

PROJECT INFORMATION:

APN: 036-151-350
 ZONING: R-1/S-17/DR/CD
 OCCUPANCY GROUP: R-3
 TYPE OF CONSTRUCTION: V-B
 SPRINKLERS: NO
 PLN:
 BLD:

APPLICABLE CODES:

SAN MATEO COUNTY 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

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	6250							
LOT COVERAGE	1840	29.4	240	3.8	2080	33.3	2187.5	35.0
FLOOR AREA	GARAGE	399 SF			GARAGE	399 SF		
	LEVEL 1	1073 SF		339 SF	LEVEL 1	1412 SF		
	LEVEL 2	906 SF		65 SF	LEVEL 2	971 SF		
Total	2378	38.0	404	6.5	2782	44.5	3312.5	53.0

Sheet List - CD

Sheet Number	Sheet Name	Rev
A101	Cover Sheet	
A102	Site Plan Existing	
A103	Site Plan Proposed	
C1	BMP	
C2	Erosion Control Plan	
A104	Floor Plan Level 1	
A105	Floor Plan Level 2	
A106	Roof Plan	
A107	Area Plan	
A201	Elevations North & South	
A202	Elevations East	
A203	Elevations West	

SCOPE OF WORK:

- 404 SF ADDITION TO EXISTING HOUSE.
- INTERIOR REMODEL.

REVISIONS



Owner Information:
 Jennifer Sprankle
 jenny847@comcast.net
 (415) 374-0741

Proposed Addition
 840 Edison St.
 Montara, CA

Cover Sheet

Drawn by JM

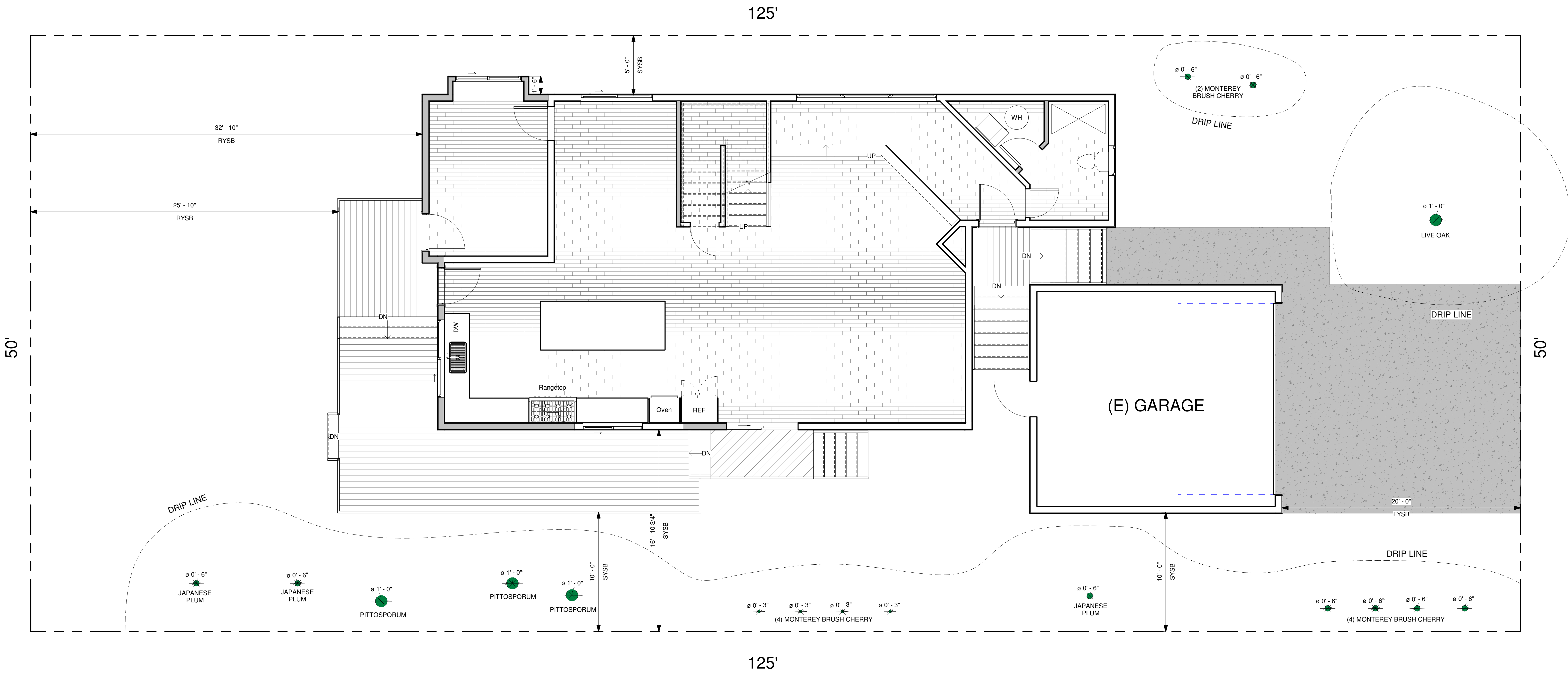
Designed By: Colton Palmer

Date 3/10/25

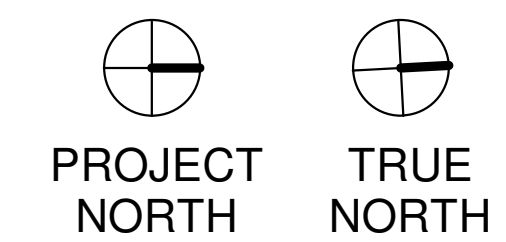
Sheet:

A101

Scale



SITE PLAN BASED ON EXISTING FENCES
BEING ON PROPERTY LINES



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

REVISIONS



Proposed Addition
840 Edison St.
Montara, CA

Site Plan Proposed

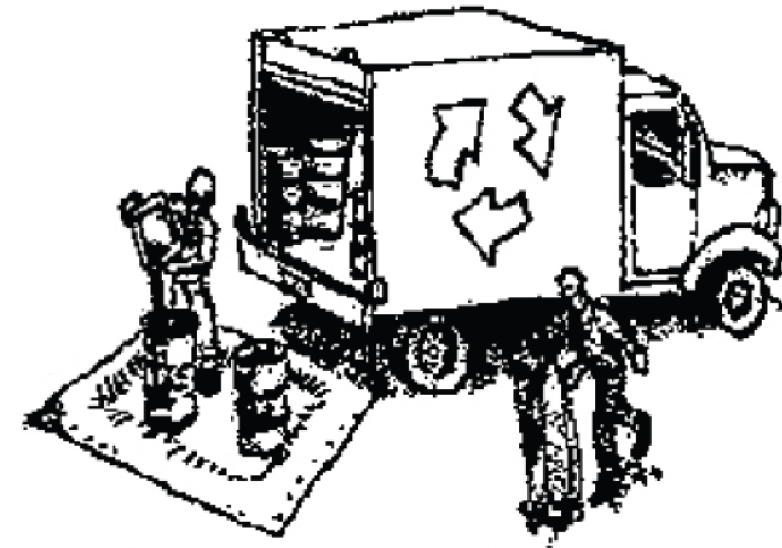
Drawn by JM
Designed By: Colton Palmer
Date 3/10/25

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Scale 1/4" = 1'-0"
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Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



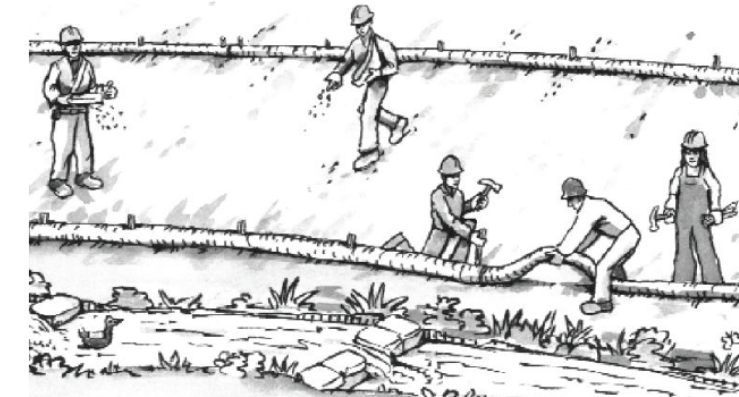
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

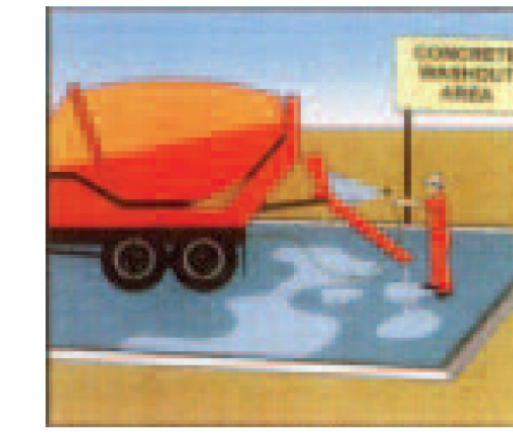


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



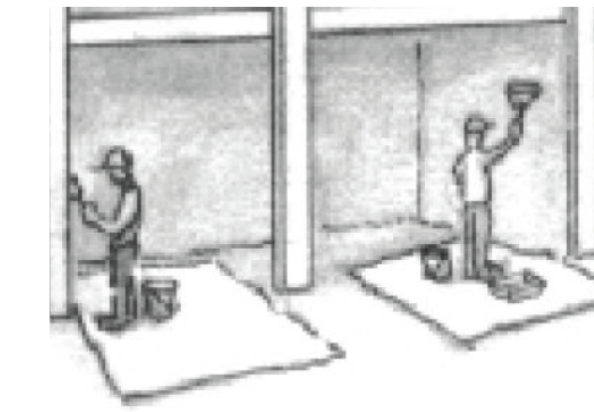
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

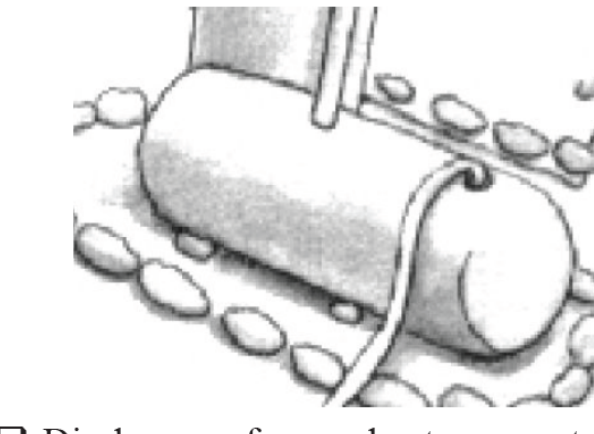
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

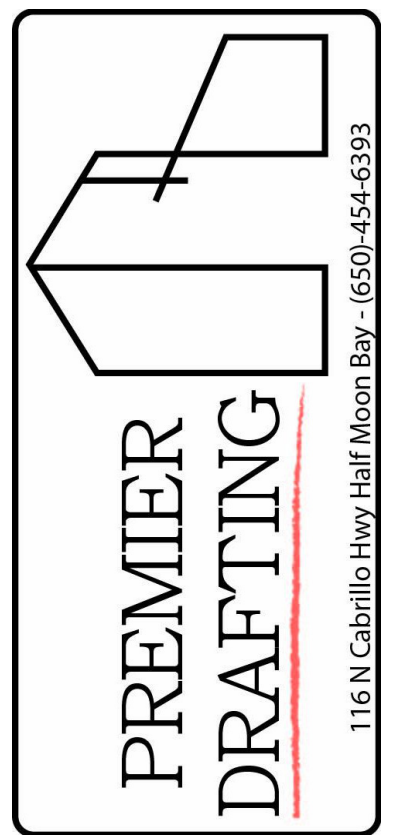
Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

REVISIONS



Owner Information:
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jemif947@comcast.net
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Proposed Addition
840 Edison St.
Montara, CA

BMP

Drawn by JM

Designed By: Colton Palmer

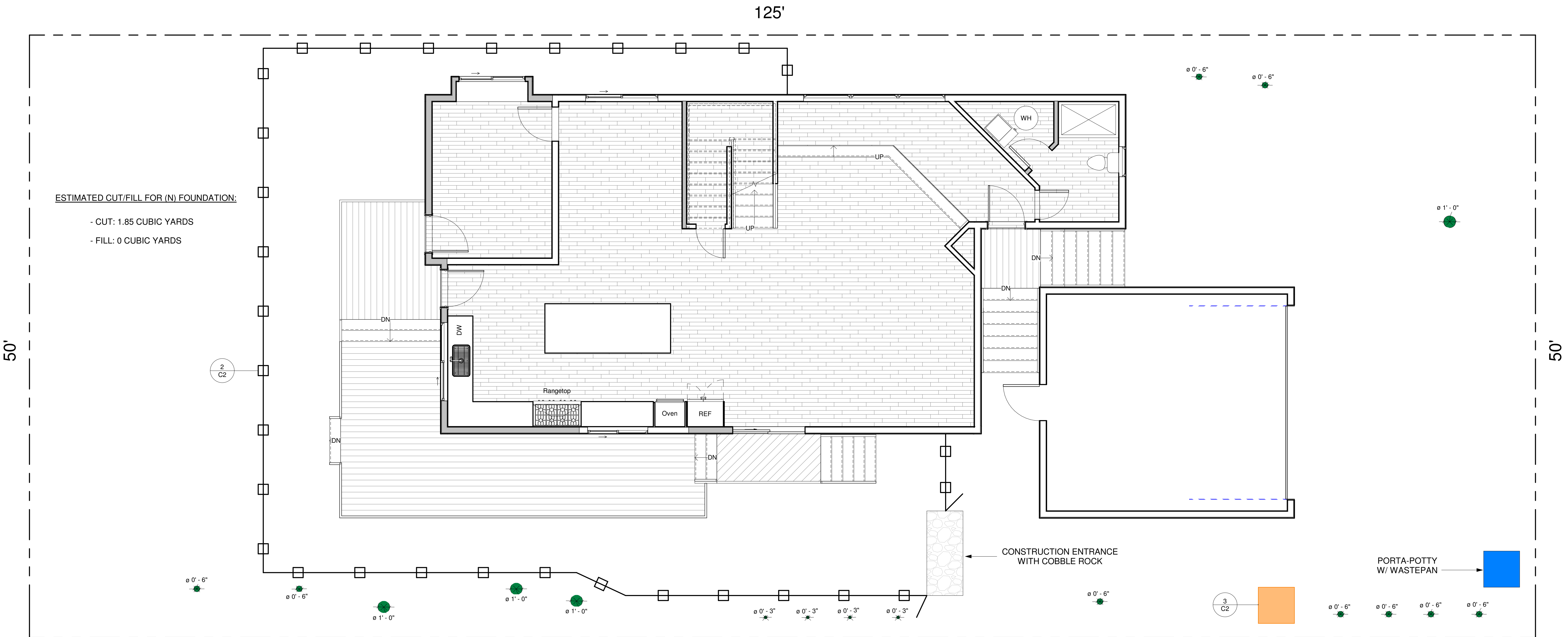
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ESTIMATED CUT/FILL FOR (N) FOUNDATION:
 - CUT: 1.85 CUBIC YARDS
 - FILL: 0 CUBIC YARDS

SITE PLAN BASED ON EXISTING FENCES
 BEING ON PROPERTY LINES

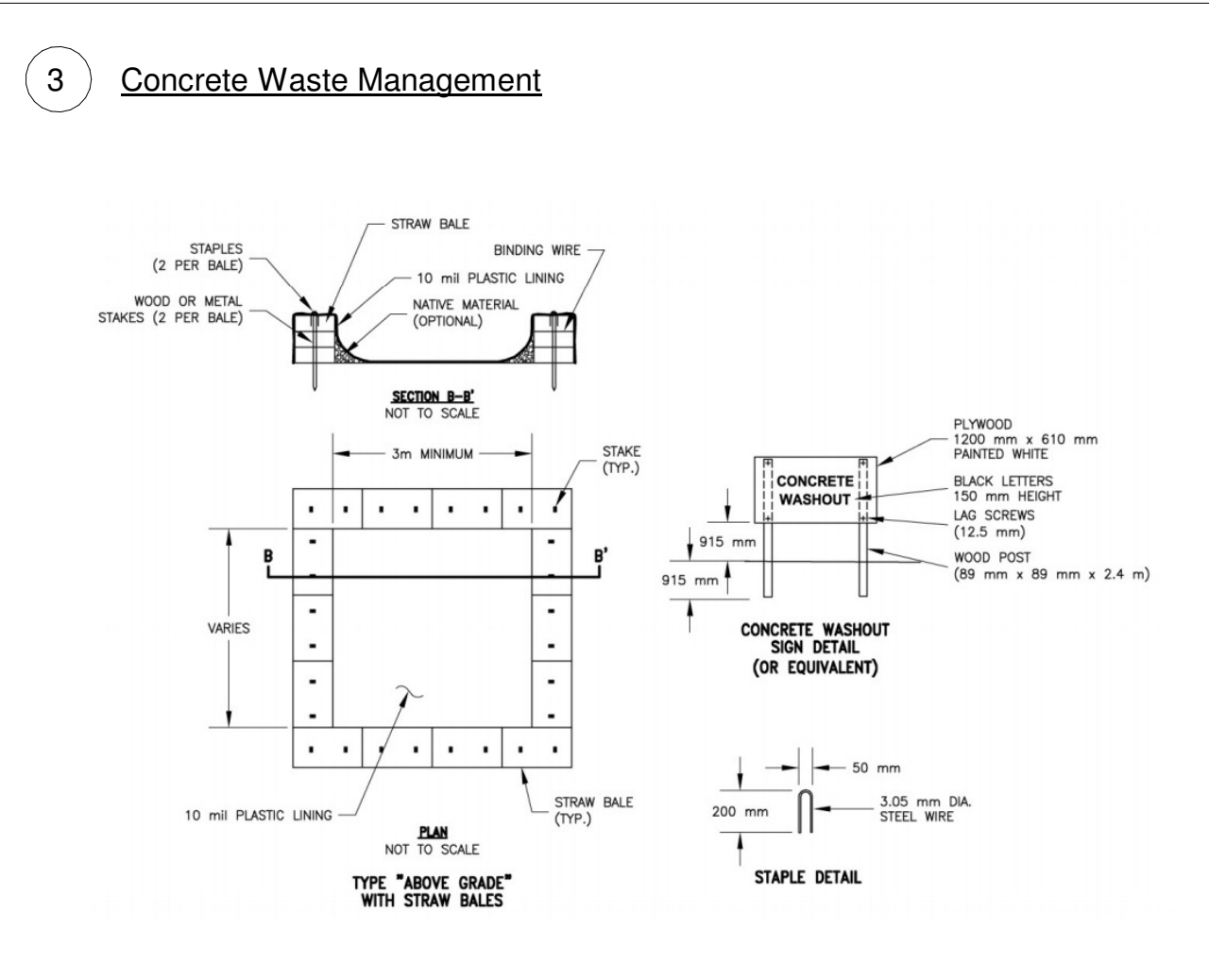
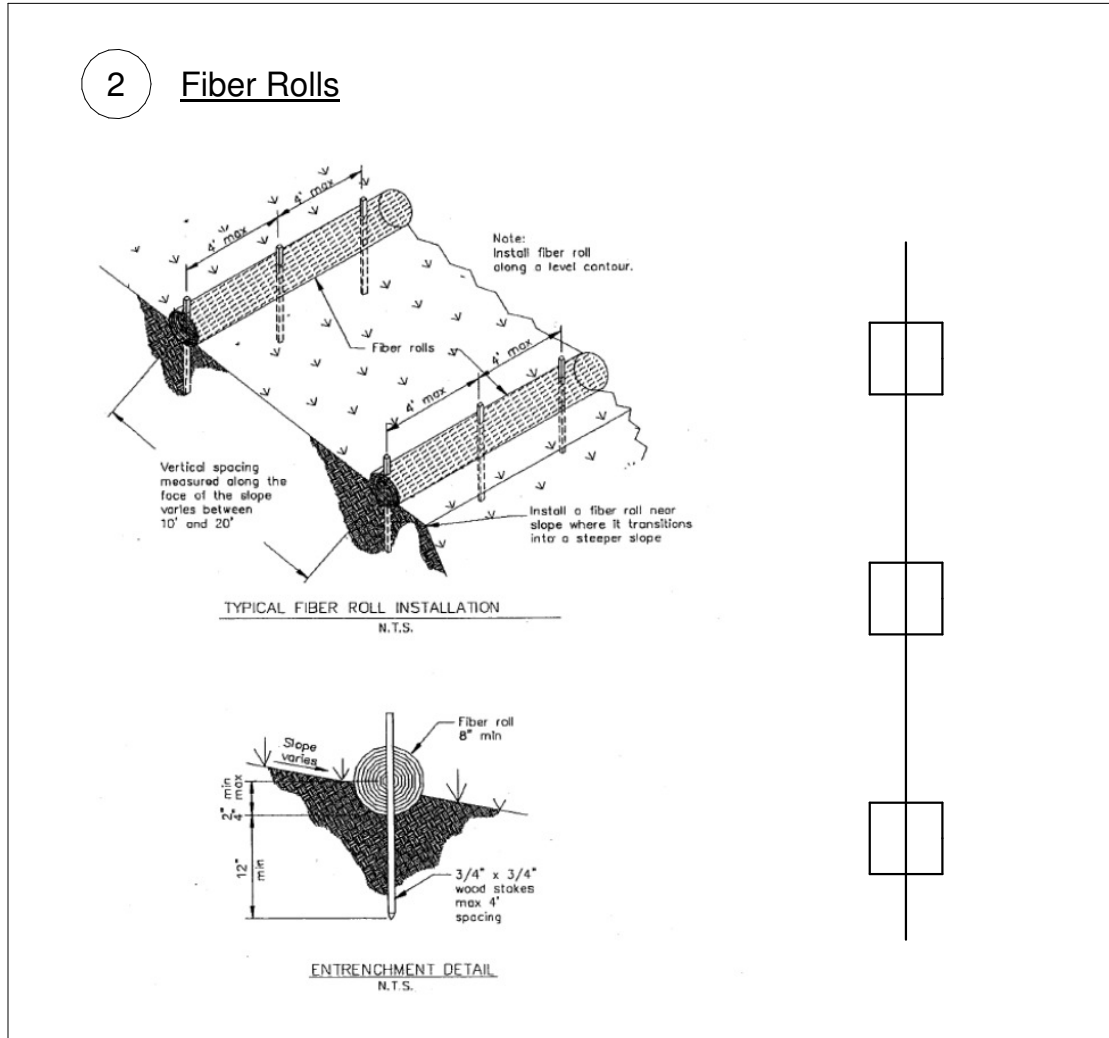
PROJECT NORTH TRUE NORTH

125'

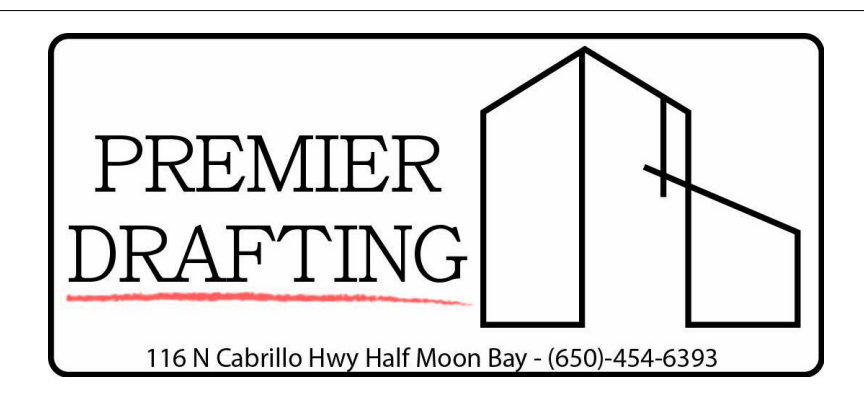
EROSION & SEDIMENT CONTROL NOTES:

- THERE WILL BE NO STOCKPILING OF SOIL. ALL EXCAVATED SOIL WILL BE HAULED OFF-SITE AS IT IS EXCAVATED.
- EARTH-MOVING AND CLEANING SHALL ONLY BE DONE DURING DRY WEATHER. ADEQUATE EROSION AND SEDIMENT CONTROL MUST BE INSTALLED BEFORE ANY EARTH MOVING ACTIVITIES OR CONSTRUCTION.
- EROSION CONTROL MATERIALS MUST BE ON-SITE DURING OFF SEASON.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR AROUND. STABILIZE ALL DENUEDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, MANAGE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORM WATER.
- CONTROL AND PREVENT THE DISCHARGE OF POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE: CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHOD.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS.
- THE AREAS DESIGNATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ECT., SHALL NOT BE ENLARGED OR "RUNOVER".
- DUST CONTROL IS REQUIRED YEAR-AROUND
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- THERE ARE NO TREES OR DRIPLINES IN THE BUILDING AREA.



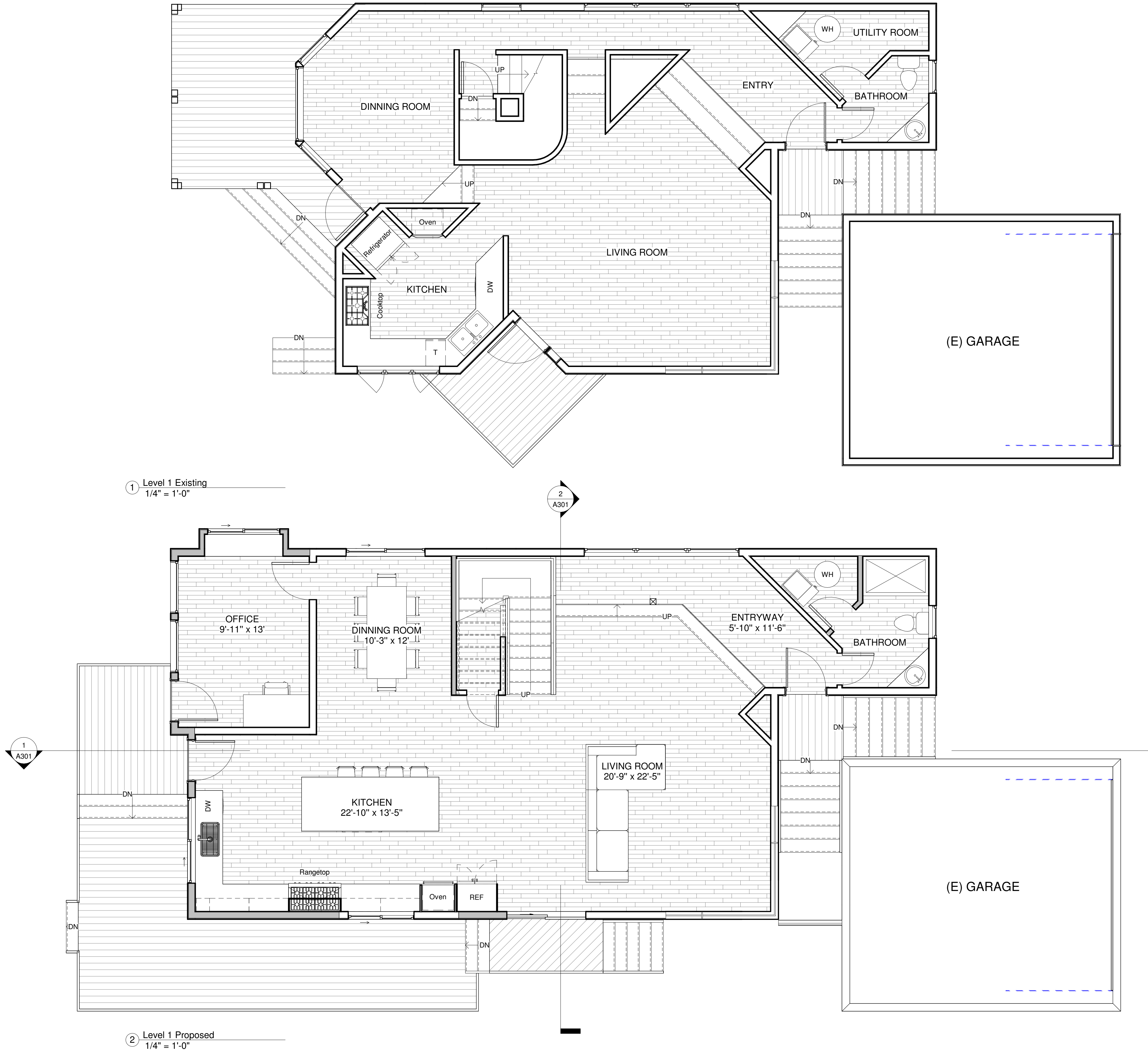
REVISIONS



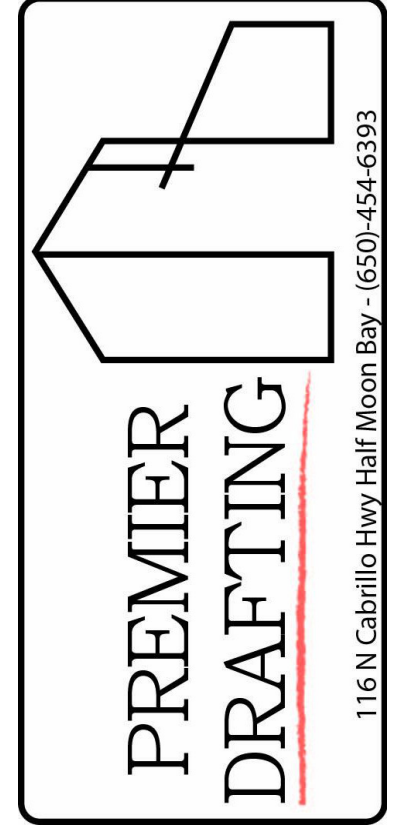
Proposed Addition
 840 Edison St.
 Montara, CA

Erosion Control Plan

Drawn by	JM	Sheet:	C2
Designed By:	Colton Palmer	Scale	As indicated
Date	3/10/25		3/10/2025 10:35:48 PM



REVISIONS



Owner Information:
 Jennifer Sprankle
 jenny247@comcast.net
 (415) 374 - 0741

Proposed Addition
 840 Edison St.
 Montara, CA

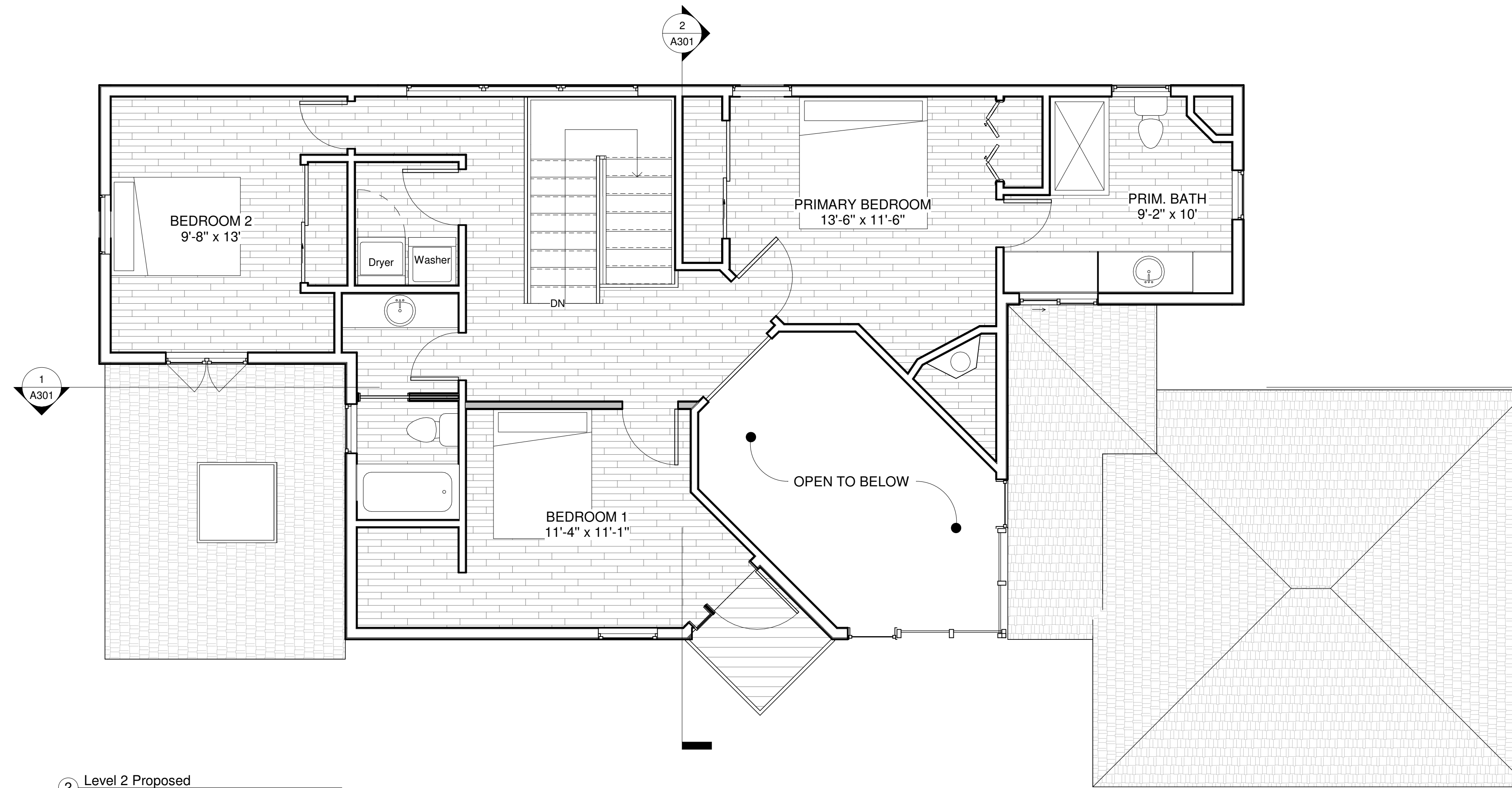
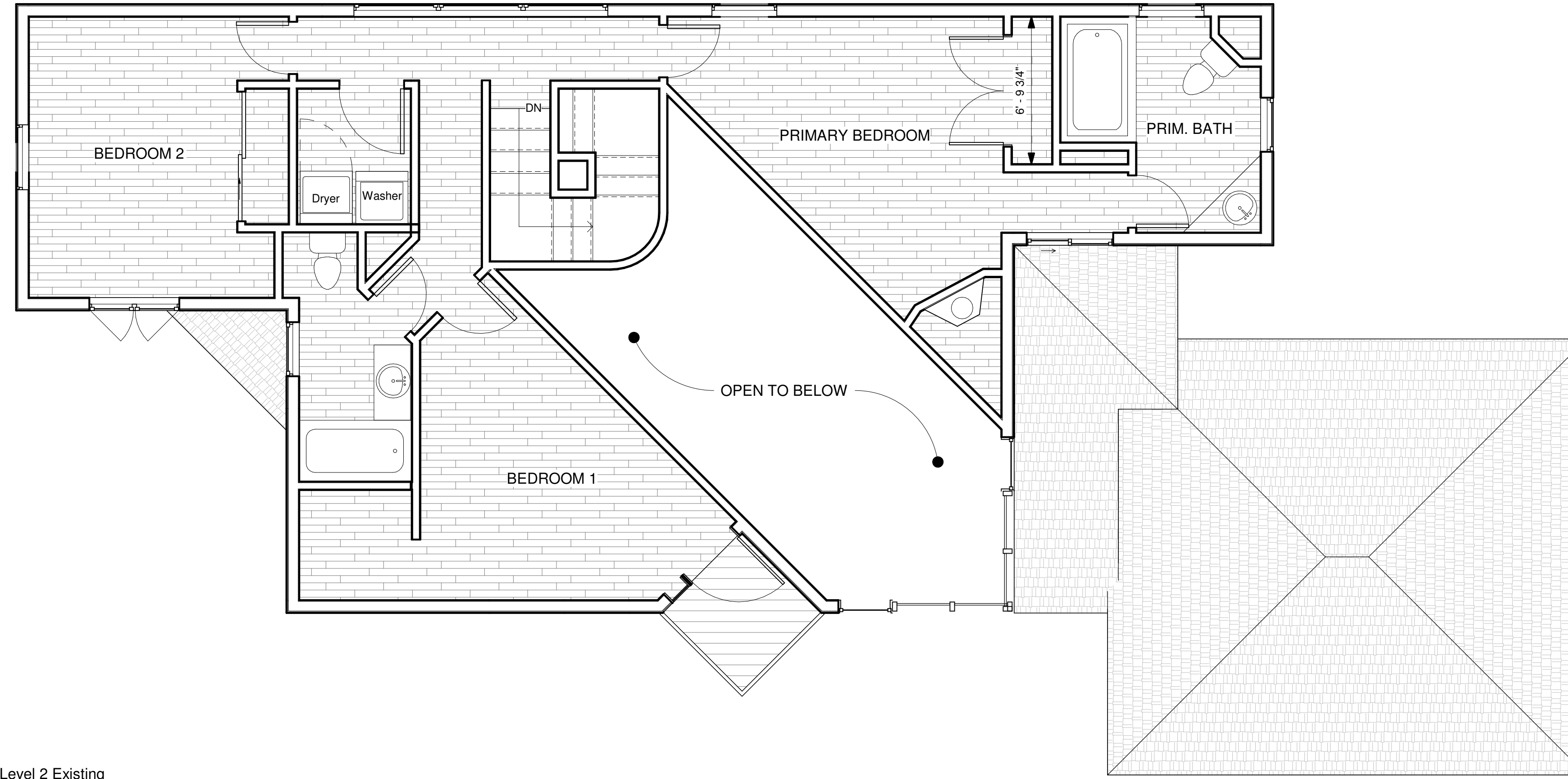
Floor Plan Level 1

Drawn by JM
 Designed By: Colton Palmer

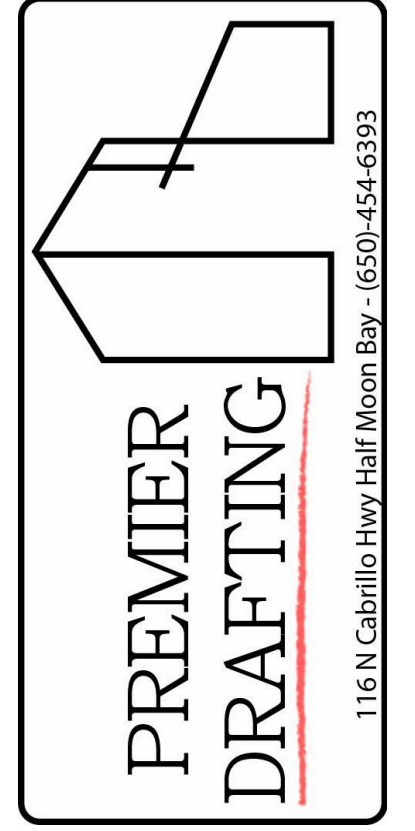
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Scale 1/4" = 1'-0"
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REVISIONS



Owner Information:
Jennifer Sprankle
jenny247@comcast.net
(415) 374 - 0741

Proposed Addition
840 Edison St.
Montara, CA

Floor Plan Level 2

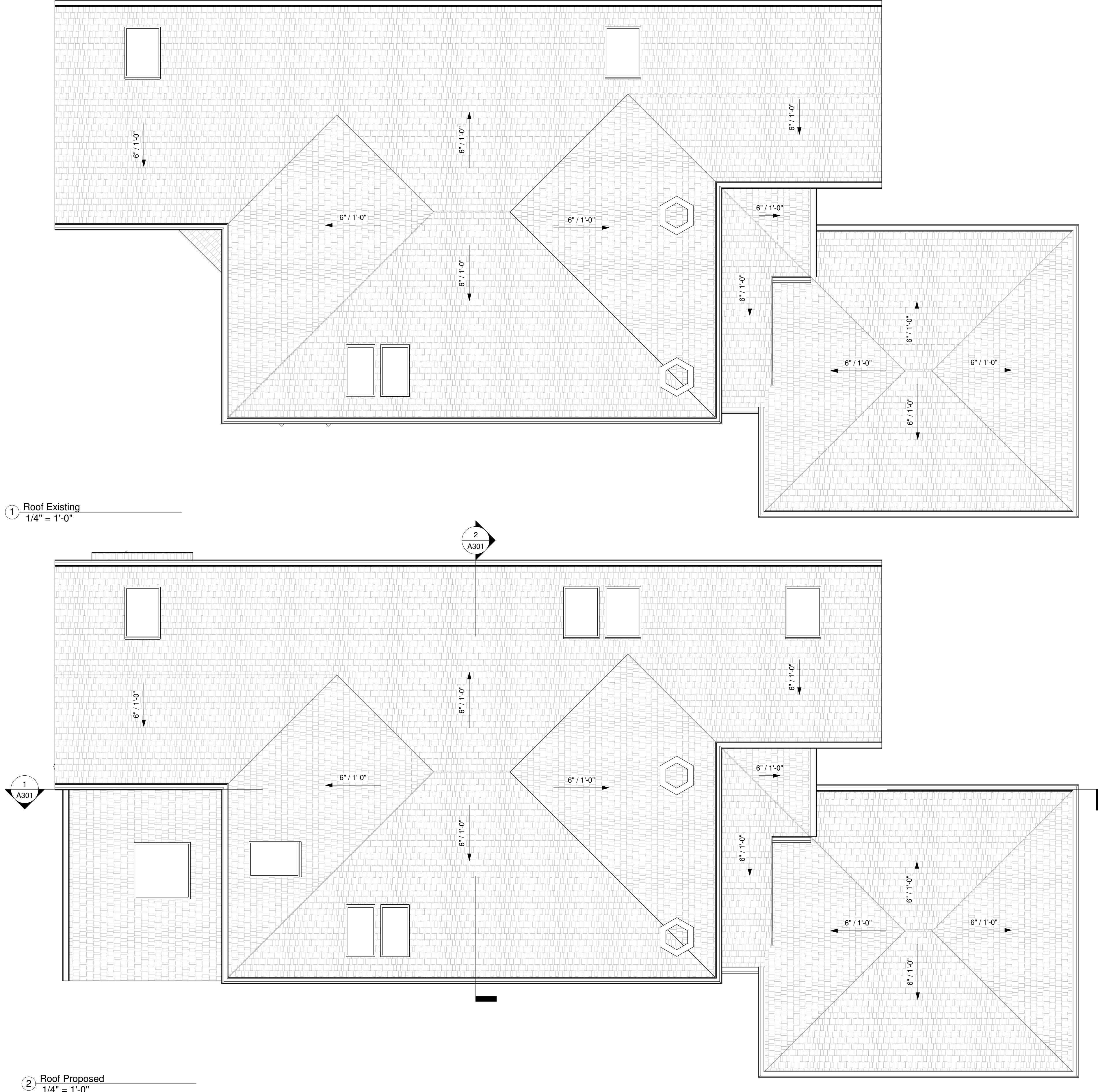
Drawn by JM

Designed By: Colton Palmer
Colton Palmer

Date 3/10/25

Sheet: **A105**

Scale 1/4" = 1'-0"



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

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

REVISIONS

PREMIER DRAFTING
 116 N. Cabrillo Hwy. Half Moon Bay - (650) 454-6393

Owner Information:
 Jennifer Sprankle
 jenny247@comcast.net
 (415) 374 - 0741

Proposed Addition
 840 Edison St.
 Montara, CA

Roof Plan

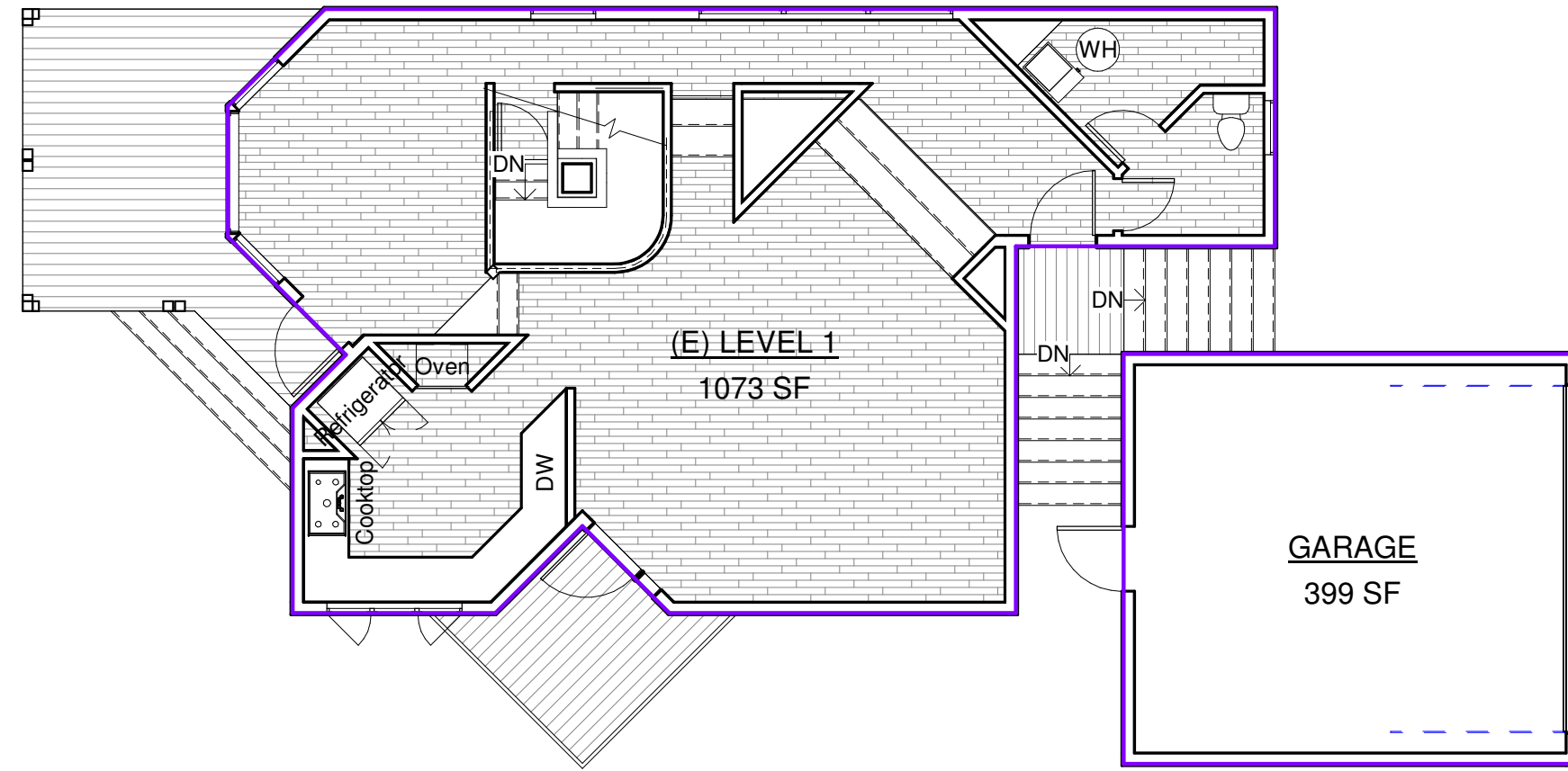
Drawn by JM

Designed By: Colton Palmer
Colton Palmer

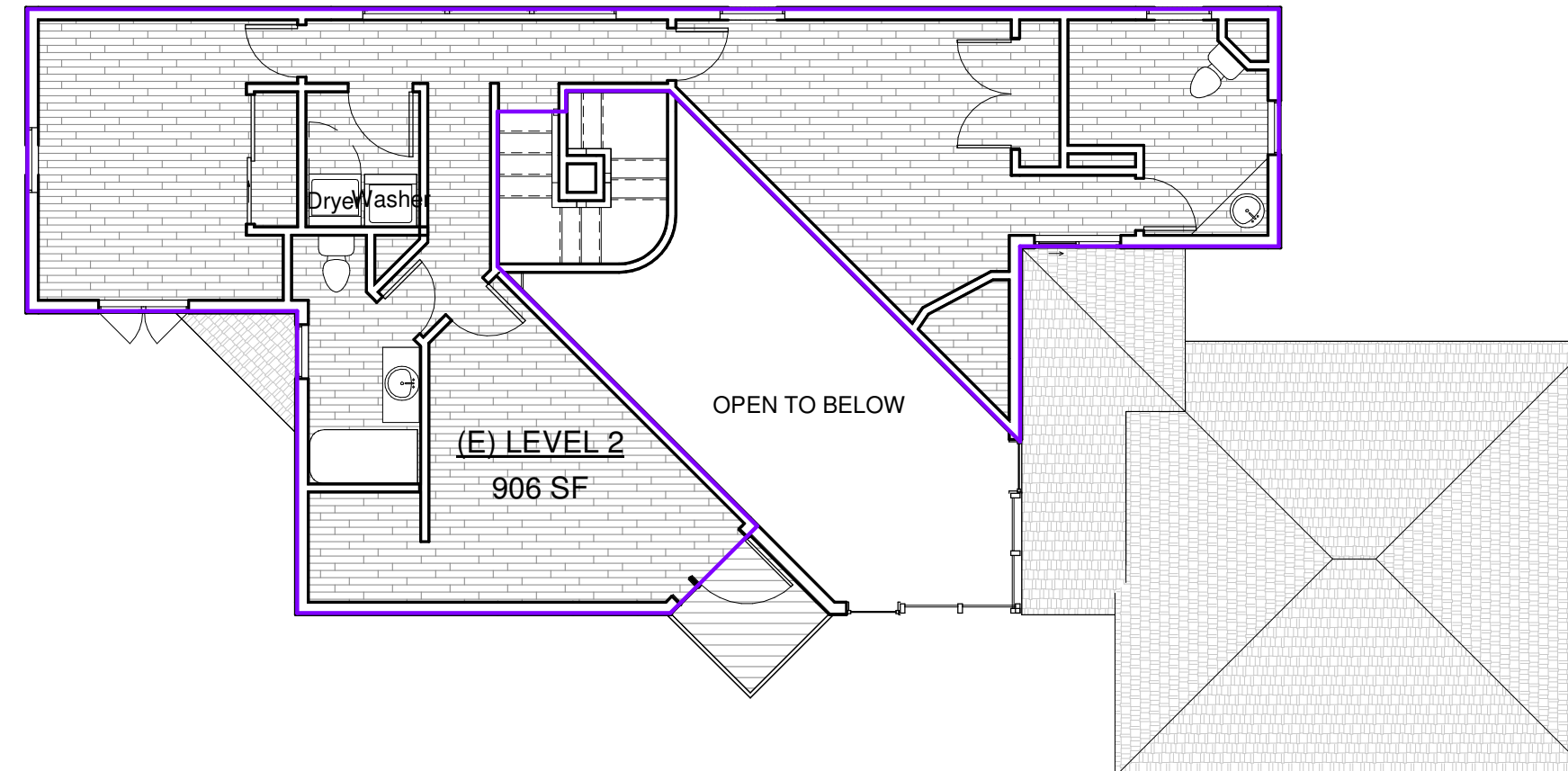
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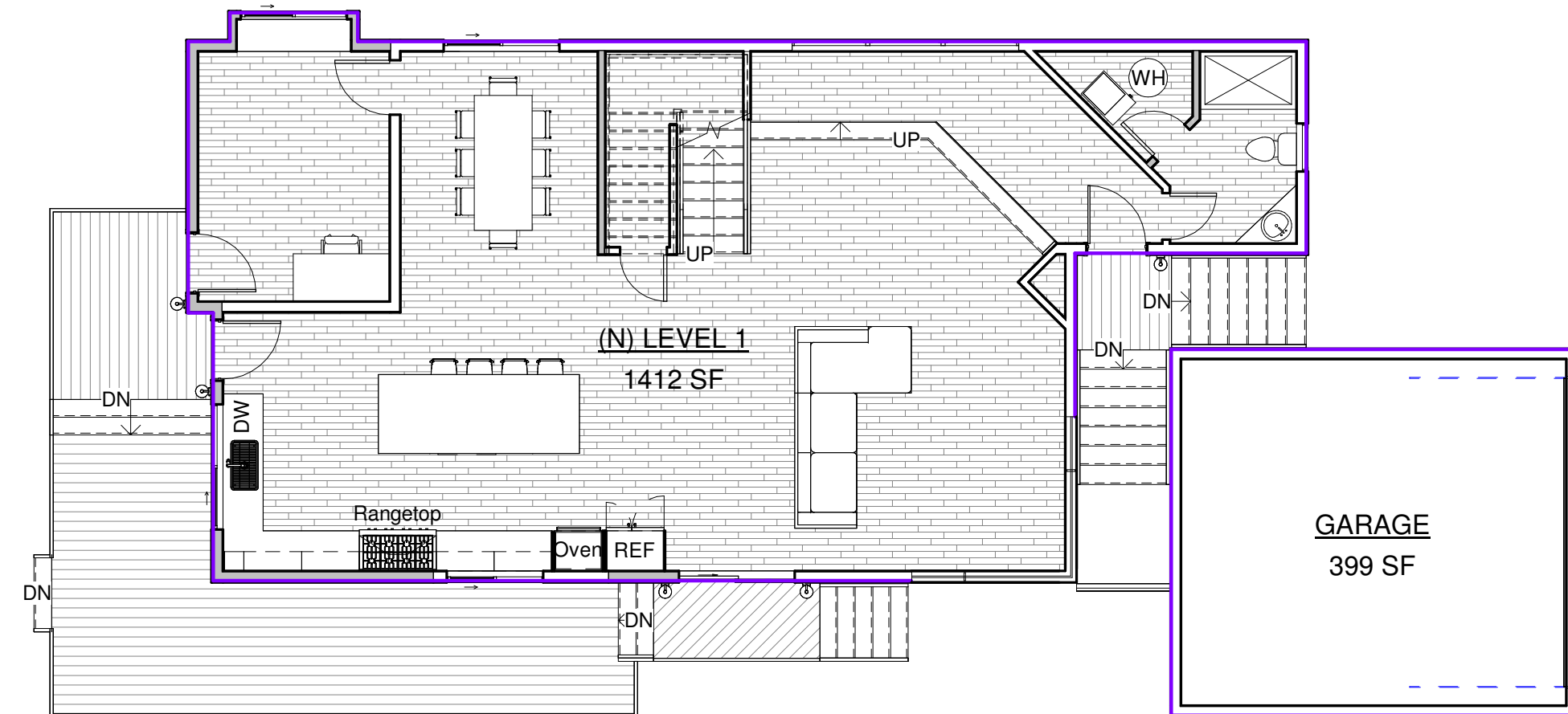
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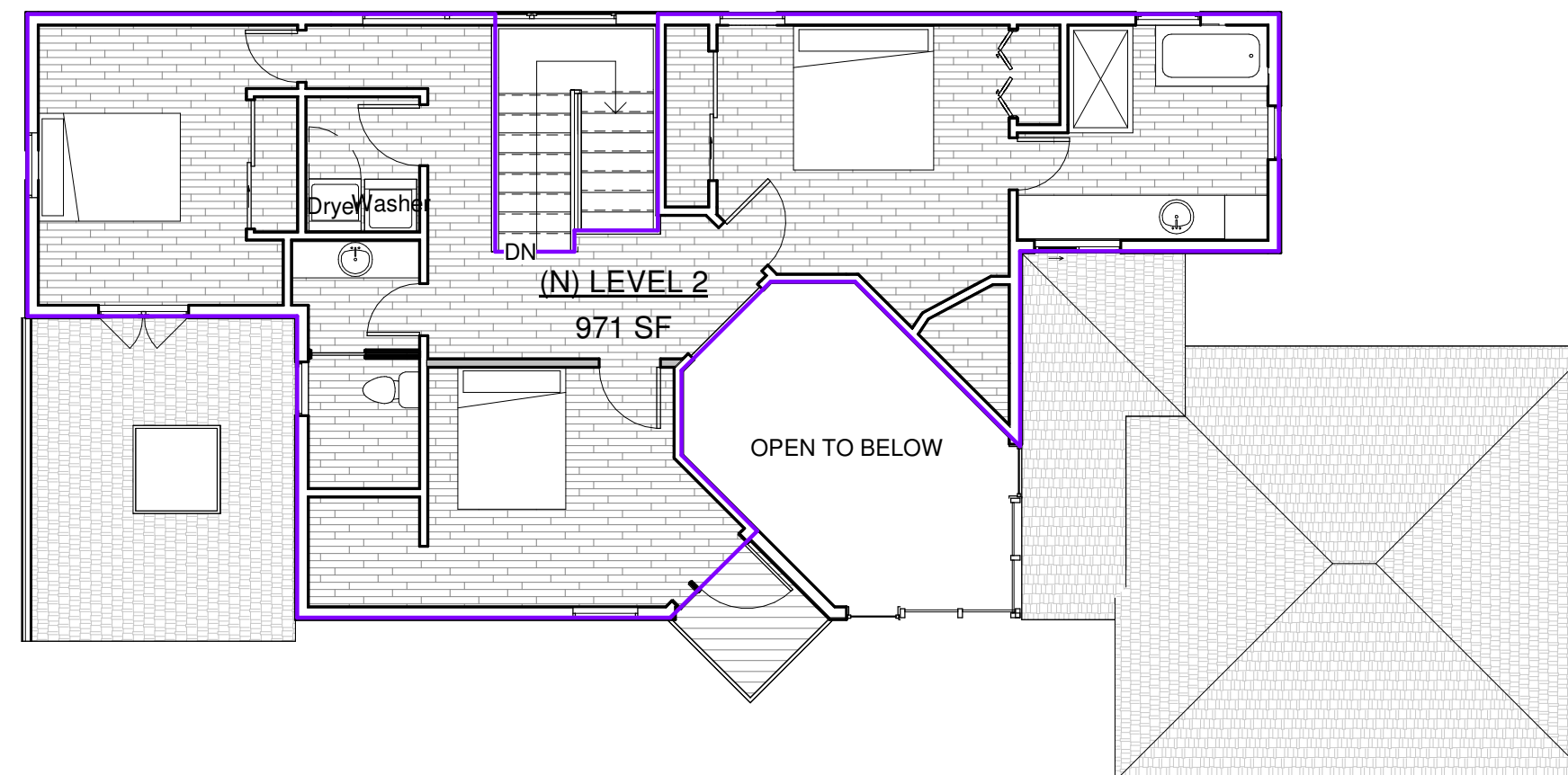
① Level 1 Existing
1/8" = 1'-0"



② Level 2 Existing
1/8" = 1'-0"



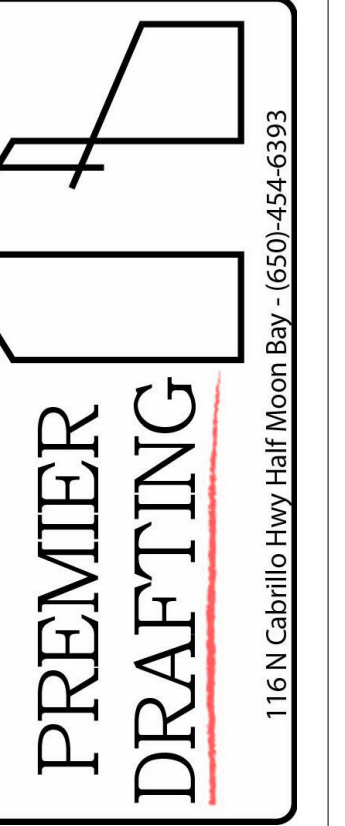
③ Level 1 Proposed
1/8" = 1'-0"



④ Level 2 Proposed
1/8" = 1'-0"

Level	Existing	Proposed	Added SF
Level 1	1472 SF	1811 SF	339 SF
Level 2	906 SF	971 SF	65 SF
Total	2378 SF	2782 SF	404 SF

REVISIONS



116 N. Cabrillo Hwy. Half Moon Bay - (650) 454-6393

Owner Information:
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jenny247@comcast.net
(415) 374-0741

Proposed Addition
840 Edison St.
Montara, CA

Area Plan

Drawn by JM

Designed By: Colton Palmer

Date 3/10/25

Sheet:

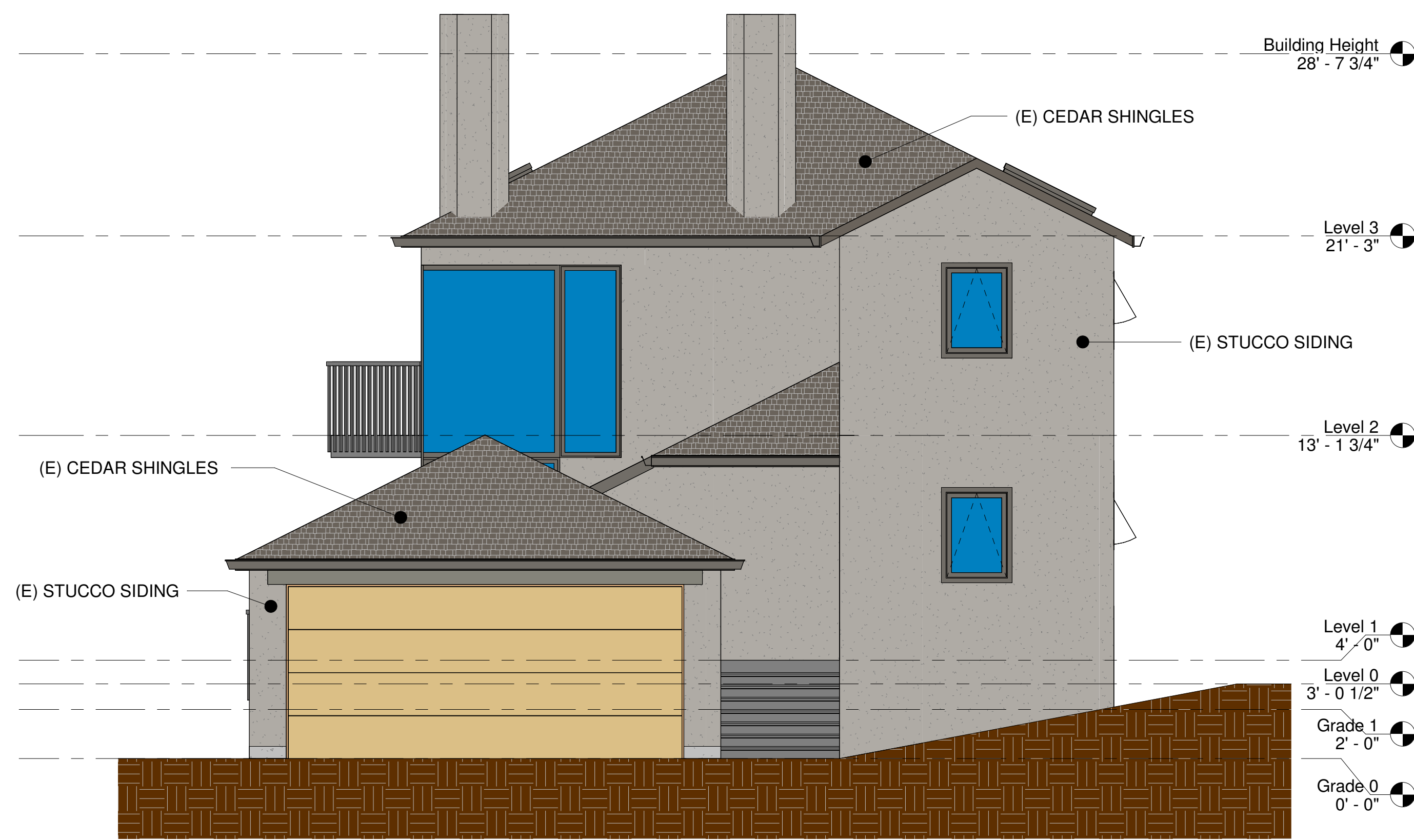
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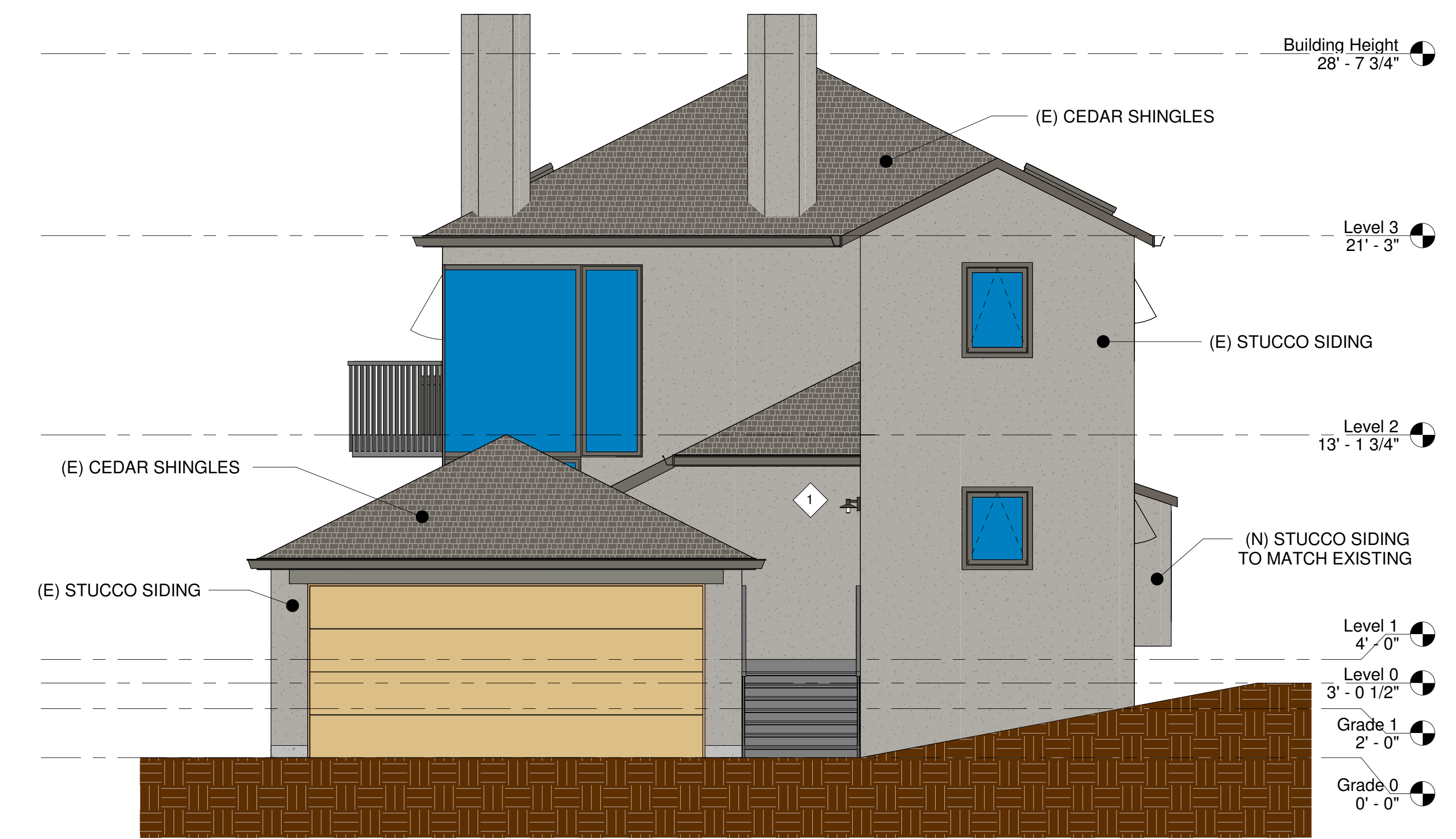
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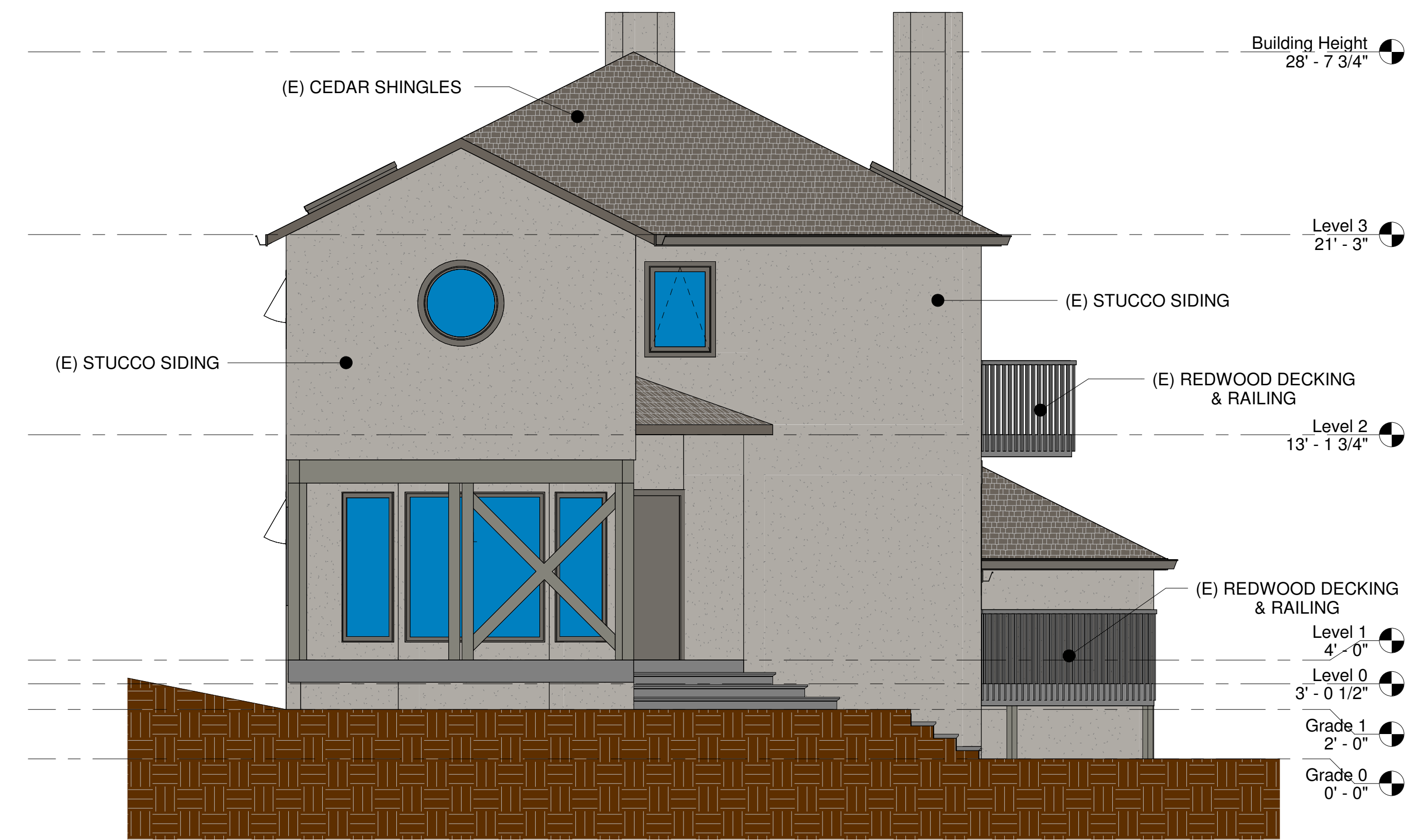
1 DARK SKY COMPLIANT LIGHTING



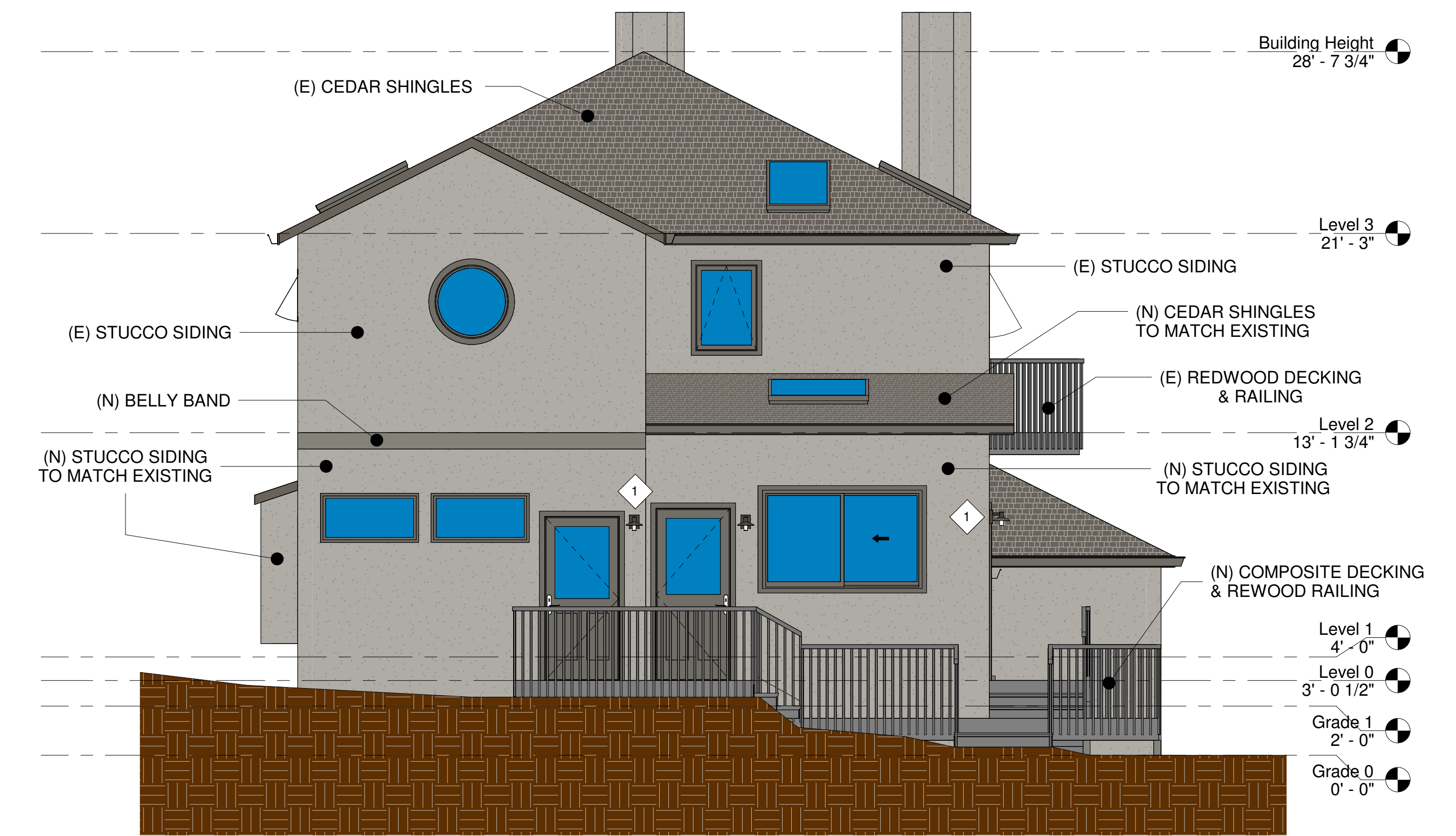
1 North Existing
1/4" = 1'-0"



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



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



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

REVISIONS



Owner Information:
 Jennifer Sprankle
 jenny847@comcast.net
 (415) 374-0741

Proposed Addition
 840 Edison St.
 Montara, CA

Elevations North &
 South

Drawn by JM

Designed By: Colton Palmer

Date 3/10/25

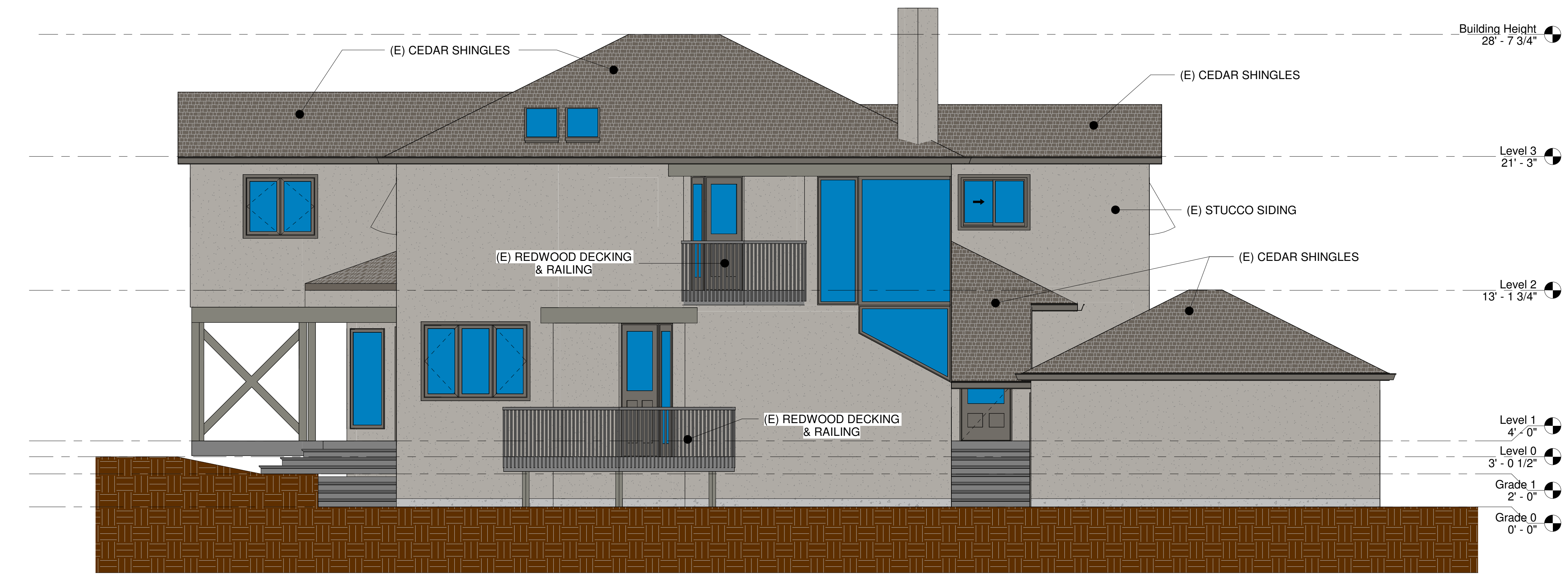
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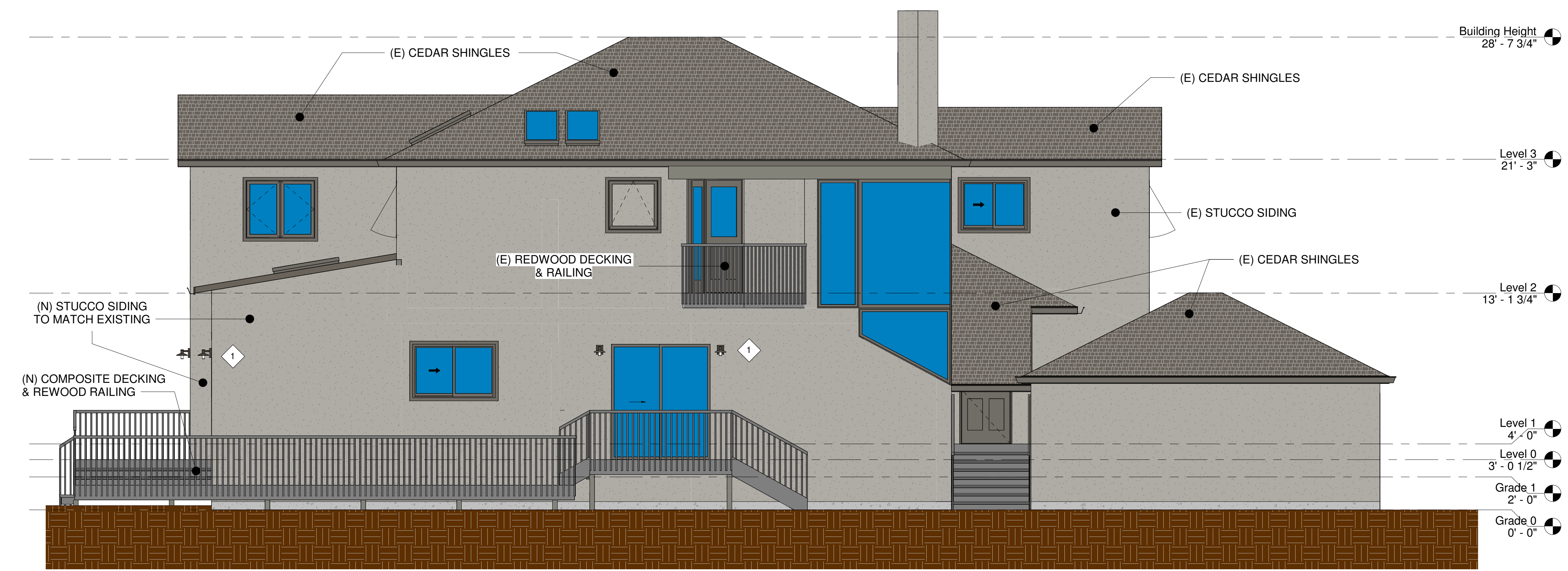
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1 East Existing
1/4" = 1'-0"



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



VISUAL COMFORT & CO
Ash 8 Outdoor Wall Sconce

PRODUCT OPTIONS SELECTED

LENS/FINISH
• Clear Cylinder / Charcoal

OUTPUT/COLOR TEMPERATURE
• High Output / 3000K - Soft White

OPTIONAL PERFORMANCE
• Light Only

SPECIFICATIONS

Dimensions:
Clear Lens:
• Overall: 10.5 in W x 9.9 in D x 6.5 in H

Clear Cylinder:
• Overall: 10.5 in W x 9.9 in D x 7.5 in H

Backplate: 4.7 in W x 1.6 in D x 6.5 in H
Lamp Type:
• LED

Bulbs:
Clear Lens:
• Low Output: 1 x 8W 120-277V 300 Lumens, 90CRI, 2700K or 3000K LED lamp
• High Output: 1 x 18W 120-277V 613 Lumens, 90CRI, 2700K or 3000K LED lamp

Clear Cylinder:
• Low Output: 1 x 8W 120-277V 515 Lumens, 90CRI, 2700K or 3000K LED lamp
• High Output: 1 x 18W 120-277V 1189 Lumens, 90CRI, 2700K or 3000K LED lamp

Listing:
• ETL
• Wet Rated
• Title 24
• Dark Sky (for Clear Lens only)

MATERIALS

Call us: 1-888-222-4410



NOTES

Prepared by:

Prepared for:

Project:

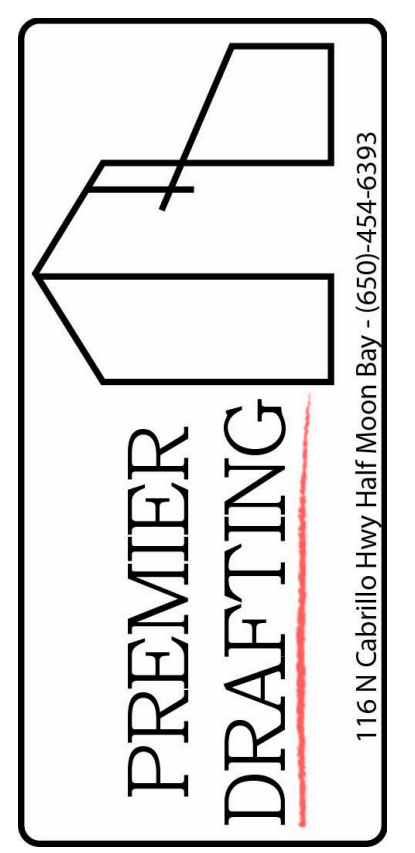
Room:

Placement:

Approval:

1 DARK SKY COMPLIANT LIGHTING

REVISIONS



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jenny@premierdrafting.com
(415) 374-0741

Proposed Addition
840 Edison St.
Montara, CA

Elevations East

Drawn by JM

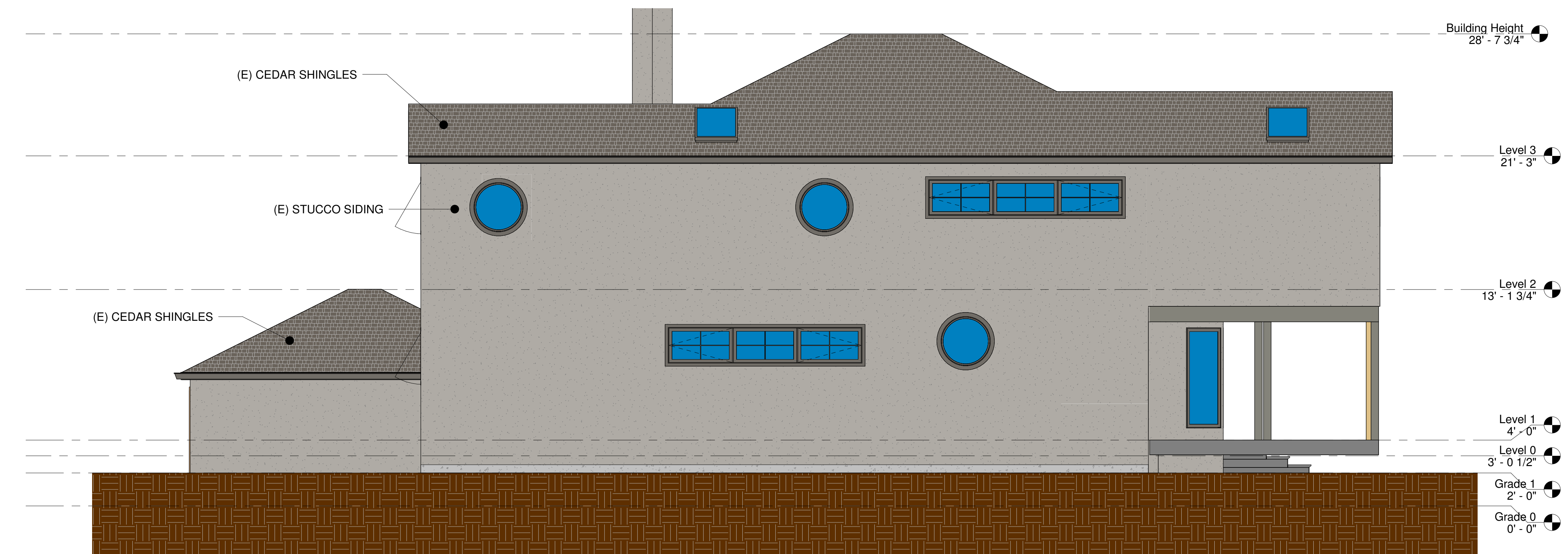
Designed By: Colton Palmer

Date 3/10/25

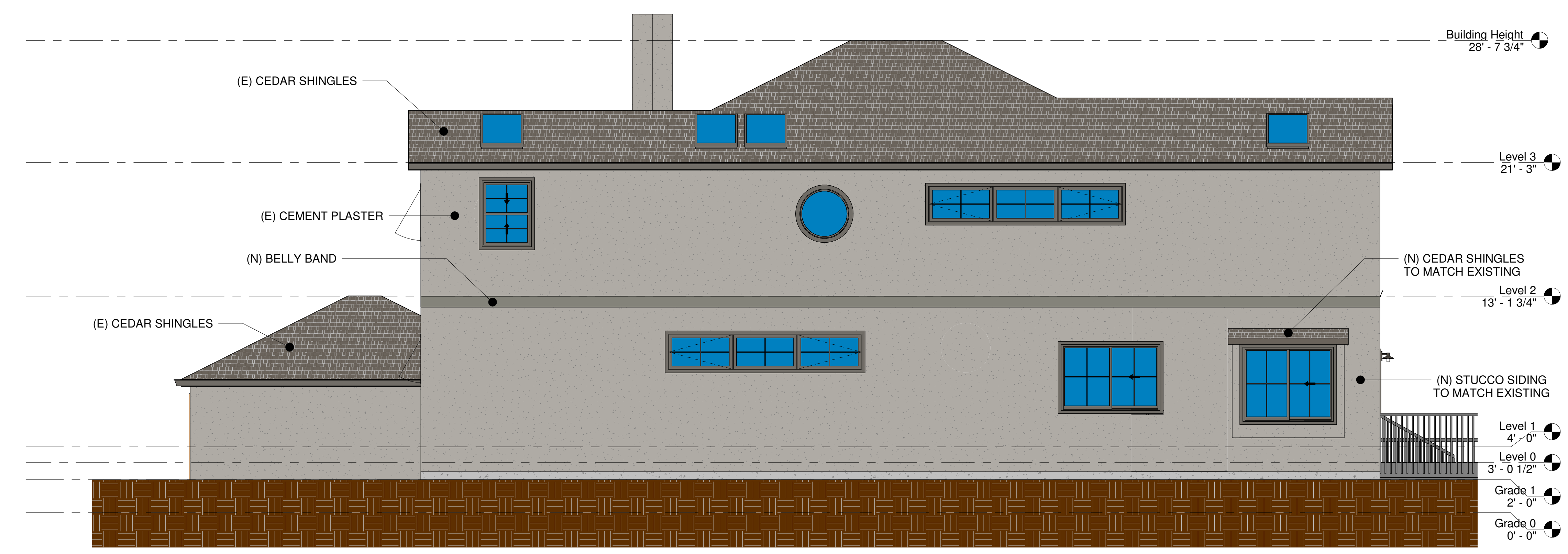
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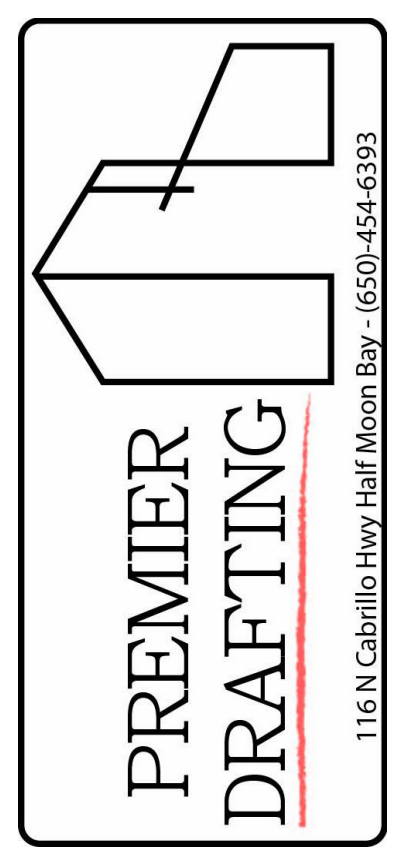


② West Existing
1/4" = 1'-0"



① West Proposed
1/4" = 1'-0"

REVISIONS



Owner Information:
Jennifer Sprankle
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Proposed Addition
840 Edison St.
Montara, CA

Elevations West

Drawn by JM

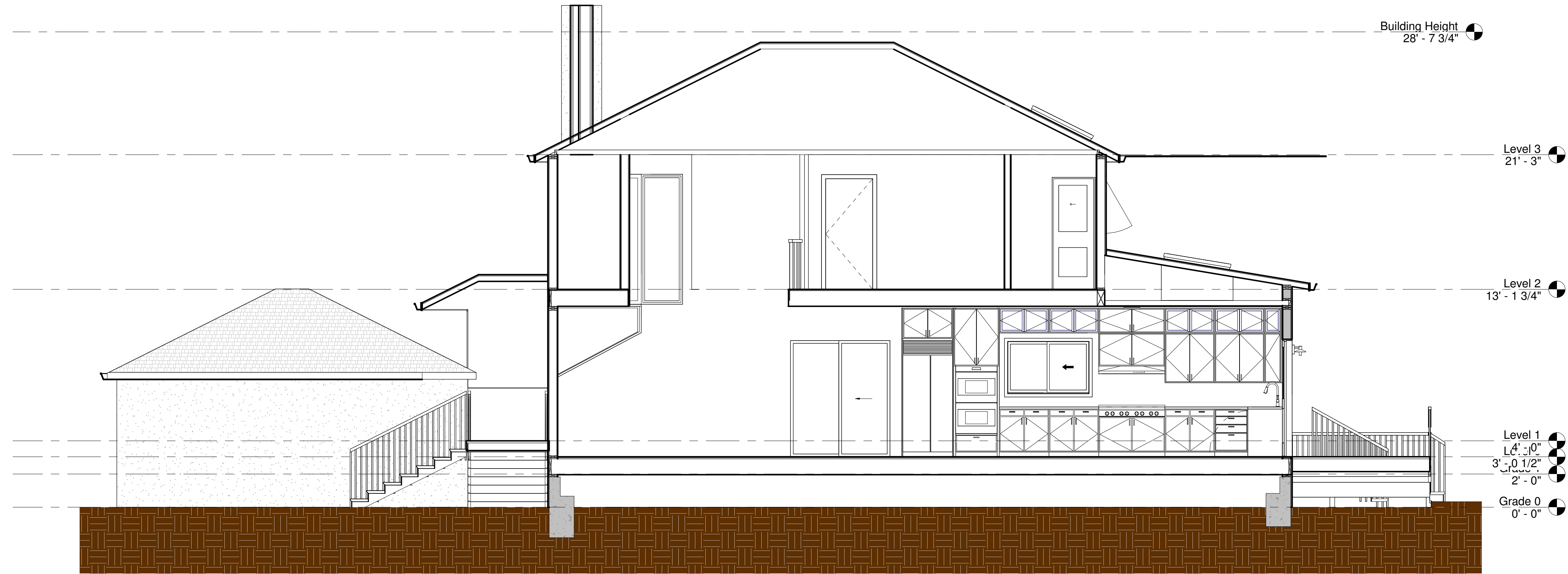
Designed By: Colton Palmer
Colton Palmer

Date 3/10/25

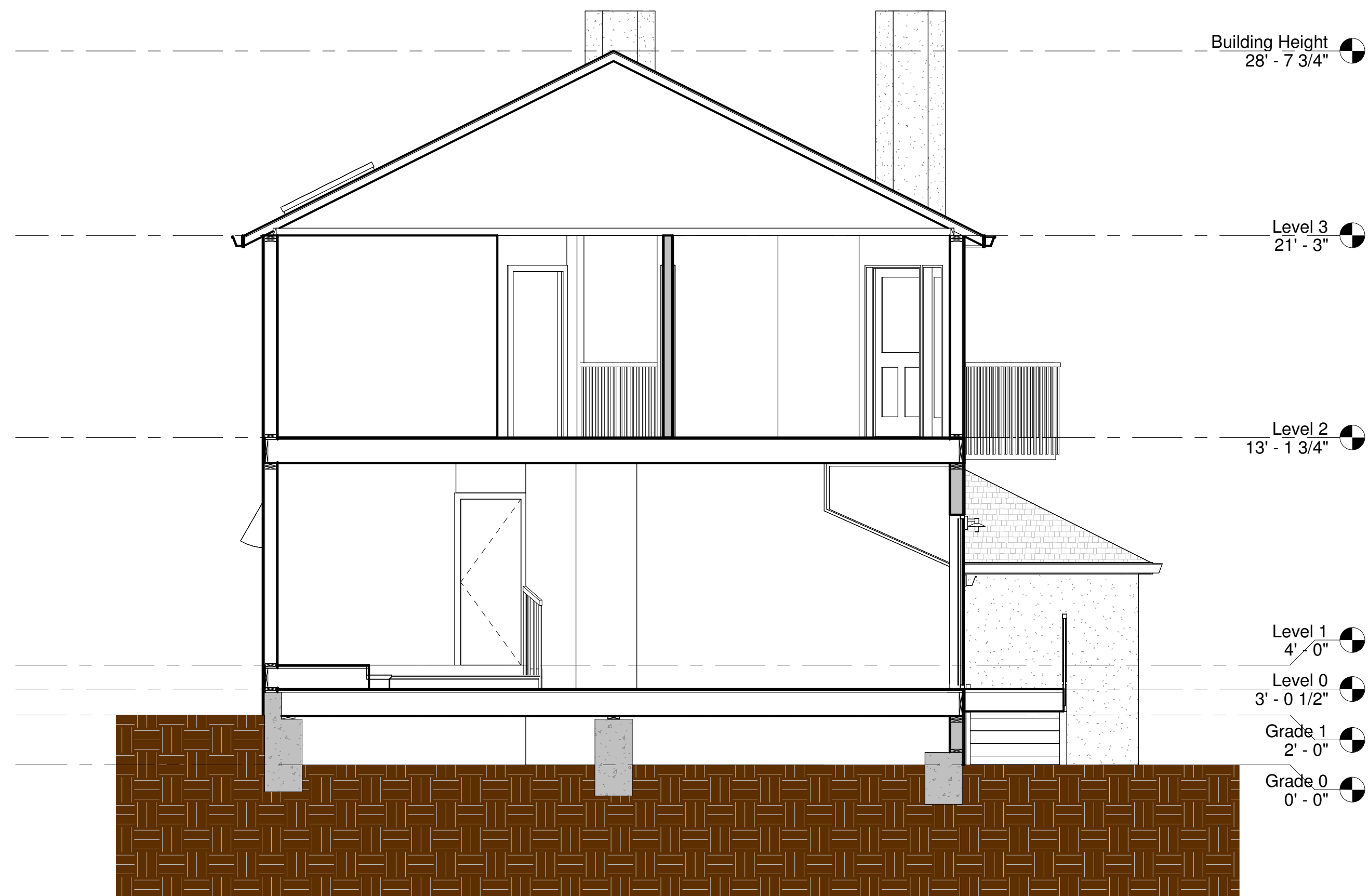
Sheet:
A203

Scale 1/4" = 1'-0"
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C:\Users\cpalm\OneDrive - Premier Drafting\PROJECTS\2023\840 Edison St Montana (Jemifer Sprankle)\Revit\12\12 840 Edison St.rvt

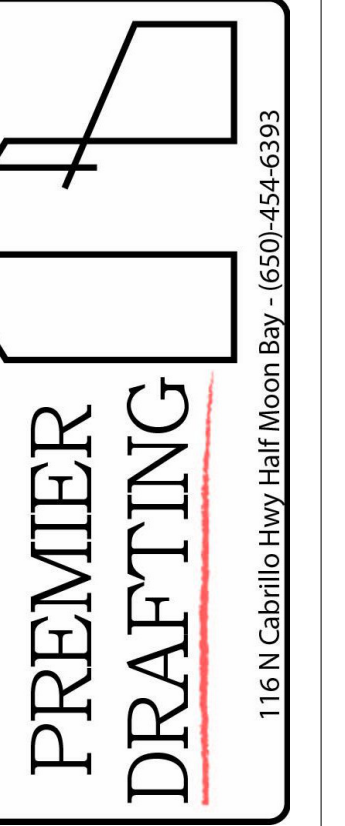


① Section 2
1/4" = 1'-0"



② Section 3
1/4" = 1'-0"

REVISIONS



Owner Information:
 Jemifer Sprankle
 jenny247@comcast.net
 (415) 374 - 0741

Proposed Addition
 840 Edison St.
 Montara, CA

Sectional Views

Drawn by JM

Designed By: Colton Palmer

Date 3/10/25

Sheet:

A301

Scale 1/4" = 1'-0"

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MATERIAL SAMPLES

(E) EXTERIOR SIDING MATERIAL:
 - STUCCO SIDING
 - COLOR: LIGHT BROWN



PROPOSED SIDING TO MATCH EXISTING

(E) EXTERIOR WINDOW TRIM AND FRAME MATERIAL:
 - BRAND: PELLA
 - ALLUMINUM
 - COLOR: BROWN



PROPOSED WINDOWS TO BE MILGARD VINYL WITH BLACK EXTERIOR FRAME AND WHITE INTERIOR FRAME

(E) GUTTER MATERIAL:
 - COPPER

(E) FASCIA & TRIM MATERIAL:
 - REDWOOD



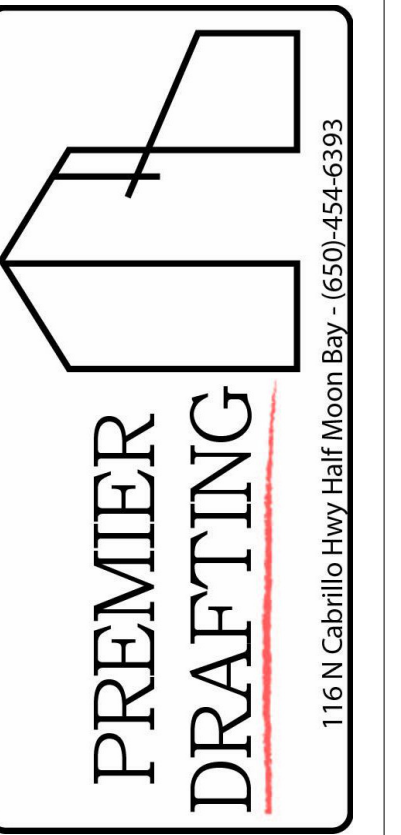
PROPOSED GUTTERS AND FASCIA/TRIM TO MATCH EXISTING

(E) ROOFING MATERIAL:
 - CEDAR SHINGLES



PROPOSED ROOFING TO MATCH EXISTING

REVISIONS

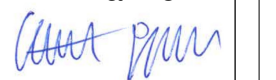


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 Jennifer Sprankle
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Proposed Addition
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 Montara, CA

Material Samples

Drawn by JM

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Date 3/10/25

Sheet:
A302

Scale

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