

NEW SINGLE FAMILY RESIDENCE

THIRD AVENUE SOUTH
THIRD AVENUE
HALF MOON BAY, CA 94019

SITE DATA

APN: 048-042-280 parcel 1
ZONING: R-1/S-17/DR/CD
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-N

APPLICABLE CODES

SAN MATEO COUNTY

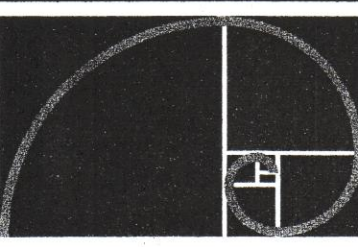
- SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ANY APPLICABLE COUNTY CODES, ORDINANCES OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

	EXISTING		PROPOSED		ALLOWED		
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	
LOT AREA	5,080				—	—	
PARCEL COVERAGE	N.A.		1,527	30.0	1,778	35	
FLOOR AREA	N.A.		GARAGE:	400			
			MAIN FLOOR:	1012			
			LOWER FLOOR:	712			
			2ND UNIT:	551			
			TOTAL:	2,675	52.85	2,682	53

DRAWING INDEX

SHEET	TITLE
SP	SITE PLAN
SU	SURVEY BY BGT SURVEYING
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	SECTIONS & INTERIOR ELEVATIONS
A6.1	DETAILS
LP	LANDSCAPE PLAN

REVISIONS



EDWARD C. LOVE ARCHITECT

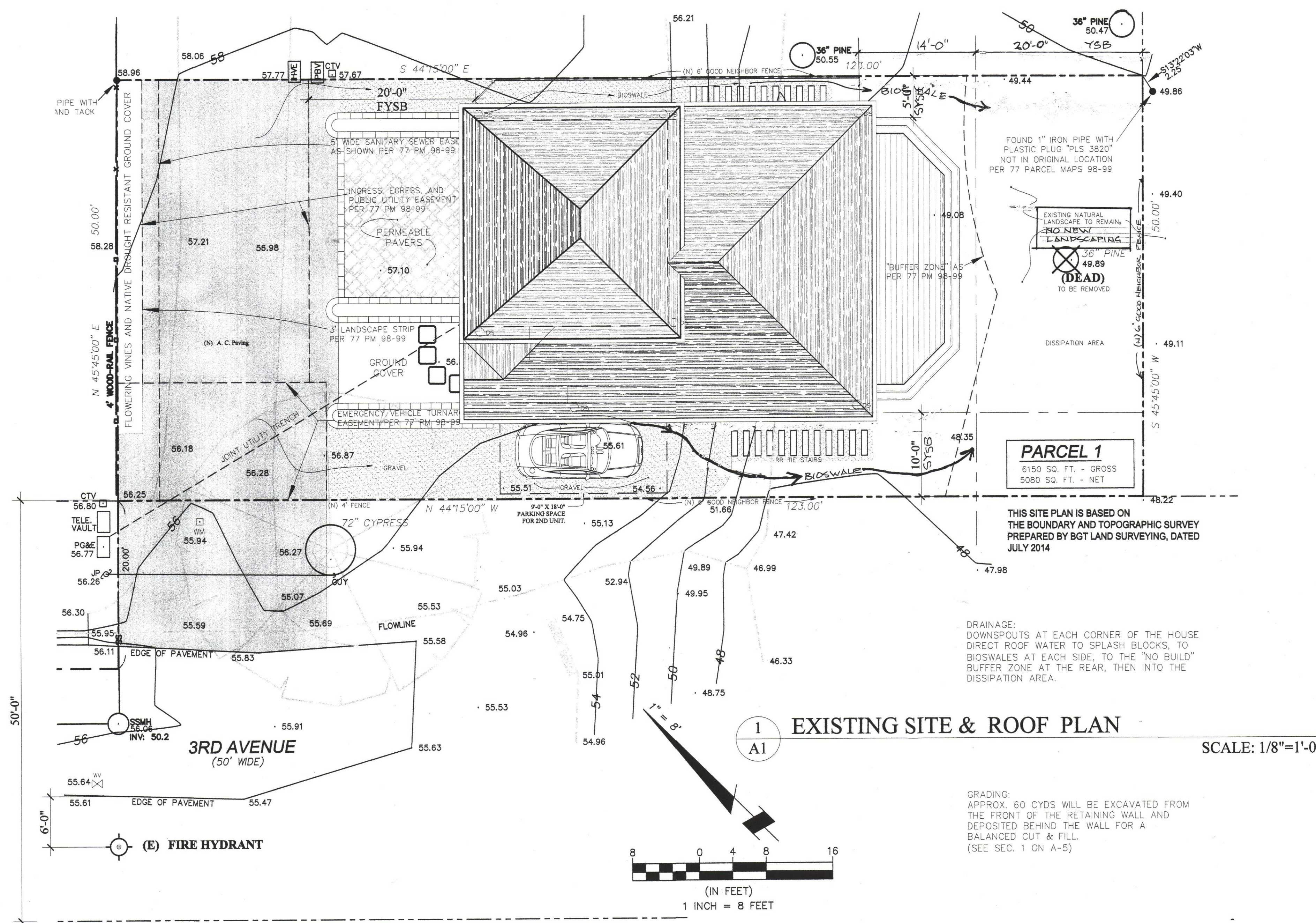
Edward C. Love
Architect
725 MILL STREET
HALF MOON BAY, CA 94019
(650) 725-7615
edward@edclovearchitect.com

Single Family Residence
Dream House Construction
Po Box 204
Half Moon Bay Ca, 94019

PROPOSED SITE PLAN
THIRD AVE. SOUTH
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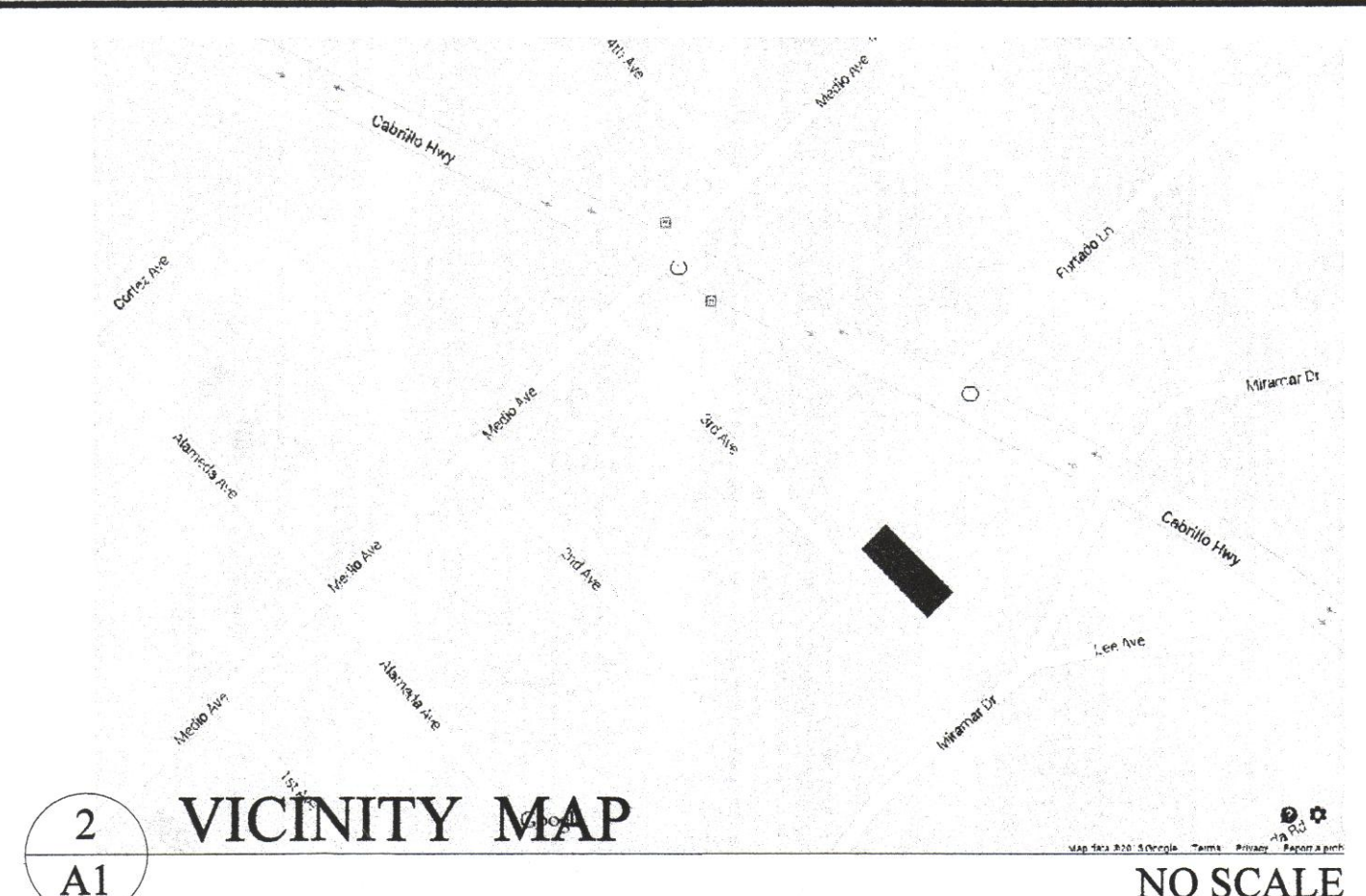


DATE:
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: VELLA
SHEET: SP
OF SHEETS



SCOPE OF WORK:

NEW CONSTRUCTION OF A TWO STORY HOME W/ SECOND UNIT OVER GARAGE



RECEIVED

AUG 06 2015

San Mateo County
Planning and Building Department

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM "PARCEL MAP P-1060," WHICH WAS FILED FOR RECORD IN VOLUME 77 OF PARCEL MAPS PAGES 98-99, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 DATUM ("MEAN SEA LEVEL"). TBM TO USE FOR SITEWORK IS THE CENTER OF THE SEWER MANHOLE LID WITH AN ELEVATION OF 56.06 FEET.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ALL EASEMENTS AFFECTING IT MAY NOT BE PLOTTED HEREON. EASEMENTS SHOWN ARE ONLY THOSE SHOWN ON THE RECORD PARCEL MAP (77 PM 98-99) ONLY.

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

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

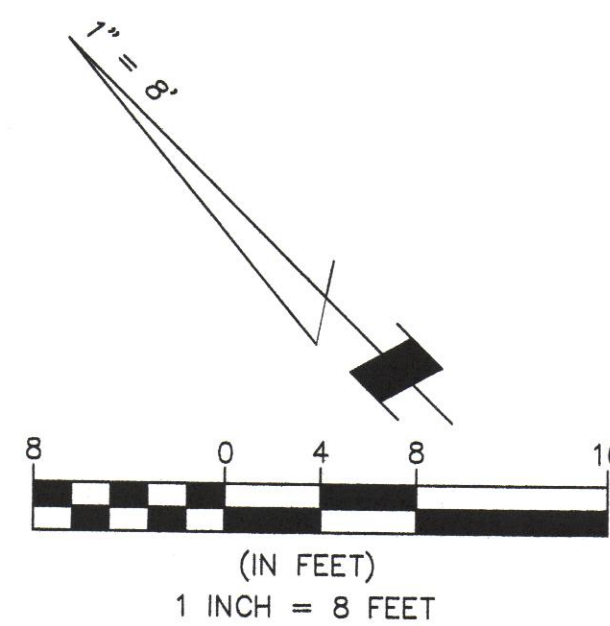
SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: JULY, 2014
JOB NUMBER: 14-140

LOT 21
BLOCK 5

BOOK 5 MAPS 58

77 PARCEL MAPS 98-99
PARCEL 3



www.bgtlandsurveying.com

BGT LAND SURVEYING
1720 S. Amphlett Blvd., Suite 225 - San Mateo, CA 94402
Main: (650) 212-1130 | fign@bgtlandsurveying.com

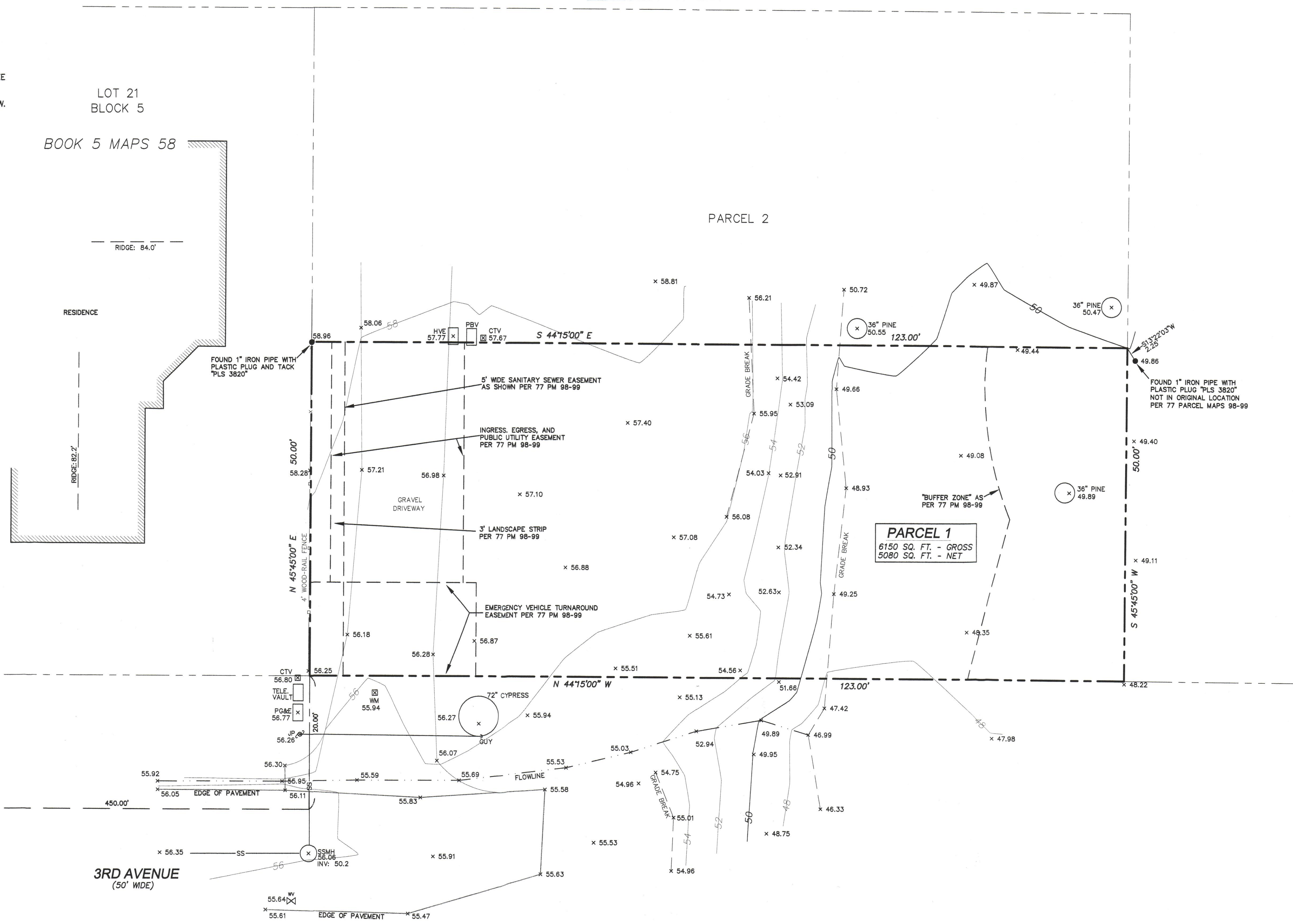
REGISTERED LAND SURVEYOR
BRIGAN G. TAYLOR
EXP. 12/31/15
NO. 7551
STATE OF CALIFORNIA

Assessor Parcel Number:
048-042-280

Prepared For:
FRANK VELLA
758 Vasquez Drive
Half Moon Bay, CA 94019

LEGEND

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



MEDIO AVENUE

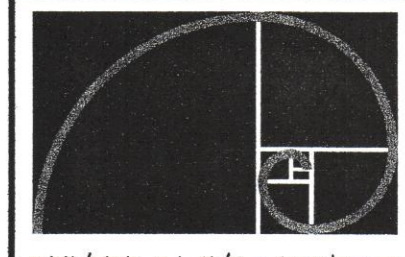
FOUND SAN MATEO COUNTY DISK WITH PUNCH IN HAND

3RD AVENUE
(50' WIDE)

BOUNDARY AND TOPOGRAPHIC SURVEY
PARCEL 1 - "PARCEL MAP P-1060" (VOLUME 77 PM 98-99)
VACANT, 3RD AVENUE
MIRAMAR (UNINCORPORATED), SAN MATEO COUNTY, CALIFORNIA

Date: JULY, 2014
Scale: 1" = 8'
Contour Interval: 2'
Drawn: LHL
Drawing Number:
SU-1
SHEET 1 OF 1
Job No. 14-140

REVISIONS

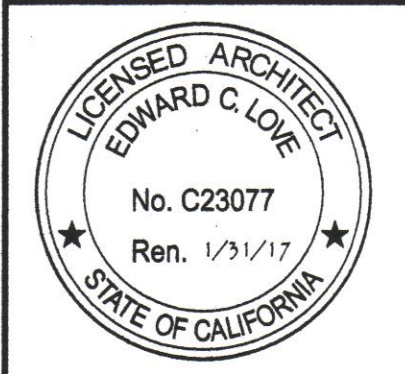


EDWARD C. LOVE • ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(909) 728-7615
edwardclovearchitect@gmail.com

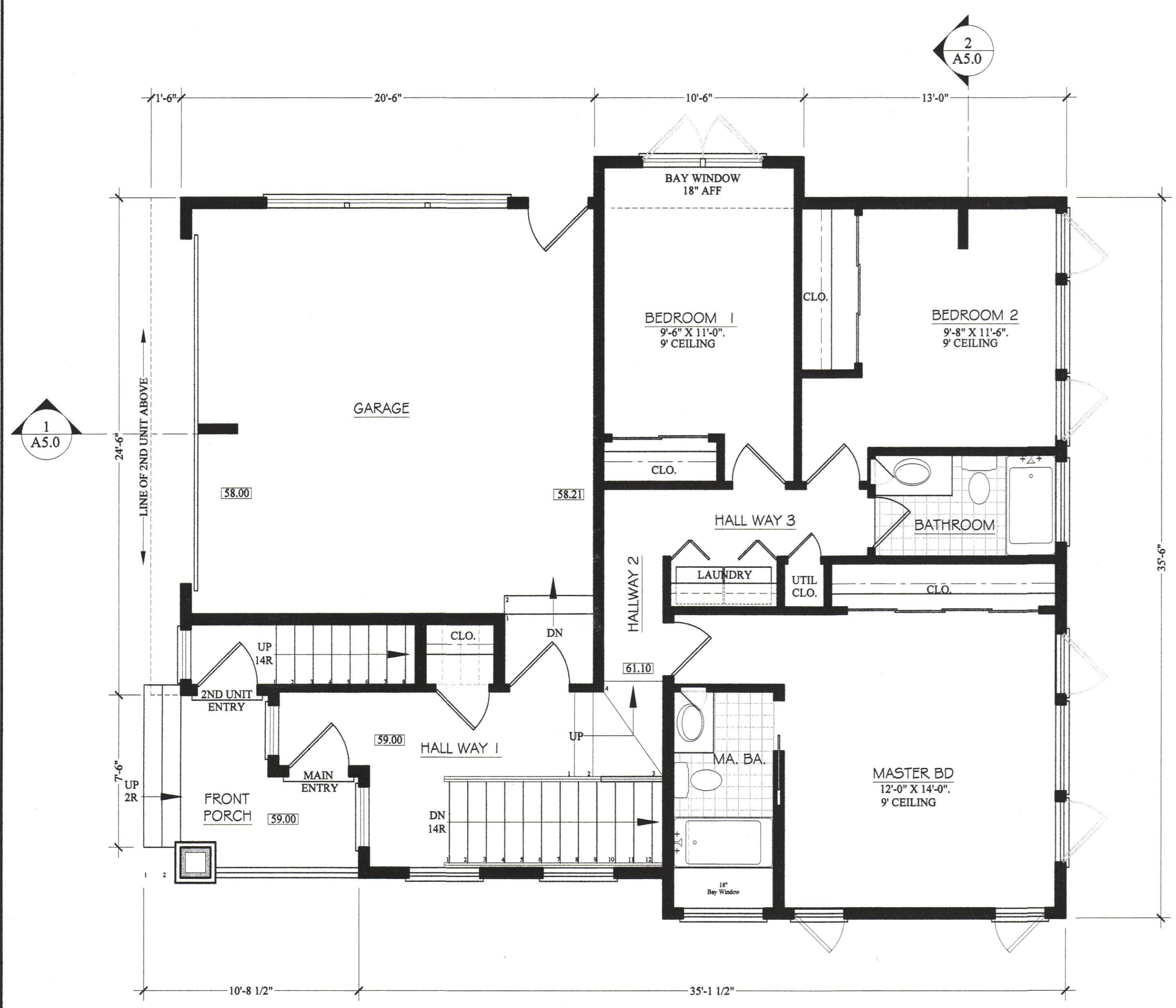
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Dream House Construction
Po Box. 204
Half Moon Bay Ca, 94019

PROPOSED FLOOR PLANS
THIRD AVE. SOUTH
THIRD AVENUE
HALF MOON BAY, CA 94019

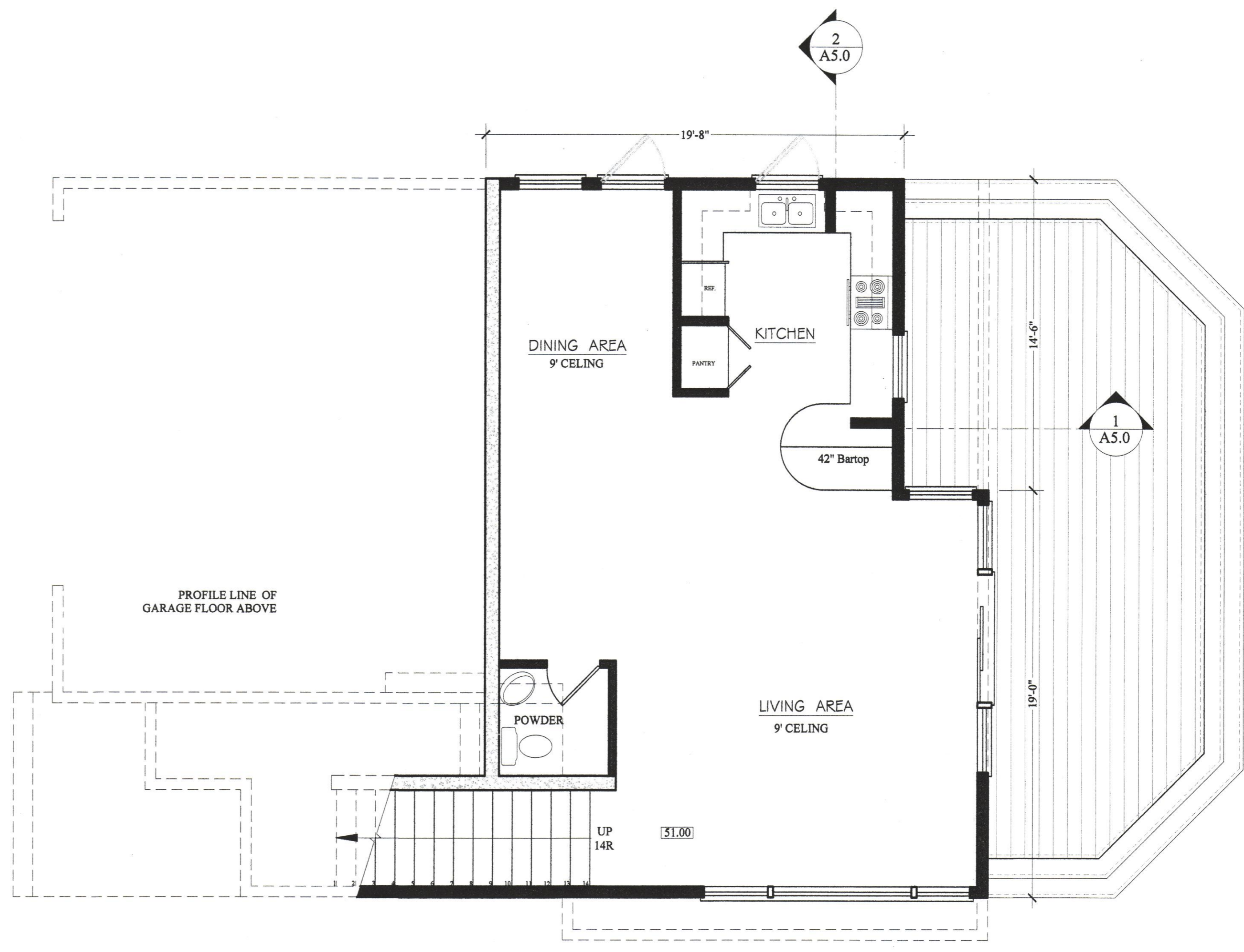


DATE: _____
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: VELLA

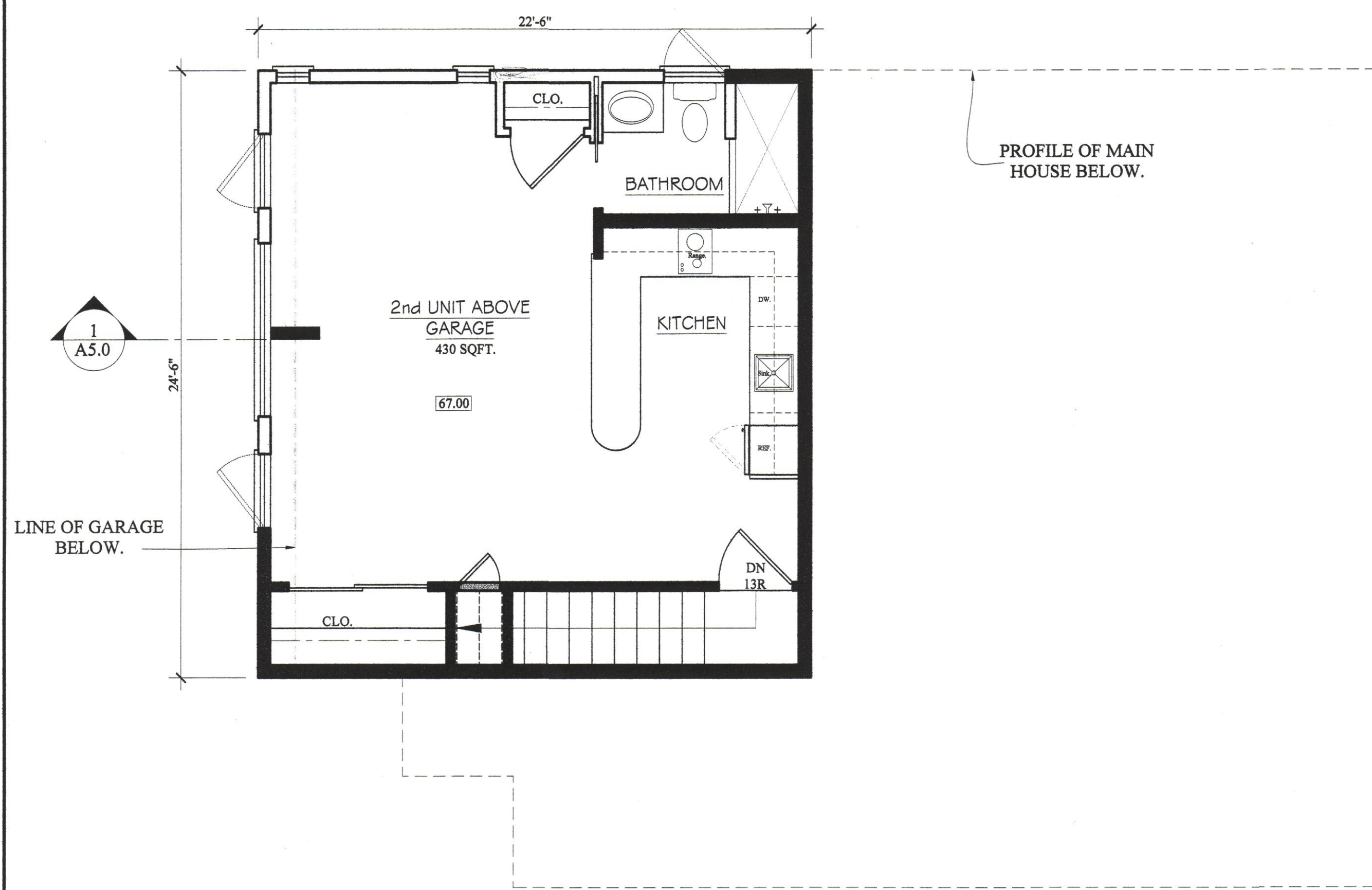
SHEET:
A2.0
OF SHEETS



1 PROPOSED SECOND FLOOR PLAN (Entry Level) SCALE: 1/4"=1'-0"

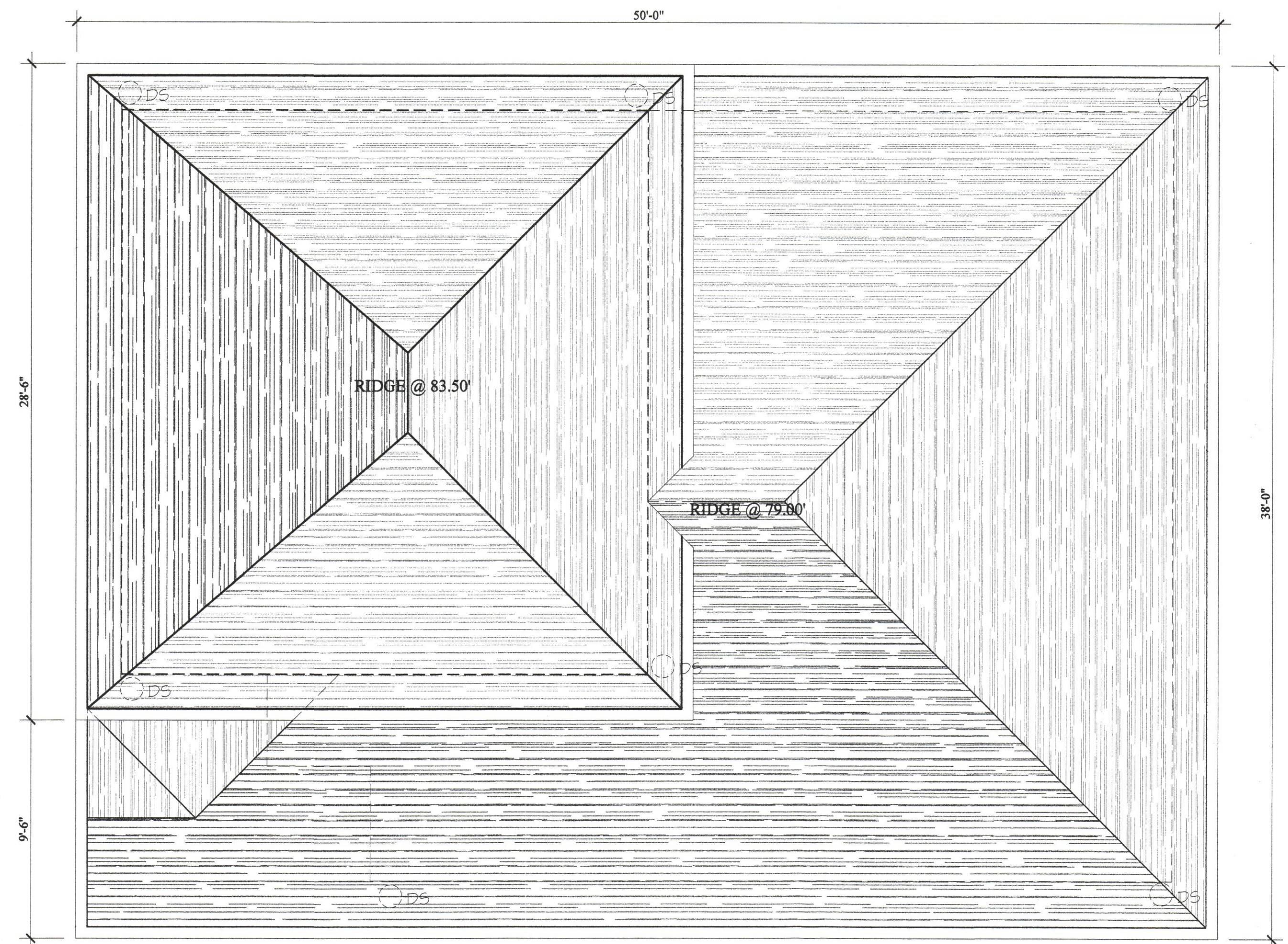


2 PROPOSED FIRST FLOOR (Lowest Level) SCALE: 1/4"=1'-0"



1
A2.1 PROPOSED 2ND UNIT ABOVE GARAGE

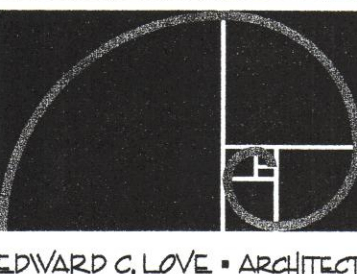
SCALE: 1/4"=1'-0"



2
A2.1 PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"

REVISIONS

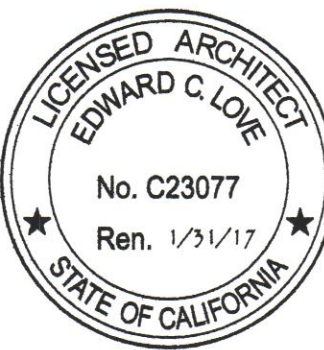


EDWARD C. LOVE • ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
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edwardclovearchitect@gmail.com

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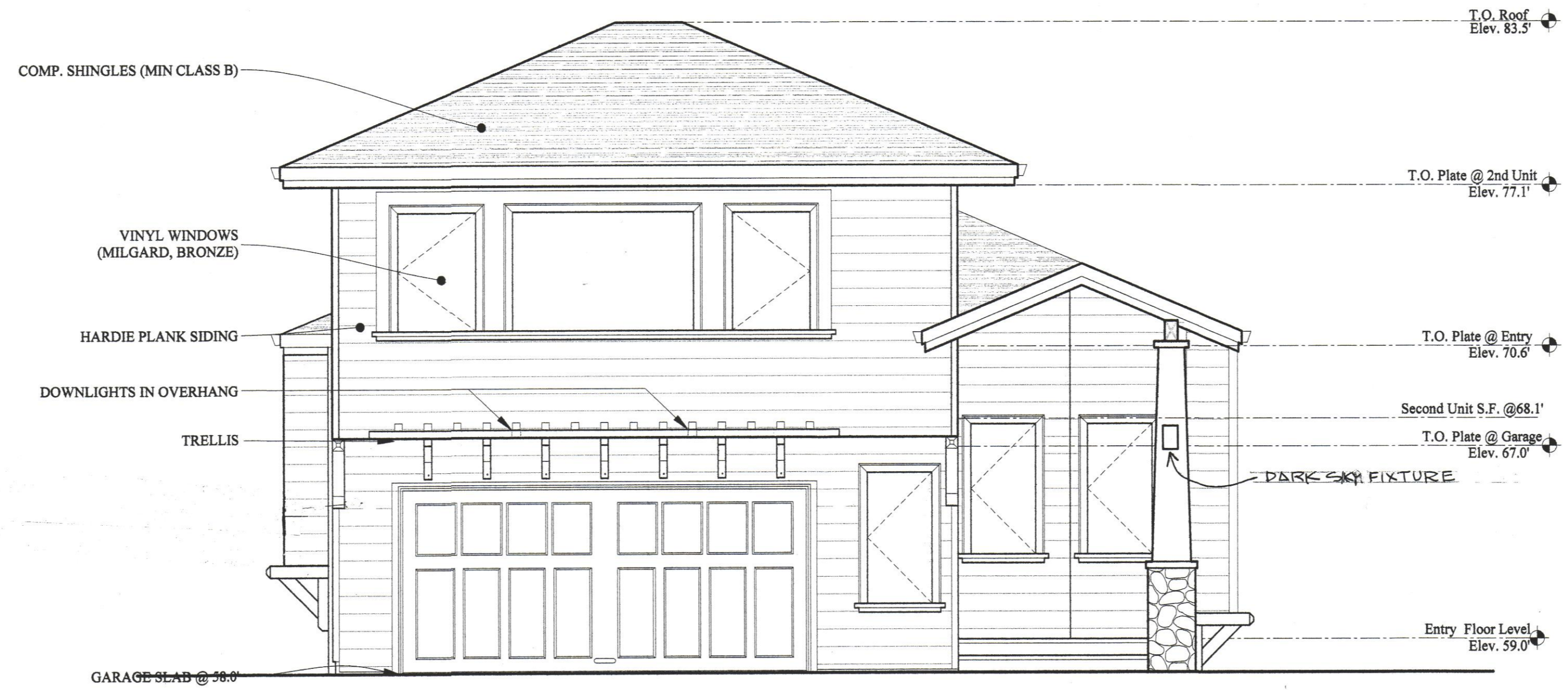


DATE:
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: VELLA

SHEET:

A2.1

OF SHEETS

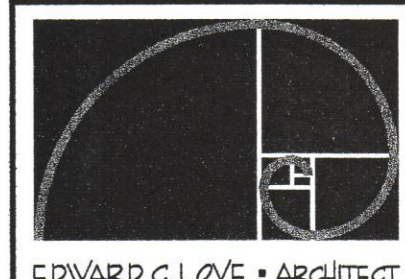


1
A4 PROPOSED FRONT ELEVATION (NORTH) SCALE: 1/4"=1'-0"



1
A4 PROPOSED REAR ELEVATION (SOUTH) SCALE: 1/4"=1'-0"

REVISIONS

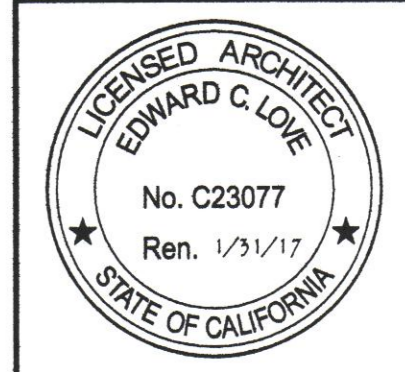


EDWARD C. LOVE • ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 726-7615
edward@edwardclove.com

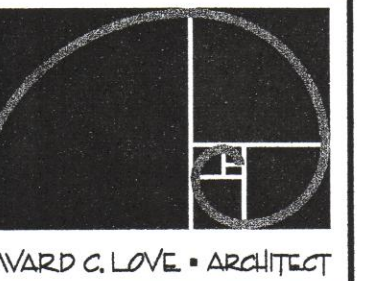
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THIRD AVENUE
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DATE:
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: VELLA
SHEET:

A3.0
OF SHEETS

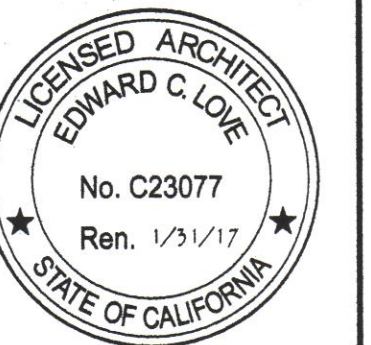


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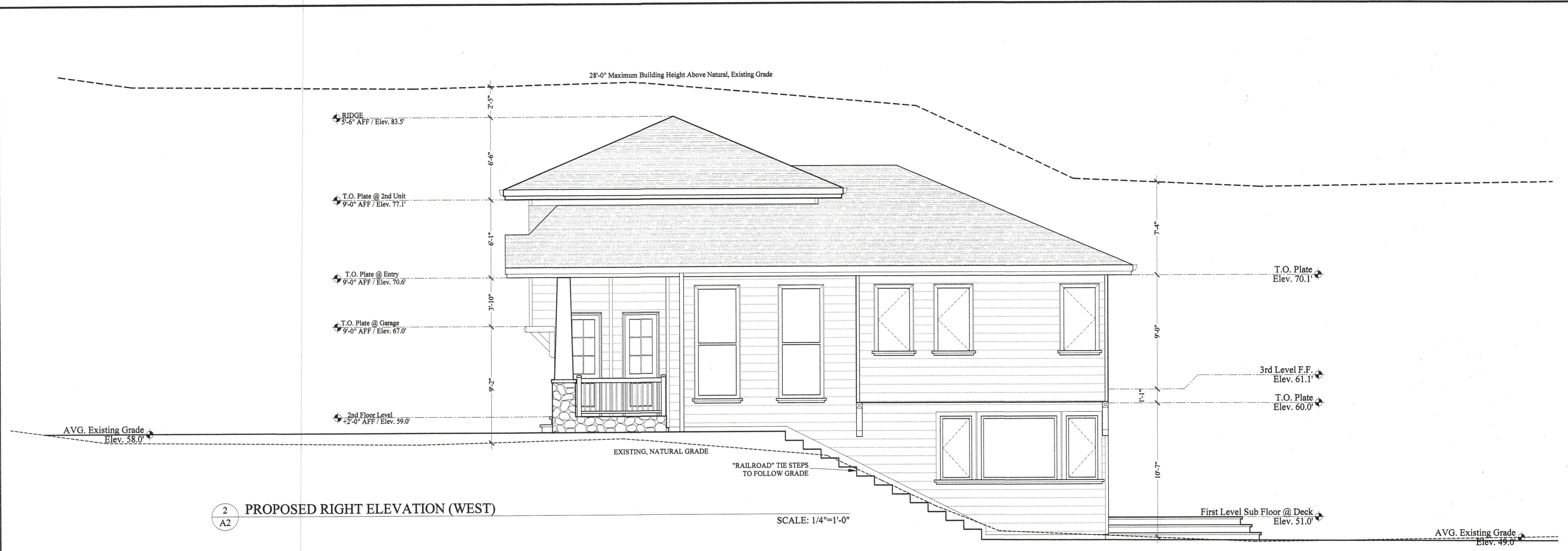
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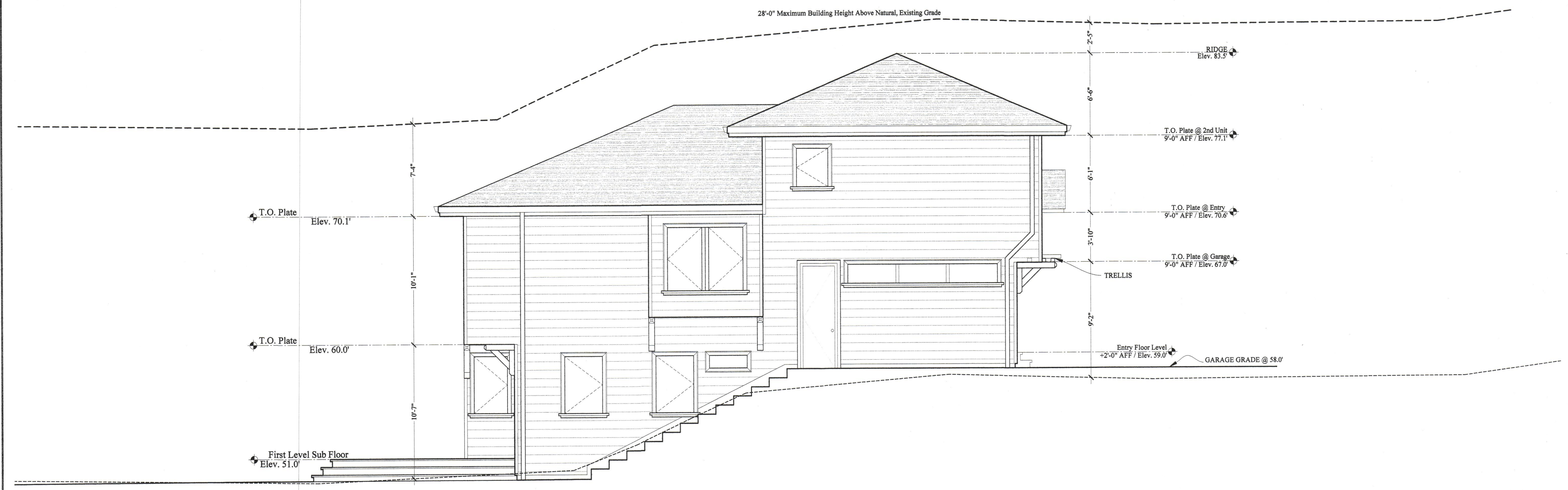
DATE:
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: VELLA
SHEET:

A3.1
OF SHEETS



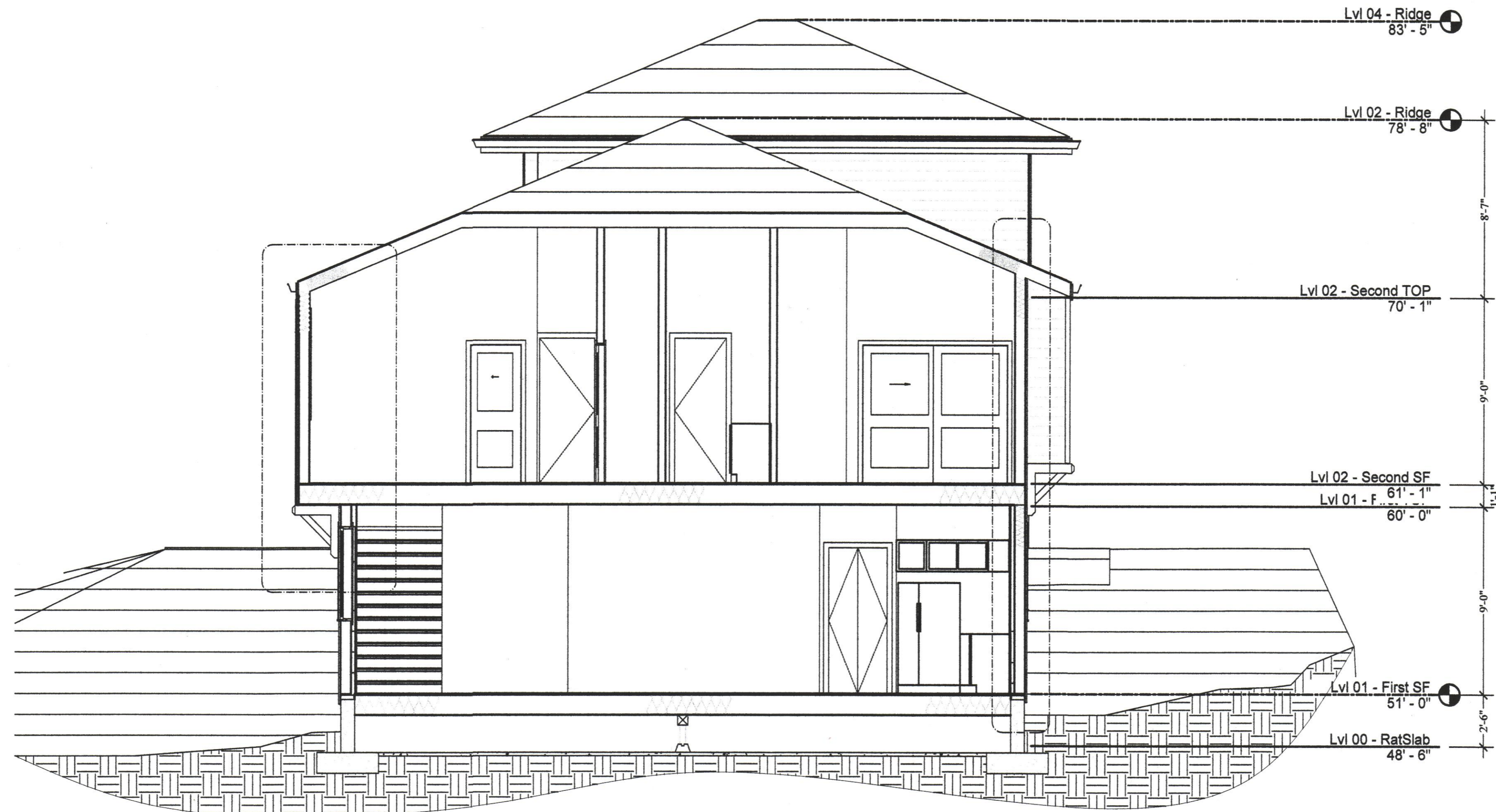
2
A2 PROPOSED RIGHT ELEVATION (WEST)

SCALE: 1/4"=1'-0"



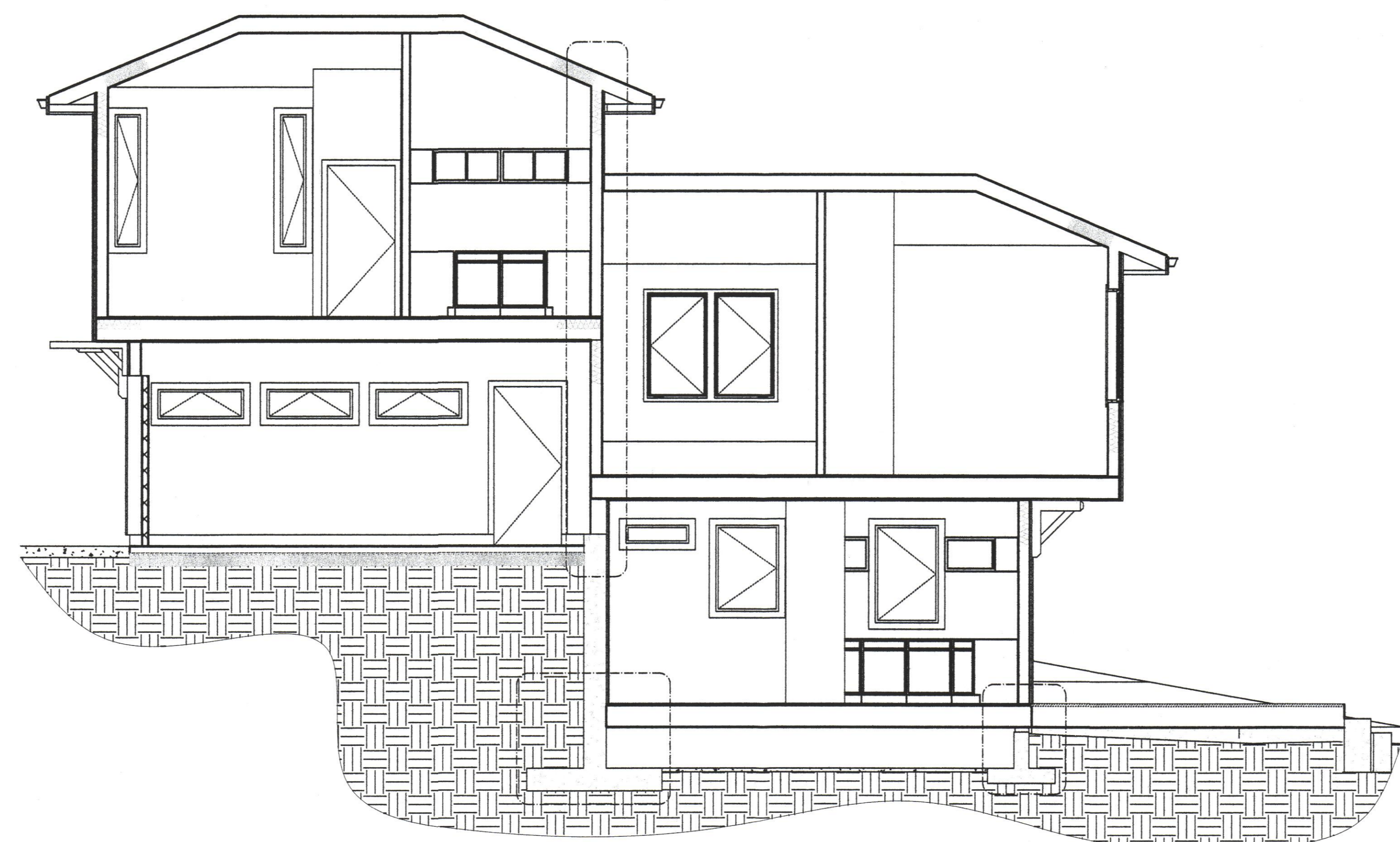
3
A4 PROPOSED LEFT ELEVATION (EAST)

SCALE: 1/4"=1'-0"



1 PROPOSED CROSS SECTION

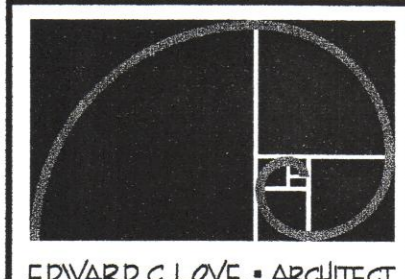
SCALE: 1/4"=1'-0"



2 PROPOSED CROSS SECTION

SCALE: 1/4"=1'-0"

REVISIONS



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Architect
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(650) 724-7617
edward@edwardclove.com

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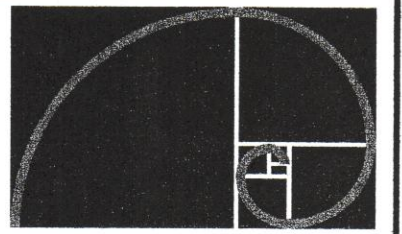


DATE:
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: VELLA

SHEET:
A4.0
OF SHEETS

SEE STRUCTURAL PLANS FOR DIMENSIONS & DETAILS

- 1 CLASS-B COMPOSITE SHINGLE ROOF
- 2 ROOF FELT
- 3 ROOF SHEATHING
- 4 GUTTER
- 5 2x10 CONTINUOUS FACIA
- 6 HARDIE PLANK SIDING (COLOR TBD)
- 7 WALL SHEATHING
- 8 INSULATION
- 9 ROOF RAFTER
- 10 5/8" GYPSUM BOARD
- 11 EXPANDED FOAM INSULATION
- 12 DECORATIVE BRACKET
- 13 T1-11 @ 4" O.C. (COLOR TBD)
- 14 2x12 FLOOR JOIST
- 15 3/4" CDX SUBFLOOR (FINISH TBD)
- 16 FRIEZE BLOCK
- 17 J BOLT
- 18 2x8 PT MUDSILL
- 19 JOIST HANGER
- 20 8" FOUNDATION
- 21 T&I FLOOR JOIST @ 16" O.C.
- 22 5/8" GYPSUM WALL BOARD TYPE X (3 INTERIOR WALLS)
- 23 4" GARAGE SLAB
- 24 6" COMPACTED GRAVEL
- 25 PONY WALL (MEASURED ON SITE FOR CORRECT DIMENSIONS)
- 26 FURRED WALL, 1x4 STRAP @ 16" O.C. W/RIGID INSULATION
- 27 RETAINING WALL (THICKNESS TBD BY STRUCTURAL ENGINEER)
- 28 FLASHING

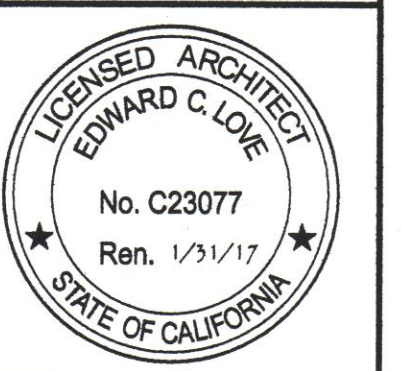


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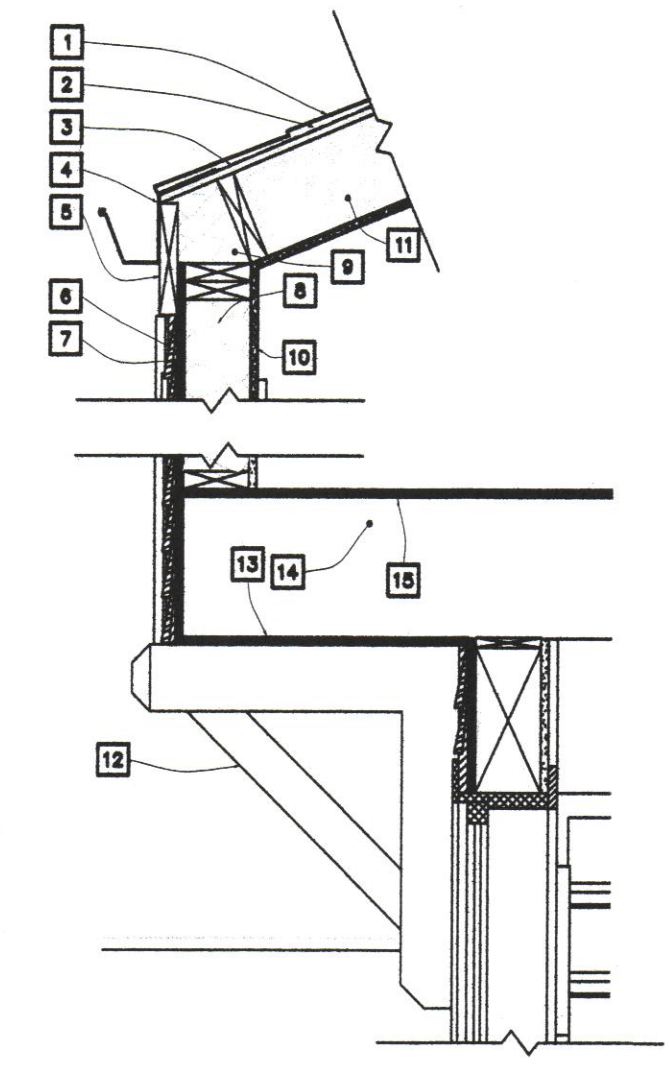
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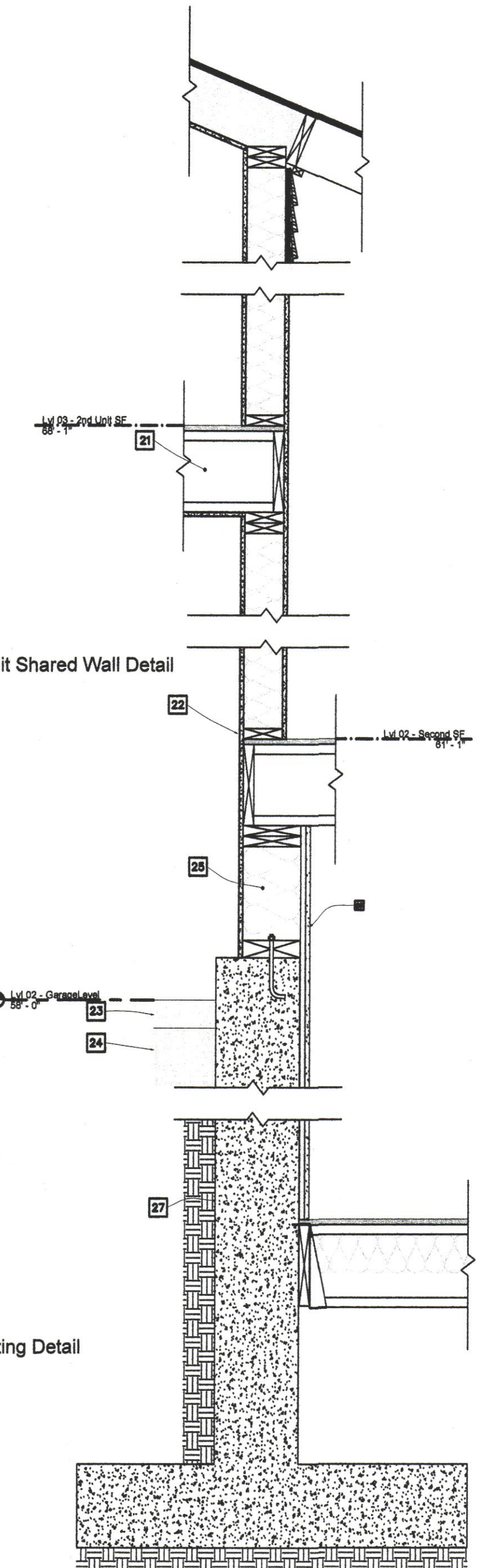


DATE: 07/08/15
SCALE: AS SHOWN
DRAWN: GMH
JOB: VELLA
SHEET:

A6.0
OF SHEETS

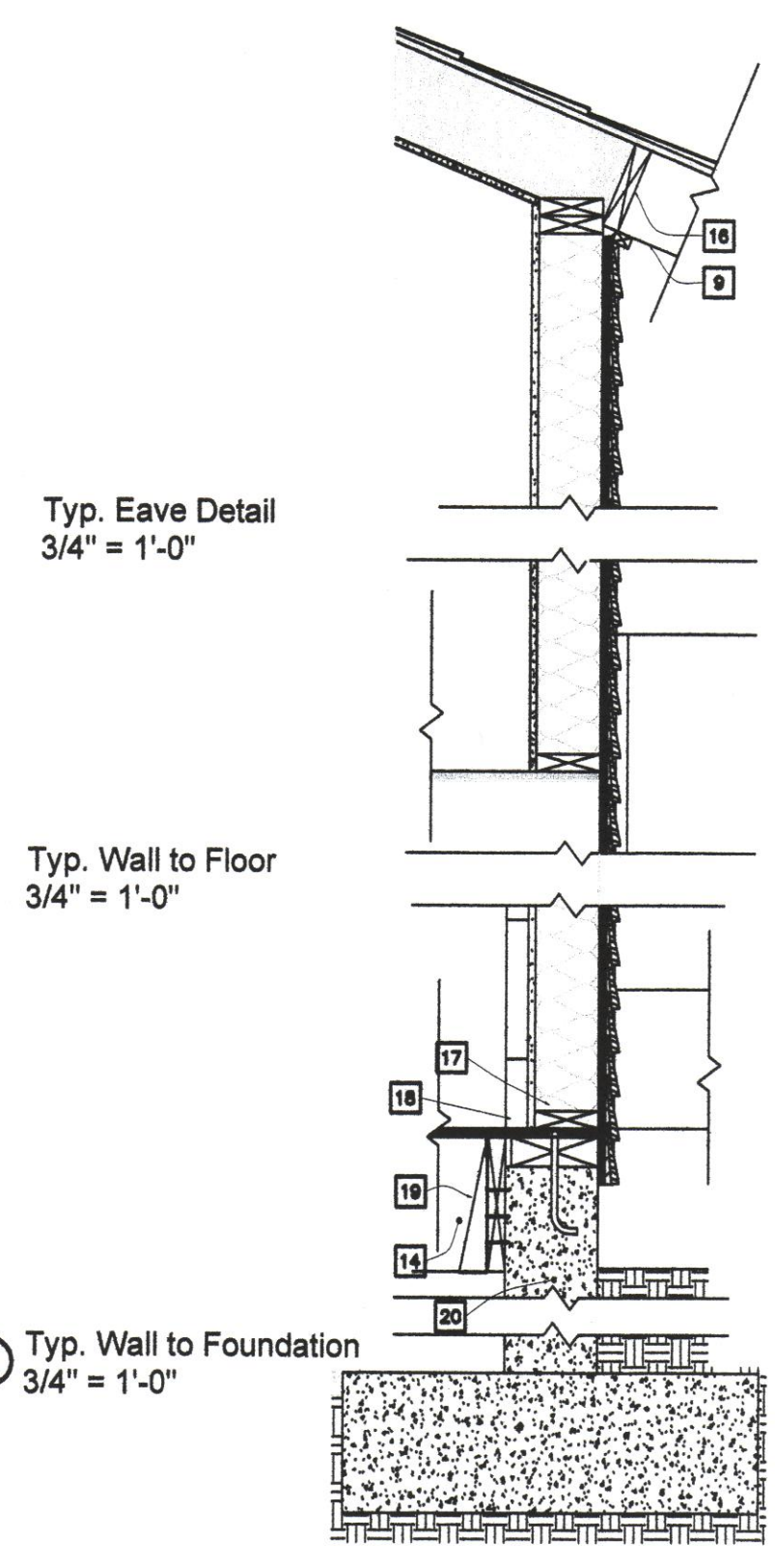


1 Pop-Out Detail
3/4" = 1'-0"



2 Garage / Second Unit Shared Wall Detail
3/4" = 1'-0"

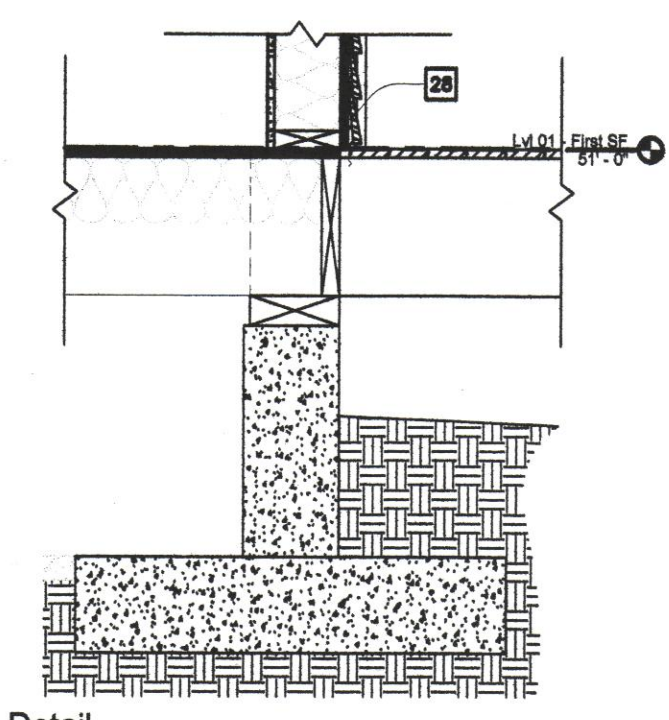
3 Retaining Wall / Footing Detail
3/4" = 1'-0"



4 Typ. Wall to Foundation
3/4" = 1'-0"

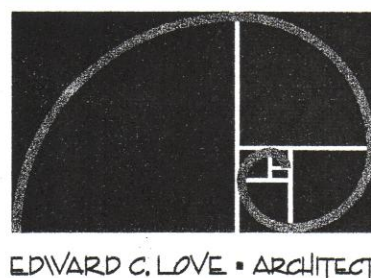
Typ. Eave Detail
3/4" = 1'-0"

Typ. Wall to Floor
3/4" = 1'-0"



5 Deck Connection Detail
3/4" = 1'-0"

NOTE: SEE STRUCTURAL PLANS FOR STRUCTURAL DETAILS AND DIMENSIONS.

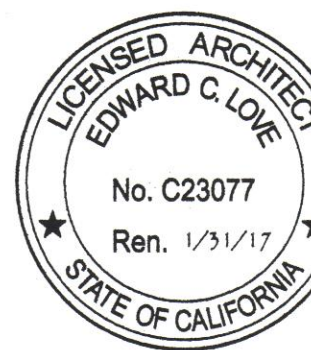


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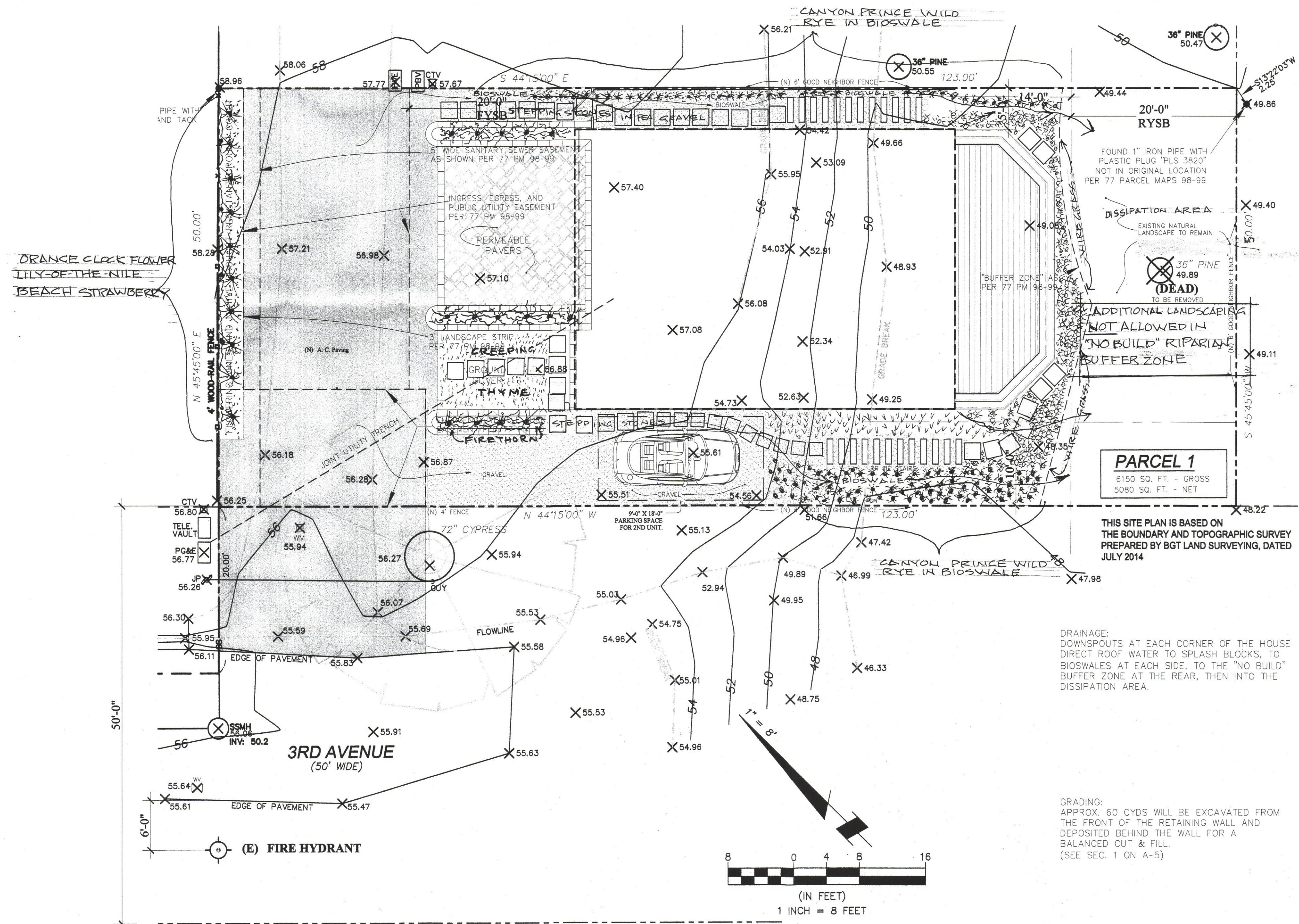
SCALE: 1/8" = 1'-0"

DRAWN: GMH

JOB: VESPA

SHEET:

LP
OF SHEETS



SYMBOL	TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	REMARKS
	CLIMBING VINE	ORANGE CLOAK FLOWER	THUNBERGIA GREGORII	1 GAL 8'	
	PERENNIAL	LILY-OF-THE-NILE	AGAPANTHUS ORIENTALIS	1 GAL 4'	
	GROUND COVER	BEACH STRAWBERRY	FRAGARIA CHILOENSIS	FLATS 12" x 18"	
	SHRUB	FIRETHORN	PYRACANTHA ANAETHOLICA 'GARDNER'	1 GAL 3'	
	GRASS	CANYON PRINCE WILD RYE	CONDENSATUS	FLATS 12" x 18"	
	GROUND COVER	CREeping THYME	THYMUS PRABCOX	FLATS 6"	
	GROUND COVER	WIRE GRASS	JUNCO PATENS	FLATS 6"	
	GROUND COVER	PEREWINKLE	VIOLA MAJOR	FLATS 12"	

1 LANDSCAPE PLAN
LP

SCALE: 1/8" = 1'-0"

Bronze 7" High Outdoor Dark Sky Tube Light

Style # 21618

[Read 3 Reviews](#) [Write a Review](#)

Adaptable for any decor, this Kichler outdoor light makes a wonderful home accent.

\$58.00 + FREE SHIPPING & FREE RETURNS*

[Low Price Guarantee](#)

QTY:

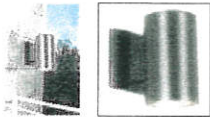
[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

[Live Chat](#) [Personal Callback](#)

Clean, modern design, yet adaptable for any decor, this outdoor wall light with a bronze finish makes a wonderful home accent.

- Bronze finish.
- Design by Kichler lighting.
- Takes one 60 watt bulb (not included).
- 7" high.
- 4 1/2" wide.
- Extends 7" from the wall.
- **Dark Sky compliant**

KICHLER



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\$68.00



\$112.00



\$137.30



\$150.91



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