

0.14 0 0.07 0.14 Miles

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

1:4,514 

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**

# Planning Permit Application Form

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

PLN: 2015-00152

BLD:

## Applicant/Owner Information

Applicant: EDWARD C. LOVE ARCHITECT

Mailing Address: 720 MILL STREET

HALF MOON BAY Zip: 94019

Phone, W: 650-728-7615 H: 650-728-1723

E-mail Address: edwardclovearch@gmail.com FAX: N/A

Name of Owner (1): FRANK VELLA & STEVE SEMPREVIVO

Mailing Address: 758 VASQUES DRIVE

HALF MOON BAY Zip: 94019

Phone, W: 650-504-0733

H: 650-726-2068

E-mail Address: frankvella@sbcglobal.net

Name of Owner (2): STEVE SEMPREVIVO

Mailing Address: SAME AS OWNER 1

Zip:

Phone, W: 310-990-2830

H:

E-mail Address: stephen@velocityconsulting.net

## Project Information

Project Location (address): EAST SIDE OF

3RD AVE @ SOUTH END

Zoning: R-1/S-17/DR/CD

Assessor's Parcel Numbers: 048-042-280

Parcel/lot size: 6150 GROSS SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

SINGLE FAMILY RESIDENCE W/ 2ND UNIT OVER GARAGE WITH ACCESS FROM 3RD AVE. WATER FROM CLOUD, SEWER FROM SAN

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

SITE SLOPES DOWN ~ 8' FRONT TO BACK TO FLAT AREA AT REAR, EXTENDING TO CREEK ~ 30' FROM REAR PROP LINE

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: Frank Vella

Owner's signature:

Applicant's signature: Edward C. Love

Planning and Building Department

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

**Application for  
 Design Review by the  
 County Coastside Design  
 Review Committee**

Permit #: PLN 2015-00152  
 Other Permit #: PRE2015-00017

**1. Basic Information**

**Applicant:**

Name: EDUARDO C. LOVE ARCH  
 Address: 720 NAHOB STREET  
HALF MOON BAY Zip: 94019  
 Phone, W: 650-728-7415 H: 650-728-1723  
 Email: eduardclovearch@gmail.com

**Owner (if different from Applicant):**

Name: FRANK VIELLA  
 Address: 758 VASQUES  
HALF MOON BAY Zip: 94019  
 Phone, W: 650-504-0733 H:  
 Email: frankviella@sbcglobal.net

**Architect or Designer (if different from Applicant):**

Name:  
 Address: Zip:  
 Phone, W: H: Email:

**2. Project Site Information**

**Project location:**

APN: 048-042-280  
 Address: THIRD AVE  
HMB (MIRAMAR) Zip: 94019  
 Zoning: R-1/S-17/DR/CD  
 Parcel/lot size: 6,150 sq. ft.

**Site Description:**

Vacant Parcel  
 Existing Development (Please describe):  
NONE

**3. Project Description**

**Project:**

New Single Family Residence: 2,675 sq. ft.  
 Addition to Residence: \_\_\_\_\_ sq. ft.  
 Other: \_\_\_\_\_

**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

**Describe Project:**

SINGLE FAMILY, WOOD FRAMED,  
2 STORY W/ 2ND UNIT OVER GARAGE



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

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	HARDIE PLANK	SAGE GREEN	<input type="checkbox"/>
b. Trim	HARDIE TRIM	WHITE	<input type="checkbox"/>
c. Windows	VINYL	WHITE	<input type="checkbox"/>
d. Doors	WOOD	PAINTED, RED	<input type="checkbox"/>
e. Roof	COMP SHINGLES	MIXED BROWN/TAN	<input type="checkbox"/>
f. Chimneys	HARDIE PLANK	SAGE GREEN	<input type="checkbox"/>
g. Decks & railings	REDWOOD	NATURAL	<input type="checkbox"/>
h. Stairs	R.R. TIES	NATURAL	<input type="checkbox"/>
i. Retaining walls	CONCRETE (INTERNAL)	GRAY	<input type="checkbox"/>
j. Fences	REDWOOD	NATURAL	<input type="checkbox"/>
k. Accessory buildings	N.A.		<input type="checkbox"/>
l. Garage/Carport	N.A.		<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: 36 Ulla

Applicant: Ed J. Cove

Date: 4-14-2015

Date: 4/15/15



# Application for a Coastal Development Permit

## Companion Page

Applicant's Name: EDWARD C. LOVE, ARCH

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	<u>HARDIE PLANK</u>	<u>SAGE GREEN</u>	<input type="checkbox"/>
b. Trim	<u>HARDIE TRIM</u>	<u>WHITE</u>	<input type="checkbox"/>
c. Roof	<u>COMP. SHINGLES</u>	<u>MIXED BROWN/TAN</u>	<input type="checkbox"/>
d. Chimneys	<u>HARDIE PLANK</u>	<u>SAGE GREEN</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>N.A.</u>		<input type="checkbox"/>
f. Decks/Stairs	<u>REDWOOD, R.R.TIES</u>	<u>NATURAL</u>	<input type="checkbox"/>
g. Retaining Walls	<u>CONCRETE (INTERNAL)</u>	<u>GRAY</u>	<input type="checkbox"/>
h. Fences	<u>REDWOOD</u>	<u>NATURAL</u>	<input type="checkbox"/>
i. Storage Tanks	<u>N.A.</u>		<input type="checkbox"/>

## 4. Project Information

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

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

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

- i. ONE DEAD MONTEREY PINE
- k. SITE WILL BE LANDSCAPED W/ NATIVE, DROUGHT TOLERANT PLANTS
- m. JOINT UTILITY TRENCH FROM EXISTING BOXES TO GARAGE

## 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?
 

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--
- Construction or grading within 100 feet of a stream or wetland?
 

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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?
 

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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).

- |                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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:

*John B. Baker*

**Environmental Information Disclosure Form**

Planning and Building Department

PLN 2015-00152  
BLD \_\_\_\_\_

Project Address: 3RD AVE.  
MIRAMAR (HMB)

Assessor's Parcel No.: 048 - 042 - 280

Zoning District: R-1/S-17/DR/CD

Name of Owner: FRANK VELLA & STEVE  
SEMPRE VIVO  
Address: 758 VASQUES DR., HMB  
Phone: 650-504-0733

Name of Applicant: EDWARD C. LOVIE, ARCH.  
Address: 720 MILL STREET  
HMB 94019 Phone: 650-728-7615

**Existing Site Conditions**

Parcel size: 6,150 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). VACANT LOT W/ INGRESS, EGRESS, LANDSCAPE AND UTILITY EASEMENTS. LOT SLOPES DOWN ~ 8' FROM FRONT TO BACK. CENTERLINE OF CREEK IS ~ 30' FROM REAR PROP. LINE.

**Environmental Review Checklist**

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

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<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)? If yes, how many trees to be removed? <u>ONE DEAD MONTEREY PINE, 36" DIA</u>
<input checked="" type="checkbox"/>		e. Land clearing or grading? <u>~ 60 CYDS. CUT TO FILL @ RETAINING WALL</u> If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:  
d. ONE DEAD 36" DIA. MONTEREY PINE TO BE REMOVED  
e. ~ 60 c.yds WILL BE REMOVED IN FRONT OF INTERNAL RETAINING WALL AND BACK-FILLED BEHIND WALL.

Signature required on reverse →



2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
	X	a. Construction outside of the footprint of an existing, legal structure?
X		b. Exterior construction within 100-feet of a stream?
	X	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	X	d. Land-use within a riparian area?
	X	e. Timber harvesting, mining, grazing or grading?
	X	f. Any work inside of a stream, riparian corridor, or shoreline?
	X	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		
CONSTRUCTION WILL BE OUTSIDE OF 50' BUFFER ZONE FROM CENTERLINE OF CREEK		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
	X	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? 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.
	X	b. Land disturbance of 1 acre or more of area? 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) prior 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: Ed L. Gove Date: 4/15/15  
 (Applicant may sign)









Assessor Parcel Number: 048-042-280

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

BOUNDARY AND TOPOGRAPHIC SURVEY  
 PARCEL 1 - "PARCEL MAP P-1060" (VOLUME 77 PM 98-99)  
 VACANT, 3RD AVENUE

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

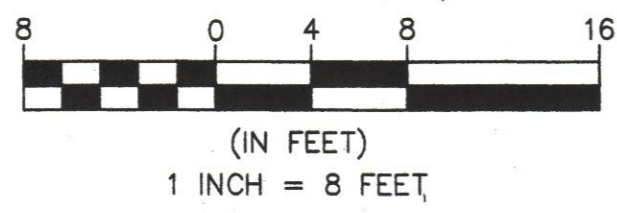
**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON TAKEN FROM "PARCEL MAP P-1060," WHICH WAS FILED FOR RECORD IN VOLUME 77 OF PARCEL MAPS PAGES 98-99, SAN MATEO COUNTY RECORDS.

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

**NOTES:**  
 BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ALL EASEMENTS AFFECTING IT MAY NOT BE PLOTTED HEREON. EASEMENTS SHOWN ARE ONLY THOSE SHOWN ON THE RECORD PARCEL MAP (77 PM 98-99) ONLY.  
 UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.  
 TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

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

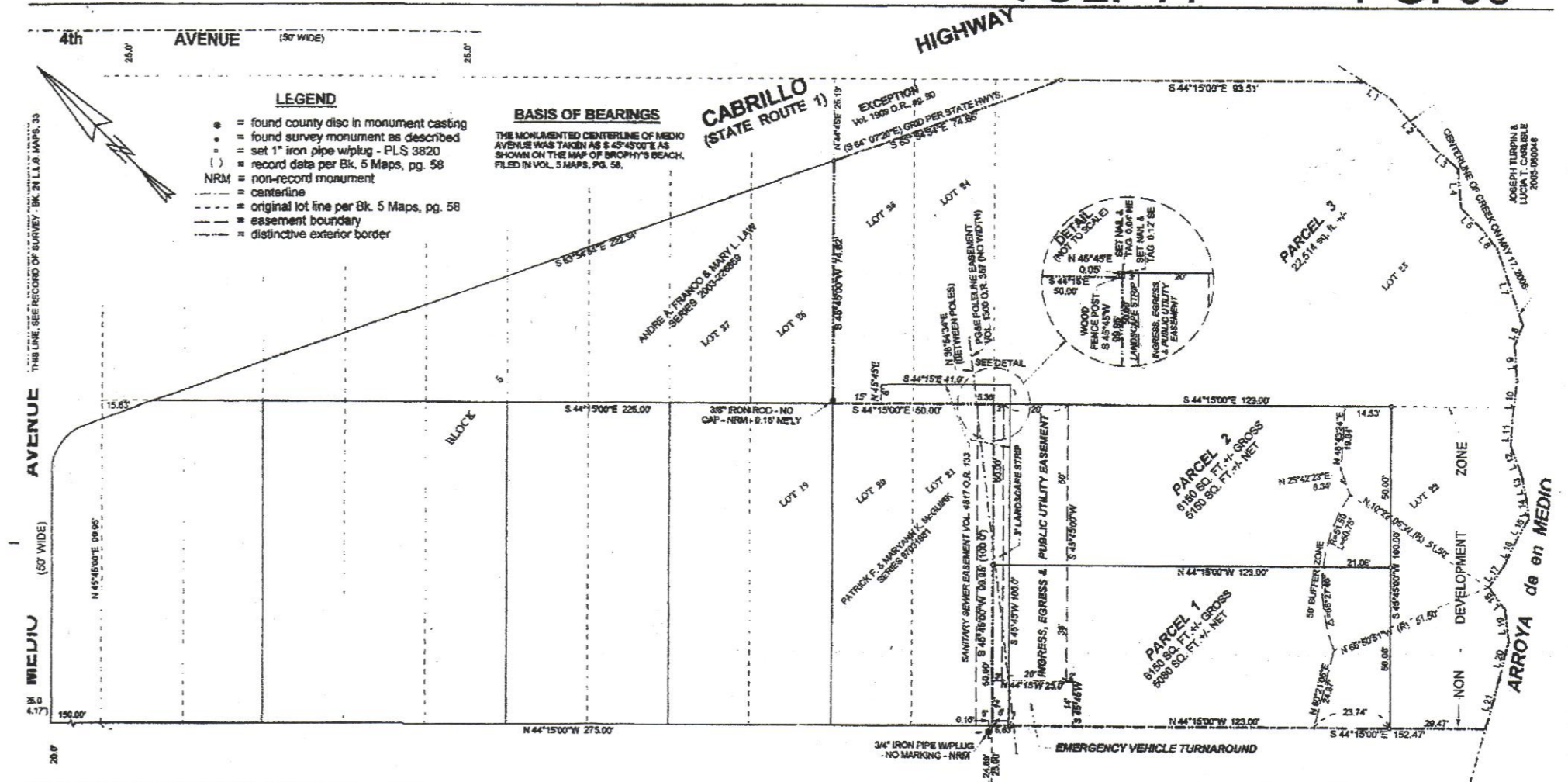
DATE OF FIELD SURVEY: JULY, 2014  
 JOB NUMBER: 14-140



LOT 21  
 BLOCK 5

BOOK 5 MAPS 58

77 PARCEL MAPS 98-99  
 PARCEL 3



**PARCEL MAP - P 1060**  
 Being a Division of the parcel described in the deed to David A. Britton, recorded December 30, 2003 as Series 2003-354622, Lots 22 and portions of Lots 23, 24, & 25 - Block 5, "MAP OF BRICKEY'S BEACH", filed in Book 5 of Maps, page 99, San Mateo County Records.

COUNTY OF SAN MATEO  
 STATE OF CALIFORNIA  
 Scale: 1" = 20' JANUARY, 2007

Trigonometric Land Computing  
 2024 Divisadero Avenue, Suite 3  
 Hayward, California 94542  
 (510) 720-4000  
 NO FUTURE DIVISION OF PARCEL 3 SHALL BE PERMITTED

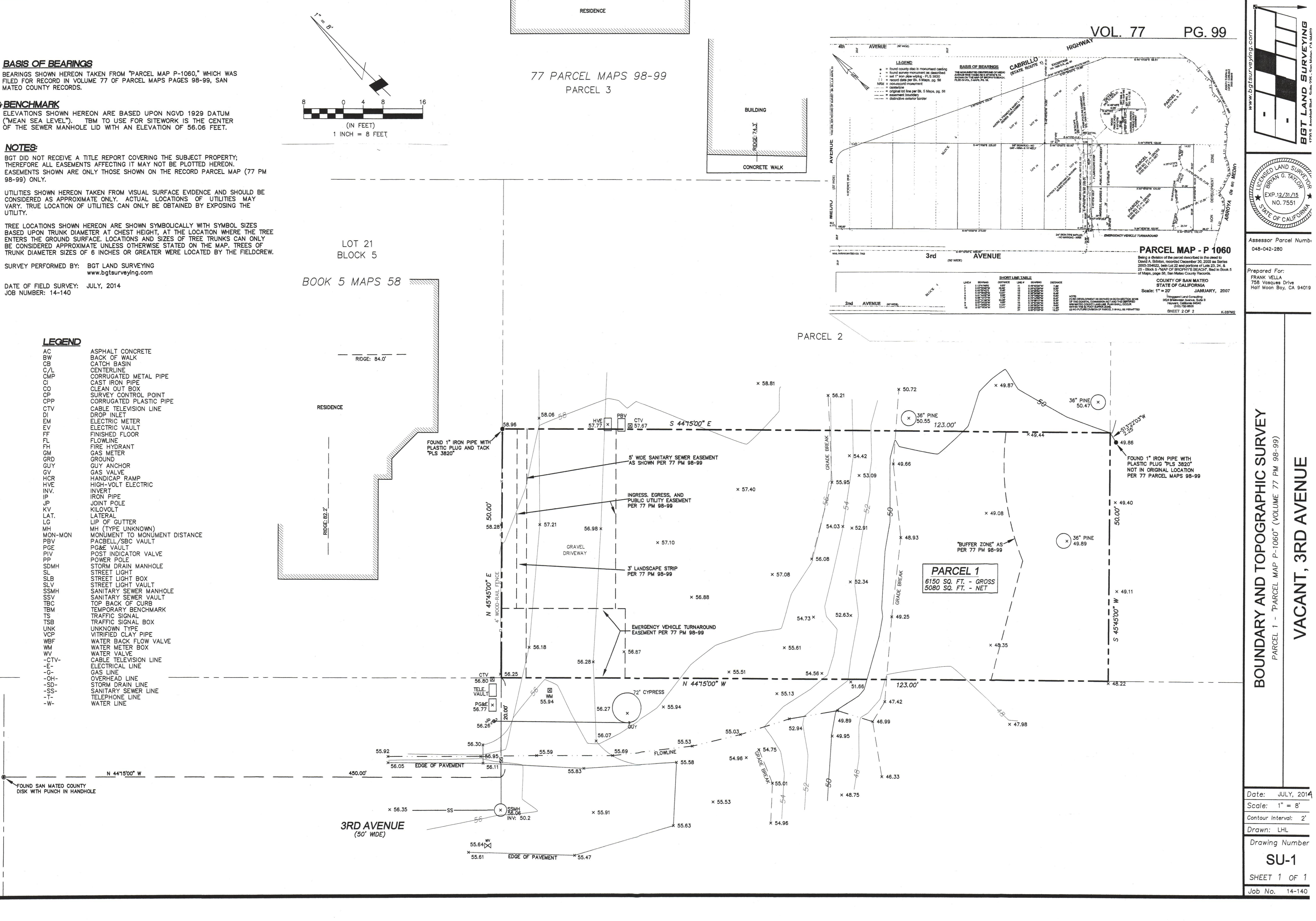
SHEET 2 OF 2 K-33PM2

LINE #	BEARING	LENGTH	BEARING	LENGTH
1	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
2	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
3	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
4	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
5	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
6	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
7	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
8	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
9	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
10	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
11	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
12	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
13	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
14	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
15	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
16	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
17	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
18	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
19	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
20	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
21	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
22	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
23	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
24	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
25	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
26	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
27	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
28	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
29	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
30	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
31	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
32	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
33	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
34	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
35	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
36	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
37	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
38	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
39	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
40	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
41	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
42	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
43	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
44	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
45	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
46	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
47	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
48	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
49	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
50	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
51	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
52	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
53	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
54	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
55	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
56	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
57	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
58	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
59	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
60	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
61	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
62	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
63	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
64	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
65	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
66	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
67	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
68	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
69	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
70	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
71	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
72	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
73	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
74	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
75	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
76	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
77	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
78	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
79	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
80	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
81	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
82	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
83	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
84	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
85	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
86	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
87	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
88	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
89	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
90	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
91	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
92	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
93	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
94	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
95	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
96	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
97	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
98	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
99	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'
100	S 44°15'00" E	123.00'	S 44°15'00" E	123.00'

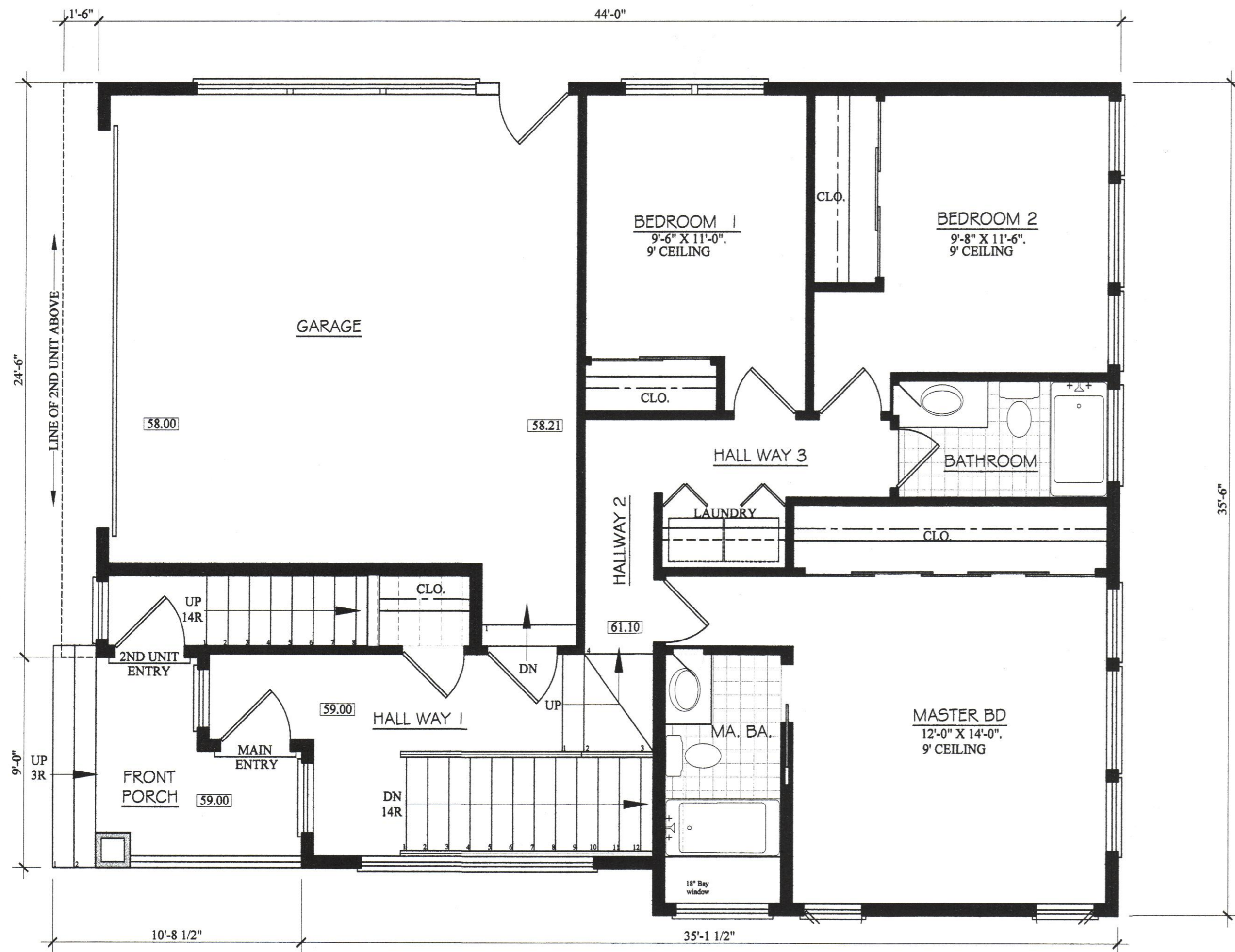
- LEGEND**
- AC ASPHALT CONCRETE
  - BW BACK OF WALK
  - CB CATCH BASIN
  - C/L CENTERLINE
  - CMP CORRUGATED METAL PIPE
  - CI CAST IRON PIPE
  - CO CLEAN OUT BOX
  - CP SURVEY CONTROL POINT
  - CPP CORRUGATED PLASTIC PIPE
  - CTV CABLE TELEVISION LINE
  - DI DROP INLET
  - EM ELECTRIC METER
  - EV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

MEDIO AVENUE

3RD AVENUE  
 (50' WIDE)

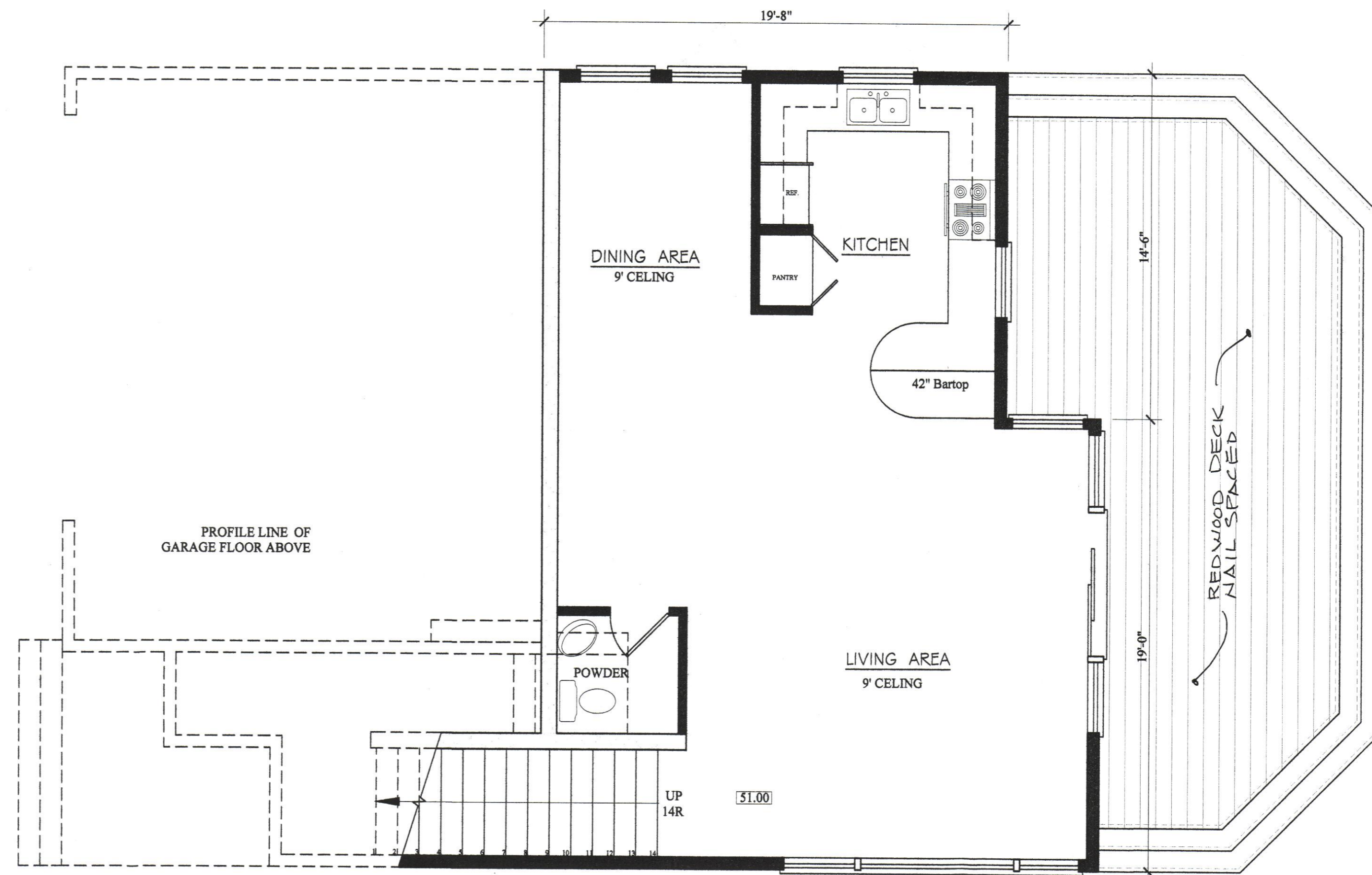






1 PROPOSED SECOND FLOOR PLAN (Entry Level)

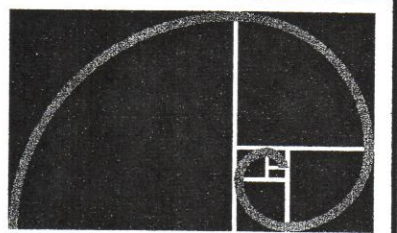
SCALE: 1/4"=1'-0"



2 PROPOSED FIRST FLOOR (Lowest Level)

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

REVISIONS



EDWARD C. LOVE • ARCHITECT

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

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

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

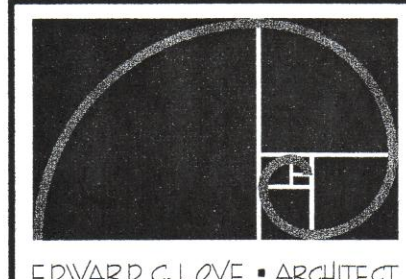


DATE:  
SCALE: 1/4" = 1'-0"  
DRAWN: WRV  
JOB: 3RD. AVE S. 1

SHEET:  
**A2.0**  
OF SHEETS



REVISIONS

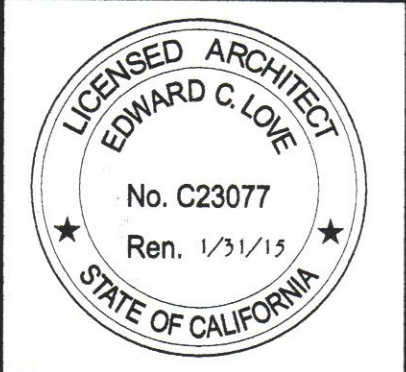


EDWARD C. LOVE • ARCHITECT

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

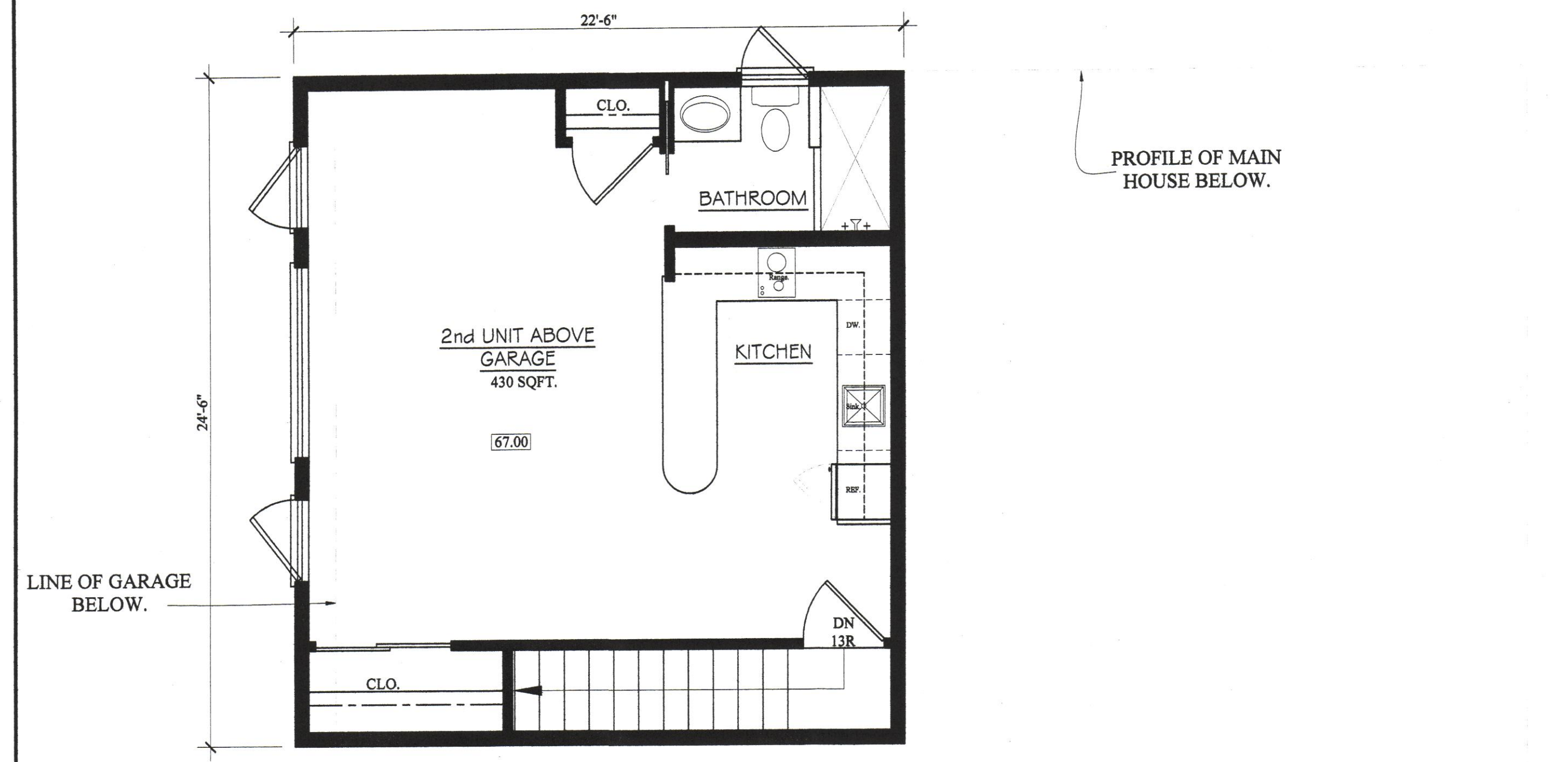
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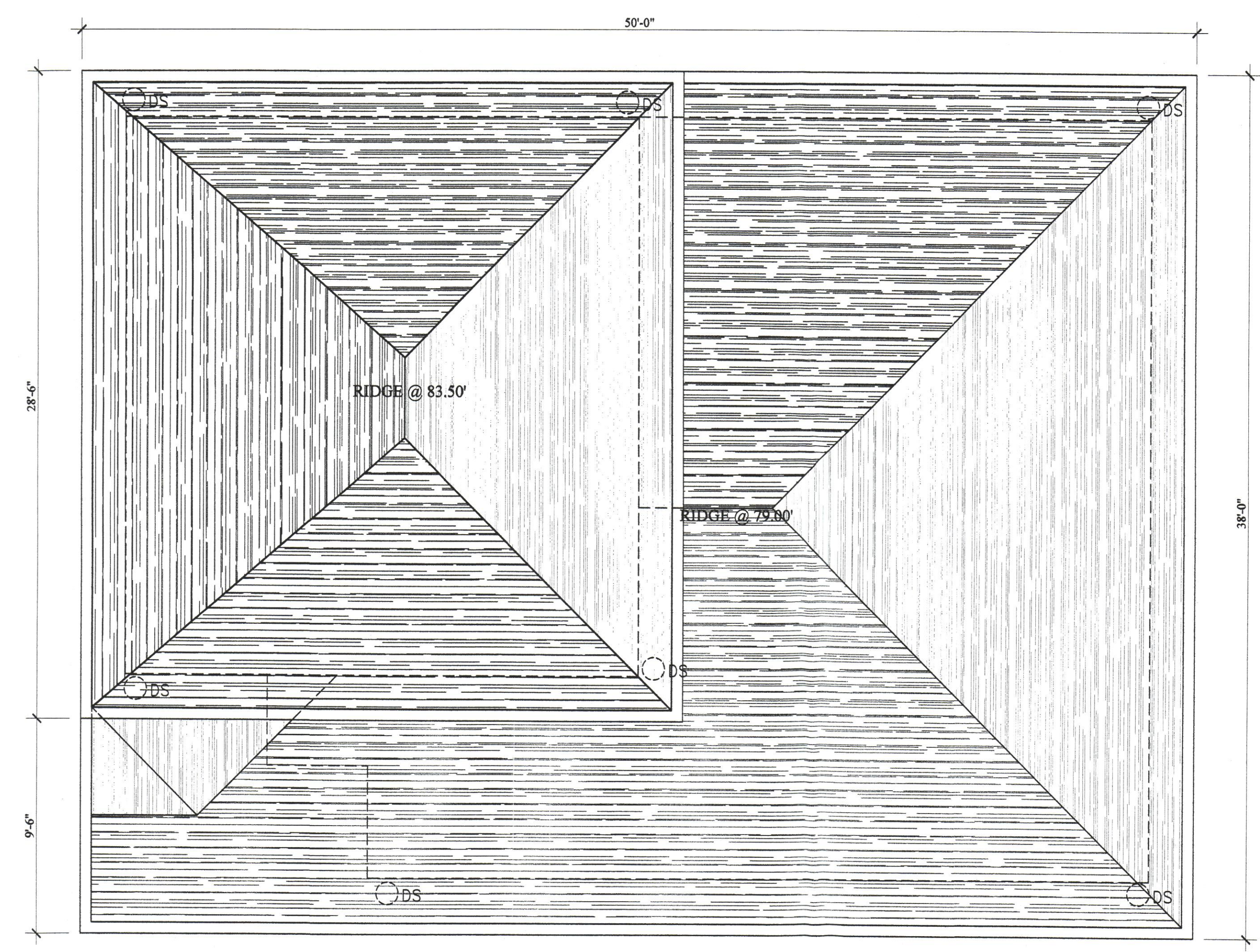


DATE: \_\_\_\_\_  
 SCALE: 1/4" = 1'-0"  
 DRAWN: WRV  
 JOB: 3RD AVE S. 1  
 SHEET: \_\_\_\_\_

**A2.1**  
 OF SHEETS

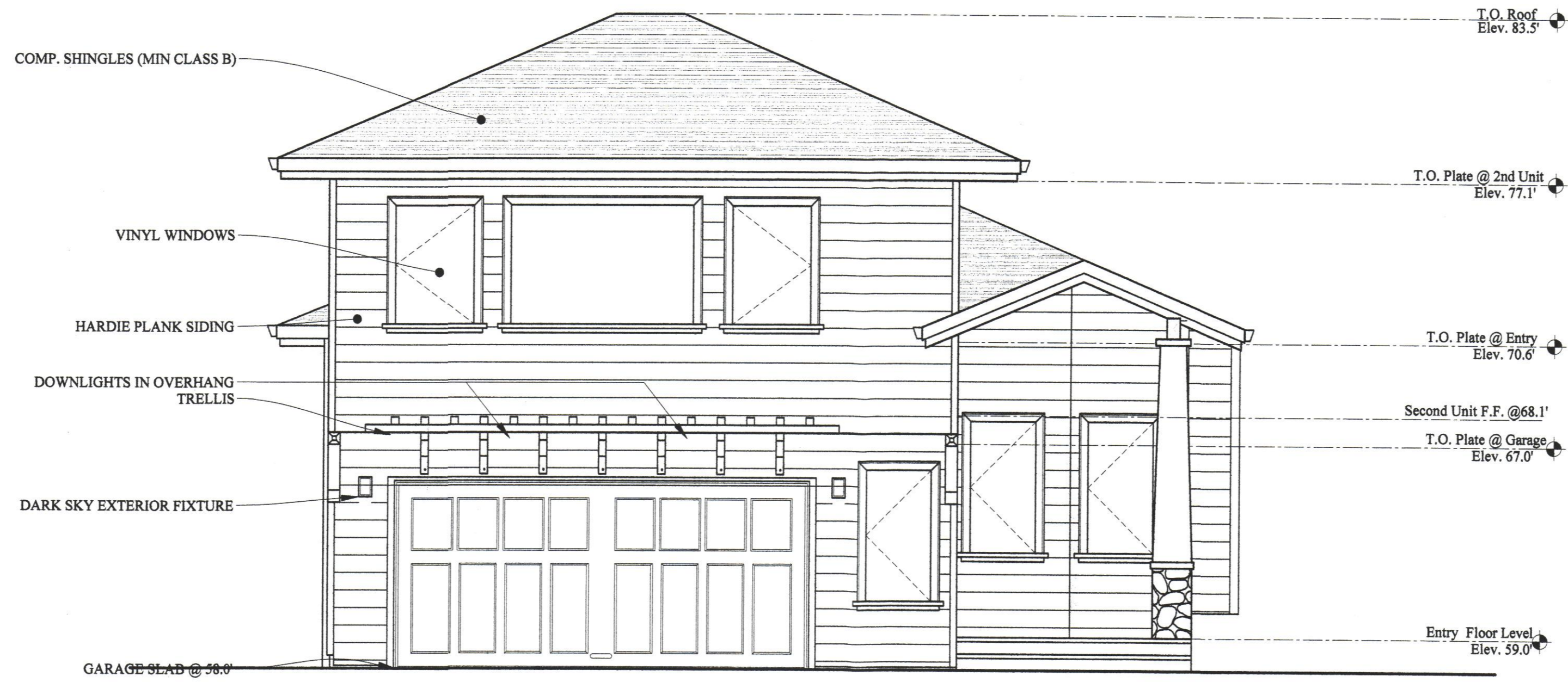


1 PROPOSED 2ND UNIT ABOVE GARAGE SCALE: 1/4"=1'-0"



2 PROPOSED ROOF PLAN SCALE: 1/4"=1'-0"





1  
A4 PROPOSED FRONT ELEVATION (NORTH)

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

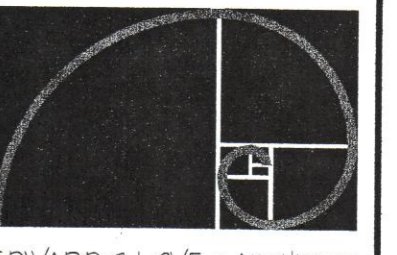
AVG. Exist  
1



1  
A4 PROPOSED REAR ELEVATION (SOUTH)

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

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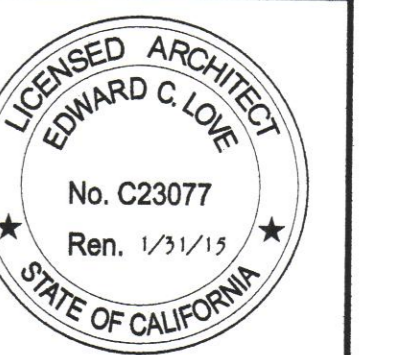


EDWARD C. LOVE • ARCHITECT

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

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

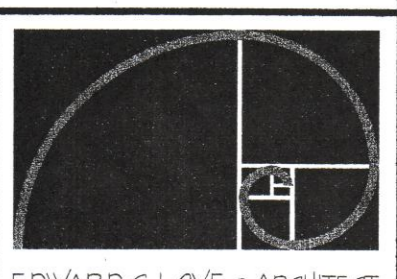
PROPOSED FLOOR PLANS  
THIRD AVE. SOUTH  
THIRD AVENUE  
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DATE:	
SCALE:	1/4" = 1'-0"
DRAWN:	WRV
JOB:	
SHEET:	A4.0
OF	SHEETS



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EDWARD C. LOVE ARCHITECT

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

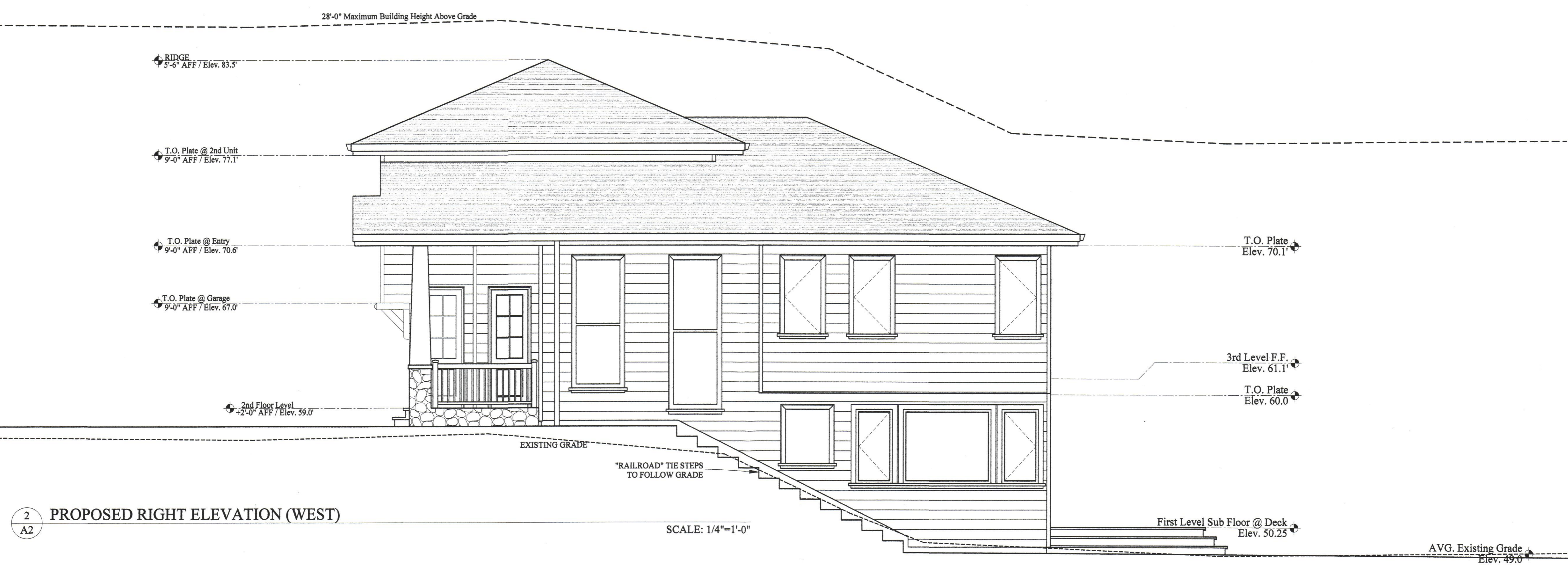
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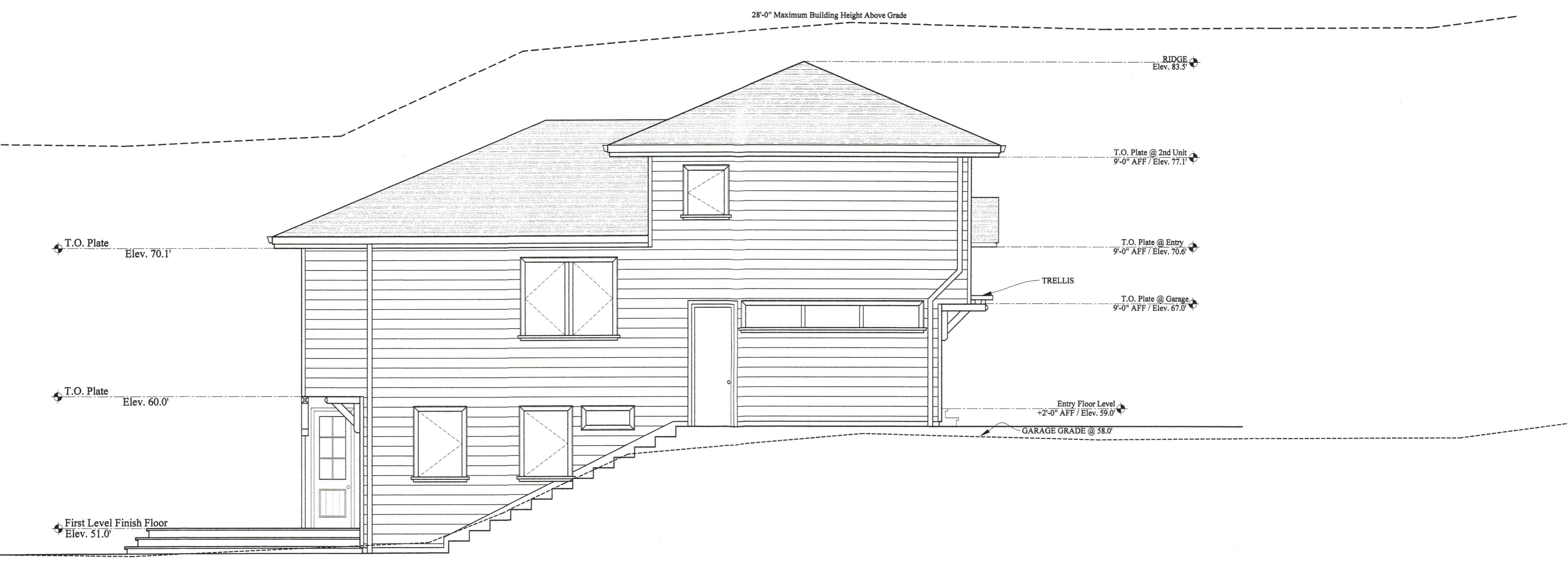
DATE:  
SCALE: 1/4" = 1'-0"  
DRAWN: WRV  
JOB:  
SHEET:

A4.1  
OF SHEETS



2  
A2 PROPOSED RIGHT ELEVATION (WEST)

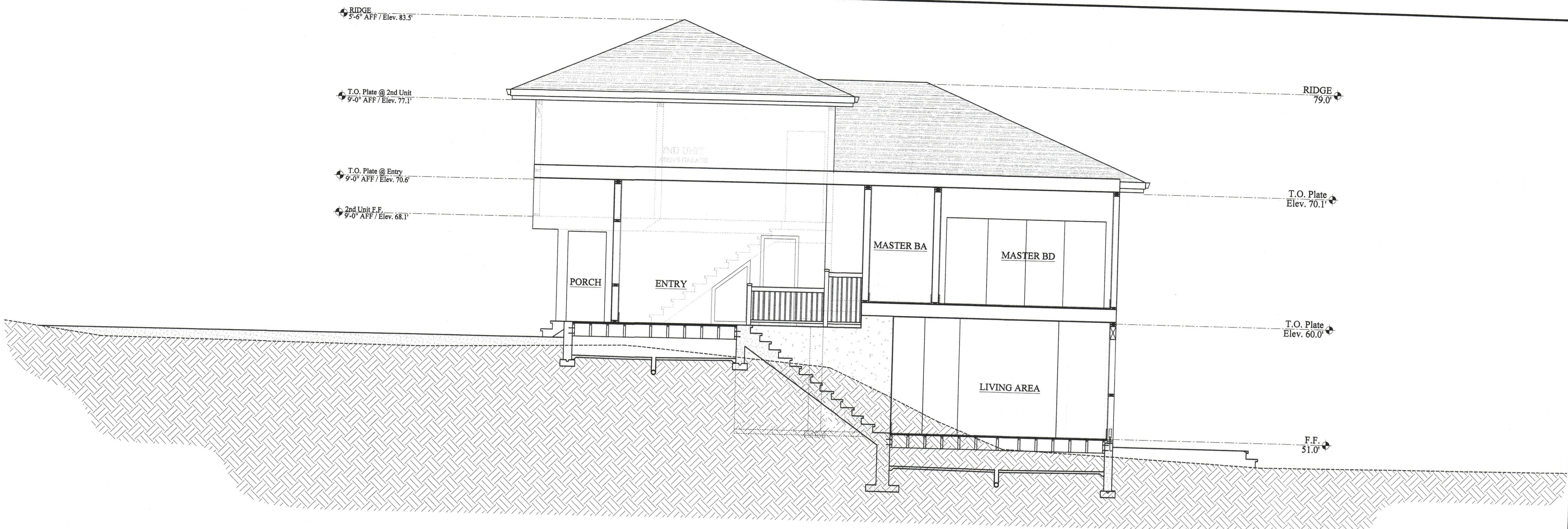
SCALE: 1/4"=1'-0"



3  
A4 PROPOSED LEFT ELEVATION (EAST)

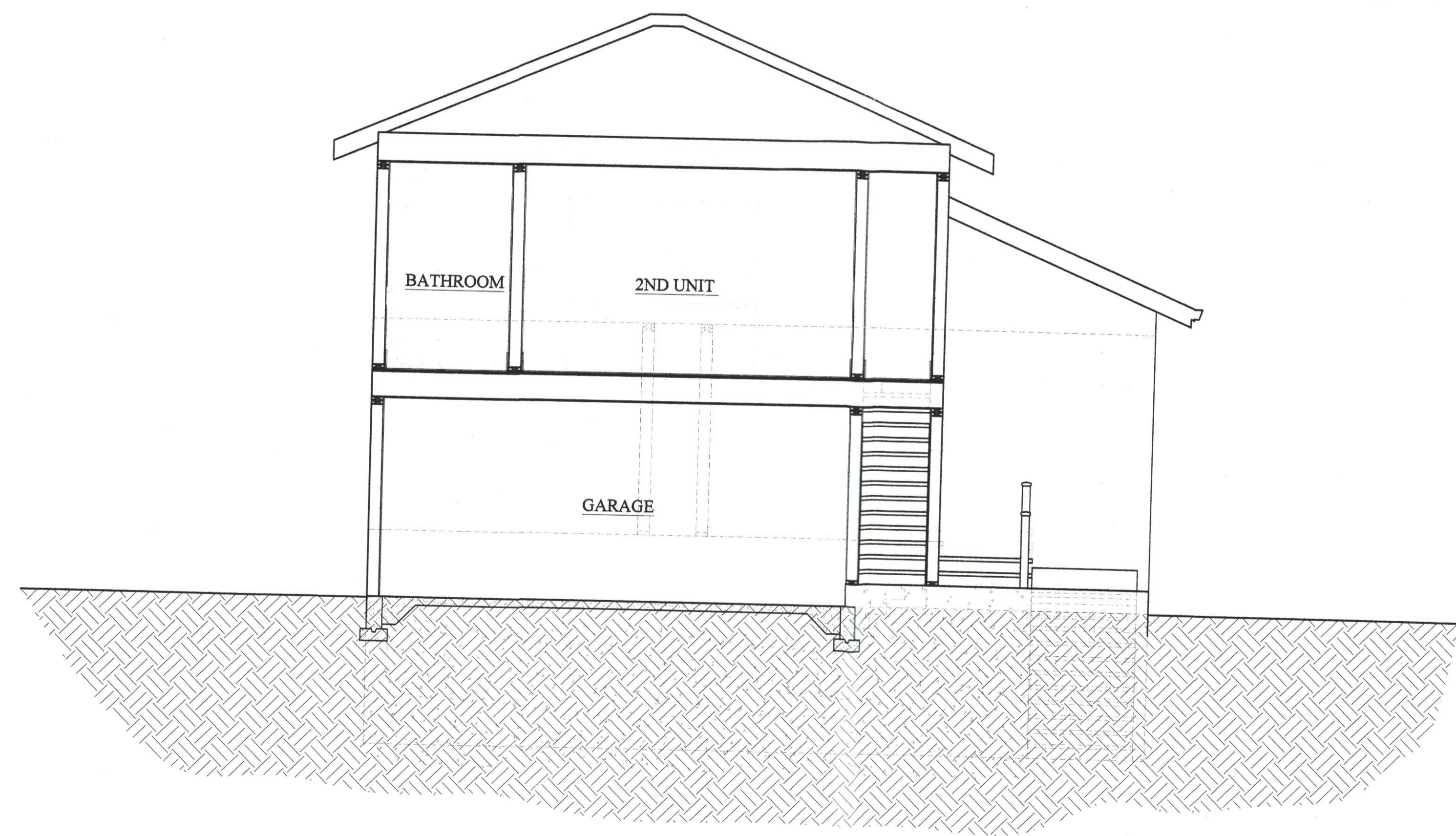
SCALE: 1/4"=1'-0"





1  
A5 PROPOSED SECOND FLOOR PLAN

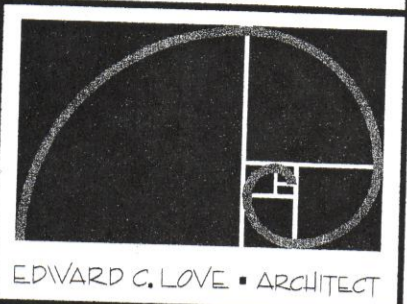
SCALE: 1/4"=1'-0"



2  
A5 PROPOSED CROSS SECTION

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

REVISIONS

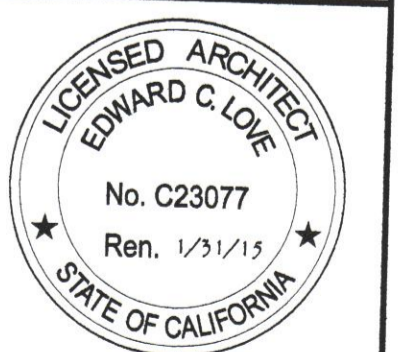



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Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
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DATE: \_\_\_\_\_  
SCALE: 1/4" = 1'-0"  
DRAWN: WRV  
JOB: \_\_\_\_\_  
SHEET: \_\_\_\_\_

A5.0  
OF SHEETS