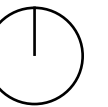
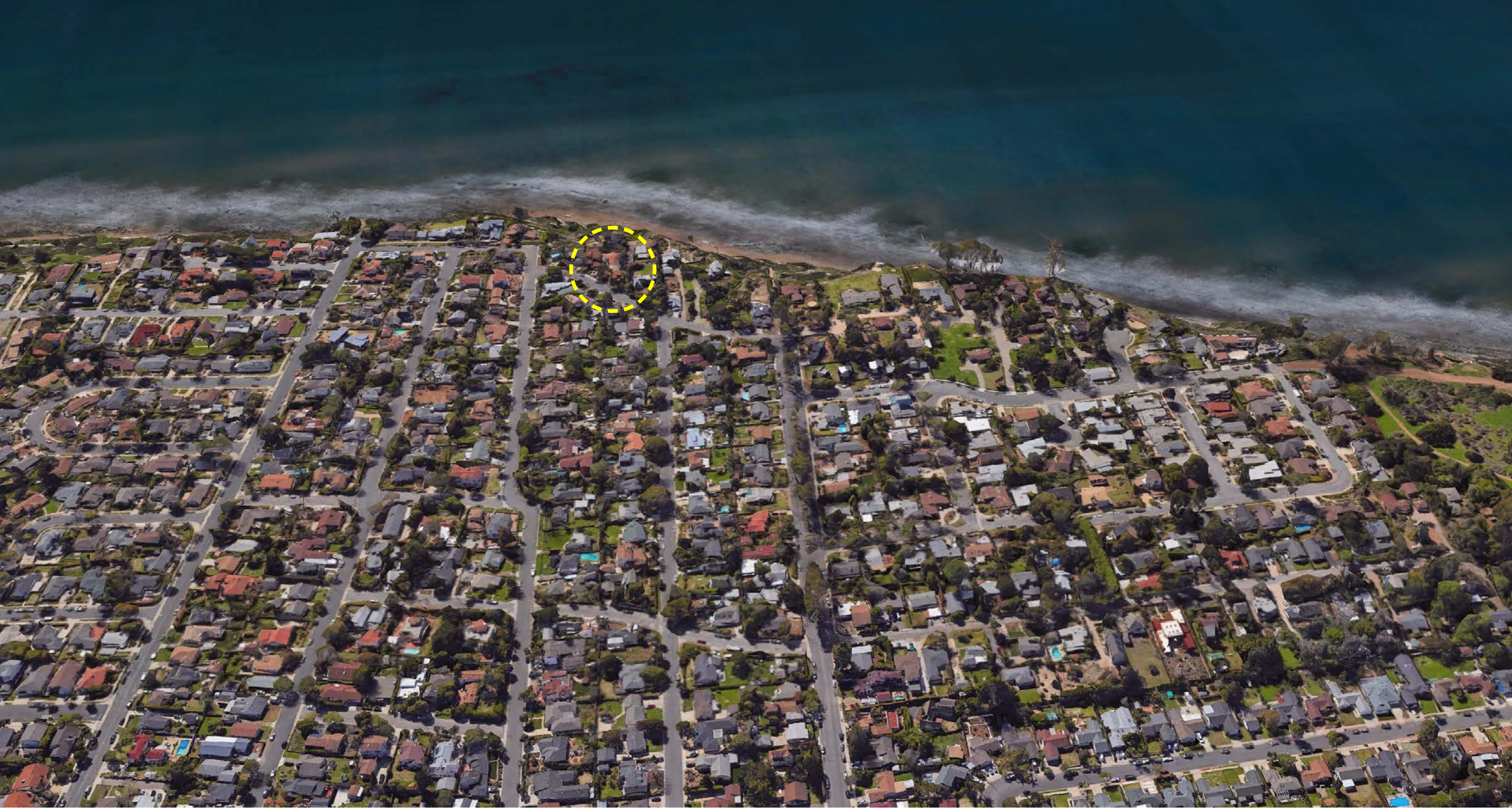


2315 Edgewater Way
SFDB PDA

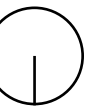


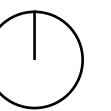


Aerial - City & Context

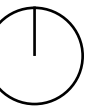


Site Aerial – West Mesa Terrace & Douglas Family Preserve





Site Aerial - Context



Site Aerial - Context



2325

2321

2327

2317

2315

2307

2305

Site Aerial





2325

2321

2327

2317

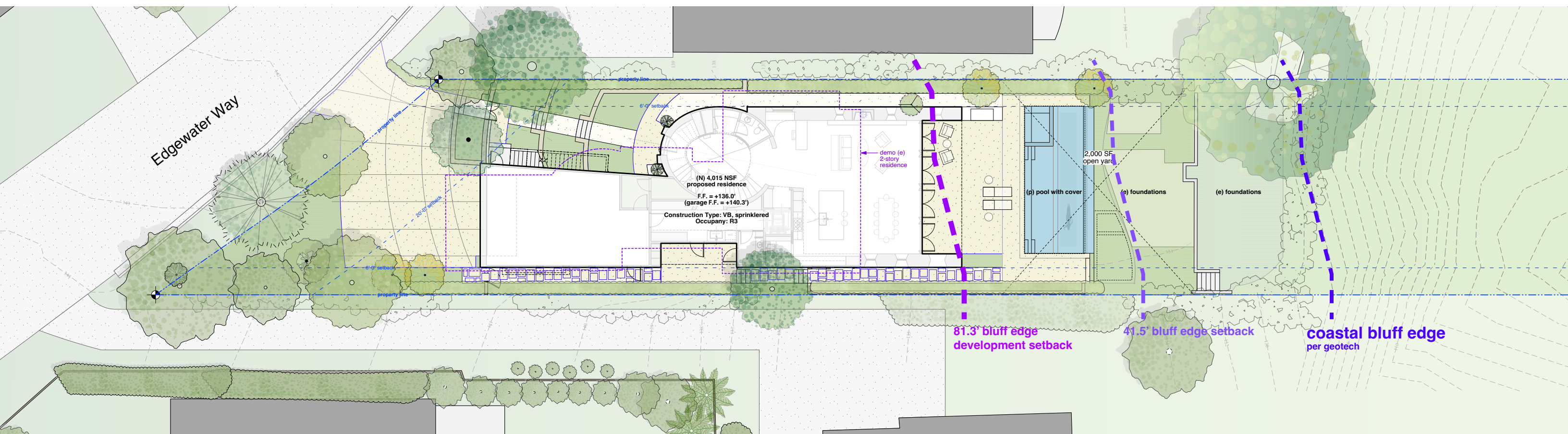
2315

2307

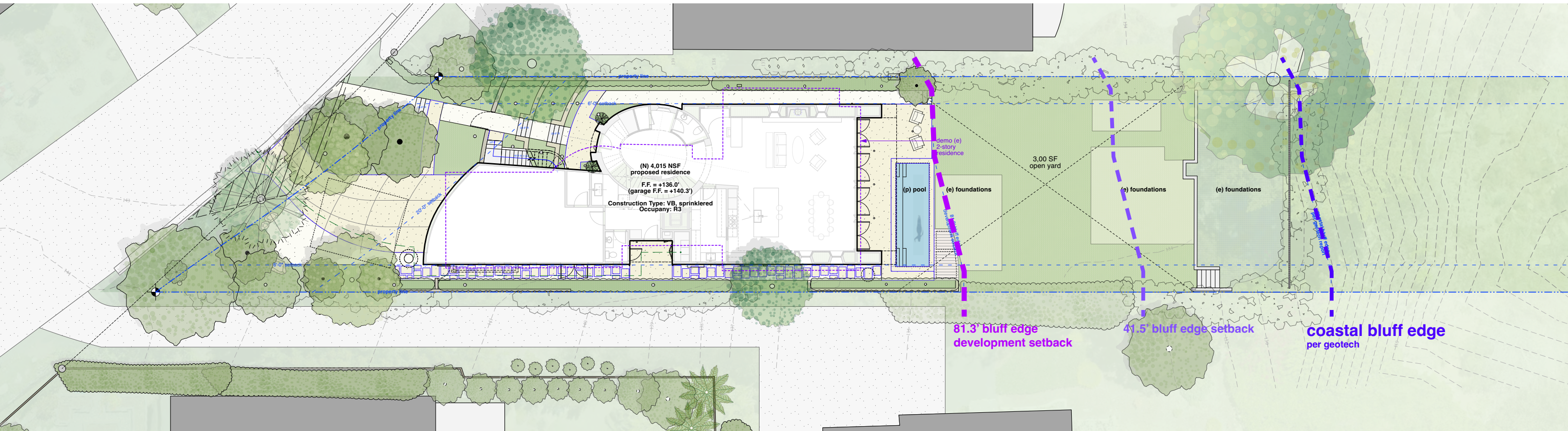
2305

Site Aerial

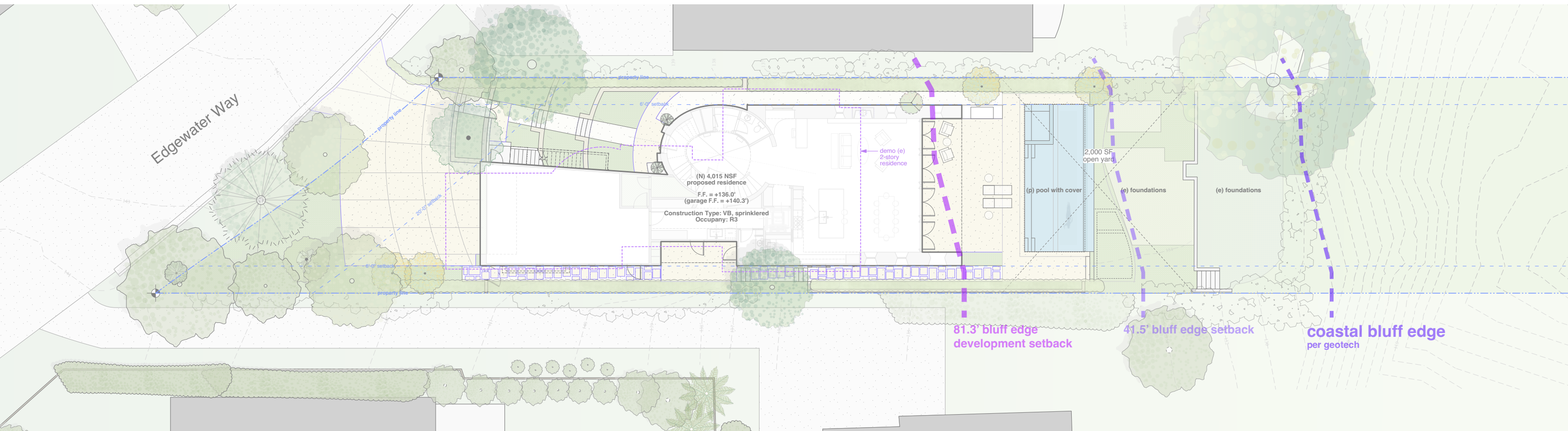




Previous Proposal - Site Plan - PDA Granted



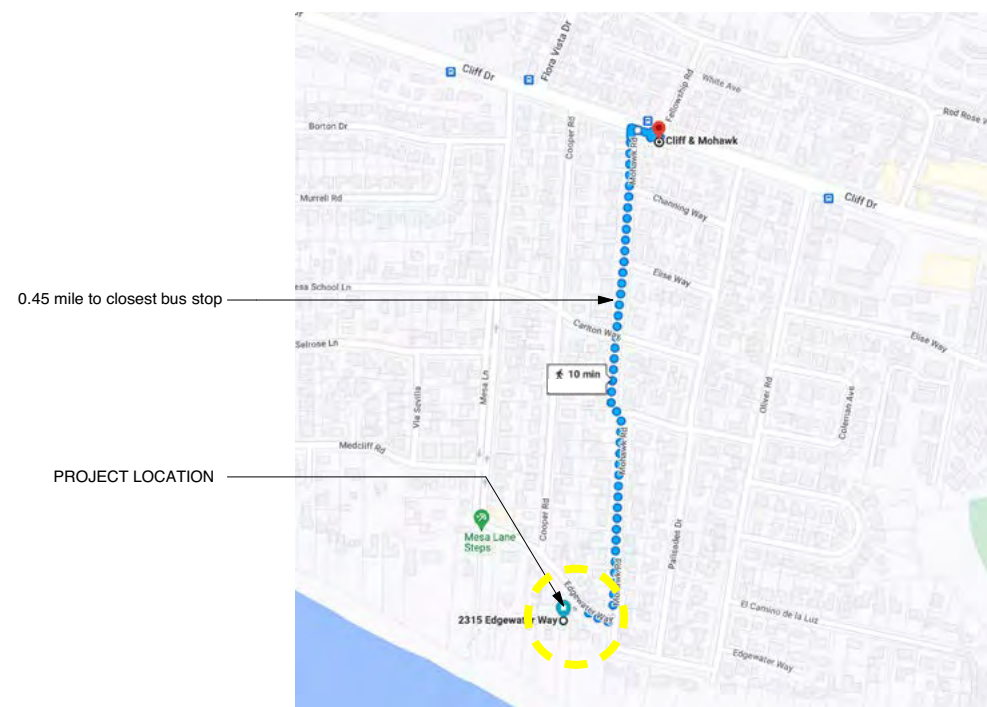
Current Proposal - Site Plan



Previous Proposal - Site Plan - PDA Granted



Street view at Edgewater Way



Bus Stop Vicinity Map

N.T.S.



2210 Edgewater Way



108 Mohawk Road



202 Mohawk Road

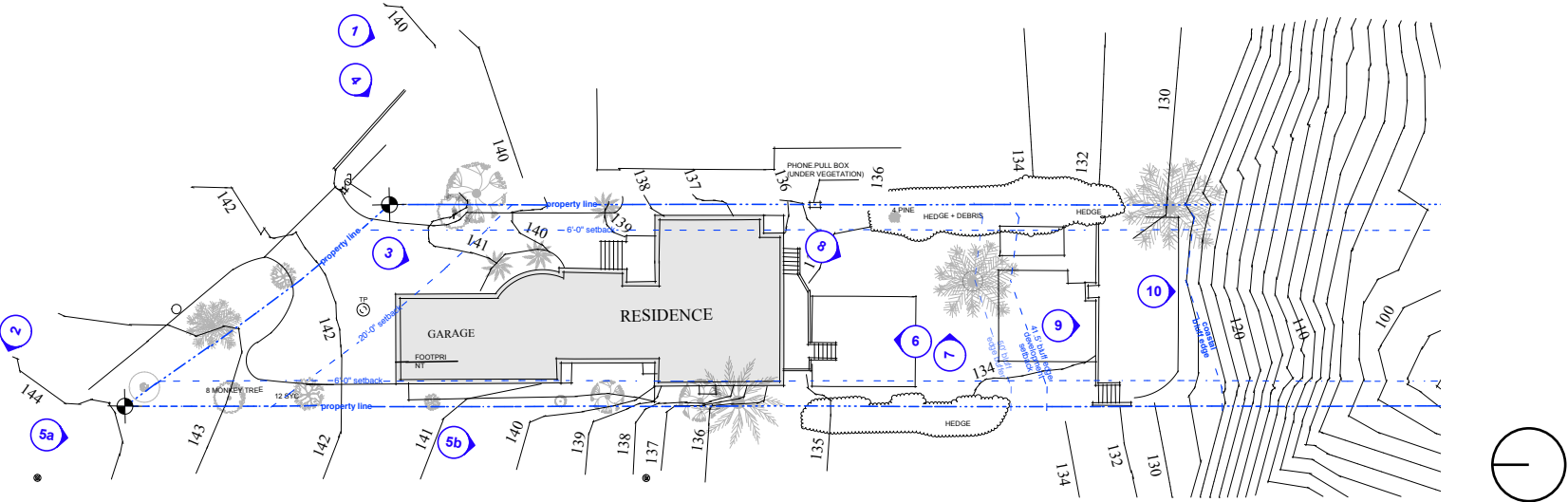


2312 Edgewater Way

Site Context



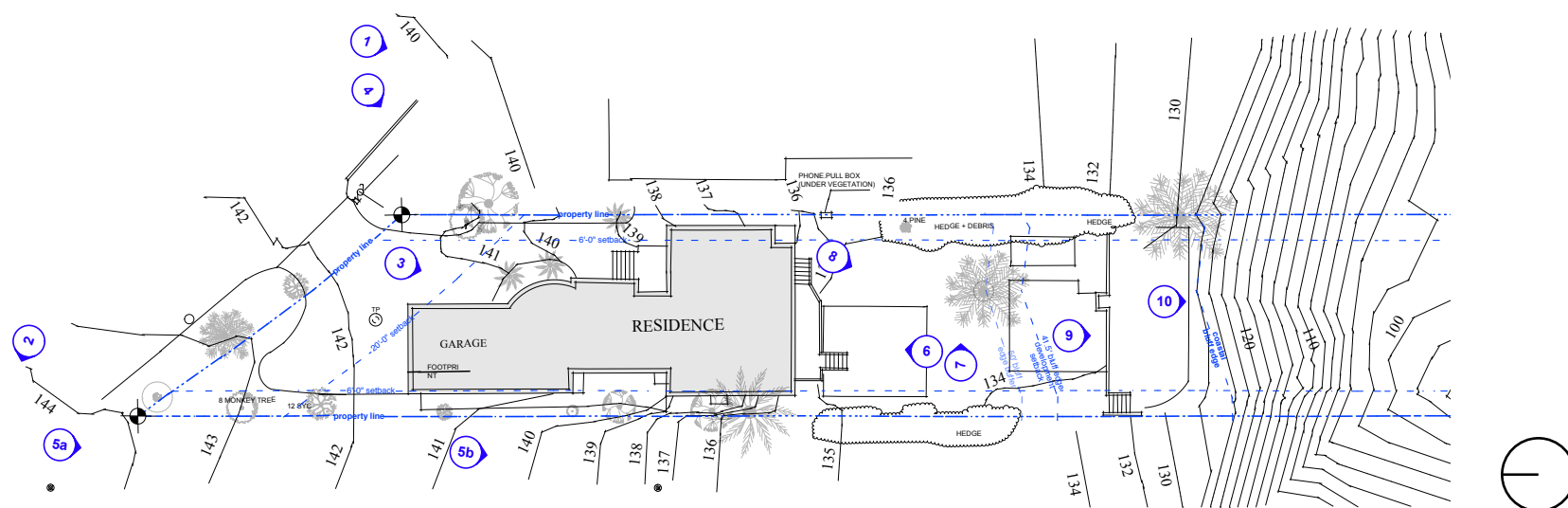
(1) Neighboring 2-story residence to the east (2307 Edgewater Way)



Site Context



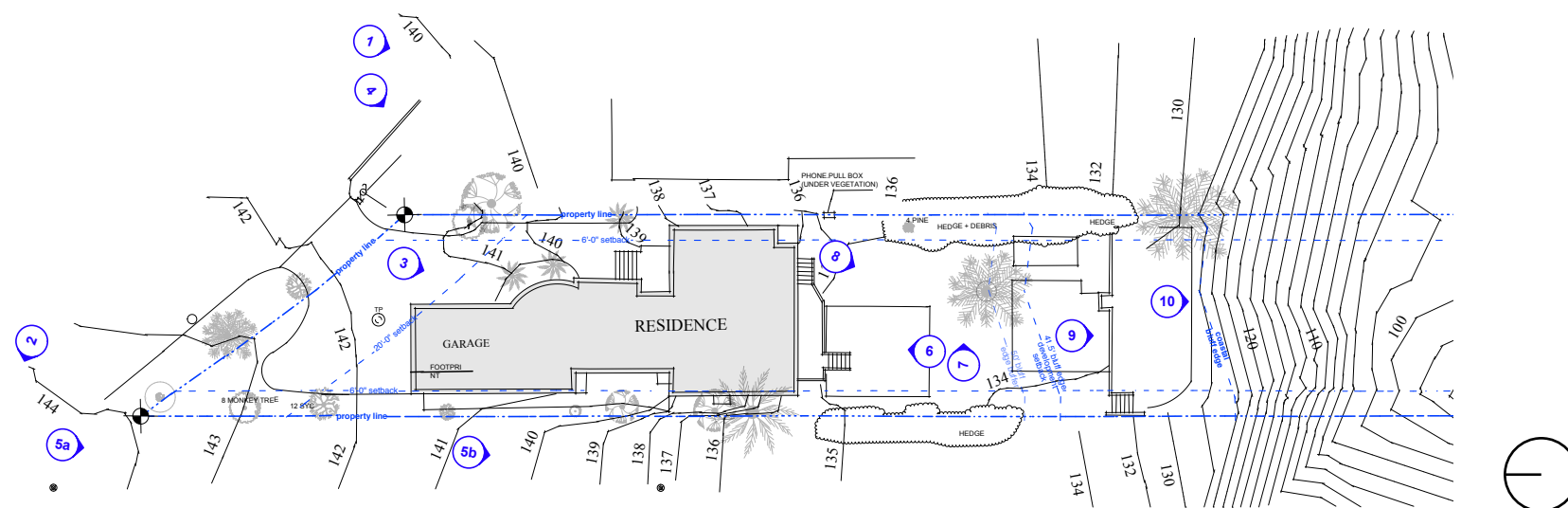
(2) Neighboring 2-story residence to the west (2321 Edgewater Way)



Site Context



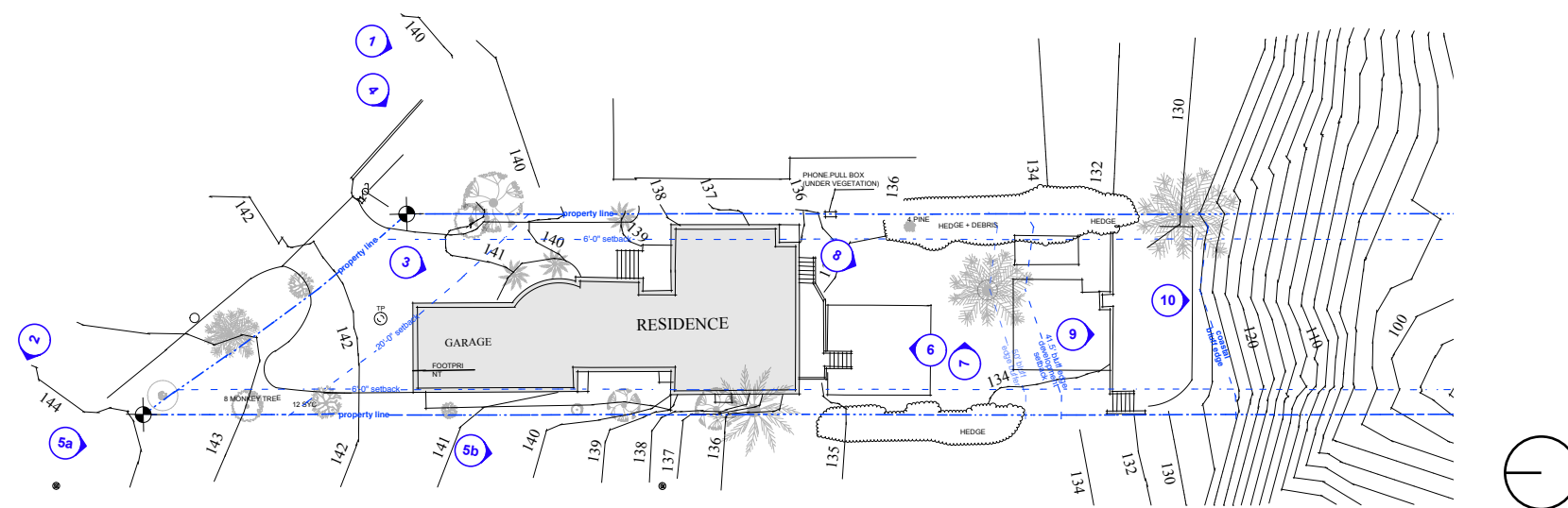
(3) North elevation of existing residence



Site Context



(4) East elevation of existing residence

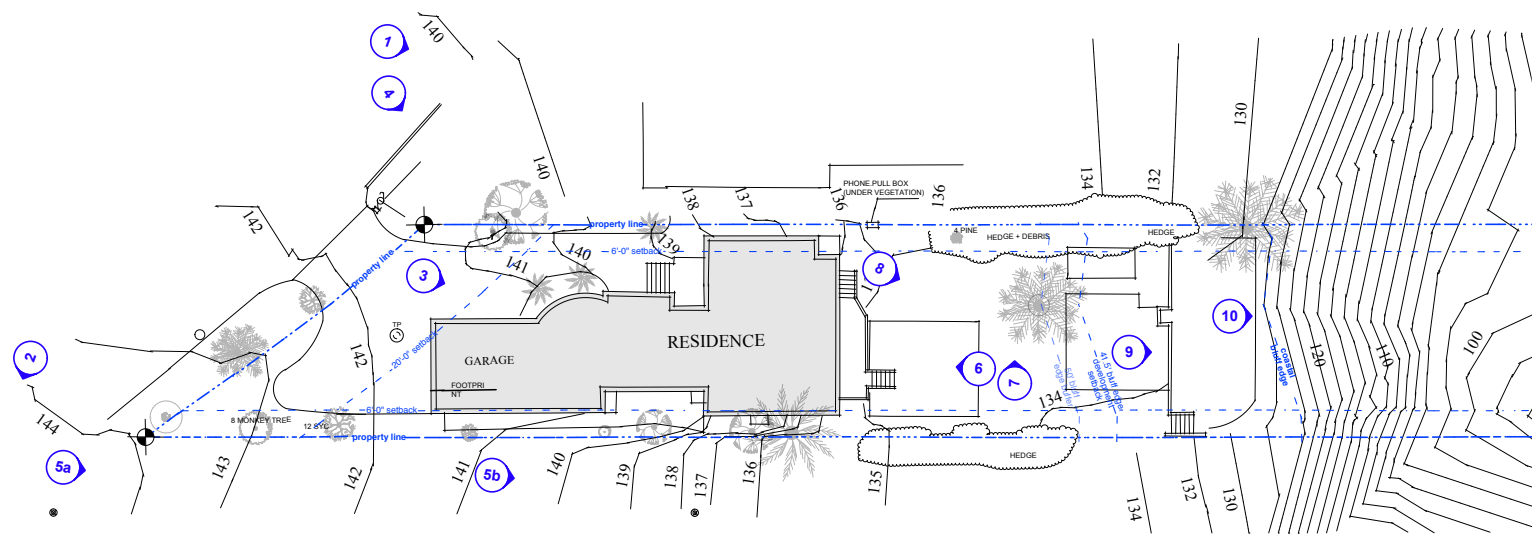


Site Context



(5a) West elevation of existing residence

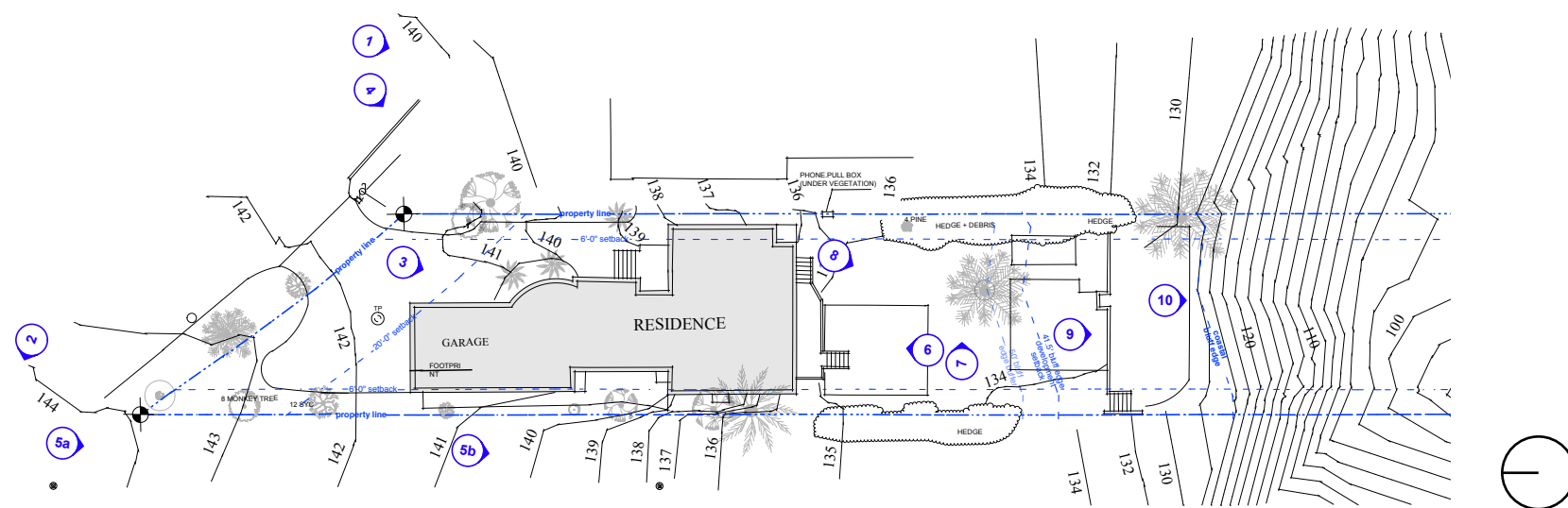
(5b) West elevation of existing residence - further south



Site Context



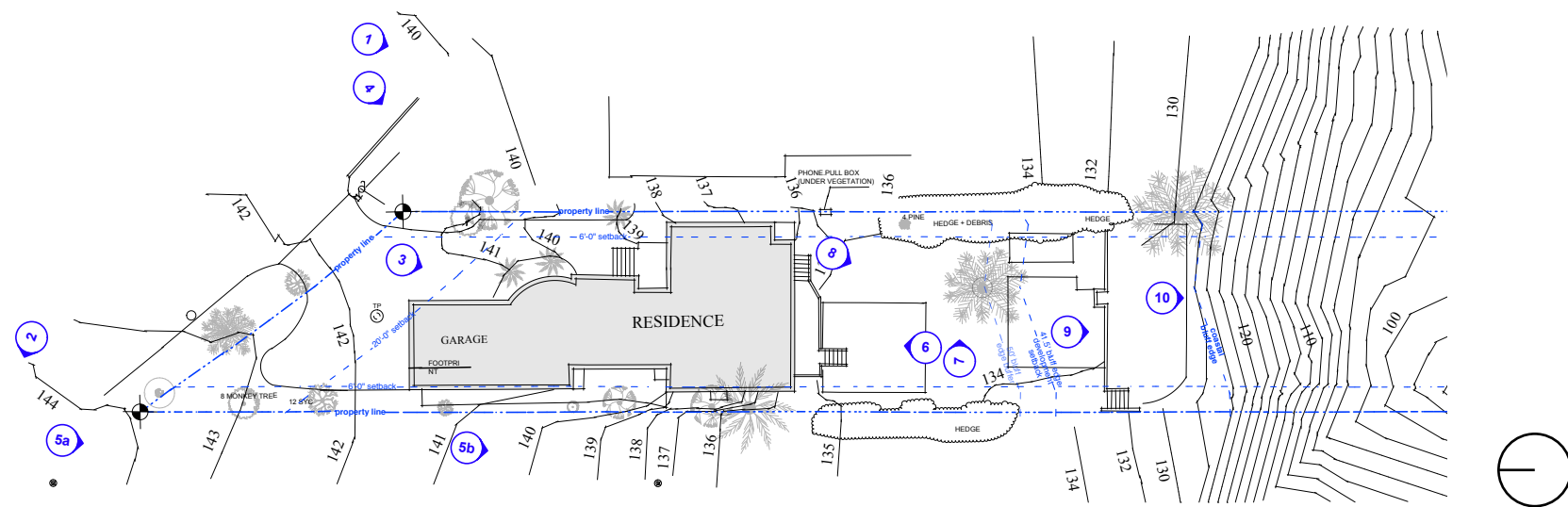
(6) South elevation of existing residence



Site Context



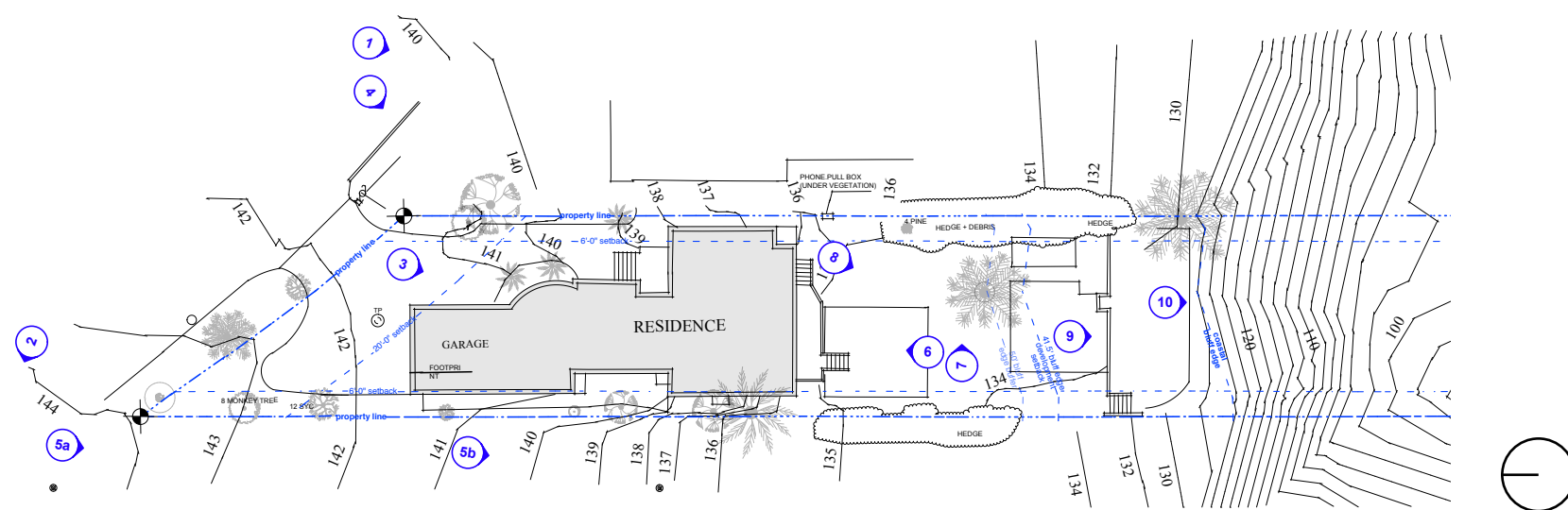
(7) Looking east towards neighbor



Site Context



(8) Looking south-west at residence yard



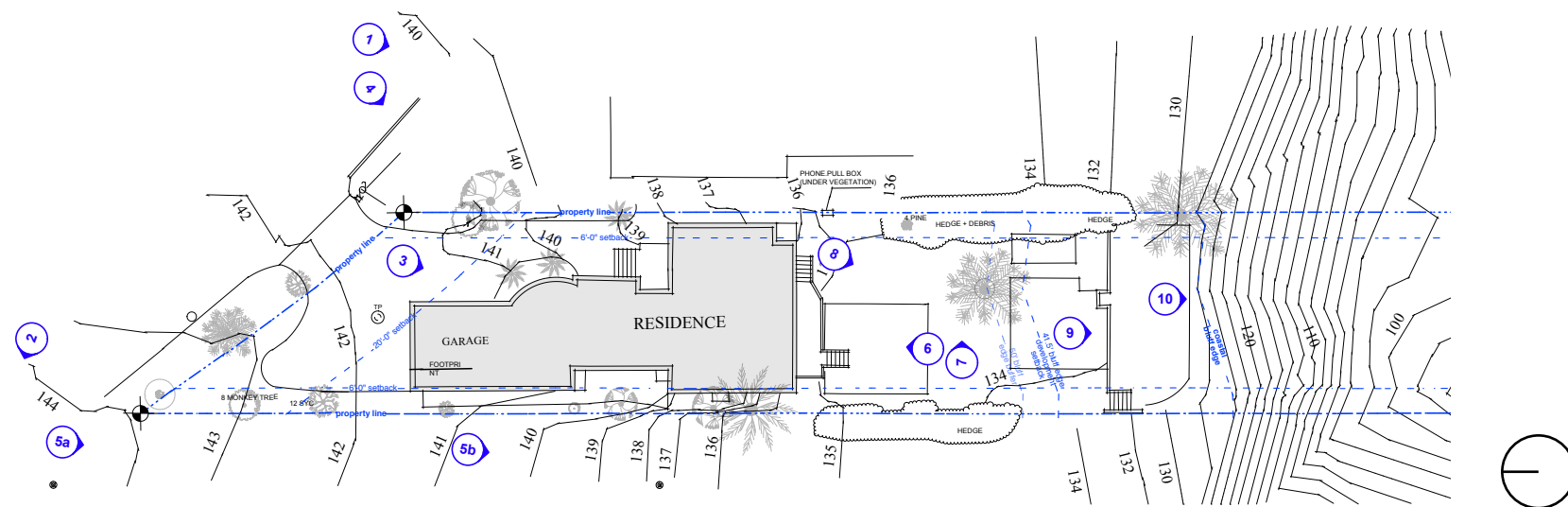
Site Context



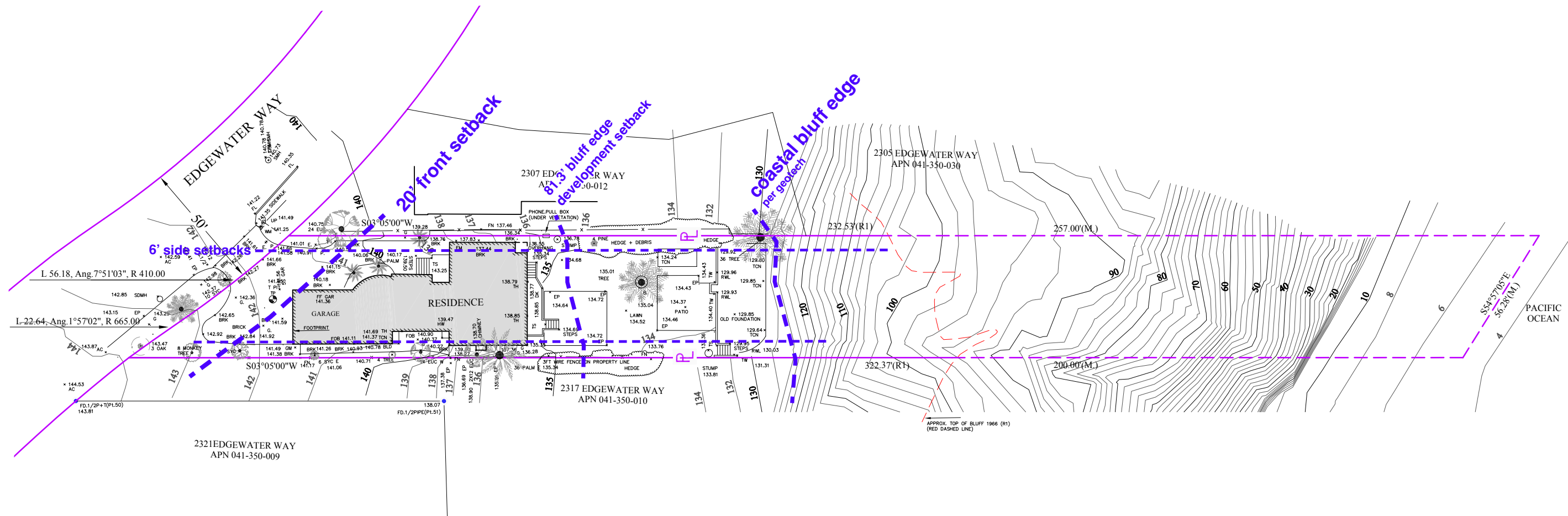
(9) Southern view towards ocean from patio



(10) Looking south down bluff

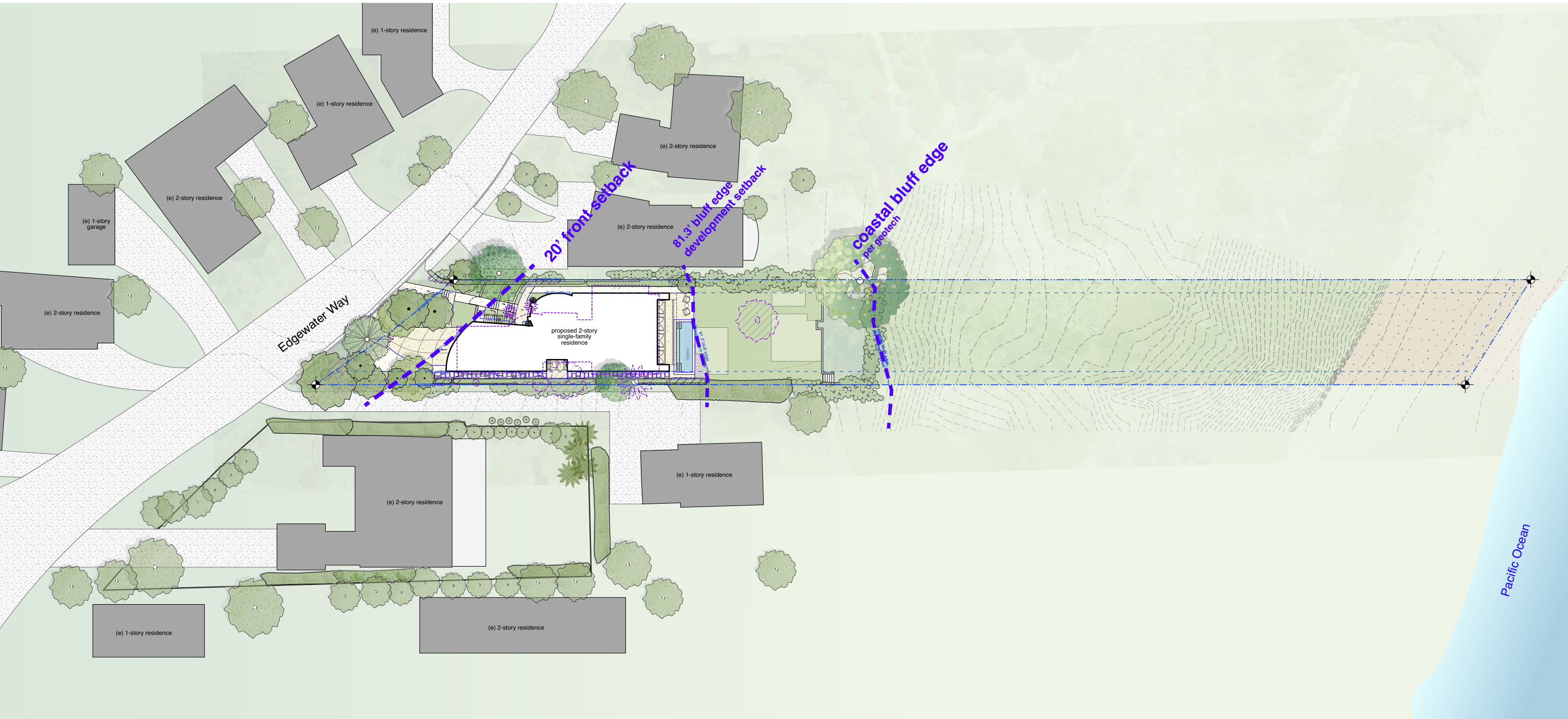


Site Context

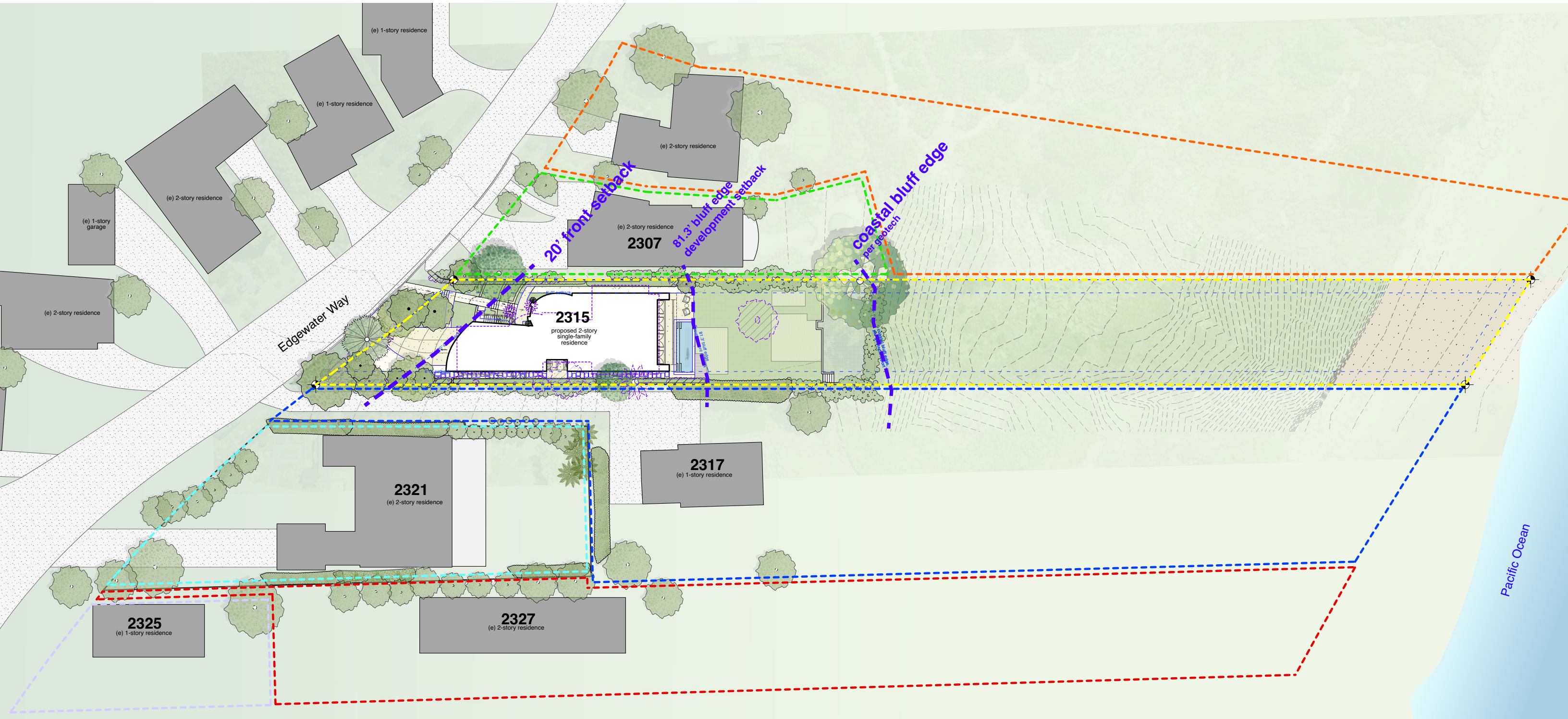


Lot Info

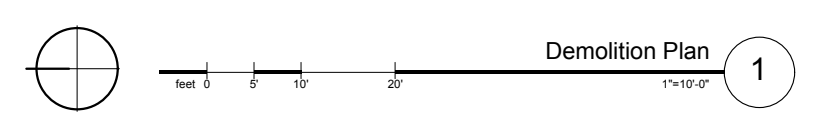
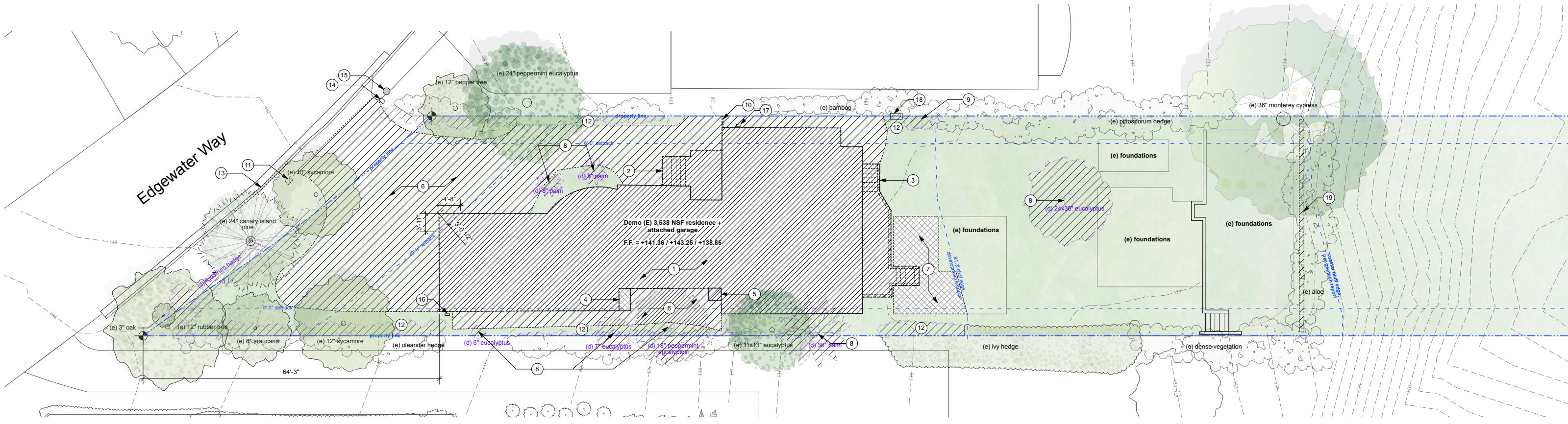
- 22,651 SF Lot
- 3,538 NSF Existing Structures
- Garage in Front-Yard Setback, structures in side-yard setbacks



Site Plan



Site Plan



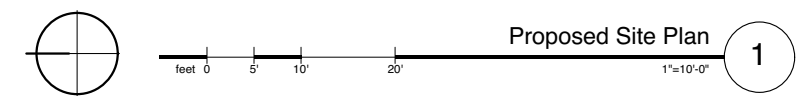
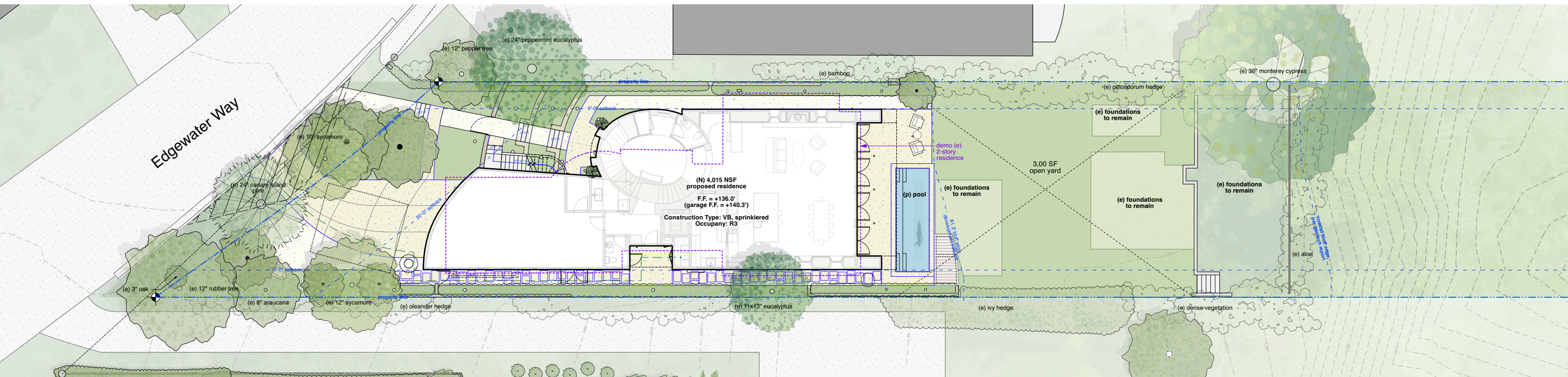
LEGEND: DEMO PLAN

	property line		(E) tree
	setback		(E) non-specimen tree to be removed
	(E) contour		
	feature above		
	feature below		
	(E) building and site feature to be removed		
	(E) permeable paving to be removed		
	(E) impermeable paving to be removed		

Demolition

- Remove existing building
- Remove existing driveway and hardscape
- Partially remove existing foundations up to bluff edge setback
- Remove 7 non-specimen trees

Demolition Site Plan



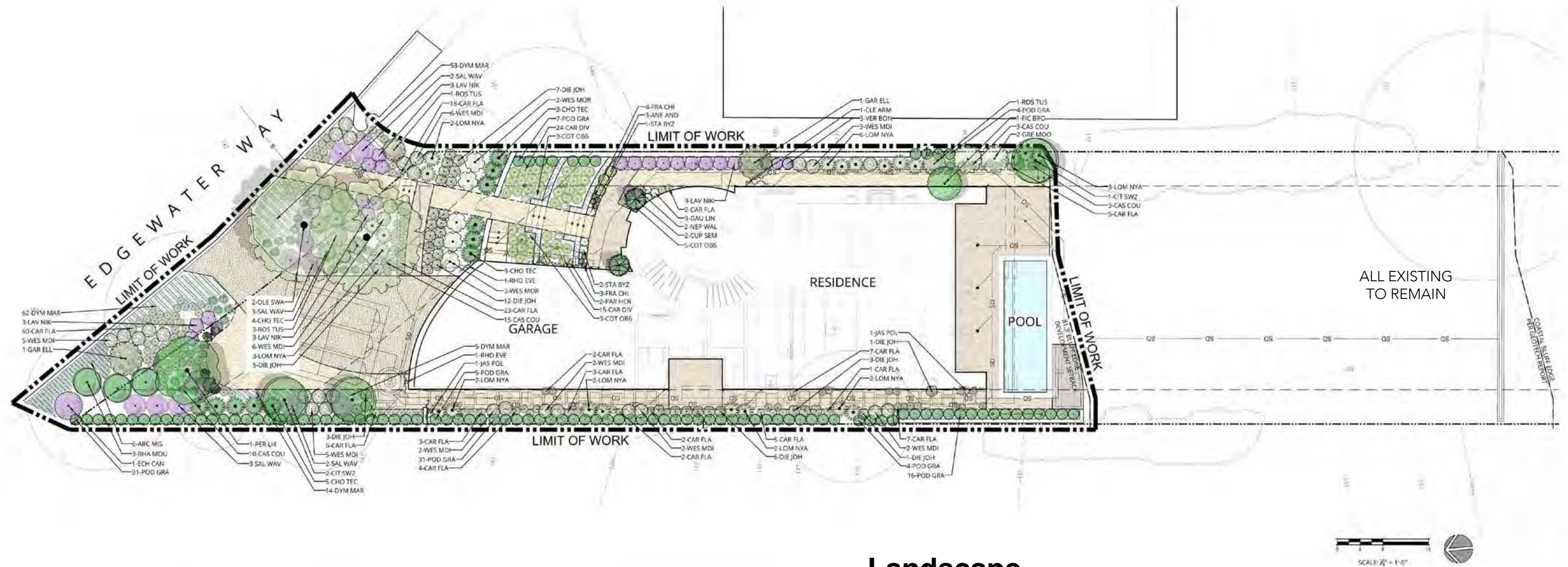
Site Plan

- **Replace driveway**
- **Terraced entry courtyard**
- **South patio with pool**

LEGEND: SITE PLAN

— — — — —	property line		(E) tree
- - - - -	setback		(P) tree
- - - - -	(E) contour		
— · — · —	feature above		
— · — · —	feature below		
- - - - -	(E) building footprint		
→ → → → →	trash path of travel		
	low site wall		
	6' tall site wall		
	proposed hardscape, see landscape drawings		
	wood decking		
•	downspout, painted to match fascia or wall		
⊕	site drain, per Landscape and Civil		

Proposed Site Plan



PLANT SCHEDULE						
ORNBENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	CAR DIV	31	CAREX OBLUSA	EUROPEAN GREY SEDGE	1 GAL	MEDIUM
	CAR FLA	150	CAREX FLACCA	BLUE SEDGE	1 GAL	LOW
	LOM NYA	22	LONANDRA LONGIFOLIA 'NIVALA'	RYVILLA BREEZE GRASS	3 GAL	LOW
PERENNIALS						
	ANE ANI	1	ANEMONE X-HIBRIDA 'ANDREA ATKINSON'	ANDREA ATKINSON JAPANESE ANEMONE	1 GAL	MEDIUM
	DIE JOH	34	DIEY'S RHODIOLIS 'JOHN'S RUNNER'	JOHN'S RUNNER FORTNIGHT LILY	1 GAL	LOW
	FRA CHI	7	FRAGARIA CHILODENS	BEACH STRAWBERRY	6" POT	MEDIUM
	GAU LIN	3	CAULIA LINDEMBER	WHITE CAULIA	1 GAL	LOW
	NEP WAL	3	NEPETA X-FRAXINIA 'WALKER'S LOW'	WALKER'S LOW GARMENT	1 GAL	LOW
	STA BRZ	3	STACHYS BRZANTINA	LAMB'S EAR	1 GAL	MEDIUM
SUCCULANTS						
	COT OBS	11	COTYLEDON ORBICULATA OBLONGA 'FLAVIDA'		1 GAL	LOW
VINES/SHRUBS						
	CLE ARM	1	CLEMATIS ARMANDOR	EVERGREEN CLEMATIS	1 1/2 GAL	MEDIUM
	JAS POL	2	JASMINUM POLYANTHUM	PINK JASMINE	1 GAL	LOW
	PAR HCR	2	PARRENDOCEUS X-HACBENDA 'CREPENS'	HACBENDA CREEPER	3 GAL	MEDIUM
	RHO EVE	2	RHOICISSUS CAPENSIS	EVERGREEN GRAPE	1 1/2 GAL	MEDIUM
GROUND COVERS						
	ARC MIS	6	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	LOW
	DYM MAR	140	DYMONDIA MARGARETHE	SILVER CAREY DYMONDIA	FLAT	LOW

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CODE	WATER USE
	CLP NEM	2	COMBRUSUS SERRIPERVINUS 'ITALICA'	BLUSH ITALIAN CYPRESS	80"BOX	LOW
	OLE SWA	2	OLEA EUROPAEA 'SWAN HILL' MULTI	SWAN HILL OLIVE (FRUITLESS)	60"BOX	LOW
FRUIT TREES						
	CIT SWZ	3	CITRUS 'SIP'	EMERALD CITRUS VARIETY	30"BOX	MEDIUM
	FIC BRG	1	FICUS CARICA 'BROWN TURKEY' SPALIER	BROWN TURKEY (CAR SAU) FIG	24"BOX	MEDIUM
	PER LIA	1	PERSEA AMERICANA 'LITTLE CHAO'	LITTLE CHAO DWARF AVOCADO	30"BOX	MEDIUM
SHRUBS						
	CAS DEB	31	CASUARINA GLAUCA 'COUSIN IT'	COUSIN IT SWAMP OAK	1 GAL	LOW
	CHO TEC	16	CHONDRIFOLIUM TECTORIUM	CAPE RUSH	3 GAL	LOW
	ECH CAN	1	ECHINUM CANDIDUM	PRIDE OF MADDERA	1 1/2 GAL	LOW
	GAR ELL	2	GARRIA ELIPTICA 'EVIE'	COAST SILK TASSLE	24"BOX	LOW
	GRE MOO	2	GREVILLEA X 'MORNING LIGHT'	GREVILLEA	24"BOX	LOW
	LAV WIK	18	LAVANDULA X-INTERMEDIA 'RICO TIC'	PHENOMENAL LAVENDER	5 GAL	LOW
	RHA MOU	3	RHAMNUS CALIFORNICA 'MORNING SUN BRIND'	CALIFORNIA CORREBERRY	5 GAL	VERY LOW
	ROS TUS	5	ROSABARBUS OTTONALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW
	SAL WAV	10	SALVIA WAVELEY	WAVELEY SAGE	3 GAL	LOW
	VER BON	3	VERBENA BONARIENSIS	PURPLETOP VERVAIN	3 GAL	LOW
	WEST MDI	33	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	2 GAL	LOW
	WEST MOR	5	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	3 GAL	LOW
HEDGES						
	POD GRA	38	PODOCARPUS GRACILIOR COLOMBIA	POW PINE	24"BOX	LOW

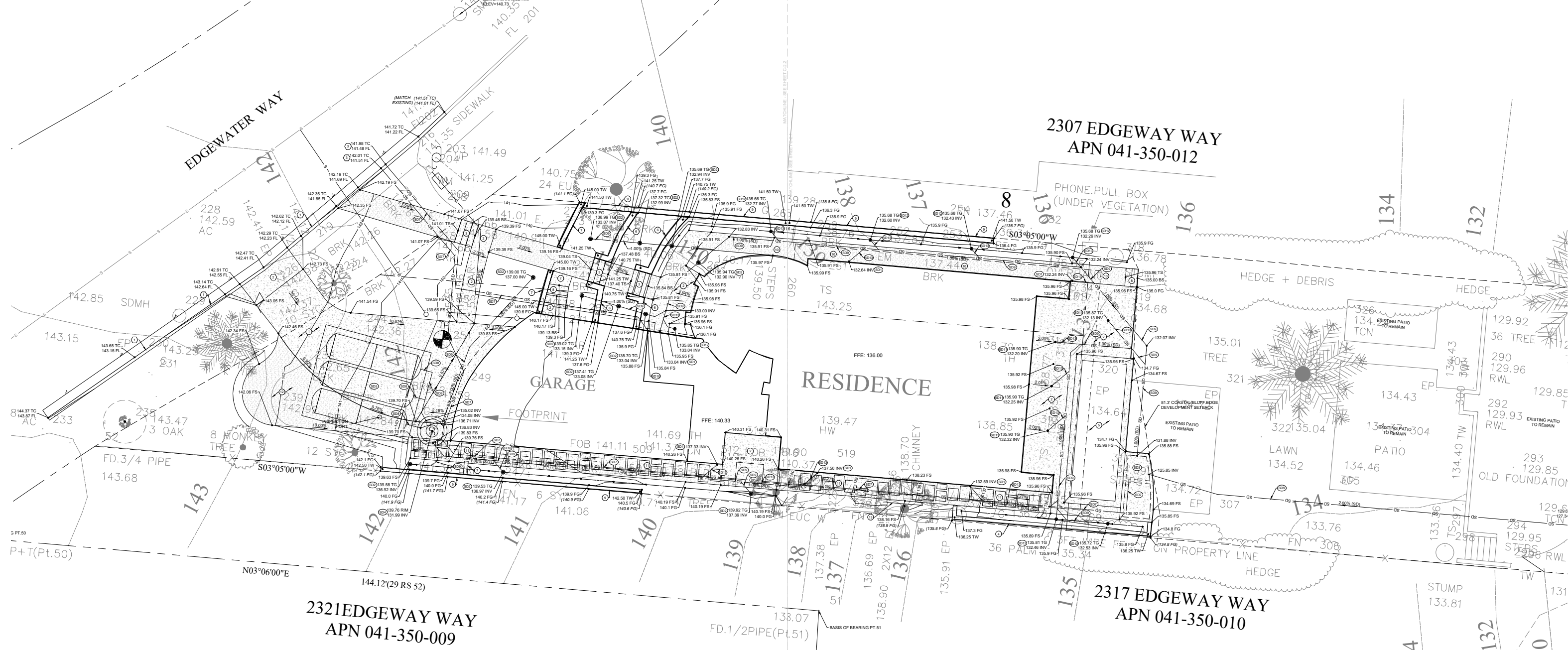
Landscape

- Maintain front and backyard yard screening
- Avoid large view-blocking trees
- Designed to accommodate existing grade
- All proposed planting to be drought-resistant
- Partial renovation/replacement of fences along side lot lines
- Add olive tree and citrus trees in front yard
- Various planting at backyard
- No work in bluff edge setback

Pending Coordination

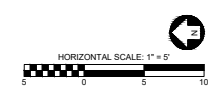
Proposed Landscape Plan

CJM : LA

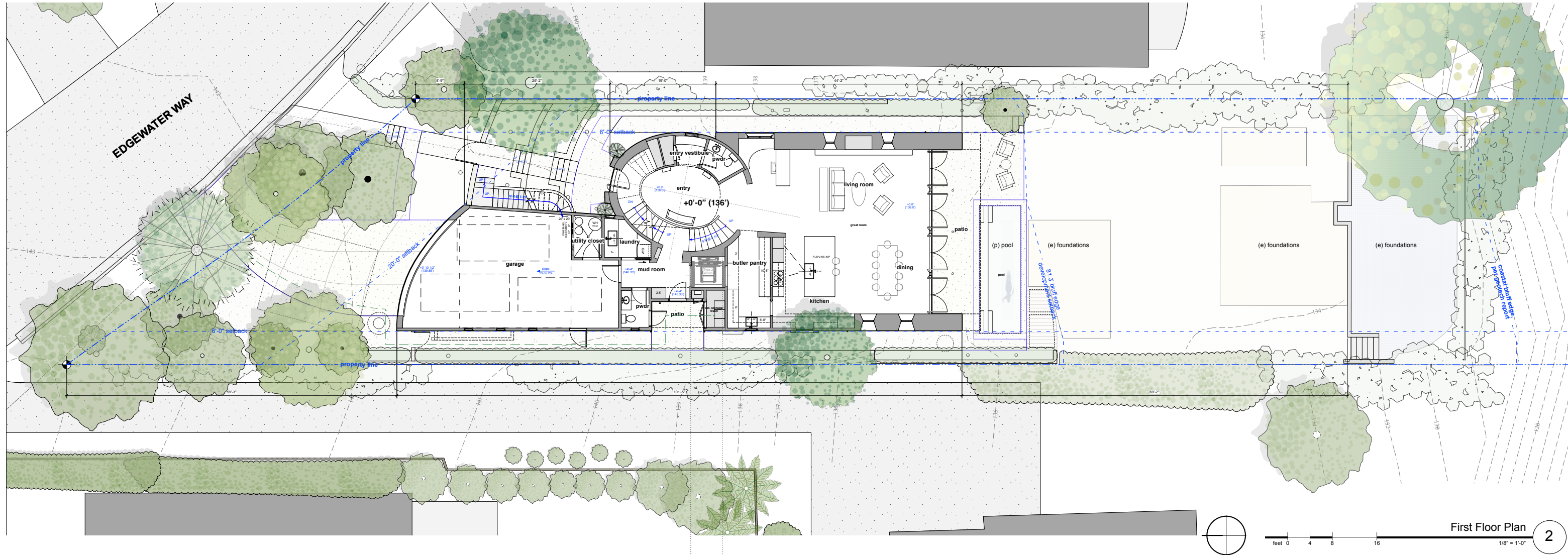


Stormwater Plan

- Tier 3 project
- Send all stormwater to sump pump at the south
- Trench drain at the south-most patio
- Pump stormwater to retention chamber under the driveway
- Connect retention chamber to an irrigation line
- Pump retention chamber water to street



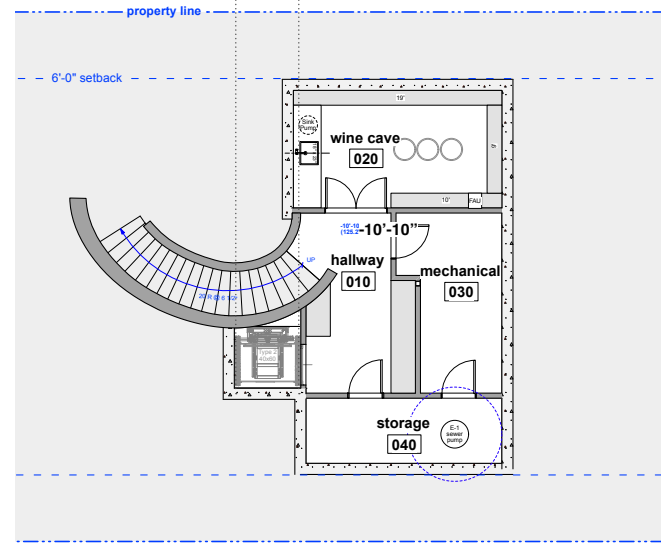
Proposed Civil Plan
Ashley & Vance Engineers, Inc.



First Floor Plan 2

Home Info

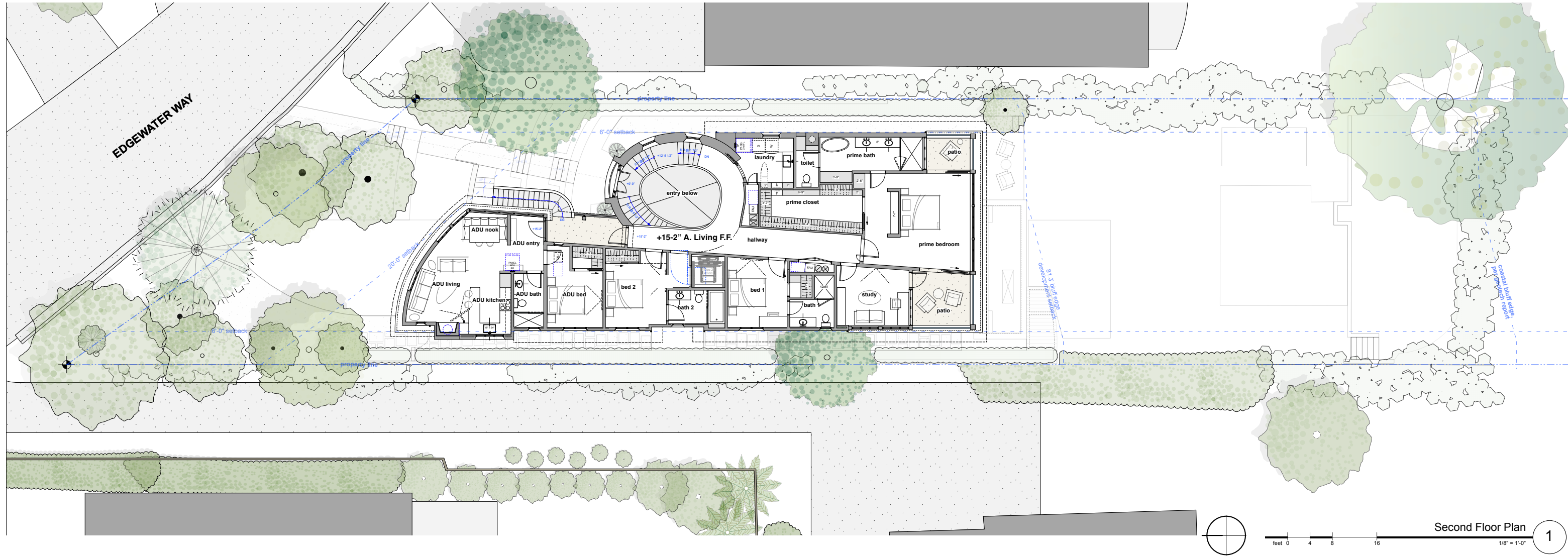
- **97.7% FAR, no modifications**
- **3-bedroom, 3 bath, two half-baths**
- **Total main residence - 3,310 NSF**
- **2-car attached garage - 705 NSF**
- **ADU over garage - 600 NSF**
- **Basement - 600 NSF***



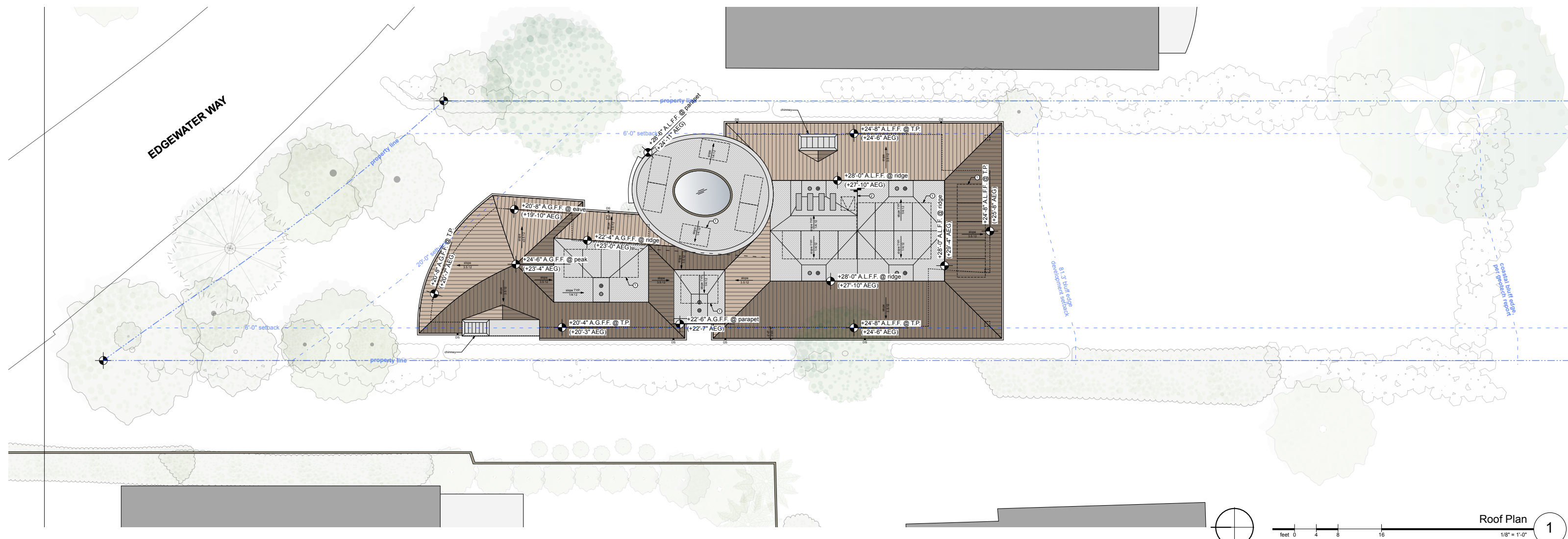
Basement Plan 1

* excluded from FAR calculation

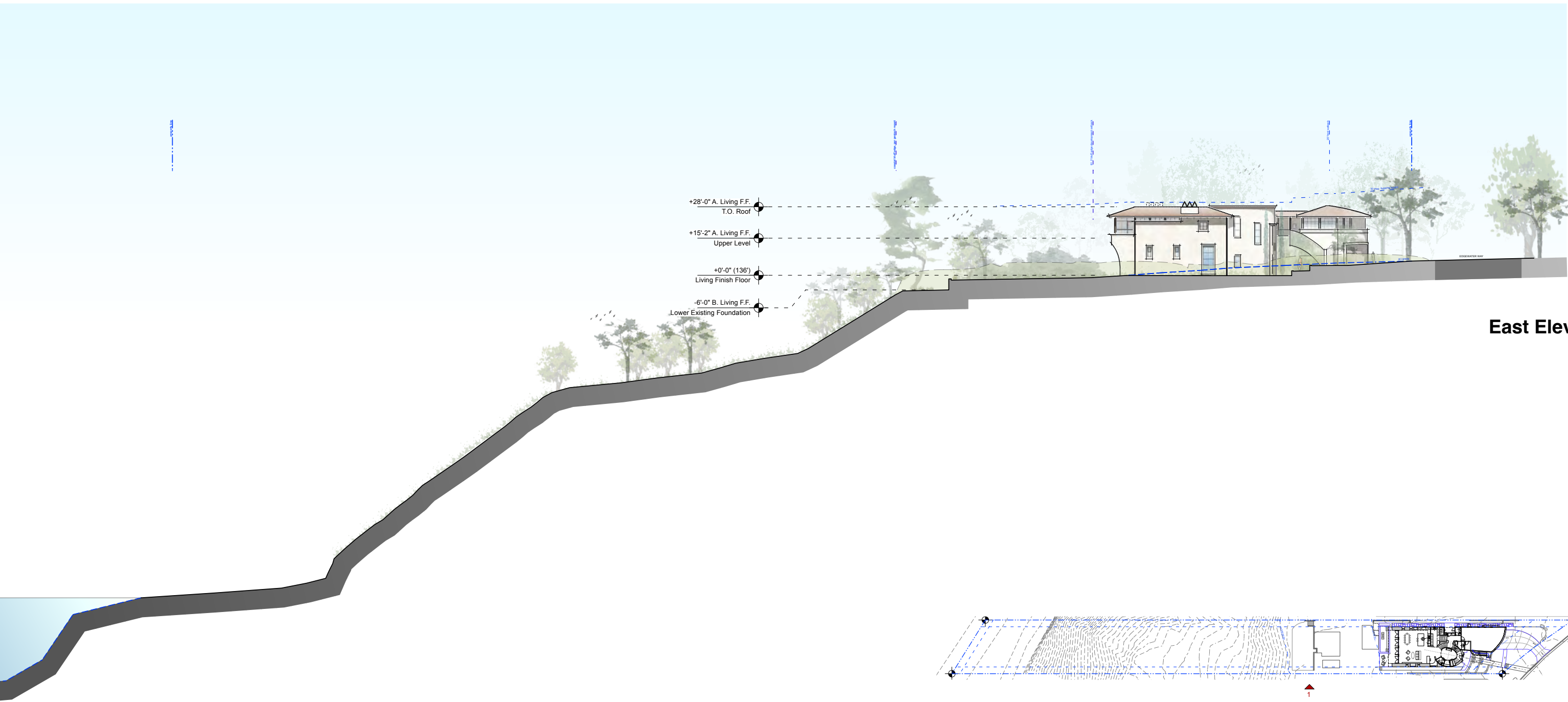
Ground Floor & Basement Plan



Second Floor Plan



Roof Plan



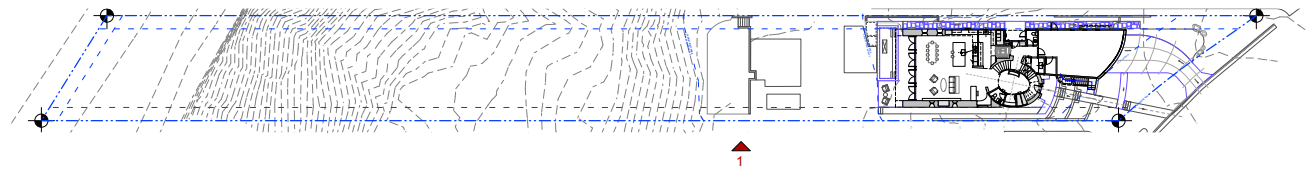
+28'-0" A. Living F.F.
T.O. Roof

+15'-2" A. Living F.F.
Upper Level

+0'-0" (136')
Living Finish Floor

-6'-0" B. Living F.F.
Lower Existing Foundation

East Elevation

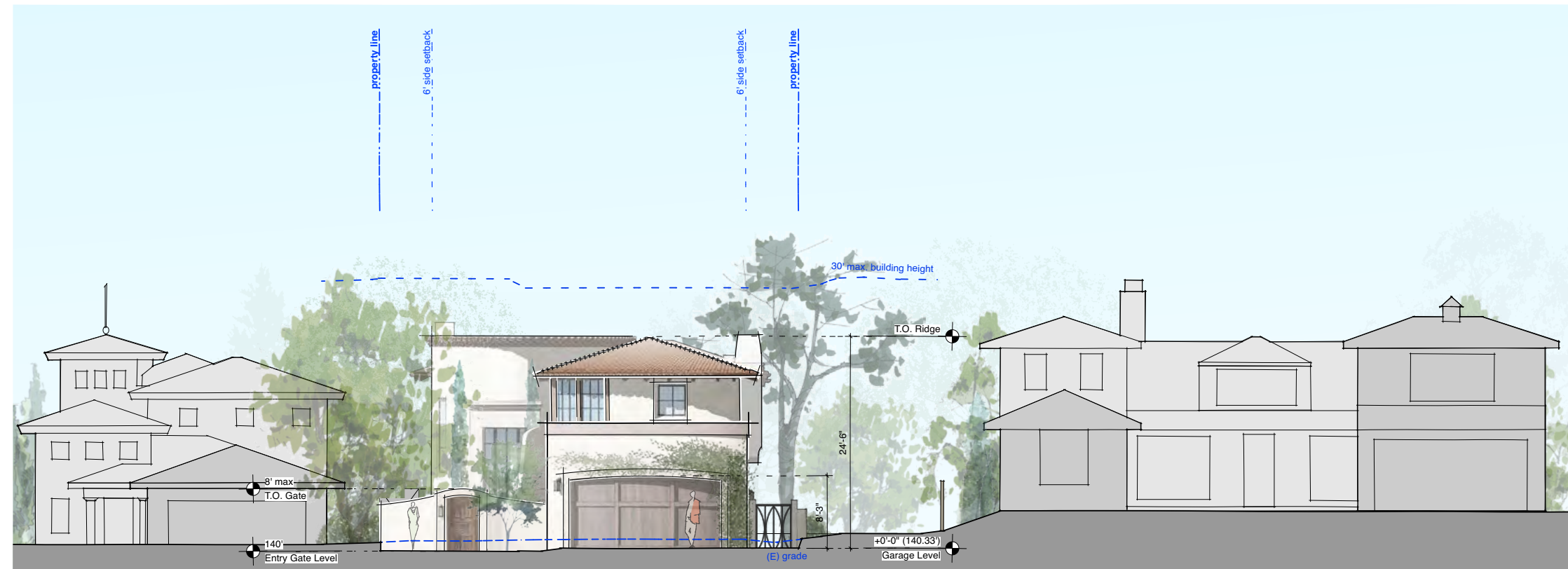


⊕ KEY PLAN

Site Section



Entry Courtyard Elevation



North Elevation

Exterior Elevations



East Elevation

Exterior Palette

- Integral color smooth-troweled plaster (sand-colored)
- Sandstone accent facade
- Exposed natural wood structure (warm brown)
- Steel windows/doors/trim (dark bronze) + low-iron glazing
- Terracotta roof and accent tile (red-brown)
- Exterior screening
- Laminated glass guardrails
- Wrought iron gate and stained wood gate (warm brown)

Exterior Elevations



South Elevation

Exterior Elevations



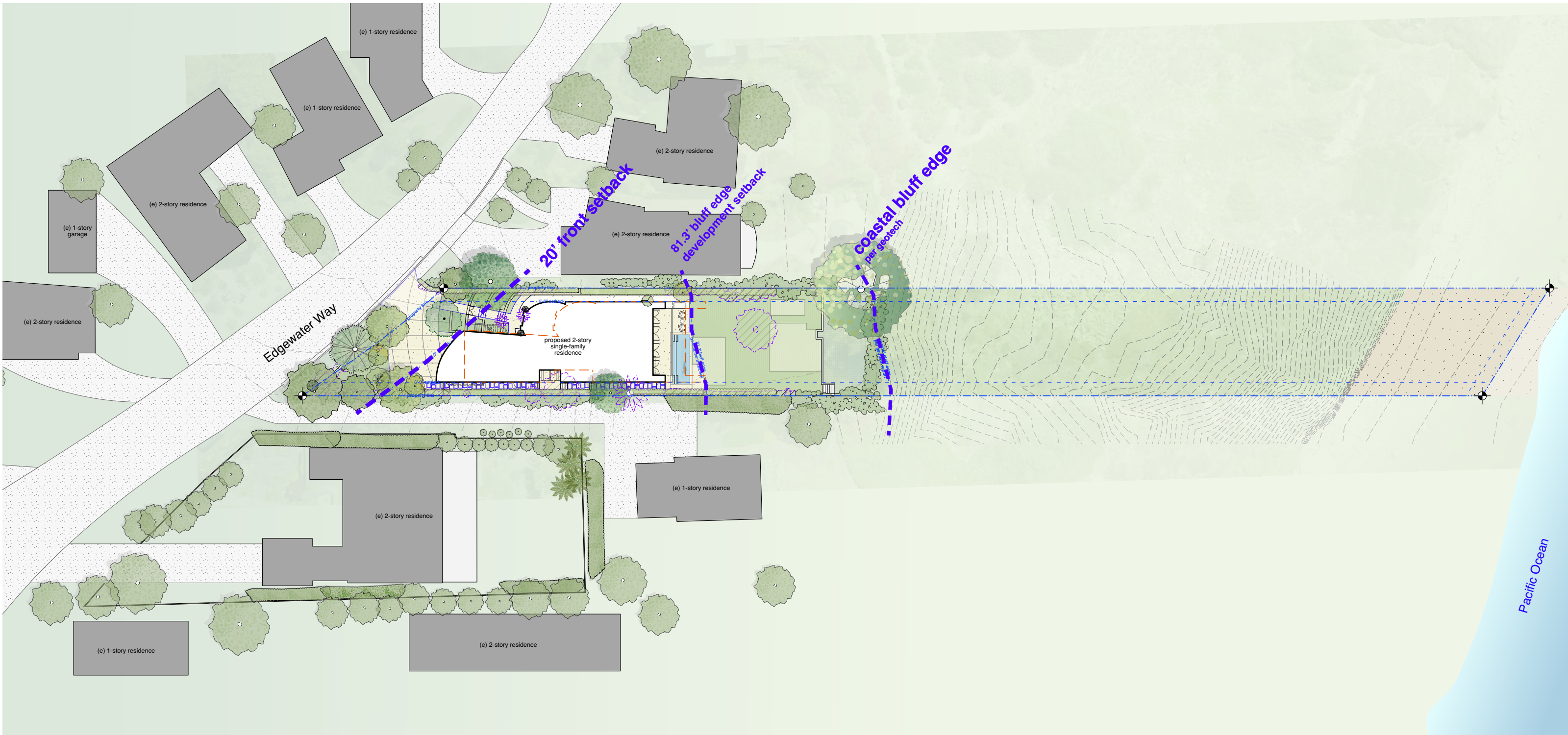
West Elevation

Exterior Elevations

2315 Edgewater Way

Planning Commission





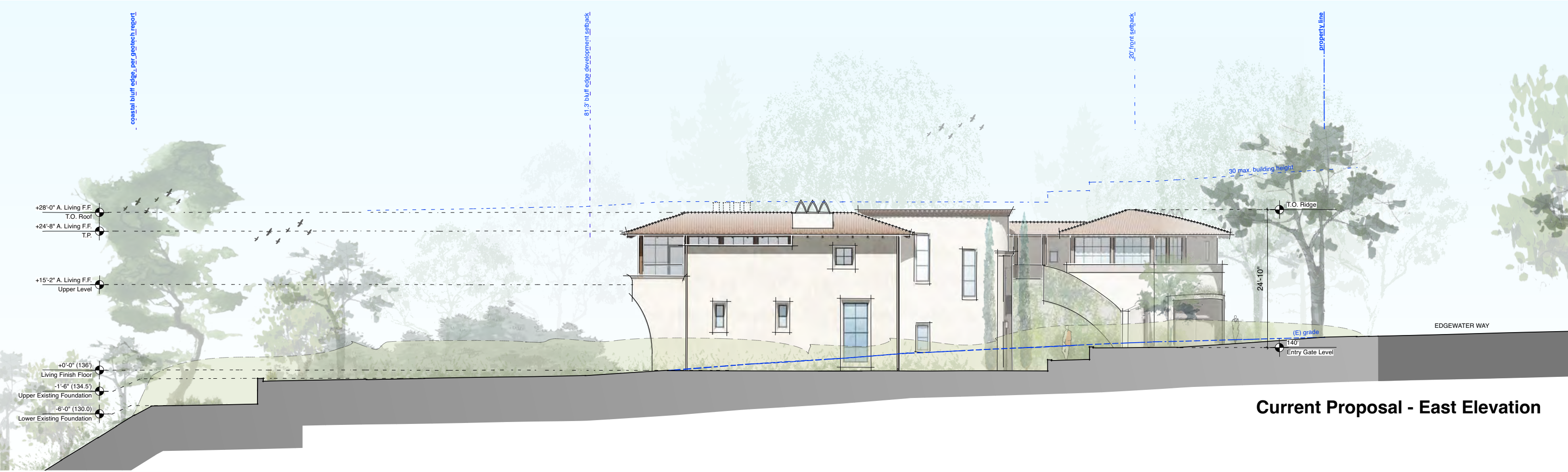
Site Plan



Current Proposal - West Elevation



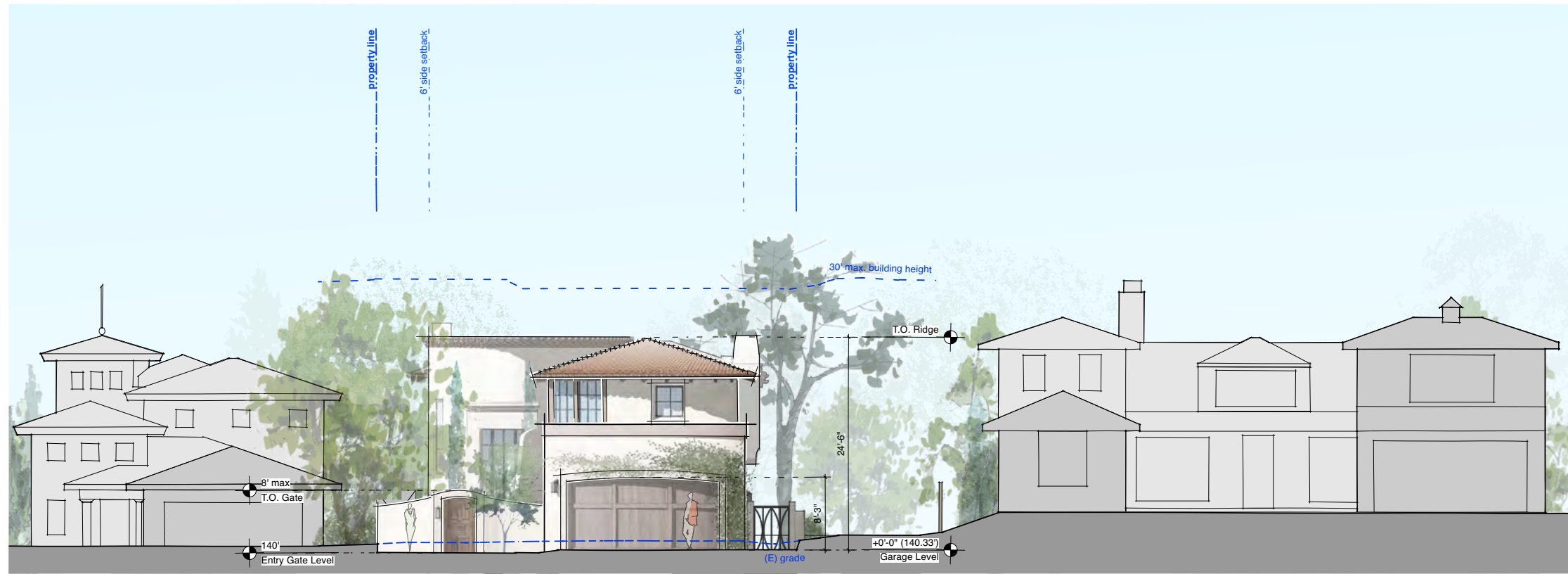
Previous Proposal - West Elevation



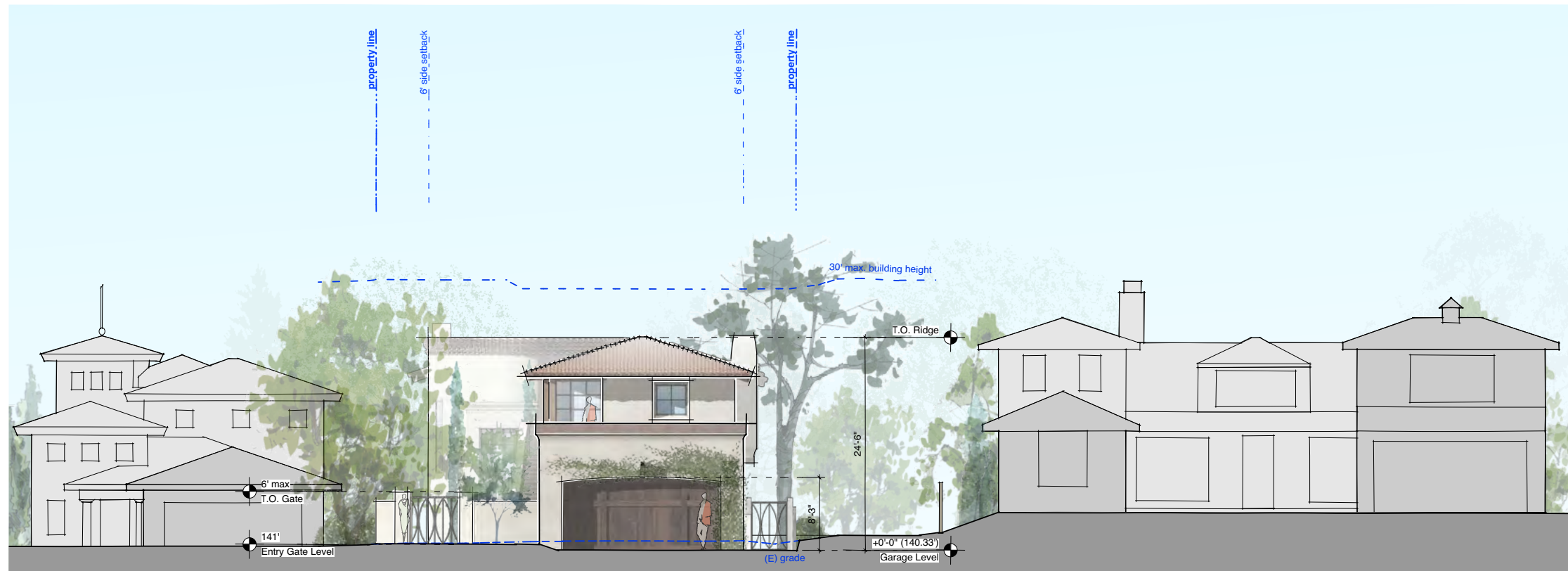
Current Proposal - East Elevation



Previous Proposal - East Elevation



Current Proposal - North Elevation



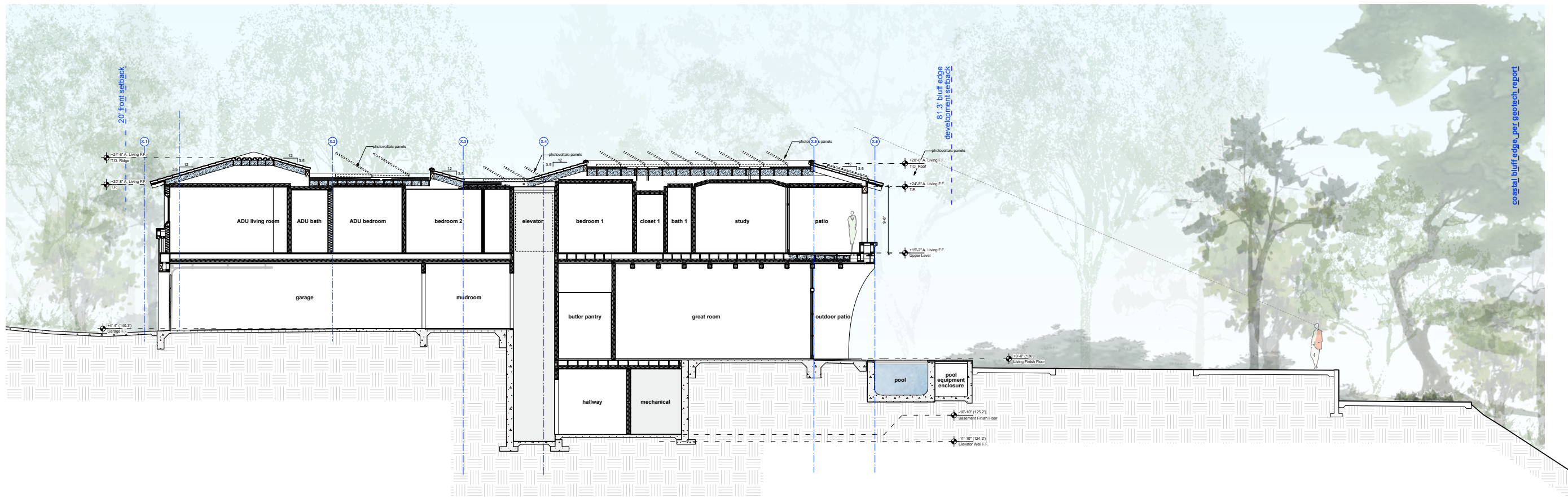
Past Proposal - North Elevation



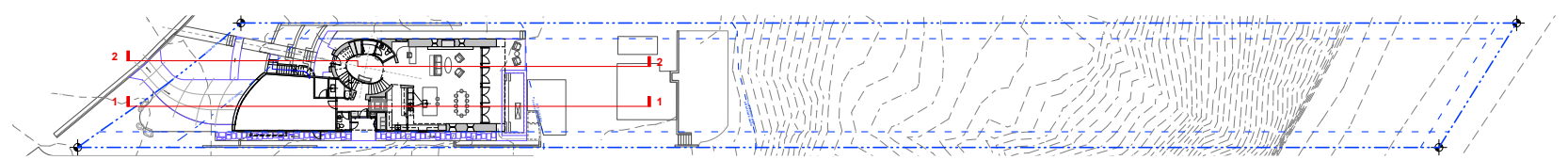
Current Proposal - South Elevation



Previous Proposal - South Elevation

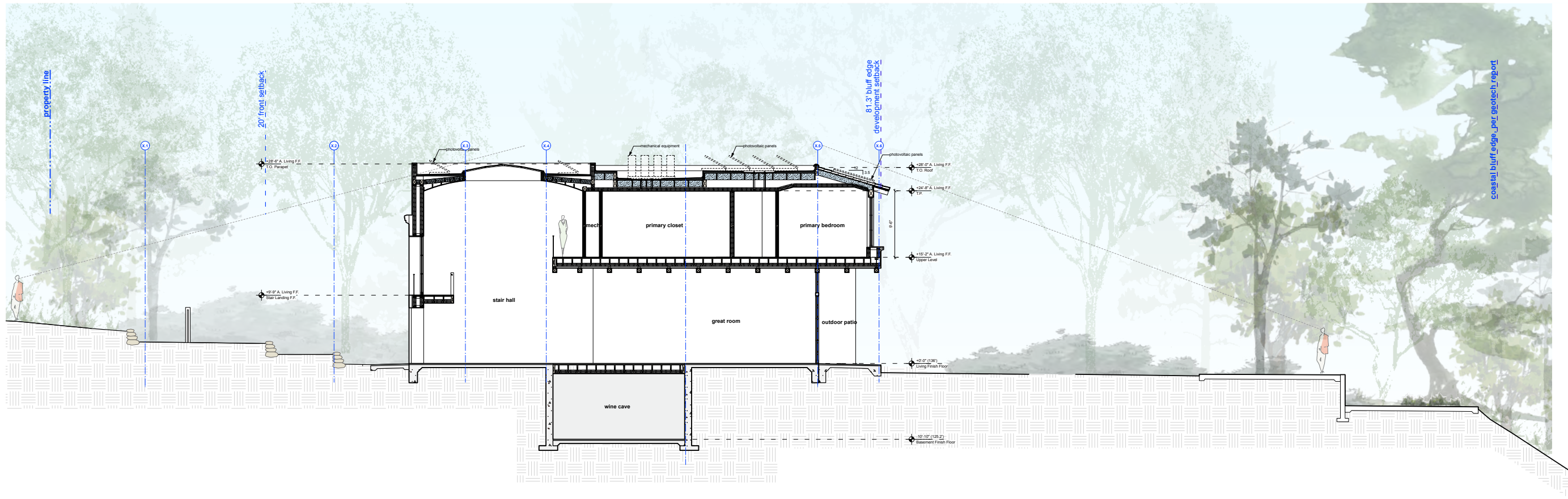


Section 1-1

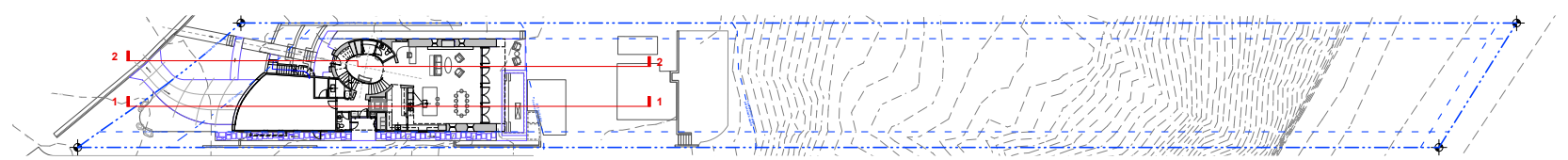


⊕ KEY PLAN

Building Sections



Section 2-2



⊕ KEY PLAN

Building Sections

exterior colors and materials



Roofing

mission style "C" shaped
clay tiles (Class A)
color: terracota



Low slope roof

built-up roof membrane system
with mineral finish (Class A)
color: earthtone finish



Hardscape

integral color concrete
color: warm sand
finish: sandblast

Hardscape: Motor court and pathways

stone pavers, type TBD
color: tan



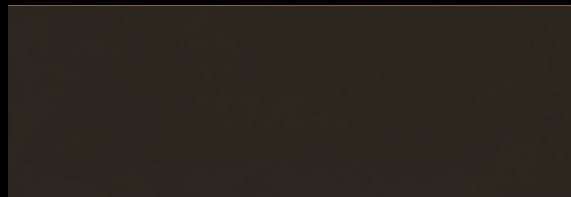
Fascia / Trim / Rafters / Posts

exposed wood
semi-transparent stain
color: Cabot, Mission Brown



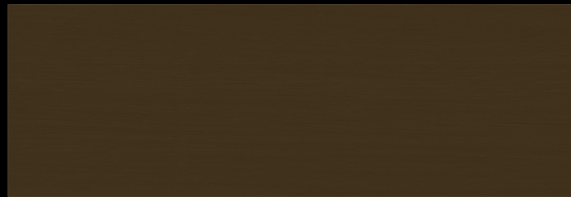
Exterior Plaster

smooth plaster, integral color
color: warm sandy beige



Fenestration (Doors & Windows)

steel / aluminum frames
color: dark bronze



Site Gates & Balcony Railings

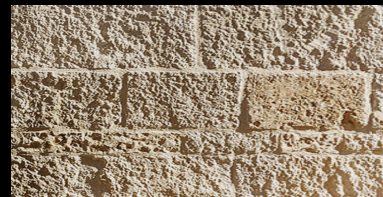
wrought iron; color: dark bronze

Accent Doors

color: hardwood, mahogany



Accent - Terracota Tile



Accent Wall - Stone

sandstone / limestone
color & finish TBD

PAVING

COBBLESTONE PAVERS (DRIVEWAY)



COLOR: ENDICOTT
SIZE/FINISH: 4"X4"/SPLIT

TILE PAVING (POOL & WESTERLY PATIO/WALK)



COLOR: LIDO
SIZE: 24"X36"
MATERIAL: MIX

DECORATIVE GRAVEL (FRONT ENTRY & BACK STEPS)



COLOR: CALIFORNIA GOLD
SIZE: 1"-3"

GRAVEL (ENTRY & EASTERLY WALK)



COLOR: GOLDEN KNIGHT
SIZE: 3/8"

CONCRETE (ENTRY & BACK STEPS)



COLOR: SCOFIELD - LIMESTONE
FINISH: TOPCAST 03 (LIGHT SANDBLAST)

WALLS & STEPS

STEPS



STONE SLAB (opt. 1)



STONE STEPS INTERFACE WITH BOULDERS

PLANTER WALLS



REFINED EDGES - STONE RUBBLE
VENEER