



1 3D-CS

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	20851							
COVERAGE	3550	17.0	6983	33.5	10533	50.5	0	0.0
FLOOR AREA	Commercial Space 3550		Bldg 1 First Flr 2506 Bldg 1 Second Flr 3106 Bldg 2 First Flr 2645 Bldg 2 Second Flr 2432		Commercial Space 3550 Bldg 1 First Flr 2211 Bldg 1 Second Flr 3106 Bldg 2 First Flr 2367 Bldg 2 Second Flr 2432			
Total	3550	17.0	Total 10689	51.3	Total 14239	68.3	Total 0	0.0

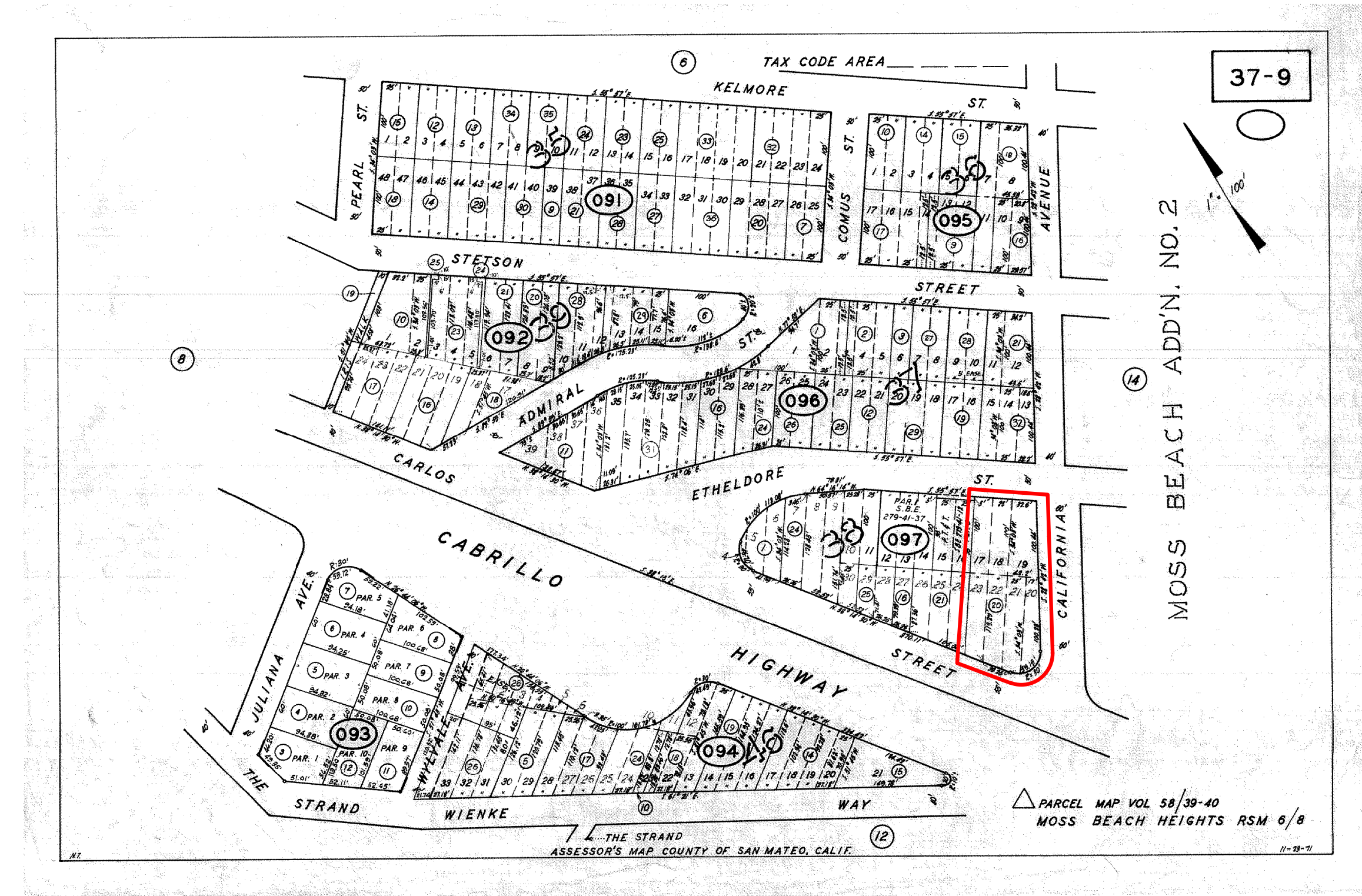
SITE DATA:
 APN: 037-097-200
 ZONING: PUD-121/DR/CD
 OCCUPANCY GROUP:
 TYPE OF CONSTRUCTION: V-B

APPLICABLE CODES:
 SAN MATEO COUNTY
 SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 ANY APPLICABLE CITY CODES, ORDINANCES, OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

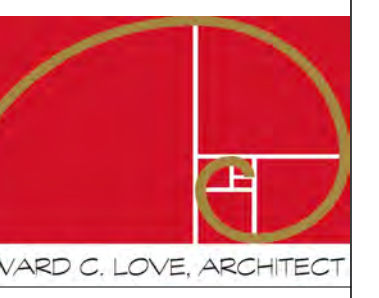
ON SITE PARKING SUMMARY:

COMMERCIAL:	8
COMMERCIAL & GUEST PARKING:	8
RESIDENTIAL PARKING:	14
TOTAL SPACES:	30

Sheet List	
Sheet Number	Sheet Name
C5	Cover Sheet
SU	Survey
SP1	Site Plan
SP2	Level 1
SP3	Level 2 - Bldg 1 & 2
SP4	Level 3 - Bldg 1 & 2
SP5	Level 4 - Bldg 1 & 2
A101	Floor Plans Building 1
A102	Floor Plans Building 2
A201	Elevations - Bldg 1 East & West
A202	Elevations - Bldg 2 East & West
A203	Elevations - South
A204	Elevations - North
A503	Section - Driveway Entrances
A504	Section - Thru Site



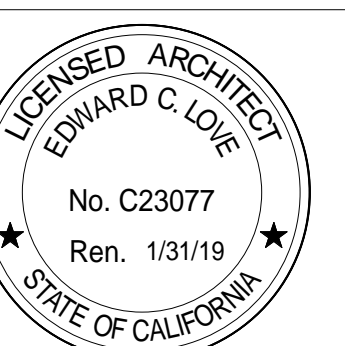
REVISIONS



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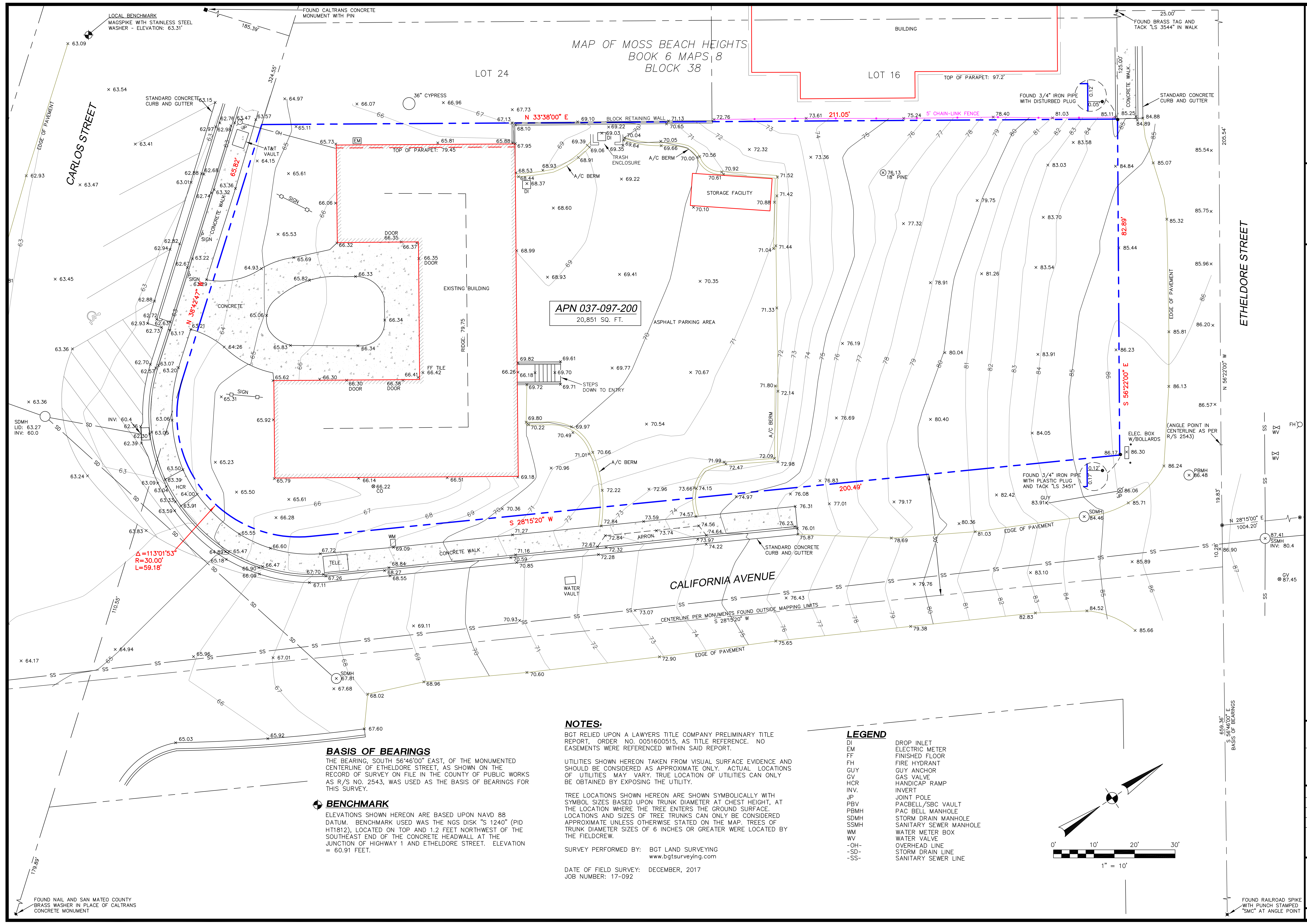
Etheldore Apartments
 Etheldore St
 Moss Beach, CA

Cover Sheet



DATE: 12/14/18
 SCALE:
 DRAWN: GMH
 JOB: ETHELDORE APTS
 SHEET:

C5
 OF SHEETS



MAP OF MOSS BEACH HEIGHTS
BOOK 6 MAPS 8
BLOCK 38

APN 037-097-200
20,851 SQ. FT.

NOTES:

BGT RELIED UPON A LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0051600515, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

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

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

DATE OF FIELD SURVEY: DECEMBER, 2017
JOB NUMBER: 17-092

LEGEND

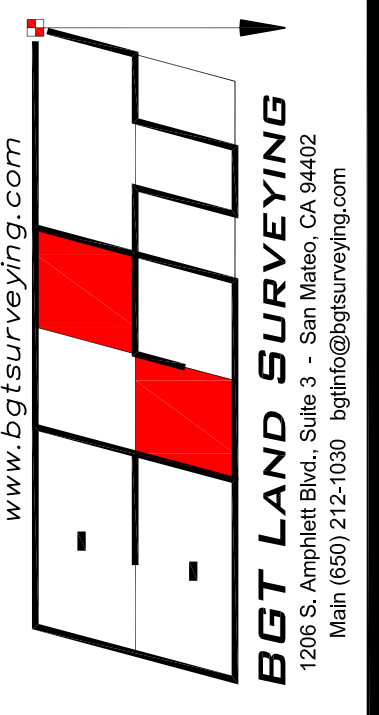
- DI DROP INLET
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- INV. INVERT
- JP JOINT POLE
- PACBELL/SBC VAULT
- PAC BELL MANHOLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER BOX
- WV WATER VALVE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE

BASIS OF BEARINGS

THE BEARING, SOUTH 56°46'00" EAST, OF THE MONUMENTED CENTERLINE OF ETHELDORE STREET, AS SHOWN ON THE RECORD OF SURVEY ON FILE IN THE COUNTY OF PUBLIC WORKS AS R/S NO. 2543, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID 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.



BOUNDARY AND TOPOGRAPHIC SURVEY
PORTION OF LOTS 20-23, BLOCK 38, "MAP OF MOSS BEACH HEIGHTS" (BOOK 6 MAPS 8)

2385 CARLOS STREET
MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:
037-097-200

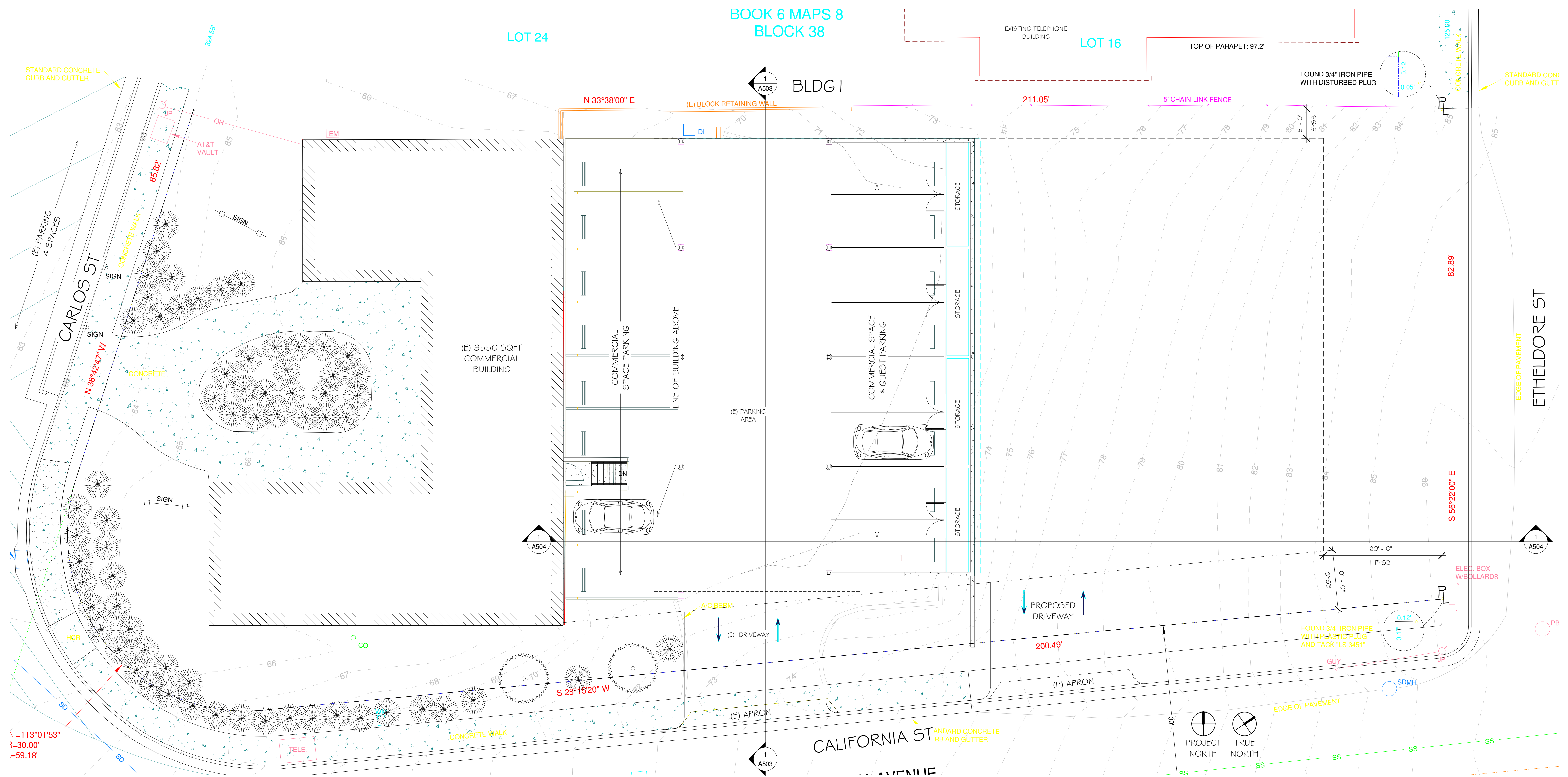
Prepared For:
COASTSIDE MKT LLC
P.O. Box 3201
Moss Beach, CA 94038

Date: DEC. 2017
Scale: 1" = 10'
Contour Interval: 2'
Drawn by: LHL
Revisions:

SU-1

Job No. 17-092

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

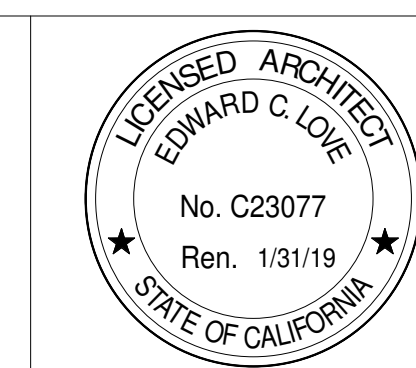
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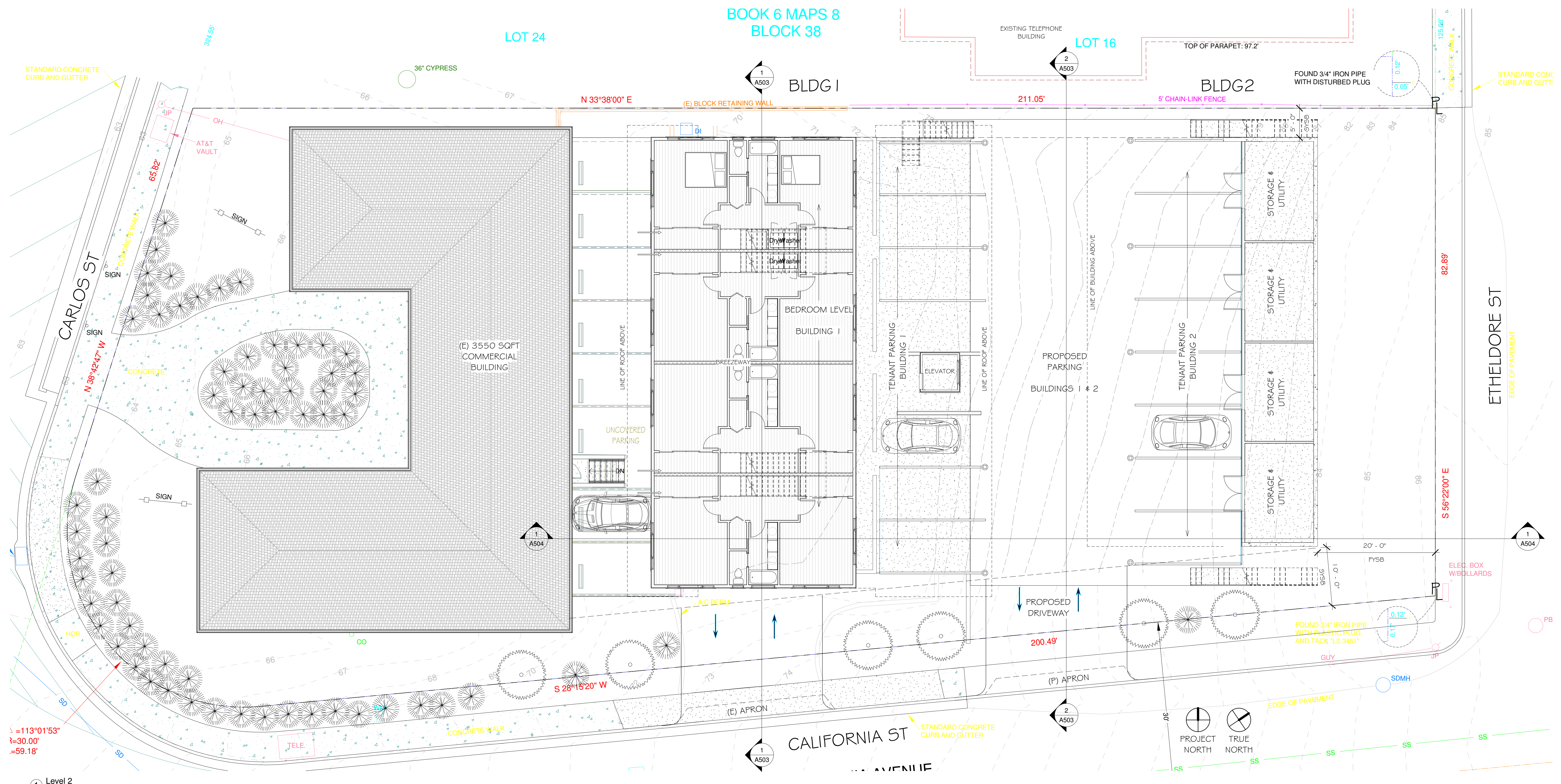
Level 1



DATE: 12/14/18
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: ETHELDORE APTS
SHEET: SP2
OF SHEETS

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE NOT TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT. SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEGRADATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

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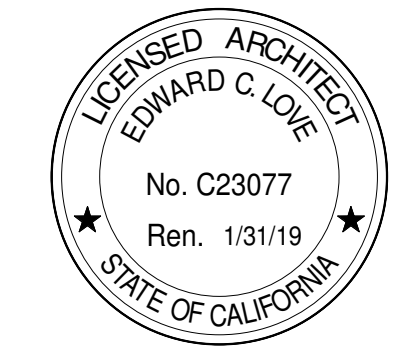
1 Level 2
1/8" = 1'-0"

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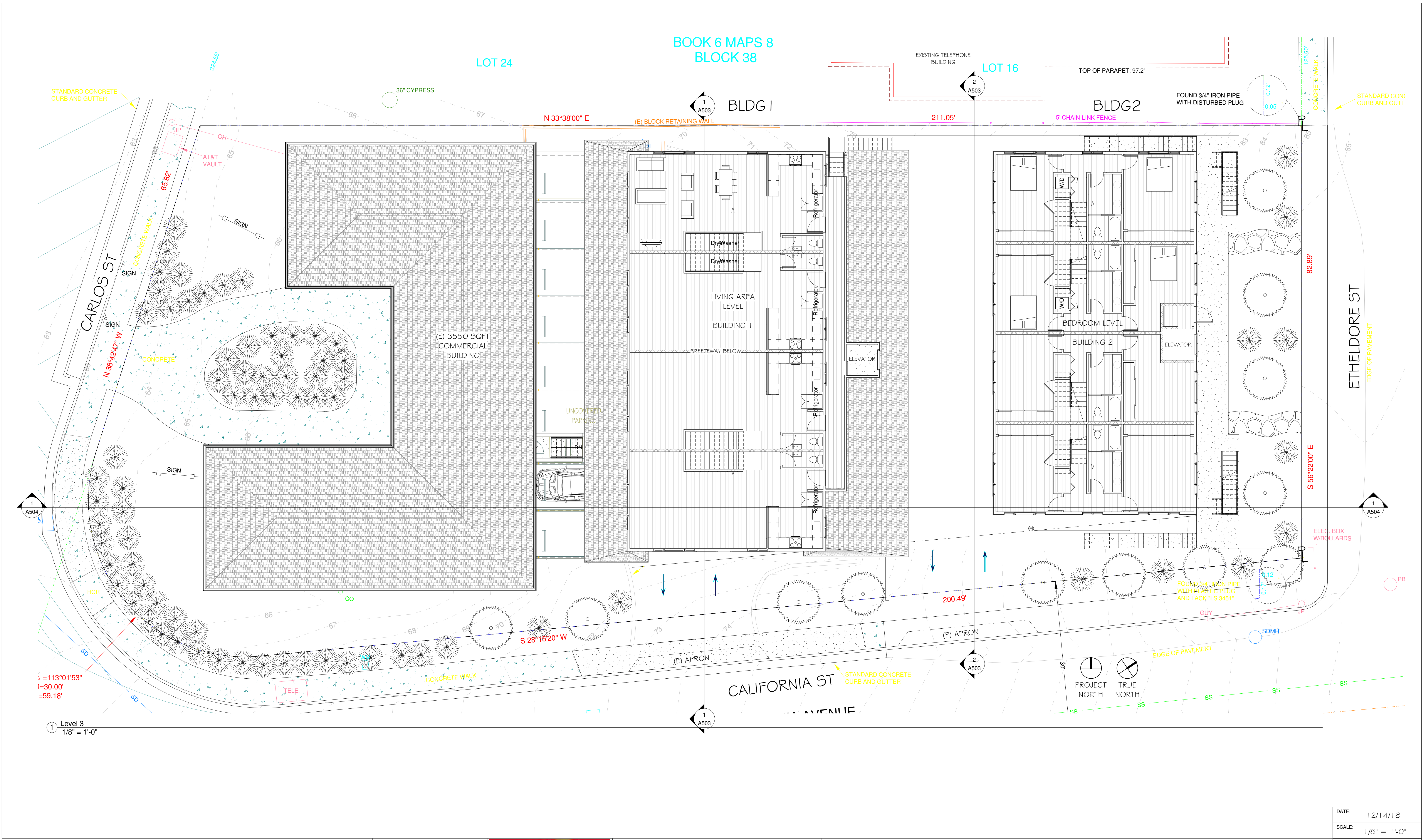
Level 2 - Bldg 1 & 2



DATE:	12/14/18
SCALE:	1/8" = 1'-0"
DRAWN:	GMH
JOB:	ETHELDORE APTS
SHEET:	SP3
OF SHEETS:	

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1 Level 3
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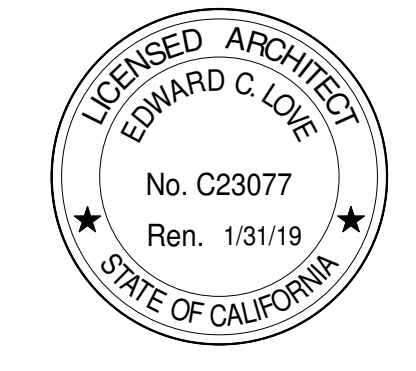
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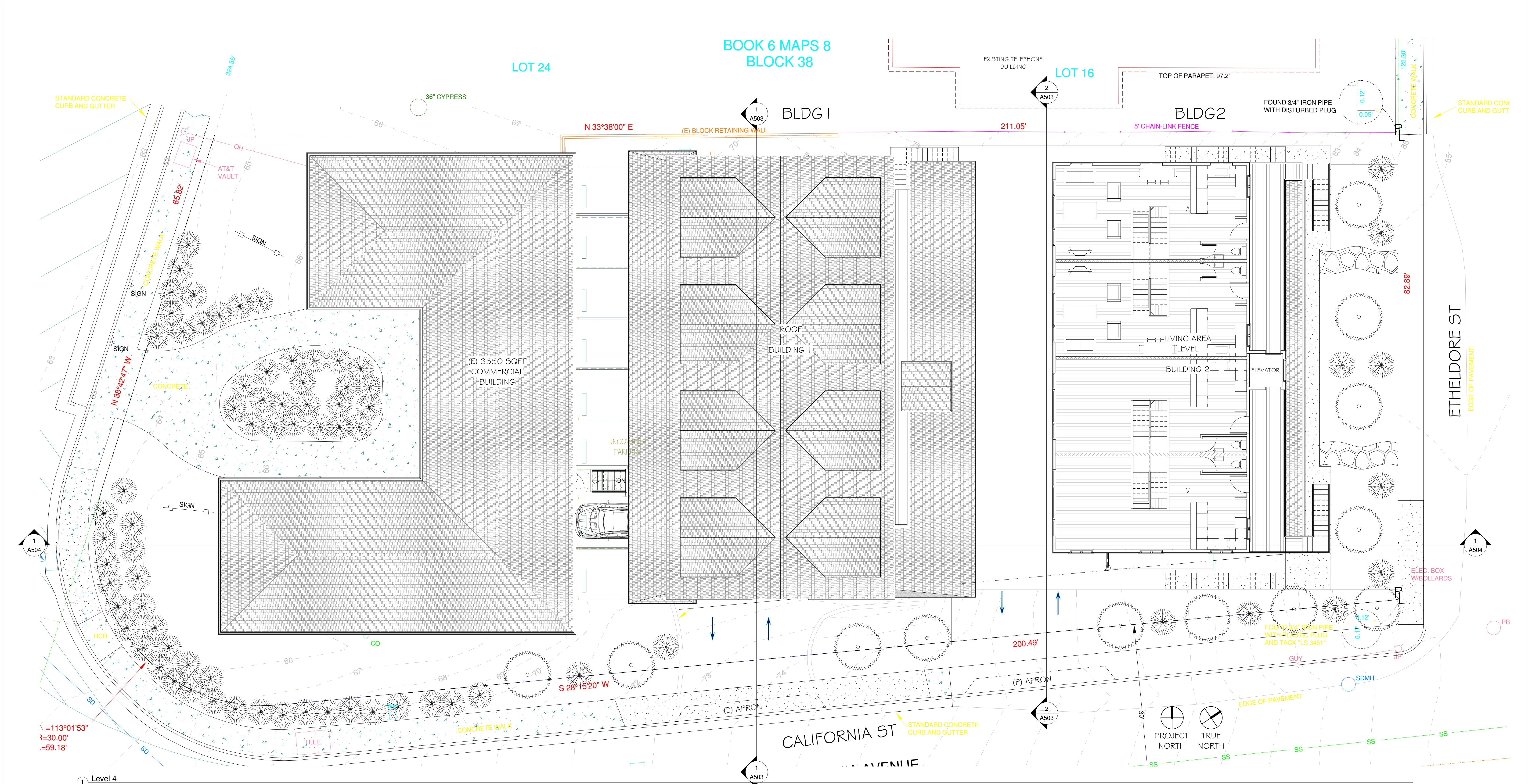
Level 3 - Bldg 1 & 2



DATE: 12/14/18
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: ETHELDORE APTS
SHEET: **SP4**
OF SHEETS

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① Level 4
1/8" = 1'-0"

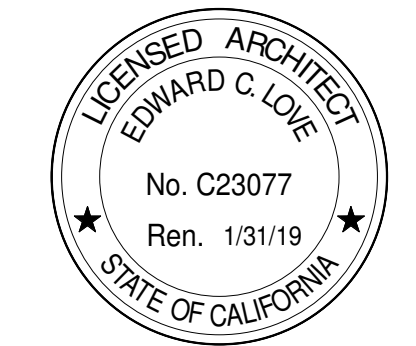
REVISIONS	

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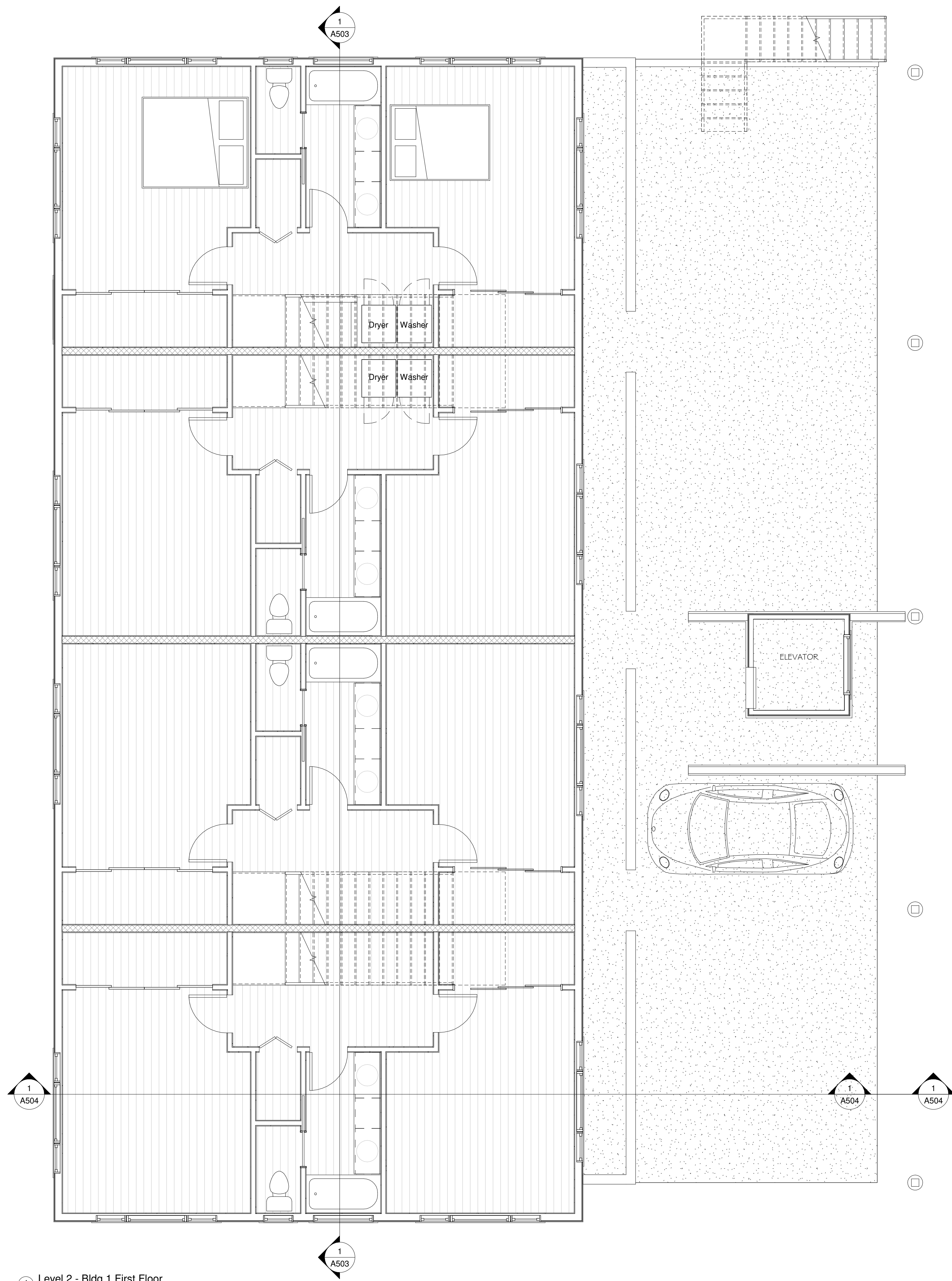
Level 4 - Bldg 1 & 2



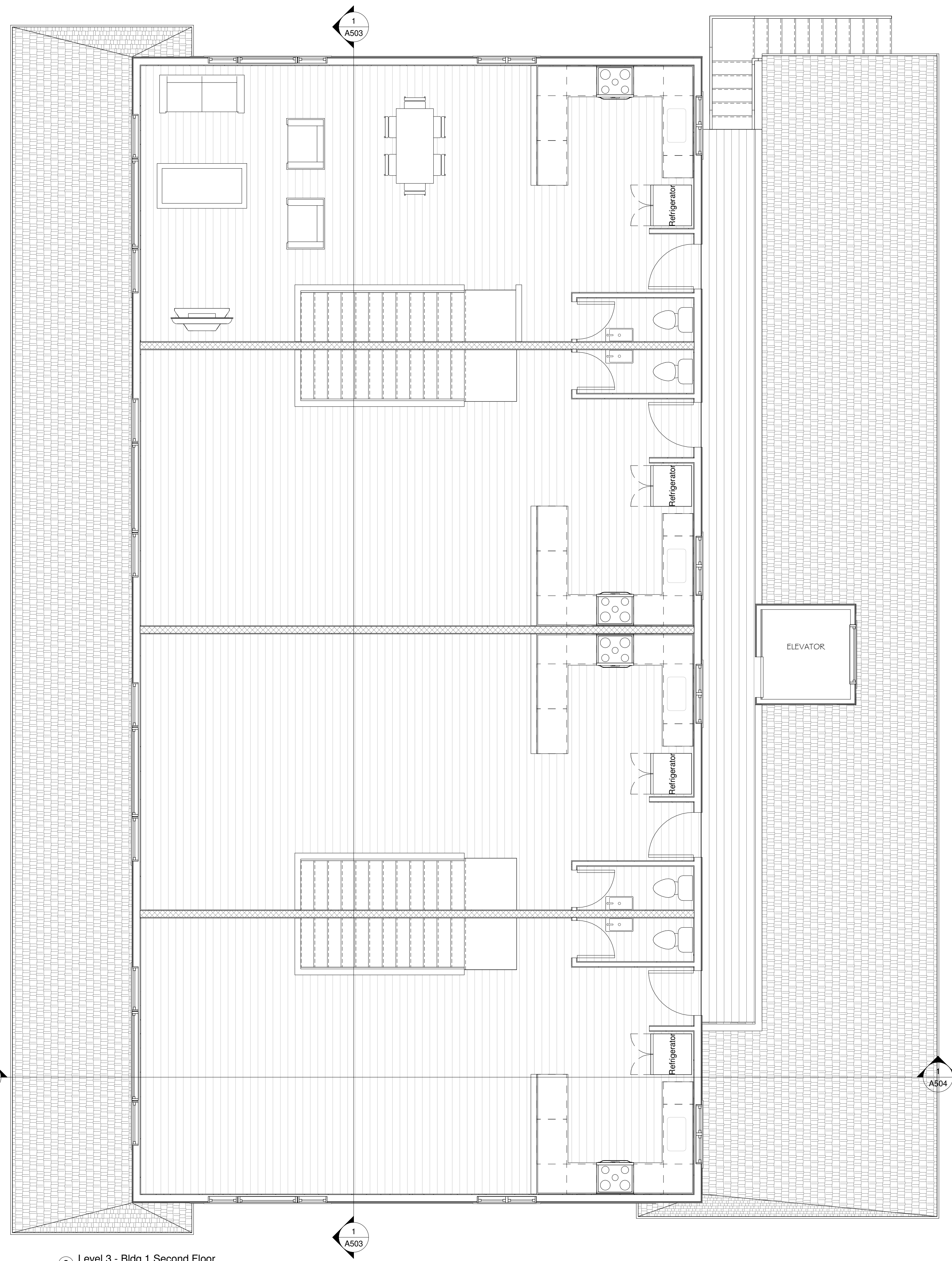
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SCALE:	1/8" = 1'-0"
DRAWN:	GMH
JOB:	ETHELDORE APTS
SHEET:	SP5
OF SHEETS	

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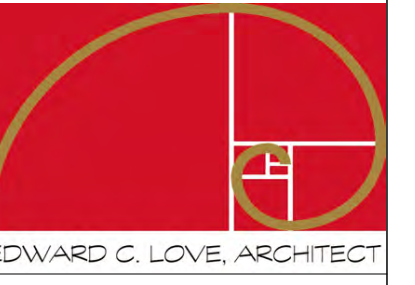


① Level 2 - Bldg 1 First Floor
1/4" = 1'-0"



② Level 3 - Bldg 1 Second Floor
1/4" = 1'-0"

REVISIONS

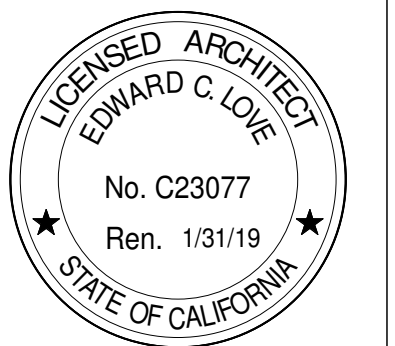


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Floor Plans Building 1



DATE: 03/19/19

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

DRAWN: Author

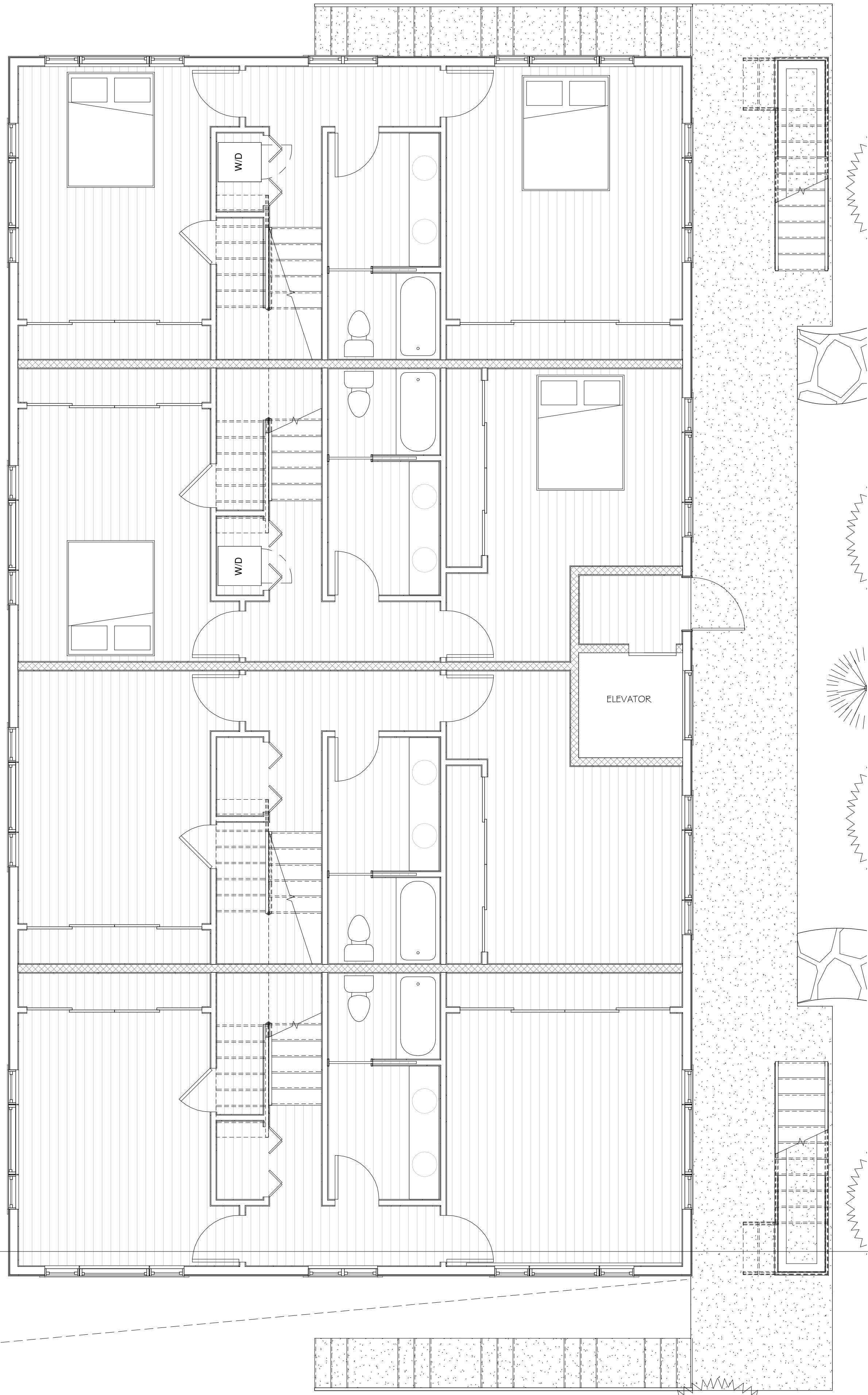
JOB: ETHELDORE APTS

SHEET:

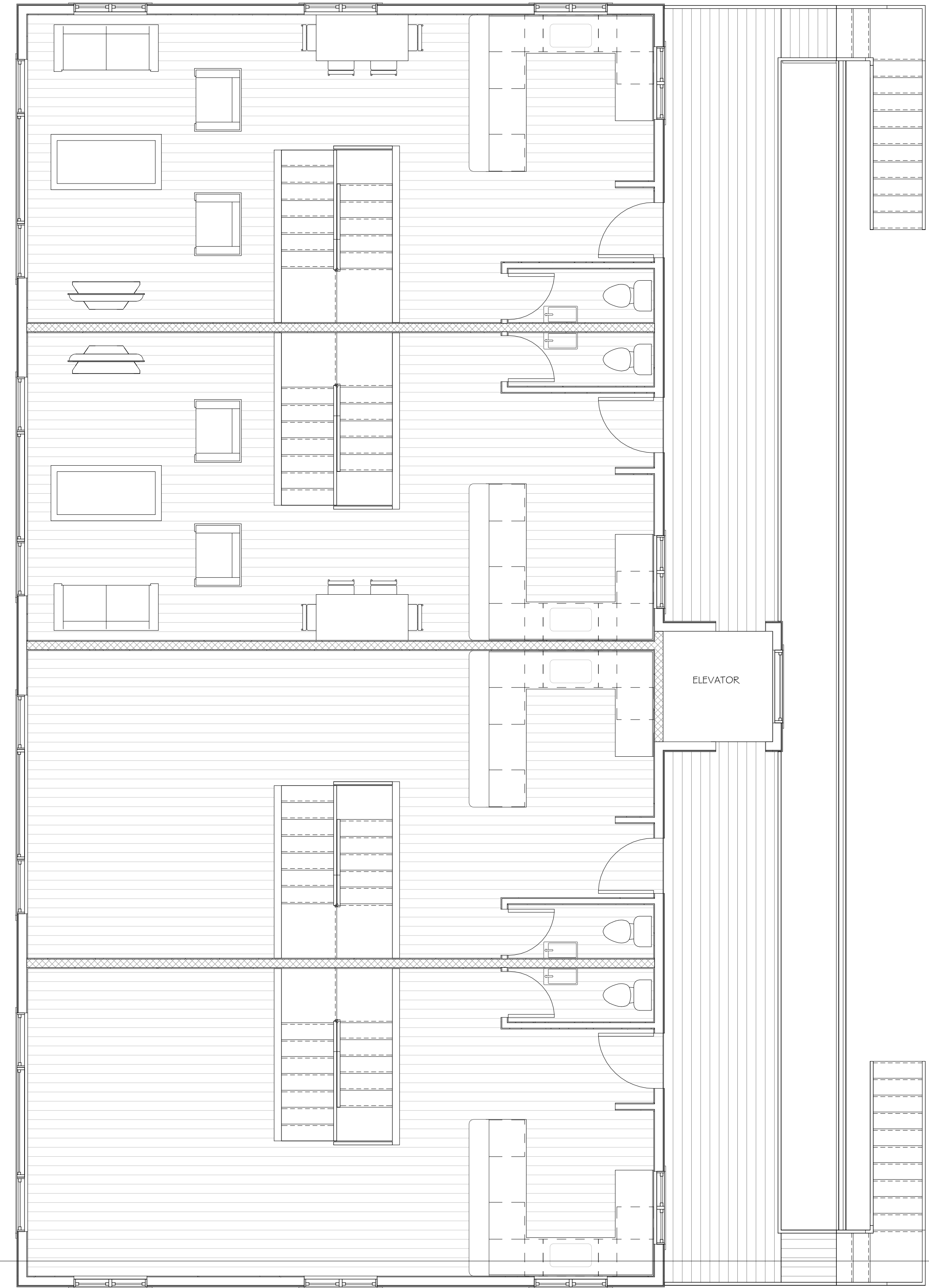
A101

OF SHEETS

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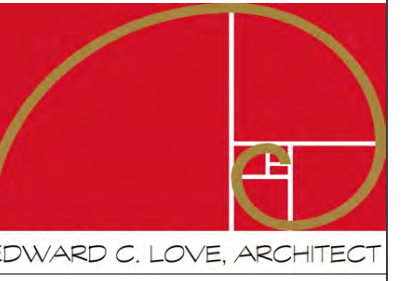


1 Level 3 - Bldg 2 First Floor
1/4" = 1'-0"



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

REVISIONS

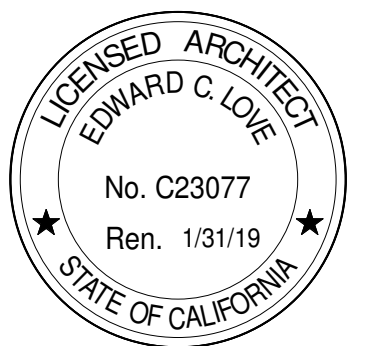


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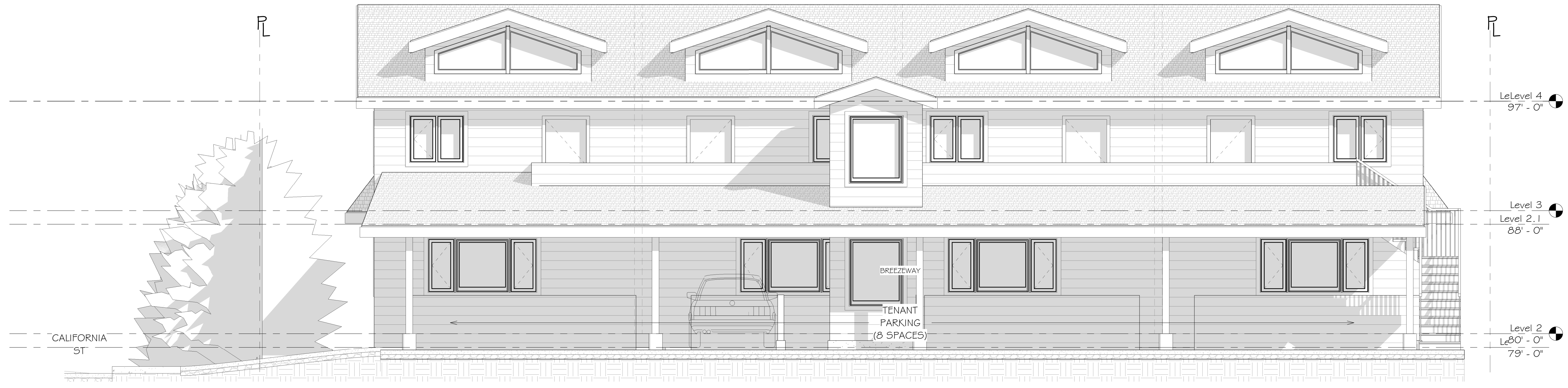
Floor Plans Building 2



DATE: 03/19/19
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: ETHELDORE APTS

SHEET:
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OF SHEETS

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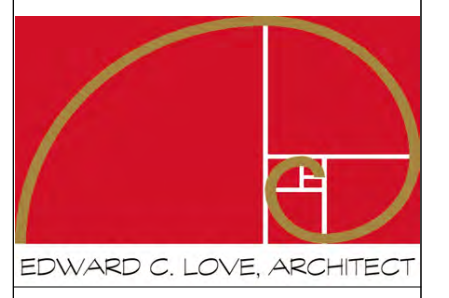


1 East - Bldg01
1/4" = 1'-0"



2 West - Bldg01
1/4" = 1'-0"

REVISIONS

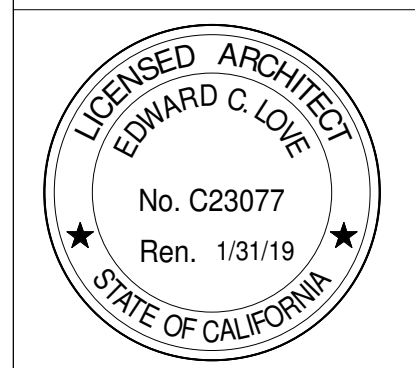


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Elevations - Bldg 1
East & West



DATE: 12/14/18
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: ETHELDORRE APTS

SHEET:
A201
OF SHEETS

REVISIONS

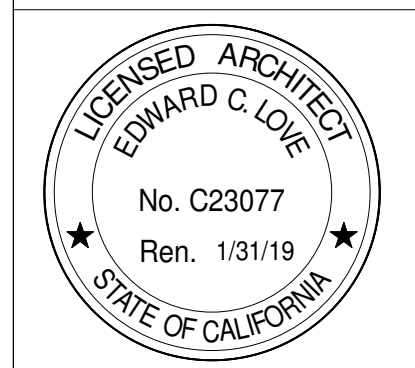


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Moss Beach, CA

Elevations - Bldg 2
East & West



DATE: 12/14/18

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

DRAWN: GMH

JOB: ETHELDORE APTS

SHEET:

A202

OF SHEETS



1 East - Bldg02
1/4" = 1'-0"

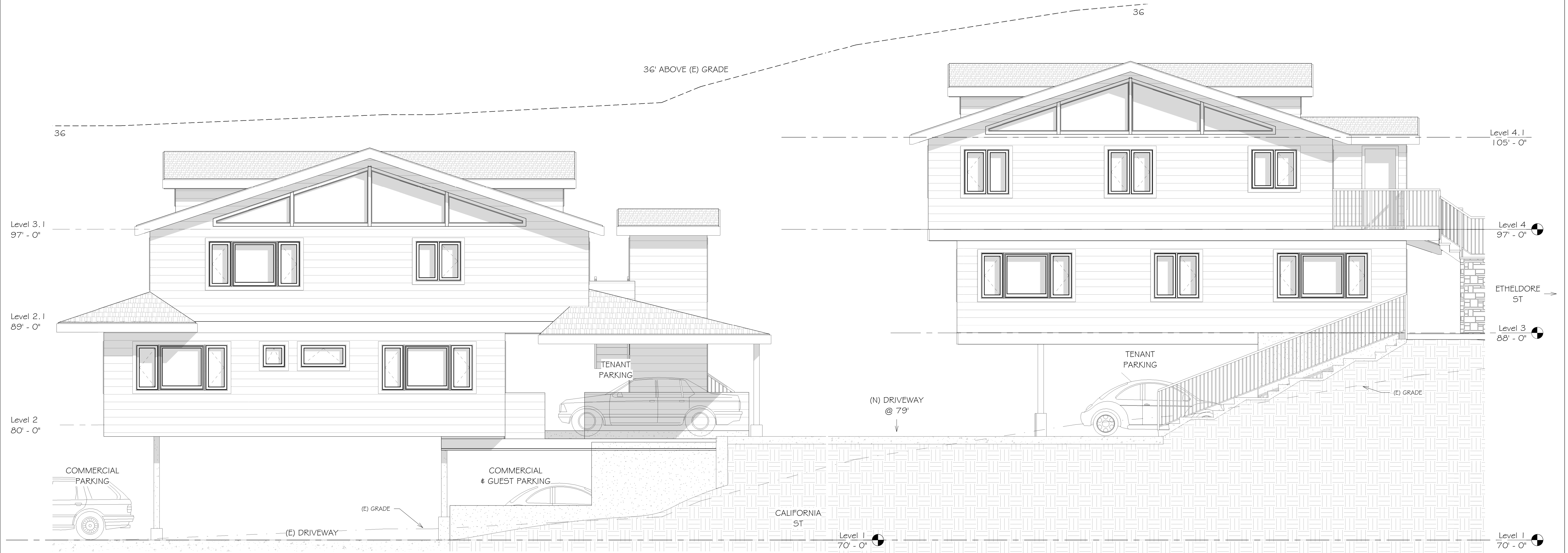


2 West - Bldg02
1/4" = 1'-0"

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BLDG 1

BLDG 2



1 South - Bldg01
1/4" = 1'-0"

3 South - Bldg02
1/4" = 1'-0"

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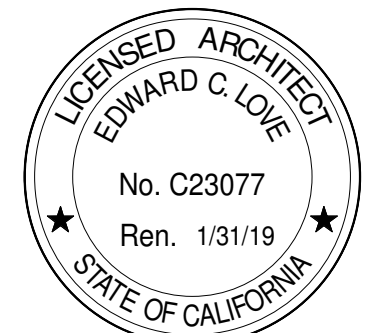
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Etheldore Apartments
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Moss Beach, CA

Elevations - South



DATE: 12/14/18
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: ETHELDOR APTS
SHEET: A203
OF SHEETS

REVISIONS

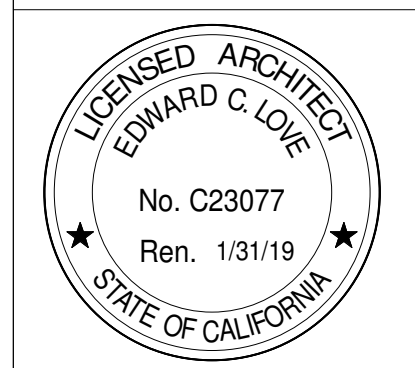


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Etheldore Apartments
Etheldore St
Moss Beach, CA

Section - Driveway
Entrances



DATE: 12/14/18

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

DRAWN: GMH

JOB: ETHELDORE APTS

SHEET:

A503

OF SHEETS



Section - Building 1 Lower Level Parking & Driveway Condition
1/4" = 1'-0"



Section - Building 1 Upper Level Parking & Driveway Condition
1/4" = 1'-0"

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