SITE DATA:

APN: 037-086-070
ZONING: R-1/S-17/DR/CD
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: VB

PRE:
PLN: PLN2024-00261
BLD:

APPLICABLE CODES:
SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5294		HOUSE -54 DECKS -314					
LOT COVERAGE	HOUSE 1652 DECKS 551 2203	41.6	-368	-7.0	1835	34.7	1852.9	35.0
FLOOR AREA	LOWER LEVEL 1059 MAIN FLOOR 1205 GARAGE 424 2ND FLOOR 1006		LOWER LEVEL 0 MAIN FLOOR 0 GARAGE -32 2ND FLOOR -14		LOWER LEVEL 1059 MAIN FLOOR 1205 GARAGE 392 2ND FLOOR 992			
	Total 3694	69.8	Total -54	-1.0	Total 3640	68.8	Total 2805.82	53.0

OWNER:
LAUREN O'SULLIVAN
2100 VALLEMAR ST
MOSS BEACH, CA 94037
415.271.5336
klosullivan@comcast.net

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

LAND SURVEYOR:
BGT LAND SURVEYING
871 WOODSIDE WAY
SAN MATEO, CA 94401
650.212.1030

ARBORIST:
PAUL MAGUIRE
MAGUIRE TREE CARE INC.
ISA CERT. ARBORIST #WE-5204A
650-574-0215
paul@maguiretreecare.com

LANDSCAPE:
JERRY ALAN WHITING
340 PURISSIMA ST
HALF MOON BAY, CA 94010
650.678.5801
FLORAFARMHMB@YAHOO.COM

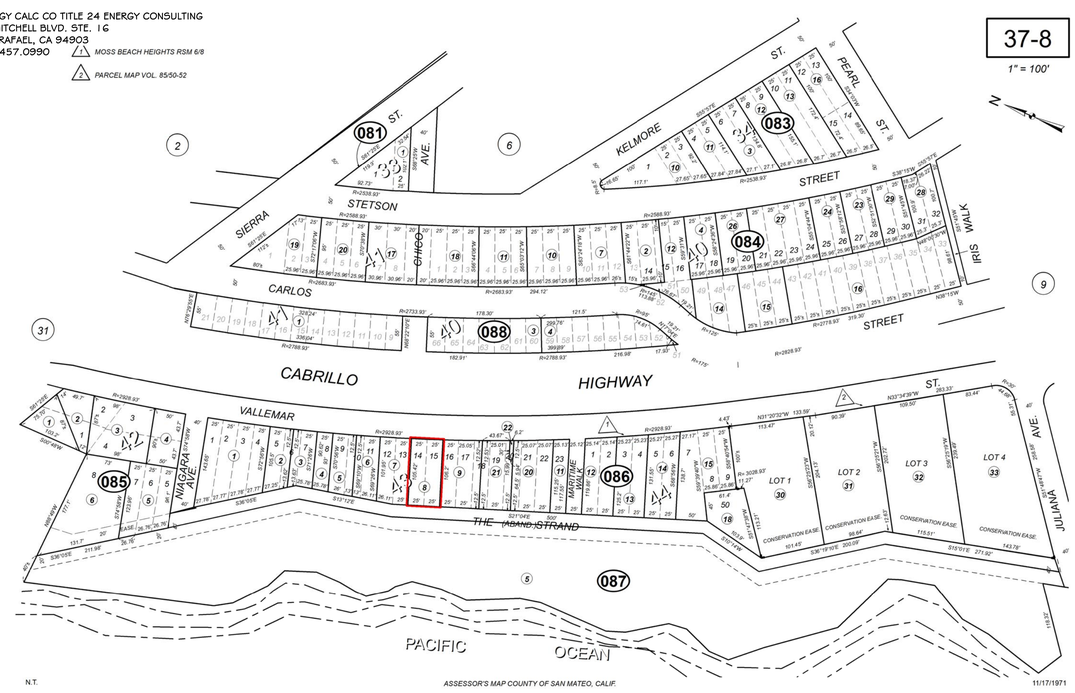
T24:
ENERGY CALC CO TITLE 24 ENERGY CONSULTING
45 MITCHELL BLVD. STE. 16
SAN RAFAEL, CA 94903
415.457.0990

SCOPE OF WORK:
REMODEL OF 2 STORY SINGLE FAMILY DWELLING WITH ATTACHED 2 CAR GARAGE.
DEMOLITION OF EXISTING NONCONFORMING ROOF AND REPLACE WITH CONFORMING HIP ROOF. REDUCE DECK AREA. REPLACE EXISTING SEVERELY DAMAGED GARAGE.

DEFERRED SUBMITTAL:
-FIRE SPRINKLERS WILL BE UNDER A SEPARATE PERMIT.

Sheet List

Sheet Number	Sheet Name	Rev
A100	Cover Sheet	
SU-1	Survey	
A101	Existing Site Plan	
A102	Proposed Site Plan	
A103	Existing Lower Level & Entry Floor Plans	
A104	Proposed Lower & Entry Level Floor Plans	
A105	Existing Upper Floor Plans	
A106	Proposed Upper Floor Plan	
A108	Roof Plan	
A109	Floor Area Existing	
A110	Floor Area Proposed	
A111	Door & Window Schedule	
A201	North Elevations	
A202	South Elevations	
A203	East Elevations	
A204	West Elevations	
A301	Sections	
A302	Sections	
A303	Matenal Sheet	
A304	Spec Sheets	
L101	Landscape Plan	



1 MOSS BEACH HEIGHTS RSM 6/8
2 PARCEL MAP VOL. 85/50-52

REVISIONS
1 12/9/2024

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

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Cover Sheet

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE:
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A100
OF SHEETS

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TOPOGRAPHIC SURVEY

LANDS OF STEVEN PERUN
LOTS 14 & 15 BLOCK 43 (6 M 88)
2100 VALLEMAR STREET
MOSS BEACH SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 5' JANUARY 2024

SURVEYOR'S STATEMENT

I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED JANUARY 12, 2024 BY OUR COMPANY FIELD CREW; AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LICENSED LAND SURVEYOR — KEVIN M. McGUIRE — No. 8437 — STATE OF CALIFORNIA

DATE

KEVIN M. McGUIRE, CA PLS #8437 DATE

LEGEND

	APPROXIMATE SUBJECT PROPERTY LINE
	APPROXIMATE ADJOINER PROPERTY LINE
E E	OVERHEAD UTILITY LINES
E E	FENCE LINE AS NOTED
	FIRE HYDRANT
TW	TOP OF WALL
APN:	ASSESSOR'S PARCEL NUMBER
CP	CONTROL POINT
EL:	ELEVATION
HT.	HEIGHT
FF:	FINISHED FLOOR
× 65.0	SPOT ELEVATION
	SURVEY CONTROL POINT
WM	WATER METER
	WOOD UTILITY POLE
	VALVE AS NOTED

NOTES

1.) THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY, THIS IS TOPOGRAPHY MAP. NO PROPERTY CORNER MONUMENTS WERE SET FOR THIS PROJECT.

2.) NO TITLE REPORTS WERE SUPPLIED FOR THIS PROJECT AND ONLY LIMITED PROPERTY/DEED RESEARCH WAS DONE, CONSEQUENTLY EASEMENTS OF RECORD, IF ANY, AND ANY RECENT CHANGES IN LAND PARCEL BOUNDARIES WILL NOT BE REFLECTED HEREON. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

3.) DATE OF FIELD SURVEY: JANUARY 12, 2024

4.) PROJECT BENCHMARK: VARIOUS CONTROL POINTS SET WITHIN SUBJECT PARCEL SHOWN AS "CP-XX" ALL ELEVATIONS SHOWN ARE AMSL (NAVD88).

BASIS OF BEARINGS

PARCEL FILED FOR RECORD IN BOOK 15 OF LICENSED LAND SURVEYORS MAPS AT PAGE 12, RECORDS OF SAN MATEO COUNTY AND BEST FIT WITH EXISTING IMPROVEMENTS AS SHOWN.

BASIS OF ELEVATION

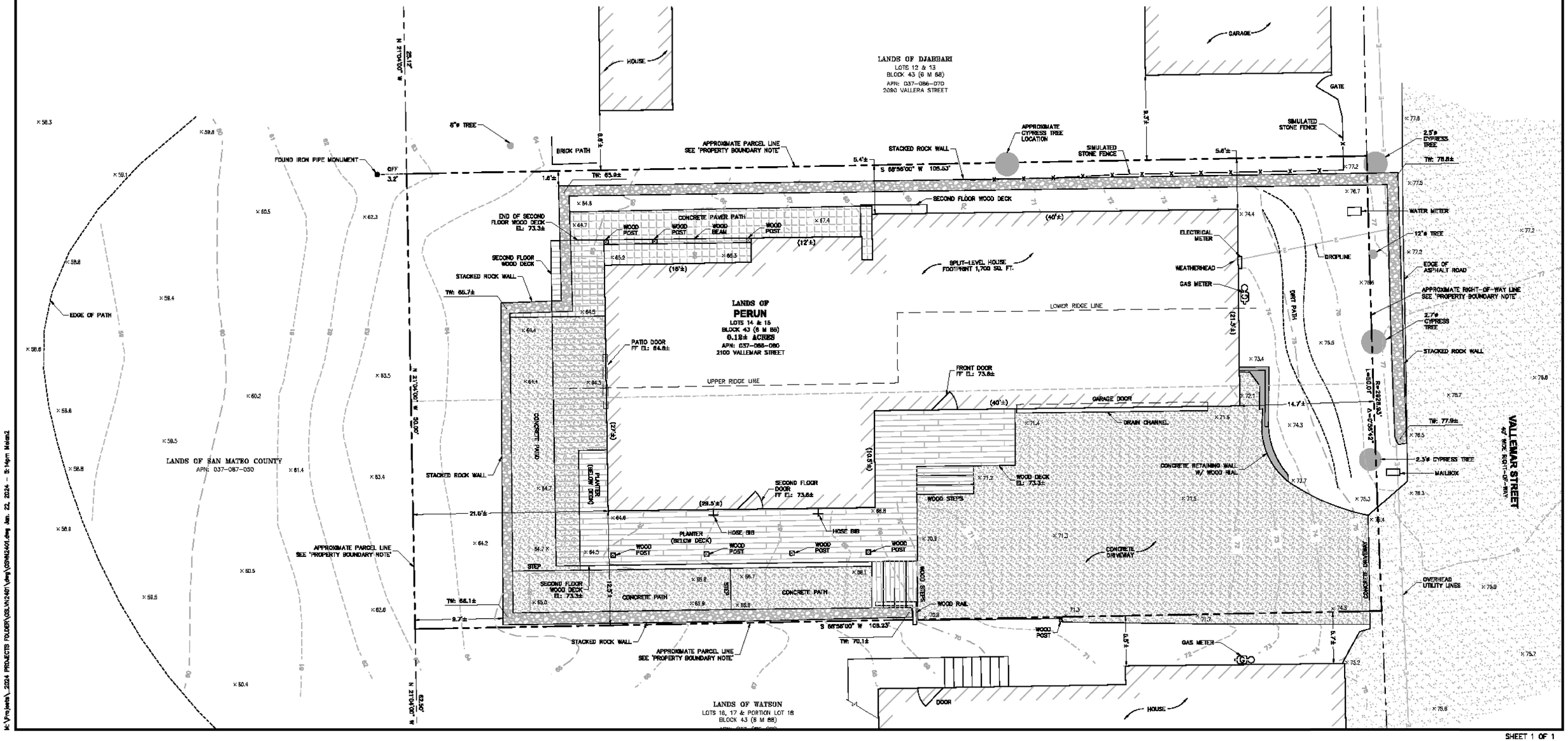
THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A 10X75 RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

PROPERTY BOUNDARY NOTE

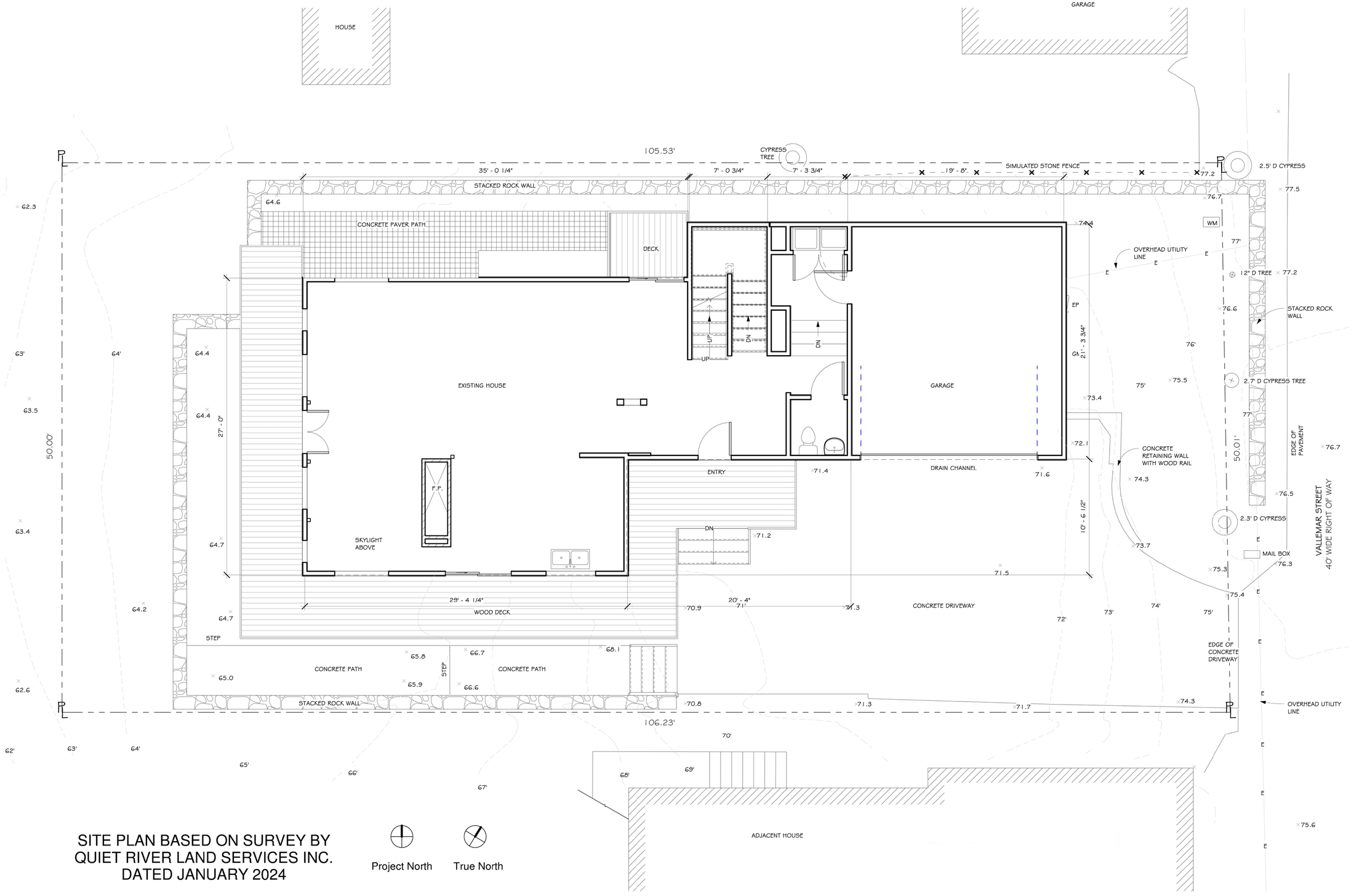
THIS IS NOT A PROPERTY BOUNDARY SURVEY THIS MAP REFLECTS A TOPOGRAPHIC SURVEY OF THE SUBJECT PARCEL. PROPERTY MONUMENTS WERE NOT REQUESTED AND NONE WERE SET. THE PROPERTY BOUNDARY LINE AND PARCEL AREA DATA AS SHOWN HEREON IS FOR INITIAL PLANNING PURPOSES ONLY AND ARE NOT FINAL AS PER AGREEMENT. THE LINES AS SHOWN REFLECT RECORD INFORMATION AND AVAILABLE DATA FOR THE SUBJECT PARCEL AND RIGHT-OF-WAY LINES.

QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

5 2.5 0 5
SCALE: 1" = 5'



M:\Projects_2024 PROJECTS FOLDER\053\N2401\dwg\053N2401.dwg Jan. 22, 2024 - 8:14pm Melani2



SITE PLAN BASED ON SURVEY BY QUIET RIVER LAND SERVICES INC. DATED JANUARY 2024

Project North

True North

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

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REVISIONS

EDWARD C. LOVE, ARCHITECT

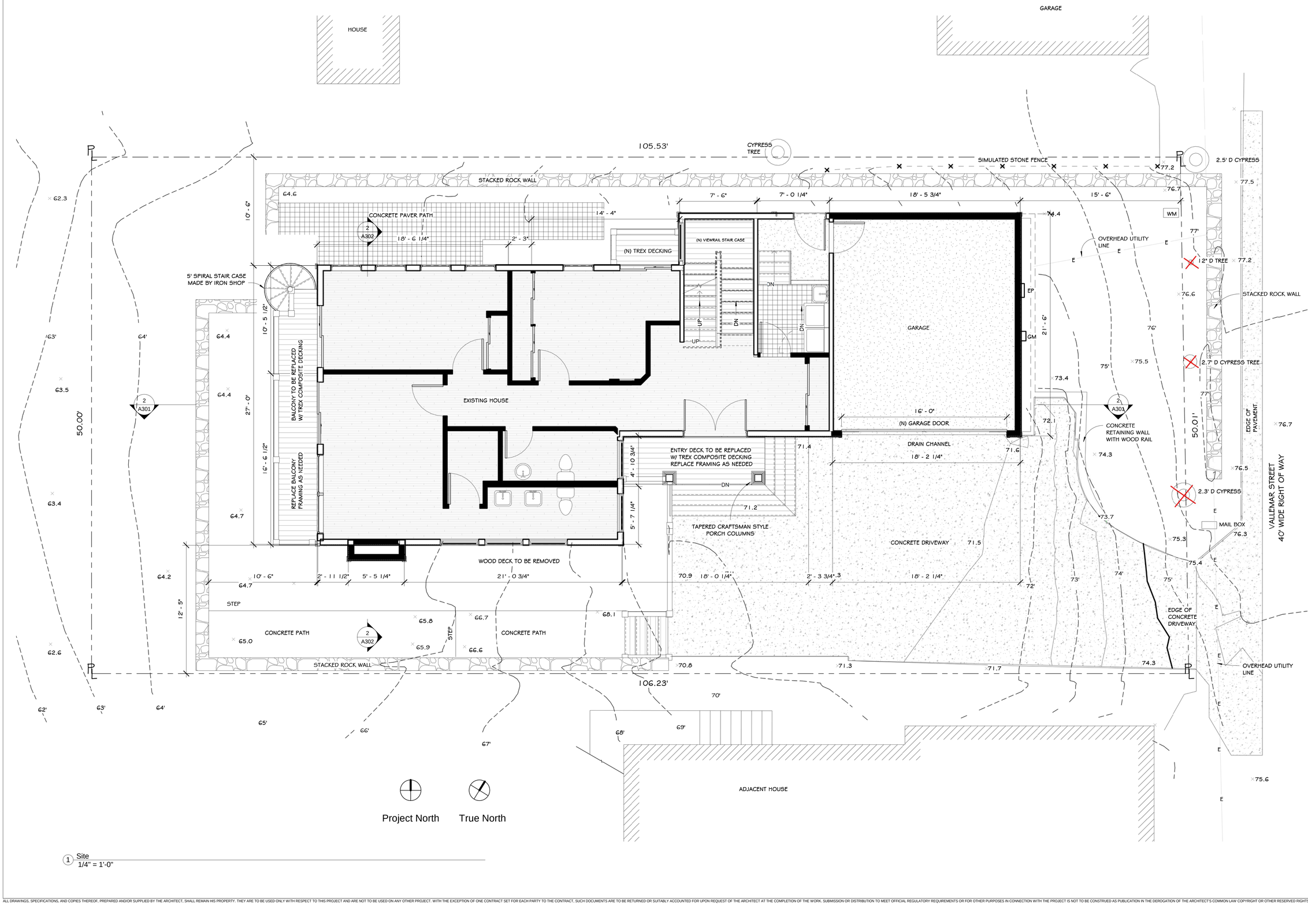
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

REMODEL O'SULLIVAN 2100 VALLEMAR ST

Existing Site Plan

FOR REVIEW ONLY

DATE: 1/9/2024
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A101
OF SHEETS



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

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REVISIONS

EDWARD C. LOVE, ARCHITECT

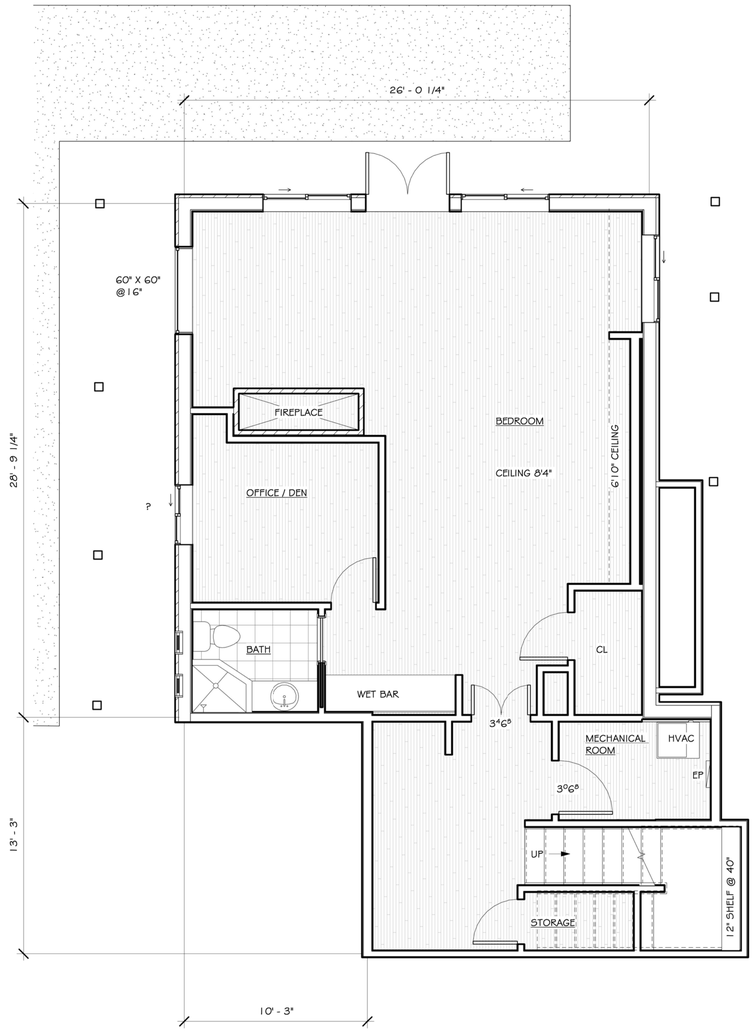
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

REMODEL O'SULLIVAN 2100 VALLEMAR ST

Proposed Site Plan

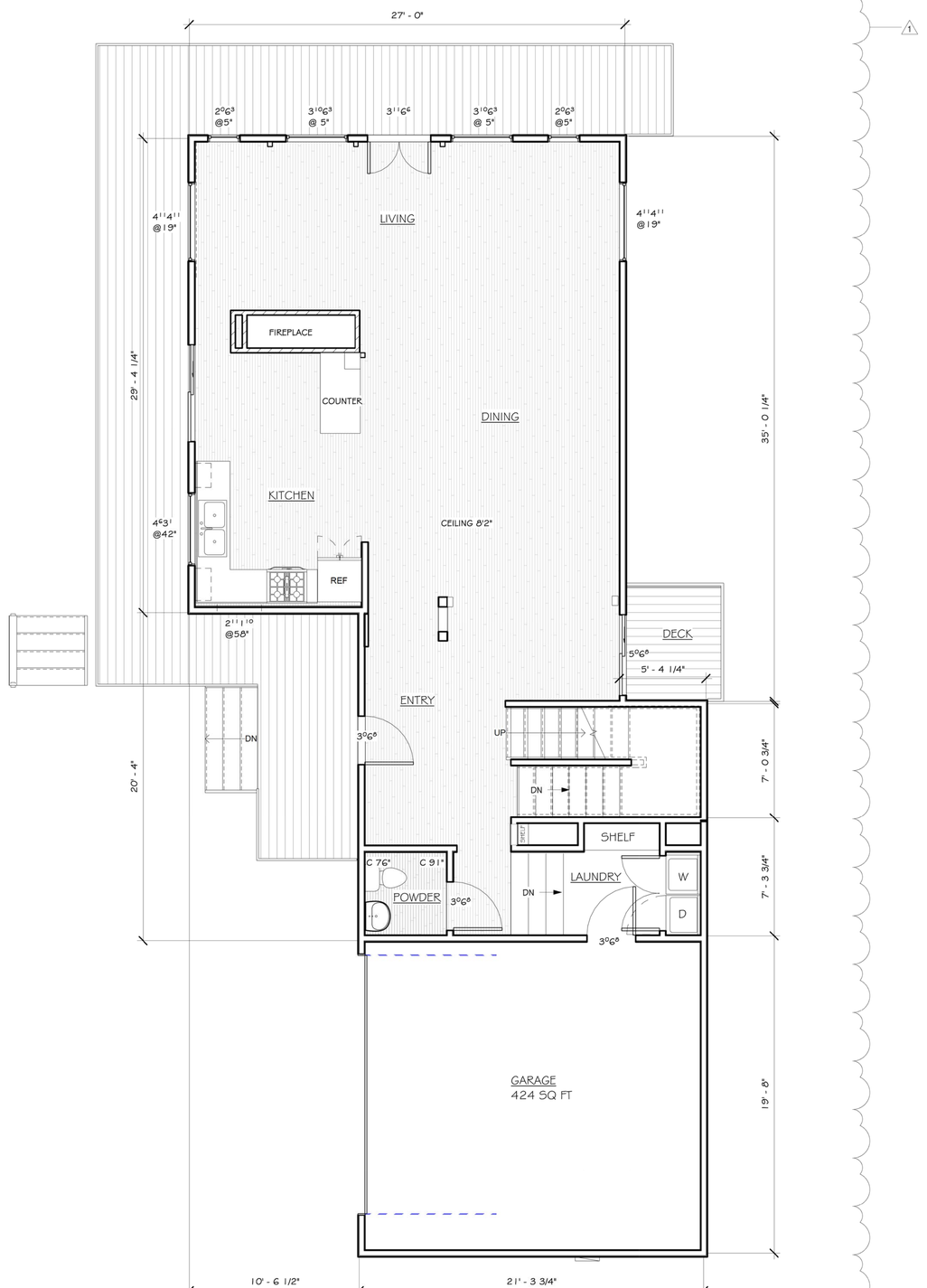
FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A102
OF SHEETS



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

FLOOR AREA 1078 SQ FT



2 Main Level
1/4" = 1'-0"

FLOOR AREA 1544 (1120 SQ FT + 424 SQ FT GARAGE)

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1 12/9/2024

EDWARD C. LOVE, ARCHITECT

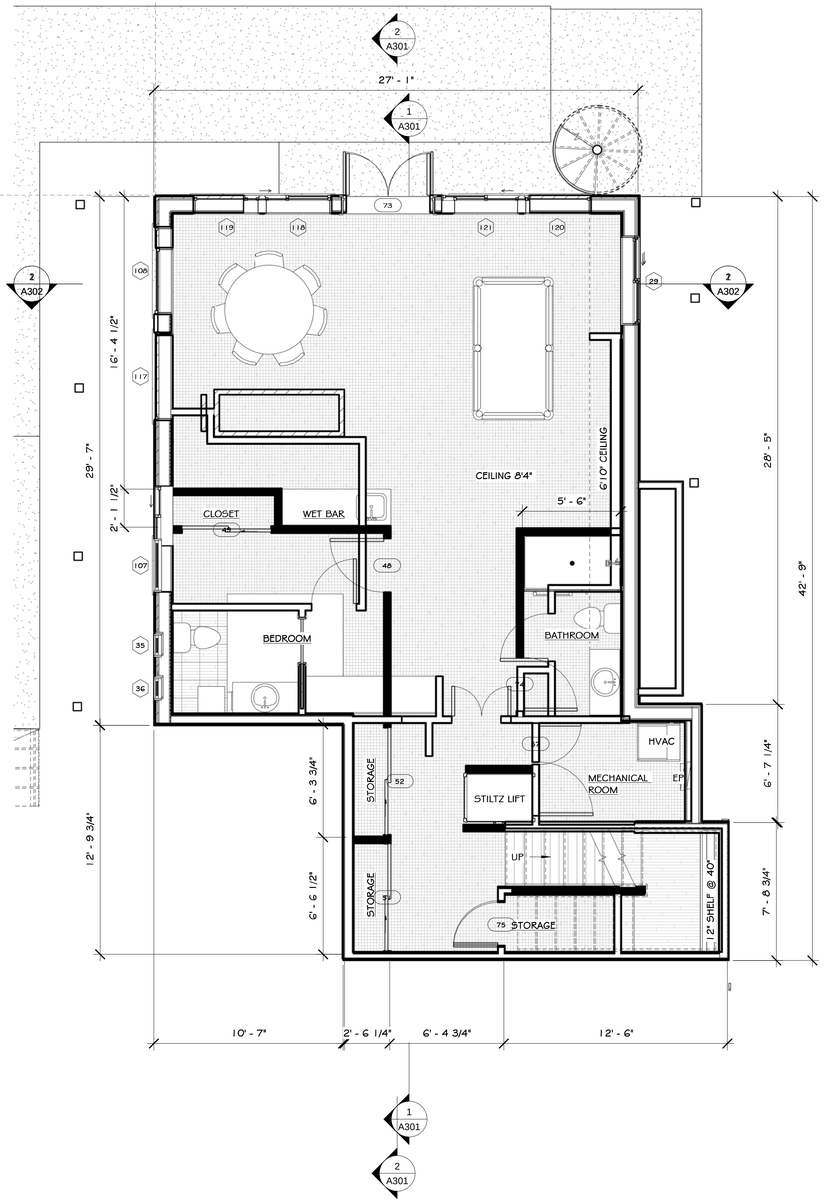
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

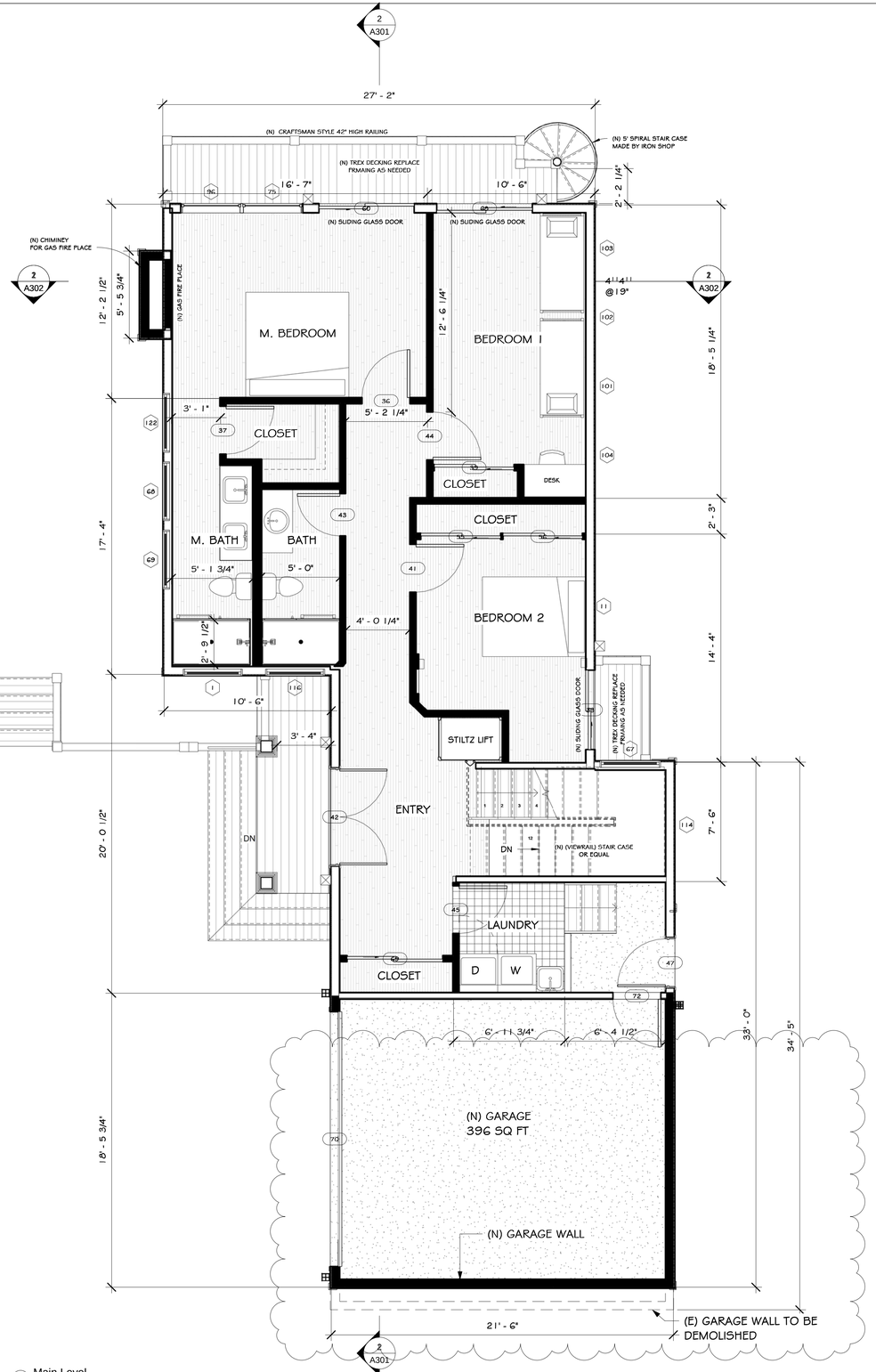
Existing Lower & Entry
Level Floor Plans

FOR
REVIEW
ONLY

DATE: 1/9/2024
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A103
OF SHEETS



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



2 Main Level
1/4" = 1'-0"

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REVISIONS

1	12/9/2024

EDWARD C. LOVE, ARCHITECT

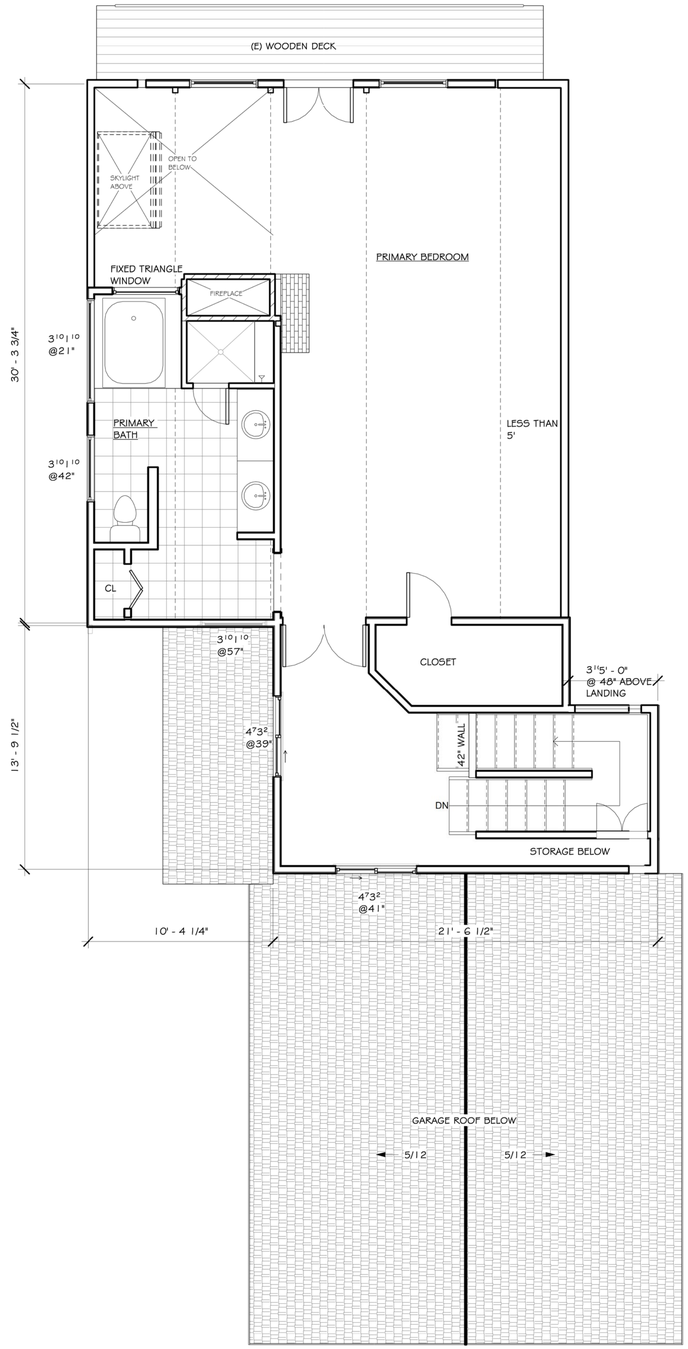
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Proposed Lower & Entry Level Floor Plans

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A104
OF SHEETS



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

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REVISIONS

EDWARD C. LOVE, ARCHITECT

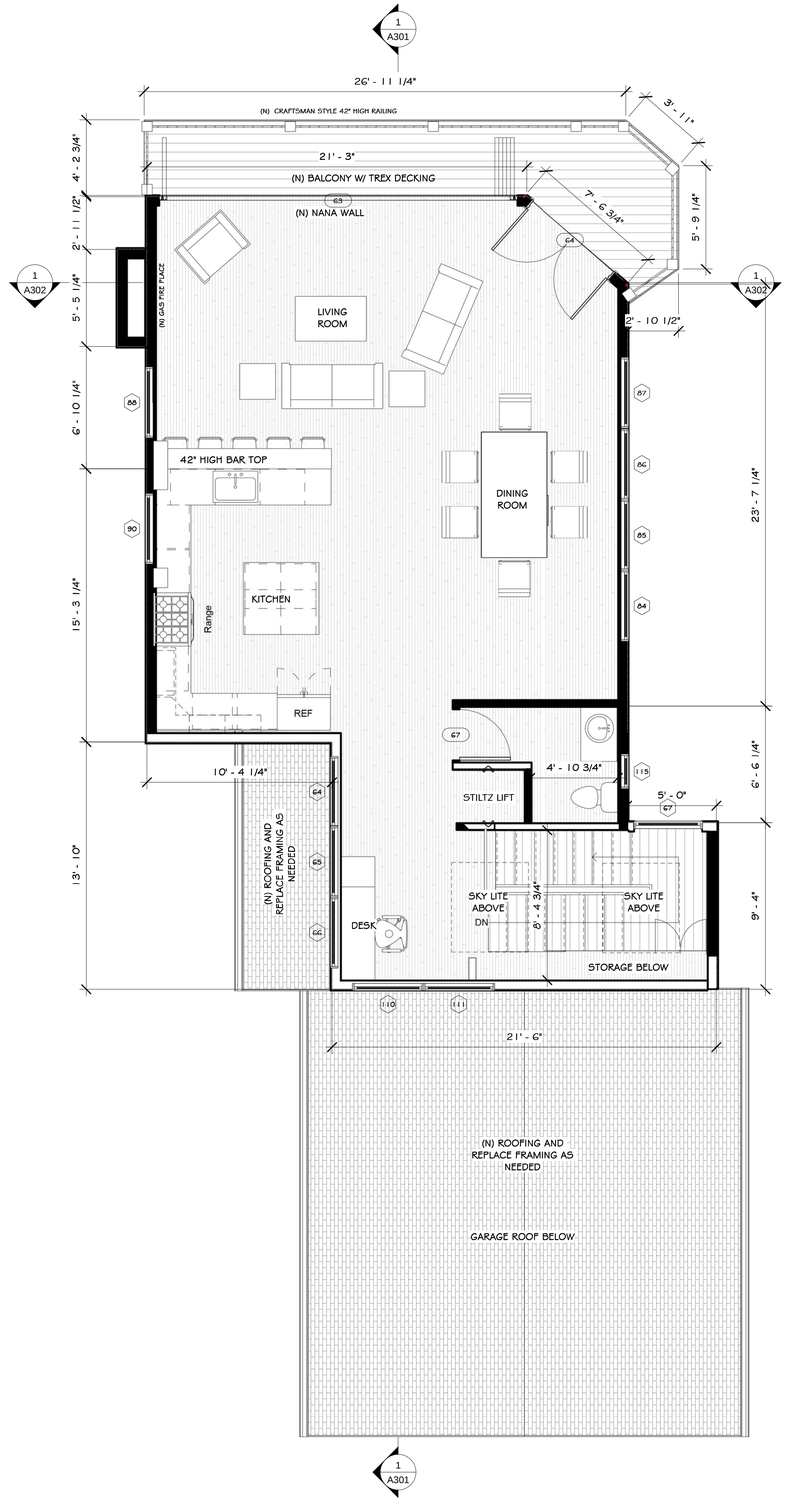
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Existing Upper Floor Plan

FOR REVIEW ONLY

DATE: 1/9/2024
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A105
OF SHEETS



1 Level 2 Copy 2
1/4" = 1'-0"

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REVISIONS

EDWARD C. LOVE, ARCHITECT

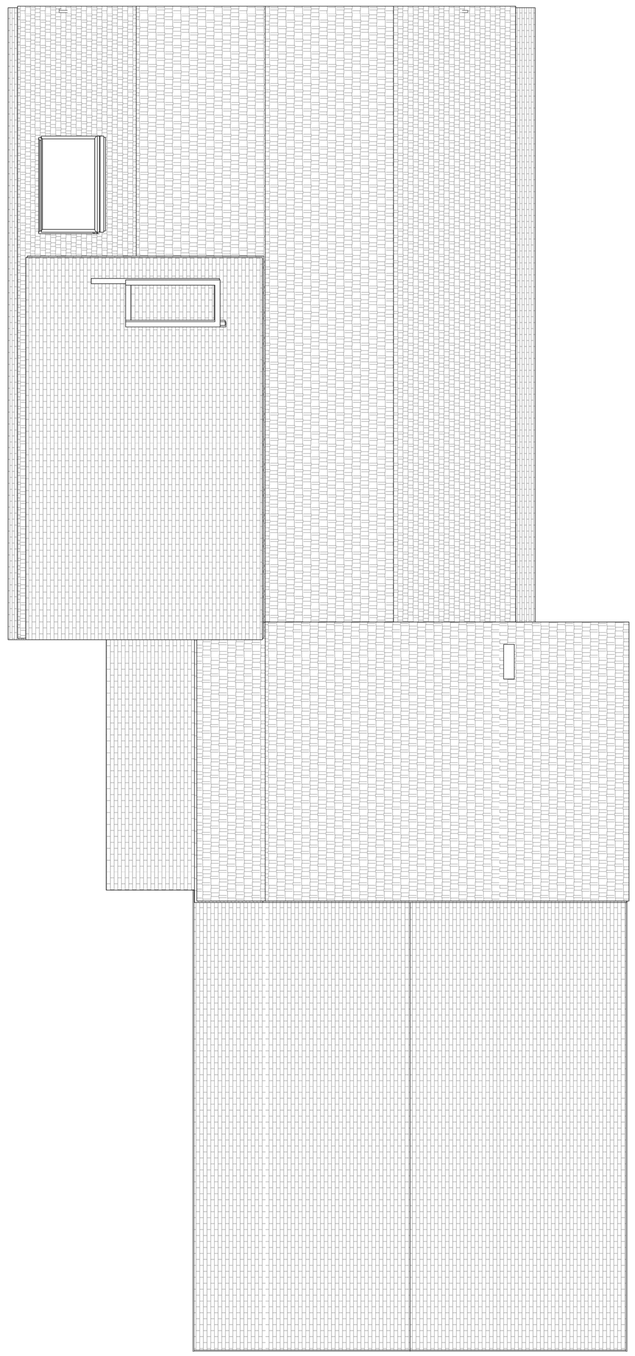
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

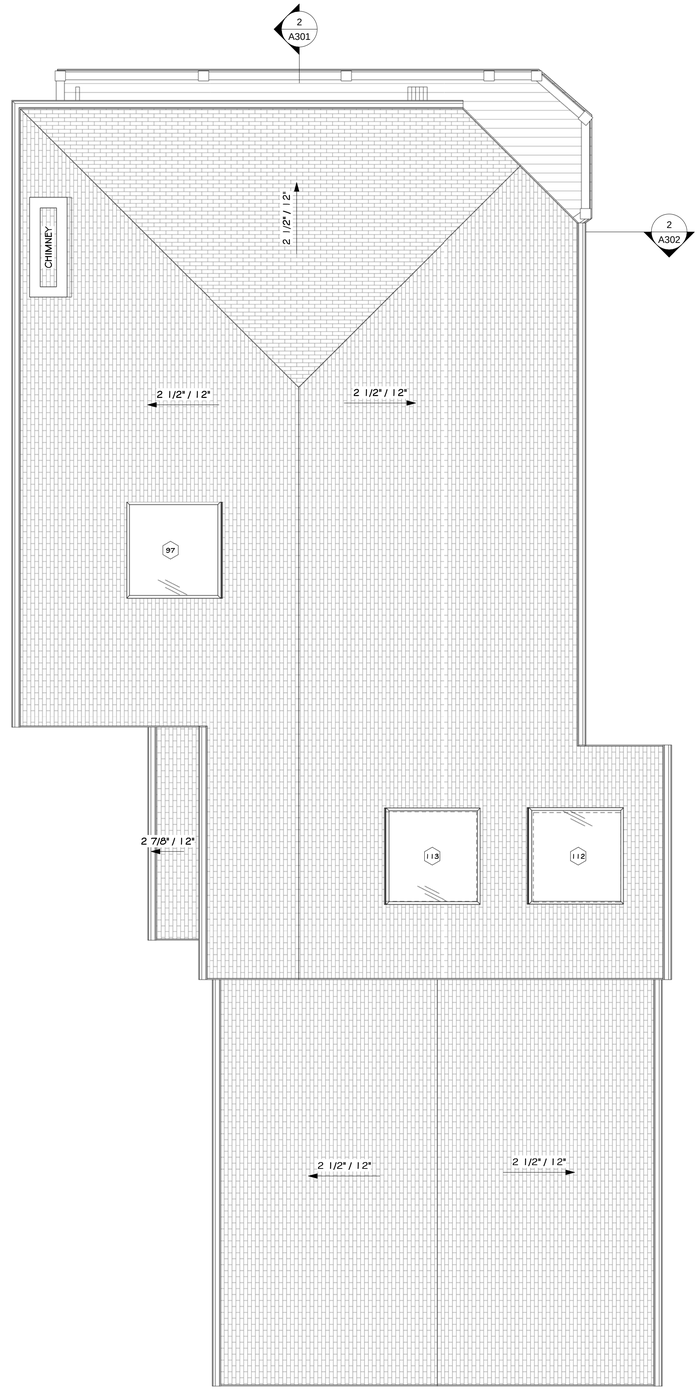
Proposed Upper Floor Plan

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A106
OF SHEETS



2 Roof Existing
1/4" = 1'-0"



1 Roof
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

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Roof Plan

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A108
OF SHEETS

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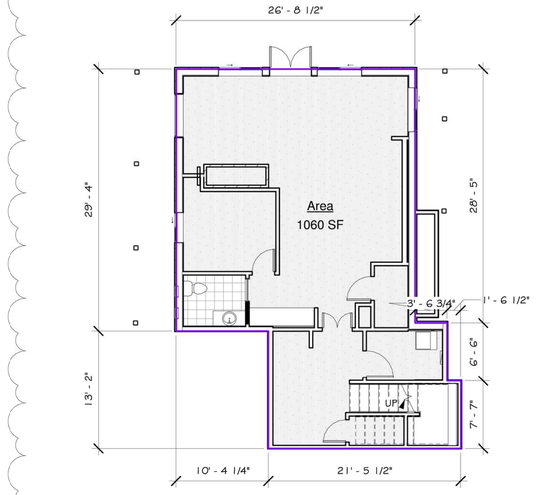
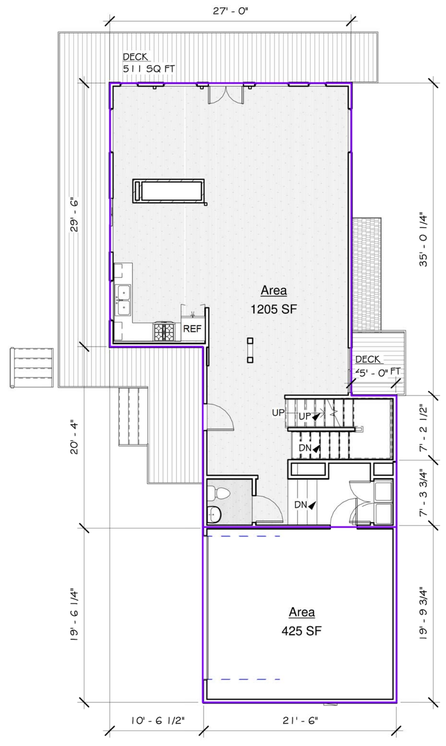
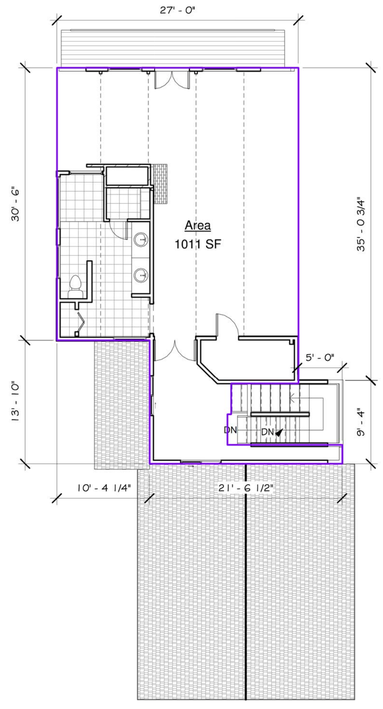


1 Lower Level
1/8" = 1'-0"



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



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

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REVISIONS

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EDWARD C. LOVE, ARCHITECT

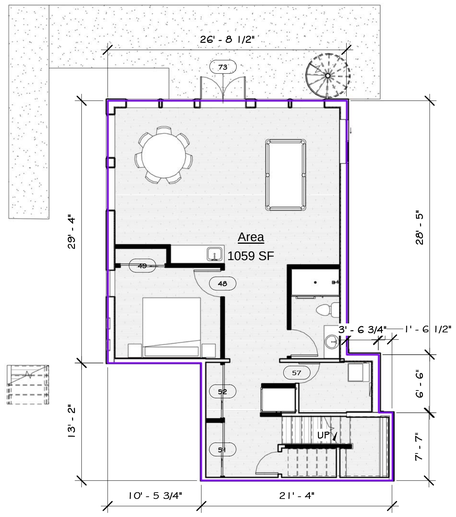
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

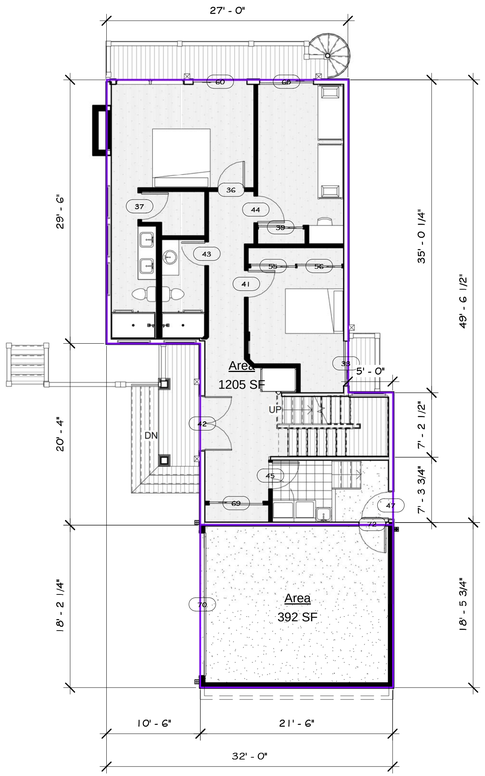
REMODEL
O'SULLIVAN
2100 VALLEMAR ST

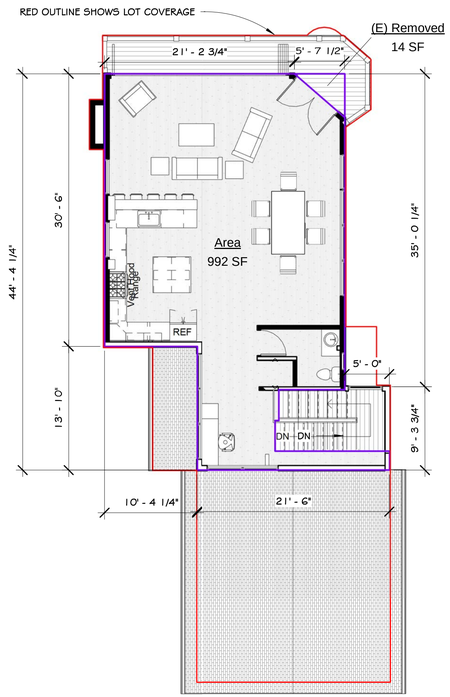
Floor Area Existing

FOR REVIEW ONLY

DATE: 1/9/2024
SCALE: 1/8" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A109
OF SHEETS







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

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

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

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REVISIONS

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EDWARD C. LOVE, ARCHITECT

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

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Floor Area Proposed

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/8" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A110
OF SHEETS

Door Schedule

Mark	Type	Width	Height	Comments
Lower Level				
48	Solid Core Door	3' - 0"	6' - 8"	
49	Double Sliding Closet Door	5' - 0"	6' - 8"	
51	Double Sliding Closet Door	6' - 0"	6' - 8"	
52	Double Sliding Closet Door	6' - 0"	6' - 8"	
57	Solid Core Door	2' - 4"	6' - 8"	
73	Exterior Double Glass Door Full Lite	5' - 0"	6' - 8"	
74	Solid Core Door	3' - 0"	6' - 8"	
75	Solid Core Door	2' - 6"	6' - 8"	
Garage				
47	Exterior Full Lite Door	3' - 0"	7' - 0"	
70	Garage Door	16' - 0"	8' - 0"	
72	Solid Core Door 20 Min. Fire Rated	3' - 0"	6' - 8"	
Main Level				
33	Exterior Sliding Glass Door	5' - 0"	6' - 8"	
36	Solid Core Door	3' - 0"	6' - 8"	
37	Solid Core Door	3' - 0"	6' - 8"	
39	Double Sliding Closet Door	5' - 0"	6' - 8"	
41	Solid Core Door	3' - 0"	6' - 8"	
42	Exterior Double Glass Entry Door	6' - 0"	6' - 8"	
43	Solid Core Door	2' - 8"	6' - 8"	
44	Solid Core Door	3' - 0"	6' - 8"	
45	Solid Core Door	3' - 0"	6' - 8"	
55	Double Sliding Closet Door	5' - 0"	6' - 8"	
56	Double Sliding Closet Door	5' - 0"	6' - 8"	
60	Exterior Sliding Glass Door	6' - 0"	6' - 8"	
68	Exterior Sliding Glass Door	6' - 0"	6' - 8"	
69	Double Sliding Closet Door	6' - 0"	6' - 8"	
Level 2				
63	Nana Wall Custom	20' - 0"	7' - 0"	
64	Exterior Double Glass Door Full Lite	6' - 0"	7' - 0"	
67	Solid Core Door	2' - 10"	6' - 8"	

Window Schedule

Mark	Type	Width	Height	Sill Height	Tempered Glass	Comments
Lower Level						
107	Casement	2' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
108	Fixed	4' - 11"	4' - 11"	2' - 1"		
117	Fixed	4' - 11"	4' - 11"	2' - 1"		
118	Fixed	3' - 9"	5' - 0"	2' - 0"		
119	Fixed	3' - 9"	5' - 0"	2' - 0"		
120	Fixed	3' - 9"	5' - 0"	2' - 0"		
121	Fixed	3' - 9"	5' - 0"	2' - 0"		
Main Level						
1	Awning	3' - 8 1/2"	1' - 9 1/2"	4' - 10"		
11	Awning	3' - 0"	2' - 0"	4' - 8"		
67	Fixed	3' - 9 1/2"	6' - 4 1/2"	6' - 2 1/4"		
68	Awning	3' - 8 1/2"	1' - 9 1/2"	4' - 10 1/2"		
69	Awning	3' - 8 1/2"	1' - 9 1/2"	4' - 10 1/2"		
75	Fixed	3' - 10"	6' - 3"	0' - 5"		
96	Fixed	3' - 10"	6' - 3"	0' - 5"		
101	Fixed	3' - 0"	2' - 0"	4' - 8"		
102	Fixed	3' - 0"	2' - 0"	4' - 8"		
103	Awning	3' - 0"	2' - 0"	4' - 8"		
104	Awning	3' - 0"	2' - 0"	4' - 8"		
114	Awning	3' - 11 1/2"	3' - 11 1/2"	-1' - 1"		
116	Awning	3' - 8 1/2"	1' - 9 1/2"	4' - 10"		
122	Awning	3' - 8 1/2"	1' - 9 1/2"	4' - 10 1/2"		
Level 2						
64	Awning	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
65	Fixed	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
66	Awning	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
84	Awning	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
85	Fixed	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
86	Fixed	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
87	Awning	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
88	Awning	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
90	Awning	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
110	Casement	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
111	Casement	3' - 11 1/2"	3' - 11 1/2"	3' - 0 1/2"		
115	Awning	1' - 11 1/2"	1' - 5 1/2"	5' - 6 1/2"		
(N) Roof						
97	Skylite	5' - 0"	5' - 0"			
112	Skylite	5' - 0"	5' - 0"			
113	Skylite	5' - 0"	5' - 0"			

REVISIONS

EDWARD C. LOVE, ARCHITECT

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

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Door & Window Schedule

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE:
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: A111
OF SHEETS

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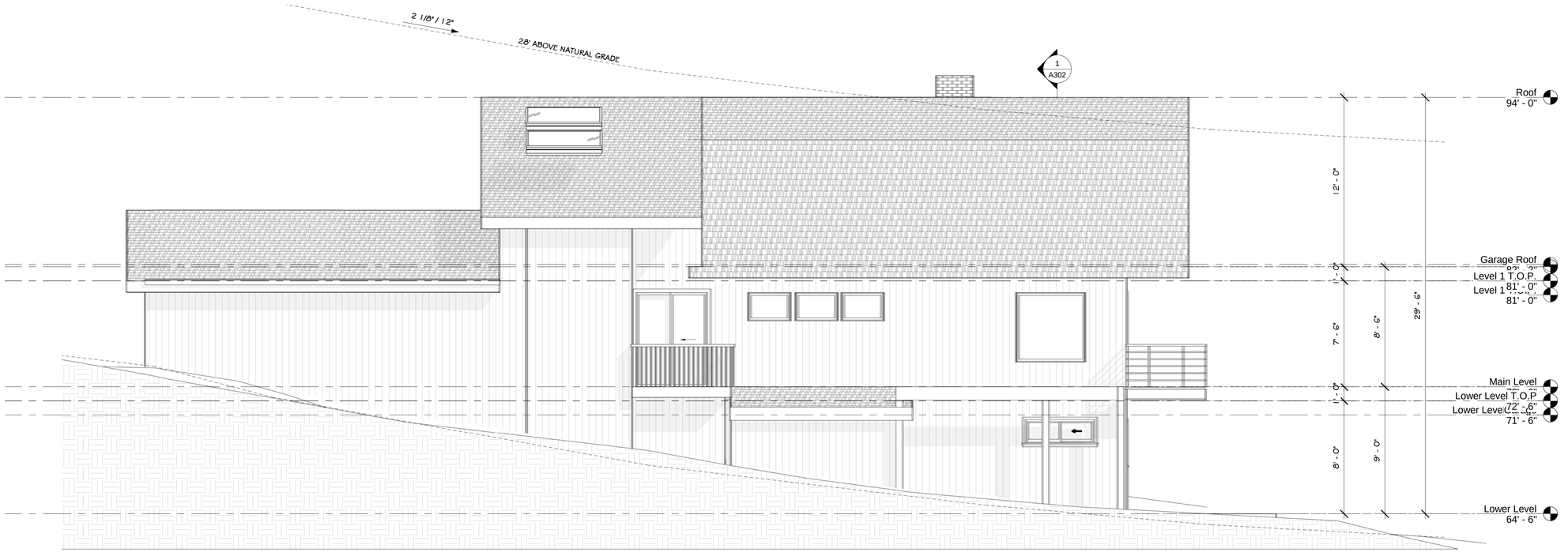
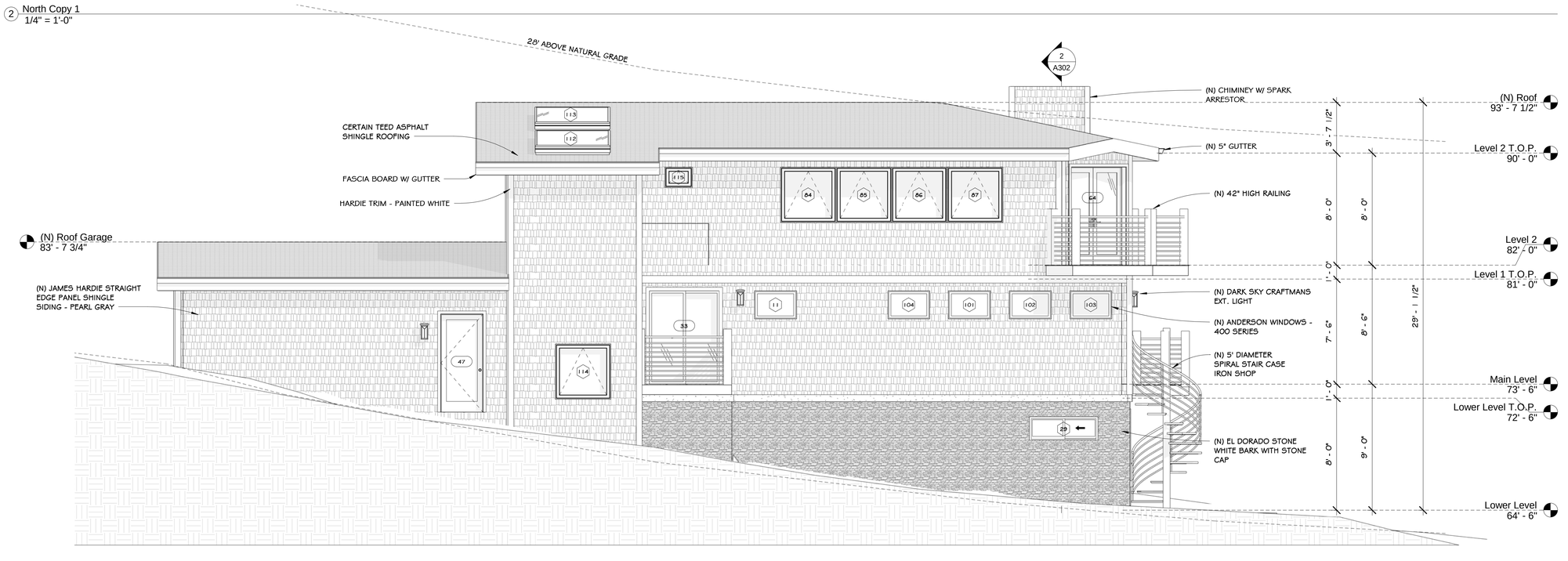


2 North Copy 1
1/4" = 1'-0"



1 North
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
edwardclovearch@gmail.com

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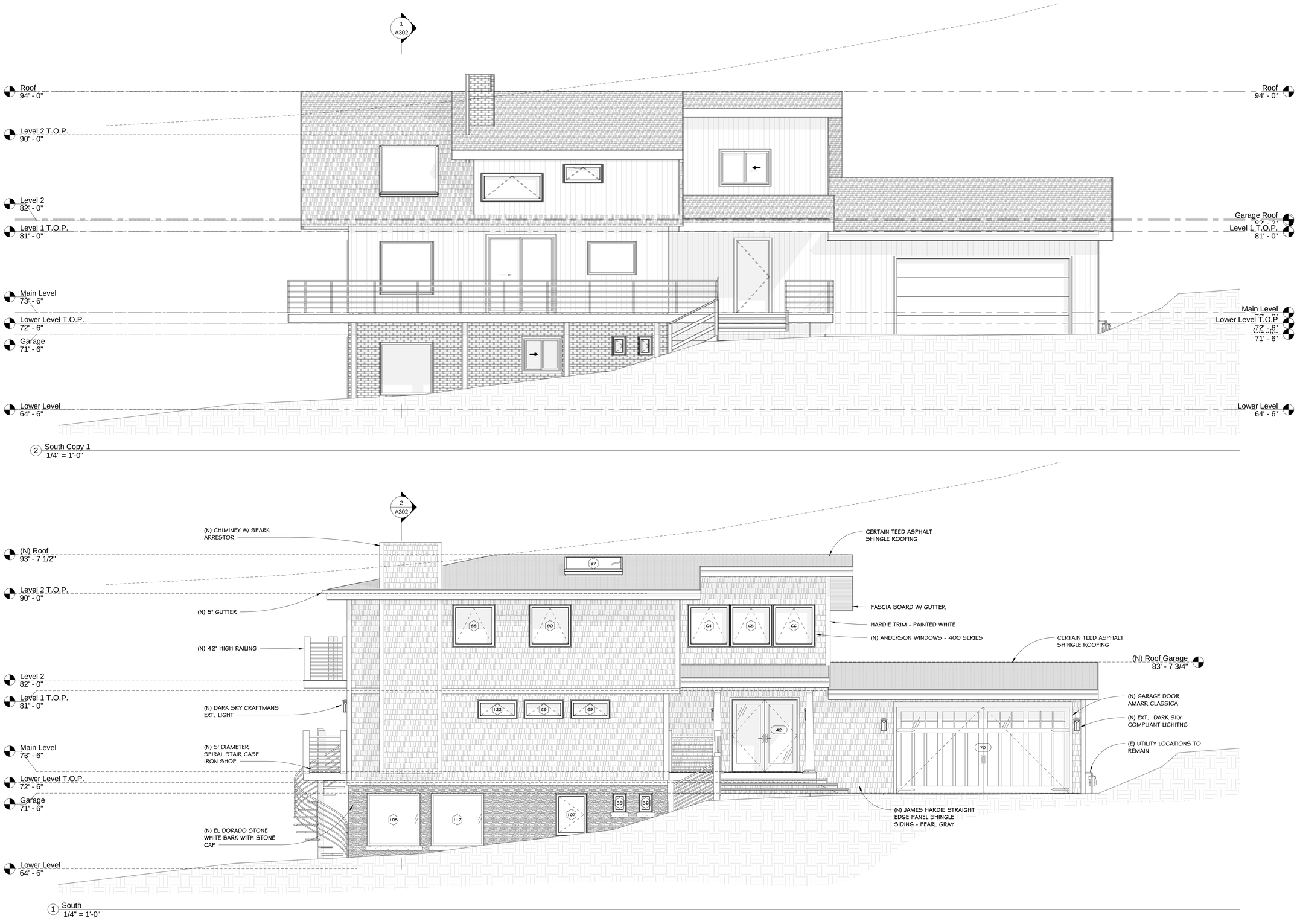
O'SULLIVAN
2100 VALLEMAR ST

North Elevations

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: O'SULLIVAN
SHEET: A201
OF SHEETS



REVISIONS

EDWARD C. LOVE, ARCHITECT

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

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South Elevations

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: O'SULLIVAN
SHEET: A202
OF SHEETS

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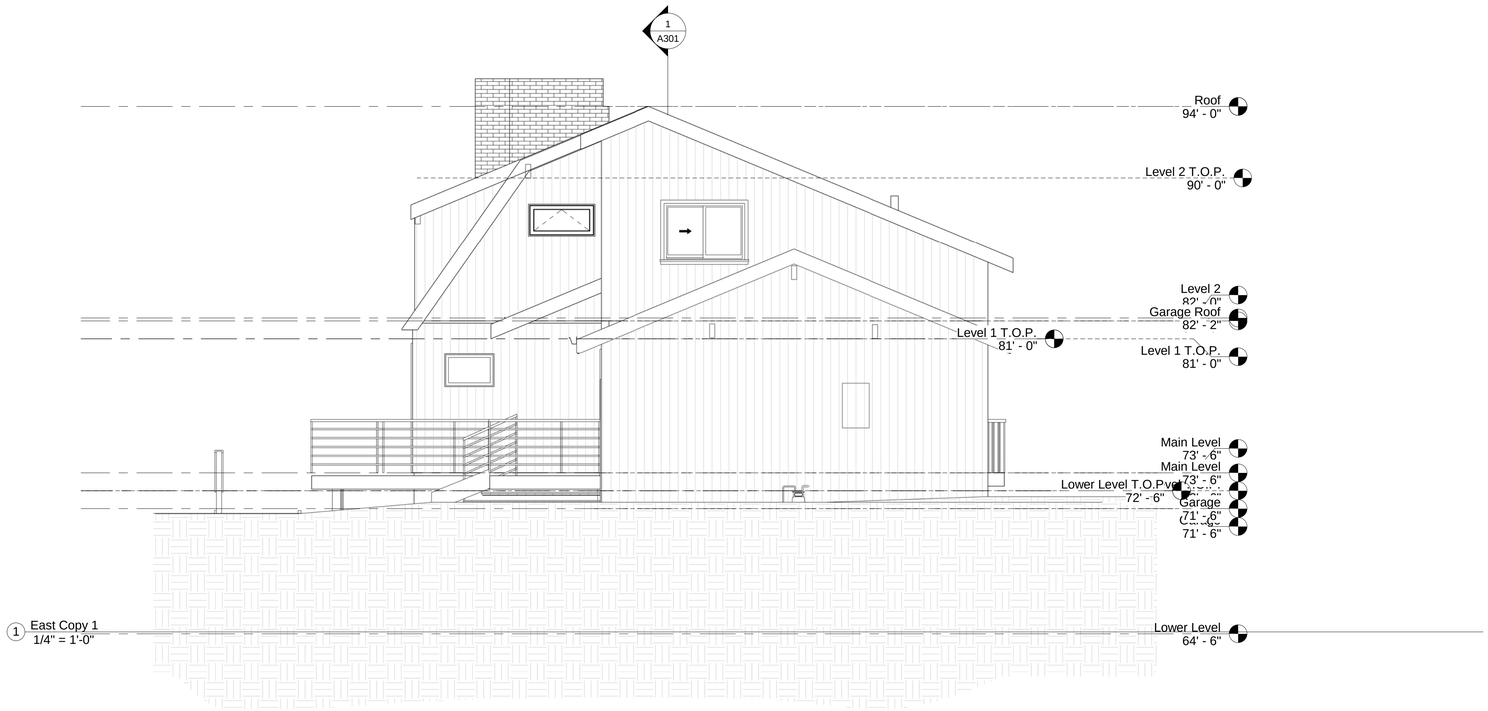

1 East Copy 1
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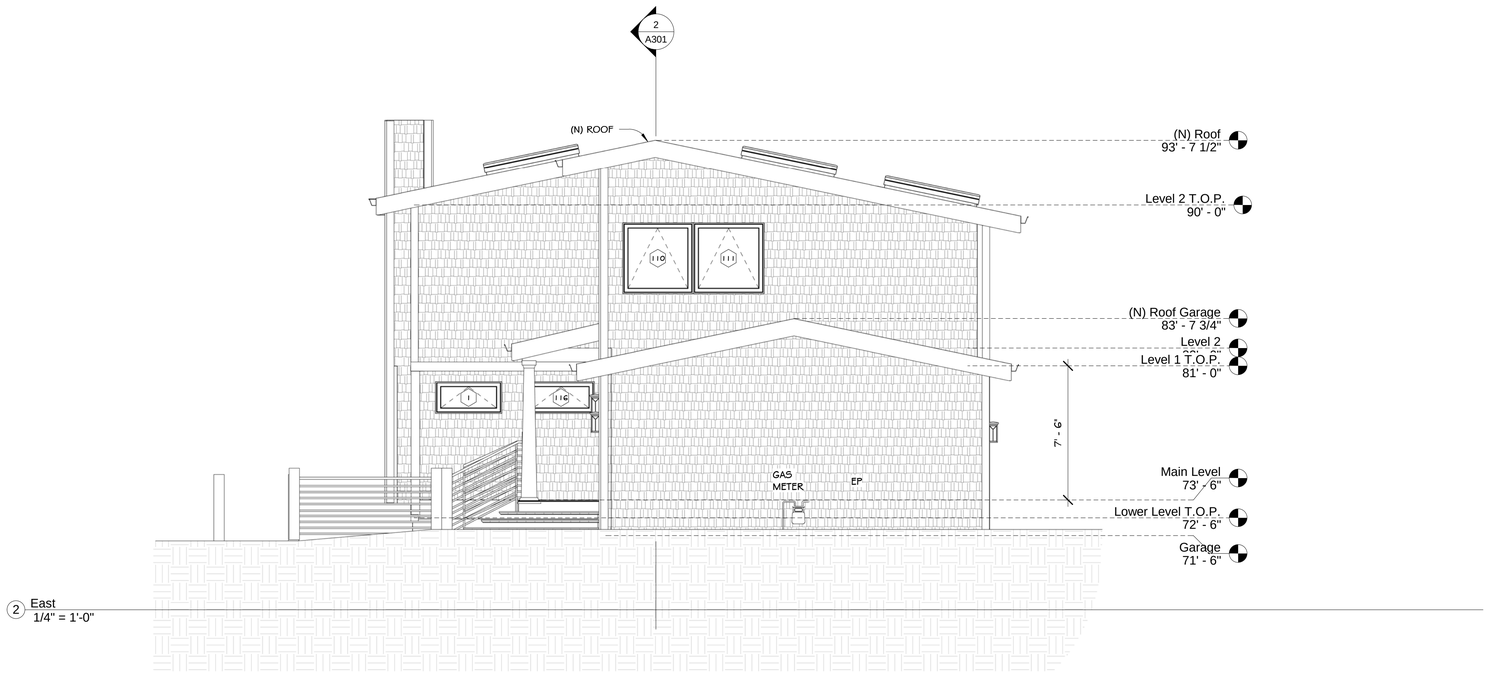

2 East
1/4" = 1'-0"

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REVISIONS

EDWARD C. LOVE, ARCHITECT

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

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O'SULLIVAN
2100 VALLEMAR ST

East Elevations

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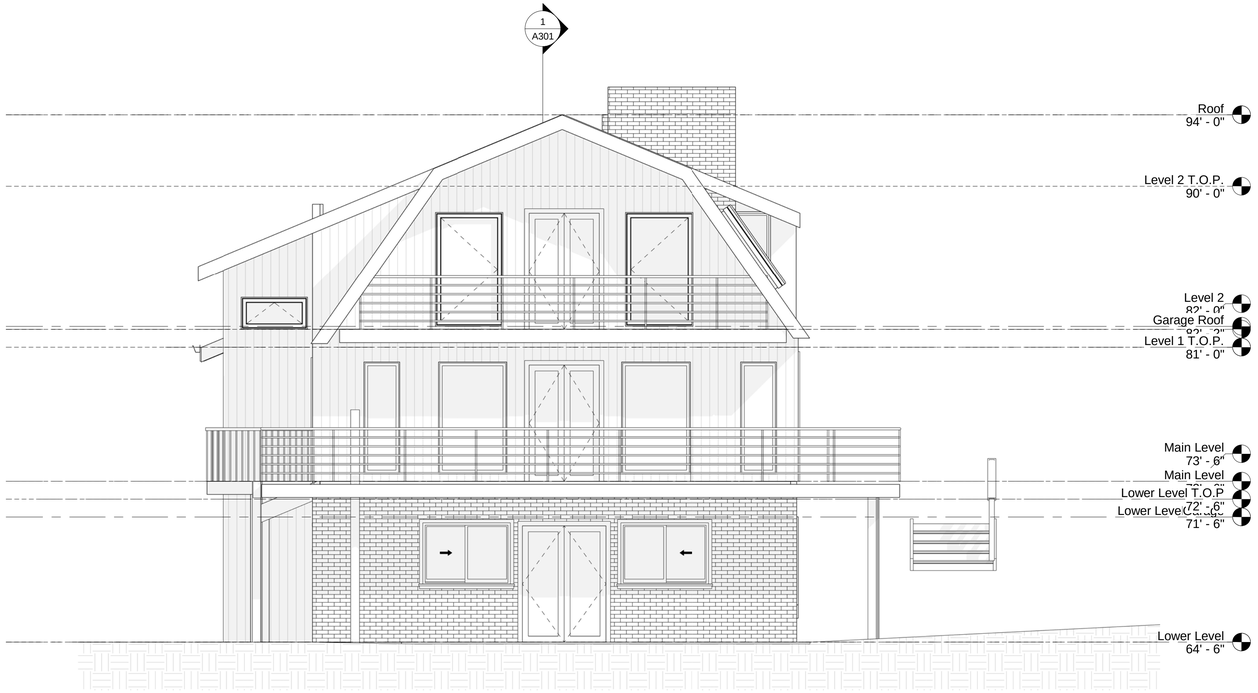
DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: O'SULLIVAN
SHEET: A203
OF SHEETS



1 West Copy 1
1/4" = 1'-0"

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

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REVISIONS

EDWARD C. LOVE, ARCHITECT

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

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O'SULLIVAN
2100 VALLEMAR ST

West Elevations

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DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
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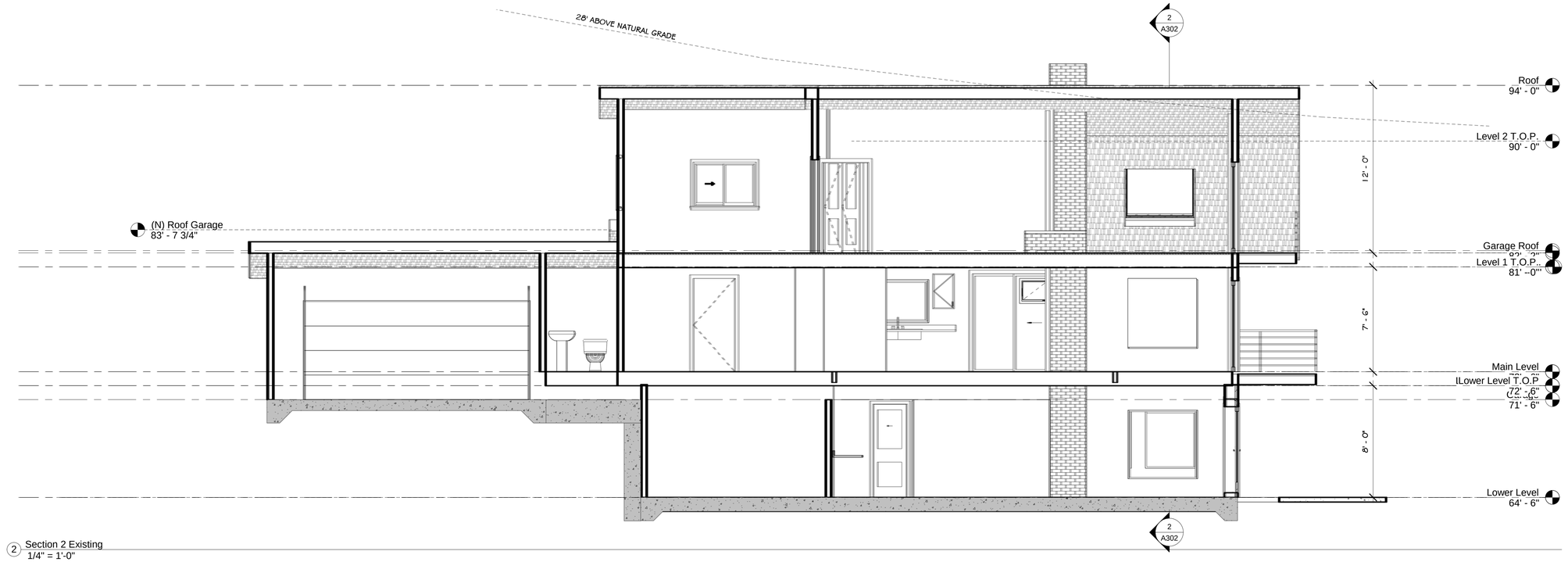
SHEET: A204
OF SHEETS



2 Section 2 Existing
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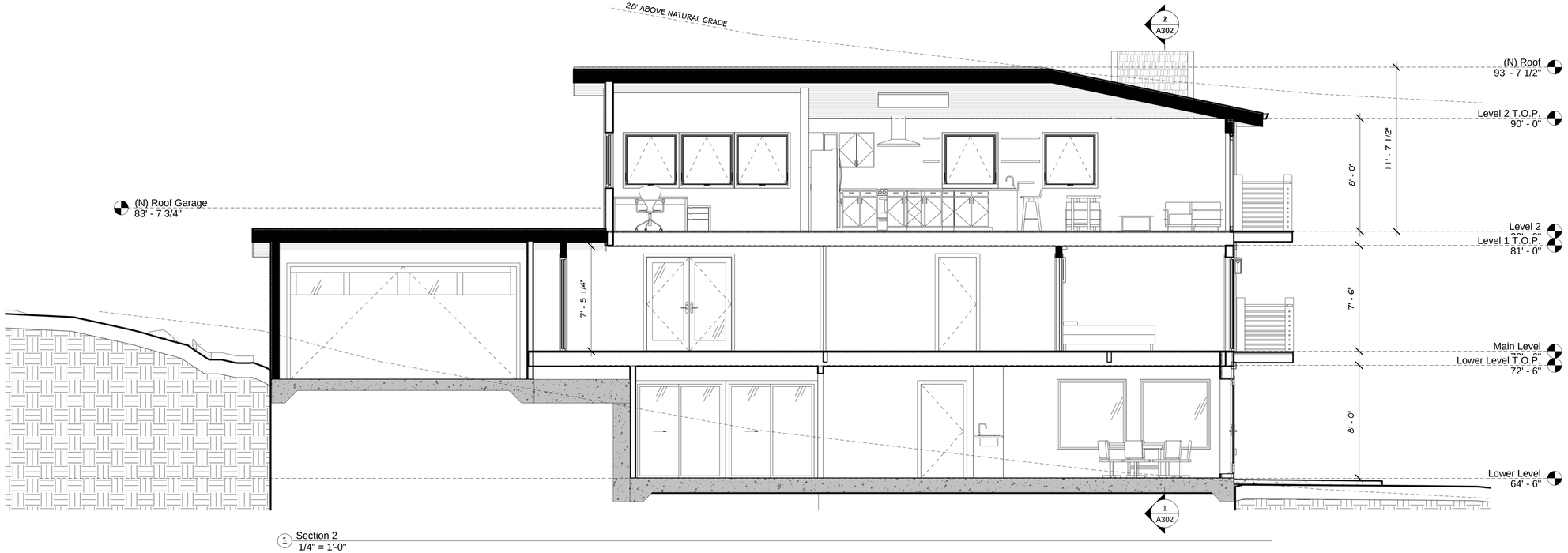

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EDWARD C. LOVE, ARCHITECT

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

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Sections

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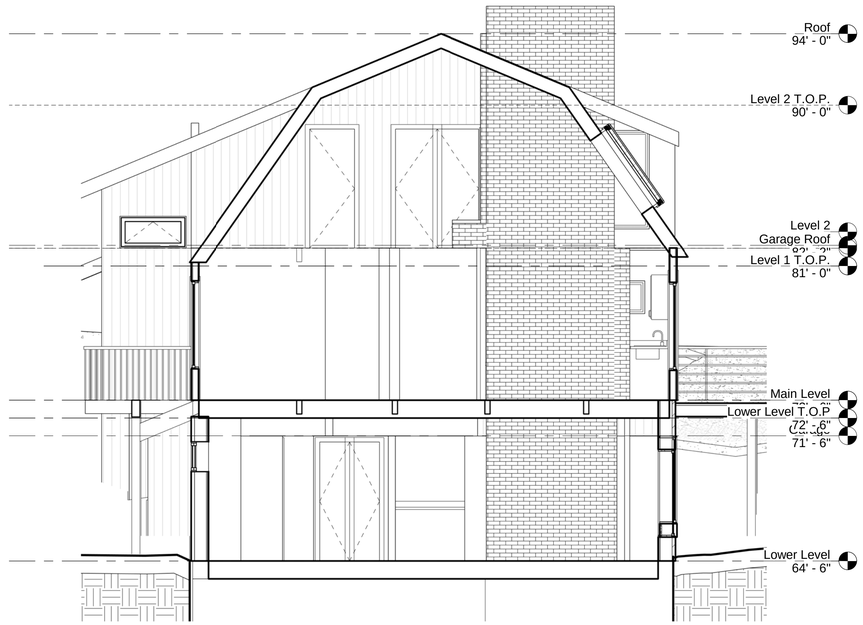
DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: Boon
JOB: O'SULLIVAN
SHEET: A301
OF SHEETS



2 Section 1 Copy 1
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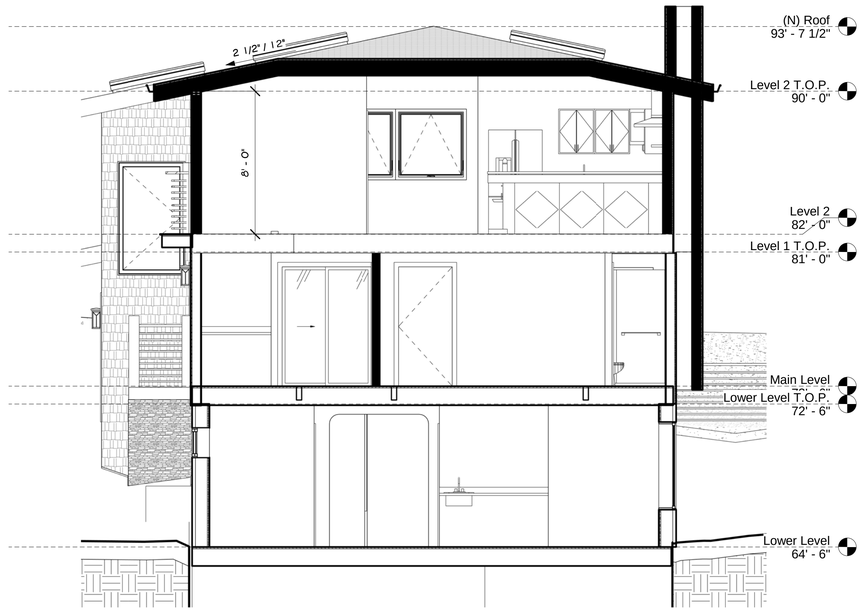

1 Section 1
1/4" = 1'-0"

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REVISIONS

EDWARD C. LOVE, ARCHITECT

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

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Sections

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DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: O'SULLIVAN
SHEET: A302
OF SHEETS

JAMIES HARDIE STRAIGHT EDGE PANEL
STATMENT COLLECTION - PEARL GRAY

EL DORADO STACKED STONE
CLIFFSTONE - WHITEBARK

BENJAMIN MOORE - TRIM - WHITE
OPULENCE (OC-69)

1 Material Sheet
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
edwardclovearch@gmail.com

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O'SULLIVAN
2100 VALLEMAR ST

Material Sheet

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DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: O'SULLIVAN
SHEET: A303
OF SHEETS

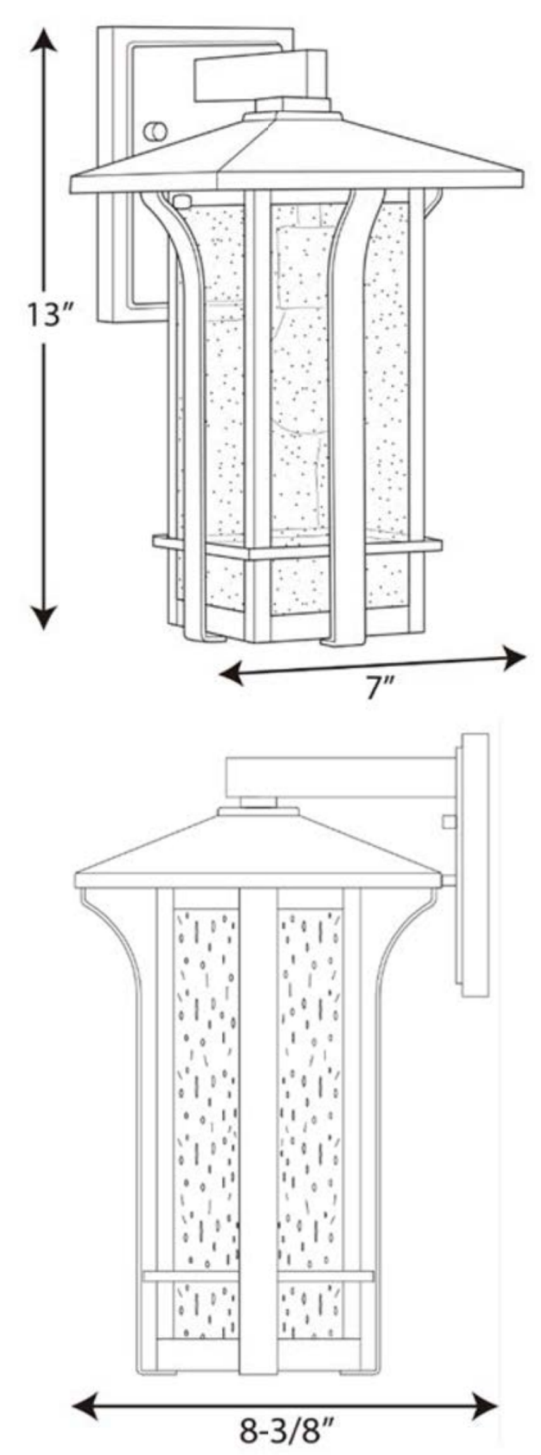
REVISIONS

urban ambiance

UHP1152

EXTERIOR WALL SCONCE

Collection	Essen
Finish	Olde Bronze
Fixture Material	aluminum
Shade Material	Glass
Bulb Type	Medium Base
Bulb Wattage	100 W
Number of Bulbs	1
Bulbs Included	No
Style	Craftsman
UL / CSA Rating	Wet Locations
Weight (in LBS)	2.5
Chain Length	None
Extension Rods	None
Ceiling / Back Plate	4.5"H x 6.5"W x 1"D
Power Wire (in Inches)	6
LED Bulb Compatible	Yes
Sloped Ceiling Compatible	Yes



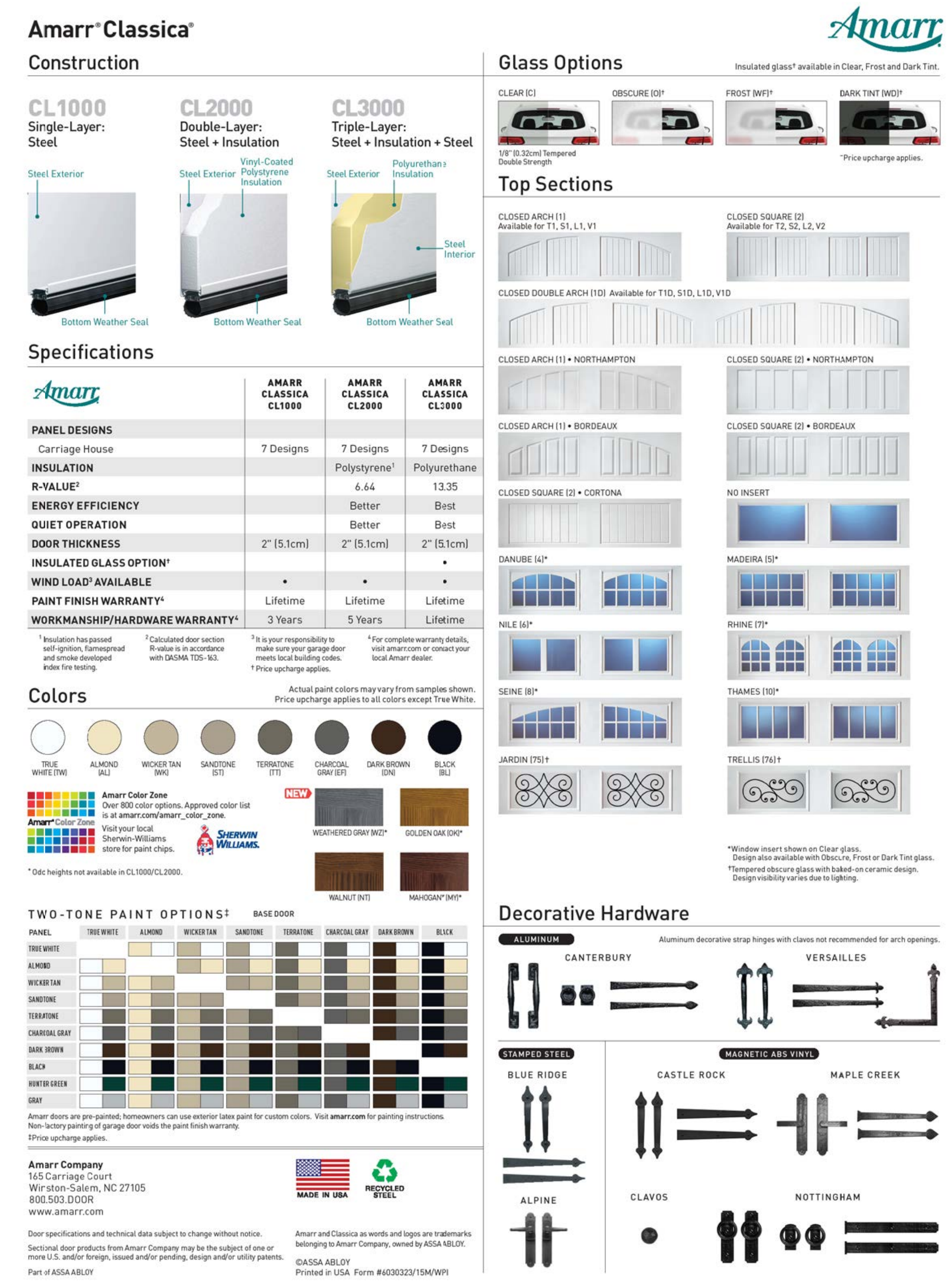
Amarr Classica

Premium Steel Carriage House Garage Doors

Looks can be deceiving. From a distance, you see wood. Up close, it's sturdy, durable, low-maintenance steel. The Amarr Classica collection of carriage house doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.

PANEL DESIGNS

www.amarr.com



NanaWall WA67 The Aluminum Clad Wood Folding System

NFRC-Approved Thermal Performance
The WA67 with raised sill has been rated, certified and labeled in accordance with NFRC 100. See the Performance Section for further details.

Ventilated Rain-Screened, Extruded Aluminum Cladding
Extruded aluminum is attached to the wood using the back ventilated, rain screen principle to protect and isolate the wood on the inside.

Choice of Quality Interior Wood and Finishes
Pine, Western Hemlock, Meranti, Douglas Fir, and other selected woods are available. Please note that the Meranti used is harvested from a certified sustainable forest and hence qualifies as a "green building product." Furniture quality, environmentally-friendly finishes are also available.

Choice of Exterior Aluminum Finishes
Choice of hundreds of high quality anodized and powder coated finishes is available. See Color Selection for more information.

In addition to the RAL, NCS, and DB colors available, the following colors from other window and door manufacturers have been pre-matched: **Pella:** White, Black, Tan, Putty, Eldridge Gray, Morning Sky Gray, Hemlock, Hartford Green, Brown, Brick Red, Poplar White. **Andersen:** White, Sandstone, Terratone, Forest Green. **Marvin:** Stone White, Evergreen, Bahama Brown, Medium Bronze, Pebble Gray, Arctic White, French Vanilla, Desert Beige, Wineberry, Ebony. We are constantly adding new selections; please contact us if you would like to explore further color options.

Option of Top Hung (WA67/o) or Floor Mounted System (WA 67/u)
The standard system is top hung, where the main weight is carried by the head track. The bottom track is a guide.

The floor mounted system is recommended for applications where the load bearing capability of the header is a concern. The main weight is carried by the floor track. The upper track is merely a guide. The lower running carriages ride on top of the sill track and lie above the water run-off level.

Versatile Function
The easy-to-operate system offers versatile functions, with options for swing entry/exit panel(s) and with the flexibility to open fully or partially. Openings of up to 30 feet can be rapidly opened or closed.

Multiple Stacking Configurations
Over forty-eight stacking configurations exist, with both inward opening and outward opening options. Unhinged paired panel option facilitates maximum stacking flexibility. To see these operable wall concepts in action, view animations at www.nanawall.com

Outstanding Appearance
European styling and handsome, sleek lines allow glass areas to be maximized. All folding and locking hardware is integrated into the profiles for a clean look.

Secure
Concealed multiple point locking operates easily with a turn of a handle. The top and bottom shoot bolts between each folding pair of panels have a full 1" throw. Independent tests confirm that the locking system passes strict California forced-entry testing requirements.

Continued Long-Term Satisfactory Operation
Smooth sliding and folding operations are assured even when dirt or debris might collect in the bottom track. State-of-the-art hardware is used with patented, sealed, ball bearing running carriages. Long-term ease of operation is also assured with compensation and adjustment features.

Easy to Install, Complete System
The precision built system is easy to install and comes complete with pre-fitted hardware.

Design Flexibility
The designer has flexibility with custom sizes and glazing choices; options for raised or flush sills; a large selection of muntin layouts; and details such as horizontal mullions, glued-on muntins, solid panels, or other custom layouts.

Hardware Options
A choice of different locking options are available depending on need. The internal locking hardware is Schlage-compatible. Different handle finishes are also available (see Hardware Section). Depending on the configuration selected, door closers can be incorporated and units can be prepared for panic device provided by others. Custodial hardware is also available.

Complete, Coordinated Glass Walls
Complete, coordinated glass walls can be provided with various folding doors and folding window combinations, matching swing entry doors, transoms and side lites.

Motorized Screens
The Opening Screen Wall, a motorized, retractable, exterior overhead sun/insect screen, is available as an option. This system has been designed to be out of view when not in use. See "Screens" for more information.

Technical Description

General Description
The WA 67 is the commercial/residential folding paired-panel wood framed system with exterior clip on aluminum extrusion designed to provide an opening glass wall or storefront for widths up to 40 feet (see Maximum Size Chart). It is available in various configurations utilizing one to twelve panels (see elevation drawings). The option exists for a swing entry/exit panel(s). Units can be either inward-opening or outward-opening. (shown in section drawings).

Frame and Panels
The three-layer cross grain solid wood and clip on aluminum extrusion panel thickness is 66 mm (2 9/16"). See various frame profiles in section drawings. The aluminum head jamb of the WA 67/o system is clad with a matching wood fascia piece on the inside. Standard woods available are Douglas Fir, Pine, or Meranti. Other woods are also available. Frames and panels are factory-primed, sand sealed or finished from range of finishes. See "Wood Finish Options" in the Introduction tab. Standard finishes for the exterior clip on aluminum extrusion are clear anodized, dark bronze anodized, dark brown powder-coated or white powder coated. Custom finishes can be chosen from a range of over 200 RAL colors. See "Aluminum Finish Options" in the Introduction tab.

Panels are pre-assembled. All pins and screws to assemble the frame are provided.

The raised sill, a thermally broken aluminum with polyamide plastic, is available in a clear or dark anodized finish. The various aluminum flush sills are available in a clear or dark bronze anodized finish.

Glazing
Units are supplied glazed with 15/16" double clear insulating tempered, or insulating Low-E tempered glass.

Weatherstripping
All weather-stripping consisting of APTK, EPDM or brush seals is provided for sealing between panels and between panels and frames. (see section drawings).

Sliding/Folding Hardware
For sliding and folding of each pair of panels, for the WA 67/o top hung system, a load-bearing, upper-running carriage and a lower-running guide carriage is attached between the two panels (shown in the section drawings). The double pair, twin-tandem, upper-running carriage is constructed to ensure even distribution of pressure on all four rollers. For the WA 67/u floor mounted system, a floor supported, lower running carriage and an upper running carriage as a guide is attached between the panels. Rollers have sealed bearings and are coated with toughened Polyamide to ensure sound-free running and optimal resistance to extreme temperature. Two to five patented hinges per connection are provided to connect panels together and to connect panels to the frame.

Locking Hardware and Handle Options
For each pair of folding panels and on swing panel(s), if any, provided is two point locking hardware consisting of top and bottom Polyamide capped locking rods operated by a 180 ° turn of a flat handle.

Standard flat handle finishes are dark brown, white, white aluminum or dark gray.

If there is a swing panel, there are the following additional hardware options on the primary swing panel:

1. **Multi-point Locking.** Consisting of lever handles on both sides, a Schlage compatible lockset, lockable latch, deadbolt and rods at the top and the bottom. Depression of handles withdraws latch, lifting of handles engages rods and turn of key or thumbturn engages deadbolt and locks.
2. **Deadbolt Lock.** ADA approved nylon pull handles on both sides with deadbolt(s) operated by lockset. Turn of key or thumb turn operates lock. Lockset option of having key operation on both sides. To keep the panel closed, a door closer should be field installed, but please note that a door closer can only be installed for a swing panel that is attached to the side jamb.

If a unit is inward opening and there is no swing panel, an option to enable a unit to be opened from the outside is to provide on the folding pair to be opened first : Two point locking hardware consisting of top and bottom Polyamide capped locking rods operated by a 180 ° turn of a L-shaped handle on the inside and a flat handle on the outside. Lockable with a lockset. Turn of key or thumb turn operates lock.

The lever handles are available in nylon with 13 colors or available in dark brown or satin chrome finish. From 13 available colors, the nylon handle color will be the closest match to the flat handle color.

Installation Considerations
The approximate weight of a panel is about 5.5 lbs/ft² for a double-glazed panel. The maximum structural deflection of the header is to be the lesser of L/720 of the span and 1/4". See "Pre-Installation Preparation and Installation Guidelines" and "Owner's Manual" with installation instructions available for this system.

Performance of the WA67 NanaWall - Testing Results

RAISED SILL		
Type of Test	**Inward Opening Units**	**Outward Opening Units**
* Air Infiltration: ASTM E-283, ft.³/min/ft.	@ 1.57 psf (25 mph): 0.15 @ 6.24 psf (50 mph): 0.23	@ 1.57 psf (25 mph): 0.12 @ 6.24 psf (50 mph): 0.28
* Water Penetration: ASTM E-547-86	No uncontrolled water entry @ 12 psf (68 mph)	No uncontrolled water entry @ 12 psf (68 mph)
* Structural Load Deflection ASTM E-330-90: pass **See design windload charts for other sized panels.** Note that the structural test pressures were 50% higher than the design pressures.	Standard Unit with Extended Caps Design Pressure Positive @ 35 psf (116 mph) Design Pressure Negative @ 65 psf (159 mph) Top and bottom reinforced locking point unit Design Pressure Positive @ 45 psf (132 mph) Design Pressure Negative @ 80 psf (176 mph)	Standard Unit with Extended Caps Design Pressure Positive @ 65 psf (159 mph) Design Pressure Negative @ 35 psf (116 mph) Top and bottom reinforced locking point unit Design Pressure Positive @ 80 psf (176 mph) Design Pressure Negative @ 45 psf (132 mph)
Thermal Performance: Rated, certified and labeled in accordance with NFRC 100 **Clear (air filled)** **Low E (air filled)** **Low E (argon filled)**	With 24 mm (15/16") thick Insulated Glass: Glass thickness of .157" (4 mm) and gap thickness of .623" (16 mm) U-Factor / Solar Heat Gain Coefficient .50 / .57 .38 / .42 .35 / .43 (.38 with coating on#2 surface)	With 24 mm (15/16") thick Insulated Glass: Glass thickness of .157" (4 mm) and gap thickness of .623" (16 mm) U-Factor / Solar Heat Gain Coefficient .49 / .57 .36 / .42 .33 / .43 (.38 with coating on#2 surface)
* Forced Entry Resistance	In accordance with AAMA-1303.5 and CAWM 300-96 requirements.	

* Excerpts of results of a 9'2" W x 7'10" H three panel units (3L and 3R configurations) with Raised Sill tested by Architectural Testing, Inc., Fresno, CA, an independent testing laboratory in February 2003.

LOW PROFILE SADDLE SILL, LOW PROFILE STEPPED SILL, STANDARD FLUSH SILL		
Type of Test	**Inward Opening Units**	**Outward Opening Units**
Water Penetration: ASTM E-547-86 Internally Tested Not applicable for standard flush sill	No uncontrolled water entry @ 3.75 psf (38 mph) subject to the following adaptations in the field by others: 1. Remove the gaskets covering the inner channel. 2. Drill weep holes through the bottom of this channel (about one 1" x ¼" weep hole per panel.) 3. Drill weep holes through the bottom of the sill or lower front face of the sill to drain water collected to a lower point (about one 1" x ¼" weep hole per panel.) Please note that due to varying site requirements and conditions, these sills will not be prepared for drainage by Nana Wall Systems, Inc. If this drainage system is desired, we recommend that a qualified professional construct this system on the project site strictly in accordance with instructions provided by Nana Wall Systems, Inc. and in accordance with good waterproofing techniques. Note that in some applications drain connections may not be possible.	
Structural Load Deflection ASTM E-330-90: pass Per engineering letter based on raised sill testing. **See design windload charts for other sized panels.** Note that the structural test pressures were 50% higher than the design pressures.	Standard Unit Design Pressure Positive @ 35 psf (116 mph) Design Pressure Negative @ 65 psf (159 mph) Top and bottom reinforced locking point unit Design Pressure Positive @ 45 psf (132 mph) Design Pressure Negative @ 80 psf (176 mph)	Standard Unit Design Pressure Positive @ 65 psf (159 mph) Design Pressure Negative @ 35 psf (116 mph) Top and bottom reinforced locking point unit Design Pressure Positive @ 80 psf (176 mph) Design Pressure Negative @ 45 psf (132 mph)
Thermal Performance: Summary of NFRC U-Factor Computer Simulation Report prepared by Architectural Testing **Clear (air filled)** **Low E (air filled)** **Low E (argon filled)**	With 24 mm (15/16") thick Insulated Glass: Glass thickness of .157" (4 mm) and gap thickness of .623" (16 mm) U-Factor / Solar Heat Gain Coefficient .56 / .57 .43 / .44 .40 / .39	With 24 mm (15/16") thick Insulated Glass: Glass thickness of .157" (4 mm) and gap thickness of .623" (16 mm) U-Factor / Solar Heat Gain Coefficient .53 / .57 .41 / .44 .37 / .39
* Forced Entry Resistance	In accordance with AAMA-1303.5 and CAWM 300-96 requirements.	

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

REMODEL
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Spec Sheets

FOR REVIEW ONLY

DATE: 1-9-2025
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JOB: O'SULLIVAN
SHEET: A304
OF SHEETS

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Model Water Efficiant Landscape Ordinance (MWELO)

Applicant : Jerry Alan Whiting
650.678.5801
340 Purissima St
Half Moon Bay, CA 94010
florafarmhmb@yahoo.com

Owner : O Sullivan Residence (New Remodel)
2100 Vallemar St.
Moss Beach, CA

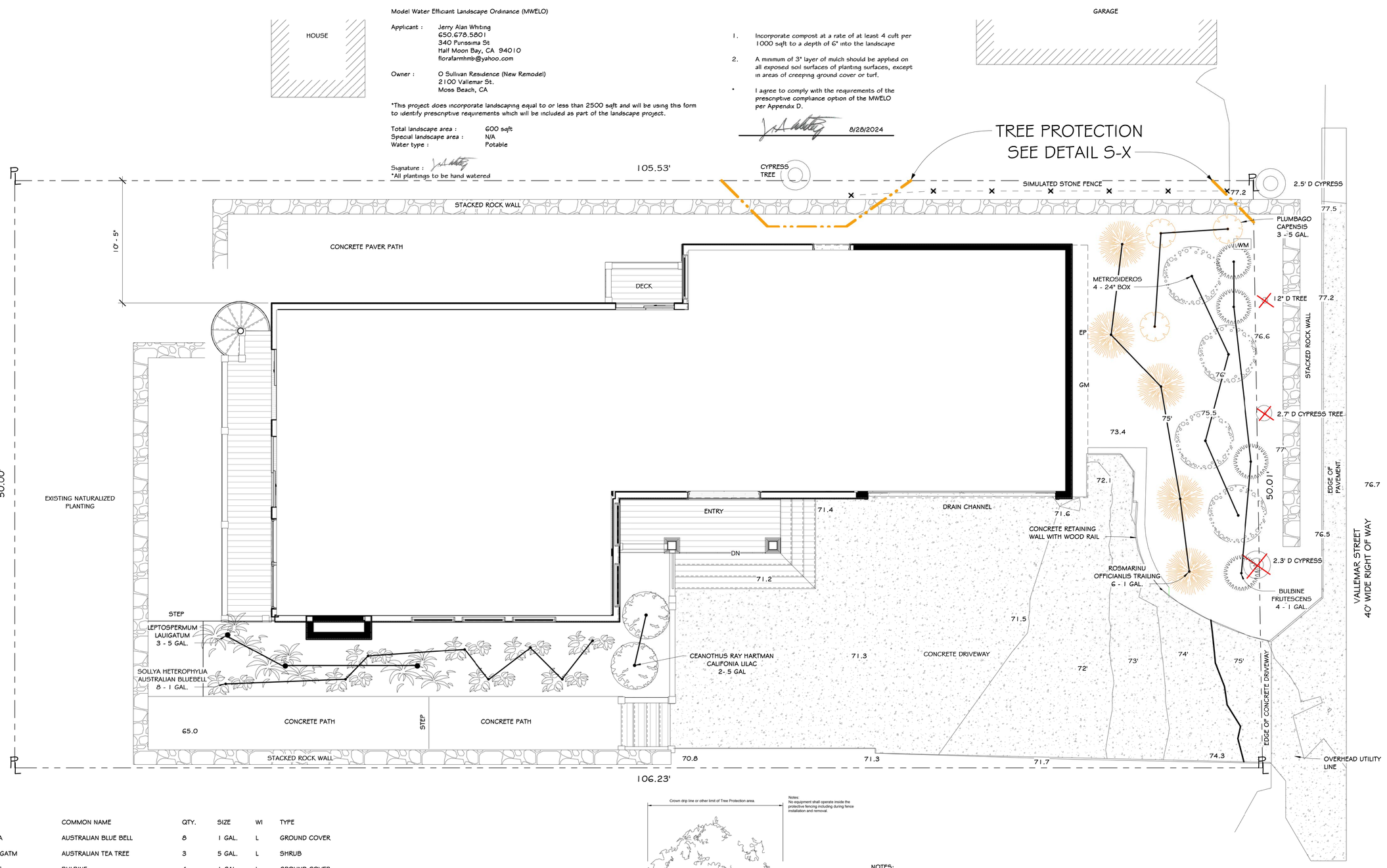
*This project does incorporate landscaping equal to or less than 2500 sqft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project.

Total landscape area : 600 sqft
Special landscape area : N/A
Water type : Potable

Signature : *All plantings to be hand watered

1. Incorporate compost at a rate of at least 4 cuft per 1000 sqft to a depth of 6" into the landscape
2. A minimum of 3" layer of mulch should be applied on all exposed soil surfaces of planting surfaces, except in areas of creeping ground cover or turf.
- I agree to comply with the requirements of the prescriptive compliance option of the MWELO per Appendix D.

8/28/2024

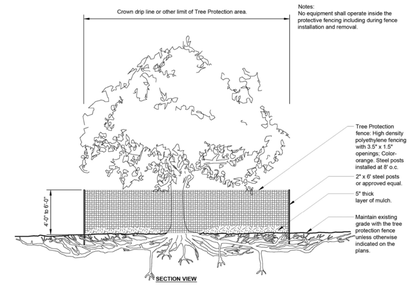


PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WI	TYPE
SOLLYA HETEROPHYLA	AUSTRALIAN BLUE BELL	8	1 GAL.	L	GROUND COVER
LEPTOSPERMUM LAUIGATM	AUSTRALIAN TEA TREE	3	5 GAL.	L	SHRUB
BULBINE FRUTESCENS	BULBINE	4	1 GAL.	L	GROUND COVER
ROSMARINUS OFFICIANALIS TRAILING	TRAILING ROSEMARY	6	1 GAL.	L	LOW SHRUB
PLUMBAGO CAPENSIS	CAPE PLUMBAGO	3	5 GAL.	L	SHRUB
CEANTHUS 'RAY HARTMAN'	RAY HARTMAN CEANOTHUS	2	5 GAL.	L	SHRUB
METROSIDEROS TOMENTOSA	NEW ZEALAND CHRISTMAS TREE	4	24" BOX	L	LOW TREE

Project North True North

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



S-X TREE PROTECTION

NOTES:
1. TREE PROTECTION FENCING SHALL INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONTRUCTION PROCESS
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP AS POSSIBLE.
3. OWENER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPTMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO 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 SAW OR TOPPER.
6. PRE-CONCTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

REVISIONS

EDWARD C. LOVE, ARCHITECT

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

REMODEL
O'SULLIVAN
2100 VALLEMAR ST

Landscape Plan

FOR REVIEW ONLY

DATE: 1-9-2025
SCALE: 1/4" = 1'-0"
DRAWN: EZC
JOB: O'SULLIVAN
SHEET: L101
OF SHEETS

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