

SITE DATA:

APN: 037-259-200
 ZONING: R-1/DR/GH/CD
 OCCUPANCY GROUP: R-3
 TYPE OF CONSTRUCTION: VB

PRE:
 PLAN: 2024-00131
 BLD:

APPLICABLE CODES:
 SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2025 CALIFORNIA RESIDENTIAL CODE
 2025 CALIFORNIA BUILDING CODE
 2025 CALIFORNIA MECHANICAL CODE
 2025 CALIFORNIA PLUMBING CODE
 2025 CALIFORNIA ELECTRICAL CODE
 2025 CALIFORNIA ENERGY CODE
 2025 CALIFORNIA FIRE CODE
 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

OWNER:
 ART TAFOLLA & ROMY TRIGGS-SMITH
 920 KAIPII ST KAILUA, HAWAII 96734

ARCHITECT :
 EDWARD C LOVE & ASSOCIATES
 116 N CABRILLO HWY
 HALF MOON BAY, CA 94019
 650.728.7615
 edwardclovearch@gmail.com

GEOTECHNICAL ENGINEER:
 ATLAS GEOSPHERE CONSULTANTS INC.
 JOEL BALDWIN

CIVIL ENGINEER:
 SIGMA PRIME GEOSCIENCES INC.
 CHARLES KISSICK
 650-728-7615

LANDSCAPE DESIGN:
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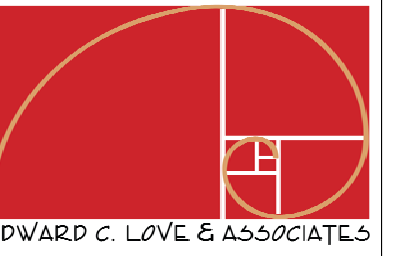
	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5147							
LOT COVERAGE	0	0.0	1697	33.0	1697	33.0	1801.45	35.0
FLOOR AREA			GARAGE	586				
			LEVEL 1	882				
			LEVEL 1	1258				
Total	0	0.0	Total	2726	53.0	Total	2726	53.0
			Total	2727.91	53.0	Total	2727.91	53.0

SCOPE OF WORK:
 CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING
 WITH ATTACHED GARAGE ON VACANT LOT.

Sheet List

Sheet Number	Sheet Name	Rev
A001	Cover Sheet	
SU-1	Survey	
A004	Proposed Site Plan	
C-1	Drainage Plan	
C-2	Erosion Control Plan	
BMP	BMP	
A101	Floor Plan Level 1	
A102	Floor Plan Level 2	
A103	Roof Plan	
A201	Elevation North & South	
A202	Elevations East & West	
A301	Sections	
A302	FAR & Door & Window Schedule	
A501	Material Sheet	
A502	Spec Sheets	
L101	Landscape Plan	

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(N) Single Family Home
 Art Tafolla & Romy Trigg
 Smith
 845 San Ramon Ave Moss
 Beach, CA

Cover Sheet

FOR REVIEW ONLY

DATE: 3/6/2026

SCALE:

DRAWN: Boon

JOB: San Ramon

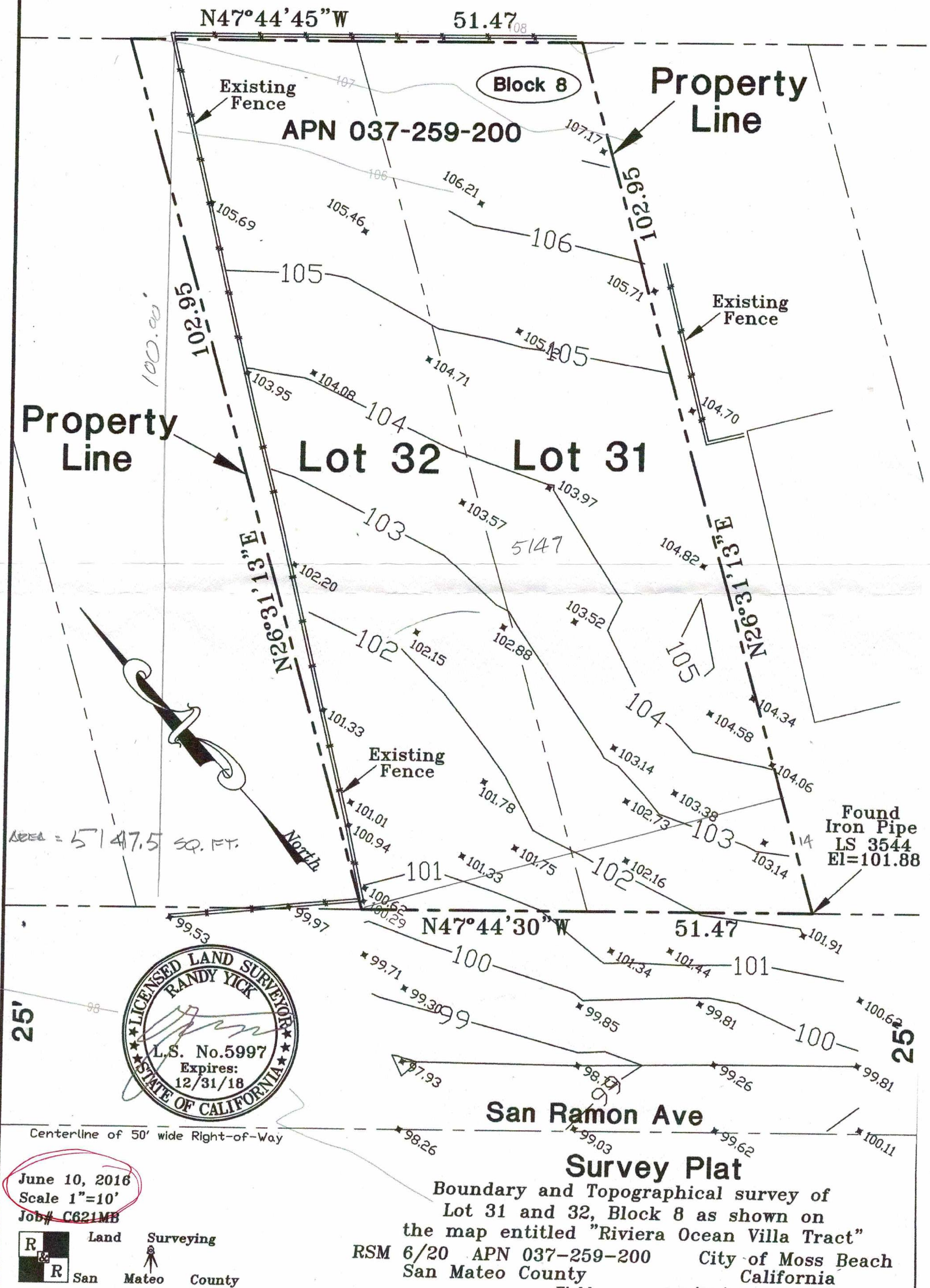
SHEET:

A001

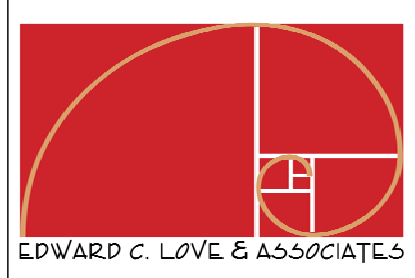
OF SHEETS

Notes:

- 1) Elevations shown are based on survey by others dated May 2007.
- 2) Bench Mark is top of Iron Pipe found at SE'ly corner of Lot 31, El=101.88
- 3) Note: Boundary solution is different from May 2007 survey done by Coastside.
- 4) All distances and dimensions shown hereon are in feet and decimals thereof.



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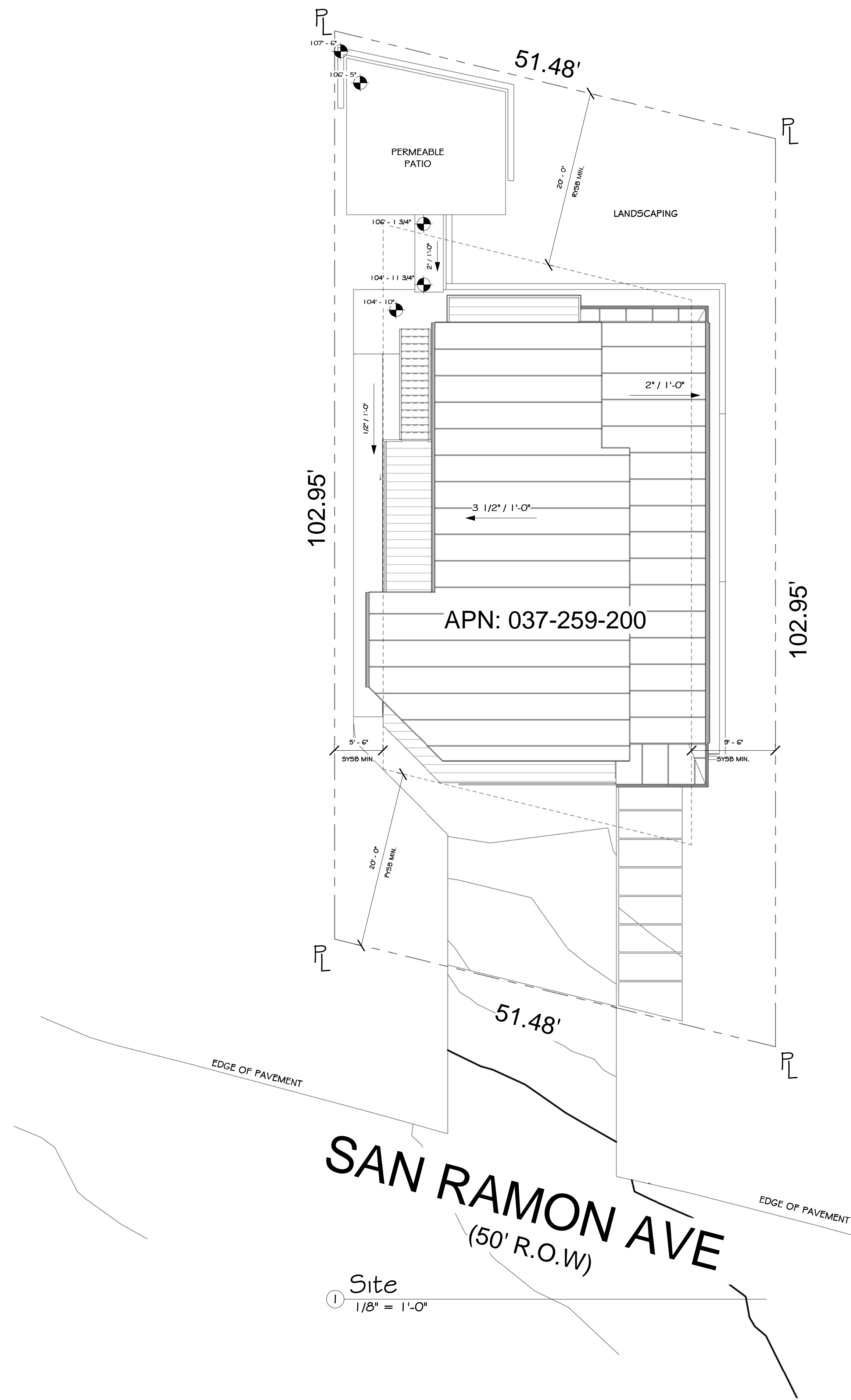
Survey

FOR
 REVIEW
 ONLY

DATE: 3/6/2026
 SCALE:
 DRAWN: Author
 JOB: San Ramon
 SHEET:
 SU-1
 OF SHEETS

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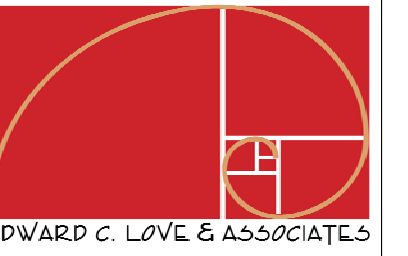
APN: 037-259-200

Site
1/8" = 1'-0"



SITE PLAN BASED ON SURVEY PLAT DATED JUNE 10, 2016
BY R&R LAND SURVEYING, SAN MATEO COUNTY

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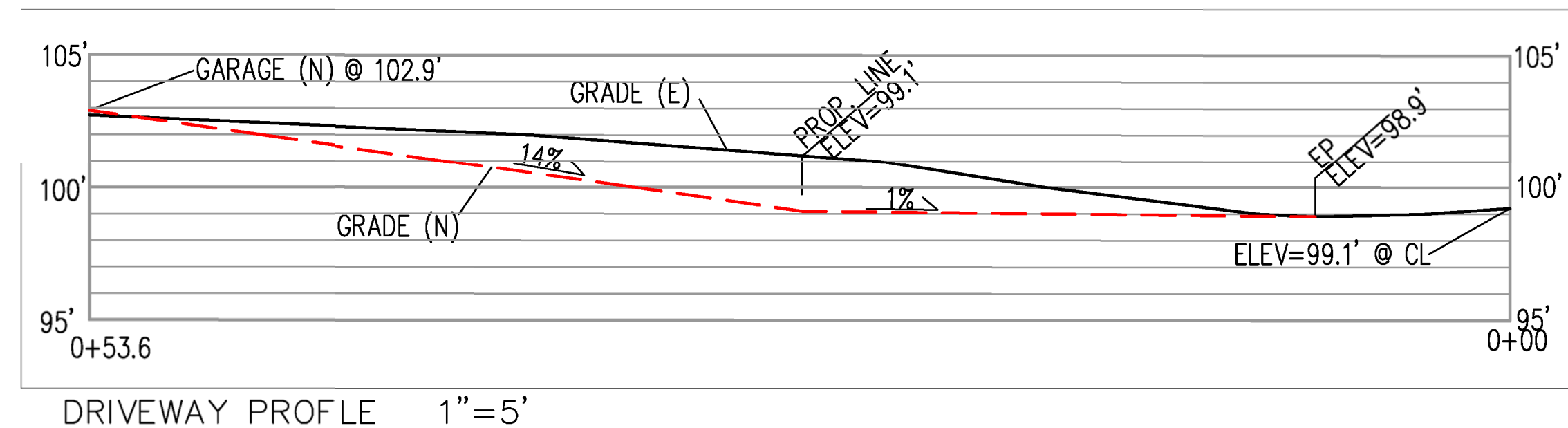
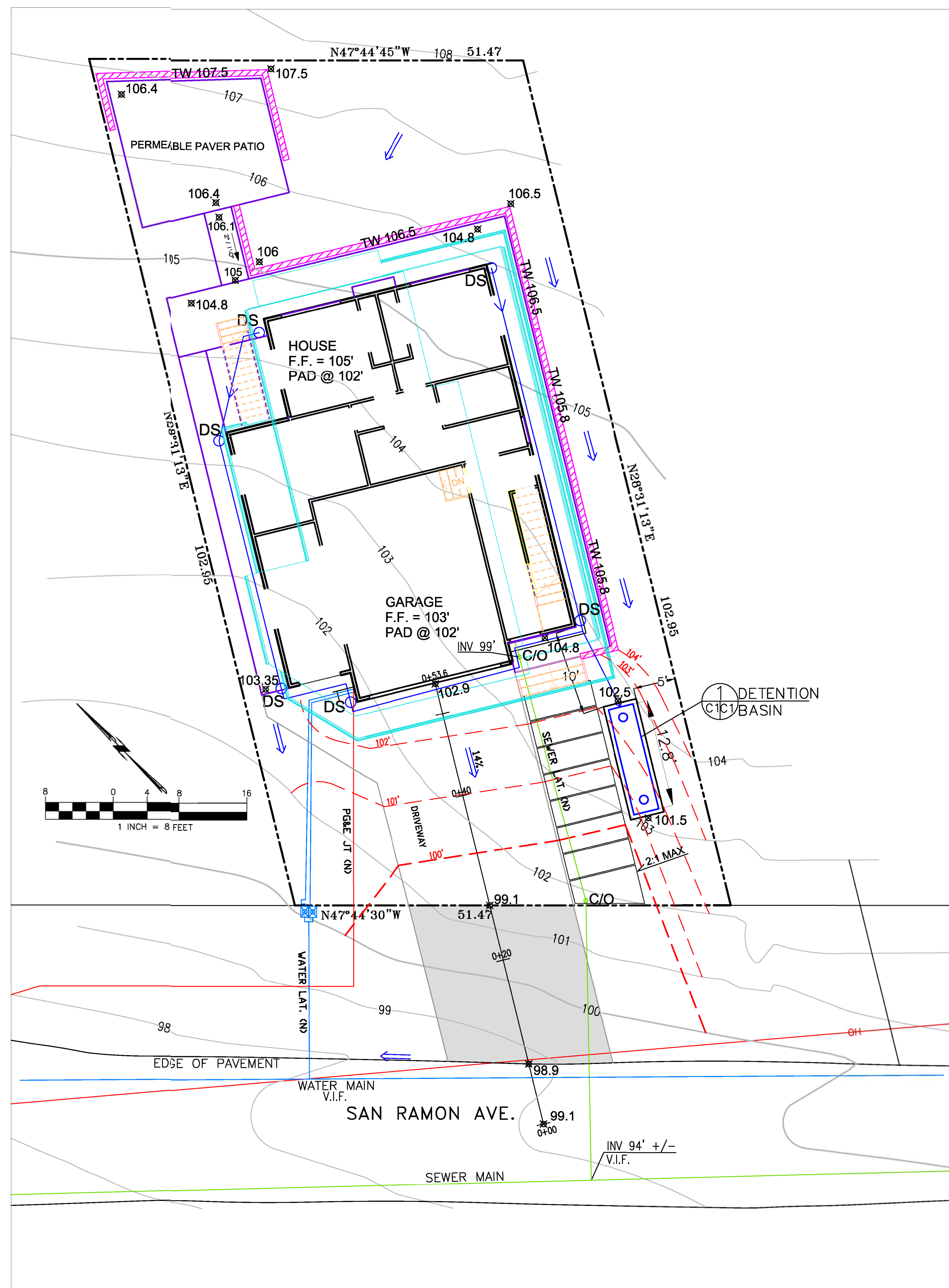
Proposed Site Plan

FOR
REVIEW
ONLY

DATE: 3/6/2026
SCALE: 1/8" = 1'-0"
DRAWN: Author
JOB: San Ramon

SHEET:
A004

OF SHEETS



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 98.5 PROPOSED SPOT ELEVATION
- DS PROPOSED DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 4" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ASPHALT IN R.O.W.: 2" AC OVER 6" CLASS 2 AB WITH 95% COMPACTION
- PROPOSED RETAINING WALL (ALLAN BLOCK OR EQUAL, 1-2' MAX HEIGHT.)

ABBREVIATIONS

- E EXISTING
- N NEW, OR PROPOSED
- WV WATER VALVE
- Gv GATE VALVE
- VM WATER METER
- INV INVERT
- GH OVERHEAD
- V.I.F. VERIFY IN FIELD

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: ART TAFOLLA, OWNER
2. SURVEY AND TOPOGRAPHY BY R. YICK, SURVEYED 3-24-16.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THREE TREES TO BE REMOVED, PER PLAN.

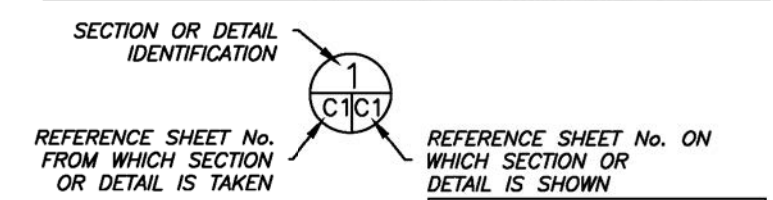
GRADING NOTES

- CUT VOLUME: 120 CY
FILL VOLUME: 0 CY
1. ABOVE VOLUMES ARE APPROXIMATE.
 2. 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. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL NEW 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

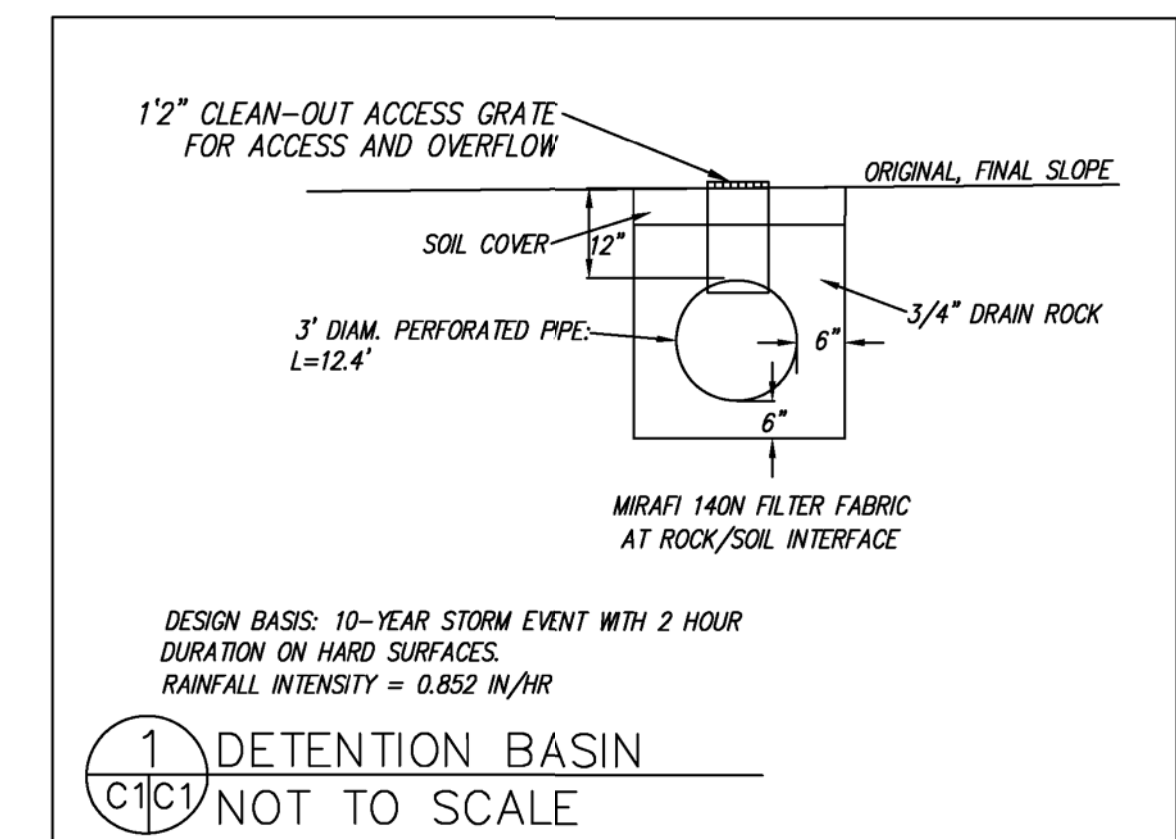


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332 PRINCETON AVENUE
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(650) 726-8990
FAX 726-8986

DATE: 3-22-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 4-3-25
REV. DATE: 3-6-26
REV. DATE:

GRADING AND DRAINAGE PLAN
TAFOLLA PROPERTY
845 SAN RAMON AVENUE
MOSS BEACH
APN 037-259-200

SHEET C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES



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

EROSION CONTROL POINT OF CONTACT

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

NAME: CHARLES KISSICK

TITLE/QUALIFICATION: PROJECT ENGINEER

PHONE: 650-728-3590

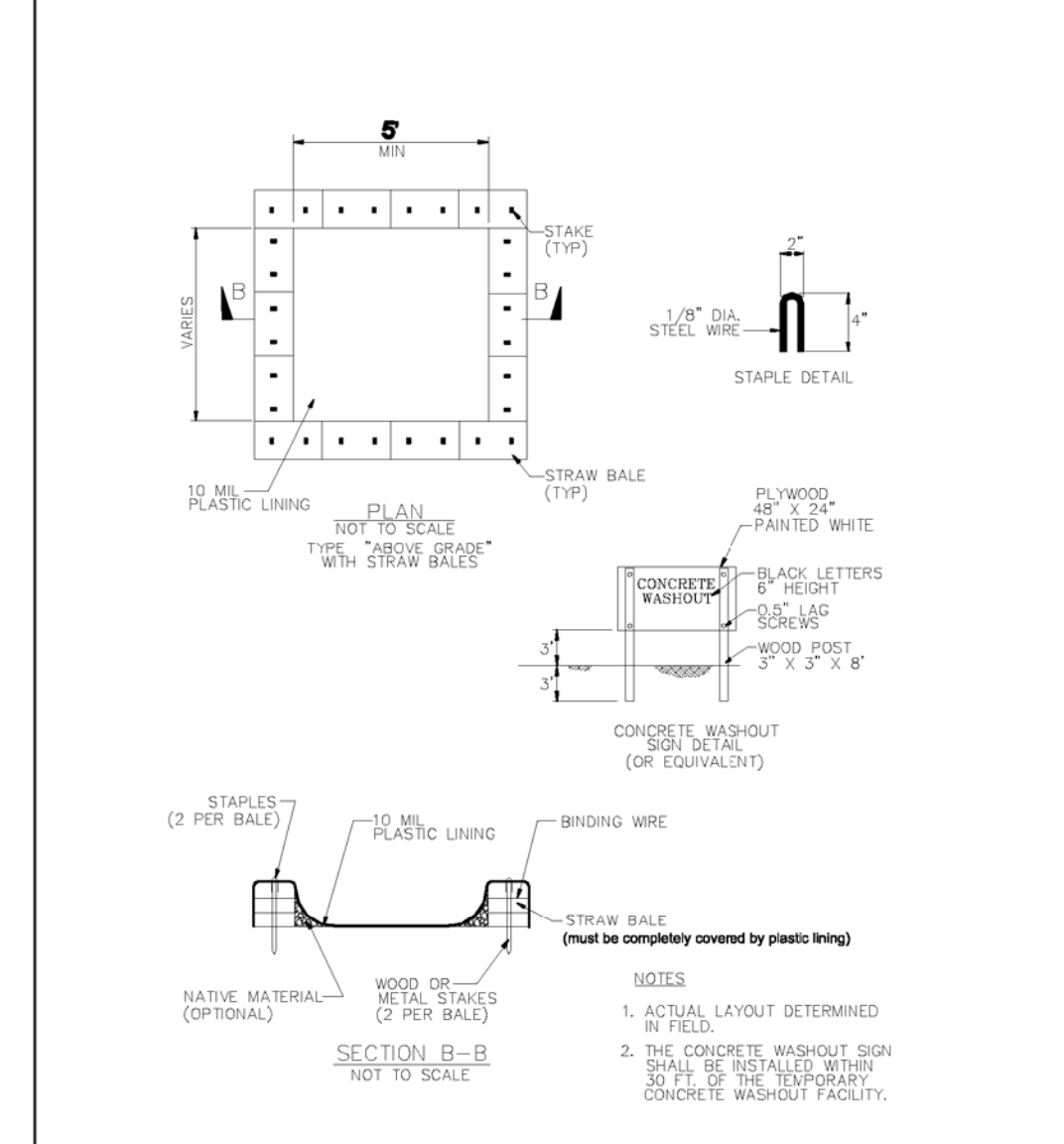
PHONE: _____

E-MAIL: SIGMAPRM@GMAIL.COM

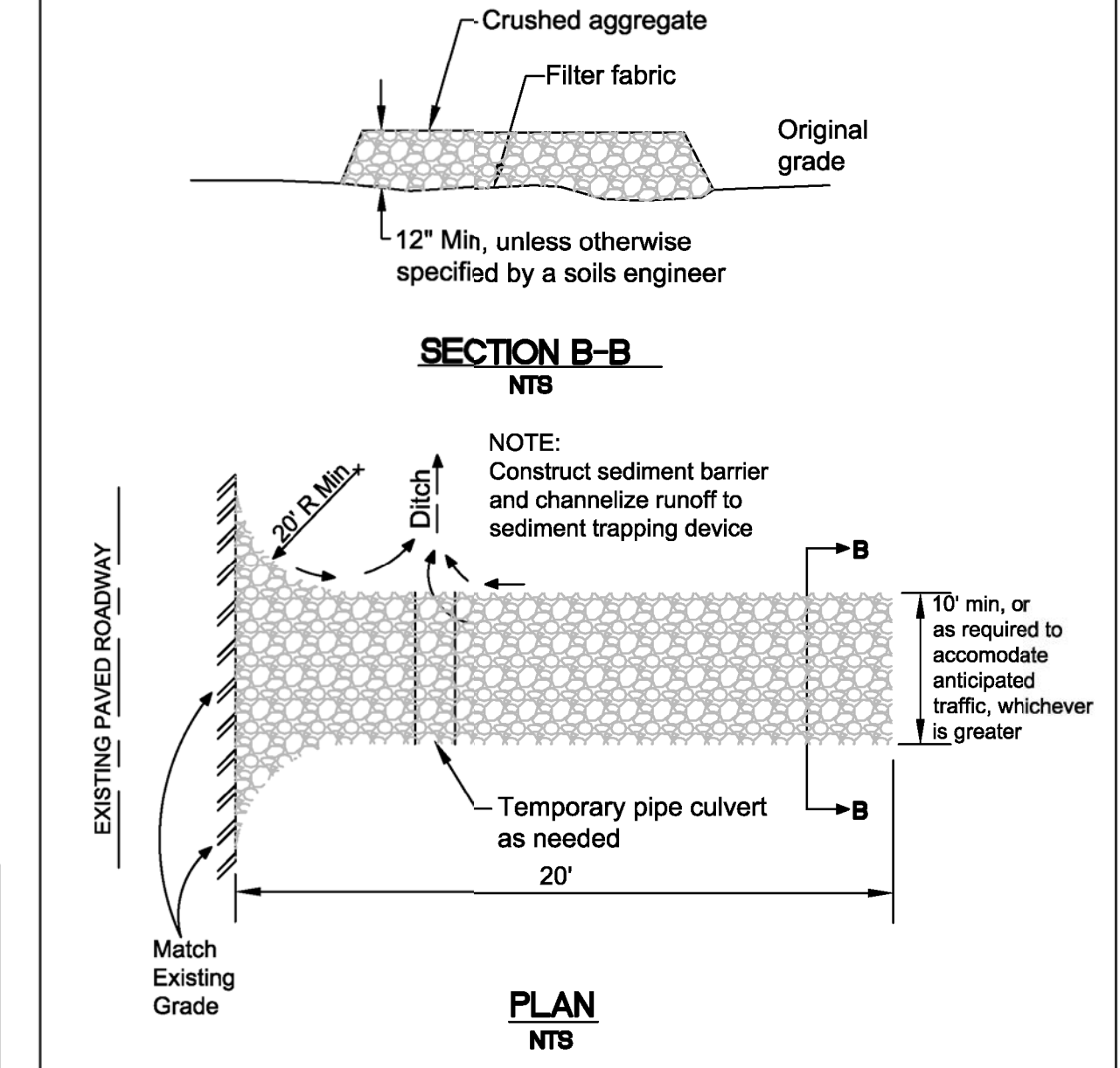
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.



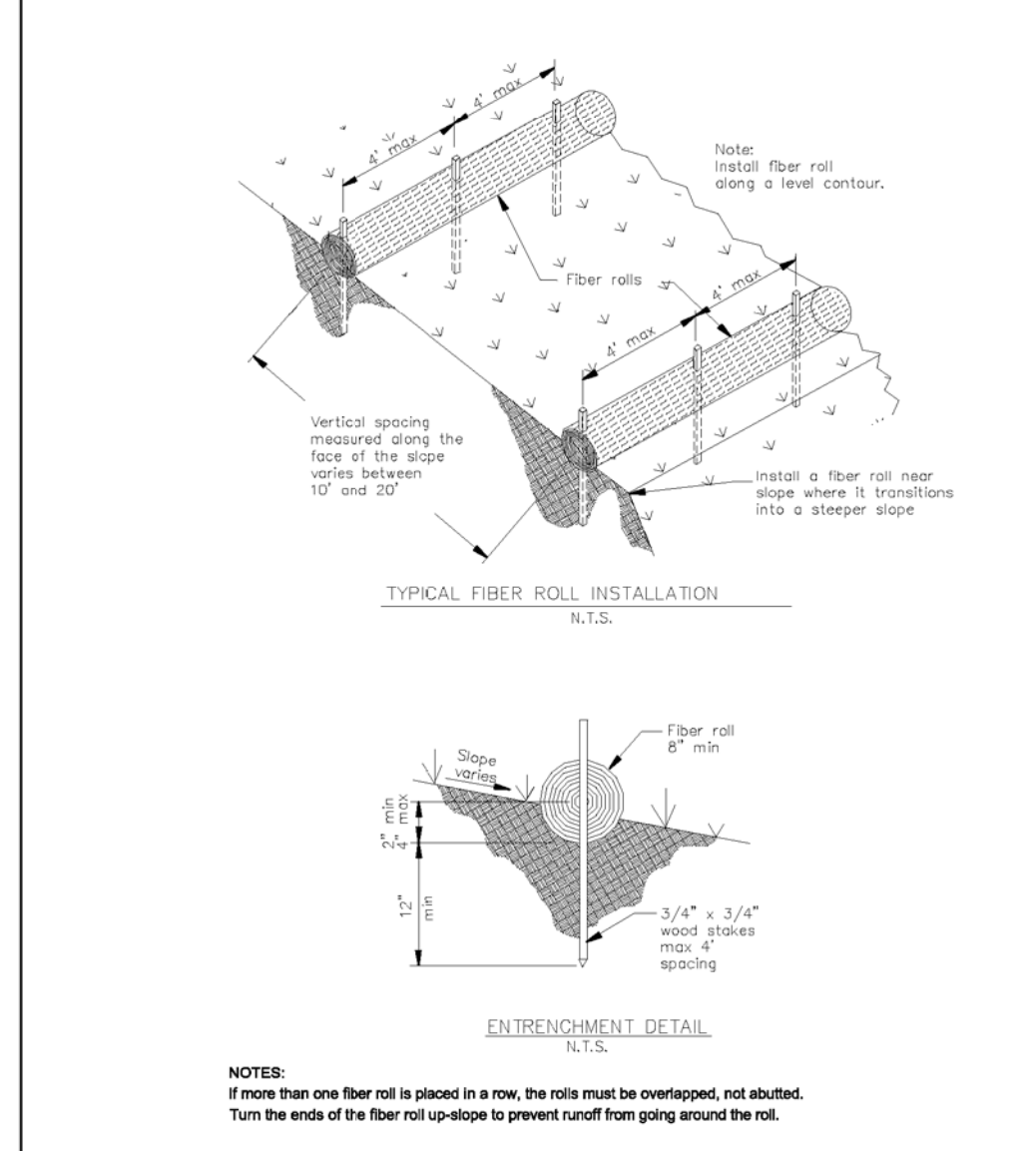
CONCRETE WASTE MANAGEMENT WM-8



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



FIBER ROLLS SE-5

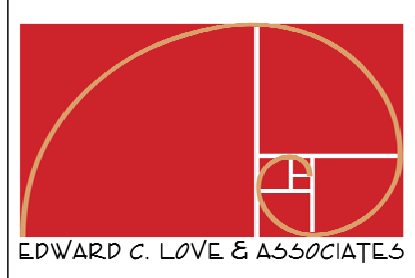


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DATE: 9-22-24
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 3-8-26
 REV. DATE:
 REV. DATE:

EROSION CONTROL PLAN
 TAFOLLA PROPERTY
 845 SAN RAMON AVENUE
 MOSS BEACH
 APN 037-259-200

SHEET
C-2



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BMP

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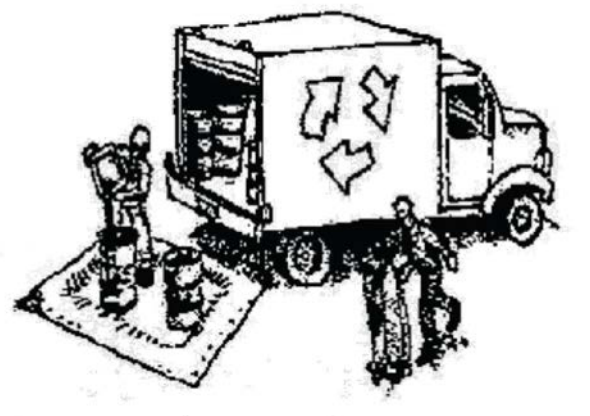
DATE: 3/6/2026
 SCALE:
 DRAWN: Author
 JOB: San Ramon
 SHEET:
BMP
 OF SHEETS



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



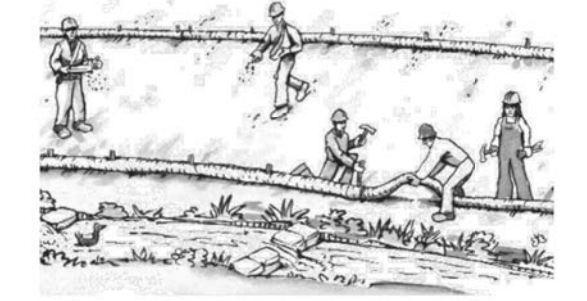
- Non-Hazardous Materials**
- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - ❑ Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- ❑ Label all hazardous materials 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, gyp board, pipe, etc.)
 - ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Construction Entrances and Perimeter**
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
 - ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



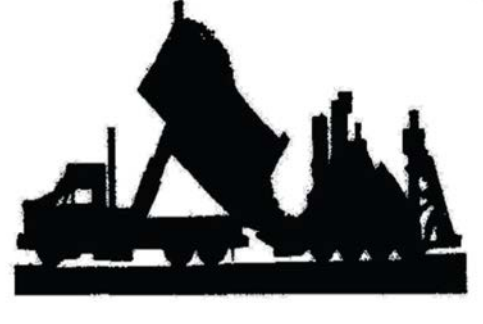
- Maintenance and Parking**
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
 - ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
 - ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
 - ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and 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



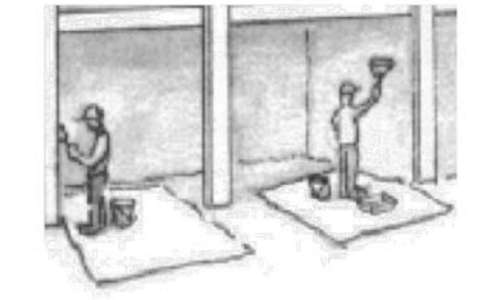
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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



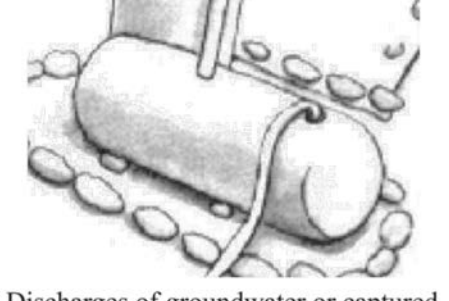
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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:
 - o 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.
 - o Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - o Collect the rinse water in a tank and haul off-site for proper disposal.
- 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.



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

During Maintenance

- Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:
 - Block storm drain inlets as needed to prevent runoff from entering storm drains.
 - Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

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



Photo credit: Don Edwards National Wildlife Sanctuary

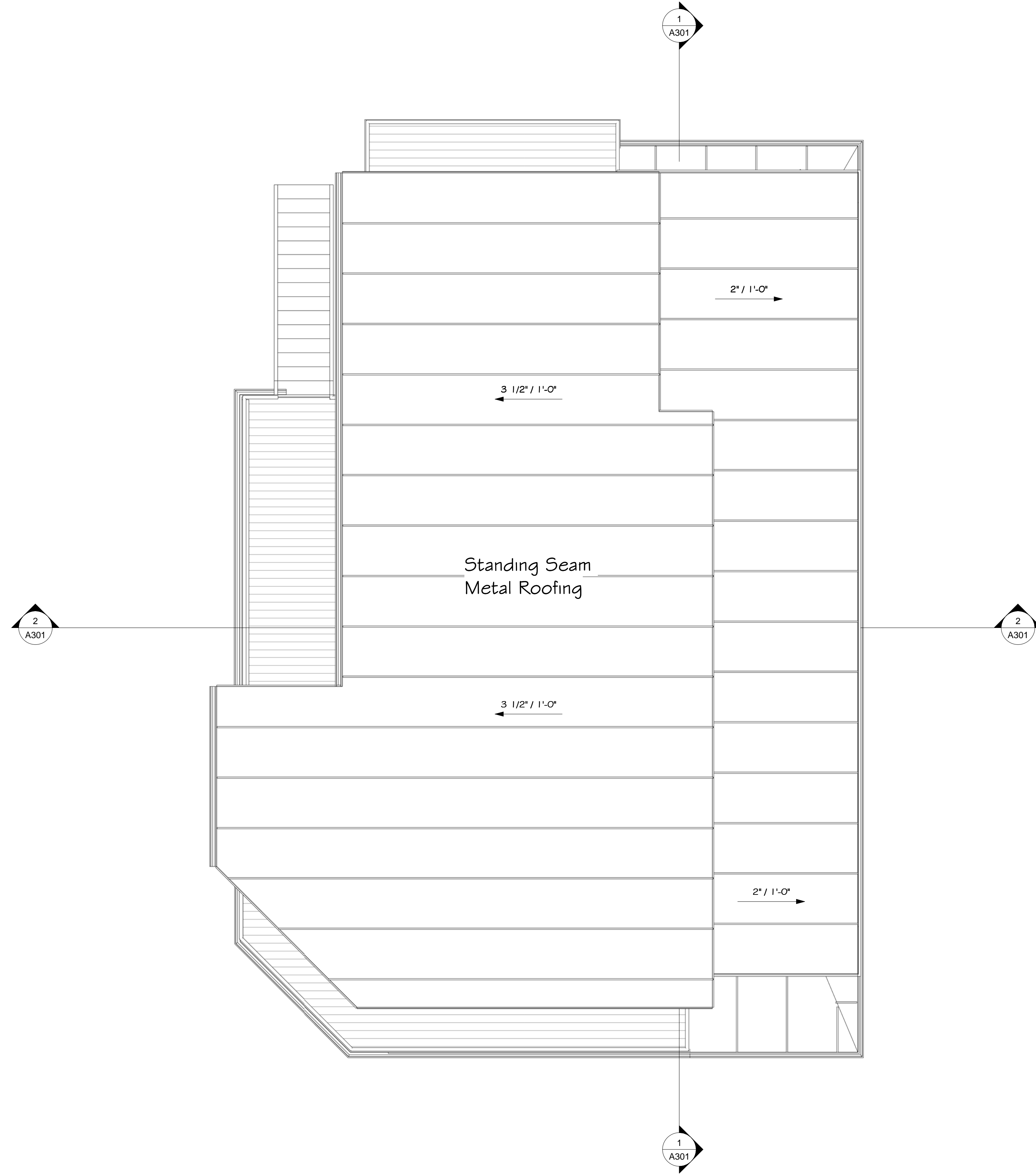
Contact Information

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

FINAL February 29, 2012

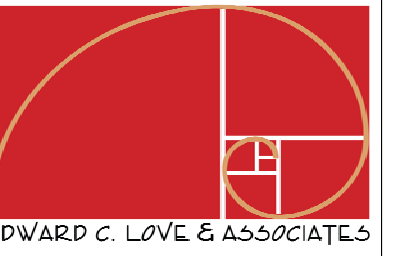
Storm drain polluters may be liable for fines of up to \$10,000 per day!

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① Roof Plan
1/4" = 1'-0"

REVISIONS



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& Associates

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Roof Plan

FOR REVIEW ONLY

DATE: 3/6/2026

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

DRAWN: Author

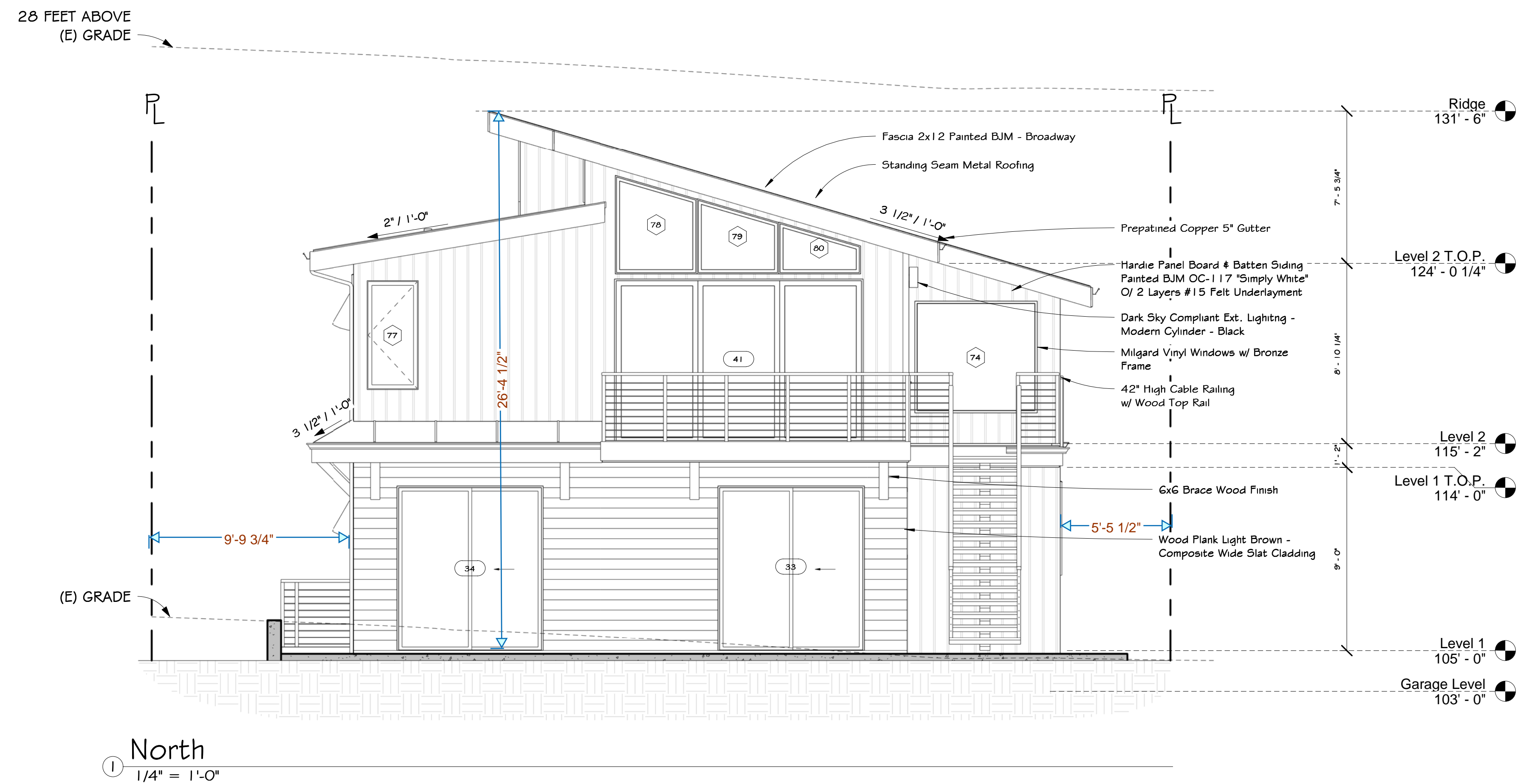
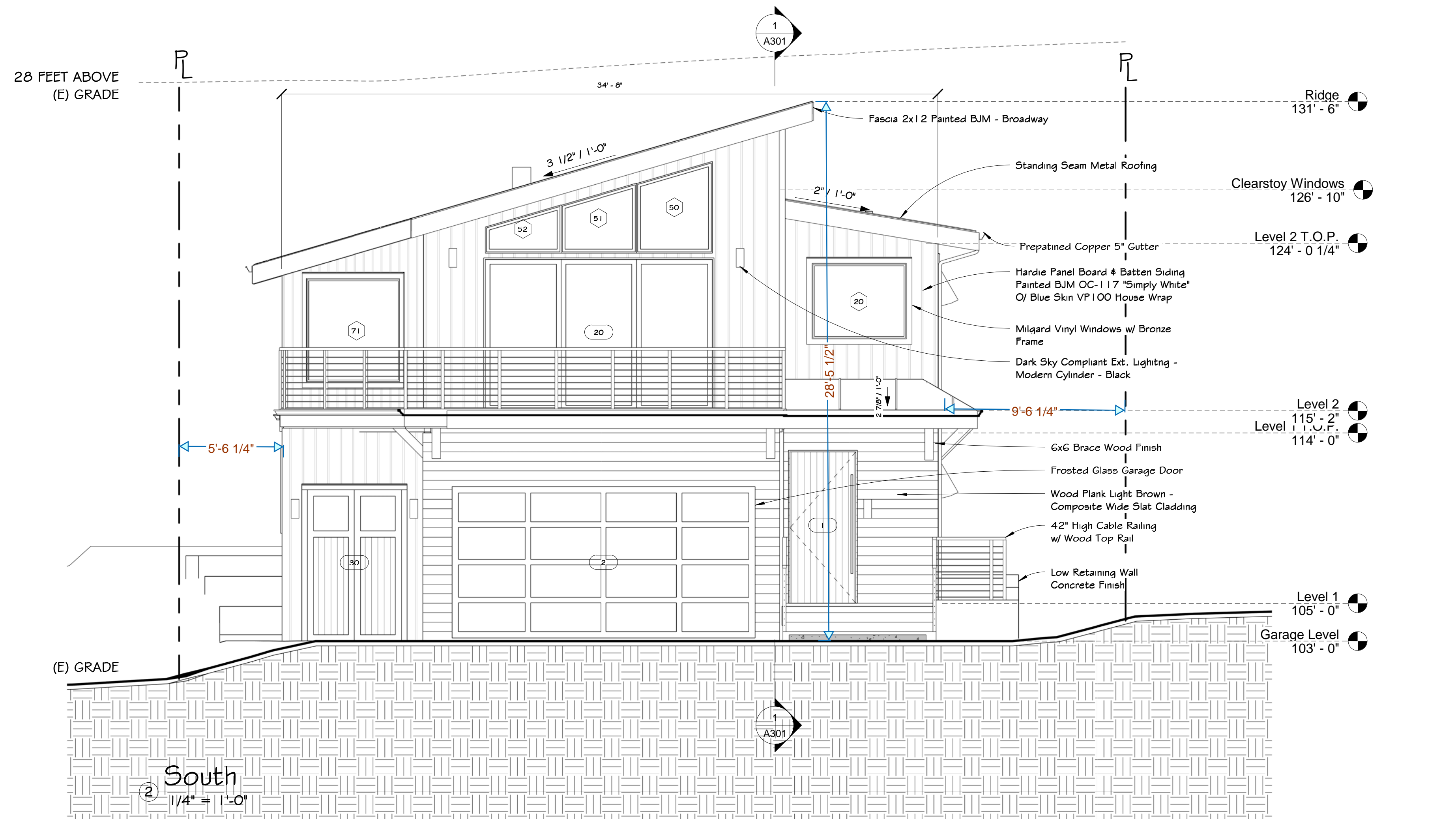
JOB: San Ramon

SHEET:

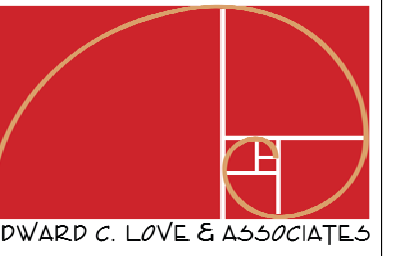
A103

OF SHEETS

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REVISIONS



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edwardclovearch@gmail.com
collorpalmer@eci-associates.com

(N) Single Family Home
Art Tafolla & Romy Trigg
Smith
845 San Ramon Ave Moss
Beach, CA

Elevation North &
South

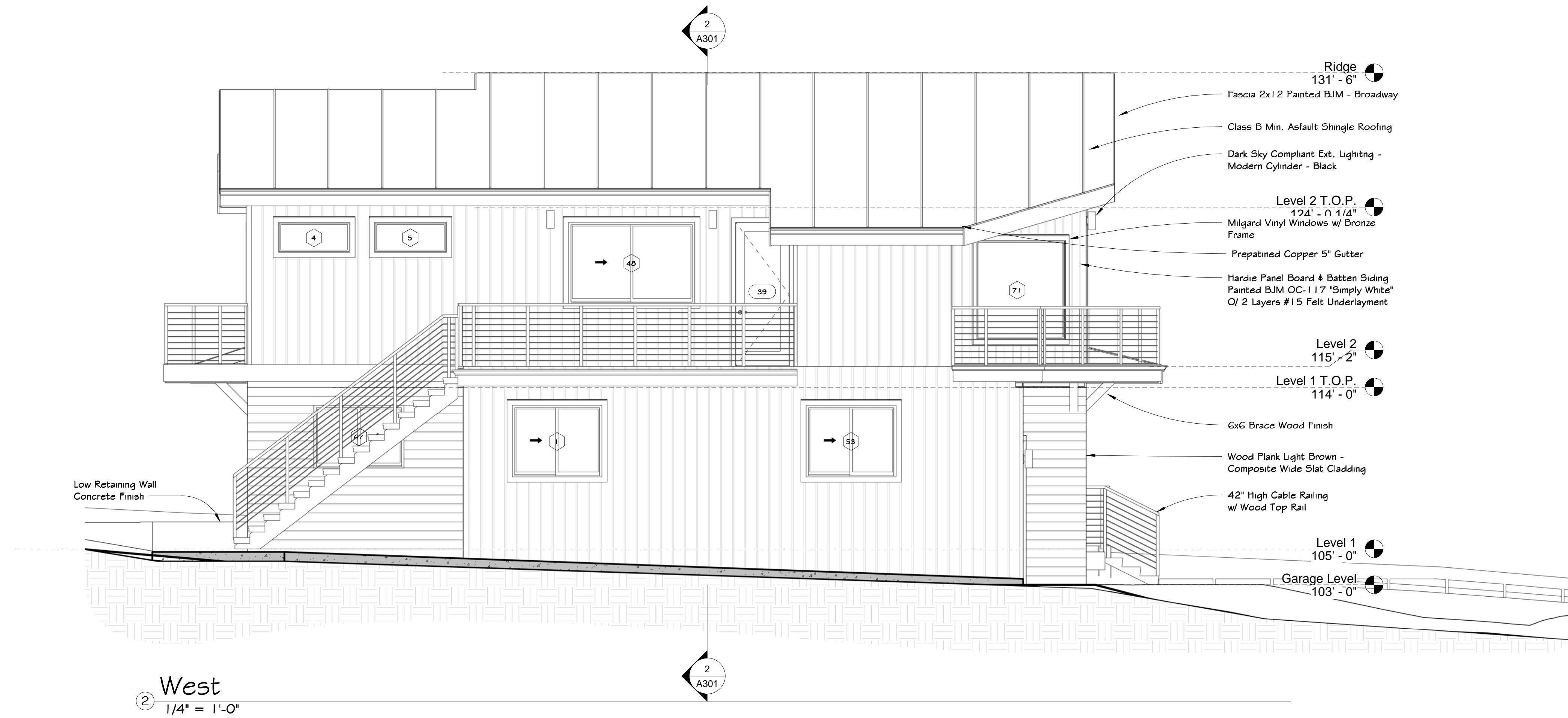
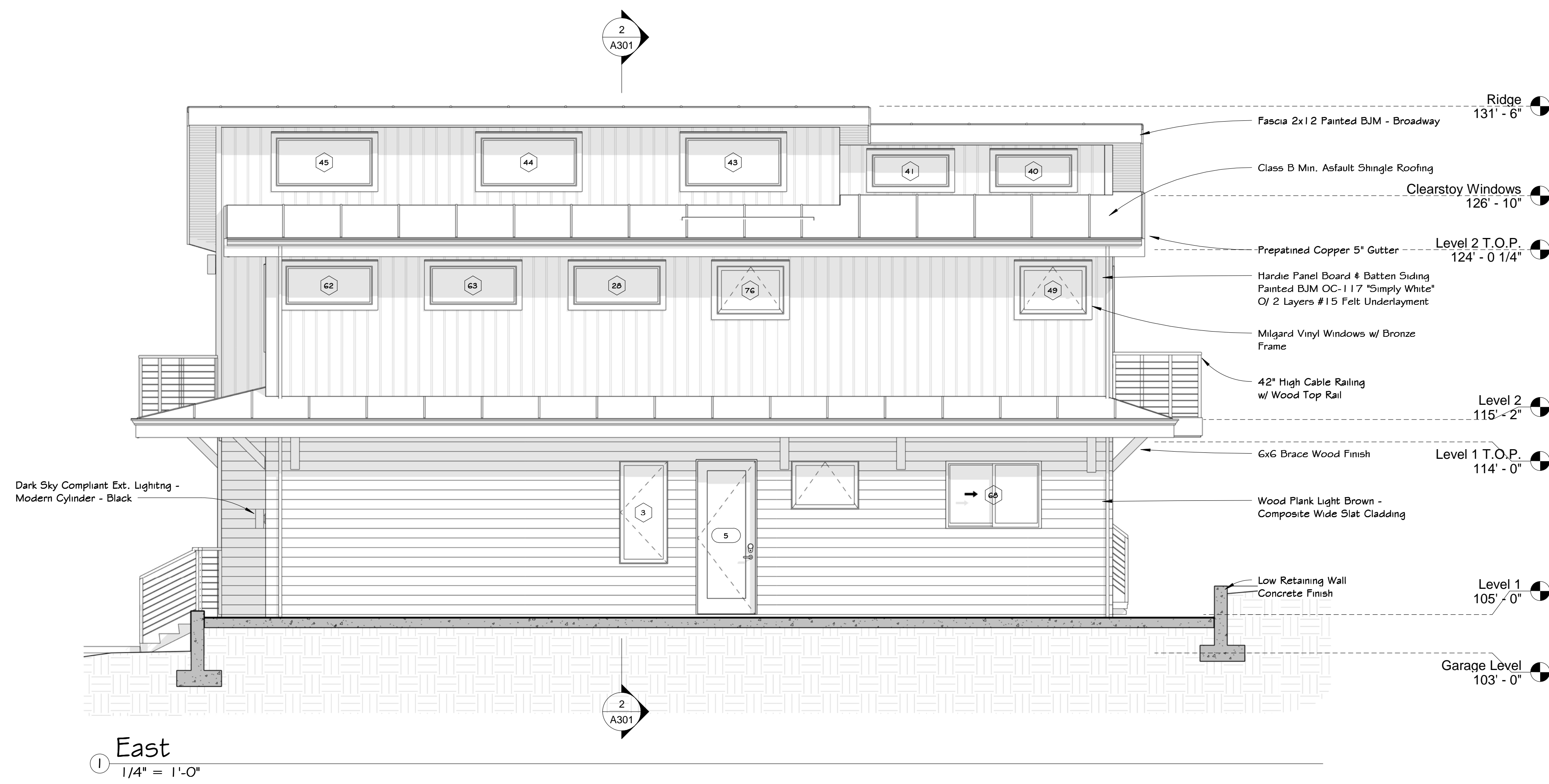
FOR
REVIEW
ONLY

DATE: 3/6/2026
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: San Ramon

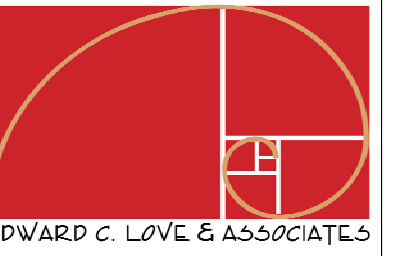
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A201

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Elevations East & West

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DRAWN: Author

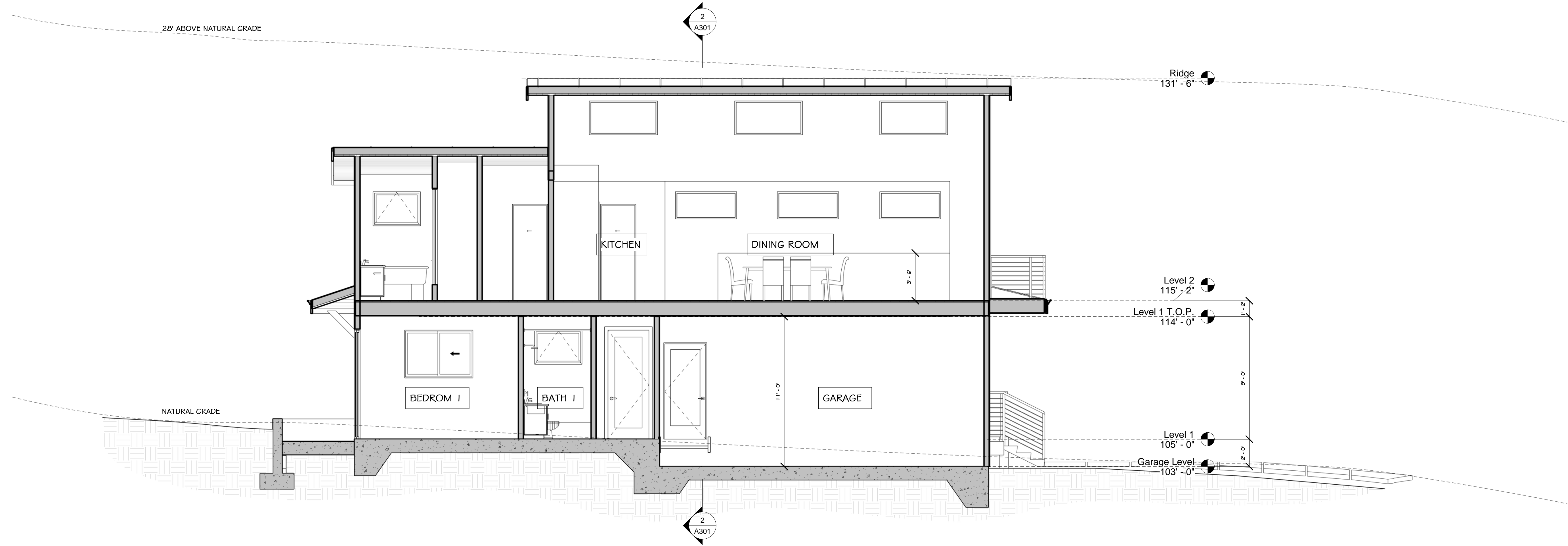
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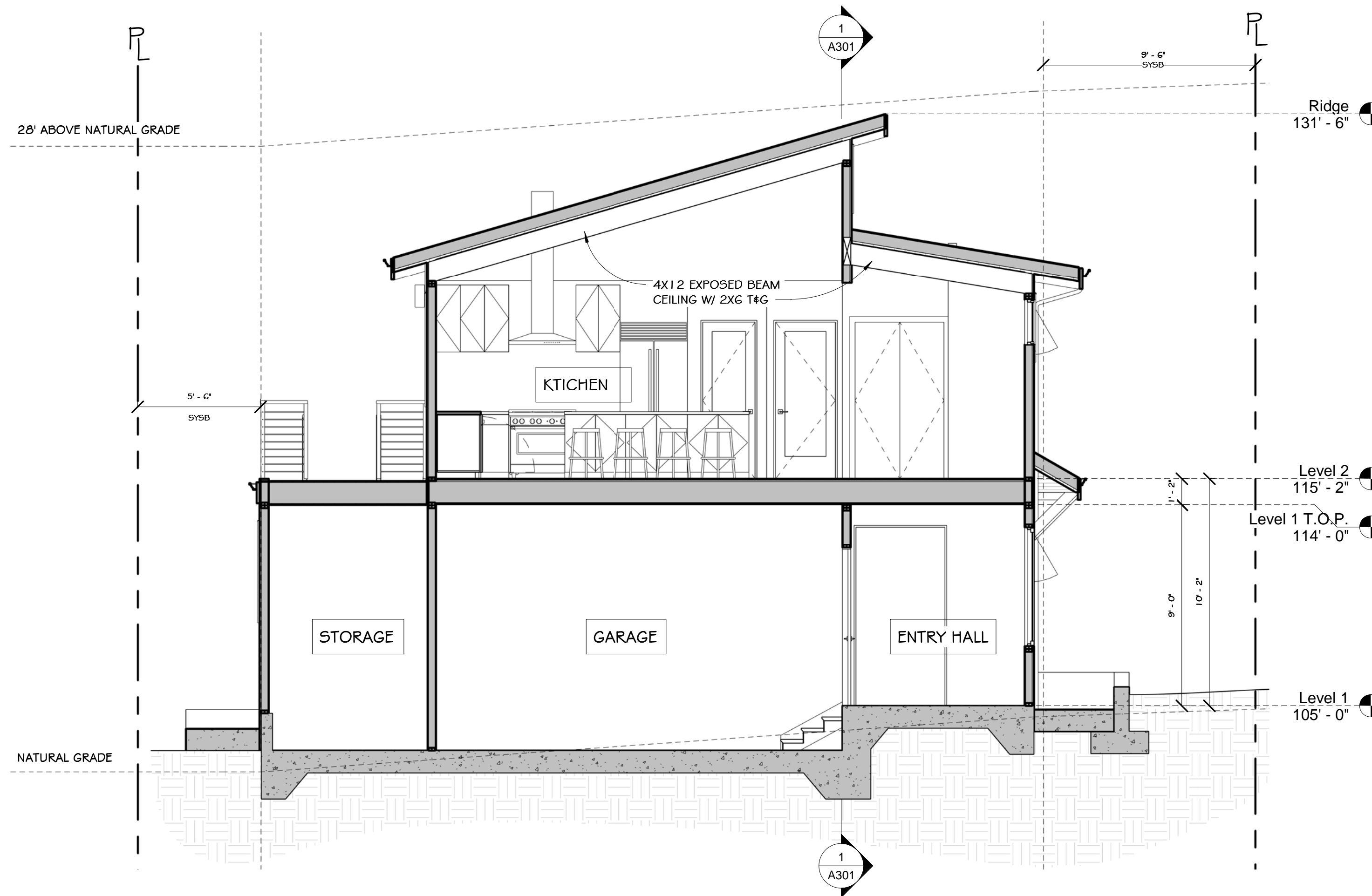
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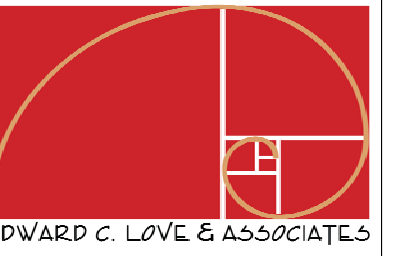


1 Section 1
1/4" = 1'-0"



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

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Sections

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

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JOB: San Ramon

SHEET:

A301

OF SHEETS

Window Schedule							
Mark	Room	Type	Width	Height	Sill Height	Tempered Glass	Comments
Level 1							
1	Office	Sliding Double	5' - 0"	4' - 0"	4' - 0"		
53	Storage	Sliding Double	5' - 0"	4' - 0"	4' - 0"		
67	Bedroom 2	Sliding Double	5' - 0"	3' - 6"	4' - 6"		
68	Bedroom 1	Sliding Double	5' - 0"	3' - 6"	4' - 6"		
3	Entry Hall	Casement	2' - 6"	5' - 4"	2' - 8"		
6	Bath	Awning	3' - 6"	2' - 6"	5' - 6"	Yes	

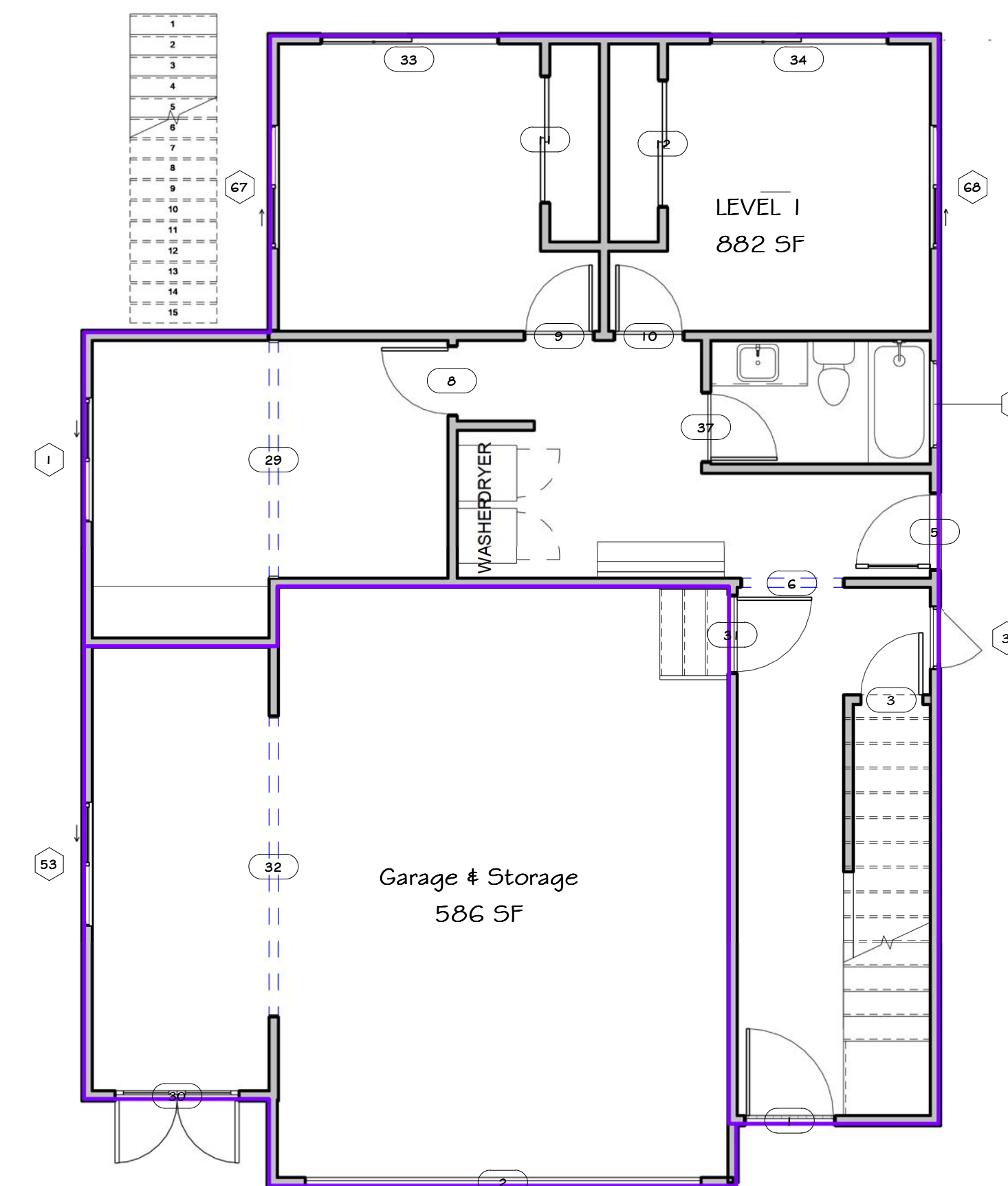
Level 2							
45	Kitchen & Living Room	Fixed	5' - 0"	2' - 6"	12' - 2"		
44	Kitchen & Living Room	Fixed	5' - 0"	2' - 6"	12' - 2"		
43	Kitchen & Living Room	Fixed	5' - 0"	2' - 6"	12' - 2"		
28	Stairway	Fixed	4' - 6"	2' - 0"	6' - 0"		
20	Stairway	Fixed	5' - 0"	4' - 0"	3' - 9 1/2"		
41	Primary Bedroom	Fixed	4' - 0"	1' - 8"	12' - 1 1/2"		
40	Primary Bedroom	Fixed	4' - 0"	1' - 8"	12' - 1 1/2"		
48	Kitchen & Living Room	Sliding Double	7' - 0"	4' - 6"	3' - 6"		
49	Primary Bath	Awning	3' - 6"	2' - 6"	5' - 6"		
50	Kitchen & Living Room	Angled Fixed	4' - 0"	4' - 10"	8' - 4"		
51	Kitchen & Living Room	Angled Fixed	4' - 0"	3' - 8 1/4"	8' - 4"		
52	Kitchen & Living Room	Angled Fixed	4' - 0"	2' - 6 1/2"	8' - 4"		
62	Stairway	Fixed	4' - 6"	2' - 0"	6' - 0"		
63	Stairway	Fixed	4' - 6"	2' - 0"	6' - 0"		
71	Kitchen & Living Room	Fixed	7' - 0"	5' - 6"	1' - 6"		
74	Kitchen & Living Room	Fixed	6' - 0"	5' - 6"	1' - 6"		
76	Water Closet	Awning	3' - 6"	2' - 6"	5' - 6"		
77	Primary Bath	Casement	2' - 6"	5' - 4"	2' - 8"		Frosted Glass
78	Primary Bedroom	Angled Fixed	4' - 0"	4' - 10"	8' - 4"		
79	Primary Bedroom	Angled Fixed	4' - 0"	3' - 8 1/4"	8' - 4"		
80	Primary Bedroom	Angled Fixed	4' - 0"	2' - 6 1/2"	8' - 4"		
4	Primary Bedroom	Awning	4' - 0"	1' - 8"	6' - 4"		
5	Primary Bedroom	Awning	4' - 0"	1' - 8"	6' - 4"		

Door Schedule					
Mark	Room	Type	Width	Height	Comments

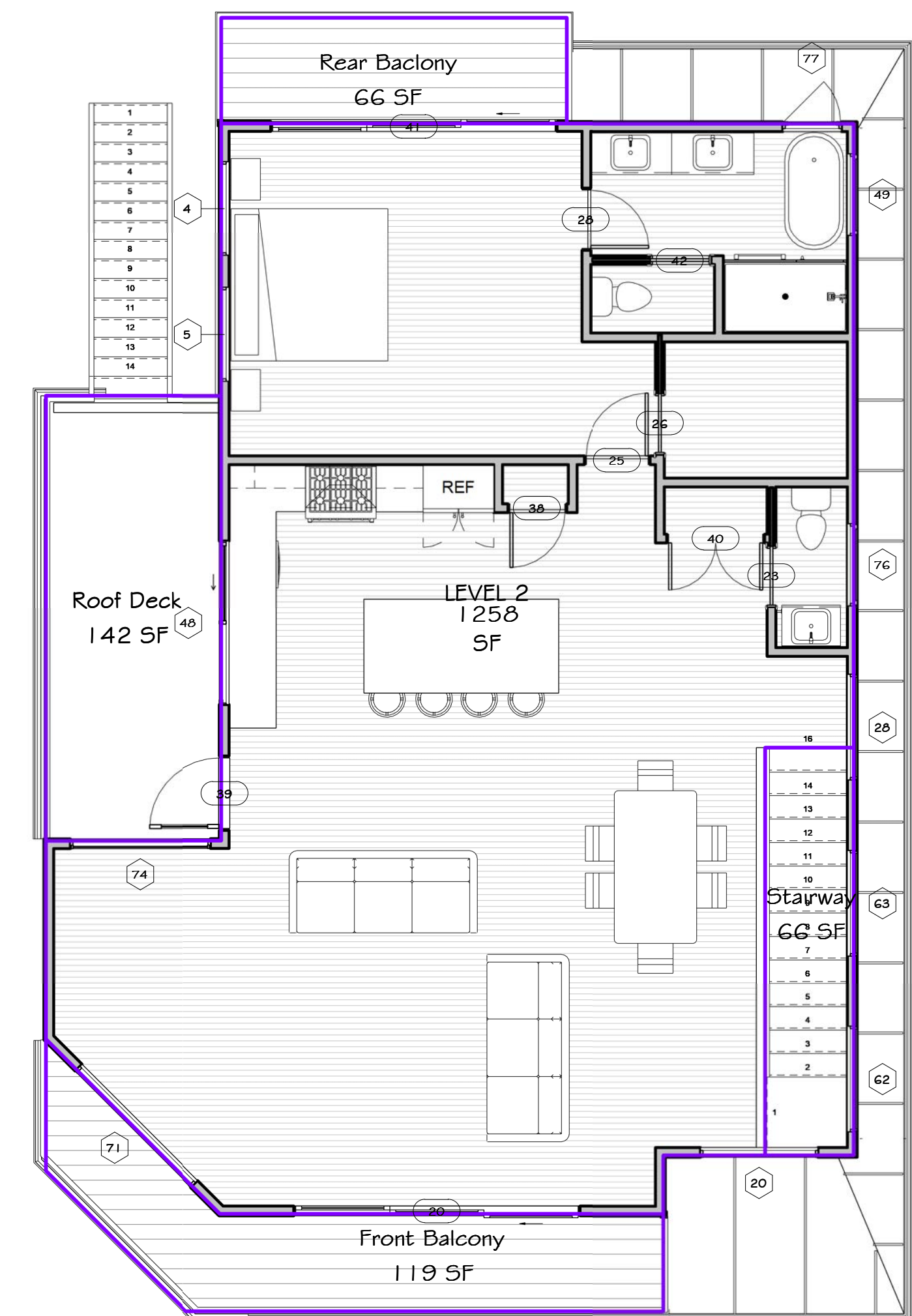
Garage Level					
2	Garage	Frosted Glass Garage Door	16' - 0"	8' - 0"	
30	Garage	Double Swing Door Craftman	5' - 0"	8' - 0"	
32	Garage	Large Door Opening	12' - 0"	8' - 0"	

Level 1					
1	Entry Hall	Exterior Entry Door	3' - 6"	8' - 0"	
9	Bedroom 2	Solid Core Door	2' - 8"	7' - 0"	
10	Bedroom 1	Solid Core Door	2' - 8"	7' - 0"	
8	Office	Door Opening	2' - 8"	7' - 0"	
5	Laundry Room	Exterior Entry Door	3' - 0"	8' - 0"	
6	Entry Hall	Door Opening	4' - 0"	8' - 0"	
11	Bedroom 2	Double Sliding Flush Closet Doors	5' - 0"	7' - 0"	
12	Bedroom 1	Double Sliding Flush Closet Doors	5' - 0"	7' - 0"	
29	Office	Large Door Opening	9' - 5 1/2"	8' - 0"	
31	Garage	Solid Core Door	3' - 0"	7' - 0"	20 Min Rated Fire Door w/ Self Closing Latch
33	Bedroom 2	Sliding Glass Door	7' - 0"	8' - 0"	
34	Bedroom 1	Sliding Glass Door	7' - 0"	8' - 0"	
37	Bath	Solid Core Door	2' - 8"	7' - 0"	
3	Entry Hall	Solid Core Door	2' - 6"	6' - 8"	

Level 2					
20	Kitchen & Living Room	3 Panel Sliding Glass Door	12' - 0"	8' - 0"	
25	Primary Bedroom	Solid Core Door	2' - 8"	7' - 0"	
23	Water Closet	Pocket Door	2' - 6"	7' - 0"	
28	Primary Bathroom	Solid Core Door	2' - 6"	7' - 0"	
26	Walk-In Closet	Pocket Door	2' - 6"	7' - 0"	
38	Kitchen & Living Room	Solid Core Door	2' - 4"	7' - 0"	
39	Kitchen & Living Room	Exterior Entry Door Full Lite	3' - 0"	8' - 0"	
40	Kitchen & Living Room	Double Swing Closet Door	4' - 0"	7' - 0"	
41	Primary Bedroom	3 Panel Sliding Glass Door	12' - 0"	8' - 0"	
42	Primary Bathroom	Pocket Door	2' - 6"	7' - 0"	



① Level 1
3/16" = 1'-0"



② Level 2
3/16" = 1'-0"

REVISIONS



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Beach, CA

FAR & Door & Window
Schedule

FOR
REVIEW
ONLY

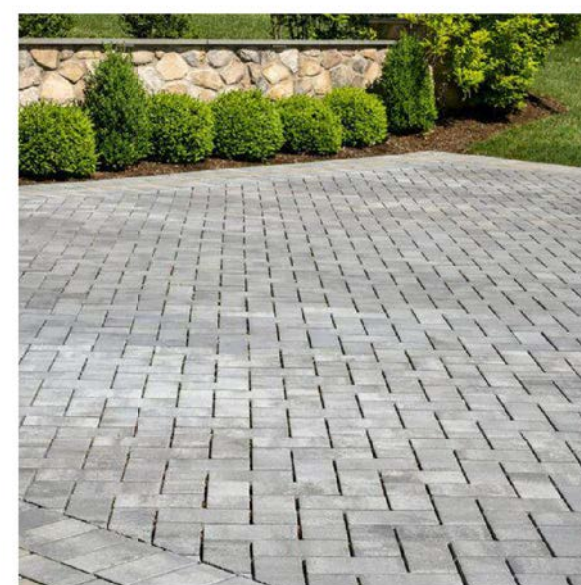
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DRAWN: Author
JOB: San Ramon

SHEET:
A302
OF SHEETS

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① Material Sheet 3/8" = 1'-0"



Gray Permeable Pavers



WOODPLANK - Light Brown Composite Wide Slat Cladding



Hardie Panel Board # Batten Siding Painted BJM OC-117 "Simply White"

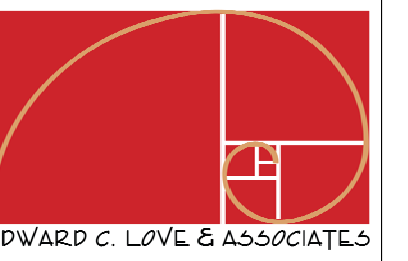


View Rail Cable Railing



PAC CLAD Standing Seam Roofing - Graphite

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Material Sheet

FOR REVIEW ONLY

DATE: 3/6/2026

SCALE: 3/8" = 1'-0"

DRAWN: Author

JOB: San Ramon

SHEET:

A501

OF SHEETS

Amarr Vista V11000
Contemporary Aluminum Full View Garage Doors



It's the perfect reflection of your style. The modern industrial look goes residential with the introduction of the Amarr Vista collection. From the outside, these sleek doors perfectly mirror the clean lines and glass expanses of your home's contemporary design. Inside, they transform your garage into a bright and inviting room.



PANEL CONFIGURATION

8' & 9' WIDE - 2 Panels	10' WIDE - 3 Panels	14' WIDE - 4 Panels	18' WIDE - 5 Panels
-------------------------	---------------------	---------------------	---------------------

www.amarr.com

Amarr Vista

Construction

- An Amarr Vista V11000 full view door offers strength and beauty to match the stylish design of your home.
- 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance
- Tongue and groove section joint with new leading edge gasket seal and the bottom weather seal improve air and water infiltration performance.
- ClearView Aluminum Strut System does not restrict viewing area and adds strength and durability to doors 16' to 24' wide
- Wind load options to meet local building codes
- Attractive, modern exterior handles (2) included
- Available in 1" width increments up to 24'

Specifications

FRAME CONSTRUCTION	2" Thick Aluminum
SECTION HEIGHTS	21" and 24"; 18" for odd height doors
WIND LOAD AVAILABLE	*
FINISH WARRANTY¹	5 Years
WORKMANSHIP WARRANTY²	5 Years
HARDWARE WARRANTY³	5 Years

*It is your responsibility to make sure your garage area meets local building codes. ¹For complete warranty details, visit amarr.com or contact your local dealer. ²For complete warranty details, visit amarr.com or contact your local dealer.

Glass is tempered and available as single pane or insulated.

TRANSPARENCY

CLEAR, OBSCURE, TINTED, BRONZE, GREEN, GRAY, GRETLYTE, FROST, SNOW, WHITEOUT, BLACK ICE

Glazing Options

	SINGLE PANE				DUAL PANE			SINGLE PANE Acrylic	
	18"	18" Low E	18" Low E	18" Low E	12"	12" Low E	12"	12"	
CLEAR	*	*	*	*	*	*	*	*	
OBSCURE	*	*	*	*	*	*	*	*	
GREEN TINT	*	*	*	*	*	*	*	*	
BRONZE TINT	*	*	*	*	*	*	*	*	
GRAY TINT	*	*	*	*	*	*	*	*	
GRETLYTE	*	*	*	*	*	*	*	*	
FROST	*	*	*	*	*	*	*	*	
SNOW	*	*	*	*	*	*	*	*	
WHITEOUT	*	*	*	*	*	*	*	*	
BLACK ICE	*	*	*	*	*	*	*	*	

ENTREMATI^C
145 Carrage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com

Colors

IN STOCK

SPECIAL ORDER

PAINT

POWDER COAT

PAINT

POWDER COAT

PAINT

POWDER COAT

Optional Panels

ALUMINUM & INSULATED ALUMINUM

PERFORATED ALUMINUM

LOWEDED ALUMINUM

Glazing Options

Standard Colors

RAL & CUSTOM PAINT FINISH COLORS AVAILABLE



Product Overview

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

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

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

Specifications

Dimensions			
Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49

Details			
Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		

Exterior Lighting Product Type	Cylinder Lights	Fixture Color/Finish	Black
Fixture Material	Aluminum	Glass/Lens Type	Frosted

Light Bulb Type Included	Integrated LED	Light Output (lumens)	360
Maximum Wattage (watts)	0	Number of Bulbs Required	0
Watt Equivalence	60		

Outdoor Lighting Features: Dark Sky, Weather Resistant, Weather Resistant

Power Type	Hardwired
Product Weight (lb.)	2.29lb

Style: Modern

PAC-150 180° SEAM

MATERIALS

.032 aluminum 24 gauge steel

SPECS

12" x 16" x 18" or 20" O.C.
1-1/2" High

PRODUCT FEATURES

- 35-year non-rusted finish warranty
- Weather-tightness warranty available
- Available in four pan variations: smooth, striated, pencil rib or flat rib. Check locally for panel condition availability
- Maximum panel length of 64' when factory or shop-formed but virtually unlimited when field-formed

MATERIAL

- 24 gauge steel
- .032 aluminum
- Galvalume Plus available

UL CLASSIFICATION

- UL-580
- UL-1897
- TAS-125

FLORIDA BUILDING PRODUCT APPROVALS

Contact the Acworth, Georgia facility for PAC-150 product approvals.

REVISIONS



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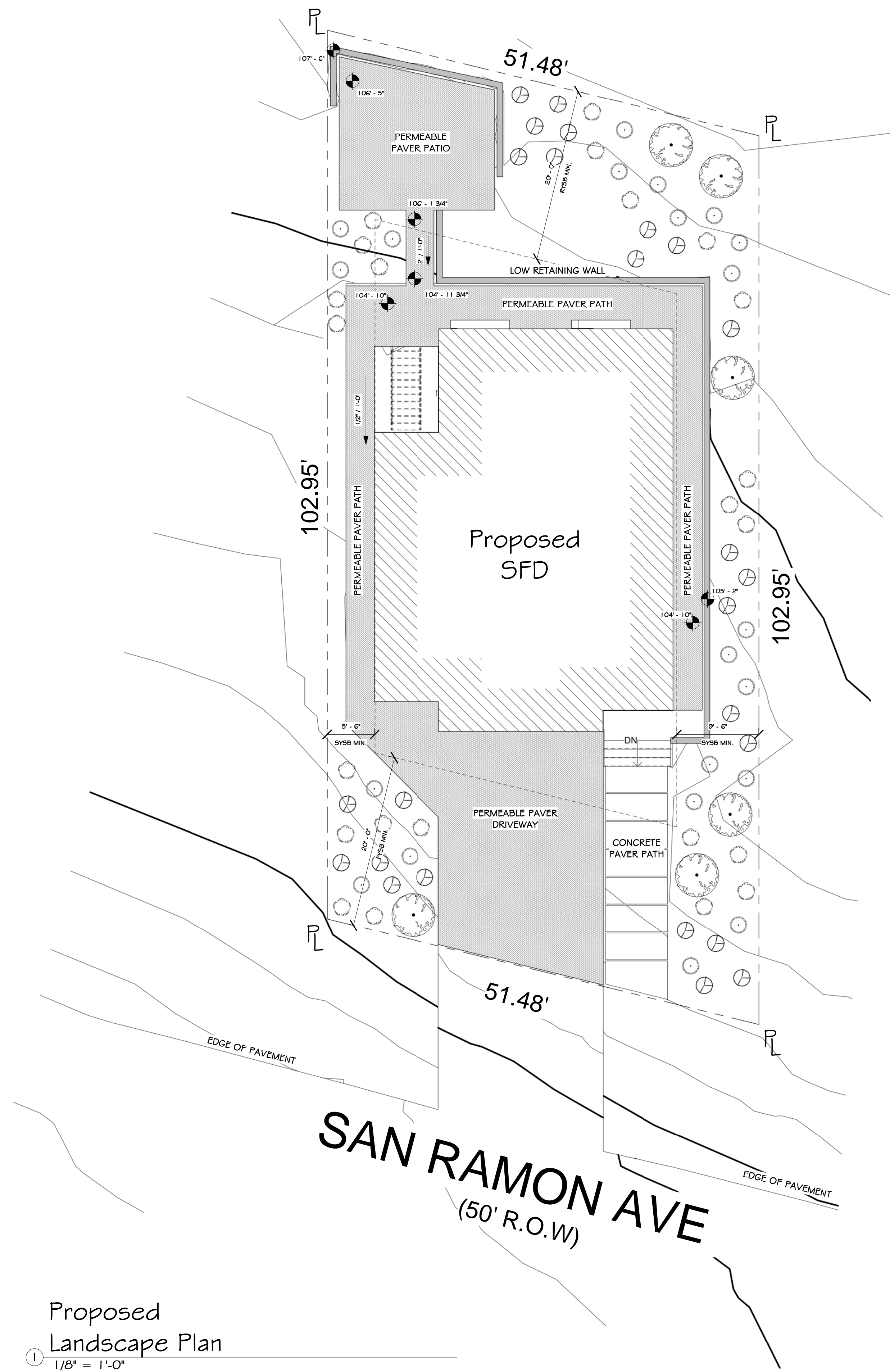
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Spec Sheets

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DRAWN:	Author
JOB:	San Ramon
SHEET:	A502
OF	SHEETS

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



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	6	CEANOTHUS THYRSIFLORUS	BLUEBLOSSOM CEANOTHUS	5 GAL.	LOW
	21	LUPINUS ALBIFRONS VAR. COLLINUS	SILVER BUSH LUPINE	1 GAL.	LOW
	23	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	LOW
	25	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL.	LOW

Plant List
 1/4" = 1'-0"

LEGEND

1417 sq. ft. Permeable Pavers

PLANTING NOTES

- INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUFT PER 1,000 SQFT TO DEPTH OF 6" INTO THE LANDSCAPE AREA
- A MINIMUM OF A 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING, EXCEPT IN AREAS OF CREEPING GROUND COVER.
- ALL PLANTING WILL BE HAND WATERED

I AGREE TO COMPLY WITH THE REQUIREMENTS OF PRESCRIPTIVE COMPLIANCE OPTION OF MWEO PER APPENDIX D

Signature:

Date: 3/5/2026

MWEO Applicant: ARCHITECT :
 EDWARD C LOVE # ASSOCIATES
 116 N CABRILLO HWY
 HALF MOON BAY, CA 94019
 650.728.7615
 edwardclovearch@gmail.com

PROJECT: ART TAFOLLA # ROMY TRIGGS-SMITH
 845 SAN RAMON AVE
 MOSS BEACH, CA 94038

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 LANDSCAPES PROJECT.

TOTAL AREA: 1,903 SQFT
 TURF AREA : NA
 WATER TYPE : POTABLE
 NAME OF WATER PURVEYOR: MWSD

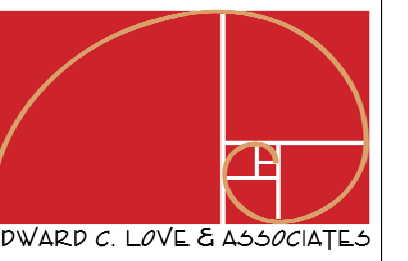
I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF MWEO.

Signature:

DATE: 3/6/2026

MWEO Applicant
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REVISIONS



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Landscape Plan

FOR REVIEW ONLY

DATE: 3/6/2026

SCALE: As indicated

DRAWN: Author

JOB: San Ramon

SHEET:

L101

OF SHEETS