

**COUNTY OF SAN MATEO
PLANNING AND BUILDING**

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

April 26, 2017

Paul McCormack
1265 Cedar Street
Montara, CA 94037

Dear Mr. McCormack:

SUBJECT: Coastside Design Review and Grading Permit
Stetson Street, Moss Beach
APN 037-144-030; County File No. PLN 2015-00408

Staff has reviewed your application for a staff-level grading permit to allow 135 cubic yards of cut and 170 cubic yards of fill, in association with the construction of a new 3,175 sq. ft., two-story single-family residence, plus a 540 sq. ft. attached two-car garage, on an existing 9,771 sq. ft. legal parcel. No trees are proposed for removal.

The grading permit application has been reviewed and recommended for approval by the Department of Public Works and the Building Inspection Section's Geotechnical Consultant. The San Mateo County Coastside Design Review Committee (CDRC) considered your Design Review Permit application at its meeting of May 12, 2016 and recommended approval of the permit.

On January 11, 2017, the applicant informed Planning staff of his intention to change the project grading plans to include a new retaining wall and an additional estimated 200 cubic yards of grading. Staff informed the applicant that the proposed changes to the project constitute a Major Amendment to the project, which would need to be reviewed by the Coastside Design Review Committee. On March 15, 2017, revised grading plans were sent to Planning staff. On April 3, 2017, the applicant informed Planning staff of his intention to withdraw the proposed Major Amendment. The Major Amendment proposal has been withdrawn; this decision letter pertains to plans as reviewed by the CDRC on May 12, 2016.

Based on the plans, application forms and accompanying materials submitted, staff has approved the project based on and subject to the following findings and conditions of approval:

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of one single-family residence in a residential zone.



2. For the Coastal Development Exemption

The proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Single-Family Residence Categorical Exclusion Area.

3. For the Grading Permit

- a. That the granting of the permit will not have a significant adverse effect on the environment. This project has been reviewed and preliminarily approved by the Department of Public Works and the Building Inspection Section's Geotechnical Consultant. With implementation of the proposed Grading Plan prepared by a licensed civil engineer and Condition No. 13, which requires that the project engineer provide written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations, the potential for geological hazards related to geologic conditions would be minimized. With implementation of the proposed Erosion and Sediment Control Plan and required conditions of approval, potential for significant erosion would be minimized.
- b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including erosion and sediment control, dust control, and timing of grading activity.
- c. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*).

The Coastside Design Review Committee found that:

4. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, subject to the following conditions specifically elaborated as follows:

- a. Replace operable glass window in attic with operable spandrel panel system measuring no more than four (4) sq. ft. in size, with a limit to no more than one (1) per 200 sq. ft. of attic area.
- b. Indicate on plans for building permit submittal, the canopy over the garage window and locations of downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS**Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Community Development Director on April 26, 2017 and recommended for approval by the Coastside Design Review Committee on May 12, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. Approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top pages of the building plans. This would provide the Planning approval date and required conditions of approval on the on-site plans.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Replace operable glass window in attic with operable spandrel panel system measuring no more than four (4) sq. ft. in size, with a limit to no more than one (1) per 200 sq. ft. of attic area.
 - b. Indicate on plans for building permit submittal, the canopy over the garage window and locations of downward directed exterior lighting fixtures.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans:
 - (1) the natural grade elevations at the significant corners (at least four) of the footprint of

- the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. The site is located in the watershed of the Fitzgerald Area of Special Biological Significance. Runoff and other pollution from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent pollution during project operation (e.g., car washing in driveway or street, pesticide application on lawn).
 7. Weekly erosion and sediment control inspections during the period of land disturbance are required during the rainy season, as required by the Special Protections of the State Ocean Plan.
 8. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.
 9. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
 10. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
 11. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent

plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

12. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
13. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval Form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
14. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
 - g. Limiting construction access routes and stabilization of designated access points.
 - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - i. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- j. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - k. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 15. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
- 16. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
- 17. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
- 18. No site disturbance shall occur, including any grading, until a building permit has been issued.
- 19. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Stetson Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Stetson Street. There shall be no storage of construction vehicles in the public right-of-way.
- 20. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
- 21. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and

9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

22. Installation of the approved landscape plan is required prior to final inspection. The landscape plan shall comply with the Water Efficient Landscape Ordinance.

Building Inspection Section

23. The applicant shall apply for a building permit.

Montara Water and Sewer District

24. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

25. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
26. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
27. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
28. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

29. No planting of trees in the right of way shall be permitted. The applicant shall be responsible for maintenance, including trimming for sidewalk clearance and sight distance, of any vegetation growing near the public right-of-way.

Coastside Fire Protection District

30. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
31. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
32. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft.; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
33. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
34. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with a smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
35. Address numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
36. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote

signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

37. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
38. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
39. Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2-inch.
40. Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
41. Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
42. Add the following note to the plans: Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
43. Fire access roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2007 CFC, Section Appendix D, the road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles

being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

44. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
45. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review.
46. Installation of underground sprinkler pipe shall be flushed and visually inspected by Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
47. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
48. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
49. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Geotechnical Section

50. Prior to the issuance of a building permit, approval of the development plans and applicable design criteria must be obtained from the geotechnical consultant of record as required by Section I of the San Mateo County Planning and Building Geotechnical Consultant Approval form.
51. Prior to the acceptance of the completed work by the Geotechnical Section of the San Mateo County Planning and Building Department, the geotechnical consultant of record shall have

observed and approved all applicable work as having been done in accordance with their recommendations.

The approval of this Grading Permit and Design Review Permit and any conditions of the approval may be appealed within ten (10) working days of the date of this letter. An appeal form accompanied by the applicable filing fee of \$616.35 must be submitted by **5:00 p.m., on May 10, 2017**. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867.

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

FOR STEVE MONOWITZ
ACTING COMMUNITY DEVELOPMENT DIRECTOR, By:



Lisa Aozasa, Deputy Director

SM:LA:CML:DPA:pac - CMLBB0183_WPN.DOCX

cc: Dianne Whitaker, Member Architect
Stuart Grunow, Architect
Kris Lanin-Liang, Moss Beach Community Representative
Gareth Turner
Greg VanMechelen
Valentina Leonor, Interested Neighbor

PROPOSED

BLD2016-02561: 824 Stetson St Moss Beach: stucco & siding modifications

PW2015-00408

STUCCO:

approved: Valspar Forest Moss (VR101B)



actual: Benjamin Moore Rockport Grey (HC105)



SIDING:

approved: painted wood or fiber cement siding; Clark and Kensington Tea and Biscuits N-W15



actual: Trespas siding; Slate Ebony



BLD2016-02561: 824 Stetson St Moss Beach, stucco & siding modifications

During the construction of our home and test applications of the approved paint colors, we found them to be somber in nature and unappealing in general. They also did not compliment other selected materials and were not versatile for color matching. Furthermore the colors did not fit with the neighboring homes.

Stucco color: Our preference is a lighter gray tone color. The actual color applied is Rockport Grey by Benjamin Moore, from their historical color collection which is their most popular palette. It is a lighter more refined, elegant and versatile color. It is warm and inviting and subdued enough to blend into the neighborhood surroundings.

Siding material: The selected Trespa siding is a durable non maintenance product with a low environmental impact; unlike other siding products it requires no pre-finishing or re-finishing. With the harsh coastal climate Trespa will maintain its stature and curb appeal far beyond other typical siding products. Please refer to the material data sheet on the subsequent page and the enclosed brochure for additional information. Alternatively you may visit Trespa's website at <https://www.trespa.com/en-us/exterior-sidings>.

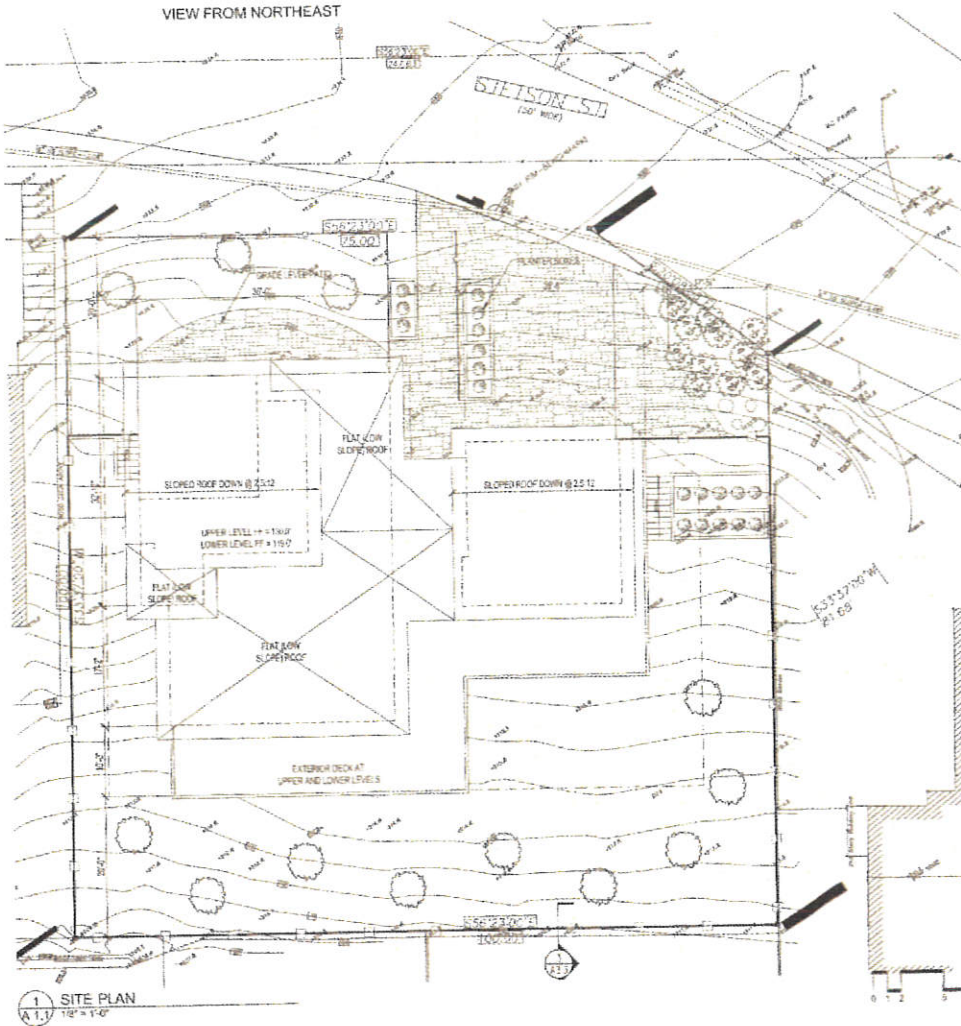
Siding color: We selected the color Slate Ebony which is more versatile for color matching. It has gradients of warm grays which gives it an inviting textured look.

**Please note that we have received numerous unsolicited feedback from neighbors on the attractiveness of the colors and materials used on our home and some requests for the names/styles.*

APPROVED PLANS + LETTER

GENERAL NOTES

- Scope: These notes apply to all drawings and govern unless noted or specified for more detailed requirements applicable to particular divisions of the work. See specifications and sheet notes contained in the sub-sections of these drawings.
- Applicable Codes: The intent of the drawings and specifications is to construct the building in the project scope in accordance with the 2013 California Building Code (CBC), Mechanical Code (CMC), Electrical Code (CEC), Plumbing Code (CPC), and Energy Code, and California Green Building Standards (CalGreen), as amended by San Mateo County. The General Conditions of the Contract for Construction (AIA Document A201), latest edition, and the Specifications supplement these drawings and are part of the construction documents. By accepting and using the construction documents, including but not limited to the drawings and specifications, the Contractor agrees to be solely and completely responsible for the accuracy of all construction documents, architectural, structural, civil, mechanical, plumbing, electrical and fire protection.
- Copyright: These drawings and all ideas, arrangements and plans, either indicated or represented by these drawings are owned by, and are the property of VanMeekelen Architects and were created, evolved and developed for use and in connection with the project designated in the title block. None of these designs, arrangements, or plans shall be used by, or disclosed to, any person, firm, or corporation for any purpose whatsoever, nor shall any changes be made on this drawing without the written permission from VanMeekelen Architects. Upon completion of the project, all plans shall be returned to the Architect.
- Document Coordination: The Contractor shall be responsible for coordination between architectural, structural, civil, mechanical, plumbing, and electrical drawings. This includes reviewing pertinent conditions and requirements of individual systems before ordering and installation of any work. Verify all architectural details and all finish conditions, whether depicted in drawings or not, with same disciplines.
- Dimensions: On drawings only written dimensions shall be used. Do not scale the drawings. The Contractor shall review and assume responsibility for all dimensions of building and site and notify the architect in writing of any suggested or required discrepancies before proceeding with construction.
- Site Conditions: The Contractor shall visit the site and be fully cognizant of all field conditions, delivery methods and storage facilities, and consult with potential suppliers and subcontractors prior to submitting bid or cost estimate. He or she shall verify all site conditions, delivery methods and storage facilities and assumed at his associated with field conditions.
- Site Restrictions: The site will be used by the owners throughout the construction process. The contractor shall maintain safe access to the existing residence and existing accessory structure during the construction process.
- Project Conditions: The Contractor shall also notify the Architect before proceeding with work of any conditions which are different than those indicated on the Drawings.
- Job Site Conditions: The Contractor agrees to be solely and completely responsible for the job site conditions during the course of construction for the project, including the safety of all persons and property and that this responsibility shall apply continuously and not be limited to normal working hours.
- Protection of Existing Facilities: Contractor shall protect all existing infrastructure, utilities, landscaping and other site elements. Contractor shall replace or compensate the Owner for damage to any elements.
- Indemnification: The Contractor shall defend, indemnify, and hold the Owner, the Architect, its employees and consultants, harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner, the Architect, its employees and consultants.
- Errors, Omissions & Conflicts: Any errors, omissions, or conflicts found in the various parts of the construction documents or between the construction documents and existing site conditions shall be immediately brought to the attention of the Architect and the Owner before submitting cost estimates, bids or proceeding with the Work.
- Changes: Should any conditions develop which suggest or require changes to the work, including but not limited to errors, omissions, conflicts, alternatives or code compliance, the Contractor shall submit to the Architect a written Request for Change Order detailing the required work and associated costs changes. A written Change Order shall be prepared by the Architect and signed by the Contractor before proceeding with the work. No claim shall be allowed for work already started or completed. No claim shall be allowed for difficulties encountered that could have reasonably been inferred from examination of the site and the construction documents prior to submitting the bid. No claim shall be allowed for adjustments which could be reasonably expected based on the Contractor's general experience in this type of construction.
- A fall protection system shall be provided for this project, sprinkler heads locations are indicated on Sheet A-2.3 and A-2.4. The sprinkler system shall fully cover all interior space and the vented attic space. The system shall be per San Mateo County Building Standards and Compatible Fire District Ordinance 2013-02, and shall include an exterior egress and interior horizontal egress (notified that a separate detail about breaker).
- See Sheet AA-2 for additional CalGreen compliance notes.
- Utilities, including electrical service, shall be installed underground.



1 SITE PLAN
A 1.1
1/8" = 1'-0"

SUMMARY OF WORK

The Project is for a Single Family Home on an R-1 5-34 lot. The Main House has 2 Bedrooms, 2 Bathrooms, Living Room, Dining Area, Entry, Study and Kitchen. There is a 2nd Bedroom, 1 Bathroom, and a Family Room in the partial lower floor. There is an attached 2 car garage. The Main House is 2026 sq ft on the upper floor, with a 373 sq ft garage and 1003 sq ft on the lower floor. The maximum height is twenty seven feet above grade.

DRAWING INDEX

- ARCHITECTURAL DRAWINGS**
- A 1 Location Map, Site Plan, Roof Plan, Project Description, Notes
 - A 2 Conditions of Approval (NOT INCLUDED)
 - A 3 Conditions of Approval (NOT INCLUDED)
 - A 4 Survey
 - A 2.1 Upper Level Floor Plan
 - A 2.2 Lower Level Floor Plan
 - A 3.1 Exterior Elevations
 - A 3.2 Exterior Elevations
 - L 1.1 Landscape Plan

Project Location: Gilman Street, Moss Beach, CA 94038 (375-144-030)

Assessor's Parcel Number: R115-171 (04) CD

Zoning: R115-171 (04) CD

Lot Area: 9771 sq ft

Average Lot Slope: 22%

Allowable Coverage: 35% (3420 sq ft)

Maximum Building Floor Area: 62% (5175 sq ft)

Maximum Allowable Height: 28' 0" Max for 2-story building with slope greater than 1:7.

House Coverage Area: 2682 sq ft

Deck Coverage Area: 1013 sq ft

Proposed Total Coverage: 3415 sq ft (54.96%)

Building Area Main Floor: 1726 sq ft

Building Area Lower Floor: 1436 sq ft

Building Area Garage: 540 sq ft

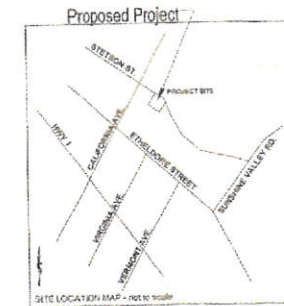
Total Built Area: 3695 sq ft

FAR: 3095/9171 = 33.6%

Building Occupancy: R-1 Single Family Residential

Construction Classification: Type V-b

Owner: Paul McCormack
1205 Cedar Street
Moss Beach, CA 94038
650.676.9535



2 VICINITY MAP
A 1.1
NO SCALE

RECEIVED
20 April 2015
VanMeekelen Architects
1205 Cedar Street
Moss Beach, CA 94038

TRUE NORTH
PLAN NORTH

Project Team

VanMeekelen Architects
500 Serrano
Moss Beach, CA 94038
Tel: 650.676.9535
info@vanmeekelen.com

Structural Engineer

Title 24 Energy Consultant

New Residence for:
Turner/McCormack
Stetson Street
Moss Beach, CA 94038

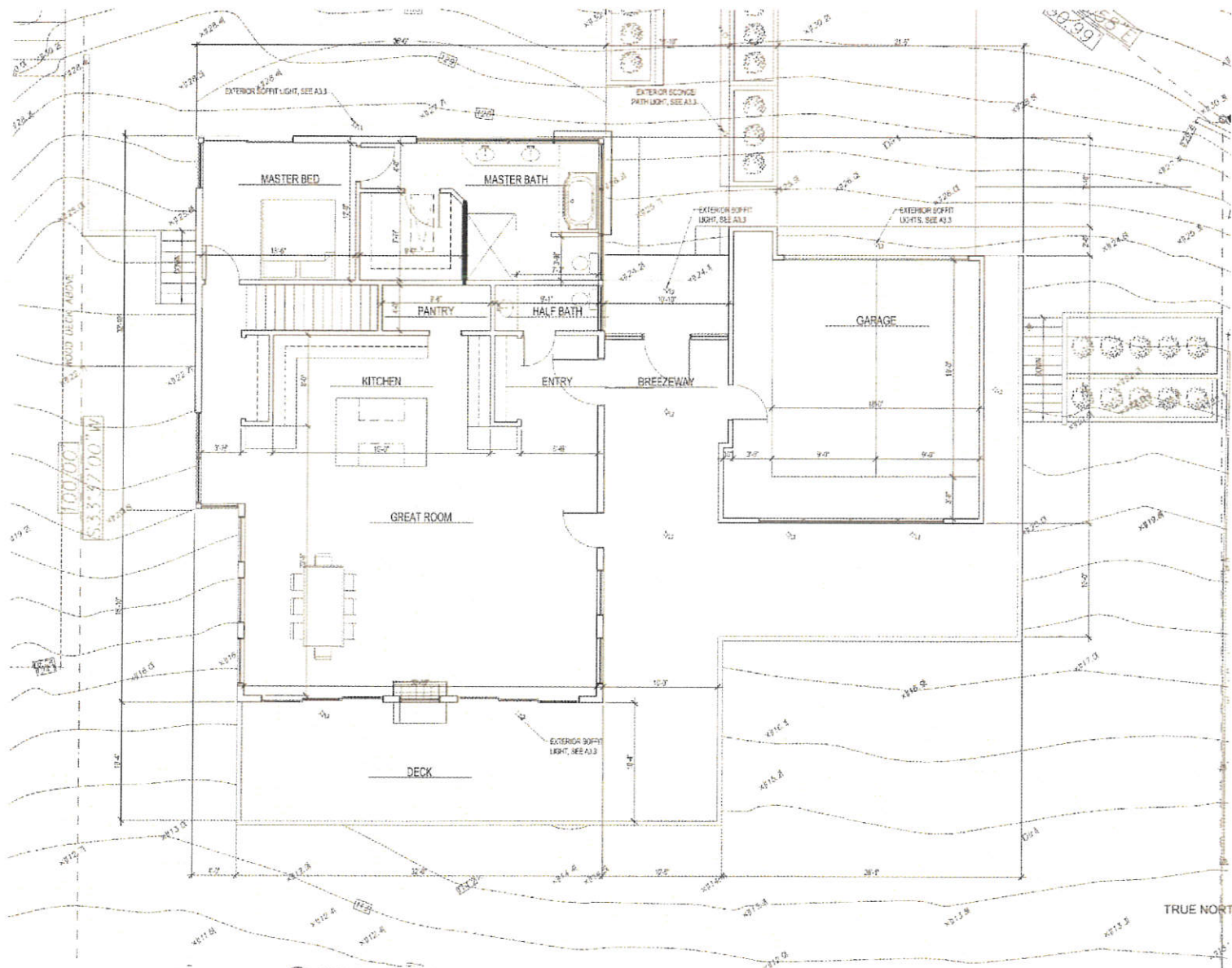
SITE PLAN PROJECT INFO

Revised:
1. 20 April 2015
2. 20 April 2015
3. 20 April 2015
4. 20 April 2015

Date: 20 April 2015
Drawn:
Scale:

A 1.1
1 of 7 Sheets
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PW 2015-00408



1 UPPER FLOOR PLAN
14' x 10'

Project Team
VanMechelen Architects
1700 Wilshire Blvd
Beverly Hills, CA 90212
Tel: 310.274.1111
Fax: 310.274.1111
http://www.vanmechelen.com

Structural Engineer

Title 24 Energy Consultant

New Residence for:
Turner/ McCormack
Steinon Street
Moss Beach, CA 94038

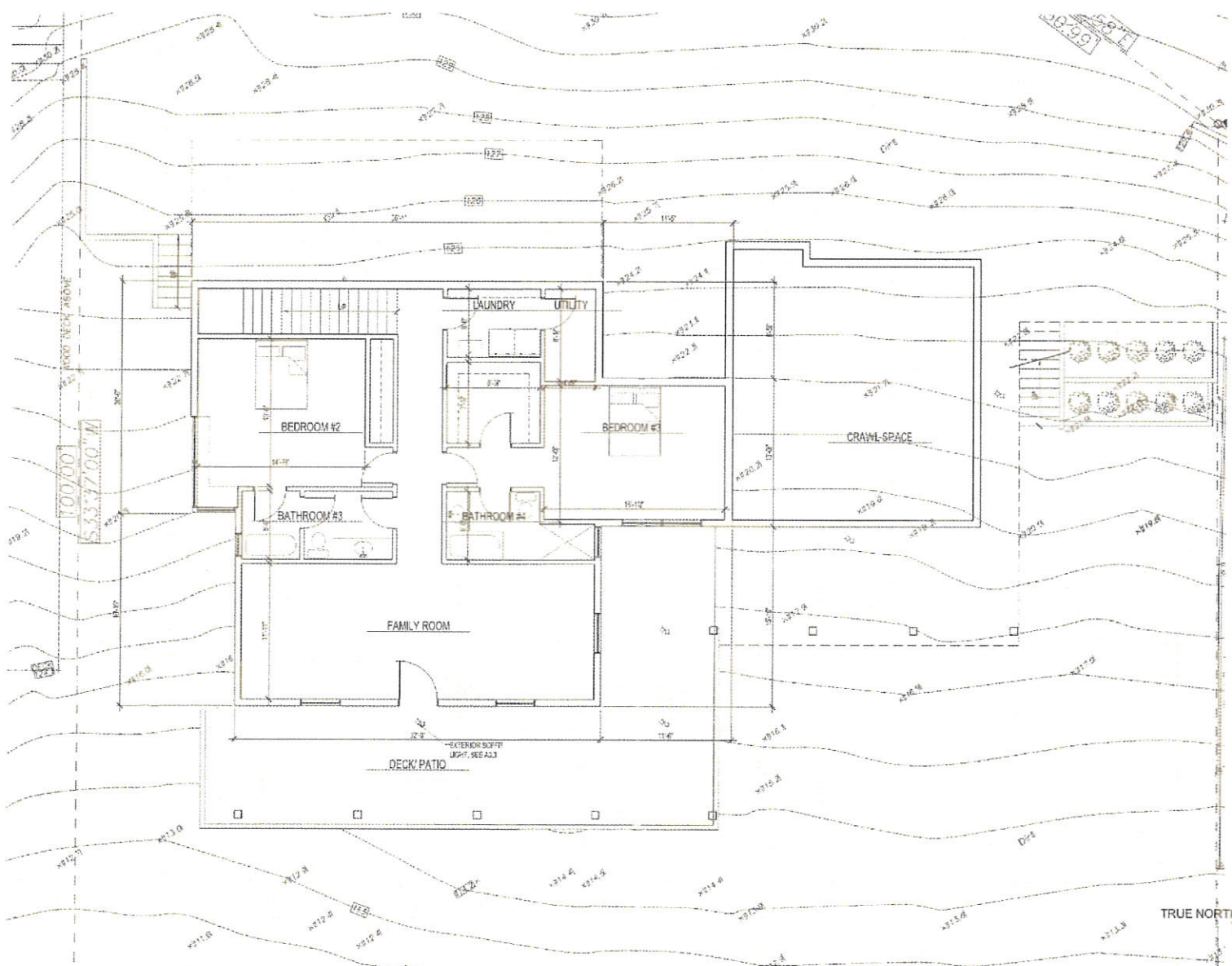
UPPER LEVEL FLOOR PLAN

| Revisions | |
|-----------|---|
| △ | . |
| △ | . |
| △ | . |
| △ | . |
| △ | . |

Date: 29 April 2018
Drawn:
Scale:

A 2.1
3 of 7 Sheets
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1
A2.2 LOWER FLOOR PLAN
1/4" = 1'-0"



TRUE NORTH
PLAN NORTH

Project Team
VanMechelen Architects
14000 Wilshire Blvd
Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.2200
Fax: 310.274.2201
http://www.vanmechelen.com

Structural Engineer

Tina De Energy Consultant

New Residence for:
Turner/ McCormack
Stetson Street
Moss Beach, CA 94038

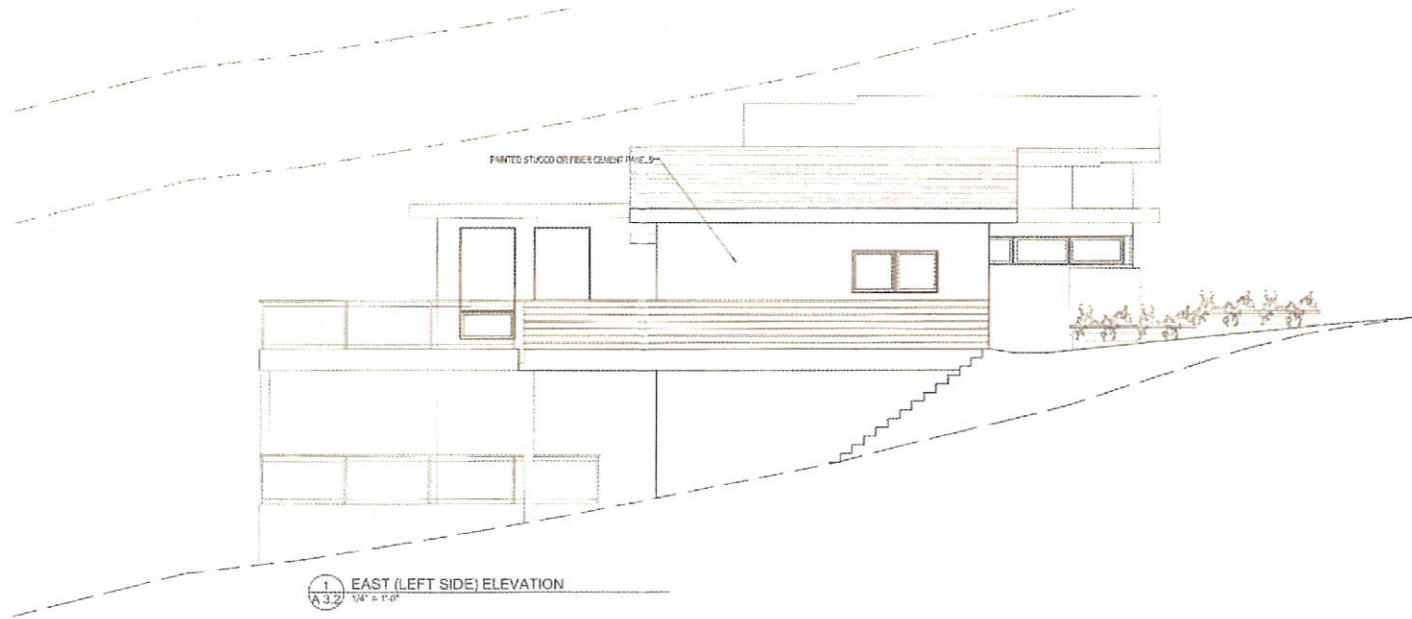
LOWER LEVEL
FLOOR PLAN

| Revision | |
|----------|---|
| △ | . |
| △ | . |
| △ | . |
| △ | . |
| △ | . |
| △ | . |

Date: 25 April 2015
Drawn:
Scale:

A 2.2

4 of 7 Sheets
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1 EAST (LEFT SIDE) ELEVATION
A 3.2 1/4" = 1'-0"



2 SOUTH (REAR) ELEVATION
A 3.2 1/4" = 1'-0"

Project Team

VanMechelen Architects
400 Northridge
7300 Vanowen
Beverly Hills, CA 90210
Tel: (310) 204-6111
Fax: (310) 204-6111
info@vanmechelen.com

Structural Engineer

Title 24 Energy Consultant

New Residence for:
Turner/ McCormack
Stelison Street
Moss Beach, CA 94038

EXTERIOR ELEVATIONS

| Revision | |
|----------|---|
| △ | . |
| △ | . |
| △ | . |
| △ | . |
| △ | . |

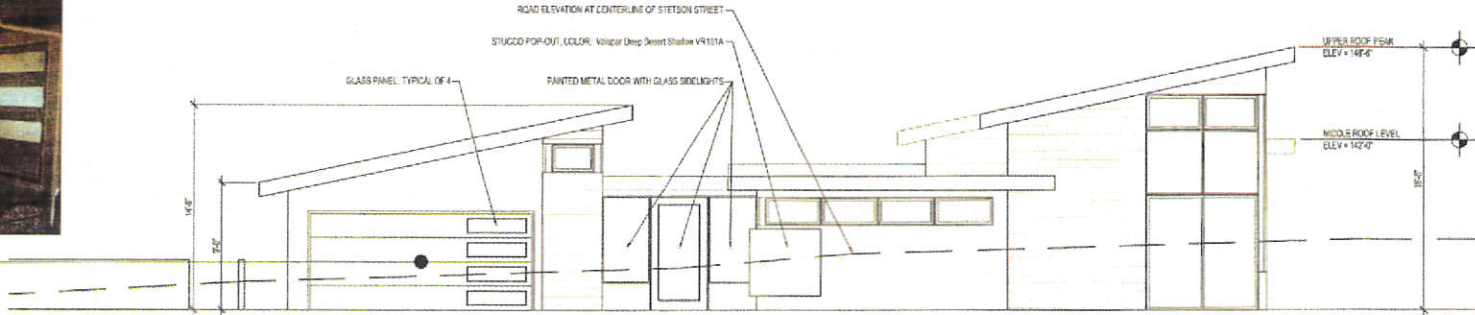
Date: 20 April 2019
Drawn:
Scale:

A 3.2

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GARAGE DOOR:
CLOPLAY DOOR
MODERN STEEL COLLECTION
Painted COLOR: Clark and Kensington
Tea and Biscuits N-W15



1 NORTH (STREET) ELEVATION
1/4" = 1'-0"

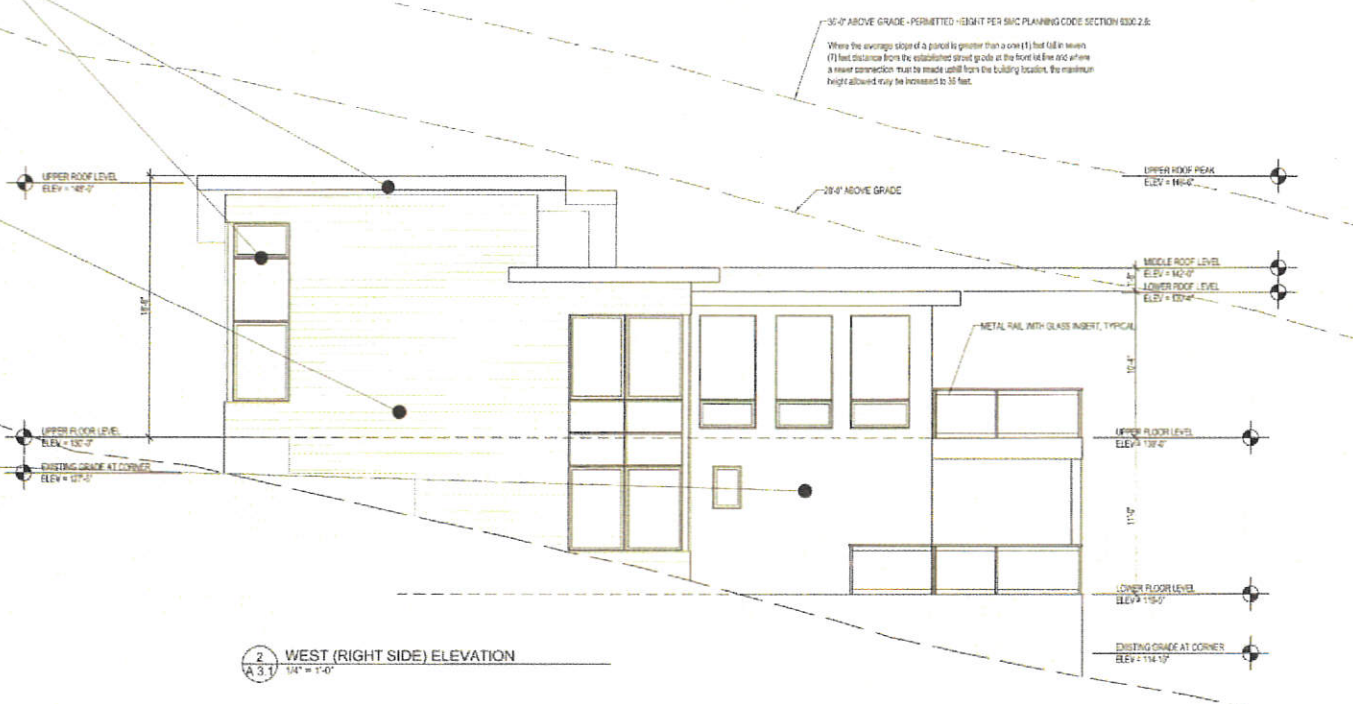
PAINTED FASCIA, WINDOWS, AND TRIM
COLOR: Valspar Deep Desert Shadow VR101A



PAINTED WOOD OR FIBER CEMENT SIDING
COLOR: Clark and Kensington
Tea and Biscuits N-W15



PAINTED STUCCO OR FIBER CEMENT PANELS
COLOR: Valspar Forest Moss VR101B



2 WEST (RIGHT SIDE) ELEVATION
1/4" = 1'-0"

Project Team

VantMacIntyre Architects
One Middlefield
Culver City
Los Angeles, CA 90230
Tel: 310.308.9974
Fax: 310.308.9975
http://www.vantmacintyre.com

Structural Engineer

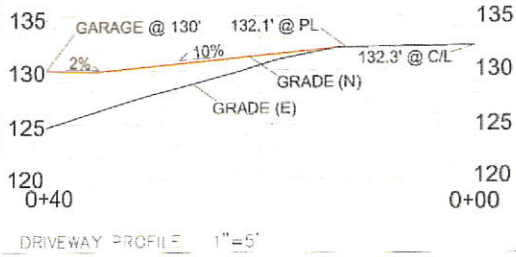
Title 24 Energy Consultant

New Residence for:
Turner/McCormack
Stetson Street
Moss Beach, CA 94038

EXTERIOR ELEVATIONS

| Revision | Date | Drawn | Scale |
|----------|---------------|-------|-------|
| 1 | 20 April 2018 | | |

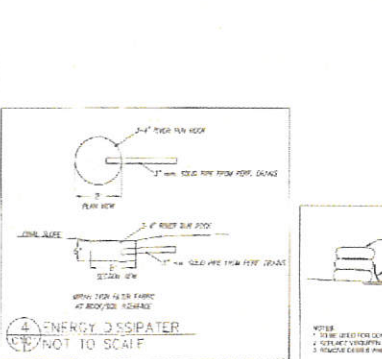
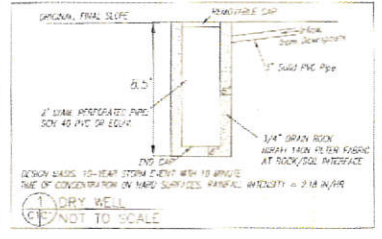
A 3.1
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- ### LEGEND
- 1" CENTER (S)
 - 1" CENTER (N)
 - PROPOSED CENTER
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING DRAINAGE
 - PROPOSED DRAINAGE
 - DOUGLASS
 - 2" X 12" SLOPE
 - 2" X 12" SLOPE

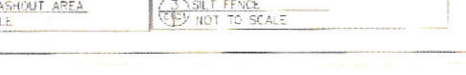
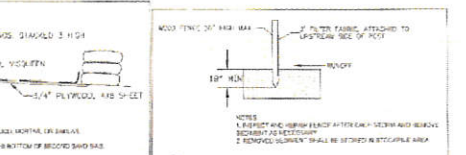
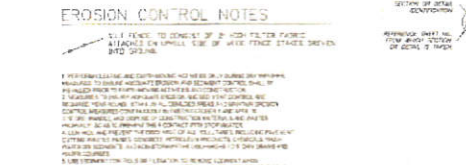
- ### GENERAL NOTES
1. PLAN PROVIDED AT THE REQUEST OF PALL PETERSON CORP.
 2. PREFERENTIALS, SOIL REPORTS, ETC. TO BE PROVIDED BY THE CLIENT.
 3. THERE IS NO RECORD SURVEY.
 4. ELEVATION DATA ASSUMED.
- ### GRADING NOTES
- CUT VOLUME: 135 CY
 FILL VOLUME: 170 CY
 TOTAL DRAINAGE: 4.56 CY OUTFALL
 NOTE: WITH BUILDING FACTOR OF 10%, CUT VOLUME OF 135 CY INCREASES TO 170 CY
 VOLUMES ABOVE ARE APPROXIMATE
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%
 MODIFIED CUT OR FILL SLOPES SHALL BE SLOPED NO STEEPER THAN 2:1 (H:V)
 ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES

- ### EROSION CONTROL POINT OF CONTACT
- THESE ARE THE POINTS OF CONTACT FOR THE EROSION CONTROL MEASURES TO BE INSTALLED AT THE POINTS OF CONTACT AS SHOWN ON THIS PLAN.
- ### EROSION CONTROL NOTES
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE POINTS OF CONTACT AS SHOWN ON THIS PLAN.
 2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.



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 3. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.




DATE: 04-14-15
 DRAWN BY: CHC
 CHECKED BY: JPP
 PROJECT: 137 PINE CROW AVENUE
 MOSS BEACH, CALIFORNIA 92041
 SHEET: C-1

GRADING, DRAINAGE, EROSION CONTROL PLAN
 MCCORMACK PROPERTY
 STETSON STREET
 MOSS BEACH, CALIFORNIA
 APR. 037-144030

Material Property Datasheet

TRESPA® PURA NFC®

Decorative high-pressure compact laminates according to EN 438-6:2005 with thickness of 8 mm for outdoor applications. Sheets consisting of layers of wood-based fibres (paper and/or wood) impregnated with thermosetting resins and surface layer on one side, having decorative colours. A transparent topcoat is added to the surface layer and cured by Trespas unique in-house technology Electron Beam Curing (EBC), to enhance weather and light protecting properties. These components are bonded together with simultaneous application of heat ($\geq 150^{\circ}\text{C}$ / $\geq 302^{\circ}\text{F}$) and high specific pressure ($> 7\text{ MPa}$) to obtain a homogeneous non-porous material with increased density and integral decorative surface.

| Properties | Test method | Property or attribute | Unit | Result |
|--|-----------------|--|--|---|
| | | | | Grade: EDF Standard: EN 438-6 Colour/Decor.  |
| Surface quality | | | | |
| Surface quality | EN 438-2 : 4 | Spots, dirt, similar surface defects Fibres, hairs & scratches | mm ² /m ² mm/m ² | ≤ 2 ≤ 20 |
| Dimensional tolerances | | | | |
| | EN 438-2 : 5 | Thickness | mm | +/- 0.50 |
| | EN 438-2 : 9 | Flatness | mm/m | ≤ 2 |
| Dimensional tolerances | EN 438-2 : 6 | Length & width | mm | + 5 / - 0 |
| | EN 438-2 : 7 | Straightness of edges | mm/m | ≤ 1 |
| Physical properties | | | | |
| Resistance to impact by large diameter ball | EN 438-2 : 21 | Indentation diameter - $\delta \leq 1\text{ mm}$ with drop height 1.8 m | mm | ≤ 10 |
| Dimensional stability at elevated temperature | EN 438-2 : 17 | Cumulative dimensional change | Longitudinal % Transversal % | ≤ 0.25 ≤ 0.25 |
| Resistance to wet conditions | EN 438-2 : 15 | Mass increase Appearance | % Rating | ≤ 3 ≥ 4 |
| Modulus of elasticity | EN ISO 178 | Stress | MPa | ≥ 9000 |
| Flexural strength | EN ISO 178 | Stress | MPa | ≥ 120 |
| Tensile strength | EN ISO 527-2 | Stress | MPa | ≥ 70 |
| Density | EN ISO 1183 | Density | g/cm ³ | ≥ 1.35 |
| Resistance to fixings | ISO 13894-1 | Pull out strength | N | ≥ 3000 |
| Weather resistance properties | | | | |
| Resistance to climatic shock | EN 438-2 : 19 | Flexural strength index (D _f) | Index | ≥ 0.95 |
| | | Flexural modulus index (D _m) | Index | ≥ 0.95 |
| Resistance to artificial weathering (incl. Light fastness) West European cycle | EN 438-2 : 29 | Appearance | Rating | ≥ 4 |
| | | Contrast | Gray scale ISO 105 A02 | 4.5 |
| | | Contrast | Gray scale ISO 105 A03 | 4.5 |
| | | Appearance | Rating | ≥ 4 |
| Resistance to artificial weathering (incl. Light fastness) Florida cycle 3000hrs | Trespa Standard | Contrast | Gray scale ISO 105 A02 | 4.5 |
| | | Contrast | Gray scale ISO 105 A03 | 4.5 |
| | | Appearance | Rating | ≥ 4 |
| | | Contrast | Gray scale ISO 105 A02 | 4.5 |
| Resistance to SO ₂ | DIN 50018 | Contrast | Gray scale ISO 105 A03 | 4.5 |
| | | Appearance | Rating | ≥ 4 |
| Fire performance | | | | |
| Reaction to Fire | EN 438-7 | Classification | Euroclass | Bs2,d0 |
| Surface burning characteristics | ASTM E84 | Classification | Class | A |

BLD2016-02561: 824 Stetson St Moss Beach, landscaping modifications

Approved trees for planting: Toyon heteromeles arbutifolia

Modification:

We have come to learn that the approved Toyon tree species produces toxic berries that contain a small amount of cyanogenic glycosides. The Toyon is included on the list of plants toxic to dogs and cats. <https://www.gardenfactoryny.com/media/pdf/ToxicPlants.pdf>.

We have dogs, so we are not planting this tree species. Instead we would like to plant Prunus Kwanzan as they provide color similar to the Toyon, are pet friendly and do well in the coastal climate. Also, the plan calls for three trees to be planted in the north east section of the property. This area is too small for three trees so we would like to plant two.

Clarification:

The landscape plan calls for assorted specific native plantings in various locations on the property. We agree to plant native plants, not necessarily the plants that are specifically named. Our focus will be on utilizing native plants that are drought tolerant.

BLD2016-02561: 824 Stetson St Moss Beach, landscaping modifications as indicated on landscaping plan

Front yard

- Removing 3 Toyon *Heteromeles arbutifolia* (15g) and replacing with 2 *Cercis occidentalis* (15g)

East Side yard

- Repositioning the assorted native plants and replacing a Pacific Wax Myrtle *Myrica californica* with a *Cercis occidentalis* (15g)

Back yard

- Removing 2 coffee berry *Rhamnus californica* and 2 Pacific Wax Myrtles *Myrica californica* and a Toyon *Heteromeles arbutifolia*

West Side yard

- Repositioning 2 Pacific Wax Myrtles *Myrica californica*

DRIVEWAY/ PATH PERMEABLE PAVERS
WWW.CALSTONE.COM



Grass, ±740 sf
Carex Pansa, in plugs
Grass planting shall conform with San Mateo County water usage requirements; grass area shall not be irrigated.
Alternate: artificial grass

Toyon
heteromeles
arbutifolia
15 gallon

Cercis
occidentalis
15 gallon

| Type | Botanical Name | Common Name | Water Use |
|--------|---|-------------------------|-----------------|
| P N | Aquilegia spp. (CA native and non-native spp.) | columbine | Low |
| Gc N | Arctostaphylos uva-ursi "San Bruno Mountain" | San Bruno Min manzanita | Low |
| Gc S N | Berberis aquifolium var. repens (shade) | creeping mahonia | Low |
| S N | Ceanothus thyrsiflorus "Skylark" | Skylark ceanothus | Low |
| S N | Frangula californica and cvs. (Rhamnus californica) | coffeeberry | Low |
| S NA | Heteromeles arbutifolia | toyon | Low |
| P N | Leptosyne gigantea (Coreopsis gigantea) | giant coreopsis | Low |
| S N | Morella californica (Myrica californica) | Pacific wax myrtle | Moderate/Medium |
| P N | Polystichum munitum | western sword fern | Moderate/Medium |
| S N | Ribes sanguineum varieties & cultivars | red flow ering currant | Low |
| P NA | Woodwardia fimbriata | giant chain fern | Moderate/Medium |
| T N | Cercis occidentalis | Western Redbud | L |

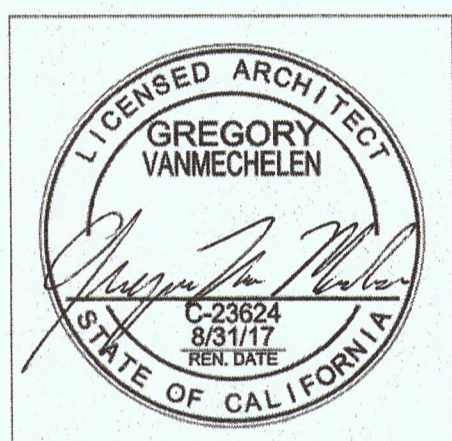
- LANDSCAPE PLAN NOTES**
- LANDSCAPE PLANTED AREAS SHALL INCORPORATE COMPOST, MIN. 4 CUBIC YARDS PER 1000 SF TO A DEPTH OF 6".
 - PROVIDE 3" LAYER OF MULCH TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF OR CREEPING/ROOTING GROUNDCOVERS.
 - THERE IS NO IRRIGATION SYSTEM FOR THIS PROJECT. IF AN IRRIGATION SYSTEM IS INSTALLED, IRRIGATION CONTROLLERS SHALL USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR. PROGRAMMING DATA SHALL NOT BE LOST DUE TO A POWER INTERRUPTION. AREAS LESS THAN 10'-0" IN ANY DIRECTION SHALL USE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.
 - PROVIDE FUEL BREAK OF DEFENSIBLE SPACE TO 30' FROM BUILDING PERIMETER, PRUNE DEAD AND DYING PORTIONS, AND LIMB UP TO 6'-10' ABOVE GROUND. REMOVE ANY PORTION OF (E) TREES WITHIN 10' OF CHIMNEY OR STOVE PIPE OUTLET

Project Team
VanMechelen Architects
Greg VanMechelen
732 Gilman Street
Berkeley, CA 94710
Tel: 510.558.1075
Fax: 510.558.1076
info@vanmechelenarchitects.com

Structural Engineer
Brian Dolson Consulting Engineer
P.O. Box 371022
Montara, CA 94037
Tel: (650) 728-0219
Fax: (650) 728-5429
bdolson@bcglobal.net
www.bdcengineer.com

Civil Engineer
Charlie Kozick
Sigma Prime
332 Princeton Avenue
Half Moon Bay, CA 94019
Tel: (650) 728-3590
Fax: (650) 728-3593
sigmaprime@aol.com

Title 24 Energy Consultant
Timothy Carstans
Carstans Energy
1019 Los Osos Valley Rd.
Los Osos, CA 93402
Tel: 805.924.9546
Fax: 805.603.3774
Email: titi24@yahoo.com

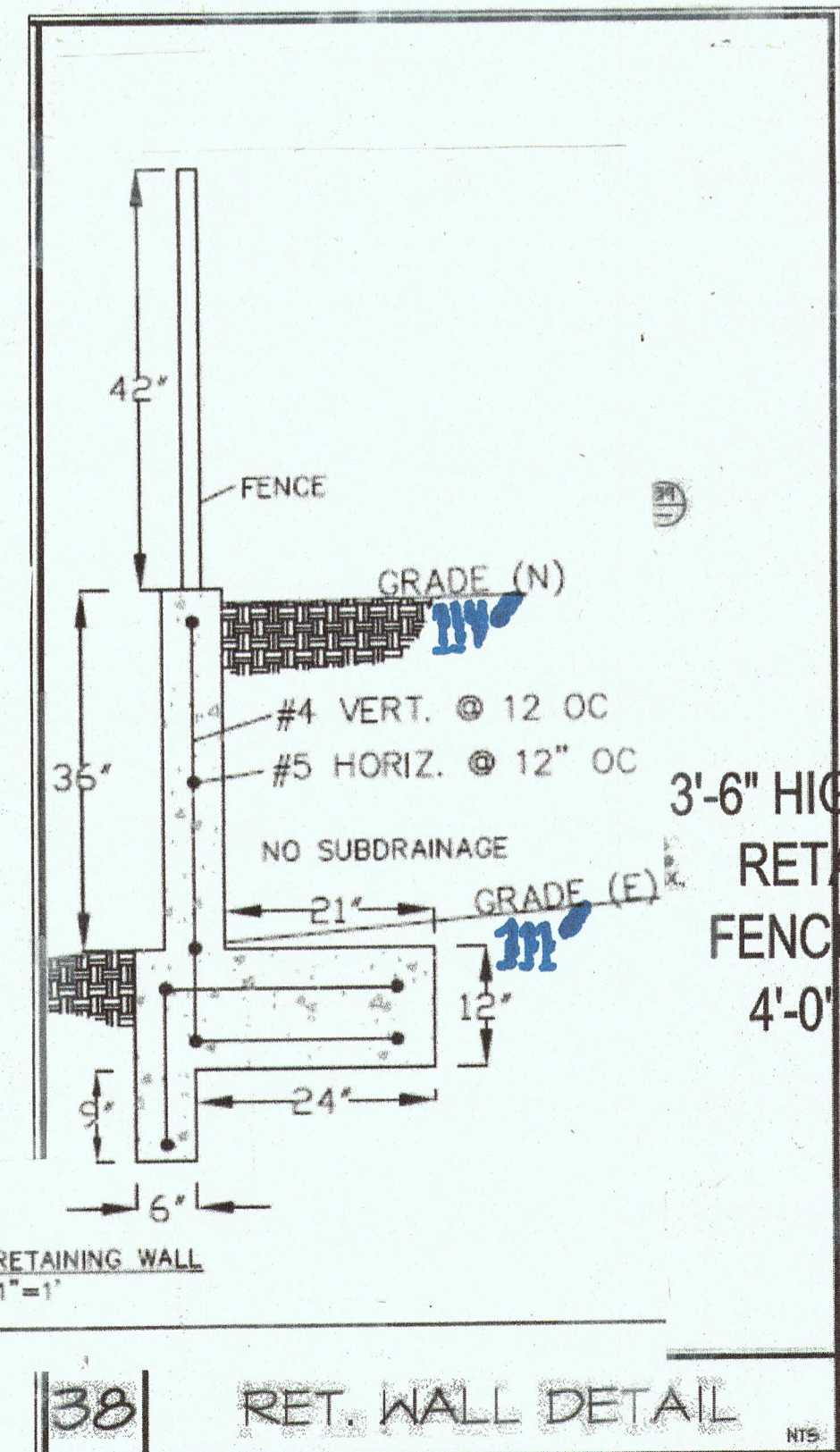
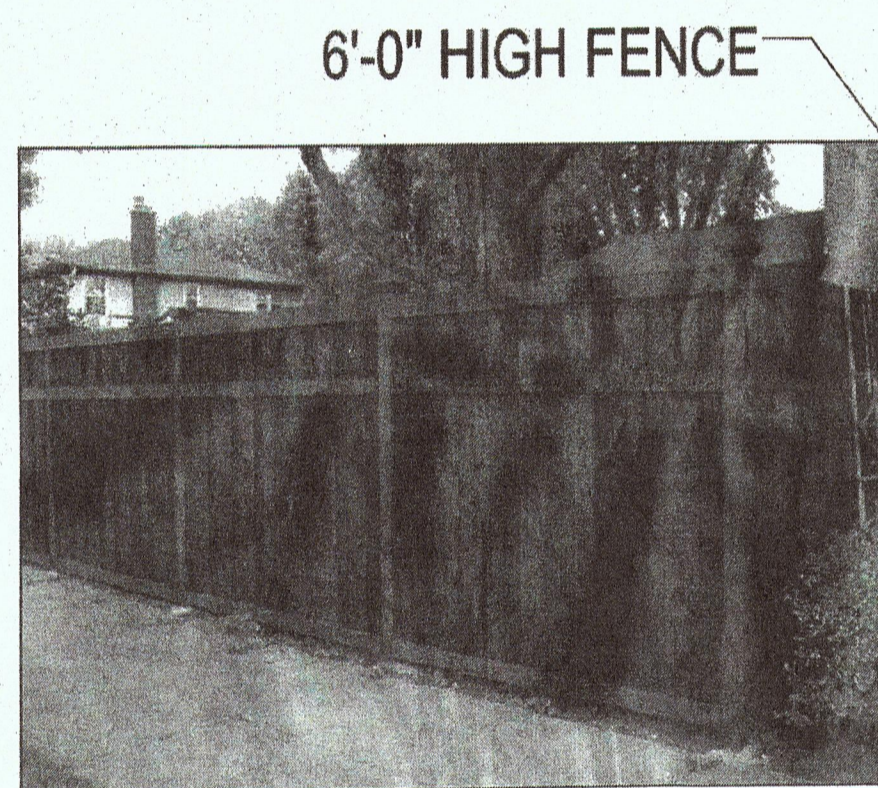
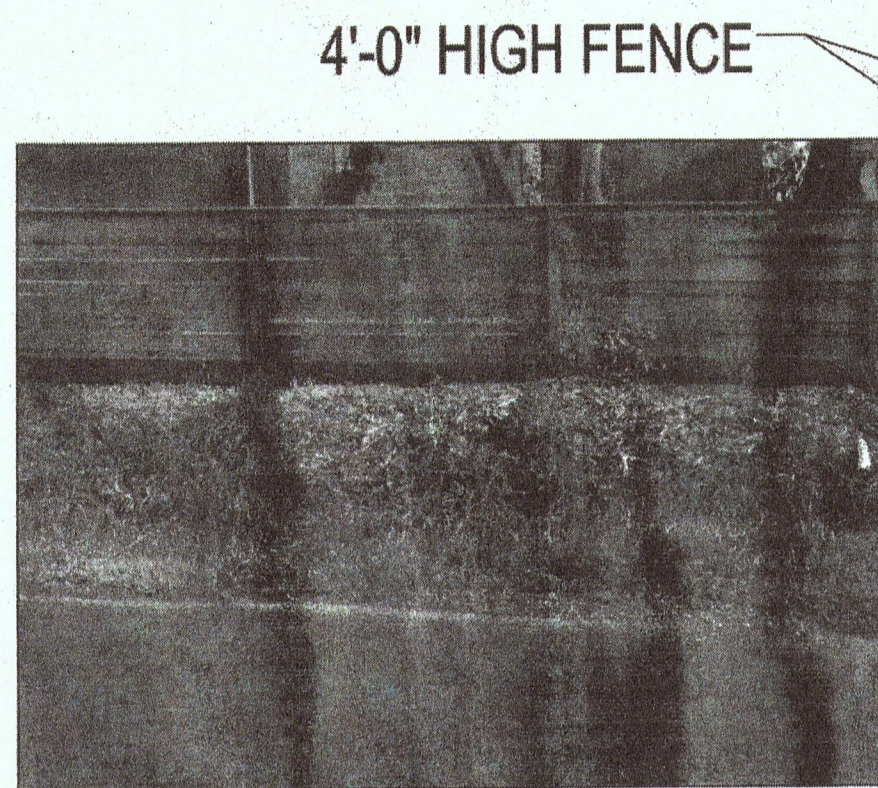


New Residence for:
Turner/ McCormack
Stetson Street
Moss Beach, CA 94038

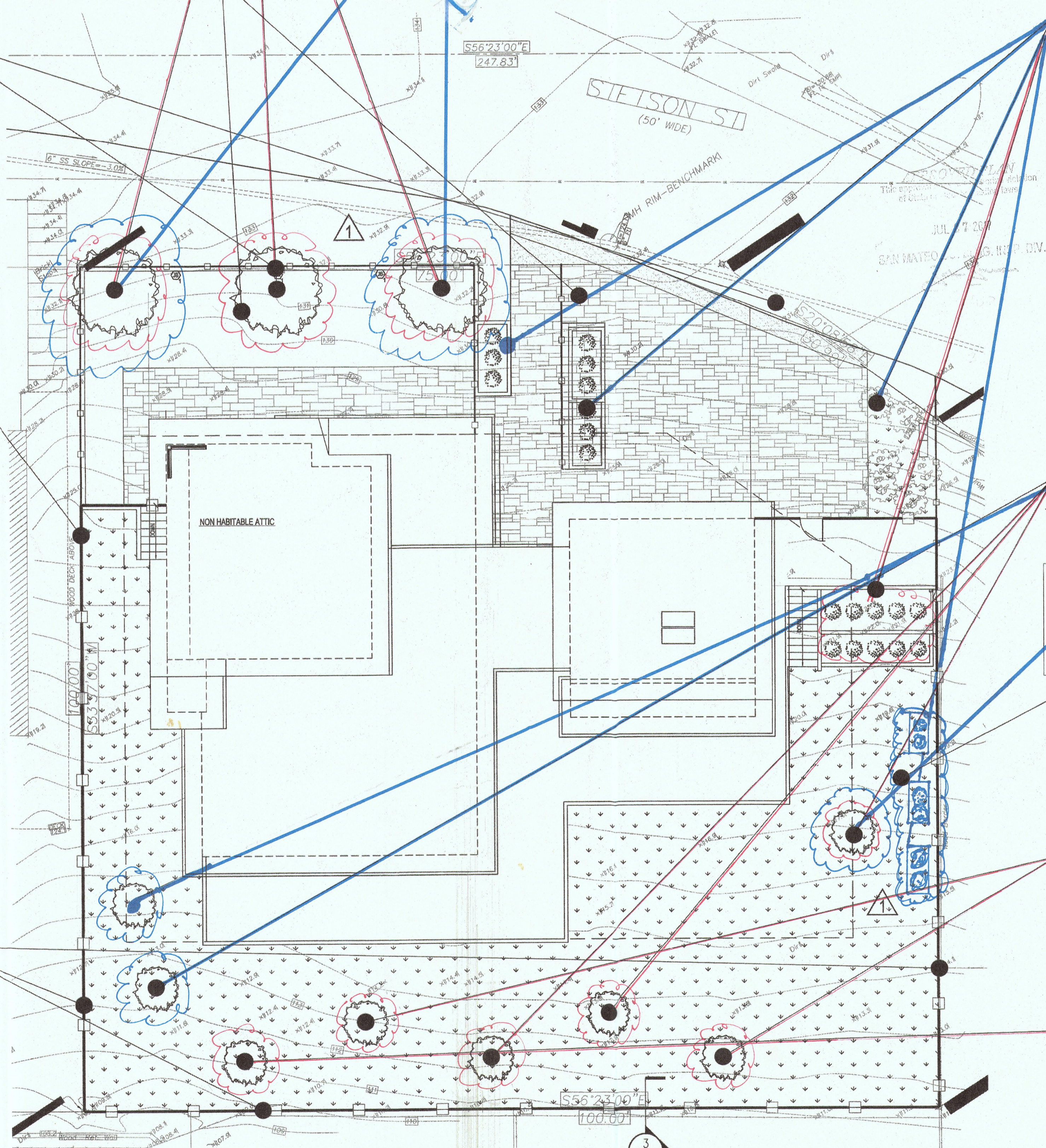
LANDSCAPE PLAN PLANTINGS

| Revision | Description | Date |
|----------|--------------|--------------|
| 1 | Plan Check 1 | .8 May 2017 |
| 2 | Plan Check 2 | .9 Jun 2017 |
| 3 | Plan Check 3 | .5 Jul 2017 |
| 4 | Plan Check 4 | .18 Jul 2017 |

Date: 27 December 2016
Drawn:
Scale:
L1
26 of 34 Sheets
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3'-6" HIGH FENCE ON RETAINING WALL. FENCE SIMILAR TO 4'-0" HIGH FENCE



- ASSORTED NATIVE PLANTINGS:**
- Ribes Sanguineum 1 gallon
 - Arctostaphylos Uva Ursi "San Bruno Mountain" 1 gallon
 - Polystichum Munitum 1 gallon
 - Woodwardia Fimbriata 1 gallon
 - Aquilegia Formosa 1 gallon
 - Berberis Repens 1 gallon
 - Coreopsis Gigantea 1 gallon
 - Ceanothus thyrsiflorus "Skylark" 5 gallon etc.

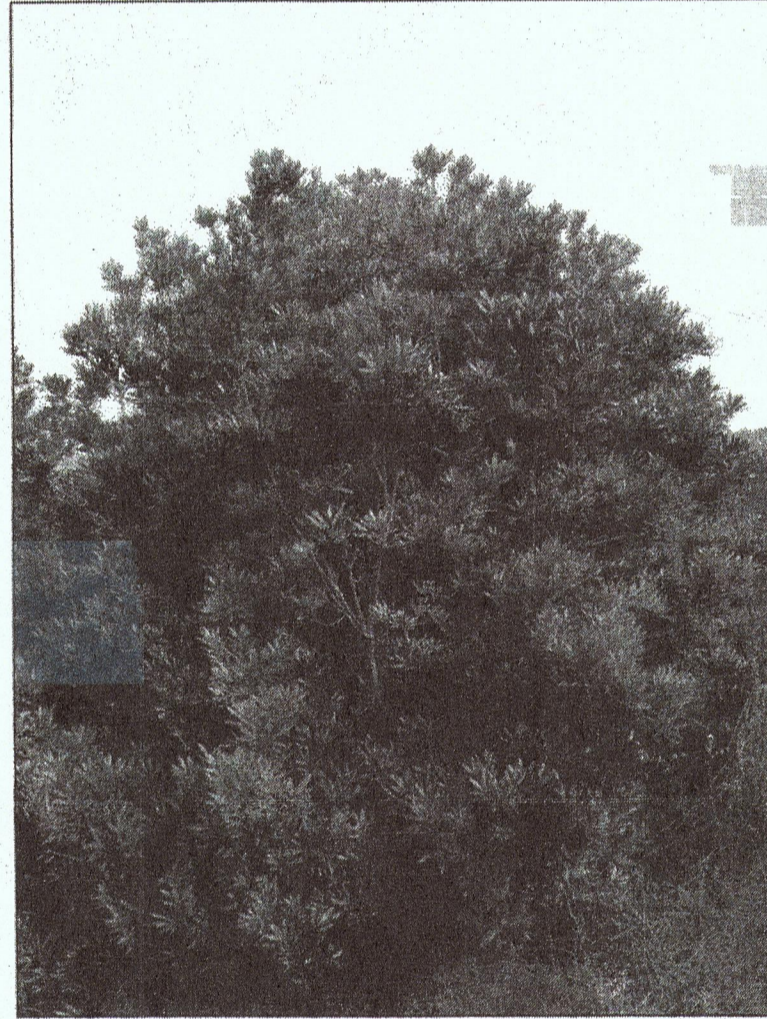
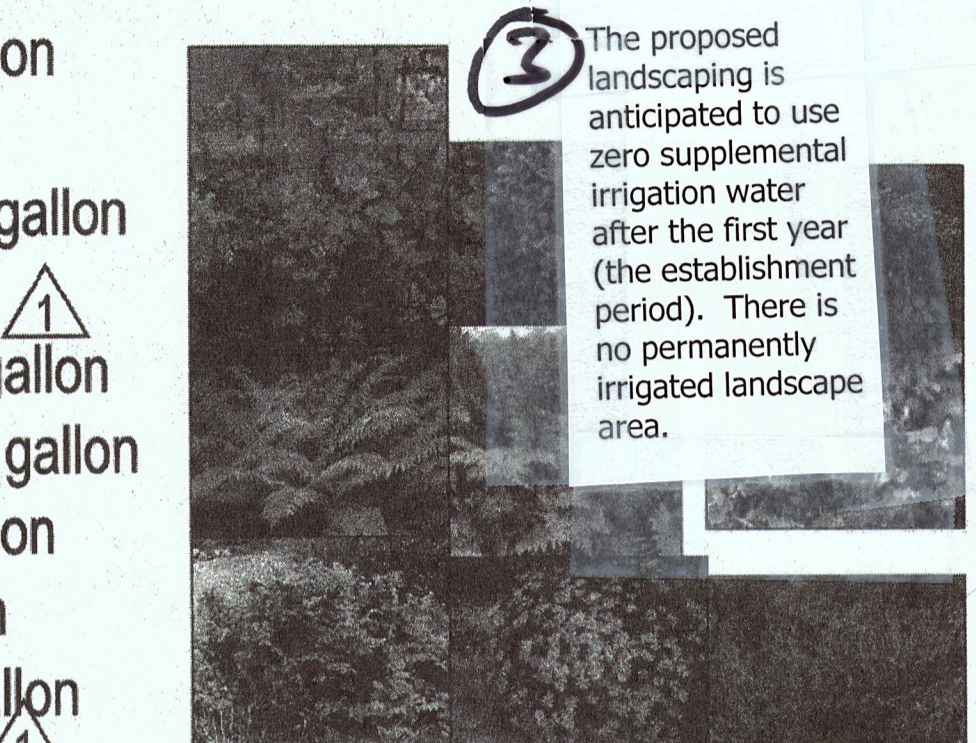
Pacific Wax Myrtle
myrica californica
5 gallon

Cercis
occidentalis
15 gallon

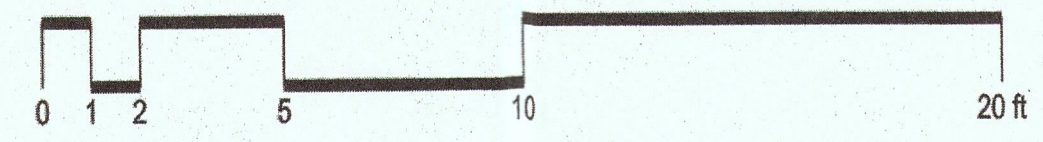
Grass, ±3500 sf
Carex Pansa, in plugs
Grass planting shall conform with San Mateo County water usage requirements; grass area shall not be irrigated.

Coffeeberry
rhamnus californica
5 gallon

Toyon
heteromeles arbutifolia
15 gallon



TRUE NORTH PLAN NORTH



RESUBMITTAL
JUN 21 2017
San Mateo County Building Inspection

Trespa Pura NFC®

**SMART
SIDING
SYSTEM**



EASY INSTALLATION,
DURABLE DESIGN



Think Trespa

TRESPA®



PREFINISHED SIDINGS

No need to cut or router, the sidings are ready to use.

.....



EASILY INSTALLED

Installed quickly with no mess and no fuss.

.....



SOLID & STURDY

High scratch and impact resistance guarantees hassle-free installation and a beautiful end result.

.....



WEATHER RESISTANT

Performs exceptionally well outdoors and will stay attractive for many years. Sun and rain have no significant effect on the w surface.

.....



NO NEED TO PAINT EASY TO CLEAN

The closed surface of Trespa Pura NFC® results in little build-up of dirt. Minimal maintenance is required, it is easy to clean, and painting will not be necessary in the future.

.....



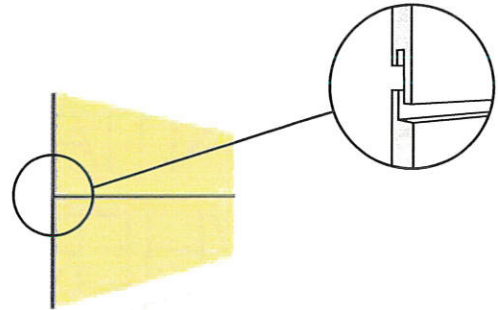
10 YEAR GUARANTEE

Guarantee on product performance, including color stability.

.....

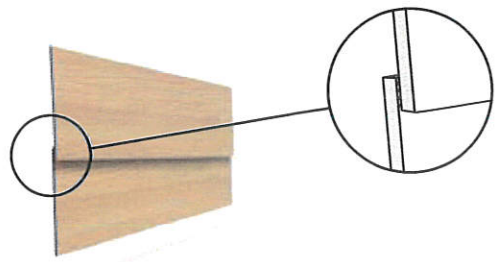


The sidings are made from up to 70% natural fibres, which are sourced from sustainable forests. All Trespa Pura NFC® products are certified according to the PEFC™ standard.



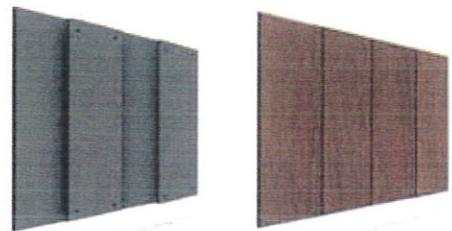
FLUSH SIDING

A flat, flush surface is easily achieved by mounting Trespa Pura NFC® sidings side by side, horizontally or vertically.



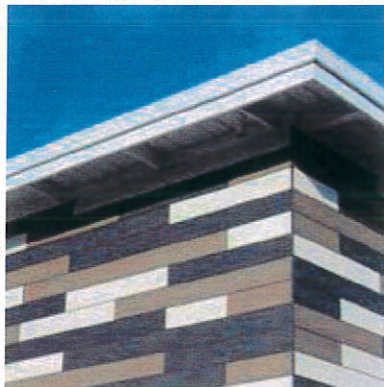
LAP SIDING

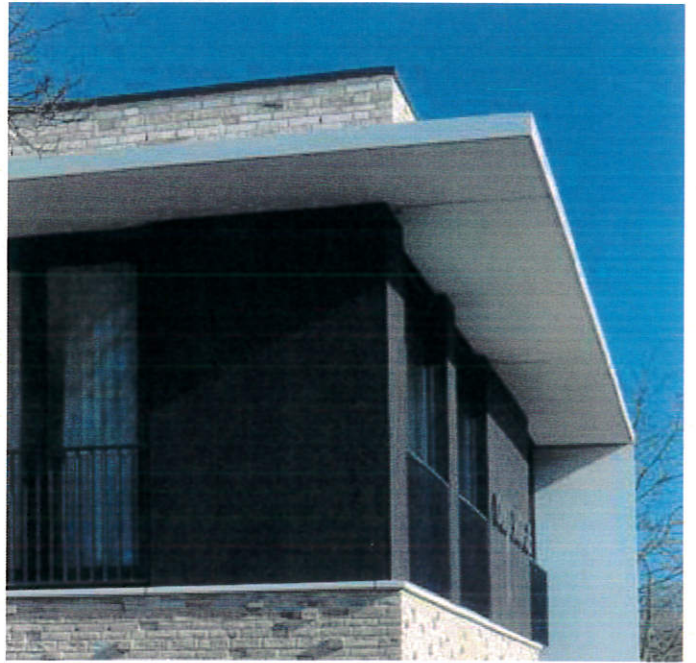
Lap siding is the traditional way of applying sidings to a wall.

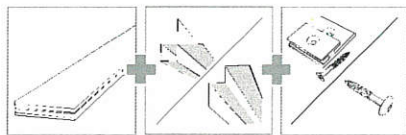


VERTICAL SIDING

Trespa Pura NFC® can also be applied vertically in different ways. The example shows alternate lap and flush sidings.





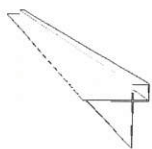


FASTENERS AND MATCHING ACCESSORIES

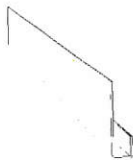
FLUSH SIDINGS



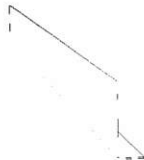
| | |
|----------------------|------------------------|
| SIZE | 3050 x 186 mm |
| THICKNESS | 8 mm |
| PLANK (GROSS) | 0,57 m ² |
| PLANK (NET) | 0,55 m ² |
| 1 PALLET | 36 Packs / 144 sidings |
| 1 PACK | 4 Sidings |



Proface® outer-corner profile



Proface® finish profile



Proface® support profile



Universal clips

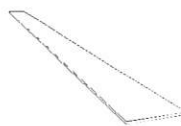


SFS intec Profile screws

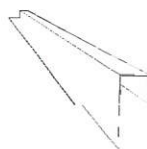


SFS intec HPL fast fixing screws

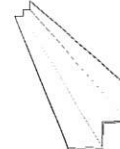
LAP SIDINGS



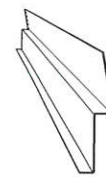
| | |
|----------------------|------------------------|
| SIZE | 3050 x 187 mm |
| THICKNESS | 8 mm |
| PLANK (GROSS) | 0,57 m ² |
| PLANK (NET) | 0,48 m ² |
| 1 PALLET | 36 Packs / 144 sidings |
| 1 PACK | 4 Sidings |



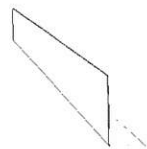
Proface® outer-corner profile



Proface® inner-corner profile



Proface® start profile



Proface® finish profile



SFS intec Profile screws



SFS intec HPL fast fixing screws

PROFILES AND HPL SCREWS ARE AVAILABLE IN THE FOLLOWING COLORS:



Aluminum (PU00)



Black (PU90)



Slate Ebony (PU22)



Aged Ash (PU17)/
Mystic Cedar (PU24)



Royal Mahogany (PU04)



Romantic Walnut (PU08)



Classic Oak (PU02)



Siberian larch (PU28)



Tropical Ipe (PU30)

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Trespa Pura NFC* is designed and created by Trespa, a specialist panelling and siding company headquartered in the Netherlands. Founded in 1960, Trespa is the first choice of exterior panelling for many of the world's leading architects, who insist on quality, reliability and durability for their projects.



CONTACT US

TRESPA INTERNATIONAL B.V.

P.O. Box 110, 6000 AC Weert
Wetering 20, 6002 SM Weert
The Netherlands
www.trespa.com

CUSTOMER SERVICE DESK EMEA EXPORT

Tel: +31 (0) 495 458 839
Info.Export@Trespa.com

TRESPA NORTH AMERICA LTD.

350 Fifth Avenue, Ste 4610
New York, NY 10118
United States of America
Tel: +1 800 487-3772
Info.NorthAmerica@Trespa.com

TRESPA UK LTD.

35 Calthorpe Road
Edgbaston
Birmingham, B15 1TS
United Kingdom
Tel: 0808-2340268
Info.UK@Trespa.com

VISIT US

TRESPA DESIGN CENTRE WEERT

Wetering 20
6002 SM Weert
The Netherlands
Tel: +31 (0) 495 458 845
TDC.Weert@Trespa.com
www.trespa.com/us/tdc

TRESPA DESIGN CENTRE BARCELONA

Calle Ribera 5,
08003 Barcelona
Spain
Tel: +34 (0) 93 295 4193
TDC.Barcelona@Trespa.com
www.trespa.com/us/tdc

TRESPA DESIGN CENTRE SANTIAGO

Eliodoro Yáñez 2831
Torre A - Local 1
Providencia, Santiago
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Tel: +56 2 4069990
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EASY TO USE: PRE-PACKED SIDINGS AVAILABLE WITH A VARIETY OF FASTENERS AND MATCHING ACCESSORIES

COLORS

WOOD DECORS



UNI COLOURS



| COLOR CODE | COLOR NAME | CORE | | FINISH | | FIXING SYSTEM | |
|------------|-----------------|-------|-------|--------|-------|---------------|---|
| | | BROWN | BLACK | MATT | SATIN | | |
| PU02 | Classic Oak | • | | • | | • | • |
| PU04 | Royal Mahogany | • | | • | | • | • |
| PU08 | Romantic Walnut | • | | • | | • | • |
| PU17 | Aged Ash | • | | • | | • | • |
| PU22 | Slate Ebony | | • | • | | • | • |
| PU24 | Mystic Cedar | • | | • | | • | • |
| PU28 | Siberian Larch | • | | • | | • | • |
| PU30 | Tropical Ipe | • | | • | | • | • |

| COLOR CODE | COLOR NAME | CORE | | FINISH | | FIXING SYSTEM | |
|------------|-----------------|-------|-------|--------|-------|---------------|---|
| | | BROWN | BLACK | MATT | SATIN | | |
| P03.0.0 | White | | • | | | • | • |
| P03.4.0 | Silver Grey | | • | | | • | • |
| P05.0.0 | Pure White | | • | | | • | • |
| P04.0.2 | Pale Yellow | | • | | | • | • |
| P05.5.0 | Quartz Grey | | • | | | • | • |
| P12.6.3 | Wine Red | | • | | | • | • |
| P25.8.1 | Anthracite Grey | | • | | | • | • |
| P28.2.1 | Aquamarine | | • | | | • | • |

PROJECT COLORS

In need of different Uni Colours or Wood Decors? Trespa Pura NFC* with black core is available in a wide range of standard Trespa* Uni Colours and Wood Decors. For more information, please contact your local Trespa representative.

ORDER SAMPLES AT [TRESPA.COM](https://www.trespa.com)

Trespa Pura ^{NFC}®

CREATIVE FREEDOM IN ALL AREAS

WITH ITS WIDE RANGE OF INSTALLATION OPTIONS, WOOD TONES AND UNI COLORS, TRESPA PURA ^{NFC}® OFFERS GREAT FUNCTIONAL AND AESTHETIC FREEDOM.

Trespa Pura ^{NFC}® is based on Trespa's decades of leadership in solutions for architects, construction companies and project developers. Trespa Pura ^{NFC}® innovative offering opens countless opportunities for building, rebuilding and refurbishing: façades and façade elements for a variety of sectors that includes schools, shops, banks, restaurants, offices and bars.



Trespa Pura ^{NFC}®

FITS ANY RESIDENTIAL STYLE, ANYWHERE

TRESPA PURA ^{NFC}® IS THE PERFECT CHOICE FOR ANY FAÇADE SIDING IN EITHER MODERN OR TRADITIONAL FITTING; IT GIVES MAXIMUM DESIGN FREEDOM.

Trespa Pura ^{NFC}® is the perfect choice for siding façades. The beauty of the material can also benefit other areas of the building like fascias and dormers. Using variations in lengths, colors and styles can help to protect and enhance the appearance of buildings' façade.

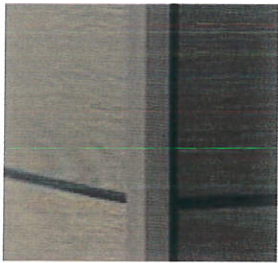


Trespa Pura ^{NFC}®

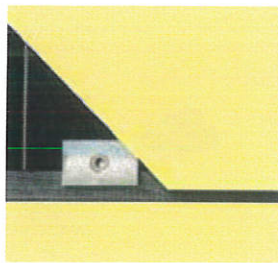
AN EASY AND VERSATILE SOLUTION

TRESPA PURA NFC® IS A VERSATILE SOLUTION FOR MOST SIDING PROJECTS. BOTH LAP AND FLUSH SIDINGS CAN BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY. THE SIDINGS CAN BE EASILY HANDLED AND ARE SIMPLE TO CUT. TRESPA PURA NFC® IS THE PERFECT ANSWER FOR BOTH INNOVATIVE AND TRADITIONAL VENTILATED FAÇADE PROJECTS. VENTILATED FAÇADES ARE MORE THAN JUST A DESIGN FEATURE, THEY CAN ALSO PROVIDE ENERGY EFFECTIVE SOLUTIONS.

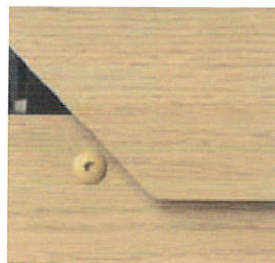
MATCHING COMPONENTS



Profiles



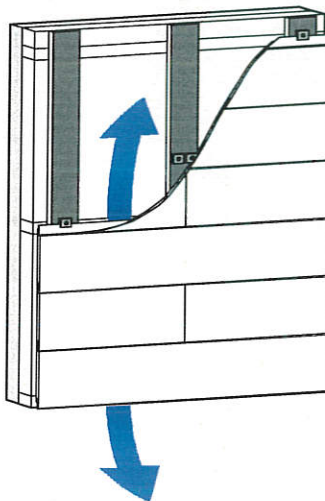
Clips

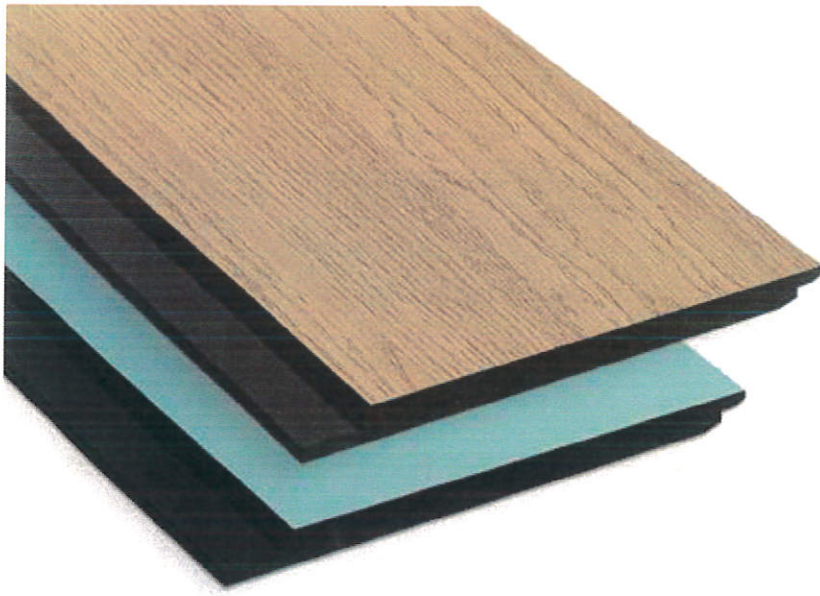


Screws

VENTILATED FAÇADE

A continuous airflow draws air through the cavity, aiding in the removal of heat and moisture from rain or condensation. The dry and comfortable conditions of the building may also have a positive contribution to the indoor environment.





Trespa Pura NFC®

CREATE FAÇADES WITHOUT CONCERNS

TRESPA PURA NFC® PROVIDES A SOLUTION CONSISTING OF SIDINGS, FASTENERS AND MATCHING ACCESSORIES. THE SIDINGS ARE NOT ONLY ATTRACTIVE, BUT ARE ALSO HIGHLY DURABLE. SIDINGS UNDERGO EXTENSIVE TESTING FOR IMPACT AND UV RESISTANCE AND COME WITH A 10-YEAR PRODUCT GUARANTEE, WHICH INCLUDES COLOR STABILITY. THE SYSTEM GIVES MAXIMUM DESIGN FREEDOM AND A LONG LASTING, BEAUTIFUL FINISH.

