

DAVID HIRZEL BUILDING DESIGN

P.O.Box 1808

PACIFICA, CA 94044

(650) 757-6604 OFFICE (650) 201-0440 CELL

DavidHirzelDesign@gmail.com

9500 Cabrillo Highway Addition Materials Board for CDRC

Exterior siding stucco, texture to match existing. Entire house to be repainted, as below.

Exterior colors:

- Body (stucco): Sherwin-Williams “Rare Gray” SW 6199
- Gable ends (Hardi-panel “stucco”) and Garage door: Sherwin-Williams “Pewter Green” SW 6208
- 1x casings and trim to match existing: Sherwin-Williams “Casa Blanca” SW 7571

Colors Shown

BODY TRIM
ACCENT



BODY

TRIM

ACCENT

SW 6199

SW 7571

SW 6208

Rare Gray

Casa Blanca

Pewter Green

Roofing: 40 year comp GAF “Timberline” Slate color, to match existing.



Exterior sconce lighting @ Garage and Entry: Possini “Euro” (dark sky)

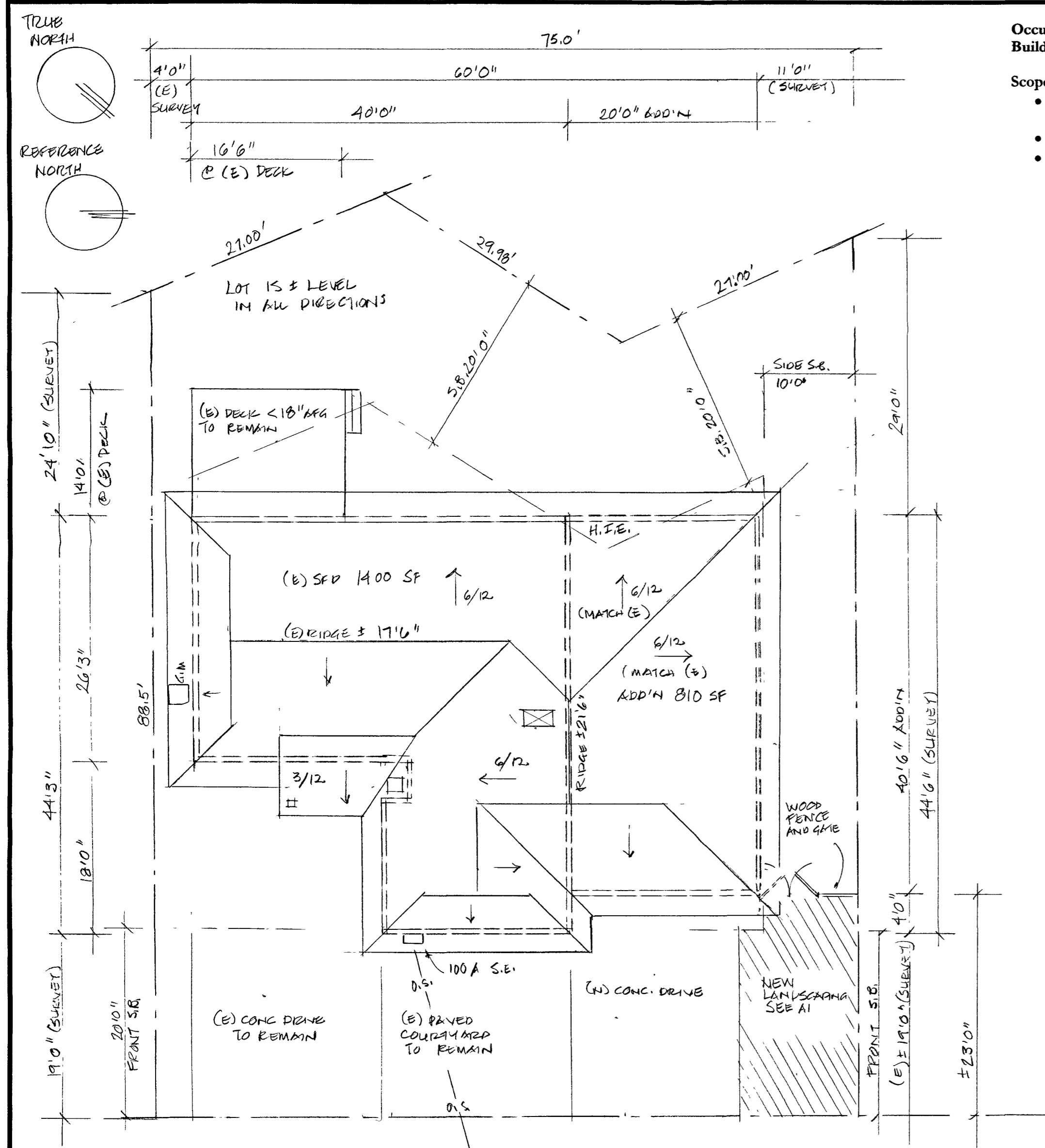


Sample overview of proposed exterior color scheme from Sherwin-Williams:



Garage Door:
Clopay Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door





Occupancy: R-3
Building Type: V-B

Scope of Work:

- 800sf Addition to existing 1400sf SFD, to include relocated 2-car Garage with Laundry facilities and 4th Bedroom
- Remodel existing 2-car Garage into Master Suite
- Habitable interior remodel to include Master Bath, remodeled BR2 and BR3

SITE PLAN
1" = 10'

9500 Cabrillo Highway Data

	Existing	Alteration Alcove Porch	Addition	Totals
Habitable	1040	349	303	1692
Garage	360	-360	497	497
Covered Porch			40	40
Decks	NA			
Coverage	1400		840	2240
Lot Area	6847			
FAR	0.25			
Percent Coverage	0.20			0.33

⊕ BENCH MARK
ASSUMED EL 50'

* NEW COMP ROOFING TO BE CLASS B OR BETTER

Index

A0.1	Site Plan, Vicinity Map, Index, Data
A0.2	Drainage Plan, Erosion Control Plan
	Proposed Floor Plan, Landscape Plan for
A1	NE Corner, Driveway Profile
A2	Proposed Elevations
S1	Building Sections
AB1	Existing Floor Plan and Elevations
Survey	Survey

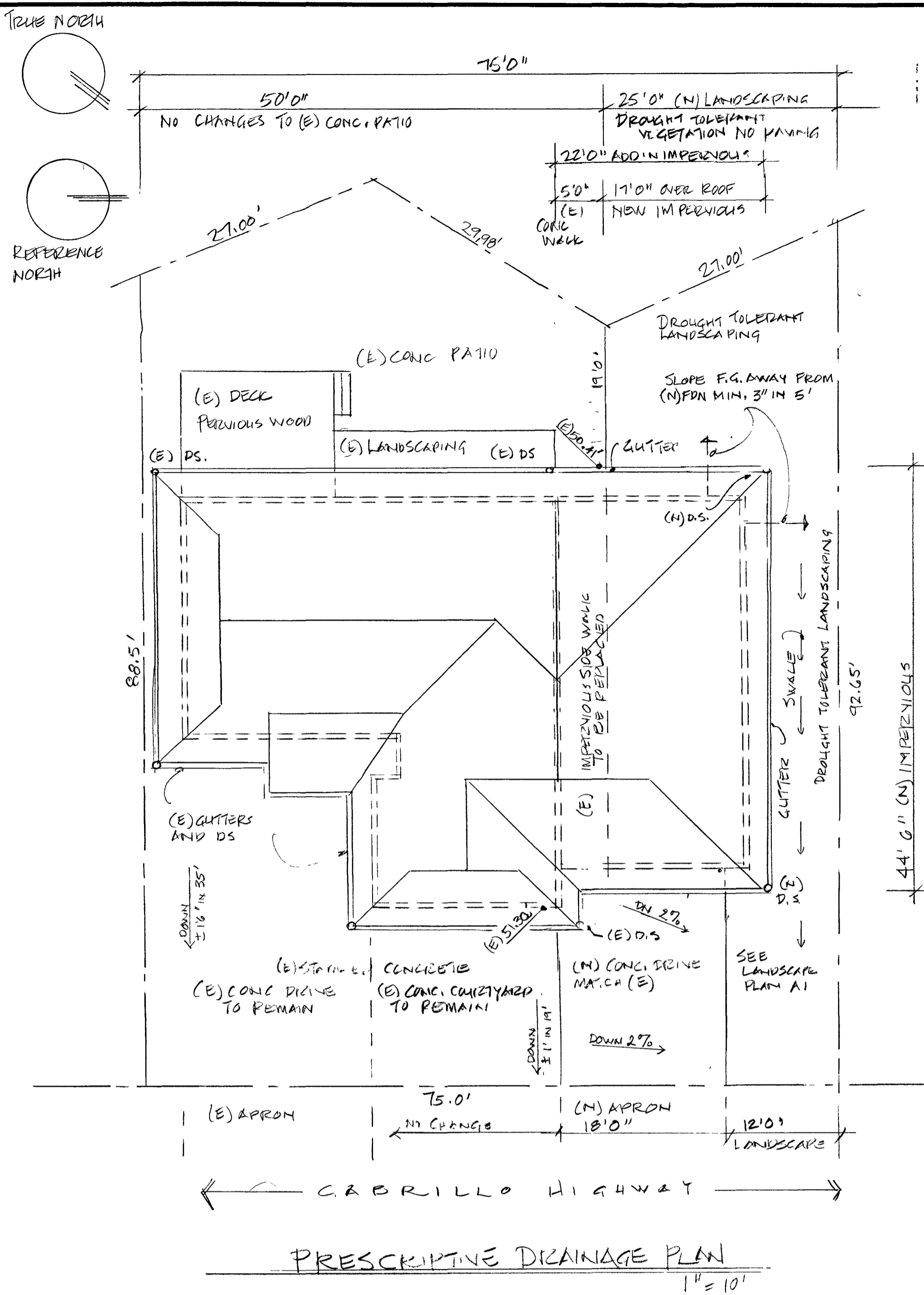
REVISIONS	BY

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Address of Owners: 9500 Cabrillo Highway, Moss Beach CA
Owner Contact: 650-435-5264 anjelo.gomez@yahoo.com, mkatetlim@yahoo.com
Site: 9500 Cabrillo Highway, Moss Beach CA 94038
APN: 037-171-970

Date: 8.25.20
Scale: 1" = 10'
Drawn:
Job: COEG
SUB V1
Sheet:
Of: A0.1
Sheets

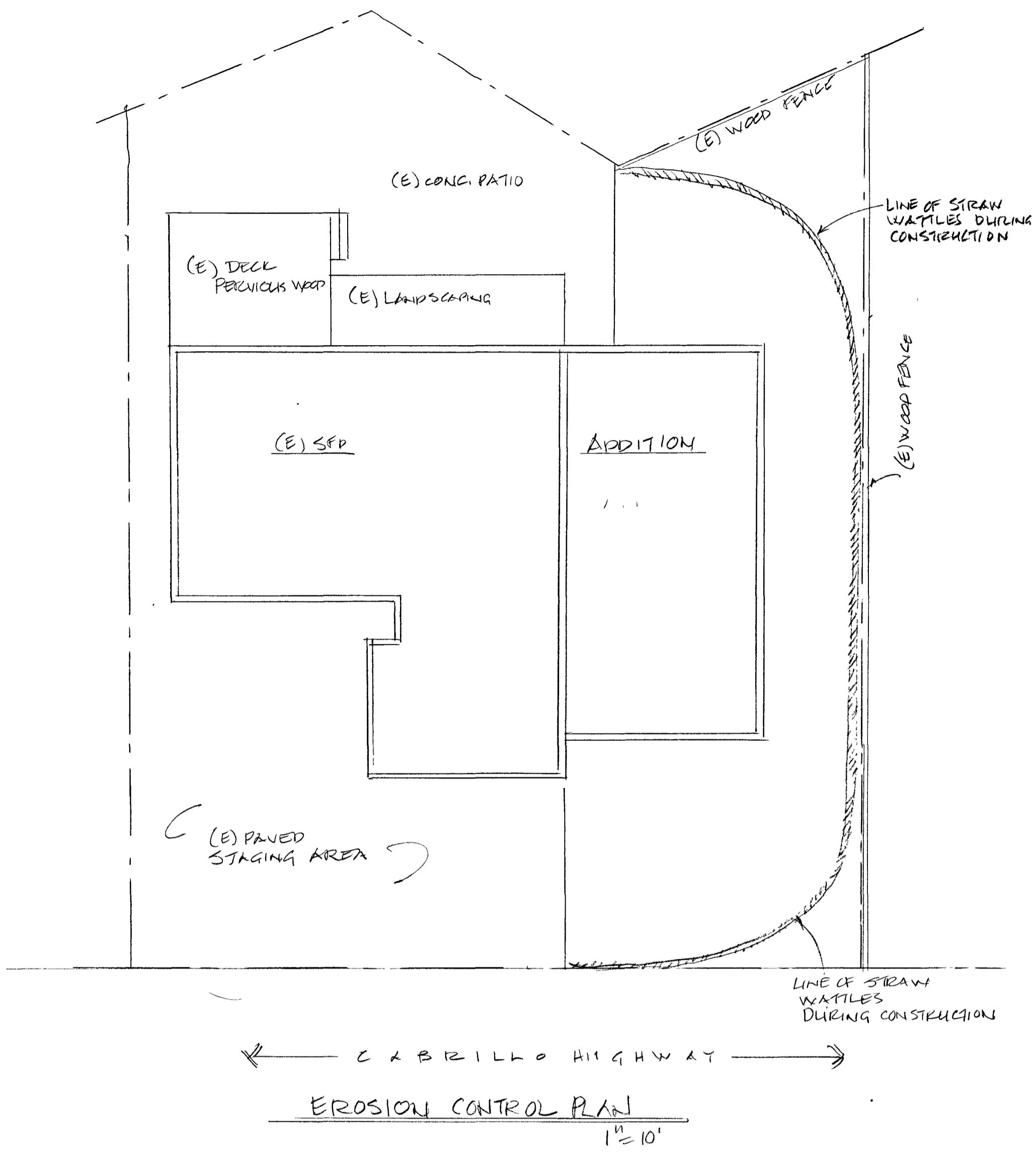
Include the Following Notes on the Drainage Plan:
 > No net increase in stormwater runoff (relative to undeveloped conditions) may drain onto adjacent properties. The existing storm drainage from the adjacent properties shall not be blocked by the new development
 > The owner shall adequately maintain the property's stormwater management facilities.



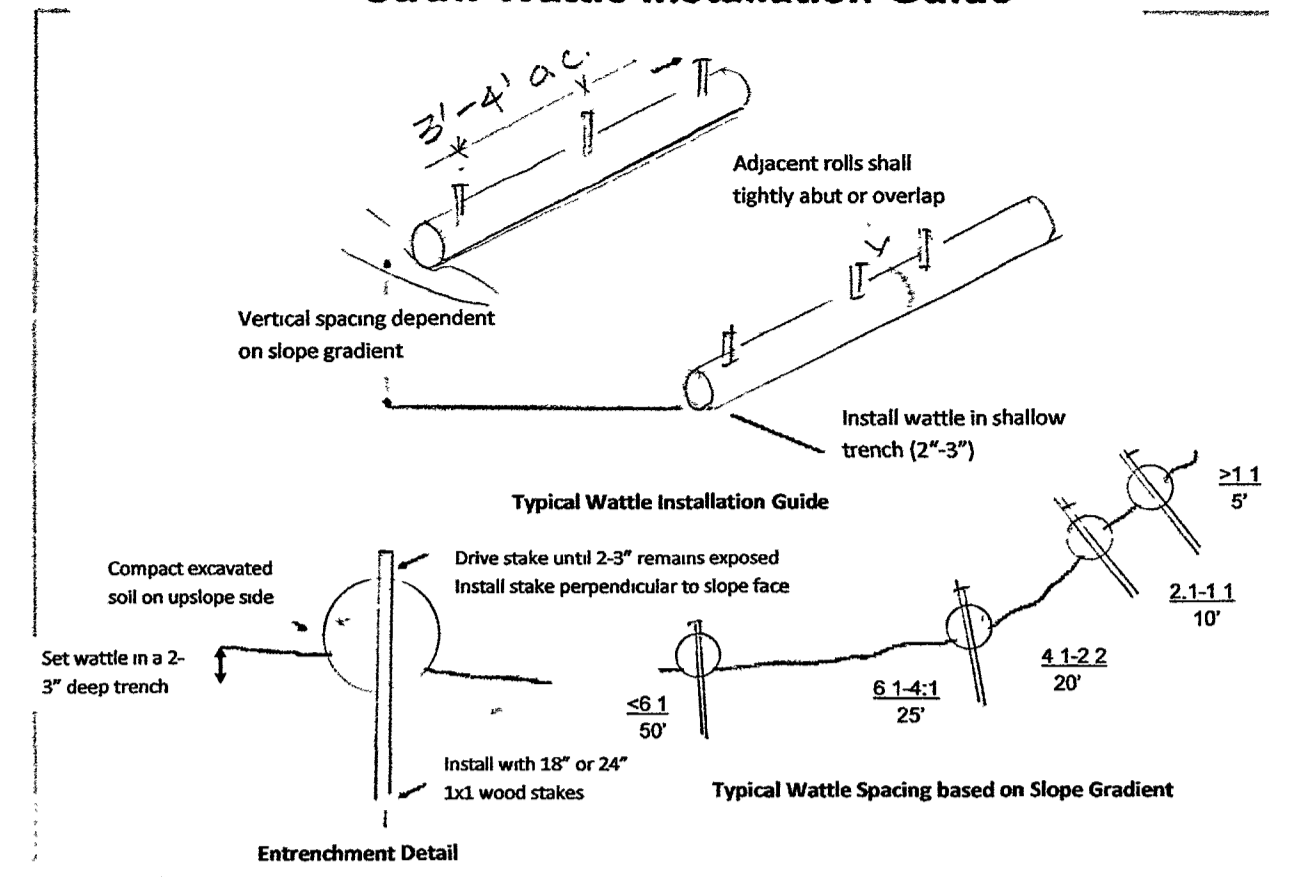
⊕ BENCHMARK ASSUME 50' 6"

ADDITION IMPERVIOUS - 979 SF
 LESS REPLACE " - 222 SF
 NEW ADD'N " - 756 SF
 NEW CONC DRIVE - 370 SF
 TOTAL NEW IMPERVIOUS - 1134 SF
 LANDSCAPED AREA
 POST DEVELOPMENT - 1223 SF > 1134 SF

COLLECT ROOF RUNOFF IN GUTTERS AND CONVEY THROUGH DOWNSPOUTS AND SPLASH BLOCKS TO LANDSCAPED AREAS



Straw Wattle Installation Guide



1. Begin at the location where the wattle is to be installed by excavating a 2-3' wide trench along the contour of the slope. Excavated soil should be placed up-slope from the anchor trench.
 2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Adjacent wattles should overlap 24" - shingle in direction of flow.
 3. Secure the wattle with 18-24" stakes every 3-4' and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2-3" of stake extending above the wattle. Stake should be driven perpendicular to slope face.
- Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.
 - Guidelines are provided to assist in design, installation, and structure spacing. The guidelines may require modification due to variation in soil type, rainfall intensity or duration, and amount of runoff affecting the application site.
 - To maximize sediment containment with the Straw Wattle, place the initial structure at the top/crest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the top/crest of the slope.
 - The final structure should be installed at or just beyond the bottom/toe of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.
 - Straw Wattles are a temporary sediment control device and are not intended to replace rolled erosion control products (RECPs) or hydraulic erosion control products (HECPs).
 - If vegetation is desired for permanent erosion control, RECPs (erosion mats) or HECPs be used to provide effective immediate erosion control until vegetation is established.
 - Straw Wattles may be used in conjunction with blankets, mats, and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.

Stormwater Pollution Prevention:

- a. Maintain erosion control measures continuously between October 15 and April 15.
- b. Store, handle, and dispose of construction materials and wastes properly, so as to prevent contact with stormwater and watercourses.
- c. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges into storm drains and watercourses.
- d. Use sediment controls or filtration to remove sediment when dewatering the site, and obtain all necessary permits.
- e. Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- i. Limit construction access routes and stabilize designated access points.
- j. Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- k. Contractor shall train and provide instruction to all employees and subcontractors regarding construction best management practices for stormwater pollution prevention.

Prescriptive Design Measure Fact Sheet

Design Checklist

- When using landscaped area to manage stormwater runoff, the following design criteria should be considered:
- Maximize the use of landscaping and natural areas that already exist. Try to design new landscapes immediately adjacent to impervious surfaces.
 - Landscaped areas should have slopes of less than 5%.
 - Small landscaped areas should have berms or grading such that water does not simply flow through; 3" difference in grading is recommended.
 - Water should flow evenly (without concentrating runoff into small streams) from the impervious surface to the landscape; this will maximize the filtration and settling of sediment and pollutants and prevent erosion. The design should avoid allowing straight channels and streams to form.
 - Amend soils to improve drainage, when necessary.
 - If the project is located next to standard asphalt or concrete pavement, and there is concern about water undermining the pavement, include a water barrier in the design.
 - Use curb cuts to create places where water can flow through to the landscape.
 - Redirect flows from roof downspouts to adjacent landscaped areas rather than directly to a storm drain system. Downspout systems should incorporate a splash block to slow the runoff flow rate; a landscape flow path length of 10 to 15 feet is recommended.
 - Use drought-tolerant native or climate-adapted plant species whenever possible. Avoid invasive or pest species. A list of invasive species may be found at the California Invasive Plant Council website (www.cal-ipc.org). Contact municipal staff for a list of plants suitable for stormwater management areas.
 - Design the landscape area so that overflow from large storms discharges to another landscaped area or the storm drain system to prevent flooding.
 - Projects shall comply with the Water Efficient Landscaping Ordinance (WELDO) as applicable. https://planning.smcgov.org/water-efficient-landscape-ordinance-welo
 - Incorporate any appropriate soil stabilization and erosion control measures, such as rock cobble at water entrances and minimum 3" of mulch (or equivalent cover) in unplanted areas.

Operations & Maintenance

- The following practices will help maintain your landscape to keep it attractive and managing stormwater runoff effectively:
- During dry months, irrigate outside the rainy season as needed during the first year to encourage root growth and establish the plants. In subsequent years, irrigate as needed by the plant species to maintain plant health.
 - Repair signs of erosion immediately and prevent further erosion by reinforcing the surrounding area with ground cover or using rocks for energy dissipation.
 - If standing water remains in the landscaped area for more than 4 days, use additional soil amendments to improve infiltration.
 - Inspect the locations where water flows into a landscaped area from adjacent pavement to ensure that there is positive flow into the landscape, and vegetation or debris does not block the entrance point.
- In the following table, fill in the contributing area that will be draining to the landscaped area and the surface area of the landscaped area you are proposing to use to manage stormwater runoff at your property. Landscaped area must be greater than or equal to contributing area.

Project Contributing Area (sq. ft.)	Landscaped Area (sq. ft.)

Project Information

Owner Certification
 As the owner of the project property, I hereby acknowledge that the above information is true, accurate and complete, to the best of my knowledge.
 Signature _____ Date _____

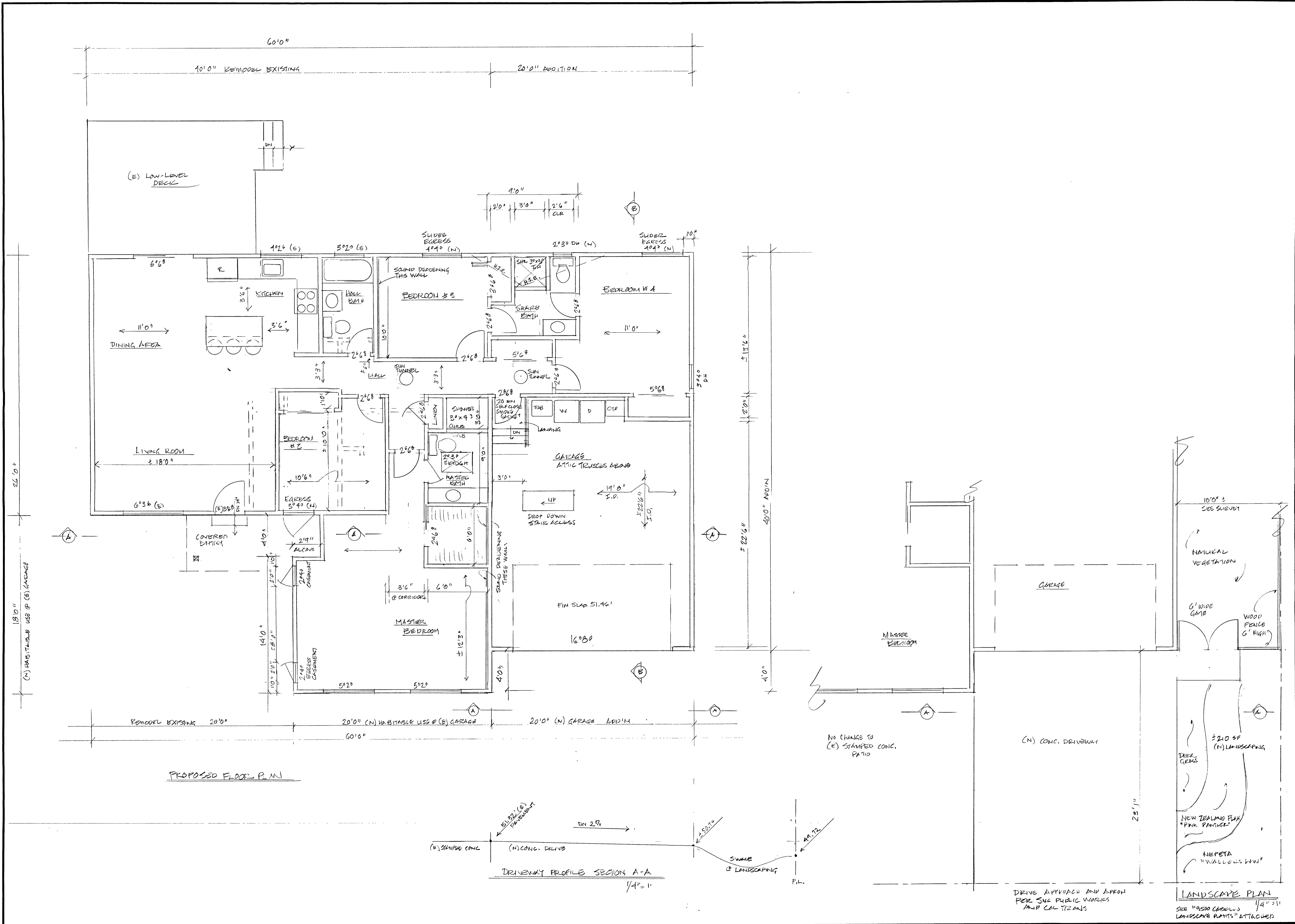
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 Owner Contact: 650-455-3264 anjele_gomez@yahoo.com, mikakatelim@yahoo.com
 Site: 9500 Cabrillo Highway, Moss Beach CA 94038
 APN: 037-171-380

Date: 8.25.26
 Scale: 1" = 10'
 Drawn:
 Job: CDEC SUB
 Sheet: A0.2
 Of: Sheets

REVISIONS	BY



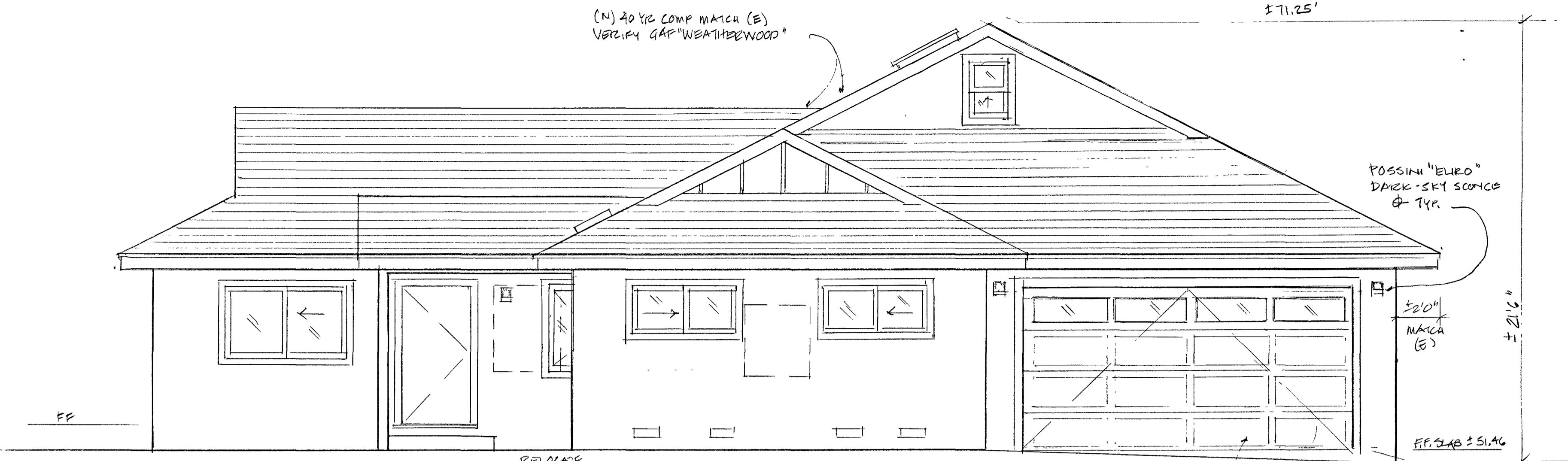
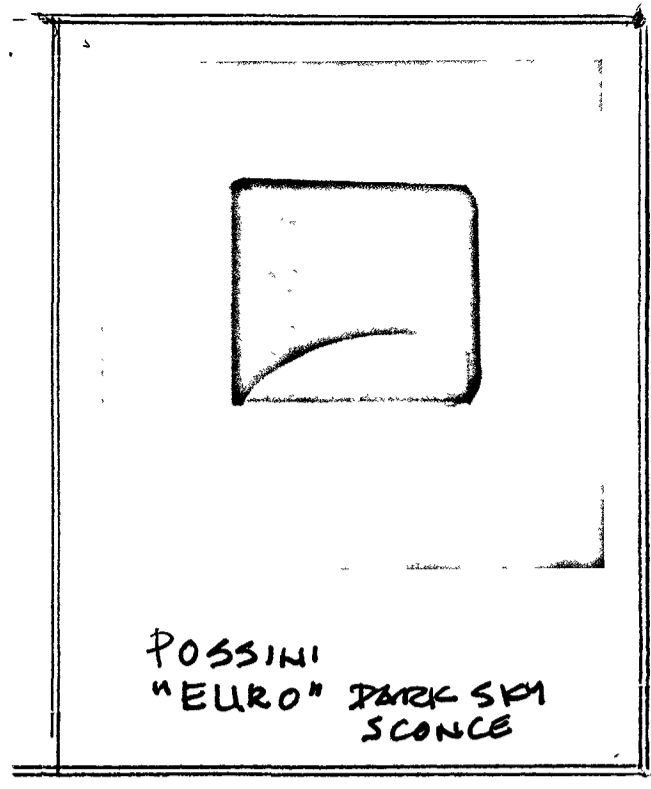
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 Owner Contact: 650-455-3264 anjela_gomez@gruboo.com, minkatelim@gruboo.com
 Site: 9590 Cahillio Highway, Moss Beach CA 94038
 APN: 037-171-870

Date 8.25.20
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 Sheet **A1**
 Of Sheets

EXTERIOR COLOR SCHEME:
(SEE ATTACHED "9500 BEHR COLOR PALETTE")

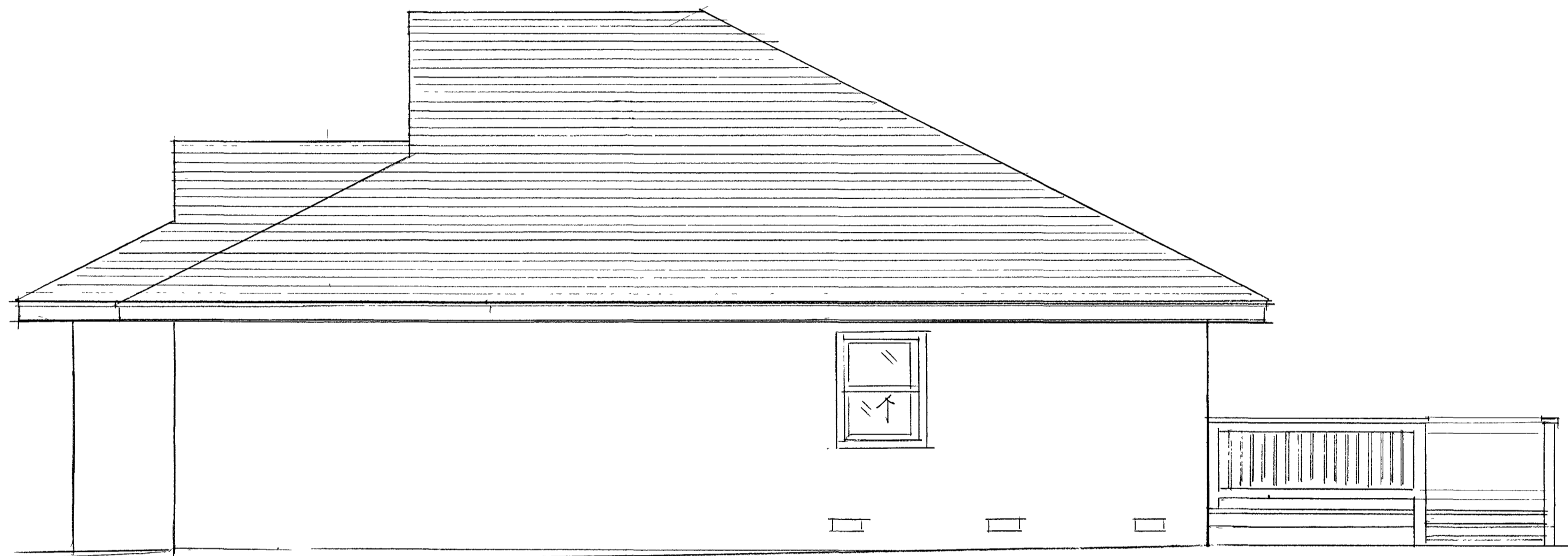
BODY: BEHR "GIZZLY" MQ2-38
 CAPLES: BEHR "FINAL STRAY" S320-3
 GARAGE DOOR: " "
 TRIM: BEHR "VANILLA FROST" BWC-23



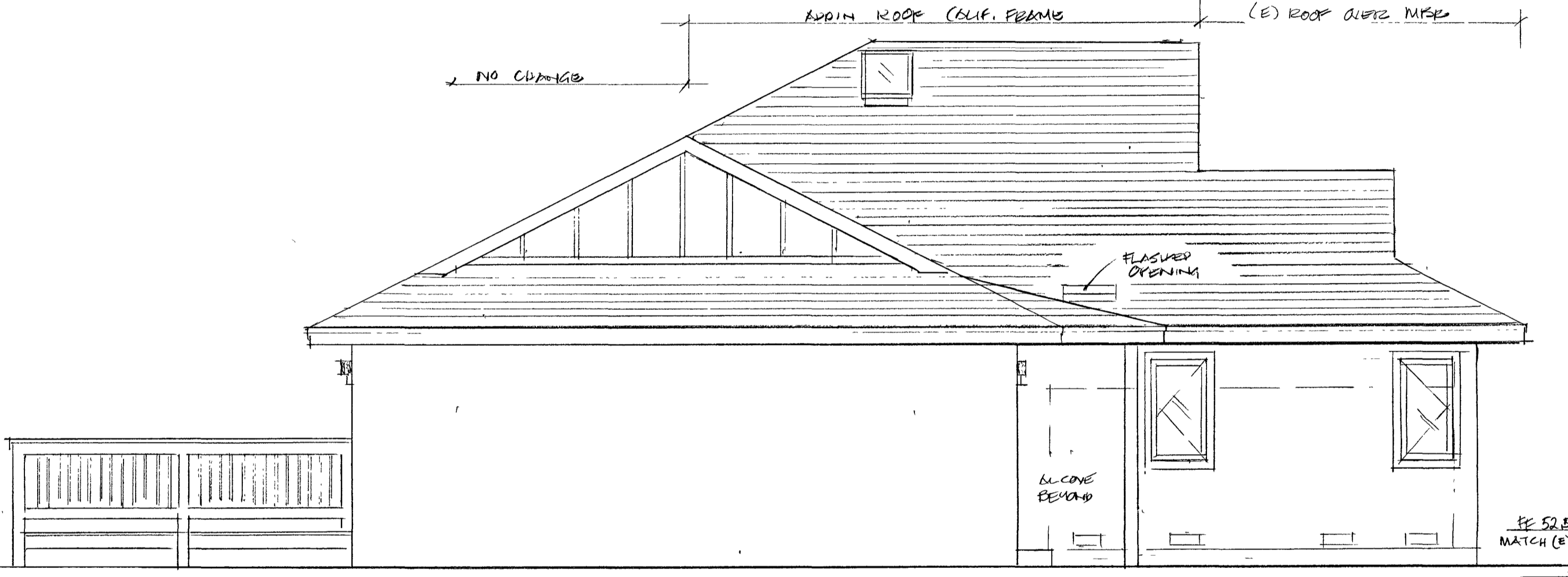
PROPOSED FRONT (EAST) ELEVATION

NO CHANGES | ADD PORCH ROOF | 20' 10" BENCH (E) GARAGE TO W/DR | 20' 01" GARAGE WIDTH |

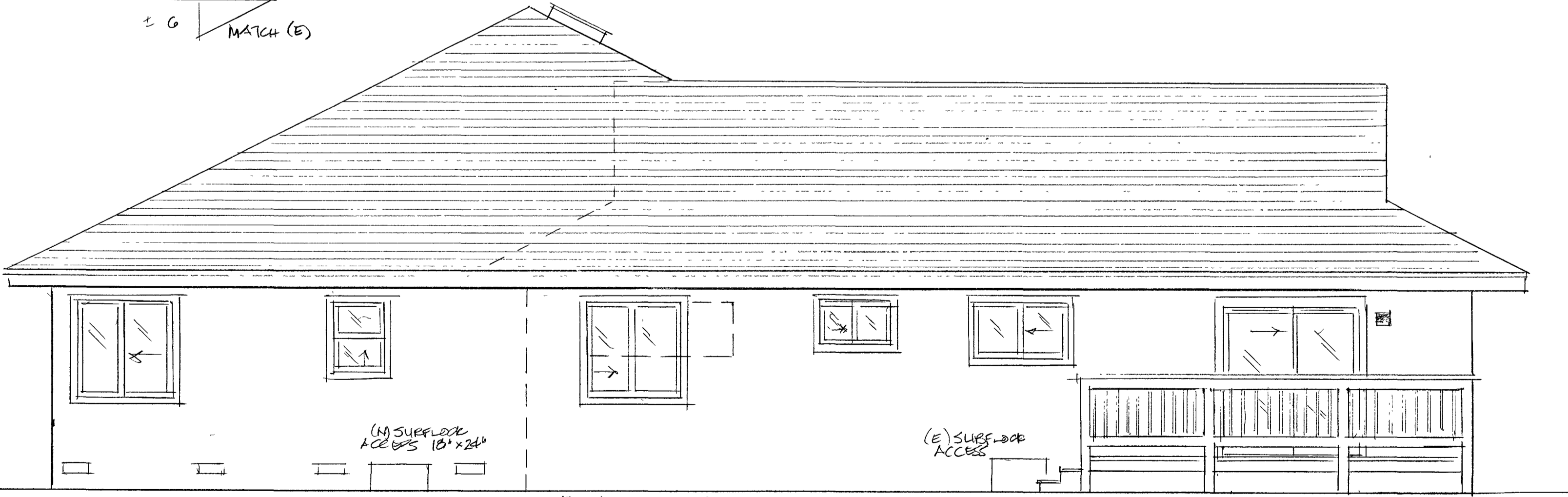
16' 0" | GLOPH "CLASSIC" 16' 0" GARAGE DOOR WHITE |



PROPOSED RIGHT (NORTH) ELEVATION



PROPOSED LEFT (SOUTH) ELEVATION



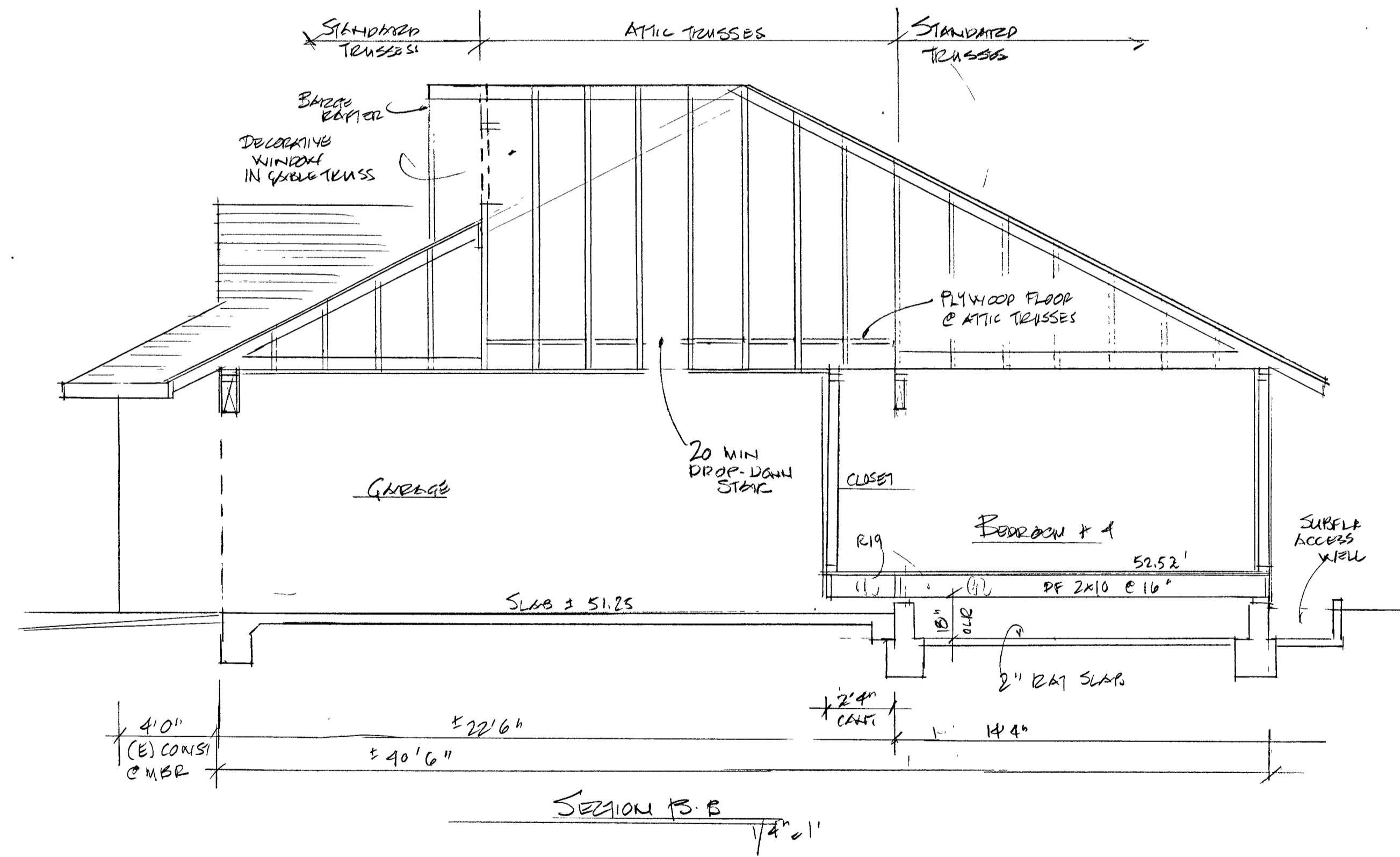
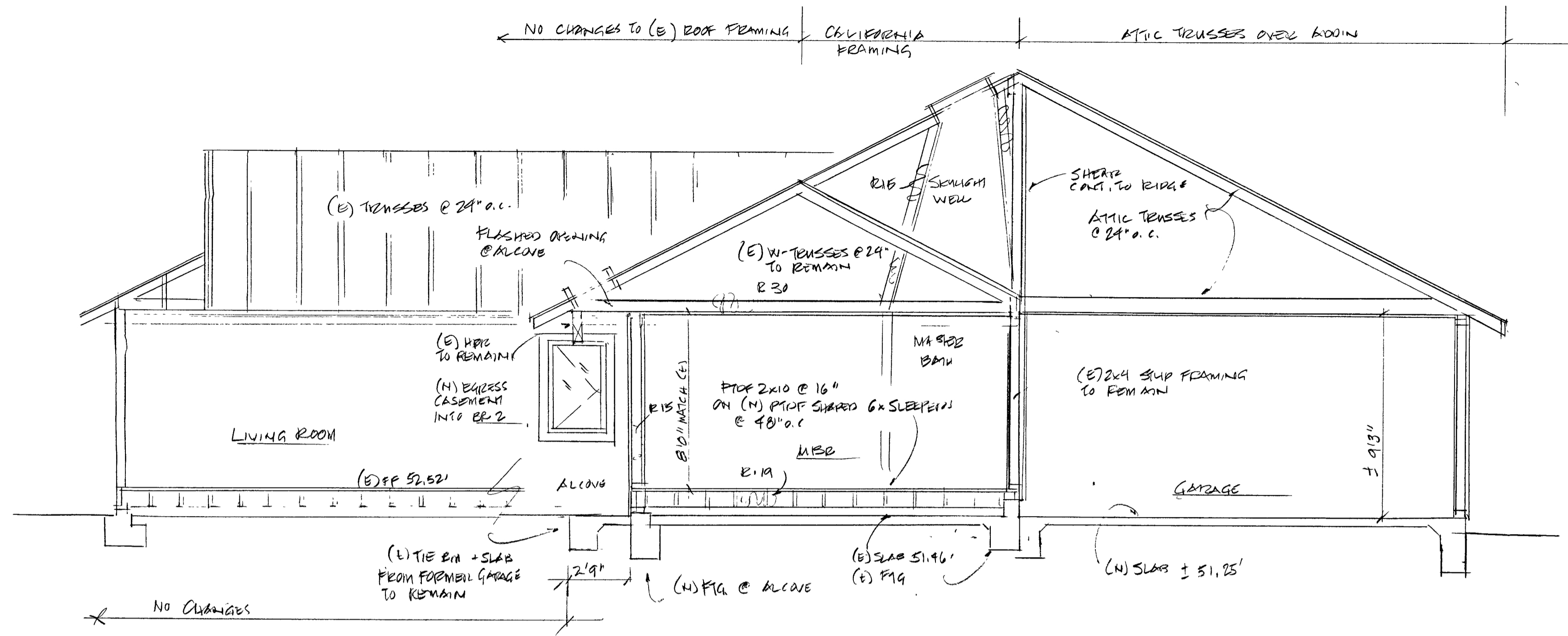
PROPOSED REAR (WEST) ELEVATION

20' 0" ADD'N | EXISTING WINDOW TO BE RES | EXISTING NO CHANGE

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 APN: 037-171-670

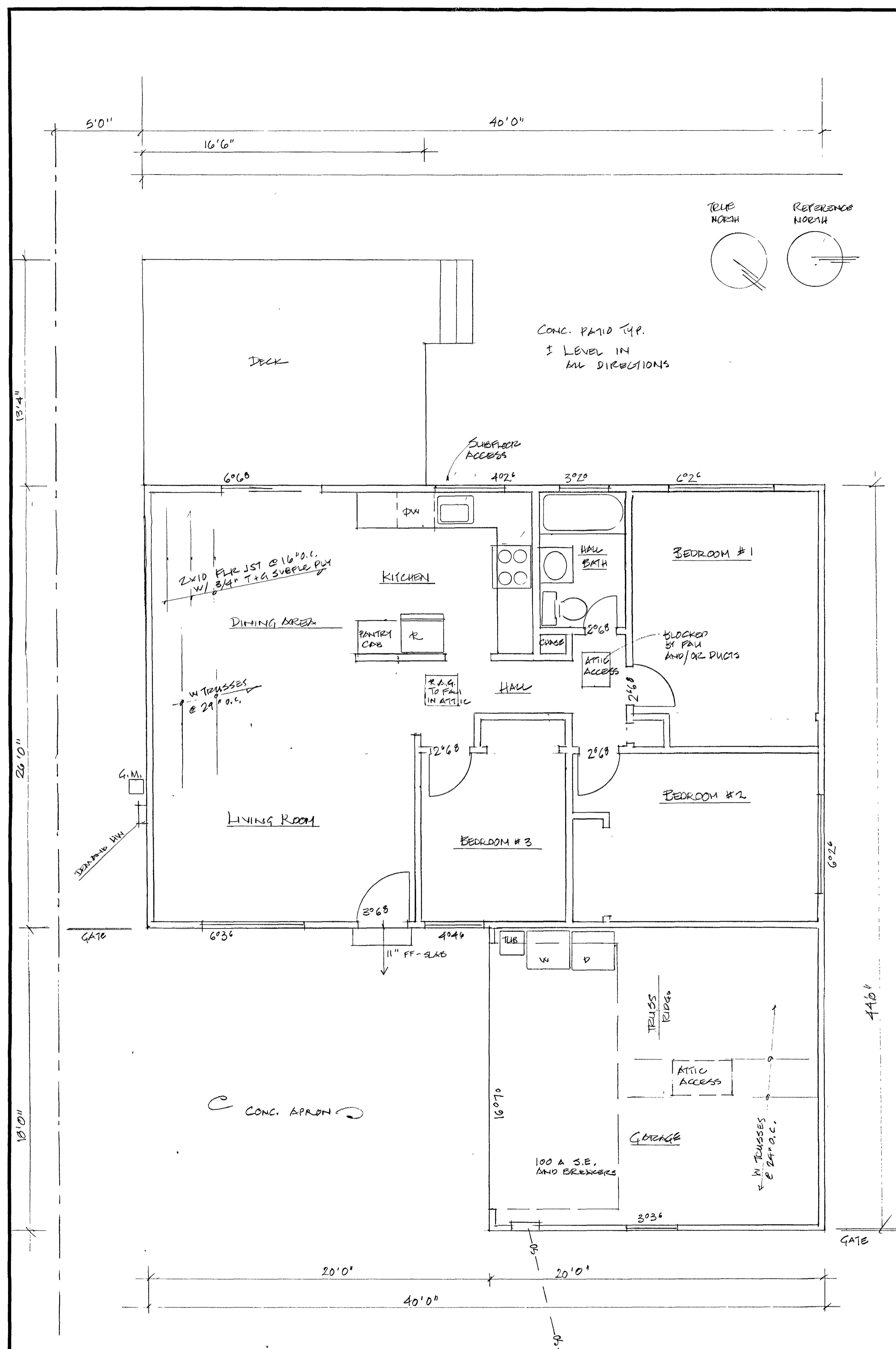


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 APN: 037-171-570

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 Sheet 52
 Of Sheets

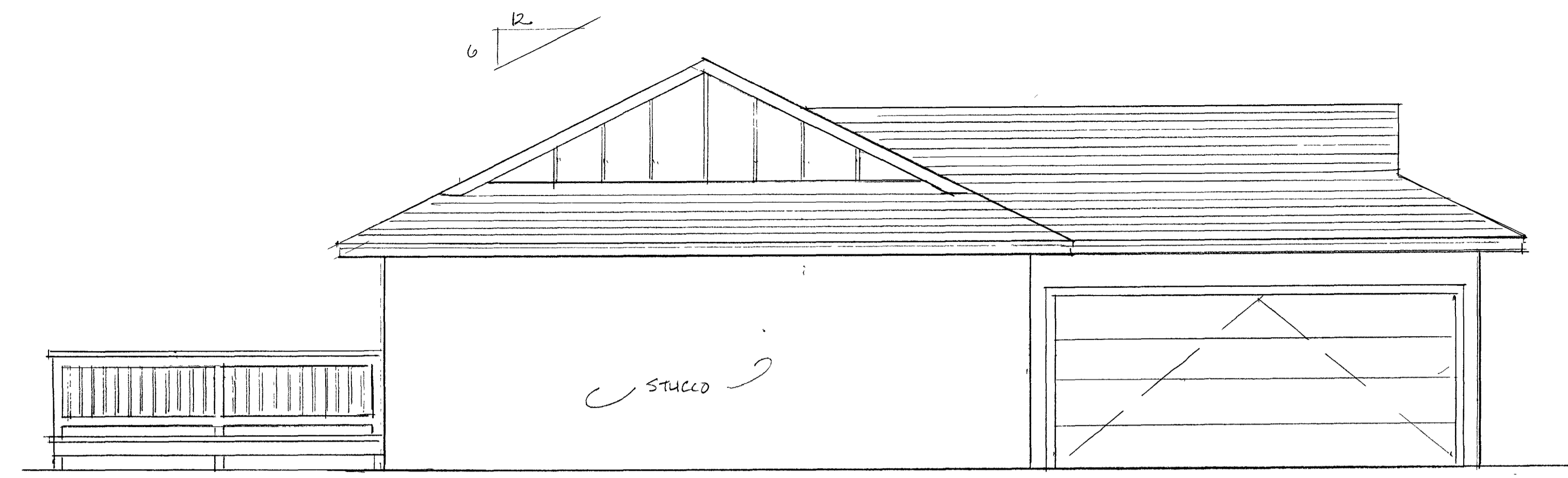


EXISTING FLOOR PLAN

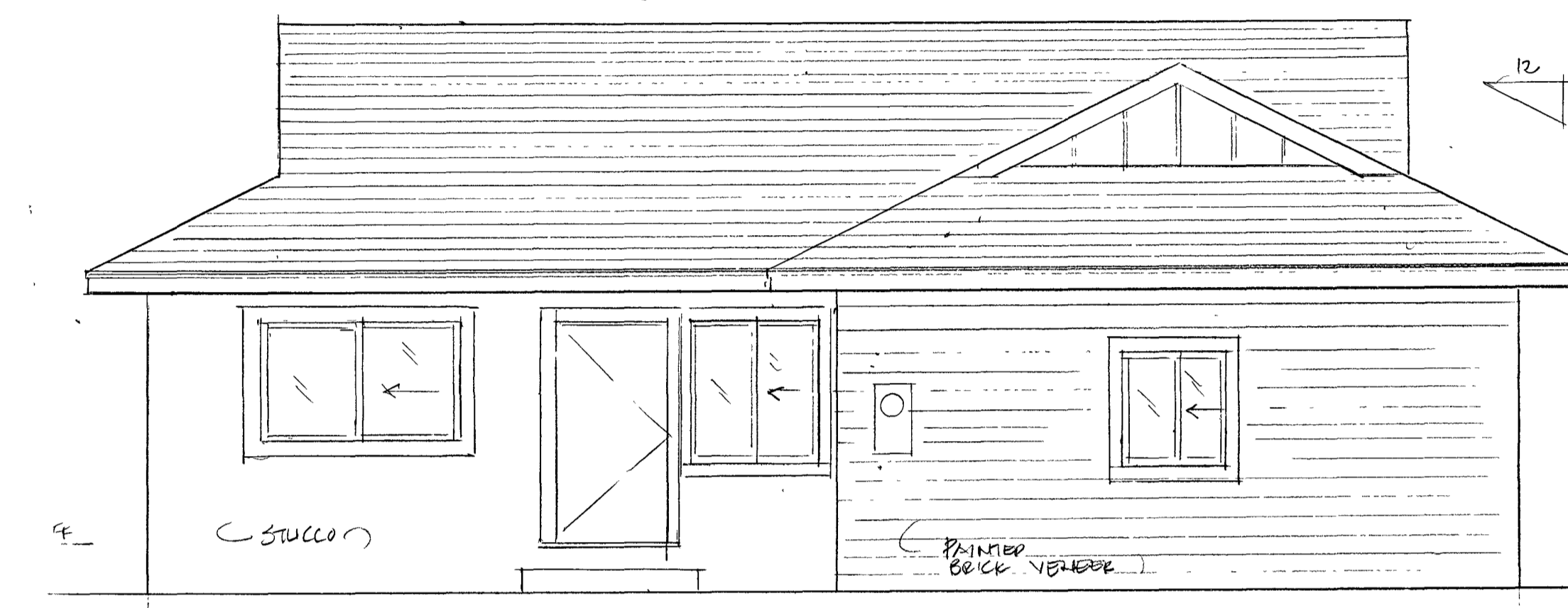
PAI IN ATTIC 90%
 NO B/C
 DEMAND HW
 INSULATION
 WALLS &
 SUPERFLOOR
 ATTIC 4" BLOW-IN
 ALL WINDOWS RETROFIT W/ VINYL

CONDITIONED: 1040 SF
 GARAGE: 360 SF
 FBR + COV: 1400 SF

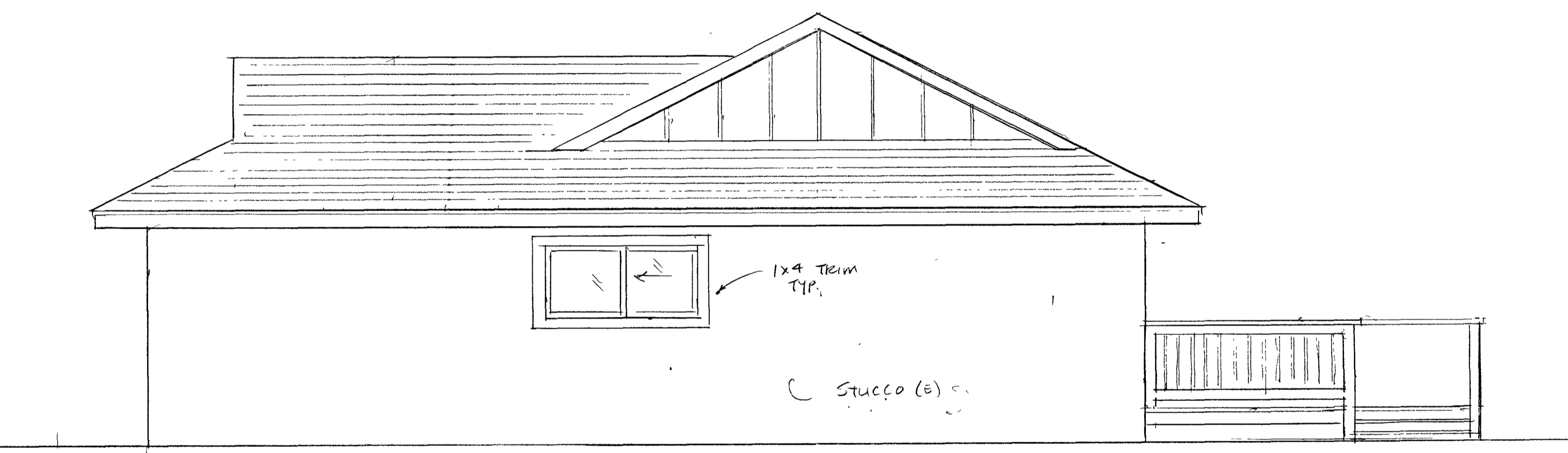
1/4" = 1'
 CONC. APRON 4"
 11" FF SLAB
 SUPERFLOOR ACCESS



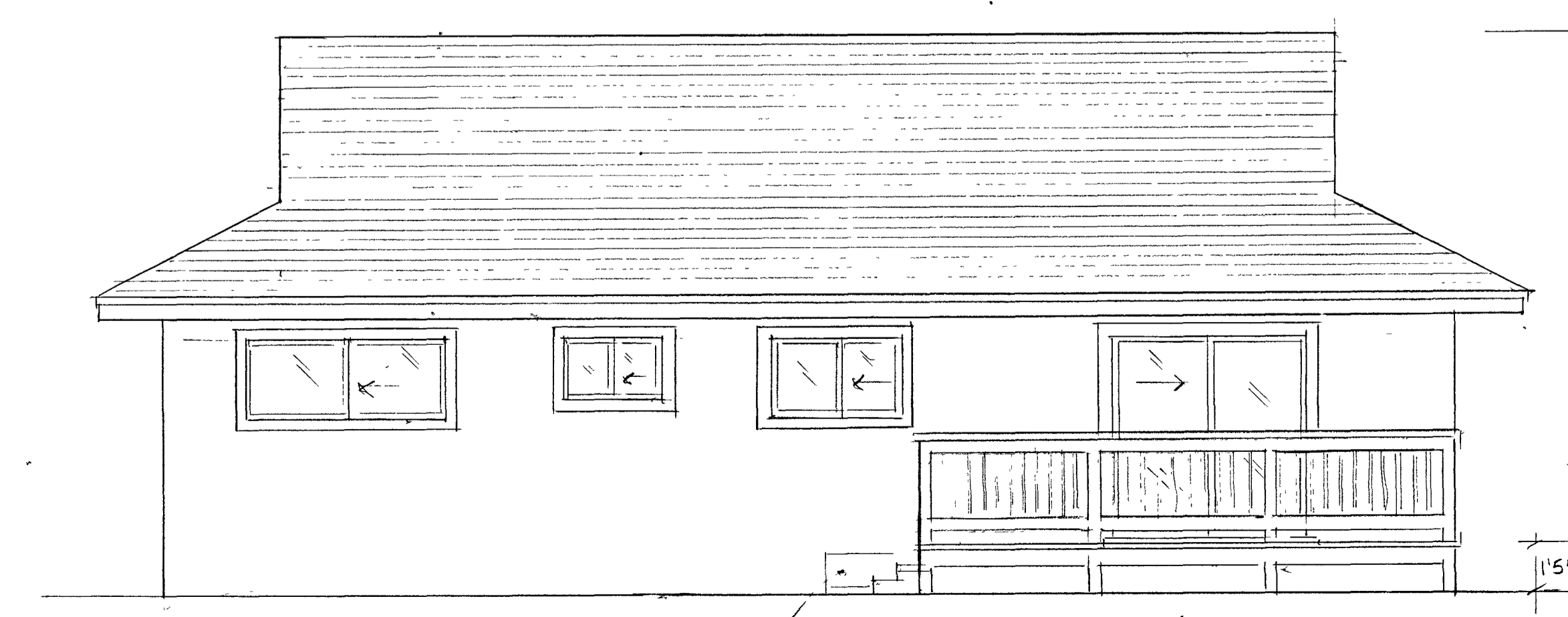
EXISTING LEFT (SOUTH) ELEVATION
1/4" = 1'



EXISTING FRONT (EAST) ELEVATION
1/4" = 1'



EXISTING RIGHT (NORTH) ELEVATION



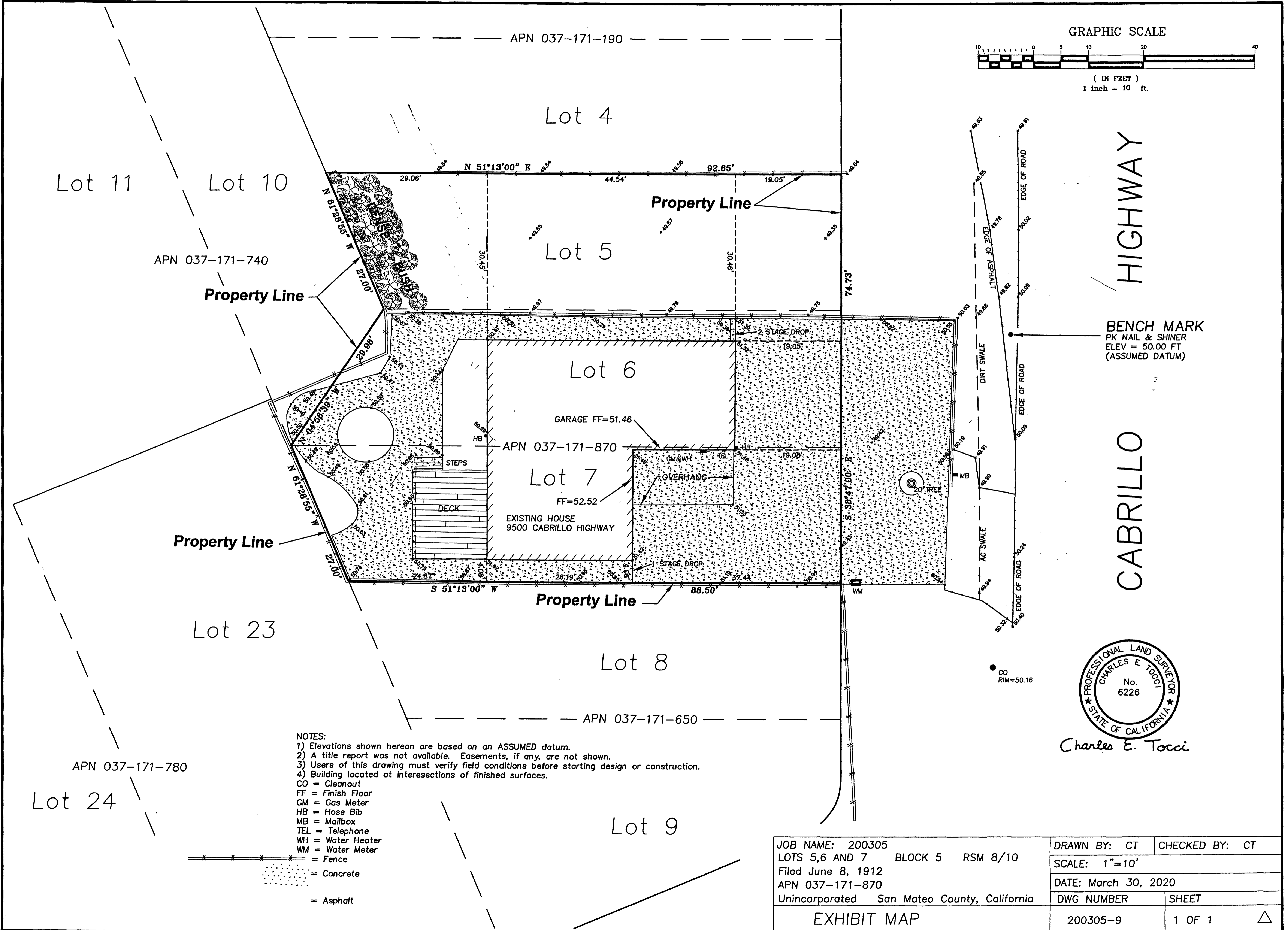
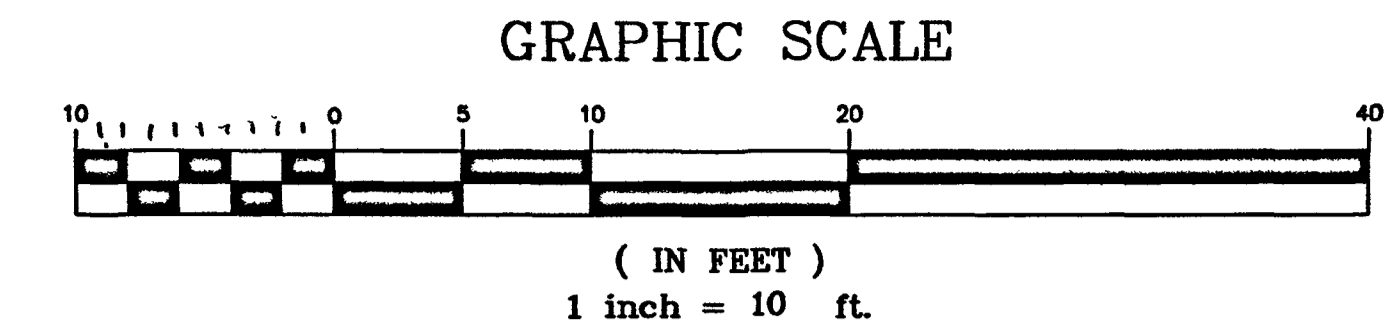
EXISTING REAR (WEST) ELEVATION
1/4" = 1'

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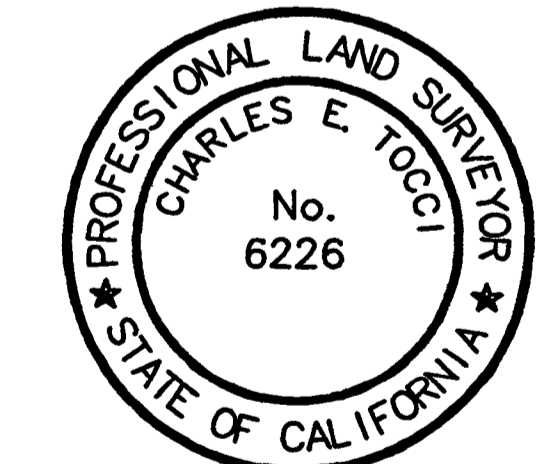
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 APN: 037-171-870

Date: 6.4.20
 Scale: 1/4" = 1'
 Drawn:
 Job:
 Sheet 1
AB1
 Of 1 Sheets



CABRILLO HIGHWAY

BENCH MARK
PK NAIL & SHINER
ELEV = 50.00 FT
(ASSUMED DATUM)



Charles E. Tocci

- NOTES:
- 1) Elevations shown hereon are based on an ASSUMED datum.
 - 2) A title report was not available. Easements, if any, are not shown.
 - 3) Users of this drawing must verify field conditions before starting design or construction.
 - 4) Building located at interesections of finished surfaces.

- CO = Cleanout
- FF = Finish Floor
- GM = Gas Meter
- HB = Hose Bib
- MB = Mailbox
- TEL = Telephone
- WH = Water Heater
- WM = Water Meter
- = Fence
- = Concrete
- — — = Asphalt

JOB NAME: 200305	DRAWN BY: CT	CHECKED BY: CT
LOTS 5,6 AND 7 BLOCK 5 RSM 8/10	SCALE: 1"=10'	
Filed June 8, 1912	DATE: March 30, 2020	
APN 037-171-870	DWG NUMBER	SHEET
Unincorporated San Mateo County, California	200305-9	1 OF 1
EXHIBIT MAP		