

0.08 0 0.04 0.08 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:2,533

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

March 31, 2017

**PROJECT FILE**

David Hirzel  
PO Box 1808  
Pacifica, CA 94044

Dear Mr. Hirzel:

Subject: **LETTER OF DECISION**  
File Number: PLN2015-00400  
Location: 171 Second Street, unincorporated Montara  
APNs: 036-042-210 and 036-042-130

On March 22, 2017, the San Mateo County Planning Commission considered a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, and Merger, pursuant to Section 7010 of the Subdivision Regulations, to allow construction of an 819 sq. ft. two-story addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. 3-car garage, located on two legal 5,000 sq. ft. parcels at 171 Second Street in the unincorporated Montara area of San Mateo County. The two project parcels will be merged into one 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. One (1) Cypress tree is proposed for removal. The Coastal Development Permit is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit, Design Review Permit, and Merger, County File Number PLN2015-00400, based on and subject to the required findings and conditions of approval listed in Attachment A.

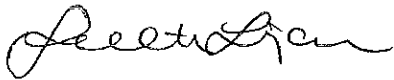
Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on April 5, 2017.**

The approval of this project is also appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Ruemel Panglao, Project Planner at Telephone 650/363-4582 or Email: [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org).



Sincerely,



Janneth Lujan  
Planning Commission Secretary

cc: Department of Public Works  
County Geologist  
Environmental Health Department  
Building Inspection Department  
California Coastal Commission  
City of Half Moon Bay, Planning Director  
Coastside Fire Protection District  
Montara Water District  
Mr. Godfrey Watson  
MidCoast Community Council

Attachment A

County of San Mateo  
Planning and Building Department

**FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2015-00400

Hearing Date: March 22, 2017

Prepared By: Ruemel Panglao  
Project Planner

Adopted By: Planning Commission

**FINDINGS**

Regarding the Environmental Review, Found:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1(e), relating to additions to existing structures.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding visual resources and compliance with design review standards and findings.

Regarding the Design Review, Found:

3. That based on the findings made by the Coastside Design Review Committee at its meeting of December 8, 2016, the project is in compliance with applicable Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; and uses downward-directed exterior lighting fixtures.

**CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 22, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increments with

submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall include the project approval letter including all conditions of approval on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of the proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.

- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
  7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
  8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
  9. No site disturbance shall occur, including any tree and vegetation removal or grading, until a building permit has been issued.
  10. To reduce the impact of construction activities on neighboring properties, comply with the following:
    - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The

- applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Second Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Second Street. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
  12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
  13. A minimum of one (1) 15-gallon native tree shall be planted on-site. The type and location of the tree shall be indicated on plan submitted at the building permit stage, and shall be subject to the review and approval of the Community Development Director.
  14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
    - a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contraindicated by a soil test).
    - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
    - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
    - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
    - e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor, irrigation controller programming data will not be lost due to an interruption in the primary power source, and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
  15. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:

- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
  - b. Isolate tree protection zones using 5 feet tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
  - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
  - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
  - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
  - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2x4 boards in concentric layers to a height of eight feet; and
  - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
16. A Pre-Site Inspection to verify tree protection and erosion control is required prior to issuance of Building Permits for demolition and for the addition.

#### Building Inspection Section

17. The applicant shall apply for a building permit.

#### Montara Water and Sanitary District

18. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.

#### Coastside Fire Protection District

19. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District (CFPD). Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
20. Any chimney(s) shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.

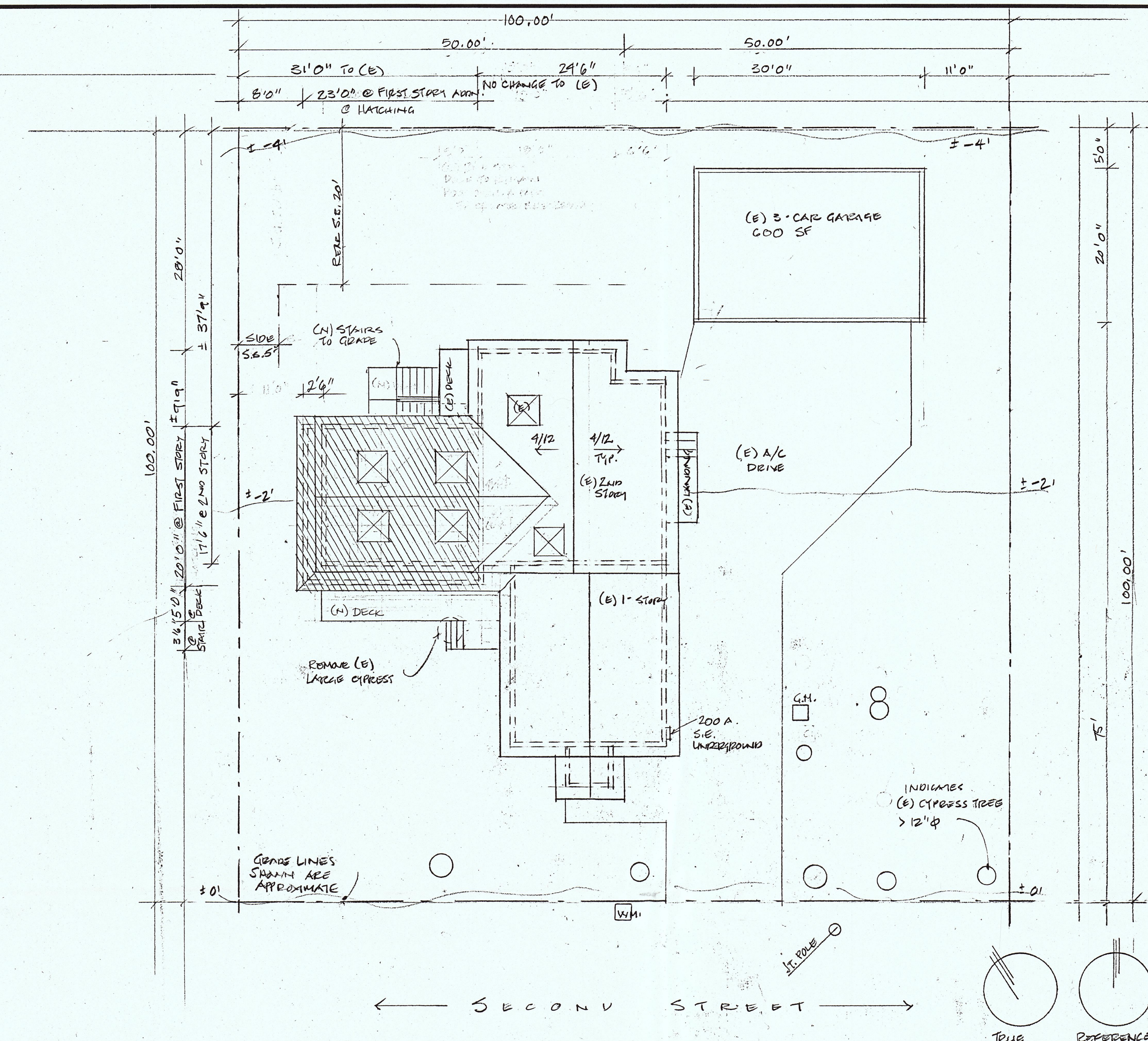


21. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
22. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/726-5213.
23. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to CFPD's final approval of the building permit.
24. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
25. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

#### Department of Public Works

26. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
27. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
28. The applicant shall provide a site survey, plans, with specific construction details, shall be stamped and signed by the Registered Civil Engineer and submitted to the Department of Public Works for review and approval prior the issuance of a building permit.

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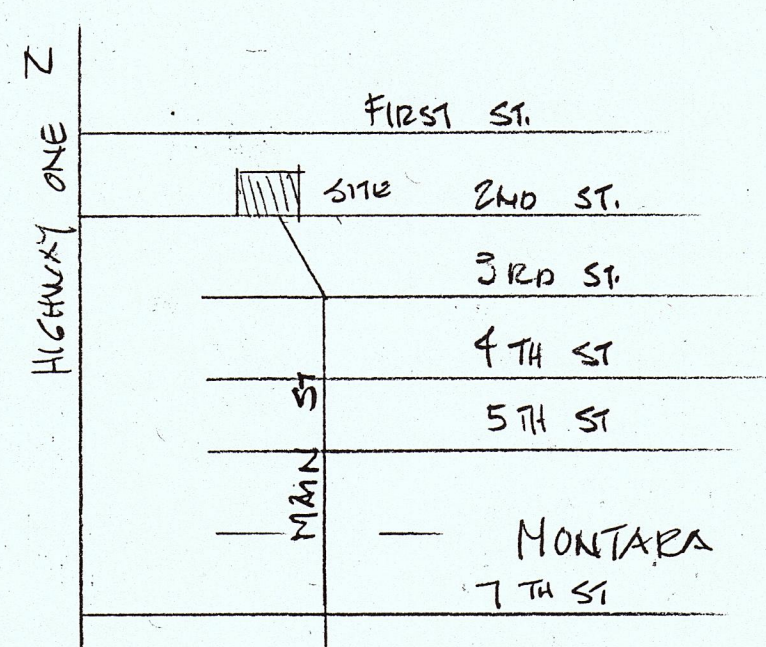


SITE PLAN  
1" = 10'

PLN 2016-00400

- INDEX:
- A0 - SITE PLAN, DATA, VICINITY, INDEX
  - A1 - PROPOSED FLOOR PLANS
  - A2 - PROPOSED ELEVATIONS, SECTION A-A
  - A01 - EXISTING FLOOR PLANS
  - AB2 - EXISTING ELEVATIONS
  - 01 - DESIGN PLAN

LOT SIZE	10,000
(E) COVERAGE HOUSE	1167
(E) COVERAGE DECKS	205
(E) COVERAGE GARAGE	600
TOTAL (E) COVERAGE	1972 19.7%
(N) COVERAGE ADD'N	460
(N) COVERAGE DECKS	260
TOTAL (N) COVERAGE	720
TOTAL PROPOSED COVERAGE	2692 26.9%



EXISTING 1ST STORY CONDITIONED	1134
" 2ND " " "	660
TOTAL EXISTING CONDITIONED	1794
ADDITION 1ST STORY CONDITIONED	160
ADDITION 2ND STORY CONDITIONED	359
TOTAL ADDITION CONDITIONED	519
ADDITION DECKS/LANDINGS	260

OCCUPANCY: R3  
BLDG TYPE: VTB

SCOPE: 2 STORY ADD'N WITH  
3 STAIRS TO GRADE AND  
ASSOCIATED LANDINGS

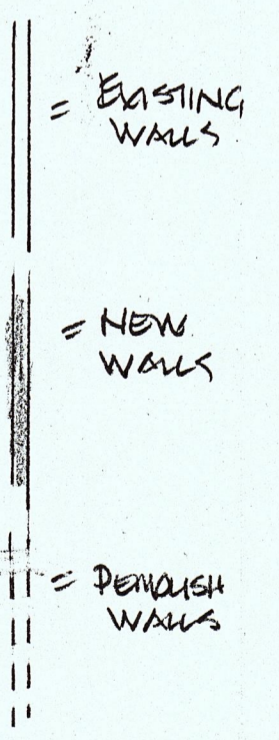
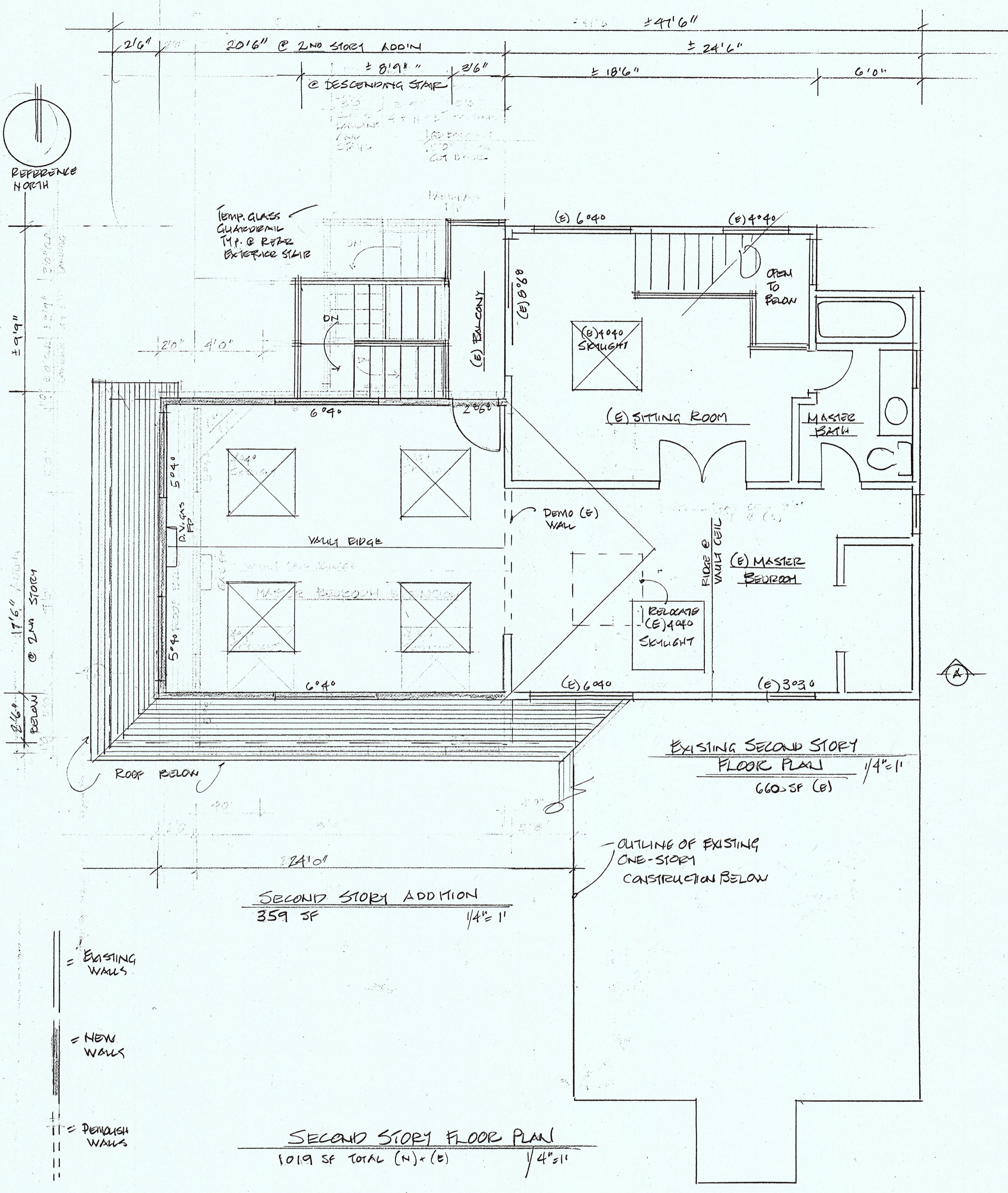
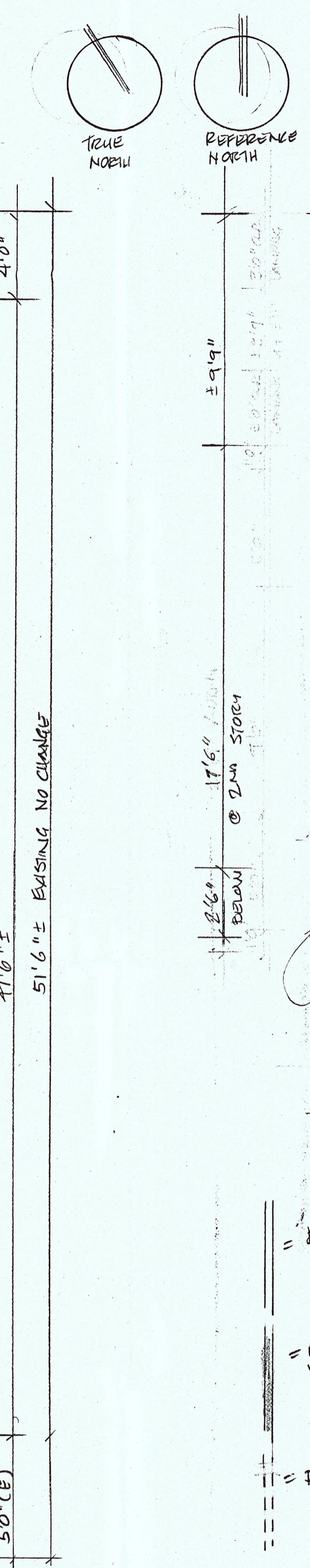
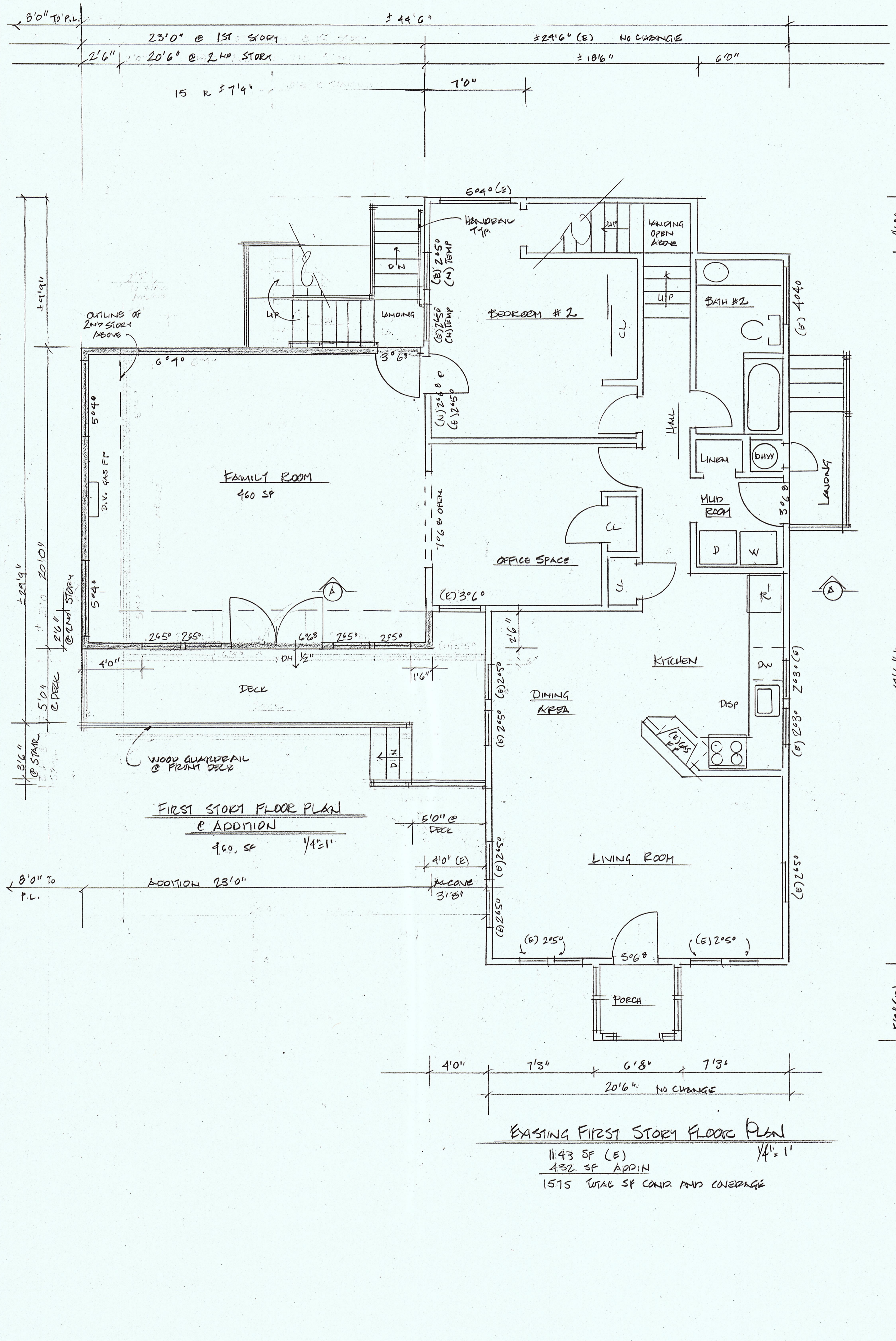
DAVID HIRZEL BUILDING DESIGN  
P. O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@steeplehill.net

OWNER: GOLFBECH WATSON  
P. O. BOX 570623  
MONTARA, CA 94037  
650 728 7612  
golfbech.watson@kelusa.com  
SITE: 171 2nd ST  
MONTARA, CA  
APN: 051-042-150-210

Date	11 16 16
Scale	1" = 10'
Drawn	
Job Plan Sub	V3
Sheet	AO
Of	

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NOV 17 2016  
San Mateo County  
Planning Division

REVISIONS	BY



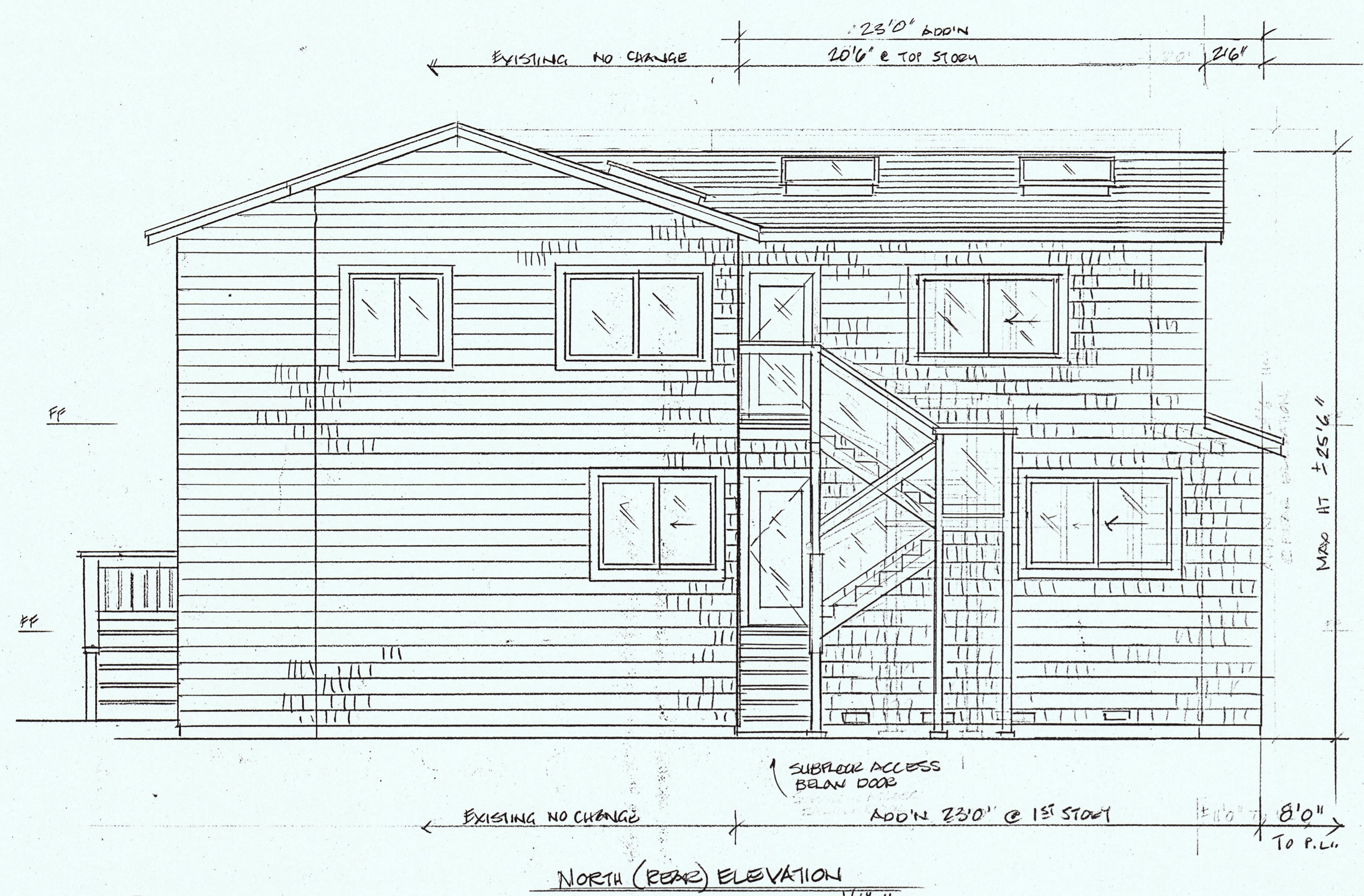
DAVID HIRZEL BUILDING DESIGN  
 P. O. BOX 1808  
 PACIFICA, CA 94044  
 (650) 757-6604  
 dhbd@sbglobal.net

Owner: Godfrey Watson  
 171 2nd Ave.  
 Menlo Park CA 94037  
 (650) 728-1612 (H)  
 (650) 504-1890 (C)  
 <Godfrey.Watson@comcast.net>

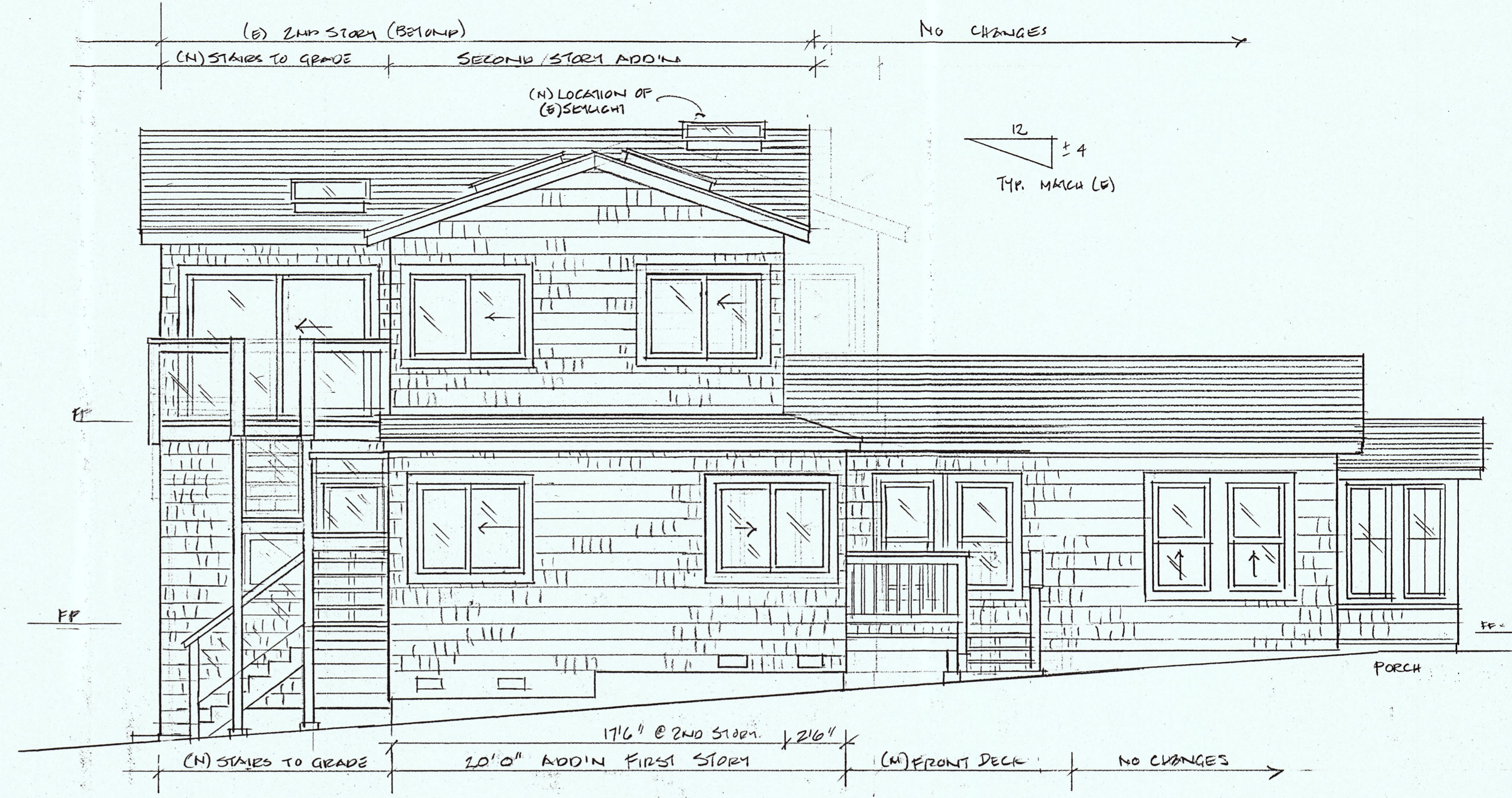
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 Of: Sheets

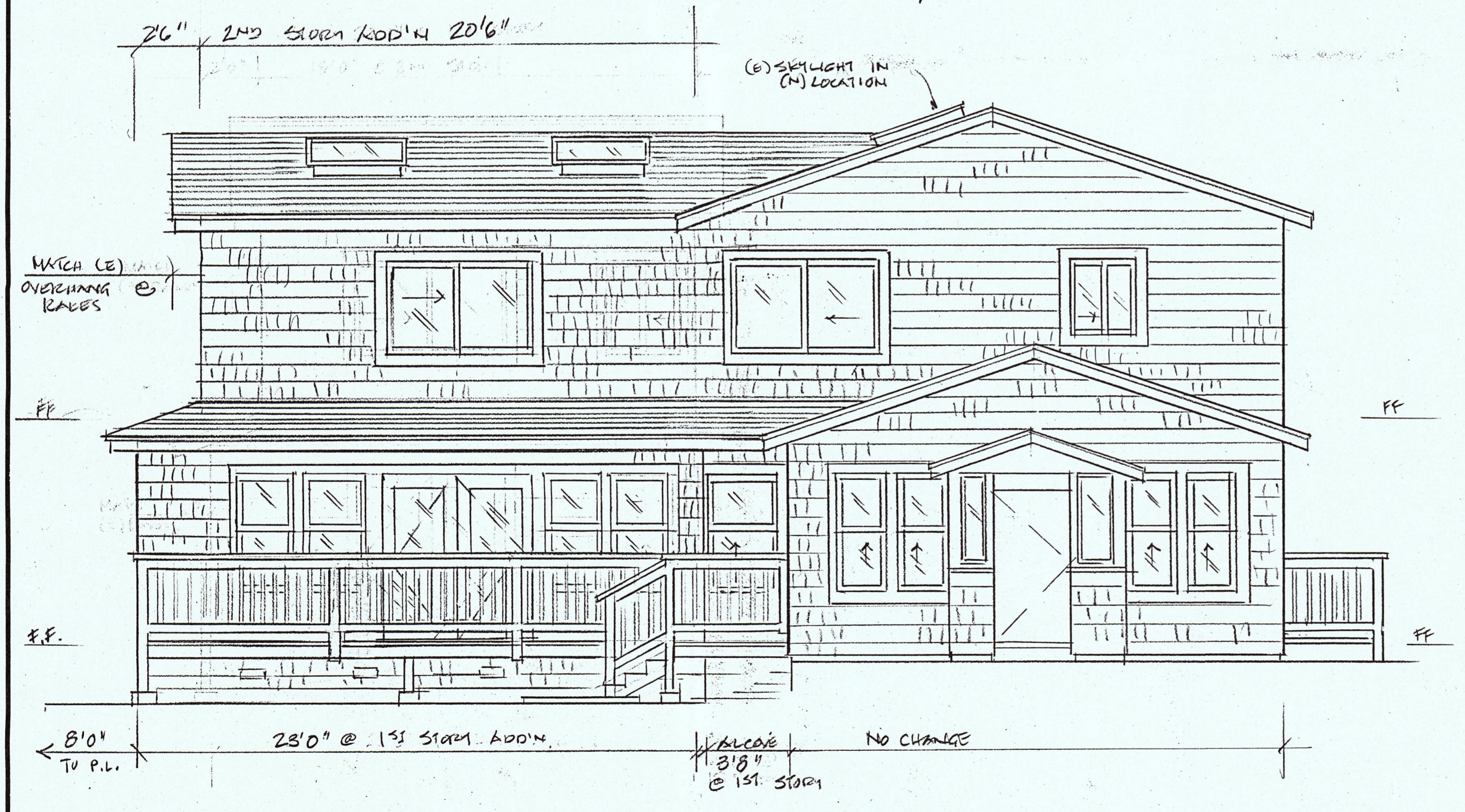
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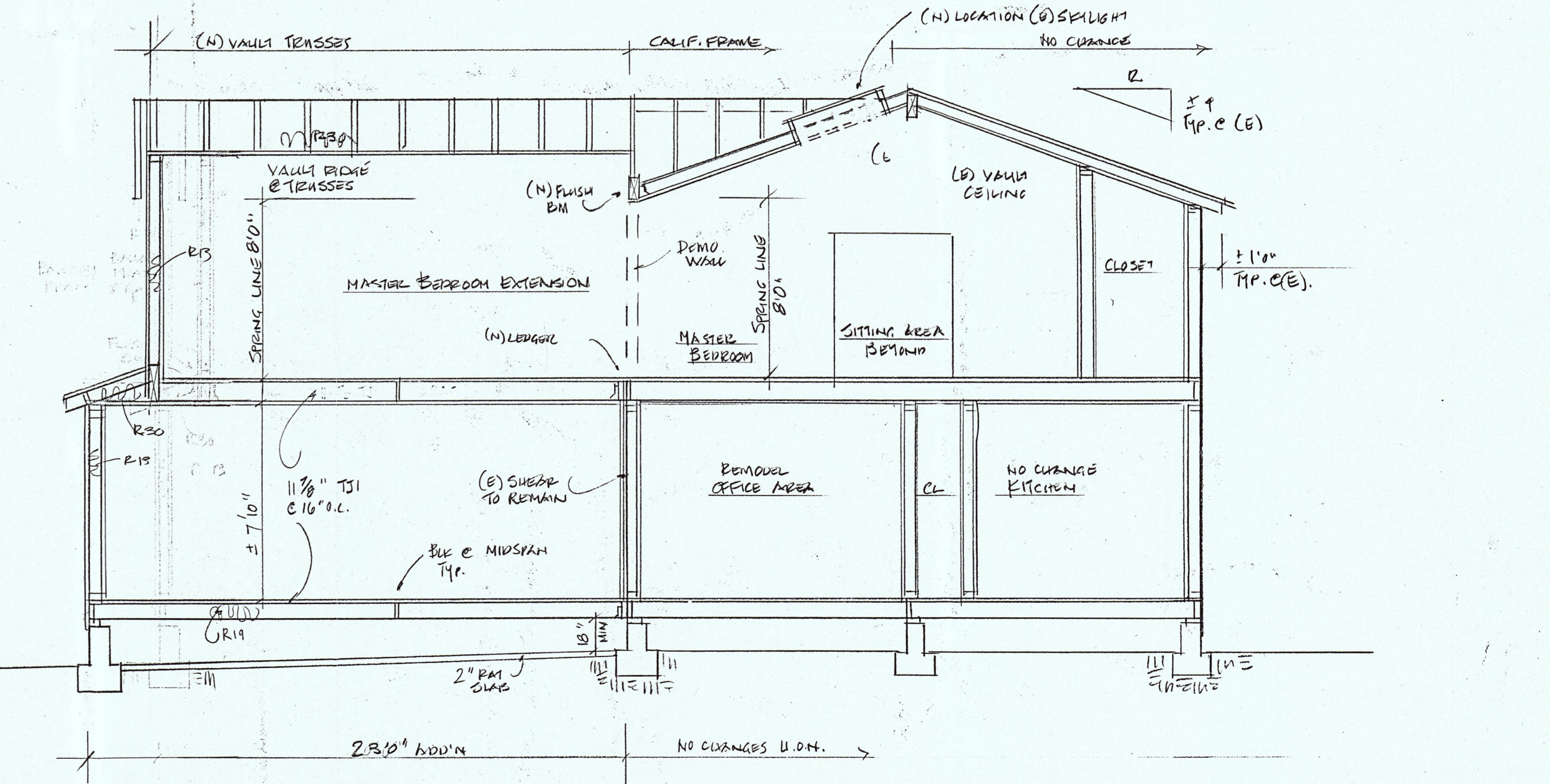
**NORTH (REAR) ELEVATION**  
1/4" = 1"



**WEST (LEFT) ELEVATION**  
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1/4" = 1"



**SOUTH (FRONT) ELEVATION**  
1/4" = 1"

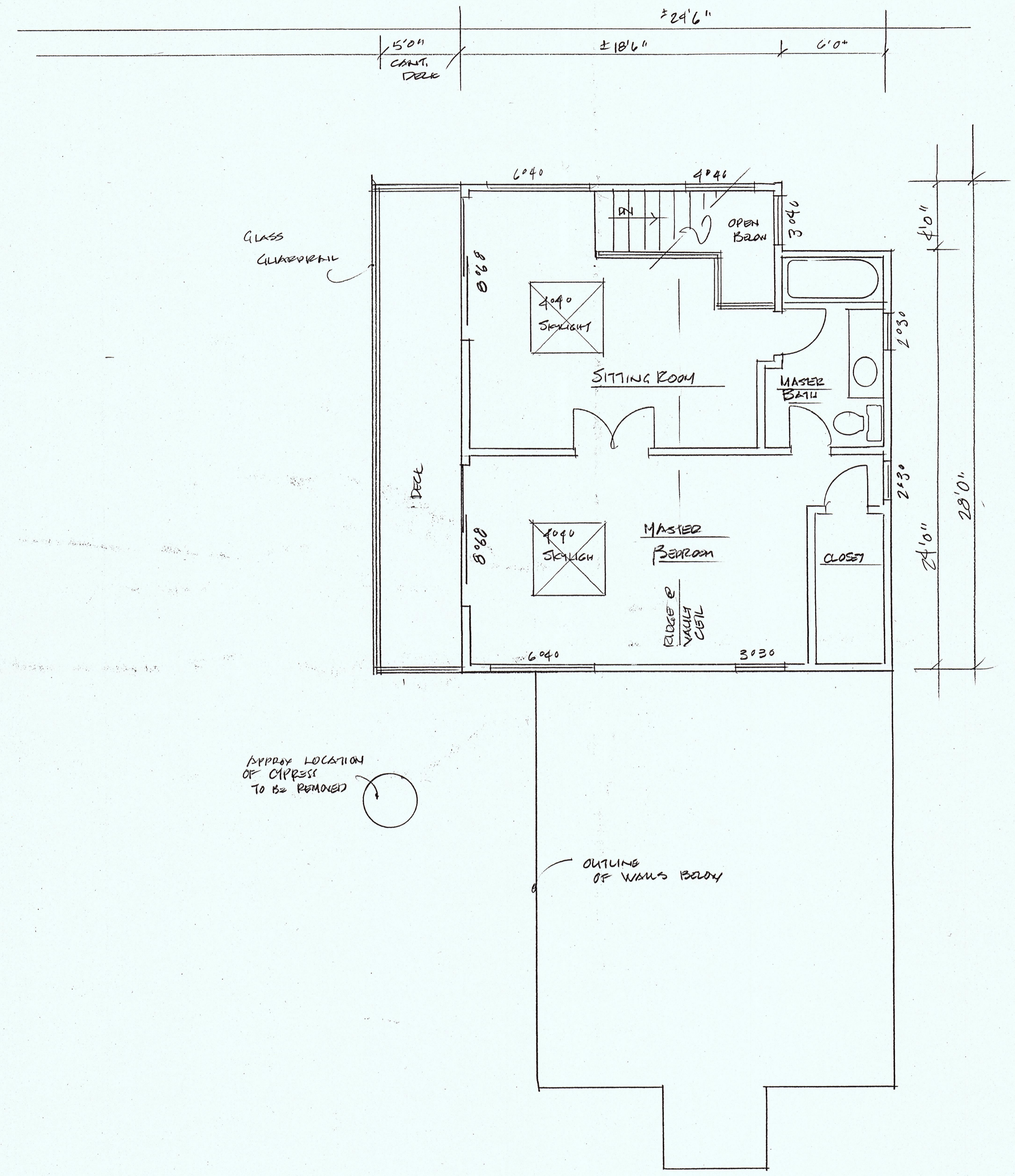
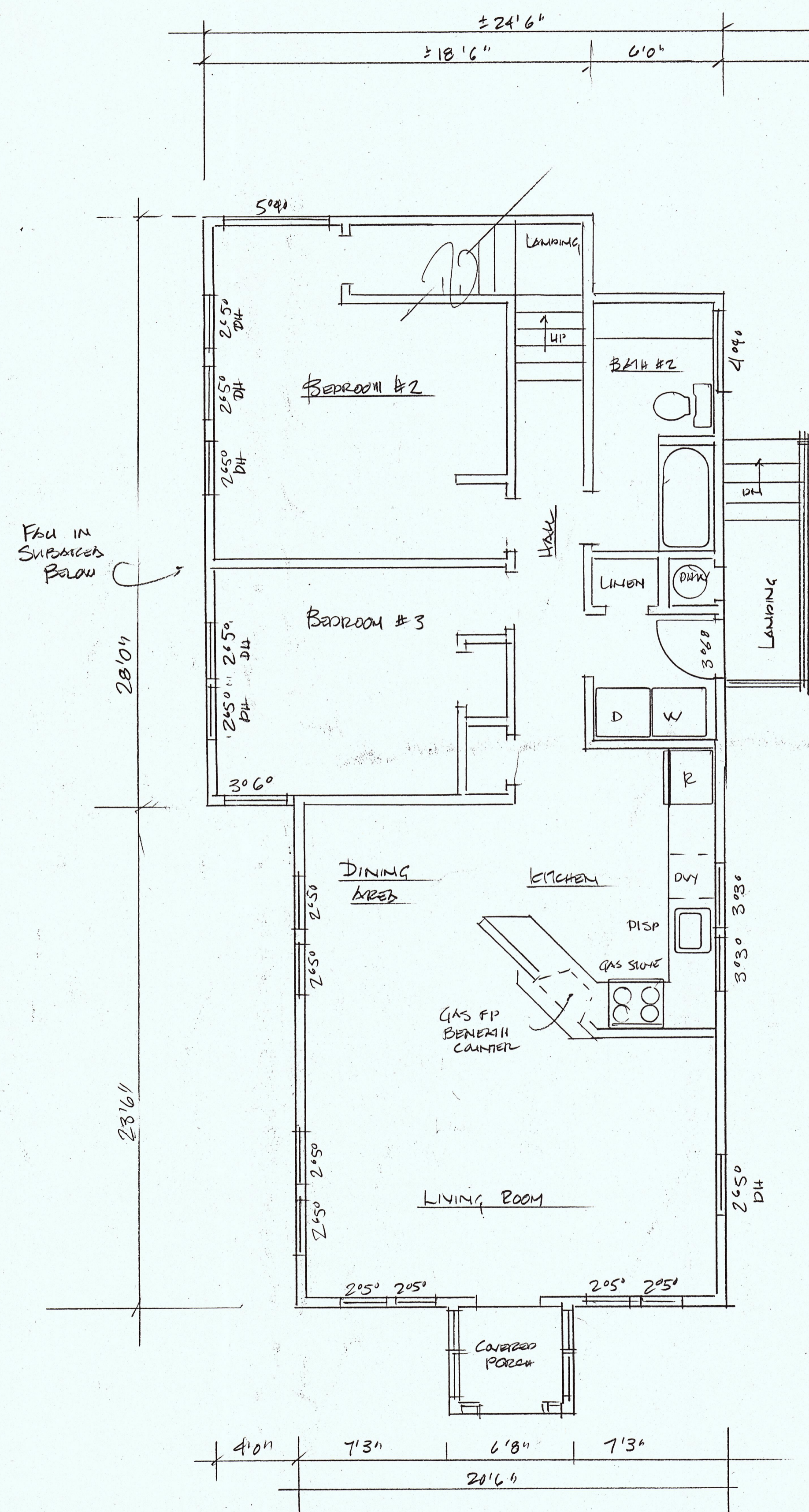
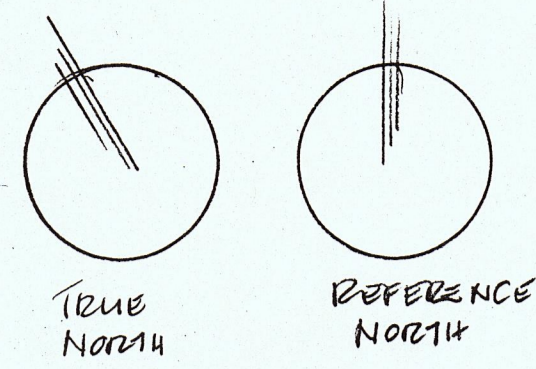


**SECTION A-A**  
1/4" = 1"

DAVID HIRZEL BUILDING DESIGN  
P. O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@sbsglobal.net

Owner: Godfrey Watson  
171 2nd Ave.  
Montara CA 93937  
650-728-7612 (H)  
<Godfrey.Watson@comcast.net>

Date 10 19 16  
Scale 1/4" = 1"  
Drawn 1  
Job CORE SUBV3  
Sheet **A2**  
Of 2 Sheets



ROOF INSUL R30  
WALL INSUL R13  
SUBFLR " R19  
WINDOWS DG ALUM  
SLIDERS " "

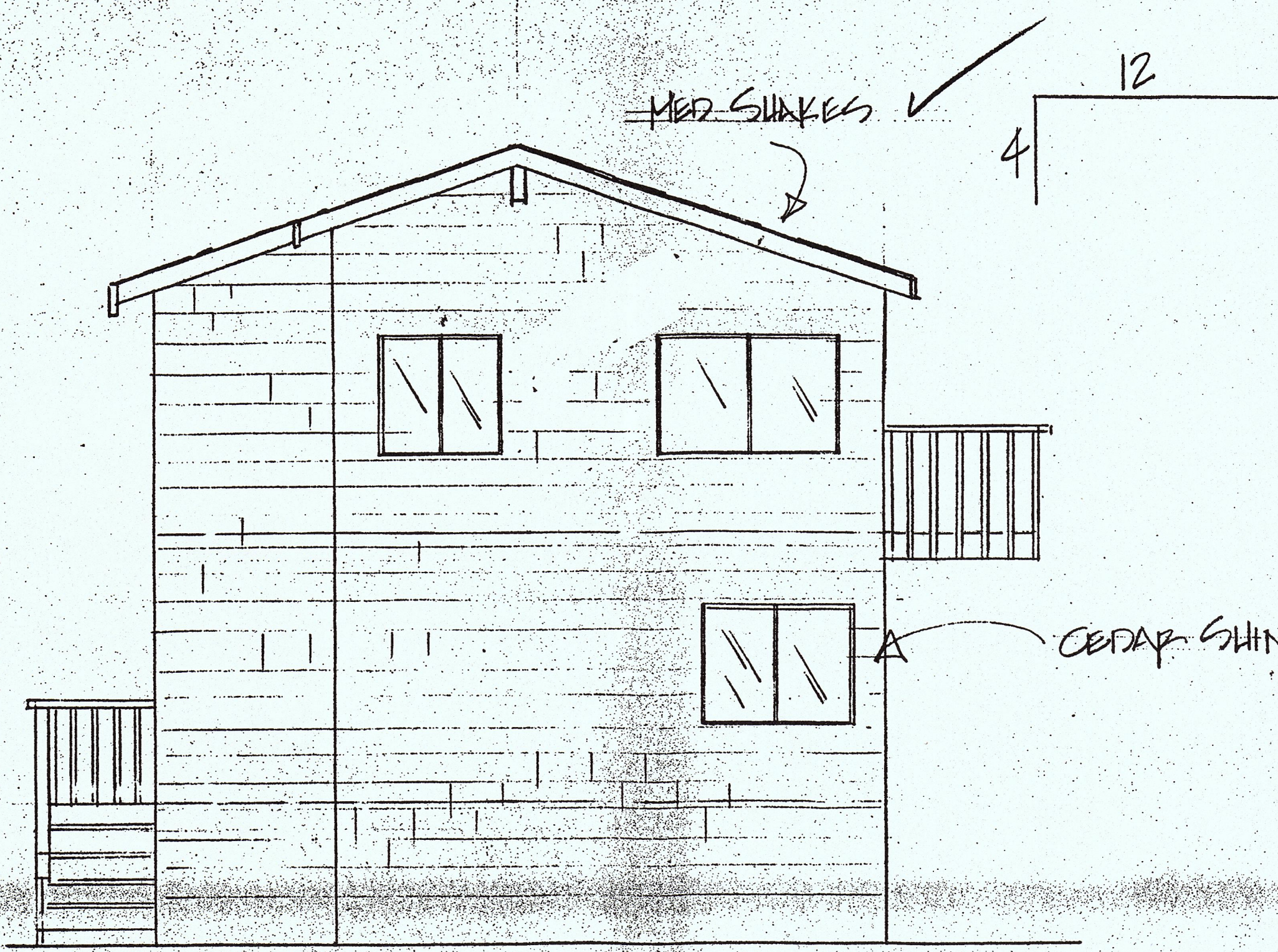
REVISIONS	BY

DAVID HIRZEL BUILDING DESIGN  
P.O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@earthlink.net

Owner: Godfrey Watson  
171 1/2 Ave. 94037  
Menama, CA 94044  
650-757-6602 (H)  
650-504-1890 (C)  
650-757-6604 (F)  
Godfrey.Watson@earthlink.net  
APN: 036-042-130/210

Date	10 19 16
Scale	1/4" = 1'
Drawn	
Job	CDRC V2
Sheets	<b>ABI</b>

REVISIONS					
EFFECTIVITY	ZONE	LTR	DESCRIPTION	DATE	APPROVED



REAR VIEW



NORTH VIEW

APPROX. GRADE LINE

ELEVATIONS  
1/4" = 1'-0"



FRONT VIEW



SOUTH VIEW

UNLESS OTHERWISE SPECIFIED  
DIMENSIONS ARE IN INCHES  
TOLERANCES  
LINES UNLESS OTHERWISE SPECIFIED  
XX ± .01  
XXX ± .02  
HOLES PER 0387  
ALL MATERIALS TO BE  
FINISH SURFACES

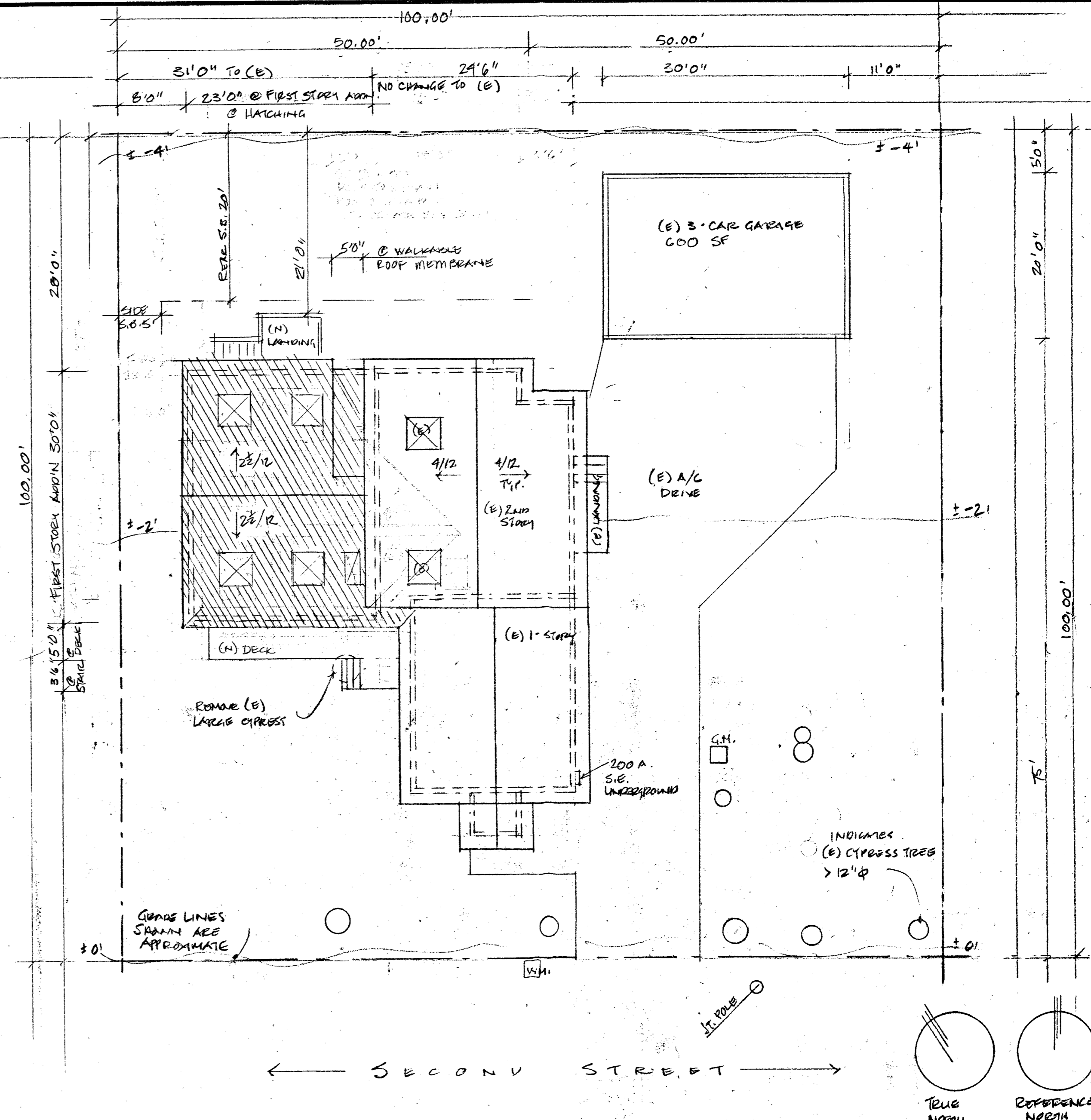
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APPROVALS			
RELEASE			
ENGRG			
DESIGN			
CHECK			
DRAFT			
DOC			
MATERIAL			

WATSON RESIDENCE  
171 SECOND ST  
MONTANA, CALIF.

SIZE D DO NOT SCALE DRAWING SCALE 1/8" = 1'-0"

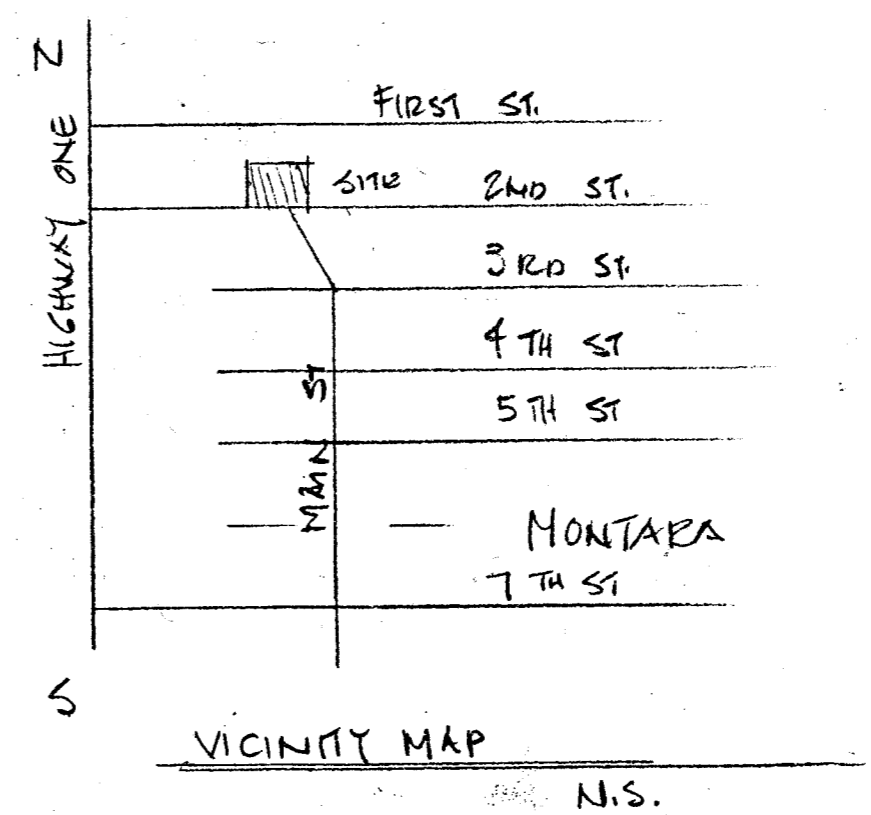
DRAWING NUMBER  
**ABZ**  
PLAN SUB 41

REVISIONS	BY



**SITE PLAN**  
1"=10'

INDEX:  
 A0 - SITE PLAN, DATA, VICINITY, INDEX  
 A1 - PROPOSED FLOOR PLANS  
 A2 - PROPOSED ELEVATIONS, SECTION A-A  
 A01 - EXISTING FLOOR PLANS  
 A02 - EXISTING ELEVATIONS



**VICINITY MAP**  
N.S.

LOT SIZE	10,000
(E) COVERAGE HOUSE	1167
(E) COVERAGE DECKS	205
(E) COVERAGE GARAGE	600
TOTAL (E) COVERAGE	1972 19.7%
(N) COVERAGE ADD'N	190
(N) COVERAGE DECKS	210
TOTAL (N) COVERAGE	400
TOTAL PROPOSED COVERAGE	2372 23.7%

EXISTING 1 1/2 STORY CONDITIONED	1134
" 2ND "	660
TOTAL EXISTING CONDITIONED	1794
ADDITION 1 1/2 STORY CONDITIONED	690
TOTAL CONDITIONED	2484

OCCUPANCY: R3  
 BLDG TYPE: VB

SCOPE: 1. STORY ADD'N WITH  
 3 STAIRS TO GRADE AND  
 ASSOCIATED LANDINGS

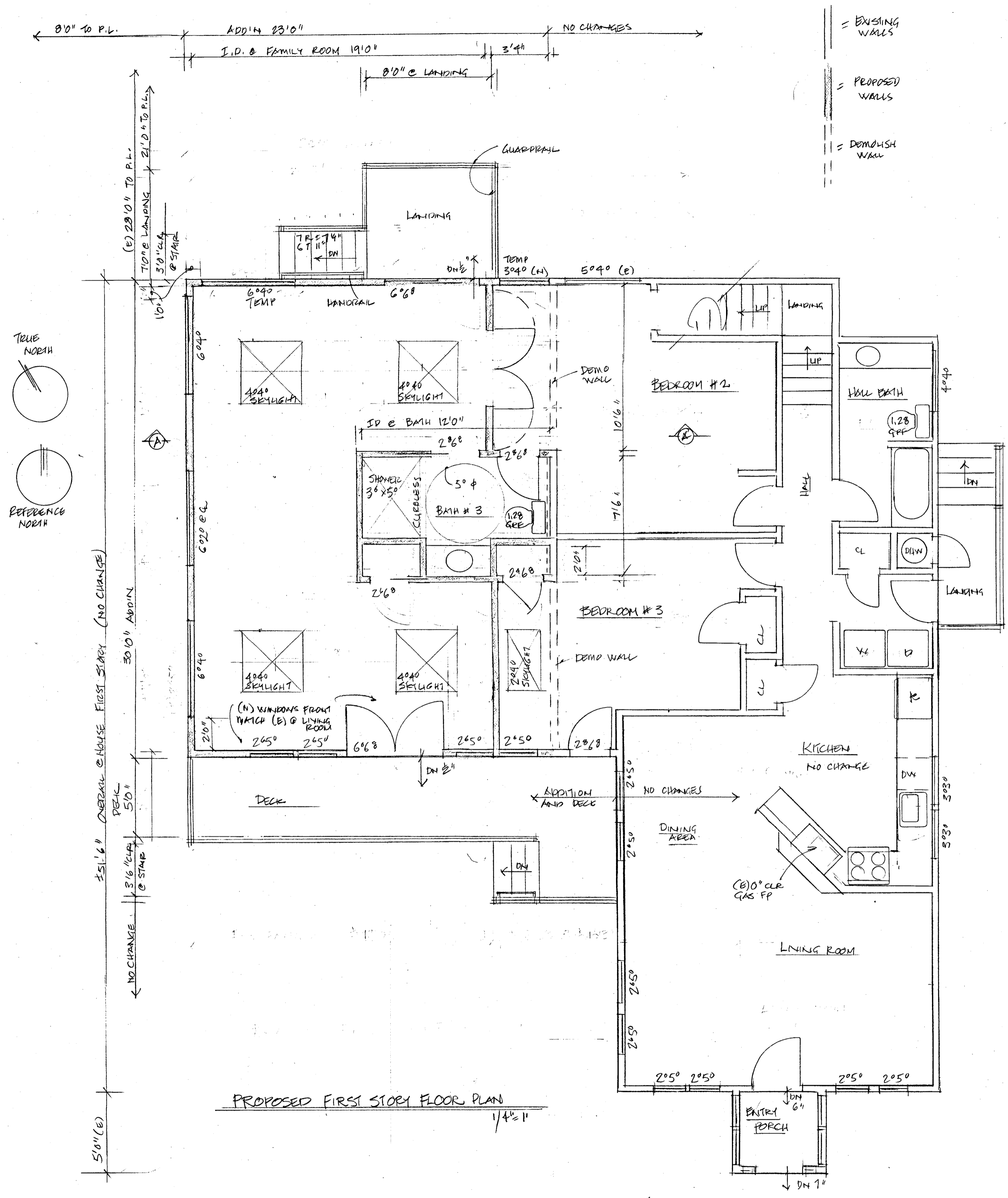
DAVID HIRZEL BUILDING DESIGN  
 P. O. BOX 1808  
 PACIFICA, CA 94044  
 (650) 757-6604  
 dhb@ghbglobal.com

OWNER: GOLFREY WATSON  
 P.O. BOX 576223  
 MENLO PARK, CA 94027  
 650.728.7612  
 golfrey.watson@yelp.com  
 SITE: 171 J. MONTARA ST.  
 MONTARA, CA  
 APN: 051-042-150

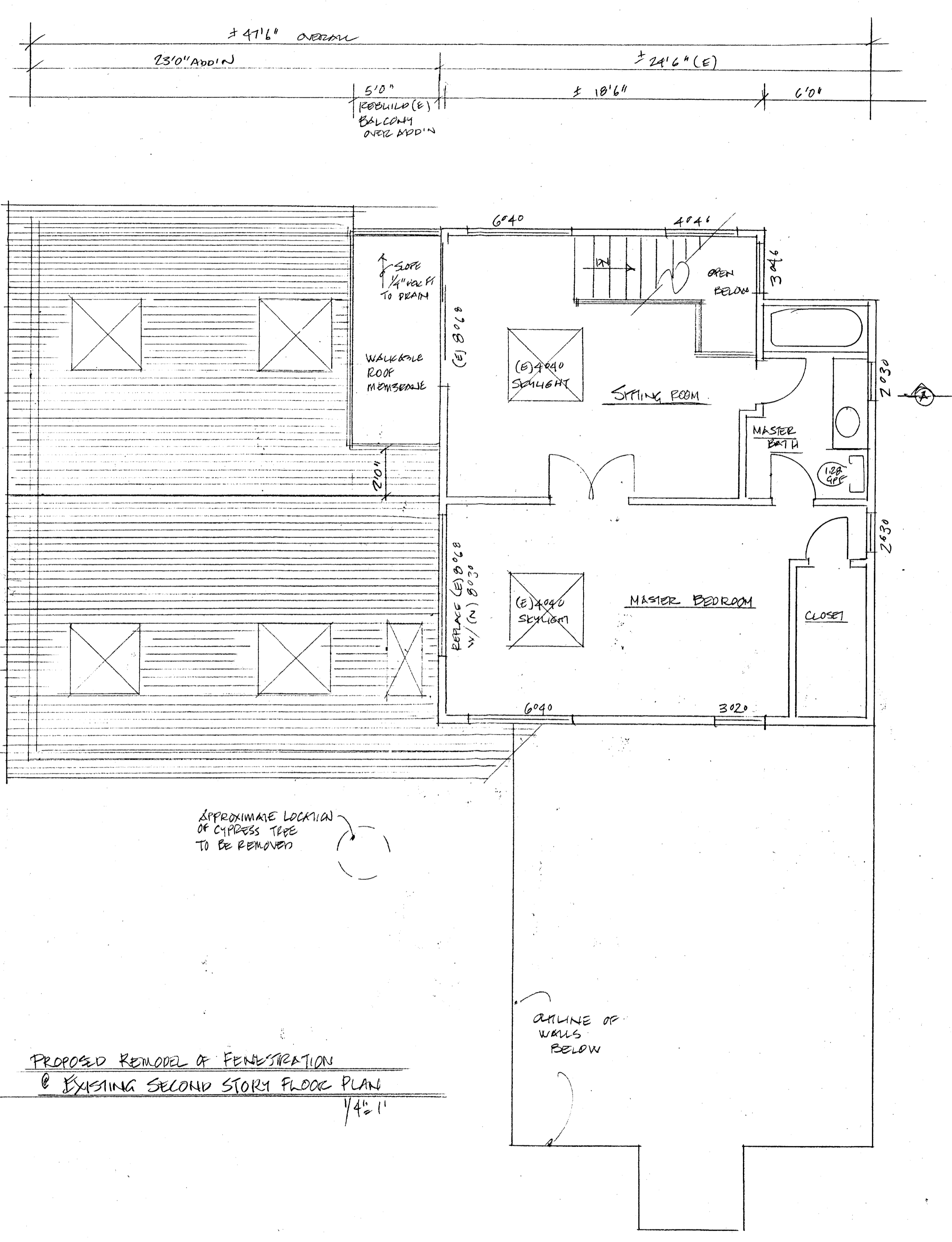
Date	11/3/17
Scale	1"=10'
Drawn	
Job CODE	VI
Sheets	A0
Of	1
Sheets	

**RECEIVED**  
 NOV 08 2017  
 San Mateo County  
 Planning Division  
 PLN2015-00400

REVISIONS	BY



PROPOSED FIRST STORY FLOOR PLAN  
1/4" = 1'



PROPOSED REMODEL OF FENESTRATION  
EXISTING SECOND STORY FLOOR PLAN  
1/4" = 1'

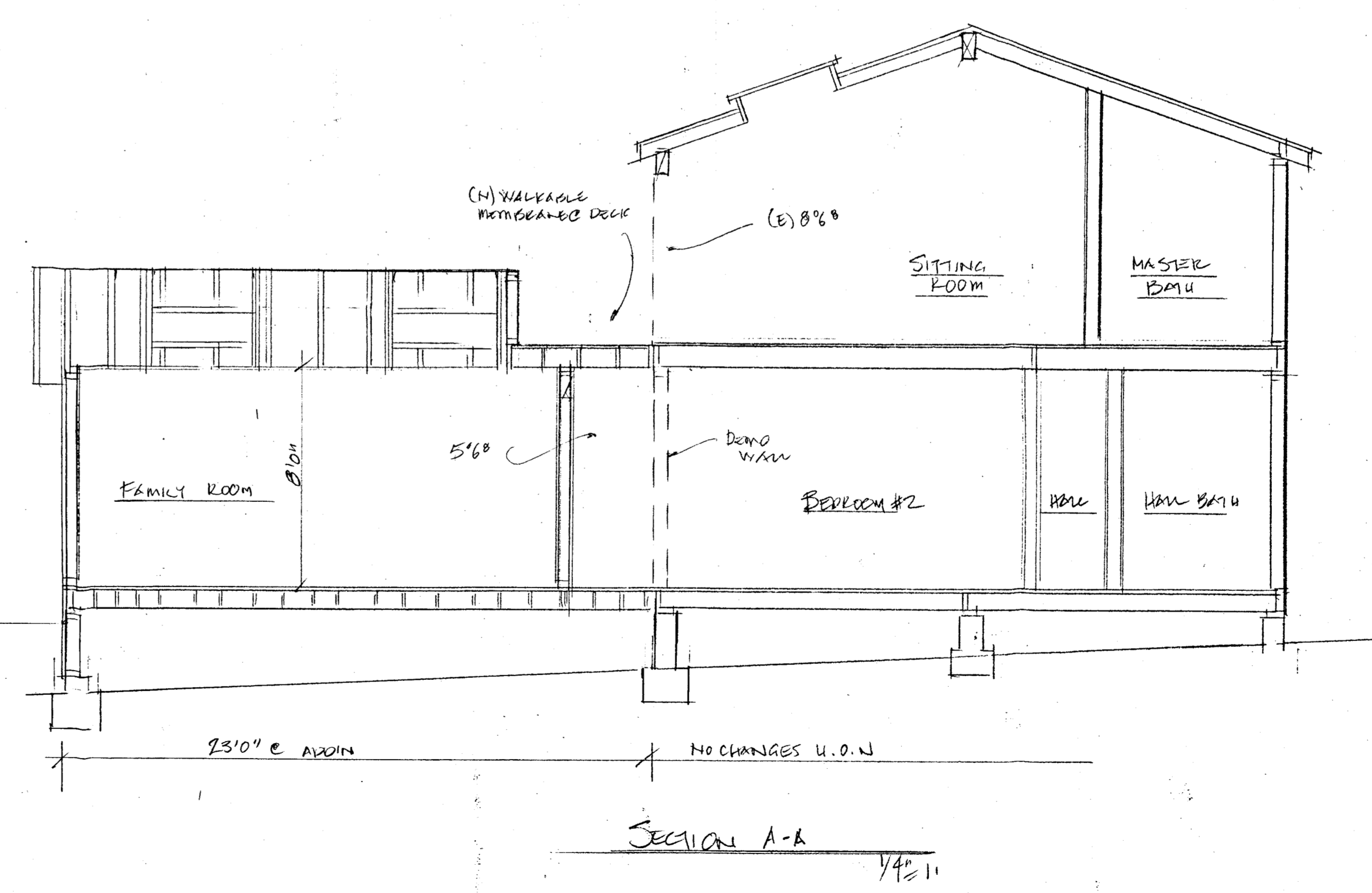
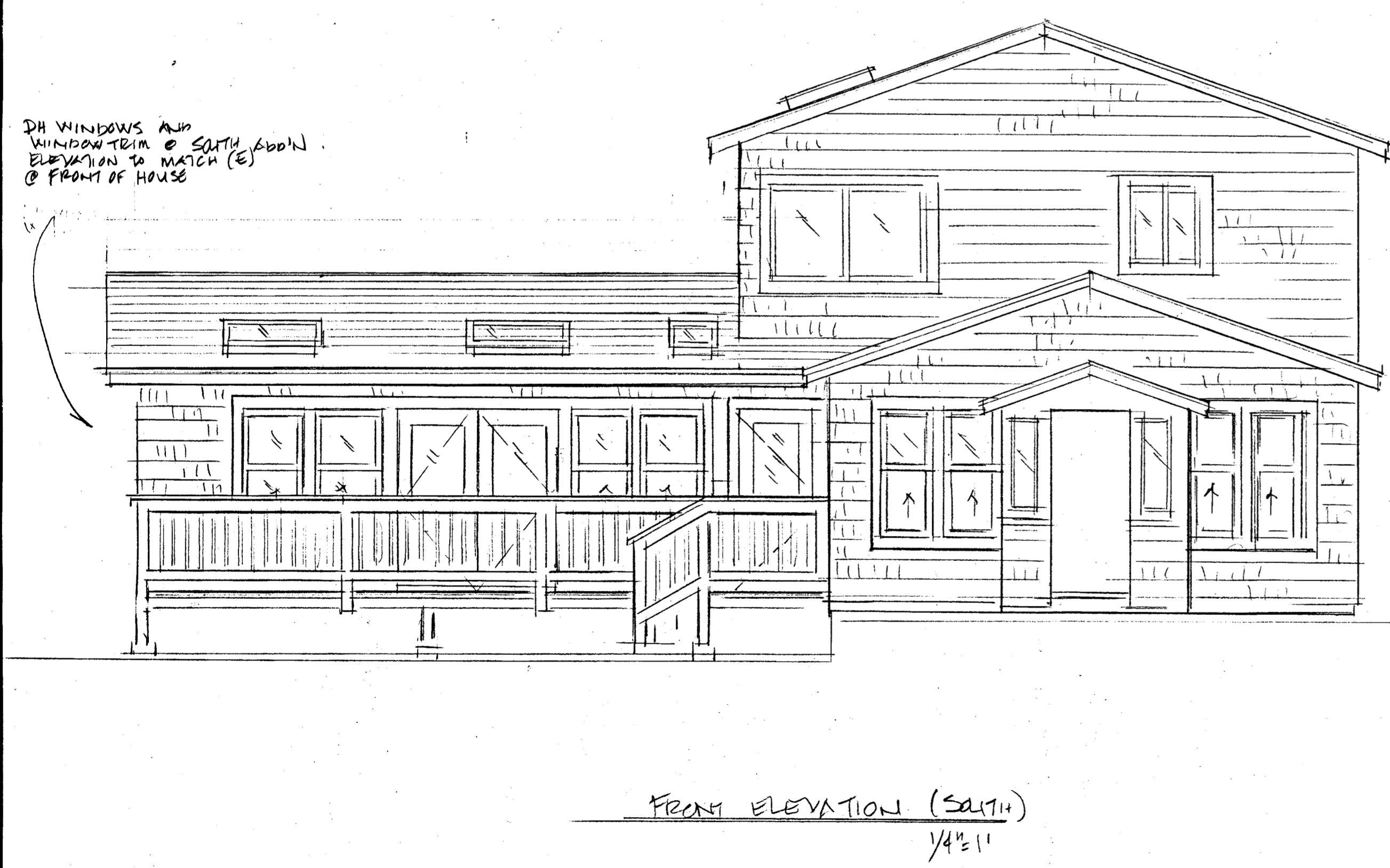
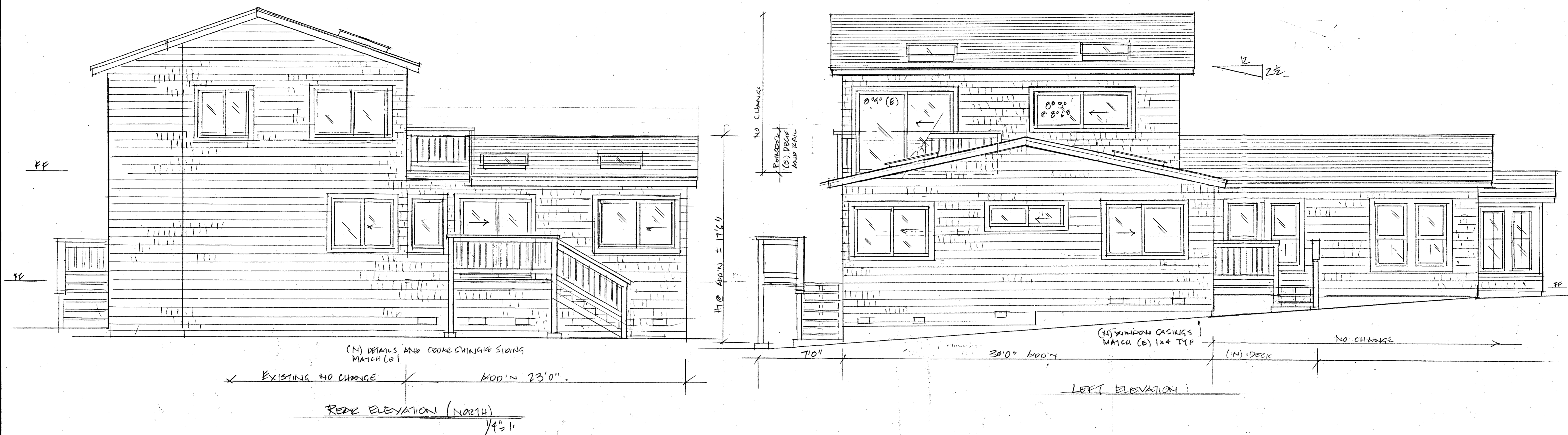
DAVID HIRZEL BUILDING DESIGN  
P. O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6004  
dhib@ahbglobal.net

Owner: Geoffrey Watson  
171 2<sup>nd</sup> Ave. 93037  
Monterey CA 93937 (650) 504-1890 (C)  
650-728-1012 (F)  
<Geoffrey.Watson@comcast.net>  
APN: 036-042-130/210

Date 11/2/17  
Scale 1/4" = 1'  
Drawn  
Job CDR 41-  
Sheets  
Of AI Sheets



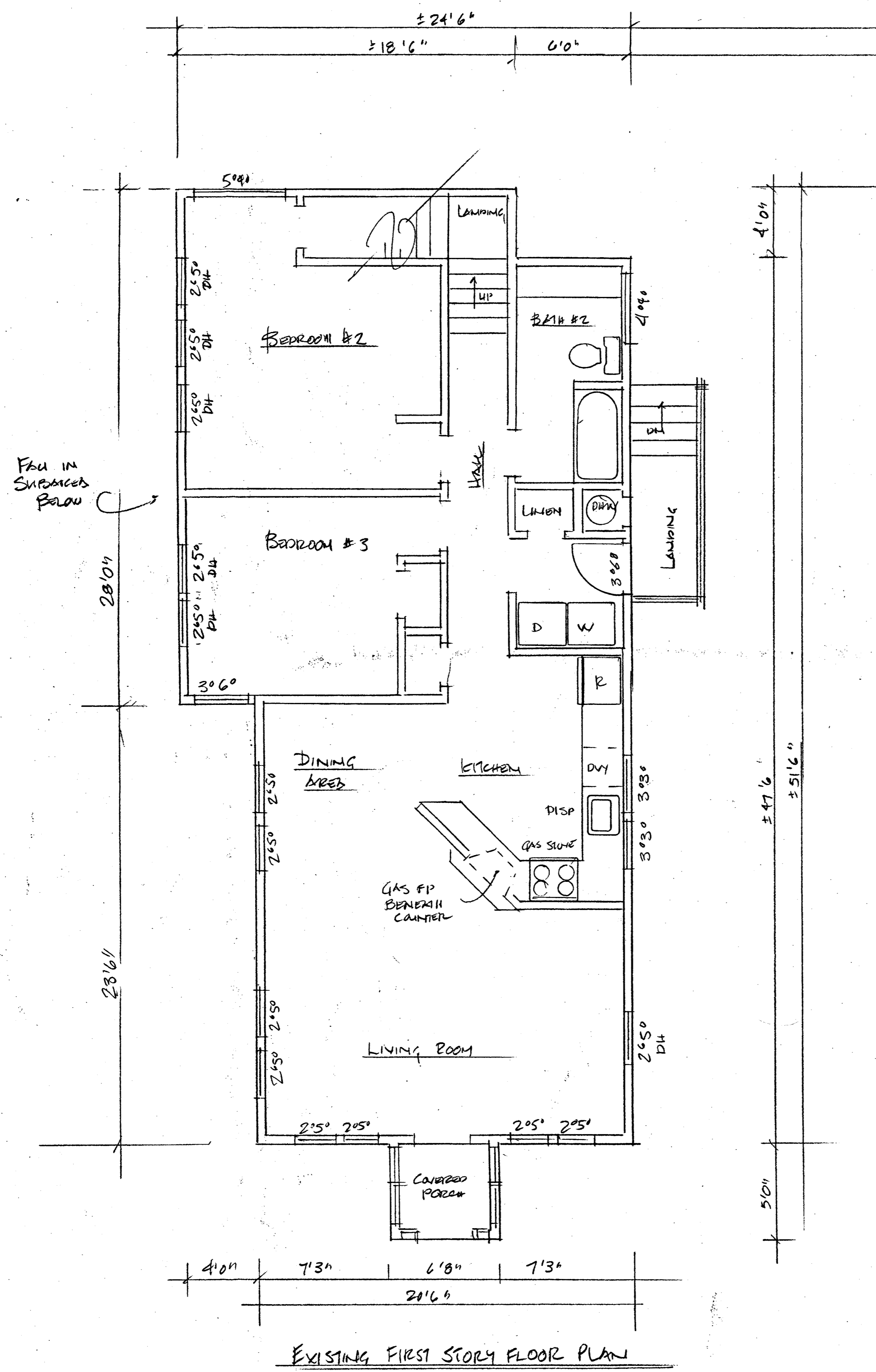
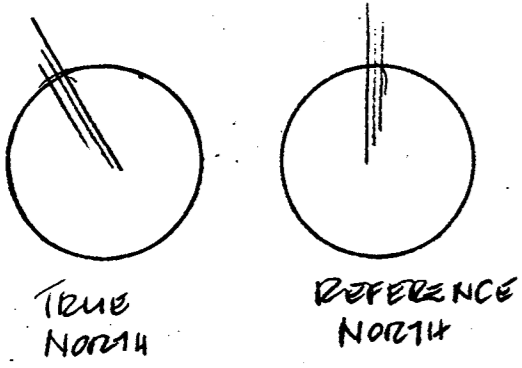
REVISIONS	BY



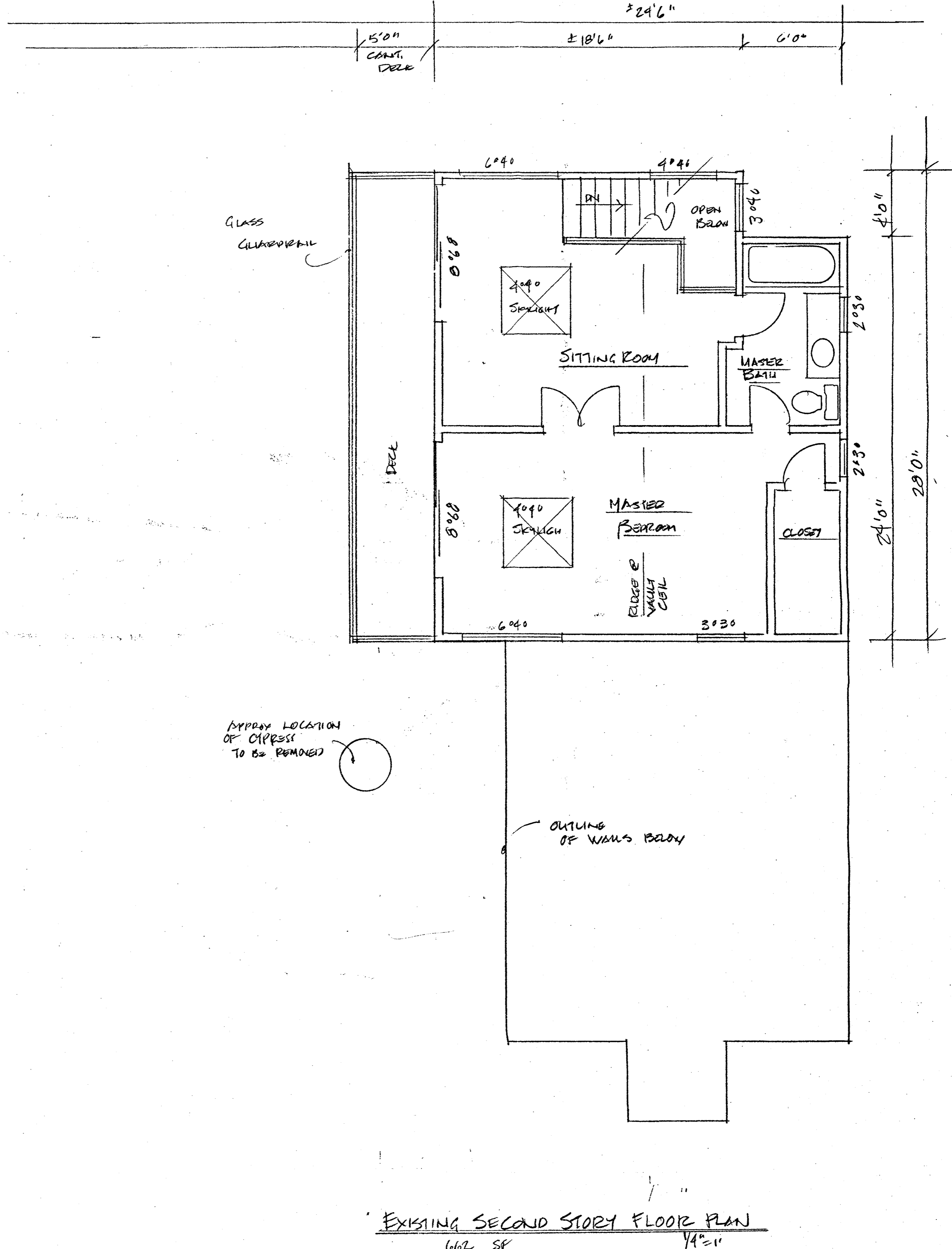
DAVID HIRZEL BUILDING DESIGN  
P.O. BOX 1808  
PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@abcglobal.net

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Norriss CA 93037  
650-728-7012 (F) 650-504-1890 (C)  
<Godfrey.Watson@comcast.net>  
APN: 036-042-130/210

Date	11 8 17
Scale	
Drawn	
Job	CORC N1
Sheet	A2
Of	5 Sheets



ROOF INSUL R30  
WALL INSUL R13  
SHEATH R19  
WINDOWS DG ALUM  
SLIDES " "



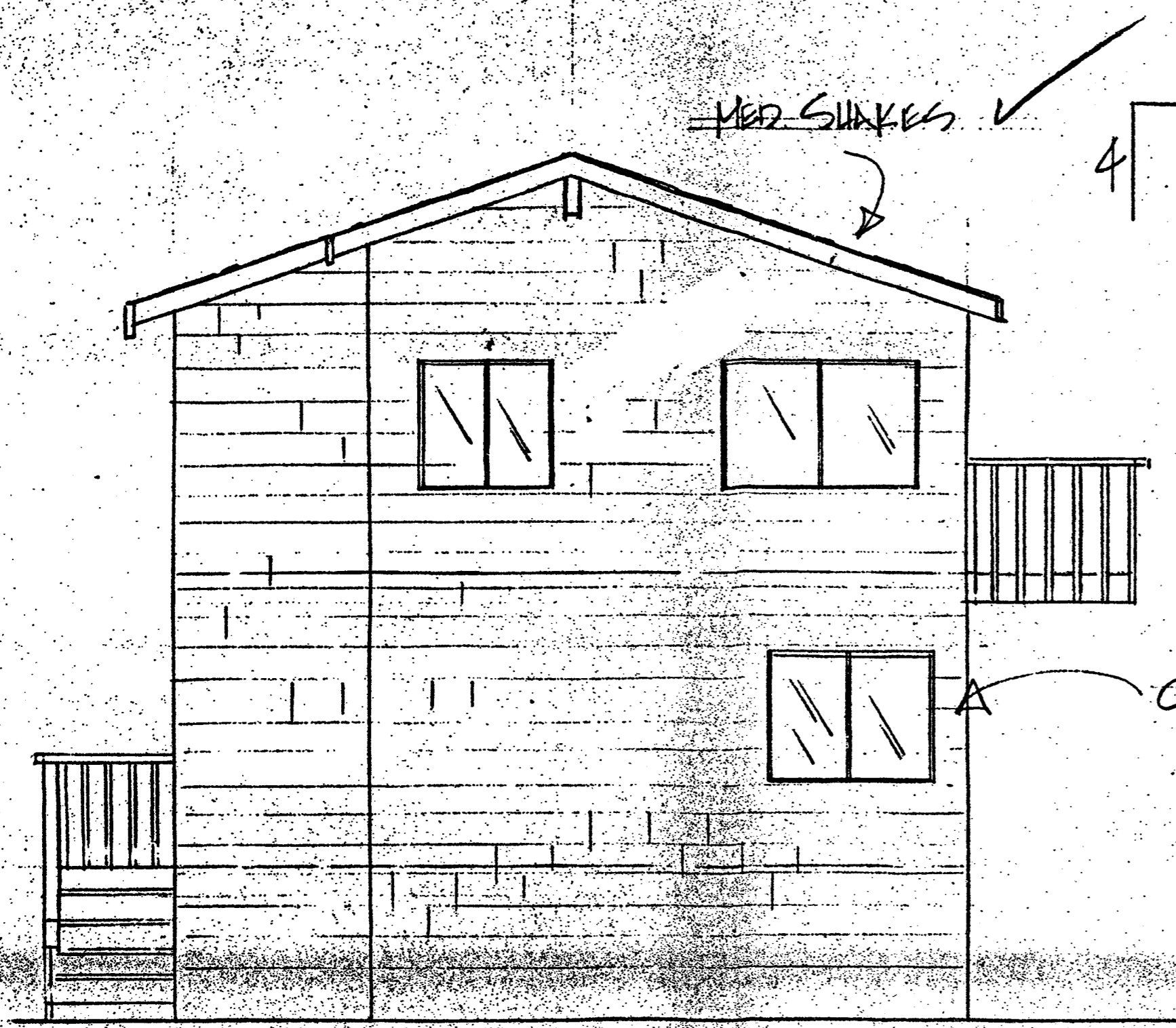
REVISIONS	BY

DAVID HIRZEL BUILDING DESIGN  
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PACIFICA, CA 94044  
(650) 757-6604  
dhirzel@abibuild.com

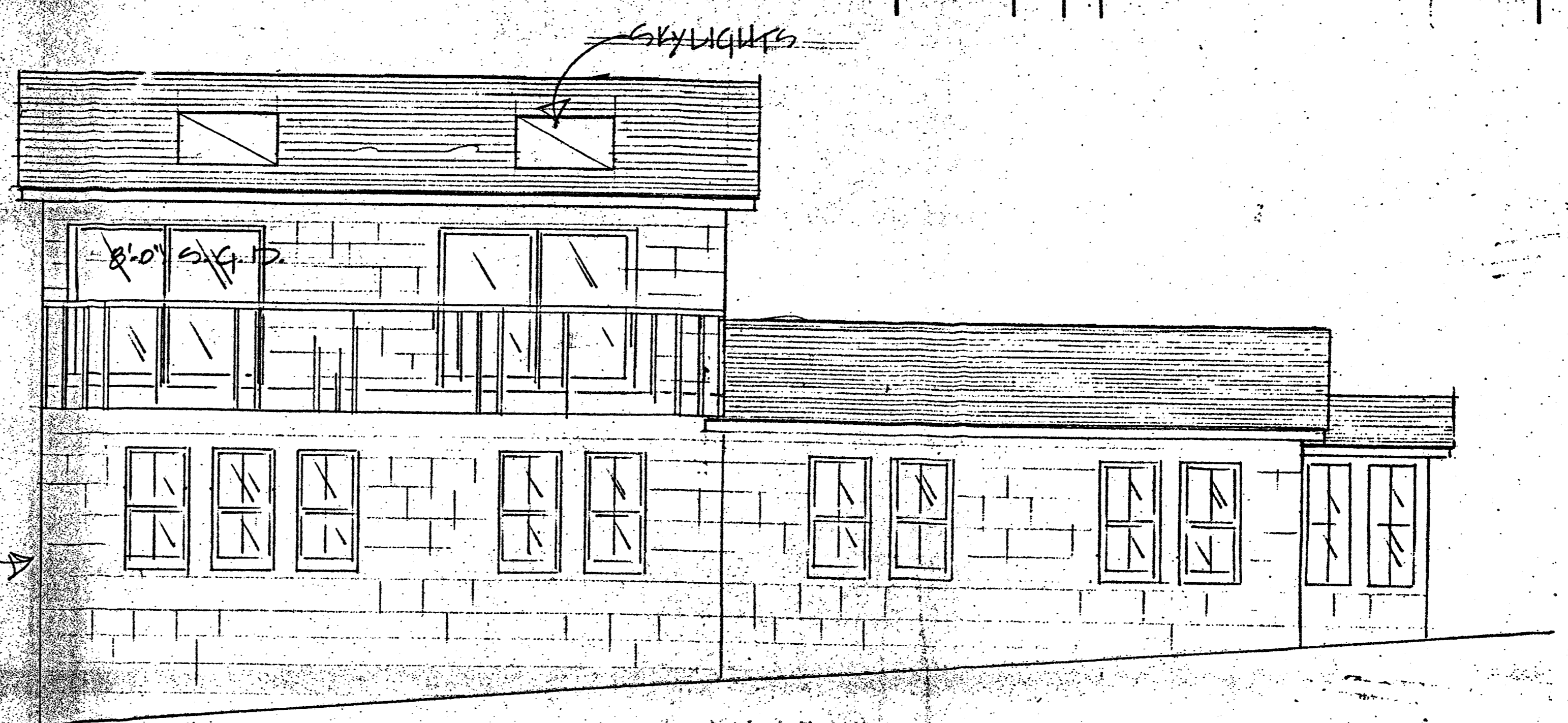
Owner: Godfrey Watson  
171 2nd Ave.  
Monterey CA 94037  
650-728-7612 (F) 650-504-1890 (C)  
<Godfrey.Watson@comcast.net>  
APN: 036-042-130/210

Date 10 19 16  
Scale 1/8" = 1'  
Drawn  
Job CDRC v2  
Sheets  
**ABI**  
Sheets

REVISIONS					
EFFECTIVITY	ZONE	LTR	DESCRIPTION	DATE	APPROVED



REAR VIEW



NORTH VIEW



FRONT VIEW

ELEVATIONS  
1/4" = 1'-0"



SOUTH VIEW

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES FINISHES	SYM		QTY.	PART NO.	DESCRIPTION
	APPROVALS				
	RELEASE				
	ENGRG				
DESIGN					
CHECK					
DRAFT					
DOC					
MATERIAL					
SIZE	D	DO NOT SCALE			
SCALE	AS SHOWN				
DRAWING NUMBER					
ABZ					
PLAN SUB #1					