

LOT 1, 2, 3, 4

Planning and Building Department

Application for a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

Applicant's Name: Moss Beach Associates llc

Primary Permit #: PLN2015-00380

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

[x] Yes [] No

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

[x] Yes [] No

If yes, list Assessor's Parcel Number(s):

037 - 086 - 240 270
037 - 086 - 250 280
037 - 086 - 260 290

If yes, explain (include date and application file numbers).

July 8, 1998 Well by CCC APN 037-086-260

PLN 2000-00833 4,363 SF APN 037-086-260

Lot Line Adjustment File No. 89-21 1990

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Table with 4 columns: Fill in Blanks, Material, Color/Finish, Check if matches existing. Rows include Exterior Walls, Trim, Roof, Chimneys, Accessory Buildings, Decks/Stairs, Retaining Walls, Fences, Storage Tanks.

P. 8, 57, 70

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|-------------------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

f. Site is a coastal bluff top area

i. Unsound trees proposed to be removed, See Sheets L3.1 & L3.2 for details

Key grassland areas are to be undisturbed

(see Vegetation and Characterization & restoration plan for complete details)

j. See grading and erosion control plan

k. See Landscape Plan

m. All new utilities shall be underground

t. site is behind County owned bluff and trail

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Lot 1st

Environmental Information Disclosure Form

Planning and Building Department

PLN PLN2015-00380

BLD _____

Project Address: Vallemar and Juliana, Moss Beach

"Lot 1"

Name of Owner: Moss Beach Associates, LLC, ET AL

Address: LOWEN ALBERT FORM ON FILE Phone: _____

Name of Applicant: Moss Beach Associates, llc

Address: PO Box 377, Santa Cruz CA

Phone: 8314571331

Assessor's Parcel No. 037 - 086 - 230

240, 250, 260, 270, 280, 290

Zoning District: RM-CZ

Existing Site Conditions

Parcel size: 23473 SF

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Vacant. Site is adjacent to a public path along the ocean bluff and 2 public streets. There is a stand of

Vacant. Site is adjacent to a public path along the ocean bluff and 2 public streets. There is a stand of non-native cypress trees on eastern part of the site, degraded coastal grasslands on the west WITCH WILL BE IMPROVED

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>250</u> c.y. Fill: <u>150</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

d. 1 unsound significant Monterey Cypress trees is proposed to be removed. Please see arborist report and planting plan

e. See grading and erosion control plan for details

g. within view of Highway 1.

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

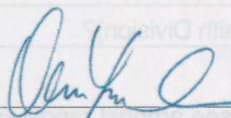
3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:



(Applicant may sign)

MANAGER

MOSS BEACH ASSOCIATES, LLC

Date: JULY 5, 2017

LOT 2

Environmental Information Disclosure Form

Planning and Building Department

PLN PLN2015-0380

BLD _____

Project Address: Vallemar & Juliana, Moss Beach

"Lot 2"

Name of Owner: Moss Beach Associates, LLC et al

Address: PO Box 377

Santa Cruz, CA

Phone: 8314571331

Assessor's Parcel No.: 37 — 86 — 230

240 — 250 — 260

Name of Applicant: Moss Beach Associates, LLC

Address: same

Phone: _____

Zoning District: RM-CZ

270, 280, 290

Existing Site Conditions

Parcel size: 22,000 SF*

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Vacant. There is a stand of non-native cypress trees on the eastern portion of the site, degraded coastal

Vacant. There is a stand of non-native cypress trees on the eastern portion of the site, degraded coastal grasslands on the western portion of the site which will be not disturbed and improved

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>11</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>300</u> c.y. Fill: <u>500</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

d. Unsound non-native Cypress trees to be removed. Please see arborist report and planting plan

e. See grading and erosion control plan for details

g. Within View of highway one

Signature required on reverse →

5 713

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:

(Applicant may sign)

MARK W. CARR

MOSS BERNHART ASSOCIATES, LLC

Date:

7/6/17

LOT 3

Environmental Information Disclosure Form

Planning and Building Department

PLN PLN2015-0380

BLD _____

Project Address: Vallemar & Juliana, Moss Beach
"Lot 3"

Name of Owner: Moss Beach Associates, LLC et al

Address: PO Box 377
Santa Cruz, CA Phone: 8314571331

Assessor's Parcel No.: 37 — 86 — 230
240 — 250 — 260

Name of Applicant: Moss Beach Associates, LLC

Address: same Phone: _____

Zoning District: RM-CZ 270, 280, 290

Existing Site Conditions

Parcel size: 24,211 SF*

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Vacant. There is a stand of non-native cypress trees on the eastern portion of the site, degraded coastal

Vacant. There is a stand of non-native cypress trees on the eastern portion of the site, degraded coastal grasslands on the western portion of the site which will be not disturbed and improved

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>9</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>0</u> c.y. Fill: <u>1100</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

d. Unsound non-native Cypress trees to be removed. Please see arborist report and planting plan

e. See grading and erosion control plan for details

g. Within View of highway one

Signature required on reverse →

ETW

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

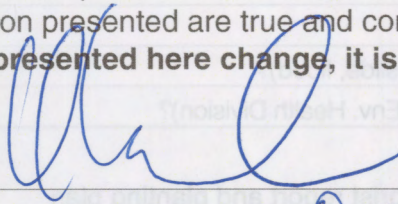
3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

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Signed:



Date:

7/6/17

(Applicant may sign)

Owen Lawlor MANAGER
MOSS BENTON ASSOCIATES, LLC

Lot 4

Environmental Information Disclosure Form

Planning and Building Department

PLN PLN2015-0380

BLD _____

Project Address: Vallemar & Juliana, Moss Beach

"Lot 4"

Name of Owner: Moss Beach Associates, LLC et al

Address: PO Box 377

Santa Cruz, CA

Phone: 8314571331

Assessor's Parcel No.: 37 — 86 — 230

240 — 250 — 260

Name of Applicant: Moss Beach Associates, LLC

Address: same

Phone: _____

Zoning District: RM-CZ 279, 289, 290

Existing Site Conditions

Parcel size: 32,324 SF*

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Vacant. There is a stand of non-native cypress trees on the eastern portion of the site, degraded coastal

Vacant. There is a stand of non-native cypress trees on the eastern portion of the site, degraded coastal grasslands on the western portion of the site which will be not disturbed and improved

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>11</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>50</u> c.y. Fill: <u>1100</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

d. Unsound non-native Cypress trees to be removed. Please see arborist report and planting plan

e. See grading and erosion control plan for details

g. Within View of highway one

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

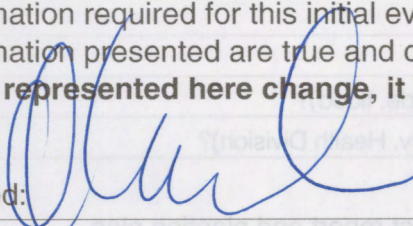
3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
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Certification

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Signed:



(Applicant may sign)

Date:

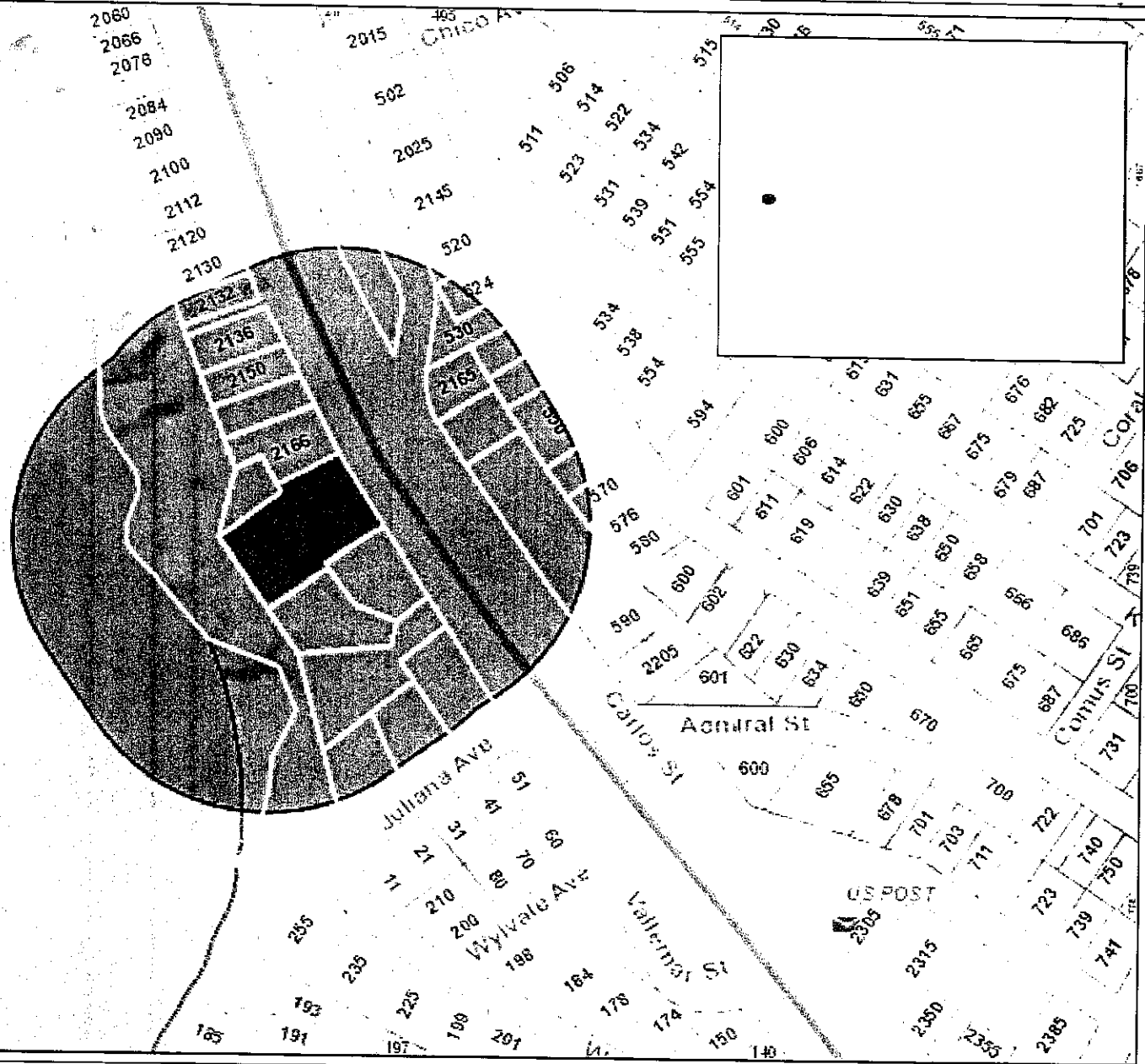
7/10/17

Owen Lawlor, MANAGER
MOSS BEACH ASSOCIATES LLC

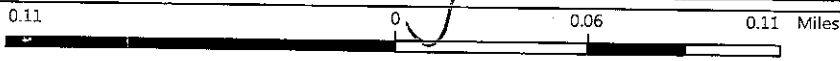


San Mateo County

*PRC
mailing
P02025-00340*



PRC Mailing



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

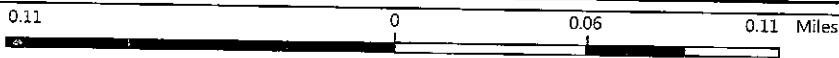
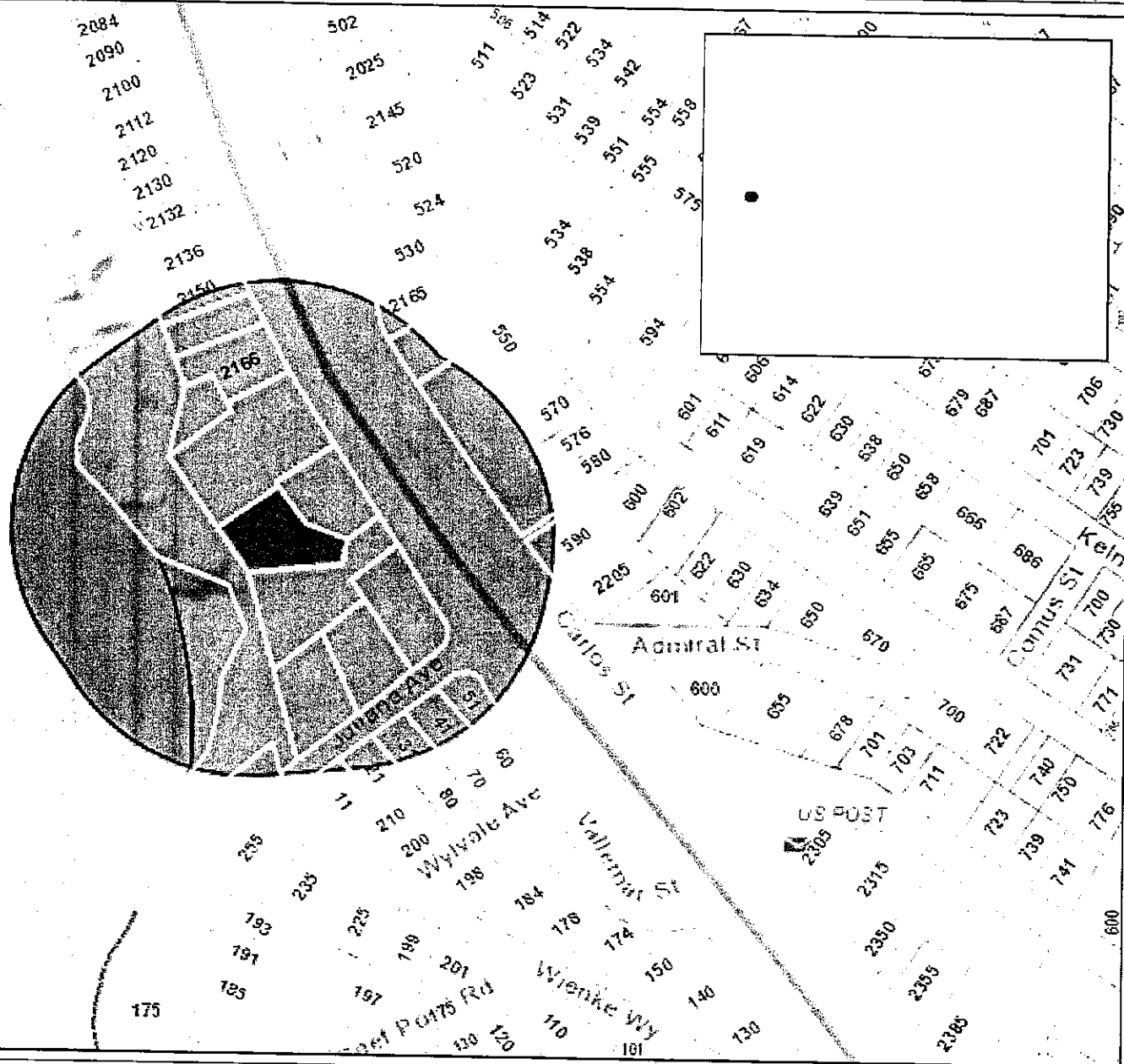
1:3,561

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



San Mateo County



WGS_1984_Web_Mercator_Auxiliary_Sphere
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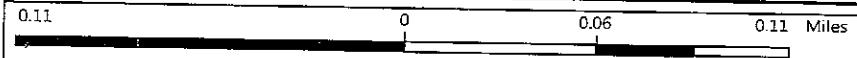
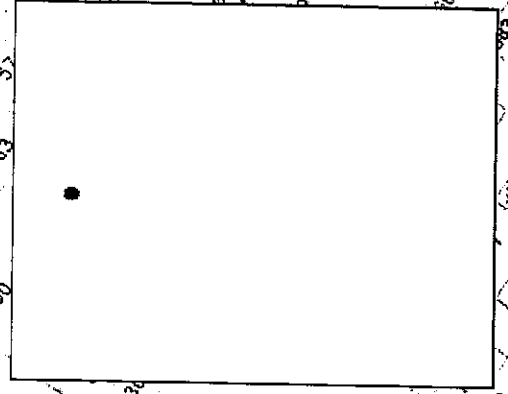
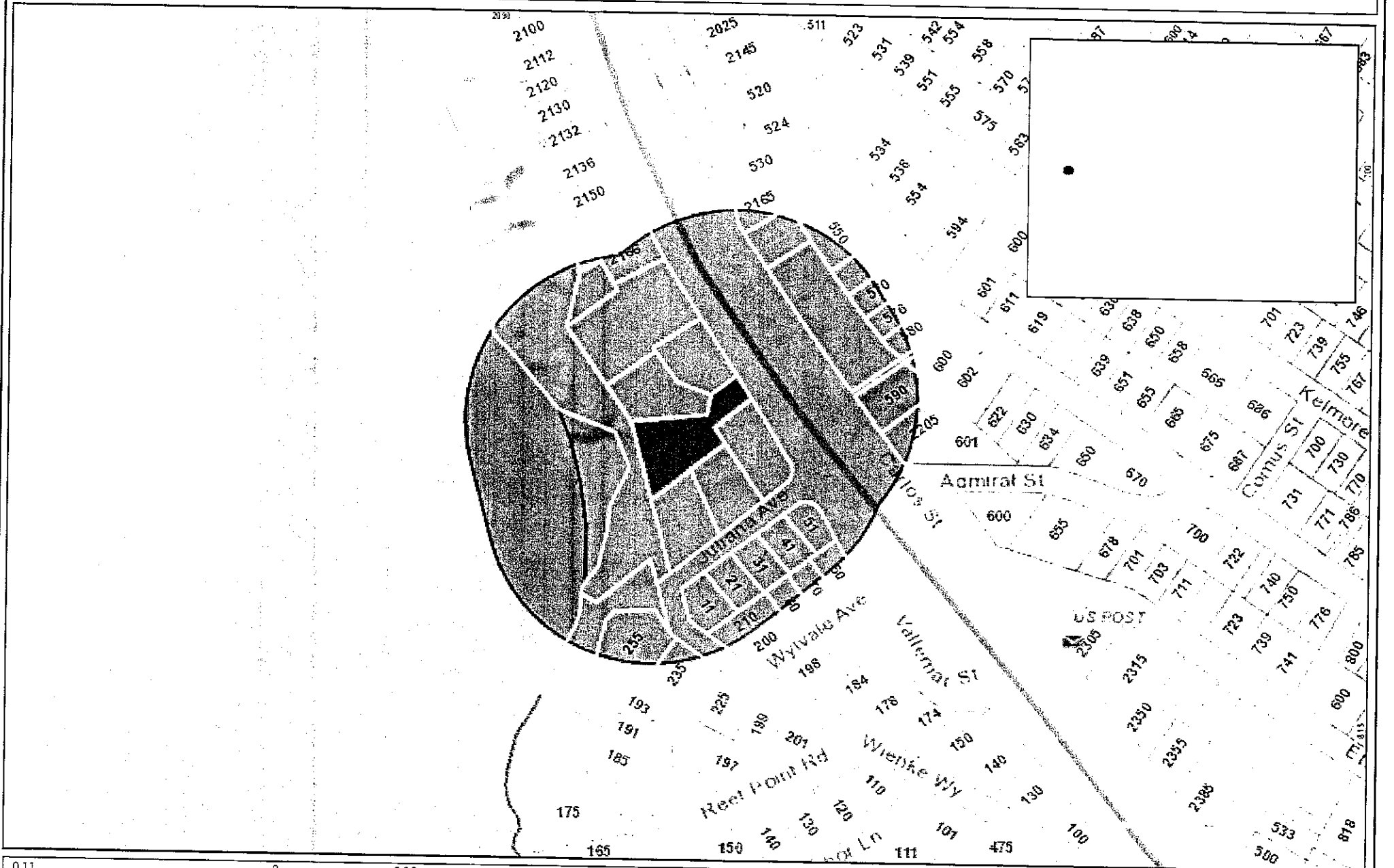
1:3,561

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



San Mateo County



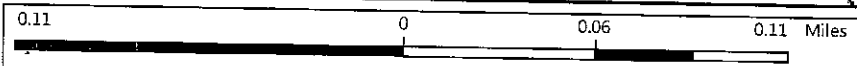
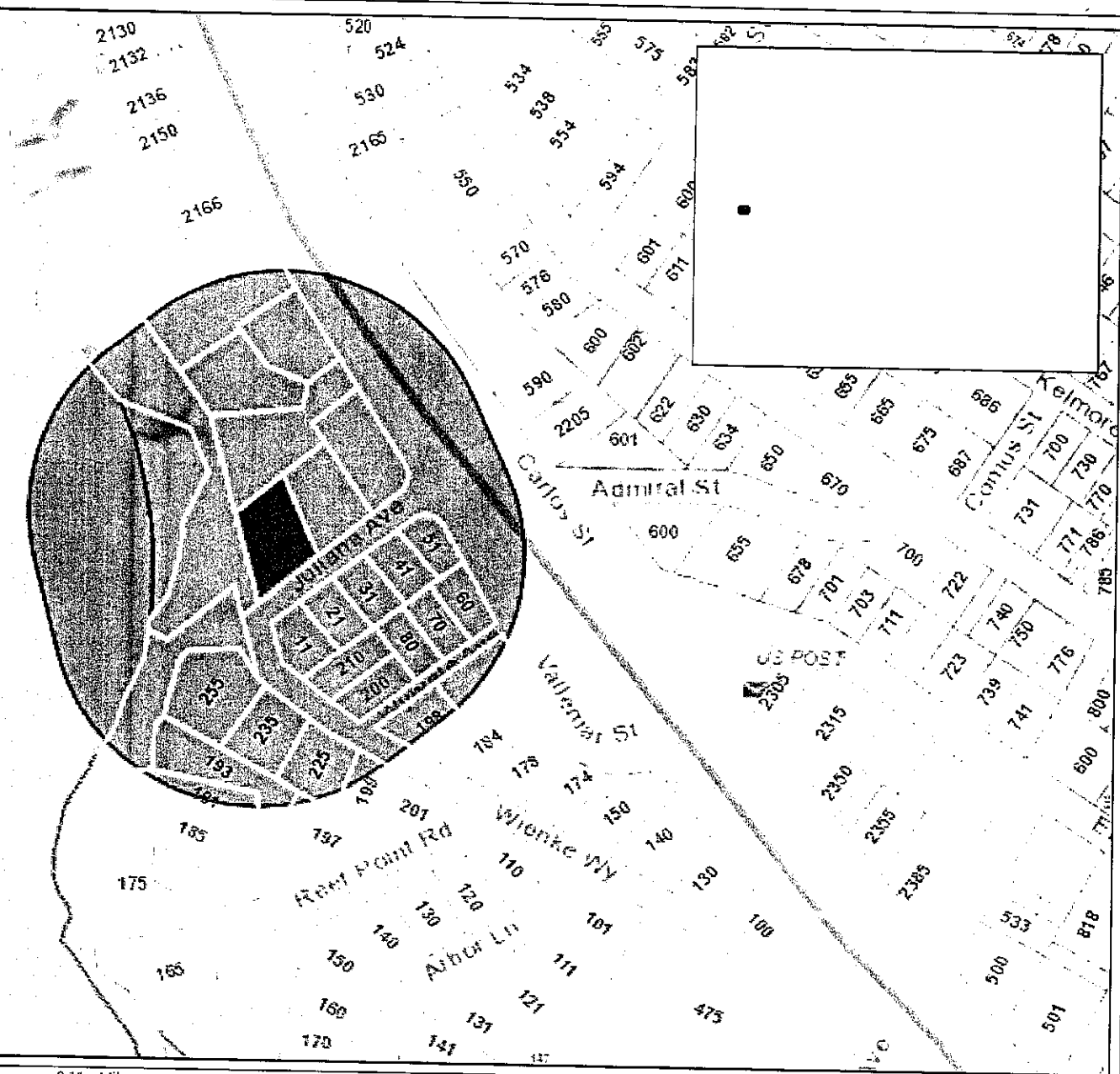
WGS_1984_Web_Mercator_Auxiliary_Sphere
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San Mateo County



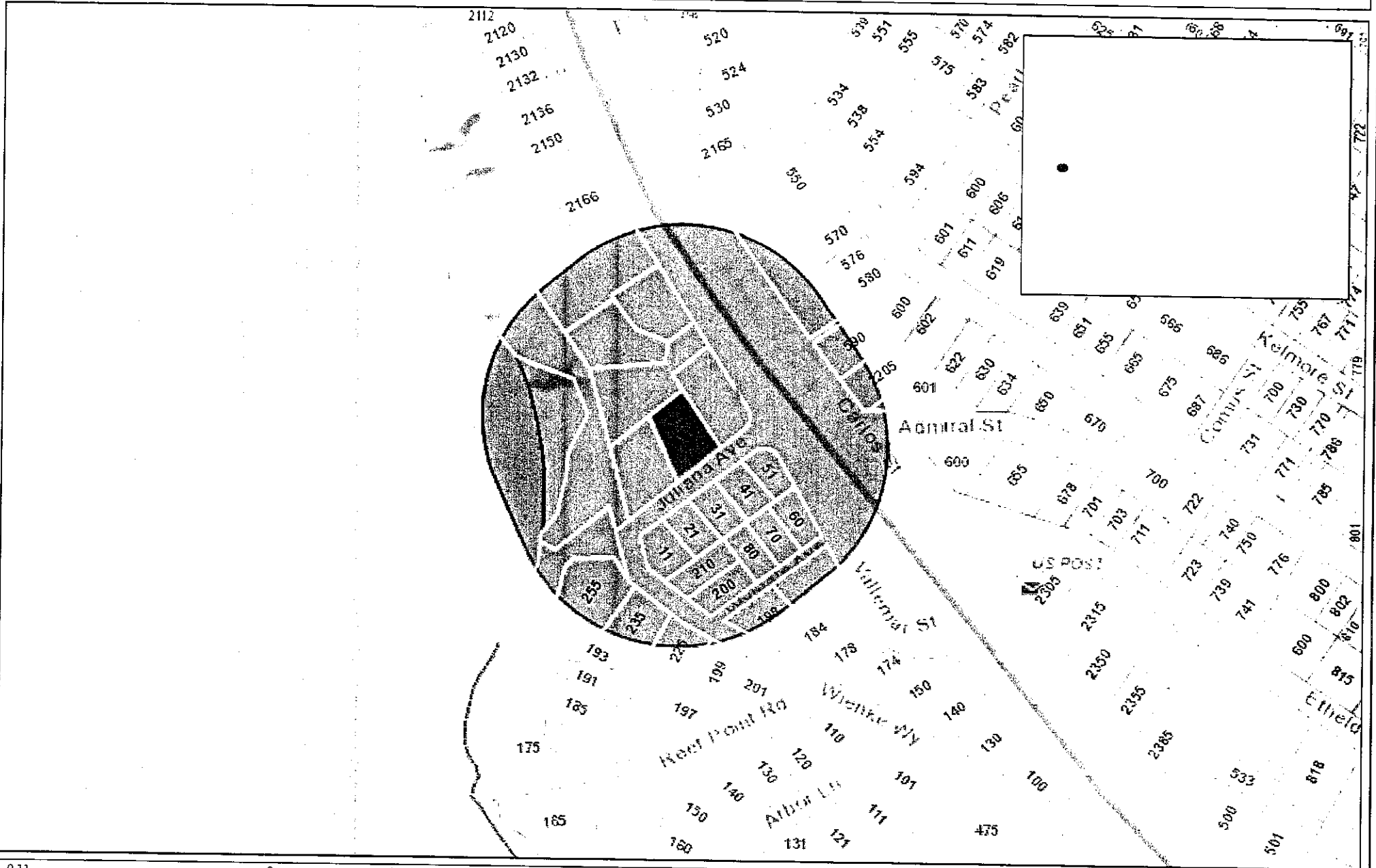
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San Mateo County



0.11 0 0.06 0.11 Miles

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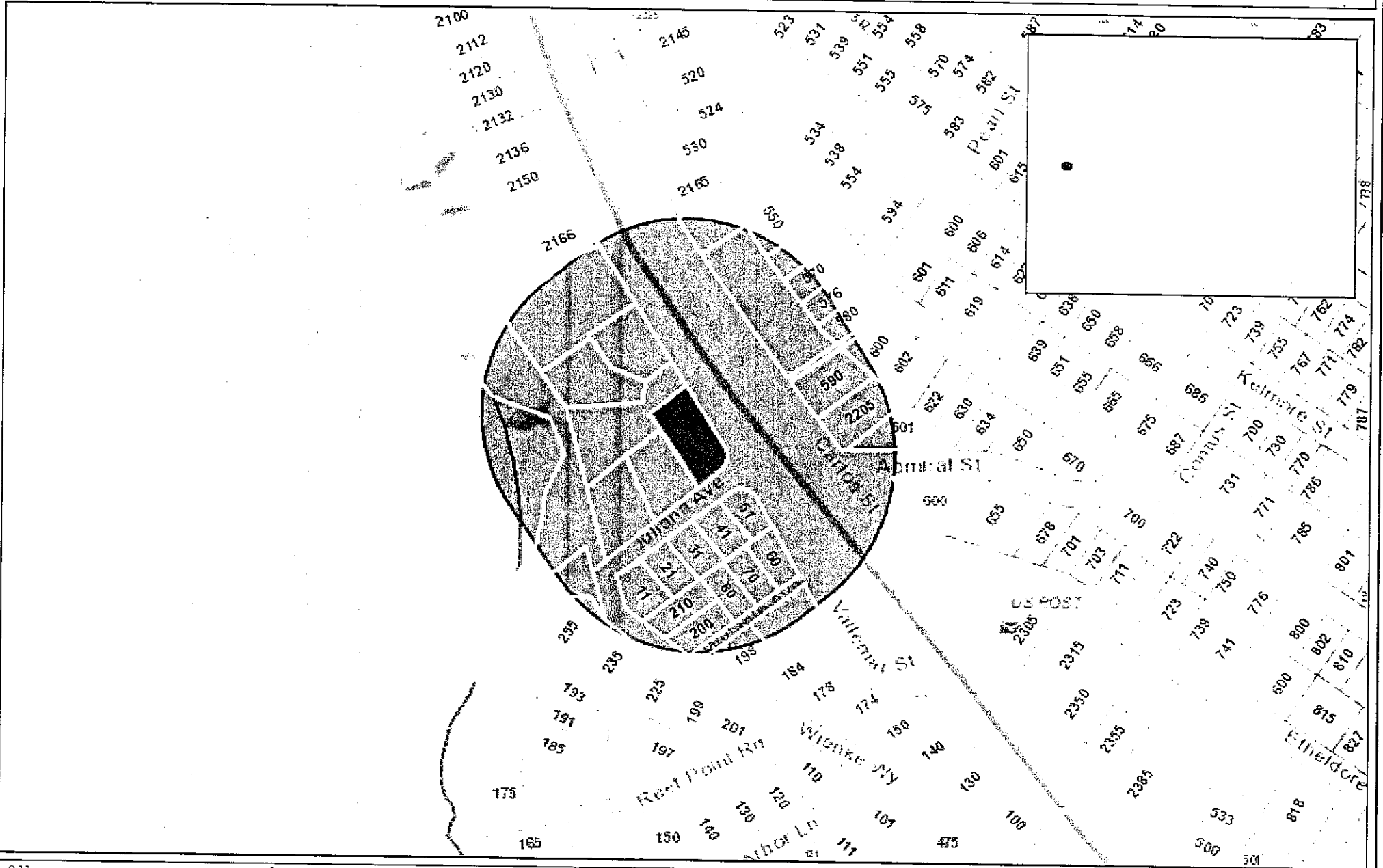
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San Mateo County



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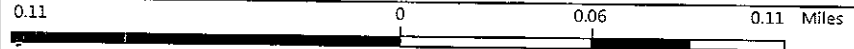
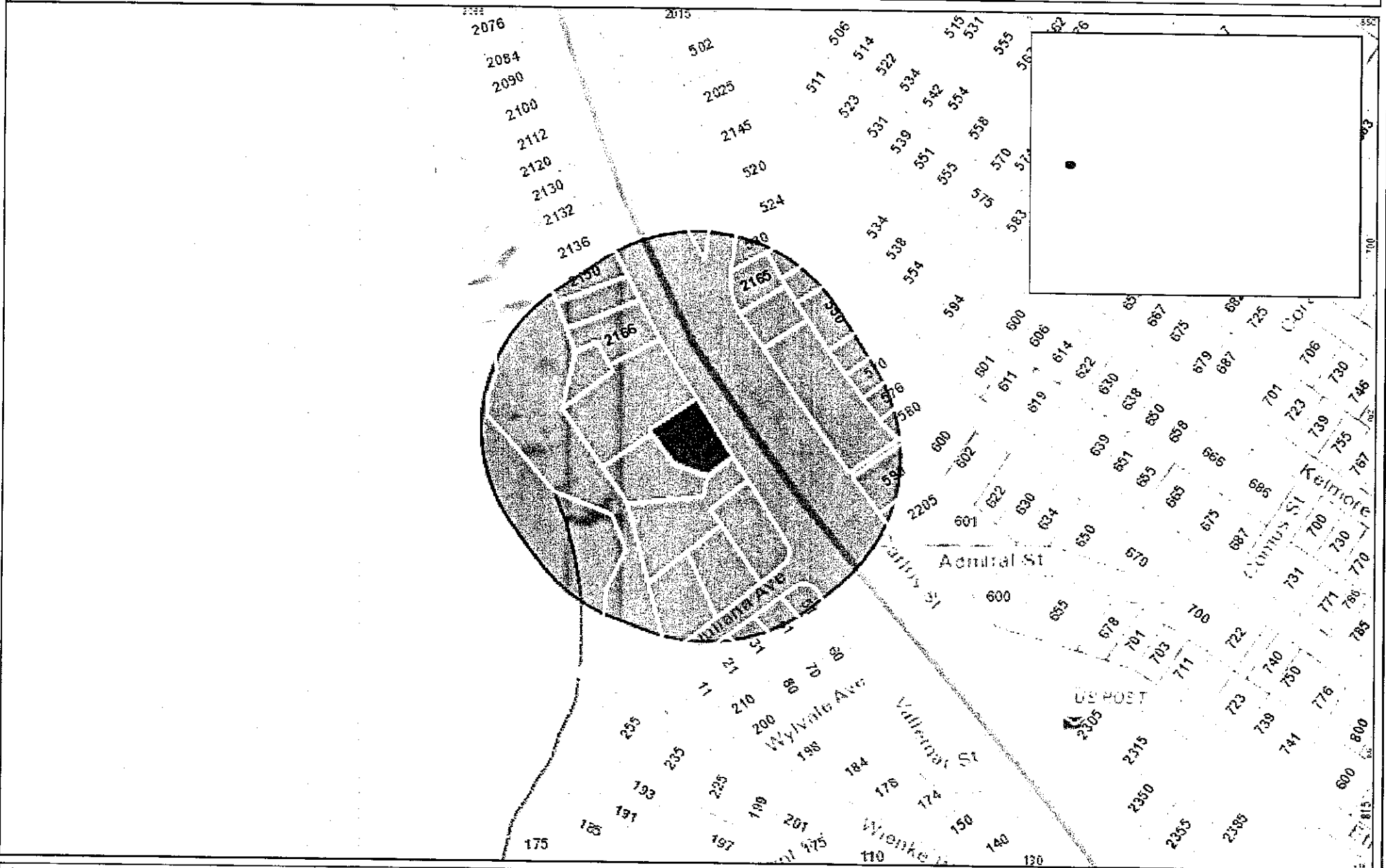
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San Mateo County



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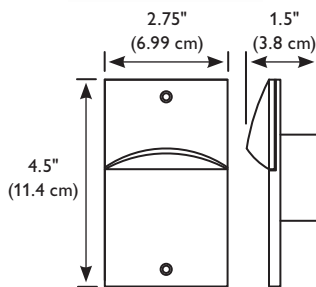
 **Free Lighting Design Workshops**

LP Series

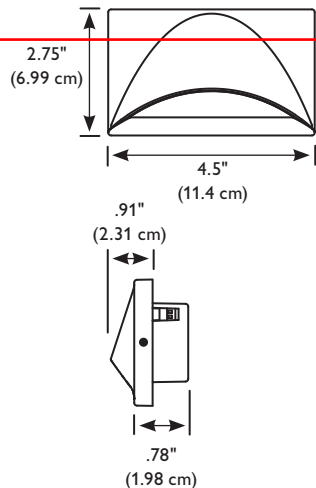
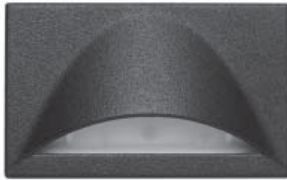
Low Level Recessed LED Luminaire

Page 1 of 2

LP1SBK



LPH1SBK



Features

Illumination: The LP Series LED utilizes three high performance white LEDs combined with a solid-state integral driver circuit. A user-selectable, three level intensity control or an optional line voltage dimmable driver (120 VAC models only) are available. The LP Series with white LEDs operates at 3,500 K nominal with a minimum CRI of 80. The amber LEDs operate at a nominal wave length of 600 nm.

Housing: Assembled from premium die cast aluminum and painted in a durable powder coat finish. Numerous standard finishes available with optional finishes available for custom projects. Assembled as a one-piece device that includes the LED light engine, integral power supply, three level intensity control or line voltage dimmable driver (120 VAC models only). All LED and electrical components are protected by both a polycarbonate lens, and high impact power supply case that will be located within the junction box.

Electrical Specifications:
Current at dip switch setting
12 VDC: low 0.140 A, medium 0.330 A, high 0.430 A
12 VAC: low 0.220 A, medium 0.465 A, high 0.585 A
120 VAC: low 0.035 A, medium 0.065 A, high 0.085 A
120 VAC line voltage dimmable: 60 Hz, 0.072 A

Operation: “Normally On” remote power supplies (LPS Series) are available from 100 VA to 500 VA in 12 VAC. Power supplies (120 VAC input) conform to UL 1598 and are rated as Class 2 Distribution systems. All power supplies are furnished in a UL type 3R enclosure and are provided with thermal protection. “Normally Off/ Emergency” remote power can be provided by any Lightolier 12V emergency lighting product with additional remote capacity (example: C3250 or C3275 Series). “Normally On/ Emergency” remote power can be provided by Lightolier LPE emergency power system. The LPE system will support up to 20 LP Series 12 V luminaires operating in both continuous duty and emergency operation for 90 minutes.

Warranty

Five-year full electronics warranty.

Electronics: Designed with all solid-state components with a rating of 10 years of continuous “normally on” use. Electrical connection is made via two flying leads. Standard product incorporates dip switches on rear of product allowing three levels of intensity. An optional line voltage dimmable driver is available on 120 VAC models (see factory options). The line voltage dimmable driver requires a reverse-phase ELV dimming system. See LP Series Compatible Dimmer specification sheet.

Operating Temperature Range: Standard wet location -31°F (-35°C) to 104°F (40°C)

Code Compliance

UL 1598 and 924 listed. UL listed for wet locations. NFPA 101, NEC, BOCA, OSHA and IBC illumination standards. Meets ADA specifications for wall mounted lighting fixtures.

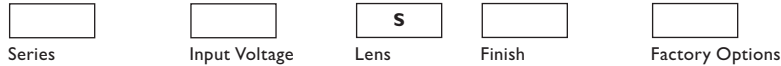
Job Information	Type:
Job Name:	
Cat. No.:	
Notes:	

PHILIPS
LIGHTOLIER

LP Series

Low Level Recessed LED Luminaire

Ordering Information



LP = Low Level Emergency Lighting Product
LPH = Horizontal Low Level Emergency Lighting Product

1 = 12V AC, DC
2 = 120 VAC

S = Satin

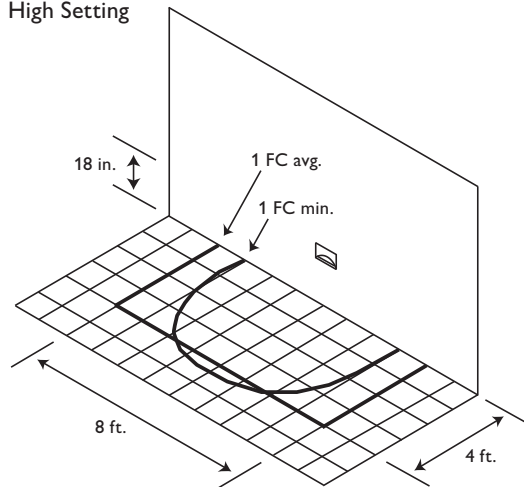
WH = White
BK = Black
IV = Ivory
A = Aluminum
G = Gunmetal
BR = Ornamental Bronze
AC = Aged Copper
VG = Velvet Green
GA = Granite
N = Nickel

DIM = Line Voltage Dimmable¹
AMB = Amber LEDs
BLU = Blue LEDs

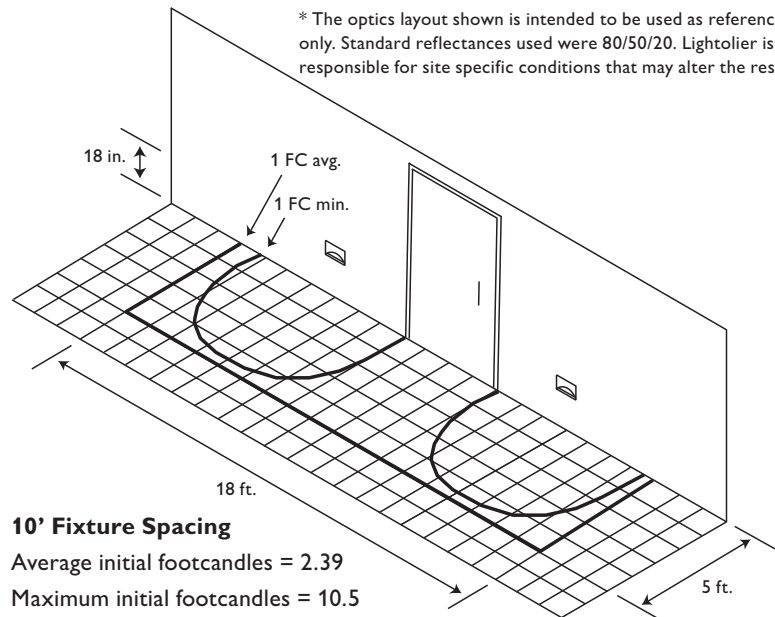
Note
 1) Line voltage dimmable driver available only with 120 VAC (LP2, LPH2) models.

Optics

Wall Mounted 18" AFF
 High Setting



Average initial footcandles = 3.11
 Maximum initial footcandles = 10.1
 Minimum initial footcandles = 0.4
 Maximum to minimum ratio = 25.25



* The optics layout shown is intended to be used as reference only. Standard reflectances used were 80/50/20. Lightolier is not responsible for site specific conditions that may alter the results.

10' Fixture Spacing

Average initial footcandles = 2.39
 Maximum initial footcandles = 10.5
 Minimum initial footcandles = 0.3
 Maximum to minimum ratio = 35.00

Lumen Output

The following data represents absolute lumen output in accordance with test method IESNA LM-79-08.

	Vertical, Lumens			Horizontal, Lumens			
	Low	Med	High	Low	Med	High	
12 VAC/VDC	57.1	123.5	156.0	12 VAC/VDC	54.2	113.1	148.8
120 VAC	65.5	123.8	156.0	120 VAC	62.9	119.3	148.7
120 VAC DIM		162.6		120 VAC DIM		128.7	



Philips Lightolier
 e: lol.webmaster@philips.com
 t: (508) 679-8131
 w: www.lightolier.com

LP Series June 21, 2012

Specifications are subject to change without notice.
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Job Information Type:



PROJECT MAPS



VICINITY MAP



SITE MAP

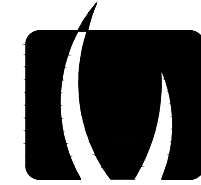
DESIGN REVIEW DRAWINGS FOR PROPOSED MOSS BEACH HOMES

Vallemar St. and Juliana Ave
Moss Beach, CA 94038

PREPARED BY



102 NORTH BROADWAY AVE.
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ORGANIZATION	NAME	PHONE
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CIVIL ENGINEER MESITI-MILLER ENGINEERING, INC.	RODNEY CAHILL	(831) 426-3186
LANDSCAPE ARCHITECT VERDE DESIGN INC.	MARK BAGINSKI	(408) 850-3411
ARCHITECT PEARSON DESIGN GROUP	LARRY PEARSON	(406) 587-1997

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF 5 NEW SINGLE-FAMILY DWELLINGS ON 7 LOTS OF RECORD. THE HOMES ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S DESIGN GUIDELINES AND THE SAN MATEO COUNTY MID-COAST 2013 LOCAL COASTAL PLAN. THE HOMES SETTLE INTO THE SITE AND UTILIZE THE NATURAL TOPOGRAPHY TO MINIMIZE THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT FROM AS SEEN FROM HIGHWAY 1. THE HOMES ARE PROPOSED TO USE NATURAL AND LOCALLY-CONSISTENT MATERIALS INCLUDING ROUGH-SAWN CEDAR OR REDWOOD, BOARD FORMED CONCRETE, AND SCREE BALLAST ON THE FLAT ROOF PORTIONS. THE LOTS ARE LOCATED WEST OF VALLEMAR ST., EAST OF THE THE VALLEMAR BLUFF PATH (THE STRAND), SOUTH OF EXISTING HOMES ON VALLEMAR ST. AND NORTH OF JULIANA AVE. THE LOTS ARE LETTERED A THROUGH G. AT THIS TIME, THERE IS NO DWELLING PROPOSED FOR LOTS B OR C. THE PROPOSED DWELLINGS ON LOTS A, AND G WILL BE ACCESSED FROM 2 NEW DRIVEWAYS FROM VALLEMAR ST. THE PROPOSED NEW HOMES ON LOTS D, E, AND F WILL BE ACCESSED FROM JULIANA AVE. THE VALLEMAR BLUFF PATH BEGINS AT A PUBLIC ROAD (JULIANA AVE. AND WENKE WAY).

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	SHEET NO.	SHEET DESCRIPTION
-	COVER SHEET	-	COVER SHEET
LANDSCAPE PLANS		LOT 2	
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L2.2	SITE CONSTRAINTS PLAN	A0.1	AREA PLAN CALCULATIONS
L2.3	EXISTING TREES & VEGETATION	A1.1	SITE PLAN
L2.4	TREE ASSESSMENT LIST	A2.1	LOWER LEVEL PLAN
L2.5	TREE HEALTH AND SUITABILITY FOR PRESERVATION	A2.2	MAIN LEVEL PLAN
		A2.3	MEZZANINE & ROOF PLAN
		A3.1-3.4	EXTERIOR ELEVATIONS
		A4.1-4.2	BUILDING SECTIONS
L3.1	TREE REMOVAL PLAN		
L3.2	TREE REPLACEMENT PLAN		
L3.3	TREE AND SHRUB PLANTING PLAN		
L3.4	TREE AND SHRUB PLANT IMAGES		
		LOT 3	
L4.1	MATERIAL AND DETAIL REFERENCE PLAN	-	VICINITY MAP & PROPERTY SUMMARY
L4.2	DESIGN MATERIALS AND IMAGERY	A0.1	AREA PLAN CALCULATIONS
ENGINEERING PLANS		LOT 4	
C1.0	SITE PLAN	A1.1	SITE PLAN
C2.0	GRADING PLAN	A2.1	LOWER LEVEL PLAN
C3.0	UTILITY & DRAINAGE PLAN	A2.2	MAIN LEVEL PLAN
C4.0	DRIVEWAY PROFILES	A2.3	COURTYARD PLAN
C5.0	SEWER PROFILE	A2.4	GARAGE STORAGE PLAN & ROOF PLAN
C6.0	EROSION CONTROL PLAN	A2.5	MEZZANINE & ROOF PLAN
C7.0	CONSTRUCTION BEST MANAGEMENT PRACTICES	A3.1-3.4	EXTERIOR ELEVATIONS
		A4.1-4.2	BUILDING SECTIONS
C8.0	DETAILS		
ARCHITECTURAL PLANS			
A1.0	SITE PLAN	-	VICINITY MAP & PROPERTY SUMMARY
		A0.1	AREA PLAN CALCULATIONS
		A1.1	SITE PLAN
		A2.1	LOWER LEVEL PLAN
		A2.2	MAIN LEVEL PLAN
		A2.3	COURTYARD PLAN
		A2.4	GARAGE STORAGE PLAN & ROOF PLAN
		A2.5	MEZZANINE & ROOF PLAN
		A3.1-3.4	EXTERIOR ELEVATIONS
		A4.1-4.2	BUILDING SECTIONS
LOT 1			
-	VICINITY MAP & PROPERTY SUMMARY	-	VICINITY MAP & PROPERTY SUMMARY
A0.1	AREA PLAN CALCULATIONS	A0.1	AREA PLAN CALCULATIONS
A1.1	SITE PLAN	A1.1	SITE PLAN
A2.1	LOWER LEVEL PLAN	A2.1	LOWER LEVEL PLAN
A2.2	MAIN LEVEL PLAN	A2.2	MAIN LEVEL PLAN
A2.3	COURTYARD PLAN	A2.3	COURTYARD PLAN
A2.4	GARAGE STORAGE PLAN & ROOF PLAN	A2.4	GARAGE STORAGE PLAN & ROOF PLAN
A2.5	MEZZANINE & ROOF PLAN	A2.5	MEZZANINE & ROOF PLAN
A3.1-3.4	EXTERIOR ELEVATIONS	A3.1-3.4	EXTERIOR ELEVATIONS
A4.1-4.2	BUILDING SECTIONS	A4.1-4.2	BUILDING SECTIONS

APPLICABLE CODES

1. 2013 CBC CHAPTER 35: PROVIDE ALL THE APPLICABLE/ADOPTED STANDARDS. WHERE A PARTICULAR STANDARD IS REFERENCED IN THE CODE BUT DOES NOT APPEAR AS AN ADOPTED STANDARD IT MAY STILL BE USED. APPLY ONLY THE PORTION OF THE STANDARD THAT IS APPLICABLE TO THE CODE SECTION WHERE THE STANDARD IS REFERENCED, NOT THE ENTIRE STANDARD.

- 2013 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- (2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- (2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
- (2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- (2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
- 2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
- (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
- CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R.
- (2012 INTERNATIONAL EXISTING BUILDING CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA "GREEN" BUILDING REQUIREMENTS OR CAL GREEN, PART 11, TITLE 24 C.C.R.
- 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- 2013 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

LIST OF FEDERAL CODES AND STANDARDS (IF APPLICABLE)
 AMERICANS WITH DISABILITIES ACT (ADA), TITLE II OR TITLE III
 FOR TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) 28 CFR 35.151(e)
 OR ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)
 FOR TITLE III: ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36) 28 CFR 36.406
 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN

NOTE: TITLE II APPLIES TO PROJECTS FUNDED AND/OR USED BY STATE AND LOCAL GOVERNMENT SERVICES. TITLE III COVERS PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES. DEPENDING ON THE USE AND FUNDING, BOTH TITLE MAY APPLY TO THE PROJECT.

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS	2013 EDITION
NFPA 14	STANDPIPE SYSTEMS	2013 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2013 EDITION
NFPA 17A	WET CHEMICAL SYSTEMS	2013 EDITION
NFPA 20	STATIONARY PUMPS	2013 EDITION
NFPA 24	PRIVATE MAINS	2013 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) (NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2013 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2011 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2012 EDITION
ASME 17.1	ELEVATOR STANDARD	2013 EDITION

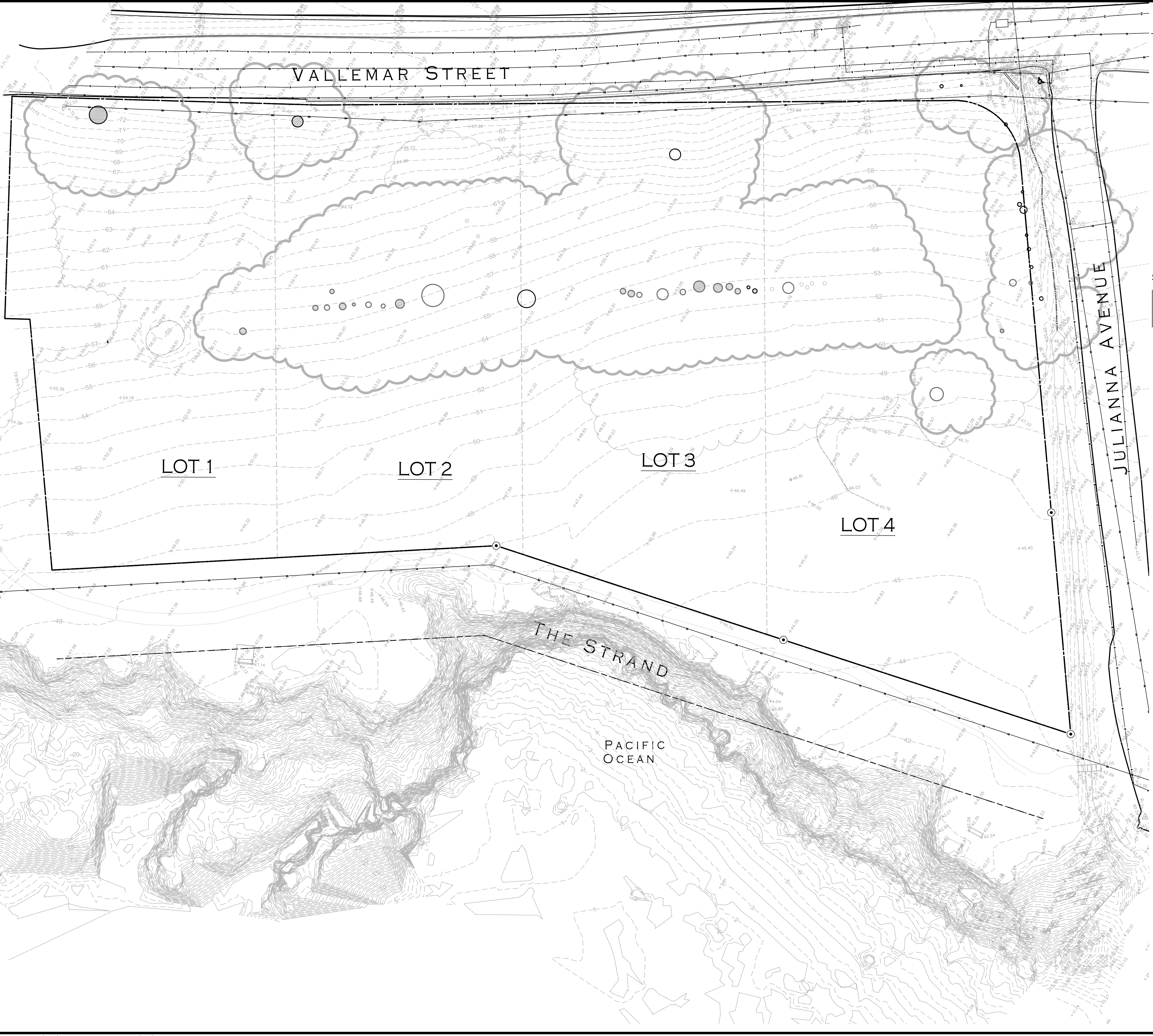
REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS - 2013 CALIFORNIA BUILDING CODE (FOR SFM) REFERENCED STANDARDS CHAPTER 35

ADA STANDARD FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

3. ALL EXISTING FIRE EXTINGUISHING SYSTEMS ARE IN COMPLIANCE WITH UL 300, CBC 904.1.1, CFC 904.1.1.

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Legend

○ MONUMENT FOUND AS NOTED	⊠ WATER VALVE
⊙ SAN. SEWER MANHOLE	⊠ DRAIN INLET
⊙ STORM DRAIN MANHOLE	⊠ SURVEY CONTROL POINT
⊙ FIRE HYDRANT	⊠ SAN. SEWER CLEANOUT
⊙ BENCHMARK	⊠ UTILITY POLE
() INDICATES RECORD DATA	⊠ GUY WIRE
(R) INDICATES RADIAL BEARING	GR T GRATE
R & C RECORD & CALCULATED DATA	MT MULTIPLE TREES
INV. INVERT ELEVATION	TT TWIN TREES

	ASPHALT CONCRETE (SHADED)
	DRIP LINE
	DENSE TREES, BRUSH, VEGETATION
	WATER LINE (PER PAINT MARKINGS)
	SANITARY SEWER LINE
	STORM DRAIN LINE
	OVERHEAD UTILITY LINE
	GAS LINE (PER PAINT MARKINGS)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

SURVEY PERFORMED BY:



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STAMP

CONSULTANT

SHEET TITLE

**EXISTING
 CONDITIONS PLAN**

PROJECT NAME

**MOSS BEACH
 OCEAN
 DEVELOPMENT**

PROJECT ADDRESS

**VALLEMAR ST. &
 JULIANA AVE
 MOSS BEACH, CA**

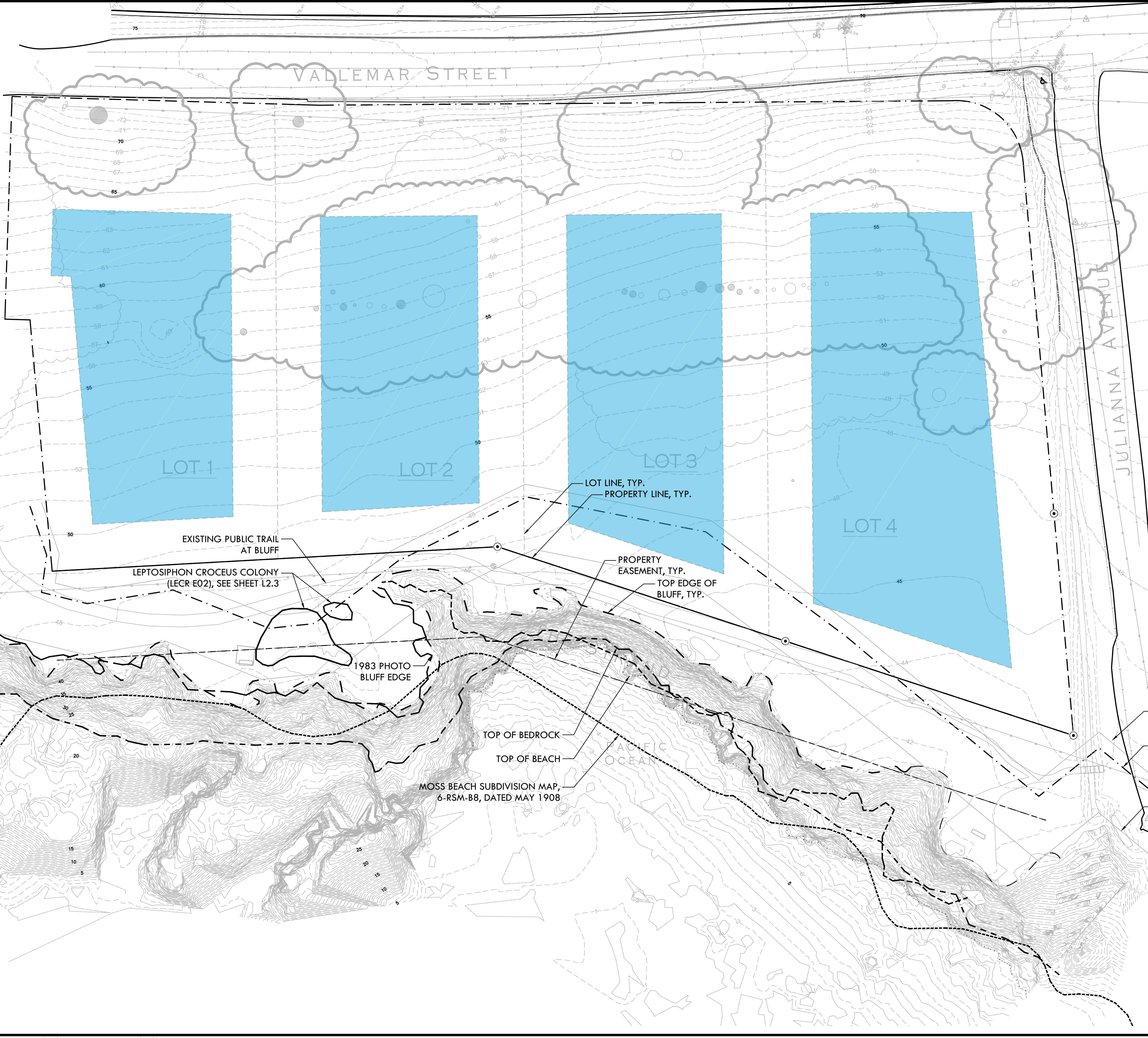
SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
DESIGN REVIEW RESUBMITTAL	08/09/16

NO.	REVISIONS	DATE
△		
△		
△		
△		
△		

DRAWN BY	PH	CHECKED BY	MB
DATE ISSUED	03/24/17	SCALE	AS SHOWN
PROJ. NO.	1500600-1668		
SHEET NO.	L2.1		

EXISTING CONDITIONS PLAN

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SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	TOP EDGE OF BLUFF
	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-B8, DATED MAY 1908
	PROPOSED BUILDING ENVELOPE


VERDE DESIGN
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SHEET TITLE

SITE CONSTRAINTS PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

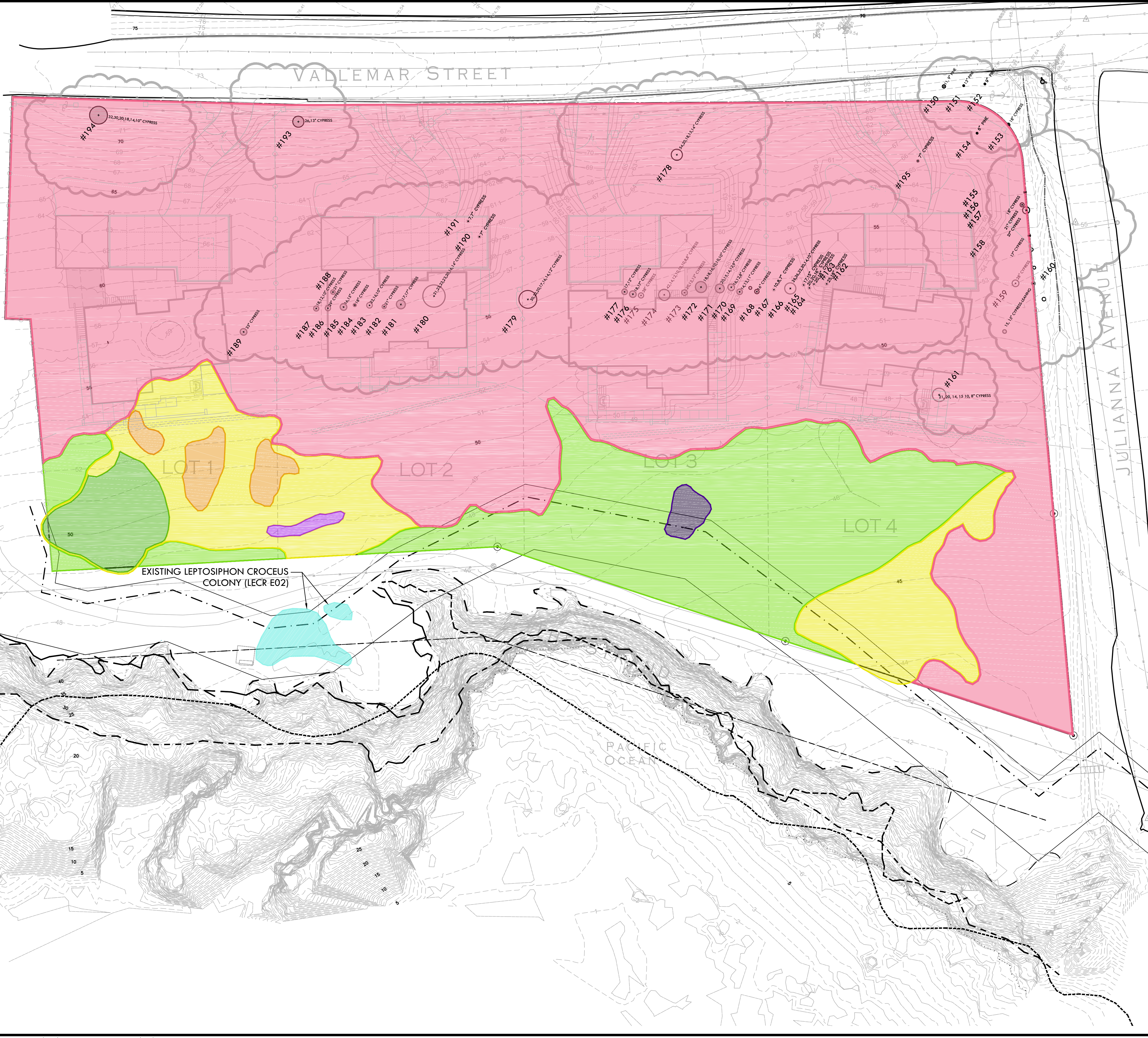
**VALLEMAR ST. & JULIANA AVE
MOSS BEACH, CA**

SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
DESIGN REVIEW RESUBMITTAL	08/09/16

NO.	REVISIONS	DATE

DRAWN BY	PH	CHECKED BY	MB
DATE ISSUED	03/24/17	SCALE	AS SHOWN
PROJ. NO.	1500600-1668		
SHEET NO.	L2.2		
	OF	SHEETS	

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SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	TOP EDGE OF BLUFF
	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908
EXISTING TREES AND VEGETATION TYPES LEGEND	
SYMBOL	DESCRIPTION
	ZONE A - COASTAL PRAIRIE GRASSLAND
	ZONE B - TRANSITIONAL AREA
	ZONE C - NON-NATIVE VEGETATION
	ICEPLANT MAT
	DESCHAMPSIA-DOMINATED AREA
	DANTHONIA-DOMINATED AREA
	BEACH STRAWBERRY
	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CALIFORNIA NATIVE PLANT SOCIETY MEMORANDUM, 5/25/2016
	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
	TREE NO.



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SHEET TITLE
EXISTING TREES AND VEGETATION

PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

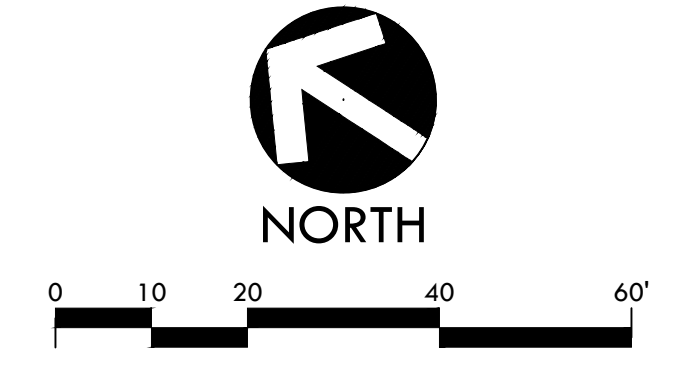
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PROJ. NO. 1500600-1668
 SHEET NO. **L2.3** OF SHEETS



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Tree Assessment

Juliana Avenue
Verde Design
Moss Beach CA
May 2015



Remove (Y/N)	TREE No.	SPECIES	TRUNK DIAMETER (in.)	STATUS?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
N	150	Monterey pine	11,9	Significant	2	Low	Codominant trunks @ 1' with poor attachment; topped for overhead electrical lines.
N	151	Monterey pine	13	Significant	2	Low	Small crook @ 5'; topped for overhead electrical lines.
N	152	Monterey pine	9	--	1	Low	Failed @ base; on-ground but alive.
N	153	Monterey cypress	18	Significant	4	Moderate	Lost central leader @ 20' due to topping; otherwise okay.
N	154	Monterey cypress	6	--	3	Low	Suppressed by #153; one-sided to N.
N	155	Monterey cypress	18	Significant	3	Low	Suppressed; codominant trunks @ 8'; larger stem flat-topped to SE.; 2nd stem flat to NW, with numerous broken branches.
N	156	Monterey cypress	21	Significant	1	Low	Poor form & structure; leaning & one-sided to N.; series of branch failures; may be dead.
N	157	Monterey cypress	37	Significant	3	Low	Leans S.; codominant trunks @ 4'; 1 stem dominates; leaned & bowed flat to SE.; 2nd stem suppressed & poor.
N	158	Monterey cypress	17	Significant	3	Low	Partly corrected lean SE.; base basically outside dripline; small narrow crown; lost central leader.
Y	159	Monterey cypress	28	Significant	3	Low	Codominant trunks @ 8'; stem on S. dominates & flat-topped; stem on N. failed, leaving mass of dead, dying & broken branches.
Y	160	Monterey cypress	15,15	Significant	1	Low	Failed @ base to W.; on-ground but alive; codominant trunks @ 3'; sweeps upright @ tips.
Y	161	Monterey cypress	21,20,14,15,10,8	Significant	3	Low	Multiple attachments @ base; one-sided to S.; all stems lean to varying degrees; canopy on ground on S. additional stems on ground.
Y	162	Monterey cypress	25,18	Significant	1	Low	Codominant trunks @ 3'; both lean & are suppressed to the S.; flat-topped; lost central leaders
Y	163	Monterey cypress	20,18	Significant	1	Low	Codominant trunks @ 1'; crowded; suppressed; flat-topped.
Y	164	Monterey cypress	20, 20, 16	Significant	2	Low	Multiple attachments @ base; one-sided & bowed S.; small gap in canopy to #165; overtops & collapse #162 & 163; 28' on E. & 20' on W. cracked & failing.
Y	165	Monterey cypress	17, 15	Significant	1	Low	Codominant trunks @ 1'; 17' bowed E. & failed @ 14'; 15' bowed flat to S.
Y	166	Monterey cypress	26,26,22,20,14,10	Significant	3	Low	Multiple attachments @ base to 5'; stems are squeezed @ attachment & twisted; 2 stems bowed flat to W.; others vertical; numerous branch failures.
Y	167	Monterey cypress	10,8,7	Significant	2	Low	Codominant trunks @ 2' & 4'; totally suppressed; bowed flat to S.
N	168	Monterey cypress	16	Significant	2	Low	Codominant trunks @ 8'; stems separated; E. stem failed; W. stem small & crowded; low branches removed.
Y	169	Monterey cypress	14, 13, 11	Significant	2	Low	Multiple attachments @ base; 14" bowed flat to W.; 13" & 11" more vertical; very crowded.
Y	170	Monterey cypress	16,12,8	Significant	2	Low	Multiple attachments @ 1'; 16" leans E. with small crown; 12" leans E. but failed mid-length; 8" leans SE. & is basically dead.
Y	171	Monterey cypress	20, 15, 14, 12, 9	Significant	2	Low	Multiple attachments @ base & 1'; bowed SW.; small canopy; heavy lateral limb.
Y	172	Monterey cypress	18, 18, 16, 10, 10	Significant	2	Low	Multiple attachments @ 1'; mostly vertical with small canopy of foliage; 18" leans E. with base outside of dripline.
Y	173	Monterey cypress	20, 13, 12	Significant	3	Low	Multiple attachments @ 3'; 20" vertical & dominant; both 12" stems suppressed.
Y	174	Monterey cypress	42, 14, 12, 10, 10, 8, 8	Significant	3	Low	Multiple attachments @ base & 1'; series of codominant attachments on 42" stem; 4 additional stems on ground to W.; mix of vertical & leaning stems; high crown; 14" branch on W. hangs to ground.
Y	175	Monterey cypress	38	Significant	3	Low	Measured @ 3'; 2 large heavy lateral branches cracked to W.; main stem vertical with high crown; one-sided to W.
Y	176	Monterey cypress	18, 17	Significant	2	Low	Codominant trunks @ 1'; 18" leans sharply to NE.; 17" leans E. with small high crown.
Y	177	Monterey cypress	17, 13	Significant	2	Low	Codominant trunks @ 3'; 17" leaning & one-sided to NE. with crook; 13' bowed N. with poor form.
N	178	Monterey cypress	54, 20, 18, 15, 14	Significant	3	Moderate	54" stem codominant trunks @ 6'; forming wide, flat-topped crown;
N	179	Monterey cypress	30, 22, 20, 17, 16, 14, 12	Significant	3	Low	Multiple attachments @ base; mostly vertical; 20" on S. leans; high crown.
Y	180	Monterey cypress	31, 23, 23, 23, 20, 16, 14	Significant	3	Low	Multiple attachments @ base; mostly vertical; 16" leans sharply to S.; 14" on E. sweeps vertical like a hazard beam; high crown; heavy lateral limb from 31" stem is poor.

Remove (Y/N)	TREE No.	SPECIES	TRUNK DIAMETER (in.)	STATUS?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
Y	181	Monterey cypress	17,17	Significant	2	Low	Codominant trunks @ 3'; both lean S. & SW. with small high crowns; 17" on SE. with 2 additional sets of codominant trunks.
Y	182	Monterey cypress	21	Significant	1	Low	Poor form & structure; collapsing.
Y	183	Monterey cypress	22,16,10	Significant	3	Low	Multiple attachments @ 4'; 22" codominant again @ 6'; 2 stems on W. generally vertical with small high crowns; stem on E. leans sharply & is poor.
Y	184	Monterey cypress	18	Significant	2	Low	Poor form & structure; multiple attachments @ 10'; 1 stem vertical with very small high crown; 2 stems bowed flat to SW.
Y	185	Monterey cypress	16, 15	Significant	2	Low	Codominant trunks @ 1'; both stems leaning & one-sided to SW. with small crowns.
Y	186	Monterey cypress	29	Significant	3	Low	One-sided to the W.; heavy lateral limb low to SW.
Y	187	Monterey cypress	18,12,10	Significant	2	Low	Codominant trunks @ 3' & 5'; 18" stem vertical but suppressed with ratty form; 12" a long stub on N.; 10" poor on W.
Y	188	Monterey cypress	31	Significant	2	Low	Leans SE. with some correction; base of trunk largely outside of dripline; codominant trunks @ 8'; flat-topped; low branches lay along ground.
Y	189	Monterey cypress	33	Significant	2	Low	Poor form & structure; leaning & bowed SE.; lost central leader; most of canopy to NW.
Y	190	Monterey cypress	7	--	2	Low	Leans E. with base outside of dripline.
Y	191	Monterey cypress	7, 7	--	2	Low	Poor form & structure; codominant trunks @ 1'; widely separated; 1 stem vertical; 2nd stem leans E.
N/A	192	Tag not used	--	--	--	--	--
N	193	Monterey cypress	26, 13	Yes	2	Low	Codominant trunks @ base; several low branches to W. x'd; 3rd stem on N. @ base is dead; topped for overhead electrical lines; numerous dead branches & branch failures; 14" stem leans E.
N	194	Monterey cypress	32, 30, 20, 18, 14, 10	Yes	2	Low	Multiple attachments @ base; E. side of crown topped (20,18,14" stems); W. side of crown dense (32,30" stems).
Y	195	Monterey cypress	7	--	3	Moderate	Narrow spindly crown.



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SHEET TITLE
TREE ASSESSMENT LIST

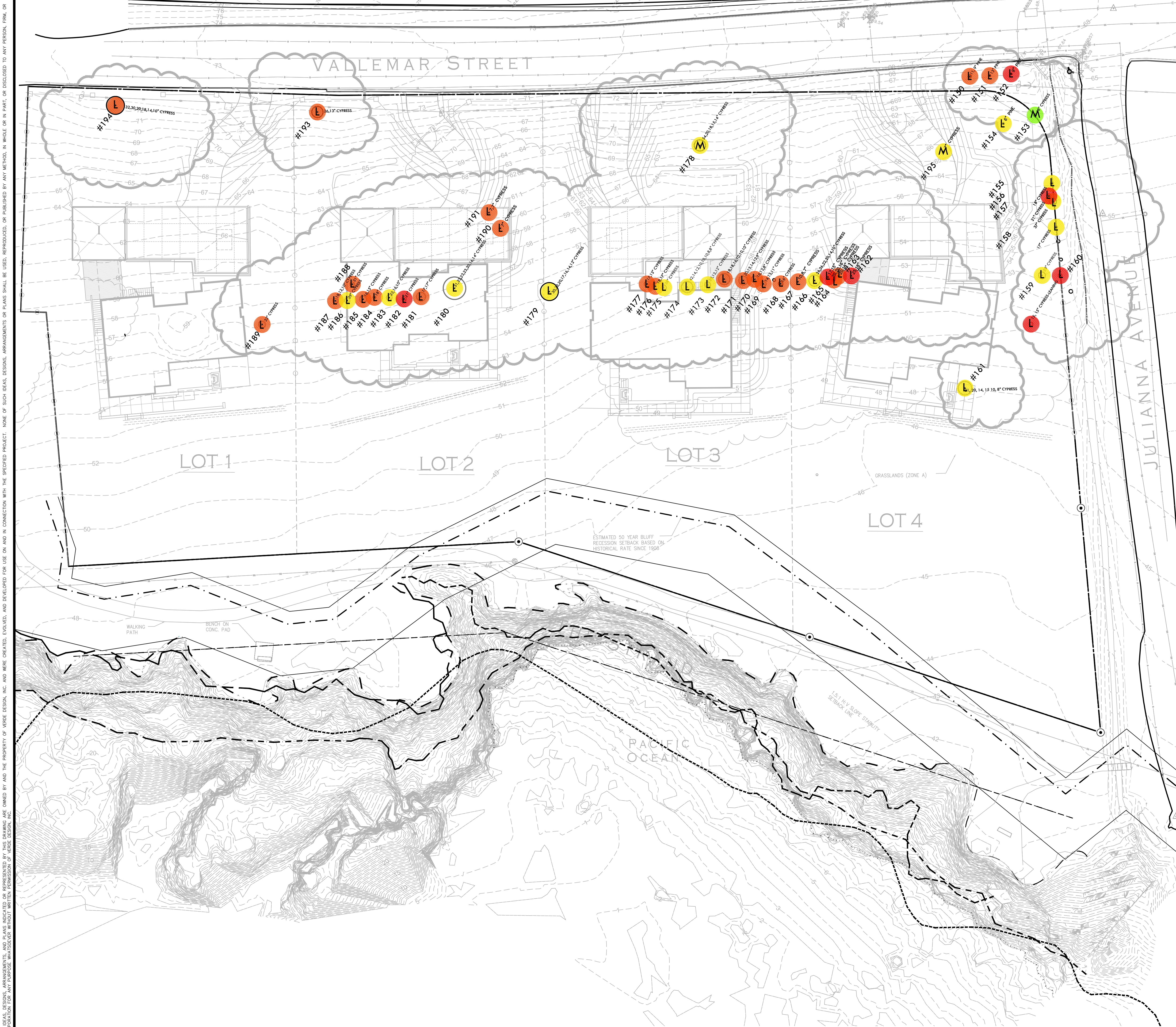
PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS
VALLEMAR ST. & JULIANA AVE MOSS BEACH, CA

SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
DESIGN REVIEW RESUBMITTAL	08/09/16

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PROJ. NO. 1500600-1668	
SHEET NO. L2.4	OF SHEETS



SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	TOP EDGE OF BLUFF
	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908

TREE HEALTH/SUITABILITY LEGEND		
SYMBOL	TREE HEALTH	QUANTITY
	1 (POOR)	6
	2	22
	3	16
	4	1
	5 (EXCELLENT)	0
SYMBOL	SUITABILITY FOR PRESERVATION	QUANTITY
L	LOW	42
M	MODERATE	3

SYMBOL	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
	2.8" CYPRESS
#174	TREE NO.



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SHEET TITLE

TREE HEALTH AND SUITABILITY FOR PRESERVATION

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

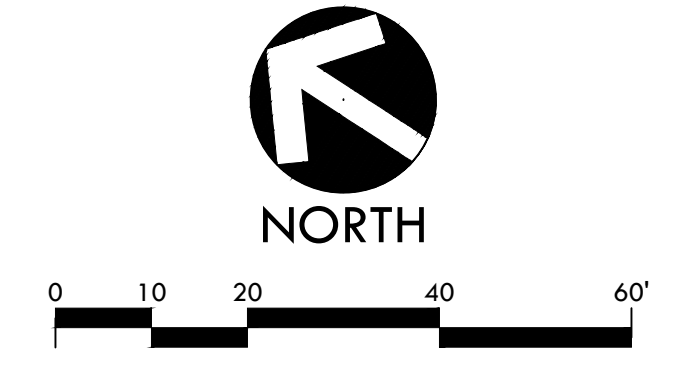
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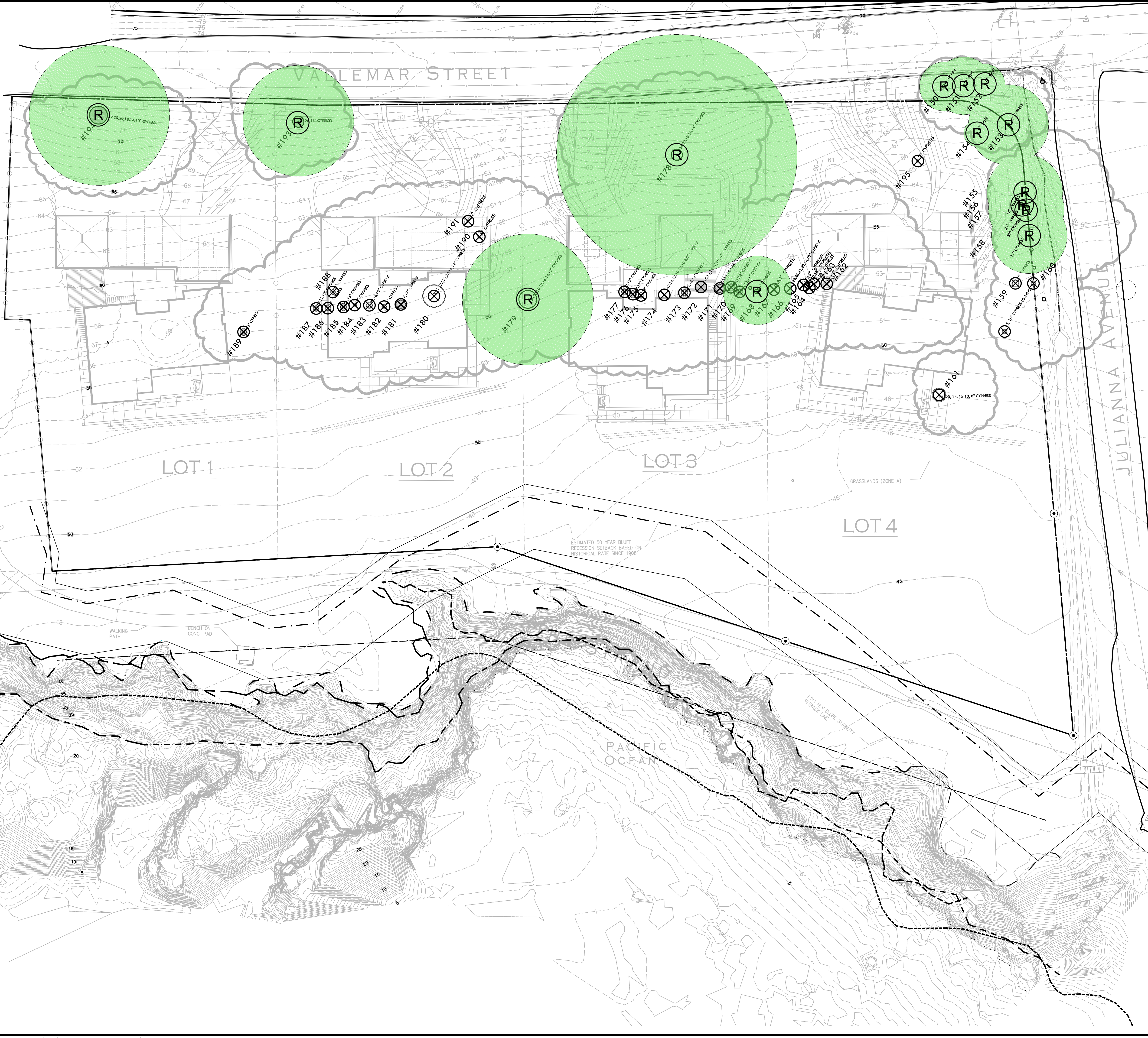
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	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
	EXISTING TREE TO BE REMOVED QUANTITY: 31
	EXISTING TREE TO BE REMAIN AND BE PROTECTED QUANTITY: 14
	TREE PROTECTION ZONE (1" RADIUS PER 1" TRUNK DIAMETER)


VERDE DESIGN
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SHEET TITLE

TREE REMOVAL PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

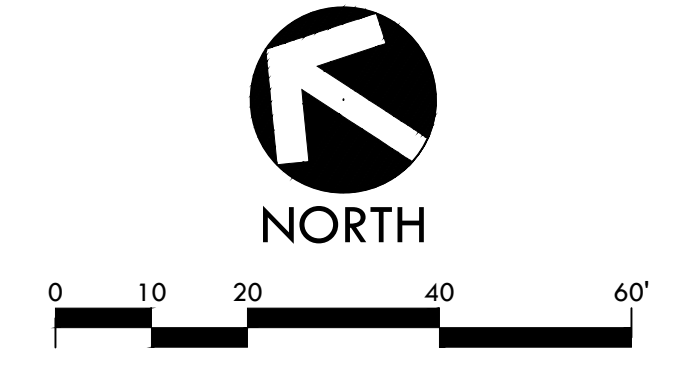
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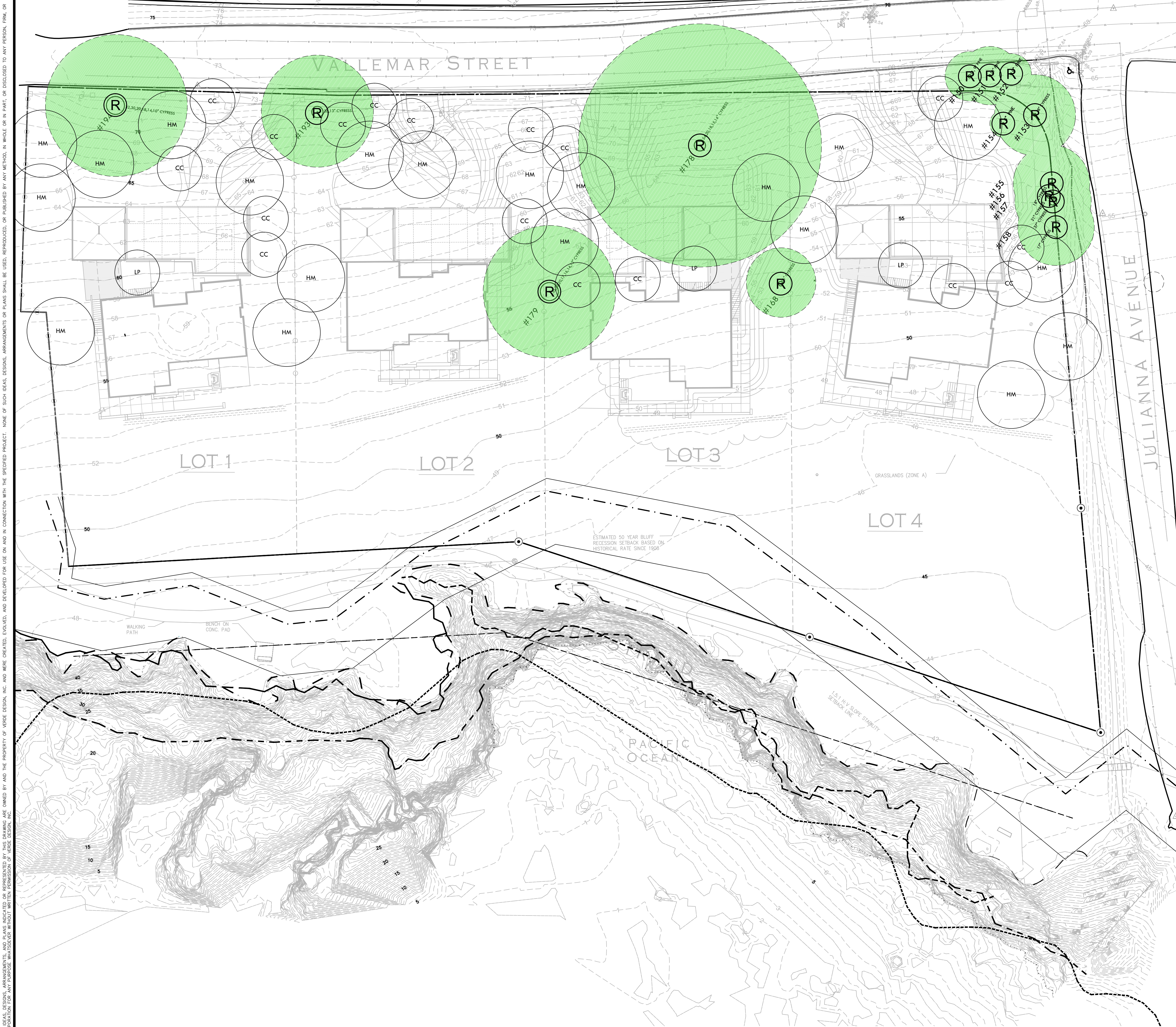
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	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
	TREE NO.
	EXISTING TREE TO BE REMOVED QUANTITY: 31
	EXISTING TREE TO BE REMAIN AND BE PROTECTED QUANTITY: 14
	TREE PROTECTION ZONE (1" RADIUS PER 1" TRUNK DIAMETER)

TREE REPLACEMENT LEGEND			
SYM	QTY	SIZE	BOTANICAL/COMMON NAME
	20	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS
	17	24" BOX	CERCIS CANADENSIS EASTERN REDBUD
	3	24" BOX	LAGUNARIA PATERSONII PRIMROSE TREE



SHEET TITLE
TREE REPLACEMENT PLAN

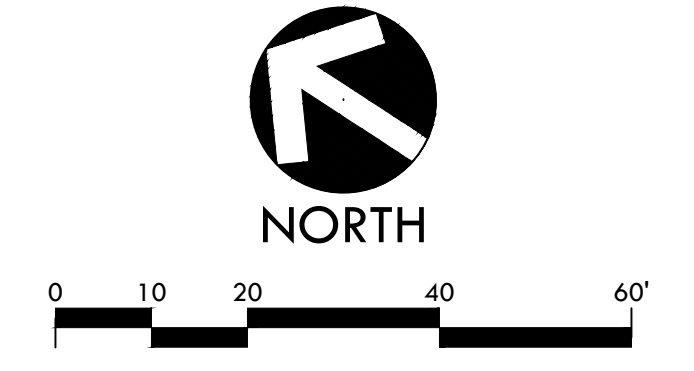
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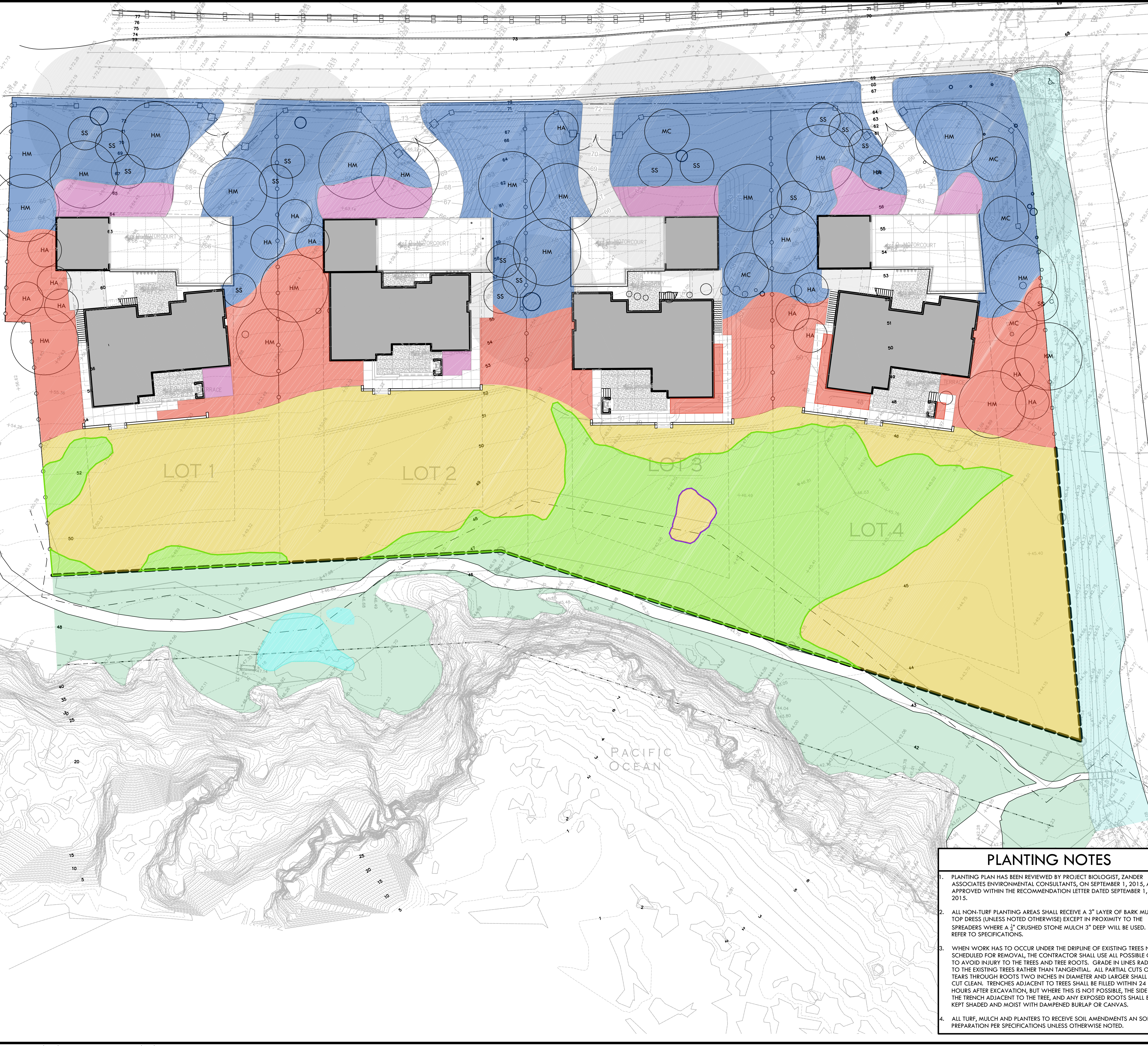
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EXISTING VEGETATION					
SYM	QTY	SIZE			
14,424 SF	N/A	N/A	ZONE A - COASTAL PRAIRIE GRASSLAND TO REMAIN AND BE PROTECTED		
498 SF	N/A	N/A	BEACH STRAWBERRY TO REMAIN AND BE PROTECTED		
TREES					
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING / SPREAD	HEIGHT
HM	20	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS	30' O.C.	60'
CC	17	24" BOX	CERCIS CANADENSIS EASTERN REDBUD	25' O.C.	25'
LP	3	24" BOX	LACUNARIA PATERSONIA PRIMROSE TREE	20' O.C.	20'
HA	14	24" BOX	HETEROMELES ARBUTIFOLIA TOYON	20' O.C.	15'
MC	5	24" BOX	MORELLA CALIFORNICA PACIFIC WAX MYRTLE	15' O.C.	20'
SS	16	24" BOX	SALIX SCOULERIANA SCOULER'S WILLOW	15' O.C.	15'
SHRUBS & GRASSES					
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD	
ORNAMENTAL NATIVES					
23,806 SF	20%	1 GAL	ACHILLEA MILLEFOLIUM YARROW	2' X 2'	
	20%	1 GAL	ARMERIA MARITIMA SEA THRIFT	1' X 1'	
	20%	1 GAL	BACCHARIS PILLULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	3' X 6'	
	20%	1 GAL	FRANGULA CALIFORNICA 'EVE CASE' COFFEEBERRY	8' X 8'	
	20%	1 GAL	RIBES AUREUM GRACILLIMUM GOLDEN CURRANT	6' X 6'	
COASTAL PRAIRIE / NATIVE MIX					
10,777 SF	30%	4" POTS	CAREX PRAEGRACILIS FIELD SEDGE	2' X 2'	
	15%	4" POTS	ERIGERON GLAUCUS SEASIDE DAISY	1' X 1'	
	10%	4" POTS	FRAGARIA CHILOENSIS BEACH STRAWBERRY	6" X 2'	
	30%	4" POTS	MELICA CALIFORNICA CALIFORNIA MELIC	3' X 1'	
	15%	4" POTS	SISYRINCHIUM BELLUM BLUE-EYED GRASS	2' X 2'	
ON-SITE COASTAL PRAIRIE RESTORATION					
25,113 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'	
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	3' X 2'	
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	2' X 2'	
BLUFF COASTAL PRAIRIE RESTORATION (SUBJECT TO COUNTY APPROVAL)					
14,868 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'	
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	3' X 2'	
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	2' X 2'	
DRAINAGE PLANTING (SUBJECT TO COUNTY APPROVAL)					
6,911 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'	
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'	
BIO-RETENTION SWALE PLANTING					
1,478 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'	
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'	
NATIVE GRASS					
3,227 SF	100%	SEED	PASPALLUM VAGINATUM SEASHORE PASPALUM	N/A	
EXISTING VEGETATION TO REMAIN AND BE PROTECTED					
766 SF	N/A	N/A	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CA NATIVE PLANT SOCIETY MEMORANDUM (5/25/2016)		

PLANTING NOTES

- PLANTING PLAN HAS BEEN REVIEWED BY PROJECT BIOLOGIST, ZANDER ASSOCIATES ENVIRONMENTAL CONSULTANTS, ON SEPTEMBER 1, 2015, AND APPROVED WITHIN THE RECOMMENDATION LETTER DATED SEPTEMBER 1, 2015.
- ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE) EXCEPT IN PROXIMITY TO THE SPREADERS WHERE A 1" CRUSHED STONE MULCH 3" DEEP WILL BE USED. REFER TO SPECIFICATIONS.
- WHEN WORK HAS TO OCCUR UNDER THE DRILIPE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
- ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AN SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.



NORTH

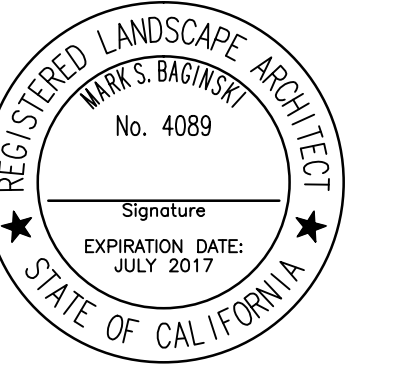




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 Santa Clara, CA 95050
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 www.VerdeDesign.com

STAMP



CONSULTANT

SHEET TITLE

TREE AND SHRUB PLANTING PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

**VALLEMAR ST. & JULIANA AVE
MOSS BEACH, CA**

SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
DESIGN REVIEW RESUBMITTAL	08/09/16

NO.	REVISIONS	DATE

DRAWN BY: PH CHECKED BY: MB

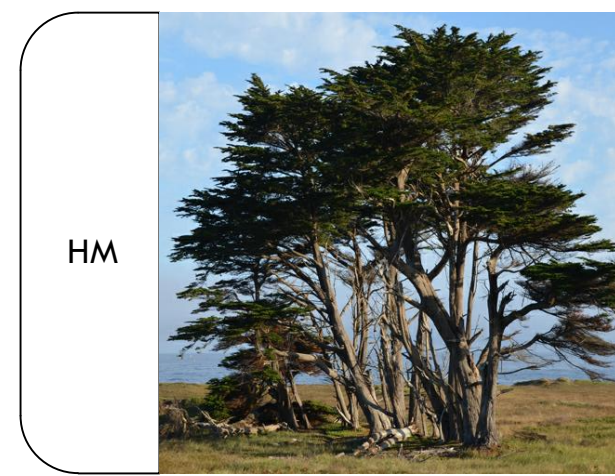
DATE ISSUED: 03/24/17 SCALE: AS SHOWN

PROJ. NO.: 1500600-1668

SHEET NO.: **L3.3** OF SHEETS

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TREES / LARGE SHRUBS



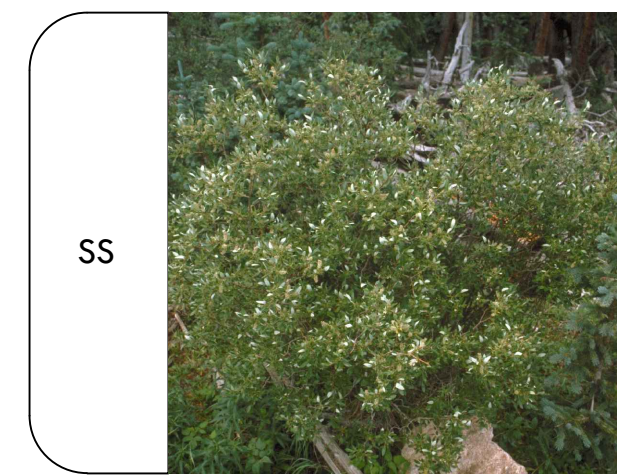
HESPEROCYPARIS MACROCARPA
MONTEREY CYPRESS



HETEROMELES ARBUTIFOLIA
TOYON



MORELLA CALIFORNICA
PACIFIC WAX MYRTLE

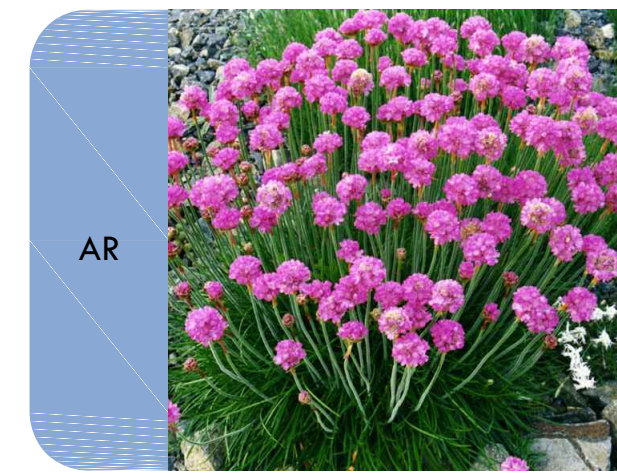


SALIX SCOULERIANA
SCOULER'S WILLOW

ORNAMENTAL NATIVES



ACHILLEA MILLEFOLIUM 'CALIFORNICA'
YARROW



ARMERIA MARITIMA
SEA THRIFT



BACCHARIS PILULARIS 'PIGEON POINT'
DWARF COYOTE BRUSH



FRANGULA CALIFORNICA 'EVE CASE'
EVE CASE COFFEEBERRY



RIBES AUREUM GRACILLIMUM
GOLDEN CURRANT

COASTAL PRAIRIE / NATIVE MIX



CAREX PRAEGRACILIS
FIELD SEDGE



ERIGERON GLAUCUS
SEASIDE DAISY



SISYRINCHIUM BELLUM
BLUE-EYED GRASS



FRAGARIA CHILOENSIS
BEACH STRAWBERRY



MELICA CALIFORNICA
CALIFORNIA MELIC

COASTAL PRAIRIE GRASSES



DANTHONIA CALIFORNICA
CALIFORNIA OATGRASS



DESCHAMPSIA CESPITOSA
PACIFIC HAIRGRASS



STIPA PULCHRA
PURPLE NEEDLE GRASS

DRAINAGE PLANTING



JUNCUS EFFUSUS
COMMON RUSH



JUNCUS PATENS
CALIFORNIA GREY RUSH

EXISTING VEGETATION

SYM	QTY	SIZE	
14,424 SF	N/A	N/A	ZONE A - COASTAL PRAIRIE GRASSLAND TO REMAIN AND BE PROTECTED
498 SF	N/A	N/A	BEACH STRAWBERRY TO REMAIN AND BE PROTECTED

TREES

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/SPREAD	HEIGHT
HM	20	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS	30' O.C.	60'
CC	17	24" BOX	CERCIS CANADENSIS EASTERN REDBUD	25' O.C.	25'
LP	3	24" BOX	LACUNARIA PATERSONIA PRIMROSE TREE	20' O.C.	20'
HA	14	24" BOX	HETEROMELES ARBUTIFOLIA TOYON	20' O.C.	15'
MC	5	24" BOX	MORELLA CALIFORNICA PACIFIC WAX MYRTLE	15' O.C.	20'
SS	16	24" BOX	SALIX SCOULERIANA SCOULER'S WILLOW	15' O.C.	15'

SHRUBS & GRASSES

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT/SPREAD
ORNAMENTAL NATIVES				
23,806 SF	20%	1 GAL	ACHILLEA MILLEFOLIUM YARROW	2' X 2'
	20%	1 GAL	ARMERIA MARITIMA SEA THRIFT	1' X 1'
	20%	1 GAL	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	3' X 6'
	20%	1 GAL	FRANGULA CALIFORNICA 'EVE CASE' COFFEEBERRY	8' X 8'
	20%	1 GAL	RIBES AUREUM GRACILLIMUM GOLDEN CURRANT	6' X 6'

COASTAL PRAIRIE / NATIVE MIX				
10,777 SF	30%	4" POTS	CAREX PRAEGRACILIS FIELD SEDGE	2' X 2'
	15%	4" POTS	ERIGERON GLAUCUS SEASIDE DAISY	1' X 1'
	10%	4" POTS	FRAGARIA CHILOENSIS BEACH STRAWBERRY	6" X 2'
	30%	4" POTS	MELICA CALIFORNICA CALIFORNIA MELIC	3' X 1'
	15%	4" POTS	SISYRINCHIUM BELLUM BLUE-EYED GRASS	2' X 2'

ON-SITE COASTAL PRAIRIE RESTORATION				
25,113 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	3' X 2'
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	2' X 2'

BLUFF COASTAL PRAIRIE RESTORATION (SUBJECT TO COUNTY APPROVAL)				
14,868 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	3' X 2'
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	2' X 2'

DRAINAGE PLANTING (SUBJECT TO COUNTY APPROVAL)				
6,911 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'

BIO-RETENTION SWALE PLANTING				
1,478 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'

NATIVE GRASS				
3,227 SF	100%	SEED	PASPALLUM VAGINATUM SEASHORE PASPALUM	N/A

EXISTING VEGETATION TO REMAIN AND BE PROTECTED				
766 SF	N/A	N/A	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CA NATIVE PLANT SOCIETY MEMORANDUM (5/25/2016)	

PLANTING NOTES

- PLANTING PLAN HAS BEEN REVIEWED BY PROJECT BIOLOGIST, ZANDER ASSOCIATES ENVIRONMENTAL CONSULTANTS, ON SEPTEMBER 1, 2015, AND APPROVED WITHIN THE RECOMMENDATION LETTER DATED SEPTEMBER 1, 2015.
- ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE) EXCEPT IN PROXIMITY TO THE SPREADERS WHERE A 1/2" CRUSHED STONE MULCH 3" DEEP WILL BE USED. REFER TO SPECIFICATIONS.
- WHEN WORK HAS TO OCCUR UNDER THE DRIPLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
- ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AN SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

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CONSULTANT

SHEET TITLE

**TREE AND SHRUB
PLANT IMAGES**

PROJECT NAME

**MOSS BEACH
OCEAN
DEVELOPMENT**

PROJECT ADDRESS

**VALLEMAR ST. &
JULIANA AVE
MOSS BEACH, CA**

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MATERIAL LEGEND

SYM	DESCRIPTION	DTL REF
[Pattern]	PERMEABLE CONCRETE PAVERS WITH 6" CONCRETE EDGE BAND	(A) L4.2
[Pattern]	STAMPED CONCRETE AT DRIVEWAY ENTRANCES	(A) L4.2
[Pattern]	DECKING - REFER TO ARCHITECTURAL PLANS	
[Pattern]	LAWN WITH HEADERBOARD	
[Pattern]	18" GRAPE STAKE FENCE	(B) L4.2
[Pattern]	GABION WALL	(B) L4.2
[Pattern]	PAINTED WOOD FENCE	(B) L4.2
(A)	EXISTING PUBLIC TRAIL AT BLUFF	
(1)	PERMEABLE PAVERS/PAVEMENT	
(2)	NON-PERMEABLE PAVEMENT	
(3)	PATHWAY/PATIO W/ COMMON PAVERS OR STONE	
(4)	CEDAR SLAT GATE	
(5)	BIOTIC EASEMENT LINE	
(6)	RETAINING/LANDSCAPE WALL	(B) L4.2

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SHEET TITLE

MATERIAL AND DETAIL REFERENCE PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

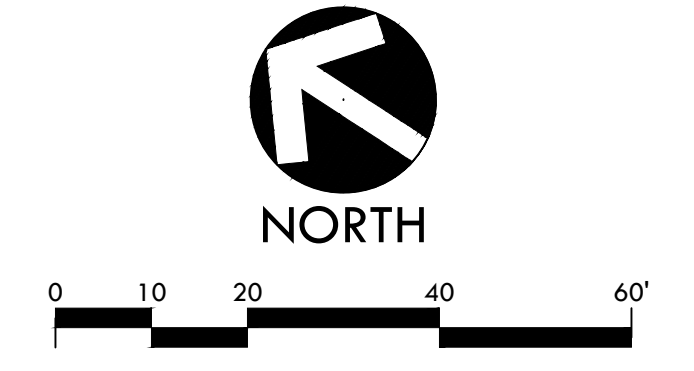
PROJECT ADDRESS

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 MOSS BEACH, CA**

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SHEET NO.	L4.1		



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CONCRETE PAVERS

A



PERMEABLE PAVERS AT DRIVEWAYS
(ASHLAR PATTERN)



PERMEABLE PAVERS AT DRIVEWAYS
(RUNNING BOND)



PERMEABLE PAVERS AT DRIVEWAYS
(HERRINGBONE PATTERN)



STAMPED CONCRETE AT DRIVEWAY ENTRANCES

FENCING AND WALLS

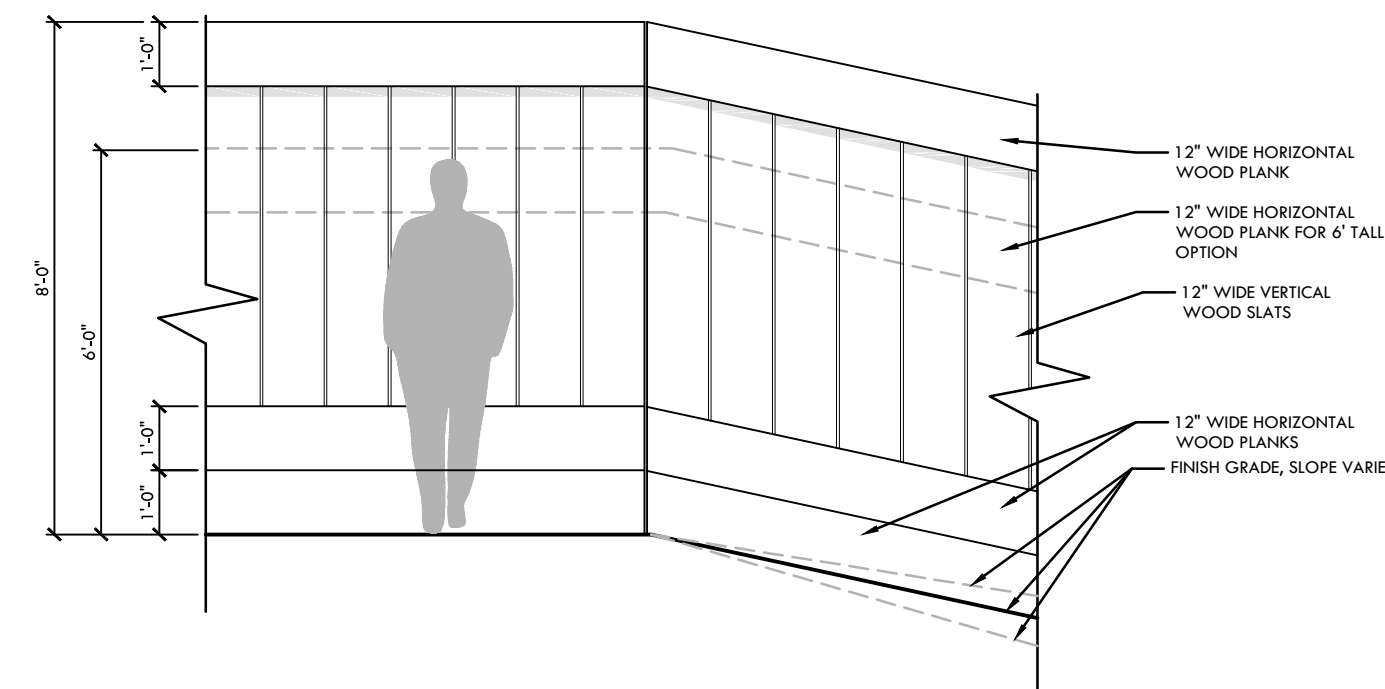
B



GRAPE STAKE FENCE AT BLUFF TRAIL
(18' HEIGHT, TYP. W/ IRREGULAR PICKETS, FLAT TOP)



CORTEN STEEL PLATE AT ENTRY
GATE AND GABION BENCH



PAINTED WOOD FENCE

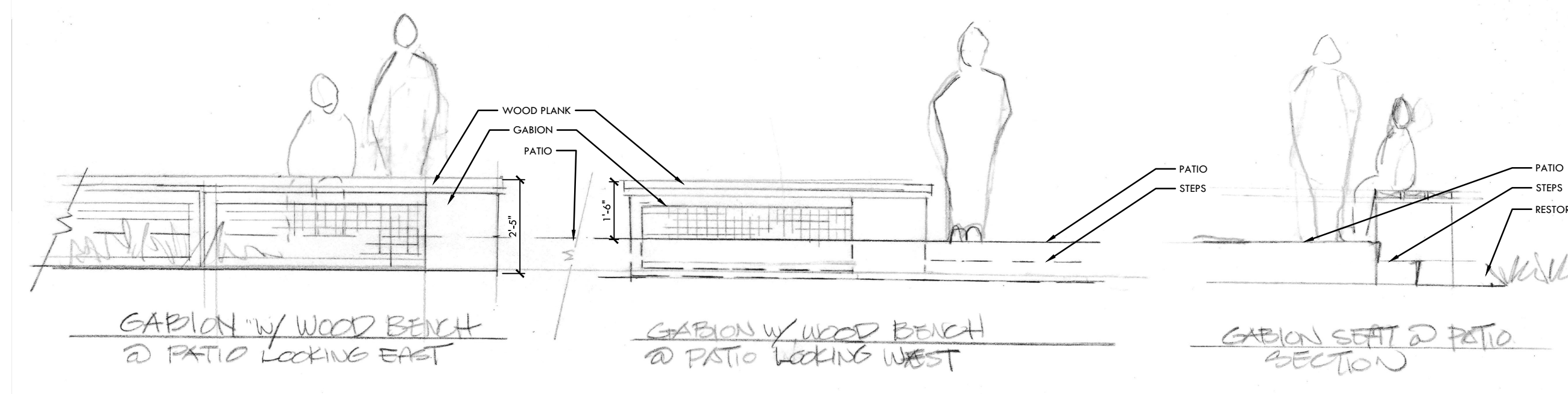
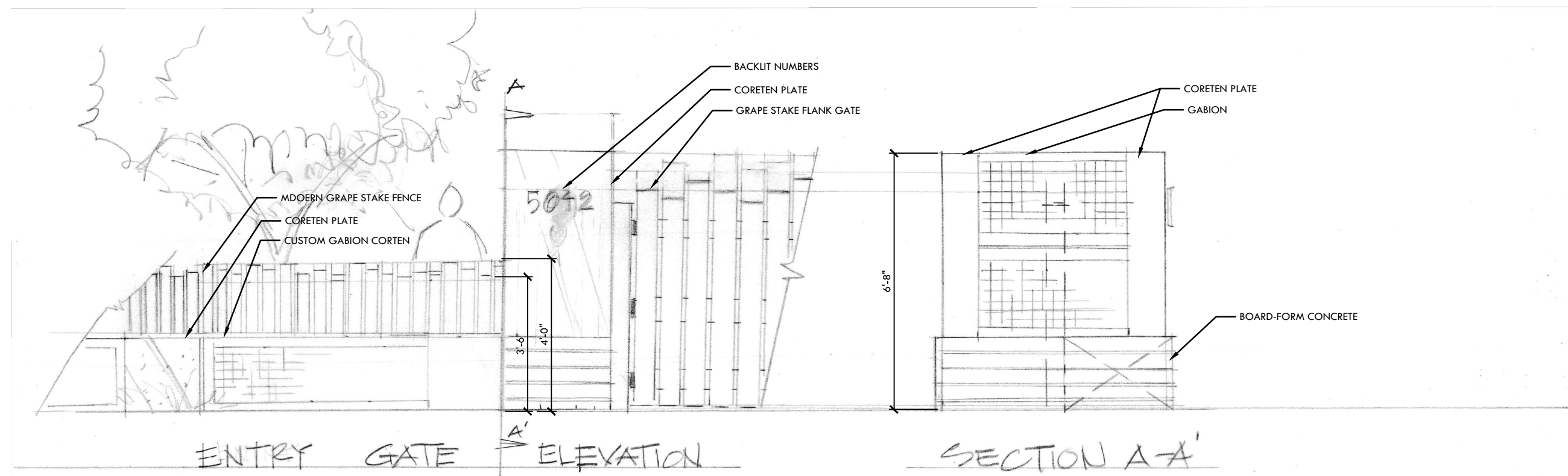
NTS



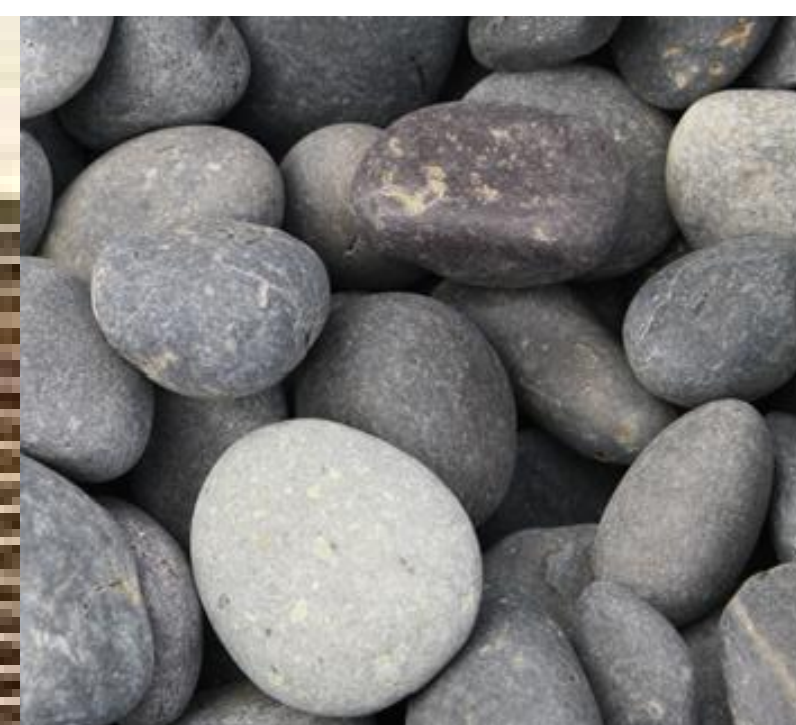
RETAINING WALL AT REAR YARDS
(HORIZONTAL BOARD FORM FINISH)



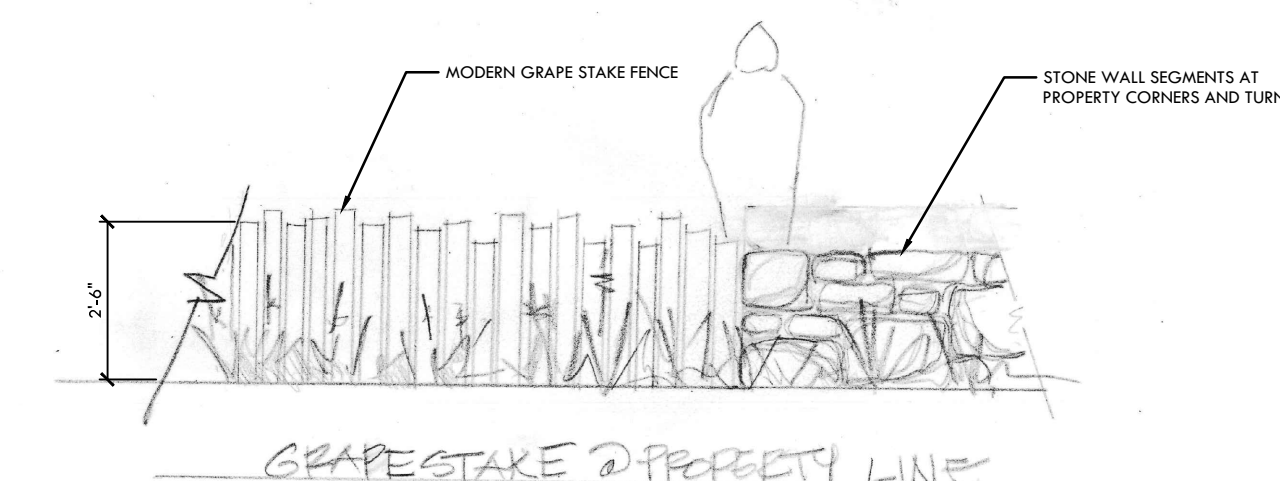
LANDSCAPE WALL AT DRIVEWAY
(HORIZONTAL BOARD FORM FINISH)



GABION WALL



ROUNDED COBBLE FILL



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CONSULTANT

SHEET TITLE

DESIGN MATERIALS & IMAGERY

PROJECT NAME

**MOSS BEACH
OCEAN
DEVELOPMENT**

PROJECT ADDRESS

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SHEET NO. L4.2	
OF SHEETS	

SITE LEGEND

- EXISTING 5 FT. CONTOURS
- EXISTING 1 FT. CONTOURS
- NEW CONTOURS
- PROPERTY LINE
- EASEMENT, SETBACK OR ENVELOPE
- PROPOSED NEW, PROPERTY LOT LINE
- EXISTING, PROPERTY LOT LINE
- EXISTING TREE (TO REMAIN)
- EXISTING TREE DRIPLINE
- 14'-0" WIDE PERVIOUS PAVING DRIVEWAY (W/ "TWO-TRACK" VEGETATION STRIP)
- PERVIOUS PAVING COURTYARD (PARKING)
- RE-VEGETATED NATIVE GRASS MEADOW
- PROTECTED GRASSLANDS, ZONE A

GENERAL SITE NOTES

1. GRADING NOTES & SPOT ELEVATIONS, SEE CIVIL DRAWINGS
2. UTILITY AND LOCATION INFORMATION, SEE CIVIL DRAWINGS
3. AREA OF DISTURBANCE TO BE MINIMIZED BY CONTRACTOR
4. SPECIFIC TREE REMOVAL SPECIFICATIONS, SEE LANDSCAPE
5. RETAINING WALLS, TERRACES, AND FENCES, SEE LANDSCAPE FOR LOCATION & APPEARANCE

HIGHWAY 1

VALLEMAR STREET

JULIANNA AVENUE

THE STRAND

LOT 1

LOT 2

LOT 3

LOT 4

ESTIMATED 50 YEAR BLUE RECESION SETBACK BASED ON HISTORICAL RATE SINCE 1928

GRASSLANDS (ZONE A)

WALKING PATH
BENCH ON CONC. PAD

15:1 HV SLOPE STABILITY SETBACK LINE
NORTH

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

MOSS BEACH - OVERALL
VALLEMAR ST. & JULIANNA AVE.

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
SITE PLAN

PROJECT NUMBER: 1507

DATE: APRIL 26, 2016

DESIGN REVIEW SET

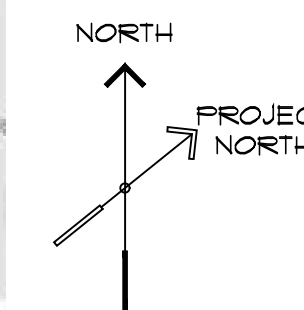
SHEET NO.

A1.0

INDEX OF DRAWINGS

ARCHITECTURAL

- COVER VICINITY MAP & PROPERTY SUMMARY
- A01 AREA PLAN CALCULATIONS
- A11 SITE PLAN
- A21 LOWER LEVEL PLAN
- A22 MAIN LEVEL PLAN
- A23 COURTYARD PLAN
- A24 GARAGE STORAGE PLAN & ROOF PLAN
- A25 MEZZANINE & ROOF PLAN
- A31 EXTERIOR ELEVATIONS
- A32 EXTERIOR ELEVATIONS
- A33 EXTERIOR ELEVATIONS
- A34 EXTERIOR ELEVATIONS
- A41 BUILDING CROSS-SECTION
- A42 BUILDING CROSS-SECTION



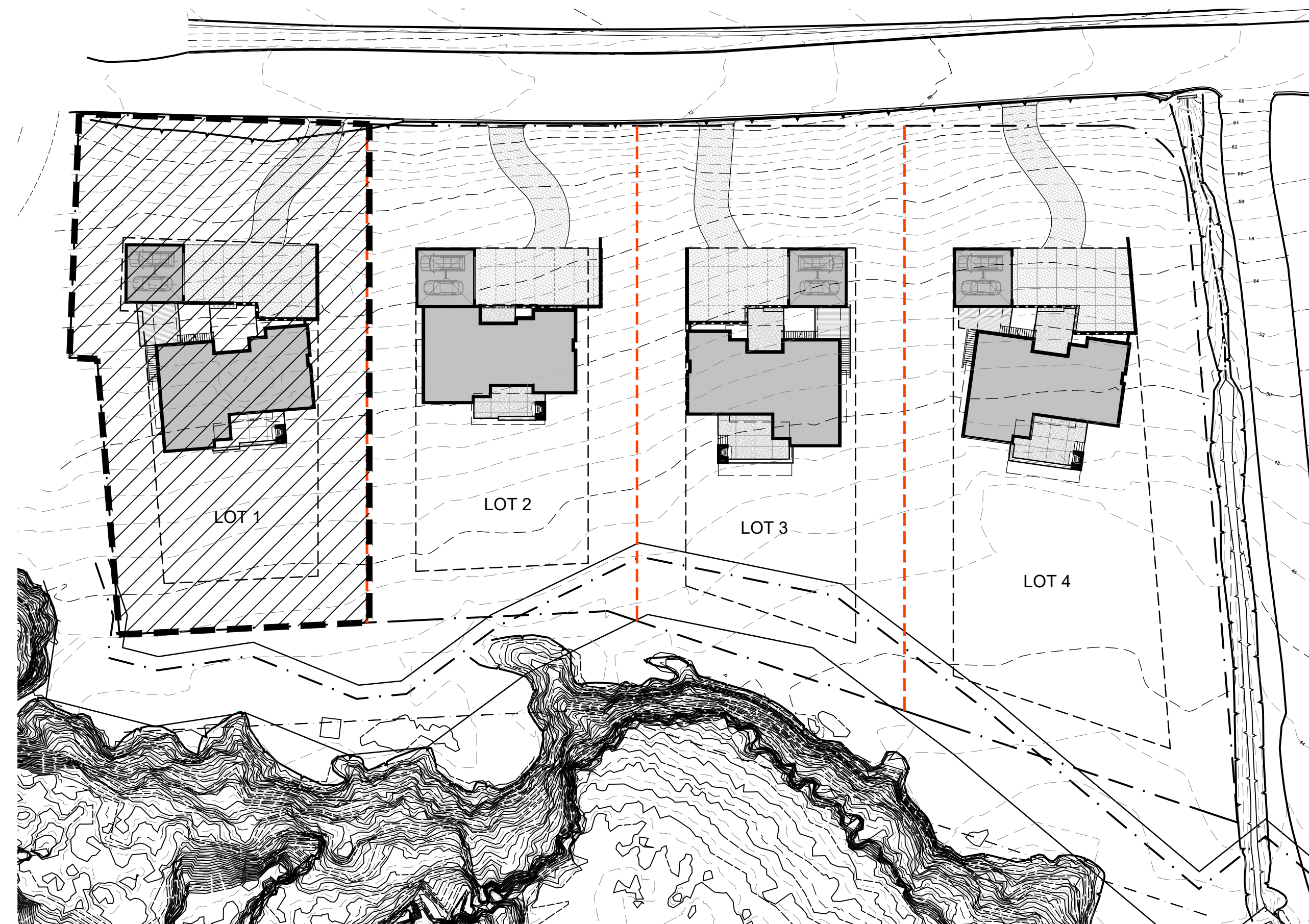
LOT 1

MOSS BEACH - LOT 1

VALLEMAR ST. & JULIANNA AVE.

GENERAL NOTES

1. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THIS ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THIS ARCHITECT.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES, ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THOSE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
5. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS AND/OR SPECIFICATIONS TO THE TRADES UNDER THEIR JURISDICTION.
7. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
8. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE, MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
9. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERMS "EQUAL TO", "EQUIVALENT" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
10. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THEIR WORK.
12. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH, PREMISES TO BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
13. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
14. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.
15. TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.
16. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL WALK THROUGH WITH THE ARCHITECT AND COMPLETE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.
17. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION OF THE OWNER AND THE ARCHITECT.
18. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT OR ENGINEER. THE GENERAL CONT. IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE THROUGHOUT CONSTRUCTION.
19. ANY AMBIGUITIES, DISCREPANCIES, OR CONFLICTS DISCOVERED THROUGH THE USE OF THESE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



VICINITY MAP
NTS

PROPERTY SUMMARY

LOT: 1

APN: 037086230
 PARCEL ID: T.B.D.
 CITY NAME: MOSS BEACH (UNINC)
 ZIP CODE: 94038
 MITIGATION FEE AREA: MIDCOAST URBAN

ZONING: RM-CZ/DR/CD
 MIDCOAST LCP

Maximum Building Height: 28'

Parcel SF: 23,473 SF
 Maximum Floor Building Area: 6,200 SF.

SQUARE FOOTAGE SUMMARY

LOWER LEVEL (GROSS)	2,083#
MAIN LEVEL (GROSS)	2,249#
GARAGE (GROSS)	576#
GARAGE STORAGE (GROSS)	576#
MEZZANINE (HABITABLE)	408#
TOTAL FLOOR AREA (GROSS)	5,892#
COVERED EXTERIOR PATIOS	
ENTRY PATIO	168#
TOTAL BUILDING AREA (GROSS)	6,060#
RAISED DECKS	
ENTRY DECK	297#
GARAGE DECK	286#
REAR DECK	364#

ARCHITECT



102 NORTH BROADWAY AVE.
 BOZEMAN, MT 59715
 OFFICE: 406.587.1997 FAX: 406.587.0311
 WWW.PEARSONDESIGNGROUP.COM

ISSUE DATE

COUNTY COASTSIDE
 DESIGN REVIEW SET

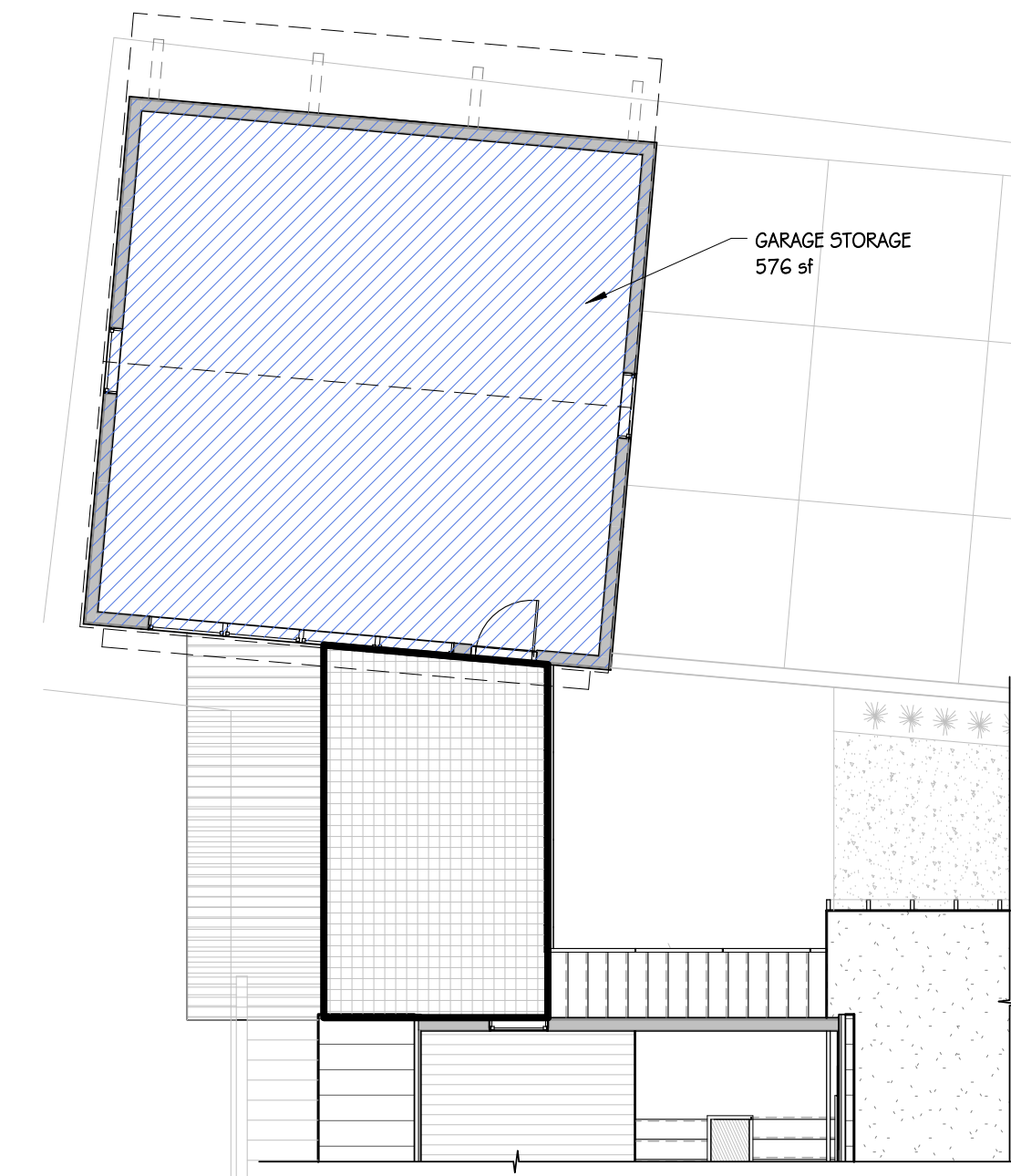
APRIL 26, 2017

HATCH LEGEND

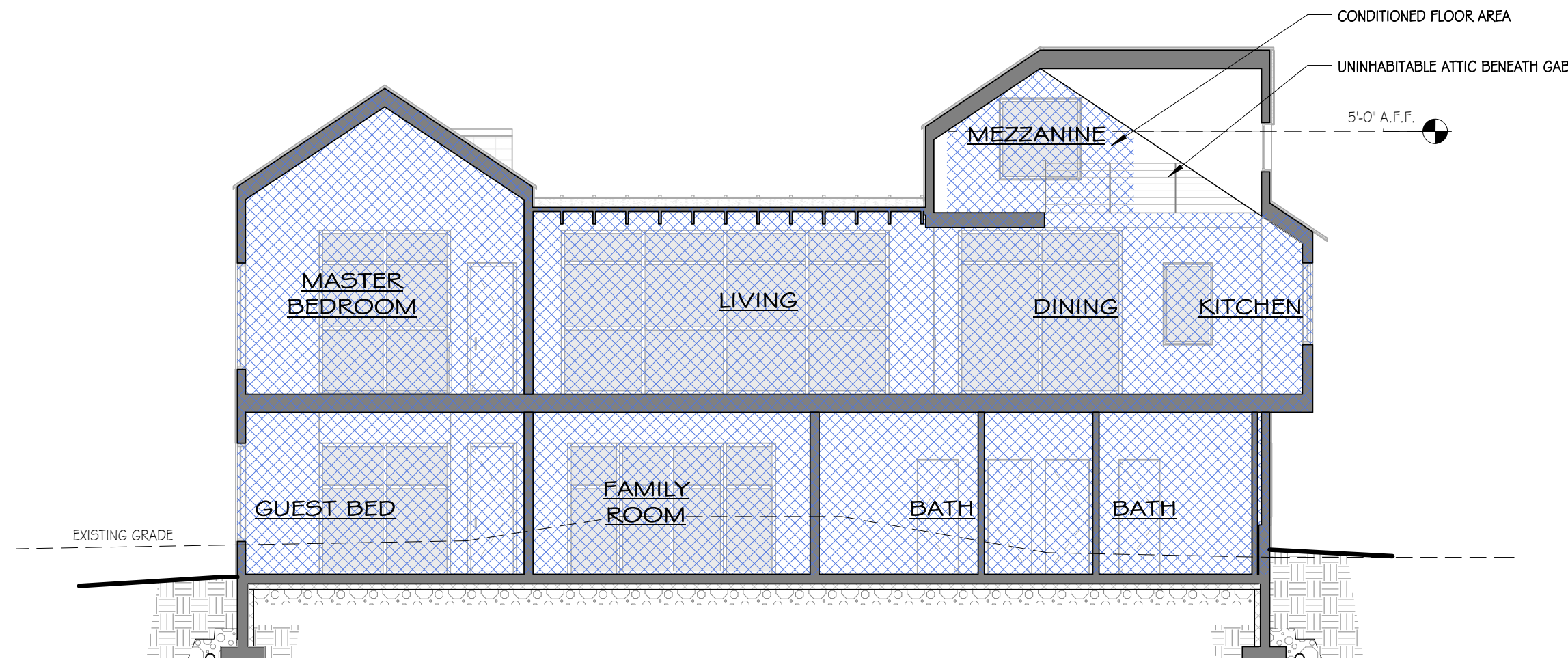
	CONDITIONED FLOOR AREA per SECTION 6908C SUBSECTION a. (1) The floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls.
	COVERED PATIO OR DECK per SECTION 6908C SUBSECTION a. (2) The area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls.
	UNCONDITIONED (GARAGE) FLOOR AREA per SECTION 6908C SUBSECTION a. (3) The area of all garages and carports.

SQUARE FOOTAGES

LOWER LEVEL (GROSS)	2,083 sf
MAIN LEVEL (GROSS)	2,249 sf
GARAGE (GROSS)	576 sf
GARAGE STORAGE (GROSS)	576 sf
MEZZANINE (HABITABLE)	408 sf
TOTAL FLOOR AREA (GROSS)	5,892 sf
COVERED ENTRY PATIO	168 sf
TOTAL BUILDING AREA (GROSS)	6,060 sf
ELEVATED DECKS	
ENTRY DECK	297 sf
GARAGE DECK	286 sf
REAR DECK	364 sf
	947 sf
$(2,083 + 576 + 947) / 23,473 =$	
TOTAL LOT COVERAGE	15.4%
$(6,060 \div 23,473 =$	
FLOOR AREA RATIO (FAR)	.26



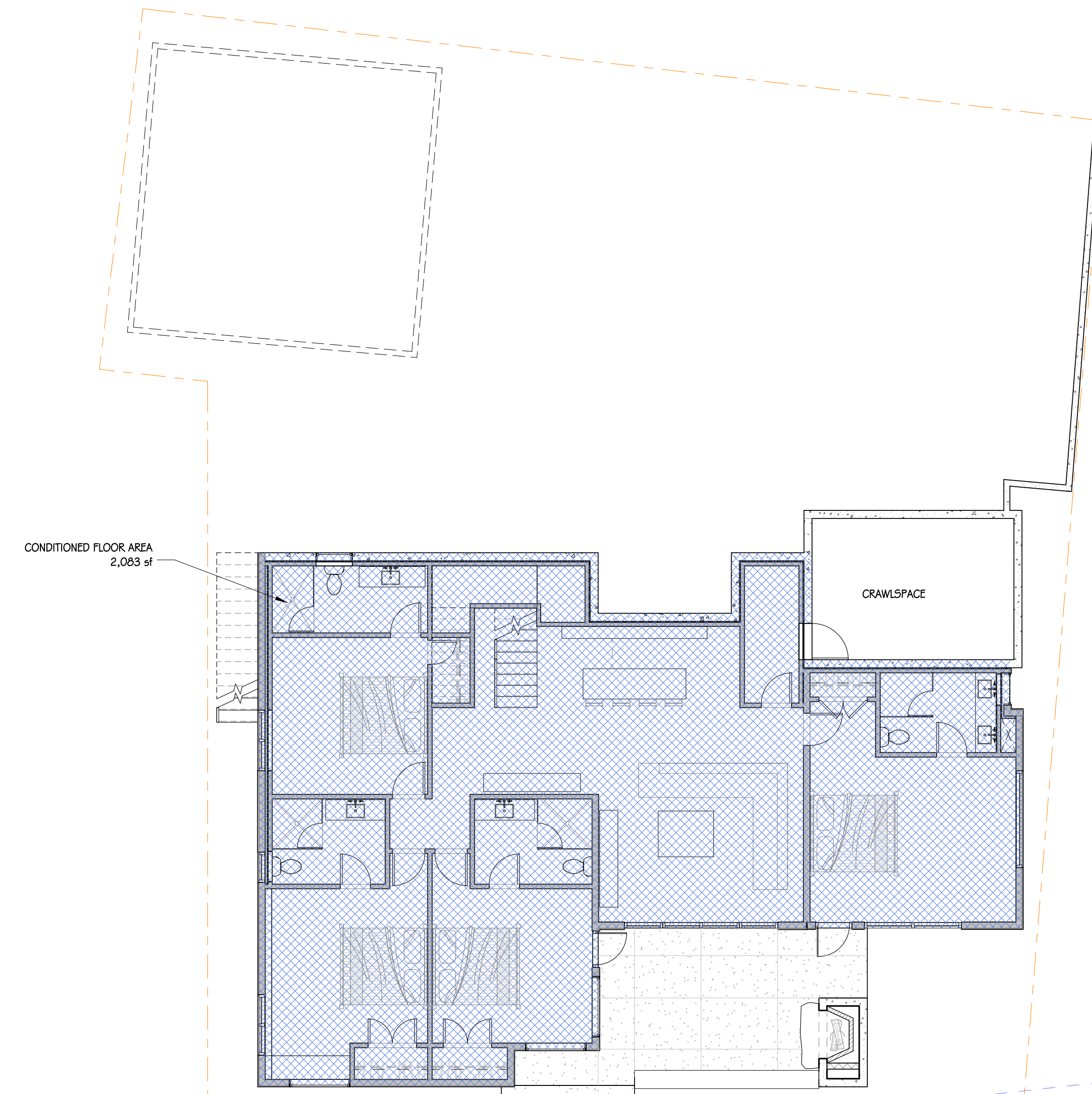
4 GARAGE STORAGE LEVEL - AREA PLAN
1/8" = 1'-0"



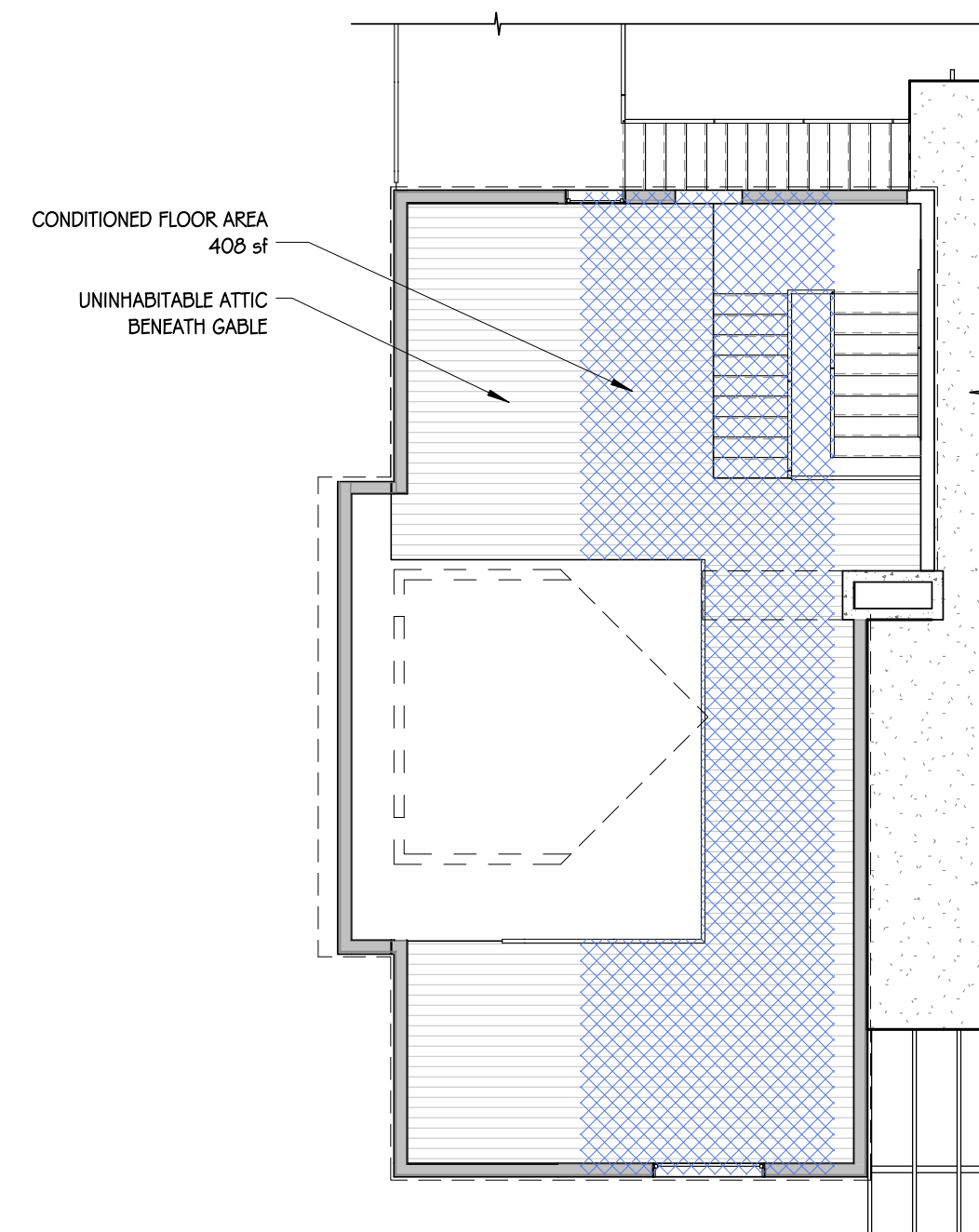
5 SECTION B - AREA
1/8" = 1'-0"



2 MAIN LEVEL - AREA PLAN
1/8" = 1'-0"



1 LOWER LEVEL - AREA PLAN
1/8" = 1'-0"



3 MEZZANINE - AREA PLAN
1/8" = 1'-0"

REVISION NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING AREA PLANS	
PROJECT NUMBER: 1507	DATE: APRIL 26, 2017
DESIGN REVIEW SET	
SHEET NO.	

MOSS BEACH - LOT 1
 VALLEMAR ST. # JULIANNA AVE.

COASTSIDE DESIGN
 REVIEW APPLICATION

DRAWING:
 SITE PLAN
 PROJECT NUMBER: 1507
 DATE: APRIL 26, 2016
 DESIGN REVIEW SET
 SHEET NO.

A1.1

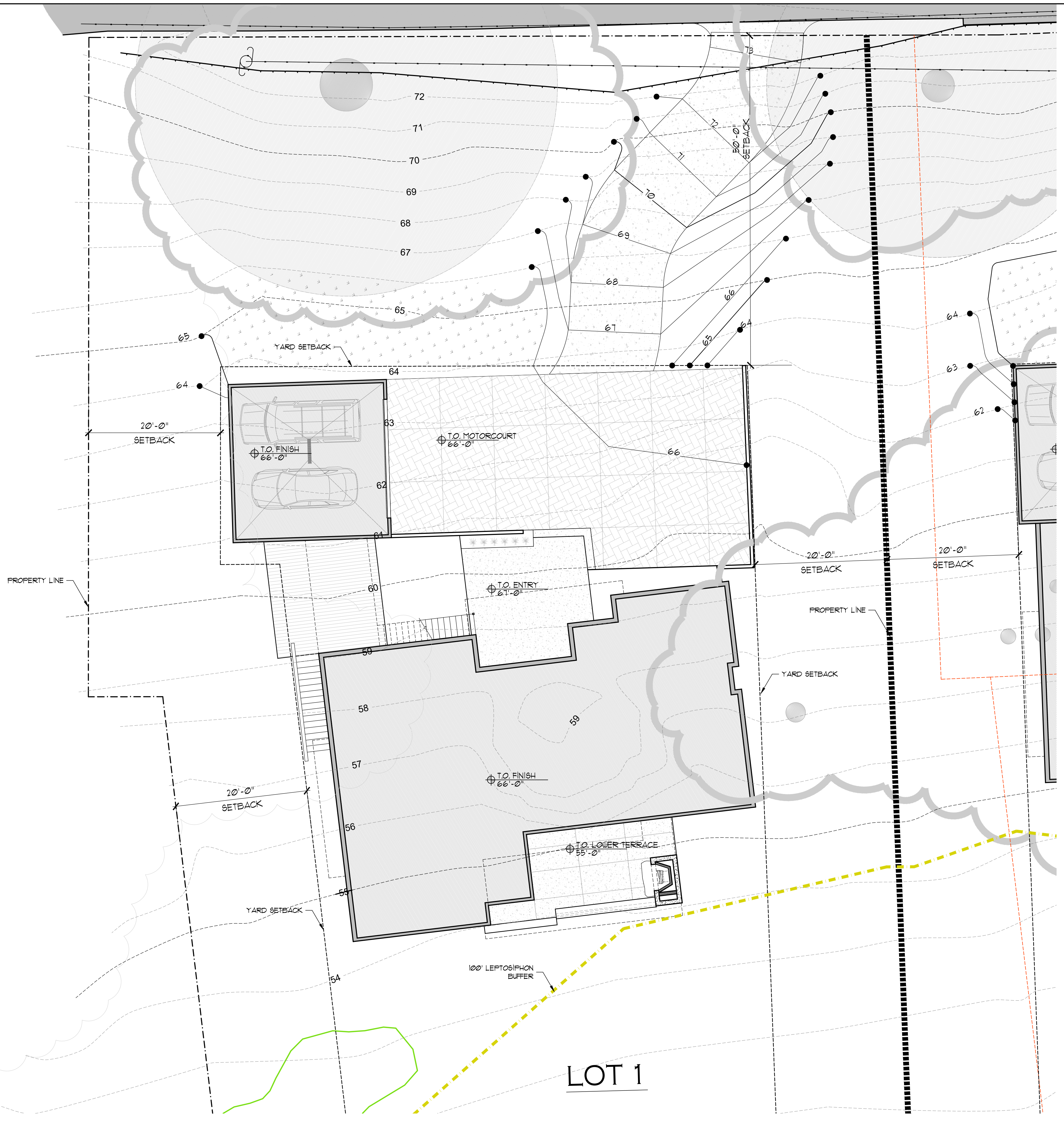
SITE LEGEND

EXISTING 5 FT. CONTOURS	--- 7565 ---
EXISTING 1 FT. CONTOURS	--- 92'-0" ---
NEW CONTOURS	--- 92'-0" ---
PROPERTY LINE	---
EASEMENT, SETBACK OR ENVELOPE	---
PROPOSED NEW PROPERTY LOT LINE	---
EXISTING PROPERTY LOT LINE	---
EXISTING TREE (TO REMAIN)	---
EXISTING TREE DRIPLINE	---
14'-0" WIDE PERVIOUS PAVING DRIVEWAY (W/ "TWO-TRACK" VEGETATION STRIP)	---
PERVIOUS PAVING COURTYARD (PARKING)	---
RE-VEGETATED NATIVE GRASS MEADOW	---
PROTECTED GRASSLANDS, ZONE A	---

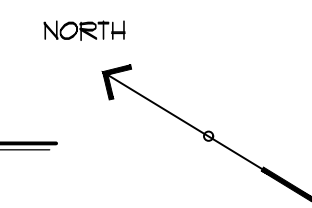
GENERAL SITE NOTES

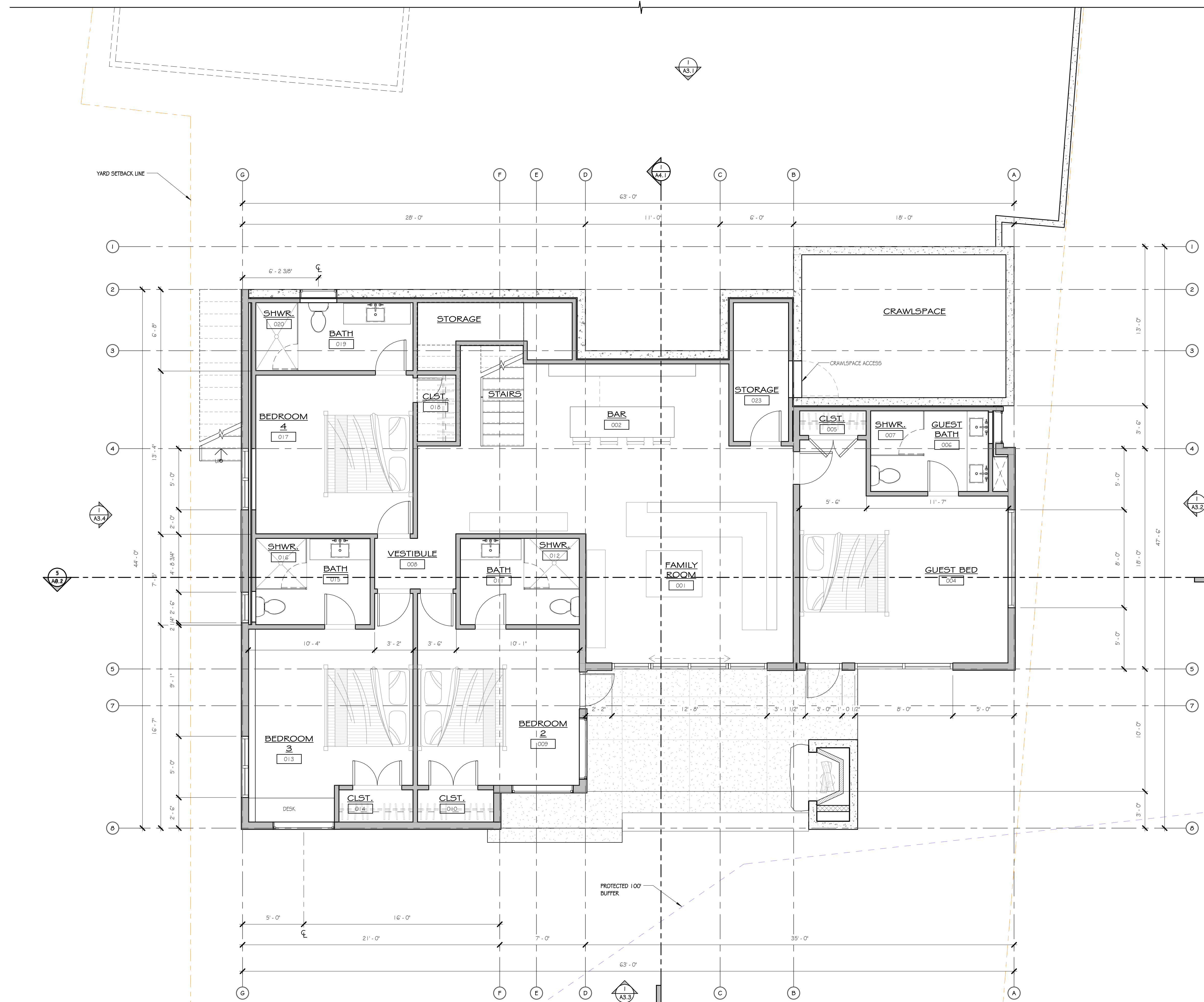
1. GRADING NOTES & SPOT ELEVATIONS, SEE CIVIL DRAWINGS
2. UTILITY AND LOCATION INFORMATION, SEE CIVIL DRAWINGS
3. AREA OF DISTURBANCE TO BE MINIMIZED BY CONTRACTOR
4. SPECIFIC TREE REMOVAL SPECIFICATIONS, SEE LANDSCAPE
5. RETAINING WALLS, TERRACES, AND FENCES, SEE LANDSCAPE FOR LOCATION & APPEARANCE

ELEVATION
 0'-0" = 54'-9"
 LOWER LEVEL ELEVATION
 0'-3" = 55'-0"
 GARAGE FLOOR ELEVATION
 1'-3" = 66'-0"
 MAIN LEVEL ELEVATION
 1'-3" = 66'-0"



SITE PLAN - LOT 1
 SCALE: 1/8"=1'-0"





1 LOWER LEVEL
1/4" = 1'-0"

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

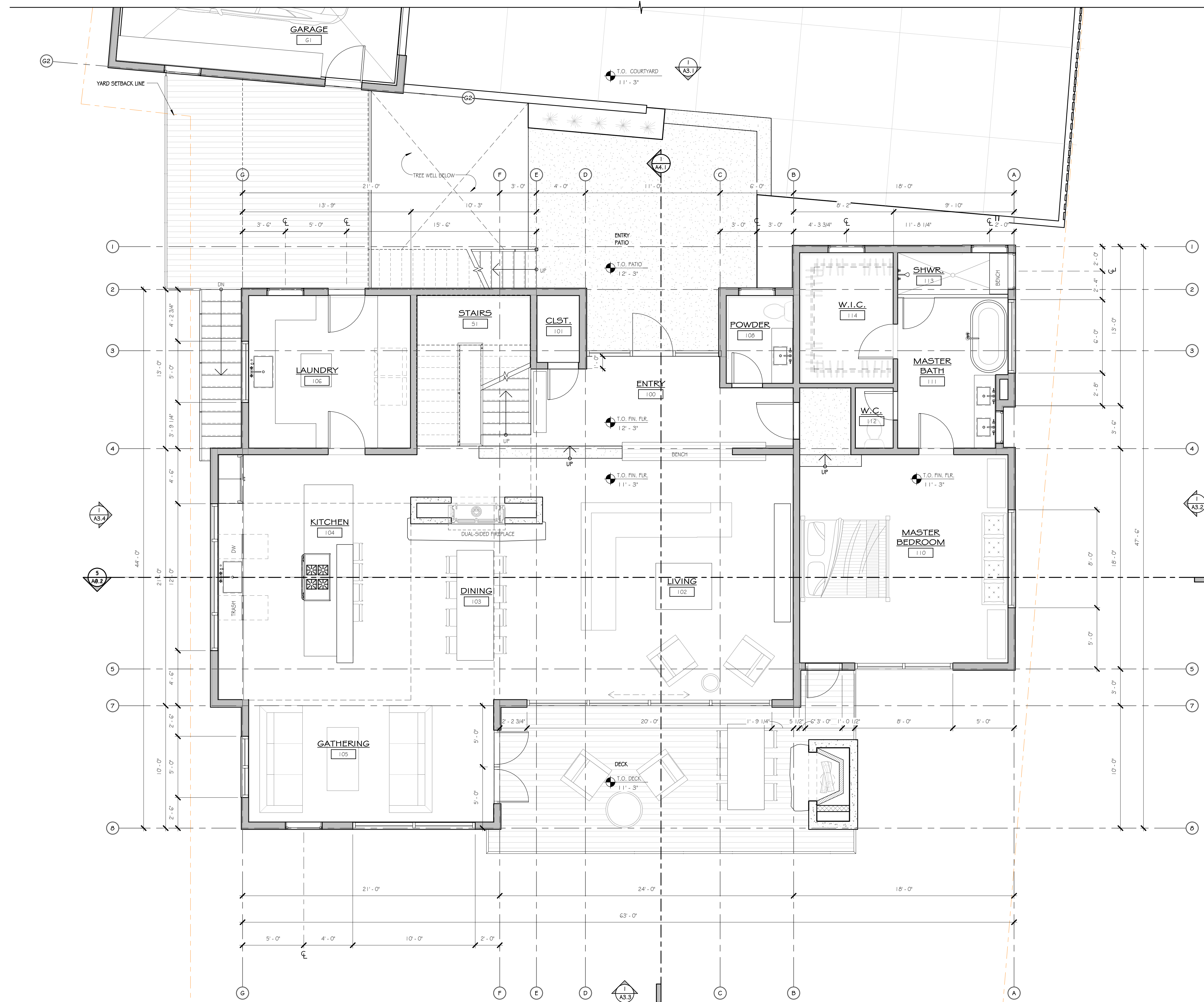
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
FLOOR PLANS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.

FILE PATH: P:\CURRENT\1507 MOSS BEACH, SAN MATEO, CA\1.0 DRAWINGS_CURRENT SET_REVIT\01 LOT_NEW.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 MAIN LEVEL
1/4" = 1'-0"

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

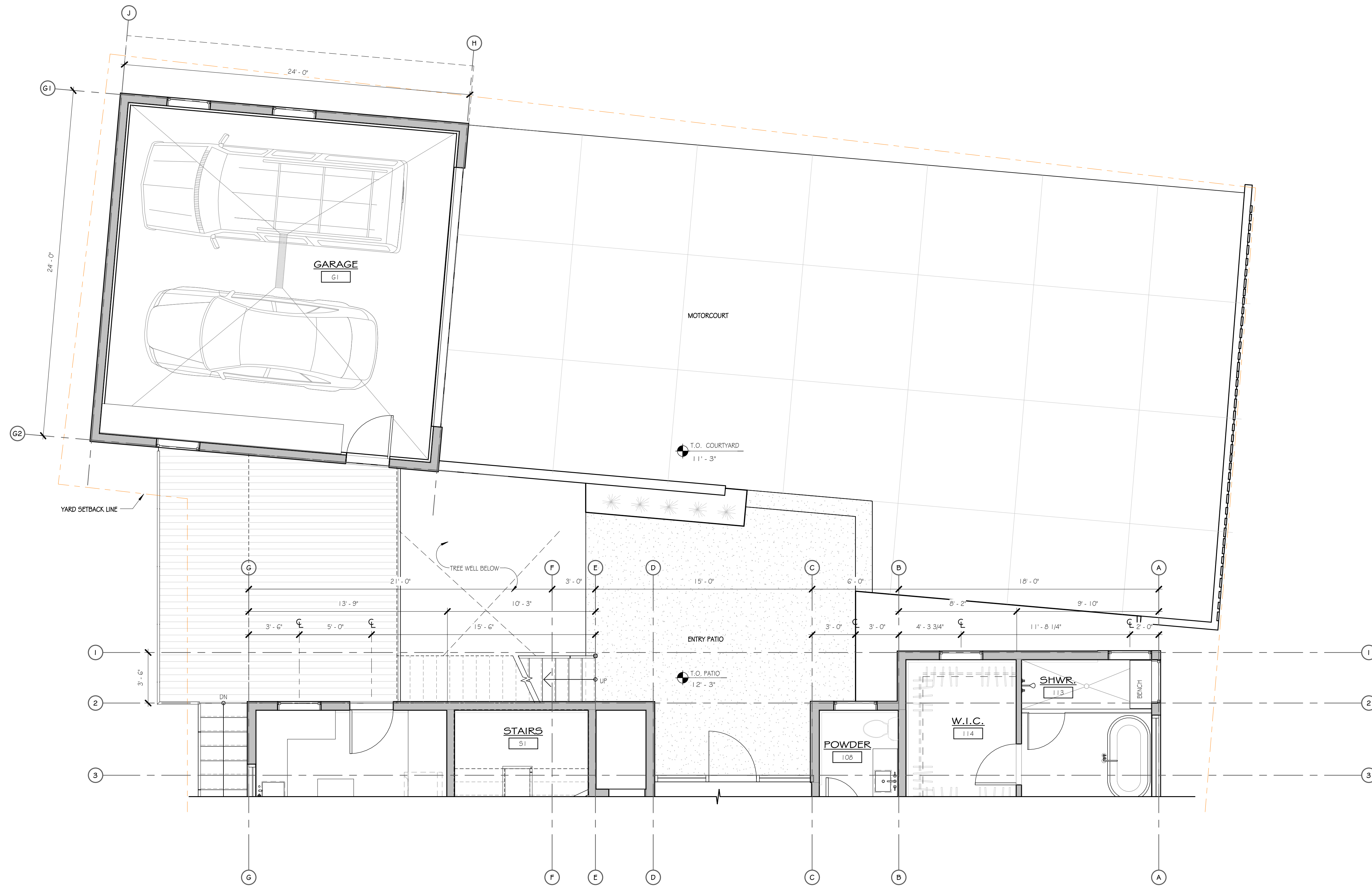
REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING: FLOOR PLANS
PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.

FILE PATH: P:\CURRENT\1507 MOSS BEACH, SAN MATEO, CA\1.0 DRAWINGS_CURRENT SET_REV\101 LOT_NEW.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 COURTYARD
1/4" = 1'-0"

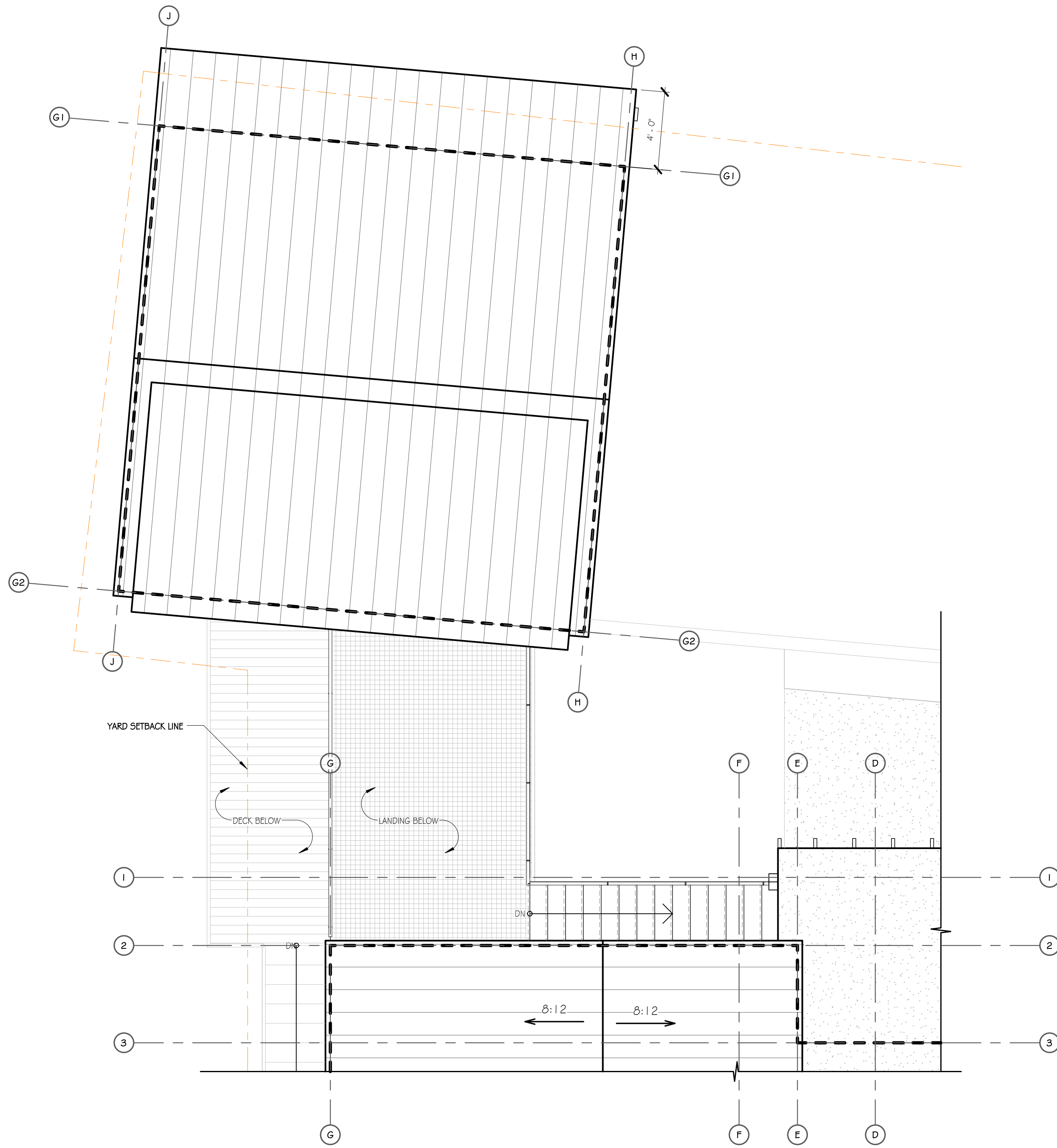
MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

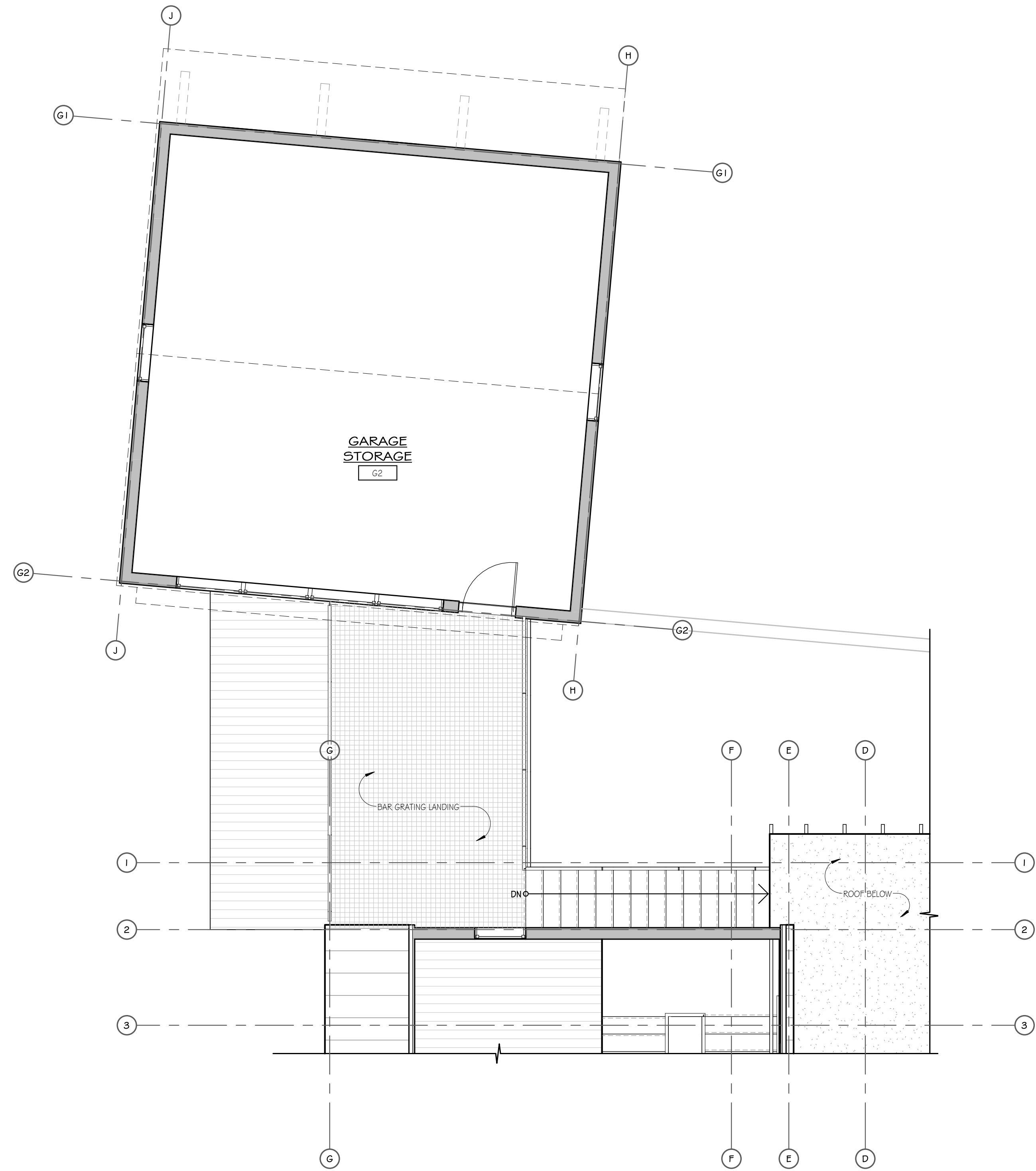
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
COURTYARD PLAN

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.



2 GARAGE ROOF PLAN
1/4" = 1'-0"



1 GARAGE STORAGE LEVEL
1/4" = 1'-0"

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

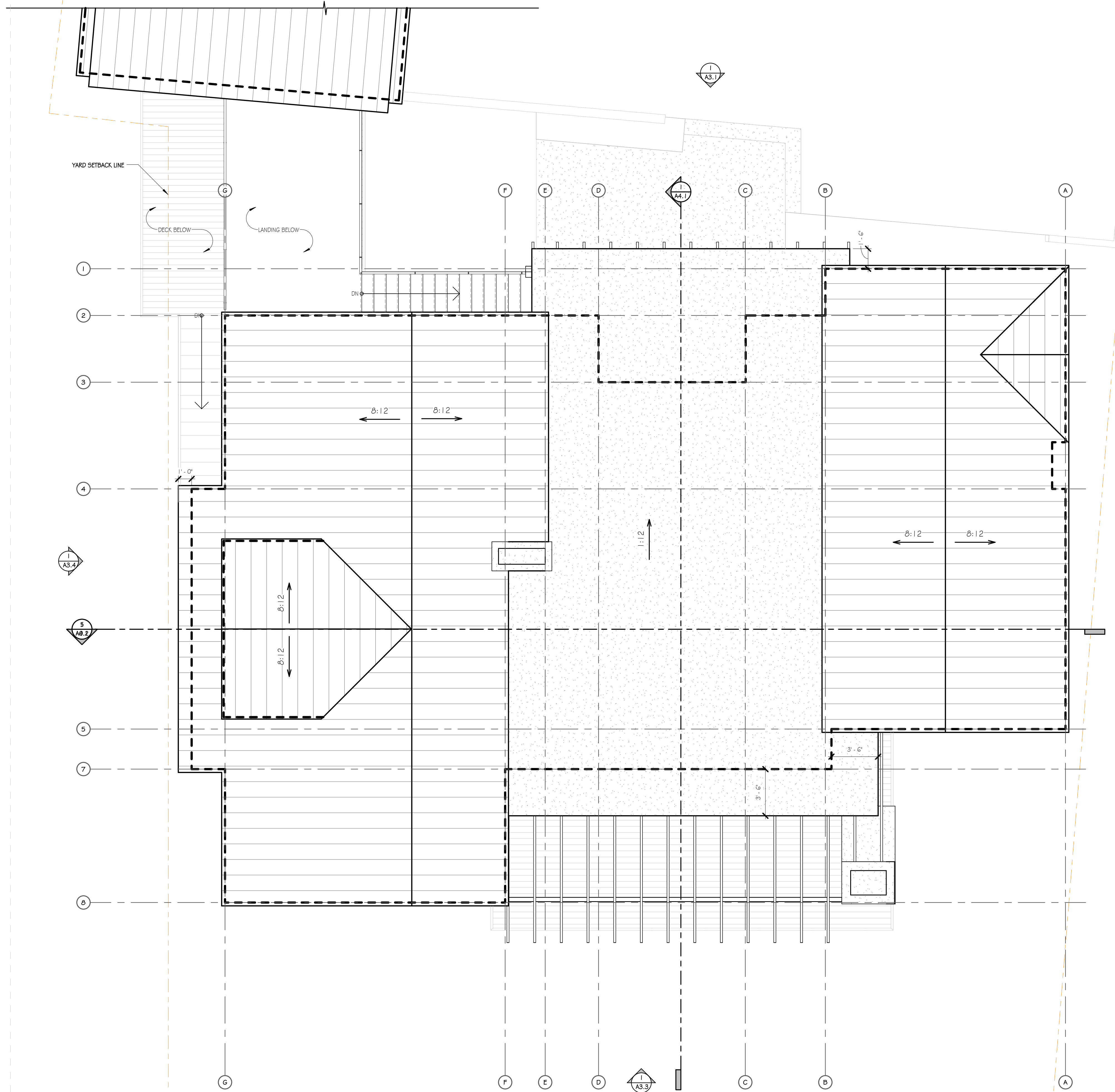
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
GARAGE STORAGE PLAN
& ROOF PLAN

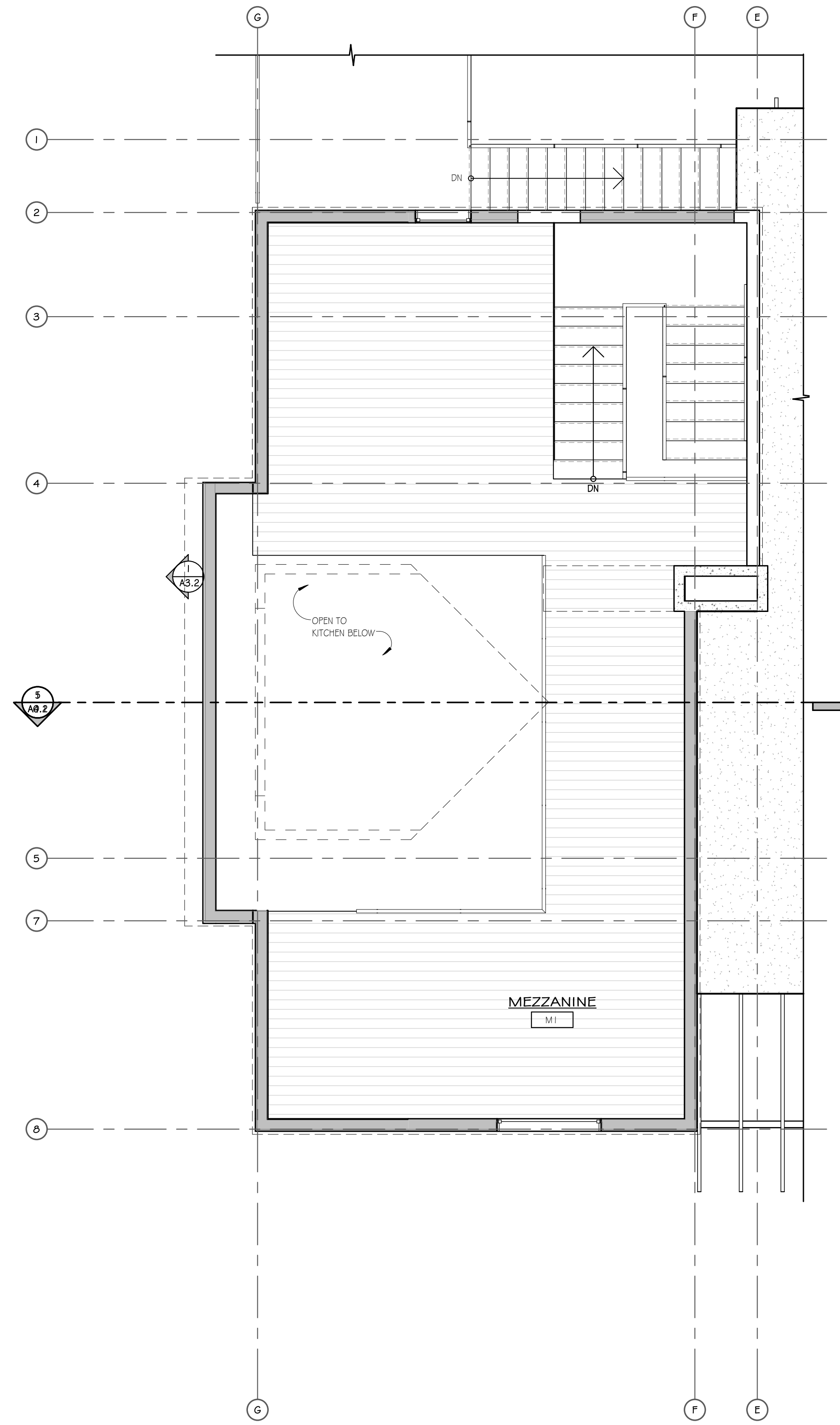
PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.

FILE PATH: P:\CURRENT\1507 MOSS BEACH, SAN MATEO, CA\1.0 DRAWINGS_CURRENT SET_REVIT\01 LOT_NEW.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



2 ROOF PLAN
1/4" = 1'-0"



1 MEZZANINE
1/4" = 1'-0"

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ROOF PLAN &
MEZZANINE

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.



1 NORTH ELEVATION
1/4" = 1'-0"

MATERIALS



SIDING
1x6 ROUGH-SAWN CEDAR, OR REDWOOD
HORIZONTAL PLANK RAINSCREEN
W/ REVEAL EVERY THIRD BOARD



SIDING
CEMENTITIOUS PANELS
COLOR



WALLS
CMU VENEER,
(OR BOARD-FORMED CONCRETE)



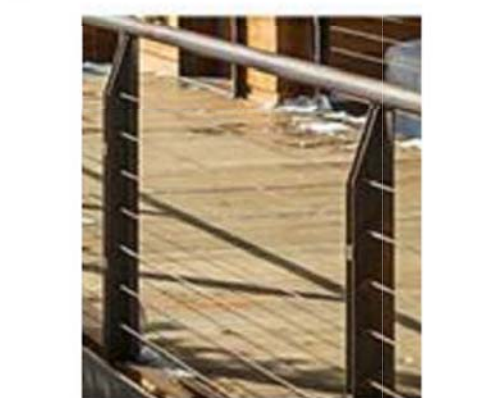
ROOF
STANDING SEAM
METAL ROOF
W/ BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE
W/ SCRREE BALLAST



SOFFITS
ROUGH SAWN CEDAR
(OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS
& STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017

DESIGN REVIEW SET
SHEET NO.



1 EAST ELEVATION
1/4" = 1'-0"

MATERIALS



SIDING
1X6 ROUGH-SAWN CEDAR, OR REDWOOD
HORIZONTAL PLANK, W/ REVEAL EVERY THIRD
BOARD



SIDING
CEMENTITIOUS PANELS
COLOR



WALLS
CMU VENEER,
(OR BOARD-FORMED CONCRETE)



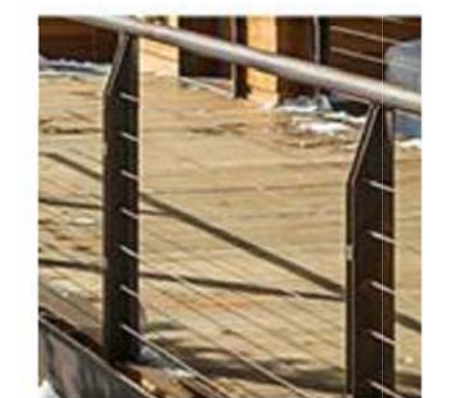
ROOF
STANDING SEAM
METAL ROOF
W/ BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE
W/ SCKEE BALLAST



SOFFITS
ROUGH SAWN CEDAR
(OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS
& STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

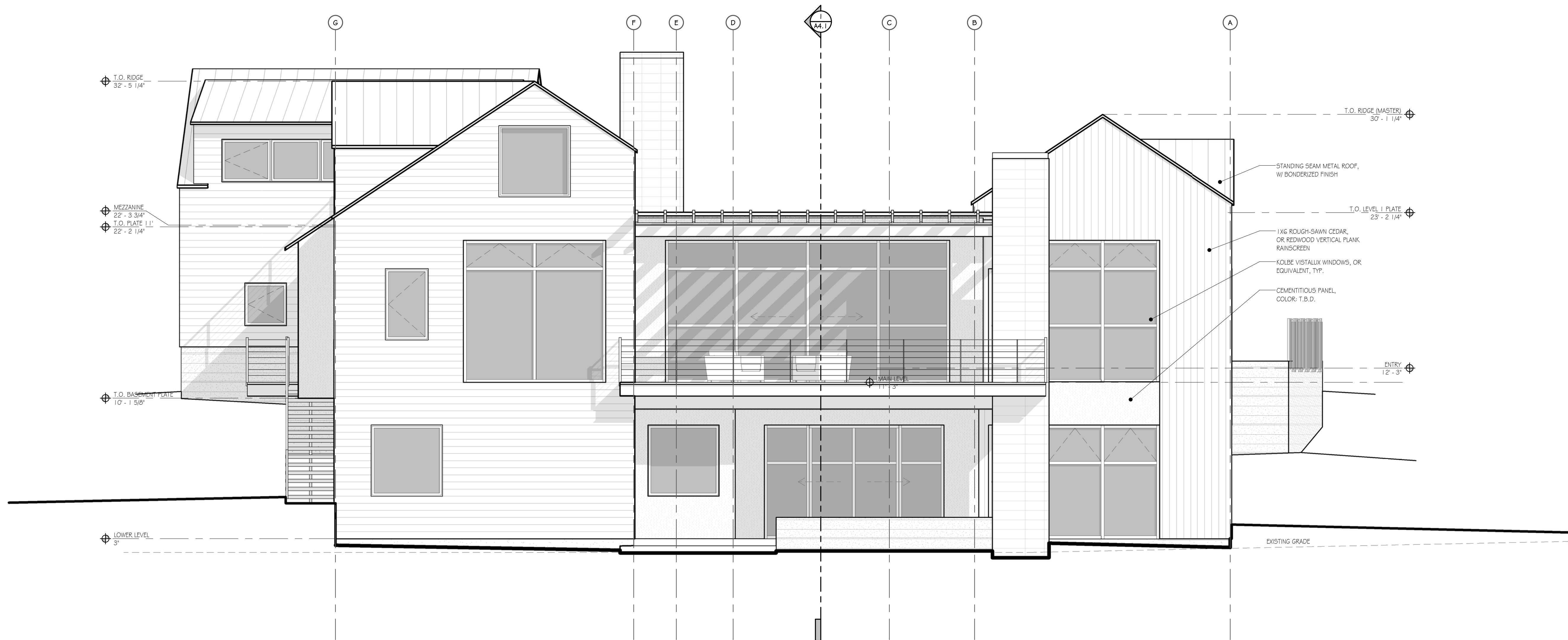
MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.



1 SOUTH ELEVATION
1/4" = 1'-0"

MATERIALS



SIDING
1X6 ROUGH-SAWN CEDAR, OR REDWOOD
HORIZONTAL PLANK, W/ REYZAL EVERY THIRD
BOARD



SIDING
CEMENTITIOUS PANELS
COLOR: [red swatch]



WALLS
CMU VENEER,
(OR BOARD-FORMED CONCRETE)



ROOF
STANDING SEAM
METAL ROOF
W/ BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE
W/ SCREE BALLAST



SOFFITS
ROUGH SAWN CEDAR
(OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS
& STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017

DESIGN REVIEW SET
SHEET NO.

A3.3



1 WEST ELEVATION
1/4" = 1'-0"

MATERIALS



SIDING
1X6 ROUGH-SAWN CEDAR, OR REDWOOD HORIZONTAL PLANK, W/ REYZAL EVERY THIRD BOARD



SIDING
CEMENTITIOUS PANELS



WALLS
CMU VENEER, (OR BOARD-FORMED CONCRETE)



ROOF
STANDING SEAM METAL ROOF, W/ BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE W/ SCREE BALLAST



SOFFITS
ROUGH SAWN CEDAR (OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS W/ STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

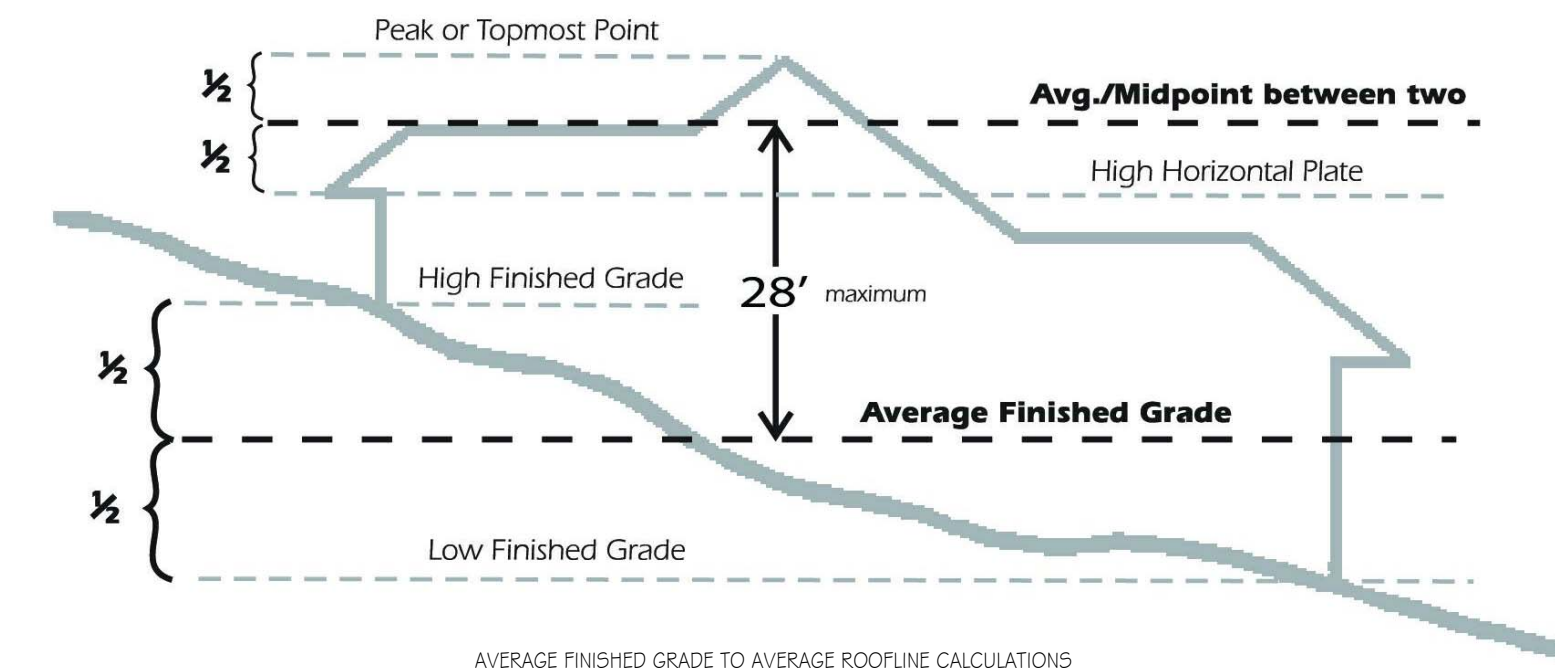
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

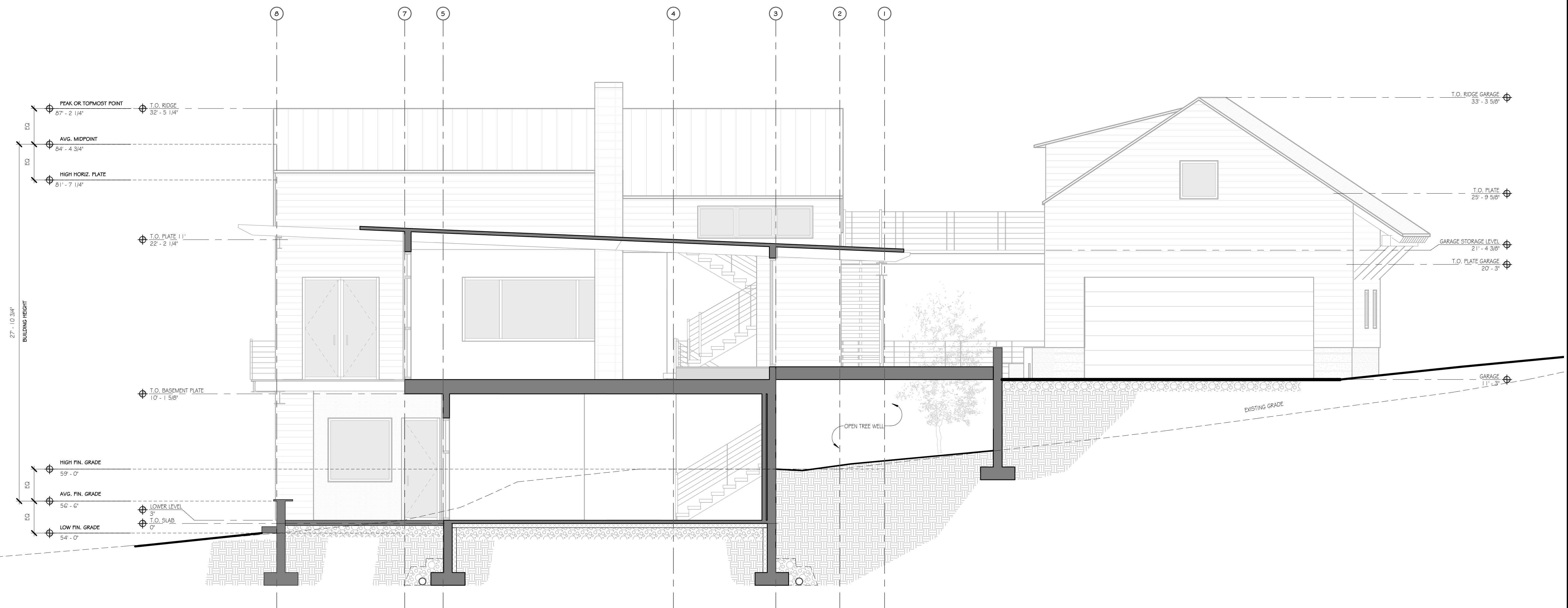
PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.

A3.4

MAXIMUM BUILDING HEIGHT CALCULATIONS



AVERAGE FINISHED GRADE TO AVERAGE ROOFLINE CALCULATIONS PER SAN MATEO COUNTY PLANNING & BUILDING DEPARTMENT GUIDELINES



1 SECTION A
1/4" = 1'-0"

MOSS BEACH - LOT 1

VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

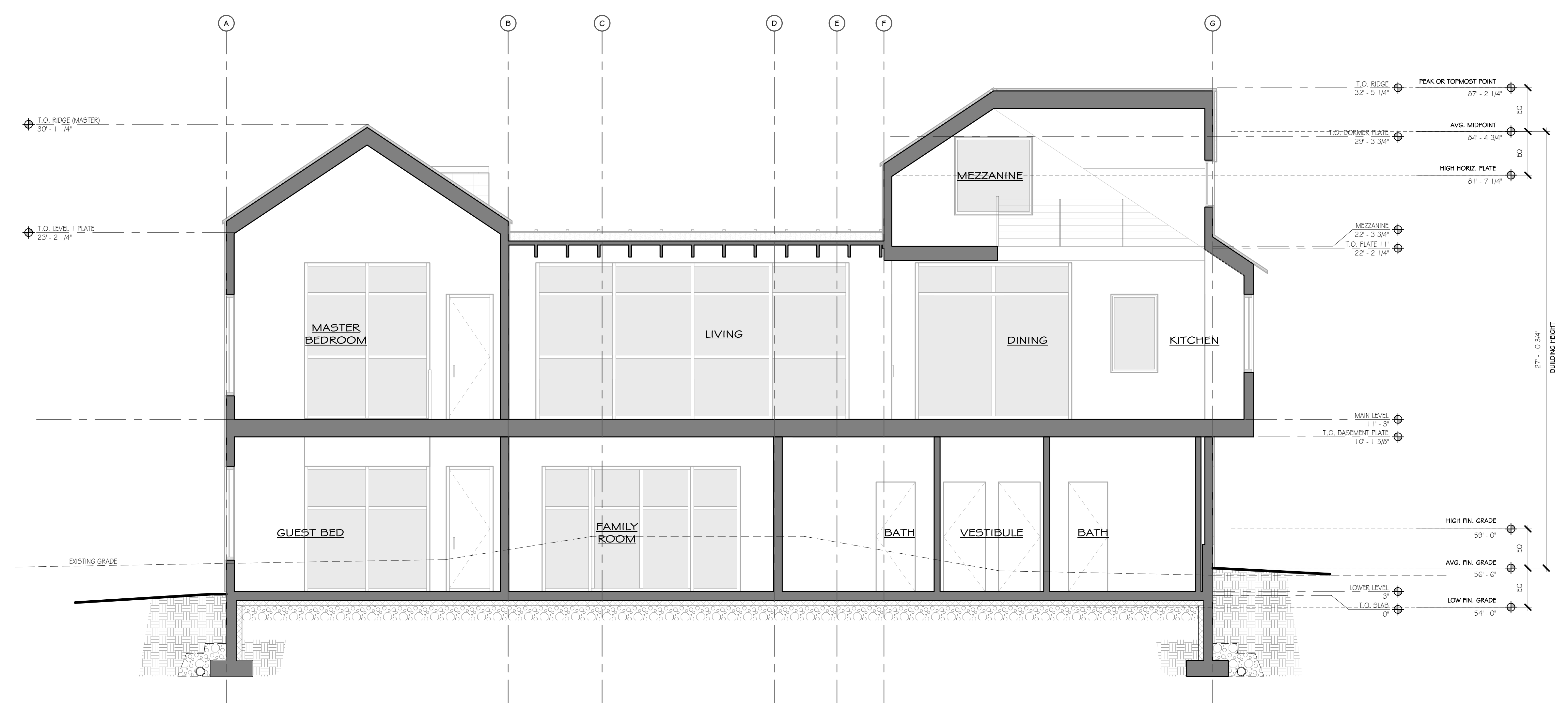
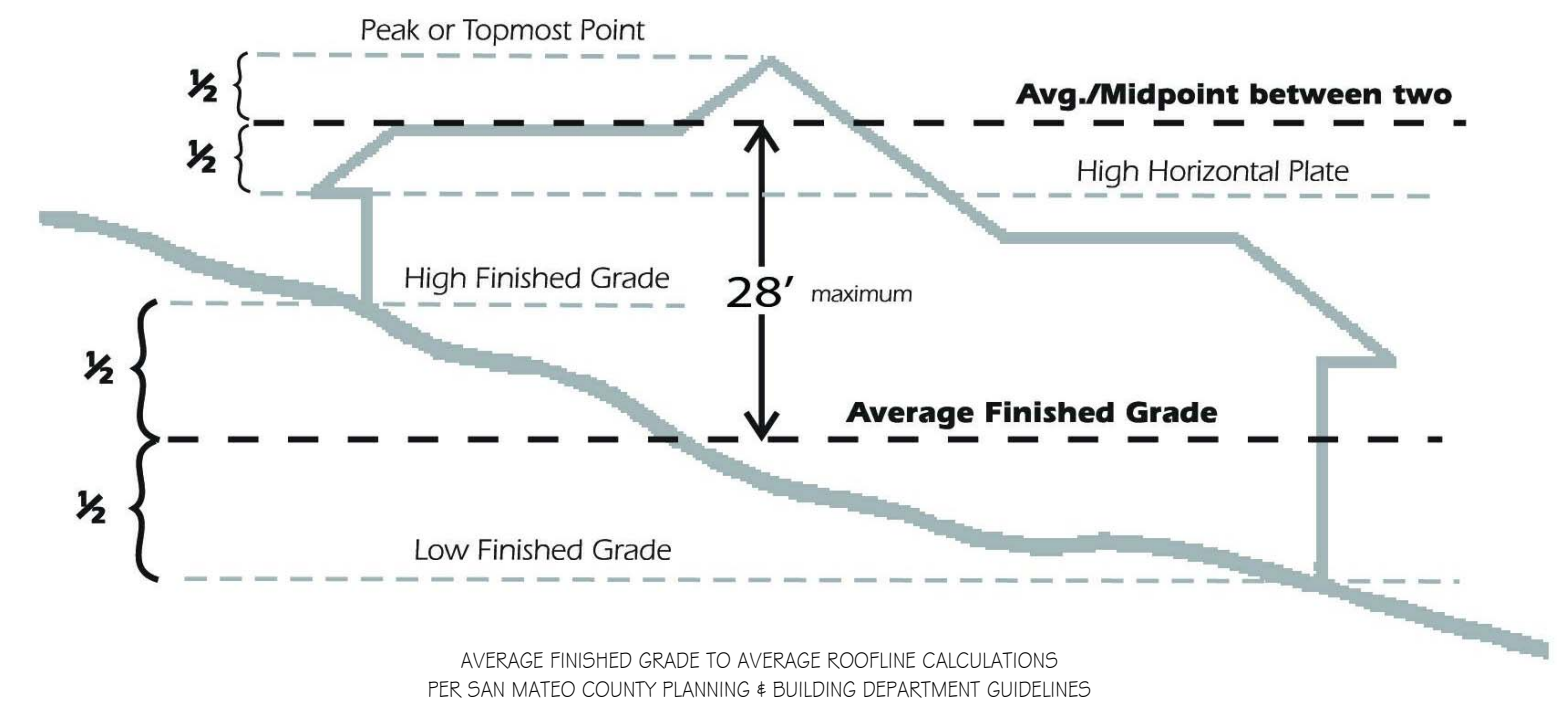
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
SECTIONS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.

MOSS BEACH - LOT 1
VALLEMAR ST. & JULIANNA AVE.

MAXIMUM BUILDING HEIGHT CALCULATIONS



1 SECTION B
1/4" = 1'-0"

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
SECTIONS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017
DESIGN REVIEW SET
SHEET NO.