

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: 2020 - 00392
BLD: _____

Applicant/Owner Information

Applicant: Edward C Love, Architect
Mailing Address: 720 Mill St
Half Moon Bay, CA Zip: 94019
Phone, W: 6507287615 H: _____
E-mail Address: edwardclovearch@gmail.com FAX: _____

Name of Owner (1): David Madwed
Mailing Address: 258 Tennyson Ave
San Jose, CA Palo Alto, CA Zip: 94301
Phone, W: 650 714 5103
H: _____
E-mail Address: dmadwed@gmail.com

Name of Owner (2): _____
Mailing Address: _____
Zip: _____
Phone, W: _____
H: _____
E-mail Address: _____

Project Information

Project Location (address):
Precita Ave & Ocean Blvd
Moss Beach, CA
Zoning: R-1/S-105/DR/GH/CD

Assessor's Parcel Numbers: 37 — 278 — 10

Parcel/lot size: 4,484 SF (Square Feet)

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

New construction of a single family, 2-story wood frame residence w/ attached 1-car garage

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

Vacant Lot, flat, underbrush, weeds, and various plants from neighbor

Describe Existing Structures and/or Development:

None

Environmental Information Disclosure Form

Planning and Building Department

PLN 2020-00392

BLD _____

Project Address: Precita Ave & Ocean Blvd
Moss Beach, CA

Assessor's Parcel No.: 37 — 278 — 10

Zoning District: R-1/S-105/DR/GH/CD

Name of Owner: David Madwed

Address: 258 Tennyson Ave
Saratoga, CA 94301 Phone: _____

Name of Applicant: Edward C Love, Architect

Address: 720 Mill St, Half Moon Bay, CA
Phone: 6507287615

Existing Site Conditions

Parcel size: 4484

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, flat, underbrush, weeds, and various plants from neighbor

Vacant Lot, flat, underbrush, weeds, and various plants from neighbor

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)? If yes, how many trees to be removed? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ 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 type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input checked="" type="checkbox"/>	<input 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:

Construction within Moss Beach Geological Hazard Zone 3 and a minor amount in Zone 2.

Signature required on reverse →

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 type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

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> 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> 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:



(Applicant may sign)

Date: 4 May 2021

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 2020-00392

Other Permit #: _____

1. Basic Information

Applicant:

Name: Edward C Love, Architect

Address: 720 Mill St

Half Moon Bay, CA Zip: 94019

Phone,W: 6507287615 H: _____

Email: edwardclovearch@gmail.com

Owner (if different from Applicant):

Name: David Madwed

Address: 258 Tennyson Ave

PALO ALTO
~~SAN JOSE, CA~~ Zip: 94301

Phone,W: _____ H: _____

Email: dmadwed@gmail.com

Architect or Designer (if different from Applicant):

Name: _____

Address: _____ Zip: 94301

Phone,W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 037278010

Address: Precita Ave & Ocean Blvd

Moss Beach, CA Zip: 94038

Zoning: R-1/S-105/DR/GH/CD

Parcel/lot size: 4484 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: 2075 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Describe Project:

New 2-story wood frame single family residence w/ attached 1-car 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

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	<u>Allura Smooth Lap Siding</u>	<u>Sterling Gray</u>	<input type="checkbox"/>
b. Trim	<u>Hardie Trim</u>	<u>White</u>	<input type="checkbox"/>
c. Windows	<u>Andersen 400</u>	<u>White</u>	<input type="checkbox"/>
d. Doors	<u></u>	<u>White</u>	<input type="checkbox"/>
e. Roof	<u>Standing Seam</u>	<u>Gray</u>	<input type="checkbox"/>
f. Chimneys	<u></u>	<u></u>	<input type="checkbox"/>
g. Decks & railings	<u>HandyDeck Deck Tiles</u>	<u></u>	<input type="checkbox"/>
h. Stairs	<u></u>	<u></u>	<input type="checkbox"/>
i. Retaining walls	<u></u>	<u></u>	<input type="checkbox"/>
j. Fences	<u>Redwood</u>	<u>Natural</u>	<input type="checkbox"/>
k. Accessory buildings	<u></u>	<u></u>	<input type="checkbox"/>
l. Garage/Carport	<u></u>	<u></u>	<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:

5-4-21

 Date:

4 May 2021

 Date:

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: _____
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:

- | | Yes | No |
|--|--------------------------|--------------------------|
| a. Demolition of existing housing units?
(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):

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

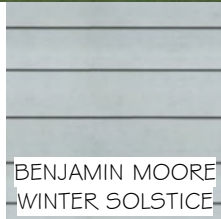
Commission; a public hearing is always required.

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).

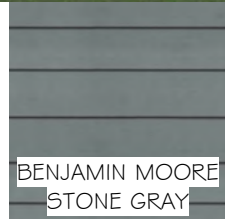
- Yes No

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.

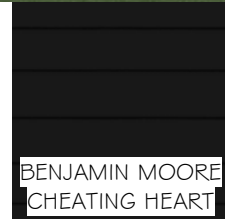
Reviewed by:



BENJAMIN MOORE
WINTER SOLSTICE



BENJAMIN MOORE
STONE GRAY



BENJAMIN MOORE
CHEATING HEART



EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect

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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Color Board



SITE DATA:

APN: 037-278-010
 ZONING: R-1/S-105/DR/GH/CD
 OCCUPANCY GROUP: R-3/U
 TYPE OF CONSTRUCTION: V-B
 GEOTECHNICAL HAZARD ZONE: 2 & 3
 PRE: 2020-00046
 PLN: 2020-00392
 BLD:

APPLICABLE CODES:
 SAN MATEO COUNTY

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
 2019 CALIFORNIA RESIDENTIAL CODE
 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

OWNER: DAVID MADWED & KATHLEEN CHEPLO
 258 TENNYSON AVE
 PALO ALTO, CA 94301
 dmadwed@gmail.com
 kcheplo@gmail.com

ARCHITECT : EDWARD C LOVE, ARCHITECT
 720 MILL ST
 HALF MOON BAY, CA 94019
 650.728.7615
 edwardclovearch@gmail.com
 LIC# C23077

CONSULTANTS:
GEOTECHNICAL ENGINEERING: SIGMA PRIME GEOSCIENCES INC.
 332 PRINCETON AVE
 HALF MOON BAY 94019
 650.722.0219

STRUCTURAL ENGINEER: BRIAN DOTSON
 PO BOX 371022
 MONTARA, CA 94037
 650.722.0219
 LIC# C67963

TITLE 24: ENERGY CALC CO
 45 MITCHELL BLVD., SUITE 16
 SAN RAFAEL, CA 94903
 415.457.0990

LANDSCAPING: FLORA FARM
 340 PURISSIMA ST
 HALF MOON BAY, CA 94019
 LIC #549103
 650.678.5801
 florafarmhmb@yahoo.com

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	4484							
LOT COVERAGE	0	0.0	1116	24.9	1116	24.9	1121	25.0
FLOOR AREA			FIRST FLOOR	877	FIRST FLOOR	877		
			SECOND FLOOR	958	SECOND FLOOR	958		
			GARAGE	206	GARAGE	207		
Total	0	0.0	Total	2041	45.5	Total	2041	45.5
			Total			Total	2152	48.0

SCOPE OF WORK:

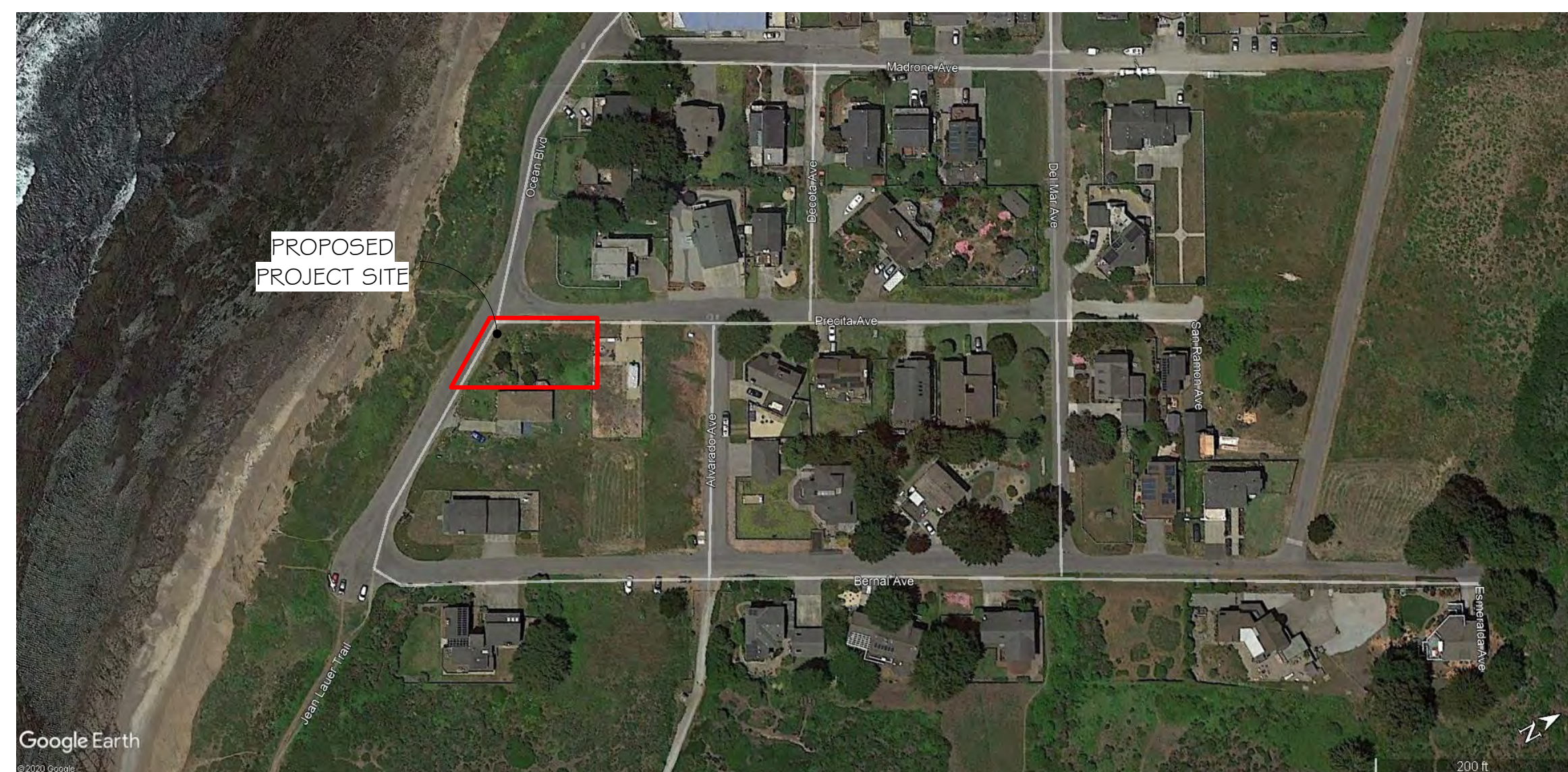
NEW 2-STORY WOOD FRAME SINGLE FAMILY RESIDENCE W/ ATTACHED ONE-CAR GARAGE

NOTE:

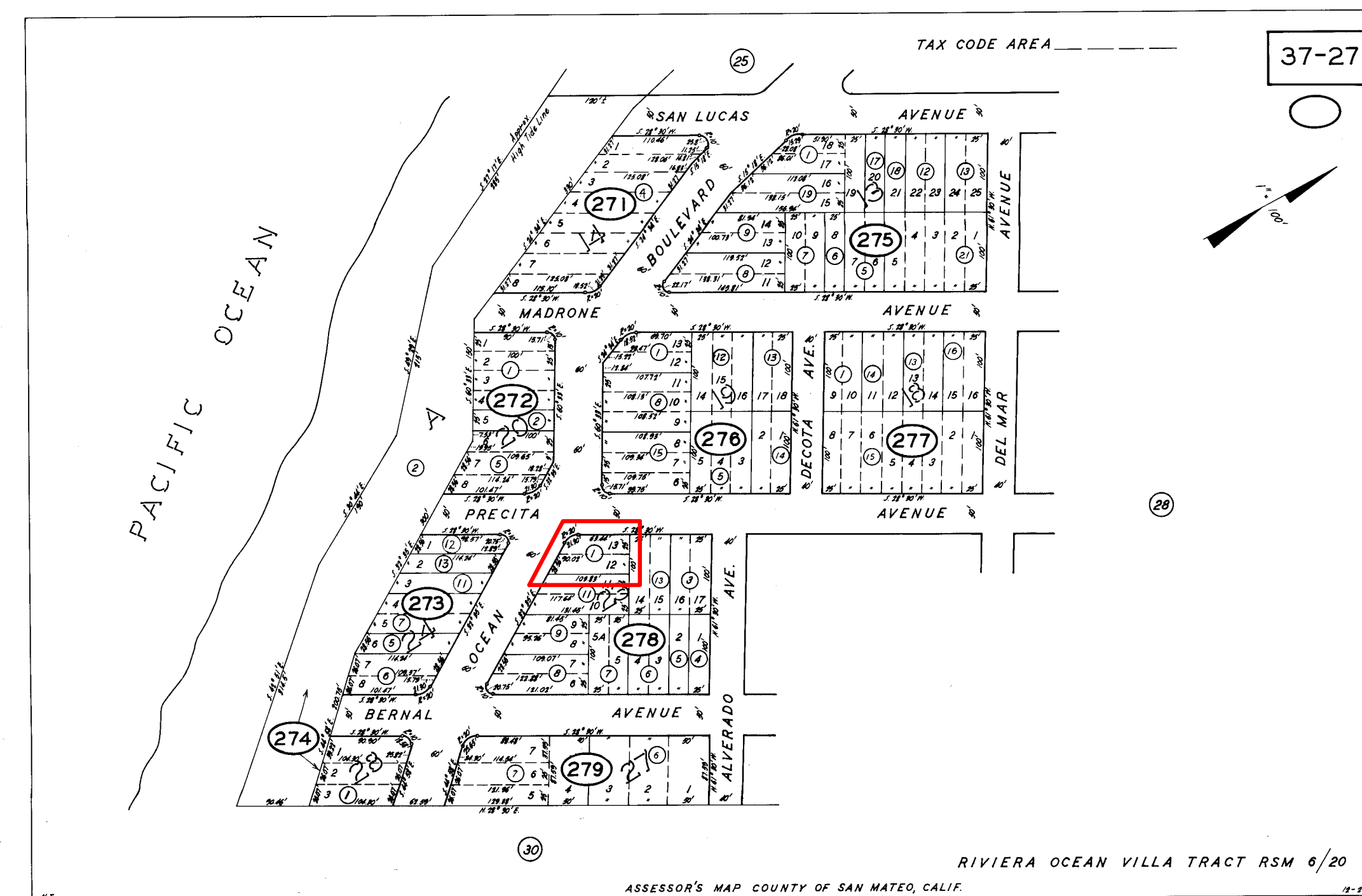
- ALL EXTERIOR LIGHTING TO BE DARKSKY
- RESIDENCE TO BE FIRE SPRINKLERED

Sheet List - Design

Sheet Number	Sheet Name
A0.01	Cover Sheet
SU.1	Survey
A0.03	Site Plan
C.1	Grading & Drainage Plan
C.2	Erosion Control Plan
C.3	Best Management Practices
A1.01	First Floor Plan
A1.02	Second Floor Plan
A1.03	Roof Plan
A1.04	Floor Area Calculations
A2.01	Elevations - West & North
A2.02	Elevations - East & South
A3.01	Section Views
A5.01	Details - Products
A5.02	Details
LP.	Landscape Plan



SATELLITE VIEW OF PROPERTY



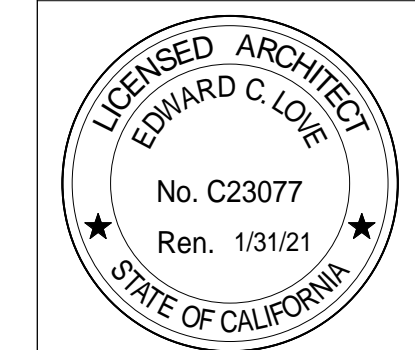
REVISIONS



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

New Home for
 D Madwed & K Cheplo
 258 Tennyson Ave
 Palo Alto, CA 94301

Cover Sheet



DATE: 04/29/2021

SCALE:

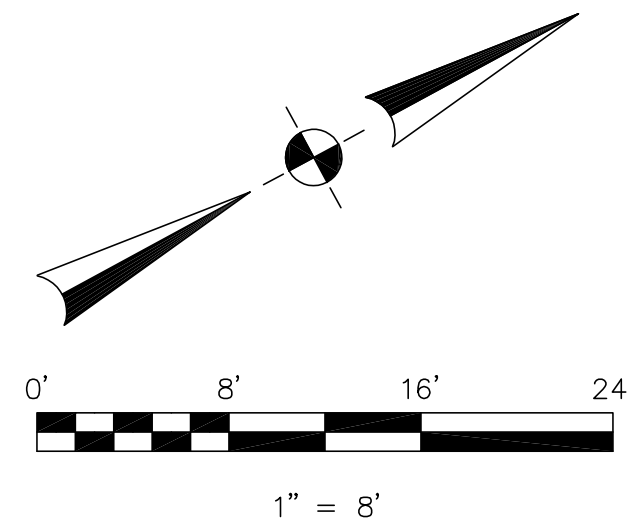
DRAWN: GMH

JOB: MADWED-CHEPLO

SHEET:

A0.01

OF SHEETS



BASIS OF BEARINGS

THE BEARING, NORTH 28°30' EAST, OF BERNAL AVENUE (OUTSIDE MAPPING LIMITS), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "RIVIERA OCEAN TRACT" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 20, SAN MATEO COUNTY RECORDS, 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 H11812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORRE STREET. ELEVATION = 60.91 FEET. SITE BENCHMARK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 111.00 FEET.

NOTES:

BGT RELIED UPON A NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 55915-20-00266, 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.

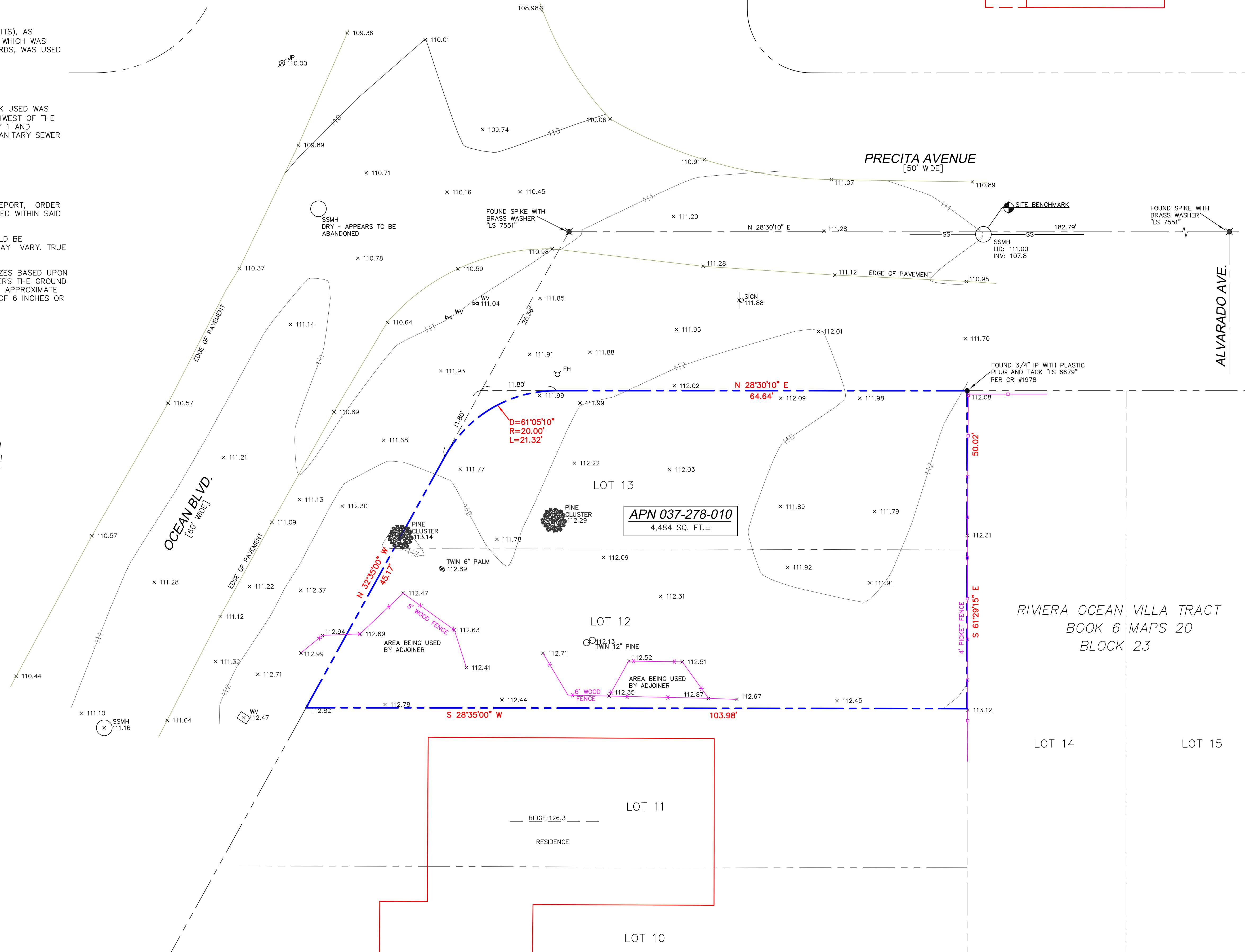
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

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

DATE OF FIELD SURVEY: JANUARY 15, 2020
JOB NUMBER: 20-067

LEGEND

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



BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030
bgtinfo@bgtssurveying.com



BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 12-13, BLOCK 23, "MAP OF RIVIERA OCEAN VILLA TRACT" (BOOK 6 MAPS 20)
VACANT LOT, 000 OCEAN BLVD.
MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

RIVIERA OCEAN VILLA TRACT
BOOK 6 MAPS 20
BLOCK 23

Assessor Parcel Number:
037-278-010

Prepared For:
CARDINAL CUSTOM
CONSTRUCTION
258 ENNYSON AVENUE
PALO ALTO, CA 94301

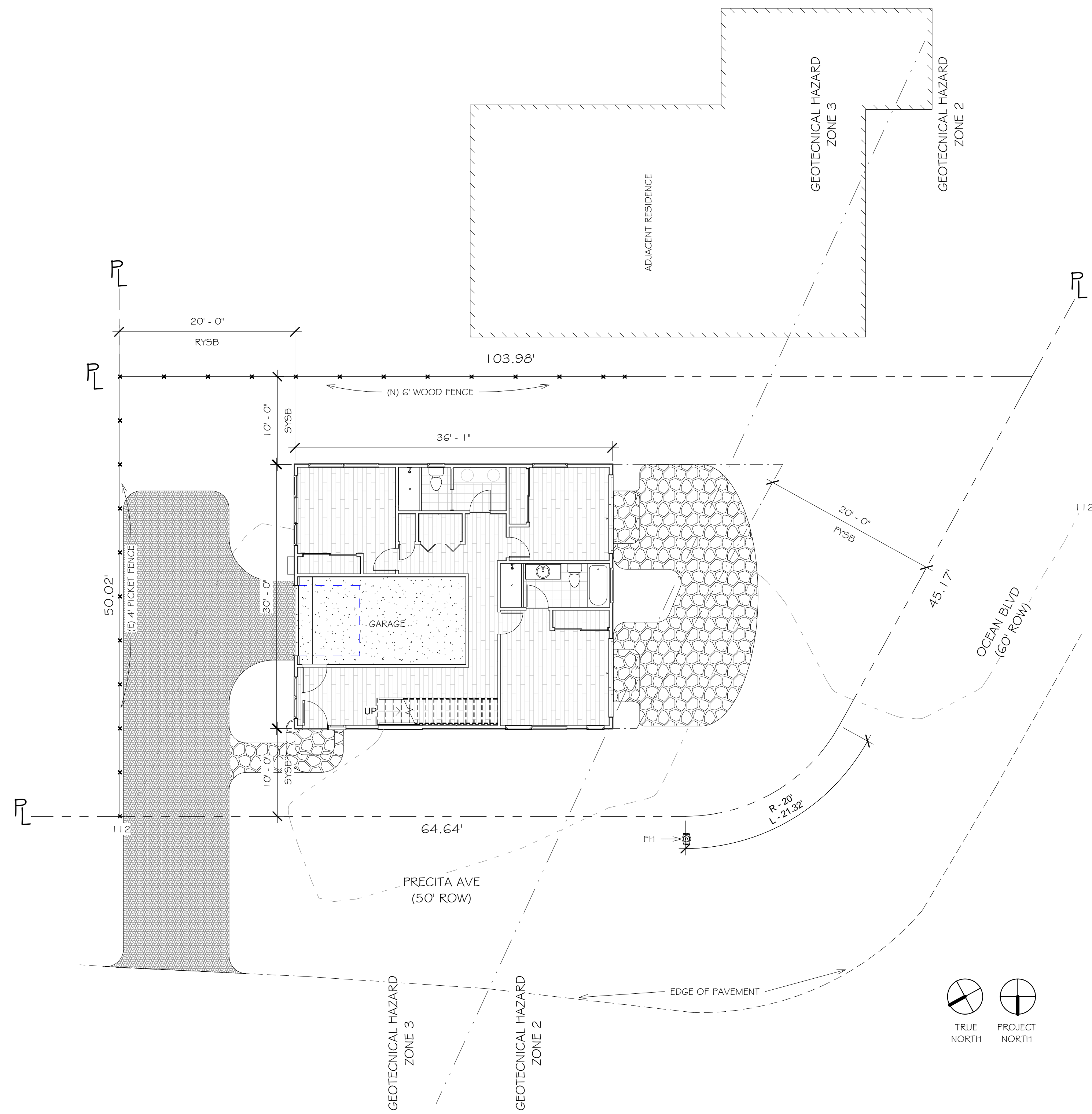
Date: MAY 2020
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: LHL
Revisions:

SU-1

Job No. 20-067

S:\Client Projects 2020\Madwed-Cheplo\Rev\1\MadwedCheplo.rvt

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



SEAL COVE GEOLOGICAL ZONES	
<p>ZONE 2:</p> <p>Includes all lands within a 100-foot wide zone located immediately adjacent to the zone of active landsliding and accelerated seacliff erosion (i.e. Zone 1). The position of the eastern boundary of this zone is established in part by an approximate 2:1 (i.e. 26+ degrees) projection measured from the base of the high seacliff located west of Ocean Boulevard.</p>	<p>QUESTIONABLE STABILITY:</p> <p>Risk to development in this zone is considered to be moderate to high. Eastward progression of active landsliding is difficult to predict with reliable accuracy.</p> <p>The likelihood of eliminating the risk is very low, however it may be possible to significantly reduce the impact of the hazard by properly designed foundations.</p> <p>No development should be allowed in this zone until stability is clearly demonstrated by the required geotechnical investigations.</p>
<p>ZONE 3:</p> <p>Includes all lands located outside of the areas affected by active or potential landslides.</p>	<p>MOST STABLE</p> <p>Risk to development in this zone is considered to be low to moderate. The major geologic hazard in this zone is the threat of surface faulting along the master fault trace and several branching fault traces of the Seal Cove fault. These faults are active and capable of producing damaging surface faulting, strong ground shaking and ground failure.</p> <p>The relative risk associated with poor surface drainage and potentially expansive soils is generally regarded as moderate to locally high.</p> <p>The feasibility of reducing the risk to acceptable levels in this zone is considered high. This can be accomplished by careful siting of homes away from active faults, using careful structural and foundation design and adequate surface drainage plans. However, it is possible that some residential parcels will be judged unbuildable due to high seismic hazards.</p> <p>Development should be allowed in this zone on parcels found to be free of hazardous conditions by the required geotechnical investigations.</p>

THIS SITE PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BGT LAND SURVEYING DATED 05/2020

THE GEOTECHNICAL HAZARD ZONING BASED ON THE GEOTECHNICAL HAZARD MAP : SEAL COVE STUDY AREA BY WILLIAM COTTON & ASSOCIATES DATED 08/1980

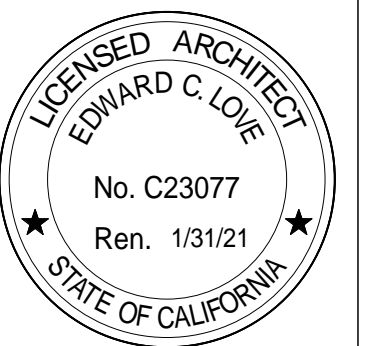
REVISIONS



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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

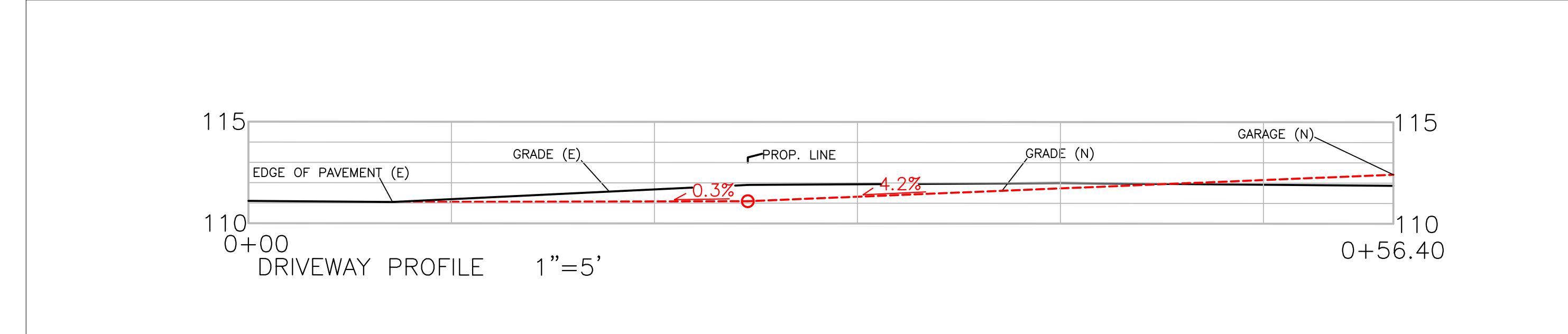
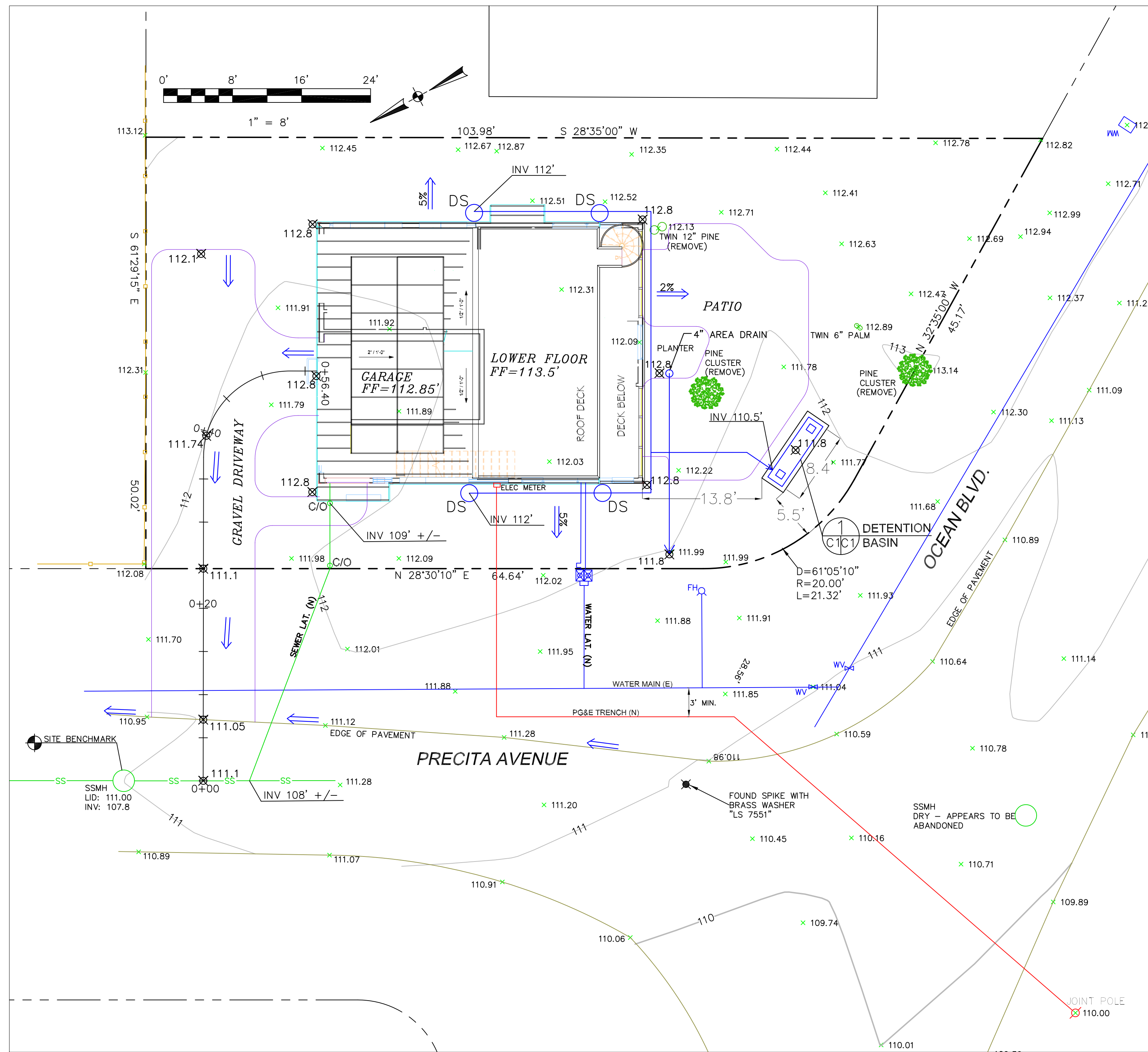
Site Plan



DATE: 04/29/2021
SCALE: As indicated
DRAWN: GMH
JOB: MADWED-CHEPLO
SHEET:

A0.03

OF SHEETS



LEGEND

- (E) CONTOUR (1/2-FOOT CONTOURS)
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: DAVID MADWED, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED JANUARY 15, 2020.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NAVD88.
5. THE GEOTECHNICAL REPORT: **GEOTECHNICAL REPORT FOR PROPOSED RESIDENCE, OCEAN BOULEVARD, MOSS BEACH.** DATE: SEPTEMBER 23, 2020, BY SIGMA PRIME INC., PROJECT NO. 19-138 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC., WITH THE CONTACT NUMBER (650)-728-3590 (SIGMAPRM@GMAIL.COM). THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. 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 PHONE NUMBER (650)-295-3650 TO SCHEDULE COUNTY 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.

GRADING NOTES

CUT VOLUME: 40 CY (FOR FOUNDATION)
 FILL VOLUME: 0 CY

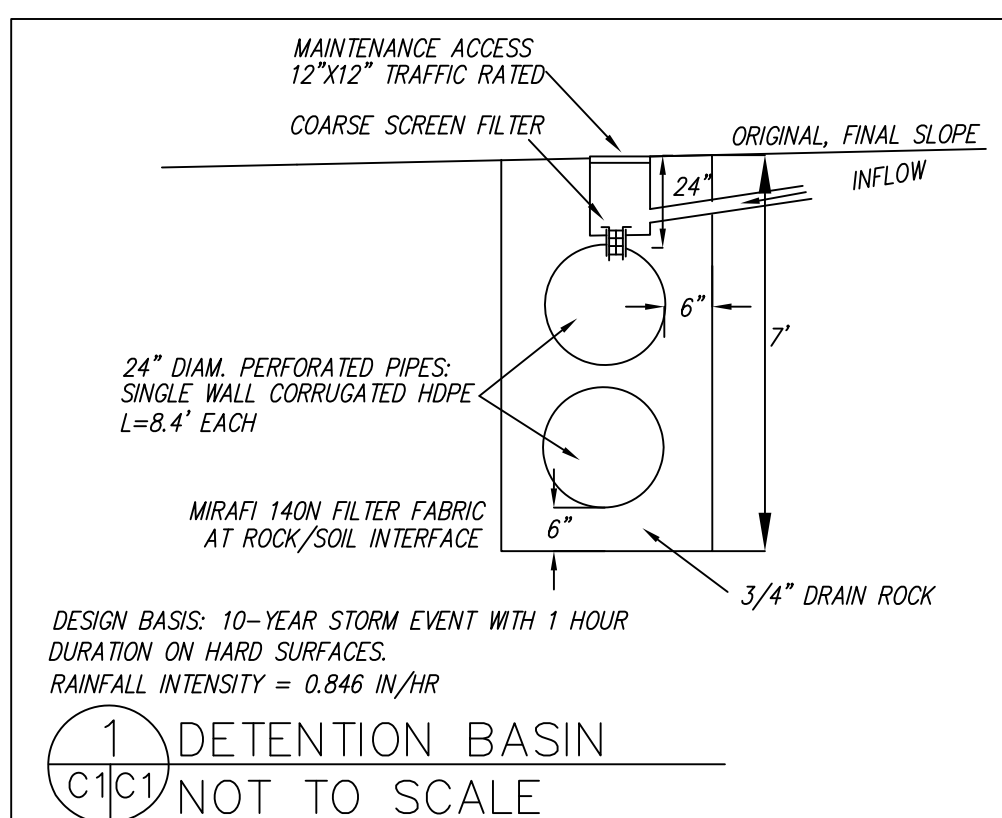
VOLUMES ABOVE ARE APPROXIMATE.

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

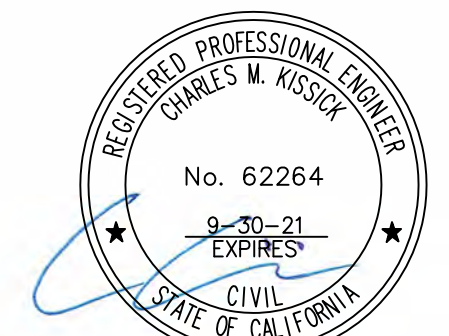
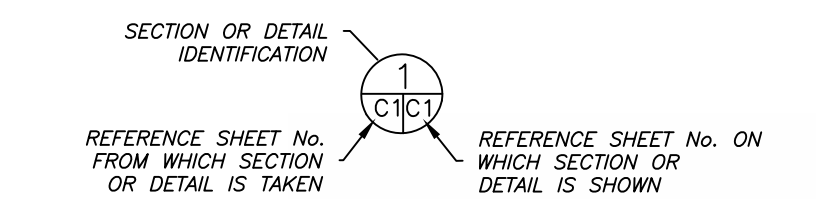
ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

DRAINAGE NOTES

1. 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. SLOPE ALL IMPERVIOUS SURFACES A MINIMUM OF 2% AWAY FROM BUILDING. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN 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.



SECTION AND DETAIL CONVENTION

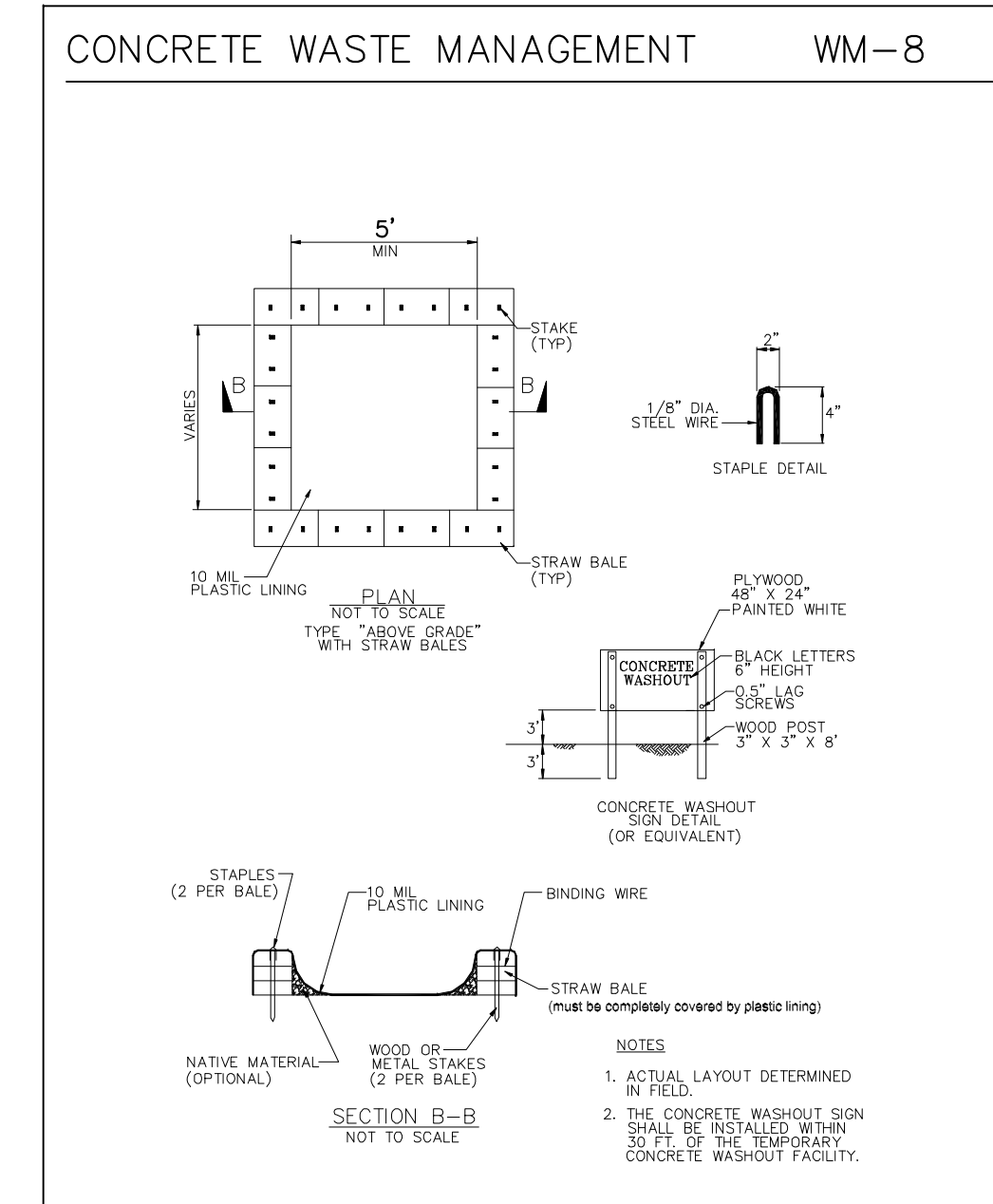
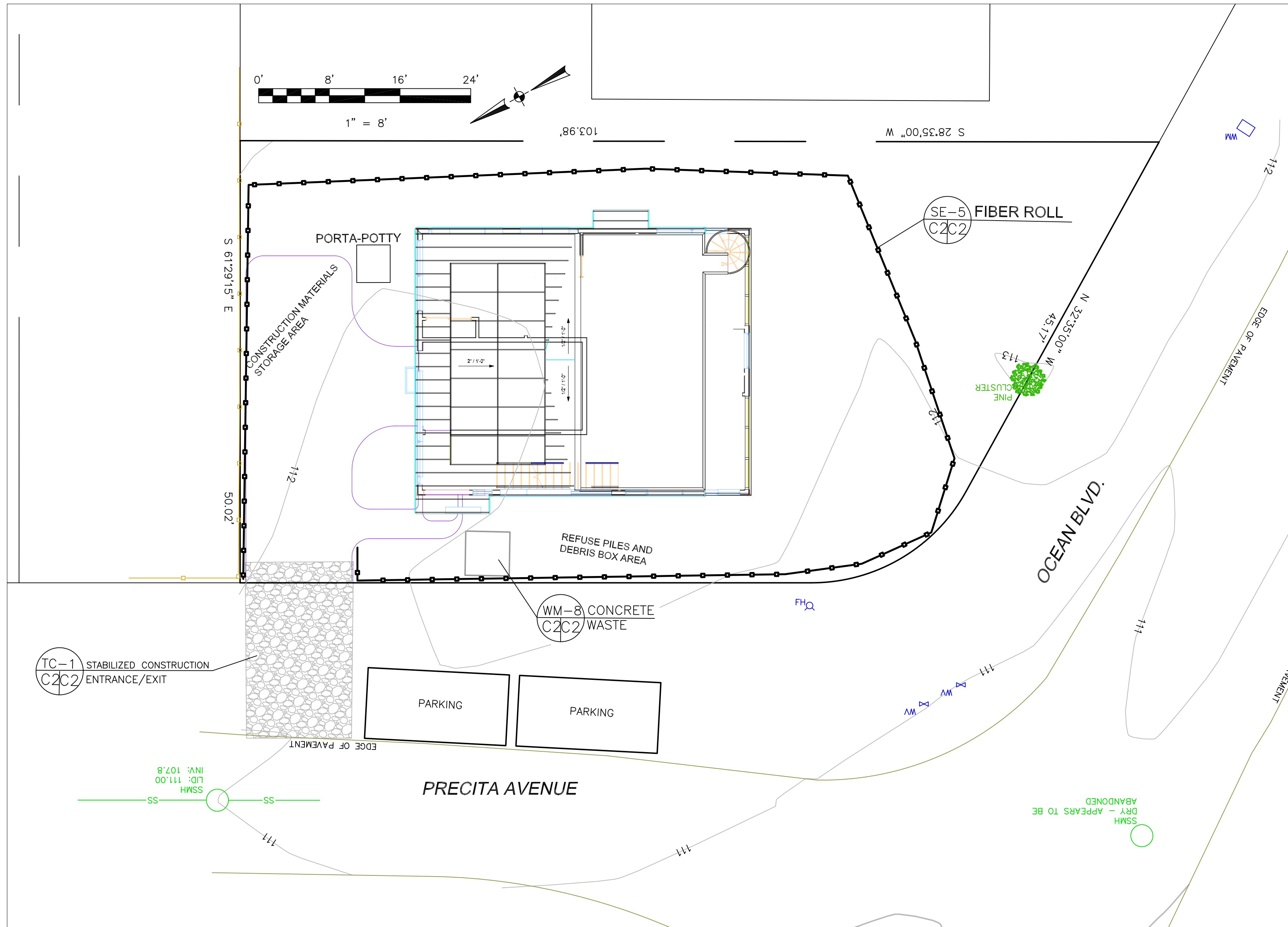


GRADING AND DRAINAGE PLAN	DATE: 10-28-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
	SIGMA PRIME GEOSCIENCES, INC. 3324 PRINCETON AVENUE REDWOOD CITY, CA 94019 (650) 728-3590 FAX 728-3693					
MADWED PROPERTY PRECITA AVENUE MOSS BEACH APN 037-278-010						
SHEET C-1						

GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX 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.

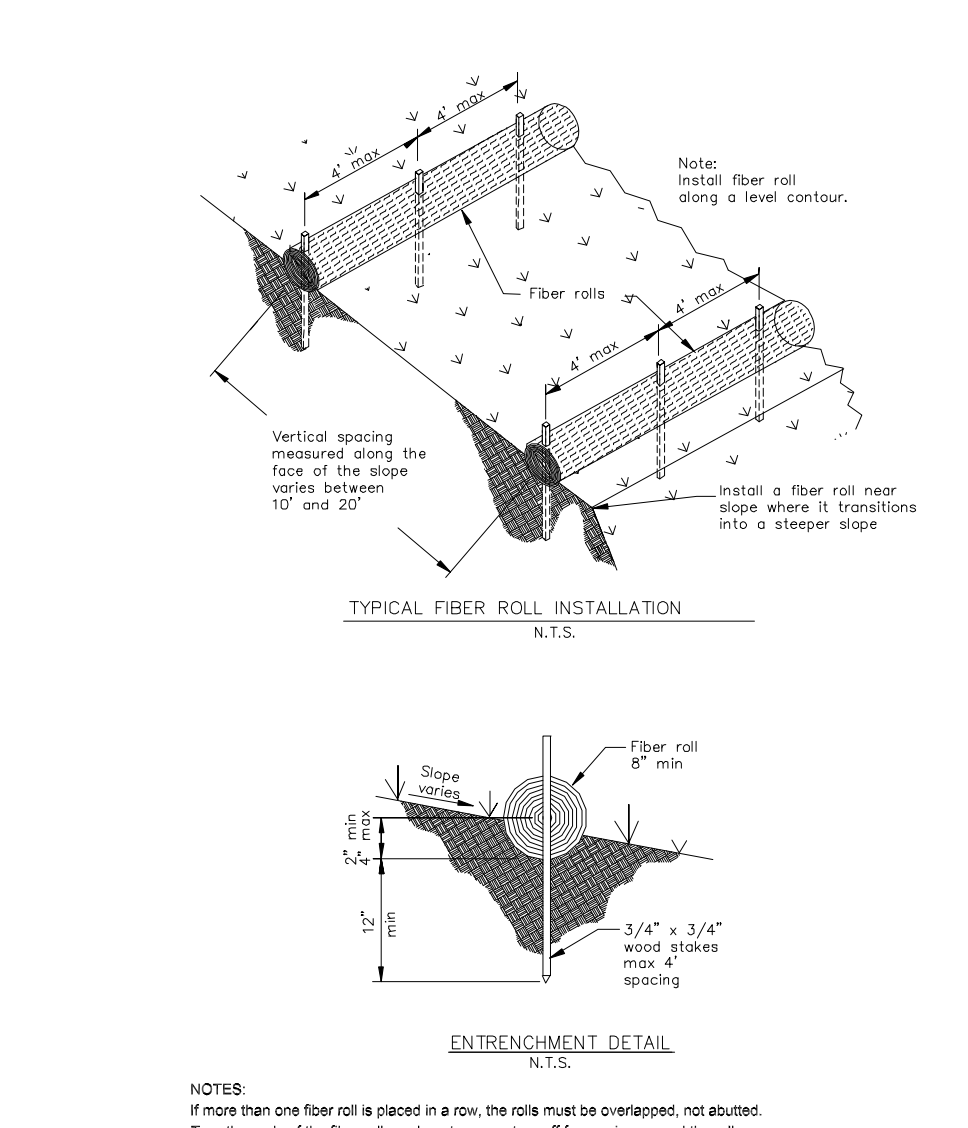
NAME: DAVID MADWED
TITLE/QUALIFICATION: OWNER
PHONE: 650-714-5103
PHONE:
E-MAIL: DMADWED@GMAIL.COM



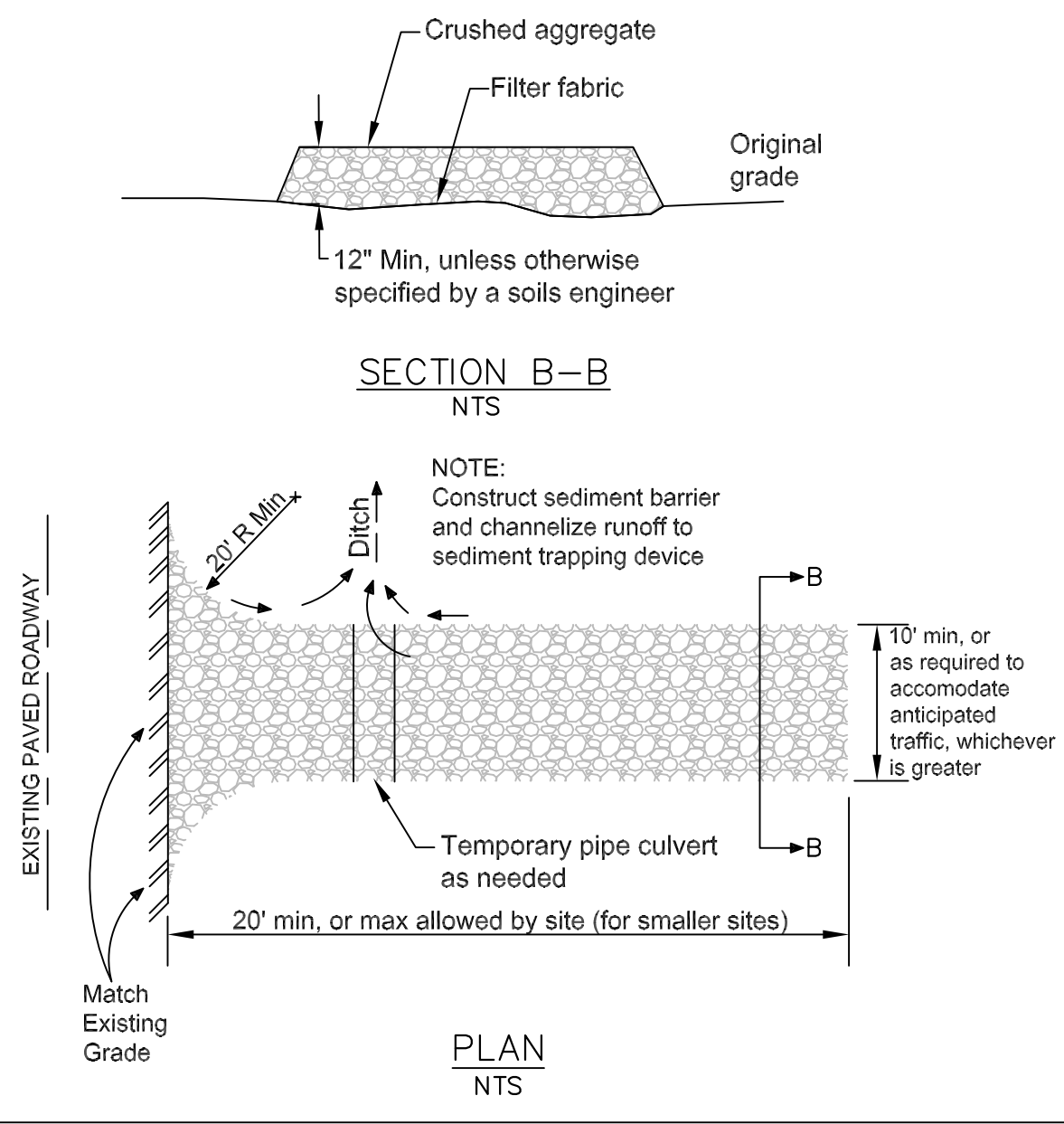
DATE: 10-28-20
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

Signature Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3550
FAX 728-3593

FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



EROSION AND SEDIMENT CONTROL PLAN
MADWED PROPERTY
PRECITA AVENUE
MOSS BEACH
APN 037-278-010

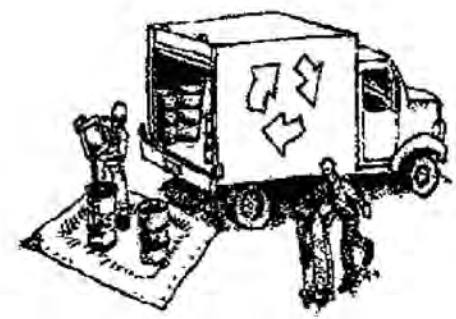
SHEET
C-2



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

- Berm 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 wastes.

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 cover 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 drainage 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.

- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

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 (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

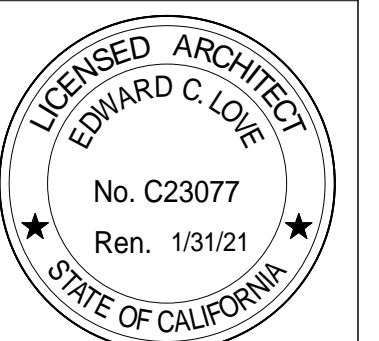


EDWARD C. LOVE, ARCHITECT

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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Best Management
Practices



DATE: 04/29/2012

SCALE:

DRAWN: GMH

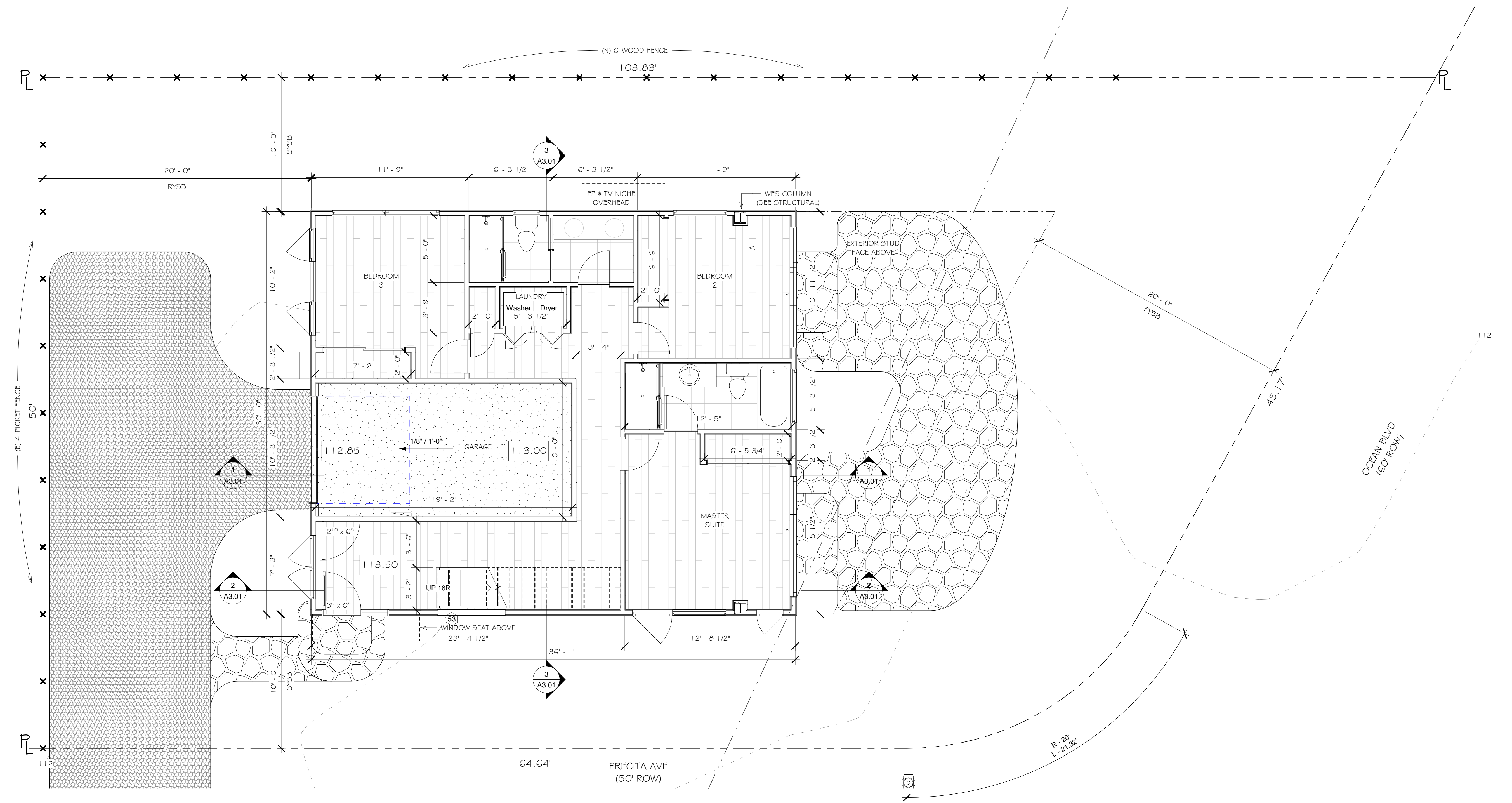
JOB: MADWED-CHEPLO

SHEET:

C.3

OF SHEETS

S:\Client Projects 2020\Madwed-Cheplo\Revit\MadwedCheplo.rvt



1 Level 1 - First Floor
 1/4" = 1'-0"



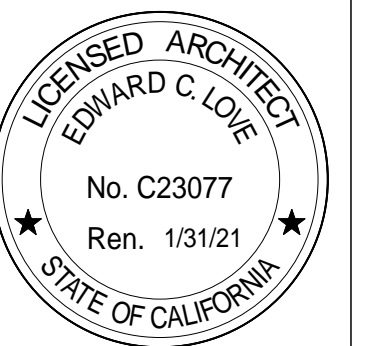
REVISIONS



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

New Home for
 D Madwed & K Cheplo
 258 Tennyson Ave
 Palo Alto, CA 94301

First Floor Plan



DATE: 04/29/2021

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

DRAWN: GMH

JOB: MADWED-CHEPLO

SHEET:

A1.01

OF SHEETS

S:\Client Projects\2020\Madwed-Cheplo\Revit\MadwedCheplo.rvt

REVISIONS

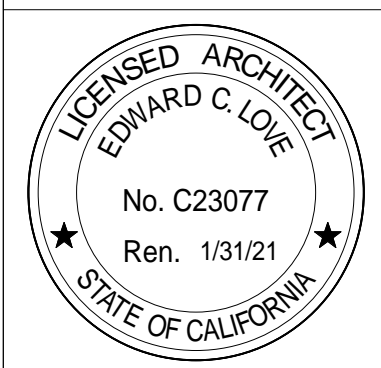


EDWARD C. LOVE, ARCHITECT

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

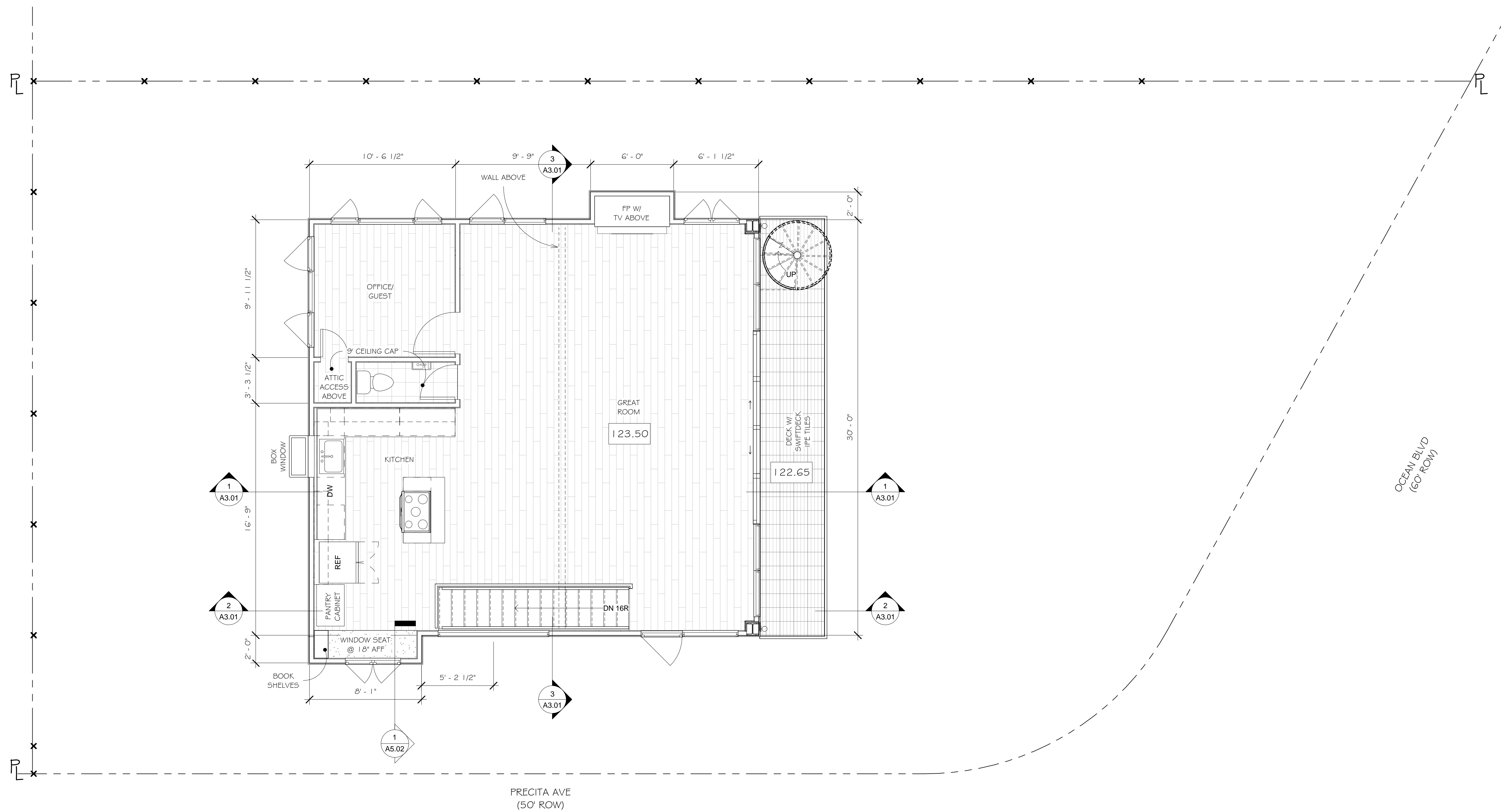
New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Second Floor Plan



DATE: 04/29/2021
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MADWED-CHEPLO

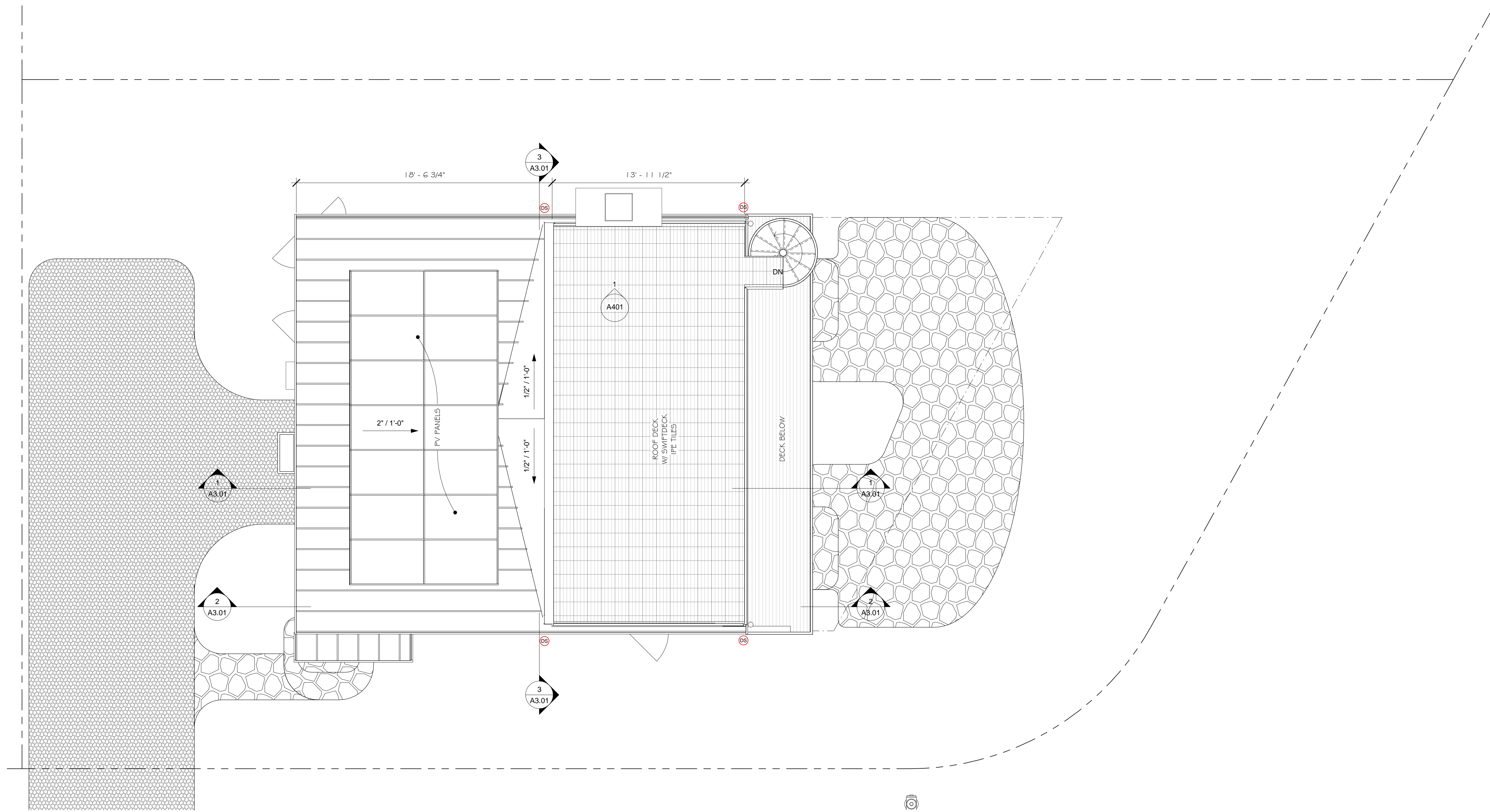
SHEET:
A1.02
OF SHEETS



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



S:\Client Projects 2020\Madwed-Cheplo\Rev\1\MadwedCheplo.rvt



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

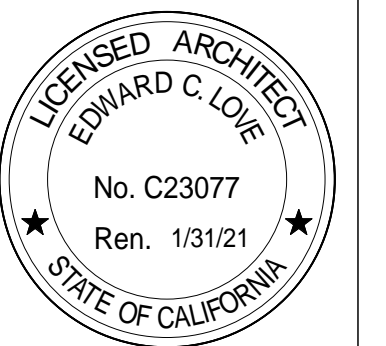
REVISIONS



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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Roof Plan



DATE: 04/29/2021

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

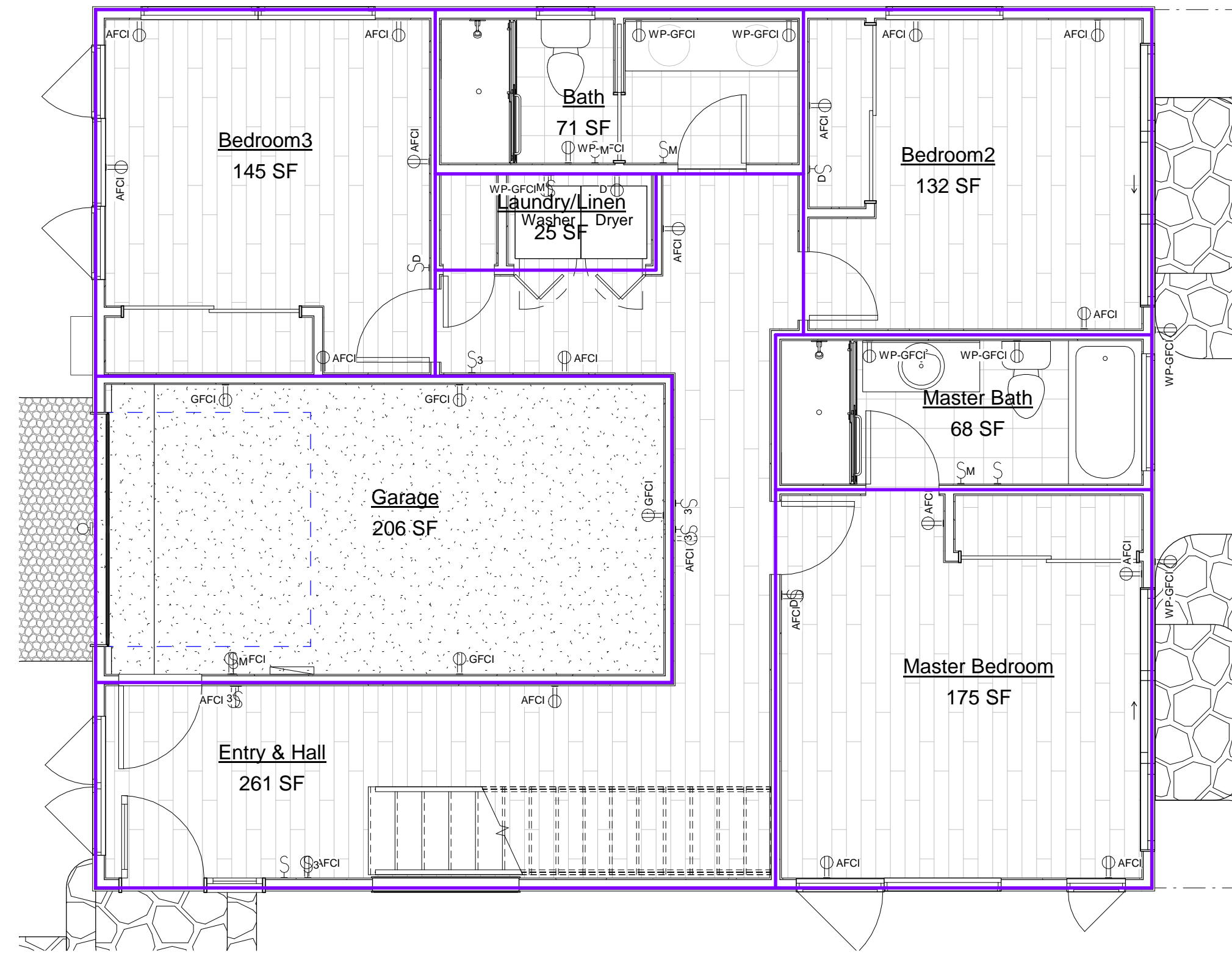
DRAWN: GMH

JOB: MADWED-CHEPLO

SHEET:

A1.03

OF SHEETS



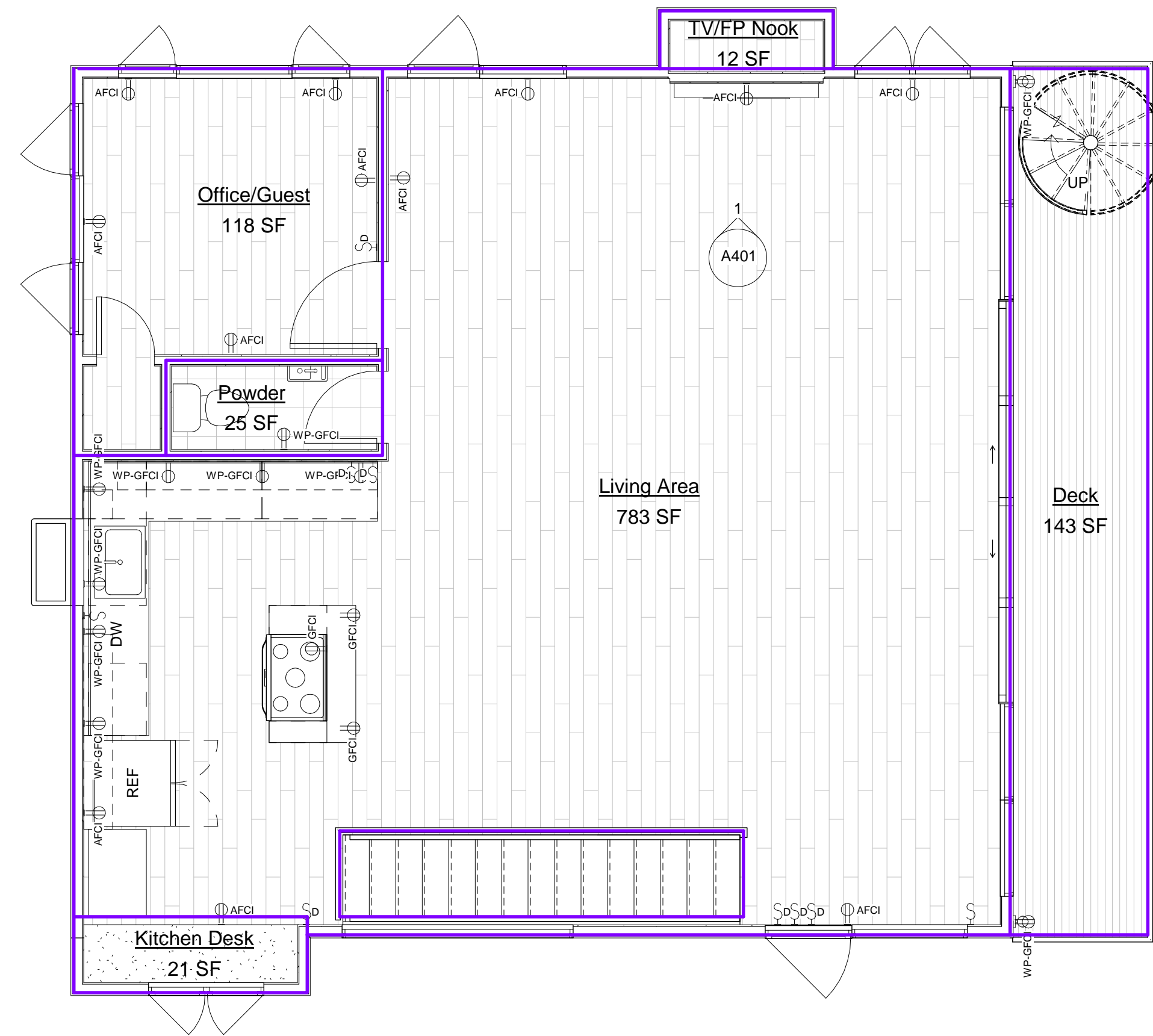
1 First Floor Area
1/4" = 1'-0"

Area Calcs

Name	Area	Comments
Level 1 - First Floor		
Bath	71 SF	Floor Area/Lot Coverage
Bedroom2	132 SF	Floor Area/Lot Coverage
Bedroom3	145 SF	Floor Area/Lot Coverage
Entry & Hall	261 SF	Floor Area/Lot Coverage
Garage	206 SF	Floor Area/Lot Coverage
Laundry/Linen	28 SF	Floor Area/Lot Coverage
Master Bath	68 SF	Floor Area/Lot Coverage
Master Bedroom	175 SF	Floor Area/Lot Coverage
Level 2 - Second Floor		
Deck	143 SF	Floor Area/Lot Coverage
Kitchen Desk	21 SF	Floor Area/Lot Coverage
Living Area	783 SF	Floor Area
Office/Guest	118 SF	Floor Area
Powder	25 SF	Floor Area
TV/FP Nook	12 SF	Floor Area/Lot Coverage

FLOOR AREA TOTAL : 2041

LOT COVERAGE TOTAL : 1116



2 Second Floor Area
1/4" = 1'-0"

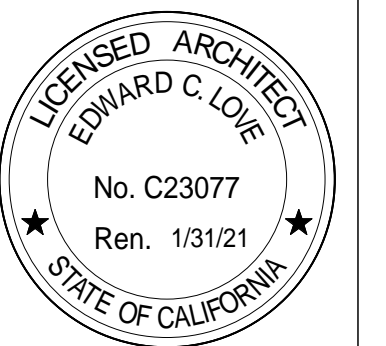


EDWARD C. LOVE, ARCHITECT

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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Floor Area Calculations



DATE: 04/29/2021

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

DRAWN: GMH

JOB: MADWED-CHEPLO

SHEET:

A1.04

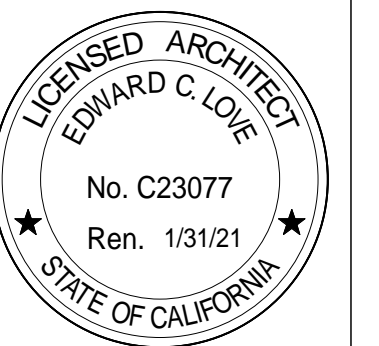
OF SHEETS



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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Elevations - West &
North



DATE: 04/29/2021

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

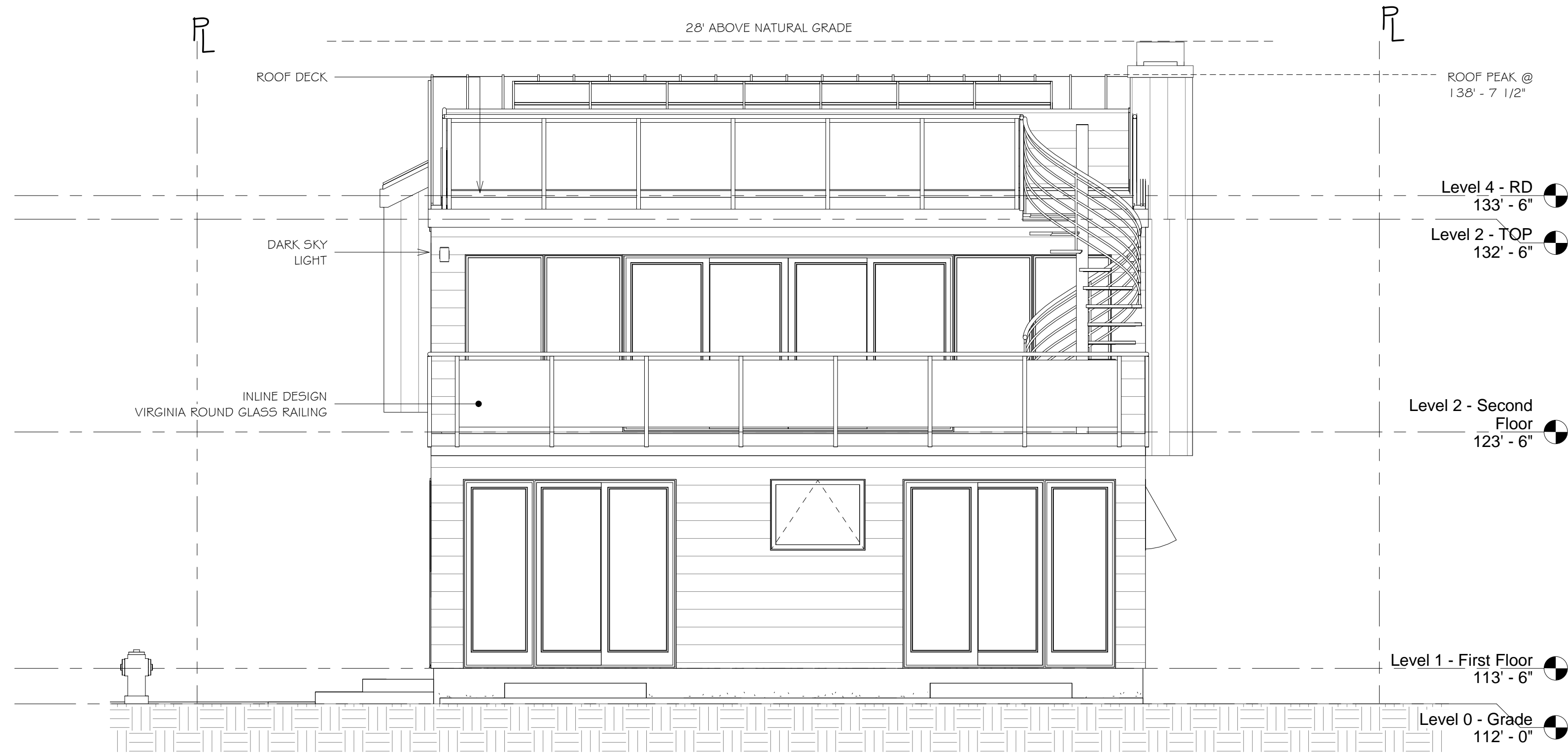
DRAWN: GMH

JOB: MADWED-CHEPLO

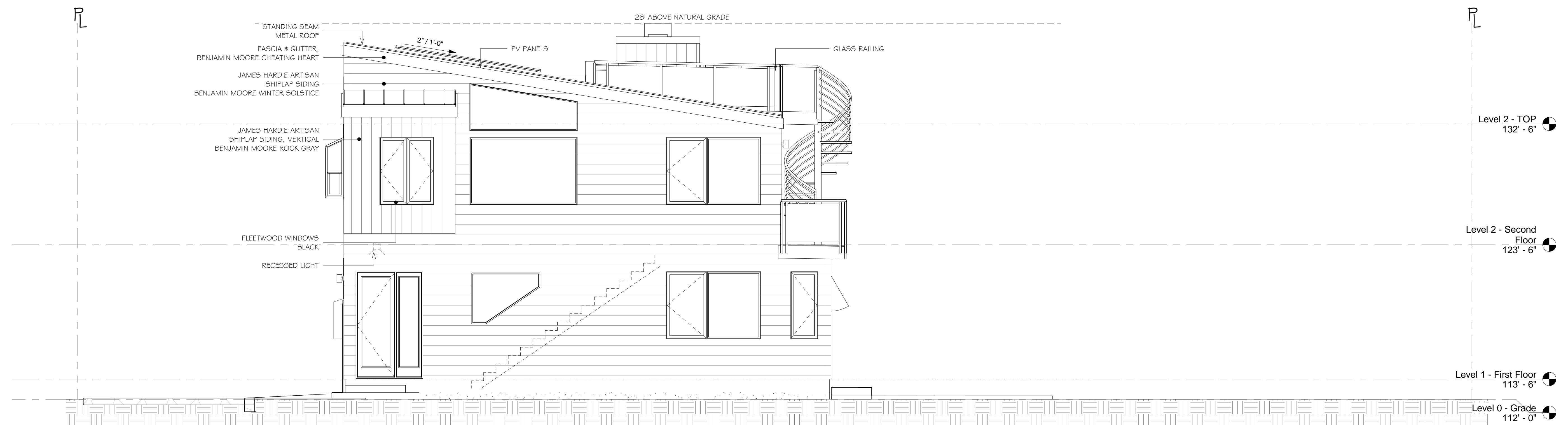
SHEET:

A2.01

OF SHEETS



1 West (Front)
1/4" = 1'-0"



2 North (Left)
1/4" = 1'-0"

REVISIONS

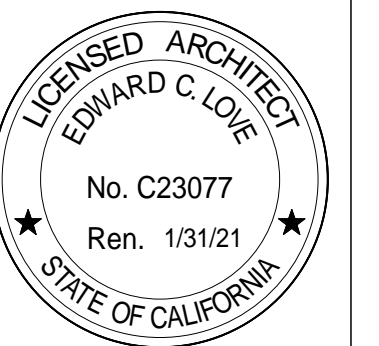


EDWARD C. LOVE, ARCHITECT

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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Elevations - East &
South



DATE: 04/29/2021

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

DRAWN: GMH

JOB: MADWED-CHEPLO

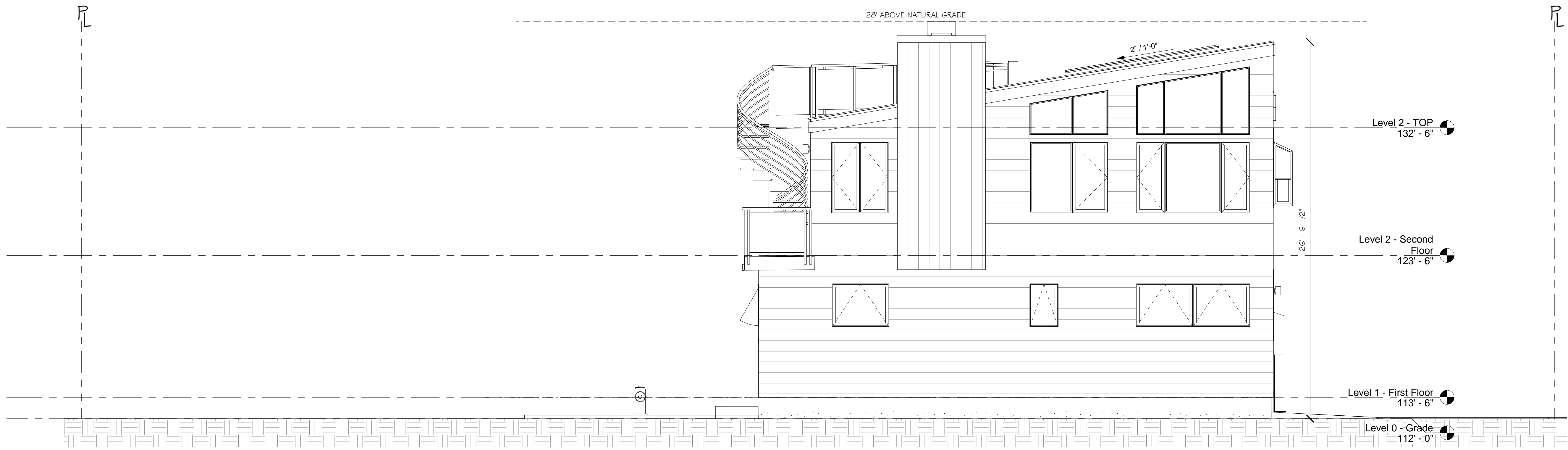
SHEET:

A2.02

OF SHEETS



1 East (Rear)
1/4" = 1'-0"



2 South (Right)
1/4" = 1'-0"

REVISIONS

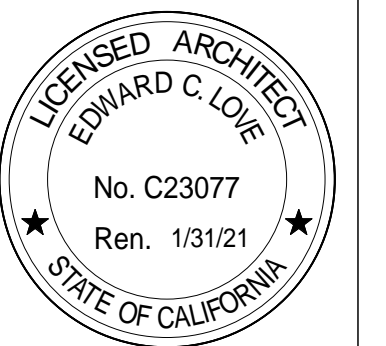


EDWARD C. LOVE, ARCHITECT

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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Section Views



DATE: 04/29/2021

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

DRAWN: GMH

JOB: MADWED-CHEPLO

SHEET:

A3.01

OF SHEETS



1 Section 1
1/4" = 1'-0"

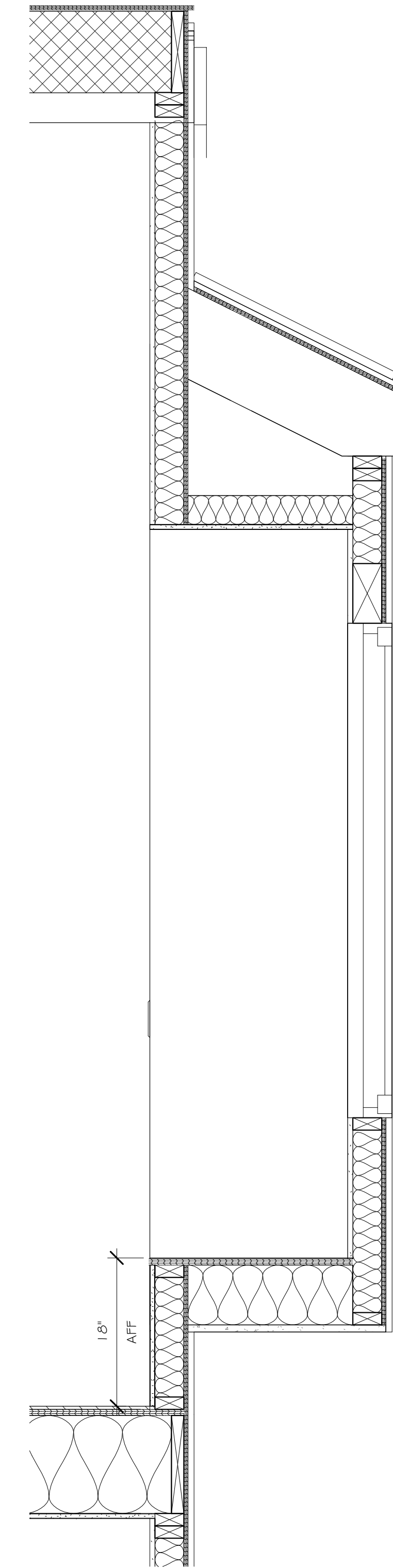


2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"

S:\Client Projects 2020\Madwed-Cheplo\Revit\MadwedCheplo.rvt



① Detail - Window Seat @ Kitchen
1" = 1'-0"

REVISIONS

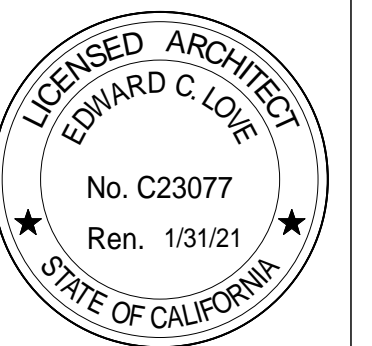


EDWARD C. LOVE, ARCHITECT

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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Details



DATE: 04/29/2021

SCALE: 1" = 1'-0"

DRAWN: GMH

JOB: MADWED-CHEPLO

SHEET:

A5.02

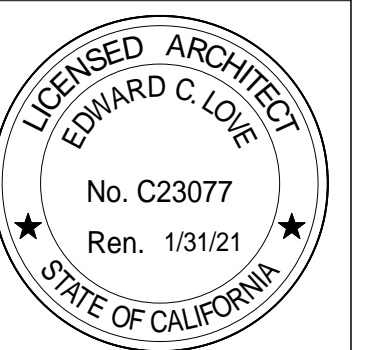
OF SHEETS



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

New Home for
D Madwed & K Cheplo
258 Tennyson Ave
Palo Alto, CA 94301

Landscape Plan



DATE: 04/29/2021
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MADWED-CHEPLO

SHEET:
LP.

OF SHEETS

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

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 : 1890 SQFT
SPECIAL LANDSCAPE AREA : N/A
WATER TYPE : POTABLE
WATER PURVEYOR : MWSB

SIGNATURE :

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

PLANT LIST

NAME	COMMON NAME	QTY/SIZE	WI	TYPE
METROSIDEROS EXCECSA	NEW ZEALAND XMAS TREE	4 - 15 GAL	L	TREE
JUNIPERUS TORULOSA	HOLLYWOOD JUNIPER	1 - 15 GAL	L	TREE
CISTUS PURPUREUS	ORCHID ROCKFOSE	14 - 1 GAL	L	SHRUB
JUNIPERUS PFITRERIANA	PFITZER JUNIPER	6 - 5 GAL	L	SHRUB
ECHILM FASTUOSUM	PRIDE OF MADERIA	2 - 5 GAL	L	SHRUB
SALVIA CLEVELANDII	CLEVELAND SALVIA	7 - 1 GAL	L	PERENNIAL/SHRUB
BACCHARIS PILULARIS	DWARF COYOTE BUSH	33 - 1 GAL	L	GROUND COVER
CENTRANTHUS RUBER	RED VALARIAN	6 - 1 GAL	L	PERENNIAL
LYCHNIS CORONARIS	ROSE CHAMPIAN	5 - 1 GAL	L	PERENNIAL

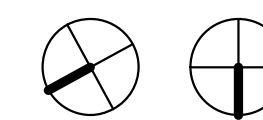
TOTAL PLANTS :
5 - 15 GAL
8 - 5 GAL
65 - 1 GAL

PLANTING NOTES

- INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUFT PER 1,000 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
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO PER APPENDIX D

SIGNATURE :

DATE : 10/25/2020



TRUE NORTH PROJECT NORTH

NOTE:

TOTAL IMPERMEABLE AREA BELOW 16" ABOVE GRADE CANNOT EXCEED 10% OF LOT AREA OR 448 SQFT



1 Landscape Plan
1/4" = 1'-0"