

# NEW 22-ROOM HOTEL : AARON'S INN

## 1390 MAIN STREET, MONTARA CA

BRIAN BRINKMAN  
DRAFTING & DESIGN, INC.  
1690 Francisco Blvd.  
Pacifica, CA 94044  
(650) 922-7993



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

**PROJECT SCOPE**  
3 STORY HOTEL BUILDING WITH 22 HOTEL ROOMS, INCLUDING COVERED PARKING AT THE LOWEST LEVEL. EXISTING HOME AND OLD POST OFFICE BUILDING, AND ONE TREE TO BE REMOVED.

**PLANNING DATA**  
PROJECT COMMON ADDRESS:  
1390 MAIN STREET  
MONTARA, CA 94037  
ASSESSOR'S PARCEL NUMBER: 036-052-150  
ZONING: C-1 / S-3 / DR 036-052-030

**BUILDING CODE DATA**  
TYPE OF OCCUPANCY: R1/R3/U  
CONSTRUCTION TYPE: VB  
BEARING AND NON-BEARING WALLS (LESS THAN 5' FROM PROPERTY LINE): 1-HOUR  
OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE  
NUMBER OF STORIES: 3 (INCLUDING BASEMENT)  
ALL WORK TO CONFORM TO 2016 CBC, CFC, CMC, CEC, 2016 CALIFORNIA ENERGY CODE, AND 2016 CGBC

**SYMBOLS**

	SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
	DETAIL NUMBER SHEET ON WHICH IT OCCURS
	REVISION CLOUD
	REVISION NUMBER
	GRIDLINE IDENTIFICATION
	DOWNSLOPE INDICATION
	SHOWER HEAD

**PROJECT DIRECTORY**

SERVICE	COMPANY	CONTACT	TELEPHONE
APPLICANT / OWNER	-	PAUL MCGREGOR	(650) 728-3176
DESIGN / DRAFTING	BRIAN BRINKMAN DRAFTING & DESIGN INC.	BRIAN BRINKMAN	(650) 922-7993
SURVEYOR	-	LOUIS ARATA	(650) 692-0927
ENGINEER	ROUNDHOUSE INDUSTRIES	MIKE O'CONNELL	(650) 303-0495



**PROJECT INFORMATION**

LOT SIZE	14,500 SF
(E) LOT COVERAGE	1,833 SF / 14,500 SF = 12.64%
(E) LANDSCAPED AREA	11,535 SF / 14,500 SF = 79.55%
(E) IMPERVIOUS PAVING	1,132 SF / 14,500 SF = 7.81%
(E) IMPERVIOUS PAVING SURFACES	2,965 SF / 14,500 SF = 20.45%
(N) LOT COVERAGE	7,213 SF / 14,500 SF = 49.74%
(N) TOTAL IMPERVIOUS PAVING (CONCRETE)	1,276 SF / 14,500 SF = 8.77%
(N) TOTAL IMPERVIOUS SURFACES	8,489 SF / 14,500 SF = 58.34%
(N) PERVIOUS PAVING (PAVERS)	1,501 SF / 14,500 SF = 10.32%
(N) LANDSCAPED AREA	4,510 SF / 14,500 SF = 31.10%
(N) GARAGE LEVEL AREA	6,732 SF
(N) FIRST LEVEL HOTEL AREA	6,664 SF
(N) FIRST LEVEL HOTEL DECK AREA	376 SF
(N) SECOND LEVEL HOTEL AREA	6,065 SF
(N) SECOND LEVEL HOTEL DECK AREA	766 SF
(N) TOTAL HOTEL AREA (NOT GARAGE)	12,729 SF
(N) TOTAL HOTEL DECK AREA	1,142 SF
(N) TOTAL FLOOR AREA (WITH GARAGE AND ALL DECKS)	20,603 SF

**DRAWING INDEX**

ARCHITECTURAL/CIVIL	DESCRIPTION	DATE	REV
A0.0	TITLE SHEET	8/5/2016	0
A0.1	3D VIEWS	1/30/2019	1
A0.2	PROPOSED PERSPECTIVES	8/30/2019	2
C0.01	ORIGINAL TOPOGRAPHIC SURVEY	9/25/2019	3
C1.01	GRADING & DRAINAGE PLAN		
A1.1	ARCHITECTURAL SITE PLAN		
A1.2	LANDSCAPE PLAN		
A2.1	GARAGE LEVEL PLAN		
A2.2	FIRST FLOOR PLAN		
A2.3	SECOND FLOOR PLAN		
A2.4	ROOF PLAN		
A3.1	EAST AND WEST ELEVATIONS		
A3.2	NORTH AND SOUTH ELEVATIONS		
A3.3	PROPOSED SECTIONS		

**PARKING CALCULATIONS**

15 PARKING SPACES PROVIDED PER THE PROPOSED PROJECT
HOTEL - 22 ROOMS
FOR HOTELS, 1 PARKING SPACE REQUIRED PER 4 HOTEL ROOMS
22 ROOMS / 4 = 5.5 = <u>6 REQ'D SPACES</u>
<u>6 REQ'D SPACES</u> FOR PROJECT / 15 PROVIDED

**PROJECT NOTES**  
\* FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

DESCRIPTION	DATE	REV
PLANNING SUBMITTAL	8/5/2016	0
REDUCED SIZE DESIGN CONCEPT	1/30/2019	1
PLANNING RESUBMITTAL SET	8/30/2019	2
PLANNING RESUBMITTAL	9/25/2019	3

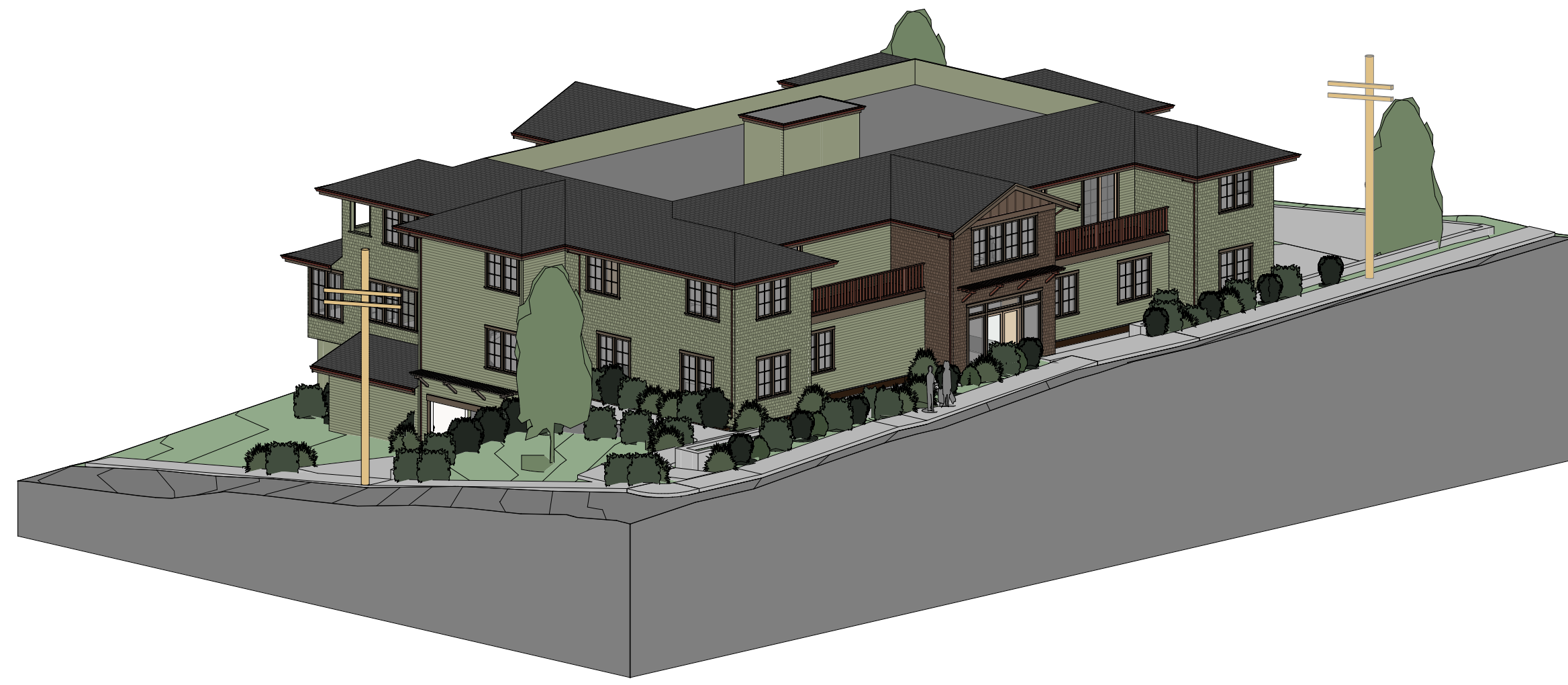
PROJECT SCOPE:  
BUILD (N) 3-STORY 22-ROOM HOTEL W/ UNDERGROUND PARKING GARAGE

PROJECT NAME:  
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SHEET TITLE  
**TITLE SHEET**

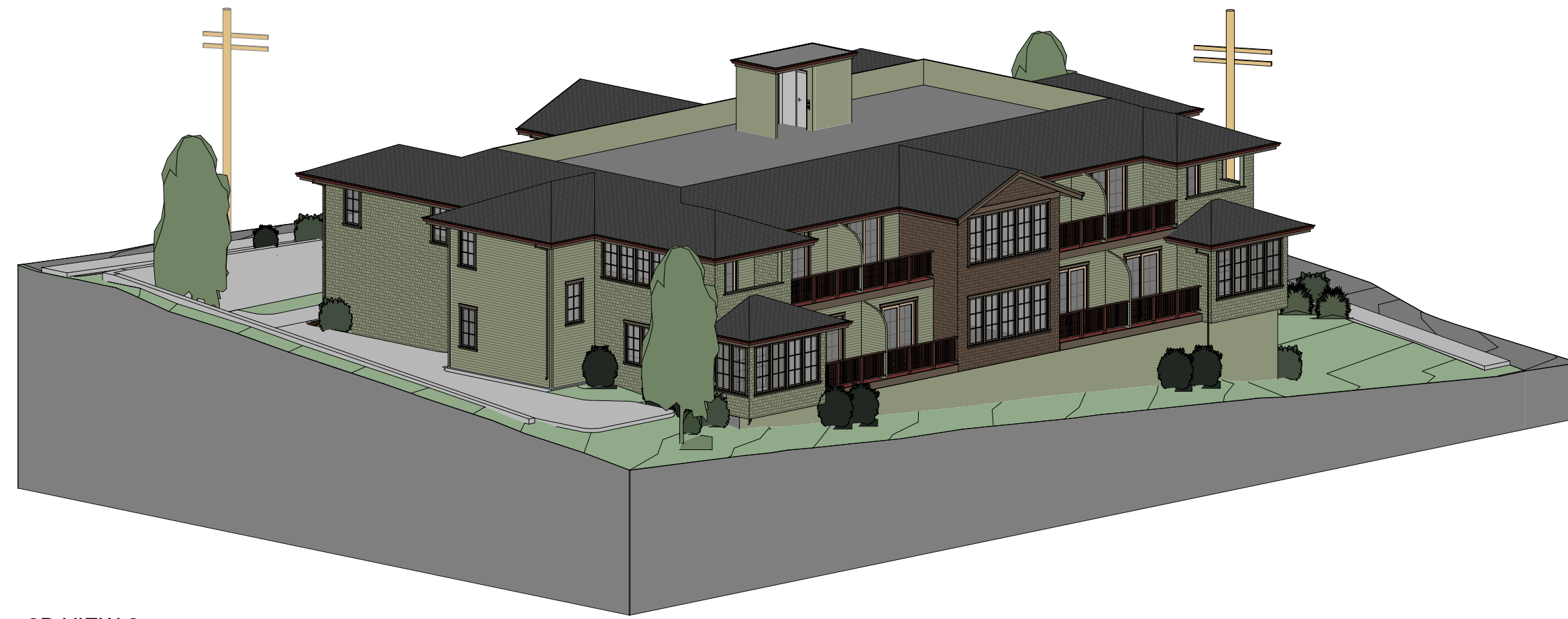
SHEET  
**A0.0**



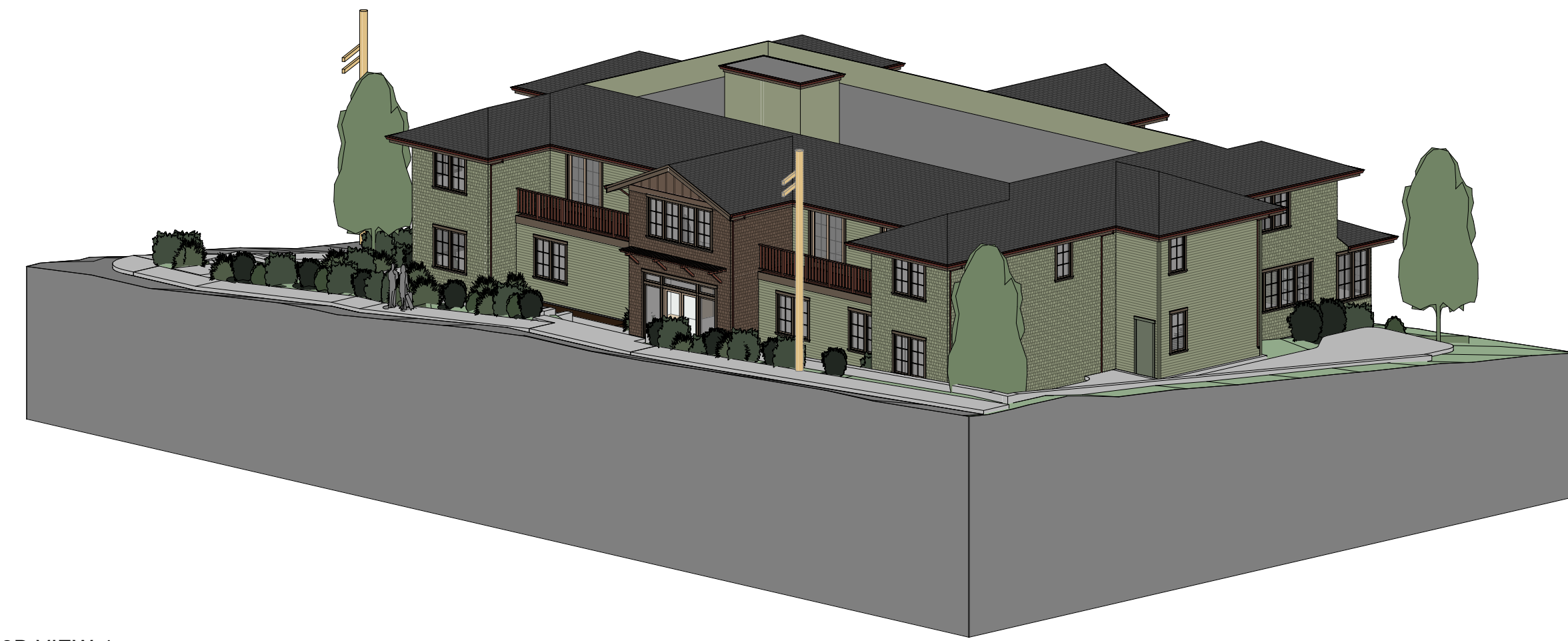
① 3D VIEW 1



② 3D VIEW 2



③ 3D VIEW 3



④ 3D VIEW 4



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PROJECT SCOPE:  
BUILD (N) 3-STORY 22-ROOM  
HOTEL W/ UNDERGROUND  
PARKING GARAGE

SHEET TITLE  
**3D VIEWS**

SHEET  
**A0.1**



PERSPECTIVE VIEW - STREET VIEW 1



PERSPECTIVE VIEW - STREET VIEW 2



PERSPECTIVE VIEW - STREET VIEW 3

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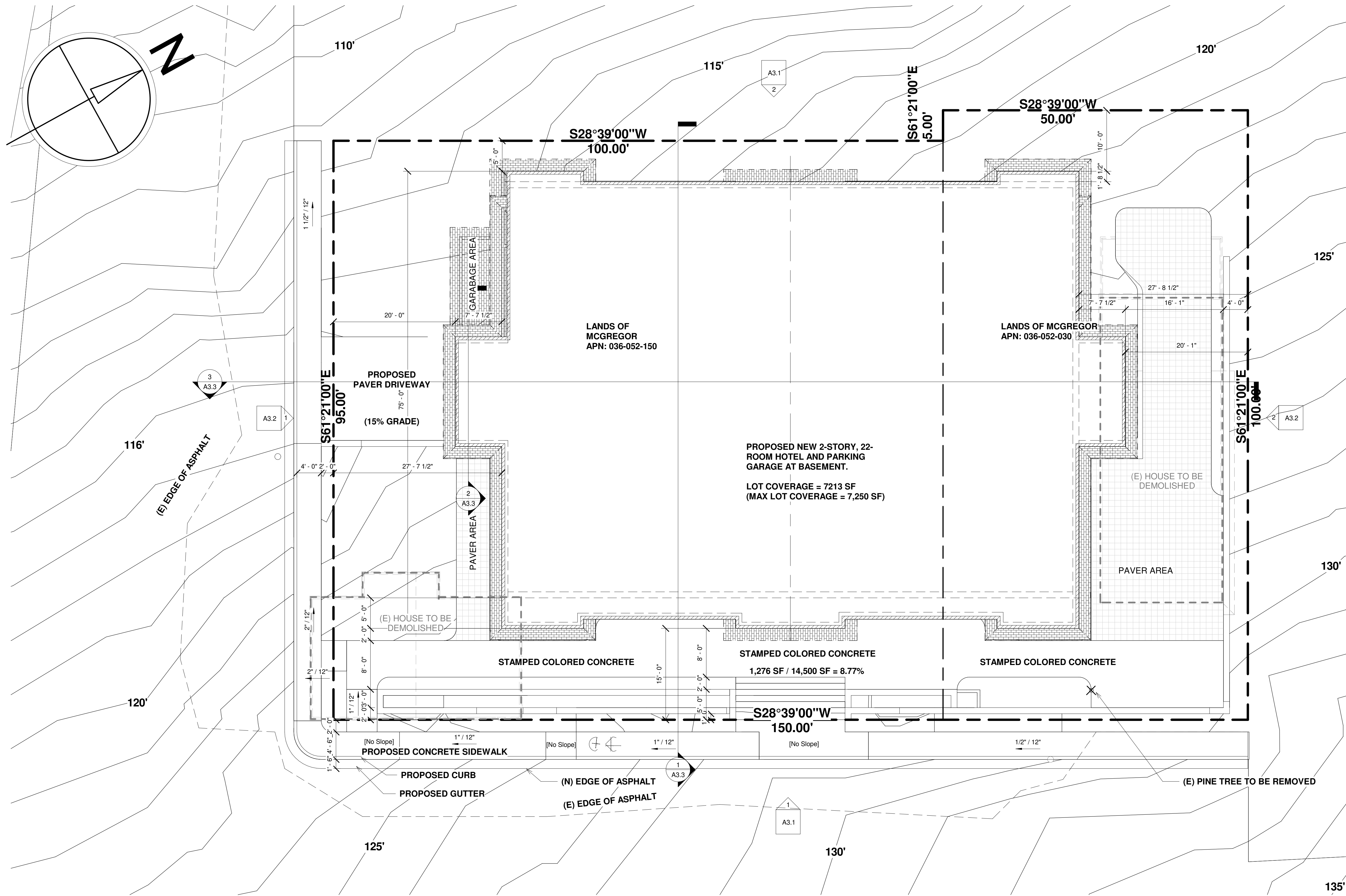
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BUILD (N) 3-STORY 22-ROOM  
HOTEL W/ UNDERGROUND  
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SHEET TITLE  
**PERSPECTIVE  
VIEWS**

SHEET  
**A0.2**



1 SITE PLAN  
1/8" = 1'-0"



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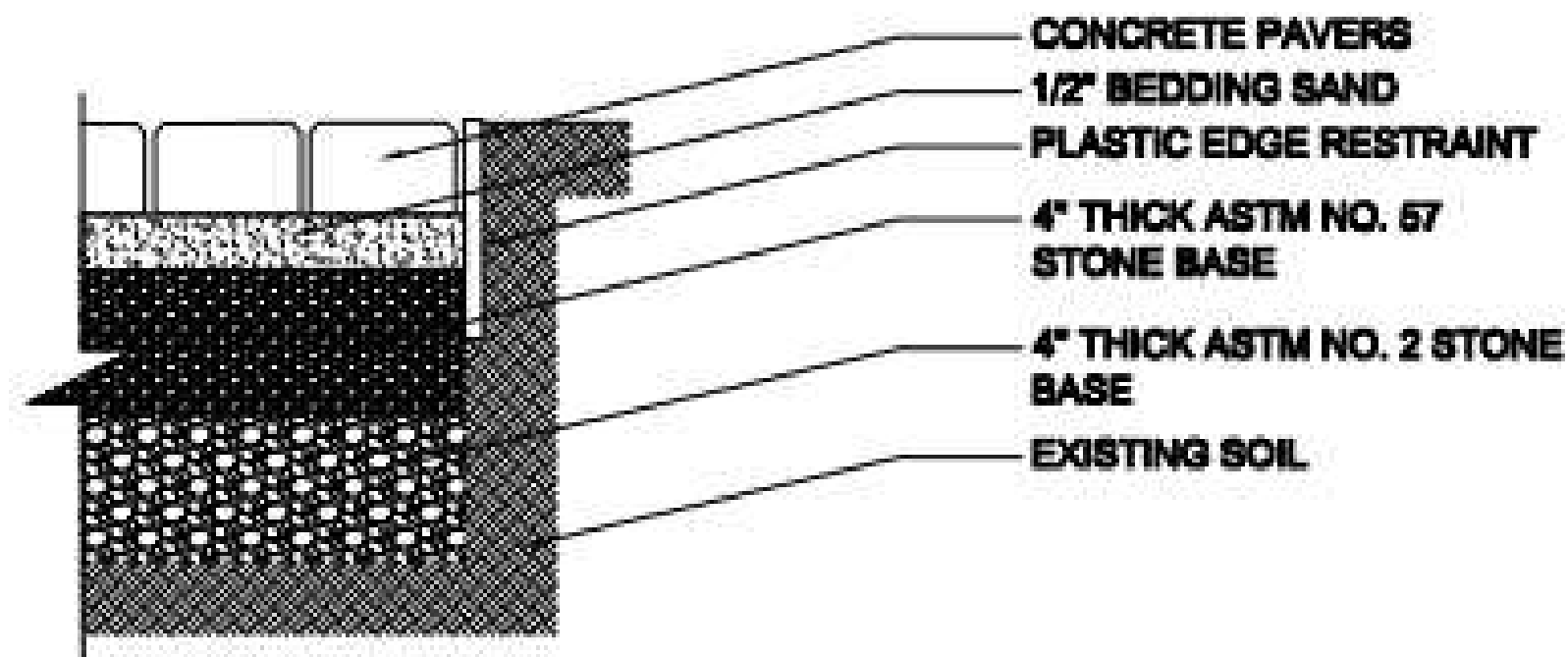
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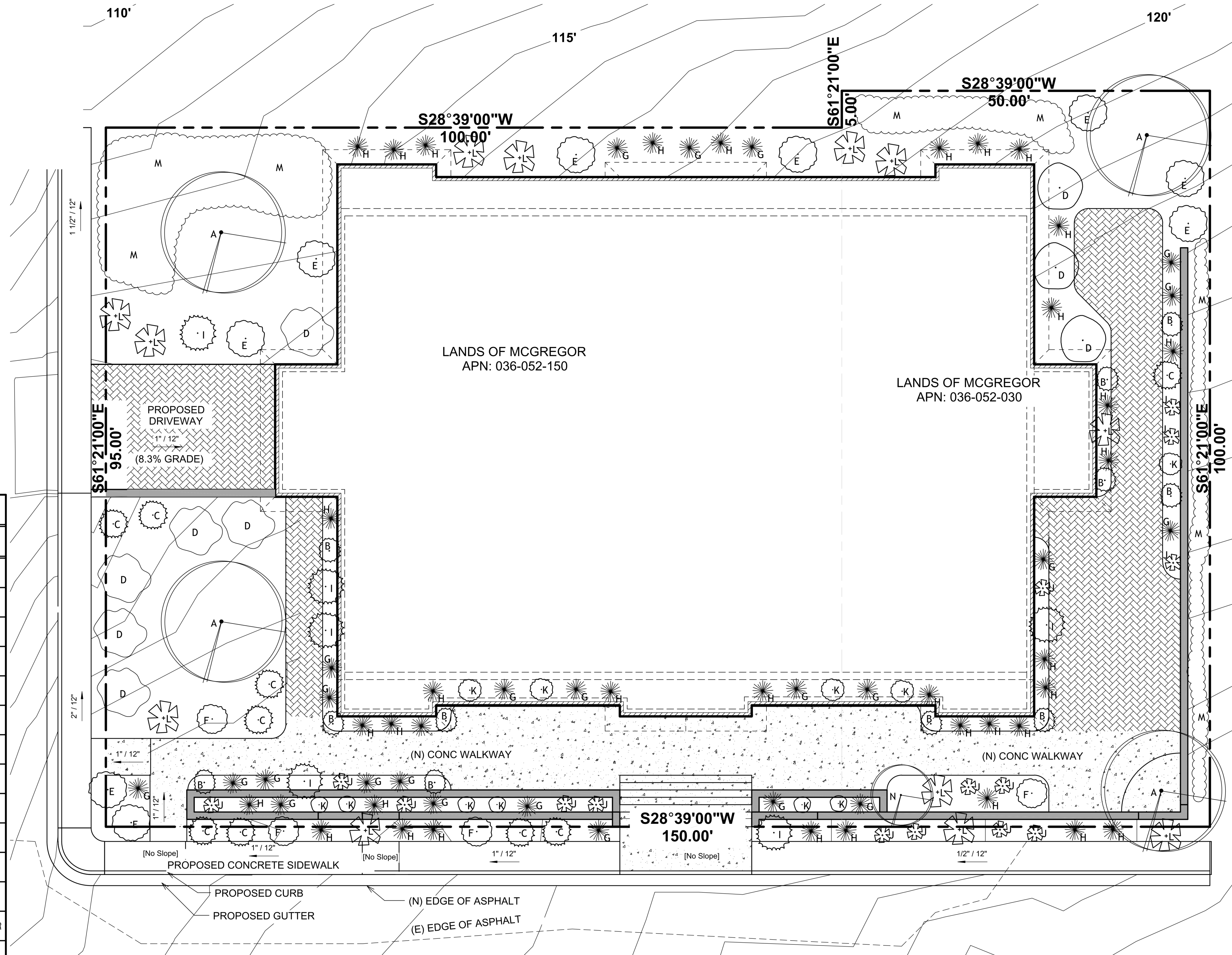
PROJECT SCOPE:  
BUILD (N) 3-STORY 22-ROOM  
HOTEL W/ UNDERGROUND  
PARKING GARAGE

SHEET TITLE  
**ARCHITECTURAL  
SITE PLAN**

SHEET  
**A1.1**



PAVER DETAIL



PLANT LIST			
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT TYPE
A	PITOSPORUM CRASSIFOLIUM	KARO	TREE / SHRUB
B	CEANOTHUS CYANEUS 'GENTIAN PLUME'	GENTIAN PLUME	SHRUB
C	RHODODENDRON X 'BUZZER BEATER'	BUZZER BEATER	SHRUB
D	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	SHRUB
E	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD McMINN'	'HOWARD McMINN' MANZANITA	SHRUB
F	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	SHRUB
G	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	GRASS
H	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	GRASS
I	RIBES SANGINEUM	'CLAREMONT'	SHRUB
J	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	PERENNIAL
K	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW IRIS	PERENNIAL
L	PHORMIUM 'PINK STRIPE'	'PINK STRIPE' NEW ZEALAND FLAX	PERENNIAL
M	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CARMEL CEANOTHUS	GROUND COVER
N	ACER PALMATUM	JAPANESE MAPLE	TREE
O			
P			

1  
A1.2 PROPOSED LANDSCAPE PLAN  
SCALE: 1" = 10'-0"

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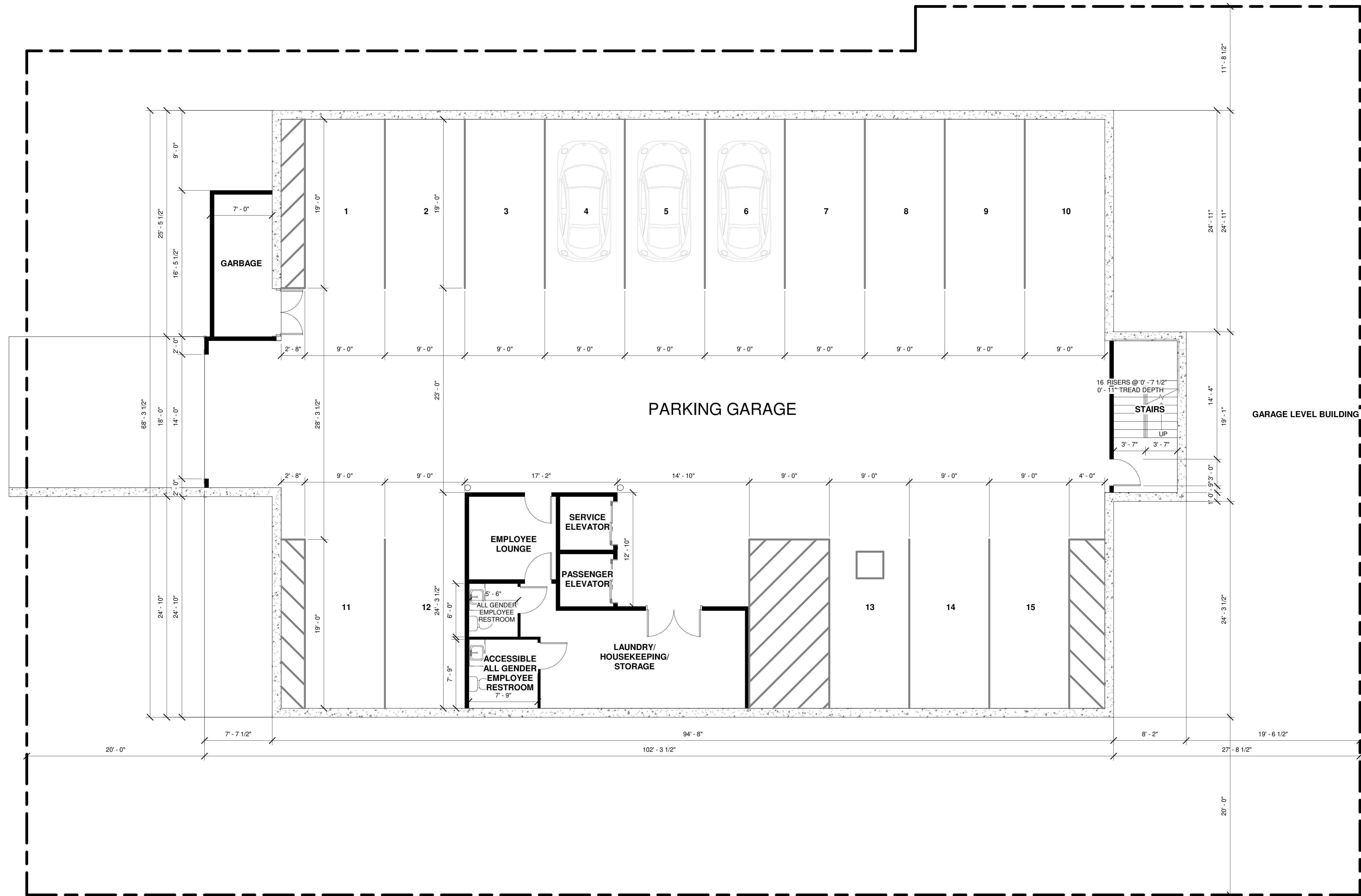
PROJECT SCOPE:  
BUILD (N) 3-STORY 22-ROOM  
HOTEL W/ UNDERGROUND  
PARKING GARAGE

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SHEET TITLE  
**LANDSCAPE  
PLAN**

SHEET  
**A1.2**



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HOTEL W/ UNDERGROUND  
PARKING GARAGE

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SHEET TITLE  
**GARAGE LEVEL  
PLAN**

SHEET  
**A2.1**

1 GARAGE LEVEL FLOOR PLAN  
3/16" = 1'-0"

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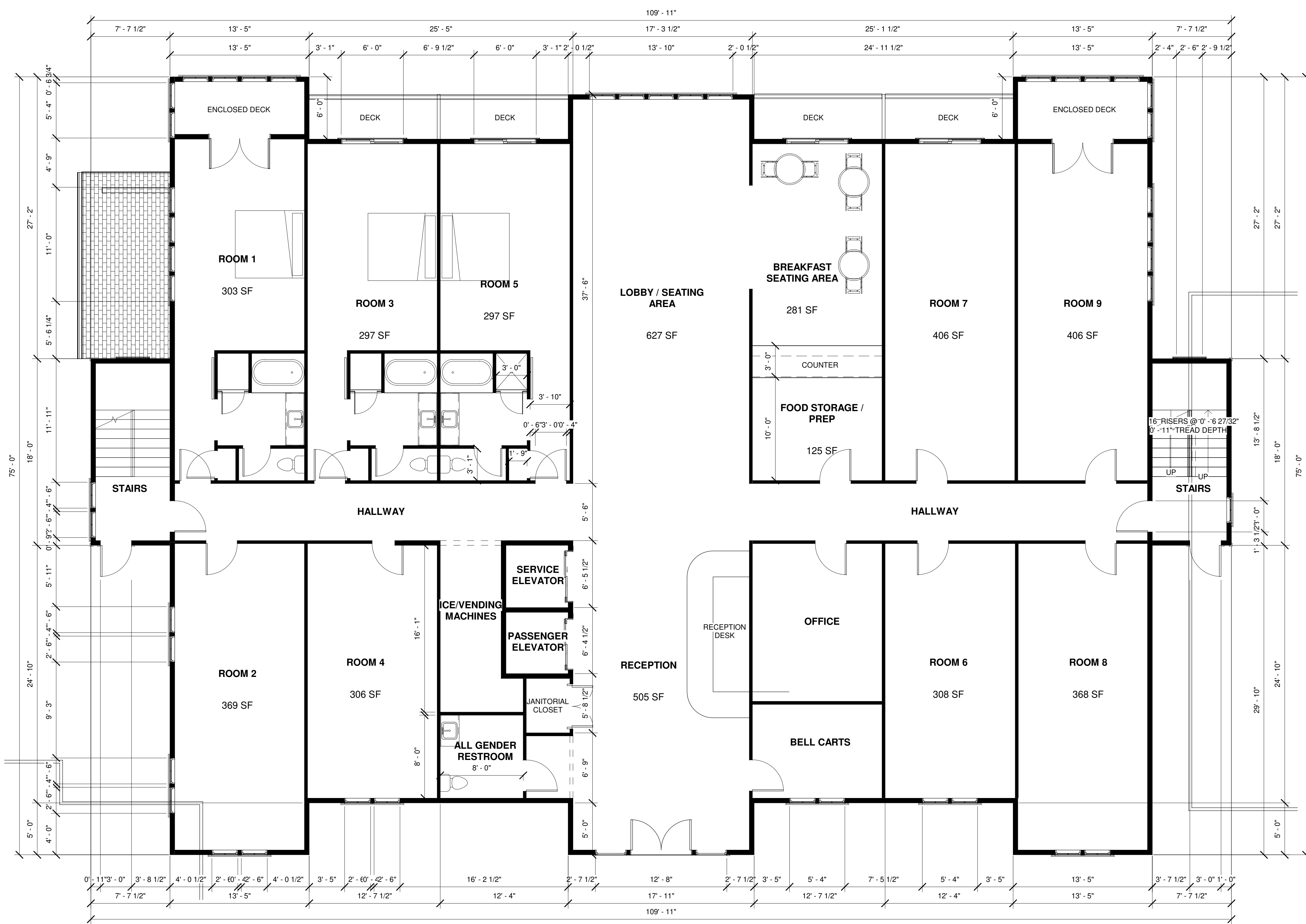
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BUILD (N) 3-STORY 22-ROOM  
HOTEL W/ UNDERGROUND  
PARKING GARAGE

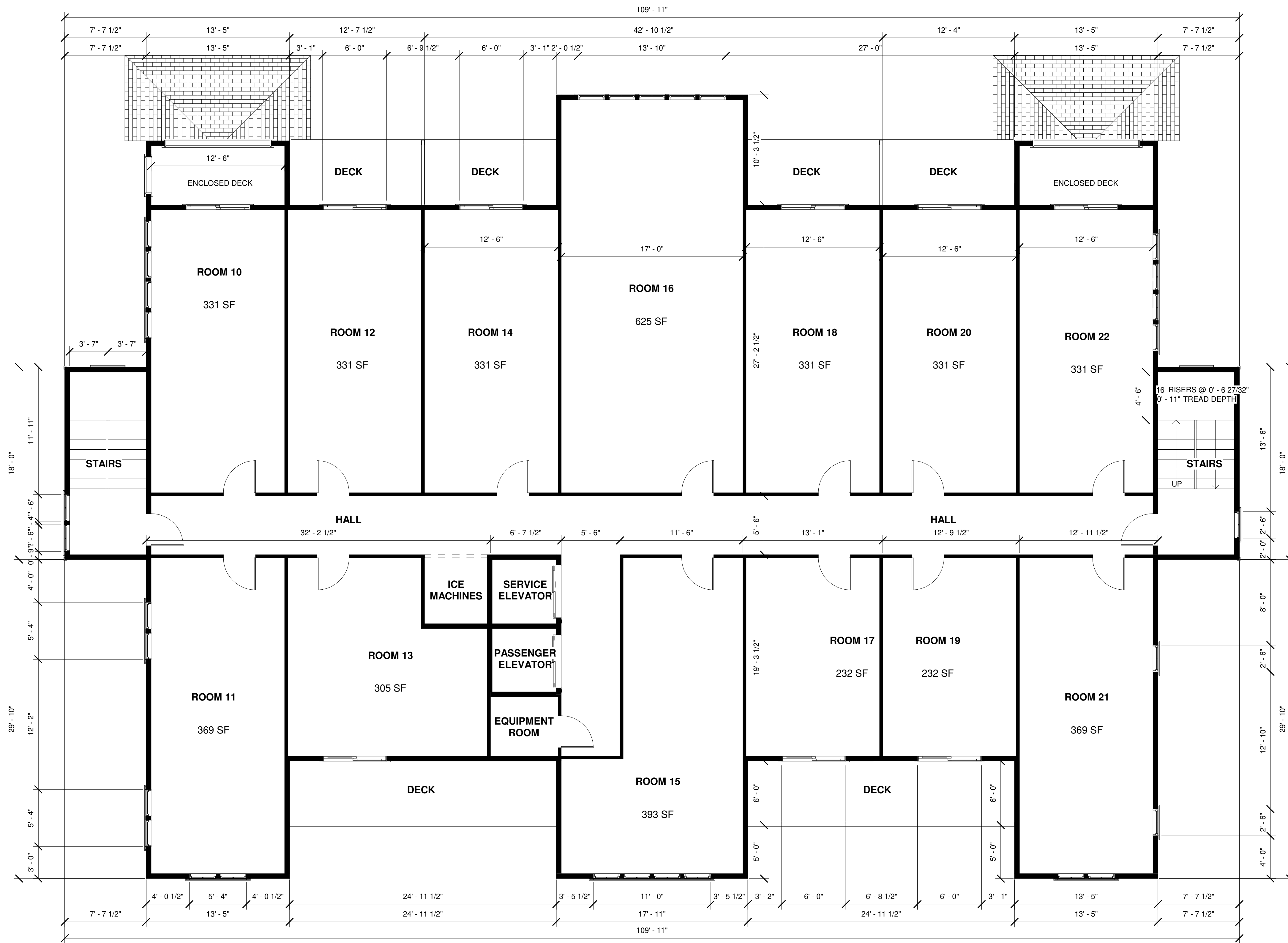
1ST FLOOR BUILDING AREA: 6,664 SQFT.  
1ST FLOOR DECK AREA: 376 SQFT.  
TOTAL 1ST FLOOR (BUILDING + DECK)  
AREA: 7,040 SQFT.

SHEET TITLE  
**FIRST FLOOR  
PLAN**

SHEET  
**A2.2**



1 FIRST FLOOR PLAN  
3/16" = 1'-0"



2ND FLOOR BUILDING AREA: 6,065 SQFT.  
 2ND FLOOR DECK AREA: 766 SQFT.  
 TOTAL 2ND FLOOR (BUILDING + DECK)  
 AREA: 6,831 SQFT.

1 SECOND FLOOR PLAN  
 3/16" = 1'-0"



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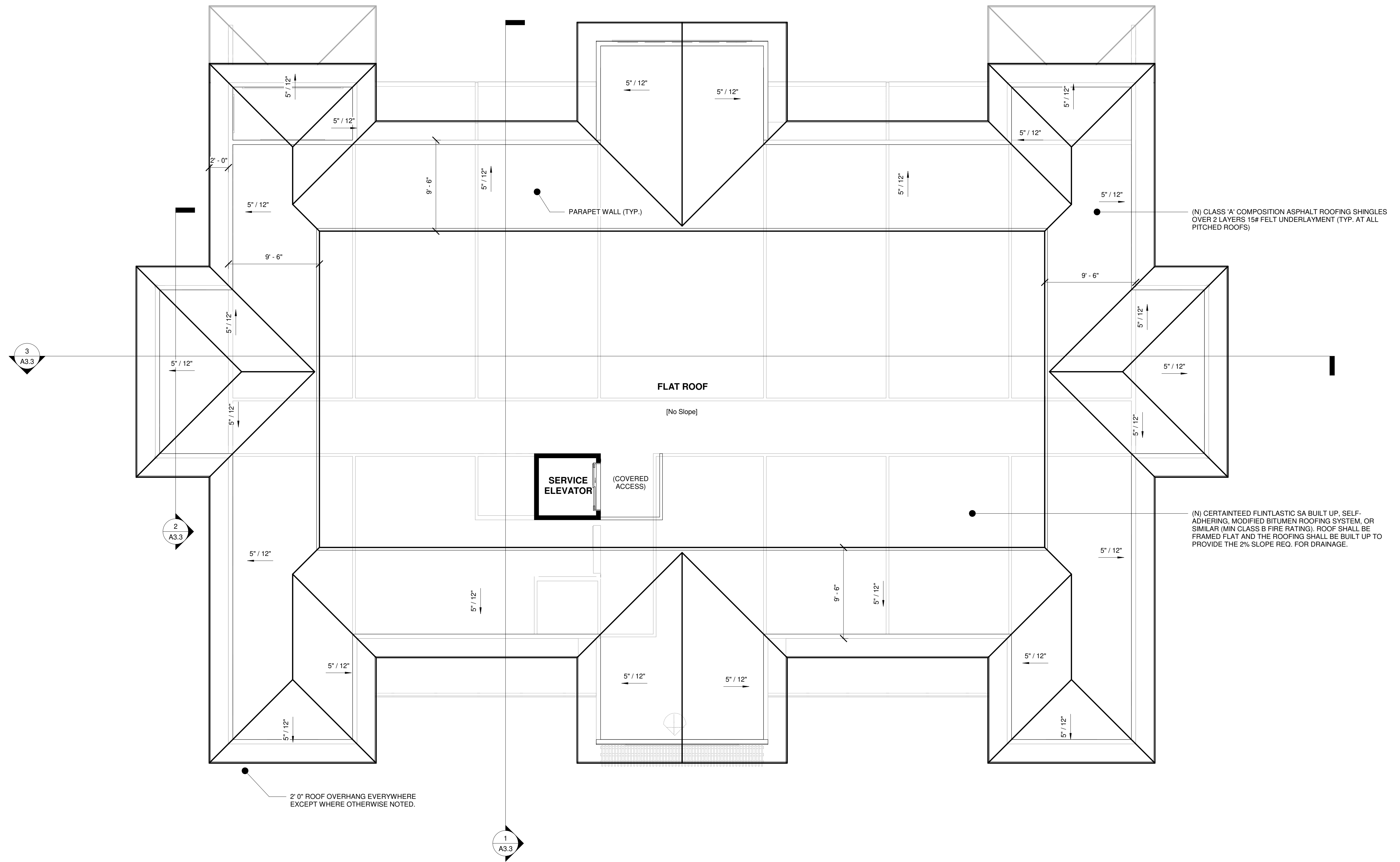
PROJECT SCOPE:  
 BUILD (N) 3-STORY 22-ROOM  
 HOTEL W/ UNDERGROUND  
 PARKING GARAGE

PROJECT NAME:  
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SHEET TITLE  
**SECOND FLOOR  
 PLAN**

SHEET  
**A2.3**





1 ROOF PLAN  
3/16" = 1'-0"

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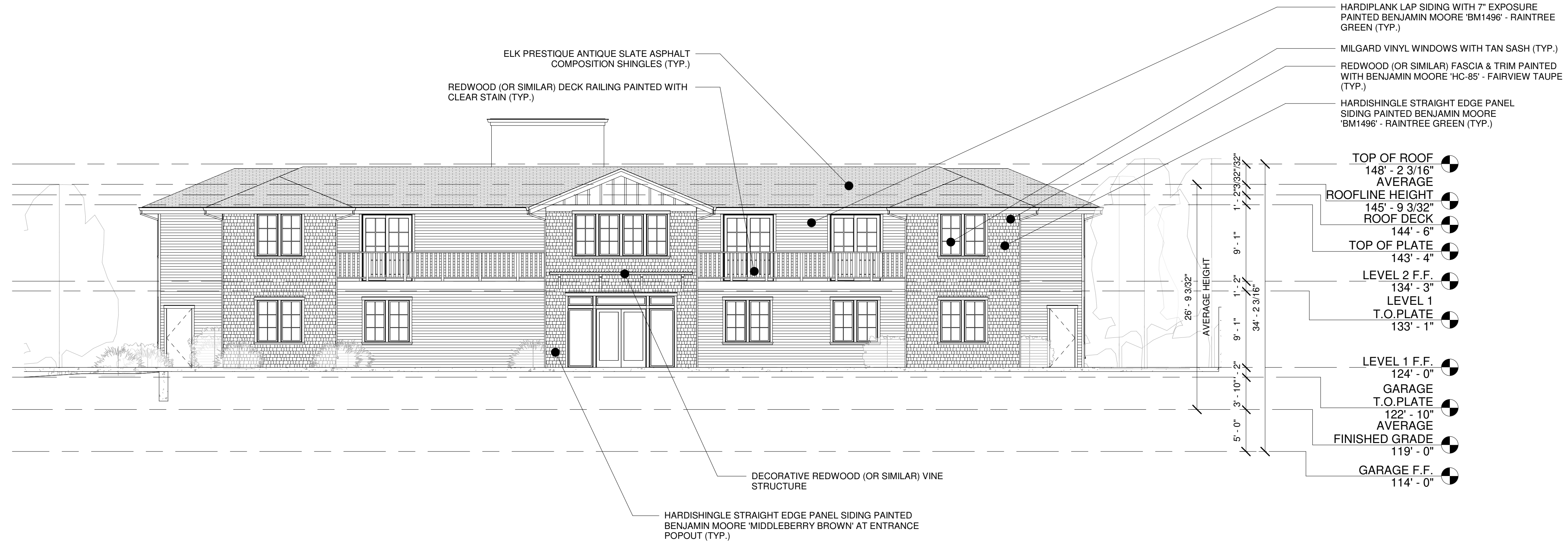
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PROJECT SCOPE:  
**BUILD (N) 3-STORY 22-ROOM  
HOTEL W/ UNDERGROUND  
PARKING GARAGE**

SHEET TITLE  
**ROOF PLAN**

SHEET  
**A2.4**



1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

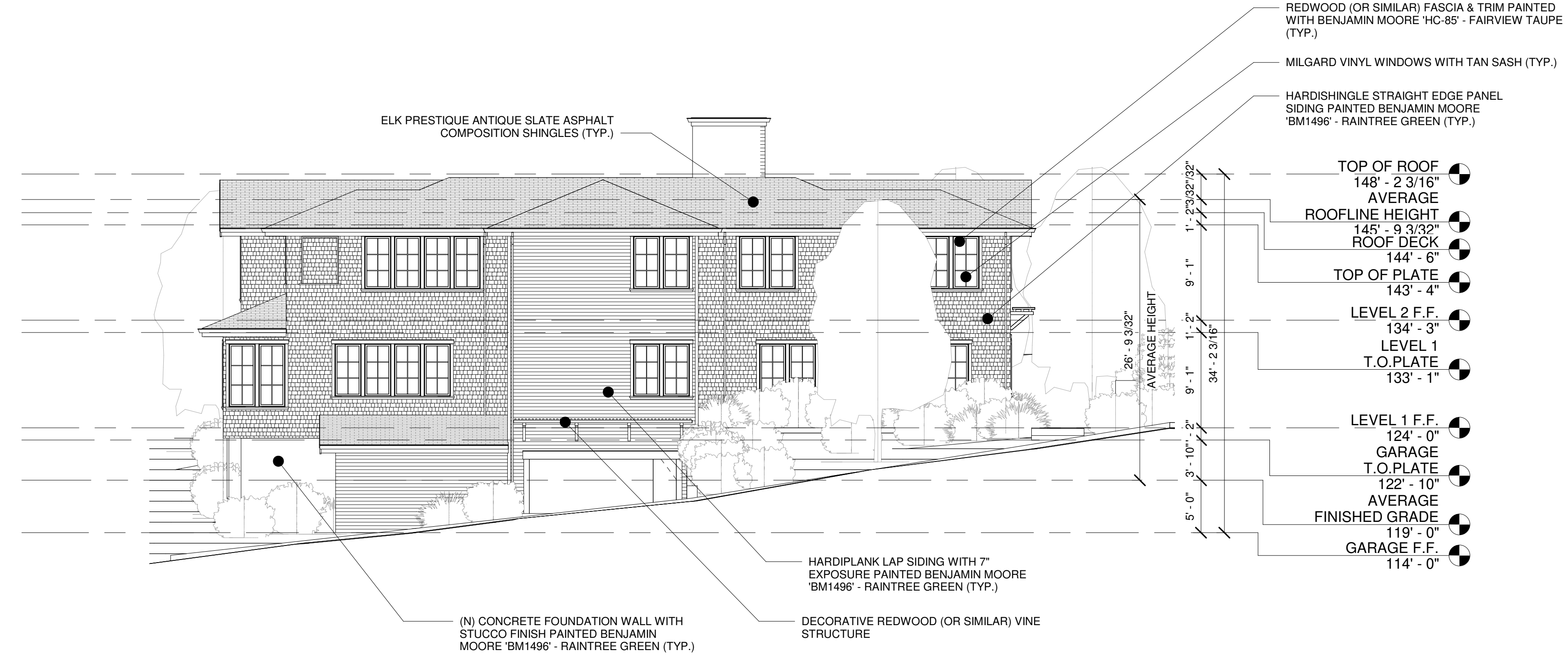
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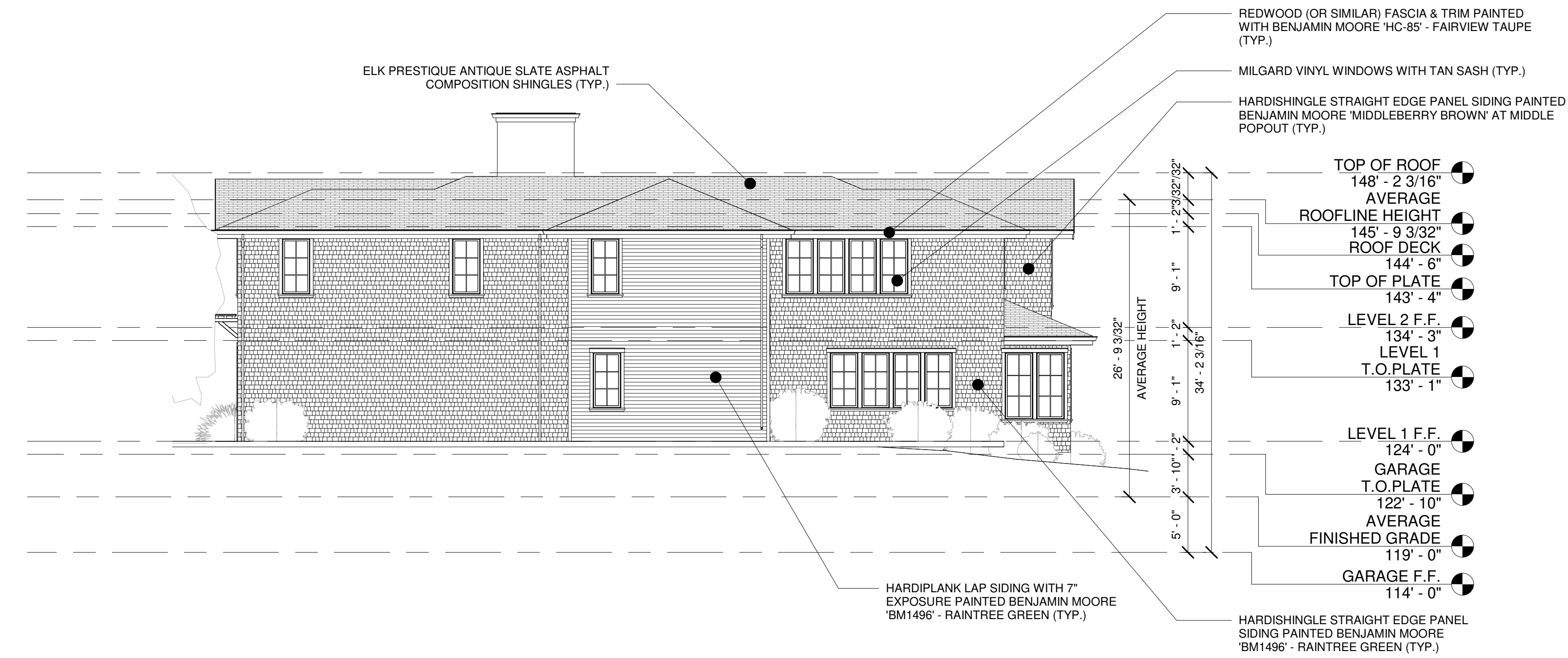
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HOTEL W/ UNDERGROUND  
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SHEET TITLE  
**EAST AND WEST  
ELEVATIONS**



1 SOUTH ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



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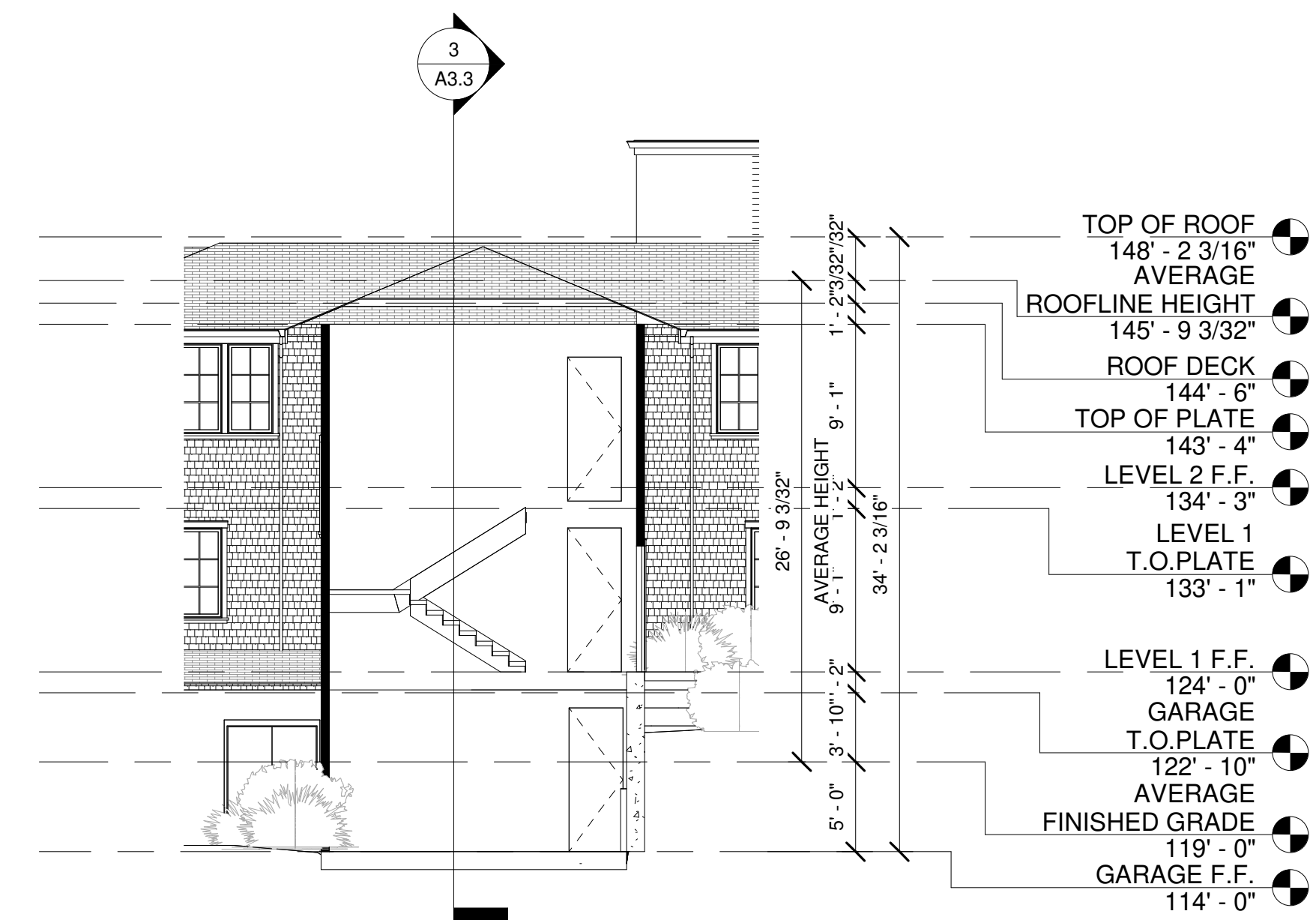
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HOTEL W/ UNDERGROUND  
PARKING GARAGE

SHEET TITLE  
**NORTH AND  
SOUTH  
ELEVATIONS**

SHEET  
**A3.2**



1 EAST/WEST SECTION  
1/8" = 1'-0"



2 STAIRWELL SECTION  
1/8" = 1'-0"



3 NORTH/SOUTH SECTION  
1/8" = 1'-0"

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SHEET TITLE  
**PROPOSED  
SECTIONS**

SHEET  
**A3.3**