

September 26, 2017

Owen Lawlor
Moss Beach Associates, LLC
612 Spring Street
Santa Cruz, CA 95060

Dear Mr. Lawlor:

SUBJECT: Coastside Design Review
Vallemar Street at Juliana Avenue, Moss Beach
APNs 037-086-230.-240,-250,-260,-270,-280, & -290;
County File No. PLN 2015-00380

At its meeting of September 14, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your request for a Design Review (DR) recommendation for each of four new homes on four reconfigured lots as follows:

LOT 1: A new 4,740 sq. ft., 3-story single-family residence (includes a 408 sq. ft. 3rd story mezzanine area), with a 576 sq. ft. detached 2-car garage, located on a (proposed) 23,473 sq. ft. parcel*, including removal of one (1) significant (Monterey cypress) tree and associated grading (250 cu/yds of cut and 400 cu/yds of fill; net import 150 cu/yds).

LOT 2: A new 4,859 sq. ft. 3-story single-family residence (includes a 776 sq. ft. 3rd story mezzanine area), with a 585 sq. ft. attached 2-car garage, located on a (proposed) 22,220 sq. ft. parcel*, including removal of nine (9) significant and two (2) non-significant (Monterey cypress) trees and associated grading (300 cu/yds of cut and 500 cu/yds of fill; net import 200 cu/yds).

LOT 3: A new 4,740 sq. ft. 3-story single-family residence (includes a 408 sq. ft. 3rd story mezzanine area), with a 576 sq. ft. detached 2-car garage, located on a (proposed) 24,211 sq. ft. parcel*, including removal of nine (9) significant (Monterey cypress) trees and associated grading (0 cu/yds of cut and 1100 cu/yds of fill; net import 1100 cu/yds).

Lot 4: A new 4,740 sq. ft. 3-story single-family residence (includes a 408 sq. ft. 3rd story mezzanine area), with a 576 sq. ft. attached 2-car garage, located on a (proposed) 32,324 sq. ft. parcel*, including removal of eleven (11) significant (Monterey cypress) trees and associated grading (50 cu/yds of cut and 1100 cu/yds of fill; net import 1050 cu/yds).

All four proposed residences are on a 2.48-acre site (zoned: RM-CZ/DR; located within a County Scenic Corridor), and are part of a broader project consisting of Coastal Development Permit (CDP), Resource Management and Grading Permit on 4 reconfigured parcels (*via a



proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots) on a 2.48-acre site (zoned: RM-CZ/DR; located within a County Scenic Corridor). A hearing before the Planning Commission for the entire project will take place at some point after the CDRC Meeting. The associated CDP is appealable to the CA Coastal Commission.

The CDRC was unable to make the findings necessary for the Design Review recommendation based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in The Midcoast" manual is required, specifically on Section 6565.20, Subsections (B), (C), (D), (E) and (F), as further discussed below. The references to the DR standards below refer to all four property plans presented collectively on the four proposed lots, whose boundaries would be adjusted from the currently existing seven parcels

Application Submittal Deficiencies

- a. The revised total square footage submissions on the Application for Design Review are not consistent with plans figures. In addition, agenda descriptions are still incorrect and inconsistent. The revised applications contain inconsistent information. The square footage has been manually changed but the project description is unchanged and reflects the original square footage (using different calculations).
- b. The project description on the drawings/plans submitted for review references five dwellings rather than four.
- c. Total floor area (gross) is calculated differently on the new set of plans vs. the original. The original square footage (cited in the July DR submittal documents) included that of the lower/main/mezzanine levels and the garage and garage storage areas. The revision calculations on the submitted plans is for the lower and main floor areas only and does not include the dormered/mezzanine space. This creates a misrepresentation (or misleading) of the overall square footage reduction and the effort to reduce the overall size/mass/bulk of these projects.

Inconsistencies with Cited Design Review Standards

References to applicable DR standards below refer to all four property plans presented collectively on four (4) vs. seven (7) lots, unless otherwise specified.

Section 6565.20(B). NEIGHBORHOOD DEFINITION & NEIGHBORHOOD CHARACTER.

For the purpose of Design Standards (1. and 2.), the proposed project meets few of the consistency qualities of this single family residential neighborhood definition. While the planned structures are proportionate to each other, they are outside of the current aesthetics and size of the immediate neighborhood context.

Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT. d. Ridgelines, Skylines and View Corridors: While the “low single story entrance facades allow white water ocean view corridors between” houses, the height of all four houses is extreme and renders a looming and massive appearance from the open space bluff and trail. Structures should blend with existing landforms and tree canopy rather than create ridgeline silhouettes. The Design Standards ‘Discussion’ section cites that the Local Coastal Program (LCP) may require the maximum building height for structures located on ridgelines (in this case, the “ridgeline” being the top of the Cypress tree canopy, looking easterly from the bluff top trail) in the Cabrillo Highway Scenic Corridor to be lower than the maximum allowed by the Zoning Regulations.

Section 6565.20(C) e. Relationship to Open Spaces. The structure should harmonize with the natural setting with regard to massing and special attention should be paid to where residential and open space land uses meet.

Section 6565.20(D) ELEMENTS OF DESIGN: 1. Building Mass Shape and Scale: The average size home in the surrounding area and immediately adjacent properties is 2200 sq. ft. The proposed structures exceed scale by an average MINIMUM of 70% and are disproportional in size to the neighborhood STANDARD (1). Although there is exterior wall articulation “adding visual intrigue to the property,” the proposed structures include 3rd story mezzanine areas that add excessive height STANDARDS (1-2). While there was some adjustment to the roof lines, only minimal height reductions were re-submitted. Project size of each individual structure still far exceeds neighboring homes.

Section 6565.20(E) ADDITIONAL SITE PLANNING & DESIGN CONSIDERATIONS. The “variable color scheme” is a colored panel insert but the overall structure is the identical across the contiguous projects. The structures’ design style, exterior detail and roof height is repetitive in all respects and wholly isolated from other neighborhood structures and appear as a tract development STANDARDS 1.a-c.

Section 6565.20(H) SECOND UNITS: No second units are allowed in RM/CZ zoning districts.

Recommended Changes:

1. Lots 1, 2, 3, 4: Eliminate 3rd story non-integrated dormers.
2. Lot 1, 2, 3, 4: Vary protrusions, roofs and decks on façade at the gathering room.
3. Lot 1: Introduce a shed roof at the west corner and 3rd level roof deck to reduce the impact of the vertical corner element.
4. Lots 1, 2, 3, 4: Oceanside variations shall include a window corner wrap on the NW corner in an effort to reduce the vertical bulk/mass appearance from the coastal trail side and neighboring home to the north.

5. Lot 1: Present an option for a 10 to 12-footss tree to be located in the NW corner of the property, but behind biotic easement boundary line.
6. Lot 4: Change the façade protrusion to a box window in the gathering room.
7. Grape stake fencing shall not exceed 30 inches on the easterly side of the bluff trail; materials transparency shall remain at a minimum 50%.
8. Exterior lighting is limited to single dark-sky compliant fixtures at the garages and other openings as required by building code. Actual placement of all fixtures should be prevalent on the revised plans. No additional site or landscape lighting is proposed.
9. Provide actual samples of exterior materials and colors. Refrain from color coding the structures. Weathered wood color shades vs. paint color/tone or stucco or cementitious hardy are acceptable options.

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: 1) request for a recommendation from the CDRC on the plans presented, or 2) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,



Dennis P. Aguirre
Design Review Officer

DJH:DPA:aow - DPABB0563_WAN.DOCX

cc: Dianne Whitaker, Member Architect
Stuart Grunow, Member Architect
Melanie Hohnbaum, Moss Beach Community Representative
Beverly Garrity, Montara Community Representative

TYPE: 904 (DOWNLIGHT)
QTY: 1 (PER HOUSE)
LOCATION: GARAGE

TYPE: 904-2 (DOWNLIGHT & UPLIGHT)
QTY: 1 (PER HOUSE)
LOCATION: ENTRANCE DOOR (BENEATH ROOF)

LUMIÈRE®

DESCRIPTION

Westwood 904 and 904-2 are small dimmable LED or MR16 low-voltage halogen luminaires. Model 904 provides downlight or uplight by way of its 180° rotational fixture head. Model 904-2 provides combination uplight and downlight. A square shroud option (-SQS) is available in both models, offering rectilinear styling instead of cylindrical. Both models mount directly to any wall surface or over a standard 4-inch J-box and require a remote 12-volt step-down transformer (not included). Various lenses, louvers, and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material

Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet, brass, bronze or stainless steel. Mounting canopy is constructed from corrosion-resistant silicone aluminum, brass, bronze or stainless steel.

B ... Finish Painted

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Brass, Bronze or Stainless Steel Fixtures constructed from brass, bronze or stainless steel are left unpainted to reveal the natural beauty of the material. Brass and bronze will patina naturally over time.

C ... Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water collection on the uplight position.

D ... Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting

Both models mount directly to wall surface or over a standard 4" J-box and require remote 12V step-down transformer (not included). Model 904 provides downlight or uplight. Model 904-2 provides non-adjustable uplight and downlight. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

H ... Socket

Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

I ... Electrical

Remote 12V transformer required (not included). NOTE: initial power draw on LED equipped fixtures is 15 watts. When sizing transformer use 15 watts per LED fixture. Nominal power draw after start up is 10 or 6 watts accordingly. Also, LEDs are more voltage sensitive than standard halogen MR16 lamps. The LED module is designed to operate between 10 and 13 volts. Any less or more voltage can cause premature failures.

J ... Lamp

Halogen lamp not included. Available from Lumière as an accessory - see reverse side for details and catalog logic. LED modules are included and are available in four color temperatures (2700,3000,4000, and 5700) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic.

K ... Labels & Approvals

UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



WESTWOOD

904

904-2

10W LED

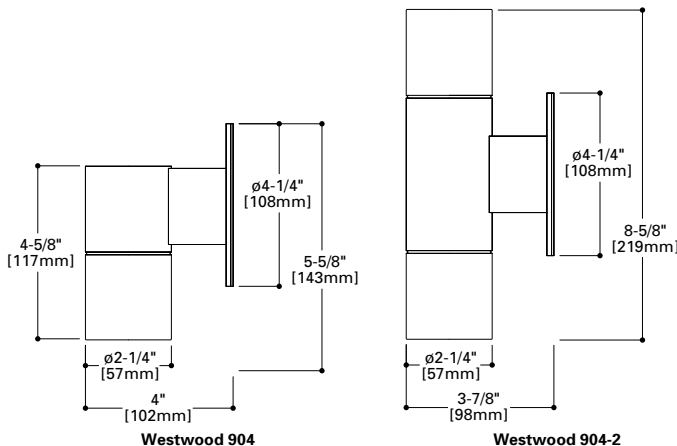
6W LED

50W (max.) MR16

Low Voltage

Wall

IP65



Specifications and Dimensions subject to change without notice.

Consult your representative for additional options and finishes.

Westwood 904/904-2
Lamp=50MR16/NSP
(EXT)
CBCP=11,000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
15'0"	45	4'0"
10'0"	102	3'0"
8'0"	159	2'0"
6'0"	283	1'6"
4'0"	638	1'0"
2'0"	2550	0'6"

Lamp Wattage Multiplier
20W x 0.32



Westwood 904/904-2
Lamp=50MR16/NFL
(EXZ)
CBCP=3200

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
15'0"	13	10'0"
10'0"	29	6'6"
8'0"	45	5'0"
6'0"	81	4'0"
4'0"	181	2'6"
2'0"	725	1'0"



Westwood 904/904-2
Lamp=50MR16/FL
(EXN)
CBCP=2000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
15'0"	7	12'0"
10'0"	17	8'0"
8'0"	27	6'6"
6'0"	48	5'0"
4'0"	106	3'0"
2'0"	431	1'6"

Lamp Wattage Multiplier
35W x 0.57
20W x 0.30



Westwood 904/904-2
Lamp=50MR16/WFL
(FNV)
CBCP=1200

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
15'0"	5	17'0"
10'0"	11	11'6"
8'0"	17	9'0"
6'0"	30	7'0"
4'0"	67	4'6"
2'0"	269	2'0"



ORDERING INFORMATION

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Series
904=LED or MR16 Westwood Up/Down Wall Fixture Single Head, Round
904-2=MR16 Westwood Up/Down Wall Fixture - Dual Head, Round
904-UD=LED or MR16 Westwood Up/Down Wall Fixture - Dual Head, Round
904-SQ=LED or MR16 Westwood Up/Down Wall Fixture-Single Head, Square
904-SQ-UD=LED or MR16 Westwood Up/Down Wall Fixture - Dual Head, Square

Source
50MR16=50W Max Halogen MR16, GU5.3 Base
6LED2712=6W 2700K, 12 Degree Spot, GU5.3 Base
6LED2721=6W 2700K, 21 Degree Narrow, GU5.3 Base
6LED2741=6W 2700K, 41 Degree Wide, GU5.3 Base
6LED3012=6W 3000K, 12 Degree Spot, GU5.3 Base
6LED3021=6W 3000K, 21 Degree Narrow, GU5.3 Base
6LED3041=6W 3000K, 41 Degree Wide, GU5.3 Base
6LED4012=6W 4000K, 12 Degree Spot, GU5.3 Base
6LED4021=6W 4000K, 21 Degree Narrow, GU5.3 Base
6LED4041=6W 4000K, 41 Degree Wide, GU5.3 Base
6LED5712=6W 5700K, 12 Degree Spot, GU6.3 Base
6LED5721=6W 5700K, 21 Degree Narrow, GU5.3 Base
6LED5741= 6W 5700K, 41 Degree Wide, GU5.3 Base
10LED2712= 10W 2700K, 12 Degree Spot, GU5.3 Base
10LED2721= 10W 2700K, 21 Degree Narrow, GU5.3 Base
10LED2741= 10W 2700K, 41 Degree Wide, GU5.3 Base
10LED3012= 10W 3000K, 12 Degree Spot, GU5.3 Base
10LED3021= 10W 3000K, 21 Degree Narrow, GU5.3 Base
10LED3041= 10W 3000K, 41 Degree Wide, GU5.3 Base
10LED4012= 10W 4000K, 12 Degree Spot, GU5.3 Base
10LED4021= 10W 4000K, 21 Degree Narrow, GU5.3 Base
10LED4041= 10W 4000K, 41 Degree Wide, GU5.3 Base
10LED5712= 10W 5700K 12 Degree Spot, GU5.3 Base
10LED5721= 10W 5700K, 21 Degree Narrow, GU5.3 Base
10LED5741= 10W 5700K, 41 Degree Wide, GU5.3 Base

Voltage
12=12V

Finish
Painted
BK=Black
BZ=Bronze
CS=City Silver
VE=Verde
WT=White
Metal
NBR=Brass
NCP=Copper
NSS=Stainless Steel

Accessories
Glare Shield
FH203=Angled Glare Shield, MR16

Filters
F71=Peach Dichroic Filter, 2.00" Dia
F73=Green Dichroic Filter, 2.00" Dia
F75=Yellow Dichroic Filter, 2.00" Dia
F77=Dark Blue Dichroic Filter, 2.00" Dia
F79=Neutral Density Dichroic Filter, 2.00" Dia
F22=Red Color Filter, 2.00" Dia
F44=Green Color Filter, 2.00" Dia
F66=Mercury Vapor Color Filter, 2.00" Dia

Optical Lenses
LSL=Linear Spread Lens (elongate standard beam spread), 2.00" Dia
DIF=Diffused Lens (provide even illumination), 2.00" Dia

Optical Louver
LVR=Hex Cell Louver (reduce glare), 2.00" Dia

Lamps
EZX=20W MR16 GU5.3 Bi-Pin Very Narrow Spot
BAB=20W MR16 GU5.3 Bi-Pin Flood
FRA=35W MR16 GU5.3 Bi-Pin Spot
EXT=50W MR16 GU5.3 Bi-Pin Narrow Spot
EXN=50W MR16 GU5.3 Bi-Pin Flood

F72=Amber Dichroic Filter, 2.00" Dia
F74=Medium Blue Dichroic Filter, 2.00" Dia
F76=Red Dichroic Filter, 2.00" Dia
F78=Light Blue Dichroic Filter, 2.00" Dia
F80=Magenta Dichroic Filter, 2.00" Dia
F33=Blue Color Filter, 2.00" Dia
F55=Yellow Color Filter, 2.00" Dia

OSL=Overall Spread Lens (increase beam spread), 2.00" Dia

ESX=20W MR16 GU5.3 Bi-Pin Narrow Spot
FRB=35W MR16 GU5.3 Bi-Pin Narrow Spot
FMW=35W MR16 GU5.3 Bi-Pin Flood
EXZ=50W MR16 GU5.3 Bi-Pin Narrow Flood
FNV=50W MR16 GU5.3 Bi-Pin Very Wide Flood

- Notes: *
- Lamp not included.
 - 12V remote transformer required - not included.
 - See ACCESSORIES & TECHNICAL DATA section of the Lumière catalog for Low Voltage Cable & Transformers.
 - Consult your Cooper Lighting representative for additional options and finishes.

LAMP INFORMATION

Lamp	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
6LED2712	6	12°	3358	2700	50000	GU5.3 bi-pin	12
6LED2721	6	21°	937	2700	50000	GU5.3 bi-pin	12
6LED2741	6	41°	472	2700	50000	GU5.3 bi-pin	12
6LED3012	6	12°	3694	3000	50000	GU5.3 bi-pin	12
6LED3021	6	21°	1019	3000	50000	GU5.3 bi-pin	12
6LED3041	6	41°	646	3000	50000	GU5.3 bi-pin	12
6LED4012	6	12°	4280	4000	50000	GU5.3 bi-pin	12
6LED4021	6	21°	1179	4000	50000	GU5.3 bi-pin	12
6LED4041	6	41°	754	4000	50000	GU5.3 bi-pin	12
6LED5712	6	12°	4496	5700	50000	GU5.3 bi-pin	12
6LED5721	6	21°	1275	5700	50000	GU5.3 bi-pin	12
6LED5741	6	41°	792	5700	50000	GU5.3 bi-pin	12
10LED2712	10	12°	5037	2700	50000	GU5.3 bi-pin	12
10LED2721	10	21°	1406	2700	50000	GU5.3 bi-pin	12
10LED2741	10	41°	708	2700	50000	GU5.3 bi-pin	12
10LED3012	10	12°	5513	3000	50000	GU5.3 bi-pin	12
10LED3021	10	21°	1521	3000	50000	GU5.3 bi-pin	12
10LED3041	10	41°	964	3000	50000	GU5.3 bi-pin	12
10LED4012	10	12°	6389	4000	50000	GU5.3 bi-pin	12
10LED4021	10	21°	1759	4000	50000	GU5.3 bi-pin	12
10LED4041	10	41°	1125	4000	50000	GU5.3 bi-pin	12
10LED5712	10	12°	6711	5700	50000	GU5.3 bi-pin	12
10LED5721	10	21°	1903	5700	50000	GU5.3 bi-pin	12
10LED5741	10	41°	1182	5700	50000	GU5.3 bi-pin	12
50MR16/NSP	50	12°	11,000	3050	4000	GU5.3 bi-pin	12
50MR16/NSL	50	25°	3200	3050	4000	GU5.3 bi-pin	12
50MR16/FL	50	40°	2000	3050	4000	GU5.3 bi-pin	12
50MR16/WFL	50	60°	1200	3050	4000	GU5.3 bi-pin	12

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.

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

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

GRASSLANDS (ZONE A)

15:1 HV SLOPE STABILITY SETBACK LINE

NORTH

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

MOSS BEACH - OVERALL
VALLEMAR ST. & JULIANA AVE.

COASTSIDE DESIGN REVIEW APPLICATION

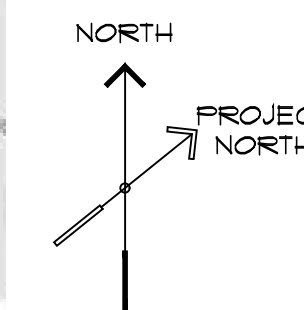
DRAWING: SITE PLAN
PROJECT NUMBER: 1507
DATE: OCTOBER 12, 2017
DESIGN REVIEW SET
SHEET NO.

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 ROOF ACCESS & GARAGE ROOF PLAN
- A25 ROOF PLAN
- A31 EXTERIOR ELEVATIONS
- A32 EXTERIOR ELEVATIONS
- A33 EXTERIOR ELEVATIONS
- A34 EXTERIOR ELEVATIONS
- A41 BUILDING CROSS-SECTION
- A42 BUILDING CROSS-SECTION



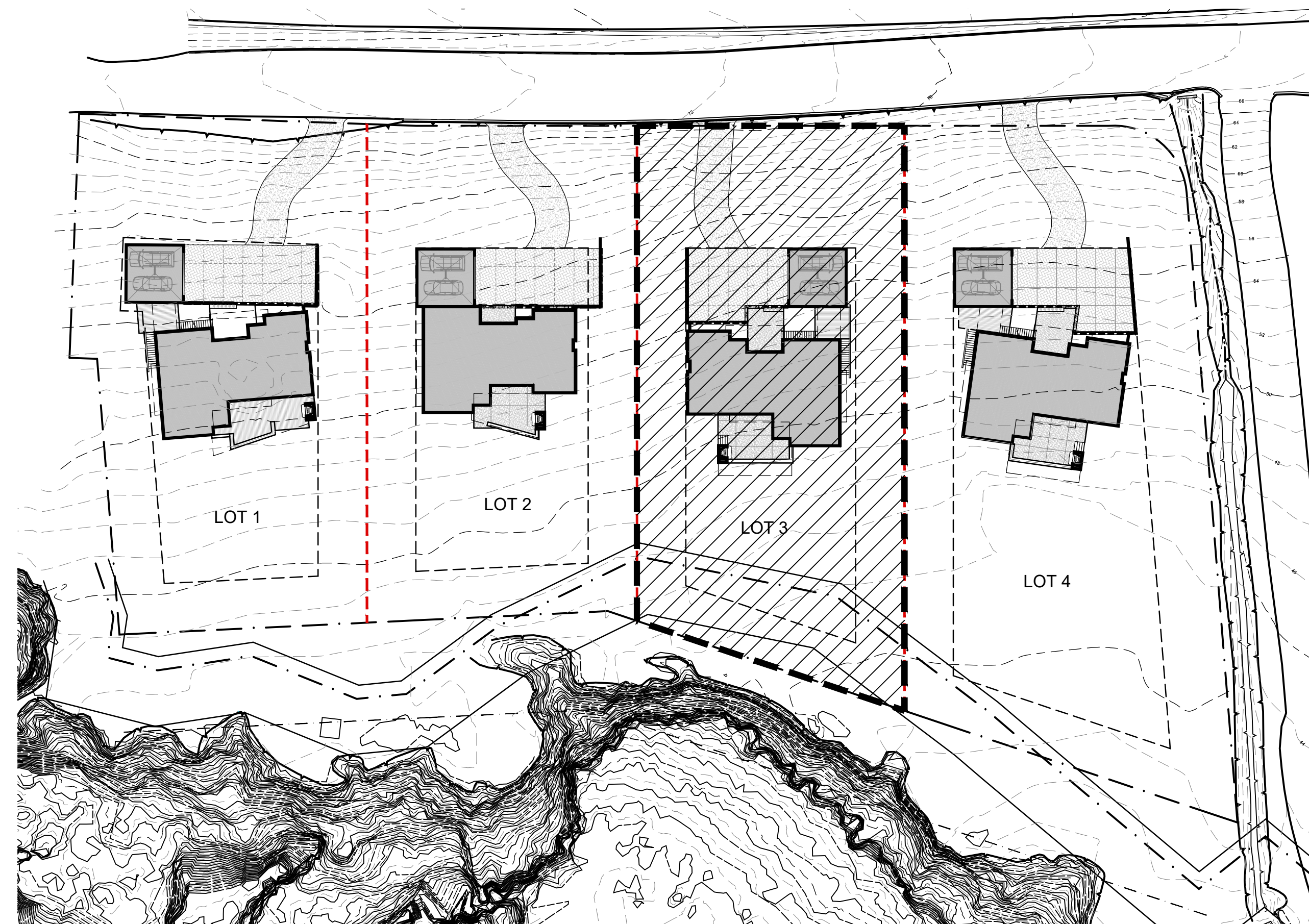
LOT 3

MOSS BEACH - LOT 3

VALLEMAR ST. & JULIANA AVE.

GENERAL NOTES

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



VICINITY MAP
NTS

PROPERTY SUMMARY

LOT: 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#
ROOF ACCESS (CATWALK)	239#
COVERED ENTRY PATIO	113#
COVERED GARAGE DECK	116#
COVERED REAR DECK	290#
ELEVATED DECKS	
ENTRY DECK	196#
GARAGE DECK	247#
REAR DECK	604#

ARCHITECT



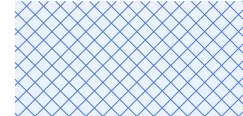


102 NORTH BROADWAY AVE.
 BOZEMAN, MT 59715
 OFFICE: 406.587.1997 FAX: 406.587.0311
 WWW.PEARSONDESIGNGROUP.COM

ISSUE DATE

COUNTY COASTSIDE
 DESIGN REVIEW SET

OCTOBER 12, 2017

HATCH LEGEND

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

SQUARE FOOTAGES

LOWER LEVEL (GROSS)	1,763 sf
MAIN LEVEL (GROSS)	2,234 sf
TOTAL SQ. FT.	3,997 sf

GARAGE (GROSS) 576 sf

ROOF ACCESS (CATWALK) 239 sf

COVERED ENTRY PATIO 113 sf

COVERED GARAGE DECK 116 sf

COVERED REAR DECK 290 sf

ELEVATED DECKS

ENTRY DECK 196 sf

GARAGE DECK 247 sf

REAR DECK 604 sf

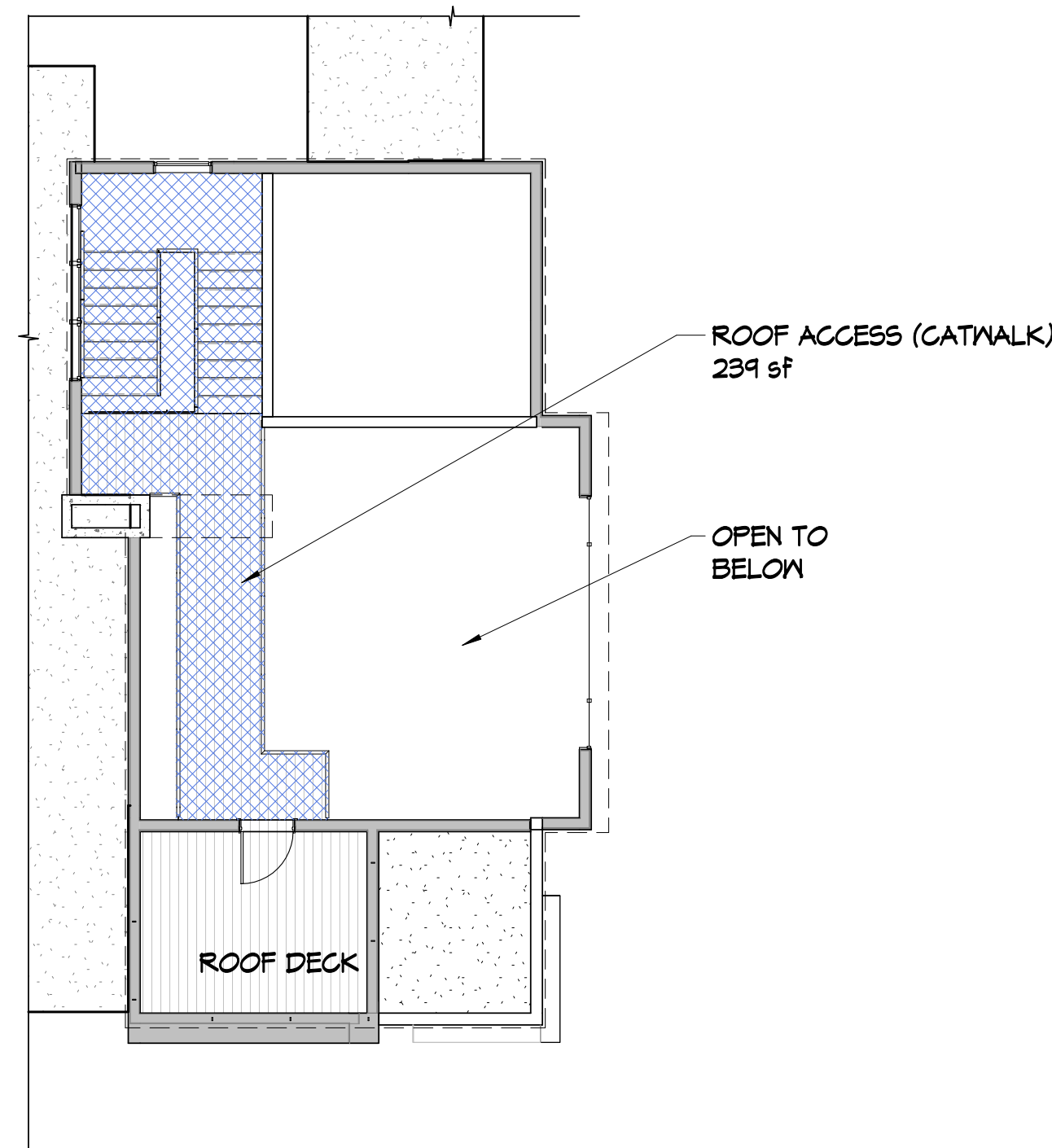
1,047 sf

$(2,234' + 576' + 1,047') / 24,211' =$

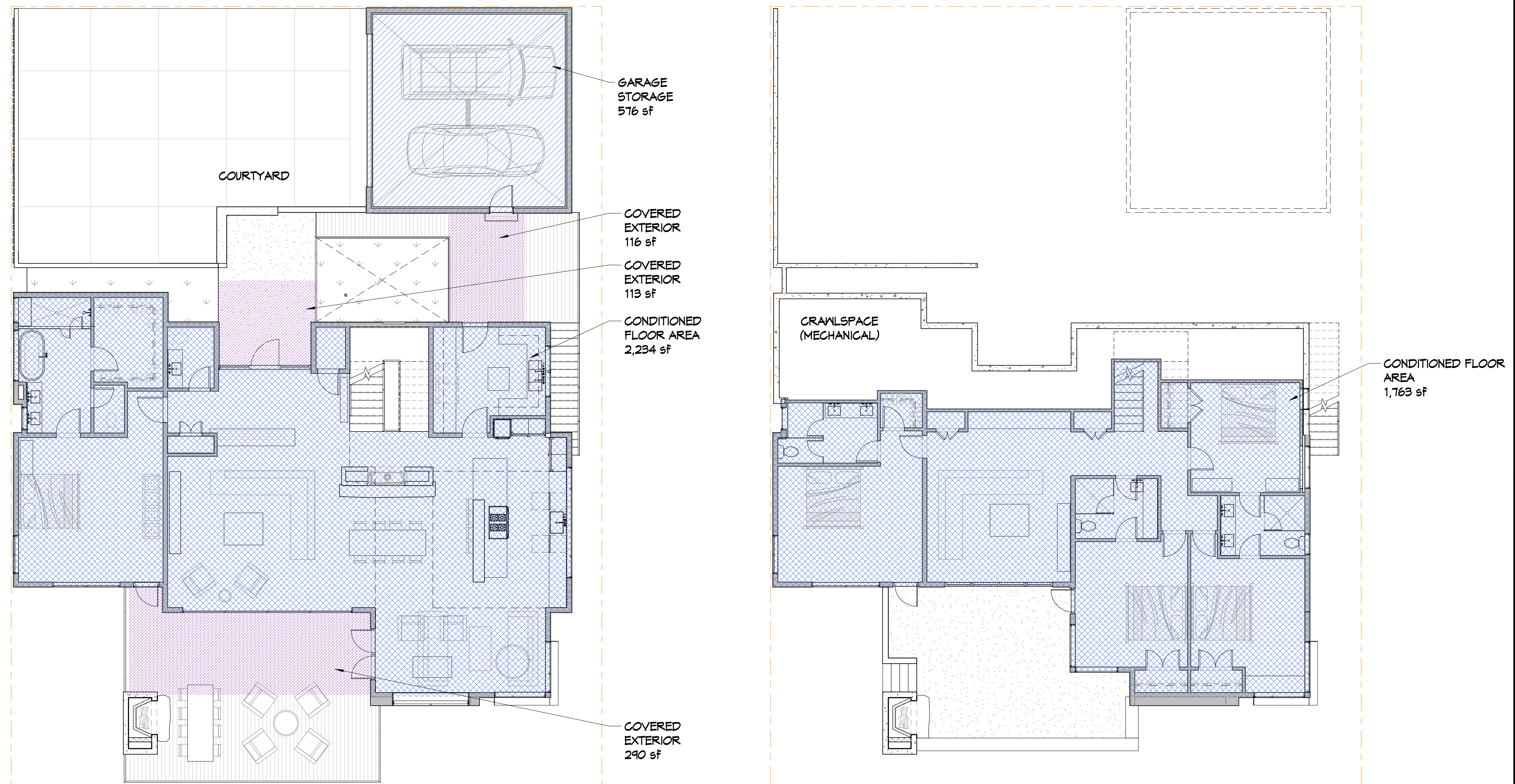
TOTAL LOT COVERAGE 15.93%

$(3,997' + 576' + 239') / 24,211' =$

FLOOR AREA RATIO (FAR) .20



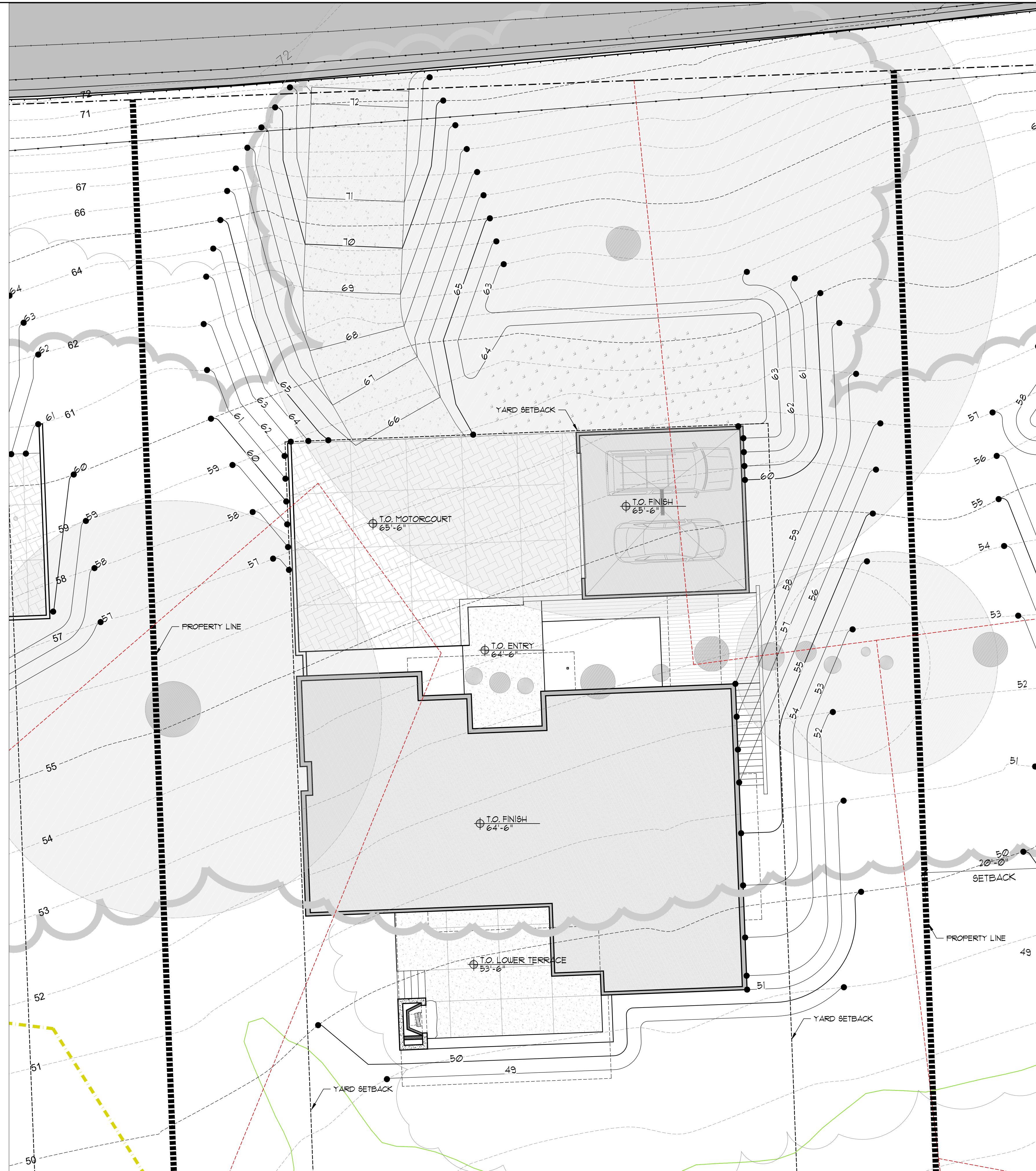
3 ROOF ACCESS - AREA PLAN
1/8" = 1'-0"



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

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

REVISION NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING: AREA PLANS	
PROJECT NUMBER: 1507	DATE: OCTOBER 12, 2017
DESIGN REVIEW SET	
SHEET NO.	



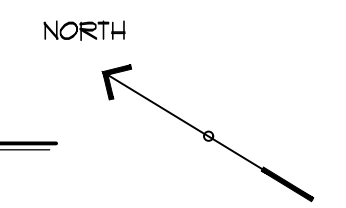
SITE LEGEND	
EXISTING 5 FT. CONTOURS	----- 7565 -----
EXISTING 1 FT. CONTOURS	----- 92'-0" -----
NEW CONTOURS	----- 92'-0" -----
PROPERTY LINE	----- 92'-0" -----
EASEMENT, SETBACK OR ENVELOPE	----- 92'-0" -----
PROPOSED NEW PROPERTY LOT LINE	----- 92'-0" -----
EXISTING PROPERTY LOT LINE	----- 92'-0" -----
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" -----

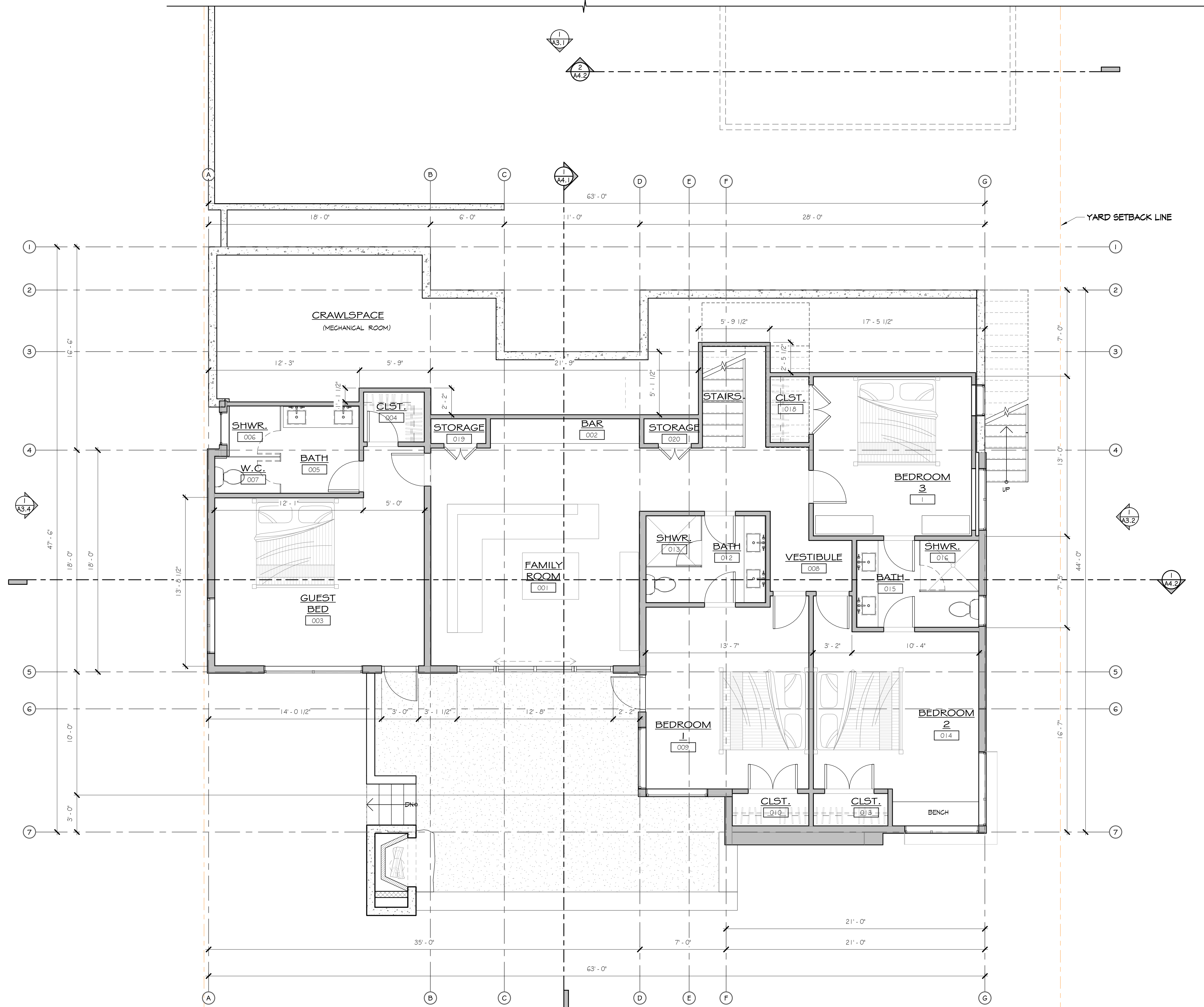
GENERAL SITE NOTES

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"





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

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

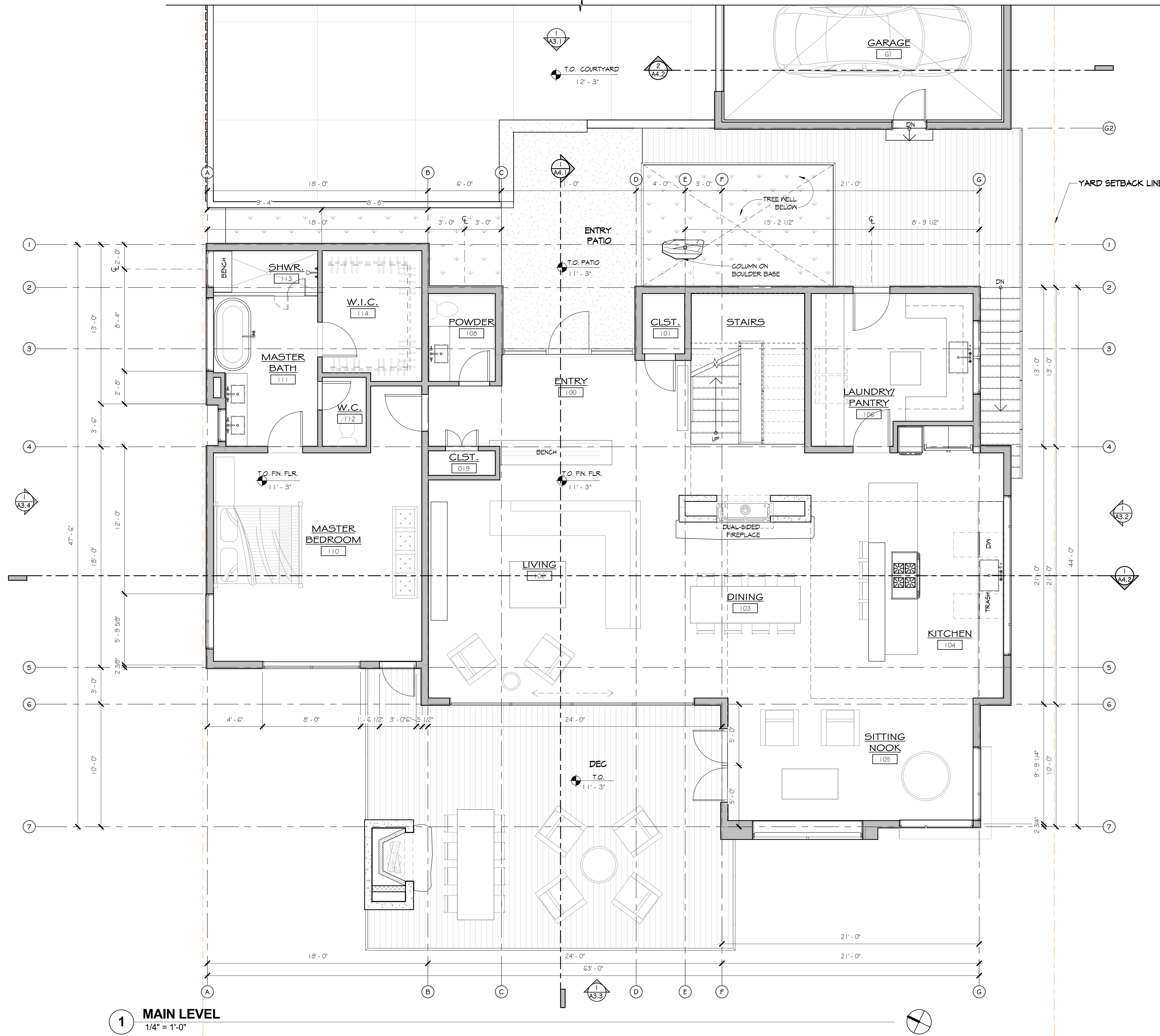
REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
FLOOR PLANS

PROJECT NUMBER: 1507
DATE: OCTOBER 12, 2017
DESIGN REVIEW SET

SHEET NO.

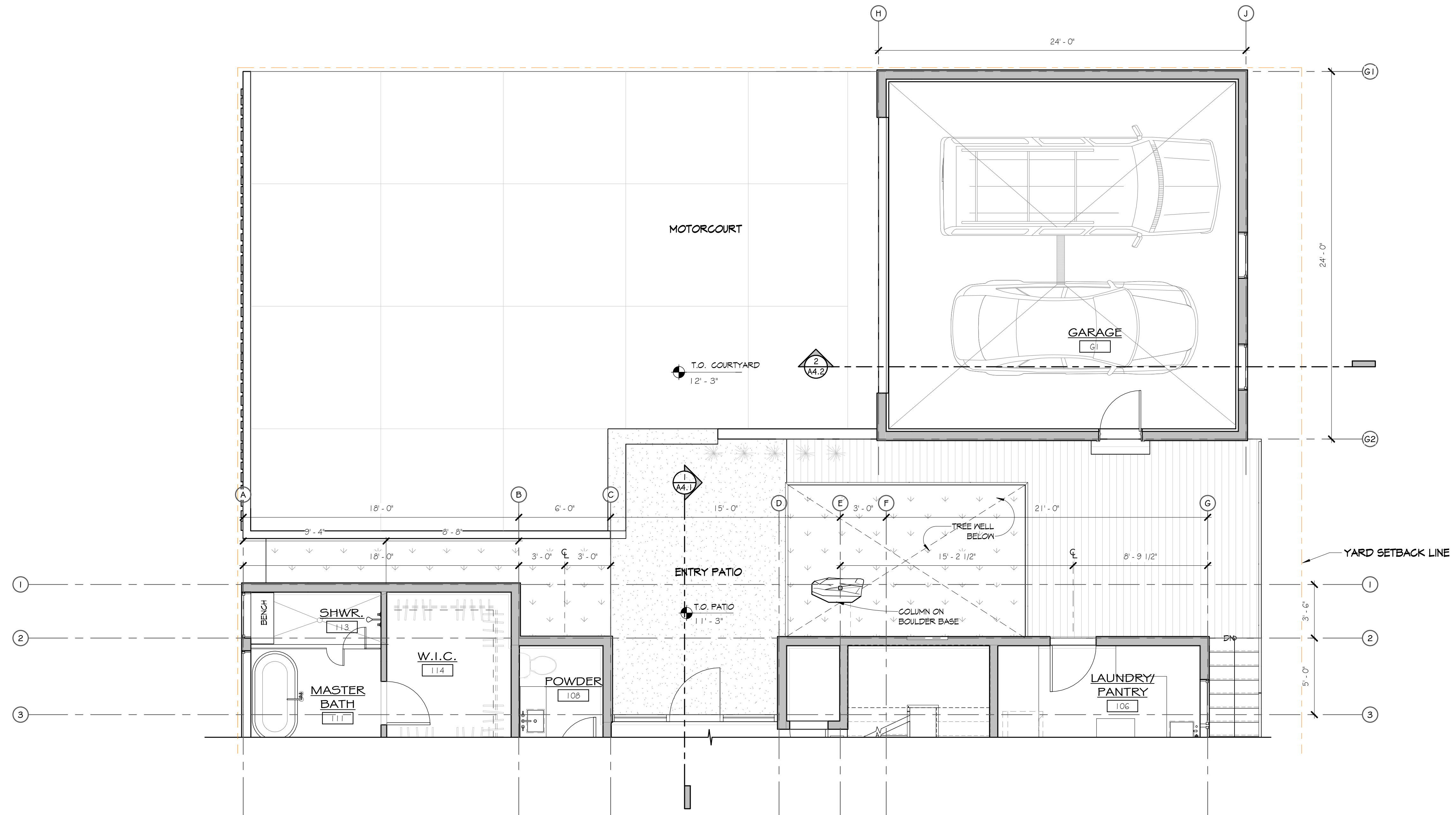


1 MAIN LEVEL
1/4" = 1'-0"

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

REVISION NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING: FLOOR PLANS	
PROJECT NUMBER: 1507	DATE: OCTOBER 12, 2017
DESIGN REVIEW SET	
SHEET NO.	

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



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

REVISION NO.	DATE

COASTSIDE DESIGN
 REVIEW APPLICATION

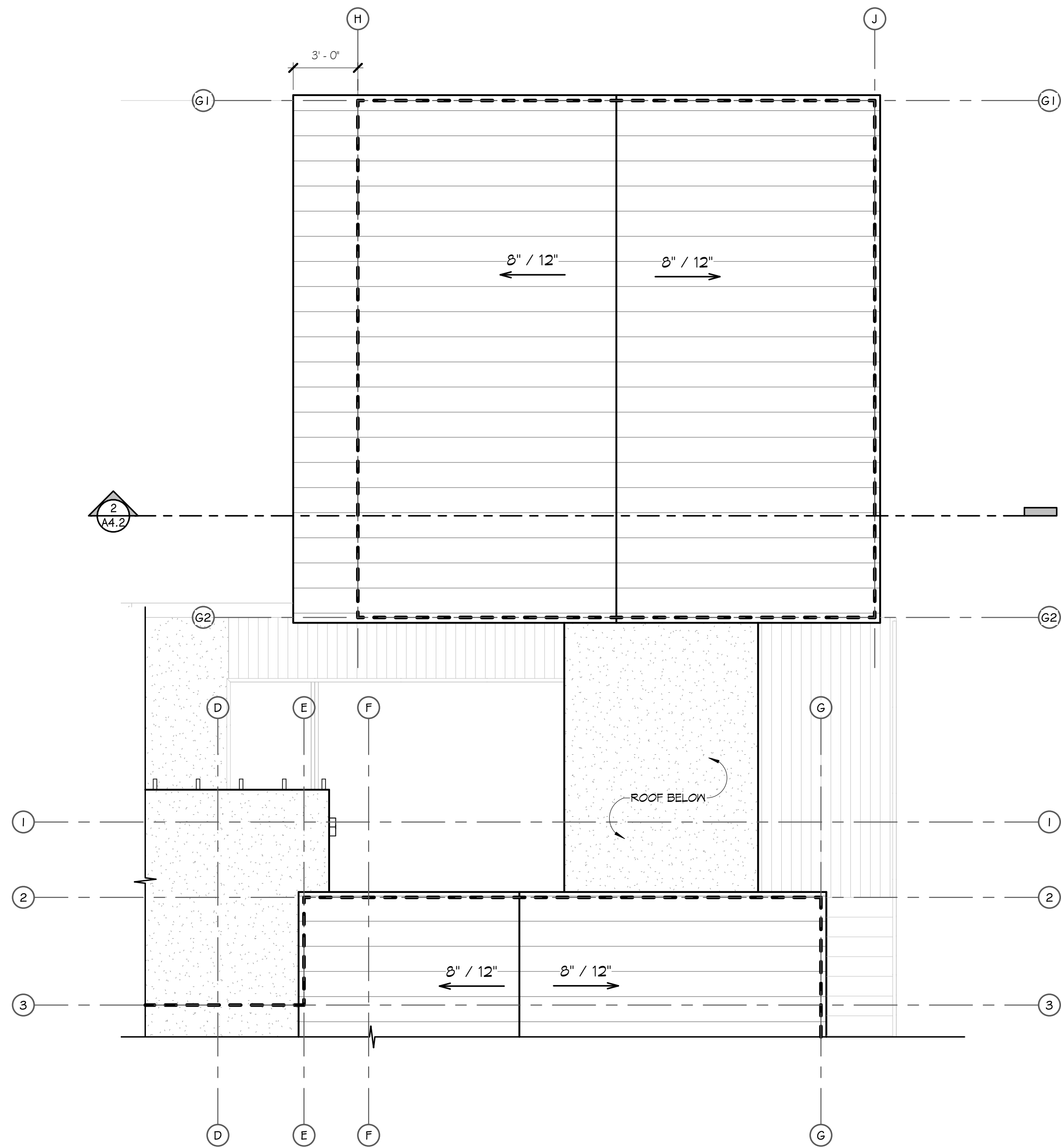
DRAWING:
 COURTYARD PLAN

PROJECT NUMBER: 1507
 DATE: OCTOBER 12, 2017

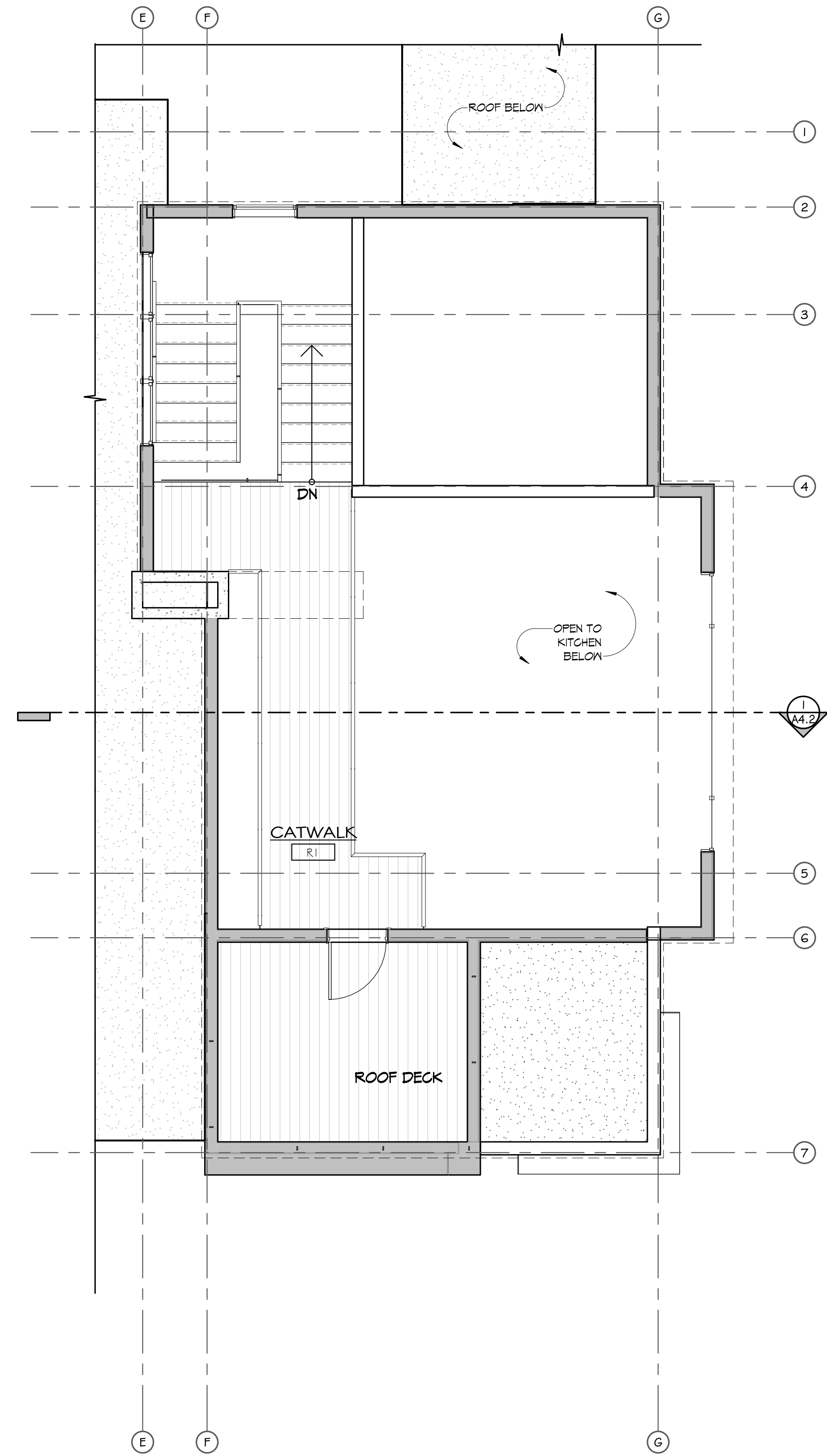
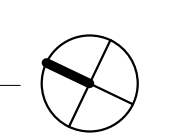
DESIGN REVIEW SET

SHEET NO.

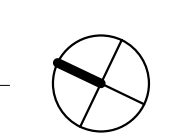
A2.3



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



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



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

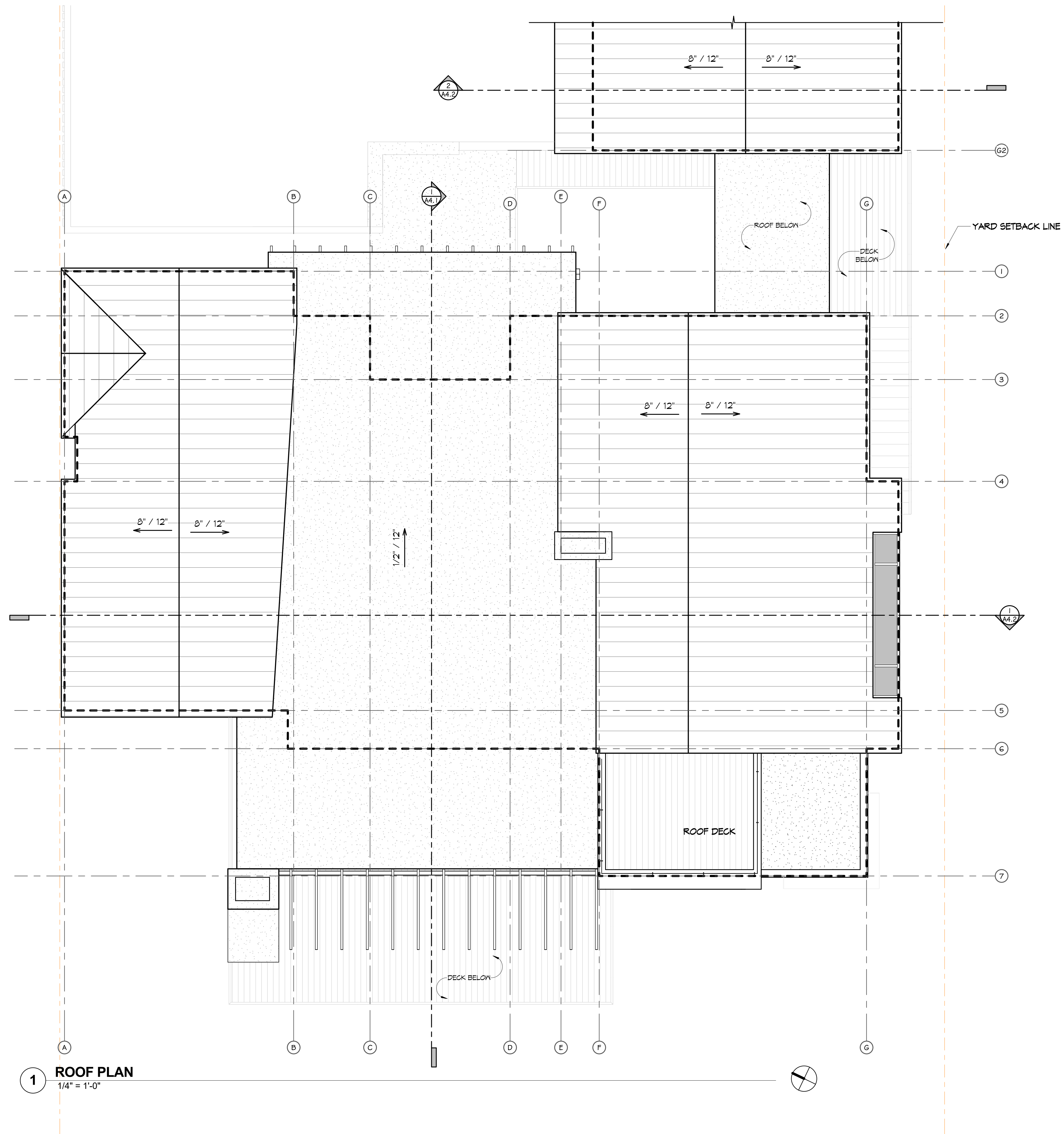
REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
GARAGE STORAGE
PLAN & ROOF PLAN

PROJECT NUMBER: 1507
DATE: OCTOBER 12, 2017
DESIGN REVIEW SET

SHEET NO.



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

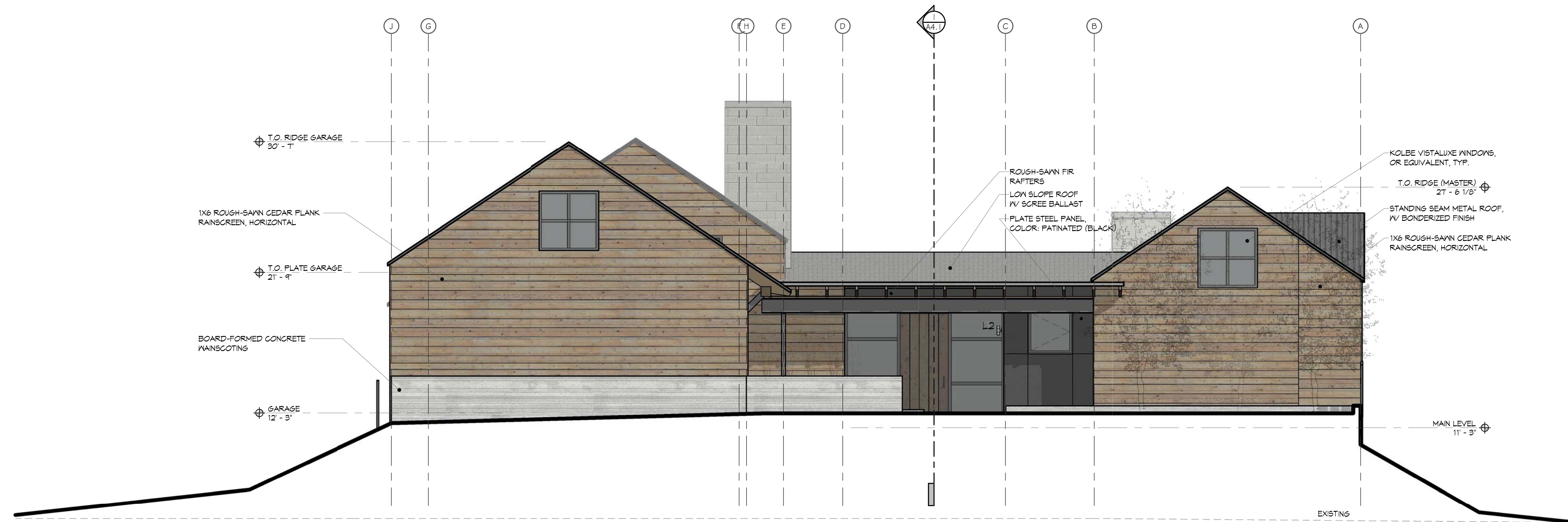
REVISION	
NO.	DATE

COASTSIDE DESIGN
 REVIEW APPLICATION

DRAWING:
 ROOF PLAN

PROJECT NUMBER: 1507
 DATE: OCTOBER 12, 2017
 DESIGN REVIEW SET

SHEET NO.
A2.5

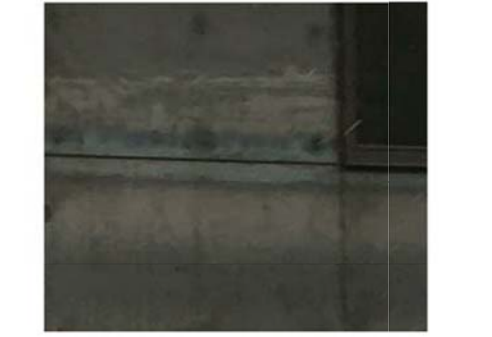


1 NORTH ELEVATION
1/4" = 1'-0"

MATERIALS



SIDING
1x6 ROUGH-SAWN CEDAR, PLANK 1/4" REVEAL EVERY THIRD BOARD (NATURAL WEATHERING STAIN, & WHITENASH STAIN)



SIDING
PLATE STEEL (BLACK PATINA)



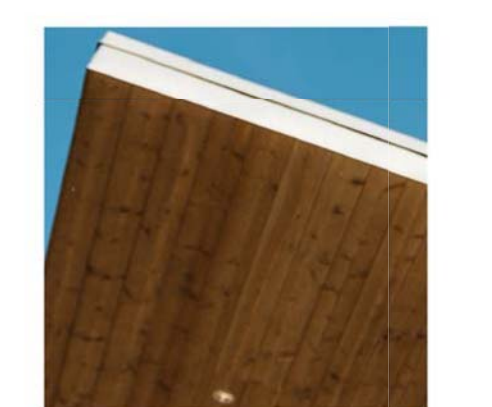
WALLS
BOARD-FORMED CONCRETE (CMU VENEER CHIMNEY)



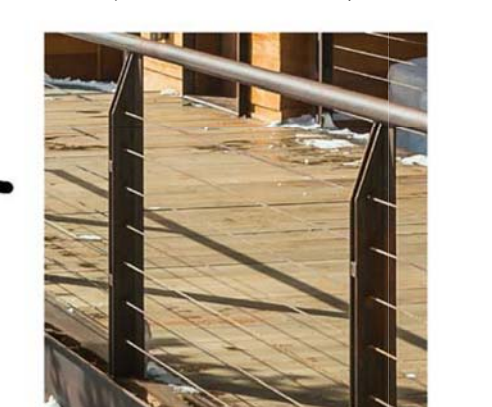
ROOF
STANDING SEAM METAL ROOF W/ BONDERIZED FINISH



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

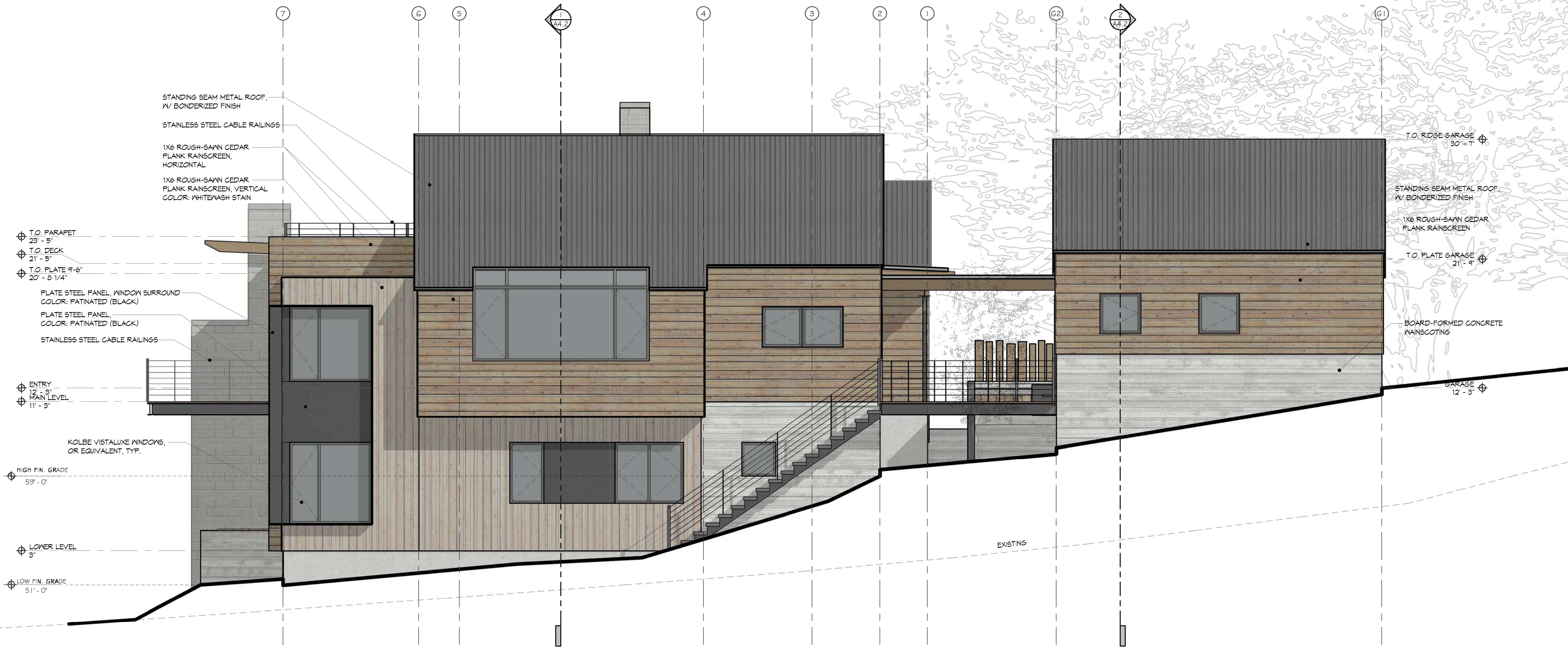
COASTSIDE DESIGN REVIEW APPLICATION

DRAWING: ELEVATIONS

PROJECT NUMBER: 1507
DATE: OCTOBER 12, 2017
DESIGN REVIEW SET

SHEET NO.

A3.1

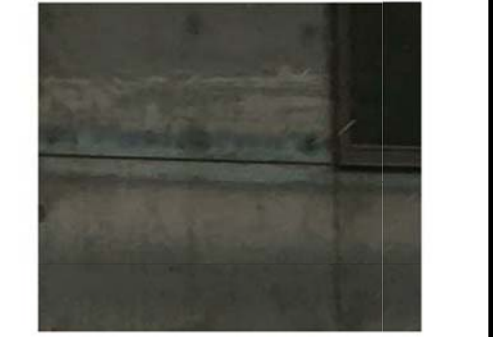


1 EAST ELEVATION
1/4" = 1'-0"

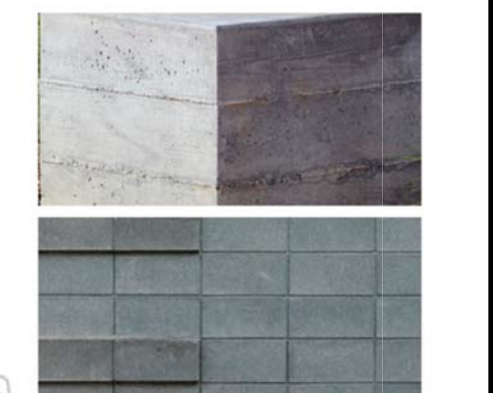
MATERIALS



SIDING
1x6 ROUGH-SAWN CEDAR, PLANK 1/4" REVEAL EVERY THIRD BOARD (NATURAL WEATHERING STAIN, & WHITEWASH STAIN)



SIDING
PLATE STEEL (BLACK PATINA)



WALLS
BOARD-FORMED CONCRETE (CMU VENEER CHIMNEY)



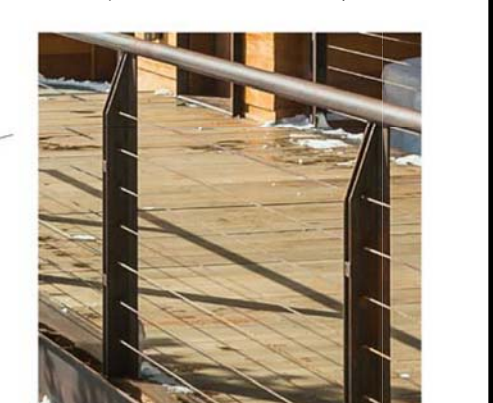
ROOF
STANDING SEAM METAL ROOF 1/4" BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE 1/4" 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

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DATE: OCTOBER 12, 2017
DESIGN REVIEW SET

SHEET NO.

A3.2



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

MATERIALS



SIDING
1X6 ROUGH-SAWN CEDAR, PLANK 1/4" REVEAL EVERY THIRD BOARD (NATURAL WEATHERING STAIN, & WHITENASH STAIN)



SIDING
PLATE STEEL (BLACK PATINA)



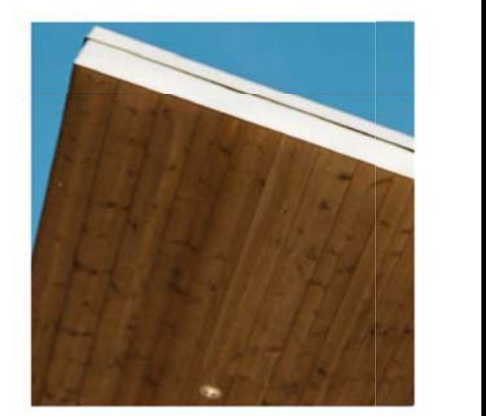
WALLS
BOARD-FORMED CONCRETE (CMU VENEER CHIMNEY)



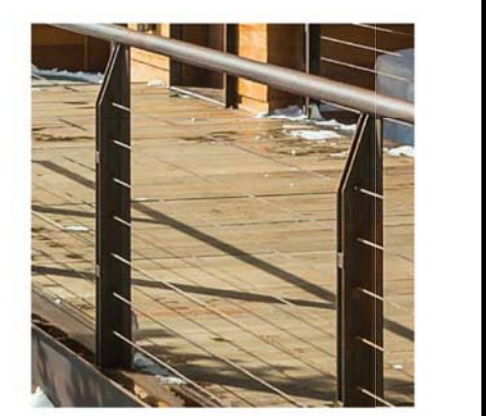
ROOF
STANDING SEAM METAL ROOF 1/4" BONDERIZED FINISH



FLAT ROOF
EPDM MEMBRANE 1/4" 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
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1 WEST ELEVATION
1/4" = 1'-0"

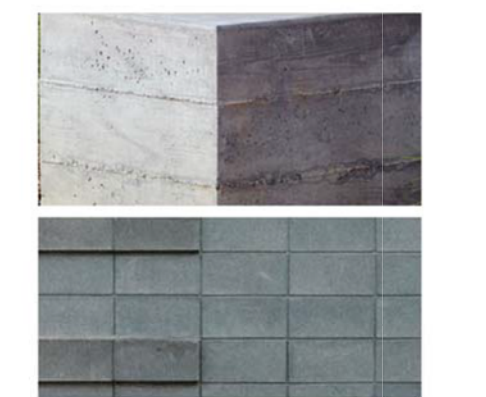
MATERIALS



SIDING
1X6 ROUGH-SAWN CEDAR, PLANK 1/4" REVEAL EVERY THIRD BOARD (NATURAL WEATHERING STAIN, & WHITENASH STAIN)



SIDING
PLATE STEEL (BLACK PATINA)



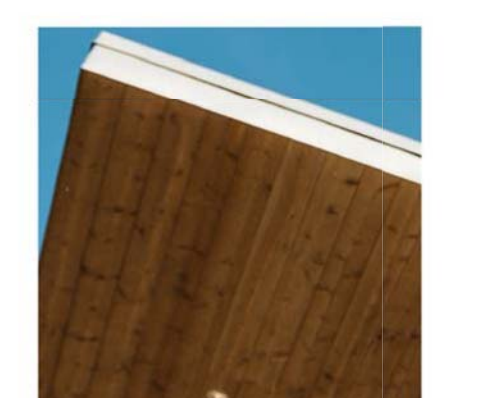
WALLS
BOARD-FORMED CONCRETE (CMU VENEER CHIMNEY)



ROOF
STANDING SEAM METAL ROOF 1/4\"/>



FLAT ROOF
EPDM MEMBRANE 1/4\"/>



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

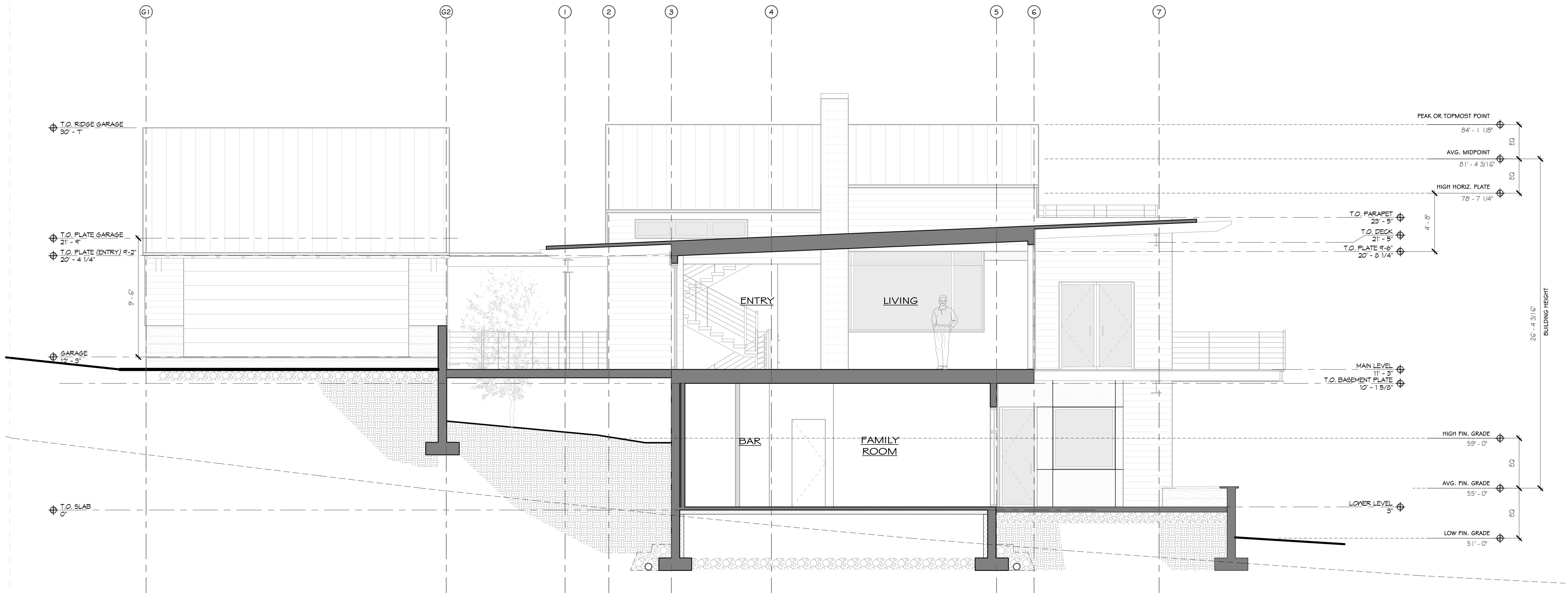
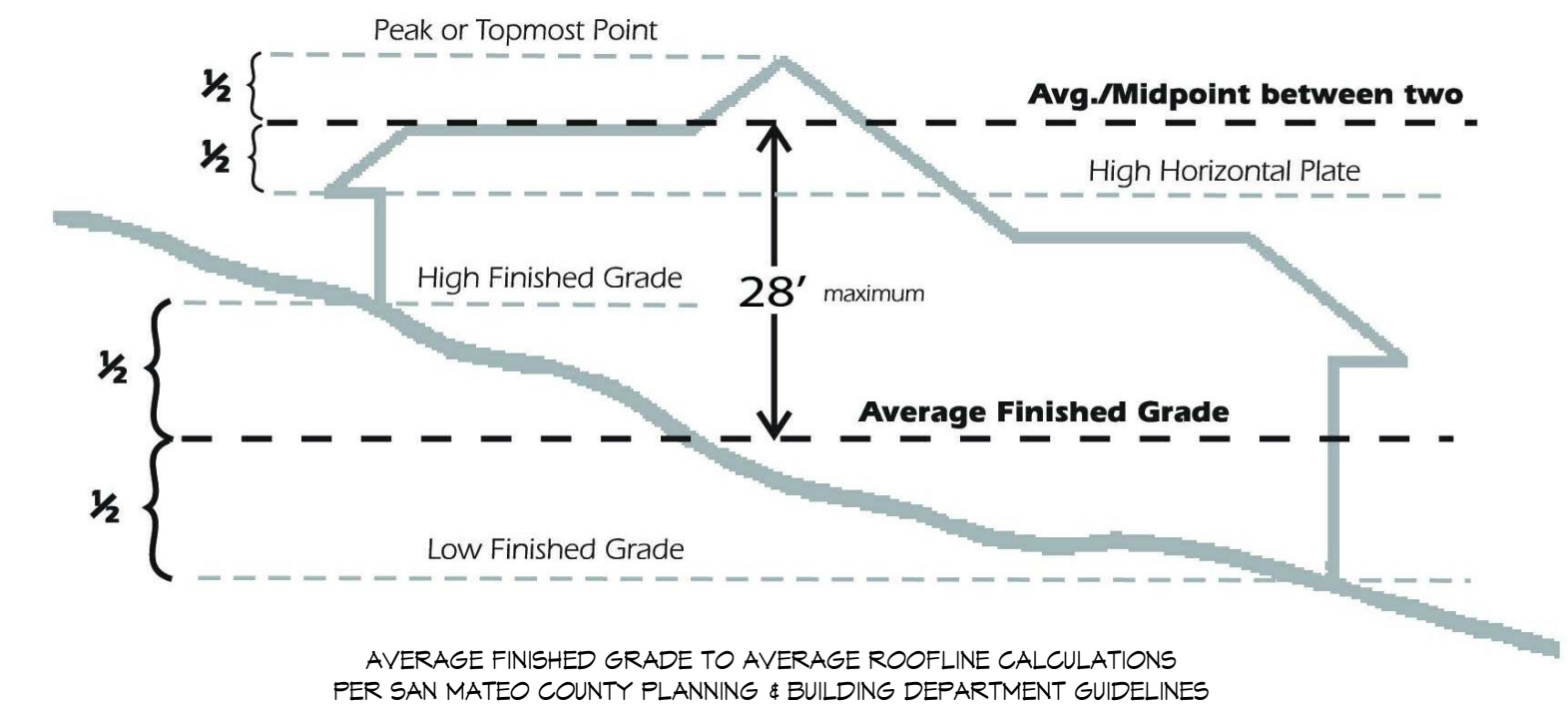
DRAWING: ELEVATIONS

PROJECT NUMBER: 1507
DATE: OCTOBER 12, 2017
DESIGN REVIEW SET

SHEET NO.

A3.4

MAXIMUM BUILDING HEIGHT CALCULATIONS



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

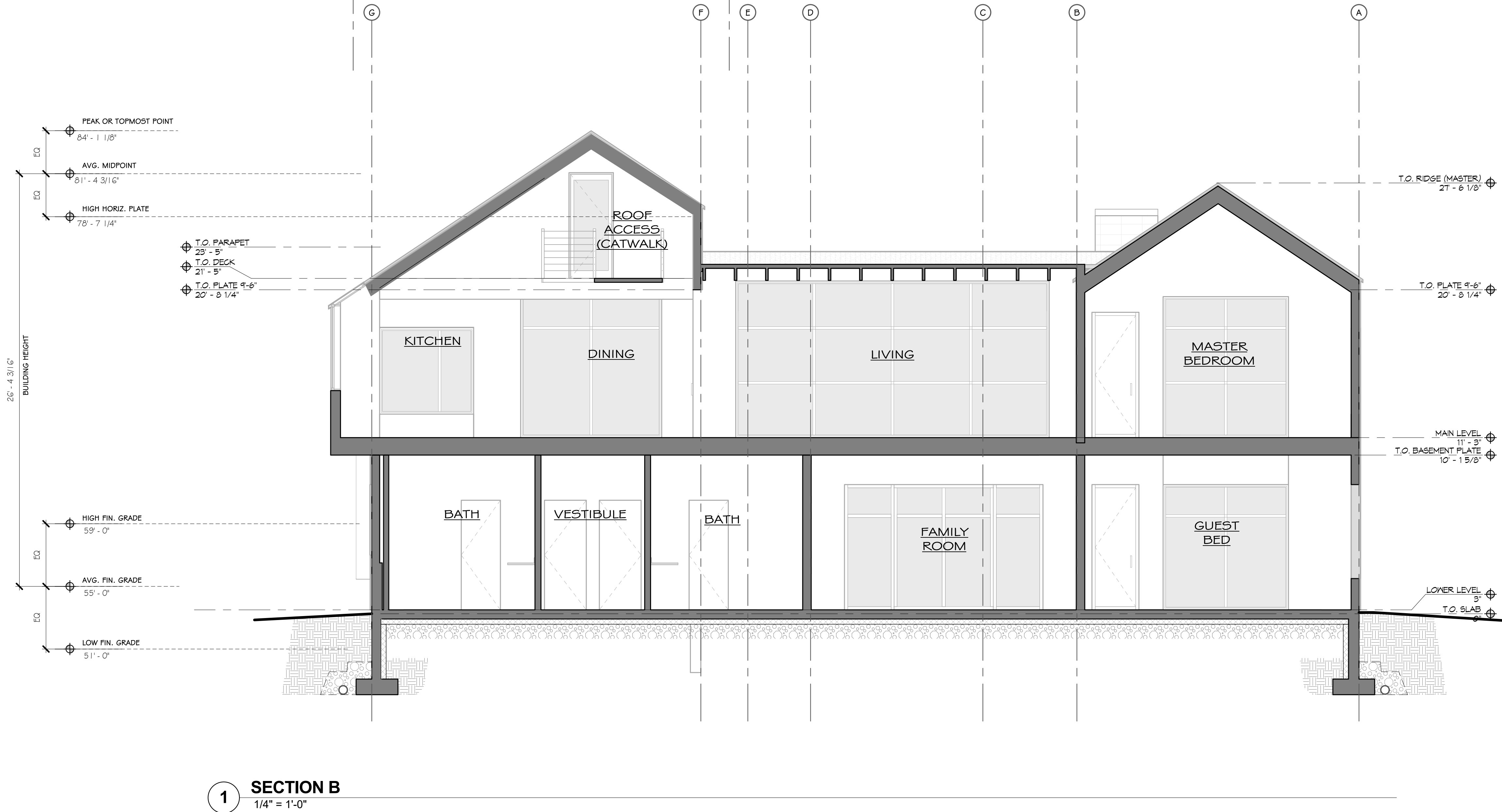
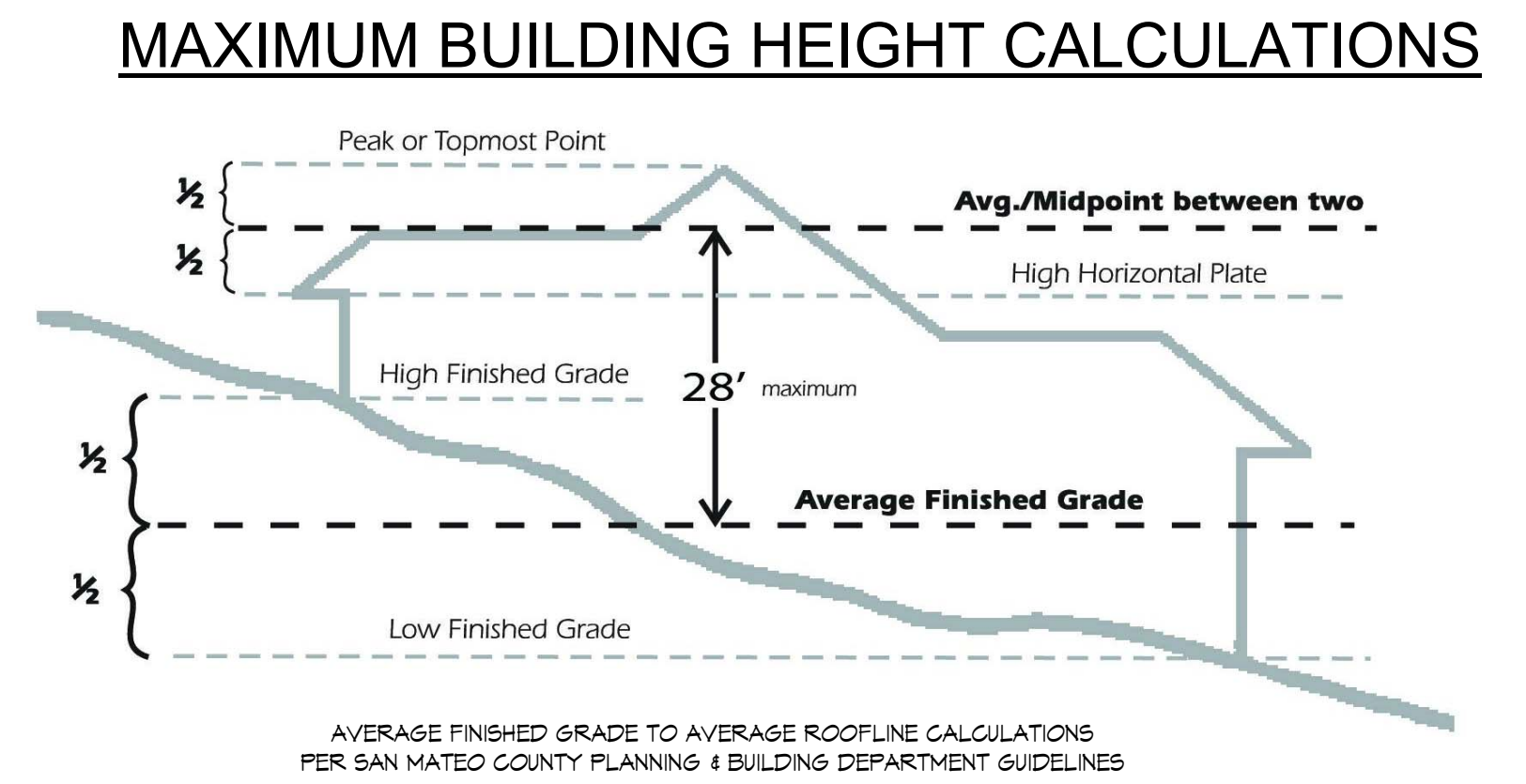
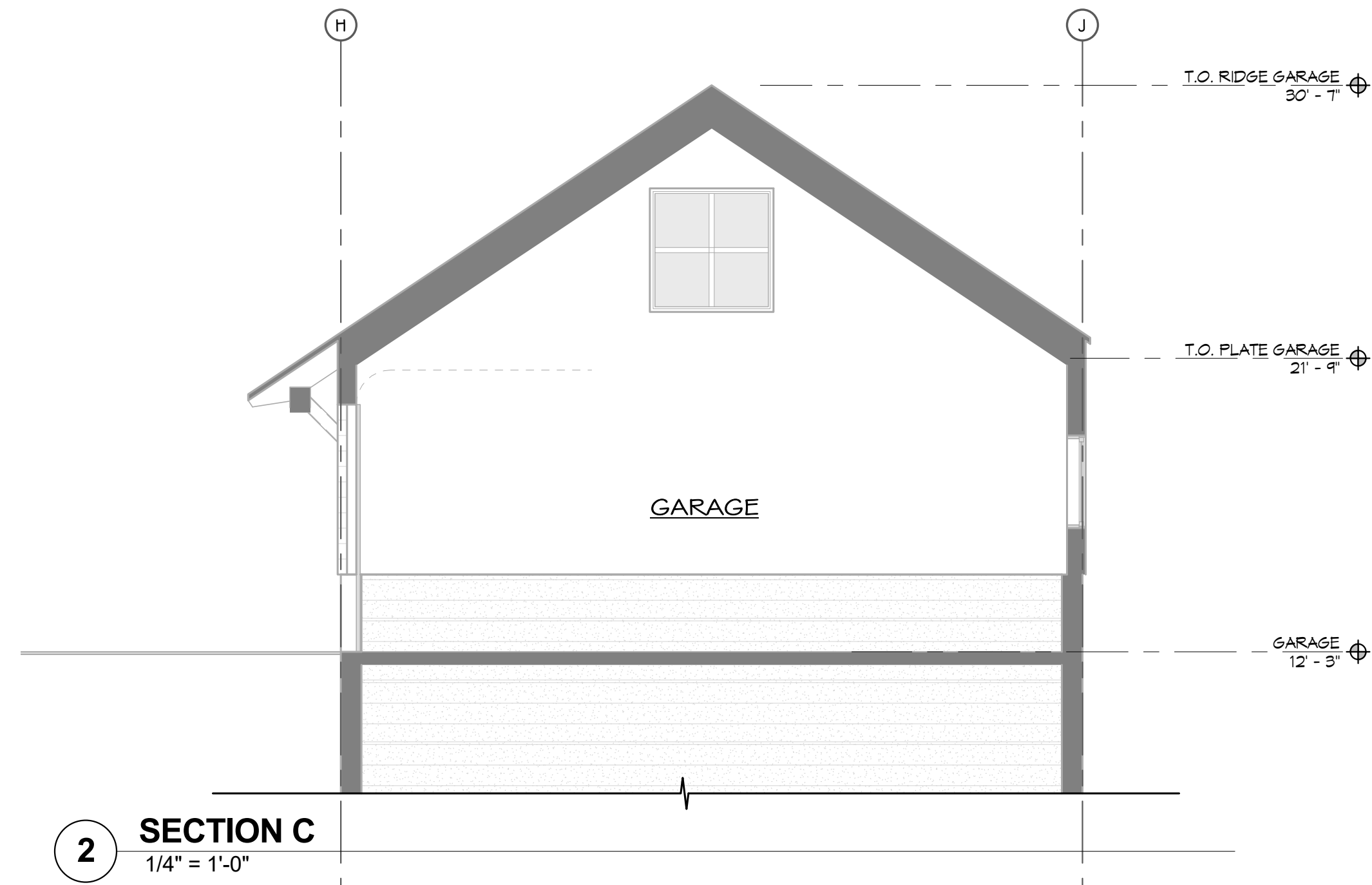
REVISION NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING SECTIONS

PROJECT NUMBER 1507
DATE: OCTOBER 12, 2017
DESIGN REVIEW SET

SHEET NO.



REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
SECTIONS

PROJECT NUMBER: 1507
DATE: OCTOBER 12, 2017
DESIGN REVIEW SET

SHEET NO.