COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: April 12, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit,

Coastal Development Permit, Non-Conforming Use Permit, and Grading Permit, to allow construction of a new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel, in the unincorporated Miramar area of San Mateo County. The use permit is required to allow development on a less than 5,000 sq. ft. parcel, where 10,000 sq. ft. is the minimum lot size in the S-94 Zoning District and to allow reduced side setbacks of 5 feet 3.5 inches where 10 feet is required. The project involves 290 c.y. of earthwork and approximately 73 feet road extension of Alto Avenue. The project is not appealable to the California Coastal Commission. 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.

County File Number: PLN 2021-00101 (McGregor)

PROPOSAL

The applicant proposes to construct a new two-story, 1,590 sq. ft. single-family residence, attached two-car garage, and 800 sq. ft. ADU, on a legal 4,800 sq. ft. non-conforming parcel (Certificate of Compliance, PLN 2016-00476), where 10,000 sq. ft. is required by the S-94 Zoning District. Due to the substandard lot size and 40-foot lot width, the applicant requests reduced side setbacks of 5 feet 3.5 inches where 10 feet is required. The lot has a moderate slope of approximately 16% with no trees (Eucalyptus trees were removed under fire hazard exemption). The project involves minor grading. The property is located in an area designated for single-family residential use, with residences located to the northwest, west, and east.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit and Grading Permit, County File Number PLN 2021-00101 by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

General Plan: Policy 4.46 (Regulation of Development in Scenic Corridors) requires the County to institute special controls to regulate both site and architectural design of structures located within rural scenic corridors in order to protect and enhance the visual quality of select rural landscapes. The site is located in an urban scenic corridor. The site is located in a developed area of Miramar located east and uphill of Highway 1, where the front of the property would be minimally visible from Highway 1. The 2-story residence would be located within a larger developed residential area, with residences located to the northwest, west, and east. Views of the area from Highway 1 would remain largely the same.

Local Coastal Program (LCP)

Locating and Planning New Development Component: A Coastal Development Permit (CDP) is required for non-conforming parcels located within the Single-Family Residence Categorical Exclusion Area. The site is not located within the Coastal Commission Appeals Jurisdiction and does not involve establishment of conditionally permitted use. If granted by the County, the CDP is therefore not appealable to the Coastal Commission. 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. At this time, no confirmation of water service from CCWD has been submitted to the County. Condition 22 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.

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 such plants. Policy 7.18 (*Establishment of Buffer Zones*) states that buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. The project site is located between two developed parcels and is largely unvegetated with a slope of approximately 16% and contains no areas of wetland, as confirmed in a site visit conducted on March 10, 2023. A vacant parcel (APN 048-065-190) located to the northwest was found to contain wetlands during the County's processing of a development application (PLN 2019-00060) for a new residence.

Based on the edge of vegetation shown on plans drawn in June 2019 and review of recent aerial photos, the subject proposed residence is located more than 100 feet from this edge. The site also adjoins a 20,011 sq. ft. undeveloped property that may contain sensitive habitat (although unlikely due to topography). A development application (PLN 2023-00002) has been received for a new house on the parcel, but the application has been deemed incomplete due to the requirement for a biological report (as of this date, no report has been submitted).

Compliance with S-94 Zoning District Regulations: The project site is a legal, non-conforming 40-foot wide, 4,802 sq. ft. parcel, where minimum average lot width is 50-foot and minimum lot size of 10,000 sq. ft. is required. The project complies with the maximum floor area ratio and lot coverage requirements, as well as the minimum front and rear setback requirements of this zoning district. However, the project provides 5-feet-3.5-inch side setbacks where 10 feet is required. The proposed development is proportioned to the size of the parcel on which it is being built. Acquisition of additional contiguous land has been proven to be infeasible, as the subject parcel is bordered by developed residential properties. The subject site also borders a 20,011 sq. ft. undeveloped property to the north (APN 048-065-180), which as noted above is the subject of a separate development application.

<u>Design Review District</u>: On December 8, 2022, the Coastside Design Review Committee found the project to be in compliance 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, subject to minor changes to the design, included as Condition 5 of Attachment A of the staff report.

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COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: April 12, 2023

TO: **Planning Commission**

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit, Coastal Development Permit,

> Non-Conforming Use Permit, pursuant to Sections 6565.3, 6328.4, and 6133.3 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow construction of a new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel, in the unincorporated Miramar area of San Mateo County. The use permit is required to allow development on a less than 5,000 sq. ft. parcel, where 10,000 sq. ft. is the minimum lot size in the S-94 Zoning District and to allow reduced side setbacks of 5-foot and 3.5 inches where 10 feet is required. The project involves grading of 285 cubic vards (c.v.) of cut and 5 c.v. of fill for the residence, and approximately 73 feet road extension of Alto Avenue, and no tree removal. The project is not appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303.

County File Number: PLN 2021-00101 (McGregor)

PROPOSAL

The applicant proposes to a new two-story, 1,590 sq. ft. single-family residence, attached 2-car garage, and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel (Certificate of Compliance, PLN 2016-00476), where 10,000 sq. ft. is required by the S-94 Zoning District. Due to the substandard lot size and 40-foot lot width, the applicant requests reduced side setbacks of 5 feet 3.5 inches where 10 feet is required. The lot has a moderate slope of approximately 16% and is largely unvegetated and did contain many Eucalyptus trees which were recently removed to minimize fire hazard risk. The project involves minor grading. The property is located in an area designated for single-family residential use, with residences located to the northwest, west, and east.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit, and Grading Permit, County File Number PLN 2021-00101, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Applicant/Owner: 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 the San Mateo Times and Half Moon Bay Review newspapers.

Location: Alto Avenue, Miramar

APN: 048-065-060

Size: 4,802 square feet

Existing Zoning: R-1/S-94/DR/CD

General Plan Designation: Medium Low Density Residential

Sphere-of-Influence: City of 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: Granada Community Services District (GCSD)

Flood Zone: Zone X (areas of minimal flood hazard), FEMA Panel 06081C0252F,

Effective Date: August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Setting: The property is moderately sloped and is located in an area designated for single-family residential use, with residences located to the northwest, west, and east.

Chronology:

<u>Date</u>		<u>Action</u>			
December 5, 2016	-	Certificate of Compliance Type A (PLN 2016-00476) was recorded			
March 16, 2021	-	Subject application submitted.			
June 29, 2022	-	Application deemed adequately complete for purpose of a Coastside Design Review Committee meeting.			
August 11, 2022; December 8, 2022	-	The Coastside Design Review Committee (CDRC) reviews the project and recommends approval with conditions on December 8, 2022.			
January 13, 2023	-	Planning staff received updated plans.			
January 18, 2023	-	Project is deemed complete with understanding that a public water connection will be required (Condition 22 of Attachme A).			
April 12, 2023	-	Planning Commission public hearing.			

DISCUSSION

A. **KEY ISSUES**

1. <u>Conformance with General Plan</u>

The subject parcel is designated by the General Plan for Medium Low-Density Residential use, at a density of 2.4 to 6 dwelling units per acre. The subject parcel is a substandard parcel of 4,802 sq. ft., which, if developed with a single residence and an ADU, would result in a density of approximately 18 dwelling units per acre. However, the parcel is a legal parcel and may be developed in a manner consistent with applicable zoning regulations.

a. <u>Visual Quality</u>

Policy 4.46 (Regulation of Development in Scenic Corridors) requires the County to institute special controls to regulate both site and architectural design of structures located within rural scenic corridors in order to protect and enhance the visual quality of select rural landscapes. The site is located in an urban scenic corridor. The site is located in a developed area of Miramar located east and uphill of Highway 1, where the front of the property would be minimally visible from Highway 1. The 2-story residence would be located within a larger developed residential area, with residences located to the northwest, west, and east. Views of the area from Highway 1 would remain largely the same.

2. <u>Conformance with Design Review District Guidelines</u>

On December 8, 2022, the Coastside Design Review Committee reviewed and recommended approval of the project. The project, as proposed and conditioned, was found to be in compliance 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 1) Exterior Materials and Colors: Exterior materials and colors complement the style of the house and that of the neighborhood. 2) Facade Articulation: The arrangement, placement, and massing of major building forms adequately articulates the building.
- b. Section6565.20(F) Landscaping, Paved Areas, Fences, Lighting: Landscaping: The landscape plan is compatible with and enhances the design of the home. Proposed landscaping includes plant species which are drought-tolerant, native, and non-invasive.
- c. Section6565.20 (2) Complement other Structures in the Neighborhood: The placement, orientation, and design of home makes it complementary to other homes in the neighborhood.

Condition No. 5 has been included in Attachment A to require compliance with CDRC conditions of approval, including those pertaining to grading, design details, and paint color. On January 13, 2022, the applicant submitted revised plans, which have been confirmed by the Project Planner to comply with these requirements.

3. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for non-conforming parcels located within the Single-Family Residence Categorical Exclusion Area. The site is not located within the Coastal Commission Appeals Jurisdiction of the Coastal Development Zoning District and does not involve establishment of conditionally permitted use. If granted by the County, the CDP is therefore not appealable to the Coastal Commission. The site does not contain sensitive habitat but is located within the Cabrillo Highway County Scenic Corridor. Staff has determined that the project, as proposed and conditioned, is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below.

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions.

Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Medium Low-Density Residential use, at a density of 2.4 to 6 dwelling units per acre. As proposed and conditioned, the project will be served by CCWD for water service and GCSD sewer service. Therefore, the project is considered an infill project.

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. At this time, no confirmation of water service from CCWD has been submitted to the County. Condition 22 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.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened from new residential development. As of the print date of this report,

building permits issued for new dwelling units are well under the maximum in the current 2023 calendar year.

b. <u>Sensitive Habitats Component</u>

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. Policy 7.18 (Establishment of Buffer Zones) states that buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem.

The project site is located between two developed parcels and is largely unvegetated and contains no areas of wetland, as confirmed by a site visit by staff on March 10, 2023. The site did contain many Eucalyptus trees which were recently removed to minimize fire hazard risk.

A vacant parcel (APN 048-065-190) located to the northwest was found to have wetlands during the County's processing of a development application (PLN 2019-00060) for a new residence. Based on staff's review of the edge of protected vegetation shown on plans drawn in June 2019 and review of Google 2023 aerial maps, the subject proposed residence would be located more than 100 feet from the edge of protected vegetation. As discussed in Section 5.b, below, the site also adjoins a 20,011 sq. ft. undeveloped property that may contain sensitive habitat (although unlikely due to topography). A development application (PLN 2023-00002) has been received for a new house on the parcel, but the application has been deemed incomplete due to the requirement for a biological report (as of this date, no report has been submitted).

c. <u>Visual Resources Component</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. As discussed in section A.2 of this report, the CDRC considered this project at their regularly scheduled meeting of December 8, 2022. The CDRC determined that the project is in compliance with applicable Design Review standards, and recommended approval.

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 has been minimized through the design of the building which steps with the moderately sloped topography of the site.
- (2) Proposed materials for the house include the use of earth-toned colors and natural-appearing materials to provide a more natural appearance.
- (3) The design minimizes the height of the building, and its craftsman-based design 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.

4. Conformance with Zoning Regulations

a. Compliance with S-94 Zoning District Regulations

The project site is a legal, non-conforming 40-foot wide, 4,802 sq. ft. parcel, where minimum average lot width is 50 ft. and minimum lot size is 10,000 sq. ft., respectively, in the R-1/S-94/DR/CD zoning district. As shown in the table below, the project complies with the maximum floor area ratio and lot coverage requirements, as well as the minimum front and rear setback requirements of this zoning district. However, the project proposes 5 feet-3.5-inch side setbacks where 10 feet is required. Also, Section 6133.3 requires a non-conforming use permit for the development of an unimproved non-conforming parcel that is less than 5,000 sq. ft. where the required

minimum parcel size is greater than 5,000 sq. ft. (10,000 sq. ft. in the S-94 Zoning District).

Table 1 Compliance with the R-1/S-94/DR/CD Zoning District						
	Required	Proposed	Complies?			
Min. Side Yard Setback	10 ft.	Right – 5'-3.5"** Left – 5'-3.5"**	Right – No** Left – No**			
Min. Combined Side Yard Setback	N/A	N/A	N/A			
Min. Front Setback	20 ft.	20'-4"	Yes			
Min. Rear Setback	20 ft.	23'-6"	Yes			
Max. Building Height	28 ft.	24'-7"	Yes			
Max. Floor Area Ratio	48%	42% (2,008 sq. ft.)	Yes			
Max. Building Site Coverage	30%	24% (1,170.3 sq. ft.)	Yes			
Min. Average Lot Width	50 ft.	40 ft.*	No*			
Min. Lot Size	10,000 sq. ft.	4,802 sq. ft.*	No*			

^{*} Legal, Non-conforming.

Note: The 800 sf ADU is excluded from lot coverage and floor area calculations, as allowed by State law.

As shown in Table 1, the project complies with the maximum floor area ratio and lot coverage of the zoning district but does not comply with the minimum side setback of 10 feet, where side setbacks are non-conforming at 5 feet-3.5 inches. The development of the non-conforming parcel requires a Non-Conforming Use Permit, which allows for the consideration of project features which do not conform to the development standards. Please see Section 5, below, for a discussion of project compliance with required findings for a Non-Conforming Use Permit.

The project complies with County's parking regulations requiring two (2) covered parking spaces for the residence and one (1) uncovered parking space for the ADU.

5. <u>Conformance with Non-Conforming Use Permit Findings</u>

The project site is a legal, non-conforming 40-foot wide, 4,802 sq. ft. parcel, where minimum average lot width is 50 feet and minimum lot size is 10,000 square feet. As stated in Section A.4.a. of this report above, the project would result in 5 feet-3.5 inches side yard setbacks where a minimum of 10

^{**} Requested non-conformity requiring a use permit.

feet is required. Section 6133.3.b.1 of Zoning Non-Conformities Chapter of the Zoning Regulations allows proposed development on an unimproved non-conforming parcel that does not conform to the zoning regulations currently in effect, with the issuance of a use permit. Per Section 6133, the following findings must be made in order to approve a use permit for the project:

a. The proposed development is proportioned to the size of the parcel on which it is being built.

The applicant proposes a new 2,008 sq. ft. residence (including garage) on a 4,802 sq. ft. parcel. The project, excluding the ADU as allowed by State law, complies with requirements relating to proportionality, including floor area, lot coverage, and height requirements of the R-1/S-94/DR/CD Zoning District. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built. The proposed ADU complies with the County's regulations pertaining to ADUs.

b. 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 subject parcel is bordered by developed residential properties, specifically 576 Alto Avenue to the northwest and 27 Terrace Avenue to the east. The property at 576 Alto Avenue is a flag lot, where a 15-feet wide access corridor to the residence abuts the subject parcel to the west. Acquisition of this area of land is not feasible as it would complicate the means of access to that property and it would not increase the functional area of the subject property.

At 27 Terrace Avenue to the east, an approximately 26 feet rear setback for the house abuts the subject property. Theoretically, 6 feet by 120 feet (720 sq. ft.) strip of land could be sold to the applicant without making the neighboring property non-conforming in size or the rear setback non-conforming. With the addition of 720 sq. ft., the subject property would not require a Use Permit to develop. However, the applicant states that land acquisition would not be feasible as a large masonry wall was constructed along the length of the shared property line, whereby the theoretical land acquisition would not increase the functional area of the subject property unless the wall is demolished. Also, due to the owner's construction of the wall and protection of the land within in, the neighboring property owner is not likely to relinquish this area of land.

A 20,011 sq. ft. undeveloped property abuts the subject parcel to the north (APN 048-065-180). Theoretically, the property owner could acquire a portion or all of this property, however, this may not be feasible as the property is proposed for development by the current owner and may contain sensitive habitat (although unlikely due to topography) that could constrain development on the property. A development application (PLN 2023-00002) has been received for a new house on the parcel, but the application has been deemed incomplete due to the requirement for a biological report.

Maps and photos of adjoining properties are included in Attachment E.

c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The CDRC found that the proposed non-conforming side yard setbacks allow for necessary articulation of the otherwise narrow boxy building. Based on the reasonable and proportional size of the proposed 2,008 sq. ft. residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, in order to achieve a 3 bedroom and 2-bathroom residence.

d. That the establishment, maintenance and/or conducting of the 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 said neighborhood.

The subject site does not contain sensitive habitat or trees and will not impact such resources on adjacent parcels as discussed previously in Section A.3.b of this report. The CDRC has found that project scale is proportional and complimentary to other homes in the neighborhood. Therefore, the project, as proposed and conditioned, would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

e. Use permit approval does not constitute a granting of special privileges.

This project does not constitute a granting of special privileges, as the project is as nearly in conformance with the R-1/S-94/DR/CD Zoning District regulations as is reasonably possible. The subject parcel is largely surrounded by developed and/or constrained parcels, where additional land could not be feasibly acquired to make the parcel conforming in size.

6. Compliance with Grading Regulations

The proposed project requires approximately 285 c.y. of cut and 5 c.y. of fill for the residence, and approximately 73 feet road extension of Alto Avenue. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County (referred to in this report as "Grading Regulations"). The findings and supporting evidence are outlined below:

a. That the granting of the permit will not have a significant adverse effect on the environment.

The project will have a less-than-significant impact on the environment with the implementation of standard conditions of approval which will require excavated earth to be off-hauled and deposited to an approved disposal location, require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.

b. That the project conforms to the criteria of the San Mateo County Grading Ordinance.

The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan and dust control measures.

c. That the project is consistent with the General Plan.

As outlined earlier in Section A of this report, the project conforms to applicable components of the County's General Plan.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff referred the project to the Midcoast Community Council (MCC). In a letter dated December 22, 2022, Claire Toutant expressed concern regarding the development of the substantially non-conforming parcel. She stated that as "While the house is essentially infill, the request is to allow construction on a less than 5000 sq. ft. lot in an area where 10,000 sq. ft. is the standard. This seems like quite a deviation from the norm. We would also like to be certain that the geological status of the property is fully studied." As discussed in Section 5 of this report, the acquisition of additional land by the applicant is not feasible. Also, a

geotechnical report was submitted to the County for this application and conditionally approved. Per Condition 23 in Attachment A, County review of the geotechnical report, and any required updates, is required at the time of building permit application.

C. <u>ENVIRONMENTAL REVIEW</u>

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

D. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Findings Letter for Design Review Recommendation, dated December 8, 2022
- E. Maps and photos of adjoining properties

CML:mda - CMLHH0074 WMU.DOCX

County of San Mateo Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2021-00101 Hearing Date: April 12, 2023

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Regarding the Coastal Development Permit (CDP), Find:

- 2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast. The site is largely unvegetated and does not contain sensitive habitat or areas of wetland, as confirmed by a site visit on March 10, 2023.
- 3. That the project is not located between the nearest public road (Mirada Road) and the sea, or the shoreline of Pescadero Marsh, and 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).
- 4. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2023 calendar year.
- 5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as described in the staff report.

Regarding the Design Review, Find:

- 6. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance 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 1) Exterior Materials and Colors: Exterior materials and colors complement the style of the house and that of the neighborhood.
 2) Facade Articulation: The arrangement, placement, and massing of major building forms adequately articulates the building.
 - b. Section6565.20(F) Landscaping, Paved Areas, Fences, Lighting: Landscaping: The landscape plan is compatible with and enhances the design of the home. Proposed landscaping includes plant species which are drought-tolerant, native, and non-invasive.
 - c. Section6565.20 (2) Complement other Structures in the Neighborhood: The placement, orientation, and design of home makes it complementary to other homes in the neighborhood.

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 project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-94/DR/CD Zoning District.
- 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, because the parcels that are contiguous to the subject property are either developed or not available for purchase.
- 9. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, in order to achieve a 3-bedroom and 2-bathroom residence.
- 10. That the establishment, maintenance and/or conducting of the 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 said neighborhood. The subject site does not contain sensitive habitat or trees. The Coastside Design Review Committee has found that the project scale is proportional and complimentary to other homes in the neighborhood.

11. That use permit approval does not constitute a granting of special privileges, as the subject parcel is largely surrounded by developed and/or constrained parcels, whereby additional land could not be feasibly acquired to make the parcel conforming in size.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 12, 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. 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 Coastal Development Permit, Non-conforming Use Permit, Design Review Permit and Grading Permit, shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
- 3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.
- 4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of 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.
- 5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. For exterior colors and materials, plans shall use Chantilly Lace (by Benjamin Moore OC-651) for railing, doors and garage door.
 - b. Remove grids and bottom row from windows above the garage at the southeast elevation. Coordinate sill height with kitchen counter.
 - c. Use Craftsmen or shaker style for doors and garage door.
 - d. Reconsider grading at rear patio to determine if guard rail is necessary. If guard rail is required, applicant shall match the specification on Sheet D2-0.

- e. Eliminate window in laundry room on southwest elevation, add two 2 feet by 2 feet windows, which are symmetrical about the southwest gable ridge, whose heads heights match the window head height of the other windows on the second floor.
- 6. 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 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 applications 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. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
- n. 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.
- 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.
- 7. 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 upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
- 8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
- 9. Add notes to plans submitted for a building permit with the following minimum dust control measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - c. Apply water two times daily or apply (non-toxic) soil on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- 10. No site disturbance shall occur, including any vegetation or grading, until a building permit has been issued.

- 11. To reduce the impact of construction 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 the right-of-way on Alto Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Alto Avenue. There shall be no storage of construction vehicles in the public right-of-way.
- 12. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
- 13. 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 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
- 14. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
- 15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. Installation of the approved landscape plan is required prior to final inspection. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
- b. Plant Water Use (Residential): 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.
- c. Mulch: 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.
- d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
- e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
- 16. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
- 17. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation. The "hard card" shall not be issued until a Building Permit for the residence has been issued.
- 18. All excavated materials shall be off hauled to an approved disposal location.
- 19. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) the engineer shall submit written certification, that all

grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Building Inspection Section

- 20. A building permit is required for this project.
- 21. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Coastside County Water District

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

Geotechnical Section

23. A geotechnical report, updated to the current codes, shall be submitted at the time of building permit application. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. For a vacant site, the geotechnical report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

- 24. The following will be required at the time of building permit submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.
 - An updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase). Checklist shall include the area of the road extension.

25. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section 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 Drainage Section for review and approval.

Granada Community Services District (GCSD)

26. A Variance has been approved by GCSD. The applicant shall demonstrate compliance with GCSD requirements at the time of building permit application.

Department of Public Works

- 27. At the time of building permit application, the applicant shall submit an updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase). Checklist shall include the area of the road extension.
- 28. 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.
- 29. 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.
- 30. 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

- 31. Fire district access shall be 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 pounds. 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.
- 32. 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 6 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 Coastside Fire Protection District. Numerals shall be contrasting in color to their background 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.
- 33. 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 Coastside Fire Protection District at 650/ 573-3846.
- 34. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 Section R337 requirements. You can visit the Office of the Sate Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." Plans shall demonstrate compliance with the following requirements:
 - a. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
 - b. Provide window & door schedule showing it meets R-337 and add it to work sheet. All exterior doors including garage door must meet R-337.
 - c. Provide Eave & Gutter details that meet R-337 include all materials.
 - d. Add R-337 required vents to work sheet.

- 35. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
- 36. Add note to the title page that the building will be protected by an automatic fire sprinkler system. Add note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.
- 37. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
- 38. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
- 39. Add note to plans: Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D. Parking stalls are not permitted within the fire apparatus turnaround.
- 40. "No Parking Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads which are 26 to 32 feet wide. CFC D103.6
- 41. Smoke and Carbon Monoxide Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2019-03, the applicant is required to install State Fire Marshal-approved and -listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

- 42. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans: Escape or rescue windows shall have a minimum net clear openable area of 5. 7 sq. ft., 5 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor (CFC 1030).
- 43. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
- 44. Add note to plans: The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
- Vegetation Management (SRA) Add note to plans: The 2016 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- 46. Add note to plans: Fire Hydrant: There is a hydrant within the required 500 feet but it is a dry barrel hydrant or non-compliant hydrant. Applicant shall change it to the required (Clow 960) hydrant. As per 2019 CFC, Appendix B and C, a Fire district-approved fire hydrant must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

47. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the Coastside Fire Protection District at 650/573-3846.

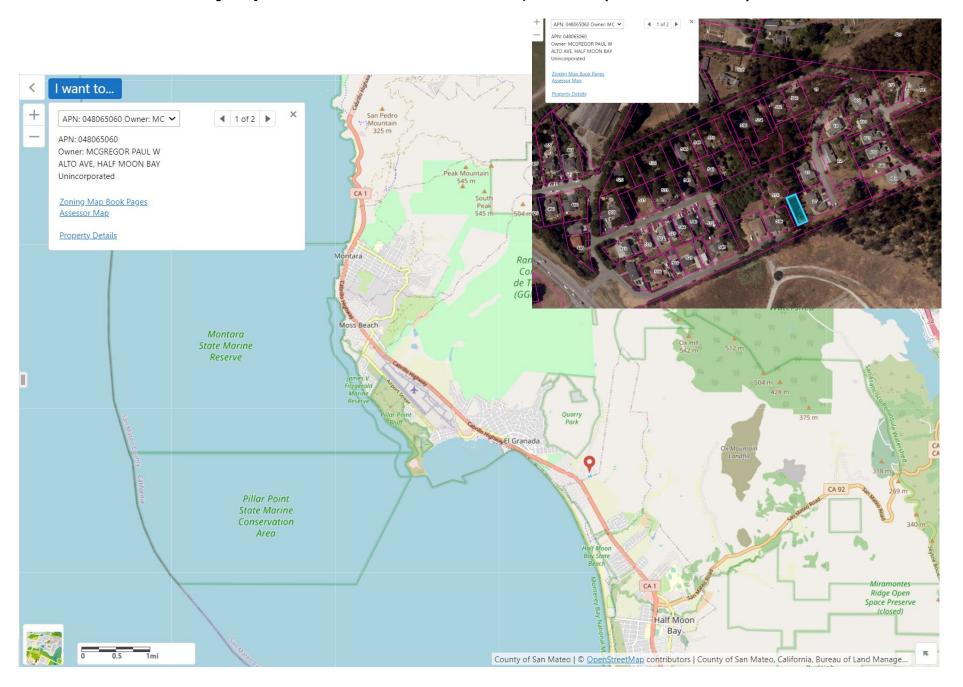
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

ATTACHMENT B - Vicinity Map for PLN2022-00101 Alto Avenue, Miramar (APN 048-065-060)





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

ALTO RESIDENCE

Alto Avenue, Half Moon Bay, CA 94019 APN: 048-065-060

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. Building

On Center

Original Ounce

Quantity

Reinforcement

Required

Solid Core

Specification(s

Square Feet

Stainless Steel

Square

Standard

Storage

Structure

Symbol

Telephone

Toilet

Temperature

Top of Concrete/Curk

Top of Catch Basin

Tongue and Groove

Unless Noted Otherwise

Vinyl Composition Tile

Vent Thru Roof

Water Closet

Water Heater

Wrought Iron

Waterproofing

And Materials

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

Wainscot

With

Without

Weather Resistant Barrier

American National Standars

American Society for Testing

California Building Code

National Fire Protection

Uniform Fire Code

Woodwork Institute Of

—Sheet Numbe

— Revision Delta

Revision Delta Number

Room Name

—Section Number

International Conference of Building Officials

Top of Pavement

Top of Slab

Top of Wall

Television

Typical

Unfinished

Section

Sheet

PLY. WD. Plywood

ORIG.

PROJ.

P.S.F.

P.S.I.

P.T.D.F.

RFINE

REQ.

RCHED.

S.C. SECT.

SHWR. SHT.

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.

WOM.

TEMO.

STRUCT.

Outside Diameter

Plastic Laminata

Pounds Per Square Foot

Pounds Per Square Inch

Pressure Treated Dog Flr

BLW/BLKG Block/Blocking Cubic Feet Per Minute C.F.M. CHG. C.I. CLR. CLG. Cast Iron Clear/Clearance C.M.U. Concrete Masonry Un COL. CONC. CONSTR Concrete Construction

C.O.T.G. Clean Out to Grad CU.FT. Cubic Foot CU. IN. CU. YD D Cubic Yard DBL
DEG.
DEPT.
DIAG.
DIA
DIM.
DIV.
D.S.
D.W. Double Degree Department Diagonal Dimension Downspout Dumbwaiter/D

Existing EÁ. ELEC. ELEV. ENCL. EQ. EQUIP. Electric Elevation/Eleva Enclouse Equipment EXIST. 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 F.O.M. Face of Masonry F.O.S. Face of Stud F.O.S. Finish Surface Finish Surface FTG. Footing

GALV. Galvanized GYP. H.B. HDR. HDRW. HORIZ. Hose Bibb Header Hardware Horizontal Inside Diamet INFO. Information INSUL. Insulation INT. 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. Miscellaneou MTL N.G. N.I.C.

Natural Grade

NTS

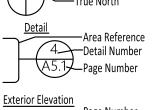
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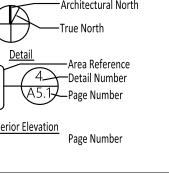
Not to Scale

Building Grid Lines Ceiling Height <u>Window Symbol</u> Window No. 4 New Window Elevation Number

Door No.———— New Door

North Arrow





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. 6. 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

Project Data

Project Description:

Project Address:

Occupancy Group:

Construction Type:

Stories:

Lot size:

Aerial View

Assessor's Parcel Number:

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

New Two stories

800 Sq Ft ADU

Alto Avenue, Half

048-065-060

4,802.80 Sq Ft

Moon Bay, CA 94019

Family Residence with

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 work and shall notify the Architect if the drawings and 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.

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

800 Sq Ft

50 Sq Ft

418.14 Sq Ft

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 jurisdiction, 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.

35. Project is 100% electric, no gas.

Regulating Codes

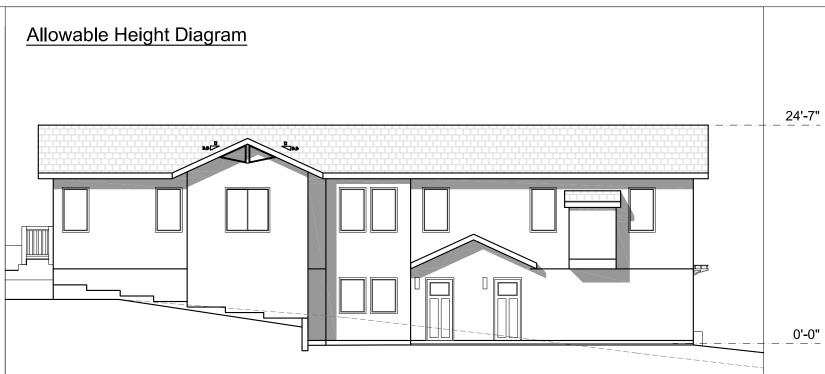
2019 California Building Code Volumes 1 & 2 2019 California Mechanical Code

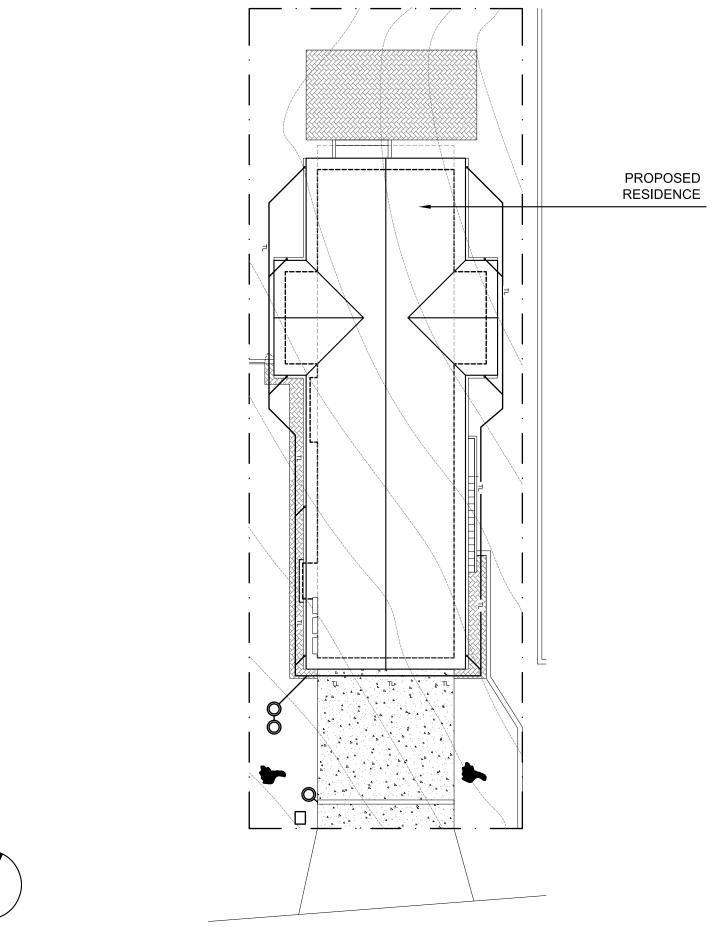
2019 California Plumbing Code

2019 California electrical Code 2019 California Existing Buildings Code

2019 California Fire Code

2019 California energy Code 2019 California Green Building Standards Code







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ADU Area:

Lot Coverage:

Residence Area 1st Floor:

Residence Area Garage:

Residence Area 2nd Floor:

1,170.28 Sq x 100 / 4,802.8





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.

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.

Wilkins Studio

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:

401 0 ence Bay, -060 \Box OU O 9 Ŏ **(1)** alf

Description Date Submittal

Cover

G1-0 Scale: As Noted

whether or not the lines are located on the property. Failure to 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

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

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

In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legally liable and allows commencement of construction prior to obtaining a PERMIT from the jurisdiction, 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 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

and cost of defense arising from such damages. In addition, the Owner agrees, in any contracts or construction, appropriate language that prohibits the contractor or any subcontractors of any tier, from making copies of the Architect's construction documents without the prior written approval of Karen Wilkins and that further requires the Contractor to indemnify both Architect and the Owner from any liability or cost arising from such changes made without such proper authorization.

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

. It is understood that the Architect will NOT provide design and construction services related to safety 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 solicited from Architect relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against Architect.

12. 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, but they will be retained by and report to the Owner. 13. 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. 14. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).

Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4). Bathtub and shower floors, walls above bathtubs with a shower head and shower compartments shall be finished with a

non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the door. (R307.2). 17. Automatic garage Door openers, if provided, shall be listed in accordance with UL325.

18. Smoke detectors shall be provided for all dwelling units intended for human occupancy where a permit is required for alterations, repair, or additions. (R314.2).

Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon 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).

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 artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of a room at a height of 30 inches

above the floor level. (R303.1) Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting

the property. (R319). 22. Unit skylights shall be labeled by jurisdictional Approved labeling Agency. Such labels shall state the approved labeling agency

name, product designation and performance grade rating. (Research report not required) (R308.69). 23. If Applicable, Provide anti-graffiti finish within the first 9 feet,

measured from grade, at street exposed walls. general contractor for the project the owner assumes this 24. Protection of wood and wood-based products from decay shall responsibility) during the course of construction of the project be provided in the locations specified per Section R317.1, by the including safety for all persons and property and that this use of naturally durable wood or wood that is requirement shall apply for and not be limited to normal working preservative-treated, in accordance with AWPA U1 for the hours. The contractor shall defend, indemnify and hold the species, product, preservative and end use. Preservatives shall owner, building tenant and the Architect harmless from any and

be listed in Section 4 of AWPA U1. 5. Provide ultra-low flush water closets for all new construction.

GENERAL CONSTRUCTION NOTES

The general contractor shall furnish all labor materials, 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 shall be provided by others, the general contractor shall

coordinate and cooperate to effect such installation. 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 existing conditions and of problems arising there from. The general contractor shall review all drawings and specifications to 25. Changes to contract documents: alterations or deviations to the obtain first-hand knowledge of all conditions prior to signing the contract. If found necessary, the general contractors shall requires additional information, clarification, and details to fully 26. Contractors and sub-contractors shall verify with owner any understand the project and scope of work.

3. The general contractor shall verify all dimensions and conditions modifications or additions to the following minimum insurance of the project prior to commencing work and shall report any requirements: discrepancies, inconsistencies, errors and/or omissions to the The liability insurance required for all contractors and 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

Observation visits to the site by the Architect does not include

general contractor or subcontractors, their errors or omissions

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

Reference to any detail or drawing is for convenience only and

specifications or only in a detail, then that information shall be

9. All work shall conform to the minimum standards of the current

edition of CBC and or CRC. All other regulating codes and

10. The Architect shall be immediately notified of any discrepancies

between these documents and any applicable codes by the

approve/disapprove project construction and correctness of all

field/trade and shall (prior to submission of bid or performance of

called out in the drawings or specifications which cannot be fully

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

all utilities required to support the work, including temporary and

11. Each sub-contractor is considered a specialist in his respective

work) notify the general contractor or the owner of any work

agencies having jurisdiction over the work shall be complied with.

and ready to install. Assemblies shall be erected rigidly,

information is noted only on the plans or only on the

valid as if noted on all above mentioned locations.

field inspector for such agency has final authority to

guaranteed or constructed as designed or detailed.

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

underground and overhead utilities. Contractors must call 811 for

the contractor for the entire course of construction. Damages or

cost to the owner. All materials shall be securely stored and kept

specified or otherwise noted on the drawings. The general

15. All delivered and in-place materials remain the responsibility of

16. Lead time for materials and equipment is the responsibility of the

general contractor and all subcontractors to order materials,

complete the project, whether or not mentioned or described in

Substitutions/ alternatives may be permitted when approved by

service referred to shall be furnished and installed or that the

owner shall be furnished an alternative for their approval prior to

19. When the work "provided" is used, it shall mean that such item or

these specifications and allied documents, shall be provided.

equipment, etc. sufficiently in advance to assure timely

Miscellaneous items of work and materials necessary to

18. Trade names and manufacturers referred to are primarily to

establish quality standards and character of materials.

20. The general contractor and applicable subcontractors are

responsible for and will replace, any damaged or defective

21. Project plan check fee and initial permit fee is the responsibility

of the owner. Subsequent permits, tests, and inspections are the

clean-up. The general contractor assumes sole and complete

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

regulations of the U.S. department of Labor and the state of

24. Where shop drawings are requested, there shall be submitted to

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

the requirements of the work and of the contract documents.

written approval of the owner and the Architect.

checked and coordinated each shop drawing and sample with

project construction documents shall NOT be made without the

the Architect 3 copies for her record and the owner's record. By

project in compliance with the occupational safety and health

responsibility for the job site conditions (should there be no

equipment or work before final acceptance by the owner.

22. The general contractor is responsible for site and structure

contractor is responsible for the protection of an existing

secured, plumbed, level and aligned true.

The Architect is not responsible for the performance of the

noted shall be brought to the attention of the Architect and

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

specifically noted otherwise.

observation of the above items.

Owner immediately.

code related items.

method(s) proposed.

existing utility locations.

dry before installation.

construction and/or installation

the Architect and Owner.

California.

purchase, fabrication, or construction

responsibility of the general contractor.

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

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 nor the safety at the job site. Any non-conforming items found or

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. 29. 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. does not limit the application of such drawing or detail. If certain 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 agent involved with the governing agency having jurisdiction. the 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.

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, 12. Where construction details are not shown or noted for any part of

> unless otherwise noted. Unless otherwise noted, stated manufacturer's items are to be "or equal". Contractor shall verify substitutions with the owner prior to bid and/or installation

13. The general contractor is responsible for appropriate hook-up of 37. All equipment and material which is in operating condition when 38. It shall be the sole duty and responsibility of the contractor to determine means and methods of construction and fabricate and install the work with accepted good practice and procedures and to let the Architect know at the time of bidding if the drawings and

details are not practical or structurally sound in their intent and

39. Contractor shall be responsible for installation of all equipment including water heater and all mounting, seismic bracing, and support of such equipment.

All materials provided shall conform to all applicable local, city, stolen materials shall be replaced by the general contractor at no 40. state, federal and/or county codes, ordinances and fire regulations. Certificates, and approved fire - retardant flame spread ratings, etc. be obtained and included in the general contractor's submittals.

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

42. Plumbing shall comply with applicable plumbing codes. 43. Provide ventilation according to applicable mechanical code. Complete air change every fifteen minutes, or as specified by the mechanical engineer.

44. The contractor shall keep the premises free from the daily 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. 45. Contractor shall provide trash dumpster as required for all participating trades to use, in cluding those trades with a direct

contract with the owner. 46. the contractor shall be responsible for providing temporary utilities (power, lighting, water and restroom facilities) to the job

site for use by all construction trades. 47. The contractor shall note that there shall be no substitutions for 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 for all requested substitution of materials, hardware, millwork, glass partitions, ceiling systems, plumbing fixtures, etc., to the

Architect for approval. General contractor or his subcontractors shall be responsible for verification and approvals of substitute materials as requested by governing agencies. brochures of all equipment and furnishings as well as all finish

material samples as required, shall be submitted to the Architect without specific request prior to purchase and installation. 50. Contractor to provide schedule for performance and date of

completion of all work. 51. If the contractor claims that instructions from the architect and/or owner involve extra cost under this contract, he shall five written notice there of within 5 days after the receipt of such instructions, and in any event before proceeding to execute the work. No such claim shall be valid unless so made.

Owner reserves the right to provide and install furnishing, fixtures and equipment which shall require coordination by the contractor for support items such as mechanical and electrical provisions for owner's equipment. Contractor shall coordinate the following, but not limited to:

Coordinate schedule and work of the various equipment to assure efficient and orderly sequence of installation of interdependent construction elements

of equipment are compatible with building utilities. Coordinate work of the various equipment for installing, connection to and placing in service

such equipment. 53. Contractor is responsible for review of shop drawings, product data, and samples prior to submission, and determination and

verification of accuracy of: a. Field measurements

Field construction criteria Catalog number and similar data conformance with specifications and local authorities

having jurisdiction over this project. 54. Notify the Architect in writing, at time of submission, of any deviation from specification's requirements, and identify such deviation clearly on the submittal. 55. Begin no fabrication or work which requires submittals until return of submittal with Architect's approval. If submittal is not

approved by the Architect, make all corrections and changes and resubmit all drawings and samples until drawings and materials are approved by the architect 56. Except when specifically indicated or specified, materials and equipment removed from existing structure shall nor be used in

the contract work. 57. for materials and equipment specifically indicated to be reused in a. Use special care in removal, handing, storage,

and reinstallation, to assure proper function in the

complete work Arrange for transportation and handling of materials and equipment which require off-site restoration or renovation. Pay all cost for such work or give an allowance for providing such work.

contractor to collect, store, protect, clean and reinstall all finished materials existing on the job site and designated for reuse including but not limited to existing light fixtures. 58. When the specification requires that installation of work shall

such instructions from the manufacturer of the product. Maintain one complete set of contract documents at the hob site during installation and until completion and acceptance. 59. Handle, install, connect, clean, condition and adjust products in strict accordance with such instructions and in conformity with

comply with manufacturer's printed instruction, obtain copies of

specified requirements. 60. Should project conditions or specified requirements conflict with manufacturer's instructions consult with Architect for further instruction. Do not proceed with work without such consultation leading to an agreed upon course of action.

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

unless specifically modified or exempted by contract documents. 62. Arrange delivery of products in accordance with construction schedule: coordinate delivery time to avoid conflict with other works and conditions at job site. Deliver products in manufacturer's original sealed containers or packaging, with identifying labels intact and legible. Provide necessary protection and handling methods to prevent soiling and damage to materials or products during transportation. Inspect shipment upon delivery to assure compliance with requirements of

contract documents and accepted submittals. 63. Mechanical and electrical equipment, which requires servicing during long term storage shall have complete manufacturer's instructions, accompanying each item with notice of enclosed instructions shown on exterior of package.

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

passage of products in subsequent work. Control traffic to prevent damage to equipment 65. Substitute products shall not be ordered or installed without

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 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 acknowledges that the construction documents include all

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

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

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. 83. Always use resilient channels for ceiling between floors and all interior walls.

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

84. For Condominium Projects

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

85. 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.

The contractor shall verify and coordinate all foundation plan 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 shall 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

Site work 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

grades found on the drawing. c2. Earth forms will not be permitted for paving d. Subbase aggregate: Maximum Size 1/4" Compacted to 90%

conditions including adequate bracing to the lines and

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 complete and proper installation. 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

1. 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

 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 necessarv. 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 b. Caulking (mastic) equal to horsealwr and co shall be installed

pre manufacturer's instructions under exterior metal thresholds. window seals, and jams. 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

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:

 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.

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

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

"Von Duprin"= for exit device or use equal or better

Lath and Plaste 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)

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

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) Accessories

machine applied codes with finished stucco code as

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 installation use manufacturer's specifications or minimum 20

gallon brick ties. Field cutting (rising diamond blades) may required to fit. Gvpsum 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" wallboard), 6d cooler nails (5/8" wallboard), at 6" o.c. for ceiling and 7" o.c. for walls

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.

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

h.a. Use resilient channels for ceiling between floors and 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 3. 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 Title 4. Transfer

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. 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

(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 per minute.

per flush.

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.

(d) "Single-family residential real property" means any real

(f) "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 public 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 services such as irrigation and industrial, and water distribution main 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 paragraph (1).

(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

shall constitute the weighted average lead content of the pipe and pipe fitting, plumbing fitting, or fixture. (f) For the purposes of paragraph (3) of subdivision (b), "lead free." onsistent with the requirements of federal law, means not more than 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,

containing lead. These percentages shall be added and the sum

unless the department has adopted a standard, based on health 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

(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

implementing Article 10.1.2 (commencing with Section 25214.4.3) of

Chapter 6.5 of Division 20.

set forth in subdivision (e)

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 (a) shall not be construed in any

manner as to justify a delay in compliance with the lead-free standard

accredited third party to demonstrate compliance with this section.



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Owner:

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No Description Date Submittal 01/05/2023

General Notes

Sheet size: Arch D

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Activar Windows

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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)

OPENINGS. (CRC R310.4)

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 FOLLIVALENT 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 FMBED 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

STRINGERS. (CRC R302.11)

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

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

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 ALI 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 FLOOR 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 WHIRLPOOL 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

MECHANICAL

SHOWERHEADS: 2GPM

WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING: A PELLET-FUELED WOOD BURNING HEATER. A U.S. 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) ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A

PERMANENT NSPS LABEL CERTIFYING EMISSION LIMITS. 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 FLECTRICAL 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 EQUIPMENT, 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 JA8 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

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)

(CALIFORNIA ENERGY CODE 10-103(B))

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 OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SEM

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)

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

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

MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE

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

ENTER THE SYSTEM. (CGBSC 4.504.1)

 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)

WITH TAPE PLASTIC SHEET METAL OR OTHER METHODS TO

REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY

8 DUCT OPENINGS RELATED TO HVAC SYSTEMS SHALL BE COVERED

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.

Project Name:							Date:	Page o
Project Location:							Completed By:	
Project Manager:								
Waste Hauler:							Signature:	
	Α		В		С	D	orginature.	
		nsert v	veight totals int	Notes:				
		ISEIL V	reight totals int	o prop	rei category bei	Non-Recycled	Notes.	
Waste Material Type	Recycled		Reused		Diverted	(Disposed)		
Asphalt		+		=				
Asphalt Shingles		+		=				
Brick (broken)		+		=				
Cardboard		+		=				
Carpet/Carpet Pad		+		=				
Concrete		+		=				
Gypsum Board (Drywall)		+		=				
Masonry		+		=				
Metals		+		=				
Pallets		+		=				
Plastic		+		=				
Wood (engineered)		+		=				
Wood (solid sawn)		+		=				
Office Waste		+		=				
Other		+		=				
Other		+		=				
Other		+		=				
Total:		+		=				

lf multiple worksheets are used, transfer column totals from each worksheet to the summary sheet. For additional instructions and information, please see reverse. Construction Waste Management Worksheet (Volume Method) - CW 2 Page of ompleted By: roject Location: oject Manager: laste Hauler: Insert cubic foot or cubic yard totals into proper category below Non-Recycle Waste Material Type Diverted (Disposed) Recycled Reused sphalt Shingles ardboard arpet/Carpet Pad vpsum Board (Drywall)

If Column C is larger than Column D (on the summary sheet), compliance with 65 percent waste reduction requirement is achieved.

Step 1 - Insert volume 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 volume.

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

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:

allets

lood (engineered)

Vood (solid sawn)

Office Waste

 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

No. Description Date Submittal General Notes

Continued



DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

buildings affected and other important enactment dates.

The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

Note: A hand-held shower shall be considered a showerhead.

of two reduced flushes and one full flush.

WaterSense Specification for Showerheads.

allow one shower outlet to be in operation at a time.

not be less than 0.8 gallons per minute at 20 psi.

more than 0.2 gallons per cycle.

1701.1 of the California Plumbing Code.

SHOWER HEADS

LAVATORY FAUCETS

LAVATORY FAUCETS IN

KITCHEN FAUCETS

METERING FAUCETS

Efficient Landscape Ordinance (MWELO), whichever is more stringent.

WATER CLOSET

URINALS

available at: https://www.water.ca.gov/

4.304 OUTDOOR WATER USE

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED AN AMEND TO INDICATE AREAS OF COMPLIANCE WITH THE FULL CODE.

COMMON & PUBLIC USE AREAS

(RESIDENTIAL)

(RESIDENTIAL)

buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and

urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3,

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving

plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per

flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense

completion, certificate of occupancy, or final permit approval by the local building department. See Civil

Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume

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

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one

showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by

a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall

not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not

to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve

in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table

1.8 GMP @ 80 PSI

MAX. 1.2 GPM @ 60 PSI

MIN. 0.8 GPM @ 20 PSI

0.5 GPM @ 60 PSI

1.8 GPM @ 60 PSI

0.2 GAL/CYCLE

1.28 GAL/FLUSH

0.125 GAL/FLUSH

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations,

Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are

a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water

IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush.

4.303 INDOOR WATER USE

4.303.1.4 Faucets.



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

Wilkins Studio San Francisco CA (415)273-9054

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

Owner:

(415) 273-9054

4. Identify construction methods employed to reduce the amount of construction and demolition waste 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in

openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing

4.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING

percent of the non-hazardous construction and demolition waste in accordance with either Section

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65

4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste

2. Alternate waste reduction methods developed by working with local agencies if diversion or

3. The enforcing agency may make exceptions to the requirements of this section when isolated

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan

necessary and shall be available during construction for examination by the enforcing agency.

in conformance with Items 1 through 5. The construction waste management plan shall be updated as

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling,

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or

3. Identify diversion facilities where the construction and demolition waste material collected will be

jobsites are located in areas beyond the haul boundaries of the diversion facility.

recycle facilities capable of compliance with this item do not exist or are not located reasonably

sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

EFFICIENCY

management ordinance.

1. Excavated soil and land-clearing debris.

bulk mixed (single stream).

reuse on the project or salvage for future use or sale.

Exceptions:

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 complies with Section 4.408.1.

Note: 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 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in

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

I.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...

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 (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. 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 chargers, water-heating systems and other major

appliances and equipment. b. Roof and yard drainage, including gutters 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 5 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.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the 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 ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood,

structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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No.	Description	Da		
	Submittal	01/05/		
Green Sheet				

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces

Exception: Electric vehicle charging stations designed and constructed in compliance with the

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California*

California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and

3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm)

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-

diameter). The raceway shall originate at the main service or suppanel and shall terminate into a listed

documents shall identify the raceway termination point. The service panel and/or subpanel shall provide

termination point and proposed location of future EV spaces and EV chargers. Construction documents

including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs

shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and

at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a

40-ampere minimum branch circuit. Required raceways and related components that are planned to be

installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent

protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces

capable of supporting future installation of EVSE. The construction documents shall identify the location

1. Construction documents are intended to demonstrate the project's capability and capacity

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based

on the total number of parking spaces provided for all types of parking facilities in accordance with

2. There is no requirement for EV spaces to be constructed or available until EV chargers

electrical load calculations to verify that the electrical panel service capacity and electrical system,

volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside

cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction

capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway

wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units

required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

requirements of the California Building Code, Chapter 11A, to allow use of the EV charger

2. The EV space shall be located on an accessible route, as defined in the California Building

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be

. The minimum length of each EV space shall be 18 feet (5486 mm).

The minimum width of each EV space shall be 9 feet (2743 mm).

horizontal (2.083 percent slope) in any direction.

minimum width of the EV space is 12 feet (3658 mm).

installation of a branch circuit overcurrent protective device.

1. The EV space shall be located adjacent to an accessible parking space meeting the

from the accessible parking space.

Code, Chapter 2, to the building.

designed to comply with the following:

time of original construction.

of the EV spaces.

with the California Electrical Code.

or facilitating future EV charging.

are installed for use.

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. **SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. **ABBREVIATION DEFINITIONS:** Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development High Rise Additions and Alterations RESIDENTIAL MANDATORY MEASURES **DIVISION 4.1 PLANNING AND DESIGN SECTION 4.102 DEFINITIONS** The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. **4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. 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. In order to 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. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. 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 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

2. Water collection and disposal systems

dwelling unit.

Exception: Additions and alterations not altering the drainage path.

1.1 Where there is no commercial power supply.

location shall be permanently and visibly marked as "EV CAPABLE".

5. Other water measures which keep surface water away from buildings and aid in groundwater

4.106.4.1. 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and

1.2 Where there is evidence substantiating that meeting the requirements will alter the local

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional

utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per

infrastructure are not feasible based upon one or more of the following conditions:

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway

shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main

service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the

concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination

minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of

spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall

1. Construction documents are intended to demonstrate the project's capability and capacity for

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space

shall be located in the common use parking area and shall be available for use by all residents.

2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed

parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging

proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections

equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

French drains

Water retention gardens

be rounded up to the nearest whole number.

TABLE 4.106.4.3.1 TOTAL NUMBER OF PARKING NUMBER OF REQUIRED EV l 76-100 101-150 151-200 201 and over 6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to

Commission will continue to adopt mandatory standards.

1. The minimum length of each EV space shall be 18 feet (5486mm). 2. The minimum width of each EV space shall be 9 feet (2743mm) in accordance with Section 4.106.4.2.3. 4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4. 4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section **4.106.4.3.6 Accessible EV spaces.** In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B. **DIVISION 4.2 ENERGY EFFICIENCY**

Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

IDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

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20,00			California RESIDENTIAL MA	1	V	
Y	N/A RE	SPON. ARTY		Υ	N/A	
			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 hundredths of a gram (g O³/g ROC). 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 ozone formation in the troposphere.			
			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:			
			1. 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.			
			 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 <i>California Code of Regulations</i>, 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.			
			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 <i>California Code of Regulations</i> , 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 8, Rule 49.			
			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:			

Field verification of on-site product containers.

ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES

OUTDOOR CARPET ADHESIVES

WOOD FLOORING ADHESIVES

RUBBER FLOOR ADHESIVES

SUBFLOOR ADHESIVES

CERAMIC TILE ADHESIVES

COVE BASE ADHESIVES

VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES

MULTIPURPOSE CONSTRUCTION ADHESIVE

SINGLE-PLY ROOF MEMBRANE ADHESIVES

STRUCTURAL GLAZING ADHESIVES

OTHER ADHESIVES NOT LISTED

SPECIALTY APPLICATIONS

PLASTIC CEMENT WELDING

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL

PLASTIC FOAMS

FIBERGLASS

ADHESIVE PRIMER FOR PLASTIC

SPECIAL PURPOSE CONTACT ADHESIVE

STRUCTURAL WOOD MEMBER ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

QUALITY MANAGEMENT DISTRICT RULE 1168.

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

PVC WELDING

CPVC WELDING ABS WELDING

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}

(Less Water and Less Exempt Compounds in Grams per Liter)

50 150

100

60

50

65 50

50

70 100

250

510

490

250 550

80

250

140

250

30

50

50 30

80

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

COMPOUNDS COATING CATEGORY VOC LIMIT				
COATING CATEGORY	VOC LIMIT			
FLAT COATINGS	50			
NON-FLAT COATINGS	100			
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			

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
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 L	IMITS ₁
	MAXIMUM FORMALDEHYDE EMISSIONS IN PAR PRODUCT	RTS PER MILLION CURRENT LIMIT
	HARDWOOD PLYWOOD VENEER CORE	0.05
	HARDWOOD PLYWOOD COMPOSITE CORE	0.05
	PARTICLE BOARD	0.09
ı	MEDIUM DENSITY FIBERBOARD	0.11
	THIN MEDIUM DENSITY FIBERBOARD2 1. VALUES IN THIS TABLE ARE DERIVED FROM	0.13
	BY THE CALIF. AIR RESOURCES BOARD, AIR TO MEASURE FOR COMPOSITE WOOD AS TESTED WITH ASTM E 1333. FOR ADDITIONAL INFORM CODE OF REGULATIONS, TITLE 17, SECTIONS 93120.12.	OXICS CONTROL D IN ACCORDANCE ATION, SEE CALIF.
	2. THIN MEDIUM DENSITY FIBERBOARD HAS A THICKNESS OF 5/16" (8 MM).	MAXIMUM
	DIVISION 4.5 ENVIRONMENTAL QUA 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior requirements of at least one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for Organic Chemical Emissions from Indoor Sources Using Engebruary 2010 (also known as Specification 01350).	r shall meet the testing and product or the Testing and Evaluation of Volatile
	 NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the bu 	ilding interior shall meet the
	requirements of the Carpet and Rug Institute's Green Label prog	
	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the r	·
	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring resilient flooring shall comply with one or more of the following:	is installed , at least 80% of floor area receiving
	 Products compliant with the California Department of Public Evaluation of Volatile Organic Chemical Emissions from Indo Version 1.1, February 2010 (also known as Specification 013 in the Collaborative for High Performance Schools (CHPS) Research Products certified under UL GREENGUARD Gold (formerly standard Independent of Public Health, "Standard Independent of Public Health, "Standard Independent Organic Chemical Emissions from Indoor Sources Undependent of Public Health, "Standard Independent Organic Chemical Emissions from Indoor Sources Undependent of Public Health, "Standard Independent Organic Chemical Emissions from Indoor Sources Undependent of Public Health, "Standard Independent Organic Chemical Emissions from Indoor Sources Undependent Organic Chemical Emissions from Indoor Chemical Emissions f	por Sources Using Environmental Chambers," 350), certified as a CHPS Low-Emitting Materi High Performance Products Database. the Greenguard Children & Schools program). CI) FloorScore program. Method for the Testing and Evaluation of Ising Environmental Chambers", Version 1.1, cleboard and medium density fiberboard gs shall meet the requirements for
	by or before the dates specified in those sections, as shown in Table 4 4.504.5.1 Documentation. Verification of compliance with this by the enforcing agency. Documentation shall include at least or	.504.5 section shall be provided as requested
	 Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composi CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 wood Association, the Australian AS/NZS 2269, Euro 0121, CSA 0151, CSA 0153 and CSA 0325 standards 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 	or PS-2 standards of the Engineered pean 636 3S standards, and Canadian CSA s.
	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundation	ns required to have a vapor retarder by
	California Building Code, Chapter 19, or concrete slab-on-ground floors California Residential Code, Chapter 5, shall also comply with this sect 4.505.2.1 Capillary break. A capillary break shall be installed in	ion.
	following: 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) of a vapor barrier in direct contact with concrete and a constraint of the shrinkage, and curling, shall be used. For additional in ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing a 3. A slab design specified by a licensed design profession.	or larger clean aggregate shall be provided wit oncrete mix design, which will address bleedin nformation, see American Concrete Institute, agency.
	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building shall not be installed. Wall and floor framing shall not be enclosed whe moisture content. Moisture content shall be verified in compliance with	n the framing members exceed 19 percent
	 Moisture content shall be determined with either a probe-type moisture verification methods may be approved by the enfor found in Section 101.8 of this code. Moisture readings shall be taken at a point 2 feet (610 mm) to feach piece verified. At least three random moisture readings shall be performed acceptable to the enforcing agency provided at the time of a 	cing agency and shall satisfy requirements to 4 feet (1219 mm) from the grade stamped e on wall and floor framing with documentation
	Insulation products which are visibly wet or have a high moisture conte enclosure in wall or floor cavities. Wet-applied insulation products sha recommendations prior to enclosure.	
_	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanica following:	lly ventilated and shall comply with the
	 Fans shall be ENERGY STAR compliant and be ducted to te Unless functioning as a component of a whole house ventila humidity control. 	
	a. Humidity controls shall be capable of adjustment betwequal to 50% to a maximum of 80%. A humidity contr	

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.

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),

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

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

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

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

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

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.
- 2. 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:

- 1. 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.

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

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[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.

Wilkins Studio

San Francisco CA (415)273-9054

Wilkins Studio Architects Contract: Karen Wilkins, AIA

785 Quintana Rd # 180

Morro Bay, CA 93442

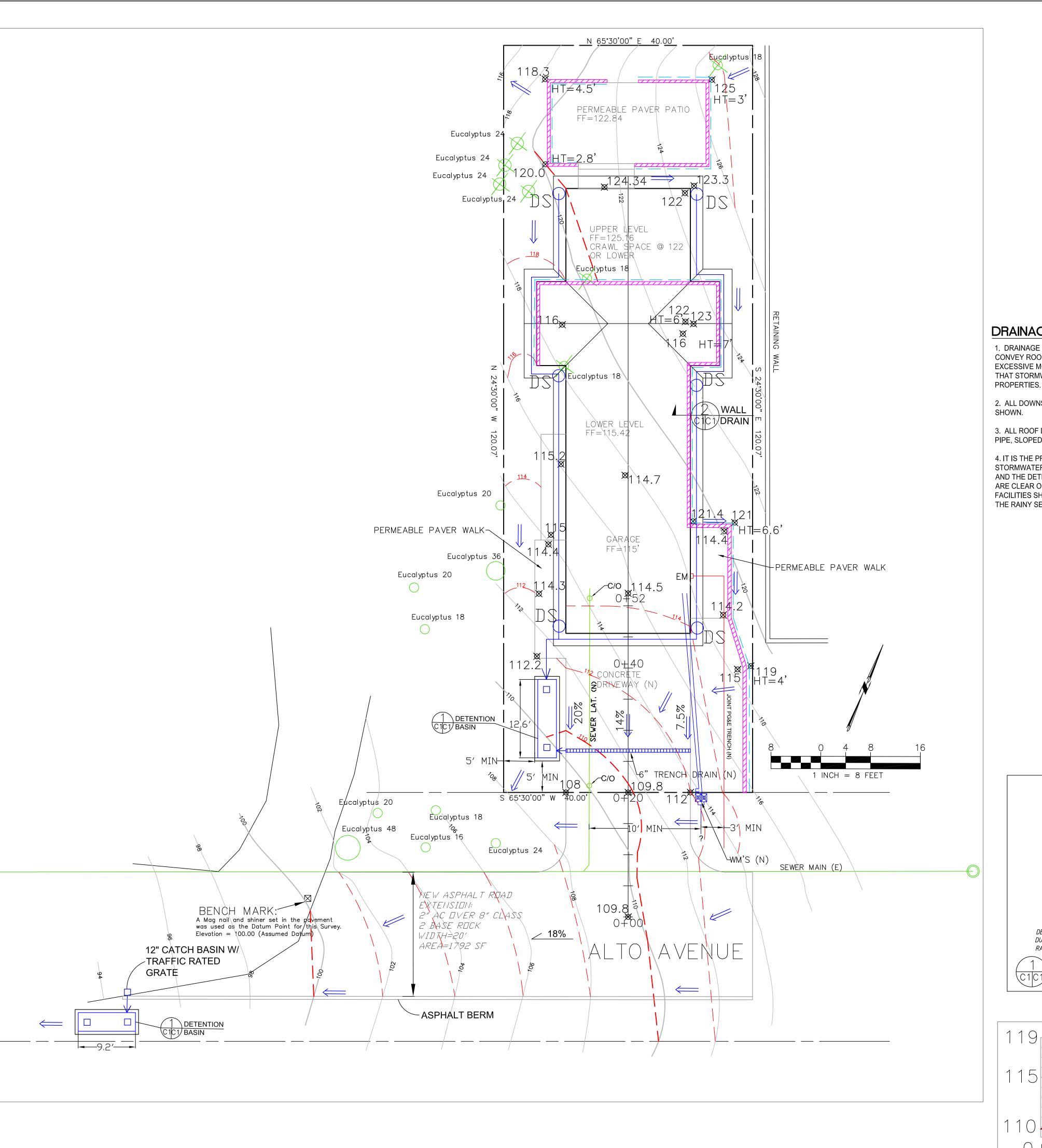
(415) 273-9054

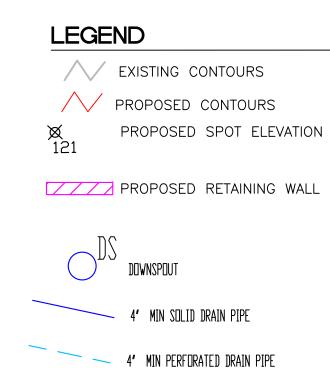
Owner:

).	Description	Date
	Submittal	01/05/2023
7		

Green Sheet

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH 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 ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.





GENERAL NOTES

- 1. PLANS PREPARED AT THE REQUEST OF:
- PAUL McGREGOR, OWNER
- 2. TOPOGRAPHY BY PAT McNULTY, SURVEYED MARCH, 2015. 3. THIS IS NOT A BOUNDARY SURVEY.
- 4. ELEVATION DATUM ASSUMED.
- THE GEOTECHNICAL REPORT: GEOTECHNICAL REPORT FOR PROPOSED HOUSE: ALTO AVENUE, MIRAMAR,

APN 048-065-060; DATE: 7-7-21, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 20-126 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL

ENGINEER OF RECORD. 6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND CALL SIGMA PRIME (650-728-3590) TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

- 1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT
- 2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASINS, AS
- 3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- 4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME: 265 CY FILL VOLUME: 5 CY TOTAL: 270 CY

VOLUMES ABOVE ARE APPROXIMATE.

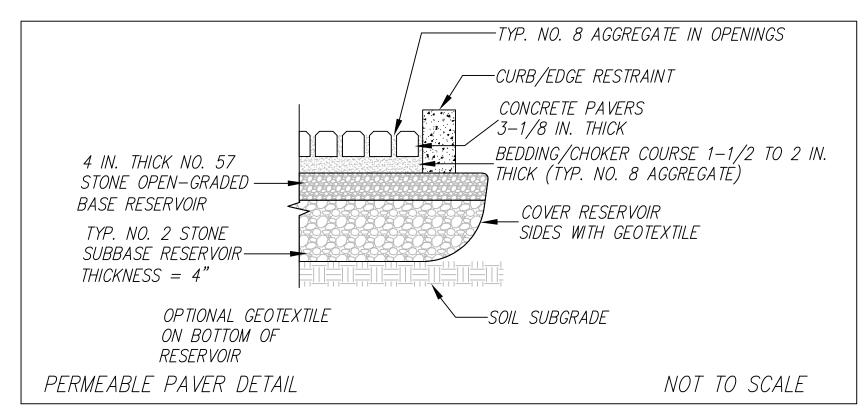
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

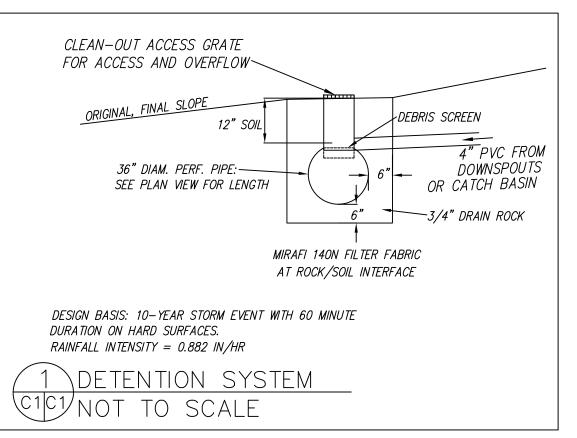
ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

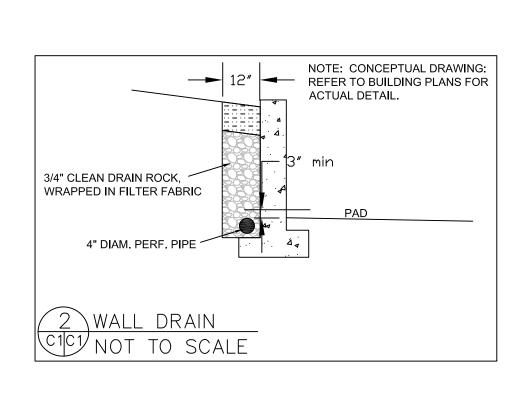
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

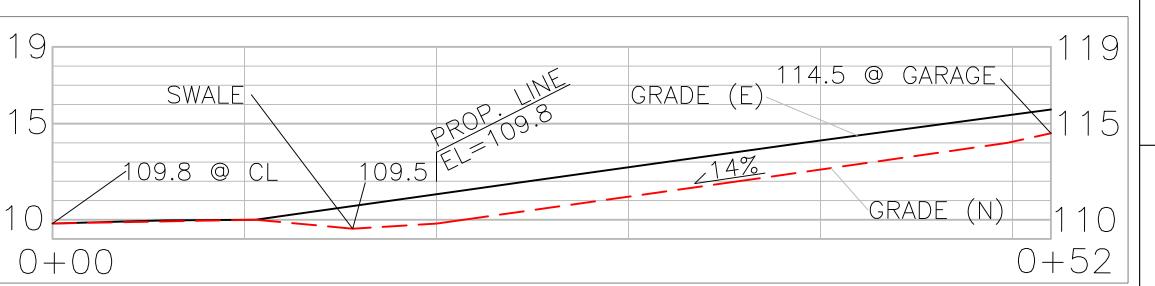
SECTION AND DETAIL CONVENTION

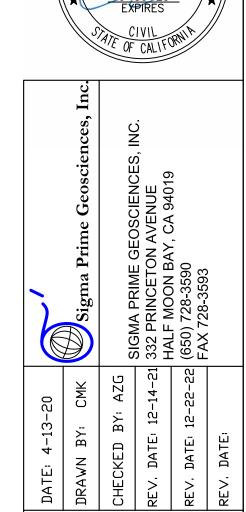








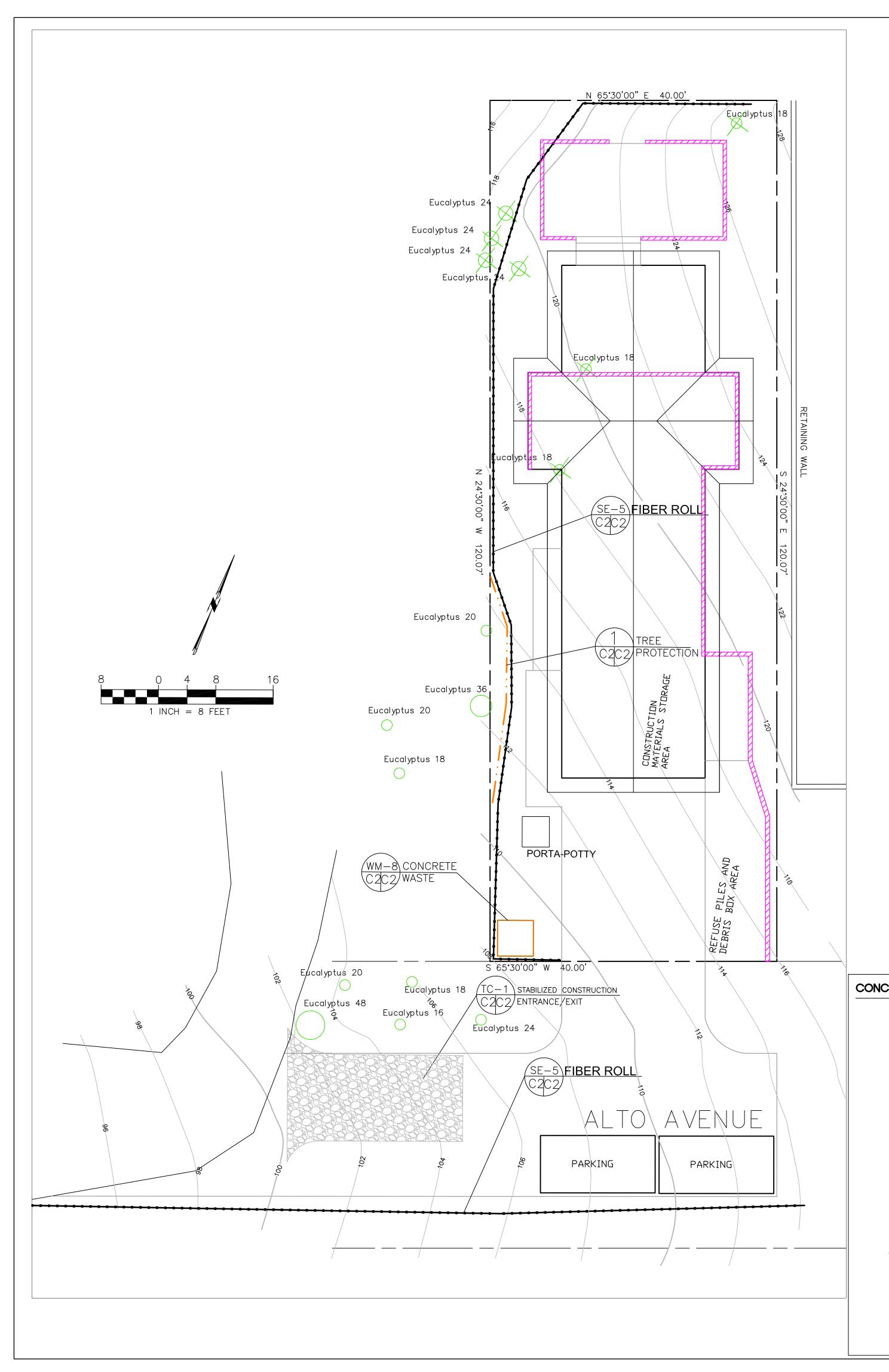




AND PLAN

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TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

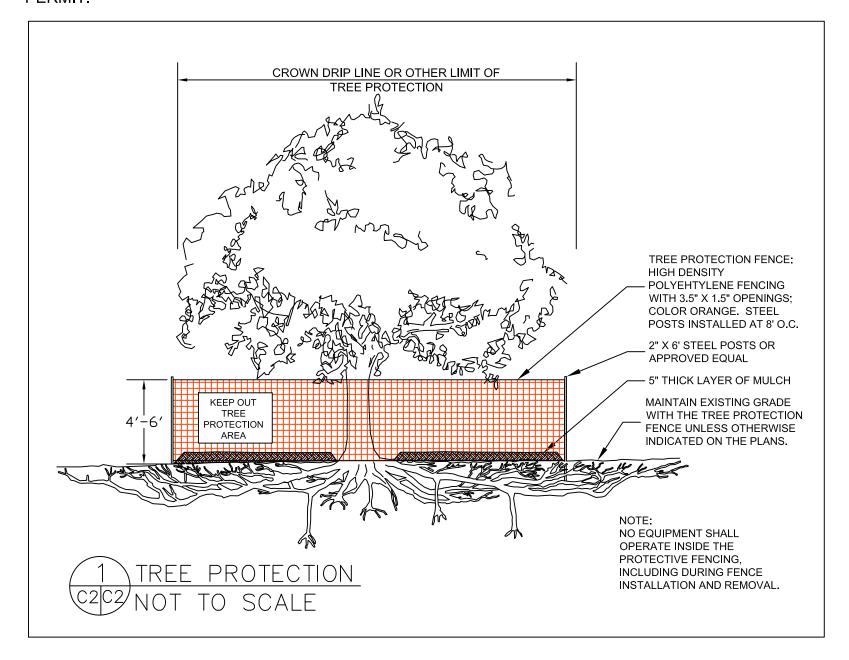
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

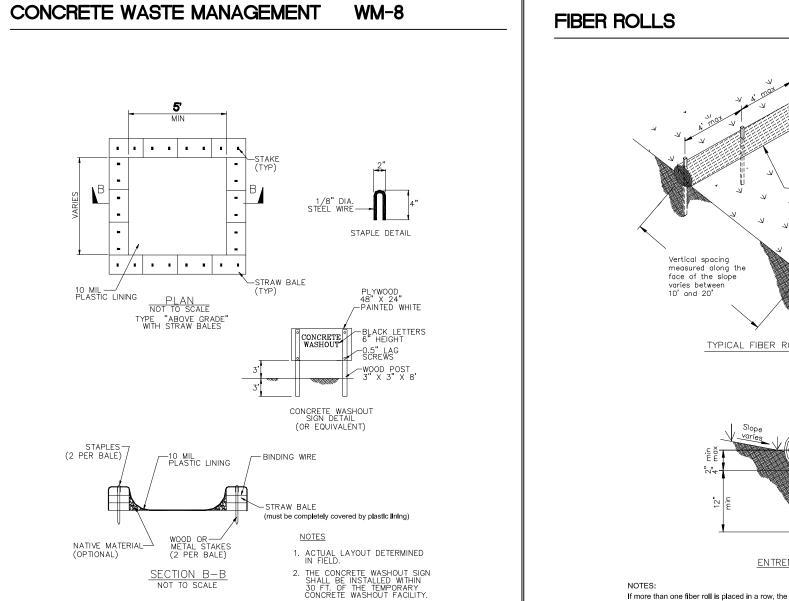
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

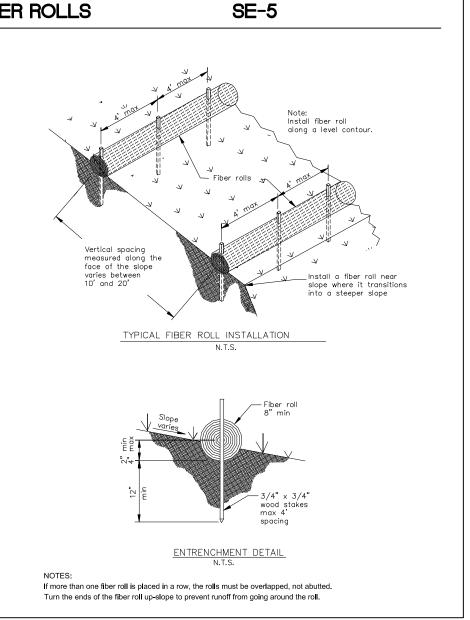
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.







GENERAL EROSION AND SEDIMENT CONTROL NOTES



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



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

NAME: PAUL McGREGOR

TITLE/QUALIFICATION: OWNER

PHONE: 650-703-8993

Existing

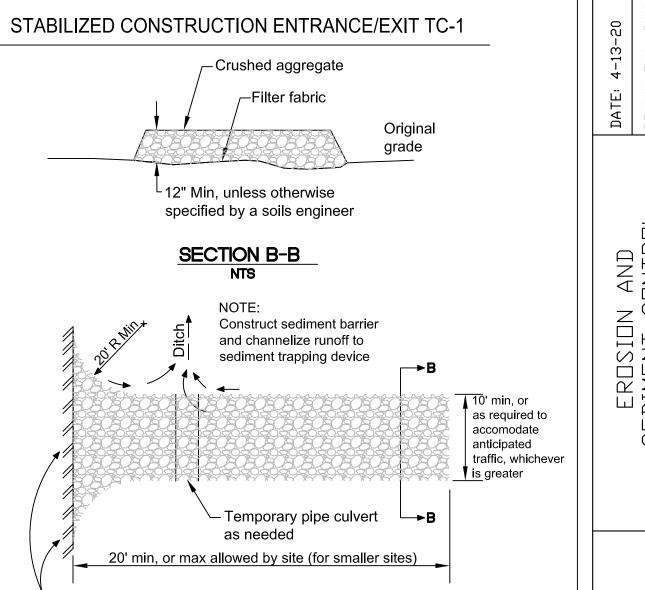
Grade

MACKY8@DLSEXTREME.COM

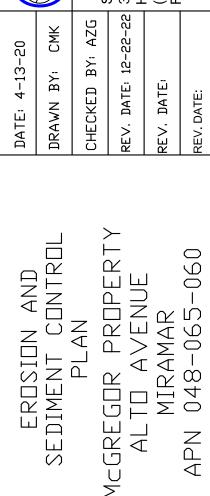


3-20

BY: AZG
SIGMA PRIME GEOSCIENCES, INC.
12-22-22
HALF MOON BAY, CA 94019
(650) 728-3593
FAX 728-3593



PLAN



SHEET

C-2

SITE PLAN KEYNOTES DESCRIPTION (NOT ALL SYMBILS NECESSARY ON THIS SHEET) 01 00 GENERAL 01 01 PROPERTY LINE SETBACKS 01 03 EXISTING RETAINING WALL 01 04 EXISTING TREE TO REMOVE 02 00 SITE CONSTRUCTION 02 01 SWALES 02 02 6" TRENCH DRAIN 02 03 3' x10' DEEP ENERGY DISSIPATER 02 04 (2) 2' x 9' DEEP DRY WELLS FOR ROOF RUNOFF 02 05 NEW ASPHALT APRON 03 00 CONCRETE 03 01 PROPOSED CONCRETE DRIVEWAY 03 02 CONCRETE RETAINING WALL 04 00 MASONRY 04 01 PROPOSED PAVERS SET IN SAND 04 02 PROPOSED PAVERS WALKWAY PLUMBING 22 00 22.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES WATER ENTRY POINT W/ PRIVATE METERS. (1.5 WATER SERVICE& BBOS 22 01 VALVE) CONTRACTOR TO VERIFY 22 02 GAS LINE 22 03 WATER METER **GAS METER** 26 00 ELECTRICAL 26.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES

GENERAL SITE NOTES

MAIN ELECTRICAL SERVICE

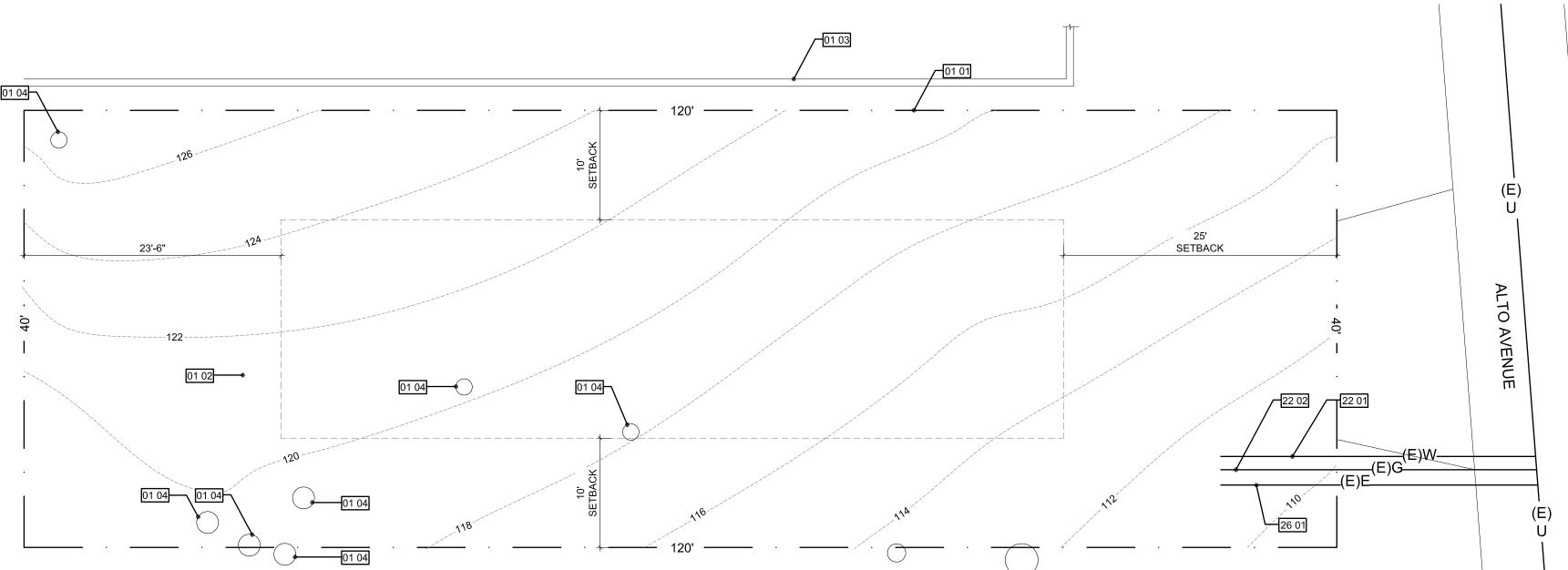
ELECTRICAL METER

26 02

- 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 CONTRACTOR.
- 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, ARE SHOWN ON THE SITE PLAN.
- 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





Scale: As Noted
Sheet size: Arch D

Architects

San Francisco CA

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Architect

Wilkins Studio Architects

785 Quintana Rd # 180

Morro Bay, CA 93442

(415) 273-9054

Owner:

Contract: Karen Wilkins, AIA



SITE PLAN KEYNOTES					
SYMBOL	DESCRIPTION (NOT ALL SYMBILS NECESSARY ON THIS SHEET)				
01 00	GENERAL				
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01 02	SETBACKS				
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01 04	EXISTING TREE TO REMOVE				
02 00	SITE CONSTRUCTION				
02 01	SWALES				
02 02	6" TRENCH DRAIN				
02 03	3' x10' DEEP ENERGY DISSIPATER				
02 04	(2) 2' x 9' DEEP DRY WELLS FOR ROOF RUNOFF				
02 05	NEW ASPHALT APRON				
03 00	CONCRETE				
03 01	PROPOSED CONCRETE DRIVEWAY				
03 02	CONCRETE RETAINING WALL				
04 00	MASONRY				
04 01	PROPOSED PAVERS SET IN SAND				
04 02	PROPOSED PAVERS WALKWAY				
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				
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26 00	ELECTRICAL				
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GENERAL SITE NOTES

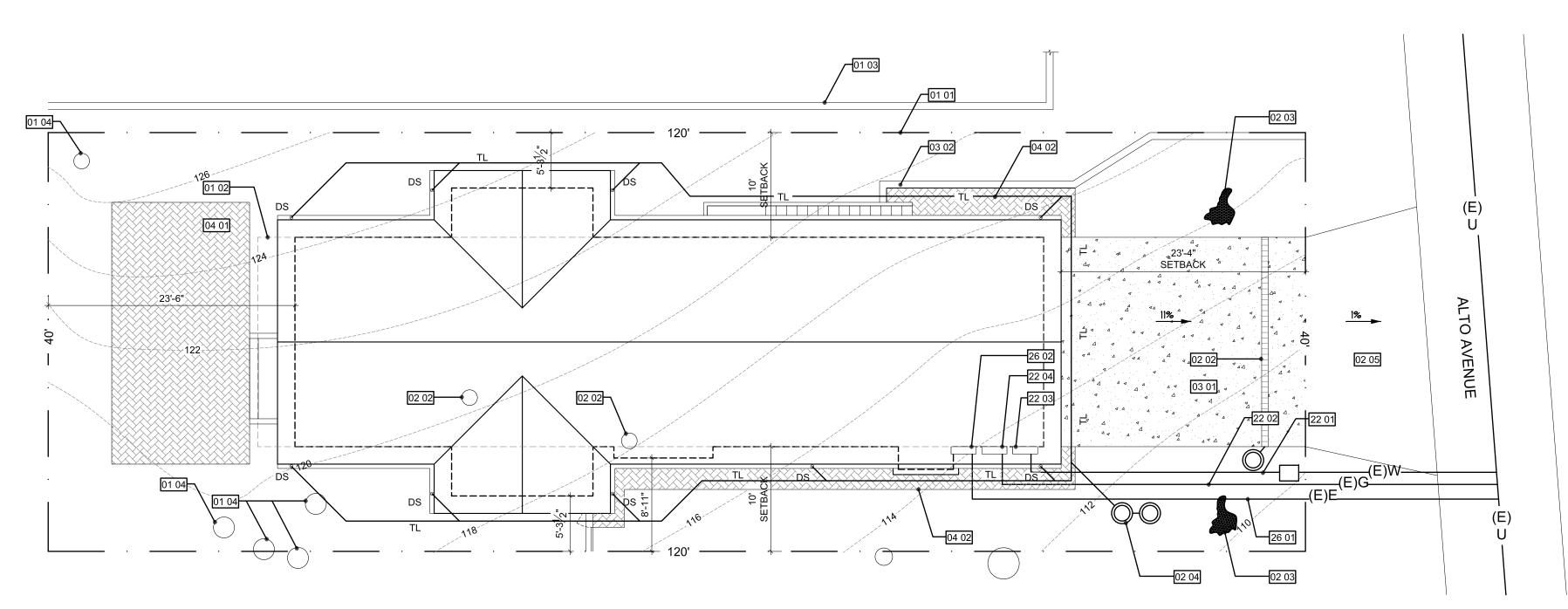
MAIN ELECTRICAL SERVICE

ELECTRICAL METER

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- 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.
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—(N) S —	NEW BUILDINGS SEWER
— v —	UTILITY LINES







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:

Residence alf Moon Bay, 048-065-060 Half

No. Description Date

Proposed Site

GENERAL NOTES

- 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.
- 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.
- 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.
- 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 COUNTY.
- 10. 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 CONSTRUCTION. 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 EARTHWORK.

GRADING NOTES

- 1. ALL DISTURBED AREAS SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE. 12.MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING. 13.MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 5% FOR THE FIRST TEN FEET AROUND PERIMETER.
- 2. 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.
- 3. 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.
- 4. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED UNDER "APPLICABLE CODES" HEADING.
- 5. 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.
- 6. GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS
- 7. ESTIMATED EARTH QUANTITIES: FRONT YARD RETAINING WALL 48 CU. YARDS DRIVEWAY 56 CU. YARDS 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.
- 8. 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. 9. NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL
- TO ONE VERTICAL (2:1).
- 10. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. 11. AREAS OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL.
- 12. FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY. 10.REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

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 CONSTRUCTION.
- 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

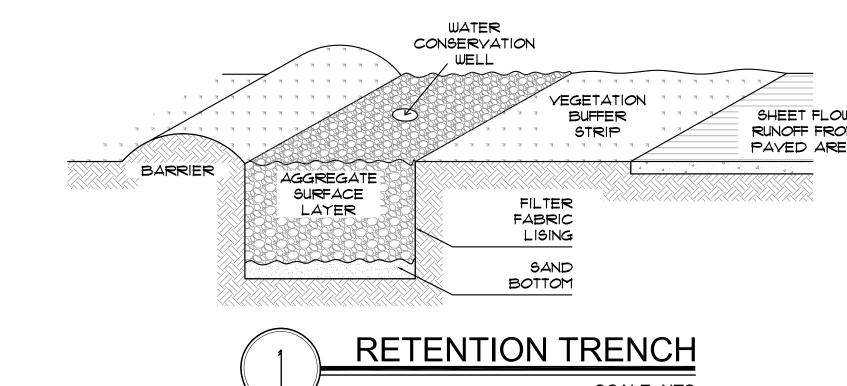
COUNTY LAND USE ORDINANCE -TITLE 22

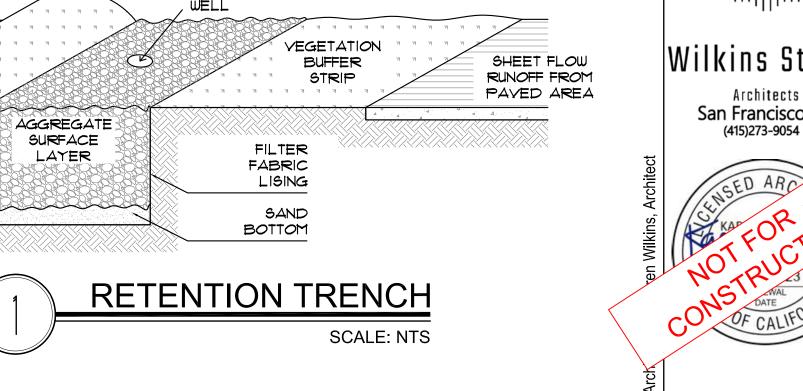
LEGEND

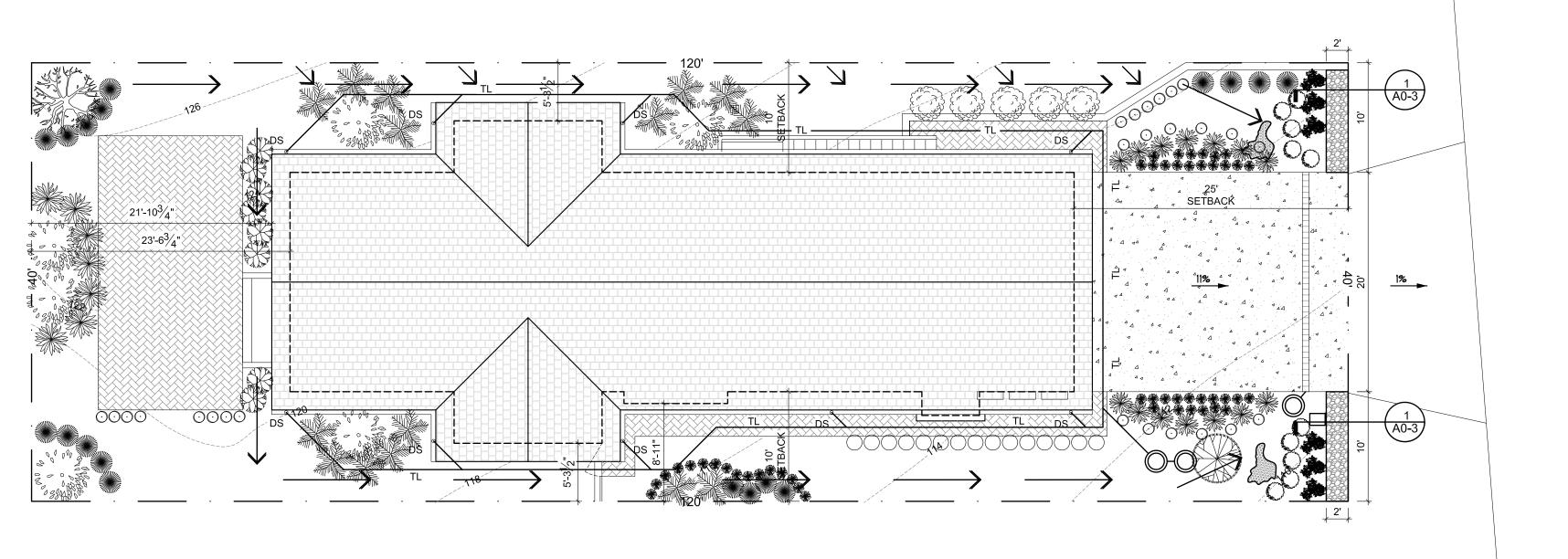
·_·	PROPERTY LINE
	SETBACK
	EXISTING GROUND CONTOUR
550	FINISH GRADE CONTOUR
	CONCRETE
	EDGE OF PAVEMENT
W	WATER LINE
₩V	WATER VALVE
	FIRE HYDRANT
s	SANITARY SEWER MAIN
——— E ———	ELECTRICAL LINE
Q	UTILITY POLE
E	ELEC. VAULT / PEDESTAL / PULL BOX
т	TELEPHONE LINE
Ī	TELE. VAULT / PEDESTAL / PULL BOX
× ×	FENCE
——— G ———	GAS MAIN
$\cdots \longrightarrow \cdots \longrightarrow$	SWALE
2%	PROPOSED GRADE & DIRECTION
100.0 FLFV	SPOT ELEVATION
DS	DOWN SPOUT

IMPERVIOUS AREAS AREAS | SQ FT PROPERTY 4,802.80 100 **BUILDINGS FOOT** 1,567.37 32.63 DRIVEWAY AND 603.75 SIDEWALKS 12.57 2,631.68 54.80 LANDSCAPING

2,171.12 SQ. FT. ÷ 4,802.80 SQ. FT. X 7,600 CU. FT. = VOLUME OF DETENTION REQUIRED 16,812.19 (CU. FT.)









Wilkins Studio San Francisco CA (415)273-9054 SED ARM

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

Owner:

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Description Date Submittal

Drainage Site

Sheet size: Arch D

FIRE SAFELY NOTES

AND R315.

- 1. SEE SITE PLAN FOR FUEL MODIFICATION ZONE. MAINTAIN A VEGETATION CLEARANCE OF 30' AROUND ALL BUILDINGS AND STRUCTURES. REMOVE LIMBS LOCATED WITHIN 10' OF CHIMNEY & TRIM DEAD/DYING LIMBS THAT OVERHANG THE ROOF, LEAVES, NEEDLES, OR DEAD GROWTH SHALL BE REMOVED FROM THE ROOF. INOTE: NO TREES
- OCCUR ON SITE.1 2. SMOKE & CARBON MONOXIDE DETECTOR SMOKE DETECTORS ARE REQUIRED IN ALL SLEEPING AREAS AND IN HALLWAYS LEADING TO SLEEPING AREAS.
- 3. ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN FIVE FEET OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE BUILDING.
- AND PERMANENTLY MARKED ON THE FIRE CONNECTION. A BLUE DOT REFLECTOR TO BE LOCATED NEAR THE FIRE CONNECTION. 5. TEN FEET OF FUEL MODIFICATION TO BE ON BOTH SIDES OF THE ACCESS ROAD AND

4. IF FIRE CONNECTION HAS LESS THAN 20 PSI, THE WORD "DRAFT" WILL BE CLEARLY

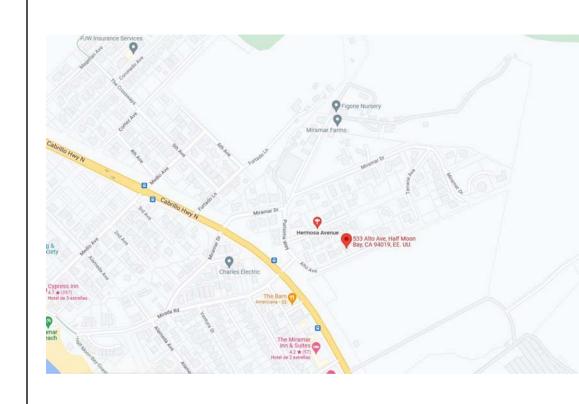
- DRIVEWAY. ROAD TO BE CAPABLE OF SUPPORTING 20 TONS WITH 13'-6" OF UNOBSTRUCTED VERTICAL CLEARANCE.
- 6. PERMANENT ADDRESS NUMBERS TO BE PLACED AT THE DRIVEWAY ENTRANCE AND ON THE RESIDENCE WITH MIN 6" AND 1/2" STROKE. 7. DEFERRED SUBMITTAL FOR FIRE SPRINKLER IS REQUIRED AND SUBMIT TO BUILDING AND
- SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 8. THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH CRC R314
- 9. SPECIAL CONSTRUCTION REQUIREMENTS IN FIRE HAZARD SEVERITY ZONE NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILD LAND-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF 2019 CRC SEC. R327 FOR EXTERIOR WILDFIRE EXPOSURE: [§ R327.] .3 CRC].
- 10. 705A ROOFING: CLASS COOL ROOF .LIST PRODUCT.
- 11. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" (26 GA GSM) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72# MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL
- LENGTH OF THE VALLEY. [§R327.5.3] 12. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE
- ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4] 13. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC OF THE STRUCTURE, OR SHALL BE PROTECTED BY
- CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH W/ OPENING 1/16" MINIMUM AND SHALL NOT EXCEED 1/8-INCH. [§R327.6.2] EXTERIOR PORCH CEILINGS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYP BD, THE EXTERIOR
- PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7 A-3. [§R327.7.6] 15. EXPOSED UNDERSIDE OF FLOOR PROJECTIONS OVER AN EXTERIOR WALL SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYP BD, THE EXTERIOR PORTION OF AN APPROVED 1-HR WALL
- ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA O SFM 12-7 A-3. [§R327.7.7] 16. 707A - EXTERIOR WALLS: NONCOMBUSTIBLE FRAMING SYSTEM W/ 17. CAL FIRE APPROVED WOOD OR NONCOMBUSTIBLE CEMENTITIOUS SIDING PER
- DETAILS ON PLANS. 18. NONCOMBUSTIBLE FERROUS METAL SIDING PER DETAILS ON PLANS.
- 19. EAVES/CANOPY: METAL CEILING
- 20. 708A EXTERIOR WINDOWS & FRENCH DOORS: DUAL GLAZED WITH ONE PANE TEMPERED OR 20 MIN RATED. EXTERIOR DOORS: 20 MINUTES RATED OR MEET STANDARD OF WINDOW ABOVE.
- 21. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI PANE GLAZING W/ A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257,
- OR MEET THE REQUIREMENTS OF SFM 12-7 A-2. [§R327.8.2.1] 22. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD W/ STILES AND RAILS NOT LESS THAN 1 3/8" THICK W/ FIELD PANEL NO LESS THAN 1 1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING
- TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7 A-1. [§R327.8.3] 23. 709A - DECKING: TREX OR EQUAL DECKING LISTED BY CAL FIRE FOR WIND LAND URBAN INTERFACE FRAMING TO BE NON-COMBUSTIBLE OR CONCEALED WITH
- APPROVED CEMENTITIOUS SIDING SYSTEM 24. WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES, AND STAIRS LOCATED WITHIN 10' OF THE BUILDING SHALL BE IGNITION-RESISTANT MATERIAL COMPLYING WITH BOTH SFM 12-7 A-4 AND SFM 12-7 A-5. EXTERIOR FIRE RETARDANT TREATED WOOD, NONCOMBUSTIBLE MATERIAL, OR MEET THE REQUIREMENTS OF SFM 12-7 A-4A WHEN THE EXTERIOR WALL COVERING IS EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT. [§R327.9.2, R327.9.3]
- 25. 710A ACCESSORY STRUCTURES: DESIGNED TO MEET REQUIREMENTS STATED ABOVE. (NONE PROPOSED)

GENERAL NOTES

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.

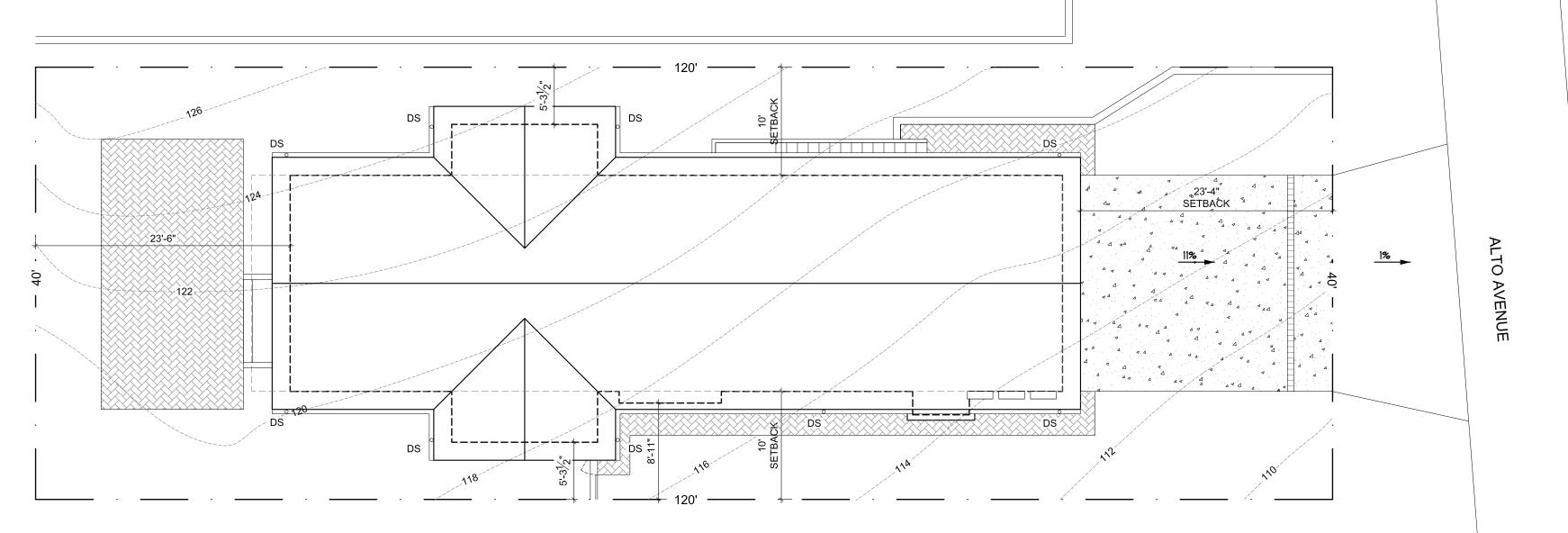
- 1, CDF DIRECTOR, DIRECTOR OF THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE
- DEVELOPMENT PROPOSED FOR A WILDLAND-URBAN INTERFACE FIRE AREA. IT DESCRIBES WAYS TO MINIMIZE AND MITIGATE POTENTIAL FOR LOSS FROM WILDFIRE EXPOSURE.
- 3. THE FIRE PROTECTION PLAN SHALL BE IN ACCORDANCE WITH THIS ARTICLE. WHEN REQUIRED BY THE ENFORCING AGENCY FOR THE PURPOSES OF GRANTING MODIFICATIONS, A FIRE PROTECTION PLAN SHALL BE SUBMITTED. ONLY LOCALLY
- ADOPTED ORDINANCES THAT HAVE BEEN FILED WITH THE CALIFORNIA BUILDING STANDARDS COMMISSION IN ACCORDANCE WITH SECTION 101.14 OR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN ACCORDANCE WITH
- CALIFORNIA PUBLIC RESOURCES CODES. SECTIONS 4201 THROUGH 4204 AND CLASSIFIED AS VERY HIGH, HIGH, OR MODERATE IN STATE RESPONSIBILITY AREAS OR
- OF THESE GEOGRAPHICAL AREAS AS "MAPS OF THE FIRE HAZARD SEVERITY ZONES IN THE STATE RESPONSIBILITY AREA OF CALIFORNIA."
- 7. STATE RESPONSIBILITY AREA. LANDS THAT ARE CLASSIFIED BY THE BOARD OF FORESTRY PURSUANT TO PUBLIC RESOURCES CODE SECTION 4125 WHERE THE FINANCIAL RESPONSIBILITY OF PREVENTING AND SUPPRESSING FOREST FIRES IS
- 8, WILDFIRE, ANY UNCONTROLLED FIRE SPREADING THROUGH VEGETATIVE FUELS THAT THREATENS TO DESTROY LIFE, PROPERTY, OR RESOURCES AS DEFINED IN PUBLIC
- 9. WILDFIRE EXPOSURE. ONE OR A COMBINATION OF RADIANT HEAT, CONVECTIVE HEAT, DIRECT FLAME CONTACT AND BURNING EMBERS BEING PROJECTED BY VEGETATION
- THE STATE AS A "FIRE HAZARD SEVERITY ZONE" IN ACCORDANCE WITH THE PUBLIC RESOURCES CODE, SECTIONS 4201 THROUGH 4204, AND GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189, OR OTHER AREAS DESIGNATED BY THE ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.
- 13. LANDS IN THE STATE ARE CLASSIFIED BY THE CDF DIRECTOR IN ACCORDANCE WITH THE SEVERITY OF WILDFIRE HAZARD EXPECTED TO PREVAIL IN THOSE AREAS AND THE RESPONSIBILITY FOR FIRE PROTECTION, SO THAT MEASURES MAY BE IDENTIFIED WHICH WILL REDUCE THE POTENTIAL FOR LOSSES TO LIFE, PROPERTY, AND
- GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189 FOR AREAS WHERE A LOCAL AGENCY IS RESPONSIBLE FOR FIRE PROTECTION. 16. SECTION 4905 WILDFIRE PROTECTION BUILDING CONSTRUCTION
- PROTECTION SHALL BE APPLIED WITHIN GEOGRAPHICAL AREAS WHERE A WILDFIRE BURNING IN VEGETATIVE FUELS MAY READILY TRANSMIT FIRE TO BUILDINGS AND THREATEN TO DESTROY LIFE, OVERWHELM FIRE SUPPRESSION CAPABILITIES, OR
- 20. CALIFORNIA BUILDING CODE, CHAPTER 7A,
- 21. CALIFORNIA RESIDENTIAL CODE, SECTION R337,
- LOCAL AGENCY FOLLOWING A FINDING SUPPORTED BY SUBSTANTIAL EVIDENCE IN THE RECORD THAT THE REQUIREMENTS OF THIS SECTION ARE NECESSARY FOR EFFECTIVE FIRE PROTECTION WITHIN THE AREA.
- SEVERITY OF POTENTIAL EXTERIOR WILDFIRE EXPOSURE TO BUILDINGS AND TO REDUCE THE RISK OF FIRE SPREADING TO BUILDINGS AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.
- THE REQUIRED HAZARDOUS VEGETATION AND FUEL MANAGEMENT:
- 29. ALL UNINCORPORATED LANDS DESIGNATED BY THE STATE BOARD OF FORESTRY AND FIRE PROTECTION AS STATE RESPONSIBILITY AREA (SRA) INCLUDING: 30. 1.1. MODERATE FIRE HAZARD SEVERITY ZONES.
- 31. 1.2. HIGH FIRE HAZARD SEVERITY ZONES. 32. 1.3. VERY-HIGH FIRE HAZARD SEVERITY ZONES.
- 33. LAND DESIGNATED AS VERY-HIGH FIRE HAZARD SEVERITY ZONE BY CITIES AND OTHER LOCAL AGENCIES.
- 36. PUBLIC RESOURCES CODE, SECTION 4291.
- GUIDELINE TO CREATE DEFENSIBLE SPACE").
- 40. SECTION 4907 DEFENSIBLE SPACE
- 41. Defensible space will be maintained around all buildings and structures in State Responsibility Area (SRA) as required in Public Resources Code 4290 and "SRA Fire Safe Regulations" California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Section 1270.
- Responsibility Areas (LRA) shall maintain defensible space as outlined in Government Code 51175 — 51189 and any local ordinance of the authority having jurisdiction.

VICINITY MAP



GENERAL NOTES FIRE PROTECTION

- CERTAIN TERMS ARE DEFINED AS FOLLOWS:
- PROTECTION. 2. FIRE PROTECTION PLAN. A DOCUMENT PREPARED FOR A SPECIFIC PROJECT OR
- SECTION 101.15 SHALL APPLY.
- 4. FIRE HAZARD SEVERITY ZONES. GEOGRAPHICAL AREAS DESIGNATED PURSUANT TO AS LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONES DESIGNATED
- PURSUANT TO CALIFORNIA GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189. 5. THE CALIFORNIA CODE OF REGULATIONS, TITLE 14, SECTION 1280 ENTITLES THE MAPS
- 6. LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE. AN AREA DESIGNATED BY A LOCAL AGENCY UPON THE RECOMMENDATION OF THE CDF DIRECTOR PURSUANT TO GOVERNMENT CODE, SECTIONS 51177(C), 51178 AND 5118, THAT IS NOT A STATE RESPONSIBILITY AREA AND WHERE A LOCAL AGENCY, CITY, COUNTY, CITY AND COUNTY, OR DISTRICT IS RESPONSIBLE FOR FIRE PROTECTION.
- PRIMARILY THE RESPONSIBILITY OF THE STATE.
- RESOURCES CODE, SECTIONS 4103 AND 4104.
- FIRE TO A STRUCTURE AND ITS IMMEDIATE ENVIRONMENT. 10. WILDLAND-URBAN INTERFACE FIRE AREA. A GEOGRAPHICAL AREA IDENTIFIED BY
- 11. SECTION 4903 PLANS [RESERVED] 12. SECTION 4904 FIRE HAZARD SEVERITY ZONES
- RESOURCES FROM WILDFIRE.
- 14. 4904.2 CLASSIFICATIONS 15. THE CDF DIRECTOR CLASSIFIES LANDS INTO FIRE HAZARD SEVERITY ZONES IN ACCORDANCE WITH CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 4201 THROUGH 4204 FOR STATE RESPONSIBILITY AREAS AND ACCORDANCE WITH
- 17. MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE
- RESULT IN LARGE PROPERTY LOSSES.
- 18. 4905.2 CONSTRUCTION METHODS AND REQUIREMENTS WITHIN ESTABLISHED LIMITS 19. WITHIN THE LIMITS ESTABLISHED BY LAW, CONSTRUCTION METHODS INTENDED TO MITIGATE WILDFIRE EXPOSURE SHALL COMPLY WITH THE WILDFIRE PROTECTION BUILDING CONSTRUCTION REQUIREMENTS CONTAINED IN THE CALIFORNIA BUILDING
- STANDARDS CODE, INCLUDING THE FOLLOWING:
- 22. CALIFORNIA REFERENCED STANDARDS CODE, CHAPTER 12-7A.
- 23. 4905.3 ESTABLISHMENT OF LIMITS 24. THE ESTABLISHMENT OF LIMITS FOR THE WILDLAND-URBAN INTERFACE FIRE AREA'S
- REQUIRED CONSTRUCTION METHODS SHALL BE DESIGNATED PURSUANT TO THE CALIFORNIA PUBLIC RESOURCES CODE FOR STATE RESPONSIBILITY AREAS OR BY A
- 25. SECTION 4906 HAZARDOUS VEGETATION AND FUEL MANAGEMENT 26. HAZARDOUS VEGETATION AND FUELS SHALL BE MANAGED TO REDUCE THE
- 27. 4906.2 APPLICATION 28. BUILDINGS AND STRUCTURES LOCATED IN THE FOLLOWING AREAS SHALL MAINTAIN
- 34. 4906.3 REQUIREMENTS
- 35. HAZARDOUS VEGETATION AND FUELS AROUND ALL APPLICABLE BUILDINGS AND STRUCTURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING LAWS AND REGULATIONS:
- 37. CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 3, SECTION 1299 (SEE GUIDANCE FOR IMPLEMENTATION "GENERAL
- 38. CALIFORNIA GOVERNMENT CODE, SECTION 51182. 39. CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 7, SUBCHAPTER 1, SECTION 3.07.
- 42. Buildings and structures within the Very-high Fire Hazard Severity Zones of a Local





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Owner:

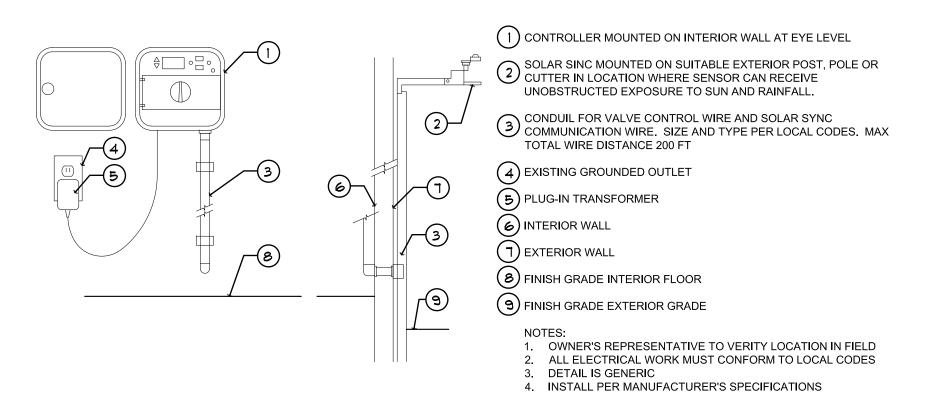
No. Description Date Submittal

Fire Safety Plan

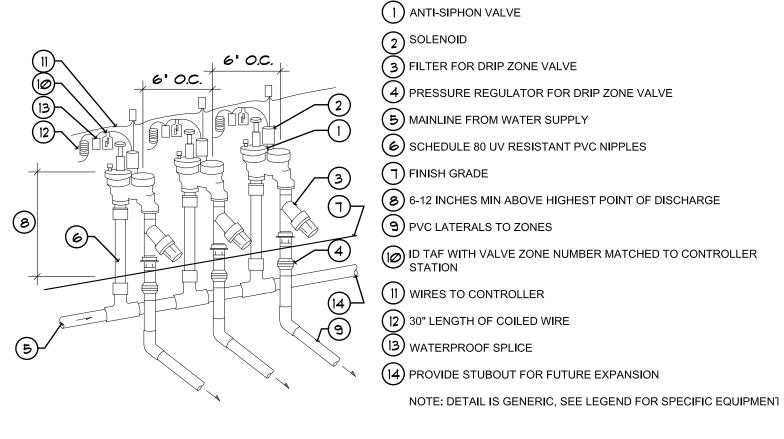
IRRIGATION LEGEND APPLICANT APPLICANT APPLICANT NOTES/ SIZE/ NOTES/ SIZE/ NOTES/ SIZE CONCRETE CHECHK-OFF SYMBOL MODEL CHECHK-OFF MODEL CHECHK-OFF SYMBOL COMPONENT MANUFACTURER MODEL COMPONENT MANUFACTURER SYMBOL COMPONENT MANUFACTURER COLOR COLOR COLOR DRIVEWAY **COMPONENTS COMPONENTS COMPONENTS** Wilkins Studio WATER METER PAVERS SET IN DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE DRIP LAYOUT CONTROLLER Architects ALL-IN-ONE KIT San Francisco CA AUTOMATIC IRRIGATION CONTROLLER HUNTER | PRO-C INDOOR PLANTING BEDS **INCLUDES** (415)273-9054 UTILIZING EITHER EVAPOTRANSPIRATION DRAUGHT **BACKFLOW** ACZ-075-40 OR SOIL MOISTURE SENSOR DATA OR RESISTANT PREVENTION. (\circ) DRIP CONTROL (RAIN, FREEZE, WIND, ETC.), WHICH SHALL **ASSEMBLY TREES BUFFALOGRASS FILTER AND** ED ARC BE REQUIRED FOR IRRIGATION ZONE KIT PRESSURE SCHEDULING IN ALL IRRIGATION SYSTEMS. CLAY SOIL: REGULATOR (15.92.110.A.1.B) EMITTER FLOW. TLCV26-1801 0.26 GPH, EMITTER **WEATHER** HUNTER | SOLAR-SYNC-SEN | WIRED 3/4 INCH SPACING: 18" ROW ANTI-SIPHON **SENSOR** ANTI-SIPHON SPACING: 18" VALVE (COLOR PGV-ASV, HUNTER VALVE PROVIDES **FULL PORT BALL VARIES PER INCLUDED IN KIT NIBCO** 585 LINE SIZE LOAM SOIL: **BACKFLOW** VALVE ZONE) EMITTER FLOW. PREVENTION INLINE EMITTER NETAFIM PVC SCH 40 TLCV4-1801 0.4 GPH, EMITTER TURBING WITH SCH 40 SPACING: 18" ROW MAINLINE 150 MESH SOLVENT WELD SPACING: 18" INCLUDED IN KIT DRIP FILTER **STAINLESS FITTING** SANDY SOIL: STEEL SCREEN EMITTER FLOW, PVC SCH 40 PIPE SIZE: 0-6 Wilkins Studio Architects LATERAL PIPE GPM, 1/2" PIPE, TLCV6-1801 0.6 GPH, EMITTER Contract: Karen Wilkins, AIA WITH SCH 40 (COLOR VARIES 785 Quintana Rd # 180 PRESSURE 7-12 GPM: 1" SPACING: 12" ROW SOLVENT WELD 40 PSI INCLUDED IN KIT PER ZONE) Morro Bay, CA 93442 REGULATION **FITTINGS** PIPE, SPACING: 18" (415) 273-9054 PVC SCH 80 UV TLFIG8 **NIPPLE DRIP FLUSHOUT NETAFIM APPLICANT INSTRUCTIONS:** Owner: RESISTANT SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED D SEE DETAIL TRANSITION TO DRIP ZONE 1. MEASURE ENTIRE FRONT YARD AREA. SUBTRACT HARDSCAPE AREAS TO GET THE TOTAL SQUARE FEET OF AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER. 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 ALL PIPE RUNS UNDER PAVING ARE IN SLEEVES, INSTALL SLEEVES PRIOR TO POURING CONCRETE **SPRINKERS** 3. ADJUST ORIENTATION OF NORTH ARROW TO SITE CONDITION. **GENERAL NOTES** WATER EFFICIENT LANDSCAPE 4. ADD ANY EXISTING TREES IN RED ON THE PLAN. ADJUST TREE LOCATIONS IF NEEDED TO FIT YOUR SITE. FILL IN PLANT WATER USE TABLE. INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS. 1. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQFT TO A DEPTH OF 6 INCHES INTO 7. IN THE LEGEND, CIRCLE THE HARDSCAPE MATERIALS YOU WILL BE USING AND ON DETAIL SHEETS L5-0 LANDSCAPE AREA. (UNLESS CONTRA INDICATED BY A SOILS TEST INDICATE ANY SUBSTITUTIONS TO THE PLANTINGS BY CROSSING OUT THE LISTED PLANTS AND WRITING THE 2. INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT **IRRIGATION** | IRRIGATION | ETAF (PF/IE) | LANDSCAPE | ETAF X AREA **ETWU HIDROZONE** PLAN SUBSTITUTION BELOW IN RED INK, MAKE SURE THE PLANTS USED HAVE MATCHING WATER USE AND ARE FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER. **METHOD** DESCRIPTION FACTOR **EFFICIENCY** 0 3. A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN ROUGHLY THE SAME SIZE (SEE SONOMA-MARIN SAVING WATER PARTNERSHIP (SQFT) (PF)* (IE) AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS 9. THE DESIGN OF THE LANDSCAPING SHALL COMPLY WITH CRIME PREVENTION THROUGH ENVIRONMENTAL SPRINKLERS 40 4. TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA." FOR THIS WE NEED A CALCULATION TOTAL TURF OF 0.05 0.75 0.06666666667 188.37 12.5580000006279 404.0913240202046 DESIGN (CPTED) GUIDELINES. LOW-LYING PLANTS SHALL NOT EXCEED 2' IN HEIGHT AT MATURITY, OR MUST BE +DRIP PROPERTY DIVIDED BY TOTAL SQFT OF PROPERT. SHOULD NOT EXCEED 26%. MAINTAINED TO 2' IN HEIGHT. MATURE TREE CANOPIES SHALL BE A MINIMUM OF 6' FROM GRADE, OR BE 5. THE PROJECT SHALL COMPLY WITH THE MORE RESTRICTIVE OF THE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS MAINTAINED TO A MINIMUM OF 6' FROM GRADE. 0.05 0.75 0.06666666667 597.24 39.8160000019908 1,281.19924806406 0 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE. 10. PURSUANT TO MMC 17.26.030.A, "A MINIMUM OF 30 PERCENT OF THE TOTAL PROJECT LOT AREA SHALL BE 6. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE **SPRINKLERS** 0.05 PROVIDED AS IMPROVED AND/OR LANDSCAPED OPEN SPACE FOR GENERAL USE. 0.75 565.97 0.06666666667 37.7313333352199 1,214.118844060706 LANDSCAPE DOCUMENTATION PACKAGE. +DRIP 11. ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET. 7. A MINIMUM THREE (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN SPRINKLERS 12. REVIEW IRRIGATION VALVE TABLE TO ADJUST SF AREAS OF VALVE ZONES. TURF AREAS OR PROVIDING HABITAT FOR BENEFICIAL INSECTS OR OTHER WILDLIFE, UP TO 5%. LANDSCAPE PLAN SHALL 0.05 702.56 0.75 0.06666666667 46.8373333356752 1,507.131712075357 +DRIP 13. IF AREAS EXCEED MAX SUBZONE FLOW (3GPM) DIVIDE INTO ADDITIONAL SUBZONES AND ENTER UNDER IDENTIFY TYPE OF MULCH AND APPLICATION DEPTH. (15.92.100.A.3.D). enc 8. DEDICATED LANDSCAPE WATER METER OR SUBMETER FOR RESIDENTIAL LANDSCAPES OVER 5,000 SF AND NON-RESIDENTIAL ETWU = ETo x 0.62 x ETAFxArea MAWA = ETo \times 0.62 \times 0.55 \times sqft TOTAL ETWU ay 06(4,406.541128220327 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) 14. IF AREAS EXCEED MAX ZONE FLOW (7 GPM) ADD A VALVE AND ENTER SF AREA NEXT TO NEW VALVE NUMBER ("B" Ŏ 9. IRRIGATION PLAN SHALL SHOW THE STATIC WATER PRESSURE, WATER FLOW AND DESIGN OPERATING PRESSURE. IF THE 36,353.964306 **TOTAL MAWA** STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM. **AREAS** മ 15. DRAW OUT NEW SUBZONE AND/OR VALVE ZONE AREA ON PLAN IN NEW COLOR. PRESSURE-REGULATING DEVICES, E.G. BOOSTER PUMP, IN-LINE PRESSURE REGULATOR, ETC., SHALL BE INSTALLED TO MEET 16. ADD VALVE S NEEDED TO VALVE MANIFOLD. THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM. (15.02.110.A.1.C) O 4,802.80 Sq Ft 17. REVIEW IRRIGATION LEGEND AND CHECK OFF THAT ALL COMPONENTS ARE SHOWN ON ADJUSTED PLAN 9 10. EACH VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT 18. NOTE ANY EQUIPMENT SUBSTITUTIONS. Ö MATERIALS WITH SIMILAR WATER USE. THE IRRIGATION PLAN SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE ___ **GRASS** 2,054.14 Sq Ft $\stackrel{\circ}{\mathsf{M}}$ es WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV) aff PLANT TYPE WATER USE SIZE SPACING PLANT / FLOWERING Ω COFFEE BARRY"MOUND SAN BRUNO" SHRUB 1 G ERIGARON GLAUCUS, SEASIDA DAISY () COFFEE BARRY (2) SEASIDE DAISY (C) BUFFALOGRASS EXISTING CYPRESS TREE SHRUB 1 G LIMONIUM PEREZII, STATICA LAVANDULA STOECHAS, SPANISH LAVANDAR SHRUB 1 G LIMONIUM PEREZII LAVANDAR (6)WESTRINGIA FRUTICOSA, COAST ROSEMARY CARAX BARBARAE, SANTA BARBARA SEDGA 1 G SHRUB 1 G HABA BUXIFOLIA, BOXLAAF HABA 8 HABA BUXIFOLIA 21'-10³/₄" ROSEMARY SEDGE (9) DODONEA VISCOSA 'PURPUREA", SHRUB 5 G 23'-6³/₄" No. Description Date Submittal CISTUS SALVIFOLIUS, SAGALAAF ROCKROSA 1 G CISTUS PURPURAUS, ORCHID ROCKROSA 1 G SHRUB 15 G TREE PODOCARPUS GRACILIOR, FARN PINE **FARN PINE** SALVIFOLIUS CUPRESSUS MACROCARPA, 15 G TREE MONTEREY CYPRESS 1 G SHRUB CEANOTHUS, YANKEE POINT SHRUB 5 G CAANOTHUS, JULIA PHALPS (3) CEANOTHUS Layaut & Planting VERIFY LOCATION WITH Plan PROPOSED LANDSCAPE PLAN

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

Scale: As Noted
Sheet size: Arch D

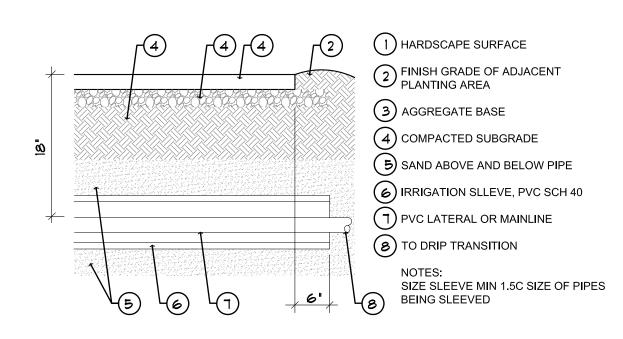


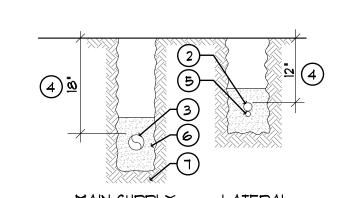
172737 (1) FINISH GRADE 2) MULCH (3) VALVE BOX (4) MAIN LINE (5) MALE ADAPTERS (6) BRASS BALL VALVE, SIZED TO MATCH 7) FILL BOTTOM OF BOX WITH 3" DEPTH 4) (3) (4) DRAIN ROCK



SMART CONTROLLER INTERIOR

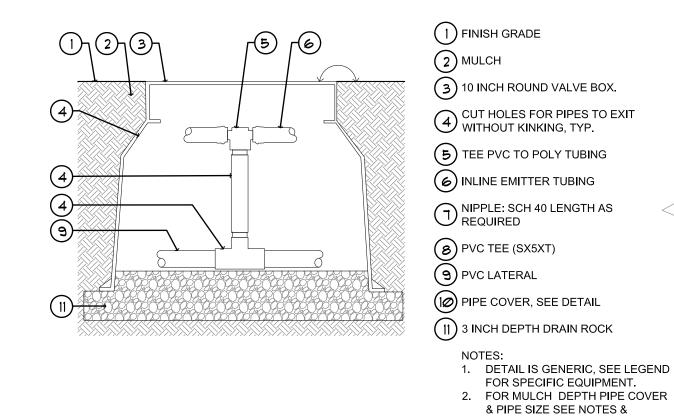
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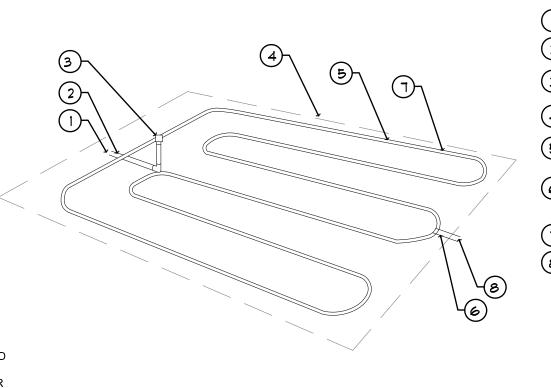


ISOLATION VALVE BALL SCALE: NTS



LEGEND.





1) TO VALVE MANIFOLD 2 PVC LATERAL

3 TRANSITION FROM LATERAL TO DRIP ZONE 4 DRIP ZONE

5 IN-LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE

BLANK DRIP TUBING, USE TO EXTEND FLUSH-OUT TO ACCESSIBLE

T) STAKE TUBING EVERY 2 FT.

8 TO FLUSHOUT

THIS LOYOUT FOR SMALL AREAS 2. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT. 3. MAXIMUM FLOW PER SUBZONE, 3

4. MAXIMUM LENGTH OF TUBING:

IRRIGATION SLEEVING



SCALE: NTS

TRENCHING & PIPE COVER

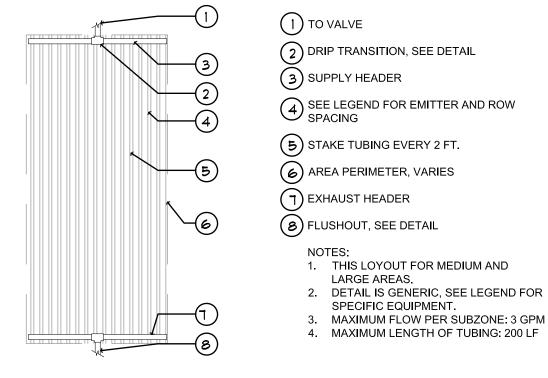
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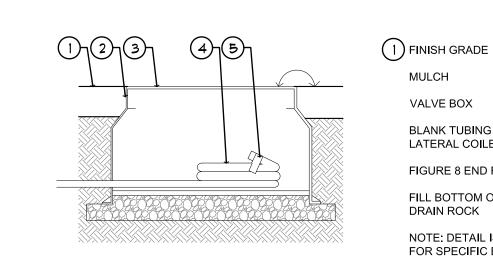




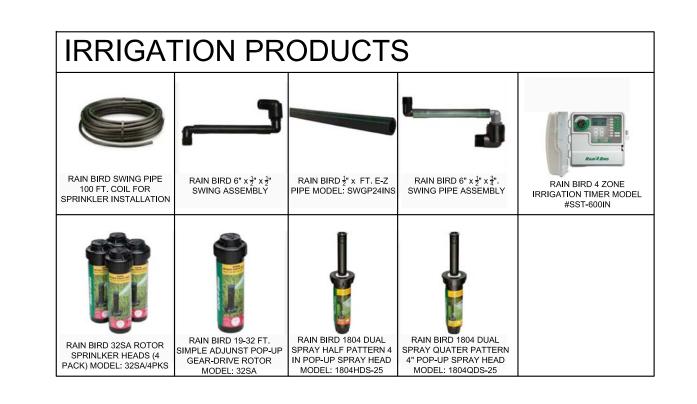
DRIP ZONE LAYOUT - LITE

SCALE: NTS

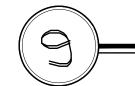




MULCH VALVE BOX BLANK TUBING FED FROM TECHLINE LATERAL COILED 18 TO 24 IN BOX FIGURE 8 END FITTING, TLFIG8 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.









No. Description Date

Wilkins Studio

Architects

San Francisco CA

(415)273-9054

Architect

Owner:

Residence

Wilkins Studio Architects

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

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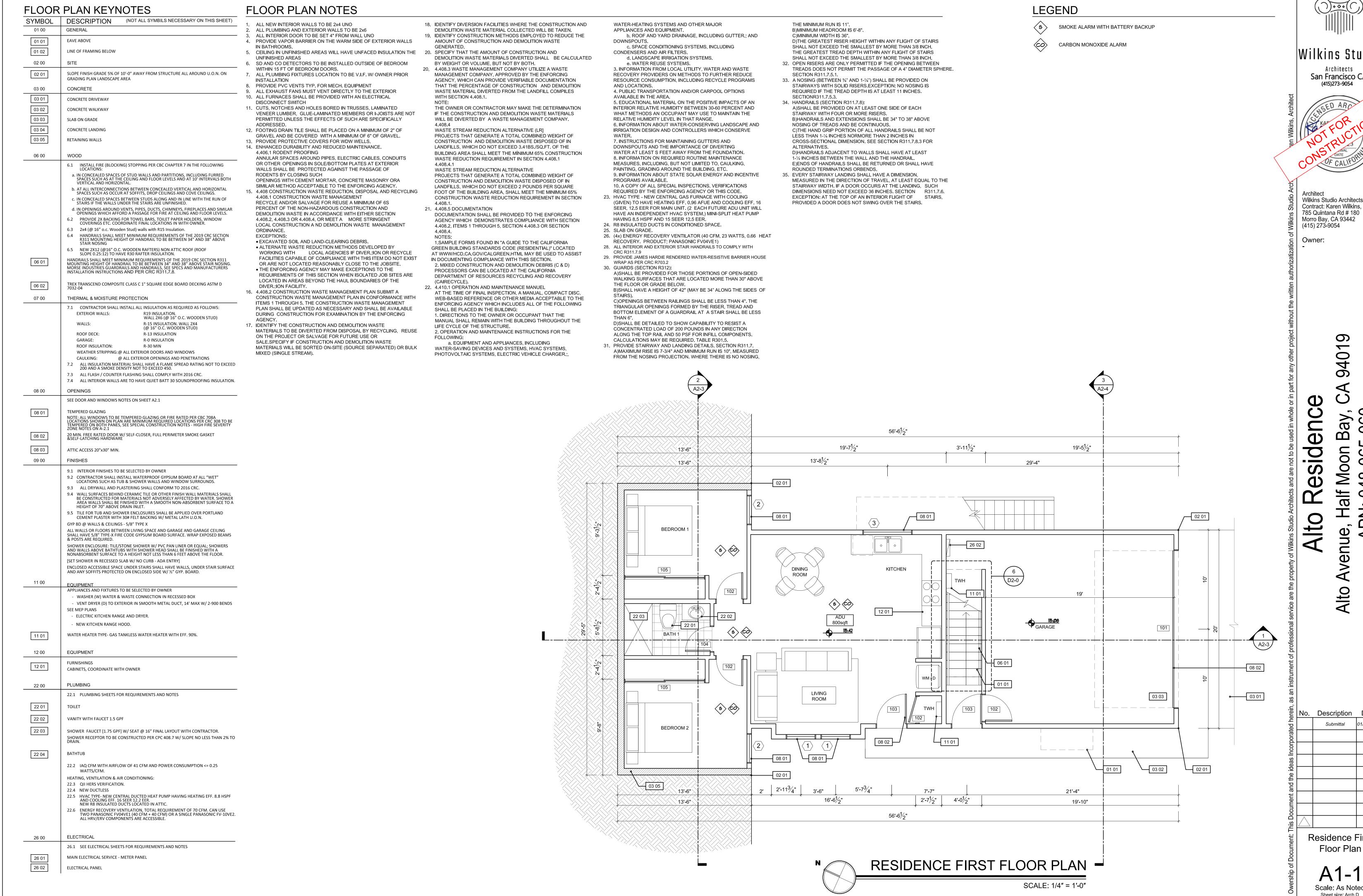
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Irrigation Details & Notes

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San Francisco CA

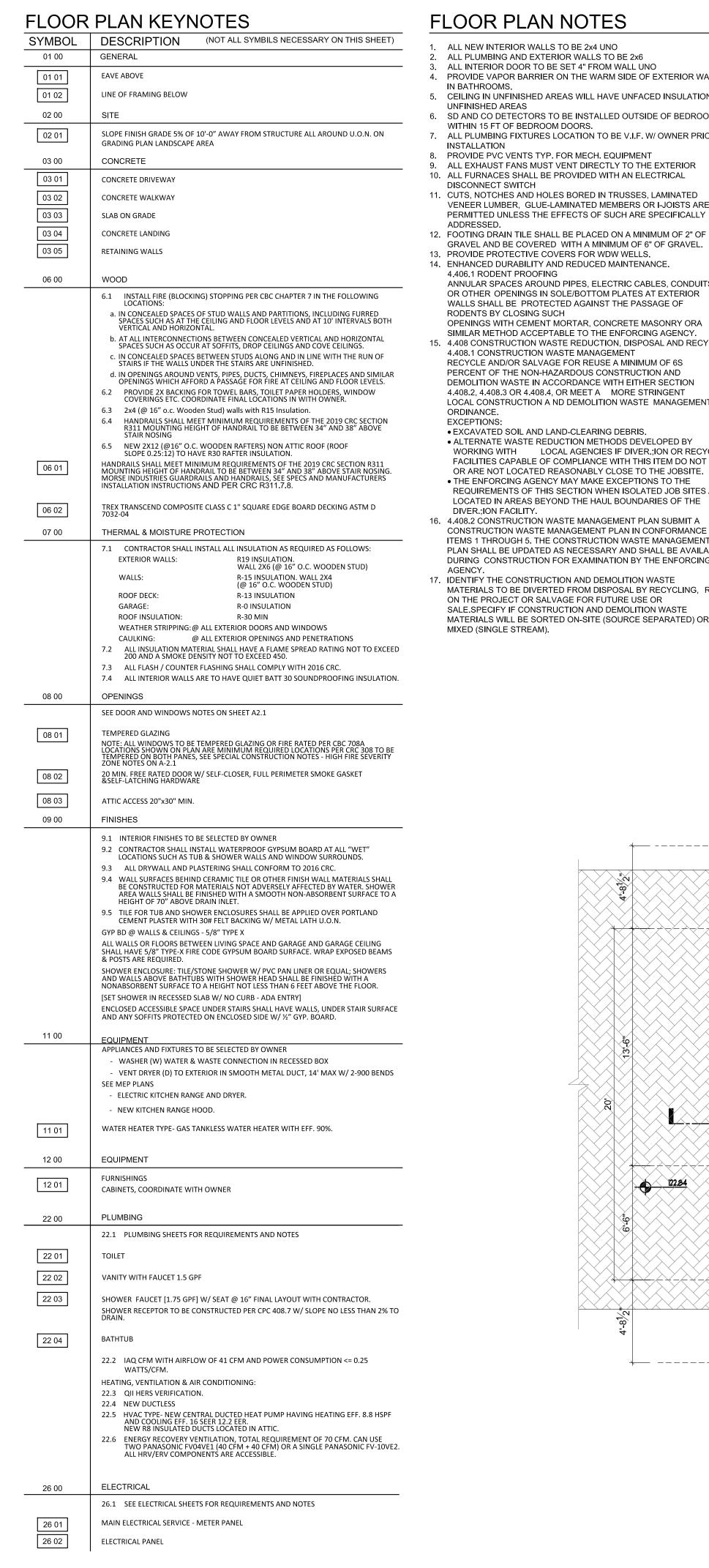
Wilkins Studio Architects Contract: Karen Wilkins, AIA

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Description Date

Residence First

Scale: As Noted



FLOOR PLAN NOTES

ALL NEW INTERIOR WALLS TO BE 2x4 UNO ALL PLUMBING AND EXTERIOR 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.

6. SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR

INSTALLATION PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT 9. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR

10. ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH 11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT

12. FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.

14. ENHANCED DURABILITY AND REDUCED MAINTENANCE. 4.406.1 RODENT PROOFING ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS 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. 15. 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 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.

16. 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

17. 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).

18. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN. 19. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE

AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED. 5. CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE 20. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED

BY WEIGHT OR VOLUME, BUT NOT BY BOTH. 20. 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

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

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). 22. 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 HAVING 8.5 HSPF AND 15 SEER 12.5 EER. 24. R8 INSULATED DUCTS IN CONDITIONED SPACE.

25. SLAB ON GRADE. 26. (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66 HEAT RECOVERY. PRODUCT; PANASONIC FV04VE1)

28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9 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 OF

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

FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING,

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 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.

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.

LEGEND

SMOKE ALARM WITH BATTERY BACKUP

CARBON MONOXIDE ALARM

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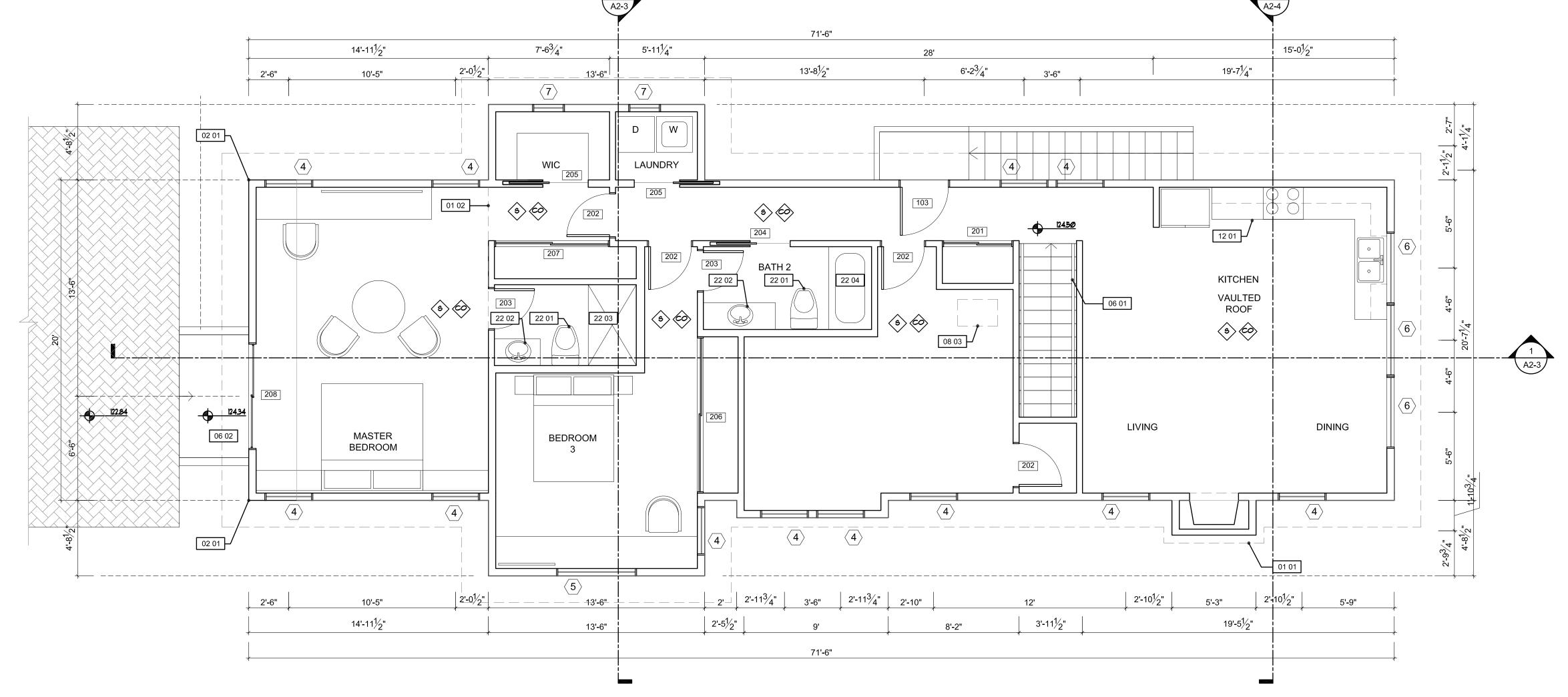
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Description Date Submittal

Residence Second Floor A1

> Scale: As Noted Sheet size: Arch D





ROOF PLAN KEYNOTES 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 (RESIDENCE) NEW 2X4 (@ 24" O.C. WOODEN JOISTS) VENTILATED ATTIC ROOF (ROOF SLOPE 6:12) TO HAVE R30 CEILING INSULATION W/ R13 BELOW ROOF DECK INSULATION. NEW 2X4 (@ 16" O.C. WOODEN RAFTERS) NON-ATTIC (ROOF SLOPE 6:12) TO HAVE RO RAFTER INSULATION FOR GARAGE. 7.9 NEW 2X4 (@ 24" O.C. WOODEN JOISTS) VENTILATED ATTIC ROOF (ROOF SLOPE 4:12) TO HAVE R38 CEILING INSULATION W/ RADIANT BARRIER. 7.10 ROOFING LIGHTWEIGHT ROOFING OR EQUIVALENT. 07 01 CERTAINTEED ASPHALT ROOF SHINGLES LANDMARK SOLARIS COLOR: RESAWN SHAKE OR 07 02 5" FASCIA GUTTER "DS" INDICATES 2" DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW 07 03 ATTIC EAVE VENT 07 04 ATTIC RIDGE VENT

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.

ATTIC LEGEND

ROOF VENT

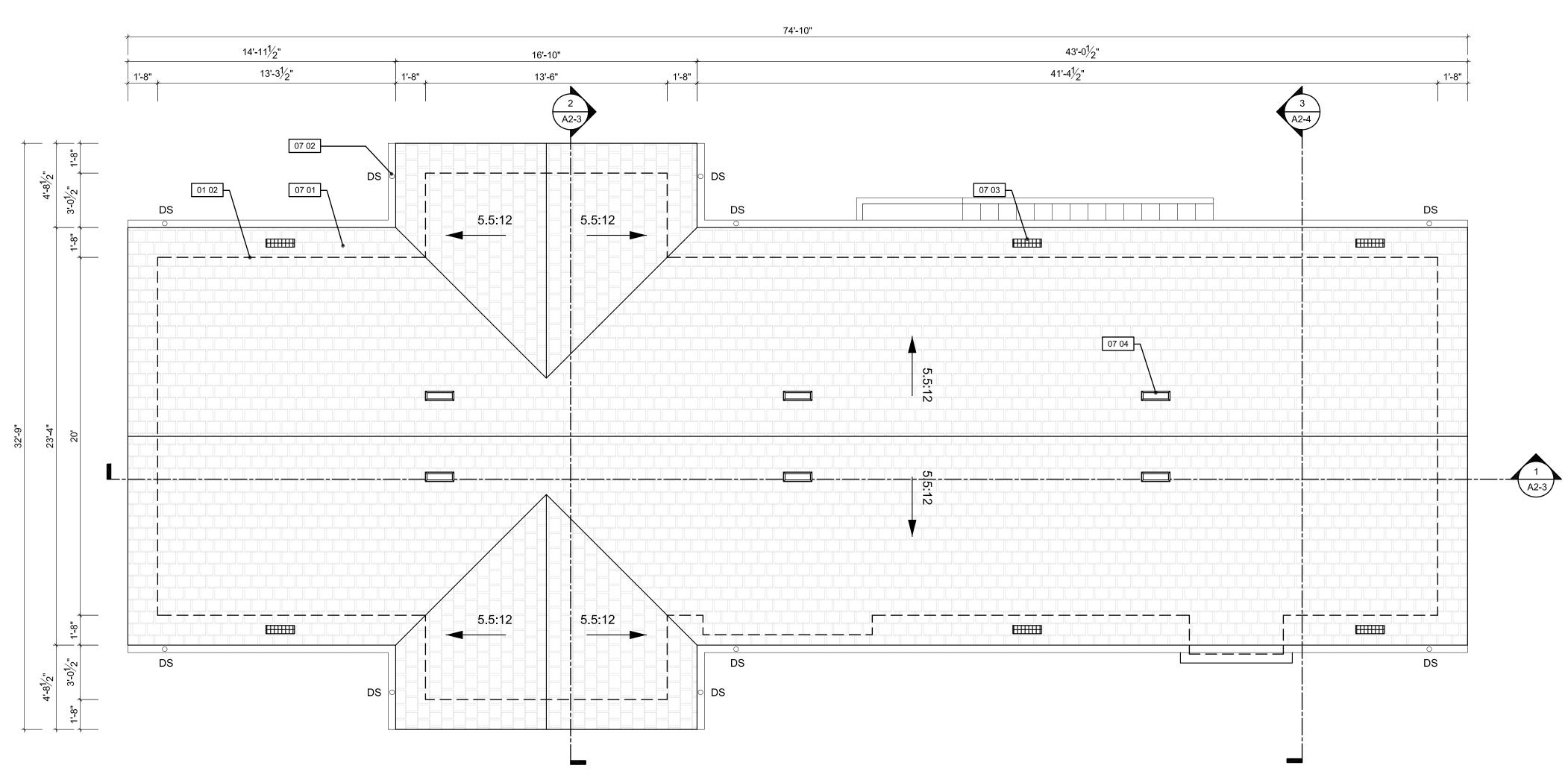
EAVE VENT 6"x16"

ATTIC VENTILATION CALCULATIONS:

1/150 RULE CALCULATION TOTAL ATTIC SQUARE FEET: 1567/150 = 10.45SQ FT X 144 - 1504 SQ IN TOTAL VENTILATION

1504/2 = 752 SQ IN FOR RIDGE VENTING THEREFOR 15 (50 SQ IN) VENTSURE METAL SLANT BACK VENTS NEAR RIDGE

675/2= 752 SQ IN FOR SOFFIT VENTING THEREFORE 15 (50 SQ IN) VENTSURE METAL SLANT BACK VENTS NEAR SOFFIT



RESIDENCE ROOF PLAN

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

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: 9401 Residence oon Bay, -065-060 alf Moon F 048-065 Half Alto

Residence Roof

No. Description Date

Submittal 01/05/202

Residence Roof Plan

A1-3
Scale: As Noted
Sheet size: Arch D

EXTERIOR ELEVATION KEYNOTES See outline specificacions on sheet A0.4 for additional information in eahc category. SYMBOL DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET) SITE 02 00 02 01 FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE CONCRETE 03 00 CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS 03 01

06 00 WOOD TREX TRANSCEND COMPOSITE CLASS C 1" SQUARE EDGE BOARD DECKING ASTM D 7032-04 06 01 +42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT 06 02 PASS. MORSE INDUSTRIES GUARDRAILS AND HANDRAILS, SEE SPECS AND MANUFACTURERS INSTALLATION INSTRUCTIONS AND PER CRC R311.7.8.

07 00 THERMAL & MOISTURE PROTECTION 07 01 CERTAINTEED ASPHALT ROOF SHINGLES LANDMARK SOLARIS COLOR: RESAWN SHAKE OR EQUAL

07 02 "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW 08 00 OPENINGS USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE WINDOW FLASHING DETAIL 08 01 8.1 BENJAMIN MOORE CHANTILLY LACE OC-65 FOR TRIM

09 00 **FINISHES** 09 01 JAMES HARDIE LAP SIDING COLOR: TIMBER BARK

09 02 JAMES HARDIE SHINGLE SIDING COLOR: KHAKI BROWN SITE IMPROVEMENT

5" FASCIA GUTTER

32 00 32 01 PLANTER

PERGOLA

32 02

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.

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4. 4.504.2.3 AEROSOL PAINTS AND COATINGS.

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5. 4.504.2.4 VERIFICATION.

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DOOR SCHEDULE

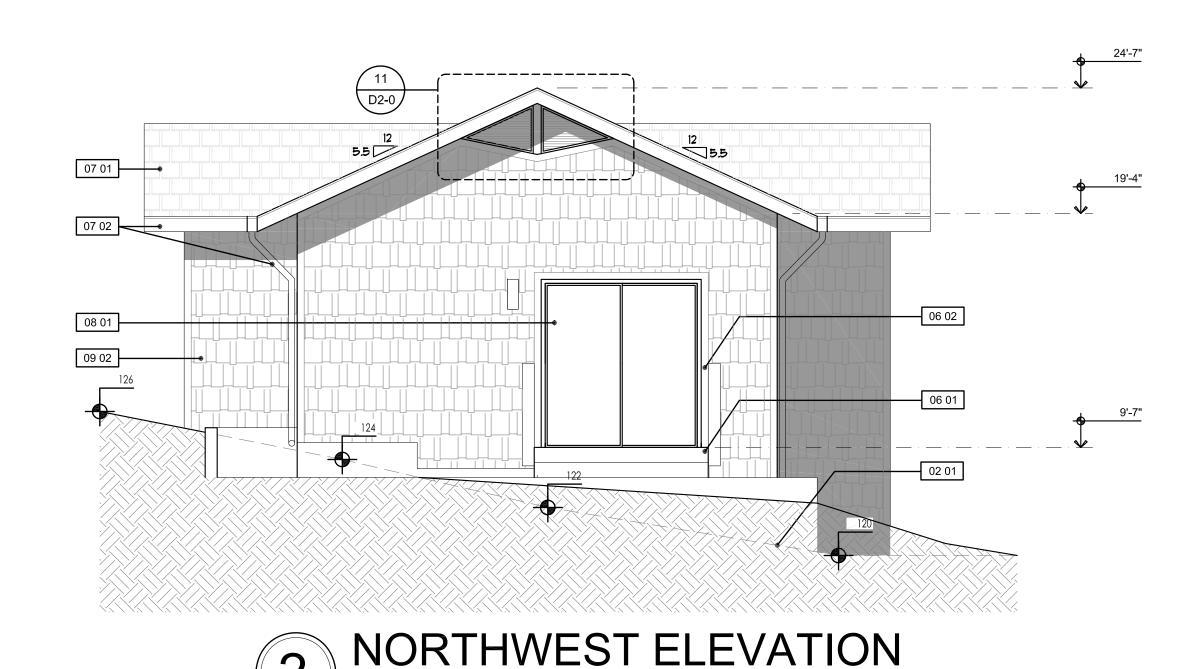
BOOKOOHEBOLE								
MARK	WIDTH	HEIGHT	FRAME MATERIAL	DOOR MATERIAL	DOOR FINISH	QTY	COMMENTS	
101	15' - 10"	7' - 4"	ALUM	ALUM	PTD	1	GARAGE DOOR	
							OARAGE BOOK	
102	2' - 8"	6' - 11"	WD	WD	PTD	4		
103	3' - 0"	6' - 11"	ALUM	ALUM	PTD	3	EXTERIOR DOOR	
104	2' - 6"	6' - 11"	WD	WD	PTD	1	VENTED SINGLE FOLDING DOOR	
105	8' - 0"	6' - 11"	WD	WD	PTD	2	CLOSET SL DOOR	
201	4' - 3"	6' - 11"	WD	WD	PTD	1	CLOSET SL DOOR	
202	2' - 8"	6' - 11"	WD	WD	PTD	3		
203	2' - 6"	6' - 11"	WD	WD	PTD	2	VENTED SINGLE FOLDING DOOR	
204	2' - 6"	6' - 11"	WD	WD	PTD	1	POCKET DOOR	
205	2' - 10"	6' - 11"	WD	WD	PTD	2	POCKET DOOR	
206	9' - 7"	6' - 11"	WD	WD	PTD	2	CLOSET SL DOOR	
207	7' - 0"	6' - 11"	WD	WD	PTD	1	CLOSET SL DOOR	
208	6' - 6"	6' - 11"	ALUM	GLASS	PTD	1	SLIDING DOOR	

WINDOW SCHEDULE

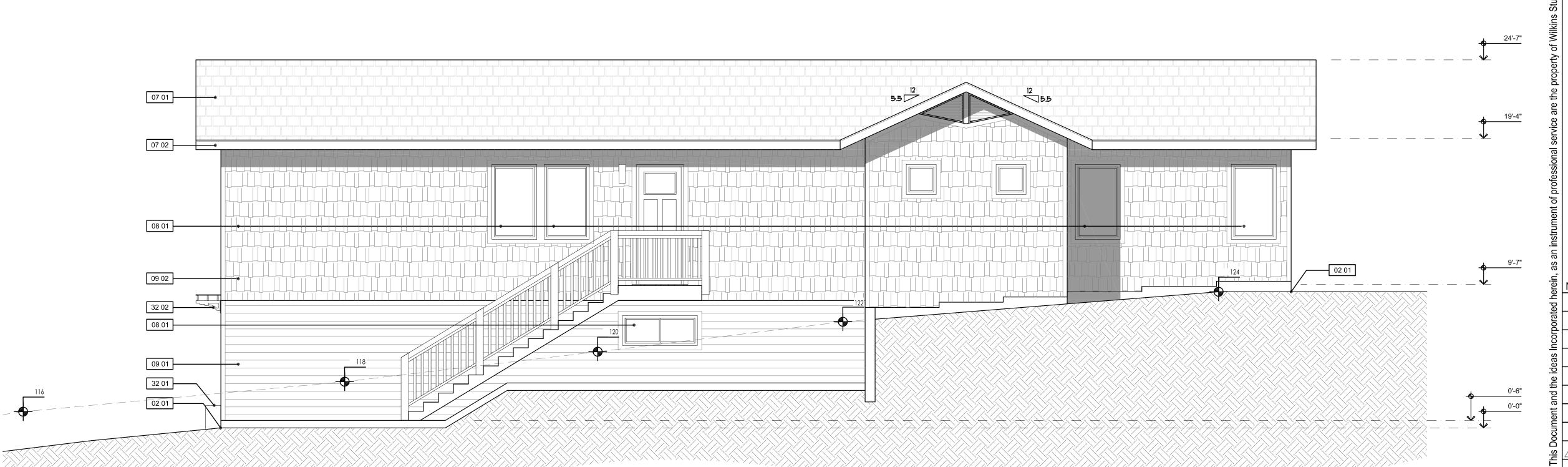
NO.	WIDTH	HEIGHT	QTY	COMMENTS
1	3' - 0"	4' - 0"	2	TILT AND TURN
2	3' - 0"	3' - 0"	2	TILT AND TURN
3	5' - 0"	2' - 0"	1	SLIDING
4	3' - 0"	5' - 0"	12	TILT AND TURN
5	5' - 0"	5' - 0"	1	SLIDING
6	4' - 6"	4' - 0"	3	TILT AND TURN & FIXED
7	2' - 0"	2' - 0"	2	TILT AND TURN & FIXED

DOORS AND WINDOWS NOTES

- 1 HOUR FYRE-TEC FIRE RATED WINDOWS. RESIDENCE: DOUBLE NON-METAL CLEAR FOR GARAGE WINDOWS. WINDOWS & DOORS WITH NFRC VALUE OF 0.3 U-FACTOR AND 0.23 SHGC.
- ADUs: WINDOWS & DOORS WITH NFRC VALUE OF 0.3 U-FACTOR AND 0.23 SHGC. 4. ALL SIZES TO BE VERIFIED w/ MANUFACTURE. 5. ALL WINDOWS IN BATHROOMS, STAIRS AREA, AND WITH SILL LOCATION LOWER THAN 18"
- A.F.F. TO HAVE SAFETY GLASS. 6. 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
- 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. 10. NATURAL VENTILATION SHALL BE PROVIDED FOR ALL HABITABLE ROOMS, WITH THE MINIMUM
- SECTION R303.1. 11. 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 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. 12. POCKET DOOR TO THE MASTER CLOSET OPENS FROM THE LEFT SIDE.



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



MAXIMUM HEIGHT: 28'______

and South Elevations

SOUTHWEST ELEVATION 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

Owner:

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Bay -06(\Box 0 0 9 Ŏ . Moo **es** aff

Description Date

Residence North

Scale: As Noted Sheet size: Arch D

YMBOL	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
06 00	WOOD
06 01	TREX TRANSCEND COMPOSITE CLASS C 1" SQUARE EDGE BOARD DECKING ASTM D 7032-04
06 02	+42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. MORSE INDUSTRIES GUARDRAILS AND HANDRAILS, SEE SPECS AND MANUFACTURERS INSTALLATION INSTRUCTIONS AND PER CRC R311.7.8.
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTEED ASPHALT ROOF SHINGLES LANDMARK SOLARIS COLOR: RESAWN SHAKE OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
08 00	OPENINGS
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE WINDOW FLASHING DETAIL 8.1 BENJAMIN MOORE CHANTILLY LACE OC-65 FOR TRIM
09 00	FINISHES
09 01	JAMES HARDIE LAP SIDING COLOR: TIMBER BARK
09 02	JAMES HARDIE SHINGLE SIDING COLOR: KHAKI BROWN
32 00	SITE IMPROVEMENT
32 01	PLANTER
32 02	PERGOLA

GENERAL NOTES

1. 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 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.

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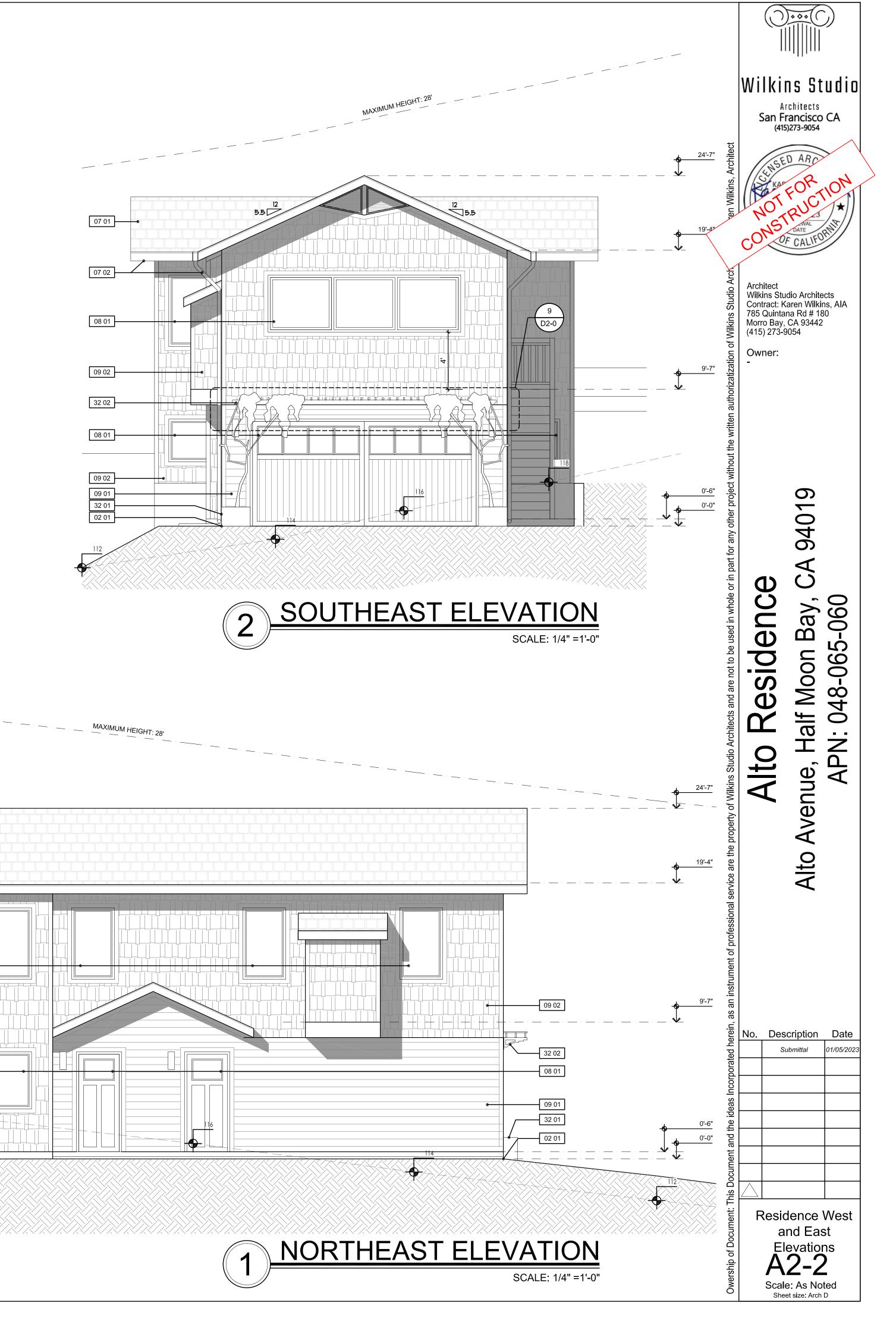
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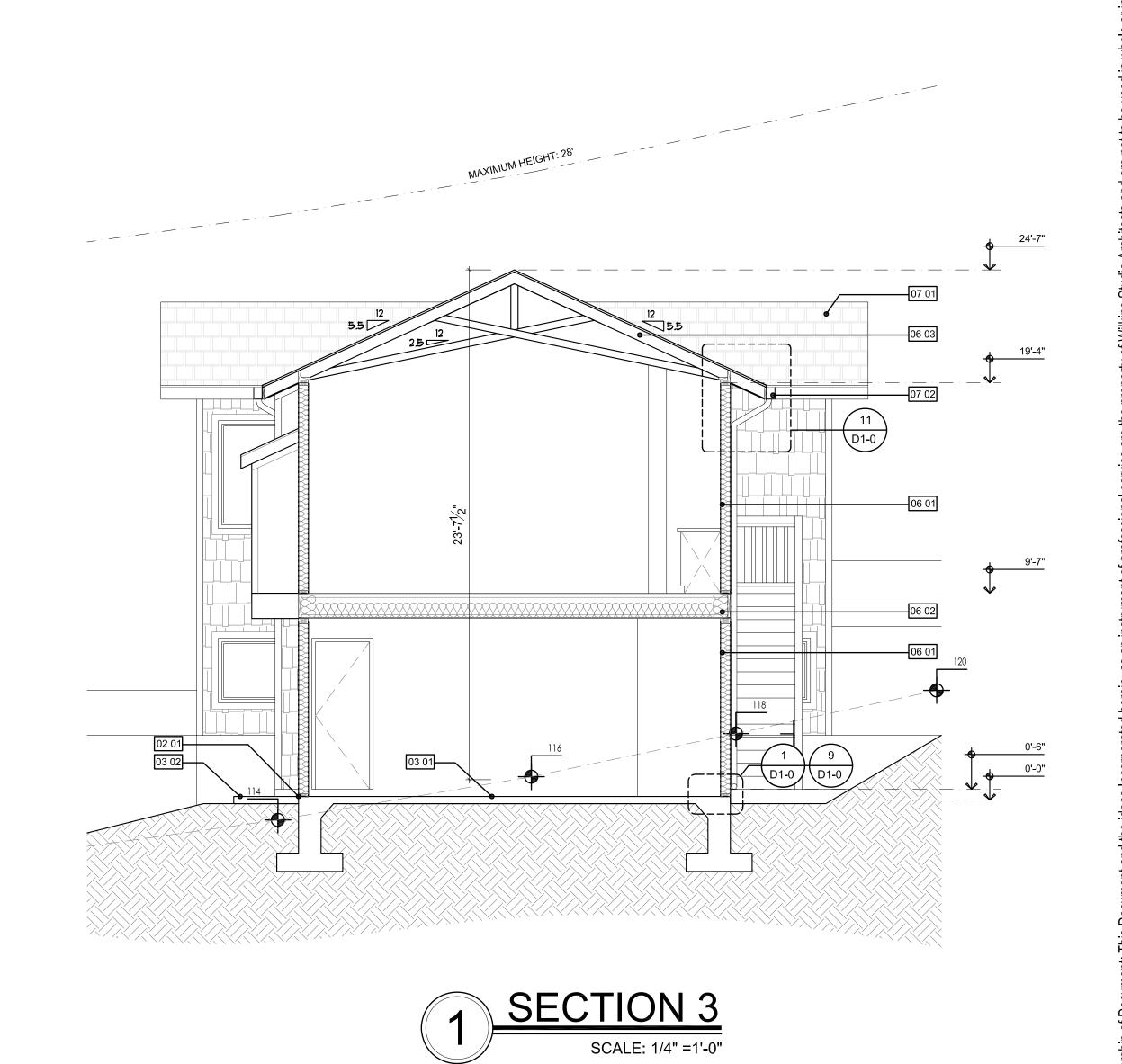
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SECTIO	ON NOTES & KEYNOTES		0.000
	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET) SITE	MAXIMUM HEIGHT: 28'	
02 01	FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE		Wilkins Studi
03 00	CONCRETE SLAB ON GRADE		Architects San Francisco CA
03 02	CONCRETE LANDING/SIDEWALK		(415)273-9054
03 03	CMU RETAINING WALL, SEE STRUCTURAL PLANS WOOD	24'-7"	S, Archit
06 01	2x FRAMING PER STRUCTURAL DRAWINGS	07 01	Wilking Color Colo
06 02	FLOOR JOIST PER STRUCTURAL DRAWINGS 2x MANUFACTURED TRUSSES PER FRAMING PLAN	19'-4"	DATE DATE OF THE
00 00	WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED		OF CALIF
	EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, SUCH IDENTIFICATION SHALL: 1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.		Architect OF Wilkins Studio Architects
	2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS", OR OTHER WORDING. (CBS 703.7)		Contract: Karen Wilkins, Al 785 Quintana Rd # 180 Morro Bay, CA 93442
07 00	THERMAL & MOISTURE PROTECTION		(415) 273-9054 to COwner:
07 01	CERTAINTEED ASPHALT ROOF SHINGLES ICC-ES-ESR-1389 OR EQUAL 5" FASCIA GUTTER	D2-0	- atic
[07 02]	"DS" INDICATES RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW		author
08 00	OPENINGS	$\begin{array}{c c} & & & & \\ \hline & & & \\ \hline & & \\ \hline \end{array}$	e writter
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL		/ithout th
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SECTION NOTES & KEYNOTES

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08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL



Wilkins Studio

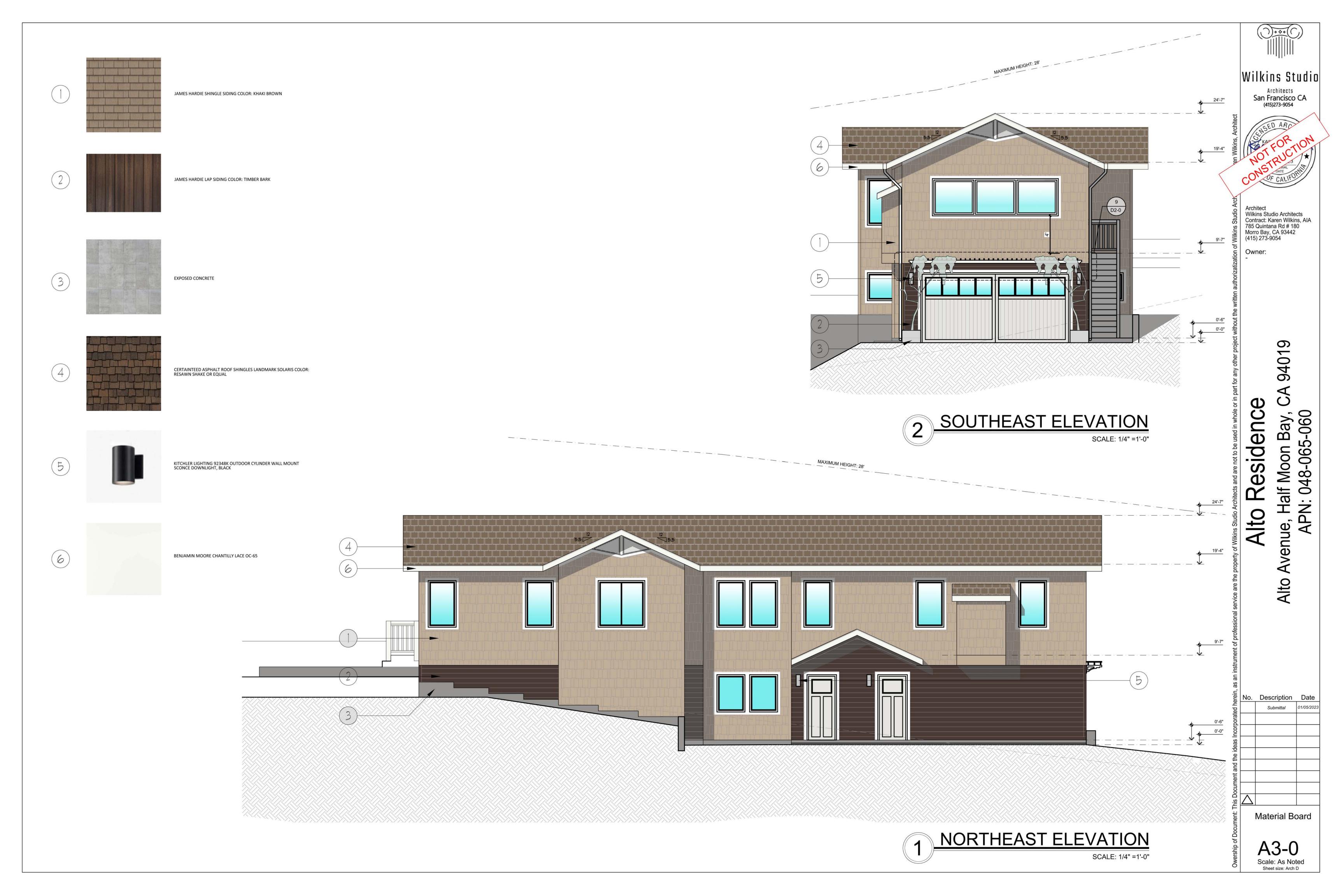
Architects
San Francisco CA
(415)273-9054

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

Owner:

94019 Residence Alto Avenue, Half Moon Bay, APN: 048-065-060

Section













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:

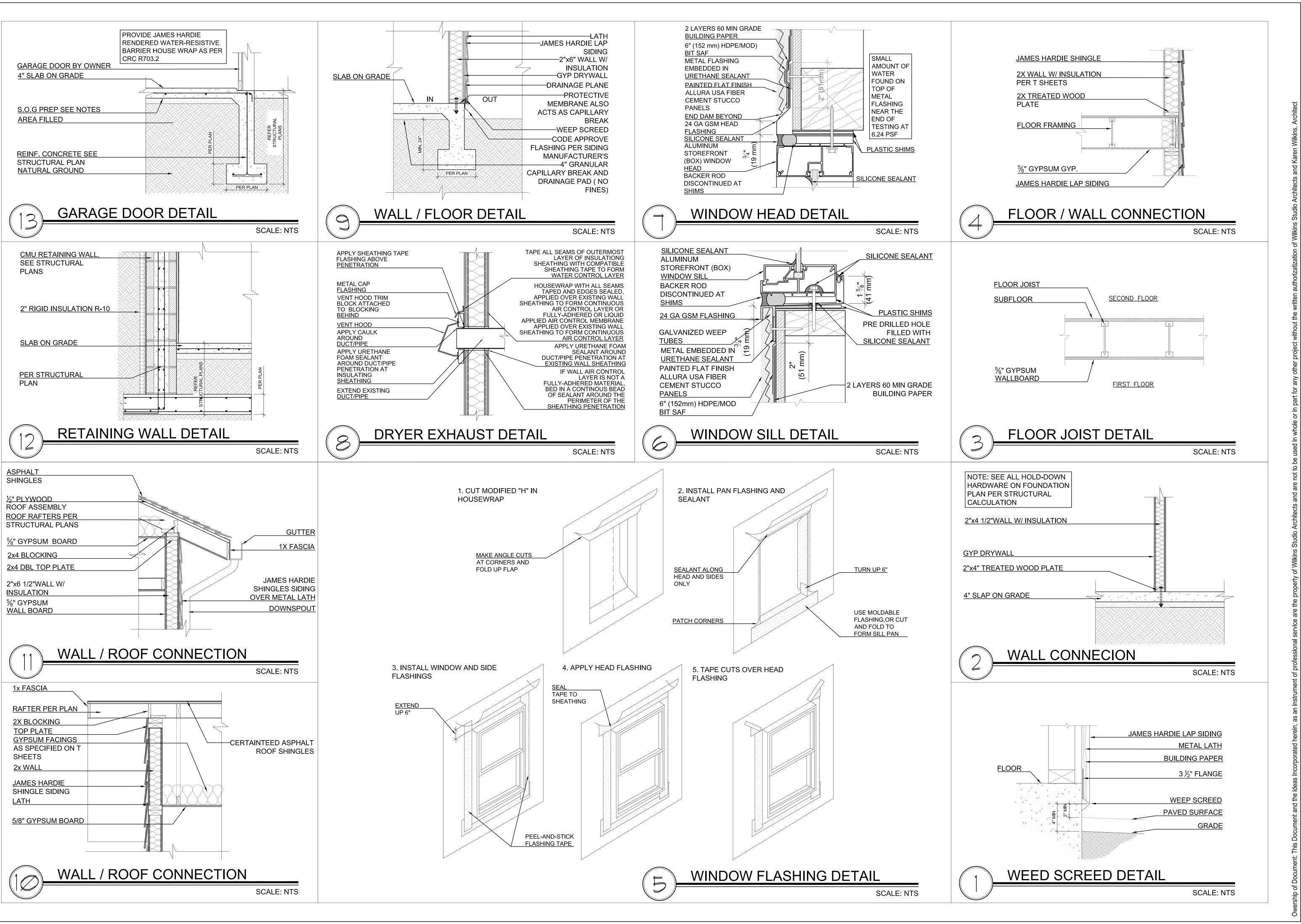
Alto Residence
Alto Avenue, Half Moon Bay, CA 94019
APN: 048-065-060

No. Description Date

| Submittal | 01/05/202

Renderings

A4-0



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Wilkins Studio Architects

San Francisco CA

(415)273-9054



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

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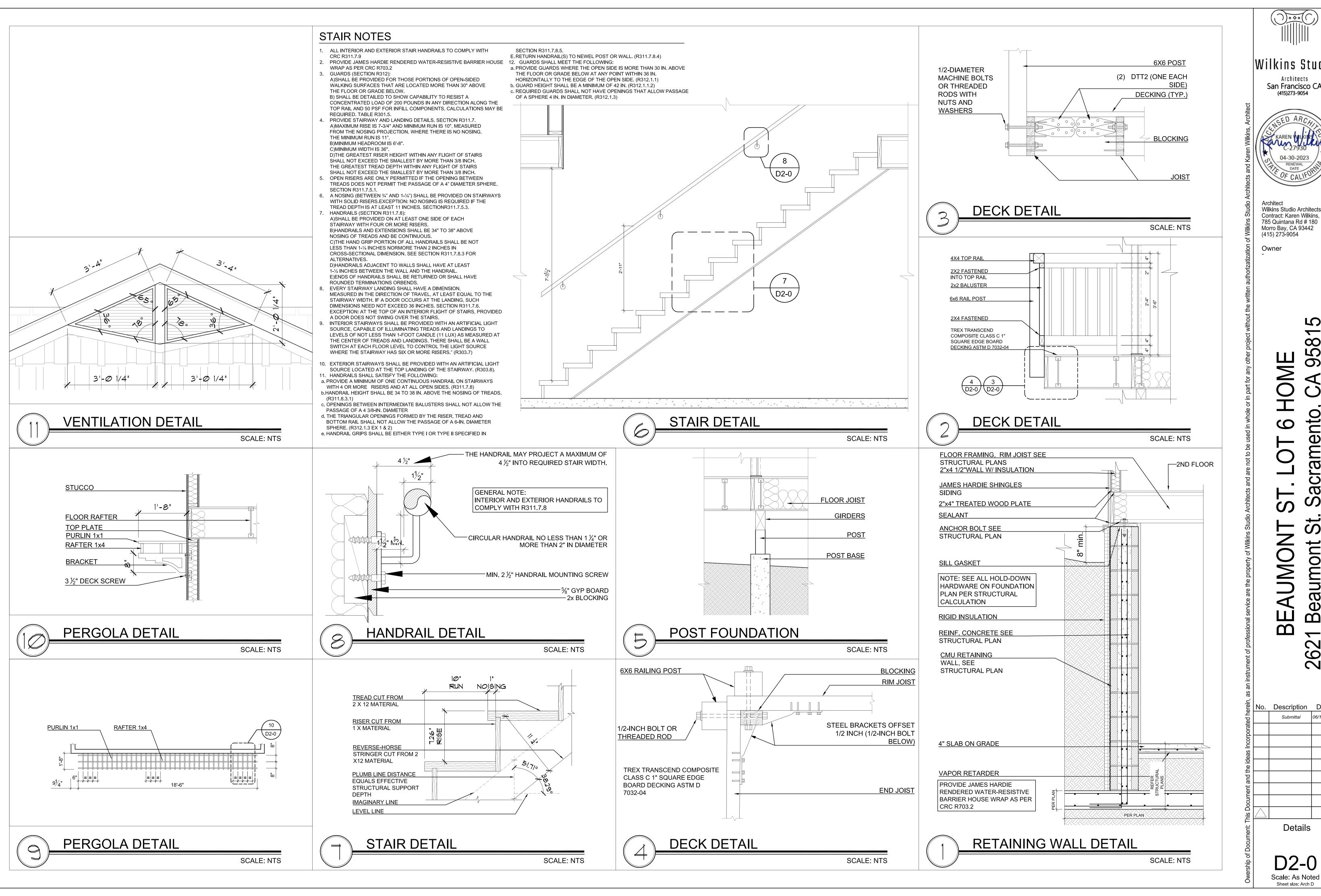
Owner

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No. Description Date Submittal

Details

D1-0 Scale: As Noted Sheet size: Arch D



|Wilkins Studio

San Francisco CA (415)273-9054



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

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No. Description Date

D2-0



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

December 8, 2022

Owner/Applicant: Paul McGreger FileNo: PLN2021-00101

Location: Alto Avenue, Miramar

No.: 048-013-220

At the regular meeting of the CDRC, the project identified as PLN 2021-00101 proposed new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. parcel (Certificate of Compliance, PLN2016-00476), associated with a Coastal Development Permit (CDP) and Non-conforming Use Permit (UP) was reviewed.

Recommended for approval 3-0

Findings:

Section 6565.20 (4) Exterior Materials and colors.

exterior materials and colors complement the style of the house and that of the neighborhood.

- d. Facade Articulation
- e. Wall Articulation arrangement /placement/massing of major building forms

Section6565.20(F) Landscaping ,paved areas, fences, lighting

Landscaping:

- b. Finished landscape plan compatible with & enhance the design of the home
 - f. landscaping, drought tolerant & native and non invasive plant species

Section6565.20 (2) Complement other Structures in the neighborhood.

Careful attention to placement and orientation and design of home to ensure it is complementary to other homes in the neighborhood.

CDRC REVIEW/ Conditions:

- 1. Remove sheets 30 and 31 from plans
- 2. Paint Color for railing , doors and garage door, Chantilly Lace ,Benjamin Moore OC-65
- 3. Remove grids and bottom row from windows above garage at southeast elevation. Coordinate sill height with kitchen counter.
- 4. Craftsmen or shaker style for doors and garage door.
- 5. Reconsider grading at rear patio to determine if guard rail is necessary . If guard rail is required match specification on sheet D2-0
- 6. Eliminate window in laundry room on southwest elevation, add two 2' x 2' windows, symmetrical about the SW gable ridge, whose heads heights match the window head height of the other windows on the second floor.

CDRC REVIEW/ Suggestions:

- 1. Add Ceanothus "Julia Phelps" 5 gallon size to front ,south west elevation
- 2. Consider Ceanothus "Yankee Point "1 gallon size for retaining wall, south west elevation.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

ATTACHMENT E – Maps and Photos of Adjoining Properties

Subject Property marked with "X", located more than 100 feet from known protected vegetation



Edge of Wetland/Riparian Vegetation on APN 048-065-190 (shown in Yellow) is in relatively same location in 2018 Aerial (used on Page 1) and 2023 Aerial

