

Lot 3 Vallemar Bluffs

San Mateo County

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: Moss 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: ~~95061~~ 95715

Phone, W: _____ H: _____

Email: _____

Architect or Designer (if different from Applicant):

Name: Pearson Design Group/Larry Pearson

Address: 102 North Broadway Ave., Bozeman MT Zip: 59715

Phone, W: 4075871997 H: _____ Email: bernest@pearsondesigngroup.com

Project location:

APN: 37086260 37086270

Address: 0 Vallemar Ave (lot 3)*

Moss Beach CA Zip: 94,083

Zoning: RM-CZ/DR

Parcel/lot size: 24211 (proposed) sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

Project:

- New Single Family Residence: 3997 ~~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 408 SF mezzanine area with a 576 SF attached garage

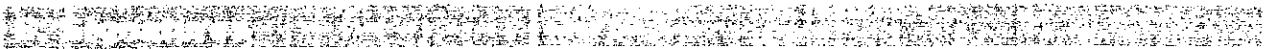


Fill in Blanks:	Material	Color/Finish (if different from existing, attach sample)	Check if matches existing
a. Exterior walls	rough sawn wood/cement panels/CMU	_____	<input type="checkbox"/>
b. Trim	Metal/rough sawn wood	_____	<input type="checkbox"/>
c. Windows	Kolbe Vistalux or similar	_____	<input 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:

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.

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.

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.

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.

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.

End of Narrative



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.

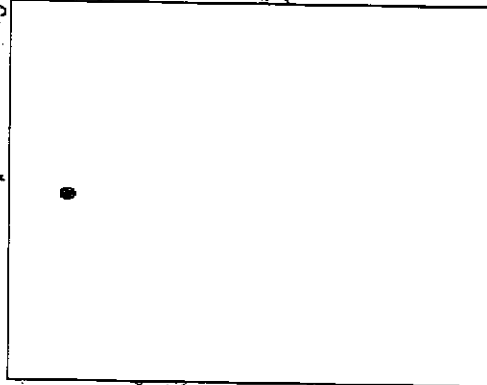
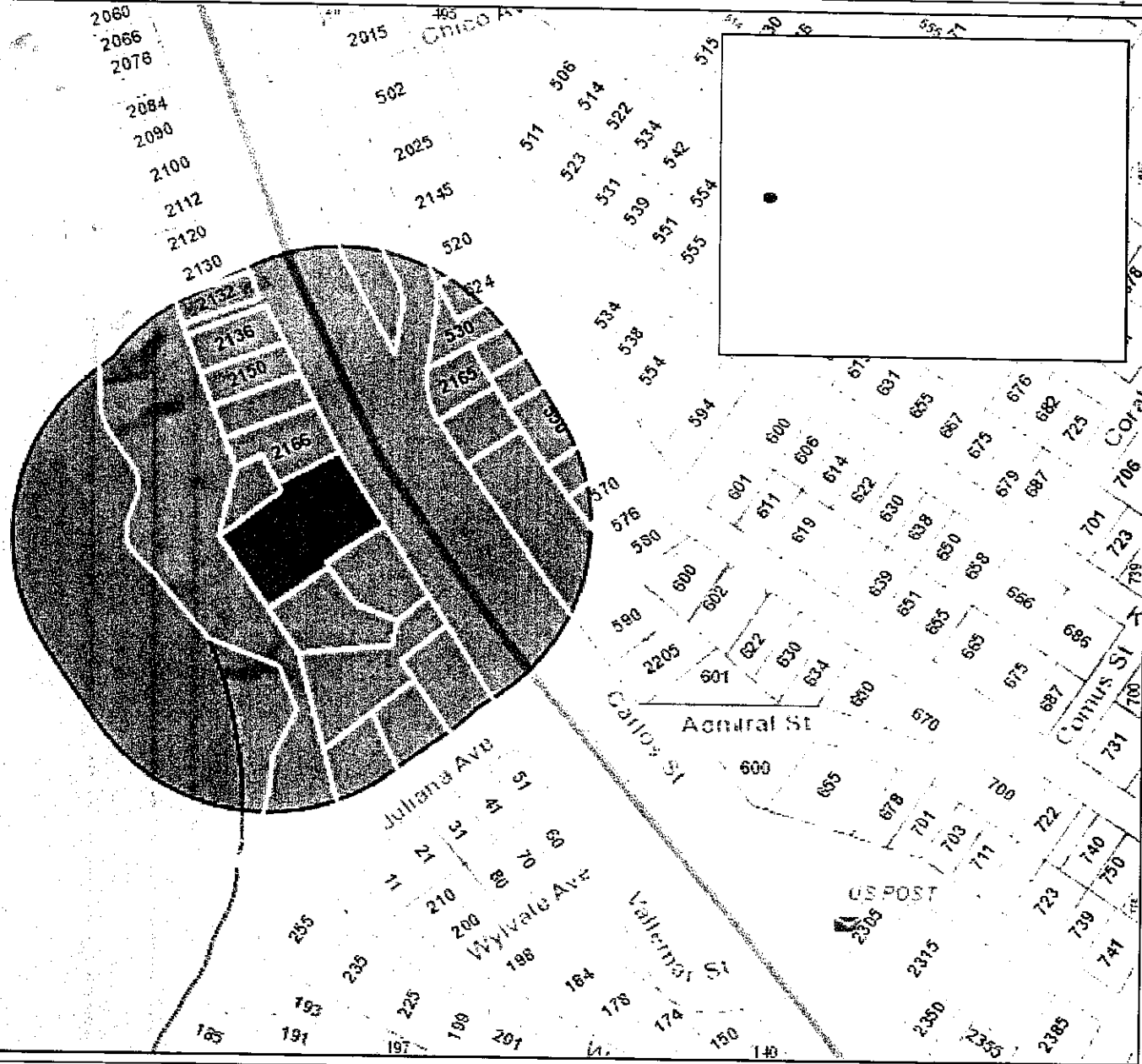
On the top (northwest) portion of the site, the houses are nestled between existing (and new) cypress trees at the edge of the 50' road setback. However, taking visual cues from the adjacent bluffs, the houses dramatically expand down the natural slope to encapsulate the breadth of the coastline vistas.

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.



San Mateo County

*PRC
mailing
P02025-00340*



PRC Mailing



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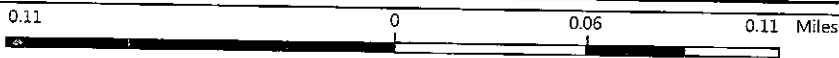
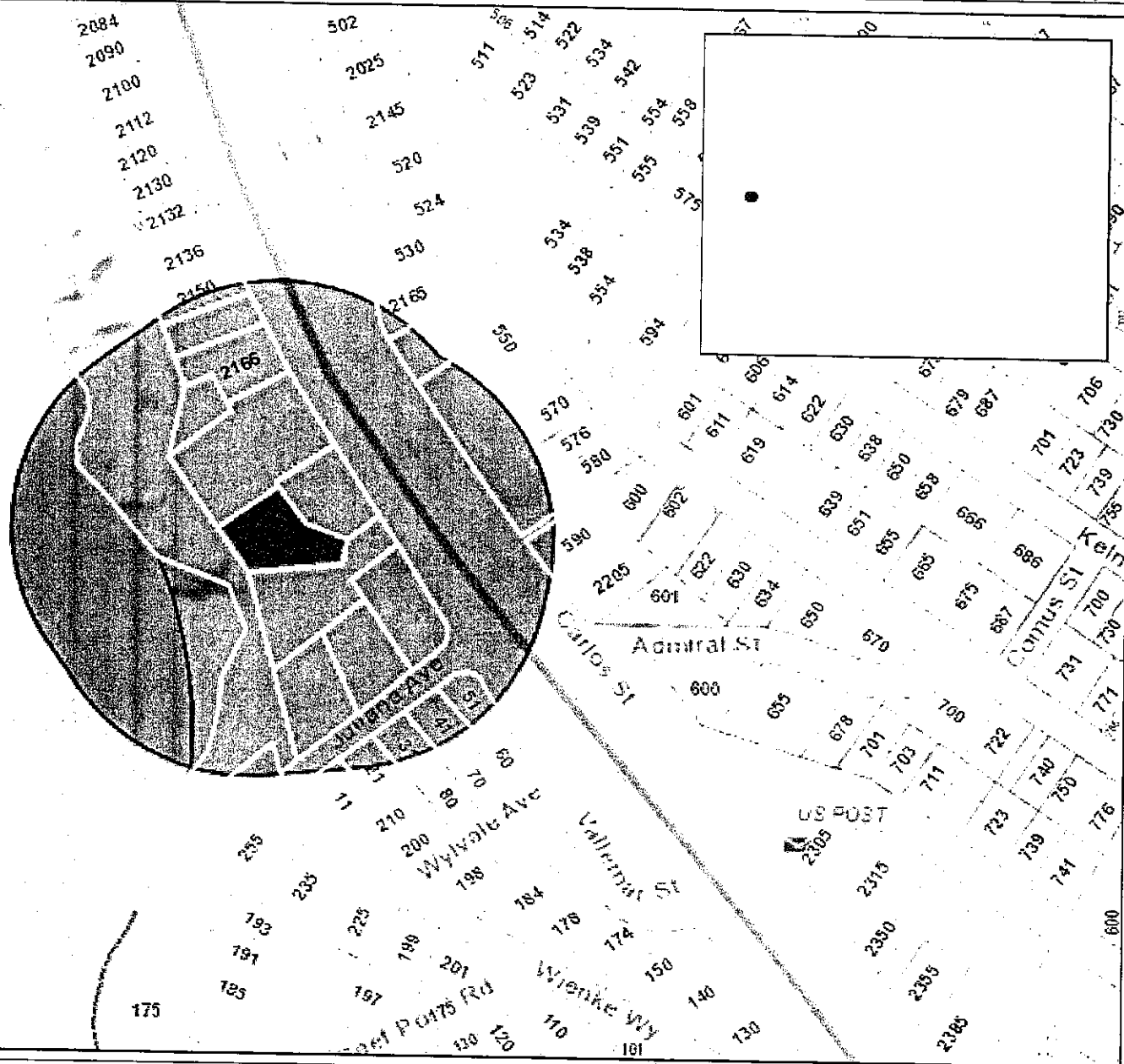
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San Mateo County



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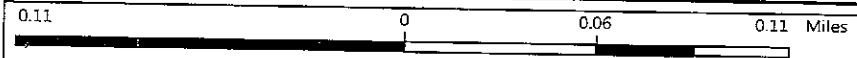
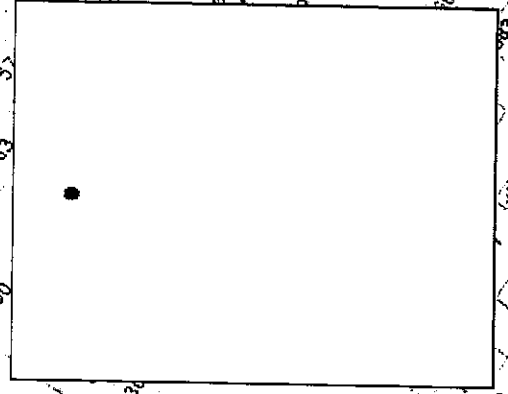
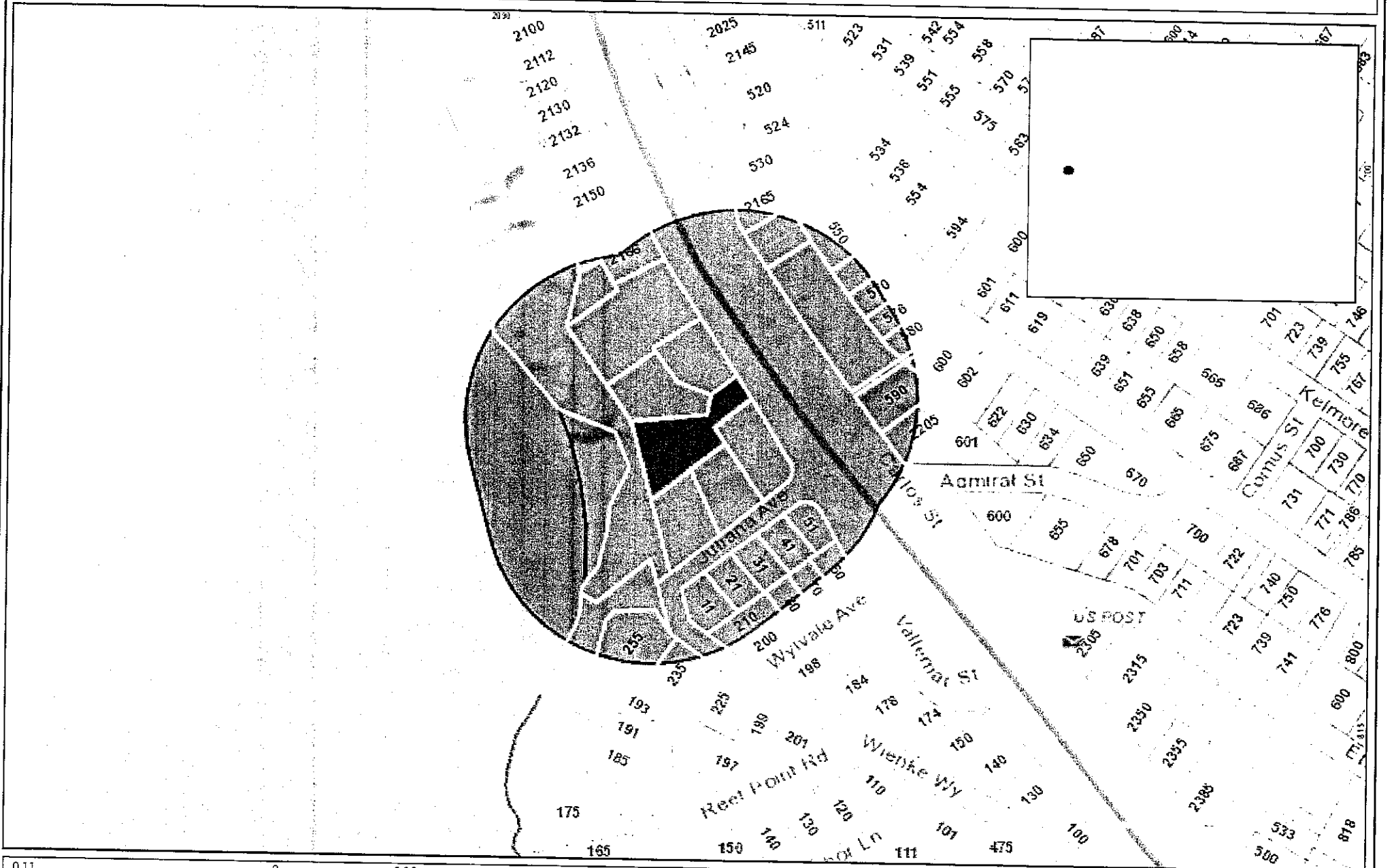
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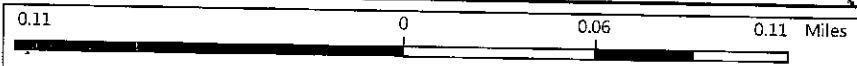
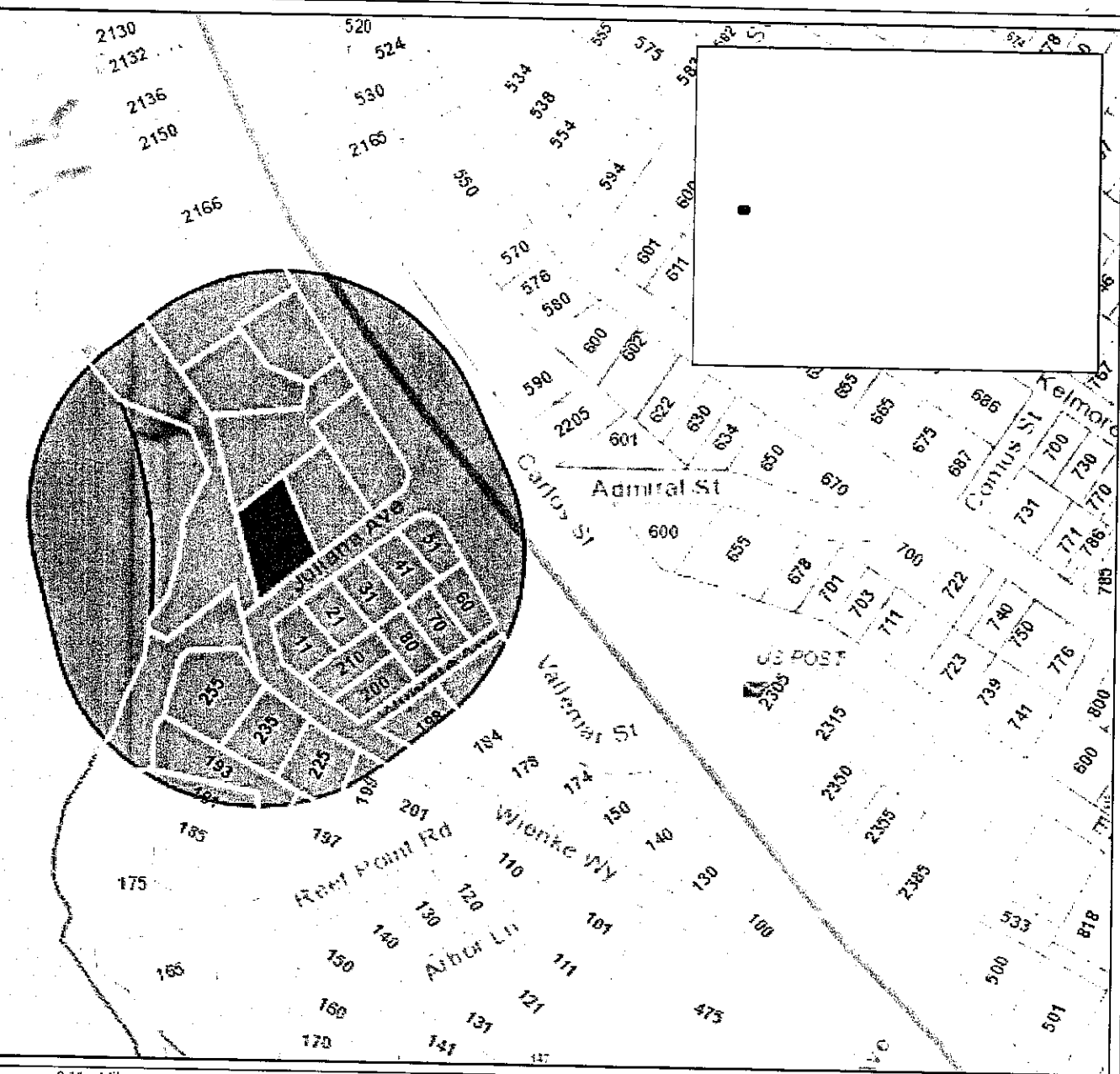
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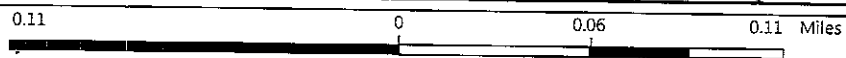
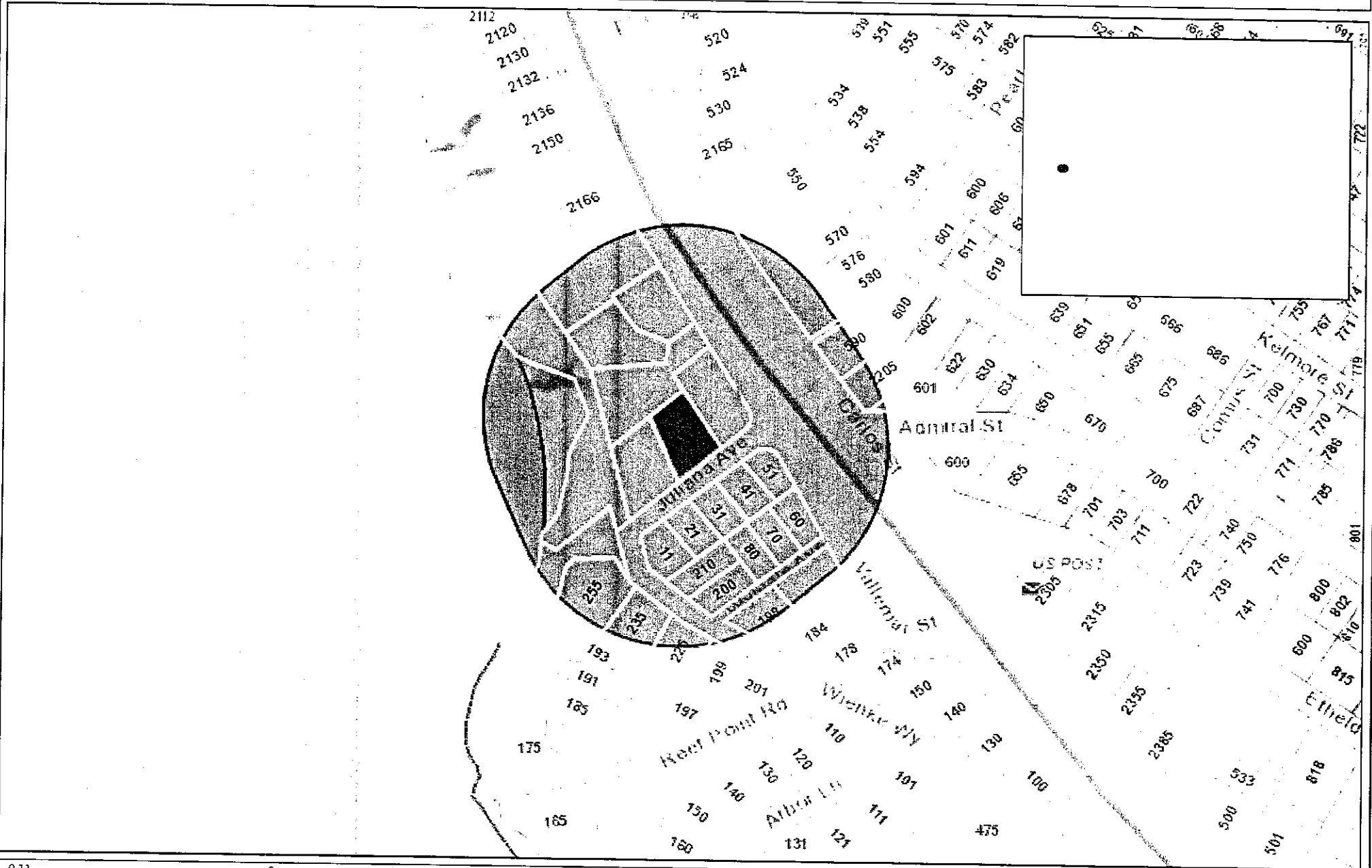
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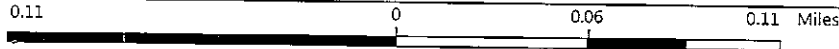
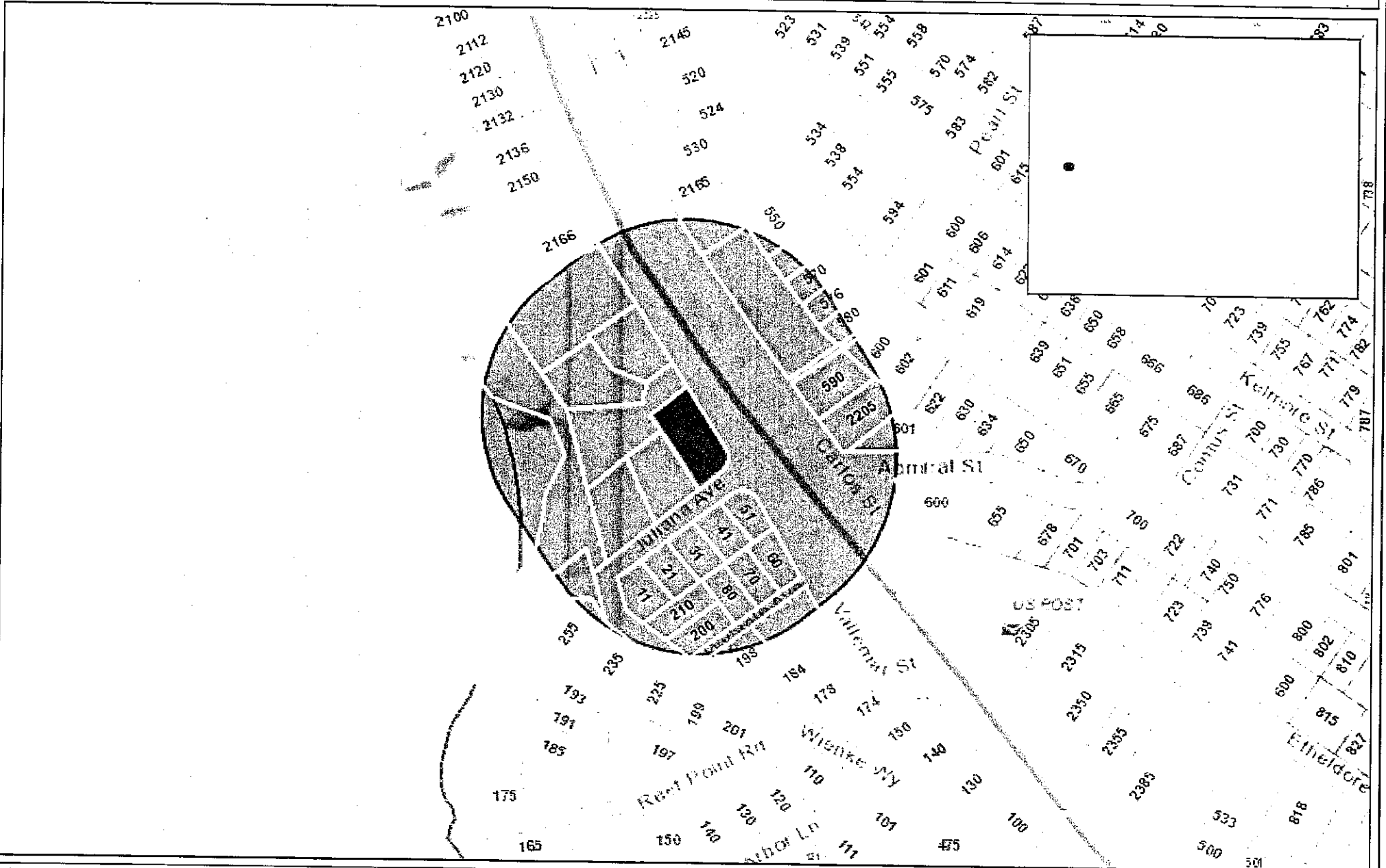
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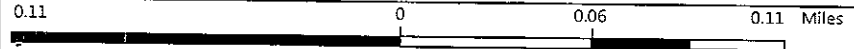
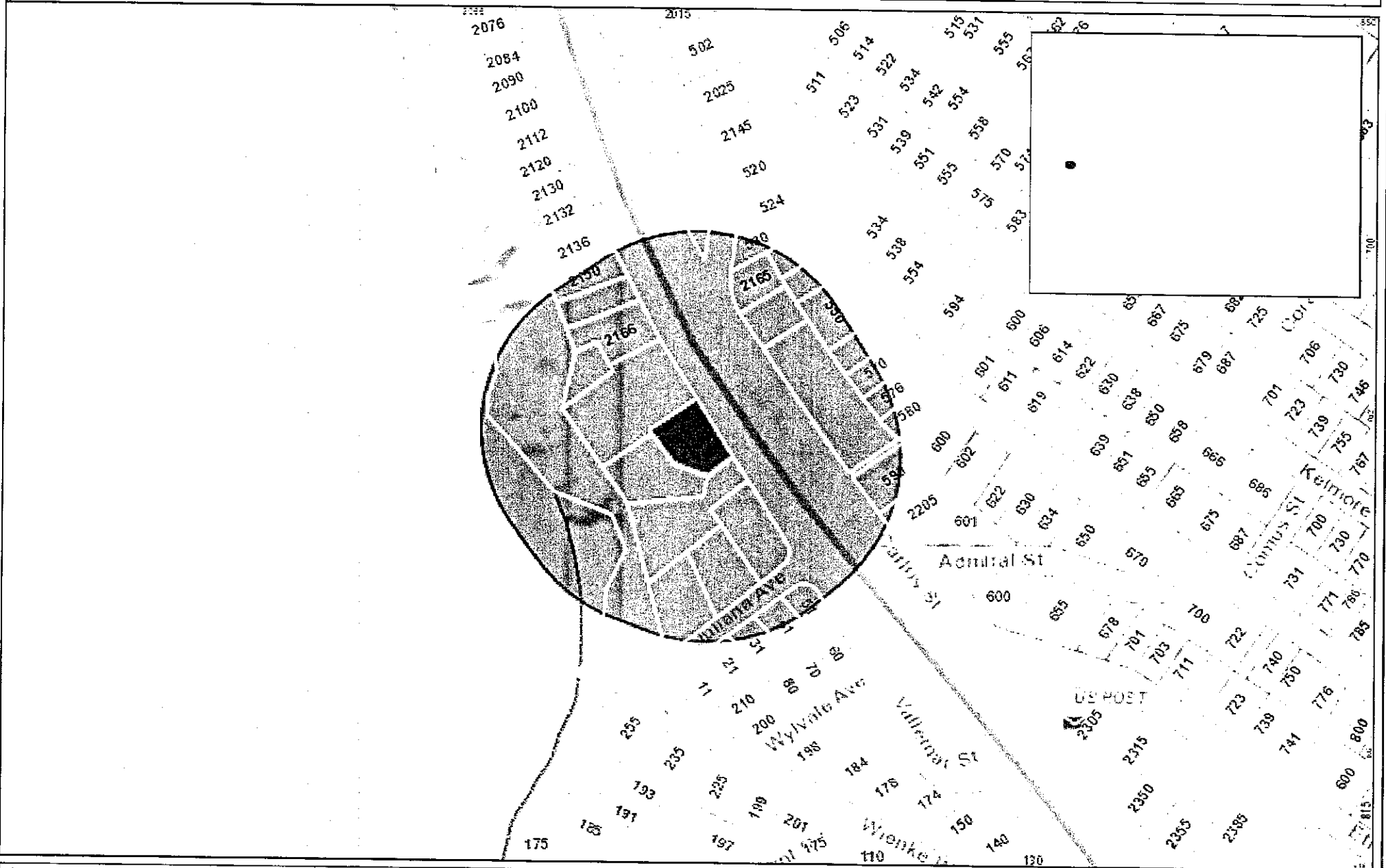
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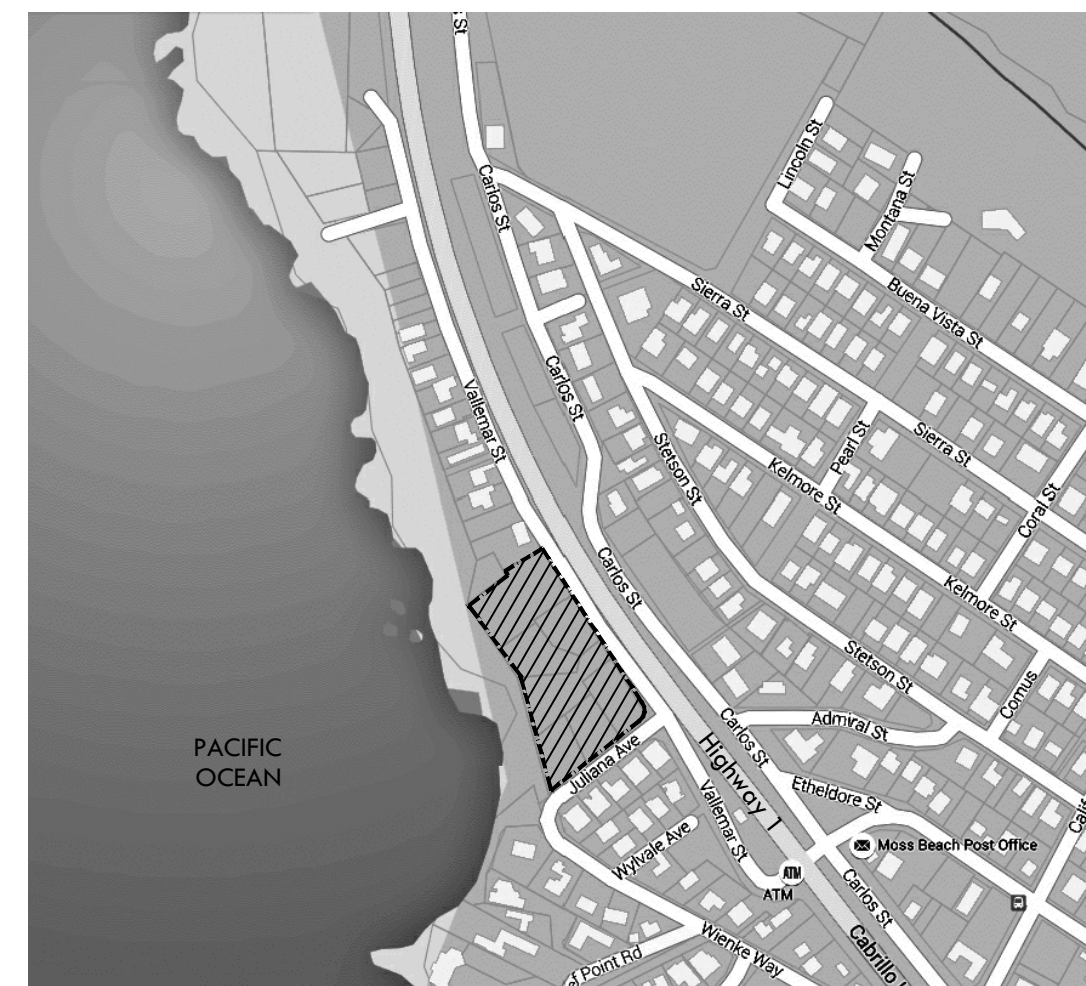


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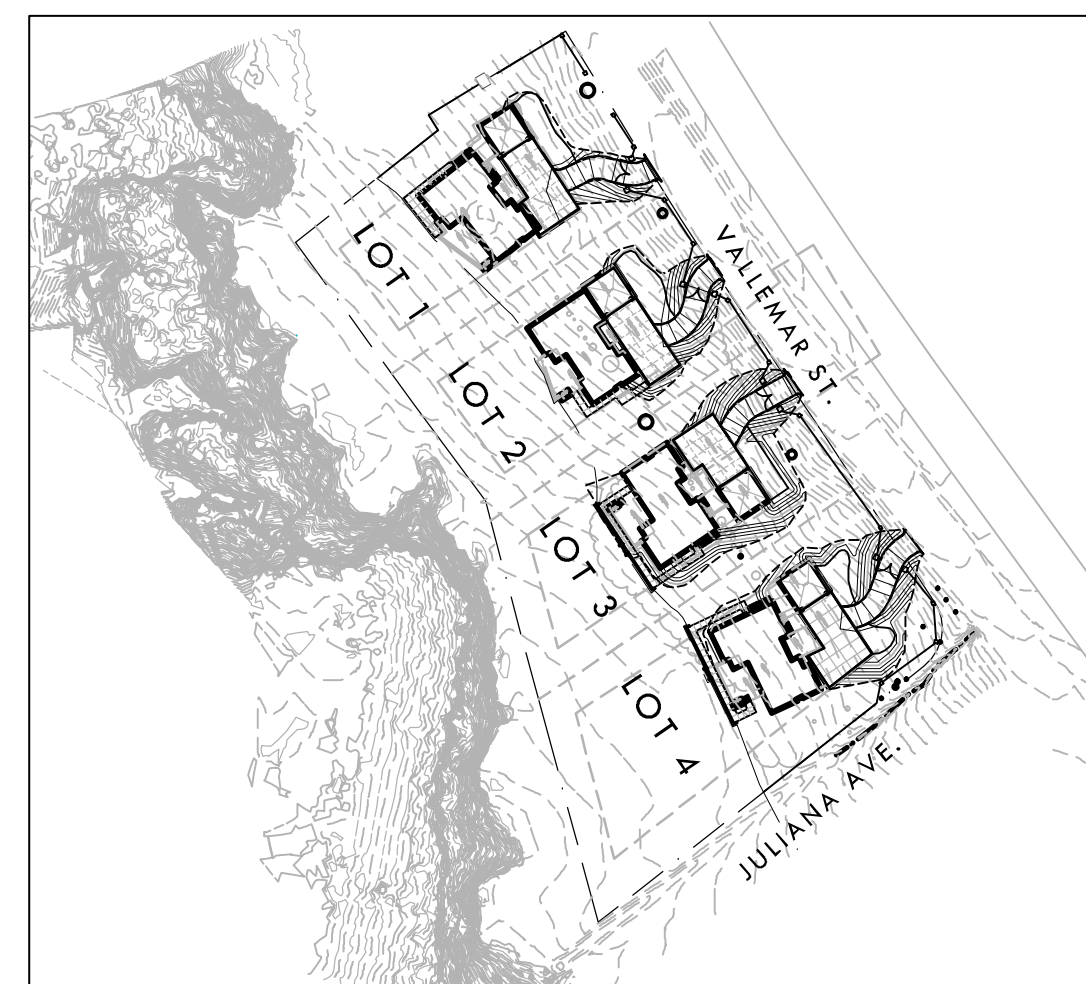
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PROJECT MAPS



VICINITY MAP



SITE MAP

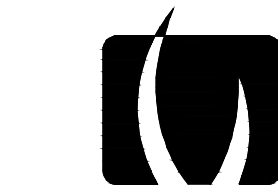
DESIGN REVIEW DRAWINGS FOR PROPOSED MOSS BEACH HOMES

Vallemar St. and Juliana Ave
Moss Beach, CA 94038

PREPARED BY



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

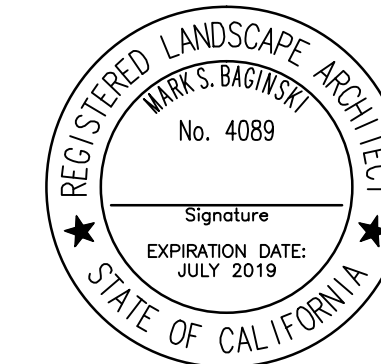


2455 The Alameda
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tel: 408.985.7200
fax: 408.985.7260

1024 Iron Point Rd.
Suite 100 #1241
Folsom, CA 95630
tel: 916.415.6567
fax: 408.985.7260



Mesiti-Miller Engineering, Inc.
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).

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	SHEET NO.	SHEET DESCRIPTION
-	COVER SHEET		
LANDSCAPE PLANS		LOT 2	
L1.1	VALLEMAR ST. SECTION	-	VICINITY MAP & PROPERTY SUMMARY
L1.2	SITE SECTION	A0.1	AREA PLAN CALCULATIONS
L1.3	JULIANA AVE. SECTION	A1.1	SITE PLAN
L2.1	EXISTING CONDITIONS PLAN	A2.1	LOWER LEVEL PLAN
L2.2	SITE CONSTRAINTS PLAN	A2.2	MAIN LEVEL PLAN
L2.3	EXISTING TREES & VEGETATION	A2.3	MEZZANINE & ROOF PLAN
L2.4	TREE ASSESSMENT LIST	A3.1-3.4	EXTERIOR ELEVATIONS
L2.5	TREE HEALTH AND SUITABILITY FOR PRESERVATION	A4.1-4.2	BUILDING SECTIONS
L3.1	TREE REMOVAL PLAN	LOT 3	
L3.2	TREE REPLACEMENT PLAN	-	VICINITY MAP & PROPERTY SUMMARY
L3.3	TREE AND SHRUB PLANTING PLAN	A0.1	AREA PLAN CALCULATIONS
L3.4	TREE AND SHRUB PLANT IMAGES	A1.1	SITE PLAN
L4.1	MATERIAL AND DETAIL REFERENCE PLAN	A2.1	LOWER LEVEL PLAN
L4.2	DESIGN MATERIALS AND IMAGERY	A2.2	MAIN LEVEL PLAN
		A2.3	COURTYARD PLAN
		A2.4	GARAGE STORAGE PLAN & ROOF PLAN
		A2.5	MEZZANINE & ROOF PLAN
		A3.1-3.4	EXTERIOR ELEVATIONS
		A4.1-4.2	BUILDING SECTIONS
ENGINEERING PLANS		LOT 4	
C1.0	SITE PLAN	-	VICINITY MAP & PROPERTY SUMMARY
C2.0	GRADING PLAN	A0.1	AREA PLAN CALCULATIONS
C3.0	UTILITY & DRAINAGE PLAN	A1.1	SITE PLAN
C4.0	DRIVEWAY PROFILES	A2.1	LOWER LEVEL PLAN
C5.0	SEWER PROFILE	A2.2	MAIN LEVEL PLAN
C6.0	EROSION CONTROL PLAN	A2.3	COURTYARD PLAN
C7.0	CONSTRUCTION BEST MANAGEMENT PRACTICES	A2.4	GARAGE STORAGE PLAN & ROOF PLAN
C8.0	DETAILS	A2.5	MEZZANINE & ROOF PLAN
ARCHITECTURAL PLANS		A3.1-3.4	EXTERIOR ELEVATIONS
A1.0	SITE PLAN	A4.1-4.2	BUILDING SECTIONS
LOT 1			
-	VICINITY MAP & PROPERTY SUMMARY	A0.1	AREA PLAN CALCULATIONS
A0.1	AREA PLAN CALCULATIONS	A1.1	SITE PLAN
A1.1	SITE PLAN	A2.1	LOWER LEVEL PLAN
A2.1	LOWER LEVEL PLAN	A2.2	MAIN LEVEL PLAN
A2.2	MAIN LEVEL PLAN	A2.3	COURTYARD PLAN
A2.3	COURTYARD PLAN	A2.4	GARAGE STORAGE PLAN & ROOF PLAN
A2.4	GARAGE STORAGE PLAN & ROOF PLAN	A2.5	MEZZANINE & ROOF PLAN
A2.5	MEZZANINE & ROOF PLAN	A3.1-3.4	EXTERIOR ELEVATIONS
A3.1-3.4	EXTERIOR ELEVATIONS	A4.1-4.2	BUILDING SECTIONS
A4.1-4.2	BUILDING SECTIONS		

APPLICABLE CODES

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

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

- LIST OF FEDERAL CODES AND STANDARDS (IF APPLICABLE)
- AMERICANS WITH DISABILITIES ACT (ADA), TITLE II OR TITLE III
 - FOR TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) 28 CFR 35.151(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.

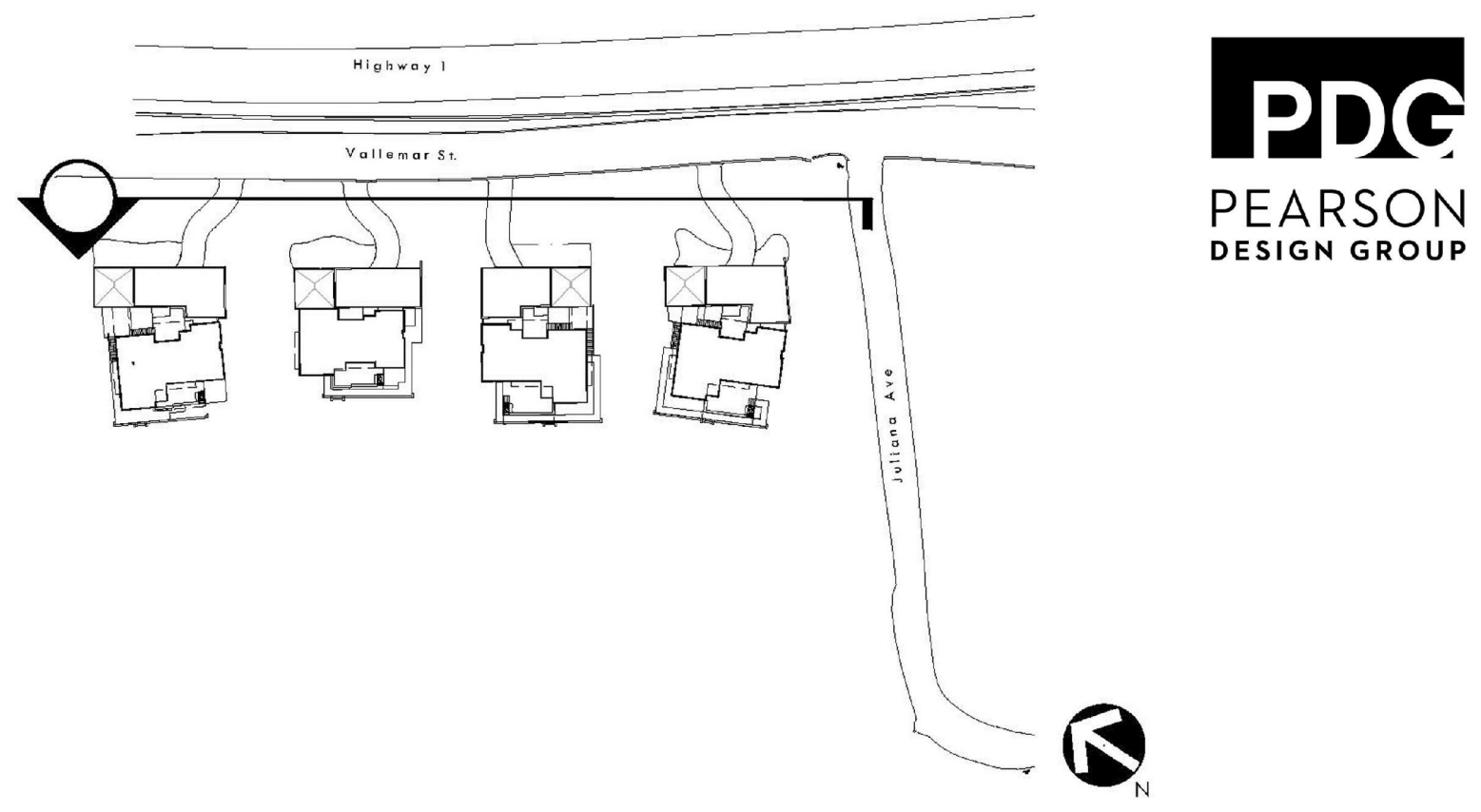
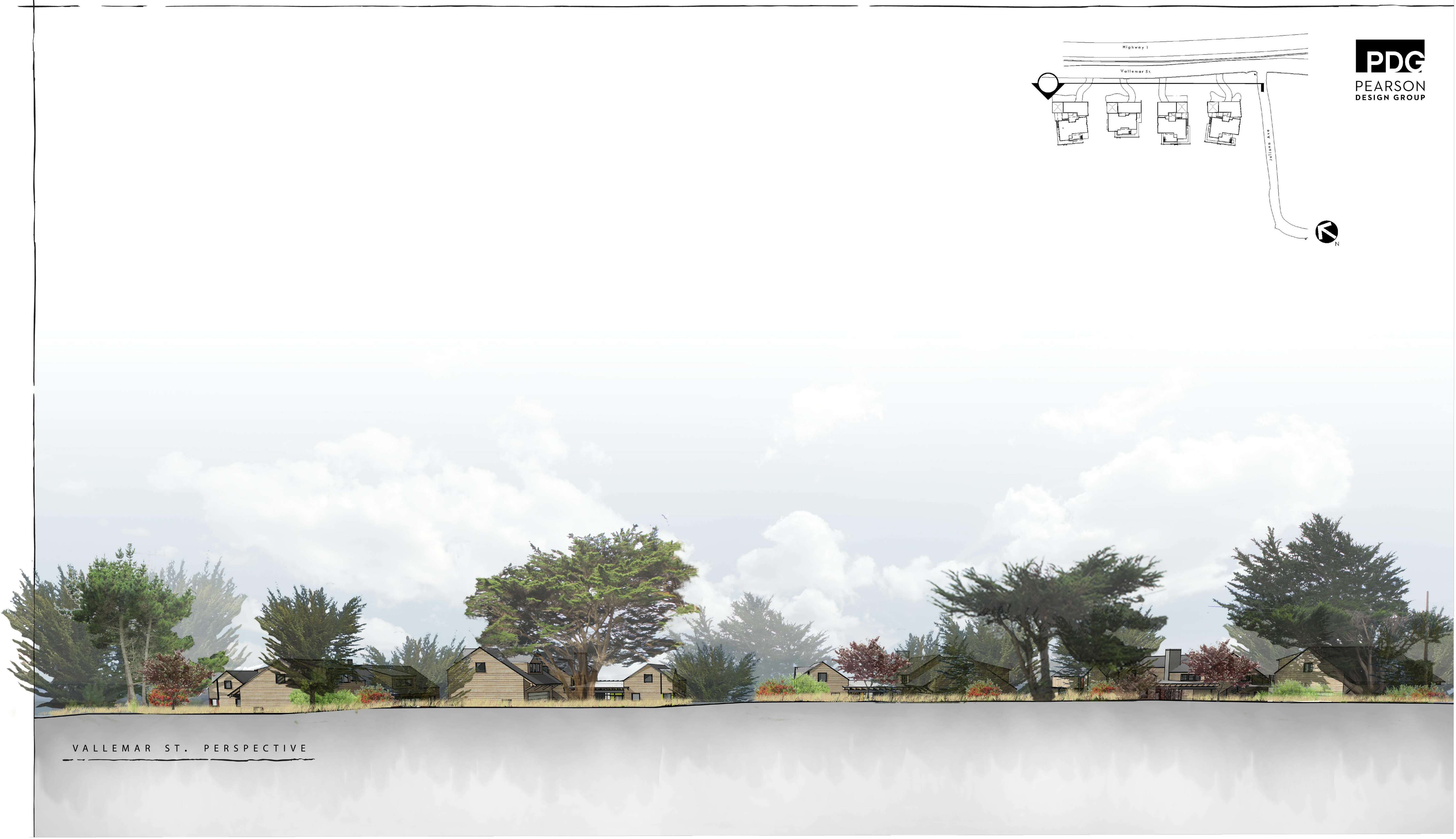
PROPOSED PERSPECTIVE VIEW



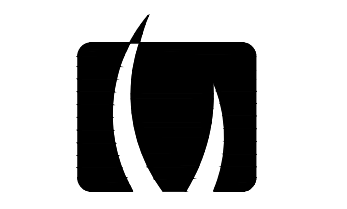
VALLEMAR ST. PERSPECTIVE

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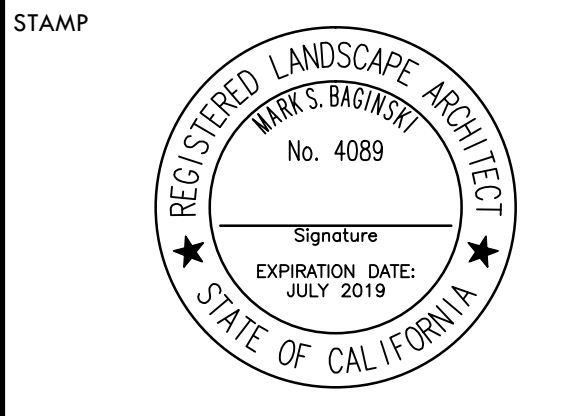
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SHEET TITLE
**VALLEMAR ST.
 ELEVATION/
 PERSPECTIVE**

PROJECT NAME
**MOSS BEACH
 OCEAN
 DEVELOPMENT**

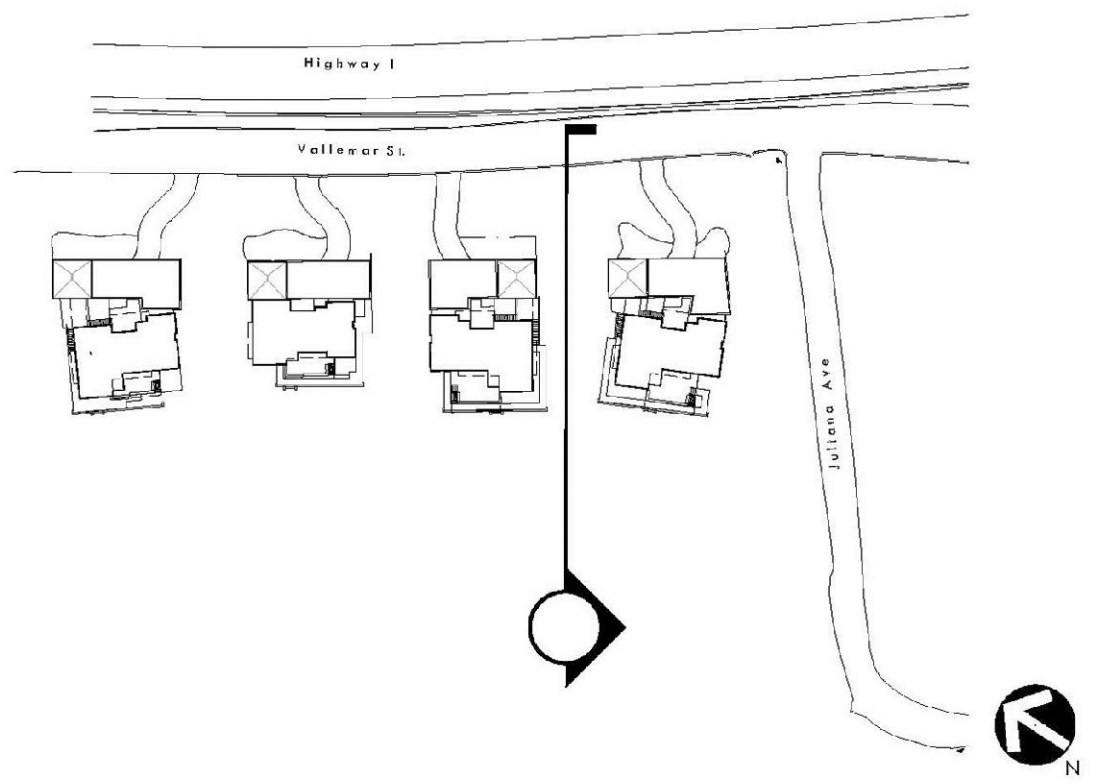
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**VALLEMAR ST. &
 JULIANA AVE
 MOSS BEACH, CA**

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

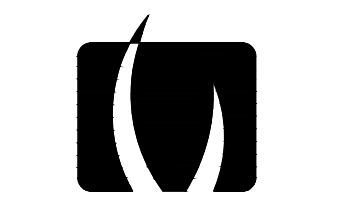
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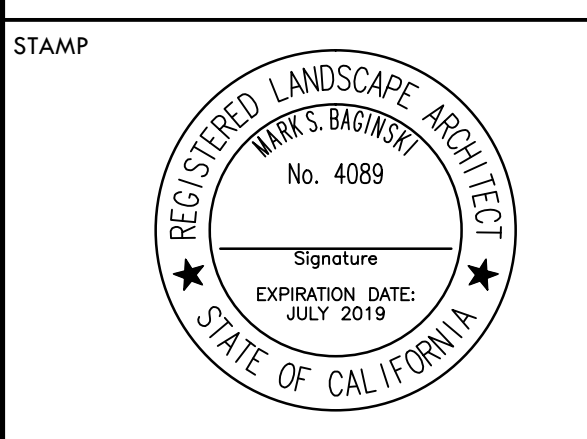
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SITE SECTION

PROJECT NAME

**MOSS BEACH
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PROJECT ADDRESS

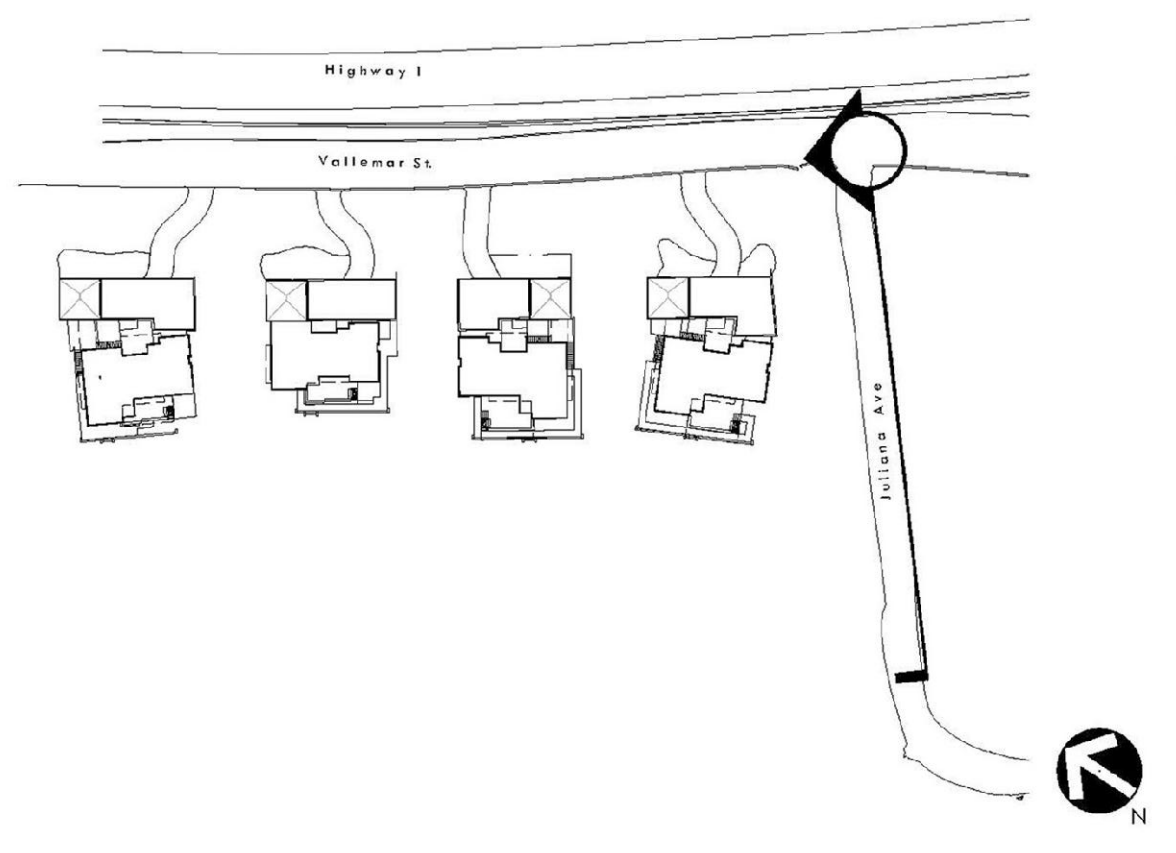
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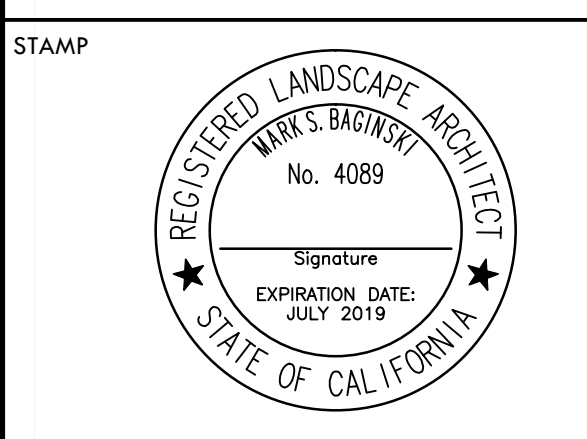
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**JULIANA AVE.
SECTION/
PERSPECTIVE**

PROJECT NAME

**MOSS BEACH
OCEAN
DEVELOPMENT**

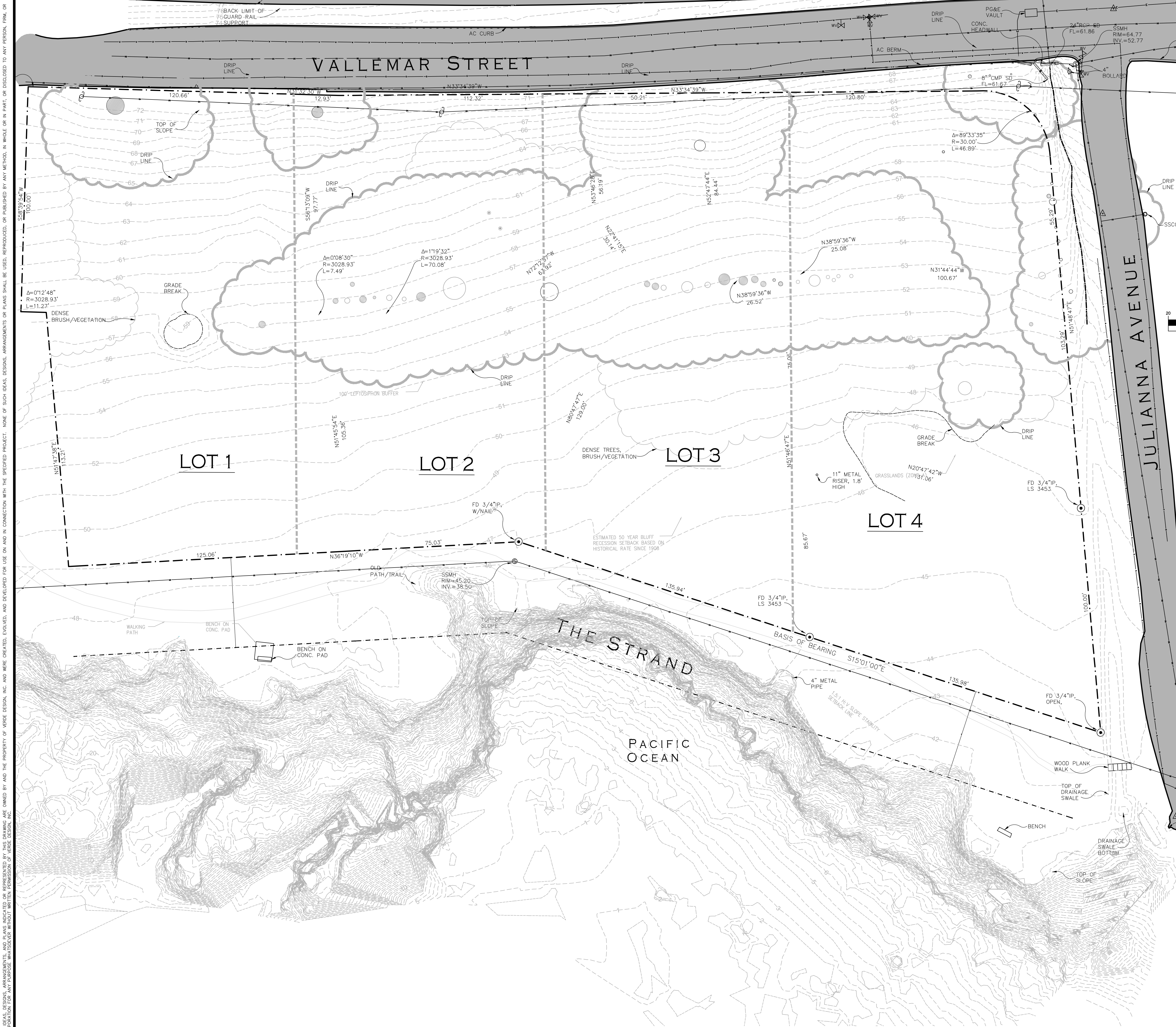
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SHEET NO. L1.3	



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. MAR)	○ UTILITY POLE
⊙ INDICATES RECORD DATA	○ CURB
⊙ INDICATES RADIAL BEARING	○ RATE
⊙ RECORD CALCULATED DATA	MT MULTIPLE TREES
INV. INVERT ELEVATION	TT TWIN TREES

ASPHALT CONCRETE STADIUM
 DRAIN LINE
 DENSE TREES BRUSH/VEGETATION
 WATER LINE PAINT MARKING
 SANITARY SEWER LINE
 STORM DRAIN LINE
 OVERHEAD UTILITY LINE
 GAS LINE PAINT MARKING

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. = BENCHMARK = S 1240
 2.31" 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.

BENCHMARK ELEVATION = 60.91 NAVD 88

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EXISTING CONDITIONS PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

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

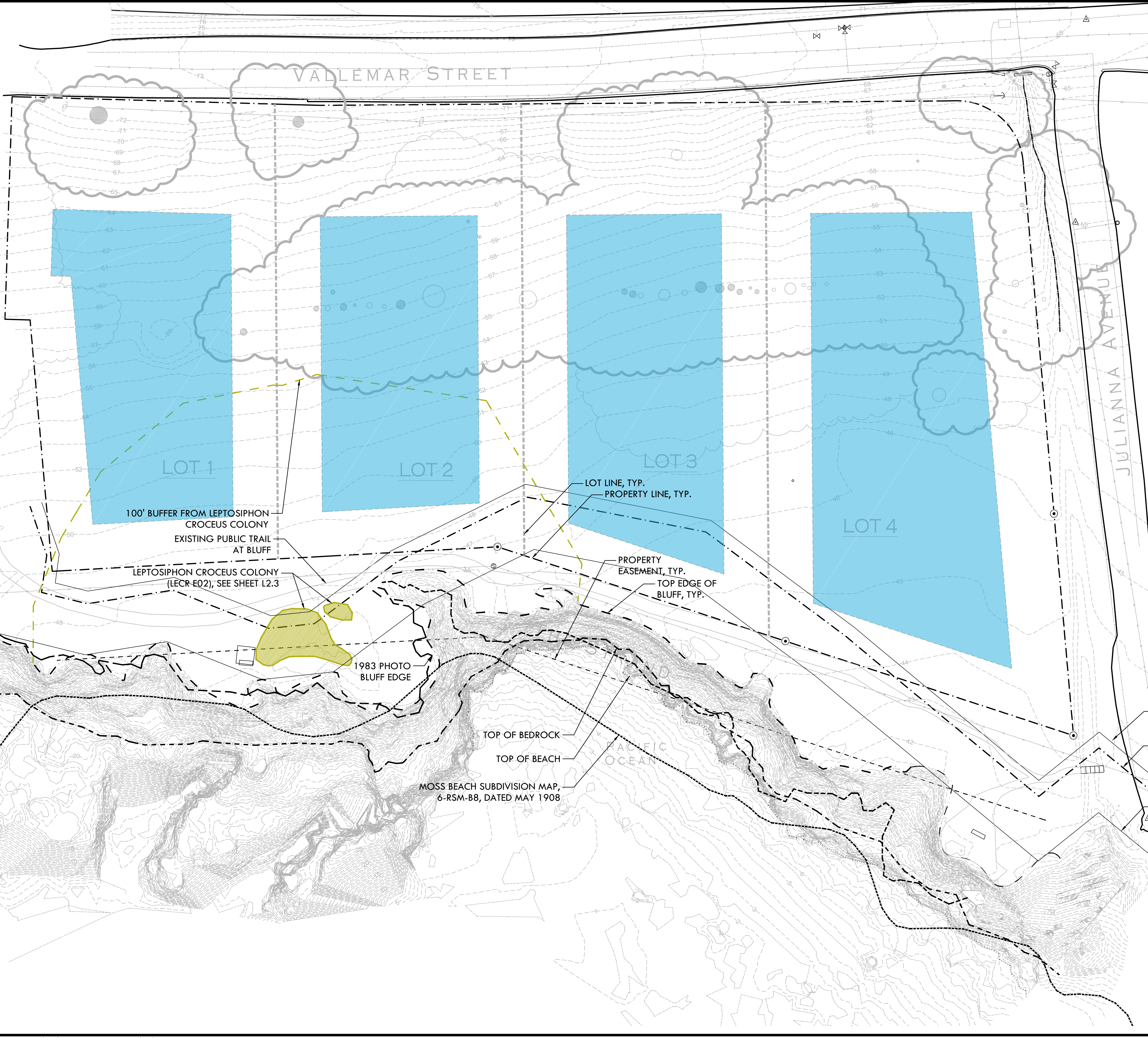
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SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	TOP EDGE OF BLUFF
	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908
	PROPOSED BUILDING ENVELOPE


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SHEET TITLE

SITE CONSTRAINTS PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

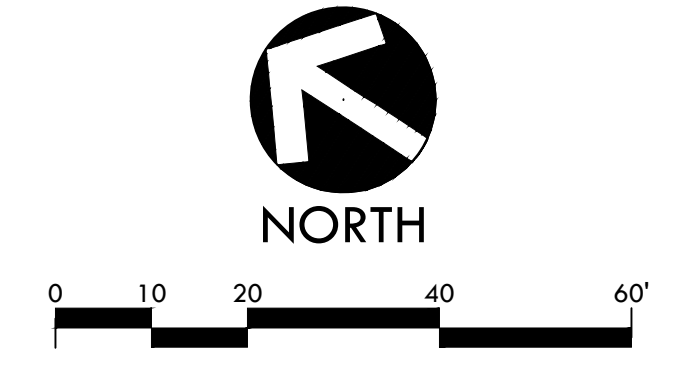
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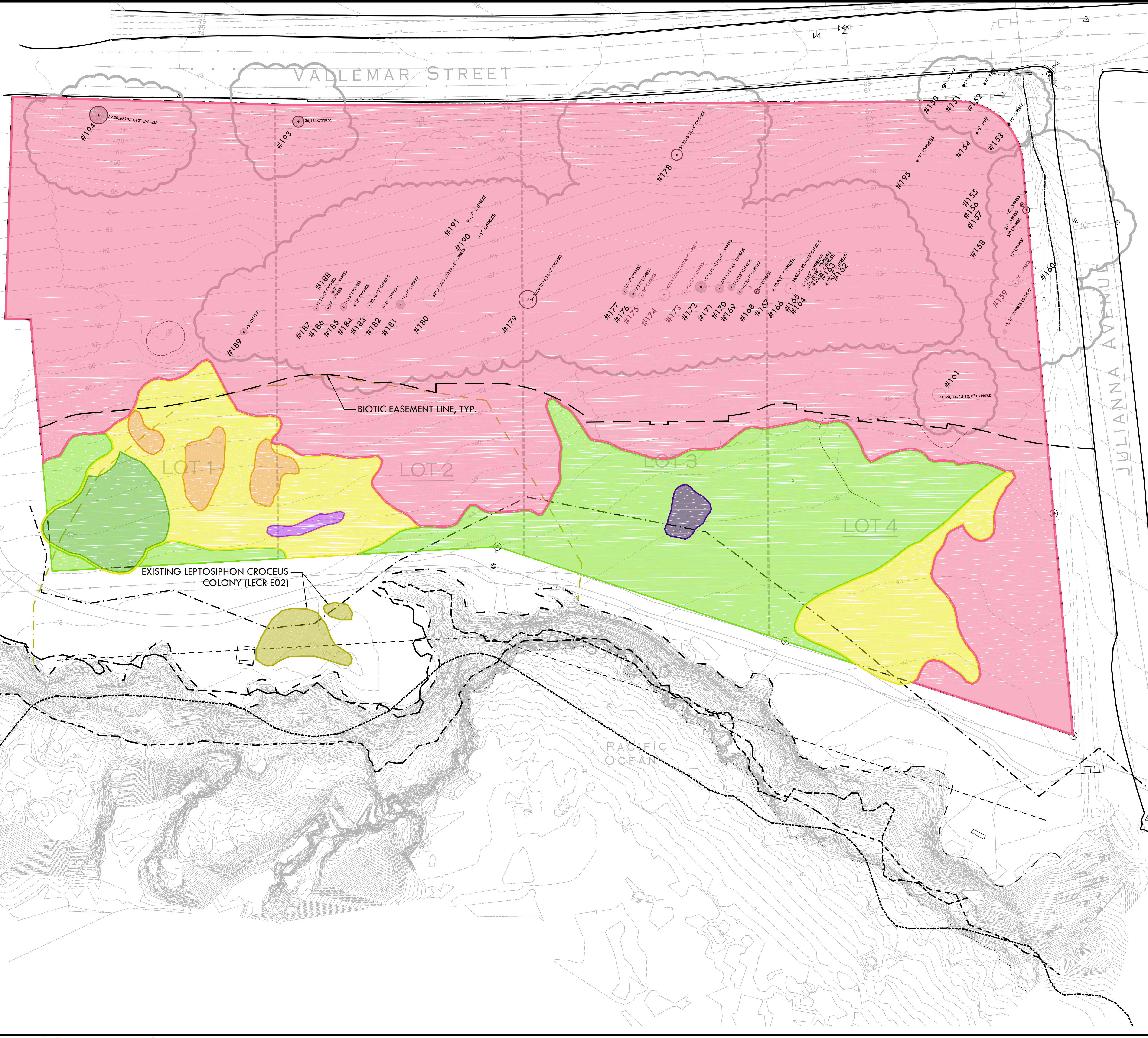
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ESTIMATED 50 YEAR BLUFF RECESION SETBACK INCLUDING SEA LEVEL RISE INFLUENCE
 ESTIMATED 50 YEAR BLUFF RECESION SETBACK BASED ON HISTORICAL RATE SINCE 1908
 1.5:1 H:V SLOPE STABILITY SETBACK LINE (OR BLUFF EDGE WHERE BLUFF IS STABLE)



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SITE PLAN LEGEND

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	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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EXISTING TREES AND VEGETATION

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

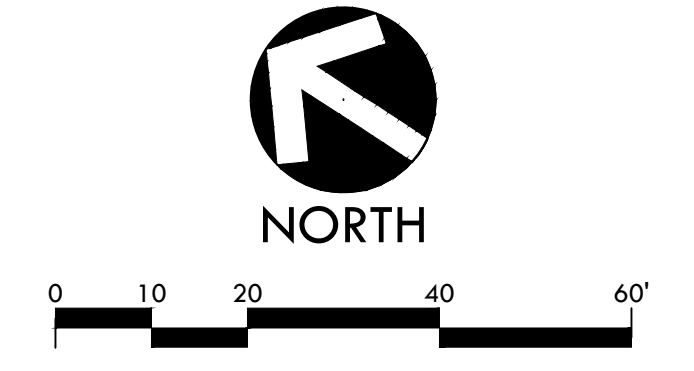
PROJECT ADDRESS

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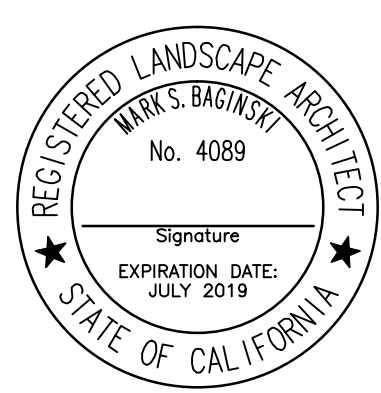
Tree Assessment

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. 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 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

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

VALLEMAR ST. & JULIANA AVE MOSS BEACH, CA

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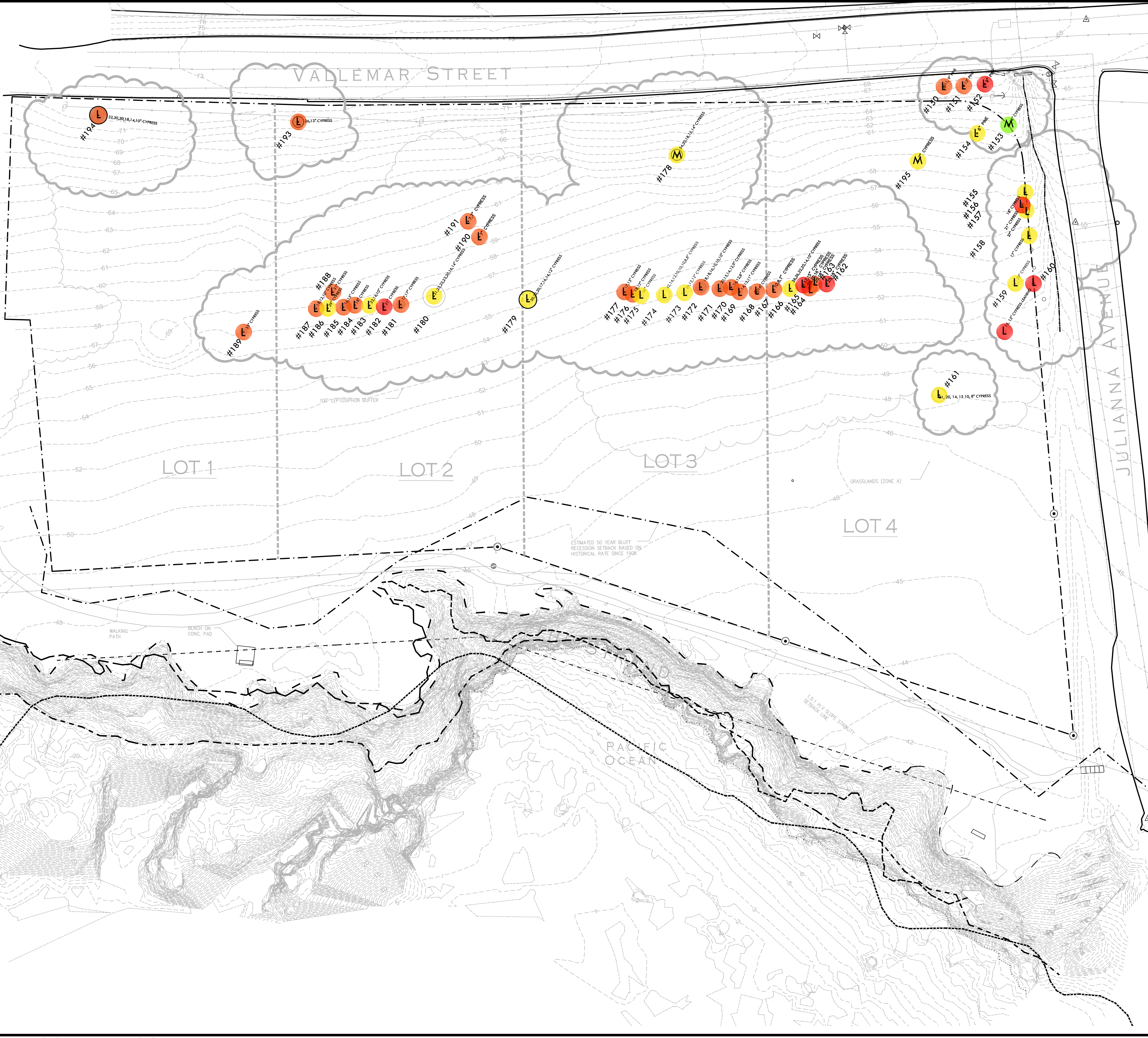
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SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	TOP EDGE OF BLUFF
	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908

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

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TREE HEALTH AND SUITABILITY FOR PRESERVATION

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

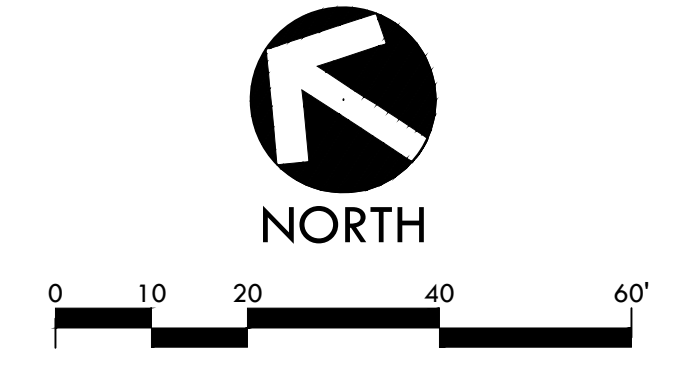
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**VALLEMAR ST. & JULIANA AVE
MOSS BEACH, CA**

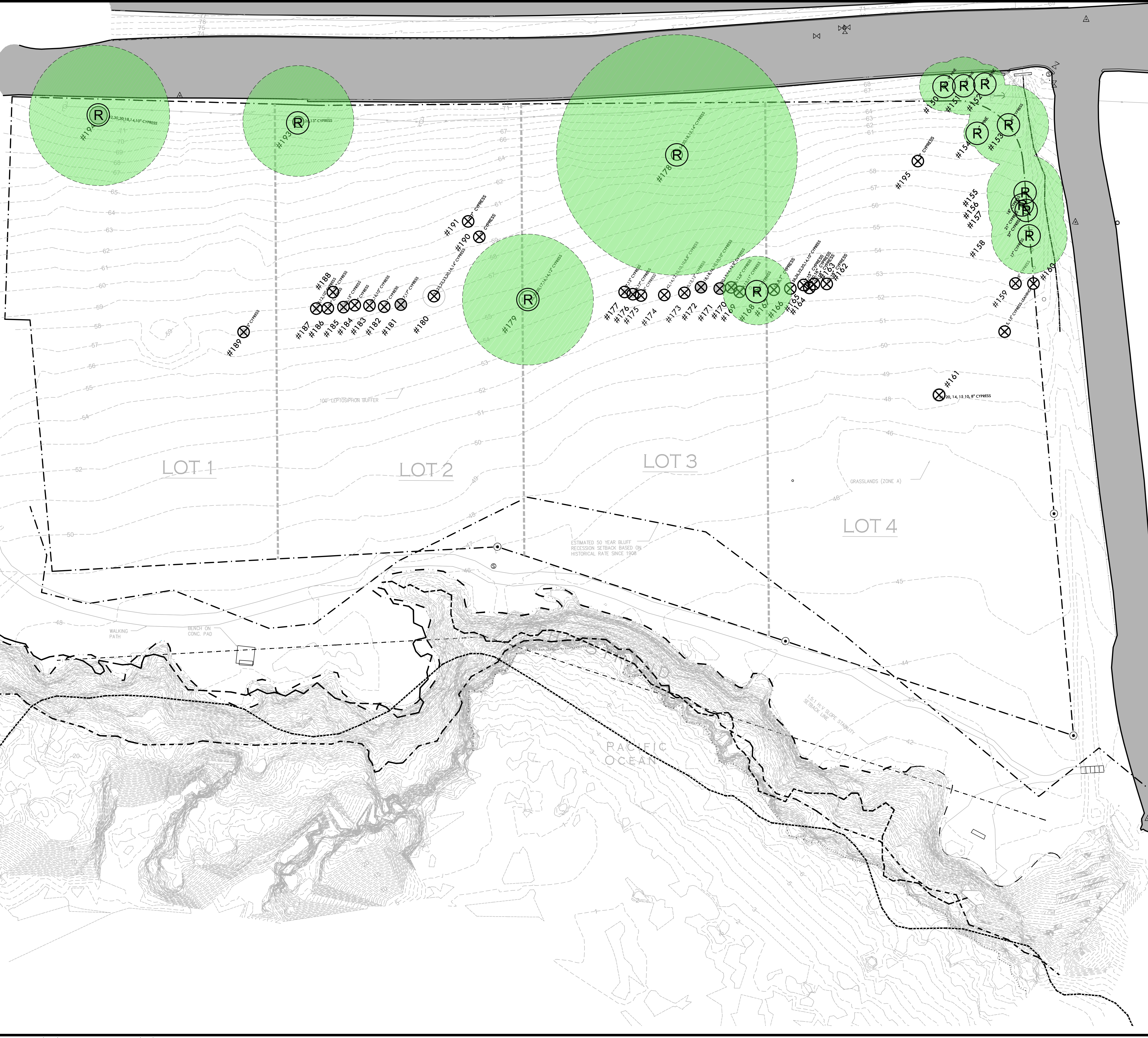
SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
DESIGN REVIEW RESUBMITTAL	08/09/16

NO.	REVISIONS	DATE

DRAWN BY PH	CHECKED BY MB
DATE ISSUED 08/23/17	SCALE AS SHOWN
PROJ. NO. 1500600-1668	
SHEET NO. L2.5 OF SHEETS	



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SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
--- (dashed line)	TOP EDGE OF BLUFF
--- (dashed line)	TOP OF BEDROCK
--- (dashed line)	1983 BLUFF EDGE
--- (dashed line)	TOP OF BEACH
--- (dotted line)	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908
○ (circle)	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
○ (circle with #174)	TREE NO.
⊗ (circle with X)	EXISTING TREE TO BE REMOVED QUANTITY: 31
⊙ (circle with R)	EXISTING TREE TO BE REMAIN AND BE PROTECTED QUANTITY: 14
● (green circle)	TREE PROTECTION ZONE (1" RADIUS PER 1" TRUNK DIAMETER)

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

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

CONSULTANT

SHEET TITLE

TREE REMOVAL PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

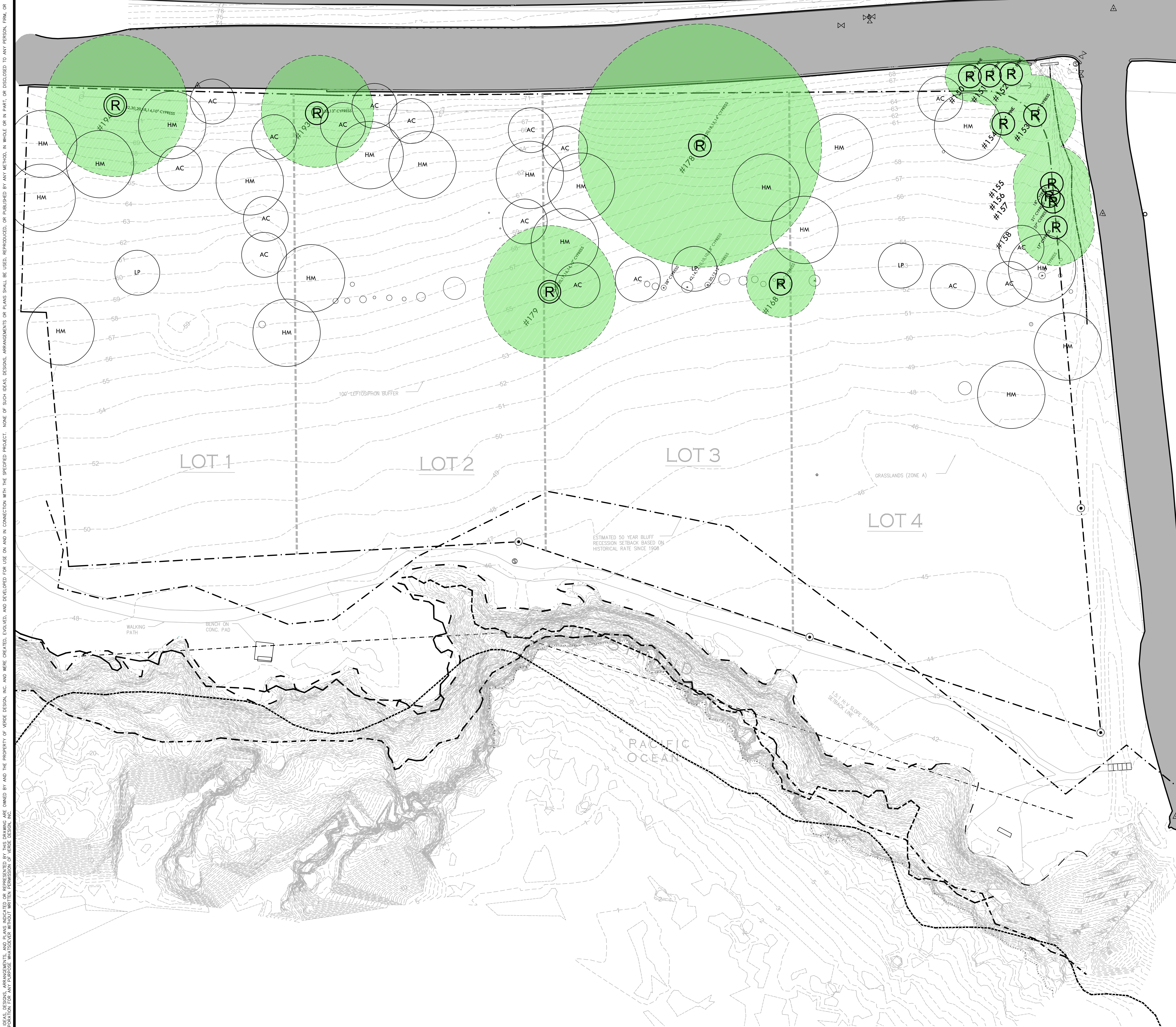
PROJECT ADDRESS

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

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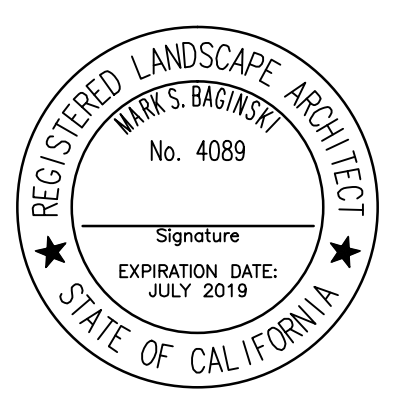
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SITE PLAN LEGEND

SYMBOL	DESCRIPTION
--- (dashed line)	TOP EDGE OF BLUFF
--- (dashed line)	TOP OF BEDROCK
--- (dashed line)	1983 BLUFF EDGE
--- (dashed line)	TOP OF BEACH
--- (dotted line)	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908
○ (circle)	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
#174	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)

TREE REPLACEMENT LEGEND

SYM	QTY	SIZE	BOTANICAL/COMMON NAME
Ⓜ (circle with M)	20	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS
Ⓐ (circle with A)	17	24" BOX	AESCULUS CALIFORNICA CALIFORNIA BUCKEYE
Ⓛ (circle with L)	3	24" BOX	LAGUNARIA PATERSONII PRIMROSE TREE



SHEET TITLE
TREE REPLACEMENT PLAN

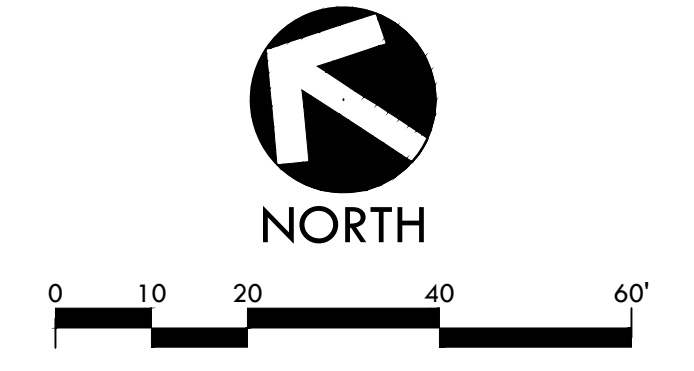
PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

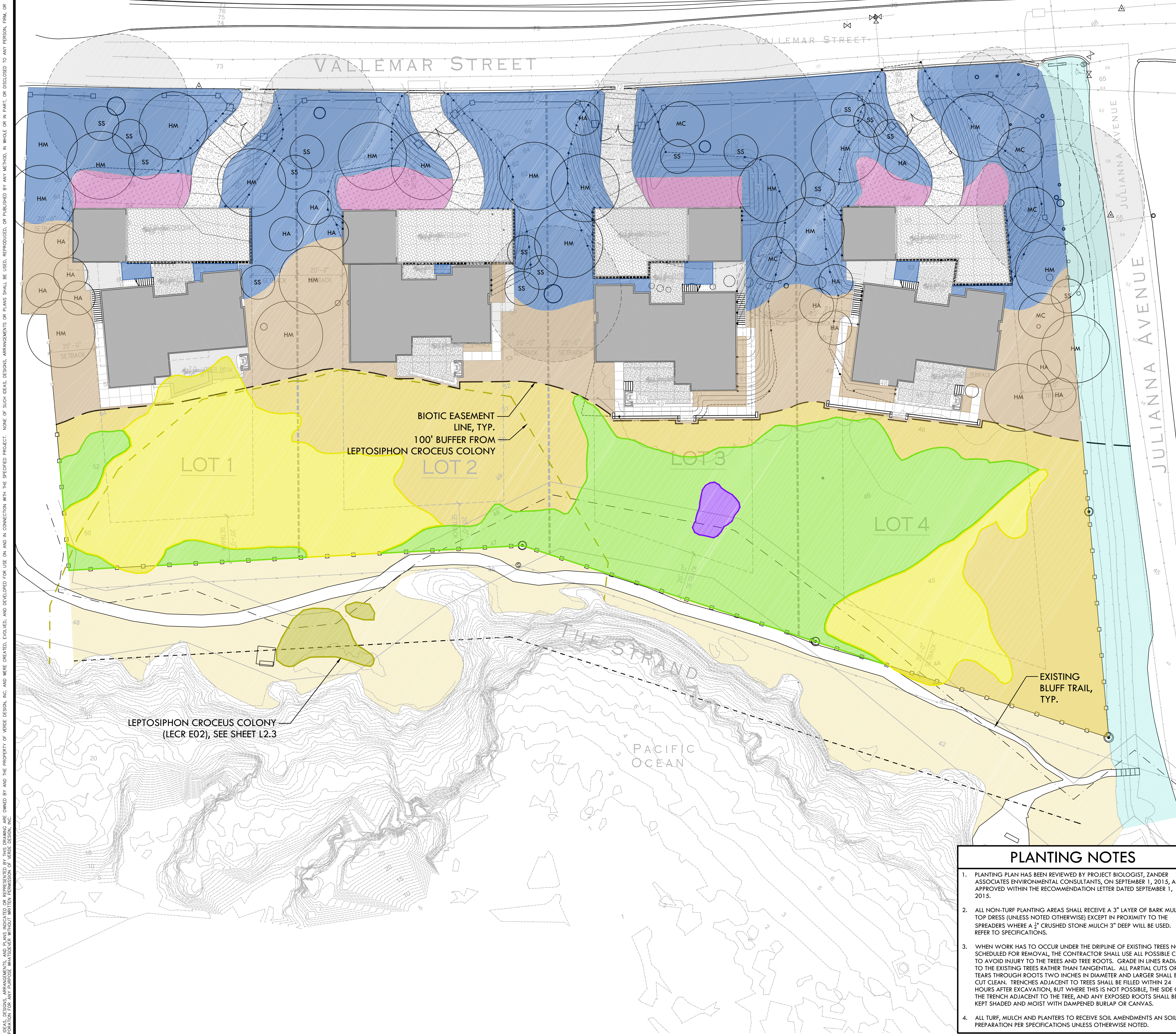
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MOSS BEACH, CA**

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SHEET NO. L3.2	OF SHEETS





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
ORNAMENTAL NATIVES				
	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 AURELUM 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
--	----------	------	------	----------------------------------------	-----

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.

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fax: 408.985.7260
www.VerdeDesign.com

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

STAMP

CONSULTANT

SHEET TITLE
TREE AND SHRUB PLANTING PLAN

PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

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

NO.	REVISIONS	DATE

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DRAWN BY	CHECKED BY
PH	MB

DATE ISSUED	SCALE
08/23/17	AS SHOWN

PROJ. NO. 1500600-1668

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

TREE AND SHRUB PLANTING PLAN

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TREES / LARGE SHRUBS



HESPEROCYPARIS MACROCARPA
MONTEREY CYPRESS



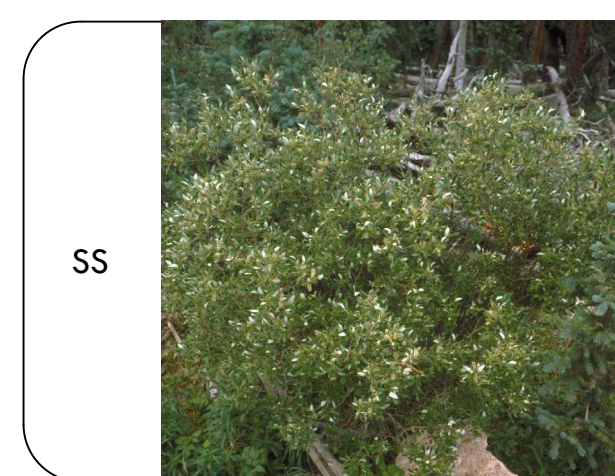
AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE



HETEROMELES ARBUTIFOLIA
TOYON



MORELLA CALIFORNICA
PACIFIC WAX MYRTLE



SALIX SCOULERIANA
SCOULER'S WILLOW

ORNAMENTAL NATIVES



ACHILLEA MILLEFOLIUM 'CALIFORNICA'
YARROW



ARMERIA MARITIMA
SEA THRIFT



BACCHARIS PILULARIS 'PIGEON POINT'
DWARF COYOTE BRUSH



FRANGULA CALIFORNICA 'EYE CASE'
EVE CASE COFFEEBERRY



RIBES AUREUM GRACILLIMUM
GOLDEN CURRANT

COASTAL PRAIRIE / NATIVE MIX



CAREX PRAEGRACILIS
FIELD SEDGE



ERIGERON GLAUCUS
SEASIDE DAISY



SISYRINCHIUM BELLUM
BLUE-EYED GRASS



DANTHONIA CALIFORNICA
CALIFORNIA OATGRASS



MELICA CALIFORNICA
CALIFORNIA MELIC

COASTAL PRAIRIE GRASSES



DANTHONIA CALIFORNICA
CALIFORNIA OATGRASS



DESCHAMPSIA CESPITOSA
PACIFIC HAIRGRASS



STIPA PULCHRA
PURPLE NEEDLE GRASS

DRAINAGE PLANTING



JUNCUS EFFUSUS
COMMON RUSH



JUNCUS PATENS
CALIFORNIA GREY RUSH



AGROSTIS PALLENS
SEASHORE BENTGRASS

NATIVE COASTAL GRASS LAWN

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

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	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'

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD
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'

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD
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'
	25%	4" POTS	MELICA CALIFORNICA CALIFORNIA MELIC	3' X 1'
	15%	4" POTS	SISYRINCHIUM BELLUM BLUE-EYED GRASS	2' X 2'

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD
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'

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD
6,911 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'

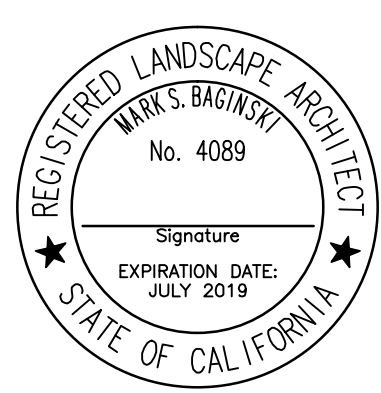
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD
1,478 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD
3,227 SF	100%	SEED	AGROSTIS PALLENS SEASHORE BENTGRASS	N/A

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT / SPREAD
766 SF	N/A	N/A	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CA NATIVE PLANT SOCIETY MEMORANDUM (5/25/2016)	

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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

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PROJ. NO.: 1500600-1668

SHEET NO.: **L3.4**

OF SHEETS

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MATERIAL LEGEND

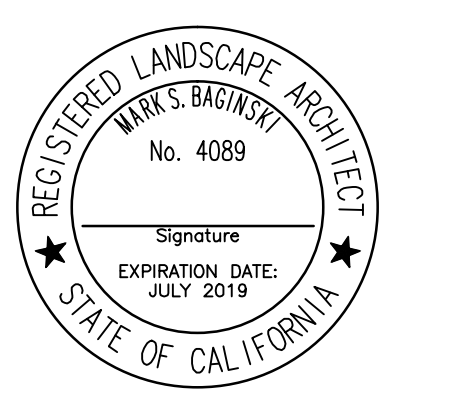
SYM	DESCRIPTION	DTL REF
[Symbol]	PERMEABLE CONCRETE PAVERS WITH 6" CONCRETE EDGE BAND	(A) L4.2
[Symbol]	STAMPED CONCRETE AT DRIVEWAY ENTRANCES	(B) L4.2
[Symbol]	DECKING - REFER TO ARCHITECTURAL PLANS	
[Symbol]	NATIVE COASTAL GRASS LAWN	
[Symbol]	GABION WALL W/ GRAPE STAKE (4' MAX)	(C) L4.2
[Symbol]	GRAPE 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



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.VerdeDesign.com

STAMP



CONSULTANT

SHEET TITLE

MATERIAL AND DETAIL REFERENCE PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

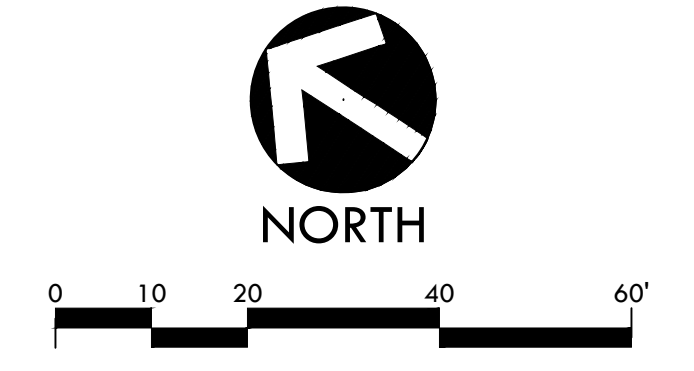
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PAVERS / PAVING

A



PERMEABLE PAVERS AT DRIVEWAYS
(ASHLAR PATTERN)



PERMEABLE PAVERS AT DRIVEWAYS
(RUNNING BOND)



PERMEABLE PAVERS AT DRIVEWAYS
(HERRINGBONE PATTERN)

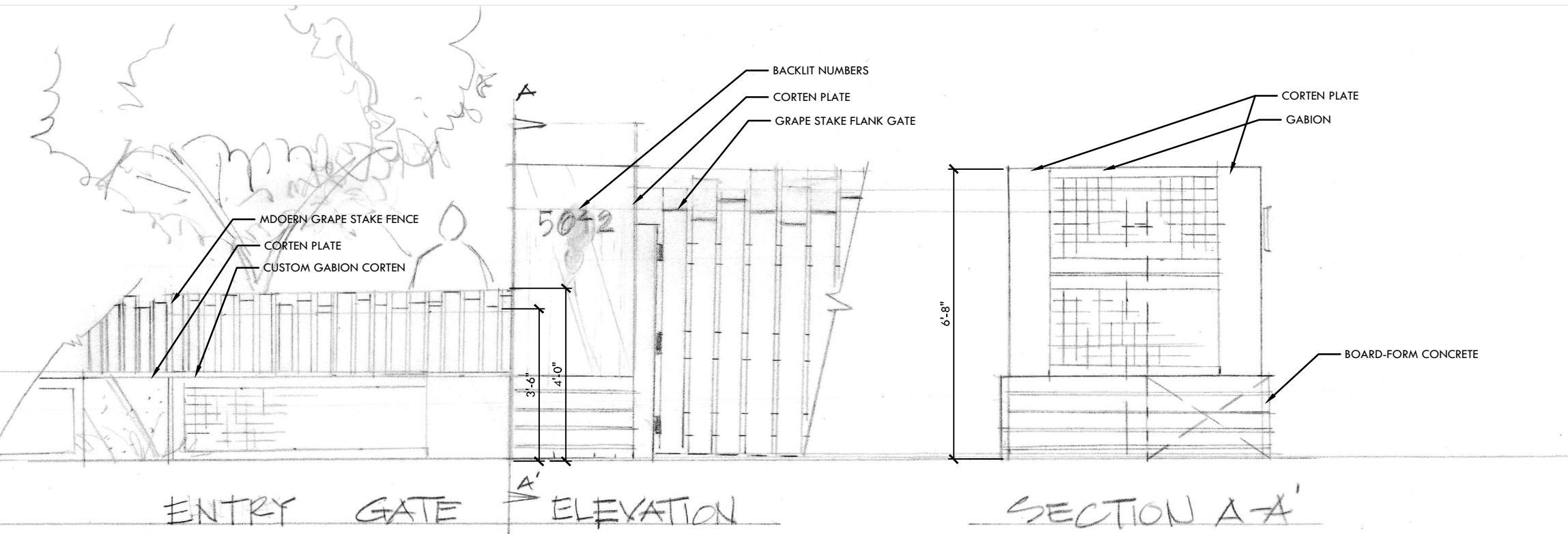
B



STAMPED CONCRETE AT DRIVEWAY ENTRANCES

FENCING AND WALLS

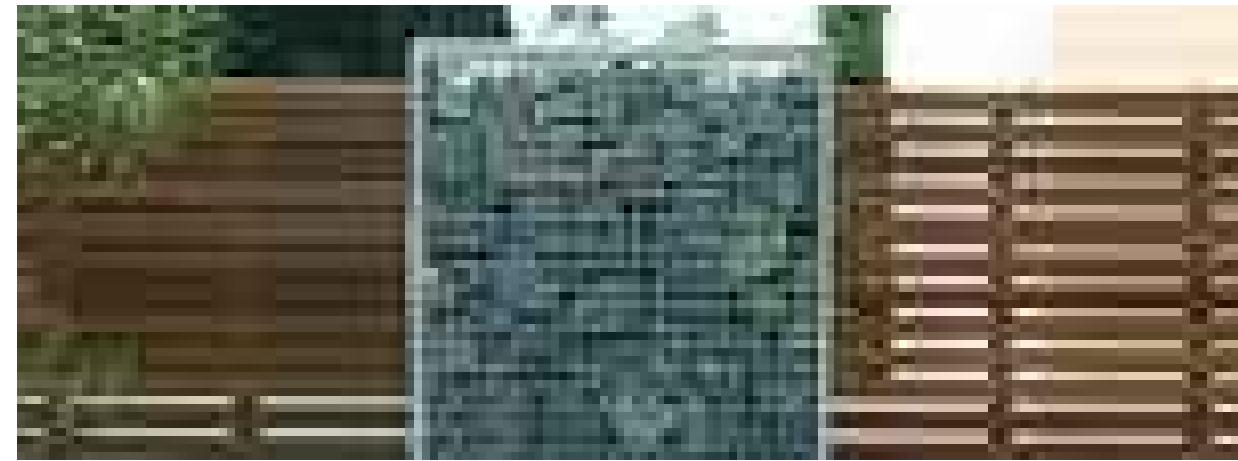
C



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

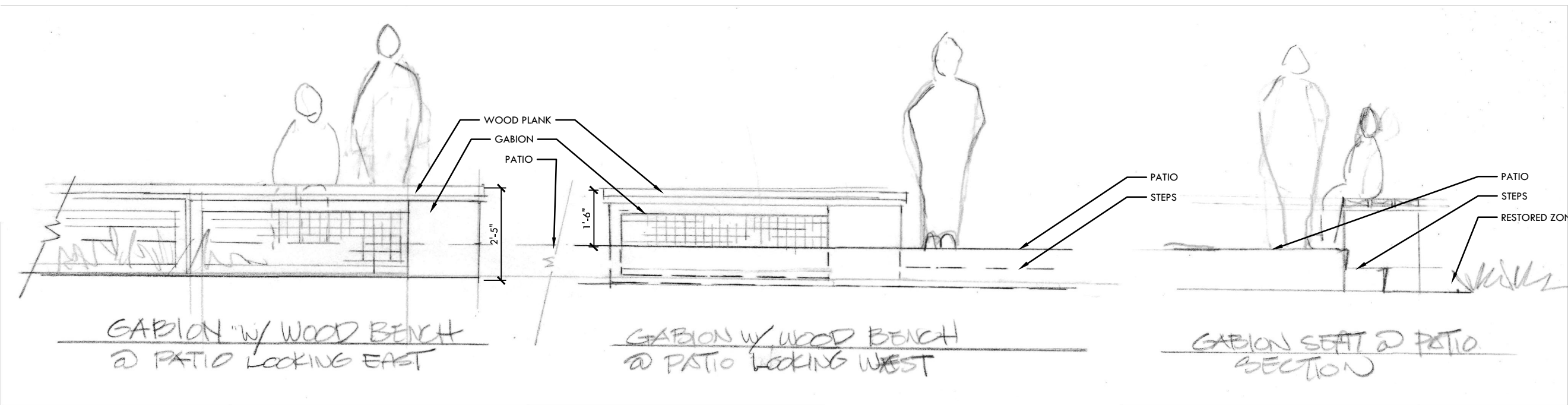
D



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

FENCING AND WALLS

E



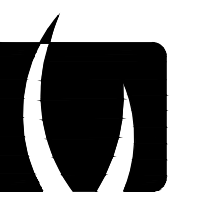
GABION RETAINING WALL / SEAT WALL



RETAINING WALL AT REAR YARDS
(HORIZONTAL BOARD FORM FINISH)



LANDSCAPE WALL AT DRIVEWAY
(HORIZONTAL BOARD FORM FINISH)

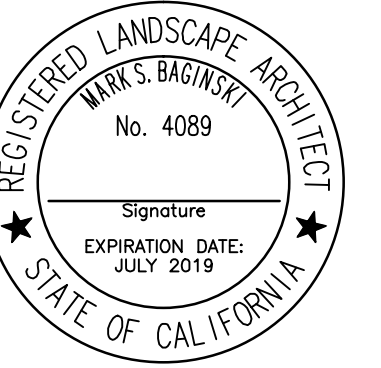


VERDE DESIGN

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

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
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. L4.2	
OF SHEETS	

SITE LEGEND

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

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

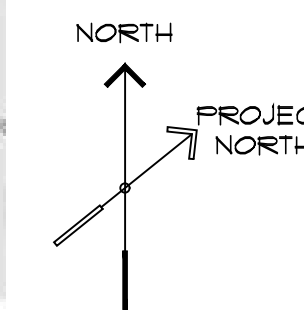
DRAWING:
SITE PLAN
PROJECT NUMBER: 1507
DATE: JULY 24, 2017
DESIGN REVIEW SET
SHEET NO.

A1.0

INDEX OF DRAWINGS

ARCHITECTURAL

- COVER VICINITY MAP & PROPERTY SUMMARY
- A02 AREA PLAN CALCULATIONS
- A11 SITE PLAN
- A21 LOWER LEVEL PLAN
- A22 MAIN LEVEL PLAN
- A23 COURTYARD PLAN
- A24 GARAGE STORAGE PLAN & ROOF PLAN
- A25 MEZZANINE & ROOF PLAN
- A31 EXTERIOR ELEVATIONS
- A32 EXTERIOR ELEVATIONS
- A33 EXTERIOR ELEVATIONS
- A34 EXTERIOR ELEVATIONS
- A41 BUILDING CROSS-SECTION
- A42 BUILDING CROSS-SECTION



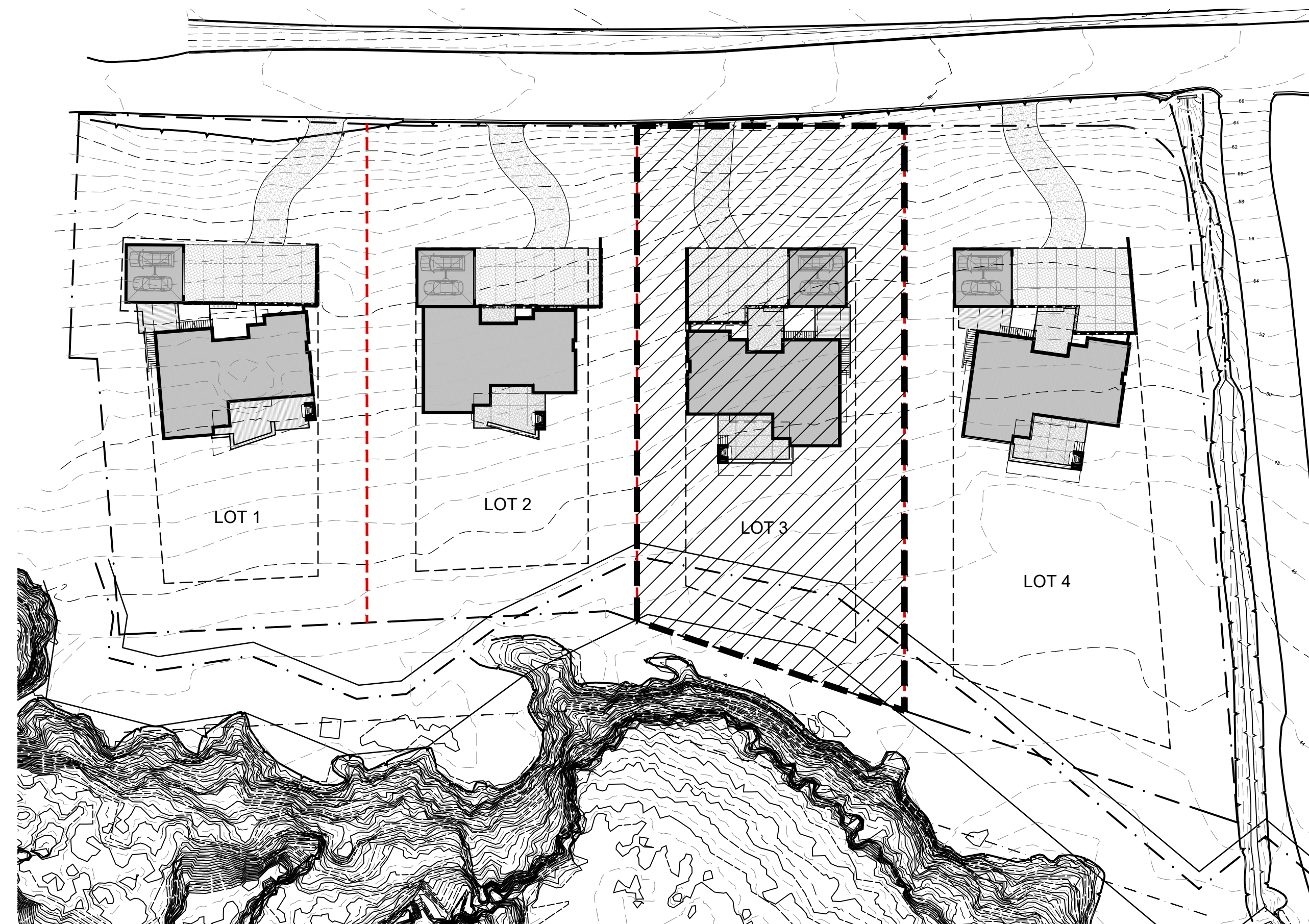
LOT 3

MOSS BEACH - LOT 3

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: 3
 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: 24,211 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)	258#
ROOF ACCESS (HABITABLE)	239#
COVERED ENTRY PATIO	168#
COVERED REAR DECK	290#
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



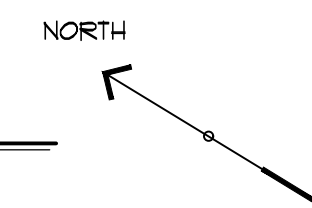
SITE LEGEND	
EXISTING 5 FT. CONTOURS	----- 7565 -----
EXISTING 1 FT. CONTOURS	----- 92'-0" -----
NEW CONTOURS	----- 92'-0" -----
PROPERTY LINE	----- 92'-0" -----
EASEMENT, SETBACK OR ENVELOPE	----- 92'-0" -----
PROPOSED NEW PROPERTY LOT LINE	----- 92'-0" -----
EXISTING PROPERTY LOT LINE	----- 92'-0" -----
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" -----
PROTECTED GRASSLANDS, ZONE B	----- 92'-0" -----
100' BUFFER FROM LEPTOSIPHON	----- 92'-0" -----

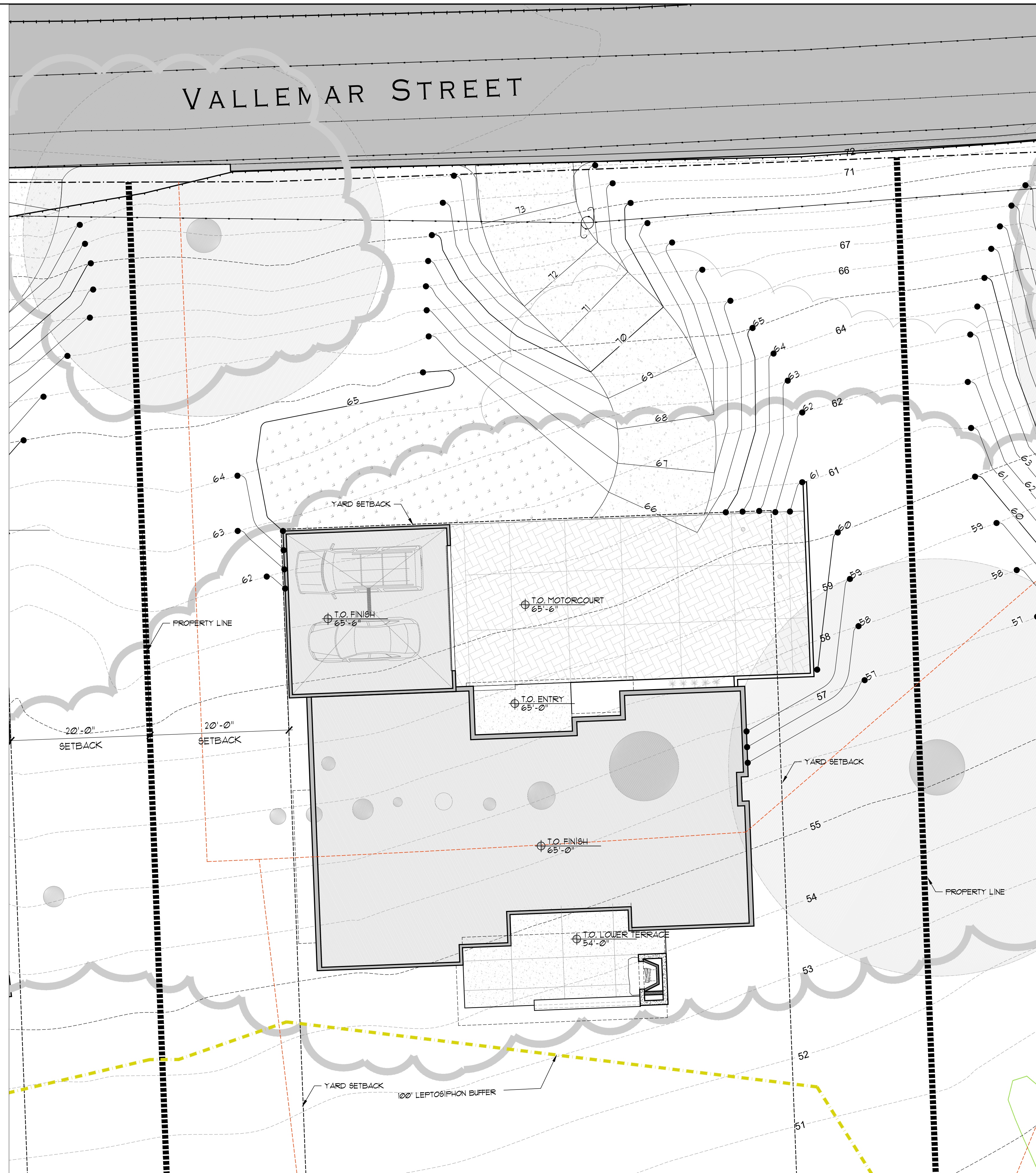
GENERAL SITE NOTES

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'-3"
 LOWER LEVEL ELEVATION
 0'-3" = 53'-6"
 GARAGE FLOOR ELEVATION
 12'-3" = 65'-6"
 MAIN LEVEL ELEVATION
 11'-3" = 64'-6"

SITE PLAN - LOT 3
 SCALE: 1/8"=1'-0"





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

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

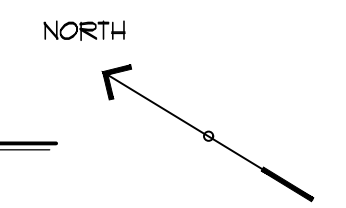
ELEVATION
 0'-0" = 53'-9"

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"

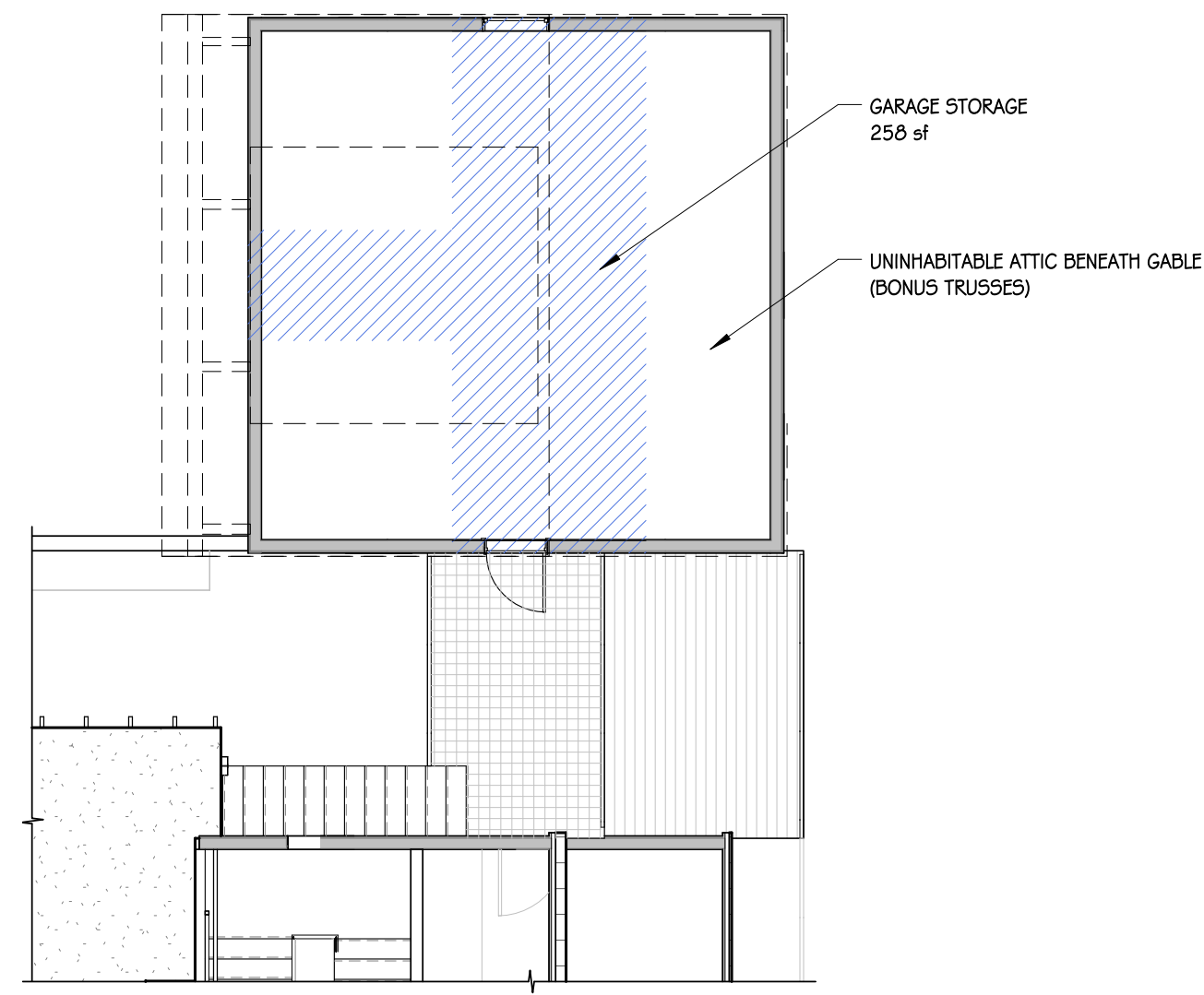


HATCH LEGEND

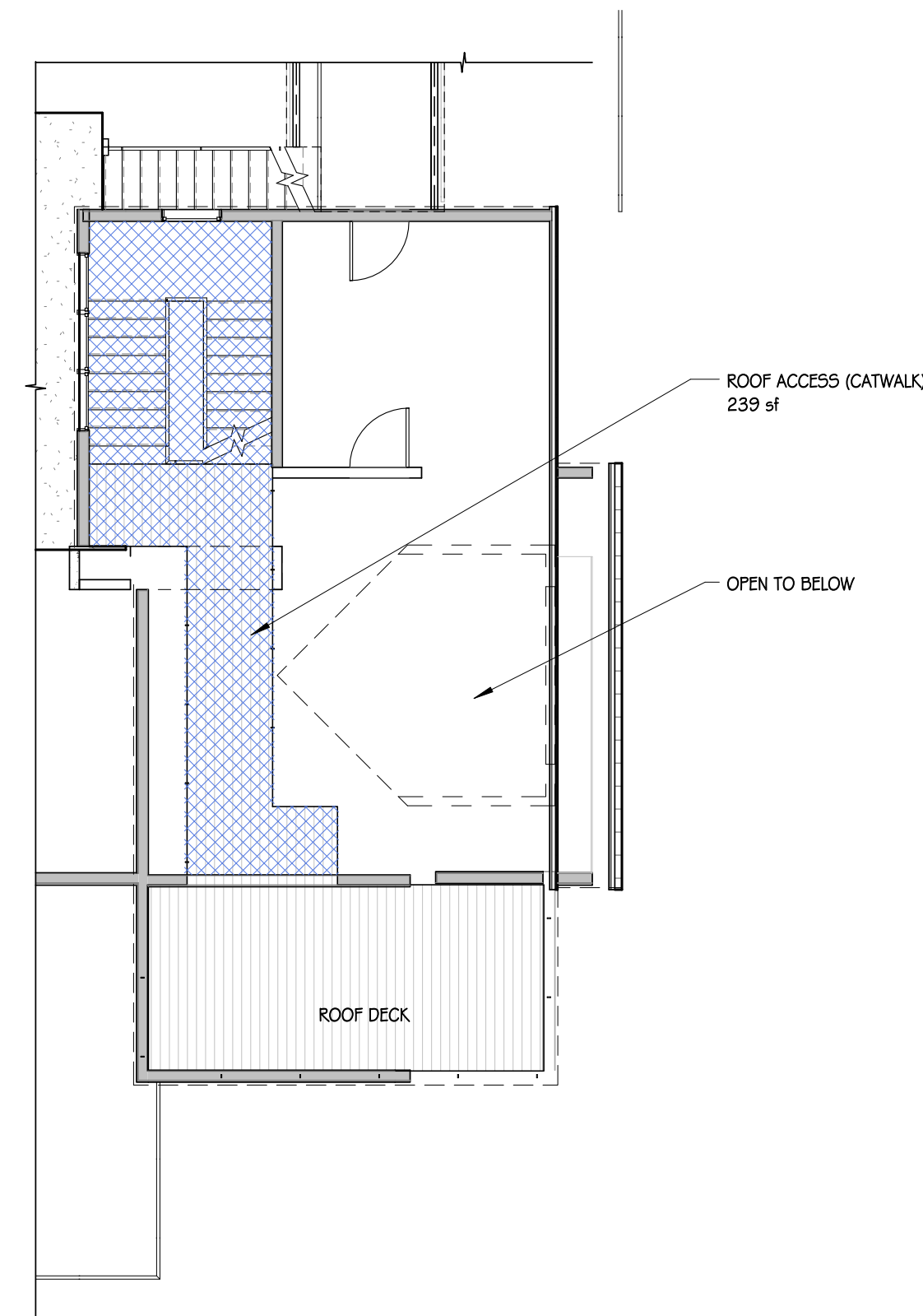
	CONDITIONED FLOOR AREA per SECTION 6900C SUBSECTION a. (1) The floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls.
	COVERED PATIO OR DECK per SECTION 6900C SUBSECTION a. (2) The area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls.
	UNCONDITIONED (GARAGE) FLOOR AREA per SECTION 6900C SUBSECTION a. (3) The area of all garages and carports.

SQUARE FOOTAGES

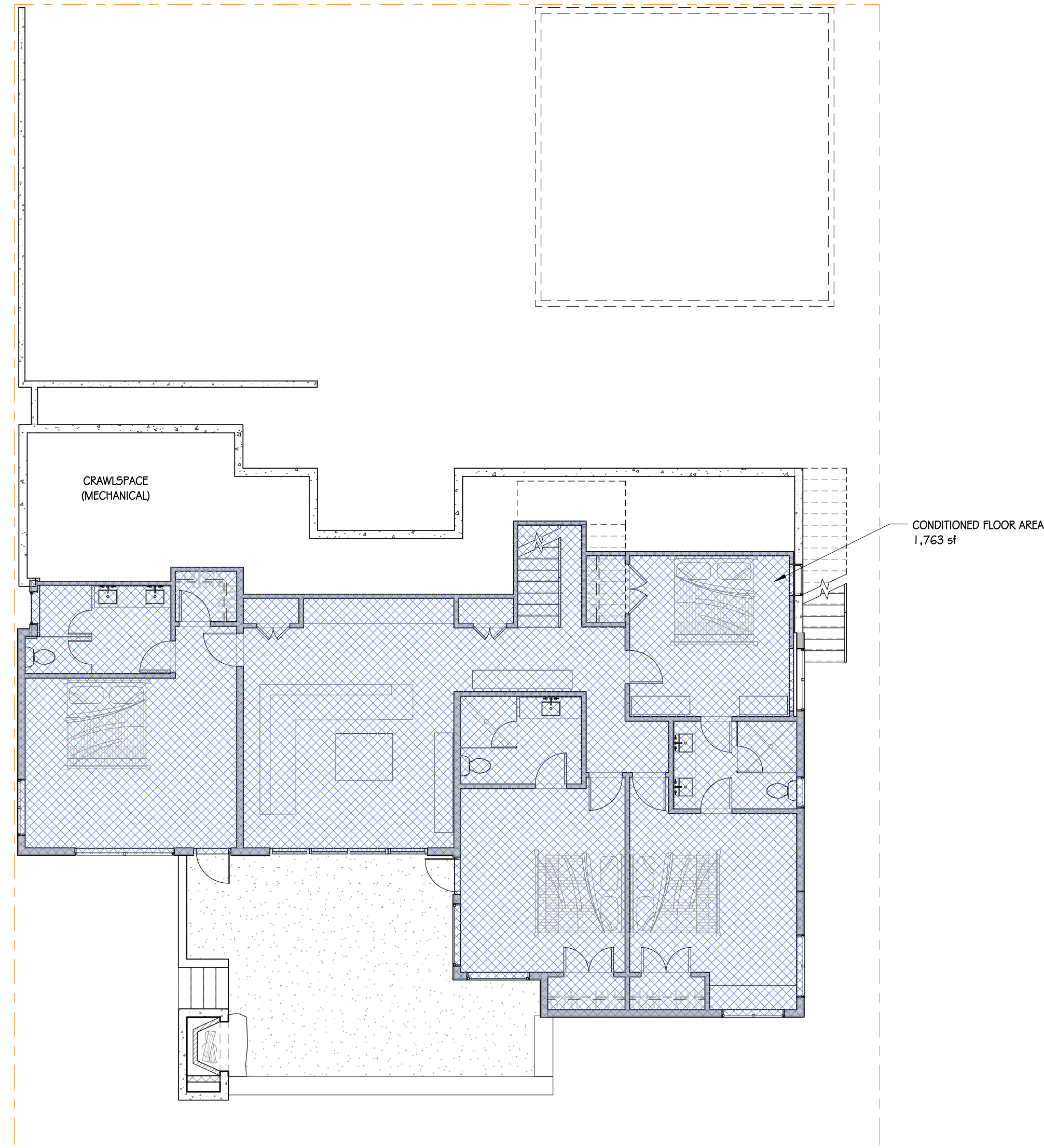
LOWER LEVEL (GROSS)	1,763 sf
MAIN LEVEL (GROSS)	2,234 sf
TOTAL SQ. FT.	3,997 sf
GARAGE (GROSS)	576 sf
GARAGE STORAGE (GROSS)	258 sf
ROOF ACCESS (HABITABLE)	239 sf
COVERED ENTRY PATIO	168 sf
COVERED REAR DECK	290 sf
ELEVATED DECKS	
ENTRY DECK	189 sf
GARAGE DECK	182 sf
REAR DECK	536 sf
	967 sf
(1,763' + 576' + 967') / 24,211' =	13.65%
TOTAL LOT COVERAGE	13.65%
(5,970' x 24,211' =	143,740 sq. ft.
FLOOR AREA RATIO (FAR)	.20



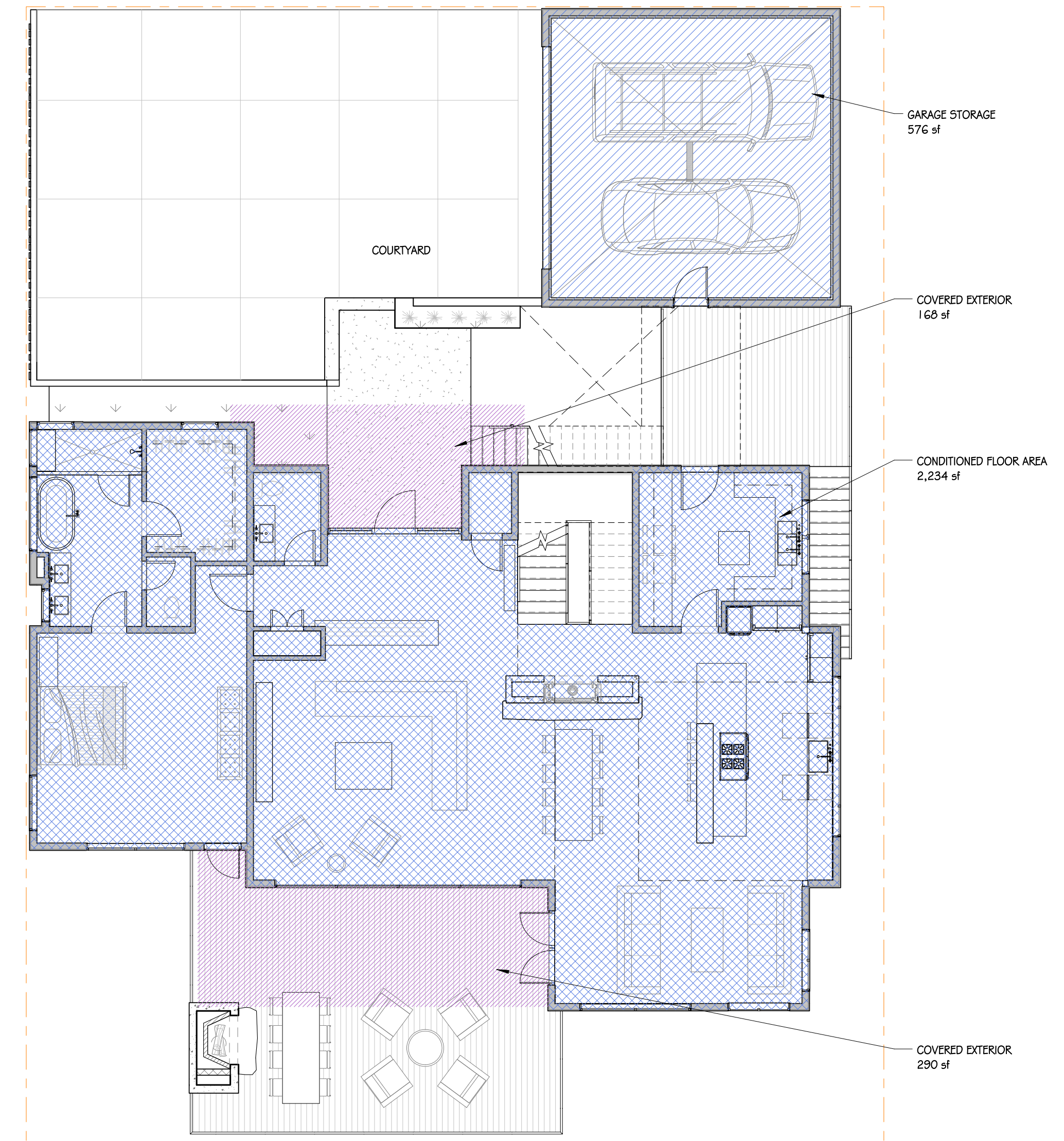
1 GARAGE STORAGE LEVEL - AREA PLAN
1/8" = 1'-0"



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



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

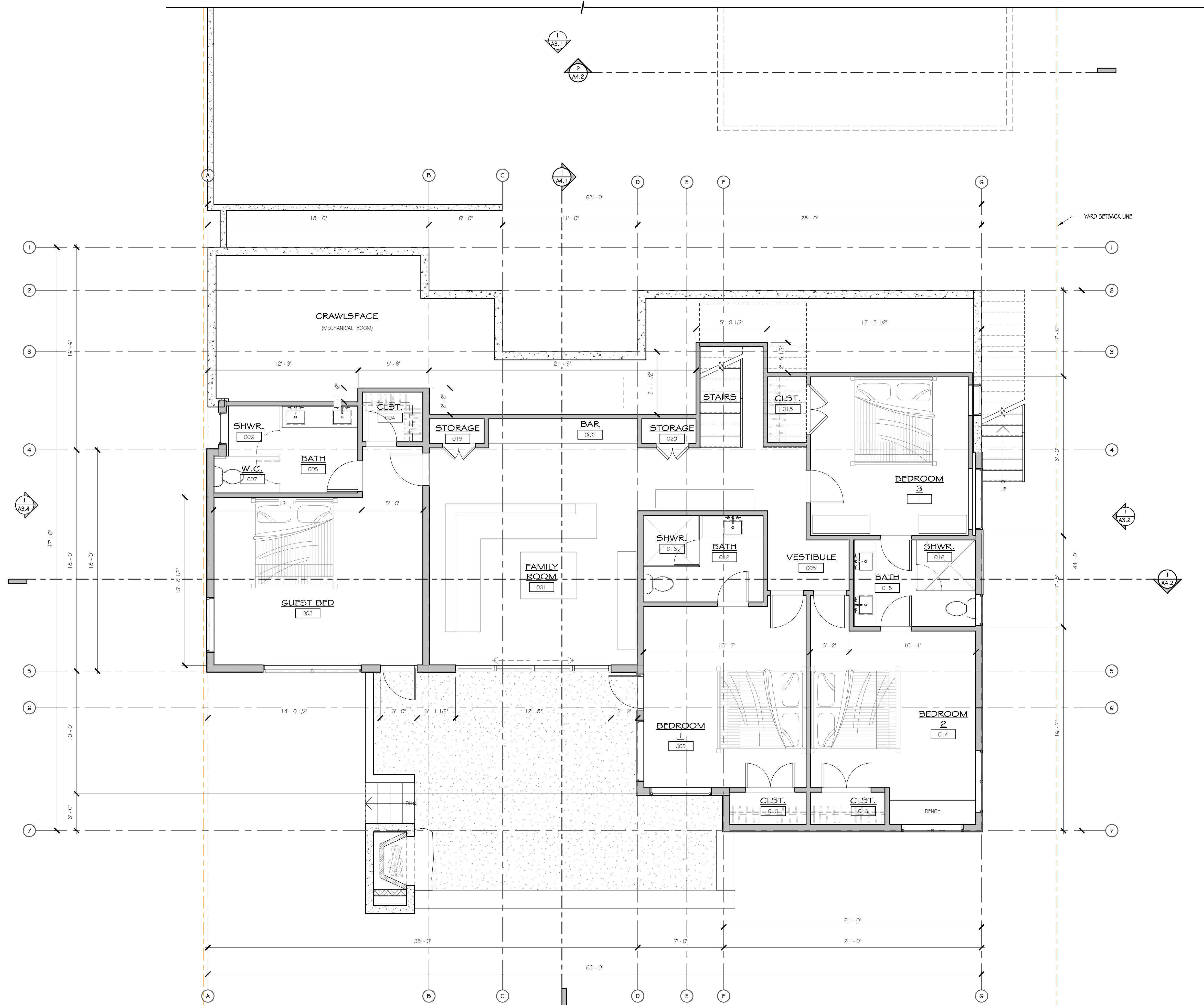


4 MAIN LEVEL - AREA PLAN
1/8" = 1'-0"

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\103 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"

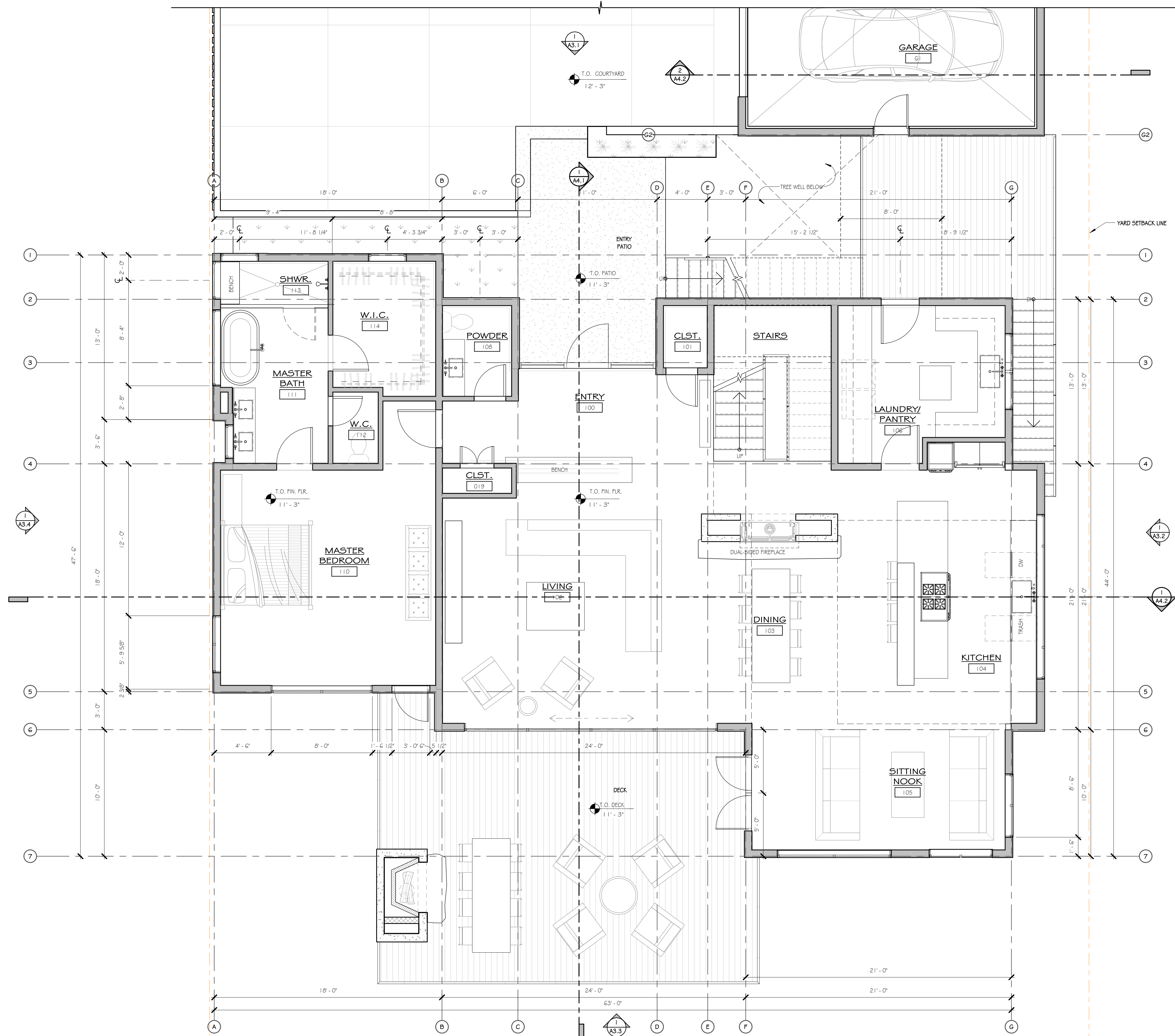
MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
FLOOR PLANS

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



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

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

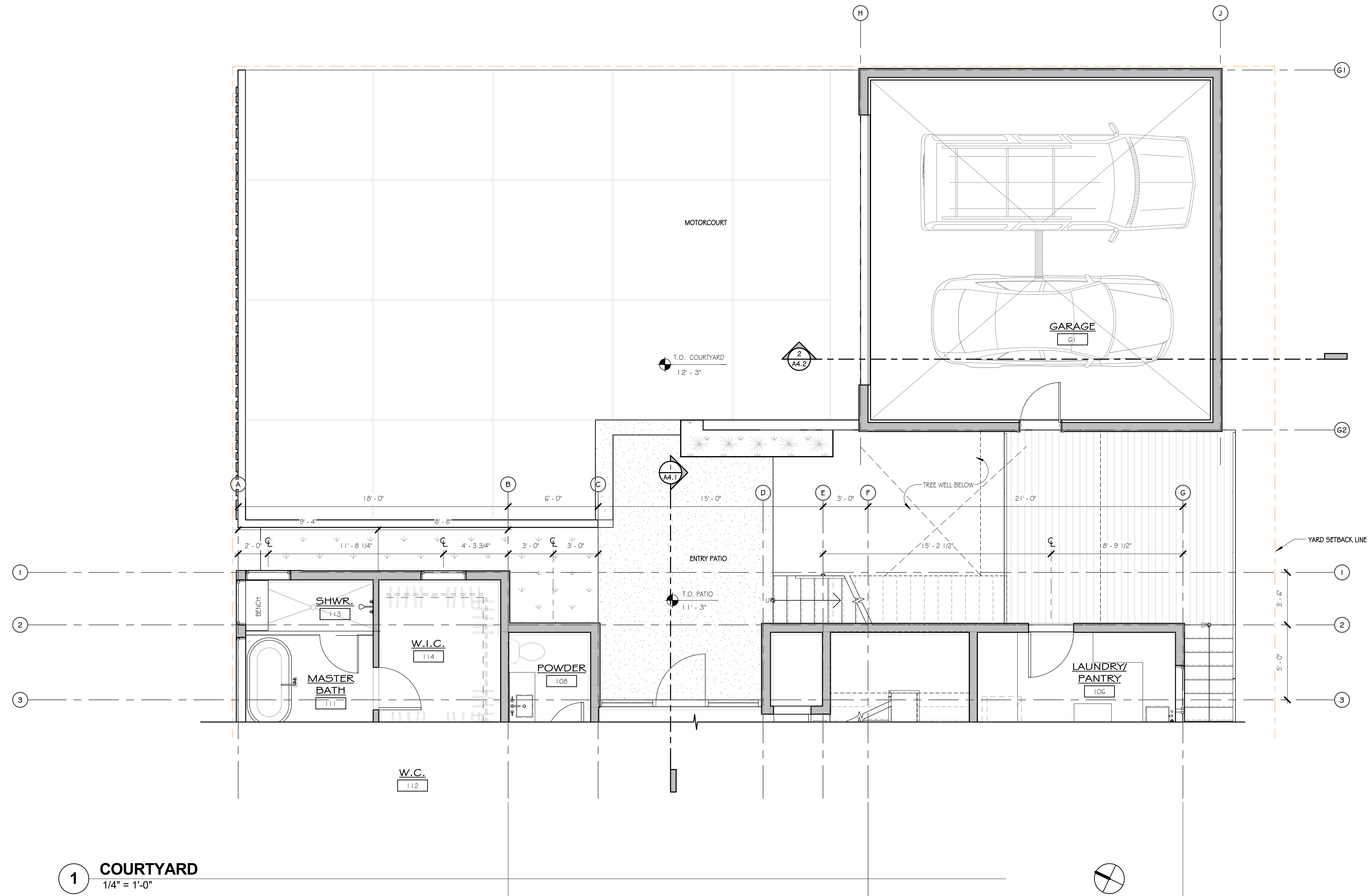
DRAWING:
FLOOR PLANS

PROJECT NUMBER: 1507
DATE: JULY 24, 2017

DESIGN REVIEW SET
SHEET NO.

A2.2

MOSS BEACH - LOT 3
 VALLEMAR ST. & JULIANNA AVE.



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

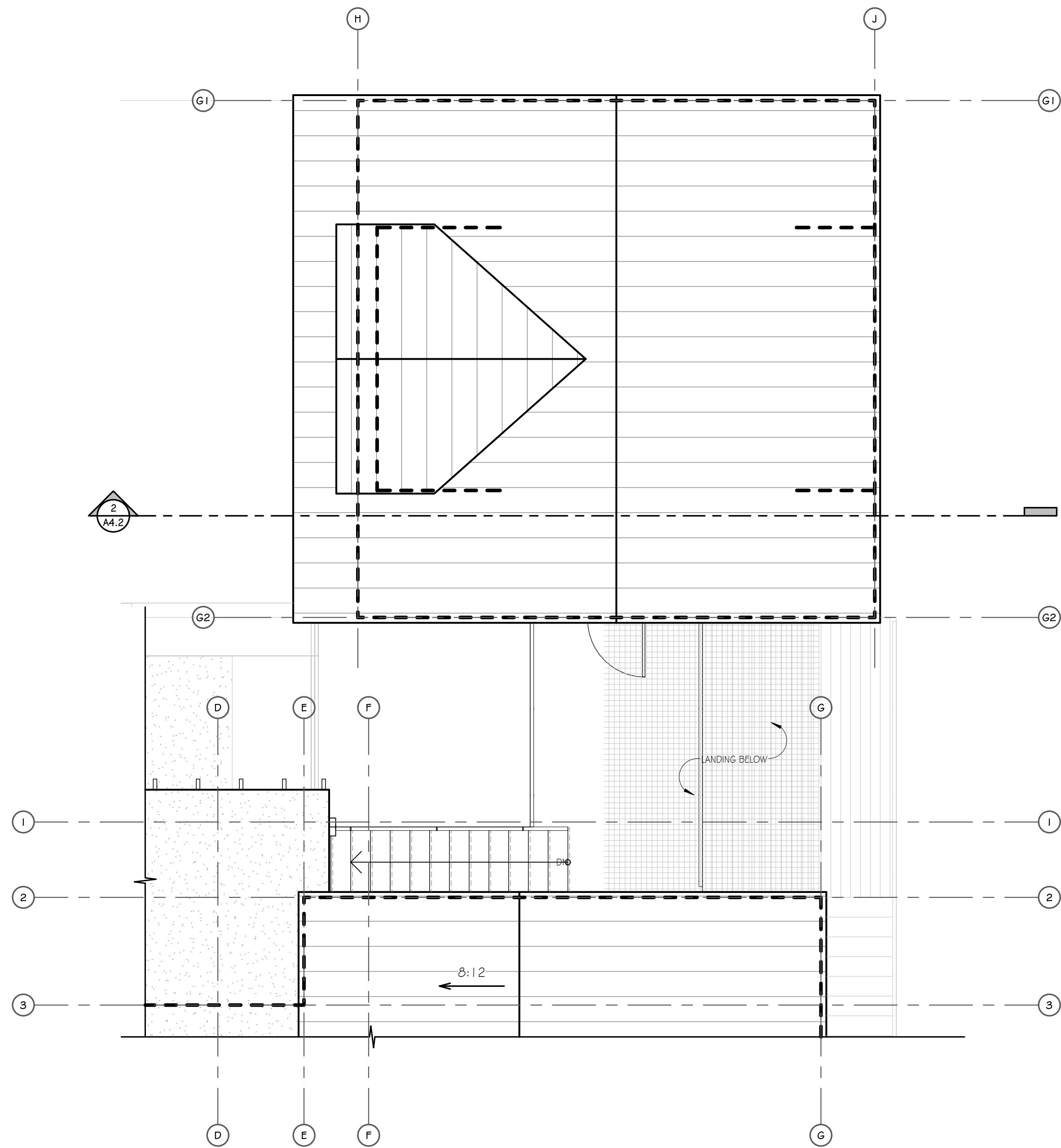
REVISION NO.	DATE

COASTSIDE DESIGN
 REVIEW APPLICATION

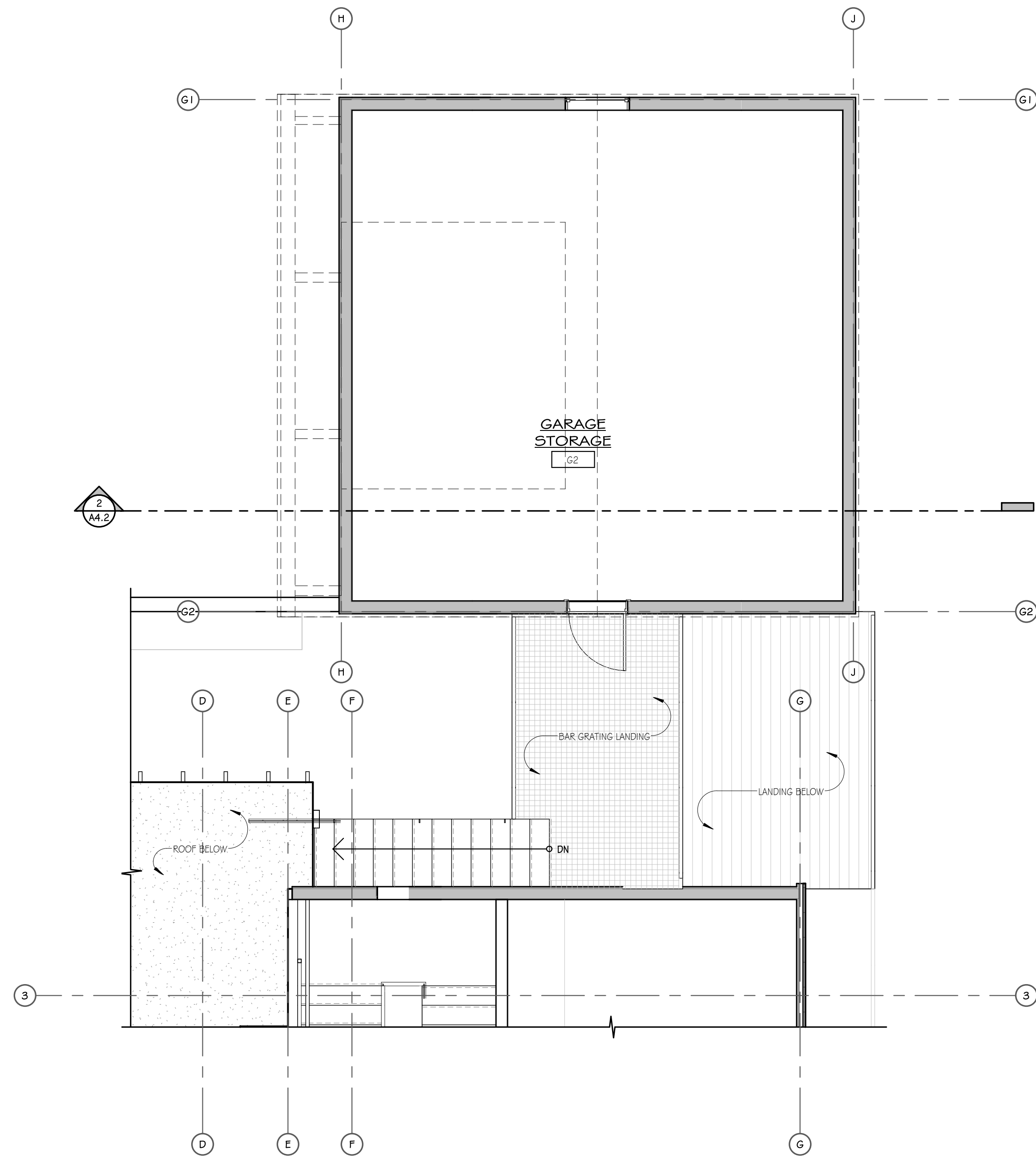
DRAWING:
 COURTYARD PLAN

PROJECT NUMBER: 1507
 DATE: JULY 24, 2017

DESIGN REVIEW SET
 SHEET NO.



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



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

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

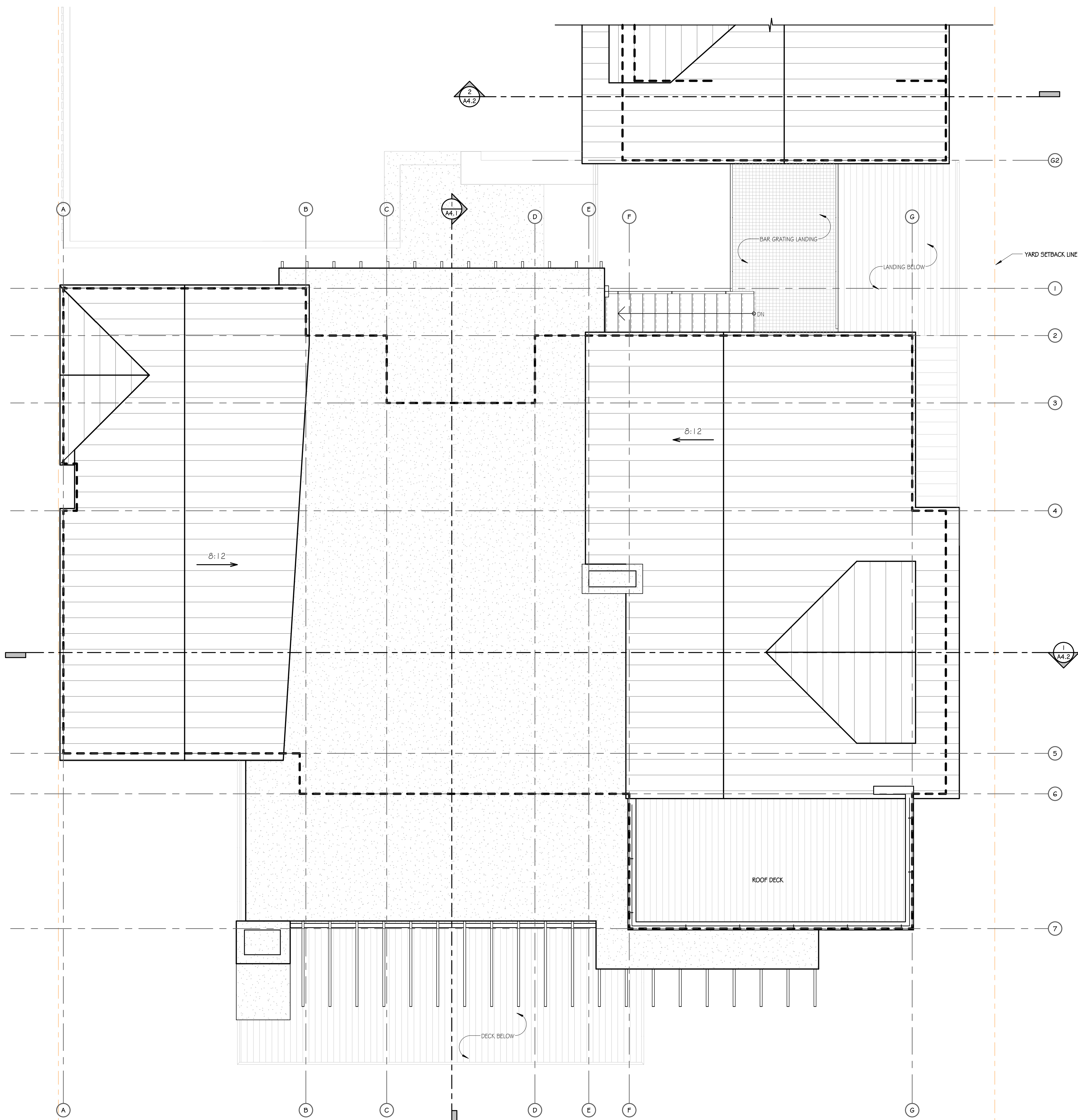
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
GARAGE STORAGE PLAN
& ROOF PLAN

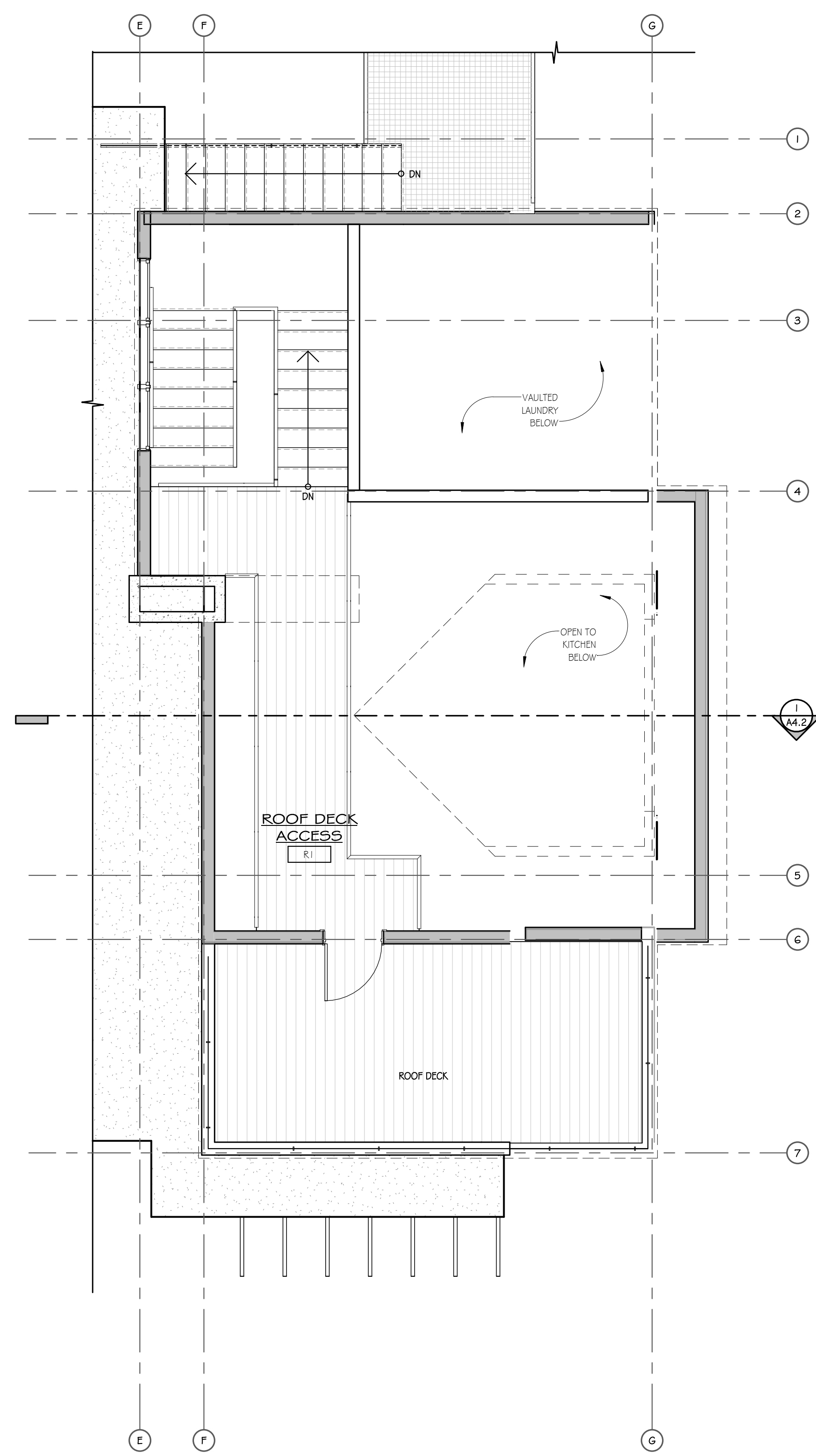
PROJECT NUMBER: 1507
DATE: JULY 24, 2017
DESIGN REVIEW SET
SHEET NO.

FILE PATH: P:\CURRENT\1507 MOSS BEACH, SAN MATEO, CA\1.0 DRAWINGS_CURRENT SET_REVIT\03 LOT_NEW.rvt

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



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



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

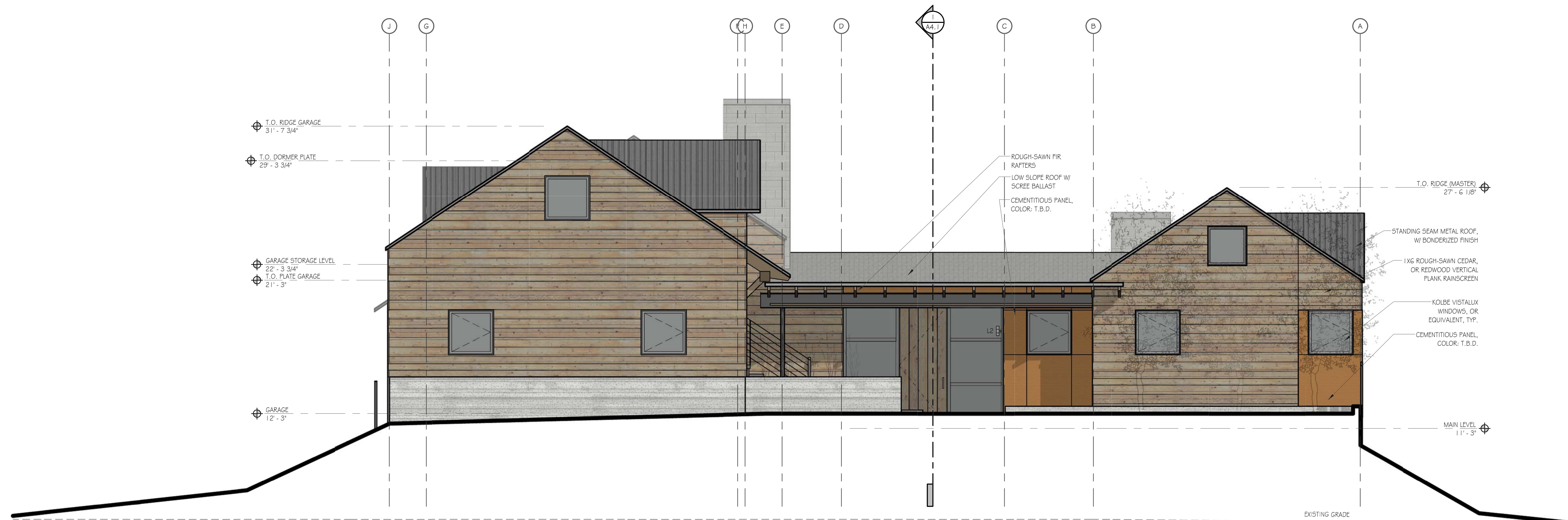
MOSS BEACH - LOT 3
 VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ROOF PLAN & ROOF ACCESS

PROJECT NUMBER: 1507
DATE: JULY 24, 2017
DESIGN REVIEW SET
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: T.B.D.



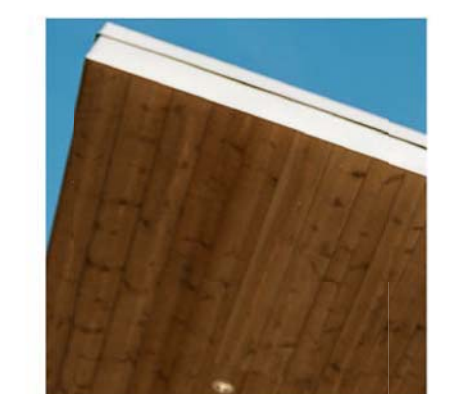
WALLS
CMU VENEER,
(OR BOARD-FORMED CONCRETE)



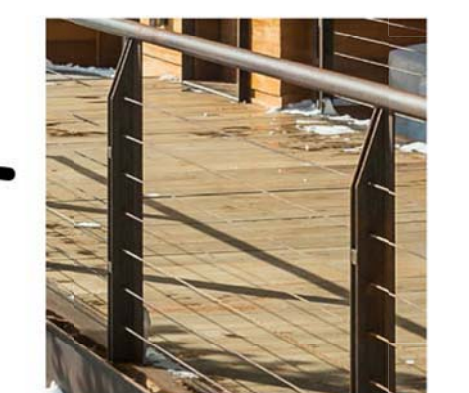
ROOF
STANDING SEAM
METAL ROOF
W/ BONDERIZED FINISH



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

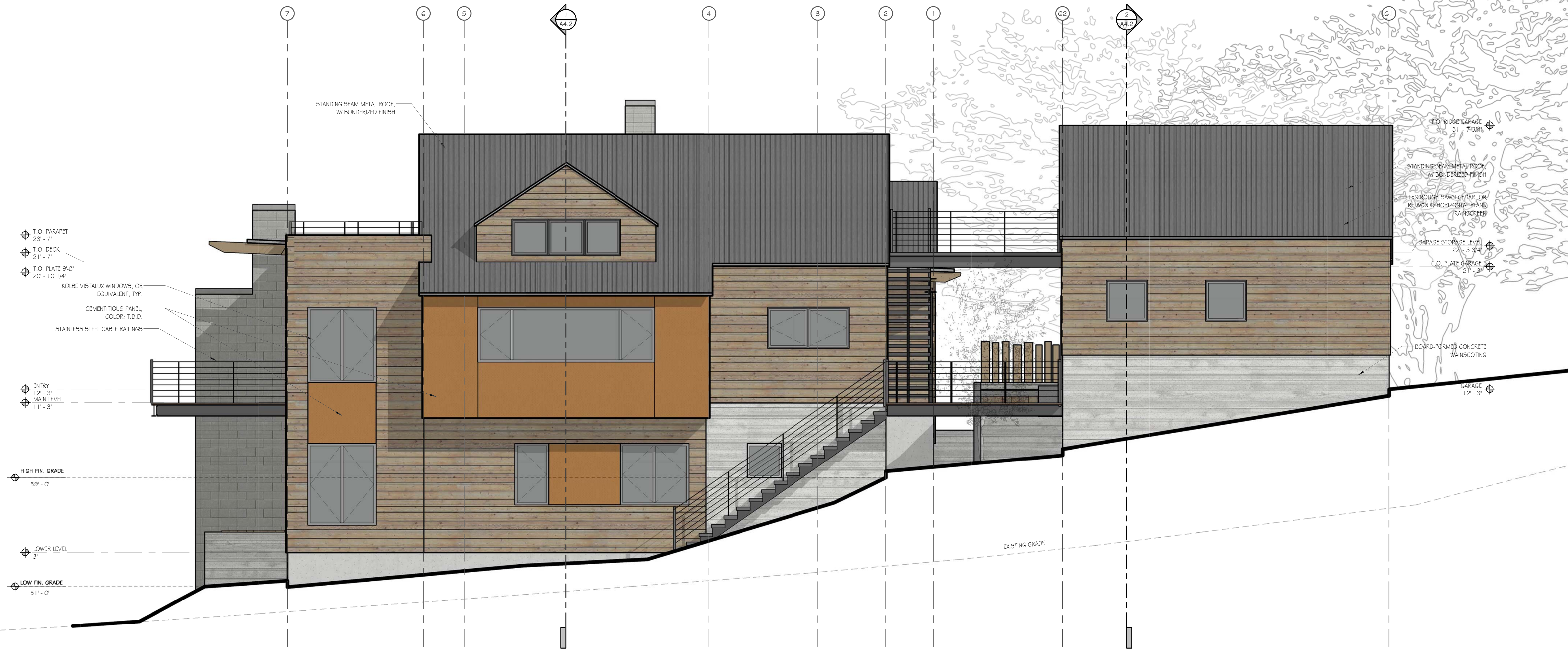
MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

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



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

MATERIALS



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



SIDING
CEMENTITIOUS PANELS



WALLS
CMU VENEER,
(OR BOARD-FORMED CONCRETE)



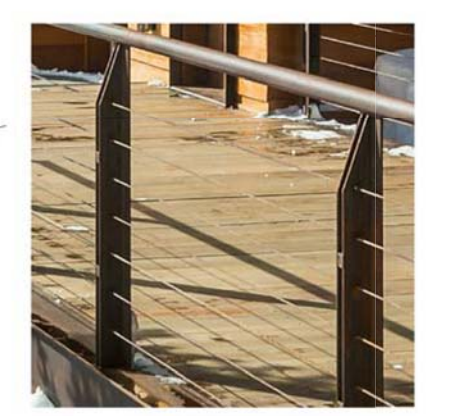
ROOF
STANDING SEAM
METAL ROOF
W/ BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE
W/ SCKREE BALLAST



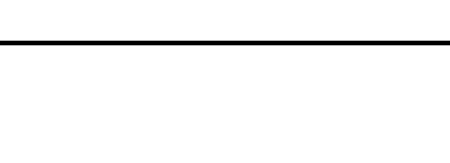
BOARD-FORMED CONCRETE
MANSCOTING



SOFFITS
ROUGH SAWN CEDAR
(OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS
& STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

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



T.O. RIDGE (MASTER)
27'-6 1/8"

STANDING SEAM METAL ROOF,
W/ BONDERIZED FINISH

1X6 ROUGH-SAWN CEDAR,
OR REDWOOD VERTICAL PLANK
RAINSCREEN

T.O. PLATE 9'-0"
20'-0 1/4"

KOLBE VISTALIX WINDOWS, OR
EQUIVALENT, TYP.

CEMENTITIOUS PANEL,
COLOR: T.B.D.

T.O. PARAPET
23'-7"

T.O. DECK
21'-0"

T.O. PLATE 9'-0"
20'-0 1/4"

GARAGE
12'-3"

MAIN LEVEL
11'-3"

T.O. BASEMENT PLATE
10'-1 5/8"

LOWER LEVEL
9"

EXISTING GRADE

1 SOUTH 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)



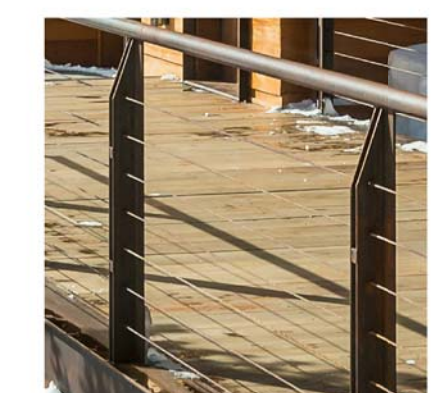
ROOF
STANDING SEAM
METAL ROOF
W/ BONDERIZED FINISH



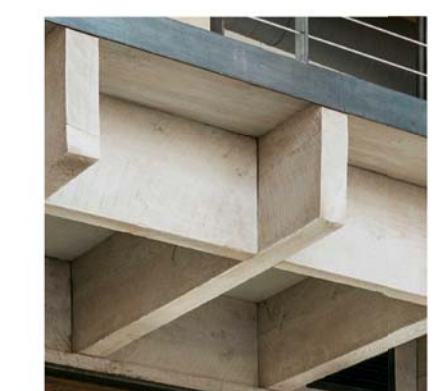
FLAT ROOF
EPDM MEMBRANE
W/ SCRIB BALLAST



SOFFITS
ROUGH SAWN CEDAR
(OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS
& STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

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



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)



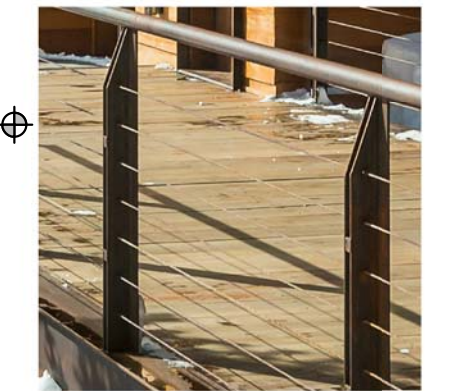
ROOF
STANDING SEAM METAL ROOF W/ BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE W/ SCRRE BALLAST



SOFFITS
ROUGH SAWN CEDAR (OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS & STAINLESS STEEL TRIM



RAFTERS
ROUGH SAWN FIR

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ELEVATIONS

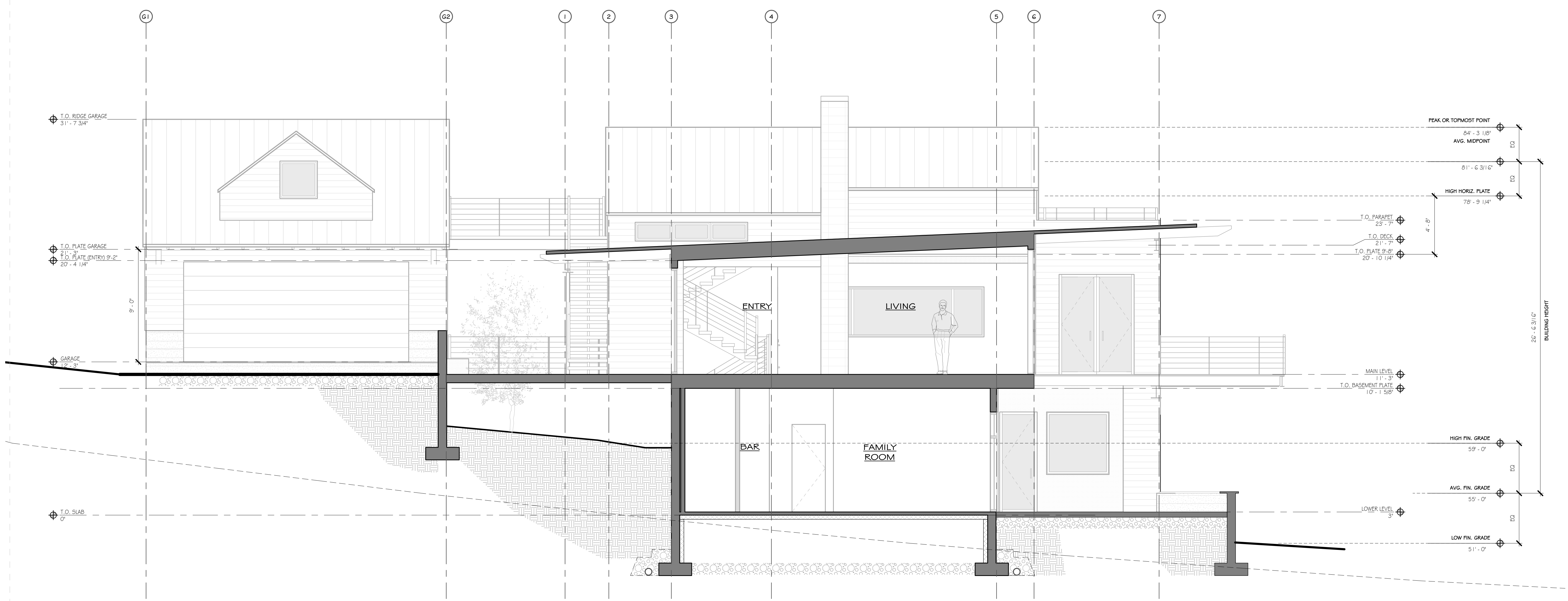
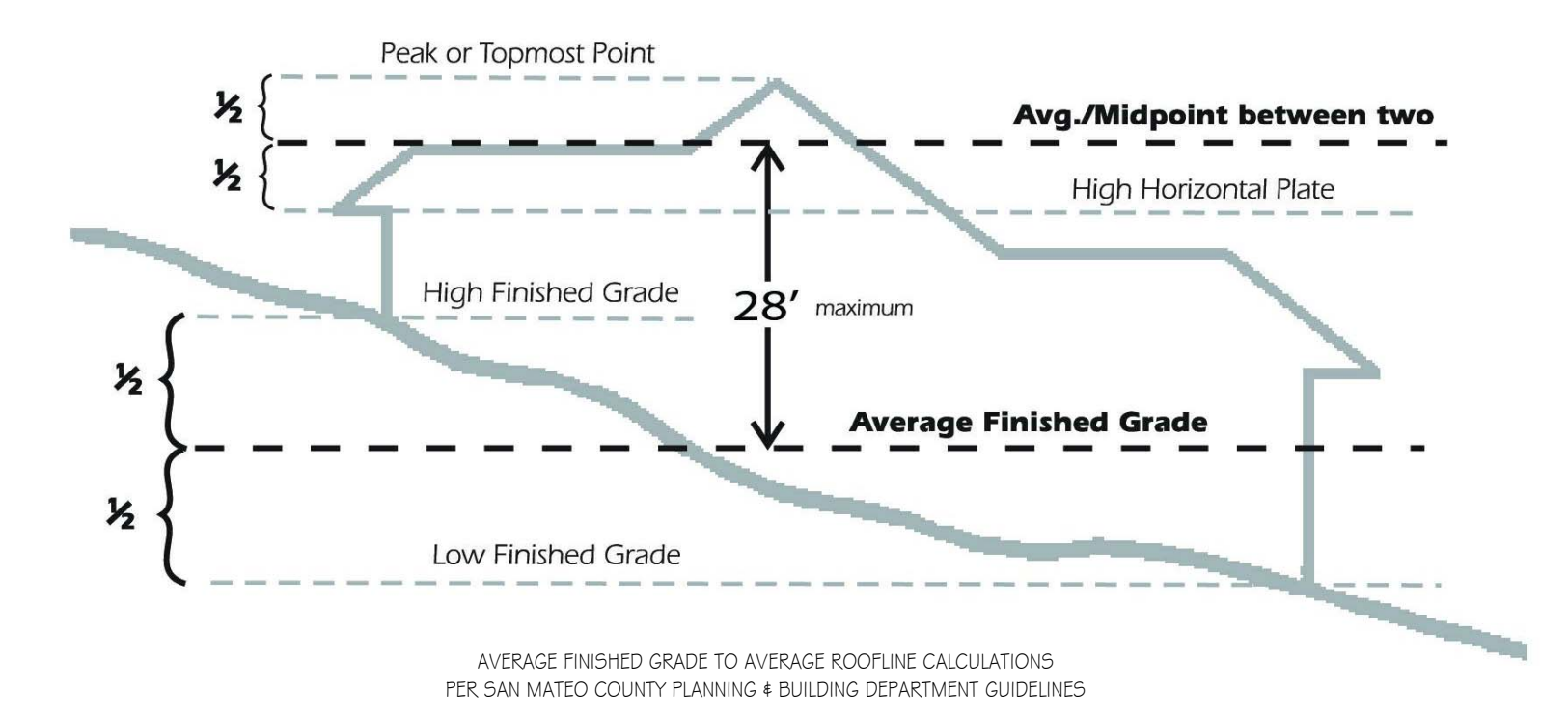
PROJECT NUMBER: 1507
DATE: JULY 24, 2017

DESIGN REVIEW SET
SHEET NO.

A3.4

FILE PATH: P:\CURRENT\1507 MOSS BEACH, SAN MATEO, CA\1.0 DRAWINGS_CURRENT SET_REV\103 LOT_NEW.rvt

MAXIMUM BUILDING HEIGHT CALCULATIONS



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

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

MOSS BEACH - LOT 3
 VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

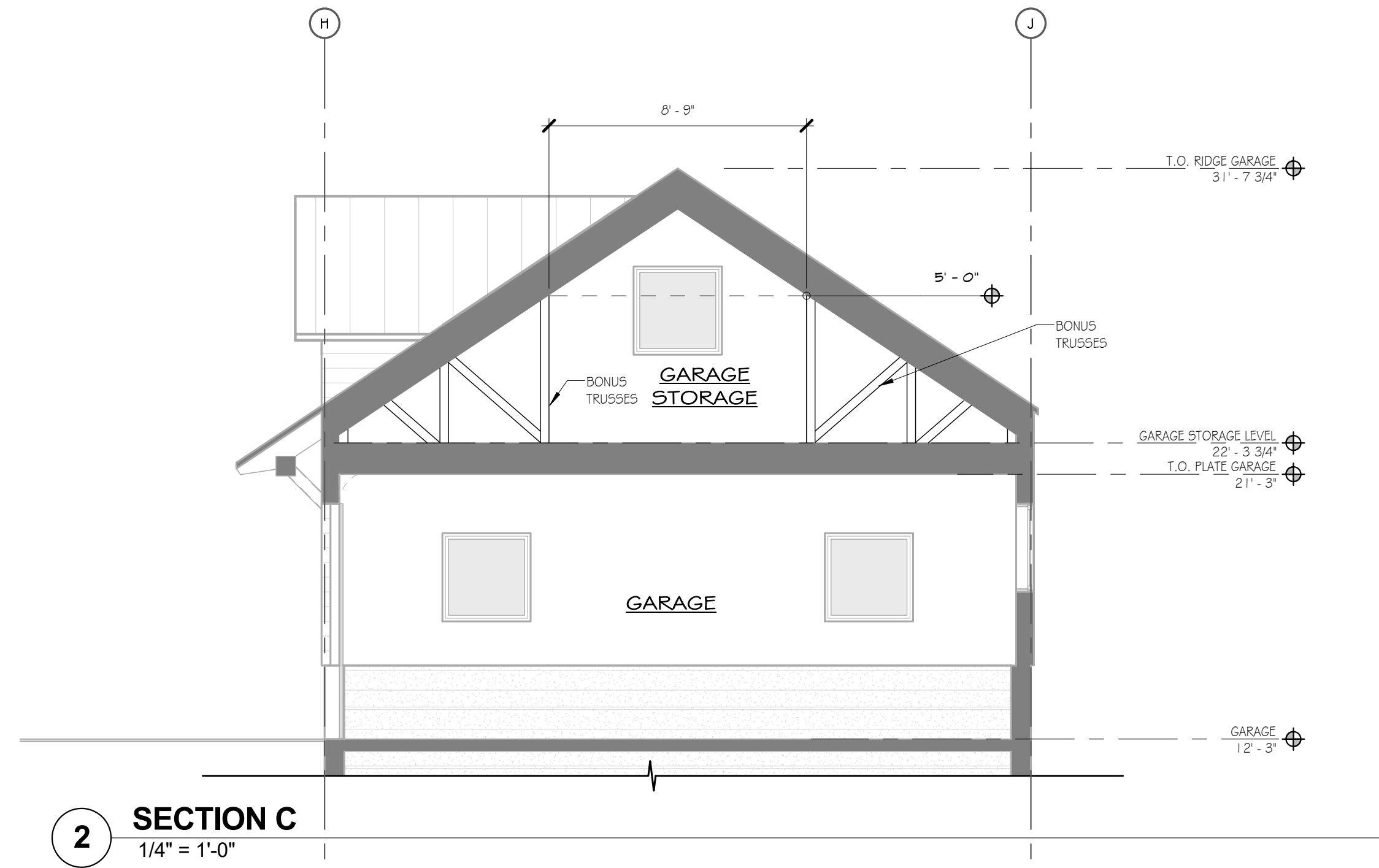
COASTSIDE DESIGN
 REVIEW APPLICATION

DRAWING:
 SECTIONS

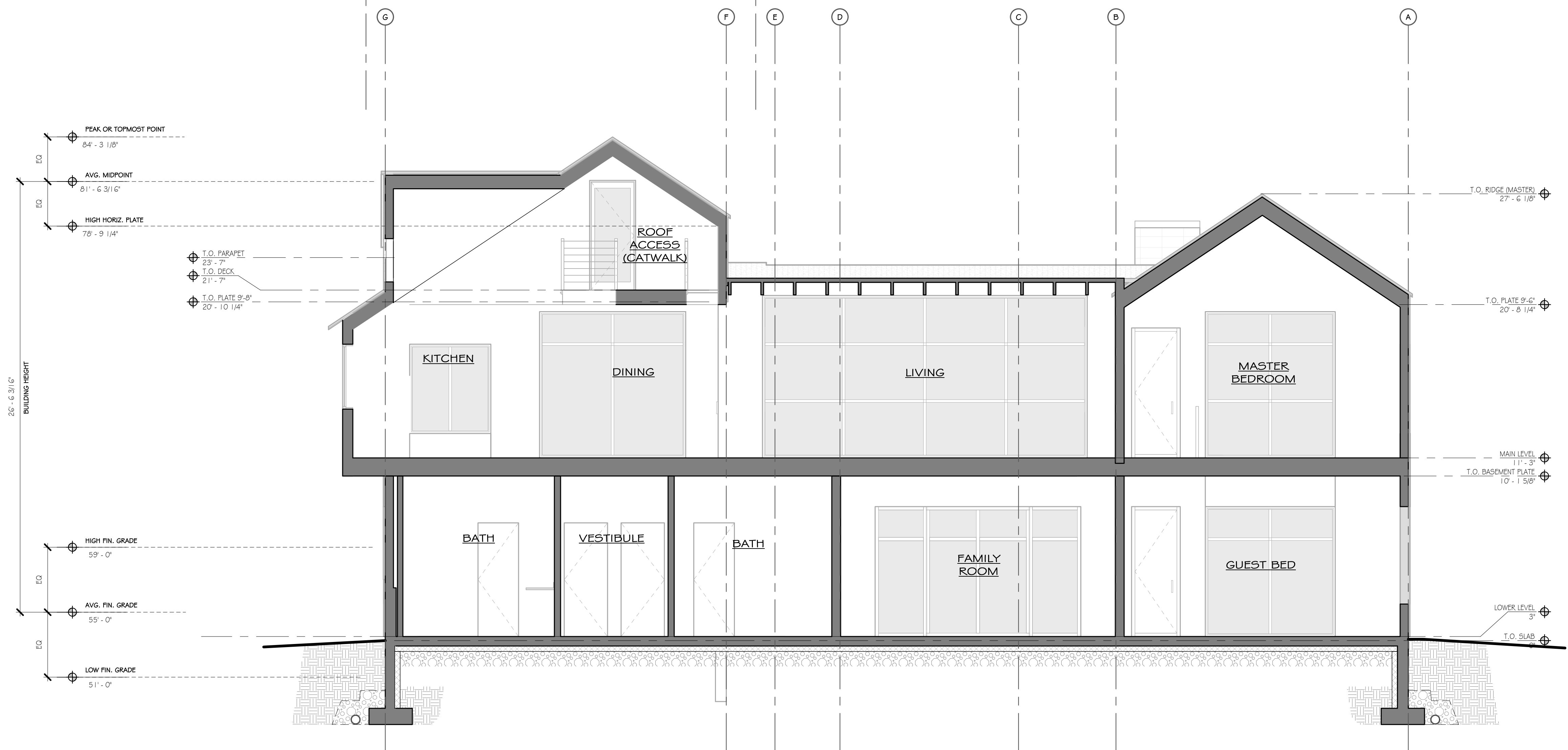
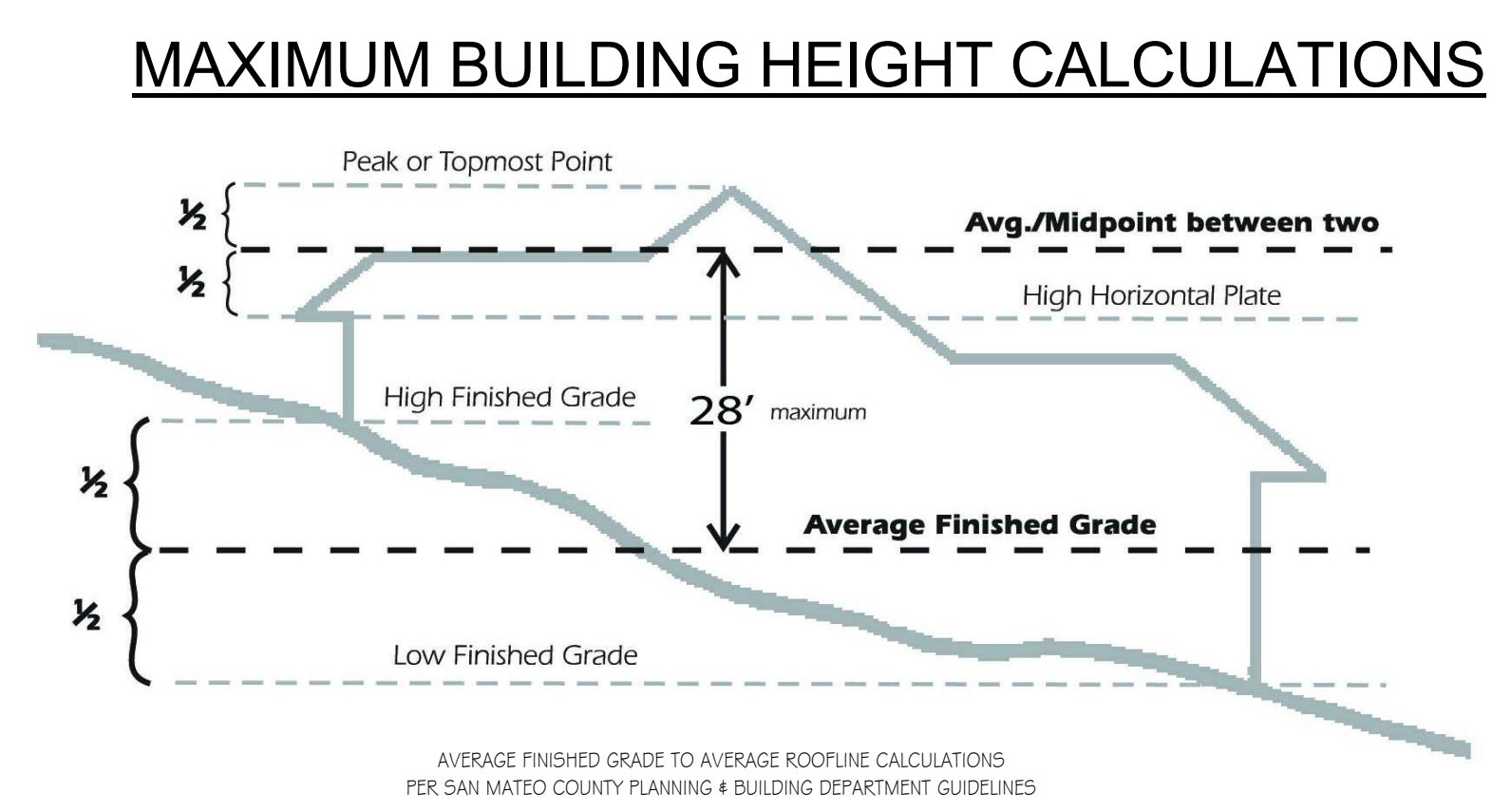
PROJECT NUMBER: 1507
 DATE: JULY 24, 2017

DESIGN REVIEW SET
 SHEET NO.

A4.1



2 SECTION C
1/4" = 1'-0"



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

REVISION	
NO.	DATE

DRAWING: SECTIONS

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



SHEET NOTES

- 1 HOUSE SEE ARCHITECTURAL PLANS
- 2 CONCRETE SURFACES SEE LANDSCAPE ARCHITECT PLANS
- 3 RETAINING WALLS SEE LANDSCAPE ARCHITECT PLANS
- 4 50' BEACH 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

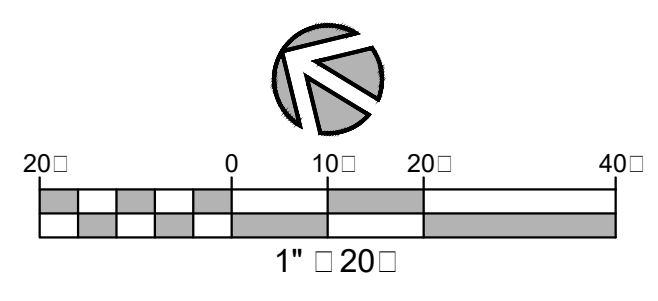
CIVIL SHEET INDEX

- 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

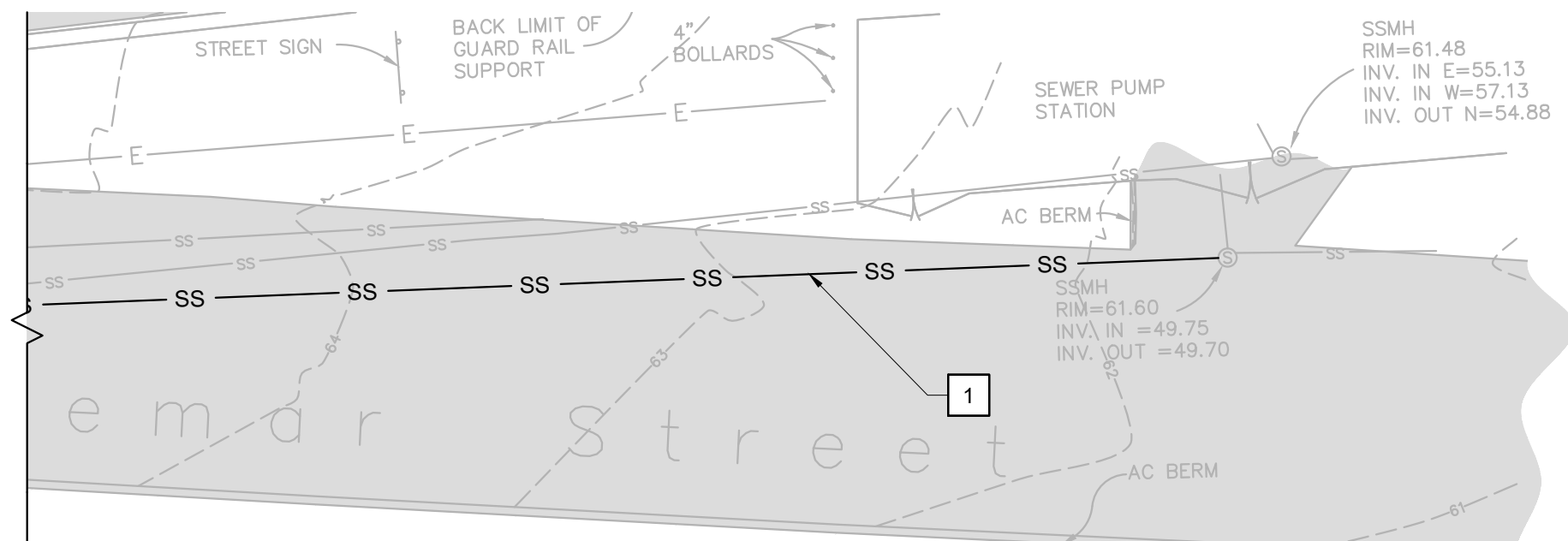
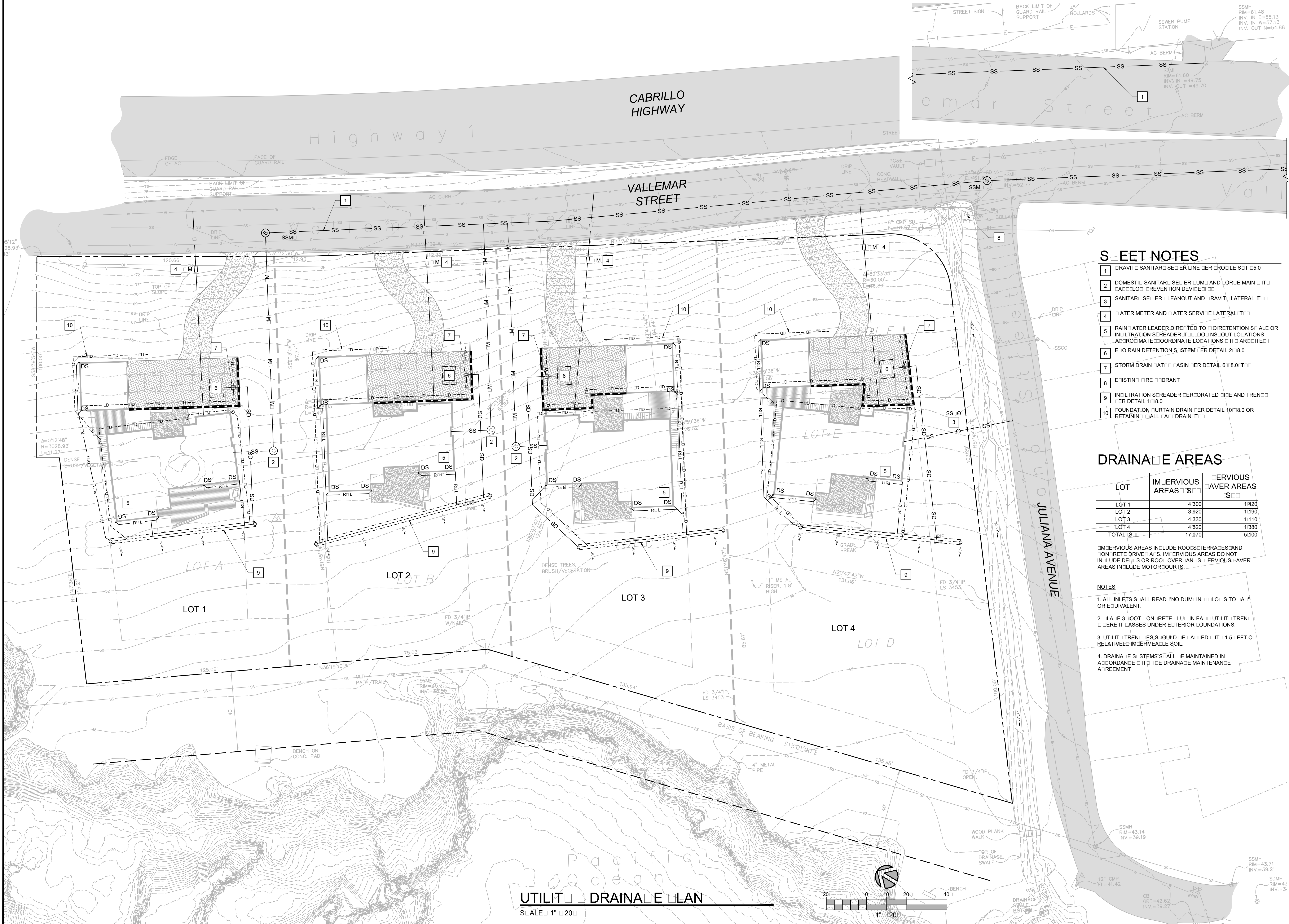
SCALE 1" = 20'



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 RITA CA 95060	PRELIMINARY NOT FOR CONSTRUCTION	Mesiti-Miller Engineering, Inc. CIVIL AND STRUCTURAL DESIGN 631-425-1182 SANTA RITA CA WWW.ME-INC.COM
-----------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------	-----------------------------------------------------------------------------------------------------------------

SHEET	15147
SCALE	1.0



SHEET NOTES

- 1 TRAVELER SANITARY SEWER LINE PER PROJECT 5.0
- 2 DOMESTIC SANITARY SEWER LUM AND FORCE MAIN PER PROJECT 5.0
- 3 SANITARY SEWER CLEANOUT AND TRAVELER LATERAL PER PROJECT 5.0
- 4 WATER METER AND WATER SERVICE LATERAL PER PROJECT 5.0
- 5 RAINWATER LEADER DIRECTED TO 10 RETENTION BASIN OR INfiltration SYSTEM. SEE DETAIL 10.0 FOR LOCATIONS AND COORDINATE LOCATIONS PER ARCHITECT
- 6 10 RAIN DETENTION SYSTEM PER DETAIL 10.0
- 7 STORM DRAIN CATCH BASIN PER DETAIL 6.0
- 8 EXISTING FIRE HYDRANT
- 9 INFILTRATION READER LOCATED ON SIDE AND TRENCH PER DETAIL 10.0
- 10 FOUNDATION CURTAIN DRAIN PER DETAIL 10.0 OR RETAINING WALL CATCH DRAIN PER DETAIL 10.0

DRAINAGE AREAS

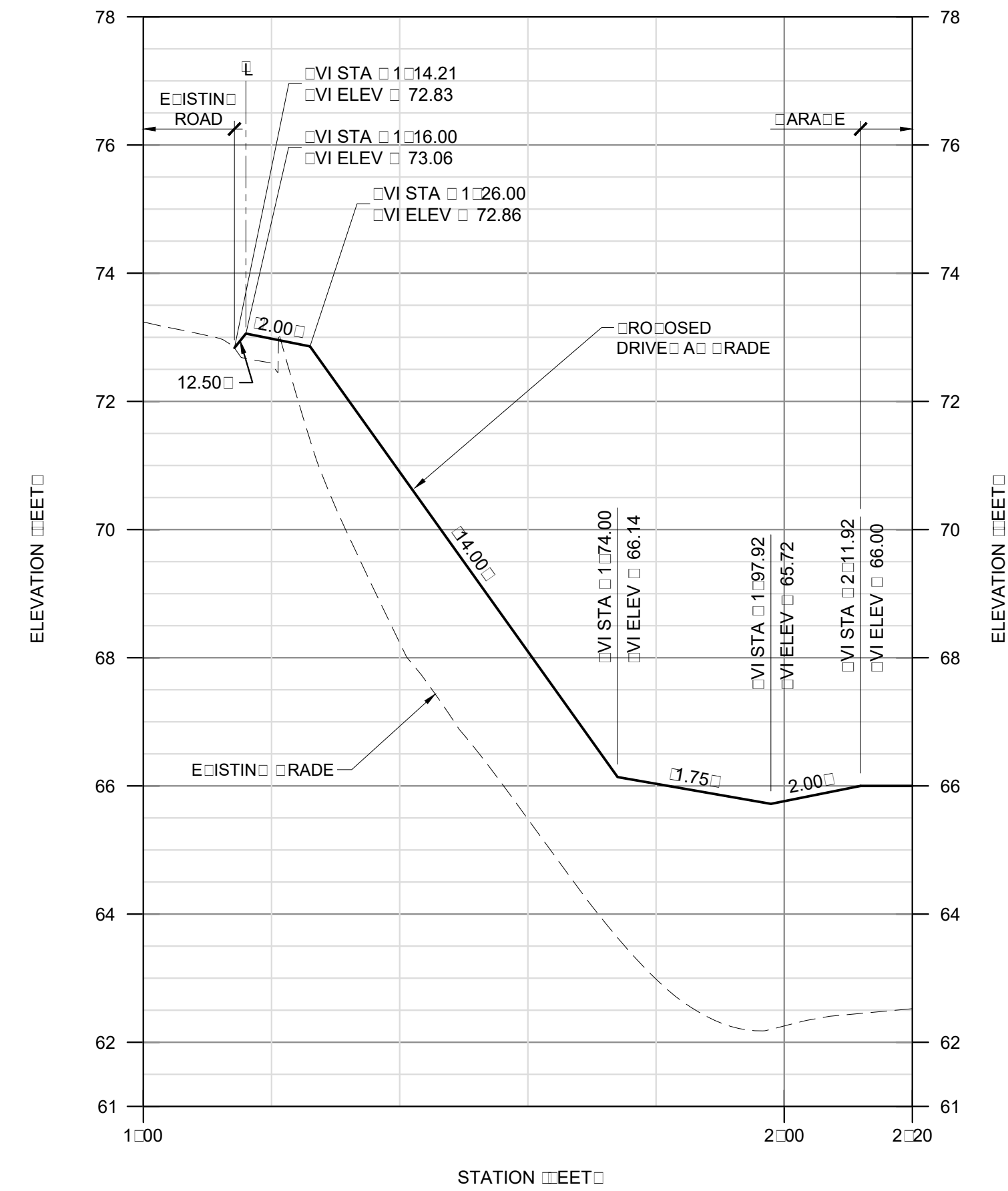
LOT	IMPERVIOUS AREAS (SQ FT)	PERVIOUS COVER AREAS (SQ FT)
LOT 1	4,300	1,420
LOT 2	3,920	1,190
LOT 3	4,330	1,110
LOT 4	4,520	1,380
TOTAL (SQ FT)	17,070	5,100

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

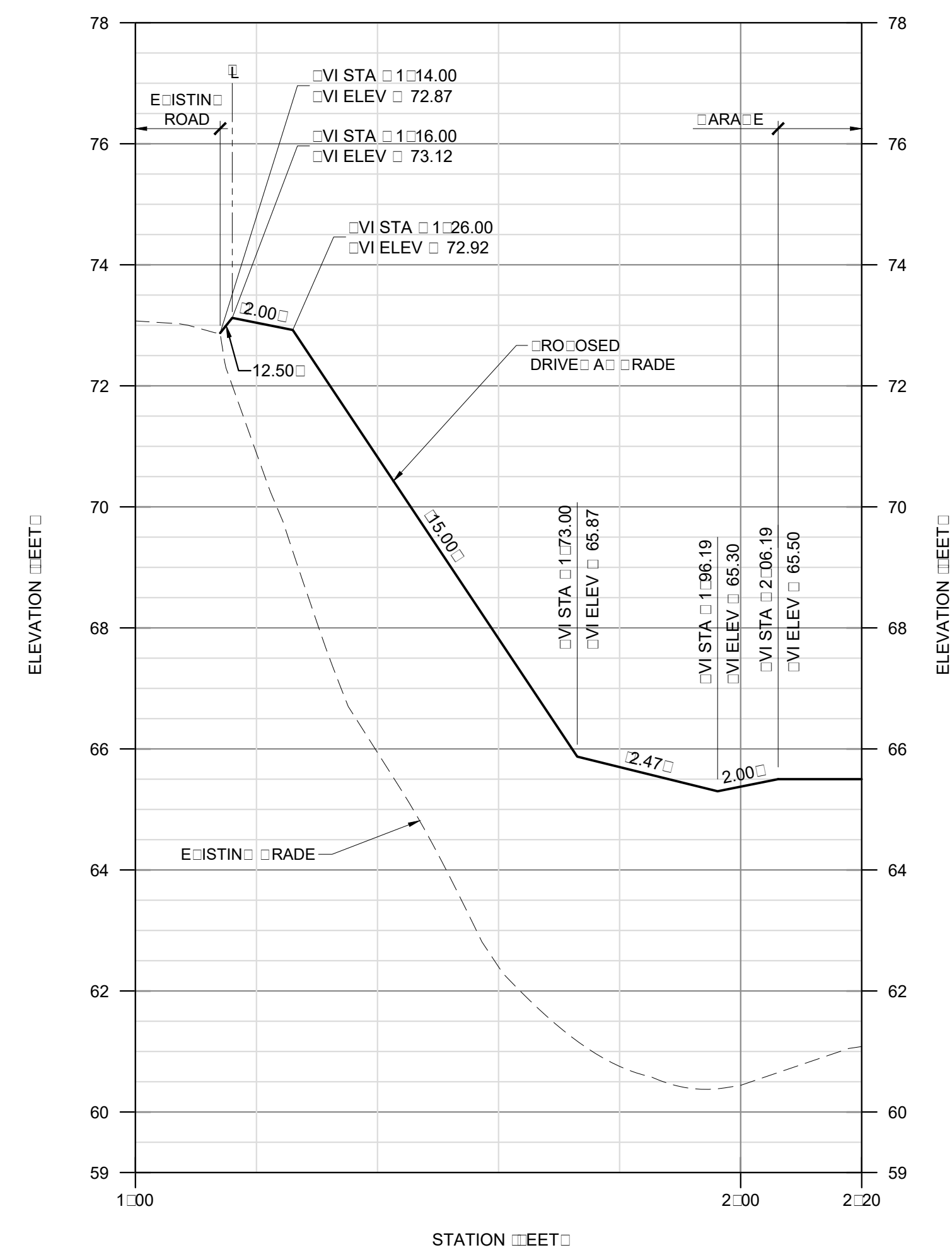
NOTES

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

<p>Mesiti-Miller Engineering, Inc. CIVIL AND STRUCTURAL DESIGN 612 S. RINN ST. SANTA ROSA, CA 95402</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>VALLEMAR STREET JULIANA AVENUE MOSS BEACH CALIFORNIA</p>	<p>DATE: 9/1/2016 REVISED: 8/9/2016 REVISED: 4/26/2017 REVISED: 8/23/2017</p>
<p>UTILITIES DRAINAGE PLAN</p>	<p>SCALE: 1" = 20'</p>	<p>PROJECT NO: 15147.5</p>	<p>SHEET 3.0</p>

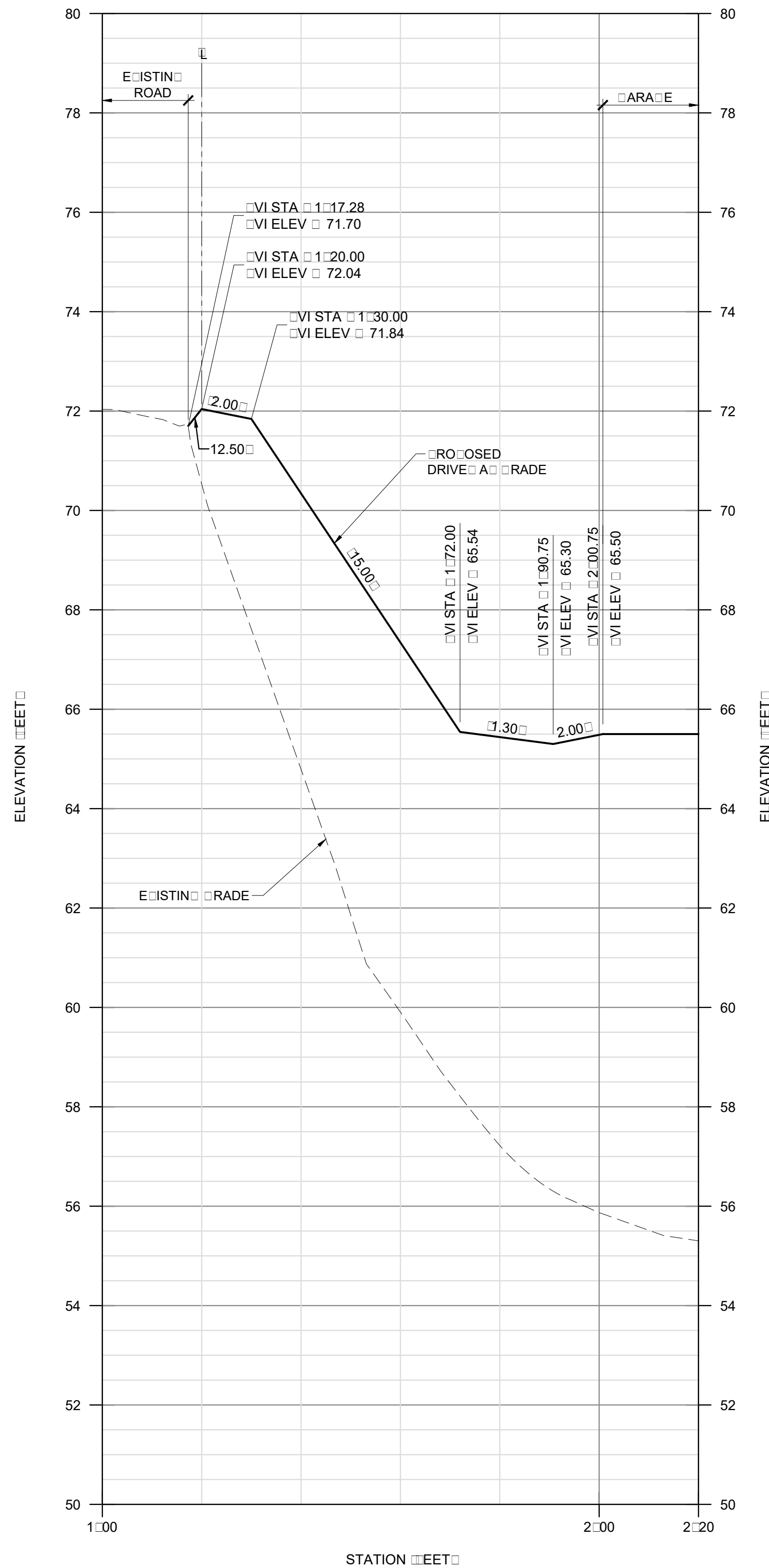


DRIVE A PROFILE
SCALE: 1" = 20' V:1" = 2'

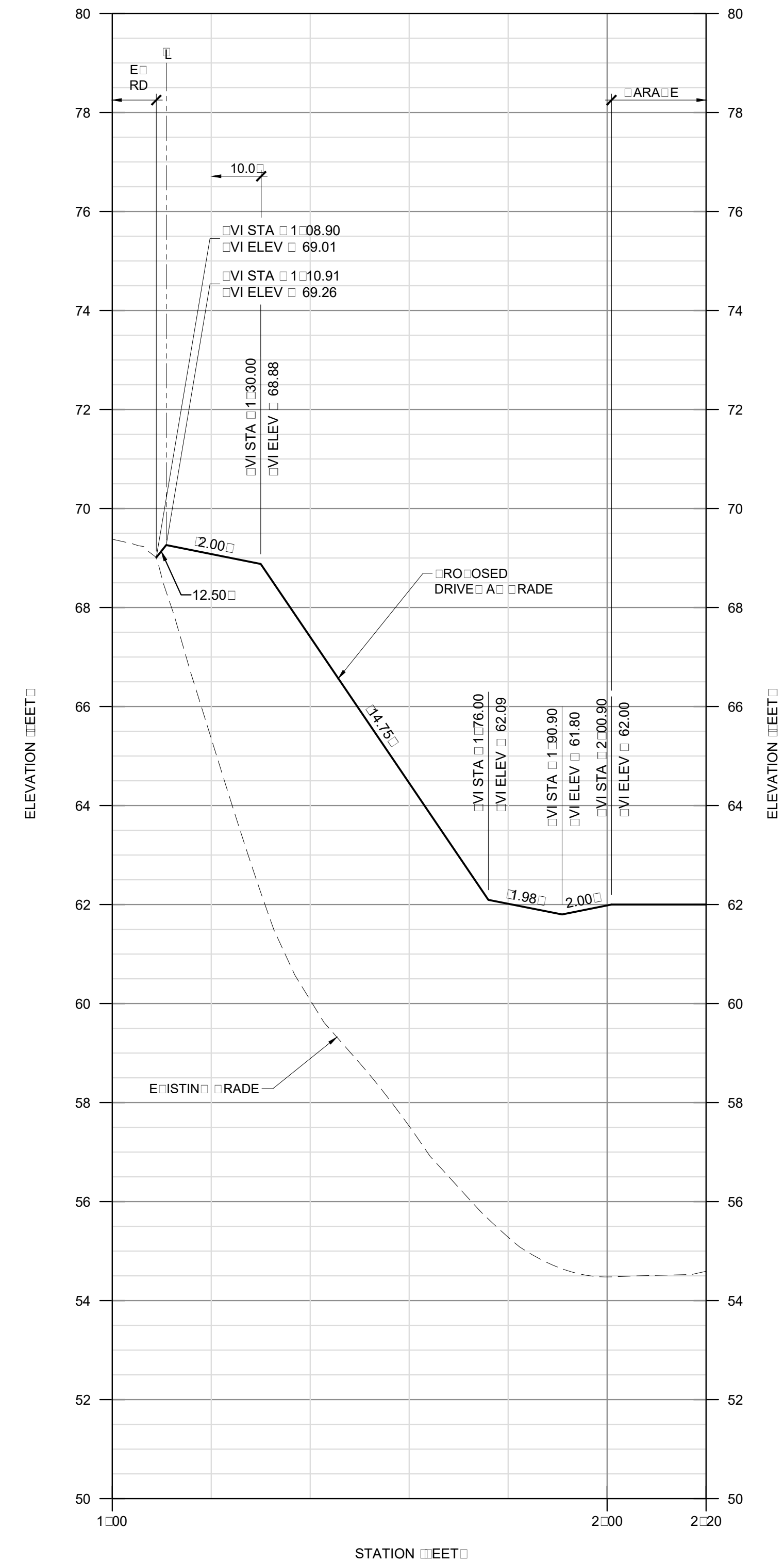


DRIVE A PROFILE
SCALE: 1" = 20' V:1" = 2'

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
3	FOUR LOT LANNING - RESUBMITTAL	4/26/2017
4	LOT 1 REVISIONS	8/23/2017

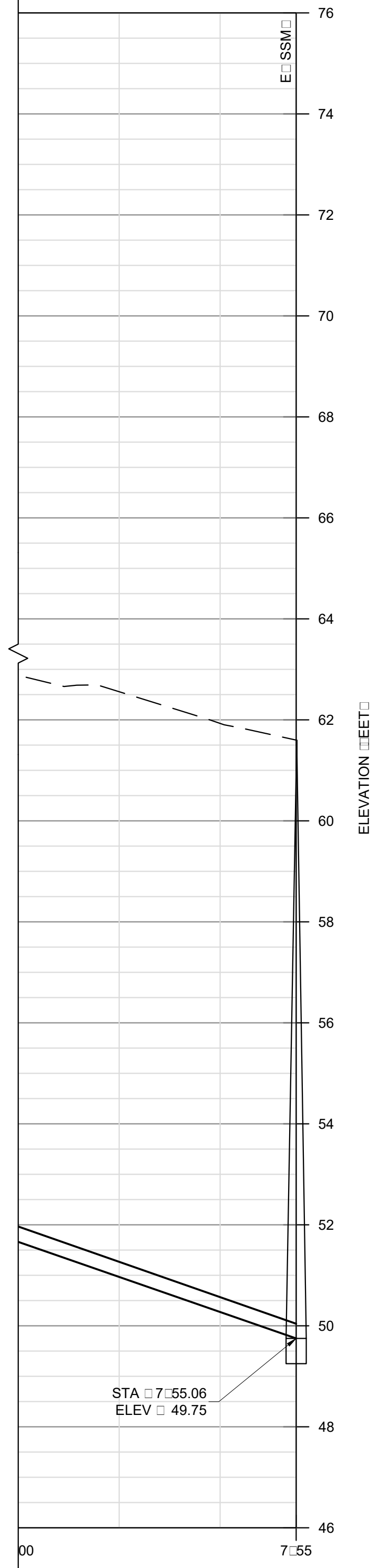
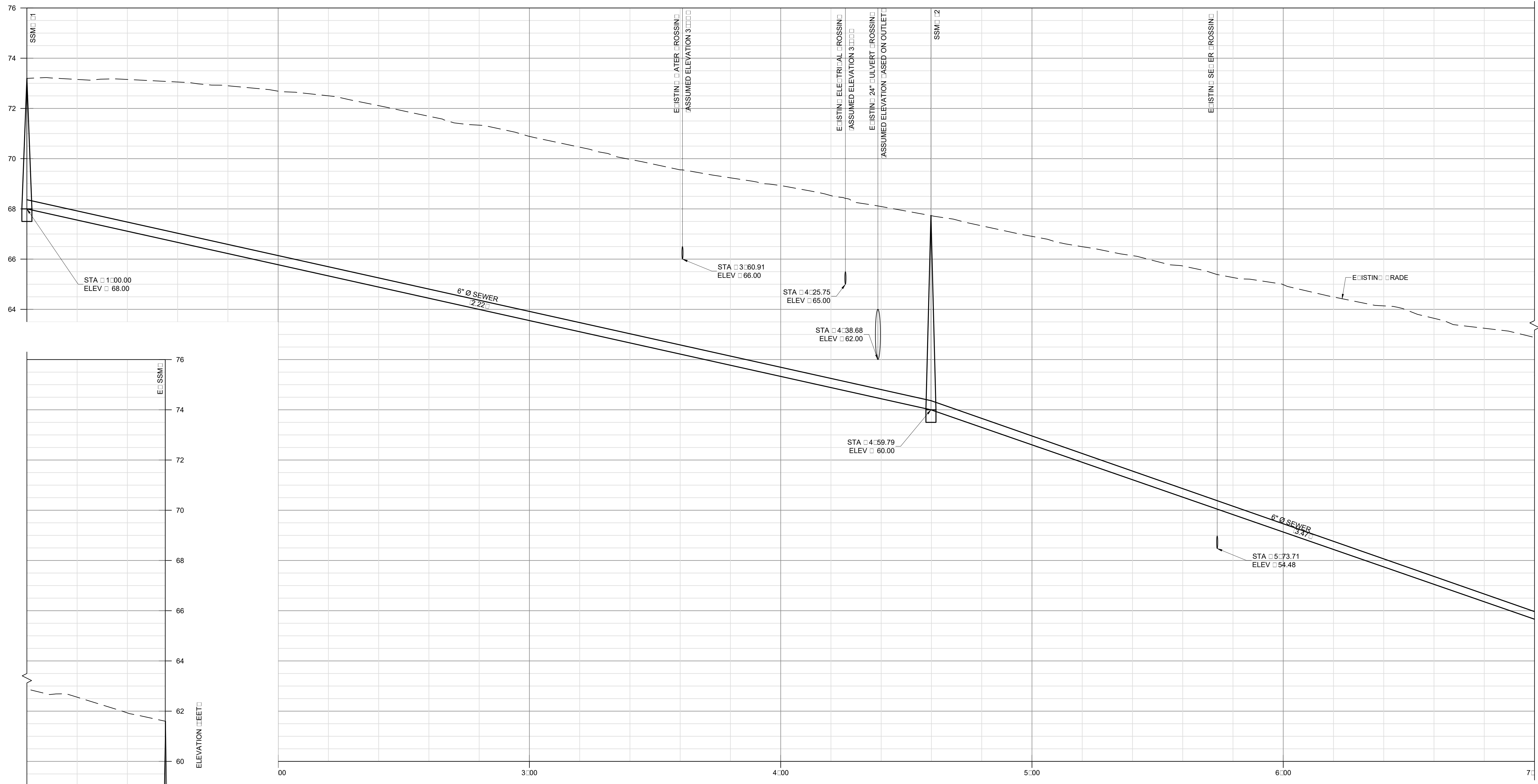


PRELIMINARY
NOT FOR
CONSTRUCTION

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

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

SCALE: 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

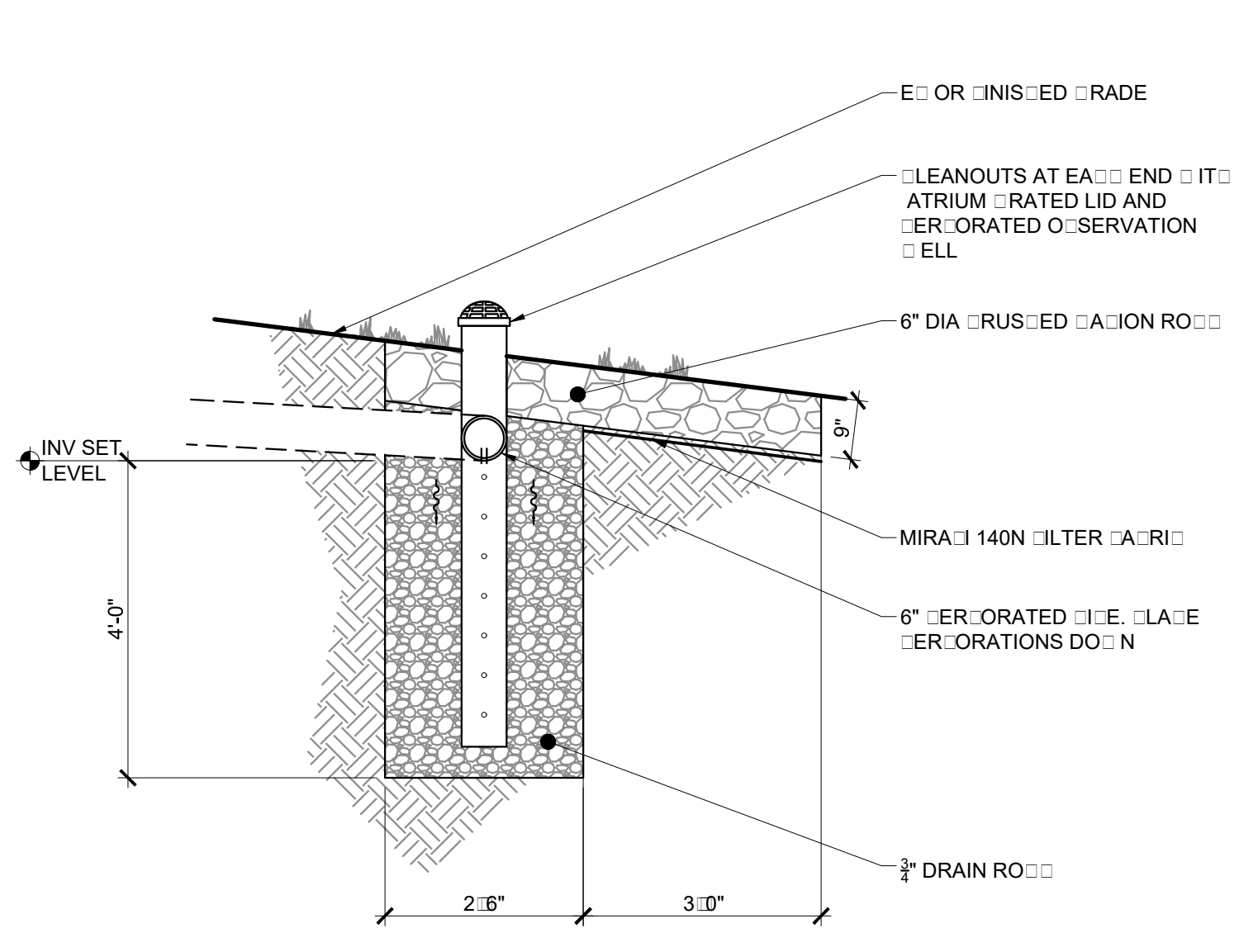
REV	DESCRIPTION	DATE
1	PLAN REVIEW: RESU-MITTAL	9/1/2016
2	DESIGN REVIEW: RESU-MITTAL	8/9/2016
3	FOUR LOT LANNING: RESU-MITTAL	4/26/2017
4	LOT 1 REVISIONS	8/23/2017



PRELIMINARY
 NOT FOR
 CONSTRUCTION

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

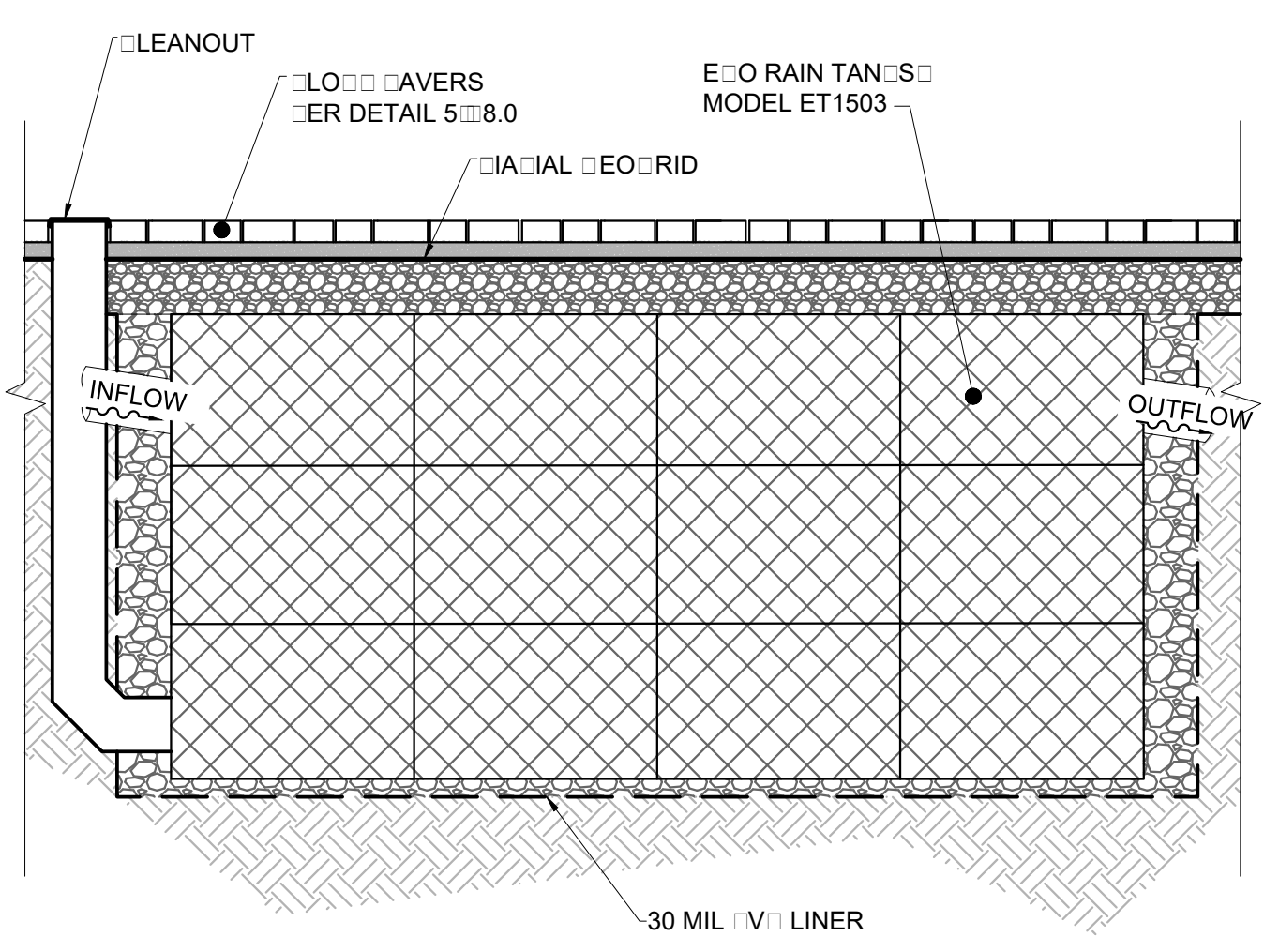
SEWER PROFILE	DATE
DRAWN	RT
CHECKED	RT
JO: NUMBER	15147
SHEET	5.0



INfiltration Reader

1

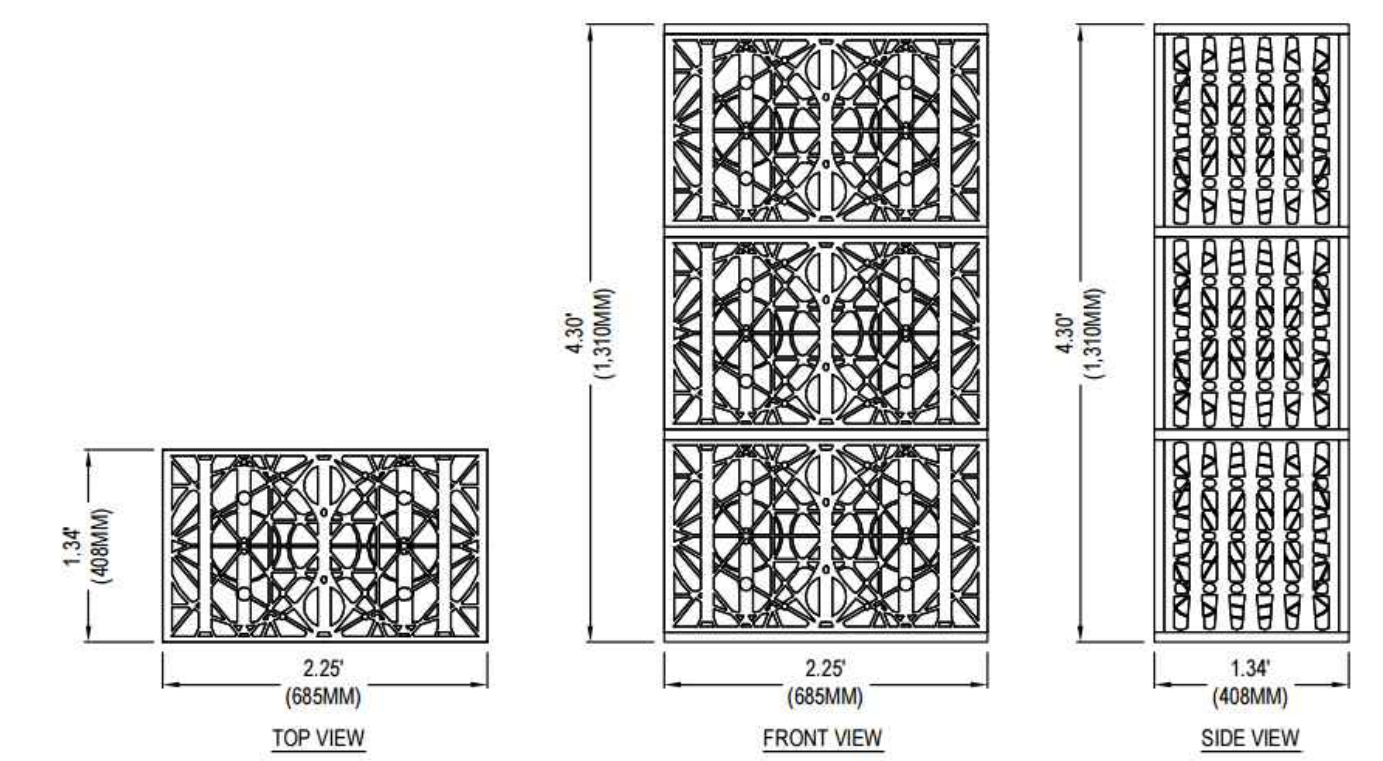
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Ravle Detention System

2

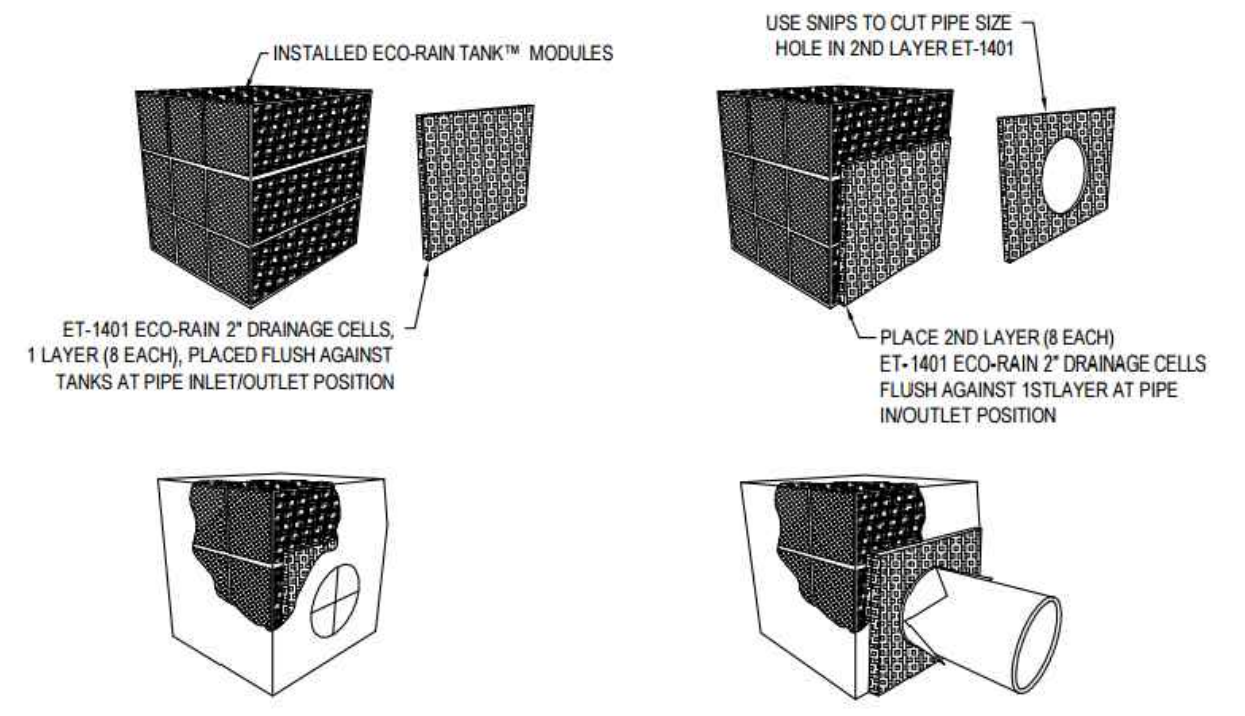
SCALE: NTS



- NOTES:**
- THIS IS A CONCEPTUAL TANK LAYOUT ONLY. THE PROJECT ENGINEER SHALL DETERMINE THE ACTUAL LAYOUT.
 - THE FINAL LAYOUT SHALL NOT RESULT IN VOIDS BETWEEN TANKS OR ROWS OF TANKS.
 - REFER TO DRAWING ET-1213 FOR ADDITIONAL INFORMATION.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4830-093.

3 ECO-RAIN TANKS

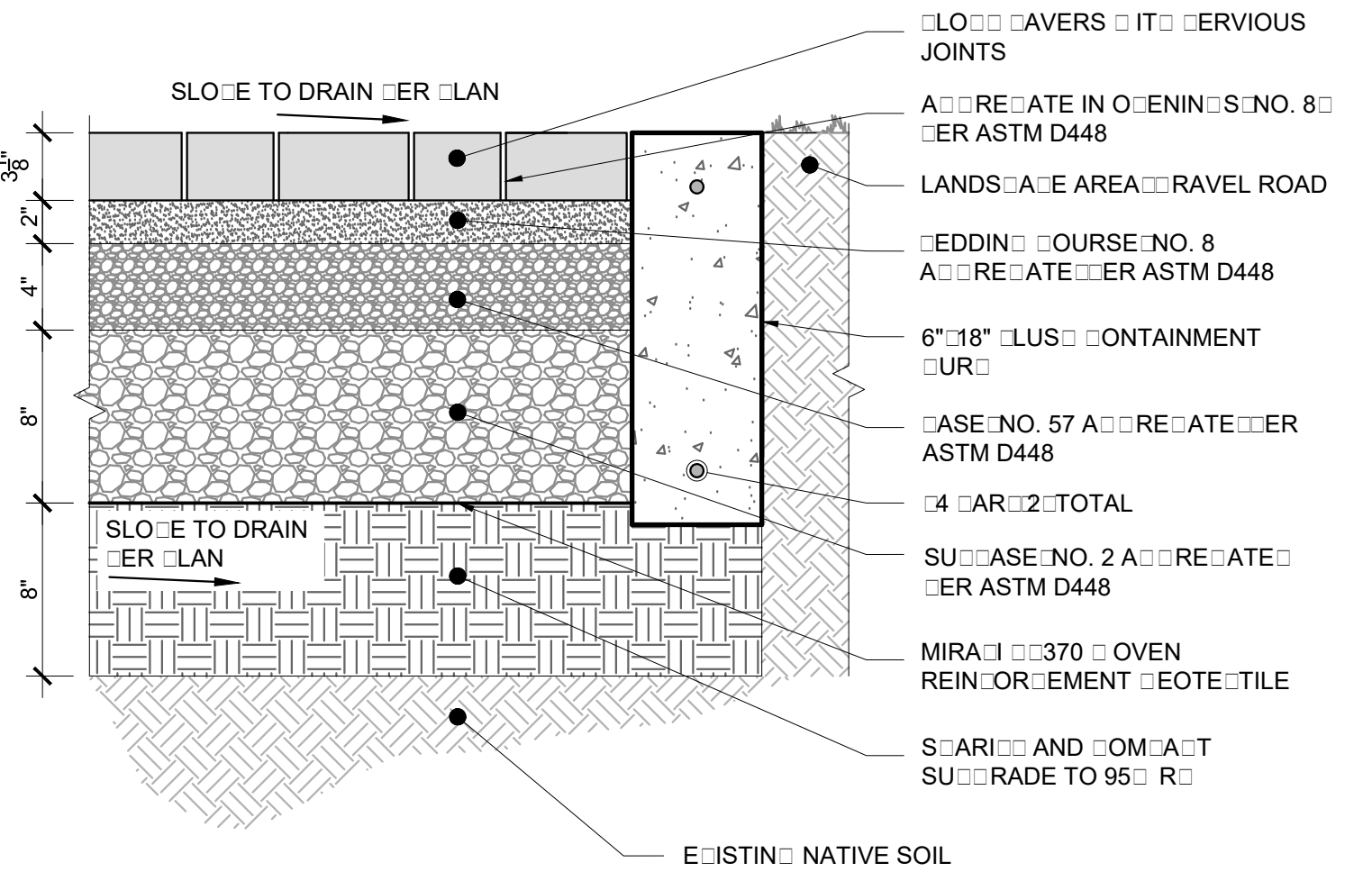
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- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
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 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4830-041.

4 PIPE CONNECTIONS

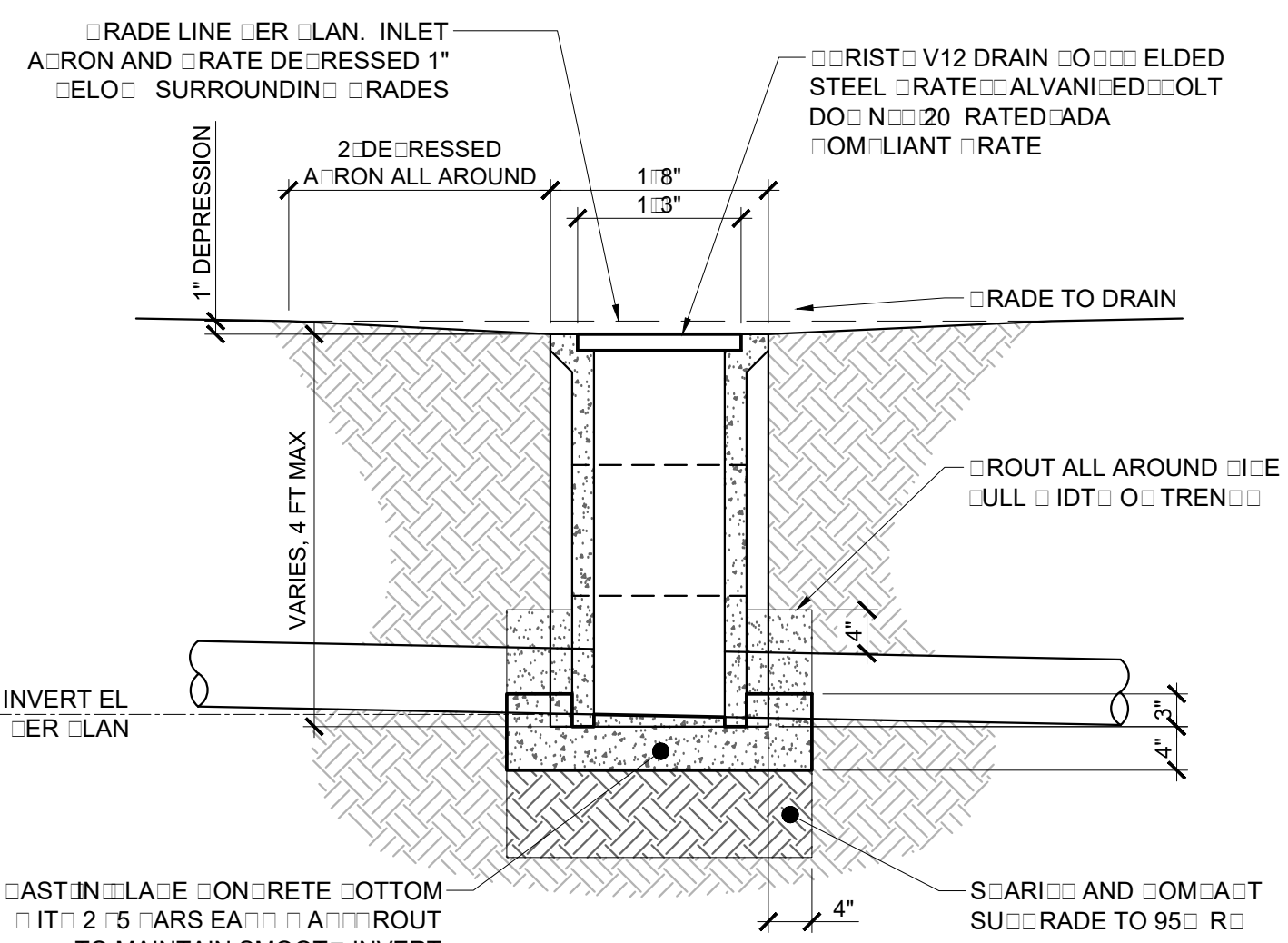
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VEicular PerVIOUS Covers

5

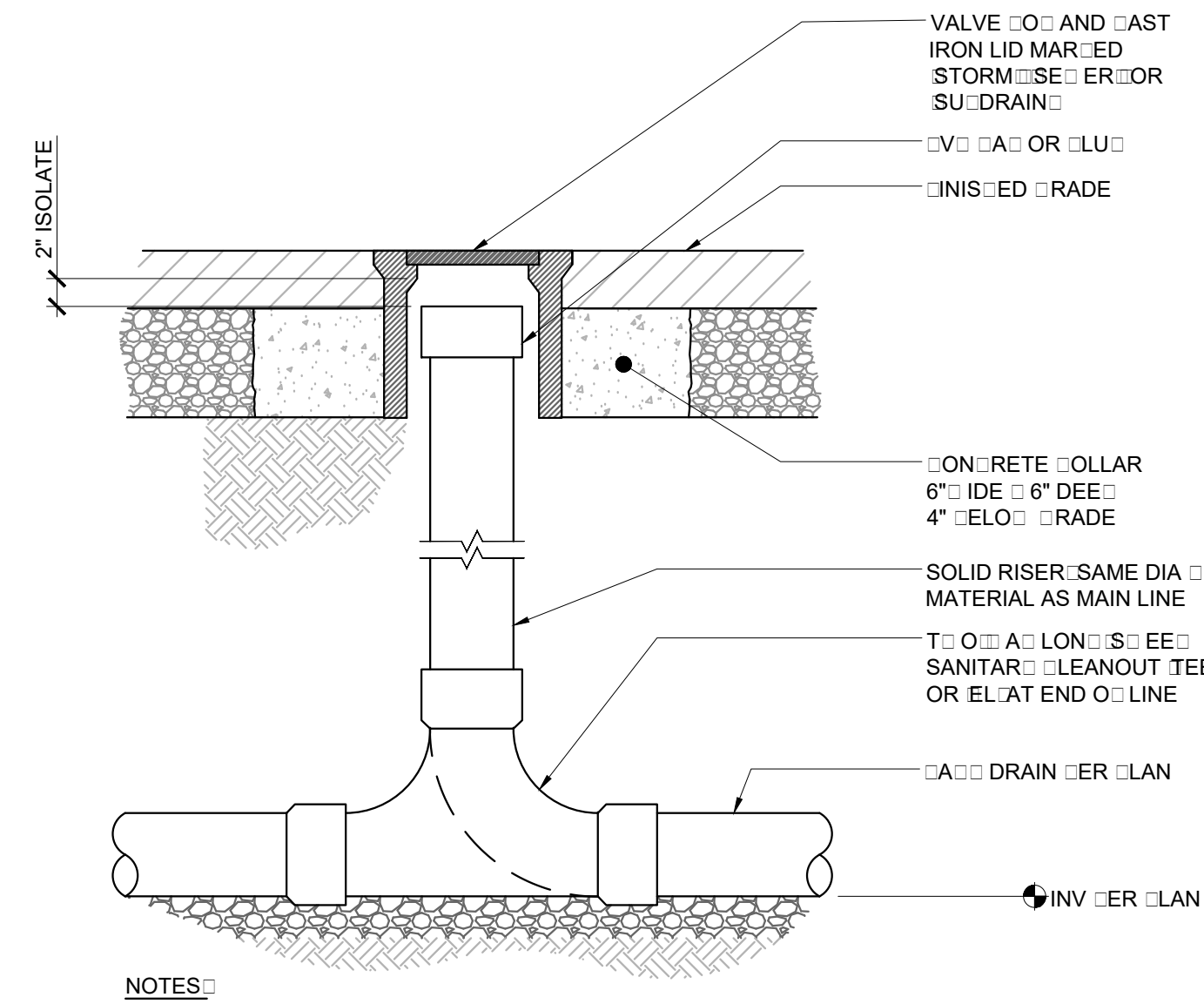
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Flat Basin

6

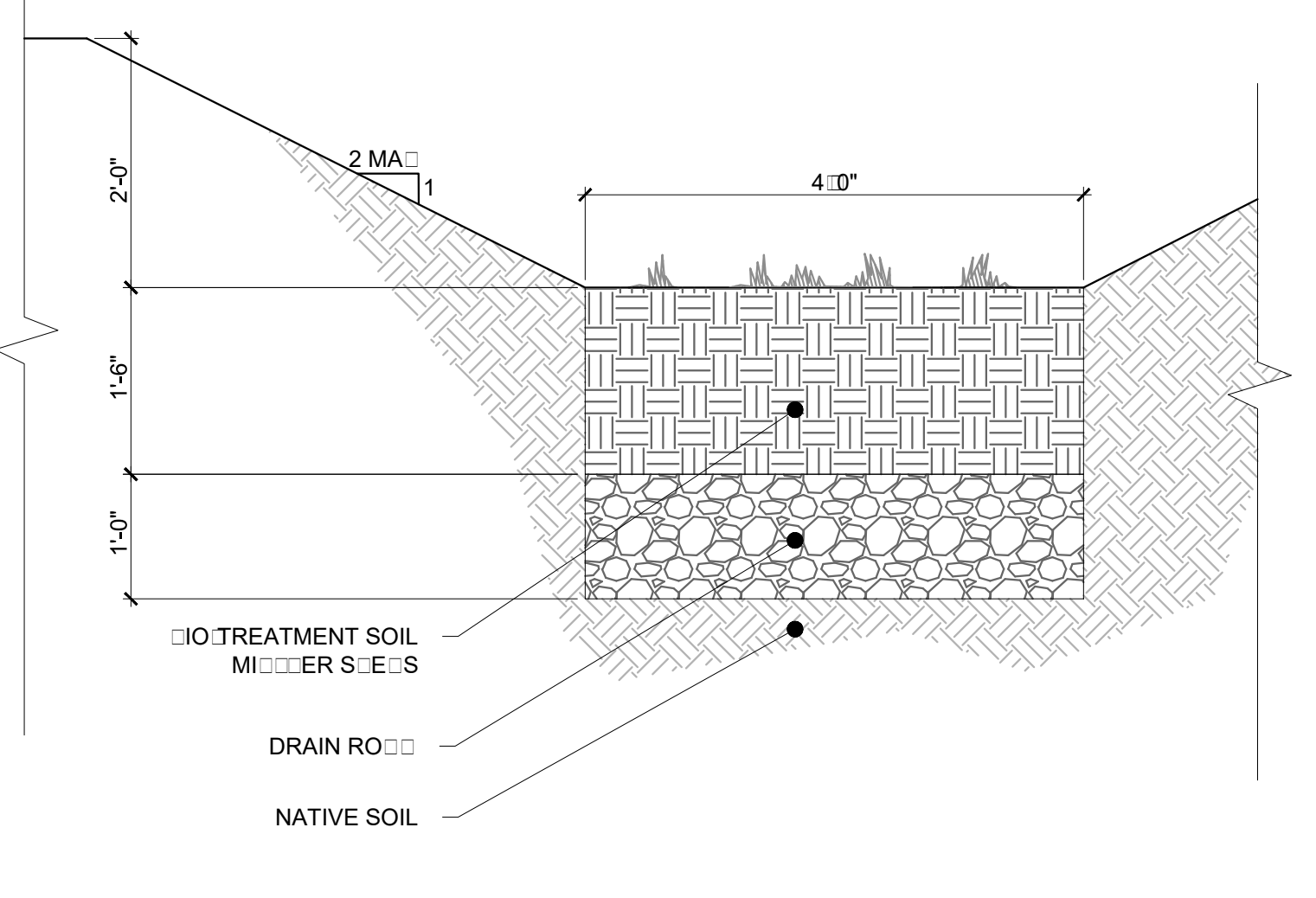
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LEANOUT

7

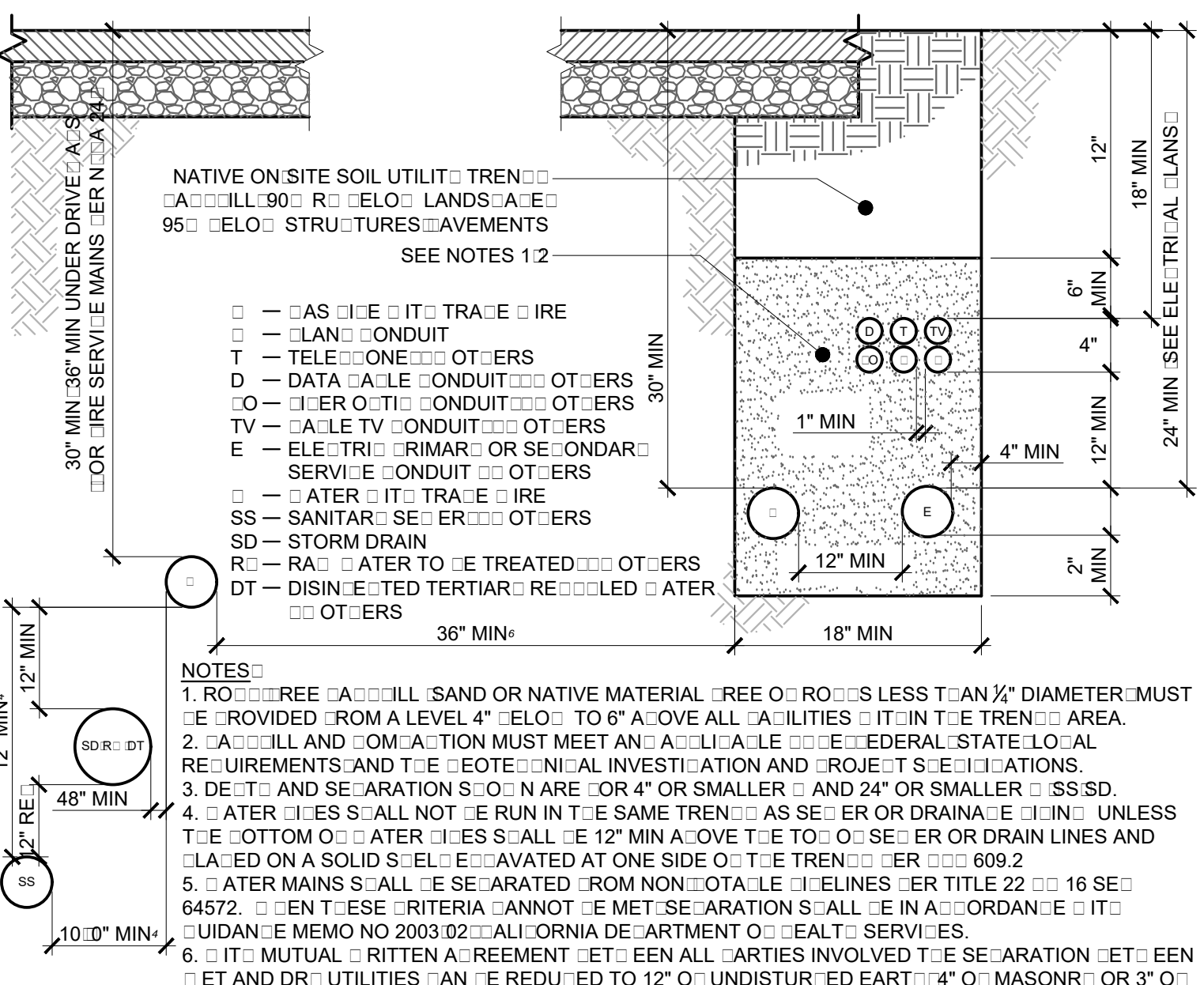
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Retention Section

8

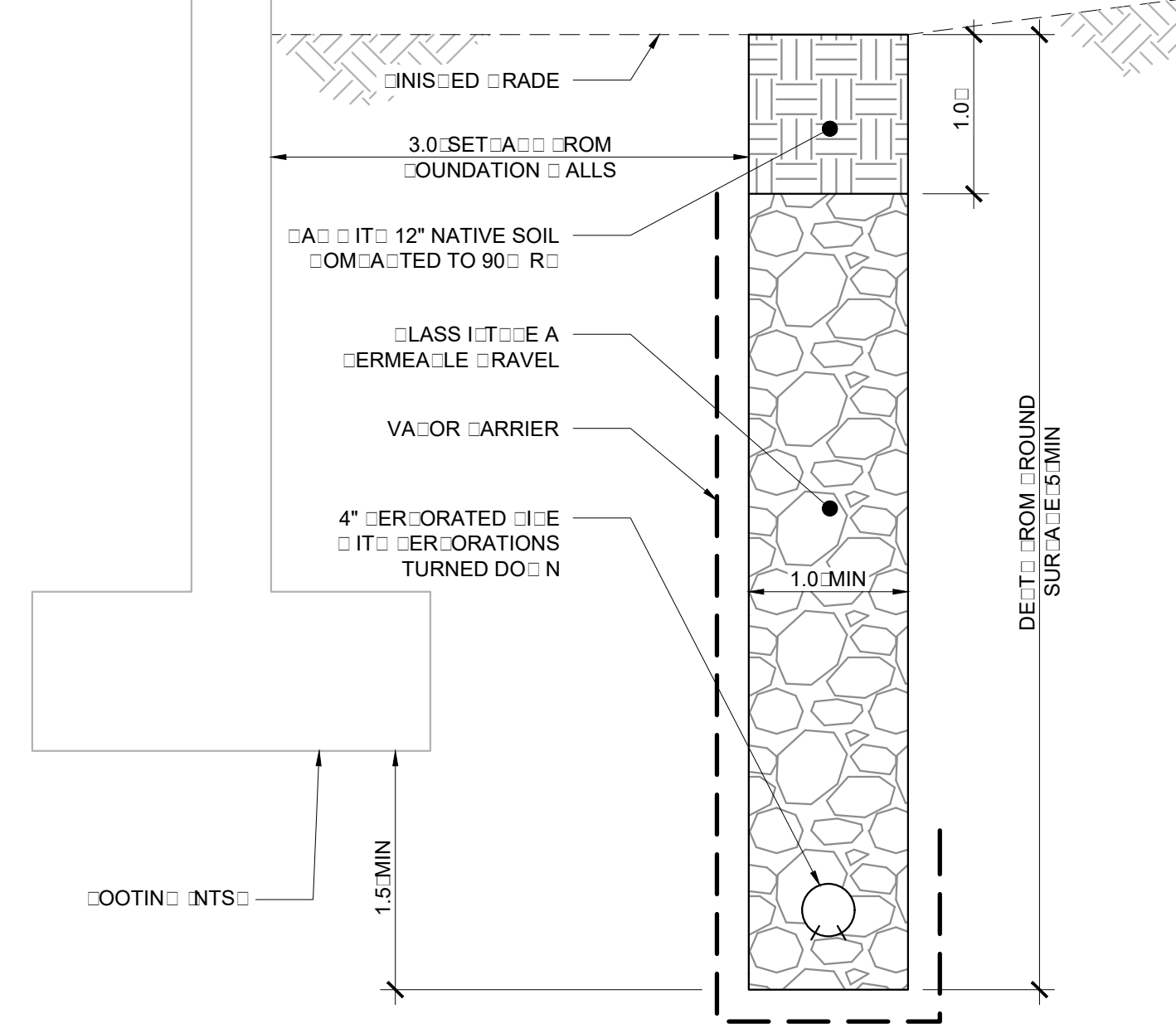
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JOINT UTILITY TRENCH

9

SCALE: NTS



FOUNDATION CURTAIN DRAIN

10

SCALE: 1\"/>

DATE	9/1/2016
RT	RESU-MITTAL
DATE	8/9/2016
RT	RESU-MITTAL
DATE	4/26/2017
RT	RESU-MITTAL
DATE	8/23/2017
RT	LOT 1 REVISIONS
DESIGNATION	LOT 1 REVISIONS
REVISION	LOT 1 REVISIONS
DESIGNER	RESU-MITTAL
DESIGN REVIEWER	RESU-MITTAL
FOUR LOT LANNING	RESU-MITTAL
LOT 1 REVISIONS	RESU-MITTAL

PRELIMINARY NOT FOR CONSTRUCTION

VALLEMAR STREET JULIANA AVENUE MOSS BEACH CALIFORNIA

PREPARED AT THE REQUEST OF:
MOSS BEACH ASSOCIATES
612 S. RINE ST.
SANTA ROSA, CA 95660

DETAILS

DRAWN BY: ALDAM
CHECKED BY: RT
JOB NUMBER: 15147
SHEET: 8.0

