

0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning Permit Application Form

PLN: 2019-00246

BLD:

Applicant/Owner Information

Applicant: CHARLES HOLMAN
Mailing Address: P.O. BOX 63
SAN GREGORIO, CA Zip: 94074
Phone, W: 510-449-8475 H: 650-747-0769
E-mail Address: charlie@charlesholman.com FAX:

Name of Owner (1): JEFF SOLBERG
Mailing Address: 550 STETSON ST.
MOSS BEACH, CA Zip: 94038
Phone, W: 510-427-5244
H:
E-mail Address: jsolberg.1319@gmail.com

Name of Owner (2): LISA BERLIN / SOLBERG
Mailing Address: 550 STETSON ST.
MOSS BEACH, CA Zip: 94038
Phone, W: 925-997-1531
H:
E-mail Address: lisa@menlobotani.ca.com

Project Information

Project Location (address): 550 STETSON ST.
MOSS BEACH, CA. 94038
Zoning: S-17/DR

Assessor's Parcel Numbers: — —
037-08A-270 — —
Parcel/lot size: 10,202 x 80 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)
ADD ON TO EXISTING TWO BEDROOM / ONE BATH HOME TO CREATE A NEW SUN ROOM ON 1ST LEVEL & NEW MASTER ON 2ND LEVEL. 1ST LEVEL ADDITION IS 1,064 SQ. FT. WHICH INCLUDES A NEW 6" I.D. A.D.U. (ATTACHED). MASTER BED ROOM SUITE @ 2ND LEVEL TO BE (627.25 SQ. FT.) FINISHED STRUCTURE TO CONNECT (E) HOUSE TO (E) DETACHED HOME ON PUBIC WATER & SEWER. (NO WELL, ETC.) GARAGE

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):
EXIST. SITE HAS SLOPE OF 18% W/ NATIVE GRASSES, SUCCULENT GROUND COVER. THERE ARE NO TREES OVER 4" IN DIAMETER. NO BODIES OF WATER.

Describe Existing Structures and/or Development:
EXISTING 1,025.375 SQ. FT. 2 BEDROOM / ONE BATH HOME ON EAST SIDE OF LOT. EXISTING 2 CAR DETACHED GARAGE @ WEST SIDE OF LOT. EXISTING DRIVEWAY ACCESS FROM STETSON STREET TO REMAIN.

Signatures

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

Owner's signature: Jeff Solberg
Owner's signature: Lisa Berlin-Solberg
Applicant's signature: CHARLES HOLMAN

Permit Types	Application Companion Page		Environmental Info. Form		Ownership			Survey			Grading Projects			NPDES	Dept. Of Public Works		Access Plans (if >50-ft. from public road)	Other Fire Redts	Septic System		Well	See Regulations for Additional Application Requirements	Plan Reductions (8.5" X 11")	Other																	
	Application Companion Page	Environmental Info. Form	Owner's Concurrence	Chain of Title	Title Report (within past 2 mo.)	Proof of Ownership (Deed or Tax Bill)	Boundary Survey	Topographic Survey	Existing Tree Plan	Location Map	Site Plans (show all easements)	Elevation Plans	Floor Plans		Landscaping Plan	Grading Plans			Erosion/ Sediment Control	Haul Routes (if export exceeds 250 cy)					Density Analysis/ Certification	Tentative Map	Geotechnical Report	Supporting Statements	C.3 and C.6 Development Review Checklist	Drainage Plan	Site Distance Study by Civil Engineer	Driveway/ Access Rd. Profile**	SFDs: 20-ft. wide access rd	Cell Sites: 12-ft. wide access rd	Perc. Test (if new septic system is proposed)	Septic Plans (if no sewer connection)	Well Cert. Report (if no water connection)***				
Agriculture Permit/Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓							
Agricultural Preserve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Architectural Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Architectural Review Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Certificate of Compliance - Type A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Certificate of Compliance - Type B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Coastal Development	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Coastal Development Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Major Development Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Confined Animal Permit or Exempt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Design Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Farm Labor Housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Fence Ht Ex	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
General Plan Amendment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Grading	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Grading Exemption	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Home Improvement Exception	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Kennel/Gallery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Lot Line Adjustment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Merger	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Off-Street Parking Exception	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Planned Agriculture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Resource Management	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Rezoning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Street Name/Change	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Subdivision	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Surface Mining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Timberland Preserve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Use Permit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Use Permit - Telecom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Variance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Required where applicable, as determined by County Staff.

**Turn around may be required by Fire Department

***Water tanks may be required by Fire Department

Submittal Requirements: 1) 5 sets of plans are required for any application, with the exception of Subdivision applications where 7 sets are required, plus an electronic vector-based map on disc (preferred).
 Disclaimers: In addition to those items checked, other items may be required on a case-by-case basis during the Planning permit review process. Plans approved under a Planning Permit are preliminary to construction. Additional information may be requested at the building permit stage.

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
 Mail Drop PLN 122 ■ 650.363.4161 ■ FAX 650.363.4849

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

Permit #: PLN 2019-00296

Other Permit #: _____

1. Basic Information

Applicant:

Name: CHARLES HOLMAN
 Address: P.O. BOX 603
SAN GREGORIO, CA Zip: 94074
 Phone, W: 510-449-8475 H: 650-747-0769
 Email: charlie@charlesholman.com

Owner (if different from Applicant):

Name: JEFF & LISA SOLBERG
 Address: 550 STETSON ST.
MOSS BEACH, CA Zip: 94039
 Phone, W: 510-427-5244 H: 925-997-1537
 Email: jsolberg.1319@gmail.com
Lisa@Amenlobotanica.com

Architect or Designer (if different from Applicant):

Name: SAME AS APPLICANT
 Address: _____ Zip: _____
 Phone, W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 037-084-270
 Address: 550 STETSON ST.
MOSS BEACH, CA Zip: 94039
 Zoning: S-17/DR
 Parcel/lot size: 10,202.00 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):
(E) 2 BED ROOM / 1 BATH HOME
W/(E) DETACHED 2 CAR GARAGE

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft.
- Addition to Residence: 1,731.5 sq. ft.
- Other: (N) 611 sq' A.D.U. INCLUDED
IN ABOVE ADDITION AREA.

Describe Project:

ADDITION/REMODEL TO EXISTING
HOME CONNECTING (E) HOUSE TO (E)
DETACHED GARAGE, (N) 2 MASTER
MASTER SUITE & (N) ATTACHED
A.D.U.

Additional Permits Required:

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

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	VINYL SIDING		<input checked="" type="checkbox"/>
b. Trim	WOOD		<input checked="" type="checkbox"/>
c. Windows	ALUM. CLAD WOOD		<input checked="" type="checkbox"/>
d. Doors	" " "	(EXCEPT (N) ENTRY DOOR SEE COLOR SAMPLE)	<input checked="" type="checkbox"/>
e. Roof	COMP. SHINGLES		<input checked="" type="checkbox"/>
f. Chimneys	VINYL SIDING	MATCHES SIDING (OLD CHIMNEY DEMOLISHED)	<input type="checkbox"/>
g. Decks & railings	REDWOOD		<input checked="" type="checkbox"/>
h. Stairs	"		<input checked="" type="checkbox"/>
i. Retaining walls	N/A		<input checked="" type="checkbox"/>
j. Fences	NO CHANGE		<input checked="" type="checkbox"/>
k. Accessory buildings	N/A		<input checked="" type="checkbox"/>
l. Garage/Carport	NO CHANGE		<input checked="" type="checkbox"/>

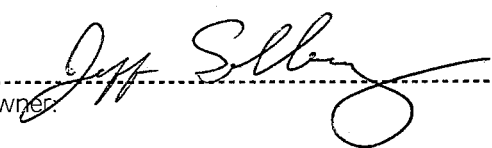
5. Required Findings

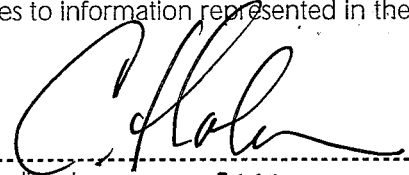
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

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

6. Signatures

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

Owner: 

Applicant: 
CHARLES HOLMAN

Date: 7/1/19

Date: 6/30/19

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2019-00246
Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner
Name: JEFF & LISA SOLBERG
Address: 550 SPANSON ST.
MIDWAY BEACH, CA.
Zip: 94038
Phone, W: 510-427-5244 H: 925-997-1537
Email Address: jsolberg1319@gmail.com

Applicant
Name: CHARLES HOLMAN
Address: P.O. BOX 603
SAN GREGORIO, CA.
Zip: 94074
Phone, W: 510-441-8415 H: 650-747-0769
Email Address: charlie@charlesholman.com

2. Project Information

Project Description:
ADDITION / REMODEL TO EXISTING
HOME, CONNECTING (E) HOUSE TO
(E) DETACHED GARAGE. (N) 2ND LEVEL
MASTER SUITE & (N) ATTACHED
A.D.U.
Assessor's Parcel Number(s):
037 - 084 - 270

Existing water source:
 Utility connection _____
 Well _____
Proposed water source:
 Utility connection _____
 Well _____
Staking of well location and property lines are required. N/A
 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.

Jeff Solberg 7/1/19 Charles Holman 6/30/19
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

4. Basis of Exemption or Exclusion

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-81-1, 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)]

5. Well 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

6. 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:

7. 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

Environmental Information Disclosure Form

PLN 2019-00246
 BLD _____

Project Address: 550 STETSON ST.
MOSS BEACH, CA -
94038
 Assessor's Parcel No.: 037 - 084 - 270
 Zoning District: S-17

Name of Owner: JEFF & LISA SOLBERG
 Address: 550 STETSON ST. MOSS BEACH,
CA. 94038 Phone: 510-427-5244
 Name of Applicant: CHARLES HOLMAN
 Address: BOX 63 SAN GREGORIO, CA 94074
 Phone: 650-747-0769

Existing Site Conditions

Parcel size: 10,202 sq'

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). THERE ARE A SINGLE FAMILY HOME & 2 CAR DETACHED GARAGE ON THE PROPERTY, NO EASEMENTS OR TREES, AND NO CREEKS. SLOPE OF THE YARDS, BUT IS ≈ 20%.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	e. Land clearing or grading? (<u>≈ REMOVAL FOR FOUNDATIONS ON GRADE</u>) If yes, please state amount in cubic yards (c.y.): Excavation: <u>30</u> c.y. Fill: <u>N/A</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

A) ADDITION IS > 50% OF THE HOME, HOWEVER PROPOSED F.A. OF HOME IS ONLY 2800 SQ'
E) GRADING ONLY REQUIRED FOR (N) FOOTINGS (≈ 81 CUBIC YARDS) NO CLEARING REQ'D.
G) LOT IS WITHIN SCENIC CORRIDOR (2 BLOCKS UP FROM HIGHWAY ONE)

Signature required on reverse →

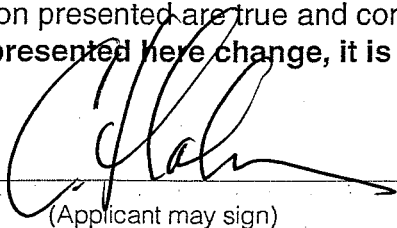
2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
X		a. Construction outside of the footprint of an existing, legal structure?
	X	b. Exterior construction within 100-feet of a stream?
	X	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	X	d. Land-use within a riparian area?
	X	e. Timber harvesting, mining, grazing or grading?
	X	f. Any work inside of a stream, riparian corridor, or shoreline?
	X	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		
Addition to existing home connects home to (F) detached garage.		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
	X	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.
	X	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) prior 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.**

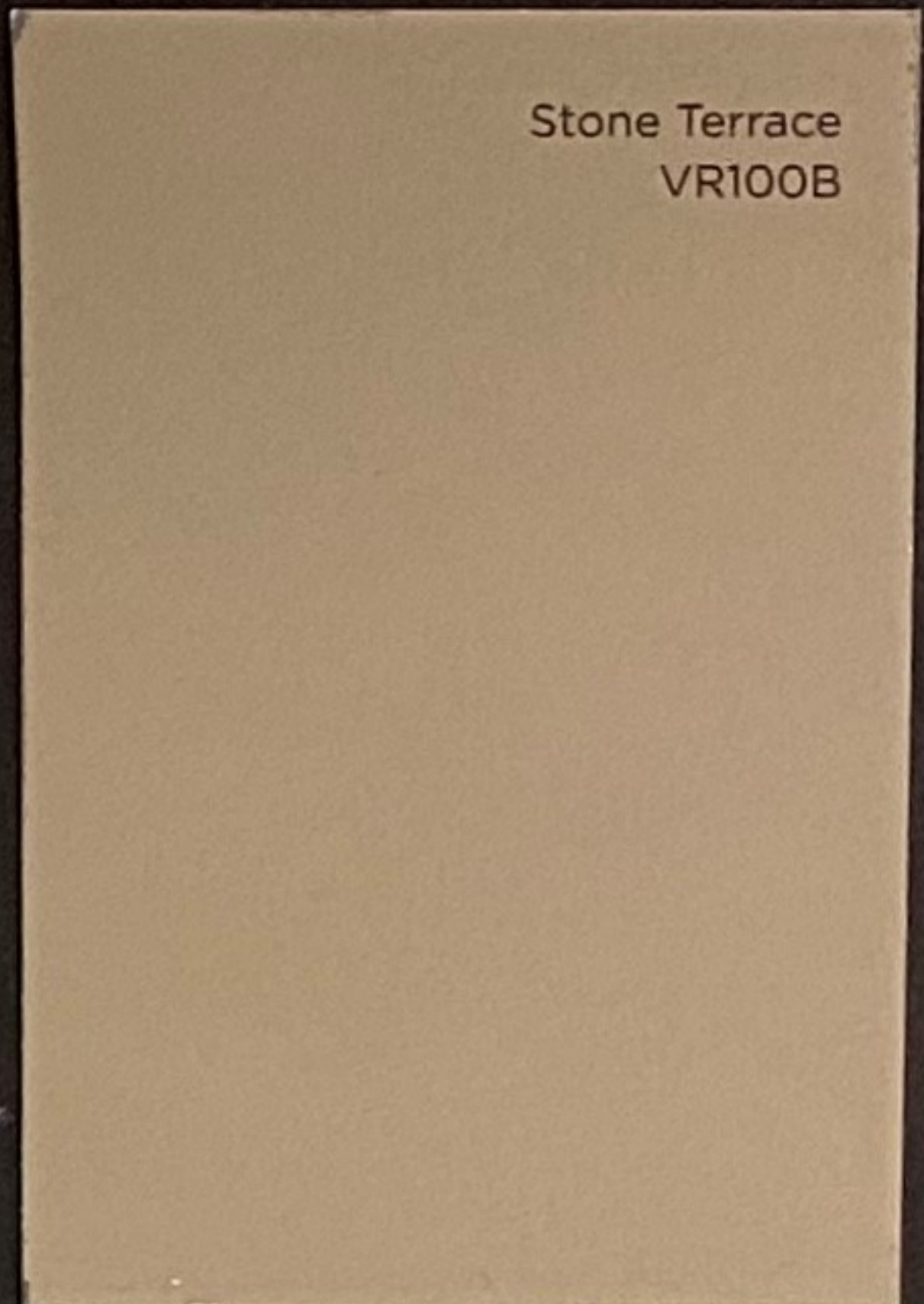
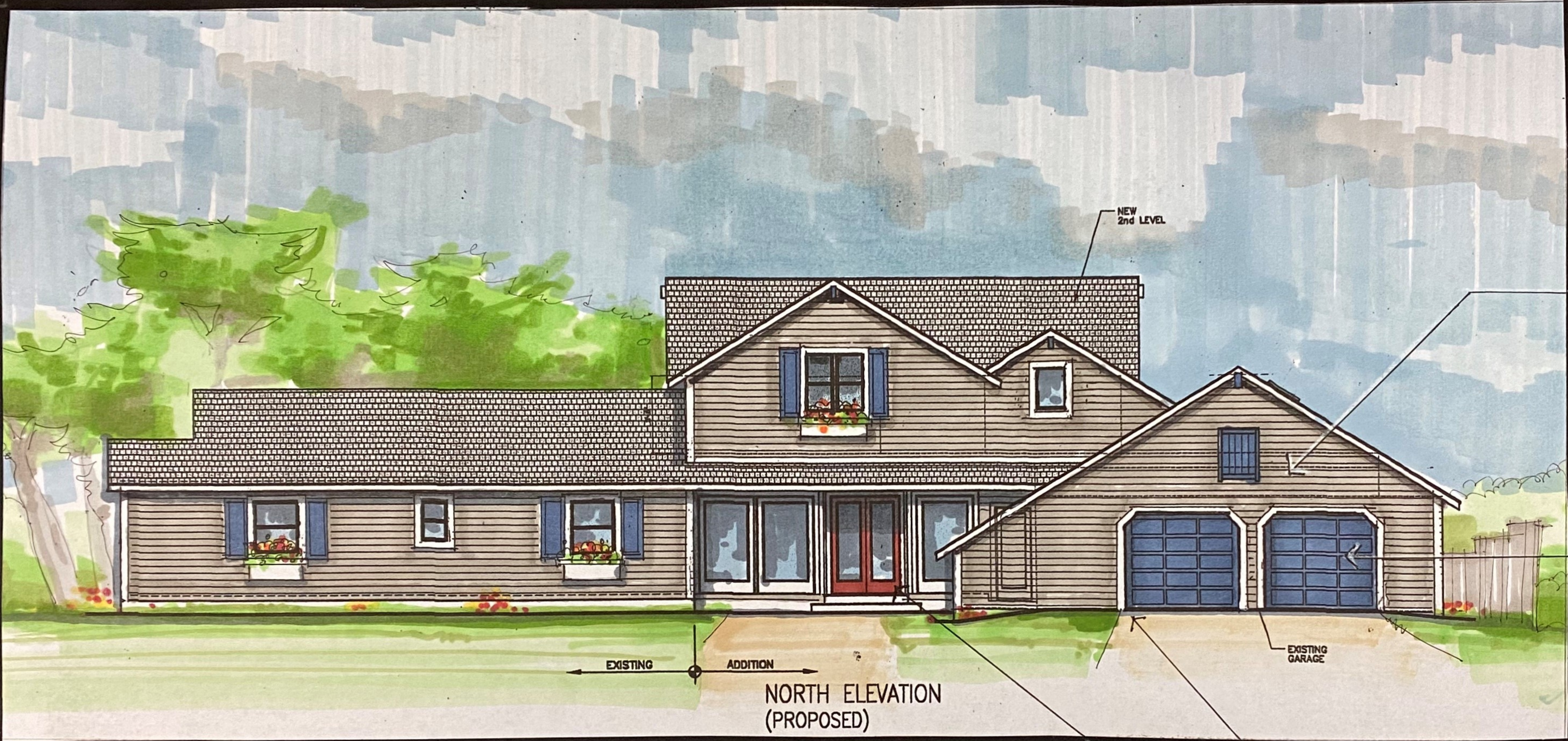
Signed:



(Applicant may sign)

Date:

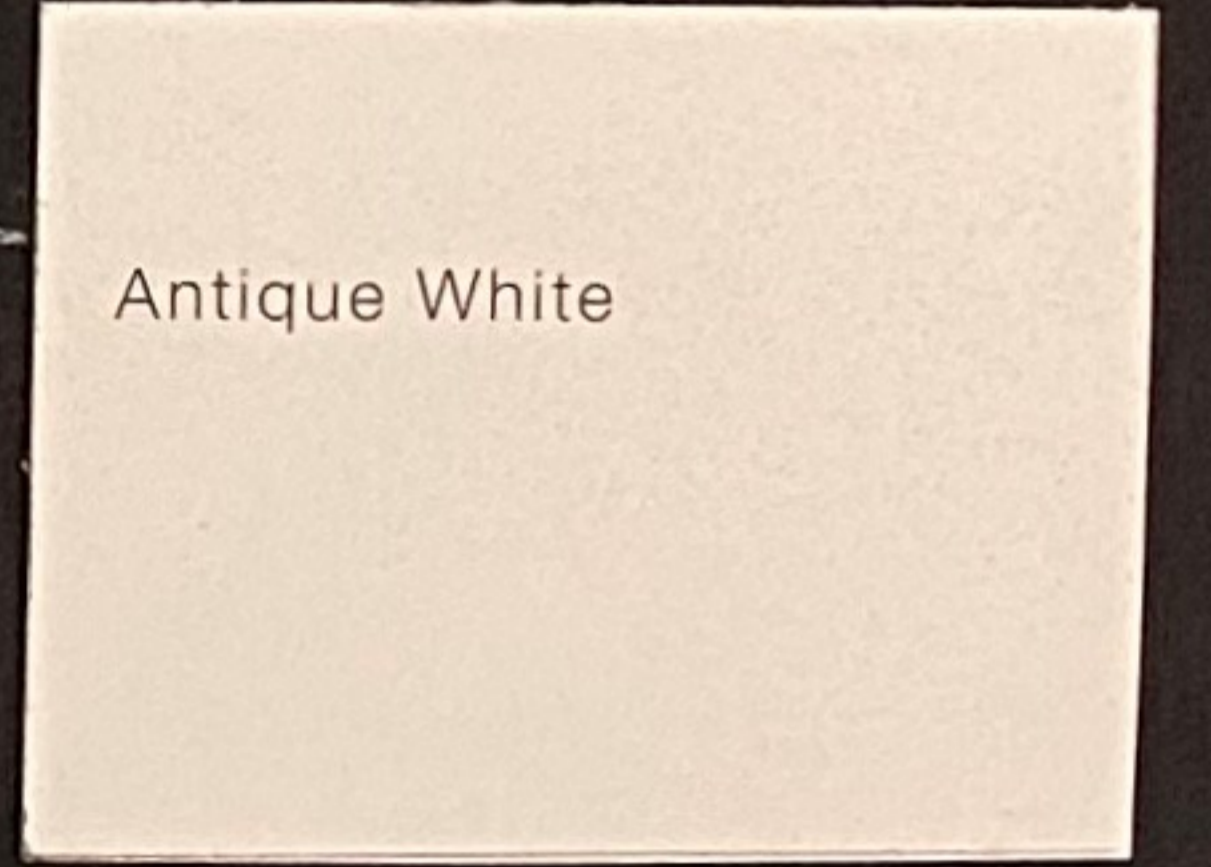
6/30/19



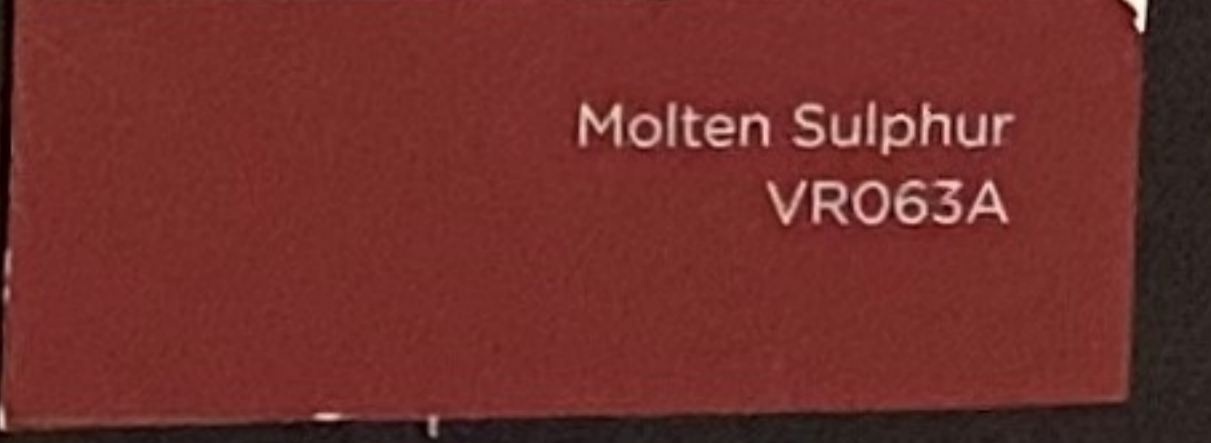
EXTERIOR
(VINYL SIDING)



TRIM # 1
(SHUTTERS &
GARAGE DOORS)



TRIM # 2
(WINDOWS &
EAVES, ETC.)



ENTRY DOOR

EXTERIOR COLORS & FINISHES

550 STETSON STREET
MOSS BEACH, CALIFORNIA

C. Holman 6/19

FIRE DEPARTMENT NOTES:

- Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
- Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.
- Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 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. (CFC 1030).
- Provide rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
- As per Coastside Fire District Standard CI-013, 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 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six 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 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 shall be placed at the entrance from the nearest public roadway.
- As per Coastside Fire District Ordinance 2016-01, 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.
- Vegetation Management (LRA) – Add note to plans: The Coastside Fire District Ordinance 2016-01, the 2016 California Fire Code 304.1.2
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. This is neither a requirement nor an authorization for the removal of living trees. 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' to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
- Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2016-01, 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. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of HMB. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. **If attached to the existing house both structures need to be sprinklered. If NOT attached just the new addition will require fire sprinklers.
- Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.
- 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.

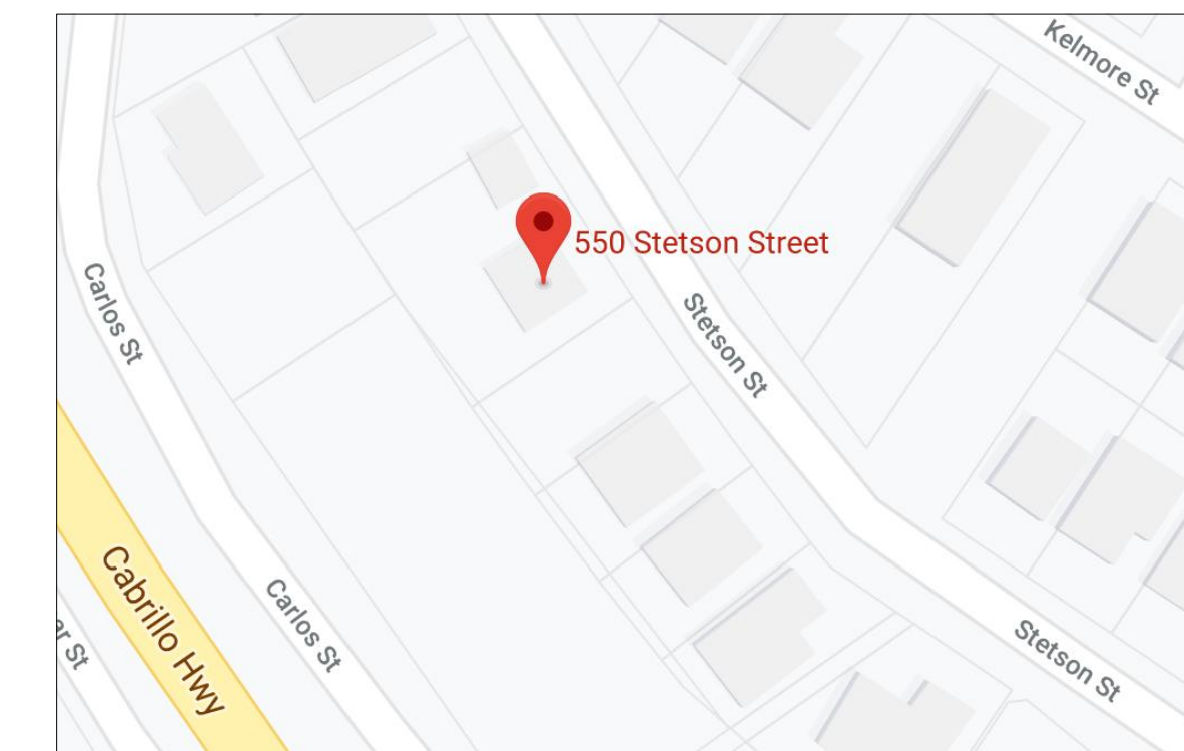
PROJECT CONSULTANTS:

DESIGNER:
CHARLES HOLMAN DESIGN
P.O.BOX 63, SAN GREGORIO, CA. 94074
650-747-0769 CHARLIE@CHARLESHOLMAN.COM

SURVEYOR:
SAVIOR P. MICALLEF LAND SUREYING
421 WILDWOOD DRIVE, SOUTH SAN FRANCISCO, CA. 94080
805-709-2423 SAVIOR.MICALLEF@GMAIL.COM

ENERGY CONSULTANT:
T.B.D.

STRUCTURAL ENGINEER:
T.B.D.



VICINITY MAP NOT TO SCALE

SCOPE OF WORK

ADD ON TO EXISTING TWO BEDROOM /ONE BATH HOME TO CREATE A NEW SUN ROOM ON FIRST LEVEL AND A NEW MASTER SUITE ON A SECOND LEVEL. THIS WILL CONNECT THE EXISTING HOUSE TO THE EXISTING DETACHED GARAGE. THE ADDITION AT THE FIRST LEVEL IS TO BE 1,064 SQUARE FEET WHICH INCLUDES A 611 SQUARE FOOT A.D.U. THE ROOF OF THE A.D.U. WILL FUNCTION AS A DECK OFF THE NEW MASTER BEDROOM SUITE. THE FINISHED HOME WILL BE A THREE BEDROOM TWO BATH AND THE A.D.U. WILL ALSO FEATURE AN ADDITIONAL FULL BATH.

PROJECT DATA:

A.P.N.	: 037-084-270
ZONING	: S-17/DR
OCCUPANCY	: R-3/U
BUILDING TYPE	: V-B
STORIES	: TWO
FIRE SPRINKLERS	: YES

The building will be protected by an automatic fire sprinkler system.

AREA CALCULATIONS

AREA CALCS:	
LOT AREA	: 10,202.00
ALLOWED FLOOR AREA	: 5,407.00
ALLOWED COVERAGE	: 3,570.70
EXISTING HOUSE	
EXISTING HOUSE	: 1,025.375
EXISTING GARAGE	: 604.00
TOTAL (E) HOME	: 1,629.375
EXISTING DECKS & STAIRS	
EXISTING DECKS & STAIRS	: <203> (TO BE REMOVED NOT COUNTED)
NEW 1st LEVEL ADDITION	
NEW 1st LEVEL ADDITION	: 1,097.25
NEW 2nd LEVEL ADDITION	
NEW 2nd LEVEL ADDITION	: 667.33
TOTAL PROPOSED FLOOR AREA	: 3,393.955
NEW DECK & STAIRS	
NEW DECK & STAIRS	: 631.75
TOTAL COVERAGE	: 3,358.375

TABLE OF CONTENETS

A-0	: COVER SHEET
SUV	: NEW SURVEY
T-1.0	: SURVEY/TOPO
A-1.0	: SITE PLAN (EXISTING)
A-1.1	: SITE PLAN (PROPOSED)
A-2.0	: MAIN FLOOR PLANS (EXISTING)
A-2.1	: EXTERIOR ELEVATIONS (EXISTING)
A-3.0	: EXTERIOR GARAGE ELEVATIONS (EXISTING)
A-4.0	: ROOF PLAN (EXISTING)
A-5.0	: SECTIONS A & B (EXISTING)
A-6.0	: MAIN LEVEL FLOOR PLAN (PROPOSED)
A-6.1	: UPPER LEVEL FLOOR PLAN (PROPOSED)
A-7.0	: EXTERIOR ELEVATIONS (PROPOSED)
A-7.1	: EXTERIOR ELEVATIONS (PROPOSED)
A-8.0	: ROOF PLAN (PROPOSED)
A-9.0	: SECTIONS A & B (PROPOSED)
A-10.0	: MAIN LEVEL POLYGON AREA DIAGRAM PLAN (EXISTING)
A-11.0	: MAIN LEVEL POLYGON AREA DIAGRAM PLAN (PROPOSED)
A-11.1	: UPPER LEVEL POLYGON AREA DIAGRAM PLAN (PROPOSED)
A-12.0	: LANDSCAPE PLAN (PROPOSED)
A-13.0	: STREETScape
A-14.0	: COLOR AND FINISHES

REVISIONS	BY
10-01-19	PLN.

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charlie.holman@beglobal.net

Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California

JOB NO.	04-18
ISSUE DATE	07-02-19
DRAWN BY	Alejandro J. Ortiz

COVER SHEET

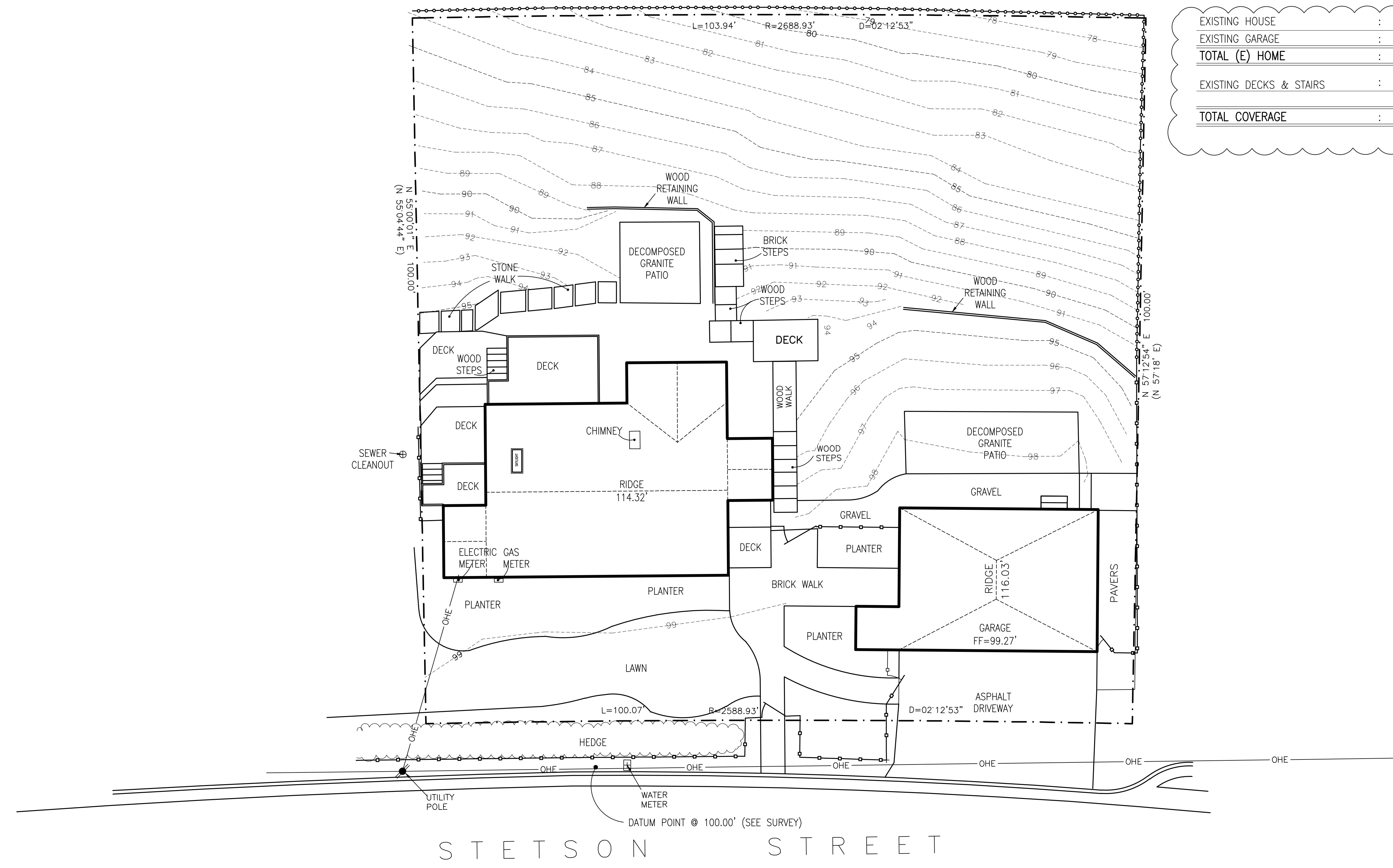
SCALE 1/4" = 1'

A-0

REVISIONS	BY
▲ 10-01-19	PLN.

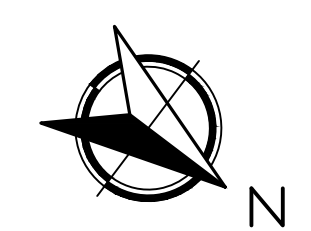
AREA CALCULATIONS

AREA CALCS:	
LOT AREA	: 10,202.00
ALLOWED FLOOR AREA	: 5,407.00
ALLOWED COVERAGE	: 3,570.70
EXISTING HOUSE	: 1,025.375
EXISTING GARAGE	: 604.00
TOTAL (E) HOME	: 1,629.375
EXISTING DECKS & STAIRS	: 203.00
TOTAL COVERAGE	: 1,832.375



STETSON STREET

(50 ' R / W)



(IN FEET) 1/8 inch = 1 ft.
GRAPHIC SCALE

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A.P.N. 000-000-000

JOB NO.	04-18
ISSUE DATE	06-18-19
DRAWN BY	Alejandro J. Ortiz

SITE PLAN
EXISTING

SCALE 1/8" = 1'

A1.0

REVISIONS	BY
10-01-19	PLN.

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JOB NO. 04-18
ISSUE DATE 07-02-19
DRAWN BY Alejandro J. Ortiz

SITE PLAN PROPOSED
SCALE 1/8" = 1'
A1.1

AREA CALCULATIONS

AREA CALCS:	
LOT AREA	: 10,202.00
ALLOWED FLOOR AREA	: 5,407.00
ALLOWED COVERAGE	: 3,570.70
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TOTAL PROPOSED FLOOR AREA	: 3,393.955
NEW DECK & STAIRS	: 631.75
TOTAL COVERAGE	: 3,358.375

ELEVATION POINTS @ GRADE: (RELATIVE TO 100.00' DATUM POINT)

(A)	91.5
(B)	94.5
(C)	97.5
(D)	95.5
(E)	94.0
(F)	97.5
(G)	99.0
(H)	99.0
(I)	97.5
(J)	97.5

IMPERVIOUS SURFACE AREA:

NO.	SIZE	AREA (SQ.FT)
1	28X10	280.00
2	10X2.25	22.50
3	4X3.5	14.00
4	4X8	32.00
		348.50 SQ.FT < 1,020.20 SQ.FT.
		(10% OF LOT AREA = 1,020.20 SQ.FT.)

Worksheet A C.3 and C.6 Development Review Checklist

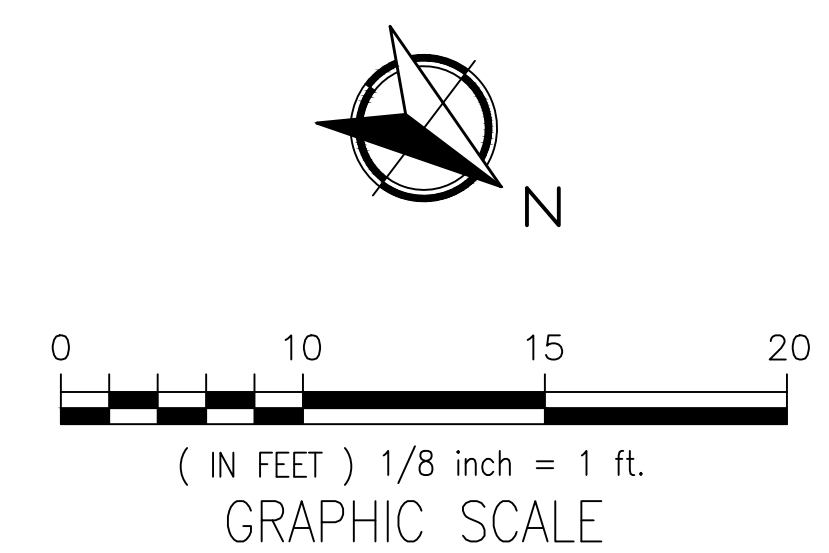
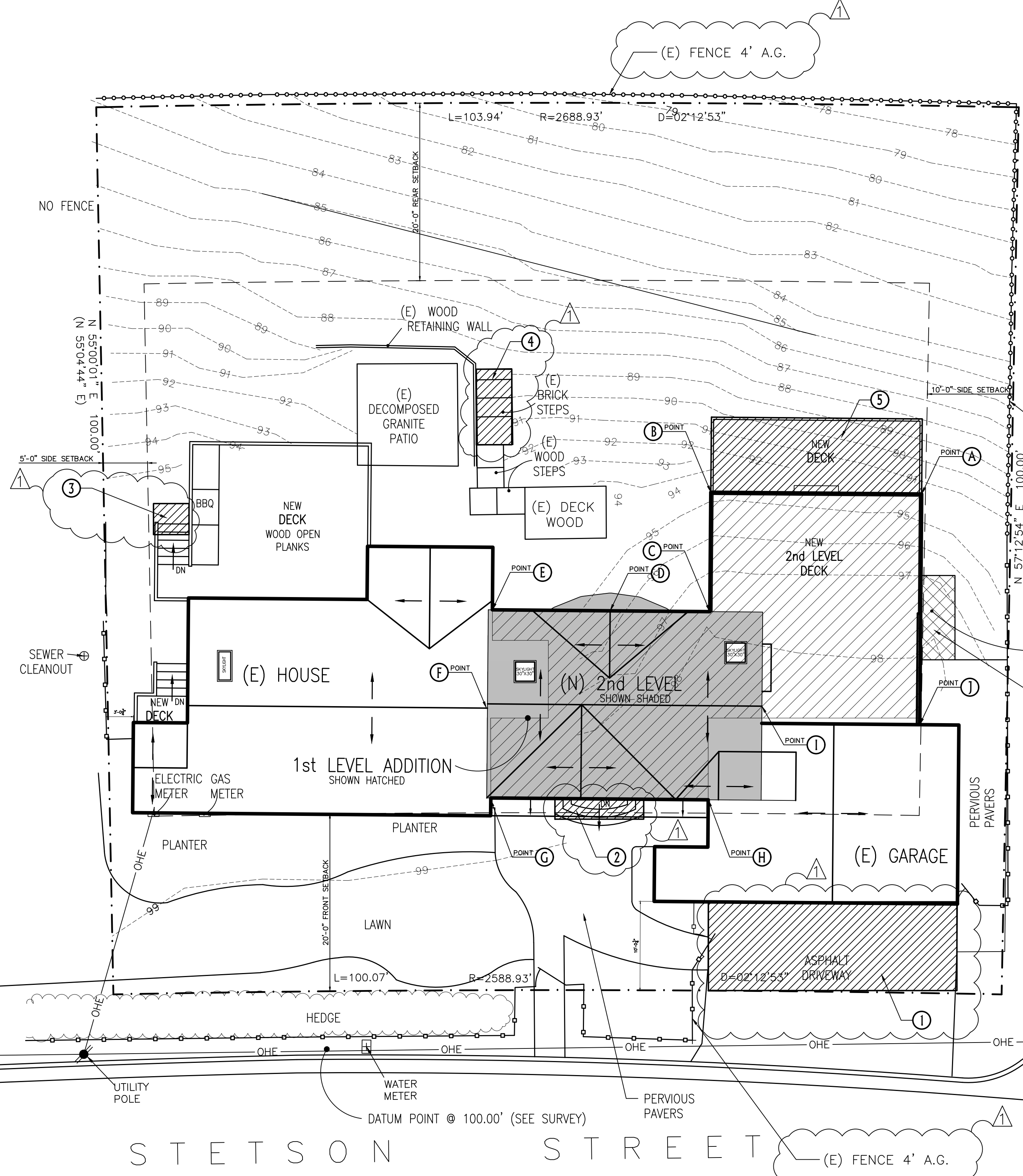
C6 - Construction Stormwater BMPs

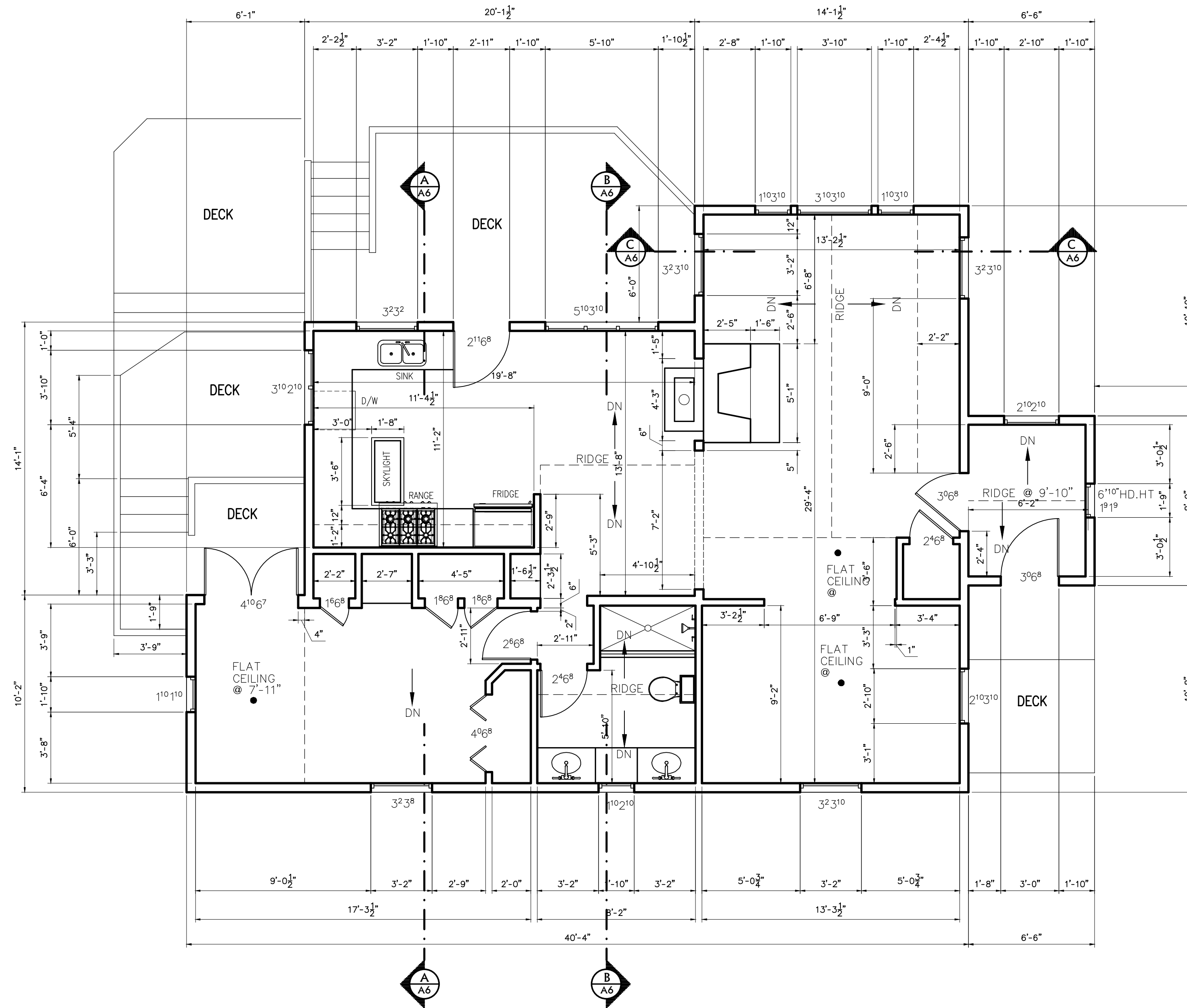
Include the following Construction BMPs on the Erosion Control Plan:
(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP) Notes
<input checked="" type="checkbox"/>		Erosion Control Point of Contact. (Provide an Erosion Control Point of Contact including name, title/qualification, email, and phone number. The EC Point of Contact will be the County's main point of contact if Erosion Control or Tree Protection corrections are required).
<input checked="" type="checkbox"/>		Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
<input checked="" type="checkbox"/>		Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
<input checked="" type="checkbox"/>		Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
<input checked="" type="checkbox"/>		Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
<input checked="" type="checkbox"/>		Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permits) as necessary.
<input checked="" type="checkbox"/>		Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>		Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
<input checked="" type="checkbox"/>		Limit construction access routes to stabilized, designated access points.
<input checked="" type="checkbox"/>		Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
<input checked="" type="checkbox"/>		Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
<input checked="" type="checkbox"/>		Placement of erosion materials at these locations are required on weekends and during rain events. (List locations)
<input checked="" type="checkbox"/>		The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."
<input checked="" type="checkbox"/>		Construction sites are required to have erosion control materials on-site during the "off-season."
<input checked="" type="checkbox"/>		Dust control is required year-round.
<input checked="" type="checkbox"/>		Erosion control materials shall be stored on-site.
<input checked="" type="checkbox"/>		Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
<input checked="" type="checkbox"/>		Tree protection shall be in place before any demolition, grading, excavating or grubbing is started.

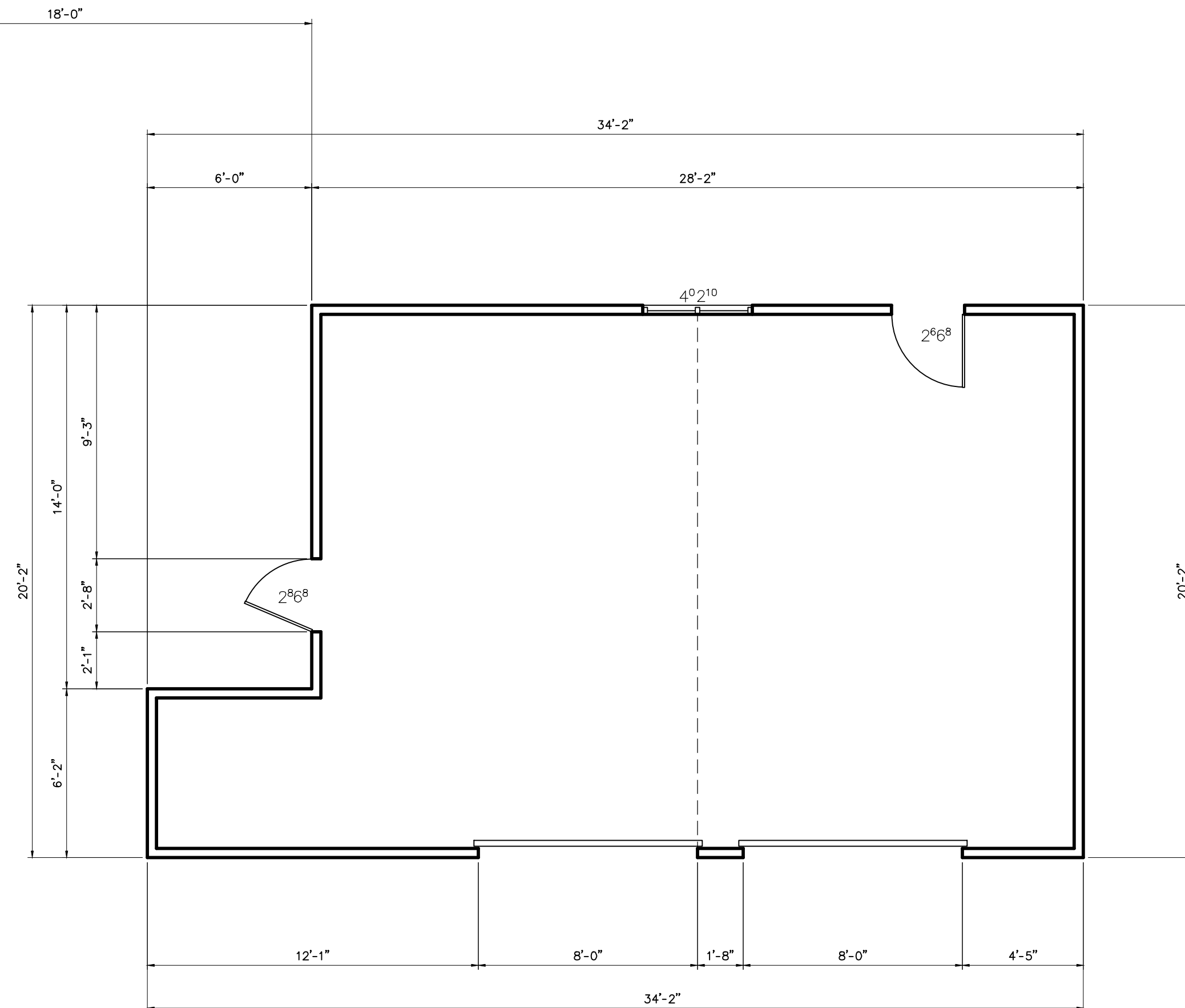
3 SMCWPPP 1/16 v.2; Last Modified 11/10/17

NOTE:
ESTIMATED GRADING NOT TO EXCEED 29.15 CUBIC YARD

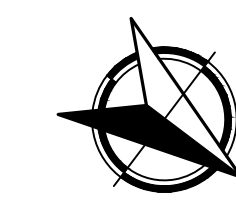




MAIN HOUSE



GARAGE



(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

WALL LEGEND

— 2x EXISTING INTERIOR & EXTERIOR WALLS

FLOOR AREA

MAIN LEVEL	1,034.00 SQ.FT.
DETACHED GARAGE	605.00 SQ.FT.
TOTAL	1,639.00 SQ.FT.

REVISIONS	BY

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Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California

A.P.N. 000-000-000

JOB NO.
04-18

ISSUE DATE
06-18-19

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Alejandro J. Ortiz

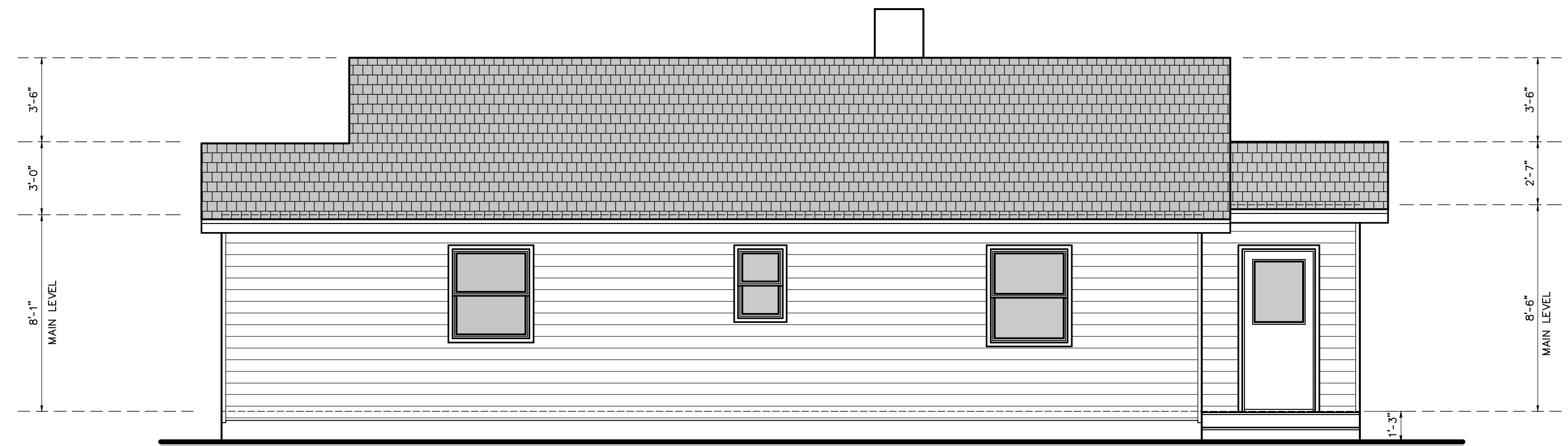
MAIN LEVEL
FLOOR PLAN/
GARAGE
EXISTING

SCALE 1/4" = 1'

A2.0



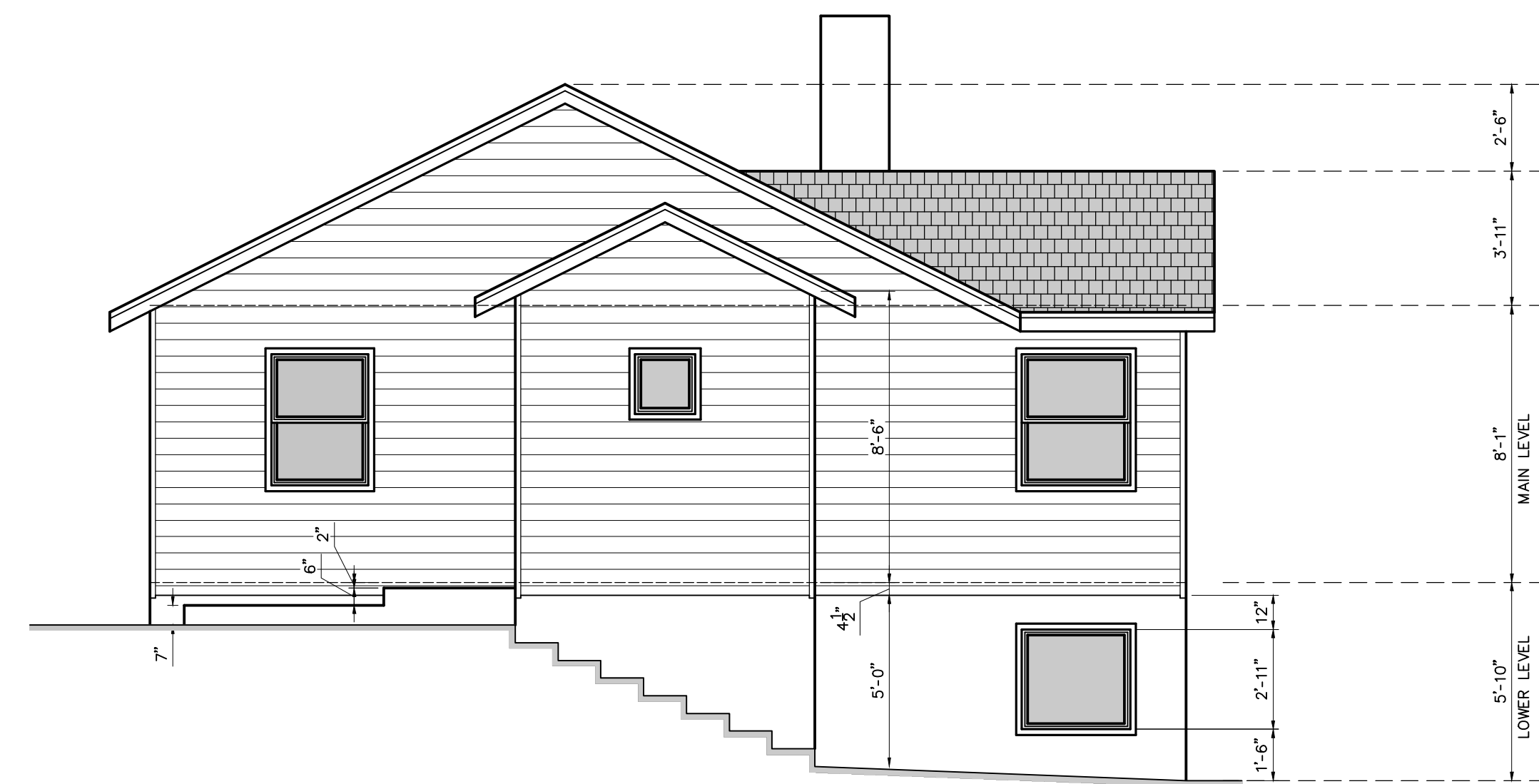
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

REVISIONS	BY

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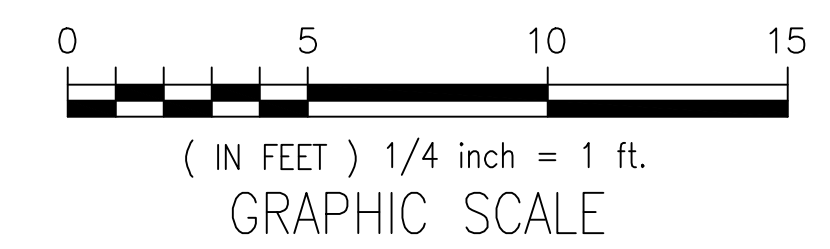
Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California

A.P.N. 000-000-000

JOB NO.
04-18
ISSUE DATE
06-18-19
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Alejandro J. Ortiz

ELEVATIONS
EXISTING

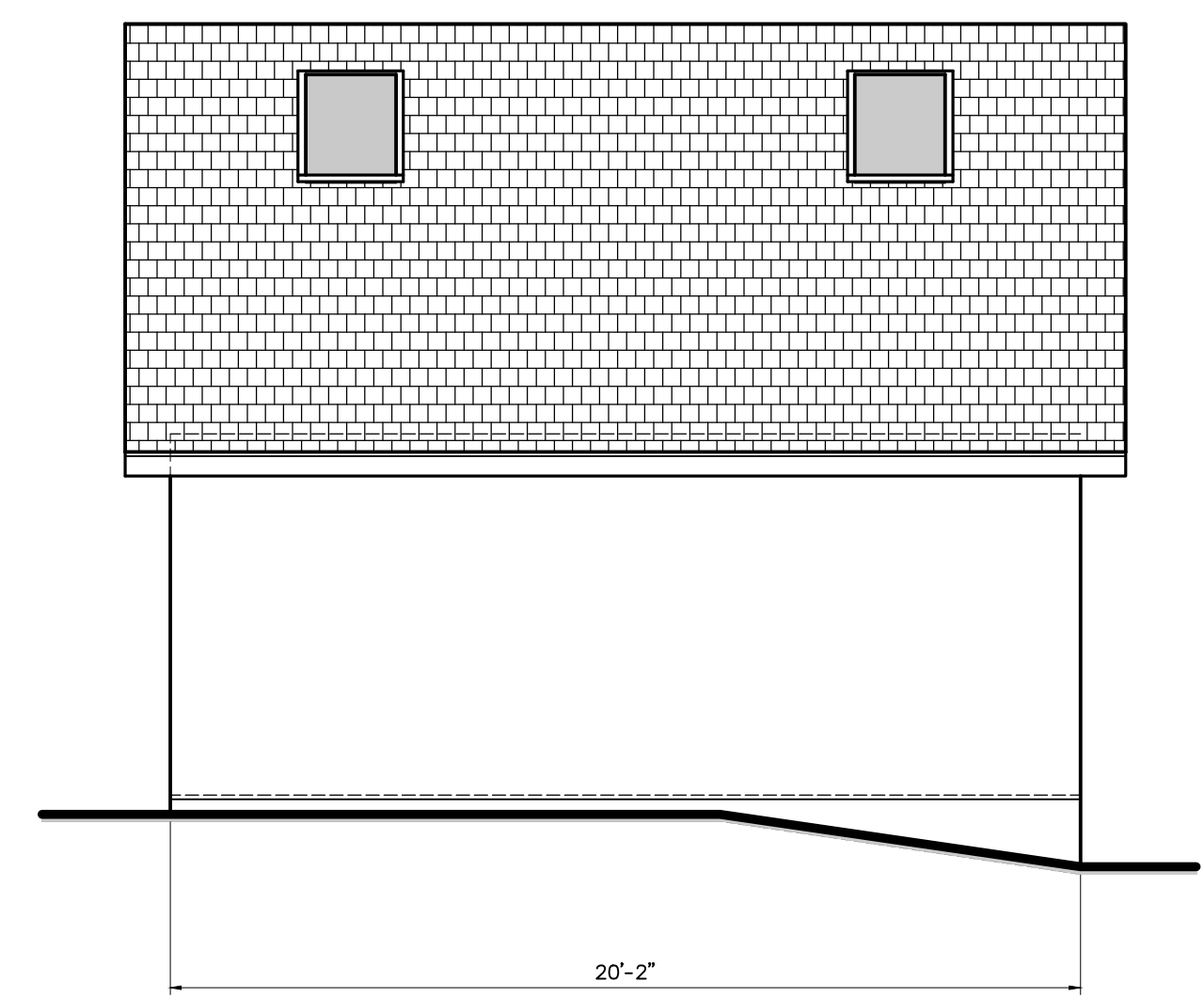
SCALE 1/4" = 1'



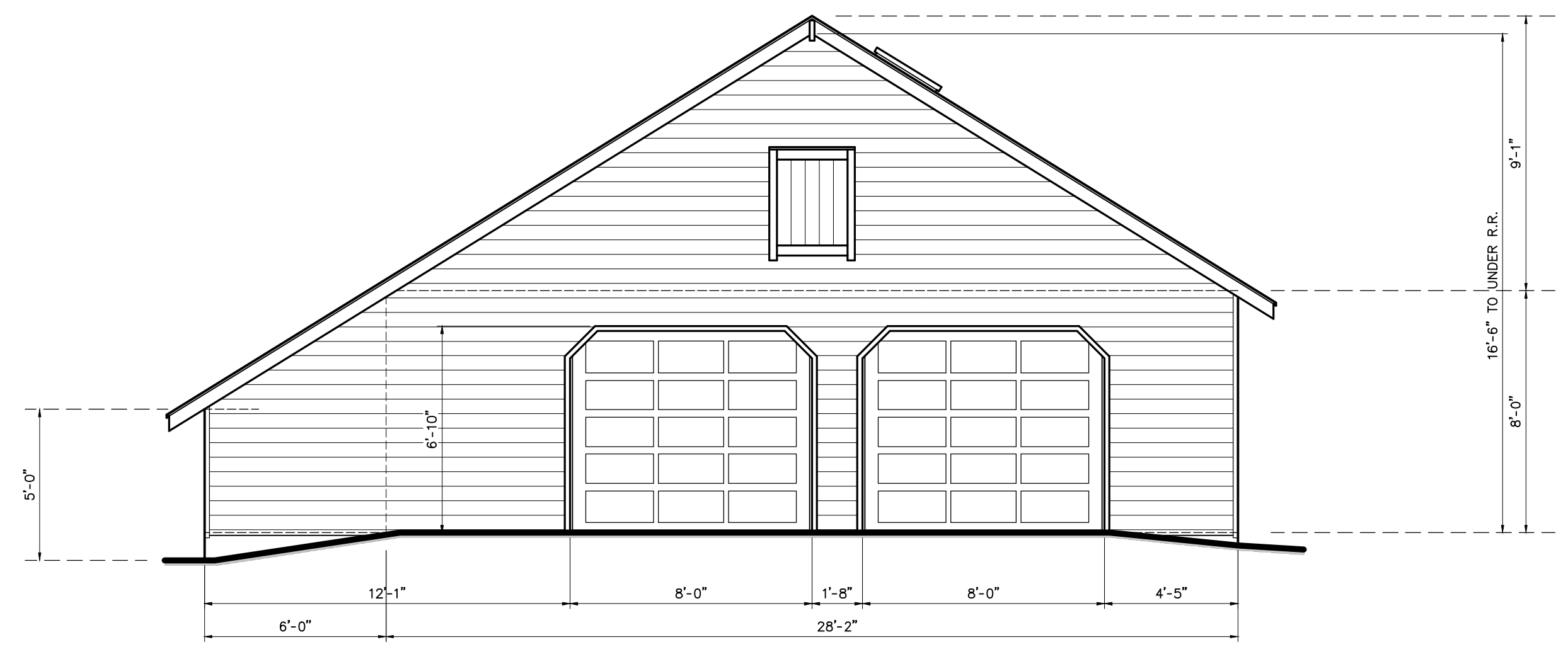
A3.0

REVISIONS	BY

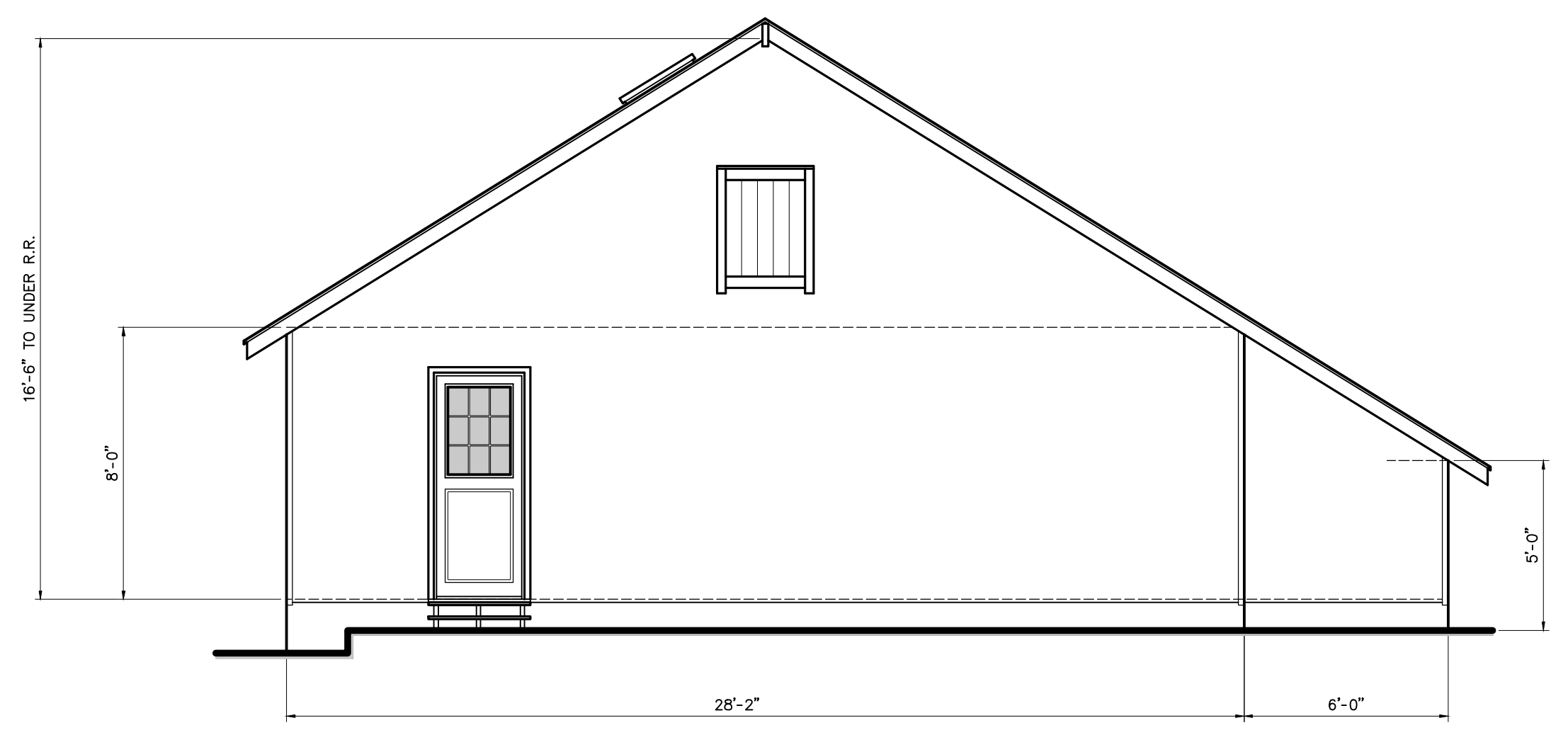
CHARLES
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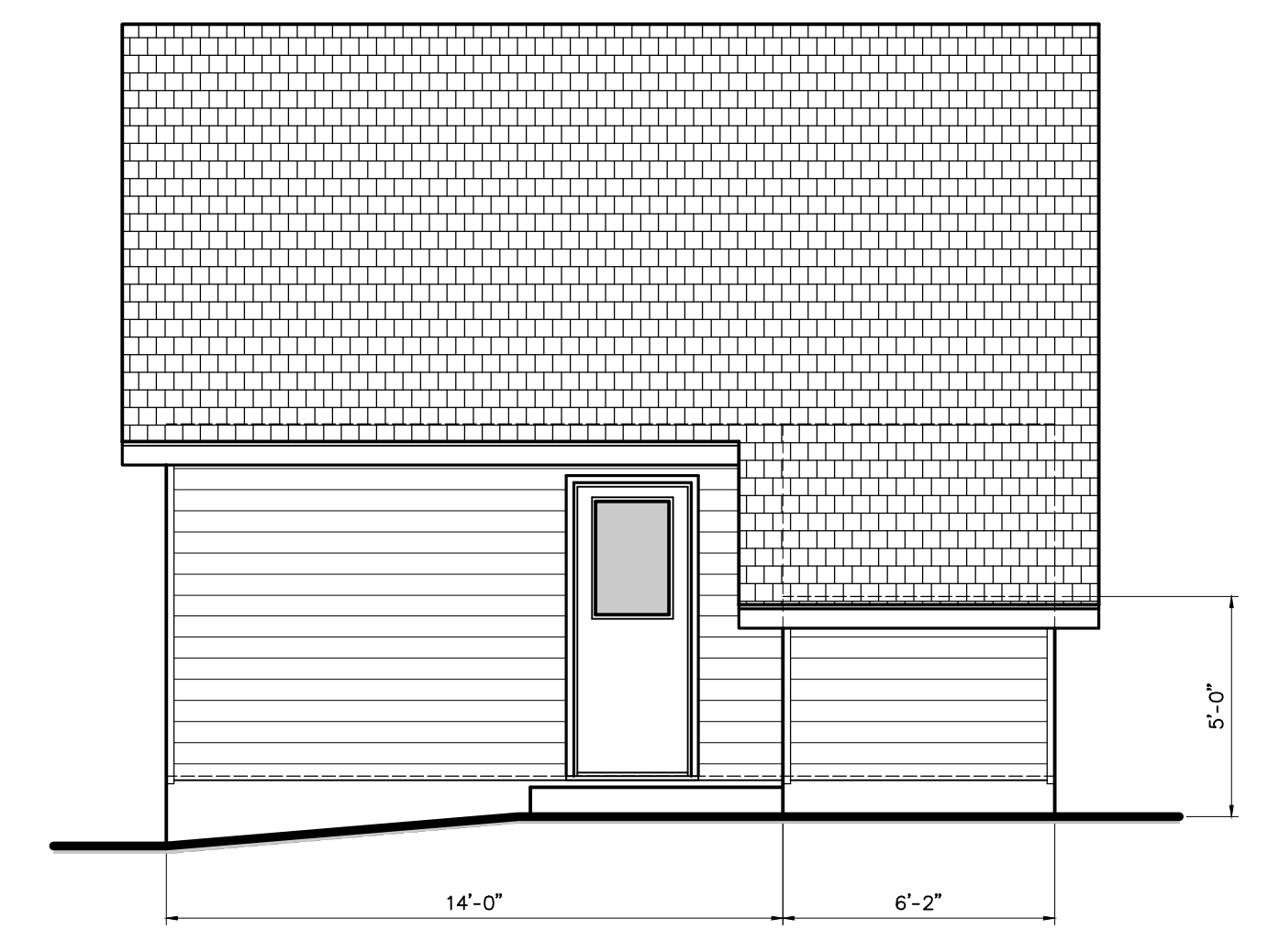
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

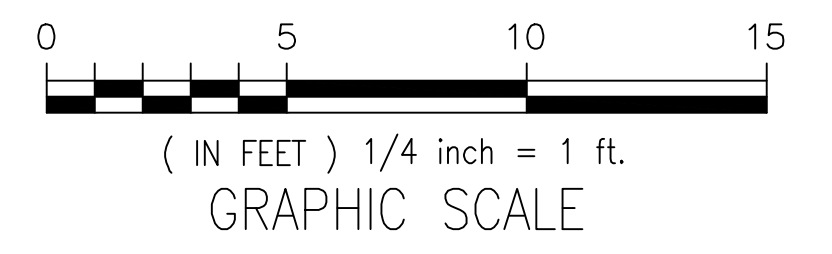


EAST ELEVATION

Solberg/Berlin Residence
550 Stetson St.
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ELEVATION
GARAGE
EXISTING

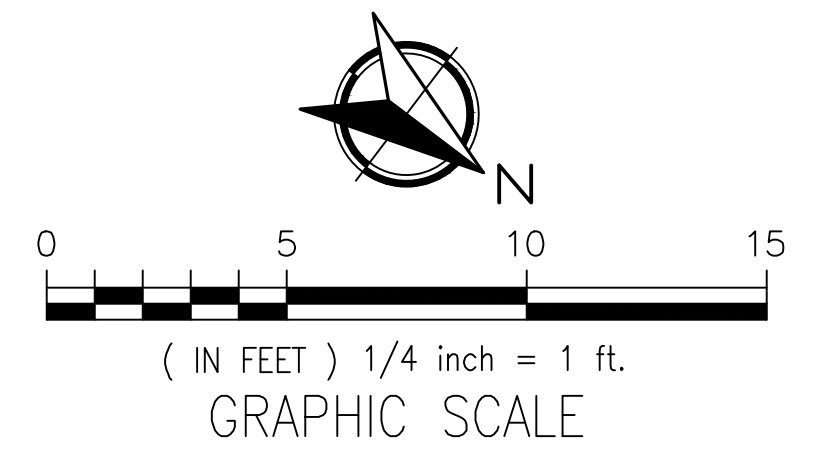
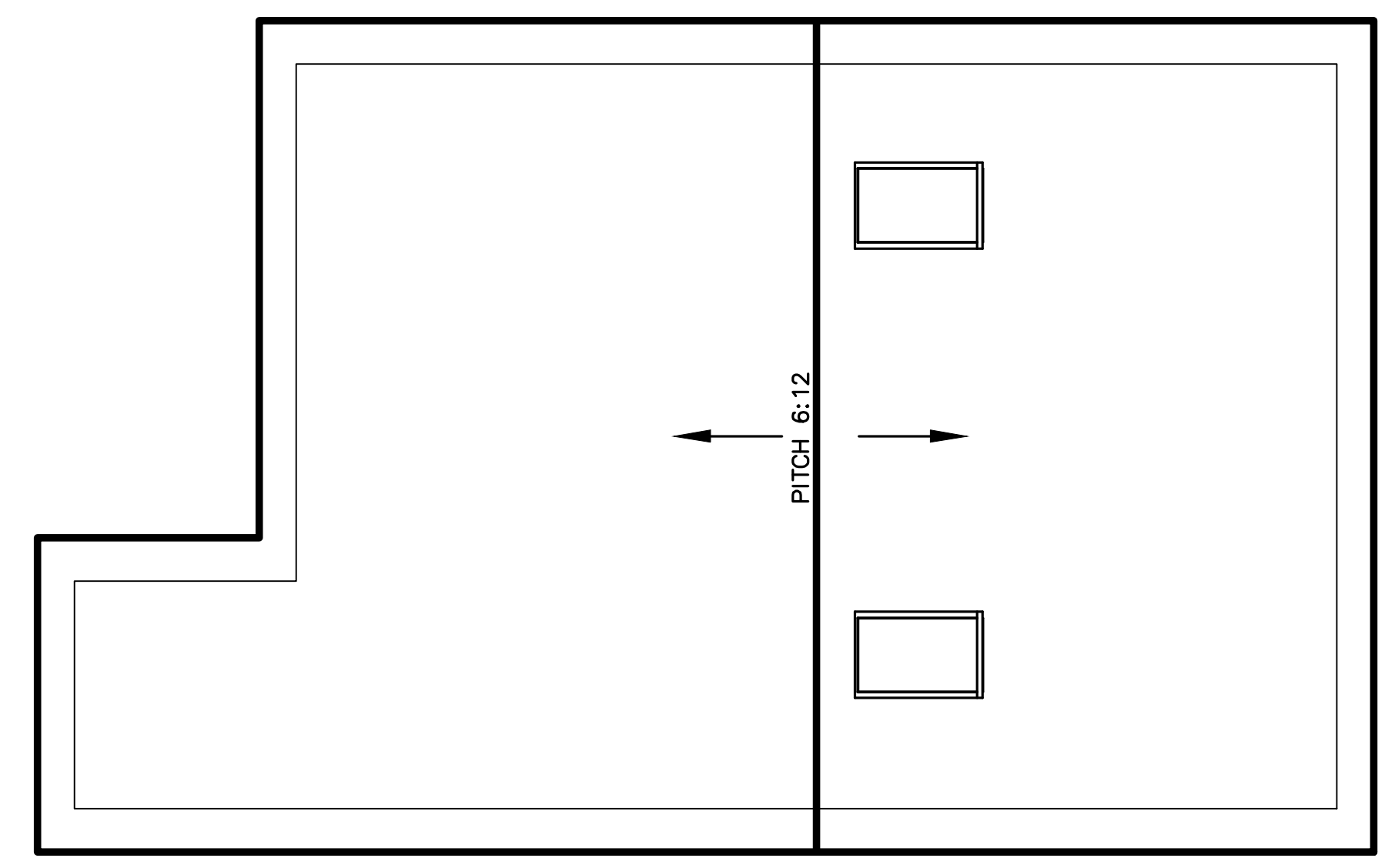
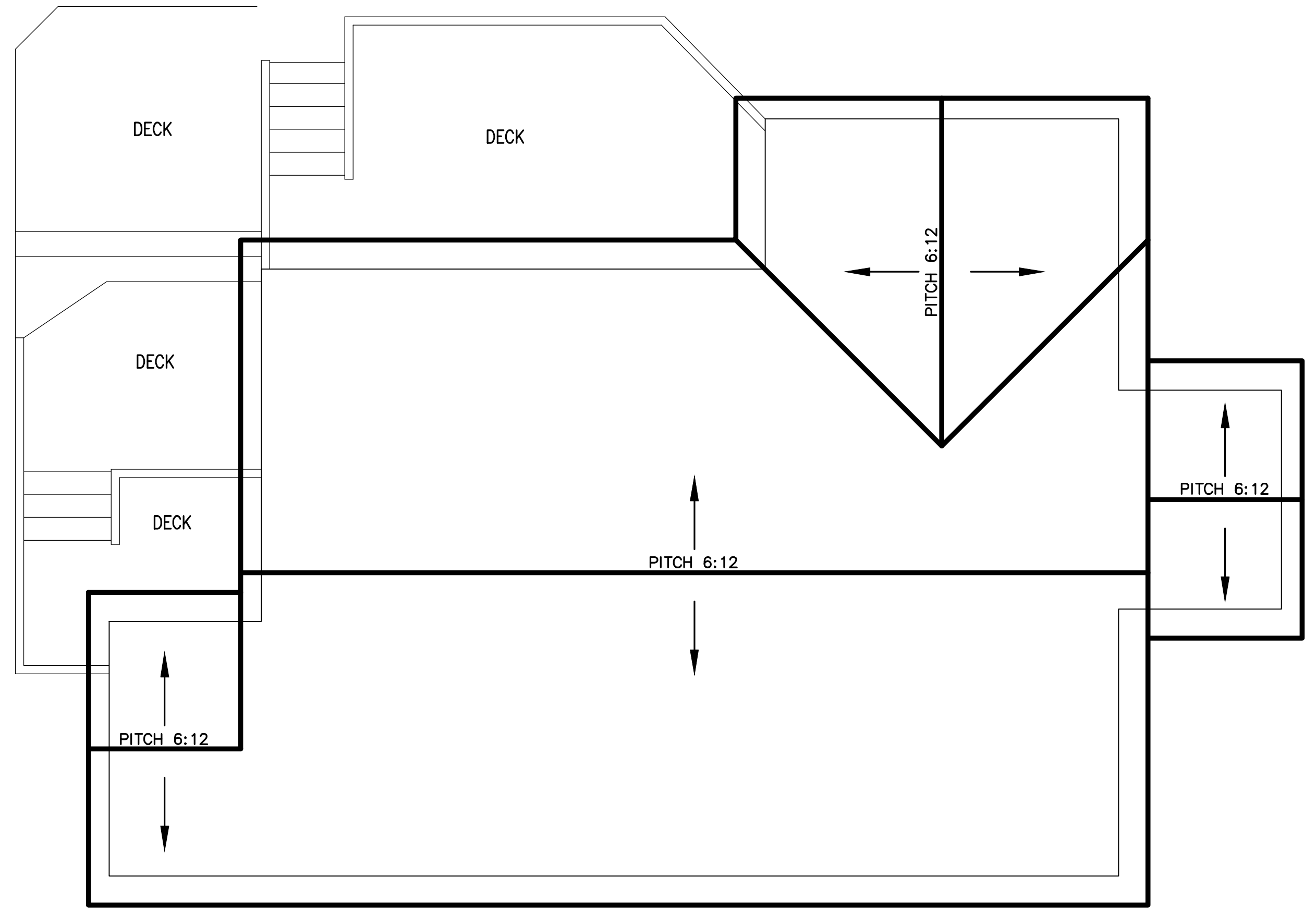


REVISIONS	BY

CHARLES
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charlie.holman@beglobal.net



Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California

A.P.N. 000-000-000

JOB NO.
04-18

ISSUE DATE
06-18-19

DRAWN BY
Alejandro J. Ortiz

ROOF PLAN
EXISTING

SCALE 1/4" = 1'

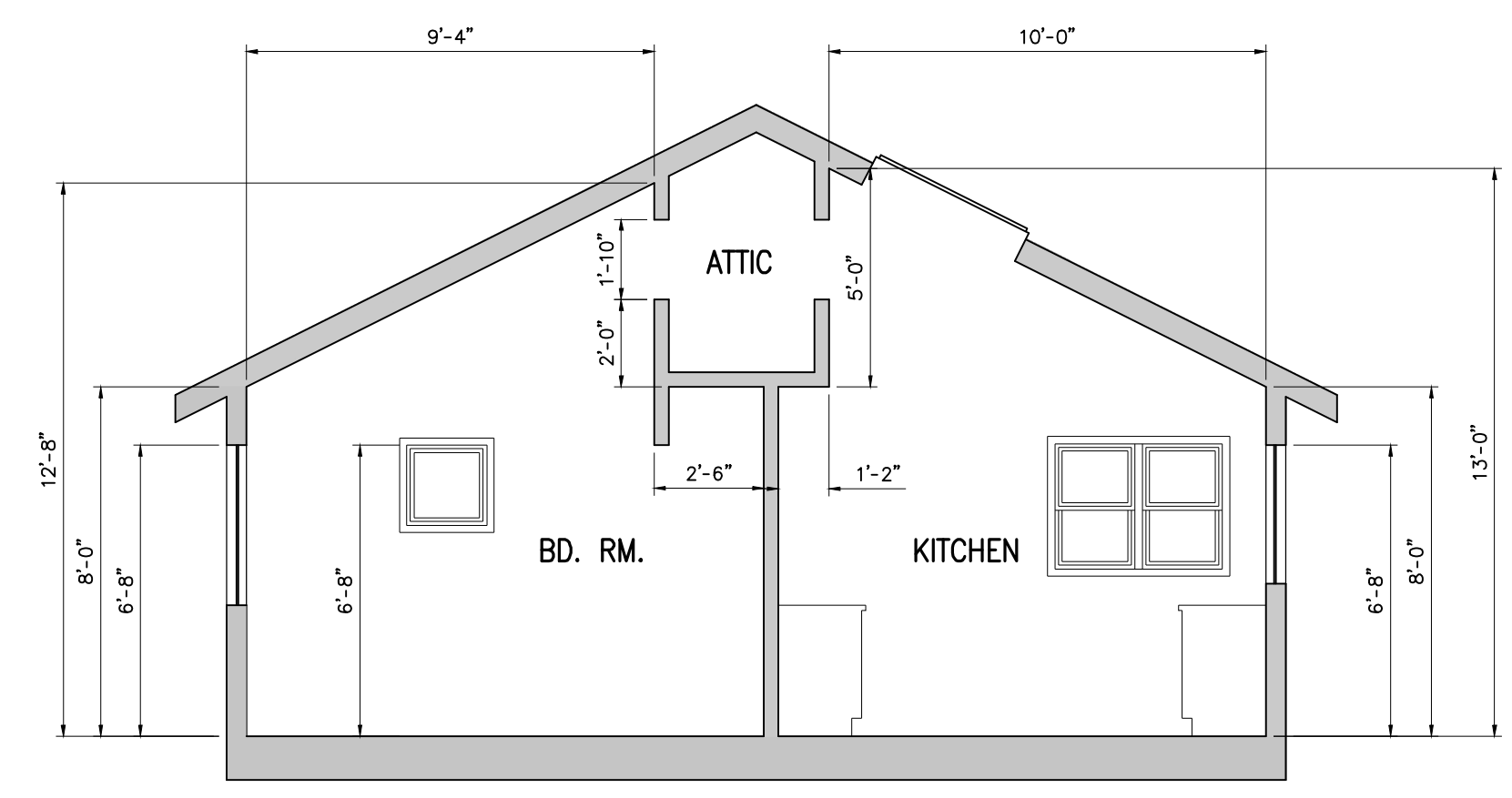
A4.0

REVISIONS	BY

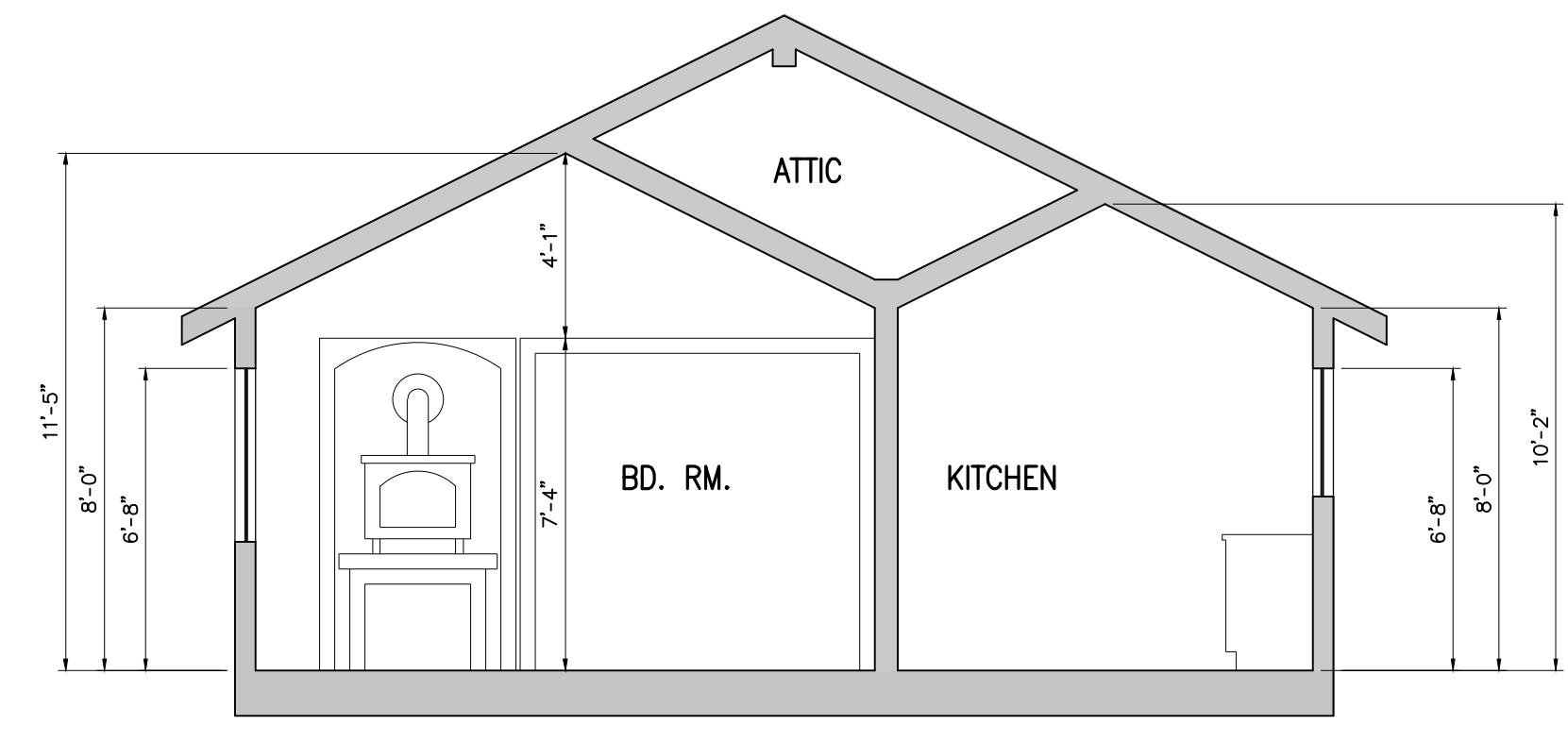
**CHARLES
HOLMAN**

DESIGN

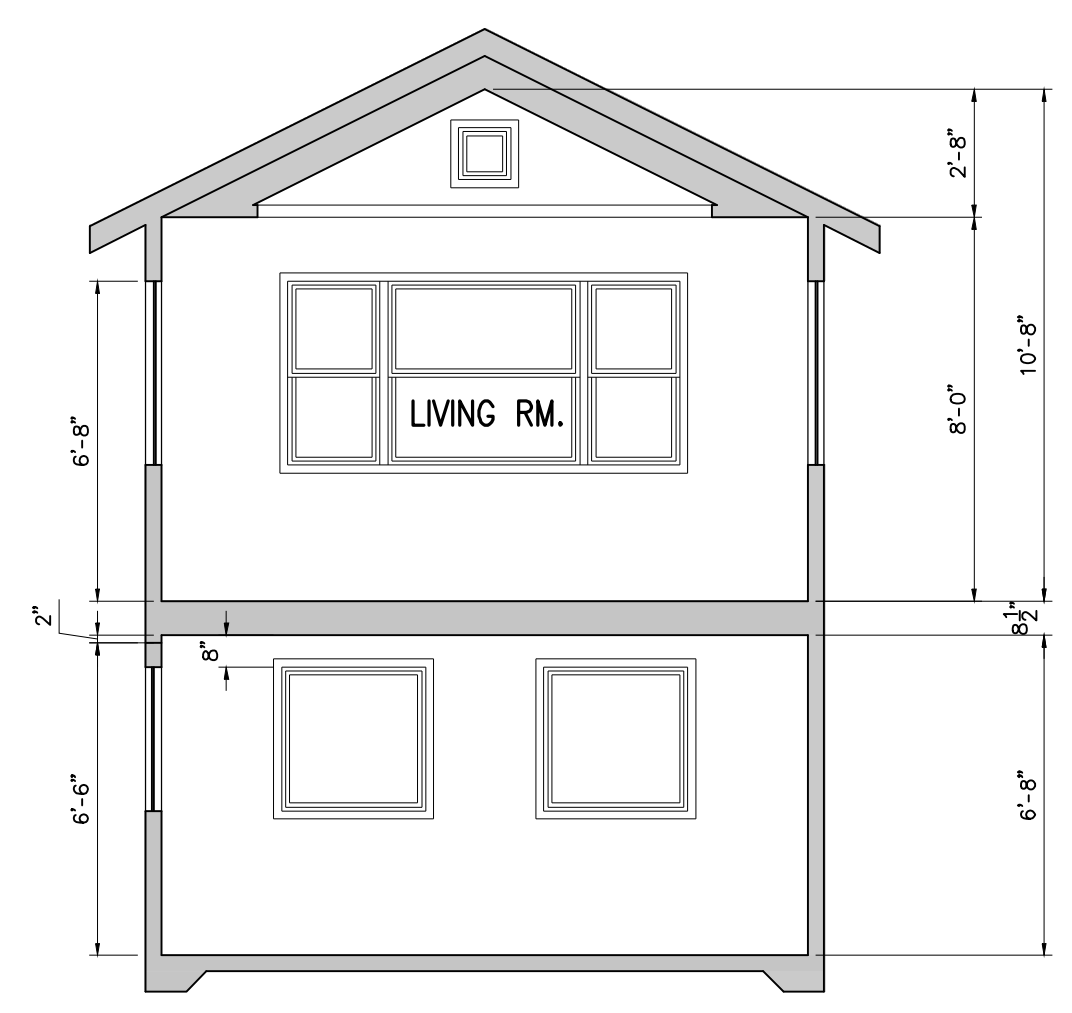
P.O. BOX 63
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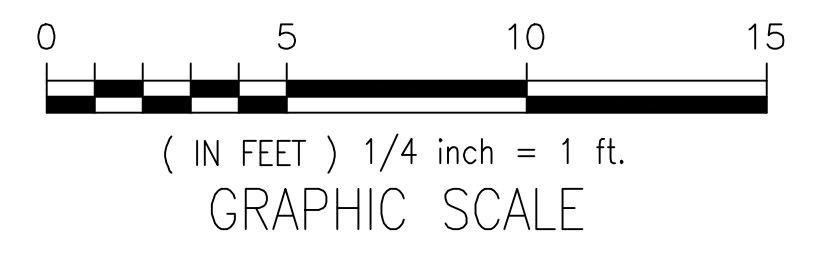
SECTION A-A



SECTION B-B



SECTION C-C



Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California
A.P.N. 000-000-000

JOB NO.
04-18

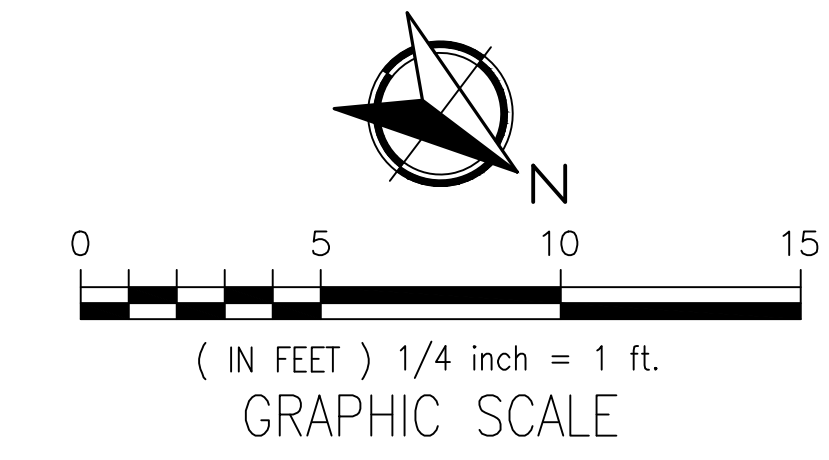
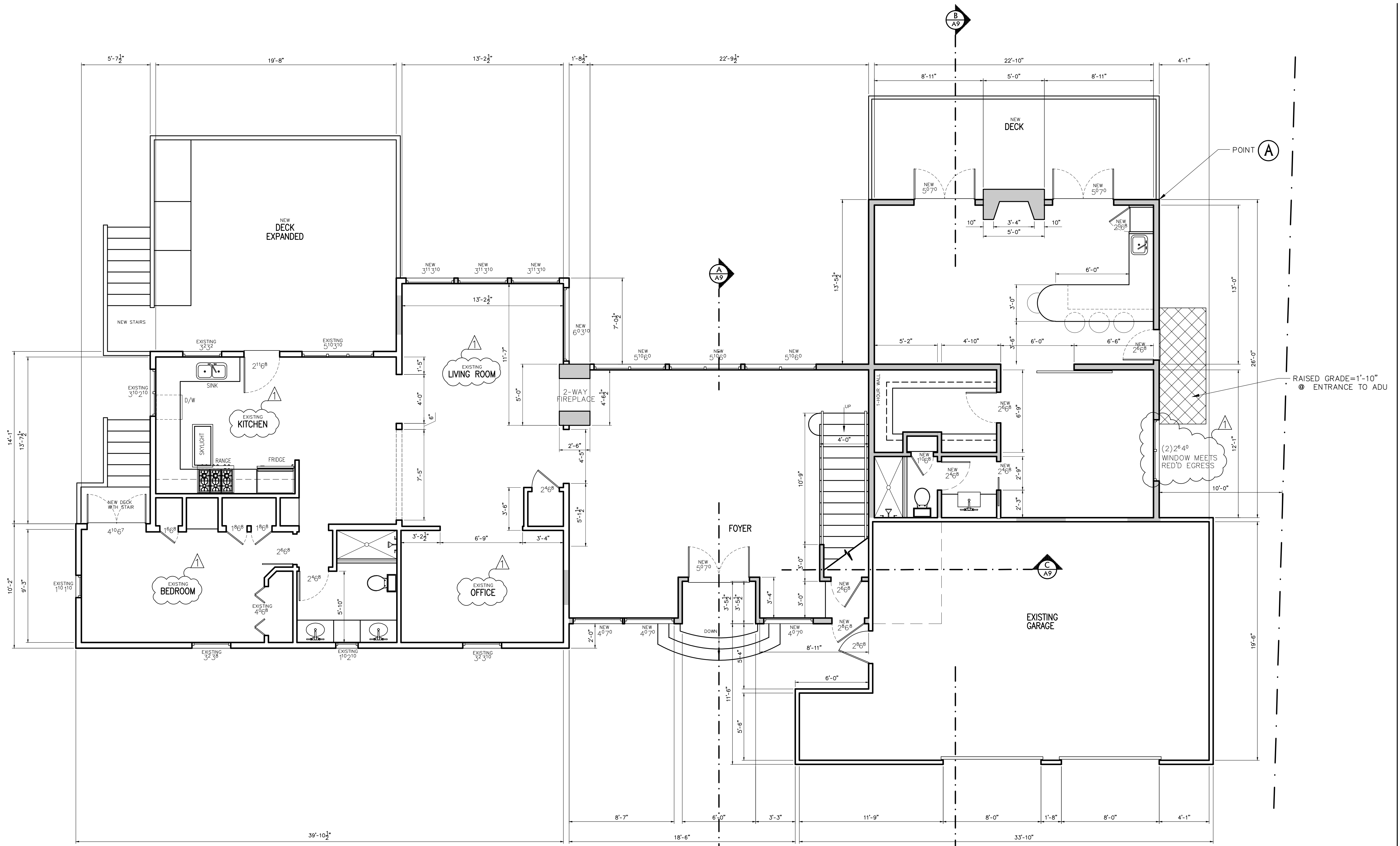
ISSUE DATE
06-18-19

DRAWN BY
Alejandro J. Ortiz

SECTIONS
A, B & C
EXISTING

SCALE 1/4" = 1'

A5.0



WALL LEGEND

	2x EXISTING INTERIOR & EXTERIOR WALLS
	2x NEW INTERIOR & EXTERIOR WALLS

FLOOR AREA

(E) HOUSE	1,034.00 SQ.FT.
(E) DETACHED GARAGE	605.00 SQ.FT.
1st LEVEL ADDITION	1,091.00 SQ.FT.
2nd LEVEL ADDITION	606.00 SQ.FT.
TOTAL FLOOR AREA	3,336.00 SQ.FT.

REVISIONS	BY
10-01-19	PLN.

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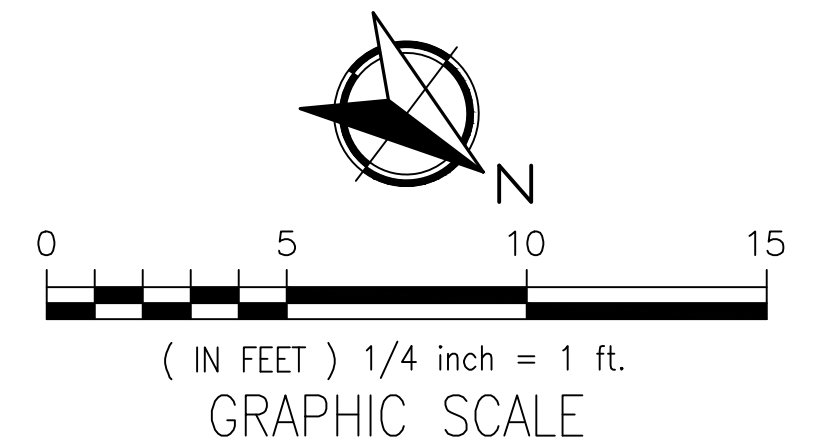
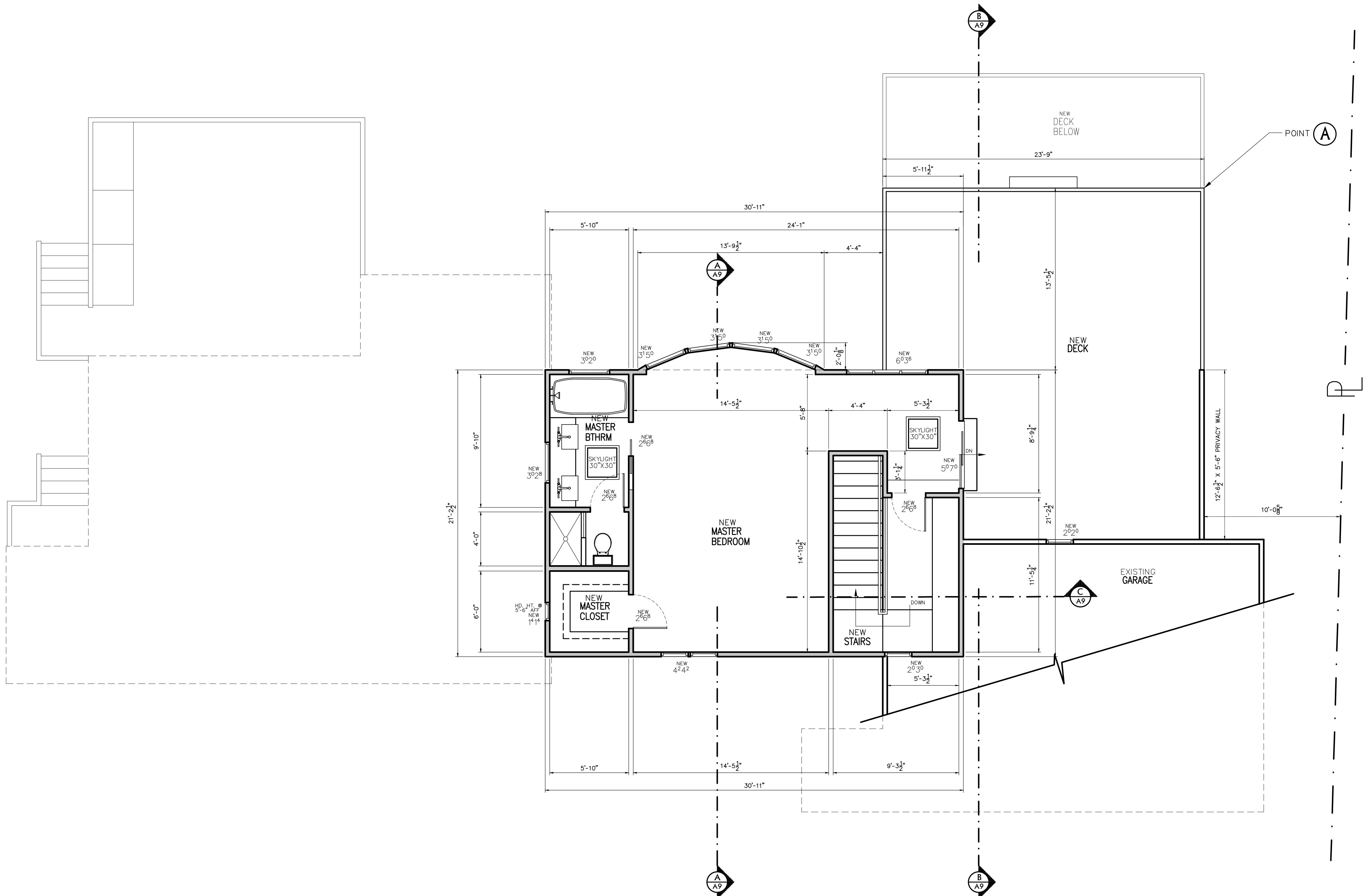
Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California
A.P.N. 000-000-000

JOB NO.
04-18
ISSUE DATE
07-02-19
DRAWN BY
Alejandro J. Ortiz

MAIN LEVEL
FLOOR PLAN
PROPOSED

SCALE 1/4" = 1'

A6.0



WALL LEGEND

	2x EXISTING INTERIOR & EXTERIOR WALLS
	2x NEW INTERIOR & EXTERIOR WALLS

FLOOR AREA

(E) HOUSE	1,034.00 SQ.FT.
(E) DETACHED GARAGE	605.00 SQ.FT.
1st LEVEL ADDITION	1,091.00 SQ.FT.
2nd LEVEL ADDITION	606.00 SQ.FT.
TOTAL FLOOR AREA	3,336.00 SQ.FT.

REVISIONS	BY

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Solberg/Berlin Residence
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A.P.N. 000-000-000

JOB NO.	04-18
ISSUE DATE	06-18-19
DRAWN BY	Alejandro J. Ortiz

UPPER LEVEL
 FLOOR PLAN
 PROPOSED

SCALE 1/4" = 1'

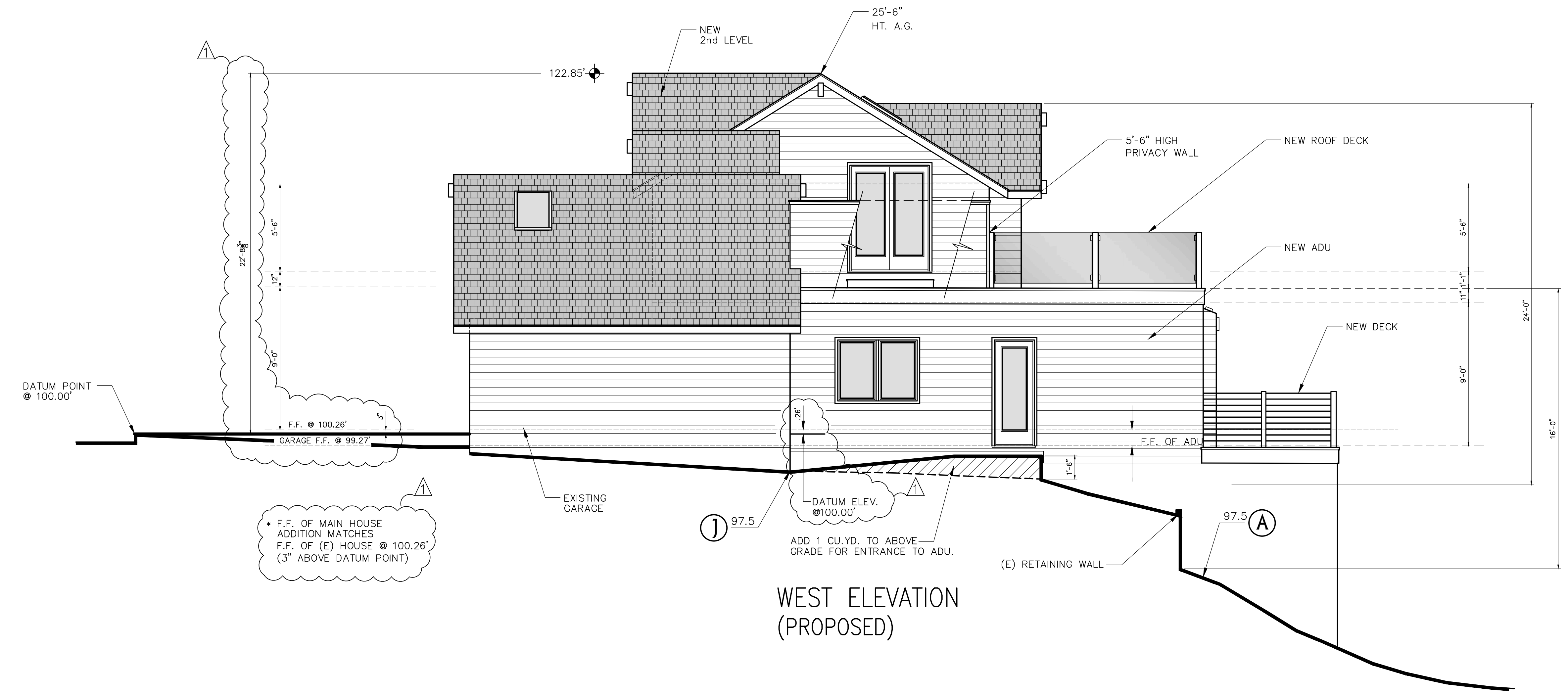
A6.1

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10-01-19	PLN.

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NORTH ELEVATION
(PROPOSED)



WEST ELEVATION
(PROPOSED)

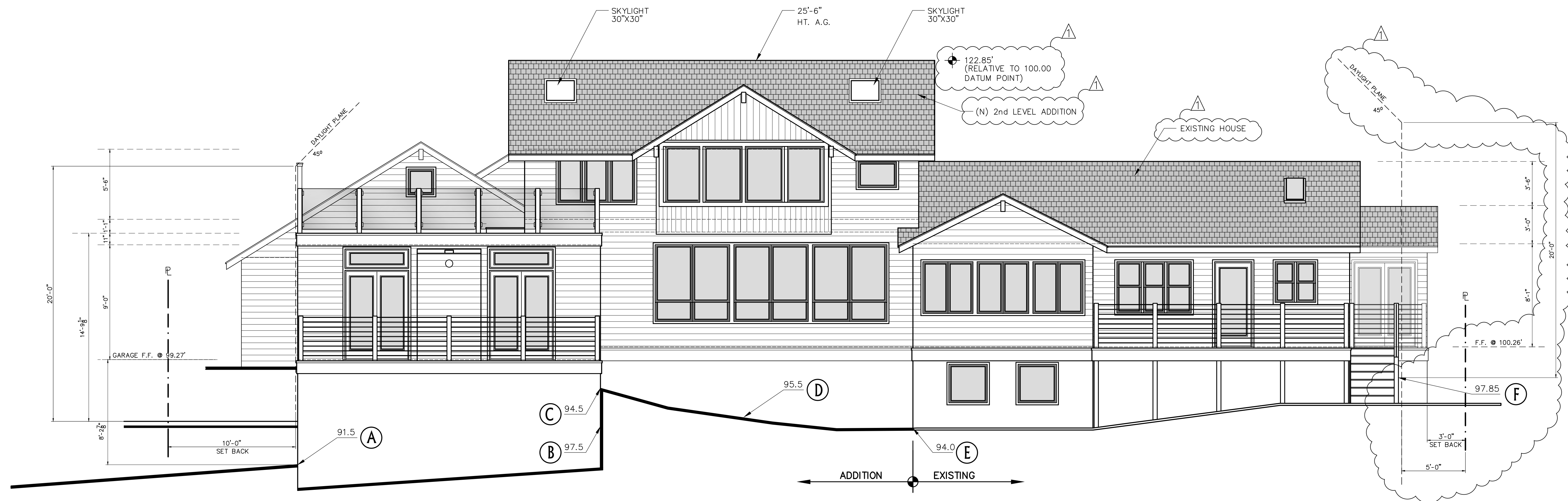
Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California

A.P.N. 000-000-000

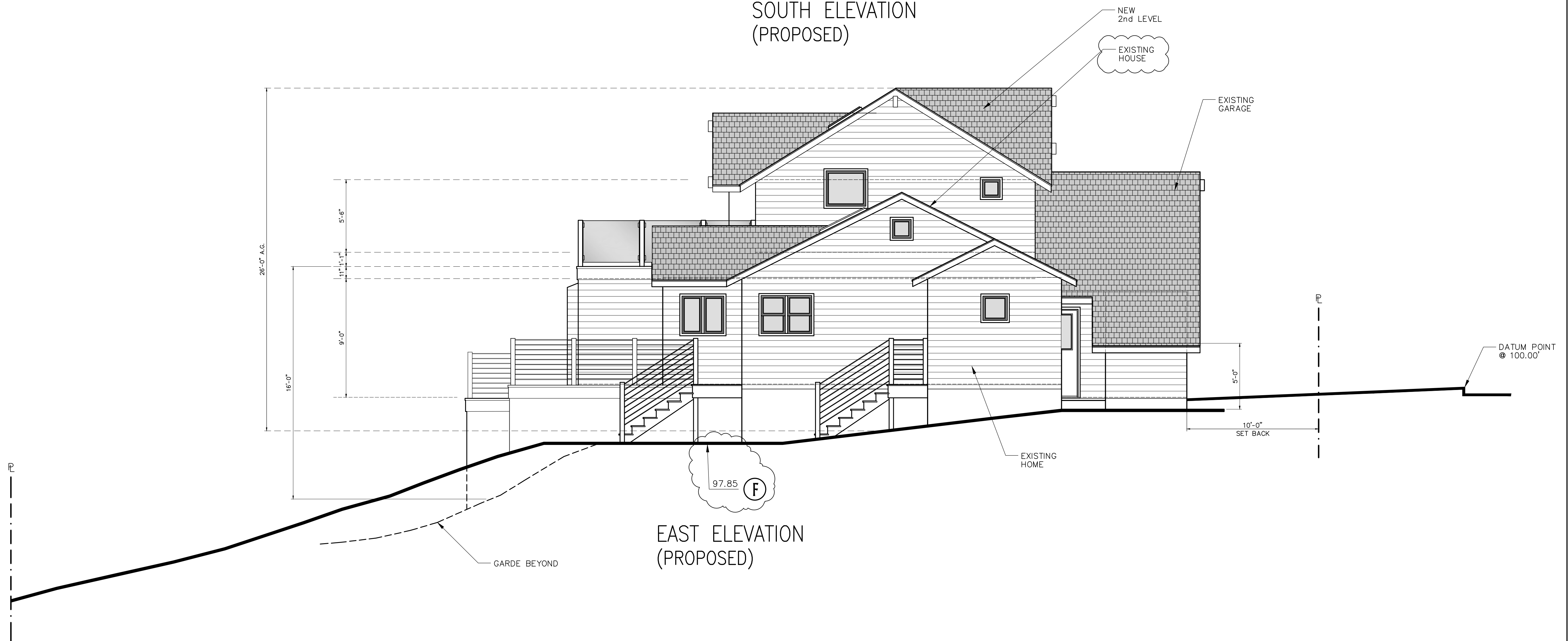
JOB NO.
04-18
ISSUE DATE
07-02-19
DRAWN BY
Alejandro J. Ortiz

EXTERIOR
ELEVATIONS
PROPOSED

SCALE 1/4" = 1'
A7.0



SOUTH ELEVATION
(PROPOSED)



EAST ELEVATION
(PROPOSED)

REVISIONS	BY
10-01-19	PLN.

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04-18

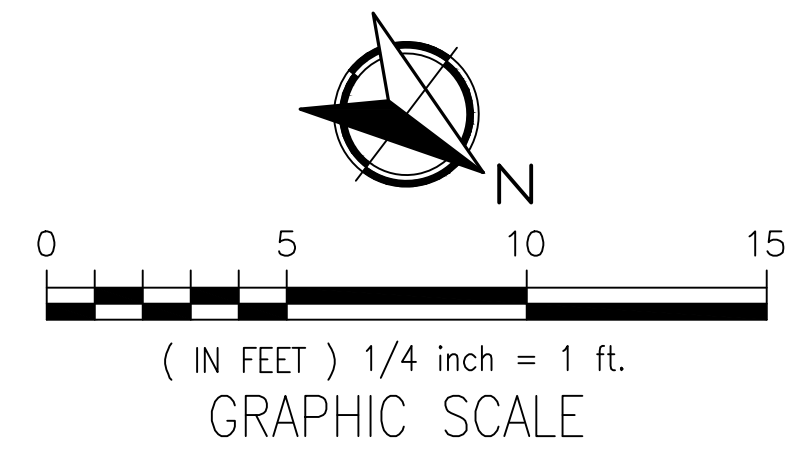
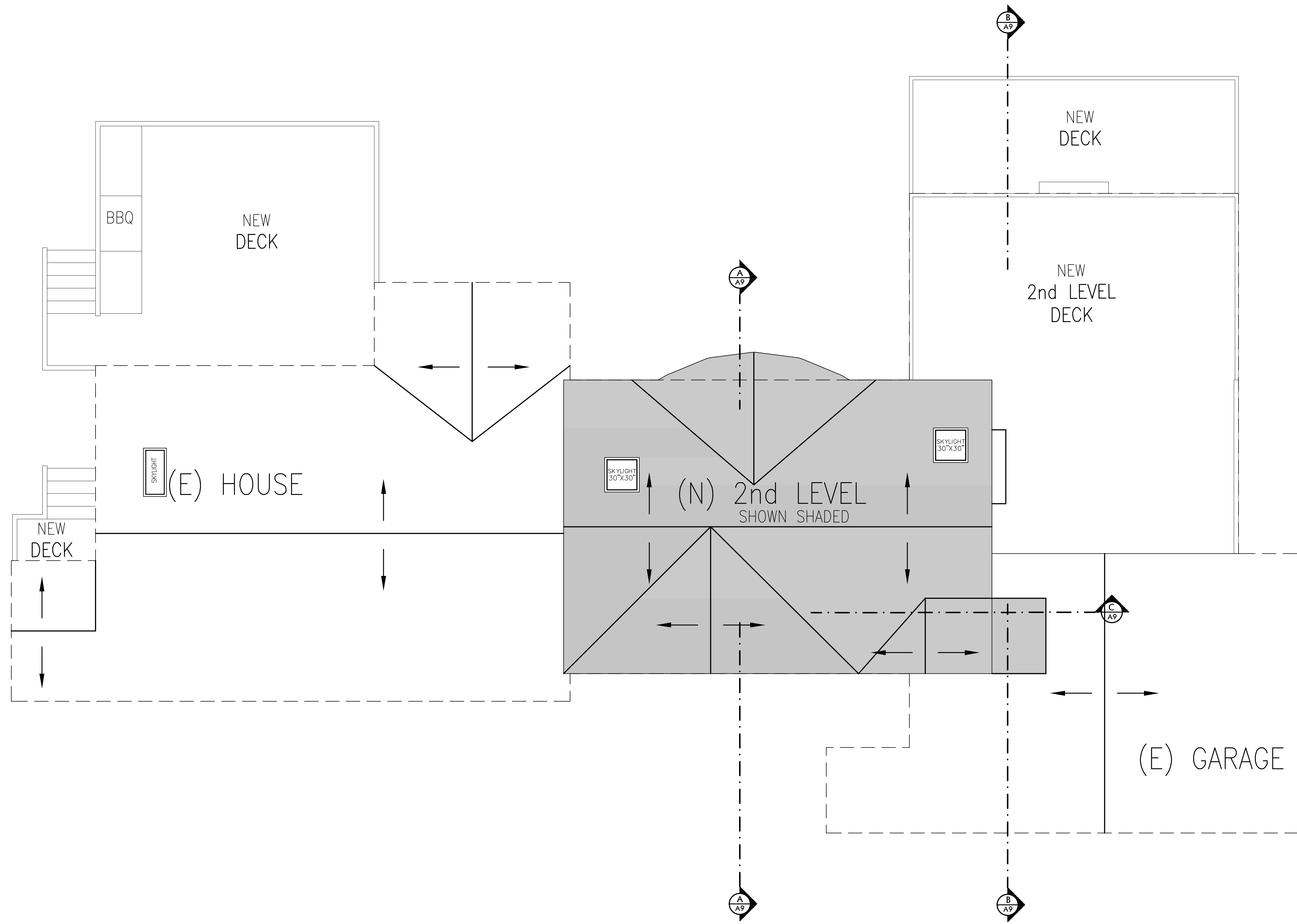
ISSUE DATE
06-18-19

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Alejandro J. Ortiz

EXTERIOR
ELEVATIONS
PROPOSED

SCALE 1/4" = 1'

A7.1



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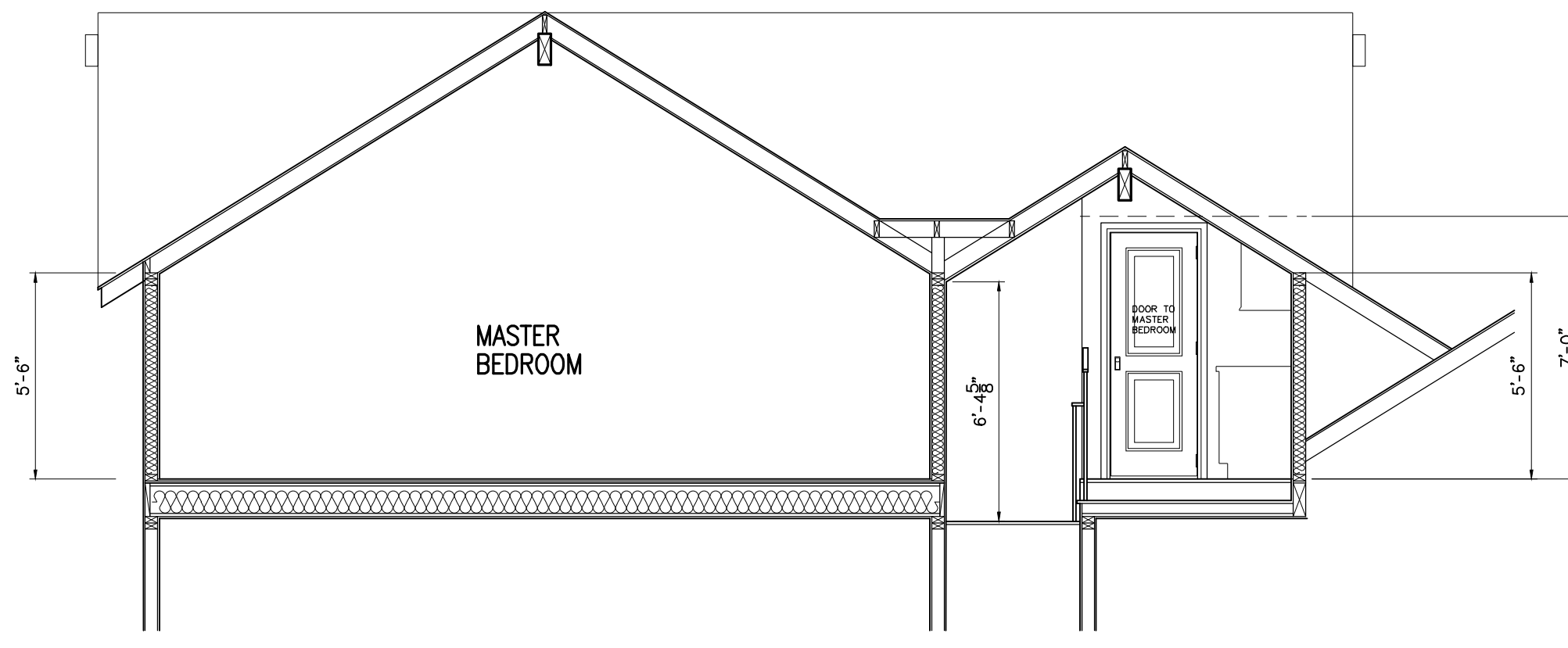
Solberg/Berlin Residence
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Moss Beach, California

A.P.N. 000-000-000

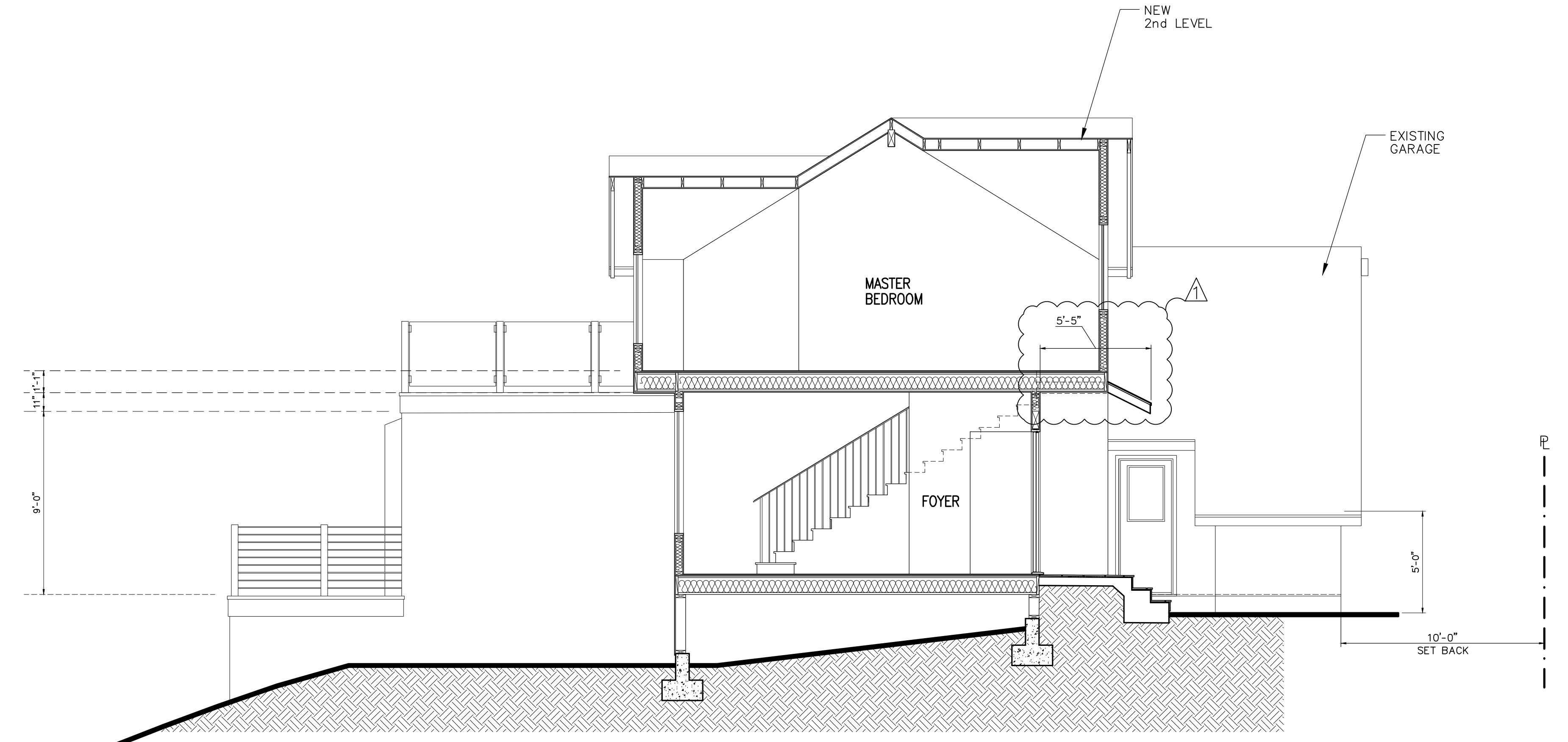
JOB NO. 04-18
ISSUE DATE 06-18-19
DRAWN BY Alejandro J. Ortiz

**ROOF PLAN
PROPOSED**

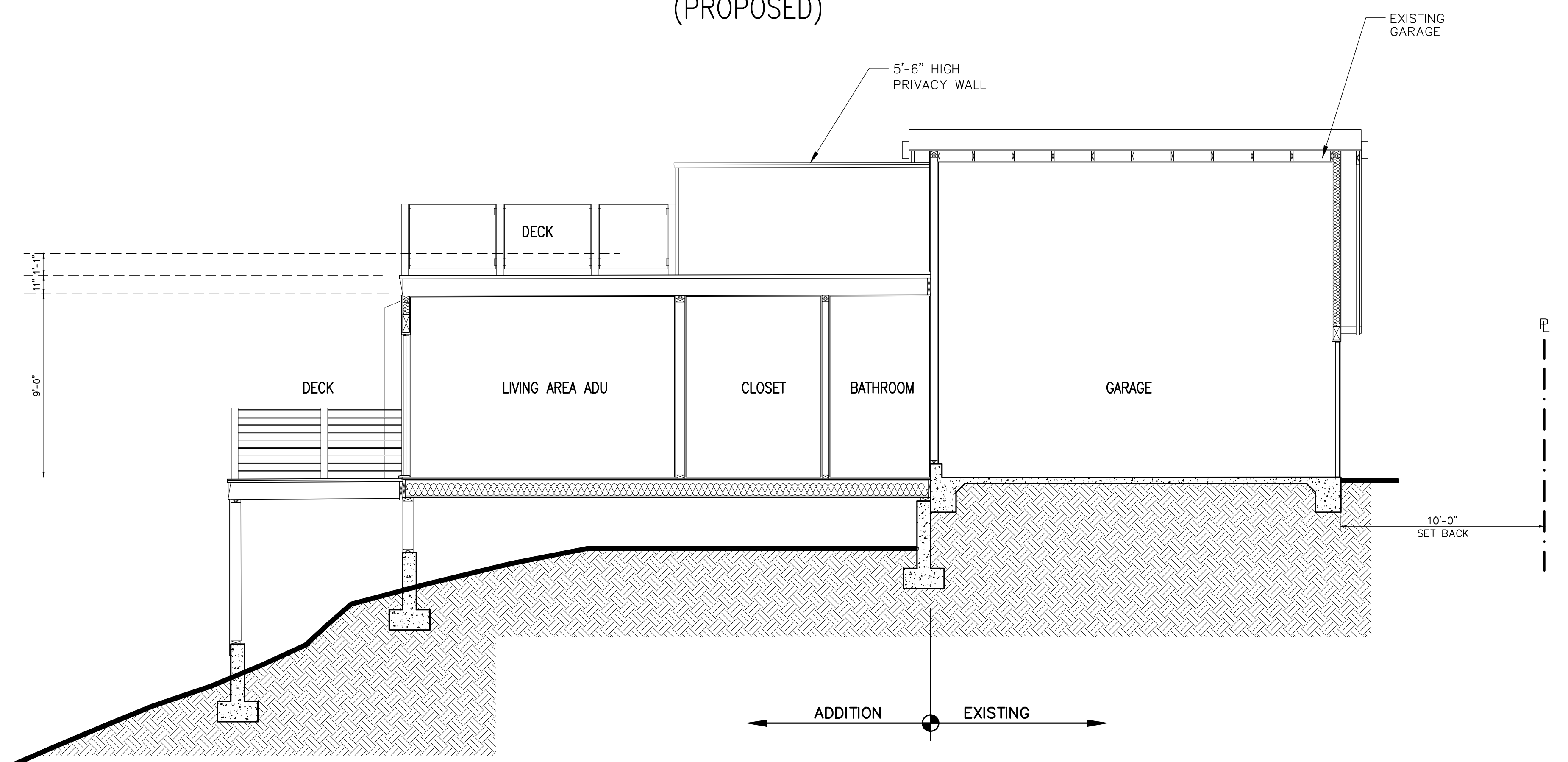
SCALE 1/4" = 1'
A8.0



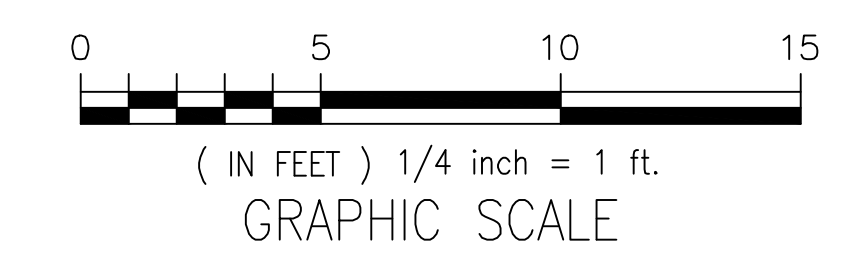
SECTION C-C
(PROPOSED)



SECTION A-A
(PROPOSED)



SECTION B-B
(PROPOSED)



REVISIONS	BY
10-01-19	PLN.

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DESIGN

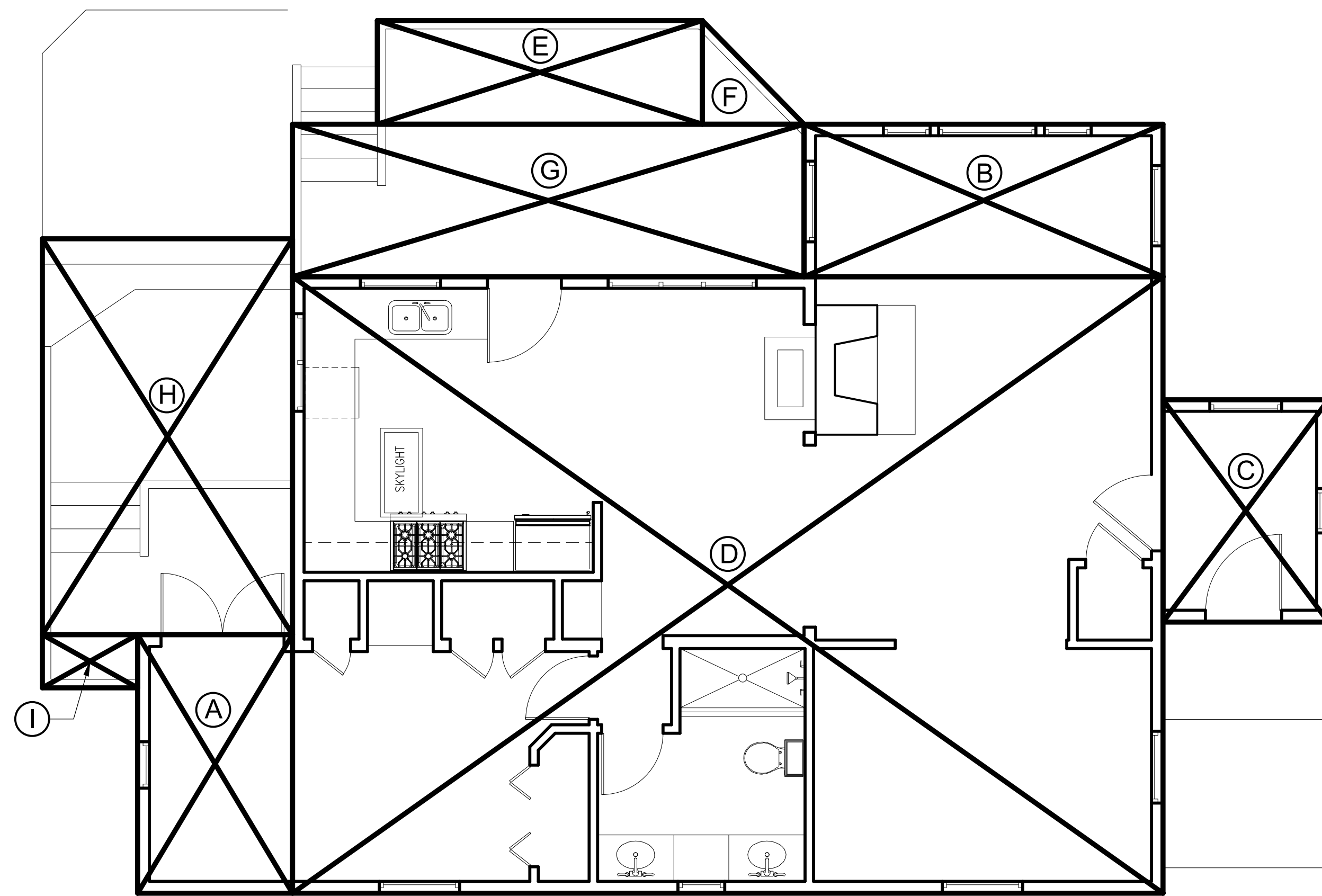
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04-18
ISSUE DATE
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SECTIONS
A, B & C
PROPOSED

SCALE 1/4" = 1'
A9.0



MAIN HOUSE

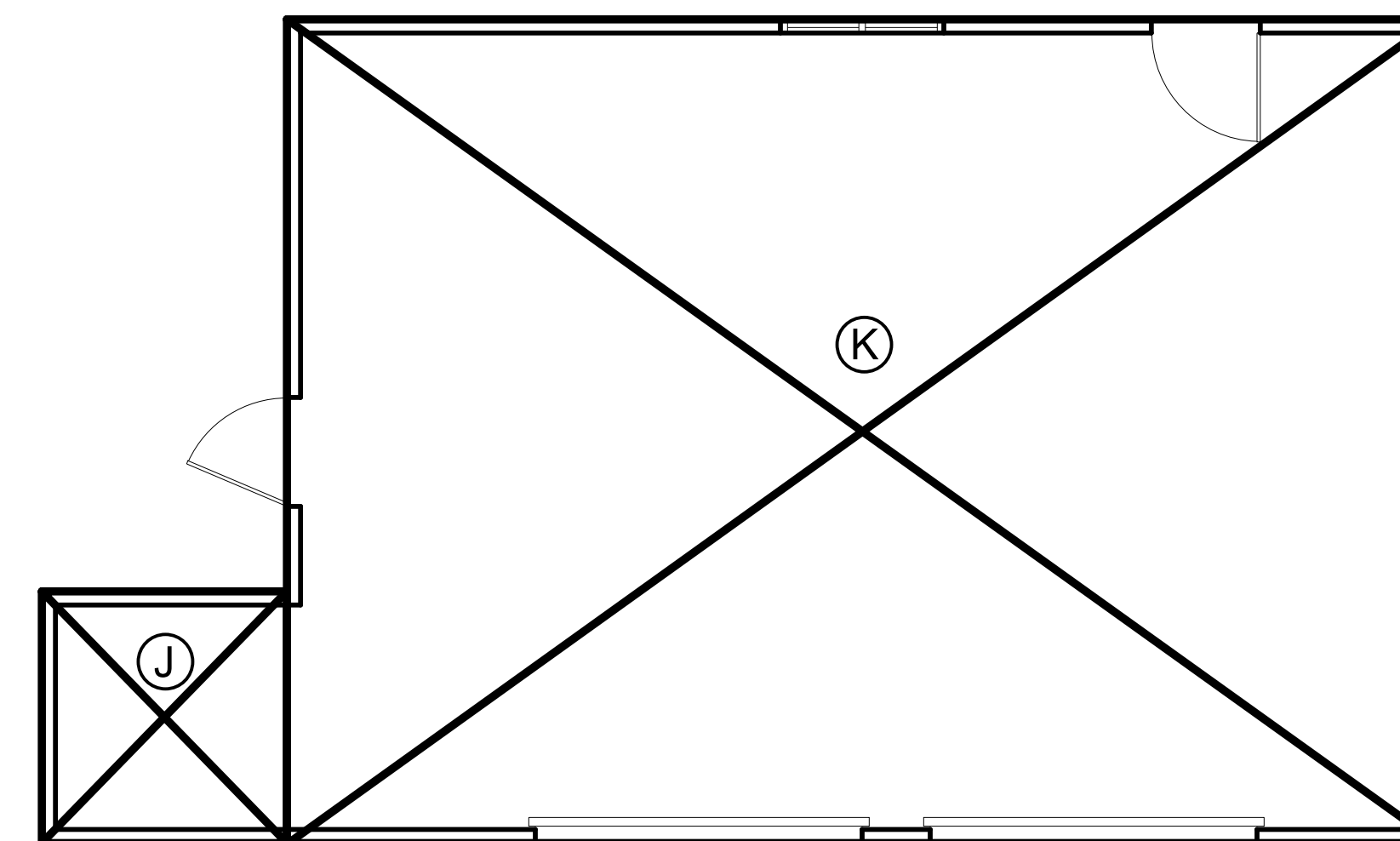
AREAS CALCULATIONS:

EXISTING HOME:

Ⓐ	6 X 10	:	60.00 SQ.FT
Ⓑ	14 X 6	:	84.00 SQ.FT
Ⓒ	6.5 X 8.75	:	56.875 SQ.FT
Ⓓ	34 X 24.25	:	824.50 SQ.FT
TOTAL		:	1,025.375 SQ.FT.

EXISTING DECKS:

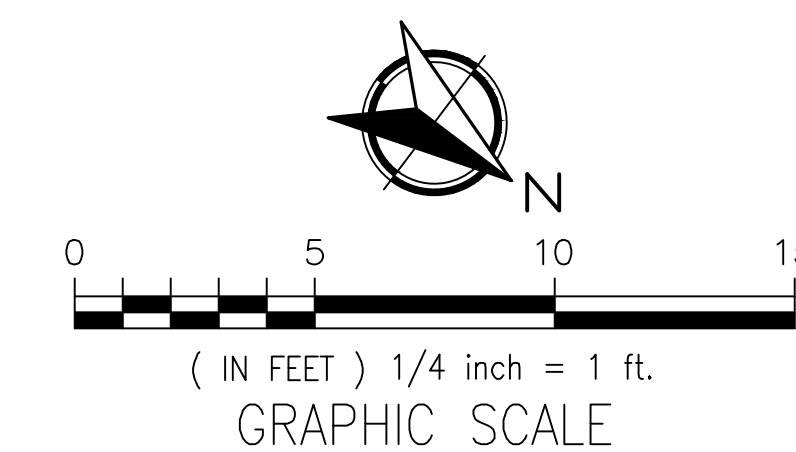
Ⓔ	12.75 X 4	:	51.00 SQ.FT
Ⓕ	4 X 4 /2	:	8.00 SQ.FT
Ⓖ	20 X 6	:	120.00 SQ.FT
Ⓗ	10 X 15.5	:	155.00 SQ.FT
Ⓛ	3.75 X 2.25	:	8.4375 SQ.FT
TOTAL		:	203 SQ.FT.



GARAGE

EXISTING GARAGE:

Ⓙ	6 X 6.25	:	37.50 SQ.FT
Ⓚ	28 X 20.25	:	567.00 SQ.FT
TOTAL		:	604.50 SQ.FT.



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04-18

ISSUE DATE
06-18-19

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POLYGON AREA
DIAGRAM PLAN
EXISTING

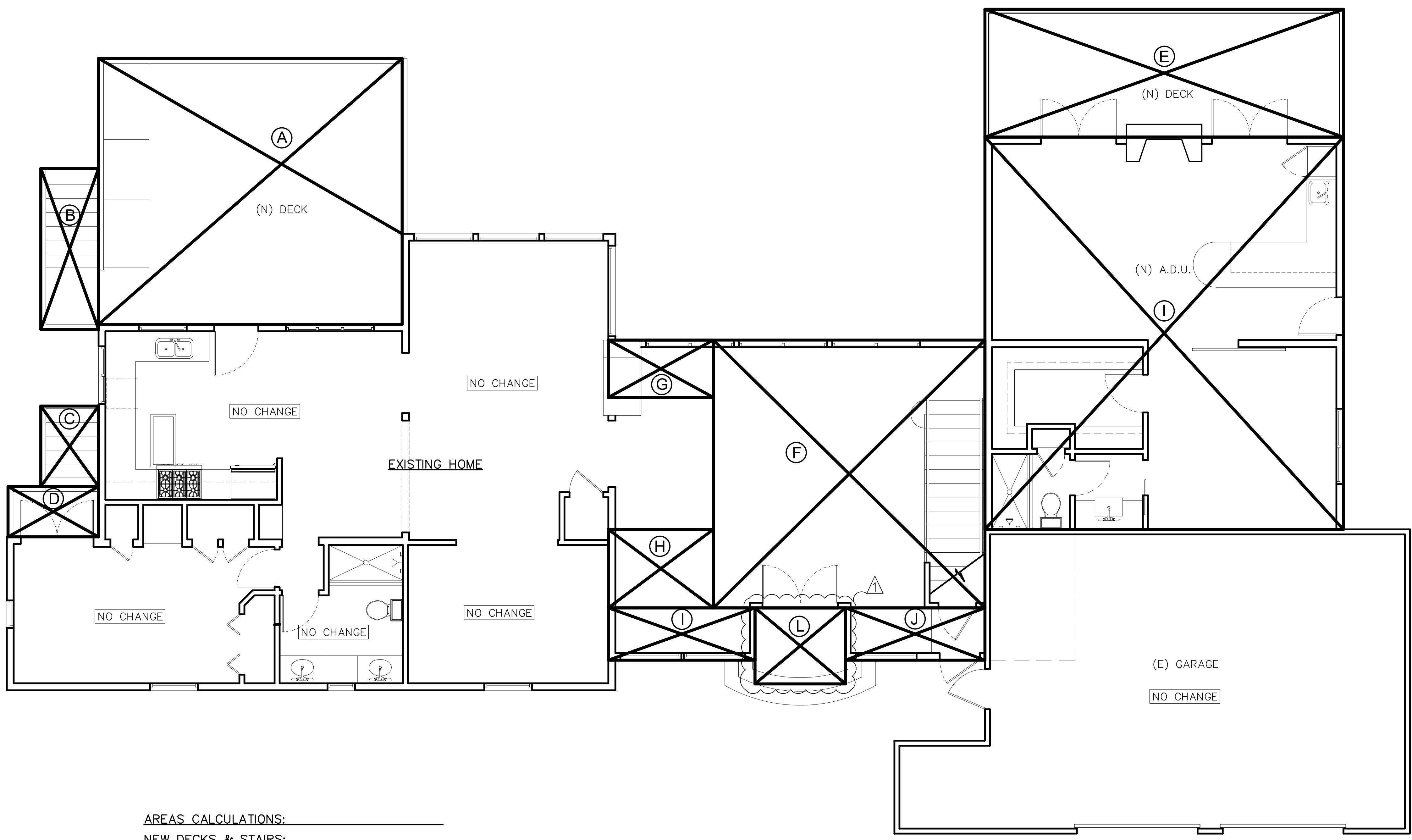
SCALE 1/4" = 1'

A10.0

REVISIONS	BY
10-01-19	PLN.

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AREAS CALCULATIONS:

NEW DECKS & STAIRS:

(A) 20.0 X 17.5	:	350.00 SQ.FT
(B) 4.0 X 10.5	:	42.00 SQ.FT
(C) 4.0 X 5.5	:	22.00 SQ.FT
(D) 6.0 X 3.0	:	18.00 SQ.FT
(E) 23.5 X 8.5	:	199.75 SQ.FT
TOTAL	:	631.75 SQ.FT.

NEW ADDITIONS:

(F) 18.5 X 17.75	:	328.375 SQ.FT
(G) 6.5 X 4	:	26.00 SQ.FT
(H) 6.5 X 5.25	:	34.125 SQ.FT
(I) 9.25 X 3.5	:	32.375 SQ.FT
(J) 9.25 X 3.5	:	32.375 SQ.FT
(K) 23.5 X 26.0	:	611.00 SQ.FT
TOTAL	:	1,064.25 SQ.FT.

AREA OF PORCH OVERHANG

(K) 6 X 5.5	:	33.00 SQ.FT
TOTAL	:	1,097.25 SQ.FT.

Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California
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04-18

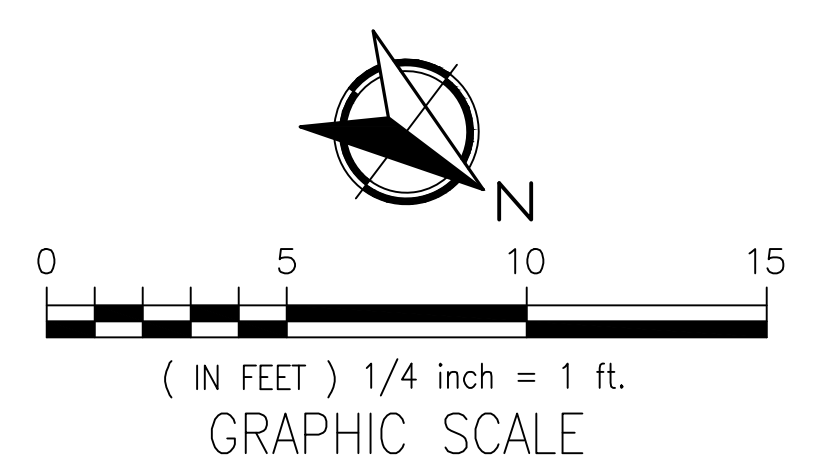
ISSUE DATE
06-18-19

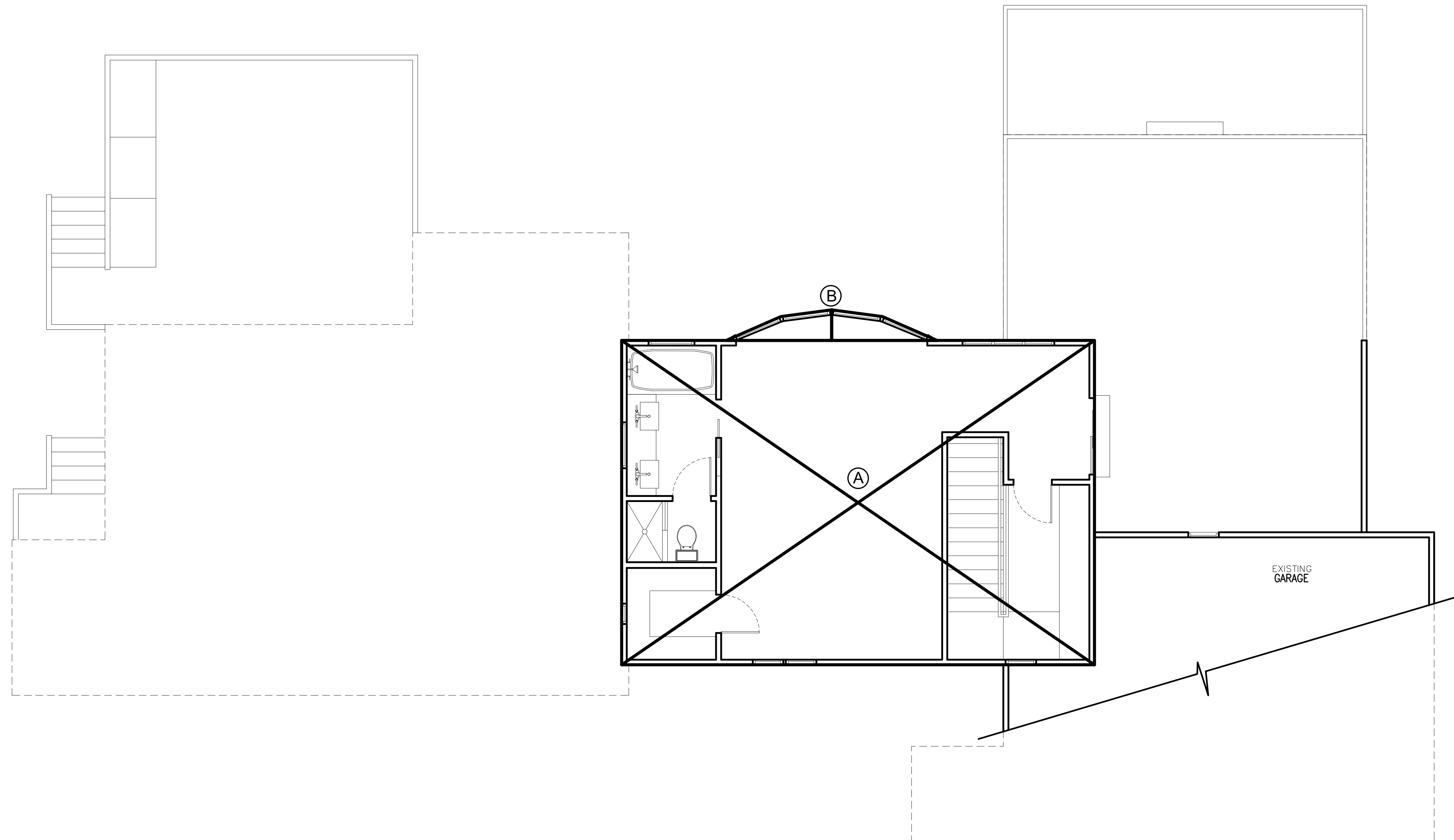
DRAWN BY
Alejandro J. Ortiz

MAIN LEVEL
POLYGON AREA
DIAGRAM PLAN
PROPOSED

SCALE 1/4" = 1'

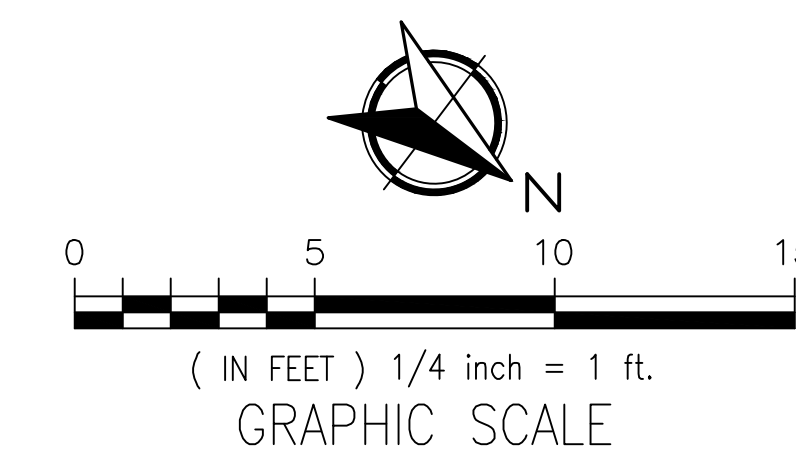
A11.0



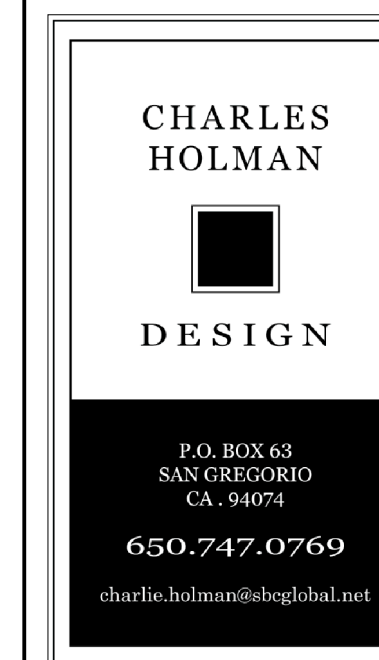


NEW ADDITIONS @ 2nd LEVEL:

Ⓐ	31 X 21	:	651.00 SQ.FT
Ⓑ	6.5 X 2.5	:	16.25 SQ.FT
TOTAL		:	667.25 SQ.FT.



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550 Stetson St.
Moss Beach, California

A.P.N. 000-000-000

JOB NO.
04-18

ISSUE DATE
06-18-19


DRAWN BY
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UPPER LEVEL
POLYGON AREA
DIAGRAM PLAN
PROPOSED

SCALE 1/4" = 1'

A11.1

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 Moss Beach, California

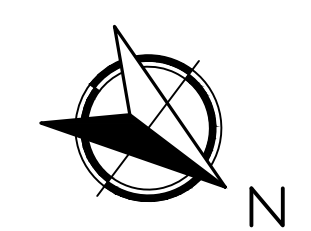
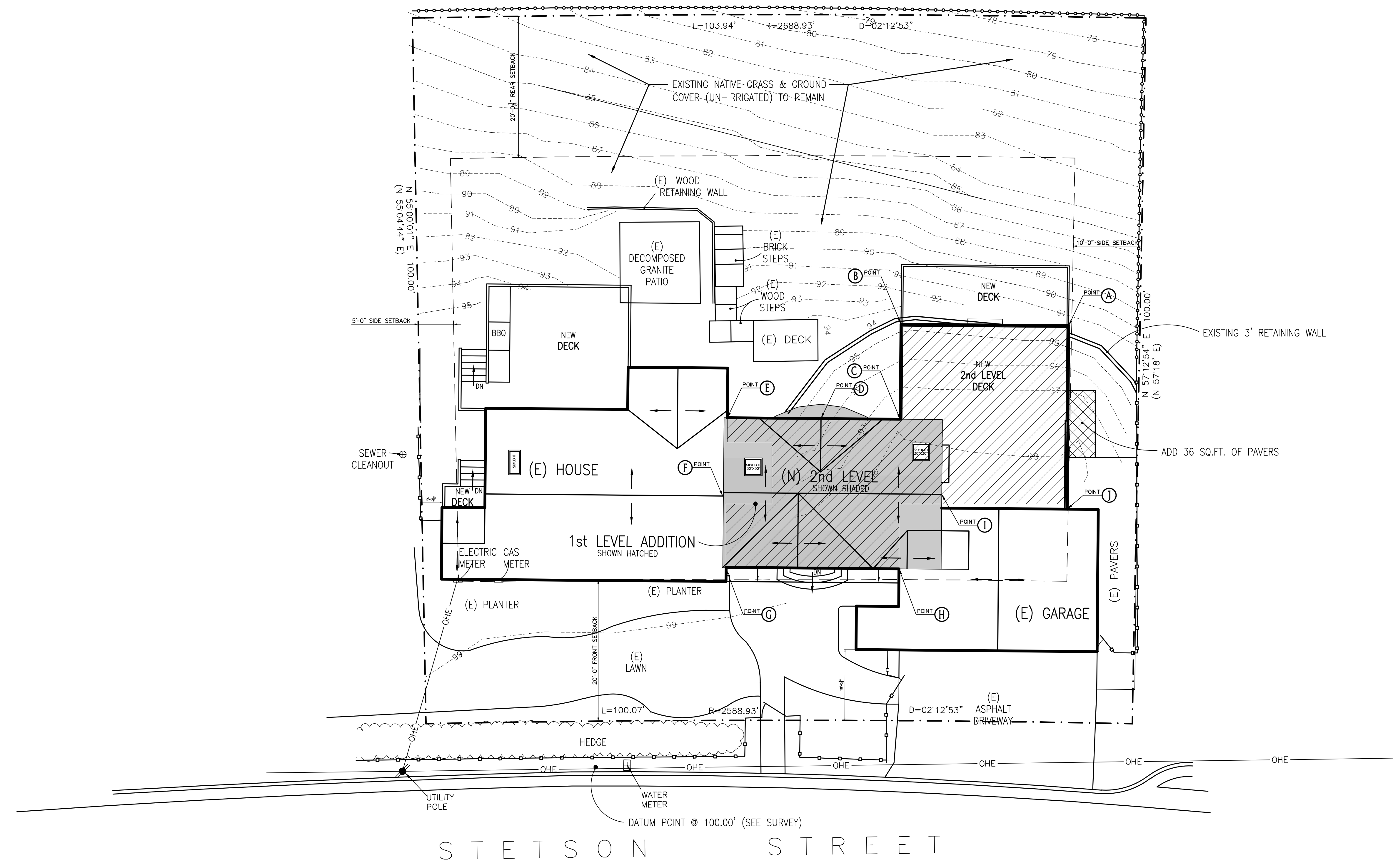
A.P.N. 000-000-000

JOB NO. 04-18
ISSUE DATE 06-18-19
DRAWN BY Alejandro J. Ortiz

LANDSCAPE PLAN
 SCALE 1/8" = 1'

A12.0

NOTE: EXISTING LANDSCAPE TO REMAIN UNCHANGED EXCEPT FOR A MINOR MODIFICATIONS.

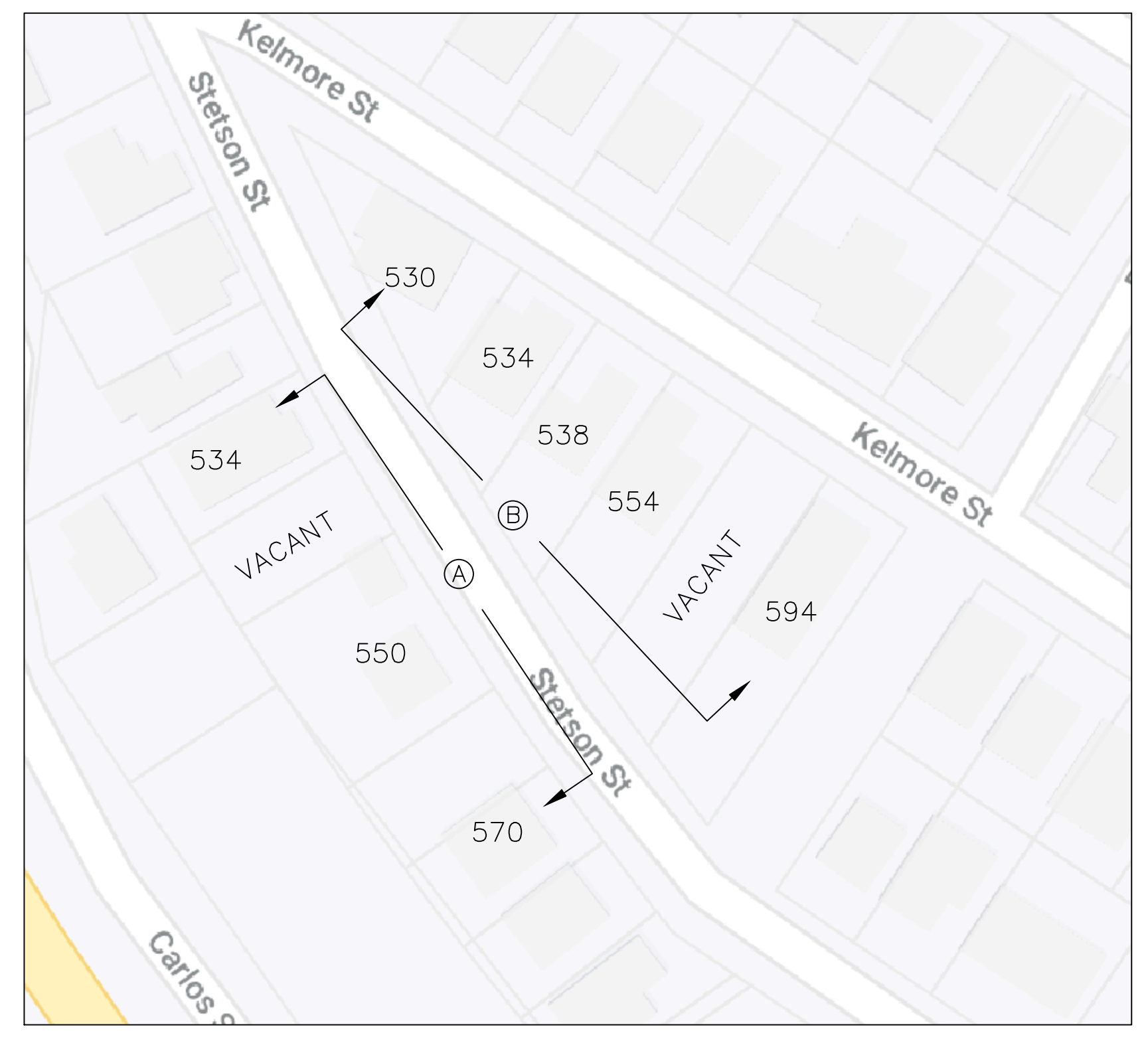


(IN FEET) 1/8 inch = 1 ft.
 GRAPHIC SCALE

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570 Stetson St.



550 Stetson St.



550 Stetson St.



550 Stetson St.



550 Stetson St.



550 Stetson St.



534 Stetson St.

Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California

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(A)

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530 Kelmore St.



534 Kelmore St.



538 Kelmore St.



554 Kelmore St.



594 Kelmore St.

STREETSCAPE

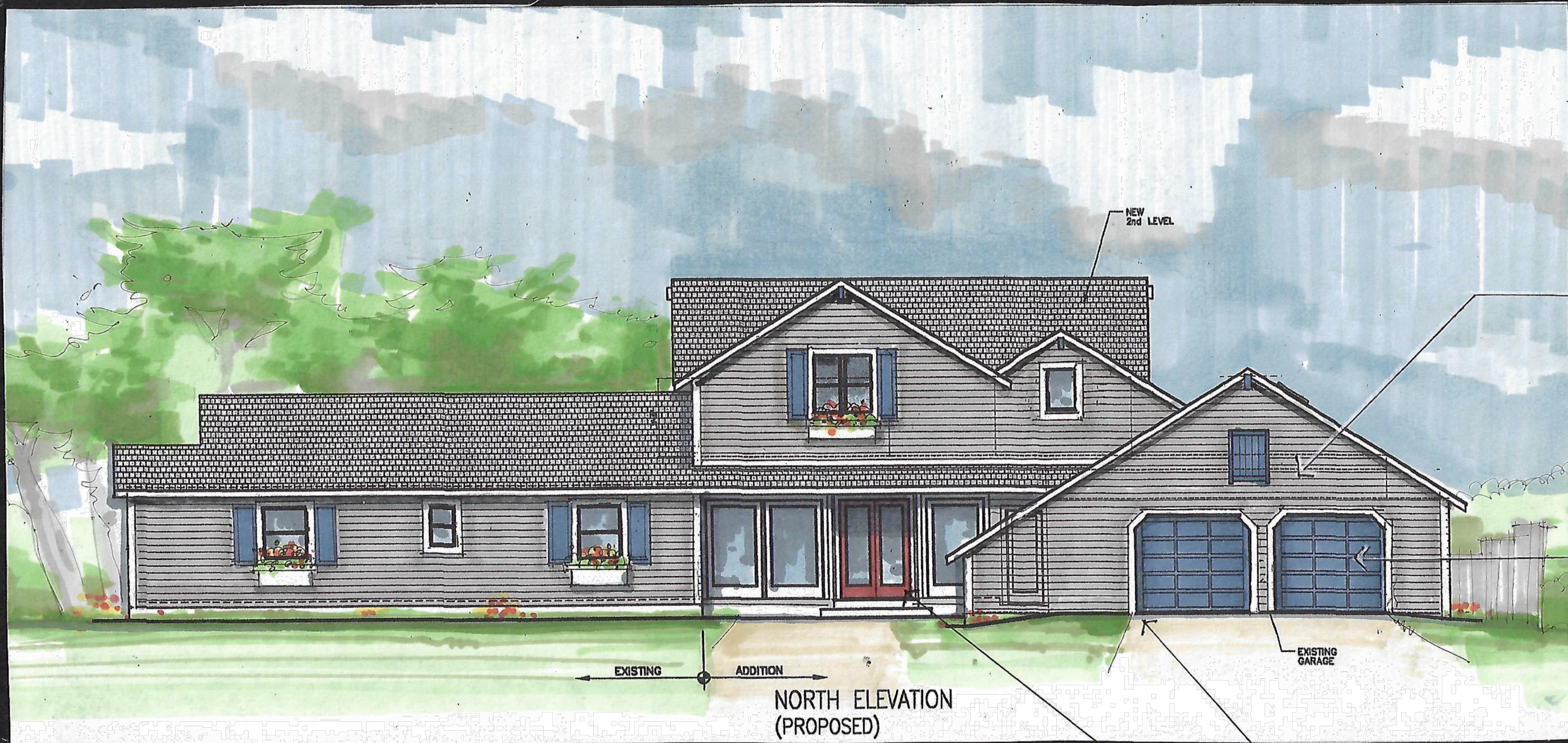
SCALE 1/4" = 1'

(B)

A13.0

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Stone Terrace
VR100B

EXTERIOR
(VINYL SIDING)

Blue Fedora
VR087A

TRIM # 1
(SHUTTERS &
GARAGE DOORS)

Antique White

TRIM # 2
(WINDOWS &
EAVES, ETC.)

Molten Sulphur
VR063A

ENTRY DOOR

EXTERIOR COLORS & FINISHES

550 STETSON STREET
MOSS BEACH, CALIFORNIA

C. Holman 6/19

Solberg/Berlin Residence
550 Stetson St.
Moss Beach, California

A.P.N. 000-000-000

JOB NO.
04-18

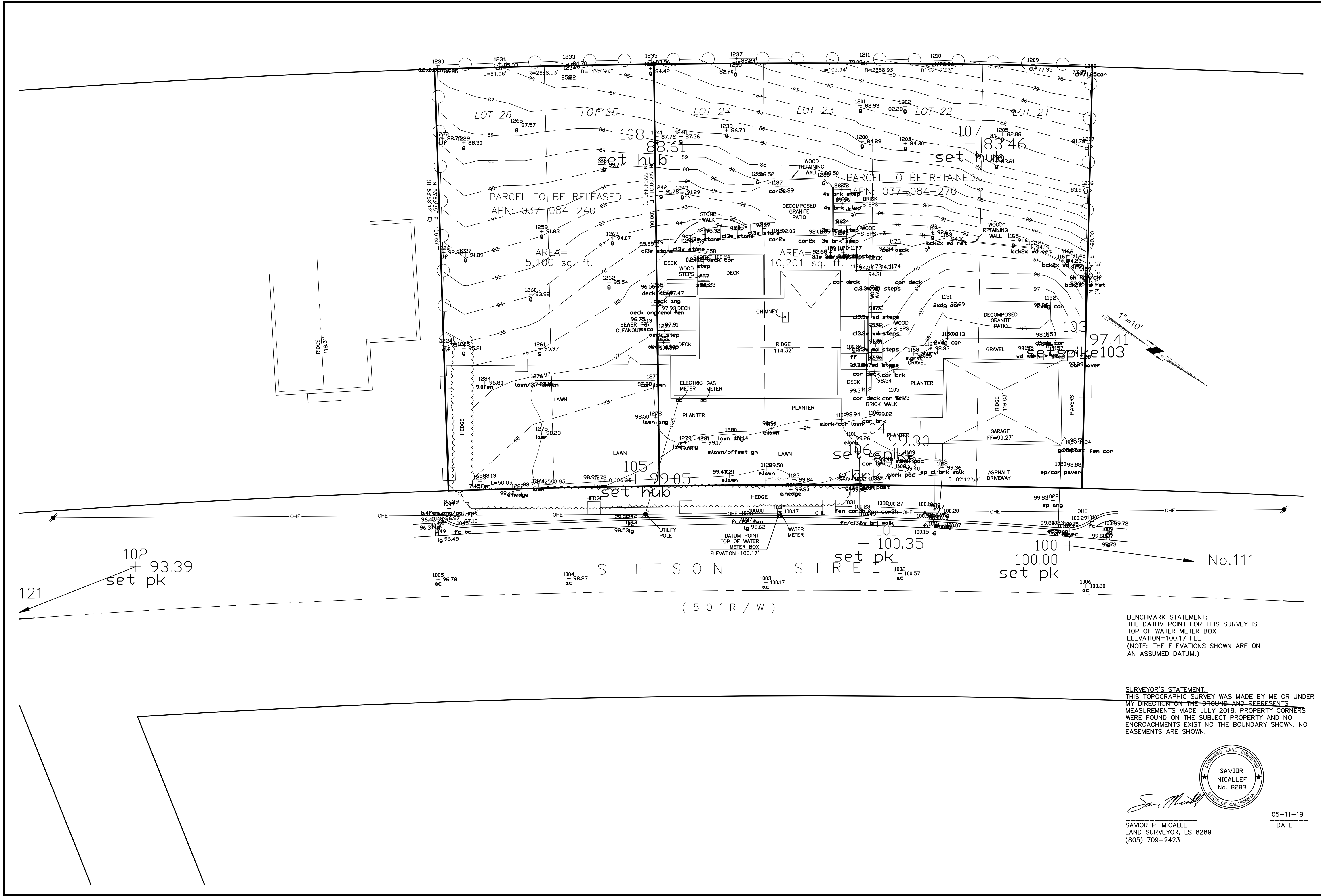
ISSUE DATE
06-23-19

DRAWN BY
Alejandro J. Ortiz

COLOR AND
FINISHES

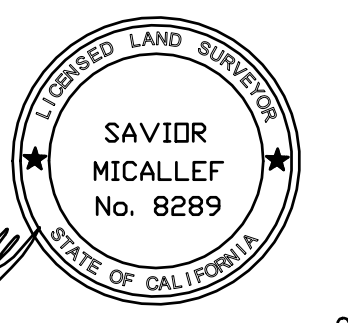
SCALE 1/4" = 1'

A14.0



BENCHMARK STATEMENT:
 THE DATUM POINT FOR THIS SURVEY IS
 TOP OF WATER METER BOX
 ELEVATION=100.17 FEET
 (NOTE: 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 JULY 2018. PROPERTY CORNERS
 WERE FOUND ON THE SUBJECT PROPERTY AND NO
 ENCROACHMENTS EXIST NO THE BOUNDARY SHOWN. NO
 EASEMENTS ARE SHOWN.



Saviro P. Micallef
 SAVIRO P. MICALLEF
 LAND SURVEYOR, LS 8289
 (805) 709-2423

05-11-19
 DATE

SAVIRO P. MICALLEF LAND SURVEYING
 421 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 805/709-2423

TOPOGRAPHIC SURVEY OF
 550 STETSON STREET, MOSS BEACH, CA 94038
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Date	05-11-19	Drawn	SPM
Scale	1"=10'	Checked	SPM
Design		Approved	SPM
Job No.			

Drawing Number: 1 OF 1