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PLANNING COMMISSION

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**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 6.A.
March 17, 2015**

LOCATION

1. Address: 1100 Glenview Drive, 1110 Glenview Drive, 1115 Fairmont Drive, 1655 Claremont Drive, 1641 Claremont Drive, 2735 Concord Way, 1721 Earl Avenue, 991 Glenview Drive, 981 Glenview Drive, 951 Glenview Drive
2. Assessor's Parcel Numbers: 019-014-170, 019-014-180, 019-014-150, 019-023-280, 019-023-250, 019-023-080, 019-041-030, 019-043-010, 019-043-020, 019-043-460
3. Zoning District: R-1-G: Single-Family Residential, Glenview Rebuild Overlay District
4. General Plan Classification: Low Density Residential

ATTACHMENTS

- A:** Location Map
B: Site Photographs
C: Site Plan, Floor Plan, Elevations

REQUEST

Request for an Architectural Review Permit for the construction of ten individual replacement single-family dwellings on ten pre-existing lots within the Crestmoor neighborhood per the Development Agreement adopted by the City Council on January 27, 2015. City of San Bruno & PG&E (Property Owners), Castle Companies, Inc. (Applicant).

RECOMMENDATION

Staff recommends the Planning Commission approve Architectural Review Permit 15-001, based on Findings of Fact 1-5 and Conditions of Approval 1-52.

REVIEWING AGENCIES

Community Development Department
Public Services
Fire Department

ENVIRONMENTAL ASSESSMENT

The construction of ten replacement homes is Categorically Exempt from the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* ("CEQA") pursuant to CEQA Guidelines Sections 15195 (residential infill exemption), 15302 (replacement or reconstruction of existing structures and facilities) and 15303(a) (construction and location of single-family residence on a legal parcel in a residential zone).

SURROUNDING LAND USES

North: Plymouth Avenue – R-1 (Single Family Residential)

South: Estates Drive – R-1 (Single Family Residential)

East: Crestmoor Canyon – O (Open Space)

West: Skyline Boulevard – R-1 & C-N (Single Family Residential & Neighborhood Commercial)

HISTORY & EXISTING CONDITIONS

The Crestmoor Neighborhood is the site of the September 2010 Pacific Gas and Electric Company (PG&E) gas line explosion and subsequent fire that resulted in the loss of eight lives, injured more than 50 other individuals, destroyed 38 homes and severely damaged 17 homes. Since the gas pipeline incident, reconstruction of the neighborhood has been ongoing, with 21 destroyed homes having been rebuilt or under construction. The City is currently in the process of completing reconstruction of utilities and other infrastructure to serve the Crestmoor Neighborhood and anticipates that all phases of such reconstruction will be finished by the end of 2016.

On August 21, 2013, the City issued Request for Proposals (RFP), seeking qualified homebuilder/developers to construct up to ten single-family replacement homes on three parcels currently owned by the City located at 981 Glenview Drive, 1110 Glenview Drive and 1641 Claremont Drive, and seven parcels currently owned by PG&E located at 951 Glenview Drive, 991 Glenview Drive, 1721 Earl Drive, 1655 Claremont Drive, 1115 Fairmont Drive, 2735 Concord Way and 1100 Glenview Drive.

Through the RFP process, the City selected Castle Companies, Inc. to develop the ten single family replacement homes on the ten existing vacant lots. Since that time, the City has entered into a Development Agreement with Castle Companies, Inc. The Development Agreement was formally adopted by the City Council at the January 27, 2015 City Council meeting. The Development Agreement includes specific milestones for the entitlement phase, building plan check phase, and construction phase. Additionally, the Development Agreement specifies that all ten replacement homes shall abide by all development standards specified within the San Bruno Municipal Code.

DESCRIPTION & ANALYSIS

The applicant proposes to construct ten replacement single-family dwellings on ten pre-existing lots within the Crestmoor Neighborhood. Individual lot sizes vary from 5,000 s.f. to 7,495 s.f., with an average lot size of 6,057 square feet. A total of four home designs are proposed, which would range from 2,656 square feet to 3,135 square feet, including garages. The four home designs are mixed throughout the neighborhood. The exact location of each site and corresponding plan type can be found on the attached site plan, included within Exhibit C.

Plan Types

There are four different plan types being proposed, with some containing two façade variations for each plan type. One feature prevalent amongst all proposed plan types is a first floor bedroom and bathroom. All ten homes would also provide a two car garage.

Plan 1 includes two architectural variations and two floor plan types (1A and 1B). Plan type 1A includes 2,259 square feet of livable space with a 432 square foot two-car garage, resulting in a total floor area of 2,691 square feet. The first floor is proposed at 1,646 square feet and would include the two-car side loading garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at

1,045 square feet and would include three bedrooms, two bathrooms, and a laundry room. The proposed exterior materials include a stucco finish, horizontal cement board siding, and a stone veneer base. Plan type 1B includes 2,224 square feet of livable space with a 432 square foot garage, resulting in a total floor area of 2,656 square feet. The first floor is proposed at 1,667 square feet and would include a two car garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at 989 square feet and would include three bedrooms and two bathrooms. The proposed exterior materials include a stucco finish, and cement board and batten siding. The following lots utilize Plan type 1:

- Lot #2 – 1100 Glenview Drive (Plan Type 1A)
- Lot #1 – 1110 Glenview Drive (Plan Type 1B)
- Lot #3 – 1115 Fairmont Drive (Plan Type 1B)
- Lot #6 – 2735 Concord Way (Plan Type 1B)

Plan 2 is utilized for Lot 10 (951 Glenview Drive). Lot #10 is steeply sloped, with an average slope of 32.6%. A series of retaining walls are proposed along the front, side, and rear yard area. Plan type 2A includes 2,291 square feet of livable space with a 467 square foot two-car garage, resulting in a total floor area of 2,758 square feet. The first floor contains a split level design proposed at 2,053 square feet which includes a two car garage, one bedroom, one and a half bathrooms, laundry room, kitchen, and a great room. The second floor is proposed at 705 square feet and would include three bedrooms, and one bathroom. The proposed exterior materials includes a stucco finish, horizontal cement board siding, and a stone veneer base.

Plan 3 contains two architectural variations and two floor plan types (3A and 3B). Plan type 3A and 3B both include 2,472 square feet of livable space with a 435 square foot two-car garage, resulting in a total floor area of 2,907 square feet. The first floor is proposed at 1,669 square feet and includes a two-car garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at 1,238 square feet and includes four bedrooms, two bathrooms, and a laundry room. Plan type 3A includes a side loading garage. The proposed exterior materials for Plan type 3A include a stucco finish, horizontal cement board siding, and a stone veneer base. The proposed exterior material for Plan type 3B includes a stucco finish, and cement board and batten siding. The following lots utilize Plan type 3:

- Lot #8 – 991 Glenview Drive (Plan Type 3A)
- Lot #5 – 1641 Claremont Drive (Plan Type 3B)
- Lot #9 – 981 Glenview Drive (Plan Type 3B)

Plan 4 contains one architectural variation and one floor plan type (4A). Plan type 4A includes 2,700 square feet of living area with a 435 square foot two-car garage, resulting in a total floor area of 3,135 square feet. The first floor is proposed at 2,346 square feet and includes a two-car garage, two bedrooms, two bathrooms, laundry room, kitchen, and a great room. The second floor is proposed at 789 square feet and includes three bedrooms and two bathrooms. The proposed exterior materials for Plan type 4A include a stucco finish, horizontal cement board siding, and a stone veneer base. The following lots utilize Plan Type 4A:

- Lot #4 – 1655 Claremont Drive
- Lot #7 – 1721 Earl Avenue

A summary of the lot size, plan number, and floor areas are presented in the following table:

Lot number	Address	Lot Size (s.f.)	Adj. Lot size (s.f.)	Home plan	Living area (s.f.)	Garage (s.f.)	Total floor area (s.f.)
1	1110 Glenview	5,150	5,150	Plan 1B	2,224	432	2,656
2	1100 Glenview	6,014	5,653	Plan 1A	2,259	432	2,691
3	1155 Fairmont	5,000	5,000	Plan 1B-R	2,224	432	2,656
4	1655 Claremont	7,495	6,370	Plan 4A	2,700	435	3,135
5	1641 Claremont	5,893	5,539	Plan 3B	2,472	435	2,907
6	2735 Concord	5,293	5,133	Plan 1B-R	2,224	432	2,656
7	1721 Earl	7,129	6,273	Plan 4A	2,700	435	3,135
8	991 Glenview	6,005	5,644	Plan 3A	2,472	435	2,907
9	981 Glenview	5,490	5,325	Plan 3B	2,472	435	2,907
10	951 Glenview	7,108	6,255	Plan 2A	2,291	467	2,758

Neighborhood Outreach

A neighborhood meeting was held on January 21, 2014 at the John Muir Elementary School to discuss the reconstruction of the ten individual existing lots. All property owners within the greater Crestmoor neighborhood were provided notice of this meeting. Approximately 40 people were present at the meeting. The initial neighborhood reaction to the reconstruction of the ten vacant lots was positive overall. There were a number of questions regarding a variety of topics, including the following: overall construction schedule, hours of construction, dust control, site cleanliness, target price range, proposed landscaping, and number of proposed bedrooms and bathrooms. Some neighbors expressed concern with overall safety in the neighborhood and requested that all construction workers be informed to abide by all vehicle and traffic regulations. Staff has included conditions of approval with the staff report addressing permitted hours of construction, dust control, site cleanliness, and traffic regulations.

Staff also sent a public meeting notice to all property owners within the greater Crestmoor neighborhood on February 2, 2015 regarding the February 12, 2015 Architectural Review Committee meeting. Additionally, staff sent a public meeting notice on March 6, 2015 regarding the March 17, 2015 Planning Commission meeting.

Analysis

Architectural Review Committee

The Architectural Review Committee (ARC) reviewed the architectural elements of the ten replacement homes at its February 12, 2015 meeting. The ARC forwarded the ten replacement homes to the Planning Commission with the following staff and ARC recommendations:

Modifications required to ensure compliance with all development standards:

- Landings and stairwells leading to the front porch shall be modified to ensure they do not encroach further than six feet into the required front setback:
- The overall square footage shall be reduced for the following lots to ensure compliance with the FAR thresholds:

- Lot #7 – 1721 Earl Avenue (24 square foot reduction required)
- Lot #10 – 951 Glenview Drive (50 square foot reduction required)
- Clear story obscured windows, shall be incorporated on the second story left side elevation of Lot #10 – 951 Glenview Drive.

The following information shall be incorporated within the plan submittal:

- The plans shall identify the existing side yard setback for the following addresses:
 - 1101 Fairmont Drive and 1121 Fairmont Drive
 - 1661 Claremont Drive and 1645 Claremont Drive
 - 2741 Concord way and 2731 Concord Way
 - 971 Glenview Drive and 941 Glenview Drive
- Ensure the location of the retaining walls are accurately represented throughout the entire plan submittal.
- Include the proposed exterior material for the proposed columns located at the front porch.
- The garage shall contain a 20' x 20' clear zone. The water heater proposed in the garages of all ten homes shall be located to ensure the 20' x 20' free and clear zone.
- Ensure the landscaping plans print legibly.
- The landscaping plans shall identify proposed treatments (landscaping, walkways, etc.) within the side yard area for all ten lots.
- The fencing plan shall clearly indicate that fencing will not be installed along the front property line.
- Provide details on the retaining wall design (finish materials, pilasters, caps, etc.)
- The fencing plan for Lot #8 (991 Glenview Drive) shall be updated to accurately reflect the location of the proposed driveway.
- Ensure the parcel dimensions for Lot #8 (991 Glenview Drive) accurately reflect the parcel dimensions reflected within the lot surveys.

Architectural and site planning recommendations:

- Incorporate a hipped roof design for Lot #10 (951 Glenview Drive) for the front elevation.
- Continue to work with staff regarding the appearance of retaining walls visible from the public right-of-way.
- Continue to work with staff regarding the possibility of incorporating stairs within the proposed retaining wall system to provide access to the rear yard for Lot #7 (1721 Earl Avenue).
- Continue to work with staff regarding the location of the modify the location of the proposed left side yard retaining wall so that it is located at least 2'-0" from the left side property line for Lot #7 (1721 Earl Avenue) and Lot #8 (991 Glenview Drive).
- Continue the stone veneer base for Lot #8 (991 Glenview Drive) along the right side elevation. Staff recommends the stone veneer base continue just beyond the window located within the great room, closest to the garage.
- All landscaped areas shall contain a ground cover, including mulch.
- Each lot shall utilize different landscaping treatment measures to ensure aesthetic variety among the various lots.

The applicant addressed the majority of staff and the ARC comments, which are reflected with the revised plans and are attached as Attachment C. The outstanding items have be included as conditions of approval, which are further highlighted within the staff report.

At that Architectural Review Committee Meeting approximately 10 members of the public were present. There were a number of questions regarding the status and timing of the overall infrastructure improvements within the Crestmoor neighborhood. Staff informed the members of the public that a staff representative would be present at the March 17, 2015 Planning Commission meeting to discuss the status and overall timing of the infrastructure improvements.

Site Layout

All homes are proposed to be detached with side yards ranging from 5'-0" to 18'-0", and rear yards ranging from 13'-0" to 65'-0". The front yards range in size from 10'-6" – 15'-0" (measured to the front porch). Within the front yard, all plan types incorporate front porches, ranging from 7'-0" deep to 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage. Additionally, all but two of the ten lots will incorporate a California Room in the rear yard area. A California Room is a covered porch that provides additional useable outdoor space. Each California Room would incorporate an outdoor fireplace.

Landscaping

All ten lots would be fully landscaped throughout the front and rear yard area. A variety of landscaping materials, inclusive of drought tolerant and native vegetation, are proposed ranging from flowering trees, small evergreen trees, a variety of different shrubs, grass like plants, vines, and ground cover. Staff has included a condition of approval #18, which requires each lot to utilize different landscaping treatment measures to ensure aesthetic variety amongst the various lots. Additionally, staff has included a condition of approval #17 which requires the landscaping plans to print in a legible fashion.

Retaining Walls & Perimeter Fencing

All ten lots would incorporate retaining walls throughout each site due to the existing topography. Eight of the ten lots would contain retaining walls that are within the front yard area, or side yard area, which would be visible from the public right-of-way. For those walls visible from the public right-of-way, the applicant is proposing to incorporate a stucco veneer finish on the exterior of the proposed concrete masonry unit (cmu) block wall. Additionally, each retaining wall visible from the public right-of-way will incorporate a decorative concrete cap element. Staff finds that the stucco veneer with a concrete cap element would complement the design of the proposed homes by incorporating similar finishing materials. CMU block walls are proposed in all other instances where the retaining walls are located behind the proposed perimeter fencing, which would not be visible from the public right-of-way.

Both staff and the Architectural Review Committee did recommend that the applicant explore the possibility of incorporating stairs within the proposed retaining wall system to provide access to the rear yard for Lot #7. Regarding this matter, staff included condition of approval #19, which requires any future property owner to install a stairway system to the rear yard area if an active use within the rear yard area is proposed.

A 6'-0" fence is proposed along all side and rear lot lines for all ten lots. Staff included condition of approval #16 requiring the following note within the fencing plans to be removed: "To be installed on all lot lines facing street or driveway." This condition of approval was included to clarify that the proposed fencing would not be installed on the front property line.

Compliance with Residential Design Guidelines:

- Neighborhood Compatibility – The homes in the immediate neighborhood are a mix of one and two story with stucco and wood siding exterior finishes. The applicant has proposed homes with similar scale, and is proposing to include exterior materials ranging from stucco, horizontal cement board siding, and cement board and batten siding. All homes would incorporate asphalt shingle roofing, which is commonly found throughout the neighborhood.
- Architectural Style – The proposed home design represent traditional architectural style commonly found in San Bruno and is compatible with the neighborhood in terms of overall massing. The ten replacement homes would meet all development standards of the underlying zoning district, including, floor area, lot coverage, height, and setback requirements.
- Second Story Treatment – The applicant has incorporated second story setbacks from the first story below for all ten lots. This is a common façade articulation technique, which is outlined within the Residential Design Guidelines. Staff finds the second story setbacks help to reduce overall massing.
- Entries – All ten replacement homes contain front porches ranging from 7'-0" deep to 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage.
- Colors – A wide variety of color are proposed for all ten lots. A total of six different color schemes are proposed. No color scheme would be used more than two times.
- Doors & Windows – Consistent door and window types are proposed for all ten lots. A high density composite trim would be used against all stucco exterior finishes, and a cement board trim would be utilized against all horizontal cement board and cement board and batten finishes. The high density composite trim would consist of a smooth finish thereby matching the cement board trim in terms of appearance. Both staff and the Architectural Review Committee reviewed and were in favor of the proposed window and door trim elements.
- Open Space and Landscaping – There is considerable open space throughout all ten lots. As noted above, all ten replacement homes incorporate front porches ranging from 7'-0" deep to 12'-0" deep. All ten lots would be fully landscaped within the front and rear yard areas. A variety of landscaping materials, inclusive of drought tolerant and native vegetation, are proposed ranging from flowering trees, small evergreen trees, a variety of different shrubs, grass like plants, vines, and ground cover. Eight of the ten lots would include a California Room in the rear yard. The California Room would be attached to each single-family home and would provide additional outdoor space to entertain guests.

Findings:

*Pursuant the to the City's Municipal Code, the Commission shall grant the Architectural Review Permit if it makes the following findings. Required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.*

- 1. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)**

Proposed building heights range from 25.06 feet to 27.70 feet, which is less than the 28'-0' height limit. Additionally, all ten homes will incorporate second story setbacks from the first story below,

which is a common façade articulation technique outlined within the Residential Design Guidelines. Therefore, the proposed single-family replacement homes should not unreasonably restrict or interfere with light and air on the adjacent properties.

The overall design and scale of the ten single-family replacement homes are consistent with the Crestmoor neighborhood, which consists of one and two story single-family homes. The ten single-family replacement homes meet all development standards of the underlying zoning district.

2. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site. (SBMC 12.108.040.F)

All ten lots were previously developed with single-family homes that were destroyed as a result of the September 2010 Pacific Gas and Electric Company (PG&E) gas line explosion and subsequent fire. Since that time, the lots have been cleared. Some lots contain shrubs and trees, which would be replaced with new landscaping. The ten lots do not contain any creeks and are not located in a scenic corridor. Therefore, the ten single-family replacement homes would not damage or destroy natural features.

3. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood (SBMC 12.108.040.G)

The proposed exterior materials consists of a stucco finish, horizontal cement board siding, and cement board and batten siding. Five of the ten replacement homes would incorporate a stone veneer base. Asphalt shingle roofing is also proposed for all ten replacement homes. The proposed exterior materials are consistent with materials that are commonly found in the surrounding neighborhood. All ten replacement homes are also meeting all development standards of the underlying zoning district. Specifically, all ten replacement homes are meeting the floor area, lot coverage, setback, height, and parking requirements. Staff finds that the general appearance of the ten replacement homes will be in keeping with the character of the neighborhood and will not be detrimental to the City.

4. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)

The San Bruno General Plan designates all ten pre-existing lots as low-density residential. The ten proposed single-family replacement dwellings are consistent with the residential General Plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale". The proposed single-family replacement dwellings will be complementary to other single-family homes in the area. The design of the replacement dwellings reinforces the residential character of the neighborhood.

5. That any proposed single-family or two-family dwelling conform to the basic design principles of the residential design guidelines adopted by resolution by the City Council and as may be revised from time. (SBMC 12.108.040.H)

Staff finds that the ten single-family replacement dwellings conform to the basic design principles of the Residential Design Guidelines. The proposed replacement dwellings would incorporate a combination of exterior building materials ranging from a stucco finish, horizontal cement board siding, and a cement board and batten finish. A stone veneer base would be incorporated on five of ten replacement homes. The proposed exterior materials are consistent with the materials found in surrounding neighborhood. Additionally, the ten replacement homes would incorporate second story setbacks from the first story below, which is a common façade articulation technique.

All ten replacement homes incorporate front porches that range between 7'-0" – 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage. All ten lots will also incorporate

RECOMMENDATION

Staff recommends that the Planning Commission approved Architectural Review Permit 15-001, based on Findings of Fact 1-5 and Conditions of Approval 1-52.

Findings of Fact

1. That the ten proposed replacement homes, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
2. That the ten proposed replacement homes will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.
3. That the general appearance of the proposed buildings, structures, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
4. That the ten proposed replacement homes are consistent with the general plan.
5. That the ten proposed replacement homes conform to the basic design principles of the residential design guidelines adopted by resolution by the City Council and as may be revised from time.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Architectural Review Permit 15-001 shall not be valid for any purpose. Architectural Review 15-001 shall

expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for an Architectural Review Permit to construct ten replacement homes on ten pre-existing lots within the Crestmoor neighborhood shall be built according to plans approved by the Planning Commission on March 17, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. Hours of construction shall be limited to 8:00 am – 6:00 pm, Monday through Friday. All construction related activities, including set up, staging, deliveries, etc. shall not occur before 8:00 am or after 6:00 pm Monday through Friday. The operation of any equipment or performance of any outside construction related to the ten replacement homes shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 8:00 a.m. to 6:00 p.m. Community Development Director approval shall be required to deviate from the approved hours of construction.
5. The applicant shall implement the following dust control measures during construction:
 - a. Water all active construction area twice daily, as needed.
 - b. Water or cover stockpiles of debris, soil, sand.
 - c. Cover all trucks hauling soil, sand, and other loose materials, or required all trucks to maintain at least two feet of freeboard.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Install erosion control measures to prevent silt runoff to public roadways per approved best management practices.
6. The applicant shall inform all construction workers to abide by all traffic regulations when traveling to and from any construction site within the Crestmoor neighborhood. The applicant shall install signage at strategic locations indicating that the speed limit within the Crestmoor neighborhood is 25 mph.
7. All sites shall be inspected and general site clean-up shall be conducted on a daily basis.
8. Prior to Final Inspection for each home, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
9. The ten replacement homes shall be used only as a single-family residential dwelling units. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

10. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.
11. The residence must have the ability to park the required number of vehicles in the designated garage area. The tankless water heaters shall be installed at a sufficient height to ensure mobility and complete access throughout the entire garage.
12. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning, Building, and Public Services staff to ensure compliance with the conditions of approval during the construction process.
13. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.
14. The lot summary data chart shall be modified to accurately represent the heights of all ten single-family replacement homes. Height survey verification shall be required for all homes at the time of framing, prior to roof cover.
15. The stairs providing access to the porch located on Lot #4 shall be located at least 9'-0" from the front property line.
16. At the time of building permit submittal, the following note on the fencing plans shall be removed: "To be installed on all lot lines facing street or driveway." Fencing shall be installed at locations as indicated on approved plans.
17. At the time of building permit submittal, the landscaping plans shall print legibly.
18. At the time of building permit submittal, full landscaping and irrigation plans for each individual lot shall be submitted. Each lot shall utilize different landscaping treatment measures to ensure aesthetic variety among the various lots. The landscaping plans shall specifically identify which landscaping treatment measures will be installed on each individual lot. The landscaping plans shall be consistent with the preliminary landscaping plans approved by the Planning Commission on March 17, 2015. Prior to Final Inspection, the site shall be landscaped according to the approved landscaping plans. Any changes to the approved landscaping plans shall require review and approval from the Community Development Director.
19. In the event the future property owner of Lot #7 (1721 Earl Avenue) proposes an active use within the rear yard beyond the northerly most retaining wall, a stairway system providing access to the rear yard area shall be required. The stairway system shall and associated guardrails shall comply with all applicable California Building Code Standards. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against the property.
20. A Temporary Use Permit shall be required for all off-site construction staging areas.

21. The ten replacement homes shall meet all 2013 Title 24 California Code Standards.
22. The applicant shall pre-wire all ten homes to accommodate future solar.
23. The applicant shall provide 140A 240V receptacle and dedicated branch circuit in each garage for an electric vehicle charging station.
24. The applicant shall prepare and record a formal agreement specifying maintenance responsibilities for all retaining walls that are crossing shared property lines to the satisfaction of the City Attorney. The exact location of the retaining wall crossing a shared property line shall be specified within the formal agreement. The formal agreement shall be recorded against all affected properties prior to building permit issuance, unless extended by the City Attorney, but in any case, the formal agreement must be recorded prior to issuance of the Certificate of Occupancy for any affected property.
25. The applicant shall indemnify, defend, and hold harmless the City, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the City's consideration and/or approval of the applicant's application to construct ten single-family replacement homes.

Public Services

26. The Applicant shall be responsible for the cost of all City reviews and inspections required for all work associated with the improvements.
27. The Applicant shall serve each replacement home with City utilities, including City of San Bruno Cable (CSB) T.V. service. The Applicant shall submit a complete utility plan describing all pertinent features.
28. Prior to the issuance of the initial building permit for any parcel, the Applicant shall pay for all current, on-site service connection fees in accordance with the Development Agreement adopted by the City Council on January 27, 2015.
29. All surface drainage from each parcel shall be sloped away from each building and toward the street frontage at a minimum of two percent (2%) slope, in compliance with the California Building Code (CBC), and to the satisfaction of the City Engineer. At least the five-foot wide strip along the building perimeter shall have a slope of 2% minimum away from all buildings to storm drains and/or the street.
30. Prior to the issuance of grading permit, if required, the applicant shall provide the Community Development Department with a plan indicating the amount of soil to be removed, disposal sites, the number of truck trips required and the proposed haul routes.
31. Grading plans with appropriate erosion control measures shall be required for the individual lots. Grading plans shall show all adjacent properties sufficiently to assure that the proposed grading for each parcel does not negatively impact adjacent lands and shall incorporate drainage features necessary to assure continued drainage without erosion from adjacent properties.

32. Area drain grates in landscaped or dirt areas shall be cast iron, and shall be a minimum of 0.75 square feet in area.
33. The applicant shall submit a geotechnical/soils investigation report for each property at the time of building permit submittal. The geotechnical/soils investigation report shall provide data to evaluate the geotechnical conditions of the site and provide seismic, landslide and mudslide evaluation, and recommendations for appropriate soil engineering to reduce seismic hazards.
34. All construction and grading shall be performed in compliance with the 2013 California Building Code (CBC). All geotechnical recommendations and requirements of the CBC shall be incorporated into the individual lot design and become part of the grading and construction specifications. The Geotechnical Engineer who prepared the geotechnical report shall review all construction plans prior to submittal of plans to the City and conduct any inspections, testing and other actions during construction that are called for in the geotechnical report, provided the inspector is a qualified special inspector in accordance with CBC Chapter 17 Section 1704.
35. Engineered retaining walls over 3 feet in height shall be constructed of approved durable material, to the satisfaction of the City Engineer, Community Development Director, and Building Official. The top of all retaining walls shall be designed to ensure proper drainage and maintenance.
36. The applicant shall obtain a haul route permit prior to issuance of the first building permit.
37. The City is planning to replace curb, gutter, sidewalk, and construction of new roadway on frontage adjacent to homes within the Crestmoor neighborhood. This work in most likelihood would not be complete until after the completion of the ten single family replacement homes. In the event the applicant damages the existing curb, gutter, sidewalk, driveway approaches, or the existing roadway, the applicant shall reconstruct in a temporary manner to the satisfaction of the City Engineer.
38. Sewer laterals shall be a minimum of 4 inches in inside diameter.
39. Construction plans must be prepared in accordance with the 2013 California Building Code. Construction plans shall be submitted on 24" x 36" standard plan sheet. Scale shall be sufficiently large for clarity and review.
40. The Applicant shall provide, as part of its construction plan submittal, detailed structural calculations and design details for retaining walls, which may be constructed as part of the individual lot. Walls shall incorporate drainage features recommended in the geotechnical report to ensure proper drainage. The structural and drainage design shall be to the satisfaction of the Building Official.
41. The Construction Plans shall include and meet all the necessary requirements of the City of San Bruno, and best management practices for erosion control and shall be approved by the City Engineer.
42. The Construction Plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved

areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements.
S.B.M.C. 12.16.020.

43. Show on the plot plans flow line diagrams for cold water lines, electrical lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the 2013 California Building Code.
44. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older clean-outs not meeting current City standards shall be replaced.
45. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on adjacent lot frontage per SBMC 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks Division for any new street tree.
46. Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted.
47. Obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.
48. Show on plans how storm water shall be collected from downspouts and other on-site drainage and drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary.
49. Should the construction of each individual replacement home create and/or replace 2,500 square feet or more of impervious surface, each individual lot must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i Checklist must also be completed and submitted for review.

Fire Department

50. The applicant shall install a new 1-1/2 inch water meter for each lot per City Standard Detail W-05.
51. A NFPA 13D fire sprinkler system shall be required for each replacement home. The coverage shall include standard 13D fire sprinkler requirements, plus coverage to the garages and a single pilot head to each attic. Exterior-rated horn strobes to be located towards front of buildings. The systems are to be installed under separate Fire Sprinkler Permits for each residence. The Fire Sprinkler Permits shall be issued prior to issuance of Building Permits.

52. The building permit submittals shall indicate that address numbers will be at least four inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

Date of Preparation: March 13, 2015
Prepared by: Matt Neuebaumer, Associate Planner



Location Map – 10 Lots

Exhibit A: Site Location



Lot #1 and Lot #2 – 1110 and 1100 Glenview Drive



Lot #3 – 1115 Fairmont Drive

Exhibit B - Photographs



Lot #4 – 1655 Claremont Drive



Lot #5 – 1641 Claremont Drive

Exhibit B - Photographs



Lot #6 – 2735 Concord Way



Lot #7 – 1721 Earl Avenue

Exhibit B - Photographs

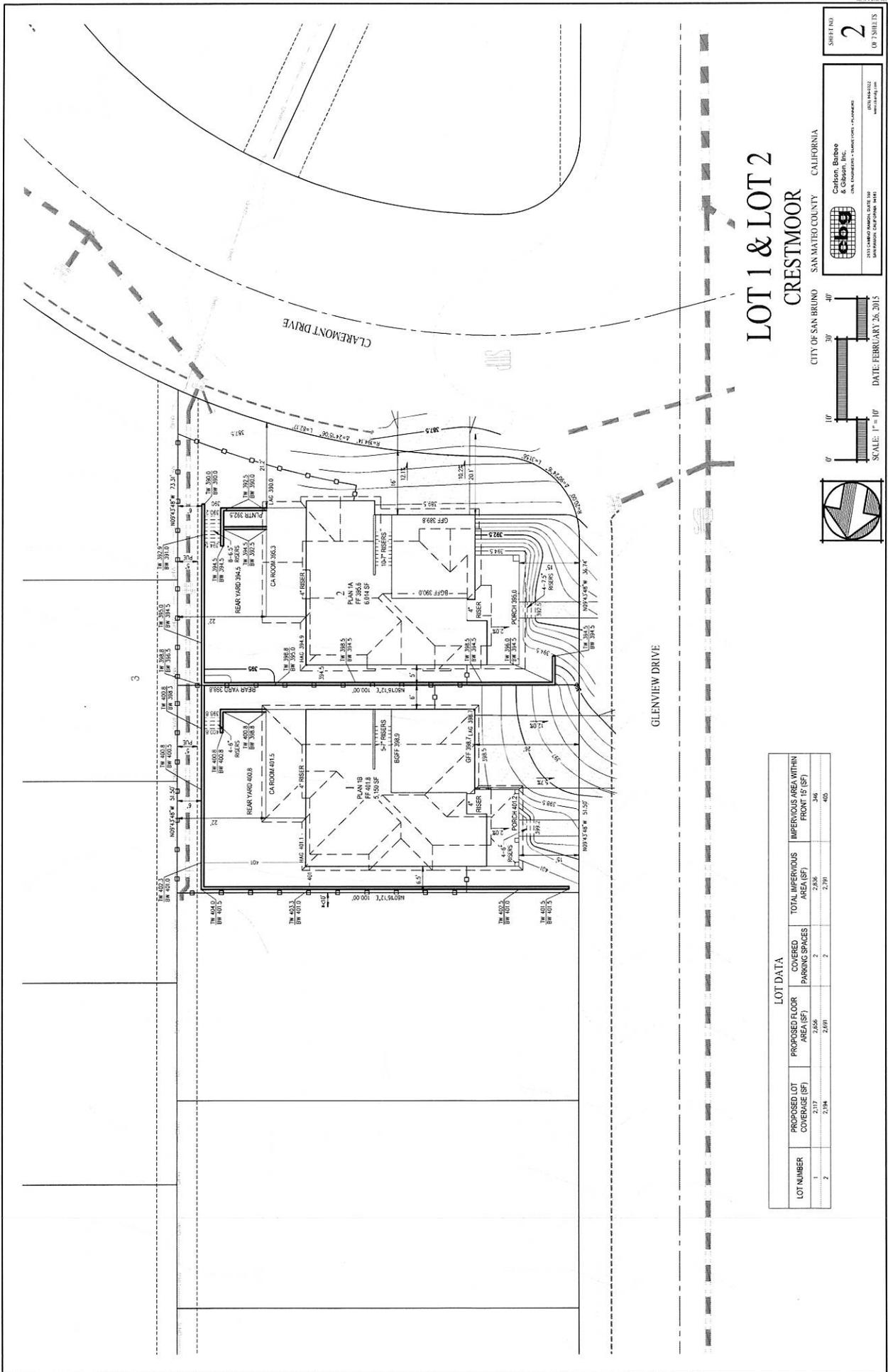


Lot #8 and Lot #9 – 981 and 991 Glenview Drive



Lot #10 – 951 Glenview Drive

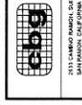
Exhibit B - Photographs



LOT 1 & LOT 2

CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA



Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS - SAN FRANCISCO, CALIFORNIA
 2015 CALIFORNIA REGISTERED PROFESSIONAL ENGINEER NO. 49822
 2015 CALIFORNIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT NO. 14422

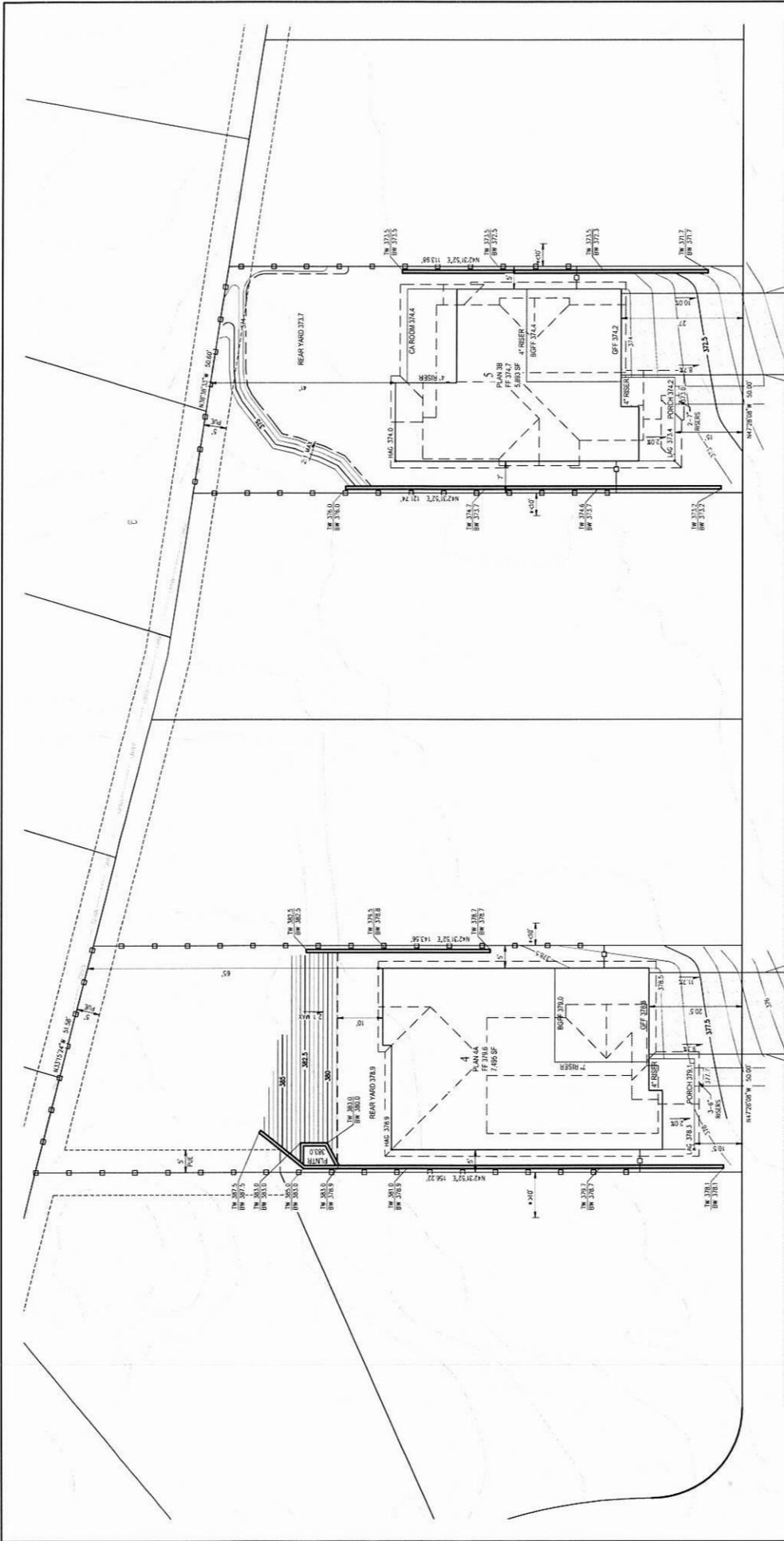
SHEET NO. **2**
 OF 3 SHEETS



SCALE: 1" = 10'
 DATE: FEBRUARY 26, 2015

LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR COVERED AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 10' (SF)
1	2,117	2,668	2	2,806	346
2	2,194	2,691	2	2,791	405



CLAREMONT DRIVE

LOT 4 & LOT 5

CRESTMOR

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA



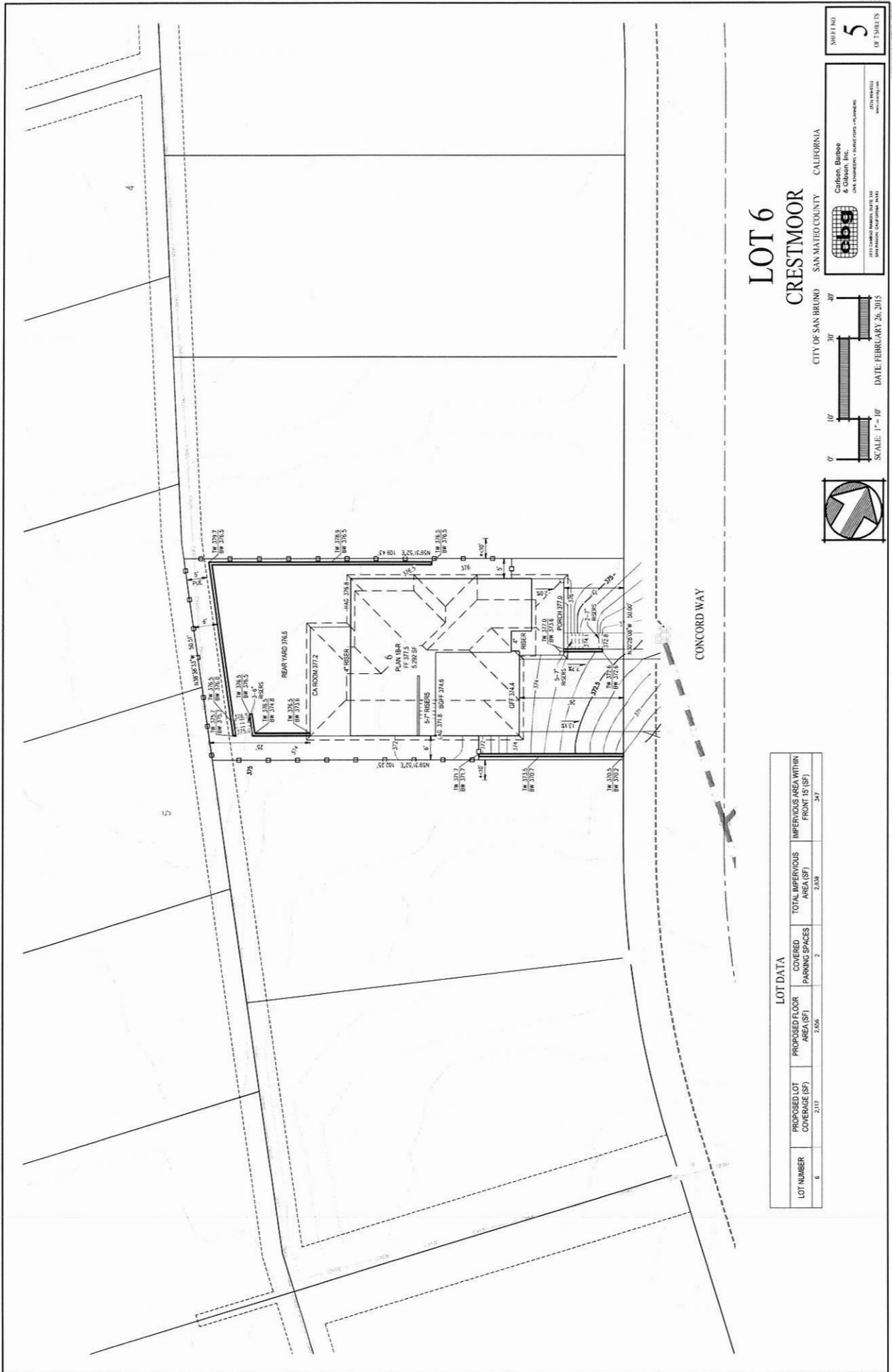
SHEET NO. **4**
OF 5 SHEETS



LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
4	2,752	3,136	2	3,324	431
5	2,070	2,927	7	2,857	358

DATE: FEBRUARY 26, 2015

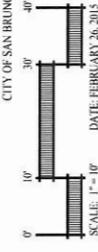


LOT 6 CRESTMOOR

SAN MATEO COUNTY CALIFORNIA



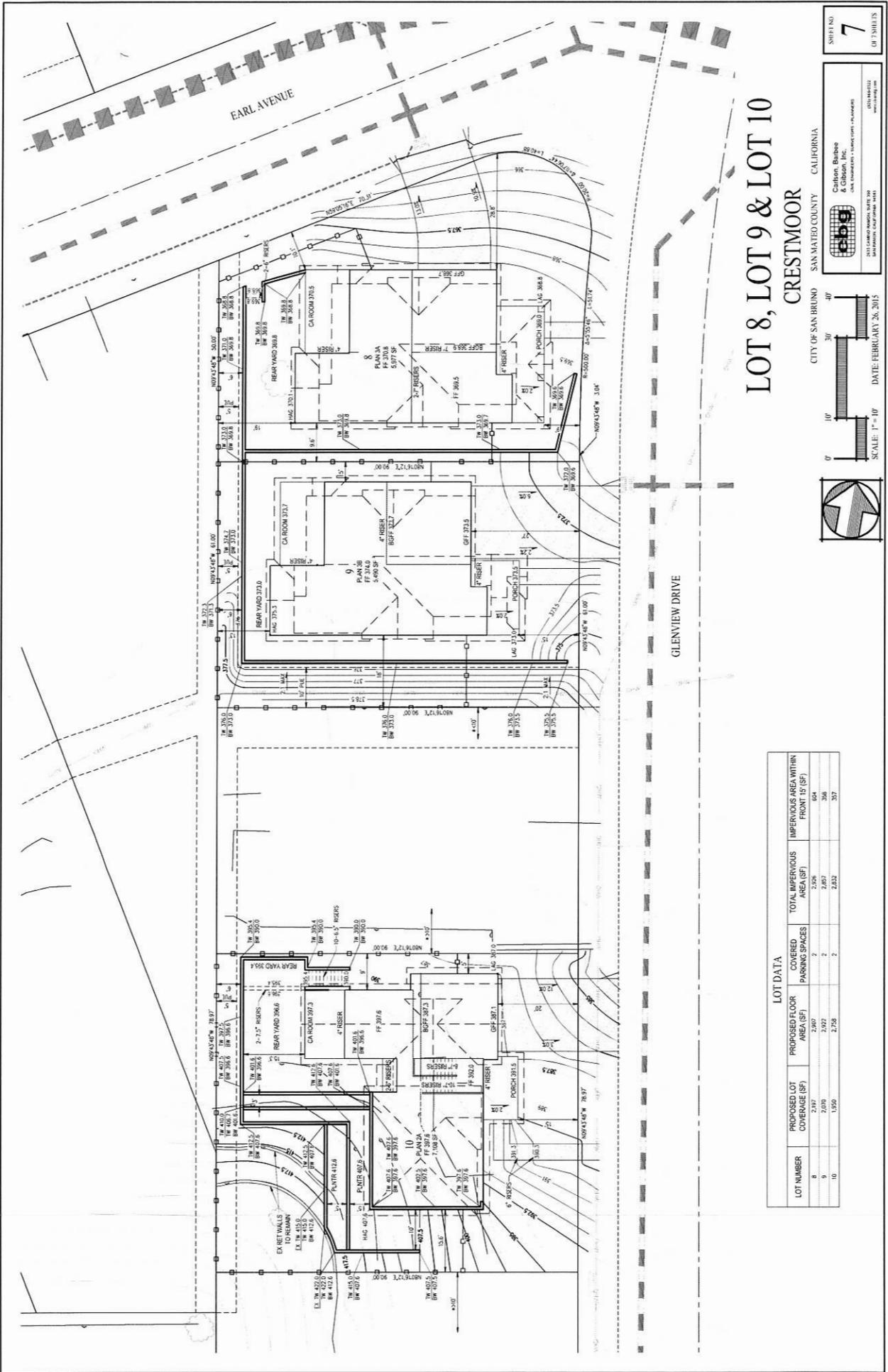
SHEET NO
5
OF 7 SHEETS



CITY OF SAN BRUNO
DATE: FEBRUARY 26, 2015
SCALE: 1" = 10'

LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
6	2,117	2,656	2	2,658	347



LOT 8, LOT 9 & LOT 10

CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

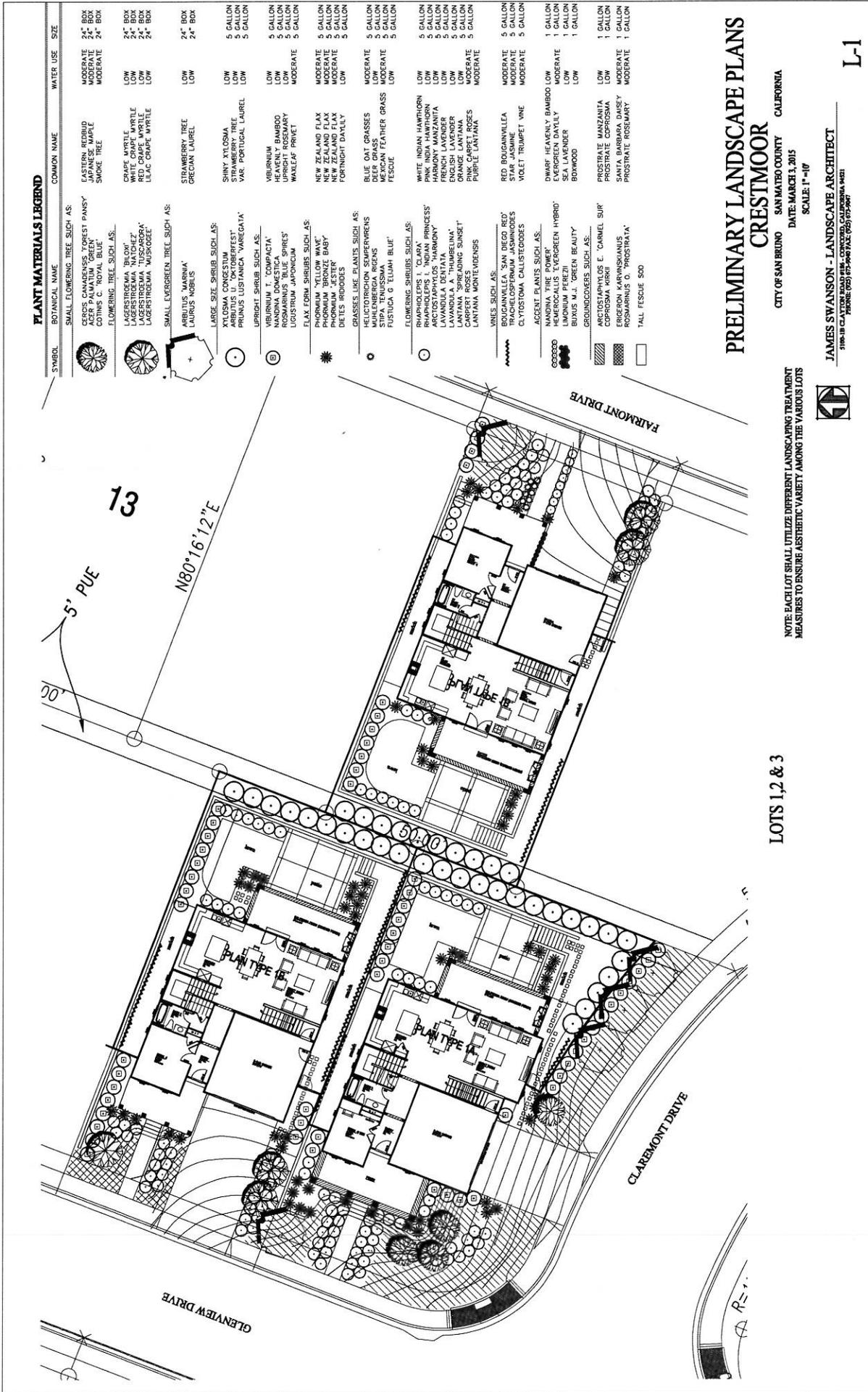


DATE: FEBRUARY 26, 2015

SHEET NO. 7 OF 7 SHEETS

LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
8	2,197	2	2,526	604
9	2,030	2	2,657	306
10	1,590	2	2,832	307



PLANT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
(Small tree symbol)	SMALL FLOWERING TREE SUCH AS: CECIS CANADENSIS, FOREST PANSY, ACER PALMATUM, GREEN COYING C, NOTAL BLUE	EASTERN REDBUD JAPANESE MAPLE SMOKE TREE	MODERATE MODERATE MODERATE	24" BOX 24" BOX 24" BOX
(Flowering tree symbol)	FLOWERING TREE SUCH AS: LAGERSTROEMIA 'BLOW', LAGERSTROEMIA 'TUSCARORA', LAGERSTROEMIA 'MUSKOGEE'	GRAPE WIRTLE MIRINDA RED GRAPE WIRTLE LILAC GRAPE WIRTLE	LOW LOW LOW LOW	24" BOX 24" BOX 24" BOX 24" BOX
(Small evergreen tree symbol)	SMALL EVERGREEN TREE SUCH AS: ARBITRUS 'MARINA', LAURUS NOBILIS	STRAWBERRY TREE GREEN LAUREL	LOW LOW	24" BOX 24" BOX
(Large shrub symbol)	LARGE SIZE SHRUB SUCH AS: XYLOSMA CONGESTUM, ARBITRUS U 'OKTOBERFEST', PRUNUS LUSTANICA 'VAREGATA', UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA', MANDARINA DOMESTICA 'SWEET', LIGUSTRUM JAPONICUM	SHINY XI OSMIA STRAWBERRY TREE VAR. PORTUGAL LAUREL VIBURNUM HEAVENLY BAMBOO WINEY ROSEMARY WALLEY PINEY	LOW LOW LOW LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Flax form shrub symbol)	FLAX FORM SHRUBS SUCH AS: PHORUM 'YELLOW WAVE', PHORUM 'BRONZE BABY', PHORUM 'JESTER', DIELES RHODODES	NEW ZEALAND FLAX NEW ZEALAND FLAX NEW ZEALAND FLAX FORNIGHT DAFFLY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Grasses symbol)	GRASSES LIKE PLANTS SUCH AS: HELIOTROPION 'EMPERWRENS', STIPA TENISSIMA, FUSTUCA G 'ELIJAH BLUE'	BLUE OAT GRASSES HELIOTROPION MEXICAN FEATHER GRASS FESCUE	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Flowering shrubs symbol)	FLOWERING SHRUBS SUCH AS: RHAPHIOPIS I. 'CLARA', RHAPHIOPIS I. 'INDIAN PRINCESS', RHAPHIOPIS I. 'MADAM MOYNET', FRENCH LAVENDER, LAVANDULA A. 'HUMBELINA', LANTANA 'SPREADING SUNSET', LANTANA MONTENSIS	WHITE INDIAN HAWTHORN PINK INDIAN HAWTHORN MADAM MOYNET FRENCH LAVENDER ENGLISH LAVENDER ORANGE LANTANA PURPLE LANTANA	LOW LOW LOW LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Vines symbol)	VINES SUCH AS: 'TINA', 'TIGER', TRACHILOSTRUM JASMINODES, CLYSTOMA CALLISTEODES	RED BRIGANDINELLA STAR JASMINE VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
(Accent plants symbol)	ACCENT PLANTS SUCH AS: MADONIA 'TREE POWER', HEMEROCALLIS 'EVERGREEN HYBRID', LIMONUM PEREJII, BUNIAS M.J. 'GREEN BEAUTY'	DWARF HEAVELY BAMBOO EVERGREEN DAYLILY SEA LAVENDER BOXWOOD	LOW MODERATE LOW LOW	1 GALLON 1 GALLON 1 GALLON 1 GALLON
(Groundcovers symbol)	GROUNDCOVERS SUCH AS: ARCTOSTAPHYLOS E. 'CARMEL SUIT', COPROSMA KIRRI, LANTANA MONTENSIS, POSMANNIUS O. 'PROSTRATA', TALL FESCUE 500	PROSTRATE MANZANITA PROSTRATE COPROSMA HEAVELY BAMBOO PROSTRATE ROSEMARY	LOW LOW MODERATE MODERATE	1 GALLON 1 GALLON 1 GALLON 1 GALLON

**PRELIMINARY LANDSCAPE PLANS
CRESTMOR**

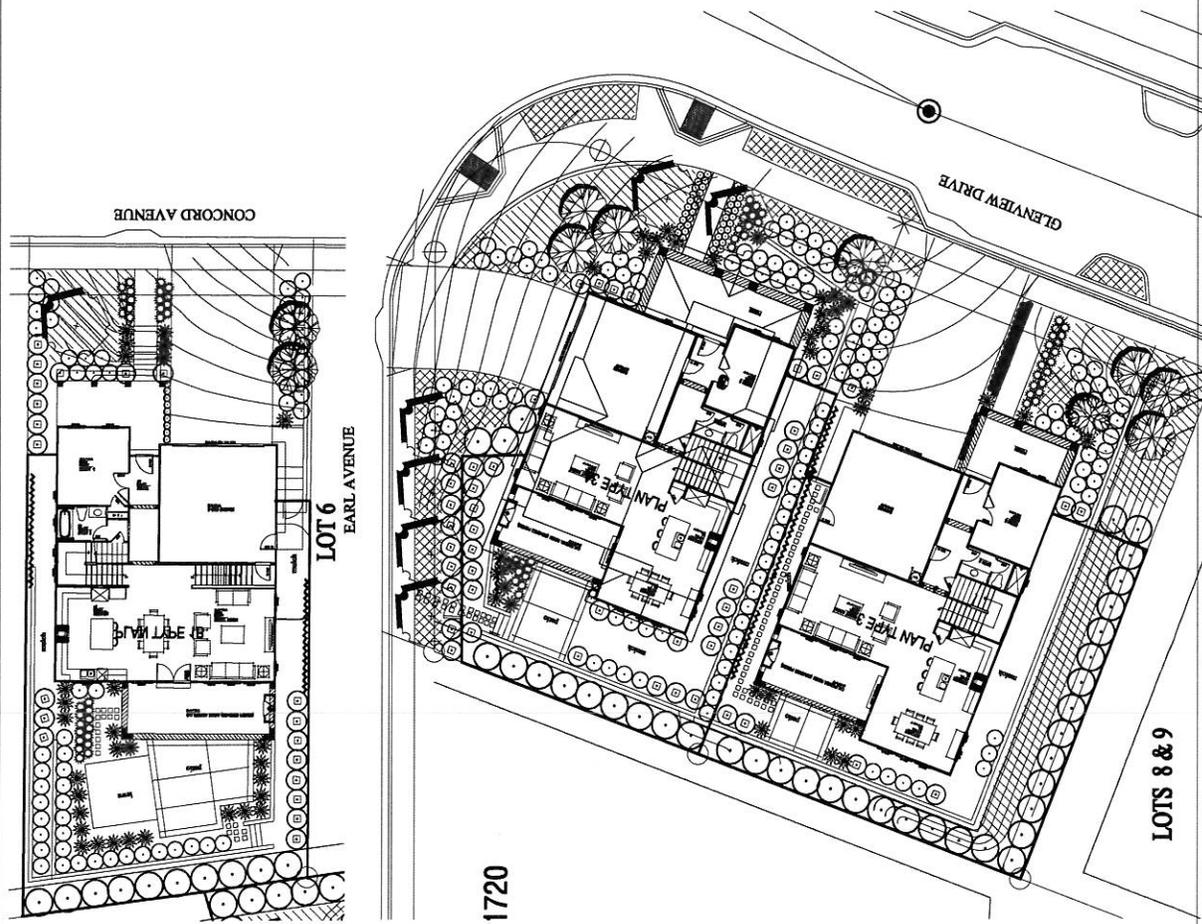
CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
DATE: MARCH 1, 2015
SCALE: 1" = 10'

JAMES SWANSON - LANDSCAPE ARCHITECT
3196 18TH CLAYTON ROAD PER. CONTRA COSTA COUNTY, CALIFORNIA 94521
PHONE: (925) 937-9949 FAX: (925) 937-9947

L-1

NOTE: EACH LOT SHALL UTILIZE DIFFERENT LANDSCAPING TREATMENT MEASURES TO ENSURE AESTHETIC VARIETY AMONG THE VARIOUS LOTS

LOTS 1, 2 & 3



PLANT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
	SMALL FLOWERING TREE SUCH AS: CERCIS CANADENSIS, FOREST PANSY, COTINUS C. 'ROYAL BLUE'	EASTERN REDBUD SMOKY ALDER SMOKE TREE	MODERATE MODERATE MODERATE	24" BOX 24" BOX 24" BOX
	FLOWERING TREE SUCH AS: LAFAYETTEA 'EL BOY', LAGERSIREMIA 'NA TOLET', LAGERSIREMIA 'TUSCANDRA', LAGERSIREMIA 'MUSGOEE'	OSPEY WIRTLE WHITE CRAPPE WIRTLE RED CRAPPE WIRTLE LILAC CRAPPE WIRTLE	LOW LOW LOW LOW	24" BOX 24" BOX 24" BOX 24" BOX
	SMALL EVERGREEN TREE SUCH AS: ARBITUS 'MARIANA', JAPANESE NORFIS	STRAWBERRY TREE BRECCAN LAUREL	LOW LOW	24" BOX 24" BOX
	LARGE SIZE SHRUB SUCH AS: XYLOSMA CONGESTUM ARBITUS U. 'OKTOBERFEST', PRUNUS LUSITANICA 'VAREGATA'	SHINY XYLOSMA STRAWBERRY TREE VAR. PORTUGAL LAUREL	LOW LOW LOW	5 GALLON 5 GALLON 5 GALLON
	UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA', VIBURNUM T. 'NANUM', RICHMONDIA 'SUNSHINE', LIGUSTRUM 'JAPONICUM'	VIBURNUM HEAVENLY BAMBOO WAXY WAXY WAXY WAXY WAXY WAXY	LOW LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLAX FORM SHRUBS SUCH AS: PHORMIUM 'YELLOW WAVE', PHORMIUM 'BRONZE BABY', PHORMIUM 'SUNSET', DIETES BROADLEAF	NEW ZEALAND FLAX NEW ZEALAND FLAX NEW ZEALAND FLAX FOURNIGHT DAILEY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	GRASSES LIKE PLANTS SUCH AS: HELIOTROPION 'SUNSPRENS', MULLENBERGIA RIENS, STIPA TENISSISSIMA, FUSTICIA G. 'ELMOH BLUE'	BLUE OAT GRASSES DEER GRASS MEXICAN FEATHER GRASS FESCUE	MODERATE LOW MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLOWERING SHRUBS SUCH AS: RHAPHOLEPIS L. 'CLARA', RHAPHOLEPIS 'INDIAN PRINCESS', RHAPHOLEPIS 'SUNSHINE', LAVANDULA DENTATA, LAVANDULA A. 'THUMBELINA', MORNING GLORY 'SUNSET', CARRERT ROSES, LANTANA MONTEVIDENSIS	WHITE INDIAN HAWTHORN PINK INDIAN HAWTHORN FRENCH LAVENDER FRENCH LAVENDER ENGLISH LAVENDER MORNING GLORY PURPLE ROSES PURPLE LANTANA	LOW LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	VINES SUCH AS: BOULGANVILLEA, TRACHELOSPERMUM 'JASMINODES', CLYSTOSTOMA CALLISTEGODES	RED BOULGANVILLEA STAR JASMINE VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
	ACCENT PLANTS SUCH AS: NANDINA 'FIRE POWER', HEMEROCALLIS 'EVERGREEN HYBRID', LONICERA 'PEREZH BEAUTY', BRASSIA 'J.P. GREEN BEAUTY', GERANIUM 'SUNSHINE', GERANIUM 'SUNSHINE', GERANIUM 'SUNSHINE', ERIGONIA 'KARAVANSKHANIS', ROSMARINUS O. 'PROSTRATA', TALL FESCUE 500	DWARF HEAVENLY BAMBOO EVERGREEN DAILEY SEA LAVENDER BAMBOO PROSTRATE MARIANA PROSTRATE COPROSMIA SANTA BARBARA DAISY PROSTRATE ROSEMARY	MODERATE MODERATE LOW LOW LOW LOW LOW MODERATE MODERATE MODERATE	1 GALLON 1 GALLON 1 GALLON 1 GALLON 1 GALLON 1 GALLON 1 GALLON 1 GALLON 1 GALLON 1 GALLON

**PRELIMINARY LANDSCAPE PLANS
CRESTMOR**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
DATE: MARCH 3, 2015
SCALE: 1" = 10'

JAMES SWANSON - LANDSCAPE ARCHITECT
5100 18 CLAYTON ROAD BLDG. 1000, CRESTMOR, CALIFORNIA 94021
PHONE: (925) 935-9600 FAX: (925) 935-9607

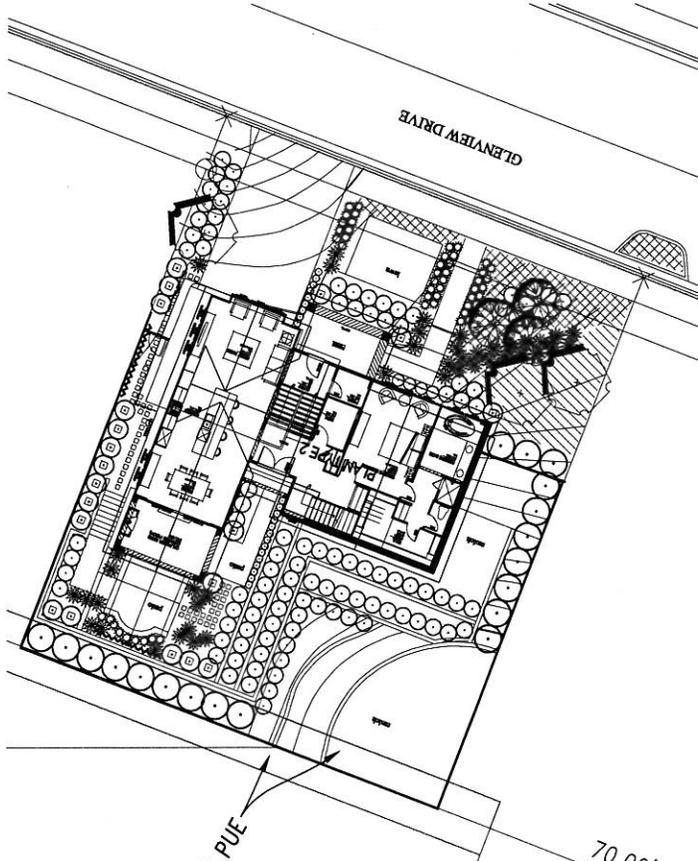


L-3

NOTE: EACH LOT SHALL UTILIZE DIFFERENT LANDSCAPING TREATMENT MEASURES TO ENSURE AESTHETIC VARIETY AMONG THE VARIOUS LOTS

PLANT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
	SMALL FLOWERING TREE SUCH AS: CERIS CANADENSIS 'TOREST PANIS' MORUS NIPONICA COTINUS C. 'ROYAL BLU'	EASTERN REDBUD SMOKY ALDER SMOKE TREE	MODERATE MODERATE MODERATE	24" BOX 24" BOX 24" BOX
	FLOWERING TREE SUCH AS: LAGERSTROEMIA 'ELMO' LAGERSTROEMIA 'NICOZE' LAGERSTROEMIA 'TUSCARGRA' LAGERSTROEMIA 'MUSKOGEE'	CRAPPE MYRTLE WHITE CRAPPE MYRTLE RED CRAPPE MYRTLE LLAC CRAPPE MYRTLE	LOW LOW LOW LOW	24" BOX 24" BOX 24" BOX 24" BOX
	SMALL EVERGREEN TREE SUCH AS: ARAUCARIA 'MIRNINA' LAURUS 'NOBILIS'	STRAWBERRY TREE GRECANI LAUREL	LOW LOW	24" BOX 24" BOX
	LARGE SIZE SHRUB SUCH AS: XYLOSMA CONGESTUM ARRUTUS L. 'OKTOBERFEST' PRUNUS LUSTANICA 'VAREGATA'	SHINY XYLOSMA STRAWBERRY TREE VAR. PORTUGAL LAUREL	LOW LOW LOW	5 GALLON 5 GALLON 5 GALLON
	UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA' VIBURNUM DOMESTICUM 'SPINES' ROSA 'SWEET PEONY' LOGANSTRUM 'JAPONICUM'	VIBURNUM VIBURNUM ROSE WAKEAF PRUNE	LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLAX FORM SHRUBS SUCH AS: PHORNIUM 'YELLOW WAVE' PHORNIUM 'BRONZE BARY' PHORNIUM 'SUNSHINE' DIETES BRIDGES	NEW ZEALAND FLAX NEW ZEALAND FLAX NEW ZEALAND FLAX FORNIGHT BUTILY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	GRASSES LIKE PLANTS SUCH AS: HELIOPSIS MUHLBERGIA RIENS STIPA TENISSIMA FUSTUCA G. 'ELMOH BLUE'	BLUE OAT GRASSES DEER GRASS MEXICAN FEATHER GRASS FESCUE	MODERATE LOW MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLOWERING SHRUBS SUCH AS: RHAPHOLEPS L. 'CLARA' RHODODENDRUM 'INDIAN PRINCESS' RHODODENDRUM 'MADONNA' LAVANDULA DENTATA LAVANDULA A. 'THUMBELINA' CARRER ROSES LANTANA MONTEVIDENSIS	WHITE INDIAN HAWTHORN PINK INDIAN HAWTHORN RHODODENDRUM FRENCH LAVENDER ENGLISH LAVENDER GRANGE LANTANA NEW ZEALAND FLAX PURPLE LANTANA	LOW LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	VINES SUCH AS: BOUGAINVILLEA 'SAN DIEGO RED' TRACHELOSPERMUM JASMINODES CLYTOSTOMA CALLISTEGODES	RED BOUGAINVILLEA STAR JASMINE VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
	ACCENT PLANTS SUCH AS: NANNIYA 'TIRE POWER' HEMEROCALLIS 'EVERGREEN HYBRID' IMONDIUM FERZLI BRASSICA 'GREEN BEAUTY'	DWARF HEAVENLY BAMBOO EVERGREEN DAYLILY SEA LAVENDER BAMBOO	MODERATE MODERATE LOW LOW	1 GALLON 1 GALLON 1 GALLON 1 GALLON
	GROUNDCOVERS SUCH AS: CORONILLA 'HILLOS E. 'CARMEL SUK' ERIGERON KARWINSKANUS ROSMARINUS O. 'PROSTRATA'	PROSTRATE CORONILLA PROSTRATE CORONILLA SANTA BARBARA DAISY PROSTRATE ROSEMARY	LOW LOW MODERATE MODERATE	1 GALLON 1 GALLON 1 GALLON 1 GALLON
	TALL FESCUE 500			



**PRELIMINARY LANDSCAPE PLANS
CRESTMOOR**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
DATE: MARCH 3, 2015
SCALE: 1" = 10'

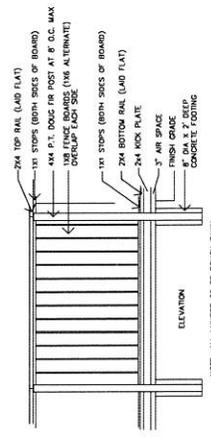
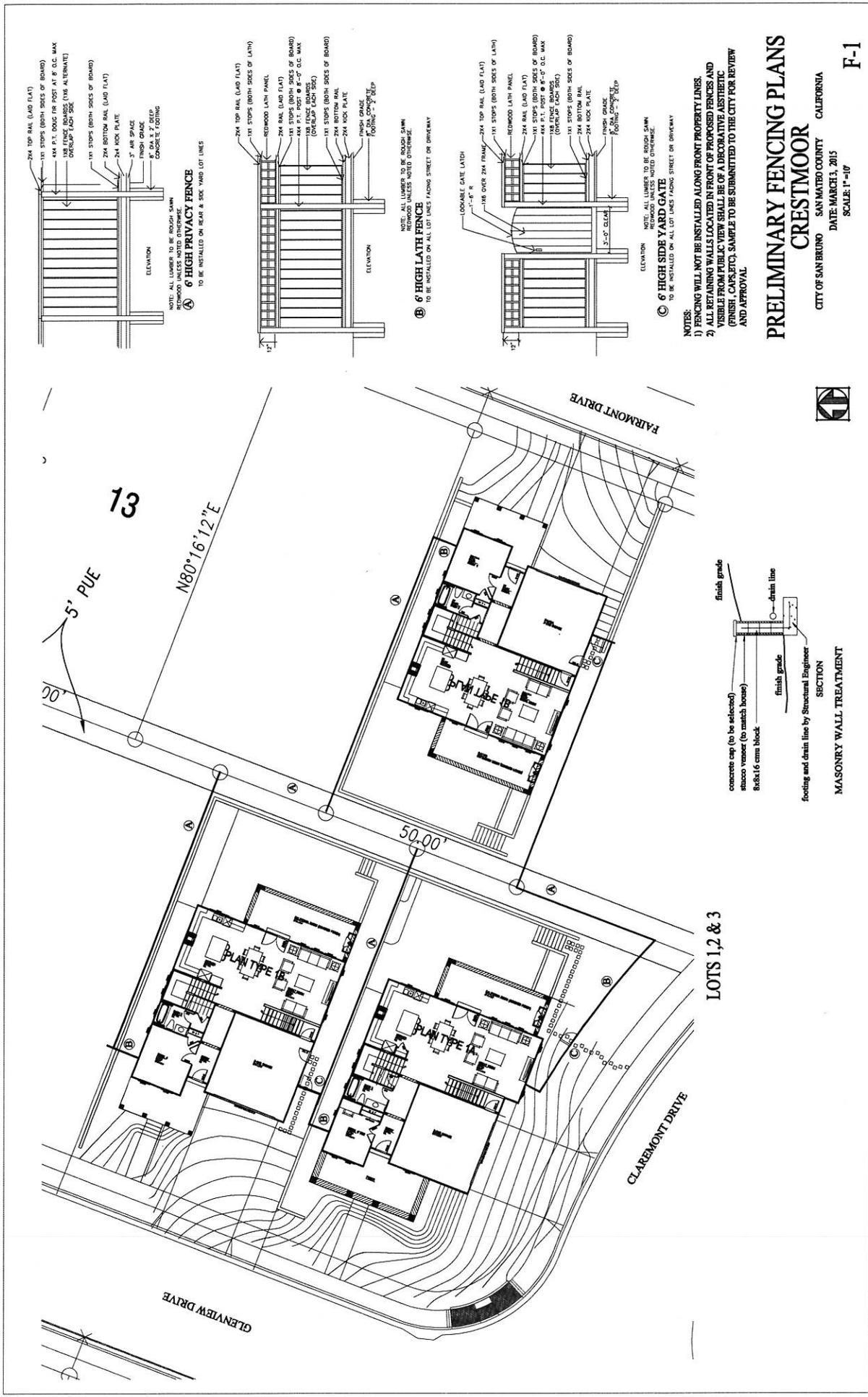
JAMES SWANSON - LANDSCAPE ARCHITECT
5100-18 CLAYTON ROAD #100 - CONCORD, CALIFORNIA 94521
PHONE: (925) 435-9666 FAX: (925) 471-5867



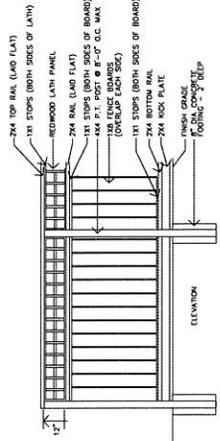
L-4

NOTE: EACH LOT SHALL UTILIZE DIFFERENT LANDSCAPING TREATMENT MEASURES TO ENSURE AESTHETIC VARIETY AMONG THE VARIOUS LOTS

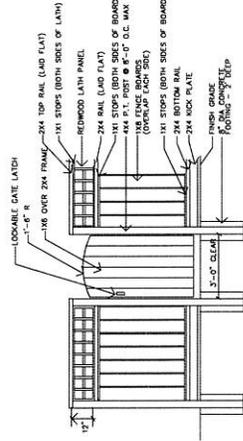
LOT 10



6' HIGH PRIVACY FENCE
 TO BE INSTALLED ON REAR & SIDE YARD LOT LINES



6' HIGH LATH FENCE
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



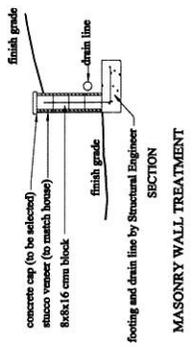
6' HIGH SIDE YARD GATE
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY

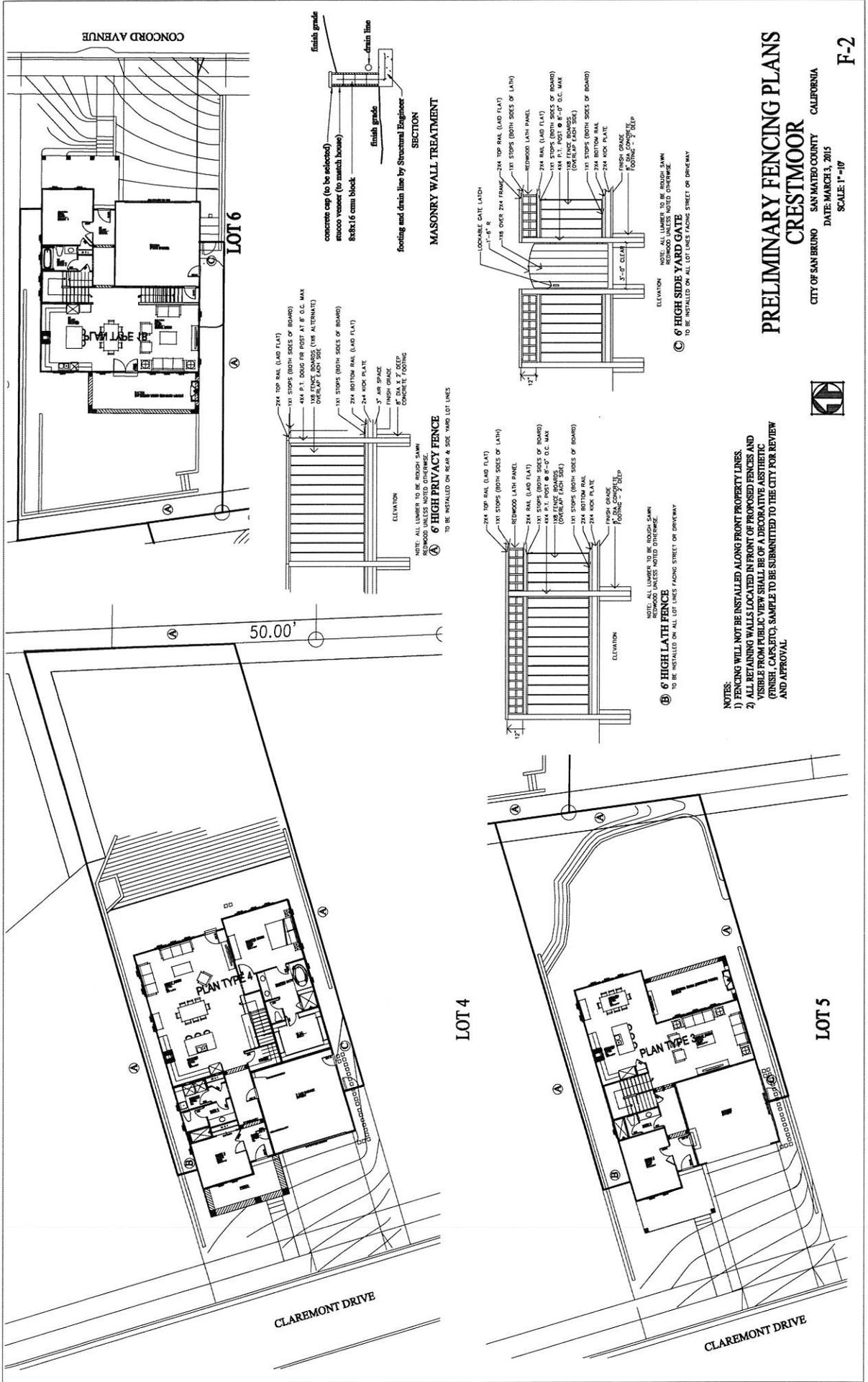
NOTES:
 1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES
 2) ALL FENCING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEWS SHALL BE OF A DECORATIVE AESTHETIC (FINISH CAPS, ETC). SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

PRELIMINARY FENCING PLANS
CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
 DATE: MARCH 13, 2015
 SCALE: 1"=10'

F-1





CONCORD AVENUE

LOT 6

50.00'

CLAREMONT DRIVE

CLAREMONT DRIVE

finish grade
drain line
finish grade
concrete cap (to be selected)
rewood vanner (to match house)
8x8x16 cm block

footing and drain line by Structural Engineer
SECTION

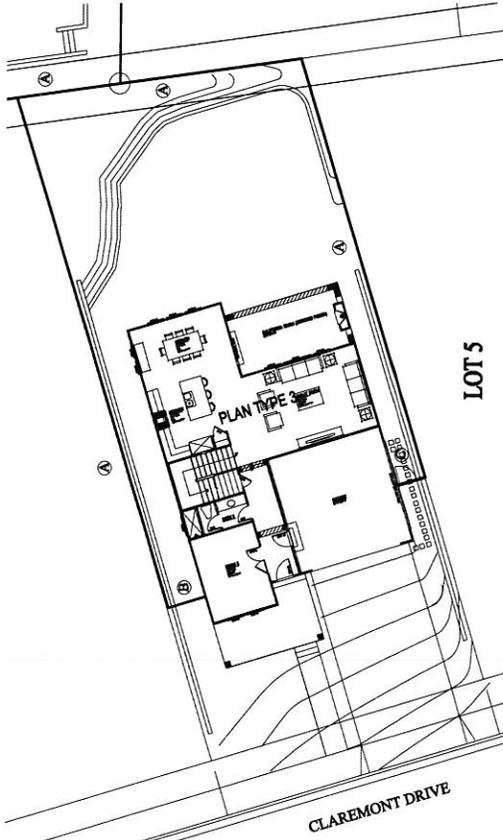
MASONRY WALL TREATMENT

2x4 TOP RAIL (LAD FLAT)
1x1 STOPS (BOTH SIDES OF BOARD)
4x4 P.T. DOUG FIR POST AT 8'-0" O.C. MAX
1x8 FENCE BOARDS (9W ALTERNATE)
OVERLAP EACH SIDE
1x1 STOPS (BOTH SIDES OF BOARD)
2x4 BOTTOM RAIL (LAD FLAT)
2x4 KICK PLATE
3" AIR SPACE
FINISH GRADE
FOOTING & FOOTING

ELEVATION

NOTE: ALL LUMBER TO BE REDWOOD UNLESS NOTED OTHERWISE.
A 6' HIGH PRIVACY FENCE
TO BE INSTALLED ON REAR & SIDE YARD LOT LINES

LOT 4



LOOKABLE GATE LATH
1'-8" x 8"
1x8 OVER 2x4 FRAMING
2x4 TOP RAIL (LAD FLAT)
1x1 STOPS (BOTH SIDES OF LATH)
REWOOD LATH PANEL
2x4 RAIL (LAD FLAT)
2x4 RAIL (LAD FLAT)
1x1 STOPS (BOTH SIDES OF BOARD)
4x4 P.T. POST @ 8'-0" O.C. MAX
(OVERLAP EACH SIDE)
1x1 STOPS (BOTH SIDES OF BOARD)
2x4 BOTTOM RAIL
2x4 KICK PLATE
FINISH GRADE
FOOTING & FOOTING

ELEVATION

NOTE: ALL LUMBER TO BE REDWOOD UNLESS NOTED OTHERWISE.
B 6' HIGH LATH FENCE
TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY

LOOKABLE GATE LATH
1'-8" x 8"
1x8 OVER 2x4 FRAMING
2x4 TOP RAIL (LAD FLAT)
1x1 STOPS (BOTH SIDES OF LATH)
REWOOD LATH PANEL
2x4 RAIL (LAD FLAT)
2x4 RAIL (LAD FLAT)
1x1 STOPS (BOTH SIDES OF BOARD)
4x4 P.T. POST @ 8'-0" O.C. MAX
(OVERLAP EACH SIDE)
1x1 STOPS (BOTH SIDES OF BOARD)
2x4 BOTTOM RAIL
2x4 KICK PLATE
FINISH GRADE
FOOTING & FOOTING

ELEVATION

NOTE: ALL LUMBER TO BE REDWOOD UNLESS NOTED OTHERWISE.
C 6' HIGH SIDE YARD GATE
TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY

NOTES:
1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES
2) ALL RETAINING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEWS SHALL BE OF A DECORATIVE ARTHESTIC (FINISH, CAPS, ETC). SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

PRELIMINARY FENCING PLANS
CRESTMOR

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
DATE: MARCH 3, 2015
SCALE: 1"=10'

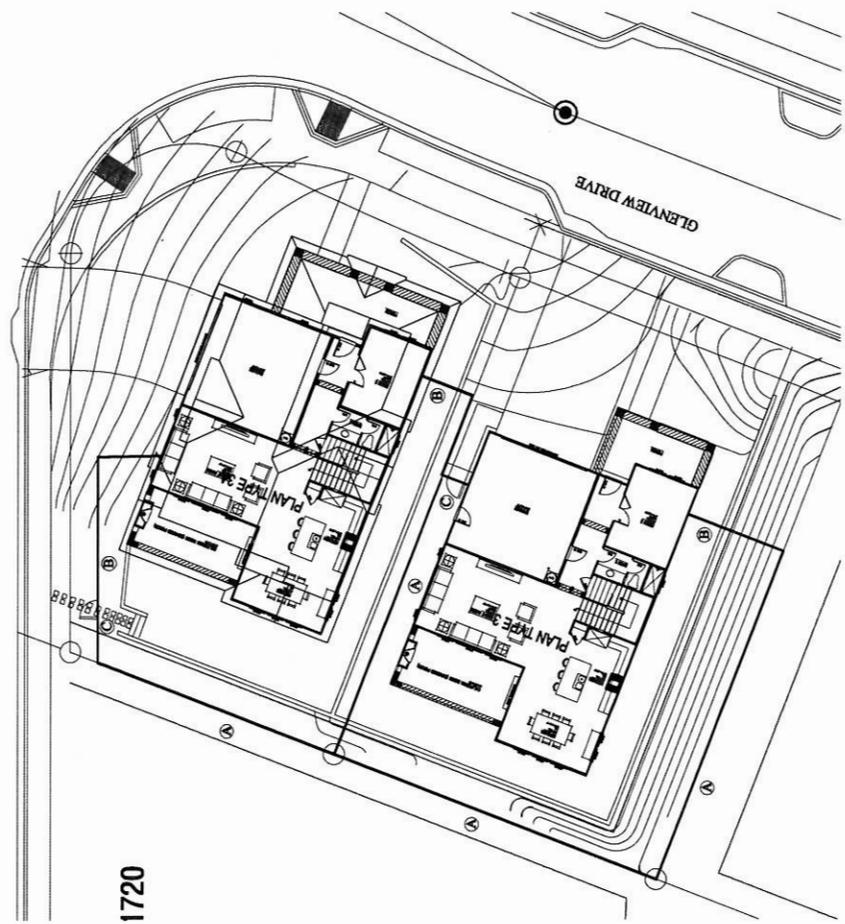


F-2

EARL AVENUE

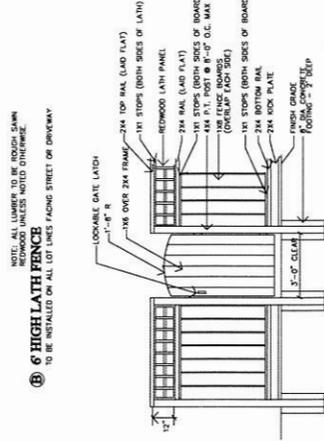
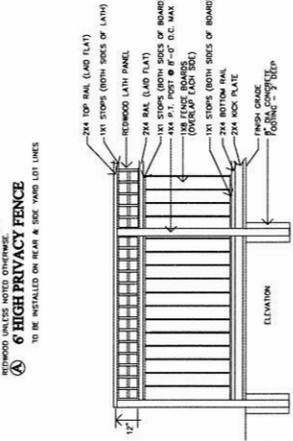
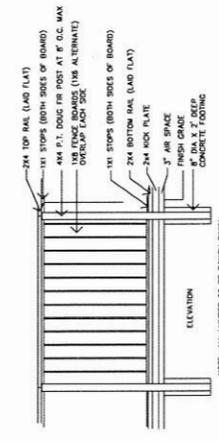
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EARL AVENUE

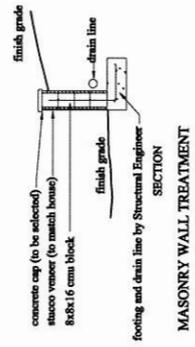


LOTS 8 & 9

LOT 7



- NOTES:
- 1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES
 - 2) ALL RETAINING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEW SHALL BE OF A DECORATIVE AESTHETIC FINISH (CANS, ETC), SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL



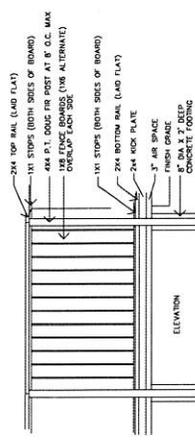
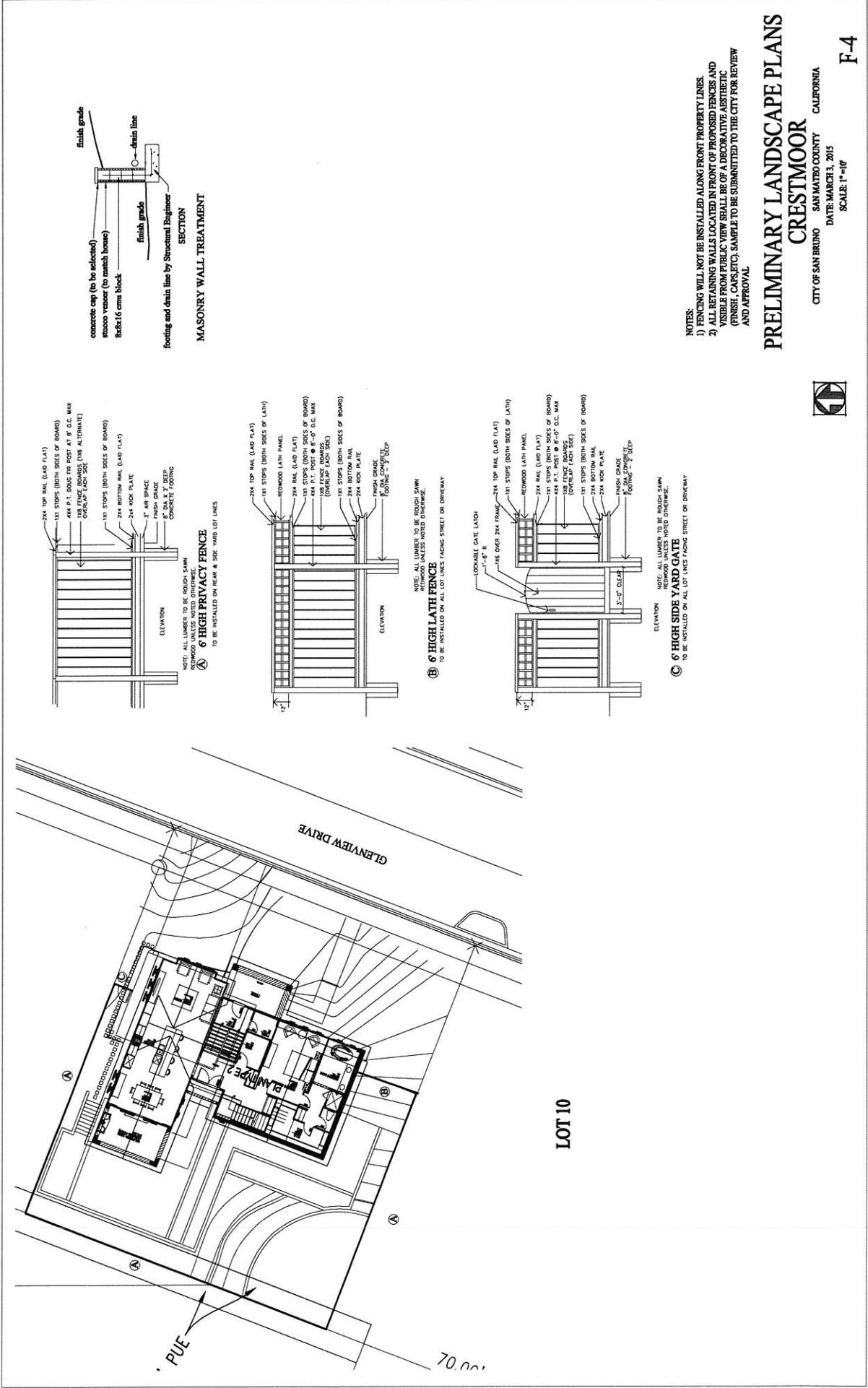
NOTE: FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES

PRELIMINARY FENCING PLANS

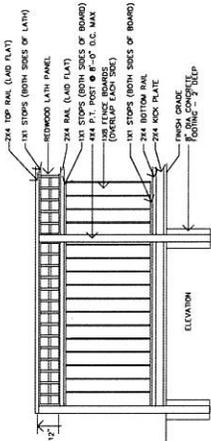
CRESTMOOR

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
DATE: MARCH 3, 2015
SCALE: 1" = 10'

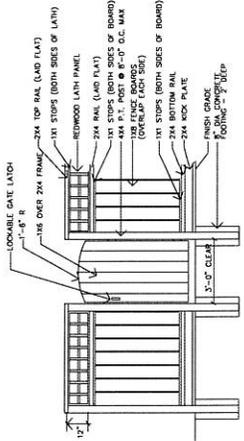
F-3



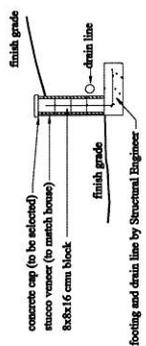
NOTE: ALL LUMBER TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
A 6' HIGH PRIVACY FENCE
 TO BE INSTALLED ON REAR & SIDE YARD LOT LINES



NOTE: ALL LUMBER TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
B 6' HIGH LATH FENCE
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



NOTE: ALL LUMBER TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
C 6' HIGH SIDE YARD GATE
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



MASONRY WALL TREATMENT

NOTES:
 1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES.
 2) ALL RETAINING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEW SHALL BE OF A DECORATIVE AESTHETIC (FINISH, CAPS, ETC. SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

**PRELIMINARY LANDSCAPE PLANS
 CRESTMOOR**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA
 DATE: MARCH 13, 2015
 SCALE: 1"=10'

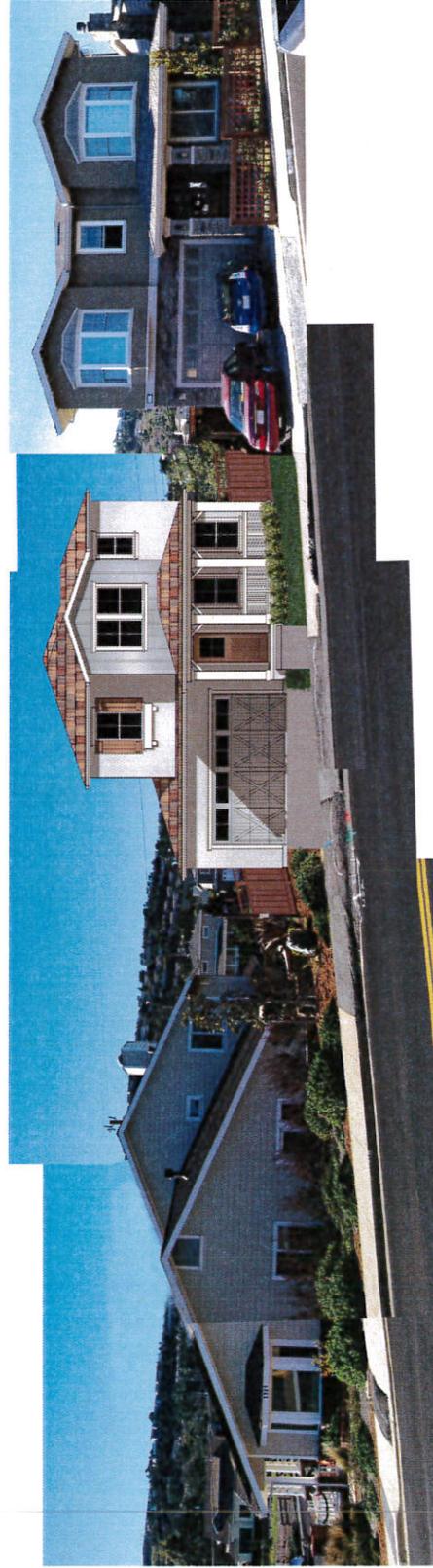




1120 Glenview Drive

1110 Glenview Drive - Lot 1
Plan 1 - Elevation B

1100 Glenview Drive - Lot 2
Plan 1 - Elevation A



1101 Fairmont Drive

1115 Fairmont Drive - Lot 3
Plan 1 - Elevation B Reverse

1121 Fairmont Drive



Crestmoor
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940-226-1807 Fax: 650-226-1525

February 27, 2015

SS 1

2014401



1661 Claremont Drive

1655 Claremont Drive - Lot 4
Plan 4 - Elevation A

1651 Claremont Drive



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SAN FRANCISCO OFFICE: 415.774.1100
949.258.0807 www.williamhedges.com fax 949.258.1329

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SS 2

2014401



1645 Claremont Drive

1641 Claremont Drive - Lot 5
Plan 3 - Elevation B

1631 Claremont Drive



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WWW.HENZLHALUCH.COM

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SS 3
2014401



2731 Concord Way

2735 Concord Way - Lot 6
Plan 1 - Elevation B Reverse

2741 Concord Way



1731 Earl Avenue

1721 Earl Avenue - Lot 7
Plan 4 - Elevation A

1711 Earl Avenue



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971 Glenview Drive

981 Glenview Drive - Lot 9
Plan 3 - Elevation B

991 Glenview Drive - Lot 8
Plan 3 - Elevation A

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ARCHITECTS, INC.
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SAN BRUNO, CA 94065
300 BEECHMOUNT DRIVE SUITE 200 SAN BRUNO, CA 94065
925.238.2807 www.hezlvach.com

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SS 5
2014401



971 Glenview Drive

951 Glenview Drive - Lot 10
Plan 2 - Elevation A

941 Glenview Drive

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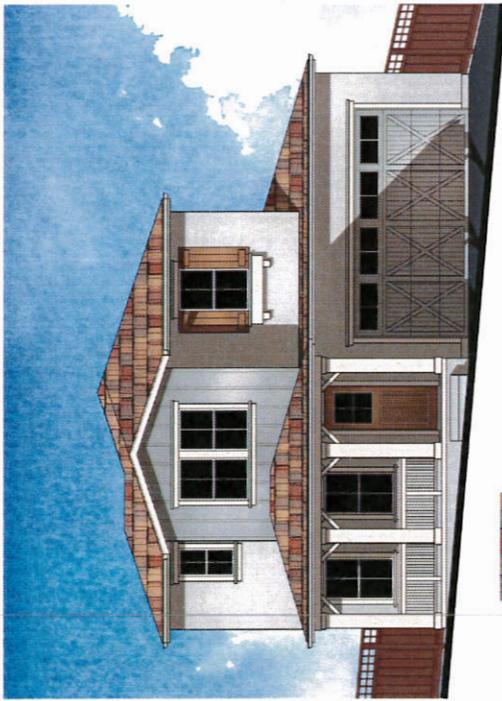


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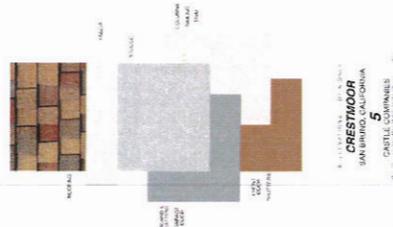
February 27, 2015
SS 6
2014401

W
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SAN BRUNO, CA 94061
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141401 - Crestmoor - San Bruno, CA



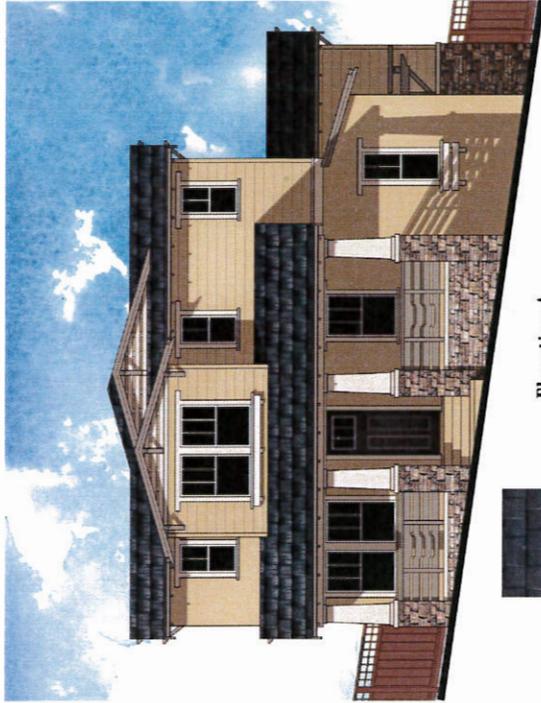
Elevation B
Lot 1, 3R, 6R



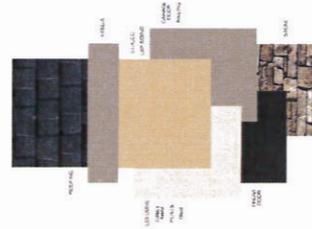
CRESTMoor
SAN BRUNO, CALIFORNIA
CASTLE COMPANIES



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Elevation A
Lot 2



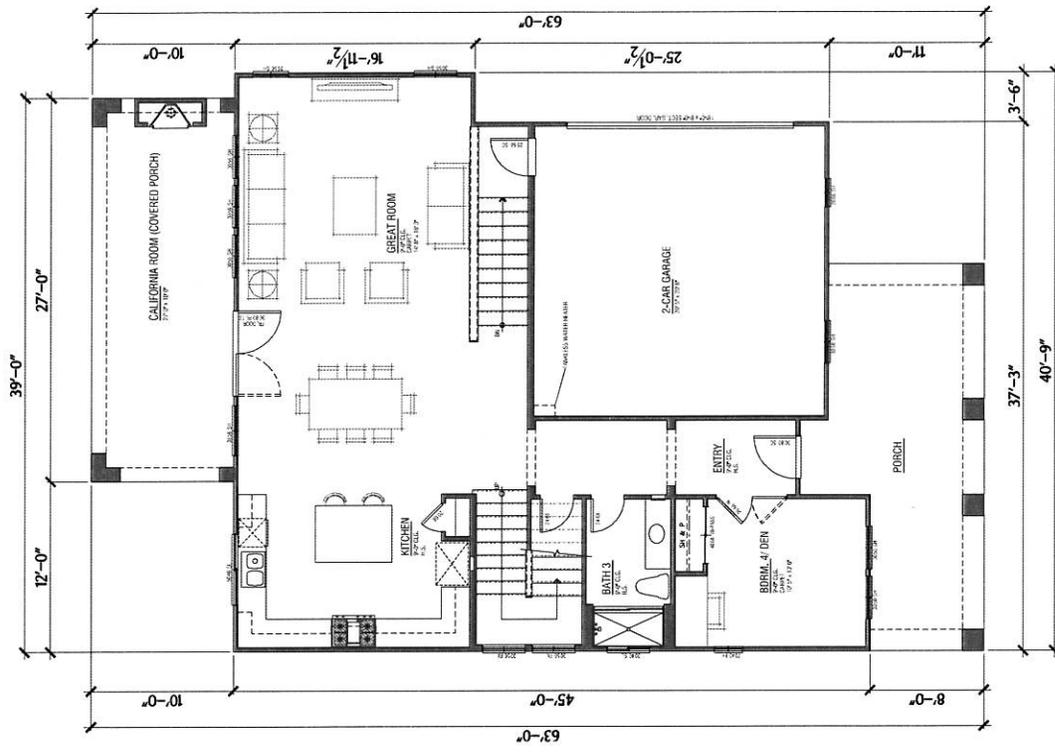
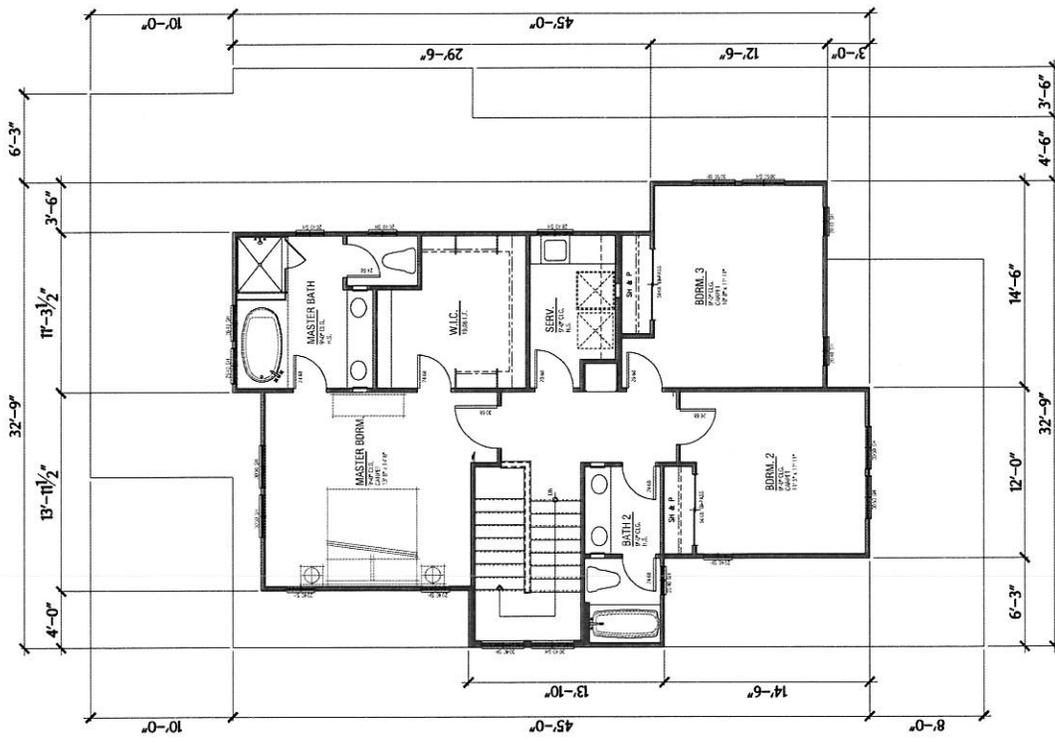
CRESTMoor
SAN BRUNO, CALIFORNIA
CASTLE COMPANIES

PLAN 1
Front Elevations

Crestmoor
San Bruno, CA
Castle Co.

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ARCHITECTS
3000 EXETER PARKWAY, SUITE 375, SAN FRANCISCO, CALIFORNIA 94134
415.774.1100 | www.williamhenningson.com | Fax: 415.774.1100

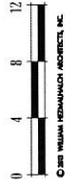
February 27, 2015
1.0
2014401



PLAN 1A

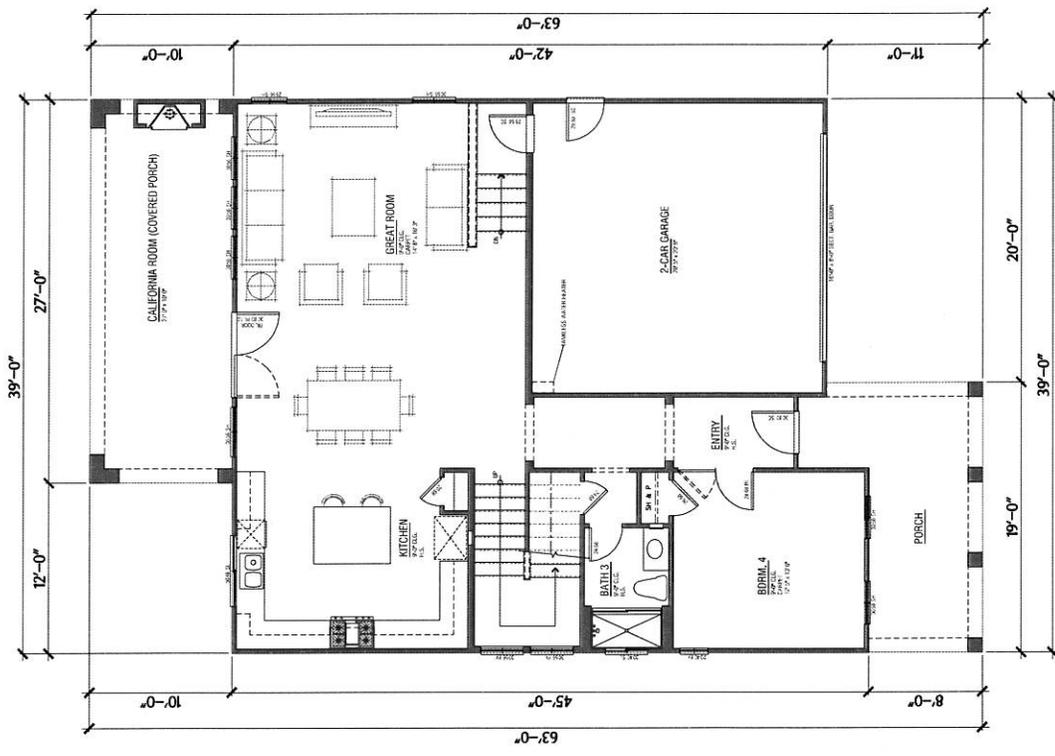
(Lot 2)
2,259 SF- Habitable
2,691 SF- With Garage (2,996 SF max @ Lot 2)
4 Bdrn / 3 Bath / 2 Car Garage

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Castle Co.

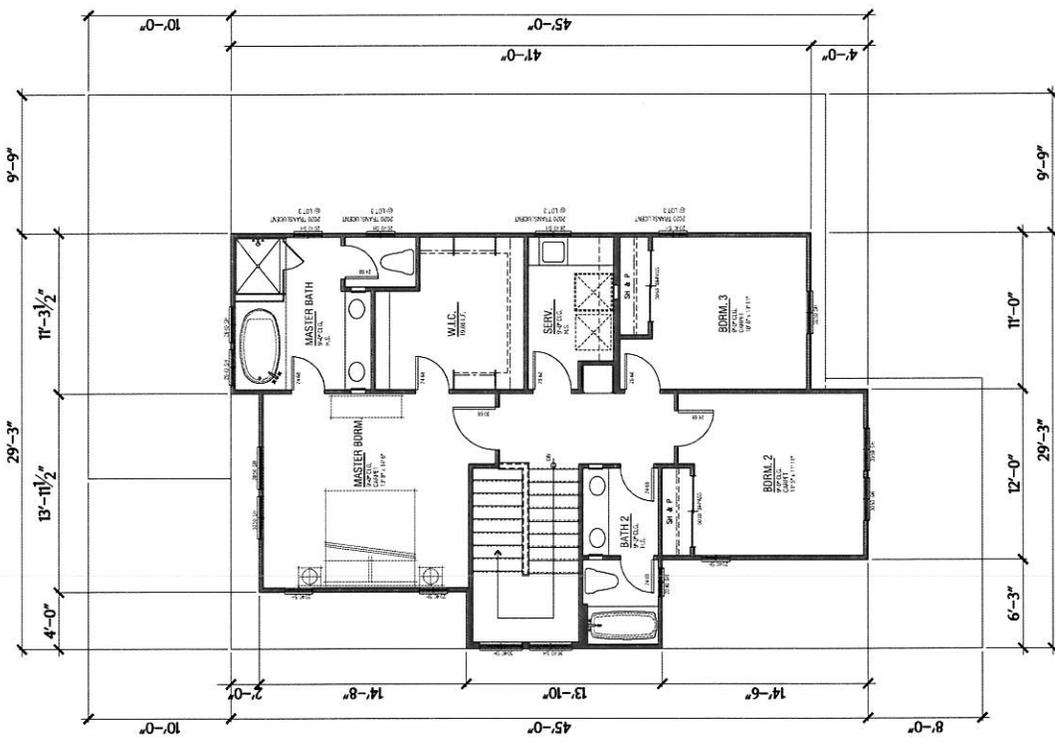


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92403-1700 Tel: 925.239.1500
Fax: 925.239.1529
www.hezmalhach.com Tel: 925.239.1529

February 27, 2015
1.1
20141001



First Floor
1,235 SF

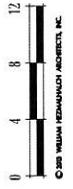


Second Floor
989 SF

PLAN 1B

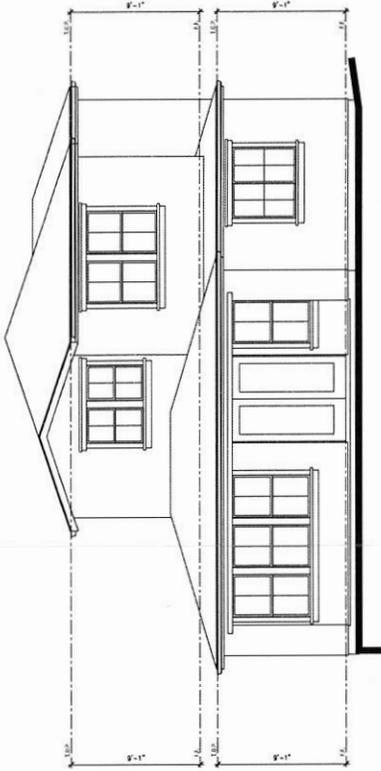
(Lots 1, 3R, 6R)
2,224 SF-Habitable
2,656 SF-With Garage (2,690 SF max @ Lot 3)
4 Bdrm / 3 Bath / 2 Car Garage

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San Bruno, CA
Castle Co.

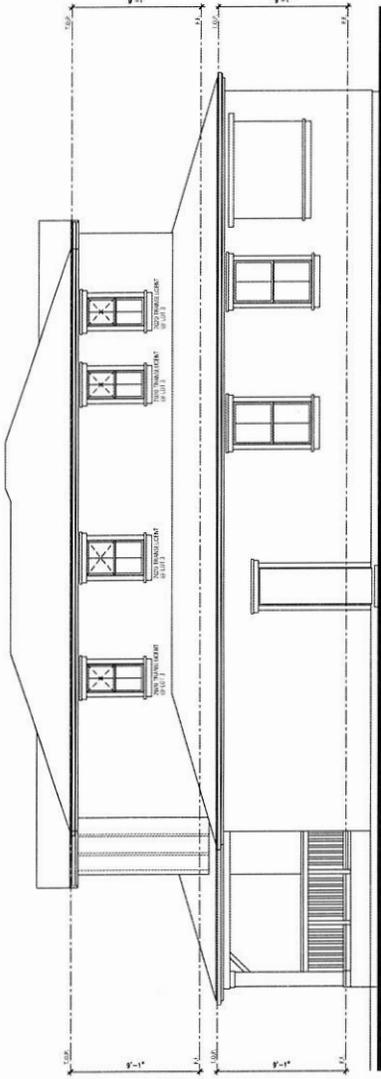


WILLIAM MEZVALHALCH
ARCHITECT
3000 CALIFORNIA PARKWAY SUITE 300 SAN BRUNO, CA 94066
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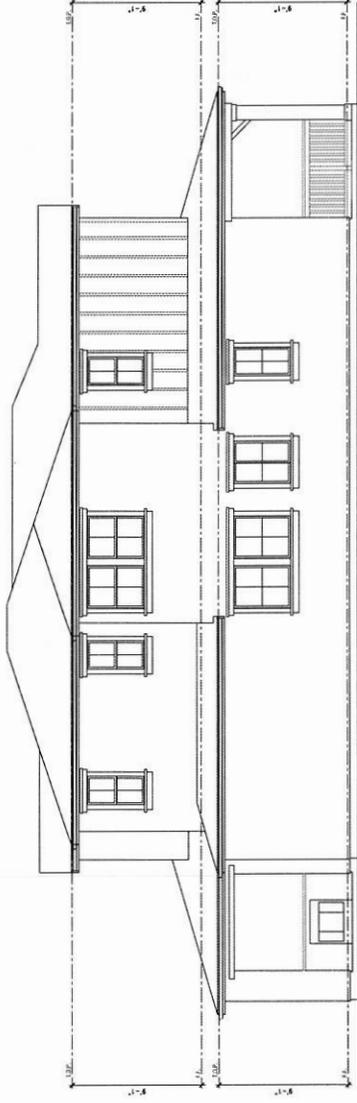
February 27, 2015
1.3
2014101



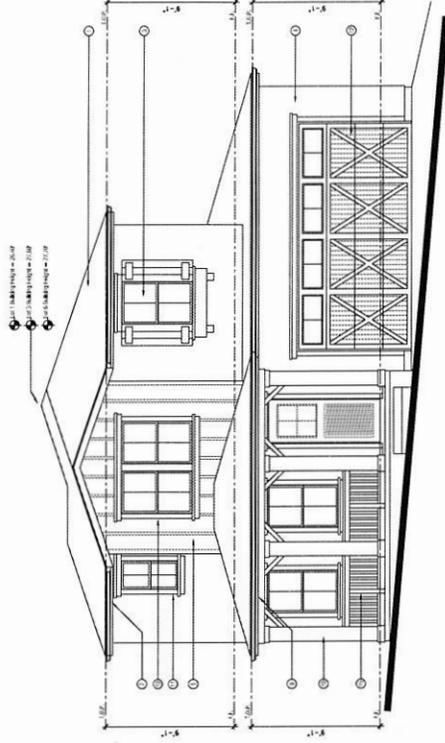
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

PLAN 1B
Elevation B
Lots 1, 3, 6

EXTERIOR MATERIALS

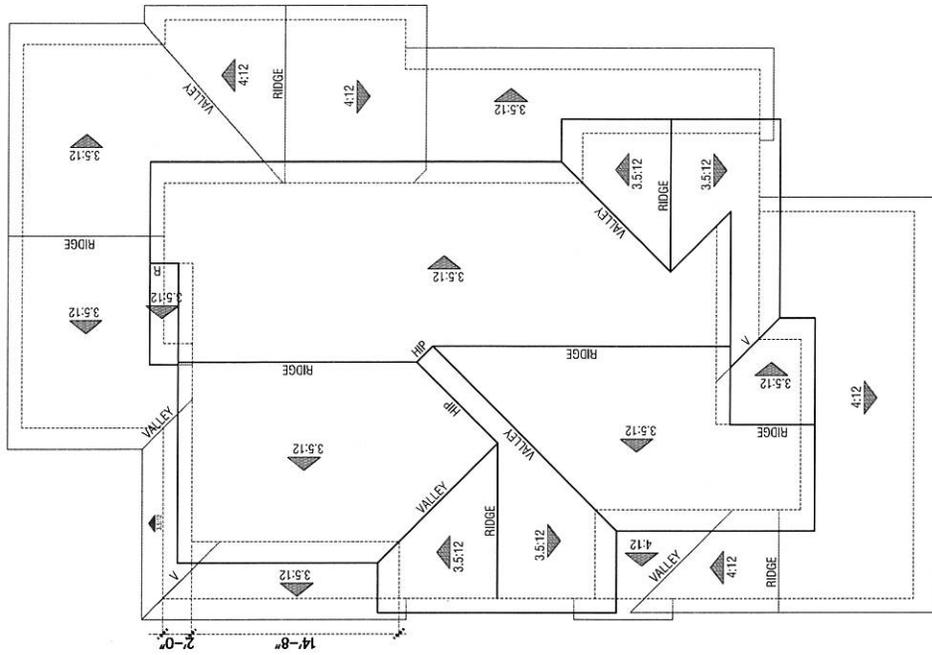
- ① ASPH/FLYSH/SLIP
- ② FIBERGLASS/FLYSH/SLIP
- ③ FIBERGLASS/FLYSH/SLIP
- ④ FIBERGLASS/FLYSH/SLIP
- ⑤ FIBERGLASS/FLYSH/SLIP
- ⑥ FIBERGLASS/FLYSH/SLIP
- ⑦ FIBERGLASS/FLYSH/SLIP
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- ⑫ FIBERGLASS/FLYSH/SLIP
- ⑬ FIBERGLASS/FLYSH/SLIP
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- ⑯ FIBERGLASS/FLYSH/SLIP
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- ㊿ FIBERGLASS/FLYSH/SLIP



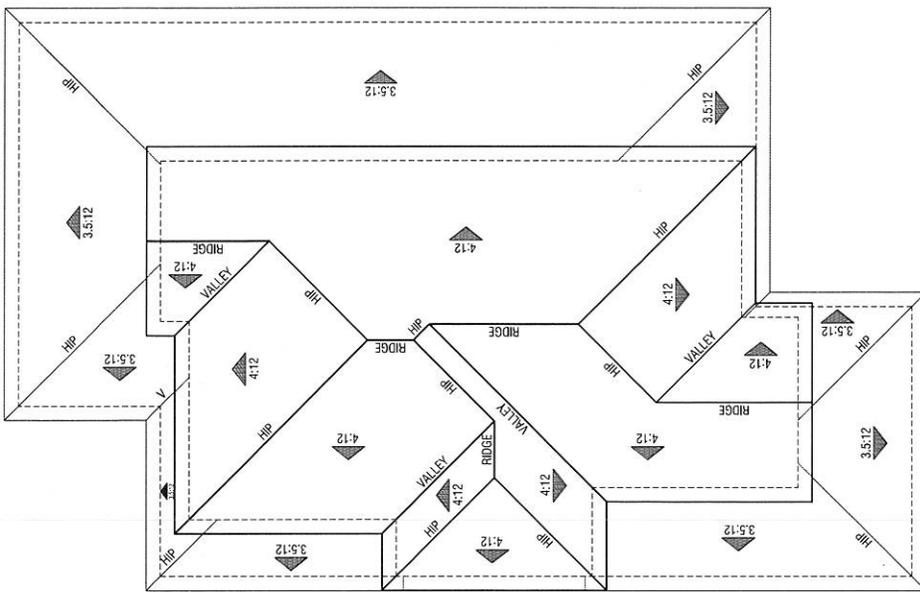
Crestmoor
San Bruno, CA
Castle Co.

WILLIAM HEZMALHALCH
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500 ESCOTTE PARKWAY, SUITE 375, SAN BRUNO, CALIFORNIA 94065
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925.252.8622 www.hezmalhalch.com 949.226.8259

February 27, 2015
1.4
2014.001



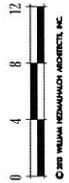
Elevation A
Lot 2



Elevation B
Lot 1, 3R 6R

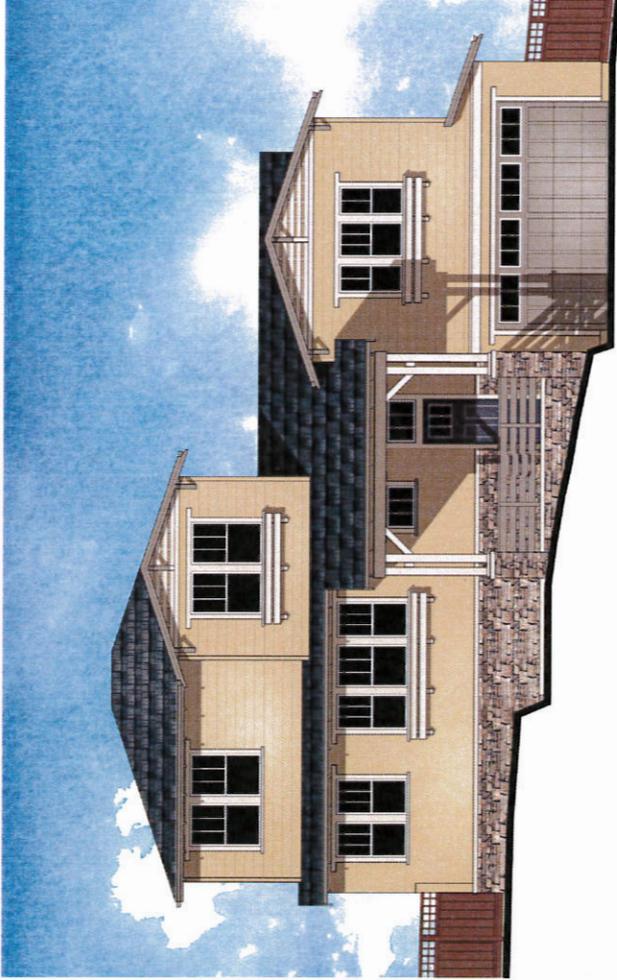
PLAN 1
Roof Plans

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San Bruno, CA
Castle Co.



W
WILLIAM HEZMALHALCH
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WWW.HEZMALHALCH.COM

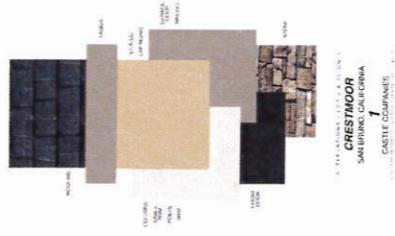
February 27, 2015
1.5
2014/001



Elevation A
Lot 10

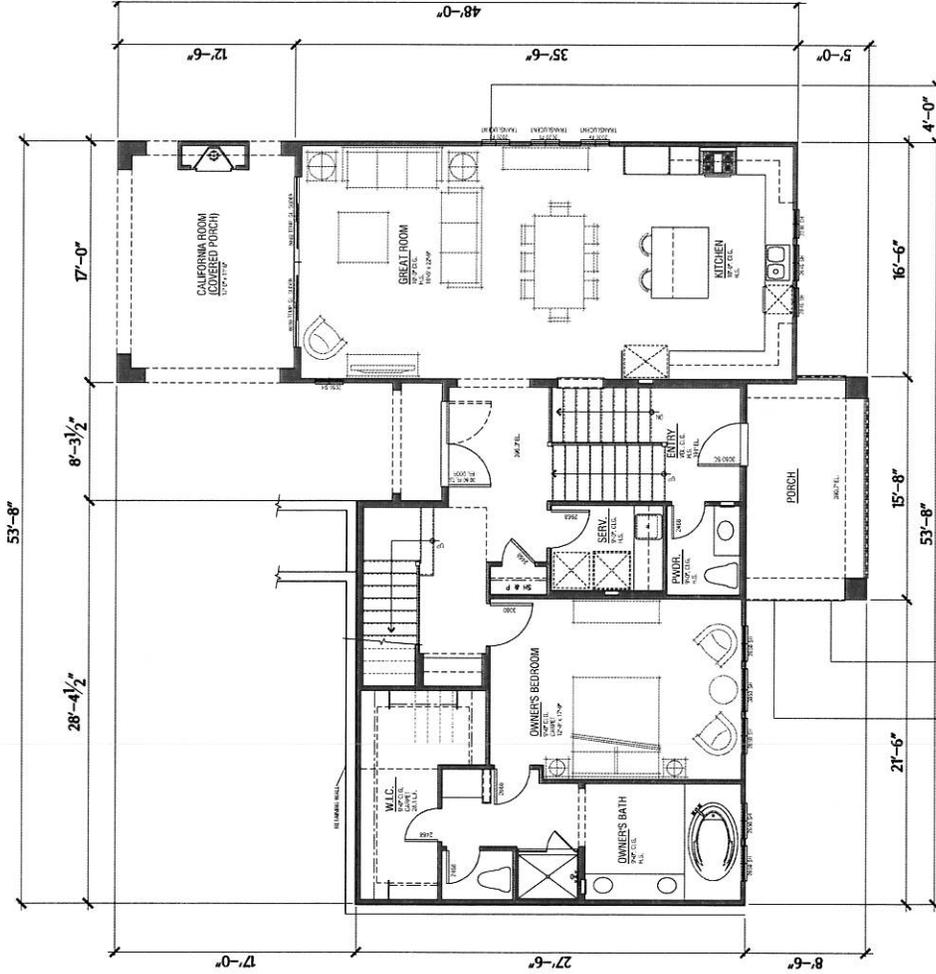
PLAN 2
Front Elevation

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San Bruno, CA
Castle Co.



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2000 DISCOVERY DRIVE, SUITE 200, SAN BRUNO, CA 94061
925-495-1700
www.williamhezmaharch.com | 925-495-1200

February 27, 2015
2.0
2014101



First Floor
1,535 SF



Garage/Lower Floor
51 SF

PLAN 2

(Lot 10)

2,291 SF- Habitable

2,758 SF- With Garage (2,758 SF max @ Lot 10)

4 Bdrm / 2.5 Bath / 2 Car Garage

Crestmoor

San Bruno, CA
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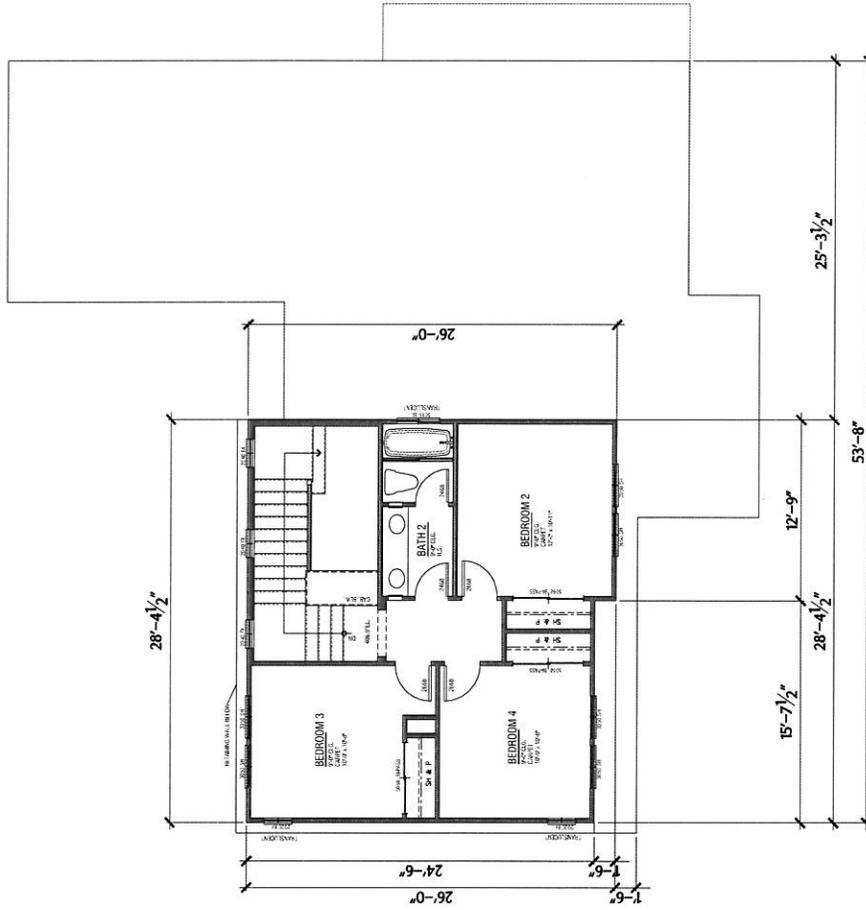


WILLIAM HEZMALHALCH
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SAN BRUNO, CA 94061
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WWW.HEZMALHALCH.COM

February 27, 2015

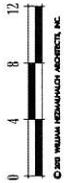
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2014101



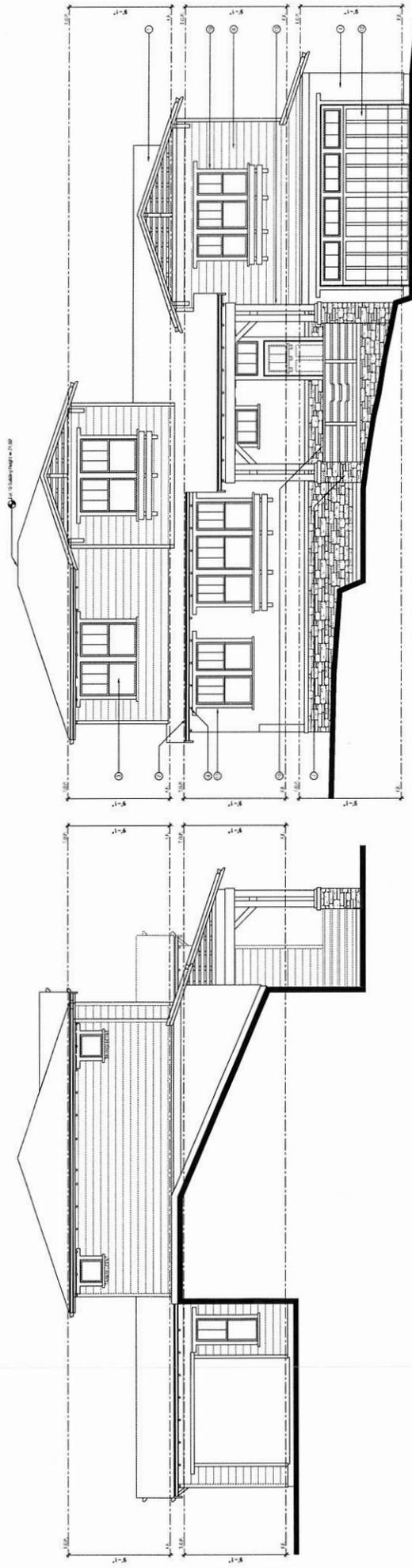
Second Floor
705 SF
PLAN 2
(Lot 10)

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W
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February 27, 2015
2.2
2014/001



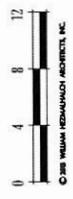
Left Elevation

Front Elevation

PLAN 2
Elevation A
Lot 10

EXTERIOR MATERIALS

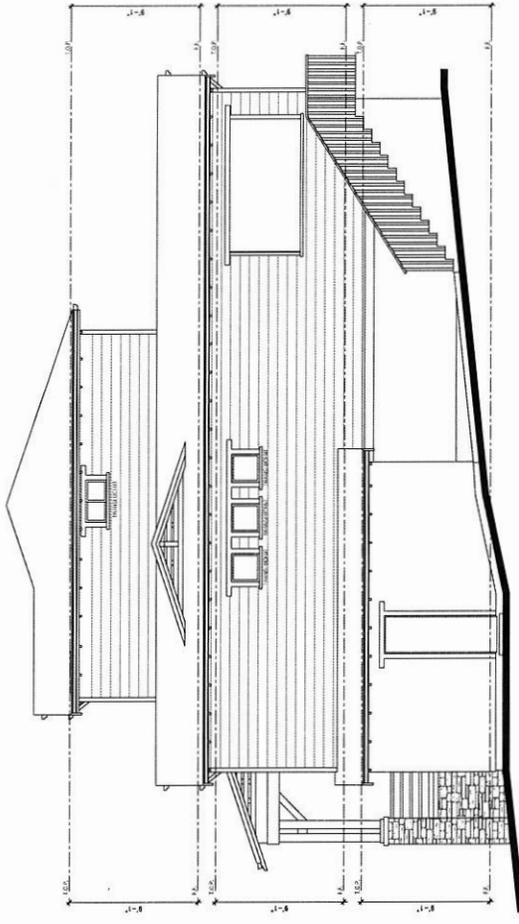
① ASPEN TREX® SHIP LAP	⑩ REGENERATED CLAMSHED TIMBER - CAJON
② FIBERGLASS GLASS FIBER REINFORCED PLASTER	⑪ EXTERIOR WALL, CONCRETE BLOCK
③ INSULATED CONCRETE WALL	⑫ BRICK
④ EXTERIOR WALL, BRICK	⑬ EXTERIOR WALL, STONE
⑤ EXTERIOR WALL, BRICK	⑭ ROOFING, ASPH/FLT SH
⑥ EXTERIOR WALL, BRICK	⑮ ROOFING, SH
⑦ EXTERIOR WALL, BRICK	⑯ ROOFING, SH
⑧ EXTERIOR WALL, BRICK	⑰ ROOFING, SH
⑨ EXTERIOR WALL, BRICK	⑱ ROOFING, SH



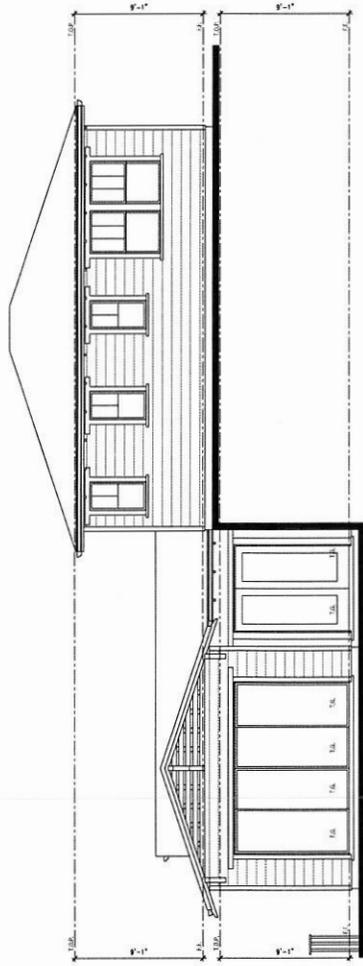
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2.3
 2014.001

Crestmoor
 San Bruno, CA
 Castle Co.



Right Elevation



Rear Elevation

PLAN 2
Elevation A
Lot 10

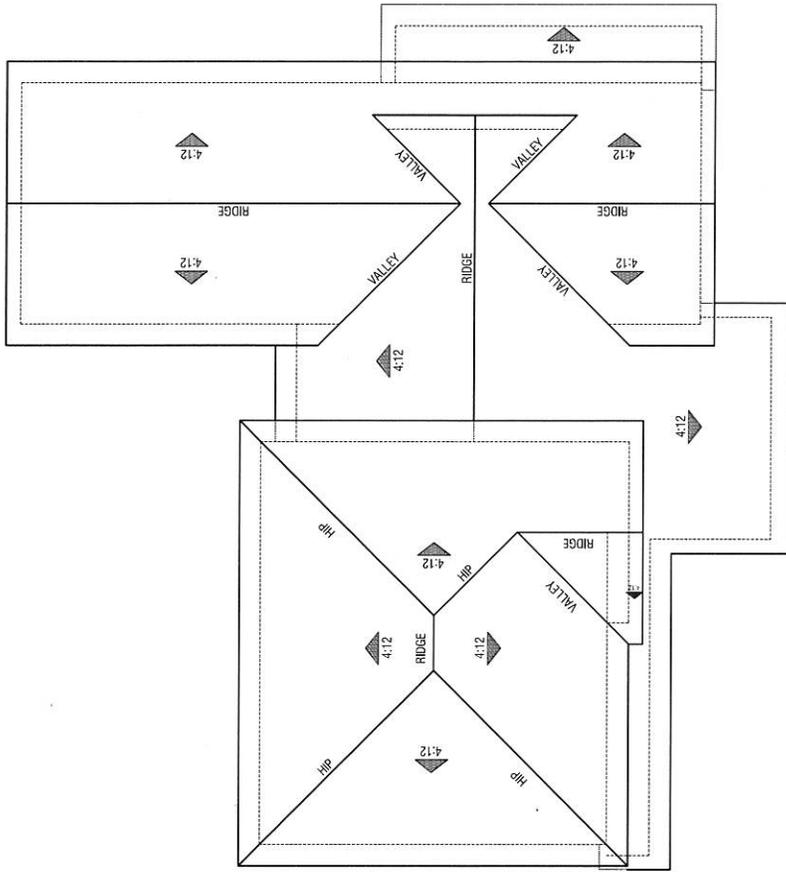
Crestmoor
San Bruno, CA
Castle Co.



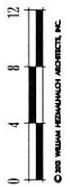
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300 CRESTMOR PARKWAY SUITE 101 SAN BRUNO, CALIFORNIA 94065
940 250 0827 www.williamhedrich.com fax 940 250 0529

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2011101 - Crestmoor - San Bruno, CA



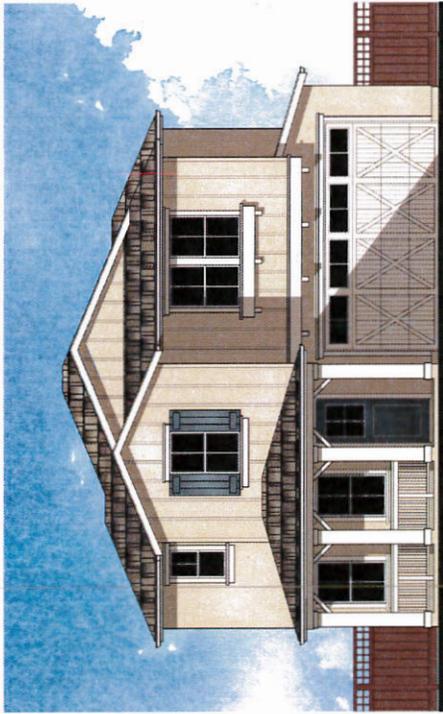
PLAN 2
Roof Plans
Elevation A
Lot 10



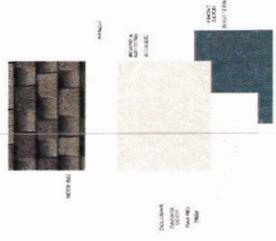
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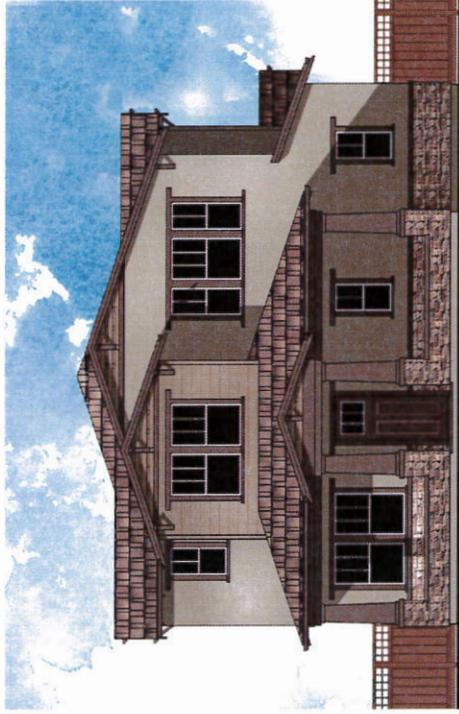
Elevation B
Lot 5, 9



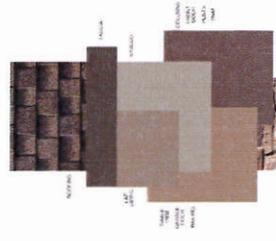
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CASTLE COMPANIES



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Elevation A
Lot 8



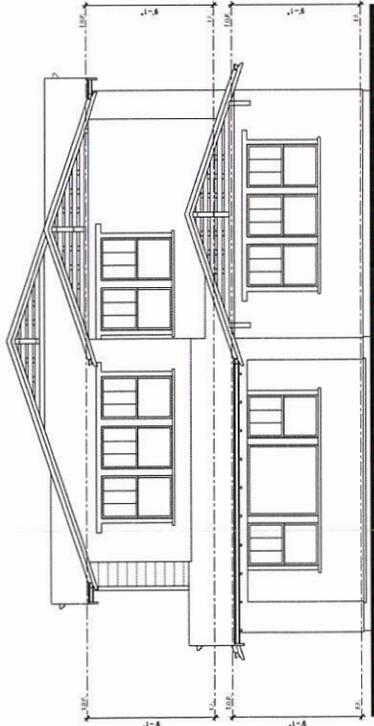
CRESTMOR
SAN BRUNO, CALIFORNIA
CASTLE COMPANIES

PLAN 3
Front Elevations

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San Bruno, CA
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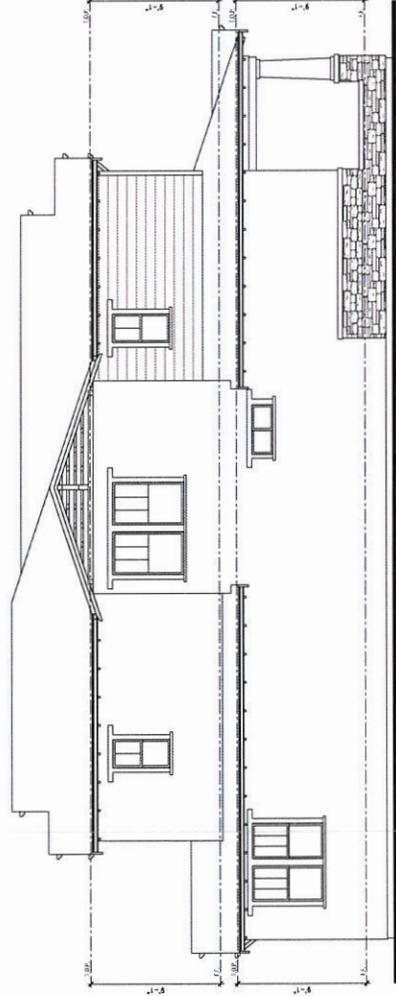
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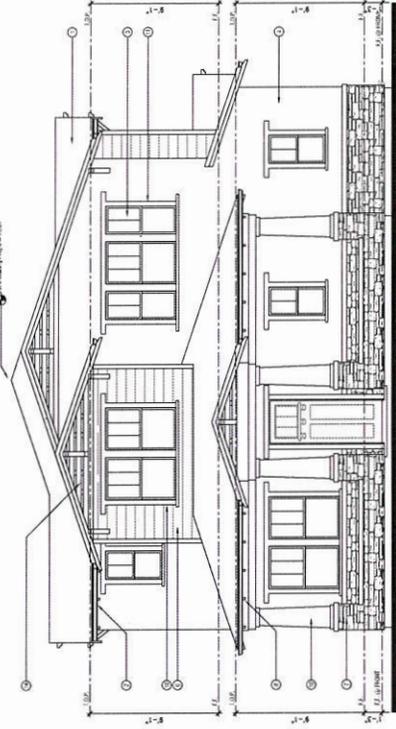
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

PLAN 3A
Elevation A
Lot 8

Crestmoor
San Bruno, CA
Castle Co.

EXTERIOR MATERIALS

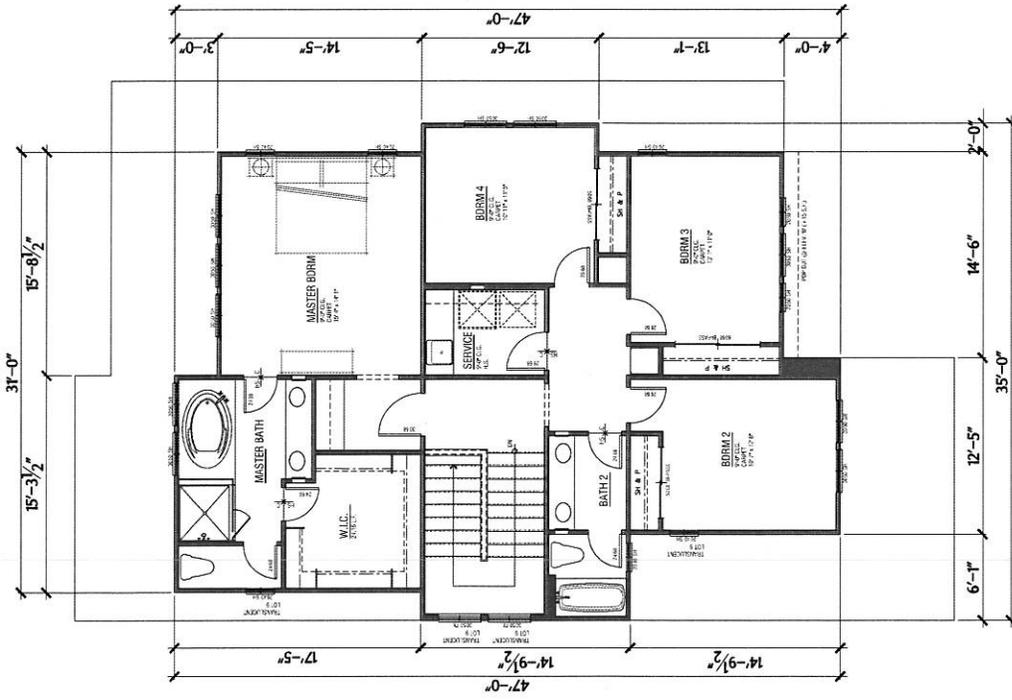
- 1 ASPHALT/FLY ASH ROOF
- 2 HARDWOOD COMPOSITE TRIM - OAK
- 3 FIBERGLASS INSULATION
- 4 EXTERIOR WALL - STUCCO
- 5 EXTERIOR WALL - STUCCO
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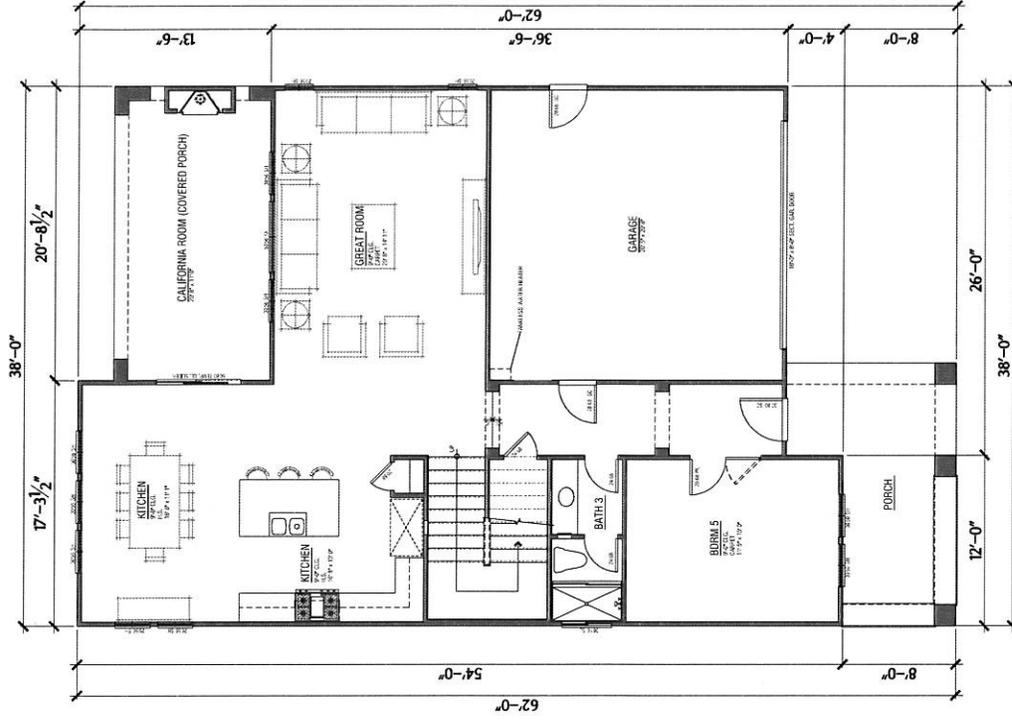
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Second Floor
1,238 SF



First Floor
1,234 SF

PLAN 3B

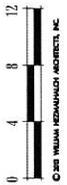
(Lots 5,9)

2,472 SF- Habitable

2,907 SF- With Garage (2,928 max @ Lot 9)

5 Bdrm / 3 Bath / 2 Car Garage

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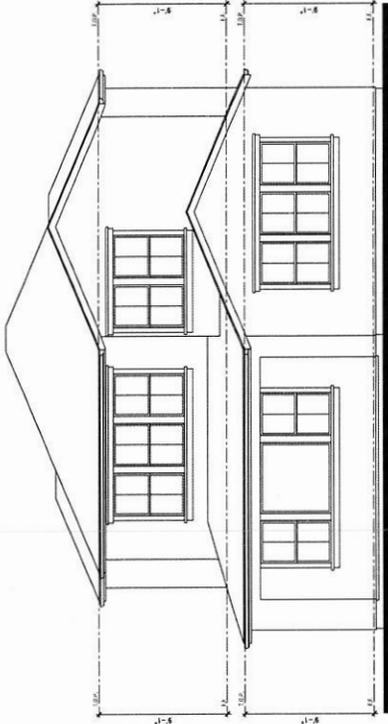


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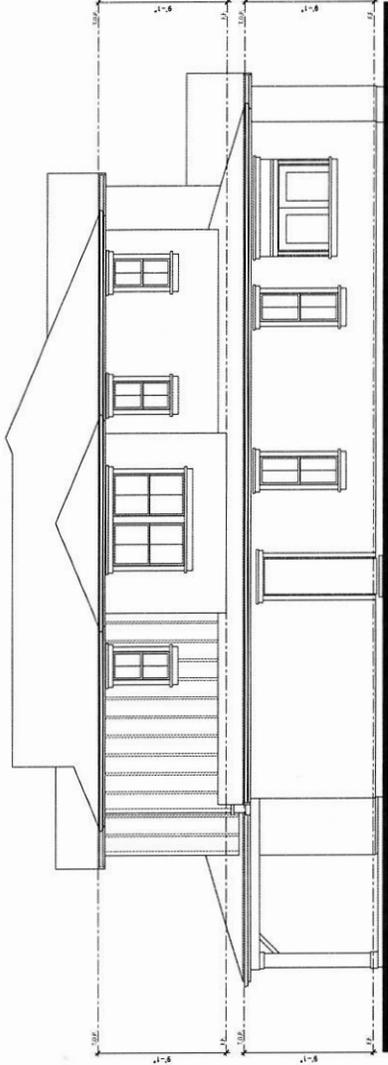
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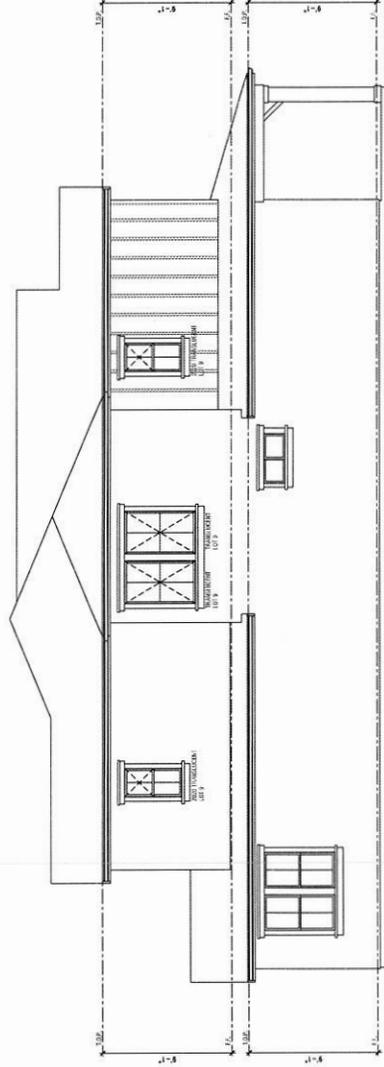
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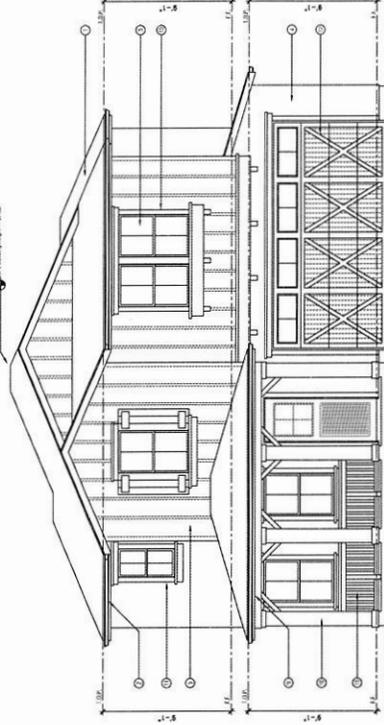
Rear Elevation



Right Elevation



Left Elevation

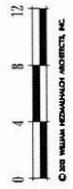


Front Elevation

PLAN 3B
Elevation B
Lots 5, 9

EXTERIOR MATERIALS

- ① ASPHALT SHINGLE ROOF
- ② BRICK
- ③ BRICK WITH GLAZED TERRAZZO
- ④ BRICK WITH TERRAZZO
- ⑤ BRICK WITH TERRAZZO
- ⑥ BRICK WITH TERRAZZO
- ⑦ BRICK WITH TERRAZZO
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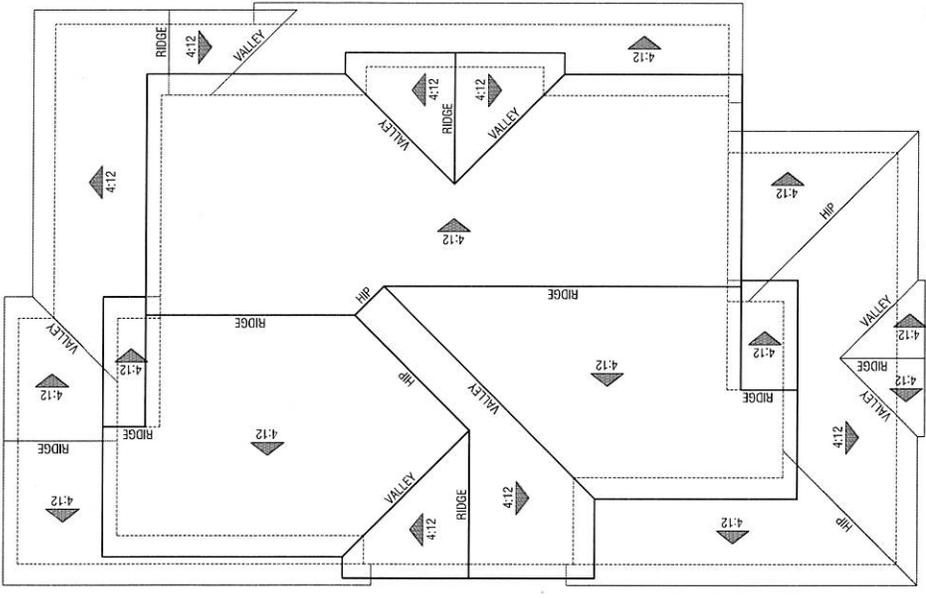


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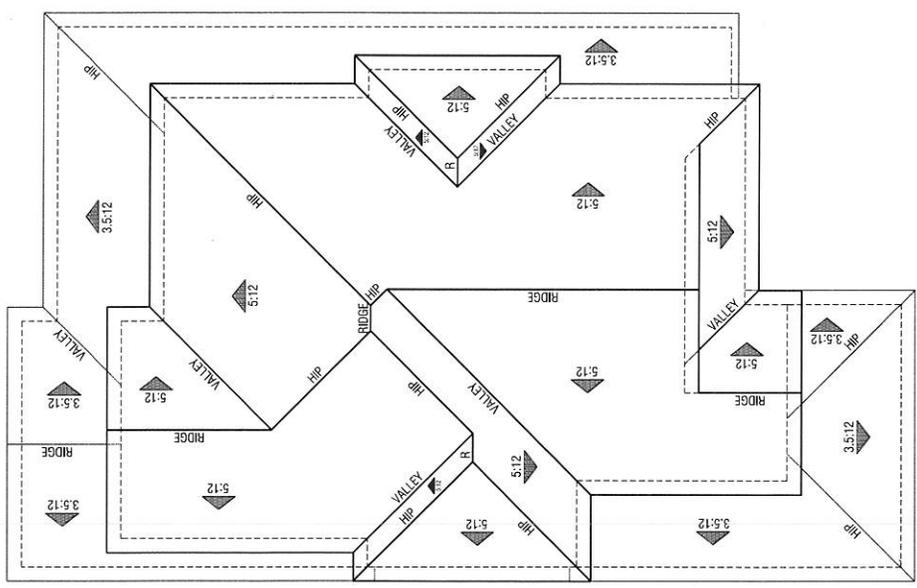
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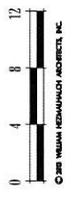
Elevation A
 Lot 8

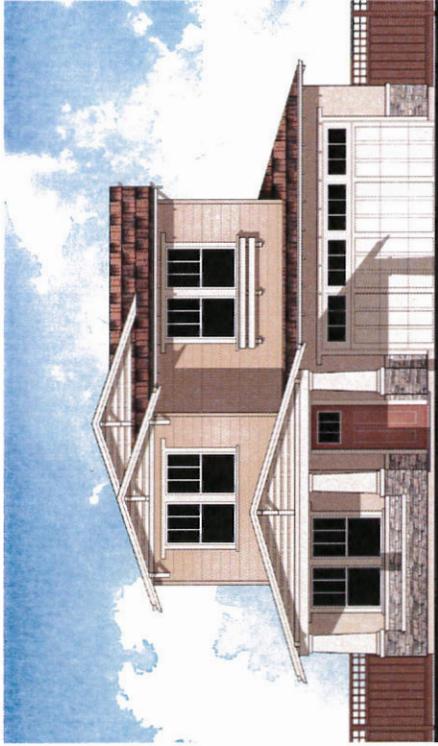
PLAN 3
 Roof Plans

Crestmoor
 San Bruno, CA
 Castle Co.



Elevation B
 Lot 5, 9

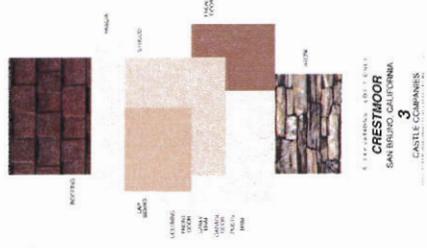




Elevation A
Lot 4, 7

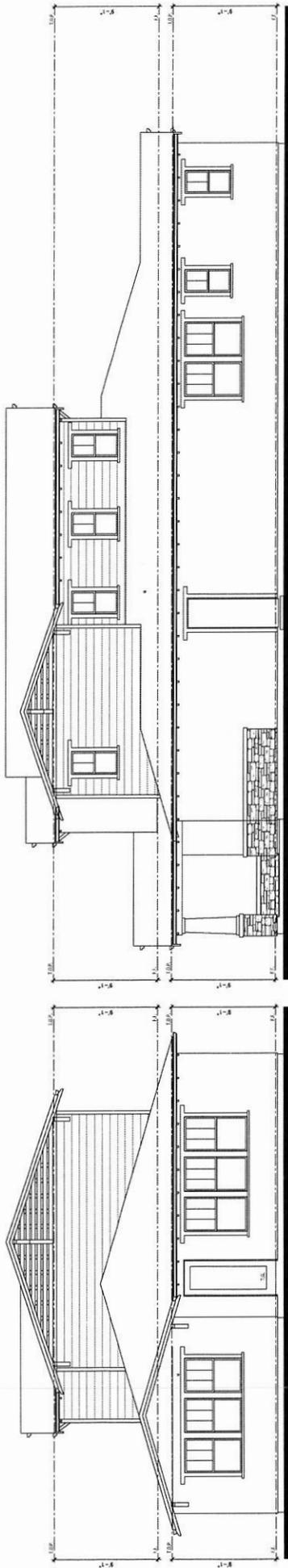
PLAN 4
Front Elevation

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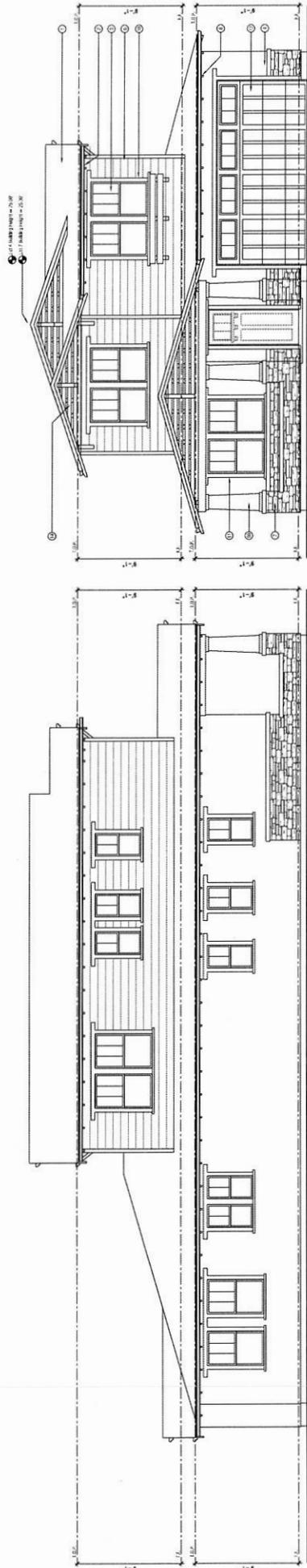
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Rear Elevation

Right Elevation



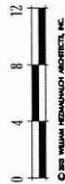
Left Elevation

Front Elevation

PLAN 4
Elevation A
Lot 4, 7

EXTERIOR MATERIALS

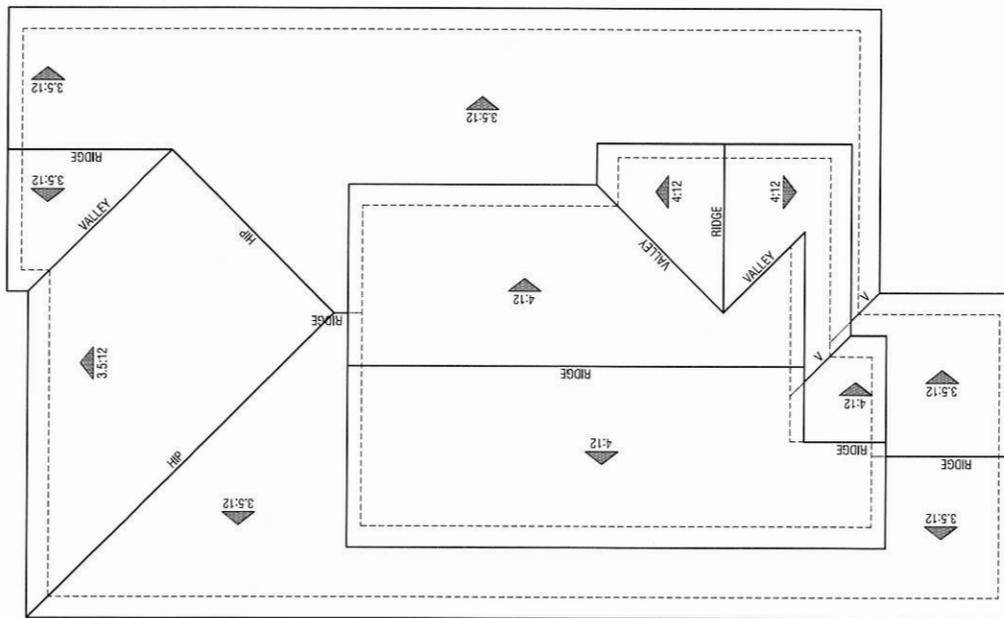
- ① ASPHALT/FLY ASH ROOF
- ② 1/2" HARDWOOD COMPOSITE T&G Siding
- ③ 1/2" HARDWOOD COMPOSITE Siding
- ④ 1/2" HARDWOOD COMPOSITE Siding
- ⑤ 1/2" HARDWOOD COMPOSITE Siding
- ⑥ 1/2" HARDWOOD COMPOSITE Siding
- ⑦ 1/2" HARDWOOD COMPOSITE Siding
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- ㊿ 1/2" HARDWOOD COMPOSITE Siding



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PLAN 4
Roof Plans
Elevation A
Lot 4, 7

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