

Project Site

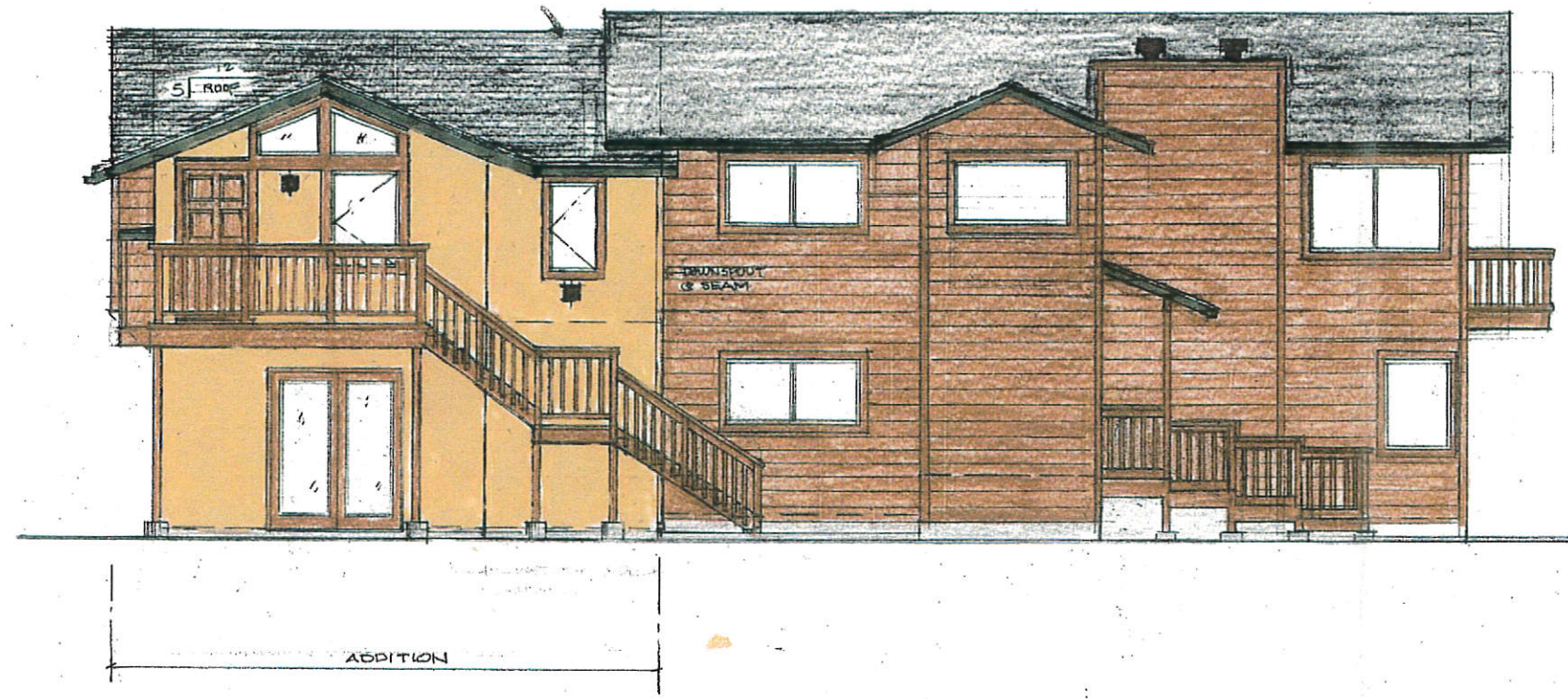
0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

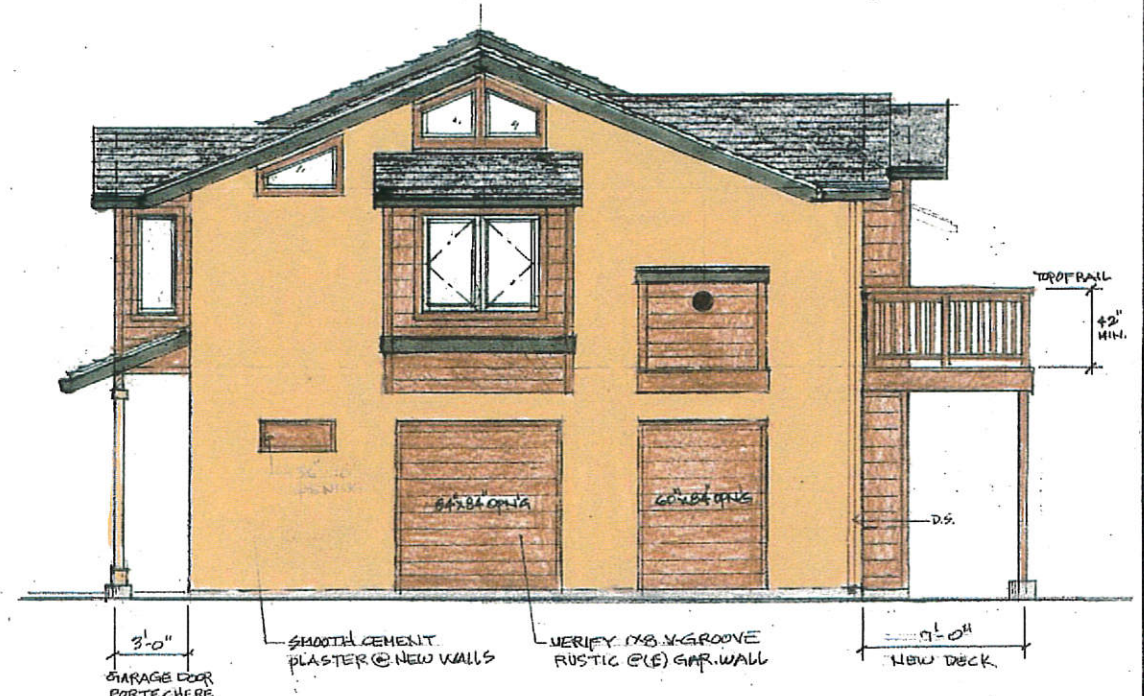
1:2,256

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



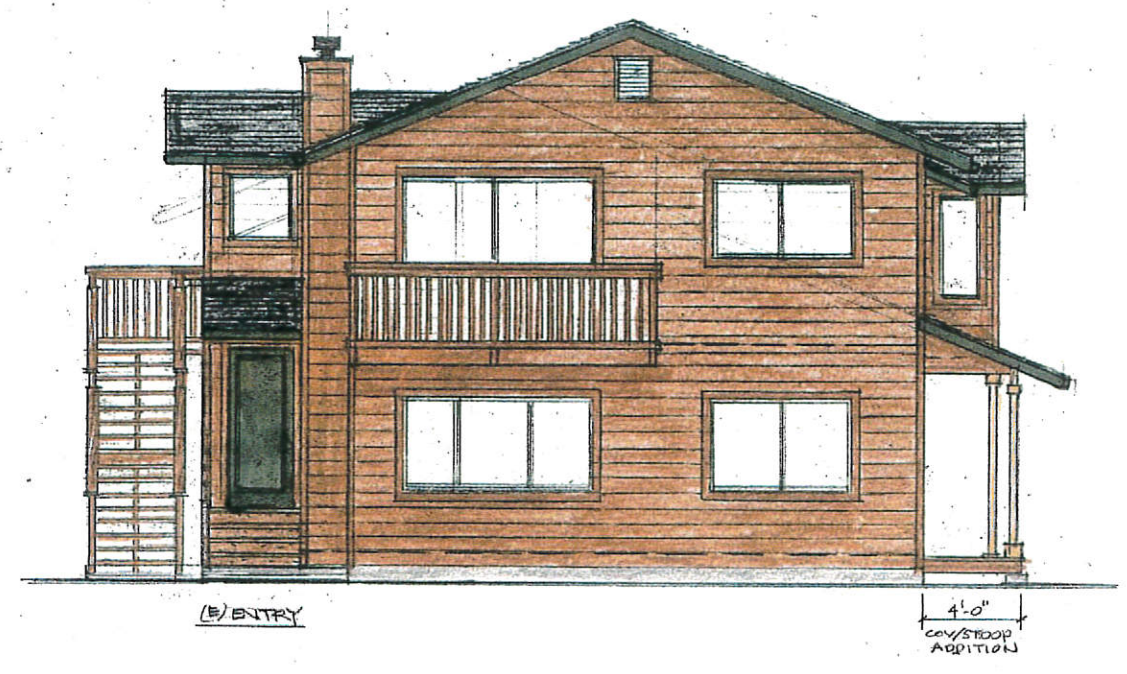
LEFT ELEVATION (WEST)



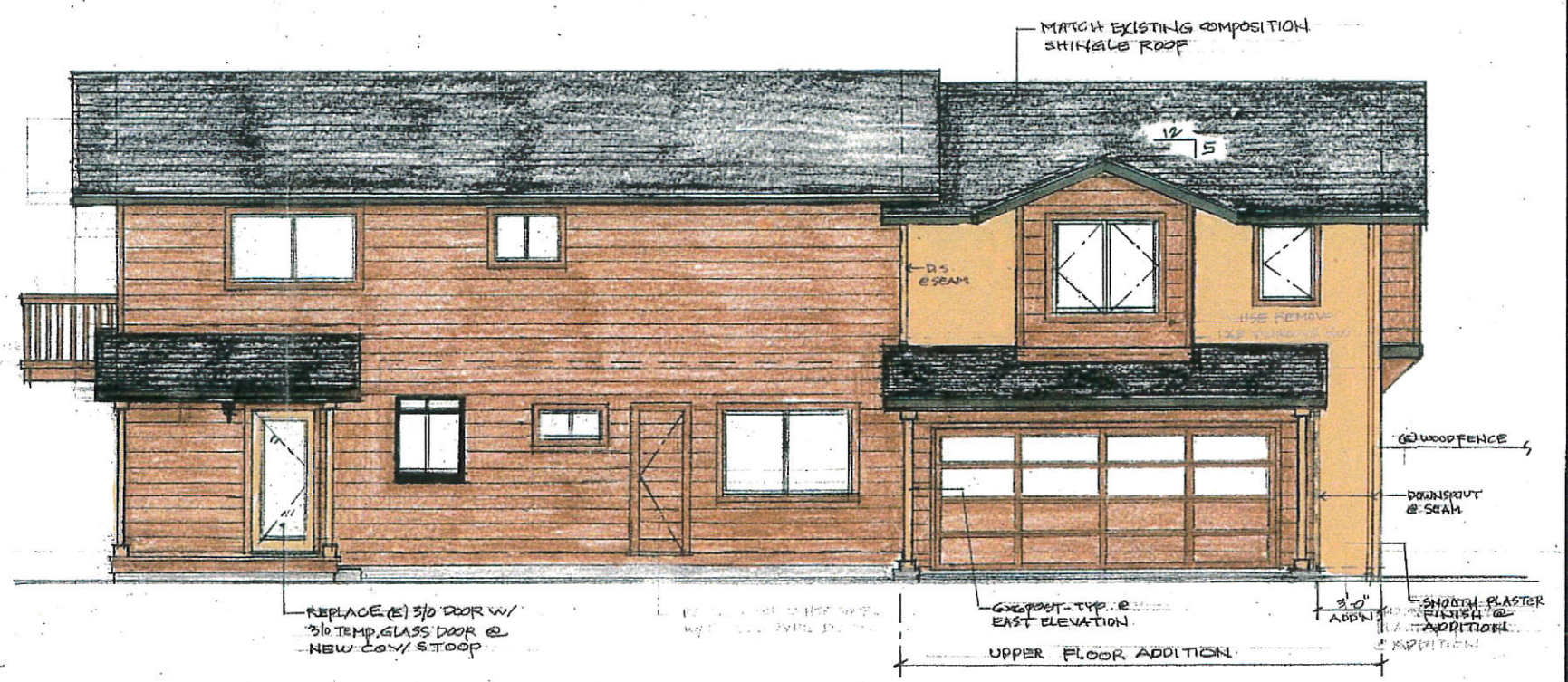
REAR ELEVATION (NORTH)

SCALE 1/4" = 1'-0"

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 Planning and Building Department



FRONT ELEVATION (NORTH LAKE STREET)



RIGHT SIDE ELEVATION (EAST @ VIRGINIA AVE.)

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

ALL ADDITION

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2015-00390

BLD: _____

Applicant's Basic Information

Applicant: CLAUDIA LINDSEY

Mailing Address: P.O. BOX 112
MOSS BEACH, CA Zip: 94038

Phone, W: 650-696-0571 H: 650-728-5801

E-mail Address: clindsey49@ATT.NET FAX: 650-329-0601

Name of Owner (1): Claudia LINDSEY

Mailing Address: same as above

Phone, W: _____ H: _____

E-mail Address: _____

Name of Owner (2): _____

Mailing Address: _____

Phone, W: _____ H: _____

E-mail Address: _____

Project Information

Project Location (address):
239 N. LAKE ST. MOSS BEACH, CA

Zoning: R 1/2-17/PT

Assessor's Parcel Numbers: _____
037-114-100

Parcel/lot size: 5400 SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank)
UPSTAIRS Bedroom suite addition MOSTLY OVER EXISTING 2 CAR GARAGE.
A 3' AND 4' GROUND LEVEL COV WALK ON 2 SIDES OF GARAGE WILL BE COVERED
WALKWAY. A 84 SQ. FT. ENTRY DECK & SEPARATE ACCESS TO SUITE. AN
ADDITIONAL 40 SQ. FT. COV. PORCH ADD TO EXIST. STRUCTURE FOR VISUAL
BALANCE. NO OTHER STRUCTURES AND UTILITIES ARE CITY WATER & SEWER.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):
FLAT GROUND ON 54' X 100' CORNER LOT W/ ONLY NATURAL BUSHES AND
6' WOOD FENCE FROM GARAGE TO REAR PROPERTY LINE - NOTHING ELSE.

Describe Existing Structures and/or Development:
(E) RESIDENCE IS 2 STORY, 3 BDRM, 2 BATH BASIC CONTEMPORARY STRUCTURE
W/ AN ATTACHED SINGLE STORY GARAGE

Submittals

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: Claudia Lindsey

Owner's signature: _____

Applicant's signature: _____

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Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN 2015-00398

Other Permit #: _____

Basic Information

Applicant:

Name: CLAUDIA LINDSEY
Address: 239 N. LAKE ST. BOX 112
MOSS BEACH, CA Zip: 94038
Phone, W: 650-696-0571 H: 650-728-5801
Email: clindsey49@ATT.NET

Owner (if different from Applicant):

Name: _____
Address: _____
Zip: _____
Phone, W: _____ H: _____
Email: _____

Architect or Designer (if different from Applicant):

Name: BOONE DESIGN GROUP
Address: 2530 MARK WEST SPRINGS RD. SANTA ROSA Zip: 95404
Phone, W: 707-579-3337 H: _____ Email: _____

Project Site Information

Project location:

APN: 037-114-100
Address: 239 N. LAKE ST.
MOSS BEACH, CA Zip: 94038
Zoning: residential
Parcel/lot size: 5400 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):
SINGLE FAMILY residence

Project Description

Project:

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

Describe Project:

ADDITION bedroom suite

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

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4. Materials and Finish of Proposed Buildings or Structures

| Fill in Blanks: | Material | Color/Finish | Check if matches existing |
|------------------------|--|---|-------------------------------------|
| | | (If different from existing, attach sample) | |
| a. Exterior walls | 2x4 studs w/ 1/2" Cox ^{7/8" STUCCO} [Reused (E) Partial 2x8 siding] | SEE SAMPLE ELEY'S | <input checked="" type="checkbox"/> |
| b. Trim | 2x4 WOOD | MATCH (E) STAIN | <input checked="" type="checkbox"/> |
| c. Windows | MATCH (E) | MATCH (E) | <input checked="" type="checkbox"/> |
| d. Doors | Solid core wood | - | <input checked="" type="checkbox"/> |
| e. Roof | MATCH (E) comp. shingle | DARK BROWN | <input checked="" type="checkbox"/> |
| f. Chimneys | N/A | | <input type="checkbox"/> |
| g. Decks & railings | Redwood o/p.t. MEMBERS | MATCH (E) | <input checked="" type="checkbox"/> |
| h. Stairs | Redwood o/p.t. MEMBERS | MATCH (E) | <input checked="" type="checkbox"/> |
| i. Retaining walls | N/A | | <input type="checkbox"/> |
| j. Fences | N/A | | <input type="checkbox"/> |
| k. Accessory buildings | N/A | | <input type="checkbox"/> |
| l. Garage/Carport | N/A | | <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.

Claudia Lindsey
 Owner: _____ Applicant: _____

7-30-15
 Date: _____ Date: _____

Planning and Building Department

Application for a Coastal Development Permit

455 County Center, 2nd Floor, Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

Applicant's Name: CLAUDIA LINDSEY

Primary Permit #: PLA 2015-00398

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

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If yes, list Assessor's Parcel Number(s):
SEP 14 2015

San Mateo County
Planning and Building Department

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:

| | Material | Color/Finish | Check if matches existing |
|------------------------|------------------------------|--------------------------|-------------------------------------|
| a. Exterior Walls | <u>2x4 STUDS w/ 1/2" COX</u> | <u>SEE SAMPLE elev's</u> | <input checked="" type="checkbox"/> |
| b. Trim | <u>2x4 WOOD</u> | <u>MATCH (E) STAIN</u> | <input checked="" type="checkbox"/> |
| c. Roof | <u>COMPOSITE SHINGLE</u> | <u>DK. BROWN</u> | <input checked="" type="checkbox"/> |
| d. Chimneys | <u>N/A</u> | | <input type="checkbox"/> |
| e. Accessory Buildings | <u>N/A</u> | | <input type="checkbox"/> |
| f. Decks/Stairs | <u>Redwood opt. Members</u> | <u>MATCH</u> | <input checked="" type="checkbox"/> |
| g. Retaining Walls | <u>N/A -</u> | | <input type="checkbox"/> |
| h. Fences | <u>N/A -</u> | | <input type="checkbox"/> |
| i. Storage Tanks | <u>N/A -</u> | | <input type="checkbox"/> |

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or Utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

5. Staff Use Only

California Coastal Commission Jurisdiction

- A.** Does the Proposed Project Involve:
1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
 2. Construction or grading within 100 feet of a stream or wetland?
 Yes No
 3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

- B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by:

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County of San Mateo

SEP 14 2015

Environmental Information Disclosure Form

San Mateo County Planning and Building Department

PLN 2015-00398 BLD

Project Address: 239 N. LAKE ST. MOSS BEACH, CA 94038 Assessor's Parcel No.: 037 - 114 - 100 Zoning District: R-1/S-17/DK

Name of Owner: CLAUDIA LINDSEY Address: 239 N. LAKE, BOX 112 MOSS BEACH, CA Phone: 650-728-5801 Name of Applicant: same Address: Phone:

Existing Site Conditions

Parcel size: 5400 S.F.

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).

FLAT LOT ON CORNER W/ NAT. VEGETATION and 6' FENCE AT BACK property line.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Table with 3 columns: Yes, No, Will this project involve: (a-j) with checkmarks in the No column.

Please explain all "Yes" answers:

Blank lines for explaining "Yes" answers.

Signature required on reverse ->

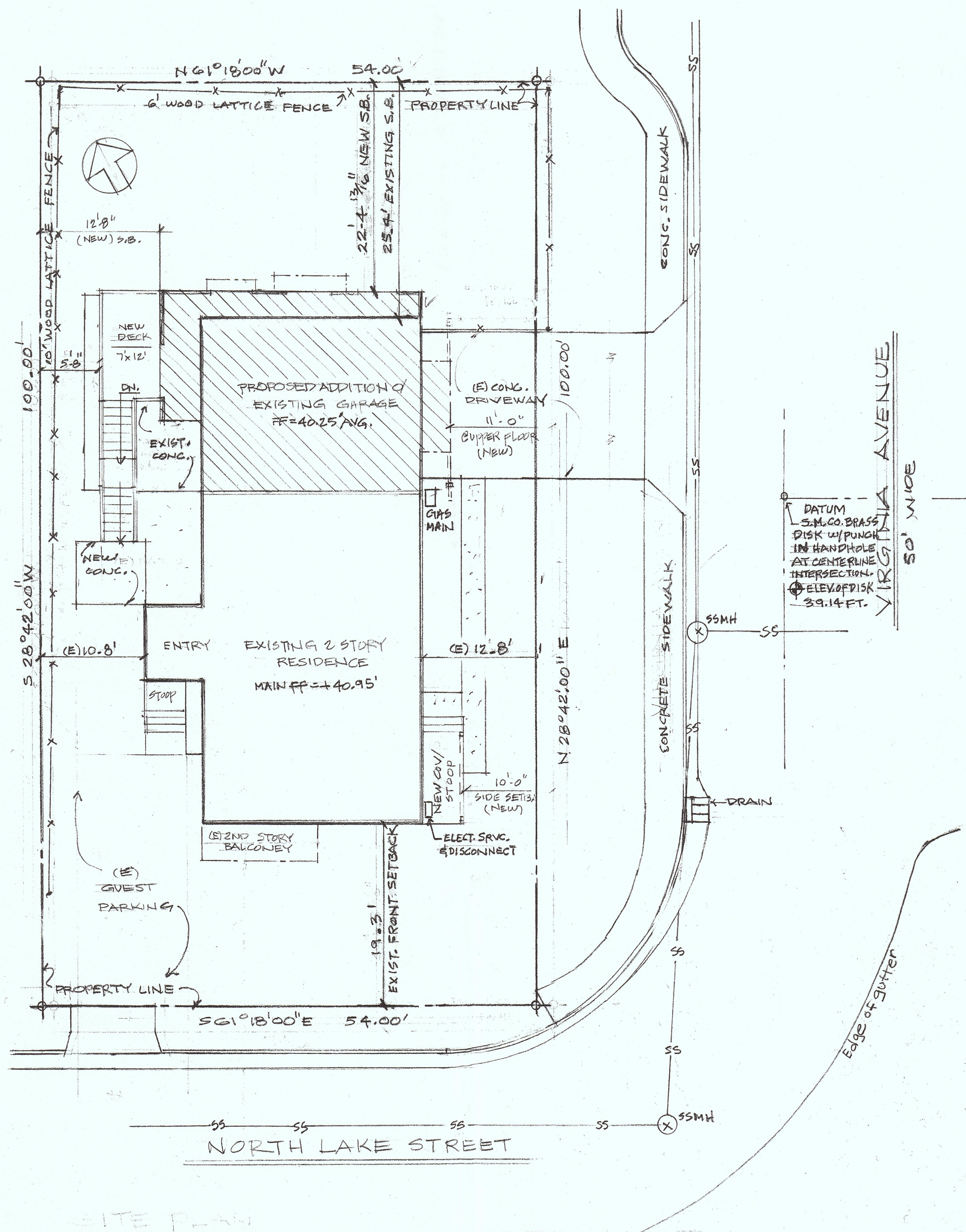
| 2. National Marine Fisheries Rule 4(d) Review | | |
|--|-------------------------------------|--|
| Yes | No | Will the project involve: |
| | <input checked="" type="checkbox"/> | a. Construction outside of the footprint of an existing, legal structure? |
| <input checked="" type="checkbox"/> | | 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: | | |
| EDGE OF MARINE RESERVE ACROSS THE STREET (NORTH LAKE) FROM LOT | | |
| | | |
| | | |

| 3. National Pollutant Discharge Elimination System (NPDES) Review | | |
|---|-------------------------------------|---|
| Yes | No | Will the project involve: |
| | <input checked="" type="checkbox"/> | a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements. |
| | <input checked="" type="checkbox"/> | b. Land disturbance of 1 acre or more of area? 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: Claudia Lindsey Date: 7-30-15
 (Applicant may sign)



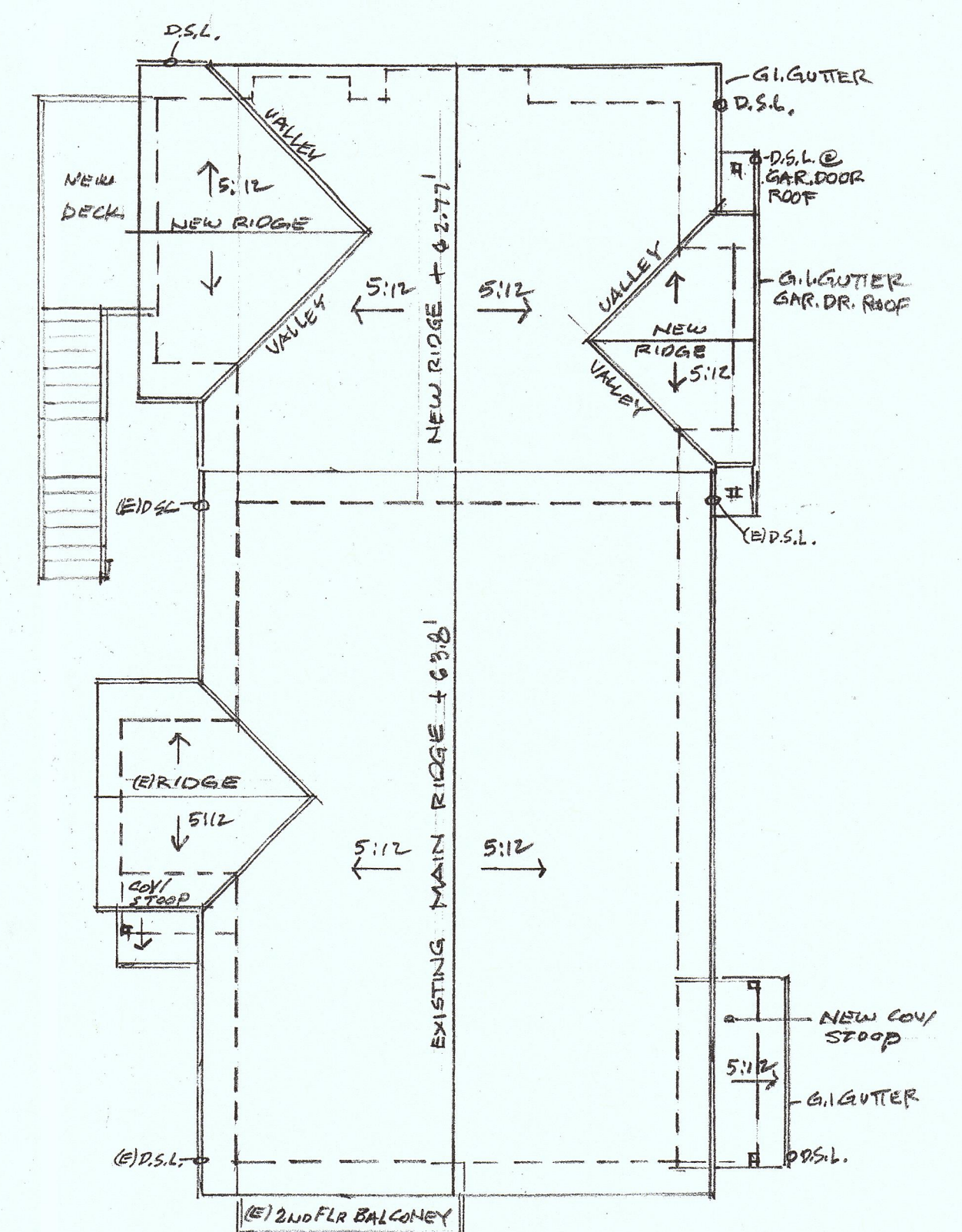
SITE PLAN

SEE SHT. SUI, BOUNDARY & TOPOGRAPHIC SURVEY BY BGT LANDSURVEYING

SCOPE OF WORK

PROJECT IS AN UPSTAIRS BEDROOM SUITE ADDITION, MOST OF WHICH IS OVER THE EXISTING 2 CAR GARAGE. A SEPARATE ENTRY BY WAY OF A MODEST DECK OCCURS AT THE REAR SIDE YARD. THE PURPOSE IS TO PROVIDE THE OWNER A SEPARATE, PRIVATE AREA, BUT ALSO TO BE PART OF SON'S, WIFE AND 2 TODDLER CHILDREN'S DAILY LIFE. THE SON AND FAMILY OCCUPY THE RESIDENCE AND WILL EVENTUALLY OWN IT.

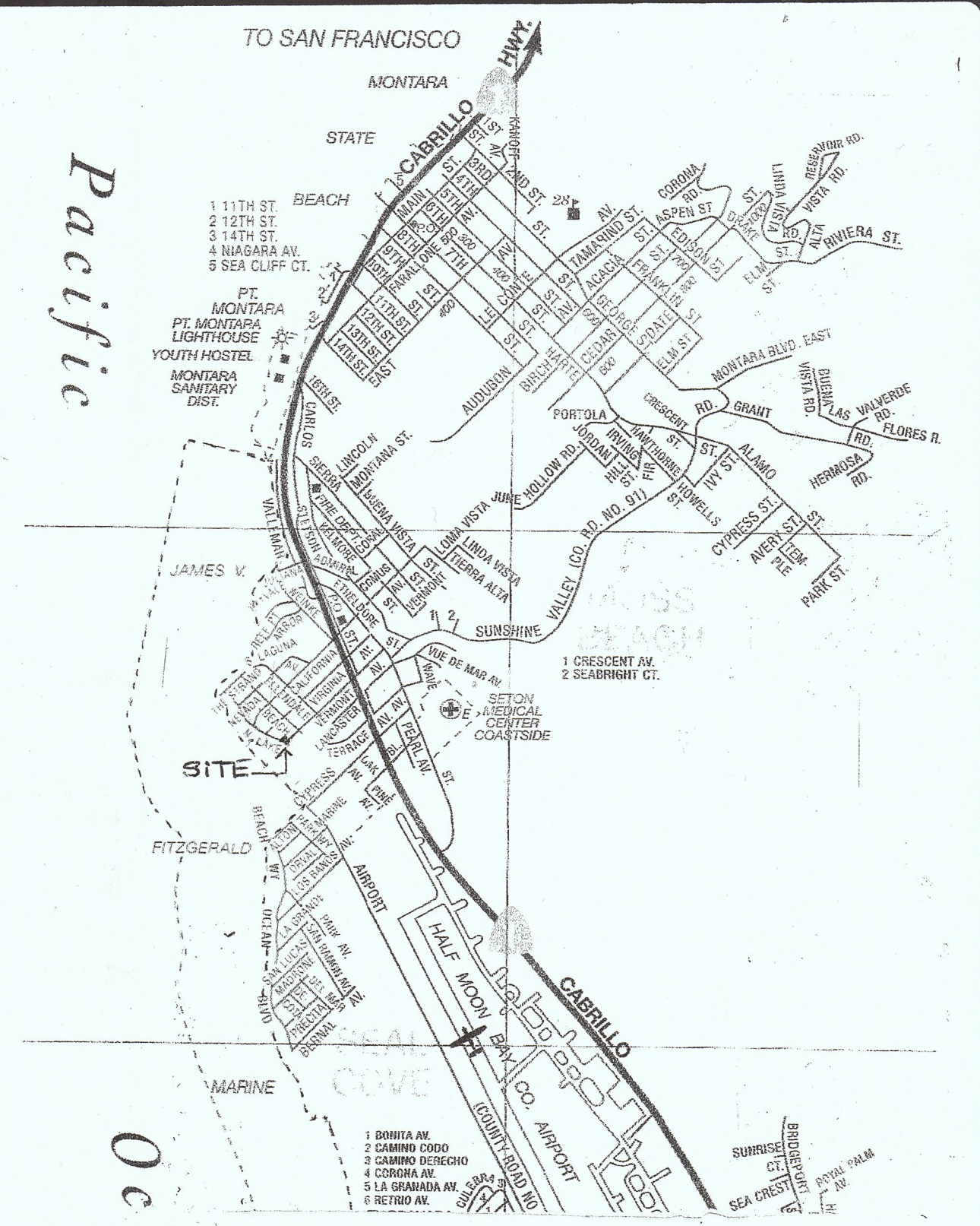
THE EXISTING 2 STORY, 3 BEDROOM HOME IS A STAINED, PEELED LOG SIDED STRUCTURE WITH A GABLED ROOF AND SIMPLE LINES. IT HAS A RURAL LOOK, BUT NOT ASSOCIATED WITH THE COZY LOG CABIN FEEL. THE ADDITION WILL ADD SOME INTEREST THE LONG VISIBLE SIDE OF THE VIRGINIA STREET ELEVATION. THE REUSE OF REMOVED LOG SIDING AS TRIM WITH THE PROPOSED STUCCO-CEMENT SIDING WILL INSURE THE CONTINUITY OF EXISTING RESIDENCE ELEMENTS IN A COMPLEMENTARY MARRIAGE WITH THE ADDITION'S VIBRANT STRUCTURAL, MATERIAL AND COLOR DETAILS. A COASTSIDE COMPLIMENT TO THE THIS MARINE PRESERVE NEIGHBORHOOD.



ROOF PLAN

SHEET INDEX

| NO. | ITEM |
|-----|--|
| A1 | SITE PLAN, VICINITY MAP, SCOPE OF WORK, ROOF PLAN, PLAN DATA |
| A2 | FIRST FLOOR PLAN, SECOND FLOOR PLAN |
| A3 | EXTERIOR ELEVATIONS |
| A4 | SECTIONAL VIEWS "A-A", "B-B" & "C-C" |



**VICINITY MAP
PLANNING DATA**

LOT DESCRIPTION
 APN: 037-114-100-3
 LEGAL DESCRIPTION: BLOCK #59 BOOK 6 OF MAPS, PAGE 9 MAY 4, 1908
 LOT AREA: 5,400 SQ. FT. (VERIFY W/S.M.CO.)

CODE DATA
 JURISDICTION: COUNTY OF SAN MATEO
 455 COUNTY CENTER, 2ND FLR REDWOOD CITY, CA 94062
 BUILDING CODE: 2010 CBC, 2010 UFC, 2010 CPC, 2010 CMC, 2010 C.E.C., & 2013 T.24 ENERGY & 2013 CAL-CERTS
 ZONE DISTRICT: RI-517
 CONSTRUCTION TYPE: V-N SINGLE FAMILY DWELLING

ZONING REQUIREMENTS
 SETBACKS: FRONT & REAR = 20'-0"
 SIDES = 15'-0" COMBINED W/3' MIN @ SIDE STREET
 HEIGHT LIMIT = 38'-0" FROM EXISTING GRADE
 COVERAGE = 35% OF LOT SIZE (.35 x 5400 = 1,890 SF)
 F.A.R. = 53% OF LOT SIZE (.53 x 5400 = 2,862 SF MAX.)
 FIRESPRINKING = REQ'D @ ADDITION (VERIFY W/CAL FIRE)
 LICENSED SURVEY REQ'D @ ADDITION

AREA SCHEDULE

| ITEM | EXISTING | NEW | TOTAL |
|----------------------|------------|----------|------------|
| 1ST FLOOR | 912 | 0 | 912 SF |
| 2ND FLOOR | 8215 | 585.3 | 1,406.8 SF |
| TOTAL CONDITIONED | 1,733.5 | 2,318.8 | 2,318.8 SF |
| GARAGE | 456 | 0 | 456 SF |
| F.A.R. | 2,189.5 | 585.3 SF | 2,774.8 SF |
| COV/PORCH/WALK/DECK | 16.0 | 247 SF | 263 SF |
| COVERAGE | 1,622.0 SF | 254 SF | 1,885 SF |
| GRADING & EXCAVATION | 0 | 0 | 0 |

MAX. COVERAGE = 1,890 SF > 1,885 SF :: OK!
 MAX F.A.R. = 2,862 SF > 2,774.8 SF :: OK!

NO TREES OR LANDSCAPING REMOVED.
 ROOF DRAINS TO EXISTING DRAINAGE.

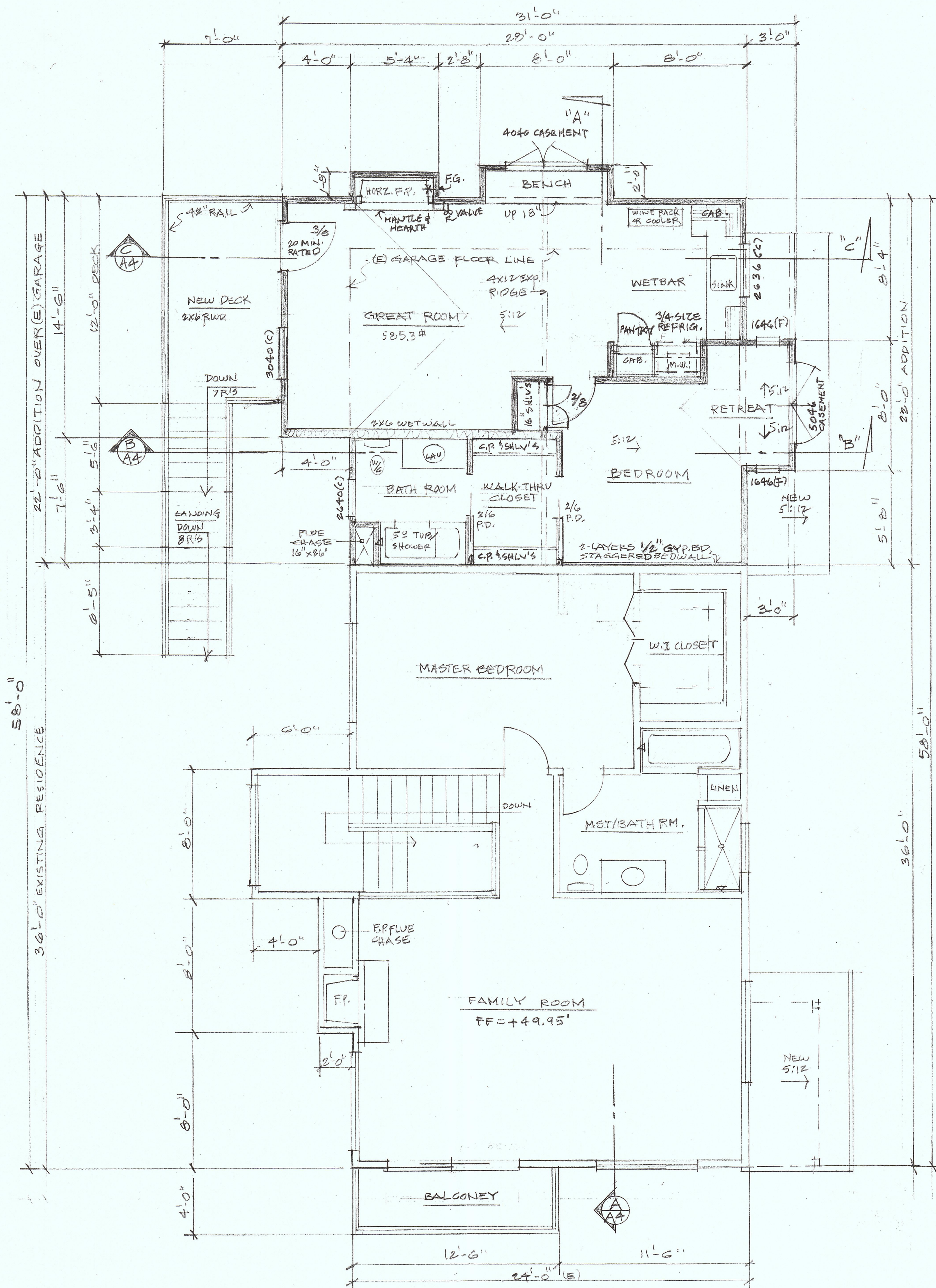
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BOONE DESIGN GROUP
 2330 MARK WEST SPRINGS ROAD
 SANTA ROSA, CALIFORNIA 95404
 (707) 534-1317 CELL (707) 231-1126
 BOONE@BOONEDSIGN.COM

SITE PLAN
 PLANNING DATA
 SCOPE OF WORK
 DESIGN REVIEW LETTER

AN ADDITION
 FOR: MRS. CLAUDIA LINDSEY
 289 NORTH LAKE STREET
 MOSS BEACH, CA 94028
 APN 037-114-100-3

DRAWN: SRS
 CHECKED: [Signature]
 DATE: 8-15-2015
 SCALE: AS NOTED
 JOB NO.: 2015-2
 SHEET: A1
 OF 4 SHEETS

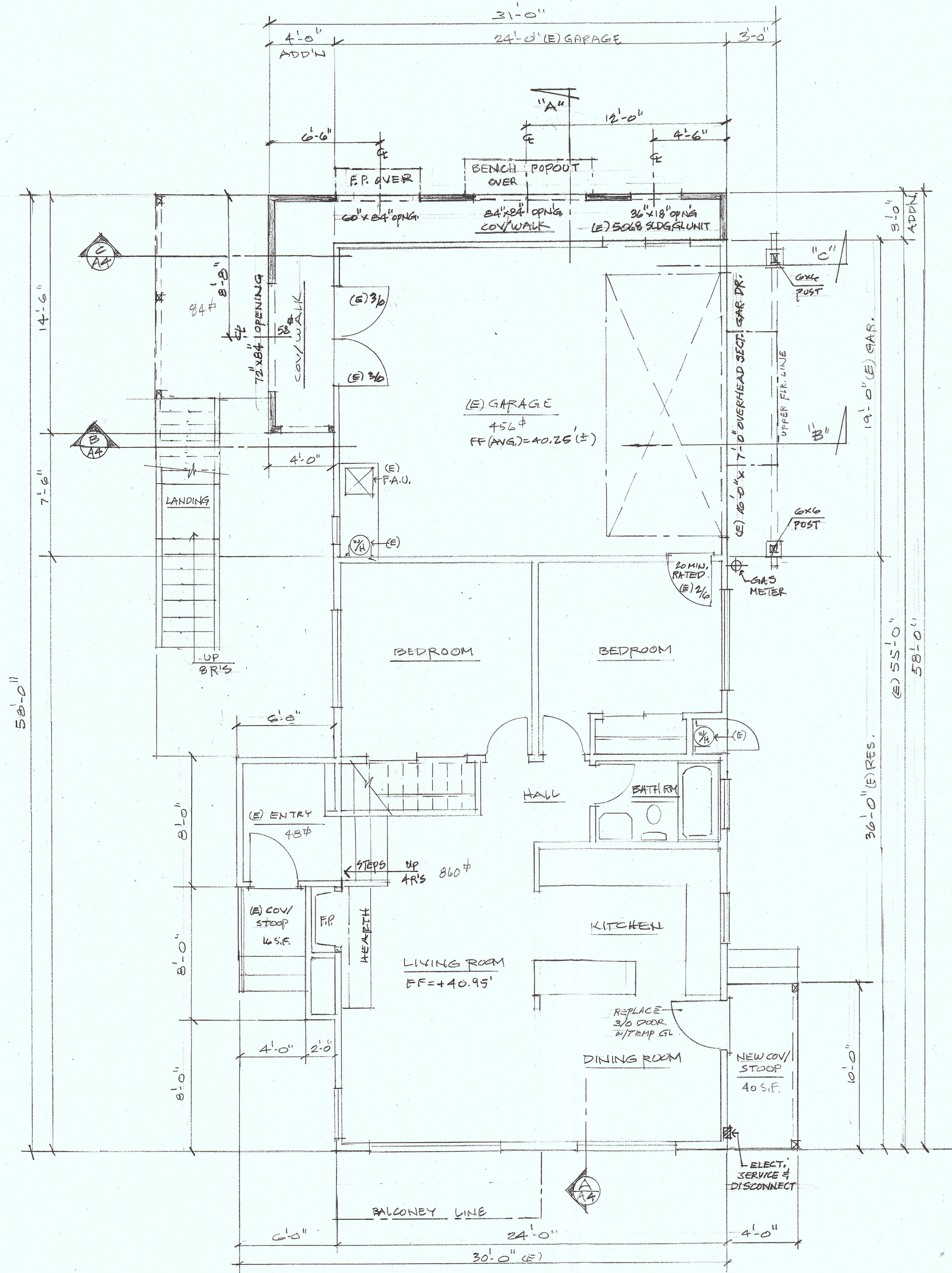
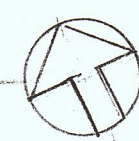


SECOND FLOOR PLAN
 821.5 SF CONDITIONED (E) + 585.3 SF (ADDN) = 1,406.8 SF TOTAL

WALL LEGEND

- EXISTING :
- NEW :
- REMOVE :

1/4" = 1'-0"



FIRST FLOOR PLAN

912 SF CONDITIONED (E)
 456 SF GARAGE (E)
 16 SF COV/PORCH (E) + 247 COV/WALK (ADDN) = 263 SF TOTAL

1/4" = 1'-0"



| REVISIONS | BY |
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ECO-TECH DESIGN GROUP
 2330 MARK WEST SPRINGS ROAD
 SANTA ROSA, CALIFORNIA 95404
 (707) 579-3337 CELL (707) 235-7120
 EMAIL: jett@ecotech.com

SECOND FLOOR PLAN
 FIRST FLOOR PLAN

AN ADDITION
 FOR: MRS. CLAUDIA LINDSEY
 239 NORTH LAKE STREET
 MOSS BEACH, CA 94038
 APR 037-114-100-3

| | |
|-------------|--------------|
| DRAWN | JR13 |
| CHECKED | |
| DATE | 8-15-2015 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | 2015-2 |
| SHEET | |
| A? | |
| OF 4 SHEETS | |

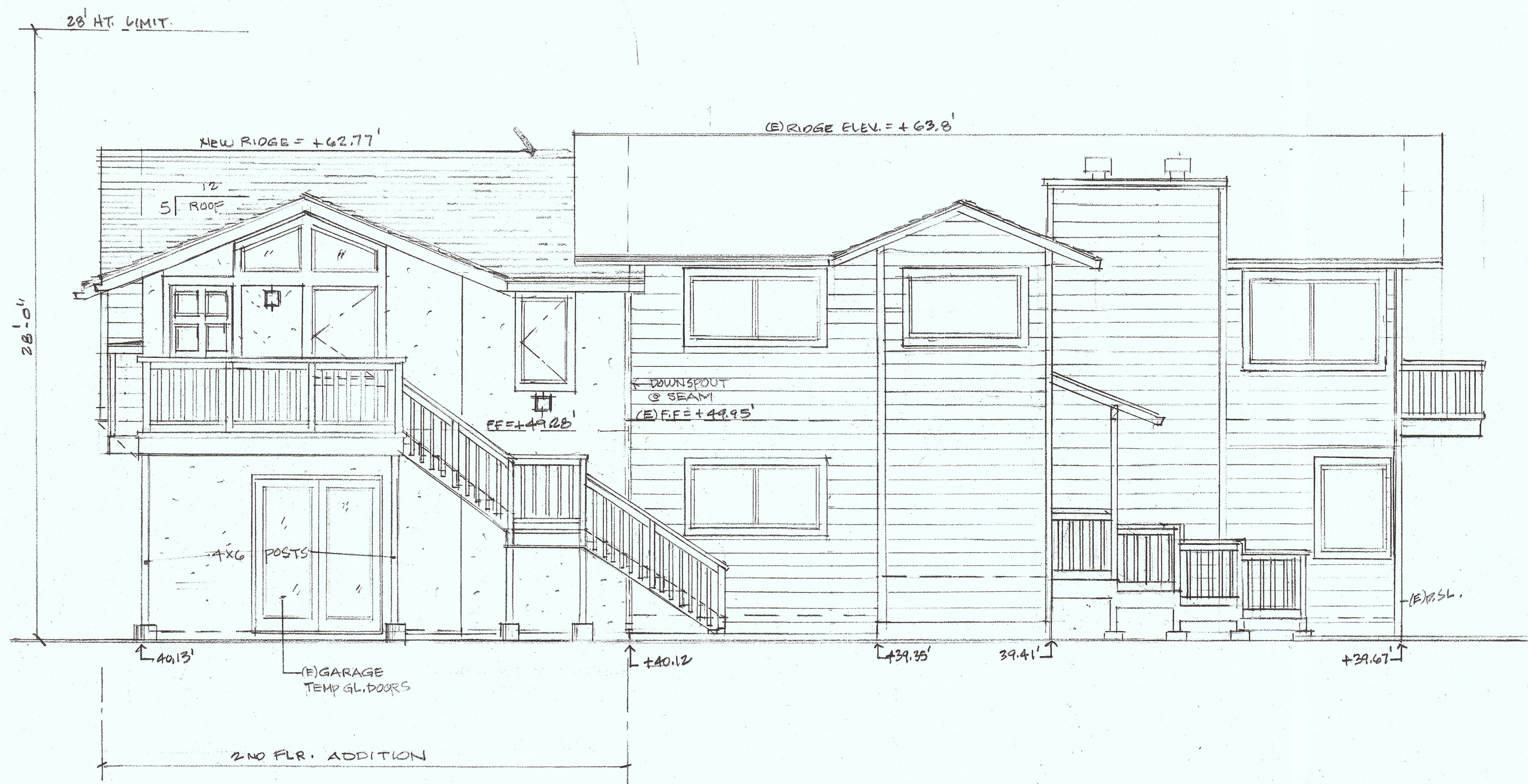
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WOOD DESIGN GROUP
 2530 MARK WEST SPRINGS ROAD
 SANTA ROSA, CALIFORNIA 95405
 (707) 534-1000
 EMAIL: info@wooddesign.com

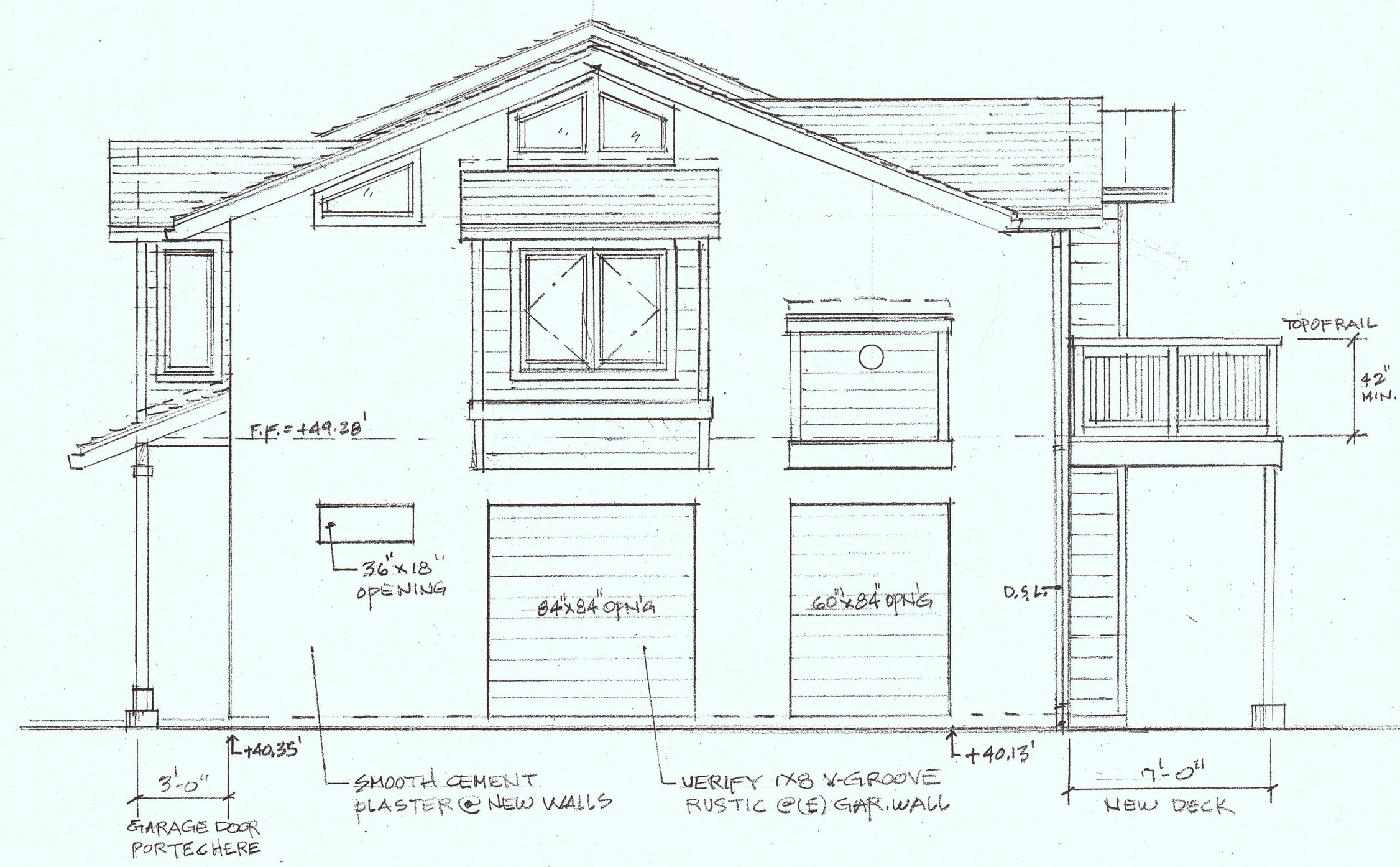
EXTERIOR ELEVATIONS

AN ADDITION
 MR. & MRS. CLAUDIA LINDSEY
 239 NORTH LAKE STREET
 MOSS BEACH, CA 94038
 APR 03-114-100-3

DRAWN: LRP
 CHECKED: []
 DATE: 8-15-2015
 SCALE: 1/4"=1'-0"
 JOB NO.: 2015-2
 SHEET: **A.3**
 OF 4 SHEETS

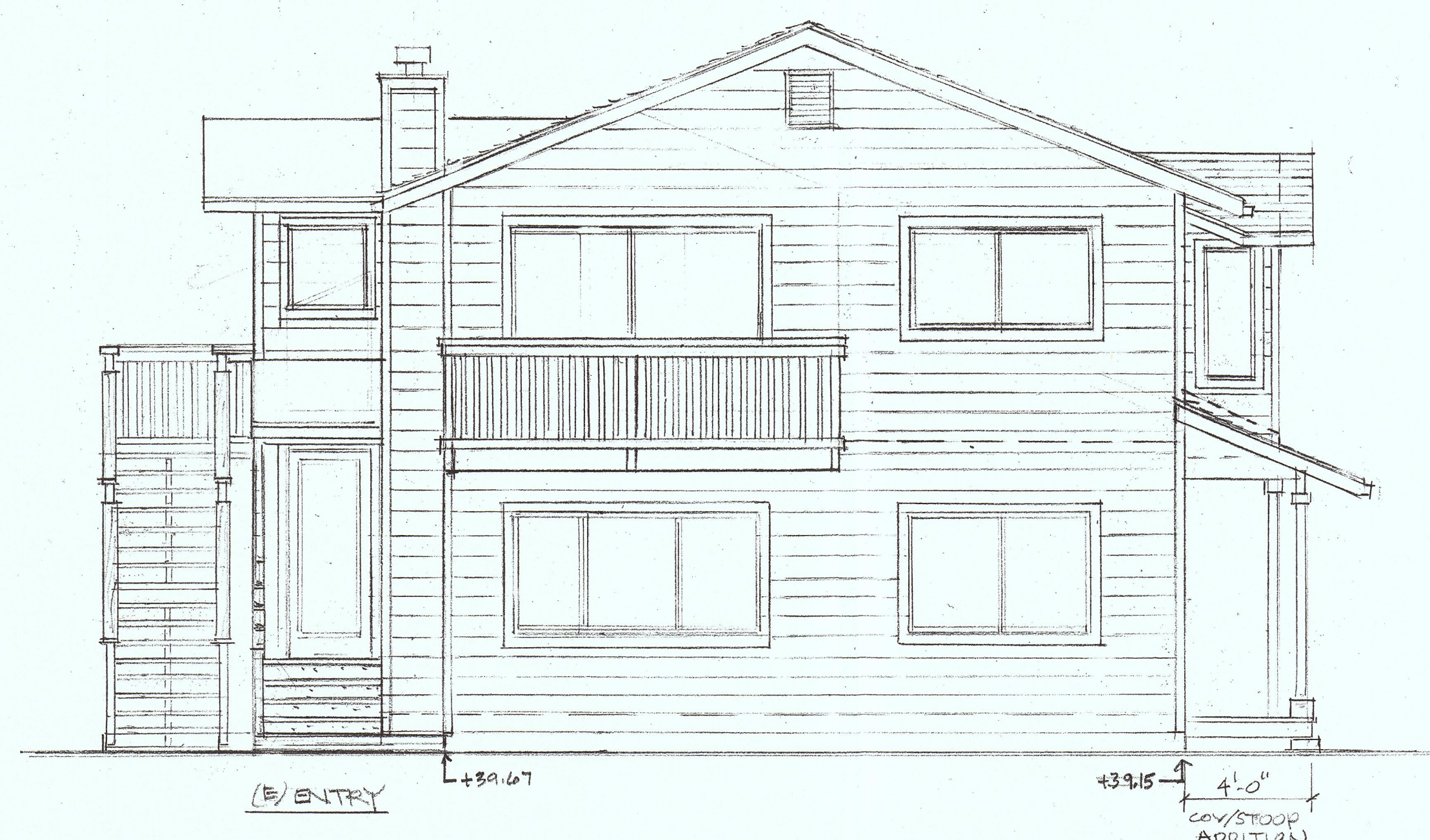


LEFT ELEVATION (WEST)

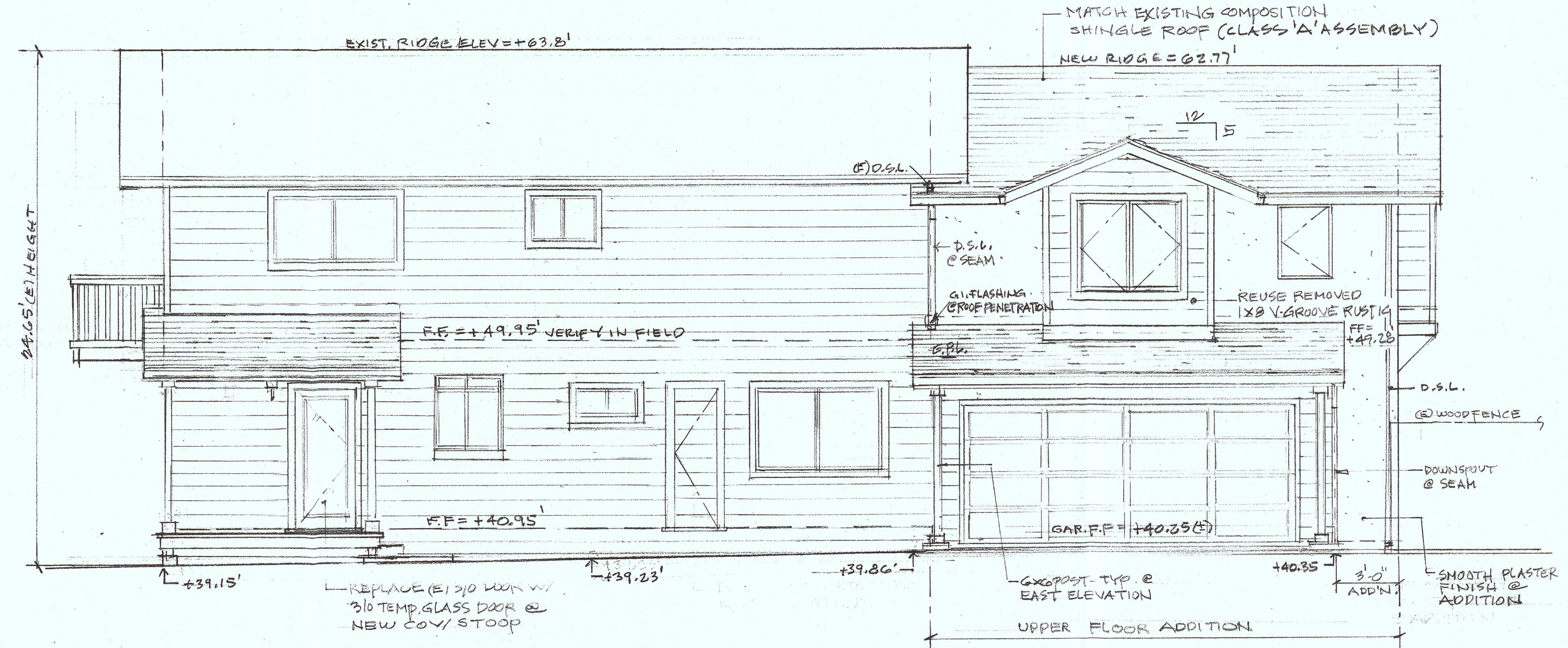


REAR ELEVATION (NORTH)

SCALE 1/4" = 1'-0"



FRONT ELEVATION (NORTH LAKE STREET)



RIGHT SIDE ELEVATION (EAST @ VIRGINIA AVE.)

SCALE 1/4" = 1'-0"

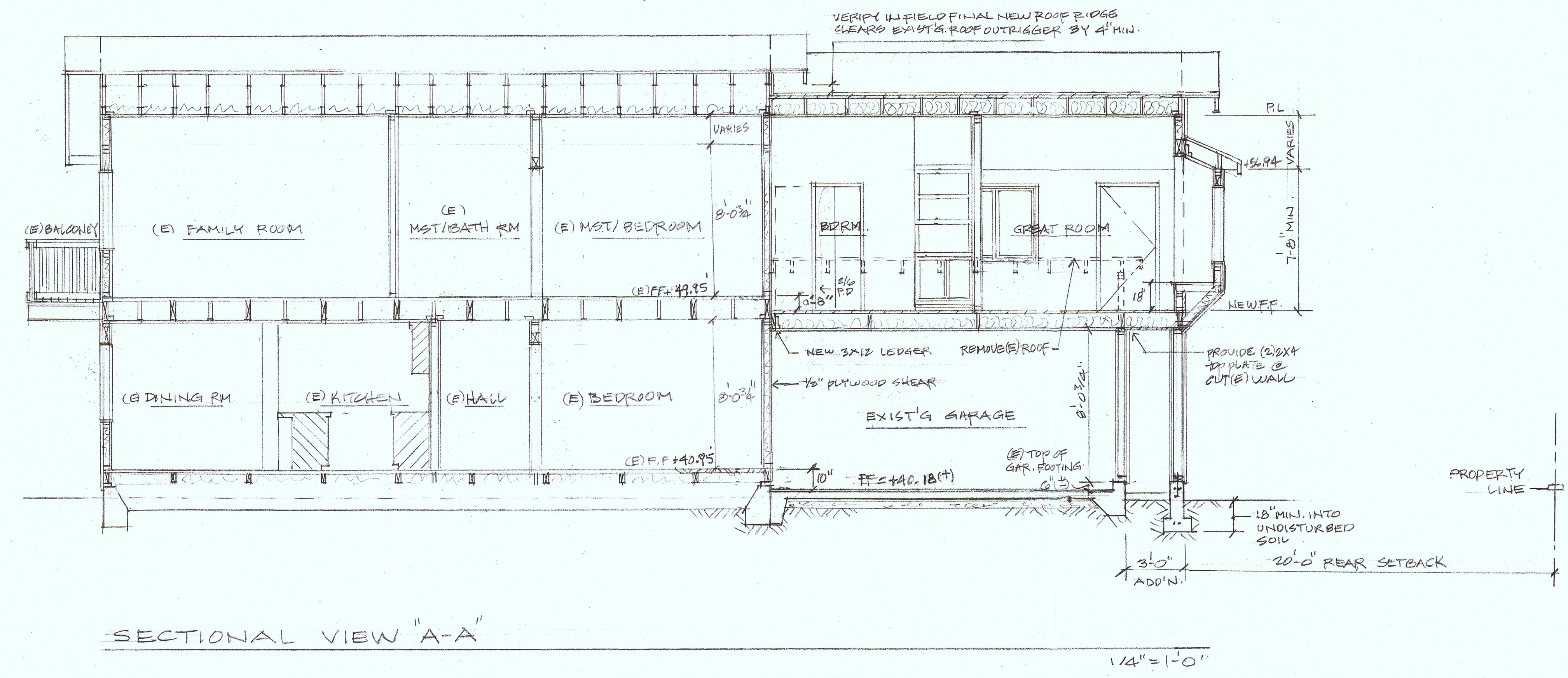
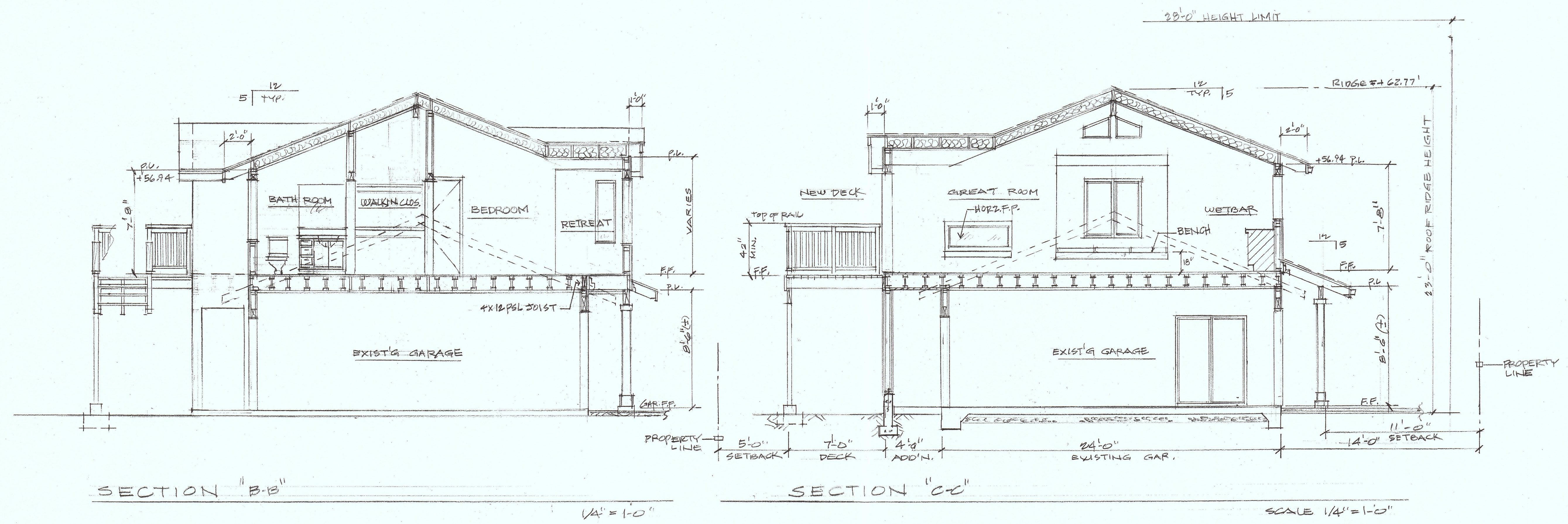
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TOONE DESIGN GROUP
 2550 MARK WEST SPRINGS ROAD
 SANTA ANA, CA 92705-1370
 (949) 544-1100
 (949) 544-1100
 EMAIL: j@toonedesign.com

SECTIONAL VIEWS

AN ADDITION
 SDR: MRS. CLAUDIA LINDSEY
 289 NORTH LAKE STREET
 MOSS BEACH, CA 94038
 APN 037-114-100-3

DRAWN JRL
 CHECKED
 DATE 8-15-2015
 SCALE 1/4" = 1'-0"
 JOB NO. 2015-2
 SHEET
A4
 OF 4 SHEETS



MAP OF MOSS BEACH
BOOK 6 MAPS 9
BLOCK 59

LOT 9

PARCEL B

BASIS OF BEARINGS

THE BEARING, NORTH 28°42'00" EAST, OF THE MONUMENTED CENTERLINE OF VIRGINIA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY BY THE COUNTY OF SAN MATEO WHICH WAS FILED FOR RECORD IN VOLUME 14 OF LLS MAPS AT PAGE 18 ON APRIL 23, 1992, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. SITE BENCHMARK IS THE TOP OF BRASS DISK INSIDE HANDHOLE AT THE CENTERLINE INTERSECTION OF VIRGINIA AVENUE AND NORTH LAKE STREET, WITH AN ASSUMED ELEVATION OF 39.14 FEET.

NOTES:

BGT RELIED UPON A CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 3701202917, AS TITLE REFERENCE. REPORT IS WRITTEN SO THAT IT DOES NOT SPECIFY IF ANY EASEMENTS OF RECORD EXIST THAT AFFECT THE PROPERTY. THEREFORE, NONE COULD BE PLOTTED, IF ANY EXIST.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

THE LOCATION OF THE SEWER CLEANOUT WAS NOT FOUND BY THE FIELD CREW. THEREFORE, THE CLEANOUT(S), AND THE PROBABLE LOCATION OF THE SEWER LATERAL COULD NOT BE VERIFIED. VERIFICATION TO BE DONE BY OTHERS.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgturveying.com

DATE OF FIELD SURVEY: NOVEMBER, 2015
JOB NUMBER: 15-150

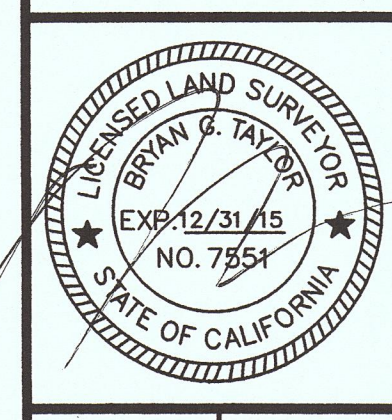
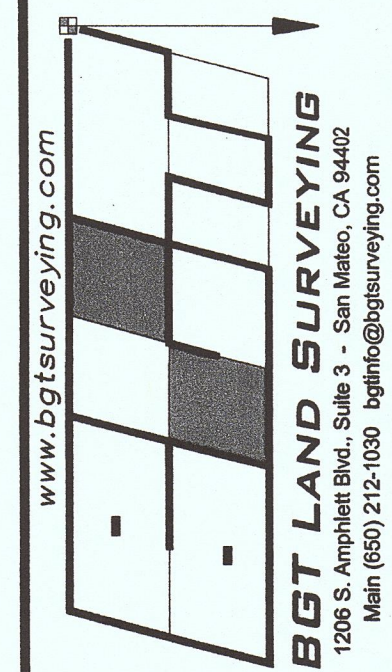
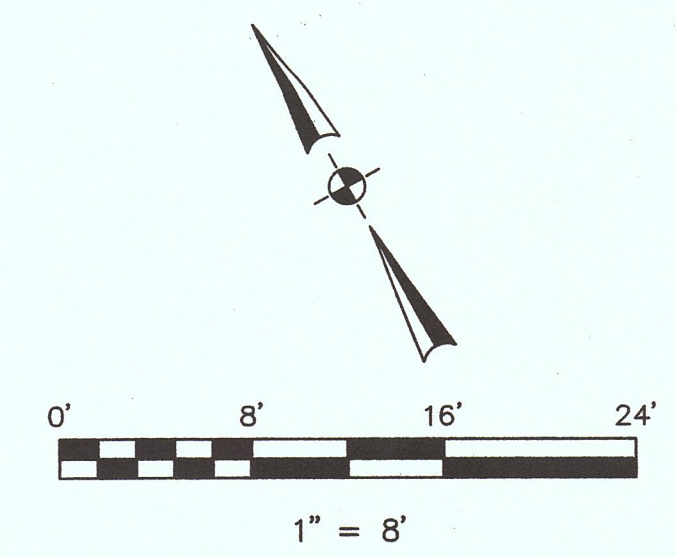
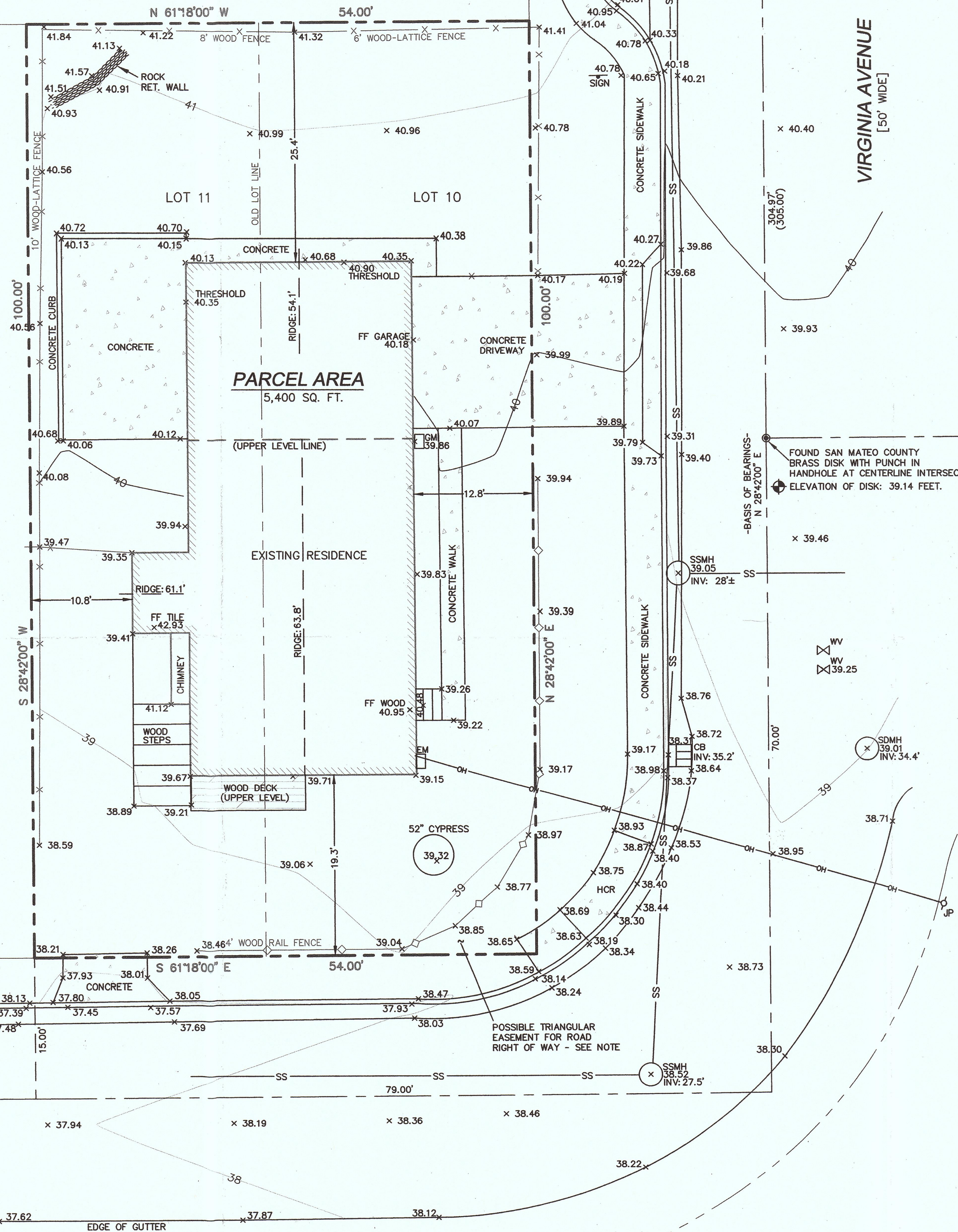
PARCEL A

LOT 13

LOT 12

LOT 11

LOT 10



NORTH LAKE STREET
[WIDTH VARIES]

VIRGINIA AVENUE
[50' WIDE]

LEGEND

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- OMP CORRUGATED METAL PIPE
- CO CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT. LATERAL
- LG LIP OF GUTTER
- MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV PACBELL/SBC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDM STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- SLV STREET LIGHT VAULT
- SSM SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 10 AND 11, BLOCK 59, "MAP OF MOSS BEACH" (BOOK 6 MAPS 9)

239 NORTH LAKE STREET
MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

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|-------------------------|---|
| Assessor Parcel Number: | 037-114-100 |
| Prepared For: | CLAUDIA LINDSEY P.O. Box 112 Moss Beach, CA 94038 |
| Date: | NOV. 2015 |
| Scale: | 1" = 8' |
| Contour Interval: | 1' |
| Drawn by: | LHL |
| Revisions: | |
| Job No. | 15-150 |

SU-1