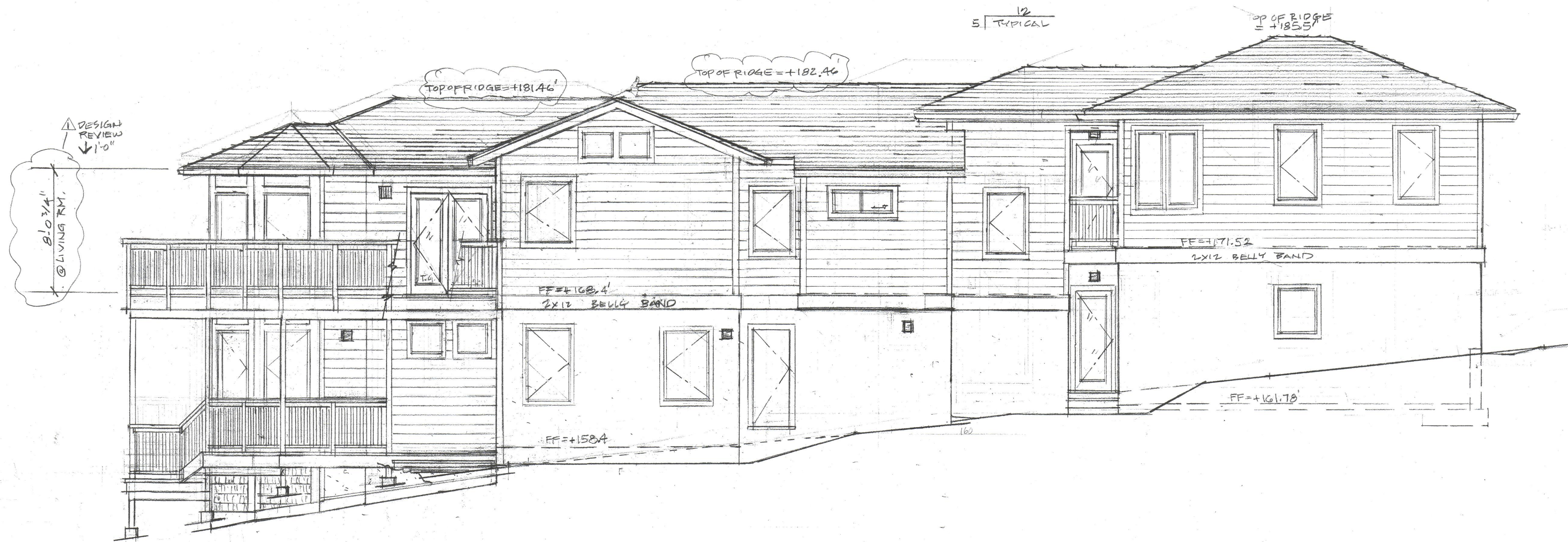
WEST (RIGHT SIDE - FARALLONE STREET)



NORTH (FRONT ELEVATION)

Fairbanks Dark Sky Bronze  
 Finish 13" High Outdoor  
 Wall Light  
 \$73.80  select

SCALE 1/4" = 1'-0"



SOUTH (REAR ELEVATION)

SCALE 1/4" = 1'-0"

RAILINGS ↑

REVISIONS	BY
△ 7/15/2015	JPB

**BOONE DESIGN GROUP**  
 2330 MARK WEST SPRINGS ROAD  
 SAN ANTONIO, CALIFORNIA 78204  
 (717) 888-8888  
 EMAIL: jess@boonedesign.com

SOUTH (REAR ELEVATION)

A RESIDENCE  
 FOR: BROTHERS BUILDERS  
 SEVENTH STREET  
 MONTARA, CALIFORNIA

DRAWN	JPB
CHECKED	
DATE	2-11-2015
SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	A5
OF	7 SHEETS

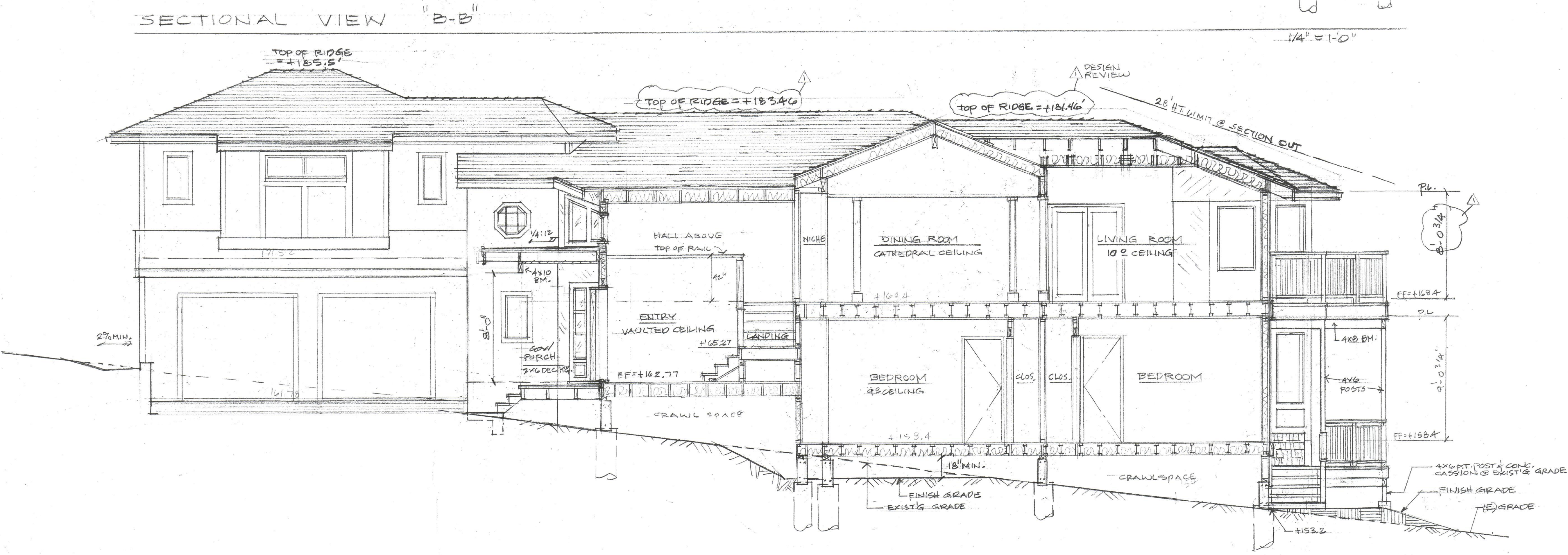
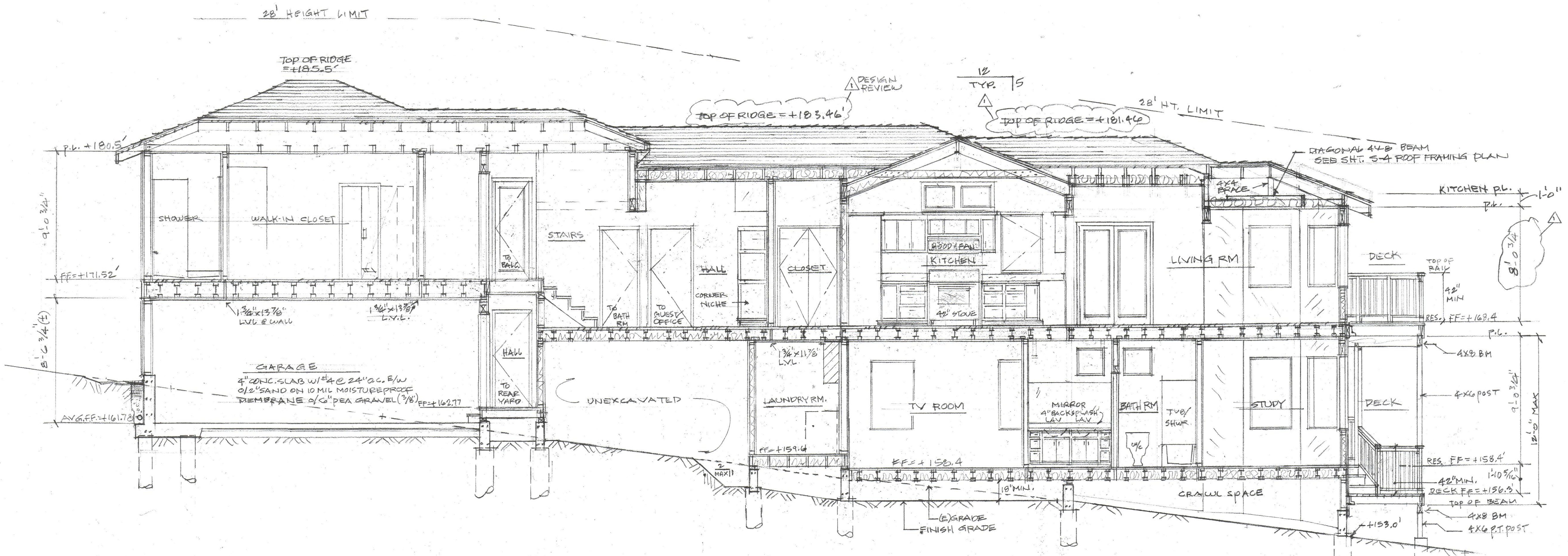
REVISIONS	BY
1	J.P.
2	J.P.
3	J.P.
4	J.P.
5	J.P.
6	J.P.
7	J.P.
8	J.P.
9	J.P.
10	J.P.

**BOOTE DESIGN GROUP**  
 2300 MARK WEST STREET, SUITE 100  
 SANTA ANITA, CALIFORNIA 91357  
 (627) 551-1111 | EMAIL: jerry@bootedesign.com

SECTIONAL VIEWS A-A, B-B

A RESIDENCE  
 JOP. BROTHERS BUILDERS  
 717H STREET  
 MONTARA, CA  
 APN 036-023-100

DRAWN	J.P.B.
CHECKED	
DATE	2-2015
SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	
<b>AG</b>	
OF	7 SHEETS



SECTIONAL VIEW "A-A"

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

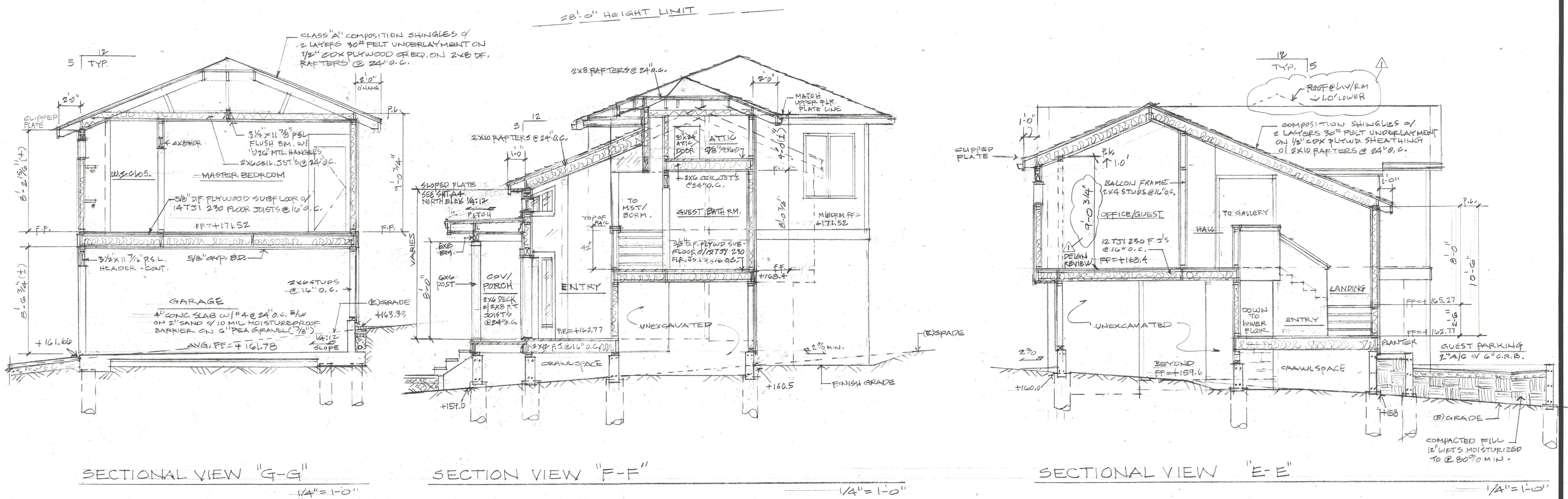
REVISIONS	BY
7/15/2015	SR
DESIGN	REV

**DESIGN GROUP**  
 2330 MARK WEST SPRINGS RD #110  
 SANTA ROSA, CALIFORNIA 95404  
 (707) 252-7132  
 EMAIL: jay@brb.com

SECTIONAL VIEWS:  
 "C-C", "E-E", "F-F", "G-G"

A RESIDENCE  
 FOR: BROTHERS BUILDERS  
 7TH STREET  
 MONTARA, CA  
 APR 036-023-100

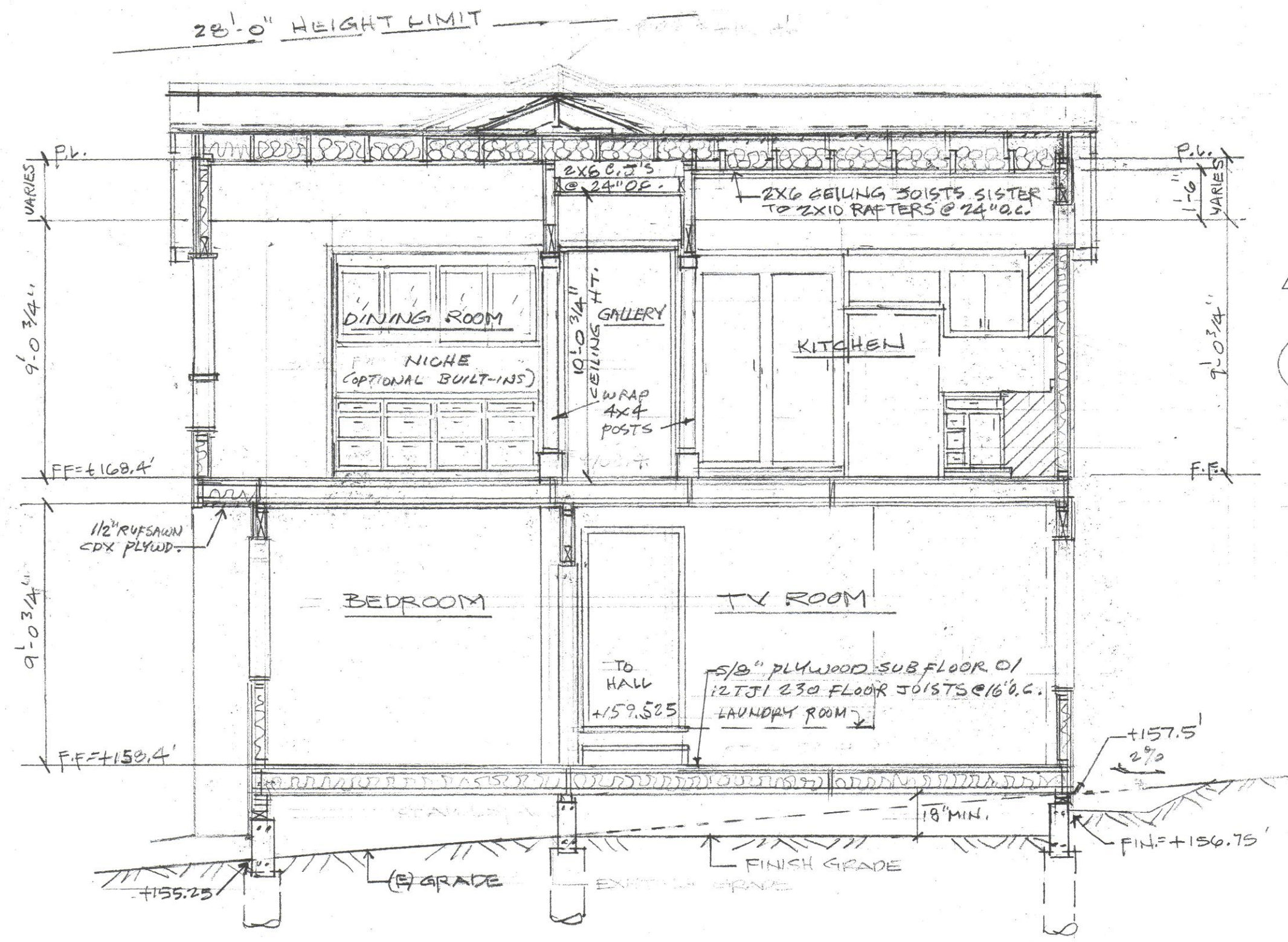
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SCALE	1/4" = 1'-0"
JOB NO.	2015-1
SHEET	
<b>A7</b>	
OF	7 SHEETS



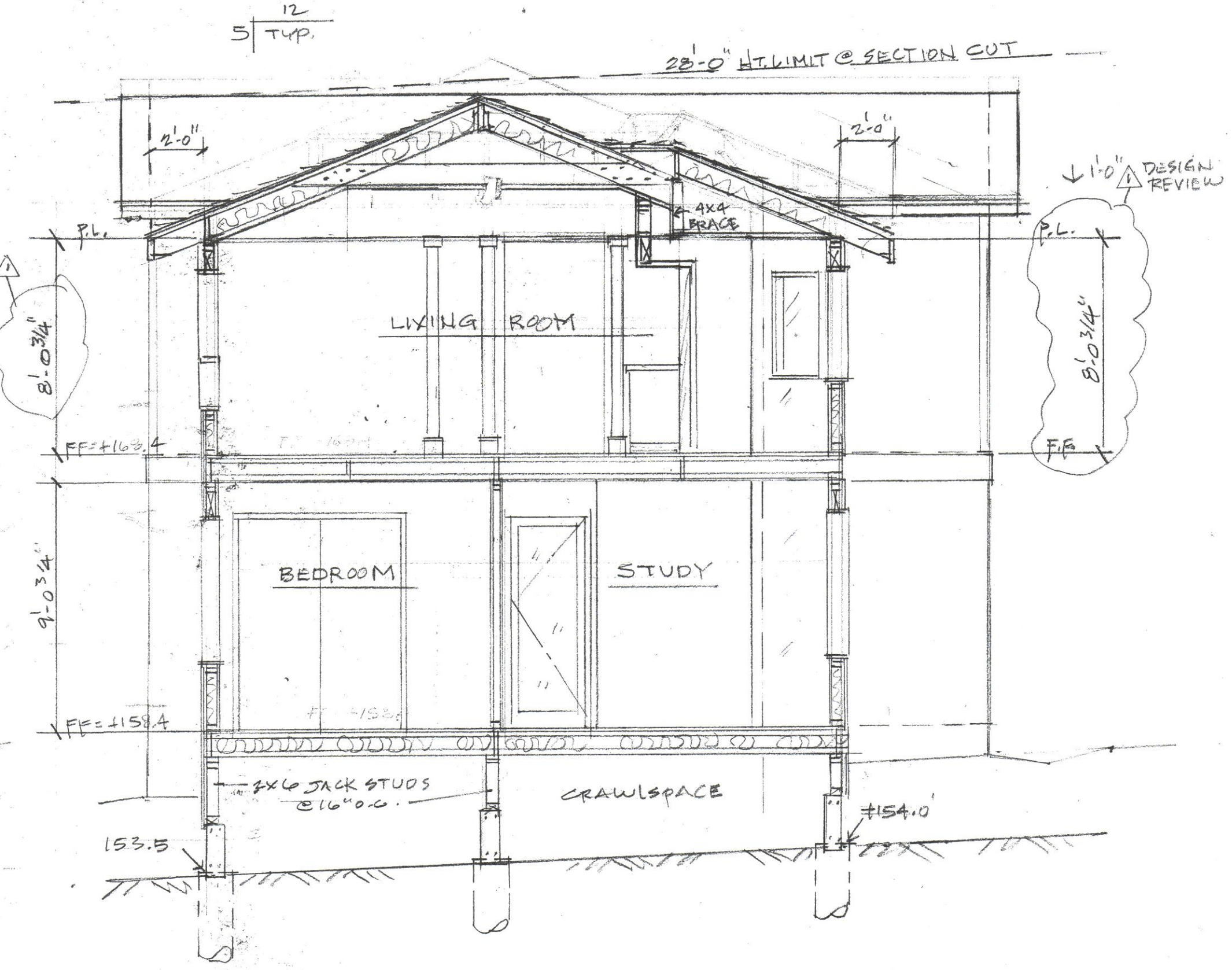
SECTIONAL VIEW "G-G"  
 1/4" = 1'-0"

SECTION VIEW "F-F"  
 1/4" = 1'-0"

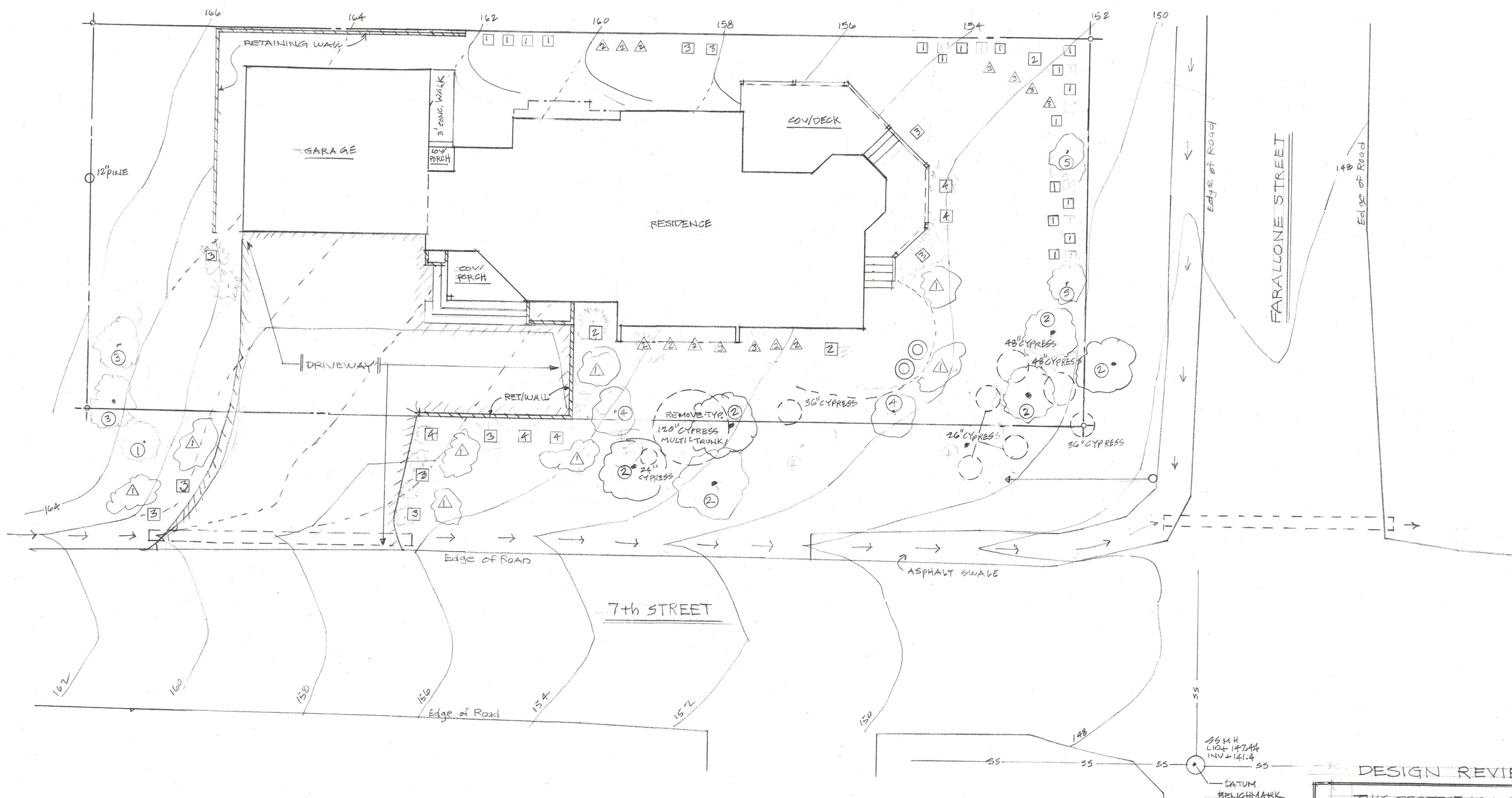
SECTIONAL VIEW "E-E"  
 1/4" = 1'-0"



SECTIONAL VIEW "C-C"  
 1/4" = 1'-0"



SECTIONAL VIEW "D-D"  
 1/4" = 1'-0"



**LANDSCAPING PLAN**

**NOTES:**

- 1) ALL EXISTING CYRESS TREES ARE TO BE REMOVED PER LICENSED ARBORIST'S PRELIMINARY INSPECTION DUE TO AGE, DRY ROT AND SAFETY. MULTI-TRUNK TREES THAT CAN BE SAVED BY TRUNK AND ROOT SEPARATION AND SINGLE TRUNK CYRESS THAT ARE A PROBABLE SAVE WILL BE DETERMINED BY ARBORIST REPORT. LANDSCAPE PLAN TO BE ADJUSTED IF ANY CYRESS HAS A POTENTIAL SURVIVAL.
- 2) THIS LANDSCAPE PLAN IS DIAGRAMATIC. EXISTING CONDITIONS AND/OR OBSTRUCTIONS, GRADE DIFFERENCES AND/OR AREA DIMENSIONAL DIFFERENCES MAY REQUIRE CHANGES OF LOCATION AND/OR THE NUMBER OF INDICATED PLANTINGS. IN NO EVENT THE REQUIRED NUMBER OF PLANTINGS OR AREA PLANTED BE LESS THAN 20%.
- 3) IRRIGATION: ALL GROUND COVER AREAS SHALL HAVE A MINIMUM OF 2-POP-UP SPRAY HEADS PER/ 200 SQ. FT. AND ALL 15 GAL. SHRUBS AND TREES, SHALL BE "PESCO" LASER U.N.E. DRIP IRRIGATED.

**LIST**

**TREES:**

- 1 PRUNUS, PURPLE LEAF PLUM "THUNDERCLOUD" (2) 15 gal.
- 2 MELALEUCA, EVERGREEN (4) 15 gal.
- 3 METROSIDEROS, EVERGREEN (2) 15 gal.
- 4 AGONIS FLEXUOSA, PEPPERMINT TREE (3) 15 gal.
- 5 ARBUTUS, UNEDO "STRAWBERRY TREE" (2) 15 gal.

**SHRUBS:**

- 1 CLEANOTHUS, "CAPE HONEY SUCKLE" (18) 5 gal.
- 2 COPROSMA REPENS, "HOT LIPS" (2) 5 gal.
- 3 M. MACROPHYLLA, RECOLO "SPANISH LAVENDER" (8) 5 gal.
- 4 SALVIA, LEUCANTHA OTTOQUAST "MEXICAN SAGE" (5) 5 gal.

**GROUND COVER:**

- ▲ PHYLIA NODIFLORA - B GROUPING (56)
- ▲ DODONAEA VISCOZA PURPUREA "HORSESEED BUSH" (8) 5 gal.
- ▲ RED FLAX (8) 5 gal.

**DESIGN REVIEW LETTER**

THIS PROJECT IS A 2 STORY 4 BEDROOM, 3 BATH 3 WAY SPLIT LEVEL HOME ON A 130' X 50' CORNER LOT. THE 130' SIDE SLOPES 2.3% AS DOES 7TH STREET AND THE 50' SIDES SLOPE 7.8% ON FARALLONE STREET DESCENDS AND MEETS AT THE BOTTOM CORNER OF THIS PARCEL. THE RESIDENCE WITH AN ECLECTIC MIX OF TRADITIONAL AND CONTEMPORARY ROOF LINES ARE A VISUAL LEAD TO THE ENTRY AND GARAGE DRIVEWAY AT HIGHEST POINT OF THE ALLOWED BUILDING AREA. THIS IS THE FURTHEST AND SAFEST APPROACH AND EGRESS FROM THE BUSY CORNER BELOW. THE ENTRY/DRIVEWAY SIDE OF 7TH STREET HAS NO ROAD SHOULDER AND A DEEP DRAINAGE CULVERT TO CONTEND WITH. THE RECESSED GARAGE AND ENTRY, BESIDES ENHANCING DRIVEWAY VISUAL SAFETY, ALLOWS THE ILLUSION OF BEING A LARGER, OLDER HOME WITH MORE VISUAL GROUND SPACE AS IS THE NEIGHBOR'S HOME ON FARALLONE STREET.

THE EXTERIOR ELEVATION, FACING FARALLONE STREET, WITH ITS 2 STORY BAY WINDOWS AND WINDOW WALK BALCONY IS A COASTSIDE THROWBACK AND COMPATIBLE WITH THE NEIGHBOR'S LARGE LOT AND HOME. THE RESIDENCE WILL NOT BLOCK ANY VIEWS OR SUNLIGHT, EVEN IF THE 7TH STREET EMPTY LOT NEXT DOOR IS EVER BUILT ON. THIS PROJECT SHOULD BE WELCOMED AS A RESIDENCE CONSISTENT WITH THE OLD AND NEW OF MONTARA.

REVISIONS	BY
DESIGN REV 7-15-2015	JRB

**JOHN DESIGN GROUP**  
 2530 MARK WEST SHIRING RD.  
 SANTA ROSA, CALIFORNIA 95404  
 (707) 539-3337 CELL (707) 235-7120  
 EMAIL: john@johndesign.com

LANDSCAPE PLAN  
 DESIGN REVIEW LETTER

A RESIDENCE  
 601 BROTHERS BUILDERS  
 7TH STREET  
 MONTARA CA  
 APN 026-023-100  
 SCOTT MENARY (650) 533-4765 BROTHERS BUILDERS GGM.LL.C 2011

DRAWN  
 JRB  
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 DATE  
 2-2-2015  
 SCALE  
 AS NOTED  
 JOB NO.  
 2015-1  
 SHEET  
**LS**  
 OF SHEETS



**Kenroy Home 93345BRZG**

Bronzed Graphite Warden 1 Light Medium Outdoor Dark Sky Wall Lantern

Model # 93545    Item # BCI2607693    Warden Collection



**\$63.86**

Originally \$79.83  
You Save 20%

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 1

**Free Shipping!**



**Special Order**

Leaves the Warehouse in 2 to 3 business days

**Quantity:**

-	1	+
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