

# Application for Design Review by the County Coastside Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2015-003800

Other Permit #: \_\_\_\_\_

### Applicant:

Name: Mos Beach Associates LLC  
Address: PO Box 377  
Santa Cruz CA Zip: 95061  
Phone,W: 8314571331 H: 8312128594  
Email: owen@lawlorlanduse.com

### Owner (if different from Applicant):

Name: \_\_\_\_\_  
Address: PO Box 377  
Zip: 59715  
Phone,W: \_\_\_\_\_ H: \_\_\_\_\_  
Email: \_\_\_\_\_

### Architect or Designer (if different from Applicant):

Name: Pearson Design Group/Larry Pearson  
Address: 102 Noth Broadway., Bozrman MT Zip: 59715  
Phone,W: 4075871997 H: \_\_\_\_\_ Email: beamst@pearsondesigngroup.com

### Project location:

APN: 370086260 37086270  
Address: 0 Vallemar Ave (Lo4)\*  
Moss Beach CA Zip: 94,083  
Zoning: RM-CZ/DR  
Parcel/lot size: 32324 (proposed) sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe): \_\_\_\_\_

### Project:

- New Single Family Residence: 4740 sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

### Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

### Describe Project:

Proposal to construct a new 4740 SF SFD residence including a 403 SF mezzanine with a 576 SF attached garage

Fill in Blanks:

Material

Color/Finish

Check if matches existing

(if different from existing, attach sample)

a. Exterior walls	rough sawn wood/cement panels/CMU	_____	<input type="checkbox"/>
b. Trim	Metal/rough sawn wood	_____	<input type="checkbox"/>
c. Windows	Kolbe Vistalux or similar	_____	<input type="checkbox"/>
d. Doors	Kolbe Vistalux or similar	_____	<input type="checkbox"/>
e. Roof	Standing Seam Bonderized	_____	<input type="checkbox"/>
f. Chimneys	CMU or board formed conc	_____	<input type="checkbox"/>
g. Decks & railings	Stainless Steel Cables	_____	<input type="checkbox"/>
h. Stairs	rough sawn wood	_____	<input type="checkbox"/>
i. Retaining walls	Board Form conc or CMU	_____	<input type="checkbox"/>
j. Fences	wood	_____	<input type="checkbox"/>
k. Accessory buildings	N/A	_____	<input type="checkbox"/>
l. Garage/Carport	rough sawn wood	_____	<input type="checkbox"/>

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Moss Beach Associates LLC

Owner:

Applicant:

June 23, 2017

Date:

June 23, 2017

Date:

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#### SECTION 6565.20(C). SITE PLANNING AND STRUCTURE PLACEMENT.

The houses are designed to use existing site topography and natural grading. The low, single-story entrance facades allow whitewater ocean view corridors between and through the houses from both Vallemar Street and Highway 1.

Corresponding to the steep topography, a "bridge" connects the motorcourt to the houses – allowing natural grade and vegetation to flow between the buildings; thereby, limiting grading beyond the footprints.

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#### SECTION 6565.20(D). ELEMENTS OF DESIGN.

Utilizing the Facade Articulation Option, all sides of every house are heavily detailed with wall recesses, projections, decks, cantilevered roofs, and roof dormers adding visual intrigue to each property.

While the forms of the houses complement the nearby neighborhoods, the material palette is comprised of non-reflective, high-quality, exterior materials that provide a symbiotic aesthetic to the natural surrounding features - while also being durable within a marine climate.

Materials include rough-sawn wood siding applied as a water-resistant rainscreen, rigid cementitious paneling, stainless steel railings and flashings, natural looking board-formed concrete site walls, and a lasting metal roof with a "weathered" appearance. Additionally, extensive landscaping of native trees (existing and new), gabion walls comprised of indigenous rock, and locally-inspired "grape-stake" fencing seamlessly softens and blends the structure to the land.

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#### SECTION 6565.20(E). ADDITIONAL SITE PLANNING AND DESIGN CONSIDERATIONS.

While each house is similar in style, through the use of alternating roof pitches, differing orientations, landscaping, and a variable color scheme - each lot becomes a unique (non cookie-cutter) house.

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#### SECTION 6565.20(F). LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE.

The landscape architectural design for the Moss Beach project incorporates the protection and rehabilitation of native plant communities. It also includes measures to protect and expand the existing coastal prairie landscape adjacent to the bluffs, with boundaries to limit disturbance.

Selected trees will be preserved and protected to allow for the planting and successional establishment of new trees of varying canopy size. The planting design includes native species of shrubs and grasses adjacent to the proposed homes, which are suited to the coastal climate. The plant palette includes mostly drought tolerant planting irrigated with a water-efficient drip system. The goal is to limit impacts on the established biological systems while mindfully integrating the new landscape design.

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The proposed homes at Moss Beach will improve and preserve the existing native landscape, enhance the built neighborhood, and ultimately maintain public access to the coastal trail for perpetuity.

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End of Narrative



PEARSON  
DESIGN GROUP

Project Name: Proposed Moss Beach Homes  
Project Location: Vallemar St. and Juliana Ave.  
Moss Beach, CA 94038

### Project Narrative:

The proposed development is situated near Vallemar Bluffs within a majestic unbuilt lot in San Mateo County.

Formerly submitted as 6 houses densely built on 7 lots. The existing lot lines are being amended to facilitate 4 houses on 4 lots to minimize visual impact and reduce intrusion into the nearby sensitive natural habitat.

In concordance with the San Mateo County Design Review Standards, *[Chapter 28.1 Design Review Standards – Section 6565.20 Standards for Design for One-Family and Two-Family Residential Development in the Midcoast (Moss Beach)]* the architectural and landscape aesthetics of the houses strive to become endearing figures of the neighborhood yet in harmony with, and emboldened by, the unique natural surroundings of Vallemar Bluffs.

#### SECTION 6565.20(B). NEIGHBORHOOD DEFINITION AND NEIGHBORHOOD CHARACTER.

The immediate surroundings contain a biodiverse habitat consisting of cypress trees, native grasslands, rare flowers, and dramatic cliff-side bluffs. The larger (built) neighborhood context within 300' of the houses lies the Cabrillo Highway (Highway 1), and a handful of houses with similar ocean views.

Within this context, the houses perform the difficult task of responding to the limited nearby neighborhood character, while also taking visual clues to respect, preserve, and blend within the immediate natural habitat.

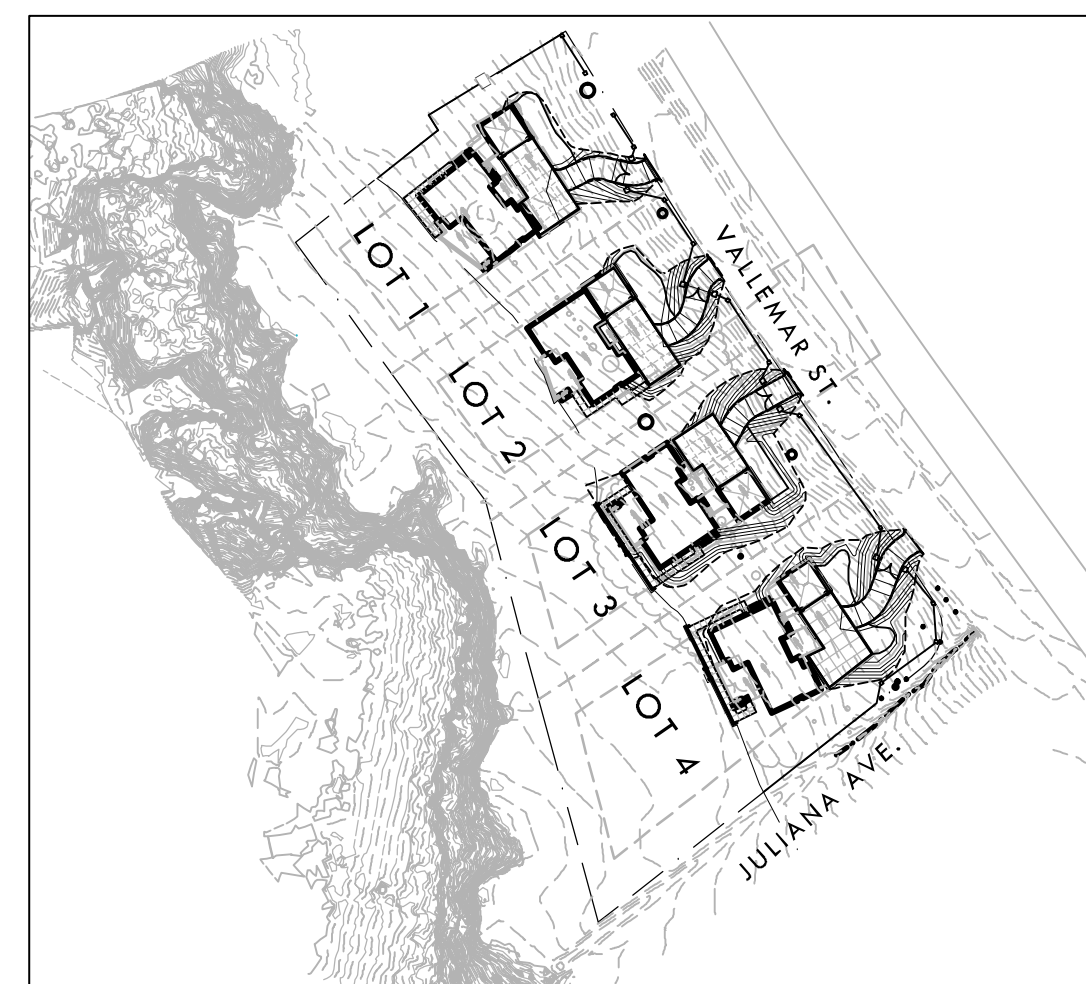
On the top (northwest) portion of the site, the houses are nestled between existing (and new) cypress trees at the edge of the 50' road setback. However, taking visual cues from the adjacent bluffs, the houses dramatically expand down the natural slope to encapsulate the breadth of the coastline vistas.

Through the extensive use of natural materials - the houses blend with the natural site features to reduce visual intrusion and harmonize within the existing context.

PROJECT MAPS



VICINITY MAP



SITE MAP

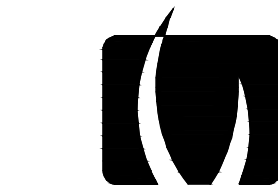
# DESIGN REVIEW DRAWINGS FOR PROPOSED MOSS BEACH HOMES

Vallemar St. and Juliana Ave  
Moss Beach, CA 94038

PREPARED BY



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BOZEMAN, MT 59715  
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WWW.PEARSONDESIGNGROUP.COM



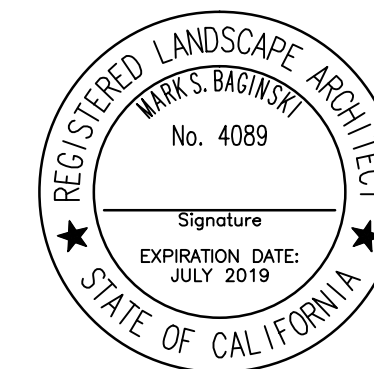
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Civil and Structural Engineering  
831.426.3186 | Santa Cruz | www.m-me.com



CONTACT INFORMATION

ORGANIZATION	NAME	PHONE
APPLICANT MOSS BEACH ASSOCIATES, LLC	OWEN LAWLOR	(831) 457-1331
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).

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L1.3	JULIANA AVE. SECTION	A1.1	SITE PLAN
L2.1	EXISTING CONDITIONS PLAN	A2.1	LOWER LEVEL PLAN
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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(f)
  - 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)    | 2013 EDITION |
|           | (NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES") |              |
| 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 904.11, CFC 904.11.

PROPOSED PERSPECTIVE VIEW



VALLEMAR ST. PERSPECTIVE

ALL RIGHTS RESERVED. REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM PEARSON DESIGN GROUP IS PROHIBITED. THIS DRAWING IS THE PROPERTY OF PEARSON DESIGN GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM PEARSON DESIGN GROUP. PLOT DATE: 08-23-17 PLOTTED BY: station25

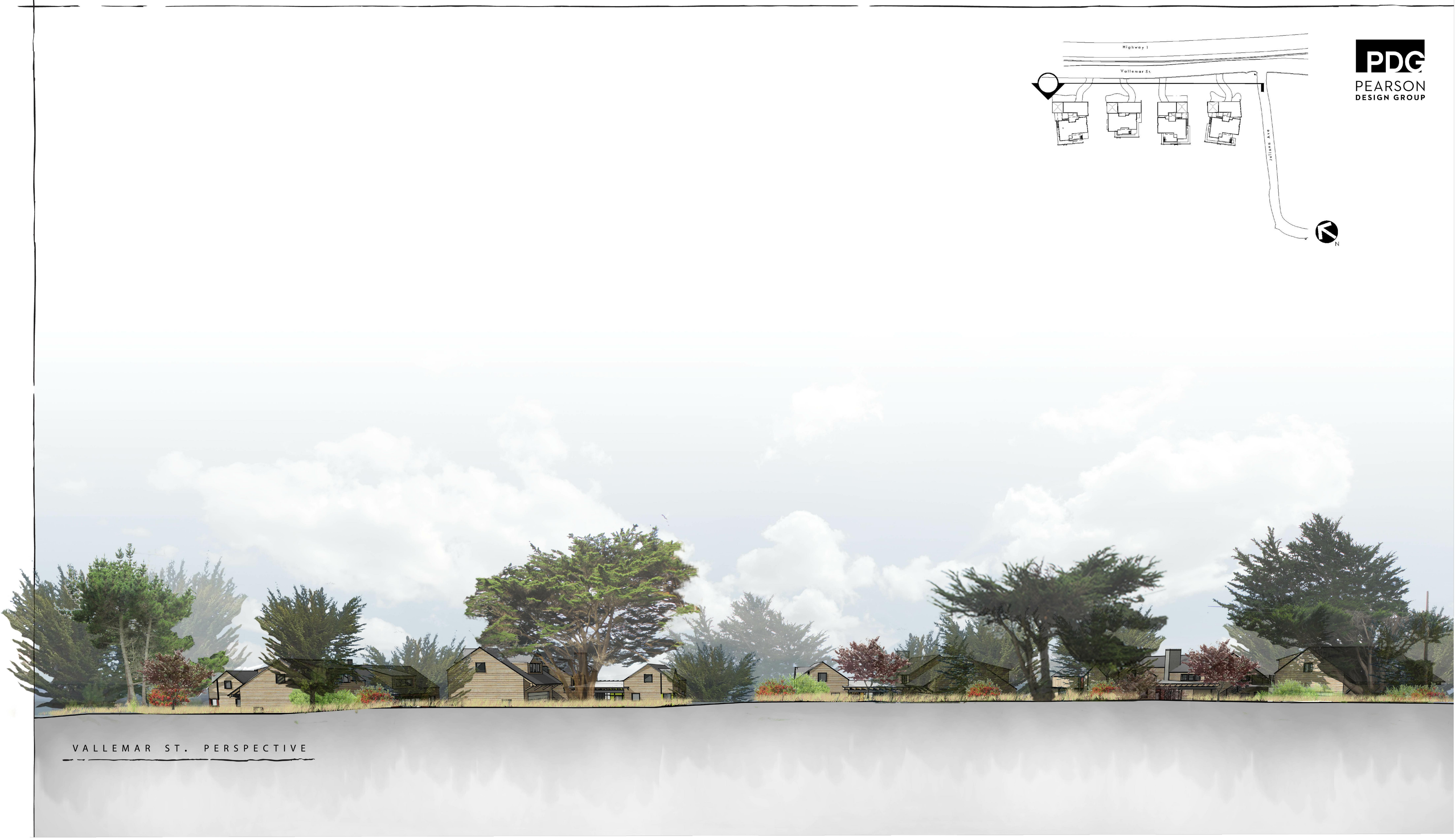
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PLOT DATE: 08-23-17 PLOTTED BY: station25

COVER SHEET

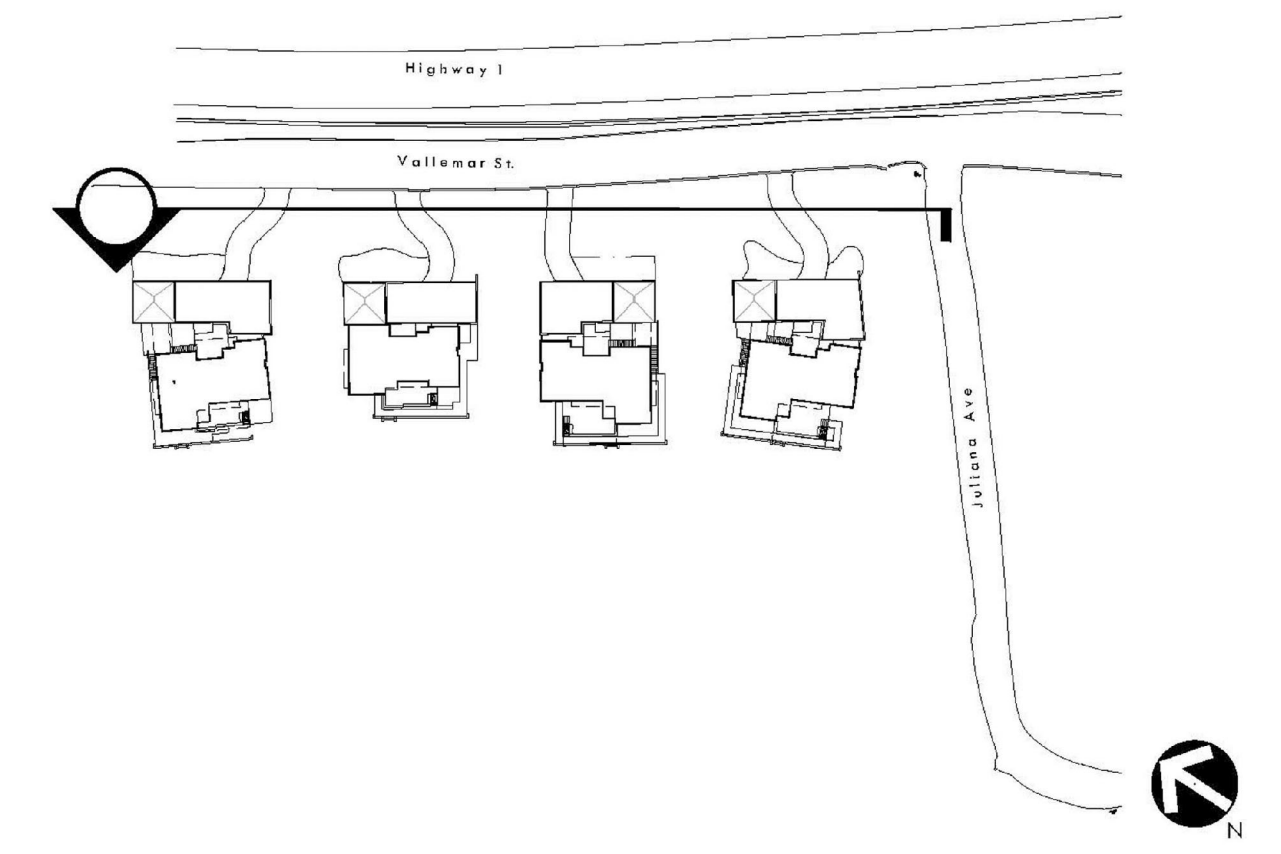
PROPOSED MOSS BEACH HOMES

COUNTY COASTSIDE DESIGN REVIEW RESUBMITTAL - 08/23/17

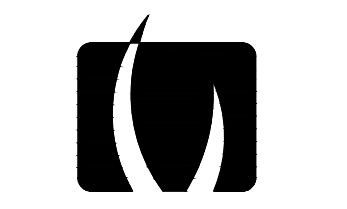
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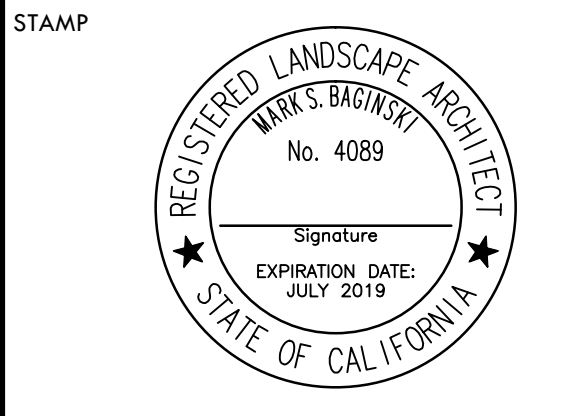
VALLEMAR ST. PERSPECTIVE



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CONSULTANT

SHEET TITLE

**VALLEMAR ST.  
ELEVATION/  
PERSPECTIVE**

PROJECT NAME

**MOSS BEACH  
OCEAN  
DEVELOPMENT**

PROJECT ADDRESS

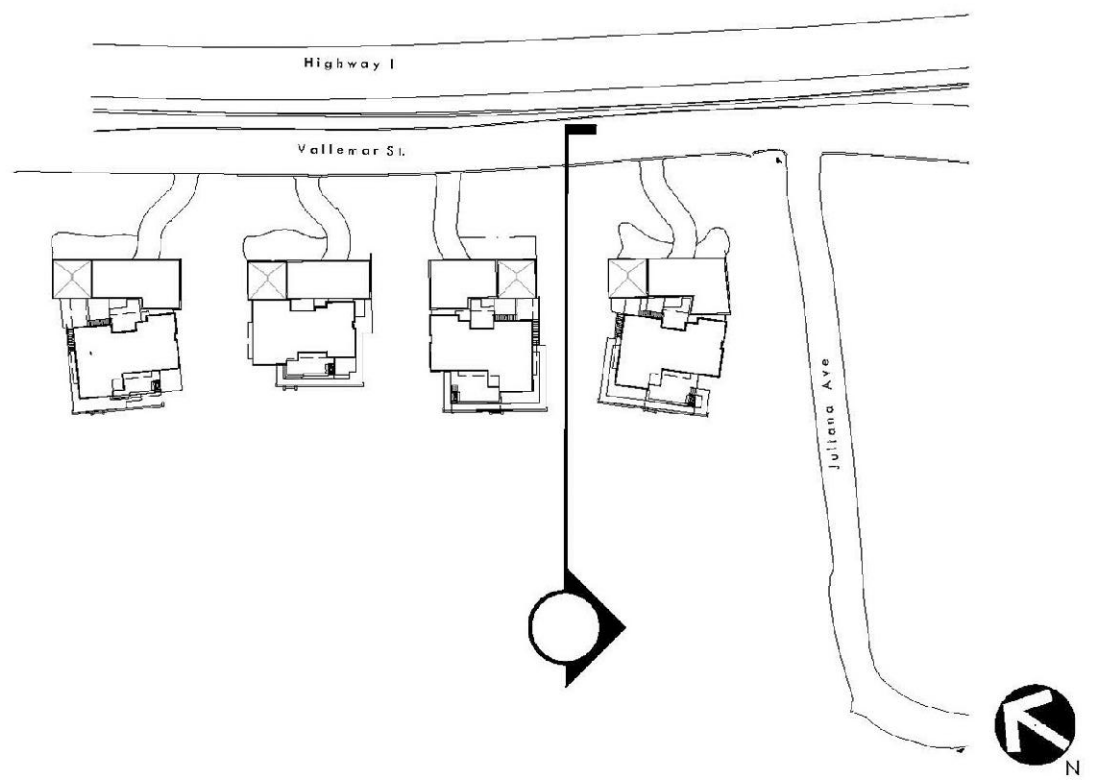
**VALLEMAR ST. &  
JULIANA AVE  
MOSS BEACH, CA**

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

NO.	REVISIONS	DATE
△		
△		
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DRAWN BY <b>PH</b>	CHECKED BY <b>MB</b>
DATE ISSUED <b>08/23/17</b>	SCALE <b>AS SHOWN</b>
PROJ. NO. <b>1500600-1668</b>	
SHEET NO. <b>L1.1</b>	
OF SHEETS	

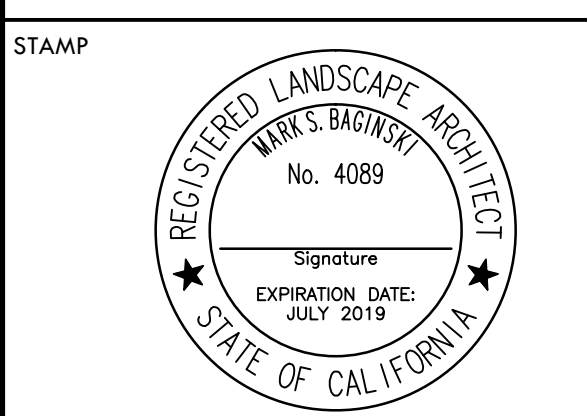
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CONSULTANT

SHEET TITLE

**SITE SECTION**

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

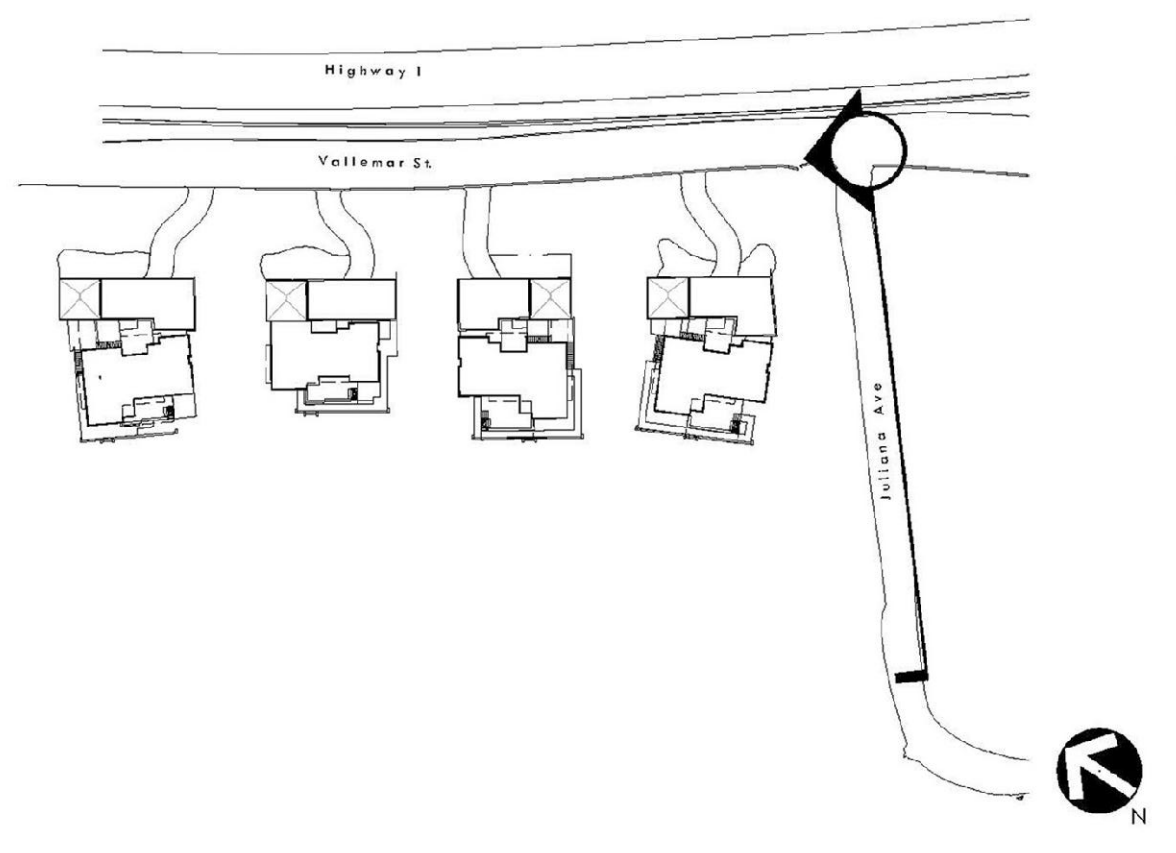
NO.	REVISIONS	DATE
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PROJ. NO. <b>1500600-1668</b>	

SHEET NO.  
**L1.2** OF SHEETS

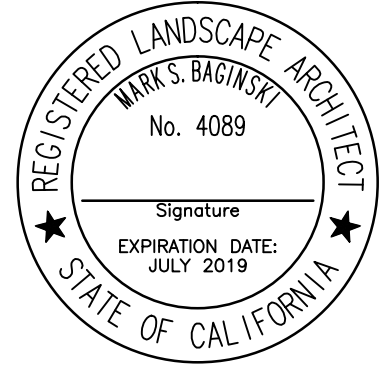


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**DESIGN GROUP**

  
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 Santa Clara, CA 95050  
 Tel: 408.985.7200  
 Fax: 408.985.7260  
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STAMP  


CONSULTANT

SHEET TITLE

**JULIANA AVE.  
 SECTION/  
 PERSPECTIVE**

PROJECT NAME  
**MOSS BEACH  
 OCEAN  
 DEVELOPMENT**

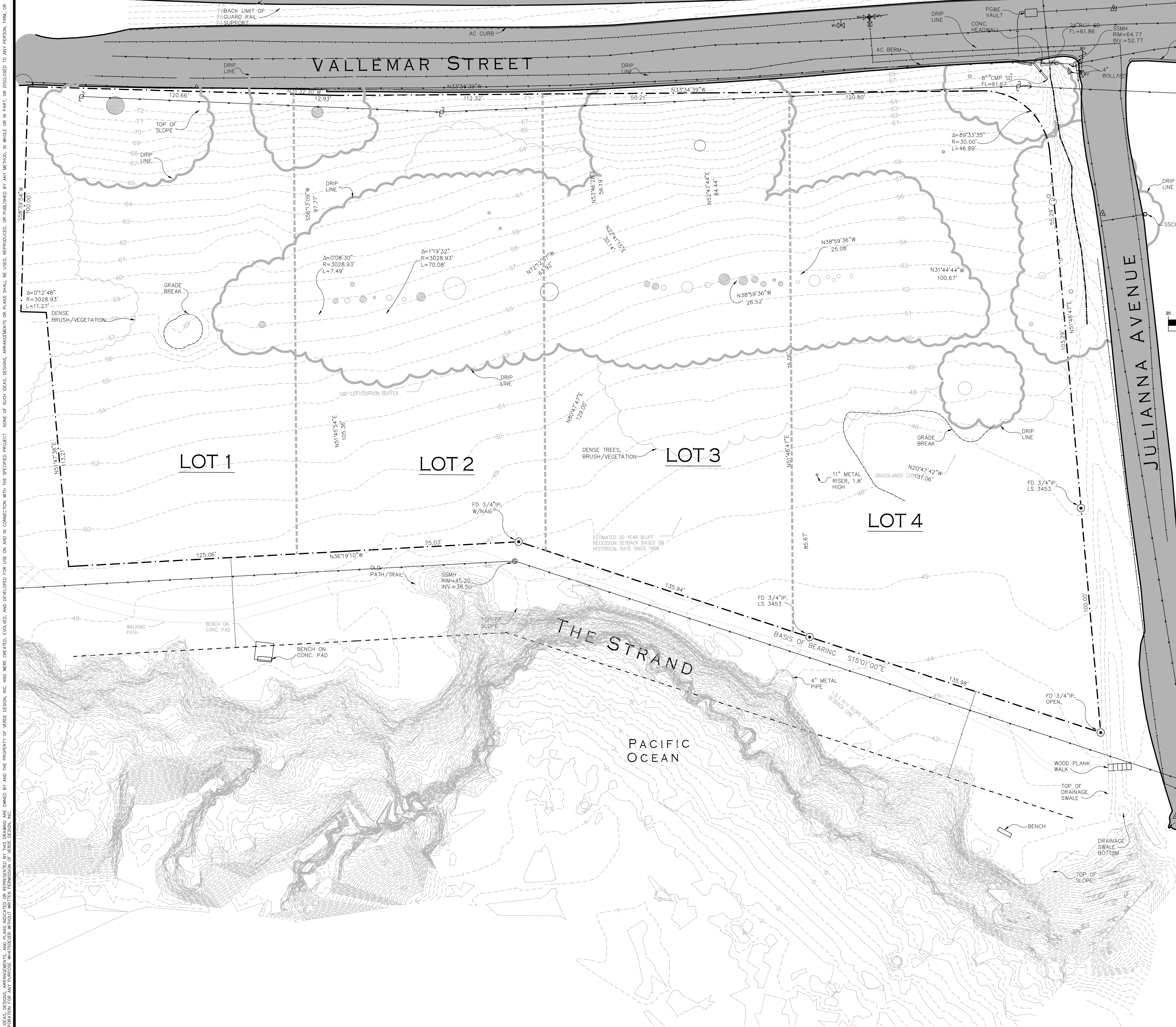
PROJECT ADDRESS  
**VALLEMAR ST. &  
 JULIANA AVE  
 MOSS BEACH, CA**

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

NO.	REVISIONS	DATE
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DRAWN BY <b>PH</b>	CHECKED BY <b>MB</b>
DATE ISSUED <b>08/23/17</b>	SCALE <b>AS SHOWN</b>
PROJ. NO. <b>1500600-1668</b>	
SHEET NO. <b>L1.3</b>	
OF SHEETS	





### Legend

○ MONUMENT FOUND AS NOTED	□ WATER VALVE
⊙ SAN SEWER MANHOLE	□ DRAIN INLET
⊙ STORM DRAIN MANHOLE	△ SURVEY CONTROL POINT
⊙ DRAIN OR DRAIN	○ SAN SEWER CLEANOUT
⊙ (ENCL) MARK	○ UTILITY POLE
⊙ INDICATES RECORD DATA	○ (ENCL) POLE
⊙ INDICATES RADIAL BEARING	○ (ENCL) RATE
⊙ RECORD CALCULATED DATA	MT MULTIPLE TREES
INV. INVERT ELEVATION	TT TWIN TREES

ASPHALT CONCRETE STADIUM  
 DRAIN LINE  
 DENSE TREES (RUS) VEGETATION  
 WATER LINE (RAIN MAR) IN  
 SANITARY SEWER LINE  
 STORM DRAIN LINE  
 OVERHEAD UTILITY LINE  
 GAS LINE (RAIN MAR) IN

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GRAPHIC SCALE  
 0 10 20 40 80  
 ( IN FEET )  
 1 inch = 20 ft.

SURVEY PERFORMED BY:  
**IFLAND SURVEY**  
 Surveying - Mapping - GPS  
 303 Potrero Street, Suite 43-108, Santa Cruz, CA 95060  
 Tel: 831.426.7941 Fax: 831.426.6266

### Basis of Bearings

THE BASIS OF BEARING FOR THIS SURVEY IS SET BY MONUMENTS FOUND ALONG THE NORTH-EASTERN LINE OF THE STRAND AS SHOWN ON THE ATTACHED RECORD SURVEY FILED IN VOLUME 13 OF MAPS AT DATE 95: SAN MATEO COUNTY RECORDS.

BASIS OF BEARINGS = S 15° 01' 00" E

### Benchmark

N: S: (ENCL) MARK: S 1240  
 2 3/4" BRASS DISC STAMPED "S 1240" 1973 SET IN THE CONCRETE LEAD ALL ON A 24" DIRT ON THE SOUTH-EAST END AT THE INTERSECTION OF STATE HIGHWAY 1 AND ELDORADO STREET.

(ENCL) MARK: ELEVATION = 60.91 NAVD 88

**VERDE DESIGN**  
 LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 SPORT PLANNING & DESIGN

2455 The Alameda  
 Santa Clara, CA 95050  
 Tel: 408.985.7200  
 Fax: 408.985.7260  
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EXISTING CONDITIONS PLAN

PROJECT NAME  
**MOSS BEACH OCEAN DEVELOPMENT**

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

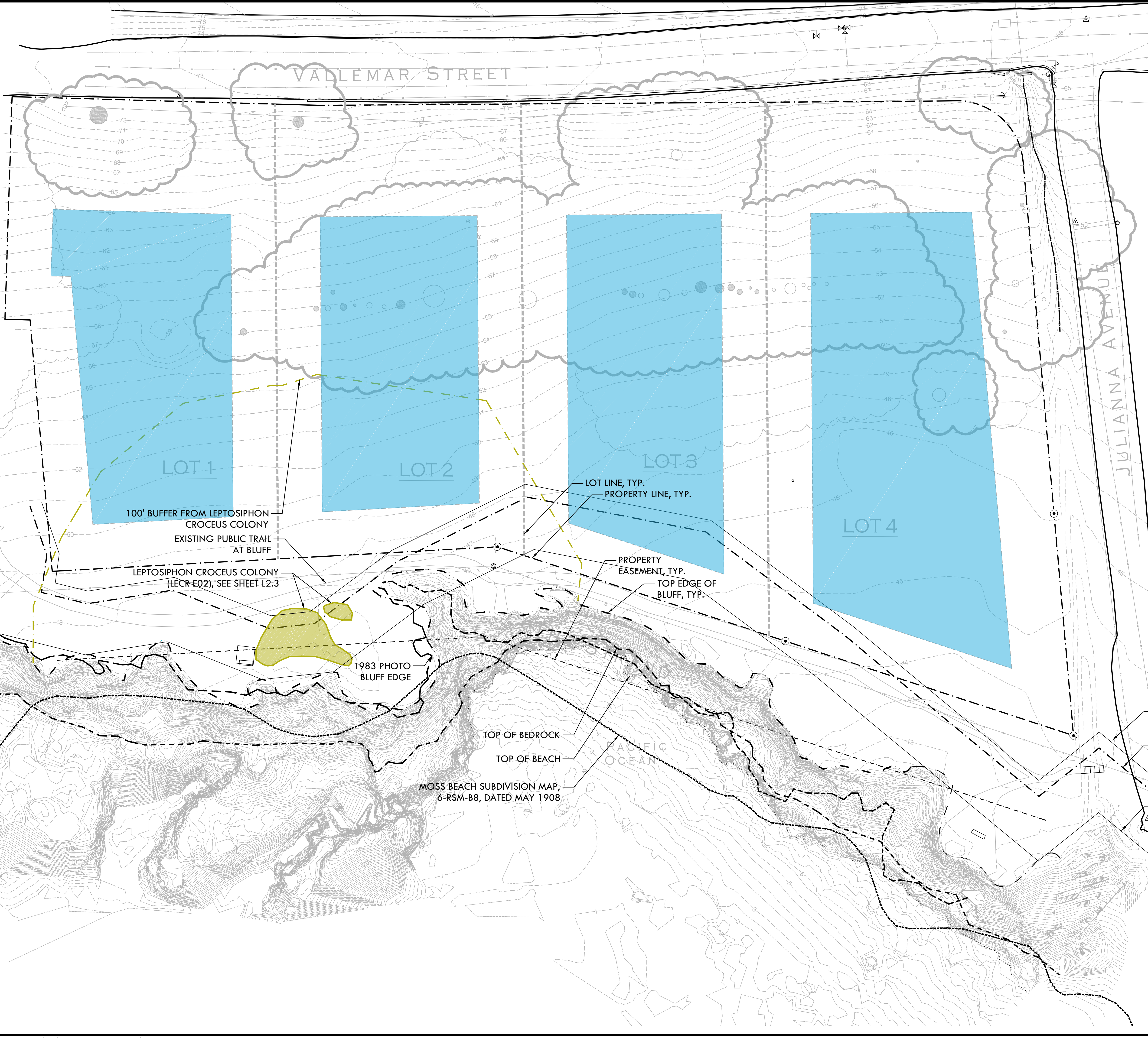
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SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	TOP EDGE OF BLUFF
	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908
	PROPOSED BUILDING ENVELOPE

  
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SHEET TITLE

**SITE CONSTRAINTS PLAN**

PROJECT NAME

**MOSS BEACH OCEAN DEVELOPMENT**

PROJECT ADDRESS

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

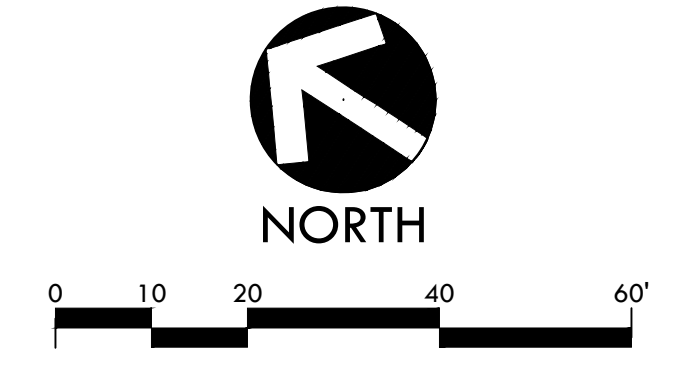
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ESTIMATED 50 YEAR BLUFF RECESION SETBACK INCLUDING SEA LEVEL RISE INFLUENCE

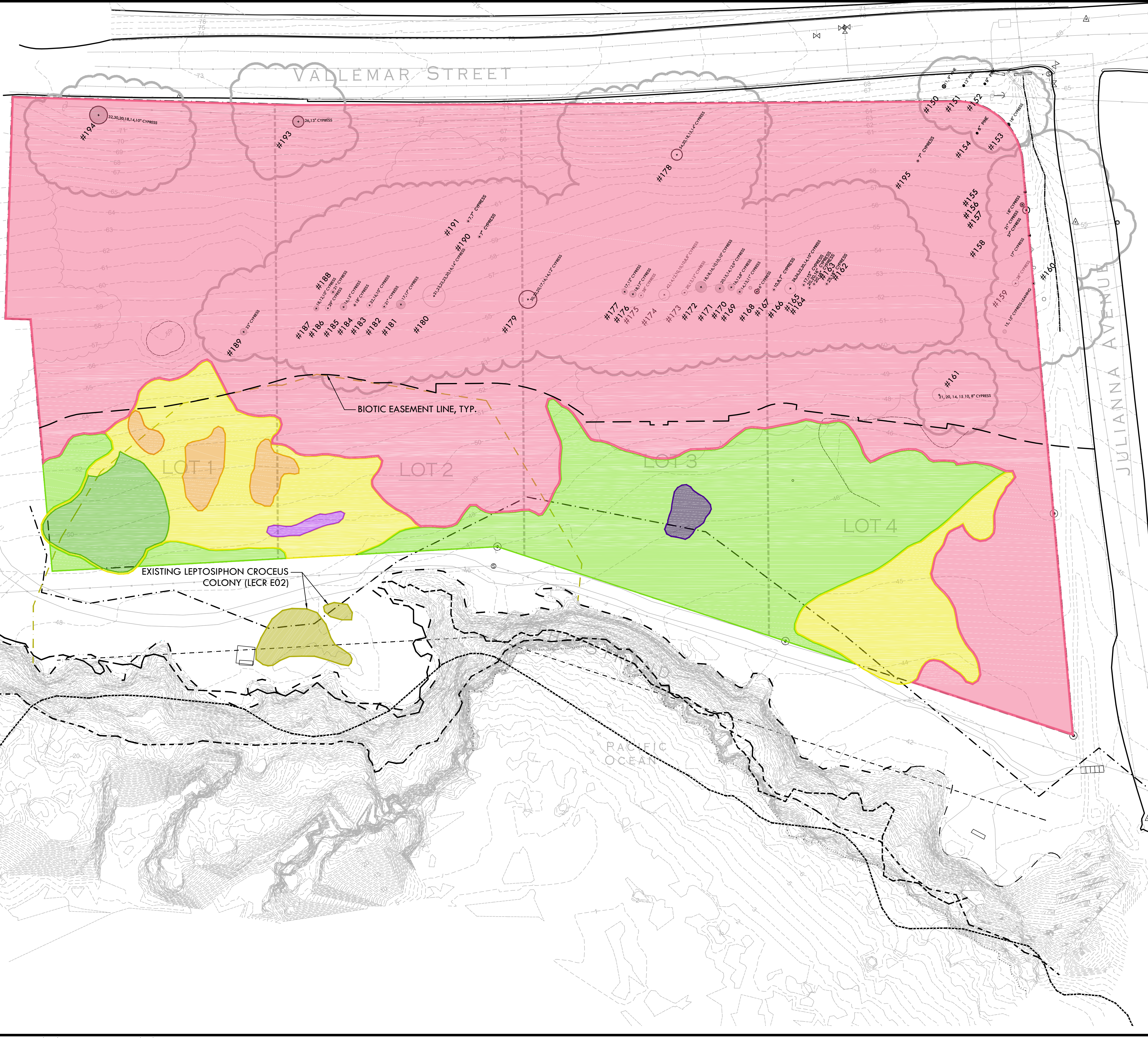
ESTIMATED 50 YEAR BLUFF RECESION SETBACK BASED ON HISTORICAL RATE SINCE 1908

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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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STAMP  
  
 REGISTERED LANDSCAPE ARCHITECT  
 MARK S. BAKIS  
 No. 4089  
 Signature  
 EXPIRATION DATE:  
 JULY 2019  
 STATE OF CALIFORNIA

CONSULTANT

SHEET TITLE

EXISTING TREES AND VEGETATION

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

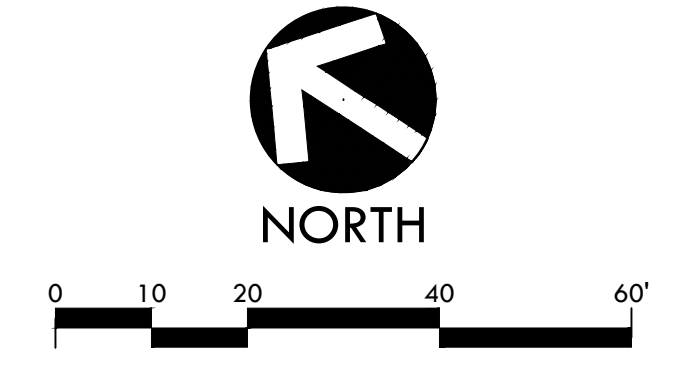
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## Tree Assessment

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 3 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 rangy form; 12" a long stub on N.;
Y	188	Monterey cypress	31	Significant	2	Low	10" poor on W. 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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### TREE ASSESSMENT LIST

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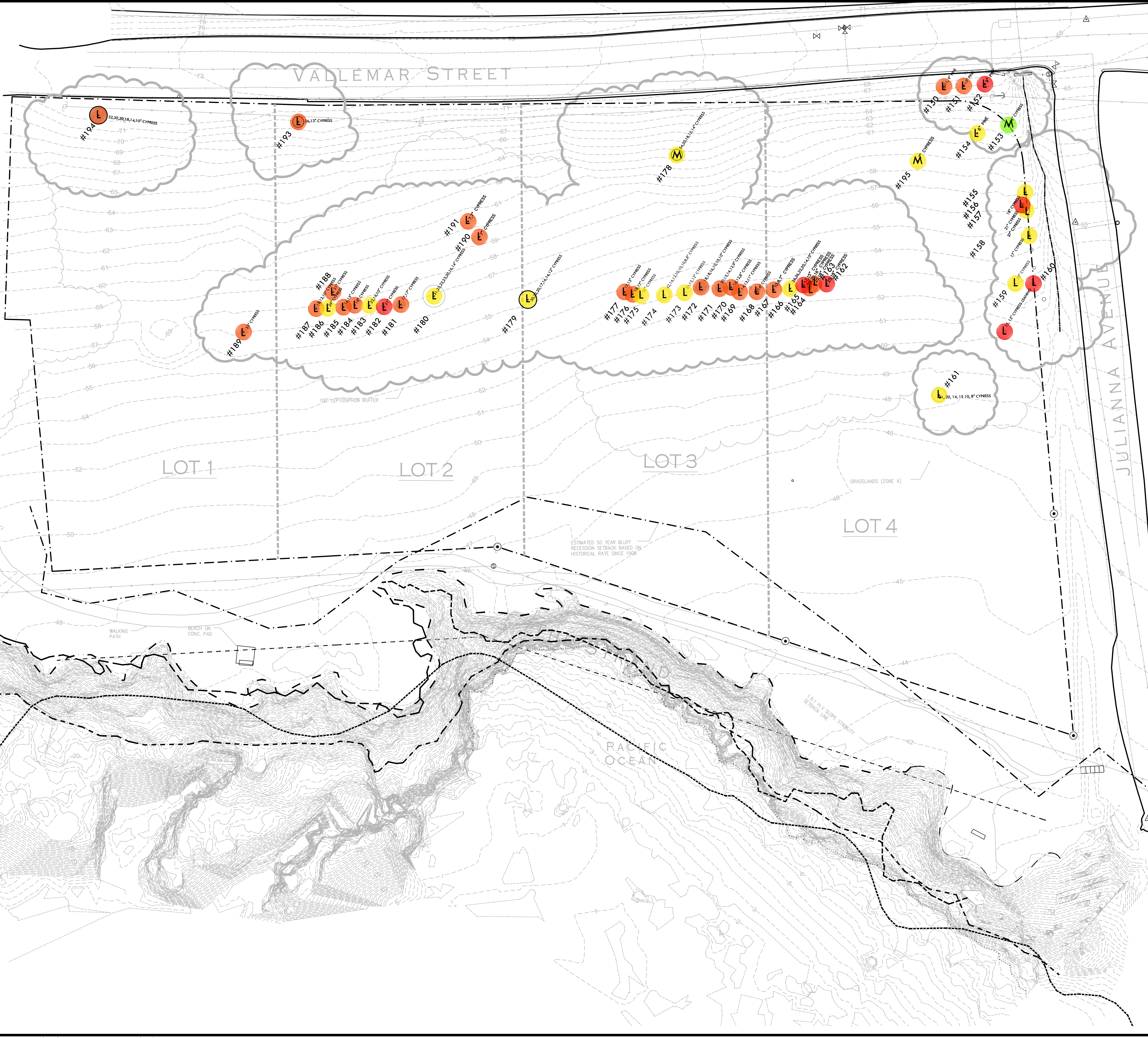
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	TOP EDGE OF BLUFF
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	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908

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

**VERDE DESIGN**  
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SHEET TITLE

**TREE HEALTH AND SUITABILITY FOR PRESERVATION**

---

PROJECT NAME

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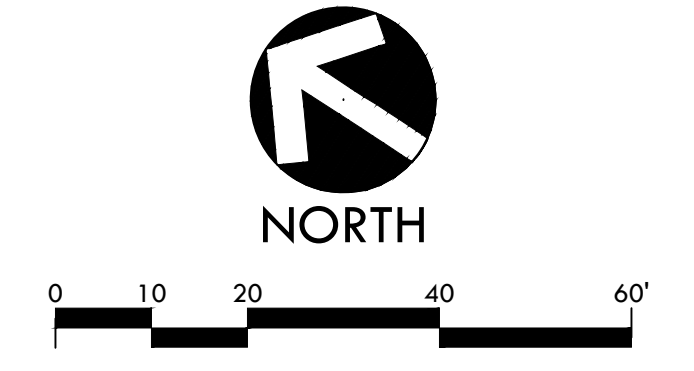
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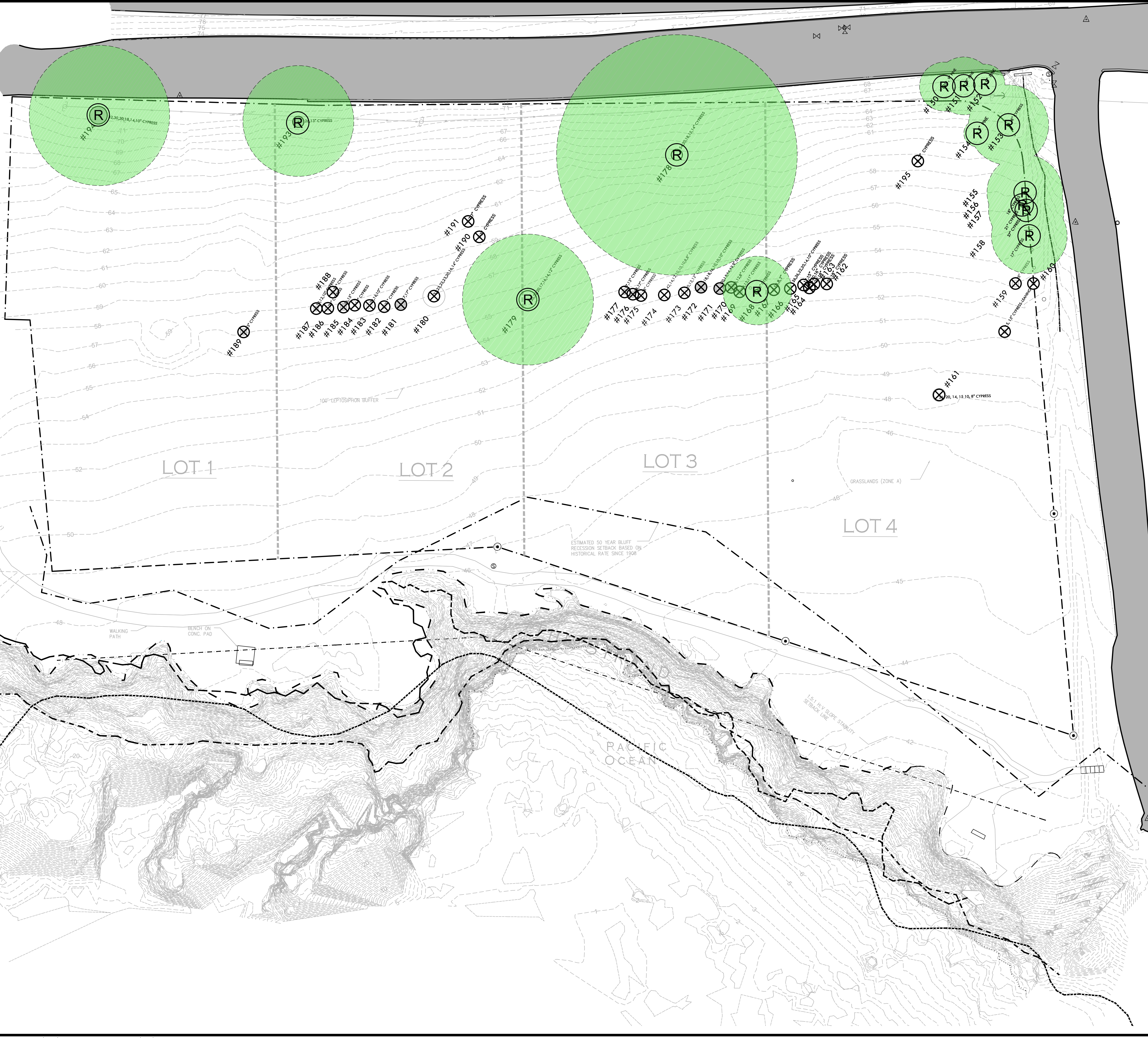
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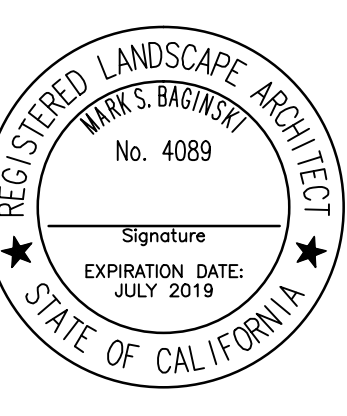
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--- (dotted line)	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908
○ (circle)	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
#174 (circle)	TREE NO.
⊗ (circle with cross)	EXISTING TREE TO BE REMOVED QUANTITY: 31
⊙ (circle with R)	EXISTING TREE TO BE REMAIN AND BE PROTECTED QUANTITY: 14
● (shaded circle)	TREE PROTECTION ZONE (1" RADIUS PER 1" TRUNK DIAMETER)



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**TREE REMOVAL PLAN**

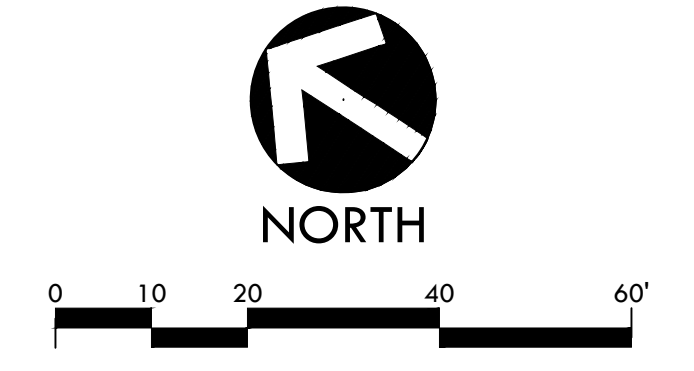
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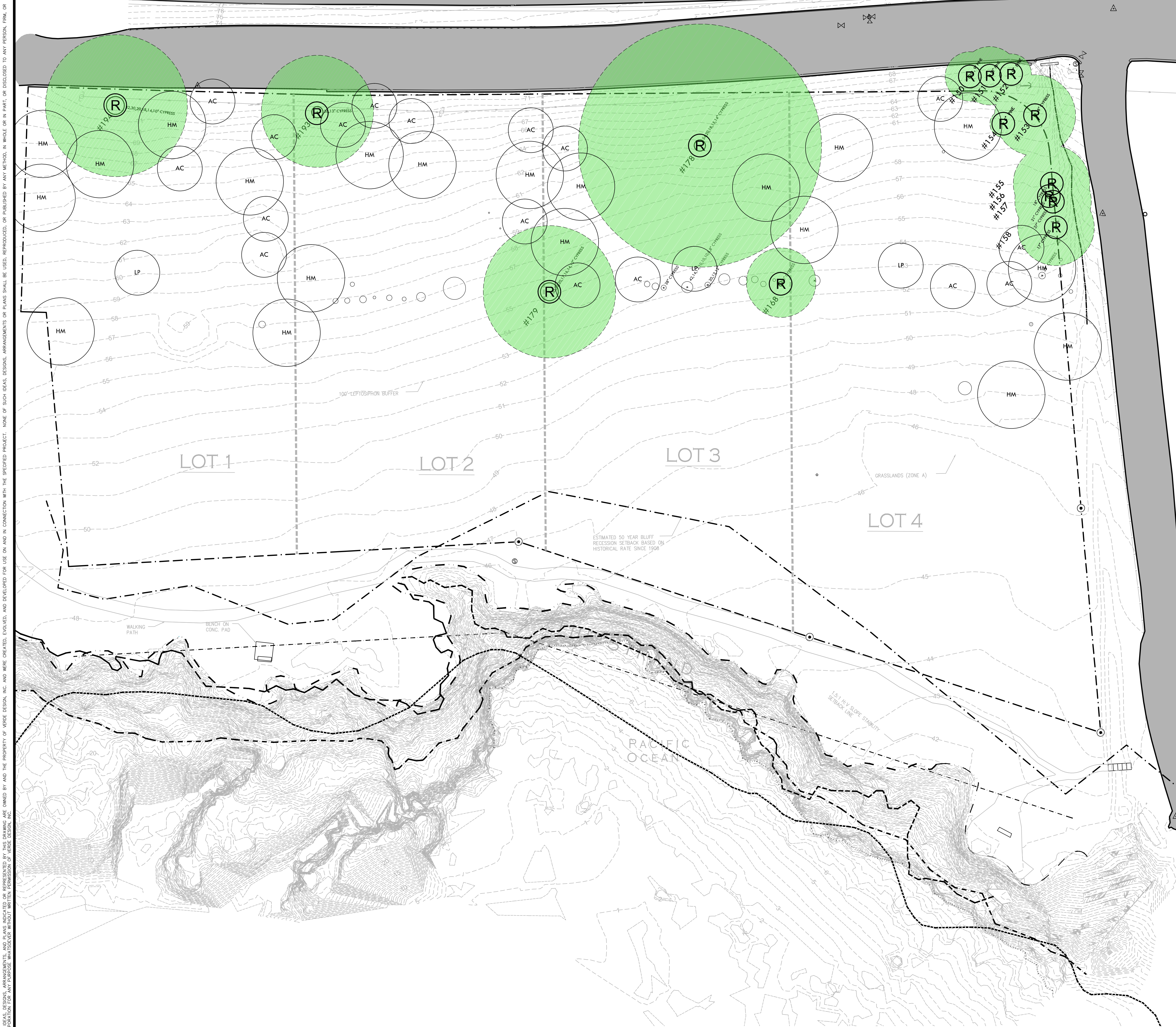
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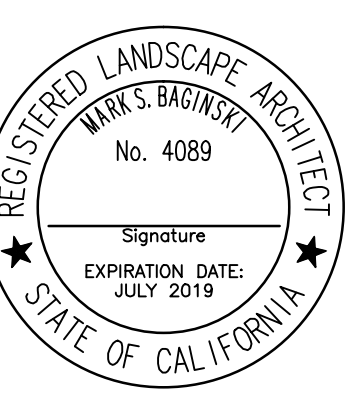
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● (shaded circle)	TREE PROTECTION ZONE (1" RADIUS PER 1" TRUNK DIAMETER)

### TREE REPLACEMENT LEGEND

SYM	QTY	SIZE	BOTANICAL/COMMON NAME
HM	20	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS
AC	17	24" BOX	AESCULUS CALIFORNICA CALIFORNIA BUCKEYE
LP	3	24" BOX	LAGUNARIA PATERSONII PRIMROSE TREE



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**TREE REPLACEMENT PLAN**

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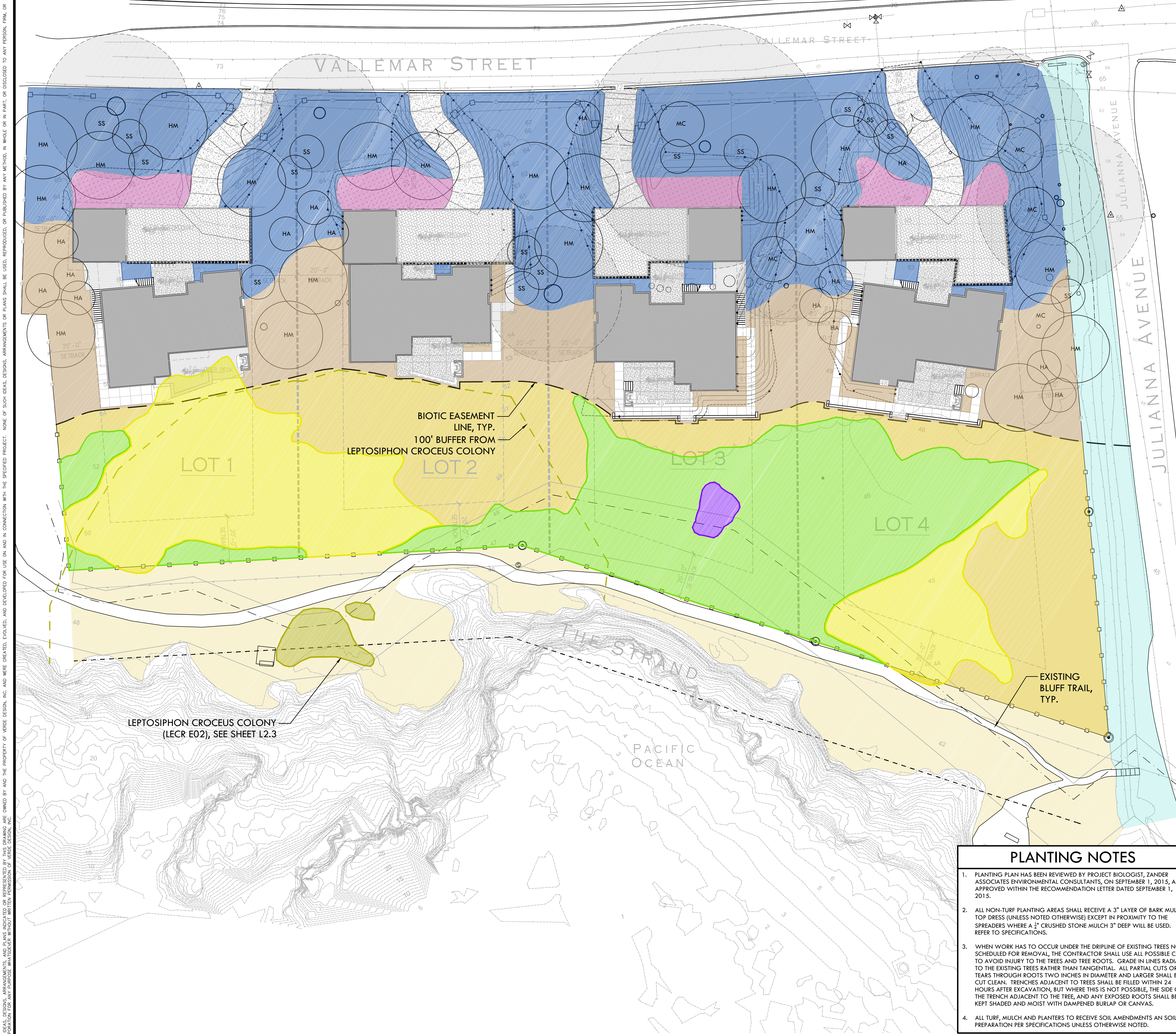
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**L3.2**

OF SHEETS



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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
11,683 SF	N/A	N/A	ZONE B - TRANSITIONAL AREA TO REMAIN AND BE PROTECTED, NON-NATIVE SPECIES TO BE REMOVED
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'
AC	17	24" BOX	AESCULUS CALIFORNICA CALIFORNIA BUCKEYE	25' O.C.	25'
LP	3	24" BOX	LAGUNARIA 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 SCOUERIANA SCOULER'S WILLOW	15' O.C.	15'

**SHRUBS & GRASSES**

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT/SPREAD
<b>ORNAMENTAL NATIVES</b>				
	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**

	30%	4" POTS	CAREX PRAEGRACILIS FIELD SEDGE	2' X 2'
	15%	4" POTS	ERIGERON GLAUCUS SEASIDE DAISY	1' X 1'
	15%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'
	25%	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**

	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)**

	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)**

	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**

	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'

**NATIVE COASTAL GRASS LAWN**

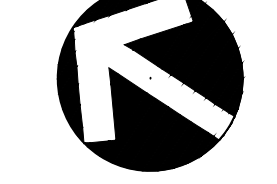
	3,227 SF	100%	SEED	AGROSTIS PALLENS SEASHORE BENTGRASS	N/A
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**EXISTING VEGETATION TO REMAIN AND BE PROTECTED**

	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 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.

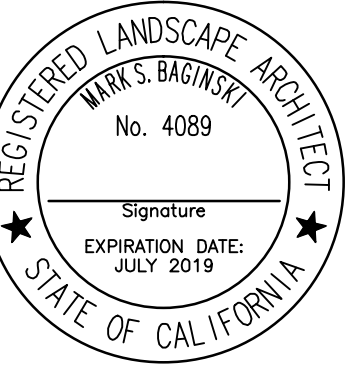
  
**NORTH**





**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

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

DESIGN REVIEW APPLICATION

DESIGN REVIEW RESUBMITTAL

DATE

08/21/15

08/09/16

NO. REVISIONS

DATE

PH

MB

DATE ISSUED

08/23/17

SCALE

AS SHOWN

PROJ. NO.

1500600-1668

SHEET NO.

**L3.3**





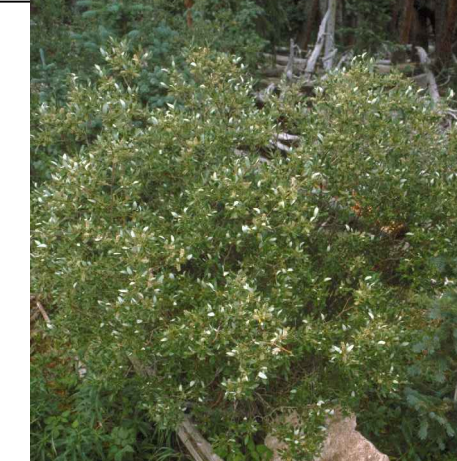
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### TREES / LARGE SHRUBS

HM 	AC 	HA 	MC 	SS 
<b>HESPEROCYPARIS MACROCARPA</b> MONTEREY CYPRESS	<b>AESCULUS CALIFORNICA</b> CALIFORNIA BUCKEYE	<b>HETEROMELES ARBUTIFOLIA</b> TOYON	<b>MORELLA CALIFORNICA</b> PACIFIC WAX MYRTLE	<b>SALIX SCOULERIANA</b> SCOULER'S WILLOW

### ORNAMENTAL NATIVES

AM 	AR 	BP 	RC 	RC 
<b>ACHILLEA MILLEFOLIUM</b> 'CALIFORNICA' YARROW	<b>ARMERIA MARITIMA</b> SEA THRIFT	<b>BACCHARIS PILULARIS</b> 'PIGEON POINT' DWARF COYOTE BRUSH	<b>FRANGULA CALIFORNICA</b> 'EVE CASE' COFFEEBERRY	<b>RIBES AUREUM GRACILLIMUM</b> GOLDEN CURRANT



### COASTAL PRAIRIE / NATIVE MIX

CP 	EG 	SB 	DC 	MC 
<b>CAREX PRAEGRACILIS</b> FIELD SEDGE	<b>ERIGERON GLAUCUS</b> SEASIDE DAISY	<b>SISYRINCHIUM BELLUM</b> BLUE-EYED GRASS	<b>DANTHONIA CALIFORNICA</b> CALIFORNIA OATGRASS	<b>MELICA CALIFORNICA</b> CALIFORNIA MELIC


### COASTAL PRAIRIE GRASSES

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

### DRAINAGE PLANTING

JE 	JP 	AP 
<b>JUNCUS EFFUSUS</b> COMMON RUSH	<b>JUNCUS PATENS</b> CALIFORNIA GREY RUSH	<b>AGROSTIS PALLENS</b> SEASHORE BENTGRASS

### NATIVE COASTAL GRASS LAWN

AP 
<b>AGROSTIS PALLENS</b> SEASHORE BENTGRASS

### PLANTING NOTES

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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
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### 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'
	15%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'
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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 COASTAL GRASS LAWN				
3,227 SF	100%	SEED	AGROSTIS PALLENS SEASHORE BENTGRASS	N/A

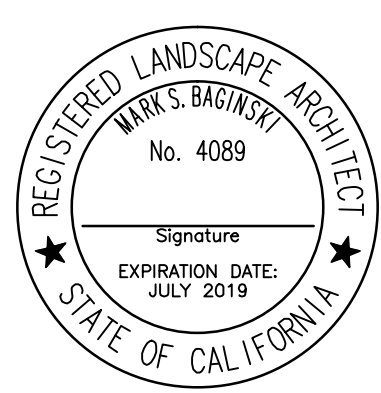
EXISTING VEGETATION TO REMAIN AND BE PROTECTED				
766 SF	N/A	N/A	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CA NATIVE PLANT SOCIETY MEMORANDUM (5/25/2016)	



**VERDE DESIGN**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
SPORT PLANNING & DESIGN

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Santa Clara, CA 95050  
Tel: 408.985.7200  
Fax: 408.985.7260  
www.VerdeDesignInc.com

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

DATE

DESIGN REVIEW APPLICATION

08/21/15

DESIGN REVIEW RESUBMITTAL

08/09/16

NO.

REVISIONS

DATE

DRAWN BY

PH

CHECKED BY

MB

DATE ISSUED

08/23/17

SCALE

AS SHOWN

PROJ. NO.

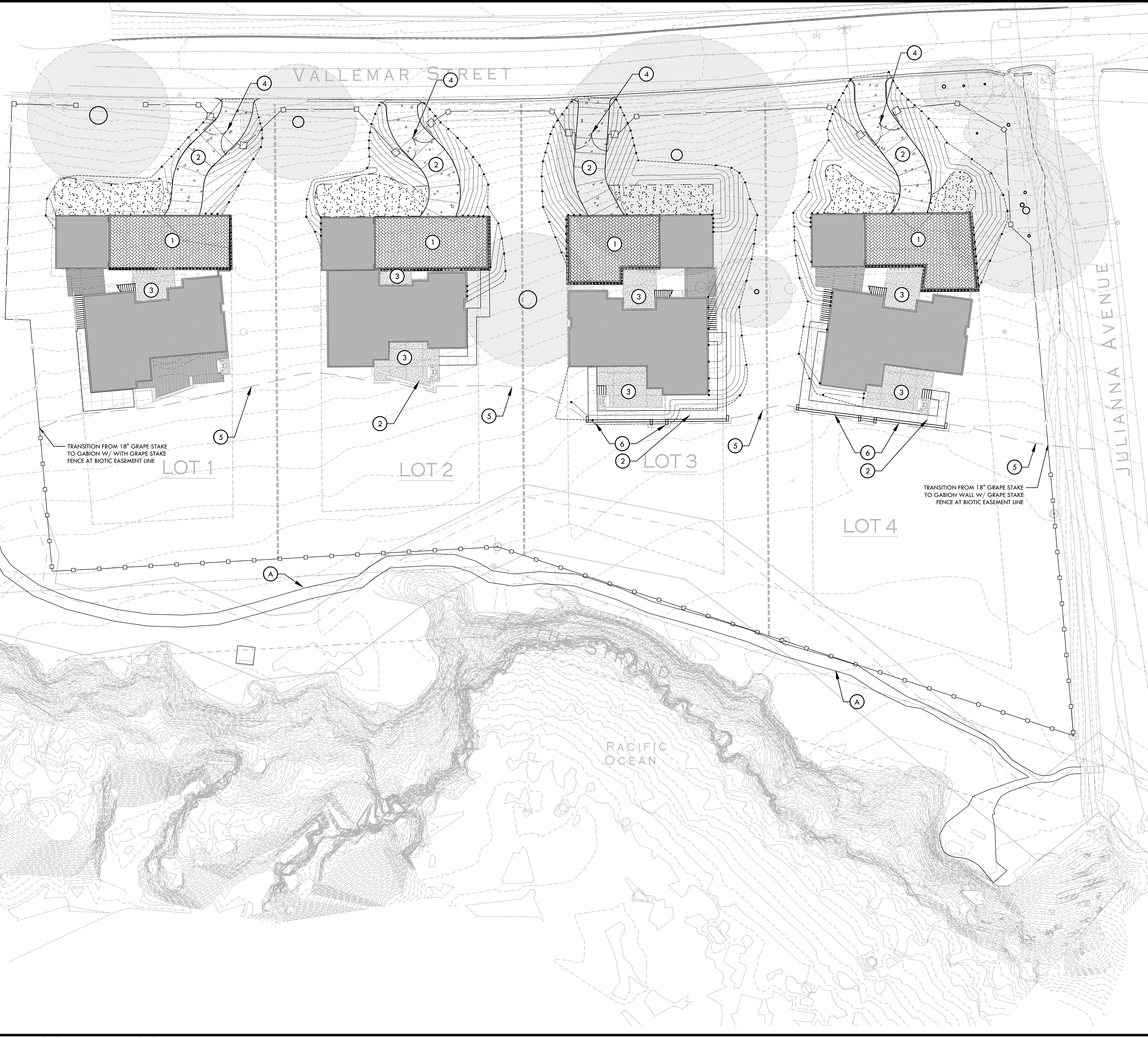
1500600-1668

SHEET NO.

L3.4

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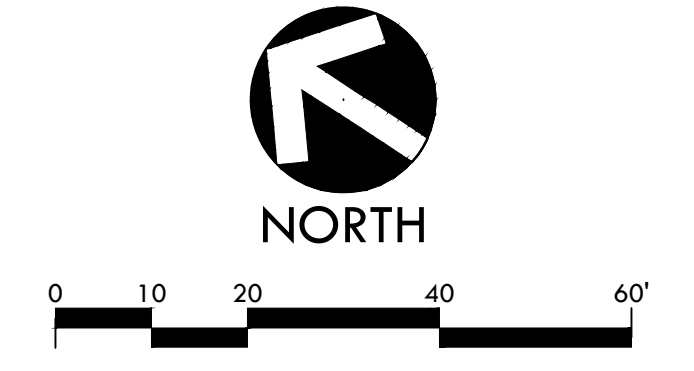


SYM	DESCRIPTION	DTL REF
[Pattern]	PERMEABLE CONCRETE PAVERS WITH 6" CONCRETE EDGE BAND	(A) L4.2
[Pattern]	STAMPED CONCRETE AT DRIVEWAY ENTRANCES	(B) L4.2
[Pattern]	DECKING - REFER TO ARCHITECTURAL PLANS	
[Pattern]	NATIVE COASTAL GRASS LAWN	
[Pattern]	GABION WALL W/ GRAPE STAKE (4' MAX)	(C) L4.2
[Pattern]	GRAPE STAKE FENCE AT PROPERTY LINE (18-30" HIGH) MIN. 50% TRANSPARENCY	(D) 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)	GRAPE STAKE FLANK GATE	(C) L4.2
(5)	BIOTIC EASEMENT LINE	
(6)	GABION RETAINING WALL / SEAT WALL	(E) L4.2

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

REGISTERED LANDSCAPE ARCHITECT  
 MARK S. BAGIKENT  
 No. 4089  
 Signature  
 EXPIRATION DATE: JULY 2019  
 STATE OF CALIFORNIA

STAMP			
CONSULTANT			
SHEET TITLE	<b>MATERIAL AND DETAIL REFERENCE PLAN</b>		
PROJECT NAME	<b>MOSS BEACH OCEAN DEVELOPMENT</b>		
PROJECT ADDRESS	<b>VALLEMAR ST. &amp; JULIANA AVE MOSS BEACH, CA</b>		
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	08/23/17	SCALE	AS SHOWN
PROJ. NO.	1500600-1668		
SHEET NO.	<b>L4.1</b>		



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**PAVERS / PAVING**

**A**



PERMEABLE PAVERS AT DRIVEWAYS  
(ASHLAR PATTERN)



PERMEABLE PAVERS AT DRIVEWAYS  
(RUNNING BOND)



PERMEABLE PAVERS AT DRIVEWAYS  
(HERRINGBONE PATTERN)

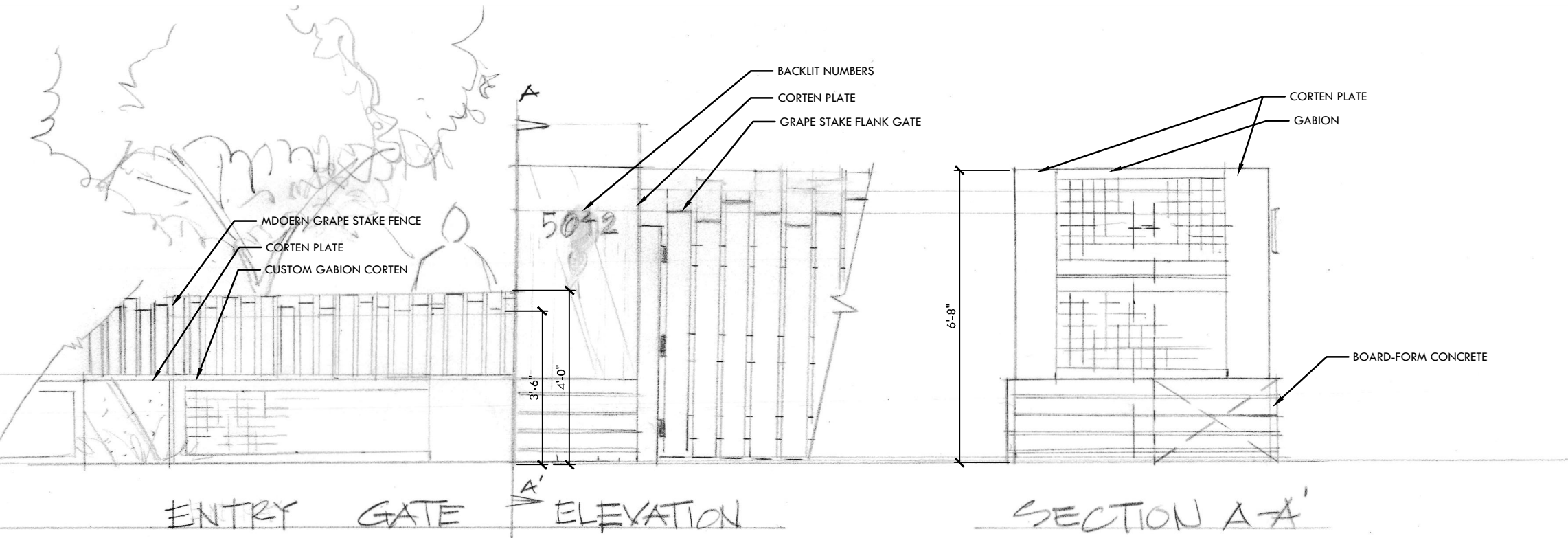
**B**



STAMPED CONCRETE AT DRIVEWAY ENTRANCES

**FENCING AND WALLS**

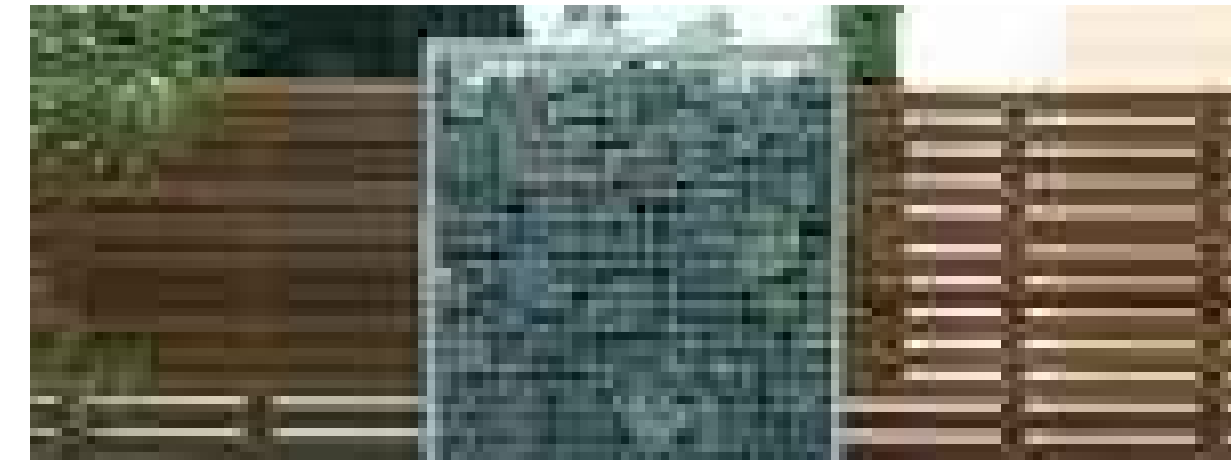
**C**



GABION WALL WITH GRAPE STAKE FENCE  
(42-48" HEIGHT, TYP. W/ IRREGULAR PICKETS, FLAT TOP)



GRAPE STAKE FENCE



GABION WALL

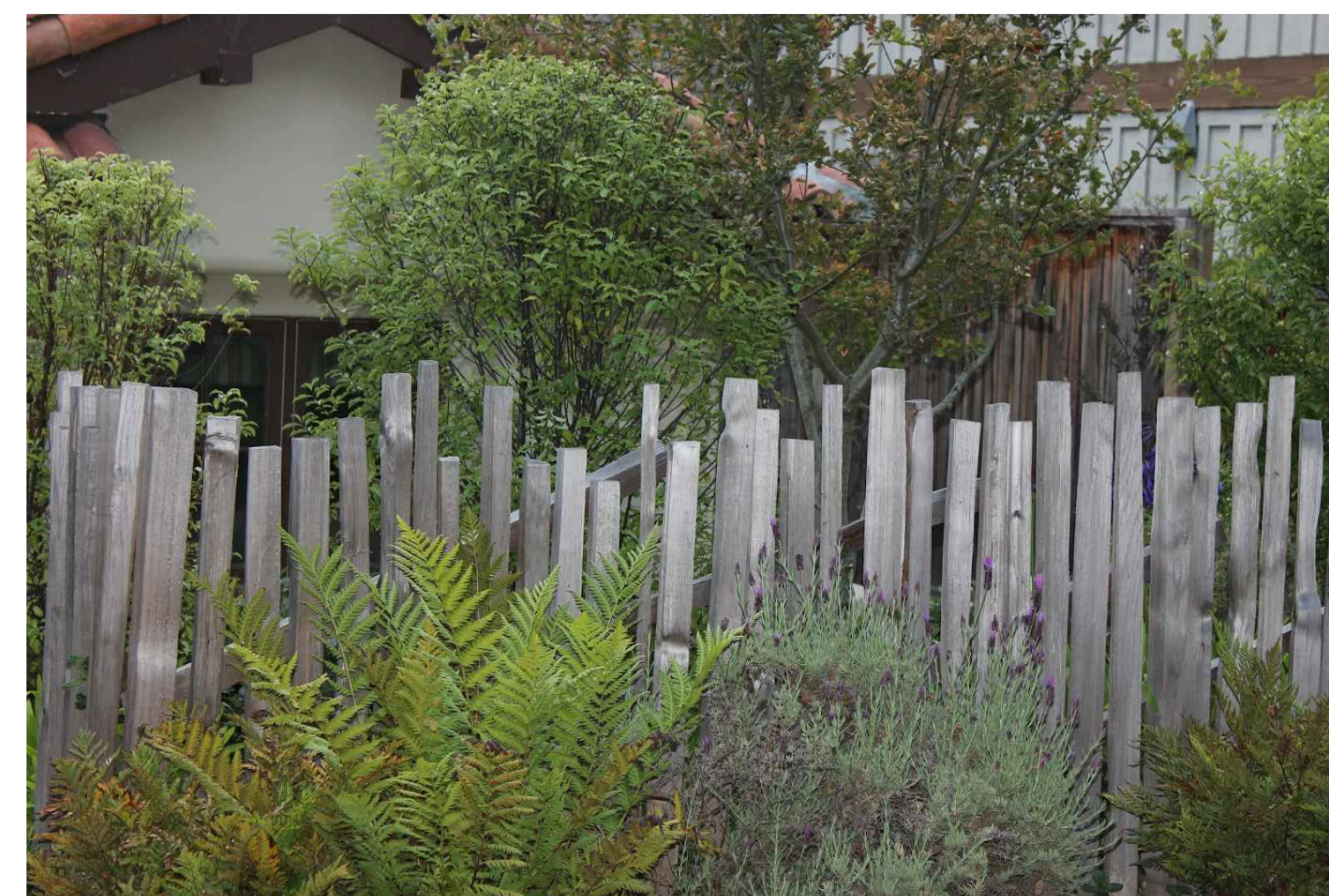


CORTEN STEEL PLATE AT ENTRY  
GATE AND GABION BENCH



ROUNDED COBBLE FILL

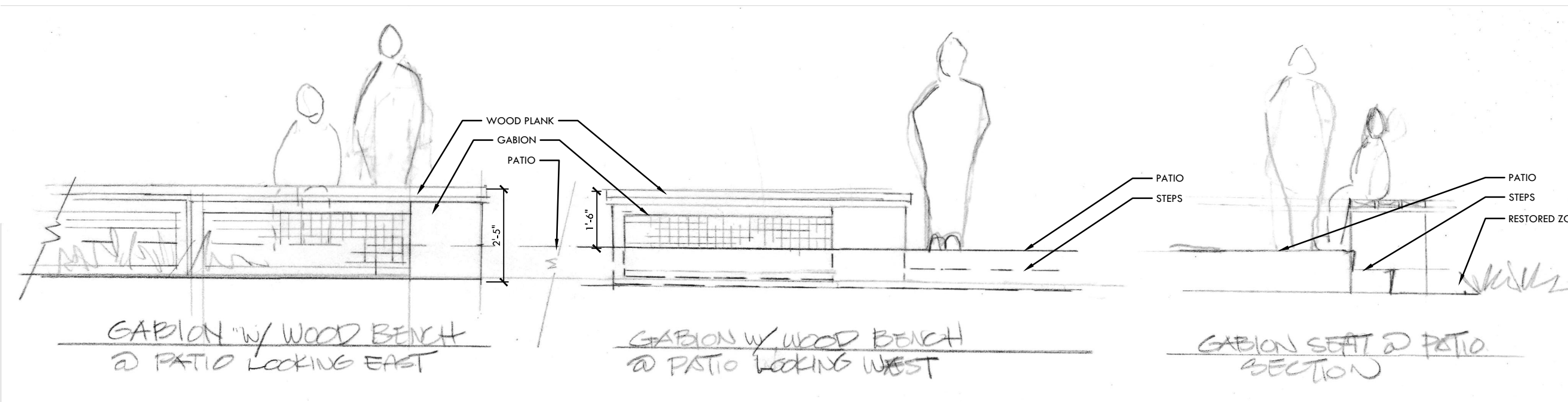
**D**



GRAPE STAKE FENCE AT PROPERTY LINE  
(18-30" HEIGHT, TYP. W/ IRREGULAR PICKETS, FLAT TOP)

**FENCING AND WALLS**

**E**



GABION RETAINING WALL / SEAT WALL



RETAINING WALL AT REAR YARDS  
(HORIZONTAL BOARD FORM FINISH)



LANDSCAPE WALL AT DRIVEWAY  
(HORIZONTAL BOARD FORM FINISH)



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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
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NO.	REVISIONS	DATE

DRAWN BY PH	CHECKED BY MB
DATE ISSUED 08/23/17	SCALE AS SHOWN
PROJ. NO. 1500600-1668	
SHEET NO. <b>L4.2</b>	
OF SHEETS	

DESIGN MATERIALS & IMAGERY

**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

**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
- PROTECTED GRASSLANDS, ZONE A
  - PROTECTED GRASSLANDS, ZONE B
  - 100' BUFFER FROM LEPTOSIPHON

HIGHWAY 1

MAR STREET

JULIANNA AVENUE

THE STRAND

LOT 1

LOT 2

LOT 3

LOT 4

GRASSLANDS (ZONE A)

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

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

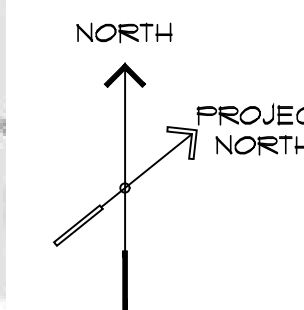
DRAWING:  
SITE PLAN  
PROJECT NUMBER: 1507  
DATE: JULY 24, 2017  
DESIGN REVIEW SET  
SHEET NO.

**A1.0**

# INDEX OF DRAWINGS

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- A33 EXTERIOR ELEVATIONS
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- A41 BUILDING CROSS-SECTION
- A42 BUILDING CROSS-SECTION



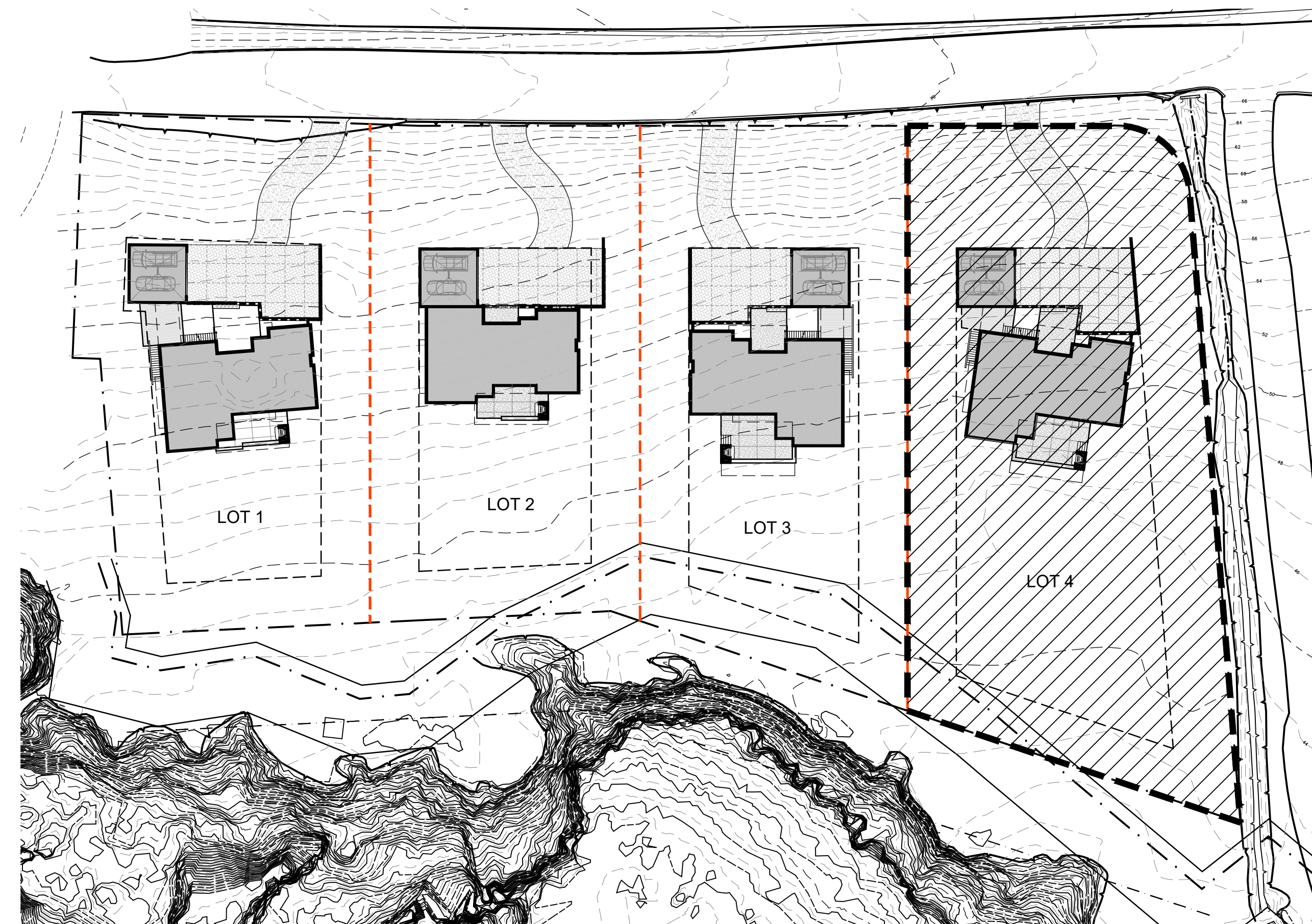
# LOT 4

# MOSS BEACH - LOT 4

## 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: 4

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: 32,324 SF  
 Maximum Floor Building Area: 6,200 SF.

#### SQUARE FOOTAGE SUMMARY

LOWER LEVEL (GROSS)	1,763#
MAIN LEVEL (GROSS)	2,234#
TOTAL FLOOR AREA (GROSS)	3,997#
GARAGE (GROSS)	576#
GARAGE STORAGE (GROSS)	242#
ROOF ACCESS (HABITABLE)	239#
COVERED ENTRY PATIO	168#
COVERED REAR DECK	287#
ELEVATED DECKS	
ENTRY DECK	189#
GARAGE DECK	182#
REAR DECK	536#

### 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

JULY 24, 2017



SITE LEGEND	
EXISTING 5 FT. CONTOURS	--- 7565 ---
EXISTING 1 FT. CONTOURS	--- 92'-0" ---
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

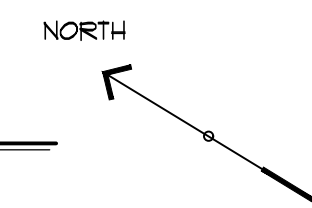
ELEVATION  
 0'-0" = 50'-9"

LOWER LEVEL ELEVATION  
 0'-3" = 51'-0"

GARAGE FLOOR ELEVATION  
 11'-3" = 62'-0"

MAIN LEVEL ELEVATION  
 11'-3" = 62'-0"

**SITE PLAN - LOT 4**  
 SCALE: 1/8"=1'-0"



**MOSS BEACH - LOT 4**  
 VALLEMAR ST. # JULIANNA AVE.

COASTSIDE DESIGN  
 REVIEW APPLICATION

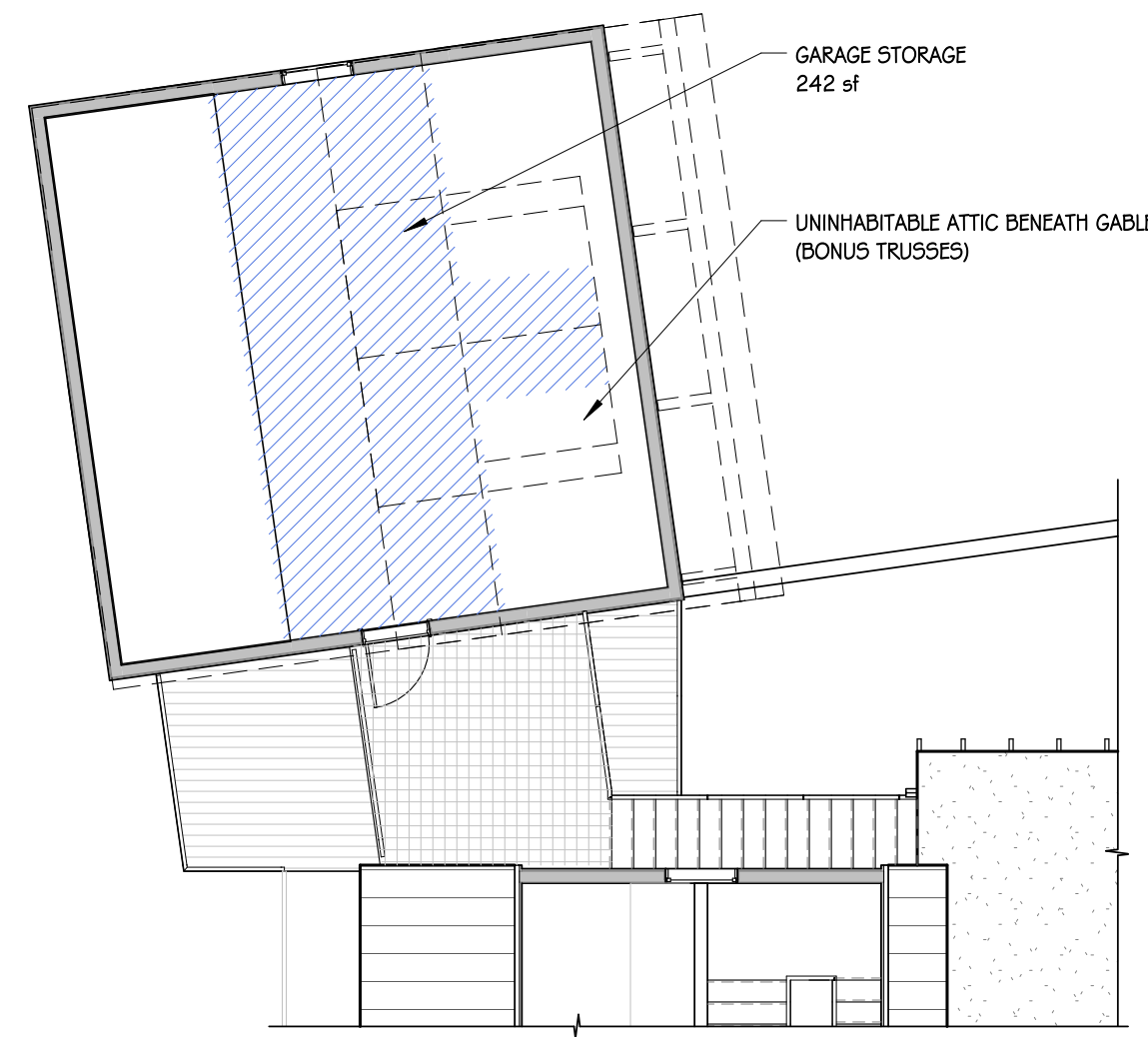
DRAWING:  
 SITE PLAN

PROJECT NUMBER: 1507

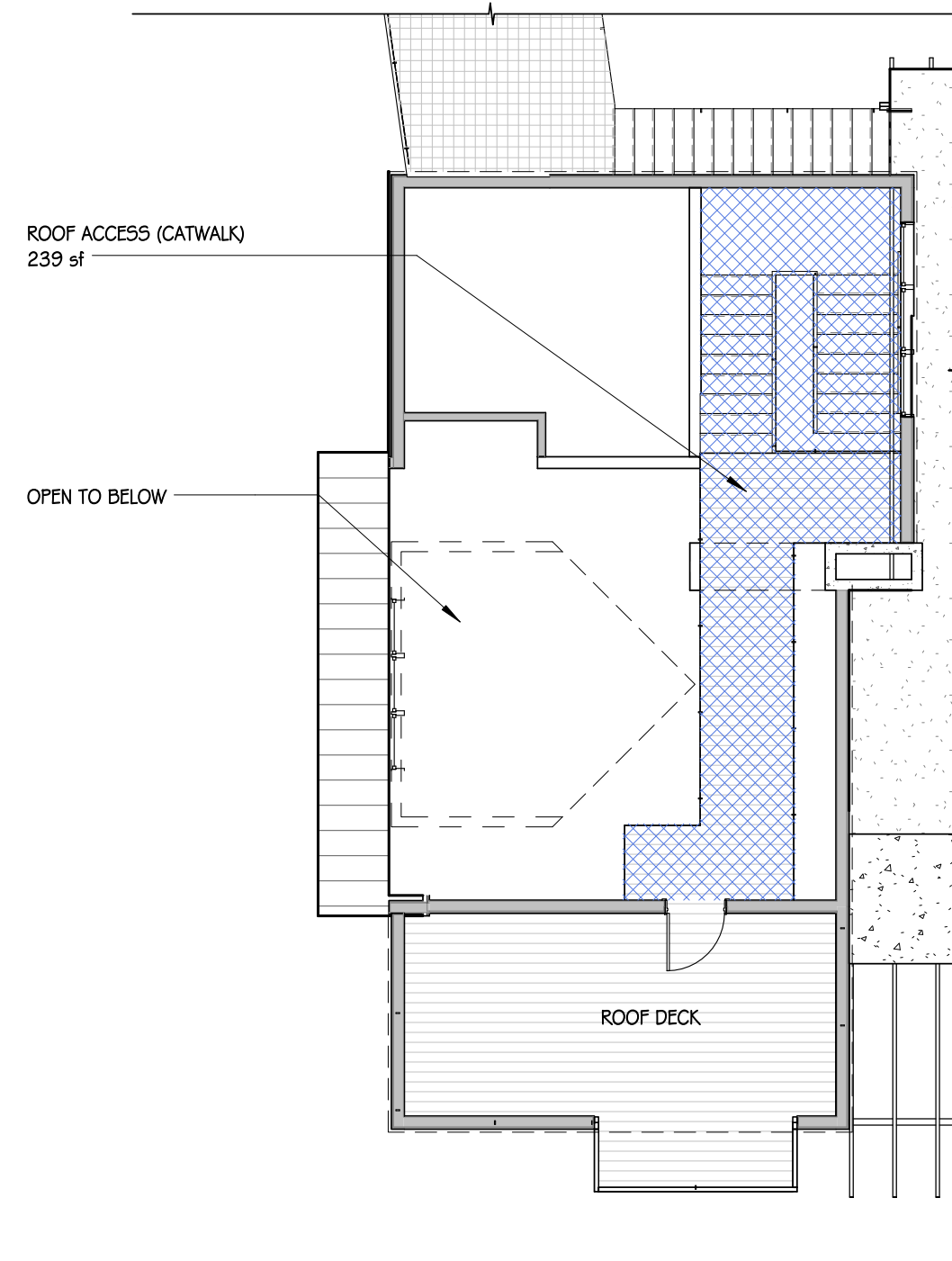
DATE: JULY 24, 2017

DESIGN REVIEW SET

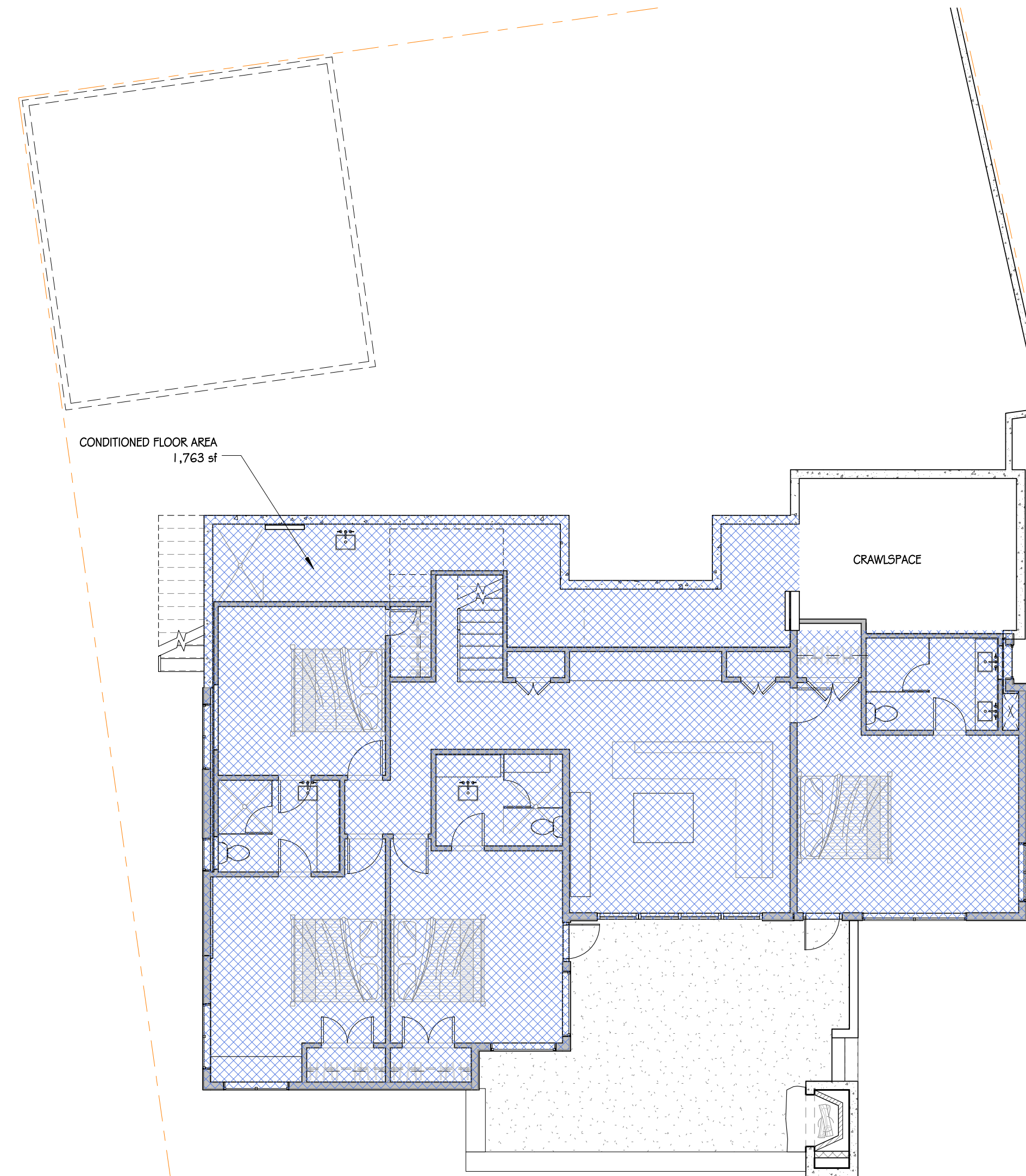
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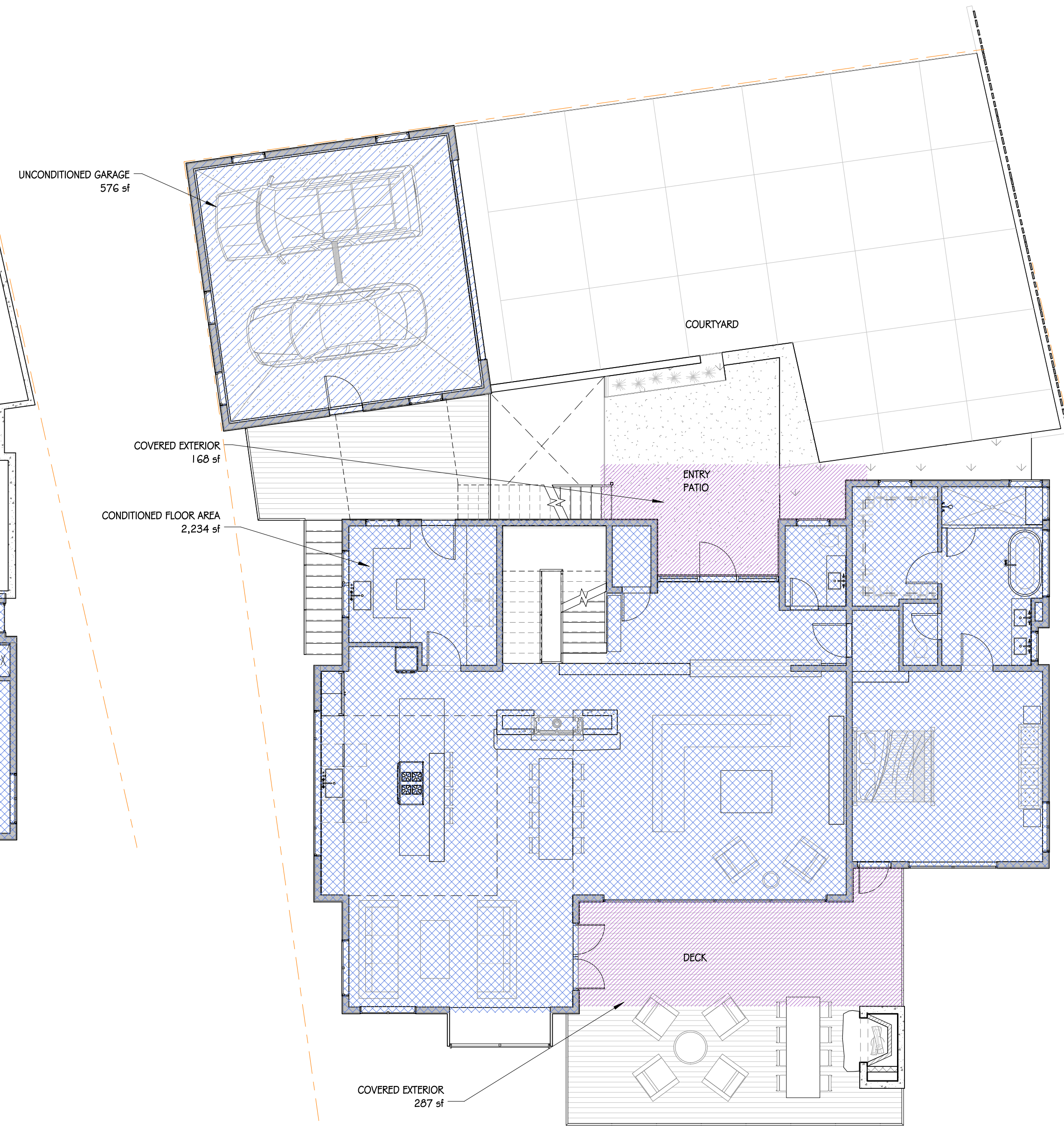
**4 GARAGE STORAGE LEVEL AREA PLAN**  
1/8" = 1'-0"



**3 ROOF ACCESS AREA PLAN**  
1/8" = 1'-0"



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



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

**HATCH LEGEND**

	<b>CONDITIONED FLOOR AREA</b> 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.
	<b>COVERED PATIO OR DECK</b> 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.
	<b>UNCONDITIONED (GARAGE) FLOOR AREA</b> per SECTION 6908C SUBSECTION a. (3) The area of all garages and carports.

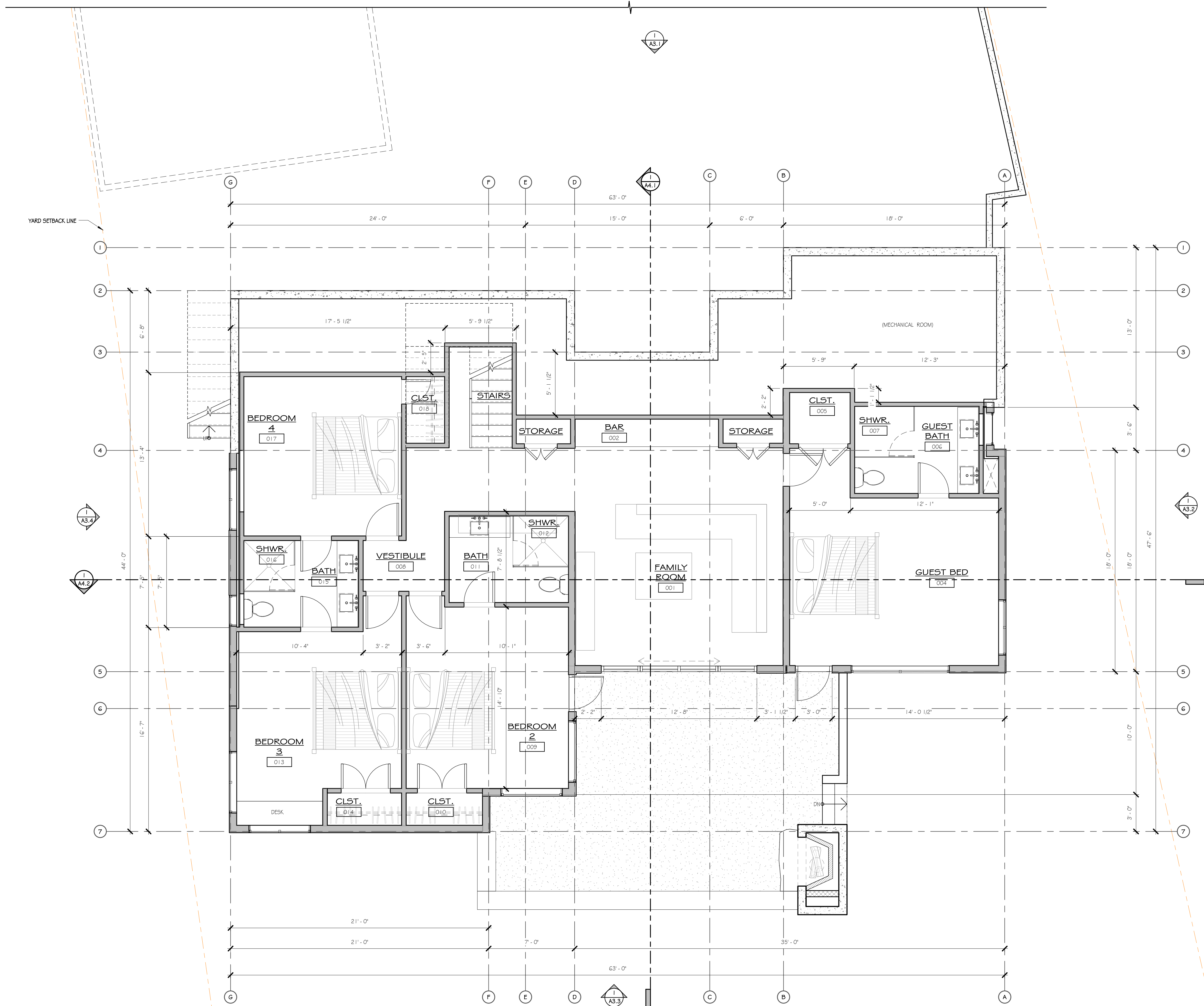
**SQUARE FOOTAGES**

LOWER LEVEL (GROSS)	1,763 sf
MAIN LEVEL (GROSS)	2,234 sf
<b>TOTAL SQ. FT.</b>	<b>3,997 sf</b>
GARAGE (GROSS)	576 sf
GARAGE STORAGE (GROSS)	242 sf
ROOF ACCESS (HABITABLE)	239 sf
COVERED ENTRY PATIO	160 sf
COVERED REAR DECK	207 sf
<b>ELEVATED DECKS</b>	
ENTRY DECK	189 sf
GARAGE DECK	182 sf
REAR DECK	536 sf
	<b>967 sf</b>
(1,763 + 576 + 967) / 32,324 =	
<b>TOTAL LOT COVERAGE</b>	<b>10.23%</b>
(5054 / 32,324) =	
<b>FLOOR AREA RATIO (FAR)</b>	<b>.15</b>

REVISION	
NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING:	AREA PLANS
PROJECT NUMBER:	1507
DATE:	JULY 24, 2017
DESIGN REVIEW SET	
SHEET NO.	

FILE PATH: P:\CURRENT\1507 MOSS BEACH\ SAN MATEO, CA\1.0 DRAWINGS\ CURRENT SET\_REV\104 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 4**  
 VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

COASTSIDE DESIGN  
 REVIEW APPLICATION

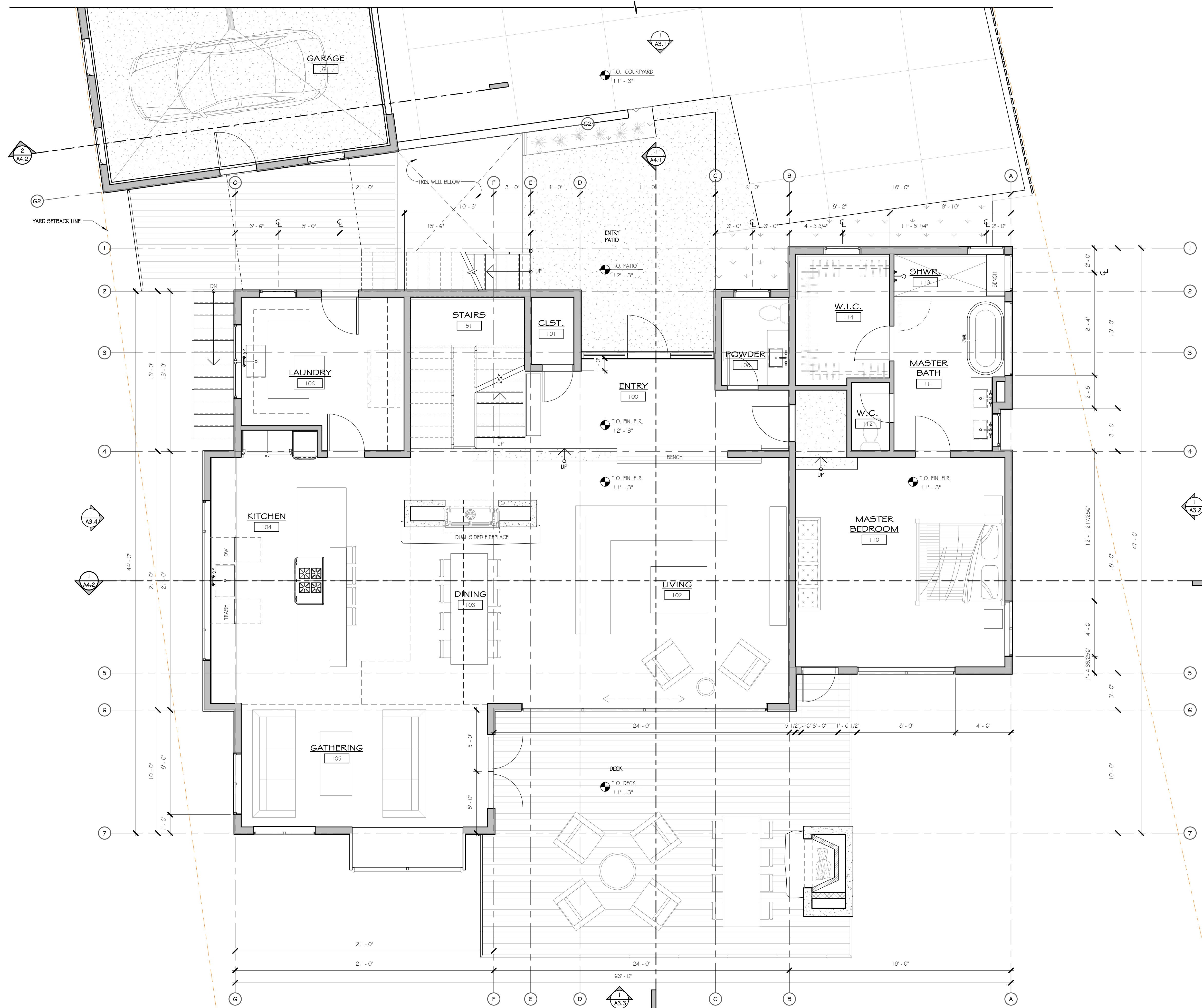
DRAWING:  
 FLOOR PLANS

PROJECT NUMBER: 1507  
 DATE: JULY 24, 2017

DESIGN REVIEW SET  
 SHEET NO.

**A2.1**



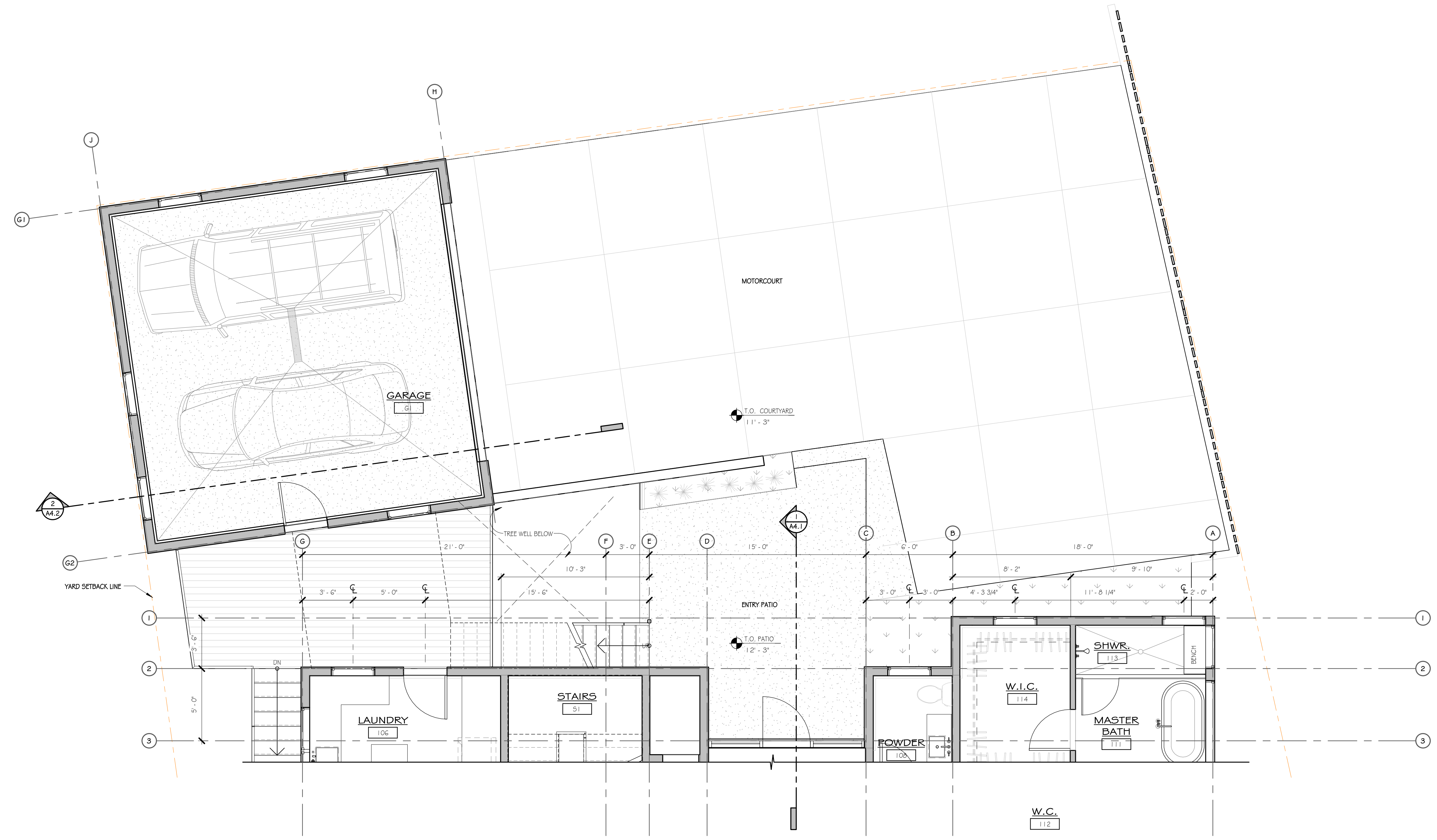


**1 MAIN LEVEL**  
1/4" = 1'-0"

**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING: FLOOR PLANS	
PROJECT NUMBER:	1507
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SHEET NO.	

**MOSS BEACH - LOT 4**  
 VALLEMAR ST. & JULIANNA AVE.



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

REVISION	
NO.	DATE

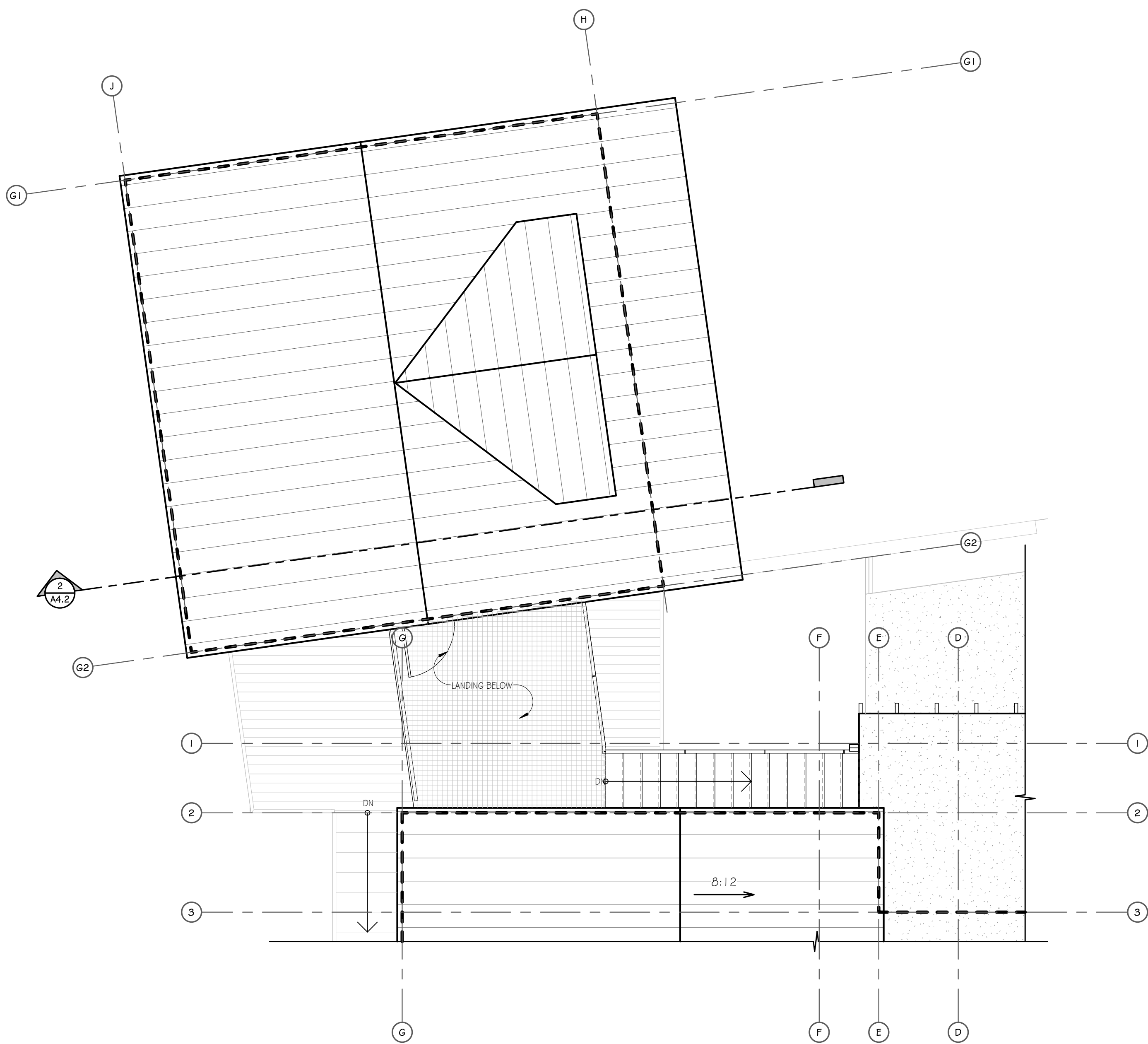
COASTSIDE DESIGN  
 REVIEW APPLICATION

DRAWING:  
 COURTYARD PLAN

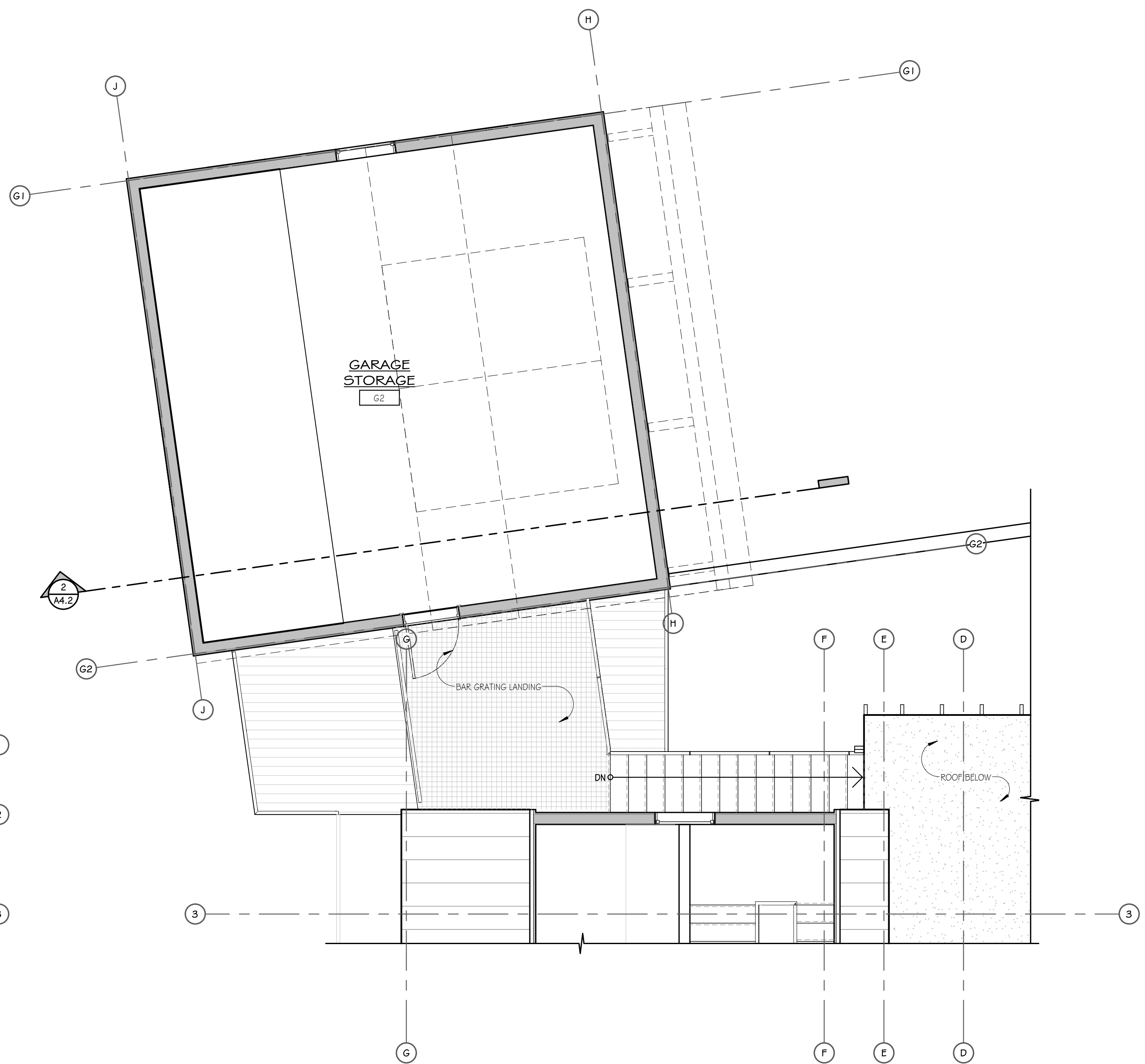
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 DATE: JULY 24, 2017  
 DESIGN REVIEW SET  
 SHEET NO.

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



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

**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION  
NO. DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
GARAGE STORAGE PLAN  
& ROOF PLAN

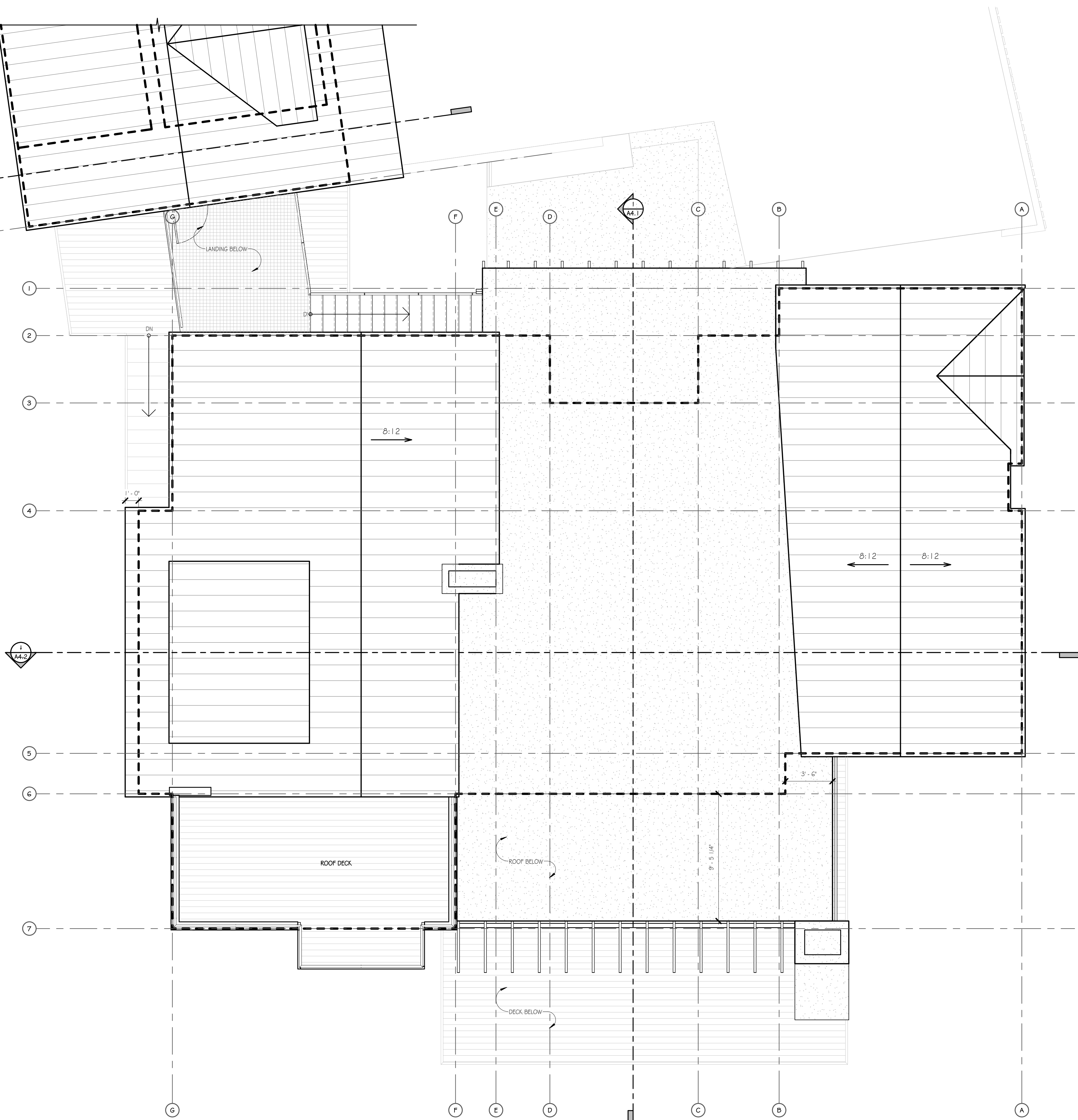
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DATE: JULY 24, 2017

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SHEET NO.

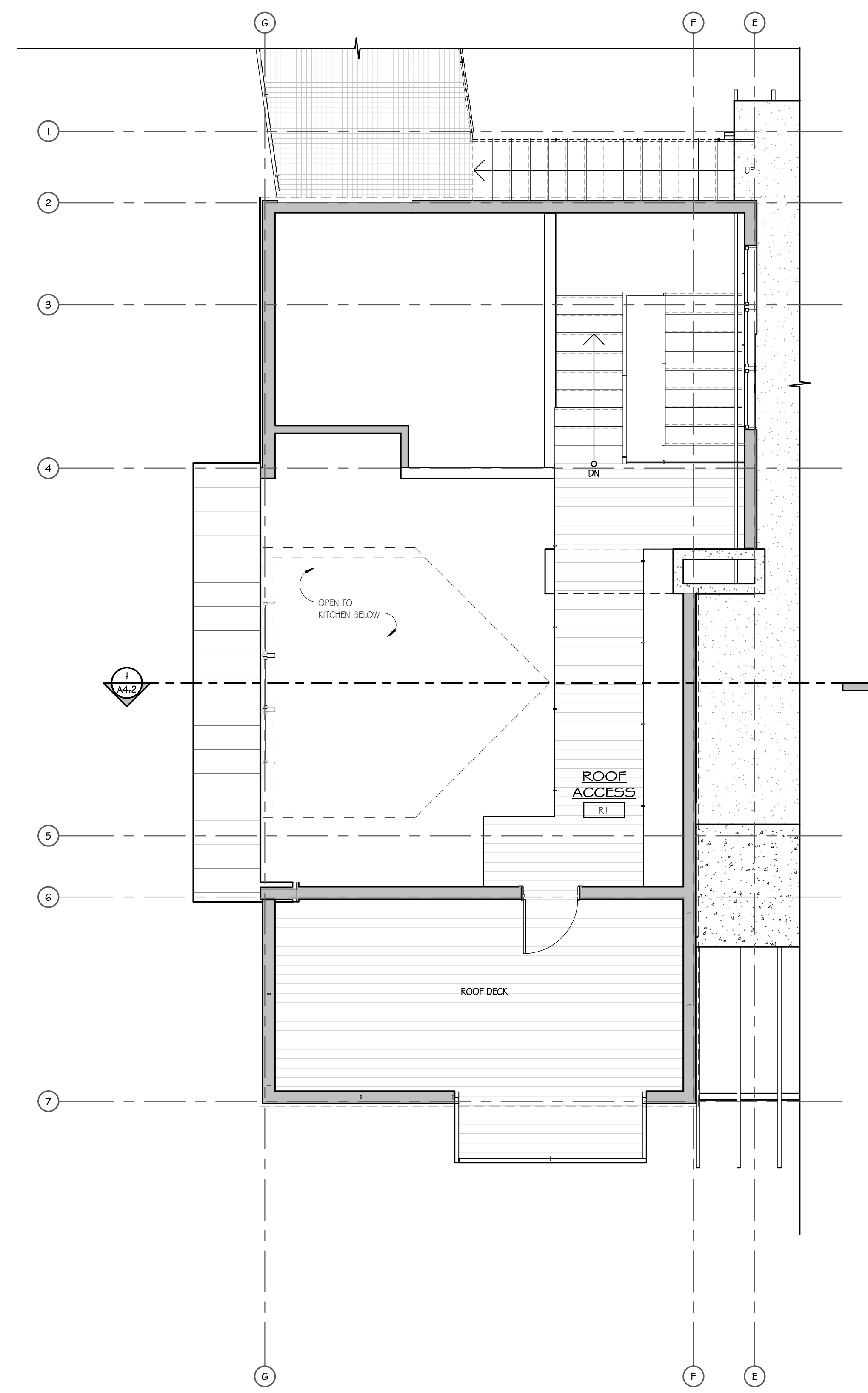
**A2.4**

**MOSS BEACH - LOT 4**  
 VALLEMAR ST. & JULIANNA AVE.

FILE PATH: P:\CURRENT\1507 MOSS BEACH, SAN MATEO, CA\1.0 DRAWINGS\_CURRENT SET\_REVIT\04 LOT\_NEW RV3



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



**1 ROOF ACCESS**  
 1/4" = 1'-0"

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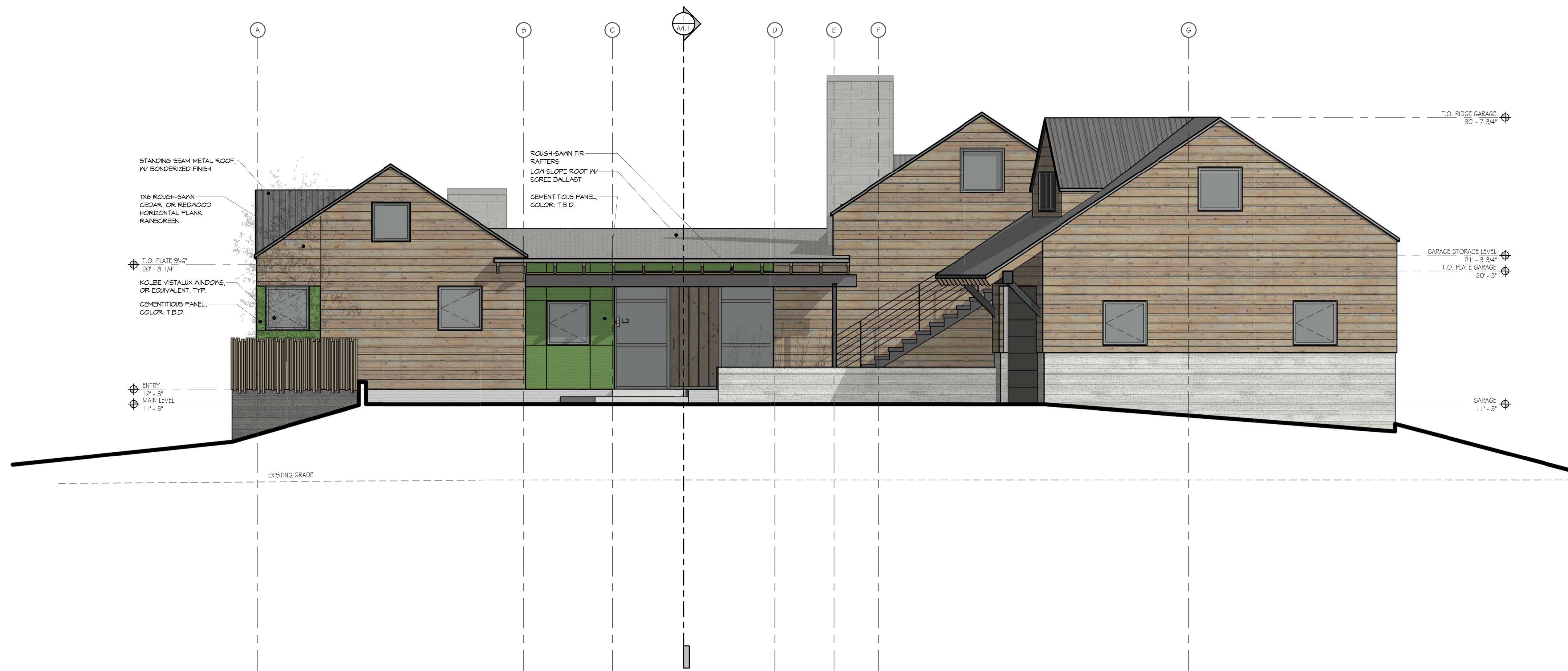
REVISION	
NO.	DATE

COASTSIDE DESIGN  
 REVIEW APPLICATION

DRAWING:  
**ROOF PLAN & ROOF ACCESS**

PROJECT NUMBER: 1507  
 DATE: JULY 24, 2017

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 SHEET NO.



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

**MATERIALS**



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



SIDING  
CEMENTITIOUS PANELS  
COLOR



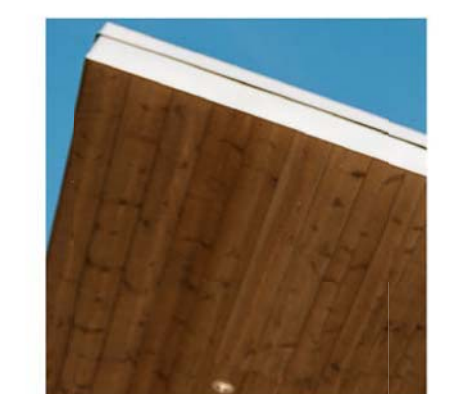
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CMU VENEER,  
(OR BOARD-FORMED CONCRETE)



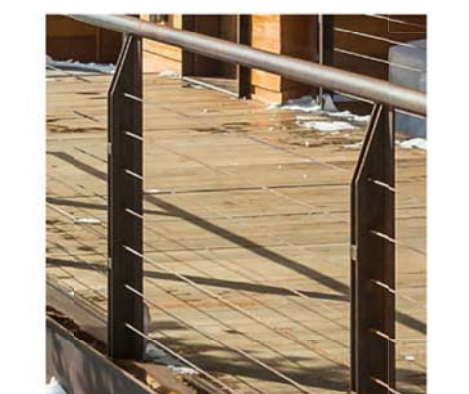
ROOF  
STANDING SEAM  
METAL ROOF  
W/ BONDERIZED FINISH



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 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
ELEVATIONS

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**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/ SCRIB BALLAST



SOFFITS  
ROUGH SAWN CEDAR  
(OR REDWOOD)



RAILINGS & TRIM  
STAINLESS STEEL CABLE RAILINGS  
& STAINLESS STEEL TRIM



RAFTERS  
ROUGH SAWN FIR

**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

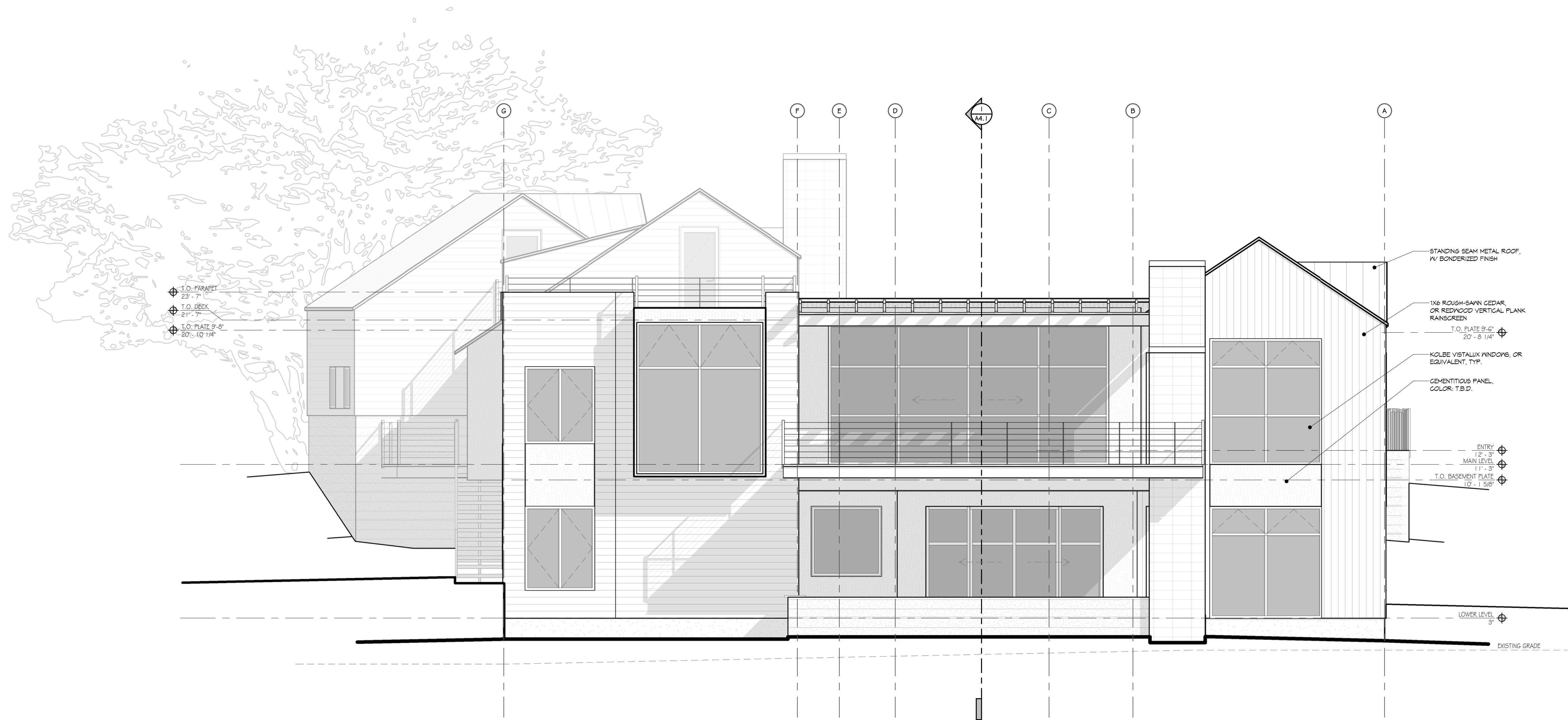
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ELEVATIONS

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DATE: JULY 24, 2017

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**A3.2**



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

**MATERIALS**



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



**SIDING**  
CEMENTITIOUS PANELS  
COLOR



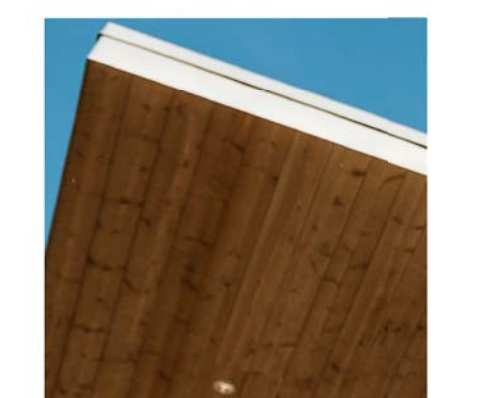
**WALLS**  
CMU VENEER,  
(OR BOARD-FORMED CONCRETE)



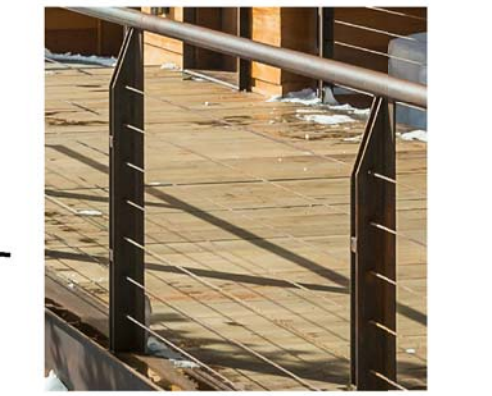
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STANDING SEAM  
METAL ROOF  
W/ BONDERIZED FINISH



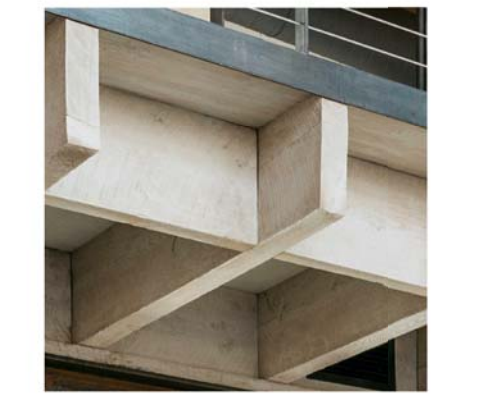
**FLAT ROOF**  
EPDM MEMBRANE  
W/ SCREE BALLAST



**SOFFITS**  
ROUGH SAWN CEDAR  
(OR REDWOOD)



**RAILINGS & TRIM**  
STAINLESS STEEL CABLE RAILINGS  
& STAINLESS STEEL TRIM



**RAFTERS**  
ROUGH SAWN FIR

**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
ELEVATIONS

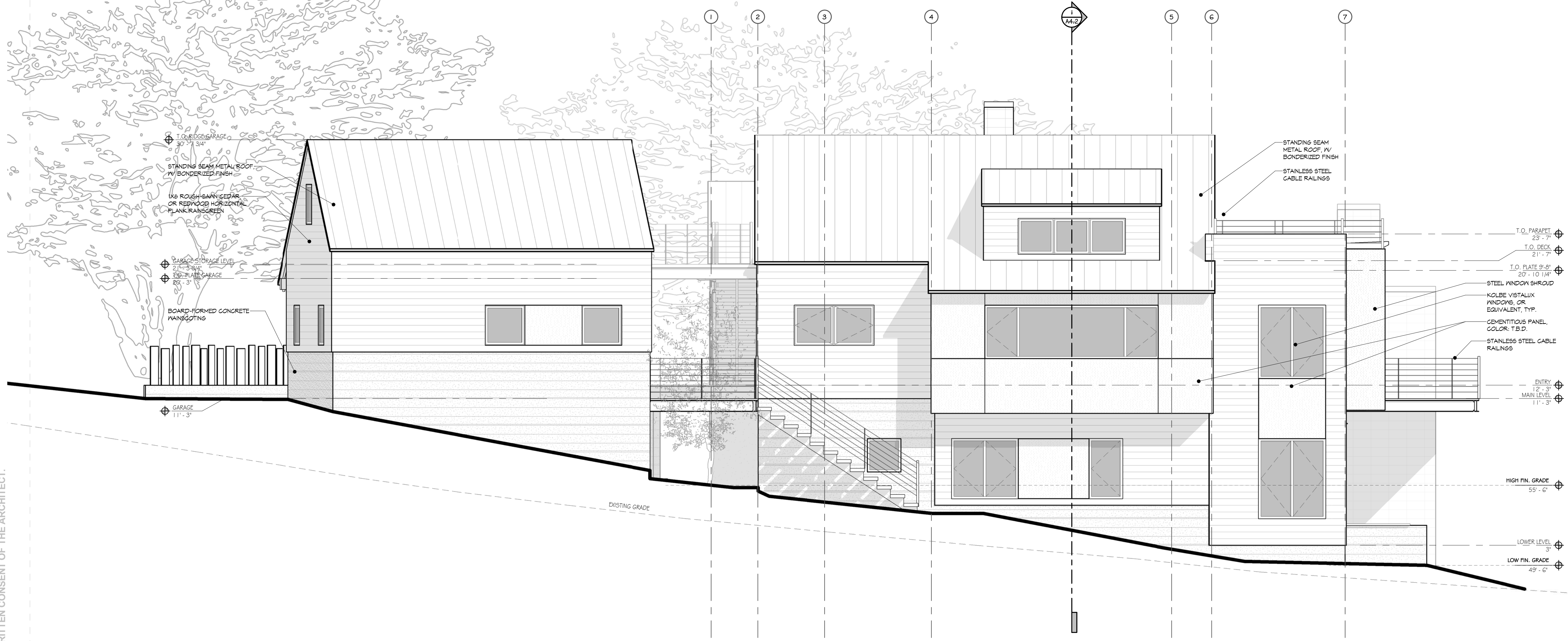
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**A3.3**

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

**MATERIALS**



**SIDING**  
1x6 ROUGH SAWN CEDAR, OR REDWOOD  
HORIZONTAL PLANK, W/ REZVAL EVERY THIRD  
BOARD



**SIDING**  
CEMENTITIOUS PANELS



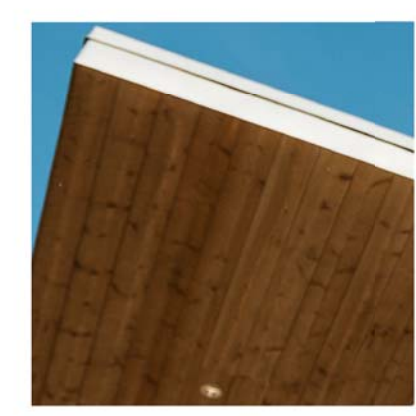
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CMU VENEER,  
(OR BOARD-FORMED CONCRETE)



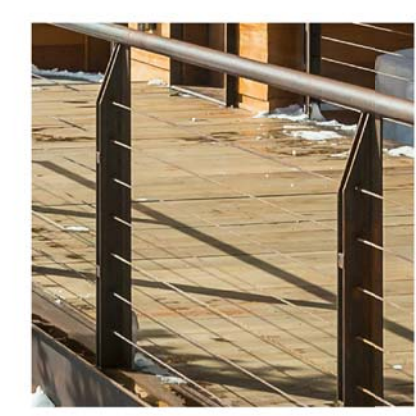
**ROOF**  
STANDING SEAM  
METAL ROOF  
W/ BONDERIZED FINISH



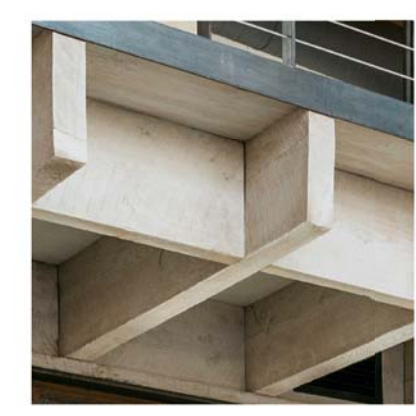
**FLAT ROOF**  
EPDM MEMBRANE  
W/ SCREE BALLAST



**SOFFITS**  
ROUGH SAWN CEDAR  
(OR REDWOOD)



**RAILINGS & TRIM**  
STAINLESS STEEL CABLE RAILINGS  
& STAINLESS STEEL TRIM



**RAFTERS**  
ROUGH SAWN FIR

**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

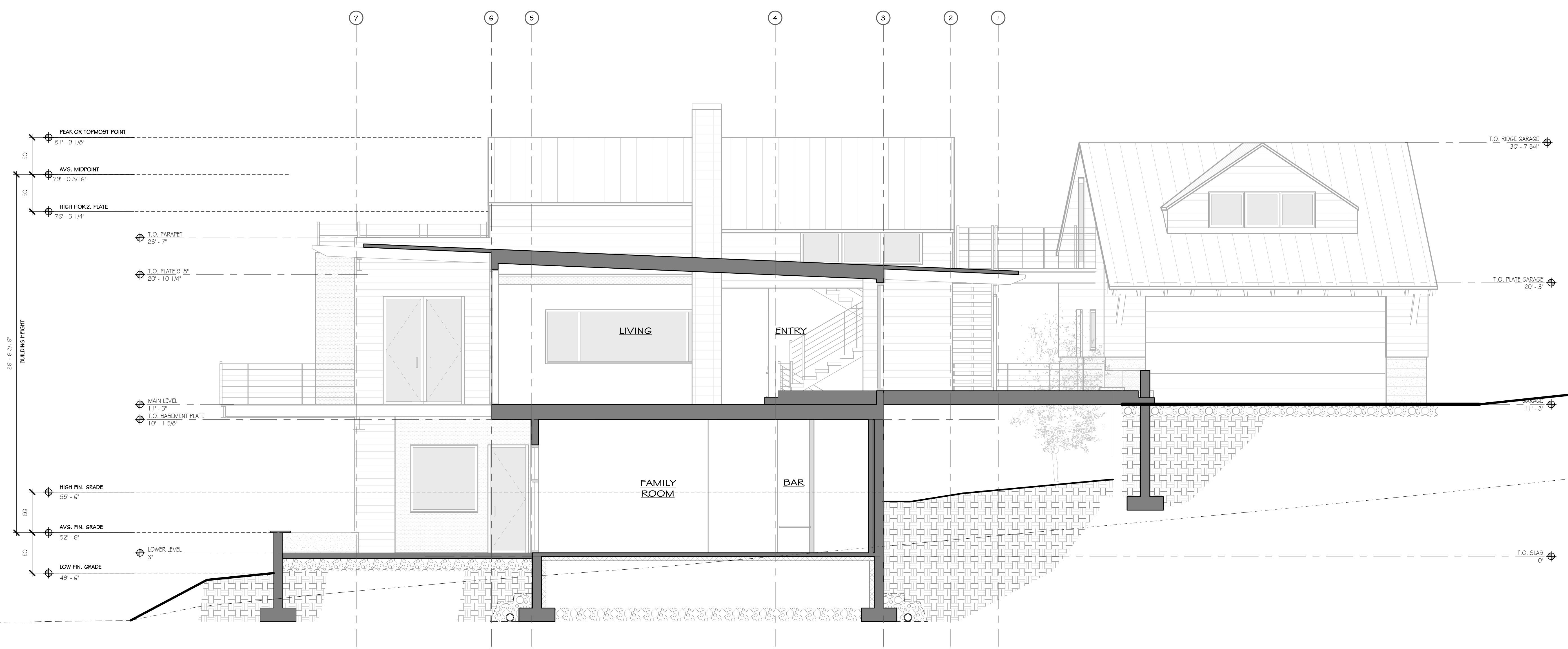
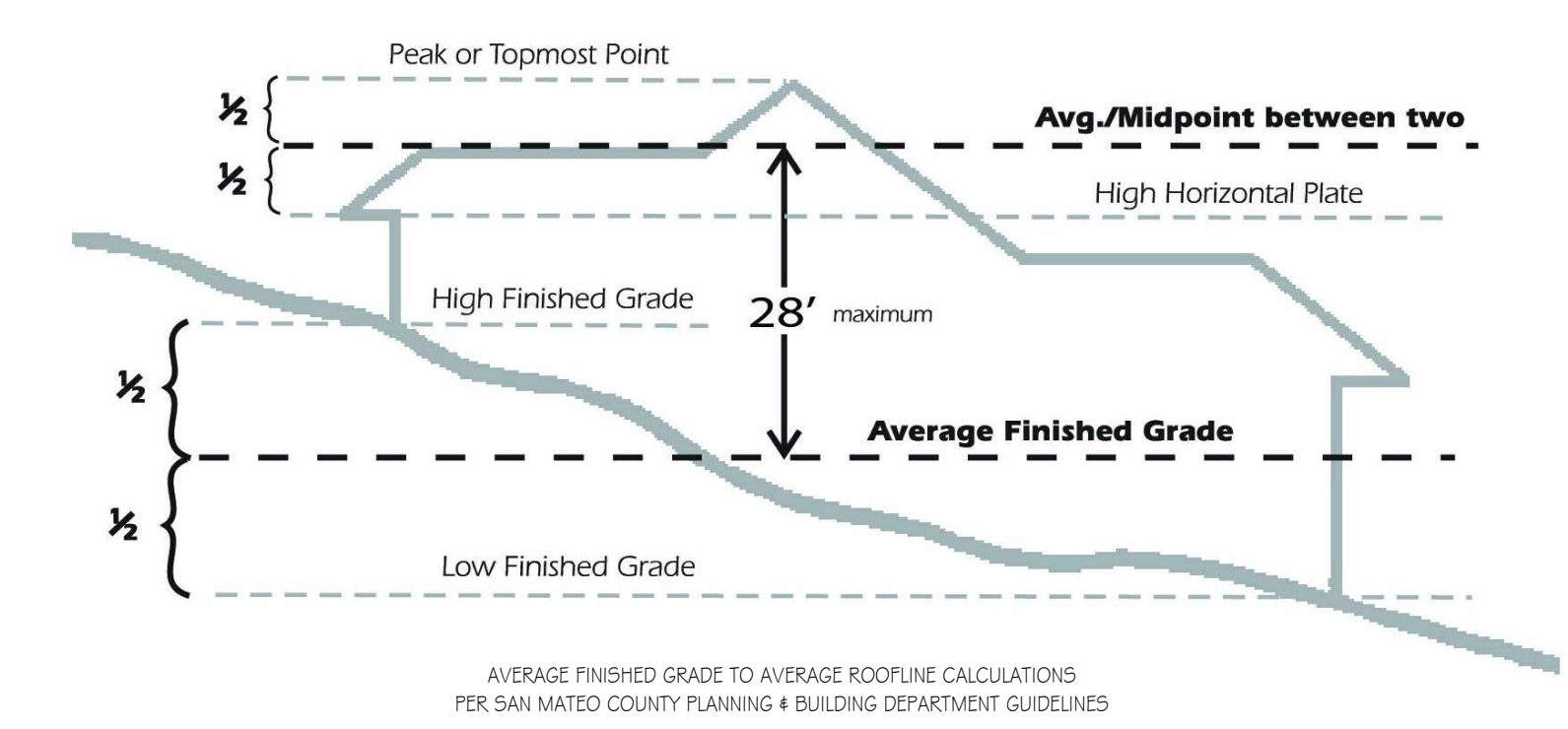
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ELEVATIONS

PROJECT NUMBER: 1507  
DATE: JULY 24, 2017

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**MAXIMUM BUILDING HEIGHT CALCULATIONS**



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

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**MOSS BEACH - LOT 4**  
 VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE

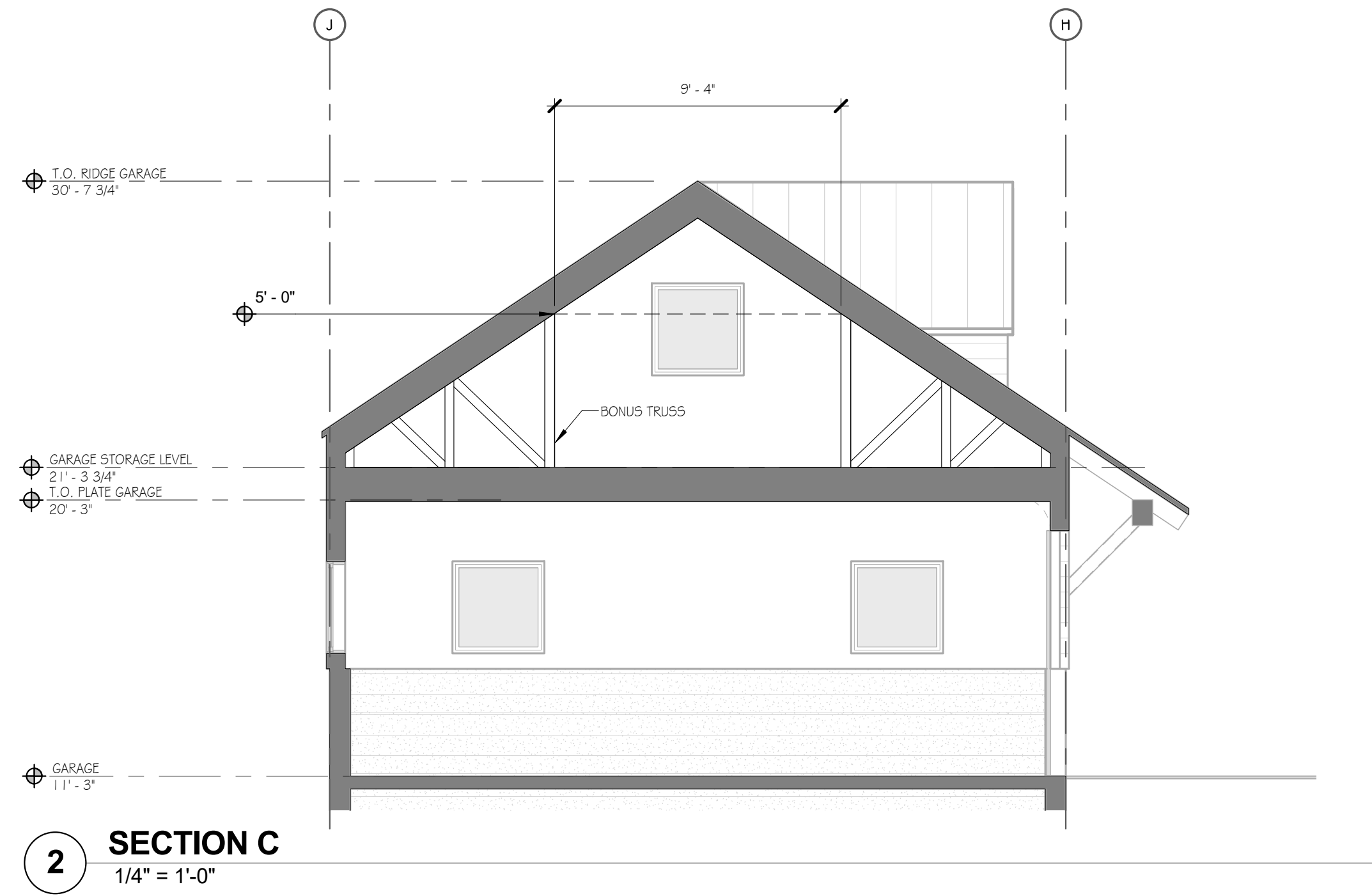
COASTSIDE DESIGN  
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DRAWING:  
 SECTIONS

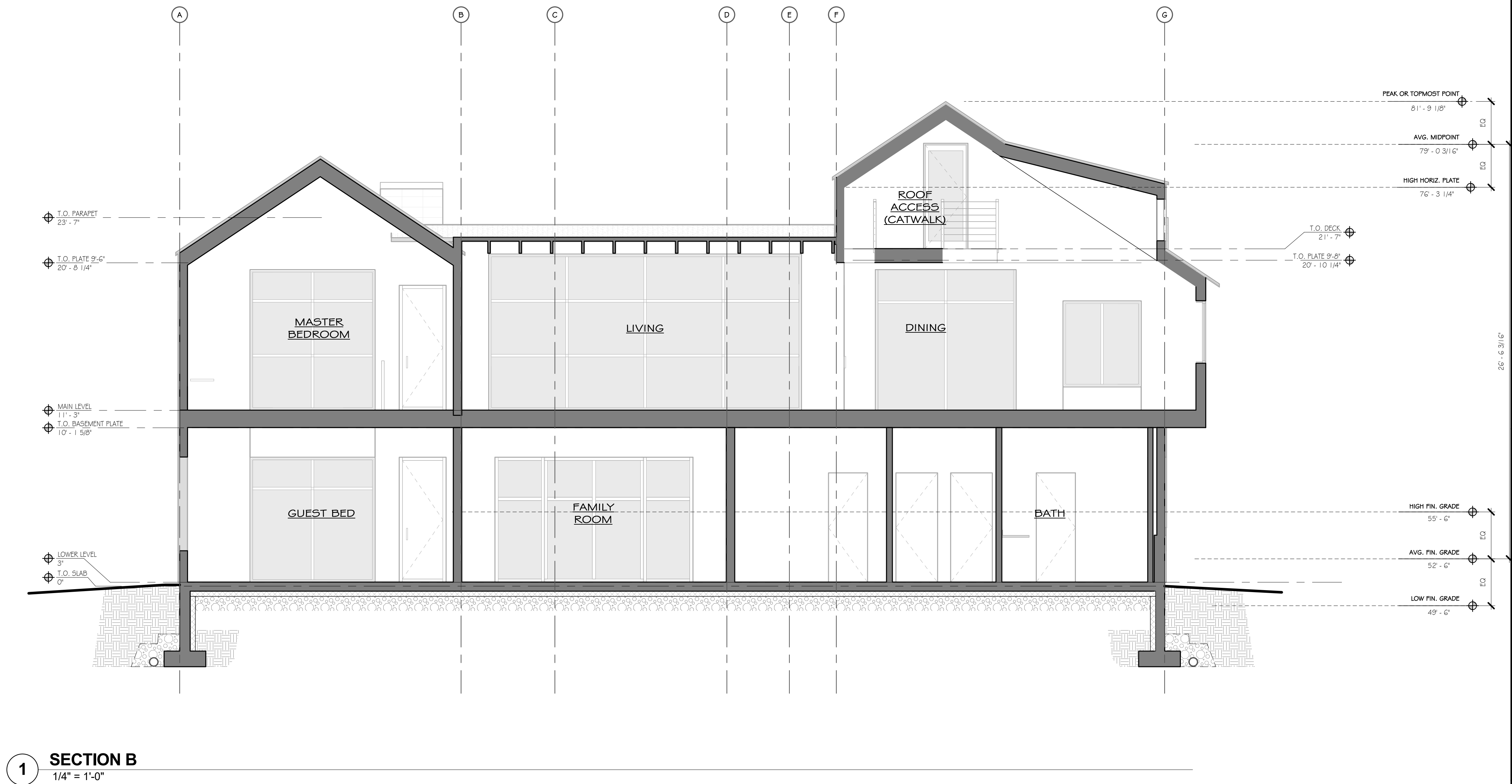
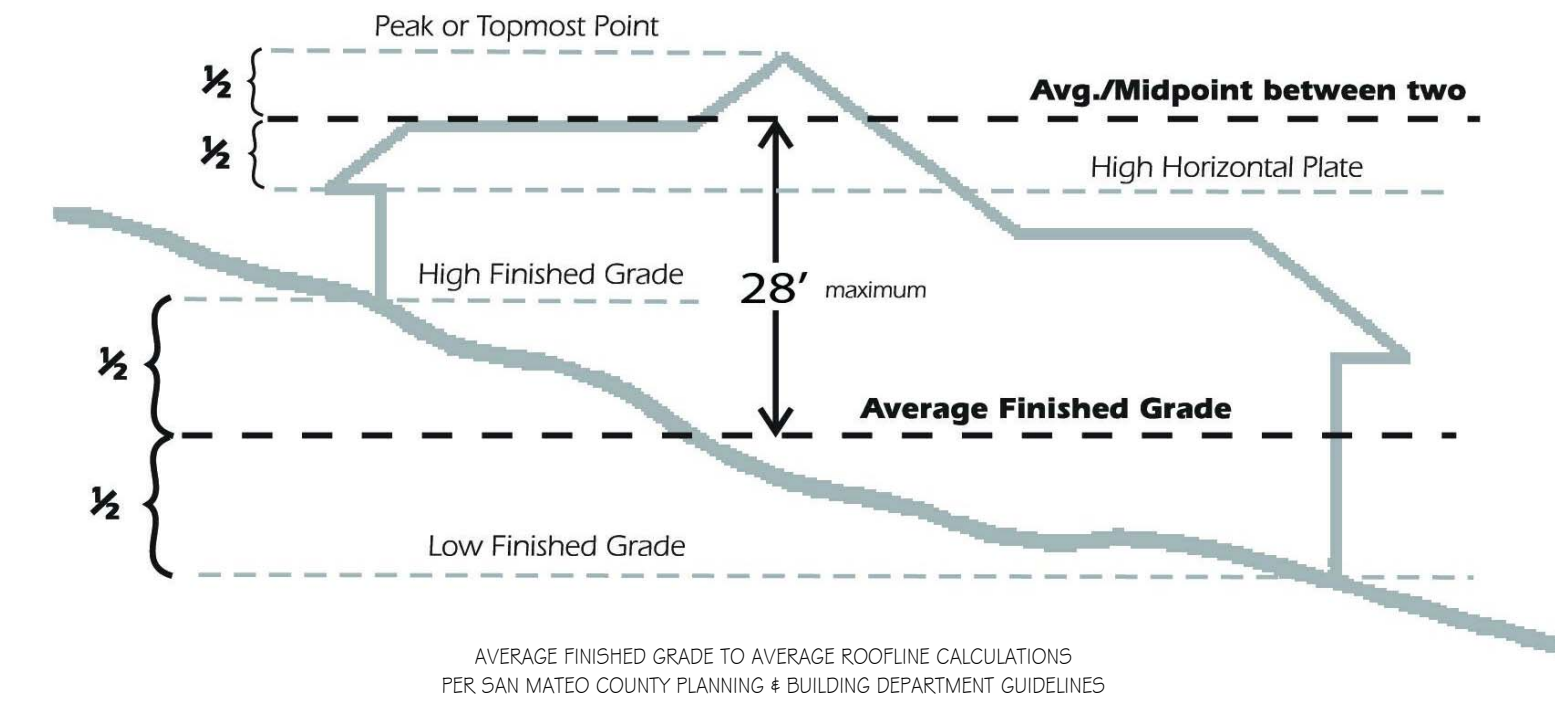
PROJECT NUMBER: 1507  
 DATE: JULY 24, 2017

DESIGN REVIEW SET  
 SHEET NO.

**A4.1**



**MAXIMUM BUILDING HEIGHT CALCULATIONS**



**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE
DRAWING: SECTIONS	
PROJECT NUMBER:	1507
DATE:	JULY 24, 2017
DESIGN REVIEW SET	
SHEET NO.	
<b>A4.2</b>	

COASTSIDE DESIGN  
REVIEW APPLICATION

BUILDING HEIGHT  
26'-6 3/16"



**SHEET NOTES**

- 1 HOUSE SEE ARCHITECTURAL PLANS
- 2 CONCRETE SURFACES SEE LANDSCAPE ARCHITECT PLANS
- 3 RETAINING WALLS SEE LANDSCAPE ARCHITECT PLANS
- 4 50' BEAR COASTAL SETBACK SEE GEOTECHNICAL REPORT
- 5 APPROXIMATE LOCATION OF EXISTING NEAR HOUSE AND DRIVE AS ESTIMATED FROM GEOLOCATION MAPS
- 6 EXISTING PROPERTY LINE SEE TOPOGRAPHIC SURVEY MAP
- 7 EXISTING EASEMENT SEE TOPOGRAPHIC SURVEY MAP
- 8 PROPOSED PROPERTY LINE
- 9 CONCRETE DRIVE AS SEE LANDSCAPE ARCHITECT PLANS

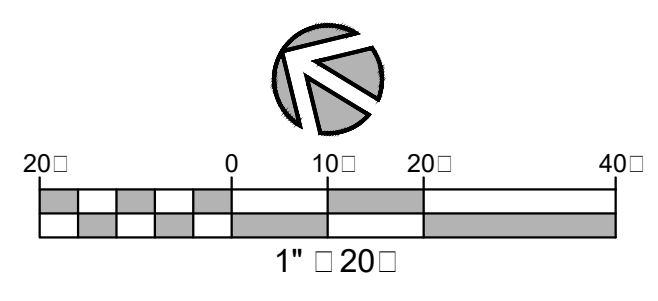
**CIVIL SHEET INDEX**

- 1.0 SITE PLAN
- 2.0 RADIAN PLAN
- 3.0 UTILITIES DRAINAGE PLAN
- 4.0 DRIVE AD PROFILES
- 5.0 SEWER PROFILE
- 6.0 EROSION CONTROL PLAN
- 7.0 CONSTRUCTION METHODS
- 8.0 DETAILS

PACIFIC OCEAN

**SITE PLAN**

SCALE 1" = 20'



REV	DESCRIPTION	DATE
1	PLANING PERMIT SUBMITTAL	9/1/2016
2	DESIGN REVIEW RESUBMITTAL	8/9/2016
3	FOUR LOT LANNING RESUBMITTAL	4/26/2017
4	LOT 1 REVISIONS	8/23/2017

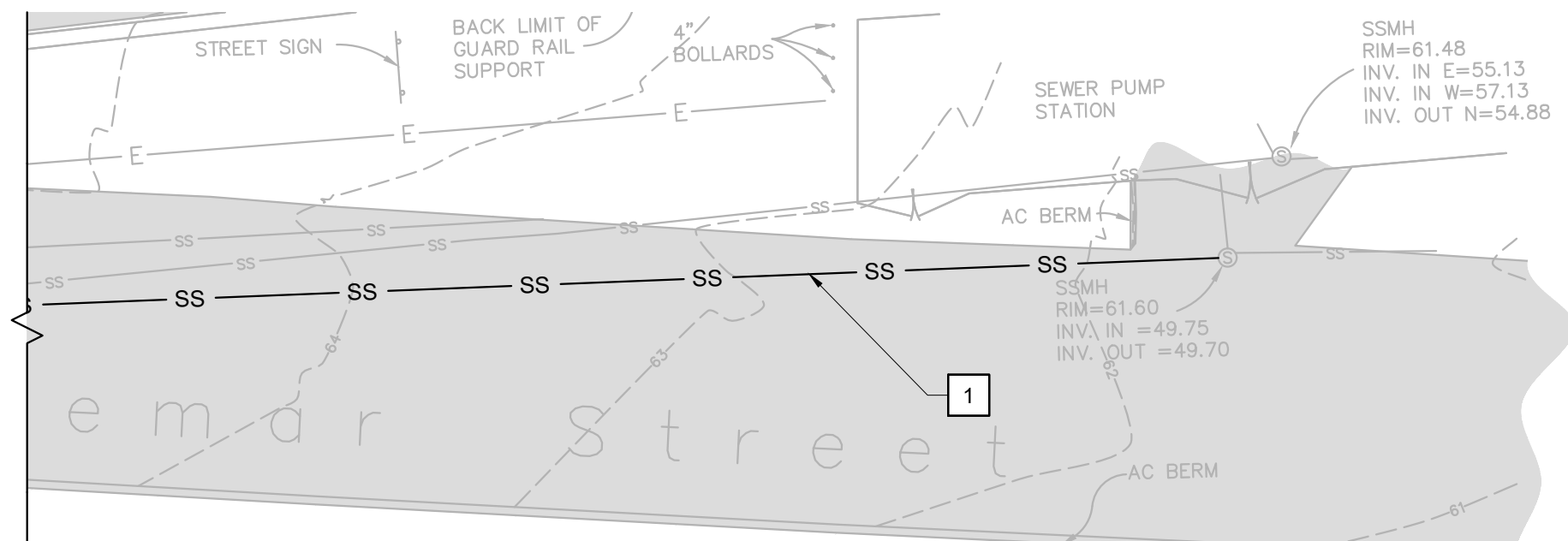
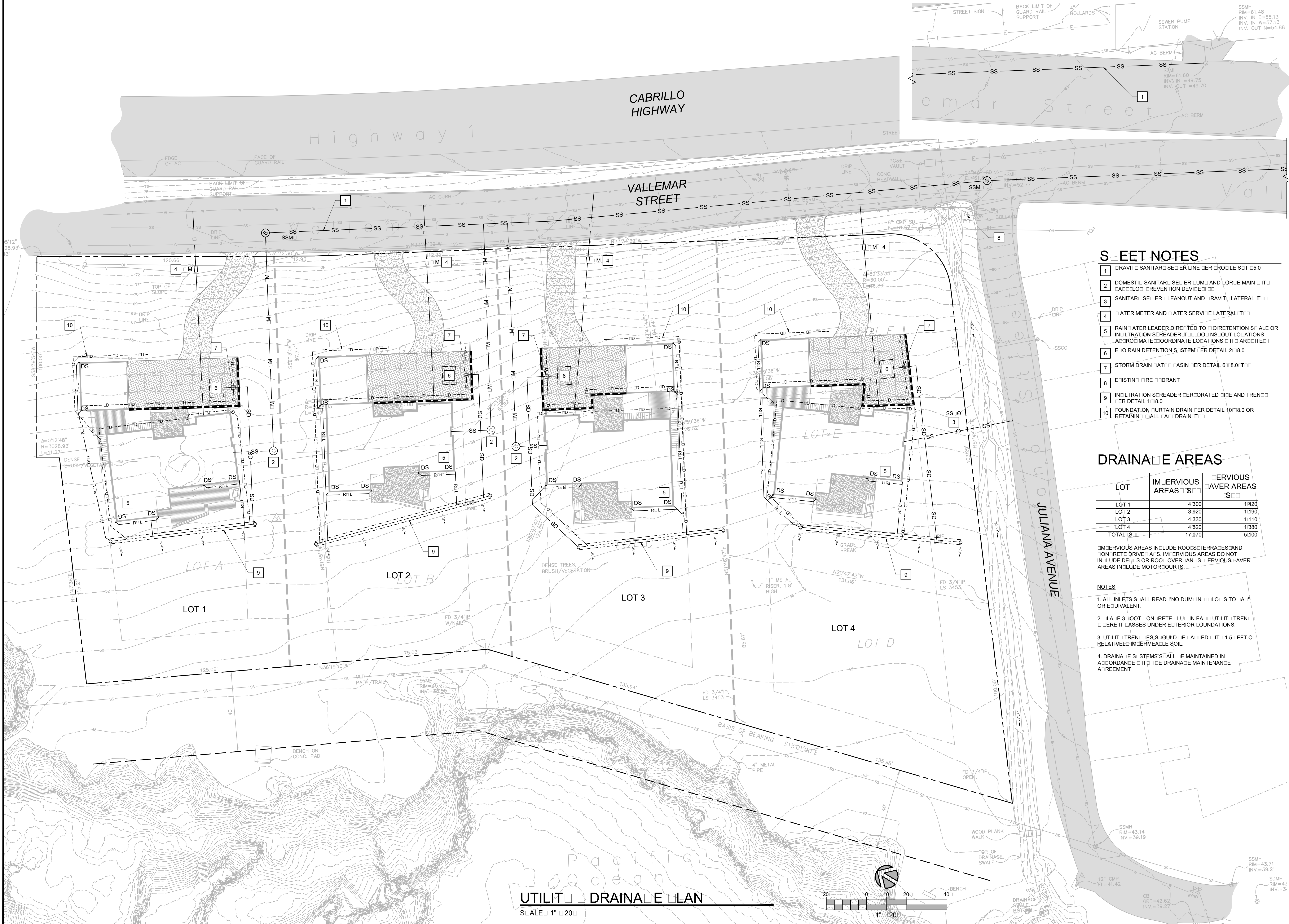
  

VALLEMAR STREET MOSS BEACH CALIFORNIA PREPARED AT THE REQUEST OF: MOSS BEACH ASSOCIATES 612 S. RINE ST. SANTA ANA, CA 92705	PRELIMINARY NOT FOR CONSTRUCTION	Mesiti-Miller Engineering, Inc. CIVIL AND STRUCTURAL DESIGN 631-425-1182   SANTA ANA, CA   WWW.ME-INC.COM
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SHEET	15147
SCALE	1.0





**SHEET NOTES**

- 1 TRAVELER SANITARY SEWER LINE PER PROFILE SET 5.0
- 2 DOMESTIC SANITARY SEWER LUM AND FORCE MAIN WITH BACKFLOW PREVENTION DEVICE
- 3 SANITARY SEWER CLEANOUT AND TRAVELER LATERAL
- 4 WATER METER AND WATER SERVICE LATERAL
- 5 RAINWATER LEADER DIRECTED TO 10 RETENTION BASIN OR INFILTRATION SLEADER TO DOWNSPOUT LOCATIONS APPROXIMATE COORDINATE LOCATIONS TO ARCHITECT
- 6 10 RAIN DETENTION SYSTEM PER DETAIL 2 8.0
- 7 STORM DRAIN CATCH BASIN PER DETAIL 6 8.0
- 8 EXISTING FIRE HYDRANT
- 9 INFILTRATION SLEADER LOCATED TO LE AND TRENDS PER DETAIL 1 8.0
- 10 FOUNDATION CURTAIN DRAIN PER DETAIL 10 8.0 OR RETAINING WALL CATCH DRAIN

**DRAINAGE AREAS**

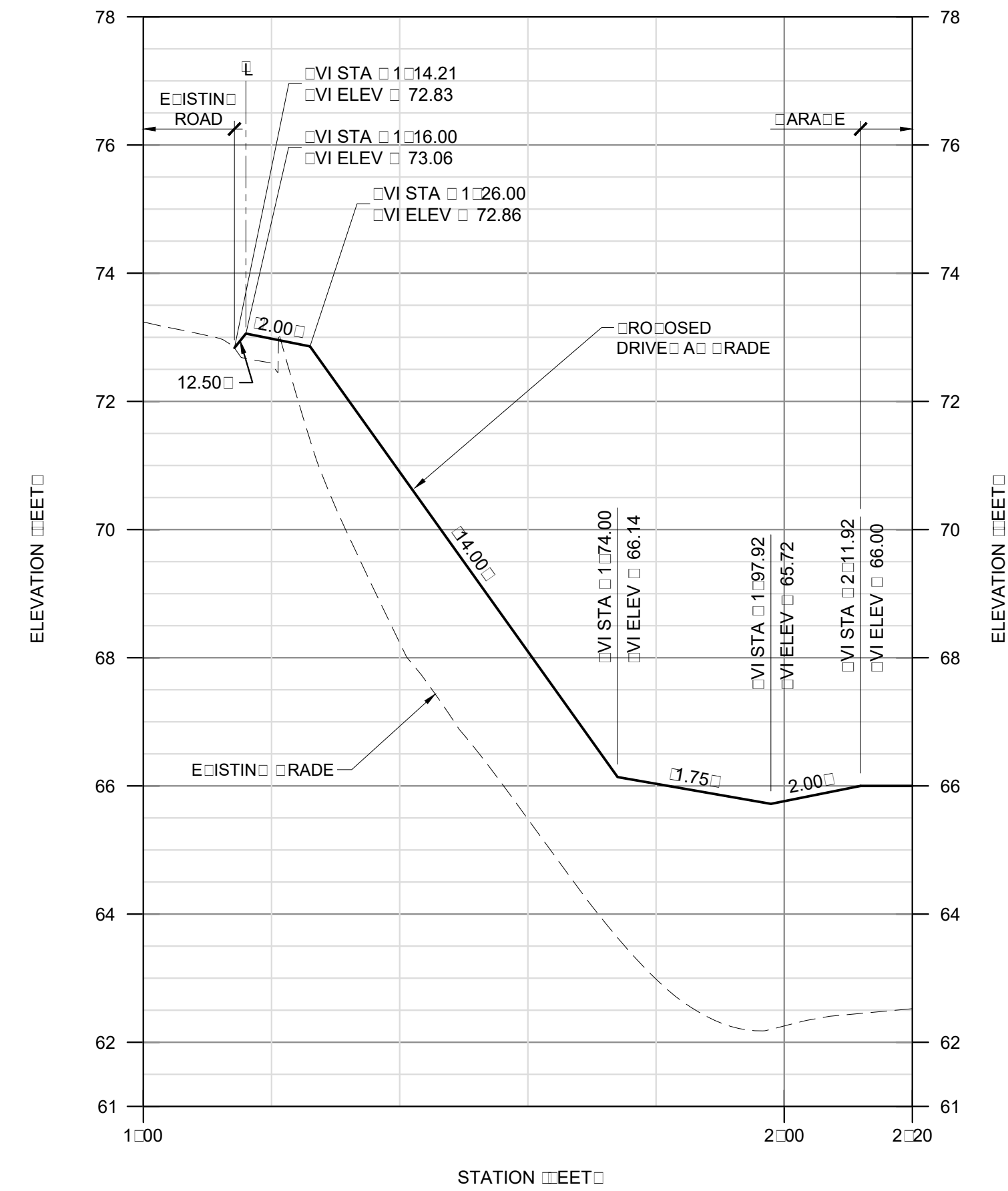
LOT	IMPERVIOUS AREAS (S)	PERVIOUS COVER AREAS (S)
LOT 1	4,300	1,420
LOT 2	3,920	1,190
LOT 3	4,330	1,110
LOT 4	4,520	1,380
TOTAL (S)	17,070	5,100

IMPERVIOUS AREAS INCLUDE ROOFS, TERRACES, AND CONCRETE DRIVEWAYS. IMPERVIOUS AREAS DO NOT INCLUDE DECKS OR ROOFS OVERLANDSCAPED AREAS. PERVIOUS AREAS INCLUDE MOTOR COURTS.

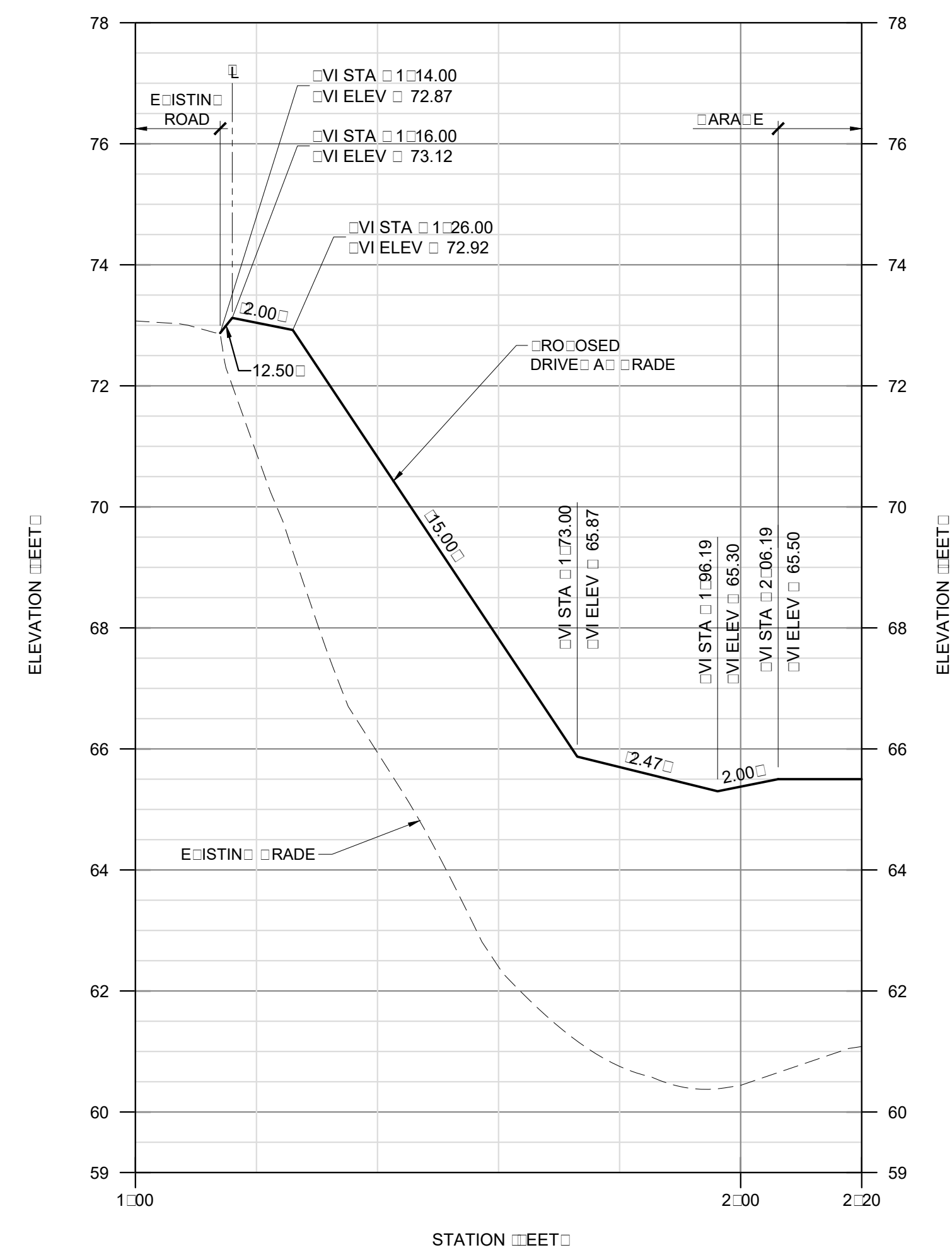
**NOTES**

- 1. ALL INLETS SHALL READ NO DUMP INTO CLOSURES TO ADOPT OR EQUIVALENT.
- 2. ALL 3 FOOT CONCRETE CURBS IN EACH UTILITY TRENCH SHALL BE UNDER EXTERIOR FOUNDATIONS.
- 3. UTILITY TRENCHES SHOULD BE CAPPED WITH 1.5 FEET OF RELATIVE IMPERMEABLE SOIL.
- 4. DRAINAGE SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH THE DRAINAGE MAINTENANCE AGREEMENT.

	<p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>	<p><b>VALLEMAR STREET JULIANA AVENUE MOSS BEACH CALIFORNIA</b></p>	<p>PREPARED AT THE REQUEST OF: MOSS BEACH ASSOCIATES 612 S. RINE ST. SANTA ANA, CALIFORNIA 92706</p>
<p>UTILITIES DRAINAGE PLAN</p>	<p>DATE: 9/1/2016 REVISED: 8/9/2016 REVISED: 4/26/2017 REVISED: 8/23/2017</p>	<p>DESIGNER: RESU-MITTAL CHECKER: RESU-MITTAL DATE: 8/23/2017</p>	<p>PROJECT NUMBER: 15147.5</p>
<p><b>3.0</b></p>			<p>SHEET</p>

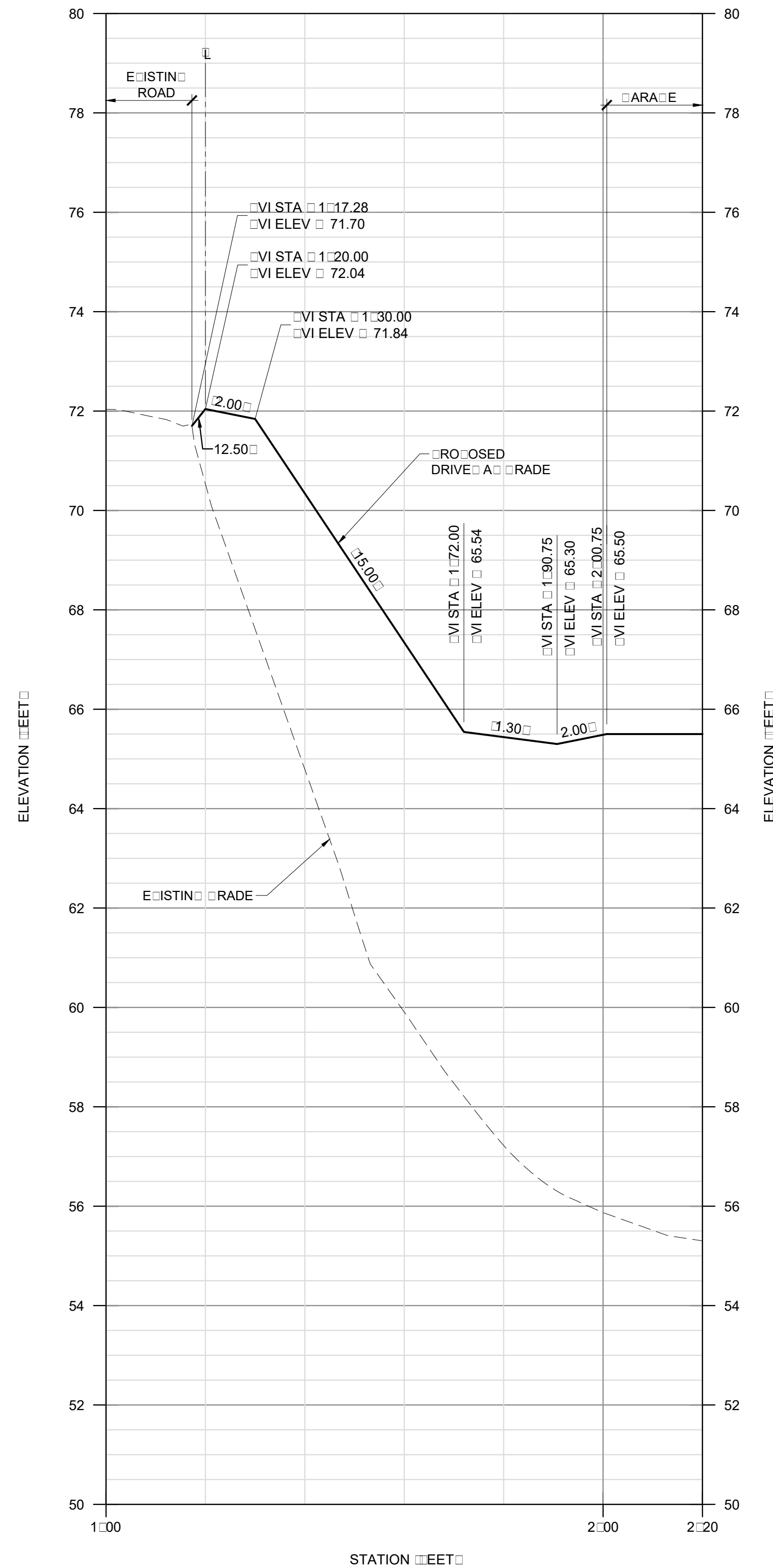


**DRIVE A PROFILE**  
SCALE: 1" = 20' V:1" = 2'

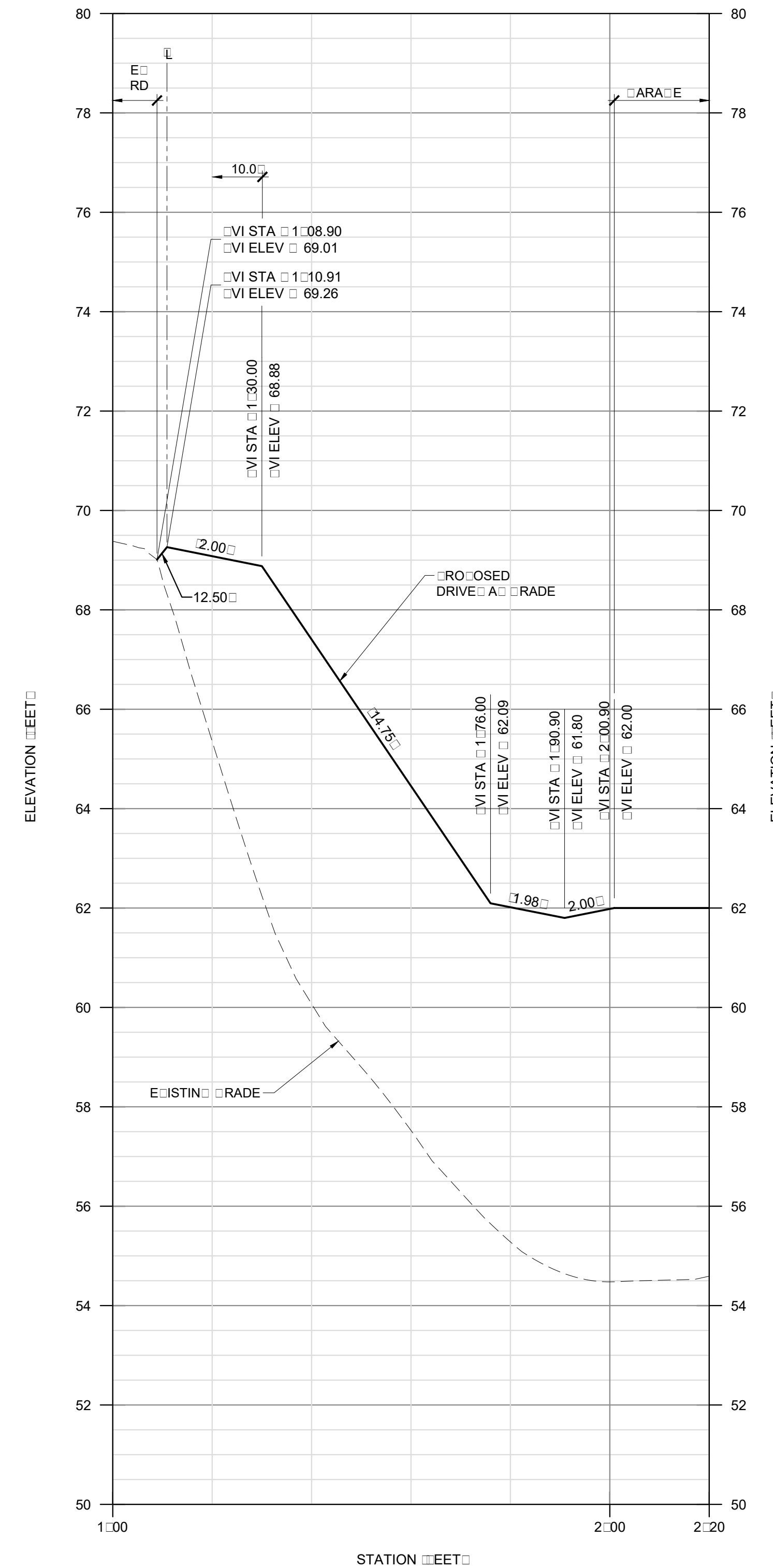


**DRIVE A PROFILE**  
SCALE: 1" = 20' V:1" = 2'

**NOTES:**  
1. VERTICAL CURVES NOT SHOWN ON RELINAR PROFILES.



**DRIVE A PROFILE**  
SCALE: 1" = 20' V:1" = 2'



**DRIVE A PROFILE**  
SCALE: 1" = 20' V:1" = 2'

REV	DESCRIPTION	DATE
1	PLANING - PERMIT SUBMITTAL	9/1/2016
2	DESIGN REVIEW - RESUBMITTAL	8/9/2016
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4	LOT 1 REVISIONS	8/23/2017



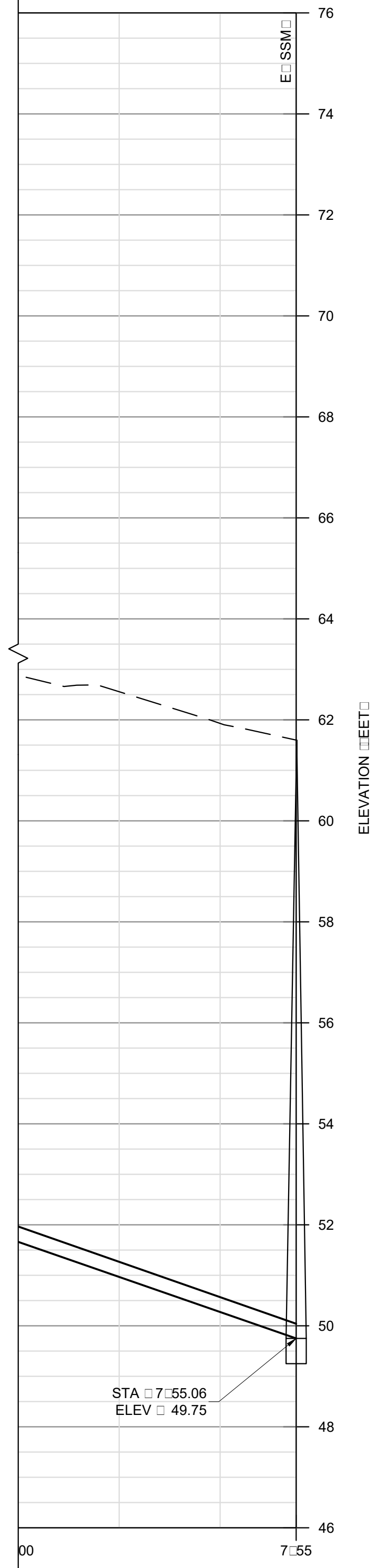
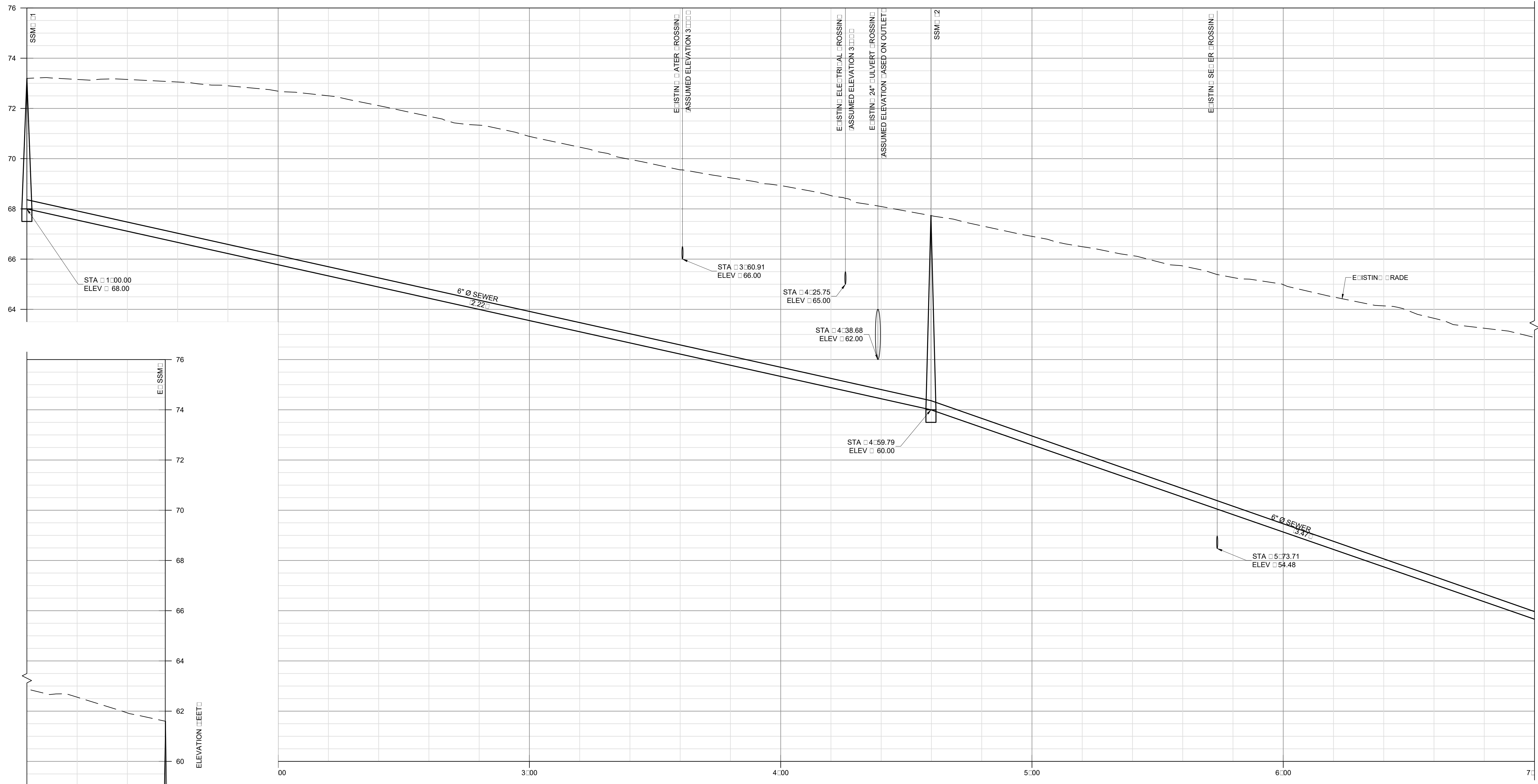
PRELIMINARY  
NOT FOR  
CONSTRUCTION

VALLEMAR STREET JULIANA AVENUE  
MOSS BEACH CALIFORNIA  
PREPARED AT THE REQUEST OF:  
MOSS BEACH ASSOCIATES  
612 S. RINE ST.  
SANTA ANA, CA 92706

DRIVE A PROFILES  
DRAWN: DAM  
CHECKED: RT  
JOB NUMBER: 15147

SCALE: 1" = 20' V:1" = 2'

4.0



LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. THE EXISTING UTILITIES SHOWN HERE PLOTTED USING INCOMPLETE AND INACCURATE RECORDS. IT SHOULD BE EXPRESSLY UNDERSTOOD THIS INFORMATION DOES NOT NECESSARILY REPRESENT ACTUAL SITE CONDITIONS OR S.O.D. DETAILS OF EXACT LOCATION, DEPTH OR OTHER CONSTRUCTION FEATURES OF THESE UTILITIES, NO WARRANTY, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THIS INFORMATION IS SET FORTH HEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS INFORMATION AT THE ADJACENT UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" AT 1.800.642.2444 OR THE MARINER OF UNDERGROUND UTILITIES AND SHALL LOCATE AND MARK IT PRIOR TO CONSTRUCTION.

**SEWER PROFILE**  
 SCALE 1" = 20' V 1" = 2'  
 1

REV	DESCRIPTION	DATE
1	PLAN REVIEW: RESU-MITTAL	9/1/2016
2	DESIGN REVIEW: RESU-MITTAL	8/9/2016
3	FOUR LOT LANNING: RESU-MITTAL	4/26/2017
4	LOT 1 REVISIONS	8/23/2017



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

VALLEMAR STREET JULIANA AVENUE  
 MOSS BEACH CALIFORNIA  
 PREPARED AT THE REQUEST OF:  
 MOSS BEACH ASSOCIATES  
 612 S. RINE ST.  
 SANTA ANA, CA 92706

SEWER PROFILE	DATE
DRAWN	RT
CHECKED	RT
JOB NUMBER	15147
SHEET	5.0

CABRILLO  
HIGHWAY

VALLEMAR  
STREET

JULIANA AVENUE

**SHEET NOTES**

1. PROTECT ALL CUT AND FILL SLOPES WITH EROSION CONTROL MATS AND OR MULCH.
2. PROTECT ALL STORM DRAIN SYSTEMS AND BIOSHADES FROM SEDIMENT DURING CONSTRUCTION WITH SLOPE PROTECTORS AND OR TRAVEL CUSHION MATS.
3. PROTECT DITCHES FROM SEDIMENT DURING CONSTRUCTION WITH SLOPE PROTECTORS AND OR TRAVEL CUSHION MATS.
4. PREVENT CONCENTRATED RUNOFF FROM FLOWING OVER SLOPES.
5. TEMPORARY SILT FENCE.
6. TREE PROTECTION TEMPORARY FENCE TO BE EQUAL OR BETTER THAN STANDARD 1.5" X 1.5" X 1.5" GALVANIZED STEEL PIPE WITH 1.5" X 1.5" X 1.5" GALVANIZED STEEL BRACKET AND 1.5" X 1.5" X 1.5" GALVANIZED STEEL POSTS.

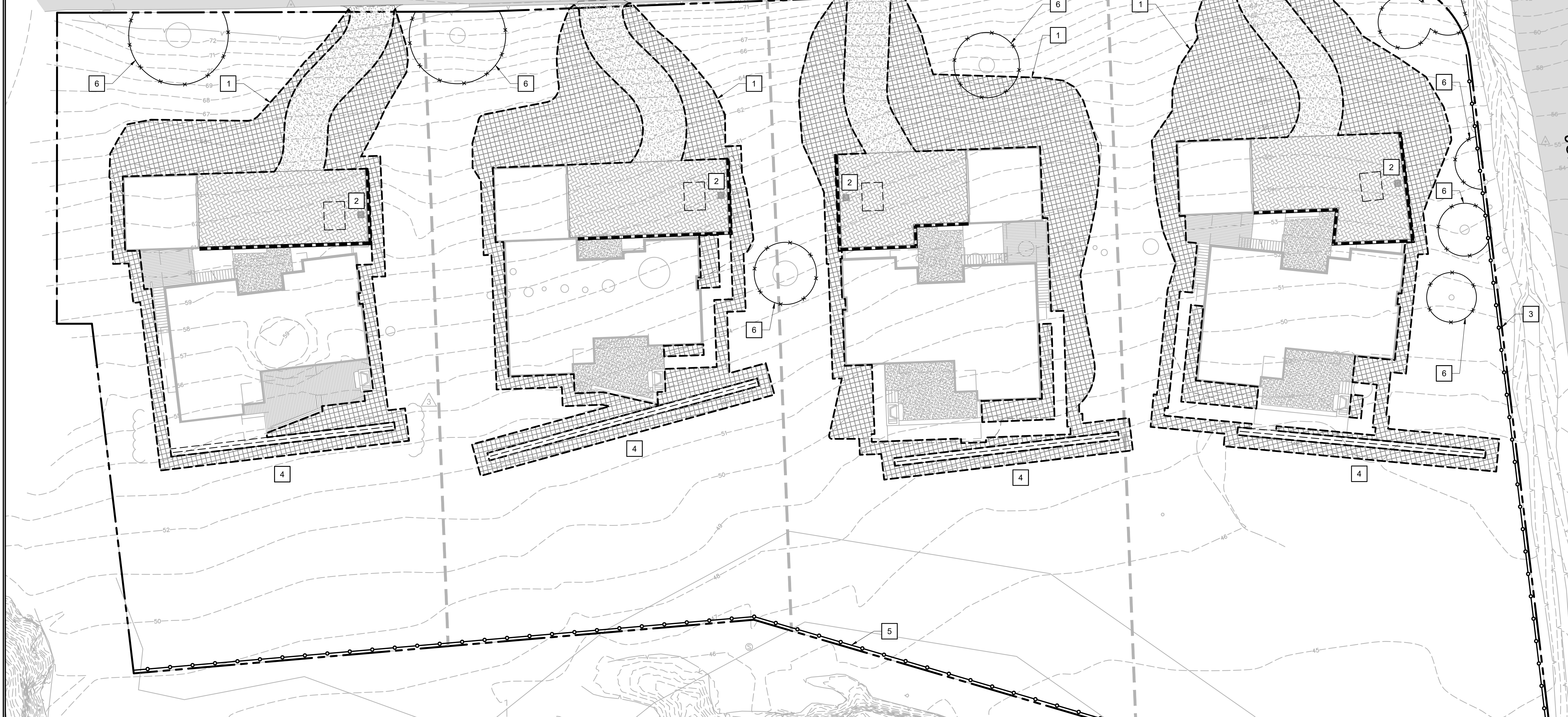
REV	DATE	DESCRIPTION
1	9/1/2016	DESIGN
2	8/9/2016	DESIGN
3	4/26/2017	DESIGN
4	8/23/2017	DESIGN

**Mesiti-Miller Engineering, Inc.**  
CIVIL AND STRUCTURAL DESIGN  
612 S. RINN ST.  
SANTA ROSA, CA 95696  
WWW.MESI-MILLER.COM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

VALLEMAR STREET JULIANA AVENUE  
MOSS BEACH CALIFORNIA

EROSION CONTROL PLAN  
DRAWN BY: DAM  
CHECKED BY: RTJ  
JOB NUMBER: 15147  
SHEET  
**6.0**



**MAINTENANCE PROCEDURES**

1. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS INCLUDING PAVEMENT CUTTING WASTES, PAINTS, OILS, GREASE, FUELS, AND OTHER LIQUIDS. STORE AND LEAK-PROOF ALL SUCH MATERIALS.
2. DO NOT CLEAN, WASH, OR MAINTAIN VEHICLES ON SITE IN A DESIGNATED AREA.
3. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND CONTRACTORS REGARDING CONSTRUCTION METHODS.
4. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS CURBS, CURB ROLLS, OR FILTERS.
5. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
6. PREVENT EROSION AND EARTH MOVING ACTIVITIES ON DURING DRAINAGE CONSTRUCTION.
7. USE SEDIMENT CONTROLS OR FILTERS TO REMOVE SEDIMENT FROM WATER AND OBTAIN ALL NECESSARY PERMITS.
8. TRAFFIC SEDIMENT ON SITE USING MATS SUCH AS SEDIMENT BARRIERS OR TRAFFIC BARRIERS OR MATS.
9. DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS, DIVERT OFF-SITE RUNOFF AROUND THE SITE.

11. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DITCHES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
12. NO LAND CLEARING OPERATIONS OR RADICAL OPERATIONS MAY TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE INTER EROSION CONTROL PLAN IS APPROVED PRIOR TO BEGINNING CONSTRUCTION.
13. EROSION IS TO BE CONTROLLED AT ALL TIMES. THE SEVERITY MEASURES SHOWN ARE TO BE IMPLEMENTED AT ALL TIMES. ADDITIONAL MEASURES WILL BE REQUIRED FOR CONSTRUCTION BETWEEN OCTOBER 15 AND APRIL 15.
14. EROSION CONTROL MEASURES SHALL BE MONITORED, MAINTAINED, AND REPAIRED AS NEEDED TO PREVENT ESCAPE OF SEDIMENT FROM THE SITE. NO TURF RUNOFF SHALL BE ALLOWED TO LEAVE THE CONSTRUCTION SITE.

- GENERATED GRADING AND RELATED ACTIVITIES OF THE PROJECT.**
- PROTECTION OF DISTURBED AREAS:**
1. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS PRACTICAL SO THAT SUFICIENT PROTECTION WILL BE ESTABLISHED PRIOR TO IMPLEMENTATION OF OPERATIONS AND CONTINUALLY MAINTAINED TO MINIMIZE SURFACE EROSION.
  2. ALL DISTURBED AREAS SHALL BE DROPPED USING A NATIVE SEED MIX AND MULCHED SO THAT THE DISTURBED AREAS ARE PROTECTED FROM EROSION PRIOR TO OCTOBER 15. IN THE EVENT THAT IT IS NOT POSSIBLE TO ESTABLISH MATURE GRASS PRIOR TO OCTOBER 15, ALL DISTURBED AREAS SHALL BE DROPPED AND MULCHED SO THAT THE DISTURBED AREAS ARE PROTECTED FROM EROSION PRIOR TO OCTOBER 15 AND APRIL 15.
  3. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION ALL DISTURBED SLOPES NOT ACTIVELY USED FOR CONSTRUCTION SHALL BE SEEDED, MULCHED, AND PLANTED. SLOPE PROTECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. EROSION CONTROL MATS SHALL BE REEDED & GRAHAM WOVEN JUTE MESH 0.9#X10' OR EQUIVALENT.
  4. BETWEEN OCTOBER 15 AND APRIL 15, A STRAW BALE STRIP SHALL REMAIN ON THE JOB SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTORS SHALL USE STRAW BALES OR MATS TO PROTECT EROSION CONTROL PROTECTION DURING THE RAINY SEASON AS NECESSARY.
  5. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY OF WORK.

- SEEDING PROCEDURE:**
1. TEMPORARY SEED MIX SHALL CONSIST OF NATIVE SEEDS AND SHALL BE APPLIED AT RATE OF 140 POUNDS PER ACRE. SEED SHALL BE LIMITED TO LANDS TO BE REVEGETATED FOR REVIEW AND APPROVAL.
  2. BEFORE SEEDING, REMOVE ALL ROCKS, ROOTS, AND DEBRIS FROM THE DISTURBED AREA. RAKE OUT STARS TO PROVIDE A SMOOTH TRANSITION FOR EROSION CONTROL PLANTS.
  3. SEEDING SHALL BE SEED AND FERTILIZER DROPPED.
  4. MULCH OR WATER DROPPED SHALL BE 2" OF STRAW MULCH.
  5. INSTALL EROSION CONTROL PLANTS ON EXPOSED SLOPES.
  6. INSTALL STRAW ROLLS.
  7. IRRIGATION SHALL BE USED SO THAT EFFECTIVE PLANT ROOTS ARE ESTABLISHED AS SOON AS POSSIBLE. THE SOIL SHOULD BE KEPT CONTINUALLY MOIST UNTIL THE SEED GERMINATES 2/3 OF SEEDS AND THE GRASS IS THREE INCHES TALL. THEN CONTINUE TO WATER A OUT ON EACH WEEK OR AS REQUIRED UNTIL THE RAINY SEASON BEGINS. IRRIGATION SHALL BE MONITORED SO THAT IT WILL NOT CAUSE AN EROSION PROBLEM.
  8. MAINTENANCE OF THE CONTRACTOR SHALL OCCUR DURING THE COVERED AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE COVERED AREAS AND TO WATER THE COVERED AREAS AS SOON AS POSSIBLE. THE SOIL SHOULD BE KEPT CONTINUALLY MOIST UNTIL THE SEED GERMINATES 2/3 OF SEEDS AND THE GRASS IS THREE INCHES TALL. THEN CONTINUE TO WATER A OUT ON EACH WEEK OR AS REQUIRED UNTIL THE RAINY SEASON BEGINS. IRRIGATION SHALL BE MONITORED SO THAT IT WILL NOT CAUSE AN EROSION PROBLEM.
  9. AUTOMATIC IRRIGATION IS NOT ALLOWED.

- RUNOFF:**
1. NO TURF RUNOFF SHALL BE ALLOWED TO LEAVE THE SITE.
  2. RUNOFF MUST BE PREVENTED FROM FLOWING OVER UNPROTECTED SLOPES.
  3. EXISTING RUNOFF FROM DISTURBED AREAS DURING GRADING AND RELATED ACTIVITIES, EROSION CONTROL MATS SHALL BE INSTALLED ALONG THE BOTTOM OF ALL GRADED SLOPES.
  4. EQUIPMENT WHEELS SHALL BE CLEANED IMMEDIATELY.
- SOILS:**
1. SOILS MUST BE REMOVED FROM THE SITE AND DISPOSED IN AN APPROVED MANNER. ALL MATERIALS MUST BE AVOIDED WHEN RAIN IS FORECAST. RAIN TREATMENT STORAGE TANKS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATER-PROOF MATERIAL.
  2. EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED ON SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

**EROSION CONTROL PLAN**

SCALE: 1" = 20'

