

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 2015-00021

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

**1. Basic Information**

**Applicant:**

Name: Mark Schirmer

Address: 1245 Nimitz Avenue

Vallejo, CA Zip: 94592

Phone,W: 415.697.1973 H: \_\_\_\_\_

Email: mark.schirmer@bluhomes.com

**Owner** (if different from Applicant):

Name: Gary Jaeger

Address: 845 Kelmore Street

Moss Beach, CA Zip: 94038

Phone,W: 650.728.2446 H: \_\_\_\_\_

Email: gary@corestudio.com

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone,W: \_\_\_\_\_ H: \_\_\_\_\_ Email: \_\_\_\_\_

**2. Project Site Information**

**Project location:**

APN: 037145020

Address: (No Address) Kelmore Street

Moss Beach Zip: 94038

Zoning: R-1 / S-17 / DR / CD

Parcel/lot size: 8000 sq. ft.

**Site Description:**

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

**3. Project Description**

**Project:**

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

**Describe Project:**

New Single-family, factory-built residence with two car garage, on previously undeveloped lot.

**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 (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	Cement Panel & Cedar Lap Siding	Dark gray / Natural	<input type="checkbox"/>
b. Trim	Painted Vinyl & Cedar	Dark gray	<input type="checkbox"/>
c. Windows	Vinyl clad	Terratone	<input type="checkbox"/>
d. Doors	Vinyl clad	Terratone	<input type="checkbox"/>
e. Roof	Composite Shingle	Charcoal	<input type="checkbox"/>
f. Chimneys	NA		<input type="checkbox"/>
g. Decks & railings	Composite / Powder-coated alt	Brown / Oak	<input type="checkbox"/>
h. Stairs	Composite / Powder-coated alt	Brown / Oak	<input type="checkbox"/>
i. Retaining walls	Concrete		<input type="checkbox"/>
j. Fences	NA		<input type="checkbox"/>
k. Accessory buildings	NA		<input type="checkbox"/>
l. Garage/Carport	Cement Panel Lap Siding	Dark gray	<input 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:

1/13/15

Date:

Date:

1/13/15

# Environmental Information Disclosure Form

## Planning and Building Department

PLN \_\_\_\_\_

BLD \_\_\_\_\_

Project Address: (No address assignment) Kelmore St.  
Moss Beach, CA 94038

Name of Owner: Gary Jaeger  
 Address: 845 Kelmore Street, Moss Beach, CA  
94038 Phone: 6507282446

Assessor's Parcel No.: 37 — 145 — 20

Name of Applicant: Mark Schirmer  
 Address: 1245 Nimitz Avenue, Vallejo, CA  
94592 Phone: 4156971973

Zoning District: R-1, S-17, DR, CD

### Existing Site Conditions

Parcel size: 8000 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). Previously undeveloped site. Existing foundationless shed will be removed. Existence of well to be verified.

Previously undeveloped site. Existing foundationless shed will be removed. Existence of well to be verified, and abandoned if extant. Existing vegetation: grasses and shrubs and one cypress tree to be removed.

### Environmental Review Checklist

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

Yes	No	Will this project involve:
<input 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 type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input 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? <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>435</u> c.y. Fill: <u>5</u> c.y.
<input type="checkbox"/>	<input type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

**Please explain all "Yes" answers:**

d. Removal of one 36" cypress tree in middle of developable area of lot.  
e. See civil drawings for grading calculations. Cut is necessary for basement development, and to achieve required grade for driveway.



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

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

Please explain any "Yes" answers:

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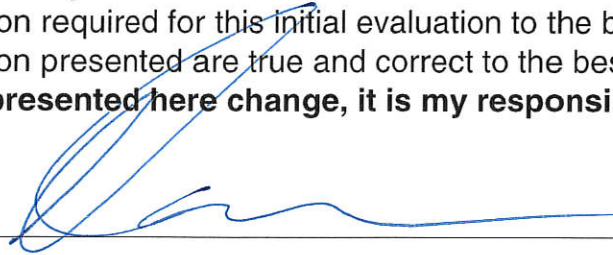
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	<p>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></p> <p>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.</p>
	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>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) <b>prior</b> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

## 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:

1/13/15



## Design Review Application

Kelmore Street, Moss Beach, CA 94038  
APN:037-145-020

This application for design review approval is for a proposed new single-family residence on a previously undeveloped parcel on Kelmore Street in Moss Beach.

Moss Beach is a small ocean-side community with modest residences. The proposed house will be 3736 square feet, sitting on the down-slope side of the street.

The upper level of the house will be factory-built by Blu Homes in Vallejo, CA. Factory construction allows the foundation to be built simultaneously with the main floor, and effectively reducing the construction time to one half to two thirds the time required for a site built house. This in turn greatly reduces the disturbance to the neighborhood.

The proposed design substantially complies with the San Mateo County Standards for Design in the Midcoast development district in the following ways:

**Siting:** Houses in the neighborhood are primarily sited at the front setback, many with attached garages at the front. The proposed house has a T-shaped plan, which brings the main mass of the house further from the setback. The proposed garage is located at the far back of the lot with a low roof, to minimize its impact.

**Style:** The neighborhood is characterized by many multi-level homes in various architectural styles (Cape, Craftsman, contemporary) with decks at the upper level to take advantage of views. The proposed house is contemporary with durable materials mixed with natural wood tones.

**Scale:** The proposed house's single story at street side reduces mass when seen by neighbors across the street looking toward ocean.

**Massing:** The proposed T-shaped plan with entry trellis breaks up the massing as seen from the street, creating visual interest through progressively more open layers closer to the street.

**Parking:** Unlike many of the neighboring houses, parking is located away from street, with the garage in the rear yard, minimizing its visual impact.

**Entry:** The proposed entry is located under an entry trellis that provides definition and privacy.

**Roof Forms:** The neighboring house roofs are primarily pitched, with multiple orientations to the street. The proposed roof consists of both a shed-style roof over the living areas, and a flat roof over the bedrooms. The two roof types break up the massing, and the low flat roof maintains sightlines for neighbors. The flat portion of the roof is oriented with the long dimension parallel to the side yard, next to a stand of mature trees, which minimizes the appearance of the flat roof.

**Exterior Materials and colors:** The exterior consists of primarily lap siding typical of the neighborhood in cement board, with clear cedar wood accents. These materials are durable and appropriate for the marine environment. The colors are contemporary and warm, with the light color of the wood complimenting the richness of the gray lap siding.

**Windows:** The proposed windows are energy-efficient and durable vinyl-clad, with minimal articulation appropriate for the house's style, and consistent with the neighborhood. Window placement is directed primarily toward the back yard ocean view, with smaller windows on the sides of the house to increase privacy.



Landscaping: Planting uses drought-tolerant species with many native species. Low ground-cover is accented by specimen trees in the front yard. Planters surround the entry and provide an additional layer of massing and privacy. Hardscaping has been minimized, and is well below the allowed limit.

Examples of neighboring houses:

North side of Kelmore Street:

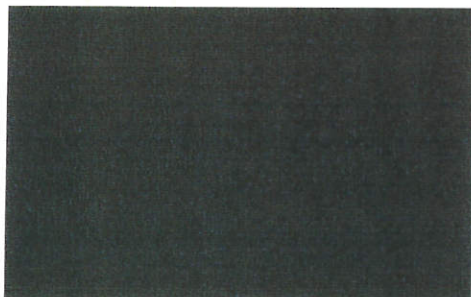


South side of Kelmore Street:



# Jaeger Residence Exterior Materials

**Main Siding & Trim**  
James Hardie Plank  
Iron Gray



**Accent Siding**  
Western Red Cedar  
Clear



**Roof, Gutters & Downspouts**  
Architectural Shingles  
Charcoal Gray



**Windows & Doors**  
Andersen  
Terratone



**RECEIVED**

JAN 13 2015

San Mateo County  
Planning and Building Department

PLN 15-00021

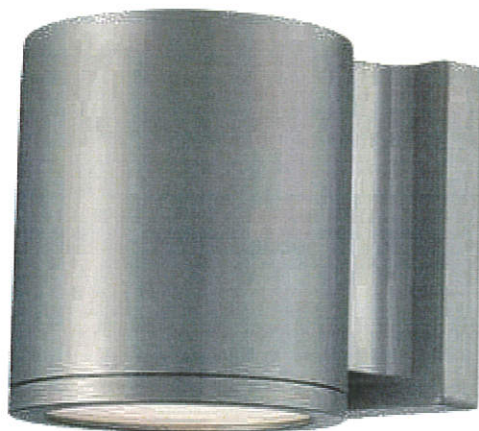


# TUBE – model: WS-W2605

LED Outdoor Sconce Luminaire

# WAC LIGHTING

Responsible Lighting®

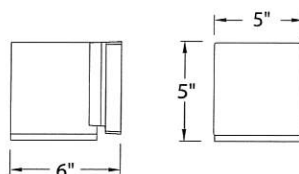


Fixture Type:

Catalog Number:

Project: \_\_\_\_\_

Location: \_\_\_\_\_



## PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics; An appealing cylindrical profile with a powerful LED down light perfect for accent and wall wash lighting.

## FEATURES

- Replaceable LED module
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

## SPECIFICATIONS

**Construction:** Aluminum with etched glass.

**Power:** Integral driver in luminaire. 120V input.

**Light Source:** High output LED.

**Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer.

**Mounting:** Mounts directly to junction box.

**Finish:** Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT).

**Standards:** Wet location listed. Dark Sky friendly.

## FIXTURE PERFORMANCE

Model	Watt	# of LEDs	LED Lumens	Photometric Lumens
WS-W2605	18W	1	1002	787

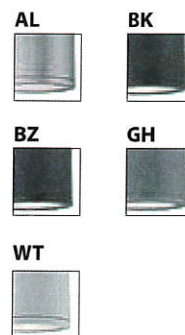
## REPLACEMENT GLASS

Model	Fixture
RPL-GLA-2605	WS-W2605

## ORDER NUMBER

Model	Length	Finish
WS-W2605	5"	<b>AL</b> <i>Brushed Aluminum</i>
		<b>BK</b> <i>Black</i>
		<b>BZ</b> <i>Bronze</i>
		<b>GH</b> <i>Graphite</i>
		<b>WT</b> <i>White</i>

## FINISHES



**WS-W2605** –

Example: **WS-W2605-AL**

WAC Lighting  
www.waclighting.com  
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive • Port Washington, NY 11050  
Phone (516) 515.5000 • Fax (516) 515.5050

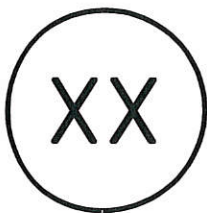
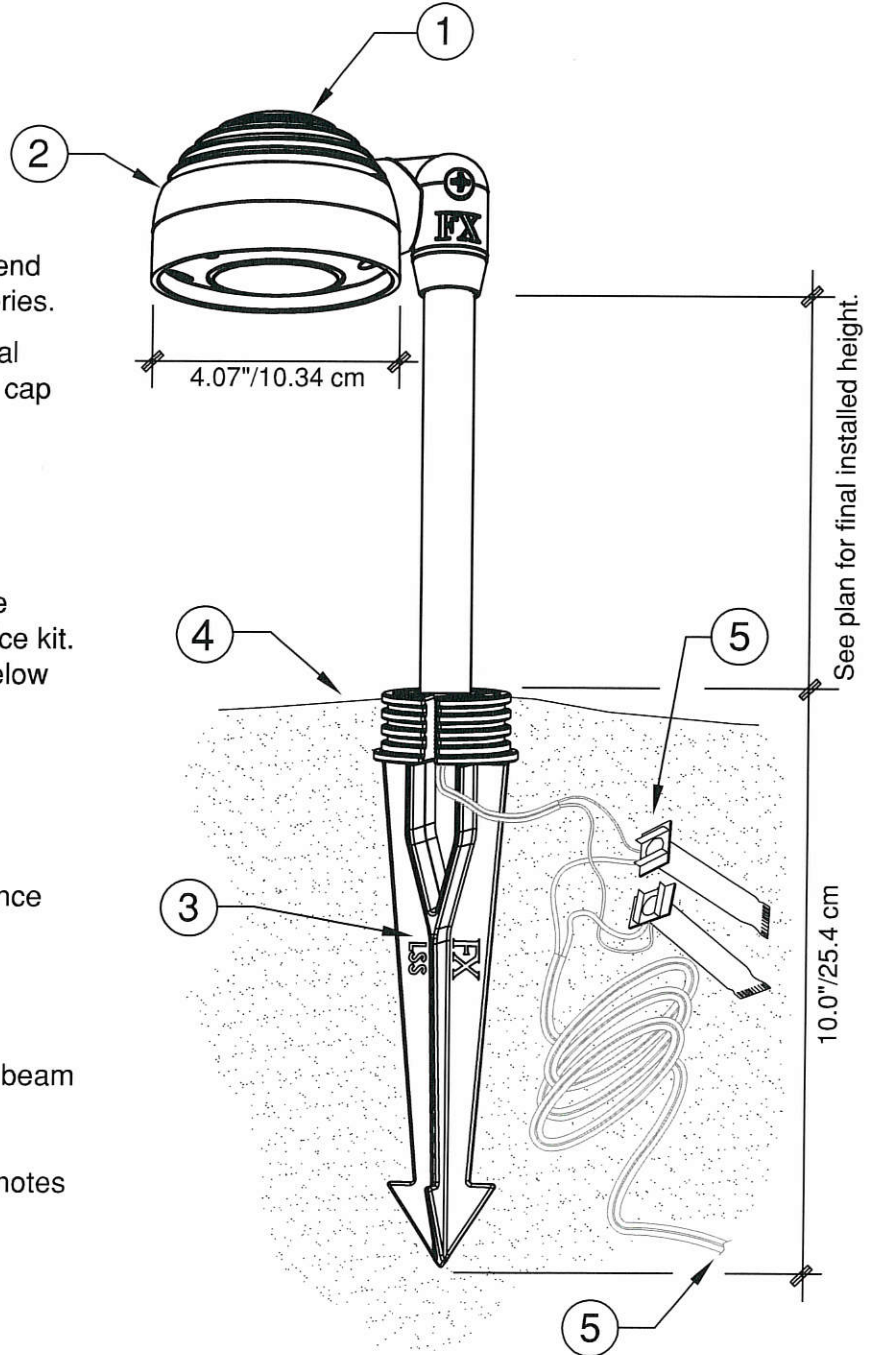
Western Distribution Center  
1750 Archibald Avenue • Ontario, CA 91760  
Phone (800) 526.2588 • Fax (800) 526.2585

DETAIL LEGEND

- ① FX Luminaire RW fixture. See plan legend for wattage, beam spread and accessories.
- ② Aim fixture a minimum of 10° off vertical to allow water and dirt to drain off lens cap when in the up light position.
- ③ FX Luminaire Long Slot Spike mount.
- ④ Finished grade.
- ⑤ Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

NOTES

- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 10-15 volts - AC or DC
- C. See plan legend for LED board option, beam spreads, and accessories.
- D. Always refer to FX product installation notes prior to installation.



## RW PATH LIGHT LONG SLOT SPIKE

NOT TO SCALE

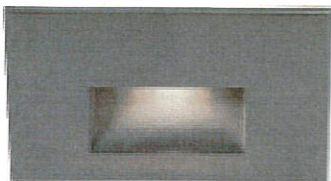


# Model: WL-LED100

## LEDme® Step Light

# WAC LIGHTING

Responsible Lighting®

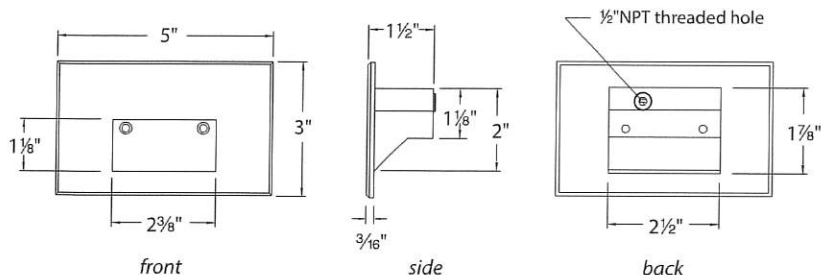


Fixture Type:

Catalog Number:

Project: \_\_\_\_\_

Location: \_\_\_\_\_



### PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

### FEATURES

- 316 marine grade cast stainless steel (SS) available
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- Turtle friendly (AM, RD colors)
- 40,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

### SPECIFICATIONS

**Construction:** Die-cast aluminum or 316 marine grade cast stainless steel

**Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277V AC 50/60Hz

**Light Source:** 3000K CCT Samsung HV-AC High Power LED, CRI: 85  
Optional color lenses. Total power consumption of 3.9W

**Mounting:** Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H

Includes bracket for J-Box mount. See next page for spacing recommendations

**Dimming:** Dim to 10% with electronic low voltage (ELV) dimmer  
Approved dimmers: Lutron Skylark SELV-300P-WH and Leviton Vizia VPE04

**Standards:** IP66, UL & cUL Listed for wet locations

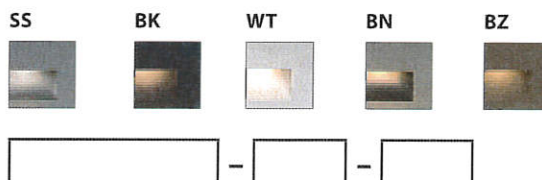
### FIXTURE PERFORMANCE

Model #	Lm	Model #	Lm	Model #	Lm	Model #	Lm	Model #	Lm
WL-LED100-C-SS	45	WL-LED100-C-BK	31	WL-LED100-C-WT	68	WL-LED100-C-BN	31	WL-LED100-C-BZ	32
WL-LED100-AM-SS	28	WL-LED100-AM-BK	19	WL-LED100-AM-WT	38	WL-LED100-AM-BN	19	WL-LED100-AM-BZ	21
WL-LED100-RD-SS	3	WL-LED100-RD-BK	2	WL-LED100-RD-WT	4	WL-LED100-RD-BN	2	WL-LED100-RD-BZ	2
WL-LED100-BL-SS	5	WL-LED100-BL-BK	3	WL-LED100-BL-WT	8	WL-LED100-BL-BN	3	WL-LED100-BL-BZ	4
WL-LED100F-C-SS	37	WL-LED100F-C-BK	25	WL-LED100F-C-WT	58	WL-LED100F-C-BN	25	WL-LED100F-C-BZ	27
WL-LED100F-AM-SS	20	WL-LED100F-AM-BK	14	WL-LED100F-AM-WT	29	WL-LED100F-AM-BN	14	WL-LED100F-AM-BZ	15
WL-LED100F-RD-SS	2	WL-LED100F-RD-BK	1.5	WL-LED100F-RD-WT	3	WL-LED100F-RD-BN	1.5	WL-LED100F-RD-BZ	2
WL-LED100F-BL-SS	4	WL-LED100F-BL-BK	3	WL-LED100F-BL-WT	6	WL-LED100F-BL-BN	3	WL-LED100F-BL-BZ	3

### ORDER NUMBER

Model #	Color	Finish
WL-LED100 120V	<b>C</b> White	<b>SS</b> Stainless Steel
	<b>AM</b> Amber	<b>BK</b> Black
	<b>RD</b> Red	<b>WT</b> White
	<b>BL</b> Blue	<b>BN</b> Brushed Nickel
WL-LED100F 277V		<b>BZ</b> Bronze

### FINISHES



WAC Lighting  
www.waclighting.com  
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive • Port Washington, NY 11050  
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center  
1750 Archibald Avenue • Ontario, CA 91760  
Phone (800) 526.2588 • Fax (800) 526.2585



# JAEGER RESIDENCE

## AI-X-15 + LL

GARY AND KATY JAEGER  
 KELMORE STREET, MOSS BEACH, CA 94038

DESIGN REVIEW APPLICATION - JANUARY 13, 2015  
 DESIGN REVIEW SLIP SHEETS - JULY 15, 2015

APN:	037-145-020	
ZONING:	R-1/S-17/DR/CD	
PARCEL SIZE:	10,000 SF (0.23 ACRES)	
PARCEL COVERAGE ALLOWABLE:	(100'x100') x 0.35 = 3,500 SF	
PROPOSED COVERAGE:	HOUSE 1,868 SF ENTRY TRELLIS 142 SF MASTER BEDROOM DECK 83 SF BACK DECK 257 SF GARAGE 421 SF TOTAL PARCEL COVERAGE 2,771 SF < 3,500 SF	
BUILDING FLOOR AREA ALLOWABLE:	(100'x100') x 0.53 = 5,300 SF	
PROPOSED BUILDING FLOOR AREA:	FACTORY BUILT ENTRY LEVEL 1,868 SF SITE-BUILT LOWER LEVEL 1,868 SF TOTAL HOUSE FLOOR AREA 3,736 SF  GARAGE 421 SF TOTAL PROPOSED AREA 4,157 SF < 5,300 SF	
IMPERVIOUS SURFACE ALLOWABLE:	(100'x100') x 10% = 1,000 SF	
PROPOSED IMPERVIOUS SURFACE:	DRIVEWAY 280 SF ENTRY WALK 254 SF EMERGENCY EGRESS WELL 27 SF HOT TUB 49 SF STEPS TO PATIO 14 SF TOTAL PROPOSED 624 SF < 1000 SF	
BUILDING HEIGHT:	REQUIRED	PROPOSED
	<28'-0"	23'-7"
PARKING (2+ BEDROOM)	2	2
DAYLIGHT PLANE	SEE DRAWING 1/DR2.1	



1245 NIMITZ AVE | MARE ISLAND, CA 94592 | T 888.887.7997

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 eric.vandermaas@bluhomes.com  
 SALES OPERATIONS: Josefine Kvist  
 josefine.kvist@bluhomes.com  
 REVIEWED BY: Mark Schirmer  
 mark.schirmer@bluhomes.com  
 PROJECT DESIGNER: Kile Campbell  
 kile.campbell@bluhomes.com  
 ENGINEERING LEAD: Paul Barber  
 paul.barber@bluhomes.com

### DRAWING INDEX

CV-DR	DESIGN REVIEW - COVER SHEET
SU-1	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.0	CIVIL TITLE SHEET
C0.1	PROJECT NOTES
C1.1	EXISTING CONDITIONS
C2.1	GRADING PLAN
C3.1	DRAINAGE AND UTILITY PLAN
C4.1	EROSION CONTROL PLAN
C4.2	BEST MANAGEMENT PRACTICES
C5.1	DETAIL SHEET
C5.2	DETAIL SHEET
DR0.0	RENDERING
DR0.1	SITE PLAN & LOCATION MAP
DR0.2	MATERIALS DIAGRAM
DR1.1	LOWER LEVEL PLAN
DR1.2	ENTRY LEVEL PLAN
DR1.3	ROOF PLAN
DR2.1	BUILDING ELEVATIONS
DR2.2	BUILDING ELEVATIONS
DR2.3	BUILDING SECTIONS
DR3.1	LINE OF SITE DRAWINGS
DR4.1	TRAFFIC CONTROL & CONSTRUCTION EQUIP. PLAN
L-1	LANDSCAPE PLAN
L-2	PLANTING PLAN

### JAEGER RESIDENCE AI-X-15 + LL

KELMORE STREET, MOSS BEACH, CA 94038

GARY AND KATY JAEGER  
 CLIENT CONTACT

DRAWING TITLE:

**DESIGN REVIEW -  
 COVER SHEET**

SHEET NUMBER:

**CV-DR**





RENDERED VIEW FROM STREET

**JAEGER RESIDENCE**  
**AI-X-15 + LL**

KELMORE STREET, MOSS BEACH, CA  
94038

GARY AND KATY JAEGER  
CLIENT CONTACT

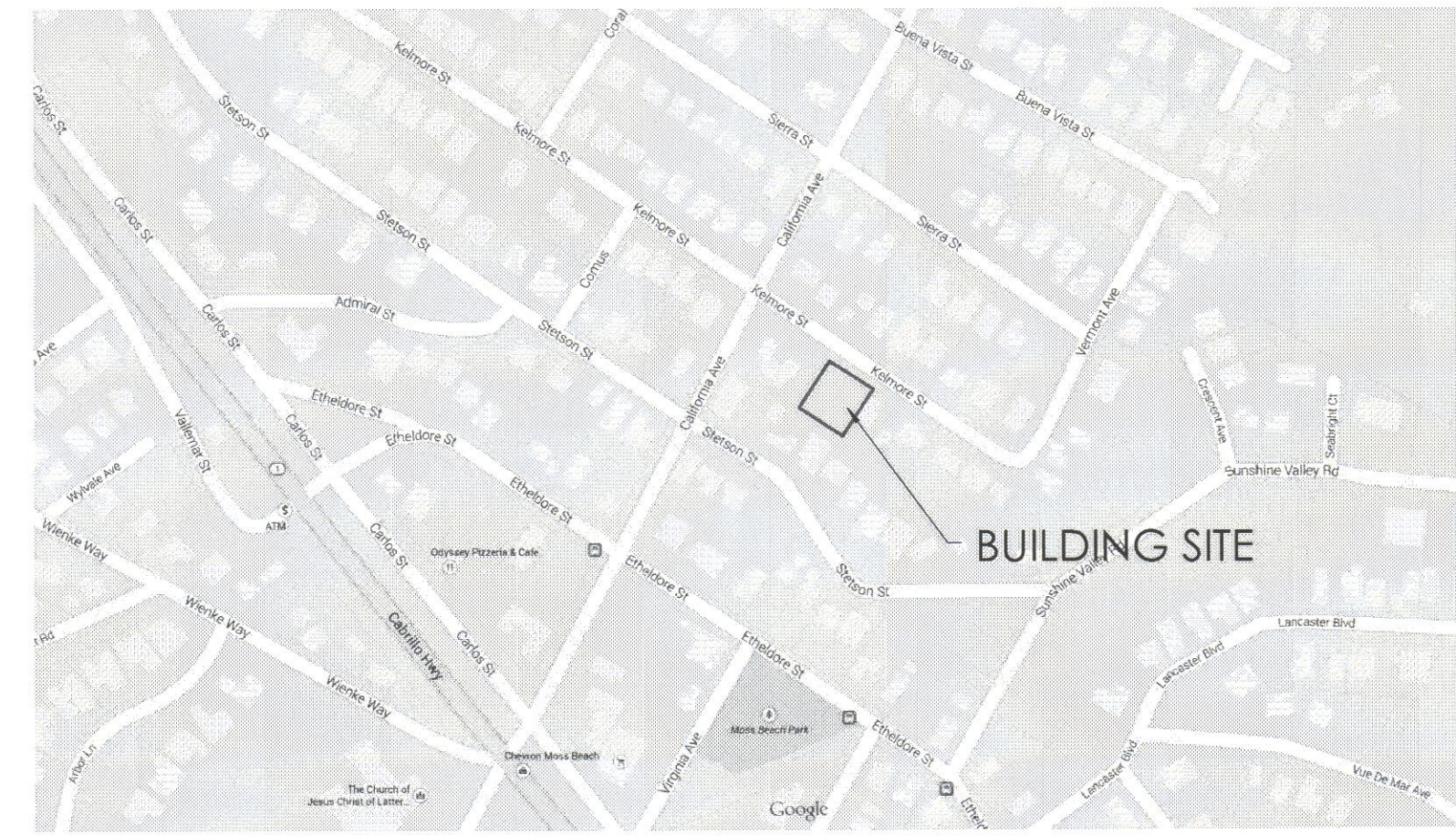
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**RENDERING**

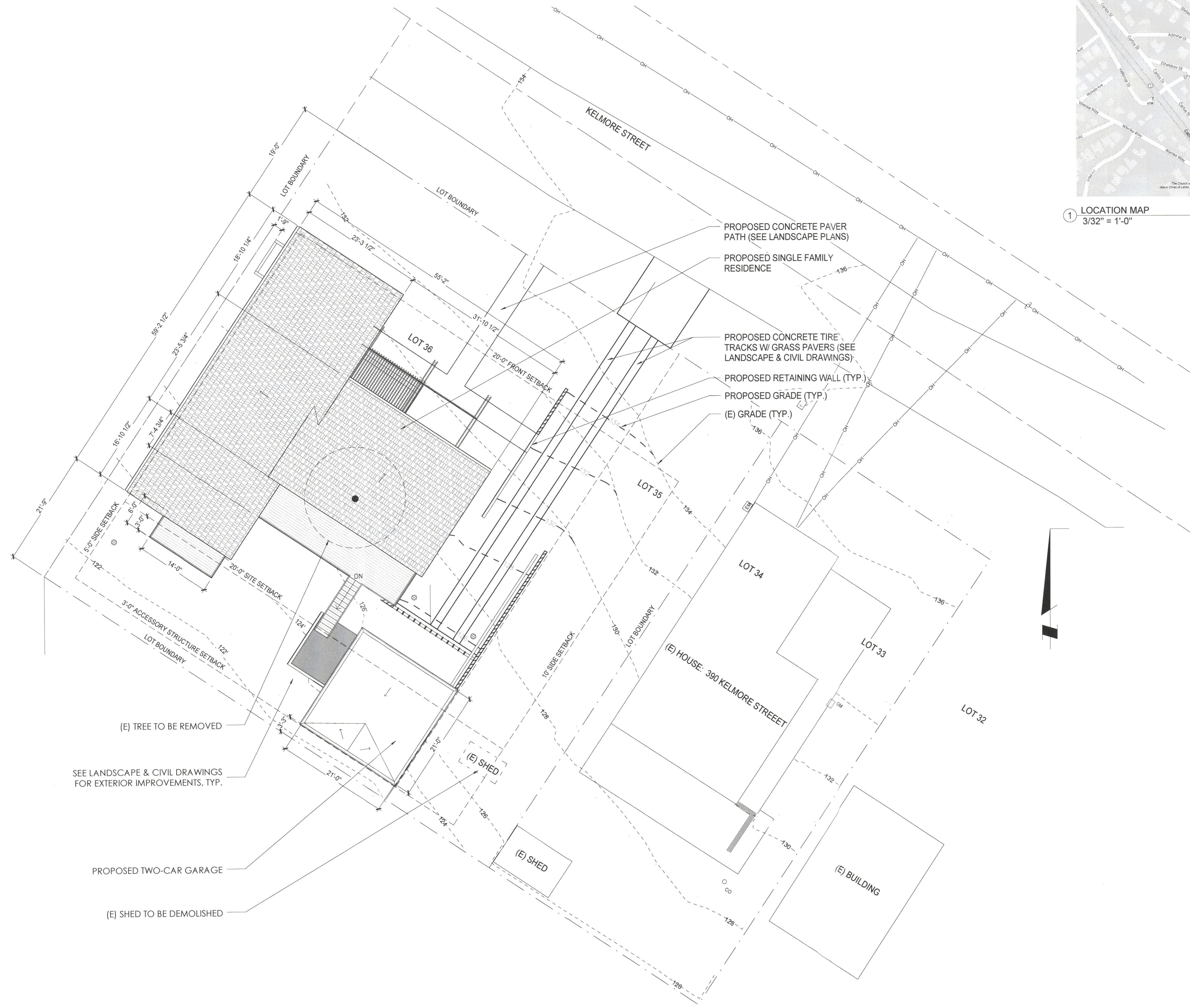
SHEET NUMBER:

**DR0.0**





① LOCATION MAP  
3/32" = 1'-0"



② SITE PLAN  
1" = 10'-0"



**JAEGER RESIDENCE**  
**AI-X-15 + LL**

KELMORE STREET, MOSS BEACH, CA 94038

GARY AND KATY JAEGER  
CLIENT CONTACT

DRAWING TITLE:  
**SITE PLAN & LOCATION MAP**

SHEET NUMBER:

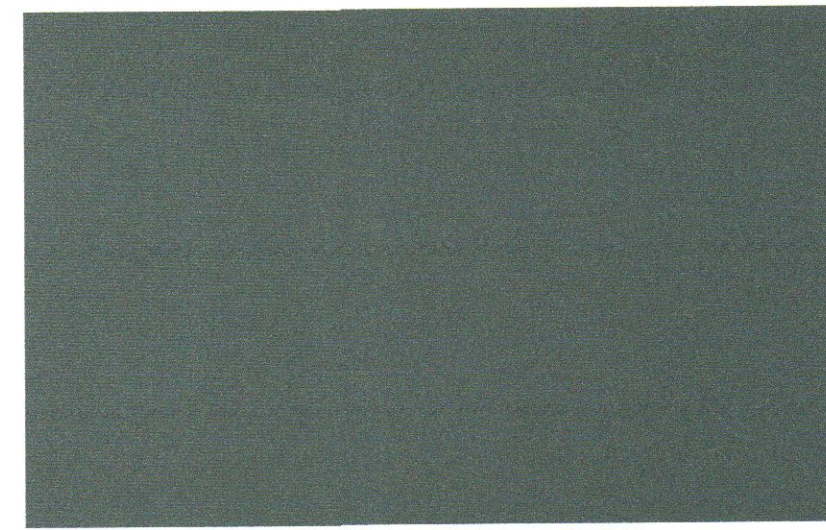
**DR0.1**



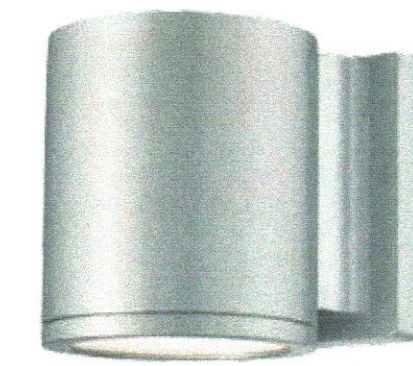
**ROOF (SLOPED)**  
ARCHITECTURAL SHINGLES -  
CHARCOAL GRAY



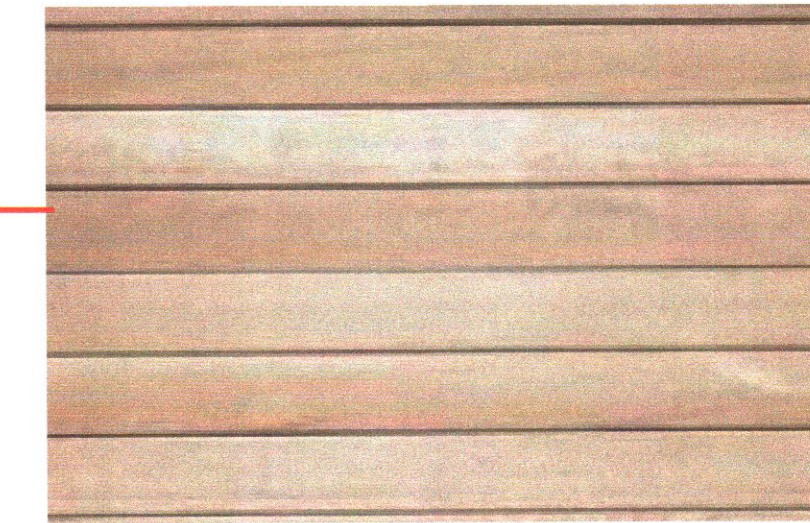
**MAIN SIDING & TRIM**  
JAMES HARDIE PLANK - IRON GRAY



**SCONCE LIGHTING**  
WAC LIGHTING - WS-W2605  
LED DOWNLIGHT IN  
BRUSHED ALUMINUM

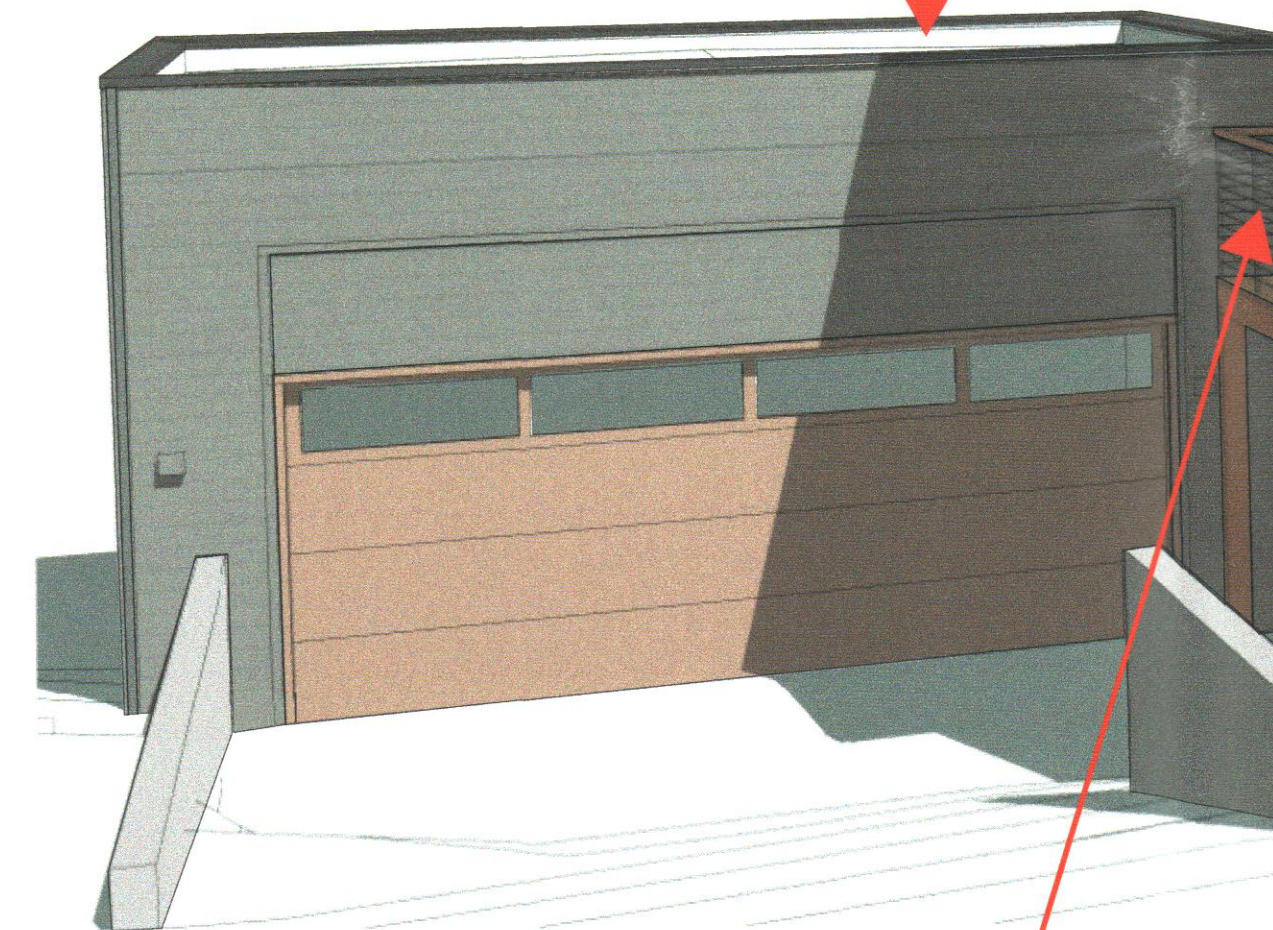


**ACCENT SIDING**  
WESTERN RED CEDAR - CLEAR



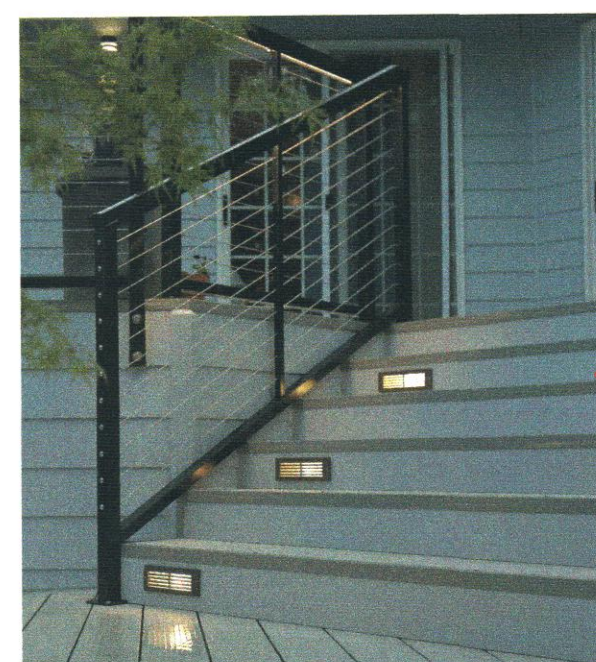
**GUTTERS & DOWNSPOUTS**  
PAINTED TO MATCH ROOF

**ROOF (LOW-SLOPE)**  
EPDM IN WHITE

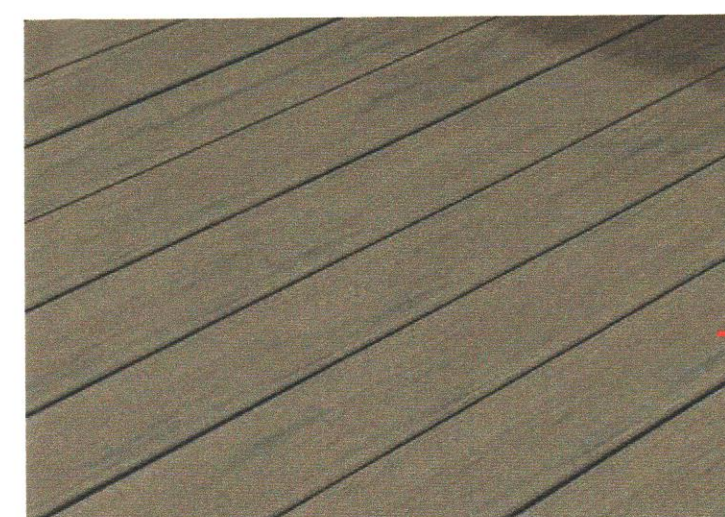


**TRELLIS**  
WOOD TO MATCH ACCENT SIDING

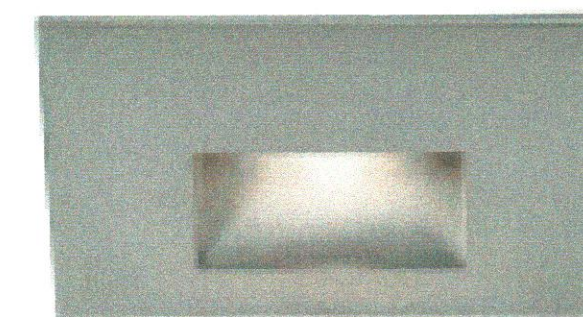
**RAILING**  
CABLE RAILING WITH CAP TO MATCH  
DECKING



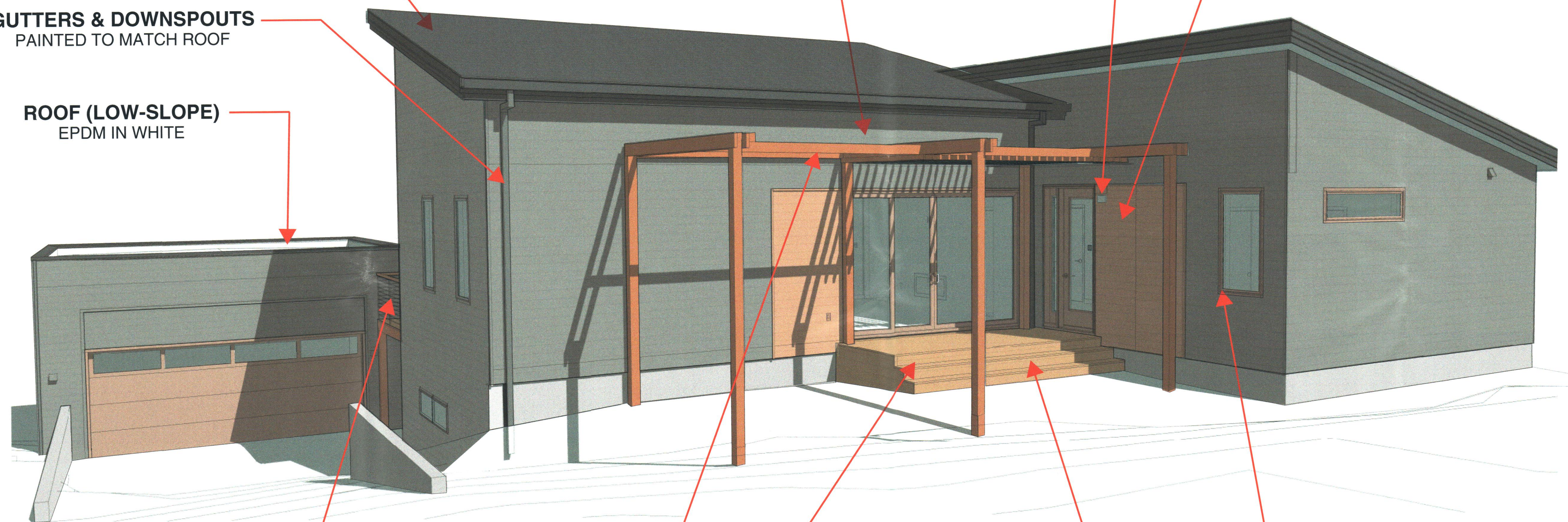
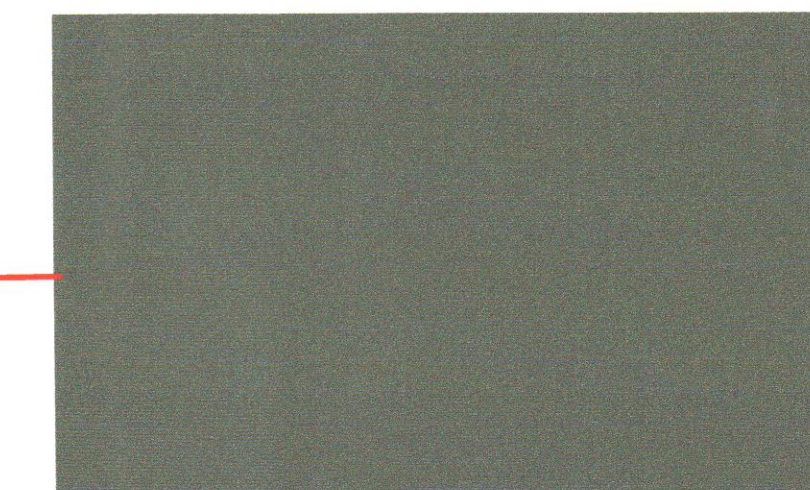
**DECKING**  
TIMBERTECH - EARTHWOOD  
EVOLUIONS  
TERRAIN COLLECTION IN BROWN OAK



**STEP LIGHTING**  
WAC LIGHTING - WL-LED100  
LED DOWNLIGHT IN  
STAINLESS STEEL



**WINDOWS & DOORS**  
ANDERSON WINDOWS IN  
TERRATONE



**JAEGER RESIDENCE**  
AI-X-15 + LL

KELMORE STREET, MOSS BEACH, CA  
94038

GARY AND KATY JAEGER  
CLIENT CONTACT

DRAWING TITLE:  
**MATERIALS DIAGRAM**

SHEET NUMBER:  
**DR0.2**



KEYNOTE LEGEND:

AI3.02	INTERIOR WINDOW FINISH - WHITE DRYWALL RETURN WITH WHITE INTERIOR FINISH WITH WHITE SCREENS AND WHITE CONTEMPORARY FOLDING HARDWARE
AI3.04	INTERIOR DOOR FINISH - UNFINISHED PINE, PRIMED AND PAINTED WHITE WITH SLIDING SCREENS AND SATIN NICKEL ANVERS HARDWARE
LL2.08	FINISH FLOORING - LEAVE UNFINISHED EXPOSED CONCRETE FOR FUTURE CLIENT INSTALLED FLOORING
LL3.10	STAIR FINISH - DRYWALL
LL3.11	STAIR TREADS - TO MATCH FINISH FLOORING IN MODS
SB1.11	DECK MATERIAL - TIMBERTECH EARTHWOOD EVOLUTIONS TERRAIN COLLECTION IN BROWN OAK
SB1.12	EXTERIOR STAIR RAILING - NEXAN CABLE RAILING

LEGEND:  
 ### DOOR PER SCHEDULE  
 # WINDOW PER SCHEDULE

**JAEGER RESIDENCE**  
**AI-X-15 + LL**  
 KELMORE STREET, MOSS BEACH, CA 94038

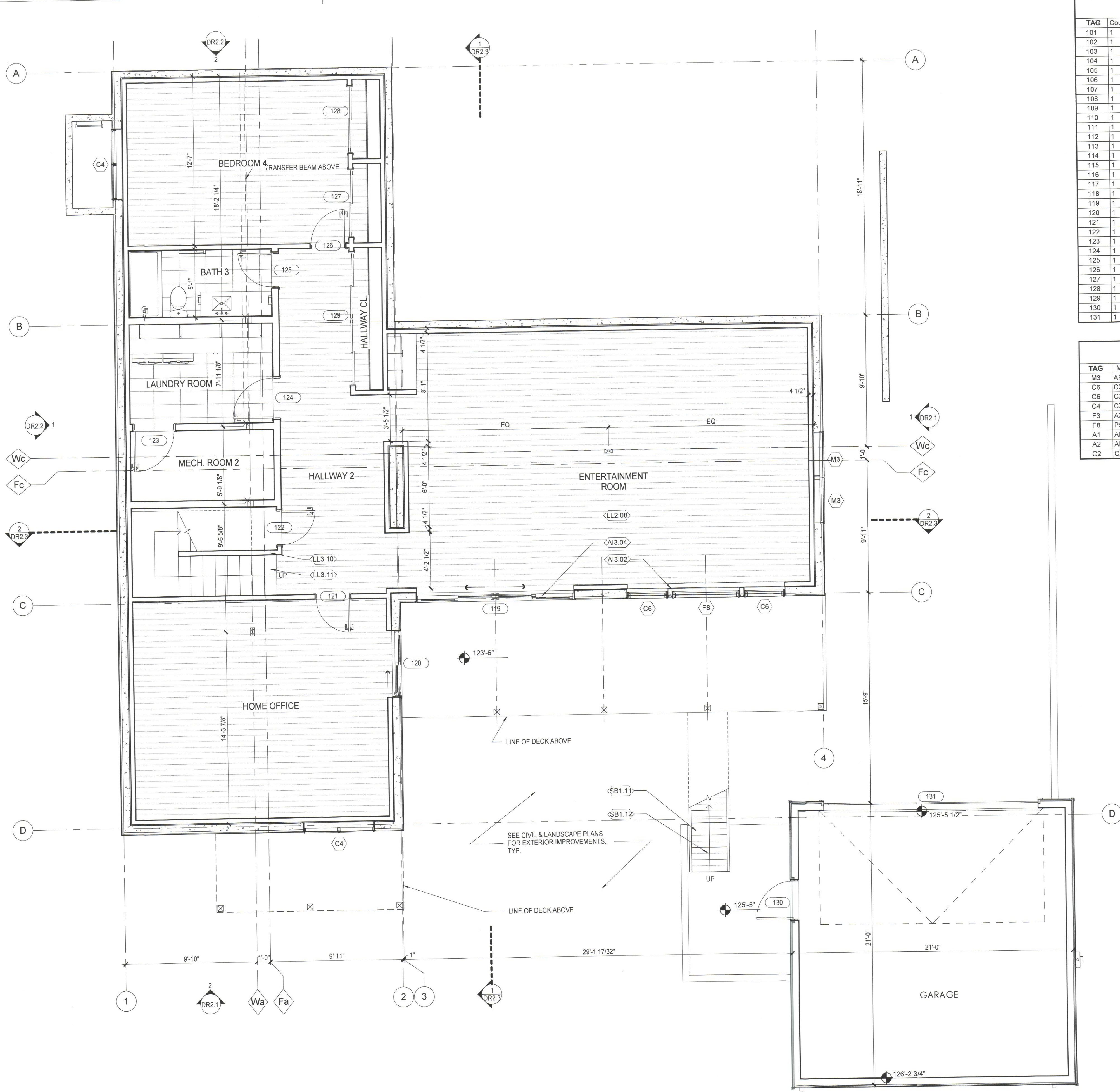
GARY AND KATY JAEGER  
 CLIENT CONTACT

DRAWING TITLE:  
**LOWER LEVEL PLAN**

SHEET NUMBER:  
**DR1.1**

DOORS						
TAG	Count			W	H	LATCHSET
101	1	ThermaTru	Smooth-Star	4'-6"	8'-3"	Latchset : Entrance
102	1	Andersen	200 Series Narrowline	11'-10"	8'-0"	Pull - Andersen
103	1	Andersen	200 Series Narrowline	11'-10"	8'-0"	Pull - Andersen
104	1	Andersen	200 Series Narrowline	11'-10"	8'-0"	Pull - Andersen
105	1	Andersen	200 Series Narrowline	6'-0"	8'-0"	Pull - Andersen
106	1	Masonite	Hardboard Flush	2'-9"	6'-10"	Latchset : Privacy
107	1	Johnson Hdw/Masonite	Bypass Hardboard Flush	8'-0"	6'-11"	Closet Pull
108	1	Masonite	Hardboard Flush	2'-9"	6'-10"	Latchset : Privacy
109	1	Johnson Hdw/Masonite	Bypass Hardboard Flush	5'-1"	6'-11"	Closet Pull
110	1	Masonite	Hardboard Flush	3'-3"	6'-10"	Latchset : Privacy
111	1	Masonite	Hardboard Flush	3'-3"	6'-10"	Latchset : Passage
112	1	Masonite	Hardboard Flush	2'-1"	6'-10"	Latchset : Single Dummy
113	1	Masonite	Hardboard Flush	2'-9"	6'-10"	Latchset : Passage
114	1	Johnson Hdw/Masonite	Bypass Hardboard Flush	5'-1"	6'-11"	Closet Pull
115	1	Masonite	Hardboard Flush	2'-9"	6'-10"	Latchset : Privacy
116	1	Masonite	Hardboard Flush	2'-9"	6'-10"	Latchset : Privacy
117	1	Johnson Hdw/Masonite	Bypass Hardboard Flush	5'-1"	6'-11"	Closet Pull
118	1	Masonite	Hardboard Flush	2'-9"	6'-10"	Latchset : Privacy
119	1	Andersen	200 Series Narrowline	11'-10"	8'-0"	Pull - Andersen
120	1	Andersen	200 Series Narrowline	5'-0"	8'-0"	Pull - Andersen
121	1	Masonite	Hardboard Flush	2'-6"	6'-8"	Latchset : Privacy
122	1	Masonite	Hardboard Flush	2'-6"	6'-8"	Latchset : Passage
123	1	Masonite	Hardboard Flush	3'-0"	6'-8"	Latchset : Passage
124	1	Masonite	Hardboard Flush	3'-0"	6'-8"	Latchset : Passage
125	1	Masonite	Hardboard Flush	2'-6"	6'-8"	Latchset : Privacy
126	1	Masonite	Hardboard Flush	2'-6"	6'-8"	Latchset : Privacy
127	1	Johnson Hdw/Masonite	Bypass Hardboard Flush	5'-1"	6'-11"	Closet Pull
128	1	Johnson Hdw/Masonite	Bypass Hardboard Flush	5'-1"	6'-11"	Closet Pull
129	1	Johnson Hdw/Masonite	Bypass Hardboard Flush	10'-0"	6'-11"	Closet Pull
130	1	ThermaTru	SSF100L 3068(OS)	3'-0"	6'-9"	Latchset : Entrance
131	1	Clopay	Premium	16'-0"	7'-0"	Latchset : Entrance

WINDOWS								
TAG	Model Number	TYPE		TYPE	W	H	QTY	
M3	AR351	Awning 40"x17"	Andersen	400 Series	Awning	3'-3"	1'-5"	2
C6	CXW16L	Casement 36"x72"	Andersen	400 Series	Casement	3'-0"	6'-0"	1
C6	CXW16R	Casement (R) 36"x72"	Andersen	400 Series	Casement	3'-0"	6'-0"	1
C4	CX25	Casement Dbl 62"x60"	Andersen	400 Series	Double Casement	5'-3"	5'-0"	2
F3	AXW51S	Fixed Awning 60"x36"	Andersen	400 Series	Fixed Awning	5'-0"	3'-0"	4
F8	P5060	Picture 60"x72"	Andersen	400 Series	Picture	5'-0"	6'-0"	1
A1	AR41	Awning 48"x18"	Andersen	400 Series	Window - Awning	4'-0"	1'-5"	3
A2	AR61	Awning 72"x18"	Andersen	400 Series	Window - Awning	6'-0"	1'-5"	2
C2	CX15	Casement 32"x60"	Andersen	400 Series	Window - Casement	2'-8"	5'-0"	5



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

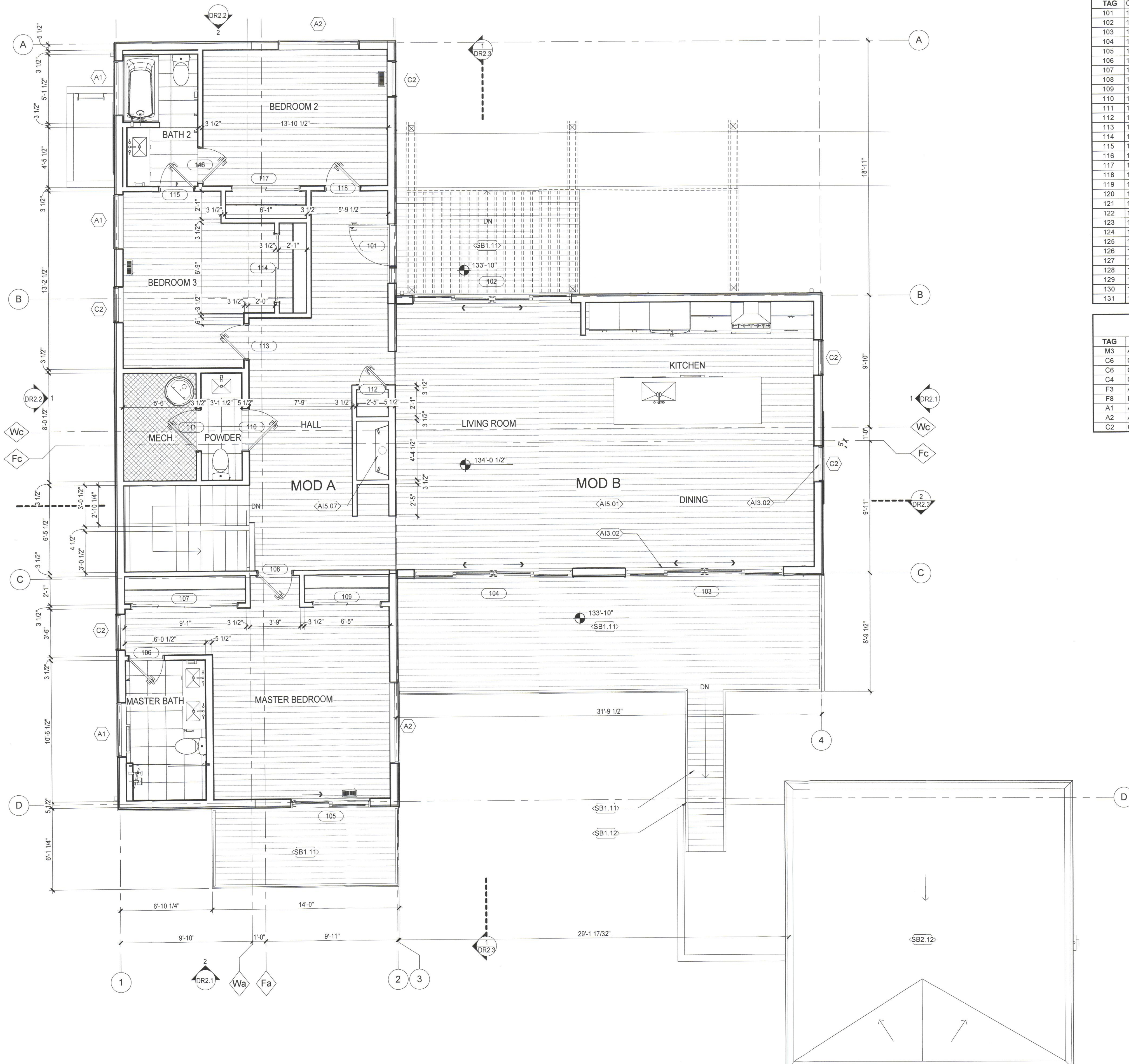


KEYNOTE LEGEND:

- AI3.02 INTERIOR WINDOW FINISH - WHITE DRYWALL RETURN WITH WHITE INTERIOR FINISH WITH WHITE SCREENS AND WHITE CONTEMPORARY FOLDING HARDWARE
- AI5.01 FINISH FLOORING - MOUNTAIN LUMBER CHARACTER BLACK WALNUT IN NATURAL/CLEAR FINISH
- AI5.07 INTEGRATED FIREPLACE (LIVING ROOM) - HEAT & GLO COSMO 42 WITH TONIC FRONT FINISHED IN GRAPHITE. FIREPLACE MEDIA IN CERAMIC FIBER STONE. FIREPLACE WALL CONTROL.
- SB1.11 DECK MATERIAL - TIMBERTECH EARTHWOOD EVOLUTIONS TERRAIN COLLECTION IN BROWN OAK
- SB1.12 EXTERIOR STAIR RAILING - NEXAN CABLE RAILING
- SB2.12 GARAGE ROOF - WHITE SINGLE PLY ROOF MEMBRANE

DOORS						
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1 ENTRY LEVEL PLAN  
1/4" = 1'-0"

**JAEGER RESIDENCE**  
**AI-X-15 + LL**

KELMORE STREET, MOSS BEACH, CA 94038

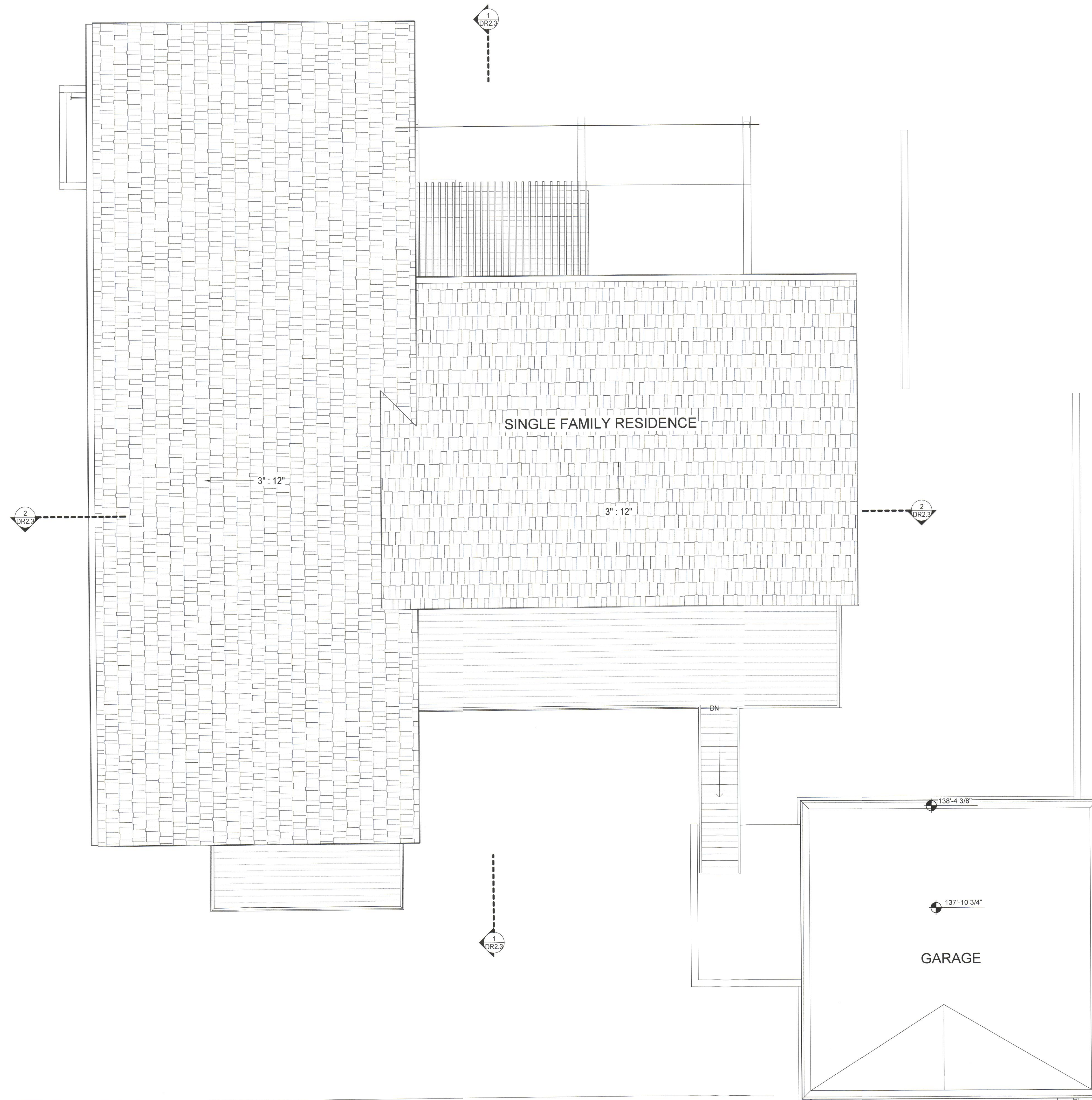
GARY AND KATY JAEGER  
CLIENT CONTACT

DRAWING TITLE:  
**ENTRY LEVEL PLAN**

SHEET NUMBER:  
**DR1.2**



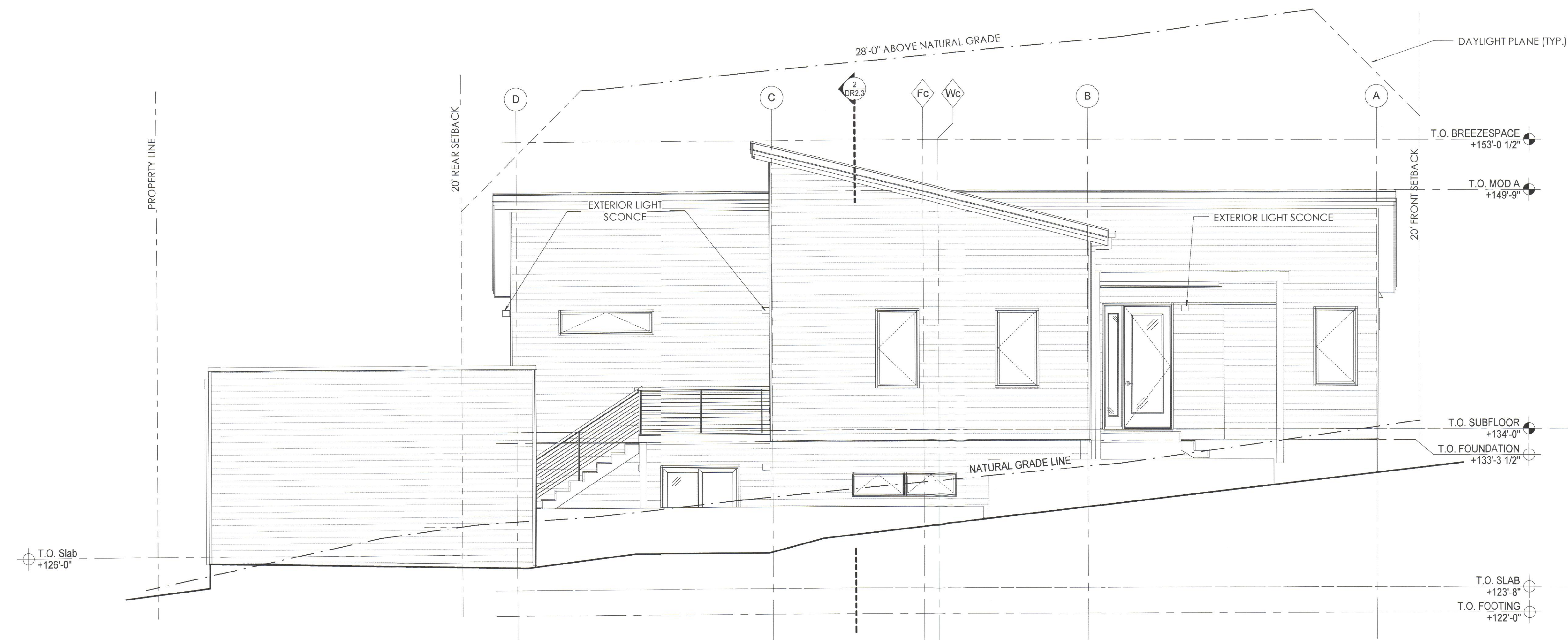
KEYNOTE LEGEND:







② SOUTH ELEVATION  
1/4" = 1'-0"



① EAST ELEVATION  
1/4" = 1'-0"

**JAEGER RESIDENCE**  
**AI-X-15 + LL**

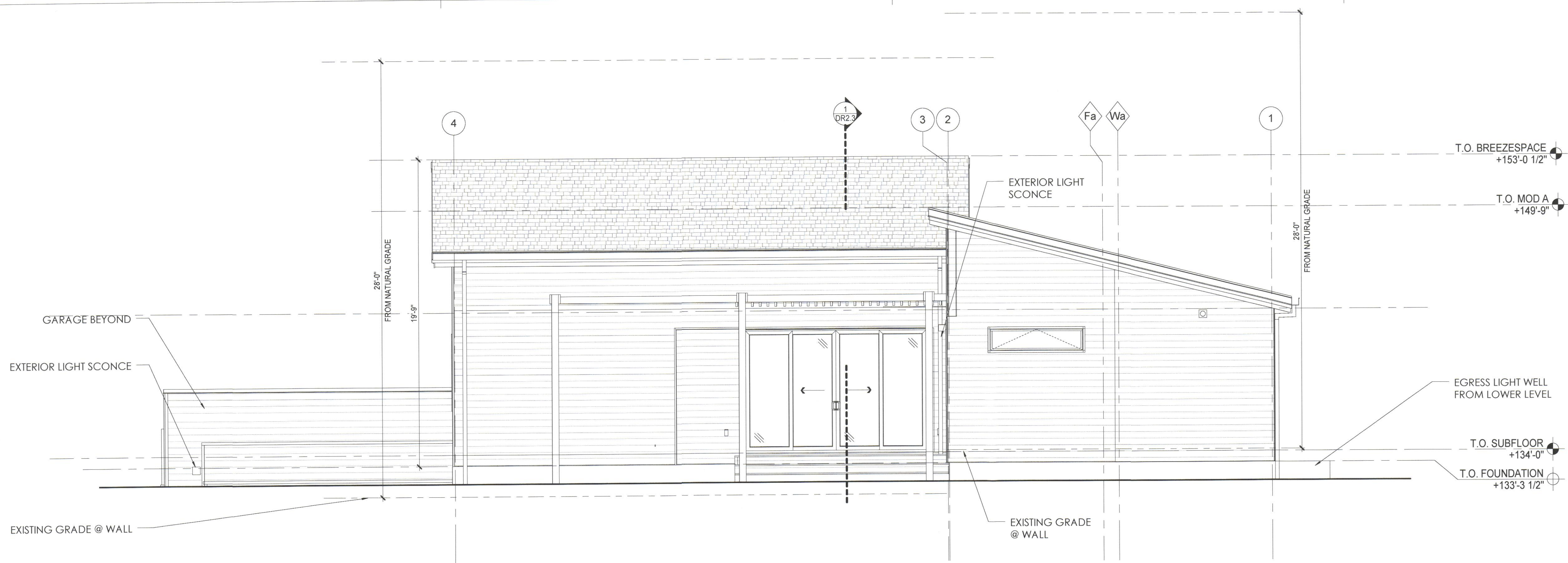
KELMORE STREET, MOSS BEACH, CA  
94038

GARY AND KATY JAEGER  
CLIENT CONTACT

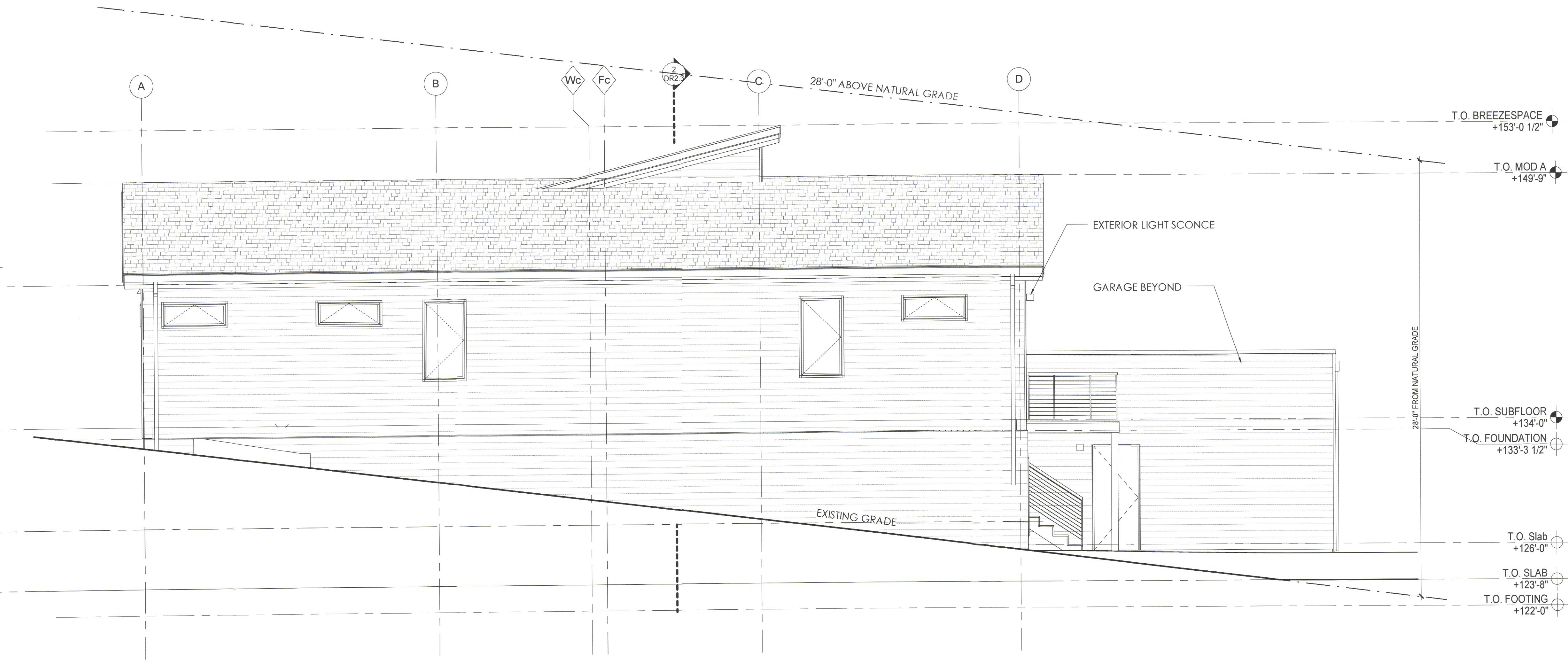
DRAWING TITLE:  
**BUILDING ELEVATIONS**

SHEET NUMBER:  
**DR2.1**





② NORTH ELEVATION  
1/4" = 1'-0"



① WEST ELEVATION  
1/4" = 1'-0"

**JAEGER RESIDENCE**  
**AI-X-15 + LL**

KELMORE STREET, MOSS BEACH, CA  
94038

GARY AND KATY JAEGER  
CLIENT CONTACT

DRAWING TITLE:  
**BUILDING ELEVATIONS**

SHEET NUMBER:  
**DR2.2**



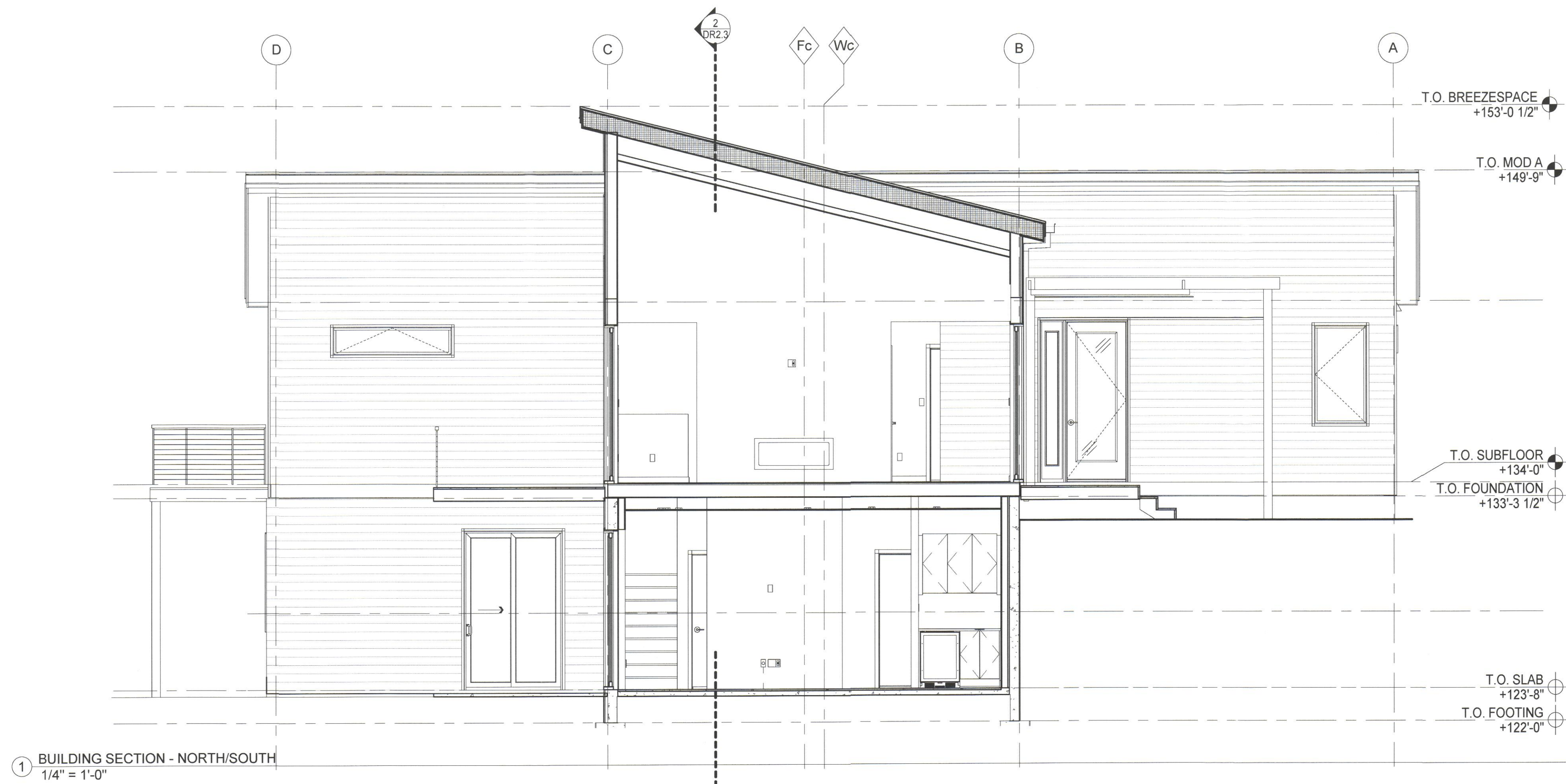
**JAEGER RESIDENCE**  
**AI-X-15 + LL**

KELMORE STREET, MOSS BEACH, CA  
94038

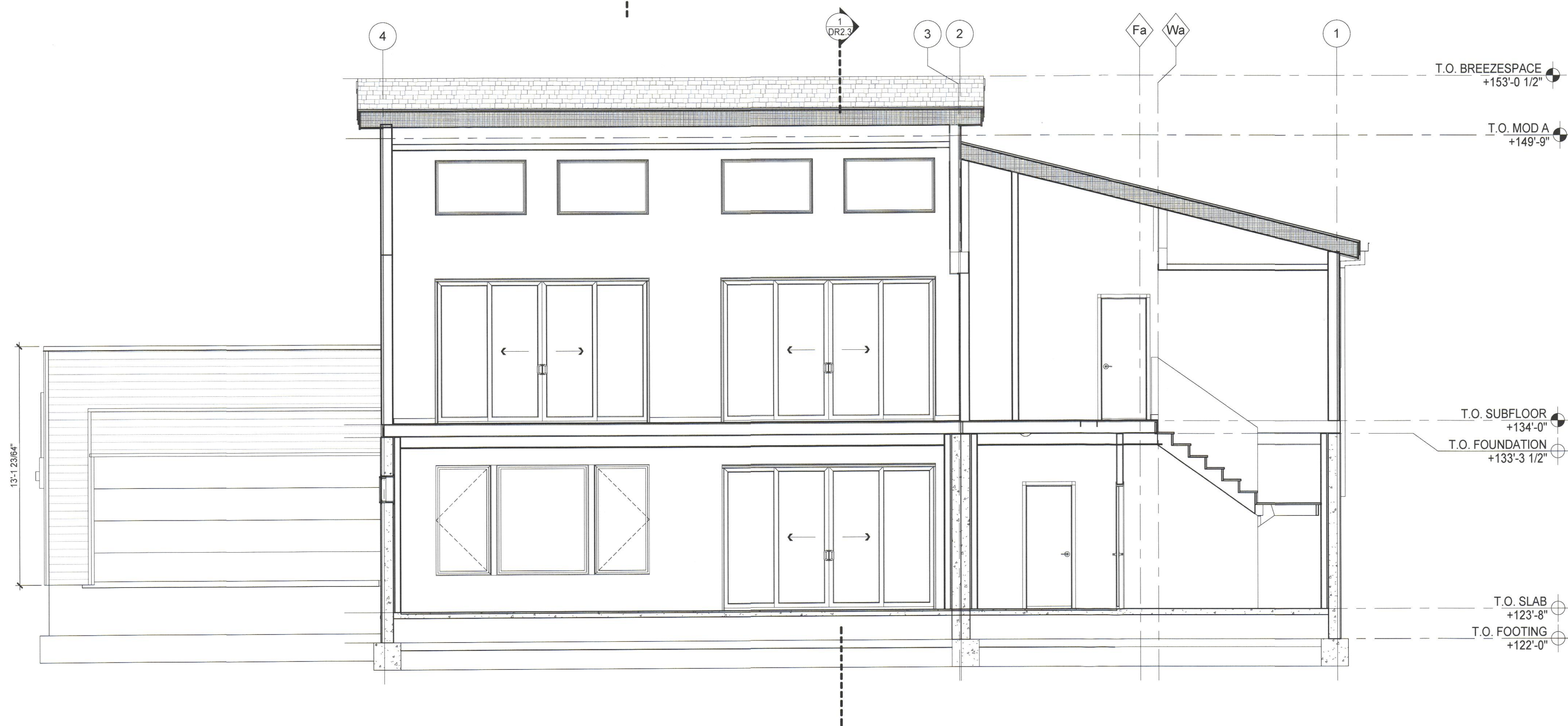
GARY AND KATY JAEGER  
CLIENT CONTACT

DRAWING TITLE:  
**BUILDING SECTIONS**

SHEET NUMBER:  
**DR2.3**

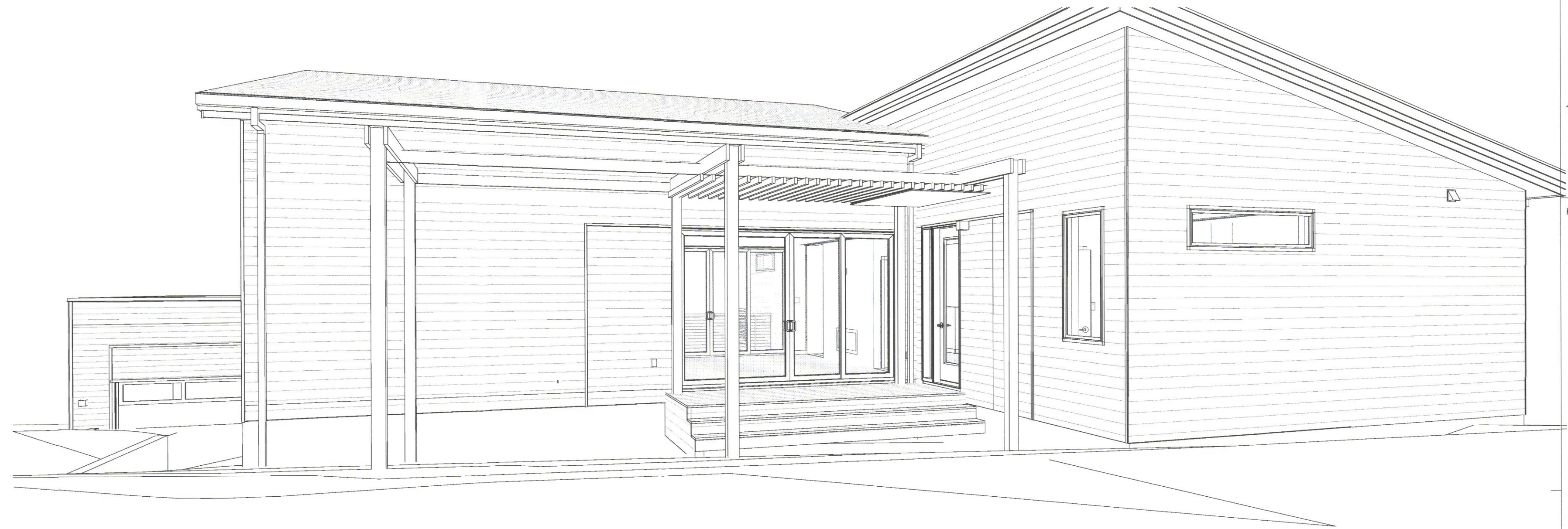


① BUILDING SECTION - NORTH/SOUTH  
1/4" = 1'-0"



② BUILDING SECTION - LATITUDINAL  
1/4" = 1'-0"





STREET VIEW



DOWNHILL VIEW

**JAEGER RESIDENCE**  
**AI-X-15 + LL**

KELMORE STREET, MOSS BEACH, CA  
94038

GARY AND KATY JAEGER  
CLIENT CONTACT

DRAWING TITLE:

**LINE OF SITE**  
**DRAWINGS**

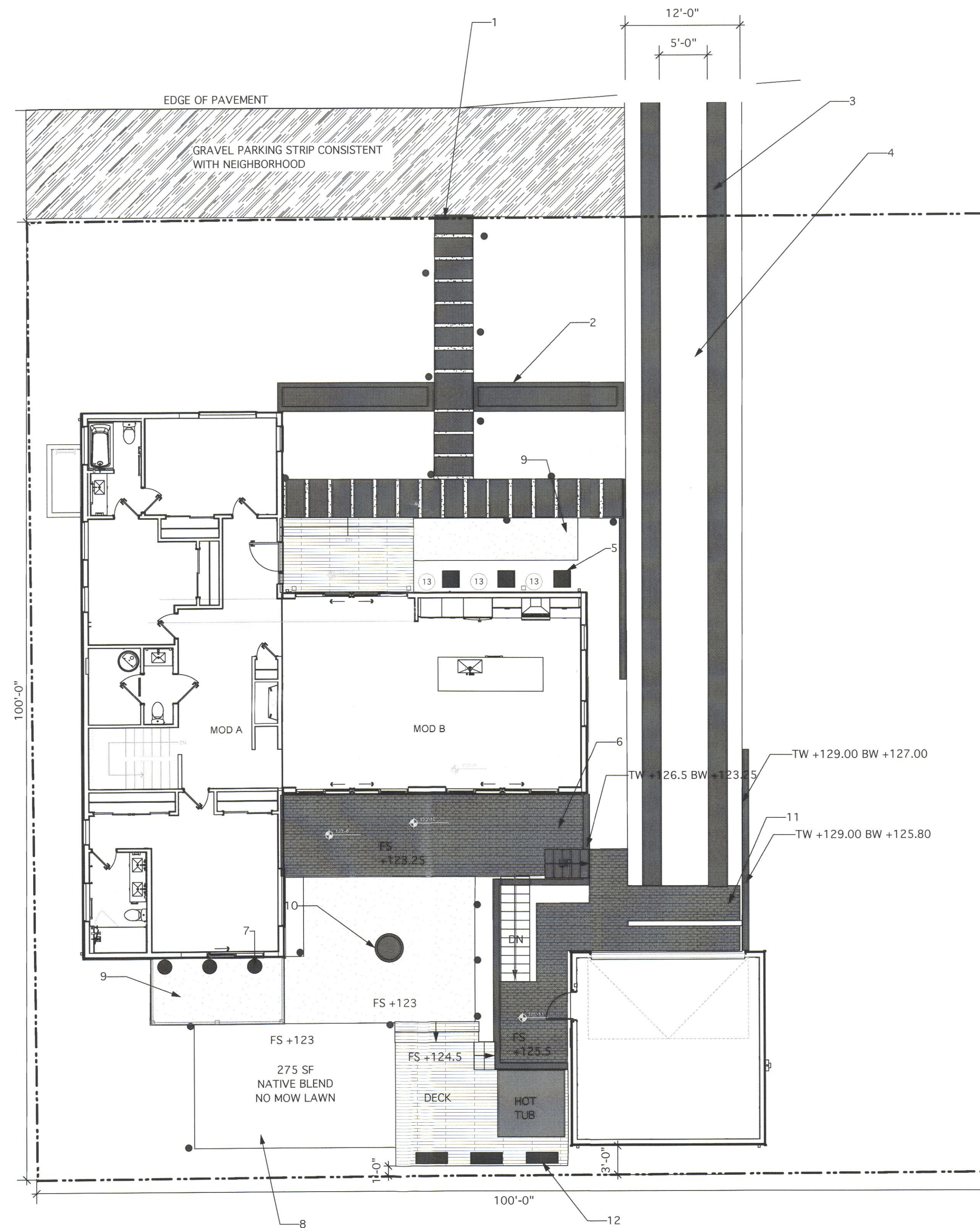
SHEET NUMBER:

**DR3.1**



**Notes**

1. 2X4' POURED IN PLACE CONCRETE PAVERS. TROWEL FINISHED COLORED CONCRETE. DAVIS COLOR "SILVERSMOKE" SPACED 4" APART WITH 3/8" CRUSHED LODI GRAVEL IN JOINTS. EDGE PATH WITH DURAEEDGE 3/16"X4" STEEL EDGING
2. 3' HIGH ROUGH FINISH CONCRETE PLANTER BOX, PLUMBED FOR DRIP IRRIGATION
3. TIRE TRACKS AND APRON TO BE BROOM FINISHED CONCRETE. DAVIS COLOR SILVERSMOKE
4. DRIVEWAY TO BE NDS EZ ROLL GRASS PAVERS INSTALLED TO MANUFACTURERS SPECIFICATIONS FOR HEAVY LOADS, ON A BASE CONSISTENT WITH SAN MATEO COUNTY C.3 GUIDELINES FOR PERMEABILITY. PLANTED WITH DELTABLUEGRASS COMPANY NATIVE BENTGRASS SOD.
5. CONTAINER PLANTS. IAP-078-CI-SOLID 16"X16WX30"H PLUMBED FOR DRIP IRRIGATION
6. EKOPAVER PERMEABLE PAVERS IN LIGHT BROWN SET IN A RUNNING BOND ON A BASE CONSISTENT WITH SAN MATEO COUNTY C.3 GUIDELINES FOR PERMEABILITY.
7. CONTAINER PLANTS. IAP-072-CI-INFINITY. 13"DX22"H PLUMBED FOR DRIP IRRIGATION
8. SOD TO BE DELTA BLUEGRASS COMPANY NATIVE MOW FREE.
9. GRAVEL PATIOS TO BE INSTALLED IN A MANNER CONSISTANT WITH SAN MATEO COUNTY C.3 GUIDELINES FOR PERMABLE SURFACES. EDGING TO BE 3/16"X4" DURAEEDGE STEEL. FINISH GRAVEL TO BE 18" DESERT GOLD.
10. GAS FIREPIT TO BE PALOFORM 60,000-69,000 BTU 36" MISO FIREBOWL IN CHARCOAL WITH RIVER ROCK TOPPING
11. CALSTONE 4X8 PERMEABLE PAVERS IN CHARCOAL GREY SET IN A RUNNING BOND ON A BASE CONSISTENT WITH SAN MATEO COUNTY C.3 GUIDELINES FOR PERMEABILITY.
12. CONTAINER PLANTS. IAP042-CI-MONSOON 36"LX14"WX24"H PLUMBED FOR DRIP IRRIGATION



**KEY**  
 ● Pathlight FX-RW-1LED-18R -BZ

REVISIONS	BY

**JAEGER RESIDENCE  
 LANDSCAPING  
 PLAN**

1025 ALAMEDA DE LAS PUIGAS,  
 SUITE 107  
 BELMONT, CA 94002  
 650-576-1935  
 KRISTEN@RUDGERLANDSCAPES.COM



DATE 1/12/15  
 SCALE 1/8"=1'-0"  
 DRAWN KRISTEN RUDGER  
 TITLE  
 HARDSCAPE PLAN

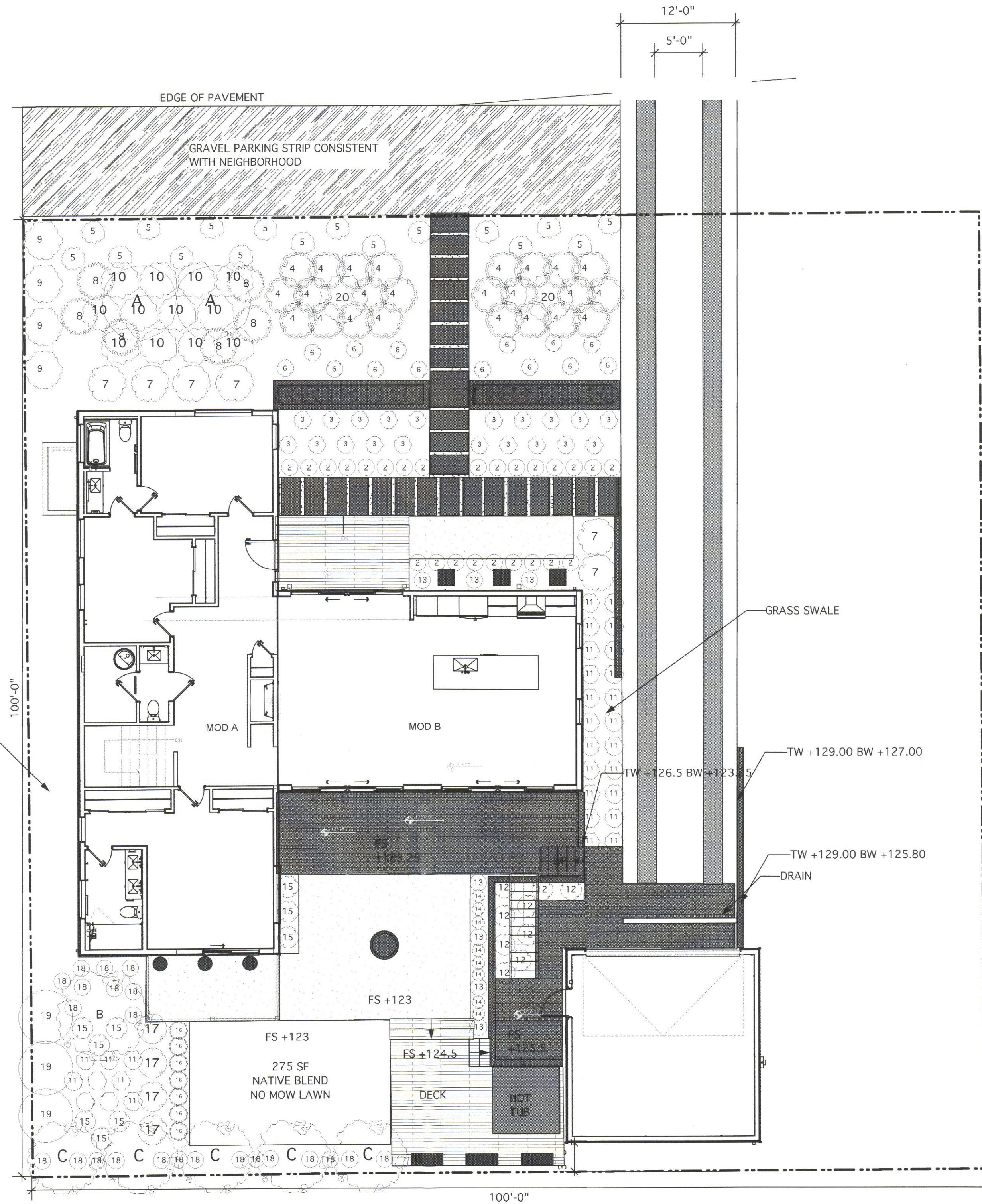
SHEET NO.  
 L-1



PLANT SCHEDULE

Symbol	Latin Name	Common Name	Qty	Scheduled Size	Water needs
<b>Trees</b>					
A	Cotinus coggygria 'Roayl Purple'	Smoke tree	2	15 gallon	Low
B	Metrosideros excelsa	NZ Christmas tree	1	24 inch multi	Low
C	Ceanothus 'Ray Hartman' Standard*	Standard Ray Hartman lilac	5	15 gallon	Low
<b>Groundcovers</b>					
10	Arctostaphylos 'Pacific Mist'*	CA Lilac groundcover	12	1 gallon	Low
4	Ceanothus 'Centennial'*	Pacific Mist Manzanita groundcover	24	1 gallon	Low
<b>Grasses</b>					
1	Equisetum hymale	Horsetail	22	5 gallon	Moderate
3	Lomandra 'Lime tuff'	Lime duff mat rush	20	1 gallon	Low
9	Miscanthus sinensis	Maiden grass	4	5 gallon	Moderate
11	Juncus patens 'Elk Blue'*	Elk Blue reed grass	31	1 gallon	Moderate
18	Pennisetum spatheolatum	Slender veldt grass	23	1 gallon	Low
<b>Shrubs</b>					
19	Arctostaphylos 'Dr. Hurd'*	Dr Hurd Manzanita	3	15 gallon	Low
20	Arbutus unedo 'Compacta'	Compact Strawberry Bush	2	5 gallon	Low
8	Rhamnus californica 'Mound San Bruno'*	San Bruno Coffeeferry	6	5 gallon	Low
7	Leucadendron 'Safari goldstrike'	Safari Goldstrike leucadendron	6	5 gallon	Low
12	Asparagus densiflora 'Meyersii'	Meyers Asparagus fern	9	5 gallon	Moderate
<b>Perennials</b>					
16	Epilobium septentrional 'Mattole Select'*	CA Fuschia	7		Low
6	Euphorbia martinii	Martin's Spurge	14	1 gallon	Low
5	Achillea millefolium 'Moonshine'*	Moonshine lavender	17	1 gallon	Low
15	Anigozanthos flavidus 'Big red'	Big Red Kangaroo Paw	9	1 gallon	Low
17	Beschorneria yuccinoides	Big Red Kangaroo Paw	4	5 gallon	Moderate
<b>Succulents</b>					
13	Agave attenuata	Foxtail agave	7	5 gallon	Low
14	Aloe 'Blue Elf'	Blue elf aloe	8	1 gallon	Low
2	Echeveria 'Afterglow'	Afterglow echeveria	25	1 gallon	Low

\*Indicates CA Native



**SOIL PREP, PLANTING AND IRRIGATION NOTES:**  
 PLEASE FOLLOW SOIL PREP INSTRUCTIONS HERE.  
 1) LOOSEN THE TOP 10" OF COMPACTED SOIL.  
 2) SPREAD A ORGANIC COMPOST AT A RATE OF 3-5 CUBIC YARDS PER 1000 SF.  
 3) THOROUGHLY BLEND COMPOST INTO THE TOP 6 INCHES OF SOIL.

PLANTING METHODS TO CONFORM TO CA LANDSCAPE STANDARDS.

TREES TO BE STAKED ACCORDING TO CA LANDSCAPE STANDARDS.

ALL PLANTING AREAS TO BE MULCHED 2" THICK WITH FINE FIR BARK MINI MULCH.

LAWN TO BE IRRIGATED WITH HUNTER MP ROTATOR NOZZLES, ALL OTHER PLANTING AREAS TO BE IRRIGATED WITH NETAFIM DRIP IRRIGATION INSTALLED TO MANUFACTURERS SPECIFICATIONS.

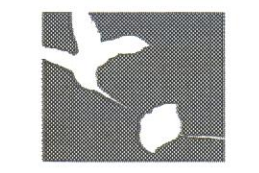
IRRIGATION CONTROLLER TO BE HUNTER I-CORE WITH SOLAR SYNC WEATHERSMART

REVISIONS	BY

JAEGER RESIDENCE  
 LANDSCAPING  
 PLAN

1025 ALAMEDA DE LAS PILGAS,  
 SUITE 107  
 BELMONT, CA 94002  
 650-576-1935  
 KRISTEN@RUDGERLANDSCAPES.COM

KRISTEN RUDGER  
 LANDSCAPE DESIGN



DATE 1/12/15

SCALE 1/8"=1'-0"

DRAWN KRISTEN RUDGER

TITLE  
 PLANTING PLAN

SHEET NO.  
 L-2