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**Technical Building Codes**

- 2022 California Building Code (Volumes 1 and 2)
- 2022 California Residential Code
- 2022 California Green Building Standards Code (CALGreen)
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Fire Code
- 2022 California Administrative Code
- 2022 California Energy Code

**Project Description:**

Single family residence with ADU  
 Construction Type: V-B,  
 Zoning: R1 S-17 DR  
 Occupancy R-3  
 Fire sprinklers required  
 WUI high risk  
 Floor Zone X  
 Grading: Cut volume: 185 CY  
 Fill volume: 60 CY  
 Total 245 CY

**Project Address:**

371 El Granada Blvd.  
 APN 047181510

Martin and Brandon Powers  
 PO box 1235  
 Montara Ca. 94037  
 mpowerconstruct@gmail.com  
 bpower20@gmail.com  
 650.766.1685

Designer: Tim Pond  
 Tim Pond Design & Construction  
 Phone: 650-576-7177  
 email: timpond@gmail.com

Structural Engineering:  
 SF Bay Engineering  
 Marcus Yan, P.E.  
 650.302.0862  
 Website: www.sfbayengineering.com  
 Phone: (415) 801-6515  
 Email: info@sfbayengineering.com

**Deferred/Separate Submittals**

PPF (Fire Spinkler system)

**Planning Data**

Lot Coverage (Proposed and Existing)			
Single family residence Living Area	1413.5	sq.ft.	
Attached Garage	402.5	sq.ft.	
Single family residence Living Area	1816	sq.ft.	
ADU	173	sq.ft.	
<b>Total</b>	<b>1989</b>	<b>sq.ft.</b>	
Lot Size	ft	ft	5543 sq.ft.
Residence w/o ADU	1816 /	5543	or 32.76 %
Residence w/ ADU	1989 /	5543	or 35.88 %

**Floor Area Ratio (FAR)**

Main Level	1816	sq.ft.	
Upper Level	923	sq.ft.	
Single Family Residence FA	2739		
ADU	750	sq.ft.	
	6228		
Floor Area Ratio	2739 /	5543	or 0.494 sq.ft.

Revisions	Date:
PLANNING SUBMITTAL	9.1.25

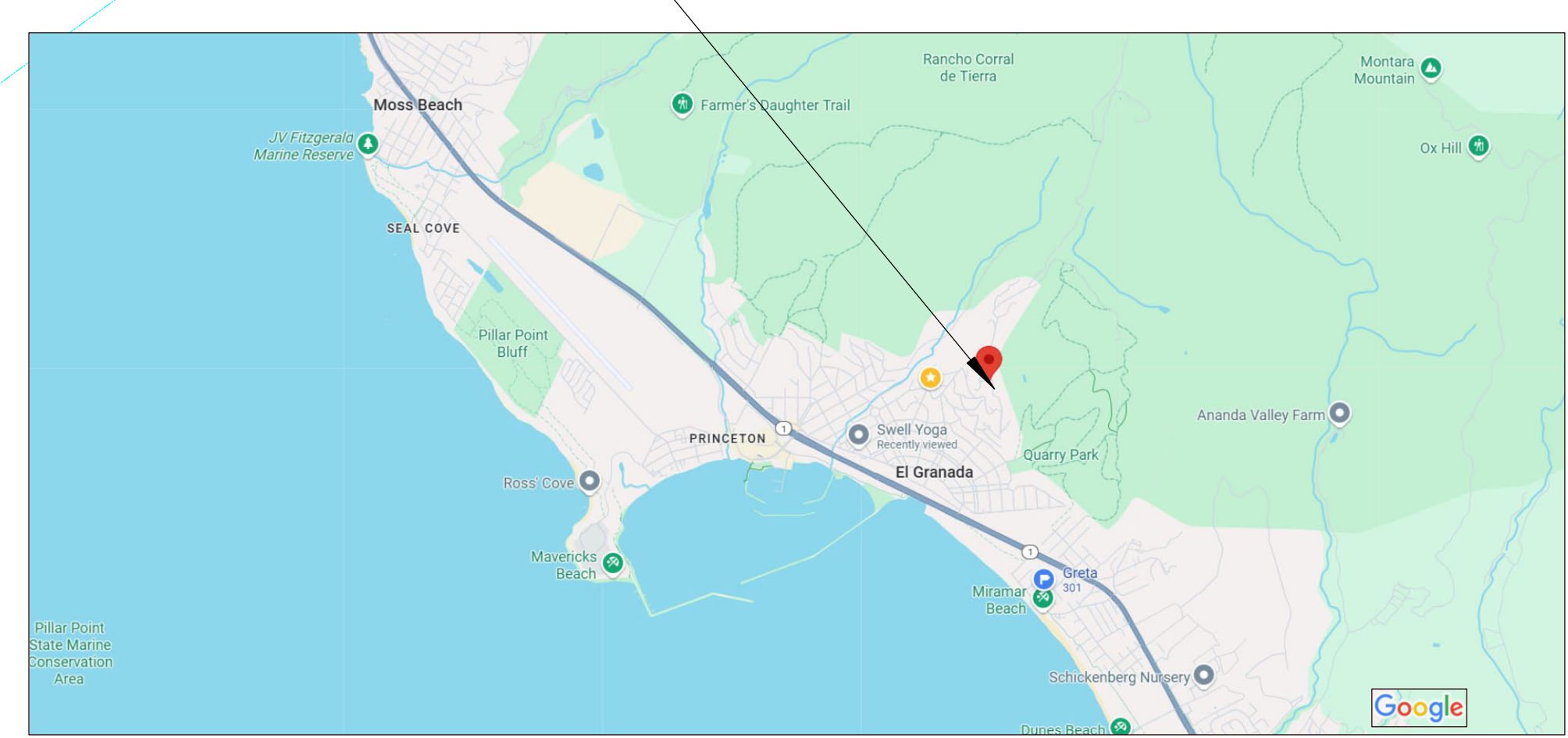
**A1.0 Plot Plan, Title, Index**

**REQUIRED SPECIAL FEATURES**  
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.  
 • Exposed slab floor in conditioned zone  
 • Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)  
**HERS FEATURE SUMMARY**  
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below.  
 Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry  
 • Indoor air quality ventilation  
 • Kitchen range hood  
 • Verified Refrigerant Charge  
 • Airflow in habitable rooms (SC3.1.4.1.7)  
 • Verified heat pump rated heating capacity  
 • Wall-mounted thermostat in zones greater than 150 f2 (SC3.4.5)  
 • Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

**Fire Protection Notes**

1. Smoke Alarms which are hard wired. As per the California Building Code, and State Fire Marshal regulations, 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 reconditioned 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 the exterior of the smoke alarm and will be checked at final.
2. Smoke alarm detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
3. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 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 48 inches above the finished floor. (2022 CFC 1030.2).
4. As per Coastside Fire District Standard C1-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six 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 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 shall be placed at the entrance from the nearest public roadway.
5. Main house: The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gauge woven or welded wire screening having openings not exceeding 1/8 inch. If not wood burning disregard this note.
6. ADU using the same street address numbers, shall have suite or unit B identification posted as required by the Coastside Fire Protection District.
7. Vegetation Management (LRA) Very High, The Coastside Fire District Ordinance 2023-01, the 2022 California Fire Code 304.1.2  
 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 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' 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' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
8. IF ADU MEETS ALL THE REQUIREMENTS FOR ADU, THEN FIRE SPROKERS ARE NOT REQUIRED, see ADU standard to see if it qualifies (http://www.coastsidefire.org/sites/files/shared/public/docs/2019PublicDocs/Fire%20Marshal/DI-009%20Access%20to%20Building%20Unit%20Requirements%202020119.pdf) Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2023-01, 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 Division or the City of BMB. 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 District for review.
9. As per Coastside Fire District Ordinance 2023-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" as defined in the current edition of the California Building Code.
10. CRC 2022 Section R337: This project is located in LRA Severity, a State Responsibility Area for wildfire protection. If the existing home has been upgraded to meet WUI then the ADU will require: Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2022 Section R337 requirements. You can visit the Office of the State 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."

**PROJECT LOCATION**



**VCINITY MAP**

Project Address:  
371 El Granada Blvd.  
APN 047181510

Martin and Brandon Powers  
PO box 1235  
Montara Ca. 94037  
mpowerconstruct@gmail.com  
bpower20@gmail.com  
650.766.1685

Designer: Tim Pond  
Tim Pond Design & Construction  
Phone: 650-576-7177  
email: timpond@gmail.com

Structural Engineering:  
SF Bay Engineering  
Marcus Yan, P.E.  
650.302.0862  
Website: www.sfbayengineering.com  
Phone: (415) 801-6515  
Email: info@sfbayengineering.com

Revisions	Date:
PLANNING SUBMITTAL	9.1.25

### A1.1 Landscape Plan

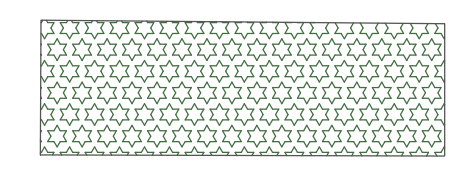
### Plant Legend

Mark	Botanical Name	Common Name	Water Use	Type <sup>1</sup>	Quantity
①	Achillea 'Terra Cotta'	yarrow	Low .03	Ground Cover	18 total
②	Achillea borealis	island pink yarrow	Low .03	Ground Cover	
③	Achillea millefolium	yarrow	Low .03	Ground Cover	
④	Cneorum tricoccon	Olive	Moderate	Tree	3
⑤	Arctostaphylos uva-ursi	Wood's Compact'	Low .03	Shrub	13
⑥	Baccharis pilularis	coyote bush	Low .03	Shrub	2
⑦	Bouteloua curtipendula	sideoats gramma	Very Low .01	Oramental grass	10
⑧	Calandrinia spectabilis	rock purslane	Low .03	Schrub	10
⑨	Hesperocyparis macrocarpa	Monterey Cypress	Moderate .05	Tree	
⑩	Artichoke	Artichoke	Edible NA	Flowering	6
⑪	Pear Tree	Pear Tree	Moderate .05	Tree	
⑫	Prunus ilicifolia ssp. lyonii	Catalina cherry	Low .03	Tree	
⑬	Erigeron karvinskianus	Santa Barbara Daisy	Low .03	Ground cover	85
⑭	Festuca californica	California fescue	Low .03	Oramental grass	30
⑮	Fragaria spp.	Strawberries	Edible	Ground cover	30

Source: WULCOS IV UC California Agriculture and Natural Resources



Undisturbed area



Rain Garden



Vegetable Garden

### Symbol Legend

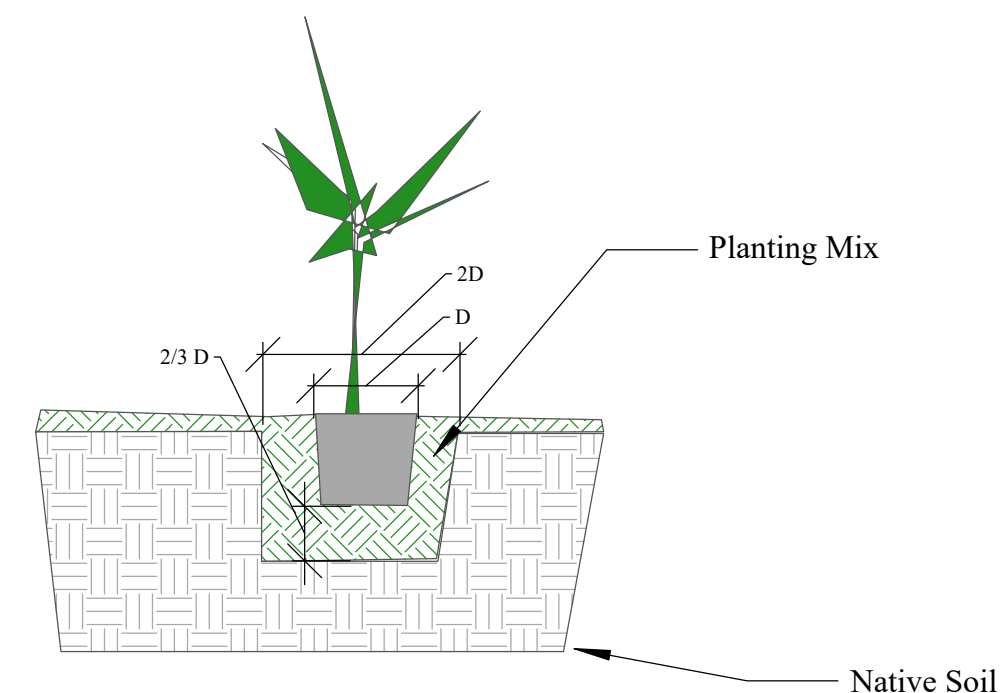
- 1 gallon plant
- ⊗ 5 Gallon Plant
- ⊠ 15 gallon plant
- ⊡ 24" BOX REPLACEMENT TREE
- DS Down Spout
- VG Vegetable Garden

### Model Water Efficient Landscape Ordinance Prescriptive Compliance Option (Required Information and Signature, and prescriptive measures)

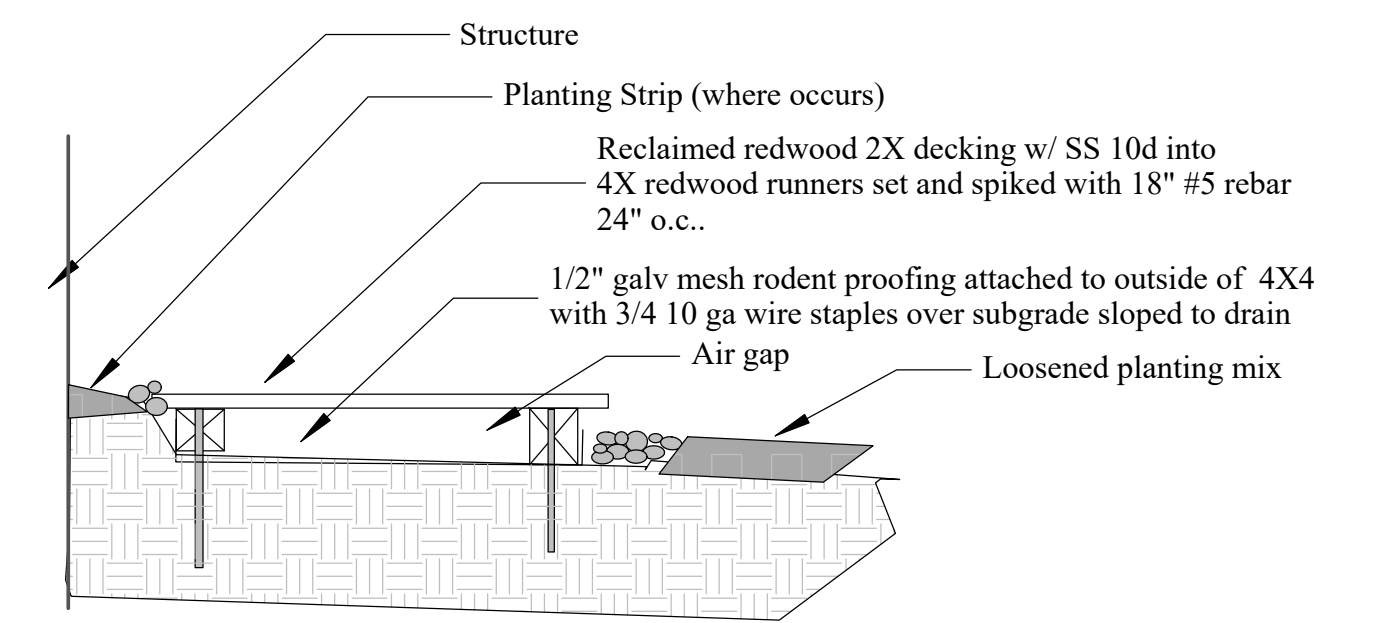
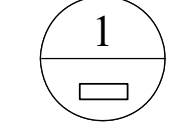
Project Address unassigned  
1234 sq ft of project landscaping, no turf on the project  
Private residence  
No irrigation, hand water only. Water purveyor is CCWS  
Project Applicant: Tim Pond  
Owner responsible for Maintenance  
Denise Pickard, owner residing on property

Mandatory Measures:  
Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);  
Plant material shall comply with all of the following:  
For residential areas, 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; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WU COLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;  
(8) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

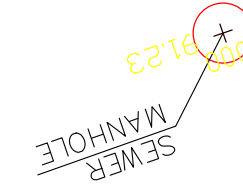
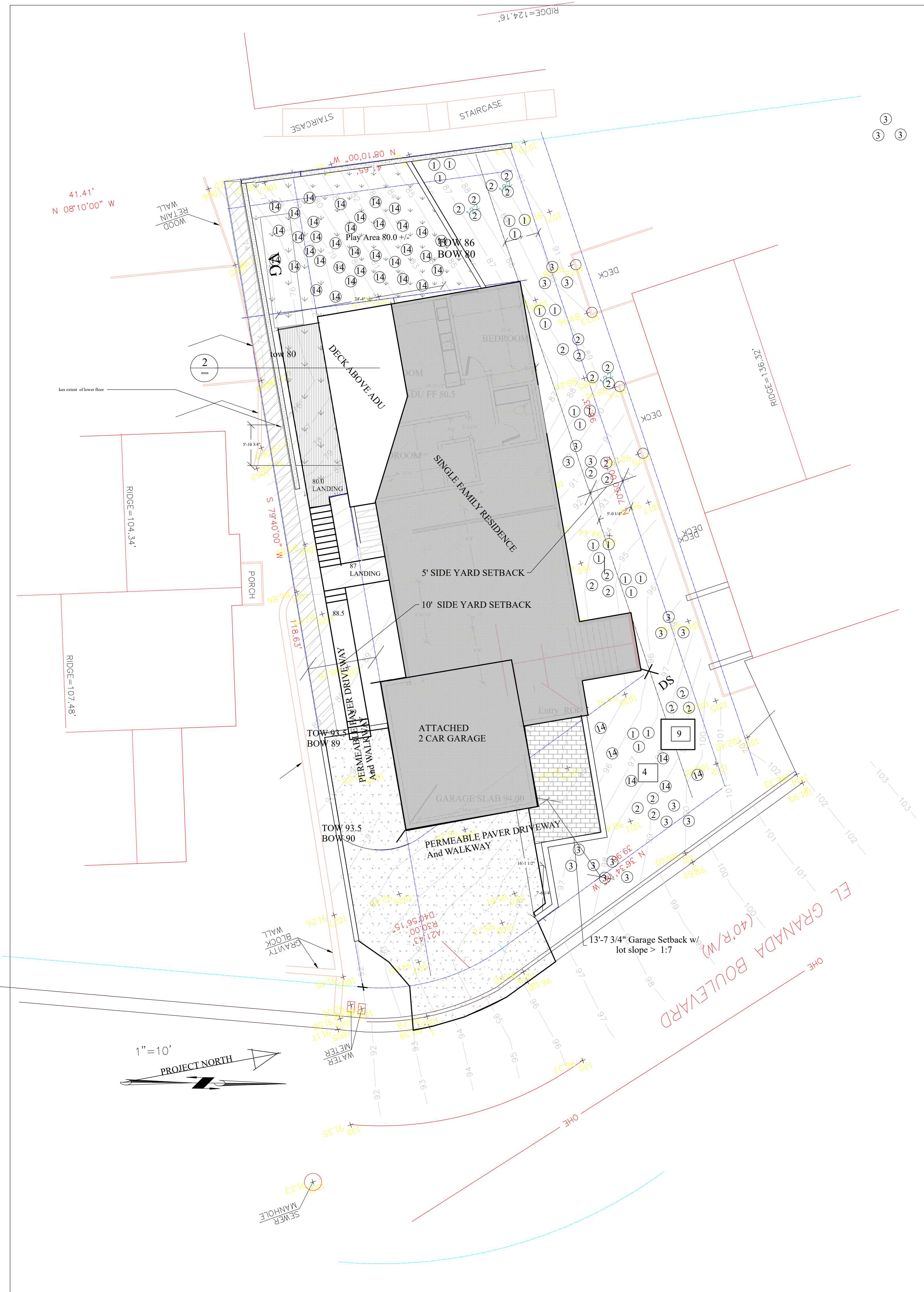
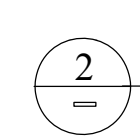
"I agree to comply with the requirements of the prescriptive compliance option to the MWELO".  
Signature:



Typical Planting Detail



Permeable Walkway or deck at Building





SAN MATEO COUNTYWIDE

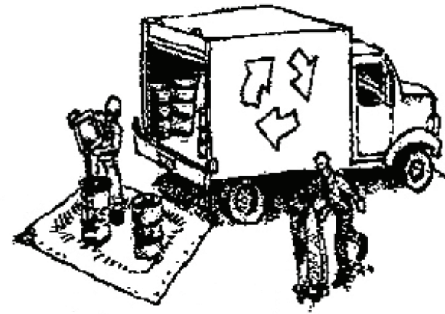
# Water Pollution Prevention Program

Clean Water. Healthy Community.

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



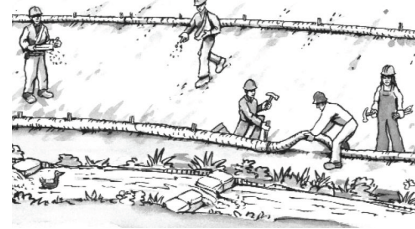
### Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

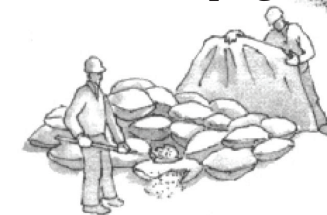
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



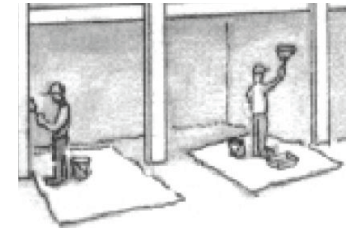
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



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

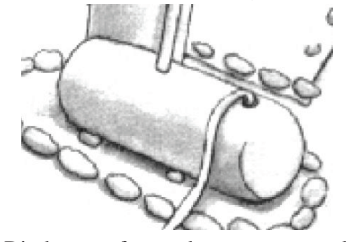
## Painting & Paint Removal



### Painting Cleanup and Removal

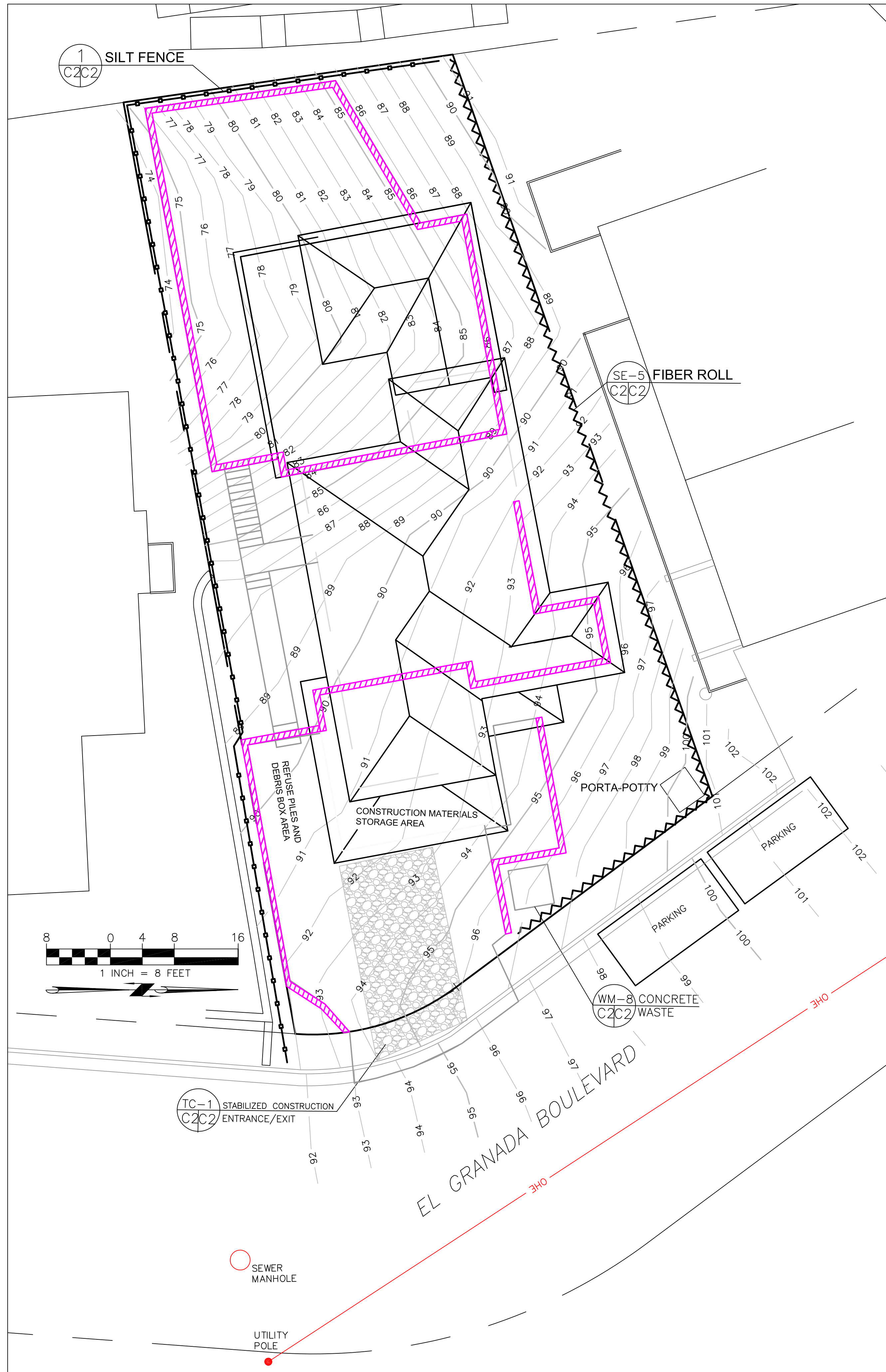
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

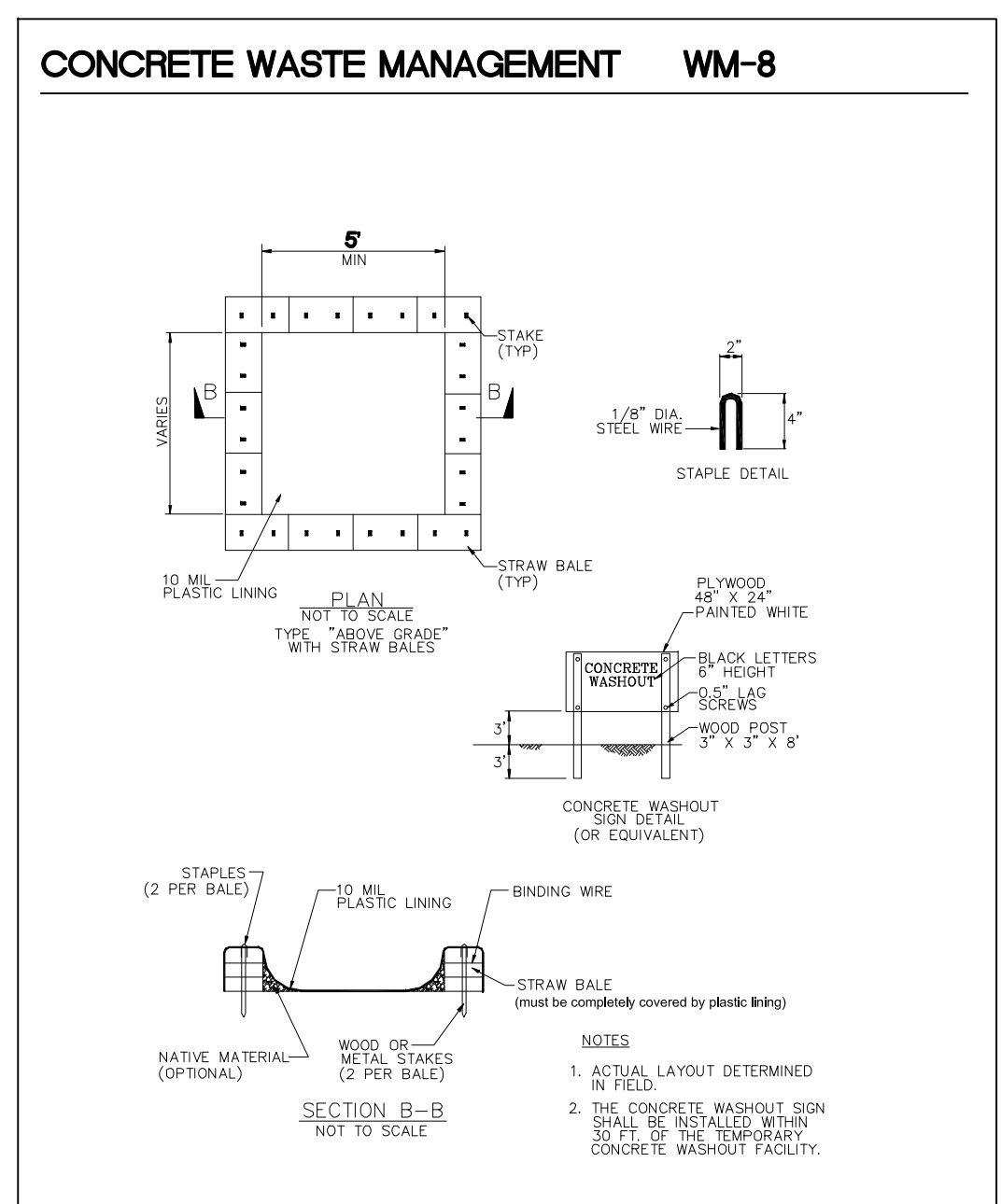
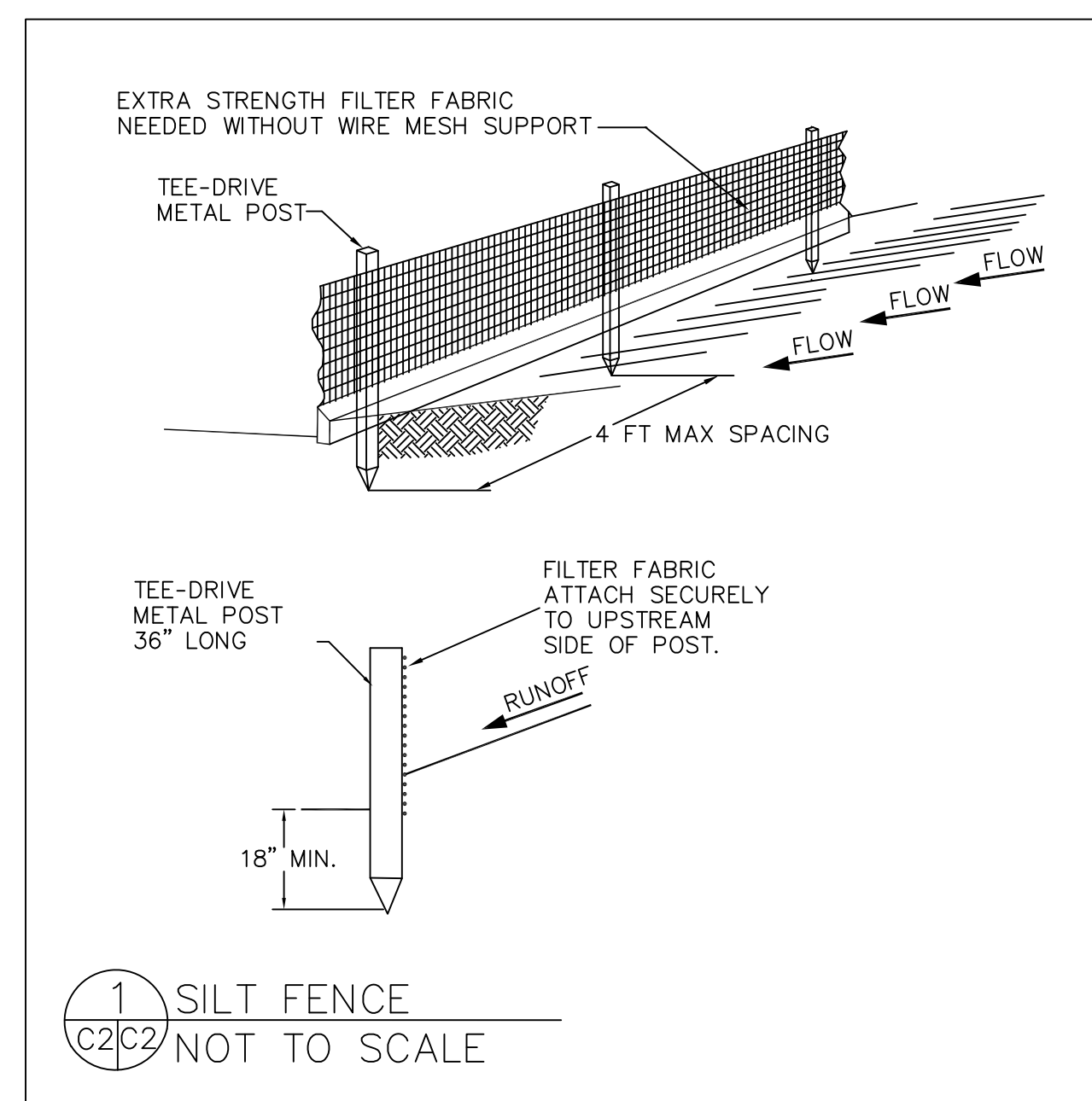


**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

SILT FENCE  
INSTALL AT LOCATIONS SHOWN.  
AFFIX AS SHOWN IN DETAIL 1

FIBER ROLL  
INSTALL AT LOCATIONS SHOWN.  
AFFIX AS SHOWN IN DETAIL SE-5

- 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.
- There are no trees or driplines on the site.



**EROSION CONTROL POINT OF CONTACT**

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

NAME: MARTIN POWER  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 650-766-1685  
 PHONE:  
 E-MAIL: MPOWERCONSTRUCT@GMAIL.COM

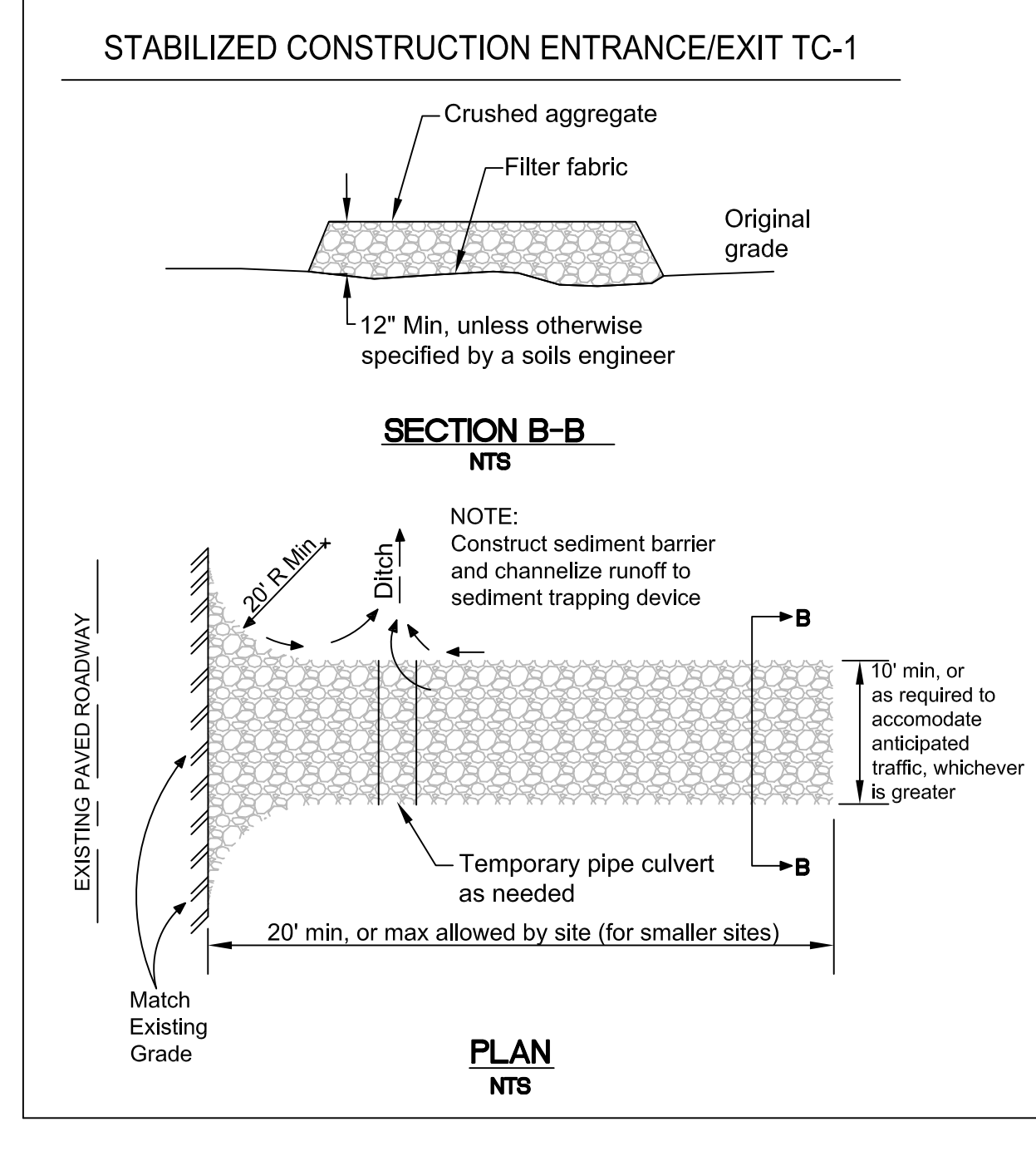
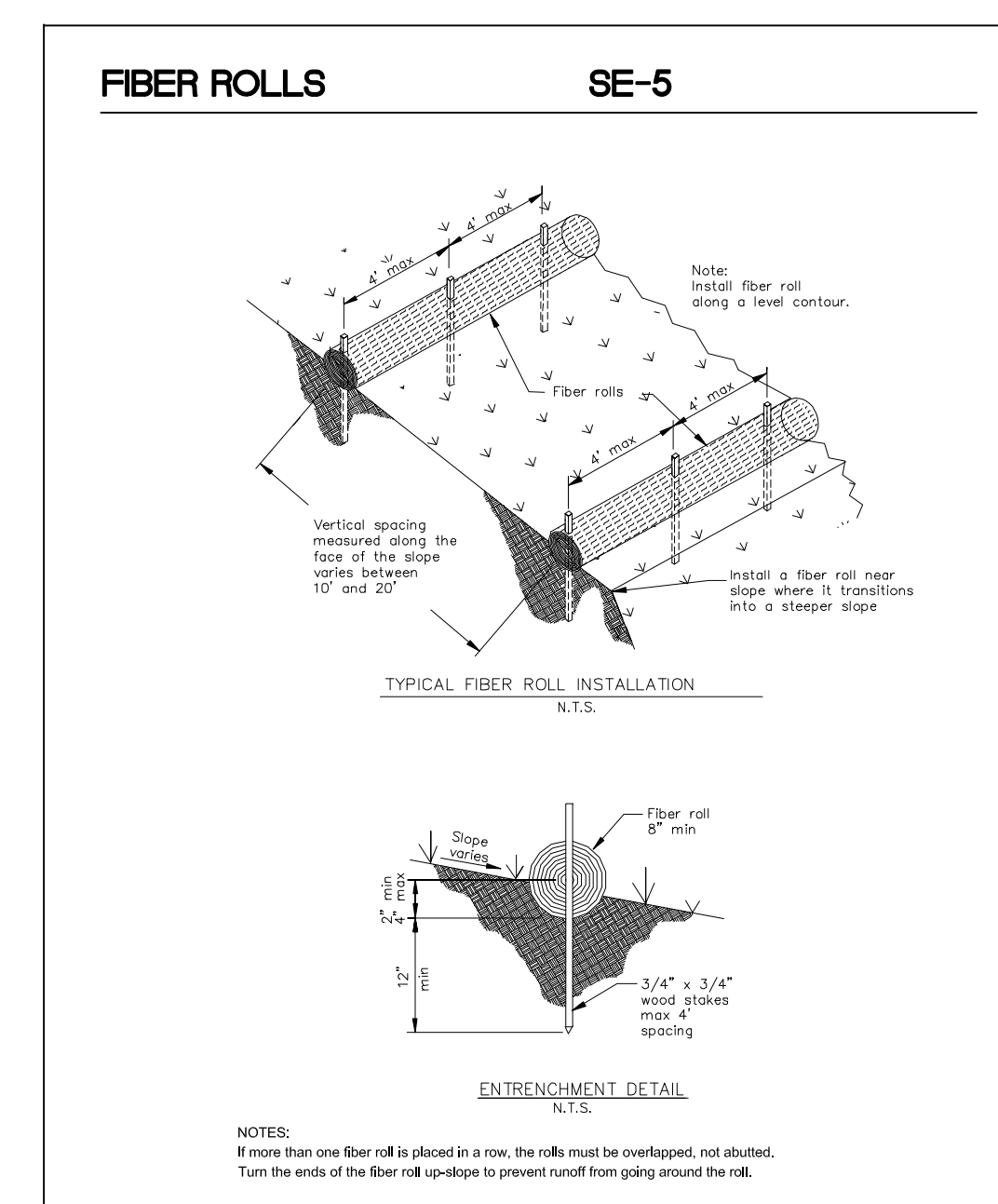


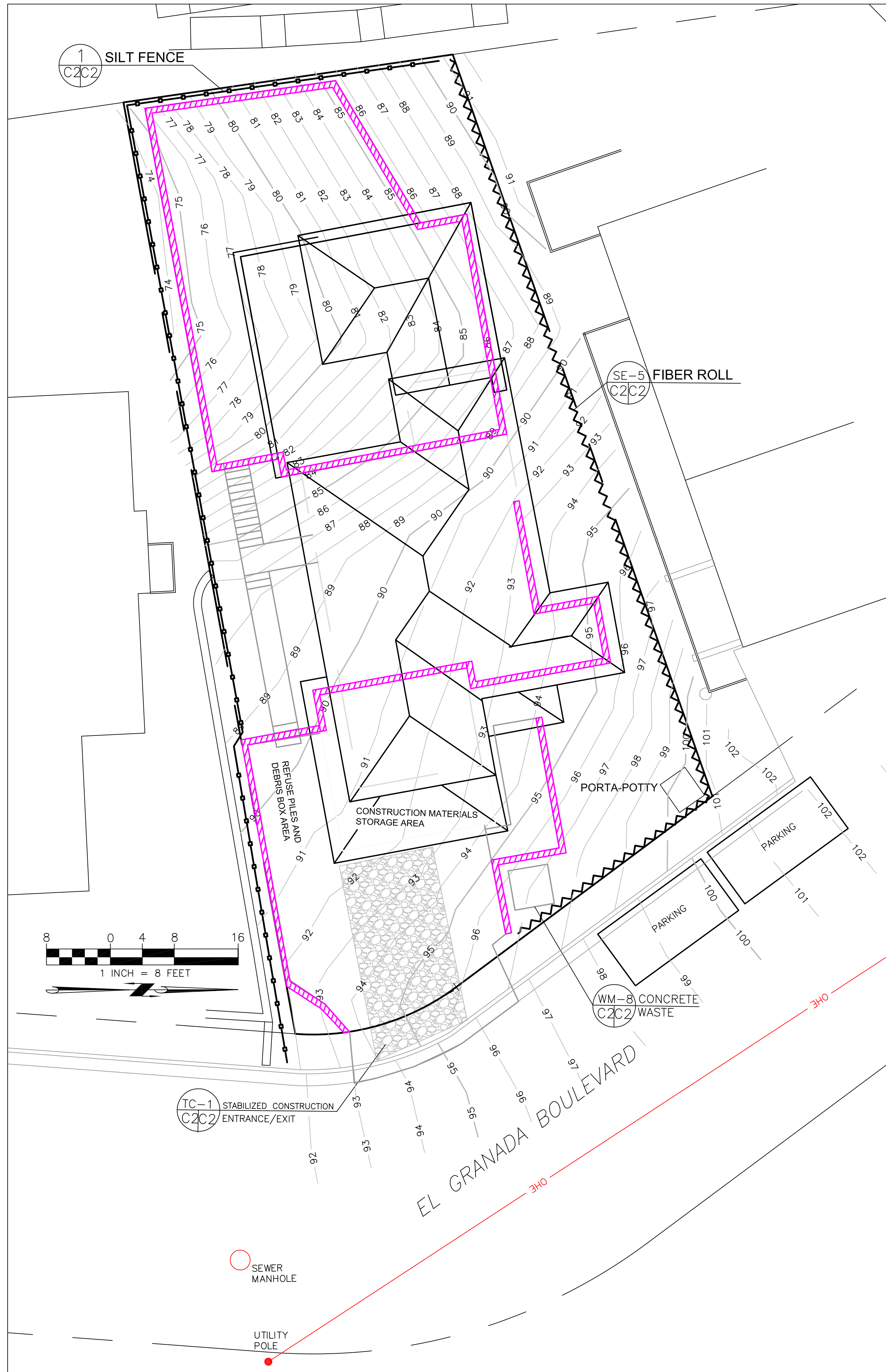
Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593

DATE: 8-15-25  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN  
 POWER PROPERTY  
 371 EL GRANADA BLVD.  
 EL GRANADA  
 APN 047-181-150

SHEET  
 C-2

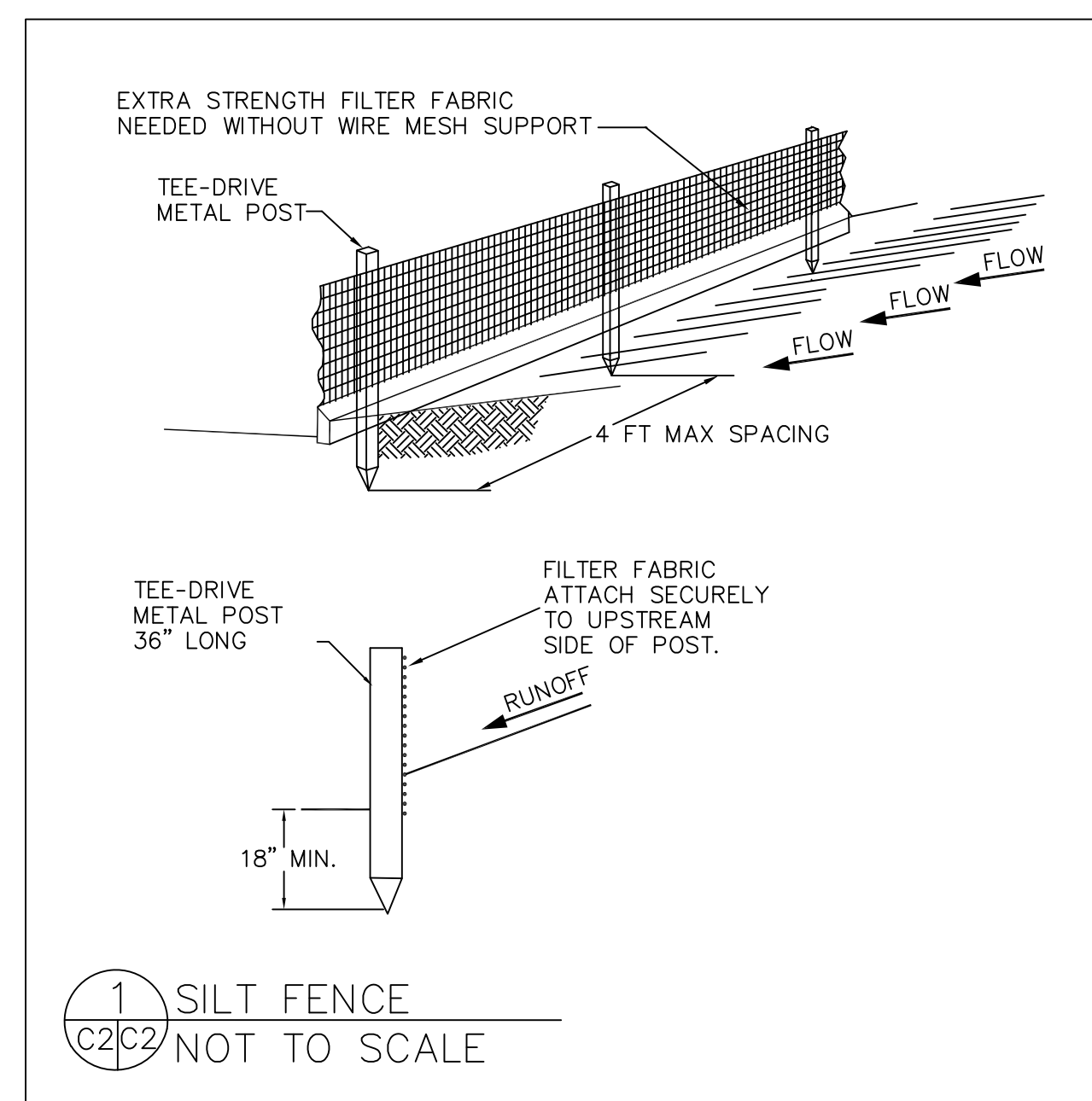




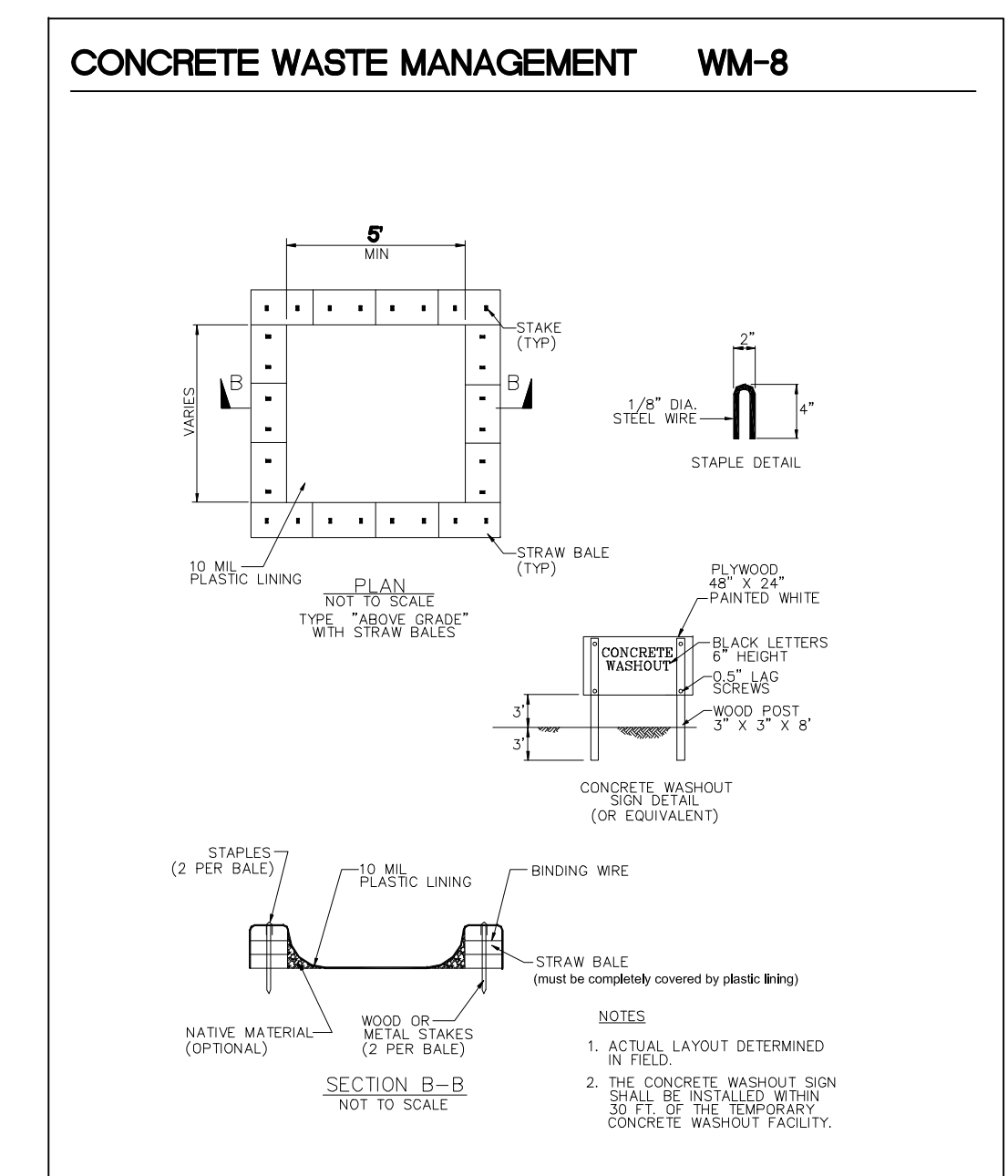
**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

**SILT FENCE**  
INSTALL AT LOCATIONS SHOWN.  
AFFIX AS SHOWN IN DETAIL 1

**FIBER ROLL**  
INSTALL AT LOCATIONS SHOWN.  
AFFIX AS SHOWN IN DETAIL SE-5



- 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.
- There are no trees or driplines on the site.



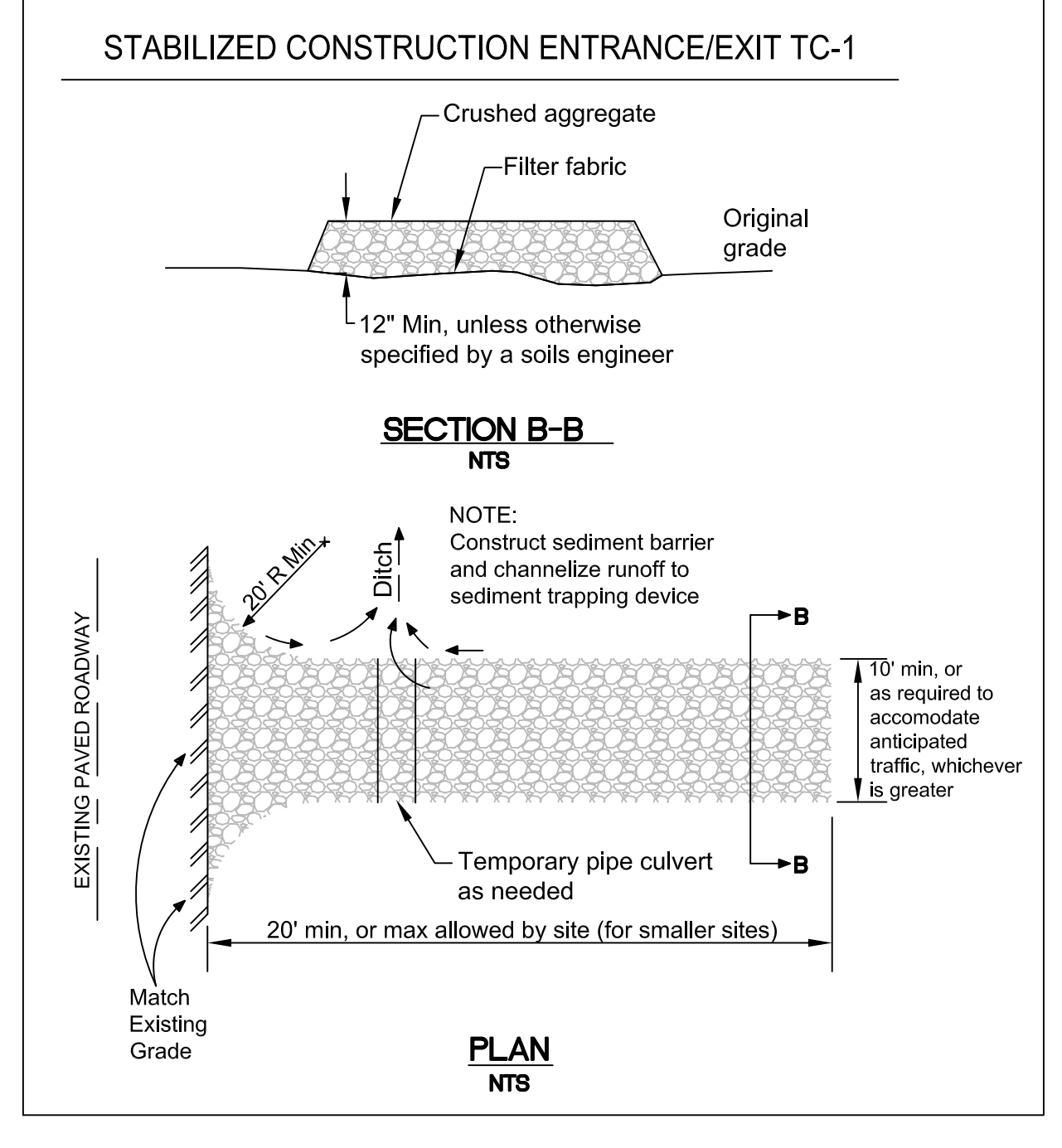
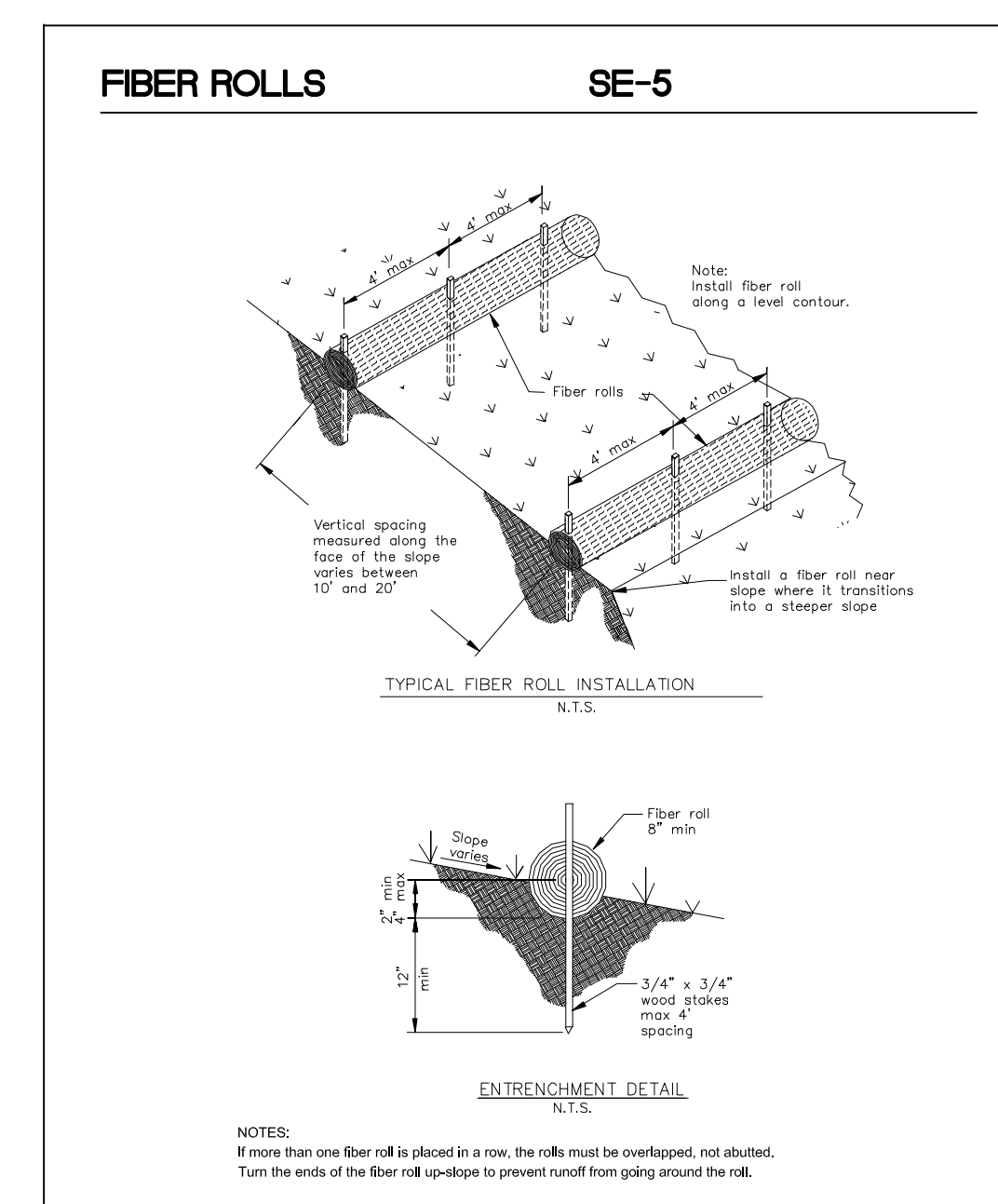
**EROSION CONTROL POINT OF CONTACT**

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

NAME: MARTIN POWER  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 650-766-1685  
 PHONE:  
 E-MAIL: MPOWERCONSTRUCT@GMAIL.COM



**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593



DATE: 8-15-25  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:

**EROSION AND SEDIMENT CONTROL PLAN**  
 POWER PROPERTY  
 371 EL GRANADA BLVD.  
 EL GRANADA  
 APN 047-181-150

**SHEET**  
**C-2**

Project Address:  
371 El Granada Blvd.  
APN 047181510

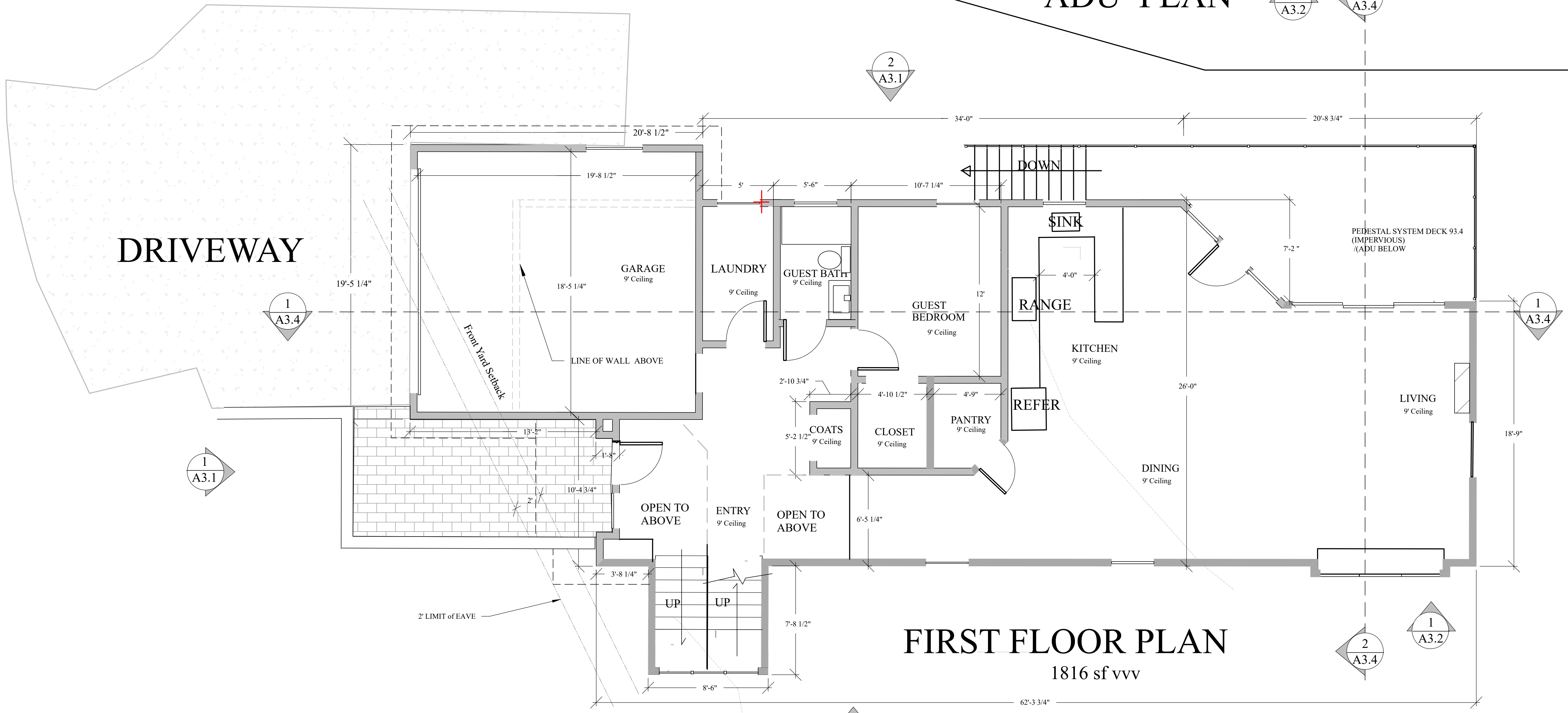
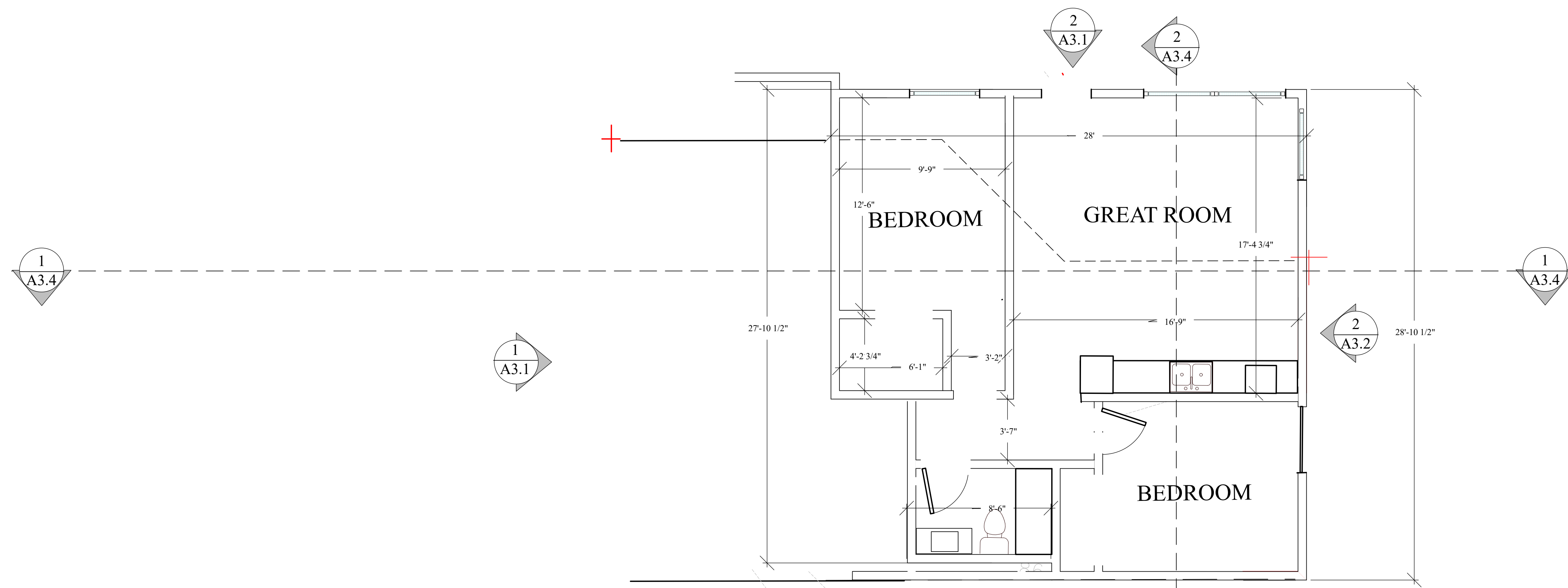
Martin and Brandon Powers  
PO box 1235  
Montara Ca. 94037  
mpowerconstruct@gmail.com  
bpower20@gmail.com  
650.766.1685

Designer: Tim Pond  
Tim Pond Design & Construction  
Phone: 650-576-7177  
email: timpond@gmail.com

Structural Engineering:  
SF Bay Engineering  
Marcus Yan, P.E.  
650.302.0862  
Website: www.sfbayengineering.com  
Phone: (415) 801-6515  
Email: info@sfbayengineering.com

Revisions	Date:
PLANNING SUBMITTAL	9.1.25

ADU AND FIRST FLOOR PLANS **A2.1**



Project Address:  
371 El Granada Blvd.  
APN 047181510

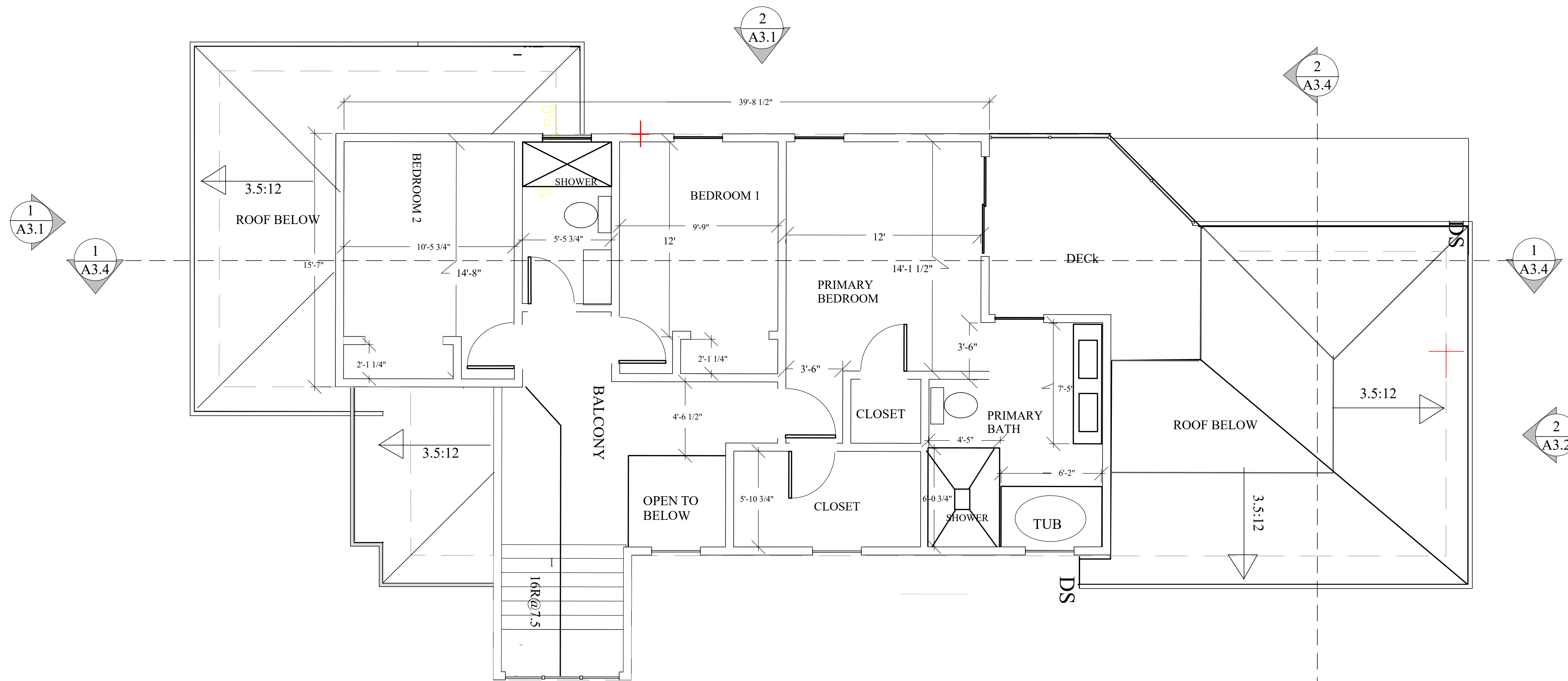
Martin and Brandon Powers  
PO box 1235  
Montara Ca. 94037  
mpowerconstruct@gmail.com  
bpower20@gmail.com  
650.766.1685

Designer: Tim Pond  
Tim Pond Design & Construction  
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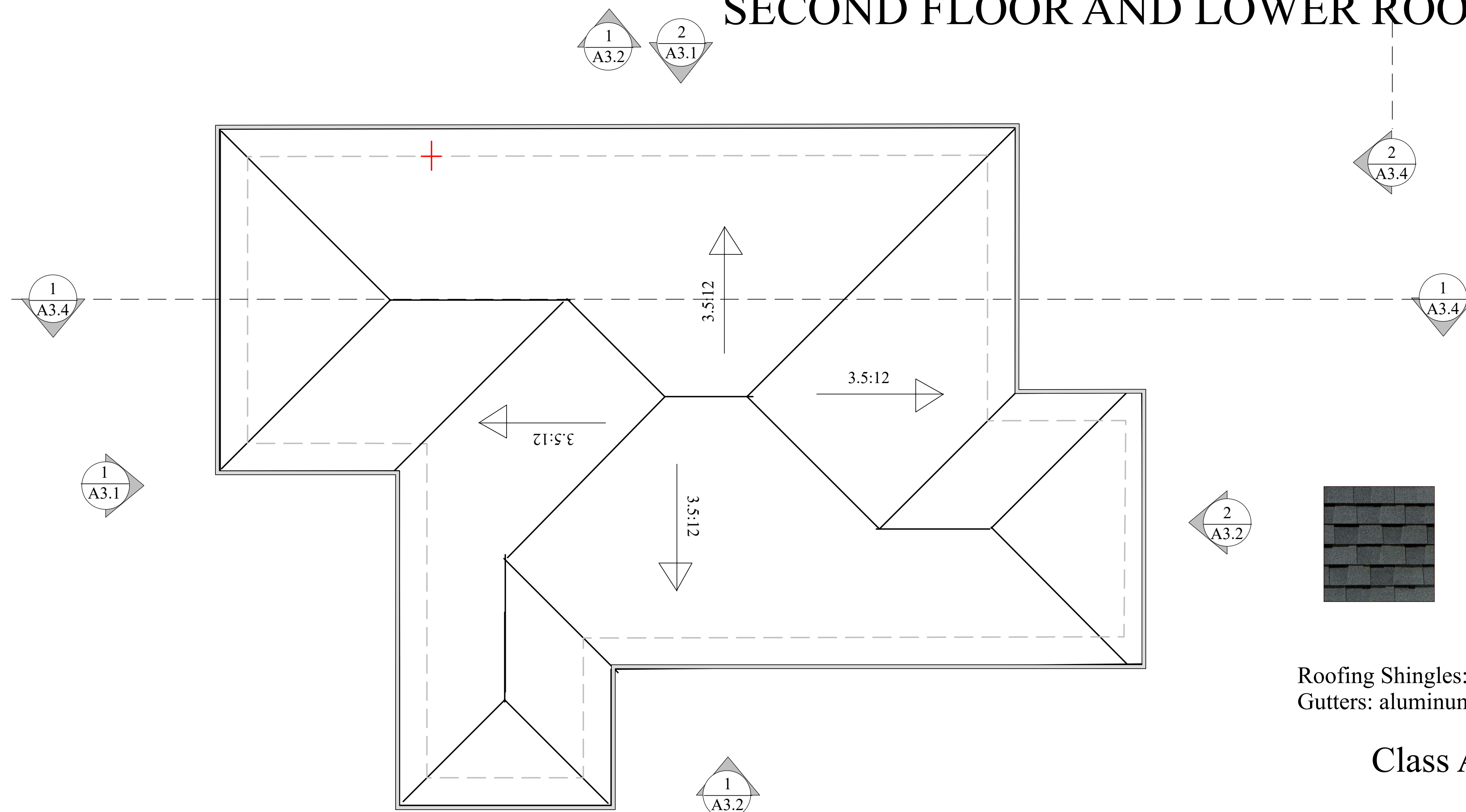
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650.302.0862  
Website: www.sfbayengineering.com  
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Email: info@sfbayengineering.com

Revisions	Date:
PLANNING SUBMITTAL	9.1.25

SECOND LEVEL AND ROOF PLANS **A2.2**



## SECOND FLOOR AND LOWER ROOF PLAN



Roofing Shingles: Landmark pro color is Moire black.  
Gutters: aluminum black

**Class A Fire Rating**

Project Address:  
371 El Granada Blvd.  
APN 047181510

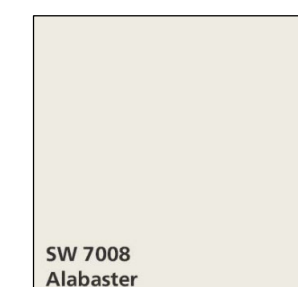
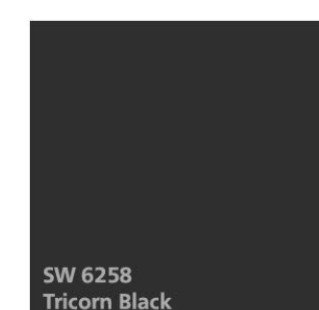
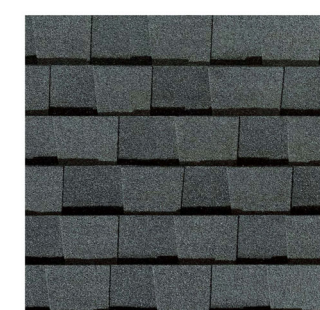
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mpowerconstruct@gmail.com  
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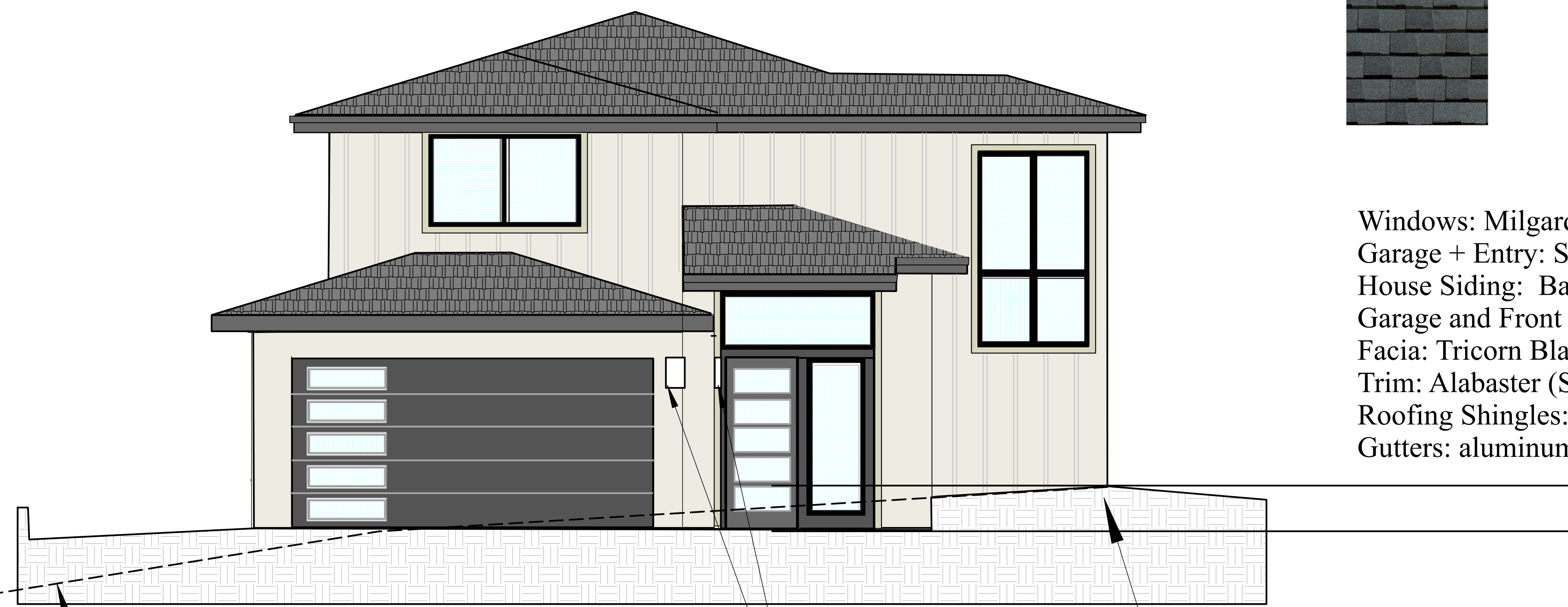
Structural Engineering:  
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Marcus Yan, P.E.  
650.302.0862  
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Phone: (415) 801-6515  
Email: info@sfbayengineering.com

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PLANNING SUBMITTAL	9.1.25

SOUTH AND EAST ELEVATIONS **A3.1**



Windows: Milgard V300 Trinsic Series (Black)  
Garage + Entry: Stucco, Color- Alabaster (SW 7008)  
House Siding: Batten and Board Siding, Color- Alabaster (SW 7008)  
Garage and Front Door: Tricorn Black (SW 6258)  
Facia: Tricorn Black (SW 6258)  
Trim: Alabaster (SW 7008)  
Roofing Shingles: Landmark pro color is Moire black.  
Gutters: aluminum also black



1 EAST ELEVATION  
A3.1

EXISTING GRADE

EXISTING AND PROPOSED GRADE

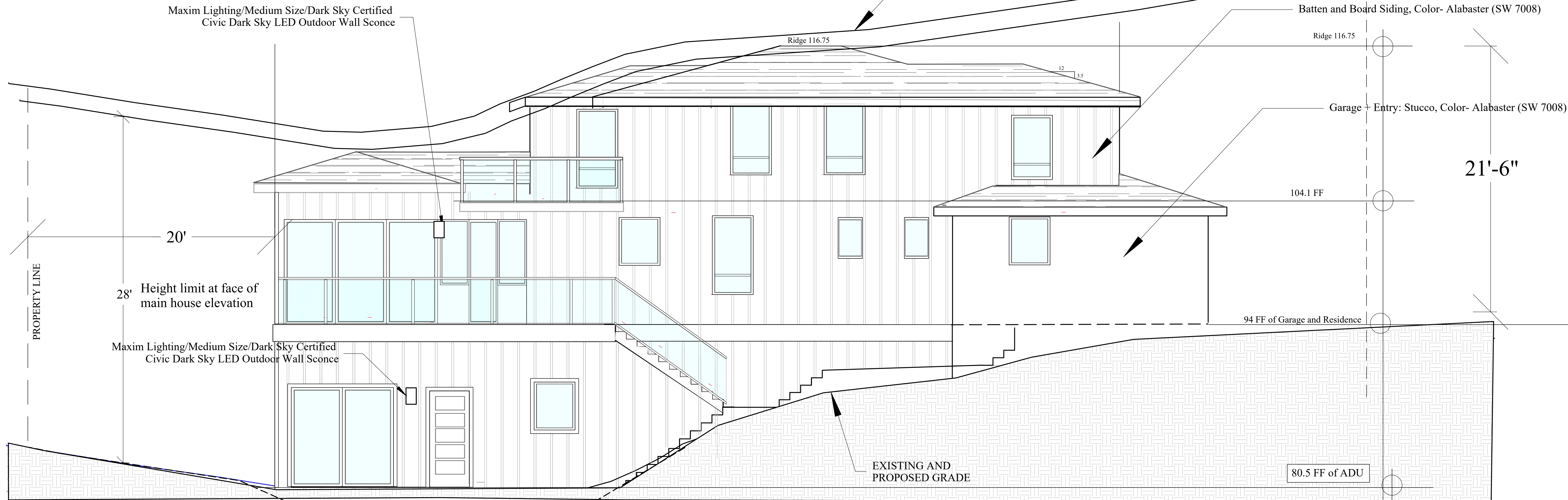
Maxim Lighting/Medium Size/Dark Sky Certified Civic Dark Sky LED Outdoor Wall Sconce

Maxim Lighting/Medium Size/Dark Sky Certified Civic Dark Sky LED Outdoor Wall Sconce

28' Height limit at centerline of building

20'

PROPERTY LINE



20'

28' Height limit at face of main house elevation

Maxim Lighting/Medium Size/Dark Sky Certified Civic Dark Sky LED Outdoor Wall Sconce

EXISTING AND PROPOSED GRADE

21'-6"

104.1 FF

94 FF of Garage and Residence

80.5 FF of ADU

Batten and Board Siding, Color- Alabaster (SW 7008)

Ridge 116.75

Garage + Entry: Stucco, Color- Alabaster (SW 7008)

2 SOUTH ELEVATION  
A3.1

2 A3.1

Project Address:  
371 El Granada Blvd.  
APN 047181510

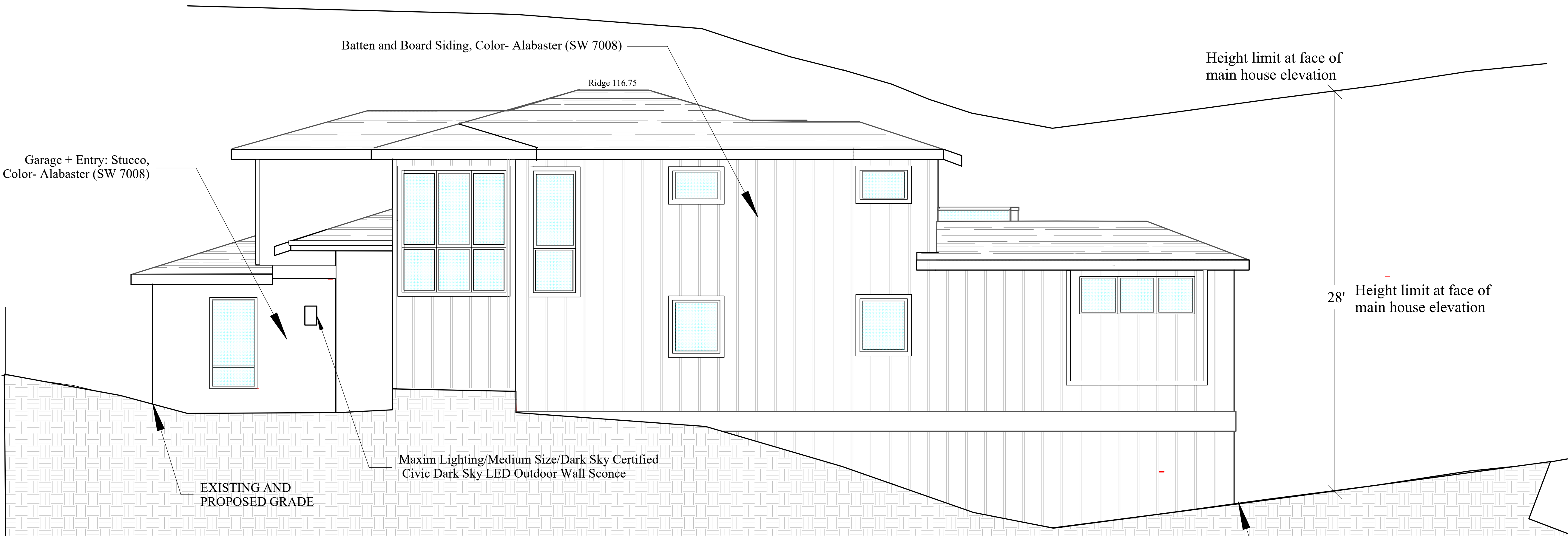
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Revisions	Date:
PLANNING SUBMITTAL	9.1.25

WEST AND NORTH ELEVATIONS **A3.2**



# NORTH ELEVATION

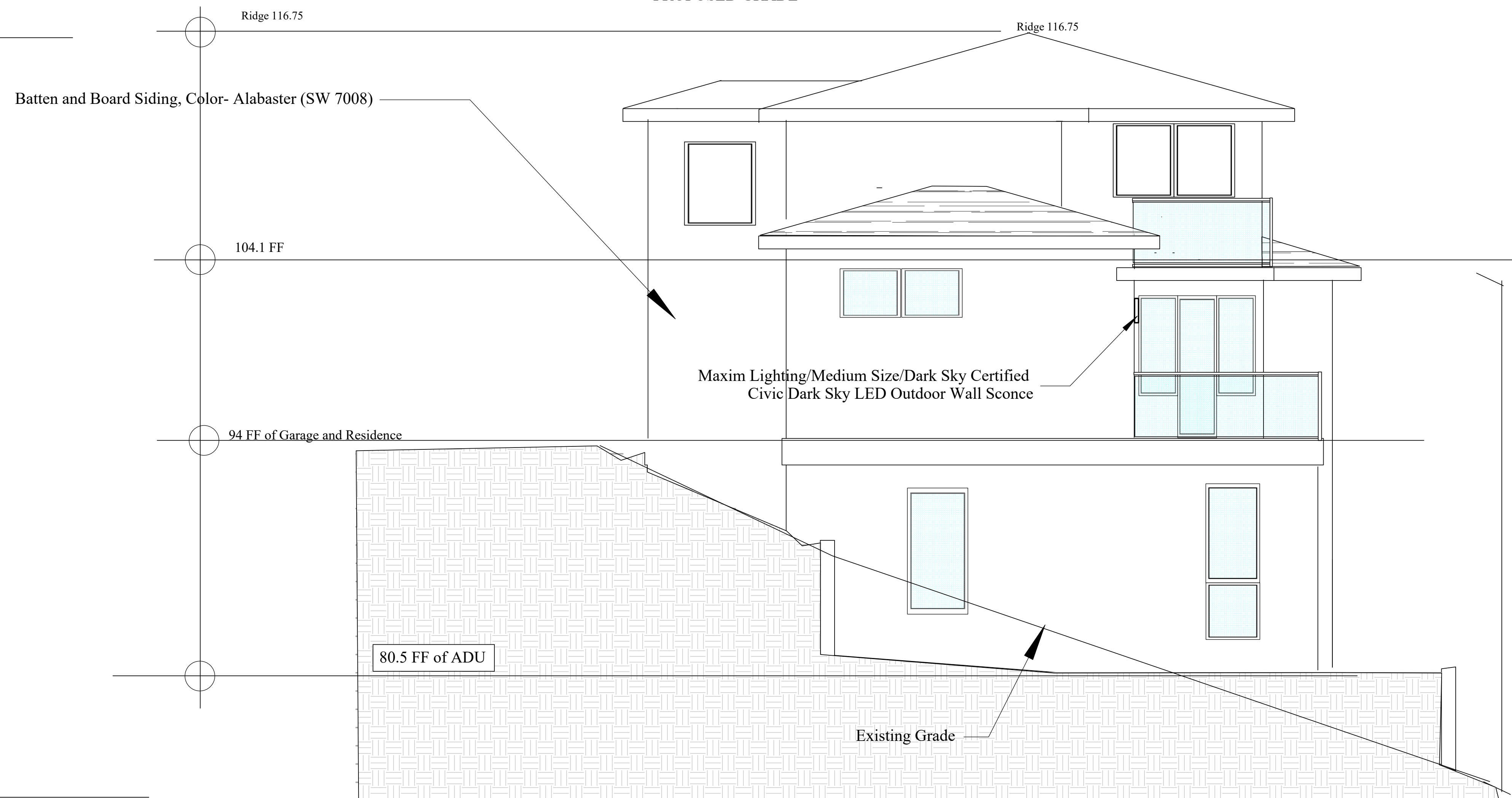
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A3.2

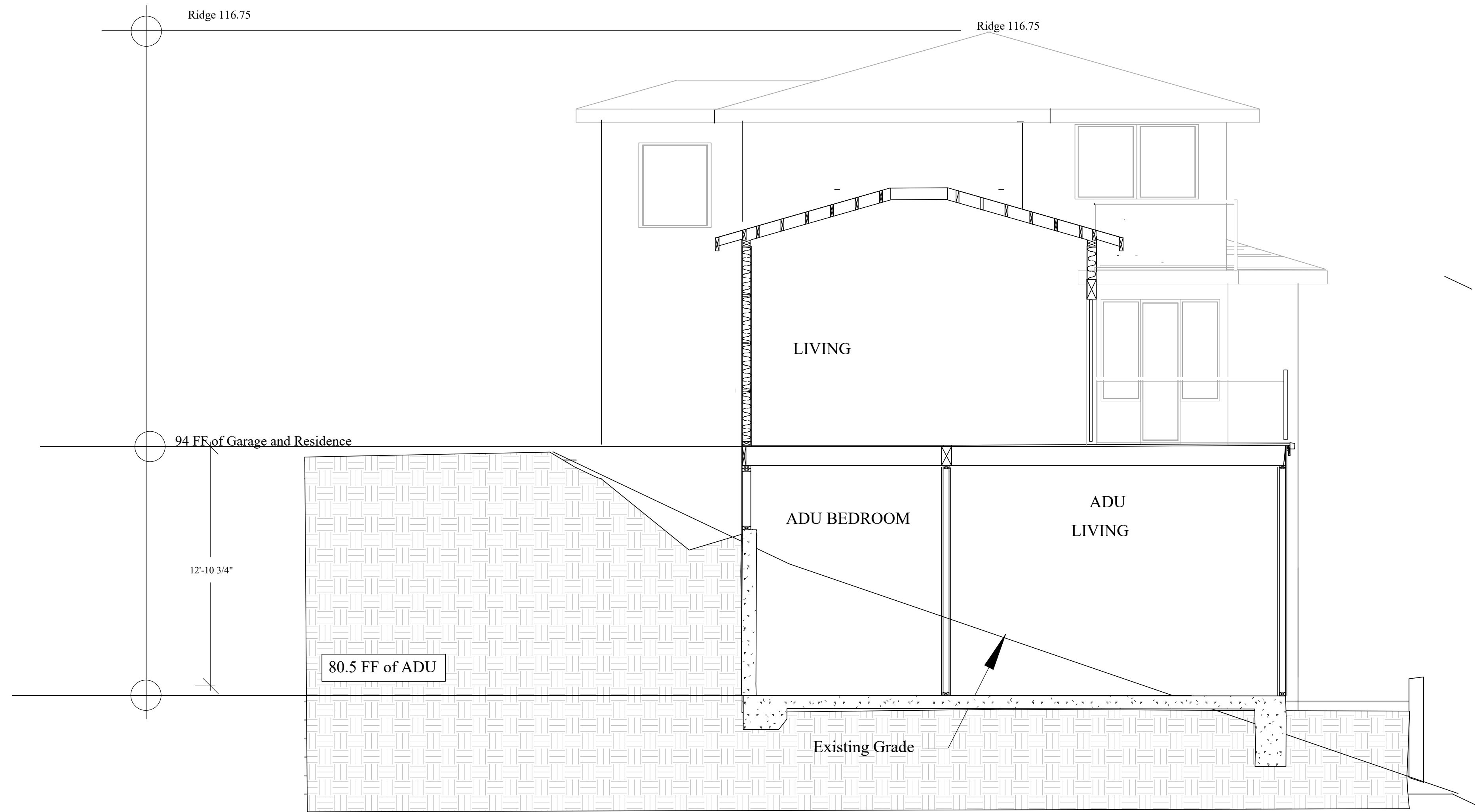


- Windows: Milgard V300 Trinsic Series (Black)
- Garage + Entry: Stucco, Color- Alabaster (SW 7008)
- House Siding: Batten and Board Siding, Color- Alabaster (SW 7008)
- Garage and Front Door: Tricorn Black (SW 6258)
- Facia: Tricorn Black (SW 6258)
- Trim: Alabaster (SW 7008)
- Roofing Shingles: Landmark pro color is Moire black.
- Gutters: aluminum also black

# WEST ELEVATION

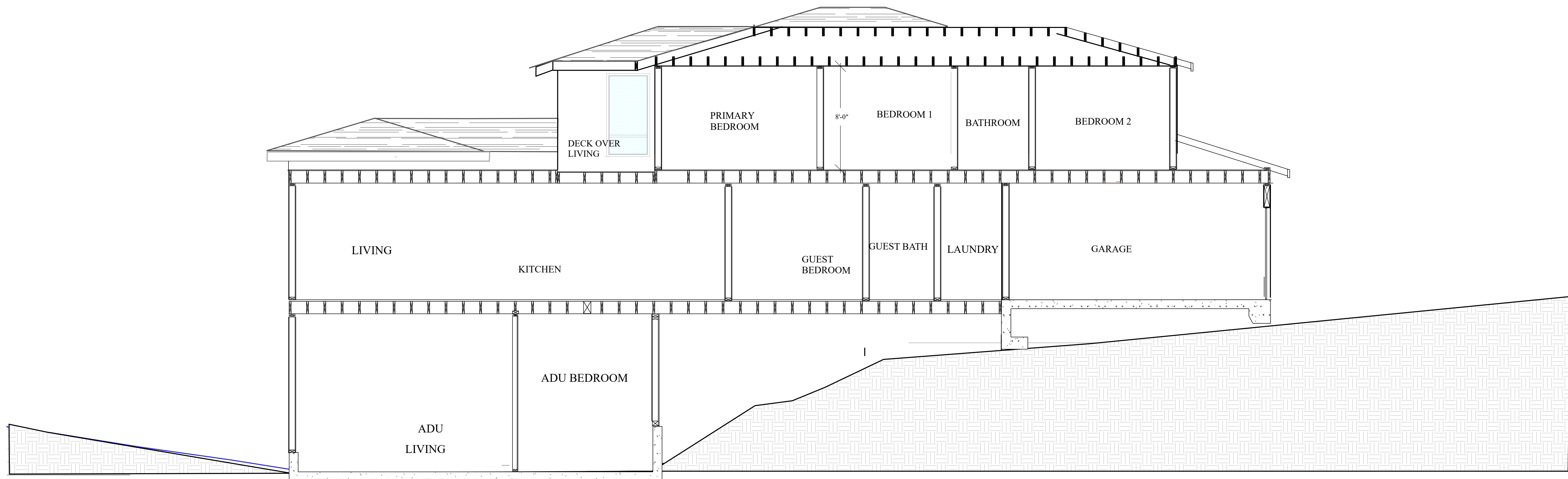
2  
A3.2





2  
A3.4

NORTH / SOUTH SECTION



1  
A3.4

EAST / WEST SECTION

Project Address:  
371 El Granada Blvd.  
APN 047181510

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Revisions	Date:
PLANNING SUBMITTAL	9.1.25

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES  
N/A RESPON. PARTY = NOT APPLICABLE  
RESPON. PARTY (R) ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.	Y	N/A RESPON. PARTY	DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL	Y	N/A RESPON. PARTY	4.304 OUTDOOR WATER USE																
		<b>301.1 SCOPE.</b> 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.106.4.2.1 Reserved.</b>			<b>4.201 GENERAL</b> <b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory energy standards.			<b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.</b> 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.																
		<b>301.1.1 Additions and alterations. [HCD]</b> 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.106.4.2.2 Multifamily dwellings, hotels and motels</b>			<b>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</b> <b>4.303 INDOOR WATER USE</b> <b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> 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, and 4.303.4.4.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>NOTES:</b> 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i> , Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <a href="https://www.water.ca.gov/">https://www.water.ca.gov/</a>																
		The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.			<b>1. EV ready parking spaces with receptacles.</b>			<b>4.303.1.1 Water Closets.</b> 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 Specification for Tank-type Toilets.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b>																
		<b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.			<b>a. Hotels and motels.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.			<b>Note:</b> 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 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.			<b>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b>																
		<b>Note:</b> 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.			<b>b. Multifamily parking facilities.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.			<b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>																
		<b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>c. Receptacle power source.</b> EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.			<b>4.303.1.3 Showerheads.</b>			<b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 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 and demolition waste management ordinance.																
		<b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b>			<b>d. Receptacle configurations.</b> 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R			<b>4.303.1.3.1 Single Showerhead.</b> 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 WaterSense Specification for Showerheads.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Exceptions:</b> 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.																
		<b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>2. EV ready parking spaces with EV chargers.</b>			<b>4.303.1.3.2 Multiple showerheads serving one shower.</b> 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 allow one shower outlet to be in operation at a time.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.																
		<b>DIVISION 4.1 PLANNING AND DESIGN</b>			<b>a. Hotels and motels.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.			<b>4.303.1.3.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> 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.																
		<b>ABBREVIATION DEFINITIONS:</b> HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>b. Multifamily parking facilities.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.  Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.			<b>4.303.1.4 Faucets.</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> 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 Section 4.408.1.																
		<b>SECTION 4.1 PLANNING AND DESIGN</b>			<b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.			<b>4.303.1.4.1 Residential Lavatory Faucets.</b> 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 not be less than 0.8 gallons per minute at 20 psi.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.408.5 DOCUMENTATION.</b> 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.																
		<b>SECTION 4.102 DEFINITIONS</b>			<b>Exception:</b> Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See <i>California Building Code</i> , Chapter 11B, for applicable requirements.			<b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Notes:</b> 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> 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).																
		<b>4.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 ( <i>and are included here for reference</i> )			<b>4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.</b>			<b>4.303.1.4.3 Kitchen Faucets.</b> 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 minute at 60 psi.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.410 BUILDING MAINTENANCE AND OPERATION</b>																
		<b>FRENCH DRAIN.</b> 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i> , Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the <i>California Building Code</i> , Chapter 2, to the building. <b>Exception:</b> Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i> , Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.			<b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations) Section 1605.1 (h)(4)(A) and Section 1605.3 (h)(4)(A).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> 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 water. 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. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.																
		<b>WATTLES.</b> 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.</b> In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i> , Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i> , Chapter 11A, Section 1109A.			<b>TABLE H-2</b> <b>STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.410.2 RECYCLING BY OCCUPANTS.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide 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.  <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.																
		<b>4.106 SITE DEVELOPMENT</b>			<b>4.106.4.2.3 Reserved.</b>			<table border="1"><thead><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr></thead><tbody><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (&gt; 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (&gt; 8.0 ozf)</td><td>1.28</td></tr></tbody></table> Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force(gf)]	PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
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		<b>4.106.1 GENERAL.</b> 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.			<b>4.106.4.2.4 Reserved.</b>			<b>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.</b> Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i> .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																	
		<b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> 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. 1. 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 by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.106.4.2.5 Electric vehicle ready space signage.</b> Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).			<b>4.303.3 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																	
		<b>Note:</b> 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: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a> )			<b>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings</b> Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE".			<b>NOTE:</b> THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																	
		<b>4.106.3 GRADING AND PAVING.</b> 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: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.  <b>Exception:</b> Additions and alterations not altering the drainage path.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Notes:</b> 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.			<table border="1"><thead><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr></thead><tbody><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON &amp; PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></tbody></table>	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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		<b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the <i>California Electrical Code</i> .  <b>Exceptions:</b> 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																
		<b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> 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 proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.  <b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																							
		<b>4.106.4.1.1 Identification.</b> 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 location shall be permanently and visibly marked as "EV CAPABLE".	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																							

