COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: March 8, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development

Permit (CDP), Design Review, and Non-conforming Use Permit to allow the construction of a new 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage that has a reduced 7-foot-10-inch left side setback where 10 feet is the minimum side yard setback required, on an undeveloped substandard 4,400-sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated Miramar area. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00343 (McGregor)

PROPOSAL

The applicant is seeking a Coastal Development Permit, Design Review approval, and a Non-conforming Use Permit for the construction of a 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage on an undeveloped substandard 4,400 sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated area of Miramar. The substandard 4,400 sq. ft. parcel was legalized by a Certificate of Compliance, Type A, in 2015 (PLN 2015-00281). A Non-conforming Use Permit is required because the parcel is less than 5,000 sq. ft. in size where the minimum lot size in the applicable R-1/S-94 Zoning District is 10,000 sq. ft. (Section 6133.3.b(1)(a) of the County Zoning Regulations). Additionally, the applicant is seeking a reduced left side yard setback for a second-floor cantilever of approximately 31 sq. ft. to be 7 feet-10 inches from the side property line where a minimum 10-foot left side yard setback is required. The project involves minor grading and no tree removal. An 800 sq. ft. attached Accessory Dwelling Unit (ADU) is included on the ground floor behind the garage, which is limited to ministerial review per State law.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, and Non-conforming Use Permit, County File Number PLN 2017-00343, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

The project as proposed and conditioned conforms with the applicable development policies of the General Plan and Local Coastal Program (LCP) pertaining to minimizing visual impacts and conforming to the adopted residential design standards for the location, complying with the necessary municipal services to support the project, and avoiding any impacts to sensitive habitats.

The applicant is requesting a minor setback exception for a second-floor cantilever of 2 feet-2 inches into the left side yard setback. Due to the project design, substantial conformance with all other development standards, and the substantially substandard sized lot, staff believes the findings for the Non-conforming Use Permit can be made to grant this setback exception.

The project was considered by the Coastside Design Review Committee (CDRC) at their August 11, 2022 CDRC meeting. The CDRC recommended conditional project approval (3-0) based on project conformance with all applicable Design Review standards, including for well-articulated facades, careful attention to the design and location relative to the neighborhood, and the selected compatible landscape palette.

The Midcoast Community Council (MCC) raised no objection to the proposed project. The MCC did raise general continued concern with the build-up of the area in light of shoreline erosion and sea-level rise. Staff heeds this general concern; however, finds no specific evidence or reason to limit or restrict development on the project parcel beyond that of the adopted policies and regulations of the General Plan, Local Coastal Program and Zoning Ordinance; and subject to the appliable discretionary permit approvals, which the applicant is seeking under the subject project.

The project is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303(a) for the construction of a single-family residence in a residential zone.

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COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: March 8, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP), Design Review,

and Non-conforming Use Permit, pursuant to Sections 6328.4, 6565.3, and 6133.3.b(1), respectively, of the San Mateo County Zoning

Regulations, to allow the construction of a new 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage that has a reduced 7 feet 10-inch left side setback where 10 feet is the minimum side yard setback required, on an undeveloped substandard 4,400 sq. ft. legal parcel located at 130 Coronado Avenue in the

unincorporated Miramar area. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The CDP is appealable to

the California Coastal Commission.

County File Number: PLN 2017-00343 (McGregor)

PROPOSAL

The applicant is seeking a Coastal Development Permit, Design Review approval, and a Non-conforming Use Permit for the construction of a 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage on an undeveloped substandard 4,400 sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated area of Miramar. The substandard 4,400 sq. ft. parcel was legalized by a Certificate of Compliance, Type A, in 2015 (PLN2015-00281). A Non-conforming Use Permit is required because the parcel is less than 5,000 sq. ft. in size where the minimum lot size in the applicable R-1/S-94 Zoning District is 10,000 sq. ft. (Section 6133.3.b(1)(a) of the County Zoning Regulations). Additionally, the applicant is seeking a reduced left side yard setback for a second-floor cantilever of approximately 31 sq. ft. to be 7 feet-10 inches from the side property line where a minimum 10-foot left side yard setback is required. The project involves minor grading and no tree removal. An 800 sq. ft. attached Accessory Dwelling Unit (ADU) is included on the ground floor behind the garage, which is limited to ministerial review per State law.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, and Non-conforming Use Permit, County File Number PLN 2017-00343, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; sburlison@smcgov.org

Owner/Applicant: Paul McGregor

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in newspapers (San Mateo Times and Half Moon Bay Review) of general public circulation on February 25, 2023, and March 1, 2023.

Location: 130 Coronado Avenue, Miramar

APN: 048-013-220

Size: 4,400 sq. ft.

Parcel Legality: A Certificate of Compliance, Type A, was recorded for the parcel in 2015, PLN2015-00281.

Existing Zoning: R-1/S-94/DR/CD (One-family Residential/10,000 sq. ft. lot minimum/Design Review/Coastal Development)

General Plan Designation: Medium Low Density Residential (2.0 – 6.0 dwelling units/acre)

Local Coastal Plan Designation: Medium Low Density Residential (2.1 – 6.0 dwelling units/acre)

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Undeveloped

Water Supply: Staff recommends imposition of a condition requiring the applicant to obtain a water service connection from Coastside County Water District prior to issuance of a building permit.

Sewage Disposal: A sewer variance was granted by the Granada Community Services District to serve the proposed project on a substandard sized parcel.

Flood Zone: Zone X (Area of Minimal Flood) per FEMA Community Panel 06081C0252F, effective August 2, 2017.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), which exempts construction of small structures including new single-family residences in residential zones.

Setting: The 4,400 sq. ft. project parcel is located along Coronado Avenue on the west side of Cabrillo Highway (Highway 1) in Miramar. The parcel is undeveloped with minimal vegetation and is relatively flat. The surrounding area consists of undeveloped and developed single-family residences, and a commercial parking lot for the Miramar Beach Restaurant directly across the road.

Chronology:

<u>Date</u>		Action
August 8, 2017	-	Application received.
June 27, 2022	-	Application deemed adequately complete for purpose of a Coastside Design Review Committee meeting.
August 11, 2022	-	Coastside Design Review Committee (CDRC) hearing; the CDRC recommended approval with conditions.
January 17, 2023	-	Application deemed adequately complete for purpose of a Planning Commission meeting.
March 8, 2023	-	Planning Commission hearing.

DISCUSSION

A. <u>KEY ISSUES</u>

1. Conformance with the General Plan

Staff has reviewed and determined the project conforms with the applicable General Plan policies discussed below:

a. <u>Vegetative, Water, Fish and Wildlife Resources</u>

Policy 1.23 (Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources) seeks to regulate land uses and development activities to prevent, and if infeasible mitigate to the extent possible,

significant adverse impacts on vegetative, water, fish and wildlife resources.

The project parcel is an infill lot in Miramar's residential zoned area. According to the General Plan and Local Coastal Program sensitive habitat definitions and maps, the nearest identified sensitive habitats are the coast shoreline, located over 260 feet west of the parcel, an unnamed drainage located approximately 550 feet north of the parcel, and Arroyo de en Medio creek, located over 850 feet south of the parcel; intervening development exists between the project parcel and these sensitive habitats. In 2006, a wetlands study was completed for the property and filed with the Planning Division; however, no development was pursued on the property at that time. An updated biological resources report for the property was subsequently submitted in conjunction with the subject development applications in 2017.

In accordance with General Plan Policy 1.2 (*Definition of Wetlands*) and Local Coastal Program (LCP) Policy 7.14 (*Definition of Wetlands*), wetlands are areas where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally grow in water or wet ground. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat. Thus, a combination of hydric soils and at least 50% of wetland species qualify a wetland.

LSA Associates, Inc., 2006

A wetland assessment conducted on the project site in 2006 by LSA Associates, Inc. (LSA) concluded that despite the absence of hydric soils on the site, the low occurrence of non-hydrophytic plants suggest the entire site may be a wetland.

Wetlands

LSA found that dominant plant species observed on the site were wetland plant species but are also species which are well adapted to growing in disturbed areas¹ such as the project site. The dominant plant species on the site was non-native rabbit's foot grass, which colonize disturbed areas and can occur in wetlands seventy-five

¹ LSA reported that based on examination of aerial photography from 1943, 1968, and 1991, the project parcel and vicinity were historically used for agriculture prior to development.

percent of the time but are expected to grow well in the sandy disturbed soil of the project parcel whether or not there was wetland hydrology (LSA, 2006). Club rush was identified as common throughout the site as well, which almost always occurs under natural conditions in wetlands (LSA, 2006). Other less abundant species identified on the parcel were toad rush, annual bluegrass, hyssop loosestrife, nut sedge, curly dock, Italian rye grass, velvet grass, weedy cudweed, and bird's foot trefoil, and a sapling willow.

LSA's assessment of the soil conditions on the site were inconclusive, as true indicators of wetland soils were absent from the site, despite the facultative wetland plant species observed on the site. Examination of aerial photography from 1943 to 2004 concluded that the project parcel is not any wetter than other areas in the vicinity (LSA, 2006).

LSA's assessment of hydric soils found one of four soil samples showing sediment deposit indicative of wetland hydrology, however, LSA determined that was a weak indicator of wetland hydrology because it was not found throughout the site and could have developed over a short period of time from a single event that does not represent the average hydrology of the site, and other indicators of wetland hydrology were absent. LSA described that construction of the roads and filling of adjacent lots as the area developed has resulted in the alteration of the hydrology of the area and run-off from Coronado Avenue and adjacent residences resulted in the prolonged occurrence of wet conditions on the site.

Sol Ecology, Inc., 2017

A biological assessment was conducted in 2017 by Sol Ecology, Inc. (Sol) in preparation for the proposed project and given the inconclusive determination from LSA's 2006 wetland assessment. Sol conducted both a biological resources survey and updated wetland assessment for the project site, including a comparison of their findings with the findings from LSA's 2006 assessment. Sol concluded that the parcel contains no sensitive habitat areas and no potentially significant adverse biological impacts are likely to occur from the proposed project.

Wetlands

Sol observed that the parcel is entirely comprised of ruderal herbaceous grassland that occurs in disturbed upland areas. Particularly, deerweed, Italian rye grass, and bristly ox-tongue are dominant on the site; annual bluegrass was not in bloom during the

site visit and therefore may not have been identifiable. None of these facultative wetland species comprised more than 50% cover on the site. Compared to LSA's 2006 plant study, Sol found several other species that were identified as facultative wetland plant species in 2006 – tall flatsedge or nut sedge, rabbits foot grass, common rush², and common velvet grass which are also likely to occur in upland and/or disturbed areas, and/or coastal climate areas where they receive moisture from low-lying fog. Sol reports that the remaining species observed in 2006 were not present on the site during the 2017 survey, suggesting that hydrologic conditions present during the 2006 site visit have since been altered. Sol notes that since 2006, the lot to the immediate south has been developed, which may explain the change in hydrologic conditions from redirection of runoff from the area.

Sol concluded that the site contained an absence of hydric soil indicators in 2017, unchanged from LSA's finding in 2006. Therefore, Sol concludes the criteria for wetlands as defined by the County's LCP are not present on the site.

Special-status Plant and Wildlife Species

Sol concludes that based on site survey and research, two potential special-status plant species in the area, perennial goldfields and choris' popcorn flower, are not, or are unlikely, to be present on the project site.

Sol concludes there are no special-status wildlife species likely to be present on site based on the proximity of the site to documented occurrences and the absence of suitable habitat elements, such as trees, riparian or aquatic habitat, or coastal dune habitat. A few ground nesting migratory birds may nest on the site and therefore, out of precaution, Sol recommends a pre-construction nesting bird survey prior to construction; a condition of approval incorporating this recommendation has been included in Attachment A.

b. Visual Quality Resources

Policy 4.15 (Appearance of New Development), Policy 4.22 (Scenic Corridors), Policy 4.36 (Urban Area Design Concept), and Policy 4.38 (Urban Design Review District) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; protect and enhance the visual quality of scenic corridors; and develop design review regulations which

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² Sol notes that toad rush was identified in 2006 with similar characteristics to common rush.

incorporate guidelines on managing design problems found in predominantly urban areas.

The project's modern design includes flat roofs and varied exterior finish materials and colors (light tan fiber cement panels, natural wood) that harmonize with surrounding residential development. The CDRC reviewed the project and recommended conditional approval based on project conformance with all applicable Design Review (DR) standards, including the design being complementary to other homes in the neighborhood.

c. <u>Historical and Archaeological Resources</u>

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to any historical and archaeological resources.

The project site is not a historical resource, nor does the site contain any recognized historical resources according to any State or local historical resource lists. A Cultural/Archaeological Resources Reconnaissance Report was prepared for the project by Holman & Associates, dated December 2017. The report concluded that there was no evidence of prehistoric archaeological resources found on the project site based on archival search and field survey. Although no archaeological resources were found on the project site, the report recommends that in the unexpected event that a subsurface deposit exists or that evidence of such resources have been obscured by more recent natural or cultural factors, the appropriate measures are implemented to avoid impact; a condition of approval to this effect has been included in Attachment A.

d. Urban Land Use

Policy 8.35 (*Zoning Regulations*), Policy 8.36 (*Uses*), Policy 8.39 (*Height, Bulk, and Setbacks*), and Policy 8.40 (*Parking Regulations*) seek to use zoning district standards to regulate development for use, size and scale, light and air, and parking.

The project proposes a new single-family residence in a residential zoning district. The development complies with the applicable R-1/S-94 Zoning District and other standards for lot coverage, daylight plane, façade articulation and onsite parking to ensure the project is appropriately sited, scaled, and visually compatible with the parcel and surrounding area. Also, see staff's discussion in Section A.3.

e. Water Supply

Policy 10.10 (*Water Suppliers in Urban Areas*) considers water systems as the preferred method of water supply in urban areas and discourages use of wells to serve urban uses.

The project parcel lies in the Coastside County Water District's (CCWD) service area for water service. The project plans show an existing water line and meter to the property. However, at this time, no confirmation of water service from CCWD has been submitted to the County. Condition 7 has been added to require the applicant to submit to the County confirmation of water service from CCWD prior to issuance of a building permit.

f. Wastewater

Policy 11.5 (*Wastewater Management in Urban Areas*) considers sewerage systems as the appropriate method of wastewater management in urban areas.

The project parcel lies in the Granada Community Services District (GCSD) service area for sewer service. The GCSD has reviewed the project and provided conditional approval for service. A sewer variance was issued to the property owner in 2017 by the GCSD in order to serve the substandard project parcel.

g. Man-made Hazards

Policy 16.13 (*Site Planning Noise Control*) encourages separation of noise sensitive buildings from noise generating sources and use of natural topography and intervening structures to shield noise sensitive land uses.

The Miramar area is within the General Plan mapped Community Noise Impact Area (areas experiencing noise levels of 60 CNEL or greater, as projected in 1995). The nearest noise generating source to Miramar is Cabrillo Highway. The project site is located 580 feet west and approximately 16 feet lower in elevation from Cabrillo Highway. Additionally, two- and three-story single-family residences exist on lots between the project site and Cabrillo Highway which provide further highway noise buffer.

2. Conformance with the Local Coastal Program

Staff has reviewed and determined the project conforms with the applicable Local Coastal Program (LCP) policies discussed below:

a. Locating and Planning New Development

Policy 1.1 (*Coastal Development Permit*) requires a Coastal Development Permit (CDP) for all development in the coastal zone; a CDP is being sought with the subject application.

Policy 1.19.a.b. (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) prohibits the approval of development permits in the urban area unless it can be demonstrated that, among other things, it will be served with an adequate municipal water supply.

The project plans show an existing water line and meter to the property. However, at this time, no confirmation of water service from CCWD has been submitted to the County. Condition of approval no. 7 has been added to require the applicant to submit to the County confirmation of water service from CCWD prior to issuance of a building permit.

Poilcy 1.35 (All New Land Use Development and Activities Shall Protect Coastal Water Quality Among Other Ways By:) establishes site design and source control measures to reduce stormwater pollution to waterways.

The project has been reviewed and conditionally approved for conformance with the County's drainage policies related to construction stormwater pollution prevention and long-term stormwater pollution prevention measures. The applicant is required to implement an approved erosion and sediment control plan throughout construction and has designed the development to include pervious paving for the driveway and onsite walkways. The project also includes an onsite detention basin sized to capture run-off from proposed impervious surface areas.

b. Sensitive Habitats

Policy 7.2 (*Designation of Sensitive Habitats*) and Policy 7.14 (*Definition of Wetland*) designates sensitive habitats as including, but not limited to, those shown on the Sensitive Habitats Map for the Coastal Zone; and defines a wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground and consists of at least a 50% cover of some combination of the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and

bog rush. As discussed in detail in Section A.1.a., the project site contains no mapped sensitive habitats. Based on biological study of the site, as discussed in detail in Section A.1.a., there is no special-status plant or wildlife species on the project site and the qualifying factors for the presence of wetlands on the site are absent.

c. <u>Visual Resources</u>

Policy 8.12(a) (*General Regulations*) and Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) apply the Design Review Zoning District standards to one-and two-family developments in the Midcoast and/or within scenic corridors, which includes Miramar.

The project site is located in Miramar and within a County scenic corridor; therefore, the project is subject to Section 6565.20 of the Zoning Regulations (*Standards for Design for One-family and Two-family Residenital Development in the Midcoast*). As discussed in section A.3.c. of this report, the CDRC considered this project at their regularly scheduled meeting of August 11, 2022. The CDRC determined that the project is in compliance with applicable Design Review standards, and recommended approval. See further discussion in Section A.3.c.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed project complies with these guidelines as follows:

- (1) On-site grading is minimal given the parcel's relatively flat topography.
- (2) Proposed materials for the house include the use of earth-toned colors and wood accents to provide a more natural appearance.
- (3) The design includes flat roofs to reduce the height and accommodate varying architectural style to the immediate surrounding developments but that is compatible with the varied architectural styles in the Miramar community.
- (4) The structure is designed so that its size and scale are in character with surrounding development and will have an increased front yard setback to minimize the blocking of views from public roadways.

3. Conformance with the Zoning Regulation

a. <u>Development Standards</u>

The project site is located in the R-1/S-94/DR/CD (One-family Residential/10,000 sq. ft. lot minimum/Design Review/Coastal Development) Zoning District. The legal project parcel is non-conforming in size at 4,400 sq. ft. where the minimum lot size in the R-1/S-94 Zoning District is 10,000 sq. ft. A summary of the project's zoning compliance is provided below:

S-94 Zoning Development Standards						
Standard	Required	Proposed Lot/ Residence				
Minimum Lot Width (average)	50 ft.	40 ft.*				
Minimum Lot Area	10,000 sq. ft.	4,400 sq. ft.*				
Minimum Front Yard Setback	20 ft.	22'-11"				
Minimum Rear Yard Setback	20 ft.	29'-6"				
Minimum Side Yard Setbacks	10 ft.	10'-2" (right side) 7'-10" (left side)*				
Maximum Lot Coverage	30%	30%**				
Maximum Floor Area	48%	48%**				
Maximum Building Height	28 ft.	28 ft.				
Daylight Plane or Façade Articulation	Yes	Façade Articulation				
Covered Parking	2	2				

^{*}Non-conforming.

Non-conforming Setback

The project proposes a reduced left side yard setback of 7 feet 10 inches to accommodate a second-floor kitchen cantilever of approximately 31 sq. ft. into the minimum 10-foot left side yard setback; the lower and upper floor left side building walls will comply with the 10-foot side yard setback.

^{**}Pursuant to Sections 6439.5.5 and 6439.5.6. of the Zoning Regulations, the calculation includes a portion of the proposed 800 sq. ft. ADU without precluding up to an 800 sq. ft. ADU that is in compliance with all other standards.

b. Non-conforming Use Permit Findings

The applicant proposes to develop a non-conforming legal lot. The lot is 4,400 sq. ft. in size where the minimum required lot size in the S-94 Zoning District is 10,000 sq. ft. In accordance with Section 6133.3.b(1) of the Zoning Regulations, a Non-conforming Use Permit is being requested in order to develop the substandard parcel and reduce the left side yard setback. Per Section 6503 and Section 6133.3.b(3) of the Zoning Regulations, in order to grant a Non-conforming Use Permit for the development of a non-conforming parcel, the following findings must be made:

(1) That the proposed development is proportioned to the size of the parcel on which it is being built.

The proposed development is a three-story, 1,682 sq. ft. three-story single-family residence (not including an 800 sq. ft. attached ADU) with an attached 427 sq. ft. two-car garage on an undeveloped substandard 4,400 sq. ft. legal parcel. The development complies with density, floor area, lot coverage and height requirements of the S-94 Zoning District, without precluding the proposed 800 sq. ft. attached ground-level ADU. The development has been found to be compatible with the neighborhood in both scale and design, as concluded by the CDRC, and is well suited to the substandard parcel.

(2) That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

The adjacent surrounding lots are under separate private ownership and are not available for purchase. None of the adjacent lots are of a conforming 10,000 sq. ft. lot size and therefore do not exceed the minimum lot size for the applicable zoning district such that the property owner could acquire additional land from an adjacent property (i.e., lot line adjustment).

(3) That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed development is seeking only minor relief (2 feet-2 inches) from the left side yard setback for a second-floor cantilever for the kitchen area. The project otherwise has been

designed and located to conform with all zoning standards despite the non-conforming size of the parcel. Therefore, staff believes the project is as nearly in conformance with the zoning regulations currently in effect as reasonably possible.

(4) That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

The project involves constructing a single-family residence, a principally permitted use, on an existing legal lot. While the lot is non-conforming in size and proposes a reduced left side yard setback, the project is in substantial conformance with all other zoning standards. The minor setback exception will allow a 31 sq. ft. second floor cantilever of 15 feet 7 inches in length to encroach 2 feet 2 inches into the 10-foot left side yard setback for the kitchen. The reduced setback would not be detrimental to the general public safety and no coastal resources are impacted by the development, as discussed in Section A.1 and A.2 of this staff report. The project was reviewed and conditionally approved by all applicable agencies including Coastside Fire Protection District and the Building Inspection Section.

(5) That the use permit approval does not constitute a granting of special privileges.

Approval of a non-conforming use permit for the proposed project does not constitute the granting of a special privilege as the Zoning Regulations Non-Conformities regulations require and offer the same exception process for similar parcels under the same conditions.

c. Design Review District

The CDRC considered the project at their regularly scheduled CDRC meeting on August 11, 2022. At the meeting, the CDRC adopted the findings to recommend conditional project approval (3-0 vote), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

Section 6565.20(D) ELEMENTS OF DESIGN: 1.d. Daylight Plane/Façade Articulation, (2) Façade articulation option; 1.e. Wall Articulation, (2) Projecting or recessing architectural details. 2. Architectural Styles and Features, (a) Architectural Style, (2) Architectural styles that complement the coastal, semi-rural, diverse, small town character of the area. 4. Exterior Materials and Colors, (a) Compatibility.

The exterior materials and colors complement the style of the house and that of the neighborhood. Careful attention has been made to the placement and orientation and design of the home to ensure it is complementary to other homes in the neighborhood. Façade articulation has been well implemented in regard to wall articulation arrangement, placement and massing of the building form.

Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: 1. Landscaping, b. Finished landscape plans should be compatible with and enhance the design of the home and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction, f. All landscaping shall be drought-tolerant, and either native or non-invasive plant species.

The landscape plan, as proposed and conditioned, will be compatible with and will enhance the design of the home and landscaping will use drought-tolerant and native or non-invasive plant species.

The CDRC recommended the following conditions of approval which have been incorporated into Attachment A as condition No.4, with the changes already incorporated into the Project Plans in Attachment C.

- (1) Replace sconces on the 2nd and 3rd balcony of the front elevation with soffit lights.
- (2) Extend the roof over the 3rd story balcony to accommodate soffit lights.
- (3) Revise the house color to be two shades darker than Benjamin Moore "White Dove" (slightly more sand than cream color).
- (4) Add an eyebrow roof over the 1st floor doors along the west elevation, approximately 24 inches.
- (5) Revise the landscaping to provide a more organic layout with groupings rather than linear plantings. Incorporate larger and medium sized plants along with smaller plants.

- (6) Apply wood-look siding to the face of the garage and wrap back each side at the first floor to align with the wood siding on the east elevation and the back edge of the fireplace (or beyond) on the west elevation.
- (7) Add wood look siding on the west elevation to create a two-story application by the ADU side door.
- (8) Break the fascia on the west elevation,1st floor in segment of house closest to front balcony.
- (9) The distribution of wood-look siding on the third floor, on the west façade, may be shifted to coordinate with the new two-level wood-look application below so it is fully above OR fully behind the second-story panel, rather than 1/2 above.

B. <u>MIDCOAST COMMUNITY COUNCIL</u>

The Midcoast Community Council (MCC) commented that while the house is relatively large on a small lot, it seems to meet all the standards for building.

The MCC also expressed general continued concern about the overall build-up of this [Miramar] area in light of clear evidence of shoreline erosion and impending sea-level rise.

Staff's Response: Staff appreciates and shares in the MCC's concern for areas vulnerable to shoreline erosion and sea-level rise (SLR). Staff reviewed the bluff retreat and sea-level rise models for this Miramar area using the Our Coast, Our Future hazard mapping tool, which is based on the Coastal Storm Modeling System (CoSMoS) developed by U.S. Geological Survey. Applying the likely range (66% probability) projection of 6.6 feet SLR by 2080, as estimated by the latest State guidelines, the estimated retreat of the shoreline along Mirada Road would not reach the project parcel (the estimated retreat line is approximately 150 feet away from the project parcel. Using the similar projection of 6.6 feet SLR with a 100-year storm, the estimated flood level would not reach the project parcel. Therefore, staff finds no reason to limit or restrict development of this parcel beyond that of the adopted policies and regulations of the General Plan, Local Coastal Program and Zoning Ordinance; and subject to applicable discretionary permit approvals, which the applicant is seeking under the subject project.

C. <u>ENVIRONMENTAL REVIEW</u>

The project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in a residential zone.

D. <u>REVIEWING AGENCIES</u>

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Granada Community Services District
Coastside County Water District
California Coastal Commission
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. LSA Associates, Inc. Wetlands Assessment, dated March 16, 2006
- E. Sol Ecology, Inc. Biological Resources Review, dated November 15, 2017
- F. Coastside Design Review Committee Recommendation Letter

SSB:cmc - SSBHH0028 WCU.DOCX

County of San Mateo Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00343 Hearing Date: March 8, 2023

Prepared By: Summer Burlison, For Adoption By: Planning Commission

Project Planner

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in an urbanized area.

Regarding the Coastal Development Permit, Find:

- 2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically with regard to the Locating and Planning New Development, Sensitive Habitats, and Visual Resources Components of the Local Coastal Program.
- 3. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
- 4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development, Sensitive Habitats, and Visual Resources Components. Specifically, as proposed and conditioned, the project will not have any impacts to sensitive habitats, confirmation of municipal services to support the project will be required prior to building permit issuance and the project has been found to comply with the applicable adopted design standards for the location.
- 5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of LCP Policy 1.23. Per County records the number of residential dwelling units built in the urban Midcoast has not exceeded the 40 unit maximum this current calendar year.

Regarding the Design Review, Find:

- 6. That the project has been reviewed and found to be in conformance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20(D) ELEMENTS OF DESIGN: 1.d. Daylight Plane/Façade Articulation, (2) Façade articulation option; 1.e. Wall Articulation, (2) Projecting or recessing architectural details. 2. Architectural Styles and Features, (a) Architectural Style, (2) Architectural styles that complement the coastal, semi-rural, diverse, small town character of the area. 4. Exterior Materials and Colors, (a) Compatibility. The exterior materials and colors complement the style of the house and that of the neighborhood; careful attention has been made to the placement and orientation and design of the home to ensure it is complementary to other homes in the neighborhood; and façade articulation has been well implemented in regard to wall articulation arrangement, placement and massing of the building form.
 - b. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: 1. Landscaping, b. Finished landscape plans should be compatible with and enhance the design of the home and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction, f. All landscaping shall be drought-tolerant, and either native or non-invasive plant species. The landscape plan, as proposed and conditioned, will be compatible with and will enhance the design of the home and landscaping will use drought-tolerant and native or non-invasive plant species.

Regarding the Non-conforming Use Permit, Find:

- 7. That the proposed development is proportioned to the size of the parcel on which it is being built as the development complies with density, floor area, lot coverage and height requirements of the S-94 Zoning District. The development has been found to be compatible with the neighborhood in both scale and design, as concluded by the CDRC, and is well suited to the substandard parcel.
- 8. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible as the adjacent surrounding lots are under separate private ownership and are not available for purchase. The adjacent surrounding lots are under separate private ownership and despite pursuit by the property owner to acquire, are not available for purchase. None of the adjacent lots are of a conforming 10,000 sq. ft. lot size and therefore do not exceed the minimum lot size for the applicable zoning district such that the property owner could acquire additional land from an adjacent property (i.e., lot line adjustment).

- 9. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible as the proposed development is seeking only minor relief (2 feet 2 inches) from the left side yard setback for a second-floor cantilever for the kitchen area. The project otherwise has been designed and located to conform with all standards despite the non-conforming size of the parcel.
- 10. That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood as the project is in substantial conformance with zoning standards, except for a minor setback exception; further, the reduced setback will not be detrimental to the general public safety and no coastal resources are impacted by the development.
- 11. That the use permit approval does not constitute a granting of special privileges as the Zoning Regulations Non-Conformities regulations require and offer the same exception process for similar parcels under the same conditions.

RECOMMENDED CONDITIONS OF APPROVAL

<u>Current Planning Section</u>

- 1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on March 8, 2023. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.
- 2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid a building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
- 3. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.

- 4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Replace sconces on the 2nd and 3rd balcony of the front elevation with soffit lights.
 - b. Extend the roof over the 3rd story balcony to accommodate soffit lights.
 - c. Revise the house color to be two shades darker than Benjamin Moore "White Dove" (slightly more sand than cream color).
 - d. Add an eyebrow roof over the 1st floor doors along the west elevation, approximately 24 inches.
 - e. Revise the landscaping to provide a more organic layout with groupings rather than linear plantings. Incorporate larger and medium sized plants along with smaller plants.
 - f. Apply wood-look siding to the face of the garage and wrap back each side at the first floor to align with the wood siding on the east elevation and the back edge of the fireplace (or beyond) on the west elevation.
 - g. Add wood look siding on the west elevation to create a two-story application by the ADU side door.
 - h. Break the fascia on the west elevation,1st floor in segment of house closest to front balcony.
 - i. The distribution of wood-look siding on the third floor, on the west façade, may be shifted to coordinate with the new two-level wood-look application below so it is fully above OR fully behind the two-story panel, rather than 1/2 above.
- 5. The applicant shall provide "finished floor elevation verification" to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
- e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
- g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval prior to foundation pour.
- 6. All new power and telephone utility lines shall be placed underground.
- 7. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.
- 8. The applicant shall include as part of the building permit submittal the approved exterior color and material specifications as conditioned by the Coastside Design Review Committee. Color and material verification shall occur in the field prior to final building inspection.

- 9. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required information and forms. Verification that the approved landscape plan has been installed shall be required prior to final building inspection.
- 10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
- 11. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed prior to commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
- 12. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of 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.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.

- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- I. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 13. To reduce the impact of any construction-related activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - a. The applicant shall ensure that no construction-related vehicles shall impede through traffic along nearby right-of-ways. All construction vehicles shall be parked on-site outside public right-of-ways or in public locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.
- 14. A pre-construction nesting bird survey for ground nesting birds shall be conducted within seven (7) days prior to any ground-disturbing activities occurring during the nesting bird season (February 1 to August 31).

15. If during proposed construction any archaeological resources are unexpectedly uncovered or encountered, all excavation within 30 feet should be halted long enough to call in a qualified archaeologist to assess the situation. Archaeological and historic resources and human remains are protected from unauthorized disturbance (including on private property) by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow the qualified archaeologist to identify, record, and evaluate such resources and recommend an appropriate course of action.

Building Inspection Section

- 16. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading, until a building permit has been issued.
- 17. The following will be required at the building permit stage:
 - a. A final, full drainage report prepared by a registered Civil Engineer.
 - b. A final grading and drainage plan stamped and signed by a registered Civil Engineer.
 - c. An updated C3 and C6 Checklist, if changes to impervious areas have been made during the design phase.

Department of Public Works

18. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

- 19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
- 20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Coastside Fire Protection District

- 22. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all-weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
- 23. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road were deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall

- be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
- 24. Any chimneys shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
- 25. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours notice to the Fire Department at 650/573-3846.
- 26. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on site.
- 27. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
- 28. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
- 29. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
- 30. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
- 31. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

32. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.

Granada Community Services District

33. The applicant shall obtain a sewer permit and comply with all District regulations.

Coastside County Water District

34. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.

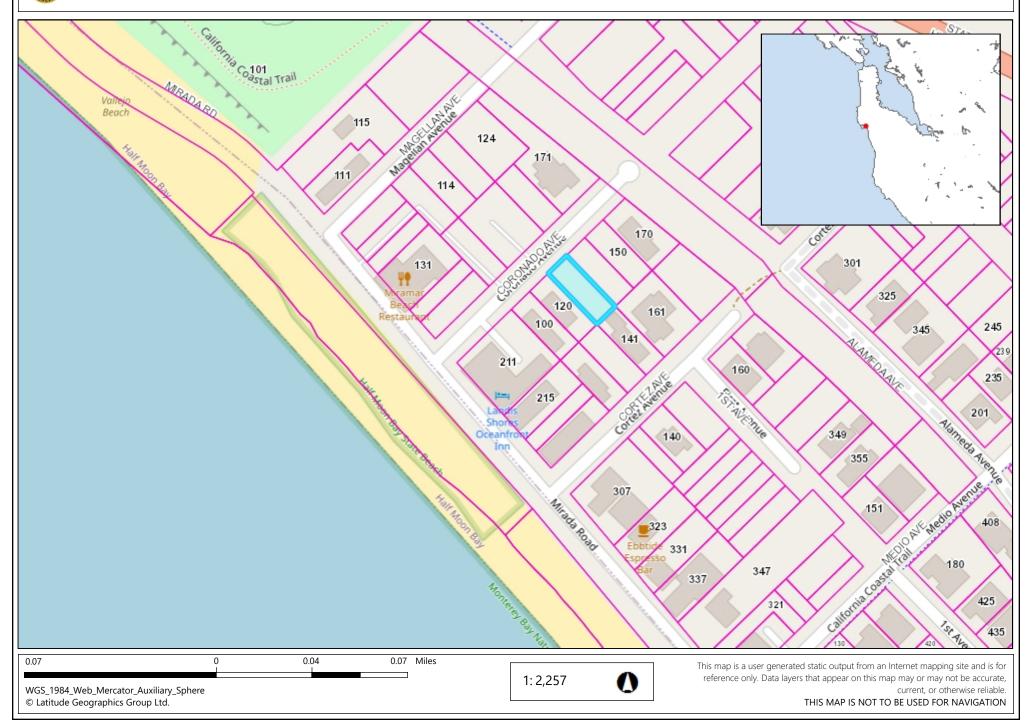
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

APN 048-013-220, Coronado Ave, El Granada





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Coronado Residence and ADU

130 Coronado Ave, Half Moon Bay, CA 94019 APN: 048-013-220

ABBREVIATIONS

A/C ADU A.F.F. ALT. AMT. APPROX O.C. O.D. OPNG. Air Conditioning Accessory Dwelling Uni Aboce Floor Finish Albernate Amount AVG. BLDG.

On Center

Original Ounce

Quantity

Required

Solid Core

Section

Sheet

Square

Standard

Storage

Structure

Symbol

Telephone

Toilet

Temperature

Top of Concrete/Curb

Top of Catch Basin

Tongue and Groove

Unless Noted Otherwise

Vinyl Composition Tile

Vent Thru Roof

Water Closet

Water Heater

Wrought Iron

Waterproofing

Wainscot

With

Without

Weather Resistant Barrier

American National Standars

American Society for Testing

California Building Code

Building Officials

Uniform Fire Code

O.S.H.P.D. Occupational Safety and

Ceiling Height

National Fire Protection

International Conference of

Elevation Number

— Revision Delta

Top of Pavement

Top of Slab

Top of Wall

Television

Typical

Specification(s

Square Feet

Stainless Steel

PLY. WD. Plywood

ORIG.

PROJ.

P.S.F.

P.S.I.

P.T.D.F.

RFINE

REQ.

RCHED.

S.C. SECT.

SHWR SHT SIM

SPEC(S

STD.

STL.

STOR.

SYM.

TO.C.B.

TEL.

T&G

THK.

TOIL. T.O.P.

T.O.S.

T.O.W.

UNFIN.

V.T.R.

W.H.

W.R.B.

WSCT.

W/O

ACRONYMS

A.N.S.I.

I.C.B.O.

N.F.P.A.

TEMO.

STRUCT.

Outside Diameter

Plastic Laminata

Pounds Per Square Foot

Pounds Per Square Inch

Pressure Treated Dog Flr

Building BLW/BLKG Block/Blocking Cubic Feet Per Minute C.F.M. r CHG C.I. CLR. CLG. Cast Iron Clear/Clearance C.M.U. Concrete Masonry Unit Concrete

COL. CONC. CONSTR Construction C.O.T.G. Clean Out to Grad CU. FT. Cubic Foot CU. YD D Cubic Yard DBL
DEG.
DEPT.
DIAG.
DIA
DIM.
DIV.
D.S.
D.W. Double Degree Department Diagonal Diameter Dimension

Downspout Dumbwaiter/D Existing EA. ELEC. ELEV. ENCL. EQ. EQUIP. Electric Elevation/Eleva Enclouse Equipment EXIST. EXT. F Existing Exterior F.D. Floor Drain

F.G. F.H. FIN. FLR. FLUOR. Finish Grade Fire Hydrant Finish Fluorescence F.O.C. Face of Concrete F.O.F. Face of Finish Face of Masonry F.O.S. Face of Stud F.O.S. Finish Surface Finish Surface Footing

FTG. GALV. Galvanized H.B. HDR. HDRW. HORIZ. Hose Bibb Header Hardware Horizontal Inside Diamet INFO. INSUL. Insulation Interior

JAN. JCT. Junction Lineal Foot LIN. LT. Linear Light LT.WT. Light Weigh MAX. M.B. Machine Bolt Medicine Cabinet MECH. MED. MEZZ. Mezzanine MFR./MFGR.

MISC.

MTL

Building Grid Lines Window Symbol

Miscellaneou

Natural Grade

Not In Contac

North Arrow

4—Detail Number

—Section Number

GENERAL NOTES

EXAMINATION OF SITE: The contractor shall thoroughly examine the site and satisfy him/herself as to the conditions under which the work is to be performed. The contractor shall verify at the site all the measurements affecting the work and shall be responsible for the correctness of the same. No extra expense shall be allowed to the Contractor for expenses due to his neglect to examine, or failure to discover, conditions which affect the work. GENERAL OPERATION: the Contractor shall, after

consulting with the Owner, Schedule the work so as not to interfere unduly with the neighbors, etc. Contractor shall allay dust by approved means and minimize noise as much as practical. In no case shall the work interfere with existing streets, drives, walks, passageways, neighbors's property, improvements and the like. Protect all in-place construction in connection with the work. Particular attention is directed to but not limited to, such items as street improvements, curbs and gutters, rough grading lines, etc.

. CONTRACTOR USE OF THE PREMISES: Confine operations at the site to areas permitted by law, ordinances, permits, and these Contract Documents. Do not unreasonably encumber premises with materials or Assume all responsibility for protection and safekeeping

of all products stored on the premises. Move any stored products which interfere with the operations of the City or other contractor. Obtain and pay for use of additional storage or work area required for operations.

. LIMITS OF WORK: Work zone limits are established on the drawings. All Contractors, Subcontractors, and Tradesman shall coordinate their work with one another within the established limits.

SEQUENCE OF WORK: in the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work is begun. Contractor shall be responsible and liable for deviations from schedule unless delays are the result of failure of the Owner to abide by the Contractor by acts of nature or God. 3. ORDERS: Place orders for material and equipment

immediately on receipt of contract and follow up vigorously to insure adequate and timely supply of work. Perform all tracing and expediting actions and arrange to get workers and subcontractors on job at proper time and avoid delays. MEASUREMENTS: Contractor shall verify all dimensions shown on drawings by taking field measurements; proper fit, and attachment of all parts is required. Before commencing work, check all lines and levels indicated and such other work as has been properly completed. Should there be any discrepancies, immediately report in writing to the Architect for correction or adjustment prior to the commencement of any related work. In the event of the Contractor's failure to do so, the Contractor should be fully and solely responsible for the correction or adjustment of any such related work or errors. All dimensions take precedence over scale All

dimensions are to face of step, unless otherwise noted, THE

CONTRACTOR SHALL NOT SCALE DRAWINGS RULES AND REGULATIONS: All work and materials shall be in accordance with the latest rules and regulations of the National Board of Underwriters, the latest editions of the National Electrical Code, the National Plumbing Code, latest adopted edition of the California Building Code, all State Title 24 AB. 163 energy Regulations, and all applicable Local

and State Laws and Ordinances. Nothing on the drawings shall be constructed to permit work not conforming to these . The Contractor shall coordinate with the Building Department for all Building department required inspections. 10. The Contractor shall give all notices and/or comply with all codes, laws, ordinances, rules regulations, and orders of

any pertinent public authority bearing on the performance of

specifications are at variance therewith. 11. Solely as a convenience to the Owner and Contractor, the Architect may include documents prepared by certain consultants and/or vendors (or incorporate the recommendations of said consultants and/or vendors into documents prepared by the Architect) within the set documents issued by the architect. It is expressly understood that by such issuance, the Architect assumes no liability for the services of said consultants and/or vendors.

work and shall notify the Architect if the drawings and

12. CONSTRUCTION QUALITY: the Contractor shall complete all work to a degree of skill, efficiency and knowledge which is possessed by those of ordinary skill, competency and standing in the particular trade or business for which the Contractor employed in the community. The Construction documents are provided to illustrate the design and general type of construction, material and work commensurate with this type of project throughout.

13. COMPLETE PROJECT: The Contract Documents, including

working drawings, specifications and schedules, represent the finished structure. Unless otherwise noted, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences, and procedures. Observation visits by the Architect shall not include inspections of protective measure or the construction procedures required for same, which are not specifically detailed on drawings shall be similar to those shown, or those detail existing in the field as they occur. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETE OPERABLE INSTALLATION WITHIN THE SCOPE OF WORK, BUT IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AT NO EXTRA CHARGE.

14. COORDINATION: The General Contractor and each Subcontractor shall be responsible for verification of all field conditions and dimensions PRIOR to commencement of any work. Contractor shall bring any discrepancies to the Architect's and Owner's attention PRIOR to commencing any work. In the event that work commenced with a failure

to notify both the Architect and Owner, the Subcontractor is solely responsible for any and all corrective measures or errors.

15.NOTES: All plans imply the words "the Contractor shall" or "the Contractor shall install". 16.COOPERATION:

 Contractor and Subcontractors shall coordinate their work with adjacent work and cooperate with other trades so as to facilitate general progress of the work. Each trade shall afford the other trades every reasonable opportunity for installation of their work and storage of their materials. In as much as building completion within the time limit is dependent upon cooperation of those engaged there in. It is required that each contractor lay out / install his work in a time and manner not to delay or interfere with carrying forward other contractor's work.

17. CHANGES: Any proposed changes in the construction should be made to the Architect IN WRITING OR IN DRAWINGS. All changes should be reviewed by the Architect, approved by the Owner, Contractor, Architect and by the Building Official as required.

18. Any revision or additional work required by field conditions or local governing authorities shall be brought to the

attention of the Architect before proceeding. 19. This set of Plans is to be on the Job Site at all times during construction. All work shall be in accordance with the approved plans. NO changes or revisions to the approved plans or specifications shall be permitted unless submitted to and approved by the Building Department. The issuance of a permit shall nor prevent the Building Department from requiring the correction of Errors or Omissions from the approved plans and specifications.

20. the issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for or an approval of, any violations of any of the codes or of any other ordinance of this jurisdiction. Permits presuming to give permission to violate or cancel the provisions of this code, or other ordinances of the iurisdiction, shall nor be valid.

21. These notes apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and shall apply generally throughout similar conditions. Unless otherwise noted, all closets, recesses, columns, projections or other adjacent areas or work within the scheduled areas shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between the various elements of the working drawings and/or notes shall be brought to the attention of the Architect prior to proceeding with the work involved.

22.OWNERSHIP AND USE OF DOCUMENTS: All drawings, specifications, and their content, and copies, there of furnished by Karen Wilkins and shall remain the property of Karen Wilkins,

23. Anyone supplying labor and/or materials to the project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to the work shall be reported in writing to the Contractor prior to beginning work. Commencement of work should imply acceptance of all sub-surfaces.

24. The contractor shall be responsible for obtaining and paying for all special permits and licenses indicated on the plans and/or by specifications or required by the soils report and/or required by any government agency. The Contractor may need to obtain permits that may include but are not limited to, penetration fire stop systems, fire-resistant joint systems, automatic sprinkler systems, standpipe systems, manual fire alarm systems, emergency and stand by power systems, and door hardware schedules

position as to b plainly visible and legible from the street or road fronting the property. 26. Work in public right-of-way requires an "Encroachment

25. Site address is to be clearly marked in field in such a

Permit" from the Public Works Department. 27. All Contractors and Subcontractors must have on file with the Building Department, a list of all such Contractors and

Subcontractors with the appropriate current City Business License Numbers. 28. The permits shall expire by limitation if work authorized under permit is not commenced within 180 days of the

issuance or if the work is suspended for a period exceeding 180 days after the work has commenced. 29. Upon completion of the project, new spaces shall be cleaned

and put in working order prior to occupancy. 30. An automatic residential fire sprinkler system shall be

installed in one- and two-family dwellings. Section R313.2. 31. This project is not within a noise critical area (CNEL contour of 60 db) as shown on the general plan.

32. This project is not within a noise critical area (CNEL contour of 60 dB) as shown on the General Plan.

33. Prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3. 34.Compliance with the documentation requirements of the

2019 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.

Regulating Codes

2019 California Building Code

2019 California Mechanical Code

2019 California Existing Buildings

2019 California Plumbing Code

2019 California electrical Code

Volumes 1 & 2

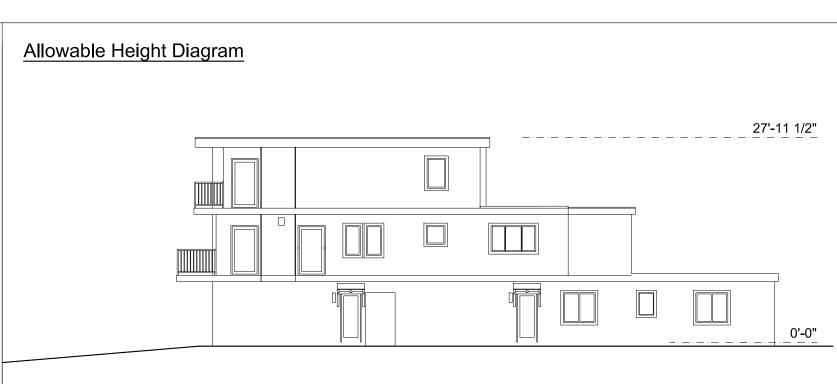
2019 California Fire Code

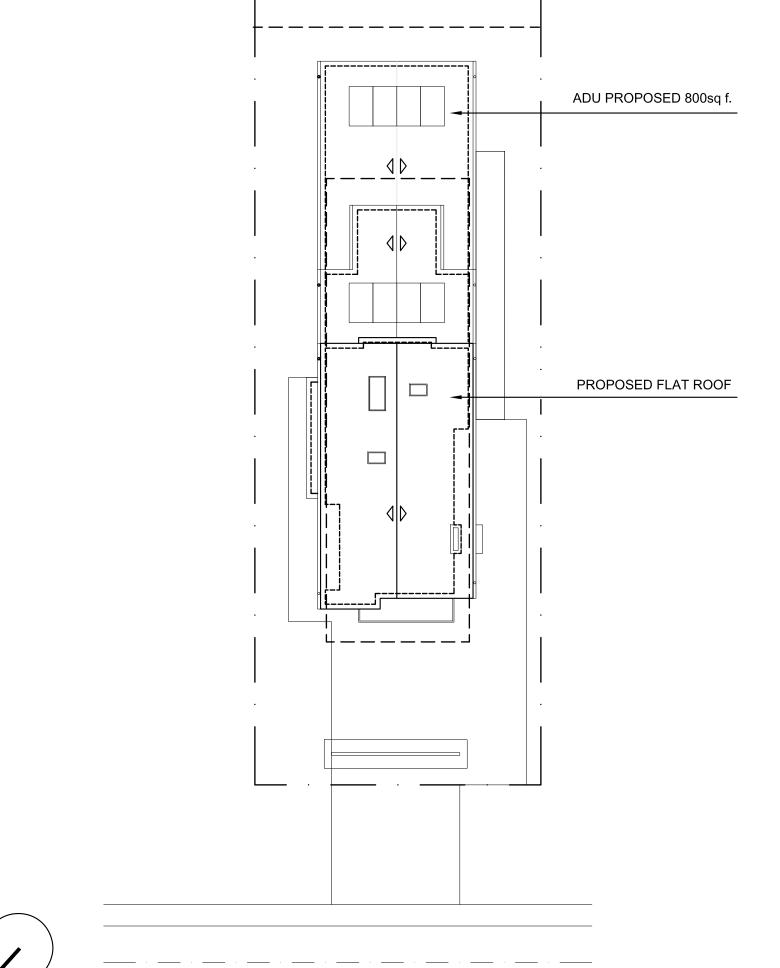
2019 California energy Code

Standards Code

2019 California Green Building

35. Project is 100% electric, no gas.





Project Data

New 3 story 2,111.56 Project Description: Sq Ft single family Residence with an 800 Sq ft ADU Project Address: 130 Coronado Ave Half Moon Bay, CA 94019 048-013-220

Assessor's Parcel Number: R-3 Occupancy Group: Construction Type: Stories: Zoning: 4,401.31 Sq Ft Lot size:

1,507.57 Sq Ft House Footprint: Area ADU: 800 Sq Ft 310.51 Sq Ft Area First Floor: 410 Sq Ft Area Garage: 910.59 Sq Ft Area 2nd Floor: Area Deck 2nd Floor: 71.40 Sq Ft Area 3rd Floor: 478.26 Sq Ft Area Deck 3rd Floor: 49.82 Sq Ft Total Area (1st, 2nd, 3rd floors): 1,699.36 Sq Ft

FAR calculation:

FAR:

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A0-3 Grading & Drainage Plan L1-0 Landscape Plan A1-1 Ground Floor Plan A1-2 Main Floor Plan A1-3 Upper Floor Plan A1-4 Roof Plan A1-5 Square Footage Calculation

A2-1 Elevations

A2-2 Elevations

A2-4 Material Board

A2-3 Sections

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S1.1 Title & Abbreviation Sheet

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E4-0 Proposed Load-Demand Calc, One-line

Diagram & Grounding Detail P1-0 Water Supply Plan P2-0 Drainage Floor Plan

A2-5 Renderings

D1-0 Details

D2-0 Details

North Arrow

Site Drainage Notes

The ground imediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal for a minimum distance of 10 feet measured perpendicular to the face of the wall if physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5 percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent located within 10 feet of the building foundation, impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

CORONADO AVE

Operation and Manintenance Manual

Operation and Maintenance Manual Shall be provided to the owners in accordance to residential mandatory measures 4.410.1

Deferred Submittal

- Deferred submittal for fire Alarm, sprinkler & Fire Suppression System Plan is required and submit to Building and Safety for review and approval prior to installation City of Manteca
- Deferred submittal for Solar Panels, assembly to be submitted to the Building Department for review and approval prior to installation.

Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442 (415) 273-9054 Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019 0 an ay ON Ŏ aff <u>Sid</u> 048 oronado 0 0 oron

Wilkins Studio

Architects

San Francisco CA (415)273-9054

Description Date Submittal Plan Check Plan Check Cover

> G1-0 Scale: As Noted

N.G. N.I.C. Not to Scale Window No. 4 New Window

Revision Delta Number

Room Name

Aerial View





Vicinity Map

47.92%

2,109.36 / 4,401.31





of equipment are compatible with building utilities.

53. Contractor is responsible for review of shop drawings, product

data, and samples prior to submission, and determination and

conformance with specifications and local authorities

Coordinate work of the various equipment for

installing, connection to and placing in service

having jurisdiction over this project.

54. Notify the Architect in writing, at time of submission, of any

55. Begin no fabrication or work which requires submittals until

deviation from specification's requirements, and identify such

return of submittal with Architect's approval. If submittal is not

56. Except when specifically indicated or specified, materials and

57. for materials and equipment specifically indicated to be reused in

a. Use special care in removal, handing, storage,

Arrange for transportation and handling of

materials and equipment which require off-site

restoration or renovation. Pay all cost for such

contractor to collect, store, protect, clean and

reinstall all finished materials existing on the job

site and designated for reuse including but not

installation and until completion and acceptance.

leading to an agreed upon course of action.

8. When the specification requires that installation of work shall

59. Handle, install, connect, clean, condition and adjust products in

comply with manufacturer's printed instruction, obtain copies of

such instructions from the manufacturer of the product. Maintain

one complete set of contract documents at the hob site during

strict accordance with such instructions and in conformity with

60. Should project conditions or specified requirements conflict with

manufacturer's instructions consult with Architect for further

1. Do not omit any preparatory step or installation procedure,

62. Arrange delivery of products in accordance with construction

works and conditions at job site. Deliver products in

identifying labels intact and legible. Provide necessary

upon delivery to assure compliance with requirements of

contract documents and accepted submittals.

schedule: coordinate delivery time to avoid conflict with other

manufacturer's original sealed containers or packaging, with

instruction. Do not proceed with work without such consultation

unless specifically modified or exempted by contract documents.

limited to existing light fixtures.

specified requirements.

work or give an allowance for providing such work.

and reinstallation, to assure proper function in the

such equipment.

a. Field measurements

verification of accuracy of:

Field construction criteria

Catalog number and similar data

deviation clearly on the submittal.

are approved by the architect.

the contract work.

complete work

An approved Seismic Gas Shutoff Valve be installed on the fuel gas line on the down-stream side of the utility meter and benignly connected to the exterior or the building structure containing the fuel grasping. (Per ordinance 170.158((It includes Commercial additions TI work over \$10,000.) Separate plumbing permit is

Provide ultra-low Flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

Provide 70" high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1115

and allows commencement of construction prior to obtaining a

responsibility for the results of such construction. Therefore, the

Owner agrees to waive any claim against the Architect and to

release Karen Wilkins from any liability directly or indirectly from

such construction. In addition, the Owner agrees, to the highest

extent permitted by law to hold harmless the Architect from any

damages, liabilities or costs, including reasonable attorneys fees

In addition, the Owner agrees, in any contracts or construction,

construction documents without the prior written approval of

subcontractors of any tier, from making copies of the Architect's

indemnify both Architect and the Owner from any liability or cost

If the project is not built per Architect's plans and specifications in

Architect and to release the Architect from any liability for the

. It is understood that the Architect will NOT provide design and

understood that Architect will NOT provide any supervisory

services relating to the construction for the project. Any opinions

solicited from Architect relating to any such review or supervisory

services shall be considered only as general information and

The Owner shall contract an independent inspection and testing

construction in relation to waterproofing and sound compliance.

13. The Owner shall use its best efforts to properly construct project

14. Plumbing fixtures are required to be connected to a sanitary

Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry

sewer or to an approved sewage disposal system (R306.3).

in full compliance with the plans and specifications prepared by

Architect and must repair any substandard faulty or failing work.

tubs, and washing machine outlets shall be provided with hot and

cold water and connected to an approved water supply (R306.4).

16. Bathtub and shower floors, walls above bathtubs with a shower

non-absorbent surface, Such wall surfaces shall extend to a

Automatic garage Door openers, if provided, shall be listed in

Smoke detectors shall be provided for all dwelling units intended

Where a permit is required for alterations, repairs or additions,

or fuel burning appliances shall be provided with a carbon

20. Every space intended for human occupancy shall be provided

with natural light by means of exterior glazed openings in

accordance with Section R303.1 or shall be provided with

Buildings shall have approved address numbers, building

monoxide alarm in accordance with Section R315.1. Carbon

monoxide alarms shall only be required in the specific dwelling,

unit, or sleeping unit for which the permit was obtained. (RJ15.2).

artificial light that is adequate to provide an average illumination

that is plainly legible and visible from the street or road fronting

Agency. Such labels shall state the approved labeling agency

name, product designation and performance grade rating.

23. If Applicable, Provide anti-graffiti finish within the first 9 feet,

24. Protection of wood and wood-based products from decay shall

preservative-treated, in accordance with AWPA U1 for the

5. Provide ultra-low flush water closets for all new construction.

equipment and other items necessary for the completion of all

work shown, called for, or reasonably implied by the contract

documents except where specifically noted otherwise where

work or equipment is indicated "NIC", such work or equipment

the general contractor shall carefully examine the site to satisfy

himself as to existing conditions, prior to submitting his bid. No

claim will be allowed on the bases if his lack of knowledge of

general contractor shall review all drawings and specifications to

obtain first-hand knowledge of all conditions prior to signing the

existing conditions and of problems arising there from. The

contract. If found necessary, the general contractors shall

understand the project and scope of work.

requires additional information, clarification, and details to fully

shall be provided by others, the general contractor shall

coordinate and cooperate to effect such installation.

The general contractor shall furnish all labor materials,

be provided in the locations specified per Section R317.1, by the

species, product, preservative and end use. Preservatives shall

(Research report not required) (R308.69).

measured from grade, at street exposed walls.

use of naturally durable wood or wood that is

be listed in Section 4 of AWPA U1.

GENERAL CONSTRUCTION NOTES

for human occupancy where a permit is required for alterations,

existing dwellings or sleeping units that have attached garages

head and shower compartments shall be finished with a

height of not less than 6 feet above the door. (R307.2).

accordance with UL325.

repair, or additions. (R314.2).

above the floor level. (R303.1)

the property. (R319).

Architect will provide input into the selection of these consultants,

construction services related to safety measures of any

contractor or subcontractor on the project. Further, it is

shall not be the basis for any claim against Architect.

but they will be retained by and report to the Owner.

agency to review the materials, methods, and means of

any means, the Owner agrees to waive any claims against the

appropriate language that prohibits the contractor or any

Karen Wilkins and that further requires the Contractor to

arising from such changes made without such proper

authorization.

referenced plans.

PERMIT from the jurisdiction, Owner shall assume full

and cost of defense arising from such damages.

5. The contract drawings and specifications represent the finished Water heater must be strapped to wall (sec. 507.3, UPC). project. They do not indicate the method of construction. The contractor shall supervise and direct the work and shall be solely If applicable, Ducts in a private garage and ducts penetrating the responsible for all construction means, methods, techniques, walls and ceiling separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48MM) sheet sequences and procedures. The contractor shall provide all steel and shall have no openings into the garage. measures necessary to protect the structure during construction. Such measures shall include, but are not limited to, bracing, If applicable, A copy of the jurisdictional research report and/or shoring, shoring for loads due to construction equipment etc. conditions of other listings shall be made available at the job site. Observation visits to the site by the Architect does not include In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legally liable observation of the above items.

The Architect is not responsible for the performance of the general contractor or subcontractors, their errors or omissions nor the safety at the job site. Any non-conforming items found or noted shall be brought to the attention of the Architect and Owner immediately.

3. The general contractor shall verify all dimensions and conditions

of the project prior to commencing work and shall report any

discrepancies, inconsistencies, errors and/or omissions to the

Architect and the Owner. All requests for clarifications of these

drawings shall be directed to the Architect in writing. Site plan

adjacent street. While this site plan is believed to be correct, the

the drawings by reasons of reliance on the owner's or engineer's

Architect assumes no liability for any discrepancy occurring on

documents. All dimensions locating the buildings within the

property lines must be verified with civil engineer or surveyor

shall apply where specific details (or sections) are not given.

dimensions are nominal and are to the face of objects unless

4. Do not scale the drawings. All dimensions specified govern

specifically noted otherwise.

prior to construction. Dimensions, grades, and details shall be

verified prior to commencement of construction. Typical details

dimensions and bearings are to aid in locating the proposed

development in reference to the property lines and to any

All work shall be done in accordance with the highest quality of industry standards and the standards referenced herein. All prefabricated items shall be delivered to the job site complete and ready to install. Assemblies shall be erected rigidly, secured, plumbed, level and aligned true.

Reference to any detail or drawing is for convenience only and does not limit the application of such drawing or detail. If certain information is noted only on the plans or only on the specifications or only in a detail, then that information shall be valid as if noted on all above mentioned locations.

9. All work shall conform to the minimum standards of the current edition of CBC and or CRC. All other regulating codes and agencies having jurisdiction over the work shall be complied with.

10. The Architect shall be immediately notified of any discrepancies between these documents and any applicable codes by the agent involved with the governing agency having jurisdiction. the field inspector for such agency has final authority to approve/disapprove project construction and correctness of all

11. Each sub-contractor is considered a specialist in his respective field/trade and shall (prior to submission of bid or performance of work) notify the general contractor or the owner of any work called out in the drawings or specifications which cannot be fully

guaranteed or constructed as designed or detailed. 12. Where construction details are not shown or noted for any part of the work. Details shall be the same as for other similar first-class work for the trade involved. The owner and Architect shall be immediately notified of any alternate non-standard or untested method(s) proposed.

13. The general contractor is responsible for appropriate hook-up of 37. All equipment and material which is in operating condition when all utilities required to support the work, including temporary and

14. The general contractor shall determine locations of utility services in the area, prior to any excavation for work. The general contractor shall also verify any and all utility locations specified or otherwise noted on the drawings. The general contractor is responsible for the protection of an existing underground and overhead utilities. Contractors must call 811 for

existing utility locations. 15. All delivered and in-place materials remain the responsibility of the contractor for the entire course of construction. Damages or stolen materials shall be replaced by the general contractor at no 40. cost to the owner. All materials shall be securely stored and kept

dry before installation. 16. Lead time for materials and equipment is the responsibility of the general contractor and all subcontractors to order materials, equipment, etc. sufficiently in advance to assure timely

construction and/or installation. Miscellaneous items of work and materials necessary to complete the project, whether or not mentioned or described in

these specifications and allied documents, shall be provided 18. Trade names and manufacturers referred to are primarily to establish quality standards and character of materials.

Substitutions/ alternatives may be permitted when approved by the Architect and Owner. 19. When the work "provided" is used, it shall mean that such item or service referred to shall be furnished and installed or that the

of 6 foot-candles over the area of a room at a height of 30 inches owner shall be furnished an alternative for their approval prior to purchase, fabrication, or construction. 20. The general contractor and applicable subcontractors are numbers, or approved building identification placed in a position

responsible for and will replace, any damaged or defective equipment or work before final acceptance by the owner. 21. Project plan check fee and initial permit fee is the responsibility 22. Unit skylights shall be labeled by jurisdictional Approved labeling of the owner. Subsequent permits, tests, and inspections are the responsibility of the general contractor.

22. The general contractor is responsible for site and structure clean-up. The general contractor assumes sole and complete responsibility for the job site conditions (should there be no general contractor for the project the owner assumes this responsibility) during the course of construction of the project including safety for all persons and property and that this requirement shall apply for and not be limited to normal working hours. The contractor shall defend, indemnify and hold the owner, building tenant and the Architect harmless from any and all liabilities real or alleged in connection with the performance of the work on the project during course of construction and after

23. All contractors and sub-contractors shall perform all work on this project in compliance with the occupational safety and health regulations of the U.S. department of Labor and the state of

California. 24. Where shop drawings are requested, there shall be submitted to the Architect 3 copies for her record and the owner's record. By approving and submitting shop drawings and samples, the general contractor thereby represents that he has determined and verified all field measurements, field construction criteria, materials, catalog numbers and similar data, and that he has checked and coordinated each shop drawing and sample with the requirements of the work and of the contract documents.

25. Changes to contract documents: alterations or deviations to the project construction documents shall NOT be made without the written approval of the owner and the Architect.

Coordinate schedule and work of the various equipment to assure efficient and orderly sequence of installation of interdependent 26. Contractors and sub-contractors shall verify with owner any

modifications or additions to the following minimum insurance requirements: The liability insurance required for all contractors and

subcontractors shall be written, and whatever is required by law, and shall include contractual liability insurances. Work shall not commence under this contract until insurances have been obtained and such insurance has been approved by the owner.

 If contractor/subcontractor, fail to furnish such required insurance, the owner may secure insurance and retain and deduct the amount of premiums for such insurance from any amounts due under the contract

The owner will maintain his own liability insurance. The owner will also maintain property insurance to the full insurable value thereof. However, there shall be no duty on the part of the owner to procure such insurance until five days after receipt or written notice by the contractor to the owner of the amount of insurance required. The policy shall cover all work incorporated in the building, and all materials for incorporation into the building which may be in or about the premises, and shall be made payable to the parties as their respective interest may appear. Fire insurance for the protection of the contractor's buildings, materials nor otherwise covered by insurance of the owner, tools and equipment of the contractor and all similar items not otherwise covered shall be the responsibility of the contractor.

When applicable contractor shall furnish and maintain protection, fencing and all other required barricades, guardrails, warning signs, steps, lights and all other forms of protection for life, and property as may be necessary and as required by local

ordinances and agencies. 28. Contractor shall provide dust control throughout entire construction period consisting of intermittent watering and sprinkling as necessary lay dust during construction. These drawings and copies thereof are legal instruments of service for the use of the owner and authorized agents, on the designated property only.

30. Each trade shall be responsible for knowledge of relative information contained in these documents and the conditions under which each trade will be expected to perform

31. Deviations from these documents necessitated by field conditions shall be brought to the attention of the owner and the Architect immediately. The structural, mechanical, plumbing, and electrical drawings are supplementary to the various drawings. Should there be any

discrepancy between the various drawing, it shall be brought to the attention of the owner and Architect for clarification. The contractor shall coordinate with the owners representative for installation of special manufacturing equipment not shown in these drawings. The contractor shall verify equipment locations with the owner's representative and/or equipment prior to forming the slab, for proper size and location of foundation depressions,

drains and wraps

owner's instructions

support of such equipment.

contractor's submittals.

mechanical engineer.

contract with the owner.

Architect for approval.

completion of all work.

but not limited to:

construction elements

site for use by all construction trades.

electric codes.

The contractor shall consult the electrical, mechanical, and plumbing drawings and all other drawings for the location of all sleeves needed through wall and floor slabs. Consult with the Architect should any sleeves not noted on the plans be required. Miscellaneous signage shall be under a separate contract,

removed, shall be maintained as such and retuned as per

38. It shall be the sole duty and responsibility of the contractor to

install the work with accepted good practice and procedures and

details are not practical or structurally sound in their intent and

Contractor shall be responsible for installation of all equipment

including water heater and all mounting, seismic bracing, and

All materials provided shall conform to all applicable local, city,

regulations. Certificates, and approved fire - retardant flame

spread ratings, etc. be obtained and included in the general

state, federal and/or county codes, ordinances and fire

41. Electrical service, wiring, etc. shall comply with applicable

43. Provide ventilation according to applicable mechanical code.

44. The contractor shall keep the premises free from the daily

45. Contractor shall provide trash dumpster as required for all

46. the contractor shall be responsible for providing temporary

accumulation of waste materials or rubbish caused by their

operations. At the completion of the work, he shall clean all

glass, walls, and door surfaces, and vacuum all floor surfaces.

participating trades to use, in cluding those trades with a direct

utilities (power, lighting, water and restroom facilities) to the job

any material where specific manufacturers are specified. Where

approved equal or equivalent is used, it shall be understood that

the substitute shall be by the judgement and approval of the

Architect and the owner, and all request shall be made prior to

installation. Contractor shall submit 3 sets of manufacturer's cut

sheets or samples and/or (1) reproducible original of drawings

glass partitions, ceiling systems, plumbing fixtures, etc., to the

General contractor or his subcontractors shall be responsible for

brochures of all equipment and furnishings as well as all finish

without specific request prior to purchase and installation.

Contractor to provide schedule for performance and date of

51. If the contractor claims that instructions from the architect and/or

and in any event before proceeding to execute the work. No

such claim shall be valid unless so made.

verification and approvals of substitute materials as requested by

material samples as required, shall be submitted to the Architect

owner involve extra cost under this contract, he shall five written

notice there of within 5 days after the receipt of such instructions,

Owner reserves the right to provide and install furnishing, fixtures

and equipment which shall require coordination by the contractor

for owner's equipment. Contractor shall coordinate the following,

for support items such as mechanical and electrical provisions

for all requested substitution of materials, hardware, millwork,

47. The contractor shall note that there shall be no substitutions for

42. Plumbing shall comply with applicable plumbing codes.

Mechanical and electrical equipment, which requires servicing unless otherwise noted. during long term storage shall have complete manufacturer's Unless otherwise noted, stated manufacturer's items are to be instructions, accompanying each item with notice of enclosed "or equal". Contractor shall verify substitutions with the owner instructions shown on exterior of package. prior to bid and/or installation. 64. Provide protection of installed products to prevent damage from

a. Provide coverings to protect finished surfaces from damage. Cover projections, wall corners, jambs, sill and soft hits of openings. In area used for traffic and for determine means and methods of construction and fabricate and passage of products in subsequent work

Control traffic to prevent damage to equipment. 65. Substitute products shall not be ordered or installed without to let the Architect know at the time of bidding if the drawings and written acceptance of the Architect. 66. Use only cleaning materials recommend by the manufacturer of

> the product to be cleaned. Use clearing materials only on surfaces recommended try cleaning materials manufacturer. 67. Instructions of owner's personnel: Prior to final inspection for acceptance, fully instruct

owner's designated personnel on operation. adjustment and maintenance of equipment and systems. Operation and maintenance manual shall constitute the basis of instruction. Review contents of manual with

personnel in full detail and explain all aspects of operation and maintenance. 68. Furnish to owner a written guarantee against all defects in material and workmanship for one year from the date of Complete air change every fifteen minutes, or as specified by the

acceptance or as specified otherwise by the owner. 69. At completion, adjust all accessories for smooth operation, and clean and polish all surfaces.

70. RE Any changes requested during the course of the project, GC to promptly provide a breakdown of all previously specified work in that area, including the previous subcontractors respective costs, and the GC costs, overhead, and profit, as well as a similar breakdown of the proposed for, all submitted for the architect's and Owner's review.

71. Contractor shall obtain all permits necessary to perform full scope of work. Obtain all necessary inspections and certificate 72. contractor to obtain a permit from the state division of industrial safety for trenches or excavations 5'-0" or deeper.

3. Building occupant to secure permits required by the Fire Department from the Fire Prevention Bureau prior to occupying 4. Building address numbers shall be easily seen from the street. The general contractor fully understands the scope of work and

necessary drawings, schedules and specifications to perform the 76. Should the owner decide to build their project without a general contractor the Architect will not be held responsible for any

acknowledges that the construction documents include all

portion of the project 7. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legallyliable permits commencement of construction prior to obtaining a PERMIT from the respectful city. the owner shall assume full responsibility for the results of such construction. Therefore, the Owner agrees to waive any claim against the Architect and to release Karen Wilkins, from any liability arising directly or indirectly from such construction. In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold harmless Architect from any damages, liabilities or costs, including reasonable attorneys' fees and cost of defense, arising

8. In addition, the Owner agrees to include in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to the Architect's construction documents without the prior written approval of Karen Wilkins and that further equires the contractor to indemnify both Architect and le Owner from any liability or cost arising from such changes made without

79. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claim against the Architect and to release the Architect from any liability for the

reference project

80. It is understood that Architect will not provide design and construction services related to safely measures of any contractor or subcontractor on the project Further, it is understood that Architect will not provide any supervisory services relating to the construction for the project. Any opinions from Architect relating to any such review or supervisory services shall be considered only as general information and shall not be the basis of any claim against Architect

81. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. Architect will provide input into the selection of these consultants approved by the Architect, make all corrections and changes and but they will be retained by and report to the Owner. resubmit all drawings and samples until drawings and materials 82. the Owner shall use its best efforts to properly construct project

in full compliance with the plans and specifications prepared by Architect and must repair any substandard, faulty or failing work. equipment removed from existing structure shall nor be used in 83. Always use resilient channels for ceiling between floors and all

> 84. For Condominium Projects: a. The Owner shall include provisions in the purchase

agreement with all buyers of any condominium unit and in the CCR's that Owner shall have the right to effectuate reasonable repairs upon receiving notice of a complaint from any homeowner prior to the filling of any action against anyone involved in the construction. Futher proprietary individual or the Homeowner's Association (HOA) filing any action against the owner or any party involved with the construction, the CC & R's will mandate that the Owner shall have the right, in its sole discretion, to either repair the alleged problem or by the unit(s) back at the reasonable market rate for those units at the time the complaint is made.

Prior to the issuance of the permit by the building department for the project the Owner shall establish an escrow account in the amount of \$50,000 to be used solely by Architect to offset the expense in defending any lawsuit that any homeowner or Home Owner's Association might file surrounding and actual or alleged construction defect. In the event any construction defect action is filed. Architect shall have full use of the funds in the escrow to draw upon as Architect sees fit to assist in Architect's defense. In the event no construction defect litigation is filed, then the money will revert to the Owner at the expiration of twelve (12) years from substantial completion of the project

The contractor shall review the drawings specifications, and site and verify all the dimensions and site conditions prior to beginning the work. The contractor shall report any inconsistencies to the Architect immediately for resolution before beginning construction or fabrication or ordering any materials.

86. The contractor shall report any discrepancies between drawings and site conditions to the architect before proceeding the work. protection and handling methods to prevent soiling and damage The contractor shall verify and coordinate all foundation plan to materials or products during transportation. Inspect shipment dimension and floor plans and shall be responsible for proper execution of all work.

> 87. The structural, mechanical, electrical, plumbing, and any and all other drawings are supplementary to the architectural drawings. It shall be the responsibility of the contractor to check with the architectural drawings before installation of structural, mechanical, electrical, plumbing, and any and all other work. Any discrepancies between the architect's and the consulting engineer's or designer's drawings and specifications snail be brought to the architect's attention for clarification prior to installation of said work and prior to finalizing the bid for

> 88. Provide galvanic separation between all dissimilar metals. Along with the Agreement between the Owner and Architect, THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION" SHALL GOVERN THE WORK IN THIS CONTRACT AS IF WHOLLY INCLUDED IN THESE GENRAL NOTES.

NOTES: THE PROVIDED SET OF ARCHITECTURAL DRAWINGS ISA BUILDER'S SET. FOR THE PURPOSE OF THESE DOCUMENTS AND ALL OTHER DOCUMENTS FURNISHED BY THE ARCHITECTS INC. THE TERM "BUILDER'S SET" SHALL BE DEFINED AS THE FOLLOW ING:

A SET OF ARCHITECTURAL DRAWINGS CONSISTING OF THE MINIMUM NECESSARY PLANS, SECTIONS, ELEVATIONS, DIMENSIONS, SPECIFICATIONS, DETAILS. CALCULATIONS AND NOTES TO ACQUIRE A BUILDING

SPECIFICATIONS Demolition, where indicated on the drawings shall be performed

in accordance with requirements shown there on. 2. Remove all organic matter and delete rious materials from the

site. Burning is strictly prohibited. Unless shown or specified grater, all finished grades should provide a minimum slope of 2% slope away from all structural footings a minimum of five (5) feet.

4. In the event of any loose fill, expansive soil, ground water or other dangerous conditions are encountered during excavations, all foundation work shall cease, and the owner notified. 5. Fences over five (5) feet in height and retaining walls over four (4) feet in height measured from the bottom of the footing shall require separate permit

Asphaltic Concrete Paving (AC Paving): Unless otherwise specified in the soil's inspection report scarify and recompact the upper six inches of sub-soil a minimum of 90% density prior to placing the base.

d. Sterilize the soil with aborate chloride compound for c. Place 6 inches class ii aggregate base 4 inches thick after compaction having not less than 90% Asphalt concrete type a is to be placed not less than 2 inches thick after compaction in accordance with all provisions od the "standard specifications" from the State of California, Department of Public Works, Division

or fhighways latest revision. Portland Cement Concrete Paving a. Provide materials for curbs, gutters, and sidewalks in accordance with the requirements for class a concrete (Section 8 & 32) of the county of LA Standard and Specifications. b. Provide Portland cement concrete paving where shown on drawings, as specified herein, as needed for a complete and proper installation.

c1. Provide wood and metal form work profiled to suit conditions including adequate bracing to the lines and grades found on the drawing. c2. Earth forms will not be permitted for paving

d. Subbase aggregate: Maximum Size 1/4" Compacted to 90%

e. Provide reinforcement which complies with the following as

e1. Reinforcing bars: u.o.n on the drawings, use deformed bars for number 3 and larger e2. Welded wire fabric: No 16 welded wire mesh, plain type in coiled rolls, unfinished

f. For concrete see structural notes g. Finishing, texture finish

g1. float to produce a surface level to within 1/4" inch in 2 feet g2. With bristle broom procedure a textured finish, light, medium or coarse as directed by the owner. h.Beginning immediately after placement, protect concrete from

premature drying, excessively hot or cool temperatures and mechanical injury. Surfaces to have waterproofing shall have pits, holes, and cracks filled solid and shall be dry and smooth for application. i. Cobblestone Stamped Pattern

i1. To receive a stamped pattern, concrete should receive a

small size aggregate such as a pea gravel, $\frac{3}{8}$ inch top size finishing. Follow the normal procedures, however, do not trowel the surface more than once. After the surface is trawled, or floated to the design texture, platform stamping platforms are used. One pad is placed next to the other so that the pattern is accurately aligned, at least two pads are required. the finisher simply steps from one pad to the next stamping the design to a depth of about one inch. THERMAL AND MOISTURE PROTECTION waterproofing per IBC 230 4.11.5:

a. Waterproofing at foundation, retaining, walls, decks, under floor slabs and shall conform with the minimum requirements unless otherwise noted or unless dire condition deem it necessary for a heavier waterproofing application. Notify owner if later

b. Surface to receive waterproofing shall receive pits, holes, and cracks filled solid and shall be dry and smooth for application. c. Manufacturer: use "pacific polymer" for install. See manufacturer's recommendations

Insulation a. Sound and thermal insulation shall be installed as indicated on the drawings as follows: 1. Sound insulation: u.s.g. sound attenuation blankets (or equal) shall be provided around bathrooms, bedrooms, and kitchen, as shown on the drawings. 2. Provide minimum 1/4" inch thick resilient material to insulate all plumbing from structure 3. Provide resilient channels on ceilings between the first and second floor

thermal Insulation 1. Install all exterior walls and roof thermal insulations should be installed as shown on drawings (r-19 and R-30) 2. In addition to the R-30 insulation in the roof, provide rigid insulation, as shown on drawings.

Installation of Insulation 1. Exercise extreme care with integral vapor barrier to maintain it continuously 2. Dully insulate all small areas in between close spaces framing members. 3. Perform all end matching neatly with all ends fulling snugly or overlapped

4. Cut and finish insulation around pipes, conduits, and outlet boxed as necessary to maintain the integrity of the insulation. 5. Where pipes are located in stud spaces to receive insulation, place insulation between exterior wall and the pipe, com pressing insulation be if necessary. 6. Securely fasten langes of insulation to sides of stud and joists with insulation fitting snuggly and tightly against the

framing members, using staples or nails. a. Vulkem polyrethane sealants by mameco International, shall be installed by manufacturer's instructions as follows: 1. Vulkem #45 for horizontal joints in concrete slabs and

2. Vulkem #116 in vertical joints at doors/windows/jams/frames etc for general purposes 3. Joint filler and backing of closed sell neoprene or compressible pre-molded polyethylene foam, strips or rope, shall be installed as required.

Caulking (mastic) equal to horsealwr and co shall be installed pre manufacturer's instructions under exterior metal thresholds, window seals, and lams. All sealants need to be installed between materials

Roofing a. Roof slope to be 1" per foot minimum IBC 1502 b. All roofing materials class "A", "B" or "C" shall be shown on the drawings, applied in strict conformance with IBC 1505 and manufacturer's recommendations and in accordance with the

following minimum requirements(see NRCA manual) c. Application shall confirm to IBC 1507 d. Roof and valley lashing and juncture of roof and vertical surface, flashing, and counter flashing shall be installed per IBC 150 3.2, 1507.3.9, 1507.5.6.

Flashing and Sheetmetal a. Fabricate and install flashing and sheet metal in accordance with latest SMACNA standards where applicable b. Pitch pockers, counterflashing, cap and coping flashing, splash pans, gravel stops, facialashing, etc. minimum: 2-gallon galvanized steel or as noted on the drawings.

c. Drip flashing: Use 22-gallon galvanized steel or as noted on the drawings. d. Butyl Sealer: Where it is impractical to use a solder at joints corners, etc. seal with "dap butyl gutter and tap sealer", "cushion -lock d-50-butyl sealer", "haco600" or approved equal in accordance with manufacturer's instructions. e. Galvanized sheet metal: gallon iron or steel sheet, conforming to ASTM A525-67 or A446-67, as required with minimum zinc coating of 1.25 oz/sq. ft. and 0.2% copper

f. Dissimilar Metals: where dissimilar metals come in contact, paint the connection with an approved protective coating. g. Flash and counter -flash all roof to wall conditions and around all vents and chimney protections through roof h. Insulate all metal flashing with wood with #15 felt

i. All exposed flashing and metal to be painted color per owner Roof Accessories a. Skylights. Glass or plastic skylights to comply with IBC 2415/2610

1. Sizes and shapes indicated on the drawings 2. 1/4" nominal thickness acrylic clear tinted 3. Skylights shall be mounted on built -in curb 8minimum 4" where slope is less than 3:1) as detailed and is anodized aluminum frame in color to match the window frames. 4. All skylights must have an ICC approval and copy of the same must be on the job site for building inspector approval.

b. Roof Windows: 1. Size and shapes per drawings 2. Aluminum dad fixed window per "Velux" ner 216 (or equal), with dual glazing and roller shades sun screening c. Anchor roof accessories securely in place as indicated and in accordance with manufacturer's recommendations in a manner which will permit roofing and flashing work to achieve a water tight and weather proof installation.

Size the roof drains and overflow per chapter 11 of LAPC 1503.4 Overflow scuppers to be designed per Table 11 - 1 of LAP C.

OORS AND WINDOWS Provide doors in place complete with finish hardware installed the types, designs, and dimensions shown on the door schedule, as shown on the drawings, and specified herein as needed for a complete and proper installation.

Submit shop drawings for approval of all raised panel doors. Hardware

Submit hardware schedule to owner to review Finishes shall be selected by owner during submittal process, for pricing purpose use "Baldwin". A master keved system to be specified on submittal

Window Pricing

"Fleetwood" for aluminum windows, equal or better "Marvin Integrity" series for clad windows, equal or better "Certain teed" for vinyl windows, equal or better

For pricing Purposes see Spec Book "Timely" = for frames or use equal or better "Ramco" = for hinges or use equal or better "Schlage" = for levers or use equal or better "Norton" = for closers or use equal or better "Pemko" = for thresholds or use equal or better

"Von Duprin"= for exit device or use equal or better Lath and Plaster

confirm to latest addition of IBC 718, 2512, Table 2507.2, Table 2511.1.1 and "California Lathing and Plastering Association Reference Specifications" exterior cement plaster (stucco)

"Cal Royal" = for doorstops or use equal or better

Portland cement plaster, mixed in proportion per references, for machine application with integrally colored stucco finish as selected by owner

Vertical surfaces self-tuning galvanized metal lath laminated back draft diamond mesh "B (U.S.G. or equal) Horizontal surfaced paper backed 3/8" furred galvanized metal rib lath

Masonry or concrete surfaces shall be cleaned with 10% muriatic acid to water solution, rinsed with Clearwater, and receive plaster bonding agent equal to "weld-crete". Apply base code of plaster oven bonding agent, to machine applied codes with finished stucco code as selected by owner.

Bullnose: Weld-wire reinforcement with $\frac{7}{8}$ rad. "nose" and 2-1/2" byk wik wound or equal. Install with nails, wire, or wire ties to the outside of the lath sufficiently to maintain plumb (fed spec qq-w-461h) Casing beads equal to milcor or U.S.G. No 66 to be

at all locations where plaster stops against masonry, concrete. wood, or metal surfaces and as otherwise shown or drawings. Expansion joints equal to milcor U.S.G. No 40 or

"fryreglet" as indicated. Removal grounds or screeds as required to maintain exact plaster thickness and place surfaces 3. Finishing: Provide smooth steel trowel (knock-down) finish after

the approved owner sample Precast Concrete Provide p.c.c. moldings, copings, sill, columns, etc, as shown on drawings. products manufactured by C.D.I. or equal. For

gallon brick ties Field cutting (rising diamond blades) may required to fit. Gypsum Wallboard

1. Conform to latest edition of IBC 2508. 2508.1 and "American Standard Specifications for the Application and Finishing of Gypsum Wallboard"

regular 1/2" to 5/8" thick equal to U.S.G. tapered edge sheet rock where type "X" or w/o wallboard is not required. Panels where Type "X" is required a. Regular and Type "X" single layer wallboard shall be installed horizontally staggering end joints. Nail with 5d cooler nails (1/2"

installation use manufacturer's specifications or minimum 20

wallboard), 6d cooler nails (5/8" wallboard), at 6" o.c. for ceiling and 4. Water-resistant (w/r) 1/2" or 5/8" thick equal to U.S.G. tapereded gesheetrock (regular panels) or fore code "C" (type

"X" panels) as required. Accessories:

a. metal trim equal to U.S.G. No 402 where wallboard abuts with other material or terminates

b. Corner beads equal to "pla-cor" traditional bullnose No 85 standard No 108 5 arch. at all external corners (or equal). For installation use manufacture specifications. Joint tape, bedding, finishing cement, adhesives and laminating compound to be as recommended by

sheetrock manufacture and in compliance with UL inc. for fire-resistive rating d. Access planel were indicated or required to be equal to milcor "style dw". 22"X30" u.o.n.

h.a. Use resilient channels for ceiling between floors and a

e. interior walls Gyplap sheathing shall be equal to 1/2" thick U.S.G. gypsum sheathing (trademark gyplap) encased with water-repellant paper on both faces and long sides. Finish coat: apply smooth finish coat capable of producing a

fine finish as approved from samples furnished to the owner. CERAMIC AND STONE TILES All ceramic and stone tiles shall be 1/4" to 1/2" thick selected by the owner. Installation shall conform to the latest edition of the "handbook for Ceramic Tile Installation " by the tile Council of

America for the following conditions. Exterior wall stone tile veneer (maximum 1/2" thick) shall be installed in accordance with W243 over a wood stud wall. Exterior deck stiles and stone shall be installed over plywood subfloor group I. ext. grade C.C. type or better conforming to A.P.A. classification and US Product Standard 1-83. over

waterproofing with cement mortar in accordance with method Bathtub wall tile shall be installed over an approved "water-resistant" gypsum wall board with organic adhesives in accordance with method B 413-87 or on cement motor in accordance with method B 411.87.

Shower receptors/walls shall be installed with organic adhesives over w/rgyp. Board in accordance with method B 416 or in cement mortar in accordance with method B 414 Tile tub shall be installed in accordance with method B 417

7. The countertops shall be installed in accordance with method C 8. Interior tile floors shall be installed per method F141.

PAINTING

All surfaces to be clean, smooth and dry as required my manufacture instructions for finish being applied.

2. Back paint all exterior and interior finish lumber and millwork, including door and window frames, trim, cabinet work, etc. on all surfaces to be concealed after installation. Prime of stain and seal all exterior and interior wood scheduled

for opaque finish. Apply to all edges, ends, face underside and backside of items to be exposed Surfaces of miscellaneous iron and steel not embedded in concrete and all surfaces of unprimed plain sheet metal work (not galvanized) shall be primed with zinc chocolate primer.

Galvanized (zinc) metalwork shall be primed with zinc dust, zinc

Aluminum and aluminum ally surfaces shall be primed with zinc chromate primer

the building shall be entirely wrapped in plywood. 2. the Plywood should align with exterior face of shear walls. Senate Bill 407 (2009) / California Civil Code Sections 1101.1 through

2013 California Green Building Standards Code (CALGreen) Section When Work Triggers SB 407 When the work will trigger plumbing fixture upgrades, the following clarification and interpretation is made for each type of building

Single-family residential: All non-compliant plumbing fixtures will be required to be upgraded with water-conserving plumbing fixtures throughout the single-family residential building. [Civil Code Section 1101.4(a)]

Clarification of "Non-Compliant Plumbing Fixture" Please note that according to the definition of "non-compliant plumbing fixture" in Civil Code Section 1101.3(c), the existing plumbing fixture water usage/flow rate must exceed the amount shown to be considered non-compliant. If the existing plumbing fixture water usage/flow rate is equal to or lower than the amount shown, it is not required to

be upgraded Civil Code Division 2. Property Part 4. Acquisition of Property

Chapter 2. Transfer of Real Property 1101.1. Except as provided in Section 1101.7, this article shall apply to residential and commercial real property built and available for use on or before January 1, 1994.

Title 4 Transfer

1101.2. For the purposes of this article: (a) "Commercial real property" means any real property that is improved with, or consisting of, a building that is intended for commercial use, including hotels and motels, that is not a single-family residential real property or a multifamily residential real

(b) "Multifamily residential real property" means any real property that is improved with, or consisting of, a building containing more than one unit that is intended for human habitation, or any mixed residential-commercial buildings or portions thereof that are intended for human habitation. Multifamily residential real property includes residential hotels but does not include hotels and motels that are not residential hotels

"Noncompliant plumbing fixture" means any of the following: (1) Any toilet manufactured to use more than 1.6 gallons of water

(2) Any urinal manufactured to use more than one gallon of water

per flush. (3) Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute. (4) Any interior faucet that emits more than 2.2 gallons of water

(d) "Single-family residential real property" means any real property that is improved with, or consisting of, a building containing not more than one unit that is intended for human habitation. (e) "Water-conserving plumbing fixture" means any fixture that is in compliance with current building standards applicable to a newly

constructed real property of the same type. "Sale or transfer" means the sale or transfer of an entire real property estate or the fee interest in that real property estate and does not include the sale or transfer of a partial interest, including a

leasehold. HSC 116875 (a) No person shall use any pipe, pipe or plumbing fitting or fixture, solder, or flux that is not lead free in the installation or repair of any ublic water system or any plumbing in a facility providing water for

human consumption, except when necessary for the repair of leaded ioints of cast iron pipes (b)(1) No person shall introduce into commerce any pipe, pipe or plumbing fitting, or fixture intended to convey or dispense water for human consumption through drinking or cooking that is not lead free, as defined in subdivision (e). This includes kitchen faucets, bathroom faucets, and any other end-use devices intended to convey or dispense water for human consumption through drinking or cooking, but excludes service saddles, backflow preventers for nonpotable

gate valves that are two inches in diameter and above. (2) Pipes, pipe or plumbing fittings, or fixtures that are used in manufacturing, industrial processing, for irrigation purposes, and any other uses where the water is not intended for human consumption through drinking or cooking are not subject to the requirements of

services such as irrigation and industrial, and water distribution main

(3) For all purposes other than manufacturing, industrial processing or to convey or dispense water for human consumption, "lead free" is defined in subdivision (f).

(c) No person engaged in the business of selling plumbing supplies except manufacturers, shall sell solder or flux that is not lead free. (d) No person shall introduce into commerce any solder or flux that is not lead free unless the solder or flux bears a prominent label stating that it is illegal to use the solder or flux in the installation or repair of any plumbing providing water for human consumption. (e) For the purposes of this section, "lead free" means not more than

0.2 percent lead when used with respect to solder and flux and not

more than a weighted average of 0.25 percent when used with respect to the wetted surfaces of pipes and pipe fittings, plumbing fittings, and fixtures. The weighted average lead content of a pipe and pipe fitting, plumbing fitting, and fixture shall be calculated by using the following formula: The percentage of lead content within each component that comes into contact with water shall be multiplied 5 by the percent of the total wetted surface of the entire pipe and pipe fitting, plumbing fitting, or fixture represented in each component containing lead. These percentages shall be added and the sum

pipe fitting, plumbing fitting, or fixture. (f) For the purposes of paragraph (3) of subdivision (b), "lead free." consistent with the requirements of federal law, means not more than $\quad {f \mathfrak{L}}$ 0.2 percent lead when used with respect to solder and flux and not more than 8 percent when used with respect to pipes and pipe fittings. With respect to plumbing fittings and fixtures, "lead free" means not more than 4 percent by dry weight after August 6, 2002, unless the department has adopted a standard, based on health

shall constitute the weighted average lead content of the pipe and

effects, for the leaching of lead. (g)(1) All pipe, pipe or plumbing fittings or fixtures, solder, or flux shall be certified by an independent American National Standards Institute (ANSI) accredited third party, including, but not limited to, NSF International, as being in compliance with this section. (2)(A) The certification described in paragraph (1) shall, at a minimum, include testing of materials in accordance with the protocols used by the Department of Toxic Substances Control in

implementing Article 10.1.2 (commencing with Section 25214.4.3) of Chapter 6.5 of Division 20. (B) The certification required pursuant to this subdivision shall not interfere with either the department's exercise of its independent authority to protect public health pursuant to this section, or the Department of Toxic Substances Control's exercise of its independent authority to implement Article 10.1.2 (commencing with Section

25214 4 3) of Chapter 6 5 of Division 20 (3) It is the intent of the Legislature that this subdivision only provide guidance and assistance to the entities that use an independent ANSI accredited third party to demonstrate compliance with this section. Any tests developed by an independent ANSI accredited third party in accordance with this subdivision shall have no weight of authority under California statute.

(4) Notwithstanding paragraph (1), the department shall retain its independent authority in administering this article. (h) This section shall become operative on January 1, 2010. The requirement described in subdivision (g) shall not be construed in any manner as to justify a delay in compliance with the lead-free standard set forth in subdivision (e)

Wilkins Studio



San Francisco CA

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No. Description Date Submittal 05/10/2022 Plan Check 05/27/2022 Plan Check 01/11/2023

General Notes

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OPENINGS. (CRC R310.4)

EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MINIMUM 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)

PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT MORE THAN 50% OF VENTS ARE 3 FT ABOVE EAVE AND BALANCE IS AT EAVE. AS AN ALTERNATIVE IN CLIMATE ZONE 16 (TRUCKEE REGION). THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION, PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.

ENCLOSED RAFTER SPACES SHALL HAVE 1 INCH CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC

UNDER FLOOR CROSS VENTILATION: MINIMUM 1.0 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR WHEN A CLASS 1 VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE THE MINIMUM AREA OF VENTILATION MAY BE LIMITED TO 1SQ.FT FOR EACH 1.500 SQUARE FEET OF UNDER-FLOOR ONE VENTILATION OPENING SHALL BE WITHIN THREE (3) FEET OF EACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC

THE FOLLOWING AREAS SHALL HAVE SAFETY GLAZING: (CRC R308.4) SUDING/SWINGING GLASS DOORS GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS. SPAS.

WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC

GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR GLAZING INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR ONLY REQUIRES SAFETY GLAZING IF IT IS ON THE HINGE SIDE OF AN INSWING DOOR. (CRC R308.4.2) GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT,

BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING

GLAZING IN GUARDS AND RAILINGS GLAZING ADJACENT TO STAIRWAYS, LANDINGS. AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE

PROVIDE LANDINGS AND A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM: A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R311.3-R311.3.2)

FOUNDATIONS & CONCRETE SLABS CONCRETE STRENGTH(S):

SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT, FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION, IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3) FOOTINGS SHALL EXTEND AT LEAST 12 INCHES INTO THE

UNDISTURBED GROUND SURFACE. (CRC R403.1.4) UNLESS ERECTED ON SOLID ROCK, TO PROTECT AGAINST FROST AND FREEZING, THE MINIMUM FOUNDATION DEPTH IS 18 INCHES BELOW GRADE IF RETWEEN 4 000-7 000 FOOT FLEVATION AND 24 INCHES BELOW GRADE FOR 7 000 FOOT FLEVATION AND ABOVE EXCEPTION: INTERIOR FOOTINGS SHALL BE A MINIMUM OF 12 INCHES BELOW

STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V: H)

CONCRETE SLABS: 3 1/2" MINIMUM (CRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 6" X 6", 10 GALIGE X 10 GALIGE WELDED MESH OR FOLITVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED. PROVIDE 18" X 24" FOUNDATION ACCESS THROUGH THE FLOOR OR

16"X24" ACCESS THROUGH A PERIMETER WALL. (CRC R408.4) MINIMUM SILL BOLTING: 1/3" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT O C MAXIMUM FOR ONE-STORY (CRC R403 1 6) USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MINIMUM. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE, LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC D0 AND ABOVE: PROVIDE 3"X3"X0.229 PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS, STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES.

CLEARANCES AND TREATMENT FOR WOOD FRAMING WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE

PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5) COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS

MOISTURE BARRIER, (CRC R317.1.4 EXC. 1) COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY

AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)

DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)

ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.9.7) ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO

POSITIVE POST TO BEAM CONNECTION SHALL BE PROVIDED TO

PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE (CRC R317.3). FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS VERTICALLY AT CEILING/FLOOR LEVELS, HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR

AND APPROVED FLASHING AT EXTERIOR OPENINGS (CRC R703.2). SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4

STRINGERS. (CRC R302.11)

INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)

PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING

PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC (CRC R807); MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CALIFORNIA ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE

CALIFORNIA PLUMBING CODE WITH LEAF/ DEBRIS PROTECTION ALSO ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.

ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO 4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R905.2.2.

GARAGE AND CARPORT

GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT & ATTIC AREA BY 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE 1/3" GYPSUM BOARD INSTALLED MINIMUM. DOOR OPENINGS FROM THE GARAGE TO THE DWELLING SHALL BE SOLID. WOOD/STEEL DOORS OR HONEYCOMB STEEL DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING, NO OPENINGS DIRECTLY INTO A SLEEPING ROOM FROM THE GARAGE WHEN THE DWELLING AND GARAGE HAS FIRE SPRINKLERS INSTALLED PER R309.6 AND R313, DOORS INTO THE DWELLING UNIT FROM THE GARAGE ONLY NEED TO BE SELF-CLOSING AND SELF-LATCHING. (CRC R302.5.1 & T-R302.6) (CARPORTS OPEN ON TWO OR MORE SIDES AND NO ENCLOSED AREAS ABOVE DO NOT REQUIRE A SEPARATION)

DUCTS PENETRATING THE GARAGE TO DWELLING SEPARATION SHALL BE A MINIMUM OF 26 GAUGE WITH NO OPENINGS INTO THE GARAGE. (CRC R302.5.2) PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION

WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED PER CRC SECTION R302.11. ITEM #4. GARAGE AND CARPORT FLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL AND SLOPE TO DRAIN TOWARDS THE GARAGE DOOR OPENING (CRC R309.1)

APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW. SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES (CMC 308 0)

STAIRWAYS & RAMPS

EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)

RISE SHALL BE MAXIMUM 7.75": RUN SHALL BE 10" MINIMUM: HEADROOM 6'-8" MINIMUM: WIDTH 36" MINIMUM 31.5" BETWEEN A HANDRAIL ON ONE SIDE AND 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS 3/8" MAXIMUM, A NOSING NOT LESS THAN .75 INCHES BUT NOT MORE THAN 1.25 INCHES SHALL BI PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW, OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS), (CRC R311.7)

STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34" TO 38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25"-2": IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAXIMUM CROSS SECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM# 2 FOR TYPE II HANDRAILS WITH A PARAMETER OVER 6.25". A MINIMUM CLEARANCE OF 1.5" SHALL BE MAINTAINED FROM THE WALI OR OTHER SURFACE, HANDRAILS SHALL BE RETURNED. TERMINATE IN NEWEL POSTS, OR SAFETY TERMINALS. (CRC R311.7.8.2) GUARDS SHALL BE 42" MINIMUM HEIGHT (UNLESS ACTING AS A

HANDRAIL/GUARD FOR A STAIRWAY: THE GUARD HEIGHT MAY BE 34"-38" IN HEIGHT). WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 4 3/8" OPENINGS), (CRC R312) PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE

WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MINIMUM. (SEE CRC R311.7.6 FOR EXCEPTIONS). USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MINIMUM OF 1/2" GYPSUM

RAMPS SERVING THE EGRESS DOOR SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12 5-PERCENT SLOPE) EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE) (CRC R311.8.1), PROVIDE 3'X3' LANDINGS AT THE TOP AND BOTTOM OF RAMPS. WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. (CRC R311.8)

JARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MINIMUM 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312) GUARDRAILS SHALL BE DESIGNED AND DETAILED FOR LATERAL FORCES ACCORDING TO CRC TABLE 301.5. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE

DECK AND AT DECK INTERSECTIONS PER CRC R507.2.4. CONNECTORS SHALL HAVE A MINIMUM ALLOWABLE STRESS DESIGN. CAPACITY OF 1,500LBS AND INSTALL WITH 24" OF THE END OF THE DECK. 750LB RATED DEVICES ARE ALLOWED (DTT1Z AS EXAMPLE) IF LOCATED EVENLY AT 4 POINTS ALONG THE DECK. POSTS/COLUMNS SHALL BE RETRAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT: CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER CRC R407.3

HARDWARE AND FASTENERS TO BE HOT-DIPPED GALVANIZED.

STAINLESS STEEL, SILICON BRONZED OR COPPER. (CRC R317.3)

NO ELECTRICAL PANELS SHALL BE IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS. 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM (CEC

A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC

ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12) ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (CEC 210 12) PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MINIMUM OF

ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D). (F) & (G)) FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR

THE FURNACE. (CEC 210.63) ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52(E)) GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR

EACH CAR SPACE, (210,52(G)(1)) A 15/20 AMP RECEPTACLE SHALL BE INSTALLED WITHIN 50FT OF ELECTRICAL SERVICE EQUIPMENT. (CEC 210.64) KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS

FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (CEC FIGURE 210.52(C)(1)) RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER

IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12"

A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3ET HORIZONTALLY AND 8ET VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD (CEC 410 10(D)) ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410.10) GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES. DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR INKS. LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE

DEVICE OR GARAGE DOOR OPENER (CEC 210.8). CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING

UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315) OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED) SMOKE ALARMS SHALL BE INSTALLED (CRC (R314):

IN EACH ROOM USED FOR SLEEPING PURPOSES. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

IN EACH STORY, INCLUDING BASEMENTS SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314 3(4)) ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS.

(MAY BE BATTERY OPERATED) ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY), (CRC R314.4 & R315.1.2) ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE

IN-USE (BUBBLE) COVERS INSTALLED. ALL RECEPTACLES IN WET

LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE.

(CEC 406.9(B)(1)

UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5 FEET FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS

PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT LINLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT. .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC AND THE CEC (CPC 408.5 SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A

MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (32" BY 32") AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH (CPC 408.5), SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE

WATER HEATERS: PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MINIMUM OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)): A 120V RECEPTACLES PROVIDED WITHIN 3FT A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE

 CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE WATER HEATER GAS SUPPLY LINE WITH A MINIMUM 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION

SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER, (CPC 609.11 A 3-INCH GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF UNDERFLOOR SPACES, INSTALLED SO AS TO PROVIDE 1/4-INCH PER FOOT GRADE AND TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE, THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10 FEET IN LENGTH SHALL BE FIRST APPROVED BY

THE BUILDING OFFICIAL. (L-V 8.9) WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES AND RAISED ELOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 1/3" DEEP PAN UNDER THE WATER HEATER WITH A MINIMUM ¾ INCH DRAIN TO THE EXTERIOR OF THE WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30"

IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5) THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A

BATHTUB OR WHIRL POOL BATHTUB FILLER SHALL NOT EXCEED 120. DEGREES F. (CPC 418) PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)

FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 14. MAXIMUM WATER FLOW RATES. (CGBSC 4.303.1):

 WATER CLOSETS: 1 28GPF URINALS: 125GPF KITCHEN FAUCETS: 1.8GPM @ 60PSI

LAVATORY FAUCETS: 1.2PGM @ 60PSI

SHOWERHEADS: 2GPM

MECHANICAL

WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING: A PELLET-FUELED WOOD BURNING HEATER. A LLS EPA PHASE II CERTIFIED WOOD BURNING HEATER AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 7.5 GRAMS PER HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE

> OR 4.1 GRAMS PER HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE AND IS APPROVED IN WRITING BY THE APCO. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT AND SEALED-COMBUSTION TYPE. (CMC 912.2) PERMANENT NSPS LABEL CERTIFYING EMISSION LIMITS.

ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A TOP CHIMNEY MUST EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. (CMC 802.5.4 FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE AND HAVE A

READILY ACCESSIBLE FLUE DAMPENER CONTROL. CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E)) PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL

HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. GAS WATER HEATER AND FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR

ASSEMBLY AND A LISTED SELF-CLOSING DEVICE WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504) ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"X30" WORKING PLATFORM. (CMC 304.2) EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN 1/4"-1/2" IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS), (CMC 502.1) VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR

AREA), VENT LENGTH SHALL BE 14 MAXIMUM, SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING. (CMC 504.4.2) ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS INTO THE BUILDING AND SHALL NOT DISCHARGE ON TO A PUBLIC

PROVIDE MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS. (CMC 504.4.1(1)) HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL AND 2FT FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS, (CRC R303.9)

ENERGY CODE

ALL DUCTS IN CONDITIONED SPACES MUST INCLUDE R-4.2 INSULATION. (CALIFORNIA ENERGY CODE 150.1(C)9) INSULATE THE FIRST 5' OF HOT/COLD WATER LINES, ALL LINES 3/4 INCH IN DIAMETER OR LARGER, ALL RECIRCULATION PIPING, PIPING TO STORAGE TANKS AND ALL HOT WATER PIPES TO KITCHEN FIXTURES FROM THE WATER HEATER. (CALIFORNIA ENERGY CODE

ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATERS 6.8KBTU/HR AND ABOVE VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER LINES. EACH VALVE WILL NEED A HOSE BIB OR OTHER FITTING ALLOWING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (CEC 110.3(C)7) ALL LUMINAIRES MUST BE HIGH EFFICACY (CALIFORNIA ENERGY CODE 150.0(K)1A)

THE MAXIMUM NUMBER OF BLANK ELECTRICAL BOXES INSTALLED MORE THAN 5 FEET ABOVE THE FLOOR IS LIMITED TO THE NUMBER OF BEDROOMS. THE BLANK BOXES SHALL BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. (CALIFORNIA ENERGY

6 LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET THESE FOUIPMENT STRUCTURAL COMPONENTS STRUCTURAL DESIGN REQUIREMENTS (CALIFORNIA ENERGY CODE 150 0(K)1C): THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC). THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.

THEY MAY NOT CONTAIN A SCREW BASE SOCKETS THEY SHALL CONTAIN A JAS COMPLIANT LIGHT SOURCE IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS. AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. (CALIFORNIA ENERGY CODE JOINT APPENDIX A (JA8) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JA8 COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION:

UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (CALIFORNIA ENERGY CODE 150.0(K)2L) ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (CALIFORNIA ENERGY CODE

<70SF CLOSETS AND HALLWAY) (CALIFORNIA ENERGY CODE

PHOTO-CONTROL AND MOTION SENSOR PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF

 ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE

SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED

(CALIFORNIA ENERGY CODE 10-103(B)) PROJECT SHALL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH. THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." (CALIFORNIA ENERGY CODE 150.0(O))

WILDLAND URBAN INTERFACE (WUI)

BUILDINGS CONSTRUCTED AFTER JANUARY 1, 2008 EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT 2 INCH NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS. (CRC R337.7.3.1) OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UNDER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CONSTRUCTION REQUIREMENTS. (CRC R337.5-9) (SHOW

COMPLIANCE ON THE PLANS). SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECKING SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (CRC R337.5.2) VALLEY FLASHING SHALL BE NOT LESS THAN 26AWG AND INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH.

ATTIC GABLE AND EAVES ABOVE 12FT AND UNDER-FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT, ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING (CRC R337.6) EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES

STANDARD 12-7A-2. (CRC R337.8.2) 8. EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MATERIAL, MINIMUM 1 3/8 INCH SOLID CORE MINIMUM 20 MINIUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD

OR NONCOMBUSTIBLE MATERIAL. (CRC R337.9)

OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SEM

GREEN BUILDING

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE. SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):

 RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM

WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4)

INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LABELED

MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 2GPM OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC 4.303.1.3.2) RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA

EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT, AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS, SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)

RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CGBSC AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)

DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAIN-AGE, IRRIGATION SYSTEMS, ETC INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY

PUBLIC TRANSPORTATION AND CARPOOL OPTIONS MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION

A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS

THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC. (CGBSC 4.504) 8 DUCT OPENINGS RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBSC 4.504.1)

GENERAL NOTES BASED ON THE 2019 CALIFORNIA BUILDING STANDARD CODES. THIS IS NOT AN ALL INCLUSIVE LIST OF CODE REQUIREMENTS SPECIFIC TO THE PROJECT. REFERENCE APPLICABLE SHEETS AND SPECIFIC AREAS OF THE PLANS FOR LOCATIONS OF FIXTURES/

CRITERIA. BUILDING FINISHES AND OTHER COMPONENTS SPECIFIC TO THE PROJECT CONSTRUCTION.

Construction Waste Management Worksheet (Weight Method) - CW 3 Page of Project Location: ompleted By: roject Manager /aste Hauler ignature: Insert weight totals into proper category below Non-Recycle Waste Material Type Diverted Recycled Reused Brick (broken = Cardboard Carpet/Carpet Pad = Pallets lood (solid sawn) Office Waste

Step 1 - Insert weight totals into Columns A, B, and D where appropriate.

Step 2 - Add Column A to Column B and insert total into Column C for total diverted weight.

Step 3 - Add each column down and enter totals in the boxes provided.

If Column C is larger than Column D (on the summary sheet), compliance with 65 percent waste reduction requirement is achieved. Activar Windows If multiple worksheets are used, transfer column totals from each worksheet to the summary sheet.

For additional instructions and information, please see reverse.

Project Name: Project Location: A B G Insert cubic foot or cubic yard totals into program and program a	Non-Recycled Notes:
Name	Signature: D per category below Notes: Non-Recycled
Waste Hauler: A B Insert cubic foot or cubic yard totals into proven to tall	D per category below Notes: Non-Recycled
A B C Insert cubic foot or cubic yard totals into property	D per category below Notes: Non-Recycled
Insert cubic foot or cubic yard totals into prove Reused Divergence	Non-Recycled Notes:
Waste Material Type Recycled Reused Diversity Asphalt + = Asphalt Shingles + = Shick (broken) + = Cardboard + = Carpet/Carpet Pad + = Concrete + = Sypsum Board (Drywall) + = Shick (Drywa	Non-Recycled
Asphalt	
Asphalt	rted (Disposed)
Asphalt Shingles	
Brick (broken)	
Cardboard + = Carpet/Carpet Pad + = Concrete + = Gypsum Board (Drywall) + = Masonry + = Metals + = Pallets + =	
Carpet/Carpet Pad	
Concrete	
Composition	
Masonry + =	
Metals + = Pallets + =	
Pallets + =	
Plastic + =	
Nood (engineered) + =	
Wood (solid sawn) + =	
Office Waste + =	
Other + =	
Other + =	
Other + =	
Total: + =	

Step 2 - Add Column A to Column B and insert total into Column C for total diverted volume.

Step 3 - Add each column down and enter totals in the boxes provided. If Column C is larger than Column D (on the summary sheet), compliance with 65 percent waste reduction requirement is achieved.

If multiple worksheets are used, transfer column totals from each worksheet to the summary sheet.

For additional instructions and information, please see reverse. Instructions for Weight or Volume Method:

 Choose which method of construction waste tracking to be used throughout the project. Choose either the Weight Method or the Volume Method, but do not use different methods on the same worksheet.

 To minimize confusion, use the same unit of measure and do not mix pounds and tons, or Cu. Yds. and Cu. Ft. on the same worksheet. It is easiest to stay with the same unit of measure for the entire project to avoid the need for conversions.

Enter construction waste materials that are to be recycled under Recycled (Column A).

Enter construction waste materials that are to be reused under Reused (Column B)

Enter construction waste materials that will not get recycled or reused under Non-Recycled/Disposed (Column D)

Add amounts from Column A to amounts from Column B and enter the total under Diverted (Column C).

Add amounts in each Column (A, B, C, and D) and enter these sums into Total boxes.

 If the Diverted amount (Column C) is greater than the Non-Recycled/Disposed amount (Column D), compliance with the construction waste reduction requirement of at least 65 percent per Section 4.408.1 has been achieved.

When more than one worksheet is used, transfer the data onto the Weight or Volume Summary Worksheet at the completion

Examples of weights and volumes of some typical construction waste materials

Material	Range of pounds per cubic yard	Typical pounds per cubic yard	Typical cubic yards per ton
Asphalt roofing material	250-460	360	5.5
Asphalt - paving	1300-2200	1750	1.1
Cardboard	70-135	85	23.5
Concrete	1300-2200	1750	1.1
Gypsum Drywall	315-470	400	5
Metals	220-1940	540	3.7
Wood	200-540	499	5

Standard Conversions: 1 cubic yard equals 27 cubic feet 1 ton equals 2000 pounds

* Source: Sacramento Regional Solid Waste Authority

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No. Description Date

General Notes

Continued

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Plan Check 01/11/2023

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California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

NOT APPLICABLE RESPONSIBLE PARTY (Ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original **CHAPTER 3** construction in accordance with the California Electrical Code. 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.106.4.2.4 Identification. 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with **SECTION 301 GENERAL** requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for $\Box\Box\Box$ a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. space shall count as at least one standard automobile parking space only for the purpose of complying with any **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 4.106.4.2.5 Electric Vehicle Ready Space Signage. the application checklists contained in this code. Voluntary green building measures are also included in the Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans application checklists and may be included in the design and construction of structures covered by this code, Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are than 20 sleeping units or guest rooms. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to available at: https://www.water.ca.gov/ The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing additions or alterations of existing residential buildings where the addition or alteration increases the multifamily buildings. building's conditioned area, volume, or size. The requirements shall apply only to and/or within the DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or specific area of the addition or alteration. **1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or **EFFICIENCY** of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in EVs at all required EV spaces at a minimum of 40 amperes. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved lighting fixtures are not considered alterations for the purpose of this section. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or 4.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. DIVISION 4.2 ENERGY EFFICIENCY 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate percent of the non-hazardous construction and demolition waste in accordance with either Section 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste of EV capable spaces et seg., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and management ordinance. **4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy other important enactment dates. Commission will continue to adopt mandatory standards. 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable Exceptions: spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION Excavated soil and land-clearing debris. individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential 2. Alternate waste reduction methods developed by working with local agencies if diversion or buildings, or both. Individual sections will be designated by banners to indicate where the section applies recycle facilities capable of compliance with this item do not exist or are not located reasonably 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3. nigh-rise buildings, no banner will be used. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or **SECTION 302 MIXED OCCUPANCY BUILDINGS** Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan EV chargers are installed for use. plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final in conformance with Items 1 through 5. The construction waste management plan shall be updated as **302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building completion, certificate of occupancy, or final permit approval by the local building department. See Civil necessary and shall be available during construction for examination by the enforcing agency. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential shall comply with the specific green building measures applicable to each specific occupancy. Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per buildings affected and other important enactment dates. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, dwelling unit when more than one parking space is provided for use by a single dwelling unit. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall reuse on the project or salvage for future use or sale. **4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per comply with Chapter 4 and Appendix A4, as applicable. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or Exception: Areas of parking facilities served by parking lifts. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense bulk mixed (single stream). Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Specification for Tank-type Toilets. 3. Identify diversion facilities where the construction and demolition waste material collected will be 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more Chapter 4 and Appendix A4, as applicable. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume 4. Identify construction methods employed to reduce the amount of construction and demolition waste **DIVISION 4.1 PLANNING AND DESIGN** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to of two reduced flushes and one full flush. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated ABBREVIATION DEFINITIONS: **4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. by weight or volume, but not by both. Department of Housing and Community Development 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 California Building Standards Commission **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical Division of the State Architect, Structural Safety 4.303.1.3 Showerheads. enforcing agency, which can provide verifiable documentation that the percentage of construction and system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all OSHPD Office of Statewide Health Planning and Development demolition waste material diverted from the landfill complies with Section 4.408.1. EVs at all required EV spaces at a minimum of 40 amperes. Low Rise **4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Note: The owner or contractor may make the determination if the construction and demolition waste The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved Additions and Alterations WaterSense Specification for Showerheads. materials will be diverted by a waste management company. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. **4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of **CHAPTER 4** showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in reduced by a number equal to the number of EV chargers installed over the five (5) percent required. RESIDENTIAL MANDATORY MEASURES allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. **4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds **SECTION 4.102 DEFINITIONS** a. Construction documents shall show locations of future EV spaces. per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 The following terms are defined in Chapter 2 (and are included here for reference) b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall EV chargers are installed for use. not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall **4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar not be less than 0.8 gallons per minute at 20 psi. compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... **2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials dwelling unit when more than one parking space is provided for use by a single dwelling unit. faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also buildings shall not exceed 0.5 gallons per minute at 60 psi. 1. Sample forms found in "A Guide to the California Green Building Standards Code Exception: Areas of parking facilities served by parking lifts. (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in **4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver documenting compliance with this section. **4.106 SITE DEVELOPMENT** 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. more than 0.2 gallons per cycle. 2. Mixed construction and demolition debris (C & D) processors can be located at the California **4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation Where common use parking is provided, at least one EV charger shall be located in the common use parking Department of Resources Recycling and Recovery (CalRecycle). and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, area and shall be available for use by all residents or guests. **4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons management of storm water drainage and erosion controls shall comply with this section. 4.410 BUILDING MAINTENANCE AND OPERATION per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less an automatic load management system (ALMS) may be used to reduce the maximum required electrical disc, web-based reference or other media acceptable to the enforcing agency which includes all of the capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre following shall be placed in the building: or more, shall manage storm water drainage during construction. In order to manage storm water drainage shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall 1. Directions to the owner or occupant that the manual shall remain with the building throughout the property, prevent erosion and retain soil runoff on the site. have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical life cycle of the structure. capacity to the required EV capable spaces. 4.303.1.4.5 Pre-rinse spray valves. Operation and maintenance instructions for the following: Retention basins of sufficient size shall be utilized to retain storm water on the site. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance a. Equipment and appliances, including water-saving devices and systems, HVAC systems, 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 photovoltaic systems, electric vehicle chargers, water-heating systems and other major disposal method, water shall be filtered by use of a barrier system, wattle or other method approved Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1 (d)(7) and shall be equipped with an integral automatic shutoff. appliances and equipment. by the enforcing agency b. Roof and yard drainage, including gutters and downspouts. 3. Compliance with a lawfully enacted storm water management ordinance. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels FOR REFERENCE ONLY: The following table and code section have been reprinted from the California c. Space conditioning systems, including condensers and air filters. shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section d. Landscape irrigation systems. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or e. Water reuse systems. are part of a larger common plan of development which in total disturbs one acre or more of soil. 3. Information from local utility, water and waste recovery providers on methods to further reduce 4.106.4.2.2.1.1 Location. resource consumption, including recycle programs and locations. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) EVCS shall comply with at least one of the following options: TABLE H-2 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of and what methods an occupant may use to maintain the relative humidity level in that range. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY 6. Information about water-conserving landscape and irrigation design and controllers which conserve water include, but are not limited to, the following: VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 2.The charging space shall be located on an accessible route, as defined in the California Building Code, 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation 2. Water collection and disposal systems PRODUCT CLASS 8. Information on required routine maintenance measures, including, but not limited to, caulking, MAXIMUM FLOW RATE (gpm) Exception: Electric vehicle charging stations designed and constructed in compliance with the California French drains [spray force in ounce force (ozf)] painting, grading around the building, etc. Water retention gardens Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 9. Information about state solar energy and incentive programs available. 5. Other water measures which keep surface water away from buildings and aid in groundwater 4.106.4.2.2.1.2. Item 3. 10. A copy of all special inspections verifications required by the enforcing agency or this code. Product Class 1 (≤ 5.0 ozf) 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. space around residential structures. **Exception**: Additions and alterations not altering the drainage path. The charging spaces shall be designed to comply with the following: Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) 1.20 12. Information and/or drawings identifying the location of grab bar reinforcements. Product Class 3 (> 8.0 ozf) 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 1. The minimum length of each EV space shall be 18 feet (5486 mm). **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 2. The minimum width of each EV space shall be 9 feet (2743 mm). 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial ordinance, if more restrictive, 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is infrastructure are not feasible based upon one or more of the following conditions: 12 feet (3658 mm). Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate California Plumbing Code. 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional percent slope) in any direction 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in local utility infrastructure design requirements, directly related to the implementation of Section accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 4.106.4, may adversely impact the construction cost of the project. 4.106.4.2.2.1.3 Accessible EV spaces. 1701.1 of the California Plumbing Code. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional DIVISION 4.5 ENVIRONMENTAL QUALITY comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV readv parking facilities. spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section **SECTION 4.501 GENERAL** THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway 4.106.4.2.3 EV space requirements. TABLE - MAXIMUM FIXTURE WATER USE irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall **SECTION 4.502 DEFINITIONS** proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere proximity to the location or the proposed location of the EV space. Construction documents shall identify the SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI The following terms are defined in Chapter 2 (and are included here for reference) 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall overcurrent protective device. have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. LAVATORY FAUCETS (RESIDENTIAL) cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is LAVATORY FAUCETS IN COMMON & PUBLIC COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and accordance with the California Electrical Code. installed in close proximity to the location or the proposed location of the EV space, at the time of original 0.5 GPM @ 60 PSI medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, construction in accordance with the California Electrical Code. structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated **4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent KITCHEN FAUCETS 1.8 GPM @ 60 PSI wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17. Section protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination 2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location shall be permanently and visibly marked as "EV CAPABLE". METERING FAUCETS location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide 0.2 GAL/CYCLE information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for WATER CLOSET 1.28 GAL/FLUSH electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. raceways and related components that are planned to be installed underground, enclosed, inaccessible or in 0.125 GAL/FLUSH concealed areas and spaces shall be installed at the time of original construction.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AN A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL

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Description Date

Submittal

Plan Check

Plan Check

Green Sheet



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

VOC LIMIT

50

100

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). **REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more

> prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

- 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
- Manufacturer's product specification. 2. Field verification of on-site product containers

(Less Water and Less Exempt Compounds in Gra	ms per Liter)
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

(Less Water and Less Exempt Compounds in Gr	ams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT

ARCHITECTURAL COATINGS2,3

COMPOUNDS

FLAT COATINGS

COATING CATEGORY

NON-FLAT COATINGS

NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS					
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION					
PRODUCT	CURRENT LIMIT				
HARDWOOD PLYWOOD VENEER CORE	0.05				
HARDWOOD PLYWOOD COMPOSITE CORE	0.05				
PARTICLE BOARD	0.09				
MEDIUM DENSITY FIBERBOARD	0.11				
THIN MEDIUM DENSITY FIBERBOARD2	0.13				
VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE					

WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for

See California Department of Public Health's website for certification programs and testing labs.

California Specification 01350)

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications. 2. Chain of custody certifications.
- 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR. Title 17, Section 93120, et seq.).
- 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- 5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL **4.505.1 General.** Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

- 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,
- 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements
- found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end
- 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the

- 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDU

recommendations prior to enclosure.

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be

sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),

ASHRAE handbooks or other equivalent design software or methods 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- 1. State certified apprenticeship programs.
- Public utility training programs.
- 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building
- performance contractors, and home energy auditors.
- 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.

Special inspectors shall be independent entities with no financial interest in the materials or the

homes in California according to the Home Energy Rating System (HERS).

project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

San Francisco CA (415)273-9054



Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442 (415) 273-9054

Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

ay B O B

Description Submittal Plan Check Plan Check

Green Sheet

HVAC System1

HVAC System1

HVAC System1

03

Construction

R-15 Wall_

R-15 Wall_

R-15 Wall_

R-15 Wall

R-15 Wall + WS

R-15 Wall + WS

R-15 Wall + WS_

R-15 Wall_

R-15 Wall + W\$

R-15 Wall_

R-15 Wall_

R-15 Wall_

1042.5

578.5

04 05

Orientation

n/a

Left

Right

Back

Left

Left

Right

Front

n/a

Azimuth

225

270

45

270

135

45

225

315

9.5

8.5

Gross Area (ft²)

320

62.88

66.64

122.64

228

247

313.5

558.88

170

1st Floor - Entry Lobby

2nd Floor -Living Area

3rd Floor -Bedroom Area

01

Rear Wall SE

Left Wall NE

Right Wall SW

Front Wall NW

Left Wall NE 2

Left Wall NE 3

Front Wall NW 2

Rear Wall SE 2

Left Wall NE 4

Left Wall NE 5

Font Wall NW

OPAQUE SURFACES

Conditioned

Conditioned

1st Floor -Living Area

1st Floor -Living Area

1st Floor -Living Area

1st Floor - Entry Lobby

1st Floor - Entry Lobby

1st Floor - Entry Lobby

2nd Floor -Living Area

3rd Floor -Bedroom

Area

CA Building Energy Efficiency Standards - 2019 Residential Compliance

_		OPAQUE SURFAC	
_	67	01	
٧	07 Vater Heating System 2	Name	
	N/A	Rear Wall SE	
	N/A	Left Wall NE	
	N/A	Right Wall SW	
	N/A	Right Wall SW	
		rugita transcri	
	08	Interior Wal	
	Tilt (deg)	Interior Wall	
	90	Raised Floo	
	90	Interior Floo	
_		Interior Floor	
	90	Interior Floor	
	90	Interior Floor	
	90	Front Wall NV	
	90	Rear Wall SE	
	90	Left Wall NE	
	90	Right Wall SW	
	90	Inglic wall 5w	
	90		
_			ı

DHW Sys 1

DHW Sys 1

DHW Sys 1

Window and Door

Area (ft2)

68.73

25.07

31.5

32

117.53

Report Generated: 2022-02-28 21:17:48

Registration Number: 422-P010032498A-000-0000000-0000 NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, I responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this CA Building Energy Efficiency Standards - 2019 Residential Compliance	Registration Date/Time: 03/08/2022.13:14 Inc. (CHEERS) using information uploaded by third parties not affiliated document. Report Version: 2019.1.300 Schema Version: rev 20200901	HERS Provider: CHEERS with or related to CHEERS. Therefore, CHEERS is not Report Generated: 2022-02-28 21:17:48	
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CERTIFICATE OF COMPLIANO	Œ												CF1R-PRF-01E
Project Name: 130 Coronado		lence and ADU.		Calcul	ation Da	ate/Tim	e: 2022	-03-017	10:45:57+0	05:30			(Page 7 of 13)
Calculation Description: Title						-				Moon Bay,	CA 940	19 Ene	
FENESTRATION / GLAZING	, _ , , _ , , , , ,				is_V8.ri				<u> </u>				7
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Sourc e	Exterior Shading
Door 008- 28610_	Window	Right Wall SW	Right	225			1	18.23	0.3	NFRC	0.35	NFRC	Bug Screen
Door 001- 38610_	Window	Left Wall NE 3	Left	45			1	25.07	0.3	NFRC	0.35	NFRC	Bug Screen
Door 4- 12080_	Window	Front Wall NW 2		270			1	96	0.3	NFRC	0.35	NFRC	Bug Screen
Window 2- 6040_4	Window	Rear Wall SE 2	Back	135			1	24	0.3	NFRC	0.35	NFRC	Bug Screen
Window 11- 2630_	Window	Rear Wall SE 2	Back	135			1	7.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 2- 6040_5	Window	Left Wall NE 4	Left	45			1	24	0.3	NFRC	0.35	NFRC	Bug Screen
Window 3- 2040_3	Window	Left Wall NE 4	Left	- 45			1	8	0.3	NFRC	0.35	NFRC	Bug Screen
Window 8- 2660_	Window	Left Wall NE 5	Left	45			1	15	0.3	NFRC	0.35	NFRC	Bug Screen
Window 2- 6040_6	Window	Right Wall SW 3	Right	225			1	24	0.3	NFRC	0.35	NFRC	Bug Screen
Window 10- 3030_	Window	Right Wall SW 3	Right	225			1	9	0.3	NFRC	0.35	NFRC	Bug Screen
Window 9- 2645_	Window	Right Wall SW 3	Right	225			1	11.05	0.3	NFRC	0.35	NFRC	Bug Screen
Window 9- 2645_2	Window	Right Wall SW 3	Right	225			1	11.05	0.3	NFRC	0.35	NFRC	Bug Screen
Window 9- 2645_3	Window	Right Wall SW 3	Right	225	KI.	5)	1	11.05	0.3	NFRC	0.35	NFRC	Bug Screen
Window 7- 3870_	Window	Right Wall SW 3	Right	225			1	25.69	0.3	NFRC	0.35	NFRC	Bug Screen
Window 7- 3870_ 2	Window	Right Wall SW 3	Right	225			1	25.69	0.3	NFRC	0.35	NFRC	Bug Screen
Window 16- 8080_	Window	Font Wall NW	Front	315			1	64	0.3	NFRC	0.35	NFRC	Bug Screen
Window 12- 2026_	Window	Font Wall NW	Front	315			1	5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 2- 6040_7	Window	Rear Wall SE 3	Back	135			1	24	0.3	NFRC	0.35	NFRC	Bug Screen
Window 5- 3036_3	Window	Rear Wall SE 3	Back	135			1	10.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 11- 2630_2	Window	Left Wall NE 6	Left	45			1	7.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 11- 2630_ 3	Window	Left Wall NE 6	Left	45			1	7.5	0.3	NFRC	0.35	NFRC	Bug Screen
Window 13- 2626_	Window	Left Wall NE 6	Left	45			1	6.25	0.3	NFRC	0.35	NFRC	Bug Screen
Window 1- 2640_	Window	Left Wall NE 6	Left	45			1	10	0.3	NFRC	0.35	NFRC	Bug Screen
Window 13- 2626_ 2	Window	Left Wall NE 6	Left	45			1	6.25	0.3	NFRC	0.35	NFRC	Bug Screen
Window 14- 3040_	Window	Right Wall SW 4	Right	225			1	12	0.3	NFRC	0.35	NFRC	Bug Screen

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Report Version: 2019.1.300

Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E Project Name: 130 Coronado Ave Resdidence and ADU. Calculation Date/Time: 2022-03-01T10:45:57+05:30 (Page 2 of 13) Calculation Description: Title 24 Analysis Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis V8.ribd19x

Allalysis_vo.i ibut5x								
NERGY DESIGN RATING								
	Energy Design Ratings		Compliance	ce Margins				
	Efficiency ¹ (EDR)	Total ² (EDR)	Efficiency ¹ (EDR)	Total ² (EDR)				
Standard Design	44.9	25.8						
Proposed Design	44.6	25.5	0.3	0.3				
RESULT: 3: COMPLIES								
Efficiency EDR includes improvements to the building envelop Total EDR includes efficiency and demand response measures Building complies when efficiency and total compliance margi	such as photovoltaic (PV) systems	and batteries						

Standard Design PV Capacity: 2.95 kWdc

PV System resized to 2.95 kWdc (a factor of 2.946) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY								
Energy Use (kTDV/ft ² -yr) Standard Design Proposed Design Compliance Margin Percent Improve								
Space Heating	22.93	21.68	1.25	5.5				
Space Cooling	1.36	2.04	-0.68	-50				
IAQ Ventilation	2.76	2.76	0	0				
Water Heating	19.29	19.29	0	0				
Self Utilization/Flexibility Credit	n/a	0	0	n/a				
Compliance Energy Total	46.34	45.77	0.57	1.2				

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.95	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	100

Registration Number: 422-P010032498A-000-000-0000000-0000	Registration Date/Time: 03/08/2022 13:14	HERS Provider: CHEERS
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	Schema Version: rev 20200901	

ERTIFICATE OF COM	IPLIANCE						CF1R-PRF-01E	
roject Name: 130 C	oronado Ave Resdidence	e and ADU.	C	Calculation Date/Time: 2022-03-01T10:45:57+05:30				
alculation Descripti	on: Title 24 Analysis			•		Half Moon Bay, CA 940	019_Energy	
PAQUE SURFACES			A	nalysis_V8.ribd19x				
01	02	03	04	05	06	07	08	
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	
Rear Wall SE 3	3rd Floor -Bedroom Area	R-15 Wall_	135	Back	170	34.5	90	
Left Wall NE 6	3rd Floor -Bedroom Area	R-15 Wall_	45	Left	301.15	37.5	90	
Right Wall SW 4	3rd Floor -Bedroom Area	R-15 Wall_	225	Right	228.9	30	90	
Right Wall SW 5	3rd Floor -Bedroom Area	R-15 Wall + WS_	225	Right	72.25	0	90	
Interior Wall	1st Floor -Living Area AD>>1st Floor - Entry Lobby	R-0 Wall_1	n/a	n/a	180	0	n/a	
Interior Wall 2	1st Floor - Entry Lobby>>Garage	R-13 Wall_	n/a	n/a	137.12	0	n/a	
Raised Floor	2nd Floor-Living Area	R-19 Floor No Crawlspace_1	n/a	n/a	127.84	n/a	n/a	
Interior Floor	2nd Floor -Living Area	R-O Floor No Crawlspace_	n/a_	n/a	347	n/a	n/a	
Interior Floor 2	2nd Floor -Living Area	R-O Floor No Crawlspace_	n/a	n/a	209	n/a	n/a	
Interior Floor 3	2nd Floor - Living Area	R-19 Floor No Crawlspace_	n/a	n/a	358.66	n/a	n/a	
Interior Floor 4	3rd Floor -Bedroom Area	R-0 Floor No Crawlspace_	n/a	n/a	578.5	n/a	n/a	
Front Wall NW 3	Garage	R-0 Wall_	270	n/a	180	102.72	90	
Rear Wall SE 4	Garage	R-0 Wall_	135	Back	62.88	0	90	
Left Wall NE 7	Garage	R-0 Wall_	45	Left	164	20	90	
Right Wall SW 6	Garage	R-0 Wall_	225	Right	164	18.5	90	

Registration Number: 422-P010032498A-000-000-000000-0000 NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Service responsible for, and cannot guarantee, the accuracy or completeness of the information contained in the	Registration Date/Time: 03/08/2022 13:14 s, Inc. (CHEERS) using information uploaded by third parties n ils document.	HERS Provider: CHEERS not affiliated with or related to CHEERS. Therefore, CHEERS is not
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300 Schema Version: rev 20200901	Report Generated: 2022-02-28 21:17:48

Calculation Descripti	oronado Ave Resd on: Title 24 Analys								Γ10:45:57· Io Ave Ha	lf Moon Bay,	CA 940		(Page 8
FENESTRATION / GLAZI		iia)			is_V8.ri		<u>6_150 (</u>	Jordinac	io Ave, ria	ii widdii bay,	CA 340	T3_FILE	167
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Sourc e	Exte Shad
Window 15- 4640)_ Window	Right Wall SW 4	Right	225			1	18	0.3	NFRC	0.35	NFRC	Bug S
Window 1- 2640_	2 Window	Left Wall NE 7	Left	45			1	10	0.55	Table 110.6-A	0.67	Table 110.6- B	Bug S
Window 1- 2640_	3 Window	Left Wall NE 7	Left	45			1	10	0.55	Table 110.6-A	0.67	Table 110,6- B	Bug S
Door 008- 28610_	_2 Window	Right Wall SW 6	Right	225			1	18.5	0.53	Table 110.6-A	0.67	Table 110.6- B	Bug S
Skylight 2030_	Skylight	Non Attic Roof NE 2	Left	45/			1	6	0.49	NFRC	0.27	NFRC	No
Skylight 2030_2	2 Skylight	Non Attic Roof SW 2	Right	225			1	6	0.49	NFRC	0.27	NFRC	No
OPAQUE DOORS			n n		п							:	
	01		02	TE	DI	<u> </u>)3				0)4	
Na	ime	Side of	Building		Area (ft²)					U-factor			
Door 004	4- 16065_	Front V	/all NW 3			102	2.72			0.7			
SLAB FLOORS													
01	02	03	04		05			06		07			08
Name	Zone	Area (ft²)	Perimeter (ft)		Insul. R			Insul. R- ind Dept		Carpeted Fra	iction	Heated	
Slab-on-Grade	1st Floor -Living AD	rea 750.5	100	100 none		0			80%				
Slab-on-Grade 2	1st Floor - Entr Lobby	y 209	33.5	33.5 none				0		80%		No	
Slab-on-Grade 3	Garage	389	74		nane		0			0%			No

Schema Version: rev 20200901

Calculation Description: Title 24 Analysis	Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 9 Analysis V8.ribd19x	4019_Energy
Project Name: 130 Coronado Ave Resdidence and ADU.	Calculation Date/Time: 2022-03-01T10:45:57+05:30	(Page 3 of 13)
CERTIFICATE OF COMPLIANCE		CF1R-PRF-01E

	711d13315_10112X
B	REQUIRED SPECIAL FEATURES
[The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
•	Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
_	
H	IERS FEATURE SUMMARY
	The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional leads in the health of the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis
detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
Building-level Verifications:
Quality insulation installation (OII)

 Quality insulation installation (QII)
Indoor air quality ventilation
Kitchen range hood
Cooling System Verifications:
Verified EER
Verified SEER.

Verified Refrigerant Charge Airflow in habitable rooms (SC3.1.4.1.7)

Heating System Verifications: Verified HSPF Verified heat pump rated heating capacity

Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8) HVAC Distribution System Verifications:

-- None --Domestic Hot Water System Verifications: - None -

BUILDING - FEATURES INFORMA	NTION					
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
130 Coronado Ave Resdidence and ADU.	2580.5	1	4	4	0	1.

Registration Number: 422-P010032498A-000-000-0000000-0000	Registration Date/Time: 03/08/2022 13:14	HERS Provider: CHEERS
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CA Building Energy Efficiency Standards – 2019 Residential Compliance	Report Version: 2019.1.300	Report Generated: 2022-02-28 21:17:48
	Schema Version: rev 20200901	
	schema version; rev 20200901	

CERTIFICATE OF	COMPLIANCE 130 Coronado Av	o Posdidonso a	nd ADII		Calcula	tion Date/Time:	2022 02 01710	4E-E7±0E-20		CF1R-PRF-01 (Page 6 of 1		
•	cription: Title 24		id ADO.		Calculation Date/Time: 2022-03-01T10:45:57+05:30 Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_End Analysis_V8.ribd19x							
OPAQUE SURFAC	ES - CATHEDRAL C	EILINGS				//						
01	02	03	04	05	06	07	08	09	10	11		
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof		
Non Attic Roof	1st Floor -Living Area AD	R-30 Roof No Attic_	0	n/a	403.5	0	0	0.1	0.85	No		
Non Attic Roof NE	2nd Floor -Living Area	R-30 Roof No Attic_	45	Left	232	0	0.2	0.1	0.85	No		
Non Attic Roof SW	2nd Floor -Living Area	R-30 Roof No Attic_	225	Right	-232	0	0.2	0.1	0.85	No		
Non Attic Roof NE 2	3rd Floor -Bedroom Area	R-30 Roof No Attic_	45	Left	289.25	6	0.2	0.1	0.85	No		
Non Attic Roof SW 2	3rd Floor -Bedroom Area	R-30 Roof No Attic_	225	Right	289.25	6	0.2	0.1	0.85	No		
Non Attic Roof 2	Garage	R-0 Roof No Attic_	0	n/a	30.34	0	0	0.1	0.85	No		

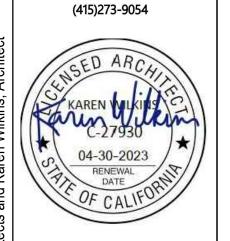
01	02	03	04	05	-06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Sourc e	Exterior Shading
Window 2- 6040_	Window	Rear Wall SE	Back	135			1	24	0.3	NFRC	0.35	NFRC	Bug Scree
Window 2- 6040_2	Window	Rear Wall SE	Back	135			1	24	0.3	NFRC	0.35	NFRC	Bug Scree
Window 6- 5040_	Window	Left Wall NE	Left	45			1	20	0.3	NFRC	0.35	NFRC	Bug Scree
Window 3- 2040_	Window	Left Wall NE	Left	45			1	8	0.3	NFRC	0.35	NFRC	Bug Scree
Window 3- 2040_ 2	Window	Left Wall NE	Left	45			1	8	0.3	NFRC	0.35	NFRC	Bug Scree
Window 5- 3036_	Window	Left Wall NE	Left	45			1	10.5	0.3	NFRC	0.35	NFRC	Bug Scree
Window 2- 6040_3	Window	Left Wall NE	Left	45			1	24	0.3	NFRC	0.35	NFRC	Bug Scree
Window 6- 5040_2	Window	Right Wall SW	Right	225			1	20	0.3	NFRC	0.35	NFRC	Bug Scree
Window 5- 3036_ 2	Window	Right Wall SW	Right	225			1	10.5	0.3	NFRC	0.35	NFRC	Bug Scree
Window 6- 5040_ 3	Window	Right Wall SW	Right	225			1	20	0.3	NFRC	0.35	NFRC	Bug Screen

Registration Number: 422-P010032498A-000-000-000000-0000 NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Servi responsible for, and cannot guarantee, the accuracy or completeness of the information contained in	Registration Date/Time: 03/08/2022 13:14 lices, Inc. (CHEERS) using information uploaded by third parties	HERS Provider: CHEERS s not affiliated with or related to CHEERS. Therefore, CHEERS is not
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300	Report Generated: 2022-02-28 21:17:48
	Schema Version: rev 20200901	

oject Name: 130 Cord	onado Ave Resdidence : Title 24 Analysis	and ADU.	Calculation Date/Time: 2022-03-01T10:45:57+05:30 (Page 9 o Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis_V8.ribd19x							
PAQUE SURFACE CONST	RUCTIONS			_						
01	02	03	04	05	06	07	08			
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers			
R-0 Wall_	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco			
R-15 Wall_	Exterior Walls	Wood Framed Wall	2x4 @ 16 in O. C:	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco			
R-15 Wall + WS_	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking			
R-0 Roof No Attic_	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R (S	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board			
R-30 Roof No Attic_	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing; Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board			
R-0 Wall_1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board			
R-13 Wall_	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Other Side Finish: Gypsum Board Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board			

Registration Number: 422-P010032498A-000-000-0000000-0000 Registration Date/Time: 03/08/2022 13:14 HERS NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or refresponsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.	Provider: CHEERS Flated to CHEERS. Therefore, CHEERS is not
	rt Generated: 2022-02-28 21:17:48

Architects San Francisco CA



Architect Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442 (415) 273-9054

Owner Paul McGregor 130 Coronado Ave, Half

Moon Bay, CA 94019

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No. Description Date Submittal Plan Check Plan Check

> Title 24 sheet Part 1

Scale: As Noted Sheet size: Arch D

Newland Manney 120 Cons	IANCE	and ADII		Calandada - Data	Ti 2022 02 04T4	N-4E-E7-4	3F-20	CF1R-PRF-0	
Project Name: 130 Coro Calculation Description		and ADU.			Time: 2022-03-01T10 2648_130 Coronado /			(Page 10 of 1	
OPAQUE SURFACE CONST				Analysis_V8.ribd1		Ave, riali	WIOOII Bay, CA 34	1019_Elleigy	
01	02	03	04	05	06	07	Т	08	
Construction Name	Surface Type	Construction Type	Framing	Total Cavi R-value	Interior / Exterior Continuous R-value	U-factor	r Ass	Assembly Layers	
R-19 Floor No Crawlspace_1	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. (C. R-19	None / None	0.047	Floo Siding/s	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10	
R-0 Floor No Crawlspace_	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. 0	R-O	None / None	0.196	Floo Siding/s Cavity / Fra	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	
R-19 Floor No Crawlspace_	Interior Floors	Wood Framed Floor	2x10 @ 16 in. 0. 0	R-19	None / None	0.045	Floo Siding/s Cavity / F	urface: Carpeted ir Deck: Wood heathing/decking Frame: R-19 / 2x10 ir Finish: Gypsum Board	
							•		
BUILDING ENVELOPE - HE	RS VERIFICATION	-							
01		02		B.71.11	03		04		
Quality Insulation I	stallation (QII)	High R-value Spray		Building E	velope Air Leakage		CI	FM50	
Requir	ed	Not Req	uired	N N	ot Required			n/a	
WATER HEATING SYSTEMS	<u> </u>					<u> </u>			
01	02	03	04	1	05	T	06	07	
Name	System Type	Distribution Type	Water Heat	er Name (#)	Solar Heating System	Com	pact Distribution	HERS Verification	
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distributio	n DHW Hea	oter 1 (1)	n/a		None	n/a	

CERTIFICATE OF COMPLIANCE	CF1R-PRF-01				
Project Name: 130 Coronado Ave Resdidence and ADU.	Calculation Date/Time: 2022-03-01T10:45:57+05:30 (Page 13 of 13				
Calculation Description: Title 24 Analysis	Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis_V8.ribd19x				
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	Titalysis_Year IDULEAN				
I certify that this Certificate of Compliance documentation is accurate and complete.					
Documentation Author Name: Viranchi Shah	Documentation Author Signature: Viranchi Shah				
Company: www.gettitle24.com	Signature Date: 03/08/2022				
Address: 14730 Beach Blvd., #133	CEA/ HERS Certification Identification (If applicable):				
City/State/Zip: La Mirada, CA 90638 RESPONSIBLE PERSON'S DECLARATION STATEMENT	Phone: 714-888-4736				
certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for t 2. I certify that the energy features and performance specifications identified on this Certificate of	Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. ce are consistent with the information provided on other applicable compliance documents, worksheets,				
	Responsible Designer Signature:				
	Karen Wilkins				
Karen Wilkins Company:	Date Signed: 03/08/2022				
Responsible Designer Name: Karen Wilkins Company: Wilkins Studio Architects Address: 785 Quintana Rd #180	Date Signed:				

Registration Number: 422-P010032498A-000-000-0000000-0000 Registration Date/Time: 03/08/2022 13:14 HERS Provider: CHEERS

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Schema Version: rev 20200901

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

CERTIFICATE OF COM Project Name: 130 Co	oronado Ave		nce and ADU						tion Date/Tir						(F	CF1R-PRF-011 Page 11 of 13
Calculation Description	on: Title 24 A	Analysis							le Name: 264 V8.ribd19x	18_130 Coror	ado Ave,	Half Mod	n Bay, C	A 940:	19_Ener	gy
WATER HEATERS																
01	02		03	04	05	06	- 1	07	08	09	10		11			12
Name	Heating Element Type	Tan	ık Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency		: Rating Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Ra	~	EA Heat and or N			Location or ent Condition
DHW Heater 1	Gas		nsumer ntaneous	1	0	0.81-UEF		200 tu/hr	o	n/a	n/a		n/a			n/a
WATER HEATING - HERS	VEDIEICATIO	N	-					The same of the sa								
01	02		Τ 0	3	$\overline{}$	04		1	05	06	9		07		-	08
Name	Pipe Inst	·	Paralle		g (Compact Distrib	ution	Compa	ct Distribution Type	Recirculation			tral DHV			r Drain Water t Recovery
DHW Sys 1 - 1/1	Not Rec	uired	Not Re	quired		Not Require	d		None	Not Rec	uired	Not	Require	d	Not	Required
						Marie	No.	All and the second								
SPACE CONDITIONING	SYSTEMS							- Par								
01		0	2		03	04		05	-06	07		18	09	1	10	11
Name		Systen	п Туре		nting Un Name	it Cooling Un Name	it	Fan Name	Distributi Name	on Requir Thermo	stat Sta	itus E	erified xisting indition	Equip	nting oment unt	Cooling Equipment Count
HVAC System1	Hea	t pump he	eating cooling		at Pum ystem 1		· I	n/a	n/a	Setba	ik N	ew	NA	ž d	1	1
							_		1	_	1		T			
01	02		03		04	05	\perp	06	07	80	'	19	10)		11
HVAC - HEAT PUMPS																
Name	System Ty	rpe N	umber of Unit	s H	SPF/CO	Heating P Cap 47	Т	Cap 17	SEER	oling EER/CEER		nally rolled	Compr Typ		HERS	Verification
Heat Pump System 1	VCHP-duct	less	1		11	62600	Τ	50080	22.5	12.5	Not	Zonal	Sing Spe			ump System

Registration Number: 422-P010032498A-000-000-00000-0000 NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this	Registration Date/Time: 03/08/2022 13:14	HERS Provider: CHEERS es not affiliated with or related to CHEERS. Therefore, CHEERS is not
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300 Schema Version: rev 20200901	Report Generated: 2022-02-28 21:17:48

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E Calculation Date/Time: 2022-03-01T10:45:57+05:30 (Page 12 of 13) Project Name: 130 Coronado Ave Resdidence and ADU. Calculation Description: Title 24 Analysis Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis_V8.ribd19x HVAC HEAT PUMPS - HERS VERIFICATION

01	02	0:	3	04	05	06	07	'	08	09
Name	Verified Airflow	Airflow	Target	Verified EER	Verified SEER	Verified Refrige Charge	rant Verified	HSPF Ve	erified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	o)	Required	Required	Yes	Ye:	5	Yes	Yes
VARIABLE CAPACITY	HEAT PUMP COMP	LIANCE OPTIO	N - HERS VERIFI	CATION						
01		02	03	04	05	06	07	08	09	10
					and the same		Low Leakage	Minimum		

Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Moun Thermosta	& Ramp: Pressure	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required
			16	4					
IAQ (INDOOR AIR QUALITY) FANS				The state of the s					
01	02		03		04		05		06

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	TAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
SFam IAQVentRpt	72	0.25	Default	0	n/a
SFam ADU IAQVentRpt	45	0.25	Default	0	n/a

Registration Number: 422-P010032498A-000-000-0000000-00000 Registration Date/Time: 03/08/2022 13:14 HERS Provider: CHEERS

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Architects San Francisco CA (415)273-9054

Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 [°] Morro Bay, CA 93442 (415) 273-9054

Owner Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

0 940 and Bay Moon Be-013-220 ence Half 048-(Resid AVe, APN: (Coronado Coronado

No. Description Date Plan Check Plan Check

Title 24 Sheet Part 2

Scale: As Noted Sheet size: Arch D

HVAC	SYSTEMS									
Skylight		6.0	0.490	0.27	none		none	NIA		New
Skylight		6.0	0.490	0.27	none		none	NIA NIA		New
Front (NW)		69.0	0.300	0.35	none		none	NIA		New
Right (W)		96.0	0.300	0.35	none		none	NIA		New
Left (NE)		25.1	0.300	0.35	none		none	NIA		New
Right (SW)		18.2	0.300	0.35	none		none	NIA		New
Right (SW)		98.0	0.300	0.35	none		none	NIA		New
Left (NE)		55.0	0.300	0.35	none		none	NIA		New
Rear (SE)		14.0	0.300	0.35	none		none	NIA		New
Orient	**			HGC	Overh		Sidefins		Snades	Status
	TRATION	102	Total Area:	687	O.GLIII.	Percentag		THE REST OF THE	verage U-Factor:	0.30
Demising	Wood Framed wi	o Crawl S	Space	R 19	_	487				New
Demising	Wood Framed wi				sulation	1,135				New
Demising	Wood Framed			R 13		137				New
Wall	Wood Framed			R 15		681				New
Roof	Wood Framed R	after		R 30		1,434				New
Slab	Unheated Slab-o	n-Grade		- no in	sulation	960	Perim = 13	4'		New
Demising	Wood Framed			- no in:	sulation	180				New
Wall	Wood Framed			R 15		2,307				New
Const	ruction Typ	e		Cav	ity	(ft²)	Spe	cial Feature	S	Status
INSUL	ATION					Area				
	ronado Ave	Half M	oon Bay	С	A Clima	ate Zon	e 03	2,581	n/a	1
130 Coi					fornia Ene	rgy Climat	e Zone To	tal Cond. Floor Are	ea Addition	# of Units
	ronado Ave R	esdidei	nce and ADI		ang Type			☐ Existing+ Add		3/8/2022
Project Ad	me	ILAU	URES SI		ding Type	☑ Sing	le Family I	☐ Addition Alone	9	RMS-1

	2019 Low-Rise Residential Mandatory Measures Summary
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Bui	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy."
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
	Main Clarifical Candra Daniel The point electrical applies panel must have a minimum bushes without \$100 apple

Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit

	esidential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach respective section for more information. *Exceptions may apply.
Building Envelop	pe Measures:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing of have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B."
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Deco	rative Gas Appliances, and Gas Log Measures:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
Space Condition	ing, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating."
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and soa heaters.

appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards

Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

§ 110.5:

§ 150.0(h)1:

30 Coronado Ave Resdi System Name HVAC System ENGINEERING CHECKS Sumber of Systems Heating System Output per System Total Output (Btuh) Output (Btuh/sqft) Cooling System Output per System	1 62,600 62,600	SYSTEM LOAD	COIL	2001 1110 1		Floor								
NVAC System ENGINEERING CHECKS Number of Systems Heating System Output per System Total Output (Btuh) Output (Btuh/sqft) Cooling System		SYSTEM LOAD	COIL											
Number of Systems Heating System Output per System Total Output (Btuh) Output (Btuh/sqft) Cooling System		SYSTEM LOAD	COIL	2001 INC F			2,581							
Total Output (Btuh) Output (Btuh) Output (Btuh/sqft) Cooling System			COIL		1									
Output per System Total Output (Btuh) Output (Btuh/sqft) Cooling System				L COOLING PEAK CO			rg. PEAK							
Total Output (Btuh) Output (Btuh/sqft) Cooling System			CFM	Sensible	Latent	CFM	Sensible							
Output (Btuh/sqft) Cooling System	62,600	Total Room Loads	1,569	33,815	1,060	672	26,78							
Cooling System		Return Vented Lighting		0		ia de la companya de								
	24.3	Return Air Ducts		0										
Output per System		Return Fan		0										
	60,600	Ventilation	0	0	0	0								
Total Output (Btuh)	60,600	Supply Fan		0										
Total Output (Tons)	5.1	Supply Air Ducts	Į	0										
Total Output (Btuh/sqft)	23.5		ı											
Total Output (sqft/Ton)	511.0	TOTAL SYSTEM LOAD		33,815	1,060		26,78							
Air System														
CFM per System	800	HVAC EQUIPMENT SELECTION	-	1										
Airflow (cfm)	800	Pansonic E12RKUA		59,809	1,145		45,65							
Airflow (cfm/sqft)	0.31													
Airflow (cfm/Ton)	158.4													
Outside Air (%) 0.0%		Total Adjusted System Output (Adjusted for Peak Design conditions)		59,809	1,145		45,65							
Outside Air (cfm/sqft) 0.00		(Adjusted for Peak Design conditions)	ı											
lote: values above given at AR		TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM							
HEATING SYSTEM PSYCHK	OMETRICS	(Airstream Temperatures at Time of	of Heating	чеак)			-							
32 °F 68 °F	68 °F	105 °F												
	. 5		A-I-											
Outside Air					B 0		1							
0 cfm Supply Far	n Heating	Coil				40	▼ 05 %							
800 cfm						U1								
T					RC	MOC	3							
68 °F							88°F							
90 F														
	_													
SOOI ING EVETEM DEVOLU	OMETRICS	/A!	-4.011	D13										
		(Airstream Temperatures at Time	or Cooling	Реак)			:							
6/62°F 75/6	31 °F 75	5/61 <u>°F</u> 55/54°F												
		. =		:00	<u> </u>		,							
Outside Air						,	↓							
0 cfm	Supply Fan	Cooling Coil				55	/ 54 °F							
Ī	800 cfm			46.39	BC	MOC								
				70.07	, IVC		1							
75 / 61 °F						75	/61 °F							

	2019 Low-Rise Residential Mandatory Measures Summary
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans	Measures:
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area."
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible,

foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole

for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM

per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per

CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed

manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

§ 150.0(m)9: to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular

§ 150.0(m)10: Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.

§ 150.0(m)11: occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.

§ 150.0(m)8:

§ 150.0(m)13:

2019 Low-Rise Residential Mandatory Measures Summary

and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.				
Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with				
other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates				
determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.				
Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in				
accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 P				
(0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.				
Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide				
ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be				
within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance				
Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.				
Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential				
Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is				
rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.				
ystems and Equipment Measures:				
Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater				
without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric				
resistance heating."				
Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or				
dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.				
Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.				
4(b)3: Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.				
Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.				
Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flo				
rate, piping, filters, and valves.*				
res;				
Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*				
Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.				
Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or				
other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, o fan speed control.				
Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC)				
labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.				
Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.				
Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.				
Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*				
Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8."				
Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated				
temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.				
Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to				
comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit n more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.				
Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.				
- 199 9 9				
Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems."				
Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.* Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually trend ON and OFF.*				



Architects

San Francisco CA (415)273-9054



Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442 (415) 273-9054

Owner Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

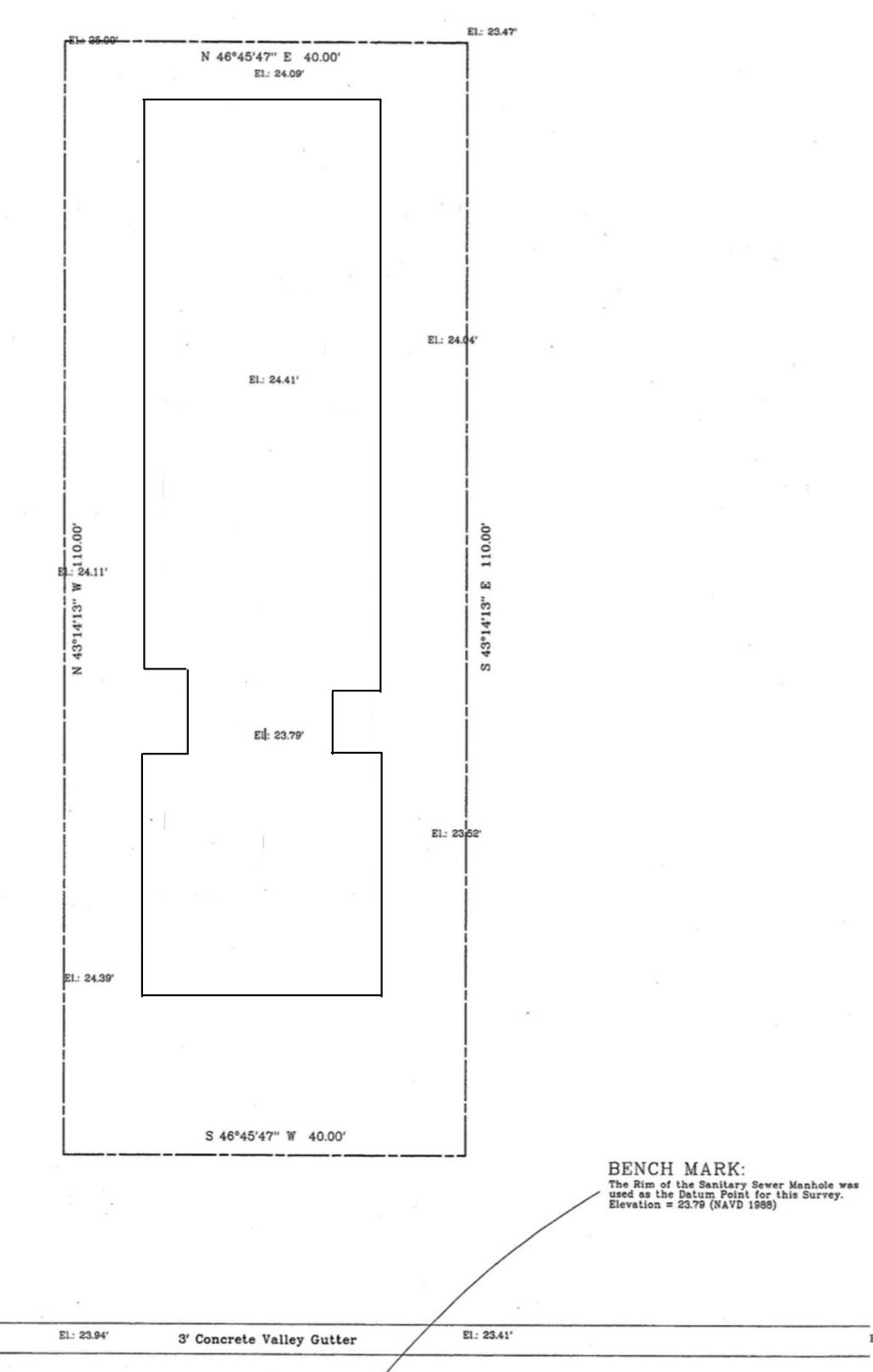
Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to § 150.0(k)2E: comply with § 150.0(k).

§ 150.0(k)2F: Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

ay Moon -013-22 Half Coronado Coronado

No. Description Date Plan Check Plan Check

> Title 24 Sheet Part 3



Sanitary

Manhole

Rim = 23.79

El.: 23.41'

Sewer

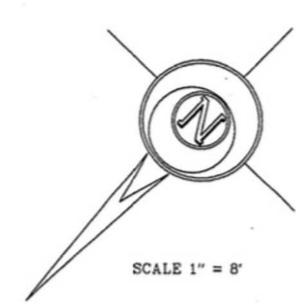
3' Concrete Valley Gutter

50' RIGHT OF WAY

El.: 23.85'

El.: 24.08'

El.: 24.42°



LEGEND	
——————————————————————————————————————	Fence
	Property Line
-55555555-	Sanitary Sewer Line
	Water Line
	Edge of Dovement

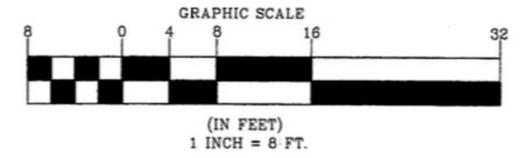
SURVEY FOR: Paul McGregor

SURVEY OF:

Lot 19 Block 7 of R.S.M. Book 3 of Maps pg. 95 SITE ADDRESS: Vacant Lot Cooronado Avenue, Unincorporated San mateo County A.P.N. 048-013-220 Area = 4,400 sq. ft.+/-

NOTES:

- Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
- 2.) The Elevations shown are based upon the NAVD 88 Datum.
- The nearest fire hydrant and utility pole is located at the corner of Coronado Avenue and Mirada Rd.





EL: 23.04'

A0-1

BOUNDARY & TOPOGRAPHY MAP
Prepared By:
Pat McNulty
Professional Land Surveyor
1604 Francis Avenue
Belmont, California 94002
650-654-6460
DATE: July 2016
JOB NO.: 13-16

SITE PLAN NOTES & SYMBOL LEGEND

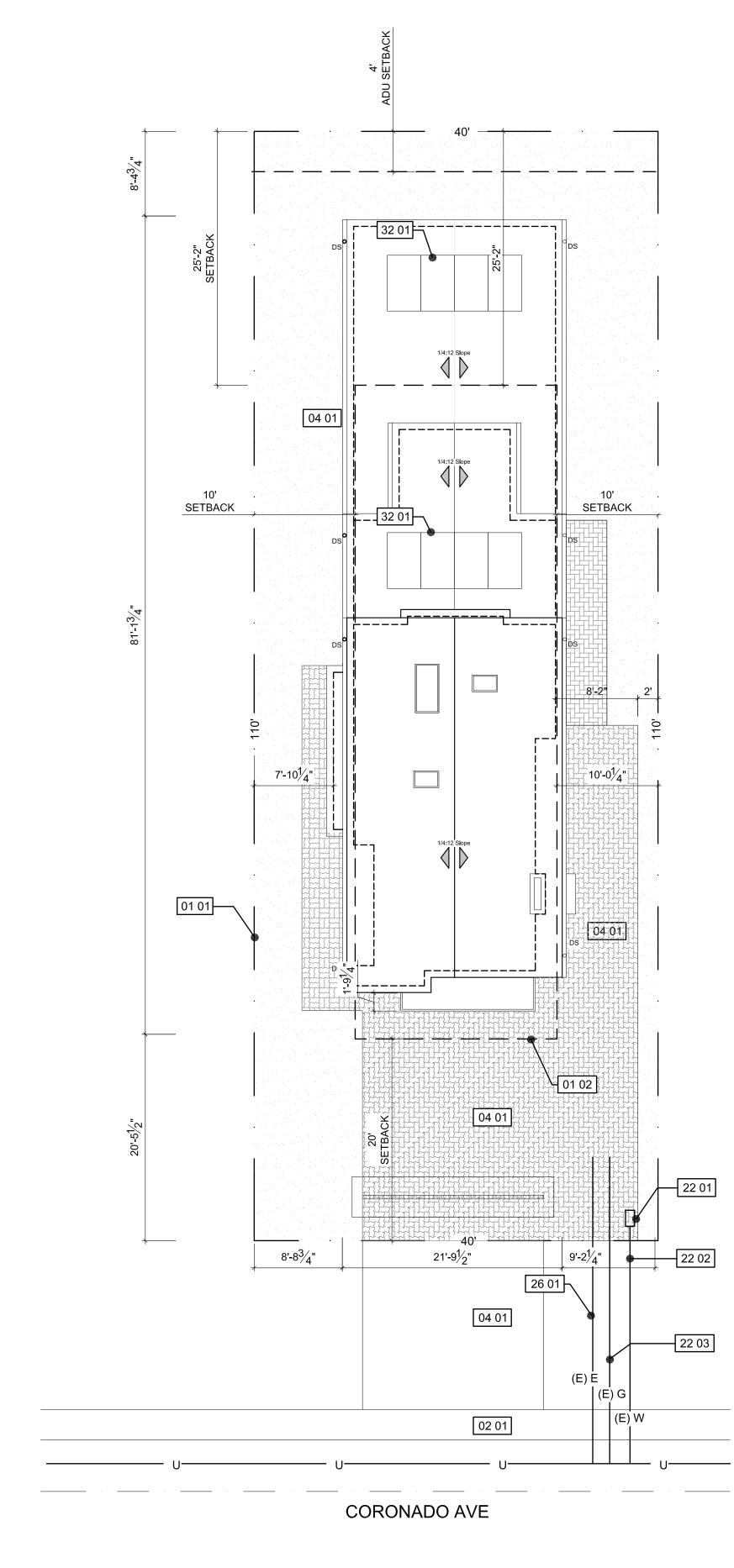
-	THE TEOR OF WIDOL LEGEND
SYMBOL	DESCRIPCION (NOT ALL SYMBILS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	PROPERTY LINE
01 02	SETBACKS
02 00	EXISTING CONDITIONS
02 01	3' CONCRETE VALLEY GUTTER
04 00	MASONRY
04 01	PERMEABLE PAVERS
22 00	PLUMBING
	22.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
22 01	WATER ENTRY POINT W/ PRIVATE METERS. (1.5 WATER SERVICE& BBOS VALVE) CONTRACTOR TO VERIFY
22 02	WATER LINE
22 03	GAS LINE
26 00	ELECTRICAL
	26.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
26 01	MAIN ELECTRICAL SERVICE
32 00	SITE IMPROVEMENT
32 01	SOLAR POWER SYSTEM (PV)- STANDARD PV SIZE

GENERAL SITE NOTES

- 1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONAL ERRORS OCCUR, CONTRACTOR SHALL NOTIFY THE ARCHITECTED PRIOR TO COMMENCING THAT PORTION OF THE WORK.
- 2. DURING GRADING IF THE PROPERTY CORNERS ARE DISTURBED, ALTERED, OR TAMPERED WITH THE GRADING CONTRACTOR SHALL HAVE THE PROPERTY CORNERS RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT COMPLETION OF GRADING. ALL COST SHALL BE BORNE BY THE GRADING
- 3. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING BUILDING CORNERS, PERFORMING ALL LAYOUT WORK, SETTING ALL LINES, GRADES, RADIO, ETC. OR ANY OTHER POINTS NECESSARY FOR HIS WORK.
- 4. LOCATION OF UTILITIES BASED ON BEST INFORMATION AVAILABLE, AND MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
- 5. ALL DIMENSIONS, SETBACKS, AND PROPERTY BOUNDARIES SHOWN HERE MAY ONLY BE CONSIDERED TO BE APPROXIMATE, CONTRACTOR BEARS FULL RESPONSIBILITY FOR VERIFICATION OF ALL SETBACKS OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- 6. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED,
- 7. SOILS PREPARATION AND SITE GRADING SHALL BE INSPECTED BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD DURING THE GRADING OPERATIONS. THE ENGINEER SHALL CERTIFY THE WORK AS BEING DONE IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS IF NEEDED, PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.
- 8. ALL SITE WORK, DRAINAGE SYSTEMS AND FOUNDATIONS AND OTHER SOIL CONSIDERATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE REPORT AND ANY SUBSEQUENT RECOMMENDATIONS MADE BY THE SOIL ENGINEER OF RECORD. FOUNDATION EXCAVATIONS SHALL BE REVIEWED AND APPROVED BY SOIL ENGINEER OF RECORD PRIOR TO PLACEMENT OF FORMS AND REINFORCEMENT.
- 9. OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

LINE LEGEND

—(E) E——	EXISTING ELECTRICAL SUPPLY
—(E) P—	EXISTING WATER SUPPLY
—(E) G—	EXISTING GAS SUPPLY
—(E)·S—	EXISTING BUILDINGS SEWER
—(N) E—	NEW ELECTRICAL SUPPLY
—(N) P—	NEW WATER SUPPLY
—(N) G—	NEW GAS SUPPLY
—(N) S —	NEW BUILDINGS SEWER
— U —	UTILITY LINES







Wilkins Studio Architects



Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442 (415) 273-9054

Owner Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

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and ay $\mathbf{\Omega}$ Moon 013-22 0 Resid Half 048-Coronado Coronado 130

No. Description Date Plan Check Plan Check

Proposed Site

GENERAL NOTES

- 1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE COUNTY BUILDING DEPARTMENT. THE BUILDING DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING OF CONSTRUCTION AND OF THE TIME LOCATION OF THE PRECONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE BUILDING DEPARTMENT WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
- 2. FOR ANY CONSTRUCTION PERFORMED THAT IS NOT IN COMPLIANCE WITH PLANS OR PERMITS APPROVED FOR THE PROJECT THE BUILDING DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.
- 3. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT JURISDICTION PUBLIC IMPROVEMENT STANDARDS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING DEPARTMENT.
- 4. THE PROJECT OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND/OR MAINTAINING ALL WEATHER ACCESS AT ALL TIMES TO EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK. ADDITIONALLY, THEY SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING SERVICES, INCLUDING UTILITY, GARBAGE COLLECTION, MAIL DISTRIBUTION, ETC., TO ALL EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK
- 5. ON-SITE HAZARDS TO PUBLIC SAFETY SHALL BE SHIELDED BY CONSTRUCTION FENCING. FENCING SHALL BE MAINTAINED BY THE PROJECT OWNER AND CONTRACTOR UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND OCCUPIED, POTENTIAL HAZARDS HAVE BEEN MITIGATED, OR ALTERNATIVE PROTECTIVE MEASURES HAVE BEEN INSTALLED.
- 6. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE COUNTY PUBLIC IMPROVEMENT STANDARDS, SECTION 3.2.3. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
- 7. ROADWAY COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL AGGREGATE BASE MATERIAL, AND MATERIAL AS SPECIFIED BY THE SOILS ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACEMENT OF THE NEXT MATERIAL LIFT.
- 8. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND A MINIMUM OF 1-FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
- 9. CONTRACTOR SHALL CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR A FINAL INSPECTION. RECORD DRAWINGS SHALL BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CONTRACTOR CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS MAY BE PRESENT WHEN THE FINAL INSPECTION IS MADE BY THE
- ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
- 11. A JURISDICTION ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE COUNTY RIGHT-OFWAY. THE ENCROACHMENT PERMIT MAY ESTABLISH ADDITIONAL CONSTRUCTION, UTILITY AND TRAFFIC CONTROL REQUIREMENTS.
- 12. THE JURISDICTION INSPECTOR ACTING ON BEHALF OF THE JURISDICTION BUILDING DEPARTMENT MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER'S ENGINEER OF WORK.
- 13. THE STRUCTURAL SECTION SHALL BE BASED ON SOILS TESTS TAKEN AT THE TIME OF CONSTRUCTION AND USING A TRAFFIC INDEX OF FOR (ROAD NAME). THE STRUCTURAL SECTION SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ROAD
- 14.HYDRO-SEEDING OR OTHER PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES (OTHER THAN PAVED OR GRAVEL SURFACES) PRIOR TO THE FINAL INSPECTION.
- 15.FOR ANY PUBLIC IMPROVEMENTS TO BE MAINTAINED BY THE JURISDICTION. IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD/STATE WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE DEVELOPER SHALL: A. SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE COUNTY BUILDING DEPARTMENT OR, B. DOCUMENT THAT THE REGULATORY
- 16.WHEN THE PROJECT SITE EARTHWORK IS NOT INTENDED TO BALANCE THEN A SEPARATE GRADING PERMIT FOR THE SENDING OR RECEIVING PROPERTY MAY BE REQUIRED. A COPY OF THE PERMIT/S OR EVIDENCE THAT NO PERMITS ARE REQUIRED SHALL BE SUBMITTED TO THE DEPARTMENT PRIOR TO COMMENCING PROJECT

17.SITE GRADING AND SLOPE ARE BASED ON OWNERS DESCRIPTION. ARCHITECT WAS NOT PROVIDED WITH UPDATED PROPERTY SLOPE AND GRADING DOCUMENTS FOR THIS DESIGN. OWNER MUST PROVIDE LEGAL SURVEY TO VERIFY SLOPE AND TO SUBMIT TO ARCHITECT FOR ASSESSMENT AND PLAN ADJUSTMENTS PRIOR TO CONSTRUCTION

GRADING NOTES

- 1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED UNDER "APPLICABLE CODES" HEADING.
- 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE COUNTY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED, AND ARRANGE FOR INSPECTION.
- 3. GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
- 4. NOTE: EXACT SHRINKAGE, CONSOLIDATION, AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES, OR SUB GRADES AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF, AND SHALL BID ACCORDINGLY.
- 5. SOILS ENGINEER TO DETERMINE THE SOIL IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE. SUCH REPORT INCLUDING PROGRESS AND/OR COMPACTION REPORTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION WHEN A SOILS REPORT IS OBTAINED. THE COUNTY POLICY REGARDING PAD CERTIFICATION SHALL BE FOLLOWED. WHEN APPLICABLE THE ENGINEER SHALL OBSERVE THE GRADING OPERATION(S) AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE GRADING PERFORMED HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH THE UBC AND JURISDICTION ORDINANCES.
- 6. NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- 7. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- 8. AREAS OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL.
- 9. FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.
- 10.REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

- 11. ALL DISTURBED AREAS SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS
- 12.MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL
- 13.MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 5% FOR THE FIRST TEN FEET AROUND PERIMETER.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- 15. ALL CONTRACTORS AND SUBCONTRACTORS WORKING WITHIN THE RIGHT OF WAY SHALL HAVE AN APPROPRIATE CONTRACTOR'S LICENSE, A LOCAL BUSINESS LICENSE, AND shall obtain an encroachment permit.
- 16.ENGINEERING REPORTS FOR CUT OR FILL SLOPE STEEPER THAN 2:1 SHALL BE SUBMITTED TO THE FIELD INSPECTOR.

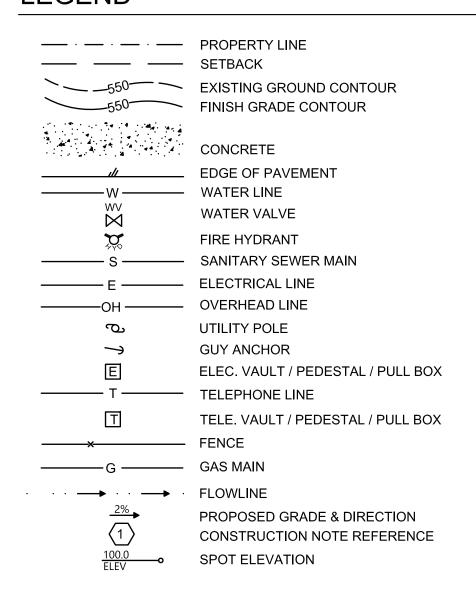
UNDERGROUND UTILITY NOTES

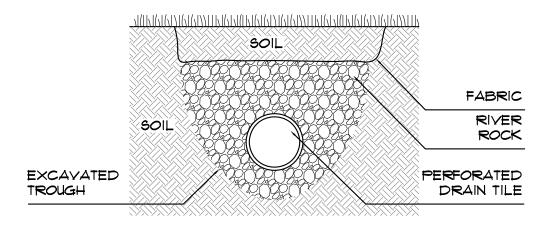
- 1. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING
- 2. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 TWO TO TEN DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.

APPLICABLE CODES

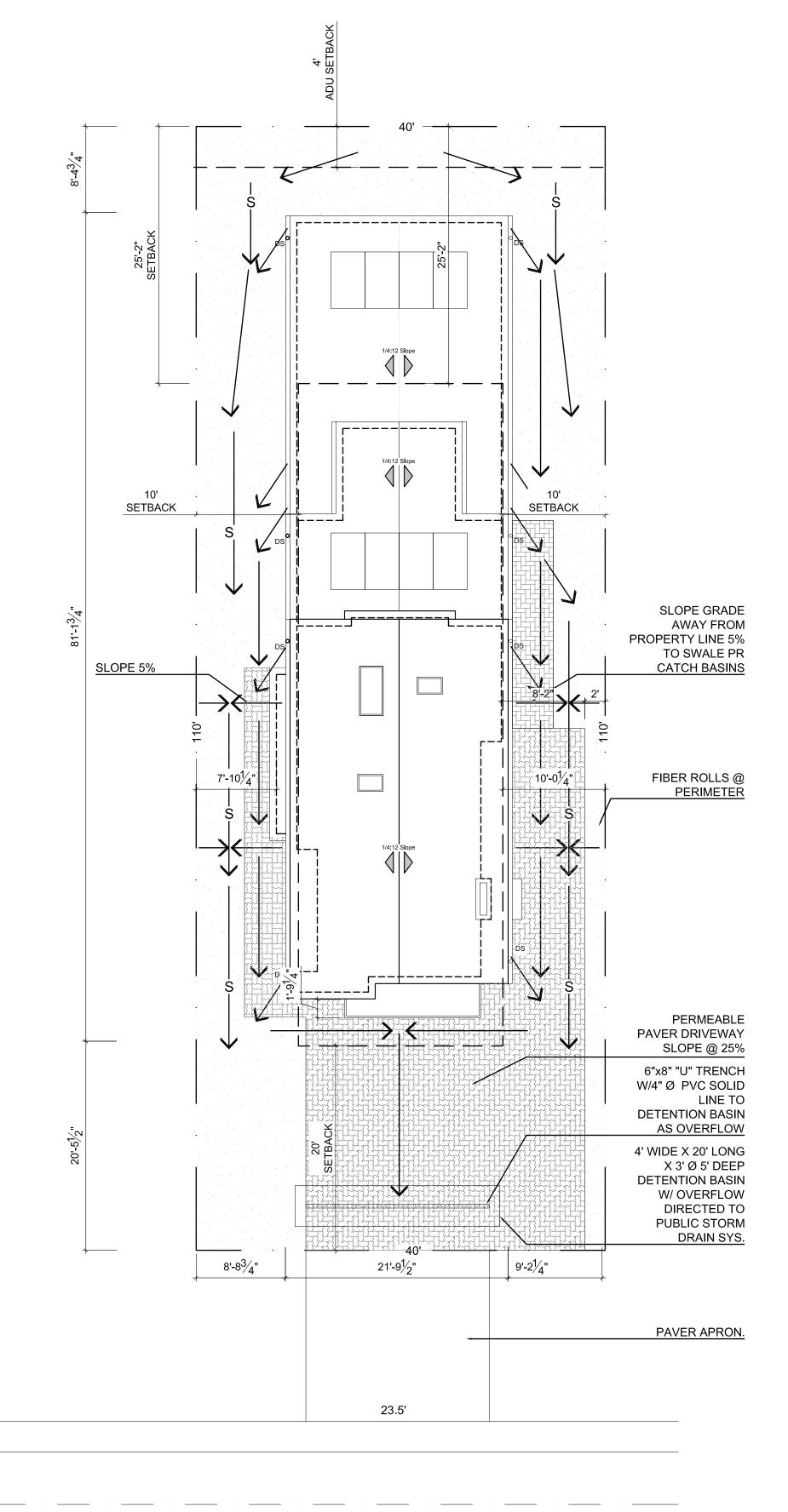
- 2019 BUILDING STANDARDS CODES
- · CALIFORNIA BUILDING CODE, VOLS 1 & 2 (2019 IBC) CALIFORNIA RESIDENTIAL CODE (NEW) (2019 IRC)
- · CALIFORNIA PLUMBING CODE (2019 UPC)
- · CALIFORNIA MECHANICAL CODE (2019 UMC)
- CALIFORNIA ELECTRICAL CODE (2019 NEC) CALIFORNIA ENERGY CODE (V.2008 UNTIL 7/1/2019)
- CALIFORNIA GREEN BUILDING CODE
- California Fire Code (2019 IFC)
- CALIFORNIA REFERENCE STANDARDS CODE
- · COUNTY BUILDING AND CONSTRUCTION ORDINANCE -TITLE 19 · COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
- COUNTY FIRE CODE ORDINANCE TITLE 16
- · COUNTY LAND USE ORDINANCE -TITLE 22

LEGEND









CORONADO AVE





San Francisco CA

(415)273-9054

Architect Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442 (415) 273-9054

Owner Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

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Description Date Submittal Plan Check Plan Check

Grading and Drainage

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IRRIGATION LEGEND

APPLICANT

APPLICANT CHECHK-OFF COMPONENTS	SYMBO	OL COMPONENT	MANUFACTU	JRER	MODEL	NOTES/ SIZE/ COLOR
	W	WATER METER				
	C	CONTROLLER AUTOMATIC IRRIGATION CON UTILIZING EITHER EVAPOTRA OR SOIL MOISTURE SENSOR (RAIN, FREEZE, WIND, ETC.), V BE REQUIRED FOR IRRIGATION SCHEDULING IN ALL IRRIGAT (15.92.110.A.1.B)	ANSPIRATION DATA OR WHICH SHALL DN	HUNTER	PRO-C	INDOOR
	∀	WEATHER SENSOR		HUNTER	SOLAR-SYNC-SEN	WIRED
		FULL PORT BALL VALVE		NIBCO	585	LINE SIZE
		MAINLINE			PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTING	
		LATERAL PIPE (COLOR VARIES PER ZONE)			PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS	PIPE SIZE: 0-6 GPM, 1/2" PIPE, 7-12 GPM: 1" PIPE,

IRRIGATION VALVE TABLE

HYDRO ZONE	WATER USE	VALVE	PLAN SF	SUB - ZONES	PERMIT SF (FILL IN)	SUB-ZONES (FILL IN)	SUB-ZONES (FILL IN)	SOIL TYPE (CLAY/ LOAM/ SAND) (FILL IN)	
1	LOW	1A	857 SF	5					
		1B							
2	MED	2A	229 SF	2					
		2B							
3	TREES	4A	126 SF	2					
		4B							
CLAY SOIL	: DO NOT EX	CEED 1600	SF / 3 GPM P	ER SUBZON	IE. IF TOTAL A	REA OF ZONE EX	CEEDS 3500 SF, A	ADD A VALVE	
LOAM SOIL	LOAM SOIL: DO NOT EXCEED 1100 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE								
SANDY SO	SANDY SOIL: DO NOT EXCEED 500 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 1000 SF, ADD A VALVE								
TREES: DO	TREES: DO NOT EXCEED 200 LF PER SUBZONE								
	FOR EMITTER FLOW, EMITTER SPACING & ROW SPACING PER SOIL TYPE SEE LEGEND								

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV)

	PLANT / FLOWERING	PLANT TYPE	WATER USE	SIZE	SPACING
2	BUFFALOGASS SCIENTIFIC NAME: BUCHLOE DACTYLOIDES	GROUND COVER	L		
3	PODOCARPUS GRACILIOR, FARN PINE	TREE	L	15 G	
4	ISLAND BUSH SNAPDRAGON SCIENTIFIC NAME: GALVEZIA SPECIOSA	SHRUBS	L	15G	2'-4' O.C.
5	ACCENT SHRUBS CALIFORNIA LILAC SCIENTIFIC NAME: CEANOTHUS 'CORONADO'	NATIVE SHRUB	L	15G	2'-3' O.C.
6	DODONEA VISCOSA 'PURPUREA", HOPSEED BUSH	SHRUB		5 G	
	LAVANDULA STOECHAS, SPANISH LAVANDAR	SHRUB		1 G	

CHECHK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR
		DRIP IRRIGATION (CONTROL VALVE ASS	EMBLY TO INCLUDE	
		ASSEMBLY		ACZ-075-40 DRIP CONTROL ZONE KIT	ALL-IN-ONE KIT INCLUDES BACKFLOW PREVENTION, FILTER AND PRESSURE REGULATOR
	#)	ANTI-SIPHON VALVE (COLOR VARIES PER ZONE)	HUNTER	PGV-ASV, INCLUDED IN KIT	3/4 INCH ANTI-SIPHON VALVE PROVIDES BACKFLOW PREVENTION
		DRIP FILTER		INCLUDED IN KIT	150 MESH STAINLESS STEEL SCREEN
		PRESSURE REGULATION		INCLUDED IN KIT	40 PSI
		NIPPLE			PVC SCH 80 UV RESISTANT
	D	TRANSITION TO DE	RIP ZONE		SEE DETAIL
	\	SPRINKERS			

APPLICANT INSTRUCTIONS:

- MEASURE ENTIRE FRONT YARD AREA. SUBTRACT HARDSCAPE AREAS TO GET THE TOTAL SQUARE FEET OF PLANTED AND IRRIGATED AREA, ENTER THIS NUMBER IN THE PLANT WATER USE TABLE ON THIS SHEET.
- 2. IF NEEDED USE A RED PEN TO ADJUST THE LAYOUT OF DRIVEWAY, PATHS AND PLANTING AREAS TO FIT YOUR YART
- ADJUST ORIENTATION OF NORTH ARROW TO SITE CONDITION.
- 4. ADD ANY EXISTING TREES IN RED ON THE PLAN. ADJUST TREE LOCATIONS IF NEEDED TO FIT YOUR
- 5. FILL IN PLANT WATER USE TABLE.
- INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS. 7. IN THE LEGEND, CIRCLE THE HARDSCAPE MATERIALS YOU WILL BE USING AND ON DETAIL SHEETS L5-0
- INDICATE ANY SUBSTITUTIONS TO THE PLANTINGS BY CROSSING OUT THE LISTED PLANTS AND WRITING THE SUBSTITUTION BELOW IN RED INK, MAKE SURE THE PLANTS USED HAVE MATCHING WATER USE
- AND ARE ROUGHLY THE SAME SIZE (SEE SONOMA-MARIN SAVING WATER PARTNERSHIP 9. THE DESIGN OF THE LANDSCAPING SHALL COMPLY WITH CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) GUIDELINES. LOW-LYING PLANTS SHALL NOT EXCEED 2' IN HEIGHT AT MATURITY, OR MUST BE MAINTAINED TO 2' IN HEIGHT. MATURE TREE CANOPIES SHALL BE A MINIMUM OF
- 6' FROM GRADE, OR BE MAINTAINED TO A MINIMUM OF 6' FROM GRADE. 10. PURSUANT TO MMC 17.26.030.A, "A MINIMUM OF 30 PERCENT OF THE TOTAL PROJECT LOT AREA SHALL BE PROVIDED AS IMPROVED AND/OR LANDSCAPED OPEN SPACE FOR GENERAL USE.

DRIP LAYOUT									
	PLANTING BEDS	PLANTING BEDS							
0	TREES	TREES							
			TLCV26-1801	CLAY SOIL: EMITTER FLOW, 0.26 GPH, EMITTER SPACING: 18" ROW SPACING: 18"					
	INLINE EMITTER TURBING	NETAFIM	TLCV4-1801	LOAM SOIL: EMITTER FLOW, 0.4 GPH, EMITTER SPACING: 18" ROW SPACING: 18"					
			TLCV6-1801	SANDY SOIL: EMITTER FLOW, 0.6 GPH, EMITTER SPACING: 12" ROW SPACING: 18"					
F	DRIP FLUSHOUT	NETAFIM	TLFIG8						
SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER.									
ALL PIPE RUNS UN	DER PAVING ARE IN S	SLEEVES, INSTALL S	LEEVES PRIOR TO P	OURING CONCRETE					

MANUFACTURER

WATER EFFICIENT LANDSCAPE ETo IRRIGATION ETAF (PF/IE) ETAF X AREA HIDROZONE PLAN IRRIGATION LANDSCAPE ETWU # DESCRIPTION FACTOR METHOD **EFFICIENCY** (SQFT) (PF)* (IE) **SPRINKLERS** 0.05 0.75 0.0666666667 801.60 53.440000002672 1,719.59232008598 +DRIP SPRINKLERS 0.05 0.75 376.89 0.06666666667 25.1260000012563 808.5044280404252 +DRIP

0.06666666667

519.70

ETWU = ETo $x = 0.62 \times ETAFxArea$

AREAS

GRASS

0.05

4,401.31 Sq Ft

1,698.19 Sq Ft

APPLICANT

CHECHK-OFF

COMPONENTS

SYMBOL

COMPONENT

MAWA = ETo \times 0.62 \times 0.55 \times sqft

0.75

SPRINKLERS

+DRIP

34,64666668399

NOTES/ SIZE/

COLOR

MODEL

PERMEABLE

Wilkins Studio

Architects

San Francisco CA (415)273-9054

Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442

Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

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(415) 273-9054

Owner

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PAVERS

DRAUGHT RESISTANT

BUFFALOGRASS

TOTAL ETWU 3,642.957188182148 30,054.396801 TOTAL MAWA

1,114.860440055743













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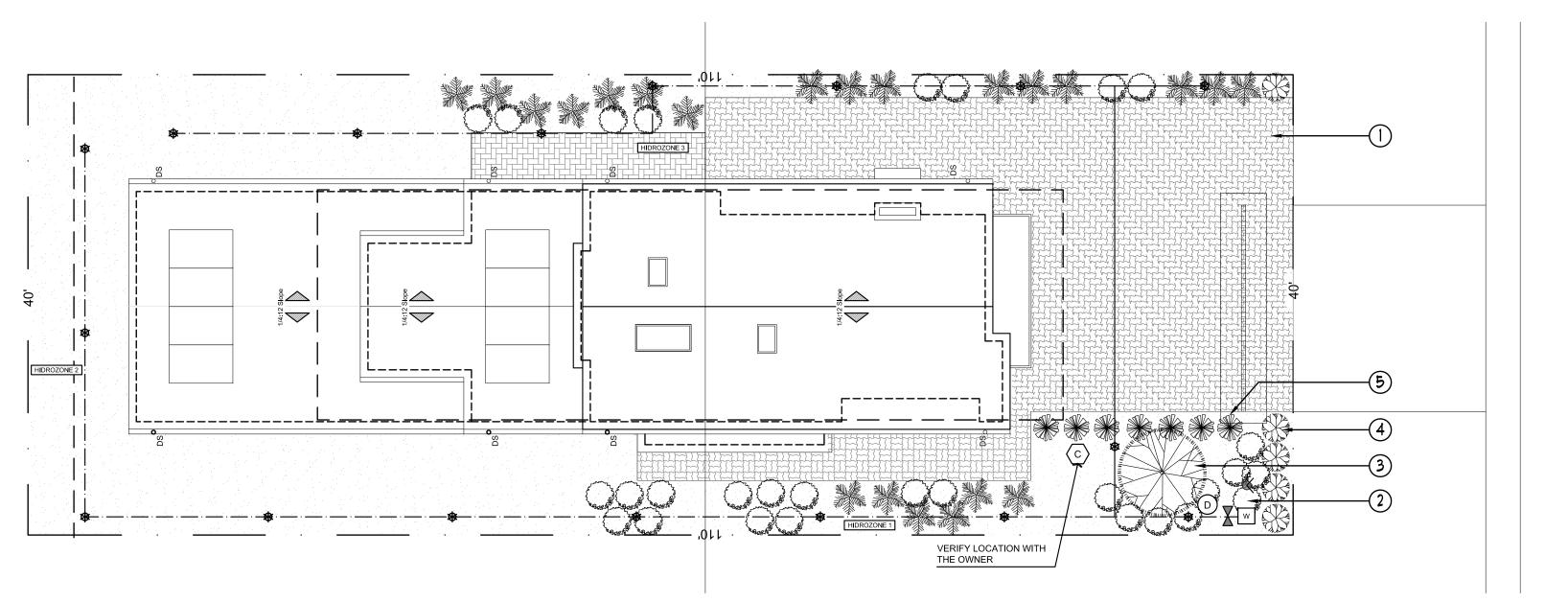
(3)**GENERAL NOTES**

- 1. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQFT TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA. (UNLESS CONTRA INDICATED BY A SOILS TEST.
- 2. INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
- 3. A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS.
- 4. TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA." FOR THIS WE NEED A CALCULATION TOTAL TURF OF PROPERTY DIVIDED BY TOTAL SQFT OF PROPERT. SHOULD NOT EXCEED 26%.
- 5. THE PROJECT SHALL COMPLY WITH THE MORE RESTRICTIVE OF THE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE.

6. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE

ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

- A MINIMUM THREE (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS OR PROVIDING HABITAT FOR BENEFICIAL INSECTS OR OTHER WILDLIFE, UP TO 5%. LANDSCAPE PLAN SHALL IDENTIFY
- TYPE OF MULCH AND APPLICATION DEPTH. (15.92.100.A.3.D). DEDICATED LANDSCAPE WATER METER OR SUBMETER FOR RESIDENTIAL LANDSCAPES OVER 5,000 SF AND NON-RESIDENTIAL LANDSCAPES OVER 1,000 SF BUT NOT MORE THAN
- 5,000 SF (THE LEVEL AT WHICH WATER CODE 535 APPLIES). (15.92.110.A.1.A) IRRIGATION PLAN SHALL SHOW THE STATIC WATER PRESSURE. WATER FLOW AND DESIGN OPERATING PRESSURE. IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES, E.G. BOOSTER PUMP, IN-LINE PRESSURE REGULATOR, ETC., SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM.
- (15.02.110.A.1.C) EACH VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATER USE. THE IRRIGATION PLAN SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.





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> Description Date Plan Check Plan Check

Layaut & Planting

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FLOOR PLAN NOTES & SYMBOL LEGEND FLOOR PLAN NOTES DESCRIPCION (NOT ALL SYMBILS NECESSARY ON THIS SHEET) 01 00 01 01 **EAVE ABOVE** 01 02 LINE OF FRAMING BELOW 02 00 SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA 03 00 CONCRETE CONCRETE LANDING SLAB ON GRADE 03 02 06 00 WOOD 6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 6.2 PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 6.3 2x4 (@ 16" o.c. Wooden Stud) walls with R15 Insulation. 06 01 SHALL NOT PASS ON METAL STRUCTURE. SEE DETAIL ON SHEET D-1 HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE $6.5~{\rm NEW}$ 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION. 06 02 PLI-DECK WATERPROOF DECK COATING SYSTEM OVER PLYWOOD 07 00 THERMAL & MOISTURE PROTECTION 7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: EXTERIOR WALL INSULATION: R-15 BATT / 2X4@ 24" O.C WALL BTE GARAGE-LOBBY: R-13 BATT / 2X4@ 24" O.C INTERIOR WALLS: R-0 BATT / 2X4@ 24" O.C. ROOF INSULATION: R-30 MIN W/ R-9 RIGID WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3 ALL FLASH / COUNTER FLASHING SHALL COMPLY WITH 2016 CRC 7.4 ALL INTERIOR WALLS ARE TO HAVE QUIET BATT 30 SOUNDPROOFING INSULATION. 08 00 **OPENINGS** SEE DOOR AND WINDOWS NOTES ON SHEET A2.1 USE TYREK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE 6/A-3.1 (TYPICAL) 08 01 08 02 NOTE: ALL WINDOWS TO BE TEMPERED GLAZING OR FIRE RATED PER CBC 708A LOCATIONS SHOWN ON PLAN ARE MINIMUM REQUIRED LOCATIONS PER CRC 308 TO BE TEMPERED ON BOTH PANES, SEE SPECIAL CONSTRUCTION NOTES - HIGH FIRE SEVERITY 19. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A 20 MIN. FREE RATED DOOR W/ SELF-CLOSER, FULL PERIMETER SMOKE GASKET &SELF-LATCHING HARDWARE 08 03 08 04 WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER. 2'-6"x4'-10" SHALL BE AVAILABLE DURING CONSTRUCTION FOR 08 05 EXAMINATION BY THE ENFORCING AGENCY. SKYLIGHT 30x20 20. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE 09 00 **FINISHES** 9.1 INTERIOR FINISHES TO BE SELECTED BY OWNER 9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS. BULK MIXED (SINGLE STREAM). 9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2016 CRC. 21. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION 9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL ONSTRUCTED FOR MATERIALS NOT ADVERSELY AFFECTED BY WATER SHOW AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED. 9.5 TILE FOR TUB AND SHOWER ENCLOSURES SHALL BE APPLIED OVER PORTLAND CEMENT PLASTER WITH 30# FELT BACKING W/ METAL LATH U.O.N. 23. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE GYP BD @ WALLS & CEILINGS - 5/8" TYPE X CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. ALL WALLS OR FLOORS BETWEEN LIVING SPACE AND GARAGE AND GARAGE CEILING SHALL HAVE 5/8" TYPE-X FIRE CODE GYPSUM BOARD SURFACE. WRAP EXPOSED BEAMS 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE & POSTS ARE REQUIRED SHOWER ENCLOSURE: TILE/STONE SHOWER W/ PVC PAN LINER OR EQUAL; SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. [SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY] WITH SECTION 4.408.1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE W/ ½" GYP. BOARD. 11 00 **EQUIPMENT** 11 01 4.408.4 GAS FIRED KITCHEN WASTE STREAM REDUCTION ALTERNATIVE (LR) 11 02 GAS RANGE GAS DRYER **NEW KITCHEN RANGE HOOD** WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE 22.1 LOW PROFILE SLOPED FLOORING FOR SHOWER 22.2 POLISHED CONCRETE FLOOR FOR BATHROOMS 22 01 TOILET [1.28 GPF] - KOHLER #K-11499-0 OR EQUAL 22 02 VANITY (GRANITE COUNTERTOP W/ UNDER-MOUNT SINK): FAUCET [1.5 GPF] 4.408.1. SHOWER ENCLOSURE: TILE/STONE W/ PVC PAN LINER: FAUCET [1.75 GPF] W/ SEAT @ L6" - SLOPE TO DRAIN 1/8" PER FOOT MIN. COORDINATE FINAL LAYOUT WITH 21. 4.408.5 DOCUMENTATION 22 03 CONTRACTOR. [SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY] SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN. 4.408.4. NOTES: 22 04 1.SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA HEATING, VENTILATION & AIR CONDITIONING 22.1 SEE P SHEETS FOR REQUIREMENTS AND NOTES IN DOCUMENTING COMPLIANCE WITH THIS SECTION. HVAC TYPE- NEW DUCTLESS MINI-SPLIT HEAT PUMP HAVING 11 HSPF AND 22.5 SEER 12.5 PROCESSORS CAN BE LOCATED AT THE CALIFORNIA (CAIRECYCLE). USING VARIABLE CAPACITY HEAT PUMP CREDIT 22. 4.410.1 OPERATION AND MAINTENANCE MANUEL SINCE WE ARE TAKING THE VARIABLE CAPACITY HEAT PUMP CREDIT FOR THE DUCTLESS MINI-SPLIT, THE BELOW CONDITIONS NEED TO BE MET: BEDROOM 1 AND 2, LIVING ROOM OF ADU,M. BEDROOM, G. BEDROOM, AND LIVING ROOM REQUIRE AN INDOOR HEAD EACH LIVING ROOM OF ADU AND RESIDENCE REQUIRE A PERMANENTLY INSTALLED WALL SHALL BE PLACED IN THE BUILDING: MOUNTED THERMOSTAT (SINCE THEY ARE ABOVE 150 SF EACH) 1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE REFRIGERANT CHARGE HERS VERIFICATION. QII HERS Verification LIFE CYCLE OF THE STRUCTURE. DRYER VENT - 4" SMOOTH METAL DUCT - 14' W/2 - 90 DEG. ELBOWS MAX WITH FOLLOWING: 22 05 WATER HEATER TYPE- NEW GAS TANKLESS WATER HEATER WITH EFF. 81% 22 06 26 00 26.1 SEE A-5 SHEETS FOR REQUIREMENTS AND NOTES **ELECTRICAL PANEL** 26 01 26 02 SMOKE DETECTOR, TYP 26 03 3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE CARBON MONOXIDE DETECTOR, TYP RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE SITE IMPROVEMENTS 32 00 RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS. 32 01 SOLAR POWER SYSTEM (PV)- STANDARD PV SIZE

4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS ALL NEW INTERIOR WALLS TO BE 2x4 UNO ALL PLUMBING WALLS TO BE 2x6 ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS PROVIDE HANDRAILS MIN AND MAX HEIGHTS OF 34" AND 38", CONTINUOUS THE FULL LENGTH OF THE STAIRS AT LEAST ONE SIDE OF STAIR AND TERMINATE INTO THE WALL OR NEWEL POST. MAXIMUM RISERS HT IS 7 3/4" AND MINIMUM TREADS IS 10". PROVIDE 6'-8" HEADROOM FOR STAIR. PROVIDE GUARDRAILS WHERE FLOOR SURFACES ARE 30" OR MORE ABOVE THE GRADE BELOW. GUARDRAILS SHOULD HAVE A MIN. HEIGHT OF 42" AND HAVE BALUSTERS THAT ARE SPACED SO THAT OBJECTS 4" IN DIA. CANNOT PASS THROUGH. 8. MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8" . SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS. 10. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION 11. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT 12. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR 13. ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH 14. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. . FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL. 0.21 SHGC 16. PROVIDE PROTECTIVE COVERS FOR WDW WELLS. 17. ENHANCED DURABILITY AND REDUCED MAINTENANCE. 4.406.1 RODENT PROOFING ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS 28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY ORA SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. 18. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 6S PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT THAN 6" LOCAL CONSTRUCTION A ND DEMOLITION WASTE MANAGEMENT ORDINANCE. **EXCEPTIONS** • EXCAVATED SOIL AND LAND-CLEARING DEBRIS. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVER.;ION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM

THE JOBSITE

THE DIVER.; ION FACILITY

WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE

a. EQUIPMENT AND APPLIANCES, INCLUDING

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CONDENSERS AND AIR FILTERS. d. LANDSCAPE IRRIGATION SYSTEMS.

e. WATER REUSE SYSTEMS.

DOWNSPOUTS.

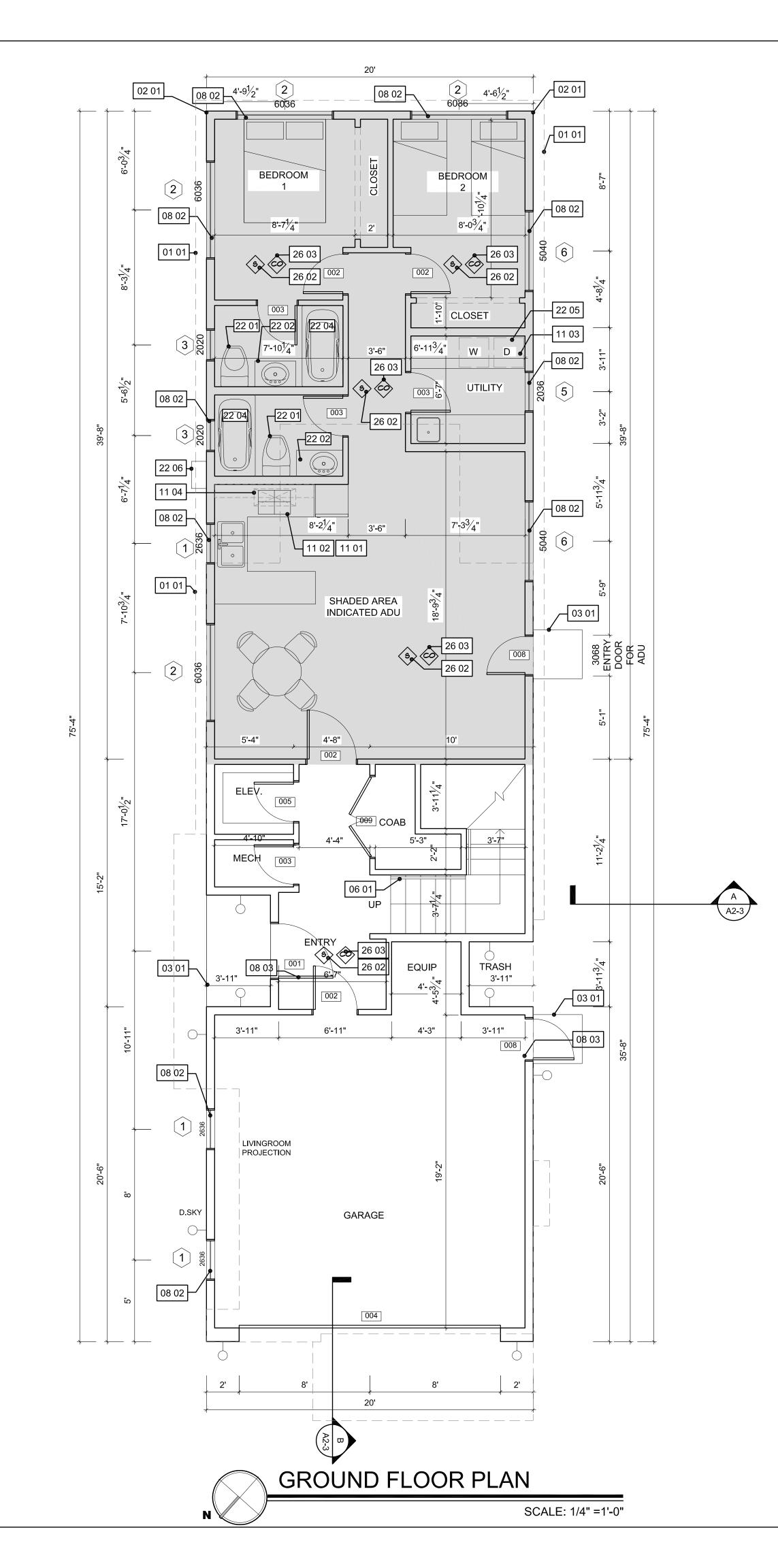
WATER-HEATING SYSTEMS AND OTHER MAJOR

c. SPACE CONDITIONING SYSTEMS, INCLUDING

PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER.;,

b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER.; AND

AVAILABLE IN THE AREA. 5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE. 6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE 7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST S FEET AWAY FROM THE FOUNDATION. 8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING PAINTING, GRADING AROUND THE BUILDING, ETC. 9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE. 10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. 23. HVAC TYPE - NEW CENTRAL GAS FURNACE WITH COOLING (GIVEN) TO HAVE HEATING EFF. 0.96 AFUE AND COOLING EFF. 16 SEER, 12.5 EER FOR MAIN UNIT. (2 EACH FUTURE ADU UNIT WILL HAVE AN INDEPENDENT HVAC SYSTEM.) MINI-SPLIT HEAT PUMP HAVING 8.5 HSPF AND 15 SEER 12.5 EER. 24. R8 INSULATED DUCTS IN CONDITIONED SPACE. 25. NEW 2x4 STUD WALLS (GIVEN) WITH R15 INSULATION AND 6" CONCRETE WALL WITH R13 INTERIOR INSULATION WALL AT 26. EXTERIOR WALL FINISH - STUCCO FOR GARAGE AND UPPER LEVEL WALLS AND WOOD SIDING FOR LOWER LEVEL WALLS. 27. WINDOWS & DOORS WITH NFRC VALUE OF 0.29 u-FACTOR AND 28. SLAB ON GRADE. (GIVEN) 29. (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66 HEAT RECOVERY. PRODUCT; PANASONIC FV04VE1) 29. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2 30. GUARDS (SECTION R312): A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. B)SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES C)OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS D)SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5. 31. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7 A)MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE MINIMUM RUN IS 11" B)MINIMUM HEADROOM IS 6'-8". • THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE C)MINIMUM WIDTH IS 36". REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES D)THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE 32. OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SPHERE. SECTION R311.7.5.1. 33. A NOSING (BETWEEN ¾" AND 1-¼") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, SECTIONR311.7.5.3. REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR 34. HANDRAILS (SECTION R311.7.8): SALE.SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR STAIRWAY WITH FOUR OR MORE RISERS B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS. AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN. C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NO 22. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE LESS THAN 1-1/4 INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES. D)HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS MANAGEMENT COMPANY, APPROVED BY THE ENFORCING 35. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION MEASURED IN THE DIRECTION OF TRAVEL. AT LEAST EQUAL TO THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPILES SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS. THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MÍNIMUM 65% CONSTRUCTION PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW/HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST 2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE 2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS,



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Owner

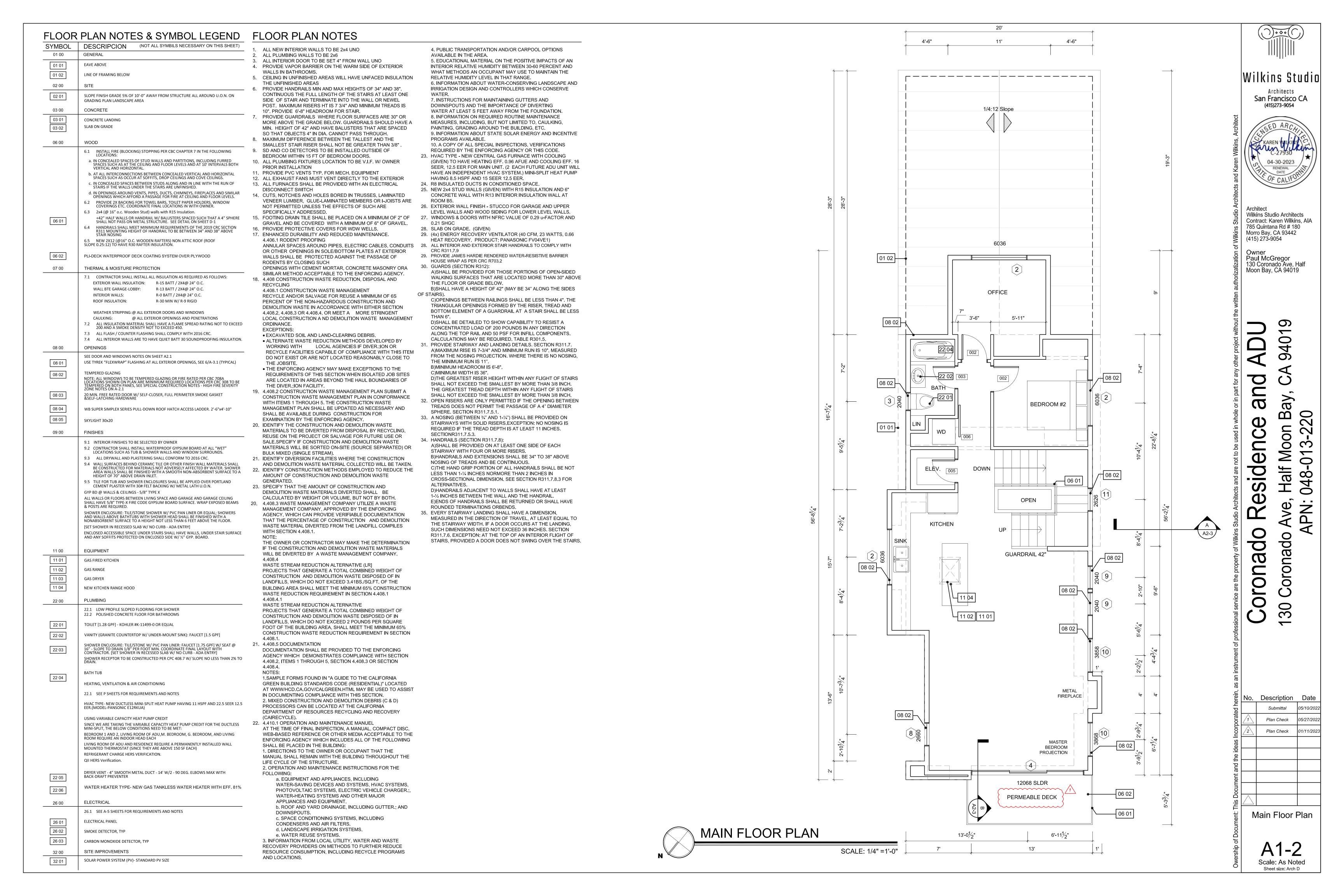
Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

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Description Date Submittal Plan Check Plan Check

Ground Floor Plan

Scale: As Noted Sheet size Arch D



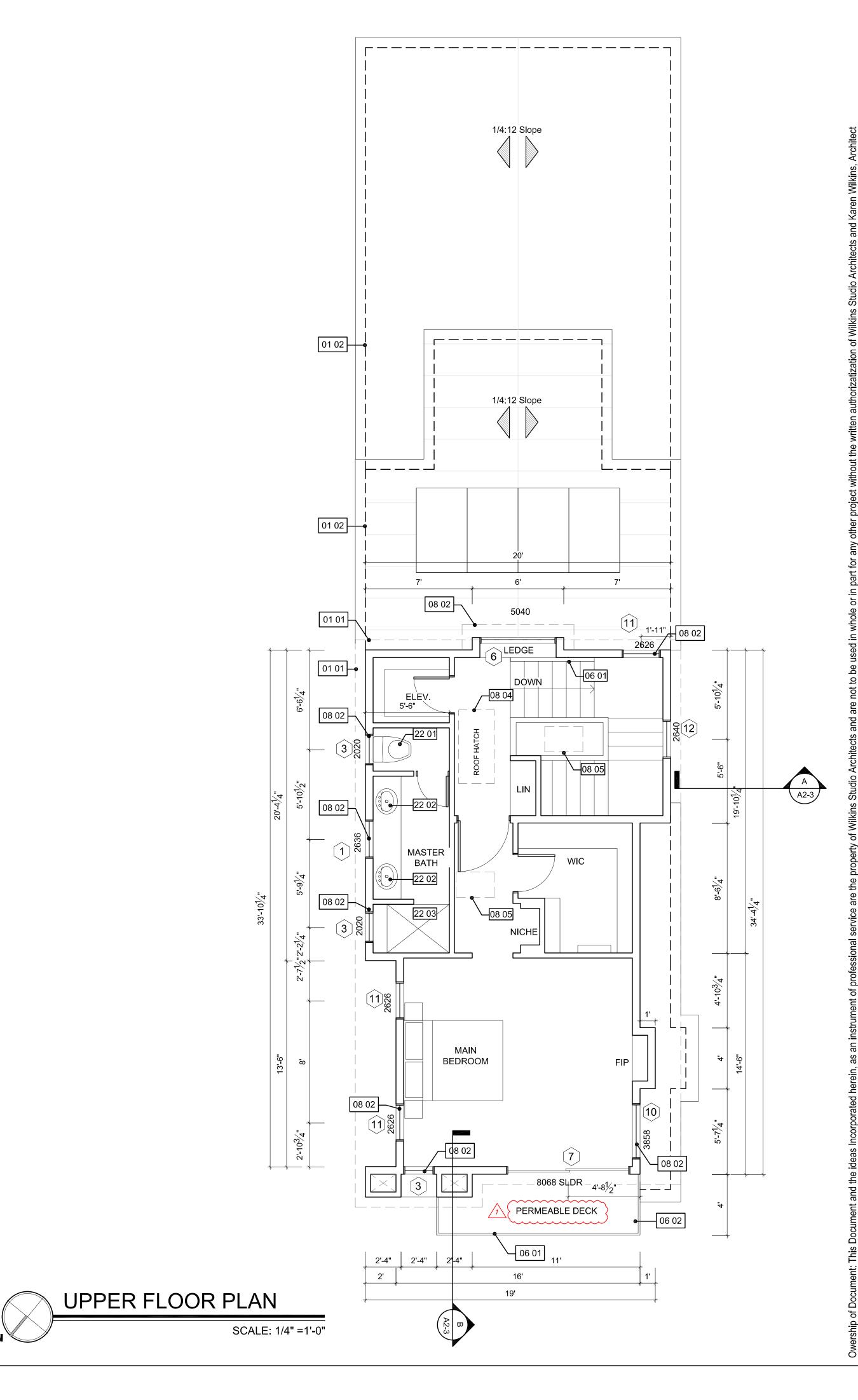
FLOOR PLAN NOTES & SYMBOL LEGEND FLOOR PLAN NOTES DESCRIPCION (NOT ALL SYMBILS NECESSARY ON THIS SHEET) 01 00 01 01 EAVE ABOVE 01 02 LINE OF FRAMING BELOW 02 00 SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA 03 00 CONCRETE CONCRETE LANDING SLAB ON GRADE 03 02 06 00 WOOD 6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 6.2 PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 6.3 2x4 (@ 16" o.c. Wooden Stud) walls with R15 Insulation. 06 01 SHALL NOT PASS ON METAL STRUCTURE. SEE DETAIL ON SHEET D-1 HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SE 11 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE 4IR NOSING $6.5~{\rm NEW}$ 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION. 06 02 PLI-DECK WATERPROOF DECK COATING SYSTEM OVER PLYWOOD 07 00 THERMAL & MOISTURE PROTECTION 7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: EXTERIOR WALL INSULATION: R-15 BATT / 2X4@ 24" O.C WALL BTE GARAGE-LOBBY: R-13 BATT / 2X4@ 24" O.C INTERIOR WALLS: R-0 BATT / 2X4@ 24" O.C. ROOF INSULATION: R-30 MIN W/ R-9 RIGID WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3 ALL FLASH / COUNTER FLASHING SHALL COMPLY WITH 2016 CRC 7.4 ALL INTERIOR WALLS ARE TO HAVE QUIET BATT 30 SOUNDPROOFING INSULATION. 08 00 OPENINGS SEE DOOR AND WINDOWS NOTES ON SHEET A2.1 USE TYREK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE 6/A-3.1 (TYPICAL) 08 01 08 02 NOTE: ALL WINDOWS TO BE TEMPERED GLAZING OR FIRE RATED PER CBC 708A LOCATIONS SHOWN ON PLAN ARE MINIMUM REQUIRED LOCATIONS PER CRC 308 TO BE TEMPERED ON BOTH PANES, SEE SPECIAL CONSTRUCTION NOTES - HIGH FIRE SEVERITY 20 MIN. FREE RATED DOOR W/ SELF-CLOSER, FULL PERIMETER SMOKE GASKET &SELF-LATCHING HARDWARE 08 03 08 04 WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER. 2'-6"x4'-10" 08 05 SKYLIGHT 30x20 09 00 FINISHES 9.1 INTERIOR FINISHES TO BE SELECTED BY OWNER 9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS. 9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2016 CRC. 9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL ONSTRUCTED FOR MATERIALS NOT ADVERSELY AFFECTED BY WATER SHOW AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A 9.5 TILE FOR TUB AND SHOWER ENCLOSURES SHALL BE APPLIED OVER PORTLAND CEMENT PLASTER WITH 30# FELT BACKING W/ METAL LATH U.O.N. GYP BD @ WALLS & CEILINGS - 5/8" TYPE X ALL WALLS OR FLOORS BETWEEN LIVING SPACE AND GARAGE AND GARAGE CEILING SHALL HAVE 5/8" TYPE-X FIRE CODE GYPSUM BOARD SURFACE. 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- ALL PLUMBING WALLS TO BE 2x6 ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
- PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR
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- RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 6S PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION A ND DEMOLITION WASTE MANAGEMENT ORDINANCE.
- **EXCEPTIONS** • EXCAVATED SOIL AND LAND-CLEARING DEBRIS. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVER.;ION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE
- THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVER.; ION FACILITY
- 19. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
- 20. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
- 21. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN. 22. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE
- GENERATED. 23. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND
- DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPILES WITH SECTION 4.408.1.
- THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY. 4.408.4
- WASTE STREAM REDUCTION ALTERNATIVE (LR) PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MÍNIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1 4.408.4.1
- WASTE STREAM REDUCTION ALTERNATIVE PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
- 21. 4.408.5 DOCUMENTATION DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4. NOTES:
- 1.SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW/HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION. 2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CAIRECYCLE).
- . 4.410.1 OPERATION AND MAINTENANCE MANUEL AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING: 1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. 2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE
- FOLLOWING: a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER.;, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER.; AND
- DOWNSPOUTS. c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. d. LANDSCAPE IRRIGATION SYSTEMS.
- e. WATER REUSE SYSTEMS. 3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

- 4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- 5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE. 6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE
- 7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST S FEET AWAY FROM THE FOUNDATION. 8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC. 9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- 10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. 23. HVAC TYPE - NEW CENTRAL GAS FURNACE WITH COOLING (GIVEN) TO HAVE HEATING EFF. 0.96 AFUE AND COOLING EFF. 16 SEER, 12.5 EER FOR MAIN UNIT. (2 EACH FUTURE ADU UNIT WILL HAVE AN INDEPENDENT HVAC SYSTEM.) MINI-SPLIT HEAT PUMP
- 24. R8 INSULATED DUCTS IN CONDITIONED SPACE. 25. NEW 2x4 STUD WALLS (GIVEN) WITH R15 INSULATION AND 6" CONCRETE WALL WITH R13 INTERIOR INSULATION WALL AT

HAVING 8.5 HSPF AND 15 SEER 12.5 EER

- 26. EXTERIOR WALL FINISH STUCCO FOR GARAGE AND UPPER LEVEL WALLS AND WOOD SIDING FOR LOWER LEVEL WALLS.
- 27. WINDOWS & DOORS WITH NFRC VALUE OF 0.29 u-FACTOR AND 0.21 SHGC
- 28. SLAB ON GRADE. (GIVEN) 29. (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66
- HEAT RECOVERY. PRODUCT: PANASONIC FV04VE1) ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS 28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH
 - 29. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2 30. GUARDS (SECTION R312):
 - A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. B)SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES
 - C)OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS
 - THAN 6". D)SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
 - 31. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7 A)MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11" B)MINIMUM HEADROOM IS 6'-8". C)MINIMUM WIDTH IS 36".
 - D)THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. 32. OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER
 - SPHERE. SECTION R311.7.5.1. 33. A NOSING (BETWEEN ¾" AND 1-¼") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES.
 - SECTIONR311.7.5.3. 34. HANDRAILS (SECTION R311.7.8): A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS. C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR
 - ALTERNATIVES. D)HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS
 - 35. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.





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Upper Floor Plan

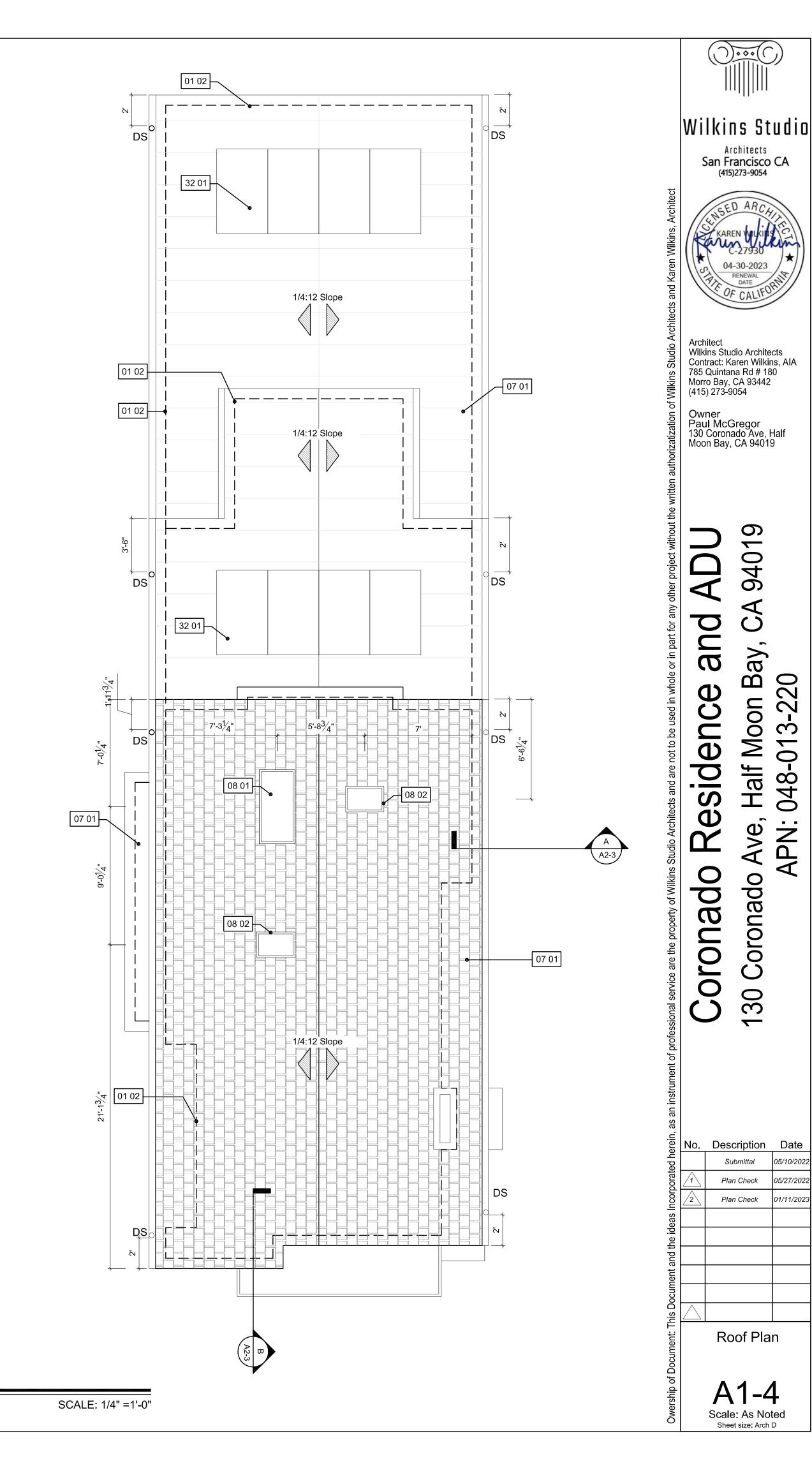
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ROOF PLAN NOTES & SYMBOL LEGEND SYMBOL DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET) 01 01 EAVE ABOVE 01 02 LINE OF FRAMING BELOW 07 00 THERMAL & MOISTURE PROTECTION 7.1 CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. 7.2 CONTRACTOR SHALL INSTALL ALL G.L. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATER-TIGHT CONSTRUCTION. (26 GAUGE, TYPICAL) COLOR MATCH ROOF WHERE VISIBLE. 7.3 ALL PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQUIRED. 7.4 PROVIDE ALL FLASHING AND CLOSURE STRIPS AND INSTALL PER MANUFACTURER'S REQUIREMENTS - SEE DETAILS. 7.5 MATCH ROOF SLOPE TO DRAIN @ CRICKETS WHEN POSSIBLE. 7.6 ROOF COVERING AND UNDERLAYMENT SHALL COMPLY W/ 2019 CRC CHAPTER 9. 7.7 ALL ROOD EAVES AND FASCIA CONDITIONS SHALL BE AS PER DETAILS. ADJUSTMENTS IN THE FIELD SHALL OCCUR ONLY AS NECESSITATED BY DIMENSIONAL DISCREPANCIES - COORDINATE WITH ARCHITECT. 7.8 NEW VENTILATED ATTIC ROOF (ROOF SLOPE 4:12) TO HAVE R30 CEILING INSULATION W/ RADIANT BARRIER. 7.9 ROOFING LIGHTWEIGHT ROOFING OR EQUIVALENT. 07 01 GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL 07 02 "DS" INDICATES 2" DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW 08 00 **OPENINGS** 08 01 WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER. 2'-6"x4'-10" 08 02 SKYLIGHT 20x30 SITE IMPROVEMENTS 32 00 32 01 SOLAR POWER SYSTEM (PV)- STANDARD PV SIZE

GENERAL NOTES

- 1. OVERLAP MEMBRANES LATERALLY 3" AND FRONTALLY 6". MEMBRANES SHOULD BE STAGGERED ABOUT 18" SO SEAMS DO NOT OVERLAP.
- 2. FOR SLOPES LESS THAN 3" PER FOOT, INSTALL THE PROPYLENE MEMBRANE PERPENDICULAR TO THE SLOPE.



ROOF PLAN

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Roof Plan

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AREAS

4,401.31 Sq Ft Lot size: 1,507.57 Sq Ft House Footprint: Area ADU: 800 Sq Ft 310.51 Sq Ft Area First Floor: Area Garage: 410 Sq Ft 910.59 Sq Ft Area 2nd Floor: Area Deck 2nd Floor: 71.40 Sq Ft Area 3rd Floor: 478.26 Sq Ft Area Deck 3rd Floor: 49.82 Sq Ft Total Area (1st, 2nd, 3rd floors): 1,699.36 Sq Ft 2,109.36 / 4,401.31 FAR calculation:

FAR:

47.92%

Area Deck 3rd Floor:

(not countable)

Elevator:

Stairs.

Fire place:

Bedroom:

Bath & Hallway:

Total 3rd Floor Area:

WIC:

Ledge:

49.82 Sq Ft

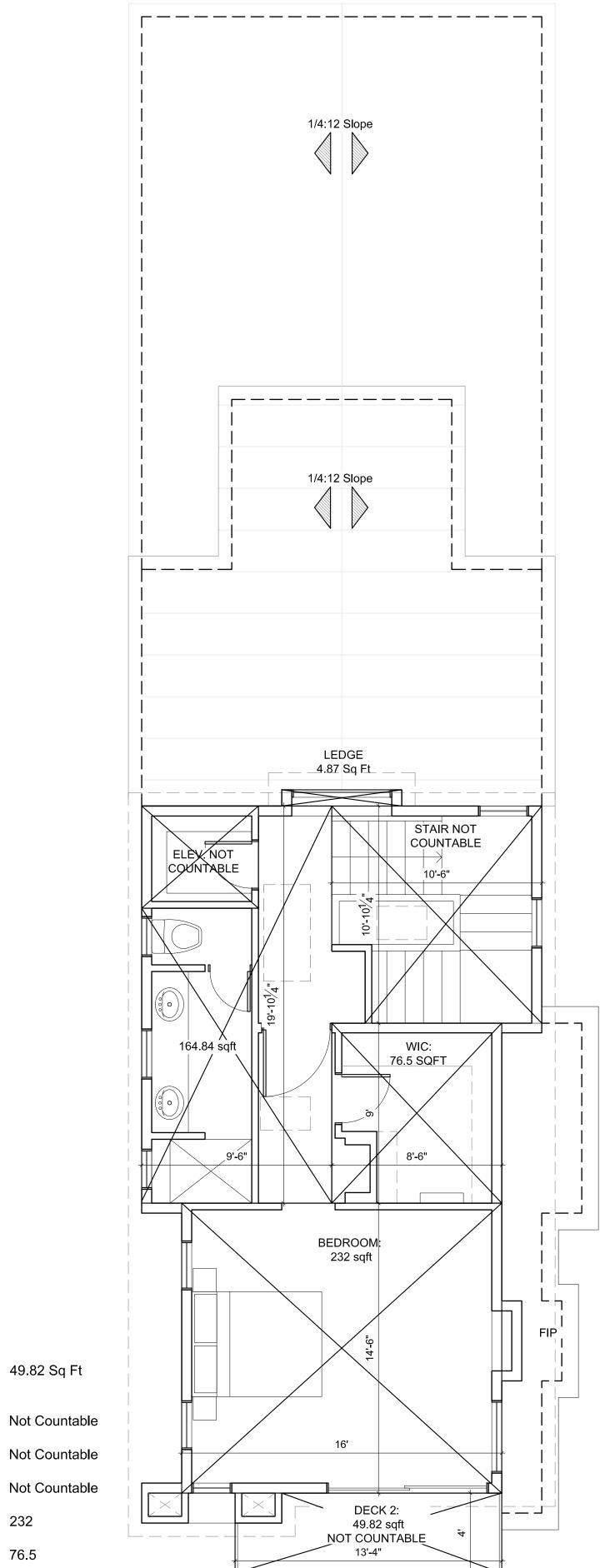
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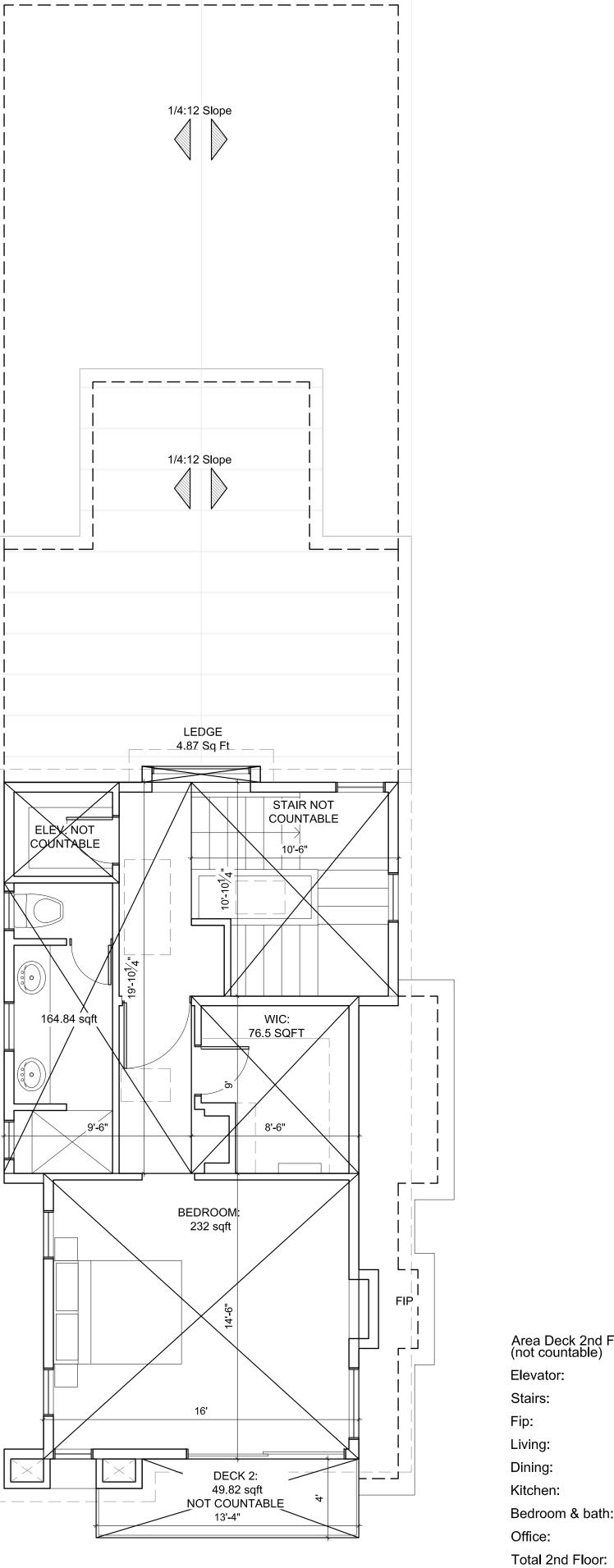
76.5

164.84

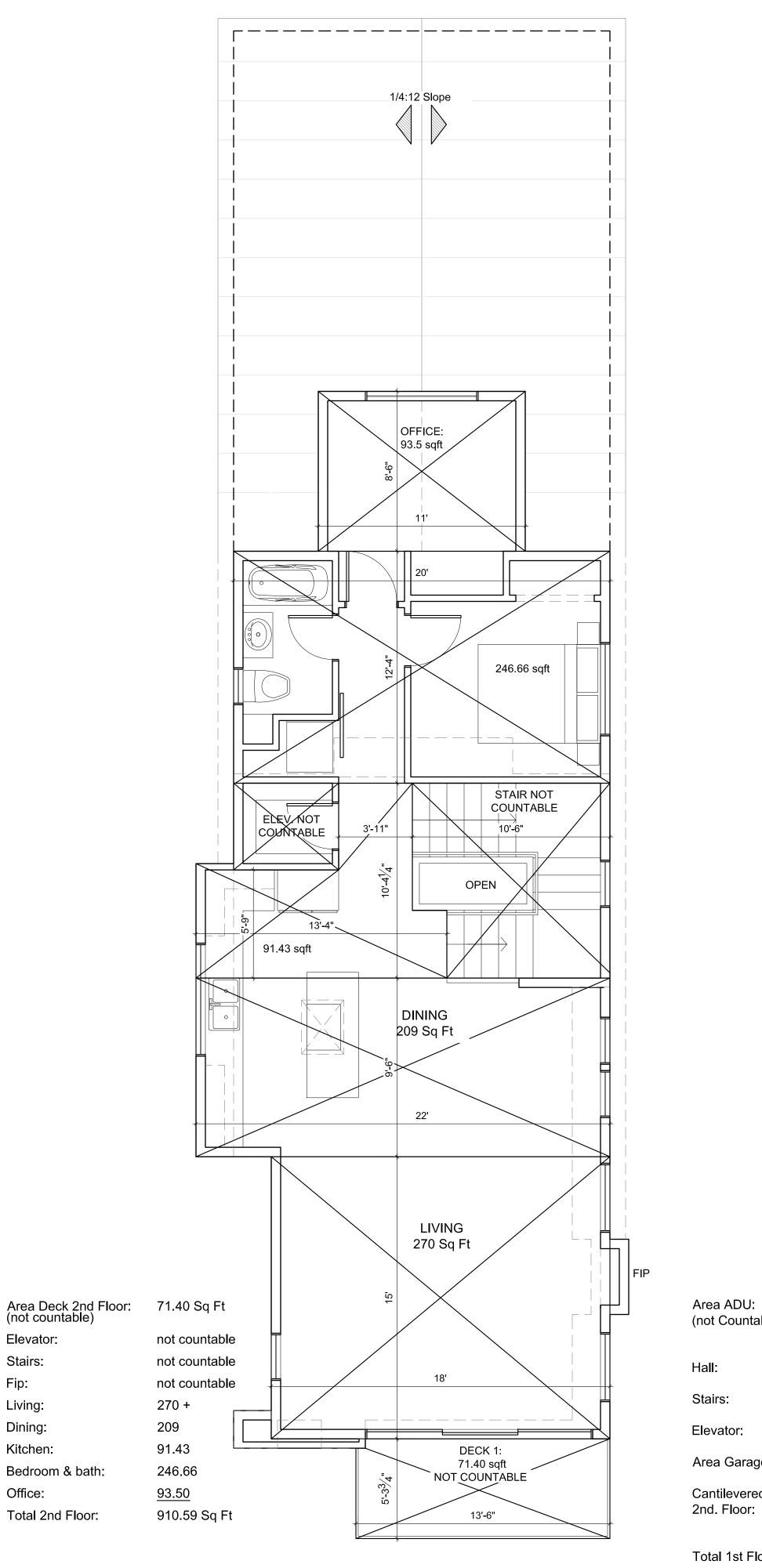
<u>4.87</u>

478.26 Sq Ft







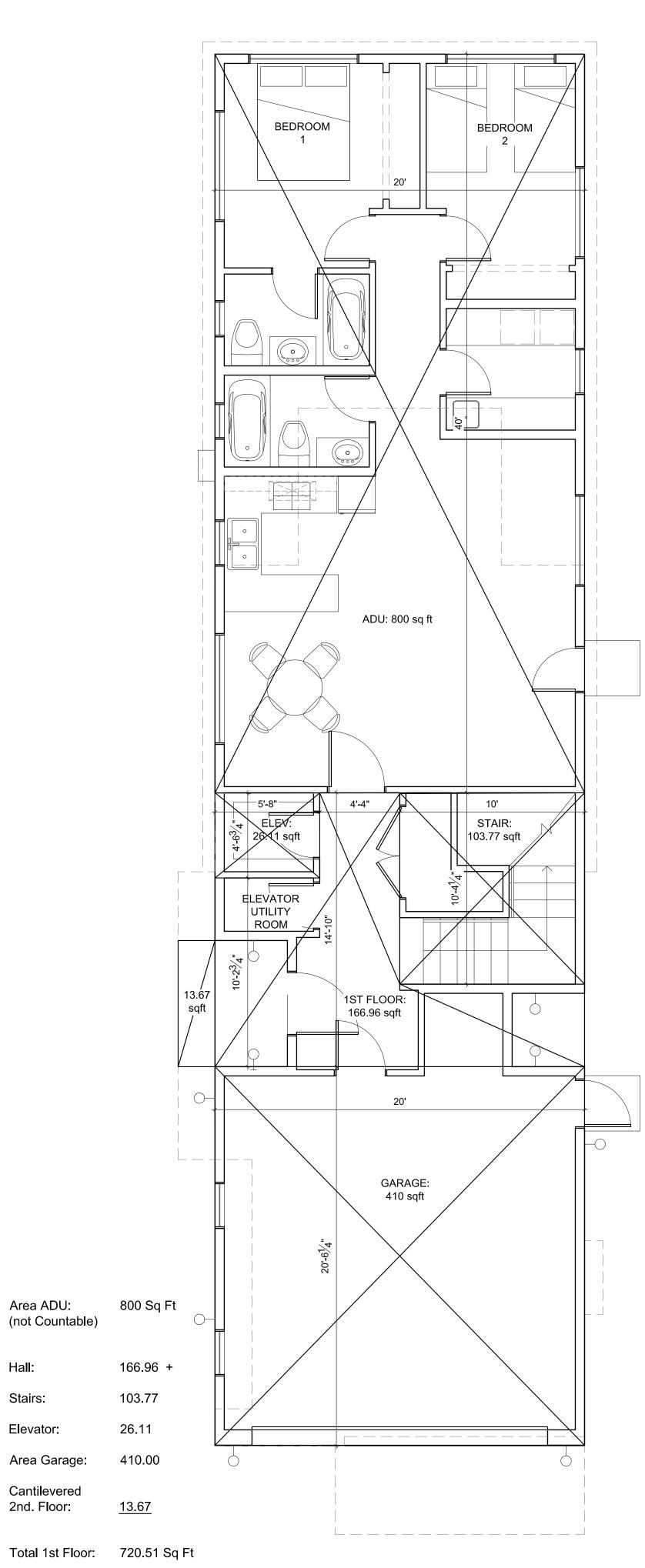




Stairs

Elevator:

2nd. Floor:



FIRST FLOOR PLAN

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



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Square Footage Calculation

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ELEVATION NOTES & KEYNOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
03 02	SLAB ON GRADE
06 00	WOOD
06 01	NEW 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE REPORTED INSULATION.
06 02	2X4 (@ 16" O.C. WOODEN STUD) WALLS WITH R15 INSULATION.
07 00	THERMAL & MOISTURE PROTECTION
07 01	GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
	7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
08 00	OPENINGS
	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS. 1 HOUR FYRE-TEC FIRE RATED WINDOWS, OPTIMUM FIRE RATED WINDOWS
09 00	FINISHES
09 01	HARDIE FIBER CEMENT 4X8 PANELS, BENJAMIN MOORE WHITE DOVE OC-17
09 02	EXTERIOR WALL FINISH- WOOD SIDING
	9.1 FOAM TRIM - USE INVICTA OR EQUAL SILL/HORIZONTAL BAND: SS-105 WINDOW TRIM: ST1X4. BENJAMIN MOORE TULSA TWIGHLIGHT, 2070-10
26 00	ELECTRICAL

DOOR SCHEDULE

			FRAME	DOOR	DOOR		
MARK	WIDTH	HEIGHT	MATERIAL	MATERIAL	FINISH	QTY	COMMENTS
001	3' - 8"	6' - 10"	ALUM	ALUM	PTD	1	EXTERIOR DOOR
002	2' - 10"	6' - 10"	WD	WD	PTD	7	
003	2' - 7"	6' - 10"	WD	WD	PTD	6	
004	16' - 0"	6' - 5"	WD	WD	PTD	1	
005	2' - 7"	6' - 10"	WD	WD	PTD	3	
006	3' - 3"	6' - 10"	WD	WD	PTD	1	POCKET DOOR
007	2' - 2"	6' - 10"	WD	WD	PTD	1	
800	2' - 8"	6' - 10"	ALUM	ALUM	PTD	2	EXTERIOR DOOR
009	4' - 8"	6' - 10"	WD	WD	PTD	1	DOUBLE DOOR

WINDOW SCHEDULE

		I		
NO.	WIDTH	HEIGHT	QTY	COMMENTS
1	2' - 6"	3' - 6"	4	
2	6' - 0"	3' - 6"	7	
3	2' - 0"	2' - 0"	6	
4	12' - 0"	6' - 8"	1	SLIDING DOOR
5	2' - 0"	3' - 6"	1	
6	5' - 0"	4' - 0'	3	
7	8' - 0"	6' - 8"	1	SLIDING DOOR
8	2' - 6"	6' - 0"	1	
9	2' - 0"	4' - 0"	2	
10	3' - 8"	6' - 8"	3	
11	2' - 6"	2' - 6"	4	
12	2' - 6"	4' - 0"	1	

DOORS AND WINDOWS NOTES

- ALL EXTERIOR DOOR U VALUE MAX. 0.32. 1 HOUR FYRE-TEC FIRE RATED WINDOWS.

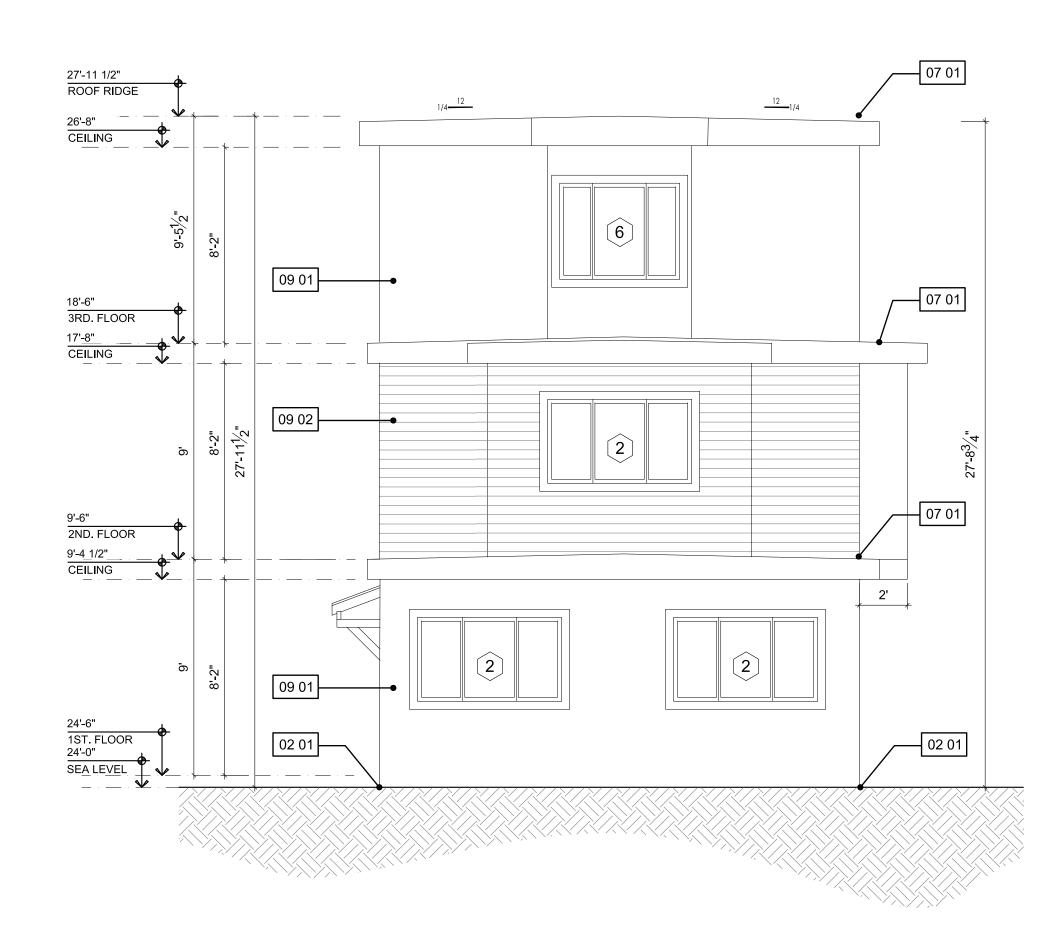
- WINDOWS & DOORS WITH NFRC VALUE OF 0.3 U-FACTOR AND 0.35 SHGC.
 (2) SKYLIGHT WITH NFRC VALUE OF 0.49 U-FACTOR AND 0.27 SHGC
 ALL SIZES TO BE VERIFIED w/ MANUFACTURE. ALL WINDOWS IN BATHROOMS, STAIRS AREA, AND WITH SILL LOCATION LOWER THAN 18"
- A.F.F. TO HAVE SAFETY GLASS. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24".
- THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A
- FULL, CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS. 10. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS
- THAN 8% OF THE FLOOR AREA OF SUCH ROOMS, PER SECTION R303.1.
- 11. NATURAL VENTILATION SHALL BE PROVIDED FOR ALL HABITABLE ROOMS, WITH THE MINIMUM OPENABLE AREA TO THE OUTDOORS OF 4% OF THE FLOOR AREA BEING VENTILATED.
- 12. GLAZING ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
- I) WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. II) WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE
- DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

 13. POCKET DOOR TO THE MASTER CLOSET OPENS FROM THE LEFT SIDE.

ROOF RIDGE 26'-8" CEILING 09 01 07 01 3RD. FLOOR 17'-8" CEILING 09 02 09 01 2ND. FLOOR 9'-4 1/2" CEILING 09 01 1ST. FLOOR



07 01







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5. 4.504.2.4 VERIFICATION.

IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION. .

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS

(CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2

2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING

COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH

STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE

ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT

MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH

GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF

CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC

THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE

OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17,

SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY

WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS

GENERAL NOTES

COMMENCING WITH SECTION 94507.

4. 4.504.2.3 AEROSOL PAINTS AND COATINGS.

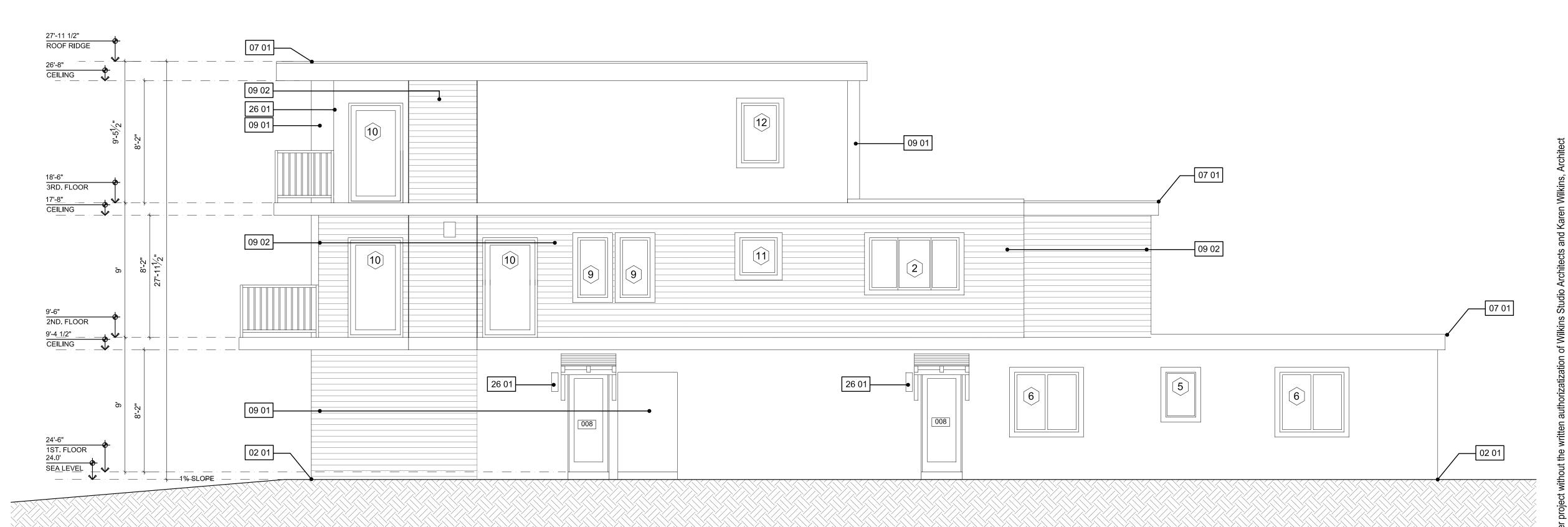
3. 4.504.2.2 PAINT AND COATINGS.

BELOW.

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

> 1.- MANUFACTURER'S PRODUCT SPECIFICATION. 2.- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. TABLE 4.504.1 - ADHESIVE VOC LIMIT 1,2 (LESS WATER AND LESS EXEM PT COMPOUNDS IN GRAMS PER LITER)

ELEVATION NOTES & KEYNOTES See outline specificacions on sheet A0.4 for additional information in eahc category. SYMBOL DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET) 02 00 02 01 FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE 03 00 CONCRETE 03 01 CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS 03 02 SLAB ON GRADE 06 00 WOOD 06 01 06 02 NEW 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION. 2X4 (@ 16" O.C. WOODEN STUD) WALLS WITH R15 INSULATION. 07 00 THERMAL & MOISTURE PROTECTION 07 01 GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL 07 02 5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW 7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER 08 00 8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS. 1 HOUR FYRE-TEC FIRE RATED WINDOWS, OPTIMUM FIRE RATED WINDOWS 09 00 **FINISHES** 09 01 HARDIE FIBER CEMENT 4X8 PANELS, BENJAMIN MOORE WHITE DOVE OC-17 09 02 EXTERIOR WALL FINISH- WOOD SIDING 9.1 FOAM TRIM - USE INVICTA OR EQUAL SILL/HORIZONTAL BAND: SS-105 WINDOW TRIM: ST1X4. BENJAMIN MOORE TULSA TWIGHLIGHT, 2070-10 26 00 26 01 KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK



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

4 EAST ELEVATION

GENERAL NOTES

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY

MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.

2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

3. 4.504.2.2 PAINT AND COATINGS.

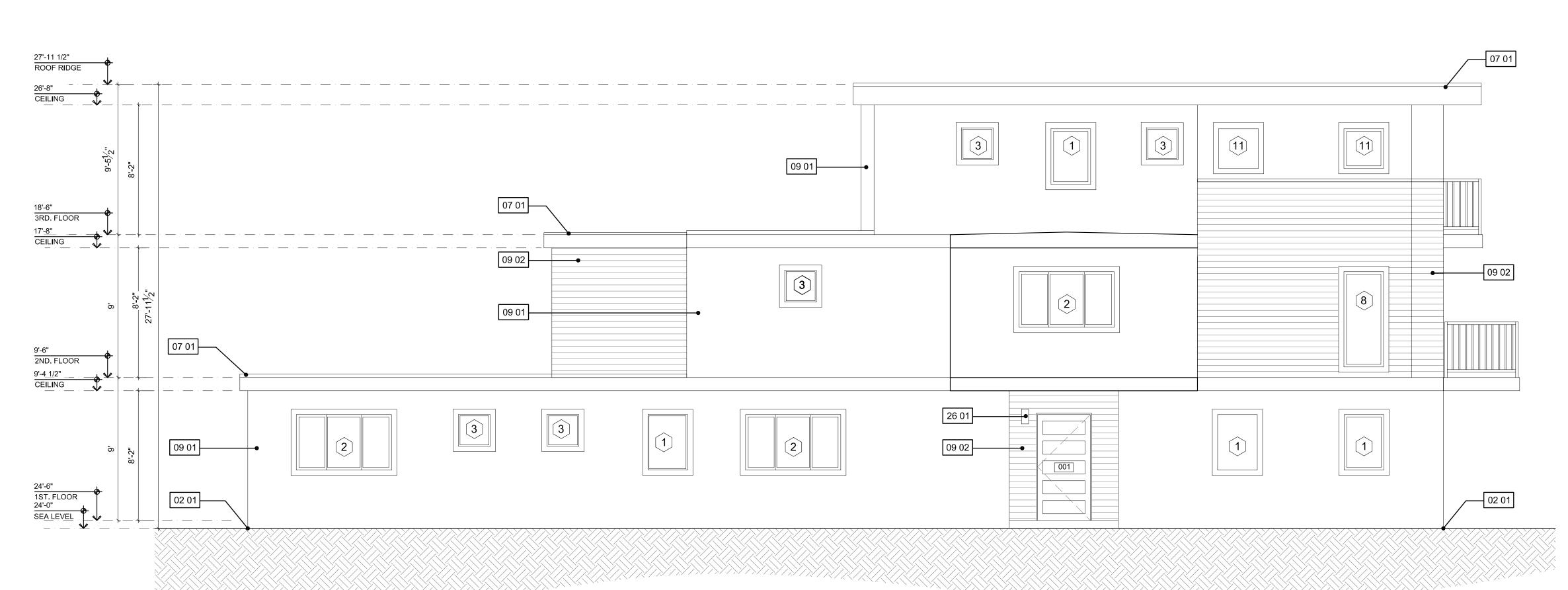
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL

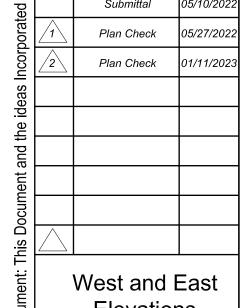
4. 4.504.2.3 AEROSOL PAINTS **AND COATINGS.**

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION. .

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

> 1.- MANUFACTURER'S PRODUCT SPECIFICATION. 2.- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. TABLE 4.504.1 - ADHESIVE VOC LIMIT 1,2 (LESS WATER AND LESS EXEM PT COMPOUNDS IN GRAMS PER LITER)





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Elevations

Scale: As Noted

CECTION NOTES & MEMOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)						
02 00	SITE						
02 01	FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE						
03 00	CONCRETE						
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS						
03 02	SLAB ON GRADE						
06 00	WOOD						
06 01	2X4 (@ 16" O.C. WOODEN STUD) WALLS WITH R15 INSULATION.						
	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.						
	 b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF 						
	THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR						
	OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 6.2 PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER.						
06 02	+42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS WITH METAL STRUCTURE AND WOOD HANDRAIL.						
0002	6.3 HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING						
06 03	NEW 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION.						
07 00	THERMAL & MOISTURE PROTECTION						
	7.1 FOR INTERIOR WALLS R-0 INSULATION						
07 01	FOR EXTERIOR WALLS R-15 INSULATION						
07 02	FOR WALL BETWEEN GARAGE AND LOBBY R-13 INSULATION						
07 03	FOR ROOF CONSIDER R-30 INSULATION						
07 04	GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL						
07 05	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW						
08 00	OPENINGS						
	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS. 1 HOUR FYRE-TEC FIRE RATED WINDOWS						
08 01	WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER. 2'-6"x4'-10"						
08 02	SKYLIGHT 30x20						
09 00	FINISHES						
09 01	HARDIE FIBER CEMENT 4X8 PANELS, BENJAMIN MOORE WHITE DOVE						
09 02	EXTERIOR WALL FINISH- WOOD SIDING						
09 03	FOAM TRIM - USE INVICTA OR EQUAL, SILL/HORIZONTAL BAND: SS-105, WINDOW TRIM: ST1X4, BENJAMIN MOORE TULSA TWIGHLIGHT						

D1-0 CEILING 07 05 MASTER **--|** 06 01 | 09 01 BATH 3RD. FLOOR D1-0 09 02 CEILING 07 01 09 01 KITCHEN 9'-6" 2ND. FLOOR D1-0 9'-4 1/2" CEILING 09 01 09 01 07 01 MECH 24'-6" 1ST. FLOOR 24'-0" SEA LEVEL 02 01

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Description Date

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Plan Check

Sections

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

GENERAL NOTES

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS

SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.

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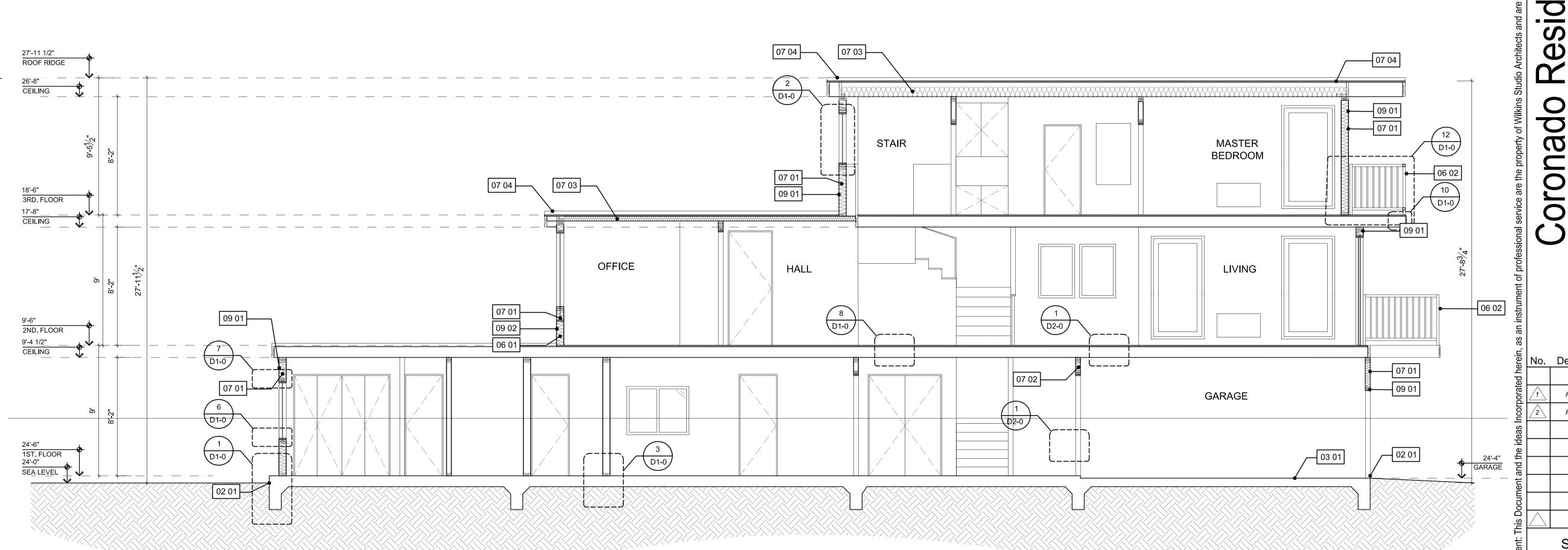
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5. 4.504.2.4 VERIFICATION.

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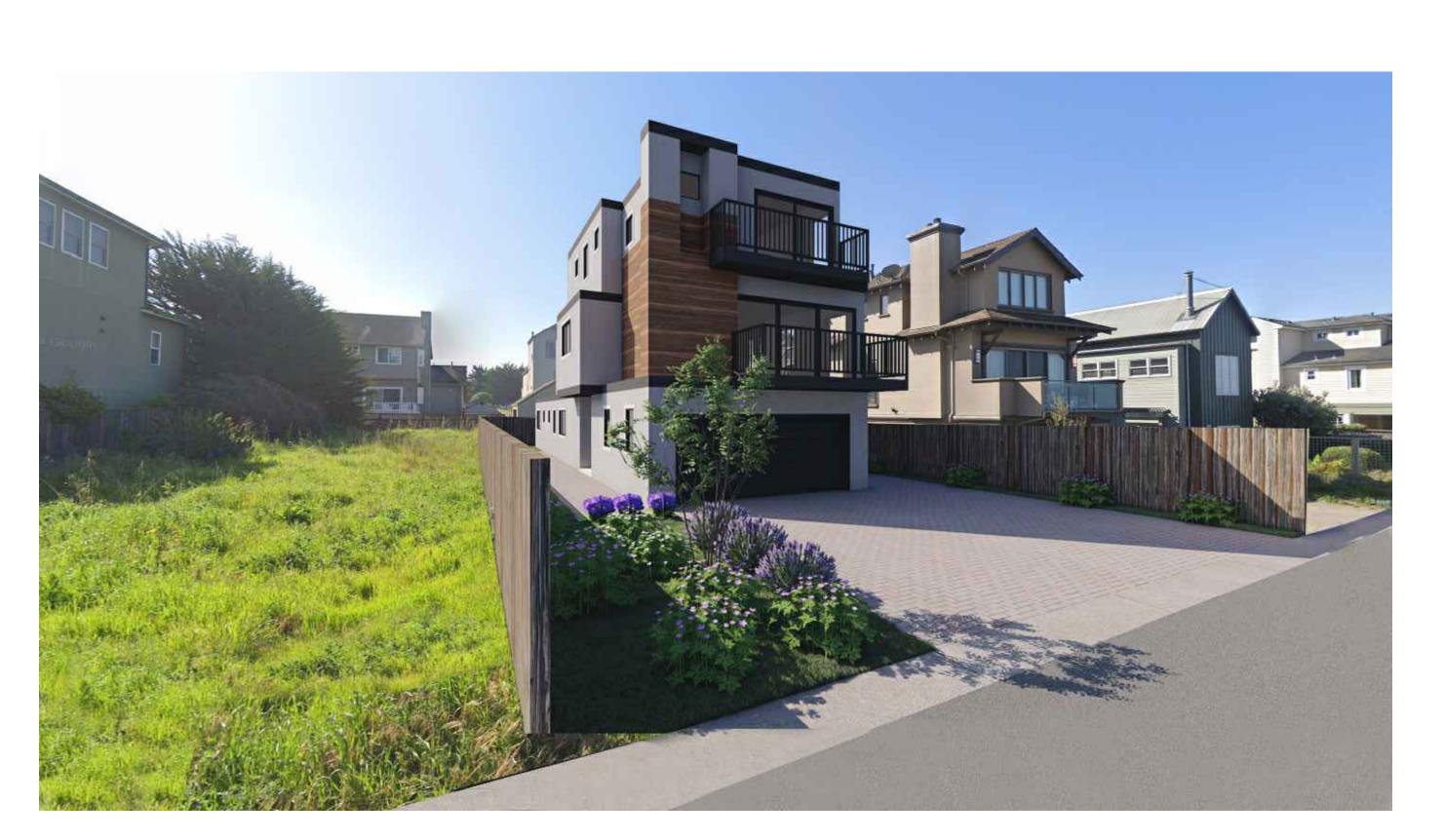
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Renderings

Scale: As Noted
Sheet size: Arch D

RENDERING 1

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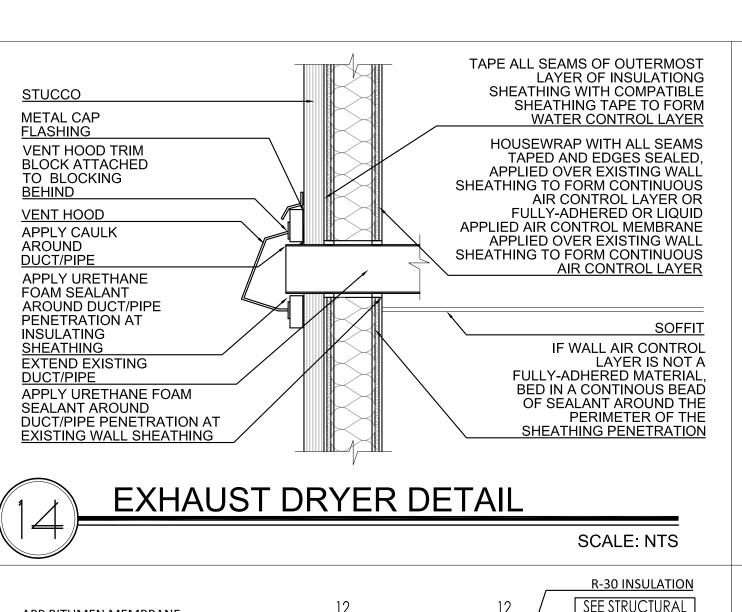
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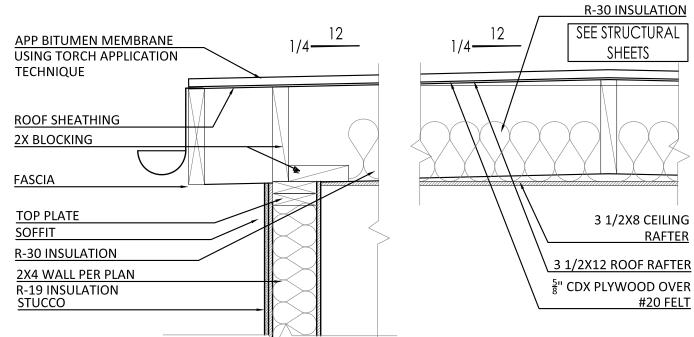
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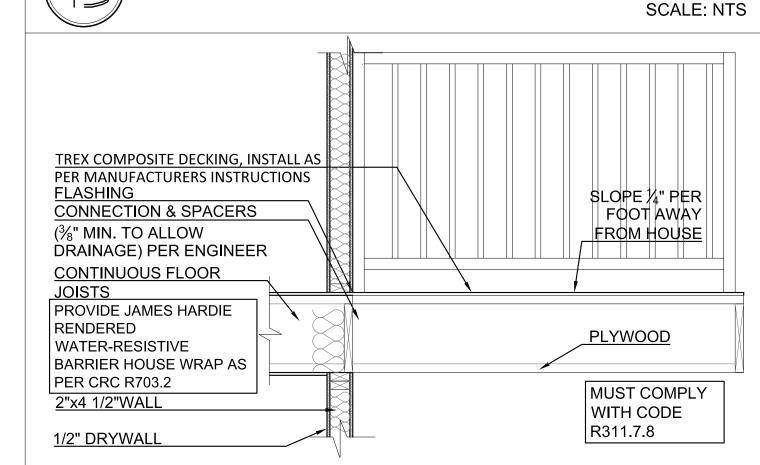
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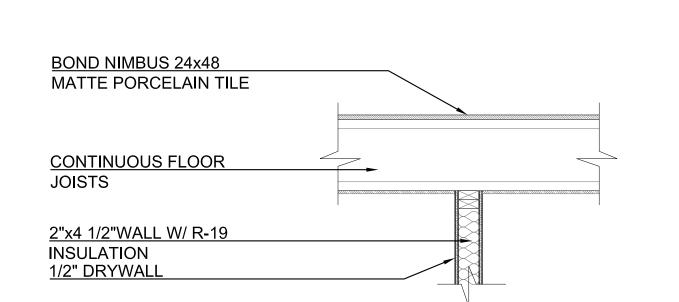




EAVE DETAIL



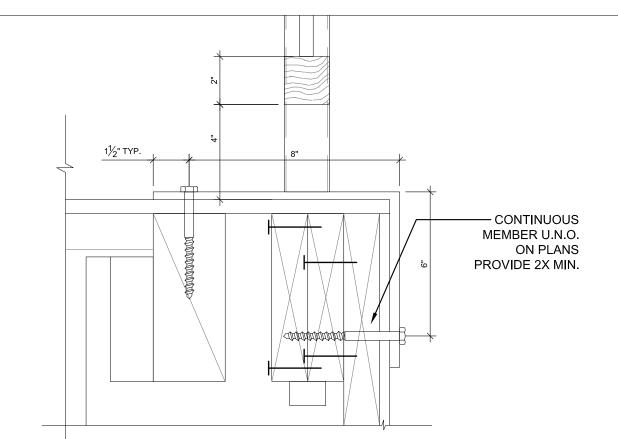
DECK DETAIL



WALL/FLOOR CONNECTION

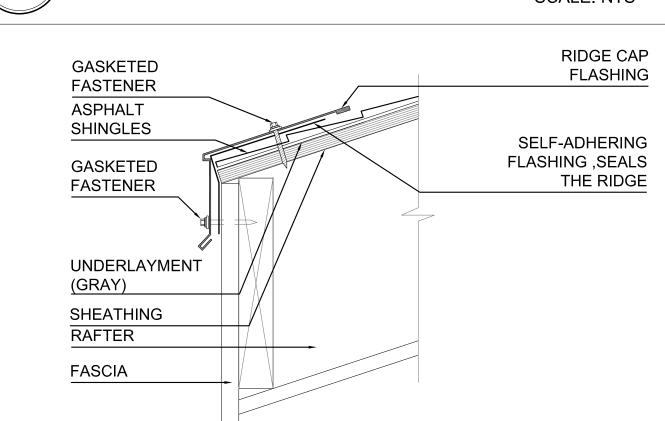
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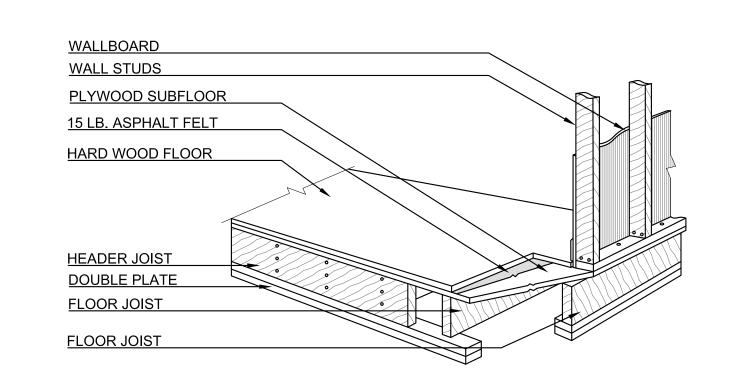
FLOOR / POST CONNECTION

SCALE: NTS



FLASHING DETAIL

SCALE: NTS

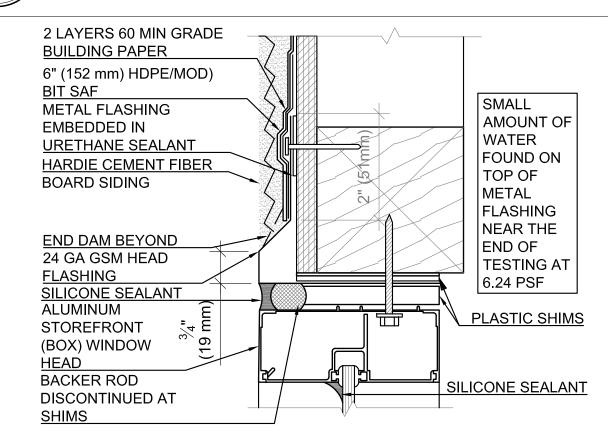


FLOOR ASSAMBLY

WINDOW HEAD

SCALE: NTS

SCALE: NTS



DISCONTINUED AT 24 GA GSM FLASHING PRE DRILLED HOLE **GALVANIZED WEEP** FILLED WITH SILICONE SEALANT METAL EMBEDDED IN <u>URETHANE SEALANT</u> HARDIE CEMENT FIBER LAYERS 60 MIN GRADE **BUILDING PAPER** 6" (152mm) HDPE/MOD BIT SAF

WINDOW SILL

SILICONE SEALANT

STOREFRONT (BOX)

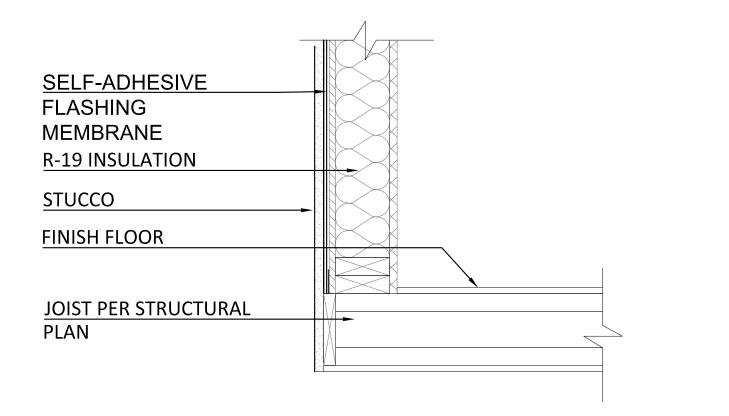
ALUMINUM

WINDOW SIL

BACKER ROD

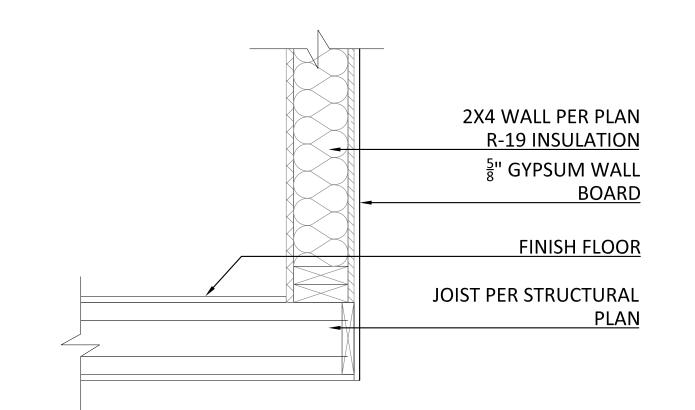
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SILICONE SEALANT



RAFTER/WALL CONNECTION

SCALE: NTS



WALL/RAFTER CONNECTION

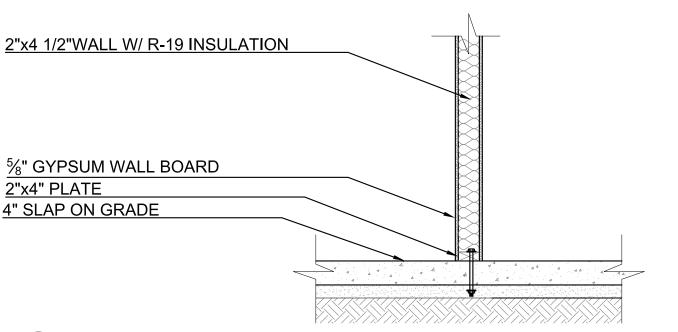
NOTE: SEE ALL HOLD-DOWN

PLAN PER STRUCTURAL

CALCULATION

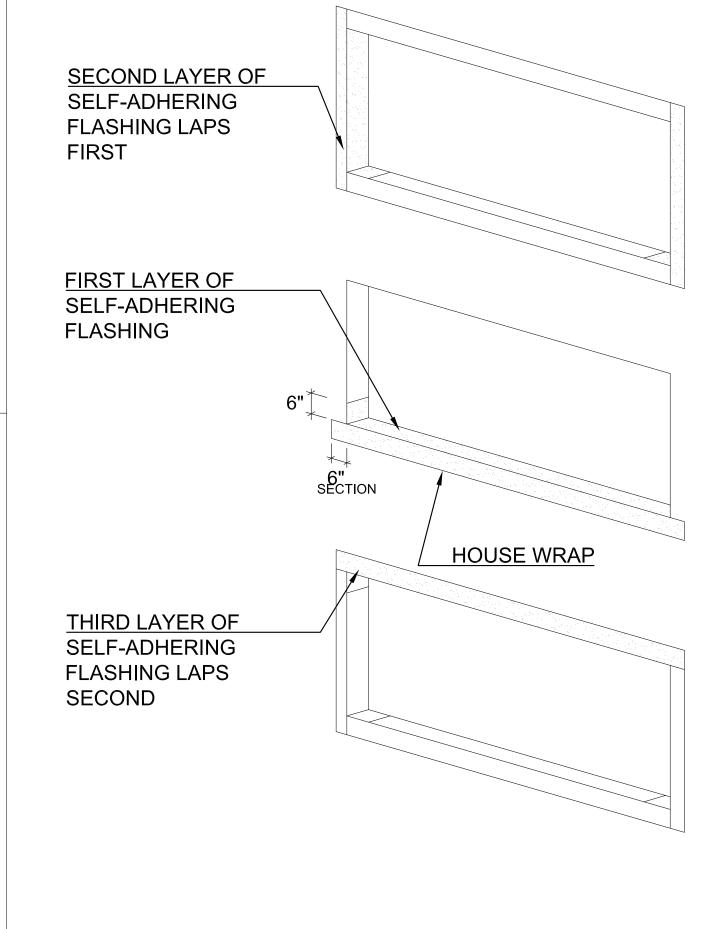
HARDWARE ON FOUNDATION

SCALE: NTS



WALL/FOUNDATION CONNECTION

SCALE: NTS



FOR RECESSED WINDOWS:

USE NON-ADHERED "BIBB" FLASHING

USE UNREINFORCED MEMBRANE TO COVER PINHOLE GAP AT OUTER SILL JAMB INTERSECTION.

JAMB FLASHING MUST LAP OVER SILL FLASHING AND EXTEND 6" ABOVE HEAD

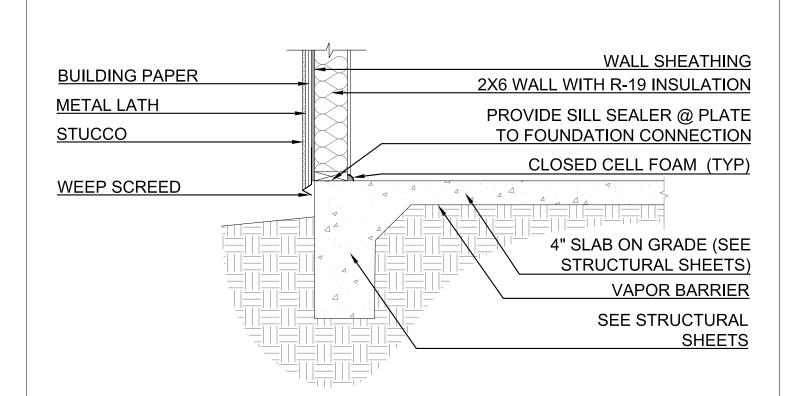
INSTALL WINDOW WITH CONT. SEALANT BEHIND NAILING FLANGE FLASHING MEMBRANE OVER THE HEAD NAILIING FIN COVERING REINFORCEMENT

UNREINFORCED MEMBRANE STRIPS TO COVER THE INSIDE AND **OUTSIDE CORNERS OF THE HEAD RECESS**

INSTALL WINDOW IN SEALANT BED O/ SELF ADHERING FLASHING BY GRACE VYCAR OR EQUAL O/ SHEATHING. TRIM SELF ADHERING FLASHING TO BE LESS THAN PERIMETER WINDOW TRIM. SEE DETAILS FOR ADDITIONAL CAULKING AND FLASHING

WINDOW FLASHING DETAIL

SCALE: NTS



WALL/FOUNDATION CONNECTION

SCALE: NTS

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Description Date

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Plan Check

Wilkins Studio

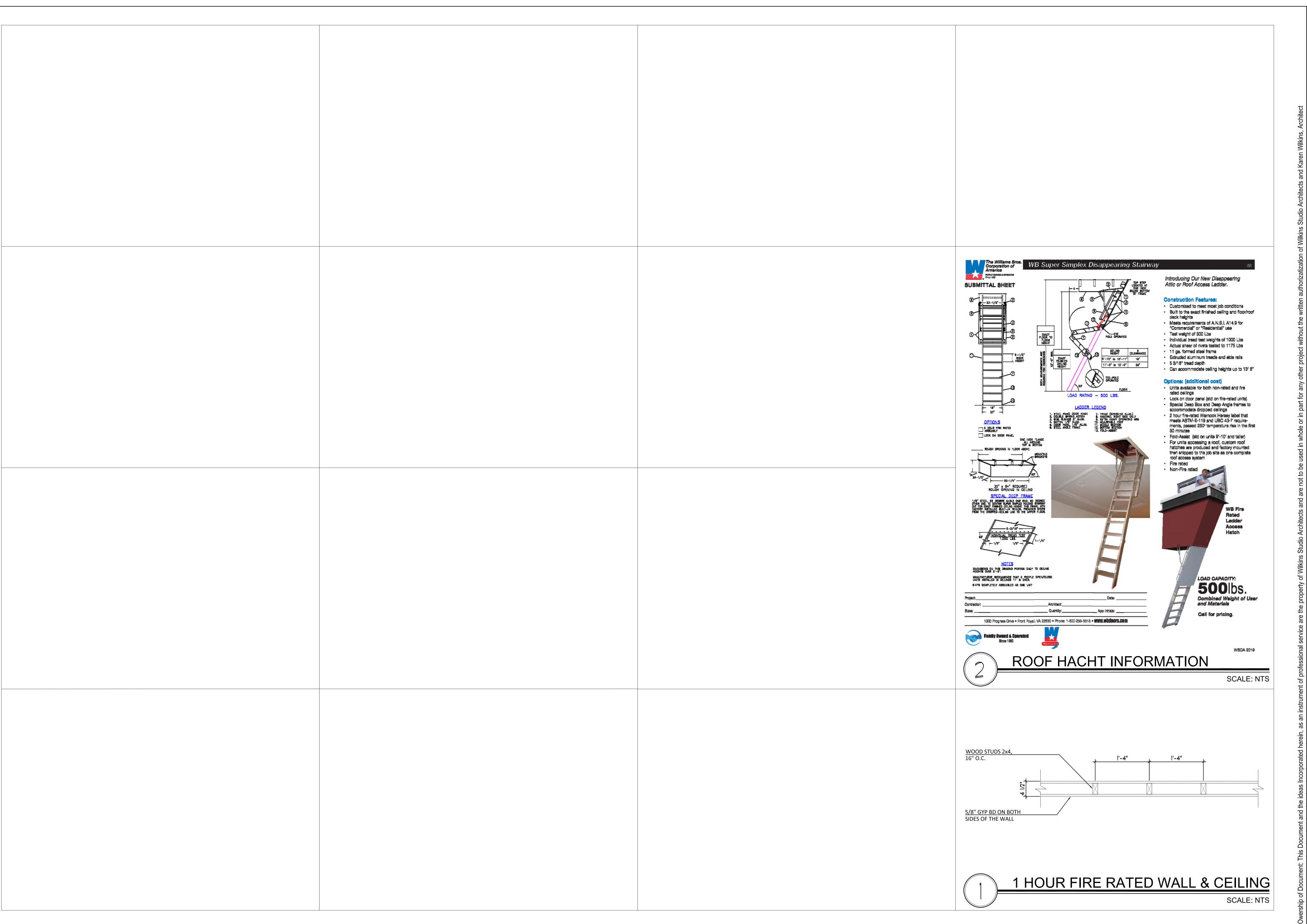
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Details

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Details

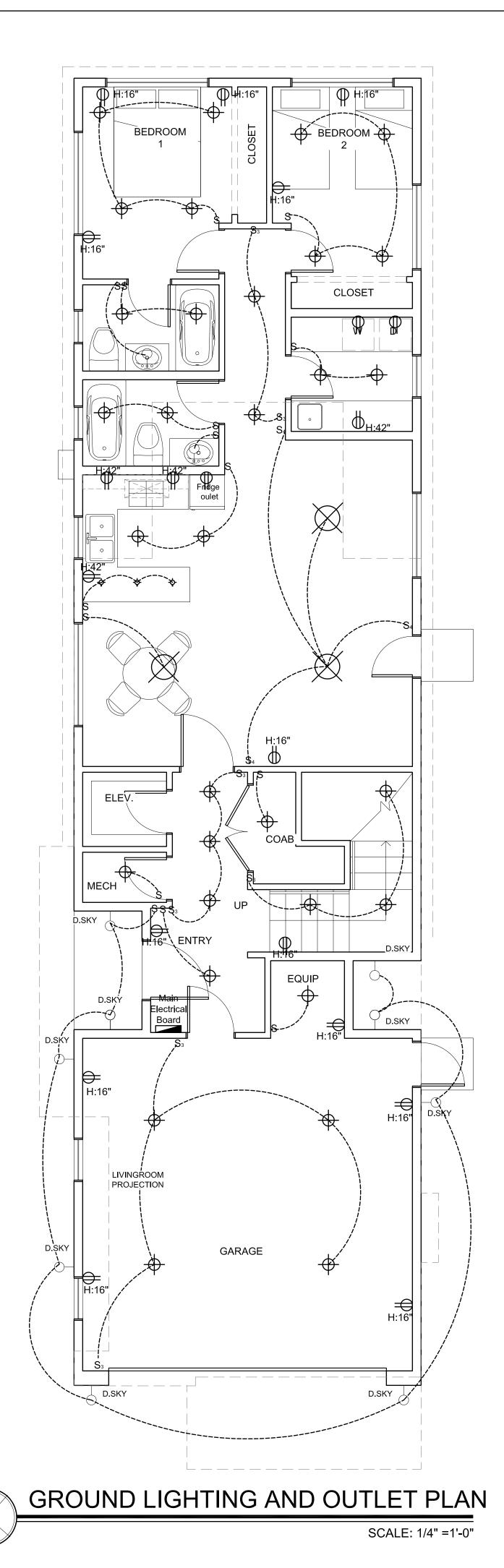
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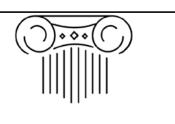
FLECTRICAL NOTES & SYMBOL LEGEND

	ecessarily on this sheet)					
SYMBOL	DESCRIPCION					
	RECESSED LIGHT					
□ _{WP}	WATER-PROOF RECESSED LIGHT					
Ю _{EXT-R1}	EXTERIOR ENTRY LIGHT					
Ю в1	24" INCANDESCENT LIGHT BAR					
-ф- м	CEILING MOUNTED LIGHT					
	KITCHEN ISLAND PENDANT					
- ├ _{P-2}	LIGHT PENDANT					
- ♦ _{P-3}	LIGHT PENDANT					
-Ò _{KL}	KEYLESS LIGHT FIXTURE					
\Rightarrow	DUPLEX OUTLET					
⊕ _{WP}	WEATHER PROOF DUPLEX OUTLET (WP)					
⊖ _{GFI}	GROUND FAULT INTERRUPT DUPLEX OUTLET (GFI)					
=	SWITCHED DUPLEX OUTLET					
CLG. OUTLET FOR GARAGE DOOR OPENER	CEILING MOUNTED DUPLEX OUTLET					
⊕ 220V	220 VOLT OUTLET					
◄ PHONE	TELEPHONE OUTLET					
√ TV	CABLE TV OUTLET					
◀ INTERNET	INTERNET OUTLET					
©	DISPOSAL					
\mathbb{S}_{m}	EXHAUST FAN - MECH VENTED TO EXTERIOR					
\$	SINGLE-POLE SWITCH					
\$3	3 WAY SWITCH					
\$4	4 WAY SWITCH					
DB	DOOR BELL					
\star	CEILING FAN					

GENERAL ELECTRICAL NOTES

- 1. OUTDOOR LIGHTING FIXTURES SHALL BE CONTROLLED BY A MOTION SENSOR W/ AN INTEGRAL PHOTOSENSOR, TYP. ALSO MANUALLY ON/OFF CONTROLLED.
- 2. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY.
- 3. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY
- 4. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINAIRES TWO EXCEPTIONS: FIXTURES INSTALLED IN HALLWAYS OR (CLOSETS UNDER 70 SQUARE FEET)
- 5. ALL NECESSARY REGULATIONS AND GUIDELINES MUST BE CHECKED BEFORE PROCEEDING WITH THE INSTALLATION OR PURCHASE OF





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No. Description Date Plan Check Plan Check

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Ground Lighting and Oulet Plan

> Scale: As Noted Sheet size: Arch D

MECHANICAL NOTES & KEYNOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)					
06 00	WOOD					
06 01	SOFFIT FOR RANGE HOOD AND DRYER EXHAUST VENT.					
07 00	THERMAL & MOISTURE PROTECTION					
	IAQ CFM WITH AIRFLOW OF 70 CFM AND POWER CONSUMPTION <= 0.25 WATTS/CFM.					
07 05	PANASONIC MINI-SPLIT CONDITIONING SYSTEM. SEE DETAIL 1 / M1-0 SHEET					
07 06	AIR CONDITIONING AND HEATING NEW DUCTLESS					
	7.1 USING VARIABLE CAPACITY HEAT PUMP CREDIT					
	7.2 SINCE WE ARE TAKING THE VARIABLE CAPACITY HEAT PUMP CREDIT FOR THE DUCTLESS MINI-SPLIT, THE BELOW CONDITIONS NEED TO BE MET:					
	-MASTER BEDROOM, BEDROOM-1, BEDROOM-2, LIVING ROOM REQUIRE AN INDOOR HEAD.					
	-LIVING ROOM REQUIRES A PERMANENTLY INSTALLED WALL MOUNTED THERMOSTAT (SINCE THEY ARE ABOVE 150 SF EACH)					
	7.3 THE MINI SPLIT SYSTEMS NEEDS TO BE IN CONDITIONED SPACE					
	7.4 REFRIGERANT CHARGE HERS VERIFICATION.					
	7.5 HYDRONIC RADIANT HEATING					
09 00	FINISHES					
09 01	DRYER EXHAUST SOFFIT					
15 00	MECHANICAL					
15 01	EXHAUST FAN FOR BATHROOMS					
15 02	VENT-A-HOOD PROFESSIONAL SERIES PRH9130WH UNDER CABINET RANGE HOOD WITH INLINE BLOWER & 2-LEVEL HALOGEN LIGHTING: 30 INCH WHITE/300 CFM BLOWER OR EQUAL					

15 03

DRYER EXHAUST

OUTDOOR DUCTLESS UNIT SCHEDULE								
NAME MARK	MANUFACTURER/ MODEL	NOMINAL COOLING (BTU/H)	NOMINAL HEATING (BTU/H)	SEER	EER	MCA(A)	MOCP(A)	VOLT/ PHASE / HZ
ODU	PANASONIC 12,000 BTU E MINI SPLIT W/ HEAD PUMP. MODEL E12RKUA		62,600	14.5	8.0	25.0	30.0	240 V/ 1PH / 50

	INDOOR DUCTLESS UNIT SCHEDULE						
NAME MARK	ODU	MANUFACTURER/ MODEL	NOMINAL COOLING (BTU/H)	NOMINAL HEATING (BTU/H)			
IDU - 1	ODU	PANASONIC MODEL E12RKUA	12,000	13,600			
IDU - 2	ODU	PANASONIC MODEL E12RKUA	6,000	8,700			

MANDATORY (CBEES 150.0(O), ASHRAE STANDARD 62.2):

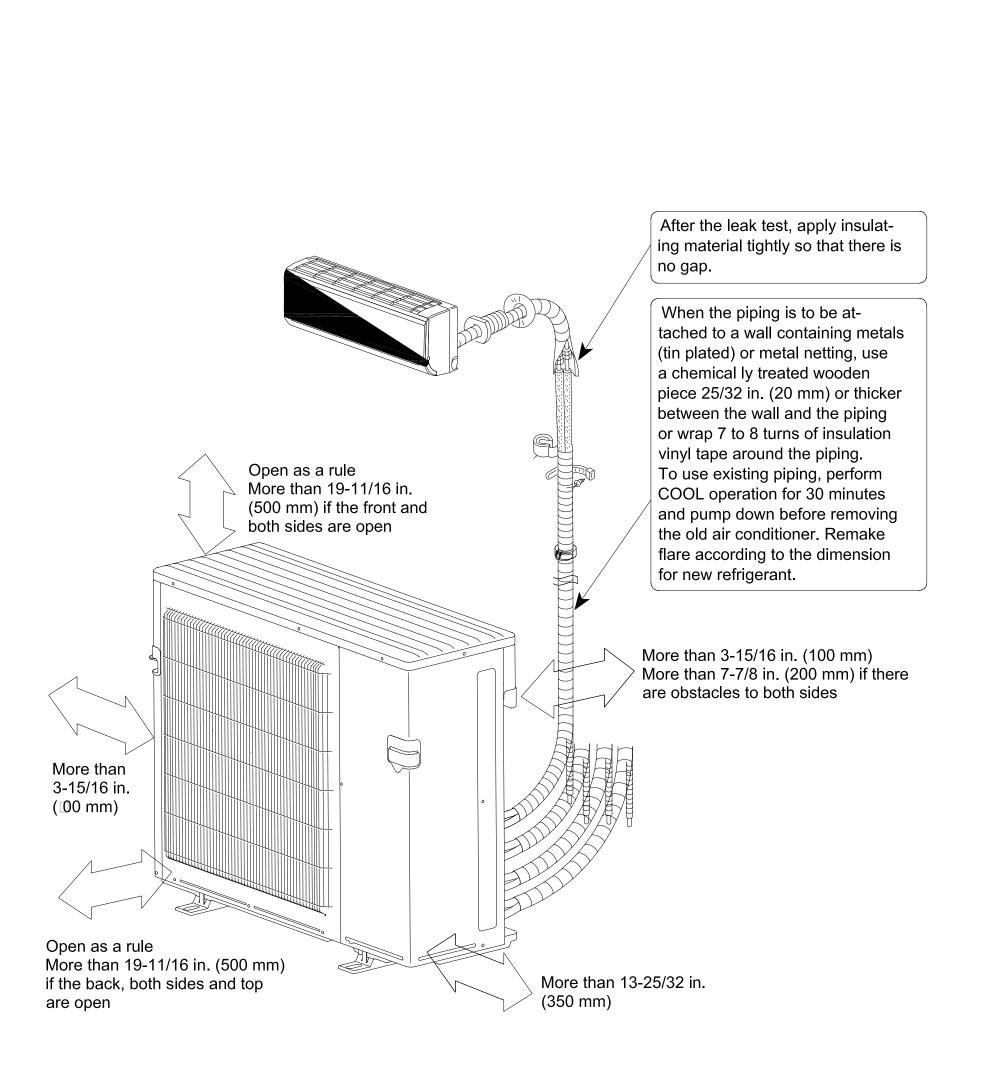
A MECHANICAL EXHAUST VILATION SYSTEM, SUPPLY VILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.

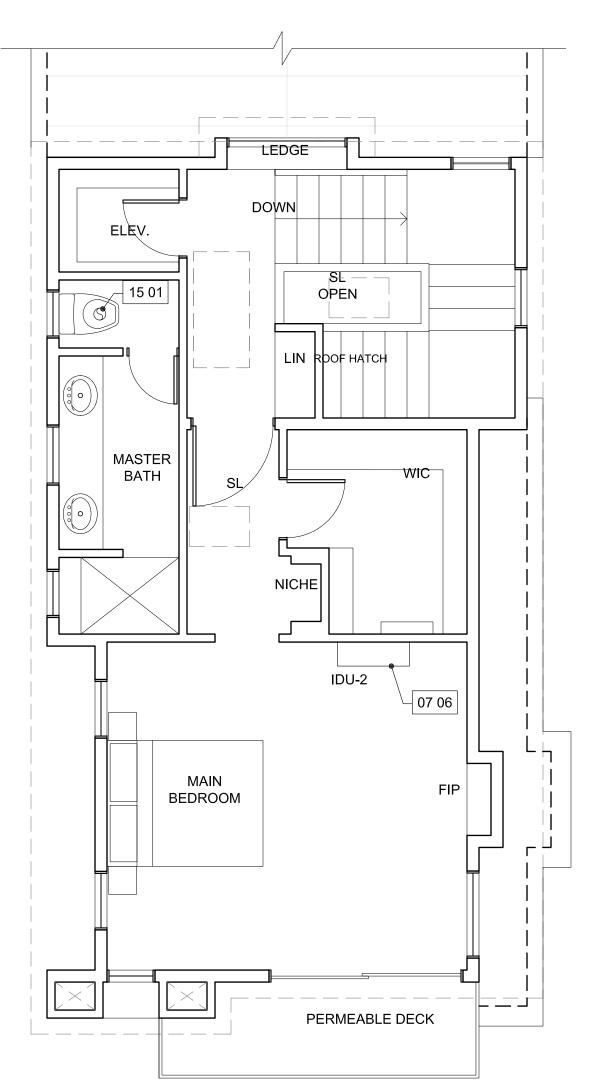
HERS VERIFICATION REQUIRED TO CONFIRM WHOLE-BUILDING VILATION AIRFLOW. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE

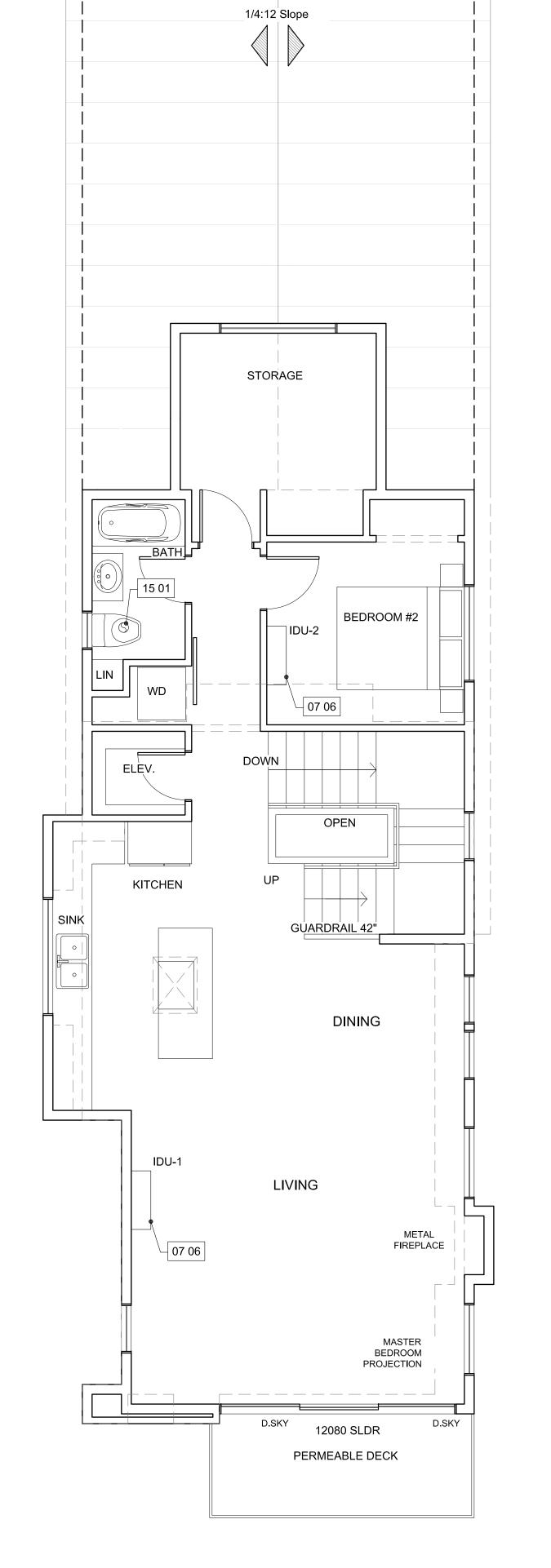
STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.

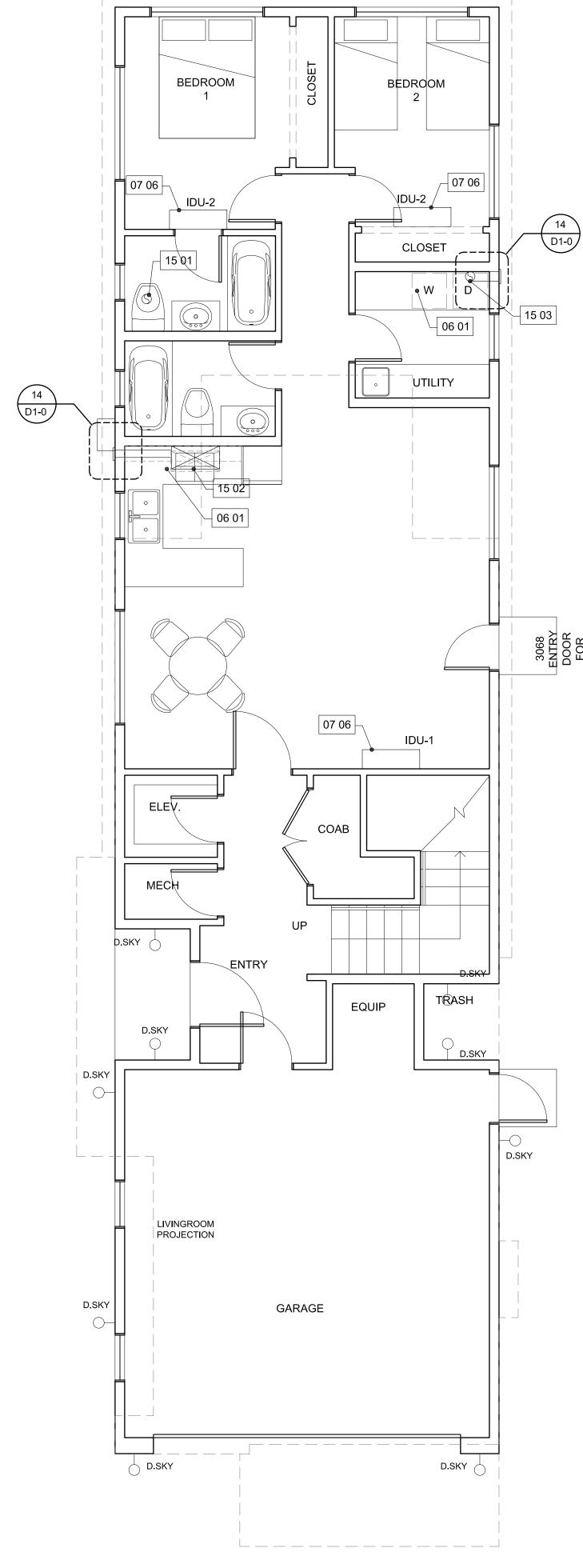
VENTILATION SCHEDULE

MARK / TYPE	EF / EXHAUST FAN			
SERVE	BATHROOM & LAUNDRY			
CFM	50 CFM			
VOLT/PH/HZ/WATTS	120/1/60			
MANUFACTURER	PANASONIC WHISPER VALUE DC			
MODEL NO.	FV-0510VS1			











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Wilkins Studio

Architects San Francisco CA (415)273-9054

Architect

Owner

Wilkins Studio Architects

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Morro Bay, CA 93442

Paul McGregor 130 Coronado Ave, Half

Moon Bay, CA 94019

(415) 273-9054

Contract: Karen Wilkins, AIA

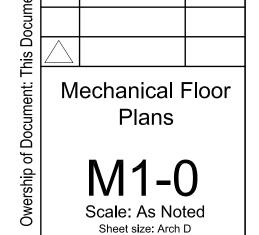


MECHANICAL UPPER FLOOR PLAN

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







Description Date

Plan Check

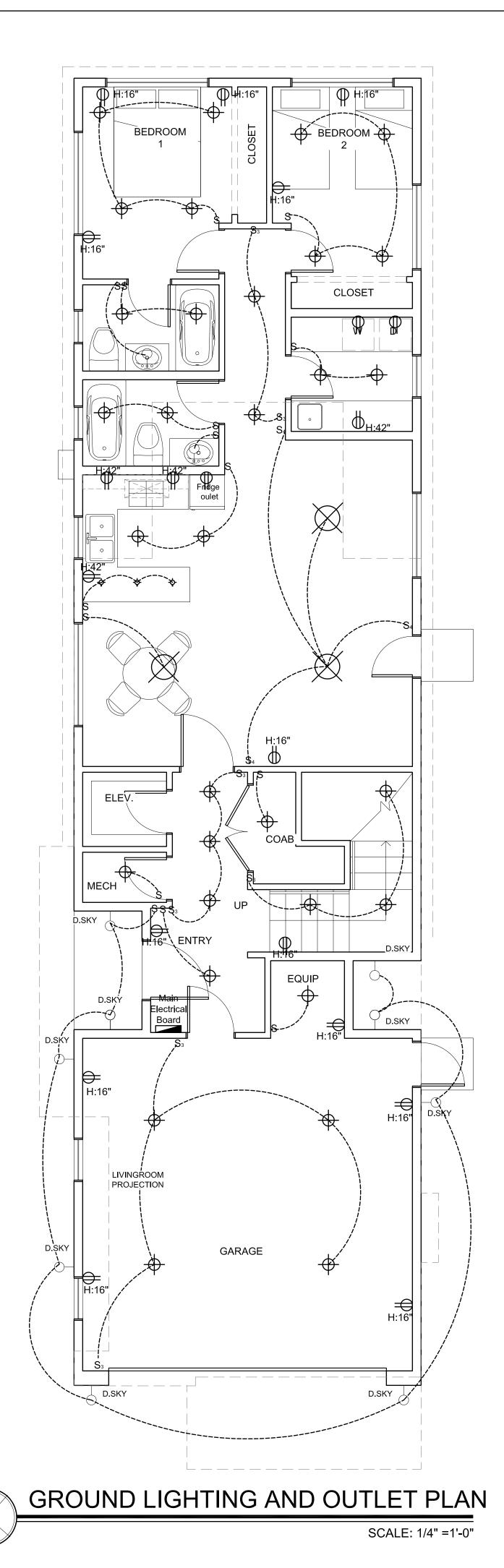
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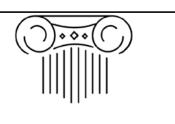
FLECTRICAL NOTES & SYMBOL LEGEND

	ecessarily on this sheet)					
SYMBOL	DESCRIPCION					
	RECESSED LIGHT					
□ _{WP}	WATER-PROOF RECESSED LIGHT					
Ю _{EXT-R1}	EXTERIOR ENTRY LIGHT					
Ю в1	24" INCANDESCENT LIGHT BAR					
-ф- м	CEILING MOUNTED LIGHT					
	KITCHEN ISLAND PENDANT					
- ├ _{P-2}	LIGHT PENDANT					
- ♦ _{P-3}	LIGHT PENDANT					
-Ò _{KL}	KEYLESS LIGHT FIXTURE					
\Rightarrow	DUPLEX OUTLET					
⊕ _{WP}	WEATHER PROOF DUPLEX OUTLET (WP)					
⊖ _{GFI}	GROUND FAULT INTERRUPT DUPLEX OUTLET (GFI)					
=	SWITCHED DUPLEX OUTLET					
CLG. OUTLET FOR GARAGE DOOR OPENER	CEILING MOUNTED DUPLEX OUTLET					
⊕ 220V	220 VOLT OUTLET					
◄ PHONE	TELEPHONE OUTLET					
√ TV	CABLE TV OUTLET					
◀ INTERNET	INTERNET OUTLET					
©	DISPOSAL					
\mathbb{S}_{m}	EXHAUST FAN - MECH VENTED TO EXTERIOR					
\$	SINGLE-POLE SWITCH					
\$3	3 WAY SWITCH					
\$4	4 WAY SWITCH					
DB	DOOR BELL					
\star	CEILING FAN					

GENERAL ELECTRICAL NOTES

- 1. OUTDOOR LIGHTING FIXTURES SHALL BE CONTROLLED BY A MOTION SENSOR W/ AN INTEGRAL PHOTOSENSOR, TYP. ALSO MANUALLY ON/OFF CONTROLLED.
- 2. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY.
- 3. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY
- 4. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINAIRES TWO EXCEPTIONS: FIXTURES INSTALLED IN HALLWAYS OR (CLOSETS UNDER 70 SQUARE FEET)
- 5. ALL NECESSARY REGULATIONS AND GUIDELINES MUST BE CHECKED BEFORE PROCEEDING WITH THE INSTALLATION OR PURCHASE OF





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No. Description Date Plan Check Plan Check

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Ground Lighting and Oulet Plan

> Scale: As Noted Sheet size: Arch D

ELECTRICAL NOTES & SYMBOL LEGEND (not all symbols necessarily on this sheet)

SYMBOL	DESCRIPCION					
	RECESSED LIGHT					
\square_{WP}	WATER-PROOF RECESSED LIGHT					
Ю _{EXT-R1}	EXTERIOR ENTRY LIGHT					
Ю в1	24" INCANDESCENT LIGHT BAR					
-ф- м	CEILING MOUNTED LIGHT					
- ○ - _{P-1}	KITCHEN ISLAND PENDANT					
- ├ _{P-2}	LIGHT PENDANT					
- \(\rightarrow \) P-3	LIGHT PENDANT					
-Ò _K L	KEYLESS LIGHT FIXTURE					
\rightleftharpoons	DUPLEX OUTLET					
\ominus_{WP}	WEATHER PROOF DUPLEX OUTLET (WP)					
⊖ _{GFI}	GROUND FAULT INTERRUPT DUPLEX OUTLET (GFI)					
\ominus	SWITCHED DUPLEX OUTLET					
CLG. OUTLET FOR GARAGE DOOR OPENER	CEILING MOUNTED DUPLEX OUTLET					
€ <u>220V</u>	220 VOLT OUTLET					
▼ PHONE	TELEPHONE OUTLET					
√ TV	CABLE TV OUTLET					
✓ INTERNET	INTERNET OUTLET					
(D)	DISPOSAL					
\mathbb{S}_{M}	EXHAUST FAN - MECH VENTED TO EXTERIOR					
\$	SINGLE-POLE SWITCH					
\$3	3 WAY SWITCH					
\$4	4 WAY SWITCH					
DB	DOOR BELL					
\star	CEILING FAN					

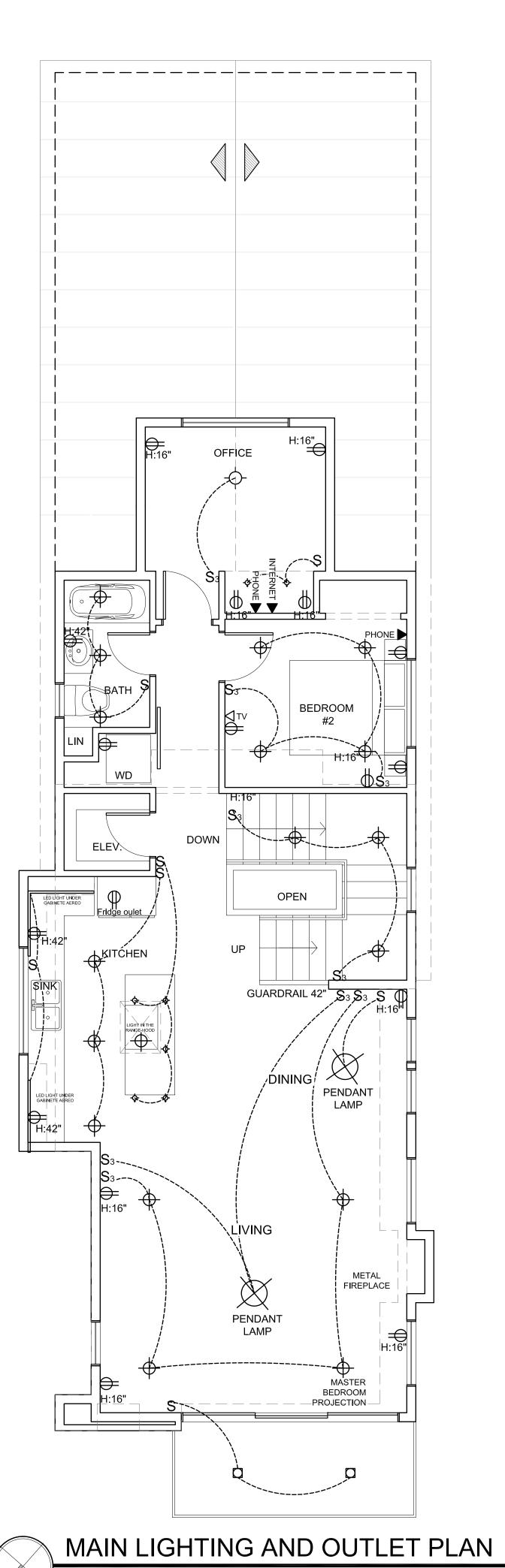
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SCALE: 1/4" =1'-0"



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Plan Check

Main Lighting and Oulet Plan

Scale: As Noted

Sheet size: Arch D

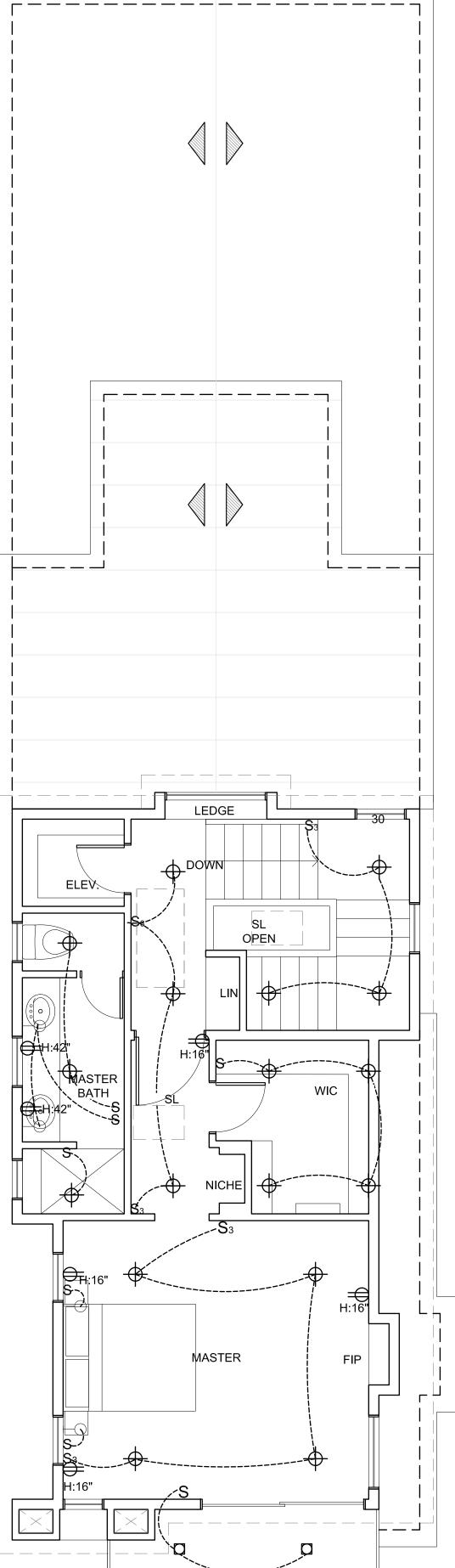
ELECTRICAL NOTES & SYMBOL LEGEND

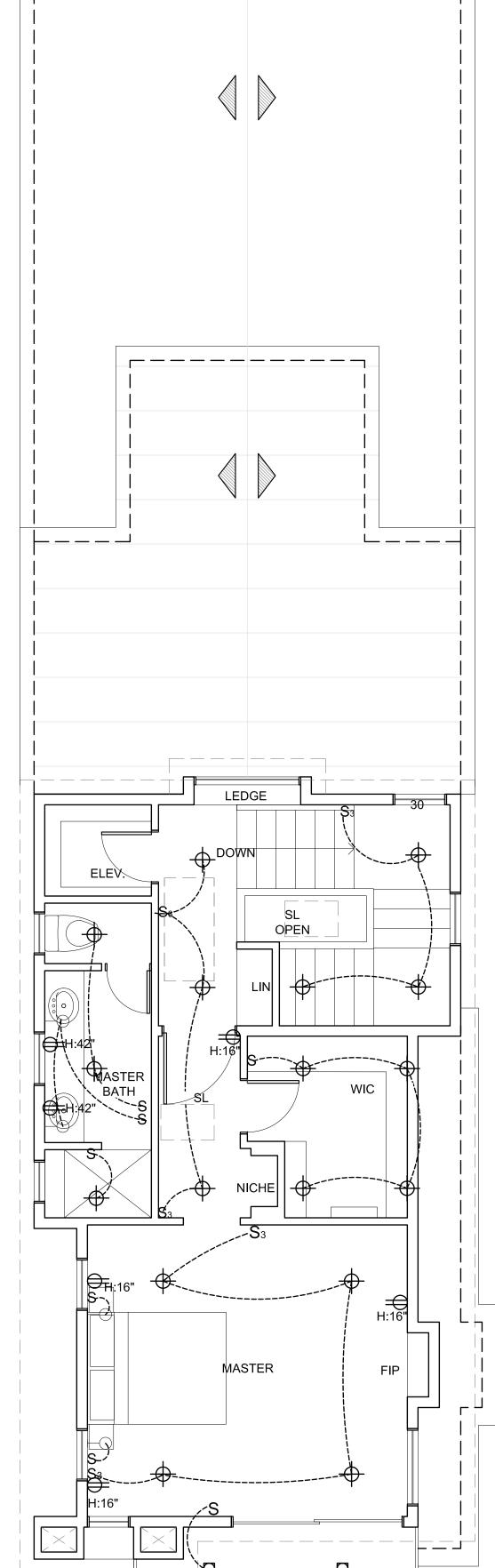
	SAL NOTES & SYMBOL LEGENI necessarily on this sheet)
SYMBOL	DESCRIPCION
	RECESSED LIGHT
\square_{WP}	WATER-PROOF RECESSED LIGHT
⊖ _{EXT-R1}	EXTERIOR ENTRY LIGHT
Ю в1	24" INCANDESCENT LIGHT BAR
ф м	CEILING MOUNTED LIGHT
- ○ - _{P-1}	KITCHEN ISLAND PENDANT
- \(\rightarrow \) - P-2	LIGHT PENDANT
- \(\rightarrow \) - _{P-3}	LIGHT PENDANT
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\Leftrightarrow	DUPLEX OUTLET
\ominus_{WP}	WEATHER PROOF DUPLEX OUTLET (WP)
⊖ _{GFI}	GROUND FAULT INTERRUPT DUPLEX OUTLET (GFI)
\ominus	SWITCHED DUPLEX OUTLET
di	
CLG. OUTLET FOR GARAGE DOOR OPENER	CEILING MOUNTED DUPLEX OUTLET
FOR GARAGE	CEILING MOUNTED DUPLEX OUTLET 220 VOLT OUTLET
FOR GARAGE DOOR OPENER	
FOR GARAGE DOOR OPENER 220V	220 VOLT OUTLET
FOR GARAGE DOOR OPENER 220V PHONE	220 VOLT OUTLET TELEPHONE OUTLET
FOR GARAGE DOOR OPENER 220V PHONE TV	220 VOLT OUTLET TELEPHONE OUTLET CABLE TV OUTLET
FOR GARAGE DOOR OPENER 220V PHONE TV INTERNET	220 VOLT OUTLET TELEPHONE OUTLET CABLE TV OUTLET INTERNET OUTLET
FOR GARAGE DOOR OPENER 220V PHONE TV INTERNET	220 VOLT OUTLET TELEPHONE OUTLET CABLE TV OUTLET INTERNET OUTLET DISPOSAL
FOR GARAGE DOOR OPENER 220V PHONE TV INTERNET D M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	220 VOLT OUTLET TELEPHONE OUTLET CABLE TV OUTLET INTERNET OUTLET DISPOSAL EXHAUST FAN - MECH VENTED TO EXTERIOR
FOR GARAGE DOOR OPENER \$\begin{align*} 220V & \PHONE \ \TV & INTERNET \D \S\M \$	220 VOLT OUTLET TELEPHONE OUTLET CABLE TV OUTLET INTERNET OUTLET DISPOSAL EXHAUST FAN - MECH VENTED TO EXTERIOR SINGLE-POLE SWITCH
FOR GARAGE DOOR OPENER 220V PHONE TV INTERNET D M \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	220 VOLT OUTLET TELEPHONE OUTLET CABLE TV OUTLET INTERNET OUTLET DISPOSAL EXHAUST FAN - MECH VENTED TO EXTERIOR SINGLE-POLE SWITCH 3 WAY SWITCH

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Upper Lighting and Oulet Plan

Scale: As Noted

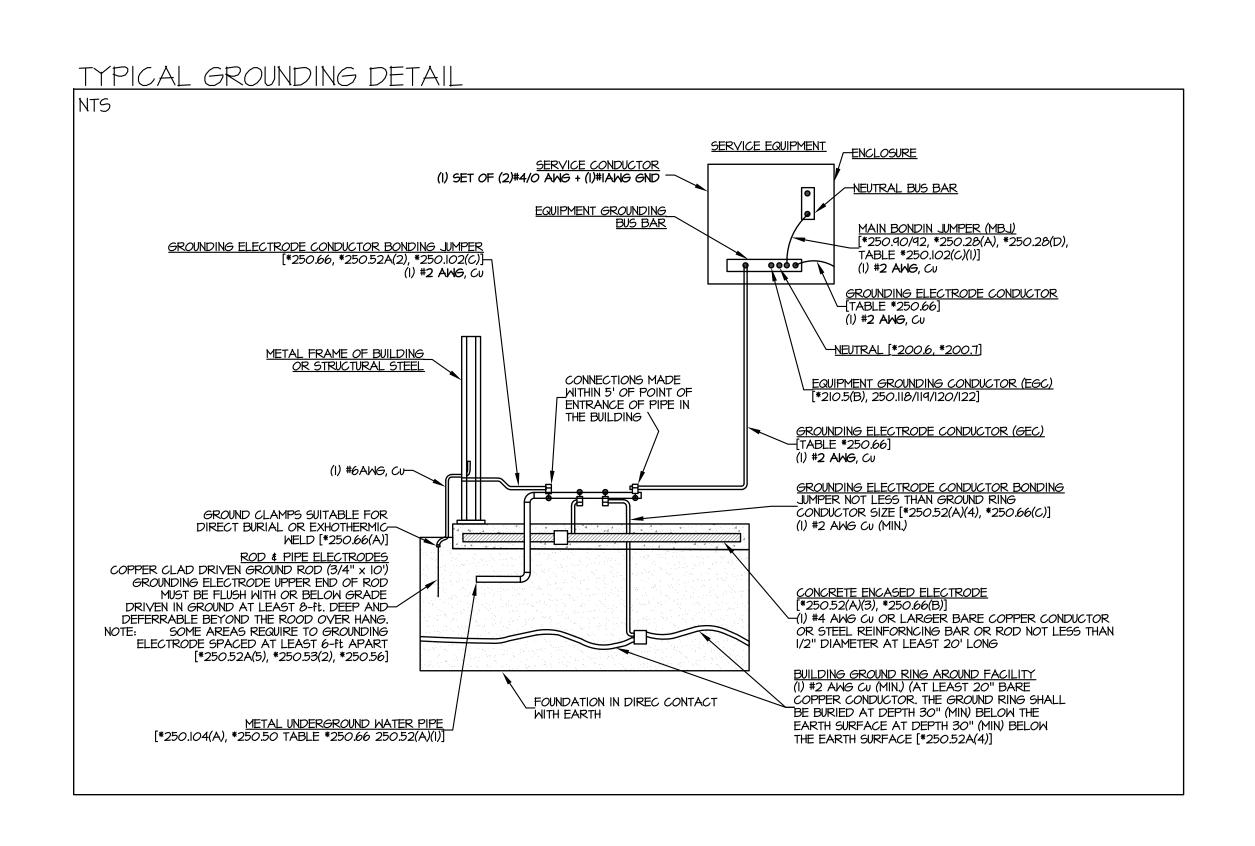
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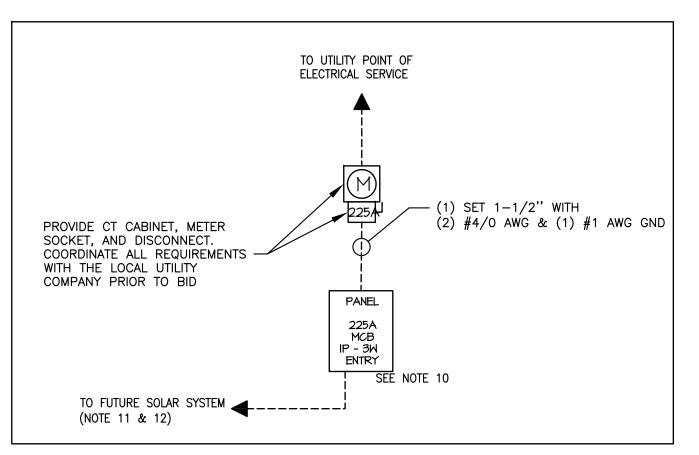
UPPER LIGHTING AND OUTLET PLAN SCALE: 1/4" =1'-0"

- 3) THE INCOMING FEEDER SIZE SHALL BE VERIFIED IN FIELD AS PER THE INCREMENT FOR THE NEW LOAD.
- 4) CONTRACTOR SHALL CHECK BREAKER SIZES AS PER EXISTING PANEL SCHEDULE AND VERIFY IF IS THERE ANY CORRECTION BEFORE CONSTRUCTION.
- 5) AS PER NEC 210.8 GFCI RECEPTACLE SHALL BE ON READILY ACCESSIBLE LOCATION. IF NOT CONTRACTOR SHALL PROVIDE GFCI BREAKER IN PANEL.
- 6) THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 A, CEC 110.10(e).
- 7) THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVE SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC", CEC 110.10(e).
- 8) THE SOLAR CIRCUIT BREAKER CAN BE NO MORE THAN 20% OF THE MAIN ELECTRICAL PANEL RATING, AND MUST BE AT LEAST 125% OF SYSTEM OUTPUT

LOAD DEMAND CALCULATION BASED ON NEC 2020

PROPOSED LOAD DEMAND CALCULATION FOR TYPICAL CORONADO RESIDENCE

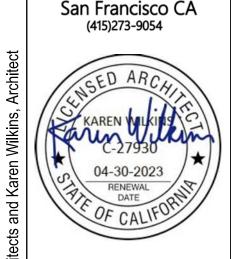




PROPOSED SINGLE-LINE DIAGRAM

- 1. TYPICAL SINGLE-LINE DIAGRAM FOR CORONADO RESIDENCE
- 2. ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT W/LOCAL ELECTRICAL UTILITY COMPANY.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE TYPE OF ELECTRIC SERVICE TO SERVE THIS PROJECT INCLUDING THE LOCATION OF ENERGY RECORDING EQUIPMENT. ALL CHARGES BY THE UTILITY COMPANY TO THE OWNER SHALL BE INCLUDED INTO THE ELECTRICAL CONTRACT. ANY AND ALL DISCREPANCIES BETWEEN THE CONTRACT DESIGN AND THE UTILITY COMPANY'S REQUIREMENTS SHALL BE REPORTED TO THE ENGINEER FOR CLARIFICATION AND NECESSARY ADDENDUMS DURING THE
- 4. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR ELECTRICAL SERVICE ENTRANCE FROM THE MAIN SERVICE TO UTILITY POINT OF ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRICAL SERVICE
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL SWITCHBOARDS WITH THE POWER COMPANY STANDARDS AND REQUIREMENTS PRIOR TO BIDDING. SUBMIT ALL SWITCHBOARDS EQUIPMENT CUT SHEETS TO POWER COMPANY FOR FINAL APPROVAL PRIOR TO ORDERING ANY
- 6. ALL UNDERGROUND SERVICE CONDUITS SHALL BE SEALED TO PREVENT MOISTURE FROM CONTACTING ENERGIZED LIVE PARTS AS PER NEC
- 7. ALL CONDUCTOR SIZES SHOWN ARE BASED ON NEC FOR COOPER WIRE, 75 °C RATED.
- 8. FAULT CURRENT DATA FROM THE UTILITY MUST BE VERIFIED AND THE AIC RATING OF THE EQUIPMENT MUST BE RATED FOR THE FAULT CURRENT THAT IS AVAILABLE.
- 9. CONTRACTOR SHALL VERIFY UPSIZE WIRES BASED ON LOAD AND LENGTH OF RUN.
- 10. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 A, CEC 110.10(e).
- 11. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVE SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE
- 12. THE SOLAR CIRCUIT BREAKER CAN BE NO MORE THAN 20% OF THE MAIN ELECTRICAL PANEL RATING, AND MUST BE AT LEAST 125% OF SYSTEM OUTPUT.





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Description Date Plan Check Plan Check

Proposed Load-Demand Calc, One-line Diagram & Grounding Detail

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Scale: As Noted

PLUMBING NOTES & SYMBOL LEGEND (not all symbols necessarily on this sheet)

ot all symbols r	necessarily on this sheet)
YMBOL	DESCRIPCION
CW	COLD WATER
HW	HOT WATER
HWR	HOT WATER RETURN
VENT	VENT TO ROOF
SWR	SEWER
CO	CLEAN OUT
WCO	WALL CLEAN OUT
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
WC	WATER CLOSET
UR	URINARY
LAV	LAVORATORY
SH	SHOWER
DF	DRINKING FOUNTAIN
TP	TRAP PRIMER
GW	GREASE WASTE BELOW FLOOR
TWH	TANKLESS WATER HEATER
IDW	INDIRECT WASTE
CD	CONDENSATE DRAIN
G	LOW PRESSURE NATURAL GAS
SOV	SHUT-OFF VALVE (BALL TYPE)
GV	GAS SHUT-OFF VALVE
P&T	PRESURE & TEMP, RELIEF VALVE
CV	CHECK VALVE
WHA	WATER HAMMER ARRESTER
HB	HOSE BUBB
PG BOC	PRESSURE GAUCE
POC A/C	POINT OF CONNECTION
B/G	ABOVE CEILING
B/G B/F	BELOW GRADE
BFG	BELOW FLOOR
F	BELOW FINISHED GRADE
г GPF	DEGREES FAHRENHEIT GALLONS PER FLUSH
GPM	GALLONS PER FLUSH GALLONS PER MINUTE
GFIVI	GALLONS PER MINUTE

GALLONS PER HOUR

INVERT ELEVATION

MANUFACTURER

NOT INCLUDED

DISH WASHER

VENT PIPING

TWIST TIMER WALL SWITCH

WASH AND DRYER MACHINE

COLD WATER PIPING NEW

HOT WATER PIPING NEW

MAXIMUM

MINIMUM

QUANTITY

EXISTING NEW MOP WASH

TYPICAL

MFR

NIC

W/D

D.WASHER

25. USE TYPE "B" VENT FOR HOT WATER HEATER AS REQUIRED PER THE PLUMBING CODE SECTION 510.

26. ISOLATE ALL PIPING FROM STRUCTURE W/FELT PADS OR TRISOLATORS. ALL SUSPENDED PIPING TO BE HUNG W/ ADJUSTABLE "J" HANGER AND THREADED ROD DOUBLE NUTTED. USE "J" HANGERS FOR WATER PIPE TO BE FELT LINED. PROVIDE 12" LONG 24 GA. S/M SLEEVE FOR INSULATED PIPES AT HANGERS.

27. PROVIDE GROUT OR SEALANT FOR ALL FIXTURES AT WALL OR FLOOR.

28. ALL SHOWER OR TUB PANS TO BE CONSTRUCTED PER SECTION 411.8 OF THE PLUMBING CODE, AND MAPMO STANDARD IS 4-2019.
29. TEMPERATURE SHALL BE LIMITED TO 110 DEG F FLOOR ALL PUBLIC

LAVATORIES PER TITLE 24 1130.3.

30. UNDERGROUND WATER PIPING WITHIN BUILDING ENVELOPE IS TO BE TYPE "L" COPPER TUBING WITH BRAZER JOINTS AS APPLICABLE, CPC SECTION 609.3 AND 604.2 BRAZED AND WELDED JOINTS TO BE INSTALLED PER CPC SECTION 316.1.7

31. WATER CLOSET BOWS SHALL E OF THE ELONGATED TYPE FOR PUBLIC USE.
32. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHODS SET IN SECTION 609.09 OF THE

33. NOTICE: CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF EXISTING SEWER PRIOR TO BIDDING, NOTIFY ARCHITECT AND ENGINEER IF REQUIRED SEWER FALL IS NOT ADEQUATE.

34. THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS
 MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC
 SECTIONS 408, 409, 410
 35. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH

THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (ES 110.3)

36. ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: ½" PIPE (1/2" INSULATION); ¾" PIPE (1" INSULATION); 1"

(1-½"INSULATION). CPC 609.11 & ES 150.0(J) A)ADDITIONALLY, THE ½" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD-WATERPIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION. ES150.0(J

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	ABBREV	FIX. UNIT VALUE	(TRAP) SAN	VENT	ON SIZE HW	S CW	REMARKS
WATER CLOSET	WC	2	4	2	-	1/2	FLUSH TANK
LAVATORY	LAV	2	1-1/4	1-1/4	1/2	1/2	
SHOWER	SH	2	2	2	1/2	1/2	

SCOPE: THE WORK COVERED BY THIS SECTION INCLUDES ALL LABOR AND MATERIALS, EQUIPMENT, TRANSPORTATION AND OTHER ITEMS NECESSARY FOR AND REASONABLY INCIDENTAL TO THE PROPER AND SATISFACTORY INSTALLATION OF THE PLUMBING SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED, AND THE REMOVAL OF EXISTING EQUIPMENT AS REQUIRED AND OR INDICATED ON THE DRAWINGS, CONTRACTOR TO PROVIDE 5 SETS OF EQUIPMENT AND MATERIAL SUBMITTALS TO ARCHITECT FOR APPROVAL. CONTRACTOR TO REVIEW ALL DOCUMENTS INCLUDING ARCHITECTURAL, MECHANICAL, CIVIL, AND STRUCTURAL PLANS PRIOR TO BOUNDING THE JOB. REPORT ANY DISCREPANCIES OR POSSIBLE CONFLICTS TO THE ARCHITECT, ENGINEER AND OWNER.

2. LAYOUTS SHOWN ARE SCHEMATIC AND DEPICT ROUGH LOCATIONS AND DESIRED RESULTS OF CONSTRUCTION. VERIFY EXACT LOCATIONS OF EXISTING SEWER & WATER LINES ON SITE. VERIFY EXACT LOCATIONS OF EQUIPMENT, ETC WITH EQUIPMENT SUPPLIER, APPLICABLE TRACES & OWNER AS REQUIRED PRIOR TO COMMENCING WORK.

3. ALL WORK SHALL BE DONE IN A WORKMAN-LIKE MANNER, ACCORDING TO STANDARD INDUSTRY PRACTICES AND IN COMPLIANCE WITH APPLICABLE CODES OF THE LOCAL ADMINISTRATIVE ALITHORITY HAVING MURISPICTION.

STANDARD INDUSTRY PRACTICES AND IN COMPLIANCE WITH APPLICABLE CODES OF THE LOCAL ADMINISTRATIVE AUTHORITY HAVING JURISDICTION, AND ALL STATE AND FEDERAL REGULATIONS APPLICABLE TO THIS PROJECT CONTRACTOR TO VERIFY LOCATION AND PROVIDE VISUAL INSPECTION OF EXISTING SWR AND REPORT TO OWNER OR ARCHITECT. VERIFY POINT OF CONNECTION OF ALL UTILITIES PRIOR TO COMMENCING WORK.

 COORDINATE ALL INSTALLATIONS WITH OTHER TRADES.
 PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR AT LEAST 3" ABOVE ANY AIR INTAKE INTO BUILDING, NOR LESS THAN 3" IN EVERY DIRECTION FROM ANY LOT LINE PER SECTION 905.0 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR. TERMINATE VENTS FOR GAS FIRED APPLIANCES PER SECTION 510.6 OF THE

PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR.

7. STUDS, PLATES, AND REQUIRED BLOCKING BORED OR CUT 25% OR MORE SHALL BE REINFORCED WITH 1/8"x1/2"x18" STRUCTURAL STEEL STRAP EACH

SIDE OF MEMBER.

8. ALL FIXTURES AND OPERATING CONTROLS SHALL BE CALIFORNIA ENERGY COMMISSION (CEC) APPROVED.

ALL EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED FILL MATERIAL
AND COMPACTED TO 90% AT BUILDING AND 90% AT SITE AREAS. PROVIDE 6"
OF CLEAN FILL SAND BELOW AND ABOVE ALL UNDERGROUND PIPING. WHEN
4" OR GREATER IN DEPTH, COMPLY WITH OSHA CFR 1926.650.551.652.
 INSULATE HOT AND COLD WATER LINES WITHIN 5" OF HOT WATER TANK WITH
1" PIPE INSULATION, PROVIDE SEISMIC ANCHORAGE TO WATER HEATER. FOR
SYSTEMS WITH RECIRCULATION PUMPS, INSULATE ALL HOT WATER AND

RETURN LINES. PROVIDE VALVE EXTENSIONS FOR INSULATED PIPE PER TITLE 24 ENERGY CODE.

11. ALL MATERIALS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURES INSTALLATION INSTRUCTIONS, LISTED FOR THE INTENDED USE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (L.A.P.M.O.) WITH PLUMBING RESEARCH REPORTS,

12. PROVIDE NON REMOVABLE BACK FLOW PREVENTION DEVICE ON ALL THREADED TYPE CONNECTIONS OF THE WATER SYSTEM. PROVIDE NON REMOVABLE/INTEGRATEDVACUUM BEAKERS AT ALL HOSE BIBS. PROVIDE HOSE BIB IN IN ALL MECHANICAL ROOMS.

13. PLUMBING CONTRACTOR SHALL CONNECT ALL SERVICE EQUIPMENT, AND NECESSARY INDIRECT WASTE LINES TO POINT OF DISPOSAL (2x6 WALLS @ ALL PLUMBING PARTITIONS).

14. PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WCCO OR METAL BACKING TO ADEQUATELY SUPPORT ALL PLUMBING FIXTURES AND EQUIPMENT.
15. PLUMBING CONTRACTOR SHALL INSTALL CONDENSATE DRAINS FOR "HVAC"

15. PLUMBING CONTRACTOR SHALL INSTALL CONDENSATE DRAINS FOR "HVAC" EQUIPMENT, CONDENSATE DRAINS SAHLL BE THE MOST DIRECT ROUTE TO THE DRAIN SYSTEM WITH REQUIRED AIR CAP. ALL DISCHARGE FROM CONDENSATE SHALL BE PER UPC 8.7.2. INSULATE ALL CONDENSATE LINES WITH 3/8" RUBETEX.
16. INSTALL SHUT OFF BALL VALVES AND UNIONS ON ALL EQUIPMENT, HOT AND

16. INSTALL SHUT OFF BALL VALVES AND UNIONS ON ALL EQUIPMENT, HOT AND COLD WATER LINES.
17. CLEANOUTS SHALL BE READLY ACCESSIBLE AND SHALL BE INSTALLED WITH ADEQUATE CLEARANCE FOR EFFECTIVE USE AND WILL NOT BE PLACED IN HIGH TRAFFIC AREAS OR WORK STATION AREAS. PROVIDE CLEANOUTS PER THE PLUMBING CODE SECTION 707 0 EACH 135 DEG OF TURN. CLEANOUTS TO

THE PLUMBING CODE SECTION 707.0 EACH 135 DEG OF TURN. CLEANOUTS TO BE EVERY 100' MAX, BROUGHT TO GRADE.

18. PROVIDE WATER HAMMER ARRESTORS FOR ALL QUICK, ACTING VALVES, AND AT THE END OF LONG WATER PIPING RUNS.

ALL BUILDING WATER DRAINS SHALL SLOPE 1/4" PER FOOT.
 PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAINS AND INFREQUENTLY USES RECEPTACLES PER THE PLUMBING CODE SECTION 1907.
 PLUMBING FIXTURES & PLUMBING FITTINGS SHALL MEET THE FOLLOWING

STANDARDS:

• WATER CLOSET = 1.25 GAL. PER FLUSH MAX.

• URINAL = 0.5 GAL. PER FLUSH MAX.

SHOWER HEAD = 2.0 GPM MAX.
LAVATORY FAUCETS = 1.5 GPM MAX.
METERING FAUCETS = 0.2 G/CYCLE

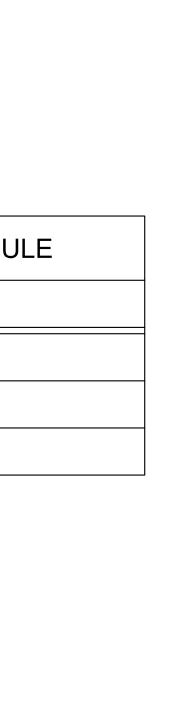
SINK FAUCETS = 1.8 GPM MAX.

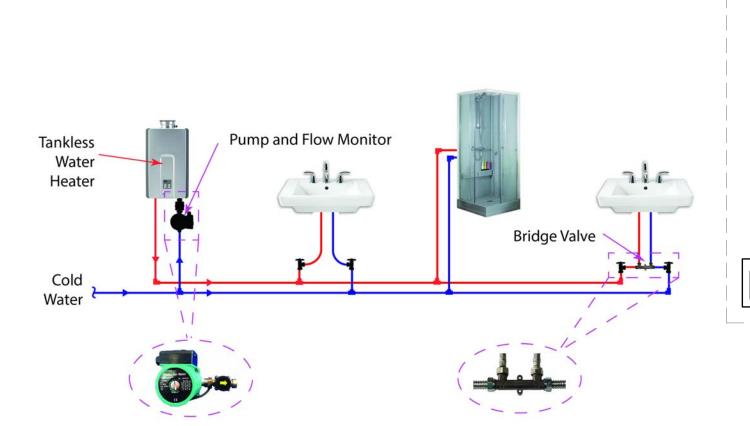
1. SHOWERS SHALL BE PROVIDED WITH A SHOWER CONTROL VALVE OF PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AND

DELIVER MAX OF 120 DEG F. PER PLUMBING CODE SECTION 418.

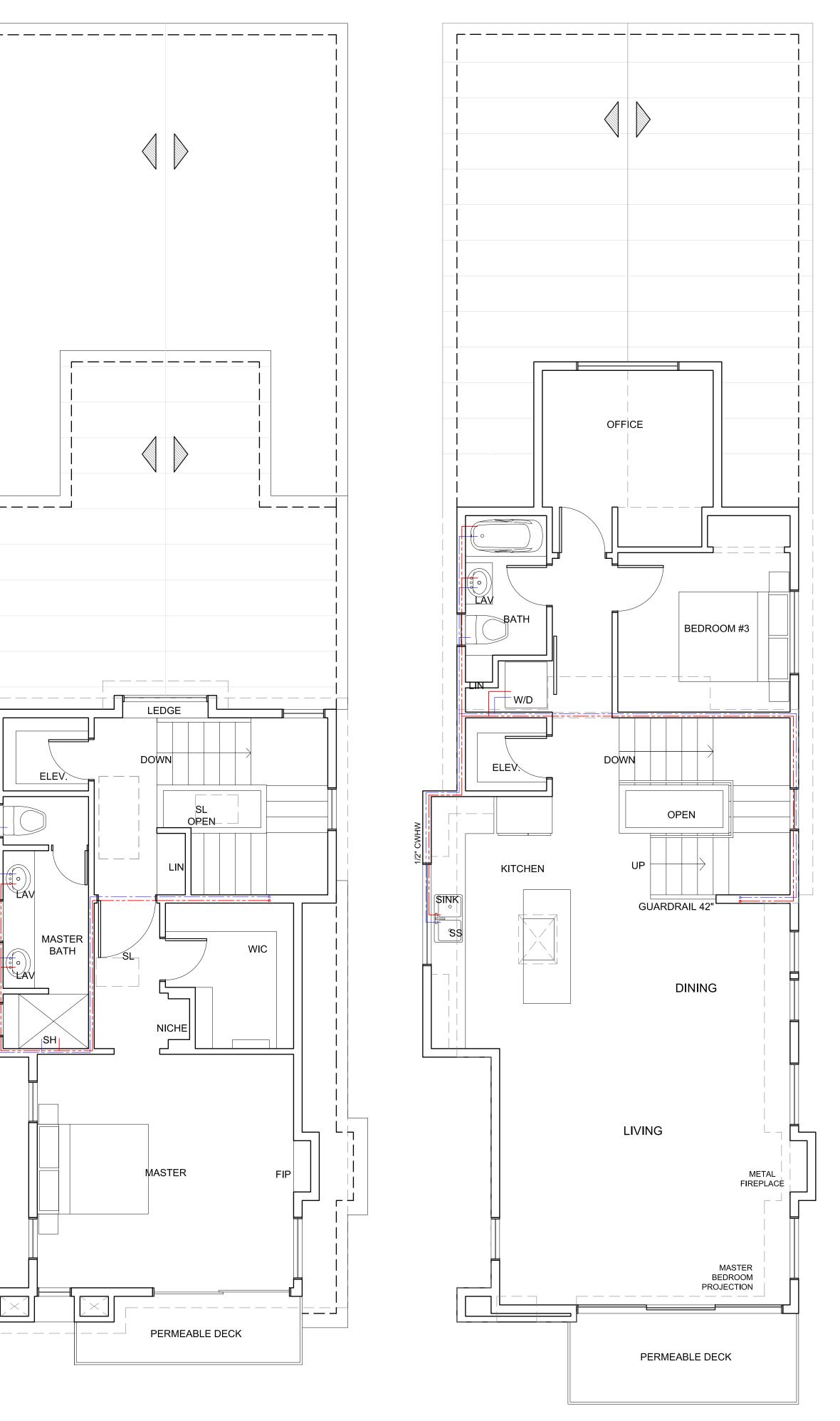
22. PROVIDE FLEXIBLE CONNECTIONS AND SHUT OFF VALVES FOR ALL HOT & COLD WATER SUPPLY AND FOR GAS CONNECTIONS TO APPLIANCES. PROVIDE RELIEF VENTS FOR GAS PRESSURE REGULATORS INSTALLED IN CONFINED SPACES.

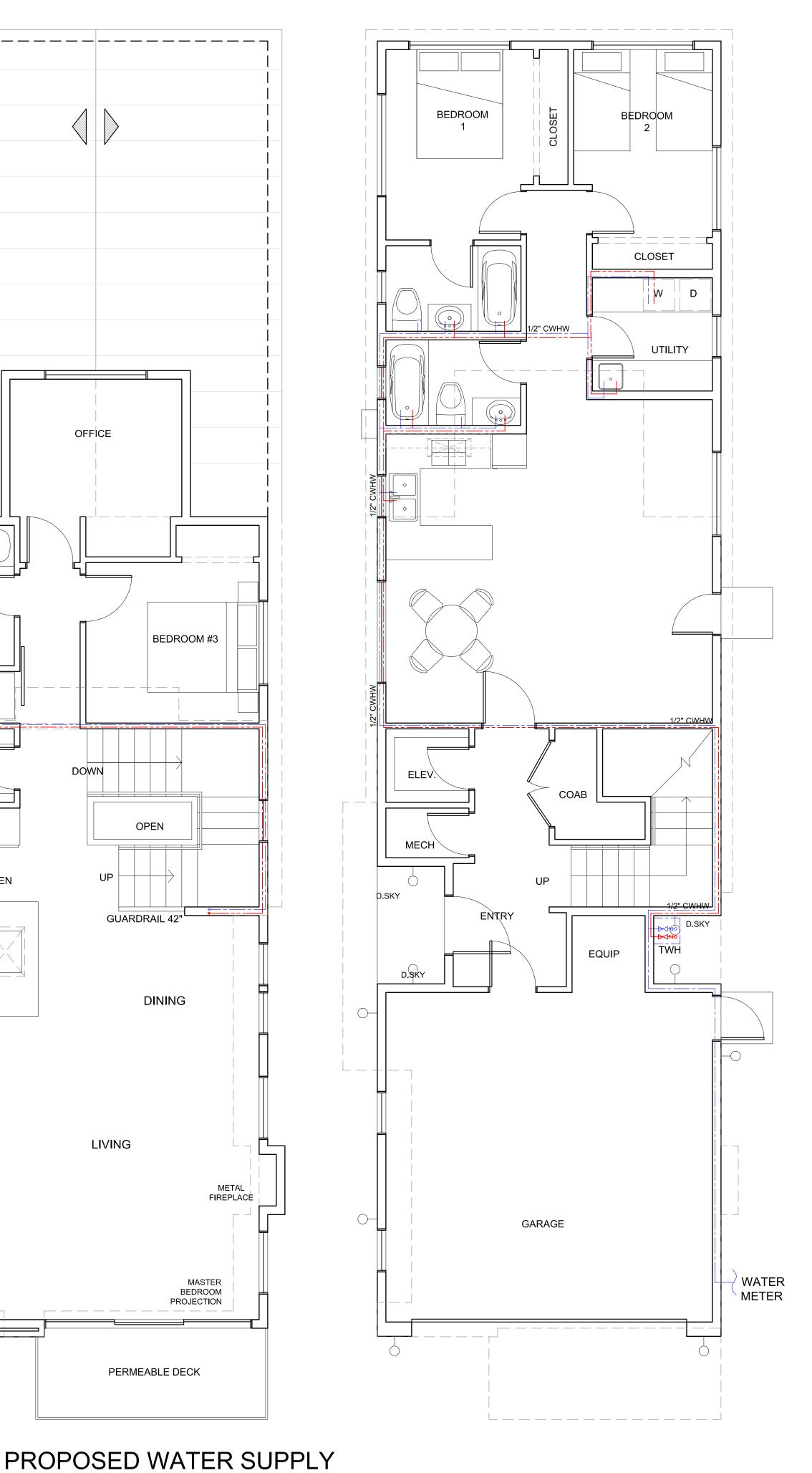
PROVIDE COMBUSTION AIR PER THE PLUMBING CODE SECTION 507.0
 PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVES ON ALL HOT WATER HEATING EQUIPMENT PER THE PLUMBING CODE 504.4, AND 504.5 DRAIN TO OUTSIDE AND SLOPE MIN. 2%.





TANKLESS WATER HEATER CONNECTION





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



Architects

San Francisco CA

(415)273-9054

Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180

Morro Bay, CA 93442 (415) 273-9054

Paul McGregor 130 Coronado Ave, Half

Moon Bay, CA 94019

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Moon

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Description Date

Plan Check

Plan Check

Proposed Water

Scale: As Noted

	G NOTES & SYMBOL necessarily on this sheet)	L
SYMBOL	DESCRIPCION	
CW HWRT SWCO FCO FD C URAV HB FCO FCO FCO FCO FCO FCO FCO FCO FCO FCO	COLD WATER HOT WATER HOT WATER RETURN VENT TO ROOF SEWER CLEAN OUT WALL CLEAN OUT FLOOR CLEAN OUT FLOOR DRAIN WATER CLOSET URINARY LAVORATORY SHOWER DRINKING FOUNTAIN TRAP PRIMER GREASE WASTE BELOW FLOOR TANKLESS WATER HEATER INDIRECT WASTE CONDENSATE DRAIN LOW PRESSURE NATURAL GAS SHUT-OFF VALVE (BALL TYPE) GAS SHUT-OFF VALVE PRESURE & TEMP, RELIEF VALVE CHECK VALVE WATER HAMMER ARRESTER HOSE BUBB PRESSURE GAUCE POINT OF CONNECTION ABOVE CEILING BELOW FLOOR BELOW FINISHED GRADE DEGREES FAHRENHEIT GALLONS PER FLUSH GALLONS PER HOUR INVERT ELEVATION MAXIMUM MINIMUM MANUFACTURER	

QUANTITY TYPICAL NOT INCLUDED

EXISTING NEW

MOP WASH

VENT PIPING

D.WASHER | DISH WASHER

(E)

MW

W/D

TWIST TIMER WALL SWITCH

WASH AND DRYER MACHINE

COLD WATER PIPING NEW

HOT WATER PIPING NEW

25. USE TYPE "B" VENT FOR HOT WATER HEATER AS REQUIRED PER THE PLUMBING CODE SECTION 510.

- 26. ISOLATE ALL PIPING FROM STRUCTURE W/FELT PADS OR TRISOLATORS. ALL SUSPENDED PIPING TO BE HUNG W/ ADJUSTABLE "J" HANGER AND THREADED ROD DOUBLE NUTTED. USE "J" HANGERS FOR WATER PIPE TO BE FELT LINED. PROVIDE 12" LONG 24 GA. S/M SLEEVE FOR INSULATED PIPES AT HANGERS. 27. PROVIDE GROUT OR SEALANT FOR ALL FIXTURES AT WALL OR FLOOR. 28. ALL SHOWER OR TUB PANS TO BE CONSTRUCTED PER SECTION 411.8 OF THE
- PLUMBING CODE, AND MAPMO STANDARD IS 4-2019. 29. TEMPERATURE SHALL BE LIMITED TO 110 DEG F FLOOR ALL PUBLIC
- LAVATORIES PER TITLE 24 1130.3. 30. UNDERGROUND WATER PIPING WITHIN BUILDING ENVELOPE IS TO BE TYPE "L" COPPER TUBING WITH BRAZER JOINTS AS APPLICABLE, CPC SECTION 609.3 AND 604.2 BRAZED AND WELDED JOINTS TO BE INSTALLED PER CPC SECTION
- 31. WATER CLOSET BOWS SHALL E OF THE ELONGATED TYPE FOR PUBLIC USE. 32. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHODS SET IN SECTION 609.09 OF THE PLUMBING CODE.
- 33. NOTICE: CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF EXISTING SEWER PRIOR TO BIDDING, NOTIFY ARCHITECT AND ENGINEER IF REQUIRED SEWER FALL IS NOT ADEQUATE. 34. THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS
- MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410 35. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER

COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR

FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (ES 110.3) 36. ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1/2" PIPE (1/2" INSULATION); 3/4" PIPE (1" INSULATION); 1" (1-1/2"INSULATION). CPC 609.11 & ES 150.0(J) A)ADDITIONALLY, THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD-WATERPIPE WITHIN 5' OF

THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION. ES150.O(J

PLUMBING FIXTURE CONNECTION SCHEDULE

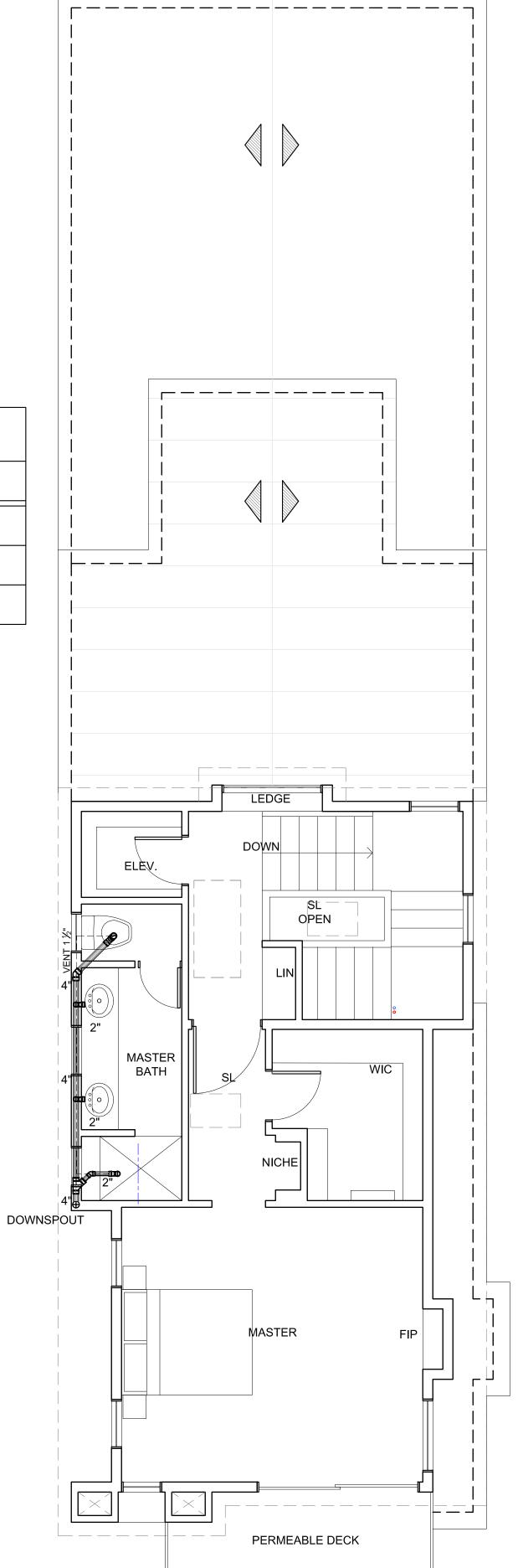
	T			NNECTI	ON CIZE	<u>c</u>	
FIXTURE TYPE	ABBREV	FIX. UNIT VALUE	(TRAP) SAN		HW	CW	REMARKS
WATER CLOSET	WC	2	4	2	-	1/2	FLUSH TANK
LAVATORY	LAV	2	1-1/4	1-1/4	1/2	1/2	
SHOWER	SH	2	2	2	1/2	1/2	

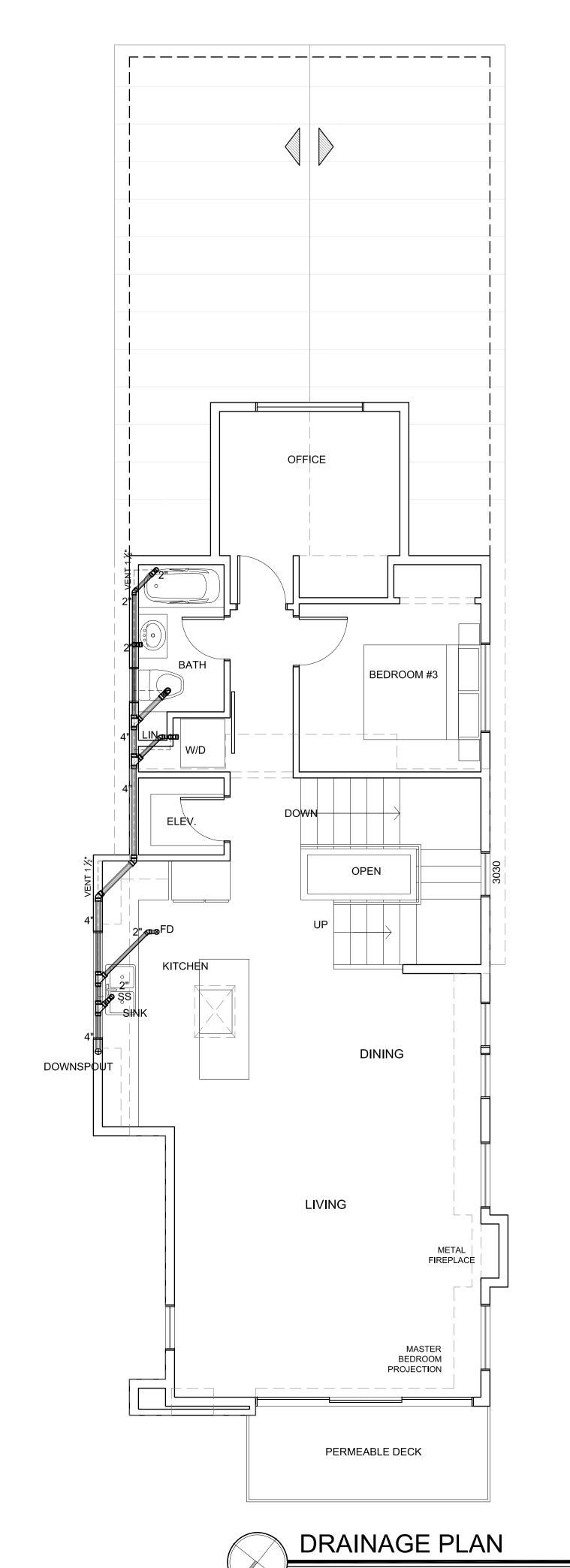
SCOPE: THE WORK COVERED BY THIS SECTION INCLUDES ALL LABOR AND MATERIALS, EQUIPMENT, TRANSPORTATION AND OTHER ITEMS NECESSARY FOR AND REASONABLY INCIDENTAL TO THE PROPER AND SATISFACTORY INSTALLATION OF THE PLUMBING SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED, AND THE REMOVAL OF EXISTING EQUIPMENT AS REQUIRED AND OR INDICATED ON THE DRAWINGS, CONTRACTOR TO PROVIDE 5 SETS OF EQUIPMENT AND MATERIAL SUBMITTALS TO ARCHITECT FOR APPROVAL. CONTRACTOR TO REVIEW ALL DOCUMENTS INCLUDING ARCHITECTURAL, MECHANICAL, CIVIL, AND STRUCTURAL PLANS PRIOR TO BOUNDING THE JOB. REPORT ANY DISCREPANCIES OR POSSIBLE CONFLICTS TO THE ARCHITECT, ENGINEER AND OWNER. ALL THE PLUMBING FIXTURES ARE NEW.

- LAYOUTS SHOWN ARE SCHEMATIC AND DEPICT ROUGH LOCATIONS AND DESIRED RESULTS OF CONSTRUCTION. VERIFY EXACT LOCATIONS OF EXISTING SEWER & WATER LINES ON SITE. VERIFY EXACT LOCATIONS OF EQUIPMENT, ETC WITH EQUIPMENT SUPPLIER, APPLICABLE TRACES & OWNER AS REQUIRED PRIOR TO COMMENCING WORK.
- ALL WORK SHALL BE DONE IN A WORKMAN-LIKE MANNER, ACCORDING TO STANDARD INDUSTRY PRACTICES AND IN COMPLIANCE WITH APPLICABLE CODES OF THE LOCAL ADMINISTRATIVE AUTHORITY HAVING JURISDICTION, AND ALL STATE AND FEDERAL REGULATIONS APPLICABLE TO THIS PROJECT. CONTRACTOR TO VERIFY LOCATION AND PROVIDE VISUAL INSPECTION OF EXISTING SWR AND REPORT TO OWNER OR ARCHITECT. VERIFY POINT OF CONNECTION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
- COORDINATE ALL INSTALLATIONS WITH OTHER TRADES. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR AT LEAST 3" ABOVE ANY AIR INTAKE INTO BUILDING, NOR LESS THAN 3" IN EVERY DIRECTION FROM ANY LOT LINE PER SECTION 905.0 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR. TERMINATE VENTS FOR GAS FIRED APPLIANCES PER SECTION 510.6 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL
- CONTRACTOR. STUDS, PLATES, AND REQUIRED BLOCKING BORED OR CUT 25% OR MORE SHALL BE REINFORCED WITH 1/8"x1/2"x18" STRUCTURAL STEEL STRAP EACH SIDE OF MEMBER.

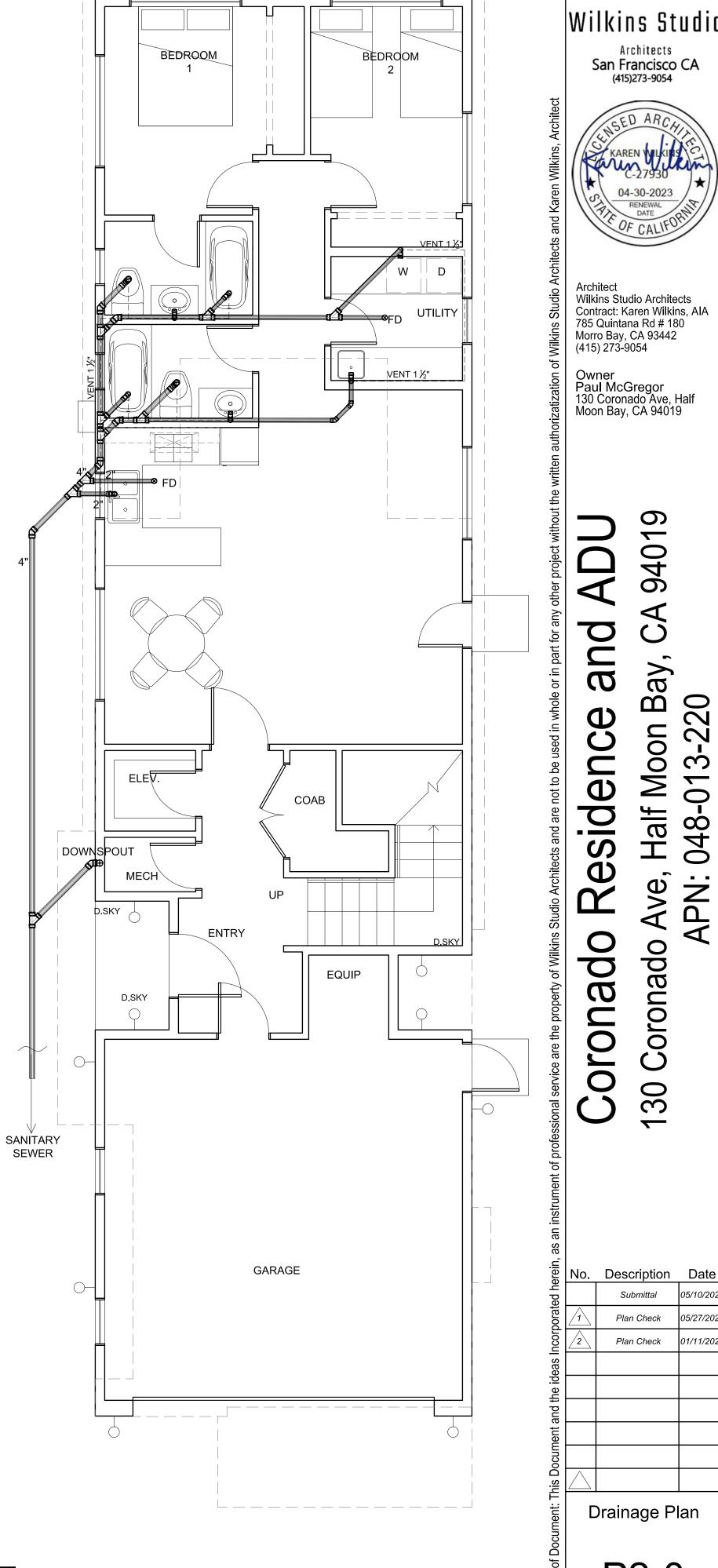
ALL FIXTURES AND OPERATING CONTROLS SHALL BE CALIFORNIA ENERGY

- COMMISSION (CEC) APPROVED. ALL EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED FILL MATERIAL AND COMPACTED TO 90% AT BUILDING AND 90% AT SITE AREAS. PROVIDE 6" OF CLEAN FILL SAND BELOW AND ABOVE ALL UNDERGROUND PIPING. WHEN 4" OR GREATER IN DEPTH, COMPLY WITH OSHA CFR 1926.650.551.652.
-). INSULATE HOT AND COLD WATER LINES WITHIN 5" OF HOT WATER TANK WITH 1" PIPE INSULATION, PROVIDE SEISMIC ANCHORAGE TO WATER HEATER, FOR SYSTEMS WITH RECIRCULATION PUMPS, INSULATE ALL HOT WATER AND RETURN LINES. PROVIDE VALVE EXTENSIONS FOR INSULATED PIPE PER TITLE 24 ENERGY CODE.
- . ALL MATERIALS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURES INSTALLATION INSTRUCTIONS, LISTED FOR THE INTENDED USE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (L.A.P.M.O.) WITH PLUMBING RESEARCH REPORTS,
- PROVIDE NON REMOVABLE BACK FLOW PREVENTION DEVICE ON ALL THREADED TYPE CONNECTIONS OF THE WATER SYSTEM. PROVIDE NON REMOVABLE/INTEGRATEDVACUUM BEAKERS AT ALL HOSE BIBS. PROVIDE HOSE BIB IN IN ALL MECHANICAL ROOMS. 3. PLUMBING CONTRACTOR SHALL CONNECT ALL SERVICE EQUIPMENT, AND
- NECESSARY INDIRECT WASTE LINES TO POINT OF DISPOSAL (2x6 WALLS @ ALL PLUMBING PARTITIONS). 14. PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WCCO
- OR METAL BACKING TO ADEQUATELY SUPPORT ALL PLUMBING FIXTURES AND EQUIPMENT. 5. PLUMBING CONTRACTOR SHALL INSTALL CONDENSATE DRAINS FOR "HVAC" EQUIPMENT, CONDENSATE DRAINS SAHLL BE THE MOST DIRECT ROUTE TO THE DRAIN SYSTEM WITH REQUIRED AIR CAP. ALL DISCHARGE FROM
- CONDENSATE SHALL BE PER UPC 8.7.2. INSULATE ALL CONDENSATE LINES WITH 3/8" RUBETEX. 6. INSTALL SHUT OFF BALL VALVES AND UNIONS ON ALL EQUIPMENT, HOT AND COLD WATER LINES. 17. CLEANOUTS SHALL BE READLY ACCESSIBLE AND SHALL BE INSTALLED WITH ADEQUATE CLEARANCE FOR EFFECTIVE USE AND WILL NOT BE PLACED IN HIGH TRAFFIC AREAS OR WORK STATION AREAS. PROVIDE CLEANOUTS PER
- THE PLUMBING CODE SECTION 707.0 EACH 135 DEG OF TURN. CLEANOUTS TO BE EVERY 100' MAX, BROUGHT TO GRADE. 18. PROVIDE WATER HAMMER ARRESTORS FOR ALL QUICK, ACTING VALVES, AND
- AT THE END OF LONG WATER PIPING RUNS. ALL BUILDING WATER DRAINS SHALL SLOPE 1/4" PER FOOT.
- 20. PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAINS AND INFREQUENTLY USES RECEPTACLES PER THE PLUMBING CODE SECTION 1907. 1. PLUMBING FIXTURES & PLUMBING FITTINGS SHALL MEET THE FOLLOWING
- STANDARDS: • WATER CLOSET = 1.25 GAL. PER FLUSH MAX. • URINAL = 0.5 GAL. PER FLUSH MAX.
- SHOWER HEAD = 2.0 GPM MAX. LAVATORY FAUCETS = 1.5 GPM MAX. • METERING FAUCETS = 0.2 G/CYCLE SINK FAUCETS = 1.8 GPM MAX.
- . SHOWERS SHALL BE PROVIDED WITH A SHOWER CONTROL VALVE OF PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AND DELIVER MAX OF 120 DEG F. PER PLUMBING CODE SECTION 418.
- 2. PROVIDE FLEXIBLE CONNECTIONS AND SHUT OFF VALVES FOR ALL HOT & COLD WATER SUPPLY AND FOR GAS CONNECTIONS TO APPLIANCES. PROVIDE RELIEF VENTS FOR GAS PRESSURE REGULATORS INSTALLED IN CONFINED SPACES.
- 3. PROVIDE COMBUSTION AIR PER THE PLUMBING CODE SECTION 507.0 24. PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVES ON ALL HOT WATER HEATING EQUIPMENT PER THE PLUMBING CODE 504.4, AND 504.5 DRAIN TO OUTSIDE AND SLOPE MIN. 2%.





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



Wilkins Studio Architects San Francisco CA (415)273-9054

Architect Wilkins Studio Architects Contract: Karen Wilkins, AIA 785 Quintana Rd # 180 Morro Bay, CA 93442 (415) 273-9054

Paul McGregor 130 Coronado Ave, Half Moon Bay, CA 94019

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Drainage Plan

Sheet size: Arch D



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

LOT 19 WETLAND ASSESSMENT

MIRAMAR, CALIFORNIA

Submitted to:

Process Research P.O. Box 365 Castle Rock, Colorado 80104

Prepared by:

LSA Associates, Inc. 157 Park Place Pt. Richmond, California 94801 (510) 236-6810

LSA

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INTRODUCTION

This report presents the results of a delineation by LSA Associates, Inc. (LSA) of the potential extent of wetlands on Lot 19 on Coronado Avenue in unincorporated San Mateo County, near the community of Miramar. This report is intended to determine whether any areas on the lot meet the wetland definition utilized by the County of San Mateo (the County) in its certified Local Coastal Program (LCP), which implements the California Coastal Act (CCA).

PROJECT SITE DESCRIPTION

The project site is located in unincorporated San Mateo County on the coast north of Half Moon Bay, California, a few blocks north of the town limit of the community of Miramar (Figure 1). Lot 19 faces onto Coronado Avenue, within one block of the Pacific Ocean. A restaurant and inn are in the immediate vicinity of Lot 19. The mesa supporting the existing residential neighborhood lies at an elevation of approximately 20 feet NGVD. Figure 2 illustrates the location of the property in relation to local streets and to the community of Miramar.

The property is a vacant lot, 40 feet wide and 100 feet deep, in an existing residential and commercial neighborhood. The lot is one of several vacant lots in the neighborhood. There are several existing residences to the southeast along Cortez Avenue. Lot 19 is largely surrounded by developed area.

Vegetation

Nomenclature used in this report follows that of *The Jepson Manual: Higher Plants of California* (Hickman 1993).

The lot supports a variety of ruderal, non-native plants. The lot is dominated by rabbit's foot grass (Polypogon monspeliensis) and other abundant plants include bristly ox-tongue (Picris echioides), and cut-leaf plantain (Plantago coronopus). Associated plant species include bur clover (Medicago polymorpha), toad rush (Juncus bufonius), annual blue grass (Poa annua), hyssop loosestrife (Lythrum hyssopifolia), velvet grass (Holcus lanatus), nut sedge (Cyperus eragrostis), curly dock (Rumex crispus), Italian ryegrass (Lolium multiflorum), sow thistel (Sonchus sp.), weedy cudweed (Gnaphalium luteo-album), mallow (Malva sp.), and bird's foot trefoil (Lotus corniculatus).

The first ten feet of the property adjacent to Coronado Avenue has less vegetation, apparently due to compaction, disturbance, infertile surface material resulting from recent widening of Coronado Avenue, and/or spraying of herbicide.

Soils

Two types of soils occur on Lot 19, a fill soil that is gray in color and a sand or sandy loam in texture and a Dennison series soil. The Dennison soil is a mollisol that developed in grassland areas.

The Natural Resource Conservation Service (formerly the Soil Conservation Service, SCS) has not published detailed soil maps of the Miramar area of San Mateo County, but based on soil survey maps of nearby areas, the likely local soil types can be determined. Soil Survey maps exist for El Granada, just to the north of the project site, and areas just to the south of the project site, between Miramar and Half Moon Bay (SCS, 1961). Soils along the coast, but interior to the beach, in these areas are nearly level Denison clay loams and Denison loams (SCS 1961).

Denison series soils are "dark-colored, moderately well drained to imperfectly drained soils on low terraces" that formed from granitic alluvium under grassy vegetation (SCS 1961, pg. 49). The black surface soil is slightly to moderately acidic. The black sub-surface soil displays a prismatic structure that is heavy and extremely hard when dry. It is neutral to slightly acidic and may be mottled in the subsoil. The phase of Denison clay loam associated with nearly level terrain has high water-holding capacity and very slow runoff, with slightly to nonexistent erosion hazard. Denison most commonly occurs on level terrain in San Mateo County. Denison loam is similar, but the upper 3 to 30 inches is loam. Some coarser material may be deposited in higher areas. Denison loam also has a high water holding capacity and "permeability is moderate in the surface soil and moderately slow to slow in the subsoil" (SCS 1961, pg. 49).

Hydrology

The property is nearly level with many small hummocks created by the deposition of fill. The hydrology has been completely altered by the subdividing of the project site and surrounding area. Run-off from adjacent lots is probably limited because of the sandy substrate of the fill soil. There could be some slight run-off from the adjacent street.

There are no streams on or adjacent to the lot. Two natural creeks or drainages are present in the vicinity of the property. The Arroyo de en Medio is approximately 900 feet south of the parcel and an unnamed drainage is 500 to 600 feet north of the property.

REGULATORY BACKGROUND

California Coastal Act

The California Coastal Act created the California Coastal Commission, which regulates development along the coast. In addition to preserving human access to beaches and retaining the natural beauty of the coast, the Coastal Commission is also charged with wetland preservation. Regional regulation is implemented by Local Coastal Programs (LCP).

The San Mateo County LCP defines wetlands as areas "where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils, or to support the growth of plants which are normally found to grow in water or wet ground" (San Mateo County 1998, section 7.14). In other words, the County LCP has two requirements for a wetland: 1) wetland hydrology

sufficient to 2) form hydric soils or support the growth of hydrophytic vegetation.

The San Mateo County LCP also states:

In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bulrush, narrow-leaf cattail, broad-leaf cattail, pacific [sic] silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least 50% of some combination of these plants, unless it is a mudflat.

This condition appears to limit wetlands under the County LCP definition to areas supporting at least 50 percent of some of the listed plants. The listed plants are all typically associated with wetlands which have semi-permanently to permanently flooded or saturated conditions. These areas are commonly recognized as marshes and bogs. The first three listed plants and salt rush are typical salt marsh plants associated with tidal and other estuarine marshes and coastal strand habitats. Tule and narrow-leaf cattail are the typical emergent vegetation associated with perennial marshes and ponds. Pacific Silverweed and bog rush are also typically associated with bogs, along the borders of lagoons, or springs/seeps and marsh mint is associated with all of these types of habitat areas.

The Coastal Commission staff, however, has stated in the past that they do not consider this restrictive interpretation to be consistent with the Coastal Act requirements and view the list of plants as examples of the types of plants (i.e., hydrophytic plants) that can occur in wetlands.

METHODS

WETLAND IDENTIFICATION METHODOLOGY

While the San Mateo County LCP defines the criteria for wetlands, it does not provide procedures or technical criteria for defining wetland boundaries. California Coastal Commission (1984) standards also do not define detailed procedures or technical criteria for wetland boundary assessments. Therefore, field investigations of potential wetlands occurring on the project site were conducted using the routine determination method given in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987). This method establishes specific sample sites within suspected wetlands that are then examined for hydrophytic vegetation, hydric soils, and wetland hydrology. The Manual also defines wetland criteria for each element using applicable sources of information. These technical criteria are summarized below.

Data obtained through these field procedures was then used to determine the presence of and boundary lines between a wetland and an adjacent upland using the LCP definition.

Technical Criteria

The LCP provides three technical criteria to assess the presence of wetlands. These criteria are adequate hydrology (a mandatory element) that results in the formation of hydric soils or supports the presence of wetland vegetation (one of the two criteria must be met).

Vegetation Criterion. Hydrophytic species typically have morphological, physiological, and/or reproductive adaptation(s) which allow the plants to grow, effectively compete, reproduce, and/or persist in anaerobic soil conditions. The Fish and Wildlife Service's National Wetland Inventory has developed indicator status categories to define hydrophytic species (Reed 1987). The categories are based on the estimated probability that plants would or would not occur in wetlands. These categories are listed below:

Indicator Categories

Obligate Wetland (OBL). Occur almost always (estimated probability >99%) under natural conditions in wetlands.

<u>Facultative Wetland (FACW)</u>. Usually occur in wetlands (estimated probability 67% to 99%), but occasionally found in nonwetlands.

<u>Facultative (FAC)</u>. Equally likely to occur in wetlands or nonwetlands (estimated probability 34% to 66%).

<u>Facultative Upland (FACU)</u>. Usually occur in nonwetlands (estimated probability 67% to 99%), but occasionally found in wetlands (estimated probability 67% to 99%).

Obligate Upland (UPL). Occurs almost always (estimated probability >99%) under natural conditions in nonwetlands.

Plant species occurring in the obligate or facultative wetland categories represent species which would normally be found in wetlands (*i.e.*, hydrophytic species) and in most wetlands comprise the dominant character of the community. Facultative species have about an equal opportunity of being found in wetlands as in uplands. The term facultative in biological considerations means the ability to grow in other than normal conditions. Facultative species, because they can grow and be found in wetlands, are considered as positive indicators of wetland conditions. Facultative species, however, are a poor character to define upland/wetland boundaries or the presence of wetlands in the absence of other evidence such as hydric soils or wetland hydrology because of their broad tolerance and adaptability to a variety of conditions. Facultative species are probably better classified as mesophytic species rather than true hydrophytic species. In cooler and moister coastal areas in particular, facultative species often comprise the dominant species in upland areas. Facultative upland and upland plants are rarely present in wetlands and are not considered to be indicators of wetland conditions.

For this assessment, a dominance of plants in the obligate and facultative wetland categories as defined by Reed (1987) were generally considered to be positive indicators of wetlands. Facultative species were identified as wetland plants if hydric soils or wetland hydrology was present.

Soil Criterion. Hydric soils are defined by criteria set forth by the National Technical Committee for Hydric Soils (SCS and NTCHS 1991). These criteria are based on the depth and duration of soil saturation. A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

The following criteria reflect those soils that meet this definition:

- 1. All Histosols except Folists, or
- 2. Soils in Aquic suborder, Aquic subgroups, Albolis suborder, Salorthids great group, Pell great groups of Vertisols, Pachic subgroups, or Cumulic subgroups that are:
 - a. Somewhat poorly drained and have a frequently occurring water table at less than 0.5 foot (ft) from the surface for a significant period (usually more than 2 weeks) during the growing season, or
 - b. poorly drained or very poorly drained and have either:
 - (1) a frequently occurring water table at less than 0.5 ft from the surface for a significant period (usually more than 2 weeks) during the growing season if textures are coarse sand, sand, or fine sand in all layers within 20 inches (in), or for other soils
 - (2) a frequently occurring water table at less than 1.0 ft from the surface for a significant period (usually more than 2 weeks) during the growing season if permeability is equal to or greater than 6.0 in/horizon (h) in all layers within 20 in, or

- (3) a frequently occurring water table at less than 1.5 ft from the surface for a significant period (usually more than 2 weeks) during the growing season if permeability is less than 6.0 in/h in any layer within 20 in, or
- 3. Soils that are frequently ponded for a long duration (7 days to one month for a single event) or very long duration (greater than 1 month for a single event) during the growing season, or
- 4. Soils that are frequently flooded for a long duration (7 days to one month for a single event) or very long duration (greater than 1 month for a single event) during the growing season.

Hydric soils are commonly identified in the field by using indicators of persistently saturated soil, technically known as redoximorphic features. These features are caused by anaerobic, reduced soil conditions that are brought about by prolonged soil saturation. The most common redoximorphic features are distinguished by soil color, which is strongly influenced by the frequency and duration of soil saturation. Hydric soils tend to have dark (low chroma) colors which are often accompanied by reddish mottles (iron mottles), reddish stains on root channels (oxidized rhizospheres), or grey colors (gleying).

Common indirect field characteristics of hydric soils identified in the Corps Manual and CCC guidance (1994) are 1) a chroma of 2 or less with mottling and 2) a chroma of 1 or less without mottling.

Soil chroma is a measure of the brightness of a soil color. Low chroma soils, particularly dark brown and black soils, tend to have high organic matter contents. High organic matter is often a characteristic of wetlands, but is also common in non-wetland or upland communities such as grasslands. Chroma and mottling can also be reflective of historic soil development under aquic conditions and may be relic characteristics, lasting perhaps hundreds of years. Soils formed in alluvial and marine environments often exhibit such visual characteristics. Therefore, while chroma and mottling are useful field characteristics, they do not provide absolute evidence of active hydric soils in areas where natural conditions have been altered or where the soils may have developed under aquic conditions.

The native soils in the Miramar area are naturally very dark, thus low soil chroma was not considered a strong hydric indicator for purposes of this study. Soils were identified as hydric if accompanied by stronger, consistent hydric indicators such as mottling, rhizospheres, or gleying.

Hydrology Criterion. Wetland hydrology occurs in those areas where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively (Corps 1987). Cowardin et al. (1979) describes several water regime modifiers to describe wetland and deepwater habitats. For nontidal, palustrine wetlands such as those on the site, the modifiers include temporarily flooded, intermittently flooded and artificially flooded. However, the Fish and Wildlife Service classification system does not provide specific technical guidance to define each modifier.

The Corps Manual (1987) defines a similar suite of hydrologic zones for the purposes of defining wetland hydrology. These hydrologic zones are based on the duration of inundation and/or soil saturation during the growing season. The Corps Manual considers areas experiencing a duration of

continuous soil saturation or inundation greater than 12.5 percent of the growing season to have wetland hydrology. Areas with between 5 and 12.5 percent of the growing season (irregularly inundated or saturated) can be either wetlands or uplands. Areas with less than 5 percent are not wetlands.

The growing season is essentially year-round in coastal California regions such as the San Mateo coast. The percent figures above translate to a minimum of 45.6 days of continuous saturation or inundation to positively be a wetland. Irregularly inundated or saturated conditions range from approximately 18 days to 45 days. Thus, areas with a minimum of 18 days of continual saturation or inundation can be wetlands, but are not necessarily.

Because it is often impracticable to directly measure inundation duration periods, Corps procedures define a number of indicators which can be used to assess wetland hydrology. These indicators include recorded data such as stream gages and, more commonly used, field indicators such as visual observation of soil saturation, watermarks, drift lines, matted vegetation, sediment deposits, algal growth, and drainage patterns. Technical guidance also considers the effects of atypical or abnormal rainfall in assessing the presence of wetland hydrology. Field observations of the presence of indicators (or lack there of) may need to be tempered or considered in relation to the presence of unusual rainfall patterns (i.e., above normal or below normal).

Field Methodology

An LSA botanist visited the site on October 14, 2005 and an LSA soil scientist visited the site on December 13, 2005. Potential wetlands were identified by the presence of depressed topographic features and the presence of hydrophytic vegetation. LSA established four sample sites within the study area. Field data sheets for these sites are included as Appendix B, and their location are shown on the attached delineation map (Figure 3).

RESULTS

WETLANDS

Vegetation

The dominant plant species on the site is rabbit's foot grass (Polypogon monspeliensis, FACW). Sites that support facultative wetland plants are most likely wetlands because these species occur in wetlands seventy-five percent of the time. The other two species that are most commonly associated with rabbit's foot grass are cut-leaf plantain (Plantago coronopus FAC) and bristly ox-tongue (Picris echioides FAC). An obligate plant species, club rush (Scirpus cernuus; OBL) was common throughout the site. Many of the less abundant species are also wetland plants: toad rush (Juncus bufonius FACW), annual blue grass (Poa annua FACW), hyssop loosestrife (Lythrum hyssopifolia FACW), nut sedge (Cyperus eragrostis FACW), curly dock (Rumex crispus FACW), Italian ryegrass (Lolium multiflorum FAC), velvet grass (Holcus lanatus FAC), weedy cudweed (Gnaphalium luteo-album), and bird's foot trefoil (Lotus corniculatus FAC). A sapling willow (Salix sp. FACW) grew in one area of the project site.

The native plant species growing on Lot 19 consist of toad rush, nut sedge, club rush, and willow. The other species growing on the project site are non-natives including rabbit's foot grass, the dominant plant. Rabbit's foot grass and bristly ox-tongue and possibly cut-leaf plantain all colonize disturbed areas. These species would be expected to grow well in the sandy disturbed soil of Lot 19 whether or not there was wetland hydrology.

The following non-hydrophytic plant species also grow on site with the hydrophytic species but at a relatively low density: bur clover and mallow (Malva sp.). Although each of the sample points was dominated by wetland plant species, the wetland status of the vegetation of Lot 19 is somewhat ambiguous because the dominant species are adapted to growing in disturbed areas such as the project site. This casts doubt on the otherwise overwhelming nature of the wetland status of the vegetation.

Soils

The soils on the project site consist of gray, sandy fill deposited upon the dark soils of the Dennison series, the native soil of the site. The fill soils were largely sandy with some of the samples containing small gravel. Indicators of hydric soils such as oxidized rhizospheres, mottles, concretions were absent from the fill. These soils did however have low chroma, an indicator of hydric soils, but in this instance, the low chroma could have resulted from the natural color of the fill and not resulted from a wetland hydrological regime. In this instance, low chroma soil color is an unreliable indicator of wetland soils.

Approximately 6 to 14 inches below the fill soil is the original soil of the Dennison series. The Dennison series soils are mollisols, soils that have developed in grassland. Mollisols are typically very dark and have a high organic matter content. This dark color may mask indicators of wetland

soils and it is often difficult to determine the wetland status of a mollisol.

The color of the soil beneath the fill is very dark with a low chroma. This color could be due to a high organic matter content caused by an aquic moisture regime, which would qualify the soil as a hydric soil. Nevertheless, the wetland status of this soil cannot be definitively determined because it is a mollisol.

The wetland status of the soils on Lot 19 is ambiguous because of the absence of definitive indicators. The strongest indicator of wetland hydrology is the occurrence of facultative wetland plant species but true indicators of wetland soils are absent. Wetland soils therefore cannot be determined to be absent from Lot 19.

Hydrology

Lot 19 is nearly level with many slight depressions resulting from differential settlement. The hydrology of Lot 19 is most likely due to rainfall and overland run-off from Coronado Street. The hydrology of the entire area has changed since the subdivision improvements were constructed that concentrated run-off onto small parcels of land. Due to the sandy nature of the fill soils, water rapidly infiltrates through the fill until it reaches the dense Dennison series soil. The Dennison soil probably functions as an impervious layer which may result in near saturation of the fill soil before the soil drains into an adjacent lot. Once the adjacent lot fills with water, the water infiltrates back onto Lot 19 through the porous fill.

The slight depressions on the surface of the fill soil were examined for evidence of wetland hydrology. Only one of these depressions showed sediment deposits while the other depressions showed no indicators of wetland hydrology. These sediment deposits are weak indicators of wetland hydrology because they are not located throughout the site and could have developed over a short period of time from a single event that does not represent the average hydrology of the site. Other indicators of wetland hydrology were absent. Because only one small area of the entire project site showed indications of wetland hydrology, the characterization of the site's hydrology is inconclusive.

Prior Site Conditions

Aerial photographs of the vicinity of the project site, prior to development, were examined to ascertain whether wetlands occurred on the site. Three aerial photographs were examined from 1943, 1968, and 1991 (Figures 4, 5, and 6). These photographs show the agricultural history of the project site. Features that are consistent from one photograph to the next are largely absent from the aerial photographs and this may be due to changing plant composition over time. Although the presence of wetlands cannot be ruled out, Lot 19 is not any wetter than other areas in the vicinity.

An aerial photograph showing the 2004 site conditions shows greenish vegetation on Lot 19 as opposed to brownish vegetation away from the developed areas (Figure 7). This could be further documentation of the changing hydrology of the area in the vicinity of Lot 19. These photographs indicate that the wetlands that occur on Lot 19 probably have developed relatively recently.

Regulatory Status of Site

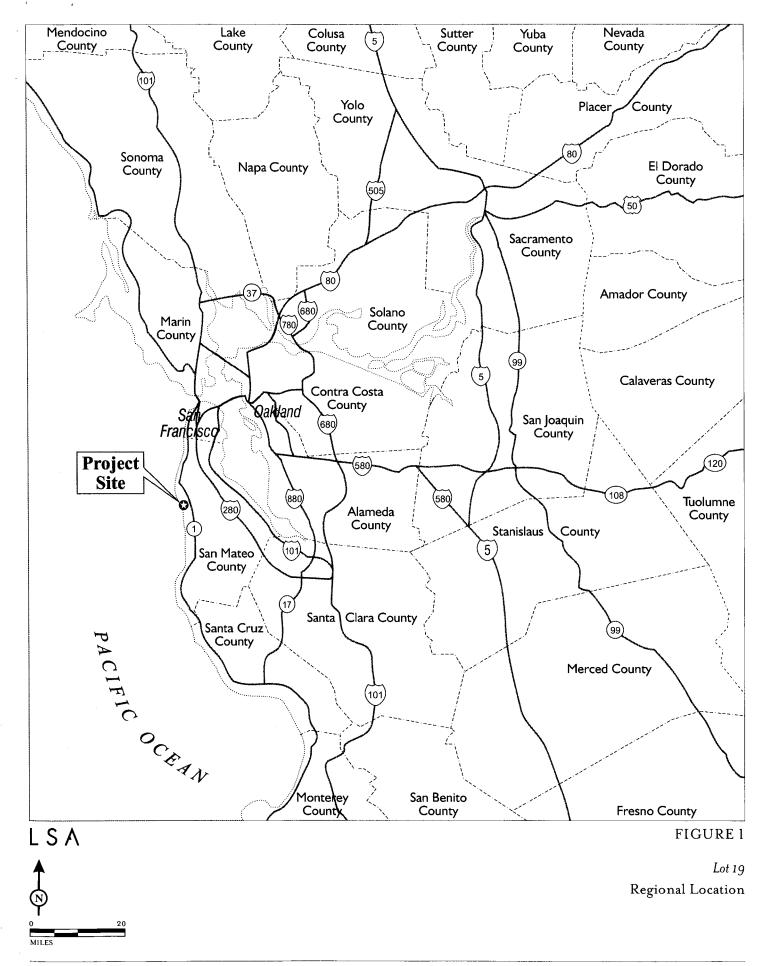
The San Mateo County LCP has two requirements for a wetland 1) wetland hydrology and 2) hydric soils or wetland vegetation. Lot 19 is dominated by hydrophytic vegetation essentially throughout the site. Although the hydrophytic plant species are those that are prone to occur in disturbed sites, the occurrence of relatively few non-hydrophytic plant species indicates that the site is probably a wetland. Strong indicators of hydric soils and wetland hydrology are absent from Lot 19. The occurrence of wetland hydrology is ambiguous, hydrology indicators are mostly absent but the preponderance of wetland plant species is an indication that the site probably provides wetland hydrology.

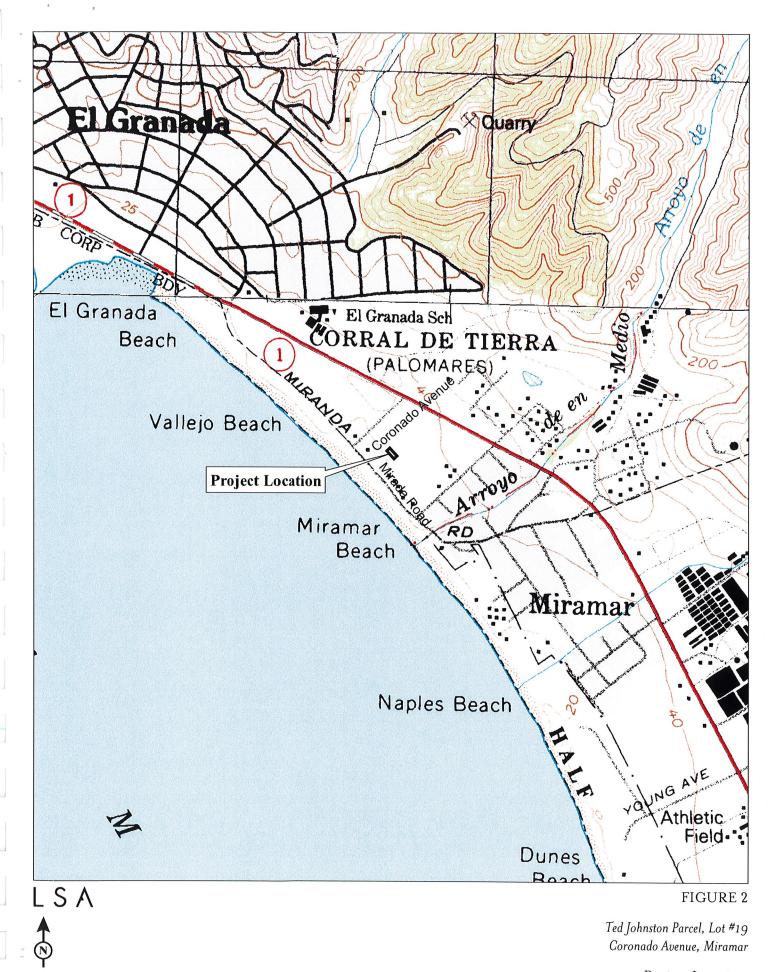
The project site does not appear to have always supported wetland plant species. When it was under agriculture and subsequently fallow, wetland features appear to be absent from the project site (Figures 4, 5, and 6). Construction of the roads and filling of adjacent lots resulted in an alteration of the hydrology of the area. Lot 19 is surrounded by filled areas in which residences have been placed. The run-off from Coronado Avenue and adjacent residences results in the prolonged occurrence of very wet conditions on the site that did not appear to occur previously.

San Mateo County is currently considering amending their Local Coastal Program Land Use Plan. The amended plan would consider excluding a class of constructed wetlands from consideration as an Environmentally Sensitive Habitat Area. The features that would be excluded include agricultural impoundments, drainage ditches, treatment wetlands, storm water management impoundments, and existing landscape water features. The wetlands on Lot 19 could be considered in the same class of constructed wetlands as those proposed for exclusion from the Environmentally Sensitive Habitat Area designation because they are located in a developed area and occur as a result of filling and the construction of roads and residences.

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FEET
SOURCE: Aerial Imagery from GlobeXplorer (February 27, 2004)

Project Location

Existing Home	Existing Home			
Vacant Lot (NW)	Lot 19		Lot 20	Existing
	• SS1	• A 3		
	. э и А	оре	иолор	

Lot 19 Wetland Delineation

SAMPLE SITE

P:\MCK230\g\WetlandDelineation.cdr (6/23/06)



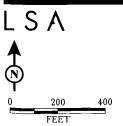


FIGURE 4

Ted Johnston Parcel, Lot #19 Coronado Avenue, Miramar

1943 Aerial Photo

SOURCE: Aerial Photo Flown by Aero Service Corp. for USDA 1943



FEET SOURCE: Aerial Photo Flown by USGS 1968

FIGURE 5

Ted Johnston Parcel, Lot #19 Coronado Avenue, Miramar

1968 Aerial Photo

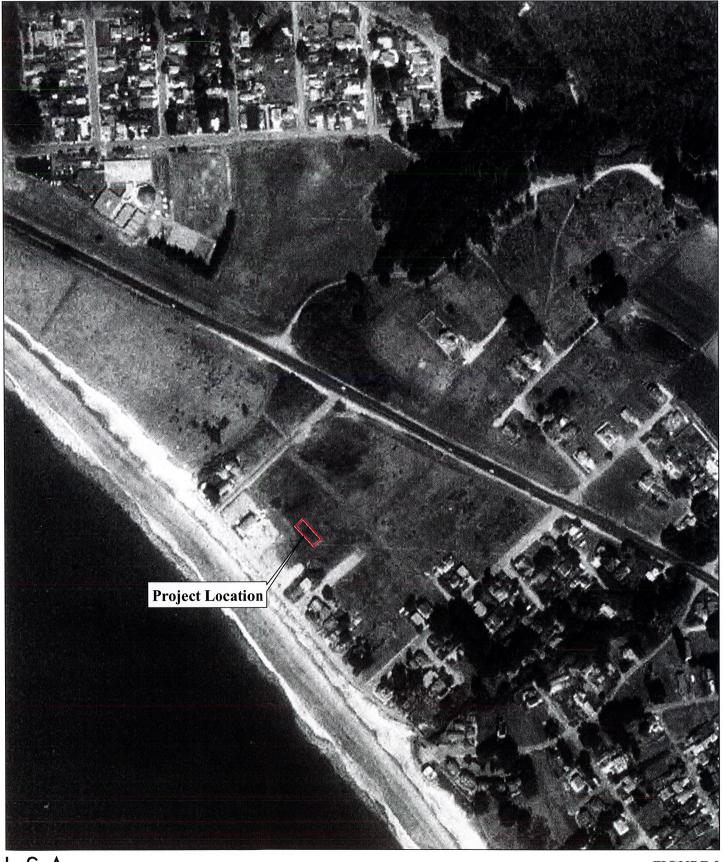
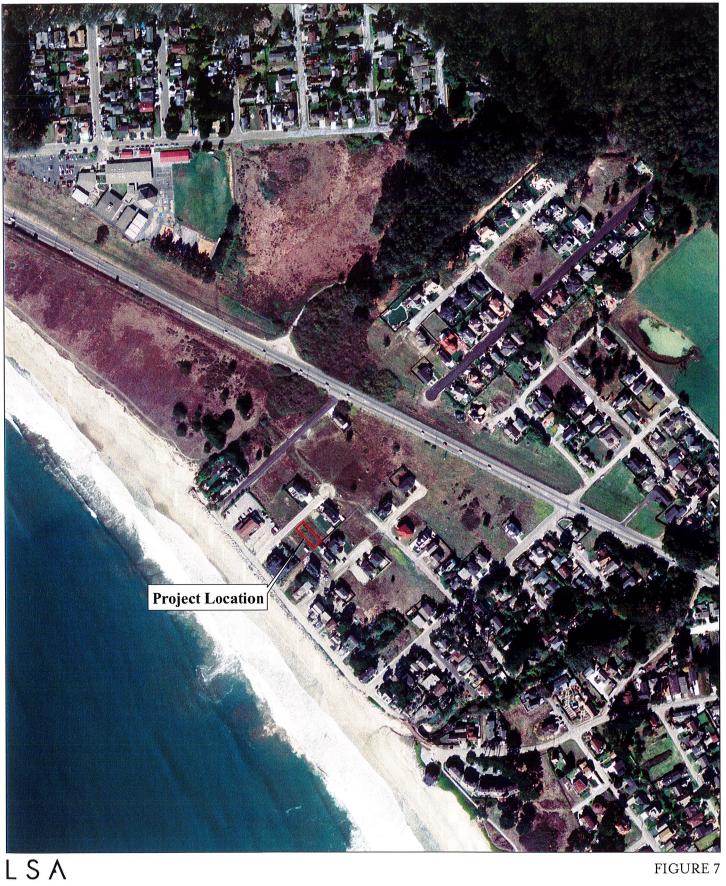


FIGURE 6

Ted Johnston Parcel, Lot #19 Coronado Avenue, Miramar

1991 Aerial Photo



FEET

FIGURE 7

Ted Johnston Parcel, Lot #19 Coronado Avenue, Miramar

2004 Aerial Photo

DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE Wetl	ands Delinea tio n Manual)
Project/Site: Miramar, Lot 19 Applicant: Investigator(s): S. Lohmann LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801 Have vegetation, soils, or hydrology been disturbed? Is the area a potential Problem Area? VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "*")	Sample Site No.: Date: December 13, 2005 Location: Miramar County: San Mateo State: CA
Dominant Plant Species 1. Polypoun Mussfulcensis 2. Polypoun Mussfulcensis 3. Lutus Fish SP 3. Lutus Butungus 4. Plantau Species 4. Plantau Species 5. Lythum (Hy 550 Plantau) 6. Others 7	5 FACE 2 FACE 2 FACE 4 -
HYDROLOGY	
Field observations: Depth of surface water: Depth to free water in pit: Depth to saturated soil: Approximate slope: Below OHWM or High Tide Line? Wetland hydrology indicators: Primary Observation of inundation Observation of saturation (12") Water marks Sediment deposits Laconical Drainage patterns in wetlands	Secondary Suppressed vegetation Oxidized root channels Organic duff layer Matting (algal or other) Fac-neutral vegetation Other (explain in remarks)
Remarks (give physiographic position of site and drainage character): LUCOTED QIM FORMLY CURSTRA BLUFF TOP. SITE HOS GEEN FILED EPHUMONI PUDDING IN COCOTIZED OCRUSSI CHIPS RT SOME COCOTIONS.	THINKE MEANT 300 FORM ONS HAT LEFT SEDIMINT
Map unit name: Dedison Soil series permeability (from NRC	S curvey).
Taxonomy (subgroup): Field observations confirm mapped	d soil series? Yes No
(inches) Horizon (moist) Colors (moist) Abundance/Contrast (texture, of the colors) Approximately Colors (moist) Approximately Colors (moist) Abundance/Contrast (texture, of the colors) Approximately Colors (moist) Approximately Colors (moist) Abundance/Contrast (texture, of the colors) Approximately Colors (moist)	al observations concretions, porosity, etc.) SANDLY FULL OF TOPSUL! PETHINET SCRAPED OM - SANDY LOAM JUAN
Other Fe or Mn mottles Non-mollic, low-chroma colors Histic/ high organic content Concretions	ted on county hydric soils list her (explain in remarks)
Rémarks: Prography A COMPINATION OF MULIC AND AQUIC INFLUENCE O ORDANIC MATERIAL CAN BE MARTING OTHER INDICATORS.	W LUM SUI & CHIUNN).
WETLAND DETERMINATION	
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Remarks: SITE WAS A WESTIAND REPORT FILL - HYDROPHY TO PLANTE F	& 1715 Z

DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE We	etlands Delineation Manual)
Project/Site: Miramar, Lot 19 Applicant: Investigator(s): M. Lee LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801	Sample Site No.: A - 1 Date: October 14, 2005 Location: Miramar County: San Mateo
Have vegetation, soils, or hydrology been disturbed? Is the area a potential Problem Area? VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "*"	State: CA
Dominant Plant Species 1. Poly pogan ynon Spliten SIS 2. Lythryn hysogifolium 30 FACW 2. 3. Plantago covon plus 55 FAC 3. 4. Picris echi oides 55 FAC 4. 5. Medicago polymorpha 65 not listed 5. 6. 7	% Cover Indicator
HYDROLOGY	
Field observations: Depth of surface water: Depth to free water in pit: Depth to saturated soil: Approximate slope: Below OHWM or High Tide Line? Wetland hydrology indicators: Primary Observation of inundation Observation of saturation (12" Water marks Sediment deposits Drainage patterns in wetlands	Organic duff layer Matting (algal or other) Fac-neutral vegetation Other (explain in remarks)
Remarks (give physiographic position of site and drainage character): SWFWL WYLN OF	soil is flaking off
SOILS	UDGO.
Map unit name: Soil series permeability (from National Taxonomy (subgroup): Field observations confirm map	
(inches) Horizon (moist) Colors (moist) Abundance/Contrast (texture	ional observations re, concretions, porosity, etc.) My Sowd
Hydric Soil Indicators: Abundant Fe-stained root channels Other Fe or Mn mottles Histic/ high organic content Depleted mottles or matrix Depleted mottles or matrix Sulfidic odor Remarks: FILSDIL MALL OF GRANNEL Remarks: FILSDIL MALL OF GRANNEL	Listed on county hydric soils list Other (explain in remarks)
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DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE W	etlands Delineation Manual)
Project/Site: Miramar, Lot 19 Applicant: Investigator(s): M. Lee LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801 Have vegetation, soils, or hydrology been disturbed? Is the area a potential Problem Area? VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "	Sample Site No.: Date: October 14, 2005 Location: Miramar County: San Mateo State: CA
3. 3. 4. 5.	
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SOILS	
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II Denin	ditional observations kture, concretions, porosity, etc.) Lnamy Sand
Hydric Soil Indicators: Abundant Fe-stained root channels Other Fe or Mn mottles Histic/ high organic content Depleted mottles or matrix Gleying or gley mottles Non-mollic, low-chroma colors Concretions Sulfidic odor	Listed on county hydric soils list Other (explain in remarks)
Remarks: WETLAND DETERMINATION	
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Remarks: POINT IS NEAR COMB IN higher elevate was probably mowed or sprayed w/ n	ion area that perbicides

	DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE Wet	lands Delineation Manual)
	Project/Site: Miramar, Lot 19 Applicant: Investigator(s): M. Lee LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801 Have vegetation, soils, or hydrology been disturbed? Is the area a potential Problem Area? VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "*")	Sample Site No.: A - 3 Date: October 14, 2005 Location: Miramar County: San Mateo State: CA
0	4. Juncus butonius <5 FACUT 4 5. POR ANNUA <5 FACUT 5 5.	
	Field observations: Depth of surface water: Depth to free water in pit: Depth to saturated soil: Approximate slope: Below OHWM or High Tide Line? Remarks (give physiographic position of site and drainage character): Remarks (give physiographic position of site and drainage character): Soils Wetland hydrology indicators: Primary Observation of inundation Observation of inundation Observation of saturation (12") Water marks Sediment deposits Drainage patterns in wetlands Remarks (give physiographic position of site and drainage character): No INAICATOVS, ACCOUNTS Soils Soils Soils Soils Primary Wetland hydrology indicators: Primary Observation of inundation Observation of saturation (12") Water marks Sediment deposits Drainage patterns in wetlands	Organic duff layer Matting (algal or other) Fac-neutral vegetation Other (explain in remarks)
	Soils Soils eries permeability (from N Taxonomy (subgroup): Soil series permeability (from N Field observations confirm map	RCS survey):
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	Other Fe or Mn mottles Non-mollic, low-chroma colors Histic/ high organic content Concretions	Listed on county hydric soils list Other (explain in remarks)
	WETLAND DETERMINATION	
-	Hydrophytic vegetation present Hydric soils present Wetland hydrology present Yes No Yes No Yes No Yes No	vithin a wetland? Yes No
	Remarks:	



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Sol Ecology, Inc.

P.O. Box 5214 Petaluma, CA 94955 (707) 241-7718 www.solecology.com

November 15, 2017

Paul McGregor 160 West Point Avenue Half Moon Bay, CA 94019 RECEIVED

DEC 1 4 2017

San Mateo County Planning Division

Re: Biological Resources Review for 134 Coronado Ave (APN 048-013-220), in Half Moon Bay, San Mateo County, California

Dear Mr. MrGregor,

The purpose of this letter report is to provide the results of an assessment of the natural community, sensitive habitats, and special status species resources potentially present at 134 Coronado Ave (APN 048-013-220) in San Mateo County, California (Project Site; Attachment A, Figure 1) required for a new coastal development permit by the San Mateo County Planning Department. The purpose of the assessment is to complete a review of potential impacts to sensitive habitats from development of the proposed Project Site, under the guidelines of the Mid-Coast Local Coastal Plan (LCP). This report describes the results of the site and impact assessment and provides recommendations for avoidance and minimization measures for any sensitive habitats protected by local, state, and federal laws and regulations present on or in the immediate vicinity of the Project Site.

Background

LSA Associates completed a wetland assessment/delineation of Lot 19 [presumed to be located at 134 Coronado Avenue] on March 16, 2006. The purpose of the report was to determine whether any areas on the lot meet the definition of a wetland as defined in the LCP. LSA Associates found that while strong indicators of hydric soils and wetland hydrology were absent from the site, hydrophytic plant species were present throughout the lot (namely several facultative wetland plants and one obligate plant species, club rush or low bulrush (*Scirpus cernuus*; recently renamed: *Isolepsis cernua*). The report conclusion was that while most of the hydrophytic plants found at the site are prone to occur at disturbed sites, the presence of relatively few non-hydrophytic plants suggests the entire site may be a wetland. However, the report also found no clear indicators of hydrology and that based on aerial images, topography, and site conditions wetland hydrology may likely be the result of runoff from surrounding development rather than a natural feature and as such would be considered a constructed wetland subject to possible exclusion as a sensitive habitat area.

Methods

On October 10, 2017, Sol Ecology biologists conducted a biological resources survey and updated wetland assessment at the Project Site. Prior to the site visit, the Soil Survey of San Mateo County, California [U.S. Department of Agriculture (USDA) Web Soil Survey, Google Earth aerial images, USGS topographic quadrangle maps, and A Manual of California Vegetation, Online Edition¹ was reviewed to assess the potential for sensitive biological communities and special status species to occur in the Project Site. In addition, database searches of the California Natural Diversity Database (CNDDB)² were performed for known occurrences of special-status species near the Project Site; these searches focused on the Half Moon Bay 7.5-minute USGS quadrangle and the five surrounding USGS quadrangles within 5 miles of the Project Site.

Reconnaissance-level surveys for sensitive habitats on and adjacent to the Project Site were performed. The focus of the surveys was to identify whether suitable habitat elements for special status species documented in the surrounding vicinity are present on the Project Site or not and whether the project would have the potential to result in impacts to any of these species and/or their habitats either on- or off-site.

The Project Site was also evaluated to determine if any coastal wetland (one-parameter rule) is present. Coastal wetlands are defined as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic); in either case, hydrology must be present also. Hydrophytic plants commonly found in wetlands in San Mateo County include: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bulrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50 percent cover of some combination of these plants, unless it is a mudflat. The results of the October 10, 2017 wetland assessment were then compared to the 2006 assessment; the study does not constitute a formal wetland delineation required to determine if federal or state jurisdictional wetlands are present.

Coastal Wetland Criteria

Vegetation

Plant species observed on the Project Site were identified using the CNPS Online Manual. Plants were assigned a wetland indicator status according to the National Wetland Plant List (NWPL)³ as described below. For a coastal wetland, the presence of any obligate of facultative wetland

¹ [CNPS] California Native Plant Society. 2017. A Manual of California Vegetation, Online Edition. Sacramento, California. Online at: http://vegetation.cnps.org/; most recently accessed: November 2017.

² California Department of Fish and Wildlife (CDFW). 2017. California Natural Diversity Database. Wildlife and Habitat Data Analysis Branch, Sacramento, CA.

³ Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. The National Wetland Plant List: 2014 Update of Wetland Ratings. Phytoneuron 2014-41: 1-42

(OBL or FACW) species that individually or collectively account for more than 50 percent of the total vegetative cover in the stratum was considered a dominant hydrophytic; FAC species were not considered due to their common association with coastal upland habitats unless clear indicators of hydrology were present.

Wetland indicator statuses listed in the NWPL are based on the expected frequency of occurrence in wetlands as follows:

OBL	Obligate (OBL)	Always found in wetlands	>99% frequency
FACW	Facultative Wetland	Usually found in wetlands	67-99%
FAC	Facultative	Equal in wetland or non-wetlands	34-66%
FACU	Facultative Upland	Usually found in non-wetlands	1-33%
UPL	Upland	Upland/Not listed (upland)	<1%

Wetland. This finding was based on the absence of hydric soils from the previous stuygolory

Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation, drift deposits, oxidized root channels, and salt crusts, or secondary indicators such as the FAC-neutral test, presence of a shallow aquitard, or crayfish burrows. The Arid West Supplement⁴ contains 16 primary hydrology indicators and 10 secondary hydrology indicators. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology.

on the site in 2017, suggesting that hydrologic conditions present during the 2006 site visit slio2

Based on the findings from the previous 2006 study that hydric soils were absent, and the absence of clear hydrology indicators again in 2017, no new soil samples were performed.

Results and Discussion as along a sent 19WM and the boding above to the 2017 visit. However, as described in the NWPL these appears to the control of the co

Biological communities present in the Project Site were classified based on existing plant community descriptions described in the CNPS Online Manual. Sensitive habitats are those habitats defined as sensitive under the Mid-Coast LCP Section 7.1. Both non-sensitive and sensitive habitats found (or evaluated) on or immediately adjacent to the Project Site are described below.

Ruderal herbaceous grassland

Although not described in the literature, ruderal herbaceous grassland includes areas that have been partially developed or have been used in the past for agriculture. However, these areas are not currently used for agricultural activities, and have been allowed to revert to a semi-natural condition. Ruderal herbaceous grassland comprises the entire Project Site and all of the

⁴ U.S. Army Corps of Engineers (Corps). 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0). September.

dominant plant species (greater than 50 percent cover) observed on the site are known to occur in disturbed upland areas. Plant species observed in ruderal herbaceous grassland on the Project Site and their respective hydrophytic indicator categories include: deerweed (*Acmispon glaber*; UPL), tall flatsedge (*Cyperus eragrostis*; FACW), Italian rye grass (*Festuca perennis*; FAC), bristly ox-tongue (*Helminthotheca echioides*; FAC), common velvet grass (*Holcus lanatus*; FAC), common rush (*Juncus patens*; FACW), kikuyu grass (*Pennisetum clandestinum*; FACU), rabbitfoot grass (*Polypogon monspeliensis*; FACW), and wild radish (*Raphanus* spp.; UPL). Of these species, deerweed, Italian rye grass, and bristly ox-tongue were dominant. Only one wildlife species was observed on the Project Site: Botta's pocket gopher (*Thomomys bottae*).

Sensitive Habitats

No sensitive habitat areas as defined in the LCP were found on the Project Site, including coastal wetland. This finding was based on the absence of hydric soils from the previous study, and no clear indicators of hydrology or hydrophytic vegetation from the October 10, 2017 site visit. Compared with the 2006 report, only two of the eight formerly reported wetland plant species plus one new species (with indicators of OBL or FACW) were identified during the 2017 visit. Hydrophytic plant species observed in 2017 included: rabbitsfoot grass (FACW), tall flatsedge or nut sedge (FACW), and common rush (FACW); note toad rush was identified in 2006 which has similar characteristics to common rush. Note, one species observed in 2006, annual blue grass was not in bloom and may not have been identifiable at the time of the site visit. However, none of the three facultative wetland species were found in greater than 50 percent cover on the site. The remaining six species found in 2006 (five FACW plus one OBL) were not observed anywhere on the site in 2017, suggesting that hydrologic conditions present during the 2006 site visit have been since altered. Since 2006, the lot to the south has been developed, which may explain the change in hydrologic conditions including redirection of runoff from this area.

Five facultative plants were also identified during the 2006 report; of these four were observed during the 2017 visit. However, as described in the NWPL these species are equally likely to occur in wetlands as in uplands in non-coastal areas. In coastal grassland and scrub habitats, these species are common and receive moisture from low-lying fog. Bristly ox-tongue, Italian rye grass, common rush, and common velvet grass are found throughout San Mateo County in upland habitats particularly in disturbed areas. As such the presence of these species by themselves, do not positively indicate the presence of wetland habitat as it is defined in the LCP.

Special Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. CDFW Species of Special Concern, CDFW California Fully

Sol Ecology, Inc.

Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Furthermore, CDFG Fish and Game Code prohibits the take of actively nesting birds as well as common bats and their roosts. Lastly, special status species in this report include all rare or unique species listed in the Mid-Coast LCP.

Twenty-two special status plants have been documented within five miles of the Project Site (Attachment A, Figures 2). Of these two special status plants have potential to be present: perennial goldfields (*Lasthenia californica ssp. macrantha*), and Choris' popcorn flower (*Plagiobothrys chorisianus var. chorisianus*). These two species were not observed during the 2006 or 2017 site visits; the 2006 survey occurred during the blooming period for both species, while the 2017 occurred during the blooming period for goldfields only. Site disturbance was evident during the 2017 assessment and documented in the 2006 report based on plant species observed and review of historical aerial photographs. Based on absence of these species during the previous site visit, perennial goldfields and Choris' popcornflower are unlikely to be present and as such, no significant impacts to these species are anticipated.

Fifteen special status wildlife species have been documented within five miles of the Project Site (Attachment A, Figures 3). No special status wildlife species are likely to be present based on the proximity of the site to documented occurrences and the absence of suitable habitat elements on or adjacent to the site such as trees, riparian or aquatic habitats, or coastal dune habitat. The site is within 300 feet of the shoreline and beach habitat; however, this section of beach is fully inundated at high tide and no suitable nesting substrate for shorebirds is present. A few groundnesting migratory birds may nest on the site and could be impacted if ground disturbing activities occur during the nesting season. No other impacts to any special status wildlife are expected.

Conclusion and Recommendations

No sensitive habitat areas are present on the Project Site and as such no potentially significant adverse impacts are likely to occur from the proposed project. No special status species are likely to be impacted by the proposed project. However, a pre-construction nesting bird survey for ground nesting birds is recommended within 7 days prior to any new ground-disturbing activities occurring during the nesting bird season from February 1 to August 31.

Please do not hesitate to contact me with any questions.

Sincerely,

Dana Riggs,

Principal Biologist and Coastal Ecologist

Attachments: (A) Project Figures; (B) Site Photographs

Figure 1: Project Site Location

134 Coronado Ave, Half Moon Bay, CA



Project Location134 Coronado Ave

Figure 2: Special Status Plant Species within 5 Miles of the Project Site

134 Coronado Ave, Half Moon Bay, CA

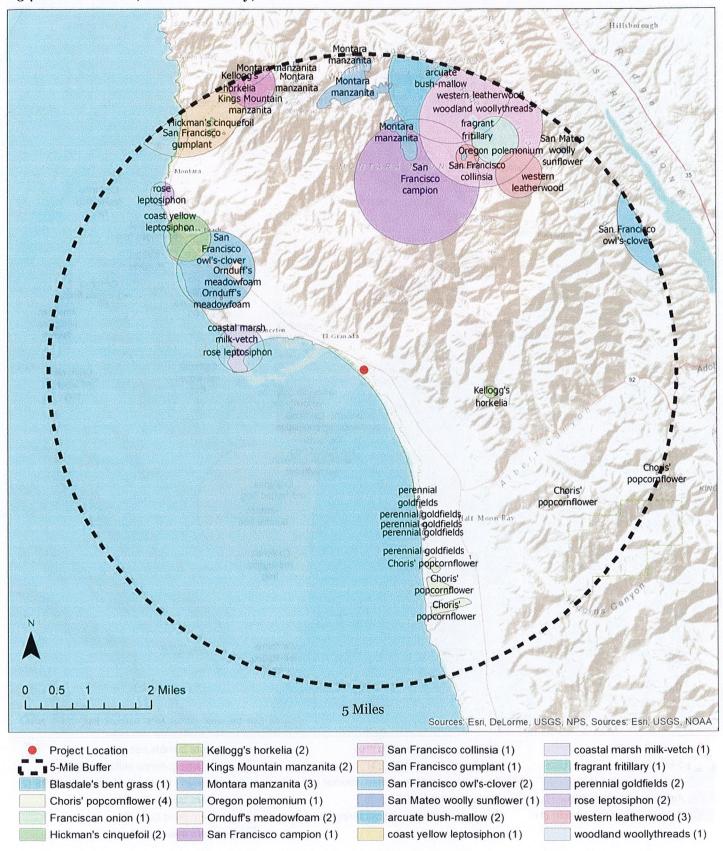
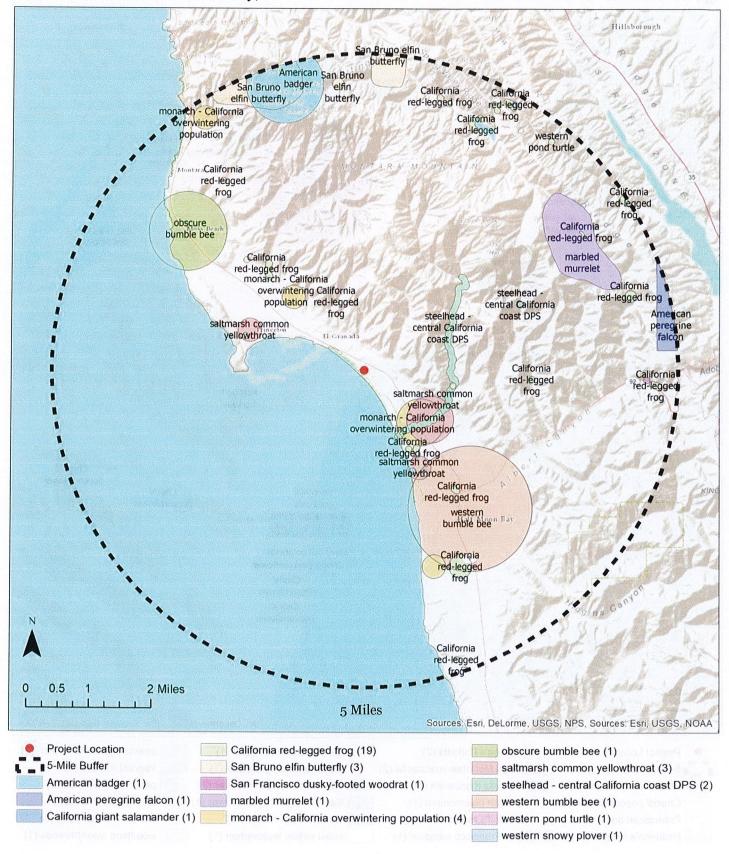


Figure 3: Special Status Animal Species within 5 Miles of the Project Site

134 Coronado Ave, Half Moon Bay, CA





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

COUNTY OF SAN MATEO PLANNING AND BUILDING

County Government Center

455 County Center, 2nd Floor Redwood City, CA 94063 650-559-1559 T 650-363-1916 F www.planning.smcgov.org

February 17, 2023

Paul McGregor 171 Coronado Avenue Half Moon Bay, CA 94019

Dear Mr. McGregor:

SUBJECT: Coastside Design Review Recommendation

Coronado Avenue, Miramar

APN: 048-013-220, County File No.: PLN2017-00343

At its meeting on August 11, 2022, the San Mateo County Coastside Design Review Committee (CDRC) reviewed your application to allow the construction of a new three-story, 1,699 sq. ft. single-family residence with an attached 410 sq. ft. two-car garage and an attached 800 sq. ft. Accessory Dwelling Unit (ADU) on a legal substandard undeveloped 4,400 sq. ft. parcel (recorded Certificate of Compliance, PLN2015-00281). The project includes minor grading and no tree removal.

Based on the plans, application forms, and accompanying materials submitted, the Coastside Design Review Committee has recommended approval of the project subject to the recommended findings and conditions of approval below. The project requires a hearing-level Coastal Development Permit (appealable to the California Coastal Commission) and a Non-conforming Use Permit to develop the substandard sized parcel with the main floor (2nd story) encroaching 2'-2" into the left side setback where 10 ft. is required. Therefore, the CDRC's action is limited to a recommendation regarding the project's compliance with design review standards. Public notification for a future scheduled Planning Commission public hearing for the project will be issued 10-days in advance of a hearing where the Planning Commission will consideration the CDRC's recommendation and the associated Coastal Development Permit and Non-conforming Use Permit.

RECOMMENDED FINDINGS

The Coastside Design Review Committee found that:

1. For the Design Review

The project, as proposed and conditioned has been reviewed under and found to be in compliance with the Coastside Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:



a. Section 6565.20(D) ELEMENTS OF DESIGN; 1.d. Daylight Plane/Façade Articulation, (2) Façade articulation option; 1.e. Wall Articulation, (2) Projecting or recessing architectural details. 2. Architectural Styles and Features, (a) Architectural Style, (2) Architectural styles that complement the coastal, semi-rural, diverse, small town character of the area. 4. Exterior Materials and Colors, (a) Compatibility. The exterior materials and colors complement the style of the house and that of the neighborhood; careful attention has been made to the placement and orientation and design of the home to ensure it is complementary to other homes in the neighborhood; and façade articulation has been well implemented in regard to wall articulation arrangement, placement and massing of the building form.

b. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping, b. Finished landscape plans should be compatible with and enhance the design of the home and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction, f. All landscaping shall be drought-tolerant, and either native or non-invasive plant species. The landscape plan, as proposed and conditioned, will be compatible with and will enhance the design of the home and landscaping will use drought-tolerant and native or non-invasive plant species.

RECOMMENDED CONDITIONS

Current Planning Section

- The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on August 11, 2022. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
- 2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid a building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
- 3. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.
- 4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a. Replace sconces on the 2nd and 3rd balcony of the front elevation with soffit lights.

- b. Extend the roof over the 3rd story balcony to accommodate soffit lights.
- c. Revise the house color to be two shades darker than Benjamin Moore "White Dove" (slightly more sand than cream color).
- d. Add an eyebrow roof over the 1st floor doors along the west elevation, approximately 24 inches.
- e. Revise the landscaping to provide a more organic layout with groupings rather than linear plantings. Incorporate larger and medium sized plants along with smaller plants.
- f. Apply wood-look siding to the face of the garage and wrap back each side at the first floor to align with the wood siding on the east elevation and the back edge of the fireplace (or beyond) on the west elevation.
- g. Add wood look siding on the west elevation to create a two-story application by the ADU side door.
- h. Break the fascia on the west elevation,1st floor in segment of house closest to front balcony.
- i. The distribution of wood-look siding on the third floor, on the west façade, may be shifted to coordinate with the new two-level wood-look application below so it is fully above OR fully behind the two-story panel, rather than 1/2 above.
- 5. The applicant shall provide "finished floor elevation verification" to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction

plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
- e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
- g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval prior to foundation pour.
- 6. All new power and telephone utility lines shall be placed underground.
- 7. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.
- 8. The applicant shall include as part of the building permit submittal the approved exterior color and material specifications as conditioned by the Coastside Design Review Committee. Color and material verification shall occur in the field prior to final building inspection.
- At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required information and forms. Verification that the approved landscape plan has been

- installed shall be required prior to final building inspection.
- 10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
- 11. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed prior to commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
- 12. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of 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.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 13. To reduce the impact of any construction-related activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along nearby right-of-ways. All construction vehicles shall be parked on-site outside public right-of-ways or in public locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.
- 14. A pre-construction nesting bird survey for ground nesting birds shall be conducted within seven (7) days prior to any ground-disturbing activities occurring during the nesting bird season (February 1 to August 31).

15. If during proposed construction any archaeological resources are unexpectedly uncovered or encountered, all excavation within 30 feet should be halted long enough to call in a qualified archaeologist to assess the situation. Archaeological and historic resources and human remains are protected from unauthorized disturbance (including on private property) by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow the qualified archaeologist to identify, record, and evaluate such resources and recommend an appropriate course of action.

Building Inspection Section

- 16. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading, until a building permit has been issued.
- 17. The following will be required at the building permit stage:
 - a. A final, full drainage report prepared by a registered Civil Engineer.
 - b. A final grading and drainage plan stamped and signed by a registered Civil Engineer.
 - c. An updated C3 and C6 Checklist, if changes to impervious areas have been made during the design phase.

Department of Public Works

- 18. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the predeveloped state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
- 19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access

to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

- 20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Coastside Fire Protection District

- 22. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all-weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
- 23. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road were deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.

24. Any chimneys shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.

- 25. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours notice to the Fire Department at 650/ 573-3846.
- 26. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on site.
- 27. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
- 28. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
- 29. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
- 30. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
- 31. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
- 32. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.

Granada Community Services District

33. The applicant shall obtain a sewer permit and comply with all District regulations.

Coastside County Water District

34. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.

Please note that the decision of the CDRC is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a CDP and Non-conforming Use Permit. The Planning Commission, as the decision maker for this project, shall consider the project at a future hearing. For more information, please contact the project planner, Summer Burlison, at 650/363-1815 or SBurlison@smcgov.org.