

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, 57 701

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: PO Box 377, Santa Cruz CA
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:

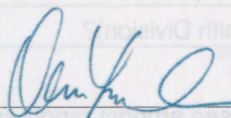
3. National Pollutant Discharge Elimination System (NPDES) Review

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

Zoning District: RM-CZ

270, 280, 290

Phone: _____

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:

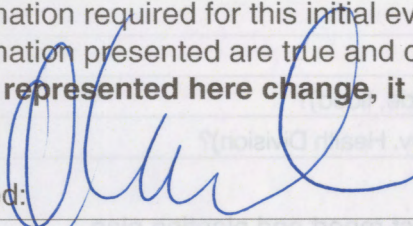
3. National Pollutant Discharge Elimination System (NPDES) Review

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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Signed:



(Applicant may sign)

Date:

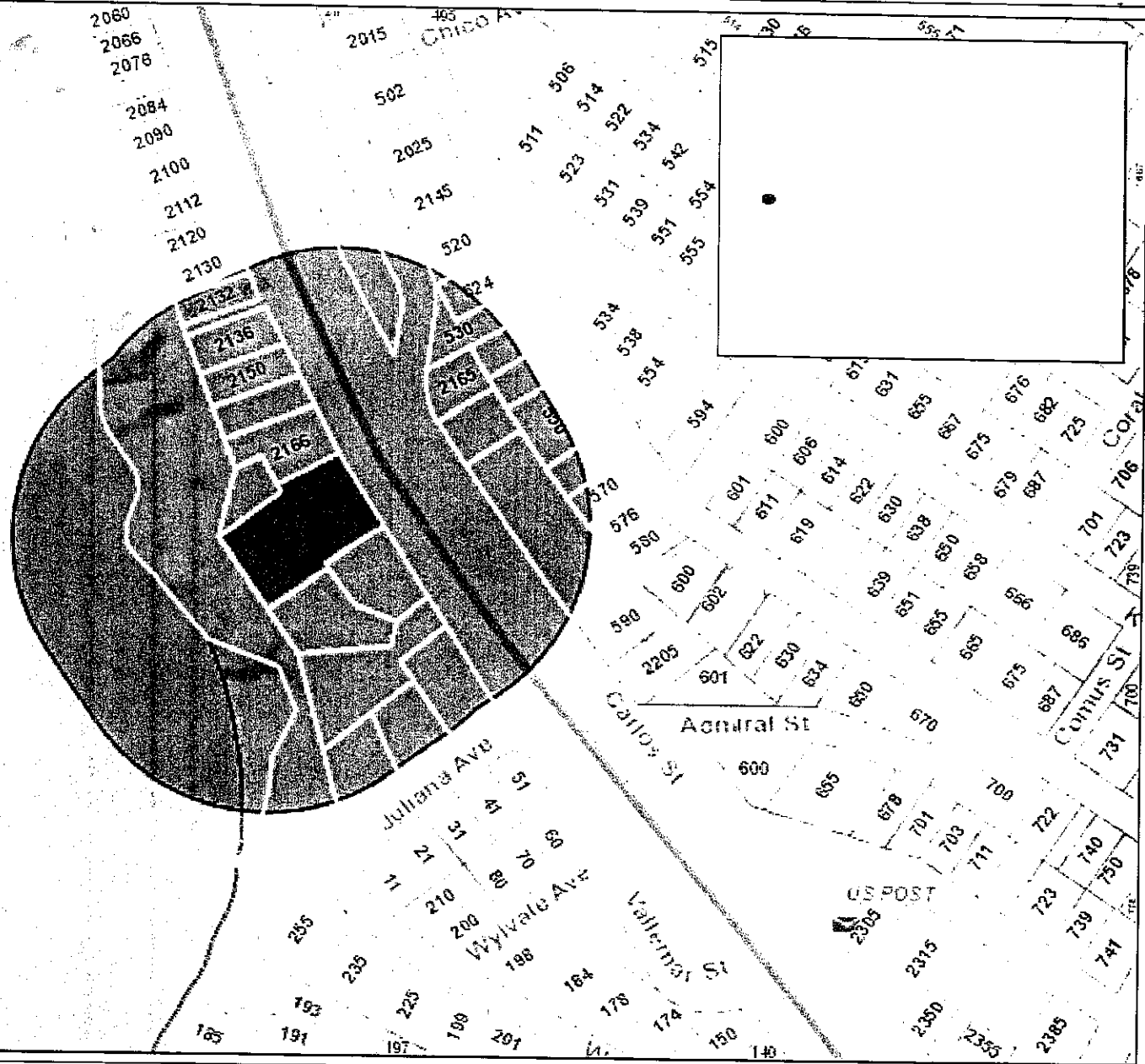
7/10/17

Owen Lawlor, MANAGER
MOSS BEACH ASSOCIATES, LLC

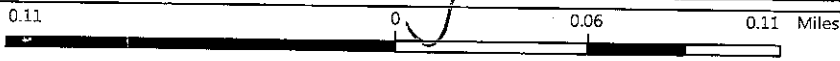


San Mateo County


*PRC
mailing
P02025-00340*



PRC Mailing



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

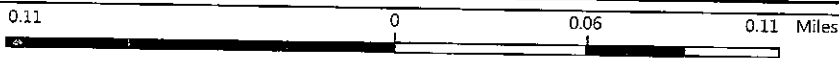
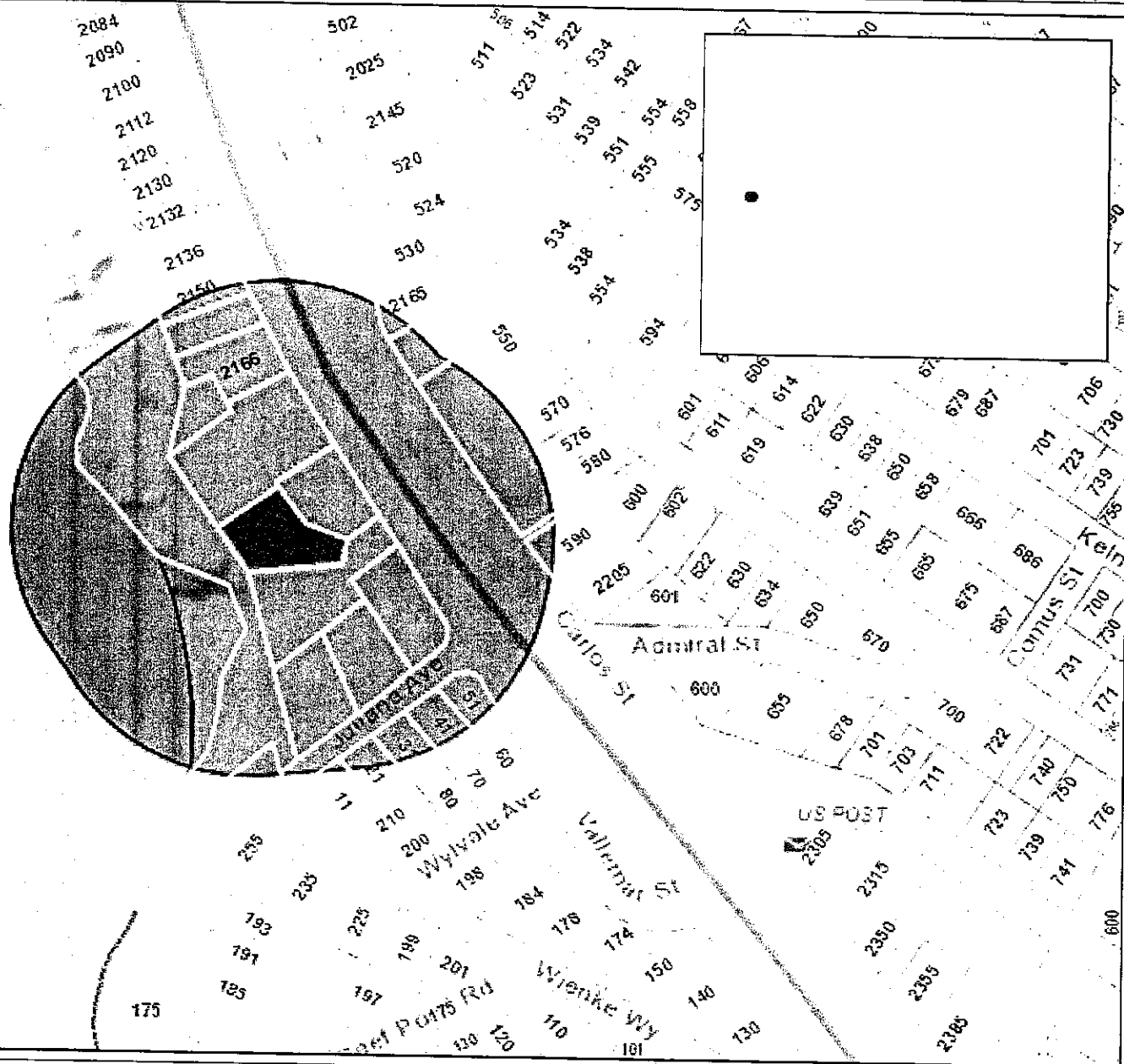
1:3,561 

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



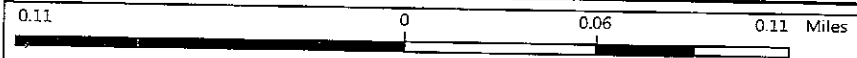
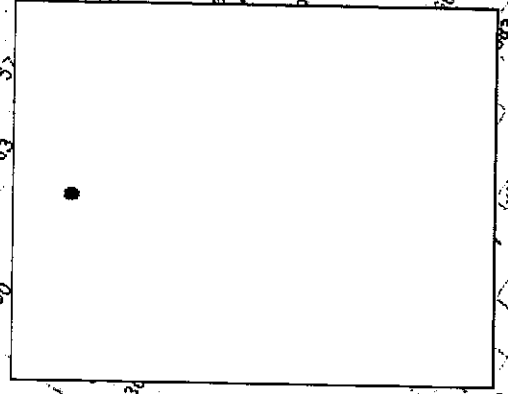
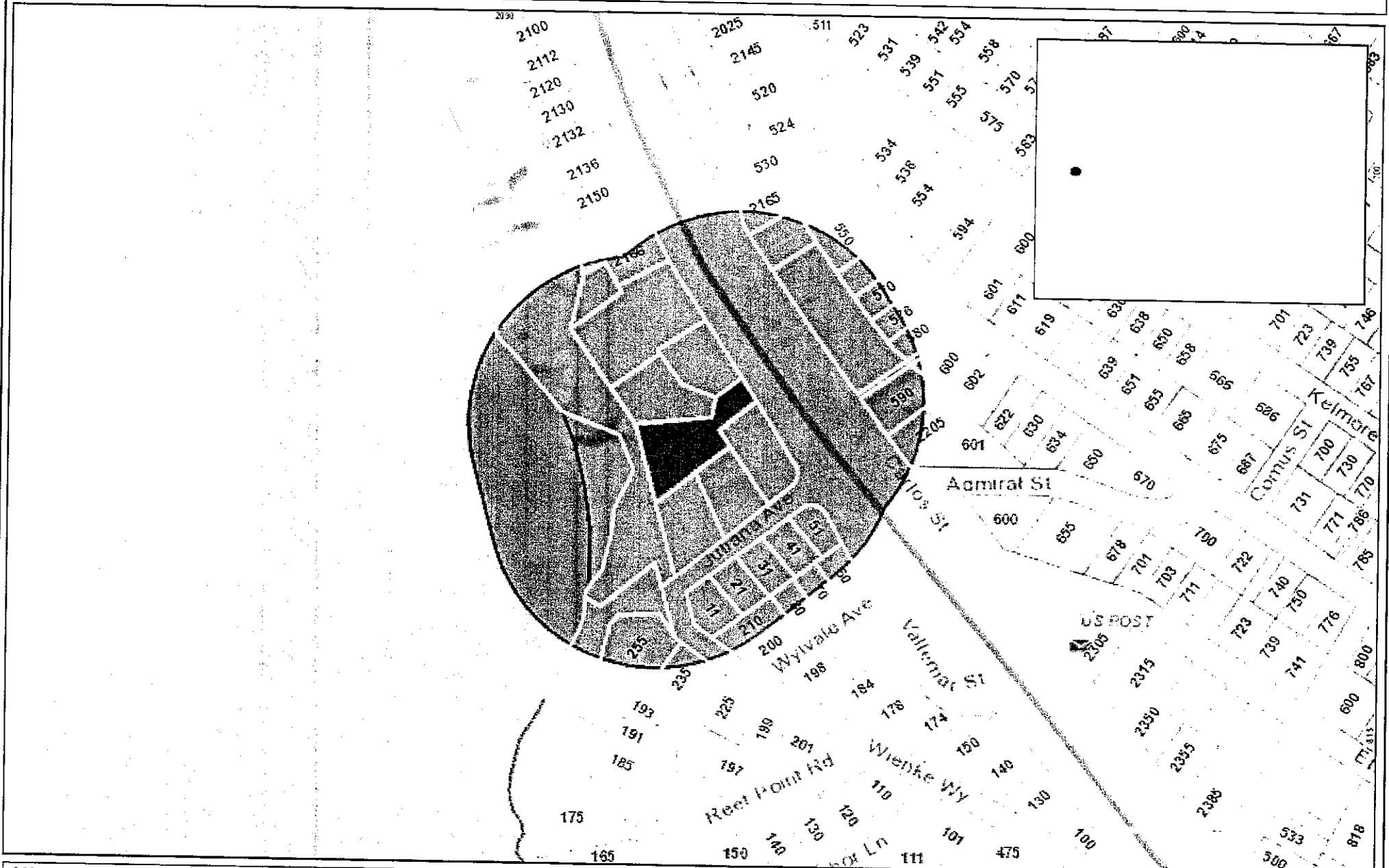
WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:3,561

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San Mateo County



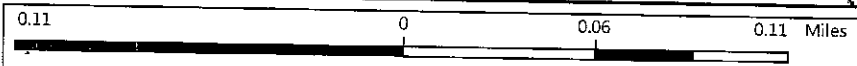
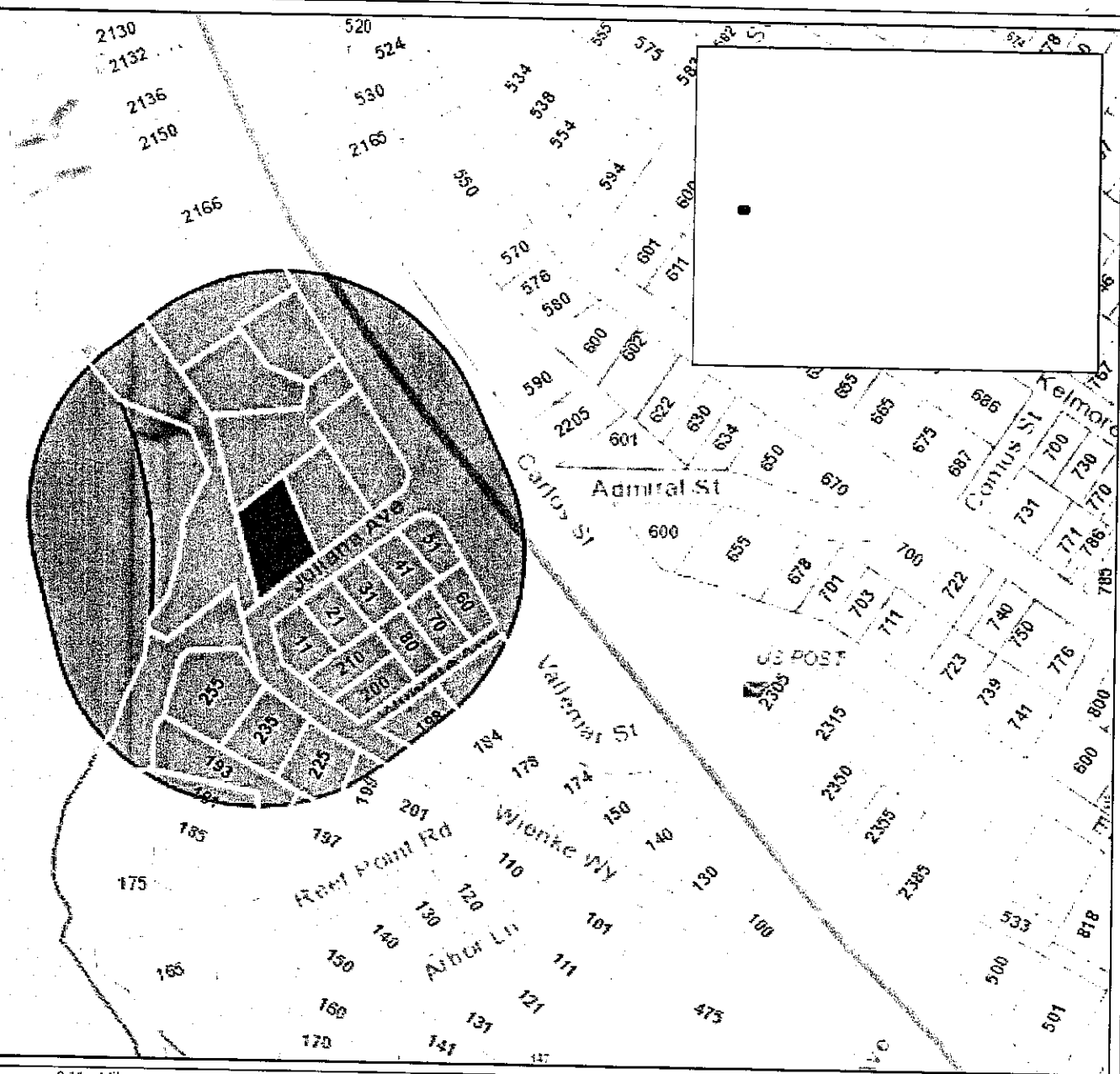
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San Mateo County



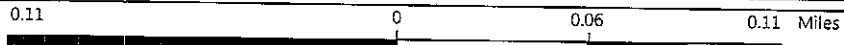
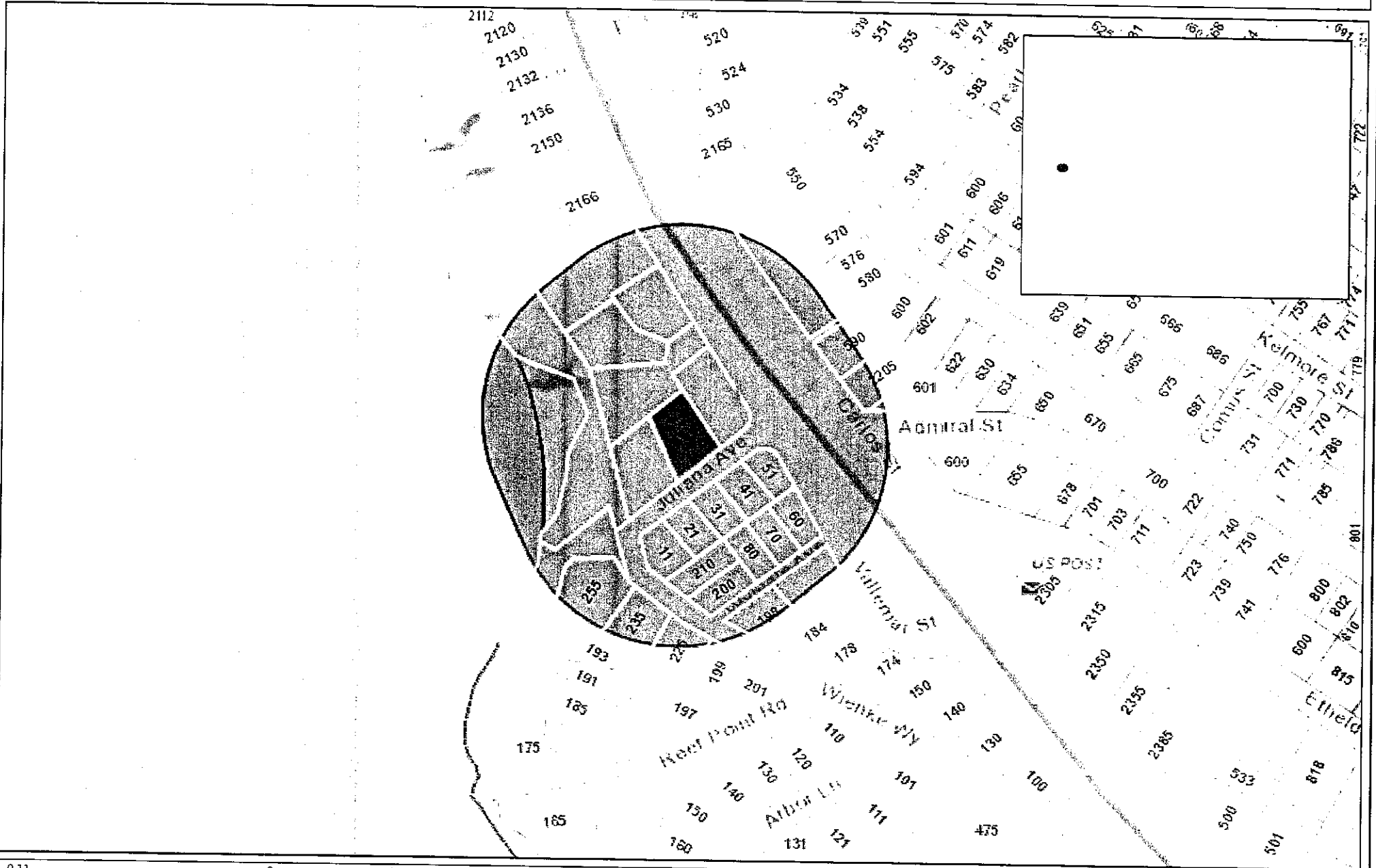
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San Mateo County



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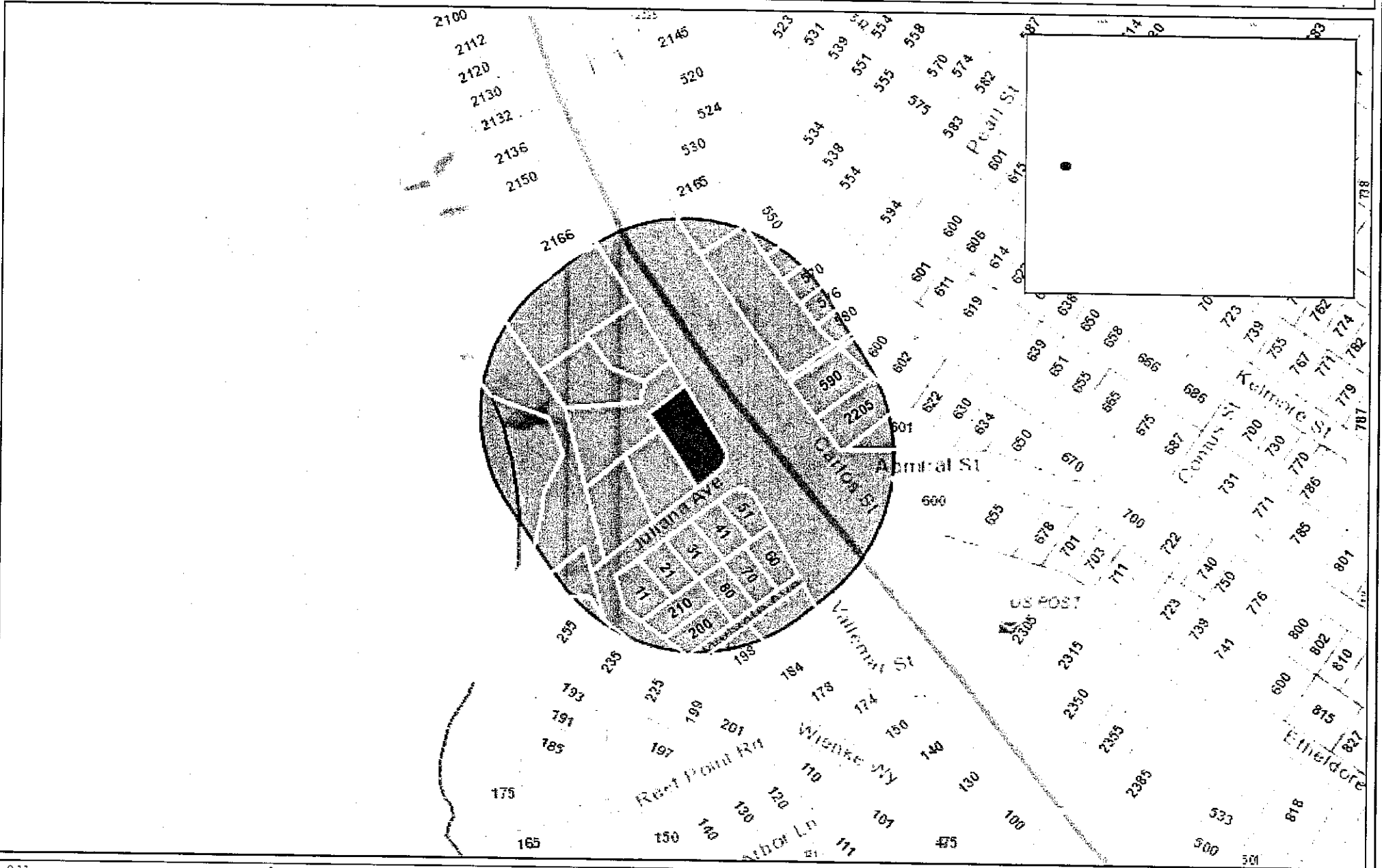
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San Mateo County



0.11 0 0.06 0.11 Miles

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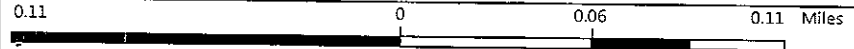
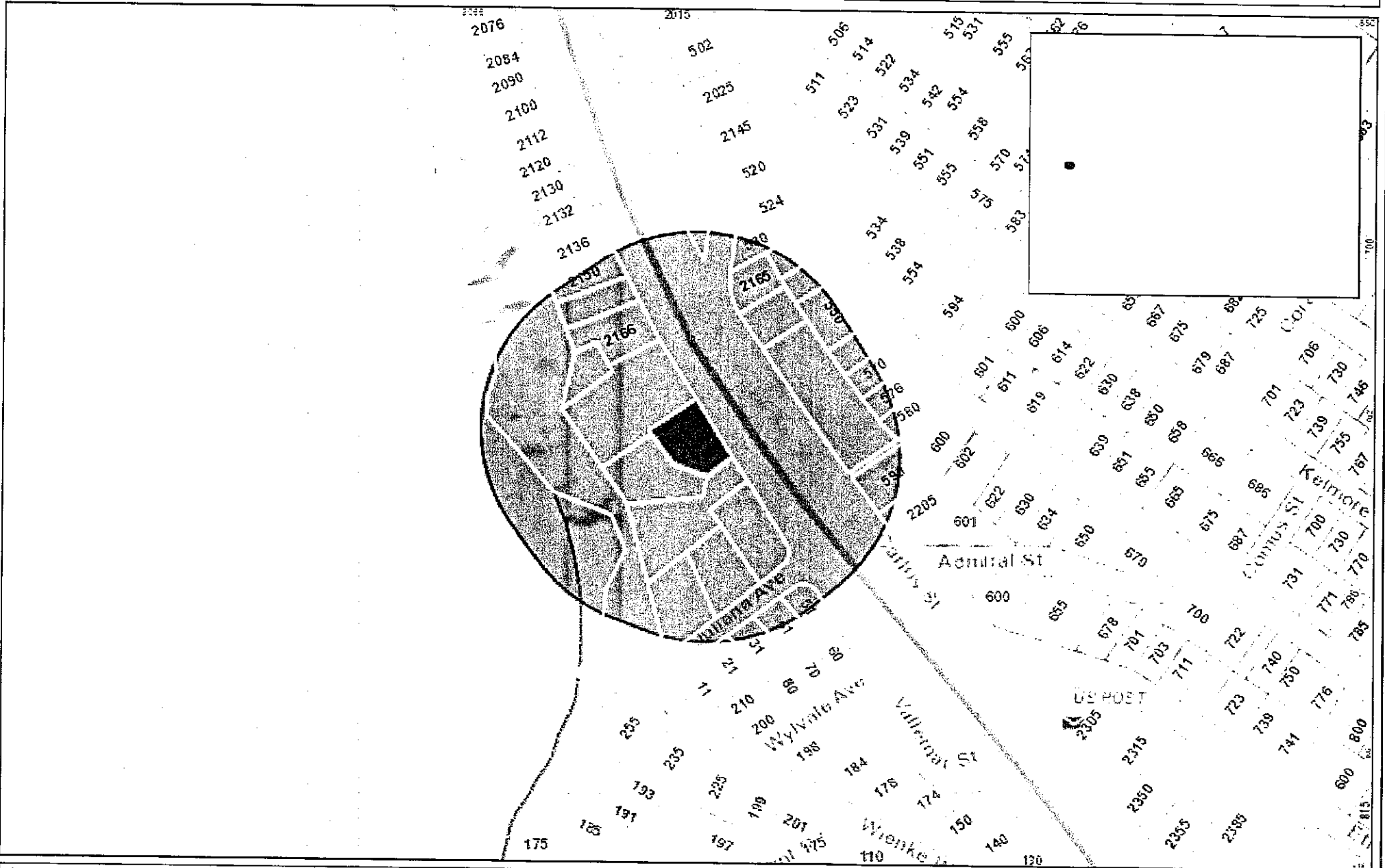
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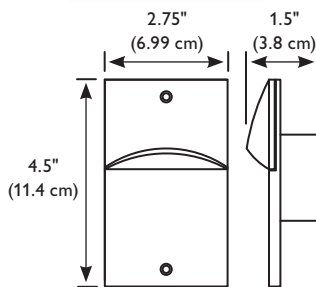


LP Series

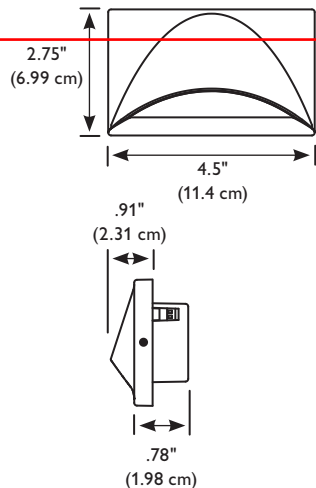
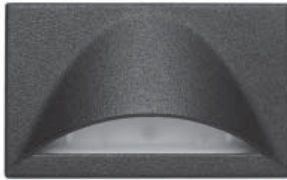
Low Level Recessed LED Luminaire

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 type secondary output circuit 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

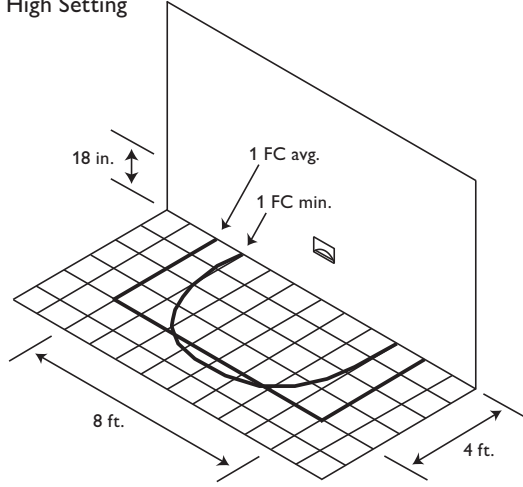
Ordering Information

				
Series	Input Voltage	Lens	Finish	Factory Options
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 Dimmable ¹ AMB = Amber LEDs BLU = Blue LEDs

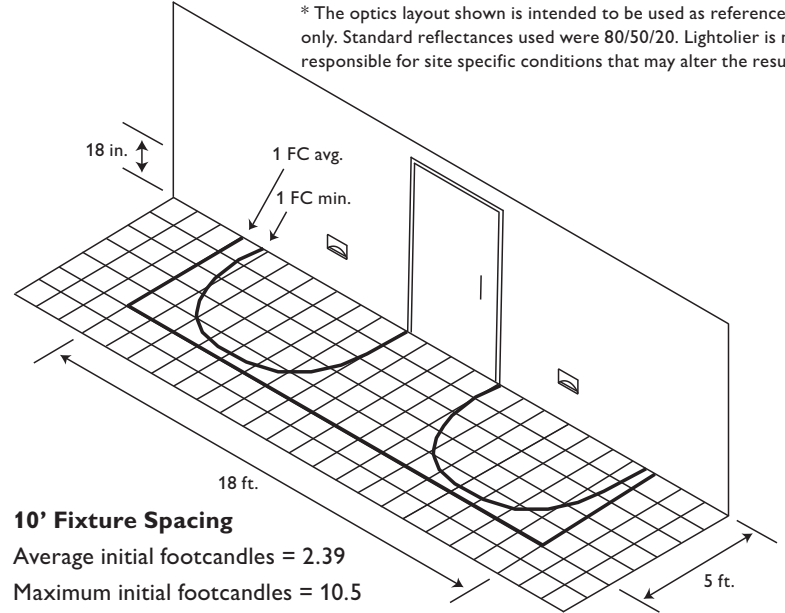
Note
1) Line voltage dimmable driver available only with 120 VAC (LP2, LPH2) models.

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	

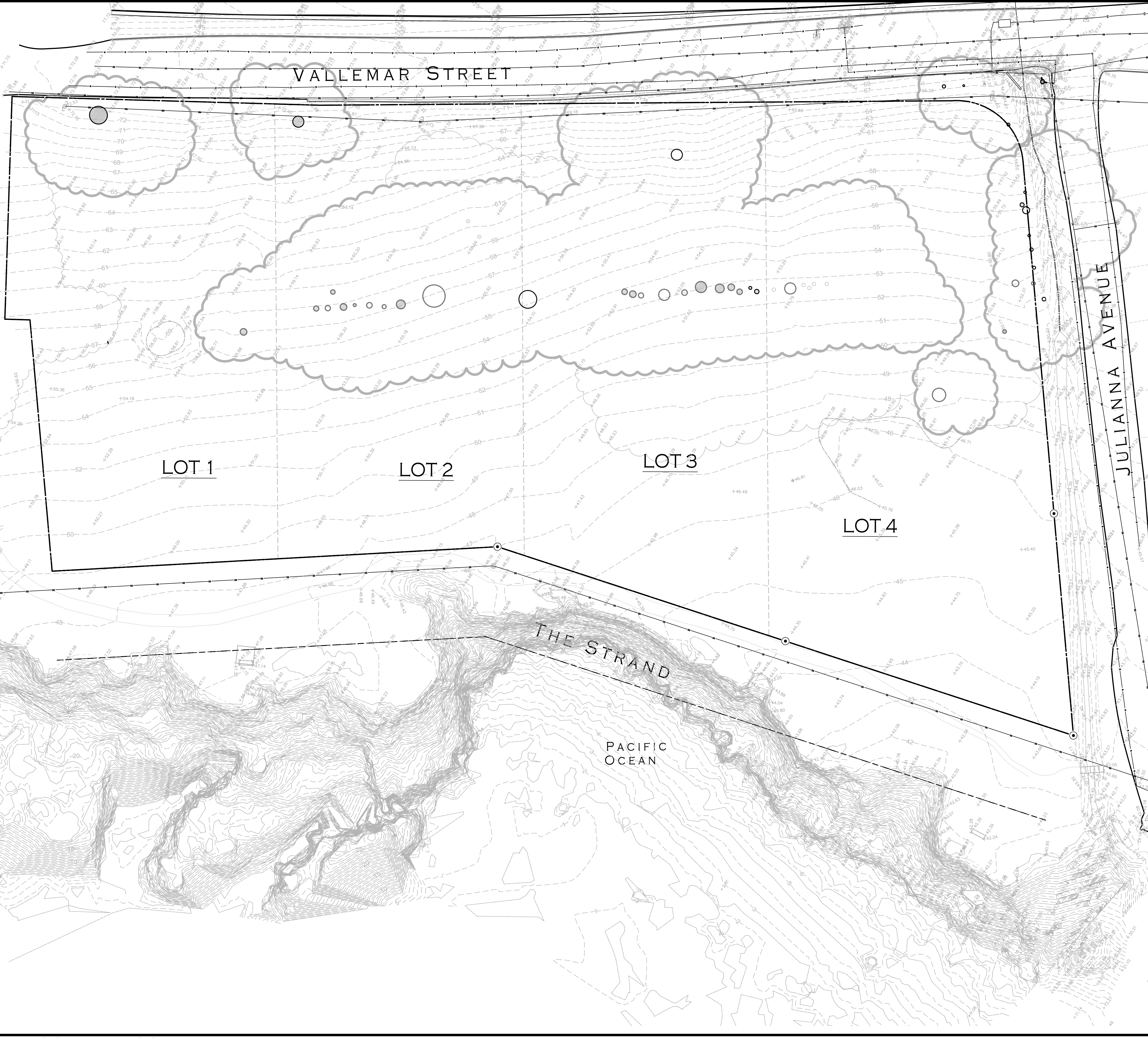


Philips Lightolier
e: lol.webmaster@philips.com
t: (508) 679-8131
w: www.lightolier.com
LP Series June 21, 2012

Job Information Type:

Specifications are subject to change without notice.
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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	MT MULTIPLE TREES
R & C RECORD & CALCULATED DATA	TT TWIN TREES
INV. INVERT ELEVATION	

▨ 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)

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SURVEY PERFORMED BY:



IFLAND SURVEY
 Surveying - Mapping - GPS

303 Palomares Street, Suite 43-108, Santa Cruz, CA 95060
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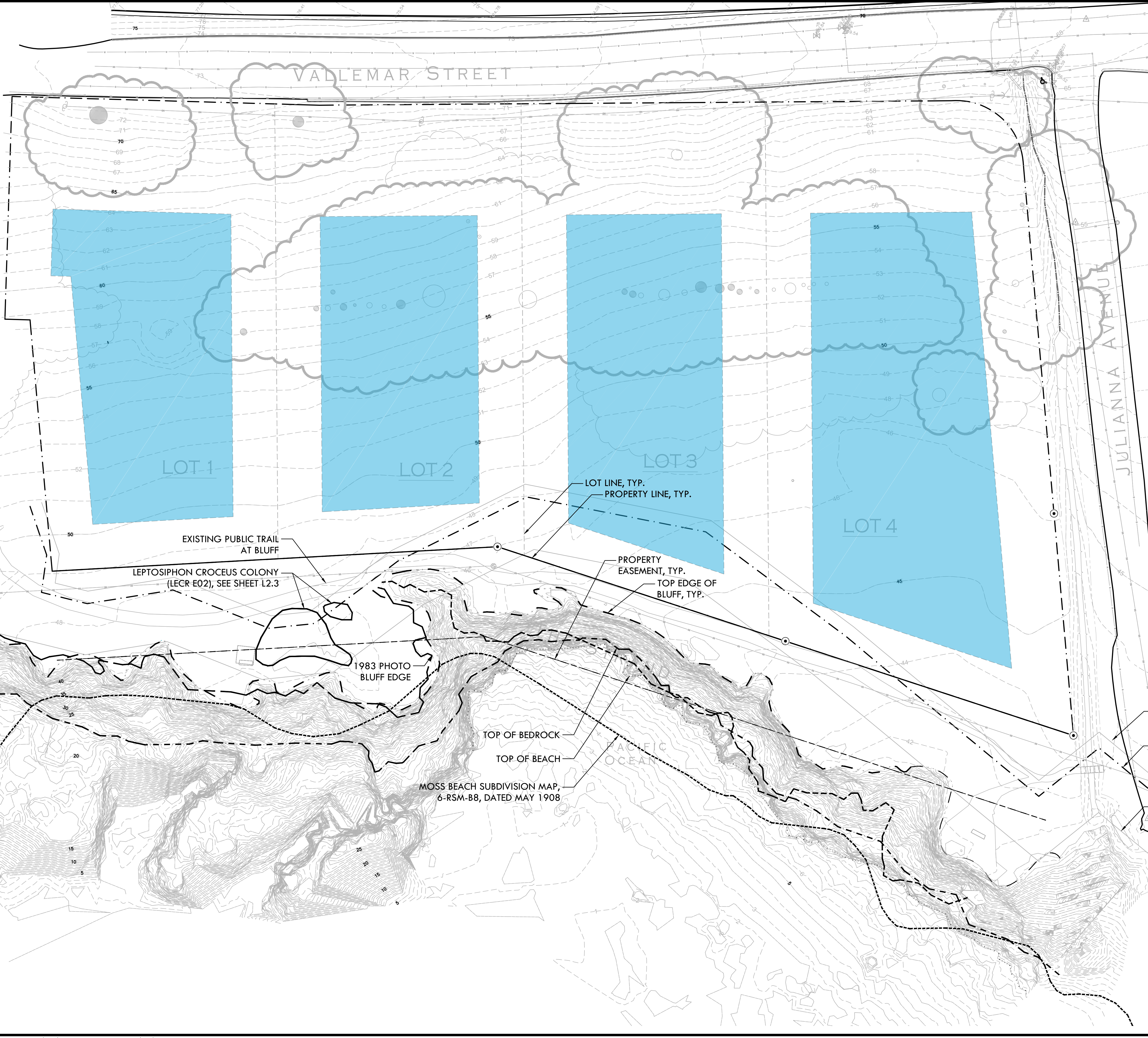


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PROJECT ADDRESS			
VALLEMAR ST. & JULIANA AVE MOSS BEACH, CA			
SUBMITTAL	DATE		
DESIGN REVIEW APPLICATION	08/21/15		
DESIGN REVIEW RESUBMITTAL	08/09/16		
NO.	REVISIONS	DATE	
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SHEET NO.	L2.1		
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SITE 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
	PROPOSED BUILDING ENVELOPE


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CONSULTANT

SHEET TITLE

SITE CONSTRAINTS PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

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

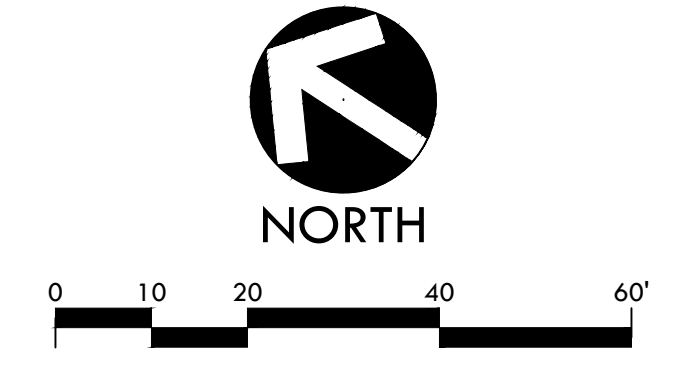
SUBMITTAL	DATE
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DESIGN REVIEW RESUBMITTAL	08/09/16

ESTIMATED 50 YEAR BLUFF RECESION SETBACK INCLUDING SEA LEVEL RISE INFLUENCE

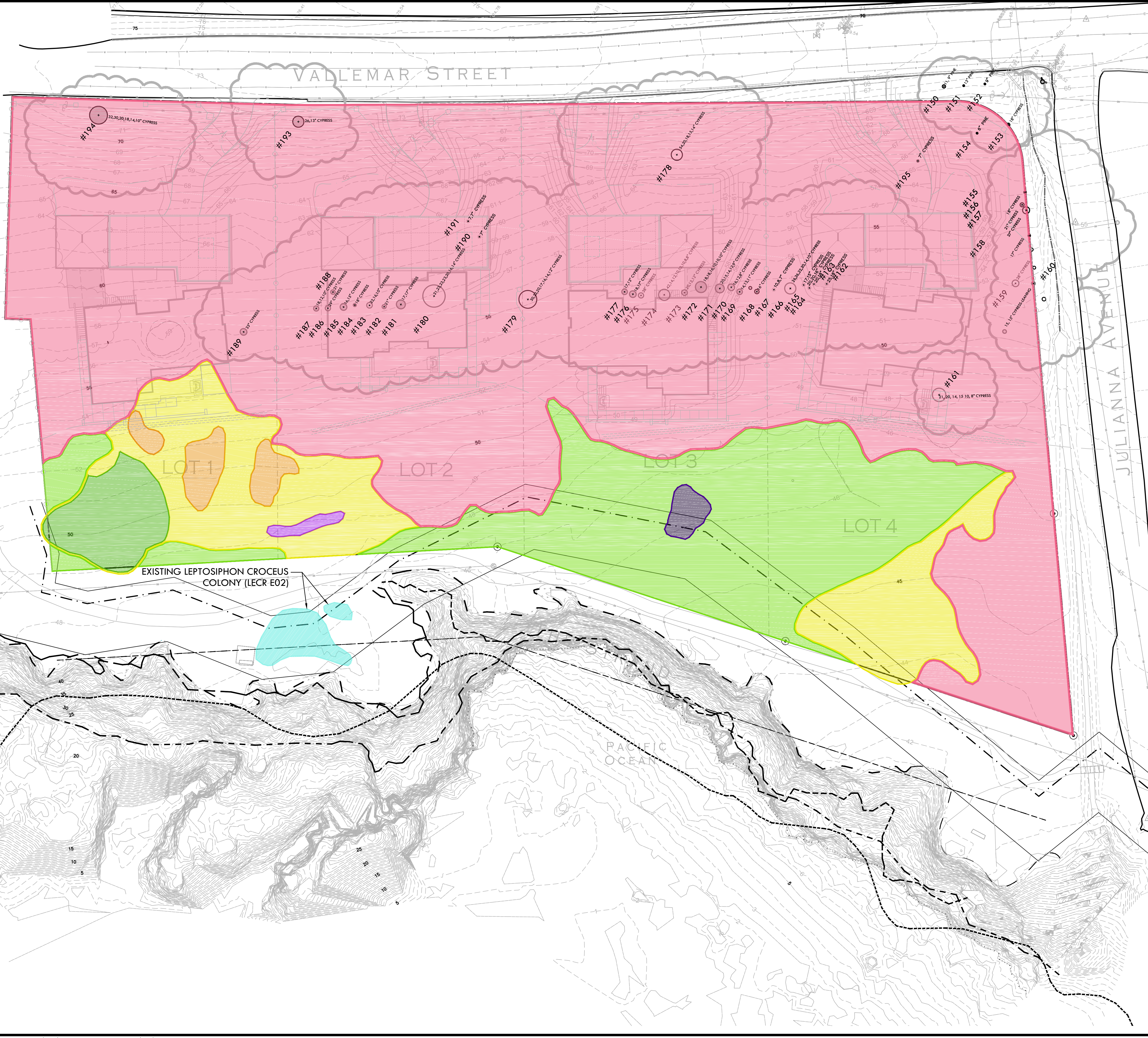
ESTIMATED 50 YEAR BLUFF RECESION SETBACK BASED ON HISTORICAL RATE SINCE 1908

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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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REGISTERED LANDSCAPE ARCHITECT
 MARK S. BAKIST
 No. 4089
 Signature
 EXPIRATION DATE:
 JULY 2017
 STATE OF CALIFORNIA

SHEET TITLE
EXISTING TREES AND VEGETATION

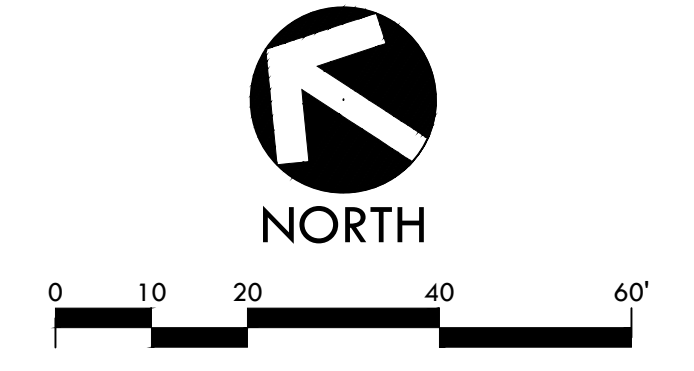
PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

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

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

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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. Codominant trunks @ 1'; 17'; bowed E. & failed @ 14'; 15'; bowed flat to S.
Y	165	Monterey cypress	17, 15	Significant	1	Low	Multiple attachments @ base to 5'; stems are squeezed @ attachment & twisted; 2 stems bowed flat to W.; others vertical; numerous branch failures.
Y	166	Monterey cypress	26,26,22,20,14,10	Significant	3	Low	Codominant trunks @ 2' & 4'; totally suppressed; bowed flat to S.
Y	167	Monterey cypress	10,8,7	Significant	2	Low	Codominant trunks @ 8'; stems separated; E. stem failed; W. stem small & crowded; low branches removed.
N	168	Monterey cypress	16	Significant	2	Low	Multiple attachments @ base; 14" bowed flat to W.; 13" & 11" more vertical; very crowded.
Y	169	Monterey cypress	14, 13, 11	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	170	Monterey cypress	16,12,8	Significant	2	Low	Multiple attachments @ base & 1'; bowed SW.; small canopy; heavy lateral limb.
Y	171	Monterey cypress	20, 15, 14, 12, 9	Significant	2	Low	Multiple attachments @ 1'; mostly vertical with small canopy of foliage; 18" leans E. with base outside of dripline.
Y	172	Monterey cypress	18, 18, 16, 10, 10	Significant	2	Low	Multiple attachments @ 3'; 20" vertical & dominant; both 12" stems suppressed.
Y	173	Monterey cypress	20, 13, 12	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	174	Monterey cypress	42, 14, 12, 10, 10, 8, 8	Significant	3	Low	Measured @ 3'; 2 large heavy lateral branches cracked to W.; main stem vertical with high crown; one-sided to W.
Y	175	Monterey cypress	38	Significant	3	Low	Codominant trunks @ 1'; 18" leans sharply to NE.; 17" leans E. with small high crown.
Y	176	Monterey cypress	18, 17	Significant	2	Low	Codominant trunks @ 3'; 17" leaning & one-sided to NE. with crook; 13' bowed N. with poor form.
Y	177	Monterey cypress	17, 13	Significant	2	Low	54" stem codominant trunks @ 6'; forming wide, flat-topped crown.
N	178	Monterey cypress	54, 20, 18, 15, 14	Significant	3	Moderate	Multiple attachments @ base; mostly vertical; 20" on S. leans; high crown.
N	179	Monterey cypress	30, 22, 20, 17, 16, 14, 12	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.
Y	180	Monterey cypress	31, 23, 23, 23, 20, 16, 14	Significant	3	Low	

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.



STAMP
CONSULTANT

SHEET TITLE
TREE ASSESSMENT LIST

PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

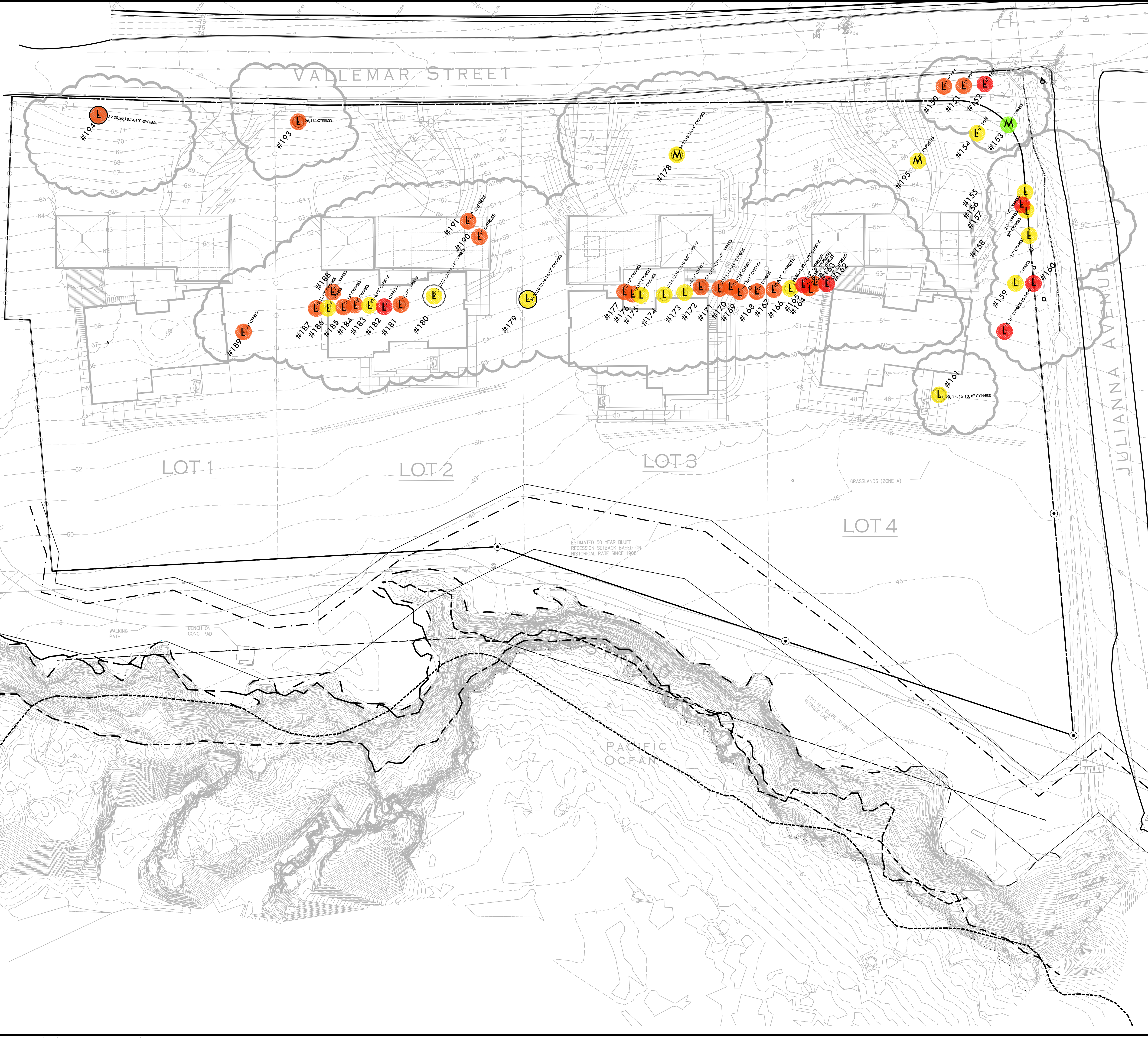
PROJECT ADDRESS
VALLEMAR ST. & JULIANA AVE MOSS BEACH, CA

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

NO.	REVISIONS	DATE
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PROJ. NO. 1500600-1668	
SHEET NO. L2.4	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

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.



VERDE DESIGN
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SPORT PLANNING & DESIGN

2455 The Alameda
 Santa Clara, CA 95050
 Tel: 408.985.7200
 Fax: 408.985.7260
 www.VerdeDesign.com

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REGISTERED LANDSCAPE ARCHITECT
 MARK S. BAKIS
 No. 4089
 Signature
 EXPIRATION DATE: JULY 2017
 STATE OF CALIFORNIA

CONSULTANT

SHEET TITLE

TREE HEALTH AND SUITABILITY FOR PRESERVATION

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

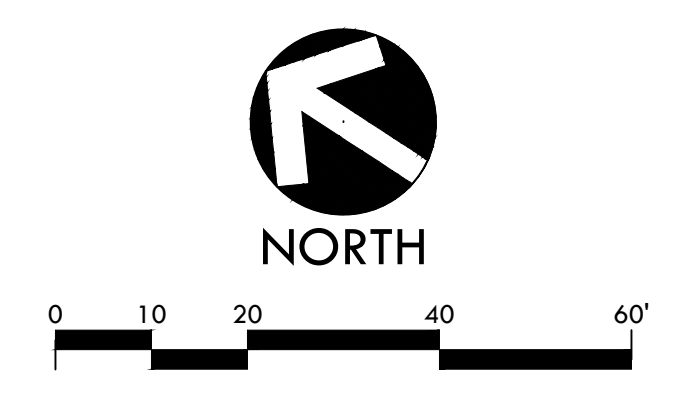
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	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1 1908
	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
	EXISTING TREE TO BE REMOVED QUANTITY: 31
	EXISTING TREE TO BE REMAIN AND BE PROTECTED QUANTITY: 14
	TREE PROTECTION ZONE (1" RADIUS PER 1" TRUNK DIAMETER)

VERDE DESIGN
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 MARK S. BAKIRSKI
 No. 4089
 Signature
 EXPIRATION DATE: JULY 2017
 STATE OF CALIFORNIA

CONSULTANT

SHEET TITLE

TREE REMOVAL PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

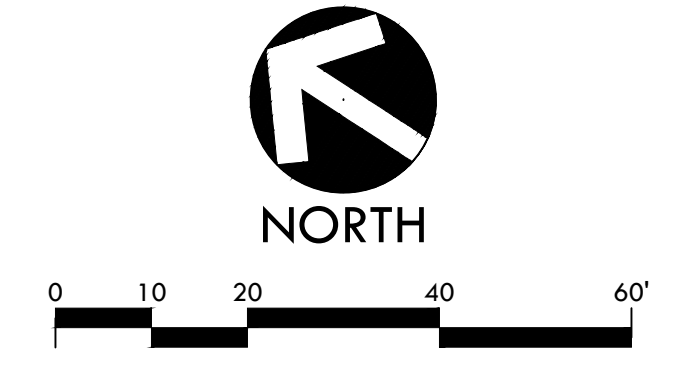
PROJECT ADDRESS

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

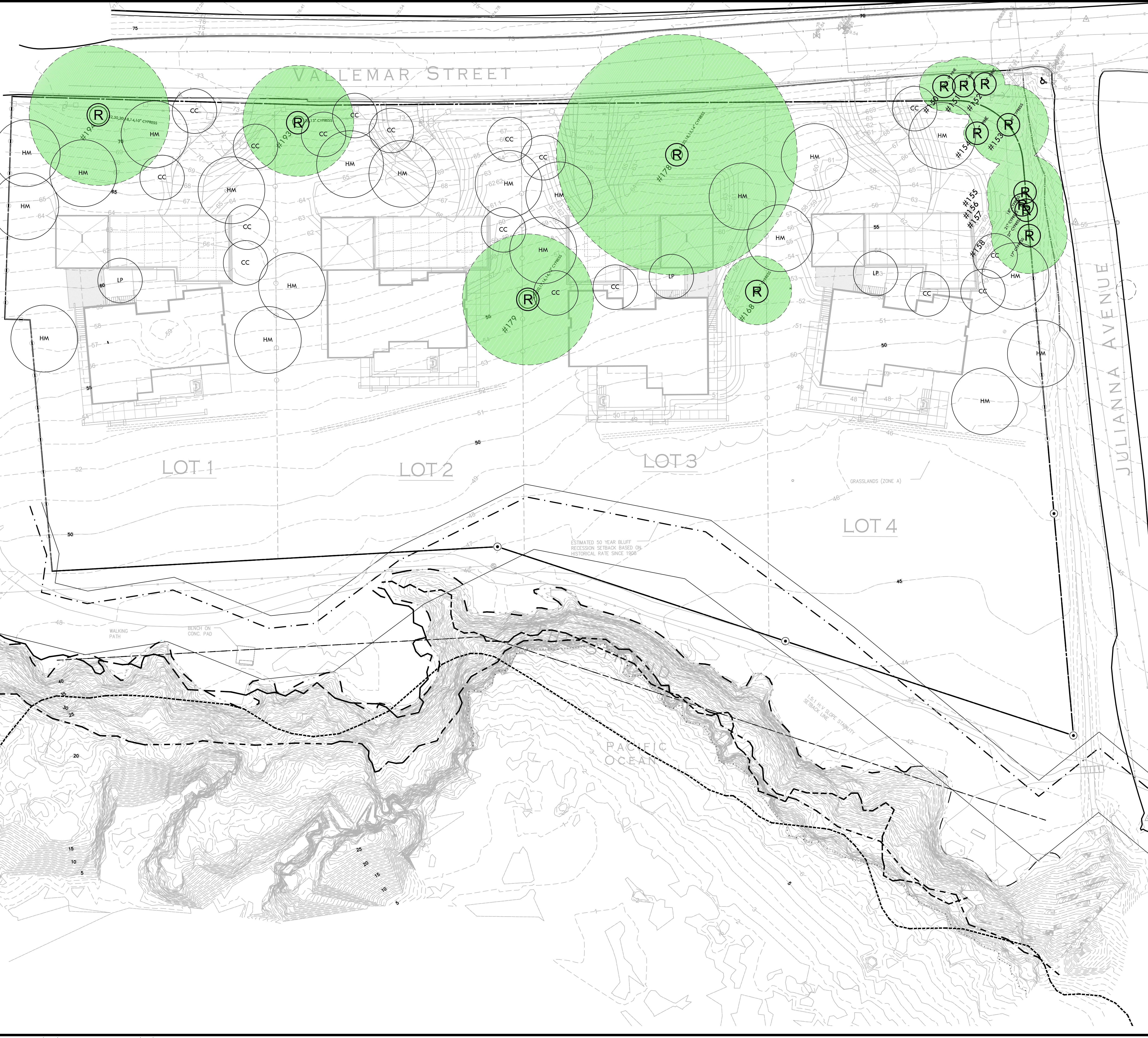
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SHEET NO. L3.1 OF SHEETS	




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	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



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REGISTERED LANDSCAPE ARCHITECT
 MARK S. BAKISAK
 No. 4089
 Signature
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CONSULTANT

SHEET TITLE

TREE REPLACEMENT PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

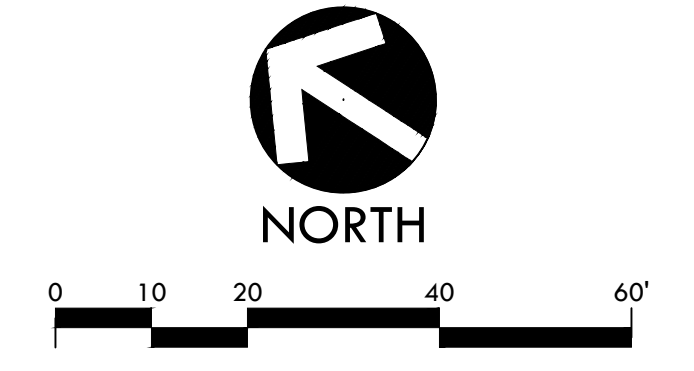
**VALLEMAR ST. & JULIANA AVE
 MOSS BEACH, CA**

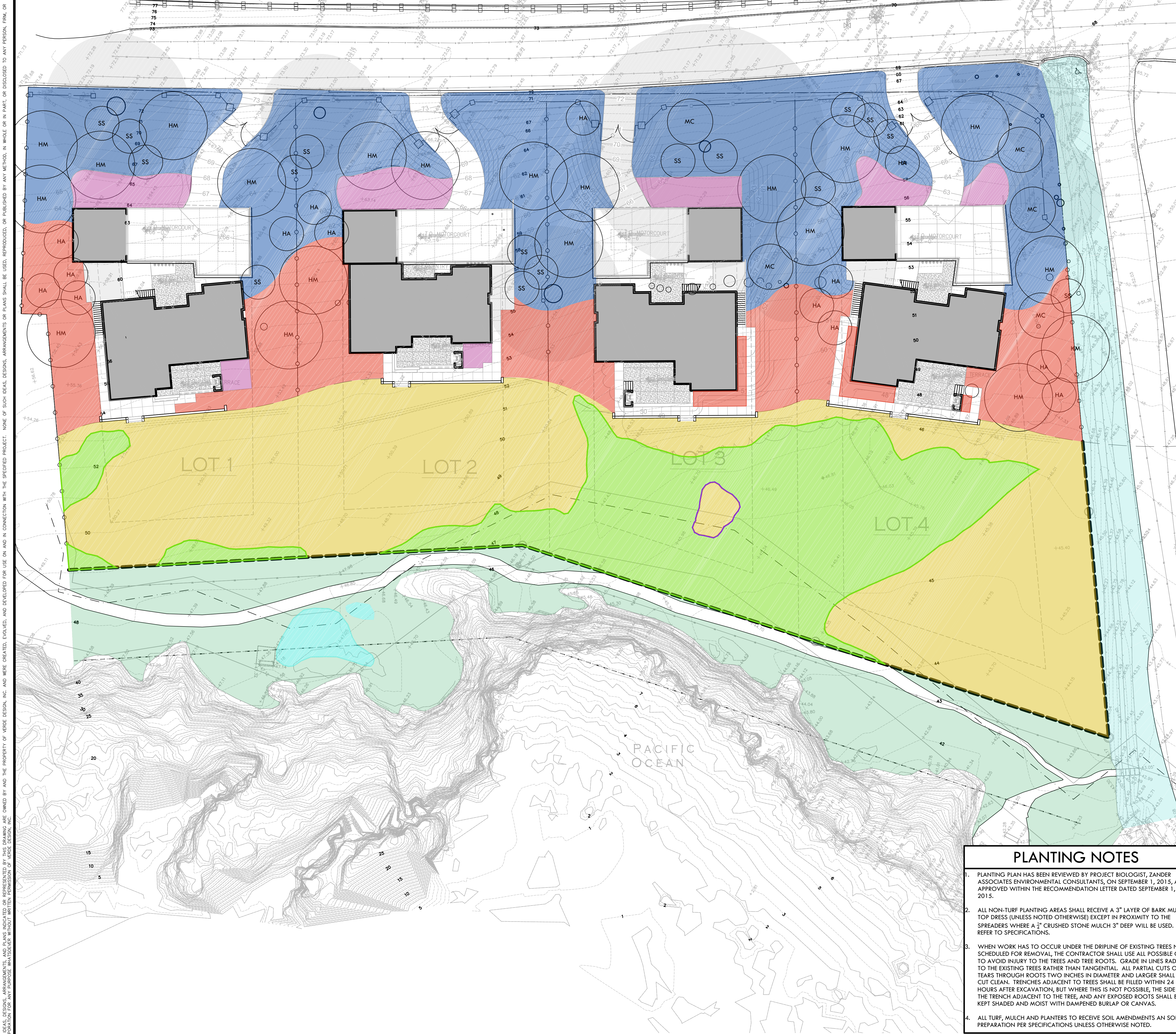
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DATE ISSUED 03/24/17	SCALE AS SHOWN
PROJ. NO. 1500600-1668	
SHEET NO. L3.2	OF SHEETS

TREE REPLACEMENT PLAN





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.
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- ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AN SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

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

SUBMITTAL	DATE
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DESIGN REVIEW RESUBMITTAL	08/09/16

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PH	MB
DATE ISSUED	SCALE
03/24/17	AS SHOWN
PROJ. NO.	1500600-1668
SHEET NO.	L3.3

EXISTING VEGETATION	
14,424 SF	N/A
498 SF	N/A

TREE AND SHRUB PLANTING PLAN

VERDE DESIGN
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
2455 The Alameda
Santa Clara, CA 95050
tel: 408.985.7200
fax: 408.985.7260
www.VerdeDesign.com

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





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SHEET NO. L3.3

TREE AND SHRUB PLANTING PLAN




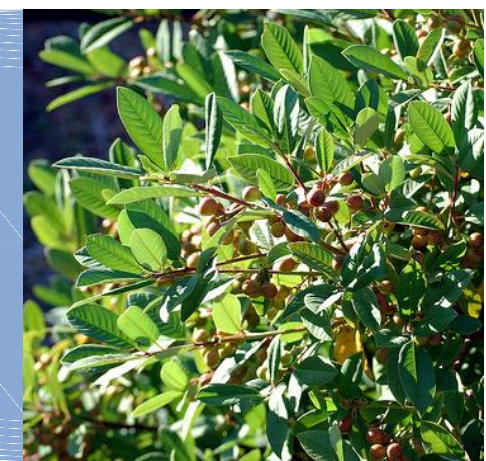

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TREES / LARGE SHRUBS

HM 	HA 	MC 	SS 
HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS	HETEROMELES ARBUTIFOLIA TOYON	MORELLA CALIFORNICA PACIFIC WAX MYRTLE	SALIX SCOULERIANA SCOULER'S WILLOW

ORNAMENTAL NATIVES

AM 	AR 	BP 	RC 	RC 
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

CP 	EG 	SB 	FC 	MC 
CAREX PRAEGRACILIS FIELD SEDGE	ERIGERON GLAUCUS SEASIDE DAISY	SISYRINCHIUM BELLUM BLUE-EYED GRASS	FRAGARIA CHILOENSIS BEACH STRAWBERRY	MELICA CALIFORNICA CALIFORNIA MELIC

COASTAL PRAIRIE GRASSES

DC 	DE 	SP 
DANTHONIA CALIFORNICA CALIFORNIA OATGRASS	DESCHAMPSIA CESPITOSA PACIFIC HAIRGRASS	STIPA PULCHRA PURPLE NEEDLE GRASS

DRAINAGE PLANTING

JE 	JP 
JUNCUS EFFUSUS COMMON RUSH	JUNCUS PATENS CALIFORNIA GREY RUSH

EXISTING VEGETATION

SYM	QTY	SIZE	
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STAMP

CONSULTANT

SHEET TITLE

TREE AND SHRUB PLANT IMAGES

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

VALLEMAR ST. & JULIANA AVE MOSS BEACH, CA

SUBMITTAL

DESIGN REVIEW APPLICATION

DESIGN REVIEW RESUBMITTAL

NO.

REVISIONS

DATE

DRAWN BY

PH

DATE ISSUED

03/24/17

PROJ. NO.

1500600-1668

SHEET NO.

L3.4

OF

SHEETS

CHECKED BY

MB

SCALE

AS SHOWN

TREE AND SHRUB PLANT IMAGES



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

VERDE DESIGN
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SPORT PLANNING & DESIGN
 2455 The Alameda
 Santa Clara, CA 95050
 Tel: 408.985.7200
 Fax: 408.985.7260
 www.VerdeDesigninc.com

STAMP

CONSULTANT

SHEET TITLE
MATERIAL AND DETAIL REFERENCE PLAN

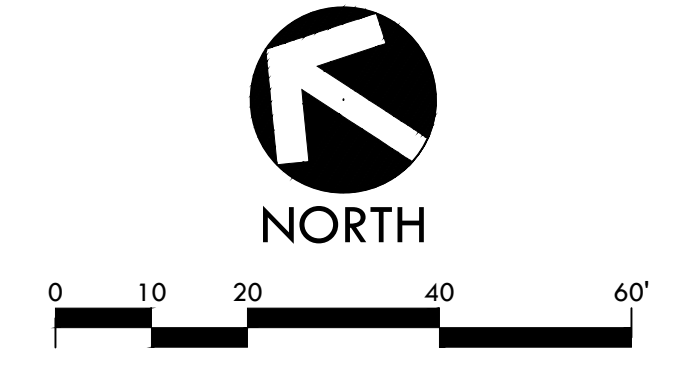
PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

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. 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

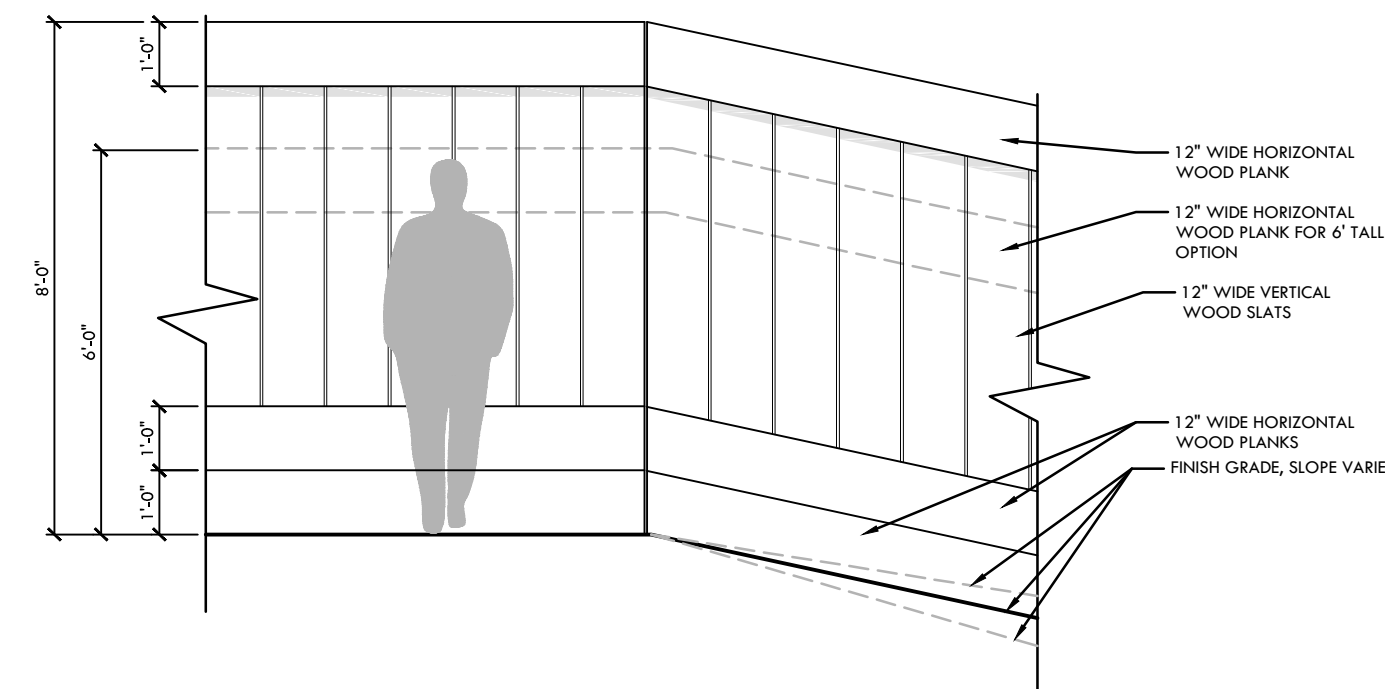
B



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

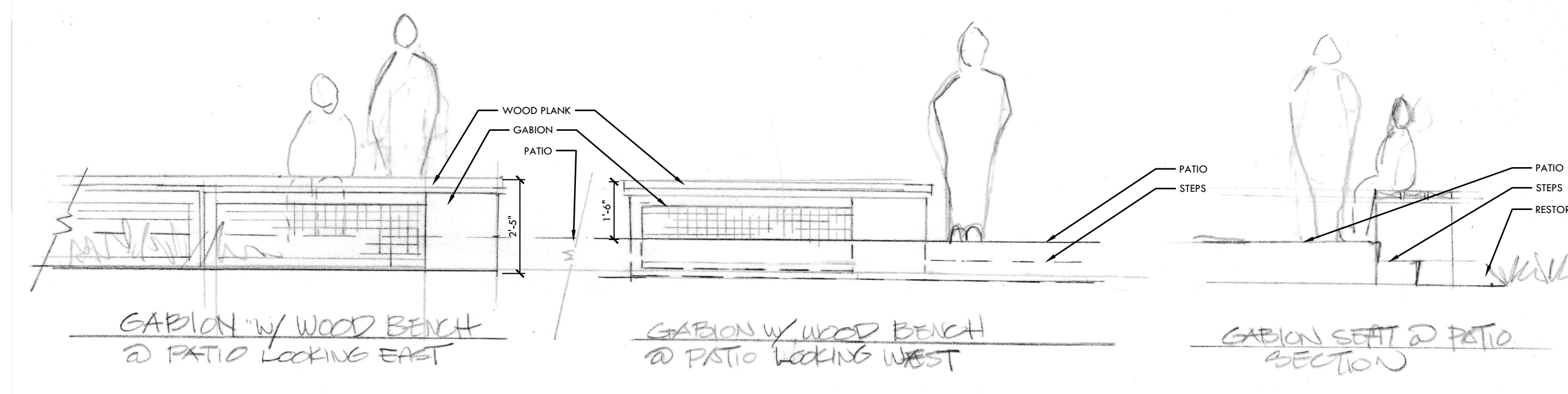
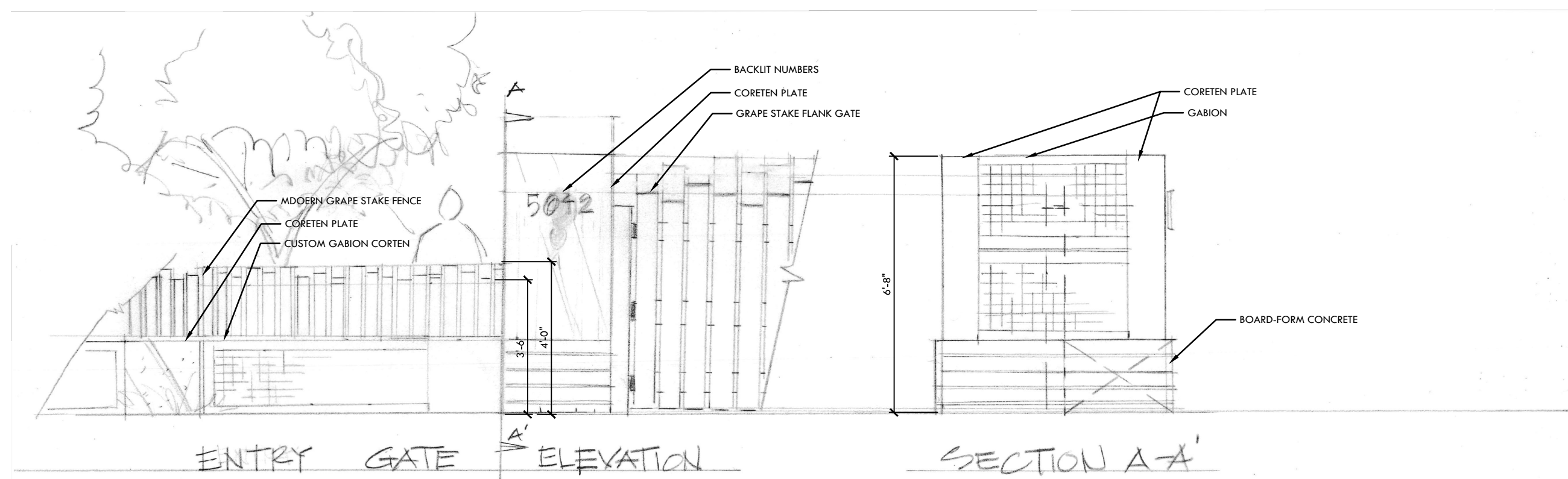
NTS



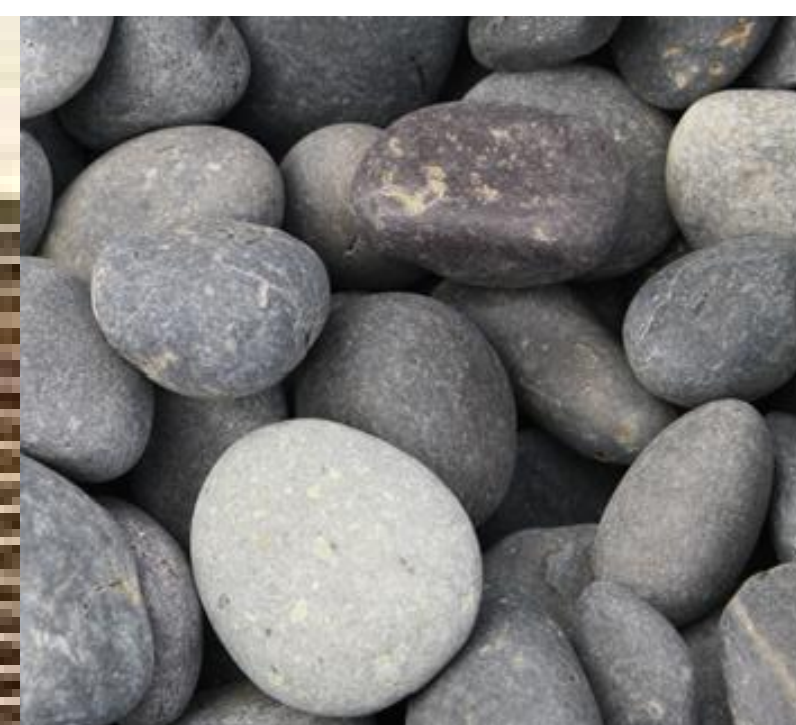
RETAINING WALL AT REAR YARDS
(HORIZONTAL BOARD FORM FINISH)



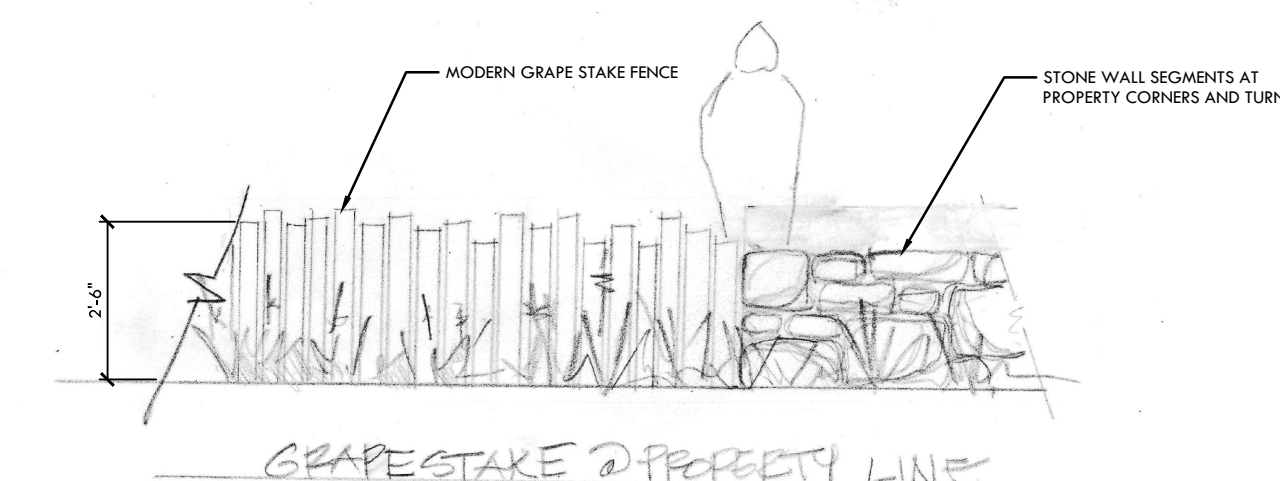
LANDSCAPE WALL AT DRIVEWAY
(HORIZONTAL BOARD FORM FINISH)



GABION WALL



ROUNDED COBBLE FILL



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STAMP

CONSULTANT

SHEET TITLE

DESIGN MATERIALS & IMAGERY

PROJECT NAME

MOSS BEACH
OCEAN
DEVELOPMENT

PROJECT ADDRESS

VALLEMAR ST. &
JULIANA AVE
MOSS BEACH, CA

SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
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NO.	REVISIONS	DATE

DRAWN BY PH	CHECKED BY MB
DATE ISSUED 03/24/17	SCALE AS SHOWN
PROJ. NO. 1500600-1668	
SHEET NO. L4.2	

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

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

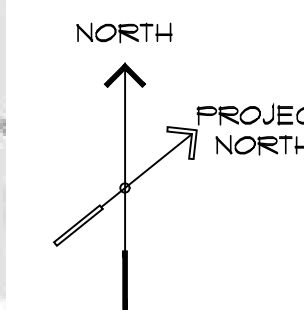
SHEET NO.

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 MEZZANINE & ROOF PLAN
- A31 EXTERIOR ELEVATIONS
- A32 EXTERIOR ELEVATIONS
- A33 EXTERIOR ELEVATIONS
- A34 EXTERIOR ELEVATIONS
- A41 BUILDING CROSS-SECTION
- A42 BUILDING CROSS-SECTION



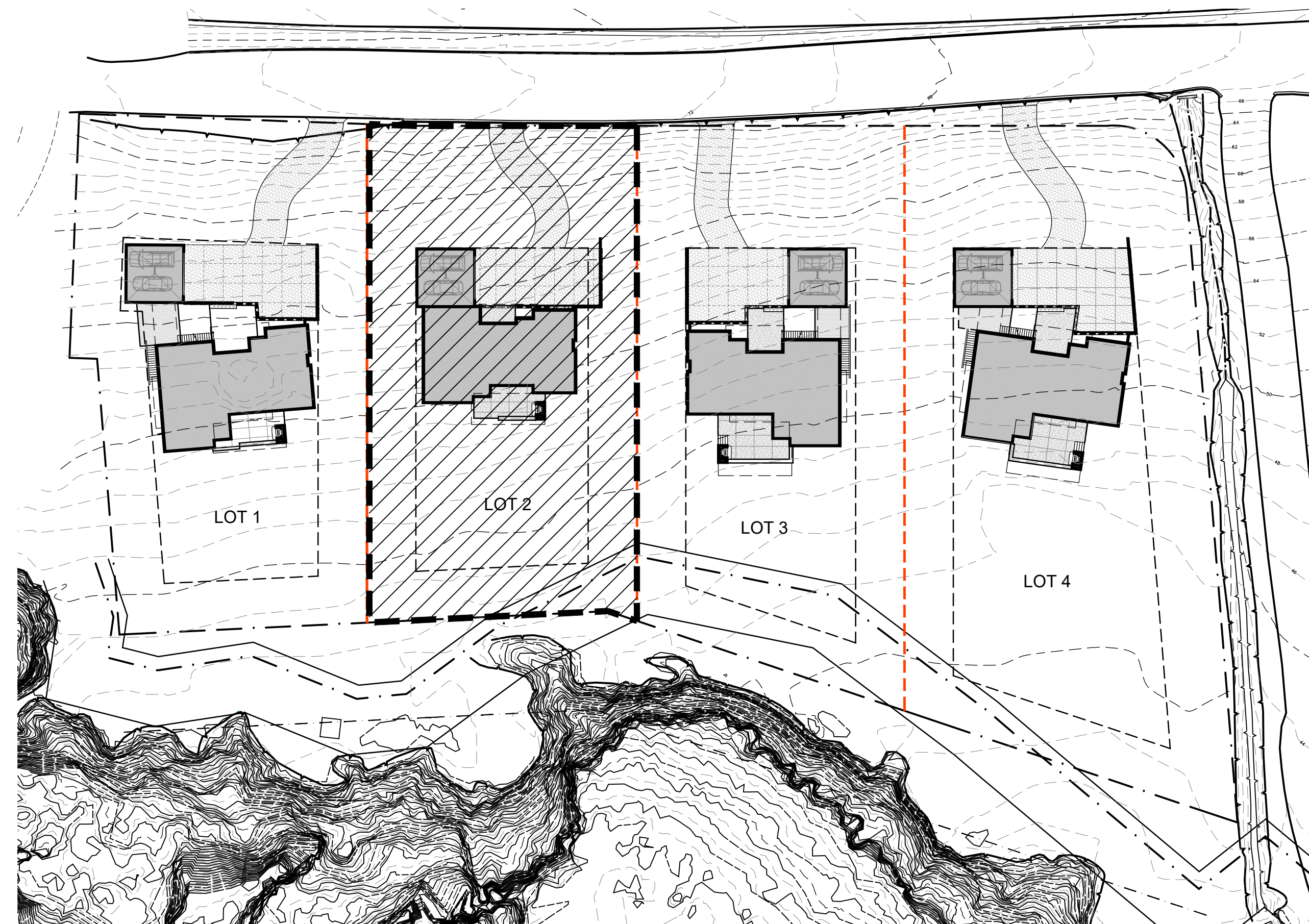
LOT 2

MOSS BEACH - LOT 2

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 COMPILE 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: 2

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: 22,220 SF
 Maximum Floor Building Area: 6,200 SF.

SQUARE FOOTAGE SUMMARY

LOWER LEVEL (GROSS)	1,951#
MAIN LEVEL (GROSS)	2,132#
GARAGE (GROSS)	585#
MEZZANINE & GARAGE STRG. (HABITABLE)	116#
TOTAL FLOOR AREA (GROSS)	5,444#
COVERED EXTERIOR PATIOS	
ENTRY PATIO	188#
TOTAL BUILDING AREA (GROSS)	5,632#
RAISED DECKS	
REAR DECK	356#

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

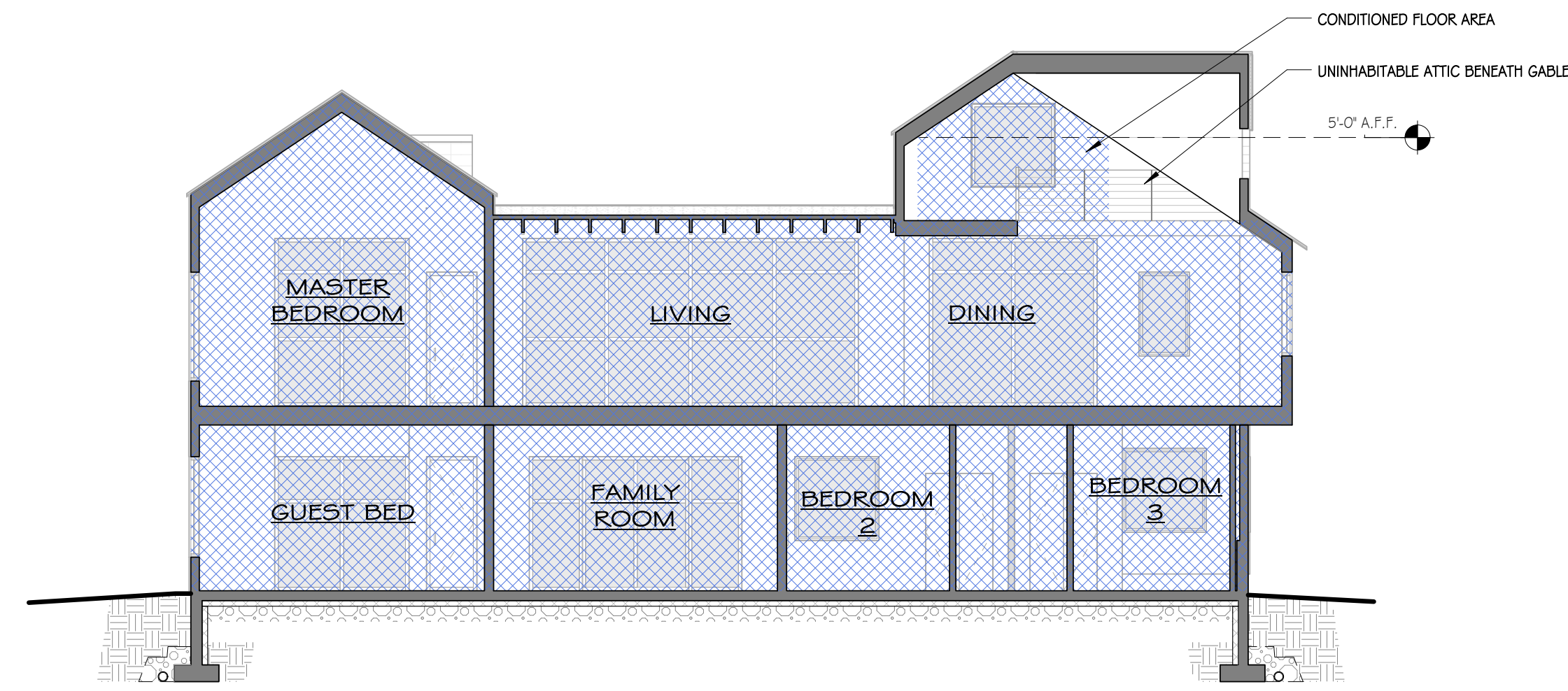
APRIL 26, 2017

HATCH LEGEND

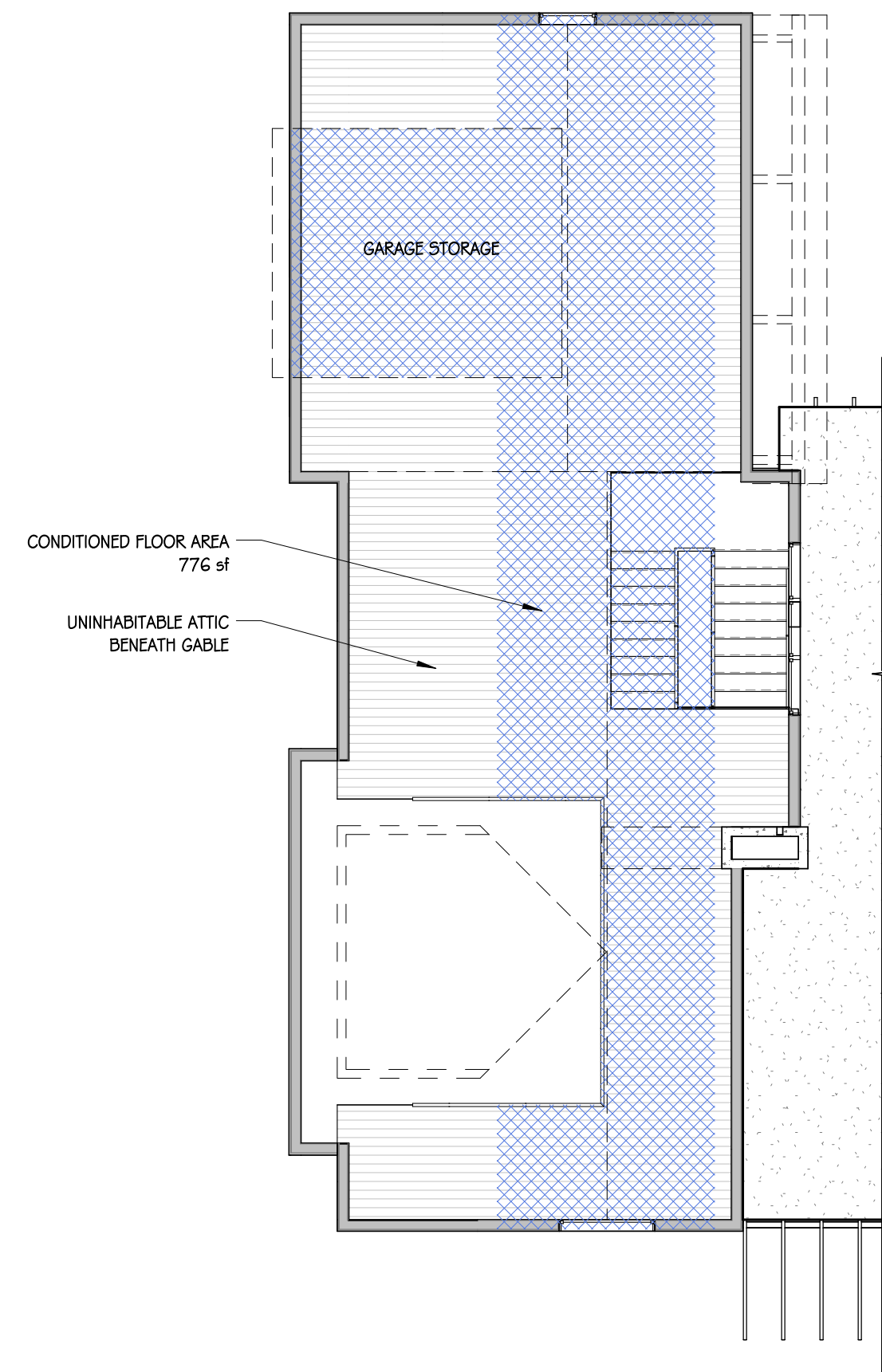
	CONDITIONED FLOOR AREA per SECTION 6908C SUBSECTION a. (1) The floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls.
	COVERED PATIO OR DECK per SECTION 6908C SUBSECTION a. (2) The area of all decks, porches, balconies or other areas 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

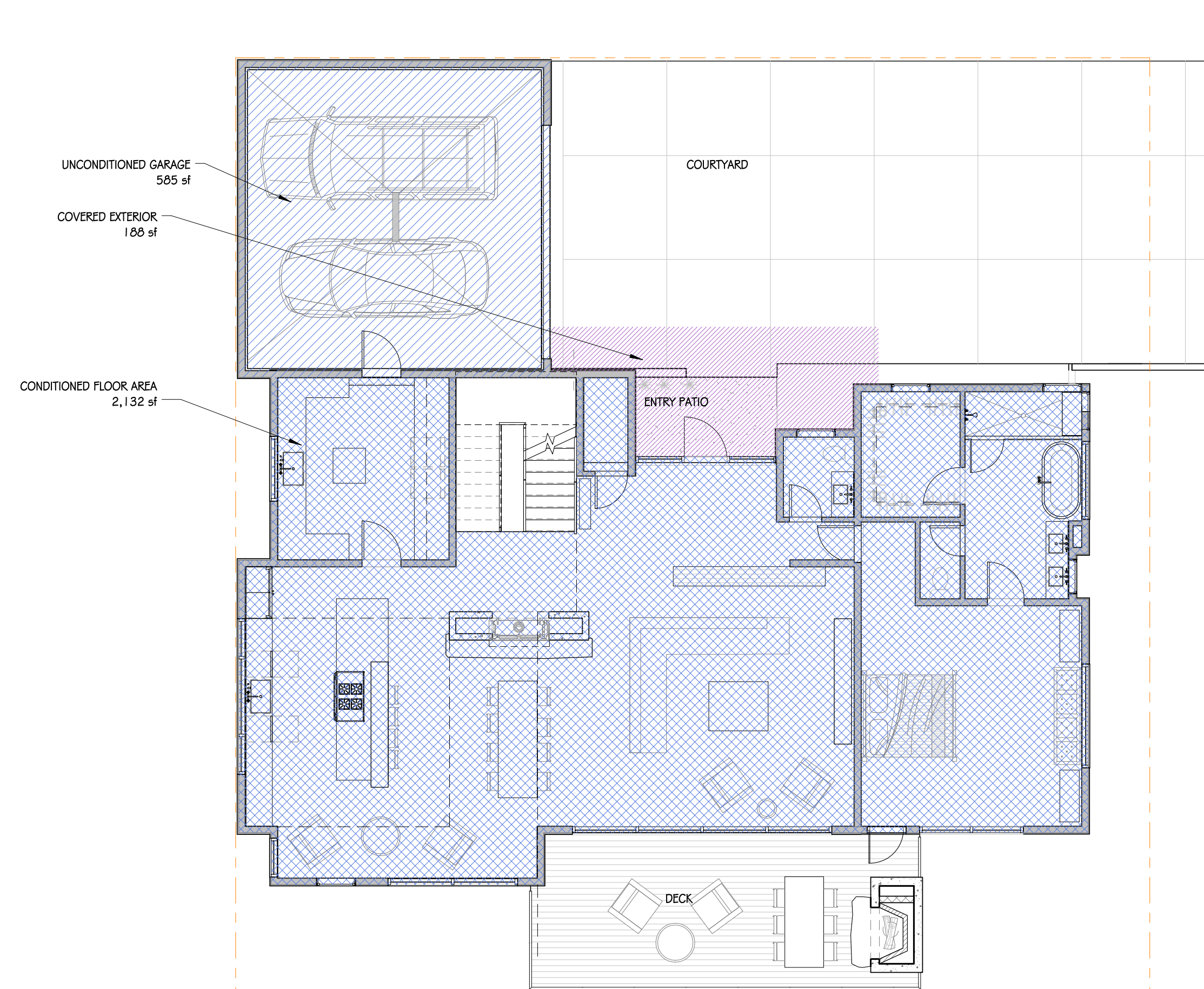
LOWER LEVEL (GROSS)	1,951 sf
MAIN LEVEL (GROSS)	2,132 sf
GARAGE (GROSS)	585 sf
MEZZANINE + GARAGE STRG. (HABITABLE) 776 sf	
TOTAL FLOOR AREA (GROSS)	5,444 sf
COVERED ENTRY PATIO	188 sf
TOTAL BUILDING AREA (GROSS)	5,632 sf
ELEVATED DECKS	
REAR DECK	356 sf
$(1,951 + 585 + 356) / 22,220 = 13.0\%$	
TOTAL LOT COVERAGE	
$(5,632 / 22,220) = .25$	
FLOOR AREA RATIO (FAR)	.25



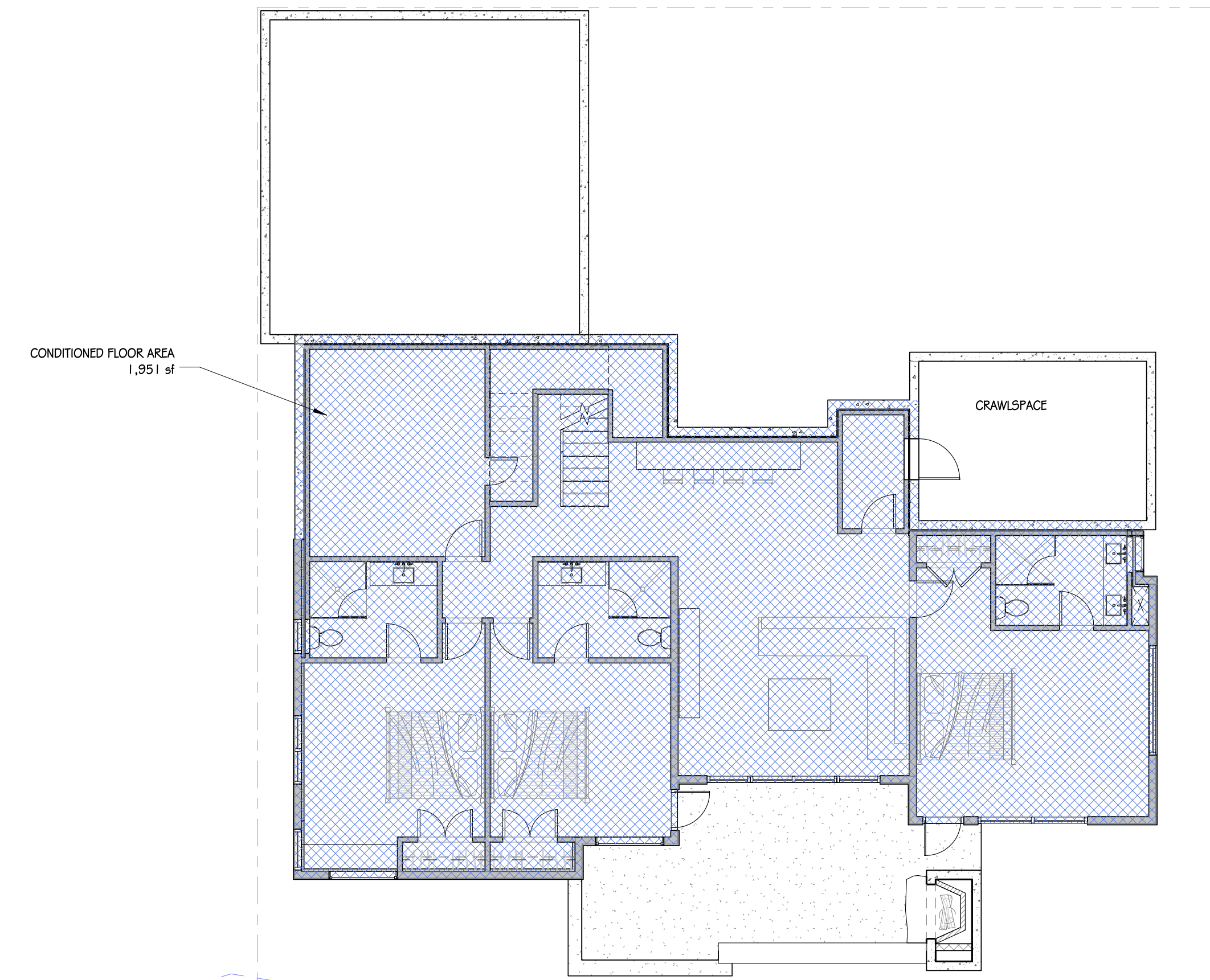
4 SECTION B - AREA
1/8" = 1'-0"



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



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

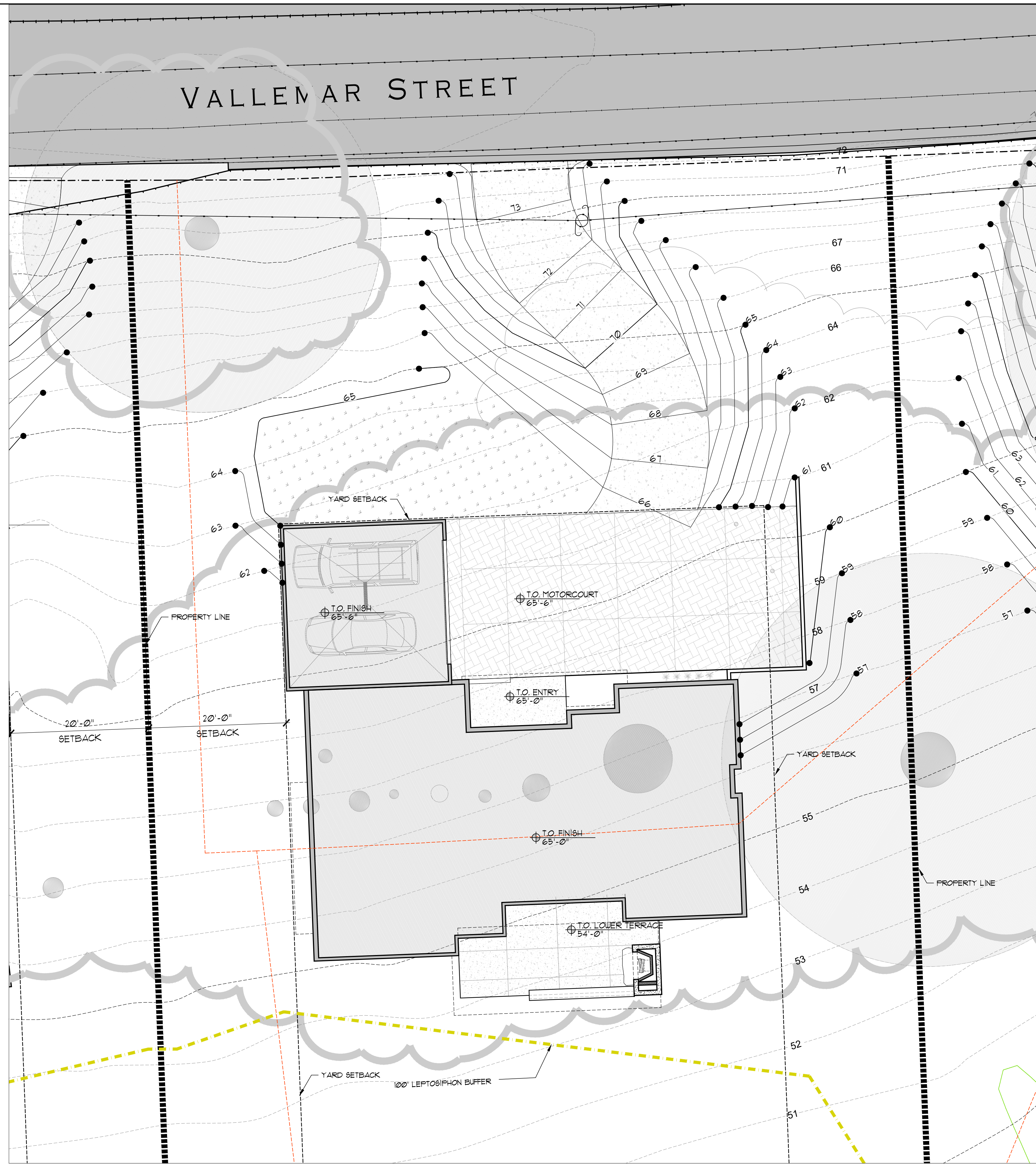


1 LOWER LEVEL - AREA PLAN
1/8" = 1'-0"

MOSS BEACH - LOT 2
VALLEMAR ST. & JULIANNA AVE.

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

A0.1



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

- 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

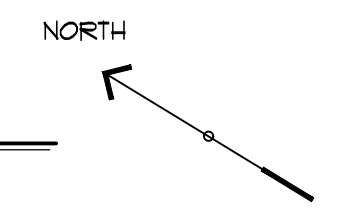
ELEVATION
 0'-0" = 53'-9"

LOWER LEVEL ELEVATION
 0'-3" = 54'-0"

GARAGE FLOOR ELEVATION
 1'-9" = 65'-6"

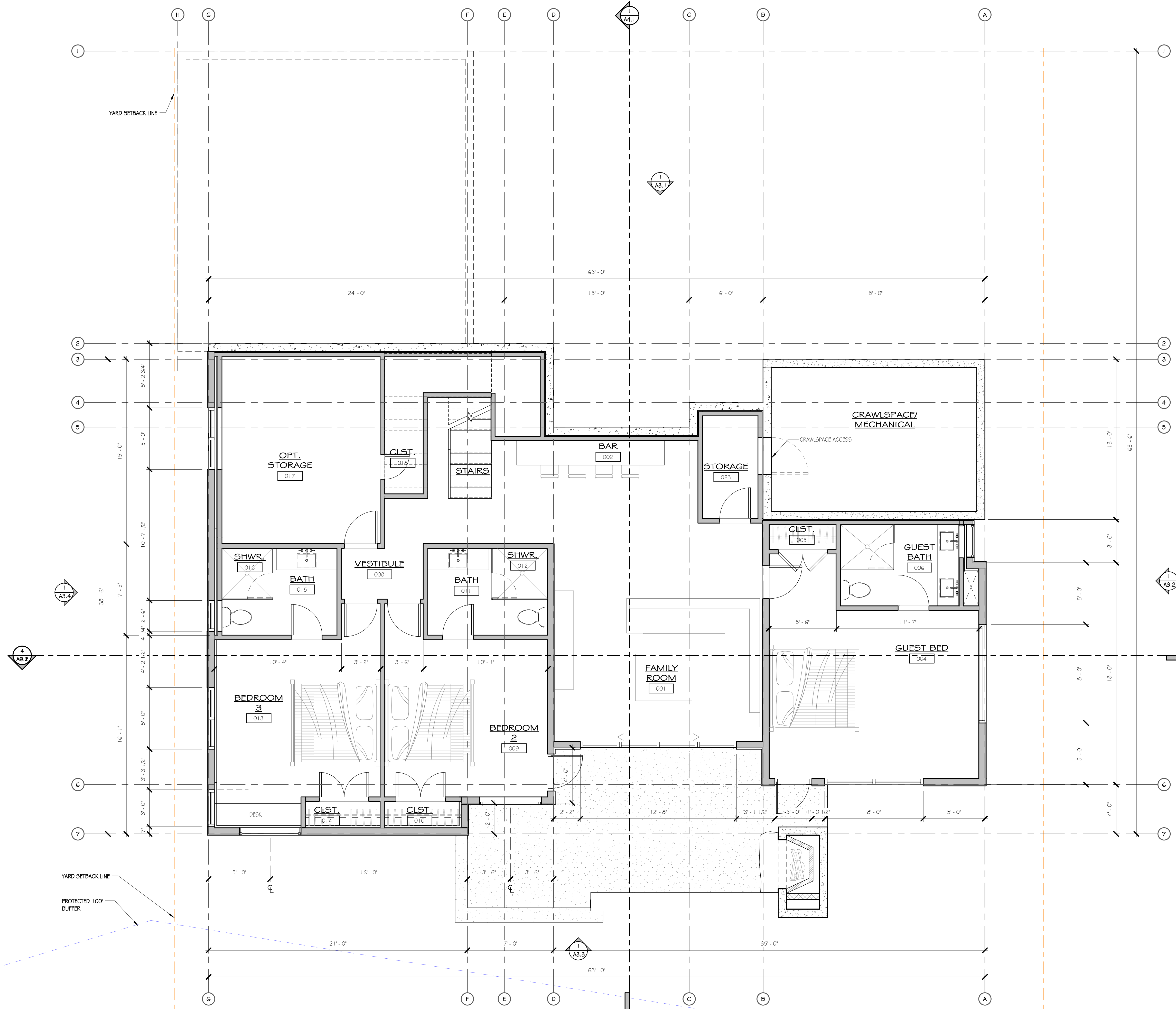
MAIN LEVEL ELEVATION
 1'-3" = 65'-0"

SITE PLAN - LOT 2
 SCALE: 1/8"=1'-0"



FILE PATH: P:\CURRENT\1507 MOSS BEACH, SAN MATEO, CA\1.0 DRAWINGS_CURRENT SET_REVIT\02 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 LOWER LEVEL
1/4" = 1'-0"

MOSS BEACH - LOT 2
VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
FLOOR PLANS

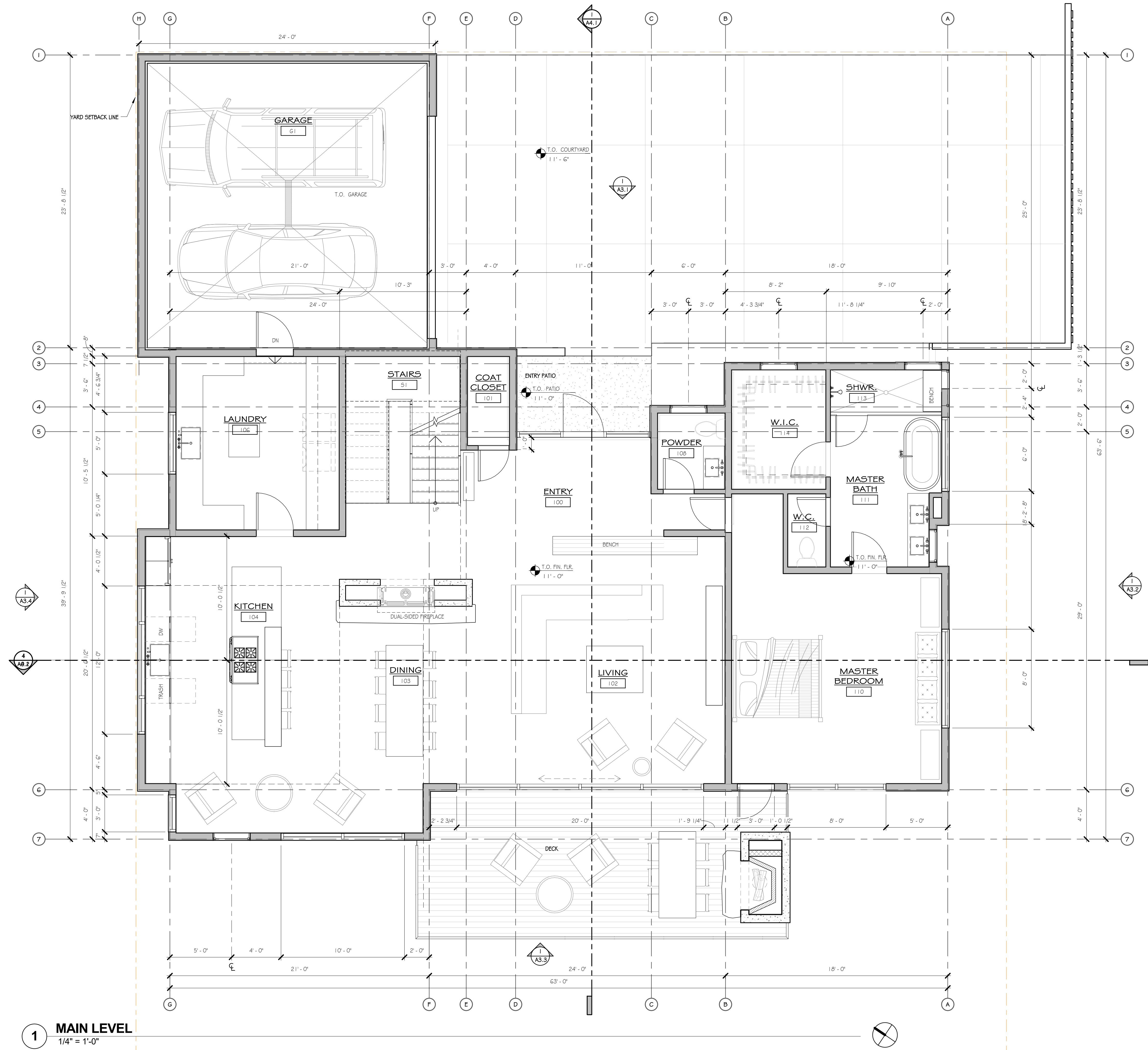
PROJECT NUMBER: 1507
DATE: APRIL 26, 2017

DESIGN REVIEW SET
SHEET NO.

A2.1

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

MOSS BEACH - LOT 2
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
FLOOR PLANS

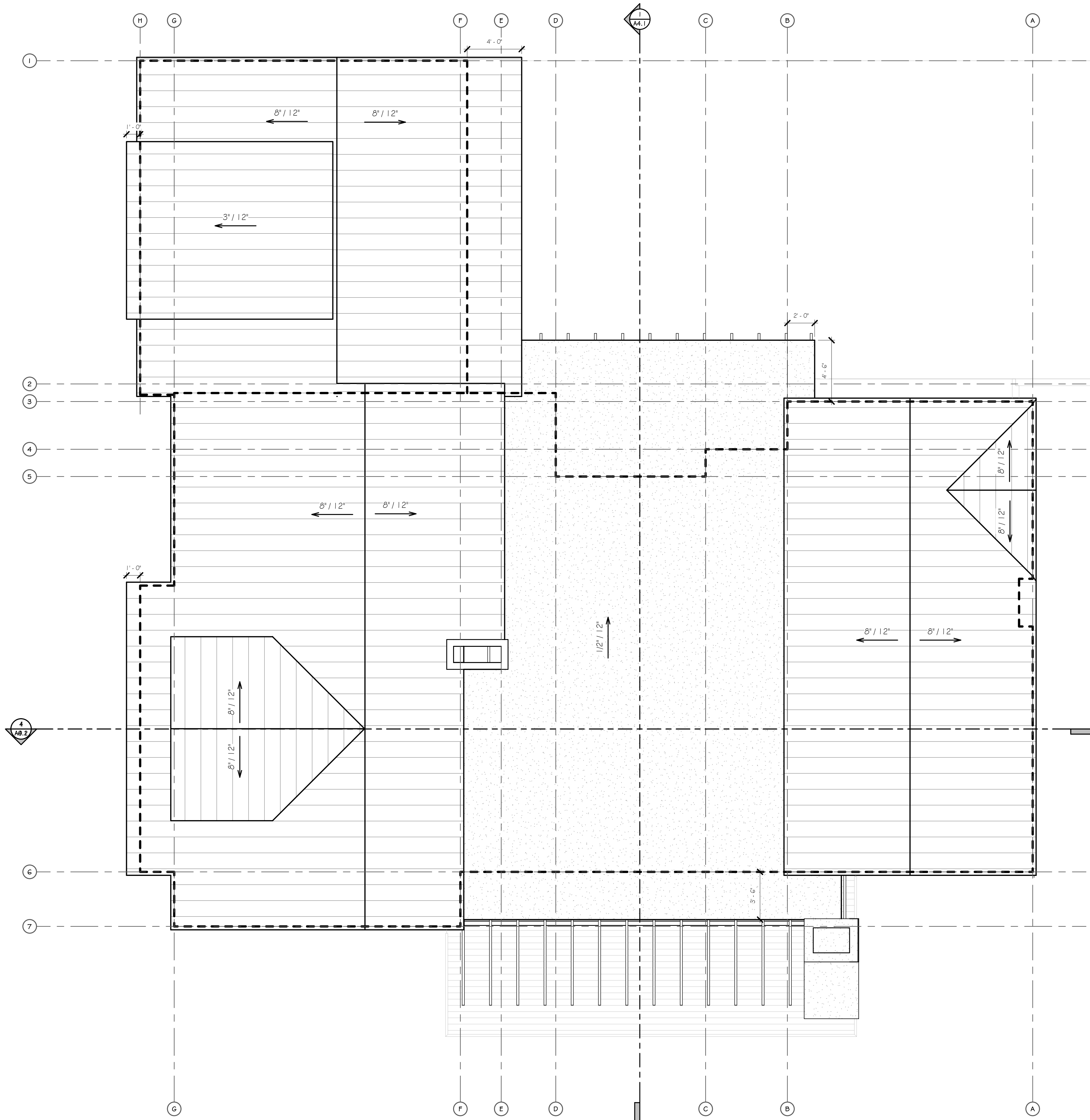
PROJECT NUMBER: 1507
DATE: APRIL 26, 2017

DESIGN REVIEW SET
SHEET NO.

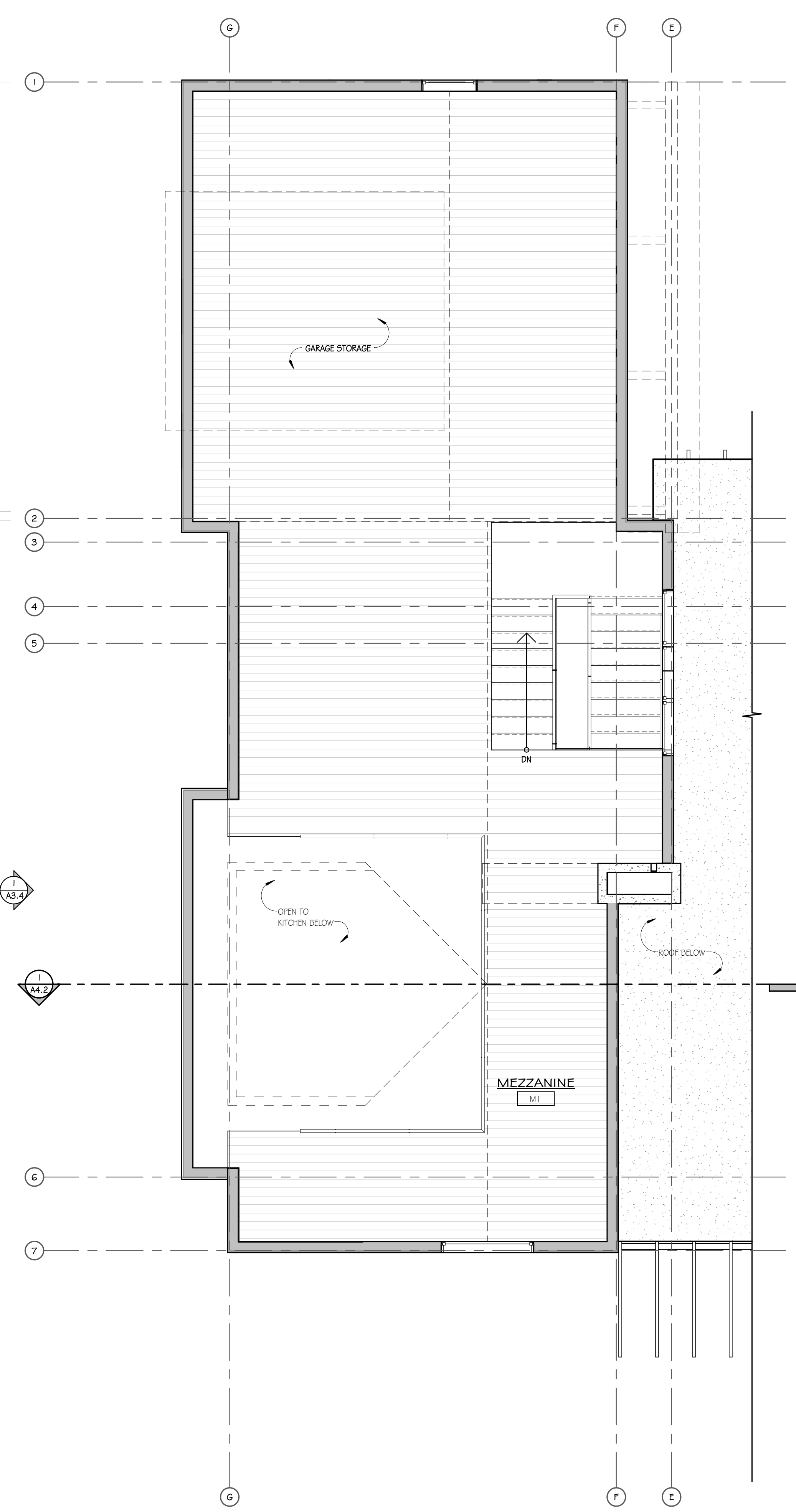
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THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



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



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

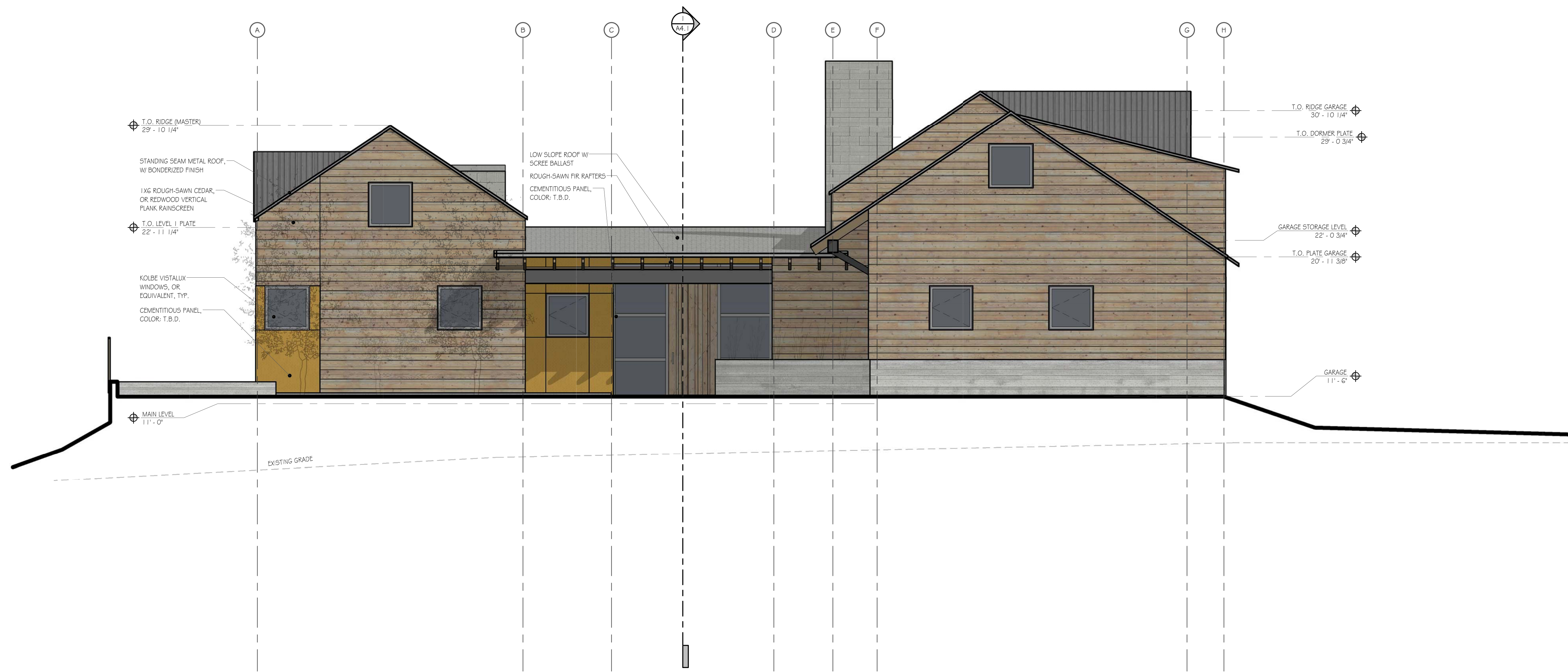
MOSS BEACH - LOT 2
VALLEMAR ST. & JULIANNA AVE.

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, W/ REYZAL EVERY THIRD
BOARD



SIDING
CEMENTITIOUS PANELS
COLOR



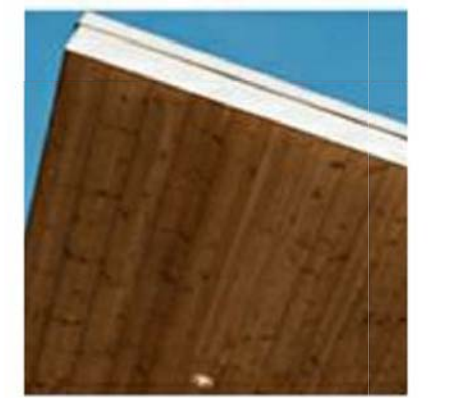
WALLS
CMU VENEER,
(OR BOARD-FORMED CONCRETE)



ROOF
STANDING SEAM
METAL ROOF
W/ BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE
W/ SCREE BALLAST



SOFFITS
ROUGH SAWN CEDAR
(OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS
& STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 2
VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

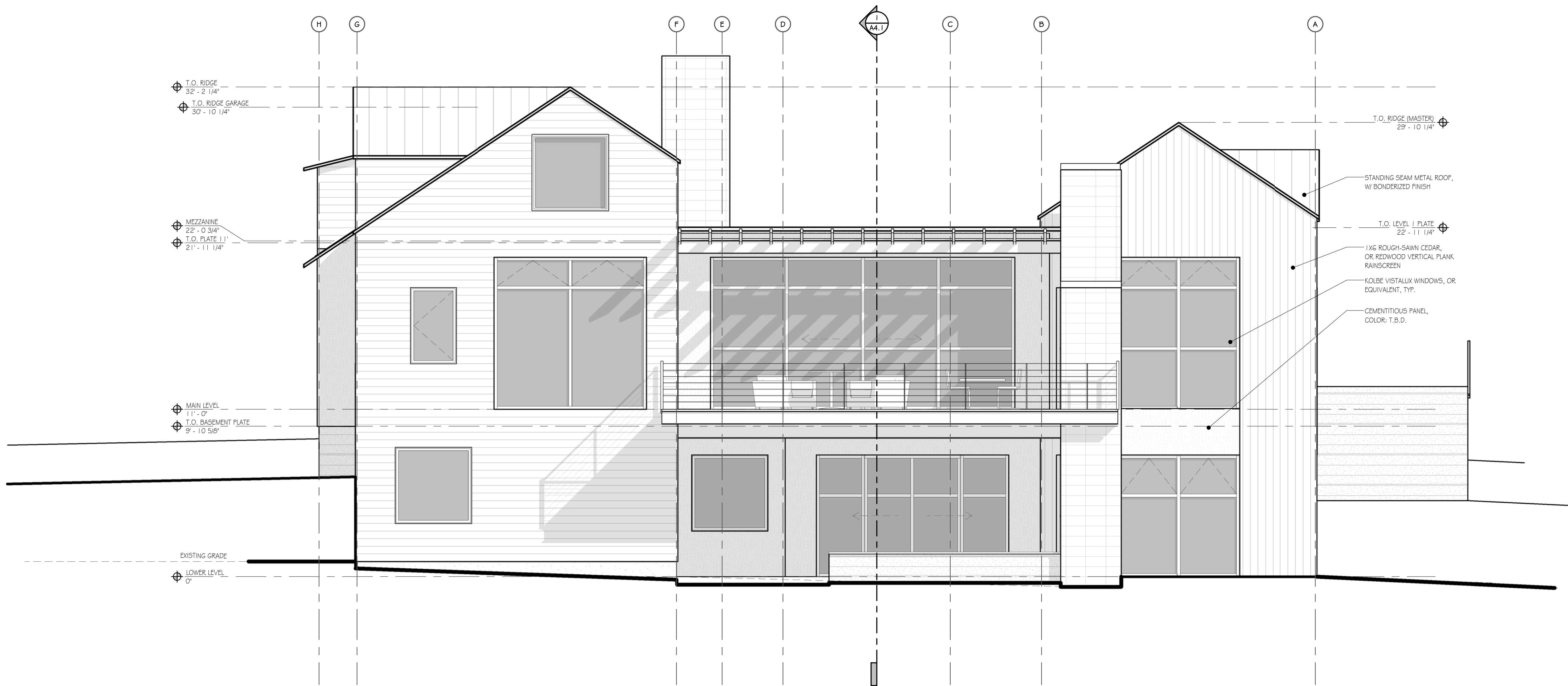
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017

DESIGN REVIEW SET
SHEET NO.

A3.1

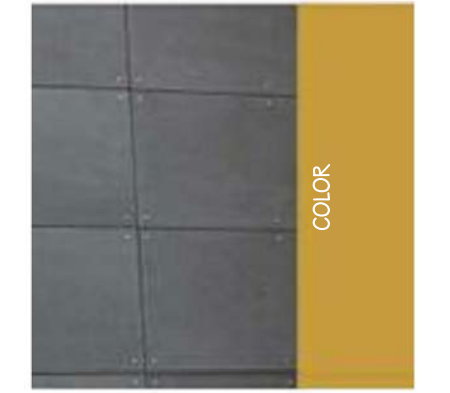


1 SOUTH ELEVATION
1/4" = 1'-0"

MATERIALS



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



SIDING
CEMENTITIOUS PANELS
COLOR



WALLS
CMU VENEER, (OR BOARD-FORMED CONCRETE)



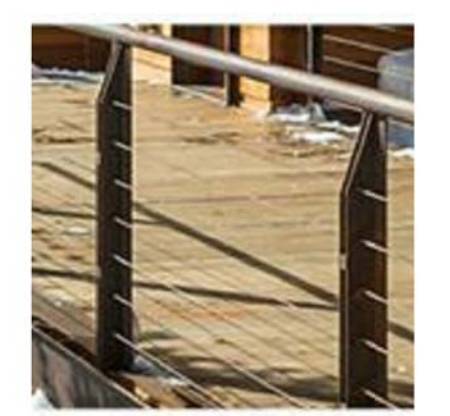
ROOF
STANDING SEAM METAL ROOF W/ BONDERIZED FINISH



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 2
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

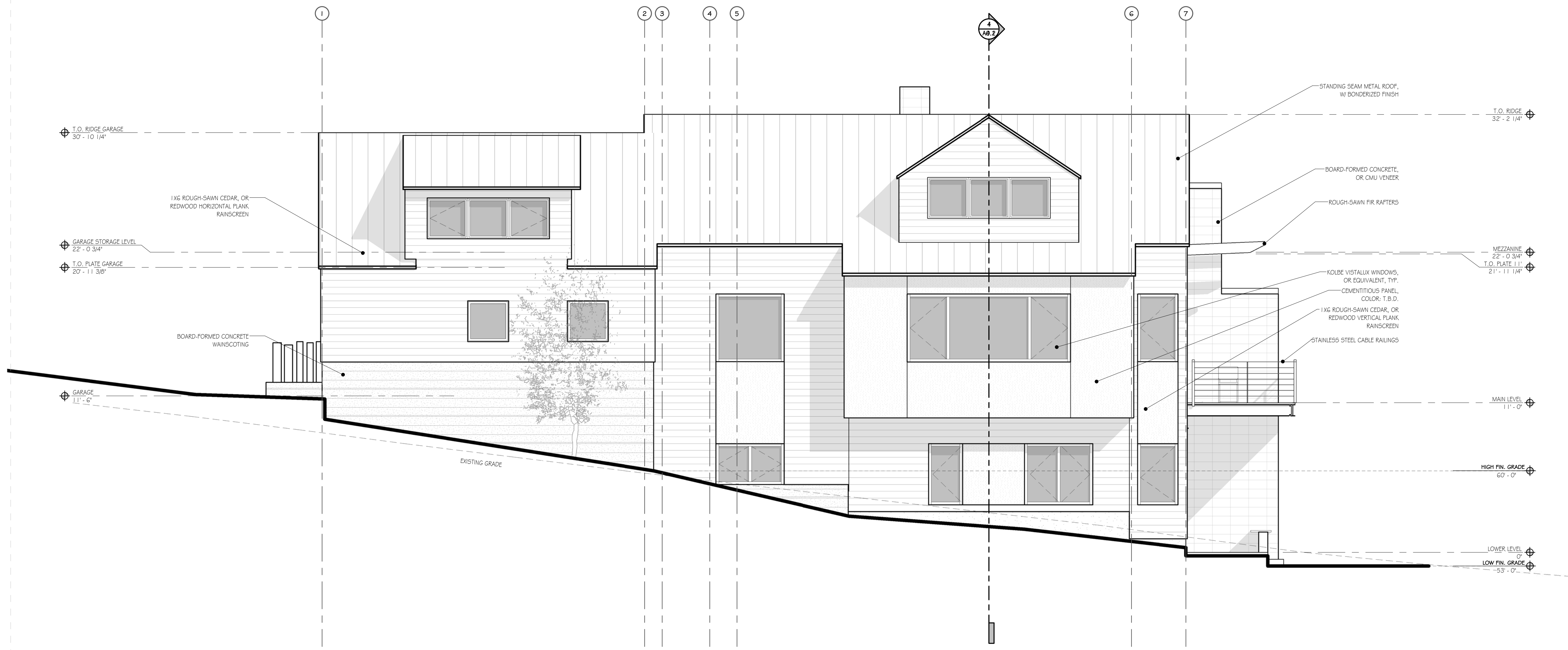
COASTSIDE DESIGN
REVIEW APPLICATION

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/ REVEAL 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/ SCREED BALLAST



SOFFITS
ROUGH SAWN CEDAR (OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS & STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 2
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

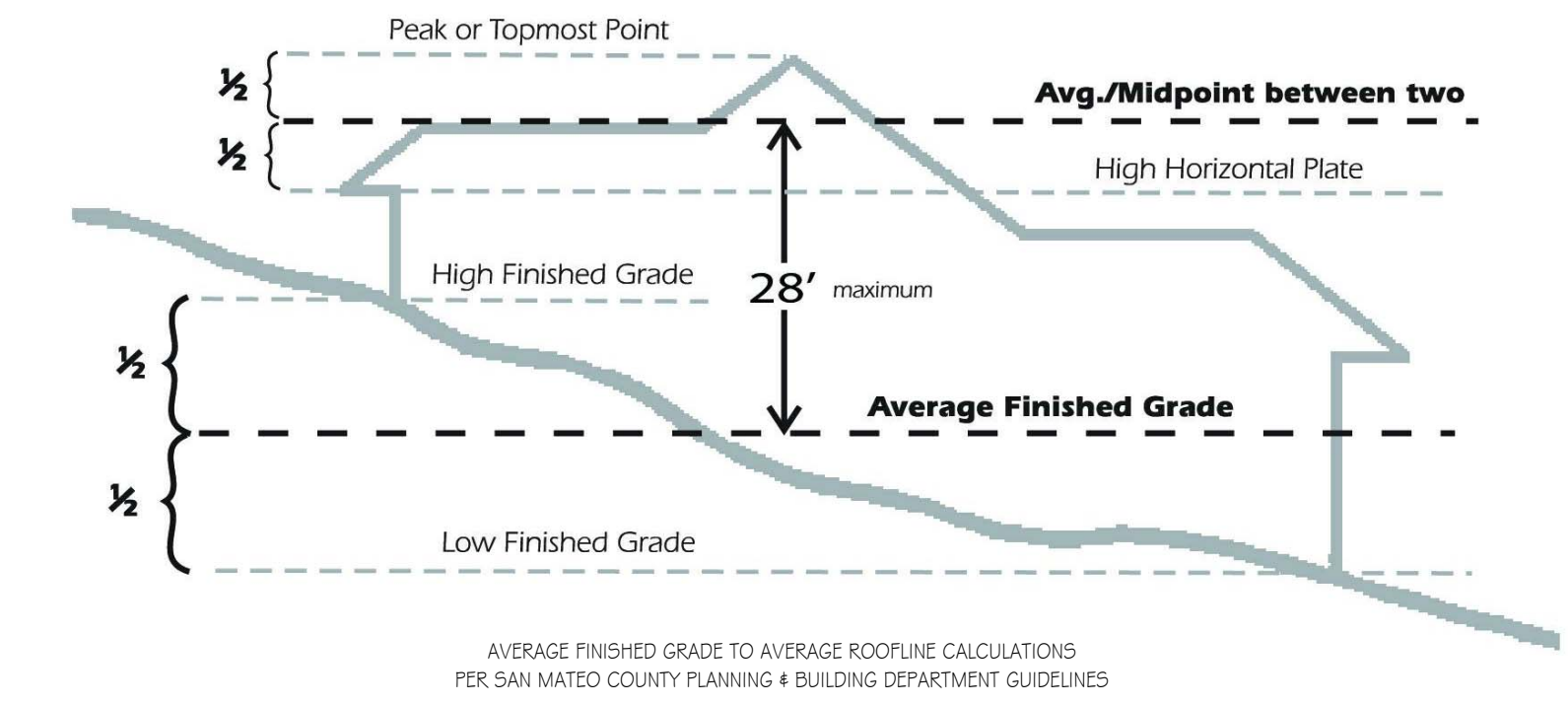
DRAWING:
ELEVATIONS

PROJECT NUMBER: 1507
DATE: APRIL 26, 2017

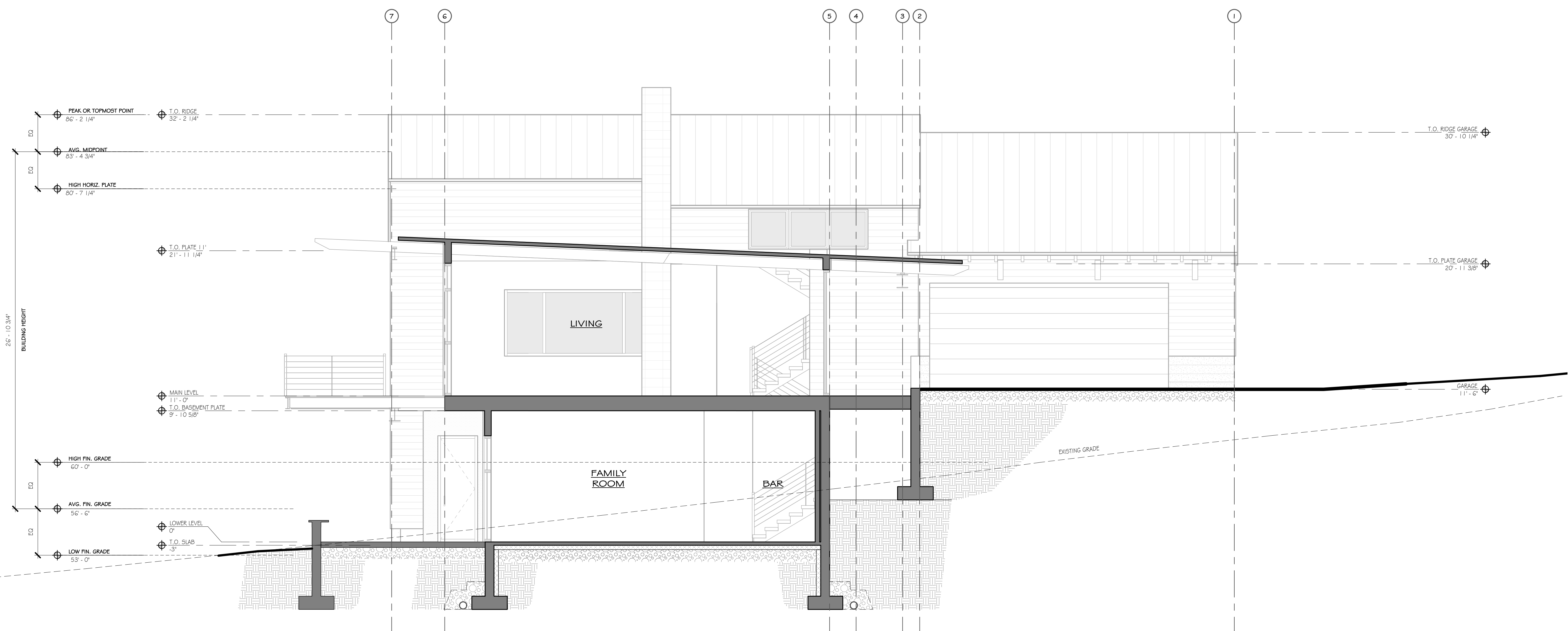
DESIGN REVIEW SET
SHEET NO.

A3.4

MAXIMUM BUILDING HEIGHT CALCULATIONS



MOSS BEACH - LOT 2
 VALLEMAR ST. & JULIANNA AVE.



- PEAK OR TOPMOST POINT 86'-2 1/4"
- T.O. RIDGE 32'-2 1/4"
- AVG. MIDPOINT 83'-4 3/4"
- HIGH HORIZ. PLATE 80'-7 1/4"
- T.O. PLATE 11' 21'-11 1/4"
- MAIN LEVEL 11'-0"
- T.O. BASEMENT PLATE 9'-10 5/8"
- HIGH FIN. GRADE 60'-0"
- AVG. FIN. GRADE 56'-6"
- LOW FIN. GRADE 53'-0"
- LOWER LEVEL 0"
- T.O. SLAB 3"
- T.O. RIDGE GARAGE 30'-10 1/4"
- T.O. PLATE GARAGE 20'-11 3/8"
- GARAGE 11'-6"

26' - 10 3/4"
 BUILDING HEIGHT

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

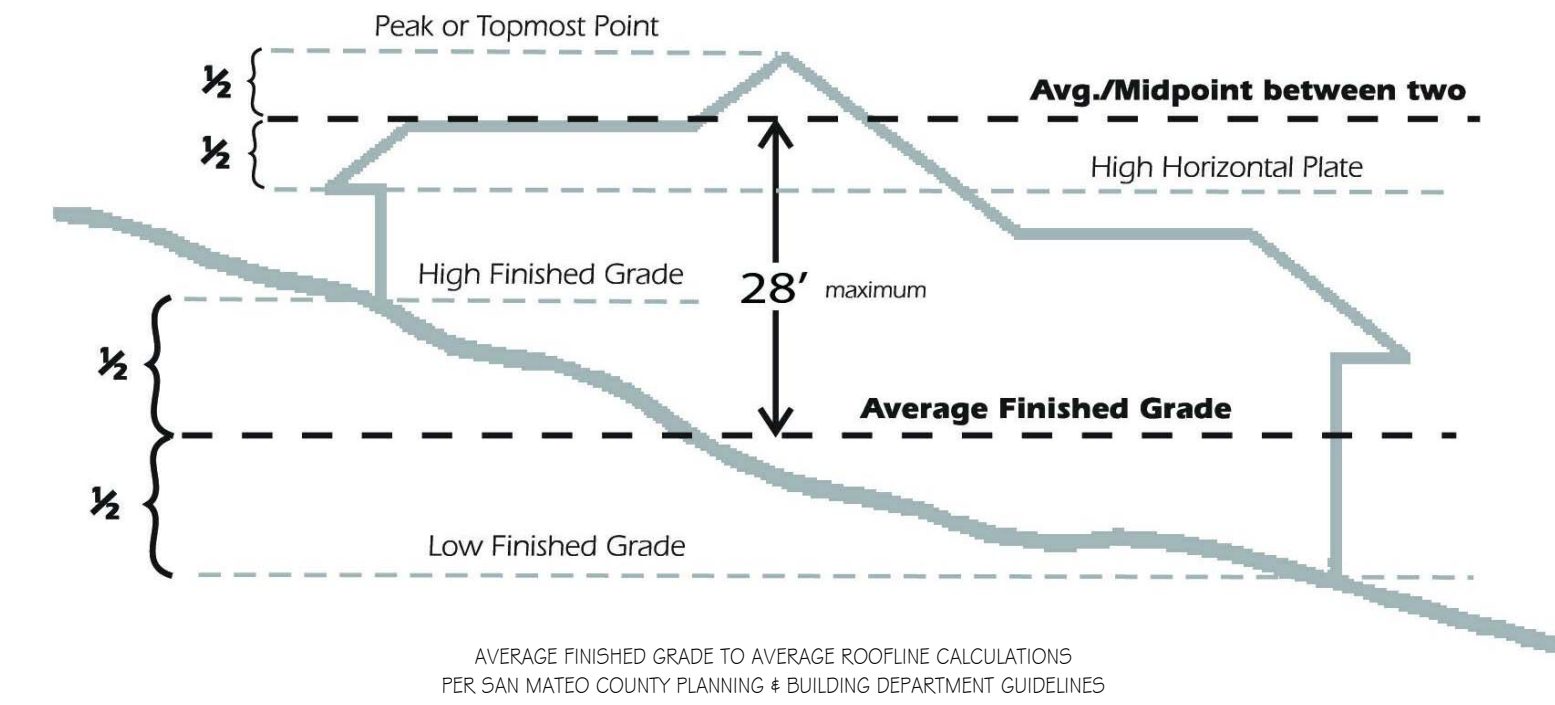
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REVISION NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING SECTIONS	
PROJECT NUMBER: 1507	DATE: APRIL 26, 2017
DESIGN REVIEW SET	
SHEET NO.	

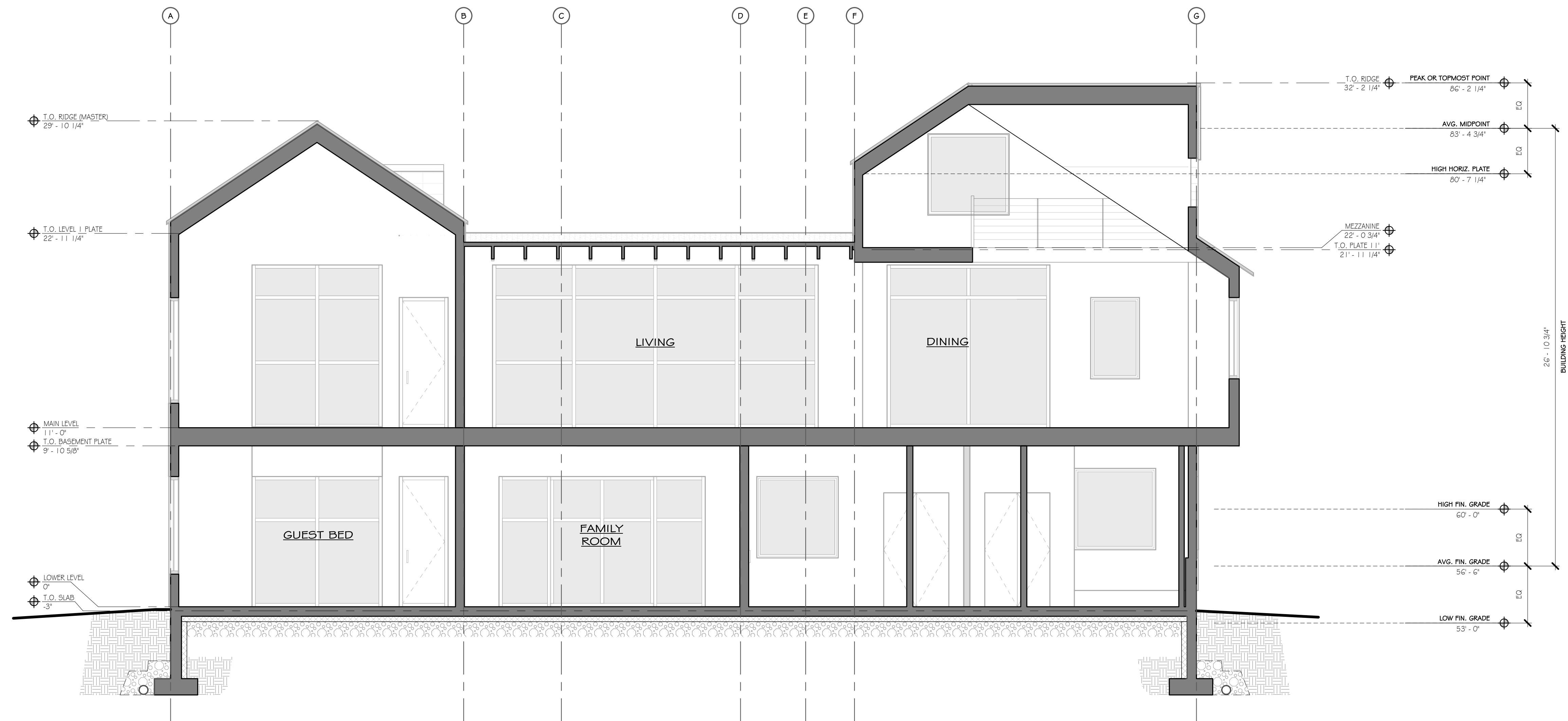
A4.1

MOSS BEACH - LOT 2
 VALLEMAR ST. & JULIANNA AVE.

MAXIMUM BUILDING HEIGHT CALCULATIONS



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



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

REVISION	
NO.	DATE

COASTSIDE DESIGN
 REVIEW APPLICATION

DRAWING:
 SECTIONS

PROJECT NUMBER: 1507
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