NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD, PACIFICA, CA

ABBREVIATIONS

@	AT
#	NUMBER
AB	ANCHOR BOLT
A/C	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ASF	ABOVE SUBFLOOR
AS	ABOVE SLAB
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
CL	CENTERLINE
CLG	CEILING
CLST	CLOSET
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DBL	DOUBLE
DEPT	DEPARTMENT
DEG	DEGREES
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
ENG	ENGINEER
EQPT	EQUIPMENT
EXT	EXTERIOR
FAU	FORCED AIR UNIT
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FIN	FINISH
FL	FLOOR
FLUOR	FLUORESCENT
FOUND	FOUNDATION
FP	FIREPLACE
FT	FOOT OR FEET
FTG	FOOTING
FURN	FURNACE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GL	GLASS
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HT	HEIGHT
HORIZ	HORIZONTAL
HR	HOUR
INSUL	INSULATION
INT	INTERIOR
JT	JOINT OR JOINT TRENCH
LINEN	LINEN CLOSET
LAM	LAMINATE
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MLDG	MOULDING
MTL	METAL
N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
NA	NOT AVAILABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NR	NON-RATED
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
O	OVEN
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OFF	OFFICE
OPNG	OPENING
OH	OVERHANG
O/H	OVERHEAD
OPP	OPPOSITE
PL	PLATE OR PROPERTY LINE
PLYWD	PLYWOOD
PR	PAIR
PT	POINT OR PRESSURE TREATED
R	RADIUS
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED OR REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RHB	RADIANT HEATING BOILER
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
S	SOUTH
SB	SETBACK
SCHED	SCHEDULE
SD	SMOKE DETECTOR OR STORM DRAIN
SF	SQUARE FEET OR SQUARE FOOT
SH	SHOWER HEAD
SHT	SHEET
SHWR	SHOWER
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUB	SUBCONTRACTOR
SUBFLR	SUBFLOOR
SW	SHEAR WALL
SYM	SYMMETRICAL
T	TILE, TREAD, TOP, OR TRANSFORMER
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEL	TELEPHONE
THK	THICK
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PLATE
TOS	TOP OF SUBFLOOR
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WEST, WASHER, OR WATER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WSH	WASHER
WITH/SKLIGHT	WITH SKYLIGHT
WINDOW	WINDOW
W/O	WITHOUT
WP	WATERPROOF
WT	WEIGHT

PROJECT SCOPE

CONSTRUCT NEW 3-STORY, SINGLE-FAMILY HOME WITH ATTACHED 2-CAR GARAGE, DETACHED 2-CAR GARAGE, AND ATTACHED 2ND UNIT, ON CURRENTLY VACANT LOT.

PLANNING DATA

PROJECT COMMON ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

ASSESSOR'S PARCEL NUMBER:	023-190-090
EXISTING ZONING:	A/B-5
PROPOSED ZONING:	NO CHANGE
EXISTING GENERAL PLAN DESIGNATION:	NONE
PROPOSED GENERAL PLAN DESIGNATION:	AGRICULTURE

BUILDING CODE DATA

TYPE OF OCCUPANCY:	R3/U
CONSTRUCTION TYPE:	VB
BEARING AND NONBEARING WALLS (LESS THAN 5' FROM PROPERTY LINE):	1-HOUR
OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE	
NUMBER OF STORIES:	3

ALL WORK TO CONFORM TO 2010 CRC, CEC, CFC, CPC, CMC, CEC, 2010 CALIFORNIA ENERGY CODE, AND 2010 CGBC

SYMBOLS

- SECTION CUT, DETAIL NUMBER / SHEET ON WHICH IT OCCURS
- DETAIL NUMBER / SHEET ON WHICH IT OCCURS
- REVISION CLOUD
- REVISION NUMBER
- GRIDLINE IDENTIFICATION
- 101 ROOM NUMBER
- ±8'-0" CEILING HEIGHT
- 2% SLOPE DOWNSLOPE INDICATION
- SHOWER HEAD
- SMOKE DETECTOR
- THERMOSTAT

PROJECT INFORMATION

LOT SIZE	10,012 SQ.FT.
PROPOSED LOT COVERAGE	1,597 SQ.FT. / 10,012 SQ.FT. = 15.95%
PROPOSED LANDSCAPING	±2,265 SQ.FT. / 10,012 SQ.FT. = 22.8%
PROPOSED CONCRETE PAVER AREA	±2,465 SQ.FT.
PROPOSED CONCRETE DRIVEWAY	±168 SQ.FT.
ASPHALT DRIVEWAY FOR ADJACENT SCHOOL'S USE	±752 SQ.FT.
PROPOSED TOTAL IMPERVIOUS SURFACE	2,507 SQ.FT. / 10,012 SQ.FT. = 25.04%
EXISTING TOTAL IMPERVIOUS SURFACE	3,915 SQ.FT. / 10,012 SQ.FT. = 39.10%
PROPOSED LOWER LEVEL LIVING AREA (MAIN UNIT)	102 SQ.FT. (CONDITIONED)
PROPOSED MIDDLE LEVEL LIVING AREA	980 SQ.FT. (CONDITIONED)
PROPOSED UPPER LEVEL LIVING AREA	604 SQ.FT. (CONDITIONED)
PROPOSED TOTAL LIVING AREA (MAIN UNIT)	1,686 SQ.FT. (CONDITIONED)
PROPOSED LOWER LEVEL LIVING AREA (2ND UNIT)	495 SQ.FT. (CONDITIONED)
PROPOSED TOTAL LIVING AREA (2ND UNIT)	495 SQ.FT. (CONDITIONED)
PROPOSED MAIN ENTRY PORCH AREA	29 SQ.FT. (UN-CONDITIONED)
PROPOSED 2ND UNIT ENTRY PORCH AREA	36 SQ.FT. (UN-CONDITIONED)
PROPOSED MIDDLE LEVEL REAR DECK AREA	154 SQ.FT. (UN-CONDITIONED)
PROPOSED ATTACHED 2-CAR GARAGE AREA	559 SQ.FT. (UN-CONDITIONED)
PROPOSED MECH ROOM AREA	32 SQ.FT. (UN-CONDITIONED)
PROPOSED DETACHED 2-CAR GARAGE AREA	400 SQ.FT. (UN-CONDITIONED)
PROPOSED UPPER LEVEL ATTIC AREA	178 SQ.FT. (UN-CONDITIONED)

DRAWING INDEX

ARCHITECTURAL
A0.0 TITLE SHEET AND STREET ELEVATION
A1.0 EXISTING SITE PLAN
A1.1 PROPOSED SITE PLAN
A1.2 EXISTING SITE PHOTOGRAPHS
A2.1 PROPOSED LOWER LEVEL PLAN
A2.2 PROPOSED MIDDLE LEVEL PLAN
A2.3 PROPOSED UPPER LEVEL PLAN
A3.1 PROPOSED FRONT AND REAR ELEVATIONS
A3.2 PROPOSED SIDE ELEVATIONS
A3.3 PROPOSED DETACHED GARAGE PLANS

ORDINANCE 771-CS CALCS

M = T + F (SQ.FT.(L - S))
M = 2,800 + 12 (SQ.FT (10,012 - 5,000))
M = 2,800 + 12 (72,799)
M = 2,800 + 649 — M = 3,649

PROPOSED FLOOR AREA = 2,591 S.F.

PROPOSED GARAGE AREA OVER 650 S.F. = 309

APPLICABLE PROPOSED FLOOR AREA = 2,900 — 2,900 < 3,649

PROJECT DOES NOT TRIGGER ORDINANCE NO. 771-CS

PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
APPLICANT / OWNER	-	MICHAEL O'CONNELL	(650) 303-0495
ENGINEER	O'CONNELL DESIGNS	MICHAEL O'CONNELL	(650) 303-0495
DRAFTING / DESIGN / 3D	BRIAN BRINKMAN DRAFTING & DESIGN	BRIAN BRINKMAN	(650) 922-7993

PROJECT / CONSTRUCTION NOTES

- FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

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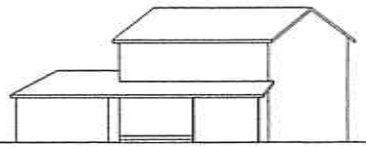
City of Pacifica



STREET ELEVATION
3/64" = 1'-0"

CITY of PACIFICA
INCORPORATED • NOV. 16, 1957
Lorraine Fitzpatrick
PRELIMINARY EXHIBIT
This exhibit is for informational purposes only, and does not represent final development plans. Further plans and/or information are available for public review in the Pacifica Planning Department, 1800 Francisco Boulevard, Pacifica.

BRIAN BRINKMAN
DRAFTING & DESIGN
648 Navarre Drive
Pacifica, CA 94044
(650) 922-7993

REV	DATE	DESCRIPTION
0	01/26/12	PLANNING SUBMITTAL
1	03/26/12	PLANNING RE-SUBMITTAL
2	03/19/12	SCREENED OFF-STREET PARKING

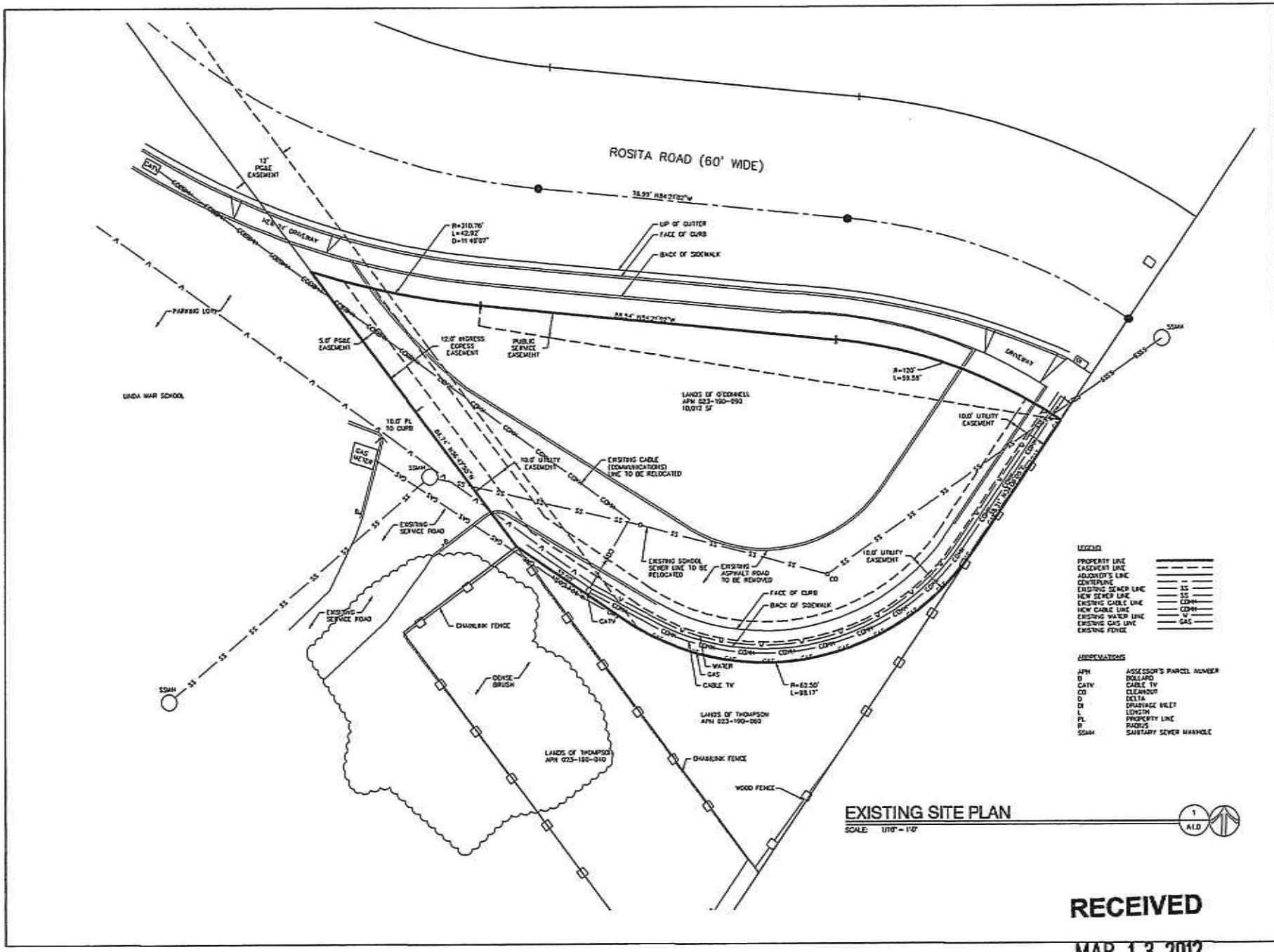
PROJECT NAME: NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT SCOPE: (N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

PROJECT ADDRESS: 900 ROSITA ROAD
PACIFICA, CA 94044

SHEET TITLE: TITLE SHEET AND STREET ELEVATION

SHEET: A0.0



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

A1.0

REV	DATE	DESCRIPTION
0	01/26/12	PLANNING SUBMITTAL
1	03/05/12	PLANNING RESUBMITTAL

PROJECT NAME: NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT ADDRESS: 900 ROSITA ROAD
PACIFICA, CA 94044

PROJECT SCOPE: (N) SINGLE FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

SHEET TITLE: EXISTING SITE PLAN

SHEET: A1.0

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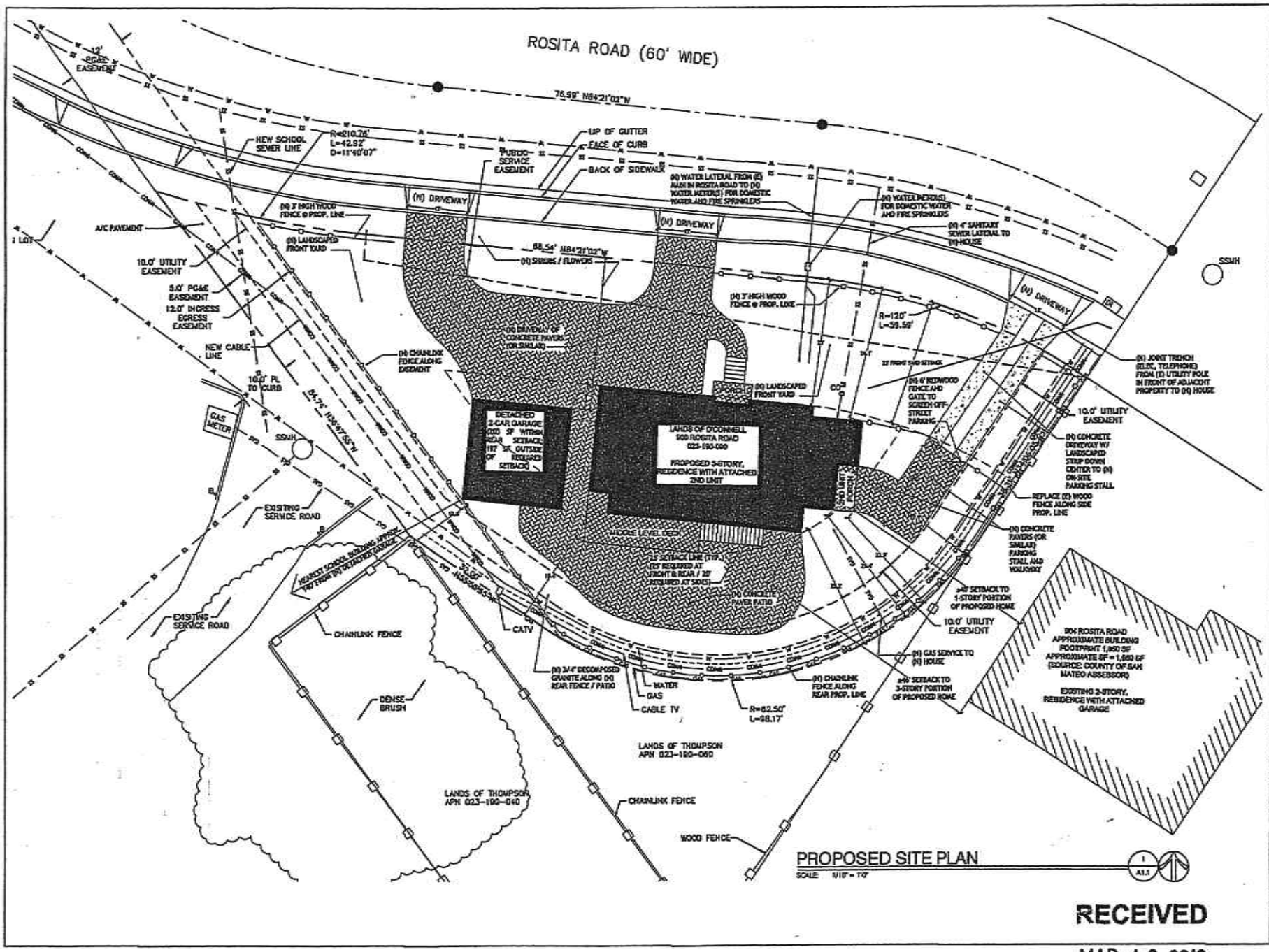

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BRIAN BRINCKMAN DRAFTING & DESIGN
848 Linwood Drive
Pacifica, CA 94044
(650) 922-1900

REV	DATE	DESCRIPTION
0	01/20/12	PLANNING SUBMITTAL
1	02/06/12	PLANNING RE-SUBMITTAL
2	02/16/12	SCREENED OFF-STREET PARKING

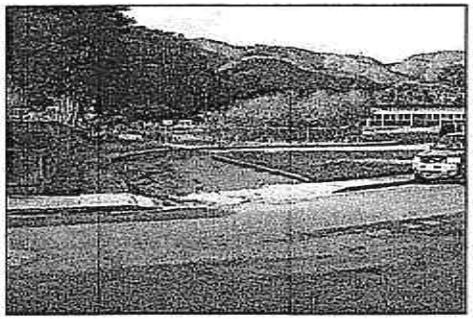
PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

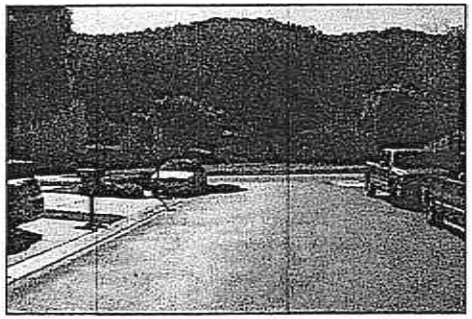
PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

SHEET TITLE:
PROPOSED SITE PLAN

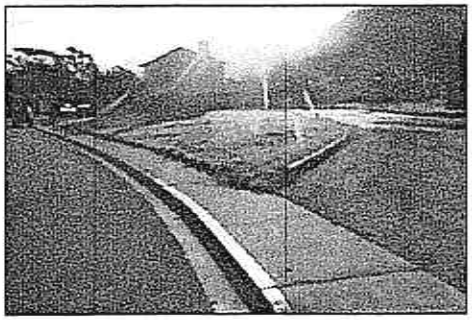
SHEET:
A1.1



VIEW FROM ACROSS ROSITA ROAD TOWARDS NORTHEAST CORNER OF PROPERTY (900 ROSITA)

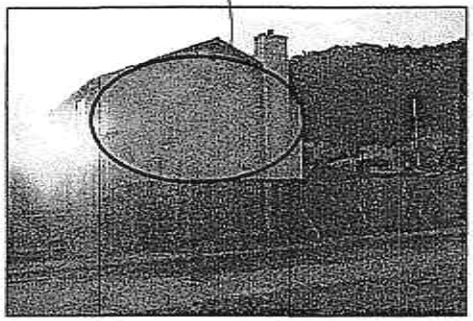


VIEW FROM ACROSS ROSITA ROAD LOOKING AT PROPERTY (900 ROSITA) & NEAREST NEIGHBOR (964 ROSITA, AT LEFT OF PHOTO)

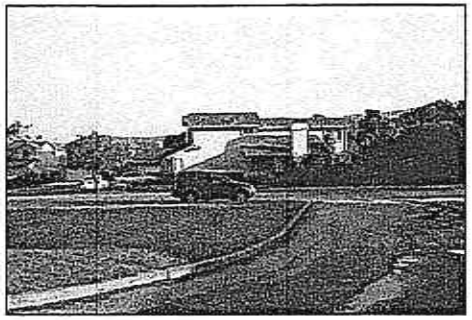


VIEW FROM ROSITA ROAD TOWARDS NORTHWEST CORNER OF PROPERTY (900 ROSITA) WITH EXISTING HOME AT 964 ROSITA BEYOND

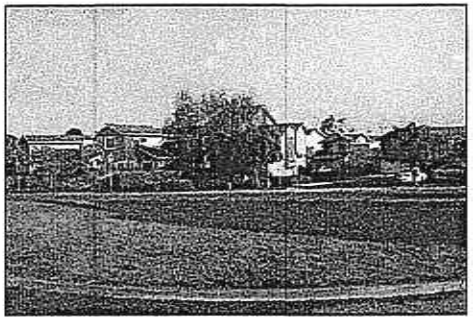
NO WINDOWS FACING SUBJECT PROPERTY



VIEW OF ADJACENT HOME TO THE EAST (964 ROSITA) FROM SUBJECT PROPERTY (900 ROSITA)



VIEW FROM REAR (SOUTHERN END) OF PROPERTY (900 ROSITA) LOOKING NORTHEAST ACROSS ROSITA ROAD



VIEW FROM REAR (SOUTHERN END) OF PROPERTY (900 ROSITA) LOOKING NORTH ACROSS ROSITA ROAD

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City of Pacifica

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848 Nevers Drive
Pacifica, CA 94044
(650) 922-7993

REV	DATE	DESCRIPTION
0	01/25/12	PLANNING SUBMITTAL
1	03/05/12	PLANNING RE-SUBMITTAL

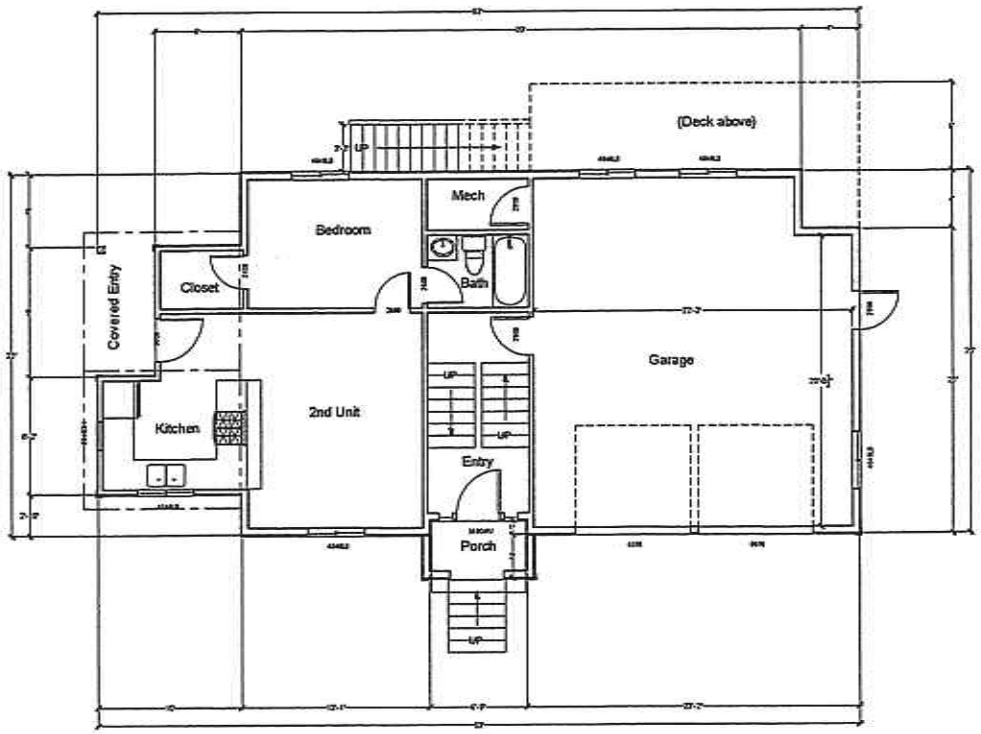
PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET:
A1.2



PROPOSED LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

1
A2.1

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NOTE: FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

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648 Navarre Drive
Pacifica, CA 94044
(650) 922-7993

REV	DATE	DESCRIPTION
0	01/20/12	PLANNING SUBMITTAL
1	03/05/12	PLANNING RE-SUBMITTAL

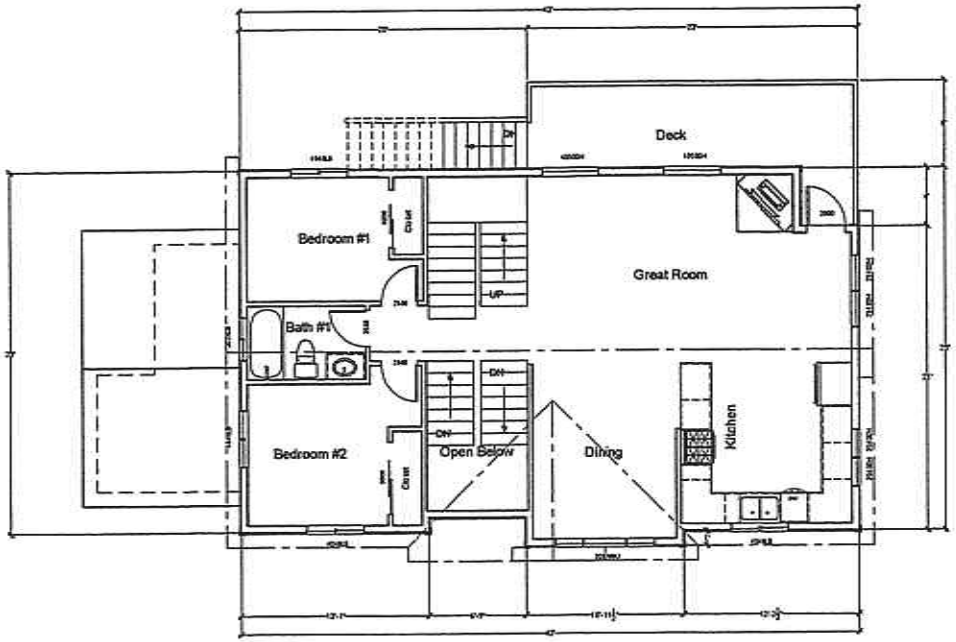
PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

SHEET TITLE:
PROPOSED LOWER LEVEL PLAN

SHEET:
A2.1



PROPOSED MIDDLE LEVEL PLAN

SCALE: 1/8" = 1'-0"

1 A2.2

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NOTE: FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

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648 Nevers Drive
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(650) 922-7003

REV	DATE	DESCRIPTION
0	01/20/12	PLANNING SUBMITTAL
1	03/05/12	PLANNING RE-SUBMITTAL

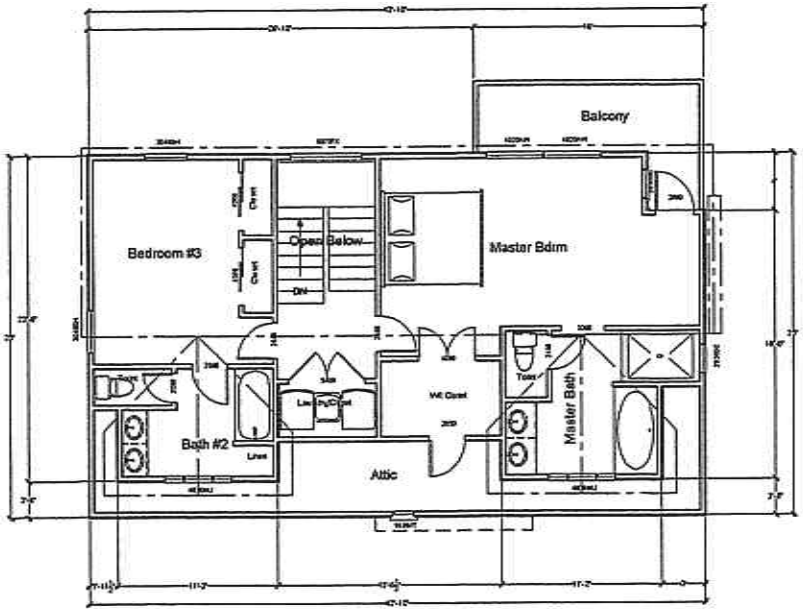
PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

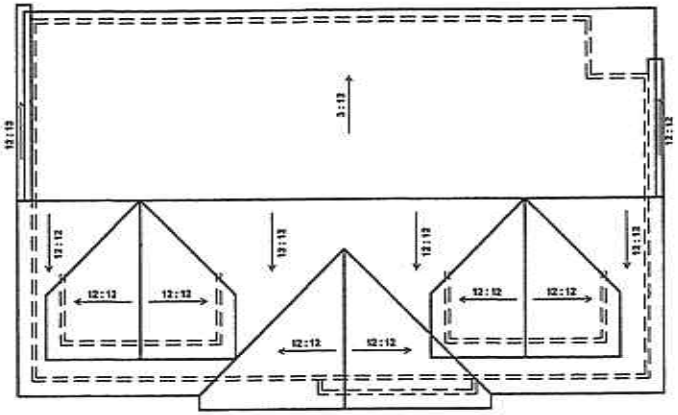
PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

SHEET TITLE:
PROPOSED MIDDLE LEVEL PLAN

SHEET:
A2.2



PROPOSED UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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NOTE: FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

BRIAN BRINGMAN DRAFTING & DESIGN
648 Navarre Drive
Pacifica, CA 94044
(650) 922-7663

REV	DATE	DESCRIPTION
0	01/26/12	PLANNING SUBMITTAL
1	03/05/12	PLANNING RE-SUBMITTAL

PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

SHEET TITLE:
PROPOSED UPPER LEVEL AND ROOF PLANS

SHEET:
A2.3

PROPOSED HOUSE FRONT (NORTH) ELEVATION (1 / A3.1)

SCALE: 1/8" = 1'-0"

PROPOSED HOUSE REAR (SOUTH) ELEVATION (2 / A3.1)

SCALE: 1/8" = 1'-0"

RECEIVED

MAR 13 2012

City of Pacifica

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Pacifica, CA 94044
(650) 922-7993

REV	DATE	DESCRIPTION
0	01/26/12	PLANNING SUBMITTAL
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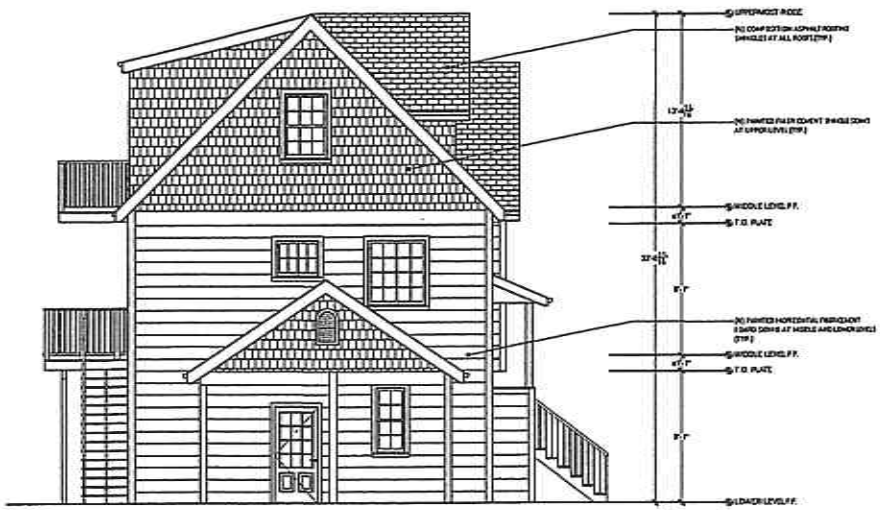
PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

SHEET TITLE:
PROPOSED FRONT AND REAR ELEVATIONS

SHEET:
A3.1



PROPOSED HOUSE LEFT (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

1 / A3.2

PROPOSED HOUSE RIGHT (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

2 / A3.2

RECEIVED

MAR 13 2012

City of Pacifica

NOTE: FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

BRIAN BRINKMAN DRAFTING & DESIGN

648 Navarre Drive
Pacifica, CA 94044
(650) 922-7800

REV	DATE	DESCRIPTION
0	01/26/12	PLANNING SUBMITTAL
1	03/05/12	PLANNING RE-SUBMITTAL

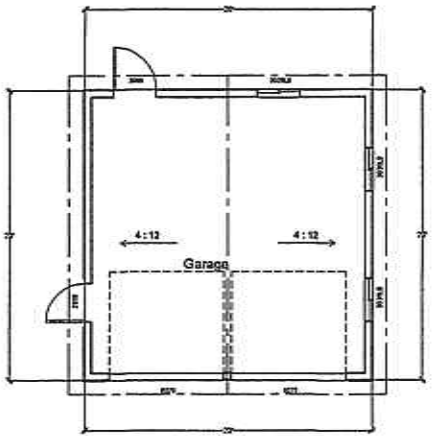
PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

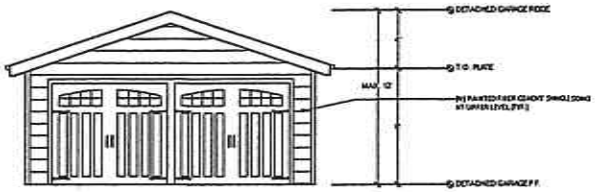
PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

SHEET TITLE:
PROPOSED SIDE ELEVATIONS

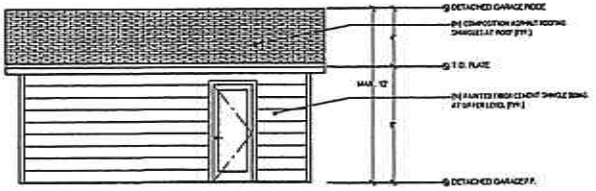
SHEET:
A3.2



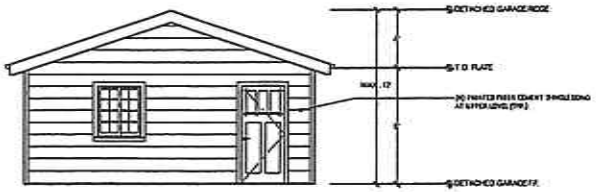
DETACHED GARAGE FLOOR PLAN (1 / A3.3)
SCALE: 1/8" = 1'-0"



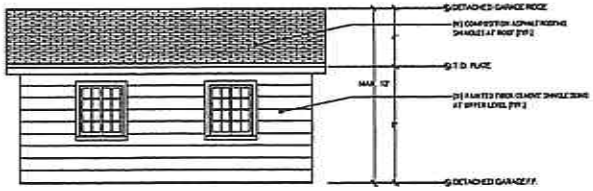
DETACHED GARAGE FRONT ELEVATION (2 / A3.3)
SCALE: 1/8" = 1'-0"



DETACHED GARAGE LEFT ELEVATION (3 / A3.3)
SCALE: 1/8" = 1'-0"



DETACHED GARAGE REAR ELEVATION (4 / A3.3)
SCALE: 1/8" = 1'-0"



DETACHED GARAGE RIGHT ELEVATION (5 / A3.3)
SCALE: 1/8" = 1'-0"

NOTE: FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

RECEIVED
MAR 13 2012
City of Pacifica

BRIAN BRENTKAMP DRAFTING & DESIGN
640 Stevens Drive
Pacifica, CA 94044
(650) 922-1900

REV	DATE	DESCRIPTION
0	01/26/12	PLANNING SUBMITTAL
1	03/05/12	PLANNING RE-SUBMITTAL

PROJECT NAME:
NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT
900 ROSITA ROAD

PROJECT SCOPE:
(N) SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE AND ATTACHED GARAGE & 2ND UNIT

PROJECT ADDRESS:
900 ROSITA ROAD
PACIFICA, CA 94044

SHEET TITLE:
DETACHED GARAGE PLANS

SHEET:
A3.3