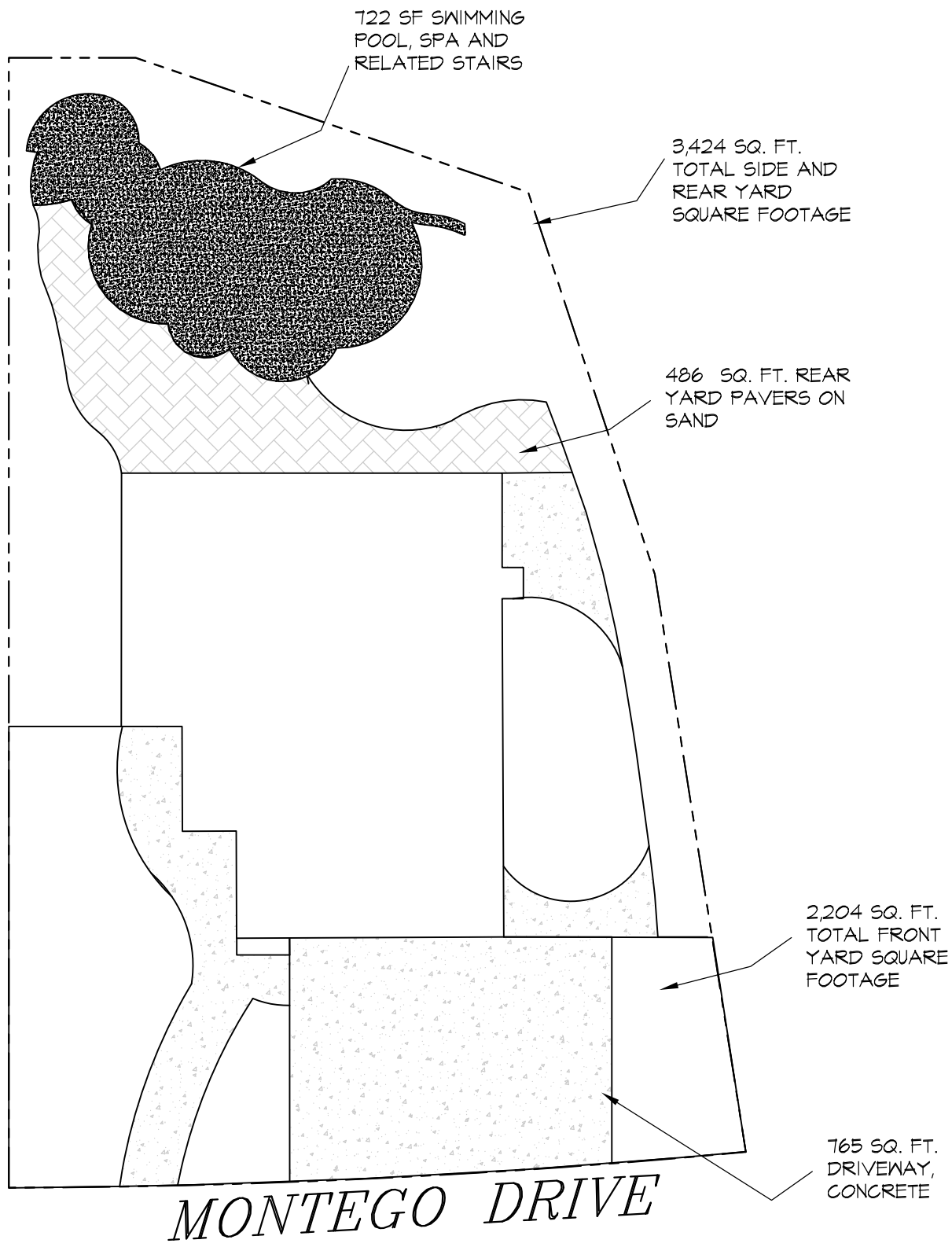
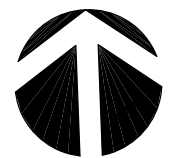


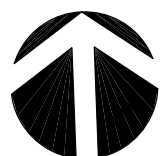
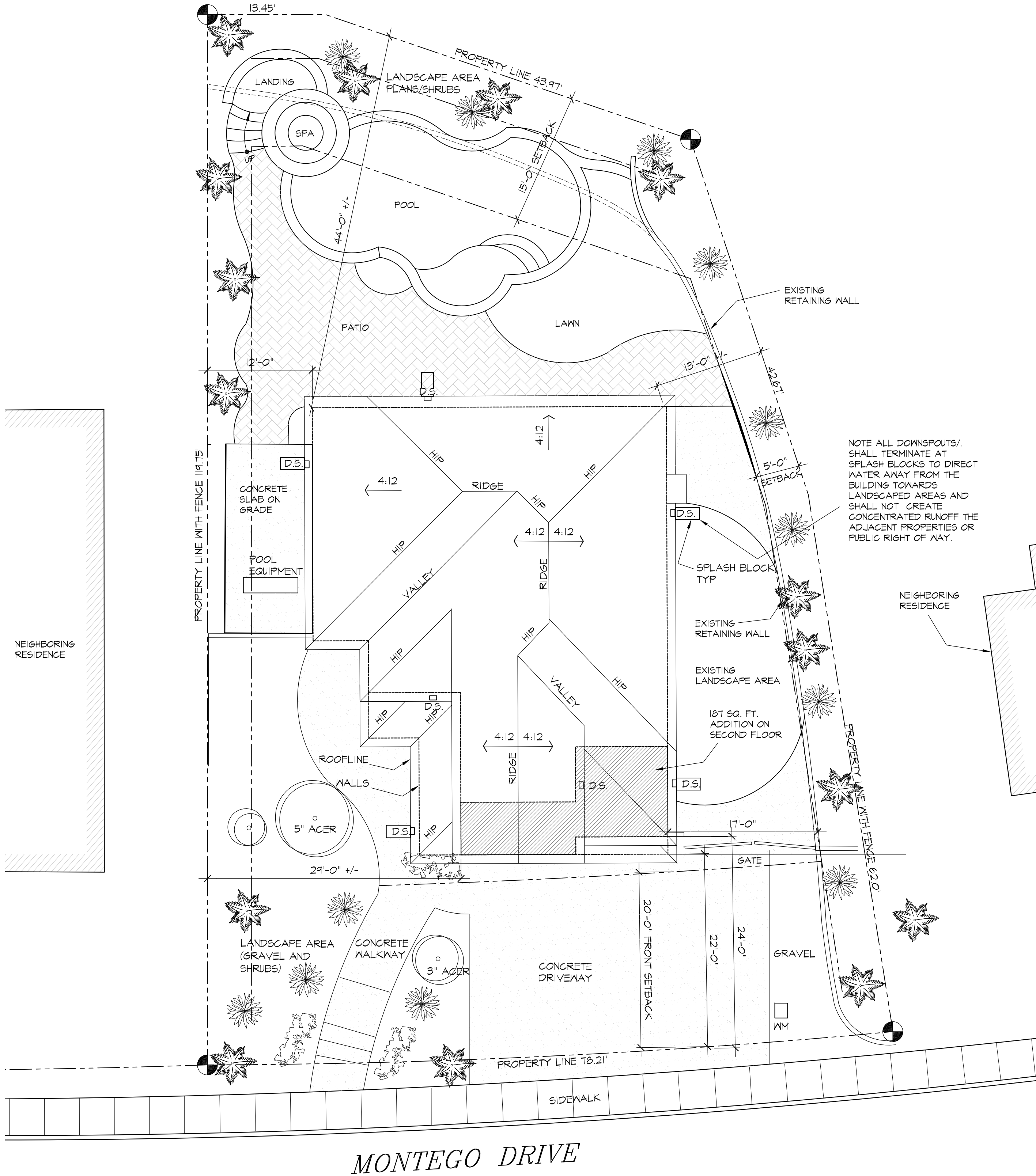


HARDSCAPE TOTALS  
REAR AND SIDE YARD SQUARE FOOTAGE=3,424 SQ. FT.  
IMPERVIOUS COVERAGE- POOL + PAVING= 1326 SQ. FT.  
PERCENTAGE OF COVERAGE- 1326/3,424= 38%  
FRONT YARD TOTAL SQUARE FOOTAGE-2,204 SQ. FT.  
DRIVEWAY COVERAGE= 765 SQ. FT.  
PERCENTAGE OF COVERAGE- 765/2,204= 34%  
FRONT YARD WALKWAYS AND PATIOS= 415 SQ. FT.  
PERCENTAGE OF IMPERVIOUS COVERAGE- 415/2,204= 19%



## 02 HARDSCAPE DIAGRAM

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



## 01 SITE/ROOF PLAN

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

## PROJECT DATA

PROJECT: SECOND STORY ADDITION  
PROJECT LOCATION: 211 MONTEGO AVE. HERCULES, CA 94547  
ZONING: RS-L  
ASSESSORS PARCEL NUMBER: 362-382-001  
DESCRIPTION: 187 SQUARE FOOT ADDITION TO EXPAND EXISTING BEDROOMS AT EXISTING SECOND FLOOR, ADD NEW SECOND FLOOR BATHROOM.  
AREA CALCULATIONS: EXISTING RESIDENCE FLOOR AREA-2,210 SQ. FT. ADDITION- 187 SQ. FT. TOTAL FLOOR AREA (LIVING SPACE)- 2,397 SQ. FT. EXISTING GARAGE-601 SQ. FT. TOTAL LIVING SPACE + GARAGE-3,004 SQ. FT. LOT AREA-1,500 SQ. FT. EXISTING RESIDENCE FOOTPRINT - 1,812 SQ. FT. LOT COVERAGE- 1,812/1,500= 25% NO CHANGE

BUILDING OCCUPANCY: R3 (SINGLE DWELLING UNIT)  
CONSTRUCTION TYPE: VB NO FIRE SPRINKLERS  
APPLICABLE CODES: 2025 CALIFORNIA BUILDING CODE (CBC) 2025 CALIFORNIA RESIDENTIAL CODE (CRC) 2025 CALIFORNIA ELECTRICAL CODE (CEC) 2025 CALIFORNIA MECHANICAL CODE (CMC) 2025 CALIFORNIA PLUMBING CODE (CPC) 2025 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES) 2025 CALIFORNIA FIRE CODE (CFC) 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS OR CALGREEN) CITY OF HERCULES PLANNING AND ZONING CODES, CURRENT EDITION.

## INDEX OF DRAWINGS

ARCHITECTURAL  
A1.0 INDEX, PROJECT DATA, SITE PLAN, HARDSCAPE DIAGRAM  
A2.1 EXISTING FIRST FLOOR PLAN  
A2.2 EXISTING SECOND FLOOR PLAN WITH DEMOLITION, NEW SECOND FLOOR PLAN  
A3.1 EXISTING EXTERIOR ELEVATIONS  
A3.2 NEW EXTERIOR ELEVATIONS

## ARCHITECTURAL PLAN LEGEND

|                                                                    |                                                                                       |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>A2.6</b><br>DRAWING NUMBER<br>GROUP NUMBER<br>DISCIPLINE PREFIX | <b>A6.4</b><br>BLDG. SECTION KEY<br>DETAIL NUMBER<br>DRAWING NUMBER<br>VIEW DIRECTION |
| PARTITION SYM                                                      | OFFICE                                                                                |
| SHEETNOTE                                                          | ROOM NAME & NUMBER SYMBOL                                                             |
| WORK POINT CONTROL POINT DATUM POINT                               | DOOR SYMBOL                                                                           |
| MATCH LINE SHADED PORTION IS SIDE CONSIDERED                       | WINDOW SYMBOL                                                                         |
| ACCESSORY NOTE                                                     | (E) WALL TO BE DEMOLISHED                                                             |
| DETAIL SYMBOL DETAIL NUMBER DRAWING NUMBER AREA OF DETAIL          | (E) WALL                                                                              |
| THICKENED LINE SHOWS DIRECTION OF SECTION DETAIL                   | (E) DOOR                                                                              |
| WALL SECTION KEY DETAIL NUMBER DRAWING NUMBER VIEW DIRECTION       | (N) DOOR                                                                              |
|                                                                    | ALIGN SURFACES                                                                        |
|                                                                    | SPOT ELEVATION                                                                        |

PROJECT

## RESIDENTIAL ADDITION

211 Montego Drive  
Hercules, CA 94547

OWNERS

## Robert Jackson

211 Montego Drive  
Hercules, CA 94547

ARCHITECT

## John M. Clark ARCHITECT

7433 Skyline Blvd.  
Oakland, CA 94611  
T (510) 520-8425

john@johnclarkarchitect.com



STRUCTURAL ENGINEER

SURVEYOR

ISSUES/REVISIONS

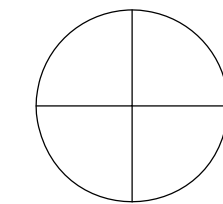
| NUMBER | DATE     | DESCRIPTION       | DRAWN | CHECK |
|--------|----------|-------------------|-------|-------|
| 01     | 05-19-26 | PLANNING PERMIT   | JC    | JC    |
| 02     | 07-01-26 | PLANNING COMMENTS | JC    | JC    |
|        |          |                   |       |       |
|        |          |                   |       |       |
|        |          |                   |       |       |
|        |          |                   |       |       |
|        |          |                   |       |       |
|        |          |                   |       |       |
|        |          |                   |       |       |
|        |          |                   |       |       |

© COPYRIGHT 2004 "REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF JOHN CLARK, ARCHITECT, VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES"

SHEET TITLE

## SITE PLAN, PROJECT DATA, INDEX, LEGEND HARDSCAPE DIAGRAM

| PROJECT NUMBER | PROJECT NAME |
|----------------|--------------|
| 009.25         | 211 MONTEGO  |
| SCALE          |              |
| AS NOTED       |              |
| NORTH          | SHEET NUMBER |



A1.0

PROJECT

RESIDENTIAL ADDITION

211 Montego Drive  
Hercules, CA 94547

OWNERS

Robert Jackson

211 Montego Drive  
Hercules, CA 94547

ARCHITECT

John M. Clark  
ARCHITECT

7433 Skyline Blvd.  
Oakland, CA 94611

T (510) 520-8425

john@johnclarkarchitect.com



STRUCTURAL ENGINEER

SURVEYOR

ISSUES/REVISIONS

| NUMBER | DATE | DESCRIPTION | DRAWN | CHECK |
|--------|------|-------------|-------|-------|
|--------|------|-------------|-------|-------|

|    |          |                 |    |    |
|----|----------|-----------------|----|----|
| 01 | 05-19-26 | PLANNING PERMIT | JC | JC |
|----|----------|-----------------|----|----|

|    |          |                   |    |    |
|----|----------|-------------------|----|----|
| 02 | 07-01-26 | PLANNING COMMENTS | JC | JC |
|----|----------|-------------------|----|----|

© COPYRIGHT 2004 "REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF JOHN CLARK, ARCHITECT, VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES"

SHEET TITLE

EXISTING GROUND  
FLOOR PLAN

| PROJECT NUMBER | PROJECT NAME |
|----------------|--------------|
|----------------|--------------|

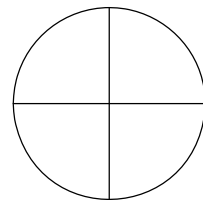
|        |             |
|--------|-------------|
| 009.25 | 211 MONTEGO |
|--------|-------------|

| SCALE |  |
|-------|--|
|-------|--|

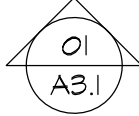
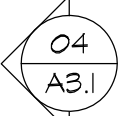
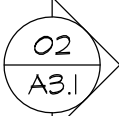
|          |  |
|----------|--|
| AS NOTED |  |
|----------|--|

NORTH

SHEET NUMBER



A2.1



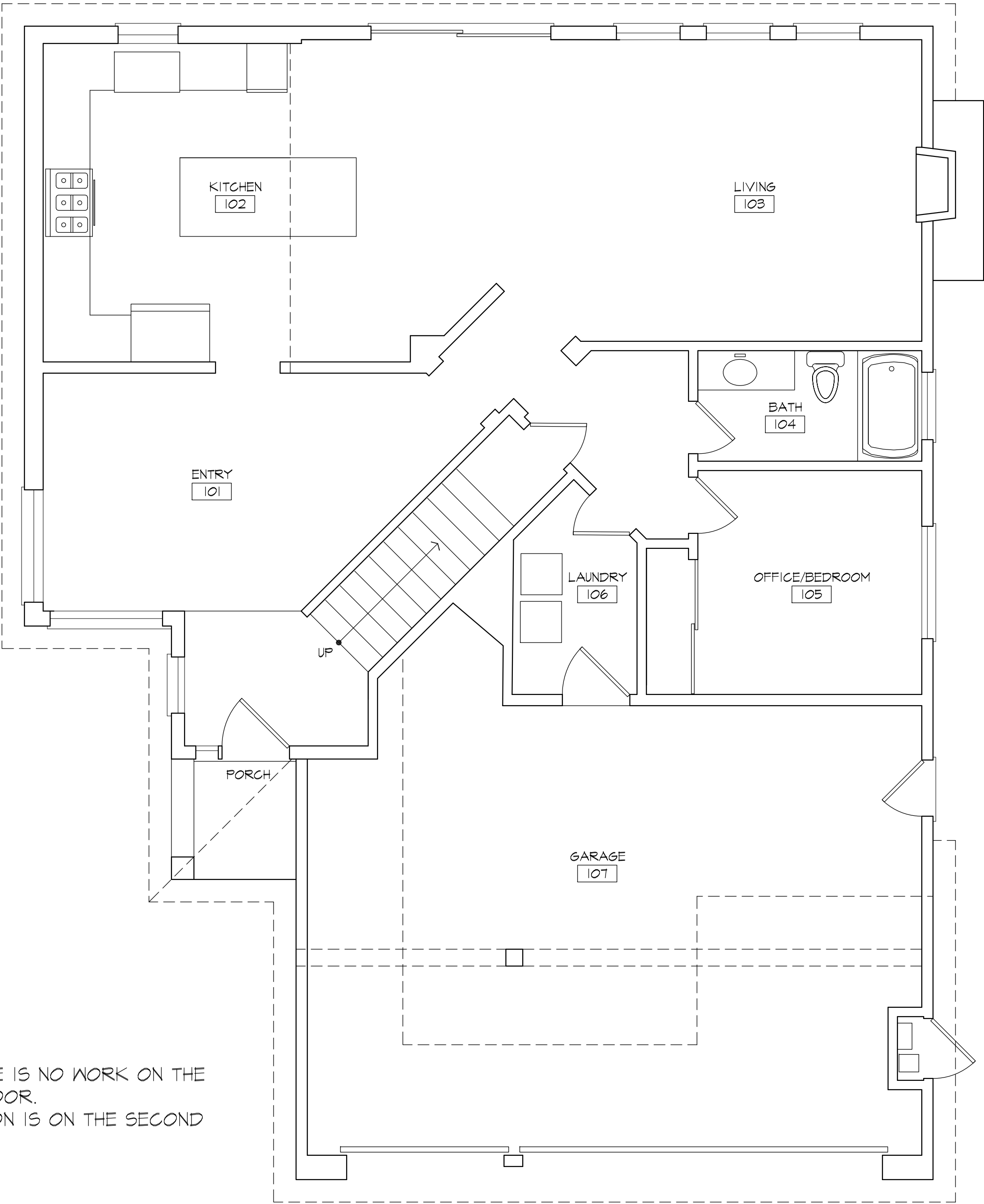
01

EXISTING GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



NOTE: THERE IS NO WORK ON THE  
GROUND FLOOR.  
THE ADDITION IS ON THE SECOND  
FLOOR



PROJECT

RESIDENTIAL ADDITION

211 Montego Drive  
Hercules, CA 94547

OWNERS

Robert Jackson

211 Montego Drive  
Hercules, CA 94547

ARCHITECT

John M. Clark  
ARCHITECT

7433 Skyline Blvd.  
Oakland, CA 94611  
T (510) 520-8425

john@johnclarkarchitect.com



STRUCTURAL ENGINEER

SURVEYOR

ISSUES/REVISIONS

| NUMBER | DATE | DESCRIPTION | DRAWN | CHECK |
|--------|------|-------------|-------|-------|
|--------|------|-------------|-------|-------|

|    |          |                    |    |  |
|----|----------|--------------------|----|--|
| 01 | 05-19-26 | PLANNING PERMIT JC | JC |  |
|----|----------|--------------------|----|--|

|    |          |                         |       |  |
|----|----------|-------------------------|-------|--|
| 02 | 07-01-26 | PLANNING COMMENTS JC/JC | JC/JC |  |
|----|----------|-------------------------|-------|--|

© COPYRIGHT 2004 "REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF JOHN CLARK, ARCHITECT, VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES"

SHEET TITLE

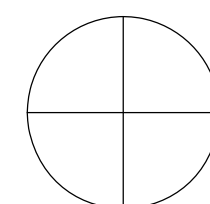
EXISTING SECOND  
FLOOR PLAN, NEW  
SECOND FLOOR PLAN

| PROJECT NUMBER | PROJECT NAME |
|----------------|--------------|
|----------------|--------------|

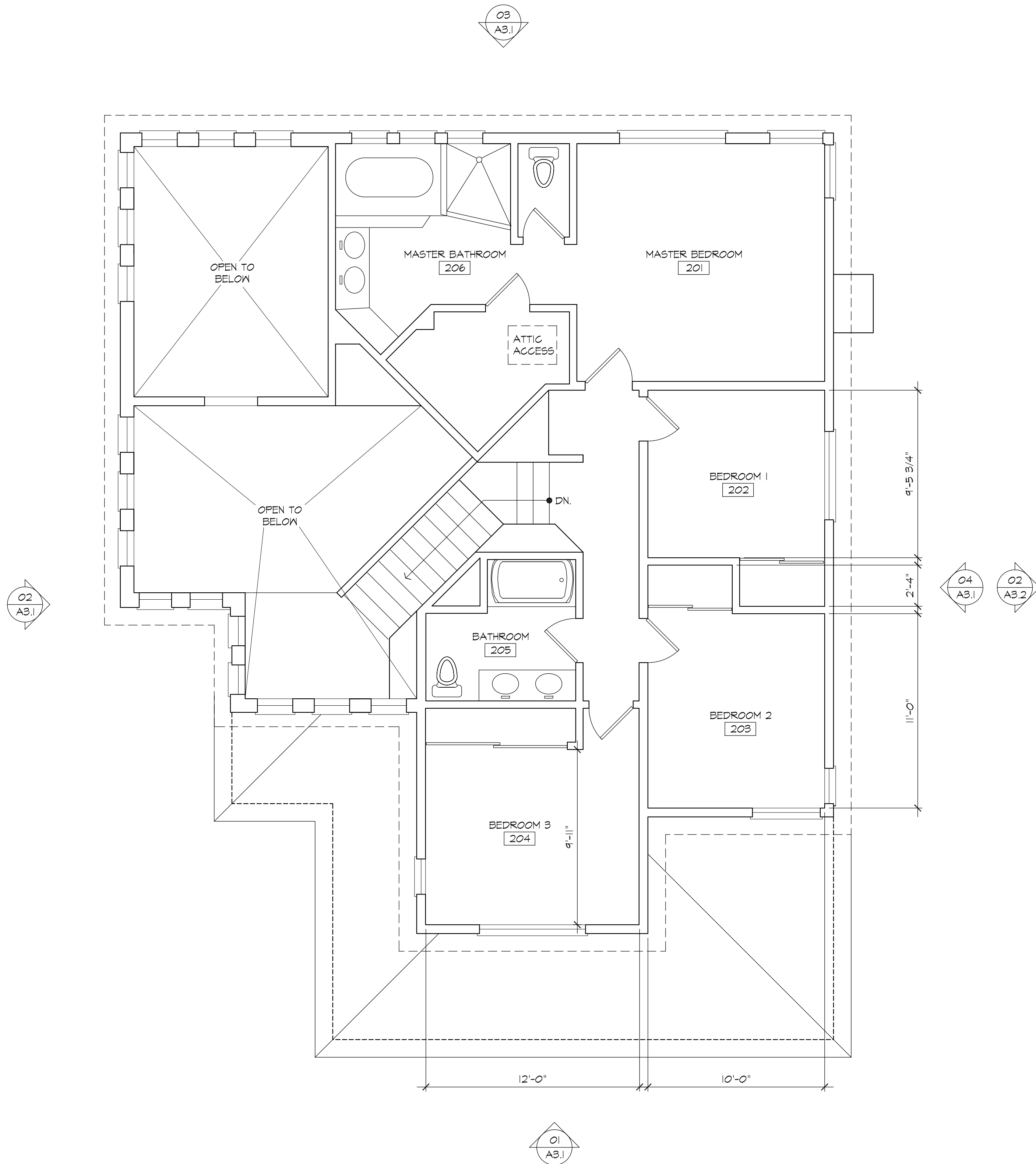
|        |             |
|--------|-------------|
| 009.25 | 211 MONTEGO |
|--------|-------------|

| SCALE | AS NOTED |
|-------|----------|
|-------|----------|

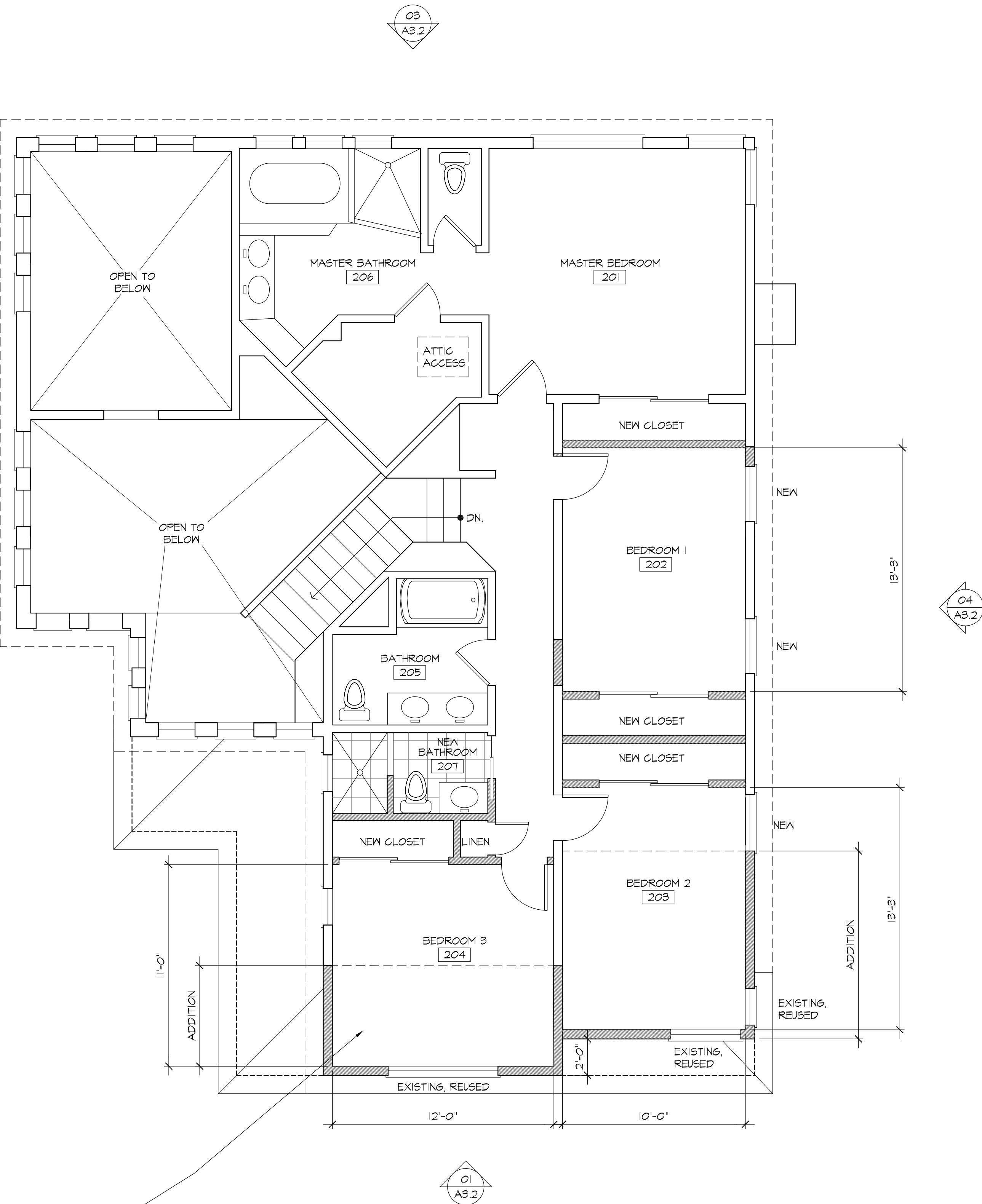
| NORTH | SHEET NUMBER |
|-------|--------------|
|-------|--------------|



A2.2



01 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

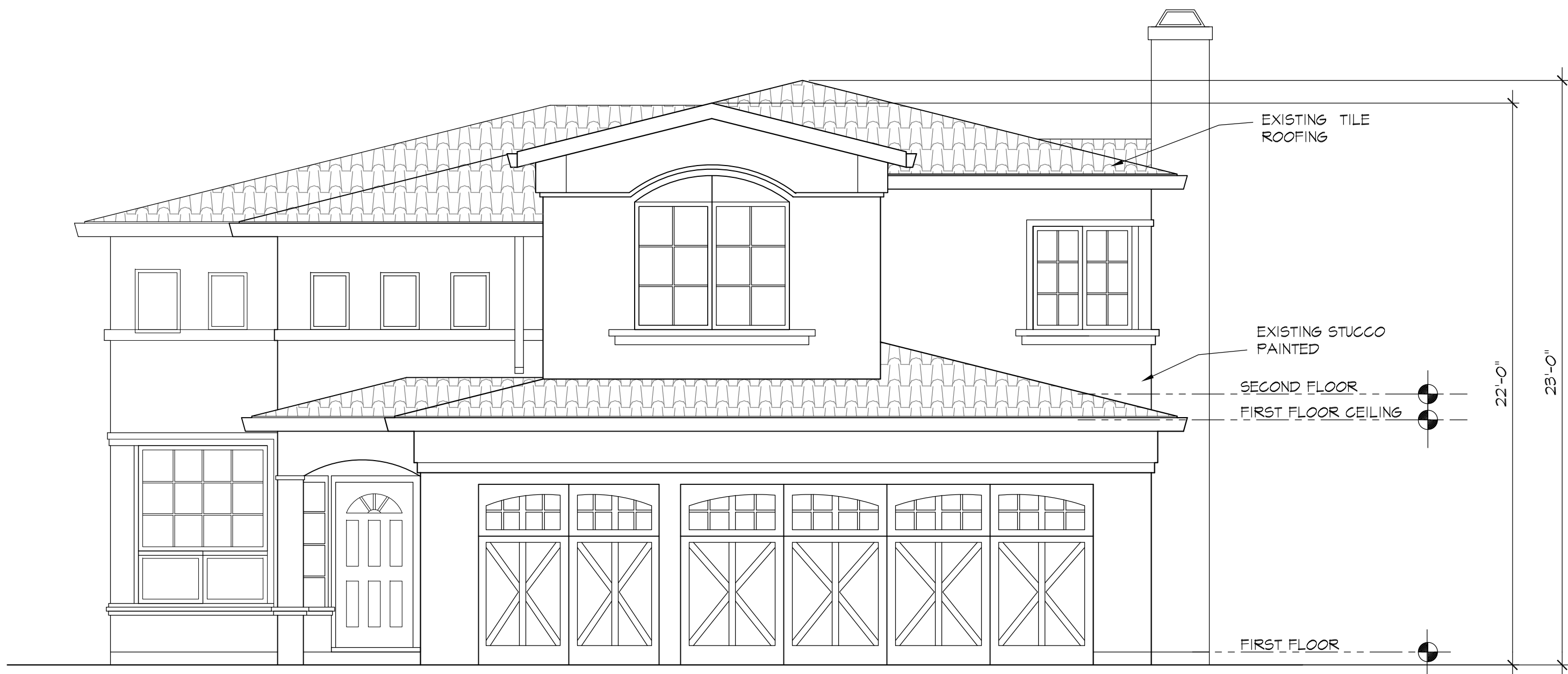


02 NEW SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL  
NEW WALL

181 SQ. FT.  
ADDITION



01 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



03 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



02 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



04 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT

## RESIDENTIAL ADDITION

211 Montego Drive  
Hercules, CA 94547

OWNERS

Robert Jackson

211 Montego Drive  
Hercules, CA 94547

ARCHITECT

John M. Clark  
ARCHITECT

7433 Skyline Blvd.  
Oakland, CA 94611  
T (510) 520-8425  
john@johnclarkarchitect.com



STRUCTURAL ENGINEER

SURVEYOR

### ISSUES/REVISIONS

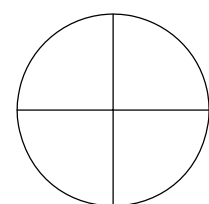
| NUMBER | DATE     | DESCRIPTION       | DRAWN | CHECK |
|--------|----------|-------------------|-------|-------|
| 01     | 05-19-26 | PLANNING PERMIT   | JC    | JC    |
| 02     | 07-01-26 | PLANNING COMMENTS | JC    | JC    |

© COPYRIGHT 2004 "REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF JOHN CLARK, ARCHITECT, VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES"

SHEET TITLE

## EXISTING EXTERIOR ELEVATIONS

|                |              |
|----------------|--------------|
| PROJECT NUMBER | PROJECT NAME |
| 009.25         | 211 MONTEGO  |
| SCALE          |              |
| AS NOTED       |              |
| NORTH          | SHEET NUMBER |



A3.1

PROJECT

RESIDENTIAL ADDITION

211 Montego Drive  
Hercules, CA 94547

OWNERS

Robert Jackson

211 Montego Drive  
Hercules, CA 94547

ARCHITECT

John M. Clark  
ARCHITECT

7433 Skyline Blvd.  
Oakland, CA 94611  
T (510) 520-8425  
john@johnclarkarchitect.com



STRUCTURAL ENGINEER

SURVEYOR

ISSUES/REVISIONS

| NUMBER | DATE | DESCRIPTION | DRAWN | CHECK |
|--------|------|-------------|-------|-------|
|--------|------|-------------|-------|-------|

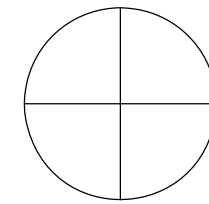
01 05-19-26 PLANNING PERMIT JC JC

02 07-01-26 PLANNING COMMENTS JC/JC

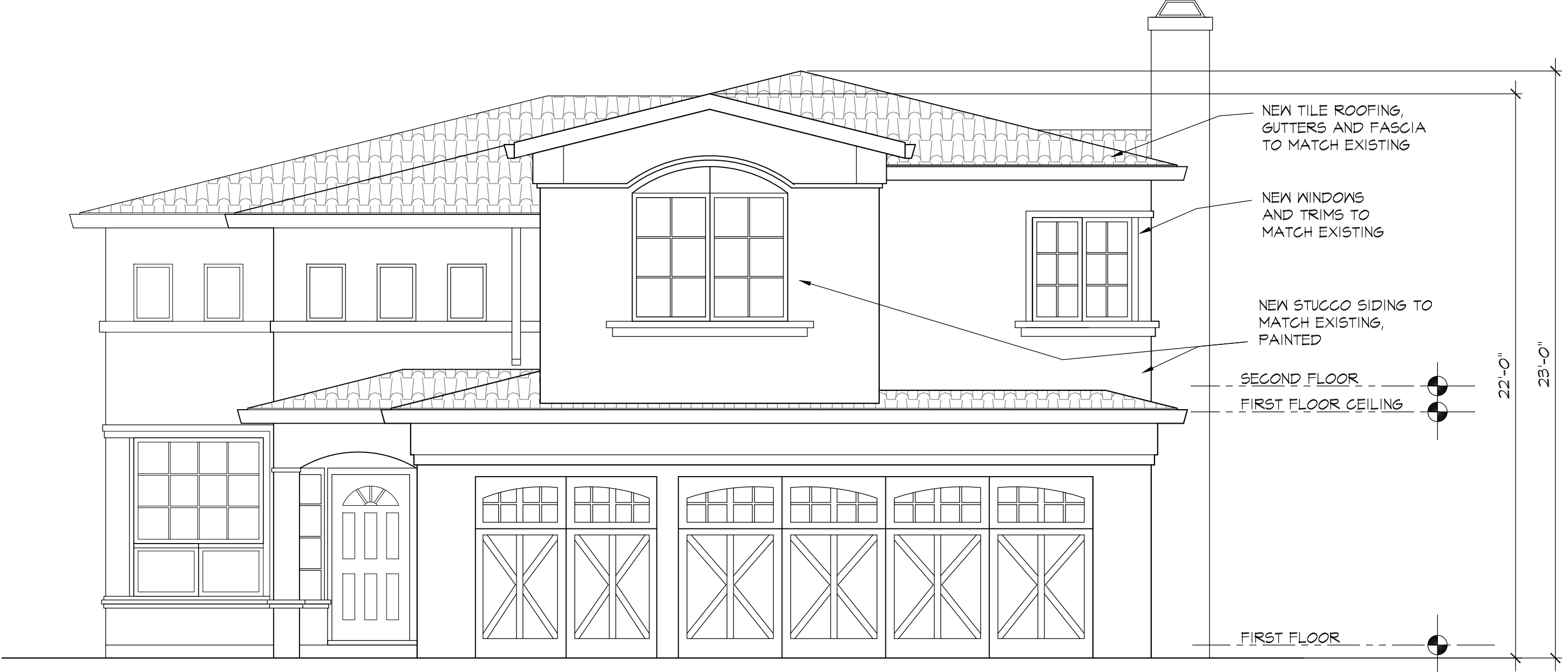
© COPYRIGHT 2004 "REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF JOHN CLARK, ARCHITECT, VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES"

SHEET TITLE  
NEW EXTERIOR  
ELEVATIONS

|                          |                             |
|--------------------------|-----------------------------|
| PROJECT NUMBER<br>009.25 | PROJECT NAME<br>211 MONTEGO |
| SCALE<br>AS NOTED        |                             |
| NORTH                    | SHEET NUMBER                |



A3.2



01 NEW SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



02 NEW WEST ELEVATION  
SCALE: 1/4" = 1'-0"



03 NEW NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

\*NOTE- THE ADDITION  
DOES NOT APPEAR ON  
THE NORTH ELEVATION



04 NEW EAST ELEVATION  
SCALE: 1/4" = 1'-0"

EAVES AND FASCIA TO MATCH EXISTING  
ROOF DETAIL AND GUTTERS TO MATCH  
EXISTING  
ALL STUCCO DETAILS TO MATCH  
EXISTING

ALL NEW WINDOWS AND TRIM DETAILS  
TO MATCH EXISTING

NEW ROOFING AT ADDITION TO MATCH  
EXISTING



## MATERIALS STUDY

211 Montego Drive  
Hercules, CA 94547

John M. Clark  
ARCHITECT

7433 Skyline Blvd.  
Oakland, CA 94611  
T (510) 520-8425  
john@johnclarkarchitect.com  
7/01/2026

john clark  
Architect

T 510-520-8425

---

Applicant Statement

---

DATE: November 13, 2025  
TO: City of Hercules Planning Department  
FROM: John Clark  
CC: file  
PROJECT: 211 Montego Drive  
PROJECT NO: 009.25  
SUBJECT: Design Review Applicant Statement

---

---

City of Hercules Planning Department,

We are applying for Design Review Approval for an 187 square foot second-story addition at 211 Montego Drive. The three upstairs bedrooms are undersized. They were functional when the owner's three children were small, but now they need to be expanded.

We propose building the second story forward, placing the front bedroom above the first-floor line and setting the other bedroom back two feet. This stepped massing is a feature of the existing house as well as other houses in the neighborhood. There is no change in the building footprint as part of this project. The Architectural style and detailing will remain the same. The neighboring houses are set far enough away where they will not be affected by the small amount of additional massing.

We believe that we have achieved the goal of creating an addition that matches seamlessly with the character of the house, obeys all the applicable planning standards and guidelines, and respects the character of the neighborhood.

Best regards,

John Clark  
Architect