



**AGENDA
CITY OF HALF MOON BAY
COMMUNITY DEVELOPMENT DIRECTOR HEARING
&
ADMINISTRATIVE ACTIONS**

**WEDNESDAY, APRIL 7, 2021
4:30 PM**

ALL REMOTE PUBIC HEARING

Community Development Director: Jill Ekas

In accordance with the San Mateo County Health Officer's March 16, 2020 and March 31, 2020 Shelter-In-Place Orders and Governor Newsom's Executive Order No-29-20, this will be a teleconference meeting without a physical location to help stop the spread of COVID-19. This meeting will be conducted entirely by remote participation, in compliance with the Governor's Executive Order N-29-20 allowing for deviation of teleconference rules required by the Ralph M. Brown Act. This meeting will be conducted via Zoom Webinar. Members of the public are welcome to login into the webinar as Attendees. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is your turn to speak. Members of the public are welcome to submit comments (in accordance with the three-minute per speaker limit) via email to bjett@hmbcity.com prior to the meeting.

I. DIRECTOR HEARING ITEMS – No Public Hearing Items, no public hearing

II. ADMINISTRATIVE ACTION ITEMS (NO HEARING OR PRESENTATION REQUIRED):

In effort to allow public to stay involved during COVID, we will be opening a Live Zoom Webinar to allow public to participate in Administrative Action Meetings.

Please click the link below to join the webinar:

[Click here to join the Director Hearing](#)

Webinar ID: 915 8023 2194

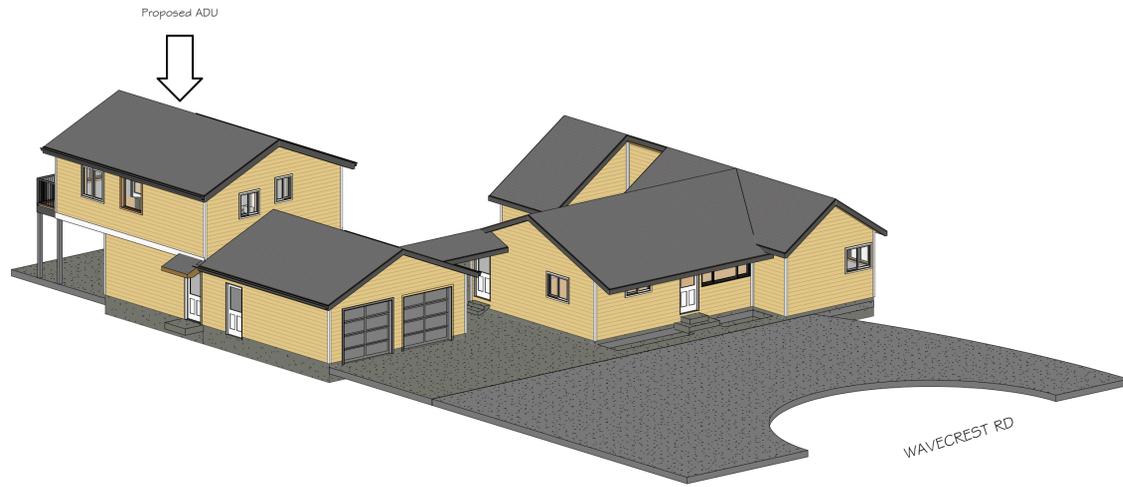
Passcode: 454647

Phone: 1-408-638-0968, 91580232194#, *454647#

ITEM 1:

Project:	Administrative Coastal Development Permit to allow the construction of a new two-story accessory dwelling unit behind an existing garage on a site with an existing single-family residence.
File Number	PDP-21-003
Site Location	480 Wavecrest Road / APN: 065-090-080
Applicant/Property Owner	Edward Love/Cameron Palmer
Project Planner	Brittney Cozzolino bcozzolino@hmbcity.com

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March 17, 2021



SITE DATA:

APN: 065-090-080
ZONING: C-VS
OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V-B

BLD:

APPLICABLE CODES:
HALF MOON BAY, CA

CITY OF HALF MOON BAY ZONING & BUILDING ORDINANCES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

OWNER: KENNEDY PALMER
480 WAVECREST RD
HALF MOON BAY, CA 94019

ARCHITECT: EDWARD C LOVE, ARCHITECT
720 MILL ST
HALF MOON BAY, CA 94019

	EXISTING		PROPOSED		TOTAL		ALLOWED				
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%			
LOT AREA	22503										
LOT COVERAGE	3257	14.5	465	2.1	3722	16.5	0	0.0			
FLOOR AREA	MAIN HOUSE (E) GARAGE	1313 551	ADU	799	MAIN HOUSE (E) GARAGE ADU	1313 551 799					
	Total	1864	8.3	Total	799	3.6	Total	2663	11.8	Total	0

SCOPE OF WORK:
CONSTRUCTION OF NEW 2 STORY ACCESSORY DWELLING
UNIT AT REAR OF DETACHED GARAGE

NOTE:
1.

Sheet List - DD

Sheet Number	Sheet Name	Revision
AO.00	Cover Sheet	I
AO.01	Proposed Site Plan	I
C.1	Drainage Plan	I
C.2	Erosion Plan	I
C.3	Best Management Practices	I
L1.1	Landscape Plan	I
A1.01	Proposed First & Second Floor	
A1.02	Floor Area & Roof Plan	
A1.03	MEP Information	I
A2.01	Elevations - North	
A2.02	Elevations - West	
A2.03	Elevations - South	
A2.04	Elevations - East	

REVISIONS

January 20, 2021



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Proposed ADU
Kennedy Palmer
480 Wavcrest Rd
Half Moon Bay, CA

Cover Sheet



DATE: 03/15/21

SCALE:

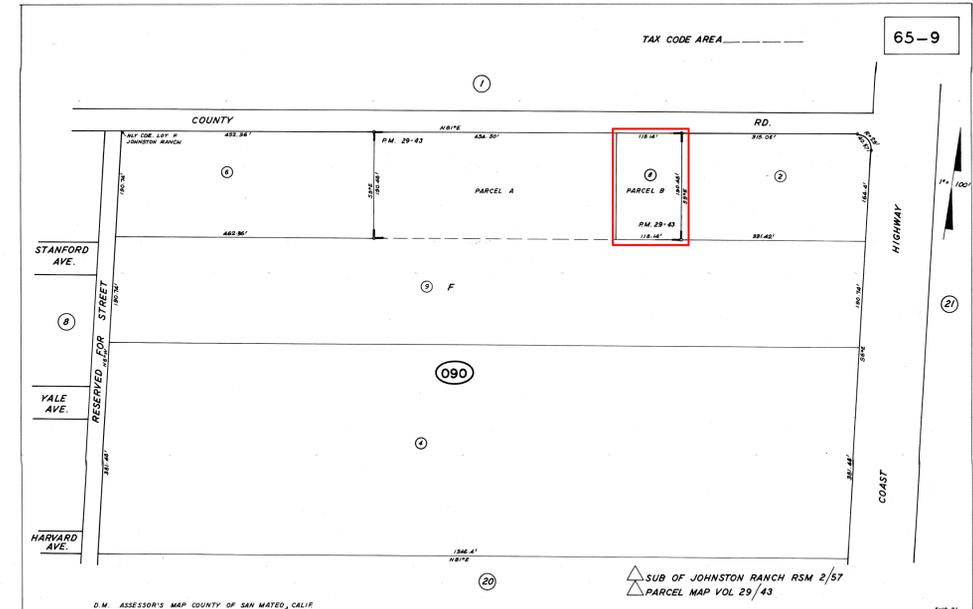
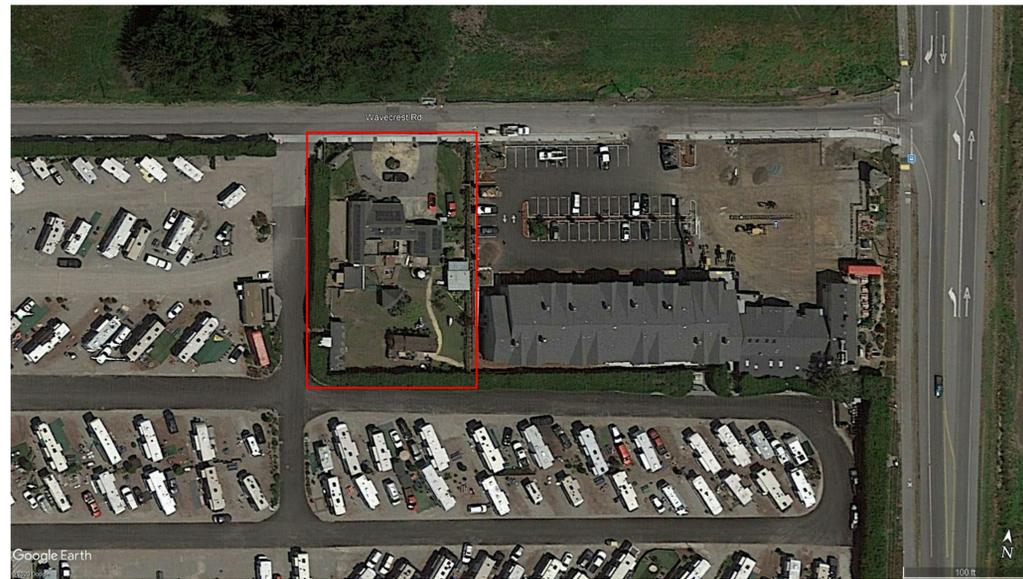
DRAWN: CJP

JOB: Palmer ADU

SHEET:

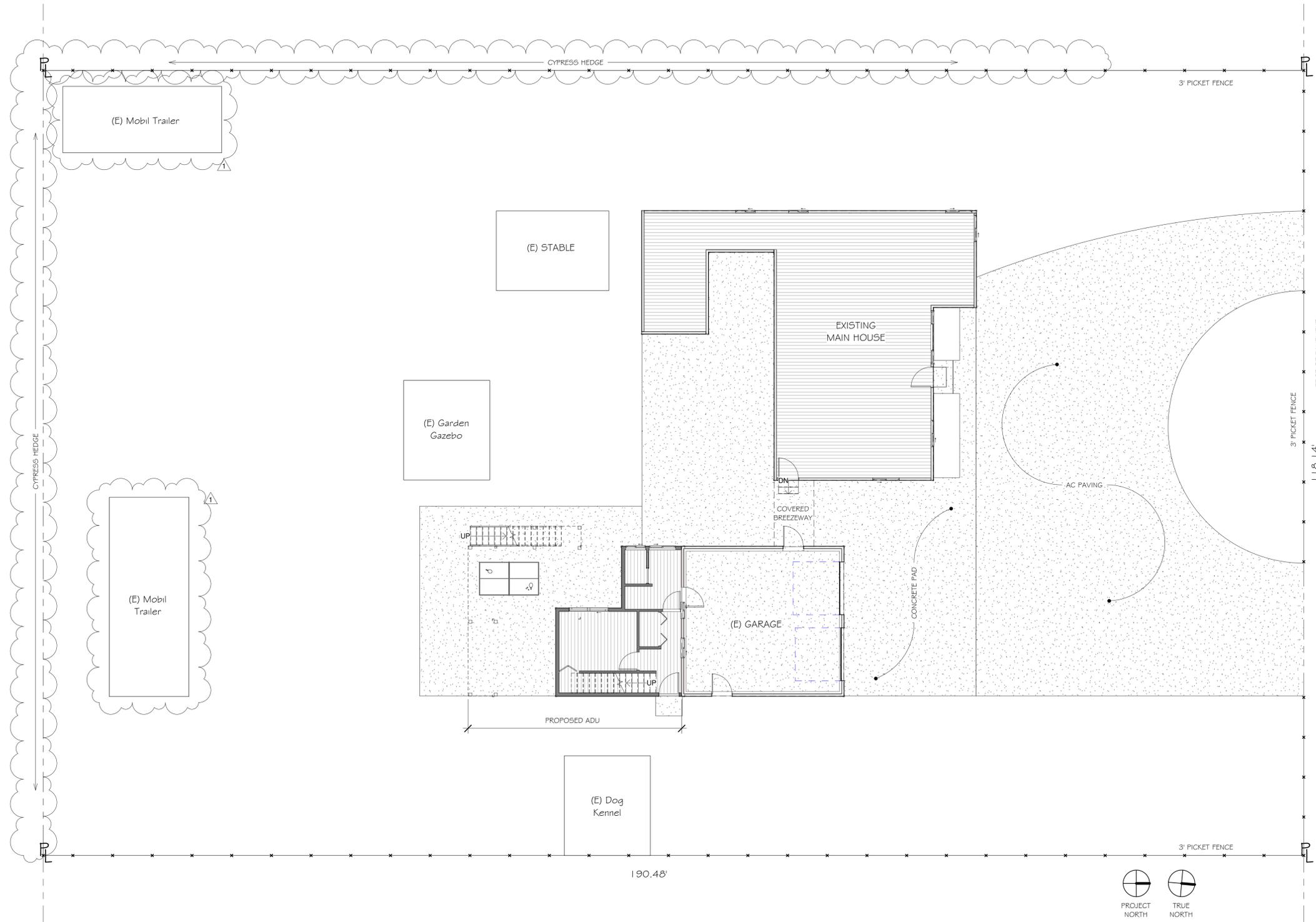
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1 Site - New
1/8" = 1'-0"

EXISTING FENCES ASSUMED TO BE ON PROPERTY LINES

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Proposed ADU
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Half Moon Bay, CA

Proposed Site Plan



DATE: 03/15/21

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

DRAWN: CJP

JOB: Palmer ADU

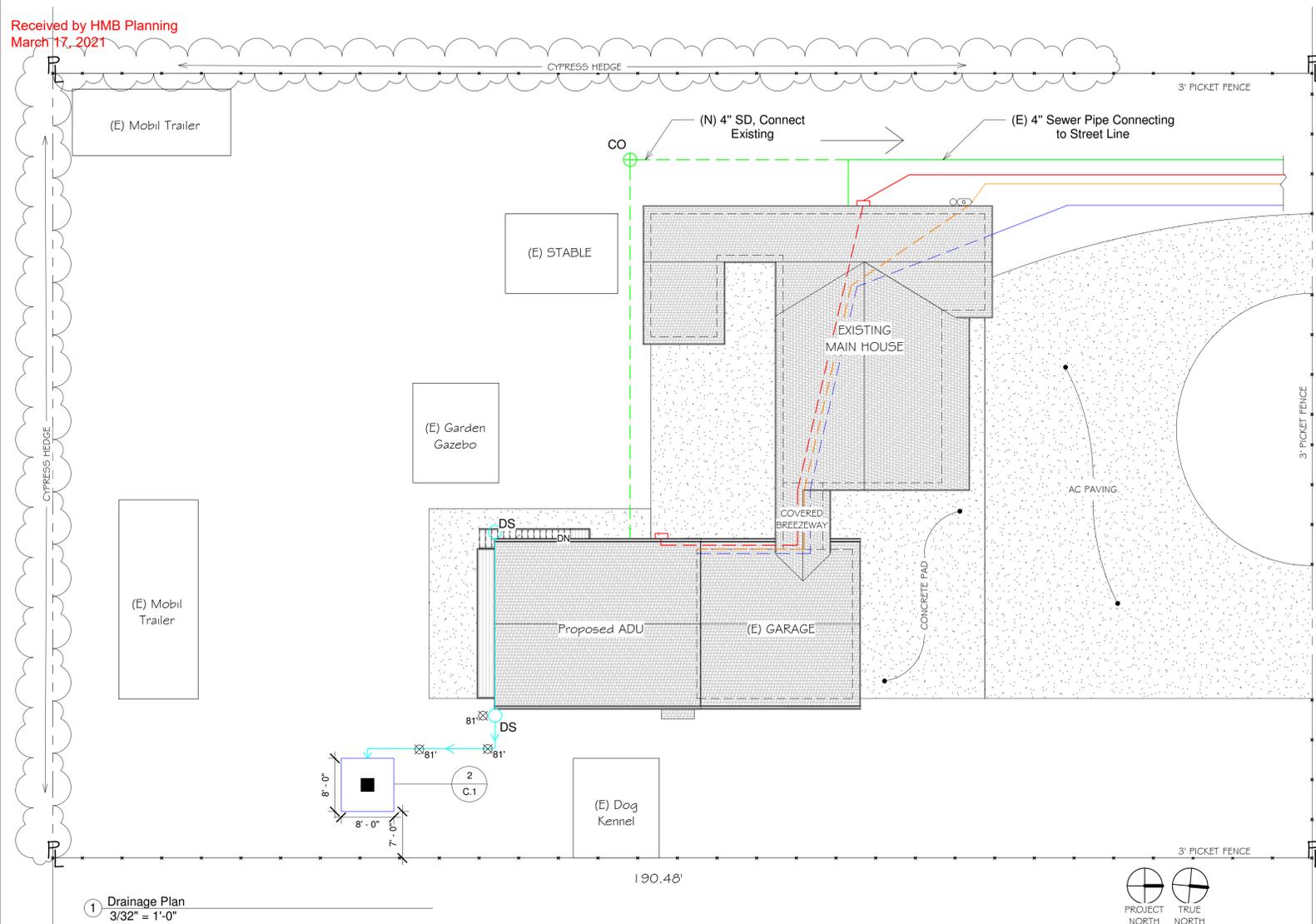
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General Notes:

- The entire site is essentially flat with the maximum elevation difference being 1'
- Elevation datum assumed
- 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. There will be three inspections, one for erosion control installation, one before drainage facilities are buried, and one for final walk around

Drainage Notes:

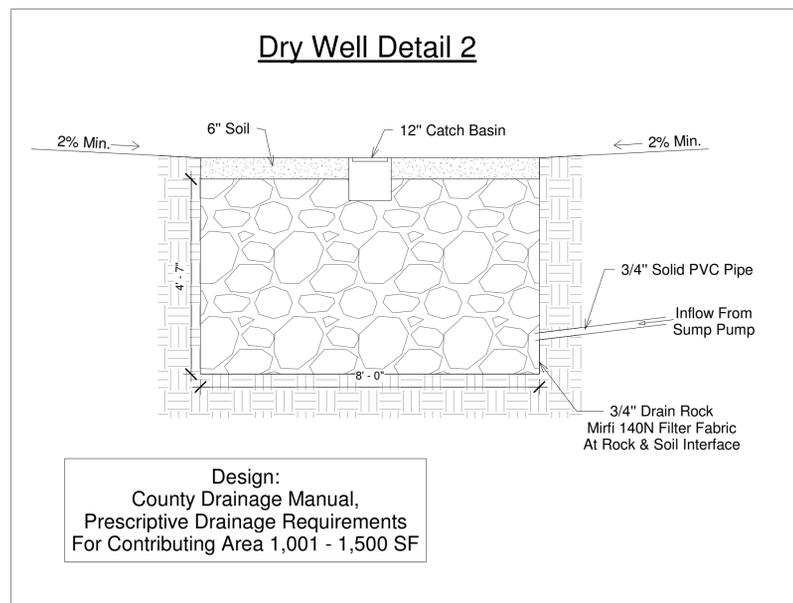
- The intent of the drainage system is to provide a safe location for roof runoff, minimize moisture around foundations, and direct slopes so that Stormwater will not be diverted to adjacent properties
- The new downspout drain pipe will lead to a sump pump and then directed to a dry well, as shown.
- The new roof drainage pipes shall be a minimum of 4" in diameter, solid pipes sloped at a minimum of 1%
- It is the responsibility of the owner to insure the drainage system is working properly. This can be accomplished by insuring all gutters, down spout lines, sump pump, and dry well are inspected every fall and periodically throughout the rainy season.

Grading Notes:

- The Subgrade below all paved areas shall be baserock compacted to 95%
- All grading shall conform to all local codes and ordinances
- All trenches under proposed paved or concrete areas shall be backfilled to Subgrade elevation with compacted approved granular materials. Trenches in proposed landscape areas shall be within one foot of finished grade, then filled with hand tamped soils.

Legend

	Proposed Downspouts
	Proposed Spot Elevation
	4" Min. Solid Drain Pipe
	(E) Electrical
	(N) Electrical
	(E) Gas Lines
	(N) Gas Lines
	(E) Water Lines
	(N) Water Lines
	(E) Sewer Lines
	(N) Sewer Lines



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Drainage Plan

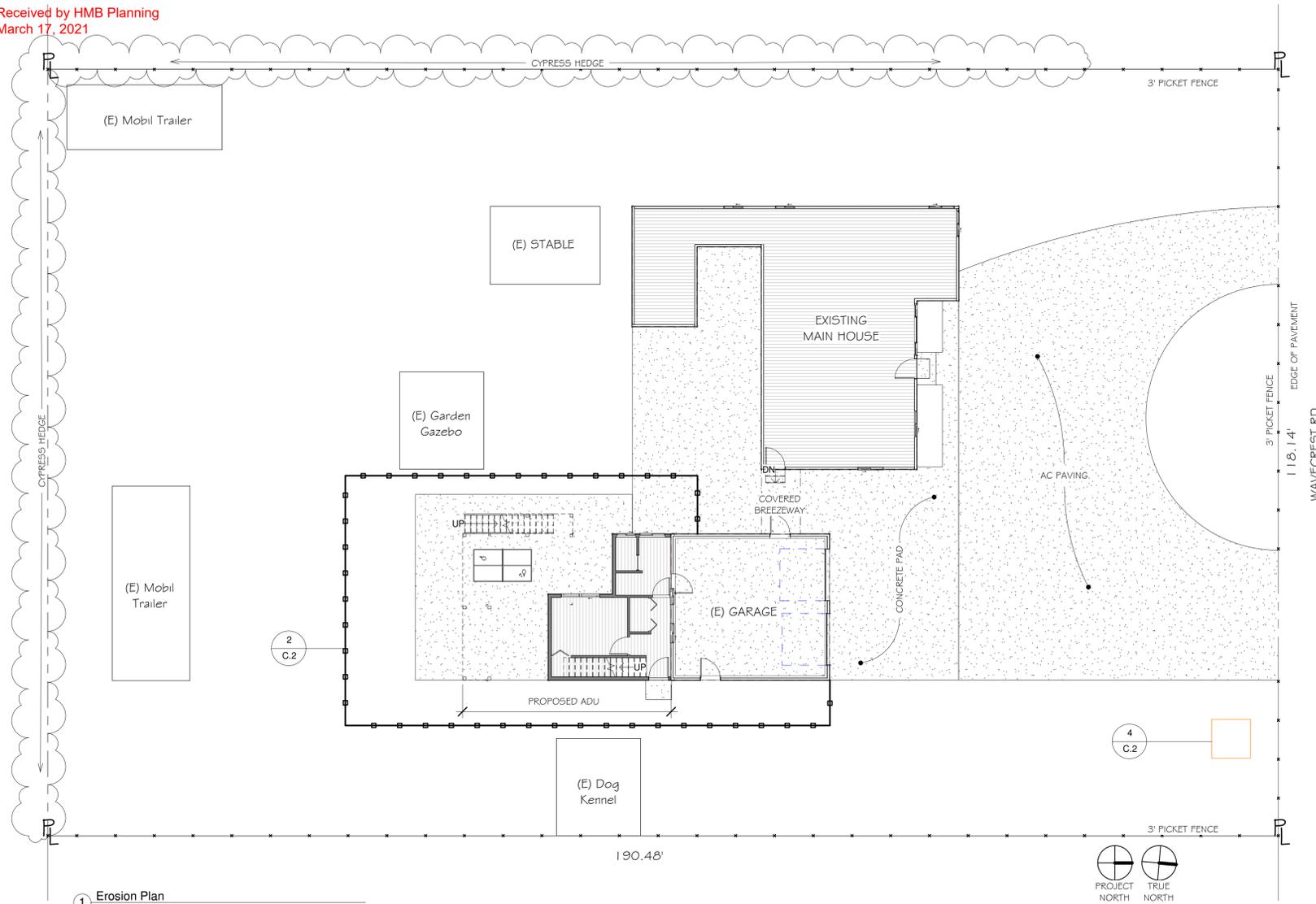


DATE: 03/15/21
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1 Erosion Plan
3/32" = 1'-0"

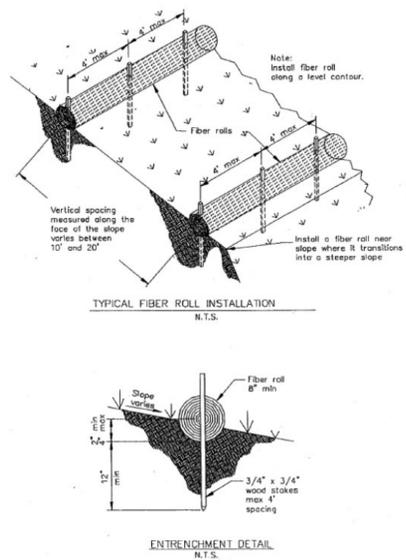
Erosion & Sediment Control Notes:

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Earth-moving and cleaning shall only be done during dry weather. Adequate erosion and sediment control must be installed before any earth moving activities or construction.
- Erosion control materials must be on-site during off season.
- Measures to ensure adequate erosion and sediment control are required year around. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, manage, and dispose of construction materials and wastes properly, so as to prevent their contact with storm water.
- Control and prevent the discharge of 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 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 method.
- 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 designated on the plans for parking, grubbing, storage ect., shall not be enlarged or "runover".
- Dust control is required year-around
- Erosion control materials shall be stored on-site.
- there are no trees or driplines in the building area.

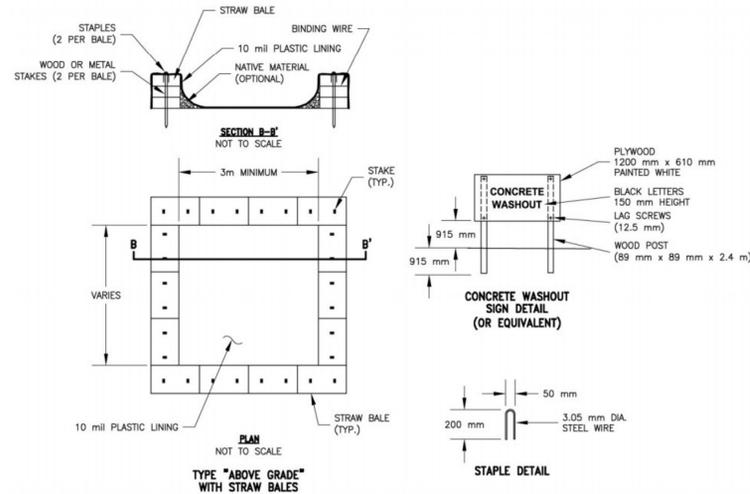


Fiber Rolls

Fiber Rolls, Detail 2



Concrete Waste Management, Detail 4



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Erosion Plan



DATE: 03/15/21
SCALE: As indicated
DRAWN: CJP
JOB: Palmer ADU
SHEET:

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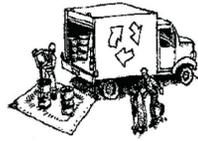
OF SHEETS



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

- Bern 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, gypsum 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



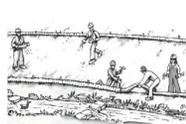
Maintenance and Parking

- 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



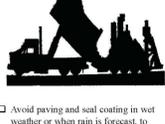
Schedule grading and excavation work during dry weather.

- 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.

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 collecting 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.

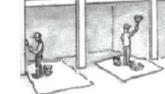
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, 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!



Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
 - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - Collect the rinse water in a tank and haul off-site for proper disposal.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.



Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

REVISIONS



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Best Management
Practices



DATE: 03/15/21

SCALE:

DRAWN: CJP

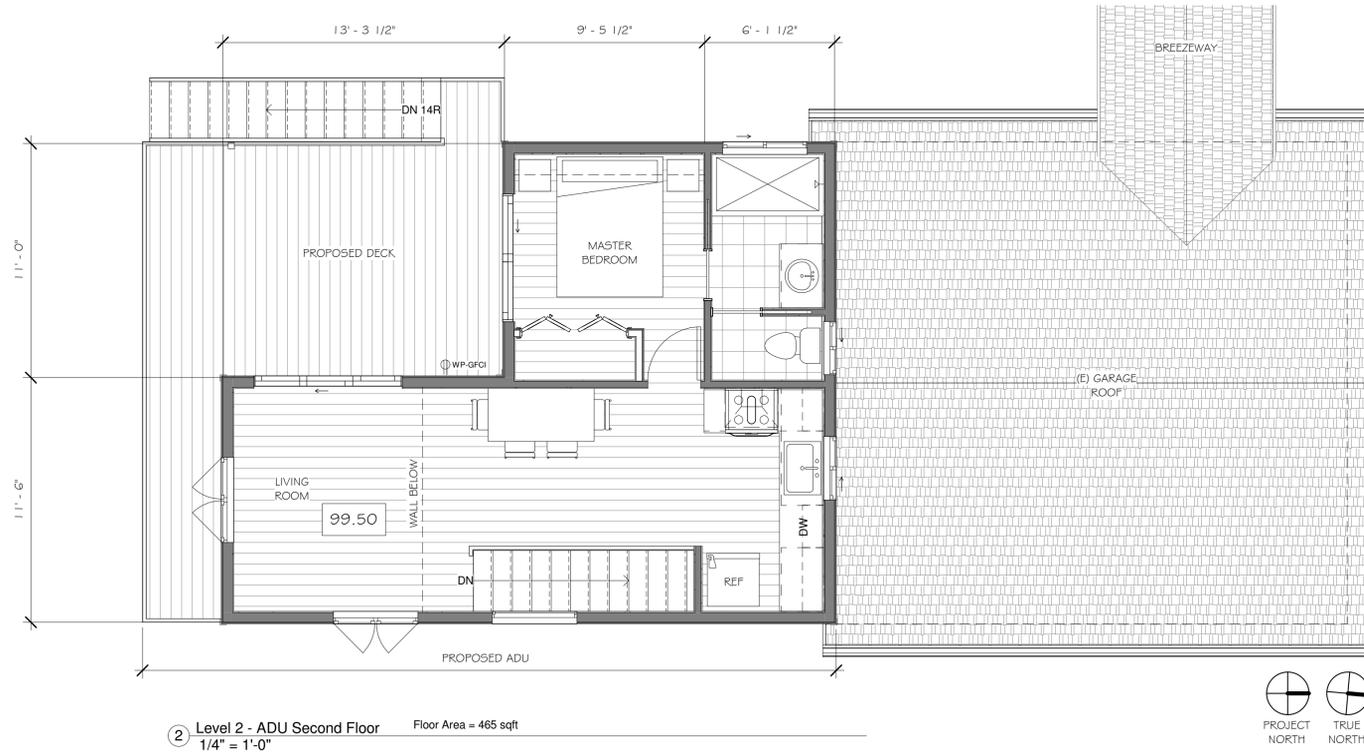
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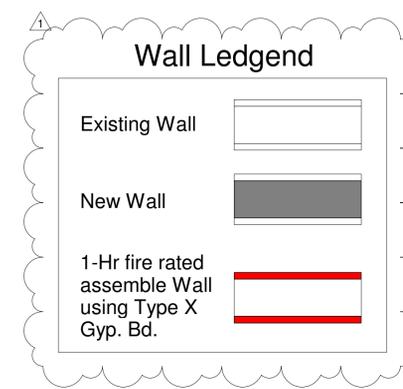
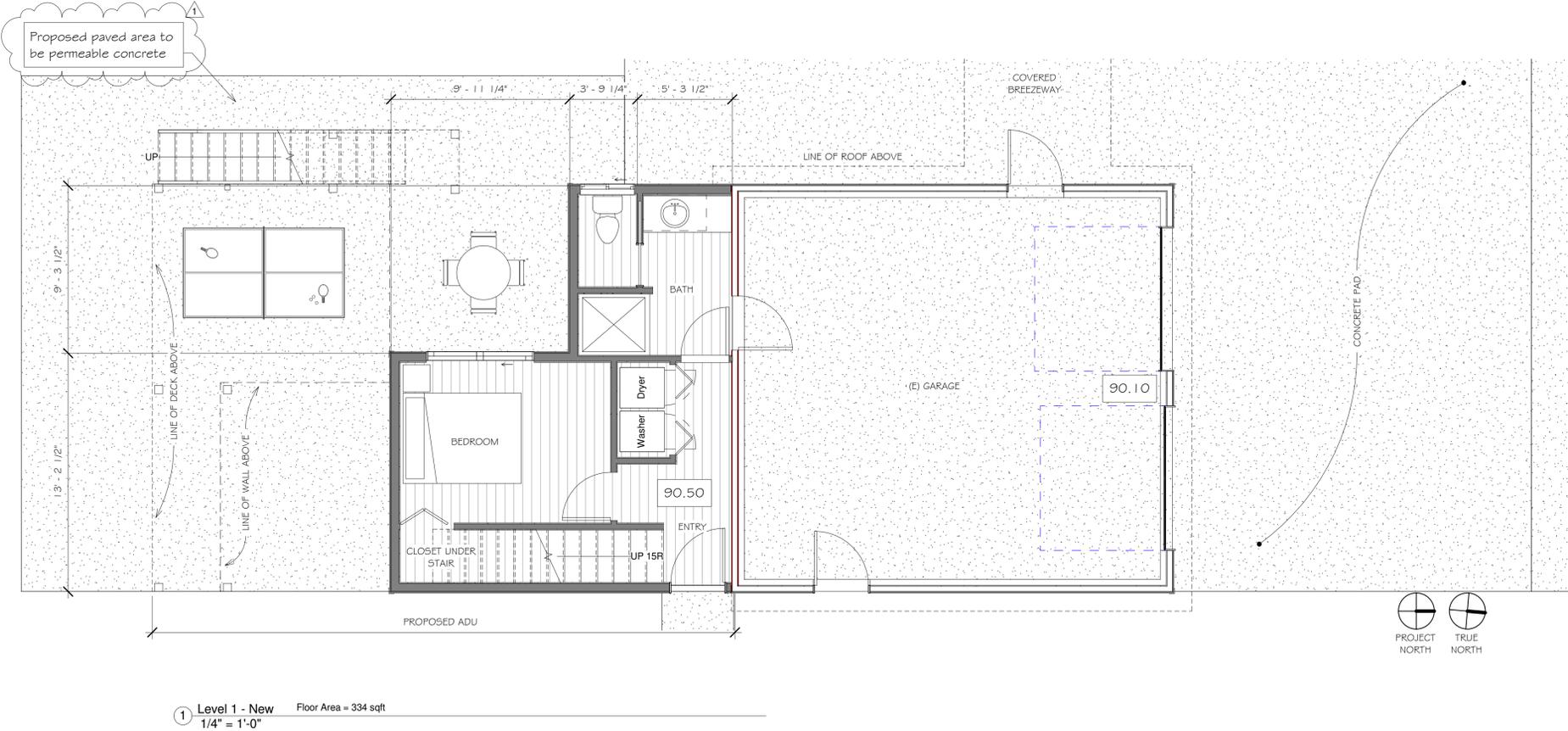
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Window Schedule							
Mark	Room	Type	Width	Height	Sill Height	Tempered Glass	Comments
10	Living Room	Slider	4' - 0"	4' - 0"	3' - 0"	No	
12	Dinning Room	Fixed	4' - 0"	4' - 0"	3' - 0"	No	
13	Master Bathroom	Slider	4' - 0"	2' - 0"	5' - 0"	Yes	Frosted
25	Hall Bathroom	Slider	3' - 0"	2' - 0"	5' - 0"	No	Frosted
27	Kitchen	Slider	3' - 0"	3' - 0"	4' - 0"	No	
28	Master Bathroom	Slider	2' - 6"	3' - 0"	5' - 0"	No	Frosted



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Proposed ADU
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Proposed First &
Second Floor



DATE: 03/15/21
SCALE: As indicated
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SHEET: A1.01
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Area Schedule (Rentable)

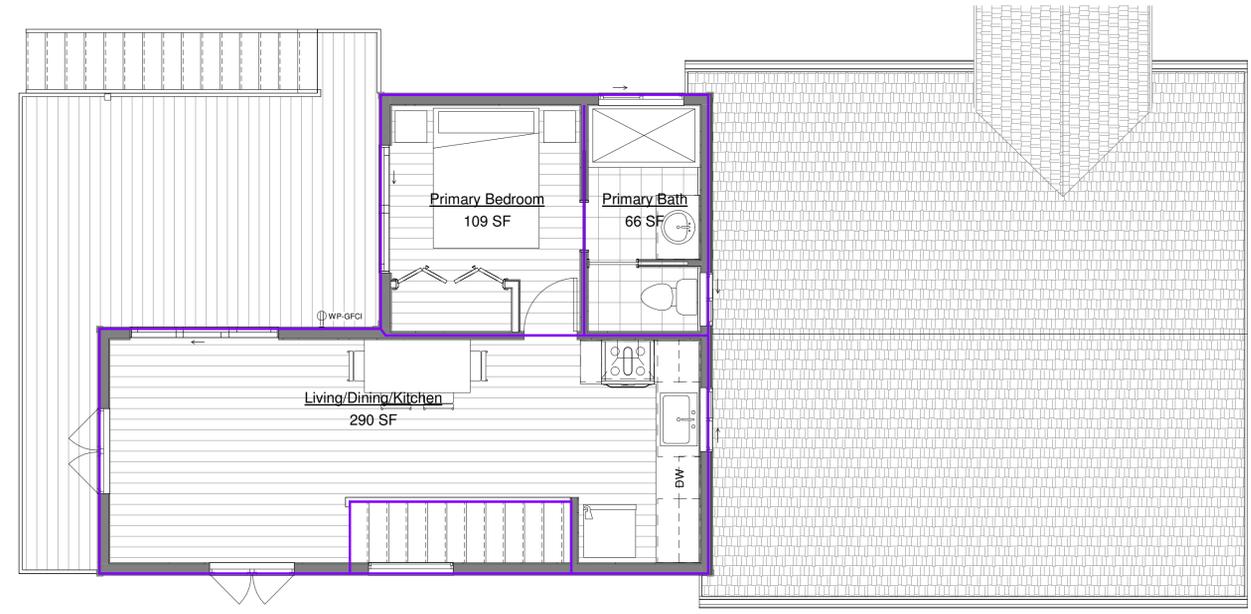
Name	Area	Comments
Level 1 - Existing		
Bath / Laundry	124 SF	Floor Area
Bedroom	118 SF	Floor Area
Entry	92 SF	Floor Area

Level 2 - ADU Second Floor		
Living/Dining/Kitchen	290 SF	Lot Coverage / Floor Area
Primary Bath	66 SF	Lot Coverage / Floor Area
Primary Bedroom	109 SF	Lot Coverage / Floor Area

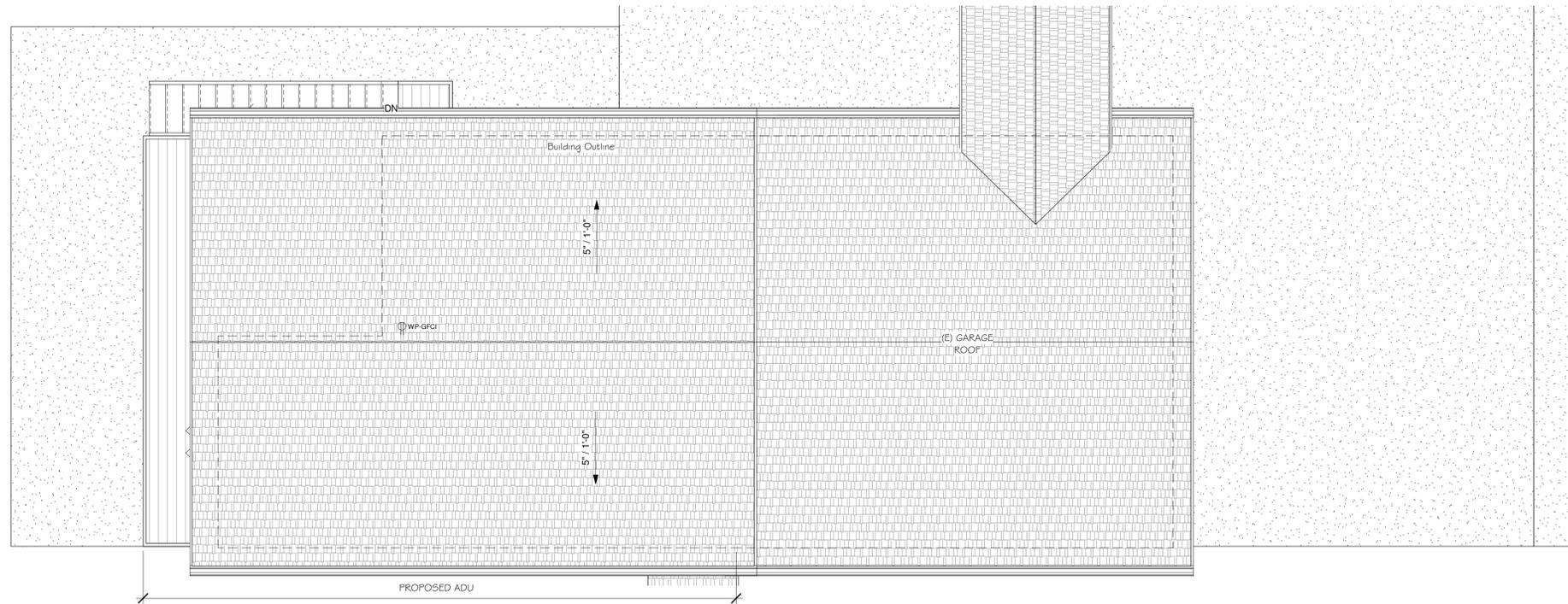
Lot Coverage : 465
Floor Area : 799



① Level 1 - ADU First Floor
1/4" = 1'-0"



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



③ Level 2.1 - TOP
1/4" = 1'-0"

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Floor Area & Roof Plan



DATE: 03/15/21

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

DRAWN: CJP

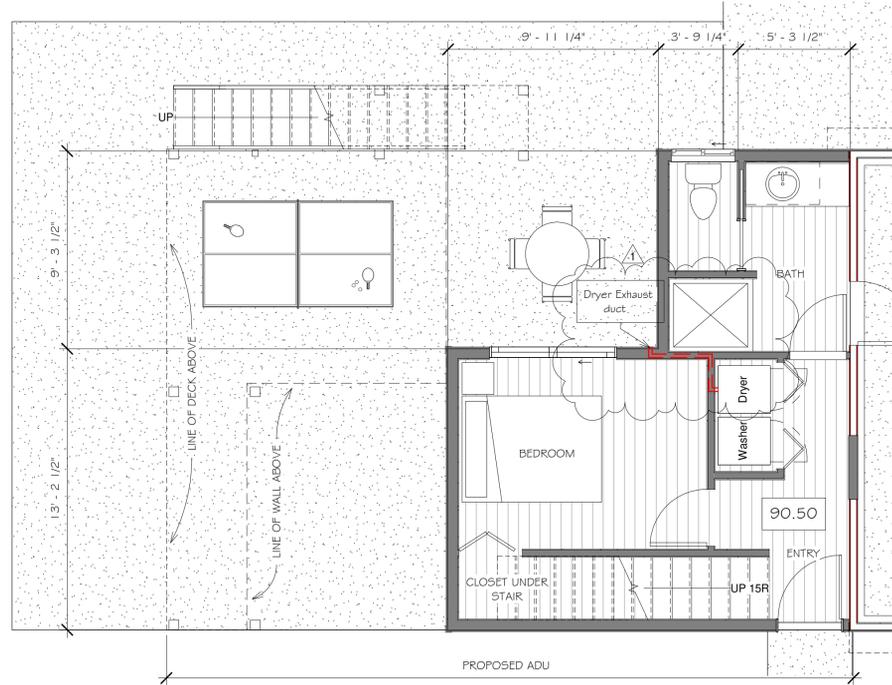
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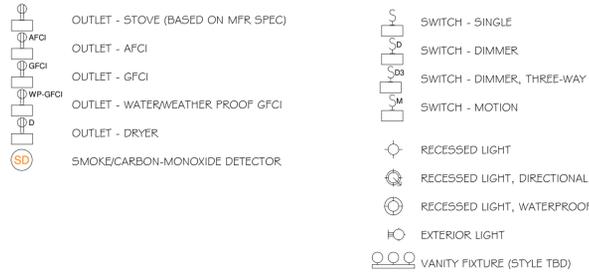
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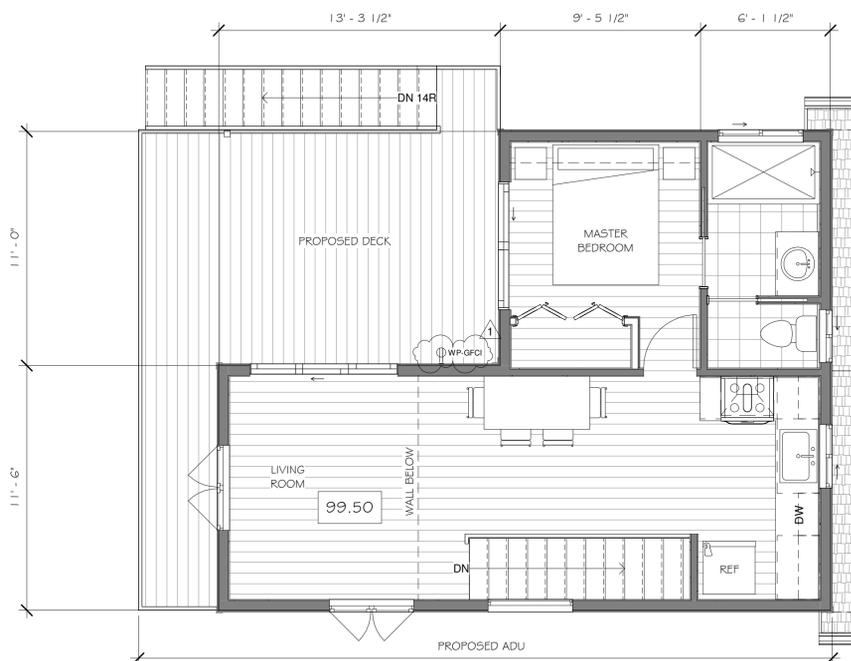


1 Level 1 - MEP
1/4" = 1'-0"



NOTES:

- The ADU will use a heat pump system for heating
- The primary dwelling has 200 amps, the proposed ADU will have 100 amps
- Total fixtures on site is 36. Table 703.2 in the CPC states the maximum fixtures for a 4" drainage pipe is 216. Capacity is NOT reached.



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

ELECTRICAL NOTES:

- ALL LIGHTING SHALL BE HIGH-EFFICACY (CEC 150(k)1)
- ALL OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSOR & PHOTOCONTROL OR OTHER APPROVED METHODS (CEC 150(k)3)
- IN BATHROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150.0(k)2J)
- 125-VOLT, 15 & 20 AMP RECEPTICAL OUTLETS SHALL BE LISTED TAMPER-RESISTANT (CEC 406.11)
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTED (CEC 210.12(A))
- A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))
- A MINIMUM OF TWO 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL BE PROVIDED. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED (CEC 210.52(B)(2))
- PROVIDE 220-VOLT, 30 AMP DEDICATED CIRCUIT FOR DRYER (CEC 220.54)
- ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506
- KITCHEN EXHAUST SHALL BE A MINIMUM OF 100 CFM
- KITCHEN HOOD EXHAUST FAN SHALL BE DUCTED OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 62.2 TABLE 7.1
- UFER GROUND OR OTHER APPROVED GROUND PER CEC 250
- LISTED RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE 1 AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC 4.106.4.1

PLUMBING FIXTURE NOTES:

WATER CONSERVING FIXTURES & FITTINGS SHALL BE USED IN ACCORDANCE WITH 2019 CPC

SHALL INCLUDE :

- MAXIMUM OF 1.28 GPF FOR WATER CLOSETS
- MAXIMUM OF 1.8 GPM @ 80 PSI FOR SHOWERHEADS
- MAXIMUM 1.2 GPM @ 60 PSI FOR RESIDENTIAL LAVATORY FAUCETS
- MAXIMUM 0.5 GPM @ 60 PSI FOR COMMON AND PUBLIC USE AREAS
- MAXIMUM 1.5 GPM @ 60 PSI FOR KITCHEN FAUCETS.

WHOLE HOUSE VENTILATION NOTES:

ALL BATHROOMS TO BE EQUIPPED WITH WHISPERGREEN SELECT™ ONE FAN - MULTIPLE IAQ SOLUTIONS, 50-80-110 CFM | FV-05-11VK1.

DUCT SIZE: 4" - 6" (BASED ON CONTRACTOR'S DECISION)

ASHRAE 62.2 REQUIRED MECHANICAL VENTILATION RATE: QFAN CFM = 84.63

A LABEL/SIGN SHALL BE AT CONTROLLER OF SWITCH TO INFORM OCCUPANTS THAT FRESH AIR VENTILATOR IS A WHOLE HOUSE VENTILATION FAN THAT SHOULD OPERATE WHENEVER THE BUILDING IS OCCUPIED.

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MEP Information



DATE: 03/15/21
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: Palmer ADU
SHEET:

A1.03

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① North (Front) - Existing
1/4" = 1'-0"



② North (Front) - New
1/4" = 1'-0"

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Elevations - North



DATE: 03/15/21

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

DRAWN: CJP

JOB: Palmer ADU

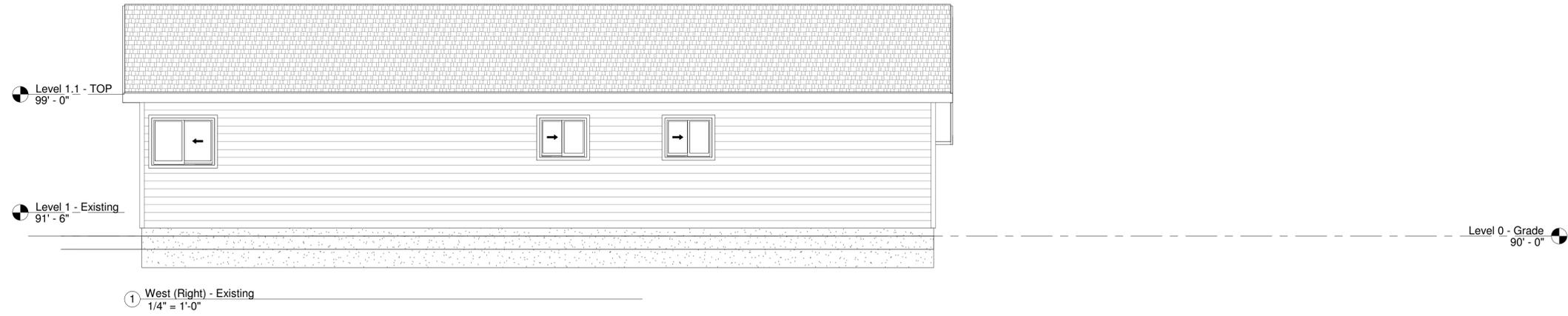
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Elevations - West



DATE: 03/15/21

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

DRAWN: CJP

JOB: Palmer ADU

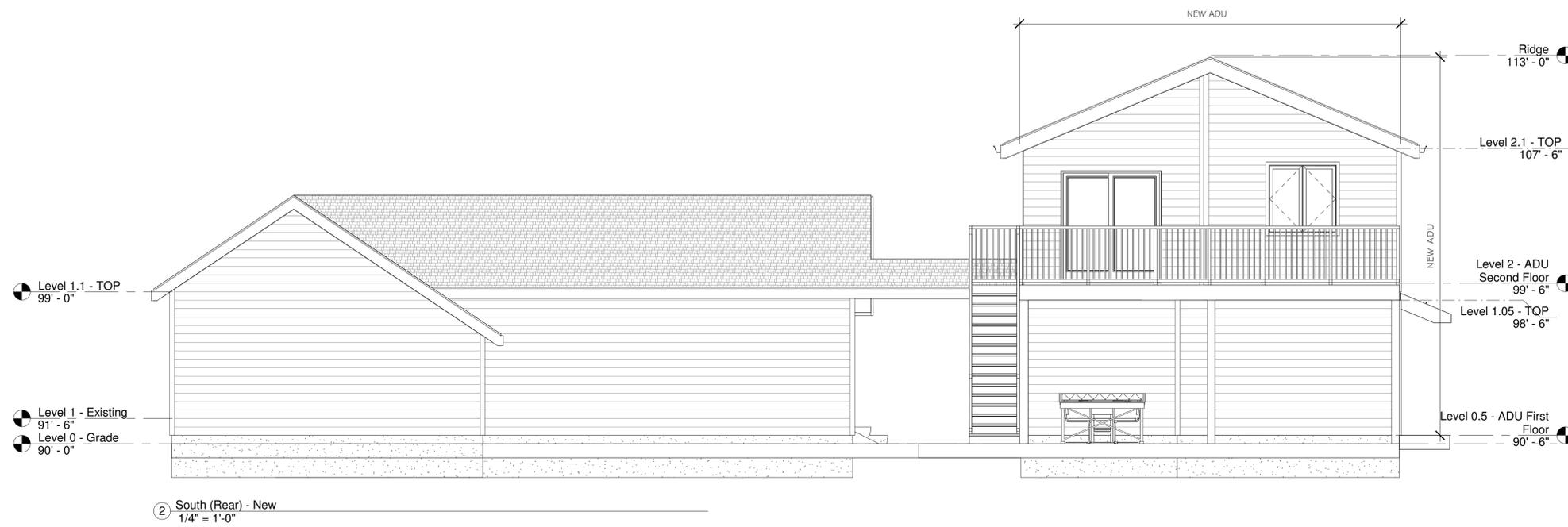
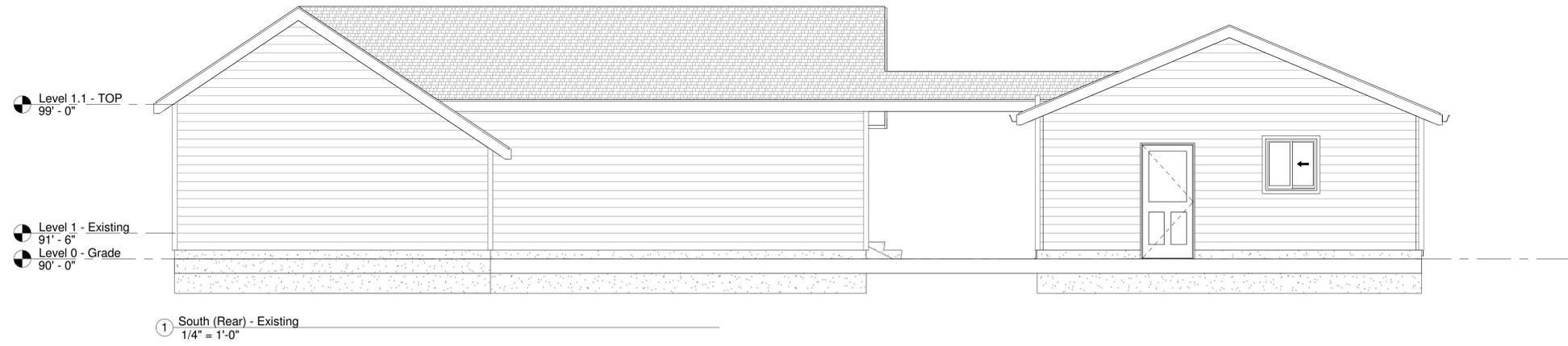
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Elevations - South



DATE: 03/15/21

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

DRAWN: CJP

JOB: Palmer ADU

SHEET:

A2.03

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Elevations - East



DATE: 03/15/21

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

DRAWN: CJP

JOB: Palmer ADU

SHEET:

A2.04

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