

# ETHELDORE APARTMENTS

MOSS BEACH, CA  
PUD 121



REVISIONS



EDWARD C. LOVE, ARCHITECT

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

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Title Sheet



DATE: 4/18/2023

SCALE:

DRAWN: ECL

JOB: ETHELDOR APTS

SHEET:

A000

OF SHEETS





**SITE DATA:**  
 APN: 037-097-200  
 ZONING: PUD-121/DR/CD  
 OCCUPANCY GROUP: R-2  
 TYPE OF CONSTRUCTION: V-B

PRE:  
 PLN: 2019-00143  
 BLD:

**APPLICABLE CODES:**  
 SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	20851							
LOT COVERAGE	3550	17.0	6983	33.5	10533	50.5	0	0.0
FLOOR AREA	Commercial Space	3550	Bldg 1 Unit 1	1345	Commercial Space	3550		
			Bldg 1 Unit 2	1328	Bldg 1 Unit 1	1345		
			Bldg 1 Unit 3	1328	Bldg 1 Unit 2	1328		
			Bldg 1 Unit 4	1345	Bldg 1 Unit 3	1328		
			Bldg 2 Unit 1	1230	Bldg 1 Unit 4	1345		
		Bldg 2 Unit 2	1178	Bldg 2 Unit 1	1230			
		Bldg 2 Unit 3	1177	Bldg 2 Unit 2	1178			
		Bldg 2 Unit 4	1230	Bldg 2 Unit 3	1177			
				Bldg 2 Unit 4	1230			
Total	3550	17.0	Total	10161	48.7	Total	13711	65.8
						Total	0	0.0

**Owner :** Gipson Purayampallil  
 POBox 3201  
 Moss Beach CA 94038  
 gipsonpj@yahoo.com  
 408.234.9335

**Architect :** Edward C Love, Architect  
 720 Mill St  
 Half Moon Bay, CA 94019  
 edwardclovearch@gmail.com  
 650.728.7615

**Civil Engineering & Geotech :** Sigma Prime Geosciences, Inc  
 332 Princeton Ave  
 Half Moon Bay, CA 94019  
 sigmaprm@gmail.com  
 650.728.3590

**ON SITE PARKING SUMMARY:**

COMMERCIAL:	6
COMMERCIAL & GUEST PARKING:	6
RESIDENTIAL PARKING:	12
ADA PARKING:	2
TOTAL SPACES:	30 (PROVIDED)

**SCOPE OF WORK:**

CONSTRUCTION OF (2) FOUR UNIT APARTMENT BUILDINGS OVER PARKING

**NOTES:**

1. EXTERIOR LIGHTING WILL BE RECESSED DOWN LIGHTS IN SOFFITS

**Sheet List - DD**

Sheet Number	Sheet Name
A000	Title Sheet
A001	Cover Sheet
SU	Survey
A003	Site Plan - Existing
A004	Site Plan - Level 1
A005	Site Plan - Level 2 - Bldg 1 & 2
A006	Site Plan - Level 3 - Bldg 1 & 2
A007	Site Plan - Level 4 - Bldg 1 & 2
C-1	Drainage & Grading
C-2	Erosion Control Plan
C-3	Details
C-4	Best Management Practices
A101	Floor Plans Building 1
A102	Floor Plans Building 2
A103	Roof Plan - Bldg 1 & 2
A104	Area Plan
A201	Elevations - Bldg 1 East & West
A202	Elevations - Bldg 2 East & West
A203	Elevations - South
A204	Elevations - South Site
A205	Elevations - North
A206	Renders
A503	Section - Driveway Entrances
A504	Section - Thru Site
A505	Section - Bldg 2
CB01	Color Board 1
LP	Landscape Plan
DoS1	Demonstration of Scale

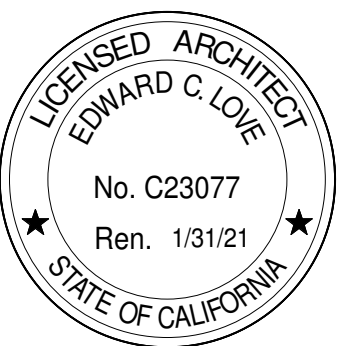
**REVISIONS**



**Edward C. Love**  
 Architect  
 720 MILL STREET  
 HALF MOON BAY, CA 94019  
 (650) 728-7615  
 edwardclovearch@gmail.com

Etheldore Apartments  
 Etheldore St  
 Moss Beach, CA

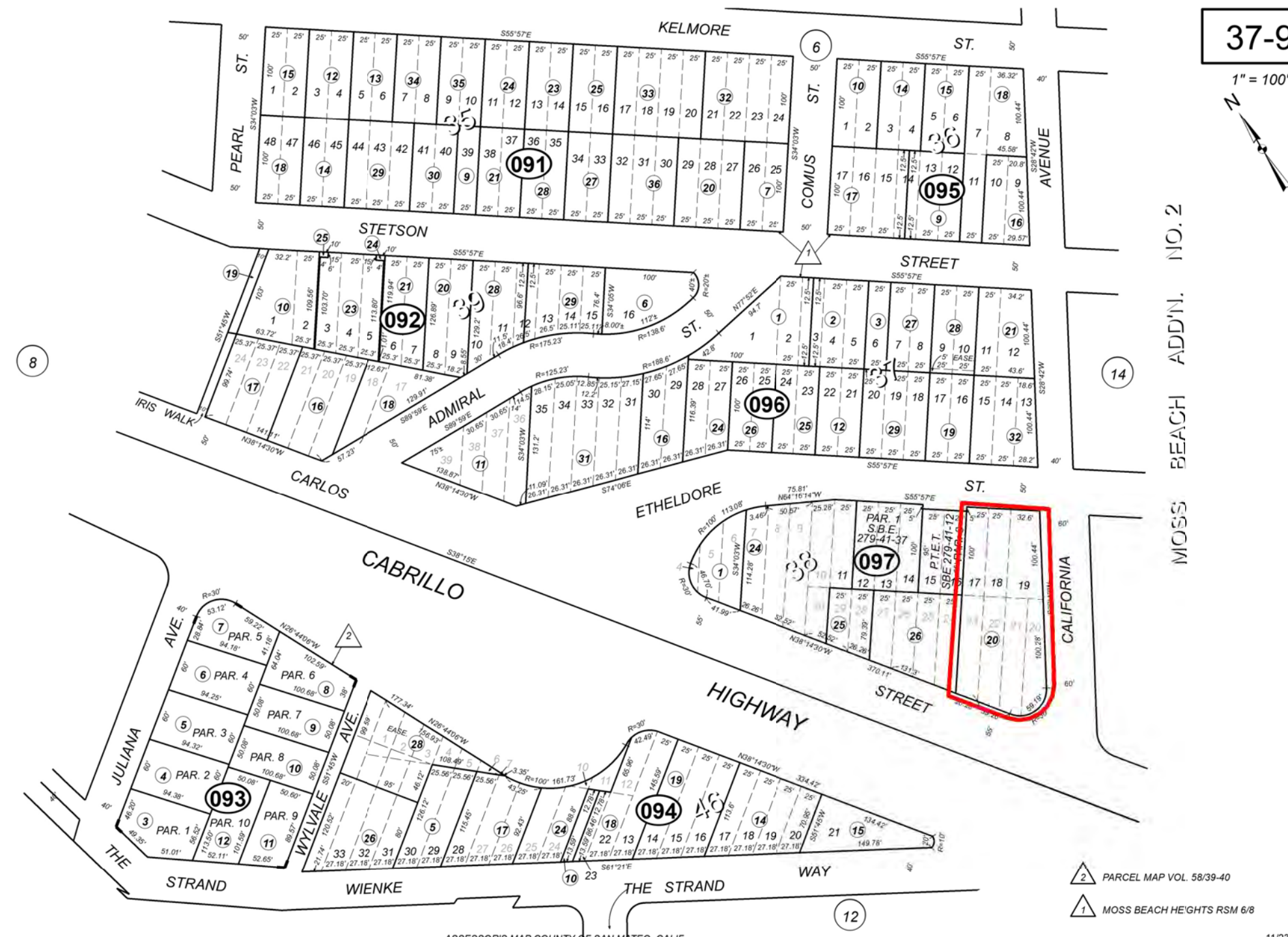
Cover Sheet



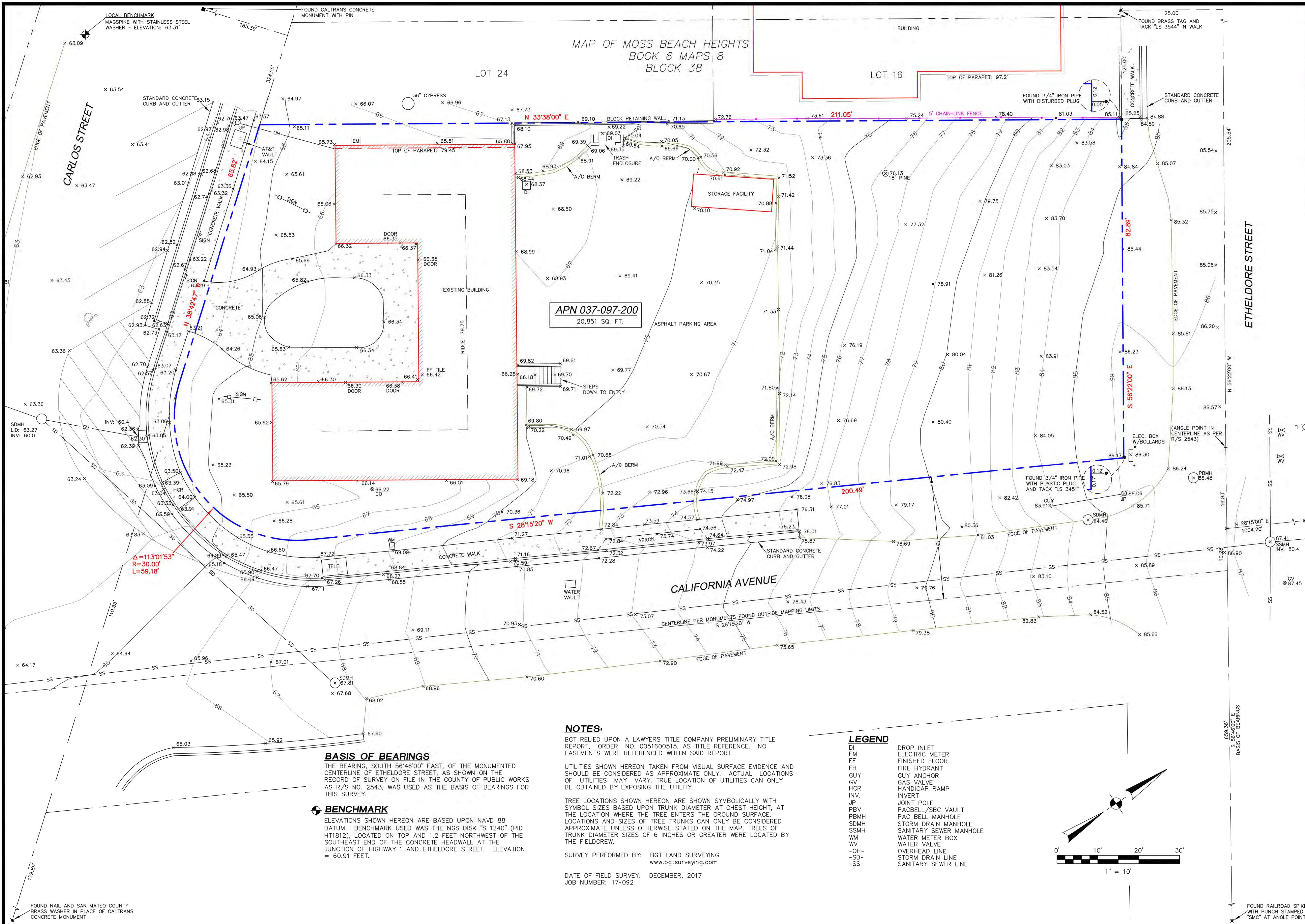
DATE: 4/18/2023  
 SCALE:  
 DRAWN: ECL  
 JOB: ETHELDORRE APTS  
 SHEET:

**A001**

OF SHEETS







MAP OF MOSS BEACH HEIGHTS  
BOOK 6 MAPS 8  
BLOCK 38

APN 037-097-200  
20,851 SQ. FT.

**NOTES:**

BGT RELIED UPON A LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0051600515, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

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 FIELD CREW.

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

DATE OF FIELD SURVEY: DECEMBER, 2017  
JOB NUMBER: 17-092

**LEGEND**

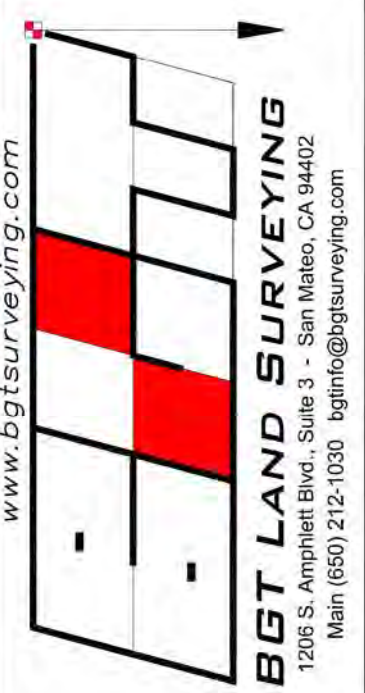
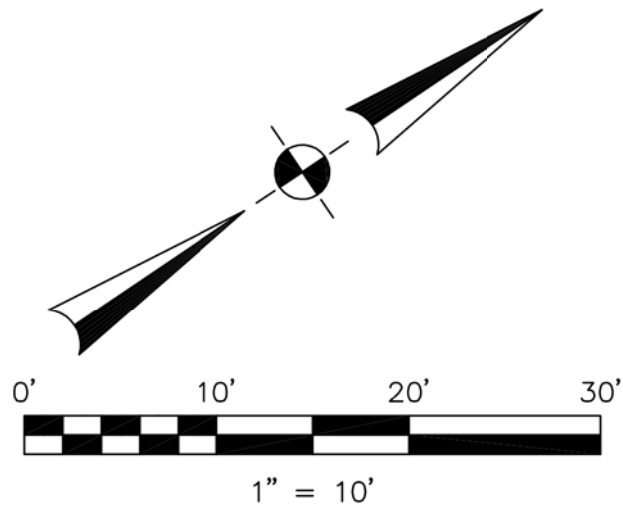
- DI DROP INLET
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- INV. INVERT
- JP JOINT POLE
- PACBELL/SBC VAULT
- PAC BELL MANHOLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER BOX
- WV WATER VALVE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE

**BASIS OF BEARINGS**

THE BEARING, SOUTH 56°46'00" EAST, OF THE MONUMENTED CENTERLINE OF ETHELDORE STREET, AS SHOWN ON THE RECORD OF SURVEY ON FILE IN THE COUNTY OF PUBLIC WORKS AS R/S NO. 2543, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORE STREET. ELEVATION = 60.91 FEET.



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
PORTION OF LOTS 20-23, BLOCK 38, "MAP OF MOSS BEACH HEIGHTS" (BOOK 6 MAPS 8)

**2385 CARLOS STREET**  
MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:  
037-097-200

Prepared For:  
COASTSIDE MKT LLC  
P.O. Box 3201  
Moss Beach, CA 94038

Date: DEC. 2017  
Scale: 1" = 10'  
Contour Interval: 2'  
Drawn by: LHL

**SU-1**

Job No. 17-092







S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt

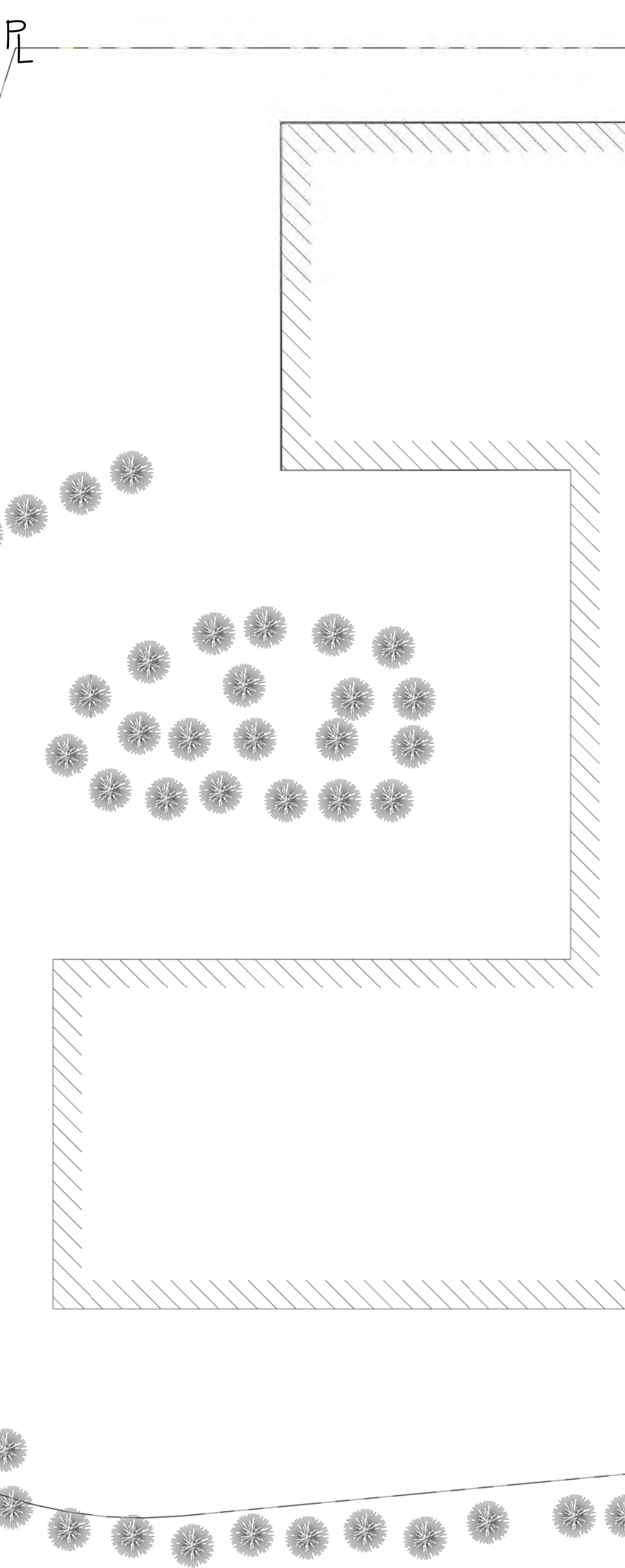
CARLOS ST  
(E) PARKING  
4 SPACES

BLDG 1

EXISTING TELEPHONE BUILDING

1  
A505

(E) SIDEWALK



(E) 3550 SQFT  
COMMERCIAL  
BUILDING

COMMERCIAL  
SPACE PARKING

LINE OF BUILDING ABOVE

(E) PARKING  
AREA  
(N) A.C. PAVING  
70.00'

COMMERCIAL SPACE  
& GUEST PARKING

STORAGE  
STORAGE  
STORAGE  
STORAGE

1  
A504

(E) DRIVEWAY TO  
(E) PARKING

UP

PROPOSED  
DRIVEWAY TO  
UPPER PARKING

20' - 0"  
FYSB

(N) CURB, GUTTER & SIDEWALK TO MATCH EXISTING

ETHELDORE ST  
(50' R.O.W.)

1  
A504

(E) SIDEWALK

(E) APRON

(N) APRON

1  
A503

CALIFORNIA ST  
(60' R.O.W.)

PROJECT NORTH  
TRUE NORTH

1 Level 1  
1/8" = 1'-0"

ALL CURBS, GUTTERS, AND SIDEWALKS TO BE PER SAN MATEO COUNTY STANDARDS

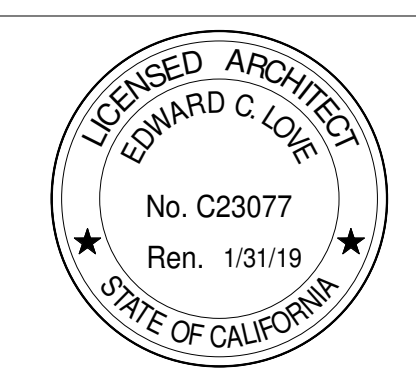
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Site Plan - Level 1



DATE: 4/18/2023  
SCALE: 1/8" = 1'-0"  
DRAWN: ECL  
JOB: ETHELDORE APTS  
SHEET: A004  
OF SHEETS

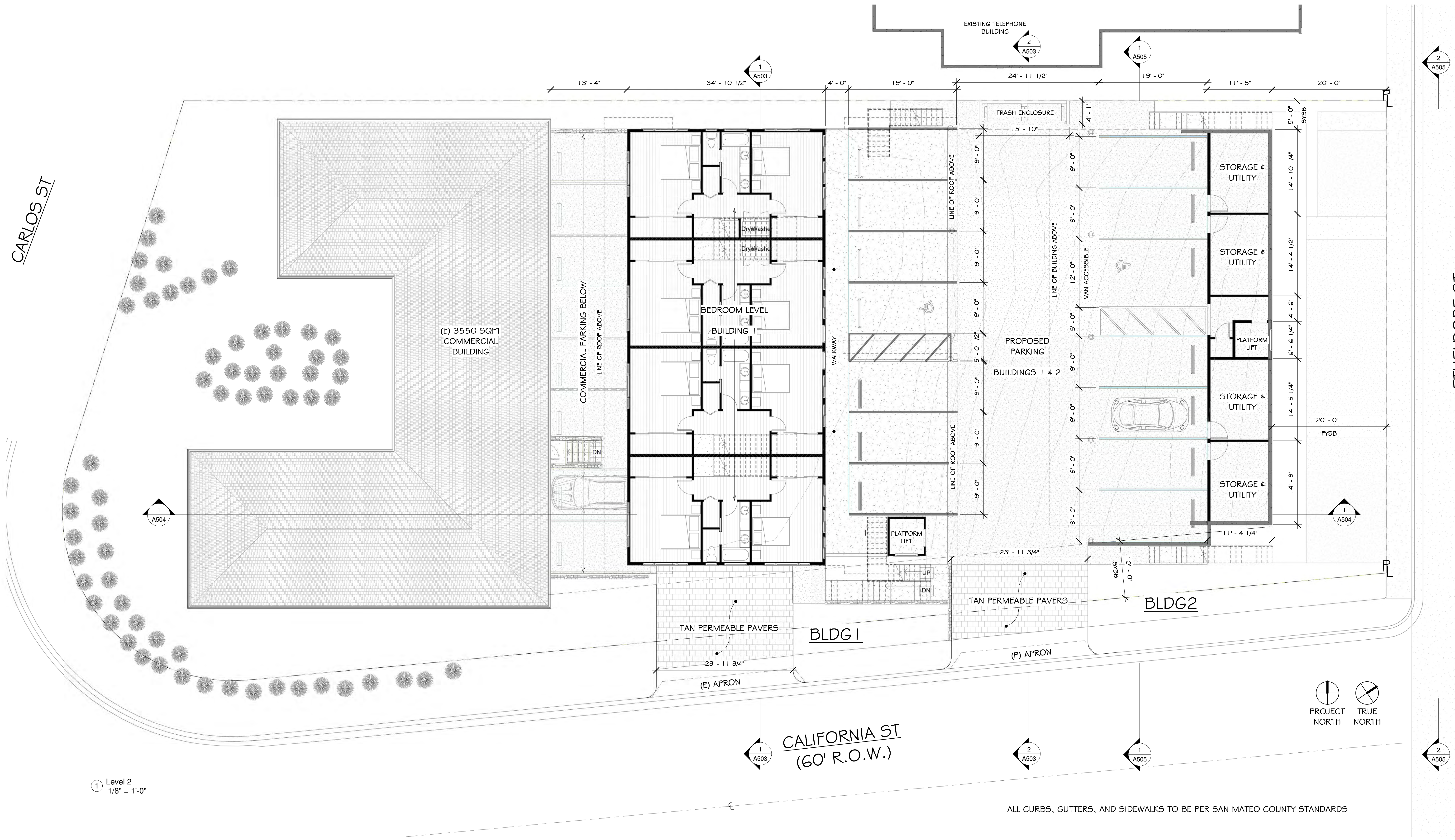
ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt

CARLOS ST

ETHELDORE ST  
(50' R.O.W.)



1 Level 2  
1/8" = 1'-0"

ALL CURBS, GUTTERS, AND SIDEWALKS TO BE PER SAN MATEO COUNTY STANDARDS

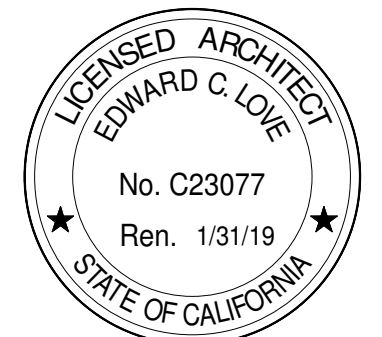
NO.	REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Site Plan - Level 2 -  
Bldg 1 & 2

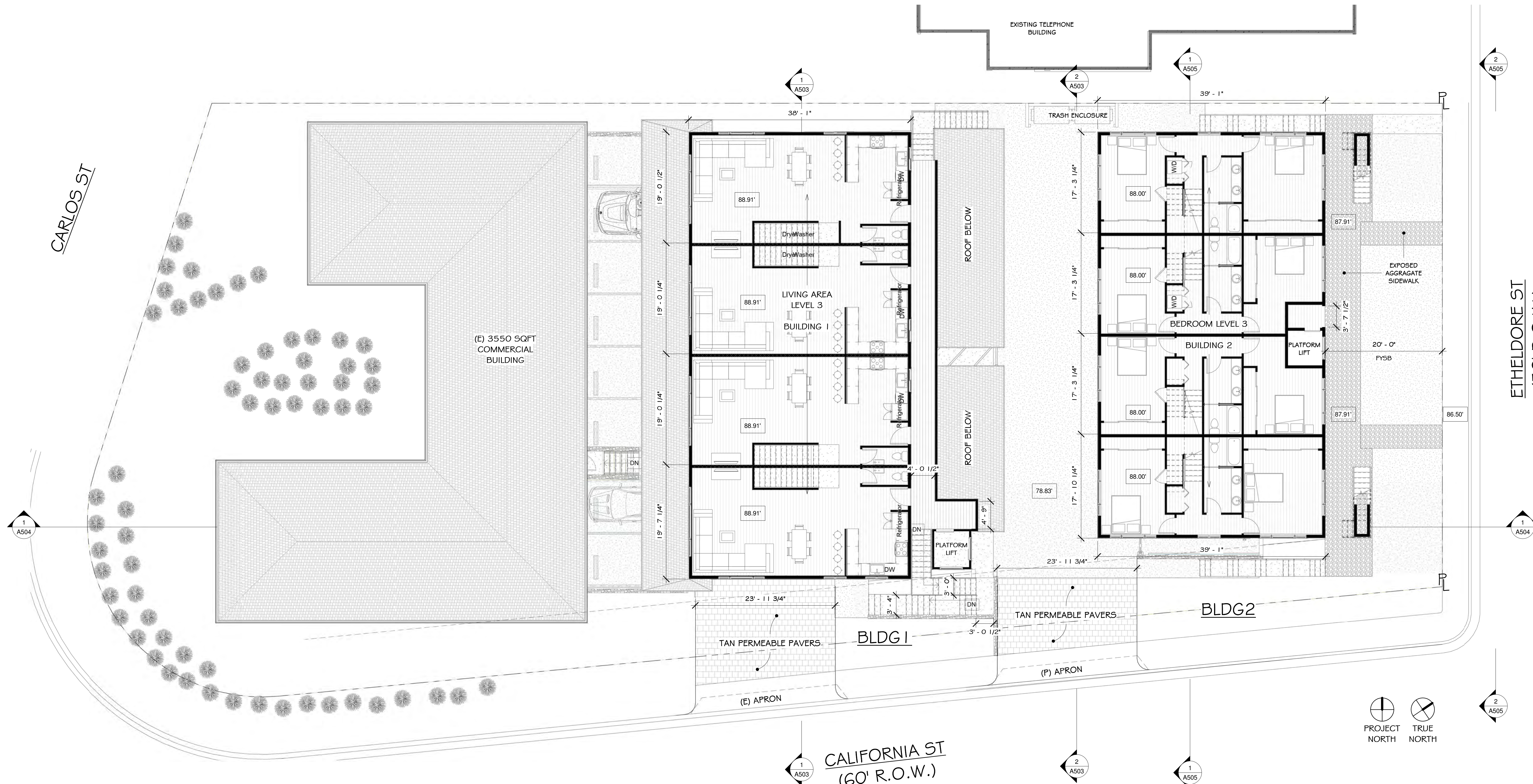


DATE: 4/18/2023  
SCALE: 1/8" = 1'-0"  
DRAWN: ECL  
JOB: ETHELDORE APTS  
SHEET: A005  
OF SHEETS

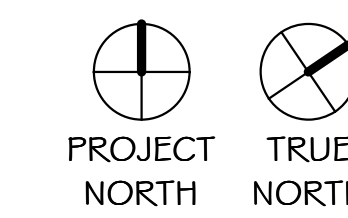
ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt



1 Level 3  
1/8" = 1'-0"



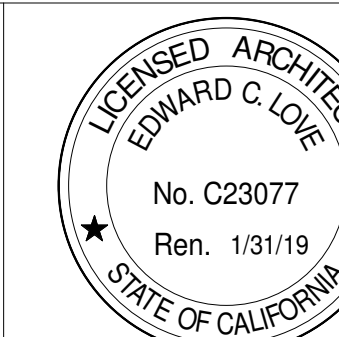
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Site Plan - Level 3 -  
Bldg 1 & 2



DATE: 4/18/2023  
SCALE: 1/8" = 1'-0"  
DRAWN: ECL  
JOB: ETHELDORE APTS  
SHEET: A006  
OF SHEETS

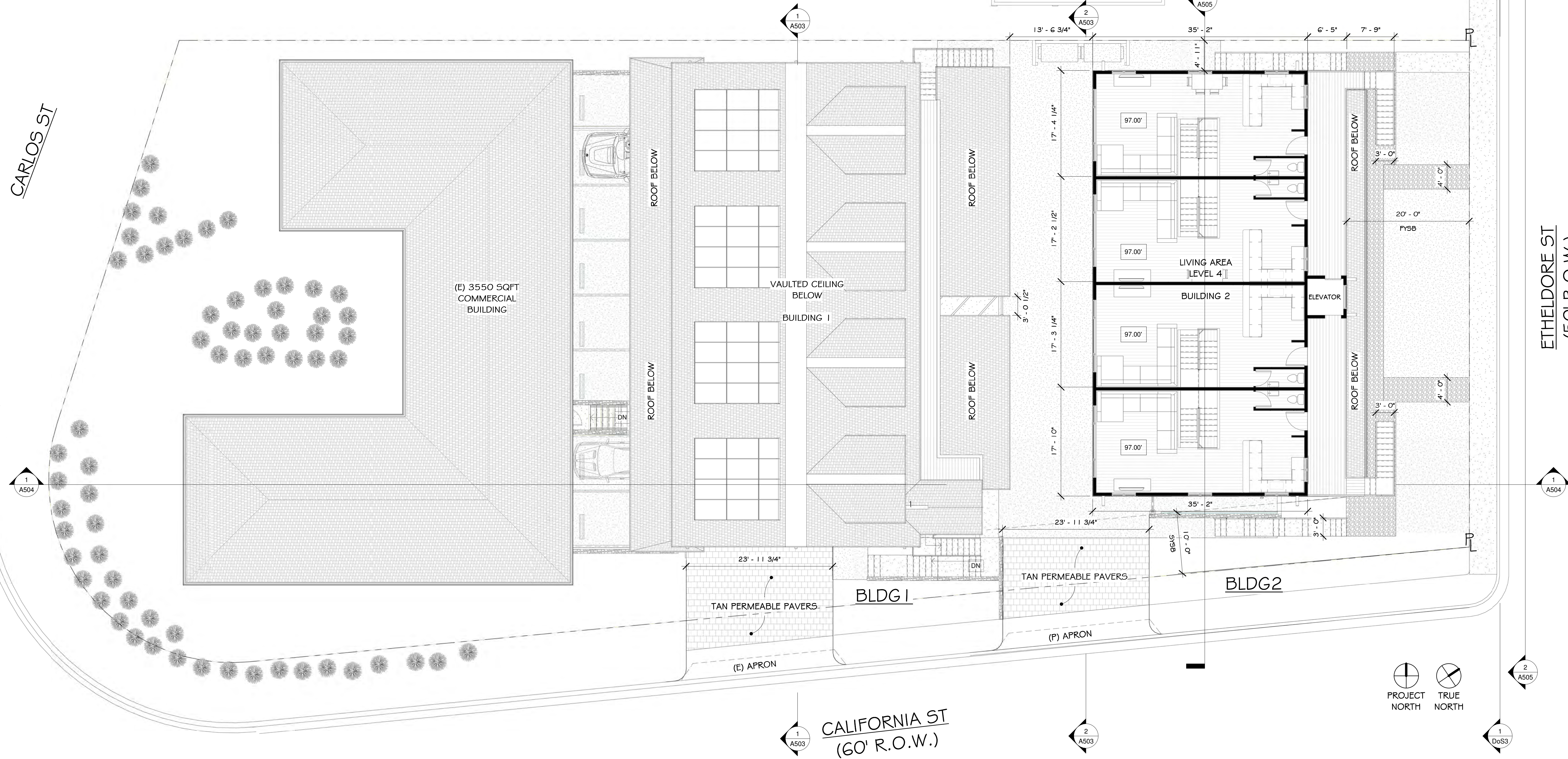


S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt

CARLOS ST

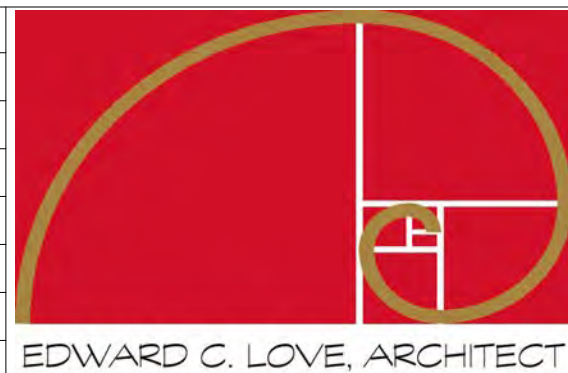
ETHELDORE ST  
(50' R.O.W.)

CALIFORNIA ST  
(60' R.O.W.)



1 Level 4  
1/8" = 1'-0"

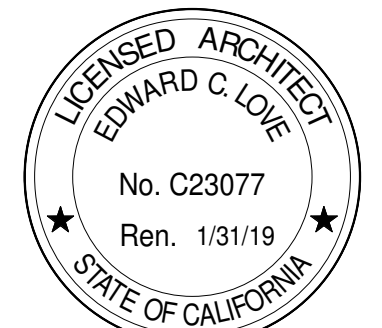
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

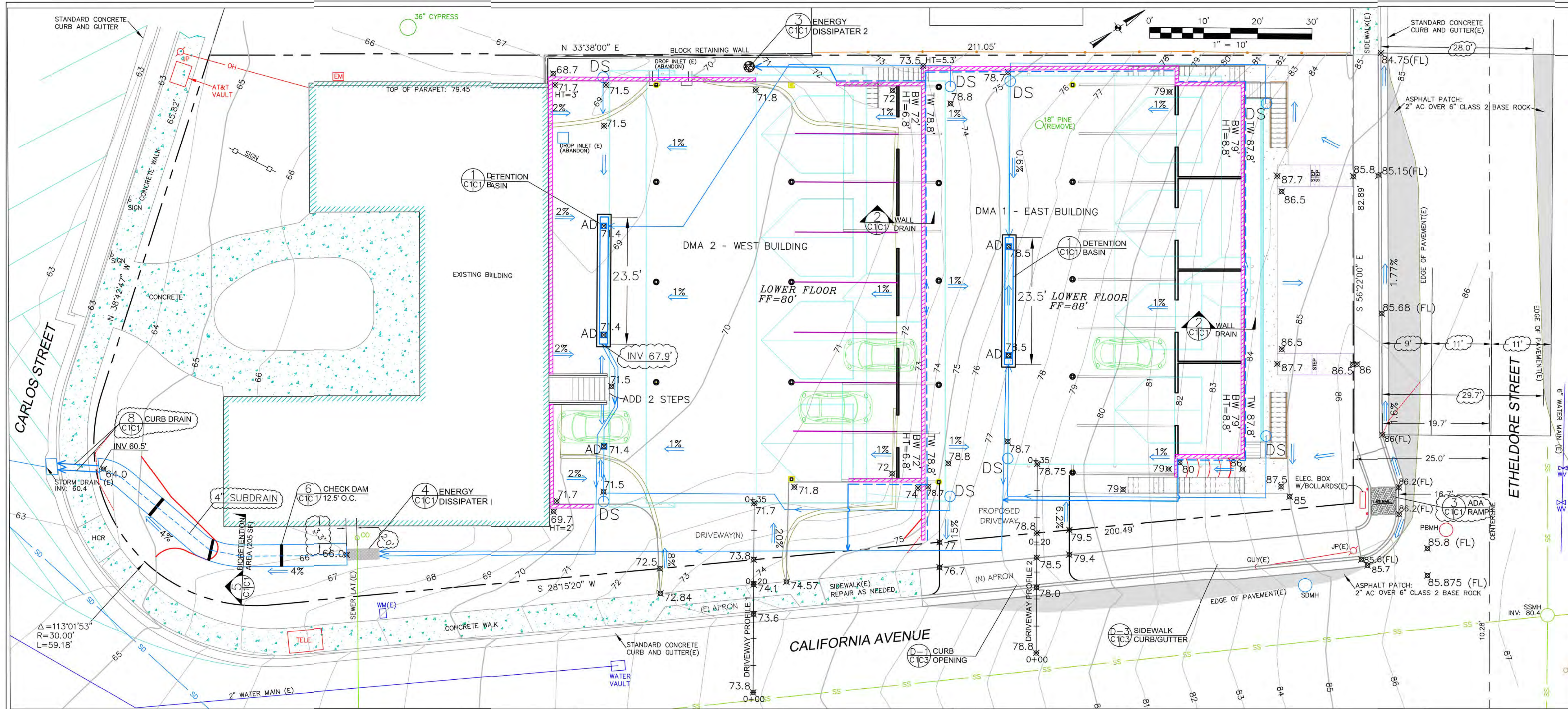
Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Site Plan - Level 4 -  
Bldg 1 & 2



DATE: 4/18/2023  
SCALE: 1/8" = 1'-0"  
DRAWN: ECL  
JOB: ETHELDORE APTS  
SHEET: A007  
OF SHEETS





### LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- DS DOWNSPOUT
- AD 12" AREA DRAIN
- 4" MIN SOLID DRAIN PIPE
- 4" MIN PERFORATED DRAIN PIPE

### GENERAL NOTES

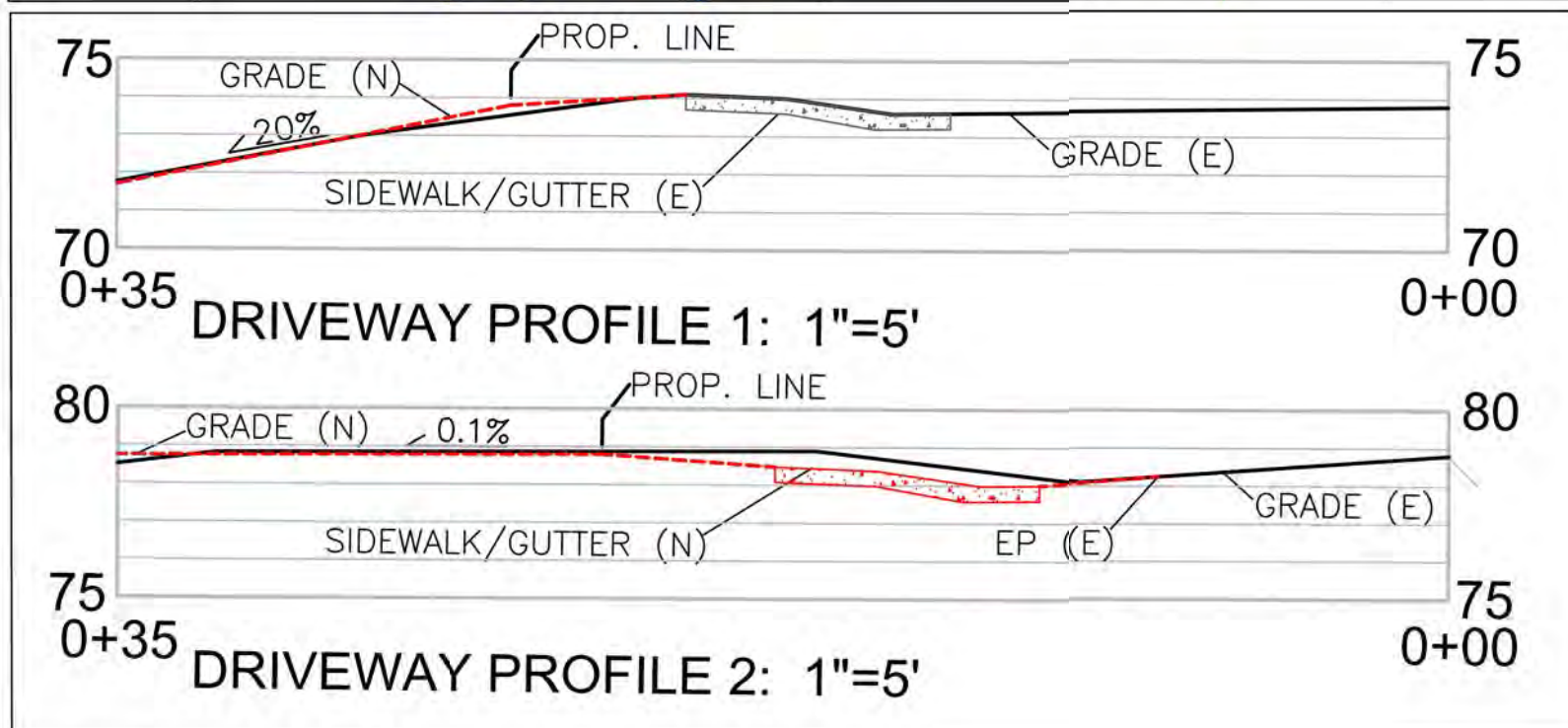
- PLANS PREPARED AT THE REQUEST OF: ED LOVE, ARCHITECT
- TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED DEC., 2017.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM NAVD88.
- THE GEOTECHNICAL REPORT: **GEOTECHNICAL INVESTIGATION: ETHELDORE APARTMENTS, ETHELDORE STREET, MOSS BEACH, APN 037-097-200**, DATE: FEBRUARY 2, 2021, BY SIGMA PRIME GEOSCIENCES, PROJECT NO. 20-197 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS BUCKLEY ENGINEERING ASSOCIATES, WITH THE CONTACT NUMBER (408)-966-6680. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF THE GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND CALL SIGMA PRIME AT 650-728-3590 TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

### SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



### GRADING NOTES

CUT VOLUME: 600 CY  
FILL VOLUME: 325 CY

VOLUMES ABOVE ARE APPROXIMATE.

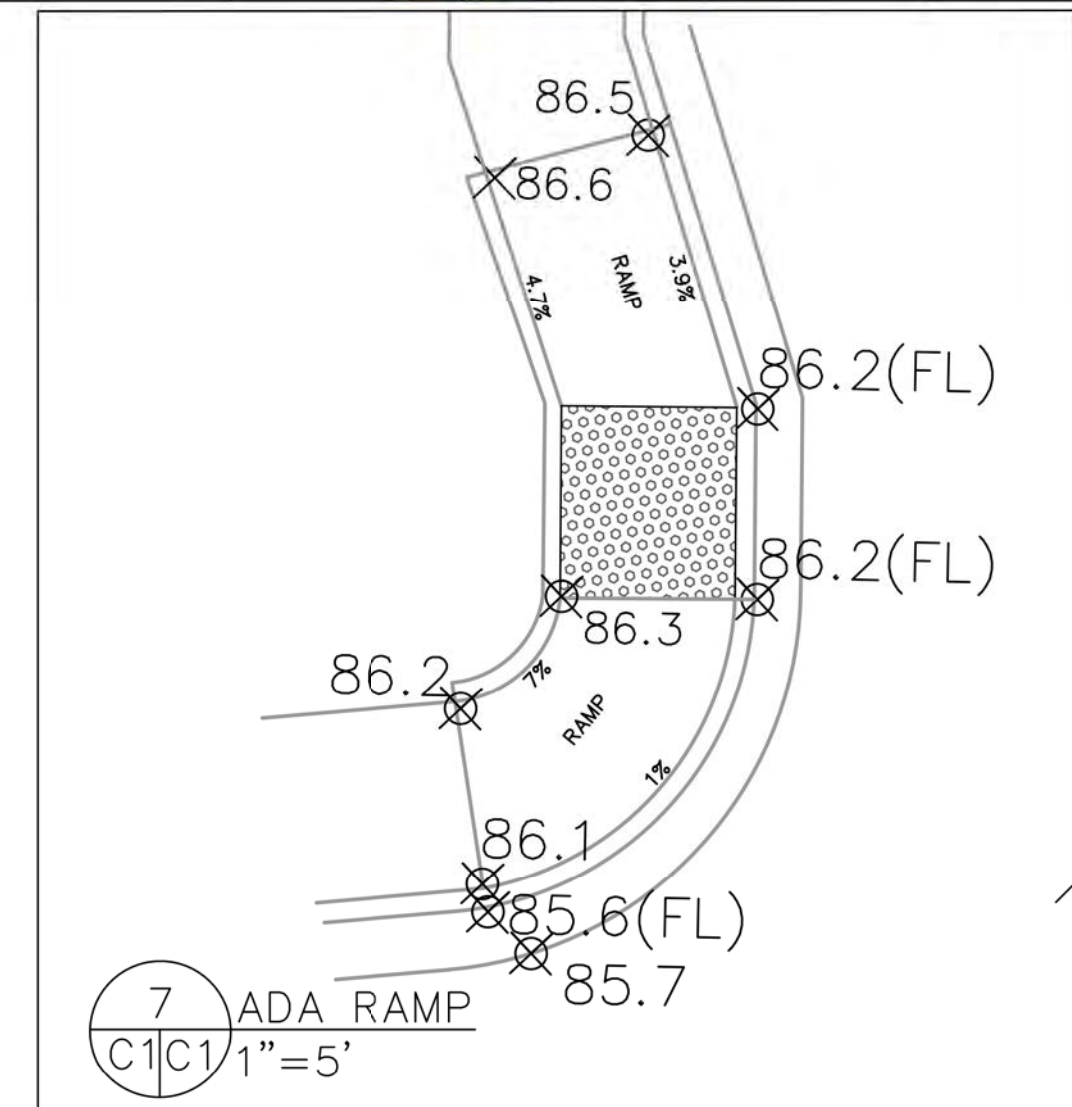
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

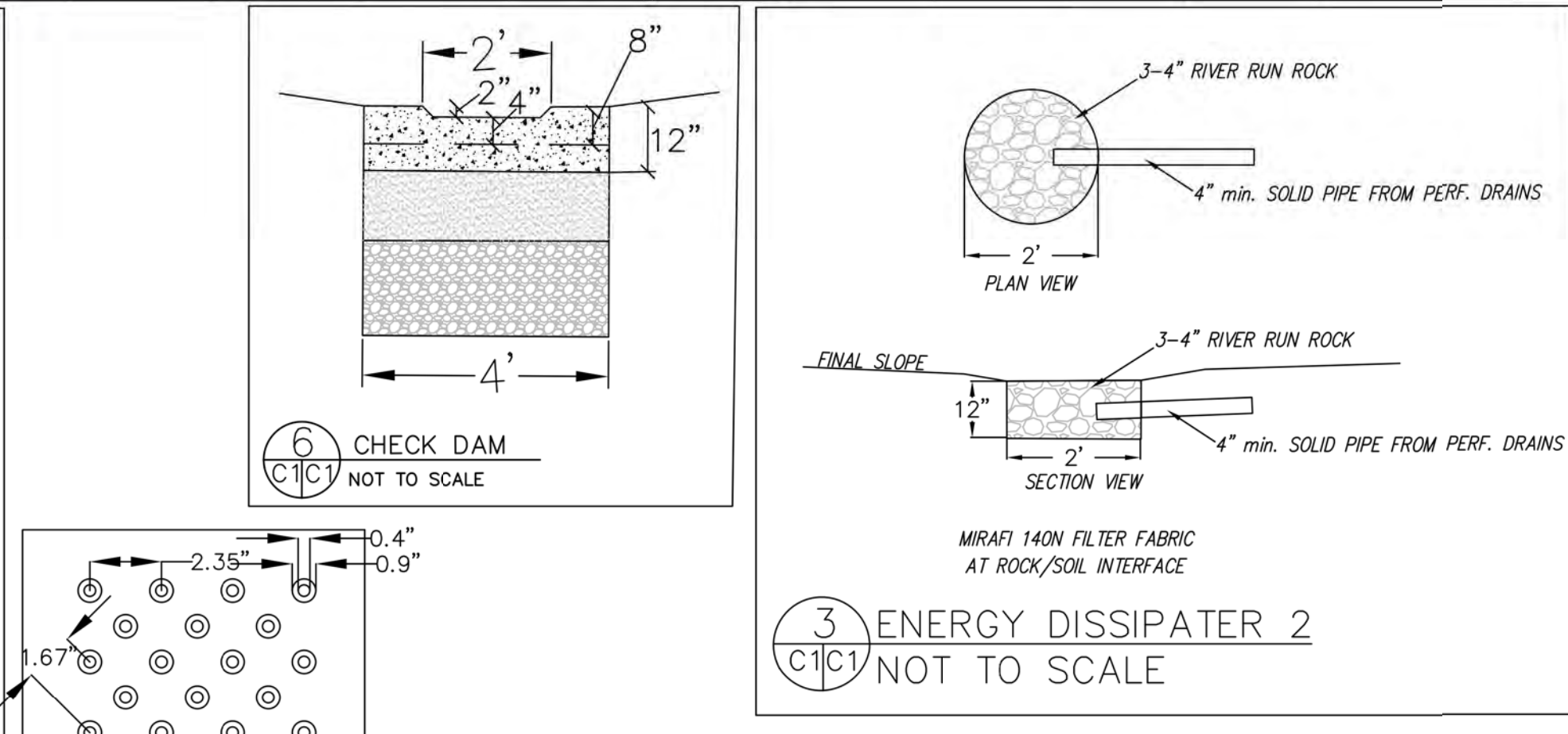
### DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND PAVEMENT RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASINS, AS SHOWN. THE DETENTION BASINS SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASINS/ENERGY DISSIPATERS TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.



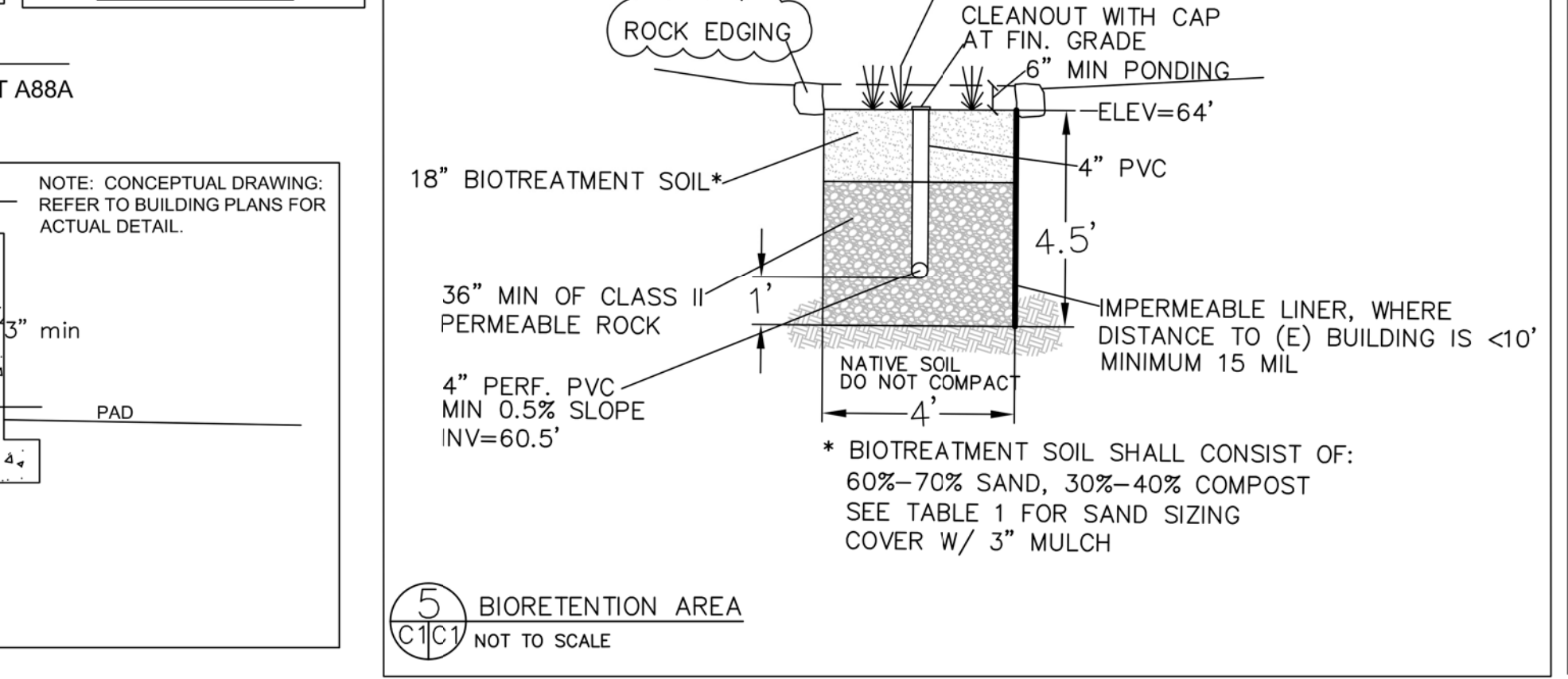
### ADA RAMP NOTES

1. ADA RAMP IS EQUIVALENT TO CALTRANS 'CASE C', DETAIL B, SHEET A88A



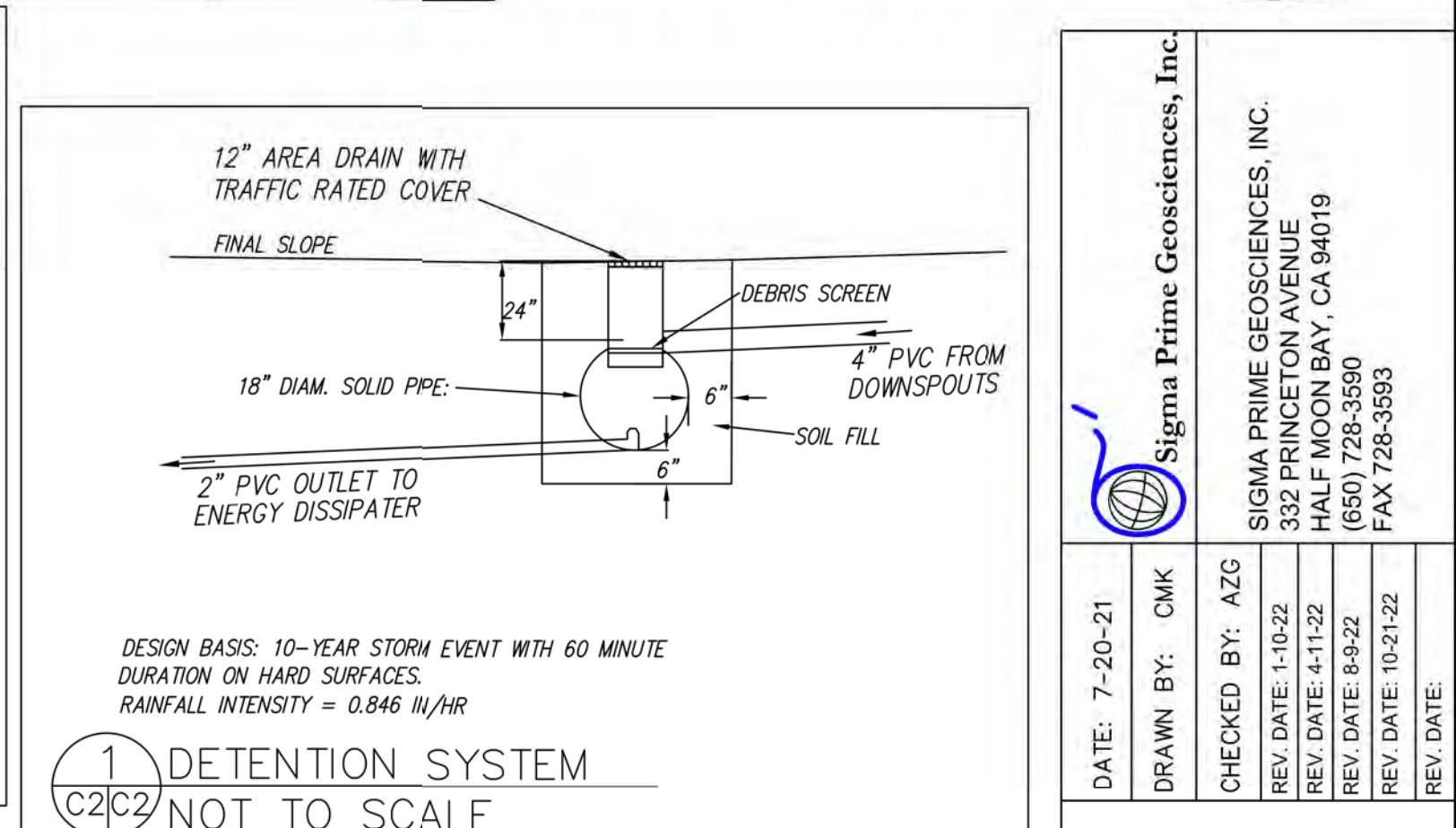
### ENERGY DISSIPATER 2

NOT TO SCALE



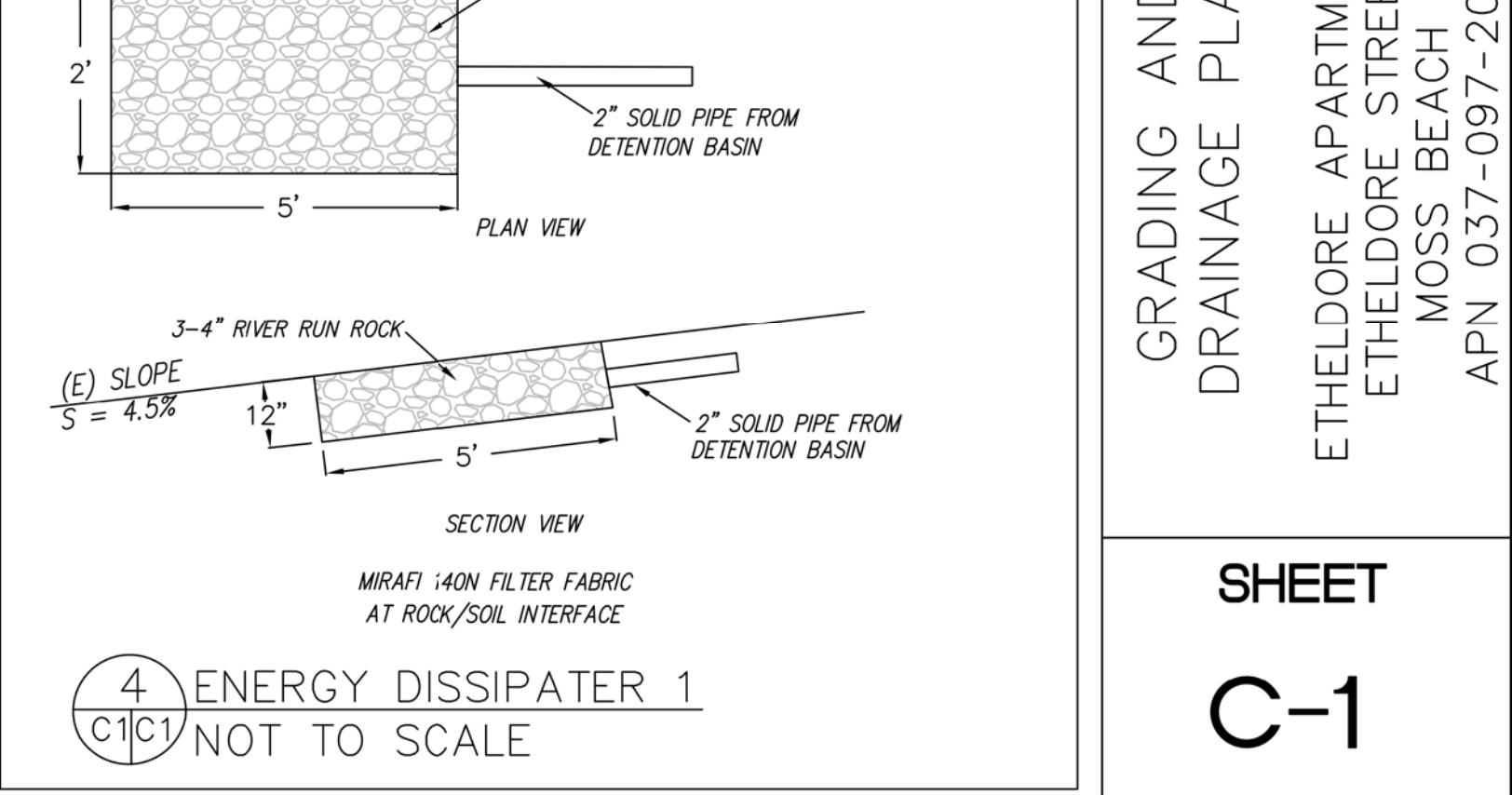
### BIORETENTION AREA

NOT TO SCALE



### DETENTION SYSTEM

NOT TO SCALE



### ENERGY DISSIPATER 1

NOT TO SCALE

### GRADING AND DRAINAGE PLAN

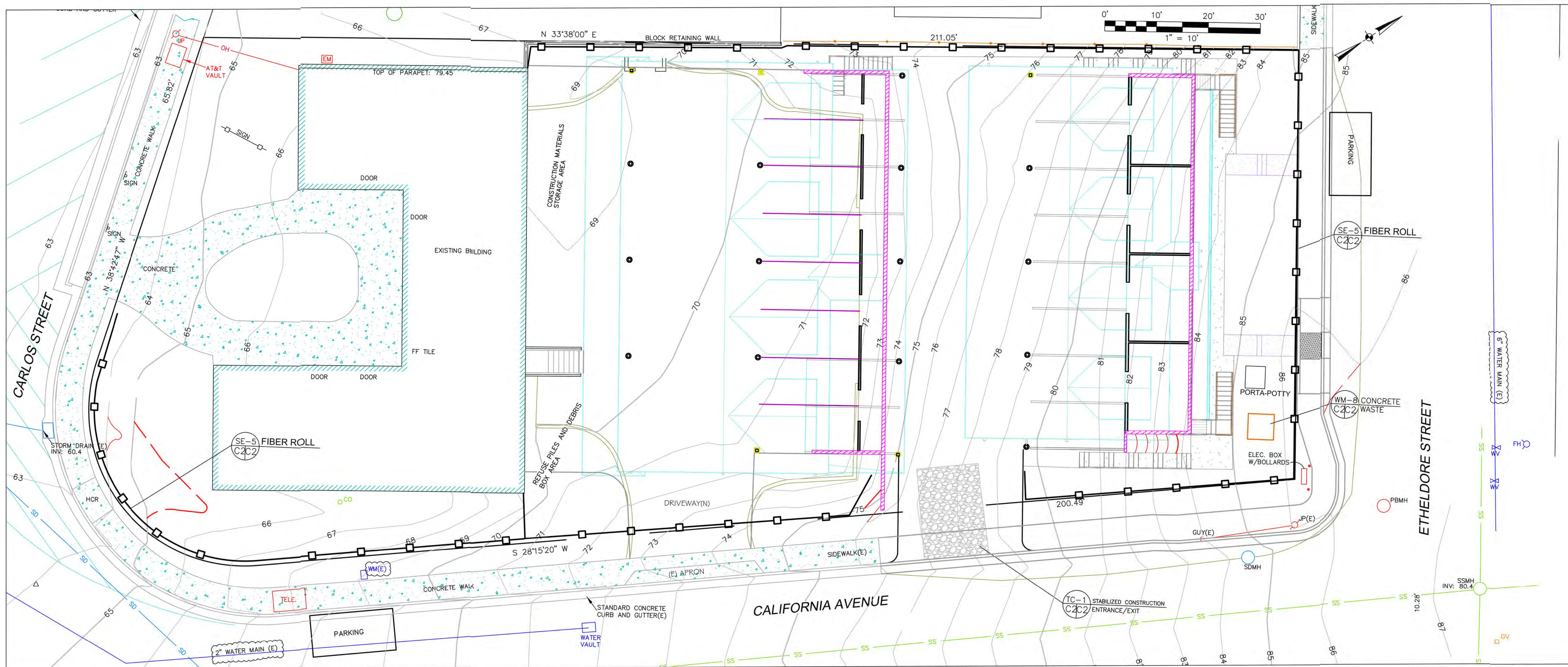
ETHELDORE APARTMENTS  
ETHELDORE STREET  
MOSS BEACH  
APN 037-097-200

### SHEET C-1

DATE: 7-20-21  
DRAWN BY: CMK  
CHECKED BY: AZG  
REV. DATE: 1-10-22  
REV. DATE: 4-11-22  
REV. DATE: 8-9-22  
REV. DATE: 10-21-22

SIGMA PRIME GEOSCIENCES, INC.  
533 F STREET, SUITE 200  
MAY, CA 94019  
(650) 728-3590  
FAX 728-3693





**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

FIBER ROLL  
INSTALL AT LOCATIONS SHOWN.  
AFX AS SHOWN IN DETAIL SE-5

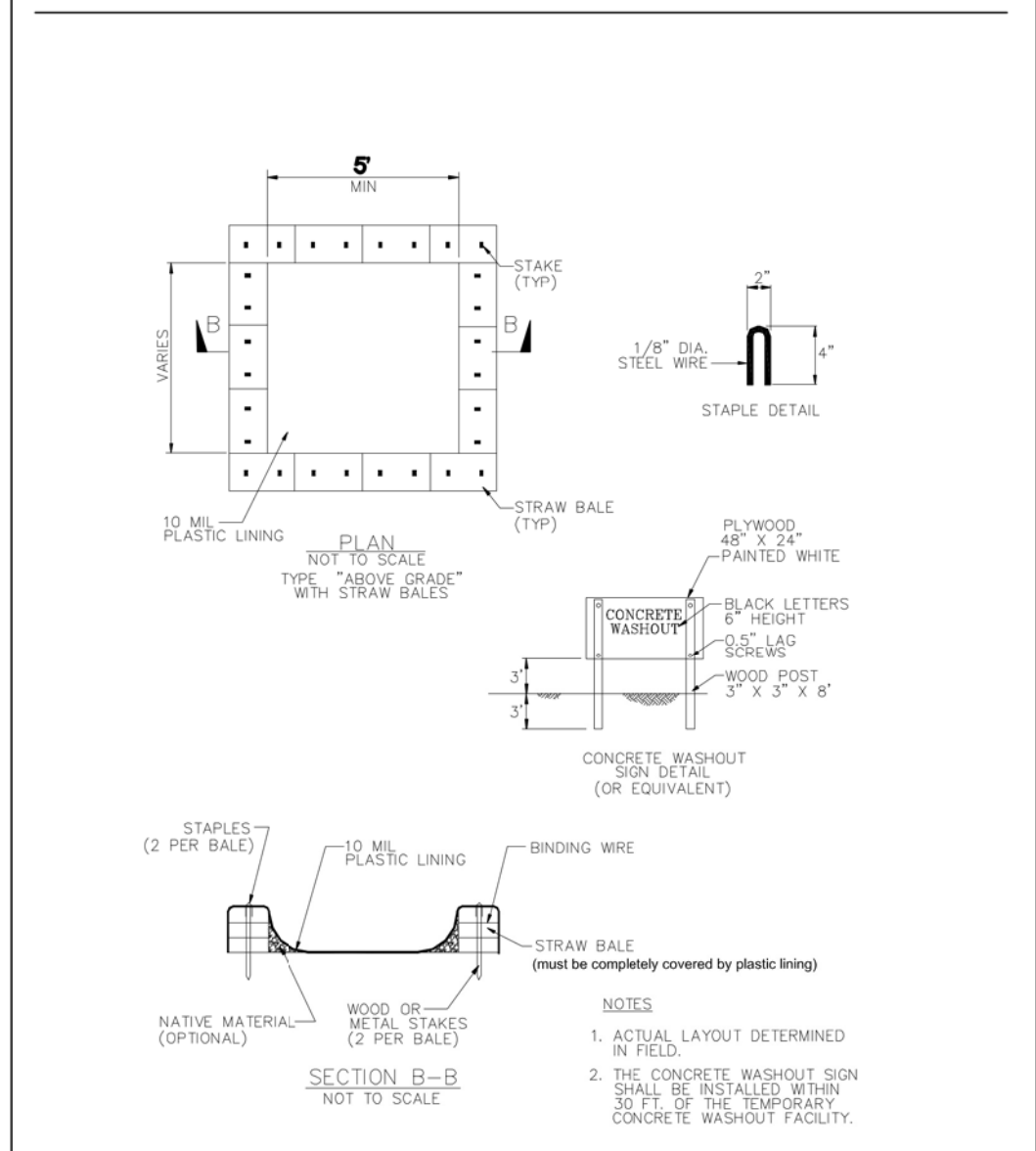
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines on the site.

**EROSION CONTROL POINT OF CONTACT**

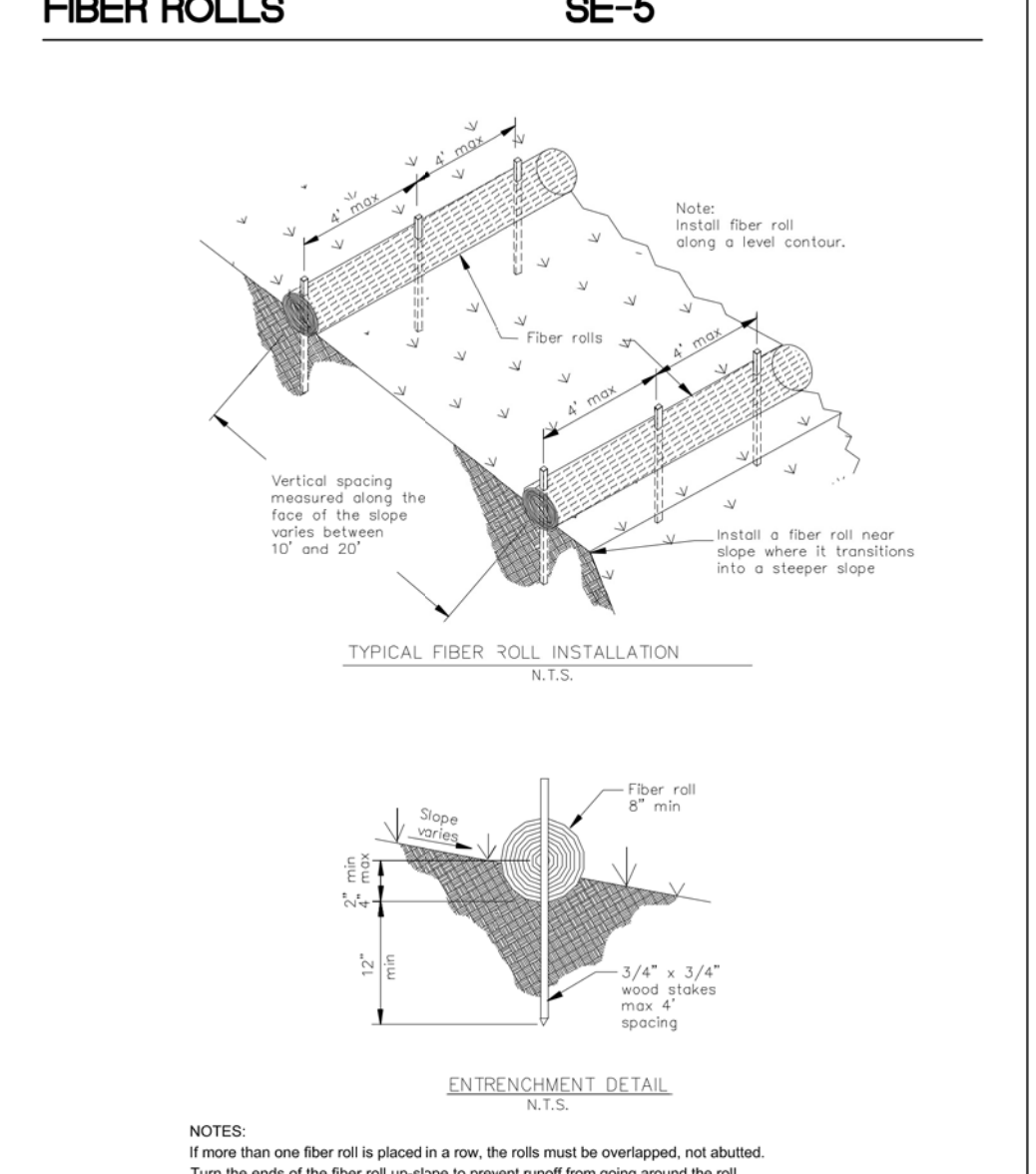
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: CHARLES KISSICK  
TITLE/QUALIFICATION: CIVIL ENGINEER  
PHONE: 650-728-3590  
E-MAIL: SIGMAPRM@GMAIL.COM

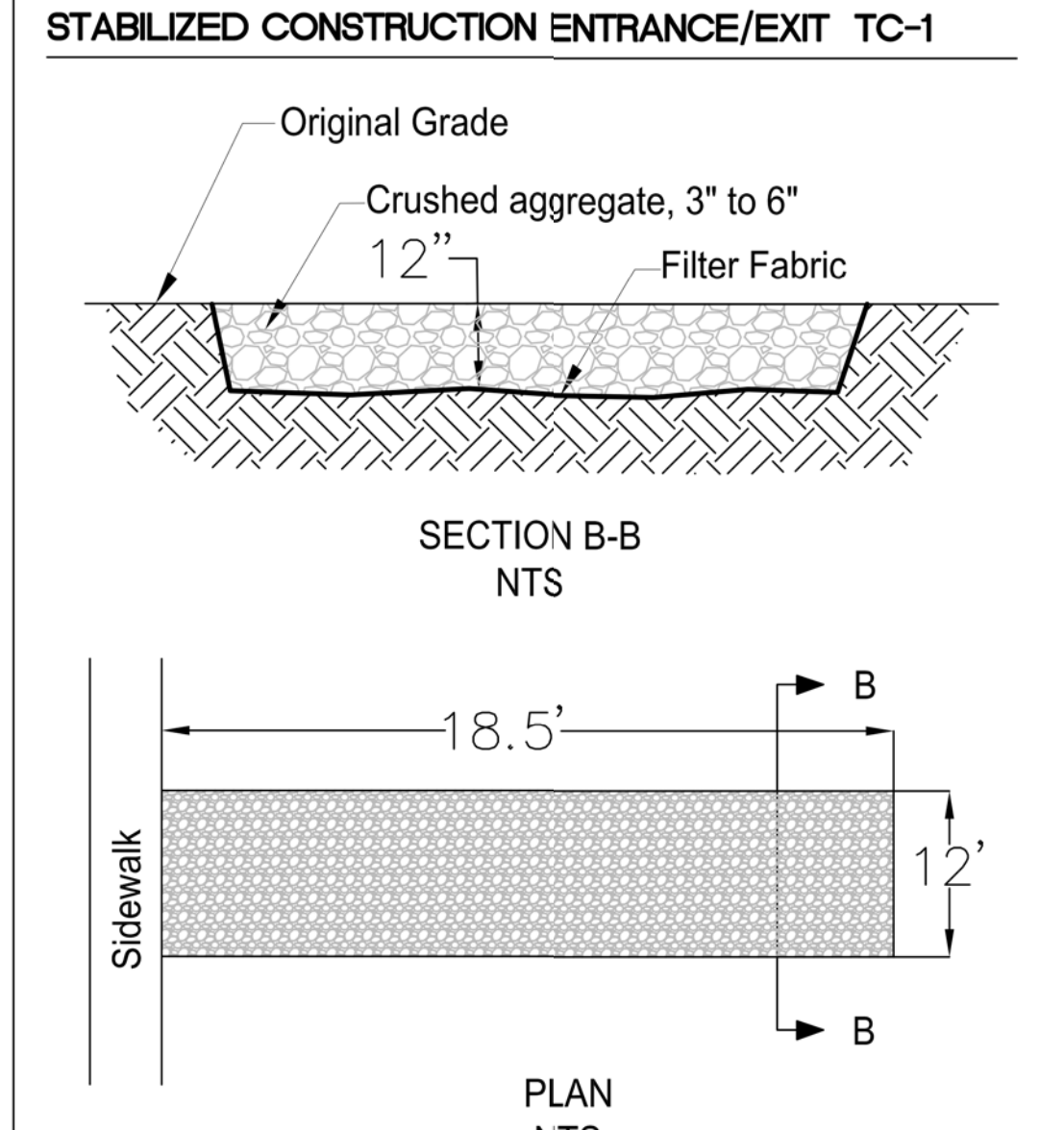
**CONCRETE WASTE MANAGEMENT WM-8**



**FIBER ROLLS SE-5**



**STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1**



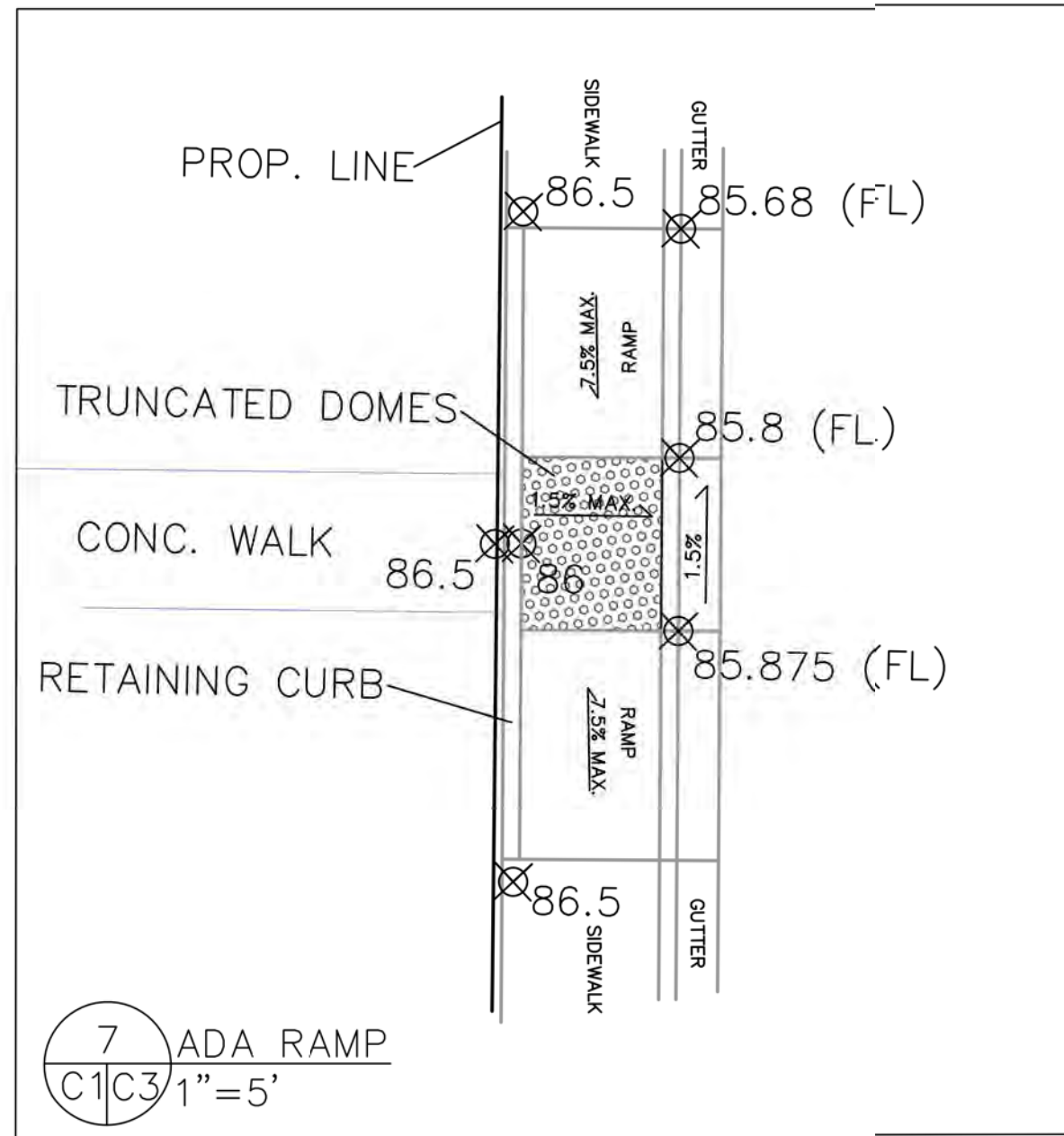
DATE: 7-20-21  
DRAWN BY: CMK  
CHECKED BY: AZG  
REV. DATE: 1-10-22  
REV. DATE:  
REV. DATE:

**EROSION AND SEDIMENT CONTROL PLAN**

ETHELDORE APARTMENTS  
ETHELDORE STREET  
MOSS BEACH  
APN 037-097-200

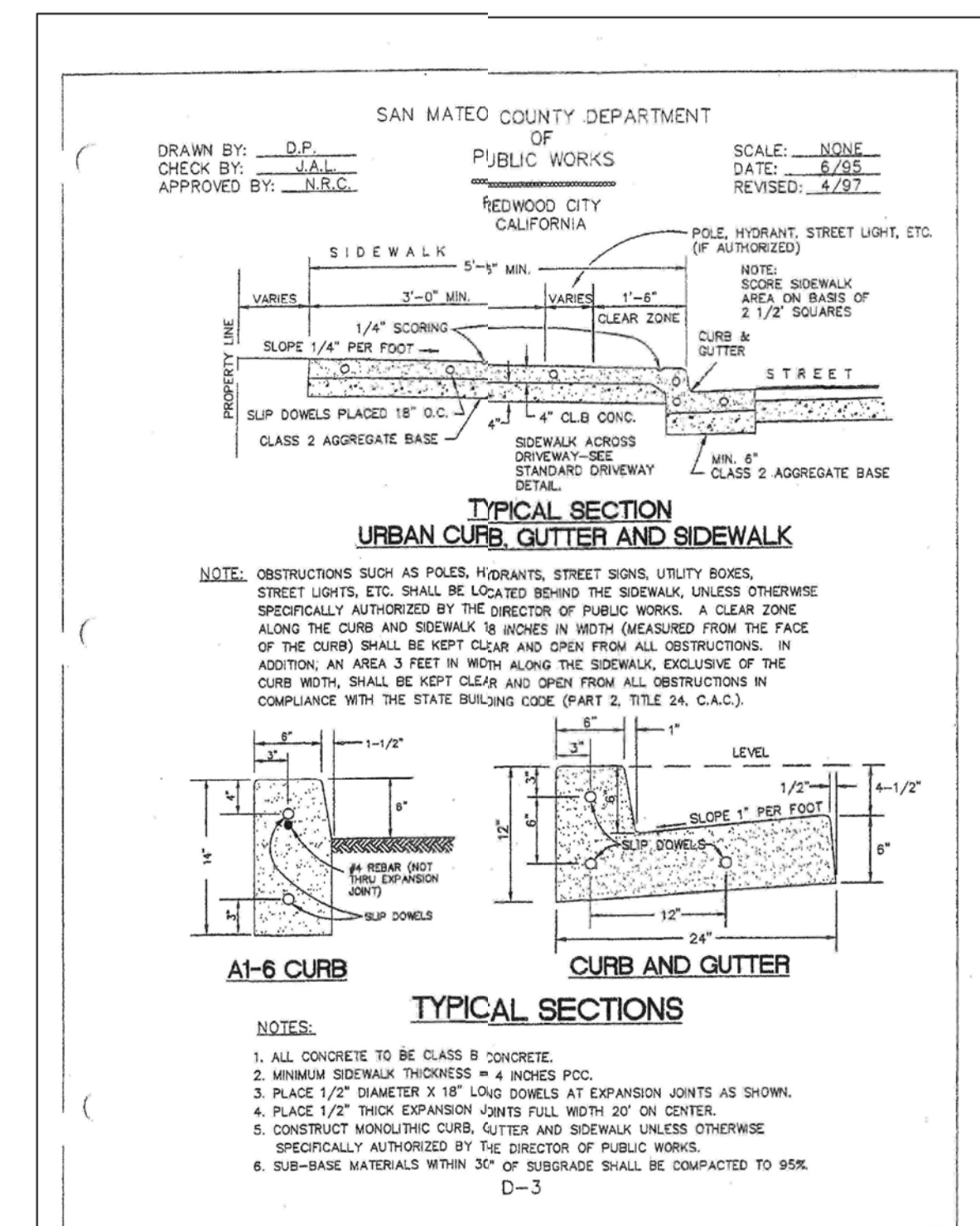
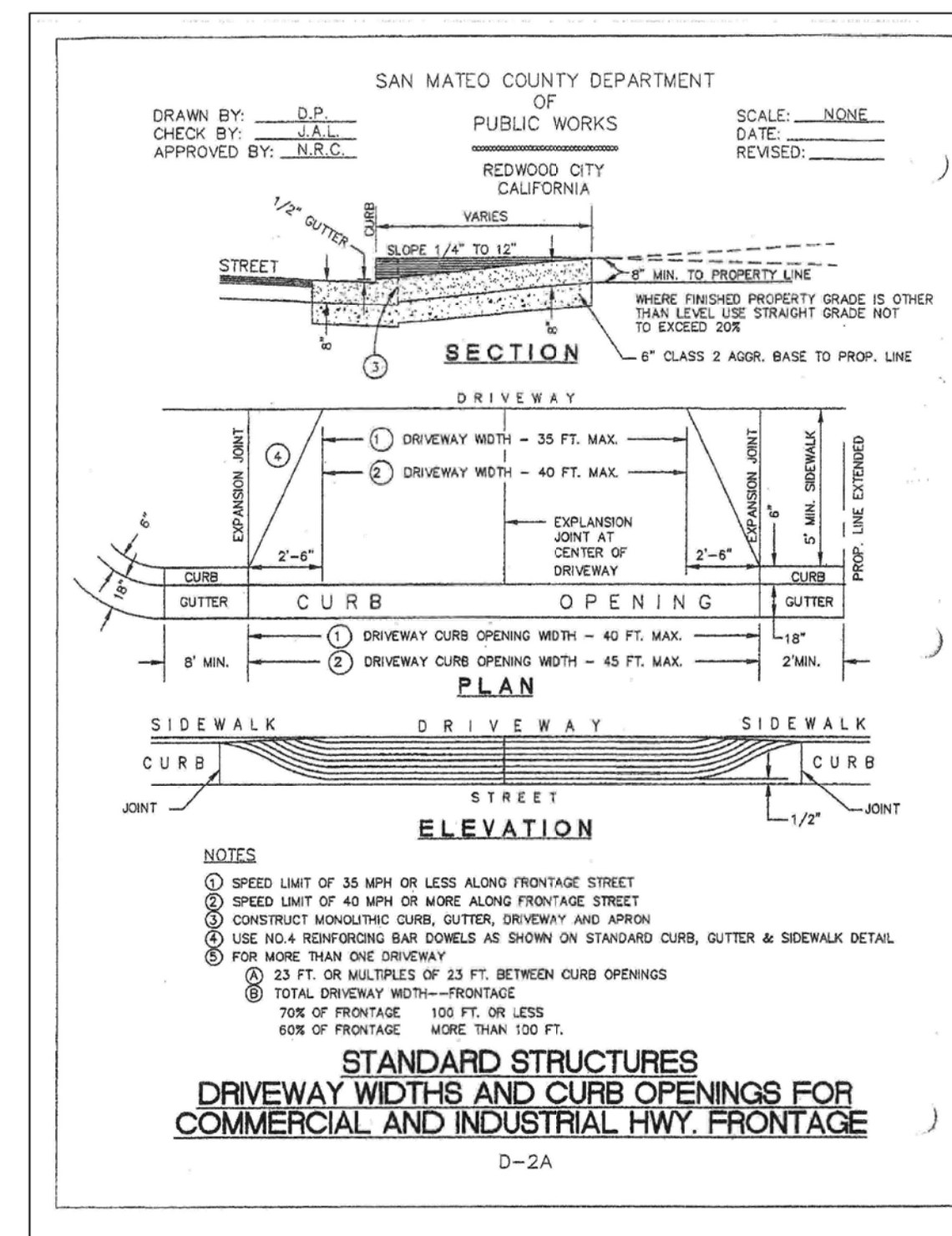
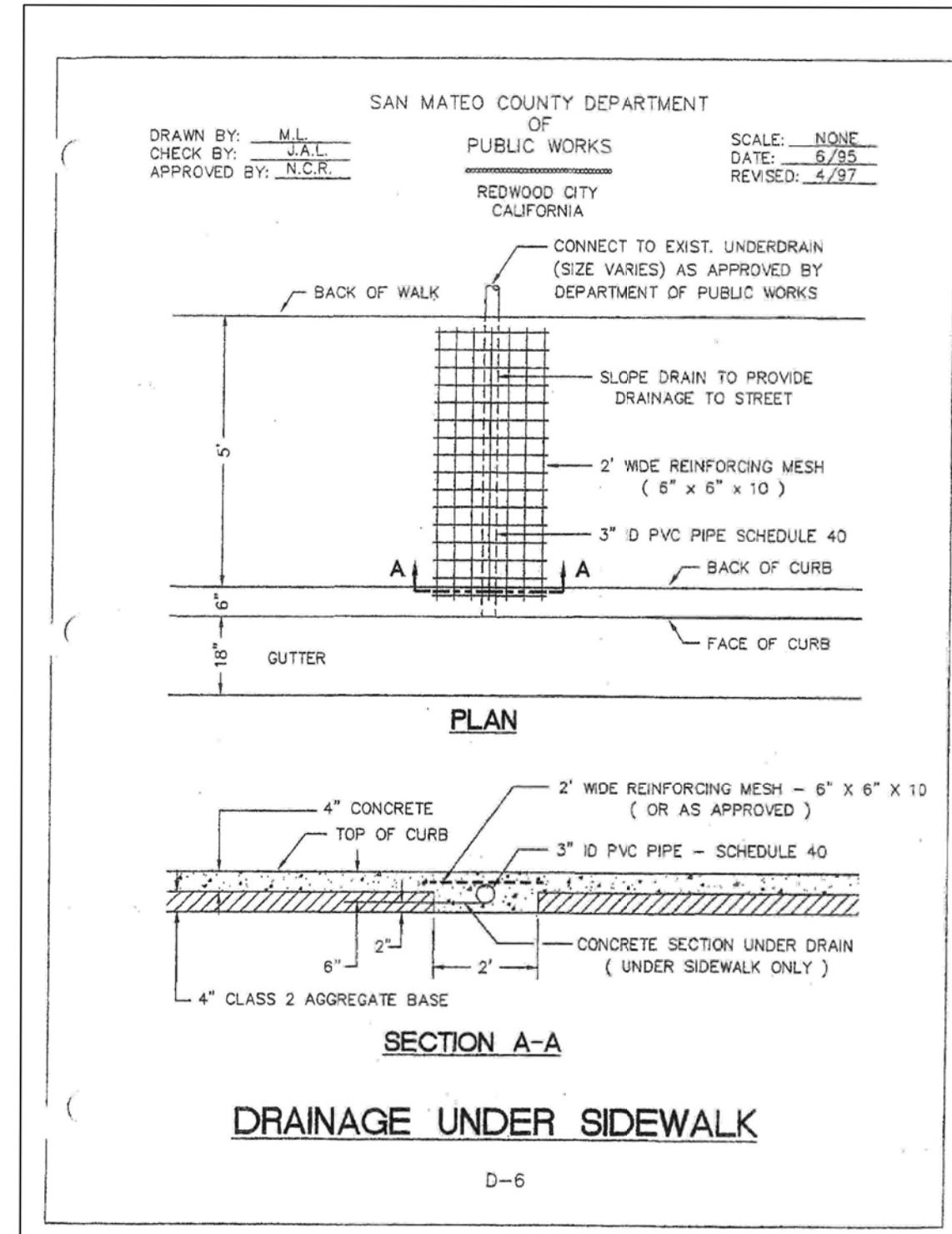
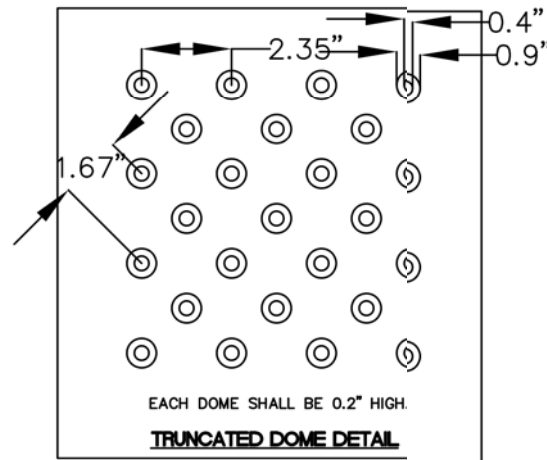
**SHEET C-2**





**ADA RAMP NOTES**

1. ADA RAMP IS EQUIVALENT TO CALTRANS 'CASE C', DETAIL B, SHEET A88A



**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593

DATE: 7-20-21  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE: 1-10-22  
 REV. DATE:  
 REV. DATE:

DETAILS  
 ETHELDORE APARTMENTS  
 ETHELDORE STREET  
 MOSS BEACH  
 APN 037-097-200

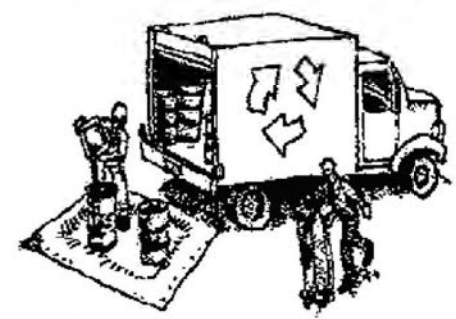




# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Burn and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipes, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



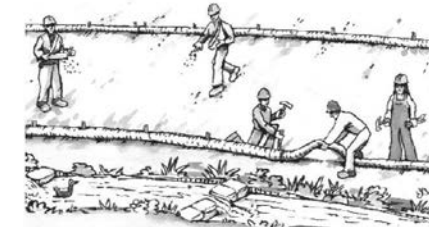
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainages courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

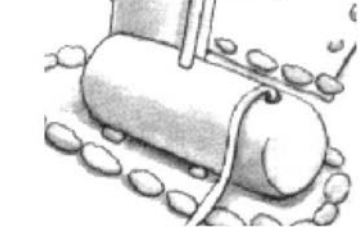
## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



## Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

### Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

### Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

#### During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

#### During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

### Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.



Photo credit: Don Edwards National Wildlife Sanctuary

### Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at [www.flowstobay.org](http://www.flowstobay.org) (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

Storm drain polluters may be liable for fines of up to \$10,000 per day!

## REVISIONS

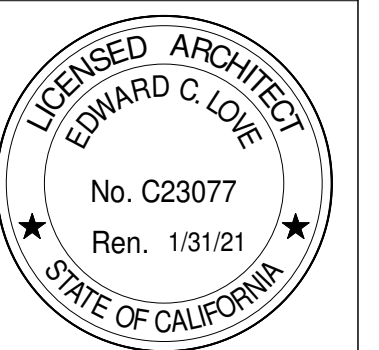


EDWARD C. LOVE, ARCHITECT

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

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Best Management  
Practices



DATE: 4/18/2023

SCALE:

DRAWN: ECL

JOB: ETHELDOR APTS

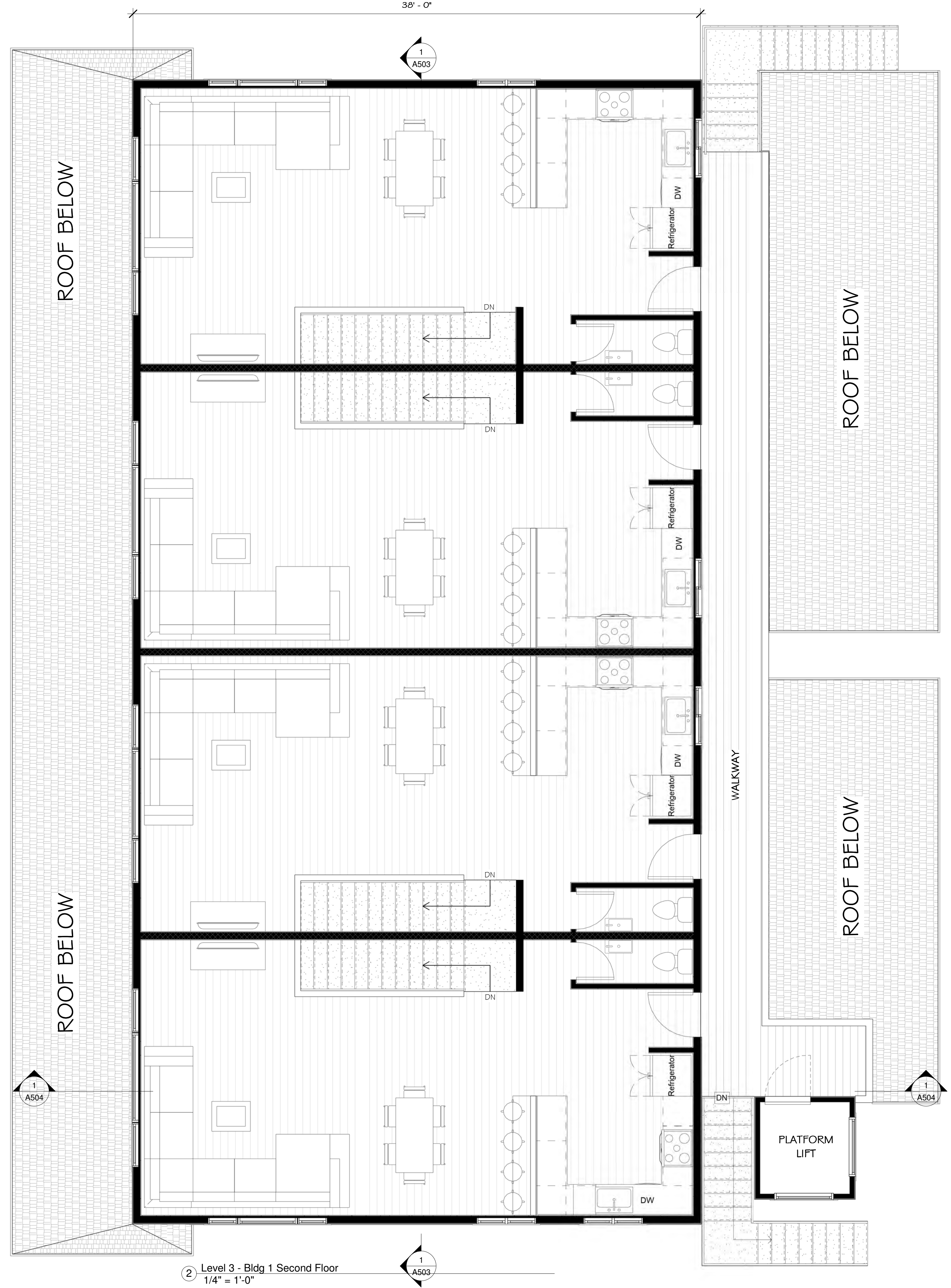
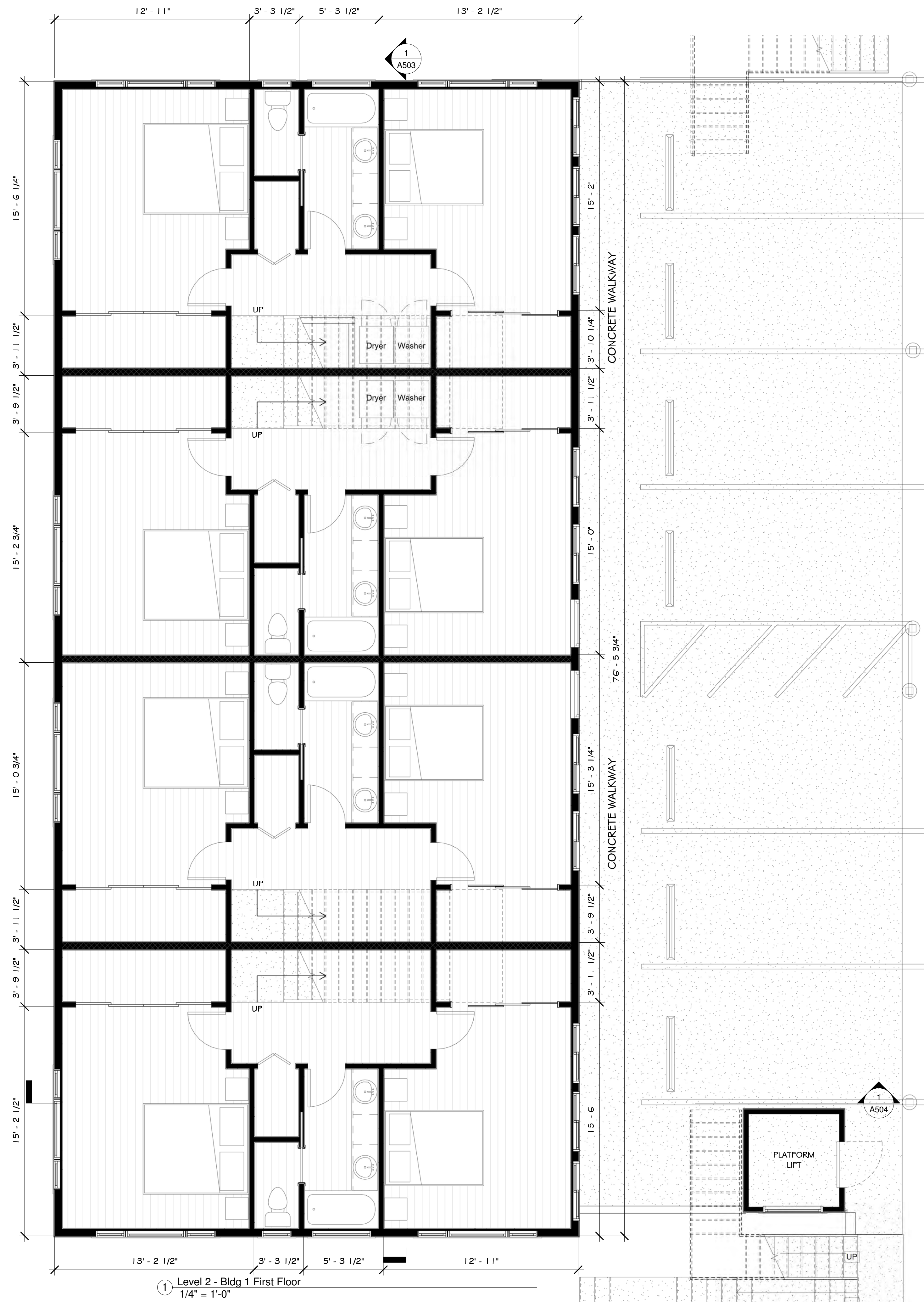
SHEET:

C-4

OF SHEETS



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt



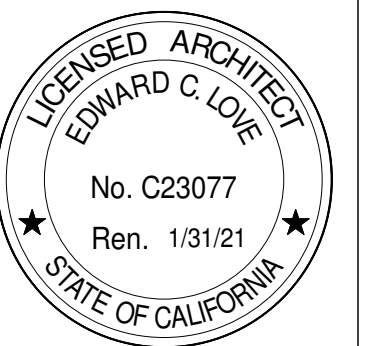
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Floor Plans Building 1

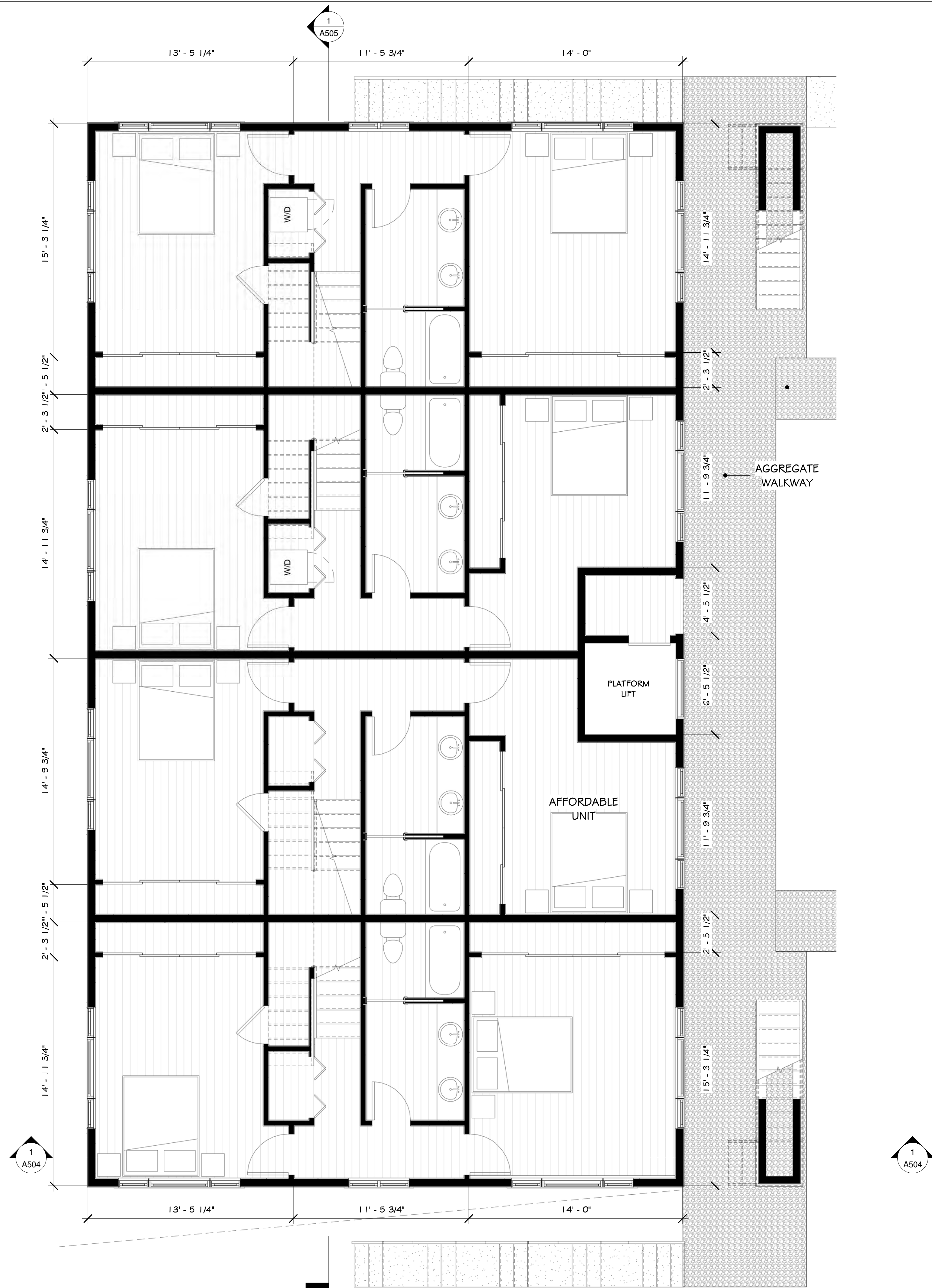


DATE: 4/18/2023  
SCALE: 1/4" = 1'-0"  
DRAWN: ECL  
JOB: ETHELDORE APTS  
SHEET:

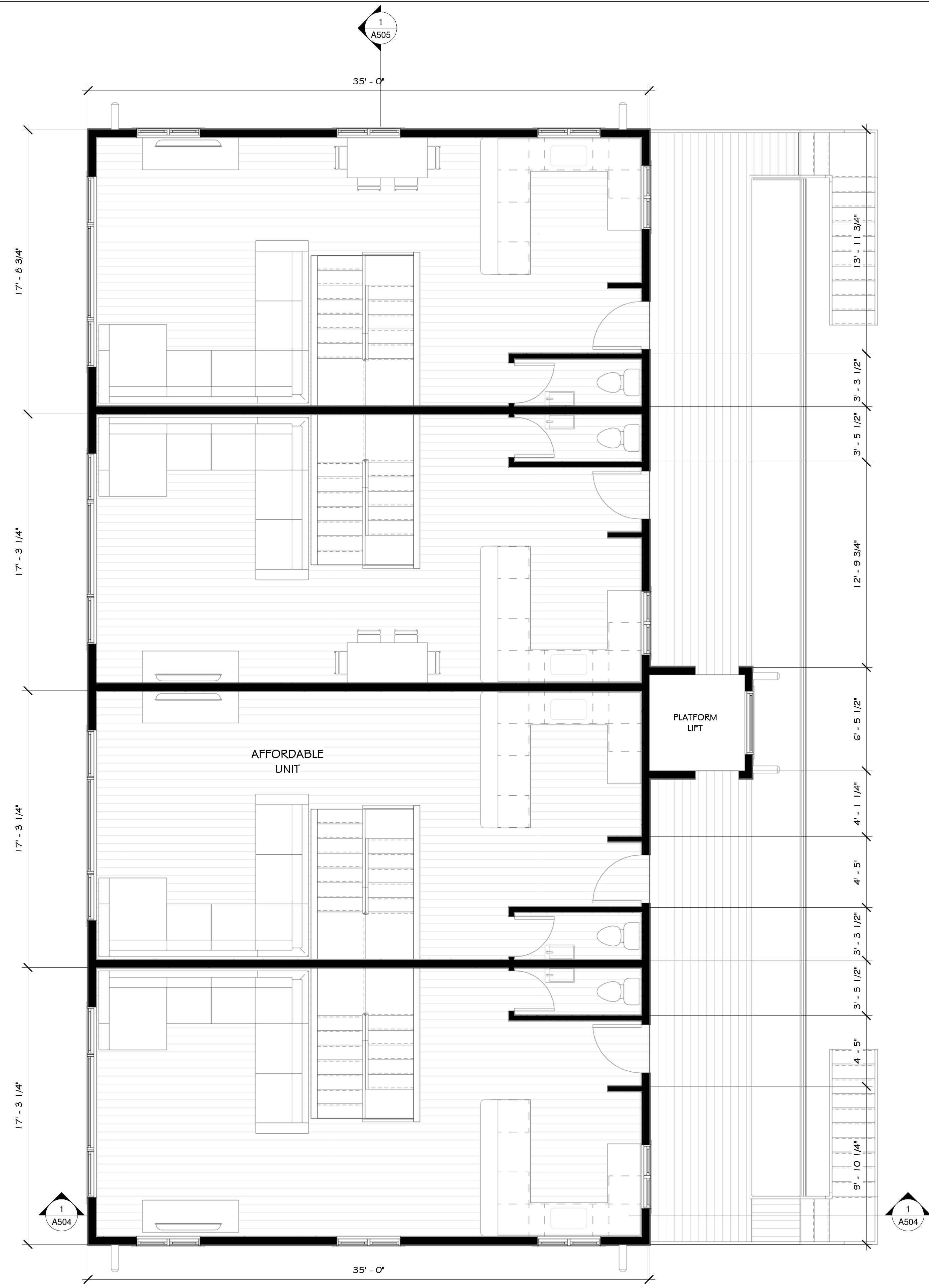
A101  
OF SHEETS



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt



1 Level 3 - Bldg 2 First Floor  
1/4" = 1'-0"



2 Level 4 - Bldg 2 Second Floor  
1/4" = 1'-0"

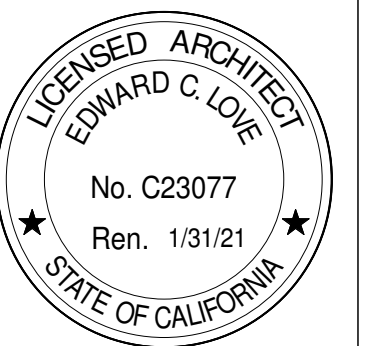
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Floor Plans Building 2



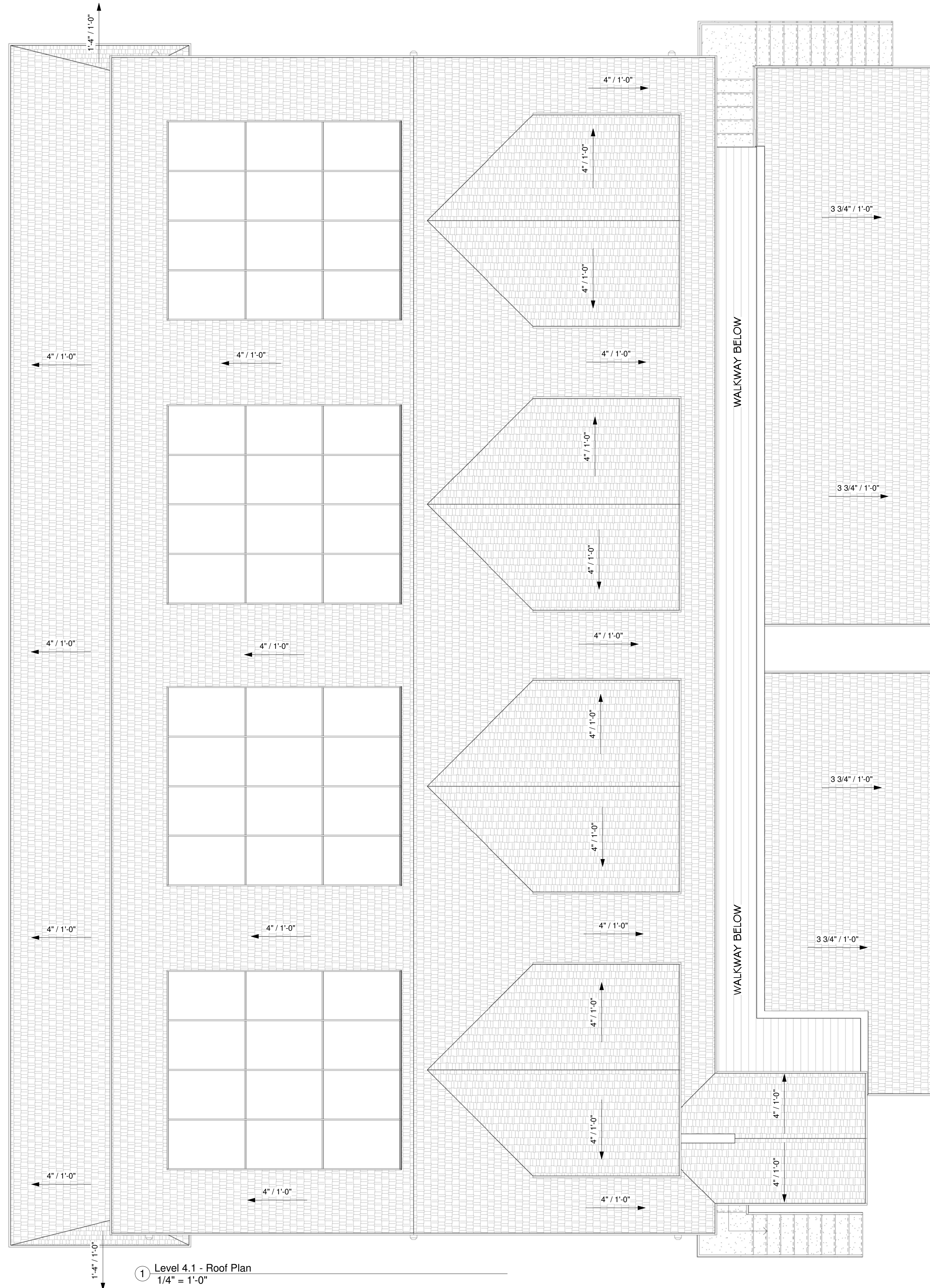
DATE: 4/18/2023  
SCALE: 1/4" = 1'-0"  
DRAWN: ECL  
JOB: ETHELDORE APTS

SHEET:  
A102

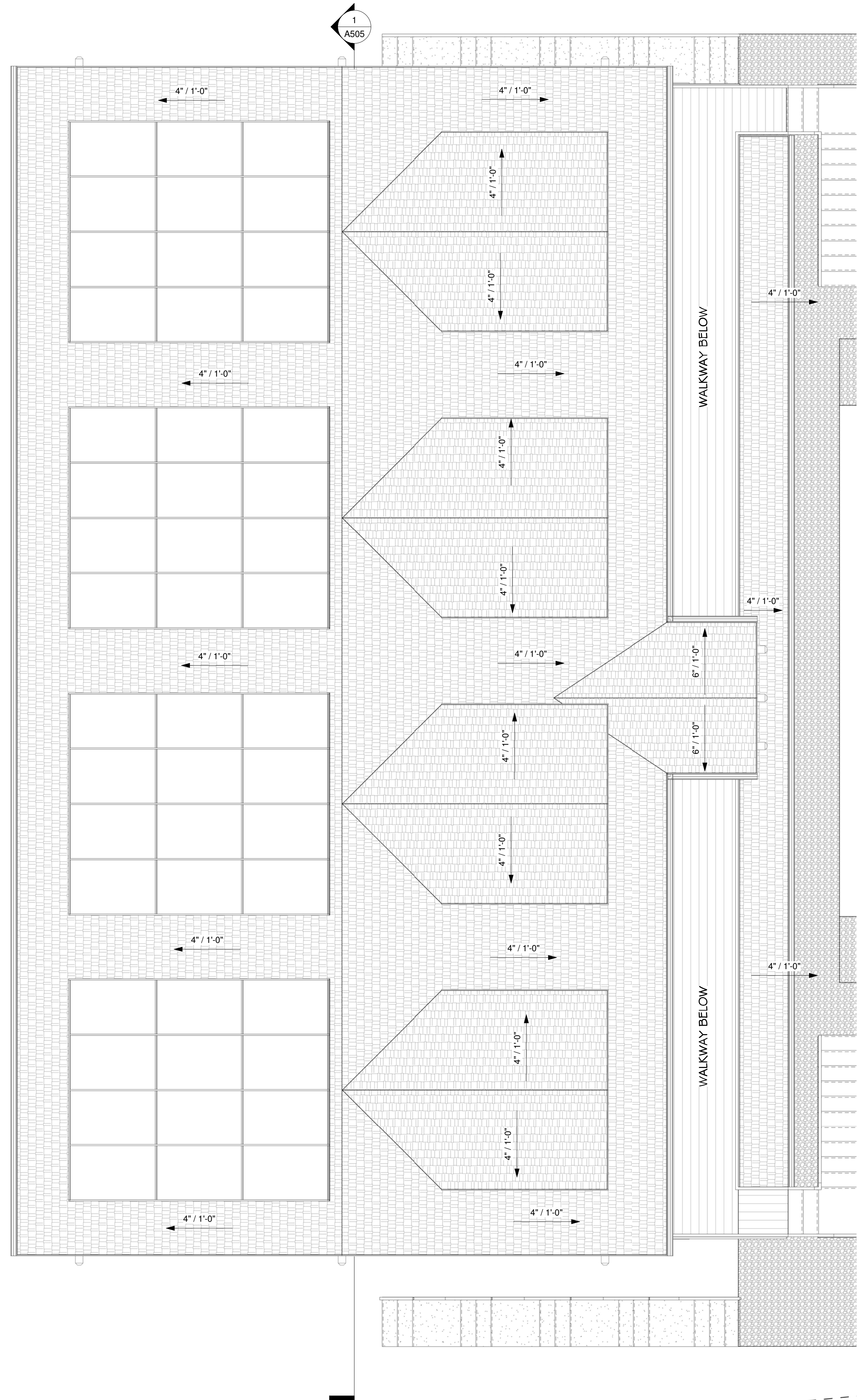
OF SHEETS



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt



① Level 4.1 - Roof Plan  
1/4" = 1'-0"



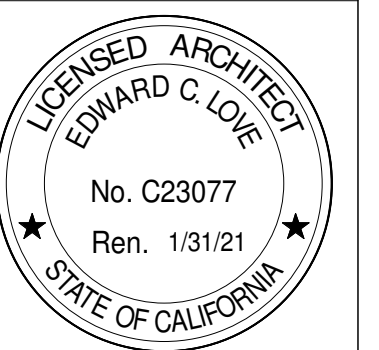
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Roof Plan - Bldg 1 & 2



DATE: 4/18/2023

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

DRAWN: ECL

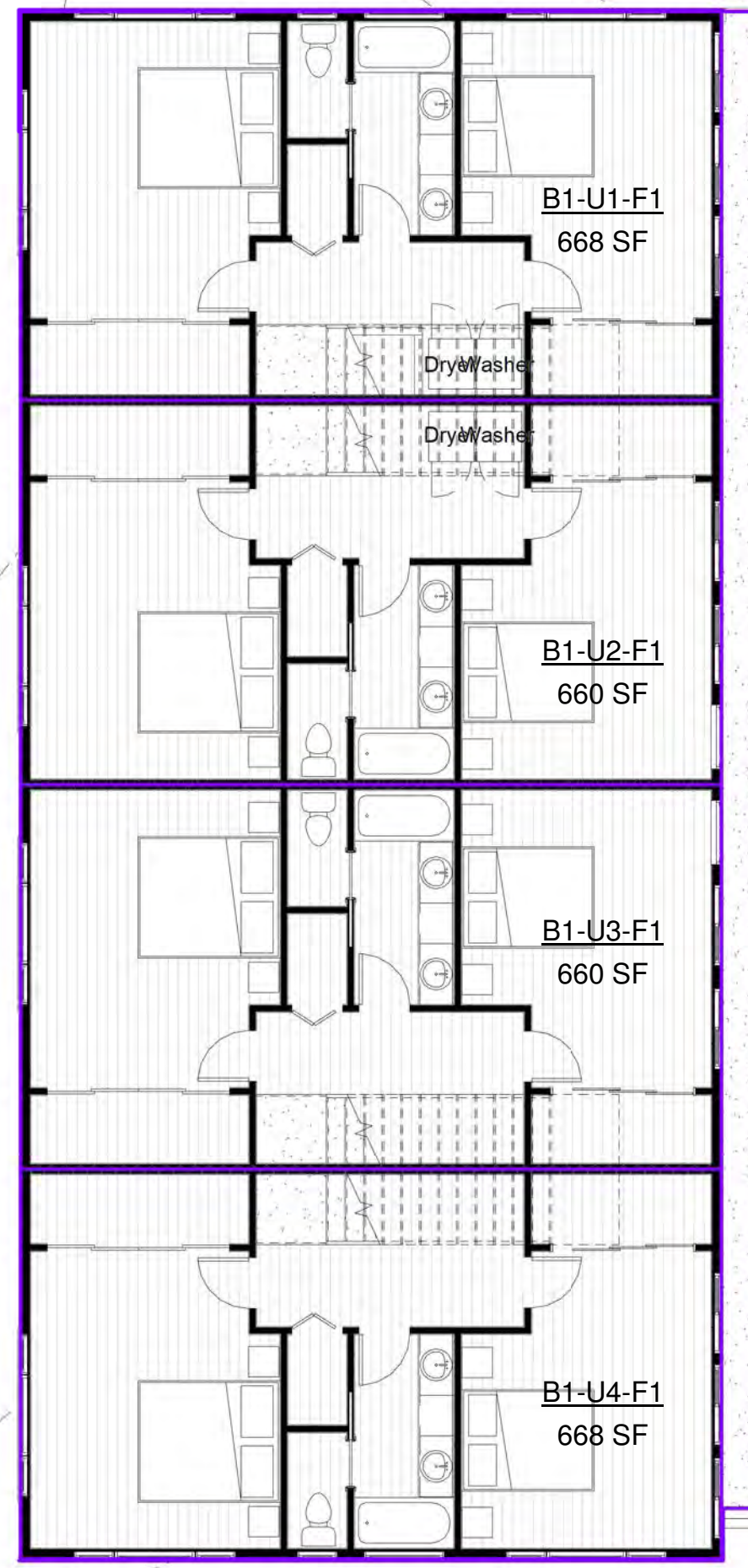
JOB: ETHELDOR APTS

SHEET:

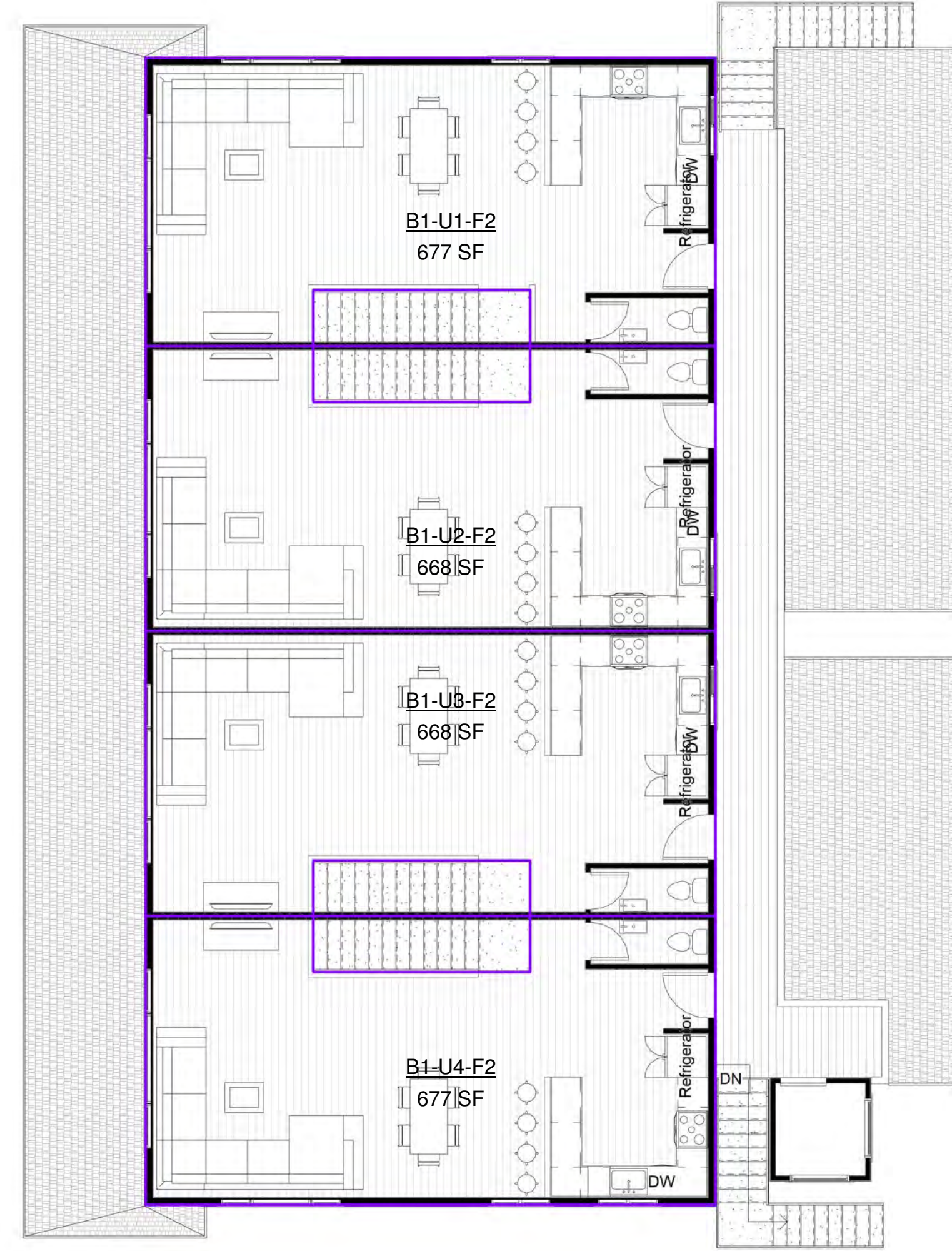
A103

OF SHEETS

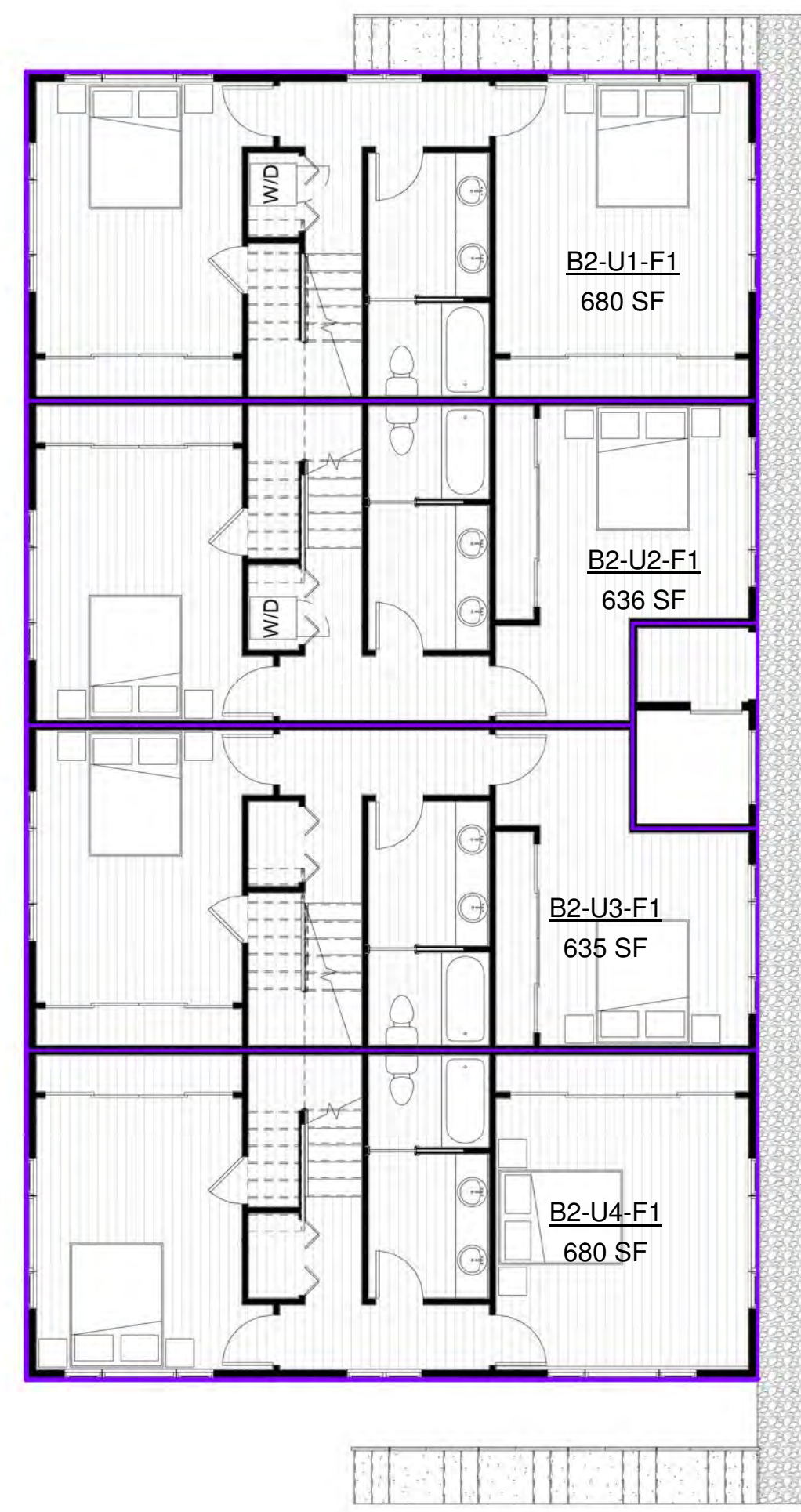




1 Level 2 - Area Plan  
1/8" = 1'-0"



2 Level 3 - Area Plan  
1/8" = 1'-0"



3 Level 4 - Area Plan  
1/8" = 1'-0"

Area Schedule (Rentable)		
Name	Area	Comments
B1-U1-F1	668 SF	
B1-U1-F2	677 SF	Building 1, Unit 1 FA : 1345
B1-U2-F1	660 SF	
B1-U2-F2	668 SF	Building 1, Unit 2 FA : 1328
B1-U3-F1	660 SF	
B1-U3-F2	668 SF	Building 1, Unit 3 FA : 1328
B1-U4-F1	668 SF	
B1-U4-F2	677 SF	Building 1, Unit 4 FA : 1345
B2-U1-F1	680 SF	Building 2, Unit 1 FA : 1230
B2-U2-F1	636 SF	
B2-U2-F2	542 SF	Building 2, Unit 2 FA : 1178
B2-U3-F1	635 SF	
B2-U3-F2	542 SF	Building 2, Unit 3 FA : 1177
B2-U4-F1	680 SF	
B2-U4-F2	550 SF	Building 2, Unit 4 FA : 1230

REVISIONS

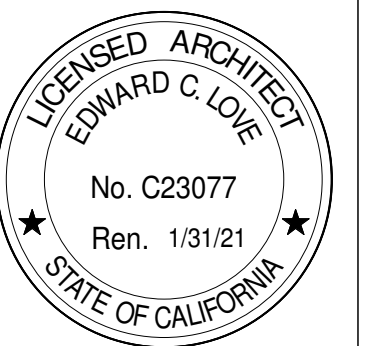


EDWARD C. LOVE, ARCHITECT

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Area Plan



DATE: 4/18/2023

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

DRAWN: ECL

JOB: ETHELDORE APTS

SHEET:

A104

OF SHEETS



REVISIONS

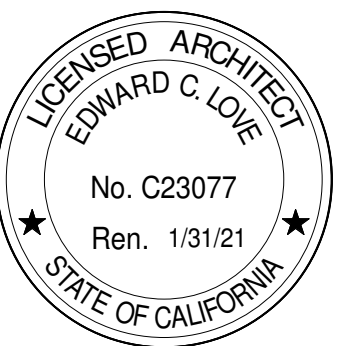


EDWARD C. LOVE, ARCHITECT

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Elevations - Bldg 1  
East & West



DATE: 4/18/2023

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

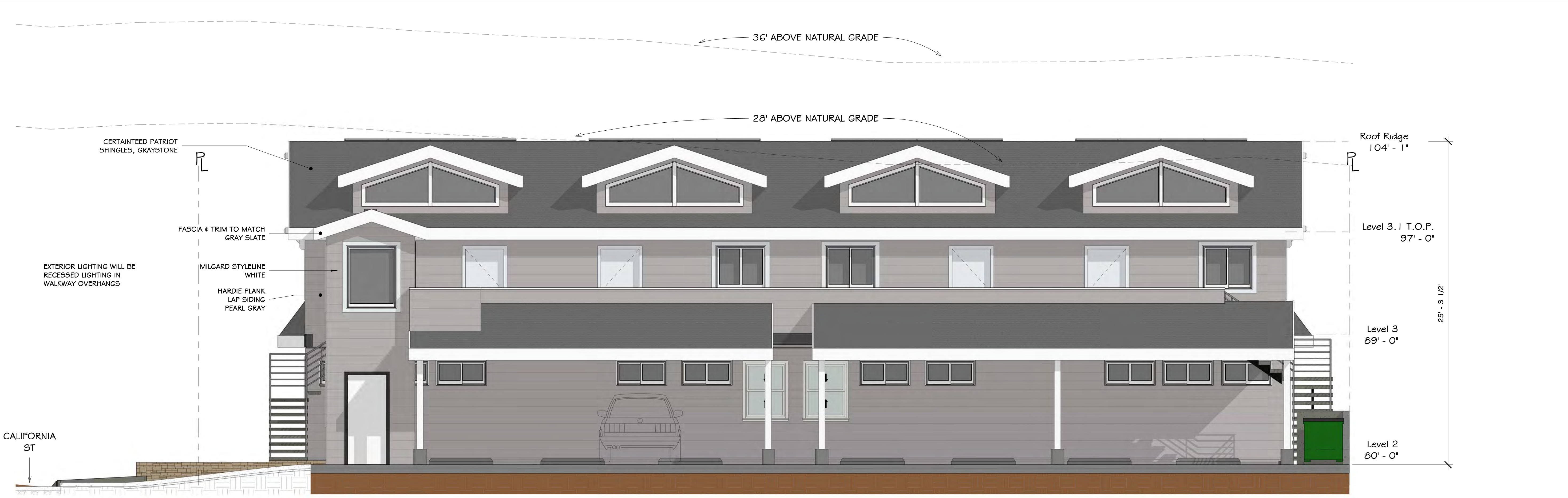
DRAWN: ECL

JOB: ETHELDORE APTS

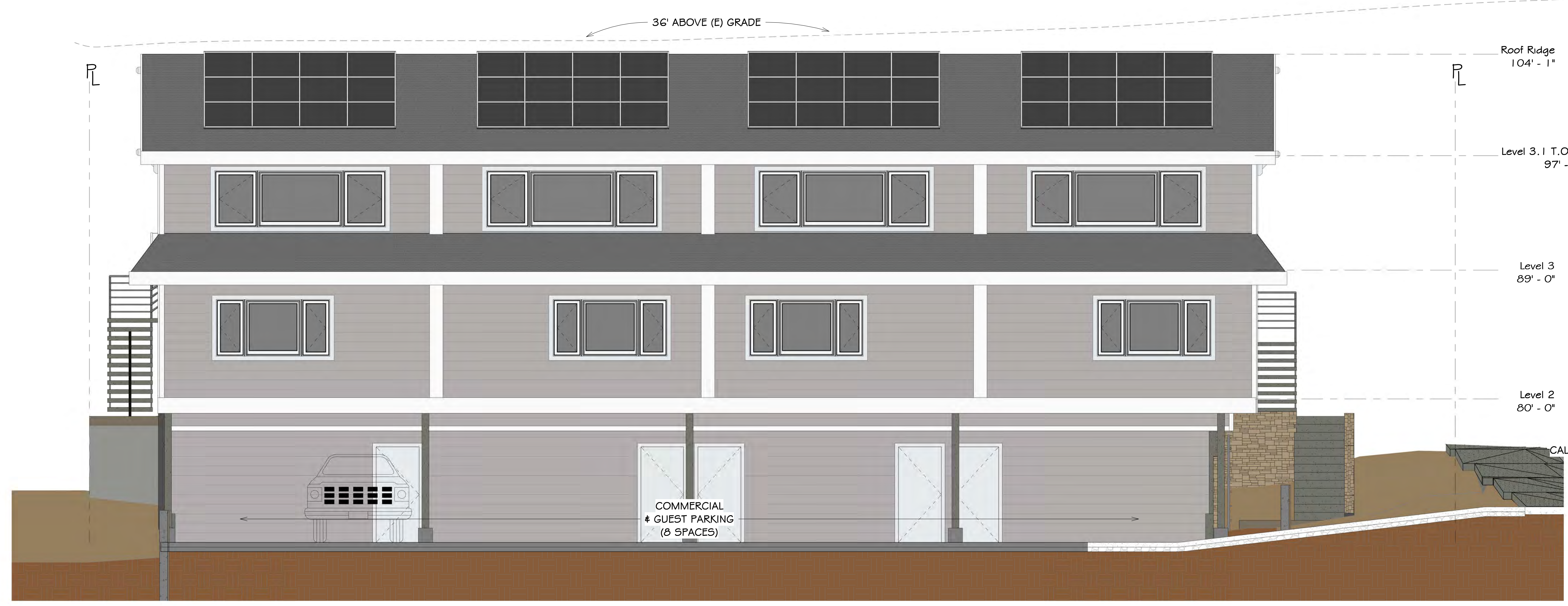
SHEET:

A201

OF SHEETS



① East - Bldg01  
1/4" = 1'-0"



② West - Bldg01  
1/4" = 1'-0"

S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt



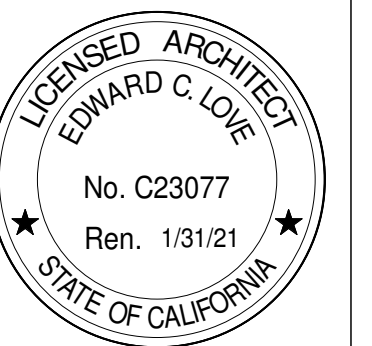
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Elevations - Bldg 2  
East & West



DATE: 4/18/2023

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

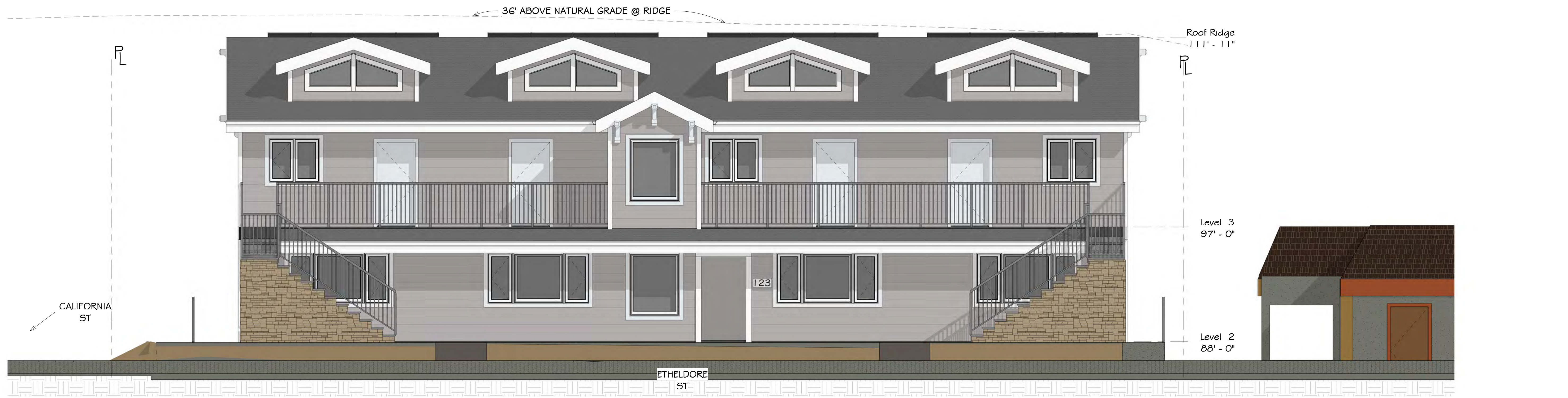
DRAWN: ECL

JOB: ETHELDORE APTS

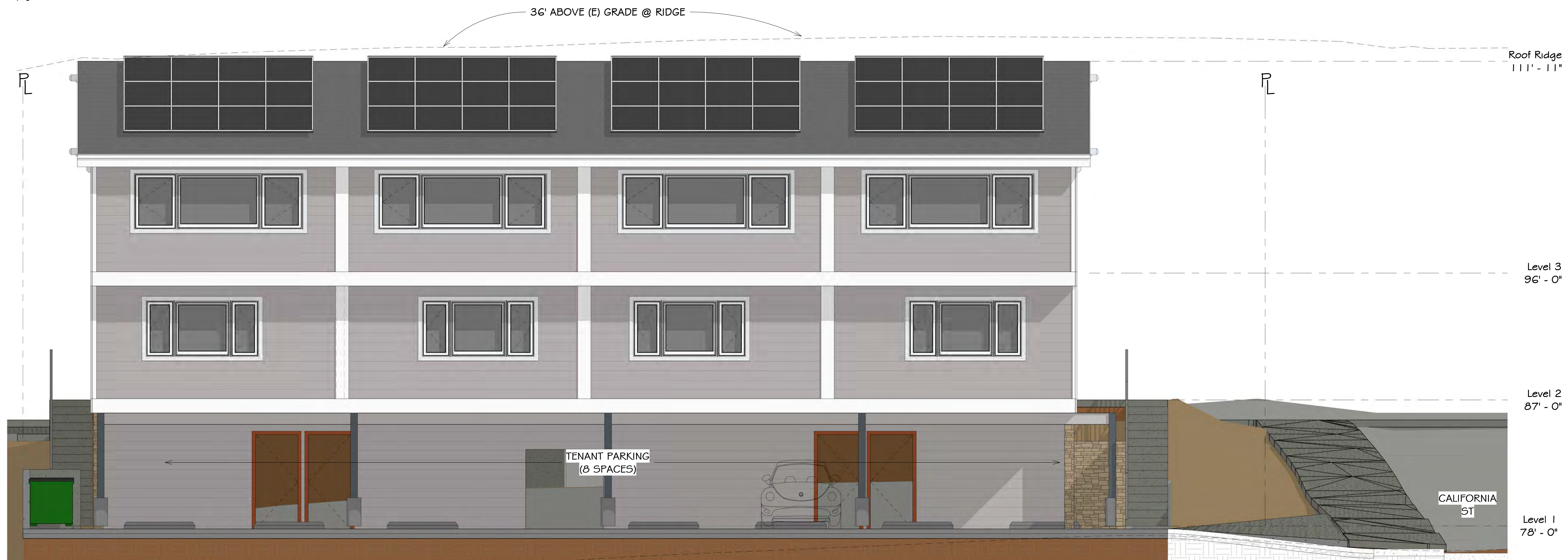
SHEET:

A202

OF SHEETS



① East - Bldg02  
1/4" = 1'-0"



② West - Bldg02  
1/4" = 1'-0"

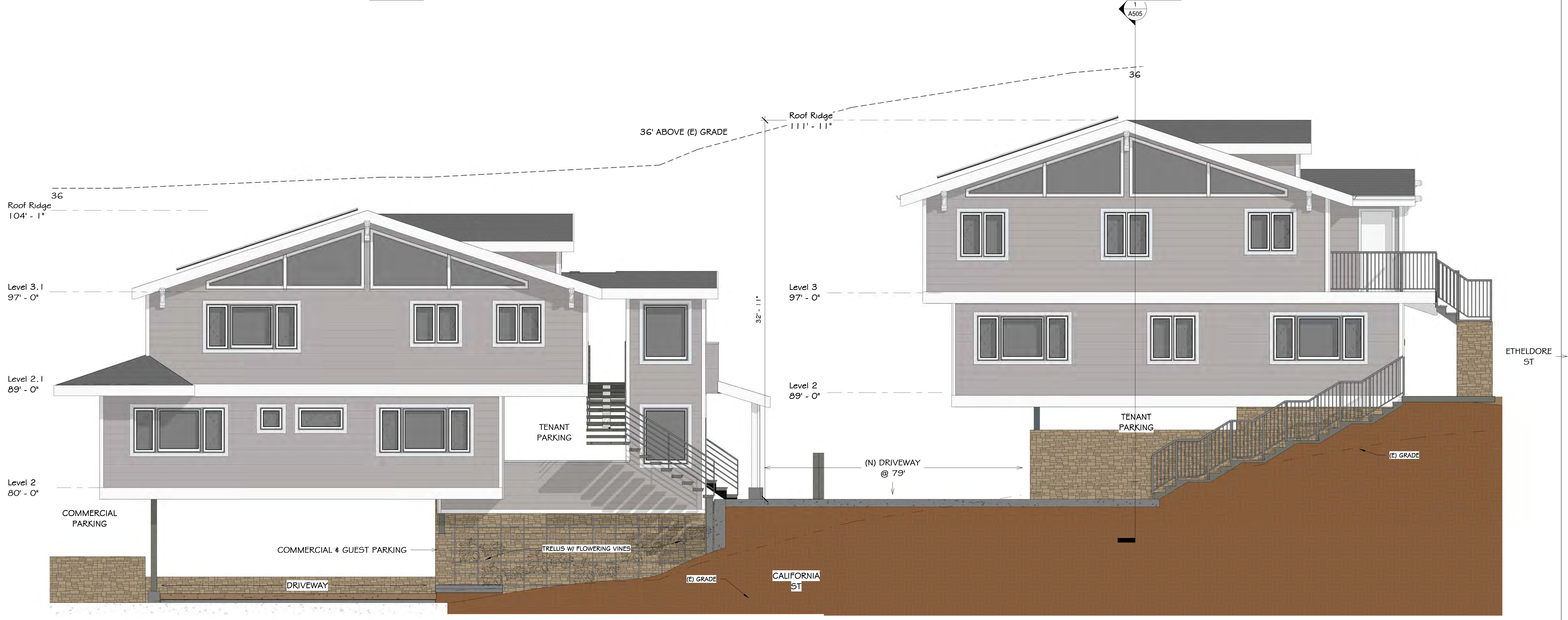
S:\Client Projects\2018\EtheldoreApartments\Rev\it\Etheldore-Solar.rvt



S:\Client Projects\2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt


BLDG 1

BLDG 2



① South - Bldg01  
1/4" = 1'-0"

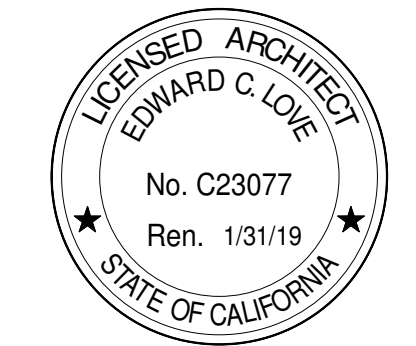
③ South - Bldg02  
1/4" = 1'-0"

REVISIONS	 <p>EDWARD C. LOVE, ARCHITECT</p>
-----------	--

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Elevations - South



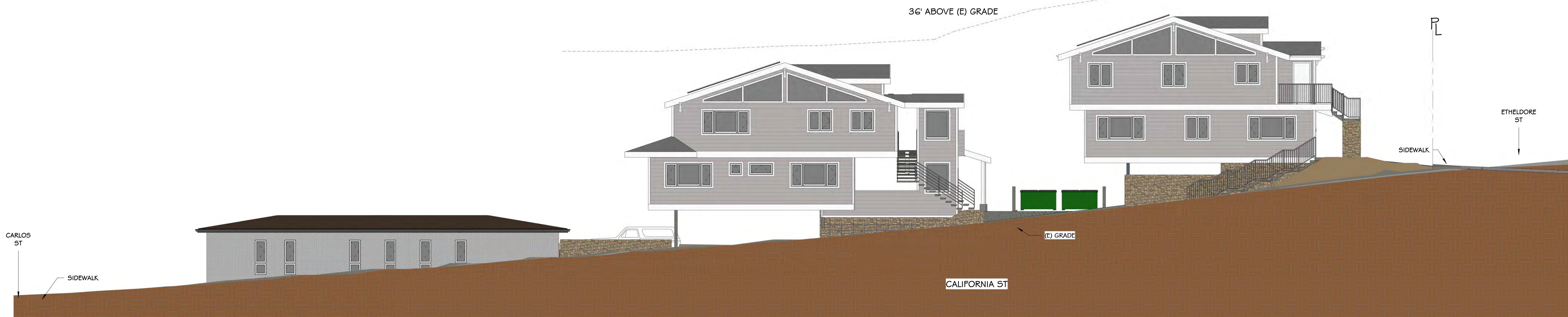
DATE:	4/18/2023
SCALE:	1/4" = 1'-0"
DRAWN:	ECL
JOB:	ETHELDOR APTS
SHEET:	A203
OF	SHEETS

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.



BLDG 1

BLDG 2



1 Section - Thru Site  
1/8" = 1'-0"

S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt

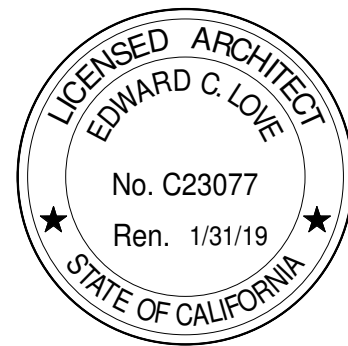
REVISIONS	

EDWARD C. LOVE, ARCHITECT

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Elevations - South Site

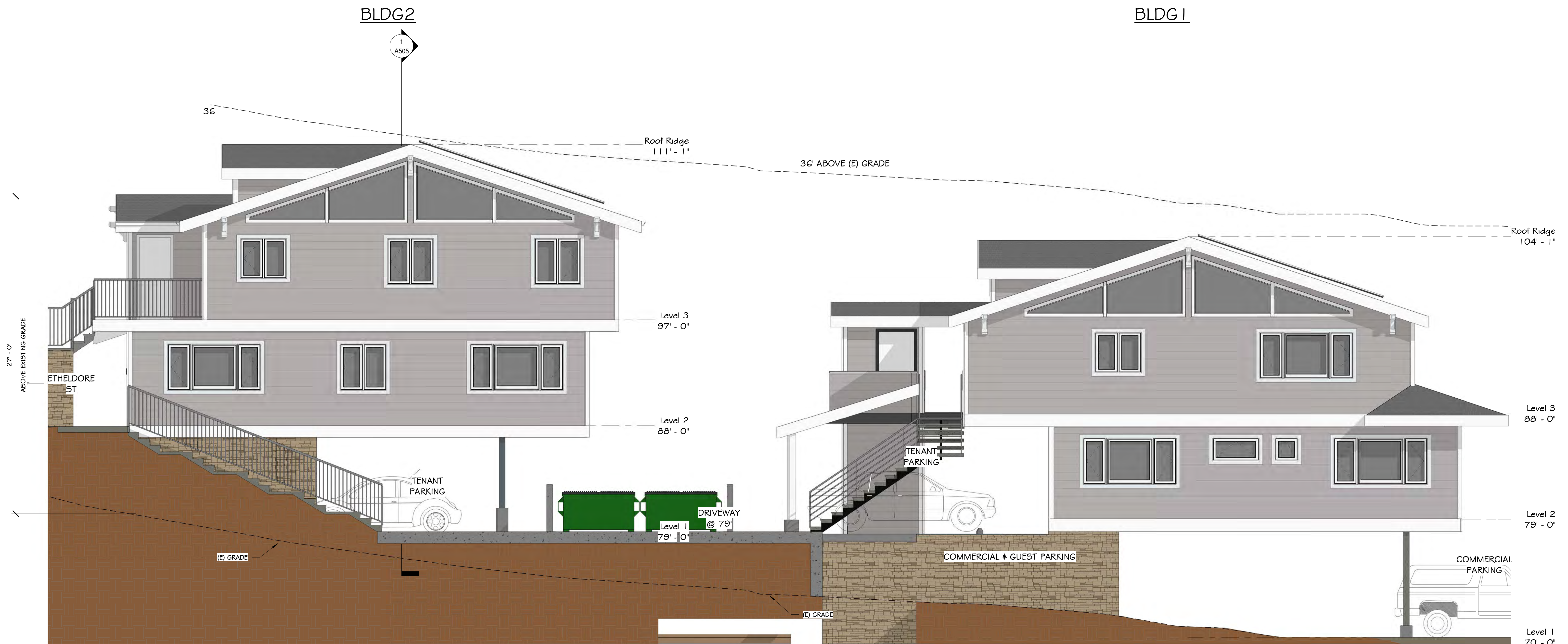


DATE:	4/18/2023
SCALE:	1/8" = 1'-0"
DRAWN:	ECL
JOB:	ETHELDOR APTS
SHEET:	A204
OF	SHEETS

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT. SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.




S:\Client Projects\2018\EtheldoreApartments\Rev\1\Etheldore-Solar.rvt



② North - Bldg02  
1/4" = 1'-0"

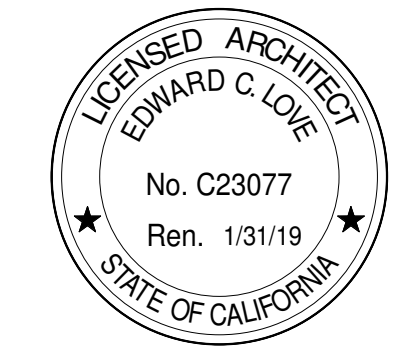
① North - Bldg01  
1/4" = 1'-0"

REVISIONS	 <p>EDWARD C. LOVE, ARCHITECT</p>
-----------	--

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Elevations - North



DATE:	4/18/2023
SCALE:	1/4" = 1'-0"
DRAWN:	ECL
JOB:	ETHELDORE APTS
SHEET:	A205
OF	SHEETS

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.





S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt

REVISIONS	



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Renders



DATE:	4/18/2023
SCALE:	
DRAWN:	ECL
JOB:	ETHELDORE APTS
SHEET:	A206
OF	SHEETS



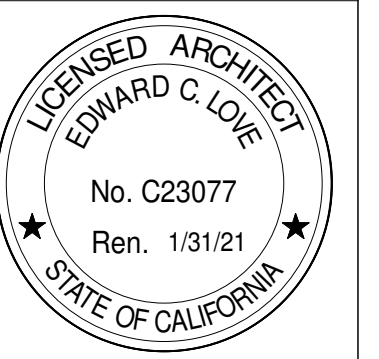


EDWARD C. LOVE, ARCHITECT

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

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Section - Driveway  
Entrances



DATE: 4/18/2023

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

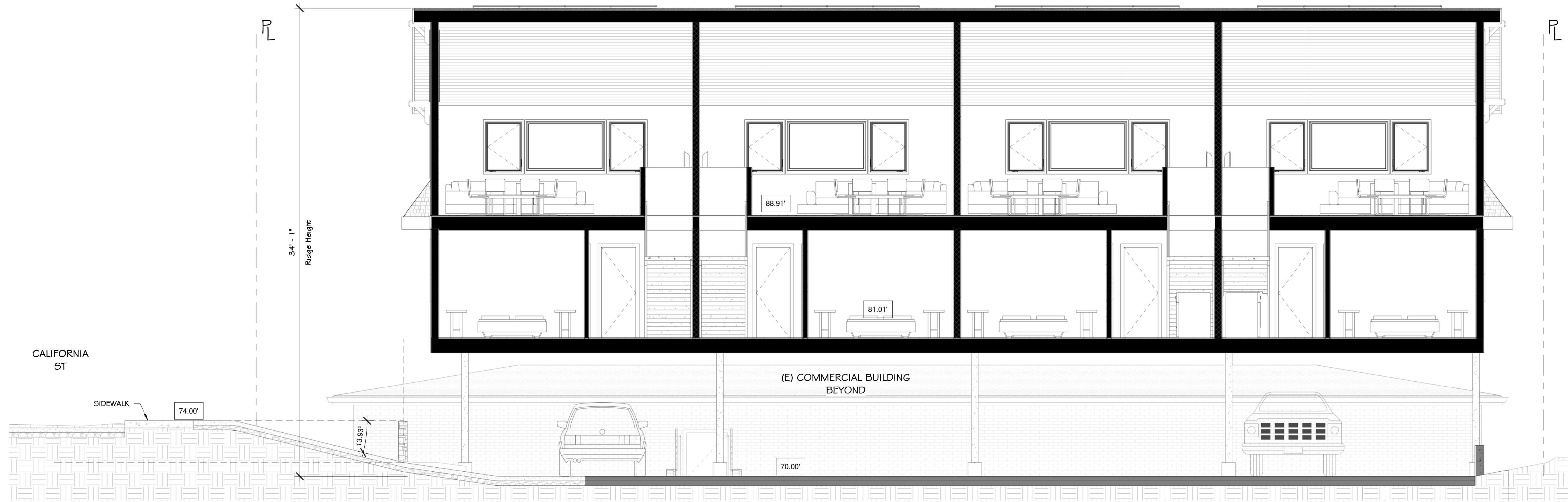
DRAWN: ECL

JOB: ETHELDORE APTS

SHEET:

A503

OF SHEETS



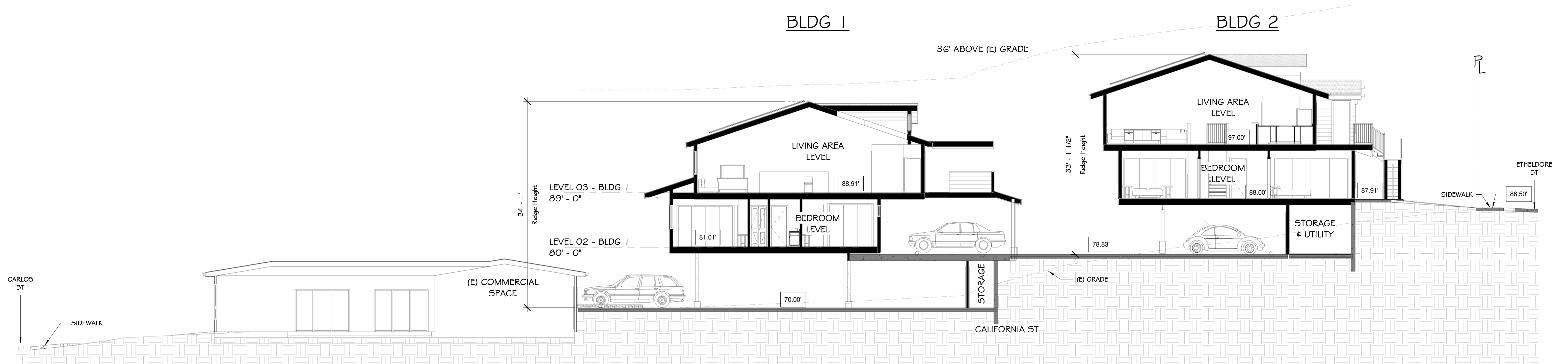
1 Section - Building 1 Lower Level Parking & Driveway Condition  
1/4" = 1'-0"



2 Section - Building 1 Upper Level Parking & Driveway Condition  
1/4" = 1'-0"



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt



1 Section - Thru Site  
1/8" = 1'-0"

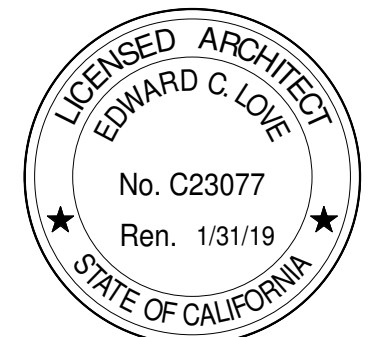
REVISIONS	

EDWARD C. LOVE, ARCHITECT

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Section - Thru Site



DATE: 4/18/2023  
SCALE: 1/8" = 1'-0"  
DRAWN: ECL  
JOB: ETHELDORE APTS  
SHEET: A504  
OF SHEETS



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt

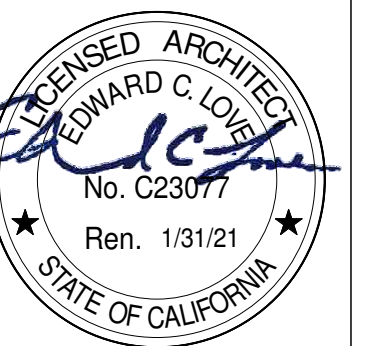
REVISIONS



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

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Section - Bldg 2



DATE: 4/18/2023

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

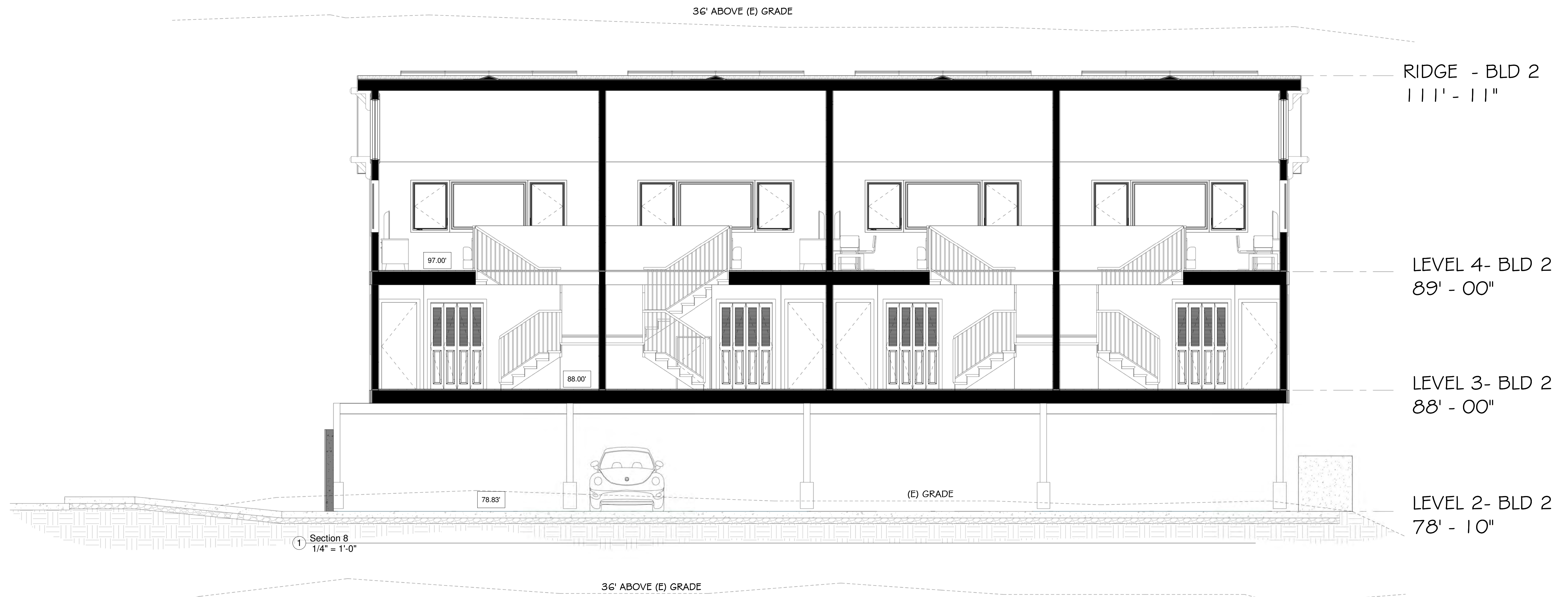
DRAWN: ECL

JOB: ETHELDOR APTS

SHEET:

A505

OF SHEETS







CERTAINEED PATRIOT SHINGLES, GRAYSTONE

HARDIE 4" TRIM - PIANTED WHITE OPULENCE OC-69

2X10 FASCIA PAINTED WHITE OPULENCE OC-69

HARDIE LAP SIDING PEARL GRAY

EL DORADO STACKED STONE VENEER

42" HIGH WOOD RAILING



PV PANELS

HARDIE LAP SIDING PEARL GRAY

MILGARD STATLINE WHITE

HARDIE 4" TRIM - PIANTED WHITE OPULENCE OC-69

EL DORADO STACKED STONE VENEER

ELDORADO STONE  
CLIFFSTONE  
WHITEBARK



JAMES HARDIE  
LAP SIDING  
PEARL GRAY



EDWARD C. LOVE, ARCHITECT

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

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Color Board 1



DATE: 4/18/2023

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

DRAWN: ECL

JOB: ETHELDORE APTS

SHEET:

CBO 1

OF SHEETS



# DEMOSTRATION OF SCALE --- CALIFORNIA STREET VIEW



Section 5  
3/32" = 1'-0"

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING**

## NOTICE OF COASTSIDE DESIGN REVIEW

A Design Review application has been filed with the County of San Mateo Planning and Building Department on this property:

**Address:** 2385 Carlos Street, Moss Beach (APN: 037-097-200)  
**Owner's Name:** Gipsan Purayampalli, Coastside Market LLC  
**Project Description:**  New SFR  Addition  Major Modification  
**Area (SF):** (Building 1: 5,346 sq. ft.; Building 2: 4,815 sq. ft.) **Height:** approximately 38 feet  
**Exterior Surface/Color:** Light Gray, Dark Gray, Black trim

**Proposed trees to be removed:**

Tree Diameter (at 4 ft. height)	Species	Marking by which trees can be identified
None		
<input checked="" type="checkbox"/> None		

**Planning Permit Number: PLN 2019-00143**

Plans for this project are available for review at the County of San Mateo Planning and Building Department, 455 County Center, Redwood City, CA 94063. All comments or inquiries should be addressed to the Design Review Officer at the address above or by phoning, 650/363-1825. A decision on this proposal will be made no sooner than ten (10) days after the posting of this notice. A public hearing by the County of San Mateo Design Review Committee will be held as indicated below.

**Date:** April 13, 2023  
**Time:** 3:00 pm  
**Agenda Item No.:** 3  
**Hearing Location:**  
 Granada Community Services District  
 504 Avenue Alhambra, 3rd Floor, El Granada  Other: \_\_\_\_\_

L:\GRAPHICS\Publications\Design Review\Design Review Notice - Coastside 12012015\_rj.pdf

REVISIONS



**Edward C. Love**  
 Architect  
 720 MILL STREET  
 HALF MOON BAY, CA 94019  
 (650) 728-7615  
 edwardclovearch@gmail.com

Etheldore Apartments  
 Etheldore St  
 Moss Beach, CA

Demonstration of Scale



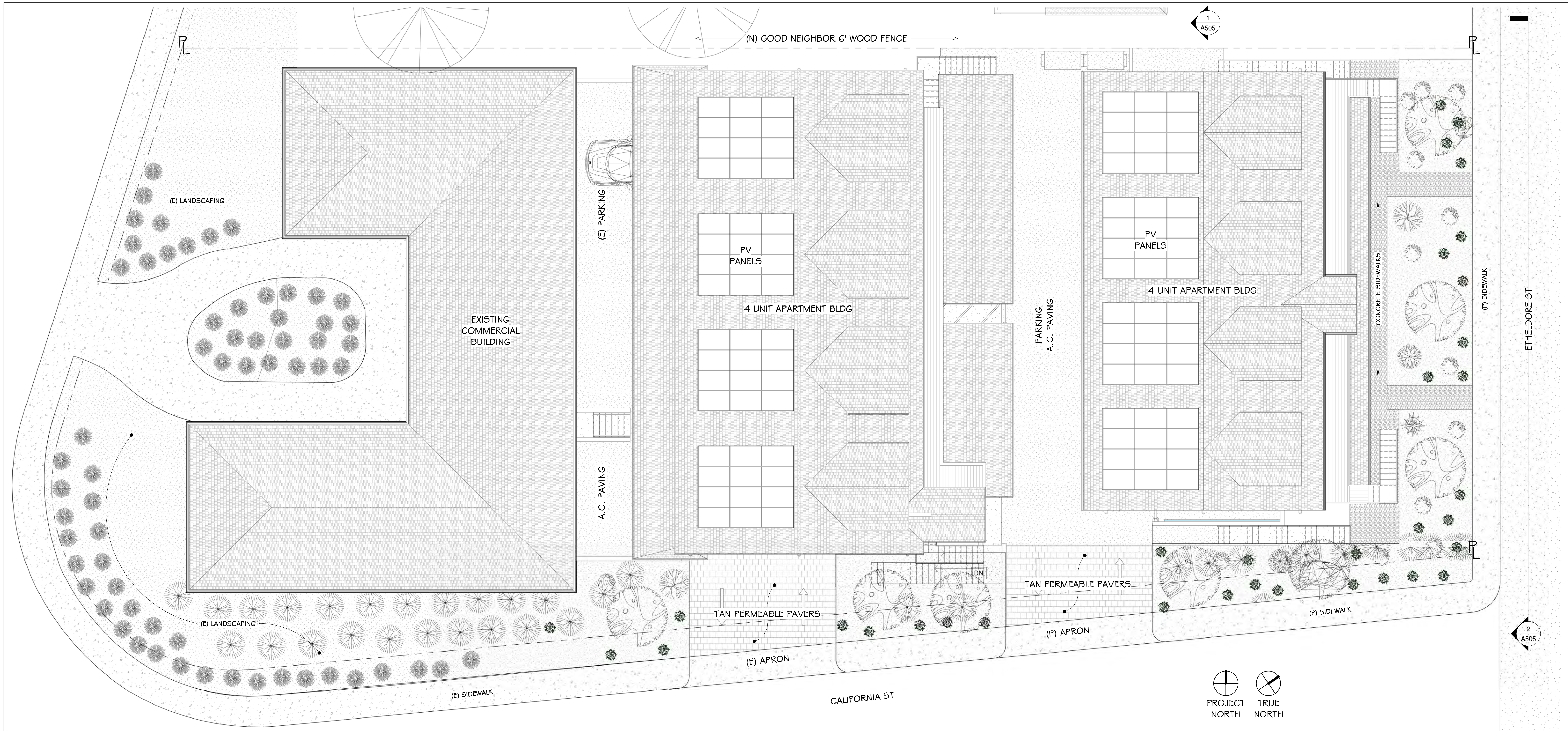
**DATE:** 4/18/2023  
**SCALE:** 3/32" = 1'-0"  
**DRAWN:** Author  
**JOB:** ETHELDORE APTS

**SHEET:**  
 DoS I  
 OF SHEETS

S:\Client Projects 2018\EtheldoreApartments\Rev\Etheldore-Solar.rvt



S:\Client Projects 2018\EtheldoreApartments\Revit\Etheldore-Solar.rvt



1 Landscape Plan  
1/8" = 1'-0"

SUNSET CLIMATE ZONE : 17

PLANT LIST

NAME	COMMON NAME	QTY/SIZE	WI	TYPE
METROSIDEROS EXCELSA	NEW ZEALAND X-MAS TREE	6 - 15 GAL	L	TREE
WESTRINGIA FRUTICOSA	COAST ROSEMARY	14 - 5 GAL	L	SHRUB
LEUCADENDRON SPP	CONEBUSH	2 - 5 GAL	L	SHRUB
MORAEA IRIDIOIDES	MORAEA	2 - 1 GAL	L	SHRUB
COPROSMA REPENS VARIGATA	VARIGATED MIRROR PLANT	2 - 5 GAL	L	SHRUB
CALANDRINIUM SPECTABILIS	ROCK PURSLANE	37 - 1 GAL	L	GROUND COVER

TOTAL PLANTS :  
6 - 15 GAL  
18 - 5 GAL  
39 - 1 GAL

PLANTING NOTES

INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUFT PER 1000 SQFT TO A DEPTH OF 6" INTO LANDSCAPE AREA

A MINIMUM OF A 3" LAYER OF MULCH SHOULD BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CREEPING GROUND COVER OR TURF

THIS PROJECT INCORPORATES LANDSCAPING EQUAL TO OR LESS THAN 2500 SQFT AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

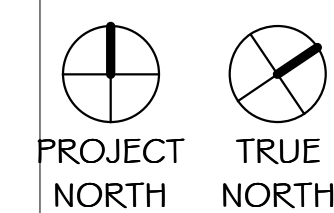
TOTAL LANDSCAPE AREA : 925 SQFT  
SPECIAL LANDSCAPE AREA : N/A  
WATER TYPE : POTABLE  
WATER PURVEYOR : MWSO

I AGREE TO COMPLY WITH THE REQUIREMENTS

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO PER APPENDIX D

SIGNATURE : DATE : 06/02/21

ALL PLANTINGS TO BE HAND WATERED  
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) SHORT FORM  
PRESCRIPTIVE COMPLIANCE



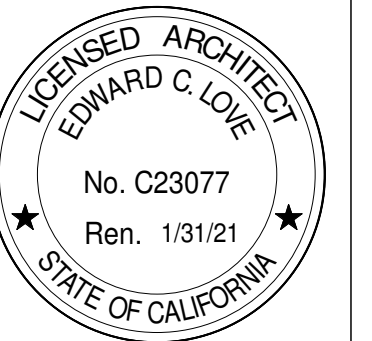
REVISIONS



Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

Etheldore Apartments  
Etheldore St  
Moss Beach, CA

Landscape Plan



MWELO APPLICANT: JERRY ALAN WHITING  
FLORA FARM  
340 PURISSIMA ST  
HALF MOON BAY, CA 94019  
LIC #549103  
650.678.5801  
florafarmhmb@yahoo.com

SIGNATURE :

DATE: 4/18/2023

SCALE: As indicated

DRAWN: ECL

JOB: ETHELDORE APTS

SHEET:

LP

OF SHEETS