

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

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

Permit #: PLN 2018-00290

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

### Applicant:

Name: JOE GUNTRE  
Address: 818 ETHELDORE STREET, UNIT E  
MOSS BEACH, CA Zip: 94038  
Phone, W: 650.245.4470 H: \_\_\_\_\_  
Email: GUNTRE@ATT.NET

### Owner (if different from Applicant):

Name: (APPLICANT)  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: BRIAN BRINKMAN DRAFTING & DESIGN, INC.  
Address: 1690 FRANCISCO BLVD. PACIFICA, CA Zip: 94044  
Phone, W: 650.922.7993 H: \_\_\_\_\_  
Email: BRINKMANDESIGN@GMAIL.COM

### Project location:

APN: 037-094-280  
Address: 61 WYLVALE AVENUE  
MOSS BEACH, CA Zip: 94038  
Zoning: R-1 / S-17 / PR  
Parcel/lot size: 9,858 sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe): \_\_\_\_\_

### Project:

- New Single Family Residence: 2,855 sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

### Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

### Describe Project:

NEW 2-STORY SINGLE FAMILY HOME  
WITH ATTACHED 2-CAR GARAGE.

**Fill in Blanks:**

**Material**

**Color/Finish**

**Check if matches existing**

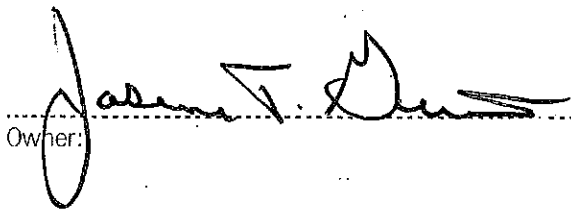
(If different from existing, attach sample)

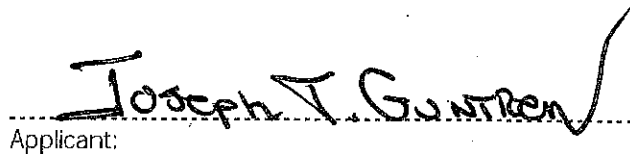
Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior walls	HARDIE SHINGLE SIDING OVER HARDIE PLANK LAP SIDING	BM 479 'APPLE-BLOSSOM' OVER BM 482 'HIBED FERN'	<input type="checkbox"/>
b. Trim	RED WOOD	WHITE	<input type="checkbox"/>
c. Windows	MILGARD VINYL	TAN	<input type="checkbox"/>
d. Doors	FIBERGLASS	WHITE	<input type="checkbox"/>
e. Roof	COMP. ASPHALT SHINGLES	BLACK	<input type="checkbox"/>
f. Chimneys	N/A	-	<input type="checkbox"/>
g. Decks & railings	N/A	-	<input type="checkbox"/>
h. Stairs	N/A	-	<input type="checkbox"/>
i. Retaining walls	N/A	-	<input type="checkbox"/>
j. Fences		-	<input type="checkbox"/>
k. Accessory buildings	N/A	-	<input type="checkbox"/>
l. Garage/Carport	SAME AS HOUSE	SAME AS HOUSE	<input type="checkbox"/>

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: 

Applicant: 

Date: 7/13/2018

Date: 7/13/2018



# Environmental Information Disclosure Form

PLN 2018-00290  
 BLD \_\_\_\_\_

Project Address: 61 WYLVALE AVENUE  
MOSS BEACH, CA 94038

Name of Owner: JOE GUNTREN  
 Address: 818 ETHELDRE STREET, UNIT E  
MOSS BEACH, CA Phone: 650.245.4470

Assessor's Parcel No.: 037 - 094 - 280

Name of Applicant: (OWNER)  
 Address: \_\_\_\_\_

Zoning District: R1/S-17/DR

Phone: \_\_\_\_\_

## Existing Site Conditions

Parcel size: 9,058 SF

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). THE EXISTING STREET FOR WYLVALE AVENUE COMES ONTO THE PROPERTY AND APPROX HALF OF THE CUL-DE-SAC IS ON THE SUBJECT PARCEL. THE PROPERTY HAS A GENTLE (+/- 5%) CROSS SLOPE WITH SOME EXISTING PINE TREES AT THE REAR OF THE PARCEL, BEYOND ANY PROPOSED CONSTRUCTION.

## Environmental Review Checklist

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

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>30</u> c.y. Fill: <u>10</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

GRADING (MINOR) FOR FOUNDATION

Signature required on reverse →

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

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

Please explain any "Yes" answers:

THIS IS A NEW HOME

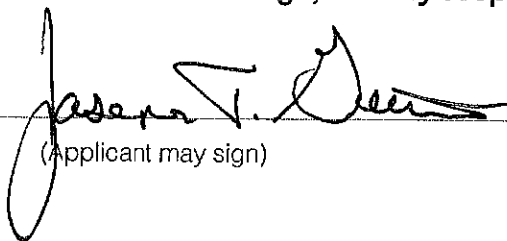
## 3. National Pollutant Discharge Elimination System (NPDES) Review

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

## Certification

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

Signed:

  
(Applicant may sign)

Date:

7/13/2018

# Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2018-00290  
Permit #: BLD \_\_\_\_\_

Permanent Record  
Microfilming Required

### 1. Basic Information

**Owner**  
Name: JOE GUNTREN  
Address: 818 ETHELDORRE STREET  
UNIT E  
MOSS BEACH, CA Zip: 94038  
Phone, W: 650.245.4470 H: \_\_\_\_\_  
Email Address: GUNTR@ATT.NET

**Applicant**  
Name: (OWNER)  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### 2. Project Information

**Project Description:**  
NEW 2-STORY SINGLE FAMILY HOME  
WITH ATTACHED 2 CAR GARAGE.

**Existing water source:**  
 Utility connection \_\_\_\_\_  
 Well \_\_\_\_\_  
**Proposed water source:**  
 Utility connection \_\_\_\_\_  
 Well \_\_\_\_\_

**Assessor's Parcel Number(s):**  
037 - 094 - 280  
\_\_\_\_\_  
\_\_\_\_\_

**Staking of well location and property lines are required.**  
 Provide site plan depicting location and all trees.  
 Will this require any grading or vegetation/tree removal? Yes  No   
If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

### 3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well and/or storage tank requires a variance.

Jason J. [Signature] 7/13/2018 Joseph T. Guntren 7/13/2018  
Owner Date Applicant Date

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

# Staff Use Only

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

**Initial**

- \_\_\_ A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]
- \_\_\_ B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]
- \_\_\_ C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- \_\_\_ D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]
- \_\_\_ E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]

- \_\_\_ F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-4, ZR 6328.5(e)]
- \_\_\_ G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- \_\_\_ H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- \_\_\_ I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- \_\_\_ J. Lot Line Adjustment. [ZR 6328.5(i)]
- \_\_\_ K. Land Division for Public Recreation Purposes. [ZR 6328.5(j)]

## 7. Wall Inspection: All Coastal Zone Areas

- Required                       Not Required

Inspection made by: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

**Yes**                      **No**

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> Removal of trees?                            |
| <input type="checkbox"/> | <input type="checkbox"/> If Yes, is tree removal permit included?     |
| <input type="checkbox"/> | <input type="checkbox"/> Trimming of trees?                           |
| <input type="checkbox"/> | <input type="checkbox"/> Excessive removal of vegetation?             |
| <input type="checkbox"/> | <input type="checkbox"/> Excessive grading? (If Yes, CDP is required) |
| <input type="checkbox"/> | <input type="checkbox"/> Erosion control plan required?               |

**Approval of Permit is subject to the following: (check if applicable)**

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

## 8. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

**Exemption/Exclusion is approved.**

Planning Department

Date

Project is subject to the following condition(s) of approval:

## 9. Processing

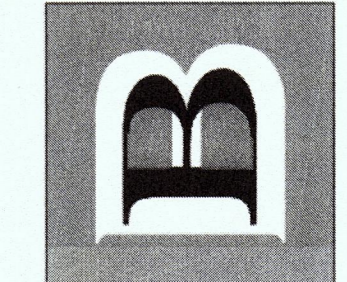
- \_\_\_ Fee collected
- \_\_\_ Original Certificate of Exemption to Building Inspection file.
- \_\_\_ Copies of Certificate of Exemption to:
  1. Applicant/Owner.
  2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- \_\_\_ Update Permit\* Plan Case Screen and Activities



# NEW SINGLE FAMILY HOME 61 WYLVALE AVENUE, MOSS BEACH, CA

BRIAN BRINKMAN  
DRAFTING & DESIGN  
1690 Francisco Blvd.  
Pacifica, CA 94044  
(650) 922-7993



## ABBREVIATIONS

@	AT NUMBER	N	NORTH
#	ANCHOR BOLT	(N)	NEW
AB	AIR CONDITIONER	N/A	NOT APPLICABLE
A/C	ABOVE FINISHED FLOOR	NA	NOT AVAILABLE
AFF	APPROXIMATE	NIC	NOT IN CONTRACT
AS	ABOVE SLAB	NOM	NOMINAL
AS	ABOVE SLAB	NR	NON-RATED
AS	ABOVE SLAB	NSF	NET SQUARE FEET
AS	ABOVE SLAB	NTS	NOT TO SCALE
BLDG	BUILDING	O	OVEN
BLK	BLOCK	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BM	BEAM	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
BOT	BOTTOM	OFF	OFFICE
CAB	CABINET	OPNG	OPENING
CB	CATCH BASIN	OH	OVERHANG
CL	CENTERLINE	O/H	OVERHEAD
CLG	CEILING	OPP	OPPOSITE
CLST	CLOSET	PL	PLATE OR PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
CO	CLEAN OUT	PR	PAIR
COL	COLUMN	PT	POINT OR PRESSURE TREATED
CONC	CONCRETE	R	RADIUS
CONT	CONTINUOUS	RAG	RETURN AIR GRILLE
D	DRYER	RD	ROOF DRAIN
DBL	DOUBLE	REF	REFRIGERATOR
DEPT	DEPARTMENT	REINF	REINFORCED OR REINFORCEMENT
DEG	DEGREES	REQ'D	REQUIRED
DIA	DIAMETER	REV	REVISION
DIM	DIMENSION	RHB	RADIANT HEATING BOILER
DN	DOWN	RM	ROOM
DR	DOOR	RO	ROUGH OPENING
DS	DOWNSPOUT	ROW	RIGHT-OF-WAY
DW	DISHWASHER	S	SOUTH
DWG	DRAWING	SB	SETBACK
(E)	EXISTING	SCHED	SCHEDULE
EA	EACH	SD	SMOKE DETECTOR OR STORM DRAIN
ELEC	ELECTRICAL	SF	SQUARE FEET OR SQUARE FOOT
ELEV	ELEVATION	SH	SHOWER HEAD
ENG	ENGINEER	SHT	SHEET
EQPT	EQUIPMENT	SHWR	SHOWER
EXT	EXTERIOR	SHTG	SHEATHING
FAU	FORCED AIR UNIT	SIM	SIMILAR
FAR	FLOOR AREA RATIO	SL	SLIDING
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SQ	SQUARE
FIN	FINISH	SS	SANITARY SEWER
FL	FLOOR	STL	STEEL
FLUOR	FLUORESCENT	STOR	STORAGE
FOUND	FOUNDATION	STRUCT	STRUCTURAL
FP	FIREPLACE	SUB	SUBCONTRACTOR
FT	FOOT OR FEET	SUBFLR	SUBFLOOR
FTG	FOOTING	SW	SHEAR WALL
FURN	FURNACE	SYM	SYMMETRICAL
G	GAS	T	TILE, TREAD, TOP, OR TRANSFORMER
GA	GALVE	T & G	TONGUE AND GROOVE
GALV	GALVANIZED	TBD	TO BE DETERMINED
GC	GENERAL CONTRACTOR	TEL	TELEPHONE
GD	GARBAGE DISPOSAL	THK	THICK
GL	GLASS	TO	TOP OF
GR	GRADE	TOC	TOP OF CURB
GYP BD	GYP SUM BOARD	TOP	TOP OF PLATE
HC	HANDICAP	TOS	TOP OF SUBFLOOR
HDR	HEADER	TOW	TOP OF WALL
HDWD	HARDWOOD	TP	TOP OF PAVEMENT
HT	HEIGHT	TV	TELEVISION
HORIZ	HORIZONTAL	TYP	TYPICAL
HR	HOUR	UNO	UNLESS NOTED OTHERWISE
INSUL	INSULATION	VERT	VERTICAL
INT	INTERIOR	W	WEST, WASHER, OR WATER
JT	JOINT OR JOINT TRENCH	W/	WITH
LINEN	LINEN CLOSET	WC	WATER CLOSET
LAM	LAMINATE	WD	WOOD
LAV	LAVATORY	WH	WATER HEATER
LT	LIGHT	W x H	WIDTH BY HEIGHT
MAX	MAXIMUM	W x H	WIDTH BY HEIGHT
MECH	MECHANICAL	W/O	WITHOUT
MFR	MANUFACTURER	WP	WATERPROOF
MH	MANHOLE	WR	WATER RESISTANT
MIN	MINIMUM	WT	WEIGHT
MISC	MISCELLANEOUS		
MLDG	MOULDING		
MTD	MOUNTED		
MTL	METAL		

## PROJECT SCOPE

NEW 2-STORY SINGLE FAMILY HOME WITH ATTACHED 2-CAR GARAGE ON VACANT PARCEL.

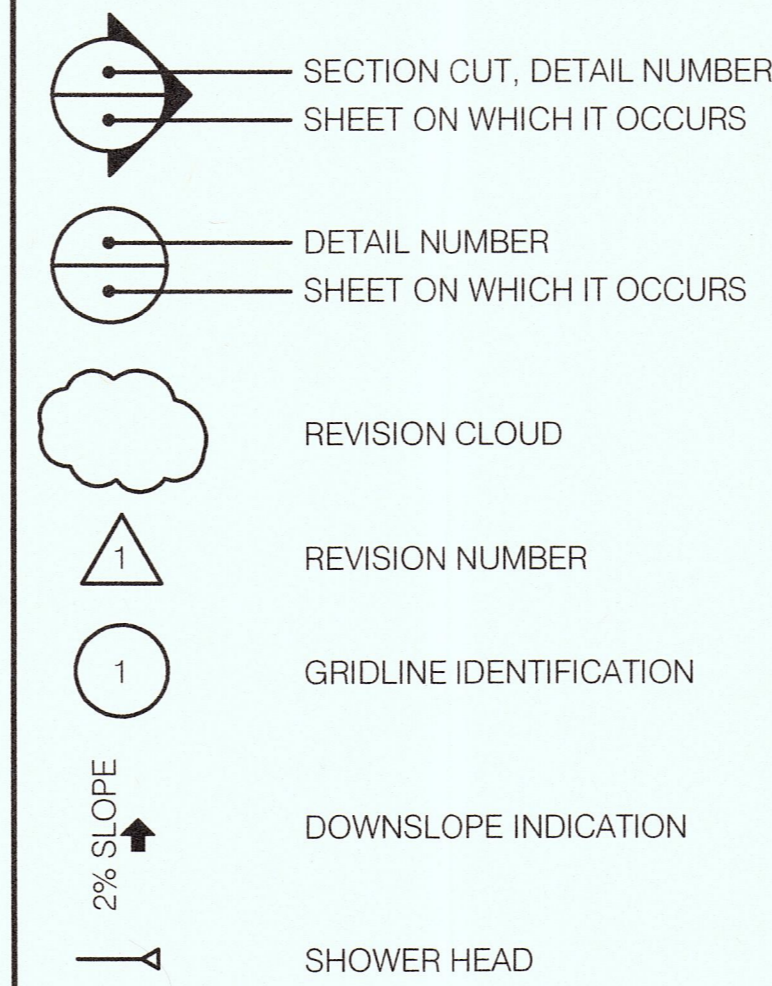
## PLANNING DATA

PROJECT COMMON ADDRESS:  
61 WYLVALE AVENUE  
MOSS BEACH, CA 94038  
ASSESSOR'S PARCEL NUMBER: 037-094-280  
ZONING: S-17 SINGLE FAMILY RESIDENTIAL COMBINING DISTRICT - COASTSIDE

## BUILDING CODE DATA

TYPE OF OCCUPANCY: R3/U  
CONSTRUCTION TYPE: VB  
BEARING AND NON-BEARING WALLS (LESS THAN 5' FROM PROPERTY LINE): 1-HOUR  
OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE  
NUMBER OF STORIES: 2  
ALL WORK TO CONFORM TO 2016 CRC, CBC, CFC, CPC, CMC, CEC, 2016 CALIFORNIA ENERGY CODE, AND 2016 CGBC

## SYMBOLS



## PROJECT INFORMATION

LOT SIZE	9,858 SF
NET LOT SIZE (MINUS ROAD)	9,858 SF - 1,157 SF = 8,701 SF
NEW LOT COVERAGE	1,274 + 464 + 212 + 100 = 2,050 2,050 SF / 8,701 SF = 23.56%
EXISTING TOTAL PAVED SURFACES	1,157 SF (OF GROSS LOT)
NEW TOTAL PAVED SURFACES (OF NET LOT)	451 SF
NEW TOTAL IMPERVIOUS SURFACES	2,501 SF / 8,701 SF = 2.874%
NEW LANDSCAPED AREA	2,904 SF
NEW LANDSCAPED / NATURALLY VEGETATED AREA	5,990 SF
NEW PAVER WALKWAY	210 SF
NEW 1ST FLOOR LIVING AREA	1,274 SF (CONDITIONED)
NEW 2ND FLOOR LIVING AREA	1,581 SF (CONDITIONED)
NEW TOTAL LIVING AREA	1,274 + 1,581 = 2,855 2,855 SF (CONDITIONED)
NEW ATTACHED GARAGE AREA	464 SF (UN-CONDITIONED)
NEW COVERED FRONT PORCH	212 SF (UN-CONDITIONED)
NEW COVERED REAR PORCH	100 SF (UN-CONDITIONED)
NEW FLOOR AREA RATIO	1,274 + 1,581 + 464 + 212 + 100 = 3,631 SF / 8,701 SF = 41.73%

## DRAWING INDEX

ARCHITECTURAL/CIVIL	
A0.0	TITLE SHEET / PROJECT INFO
A0.1	3D VIEWS
1 of 1	TOPOGRAPHIC SURVEY
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	NORTH AND WEST ELEVATIONS
A3.2	SOUTH AND EAST ELEVATIONS
A3.3	SECTIONS

## PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
OWNER / APPLICANT		JOE GUNTREN	(650) 245-4470
SURVEYOR	SAVIOR P MICALLEF LAND SURVEYING	SAVIOR MICALLEF	(805) 709-2423
DRAFTING / DESIGN	BRIAN BRINKMAN DRAFTING & DESIGN, INC.	BRIAN BRINKMAN	(650) 922-7993
SOILS/CIVIL ENGINEER	SIGMA PRIME		

## PROJECT NOTES

FIRE SPRINKLERS ARE REQUIRED, UNDER A SEPARATE PERMIT.

## CALGREEN CONSTRUCTION REQUIREMENTS

\* CONTRACTOR SHALL PROVIDE, AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER OR OCCUPANT, ADDRESSING ITEMS 1 THROUGH 10 IN CALGREEN SECTION 4.410.1.  
\* PER CALGREEN SECTION 4.408.2, CONTRACTOR SHALL PROVIDE AND SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, DIVERTING A MINIMUM OF 65% OF WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE, TO THE BUILDING DEPARTMENT. THE FOLLOWING INFORMATION SHALL BE PROVIDED IN THE PLAN:  
• IDENTIFY MATERIALS TO BE RECYCLED, REUSED, OR SALVAGED  
• SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION  
• IDENTIFY THE DIVERSION FACILITY(IES) TO BE USED  
• IDENTIFY CONSTRUCTION METHODS TO BE USED TO LIMIT WASTE GENERATION  
• SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED ARE TO BE CALCULATED BY WEIGHT OR VOLUME  
\* AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.  
\* PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.  
\* COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.  
\* ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.  
\* PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.  
\* AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.  
\* CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.  
\* MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.  
\* PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.  
\* INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.  
\* CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.  
\* EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL.  
\* DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

REV	DATE	DESCRIPTION
0	01/18/18	PRELIMINARY DESIGN SET
1	02/21/18	REVISED DESIGN SET
2	03/08/18	COMPLETED DESIGN SET
3	04/10/18	PRE-APPLICATION MEETING
4	07/20/18	PLANNING SUBMITTAL

PROJECT NAME:  
NEW SINGLE FAMILY HOME :  
APN 023-015-030 037-094-280  
PROJECT ADDRESS:  
61 WYLVALE AVENUE  
MOSS BEACH, CA 94038  
PROJECT SCOPE:  
(N) 2-STORY SINGLE FAMILY HOME  
W/ ATTACHED 2-CAR GARAGE ON  
VACANT PARCEL

SHEET TITLE:  
TITLE SHEET /  
PROJECT  
INFO

SHEET:  
A0.0

RECEIVED

JUL 30 2018

San Mateo County  
Planning Division





① STREET VIEW 1

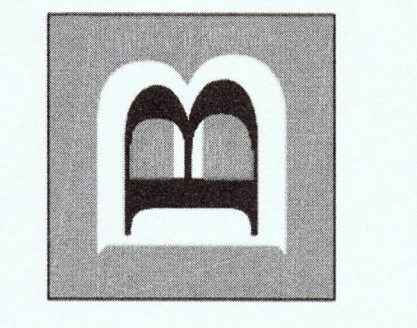


③ NE 3D VIEW



② SW 3D VIEW

BRIAN BRINKMAN  
DRAFTING & DESIGN  
**B-B-D**  
1690 Francisco Blvd.  
Pacifica, CA 94044  
(650) 922-7993



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0	01/18/2018	PRELIMINARY DESIGN SET
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3	04/10/2018	PRE-APPLICATION MEETING
4	07/20/2018	PLANNING SUBMITTAL

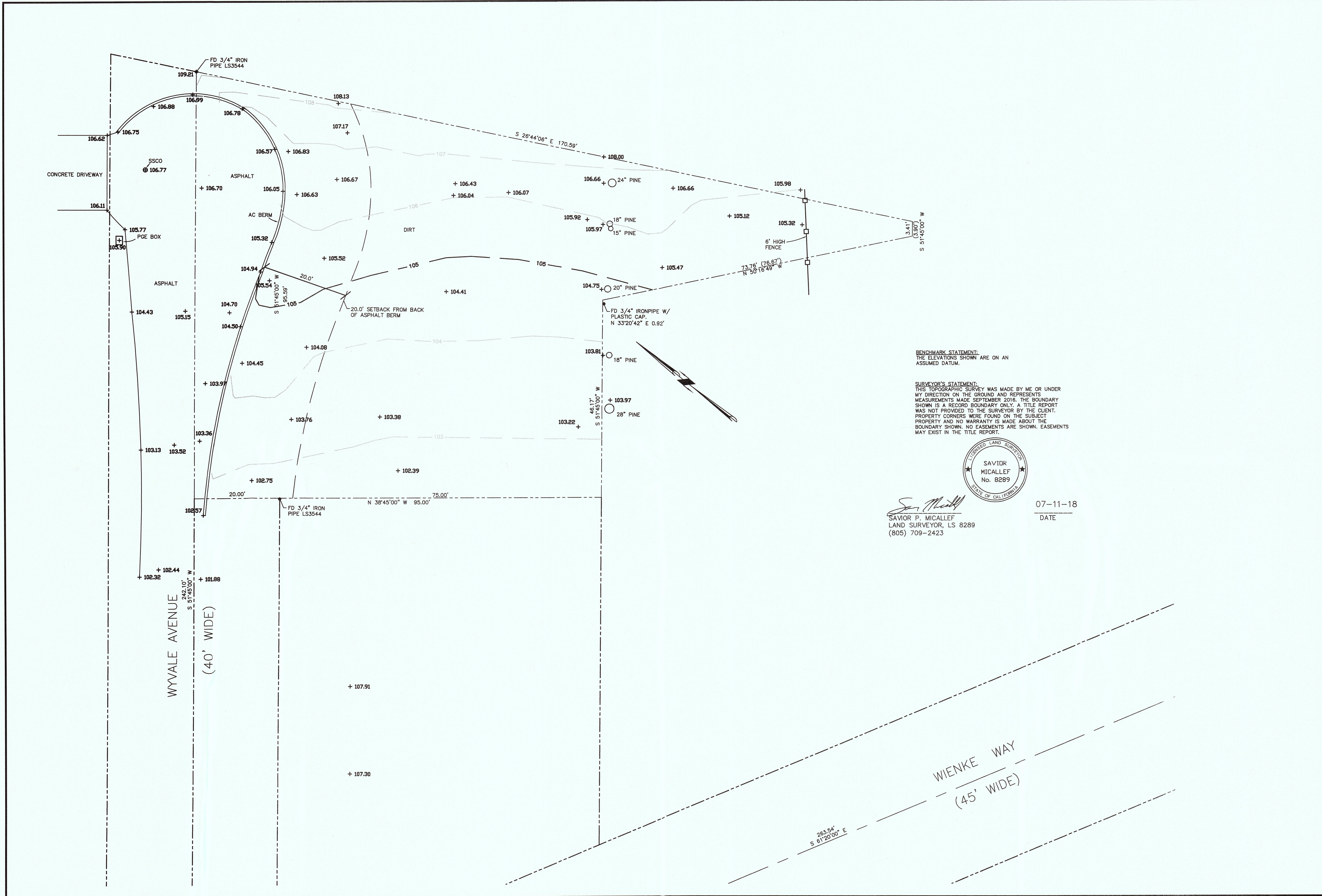
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:**  
APN-~~023-015-030~~ 037-094-280  
PROJECT ADDRESS:  
**61 WYLVALE AVE  
MOSS BEACH, CA 94038**

PROJECT SCOPE:  
N) S-STORY SINGLE FAMILY HOME  
W) ATTACHED 2-CAR GARAGE ON  
VACANT PARCEL

SHEET TITLE  
**3D VIEWS**

SHEET  
**A0.1**





BENCHMARK STATEMENT:  
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:  
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE SEPTEMBER 2016. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. NO EASEMENTS ARE SHOWN. EASEMENTS MAY EXIST IN THE TITLE REPORT.

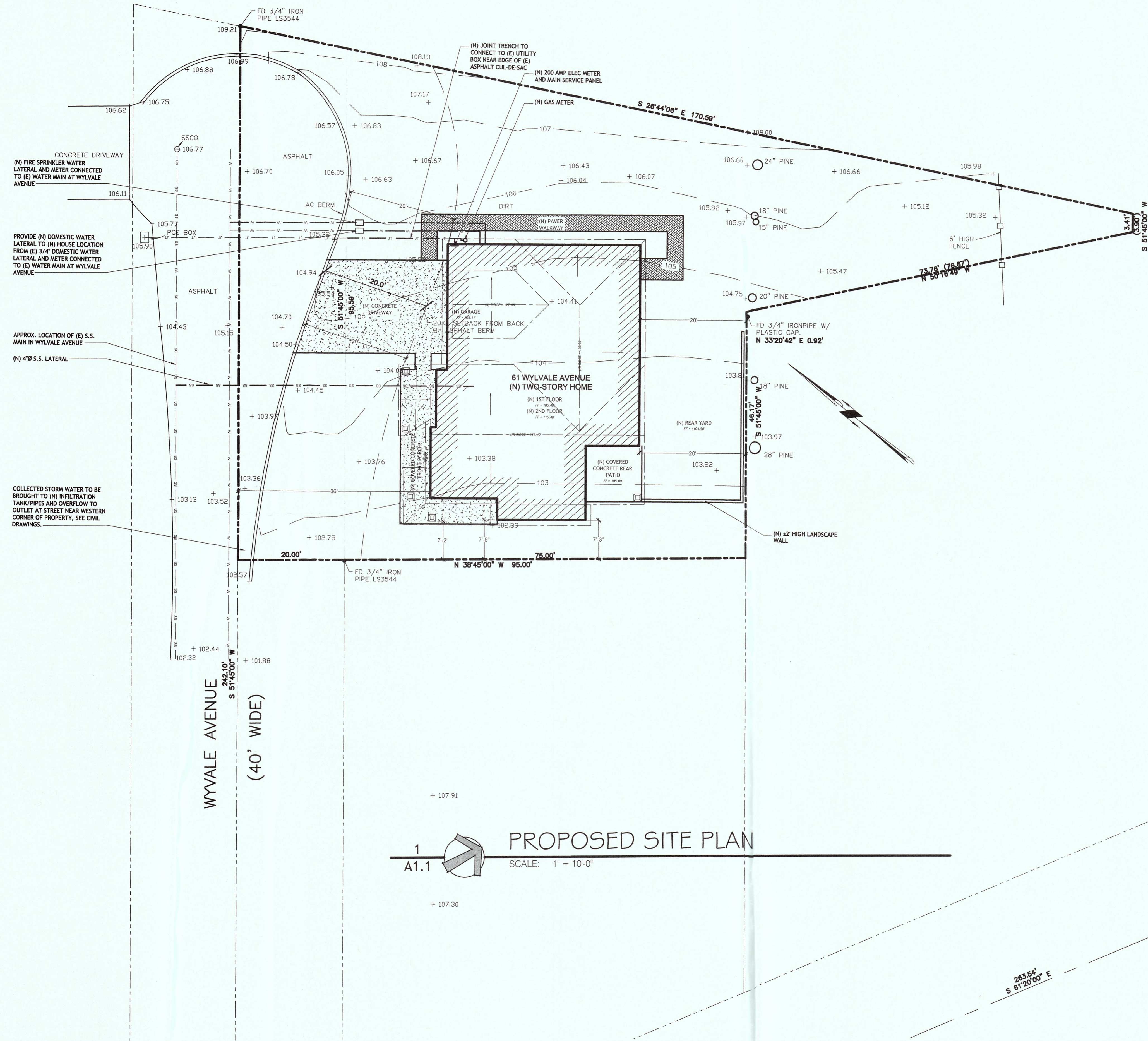


*Savor Micallef*  
SAVIOR P. MICALLEF  
LAND SURVEYOR, LS 8289  
(805) 709-2423

07-11-18  
DATE

SAVIOR P. MICALLEF LAND SURVEYING 5211 WILLOW DRIVE SAN FRANCISCO, CA 94080 805/709-2423	
CALIFORNIA	
TOPOGRAPHIC SURVEY OF LANDS OF GUNTREN UNINCORPORATED SAN MATEO COUNTY	
Date: 09-17-16	Revisions:
Scale: 1"=10'	No.
Design: SPM	
Drawn: SPM	
Approved: SPM	
Job No.	
Drawing Number:	
1	OF 1

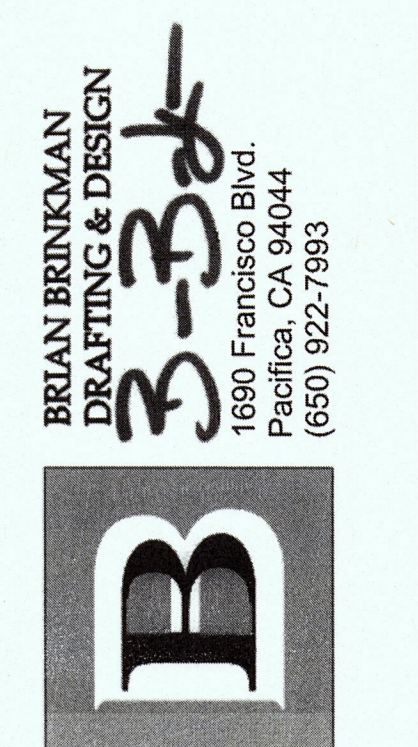




1  
A1.1

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



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0	01/18/18	PRELIMINARY DESIGN SET
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4	07/20/18	PLANNING SUBMITTAL

PROJECT NAME:  
**NEW SINGLE FAMILY HOME :**  
 APN **023-015-030** 037-094-280

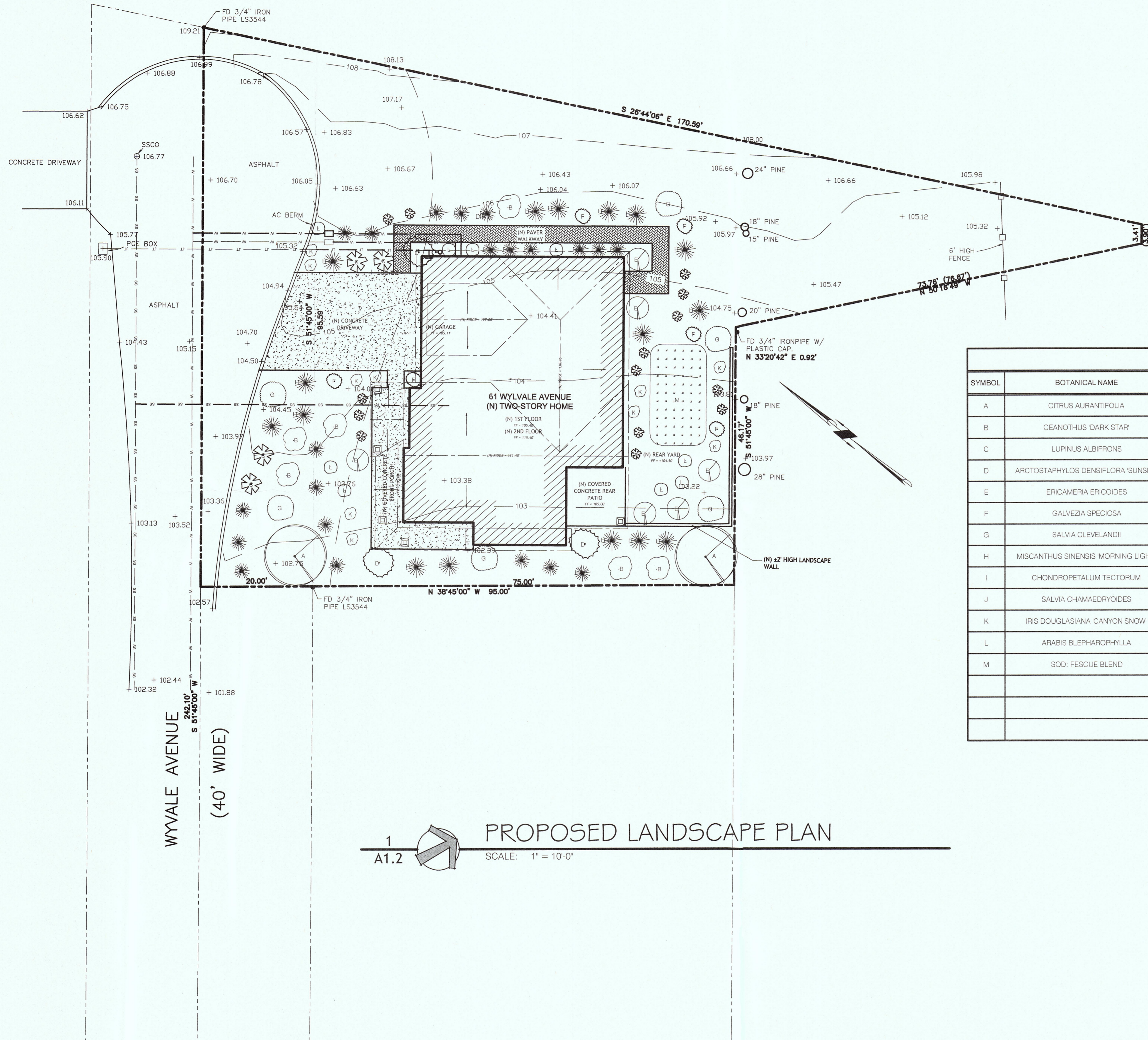
PROJECT ADDRESS:  
**61 WYLVALE AVENUE**  
**MOSS BEACH, CA 94038**

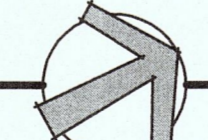
PROJECT SCOPE:  
 (N) 2-STORY SINGLE FAMILY HOME  
 W/ ATTACHED 2-CAR GARAGE ON  
 VACANT PARCEL

SHEET TITLE:  
**PROPOSED  
 SITE PLAN**

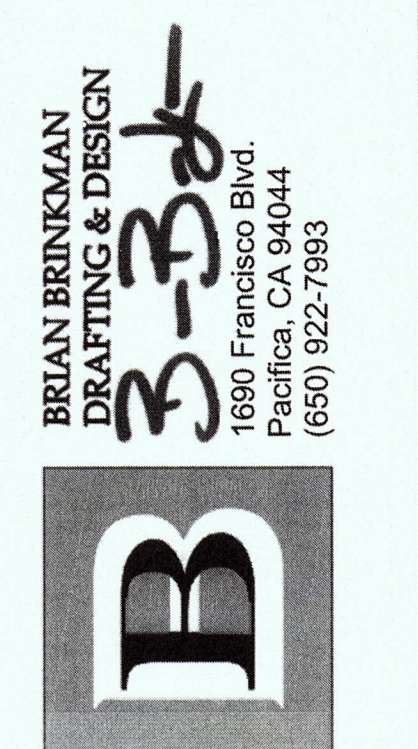
SHEET:  
**A1.1**





1  
A1.2  PROPOSED LANDSCAPE PLAN  
SCALE: 1" = 10'-0"

PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT TYPE	NATIVE?	DROUGHT TOLERANT?	SOURCE??	IRRIGATION METHOD
A	CITRUS AURANTIFOLIA	KEY LIME	TREE		X	CPSLO U.F.E.I.	DRIP
B	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	SHRUB	X	X	BAY NATIVES	DRIP
C	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	SHRUB	X	X	SUNSET	DRIP
D	ARCTOSTAPHYLOS DENSIFLORA 'SUNSET'	SUNSET MANZANITA	SHRUB	X	X	BAY NATIVES	DRIP
E	ERICAMERIA ERICOIDES	CALIFORNIA GOLDENBUSH	SHRUB	X	X	SUNSET	DRIP
F	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	SHRUB	X	X	SUNSET	DRIP
G	SALVIA CLEVELANDII	CLEVELAND'S SAGE	SHRUB	X	X	BAY NATIVES	DRIP
H	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	GRASS		X	SAN MARCOS GROWERS	DRIP
I	CHONDRPETALUM TECTORIUM	SMALL CAPE RUSH	GRASS		X	SAN MARCOS GROWERS	DRIP
J	SALVIA CHAMAEDRYOIDES	'BEE'S BLISS' SAGE	PERENNIAL	X	X	SUNSET	DRIP
K	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW IRIS	PERENNIAL	X	X	SUNSET	DRIP
L	ARABIS BLEPHAROPHYLLA	COAST ROCK CRESS	PERENNIAL	X	X	SUNSET	DRIP
M	SOD, FESCUE BLEND	FESCUE BLEND SOD	SOD	X	X	BAY NATIVES	SPRAY



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4	07/20/18	PLANNING SUBMITTAL

PROJECT NAME:  
NEW SINGLE FAMILY HOME :  
APN 023-015-000 037-094-280

PROJECT ADDRESS:  
61 WYLVALE AVENUE  
MOSS BEACH, CA 94038

PROJECT SCOPE:  
(N) 2-STORY SINGLE FAMILY HOME  
W/ ATTACHED 2-CAR GARAGE ON  
VACANT PARCEL

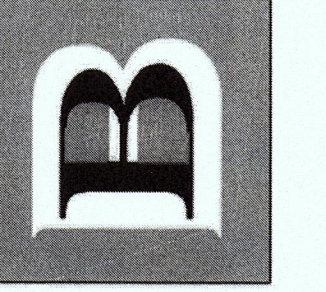
SHEET TITLE:  
**PROPOSED  
LANDSCAPE  
PLAN**

SHEET:  
**A1.2**





② FIRST FLOOR PLAN  
1/4" = 1'-0"



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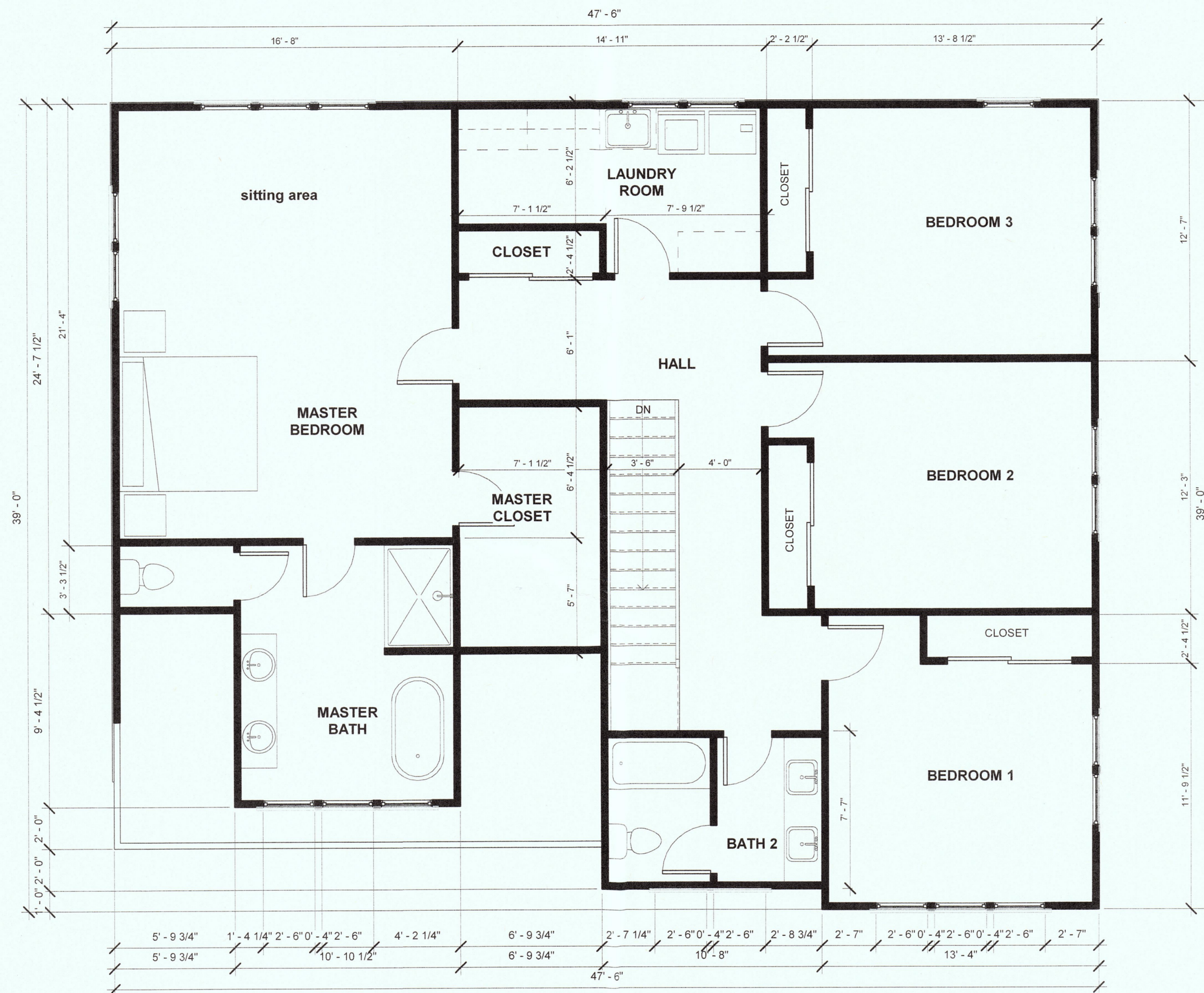
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:**  
APN **023-015-030** 037-094-280  
PROJECT SCOPE:  
(N) S-STORY SINGLE FAMILY HOME  
W/ ATTACHED 2-CAR GARAGE ON  
VACANT PARCEL

PROJECT ADDRESS:  
**61 WYLVALE AVE  
MOSS BEACH, CA 94038**

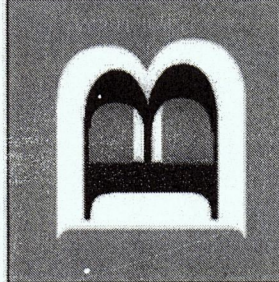
SHEET TITLE  
**FIRST FLOOR  
PLAN**

SHEET  
**A2.1**





1 SECOND FLOOR PLAN  
1/4" = 1'-0"



**BRIAN BRINKMAN**  
DRAFTING & DESIGN  
*B-B-D*  
1690 Francisco Blvd.  
Pacific, CA 94044  
(650) 922-7993

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**PROJECT NAME:**  
NEW SINGLE FAMILY HOME:  
APN ~~023-015-030~~ 037-094-280

**PROJECT ADDRESS:**  
61 WYLLVALE AVE  
MOSS BEACH, CA 94038

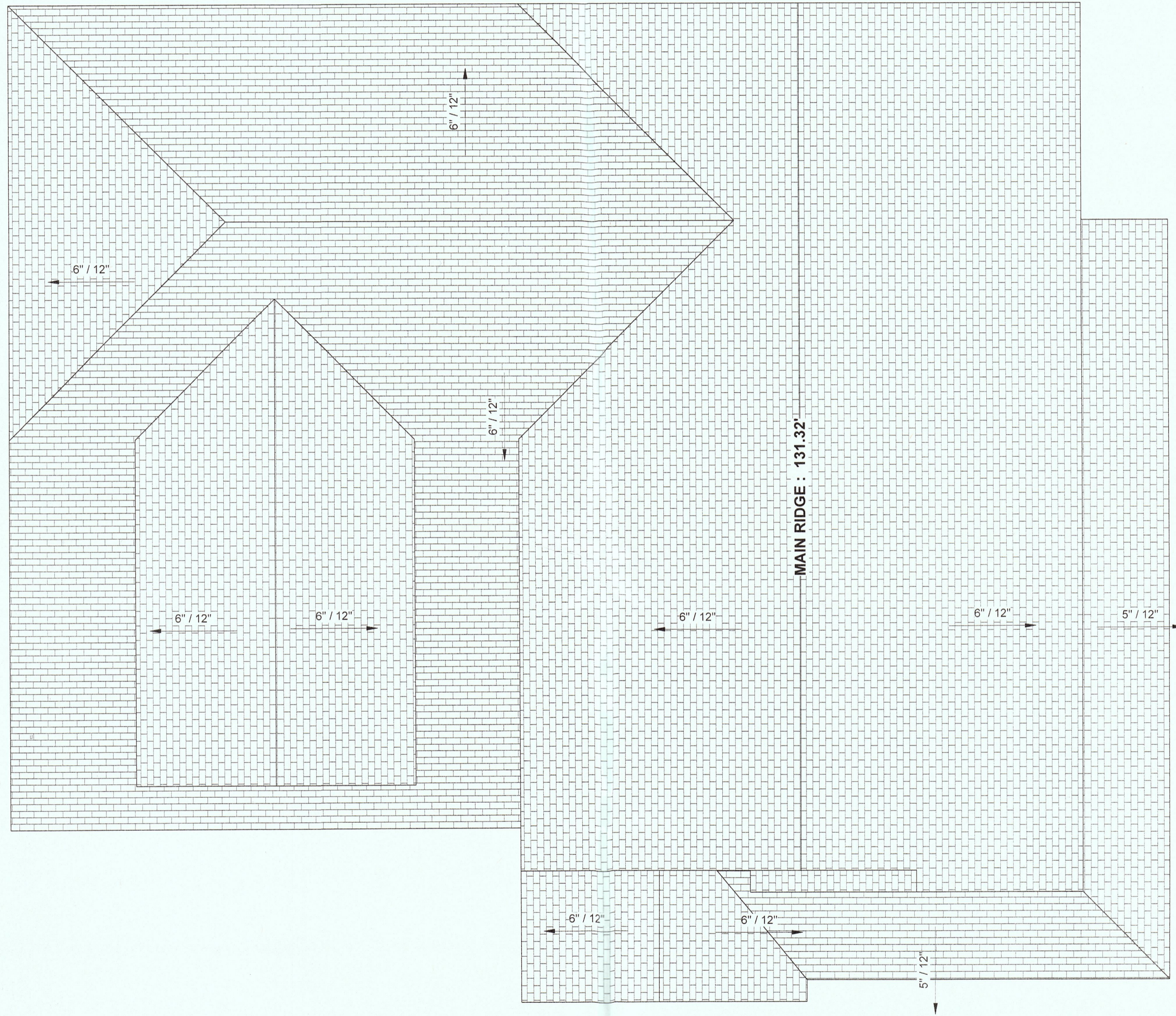
**PROJECT SCOPE:**  
(N) S-STORY SINGLE FAMILY HOME  
W/ ATTACHED 2-CAR GARAGE ON  
VACANT PARCEL

**SHEET TITLE**  
SECOND FLOOR PLAN

**SHEET**  
A2.2

7/25/2018 7:01:04 AM





① ROOF PLAN  
1/4" = 1'-0"

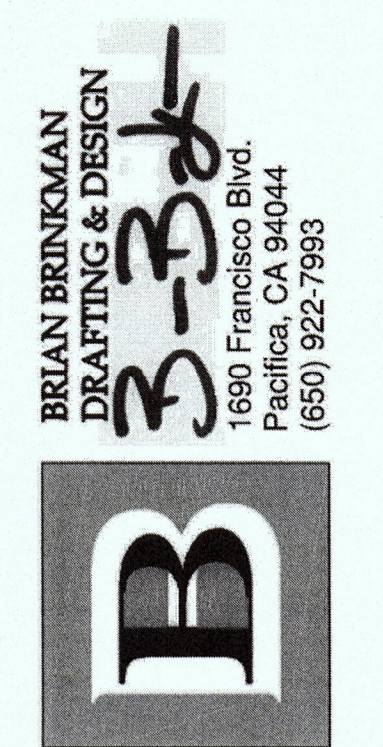
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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:**  
 APN ~~023-015-030~~ 037-094-280  
 PROJECT ADDRESS:  
**61 WYLVALE AVE  
 MOSS BEACH, CA 94038**

PROJECT SCOPE:  
 (N) S-STORY SINGLE FAMILY HOME  
 W/ ATTACHED 2-CAR GARAGE ON  
 VACANT PARCEL

SHEET TITLE  
**ROOF PLAN**

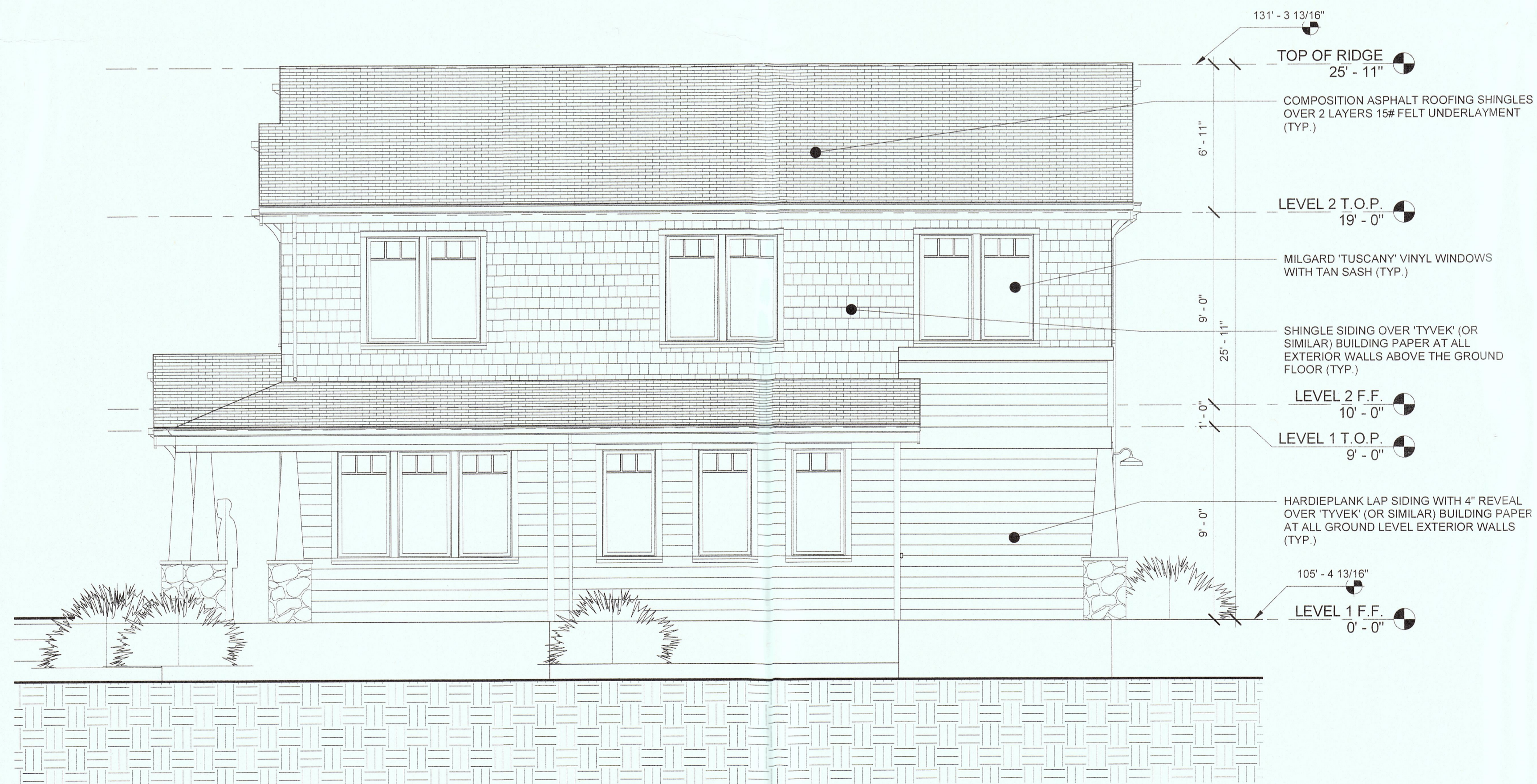
SHEET  
**A2.3**





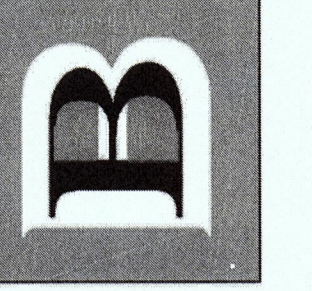


① NORTH ELEVATION  
1/4" = 1'-0"



② WEST ELEVATION  
1/4" = 1'-0"

BRIAN BRINKMAN  
DRAFTING & DESIGN  
1890 Francisco Blvd.  
Pacific, CA 94044  
(650) 922-7993



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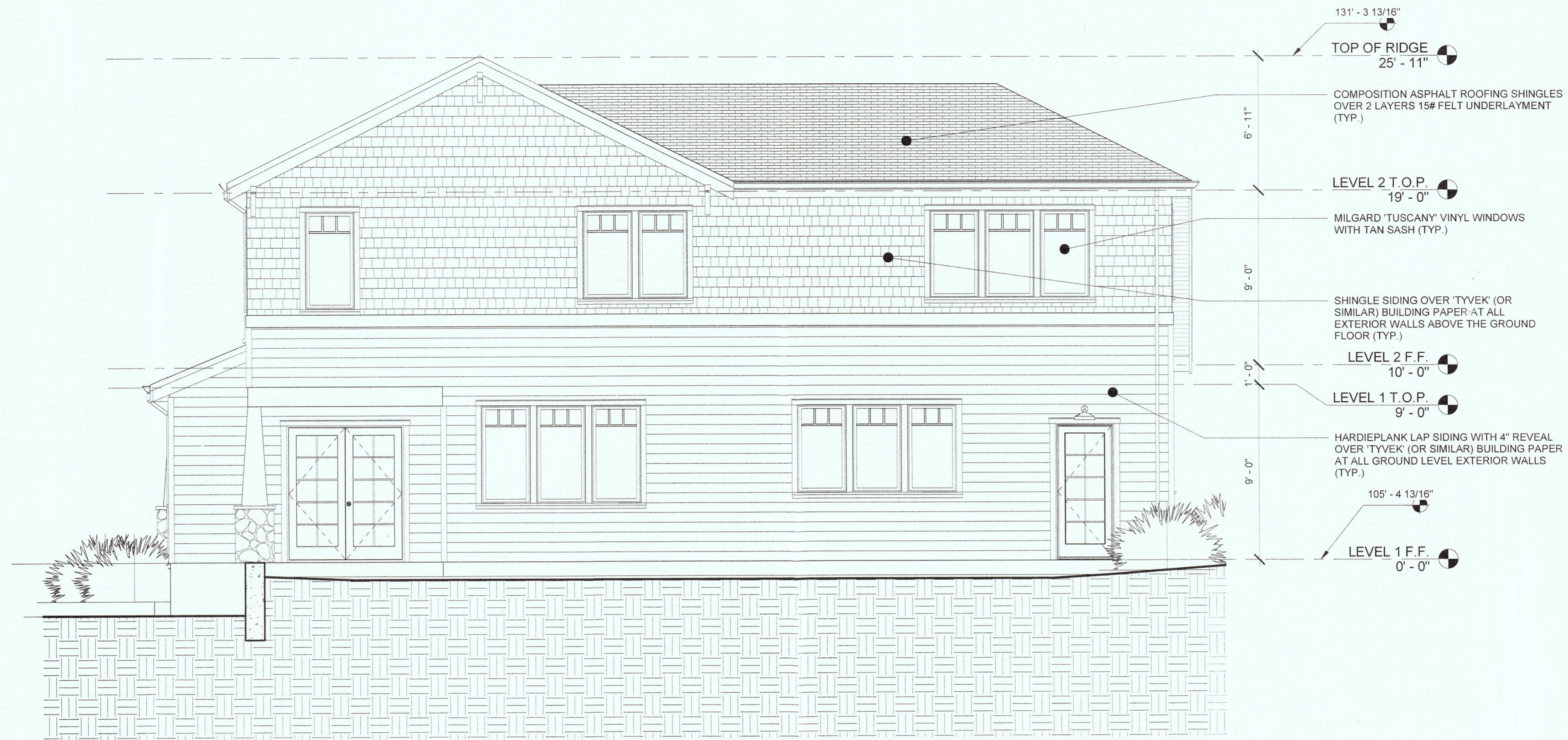
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:**  
APN 023-015-030 037-094-280  
PROJECT ADDRESS:  
**61 WYLVALE AVE  
MOSS BEACH, CA 94038**

PROJECT SCOPE:  
(N) S-STORY SINGLE FAMILY HOME  
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VACANT PARCEL

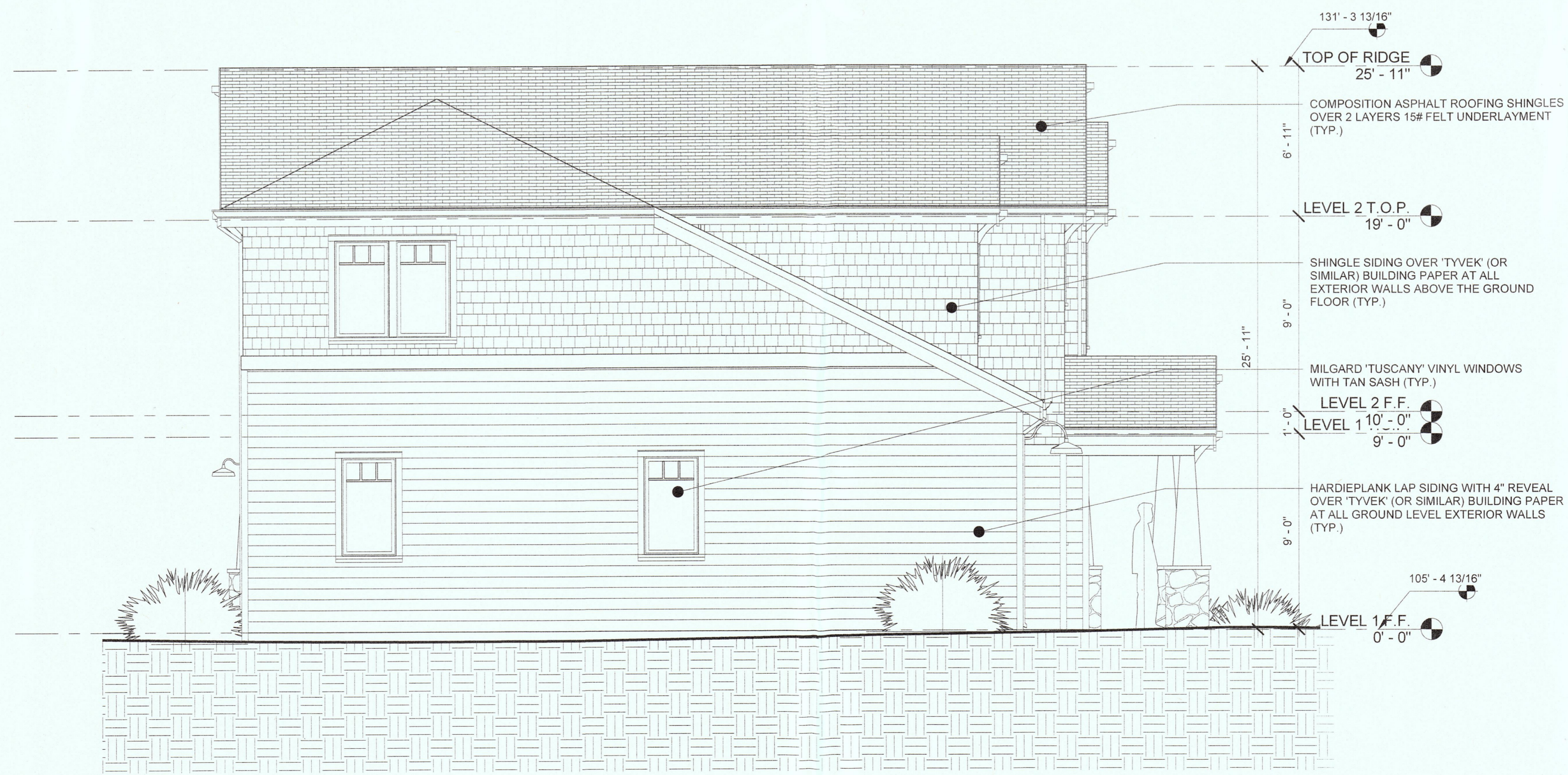
SHEET TITLE  
**NORTH AND  
WEST  
ELEVATIONS**

SHEET  
**A3.1**





① SOUTH ELEVATION  
1/4" = 1'-0"



② EAST ELEVATION  
1/4" = 1'-0"

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4	07/20/2018	PLANNING SUBMITTAL

PROJECT NAME:  
**NEW SINGLE FAMILY HOME:**  
APN ~~023-015-030~~ 037-094-280  
PROJECT ADDRESS:  
**61 WYLVALE AVE  
MOSS BEACH, CA 94038**

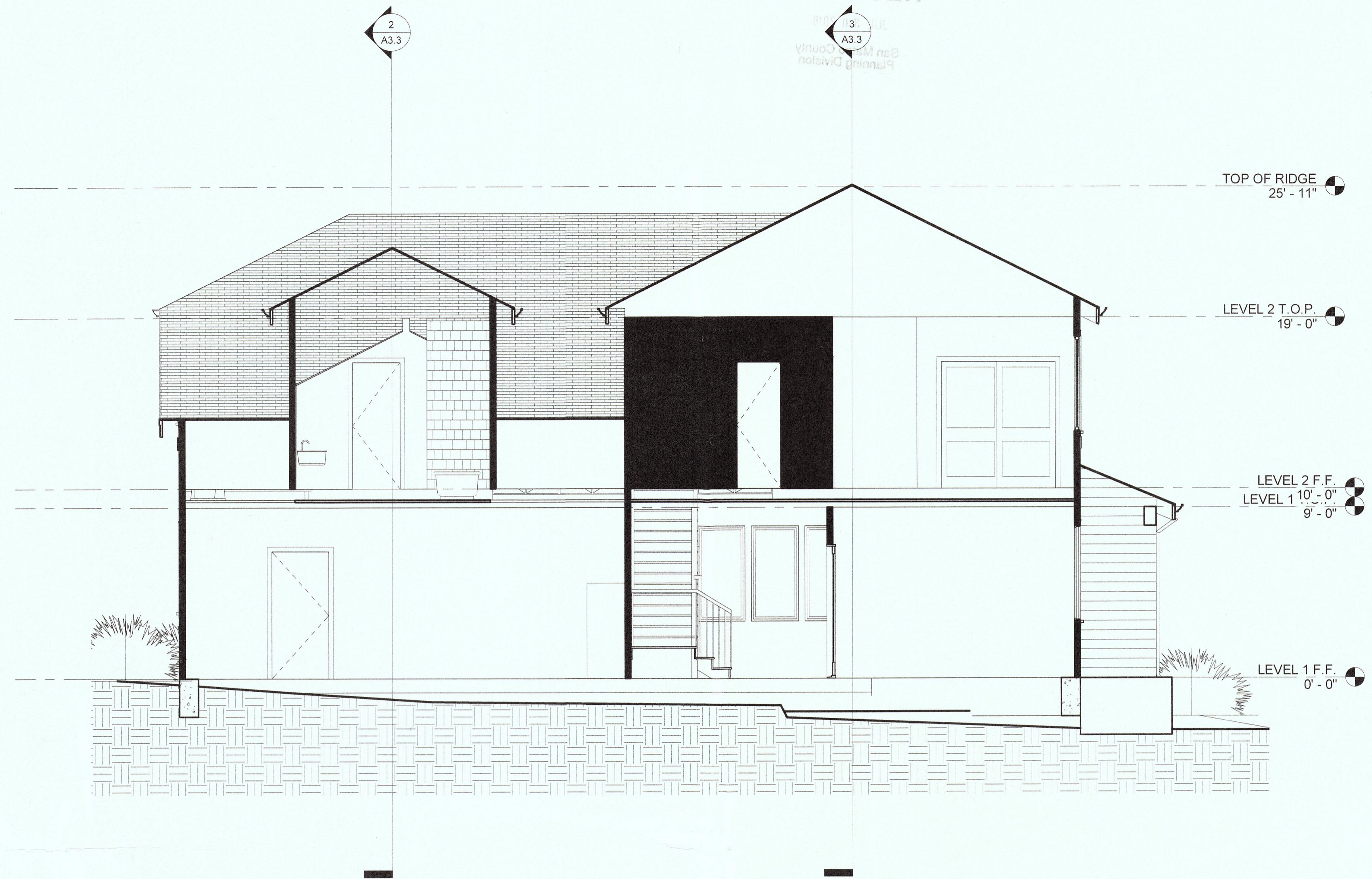
PROJECT SCOPE:  
**(N) S-STORY SINGLE FAMILY HOME  
W/ ATTACHED 2-CAR GARAGE ON  
VACANT PARCEL**

SHEET TITLE  
**SOUTH AND  
EAST  
ELEVATIONS**

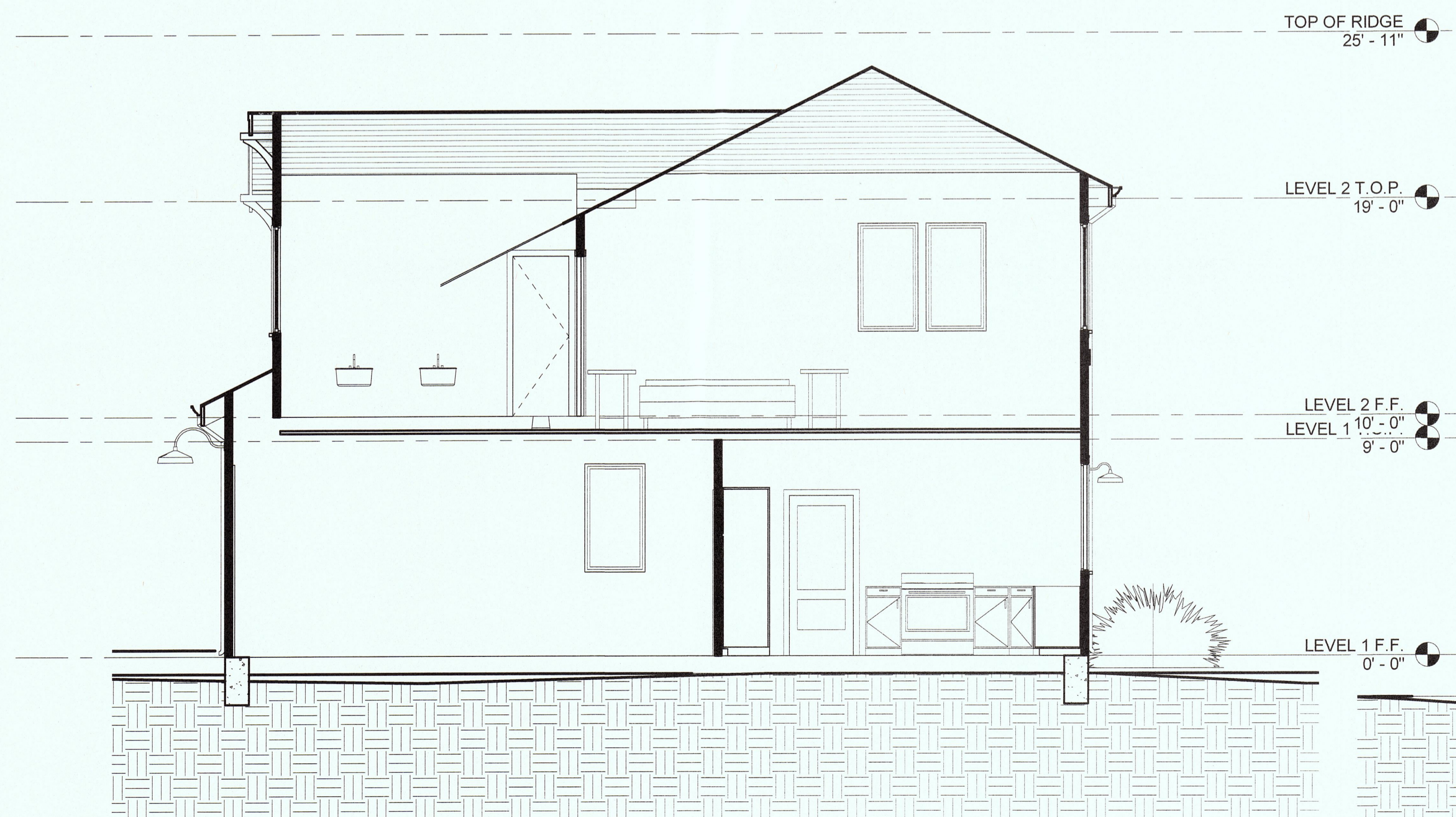
SHEET  
**A3.2**



RECEIVED  
 Planning Division  
 San Francisco  
 03/08/2018



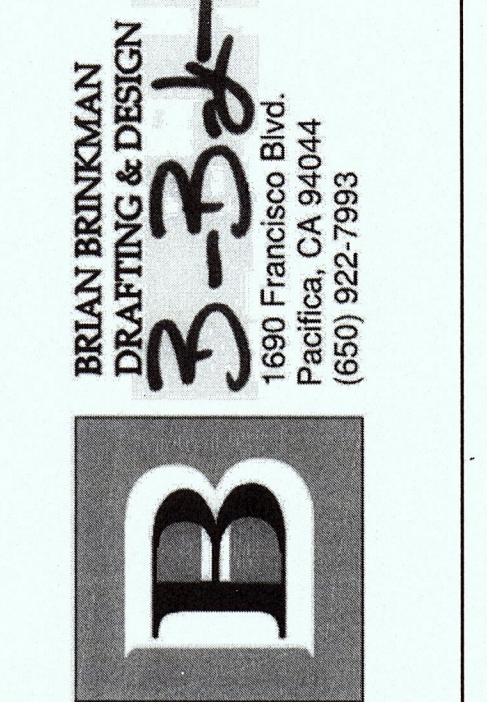
1 Section 1  
 1/4" = 1'-0"



2 Section 2  
 1/4" = 1'-0"



3 Section 3  
 1/4" = 1'-0"



REV	DATE	DESCRIPTION
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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:**  
**APN 023-015-030 037-094-280**  
 PROJECT ADDRESS:  
**61 WYLVALE AVE**  
**MOSS BEACH, CA 94038**

PROJECT SCOPE:  
 (N) S-STORY SINGLE FAMILY HOME  
 W/ ATTACHED 2-CAR GARAGE ON  
 VACANT PARCEL

SHEET TITLE  
**SECTIONS**

SHEET  
**A3.3**



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Seaside Collection



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July 20, 2018

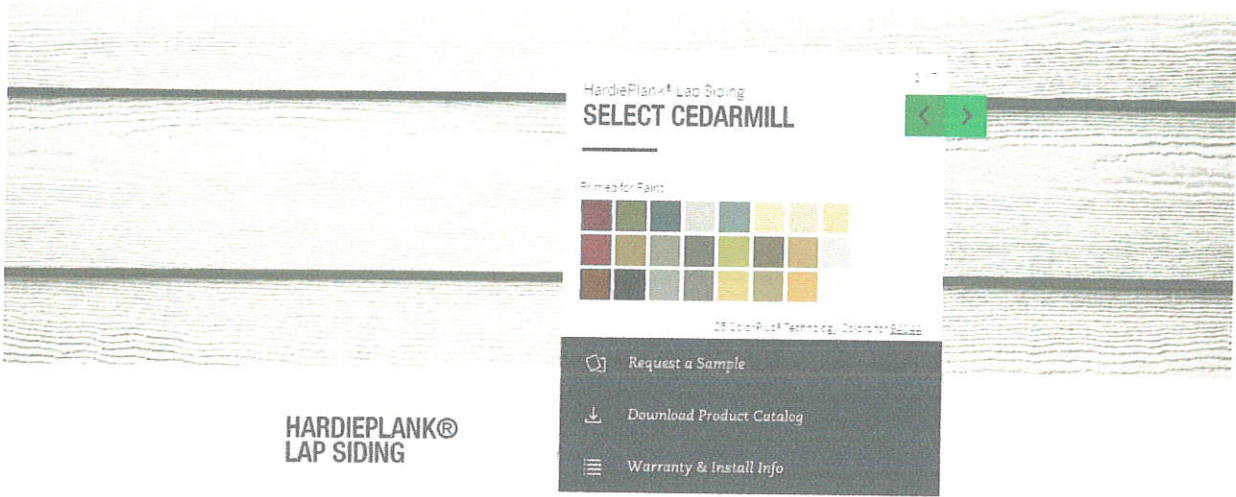
County of San Mateo  
Planning Department

RE: Exterior Materials List for  
61 Wylvale Avenue  
Moss Beach, CA 94038

ROOF - GAF Timberline HD 'Slate' Asphalt Composition Shingles



SIDING MATERIAL (1st Level Walls)- HardiePanel Lap Siding Select Cedarmill



## SIDING COLOR (Main Level Walls)- Benjamin Moore 482 - 'Misted Fern'

## SIDING MATERIAL (2nd Level Walls)- HardieShingle Siding Straight Edge Panel

## SIDING COLOR (2nd Level Walls)- Benjamin Moore 479 - 'Apple Blossom'

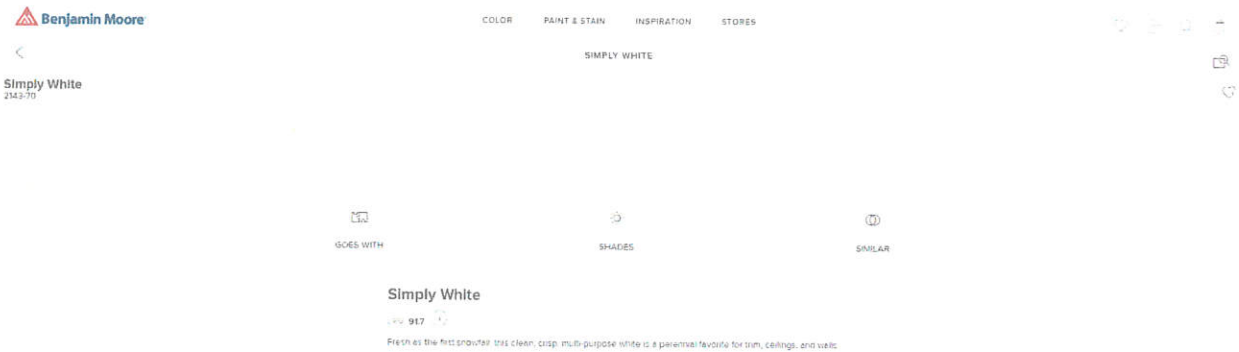
EXTERIOR TRIM / FASCIA -

Painted Redwood or HardieTrim boards

GUTTERS -

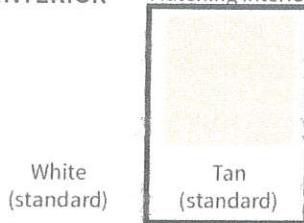
Painted Galvanized Steel

EXTERIOR TRIM/FASCIA/GUTTERS COLOR - Benjamin Moore 2143-70 – 'Simply White'



WINDOWS - Milgard Styleline Series Vinyl Windows with Standard Tan color sash

INTERIOR Matching interior/exterior



EXTERIOR Premium Exterior Finish with white interior

