PROPOSED

EXISTING

SITE DATA:

APN: 037-123-710
ZONING: R-1/S-17/DR/CD
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-B

PRE:
PLN:
BLD:

APPLICABLE CODES:
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

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	10635							
LOT COVERAGE	2450	23.0	128	1.2	2578	24.2	3722.25	35.0
FLOOR AREA	(E) HOUSE 2450 SF		SECOND FLOOR 635 SF		FIRST FLOOR 2450 SF SECOND FLOOR 635 SF			
	Total 2450	23.0	Total 635	6.0	Total 3085	29.0	Total 5636.55	53.0

OWNER:
BILL & BECKY NOWATZKE
141 ARBOR LANE
MOSS BEACH, CA 94038

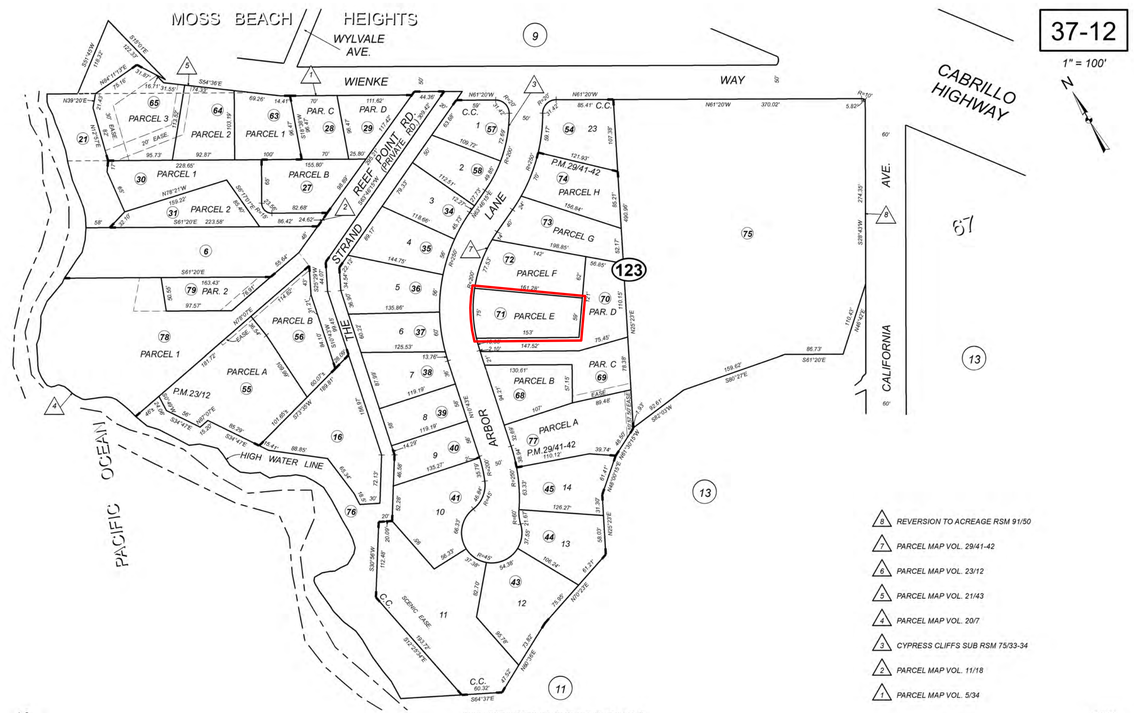
ARCHITECT :
EDWARD C LOVE, ARCHITECT
720 MILL ST
HALF MOON BAY, CA 94019
edwardclovearch@gmail.com
650.728.7615

SCOPE OF WORK:
REMODEL AND ADDITION OF A SECOND STORY TO EXISTING HOUSE

NOTE:
1.
2.

Sheet List - DD

Sheet Number	Sheet Name
A0.01	Cover Sheet
A0.02	Survey
A0.03	Existing Site Plan
A0.04	Proposed Site Plan
A0.06	Details - QII
A1.01	Floor Plan Level 1
A1.02	Floor Plan Level 2 Proposed
A1.03	Floor Area Existing
A1.04	Floor Area Proposed
A2.01	North Elevations
A2.02	West Elevations
A2.03	South Elevations
A2.04	East Elevations
A3.00	Materials Sheet



REVISIONS

EDWARD C. LOVE, ARCHITECT

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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Cover Sheet

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 6/29/2022
SCALE:
DRAWN: AKB
JOB: NOWATZKE
SHEET: A0.01
OF SHEETS

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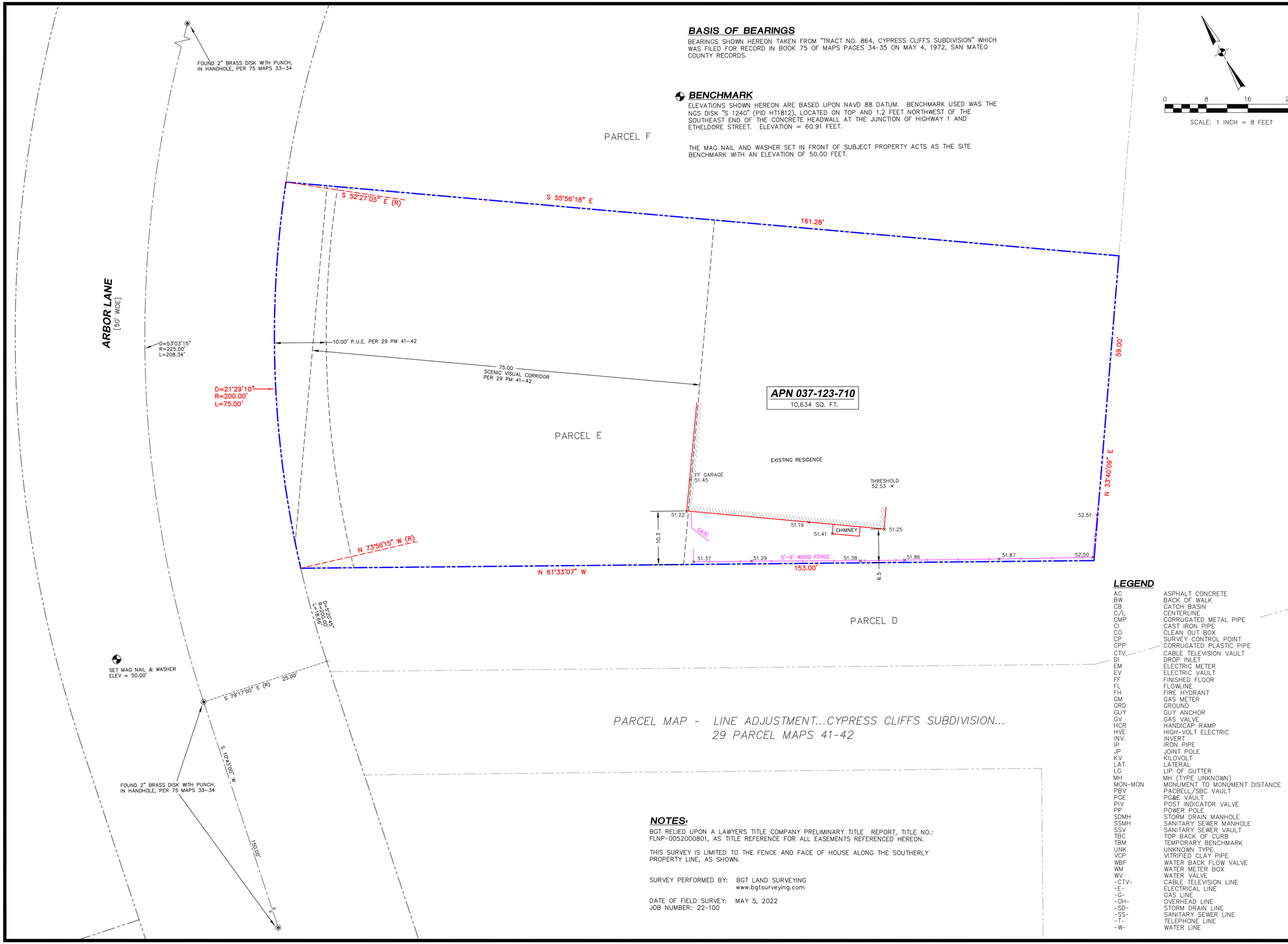


BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM "TRACT NO. 864, CYPRESS CLIFFS SUBDIVISION" WHICH WAS FILED FOR RECORD IN BOOK 75 OF MAPS PAGES 34-35 ON MAY 4, 1972, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORE STREET. ELEVATION = 60.91 FEET.

THE MAG NAIL AND WASHER SET IN FRONT OF SUBJECT PROPERTY ACTS AS THE SITE BENCHMARK WITH AN ELEVATION OF 50.00 FEET.

PARCEL MAP - LINE ADJUSTMENT...CYPRESS CLIFFS SUBDIVISION... 29 PARCEL MAPS 41-42

NOTES:

BGT RELIED UPON A LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT, TITLE NO.: FLNP-0052000801, AS TITLE REFERENCE FOR ALL EASEMENTS REFERENCED HEREON.

THIS SURVEY IS LIMITED TO THE FENCE AND FACE OF HOUSE ALONG THE SOUTHERLY PROPERTY LINE, AS SHOWN.

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

DATE OF FIELD SURVEY: MAY 5, 2022
JOB NUMBER: 22-100

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 VAULT
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
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

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

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
NO. 8551
STATE OF CALIFORNIA

BOUNDARY AND (PARTIAL) HOUSE LOCATION SURVEY

PARCEL "E", "PARCEL MAP OF LOT LINE ADJUSTMENT... ..CYPRESS CLIFFS SUBDIVISION...", 29 PARCEL MAPS 41-42

141 ARBOR LANE

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

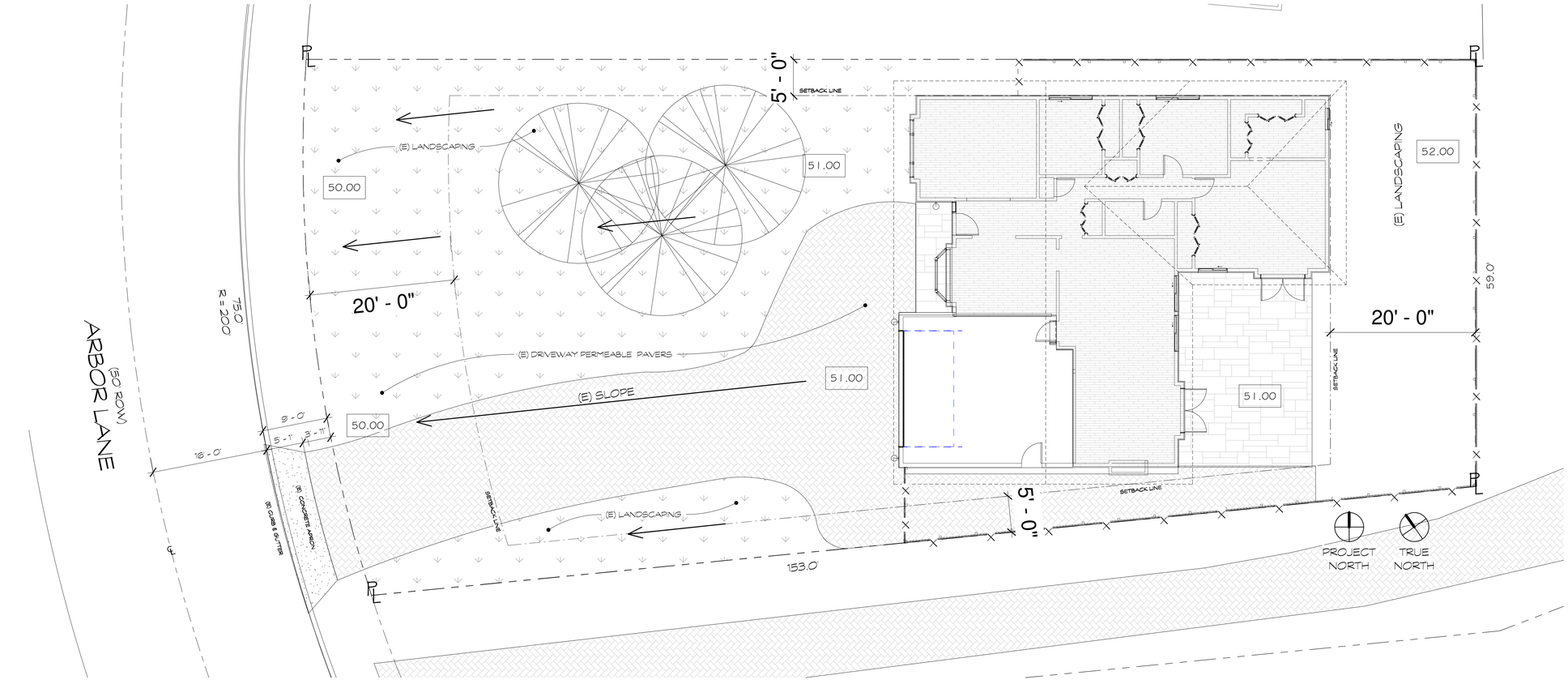
Assessor Parcel Number:
037-123-710

Prepared For:
WILLIAM NOWATZKE
141 ARBOR LANE
MOSS BEACH, CA 94038

Date: MAY 2022
Scale: 1" = 8'
Contour Interval:
Drawn by: N.W.
Revisions:

SU-1

Job No. 22-100



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

SITE PLAN BASED ON SURVEY BY BGT ON MAY 2022

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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

Proposed Horne Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Existing Site Plan

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 6/29/2022
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: NOWATZKE
SHEET: A0.03
OF SHEETS

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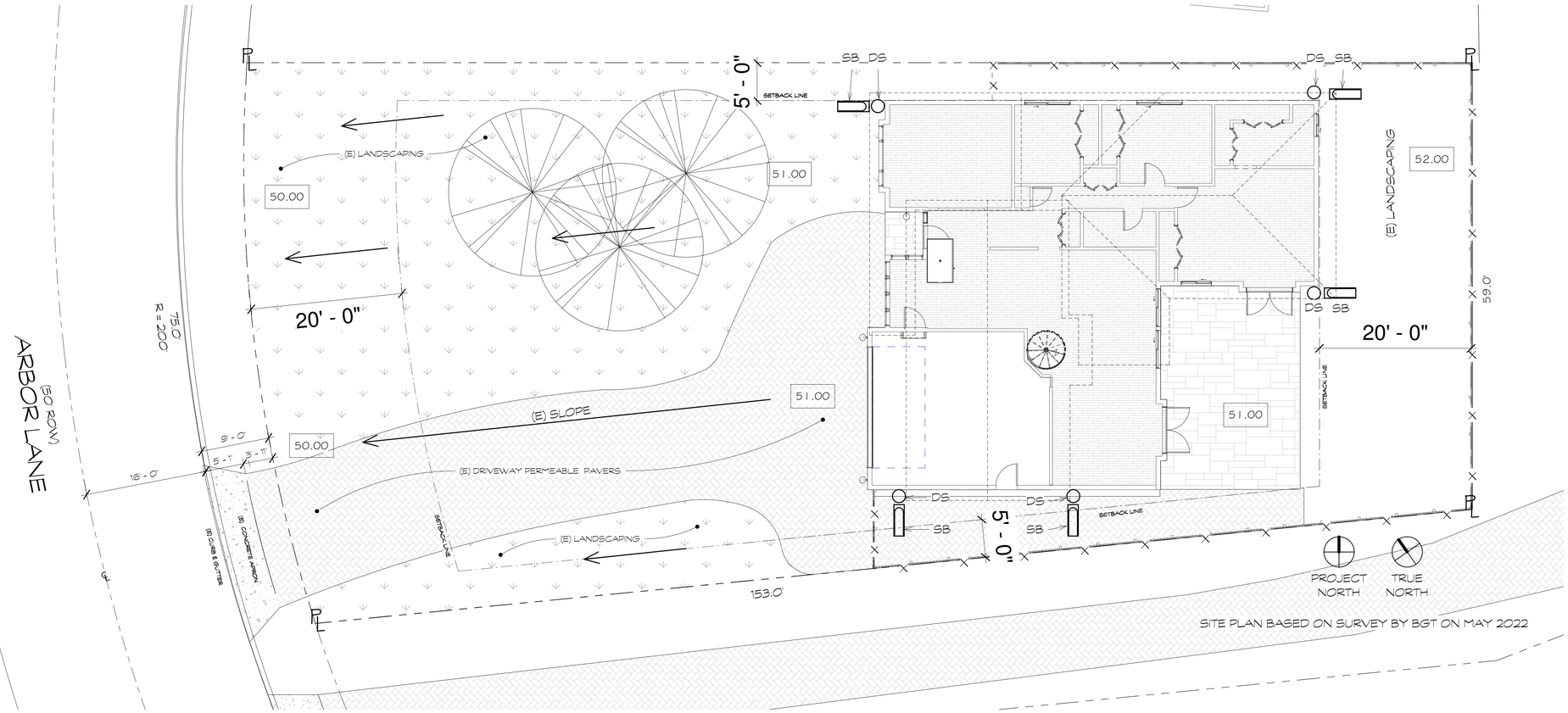
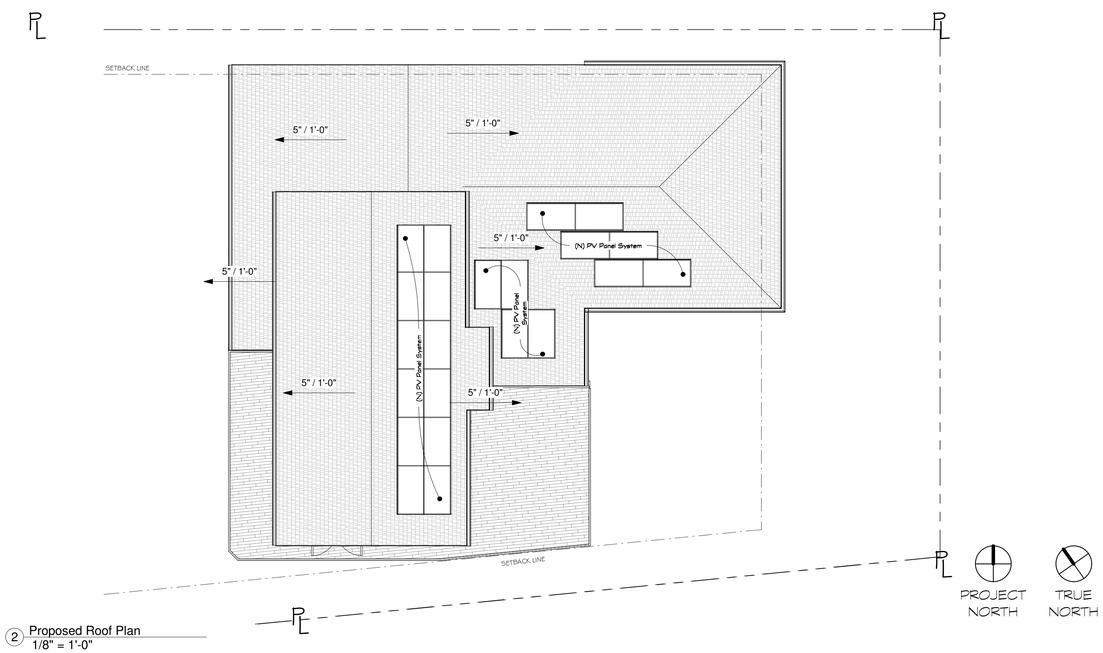


1 Proposed Site Plan
1/8" = 1'-0"



2 Proposed Roof Plan
1/8" = 1'-0"

IMPERVIOUS AREAS	SQ. FT.
(E) ROOF	1711.85
(N) ROOF OVER (E)	935.93
(N) BALCONY	578.67
(E) PATIO	481.38

Impervious Areas
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

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Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Proposed Site Plan

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 6/29/2022
SCALE: As indicated
DRAWN: AKB
JOB: NOWATZKE
SHEET: A0.04
OF SHEETS

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Quality Insulation Installation Instructions

Many insulation installations have flaws that degrade thermal performance. Four problems are generally responsible for this degredation:

1. There is an inadequate air barrier in the building envelope, or holes and gaps within the air barrier system inhibit the ability to limit air leakage.
2. Insulation is not in contact with the air barrier, creating air spaces that short-circuits the thermal barrier of the insulation when the air barrier is not limiting air leakage properly.
3. The insulation has voids or gaps, resulting in portions of the construction assembly that are not insulated an, therefore, has less thermal resistance than other portions of the assembly.
4. The insulation is compressed, creating a gap near the air barrier and/or reducing the thickness of the insulation.

An energy credit for correctly installing an air barrier and insulation to eliminate or reduce common problems associated with poor installation is provided in RA3.5.

These instructions cover the most difficult to understand portions of the ENV-21, ENV-22, and ENV-23 compiance documents.

ENV-21-H
Air Infiltration Sealing - Framing Stage for Batt, Loose fill, and SPF

Approved Materials

In order to be considered an air barrier, individual materials must have an air permeance not exceeding 0.004 cfm/ft² @ 1.57 lb/ft² (0.02 L/(s*m²) @ 75 Pa) when tested in accordance with ASTM E2178. Products must be installed per manufacturer instuctions. Products that meet these requirements are listed below.

All joints/seams of materials that make up the air barrier must be sealed with caulk, foam, tape, or a material specifically designed for building envelope sealing to prevent air infiltration. Products must be installed per manufacturer instructions.

It is the installer's responsibility to ensure the products are installed properly, and it is the HERS rater's responsiblity to verify proper installation.

Examples of Approved Air Barrier Materials:

- Plywood - minimum 3/8 inch
- Oriented Strand Board (OSB) - minimum 3/8 inch
- Foil-back polyisocanurate insulation board - minimum 1/2 inch
- Extruded polystyrene insulation board - minimum 1/2 inch
- Closed cell spray polyurethane foam with a minimum density of 2.0 lb./cu.ft. and a minimum thickness of 2.0 inches
- Open cell spray polyurethane foam with a minimum density of 0.4 to 1.5 lb./cu.ft. and a minimum thickness of 5 1/2 inches
- Exterior or interior gypsum board - minimum 1/2 inch
- Cement board - minimum 1/2 inch
- Built-up roofing membrane
- Midified bituminous roof membrane
- Particleboard - minimum 1/2 inch
- Fully adhered single-ply roof membrane
- Portland cement/sand parge, or gypsum plaster - minimum 5/8 inch
- Cast-in-place and precast concrete
- Fully grouted uninsulated and insulated concrete block masonry
- Structural Sheathing -- Meeting ASTM E2178
- House Wrap -- Meeting ASTM E2178
- Thermo-ply
- Sheet steel or aluminum
- Dimensional lumber

LINE ITEMS ADDRESSED:

C 01: All penetrations through the exterior wall air barrier are sealed to provide an air-tight envelope to unconditioned spaces such as the outdoors, attic, garage, and crawl space.

C 02: Exterior wall air barrier is sealed to the top plate and bottom plate in each stud bay.

C 03: All electrical boxes including knockouts that penetrate the air barrier to unconditioned space are sealed.

C 05: Exterior bottom plates (all stories) are sealed to the floor using the appropriate sealing method.

C 08: Fan exhaust ducts that run between conditioned floors to exterior walls including damper at the exterior wall.

C 09: Metal tie downs are insulated between exterior framing and tie down.

C 10: Hard to access wall stud cavities, such as corner channels or wall intersections, are insulated to the proper R-value prior to the installation of exterior sheathing or exterior stucco lath.

C 11: Insulation is installed behind the tub, shower, or fireplace enclosures, and exterior stairwells to the R-value listed on the CF1R when located against exterior walls. Insulation is installed before tub, shower, and fireplace are installed.

C 12: A solid air barrier is installed, from floor to ceiling, on the inside of the exterior walls directly adjacent to tub, shower, or fireplace enclosures. Insulation shall contact all six sides of the air barrier on exterior walls.

C 13: All window and door headers shall be insulated to a minimum of R-2. Using continuous rigid insulation sheathing, or SIPS headers, or Two-member headers with insulation in between, or Single-member headers with insulation to the exterior.

D 04: All dropped ceilings are covered with hard covers and sealed to framing.

D 05: All chases are covered with hard covers and sealed to framing.

D 09: Double walls that open to the attic are covered with an air barrier and cover has an air tight seal to the framing.

E 01: All penetrations in the subfloor above the garage into conditioned space must follow the raised floor air barrier requirements above.

E 02: Infiltration between the space above the garage and subfloor is prevented by one of the following methods:

F 02: An exterior wall air barrier is required at the intersection of the porch and exterior wall when there is conditioned space on the other side. The exterior wall includes an air barrier where the attic attaches to the conditioned space.

F 03: Truss framing blocking is used at the top and bottom of each wall/roof section.

G 01: Airtight blocking is installed between joists where the wall rim joist would have been located in the absence of a cantilever.

All graphics are from ENERGY STAR® 10-12-14 U.S. Environmental Protection Agency and U.S. Department of Energy and can be found at www.energystar.gov.

LINE ITEM CLARIFICATIONS:

C 01: All penetrations through the exterior wall air barrier are sealed to provide an air-tight envelope to unconditioned spaces such as the outdoors, attic, garage, and crawl space.

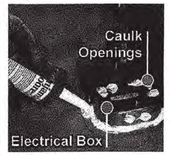
- If stucco or similar air-tight products will be applied to the outside of the building, only penetrations in that air barrier need to be sealed. Example: Lineset, electrical boxes.
- If no additional outside air barrier will be installed, then all penetrations, joints/seams where individual materials meet must be sealed with caulk, foam, tape, or a material specifically designed for building envelope sealing to prevent air infiltration. If foam board is the air barrier then it must be taped at all seams. Edges of foam board must be sealed to the surrounding air barrier.
- House wrap can be used as an air barrier when it meets ASTM E2178. All seams, edges and penetrations in the house wrap must be sealed.
- If OSB, plywood, cement board, Thermo-ply, or dimensional lumber are the exterior air barrier, all of the seams and penetrations must be sealed.

C 02: Exterior wall air barrier is sealed to the top plate and bottom plate in each stud bay.

- For multi-story buildings that have a continuous air barrier on the exterior, only the bottom plate of the first floor and the top plate of the top floor need to be sealed to the exterior air barrier.
- It is possible to have a two-story where the upstairs conditioned space has a smaller footprint than the first story. In such a floor plan, top plates of a first story wall exposed to an unconditioned attic would be sealed to the exterior air barrier.

C 03: All electrical boxes including knockouts that penetrate the air barrier to unconditioned space are sealed.

- Seal electrical boxes to the surrounding air barrier.
- Seal openings (knockouts) in the electrical box.
- Use tape, caulk or foam. Ensure sealing products do not enter into electrical box.



C 05: Exterior bottom plates (all stories) are sealed to the floor using the appropriate sealing method.
If the exterior air barrier is continuous (from the bottom story to the top story), then the bottom plate of the first floor only needs to be sealed.
In order to verify that the bottom plate is sealed, the following are allowed:

- Use a gasket material that is 3.5 inches wide on 2x4, 5.5 inches wide on 2x6; or
- Seal the bottom plate on the inside at junction of concrete and plate with caulk or foam; or
- Watch sealing of the bottom plate to foundation during framing.

C 08: Fan exhaust ducts that run between conditioned floor to exterior walls including damper at the exterior wall.

- Fan exhaust ducts that run between conditioned space, including the space between conditioned floors to exterior walls, shall include a damper at the exterior wall.

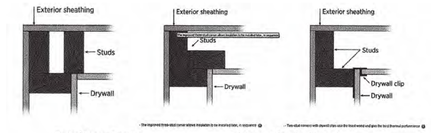
C 09: Metal tie downs are insulated between exterior framing and tie down.

- Metal tie downs shall be fully insulated in a manner that resists thermal bridging through the structural framing assembly.
- If there is romm behind the tie down and the exterior framing, ensure it is insulated. It is not required to move the tie down to add insulation.

C 10: Hard to access wall stud cavities, such as corner channels or wall intersections, are insulated t the proper R-value prior to the installation of exterior sheathing or exterior stucco lath.

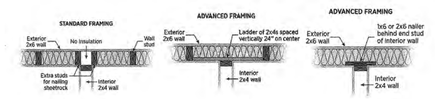
- Cavities in corner channels or wall intersections that will become inaccessible shall be completely filled with insulation and verified before the exterior sheathing is installed.
- Alternative framing details shown below can be used to eliminate cavities that would become inaccessible after exterior sheathing is installed.
  NOTE: When batt insulation is used, it must be cut to fit around framing.

Corner Channels are typically framed in a U-channel. Insulation must be inserted in this space from the outside before the exterior wall sheathing is installed. It is recommended that the advanced framing methods shown below be used.



Typical Corner Framing — Advanced Framing Methods

Wall intersections where interior walls intersect exterior walls, builders will typically use a conventional T-post detail. Insulation must be inserted in this space from the outside before the exterior wall sheathing is installed. It is recommended that the advanced framing methods shown below are used. In advanced framing, batt insulation must be cut to fit around the 2x4 ladders and the 1x6 or 2x6 nailers.

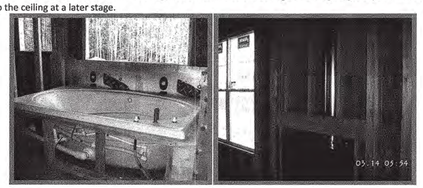


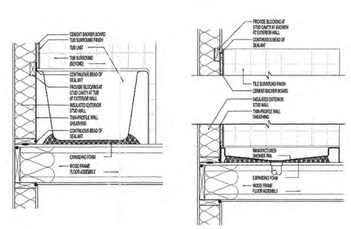
C 11: Insulation is installed behind tub, shower, or fireplace enclosures, and exterior stairwells to the R-value listed on the CF1R when located against exterior walls. Insulation is installed before tub, shower, and fireplace are installed; and

C 12: A solid air barrier is installed, from floor to ceiling, on the inside of exterior walls directly adjacent to tub, shower, or fireplace enclosures. Insulation shall contact all six sides of the air barrier on exterior walls.

- When tubs, showers, fireplace enclosures, or stairwells are installed on exterior walls, builders may forget to insulate and air seal the exterior wall behind those locations. For QII the HERS Rater must visually verify that these locations are properly air sealed and insulated before they become inaccessible.
- The insulation behind the tub or shower must be equivalent to the insulation in adjacent exterior walls and covered with an air barrier that is sealed at all edges and seams to provide a continuous air barrier. Any type of insulation may be installed as long as it completely fills the void and is in full contact on all six sides of the air barrier.

NOTE: The bath tub air barrier is not required to extend to the ceiling at framing stage. Drywall will be installed to the ceiling at a later stage.





C 13: All window and door headers shall be insulated to a minimum of R-2. Using continuous rigid insulation sheathing, or SIPS headers, or Two-member headers with insulation in between, or Single-member header with insulation to the exterior.
The Building Energy Efficiency Standards provide Quality Insulation Installation (QII) compliance credit for R-2 insulated headers. Insulation or wood must fill the cavities, leaving no air gaps in or around the header.

Three options meet the R-2 insulated header requirement:

A. Two-member header with insulation in between. The header and insulation must fill the wall cavity. Example: a 2x4 wall with two 2x nominal headers, or a 2x6 wall with a 4x nominal header and a 2x nominal header. Insulation is required to fill the wall cavity and must be installed between the headers.

B. Single-member header, less than the wall width, with insulation on the interior face. The header and insulation must fill the wall cavity. Example: a 2x4 wall with a 3 1/8 inch wide header, or a 2x6 wall with a 4x nominal header. Insulation is required to fill the wall cavity and must be installed to the interior face of the wall.

C. Single-member header, same width as wall. The header must fill the wall cavity. Example: a 2.4 wall with a 4x nominal header or a 2x6 wall with a 6x nominal header. No additional insulation is required because the header fills the cavity.

D 04: All dropped ceilings are covered with hard covers and sealed to framing.

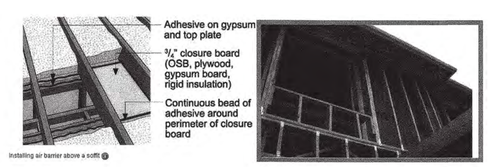
- The 2008 RA allowed the entire drop area to be filled with insulation level with the rest of the attic. This is no longer allowed under the 2013 Standards; hard covers are required.
- Framing of soffits or drop ceilings should be done inside the air barrier. This means the drywall has been installed and sealed as required before the soffit or drop ceiling is framed out.

D 05: All chases are covered with hard covers and sealed to framing.

- All vertical chases shall have hard covers sealed to the framing at each plate level.
- See notes for D 04 above.

D 09: Double walls that open to the attic are covered with an air barrier and cover has air tight seal to the framing.

- Double walls that open to the attic or subfloor must be covered. See notes for D 04 above.
- For double walls on the exterior: An air barrier must be installed covering the double wall if insulation is going to be installed on the exterior wall.



Installing air barrier above a soffit

In this picture an air barrier is not required at the double wall because insulation will be installed on the interior wall.

E 02: Infiltration between the space above the garage and subfloor is prevented by one of the following methods:

- All seams where components (including rim joists, closures, top plates, and subfloor) come together must be sealed with caulk, spray foam, or foam gasket/tape. Sole plates at the slab of the common wall are to be caulked, foamed, or gasketed to prevent air migration.
- When garage ceiling joists extend across both the living space and the garage, the joist bay cavities above any common walls must be closed off and sealed to prevent air movement within the frame assembly.

Incorrect – Joist bay cavities not sealed

Correct – Joist bays with blocking and sealed

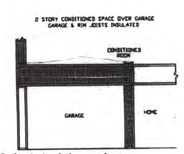
- Insulation can be placed on the ceiling of the garage or in contact with the conditioned subfloor above. Where the insulation will be installed effects the location of the air barrier and sealing.
- Option 2 below is the preferred method.

Option 1 - Insulation is placed in contact with the garage ceiling, with a void between the insulatio and the conditioned subfloor above. When using this option, the air barrier for the conditioned space above the garage is the garage ceiling and the perimeter blocking.

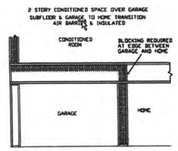
- Perimeter of insulation must be full depth filling space from ceiling to subfloor.
- Seal all edges of the garage ceiling (typically drywall) at the perimeter of the garage to create a continuous air tight surface between the garage and adjacent conditioned space.
- The blocking at the garage and the adjacent conditioned space (house) shall be insulated up to the subfloor.

Option 2 - Insulation is placed in contact with the conditioned subfloor (this is the perferred method). When using this option, the air barrier is the subfloor alone.

- Seal al subfloor seams and penetrations between the garage and adjacent conditioned space.
- The garage and the adjacent conditioned space (house) shall be insulated up to the subfloor.



Option 1 – Insulation goes from ceiling to subfloor around perimeter.



Option 2 – Insulation goes from ceiling to subfloor at blocking to house.

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REVISIONS

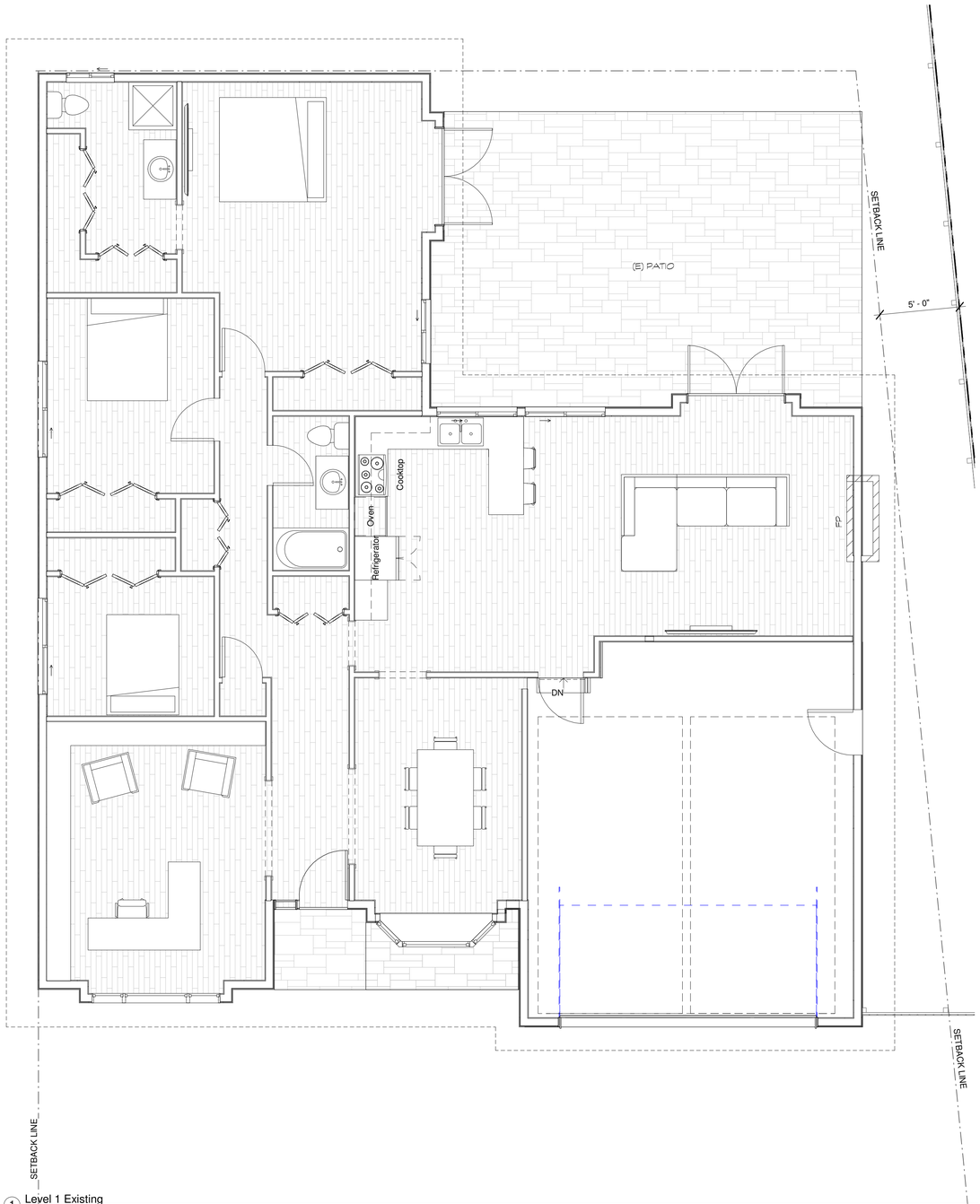
EDWARD C. LOVE, ARCHITECT
Edward C. Love Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

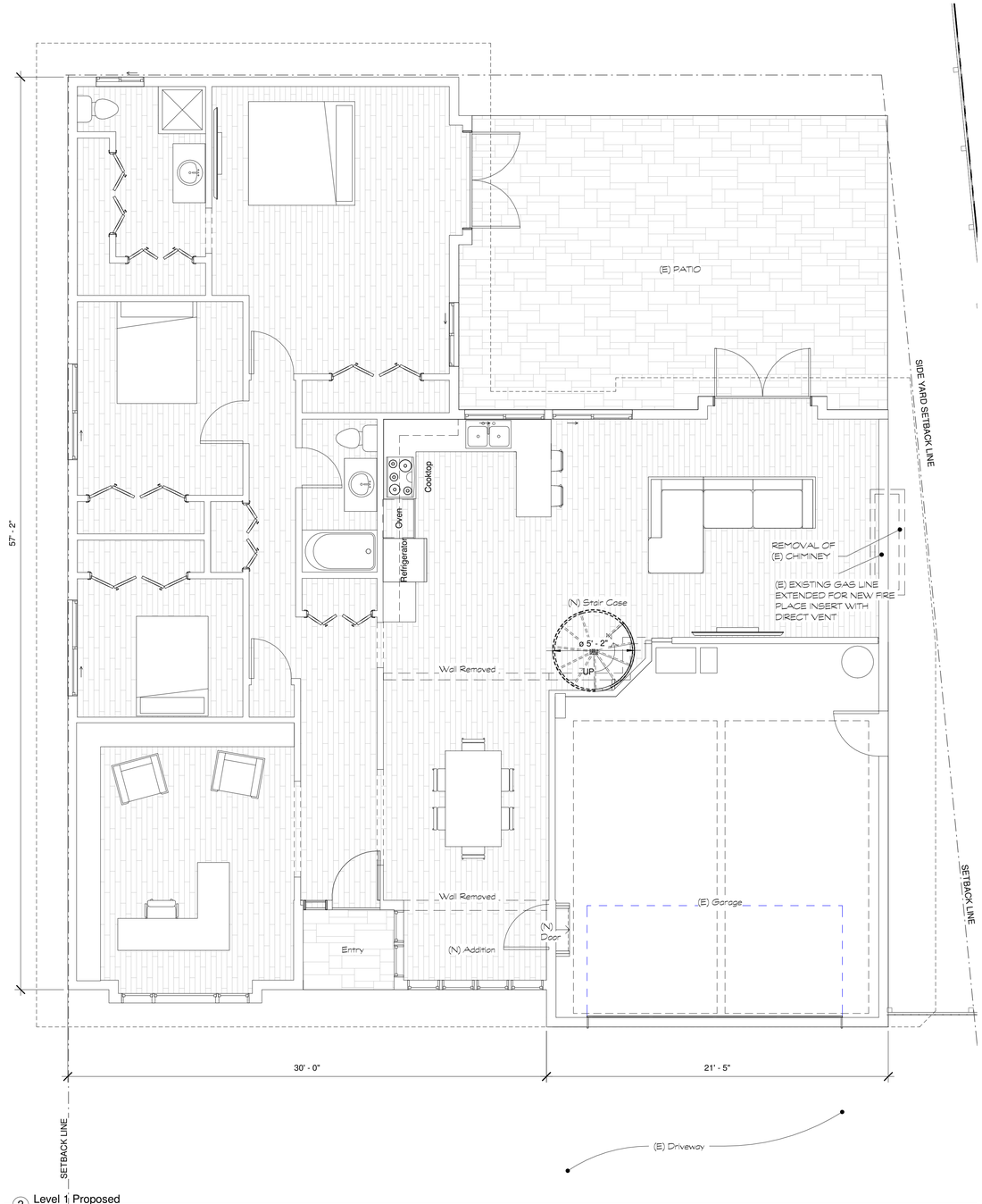
Details - QII

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 6/29/2022
SCALE:
DRAWN: Author
JOB: NOWATZKE
SHEET: A0.06
OF SHEETS



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



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

LEGEND

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

(N) WALL TO BE BUILT

PROJECT NORTH

TRUE NORTH

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REVISIONS

EDWARD C. LOVE, ARCHITECT

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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Floor Plan Level 1

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
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DATE: 6/29/2022
SCALE: 1/4" = 1'-0"
DRAWN: AKB
JOB: NOWATZKE
SHEET: A1.01
OF SHEETS

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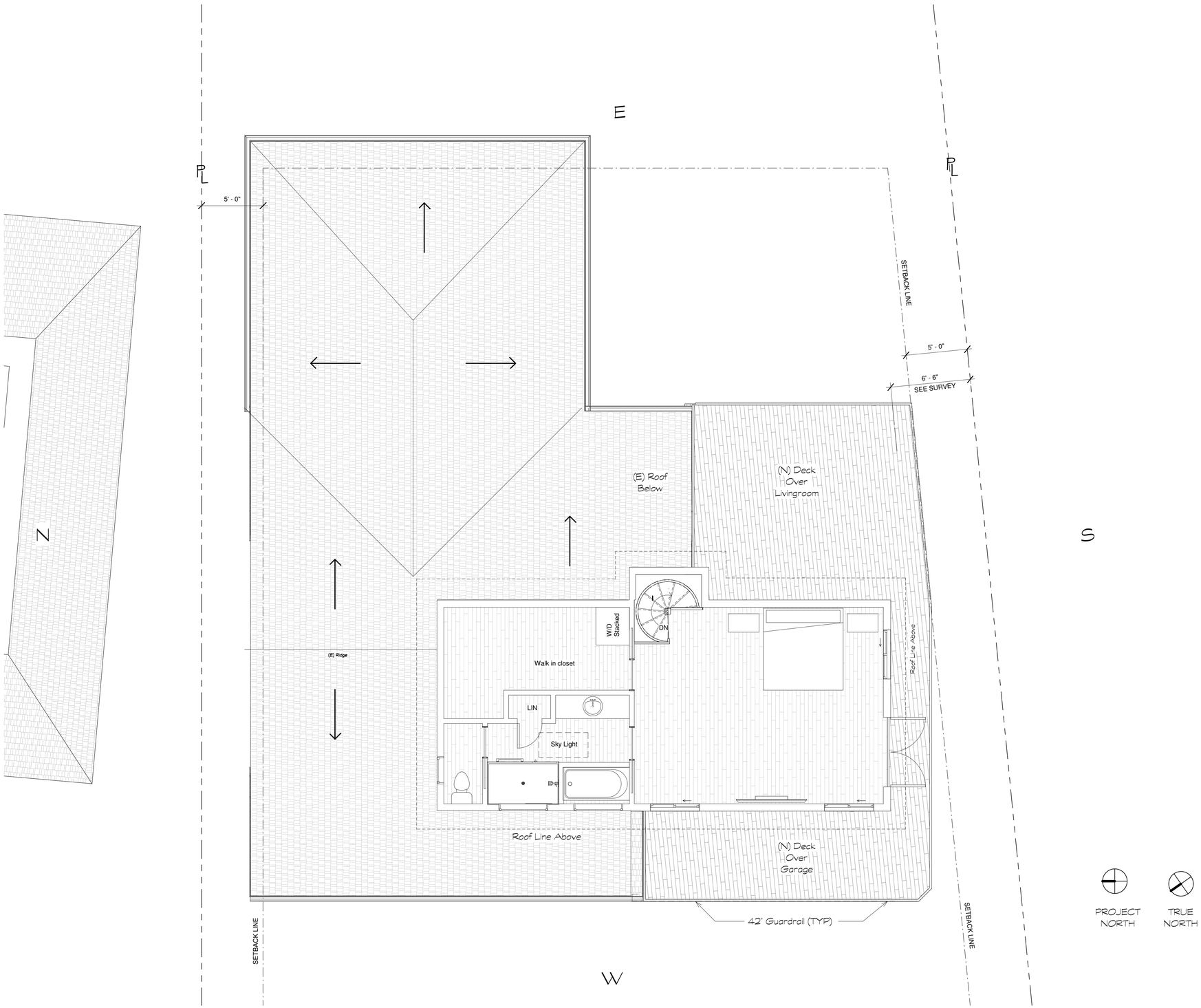

1 Level 2 Proposed
1/4" = 1'-0"

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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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Floor Plan Level 2
Proposed

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 6/29/2022
SCALE: 1/4" = 1'-0"
DRAWN: AKB
JOB: NOWATZKE
SHEET: A1.02
OF SHEETS

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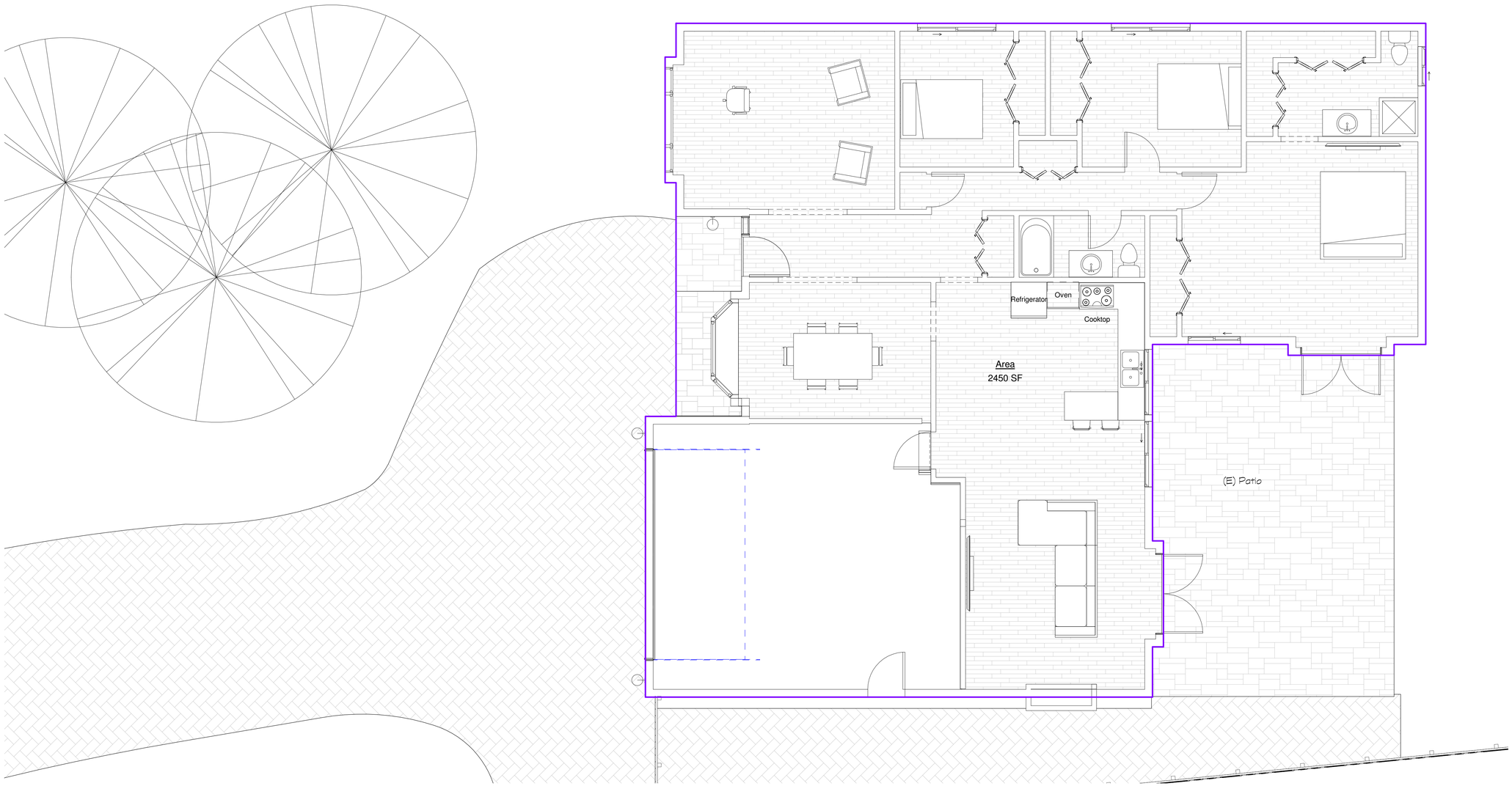

1 Level 1
1/4" = 1'-0"

Floor Areas (Existing)		
Name	Area	Comments
Area	2450 SF	

REVISIONS

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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Floor Area Existing

LICENSED ARCHITECT
EDWARD C. LOVE
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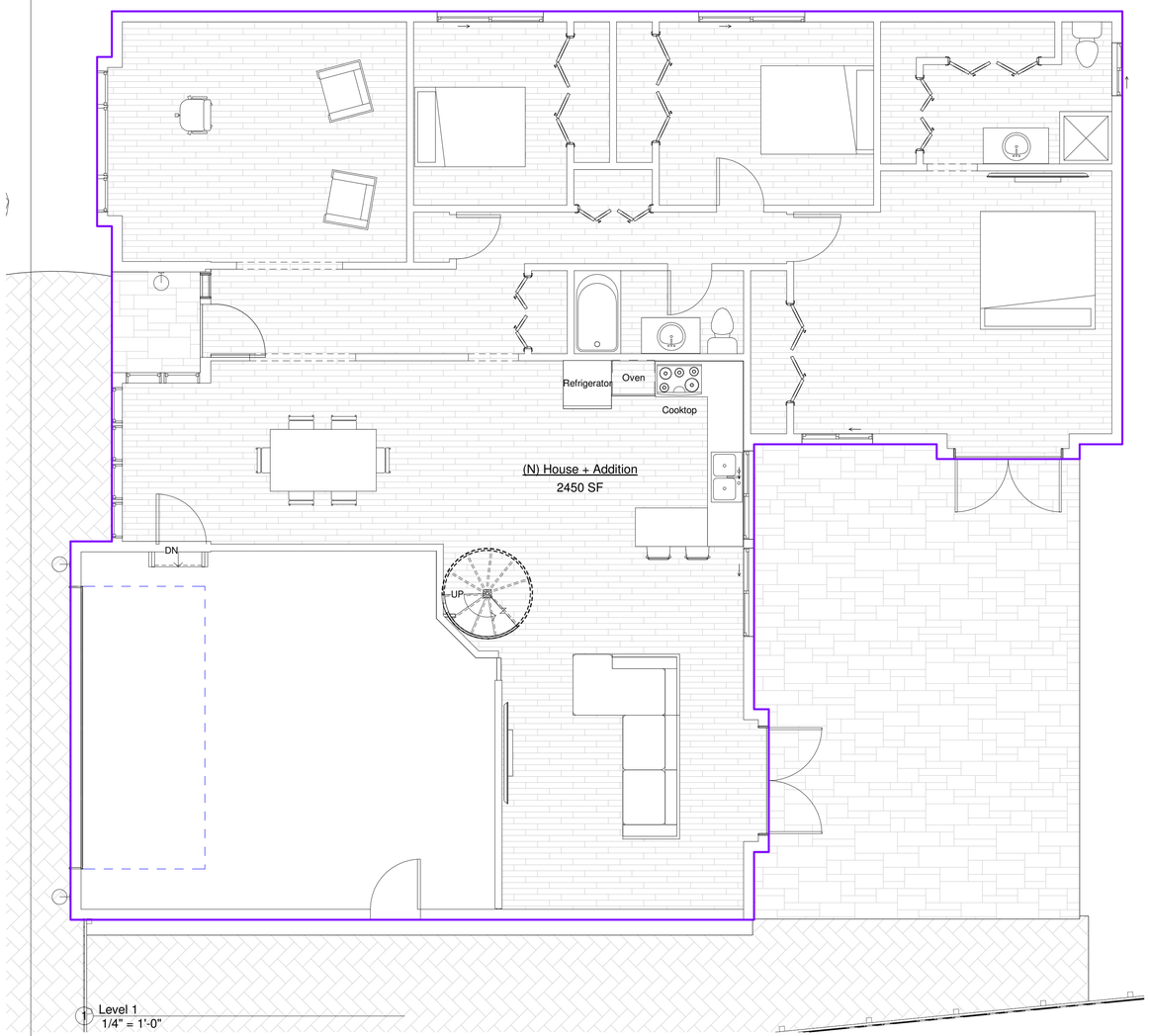
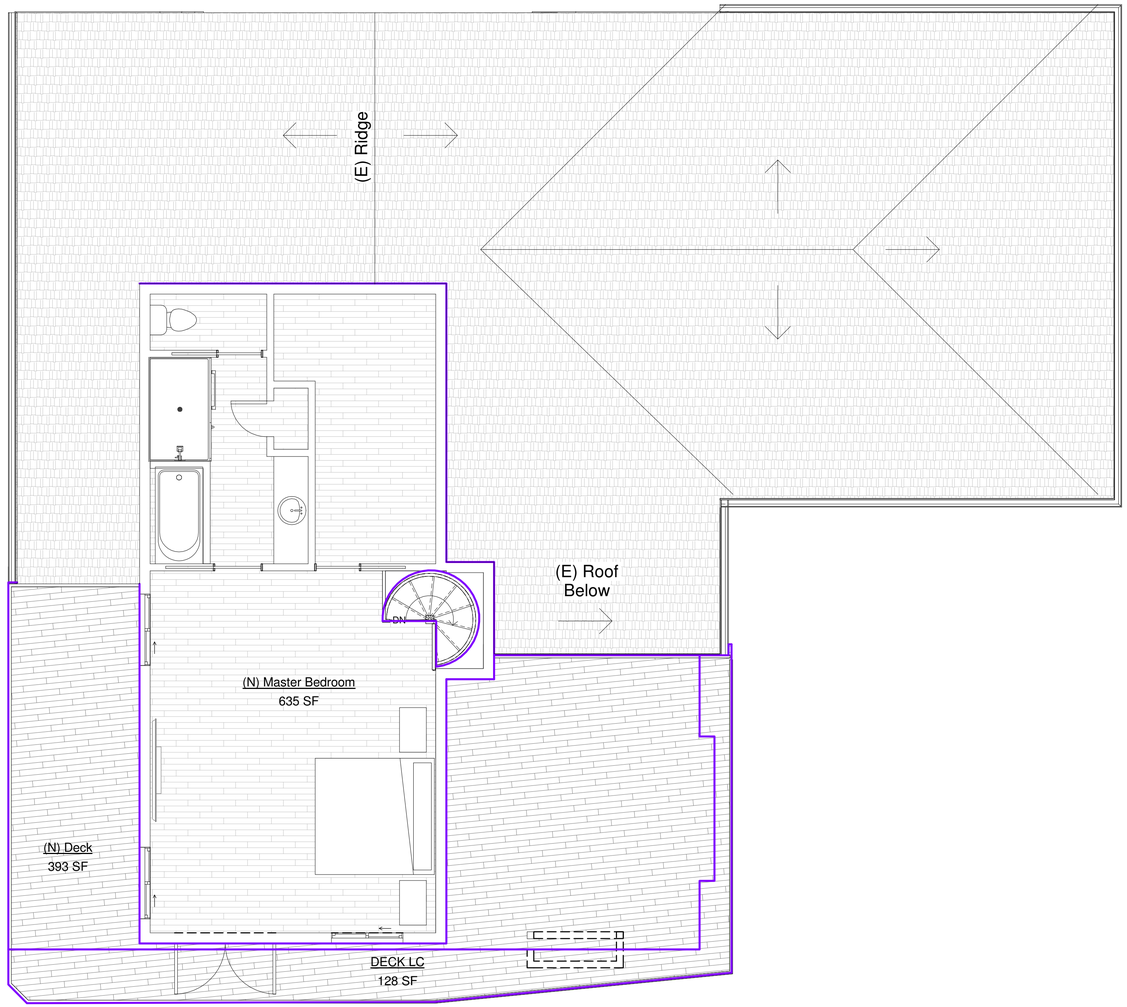


1 Level 1
1/4" = 1'-0"



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

Floor Area Schedule (Proposed)	
Area	Name

2450 SF	(N) House + Addition
635 SF	(N) Master Bedroom
393 SF	(N) Deck
128 SF	DECK LC

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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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Floor Area Proposed

FOR PLANNING SUBMITTAL

DATE: 6/29/2022
SCALE: 1/4" = 1'-0"
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SHEET: A1.04
OF SHEETS

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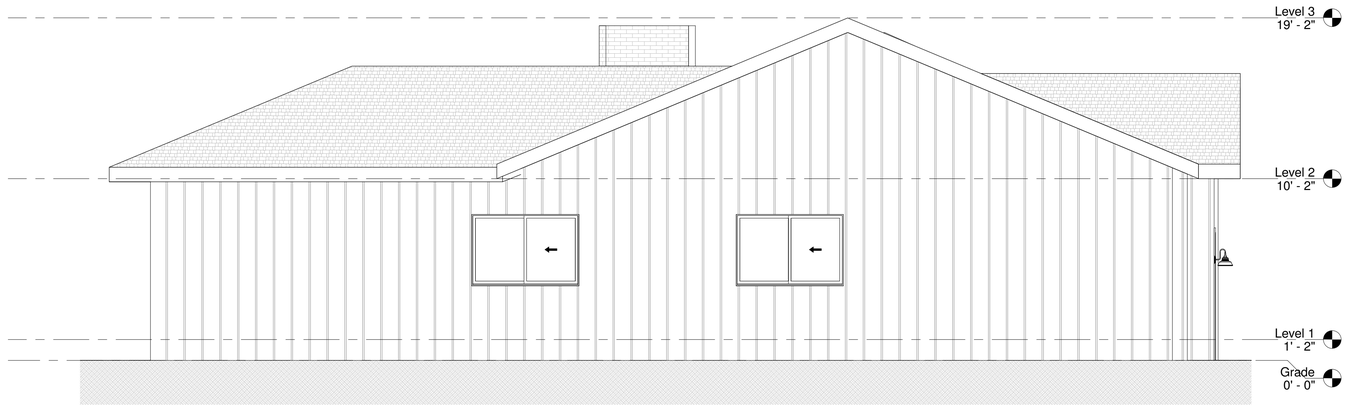
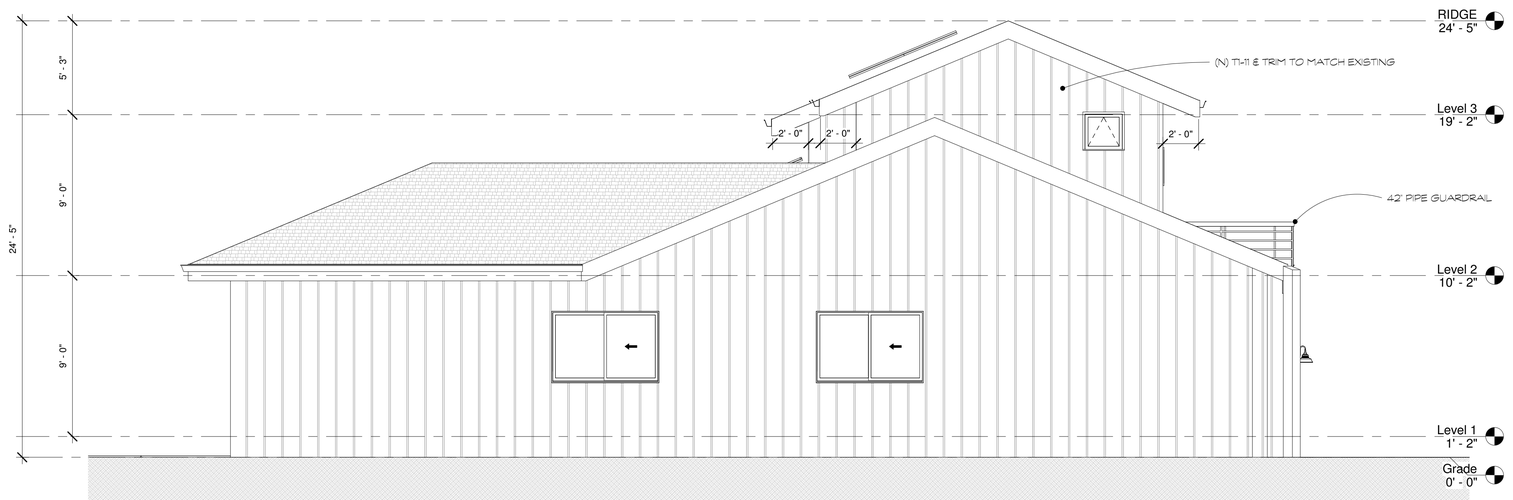


4 North (LEFT)
1/4" = 1'-0"



1 North Proposed (LEFT)
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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

North Elevations

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 6/29/2022
SCALE: 1/4" = 1'-0"
DRAWN: AKB
JOB: NOWATZKE
SHEET: A2.01
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1 West(FRONT)
1/4" = 1'-0"

3 West Proposed(FRONT)
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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

West Elevations

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
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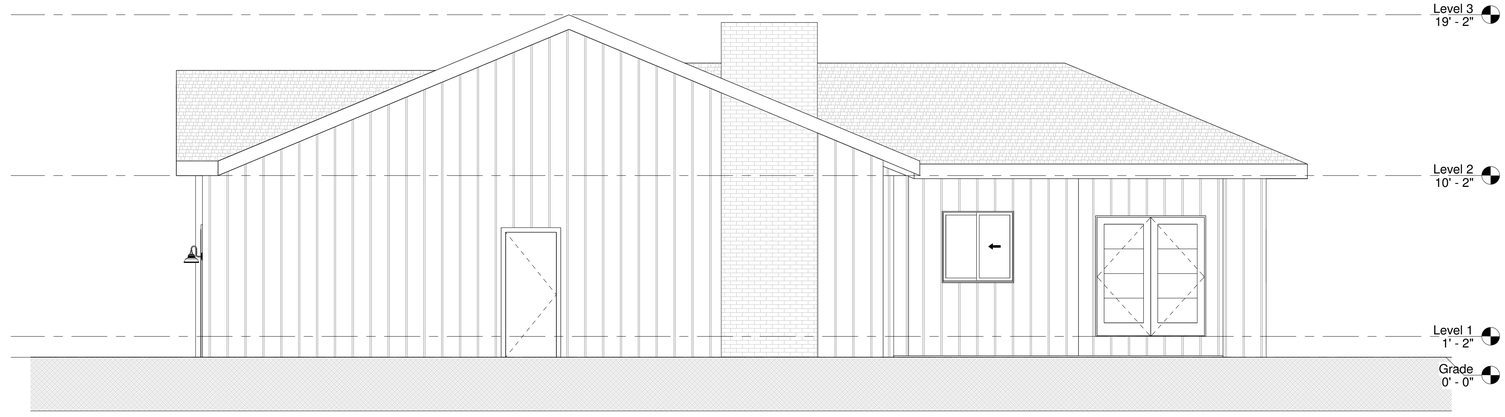
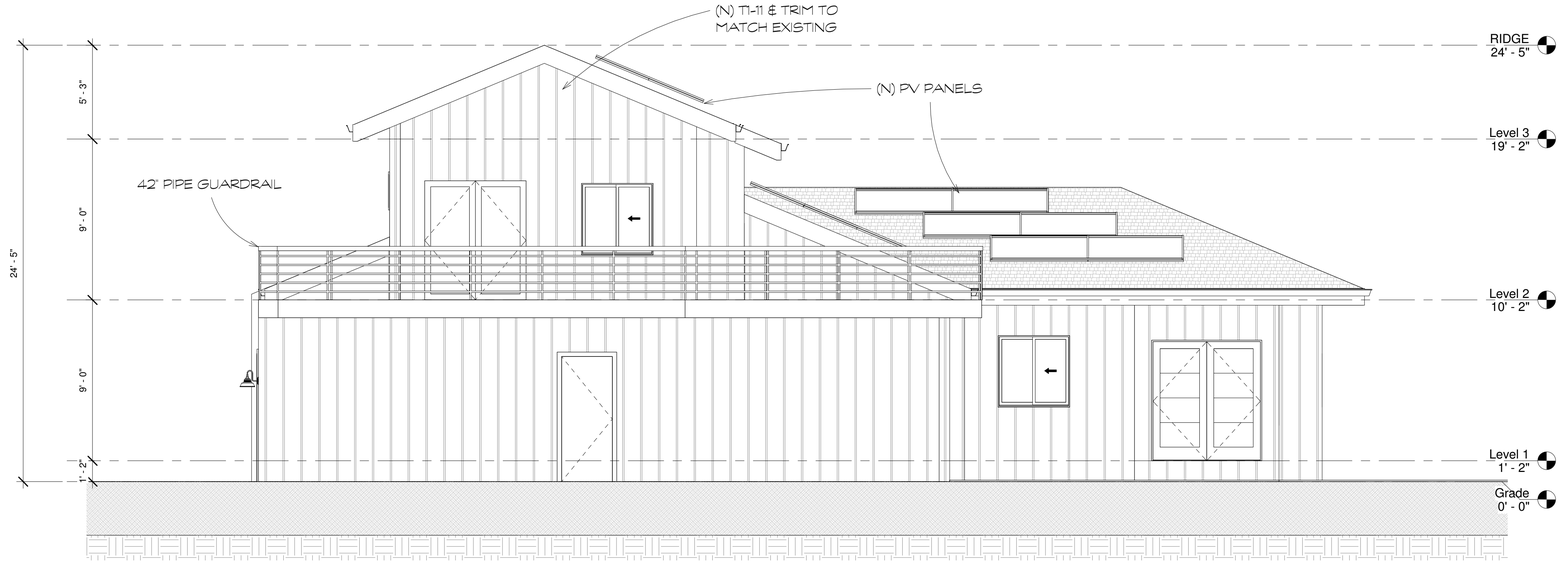


1 South (RIGHT)
1/4" = 1'-0"



2 South Proposed (RIGHT)
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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

South Elevations

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
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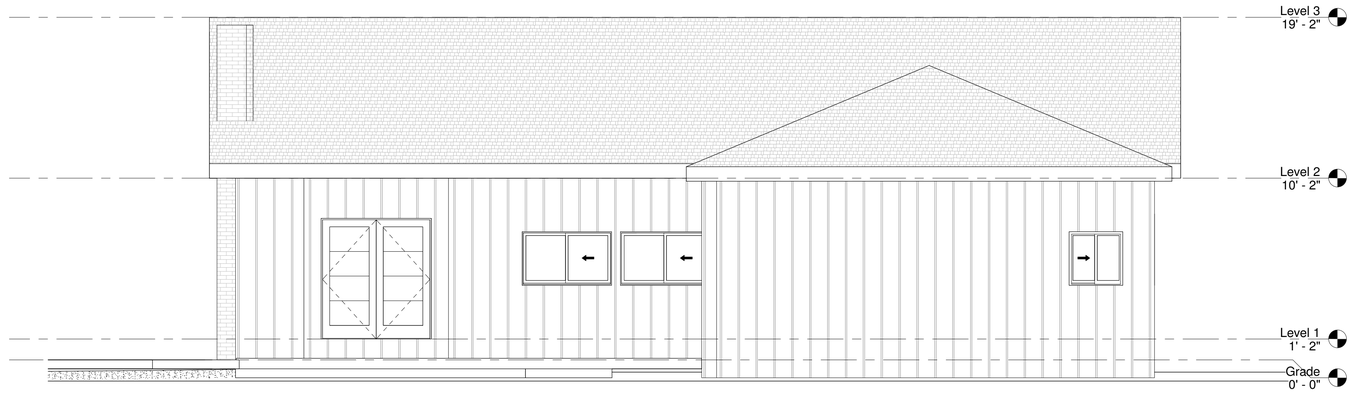
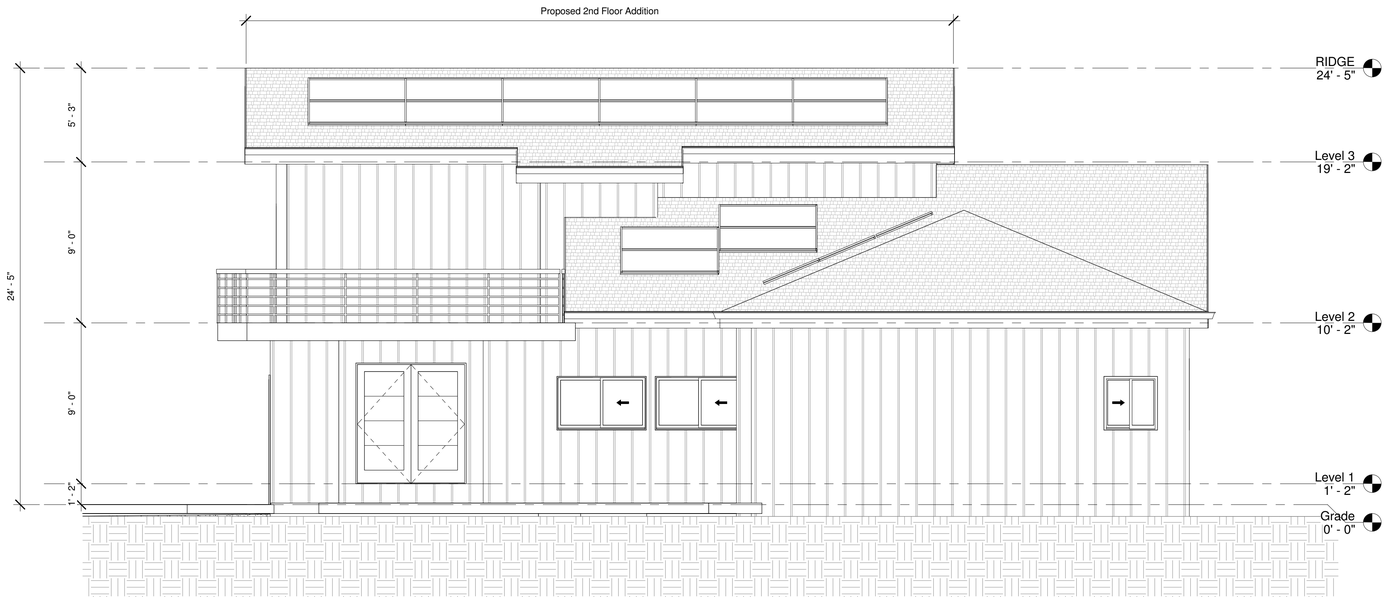


1 East (REAR)
1/4" = 1'-0"



2 East Proposed(REAR)
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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

East Elevations

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
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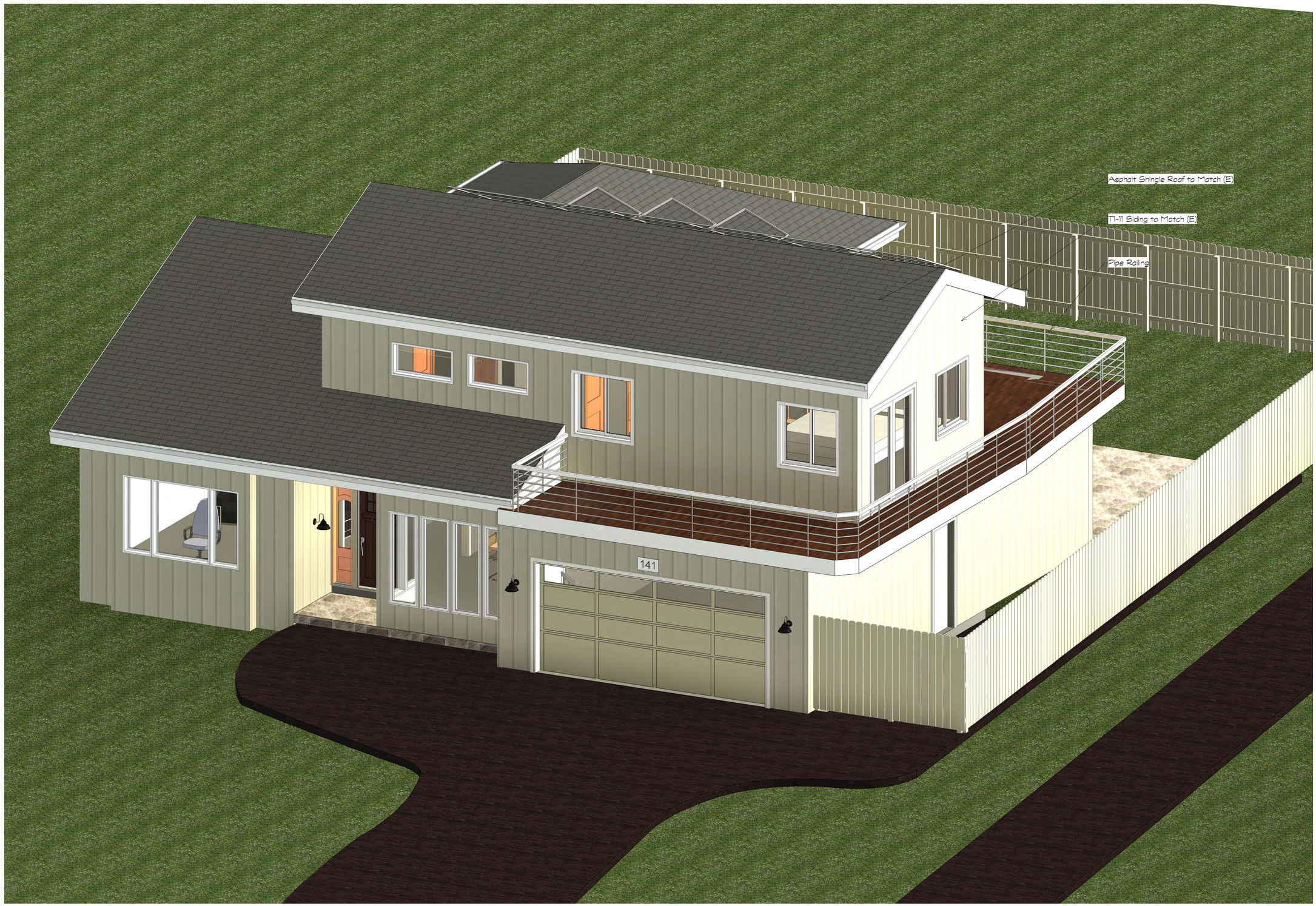

1 Materials Sheet

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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

Proposed Home Addition
Nowatzke Family
141 Arbor Lane
Moss Beach, CA

Materials Sheet

LICENSED ARCHITECT
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No. C23077
Ren. 1/31/21
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