

Planning and Building Department

Planning Permit Application Form

455 County Center, 2nd Floor ■ Redwood City CA 94063
Mail Drop: PLN 122 ■ TEL (650) 363-4161 ■ FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2019-00299 (Major Revision)

BLD:

Applicant/Owner Information

Applicant: Pacific Peninsula Architecture - Sean Lopes

Mailing Address: 718 Oak Grove Avenue Menlo Park CA 94025

Zip:

Phone,W: 650-323-7900

H: 408-828-4452

E-mail Address: slopes@pacificpeninsula.com

FAX:

Name of Owner (1): Kehoe Properties LLC

Name of Owner (2):

Mailing Address: 1263 Connecticut St

Mailing Address:

San Francisco CA 94107

Zip:

Zip:

Phone,W:

Phone,W:

H:

H:

E-mail Address: kehoeproperties@gmail.com

E-mail Address:

Project Information

Project Location (address):

8322 Cabrillo Highway

Montara CA 94037

Zoning: R-1 / S-17 / DR / CD

Assessor's Parcel Numbers: 036 — 046 — 420 - 0

Parcel/lot size: 0.61 acres (26,571 sf) SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

New Single Family Residence w/ site retaining walls and entry gate

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Coastal site with sloping topograhly towards the bluff

Describe Existing Structures and/or Development:

Demolition of Existing Two-Story Single Family Residence and Guest Cottage

Signatures

We 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 our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:

Owner's signature:

Applicant's signature: [Signature] (OWNER'S AGENT) 7/8/22

# Application for a Coastal Development Permit

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

## Companion Page

Applicant's Name: Pacific Peninsula Architecture - Sean Lopes

Primary Permit #: 2019-00299 (Major Revision)

### 1. Instructions

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

### 2. Basic Information

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

Yes       No

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Yes       No

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 3. Materials and Finish of Proposed Buildings or Structures

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

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Composite Stone Panels over Rainscreen</u>	<u>Neolith 'Basalt Grey' &amp; 'Phedra'</u>	<input type="checkbox"/>
b. Trim	<u>Composite Stone Panel</u>	<u>Black</u>	<input type="checkbox"/>
c. Roof	<u>Flat Roof Design / PVC Membrane</u>	<u>Grey with Grey ballast</u>	<input type="checkbox"/>
d. Chimneys	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>Concrete</u>	<u>Grey - Smooth</u>	<input type="checkbox"/>
g. Retaining Walls	<u>Concrete</u>	<u>Grey - Smooth</u>	<input type="checkbox"/>
h. Fences	<u>Wood - Horizontal Slats</u>	<u>Ipe / Teak horizontal slats</u>	<input type="checkbox"/>
i. Storage Tanks	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>



## 4. Project Information

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

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

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

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

- 
- Demolition of existing single family residence & guest cottage
- 
- Proposed New Single Family Residence with site retaining walls / entry gates
- 
- Project site adjacent to Montara State Beach
- 
- Project site is located between ocean bluff and Cabrillo Highway
- 
- Grading (Cut: 415cy Fill: 290cy) for proposed development
- 
- New non-irrigated landscape planting plan with low water use /CA natives)
- 
- 
- 
- 

## 5. Staff Use Only

### California Coastal Commission Jurisdiction

**A.** Does the Proposed Project Involve:

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

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

Commission; a public hearing is always required.

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

- Yes                       No

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

Reviewed by:

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Planning and Building Department

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

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

Permit #: PLN 2019-00299 (Major Revision)

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

## 1. Basic Information

### Applicant:

Name: Pacific Peninsula Architecture - Sean Lopes

Address: 718 Oak Grove Avenue Menlo Park CA 94025

Zip: \_\_\_\_\_

Phone,W: 650-323-7900 H: 408-828-4452

Email: slopes@pacificpeninsula.com

### Owner (if different from Applicant):

Name: Kehoe Properties LLC

Address: 1263 Connecticut Street San Francisco CA 94107

Zip: \_\_\_\_\_

Phone,W: \_\_\_\_\_ H: \_\_\_\_\_

Email: kehoeproperties@gmail.com

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

Name: Pacific Peninsula Architecture - Sean Lopes

Address: 718 Oak Grove Avenue Menlo Park CA 94025

Zip: \_\_\_\_\_

Phone,W: 650-323-7900 H: 408-828-4452 Email: slopes@pacificpeninsula.com

## 2. Project Site Information

### Project location:

APN: 036-046-420-0

Address: 8322 Cabrillo Highway Montara CA 94037

Zip: \_\_\_\_\_

Zoning: R-1/ S-17 / DR / CD

Parcel/lot size: 0.61 acres (26,571 sf) sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe):

Existing Single Family Residence and Guest Cottage to be Demolished

## 3. Project Description

### Project:

- New Single Family Residence: 6,179 SF sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

### Describe Project:

Demolition of Existing Single Family Residence & Guest Cottage

Construction of New Two-Story Single Family Residence

includes site retaining walls and entry gate

### 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

## 4. Materials and Finish of Proposed Buildings or Structures

<b>Fill in Blanks:</b>	<b>Material</b>	<b>Color/Finish</b>	<b>Check if matches existing</b>
		(If different from existing, attach sample)	
a. Exterior walls	<u>Composite Stone Panels over Rainscreen</u>	<u>Neolith 'Basalt Grey' &amp; 'Phedra'</u>	<input type="checkbox"/>
b. Trim	<u>Composite Stone Panels</u>	<u>Black</u>	<input type="checkbox"/>
c. Windows	<u>Aluminum</u>	<u>Black</u>	<input type="checkbox"/>
d. Doors	<u>Aluminum (glass) / Paneled to match siding</u>	<u>Match 'Exterior Walls' and 'Windows'</u>	<input type="checkbox"/>
e. Roof	<u>Flat Roof Design / PVC Membrane</u>	<u>Grey with grey ballast</u>	<input type="checkbox"/>
f. Chimneys	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
g. Decks & railings	<u>Frameless glass guardrail</u>	<u>Glass</u>	<input type="checkbox"/>
h. Stairs	<u></u>	<u></u>	<input type="checkbox"/>
i. Retaining walls	<u>Concrete</u>	<u>Grey - Smooth</u>	<input type="checkbox"/>
j. Fences	<u>Wood - Horizontal</u>	<u>Ipe / Teak horizontal slats</u>	<input type="checkbox"/>
k. Accessory buildings	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>
l. Garage/Carport	<u>n/a</u>	<u>n/a</u>	<input type="checkbox"/>

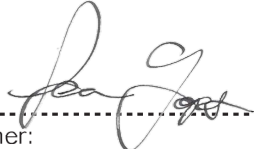
## 5. Required Findings

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).

## 6. Signatures

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.

 _____ Owner:	(Owner's Agent)  _____ Applicant:
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7/8/22 _____ Date:	7/8/22 _____ Date:
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# Environmental Information Disclosure Form

## Planning and Building Department

PLN 2019-00299 (Major Revision)

BLD \_\_\_\_\_

Project Address: 8322 Cabrillo Highway  
Montara CA 94037

Assessor's Parcel No.: 036 — 046 — 420 - 0

Zoning District: R-1 / S-17 / DR / CD

Name of Owner: Kehoe Properties LLC

Address: 1263 Connecticut Street San Francisco CA 94107

kehoeproperties@gmail.com Phone: \_\_\_\_\_

Name of Applicant: Pacific Peninsula Architecture - Sean Lopes

Address: 718 Oak Grove Avenue Menlo Park CA 94025

slopes@pacificpeninsula.com Phone: 650-323-7900

### Existing Site Conditions

Parcel size: 0.61 acres (26,571 sf)

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). \_\_\_\_\_

Existing Two-Story Single Family Residence with Guest Cottage to be Demolished

Coastal property with sloping topography towards the bluff

### Environmental Review Checklist

#### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>6</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>415</u> c.y. Fill: <u>290</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

**Please explain all "Yes" answers:**

Proposed Removal of (6) existing trees which are of poor health

Grading as proposed for new single family residence

Development on Coastal property

**Signature required on reverse →**

## 2. National Marine Fisheries Rule 4(d) Review

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

**Please explain any "Yes" answers:**

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## 3. National Pollutant Discharge Elimination System (NPDES) Review

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

## Certification

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

Signed:



(Applicant may sign)

Date: 7/8/22

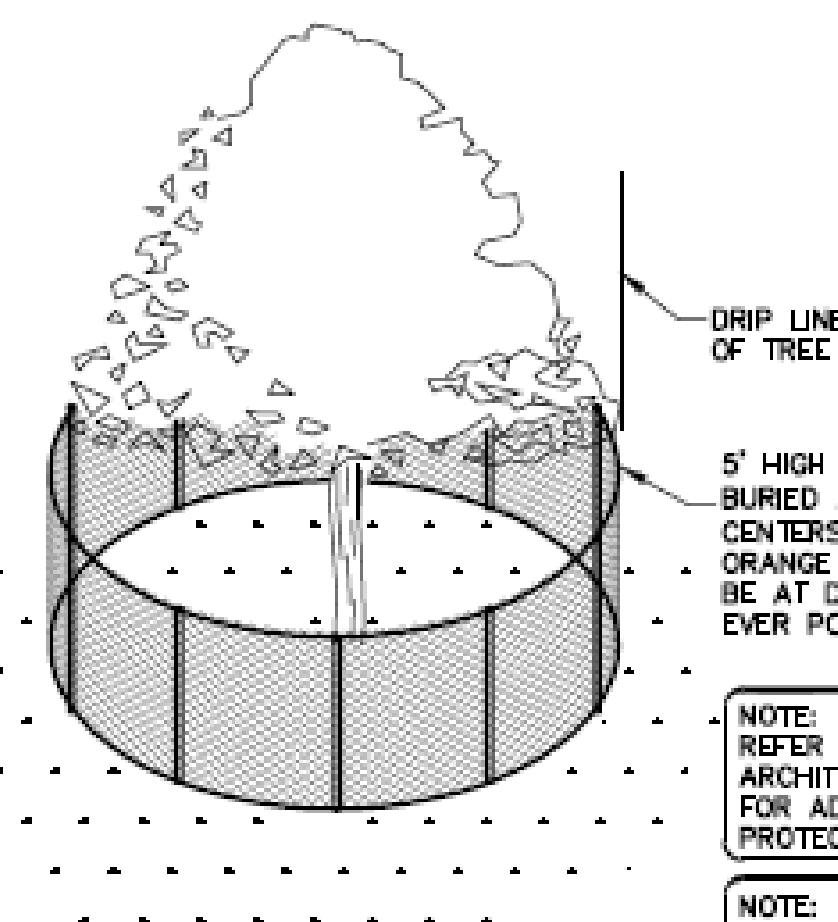










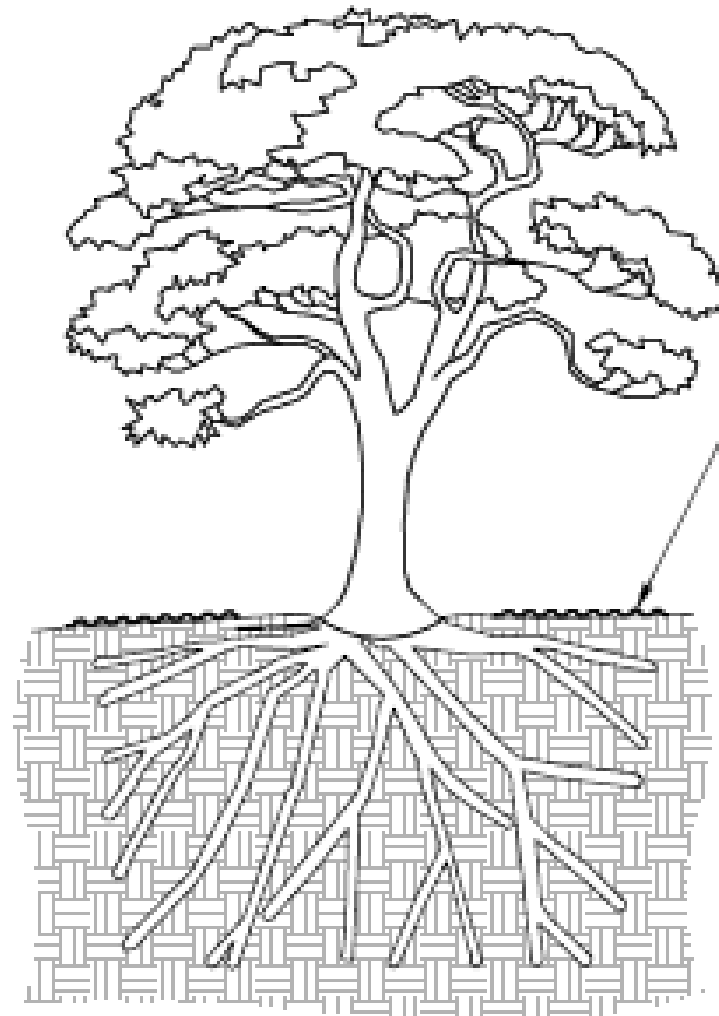


5' HIGH STEEL FENCE POSTS BURIED 2' INTO THE GROUND ON 5' CENTERS WITH 5' HIGH BRIGHT ORANGE FENCE FABRIC. POST TO BE AT DRIP LINE OF TREE WHERE EVER POSSIBLE.

NOTE: REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE: LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

**TREE PROTECTION FENCING**



**STEEL PLATE @ BASE OF TREE**

CONTRACTOR TO PROVIDE TEMPORARY STEEL PLATING AROUND TREE BASE, AS SHOWN, TO PREVENT SOIL COMPACTION AND DAMAGE TO TREE ROOTS.

SEE ARBORIST REPORT FOR MORE DETAILS.

**TREE PROTECTION NOTE:**

1. CORRUGATED STEEL PLATES TO BE PLACED UNDER THE DIRECTION OF PROJECT ARBORIST. URBAN TREE MANAGEMENT, FOR COMPLETION OF WORK IN CLOSE PROXIMITY TO EXISTING TREES AT PROPERTY FRONTAGE.
2. CONTRACTOR SHOULD TAKE CARE TO AVOID OPERATION, STORAGE, OR TRANSPORTATION OF HEAVY MACHINERY WITHIN THE DRIP LINES OF EXISTING TREES.
3. ADJUSTMENT OR MODIFICATION OF PROTECTIVE STEEL PLATES BY THE CONTRACTOR SHOULD BE DONE ONLY UNDER THE OBSERVATION OR PRIOR CONSULTATION OF URBAN TREE MANAGEMENT.

**TREE INVENTORY** urban tree management, inc.  
Address: 83223 Cabrillo Hwy, Monterey, CA 94037  
Inspection date: 2/14/19

KEY	Health	Structure
Good	excellent/vigorous	flawless
Fair/Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair/Poor	in decline; significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Tag no	Common Name	DBH	W/H	Health	Structure	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (X)	Notes/Recommendations
1	Monterey cypress	45.5	39/25	F	FP	X			Leans east. Rec prop
2	Canary island palm	21.5	20/20	G	F	X			Slight lean of crown at the top
3	Monterey cypress	37.7	60/50	G	F, F/P	X			Co-dominant leaders
4	Monterey cypress	18.5	32/24	F	P	X	X	XX	Extreme lean to the east
5	Monterey cypress	36	60/70	F	F/P	X			Leans east east; co-dominant leaders, all ends are heavy
6	Monterey cypress	18	35/18	F	P	X	X	XX	Leans and has fallen over
7	Monterey cypress	11, 18	20/18	F	P	X	X	XX	Leans east, on the ground
8	Monterey cypress	31	40/40	F	F/P	X	X	XX	Leans east, very heavy
9	Monterey cypress	14	20/20	F	P	X			All leans east
10	Monterey cypress	19	25/50	F	F/P	X			
11	Monterey cypress	48	80/70	F/G	F/P	X			Co-dominant leaders, heavy, leans east
12	Monterey cypress	31	50/60	F/G	F/P	X			Long, heavy limbs
13	Monterey cypress	36	52/65	F/G	F/P	X			Co-dominant leaders
14	Monterey cypress	48	70/75	F/G	F/P	X			Leans east, heavy limbs, heaving on tension side
15	Monterey cypress	31.5	60/80	F	P	X	X	XX	Leans east, heavy co-dominant leaders
16	Monterey cypress	36		P	P	X			DEAD
17	Monterey cypress	52	80/86	F/P	F	X			Thin, heavy, OFF PROPERTY
18	Monterey cypress	59	75/75	F/P	F/P	X	X	XX	Thin, whole tree leans strongly east. OFF PROPERTY
<b>TOTAL TREES</b>							18		
<b>PROTECTED TOTAL</b>							18		
<b>REMOVAL TOTAL</b>							6		
<b>PROTECTED REMOVALS TOTAL</b>								6	

San Mateo County defines a significant tree as any live woody plant that is 12.1 inches DBH or just below lowest branch, whichever is lower.

Common Name	Latin Name
Canary island palm	<i>Phoenix canariensis</i>
Monterey cypress	<i>Cupressus macrocarpa</i>

**TREE PROTECTION NOTES:**

- FOR TREE PROTECTION FENCING AND TREE REMOVAL, SEE CIVIL SHEETS C2.0 & ER-1
- REFER TO ARBORIST REPORT FOR FURTHER ASSESSMENT. EVALUATION OF TREE HEALTH DONE BY CERTIFIED ARBORIST MICHAEL YOUNG OF URBAN TREE MANAGEMENT ON JULY 30, 2019 AND REVISITED IN JUNE, 2022.
- PROTECT EXISTING TREES SCHEDULED TO REMAIN AGAINST INJURY. COMPACTION OF ROOT ZONE, OR INJURY DUE TO CUTTING, BREAKING OR SKINNING OF ROOTS, TRUNKS, OR BRANCHES, SMOTHERING OF STOCKPILED OR DISPOSAL OF CONSTRUCTION MATERIALS, EXCAVATED MATERIALS OR VEHICULAR TRAFFIC WITHIN DRIP LINES OF TREES.
- NO PRUNING OF EXISTING TREES SHALL BE COMPLETED WITHOUT PRIOR APPROVAL BY THE CLIENT / ARBORIST. CARE IS TO BE TAKEN IN EXCAVATION UNDER TREE CANOPIES TO AVOID UNNECESSARY DAMAGE TO THE ROOT SYSTEM OR CUTTING OF MAJOR STRUCTURAL ROOTS. IF MAJOR ROOTS ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE PROJECT ARBORIST.
- IF ANY PORTION OF THE PROTECTIVE FENCE IS IN CONFLICT WITH THE CONSTRUCTION, THAT PORTION MUST BE RELOCATED, NOT REMOVED. CONSULT WITH PROJECT ARBORIST BEFORE ANY RELOCATION OCCURS.
- NO STORAGE OR DISPOSAL OF MATERIALS TO BE ALLOWED WITHIN THE PROTECTIVE FENCING.
- ALL SUBCONTRACTORS SHOULD BE WARNED IN WRITING AGAINST DISPOSING OF ANY MATERIAL OTHER THAN CLEAN WATER IN ANY AREA BENEATH THE CANOPY OF THE TREE OR WITHIN THE PROTECTIVE FENCING.

SEACLIFF DRIVE  
(60'-0" RIGHT-OF-WAY)

TREE PROTECTION FENCING  
PER DETAIL ATTACHED

(E) TREES TO BE REMOVED, TYP.

EDGE OF (E) PAVEMENT

EDGE OF (E) PAVEMENT



No.	Issue	Date	By

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718 OAK GROVE AVENUE  
MENLO PARK CA 94025  
T 650.323.7700  
F 650.323.0425  
www.pacificpeninsula.com

**NEW RESIDENCE FOR KEHOE PROPERTIES LLC**  
8322 CABRILLO HIGHWAY  
MONTARA CA 94037

Date: 7/8/22  
Scale: 1" = 10'-0"  
Drawn by: SL  
Job: 2208

**T1.2**

**TREE PLAN**

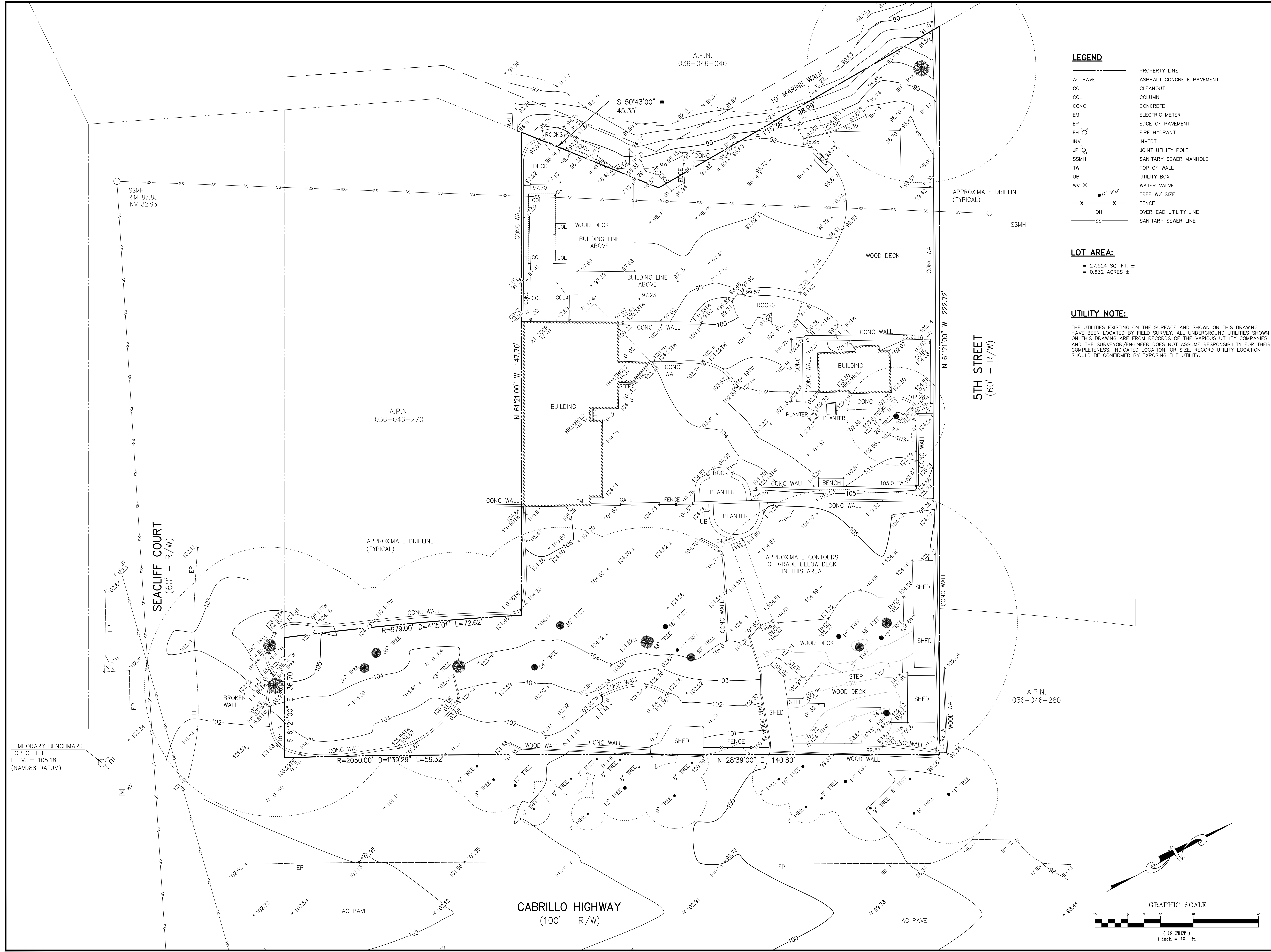












**LEGEND**

- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- CO CLEANOUT
- COL COLUMN
- CONC CONCRETE
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- INV INVERT
- JP JOINT UTILITY POLE
- SSMH SANITARY SEWER MANHOLE
- TW TOP OF WALL
- UB UTILITY BOX
- WV WATER VALVE
- 12" TREE
- TREE W/ SIZE
- FENCE
- OH OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE

**LOT AREA:**

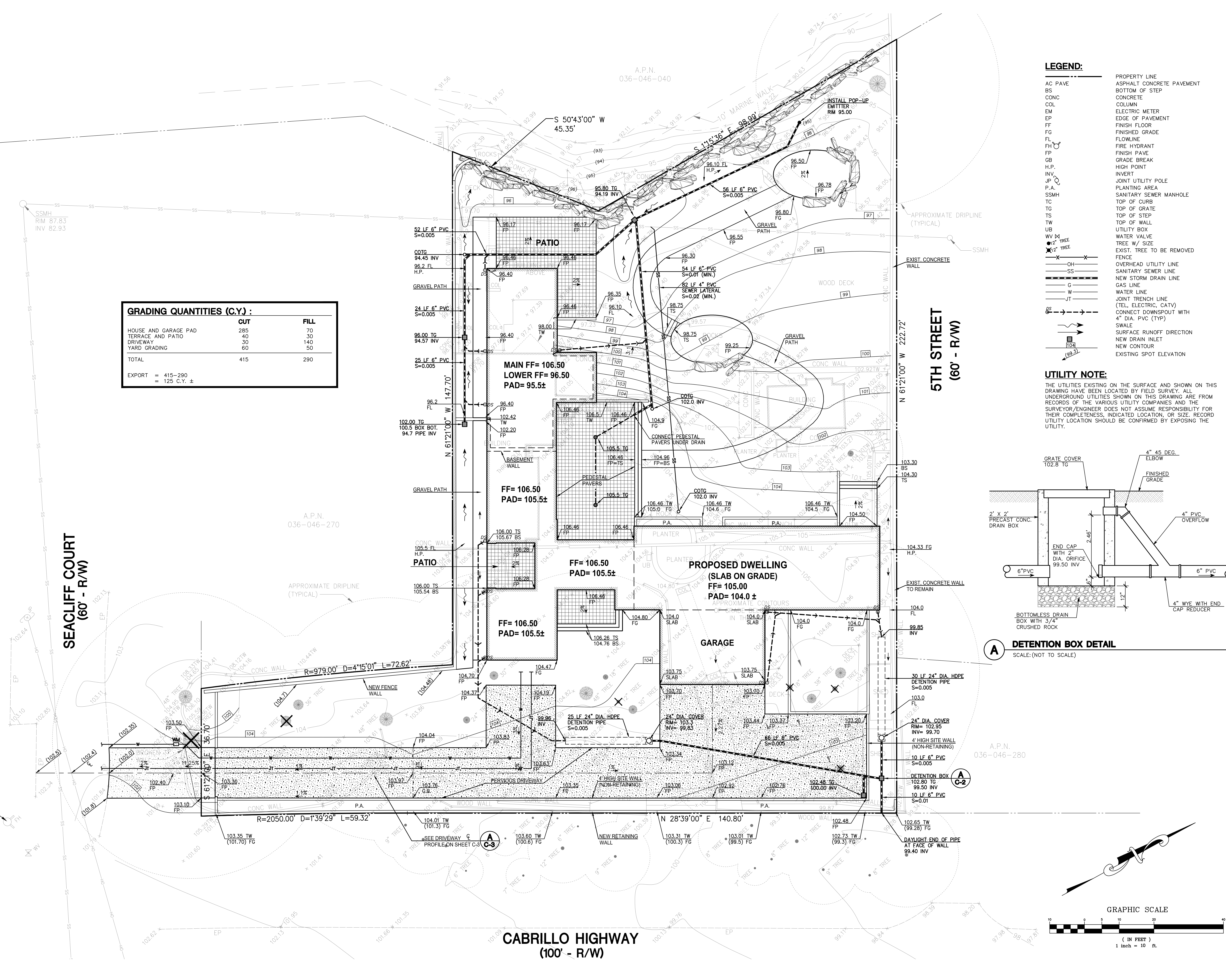
- = 27,524 SQ. FT. ±
- = 0.632 ACRES ±

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS. INDICATED LOCATION, OR SIZE, RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

<p><b>MACLEOD AND ASSOCIATES</b>          LICENSED LAND SURVEYOR          No. 5304          CIVIL ENGINEERING • LAND SURVEYING          965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8680</p>	<p>DATE: _____          BY: _____          REVISION: _____</p>
<p>PREPARED FOR:  <b>KEHOE PROPERTIES LLC</b>          SAN MATEO COUNTY          CALIFORNIA</p>	
<p><b>TOPOGRAPHIC SURVEY PLAN</b>          8322 CABRILLO HIGHWAY          A.P.N. 036-046-420          21 LLS 69          UNINCORPORATED</p>	
<p>DRAWN BY: MDL/EM          DESIGNED BY: VFG          CHECKED BY: DGM          SCALE: 1"=10'          DATE: 03-15-22          DRAWING NO.: 5184-TOPO          SHEET: <b>C-1</b>          1 OF 4</p>	





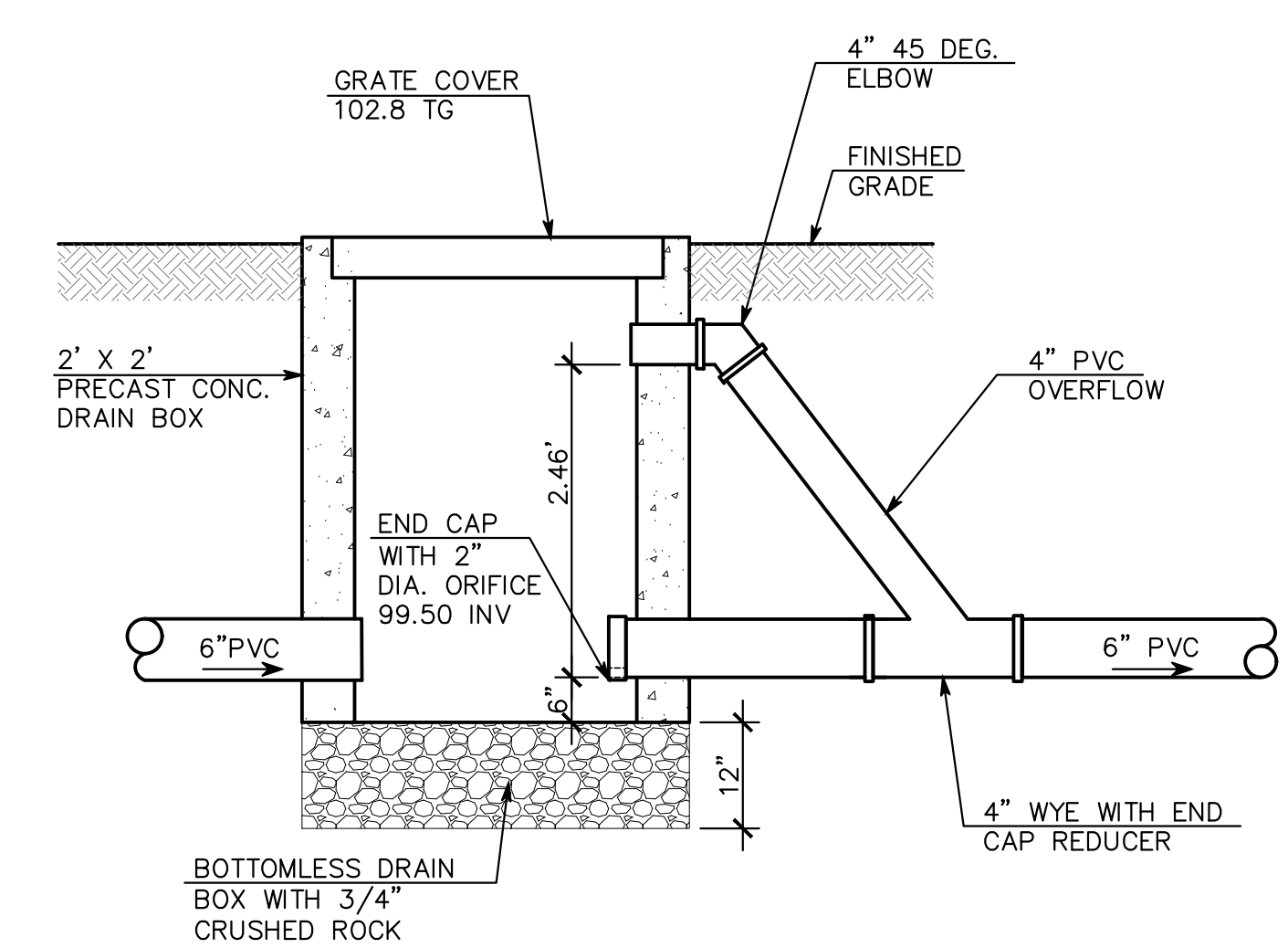
**GRADING QUANTITIES (C.Y.) :**

	CUT	FILL
HOUSE AND GARAGE PAD	285	70
TERRACE AND PATIO	40	30
DRIVEWAY	30	140
YARD GRADING	60	50
<b>TOTAL</b>	<b>415</b>	<b>290</b>

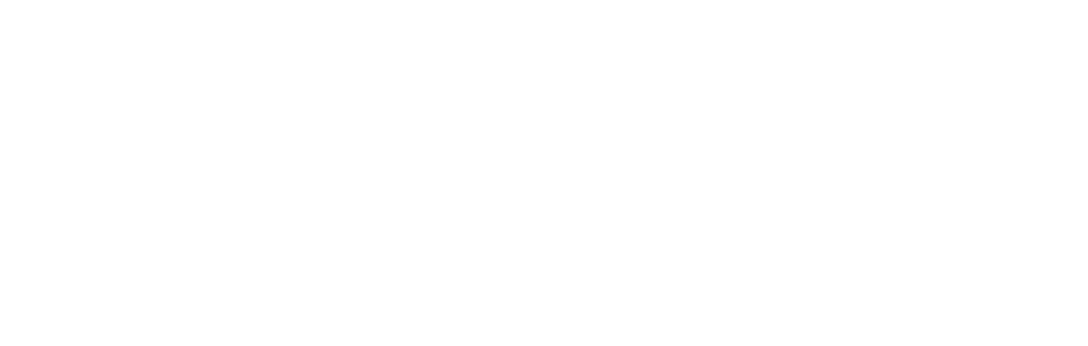
EXPORT = 415-290  
= 125 C.Y. ±

- LEGEND:**
- AC PAVE ASPHALT CONCRETE PAVEMENT
  - BS BOTTOM OF STEP
  - CONC CONCRETE
  - COL COLUMN
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - FF FINISH FLOOR
  - FL FINISHED GRADE
  - FL FLOWLINE
  - FP FINISH PAVE
  - GB GRADE BREAK
  - H.P. HIGH POINT
  - INV INVERT
  - JP JOINT UTILITY POLE
  - P.A. PLANTING AREA
  - SSMH SANITARY SEWER MANHOLE
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TS TOP OF STEP
  - TW TOP OF WALL
  - UB UTILITY BOX
  - WM WATER VALVE
  - WV W/ SIZE
  - X 12" TREE
  - X 2" TREE
  - OH OVERHEAD UTILITY LINE
  - SS SANITARY SEWER LINE
  - SS NEW STORM DRAIN LINE
  - G GAS LINE
  - W WATER LINE
  - JT JOINT TRENCH LINE (TEL, ELECTRIC, CATV)
  - CONNECT DOWNSPOUT WITH 4" DIA. PVC (TYP)
  - SWILE SURFACE RUNOFF DIRECTION
  - NEW DRAIN INLET
  - NEW CONTOUR
  - EXISTING SPOT ELEVATION

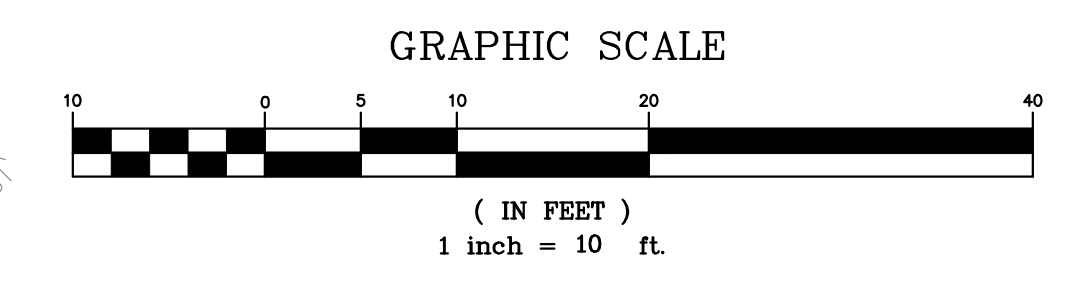
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**A DETENTION BOX DETAIL**  
SCALE: (NOT TO SCALE)



**C-2 DETENTION BOX**



**SEACLIFF COURT**  
(60' - R/W)

**5TH STREET**  
(60' - R/W)

**CABRILLO HIGHWAY**  
(100' - R/W)

REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MACLEOD  
No. 35048  
CIVIL  
STATE OF CALIFORNIA

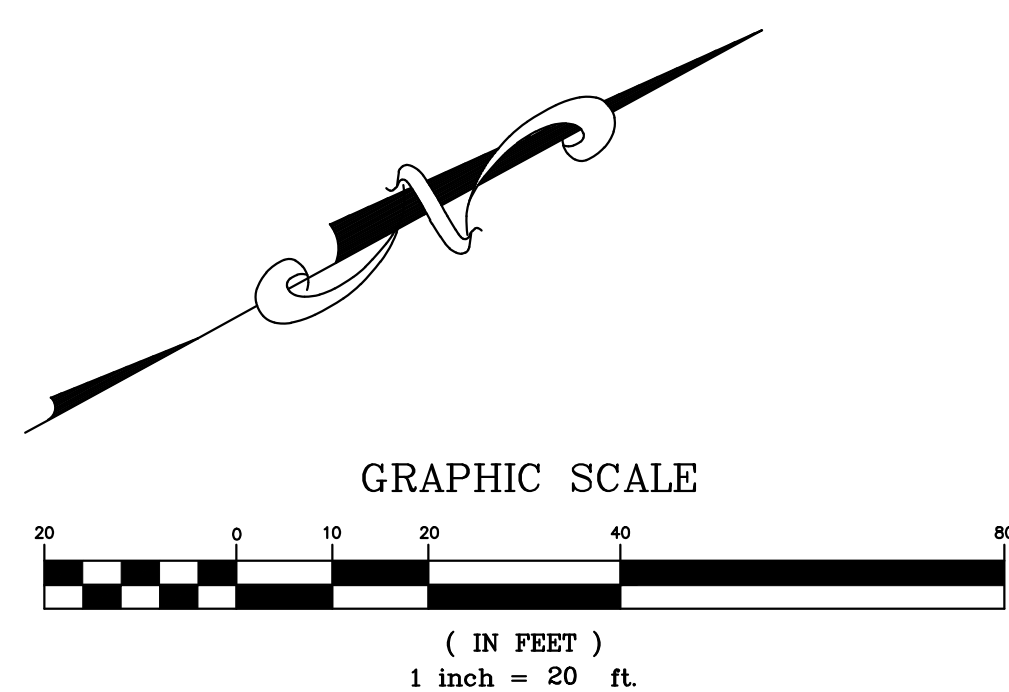
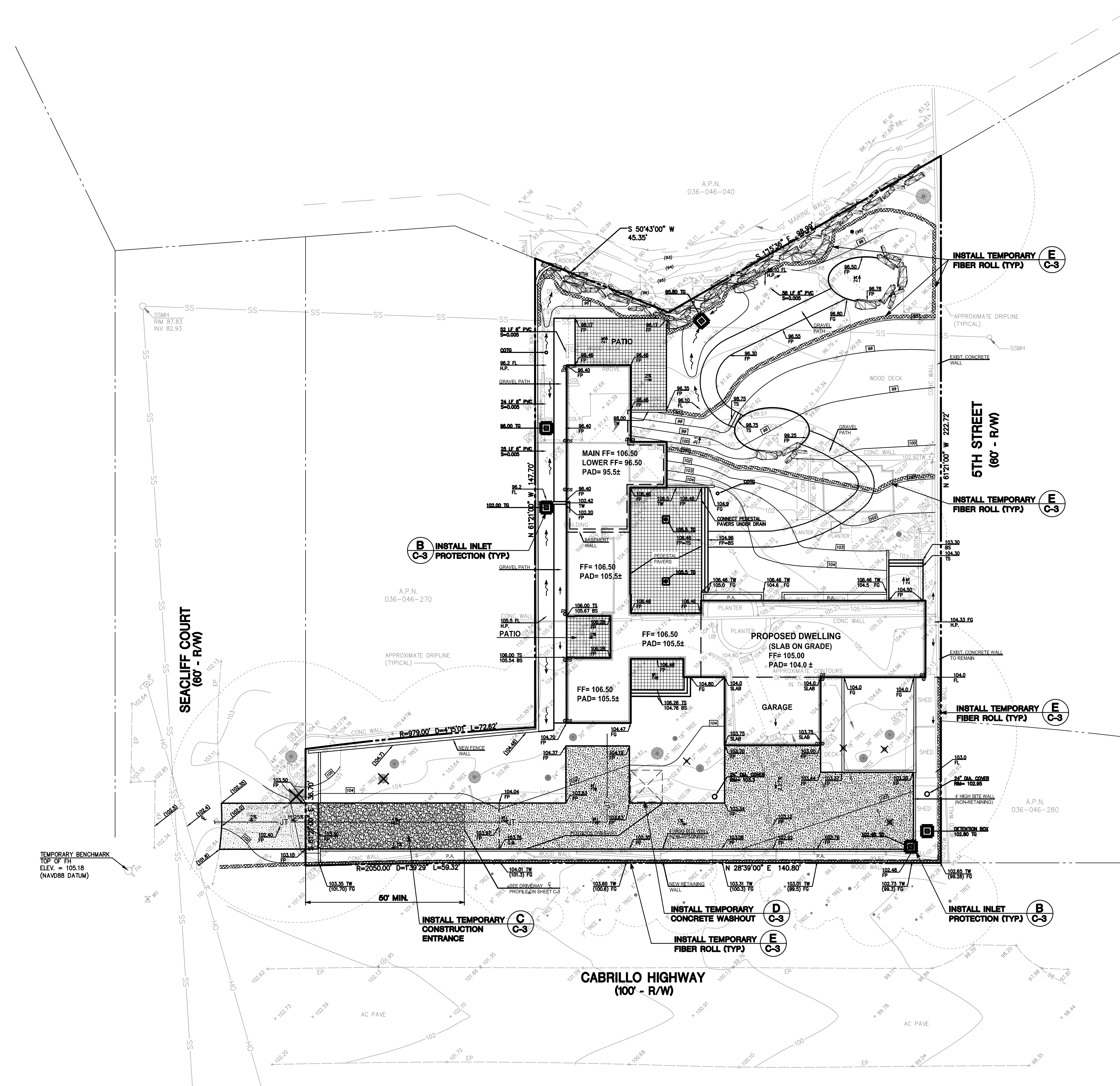
**MACLEOD AND ASSOCIATES**  
CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:  
PACIFIC PENINSULA ARCHITECTURE  
CALIFORNIA

**PRELIMINARY GRADING / DRAINAGE AND UTILITY PLAN**  
8322 CABRILLO HIGHWAY  
SAN MATEO COUNTY  
UNINCORPORATED

DRAWN BY: DJK/AAP  
DESIGNED BY: VFG  
CHECKED BY: DGM  
SCALE: 1"=10'  
DATE: 07-06-22  
DRAWING NO: 5184-GRAD  
SHEET **C-2**  
2 OF 4





**EROSION CONTROL NOTES:**

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ANY PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE CITY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LOADED RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

**DUST CONTROL NOTES:**

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.

**SAN MATEO COUNTY STANDARD NOTES:**

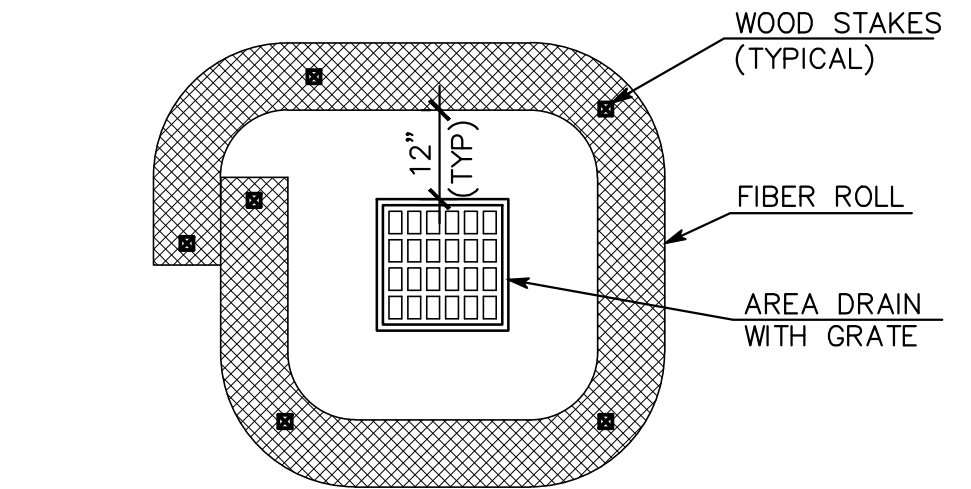
1. EROSION CONTROL POINT OF CONTACT:  
OWNER: KEVIN KEHOE  
EMAIL: WHITEGLOVEMOVINGS@YAHOO.COM
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
3. STABILIZE ALL DENUDEED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

**LEGEND:**

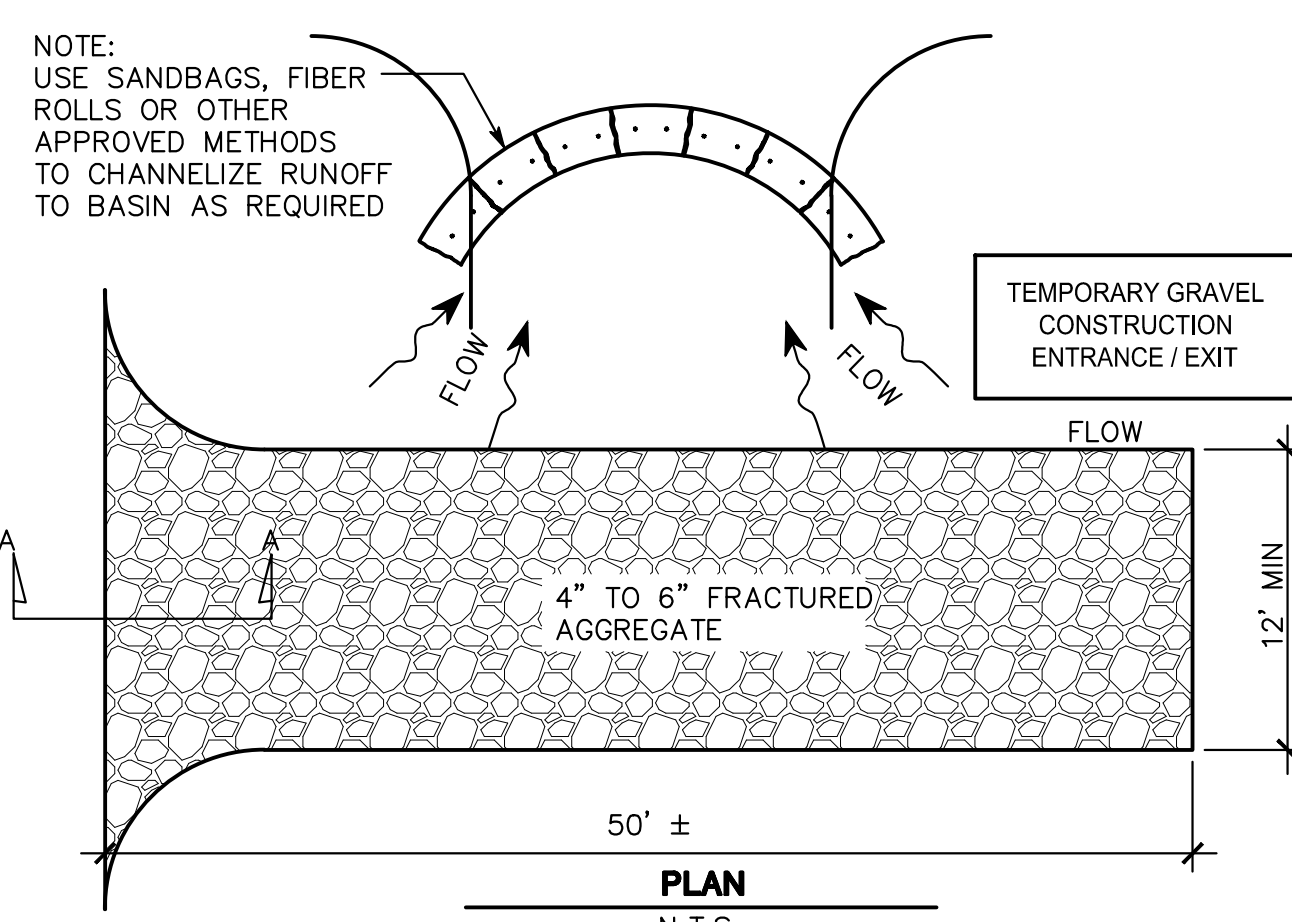
AC PAVE	PROPERTY LINE
BS	ASPHALT CONCRETE PAVEMENT
CONC	BOTTOM OF STEP
COL	CONCRETE
EM	COLUMN
EP	ELECTRIC METER
FF	EDGE OF PAVEMENT
FG	FINISH FLOOR
FL	FINISHED GRADE
FL	FLOWLINE
FP	FIRE HYDRANT
FP	FINISH PAVE
GB	GRADE BREAK
H.P.	HIGH POINT
INV	INVERT
JP	JOINT UTILITY POLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRADE
TS	TOP OF STEP
TW	TOP OF WALL
UB	UTILITY BOX
WV	WATER VALVE
W	TREE W/ SIZE
X	EXIST. TREE TO BE REMOVED
OH	FENCE
SS	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SS	NEW STORM DRAIN LINE
G	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE
JT	JOINT TRENCH LINE
	(TEL, ELECTRIC, CATV)
	SWALE
	SURFACE RUNOFF DIRECTION
	NEW DRAIN INLET
	NEW CONTOUR
	EXISTING SPOT ELEVATION

**UTILITY NOTE:**

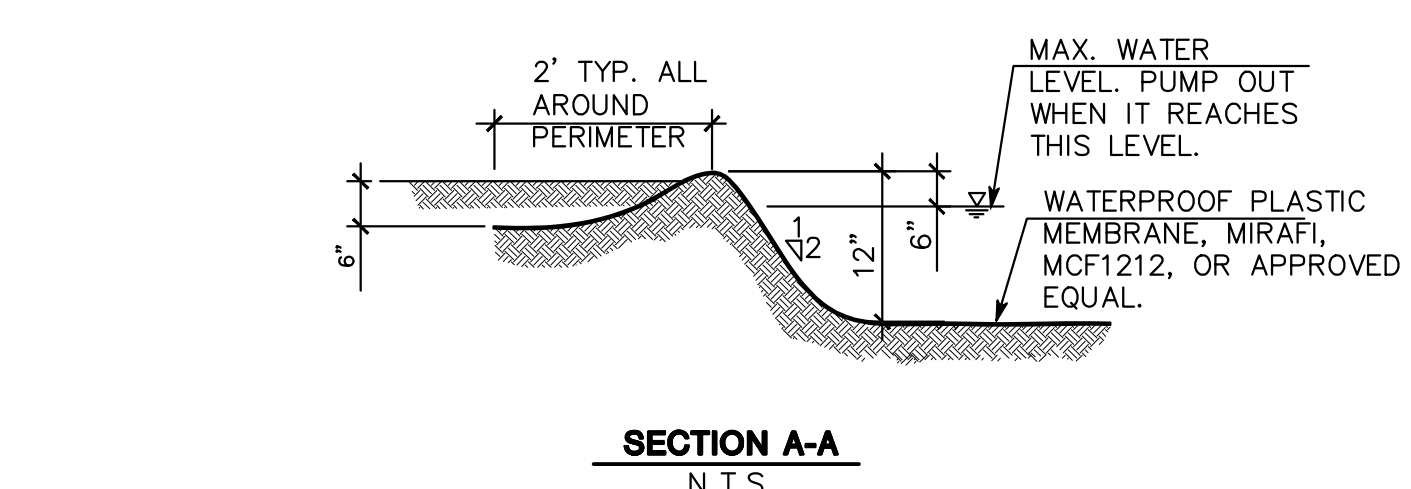
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**B DRAIN INLET PROTECTION DETAIL**  
SCALE: (NOT TO SCALE)



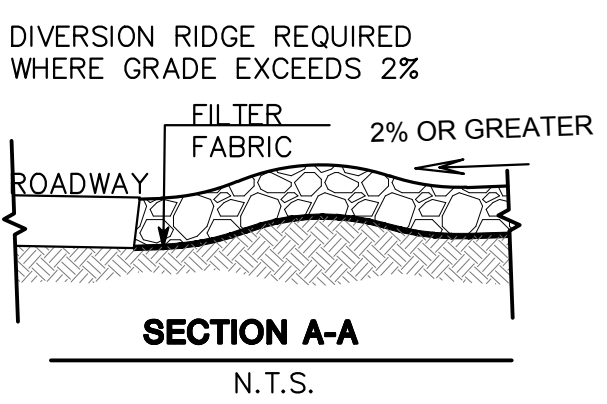
**C CONSTRUCTION ENTRANCE DETAIL**  
SCALE: (NOT TO SCALE)



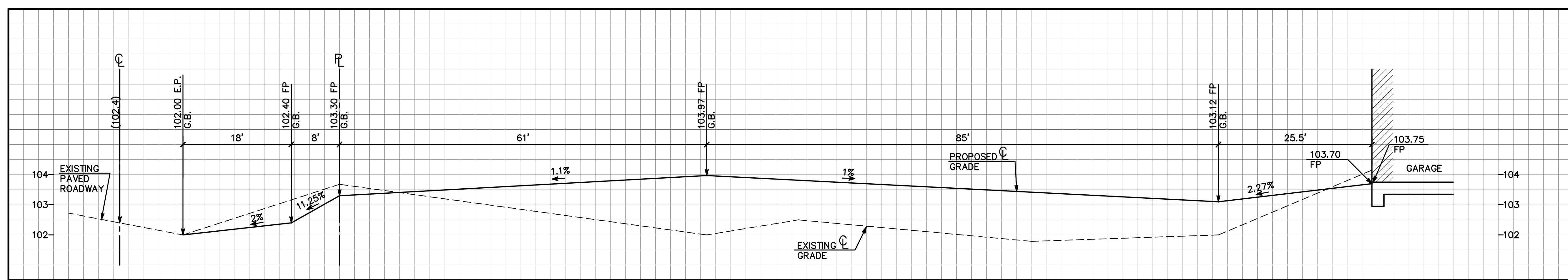
**D CONCRETE WASHOUT DETAIL**  
SCALE: (NOT TO SCALE)

**DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:**

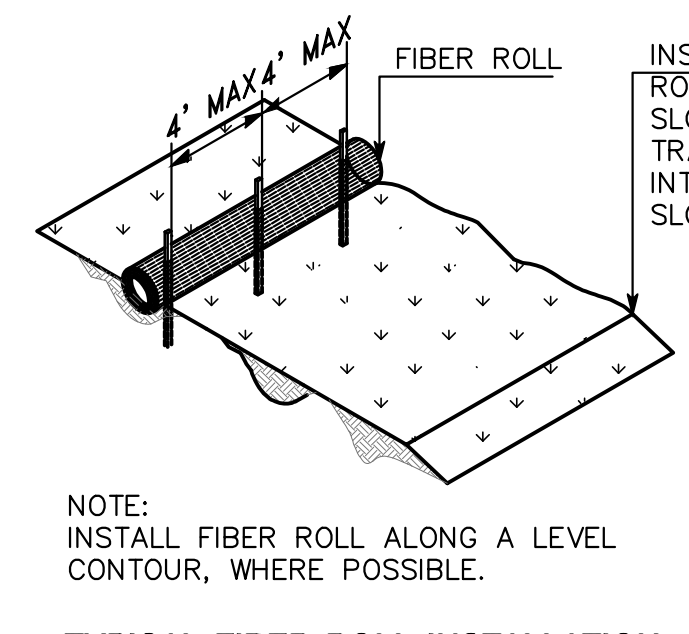
1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4 TO 6 INCH FRACTURED AGGREGATE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
5. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



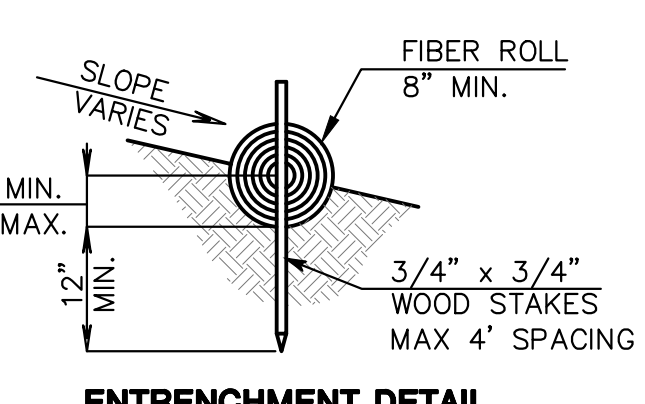
**SECTION A-A**  
N.T.S.



**A DRIVEWAY PROFILE**  
SCALE: 1"=10' (H) 1"=2' (V)



**TYPICAL FIBER ROLL INSTALLATION**  
N.T.S.



**ENTRENCHMENT DETAIL**  
N.T.S.

**E FIBER ROLL DETAIL**  
SCALE: (NOT TO SCALE)

DATE	
DESCRIPTION	
REV	
<b>MACLEOD AND ASSOCIATES</b> CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR:	PACIFIC PENINSULA ARCHITECTURE
UNINCORPORATED	CALIFORNIA
<b>EROSION &amp; SEDIMENTATION CONTROL PLAN</b> 8322 CABRILLO HIGHWAY SAN MATEO COUNTY	
DRAWN BY:	DJK/AAP
DESIGNED BY:	VFG
CHECKED BY:	DCM
SCALE:	1"=20'
DATE:	07-06-22
DRAWING NO.:	5184-EROS
SHEET:	<b>C-3</b> 3 OF 4





















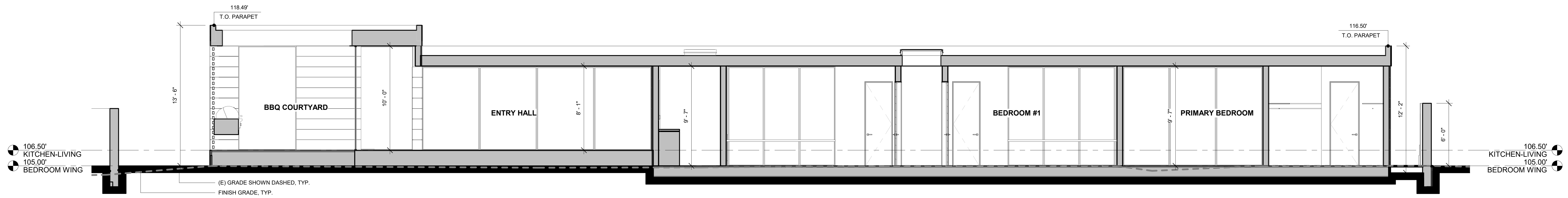








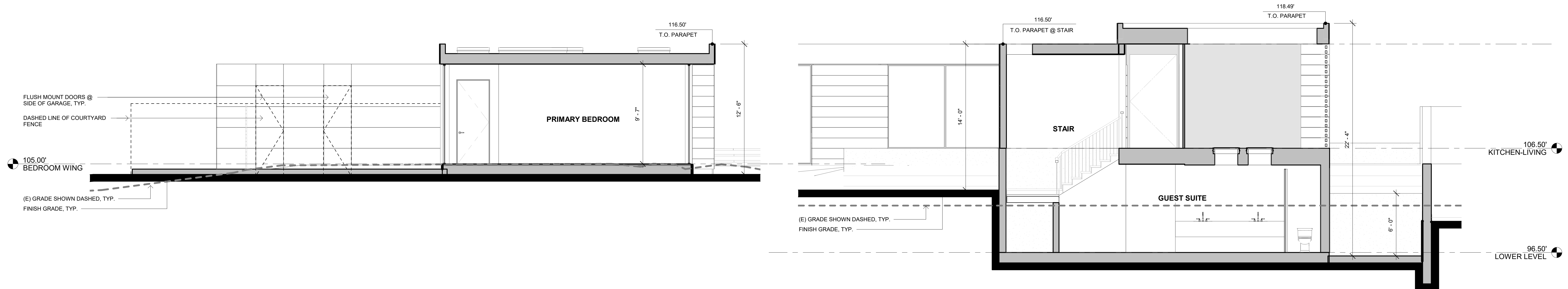




SECTION G-G

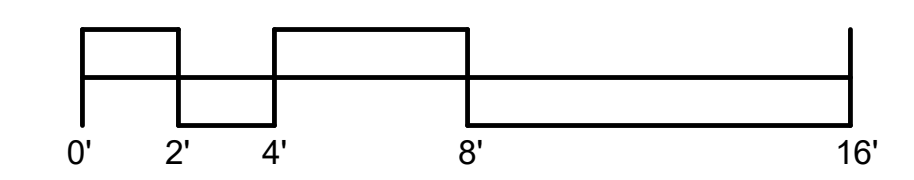


SECTION H-H



SECTION E-E

SECTION J-J



BUILDING SECTIONS

No.	Issue	Date	By

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 MENLO PARK CA 94025  
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 F 650.323.0425  
 www.pacificpeninsula.com

NEW RESIDENCE FOR KEHOE PROPERTIES LLC  
 8322 CABRILLO HIGHWAY  
 MONTARA CA 94037




Date 7/8/22  
 Scale 1/4" = 1'-0"  
 Drawn by SL  
 Job 2208







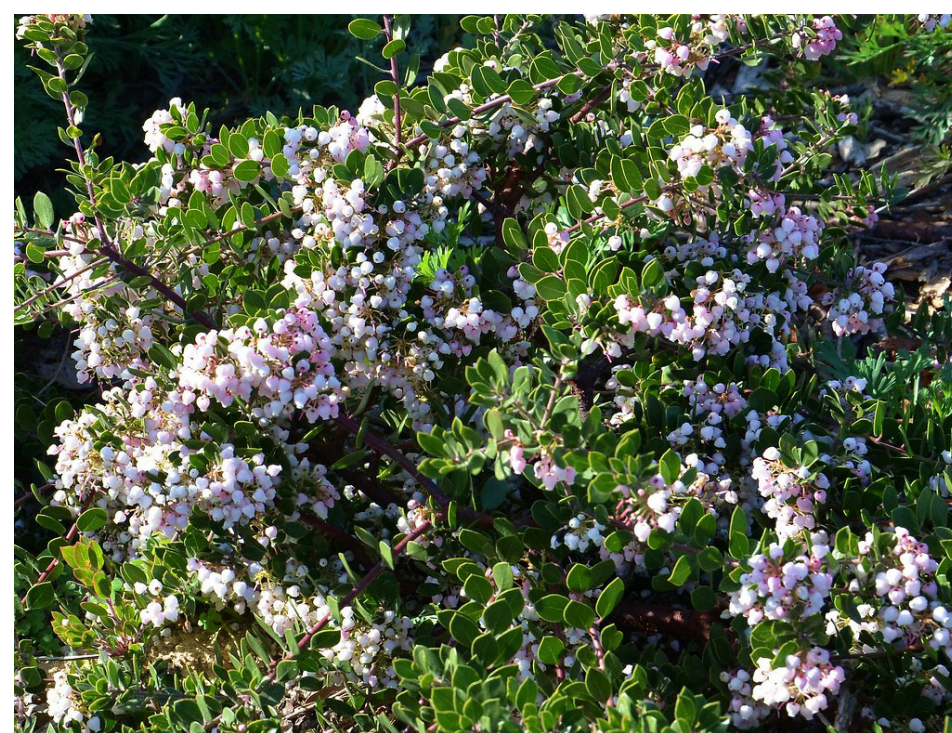
**PLANTING LEGEND:**

	<b>PERIMETER LANDSCAPE SCREENING</b>	<b>WUCOLS</b>
	Garrya elliptica	Low
	Pittosporum crassifolium	Moderate
	Arctostaphylos "Big Sur"	Low
	Olea "Little Ollie"	Very Low
	<b>ENTRY / DRIVEWAY PLANTING MIX</b>	
	Agave Nova	Very Low
	Crassula multicaeva	Low
	Arctostaphylos "John Dourley"	Low
	Fascicularia sp.	Low
	<b>OCEANSIDE PLANTING MIX</b>	
	<b>Shrubs</b>	
	Leptospermum reevesii	Low
	Salvia (coastal varieties)	Low
	Salvia lanceolata	Low
	Ceanothus (coastal varieties)	Low
	<b>Ground Covers</b>	
	Arctostaphylos "John Dourley"	Low
	Arctostaphylos "Pacific Mist"	Low
	Arctostaphylos x media "Bokeya Pomo"	Low
	Arctostaphylos x media "Peter Erlich"	Low
	Calocephalus brownii	Low
	<b>Succulents</b>	
	Aloe sp.	Low
	Cotyledon sp.	Low
	Dudleya hassei	Low
	Sedum sp.	Low
	<b>Grasses</b>	
	Carex pansa	Moderate
	Deschampsia caespitosa holciformis "Sonoma Coast"	Low
	Fescue "Patrick's Point"	Low
	Rhodocoma arida	Low
	<b>Wildflowers</b>	
	Fragaria - Beach Strawberry	Moderate
	Achillea "Sonoma Coast"	Low
	Eschscholzia Maritima	Very Low
	Lupine (coastal varieties)	Low
	Iris douglasiana (coastal selections)	Low

**IRRIGATION NOTE:**  
 • NO AUTOMATED IRRIGATION - HAND WATER ONLY  
 • NO SUPPLEMENTAL WATERING AFTER FIRST SUMMER OF HAND WATERING



Garrya elliptica



Arctostaphylos "Big Sur"



Arctostaphylos "John Dourley"



Salvia lanceolata



Agave Nova



Carex pansa

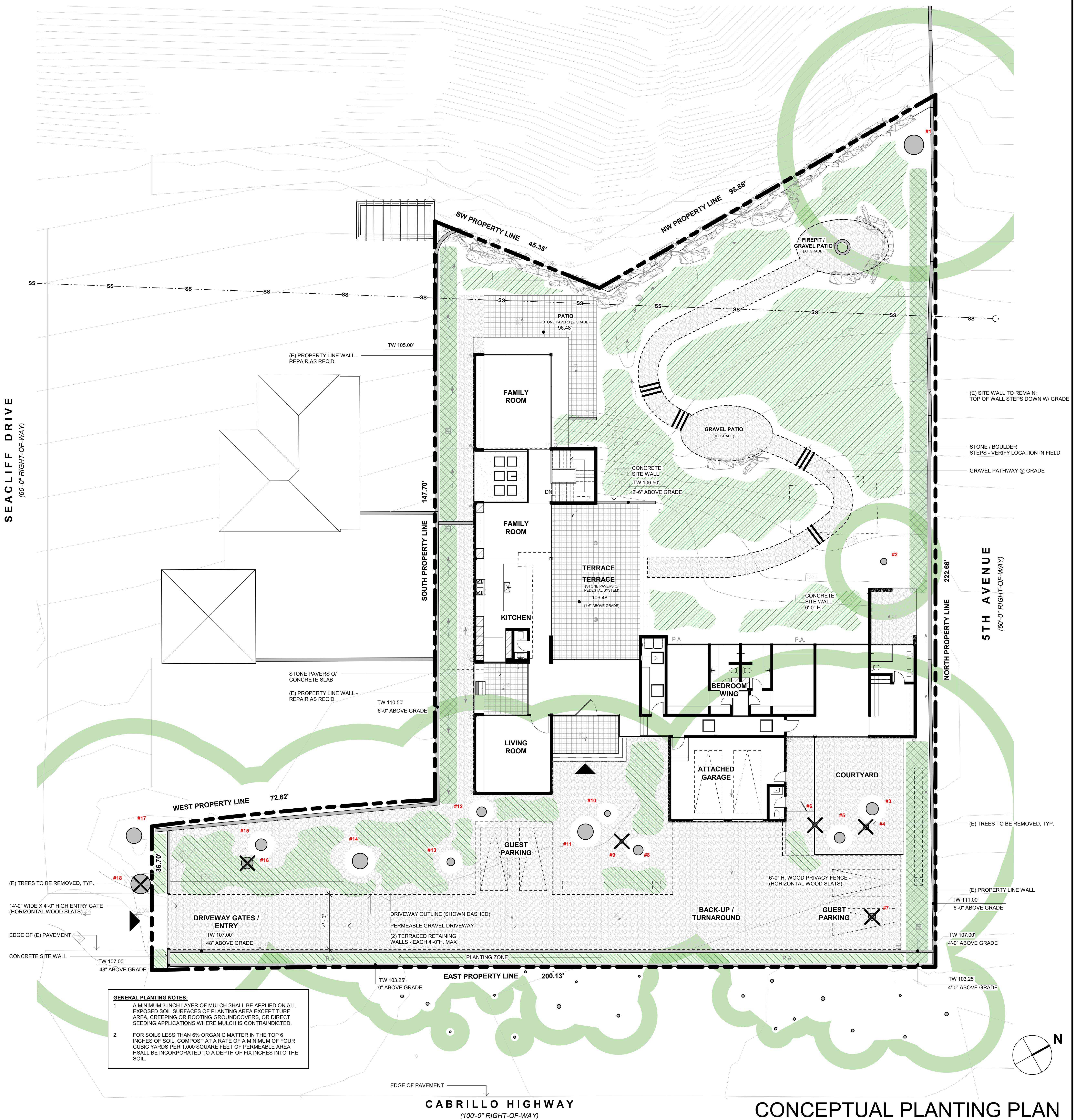


Achillea "Sonoma Coast"



Eschscholzia Maritima

SEACLIFF DRIVE  
(60'-0" RIGHT-OF-WAY)



**GENERAL PLANTING NOTES:**

- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREA EXCEPT TURF AREA, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

No.	Issue	Date	By

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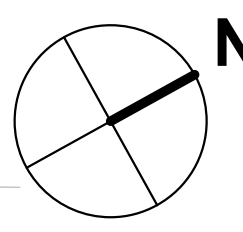
**NEW RESIDENCE FOR KEHOE PROPERTIES LLC**  
 8322 CABRILLO HIGHWAY  
 MONTARA CA 94037

Date: 7/8/22  
 Scale: As indicated  
 Drawn by: SL  
 Job: 2208

L2

**CONCEPTUAL PLANTING PLAN**

CABRILLO HIGHWAY  
(100'-0" RIGHT-OF-WAY)







REFERENCE IMAGE - CARMEL RIDGE (JIM JENNINGS & BERNARD TRAINOR / GROUND STUDIO)



REFERENCE IMAGE - WIND & SEA (BERNARD TRAINOR / GROUND STUDIO)



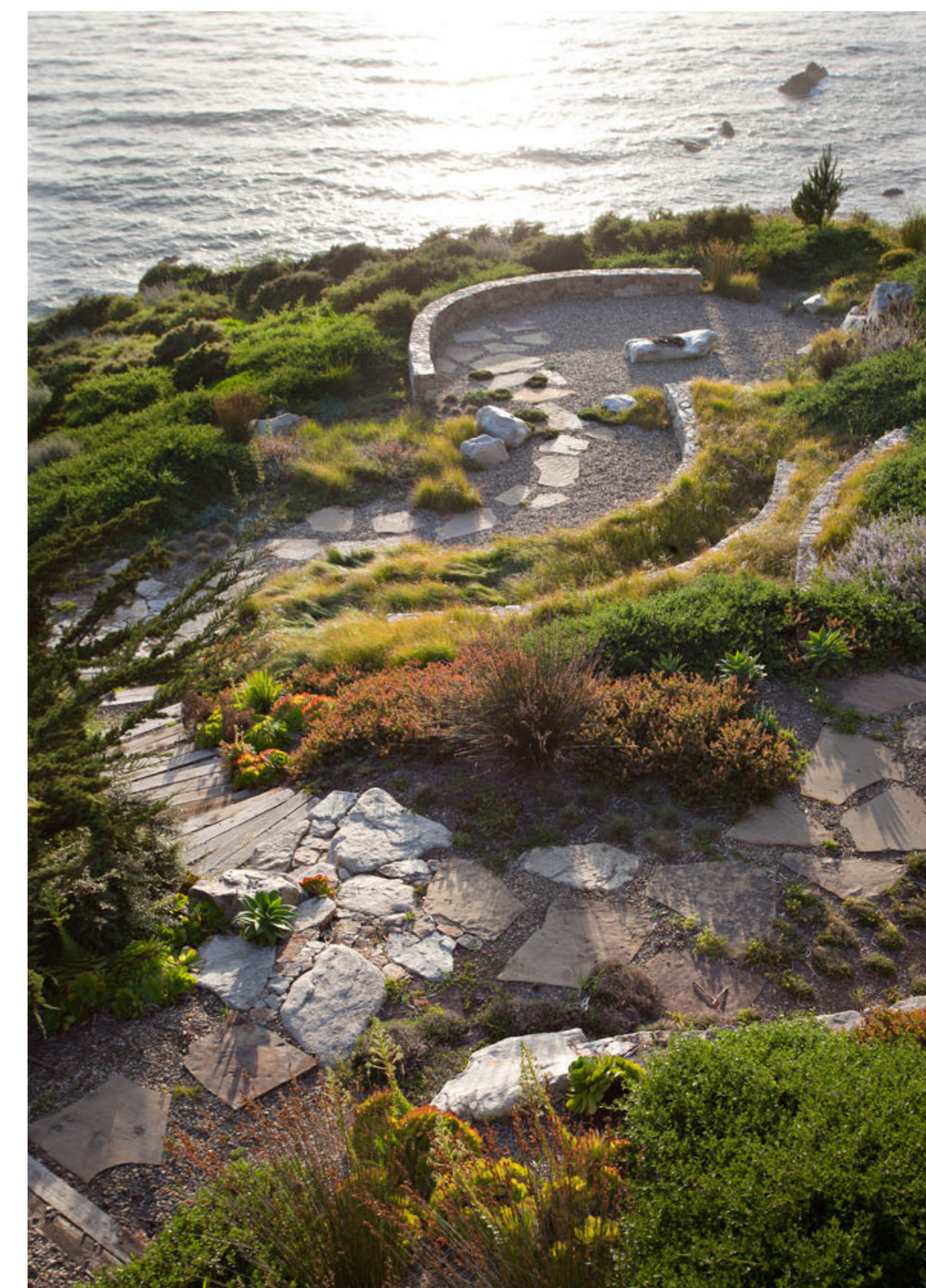
REFERENCE IMAGE - CARMEL RIDGE (JIM JENNINGS & BERNARD TRAINOR / GROUND STUDIO)



REFERENCE IMAGE - WIND & SEA (BERNARD TRAINOR / GROUND STUDIO)



REFERENCE IMAGE - CARMEL RIDGE (JIM JENNINGS & BERNARD TRAINOR / GROUND STUDIO)



REFERENCE IMAGE - WIND & SEA (BERNARD TRAINOR / GROUND STUDIO)



No.	Issue	Date	By

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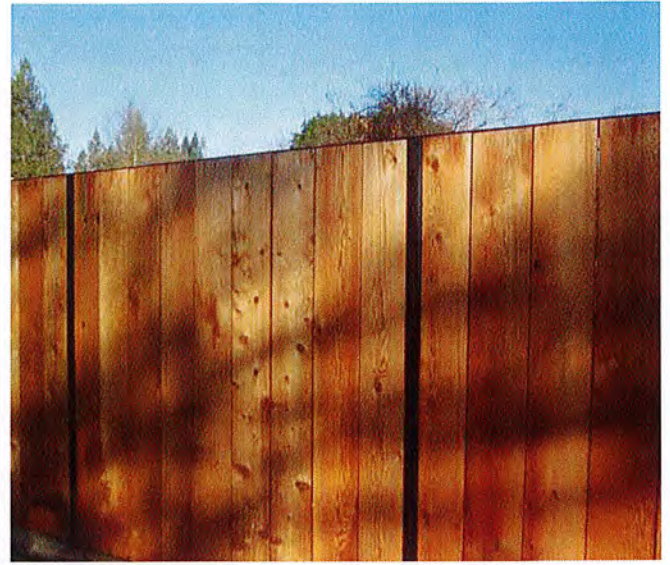
NEW RESIDENCE FOR KEHOE PROPERTIES LLC  
8322 CABRILLO HIGHWAY  
MONTARA CA 94037

Date	7/8/22
Scale	SL
Drawn by	SL
Job	2208

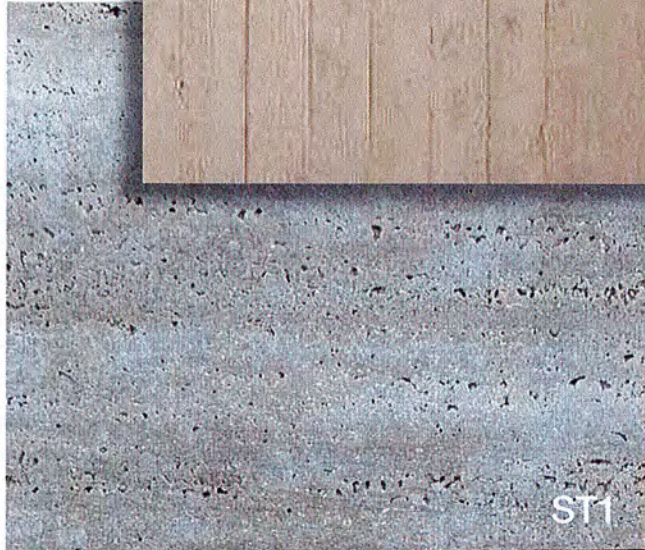
L3

LANDSCAPE CONCEPTS / INSPIRATION





Wood Fence Precedent Example



PLN 2019-00299  
**RECEIVED**  
 AUG 09 2019  
 San Mateo County  
 Planning Division

**Material Legend**

**Concrete**

- C1 Cast-In-Place Concrete, To Match Board Form Finish
- C2 Board Form Finish, 2x6 Fir Board Form Work, Clear

**Wood**

- WD1 Solid Ash, White Oil Natural Finish
- WD2 Brazilian Ipe, Clear Heart, Natural Finish

**Metal**

- MT1 Dark Bronze, Metal Panel & Window Finish

**Stone**

- ST1 Roman Linear Travertine, 3"x48" Dry Stack Slabs

**EXHIBIT A.1**  
**Cabrillo Hwy Residence**  
 8322 Cabrillo Highway  
 Montara, California 94037  
**Coastal Development**  
**Permit, Material Palette**  
 07.18.2019



John Maniscalco  
 Architecture







EXHIBIT A.2  
Cabrillo Hwy Residence

Type:  
BEGA Product:  
Project:  
Modified:

**Application**

Designed to provide down lighting effects for interior and exterior locations featuring narrow beam light distribution.

**Materials**

Luminaire housing constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
Clear safety glass  
Reflector made of pure anodized aluminum  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 64  
Weight: 1.5 lbs

**Electrical**

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	1.9W
System wattage	3.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	158 lumens (3000K)
LED service life (L70)	60,000 hours

**LED color temperature**

- 4000K - Product number + **K4 (EXPRESS)**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**
- Amber - Product number + **AMB**

**Wildlife friendly amber LED - Optional**

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

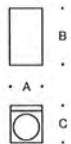
LED module wattage	2.1 W (Amber)
System wattage	5.3 W (Amber)
Luminaire lumens	57 lumens (Amber)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors  Black (BLK)     White (WHT)     RAL:  
 Bronze (BRZ)     Silver (SLV)     CUS:



Wall luminaire with light in downward direction

	LED	$\beta$	A	B	C
<b>33579</b> <small>ADA</small>	1.9W	23°	3	5 1/8	3 3/4

$\beta$  = Beam angle

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com



EXHIBIT A.3  
Cabrillo Hwy Residence

Type:  
BEGA Product:  
Project:  
Modified:

**Application**

Designed to provide up and down lighting effects for interior and exterior locations featuring narrow beam light distribution.

**Materials**

Luminaire housing constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
Clear safety glass  
Reflectors made of pure anodized aluminum  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 64  
Weight: 1.5lbs

**Electrical**

Operating voltage	120-277VAC
Minimum start temperature	-40°C
LED module wattage	3.8W
System wattage	6.8W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	294 lumens (3000K)
LED service life (L70)	60,000 hours

**LED color temperature**

- 4000K - Product number + **K4 (EXPRESS)**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**
- Amber - Product number + **AMB**

**Wildlife friendly amber LED - Optional**

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage	4.2W (Amber)
System wattage	7.6W (Amber)
Luminaire lumens	89 lumens (Amber)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- |                  |                                       |                                       |                               |
|------------------|---------------------------------------|---------------------------------------|-------------------------------|
| Available colors | <input type="checkbox"/> Black (BLK)  | <input type="checkbox"/> White (WHT)  | <input type="checkbox"/> RAL: |
|                  | <input type="checkbox"/> Bronze (BRZ) | <input type="checkbox"/> Silver (SLV) | <input type="checkbox"/> CUS: |



Wall luminaire with light in up and down directions

	LED	$\beta$	A	B	C
<b>33590</b> <small>ADA</small>	3.8W	25°	3	5 1/8	3 3/4

$\beta$  = Beam angle

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com





Fixture LA1  
 EXHIBIT A.3  
 Cabrillo Hwy Residence



**DS** DELTA STAR™

B-K LIGHTING | FLOODLIGHTS

"I love this fixture because...it gives me maximum flexibility! I can dim to get to the exact light balance on a project (sometimes I want a brighter background, other times I want a dimmer background). The ability to dim allows me to compose the scene like a painting, from on the ground instead of up in a tree. The interchangeable optics are another great feature, in case I get caught out, or when the plant material grows and I need a more open beam."

*Linda Lees, Lightstudio Inc., BKU Fall 2012*

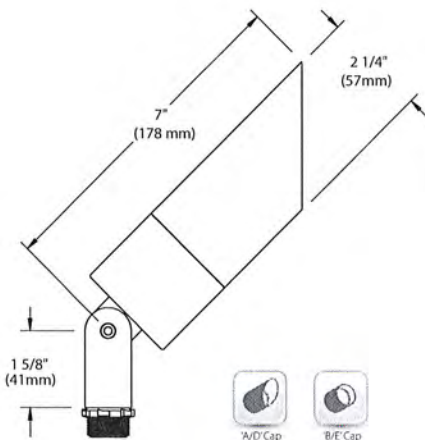
MATERIAL\*



FOR USE WITH

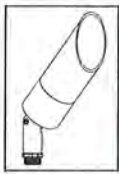


Shown with 'A' Cap  
 in Black Wrinkle (BLW) finish



\*Delta Star with MR16 Halogen source is only available in aluminum and brass. See page 303 for Catalog ordering information.

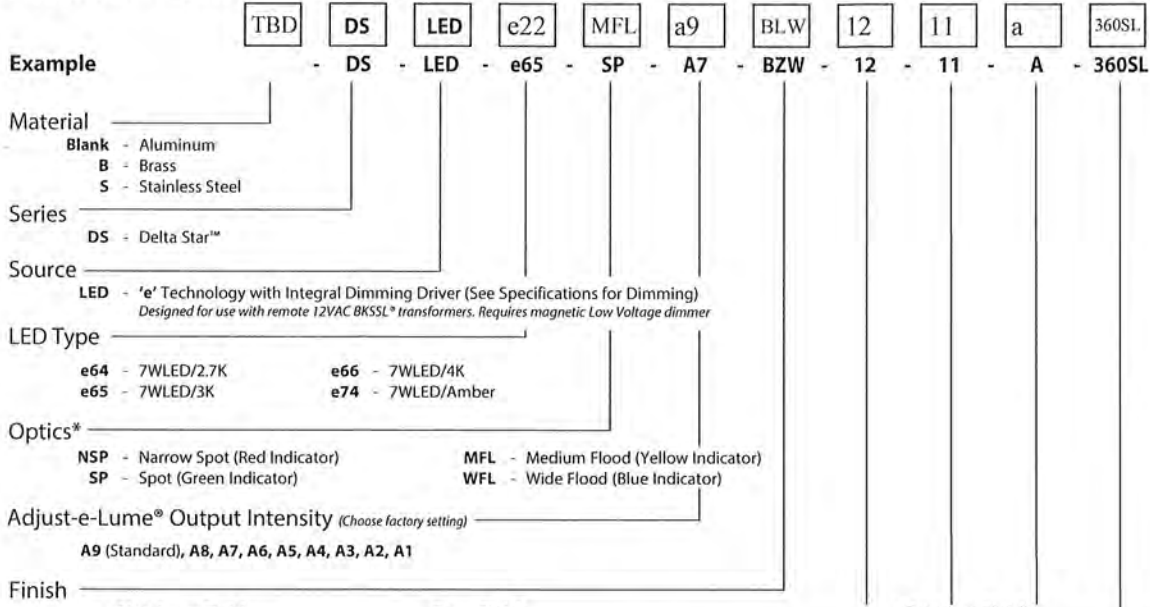




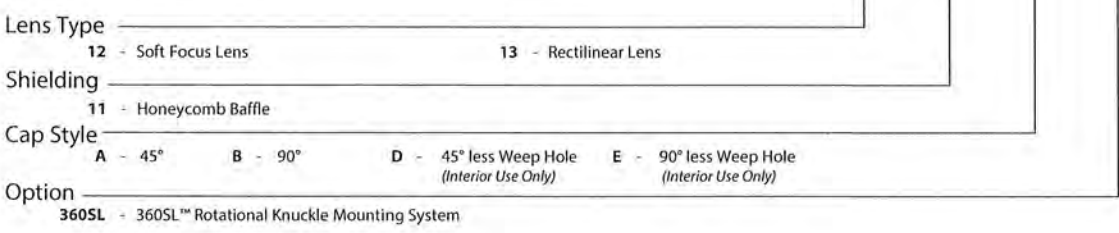
# DELTA STAR™

<b>PROJECT:</b>	8322 Cabrillo
<b>TYPE:</b>	Tree Down Lights
<b>CATALOG NUMBER:</b>	
<b>SOURCE:</b>	
<b>NOTES:</b>	

## CATALOG NUMBER LOGIC



Aluminum Finish			Brass Finish		Premium Finish		
Powder Coat Color	Satin	Wrinkle	Machined	MAC	ABP	CMG	RMG
Bronze	<b>BZP</b>	<b>BZW</b>	Polished	<b>POL</b>	<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
Black	<b>BLP</b>	<b>BLW</b>	Mitique™	<b>MIT</b>	<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
White (Gloss)	<b>WHP</b>	<b>WHW</b>	Stainless Finish		<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
Aluminum	<b>SAP</b>	—	Machined	<b>MAC</b>	<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
Verde	—	<b>VER</b>	Polished	<b>POL</b>	<b>BPP</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
			Brushed	<b>BRU</b> <small>Interior use only.</small>	<b>CAP</b> Clear Anodized Powder	<b>OCP</b> Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>



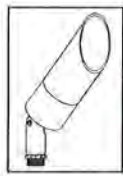
DRIVER DATA	Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA		* OPTICAL DATA			
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)	Minimum Rated Life (hrs.)	70% of initial lumens(L70)	Beam Type	Angle	e66 CBCP	Visual Indicator
e64	2700K	7.0	80	50,000		Narrow Spot	13°	6889	Red Dot
e65	3000K	7.0	80	50,000		Spot	15°	5225	Green Dot
e66	4000K	7.0	80	50,000		Medium Flood	23°	1984	Yellow Dot
e74	Amber (590nm)	7.0	~	50,000		Wide Flood	31°	1300	Blue Dot

<b>B-K LIGHTING</b>	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE	DRAWING NUMBER
		10-24-18	SUB000930

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**BKSSL**  
LIGHTING

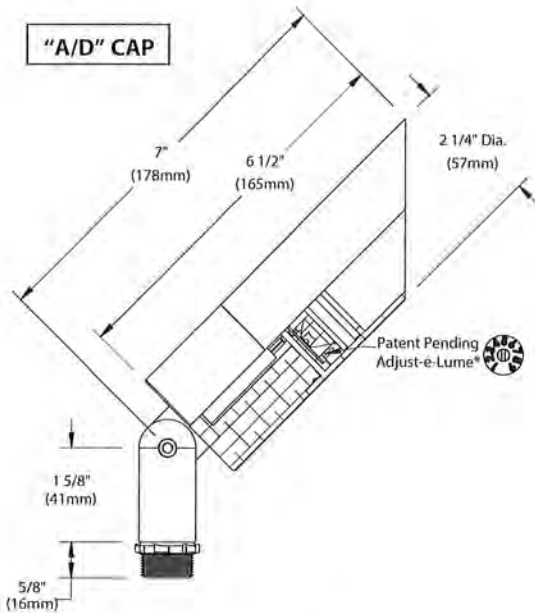
the power of dimming  adjust-e-lume® TECHNOLOGY

# DELTA STAR™

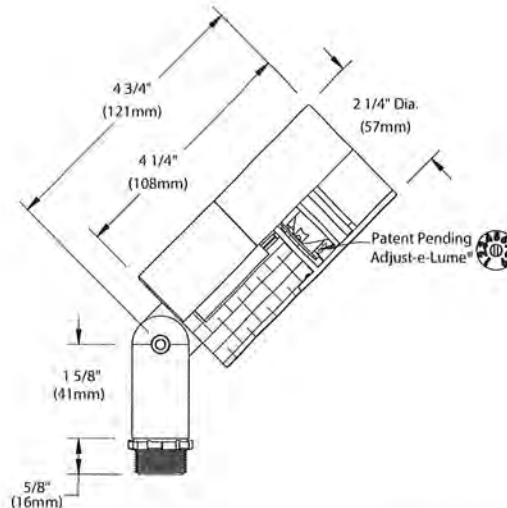
PROJECT: 8322 Cabrillo

TYPE: Tree Down Lights

"A/D" CAP



"B/E" CAP



**360 SL™**



**Horizontal Rotation**  
(Optional 360SL™ Knuckle)

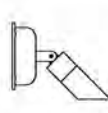
Accessories (Configure separately)

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

Mounting:



Power Pipe™



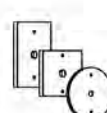
Power Canopy™



Tree Strap™



Stems



Canopies



UPM™

Remote Transformers:



TR Series



Power Pipe™



UPMRM™

## SPECIFICATIONS

### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

### Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

### Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

### Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

### Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), or 1" deep bezel with 90° cutoff ('B' or 'E') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

### Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

### BKSSL®


Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

### Dimming

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

### Remote Transformer

For use with 12VAC  remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

### Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

### Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

### Wiring

XLPE, 18GA, 150C, 600V, rated and certified to UL3321.

### Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

### Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

### Warranty

5 year limited warranty.

### Certification and Listing

ITL tested to IESNA LM-79. UL Listed, Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



\*Teflon is a registered trademark of DuPont Corporation.  
\*Energy Star is a registered trademark of the United States Environmental Protection Agency.

**B-K LIGHTING**

40429 Brickyard Drive • Madera, CA 93636 • USA  
559.438.5800 • FAX 559.438.5900  
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RELEASED  
10-24-18

DRAWING NUMBER  
SUB000930



# ARCHITECT PATH

ALUMINUM  
PS-501A

## KEY FEATURES

- CONTEMPORARY DESIGN
- IDEAL FOR PATH AND DRIVEWAY LIGHTING
- CAST ALUMINUM
- DIMMABLE\*
- BRONZE OR BLACK FINISH OPTIONS
- TEMPERED, SHOCK AND HEAT RESISTENT LENS
- HIGH TEMPERATURE CERAMIC SOCKET
- FIELD REPLACEABLE LED LAMP

## PRODUCT SPECIFICATIONS

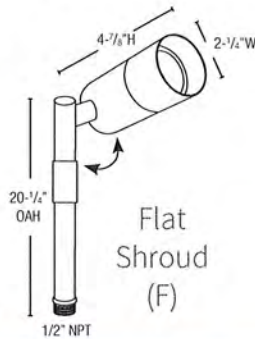
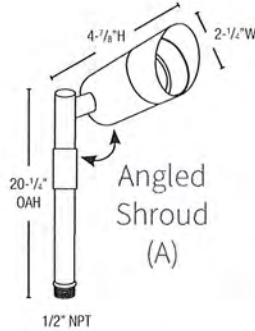
MATERIAL	CAST ALUMINUM
LENS	CLEAR FLAT TEMPERED
SOCKET	BI PIN
LAMP	MR16
VOLTAGE	9-15V AC/DC
PROJECTION	UP TO 50 FT
LEAD WIRE	13"



• ANGLED SHROUD  
• BRONZE FINISH

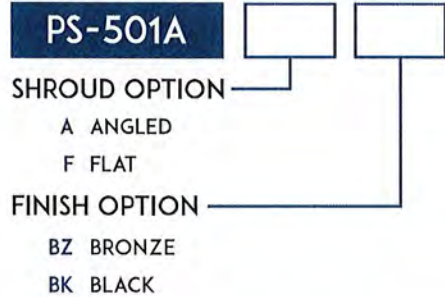


• FLAT SHROUD  
• BLACK FINISH



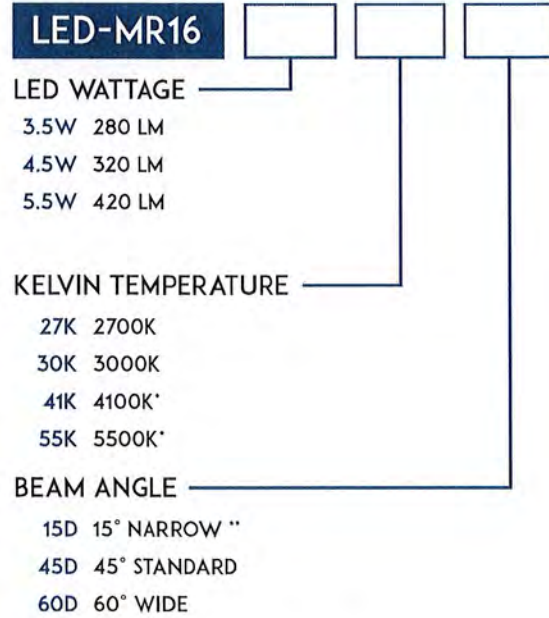
### STEP 1

#### FIXTURE CONFIGURATION



### STEP 2

#### LED LAMP CONFIGURATION



### STEP 3

#### ACCESSORY OPTIONS



\* 15° Only available in 5.5w - 3000k

\*\* 60° Available in 3.5w, 4.5w, 5.5w, 2700k or 3000k

+ Consult factory for additional options

+ See accessory spec sheet for additional mounting options  
++ Complimentary Accent Light Series (FL-501A) also available

Revised 08/18



EXHIBIT A.5  
Cabrillo Hwy Residence

# elZinc Rainbow®

a new world of colors

elZinc® has developed a new pre-weathered range of colours under the brand elZinc Rainbow®.

elZinc Rainbow® is a rolled zinc-titanium, which meets the European standard EN988, manufactured from elZinc Slate® (with the exception of elZinc Rainbow gold) by applying mineral pigments. The 35µm organic coating provides additional anti-corrosion protection.

Its attractive, natural and warm tones give it great aesthetic value for both interior and exterior applications. Each shade in the range lends its own personality to a project, fitting in perfectly with its surroundings.

**Main applications:**

- Roofing
- Façades
- Interior decoration

**Specific recommendations for the elZinc Rainbow® range:**

- The temperature of the product must reach 10°C before it is folded or shaped.
- Use rolls or sheets from the same order for each project (because it is made using organic materials, elZinc Rainbow® can have slight variations in shade).
- Remove the protective film applied to each roll or sheet once the material is in place.
- Fold the material with an internal radius of 3x the thickness of the zinc.
- In order to adequately solder the material the surface must be mechanically stripped until the natural base zinc is visible.

For more information about the correct application of the range of elZinc® products, consult our technical manuals.

**The elZinc Rainbow® range:**

Four different finishes: **Red, Blue, Green, Black, Gold & Brown.**

**Standard measurements:**

Widths: 500, 600, 650, 670 and 1000 mm

Thickness: 0,7 mm

**Formats:**

1000Kg coils

Fixed length 100kg coils (pallets of six rolls)

Sheets (2000x1000x0.7mm) in pallets of 200, 500 and 1000kg

The colour of elZinc Rainbow® has a half life of 30 years, its durability depends on the conditions where the product is installed.

elZinc® does not guarantee the lifespan of the colour.



**elZinc Rainbow®**



elZinc Rainbow® red



elZinc Rainbow® blue



elZinc Rainbow® green



elZinc Rainbow® black



elZinc Rainbow® gold



elZinc Rainbow® brown



Excellent long-term adhesion and application to a wide range of multiple substrates and base plies.



## SA Membrane Options

### SBS (Styrene Butadiene Styrene)

Base Sheets – Creates watertight assembly upon installation

- ELASTOFLEX SA V BASE
- ELASTOFLEX SA V BASE FR

Cap Sheets – Available in 10 colors

- ELASTOFLEX SA P
- ELASTOFLEX SA P FR

### APP (Atactic Polypropylene)

Cap Sheets – Available in 10 colors

- POLYFLEX SA P
- POLYFLEX SA P FR

### Features & Benefits

- Excellent long-term adhesion and application to a wide range of substrates and base membranes
- Ease of application requiring fewer tools and eliminating time consuming application procedures
- No need for kettles, spray rigs, adhesive machines resulting in a cleaner, more environmentally-friendly job site
- NO VOCs thus no disruption to building inhabitants or neighbors due to fumes, odors and smoke
- Possible reduced insurance premiums for installers
- Superior dimensional stability
- Aggressive self-adhesive formula
- Immediate watertight seams upon proper application
- Fire retardant (FR) versions available

### Color Options/Color Options

