

0.07 0 0.04 0.07 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:2,256



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

MOODY

Planning and Building Department

455 County Center, 2nd Floor • Redwood City CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
www.co.sanmateo.ca.us/planning

# Planning Permit Application Form

PLN: 2018-00391  
BLD: —

### Applicant/Owner Information

Applicant: EDUARDO C. LOVE, ARCHITECT  
Mailing Address: 720 Mill Street  
HMB, CA Zip: 94019  
Phone, W: 650-728-7615 H:  
E-mail Address: eduardo.c.love.arch@gmail.com FAX:

Name of Owner (1): Paul Moody  
Mailing Address: 1040 BANYAN Way  
PACIFICA CA Zip: 94044  
Phone, W: 515-9632 (650)  
H: 355-1346 (650)  
E-mail Address:

Name of Owner (2): Cathy Moody  
Mailing Address: 1040 BANYAN Way  
PACIFICA CA Zip: 94044  
Phone, W:  
H: 355-1346 (650)  
E-mail Address:

### Project Information

Project Location (address):  
SUNSHINE Valley Rd.  
MOSS BEACH, CA 94038  
Zoning: R1/S-17/CD/DR

Assessor's Parcel Numbers: — —  
037-144-260 — —  
Parcel/lot size: SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)  
NEW, 2 STORY SINGLE FAMILY RESIDENCE  
W/ ATTACHED GARAGE ON 5949 SQ. FT. LOT.  
DRAINAGE DITCH AT SOUTH CORNER WITH  
30' BUFFER ZONE

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):  
LOT SLOPES DOWN FROM NORTH TO SOUTH.  
DRAINAGE DITCH AT SOUTH CORNER

Describe Existing Structures and/or Development:  
NONE

### Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:  
Owner's signature:  
Applicant's signature: E. C. Love

Moody

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2018-00391

Other Permit #: (PREW18-01047)

1. Basic Information

Applicant:

Name: Edward C. Love, Architect

Address: 720 Mill St  
HMB, CA Zip: 94019

Phone, W: 650-728-1725 H:

Email: edwardclovearch@gmail.com

Owner (if different from Applicant):

Name: Paul + Cathy Moody

Address: 1040 Banyon Way  
PACIFICA, CA Zip: 94044

Phone, W: 515-9632(650) 355-1346(650)

Email: PSM@dolby.com  
catherine.e.moody66@gmail.com

Architect or Designer (if different from Applicant):

Name: Edward C. Love, ARCHITECT

Address: 720 Mill Street

Phone, W: 650-728-7615

Zip: 94019

Email: edwardclovearch@gmail.com

2. Project Site Information

Project location:

APN: 037-144-260

Address: Sunshine Valley Rd  
Moss Beach CA Zip: 94038

Zoning: R1/S-17/CO/DR

Parcel/lot size: \_\_\_\_\_ sq. ft.

at station of

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 2091 sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

Describe Project:

NEW 2 STORY MODULAR SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

parcel legal: PLN2018-00321

## 4. Materials and Finish of Proposed Buildings or Structures

| Fill in Blanks:        | Material            | Color/Finish<br>(If different from existing, attach sample) | Check if matches existing |
|------------------------|---------------------|---|---------------------------|
| a. Exterior walls      | HARDIE PLANK        | HEATHERED MOSS  | <input type="checkbox"/>  |
| b. Trim                | HARDIE TRIM         | BLACK SATIN   | <input type="checkbox"/>  |
| c. Windows             | ANDERSEN 400        | BRONZE  | <input type="checkbox"/>  |
| d. Doors               | WOOD                | BLACK SATIN   | <input type="checkbox"/>  |
| e. Roof                | METAL STANDING SEAM | BRONZE  | <input type="checkbox"/>  |
| f. Chimneys            | N.A.                |   | <input type="checkbox"/>  |
| g. Decks & railings    | REDWOOD/CABLE       |   | <input type="checkbox"/>  |
| h. Stairs              | NA                  |   | <input type="checkbox"/>  |
| i. Retaining walls     | GRAVITY BLOCK       | GRAY  | <input type="checkbox"/>  |
| j. Fences              | REDWOOD             | NATURAL   | <input type="checkbox"/>  |
| k. Accessory buildings | N.A.                |   | <input type="checkbox"/>  |
| l. Garage/Carport      | SAME AS HOUSE       |   | <input type="checkbox"/>  |

## 5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

## 6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: \_\_\_\_\_

Applicant: Ed J. Love

Date: \_\_\_\_\_

Date: 8/16/18

Moopy

# Application for a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

## Companion Page

Applicant's Name: Eduardo C. Lee, ARCHITECT  
Primary Permit #: \_\_\_\_\_

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

### 2. Basic Information

Does the owner or applicant own any adjacent property not listed?  
 Yes  No

If yes, list Assessor's Parcel Number(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?  
 Yes  No

If yes, explain (include date and application file numbers).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

| Fill in Blanks:        | Material | Color/Finish | Check if matches existing |
|------------------------|----------|--------------|---------------------------|
| a. Exterior Walls      | _____    | _____        | <input type="checkbox"/>  |
| b. Trim                | _____    | _____        | <input type="checkbox"/>  |
| c. Roof                | _____    | _____        | <input type="checkbox"/>  |
| d. Chimneys            | _____    | _____        | <input type="checkbox"/>  |
| e. Accessory Buildings | _____    | _____        | <input type="checkbox"/>  |
| f. Decks/Stairs        | _____    | _____        | <input type="checkbox"/>  |
| g. Retaining Walls     | _____    | _____        | <input type="checkbox"/>  |
| h. Fences              | _____    | _____        | <input type="checkbox"/>  |
| i. Storage Tanks       | _____    | _____        | <input type="checkbox"/>  |

## 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |  | <b>Yes</b>               | <b>No</b>                |
|--|--------------------------|--------------------------|
| a. Demolition of existing housing units?<br>(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Creeks, streams, lakes or ponds?  | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)?   | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Beaches?  | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Sand Dunes?   | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?   | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Ridgetops?  | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?   | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Removal of trees or vegetation?   | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms?   | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping?  | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Signs?  | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?  | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding?  | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Development on slopes 30% or steeper?   | <input type="checkbox"/> | <input type="checkbox"/> |

- |  |                          |                          |
|--|--------------------------|--------------------------|
| p. Between the sea and the nearest public road?                        | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input type="checkbox"/> |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Visitor-serving facilities?   | <input type="checkbox"/> | <input type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/> | <input type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

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## 5. Staff Use Only

### California Coastal Commission Jurisdiction

**A.** Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?  
 Yes                       No
- Construction or grading within 100 feet of a stream or wetland?  
 Yes                       No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?  
 Yes                       No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

**B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes                       No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_

Moody

# Environmental Information Disclosure Form

## Planning and Building Department

PLN 2018-00391  
BLD \_\_\_\_\_

Project Address:

Sunshine Valley Rd.  
Moss Beach, CA 94038

Assessor's Parcel No.: 037-144-260

Zoning District: R1/S-17/CD/DR

Name of Owner:

Paul + Cathy Moody  
Address: 1040 Banyon Way  
PACIFICA, CA Phone: 650-355-1346

Name of Applicant:

EDWARD C. LOUG, Architect  
Address: 720 MILL ST.  
HMB, CA Phone: 650-728-7615

### Existing Site Conditions

Parcel size: 5949 SQ. FT.

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). DRAINAGE SLOPE FROM NORTH TO SOUTH. DRAINAGE

DITCH FROM CULVERT A SOUTH CORNER

### Environmental Review Checklist

#### 1. California Environmental Quality Act (CEQA) Review

| Yes                                 | No                                  | Will this project involve:  |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | b. Construction of a new multi-family residential structure having 5 or more units?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | c. Construction of a commercial structure > 2,500 sq.ft?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)?<br>If yes, how many trees to be removed? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | e. Land clearing or grading?<br>If yes, please state amount in cubic yards (c.y.):<br>Excavation : <u>140</u> c.y. Fill: _____ c.y.                                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | f. Subdivision of land into 5 or more parcels?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | g. Construction within a State or County scenic corridor?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | h. Construction within a sensitive habitat?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | j. Construction on a hazardous waste site (check with Co. Env. Health Division)?  |

Please explain all "Yes" answers:

DRAINAGE PITCH FROM CULVERT AT SOUTH CORNER,  
WITH 30' BUFFER ZONE

## 2. National Marine Fisheries Rule 4(d) Review

| Yes                                 | No                                  | Will the project involve:  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | a. Construction outside of the footprint of an existing, legal structure?                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | b. Exterior construction within 100-feet of a stream?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope? |
| <input type="checkbox"/>            | <input type="checkbox"/>            | d. Land-use within a riparian area?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | e. Timber harvesting, mining, grazing or grading?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | f. Any work inside of a stream, riparian corridor, or shoreline?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | g. Release or capture of fish or commerce dealing with fish?   |

Please explain any "Yes" answers:

DRAINAGE DITCH AT SOUTH CORNER WITH  
30' BUFFER ZONE

## 3. National Pollutant Discharge Elimination System (NPDES) Review

| Yes                      | No                                  | Will the project involve:   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u><br>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. <u>Land disturbance of 1 acre or more of area?</u><br>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.   |

## Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

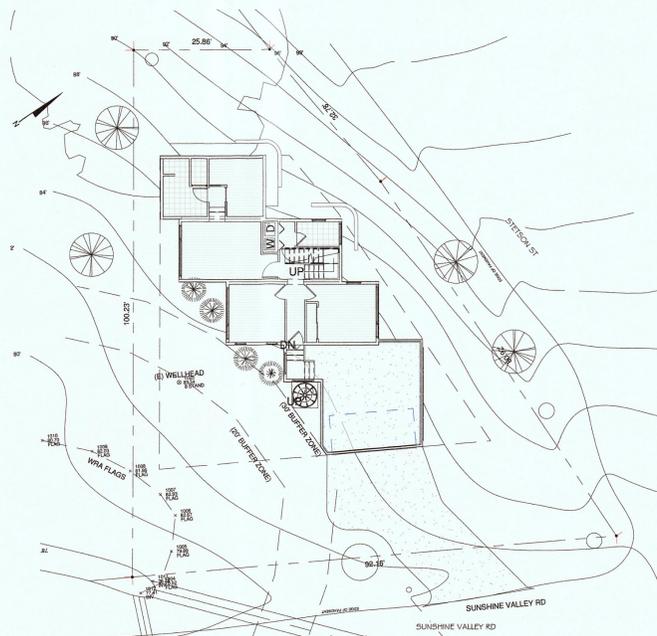
Signed:



(Applicant may sign)

Date:

8/16/18



1 Site Plan  
1/16" = 1'-0"

|                 | EXISTING    |   | PROPOSED  |      | TOTAL   |      | ALLOWED     |      |
|-----------------|-------------|---|---|------|---|------|-------------|------|
|                 | AREA (SQFT) | % | AREA (SQFT)                                       | %    | AREA (SQFT)                                       | %    | AREA (SQFT) | %    |
| LOT AREA        | 5949        |   |   |      |   |      |             |      |
| PARCEL COVERAGE | -0-         |   | 1461  | 24.6 | 1461  | 24.6 | 2082        | 35.0 |
| FLOOR AREA      |             |   | FIRST FLOOR 960<br>SECOND FLOOR 672<br>GARAGE 459 |      | FIRST FLOOR 960<br>SECOND FLOOR 672<br>GARAGE 459 |      |             |      |
|                 |             |   | TOTAL 2091  | 35.1 | TOTAL 2091  | 35.1 | 3270        | 53.0 |

**SITE DATA**

APN: 037-144-260  
ZONING: R-1/5-17/CD/DR  
TYPE OF CONSTRUCTION: V-B

| Sheet Index  |            |
|--------------|------------|
| Sheet Number | Sheet Name |

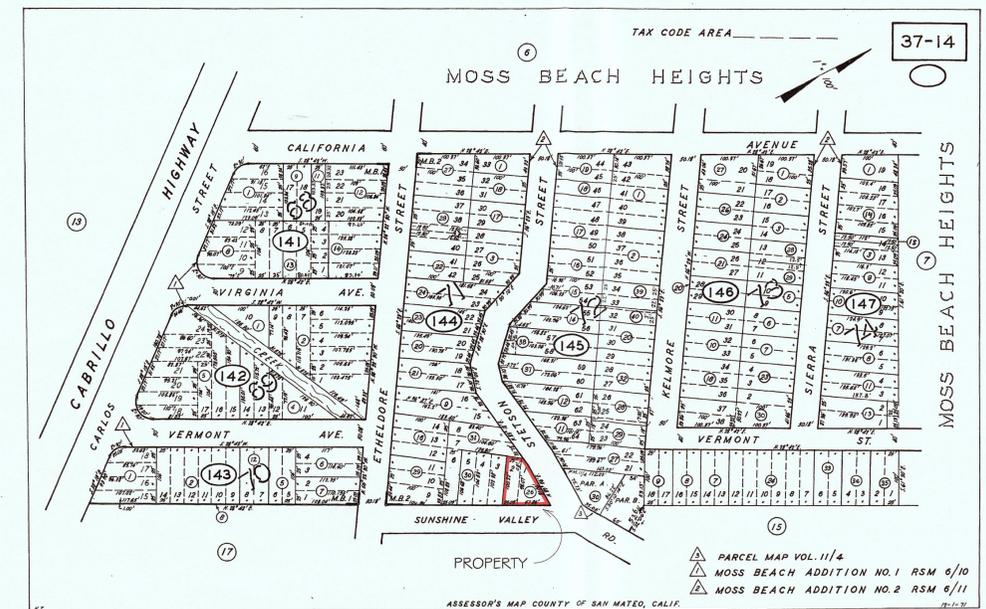
|      |                            |
|------|----------------------------|
| CS   | Cover Sheet                |
| SU   | Survey                     |
| SP   | Site Plan                  |
| A101 | First Floor Plan           |
| A102 | Second Floor Plan          |
| A201 | Elevation - North+East     |
| A202 | Elevation - South+West     |
| A301 | Section Views              |
| LP   | Landscape Plan             |
| C1   | Grading & Drainage         |
| C2   | Erosion & Sediment Control |

**APPLICABLE CODES**

SAN MATEO COUNTY

SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA BUILDING CODE AND AMENDMENTS  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
ANY APPLICABLE COUNTY CODES, ORDINANCES, OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

SCOPE OF WORK  
SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE



**RECEIVED**  
OCT 03 2018  
San Mateo County  
Planning Division

REVISIONS



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

New Home for  
the Moody family  
Sunshine Vly & Stetson St  
Moss Beach, CA

Cover Sheet

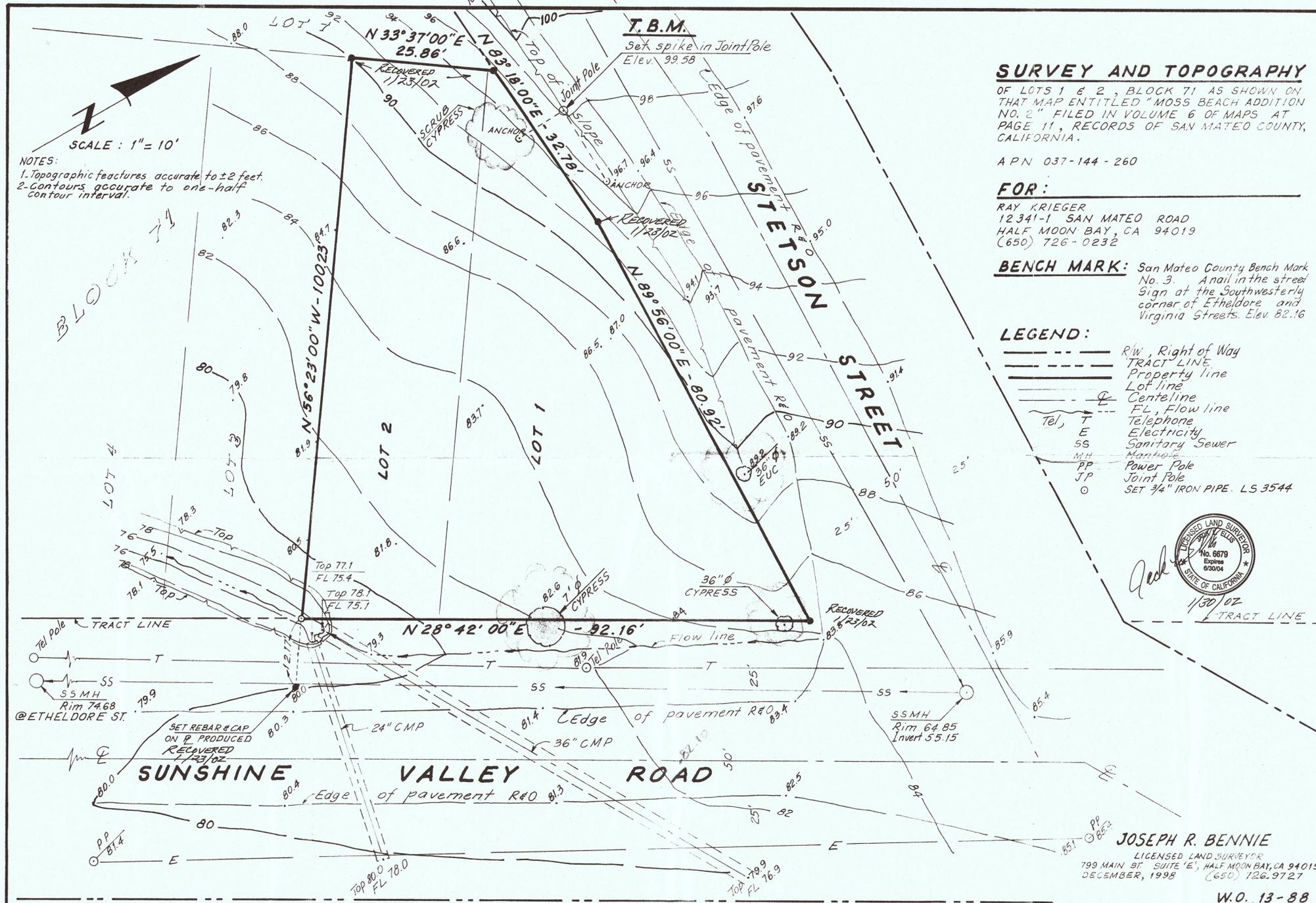


DATE: 08/01/18  
SCALE: As indicated  
DRAWN: GMH  
JOB: MOODY  
SHEET:

CS  
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.

PLN 2018-00391



NOTES:  
 1. Topographic features accurate to ±2 feet.  
 2. Contours accurate to one-half contour interval.

SCALE: 1" = 10'

**SURVEY AND TOPOGRAPHY**

OF LOTS 1 & 2, BLOCK 71 AS SHOWN ON THAT MAP ENTITLED "MOSS BEACH ADDITION NO. 2" FILED IN VOLUME 6 OF MAPS AT PAGE 11, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

APN 037-144-260

**FOR:**

RAY KRIEGER  
 12341-1 SAN MATEO ROAD  
 HALF MOON BAY, CA 94019  
 (650) 726-0232

**BENCH MARK:** San Mateo County Bench Mark No. 3. An nail in the street sign at the Southwesterly corner of Etheldore and Virginia Streets. Elev. 82.16

**LEGEND:**

- R/W, Right of Way
- - - - - TRACT LINE
- ==== Property line
- ==== Lot line
- Centeline
- - - - - FL, Flow line
- Tel, T Telephone
- E Electricity
- SS Sanitary Sewer
- M+ Manhole
- PP Power Pole
- JP Joint Pole
- SET 3/4" IRON PIPE - LS 3544



**JOSEPH R. BENNIE**  
 LICENSED LAND SURVEYOR  
 799 MAIN ST. SUITE 'E', HALF MOON BAY, CA 94019  
 DECEMBER, 1998 (650) 726-9727

W.O. 13-88

96  
79  
17







REVISIONS



1 North (Right)  
1/4" = 1'-0"



2 East (Front)  
1/4" = 1'-0"



Product Overview

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

Darksky certified  
Light color is 3000K (bright white)  
360 Lumens  
80 CRI and uses only 5.5-Watt



Specifications

|  |  |                          |         |
|--|--|--------------------------|---------|
| Dimensions                                     |  |                          |         |
| Product Depth (in.)                            | 5.91   | Product Height (in.)     | 8.01    |
| Product Length (in.)                           | 8.01   | Product Width (in.)      | 4.49    |
| Details  |  |                          |         |
| Actual Color Temperature (K)                   | 3000   | Color Rendering Index    | 80      |
| Color Temperature                              | Bright White                                   |                          |         |
| Exterior Lighting Product Type/Cylinder Lights |  |                          |         |
| Fixture Material                               | Aluminum                                       | Fixture Color/Finish     | Black   |
|  |  | Glass/Lens Type          | Frosted |
| Light Bulb Type Included                       |  |                          |         |
| Maximum Wattage (watts)                        | Integrated LED                                 | Light Output (lumens)    | 360     |
| Watt Equivalence                               | 0  | Number of Bulbs Required | 0       |
| Outdoor Lighting Features                      |  |                          |         |
|  | Dark Sky, Weather Resistant, Weather Resistant |                          |         |
| Power Type                                     |  |                          |         |
| Product Weight (lb.)                           | Hardwired                                      |                          |         |
|  | 2.29lb   |                          |         |
| Style  |  |                          |         |
|  | Modern   |                          |         |

NOTE:

Exterior wall mounted light to be model above (or similar) where downlights in overhangs are not feasible.



EDWARD C. LOVE, ARCHITECT

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

New Home for  
the Moody family  
Sunshine Vly & Stetson St  
Moss Beach, CA

Elevation -  
North & East



DATE: 08/01/18

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

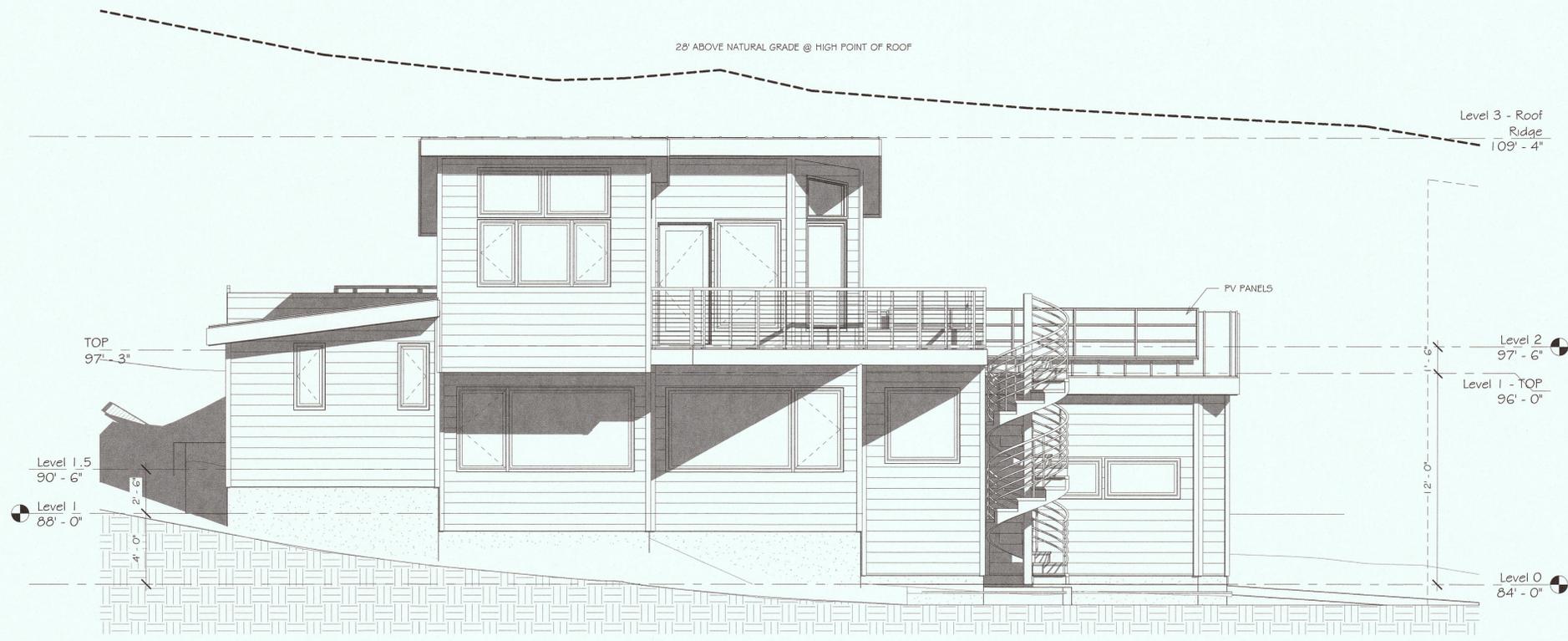
DRAWN: GMH

JOB: MOODY

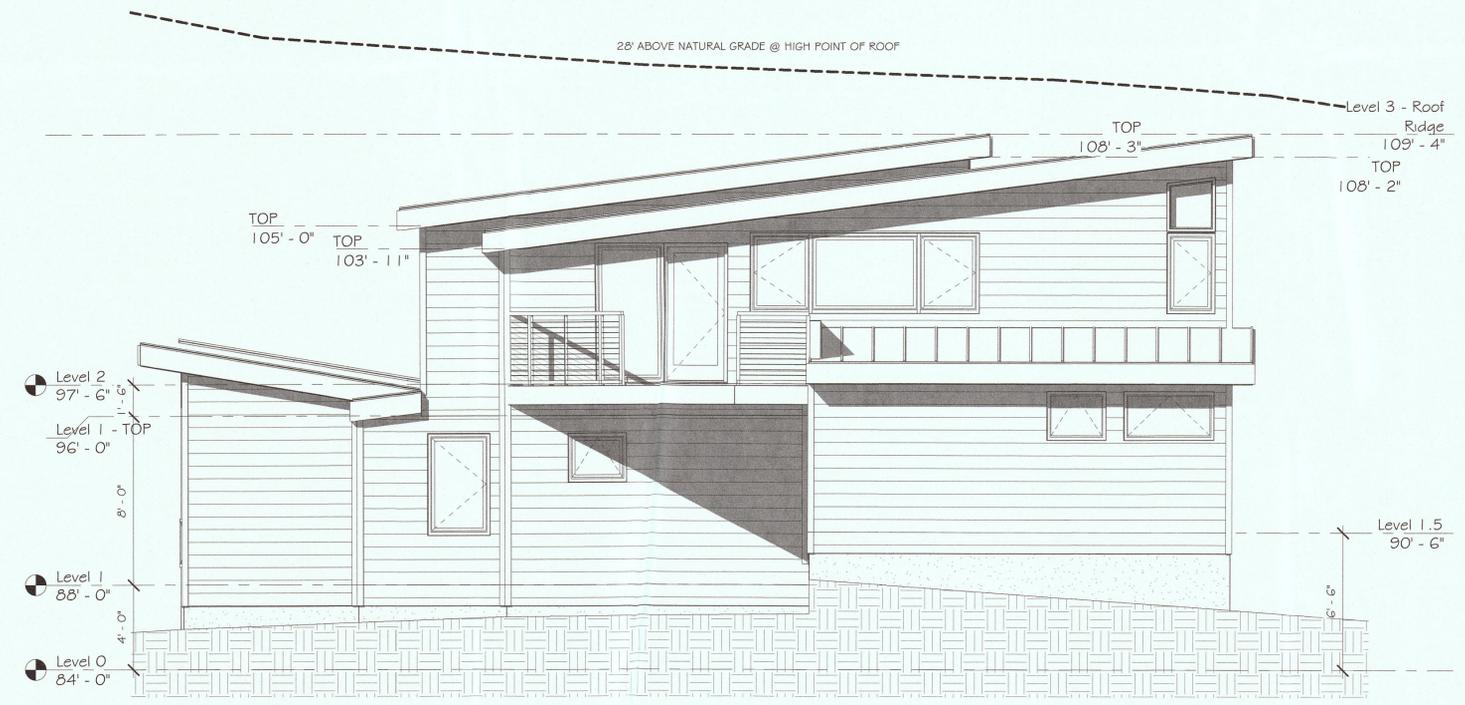
SHEET:

A201

OF SHEETS



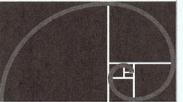
① South (Left)  
1/4" = 1'-0"



② West (Rear)  
1/4" = 1'-0"

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |



EDWARD C. LOVE, ARCHITECT

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

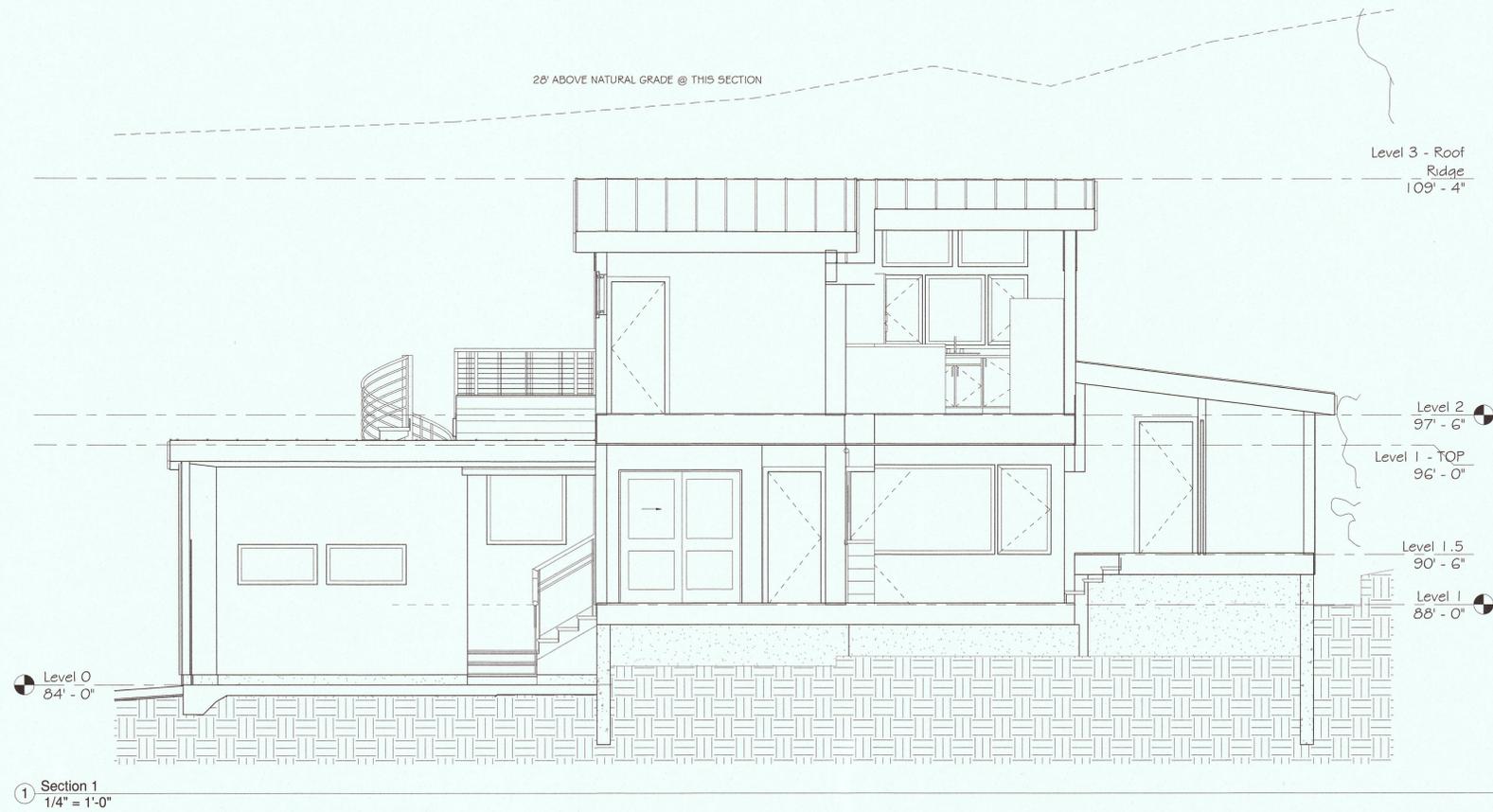
New Home for  
the Moody family  
Sunshine Vly & Stetson St  
Moss Beach, CA

Elevation -  
South & West

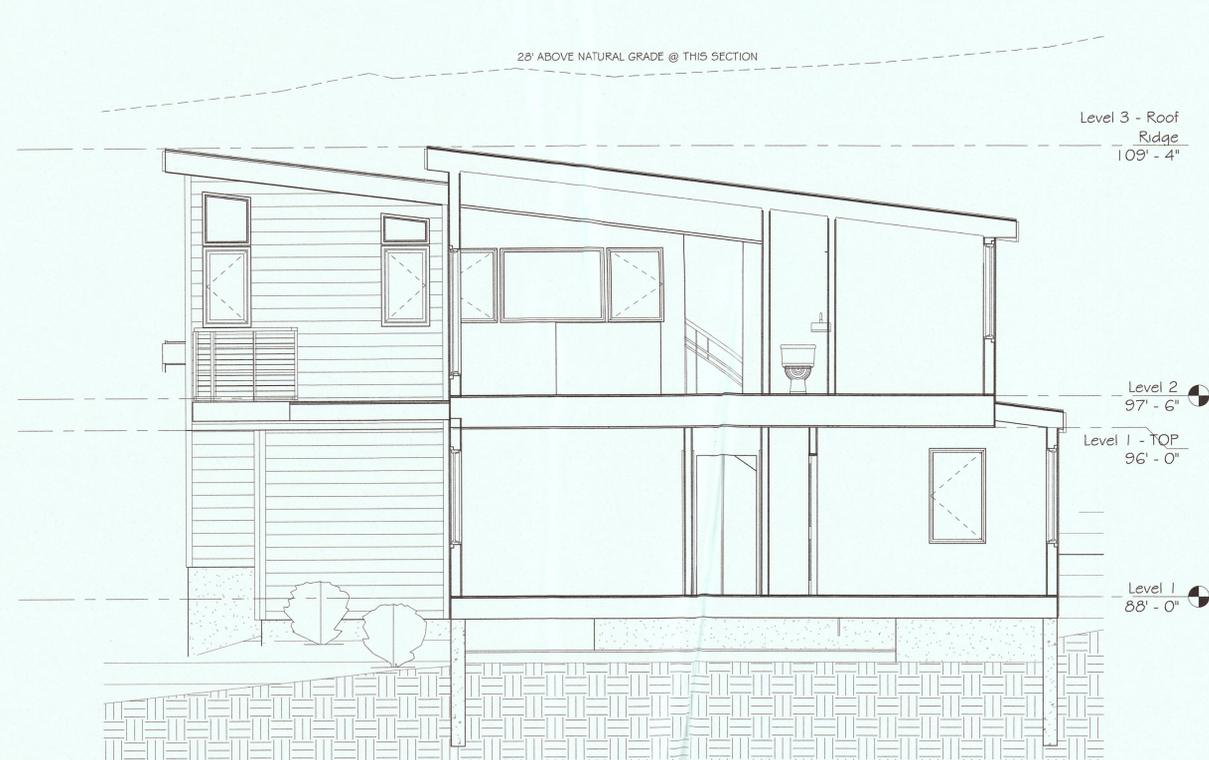


DATE: 08/01/18  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: MOODY  
SHEET:  
**A202**  
OF SHEETS

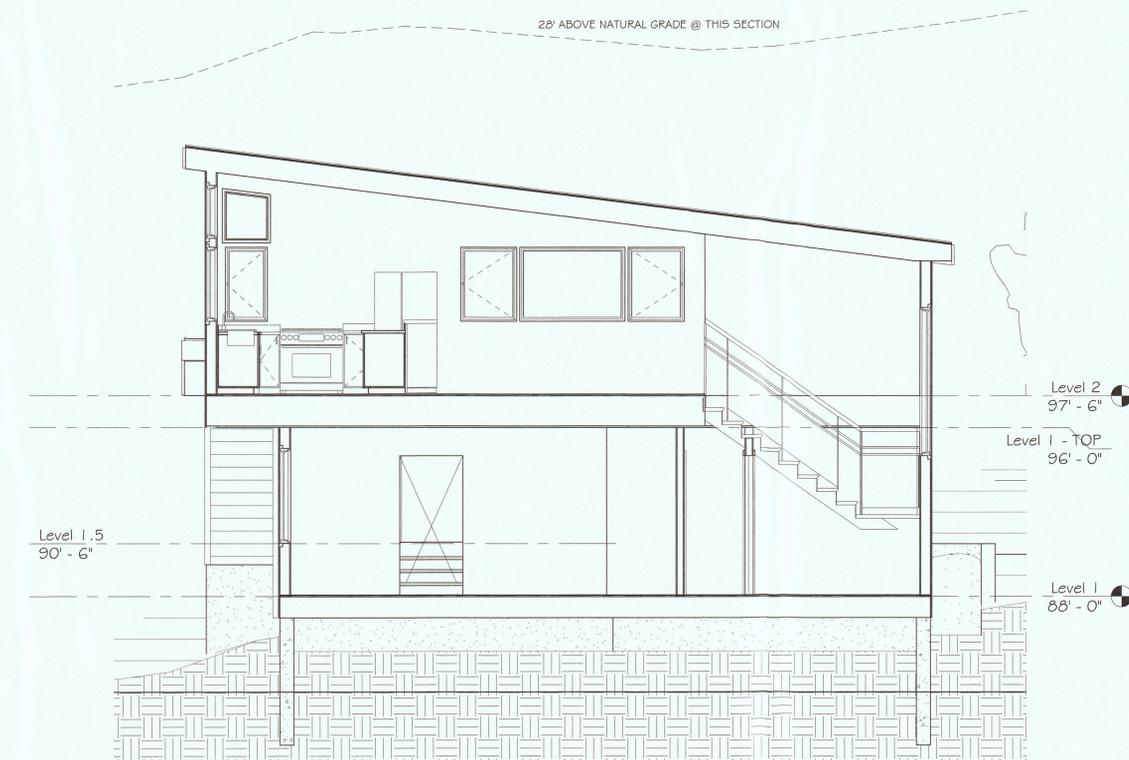
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① Section 1  
1/4" = 1'-0"

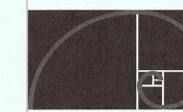


② Section 2  
1/4" = 1'-0"



③ Section 3  
1/4" = 1'-0"

REVISIONS



EDWARD C. LOVE, ARCHITECT

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

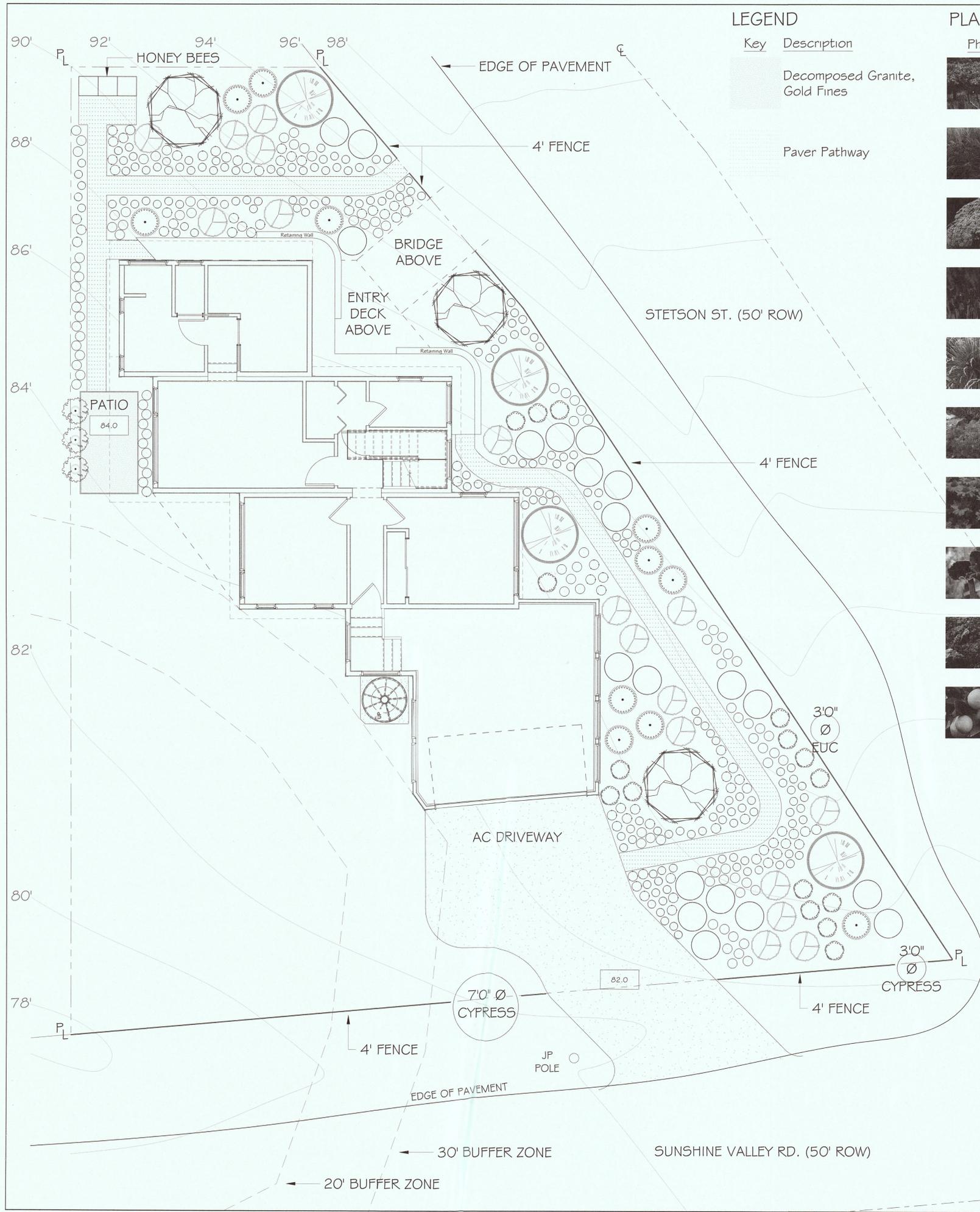
New Home for  
the Moody family  
Sunshine Vly & Stetson St  
Moss Beach, CA

Section Views



DATE: 08/01/18  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: MOODY

SHEET:  
**A301**  
OF SHEETS



**LEGEND**

| Key | Description                    |
|-----|--------------------------------|
|     | Decomposed Granite, Gold Fines |
|     | Paver Pathway                  |

**PLANT SCHEDULE**

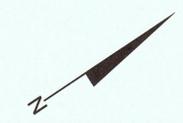
| Photo | Key | Qty | Botanical Name                                      | Common Name            | Size                               | WUCOLS   |
|-------|-----|-----|---|------------------------|------------------------------------|----------|
|       |     | 3   | Ceanothus 'Concha' (Ca.Native)                      | California Lilac       | 8' H x 8' W                        | Low      |
|       |     | 11  | Miscanthus sinensis 'Gracillimus'                   | Maiden Grass           | 6' H x 4' W                        | Moderate |
|       |     | 4   | Eriogonum giganteum (Ca.Native)                     | Saint Catherine's Lace | 5' H x 6' W                        | Very Low |
|       |     | 16  | Lavandula angustifolia 'Hidcote'                    | Lavender 'Hidcote'     | 2' H x 2' W                        | Low      |
|       |     | 104 | Festuca idahoensis 'Tomales Bay' (Ca.Native)        | Idaho Fescue           | 1' H x 1' W                        | Very Low |
|       |     | 17  | Artemisia pycnocephala 'David's Choice' (Ca.Native) | Sand Hill Sage         | 1' H x 3' W                        | Very Low |
|       |     | 20  | Eriophyllum Lanatum (Ca.Native)                     | Dwarf Woolly Daisy     | 1' H x 3' W                        | Low      |
|       |     | 86  | Iris 'Escalona' (Ca.Native)                         | PCH-Iris               | 1' H x 1' W                        | Low      |
|       |     | 181 | Thymus serpyllum                                    | Creeping Thyme         | 3" H x 10" W                       | Low      |
|       |     | 8   | Citrus limon 'Meyer'                                | Meyer Lemon            | 8' H x 12' W, smaller in container | Moderate |

**NOTES**

- Contractor to provide a soils test and amend soils per recommendation. For bid purposes amend as follows to a 6" depth:  
 6 cy per ksf Organic compost  
 10# per ksf Fertilizer
- Contractor to apply a 3" layer of mulch on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
- Landscape shall comply with all County of San Mateo requirements.
- All landscaping to be hand watered.

**LANDSCAPE AREAS**

|          |                                    |
|----------|------------------------------------|
| 868 SF   | Hardscape                          |
| 205 SF   | Vegetation (WUCOL: moderate)       |
| 915 SF   | Vegetation (WUCOL: low - very low) |
| 1,490 SF | Buffer Zone, no development        |
| 1,042 SF | Mulch Only                         |



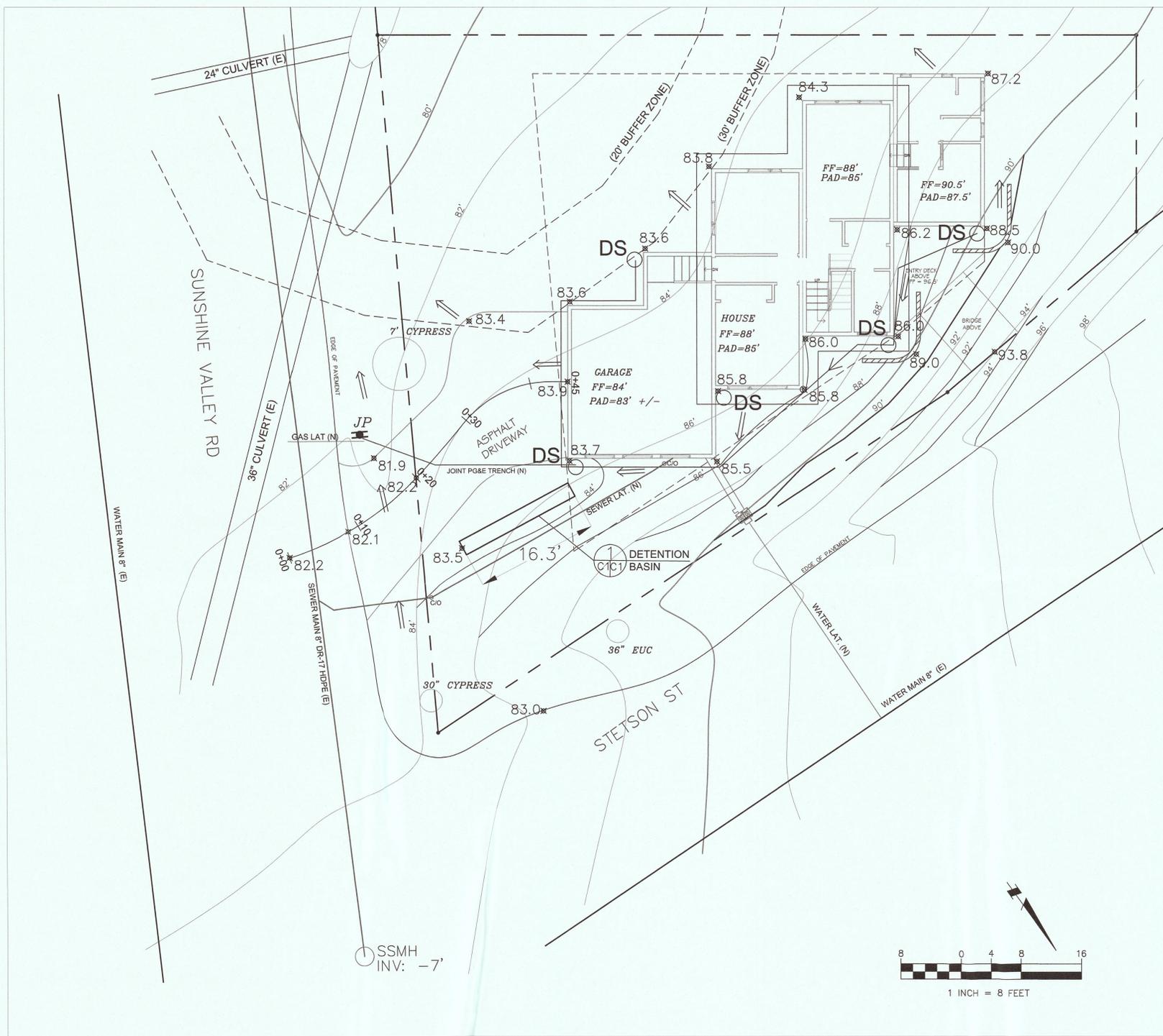
Drawn by:  
 Yesenia Staal  
 P.O. Box 157  
 San Gregorio, Ca 94074  
 yesenia@hiddencreek.us

**Moody Residence**  
 Stetson St. & Sunshine Valley Rd., Moss Beach, Ca 94038  
 Paul & Catherine Moody

Date: 9/18/18  
 Scale: 3/16" = 1'-0"

**Landscape Plan**

Sheet  
 1 OF 1



- LEGEND**
- 2' CONTOUR (E)
  - 10' CONTOUR (E)
  - PROPOSED CONTOUR
  - PROPOSED SPOT ELEVATION
  - PROPOSED RETAINING WALL, 3' MAX HEIGHT
  - DS DOWNSPOUT
  - 3" MIN SOLID DRAIN PIPE

- GENERAL NOTES**
- PLANS PREPARED AT THE REQUEST OF: ED LOVE, ARCHITECT
  - TOPOGRAPHY BY JOE BENNIE, L.S.
  - THIS IS NOT A BOUNDARY SURVEY.
  - ELEVATION DATUM ASSUMED.

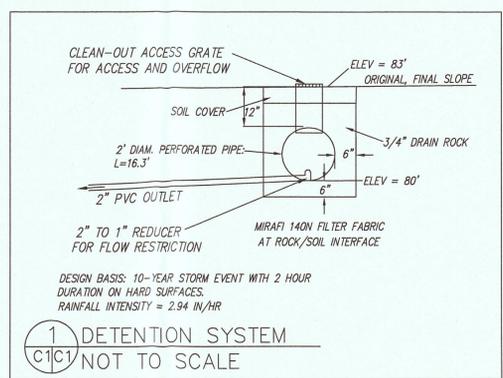
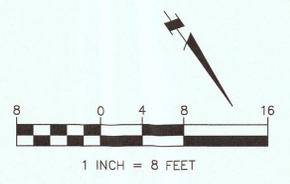
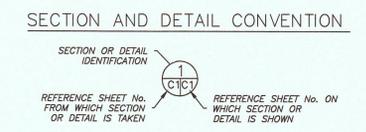
**GRADING NOTES**

CUT VOLUME: 140 CY  
 FILL VOLUME: 0 CY

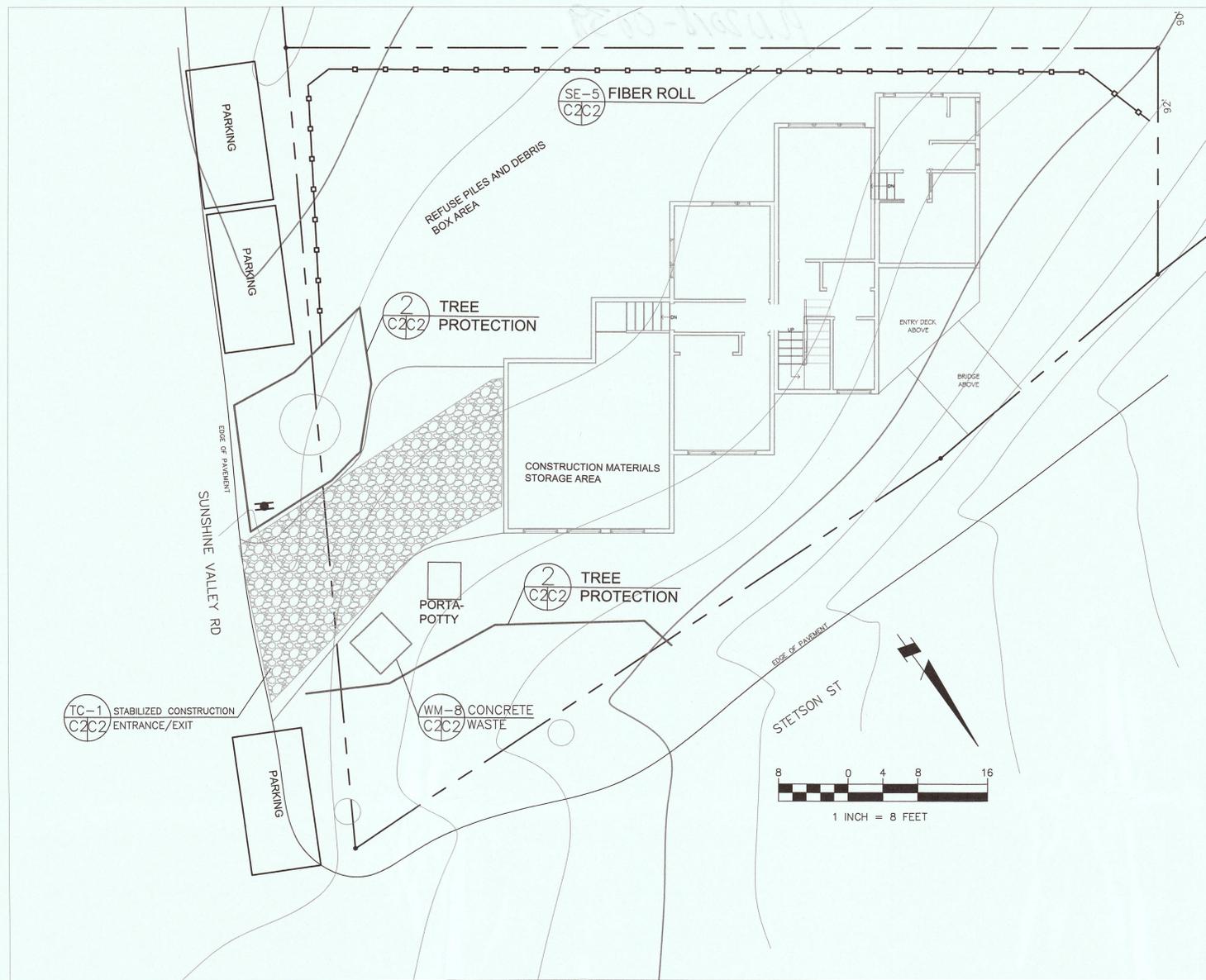
- ABOVE VOLUMES ARE APPROXIMATE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

- DRAINAGE NOTES**
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
  - ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN SHOWN.
  - ALL DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
  - AREAS OF PERVIOUS GROUND SHALL SLOPE AWAY FROM BUILDING A 5% WITHIN 10 FEET OF BUILDING, WHERE SPACE PERMITS.

- TRAFFIC CONTROL NOTES**
- CONTRACTOR AND WORKERS SHALL PARK ALONG SUNSHINE VALLEY ROAD.
  - WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.

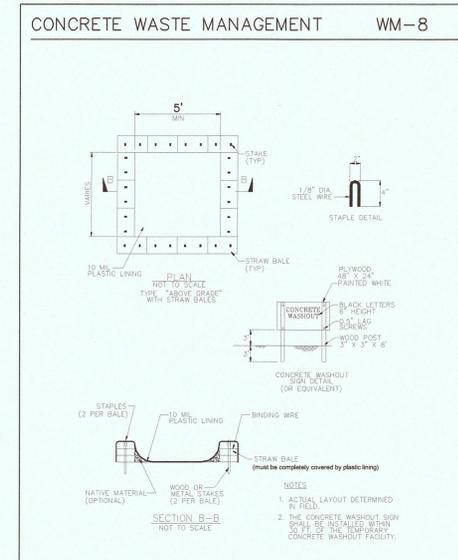


|  |  |   |
|--|--|---|
| <b>GRADING AND DRAINAGE PLAN</b><br>MOODY PROPERTY<br>SUNSHINE VALLEY RD.<br>MOSS BEACH<br>APN 037-144-260 | DATE: 3-17-18<br>DRAWN BY: CMK<br>CHECKED BY: AZG<br>REV. DATE:<br>REV. DATE:<br>REV. DATE:                            | Sigma Prime Geosciences, Inc.<br>SIGMA PRIME GEOSCIENCES, INC.<br>332 PRINCETON AVENUE<br>HALF MOON BAY, CA 94019<br>(650) 728-3590<br>FAX 728-3593 |
|  | REGISTERED PROFESSIONAL ENGINEER<br>CHARLES M. KISSICK<br>No. 62264<br>9-30-19 EXPIRES<br>CIVIL<br>STATE OF CALIFORNIA | SHEET<br>C-1  |



**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- 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.
- 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- 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
- The tree protection shall be in place before any grading, excavating or grubbing is started.



**EROSION CONTROL POINT OF CONTACT**

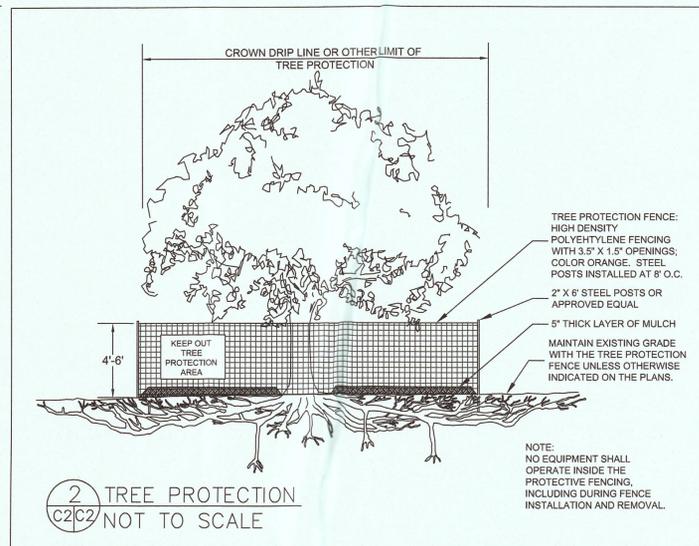
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: ED LOVE  
 TITLE/QUALIFICATION: ARCHITECT  
 PHONE: 650-728-7615  
 E-MAIL: EDWARD.CLOVEARCH@GMAIL.COM



**TREE PROTECTION NOTES**

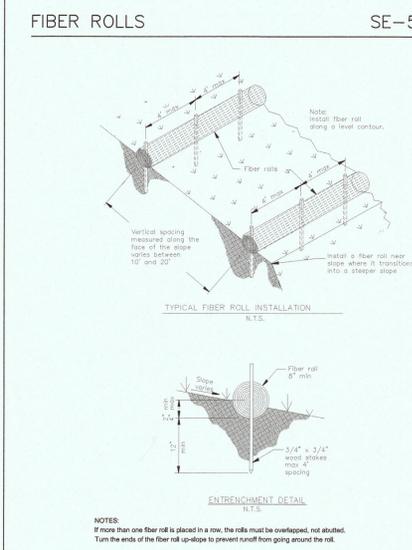
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



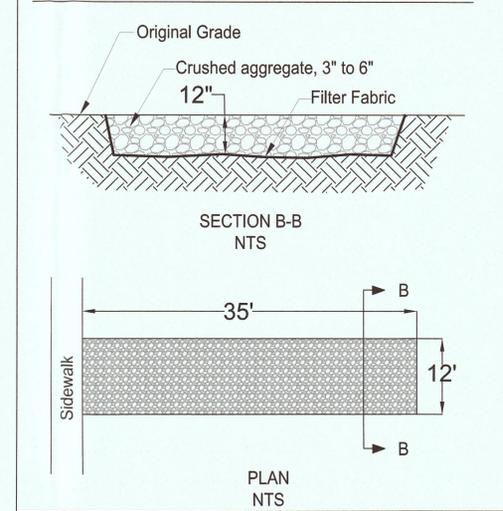
**EROSION CONTROL NOTES**

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

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 35 FEET LONG BY 12 FEET WIDE AND CONFORM TO THE FOLLOWING:
  - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
  - B. PAD SHALL BE NOT LESS THAN 12\"/>
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



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



EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN  
 MOODY PROPERTY  
 SUNSHINE VALLEY RD.  
 MOSS BEACH  
 APN 037-144-260

SHEET  
 C-2

DATE: 3-17-18  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:

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