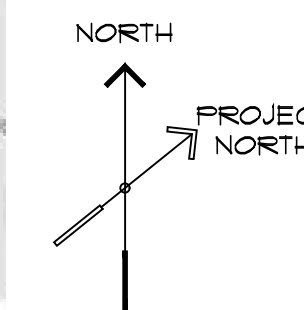


# INDEX OF DRAWINGS

## ARCHITECTURAL

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- A21 LOWER LEVEL PLAN
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- A41 BUILDING CROSS-SECTION
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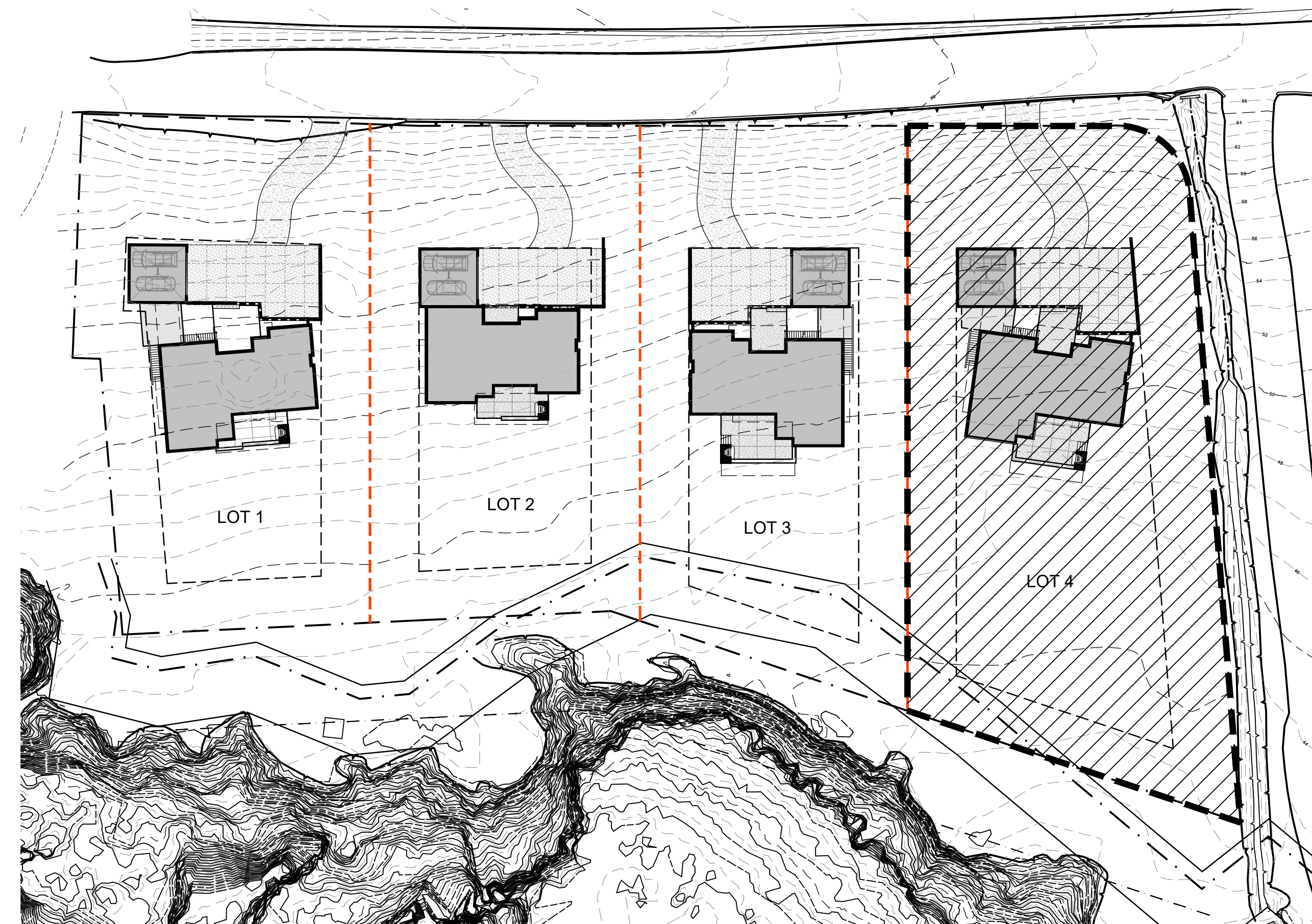
# LOT 4

# MOSS BEACH - LOT 4

## VALLEMAR ST. & JULIANNA AVE.

### GENERAL NOTES

1. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THIS ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THIS ARCHITECT.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES, ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THOSE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
5. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS AND/OR SPECIFICATIONS TO THE TRADES UNDER THEIR JURISDICTION.
7. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
8. ALL MATERIALS SHALL BE NEW UNLESS AND OF THE HIGHEST QUALITY IN EVERY RESPECT, 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: 4

APN: 037086230  
 PARCEL ID: T.B.D.  
 CITY NAME: MOSS BEACH (UNINC)  
 ZIP CODE: 94038  
 MITIGATION FEE AREA: MIDCOAST URBAN

ZONING: RM-CZ/DR/CD  
 MIDCOAST LCP

Maximum Building Height: 28'

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

#### SQUARE FOOTAGE SUMMARY

LOWER LEVEL (GROSS)	1,763#
MAIN LEVEL (GROSS)	2,234#
TOTAL FLOOR AREA (GROSS)	3,997#
GARAGE (GROSS)	576#
GARAGE STORAGE (GROSS)	242#
ROOF ACCESS (HABITABLE)	239#
COVERED ENTRY PATIO	168#
COVERED REAR DECK	287#
ELEVATED DECKS	
ENTRY DECK	189#
GARAGE DECK	182#
REAR DECK	596#

### ARCHITECT



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

### ISSUE DATE

COUNTY COASTSIDE  
 DESIGN REVIEW SET

JULY 24, 2017



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

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

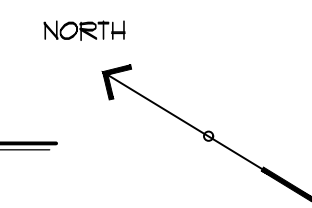
ELEVATION  
 0'-0" = 50'-9"

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

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

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

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



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

COASTSIDE DESIGN  
 REVIEW APPLICATION

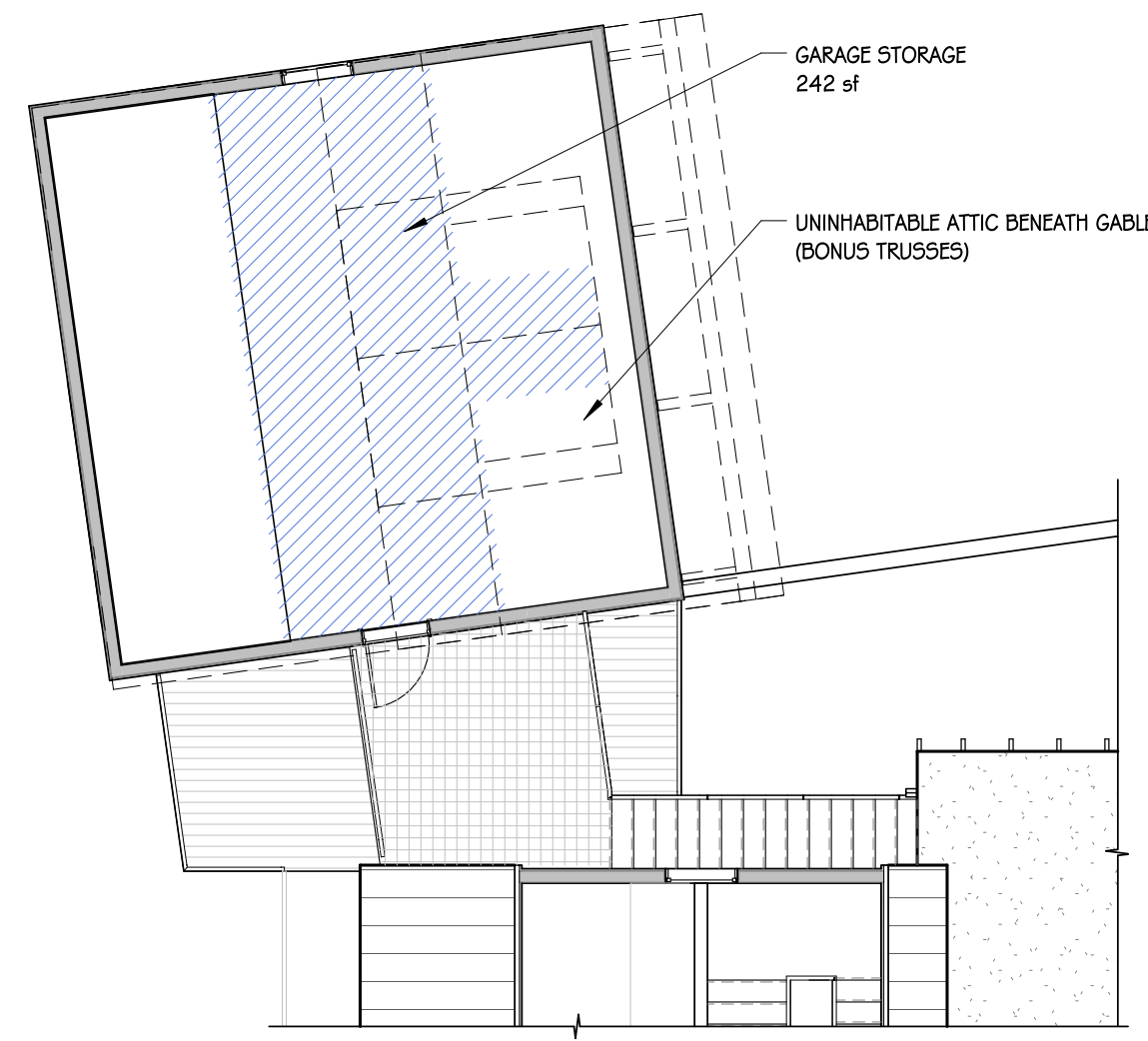
DRAWING:  
 SITE PLAN

PROJECT NUMBER: 1507

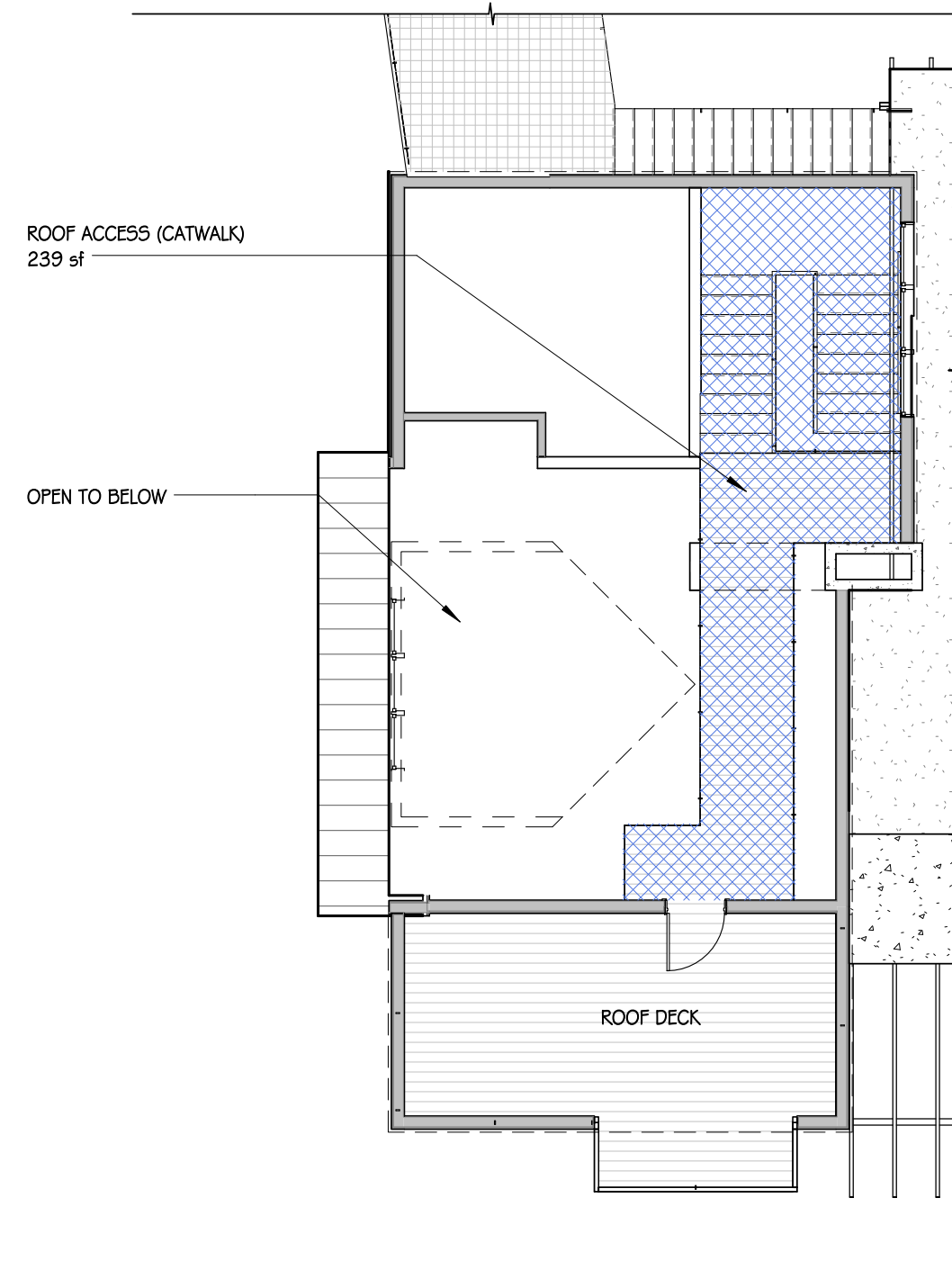
DATE: JULY 24, 2017

DESIGN REVIEW SET

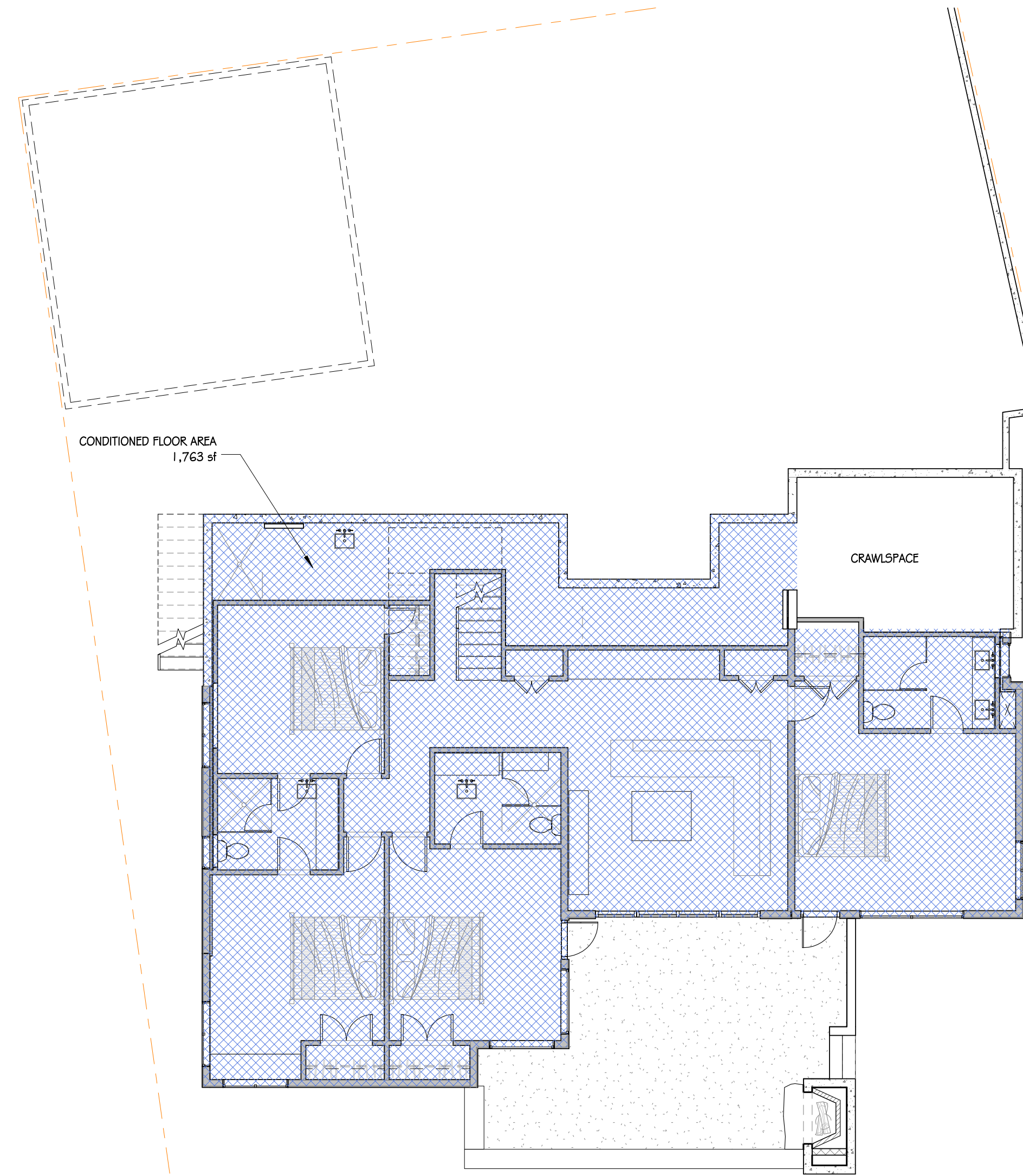
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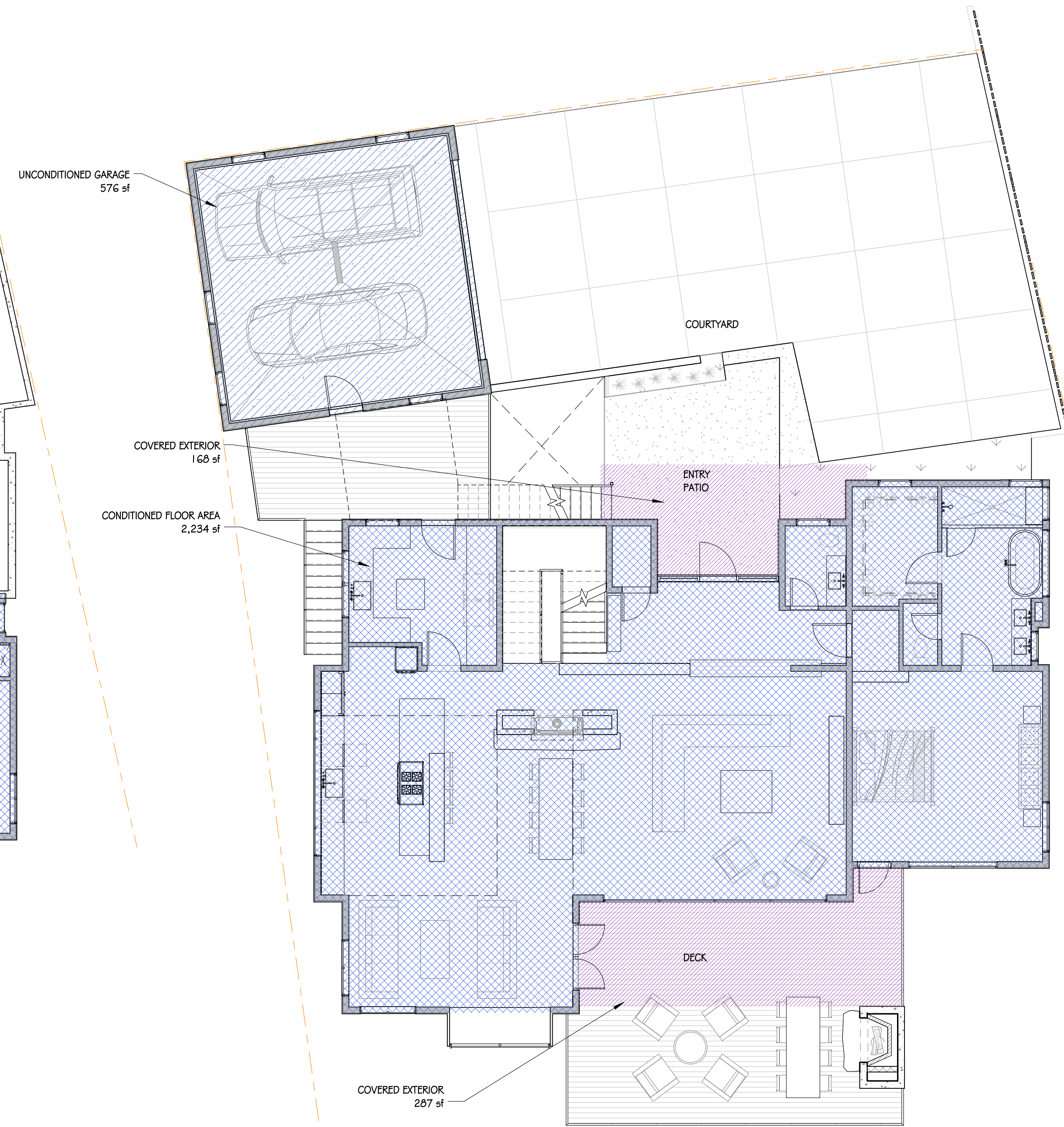
**4 GARAGE STORAGE LEVEL AREA PLAN**  
1/8" = 1'-0"



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



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



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

**HATCH LEGEND**

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

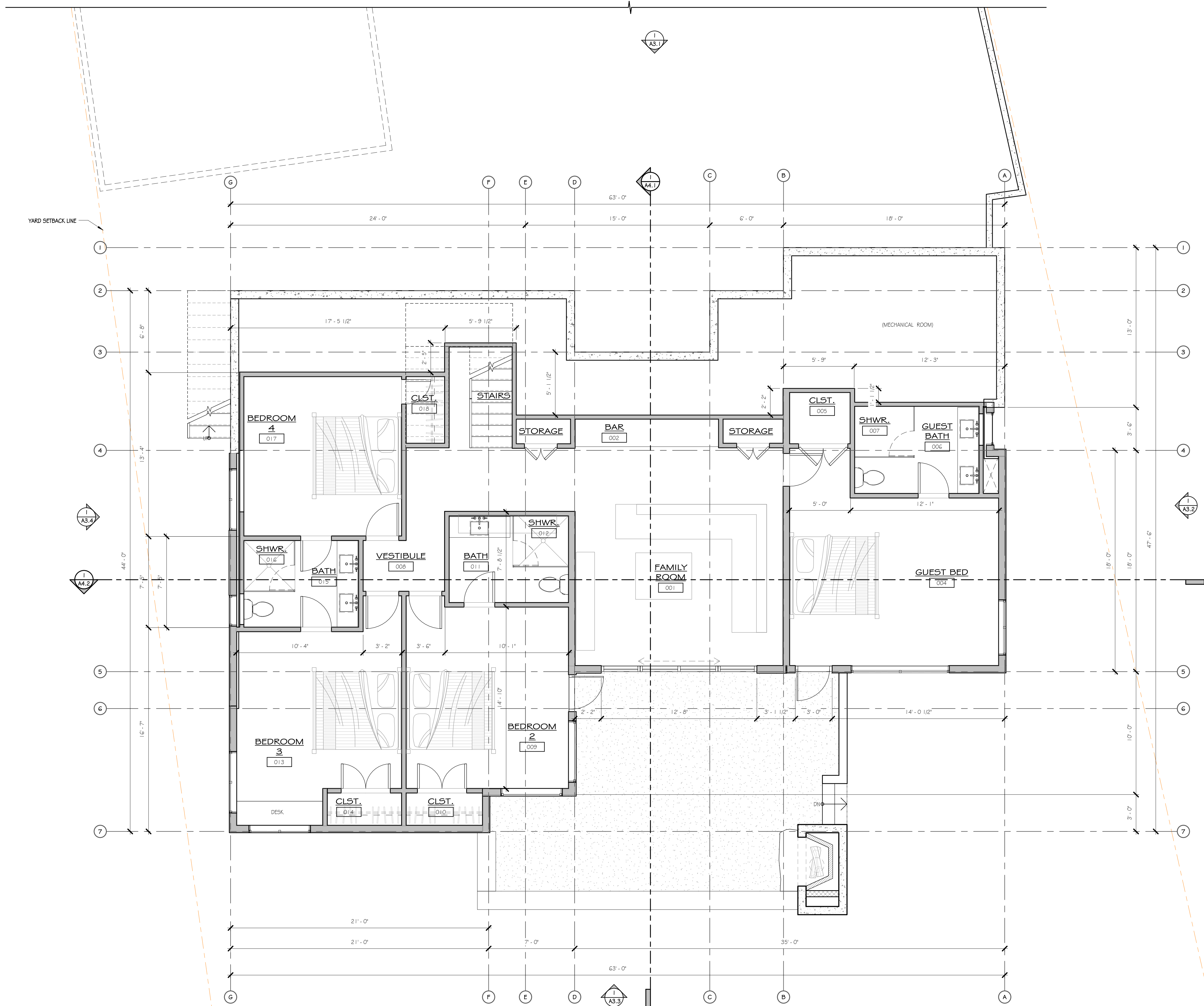
**SQUARE FOOTAGES**

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

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

FILE PATH: P:\CURRENT\1507 MOSS BEACH\ SAN MATEO, CA\1.0 DRAWINGS\ CURRENT SET\_REV\104 LOT\_NEW.rvt

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



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

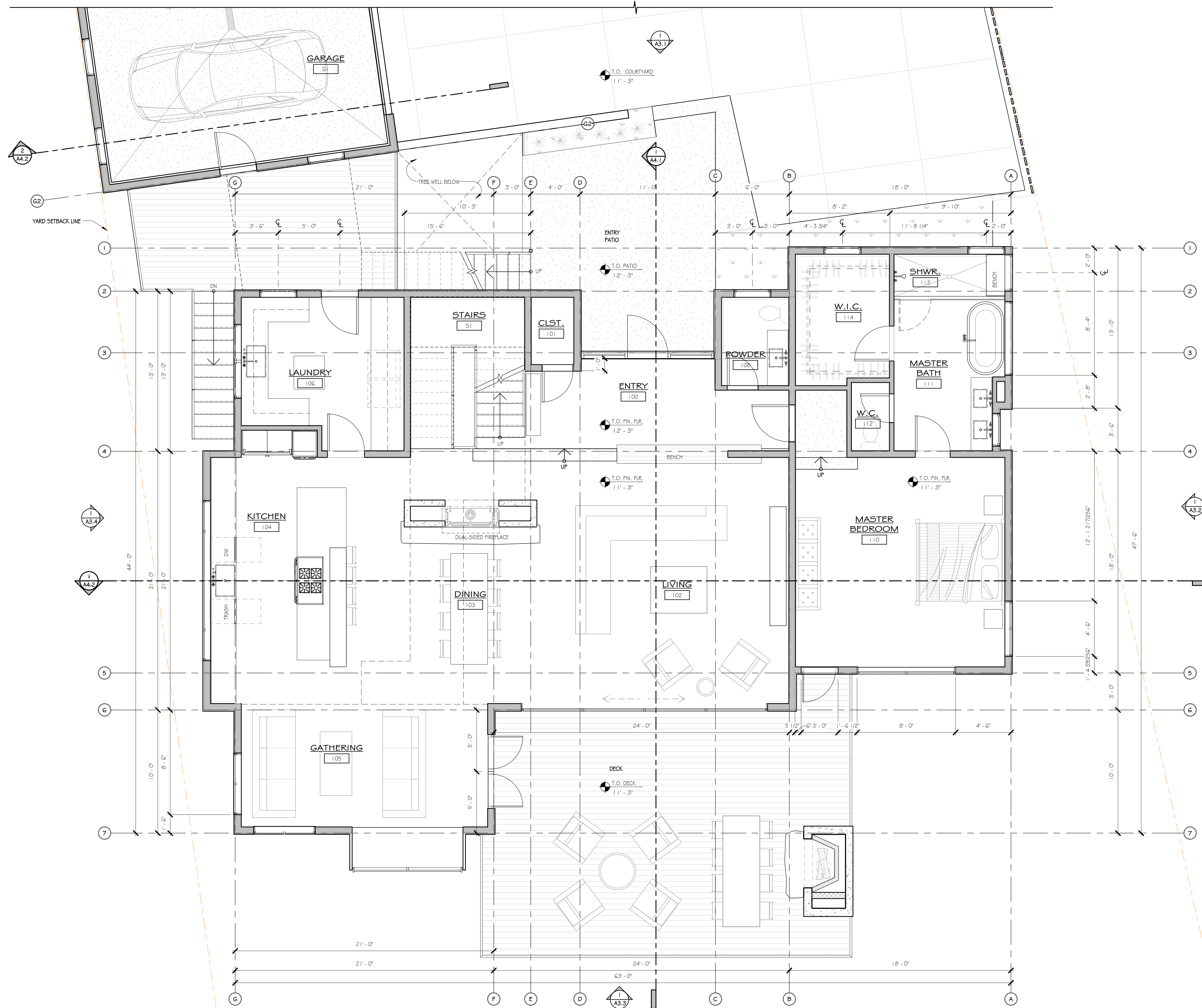
**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
FLOOR PLANS

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



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

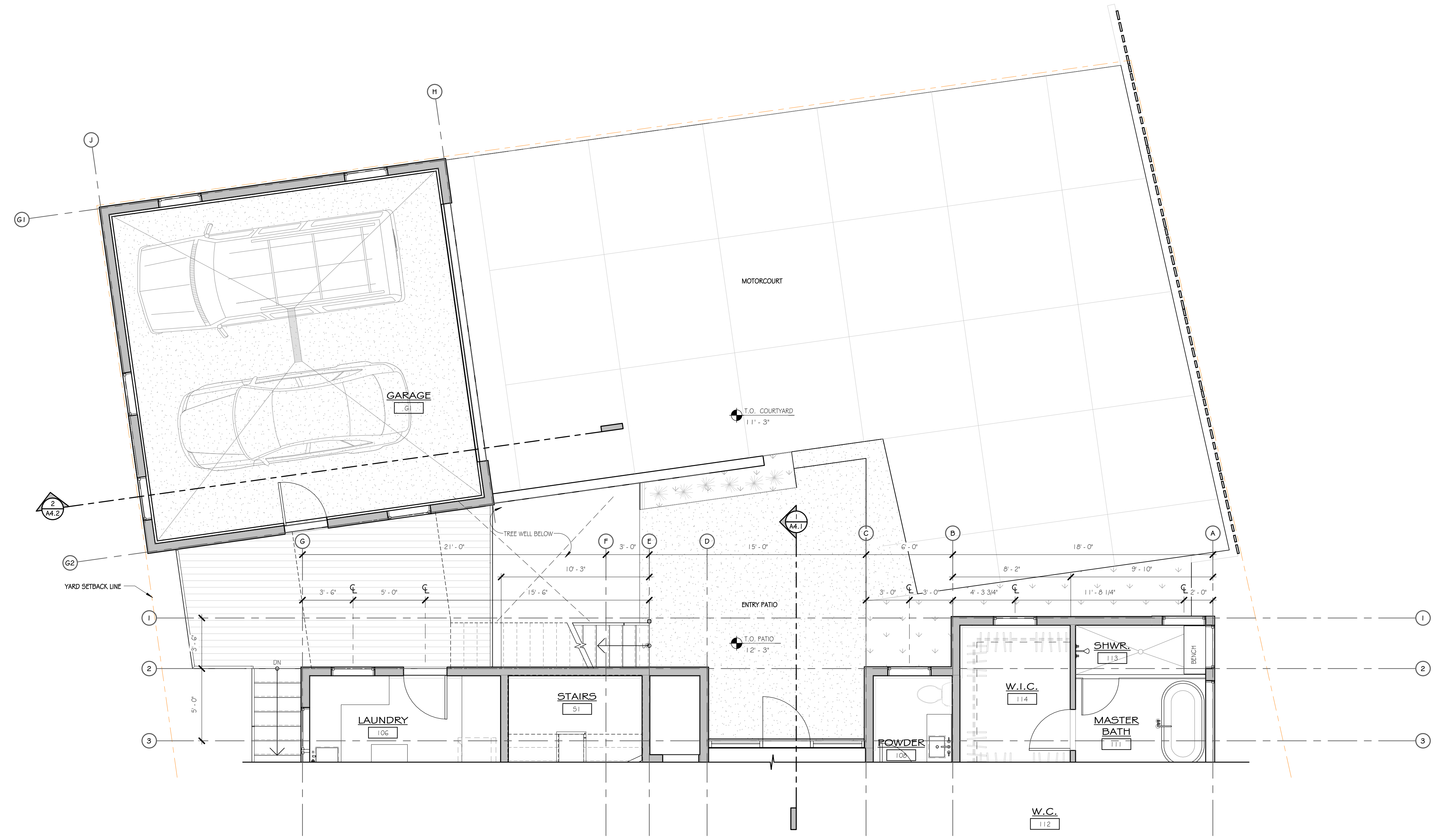
**MOSS BEACH - LOT 4**  
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

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

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



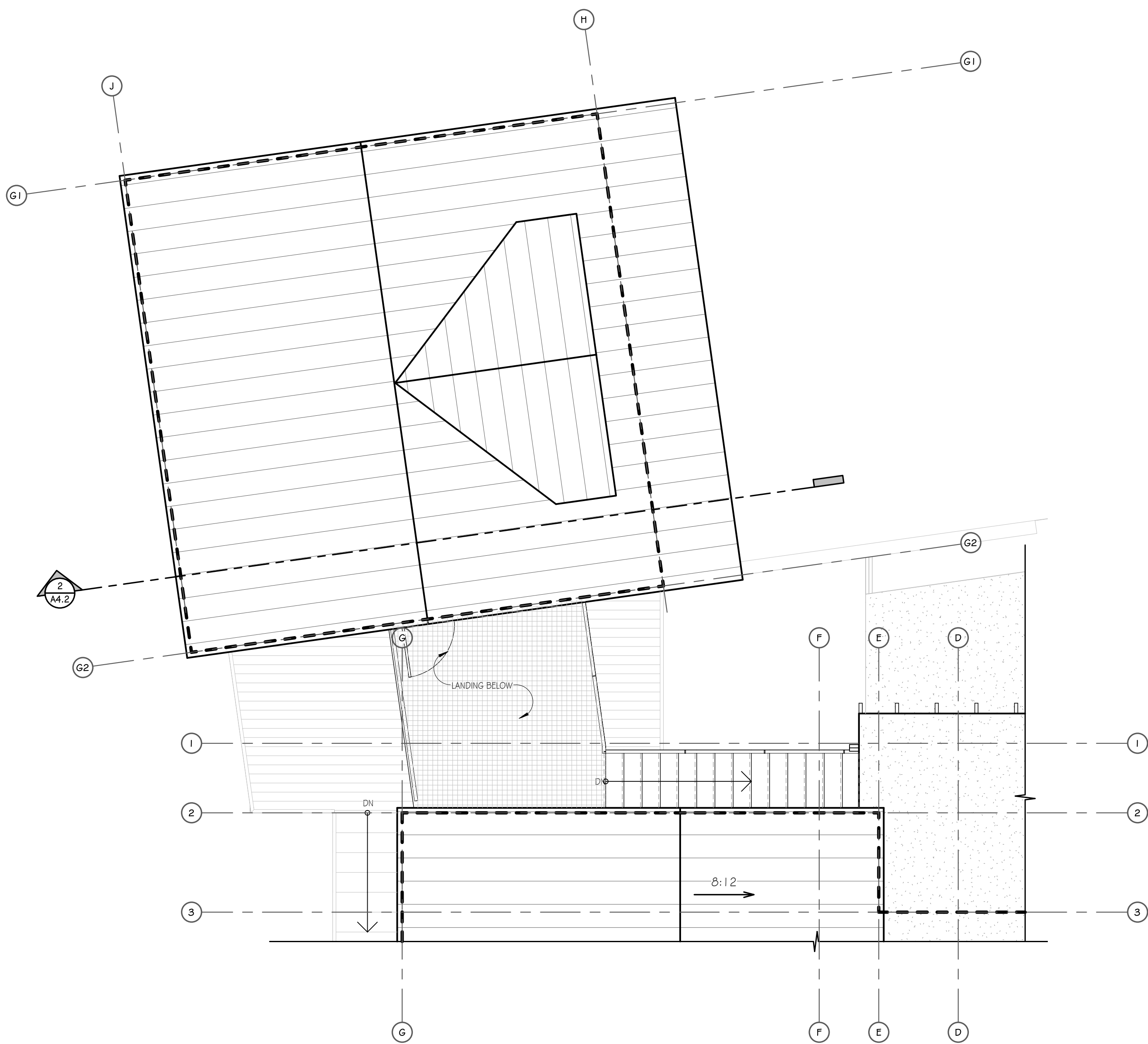
**1** COURTYARD  
 1/4" = 1'-0"

REVISION	
NO.	DATE

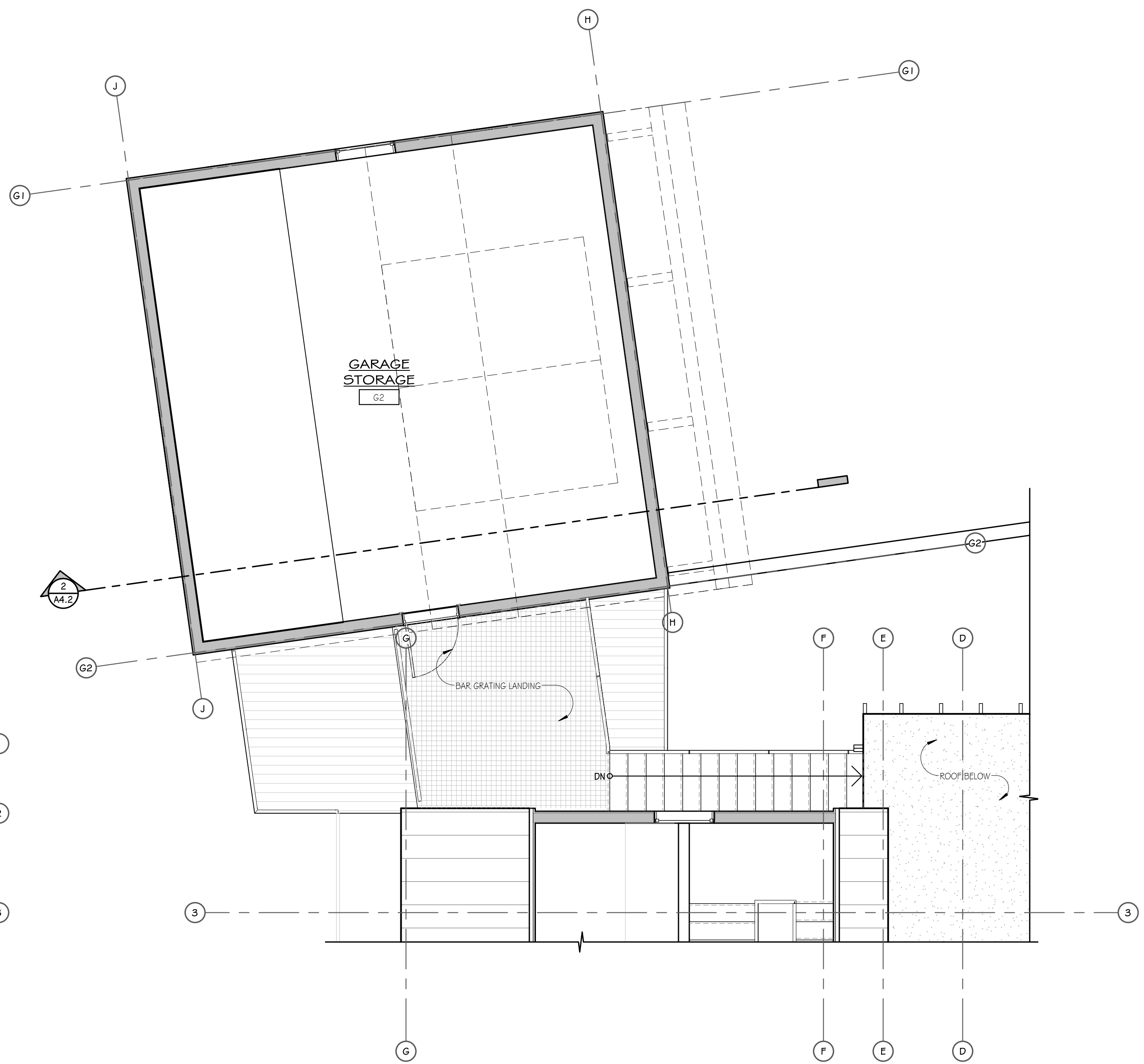
COASTSIDE DESIGN  
 REVIEW APPLICATION

DRAWING:  
 COURTYARD PLAN

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



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



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

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

REVISION NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
GARAGE STORAGE PLAN  
& ROOF PLAN

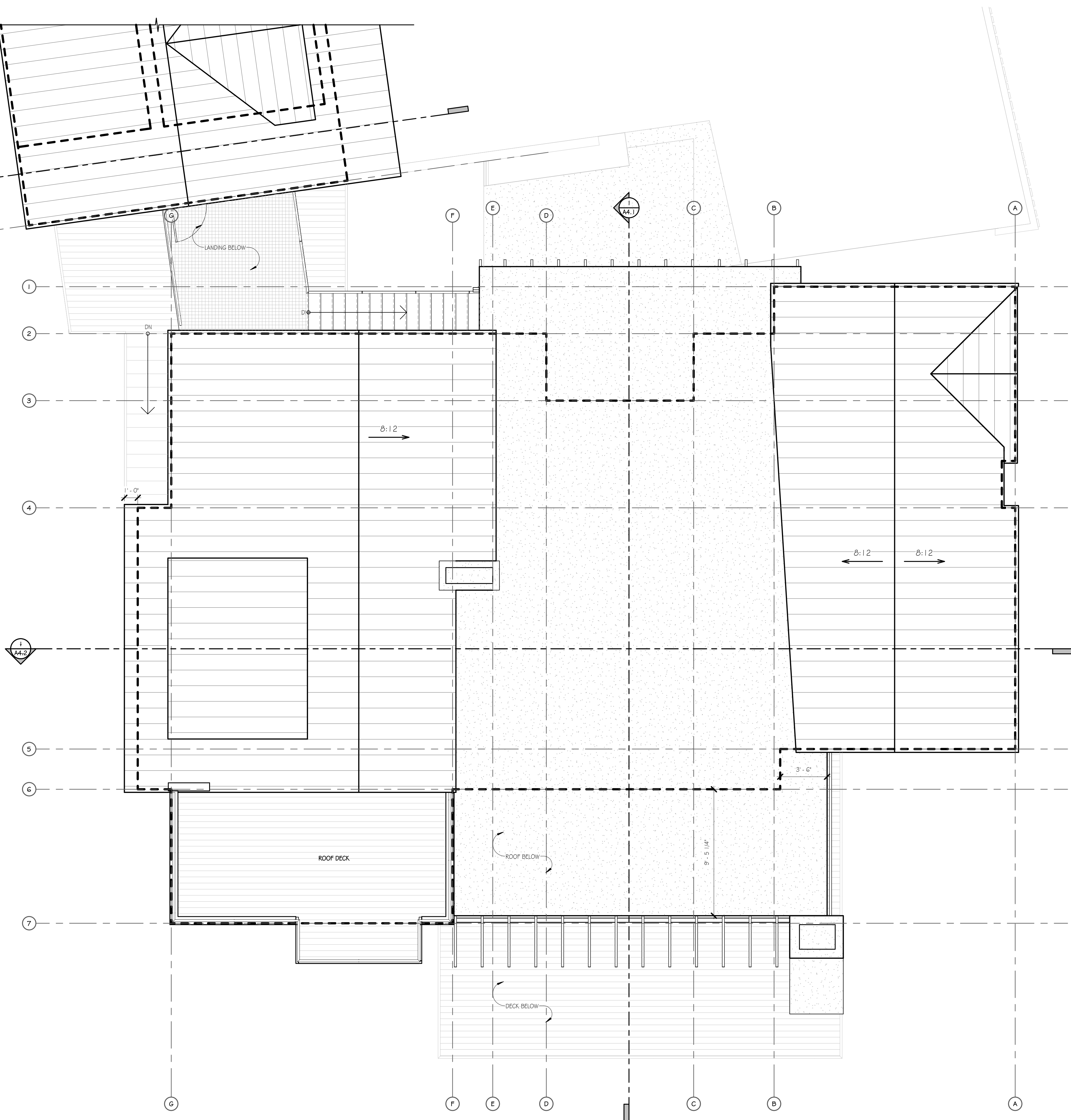
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DATE: JULY 24, 2017  
DESIGN REVIEW SET  
SHEET NO.

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

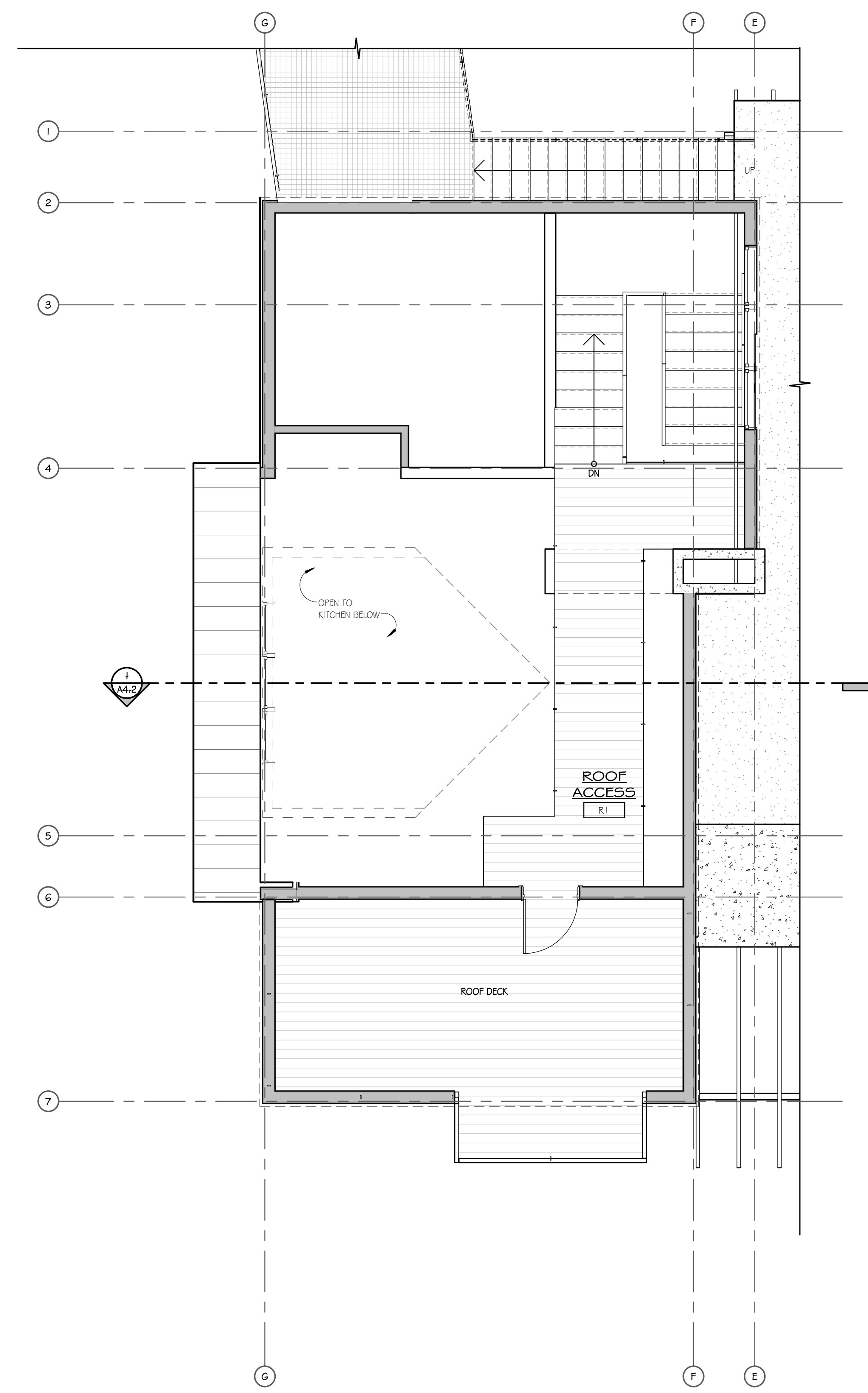
REVISION NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING: ROOF PLAN & ROOF ACCESS	
PROJECT NUMBER: 1507	DATE: JULY 24, 2017
DESIGN REVIEW SET	SHEET NO.

**A2.5**

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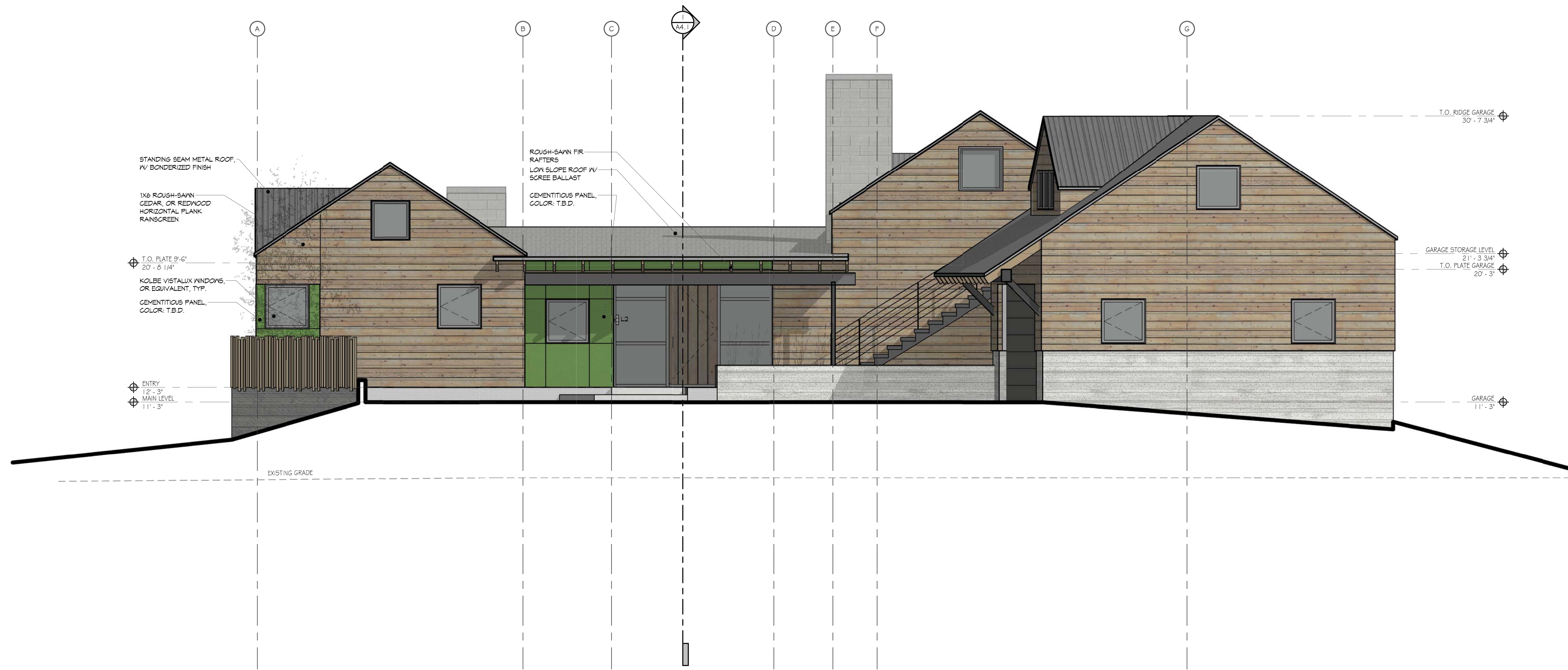
**2 ROOF PLAN**  
 1/4" = 1'-0"



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

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

**MATERIALS**



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



SIDING  
CEMENTITIOUS PANELS  
COLOR



WALLS  
CMU VENEER,  
(OR BOARD-FORMED CONCRETE)



ROOF  
STANDING SEAM  
METAL ROOF  
W/ BONDERIZED FINISH



FLAT ROOF  
EPDM MEMBRANE  
W/ SCREE BALLAST



SOFFITS  
ROUGH SAWN CEDAR  
(OR REDWOOD)



RAILINGS & TRIM  
STAINLESS STEEL CABLE RAILINGS  
& STAINLESS STEEL TRIM



RAFTERS  
ROUGH SAWN FIR

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

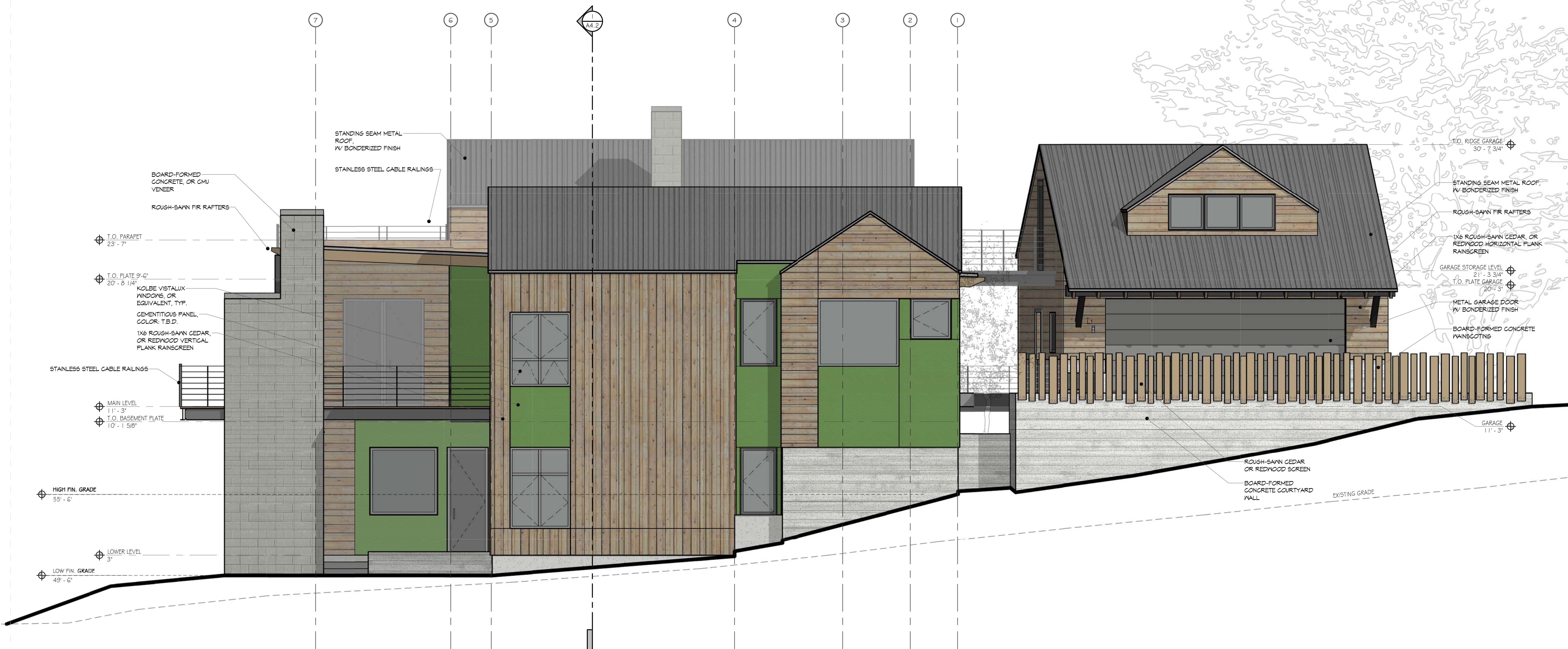
REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
ELEVATIONS

PROJECT NUMBER: 1507  
DATE: JULY 24, 2017

DESIGN REVIEW SET  
SHEET NO.



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

**MATERIALS**



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



SIDING  
CEMENTITIOUS PANELS  
COLOR



WALLS  
CMU VENEER,  
(OR BOARD-FORMED CONCRETE)



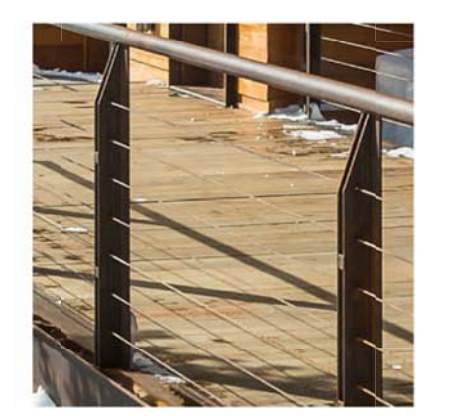
ROOF  
STANDING SEAM  
METAL ROOF  
W/ BONDERIZED FINISH



FLAT ROOF  
EPDM MEMBRANE  
W/ SCRIB BALLAST



SOFFITS  
ROUGH SAWN CEDAR  
(OR REDWOOD)



RAILINGS & TRIM  
STAINLESS STEEL CABLE RAILINGS  
& STAINLESS STEEL TRIM



RAFTERS  
ROUGH SAWN FIR

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

REVISION	
NO.	DATE

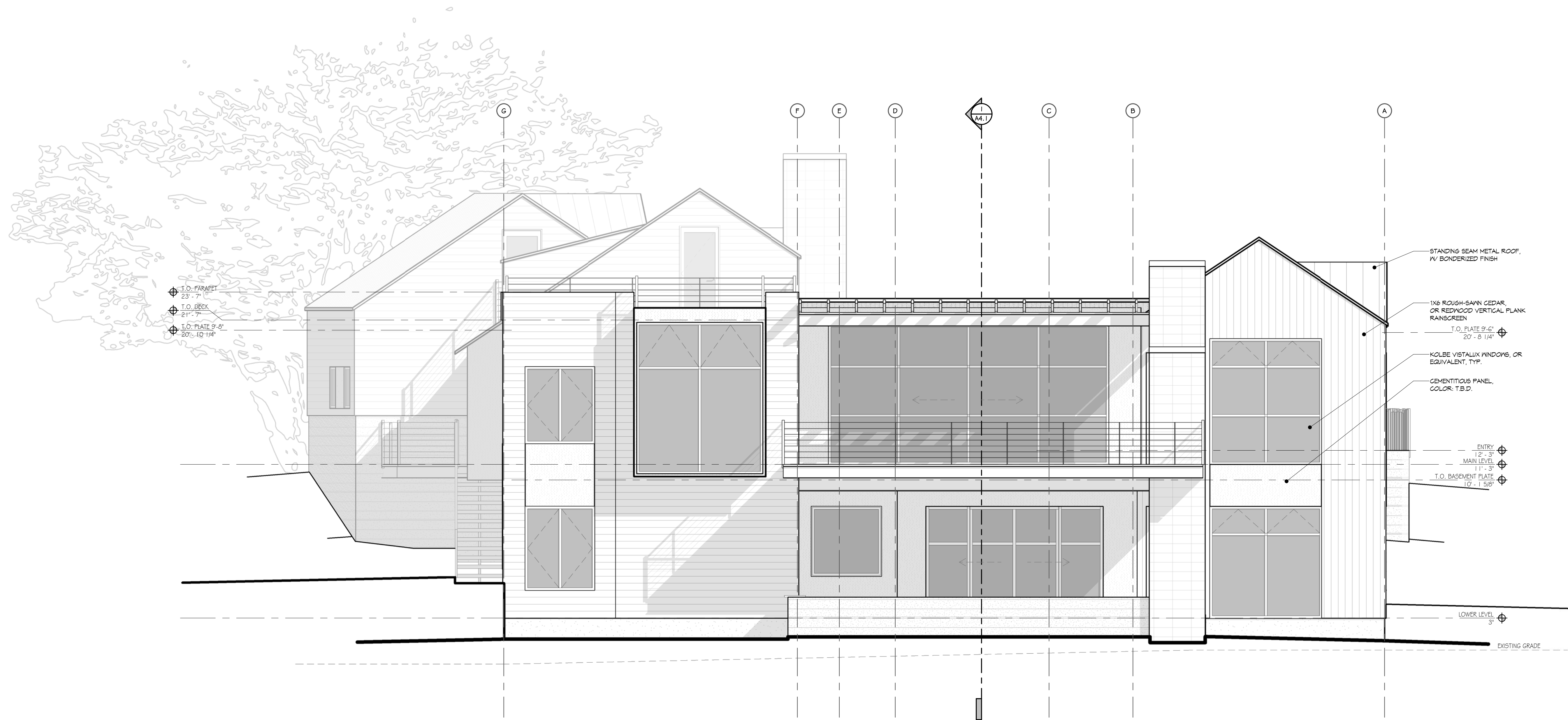
COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
ELEVATIONS

PROJECT NUMBER: 1507  
DATE: JULY 24, 2017

DESIGN REVIEW SET  
SHEET NO.

**A3.2**



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

**MATERIALS**



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



**SIDING**  
CEMENTITIOUS PANELS  
COLOR



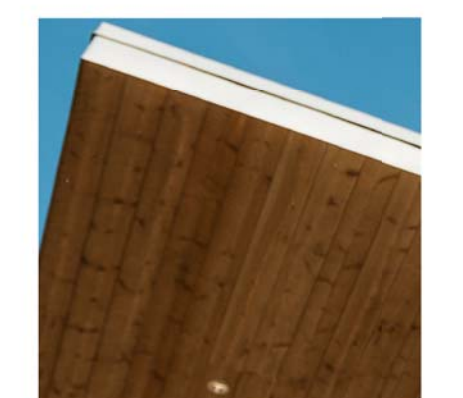
**WALLS**  
CMU VENEER,  
(OR BOARD-FORMED CONCRETE)



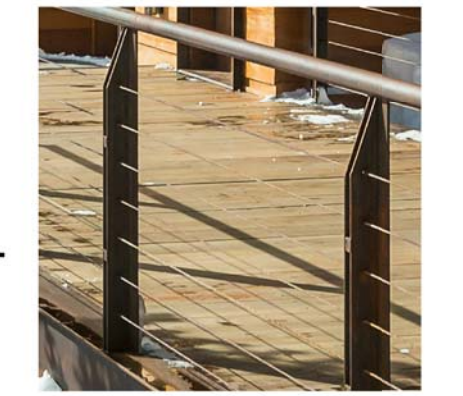
**ROOF**  
STANDING SEAM  
METAL ROOF  
W/ BONDERIZED FINISH



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



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



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



**RAFTERS**  
ROUGH SAWN FIR

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

REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

DRAWING:  
ELEVATIONS

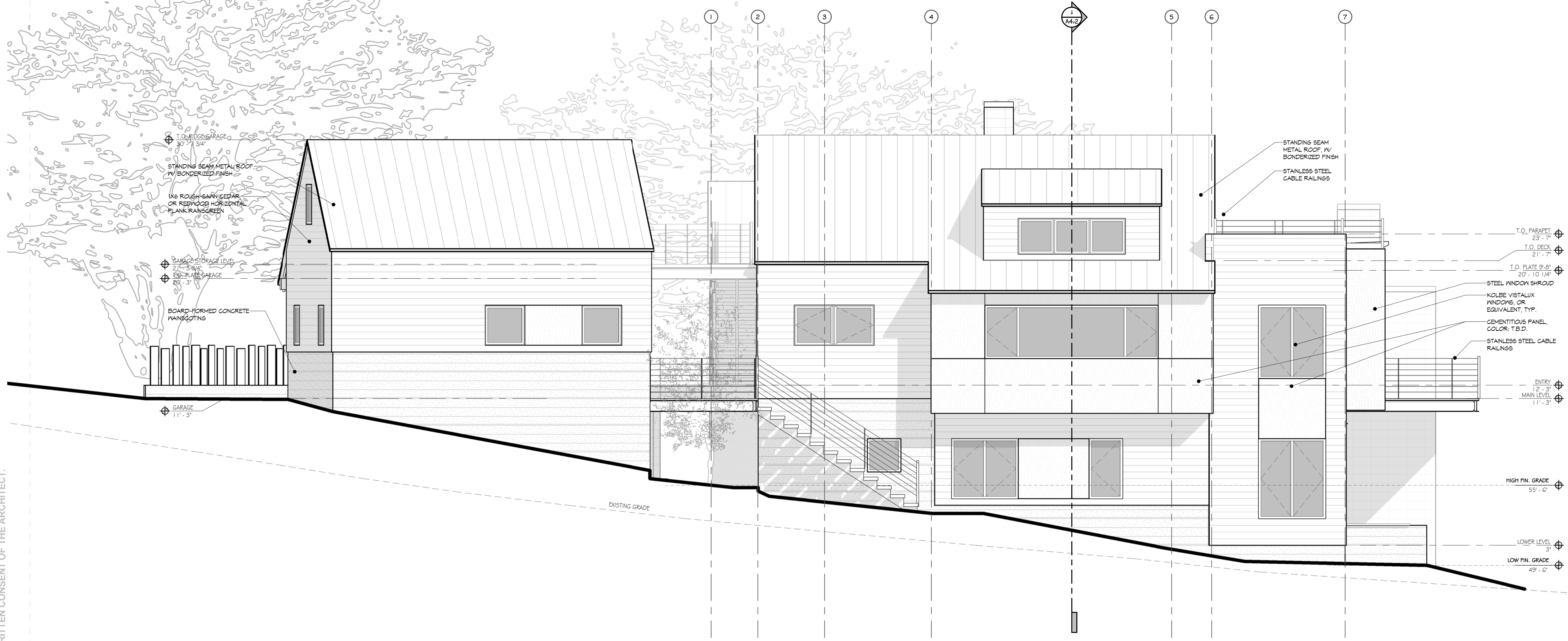
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DATE: JULY 24, 2017

DESIGN REVIEW SET  
SHEET NO.

**A3.3**

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

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

**MATERIALS**



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



**SIDING**  
CEMENTITIOUS PANELS



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



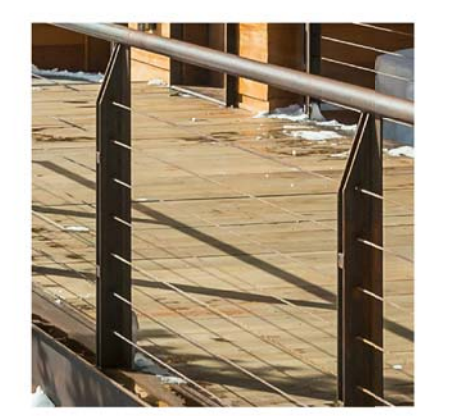
**ROOF**  
STANDING SEAM  
METAL ROOF  
W/ BONDERIZED FINISH



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



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



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



**RAFTERS**  
ROUGH SAWN FIR

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

REVISION	
NO.	DATE

COASTSIDE DESIGN  
REVIEW APPLICATION

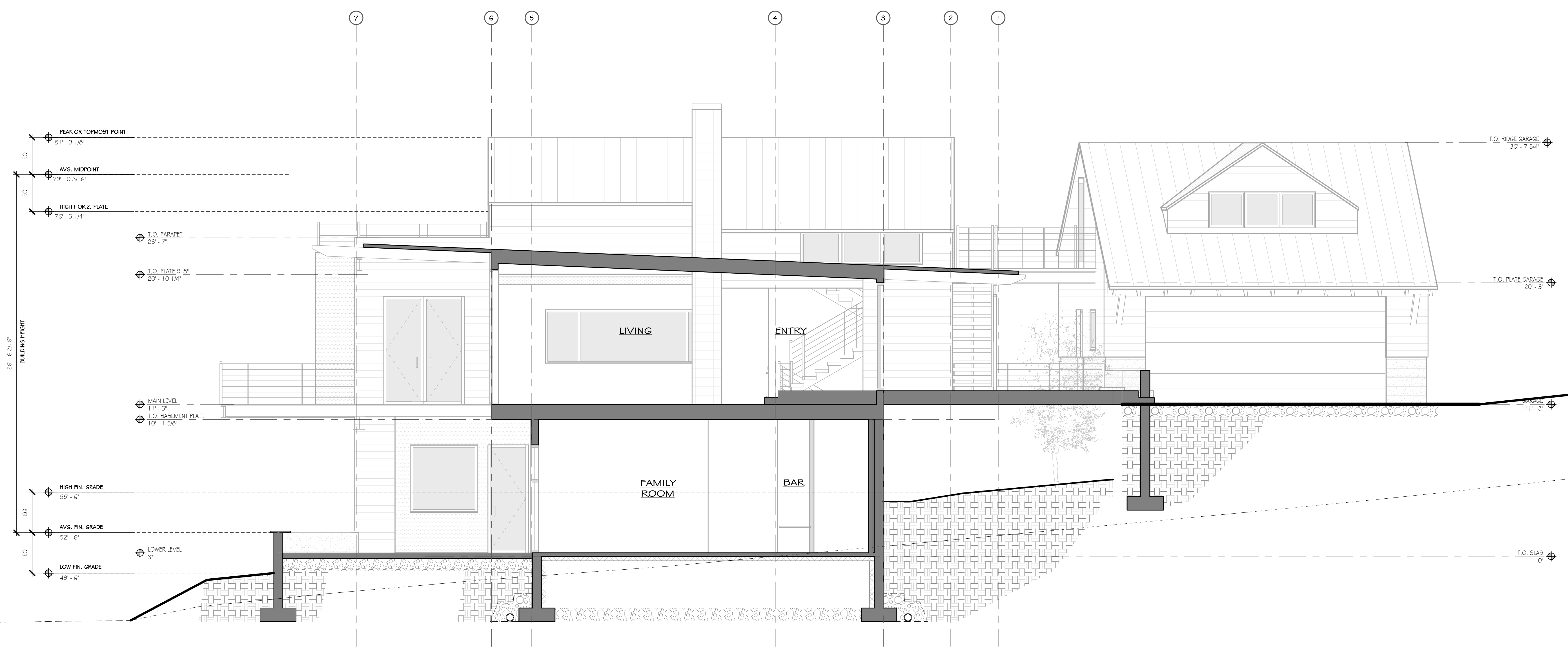
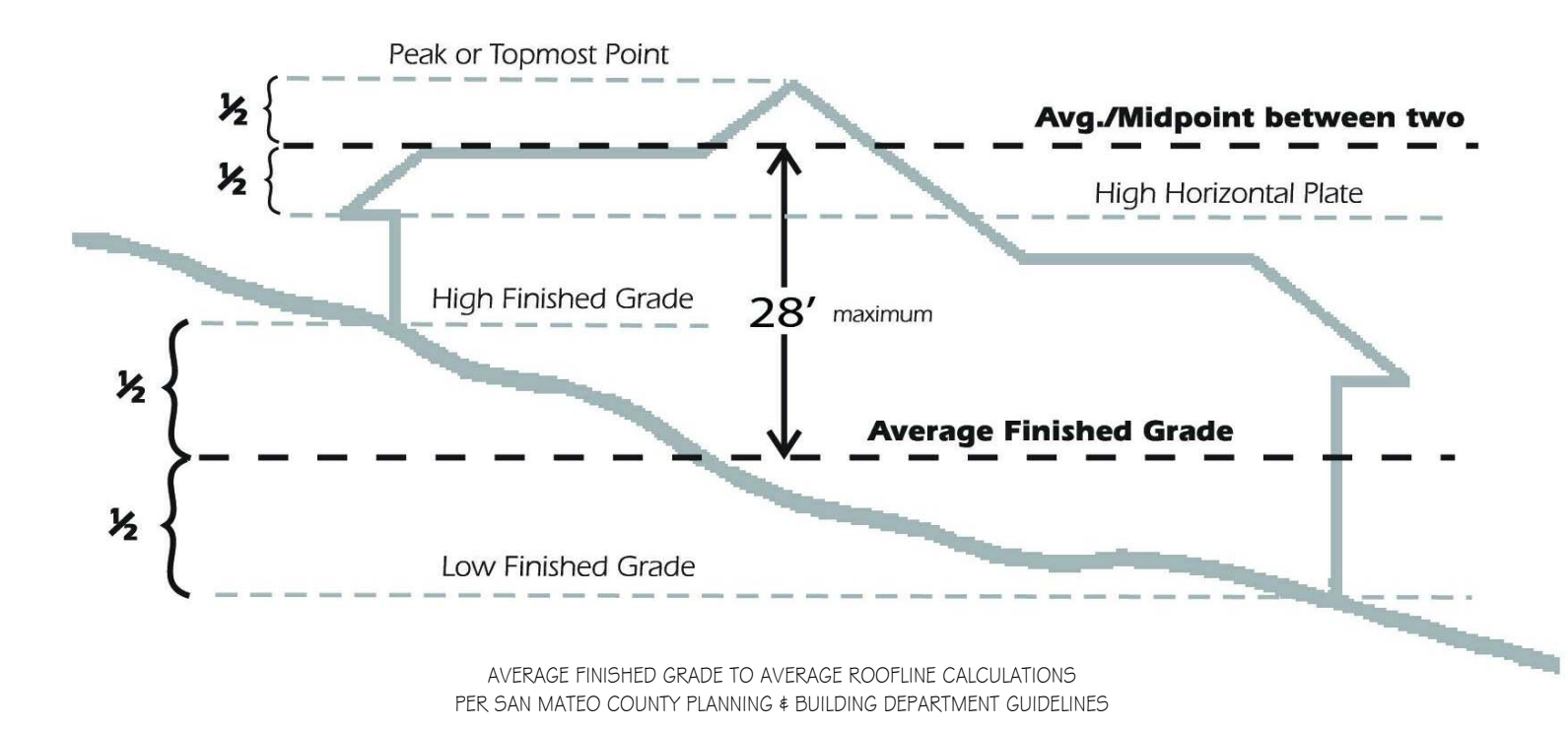
DRAWING:  
ELEVATIONS

PROJECT NUMBER: 1507  
DATE: JULY 24, 2017

DESIGN REVIEW SET  
SHEET NO.

**A3.4**

**MAXIMUM BUILDING HEIGHT CALCULATIONS**



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

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

REVISION NO.	DATE

COASTSIDE DESIGN  
 REVIEW APPLICATION

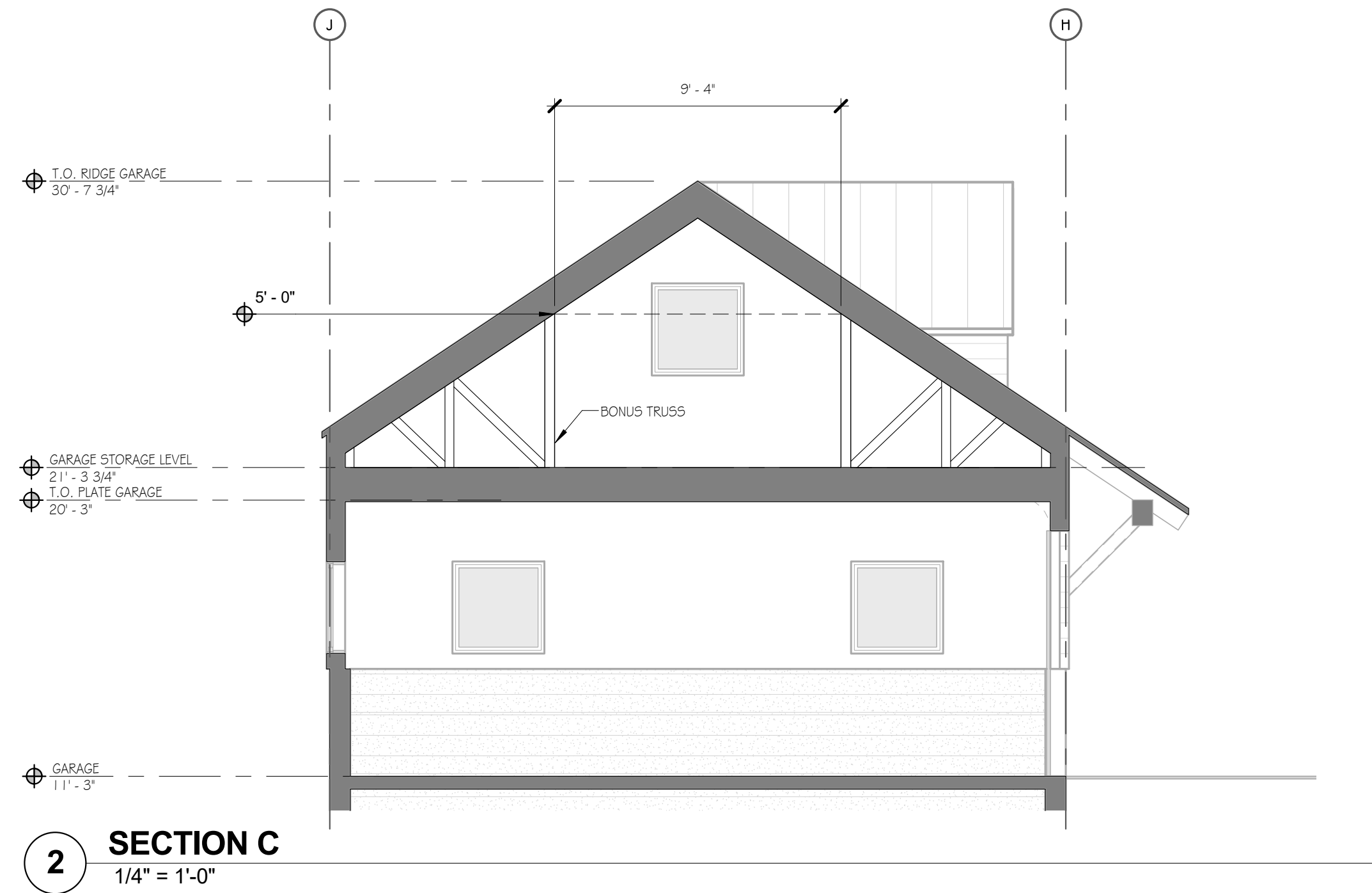
DRAWING SECTIONS

PROJECT NUMBER: 1507  
 DATE: JULY 24, 2017

DESIGN REVIEW SET  
 SHEET NO.

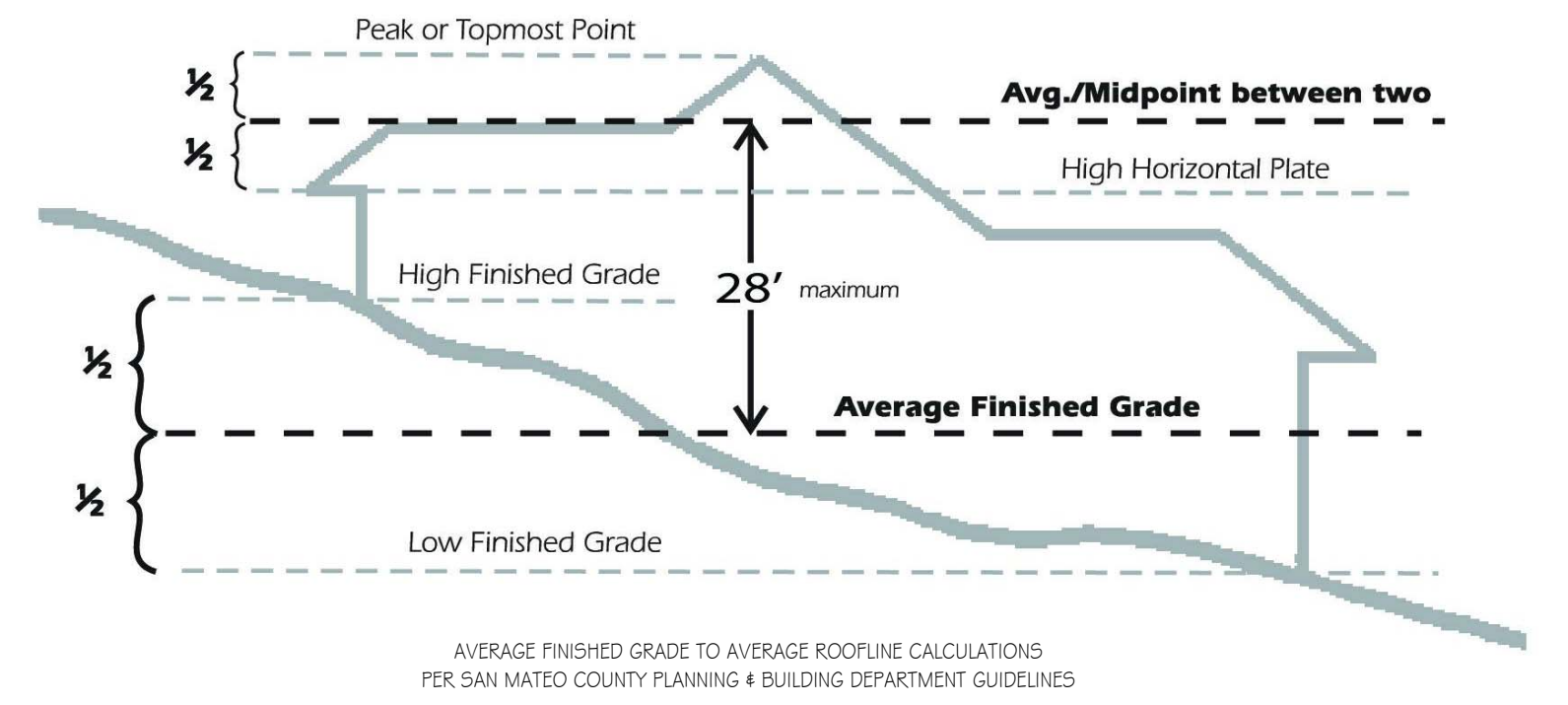
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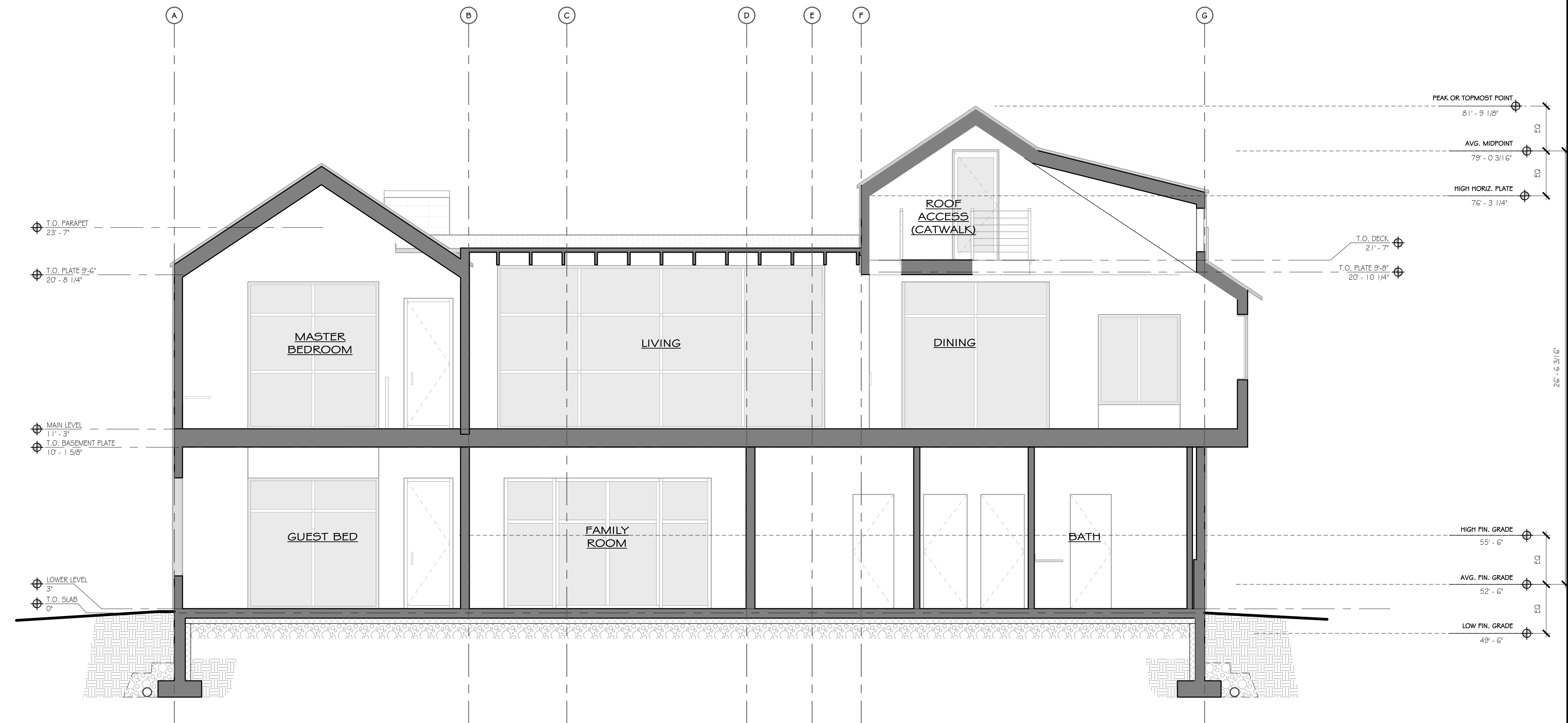
**2 SECTION C**  
1/4" = 1'-0"

**MAXIMUM BUILDING HEIGHT CALCULATIONS**



AVERAGE FINISHED GRADE TO AVERAGE ROOFLINE CALCULATIONS  
PER SAN MATEO COUNTY PLANNING & BUILDING DEPARTMENT GUIDELINES

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

REVISION	
NO.	DATE

COASTSIDE DESIGN REVIEW APPLICATION

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