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the County of San Mateo on 9/13/05
with 'Application for Design Review'
for 1050 Acacia, Montara.
It was attached to the
16 page application form.

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New single family home at Acacia Street, Lots 15 and 16, in Montara

Project location

The project site is located in Montara within a residential neighborhood, consisting of one and two-story single-family homes of varying architectural styles. The land gently slopes towards the ocean in the west, which is about a mile away from the site.

Site

The site is undeveloped aside from a recently installed well, has no trees and is overgrown with weeds. The proposed site improvements include planting of ornamental cherry and black acacia trees, shrubs and bushes in planting areas and a bluegrass fescue lawn that is suitable for the coastal climate.



Grading

The project site is almost level with only a slight slope down from north to south. Only a minimum amount of grading will be necessary to assure positive drainage around the house and to construct the driveway and driveway approach as required by the San Mateo County Public Works Dept.



Building Mass

The following steps have been incorporated in the house design to assure a balanced appearance:

- The tallest and widest part of the house is located in the center of the structure with narrower, lower extensions towards the front and the rear.
- The second story is for the most part recessed from the first story by 1'-6" to 2'-6".
- The second story exterior wall plate height is for the most part at 7' to reduce the overall building wall height.
- Varying building widths, dormer and gable elements provide visual interest and help to break up and define the building mass of the structure.

Style

The house contains style elements commonly used in the area. The roof is covered high-definition composition shingle roofing, the exterior walls are going to be clad with painted lap siding. The carriage-style garage doors and tapered columns are often found in craftsman style homes, a quite common architectural style in the area.

Noise

The pump equipment for the well that supplies the domestic water is going to be fully enclosed to minimize equipment noise.

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