

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	218737							
LOT COVERAGE	5235	2.4	435	0.2	5670	2.6	76557.95	35.0
FLOOR AREA	1 st FLOOR	994 SF	1 st FLOOR	459 SF	1 st FLOOR	1453 SF		
	2 nd FLOOR	1026 SF	2 nd FLOOR	436 SF	2 nd FLOOR	1462 SF		
	GARAGE	1366 SF			GARAGE	1366 SF		
Total	3386	1.5	Total	895	0.4	Total	4281	2.0
Total			Total			Total	109368.5	50.0

Sheet List - CD

Sheet Number	Sheet Name	Rev
A101	Cover Sheet	
A102	Site Plan	
A103	Floor Plan 1	
A104	Floor Plan 2	
A105	Roof & Area Plan	
A201	Elevation North & South	
A202	Elevations East & West	

PROJECT INFORMATION:

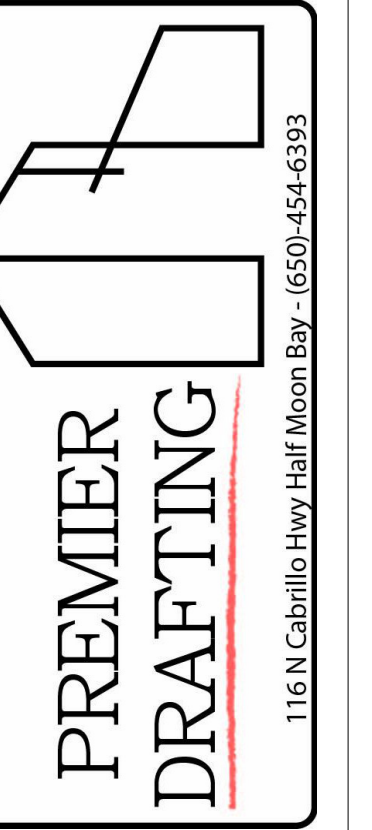
APN: 036-270-080
 ZONING: RM-CZ/DR/CD
 OCCUPANCY GROUP: R-3/U
 TYPE OF CONSTRUCTION: V/B
 SPRINKLERS: NO
 PLN:
 BLD:

APPLICABLE CODES:
 HALF MOON BAY CITY ZONING & BUILDING ORDINANCES
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK:

- CONSTRUCTION OF 895 SF ADDITION.
- CONSTRUCTION OF NEW PRIMARY BATHROOM.
- ADDING ONE NEW BEDROOM.
- ADDING ONE NEW OFFICE.
- NEW KITCHEN REMODEL.

REVISIONS



Owner Information
 Morton Bearman
 rbearman@gmail.com
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1441 Alamo St
 Montara, CA 94037

Cover Sheet

Drawn by JM

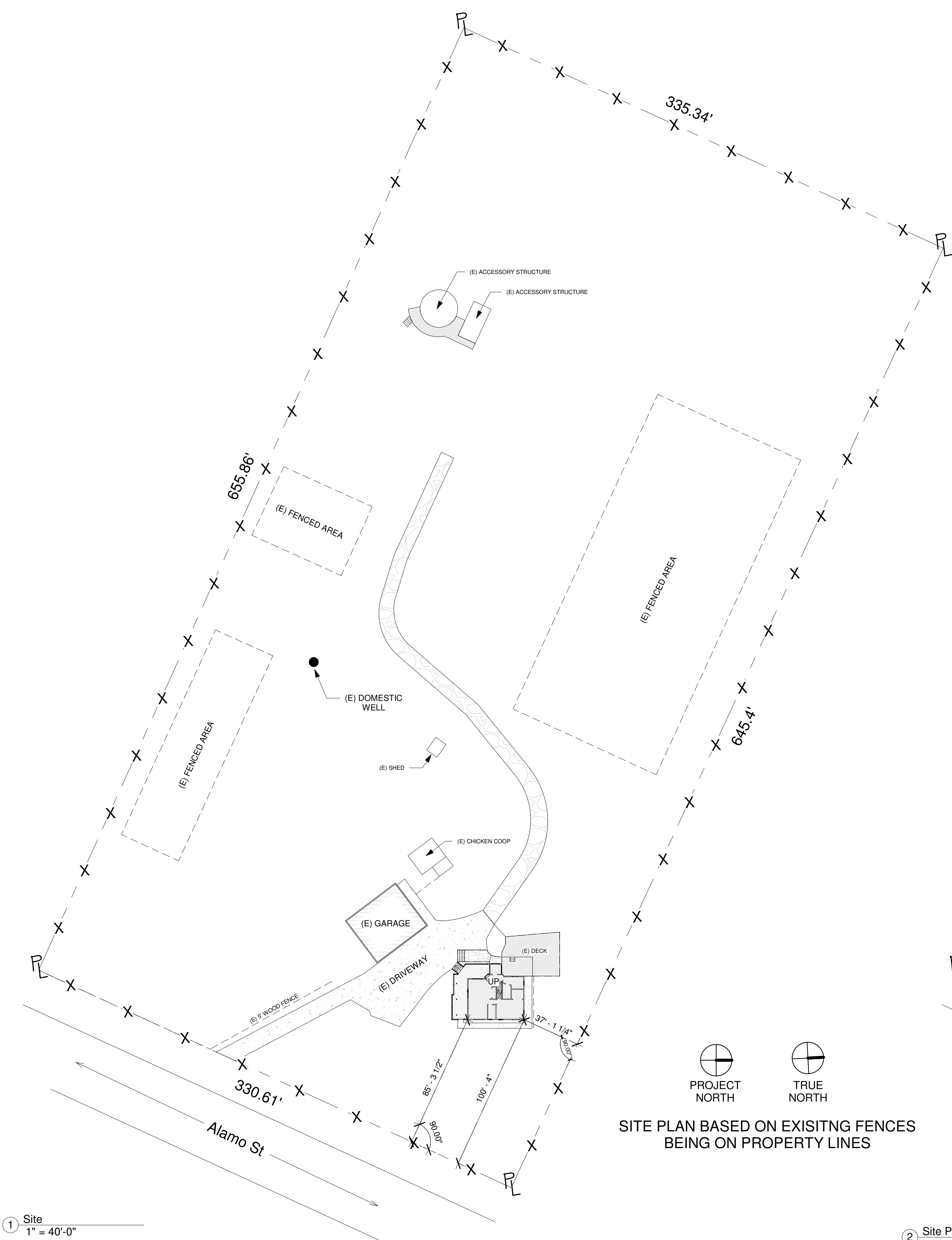
Designed By: Colton Palmer

Date 4/24/24

Sheet:

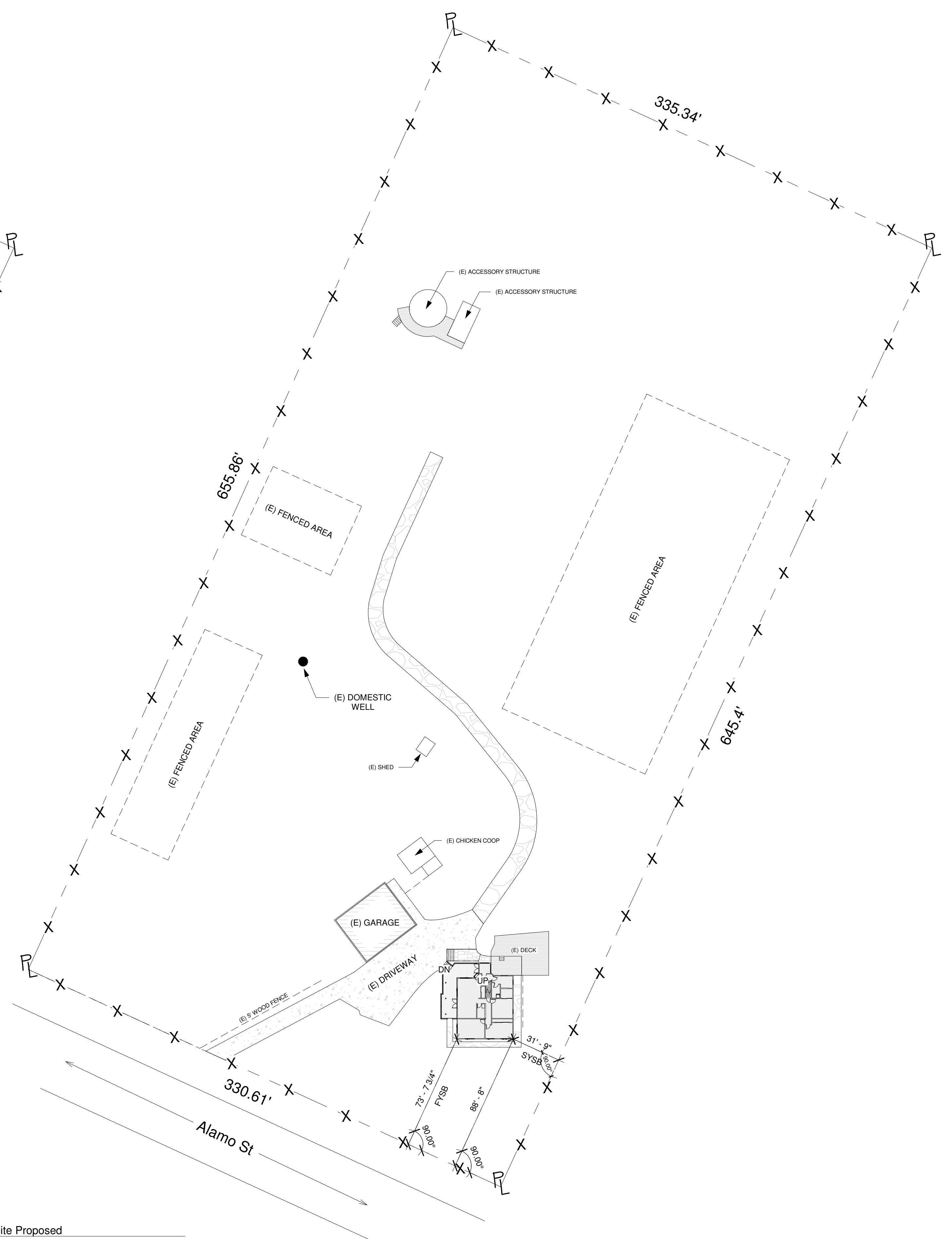
A101

Scale



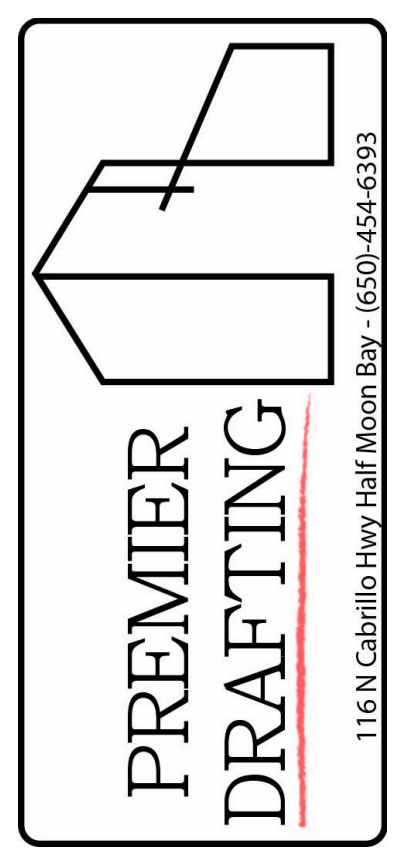
1 Site
1" = 40'-0"

PROJECT NORTH TRUE NORTH
SITE PLAN BASED ON EXISTING FENCES BEING ON PROPERTY LINES



2 Site Proposed
1" = 40'-0"

REVISIONS



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Site Plan

Drawn by JM

Designed By: Colton Palmer
Colton Palmer

Date 4/24/24

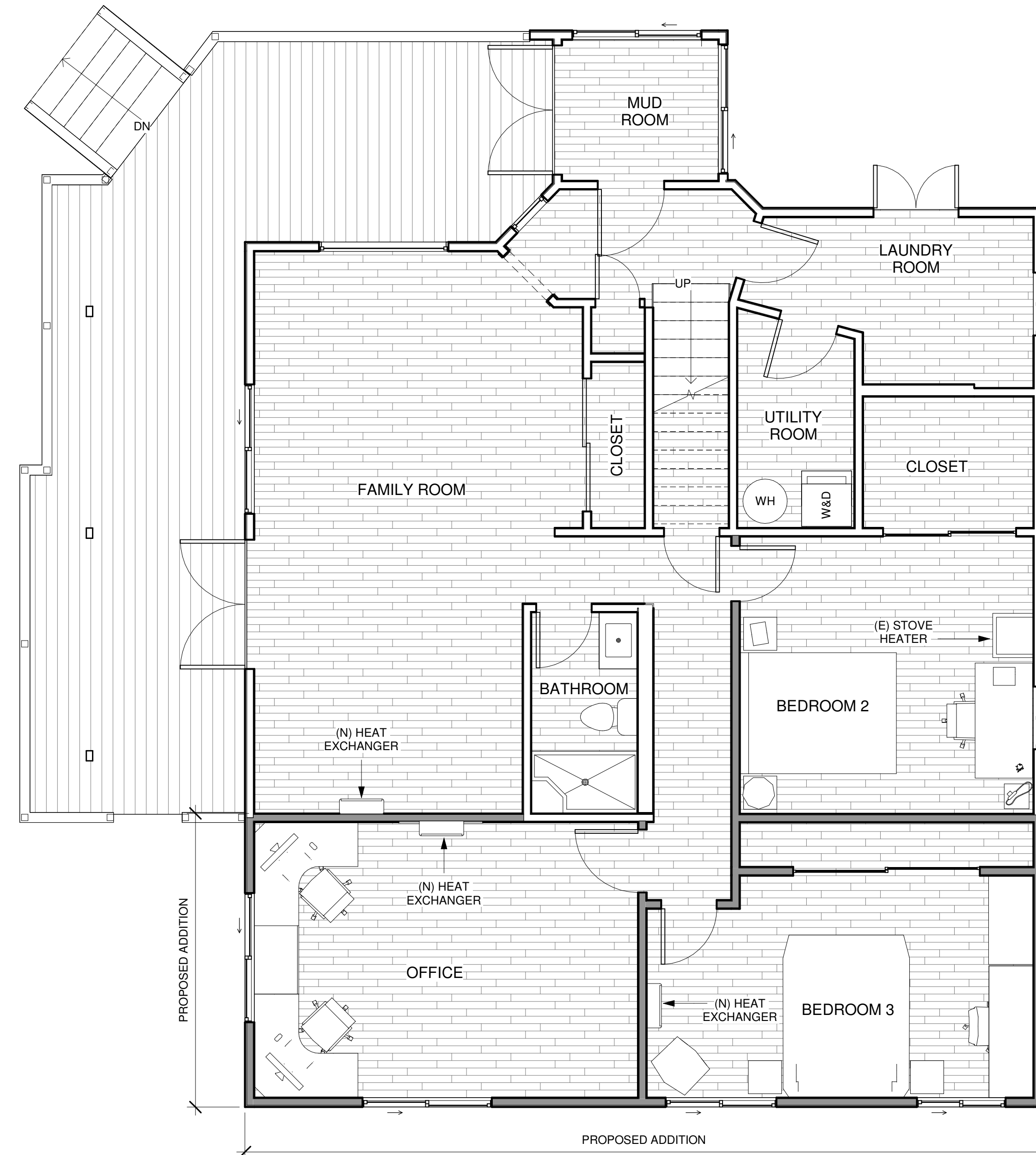
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A102

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6/1/2024 12:24:06 PM

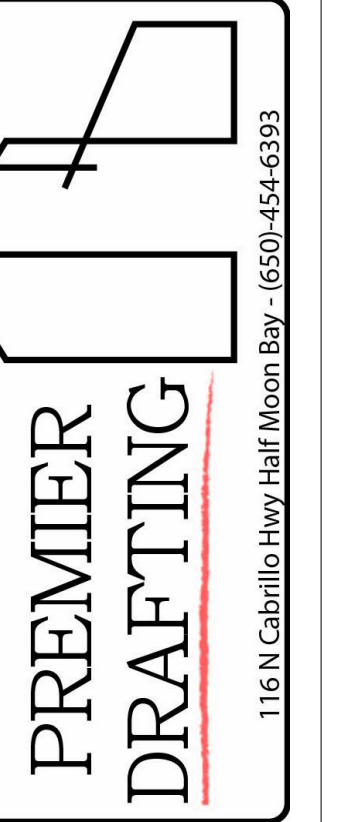


1 Level 1 Existing
1/4" = 1'-0"



2 Level 1 Proposed
1/4" = 1'-0"

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Floor Plan 1

Drawn by JM

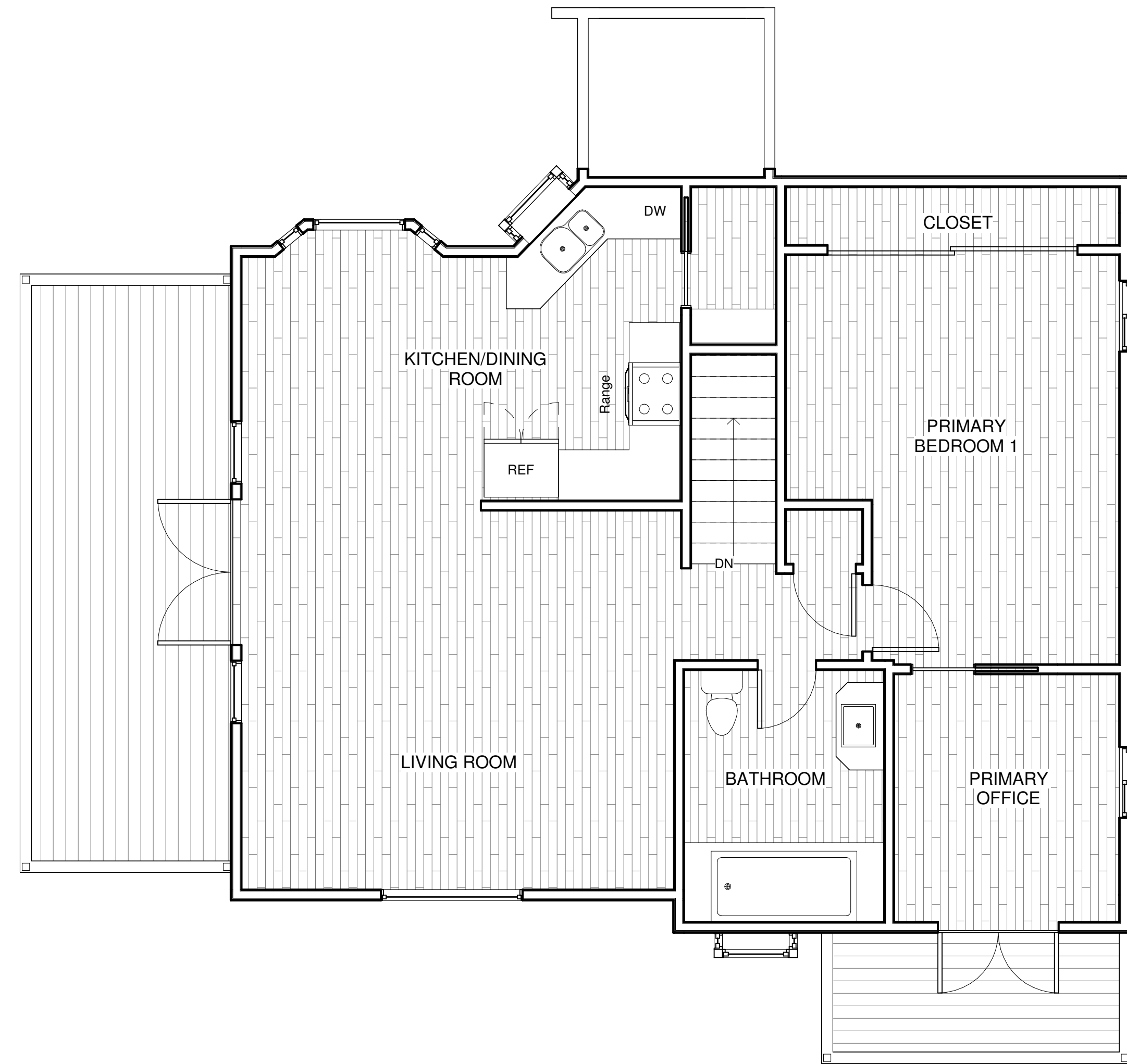
Designed By: Colton Palmer
Colton Palmer

Date 4/24/24

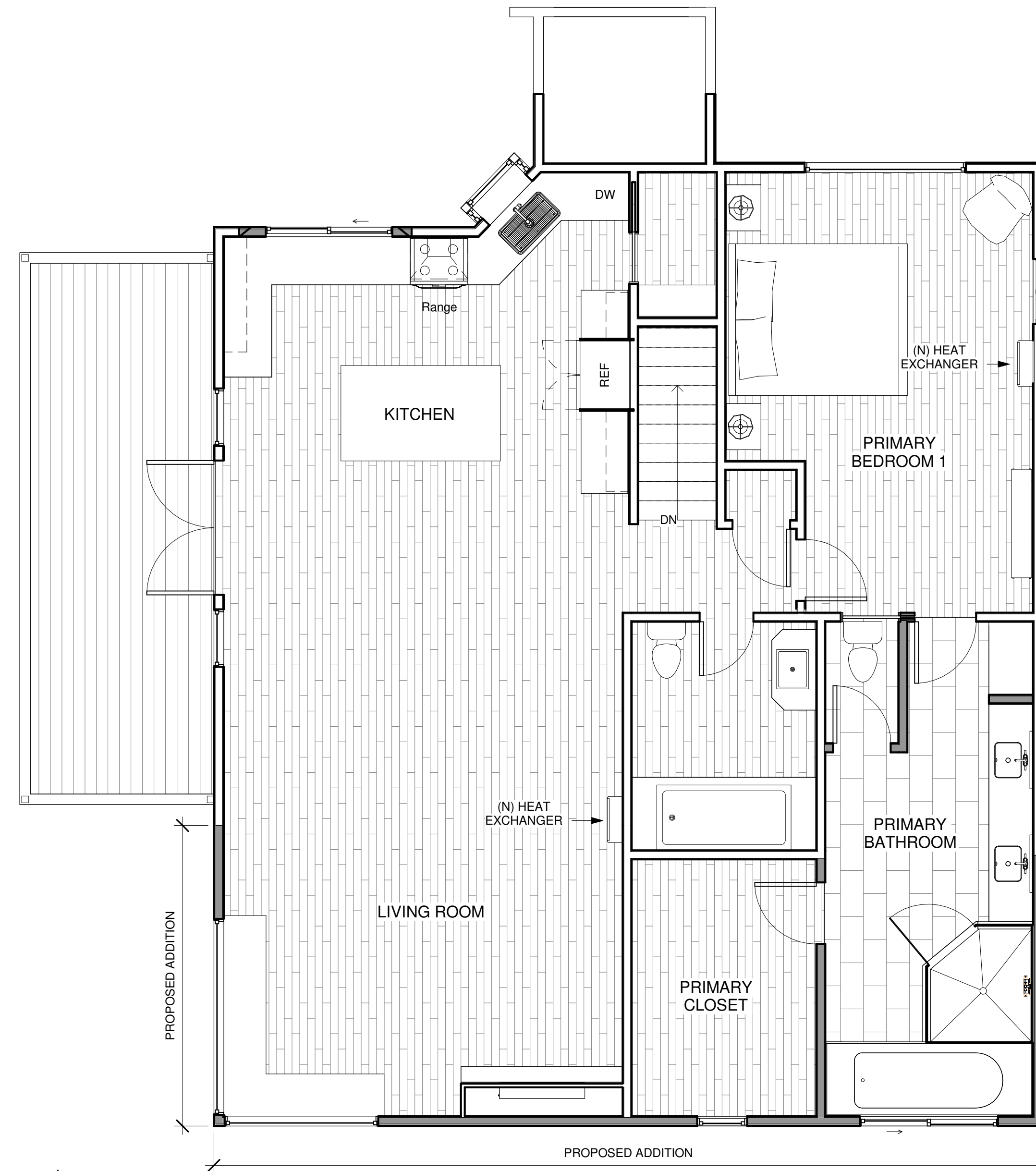
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A103

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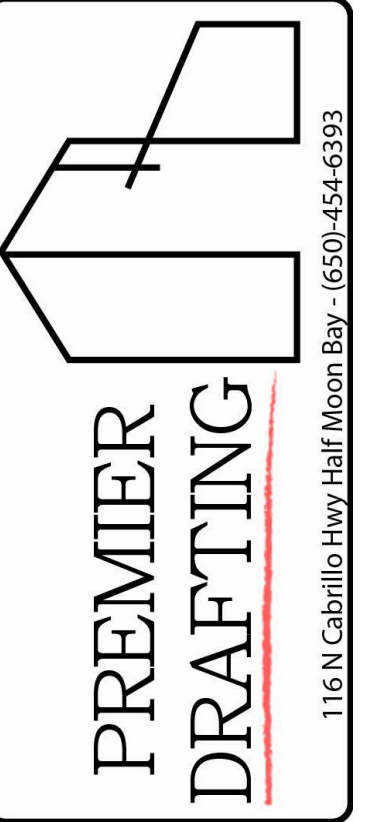


① Level 2 Existing
1/4" = 1'-0"



② Level 2 Proposed
1/4" = 1'-0"

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Floor Plan 2

Drawn by JM

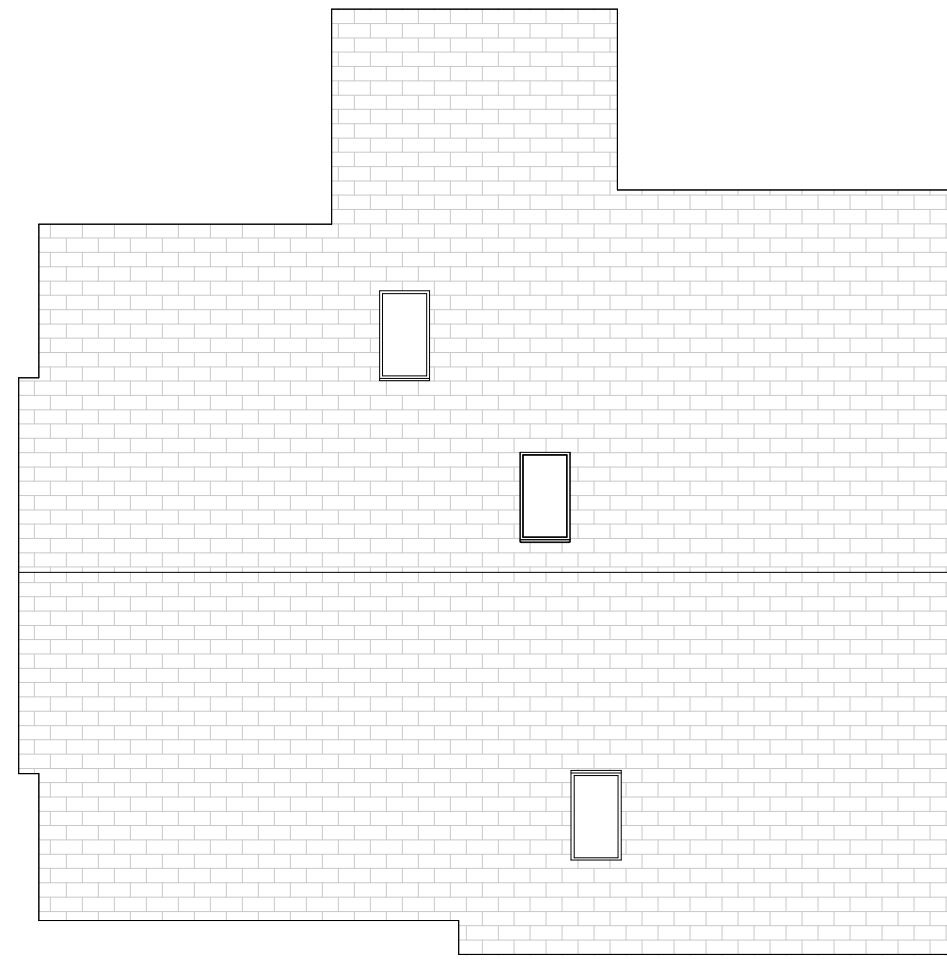
Designed By: Colton Palmer
Colton Palmer

Date 4/24/24

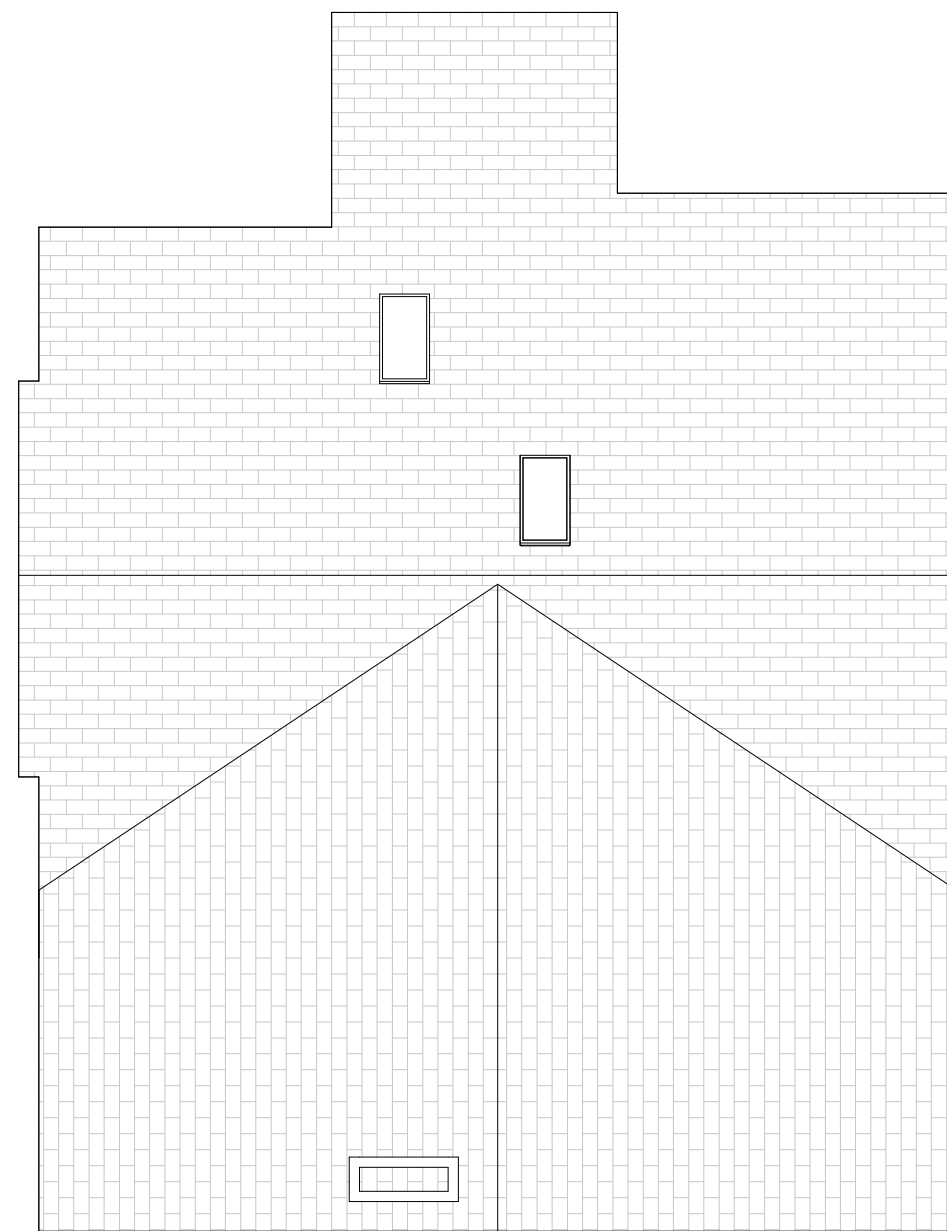
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A104

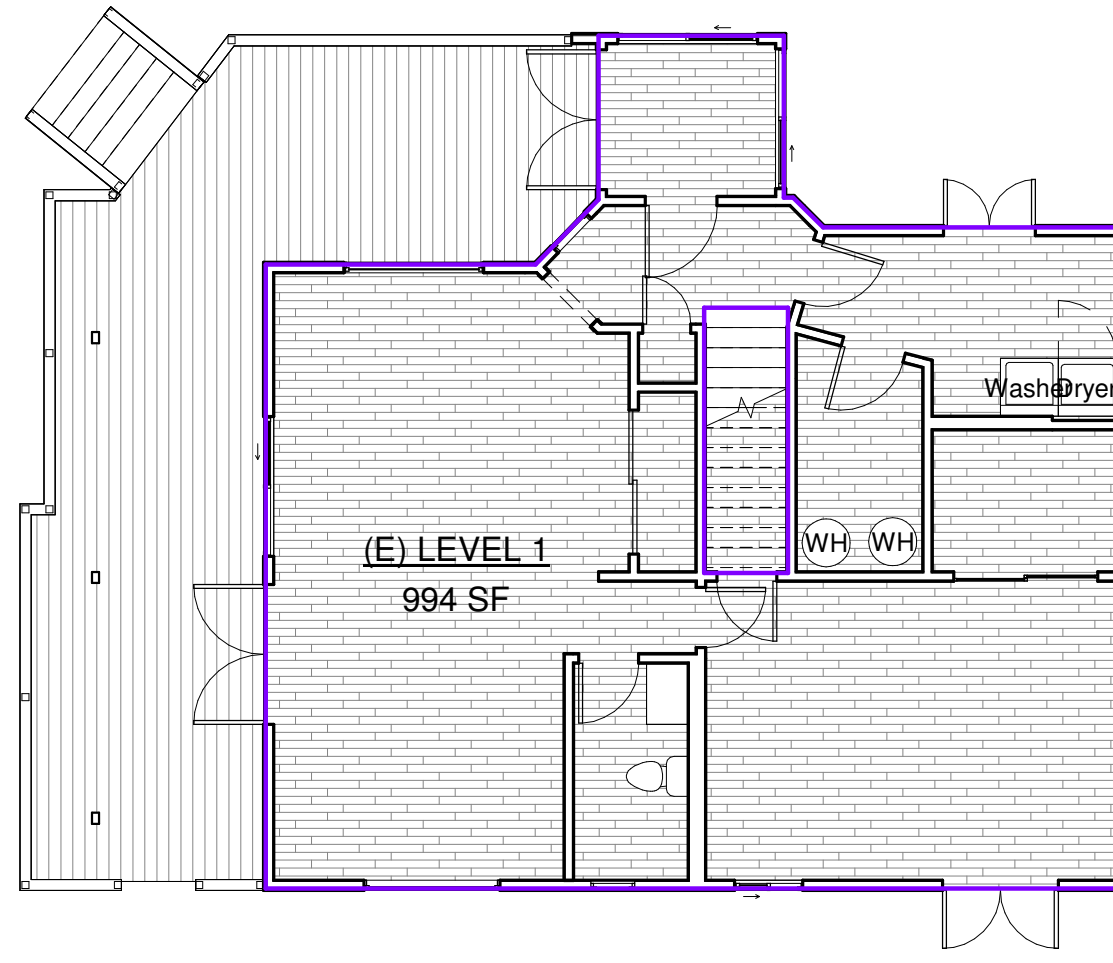
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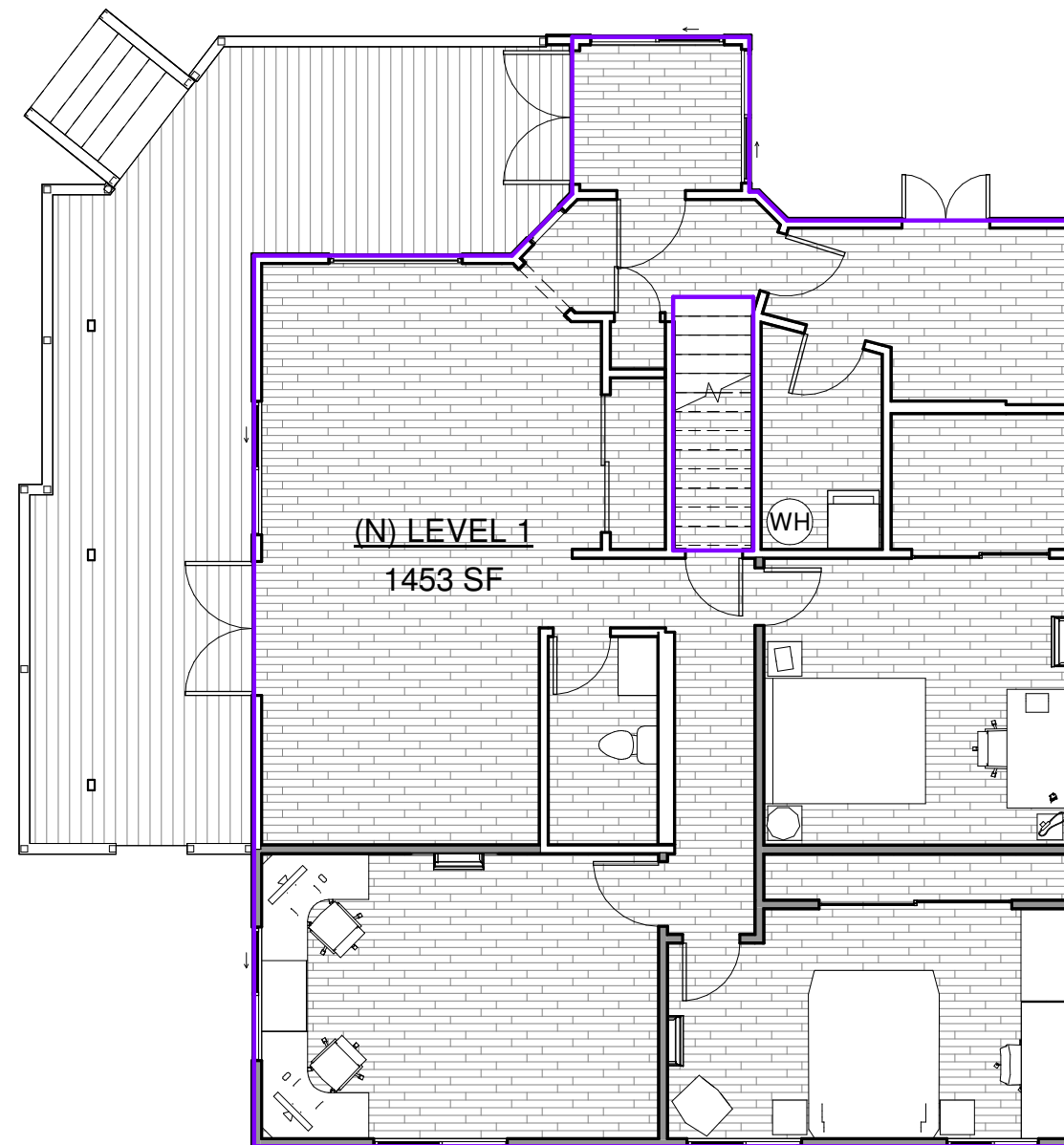
① Roof Existing
1/8" = 1'-0"



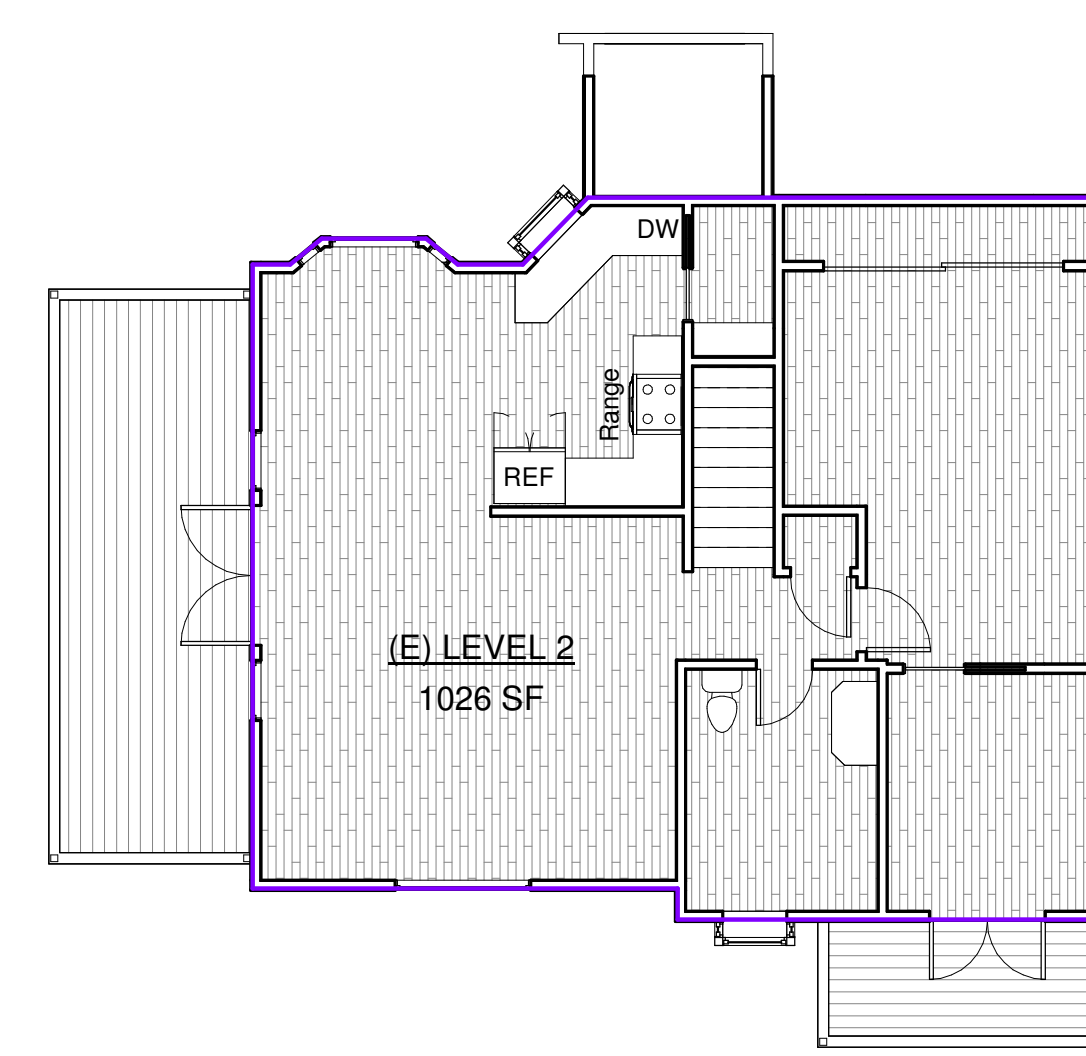
② Roof Proposed
1/8" = 1'-0"



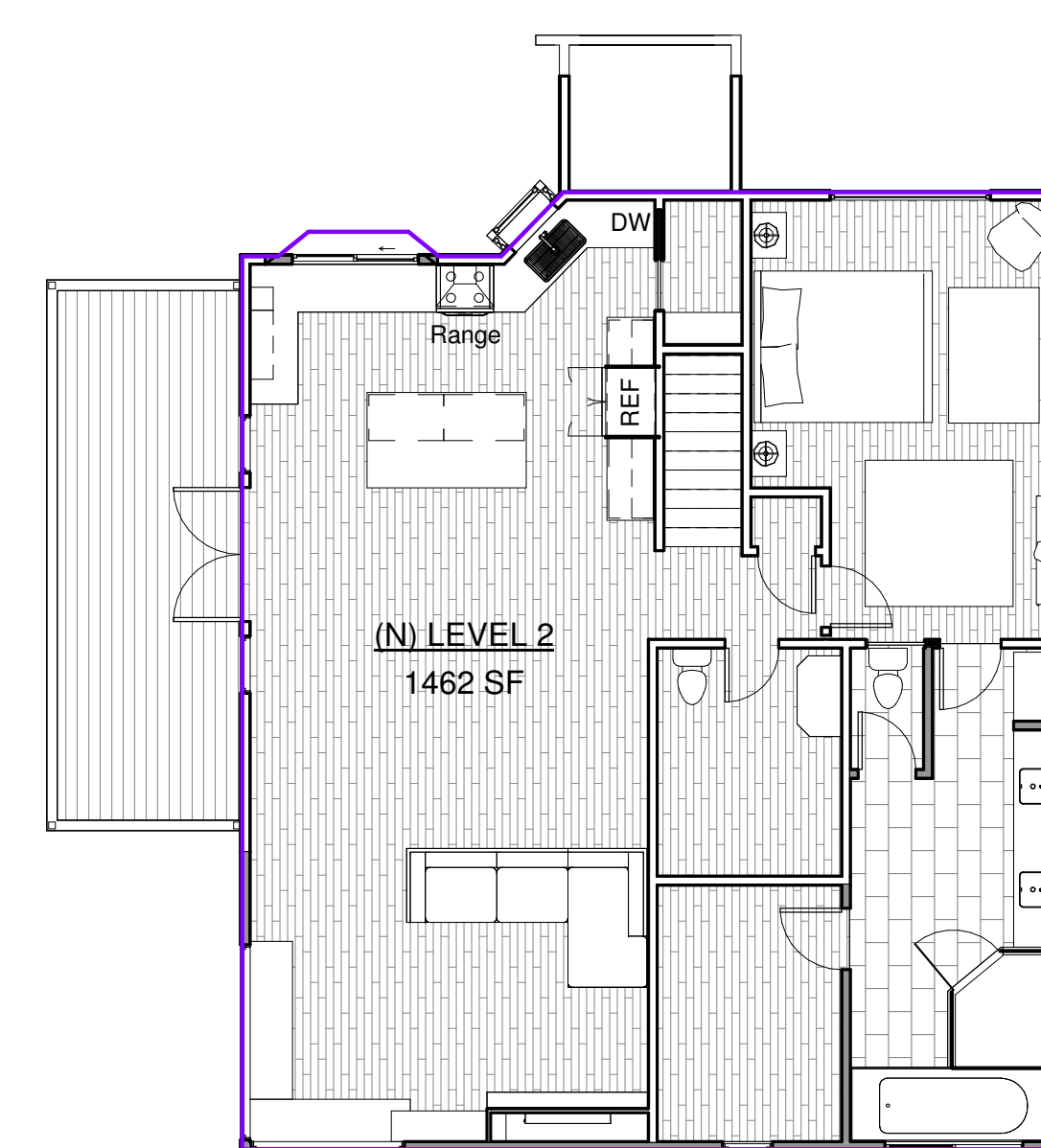
④ Level 1 Existing
1/8" = 1'-0"



③ Level 1 Proposed
1/8" = 1'-0"



⑤ Level 2 Existing
1/8" = 1'-0"



⑥ Level 2 Proposed
1/8" = 1'-0"

Area Calculation			
Existing		Proposed	
Level	Area	Level	Area
Level 1	994 SF	Level 1	1453 SF
Level 2	1026 SF	Level 2	1462 SF
Total	2020 SF	Total	2915 SF

REVISIONS



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Roof & Area Plan

Drawn by JM

Designed By: Colton Palmer
Colton Palmer

Date 4/24/24

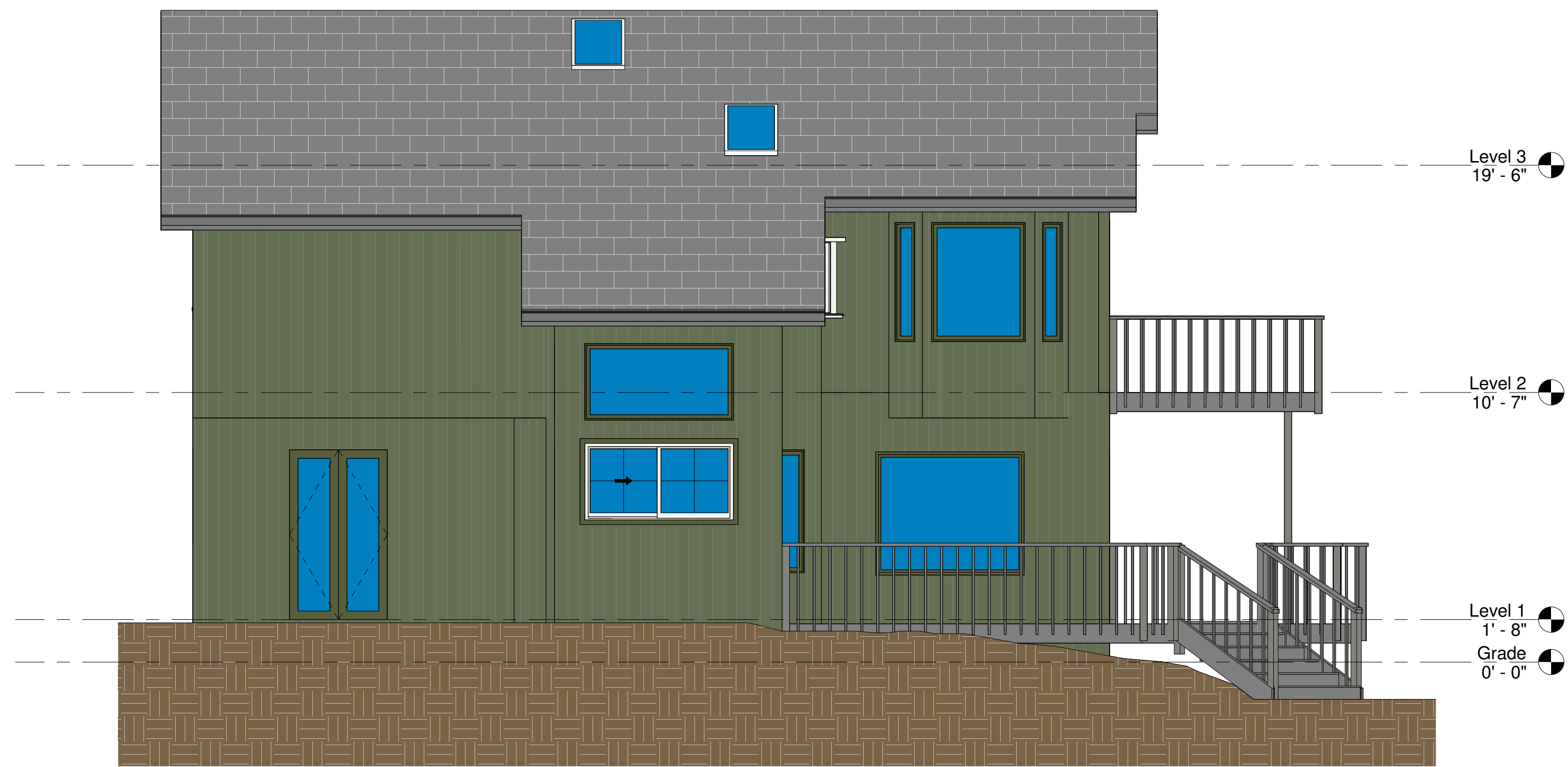
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A105

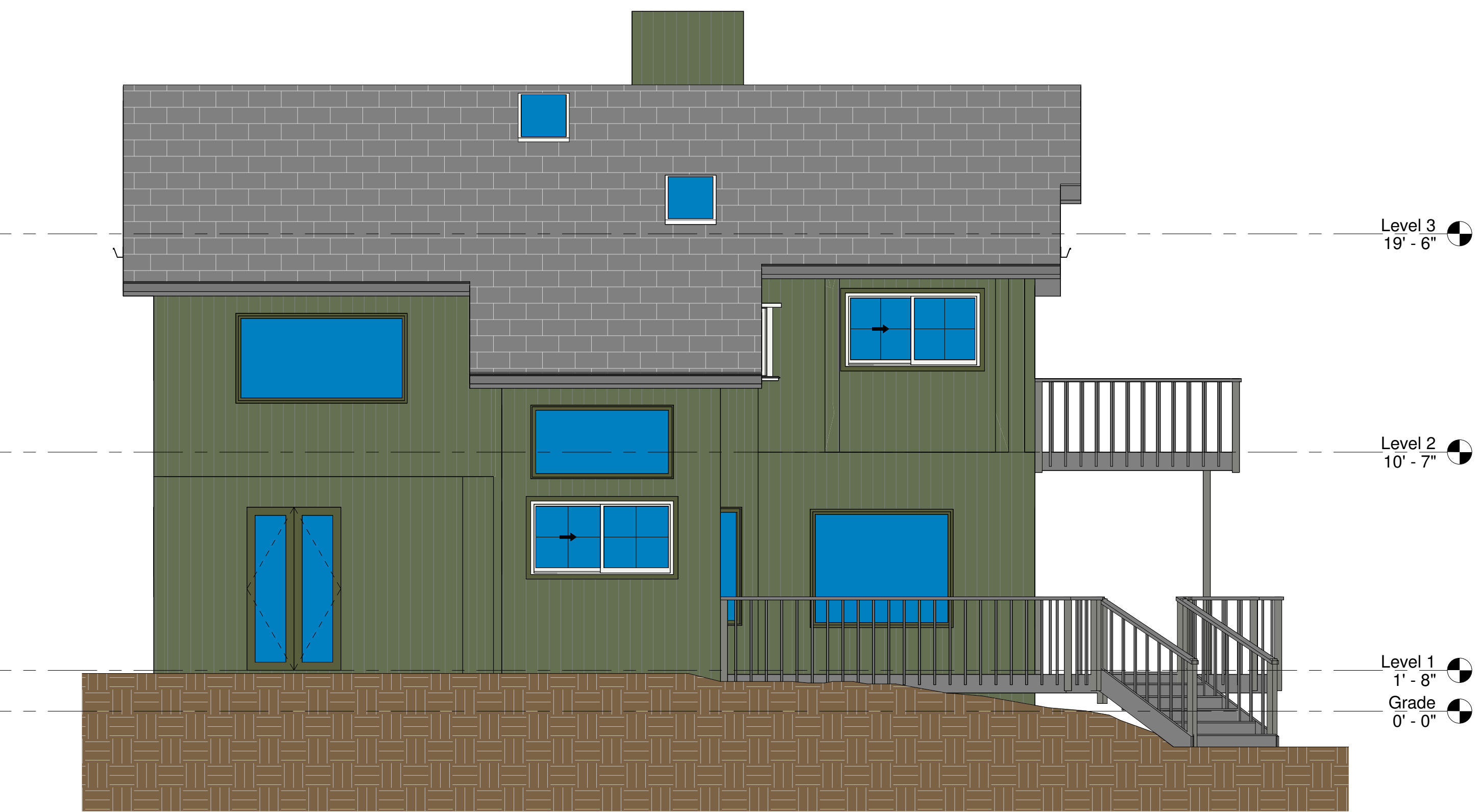
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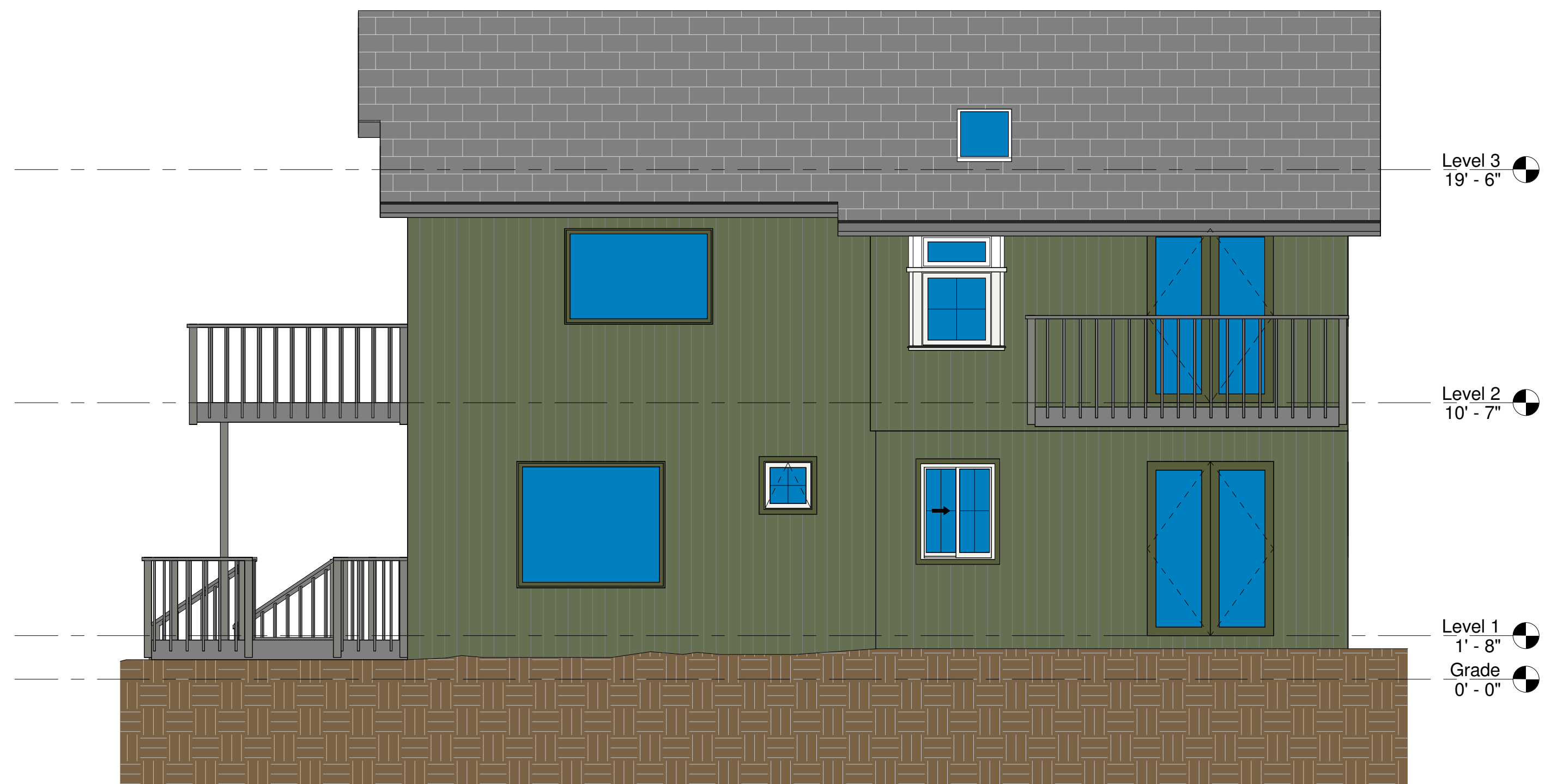
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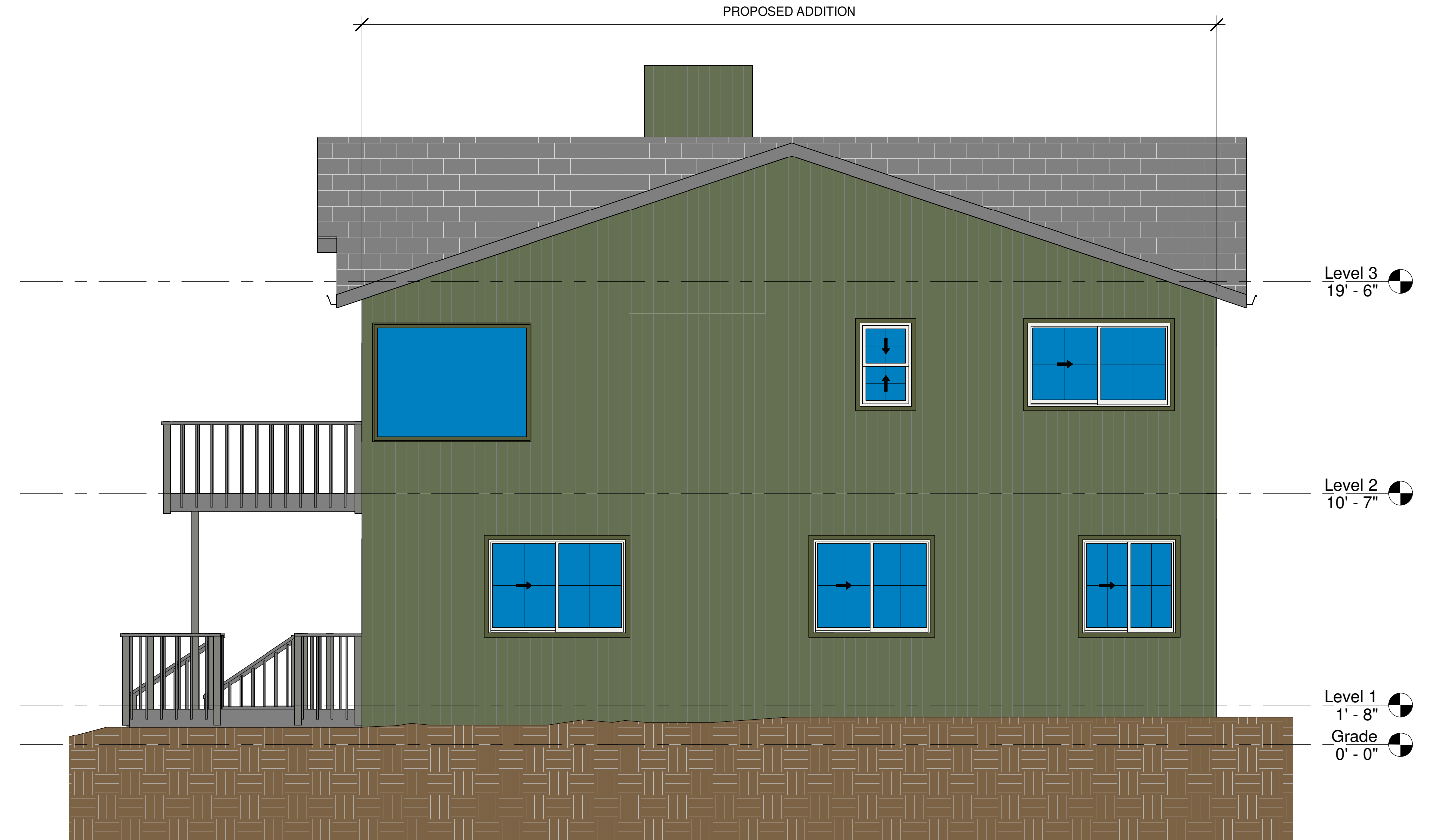
1 North Existing
1/4" = 1'-0"



4 North Proposed
1/4" = 1'-0"



2 South Existing
1/4" = 1'-0"



3 South Proposed
1/4" = 1'-0"

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Elevation North &
South

Drawn by JM

Designed By: Colton Palmer

Colton Palmer

Date 4/24/24

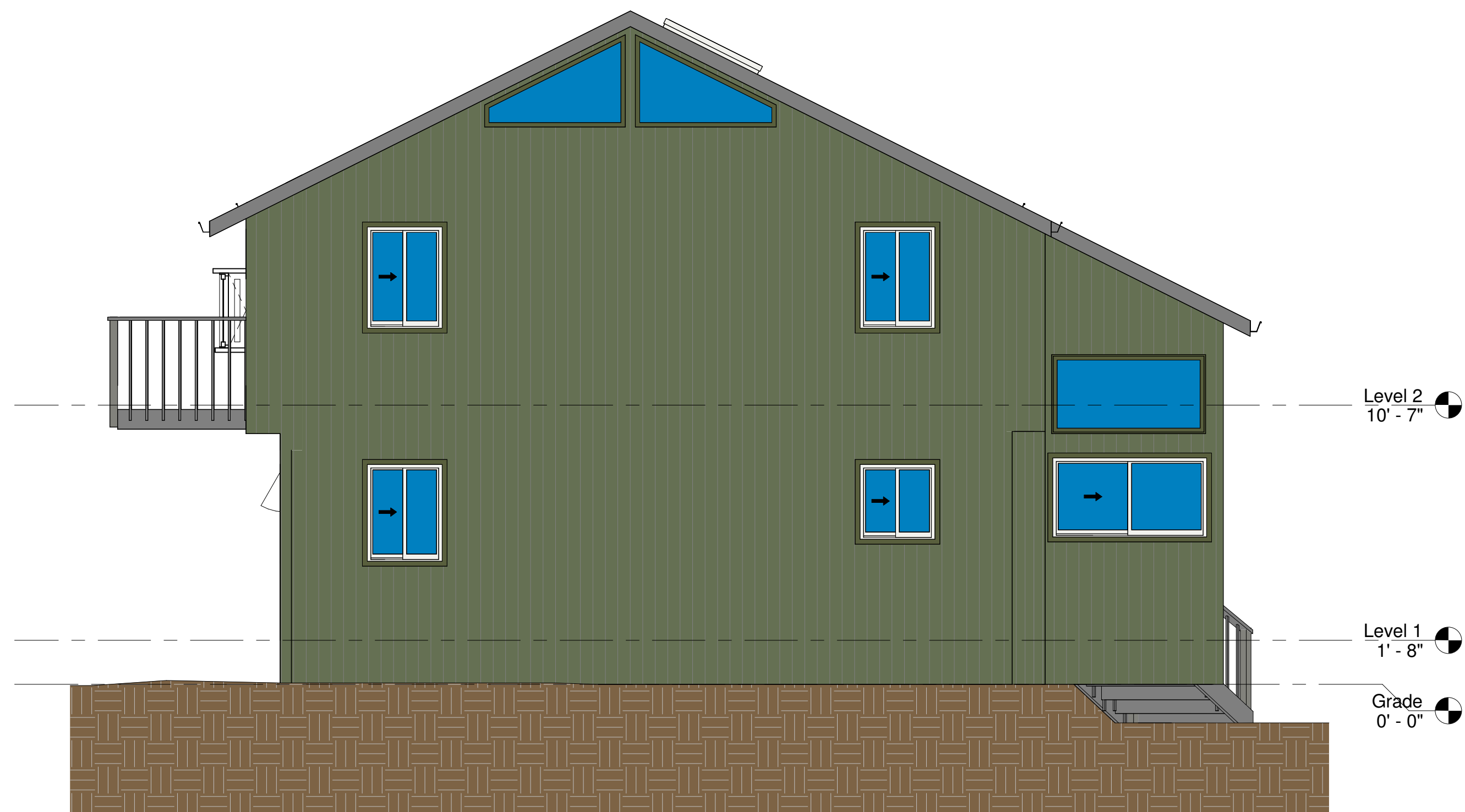
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A201

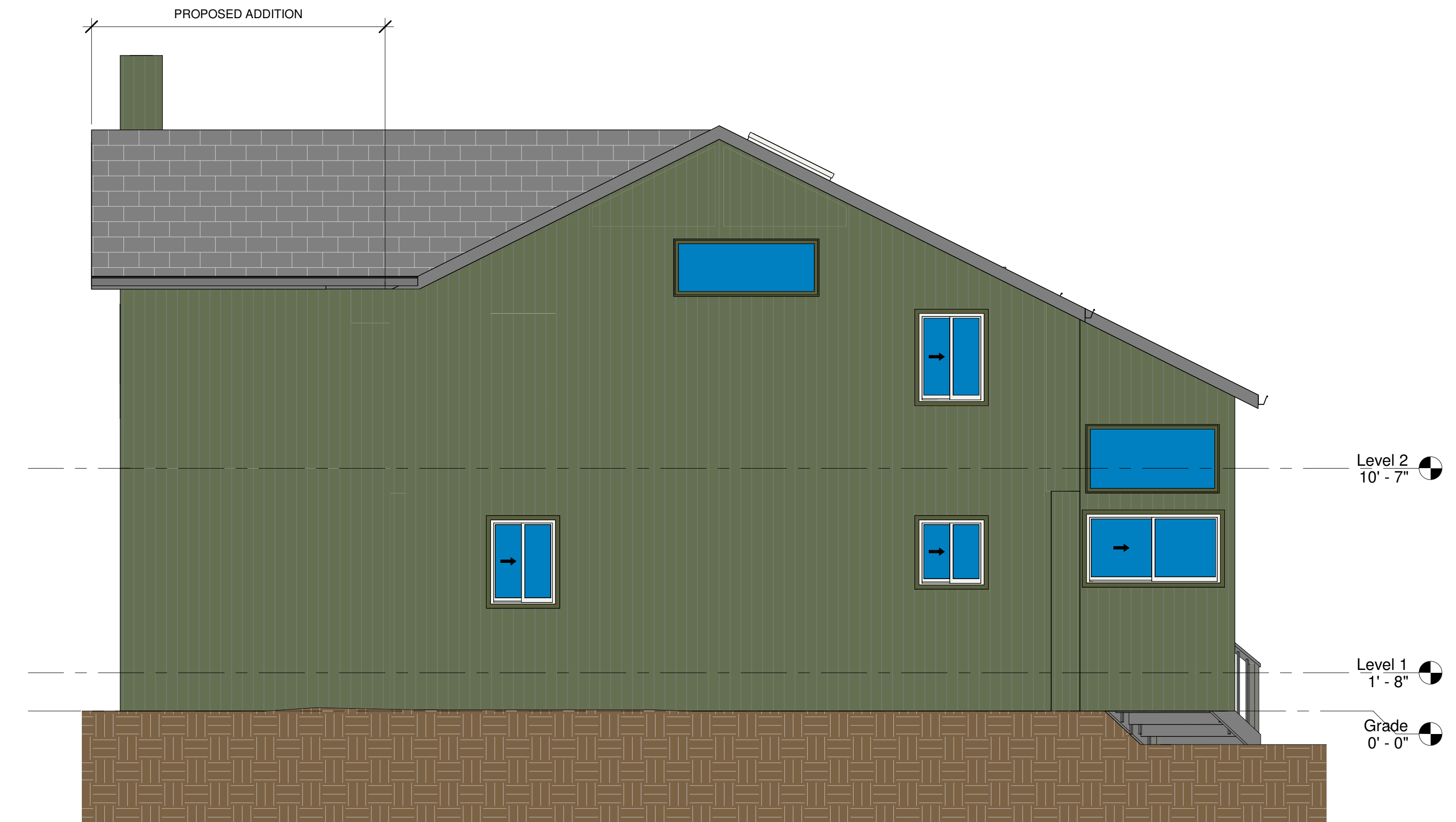
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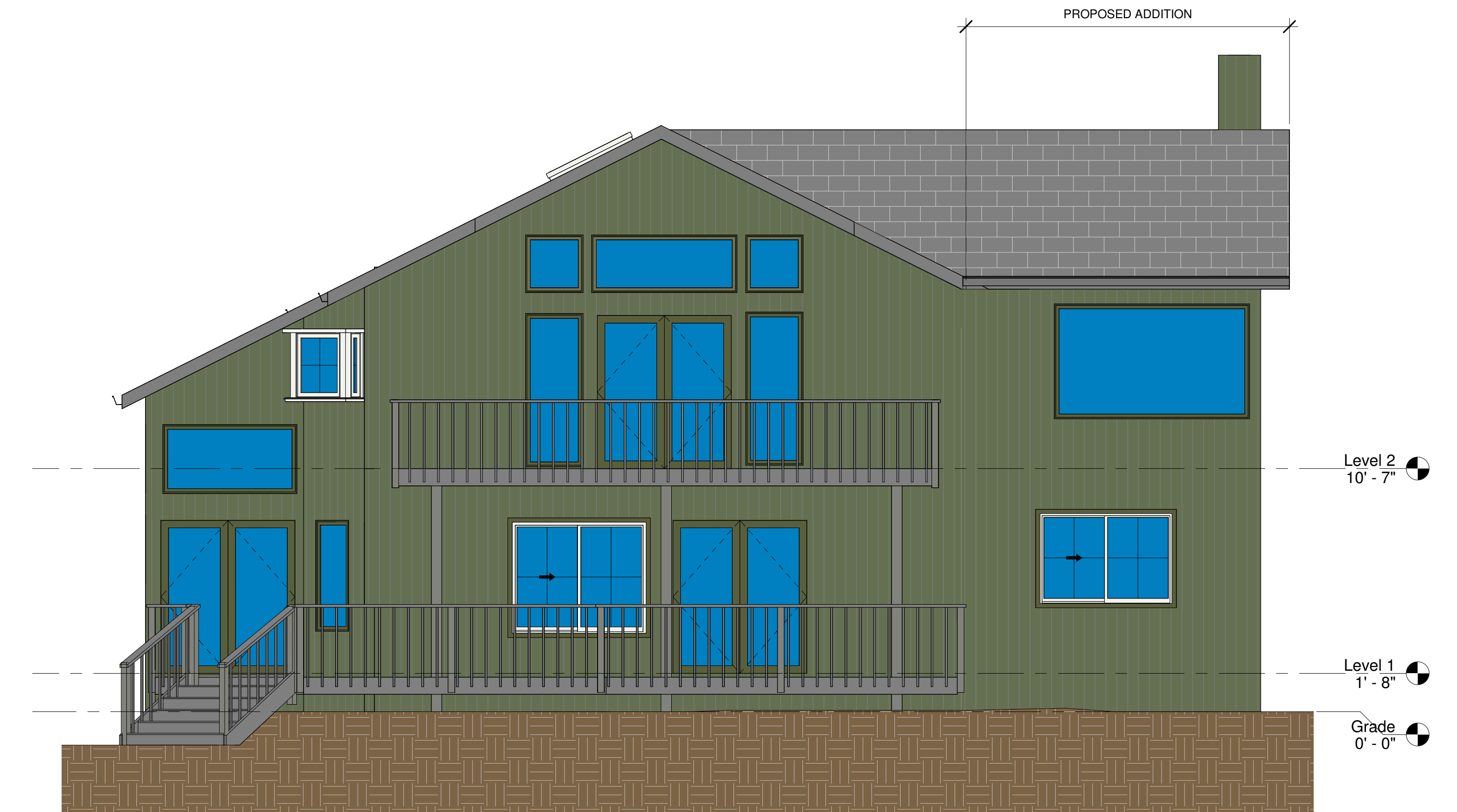
1 East Existing
1/4" = 1'-0"



3 East Proposed
1/4" = 1'-0"



2 West Existing
1/4" = 1'-0"



4 West Proposed
1/4" = 1'-0"

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Elevations East & West

Drawn by JM

Designed By: Colton Palmer

Date 4/24/24

Sheet:

A202

Scale 1/4" = 1'-0"

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