



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

WEDNESDAY, JULY 28, 2021

4:30 PM

**VIRTUAL ZOOM WEBINAR
ALL REMOTE PUBLIC 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 or during the meeting (before the close of public comments on that item). Meeting facilities are accessible to people with disabilities. If you require special assistance to participate in the meeting, or agendas prepared in an appropriate alternative format, please notify the City Clerk's office at (650) 726-8271 at least 4 hours prior to the meeting.

Please click the link below to join the webinar:

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I. CALL TO ORDER

II. PUBLIC COMMENT

III. PUBLIC HEARING ITEMS

ITEM #1

Project: A Coastal Development Permit, Architectural Review and Lot Merger to allow the construction of an approximately 950 square-foot addition to an existing single-family residence that will include a 636 square-foot accessory dwelling unit (ADU) and a 305 square foot floor area expansion of the existing single-family residence,

File Number PDP-21-030

Site Location 321 Granelli Avenue

Applicant/Property Owner Hawk Design/Jeff Cislini

Project Planner Douglas Garrison; (650) 712 5836; dgarrison@hmbcity.com

IV. ADJOURNMENT

ADMINISTRATIVE ACTION ITEMS (NO HEARING OR PRESENTATION REQUIRED):

ITEM#1

Project: Administrative Coastal Development Permit to allow the construction of a new detached accessory dwelling unit behind an existing single-family residence.

File Number PDP-20-071

Site Location 217 Central Avenue

Applicant/Property Owner Jessica Agramonte & James Principato

Project Planner Scott Phillips, sphillips@hmbcity.com

ITEM #2

Project: Administrative Coastal Development Permit to allow the construction of a new 794 square-foot detached accessory dwelling unit behind an existing single-family residence.

File Number PDP-21-036

Site Location 336 Valdez Avenue

Applicant/Property Owner Hawk Design / Kent and Jodi Miller

Project Planner Brittney Cozzolino; bcozzolino@hmbcity.com

ITEM #3

Project: Administrative Coastal Development Permit to allow the construction of a new attached accessory dwelling unit behind an existing duplex.

File Number PDP-21-009

Site Location 477-479 Cypress Avenue

Applicant/Property Owner Keith Jobson

Project Planner Brittney Cozzolino; bcozzolino@hmbcity.com



**COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF HALF MOON BAY
STAFF REPORT**

For meeting of: April 28, 2021

TO: Jill Ekas, Community Development Director

FROM: Douglas Garrison, Senior Planner

TITLE: Coastal Development Permit, Architectural Review, and Lot Merger File No. PDP-21-030 for 321 Granelli Avenue

RECOMMENDATION

Approve PDP-21-030, an application for a Coastal Development Permit, Architectural Review and Lot Merger to allow the construction of an approximately 950 square-foot addition to an existing single-family residence that will include a 636 square-foot accessory dwelling unit (ADU) and a 305 square foot floor area expansion of the existing single-family residence, located at 321 Granelli Avenue (APN 056-135-470 and 056-135-240), based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

PROJECT BACKGROUND

Summary of Project	
File Number	PDP-21-030
Requested Permits/Approvals	Coastal Development Permit, Architectural Review and Lot Merger
Site Location	321 Granelli Avenue / APN 056-135-470 and 056-135-240
Applicant/Property Owner	Hawk Design / Jeff Cislini
Project Planner	Douglas Garrison; (650) 712-5836; dgarrison@hmbcity.com
Zoning District	R-1 Single Family Residential
LCP Land Use Plan Designation	Residential Medium Density
Water Service	Existing 5/8 inch non-priority water connection
Sewer Service (Sewer Authority Mid-Coast)	Existing sewer connection
Street Improvements	Existing frontage improvements. No sidewalk on vacant lot
Environmental Determination	Categorically Exempt pursuant to California Code of Regulations, Section 15301, 15303 and 15305
Heritage Trees	None on site (1 non-heritage tree will be removed)
	No tree protection plan required

Story Poles	Not Required	No	Located in a Visual Resource Area?
		No	Variance or Exception required?
		No	Located in a largely undeveloped area?
Right of Appeal	Any aggrieved person may appeal the Director's decision to the Planning Commission within ten (10) working days of the decision.		
	The project is not located within the Coastal Commission Appeals Jurisdiction; therefore, City action is final.		

Figure 1. Site Location

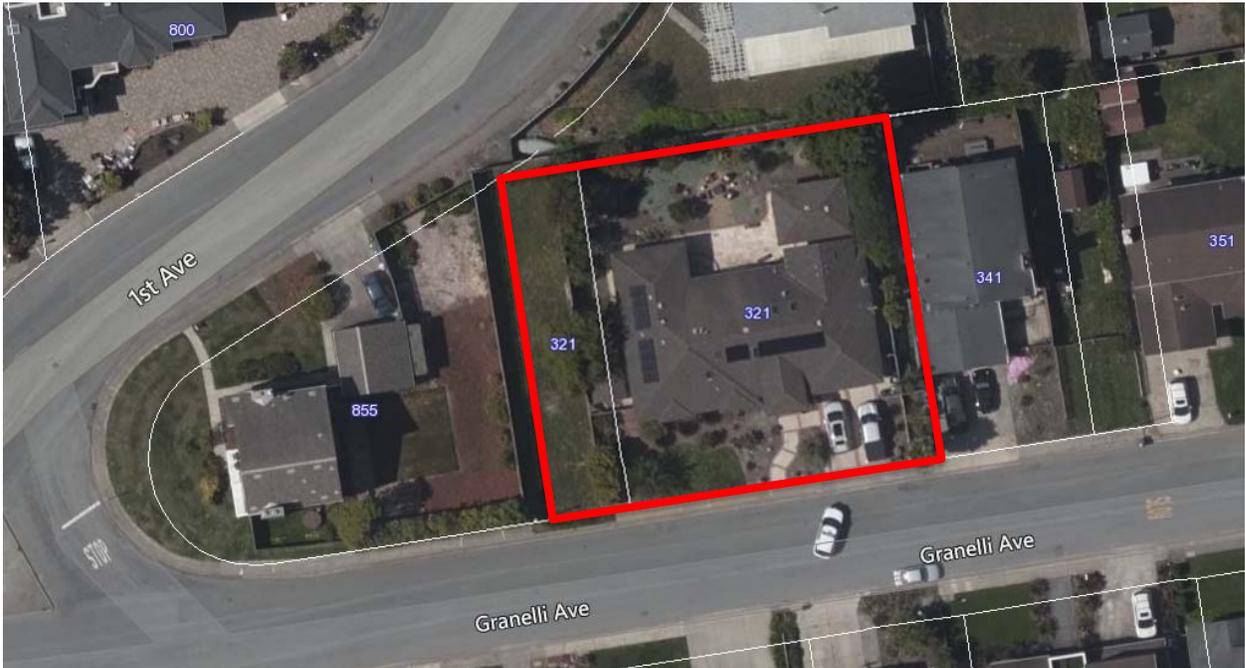


Figure 2. Existing Residence



Site and Surrounding Properties

The project site is an infill lot located on the north side of Granelli Avenue in an existing residential neighborhood. The property is currently developed with a 3,233 square foot single-family residence. The original subdivision map consisted of narrow 25-foot wide lots. The existing home was built on four of these lots. It does not appear that the lots were ever formally merged. Consequently, three lot lines run through the existing residence. This application will remedy this oversight by merging these three lots together, along with the adjacent 25-foot wide vacant lot to the west, creating a single 125 foot long lot. There are existing frontage improvements, including sidewalks, along Granelli Avenue in front of the residence. The vacant lot does not have a sidewalk. The project, if approved will provide the missing section of sidewalk and provide a continuous path connecting to Alsace Lorraine. The site is zoned R-1 Single-Family Residential, a zoning designation that allows single-family residences and ADUs. Land use and zoning for properties surrounding the subject site are as follows:

North	Two-story Single-Family Residence	R-1 Single-Family Residential District
South	Two-story Single-Family Residence	R-1 Single Family Residential District
East	Two-story Single-Family Residence	R-1 Single Family Residential District
West	Two-story Single-Family Residence	R-1 Single Family Residential District

Project Description

The project includes construction of a an approximately 950 square-foot addition to an existing single-family residence the addition will include a 636 square-foot accessory dwelling unit and 305 square feet of new floor area for the existing residence and the merger of four existing 25 foot wide lots into a single lot. One existing shed and one non-heritage tree will be removed to accommodate the new addition.

ANALYSIS

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, conformance with the Zoning Code/LCP Implementation Plan,¹ and design compatibility with surrounding development.

Conformance with the General Plan/Local Coastal Program Land Use Plan

The proposed addition to the existing single-family residence, including the new ADU are consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation.

Conformance with the Zoning Code

The existing single-family residential use with an ADU is a principally permitted use in the R-1 Single-Family Residential Zoning District. As indicated in Table 1 below, the proposed project conforms to all the development standards in the R-1 District, with the possible exception of the minimum combined side setback. However, this standard does not apply to ADUs. In this case, if

¹ The Zoning Code is part of the LCP Implementation Plan.

the new ADU floor area were netted out of the calculation, the project would meet this standard. Otherwise, the project will be well within all other development standards including setbacks, lot coverage and height limits.

Table 1. Project Conformance with R-1 Standard Lot Zoning Requirements

Development Standards	Zoning Requirements	Proposed
Min. Site Area	5,000 sq. ft.	13,250 (11,000+2,750)
Min. Average Site Width	50 ft.	125 (100 ft + 25 ft)
Min. Front Setback	20 ft.	20 ft.
Min. Interior Side Setback	5 ft.	6 /16.5 ft.
Minimum Combined Side Setbacks	25 ft. (20%)	22 ft. (18%)
Min. Rear Setback	20 ft.	35. 85 ft.
Max. Single-Story Height	20 ft.	18 ft.
Max. One-Story Lot Coverage	50% (6,875 sq. ft.)	34% (4,637 sq. ft.)
Max. Floor Area Ratio	0.5:1 (6,875 sq. ft.)	0.34:1 (4,637 sq. ft.)
Min. Parking Spaces	2 garage spaces	2 garage spaces
Maximum Building Envelope	Per Zoning Code	Complies

Table 2 identifies key Zoning Code/LCP Implementation Plan topics and their applicability to the subject site.

Table 2. Key Zoning Code/LCP Implementation Plan Topics

Topic	Applicability/Explanation	
Environmentally Sensitive Habitat Area	No	Not located in an Environmentally Sensitive Habitat Area.
Visual Resource Area	No	Not located in a Visual Resource Area.
Public Access Area	No	Not located on a designated coastal access route.
Archaeologically Resource Area	No	Not in area of mapped or known resources.
Historic Resources	No	No historic resources exist on the site.

As noted in the table, there are no Implementation Plan topics applicable to this site or any associated zoning or coastal resource concerns. The project site is a developed infill lot in an existing residential neighborhood where public services and infrastructure are available and

there will be no impacts to coastal access, environmentally sensitive habitat areas, visual resources, or cultural resources.

Architectural Design Compatibility

The Single-Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project includes a single story addition to an existing residence in a neighborhood composed of a mix of single and two-story homes with both traditional and contemporary architectural styles. The proposed addition utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The building is well-articulated on all sides, consistent with RDG recommendations. Proposed building materials and colors are consistent with the existing residence, compatible with the surrounding area, and suitable to the coastal setting.

Environmental Review

The project is Categorically Exempt pursuant to California Code of Regulations Section 15301, 15303 and 15305.

Conclusion

Based on the above analysis, staff concludes that the proposed residential addition, new ADU and lot merger is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, and the Residential Design Guidelines; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans

**COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-21-14
RESOLUTION FOR APPROVAL
PDP-21-030**

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT, ARCHITECTURAL REVIEW AND LOT MERGER TO ALLOW THE CONSTRUCTION OF A 950 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE THAT WILL INCLUDE A 636 SQUARE-FOOT ACCESSORY DWELLING UNIT AND A 305 SQUARE FOOT FLOOR AREA EXPANSION OF THE EXISTING SINGLE-FAMILY RESIDENCE AND THE MERGER OF THREE LOTS, ON WHICH THE EXISTING HOME WAS BUILT (APN: 056-135-470) WITH THE ADJACENT UNDEVELOPED LOT TO THE WEST (APN: 056-135-470) INTO A SINGLE LOT LOCATED AT 321 GRANELLI AVENUE, IN THE R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL-MEDIUM DENSITY GENERAL PLAN DESIGNATION

WHEREAS, an application was submitted requesting approval of a Coastal Development Permit, Architectural Review and Lot Merger to allow the construction of a an approximately 950 square-foot addition to an existing single-family residence that will include a 636 square-foot accessory dwelling unit and a 305 square foot floor area expansion of an existing single-family residence at 321 Granelli Avenue in the R-1 Single-Family Residential Zoning District and the Residential Medium Density General Plan designation (APN 056-135-470 and 056-135-240); and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Community Development Director conducted a duly noticed review of the project; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit for the construction of the addition to the existing residence and new accessory Dwelling Unit are exempt from CEQA pursuant to California Code of Regulations Section 15301 and 15303 which exempt construction of accessory dwelling units and additions and 15305 which exempts minor alterations in land use limitations that do not result in creation of a new parcel; and

WHEREAS, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-21-030.

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director on July 28, 2021.

APPROVED:

Jill Ekas, Community Development Director

EXHIBIT A
FINDINGS AND EVIDENCE
COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-21-14
PDP-21-030

Coastal Development Permit – Findings for Approval

The required Administrative Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The project consists of construction of an addition, that will include an accessory dwelling unit (ADU), to an existing single-family residence on an infill site in an existing neighborhood where public services and infrastructure are currently provided to the site. Additionally, the proposal includes merging three lots on which the existing home was built. The project was reviewed by the City of Half Moon Bay Public Works, Building Division, and Water District. No public safety or insufficient infrastructure concerns were identified during any of the reviews. Coastside County Water District water service and City sewer service are provided to the site and includes sufficient water and sewer capacity to allow for the construction of the ADU on the site. A separate water meter will not be required. The project will conform to all City requirements, will not impact coastal resources and is consistent with the policies of the City's Land Use Plan (LUP).

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Compliance: The subject site is not adjacent to a mapped environmentally sensitive habitat area.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

Compliance: The subject site is over 1,000 feet west of Highway 1 and is screened by existing buildings in a fully developed residential neighborhood and is not visible from the scenic corridor.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance*

the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.

Compliance: The project site is not located along a primary access route from Highway 1 and the proposed development will not affect coastal access.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The proposed development is not located at or near identified archaeological or paleontological resources. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: The project is consistent with the City's annual population limitation system in that a Measure D Certificate was issued prior to the submittal for the Coastal Development Permit for this accessory dwelling unit. Therefore, the proposal is in conformance with the City's growth management program.

3. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

Evidence: The proposed development conforms to the requirements of the R-1 Single Family Residential Zoning District, which allows ADUs, and to Chapter 18.33 of the Zoning Code. The proposed setbacks, lot coverage, height, parking, and use meet the requirements of the R-1 Zoning District and other relevant provisions of the Zoning Code. Per Section 18.33.040 (I), short term rental (less than 30 days) of the new ADU is not allowed.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: The site is developed with a single-family residence in an existing developed neighborhood where utilities and services are provided to the site. Both the sewer and water service for the single family is sufficient to allow for the establishment of the new ADU.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The subject property is not located between the sea and the first public road parallel to the sea.

Architectural Site and Design Review – Findings

The required Architectural and/or Site and Design Review for the addition may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city.*

Evidence: Zoning Code Section 18.06.010 states that the intent of the residential chapter is to establish residential districts and guide the orderly development within each district. It further states that the residential district regulations are intended to ensure provision of adequate light, air, privacy and open space for each dwelling by establishing reasonable development standards for the mass, scale and location on a building site for all new residential construction and to achieve a high standard of site and building design and design compatibility with surrounding neighborhoods. The proposed project has been designed in conformance with the requirements of the R-1 Single-Family Residential Zoning District. The addition is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include ensuring compatible design within existing neighborhood contexts.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

Evidence: The addition will improve upon the desirability of living and working conditions on the subject property by providing a more functional living space.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

Evidence: The location of the new addition would be visible from Granelli Avenue. The design of the proposed addition conforms to the recommendations of the Residential Design Guidelines in regard to site design, massing and scale, roof form, privacy, window design, and materials and colors and is consistent with the exterior materials colors and roof design of the existing home.

The design of the proposed addition generally reflects the neighborhood pattern in terms of site design. The orientation of the proposed house and its front setback follow the existing pattern on this block of Johnston Street.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The project is Categorically Exempt pursuant to California Code of Regulations Section 15301 and 15303 which exempt construction of accessory dwelling units and additions and 15305 which exempts minor alterations in land use limitations that do not result in creation of a new parcel.

EXHIBIT B
CONDITIONS OF APPROVAL
COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-21-14
PDP-21-030

A. The following Conditions shall apply to the subject site to the satisfaction of the Community Development Director:

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled “Cislino ADU and Home Renovation” dated June 28, 2021, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require approval of a major modification per Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require approval of a major modification per Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. SHORT-TERM RENTALS PROHIBITED. The accessory dwelling unit approved herein may be rented in full or in part for the purpose of overnight lodging for terms of thirty or more consecutive days, but shall not be rented for shorter terms or subleased pursuant to Section 18.33.040(I) of the Half Moon Bay Municipal Code. (Planning)
5. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
6. SIDEWALK MAINTENANCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any sidewalks along the project frontage in a safe and non-dangerous condition. Sidewalk maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)

B. The following Conditions shall be fulfilled to the satisfaction of the Community Development Director prior to the issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. CONSTRUCTION PLANS. File Number PDP-21-030 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout. **Construction plans submitted for building permit(s) shall include a plan sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and other improvements in the public right-of-way meeting City standards.** (Planning)
3. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer. (Engineering)
4. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)
5. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Prior to the issuance of building permits, a storm water management-treatment plan shall be submitted showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
 - a) Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
 - b) Direct roof runoff into vegetated areas;
 - c) Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
 - d) Direct runoff from driveways and /or uncovered parking lots into vegetated areas;

- e) Construct sidewalks, walkways, and/or patios with permeable surfaces; or
 - f) Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
6. UNDERGROUND UTILITIES/SERVICES. New electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)
 7. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
 8. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)
- C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during construction:**
1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)
 2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
 3. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:

- All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
 - Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
 - Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
 - Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
 - Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
4. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
 5. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the current California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)
 6. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)
 7. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m.

Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)

8. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
9. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)
10. ENCROACHMENT PERMIT. No construction activity shall occur, and no pedestrian and vehicular traffic control shall be installed within the City right-of-way or affecting the City's improvements prior to obtaining an encroachment permit from the City. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer. Traffic control shall conform to Caltrans/MUTCD Standard Plans for Traffic Control in Construction and Maintenance Zones. (Engineering)

D. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to issuance of an occupancy permit:

1. DISPLAY OF ACCESSORY DWELLING UNIT STREET ADDRESS. Prior to issuance of a Certificate of Occupancy, the accessory dwelling unit shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4-inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire/Building)

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Administrative Coastal Development Permit (CDP) shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit.

4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

(Signature)

(Date)

GRAPHICAL LEGEND

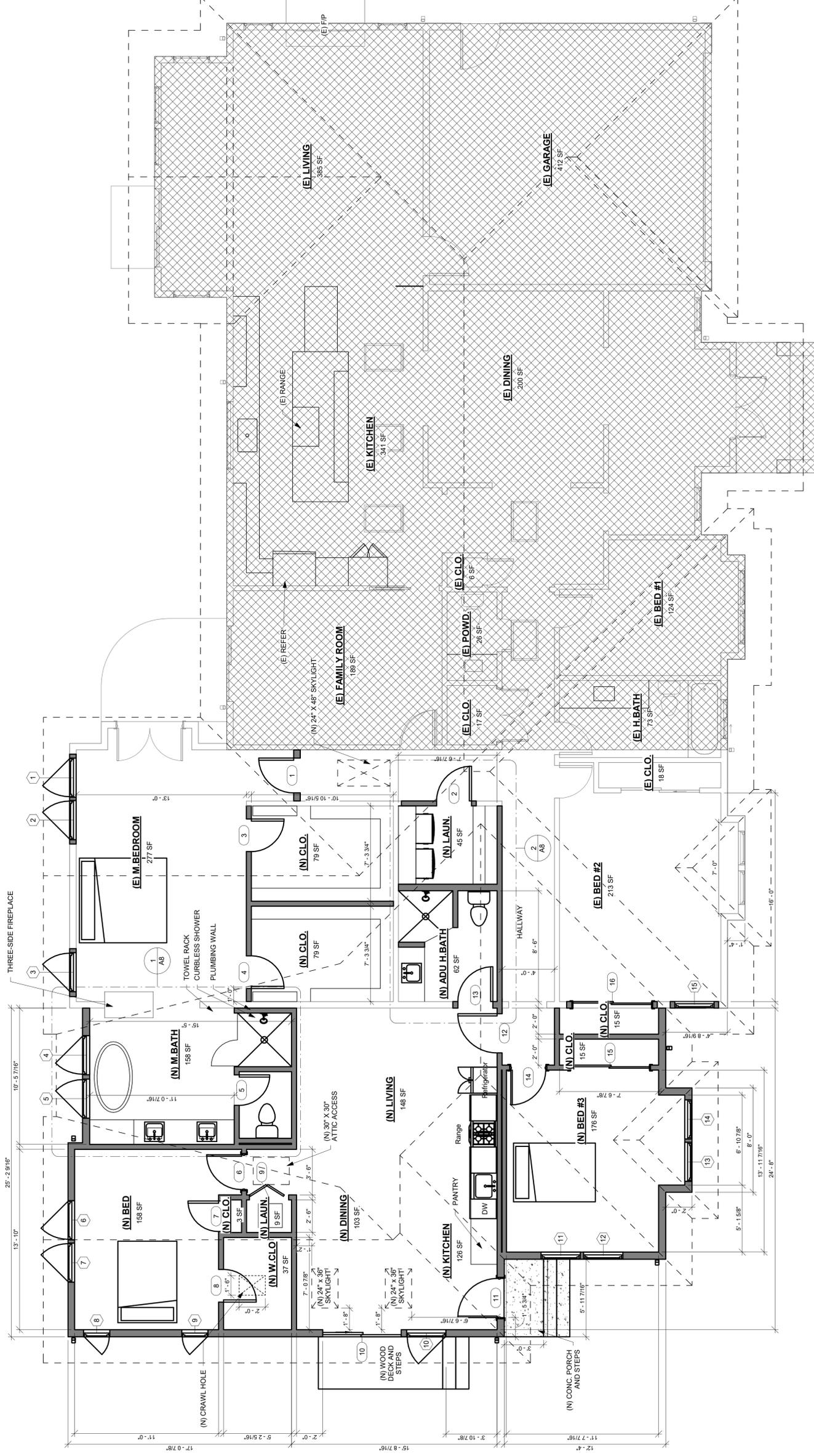
- EXISTING ———
- ELEMENT ABOVE - - - - -
- ELEMENT BELOW - ·····
- NEW ———
- DEMOLITION [diagonal lines]
- AREA OF NO WORK [cross-hatch]
- STORM DRAIN —SD—
- ELECTRICAL LINE —E—
- WATER LINE —W—
- GAS LINE —G—
- SEWER LINE —S—
- FIBER ROLLS [rectangle]
- DRAIN PIPE —D—
- DIRECTION OF SURFACE DRAINAGE FLOW [arrow]

PROPOSED DOOR SCHEDULE

TAG	DESCRIPTION	WIDTH	HEIGHT	NOTES
1	Doors	2'-8"	6'-8"	INSTALL NEW DOOR
2	Doors	2'-8"	6'-8"	INSTALL NEW DOOR
3	Doors	2'-6"	6'-8"	INSTALL NEW DOOR
4	Doors	2'-6"	6'-8"	INSTALL NEW DOOR
5	Doors	2'-4"	6'-8"	INSTALL NEW DOOR
6	Doors	2'-8"	6'-8"	INSTALL NEW DOOR
7	Doors	2'-4"	6'-8"	INSTALL NEW DOOR
8	Doors	2'-6"	6'-8"	INSTALL NEW DOOR
9	Bifold Doors	7'-0"	7'-0"	INSTALL NEW DOOR
10	Sliding Doors	6'-0"	6'-8"	INSTALL NEW TEMPERED GLASS SLIDING DOOR
11	Doors	3'-0"	6'-8"	INSTALL NEW DOOR WITH TEMPERED GLASS PANEL
12	Doors	3'-0"	6'-8"	INSTALL NEW DOOR
13	Doors	2'-8"	6'-8"	INSTALL NEW DOOR
14	Doors	2'-8"	6'-8"	INSTALL NEW DOOR
15	Doors	6'-0"	6'-8"	INSTALL NEW DOOR
16	Doors	6'-0"	6'-8"	INSTALL NEW DOOR

PROPOSED WINDOW SCHEDULE

TAG	DESCRIPTION	WIDTH	HEIGHT	NOTE
1	Casement Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
3	Casement Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
2	Casement Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
4	Casement Windows	3'-0"	5'-0"	INSTALL NEW TEMPERED GLASS WINDOW
5	Casement Windows	3'-0"	5'-0"	INSTALL NEW TEMPERED GLASS WINDOW
15	Double-Hung Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
11	Double-Hung Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
12	Double-Hung Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
13	Double-Hung Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
14	Double-Hung Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
7	Casement Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
6	Casement Windows	3'-0"	5'-0"	INSTALL NEW WINDOW
9	Casement Windows	2'-0"	4'-0"	INSTALL NEW WINDOW
10	Casement Windows	3'-0"	5'-0"	INSTALL NEW TEMPERED GLASS WINDOW
8	Casement Windows	2'-0"	4'-0"	INSTALL NEW WINDOW



APPROVAL

OWNER/AGENT _____
GENERAL CONTRACTOR _____
SUBCONTRACTOR _____

NO.	REVISION/DESCRIPTION	DATE
1	PLANNING SUBMITTALS	04/21/21

SHEET TITLE:
**PROPOSED FLOOR
PLAN**

DRAWN BY: GDF/PL
DATE: _____

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR ANY DISCREPANCIES. DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNERS AND/OR CONTRACTORS ATTENTION.



GRASSROOTS REAL ESTATE CONSULTING

OVID, LLC
340 FREMONT ST. #3009
SAN FRANCISCO, CA 94105
415-584-9375
WWW.OVIDDESIGNDEVELOP.COM

CITY/COUNTY CODE NOTES

LOCAL JURISDICTION CODE NOTES

DWP NOTES

PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. FOLLOW THE ATTACHED LINK FOR THE ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS: [HTTPS://SUNNYVALE.CA.GOV/SERVICES/PERMITS.HTM](https://sunnyvale.ca.gov/services/permits.htm)

TO HANDLE DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASE, PLEASE REGISTER WITH GREEN HALO SYSTEMS AT SUNNYVALE.WASTETRACKING.COM. AFTER REGISTERING, PLEASE CALL SPECIALTY AT (408) 730-9900 FOR DEBRIS BINS. PER GREEN HALO'S PROCESS, SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN FOR DEMOLITION AND CONSTRUCTION PHASE FOR CITY REVIEW AND APPROVAL.

CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT TO PREVENT SAFETY AND OPERATIONAL ISSUES FOR THE MOVEMENT OF PEDETRIANS, CYCLISTS, AND VEHICULAR TRAFFIC.

203-760-70
AGRAMONTE PRINCIPATO ADU
217 CENTRAL AVE.
HALF MOON BAY, CA 94019

ISSUED: 03/29/2018

NO.	DESCRIPTION	DATE

GENERAL NOTES

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

JOB NUMBER: ##

SHEET:

A0.02

GENERAL NOTES

LIGHTING & ELECTRICAL

ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ELECTRICAL CODE.

PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.

ALL DEVICES SHALL BE "UL" APPROVED AND BEAR "UL" LISTING LABELS.

SEPARATE KITCHEN CIRCUITS TO BE PROVIDED FOR COUNTERTOP OUTLETS, REFRIGERATOR, AND DISHWASHER/DISPOSAL. PROVIDE MIN. 2-20AMP SMALL APPLIANCE BRANCH CIRCUITS

GFCI PROTECTION REQ'D ON ANY RECEPT. WITHIN 6 FEET OF SINK. PROVIDE GFCI AT ALL ELECTRICAL OUTLETS INSTALLED AT THE KITCHEN TO SERVE COUNTER TOP SURFACE. PROVIDE GFCI AT ALL EXTERIOR ELECTRICAL OUTLETS (CEC 210-52-d).

PROVIDE GFCI AT ALL ELECTRICAL OUTLETS INSTALLED AT THE KITCHEN TO SERVE COUNTER TOP SURFACE.

ELECTRICAL OUTLETS AT KITCHEN COUNTER SHALL BE SPACED 24" O.C. ALONG COUNTER TOP SO THAT NO POINT ALONG COUNTER IS MORE THAN 24" FROM AN OUTLET. AT ANY ISLAND, PROVIDE ACCESSIBLE OUTLET.

SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER ONE PLATE.

RCP DIMENSIONS ARE TO CENTERLINE OF FIXTURE & FINISH OF WALL, UNON. DIMENSIONS ON LIGHTING PLANS ARE FOR REFERENCE ONLY. RCP DIMENSIONS ARE TO BE USED FOR LOCATING CEILING FIXTURES.

GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE HIGH EFFICIENCY TYPE (TYPICALLY LED LUMINAIRES AT 60 LUMENS PER WATT). LIGHTS FOR DECORATIVE OR ACCENT EFFECT IS EXEMPT FROM THIS REQUIREMENT.

RECESSED CEILING FIXTURES SHALL BE "IC" (INSULATED COVER) APPROVED IF APPLICABLE.

PROVIDE GFCI AT ALL EXTERIOR ELECTRICAL OUTLETS (CEC 210-52-d). SEE CASEWORK DETAILS FOR LIGHTING, ELECTRICAL AND HVAC GRILLES INTEGRATED W/ CABINETS

S.M.D. FOR DUCT AND GRILLE SIZING.

AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS (CFC 210.52(E)).

PROVIDE TWO OR MORE 20 AMP. APPLIANCE BRANCH CIRCUITS SERVING ALL RECEP. OUTLETS INCLUDING REFRIGERATION EQUIPMENT IN THE KITCHEN, PANTRY, BREAKFAST RM OR SIMILAR AREAS OF A DWELLING UNIT. SUCH CIRCUITS WHETHER TWO OR MORE ARE USED, SHALL HAVE NO OTHER OUTLETS.

DESIGN AND LOCATIONS OF CEILING MOUNTED FIRE SPRINKLERS, SPEAKERS, AND OTHER LOW VOLTAGE FIXTURES T.B.D. KEEP ALIGNED WITH LIGHTING WHEREVER POSSIBLE. COORDINATE LOCATIONS W/ DESIGN CONSULTANT.

CEILINGS TO BE G.W.B. UNLESS NOTED OTHERWISE. SEE FINISH SCHEDULE AND SPECS.

FINISHES OF CONTROLS TO BE DETERMINED BY DESIGN CONSULTANT AND INTERIOR DESIGNER.

ALL NEW KEYPADS, DOOR JAMB SWITCHES, SWITCHED RECEPTACLES, DIMMED RECEPTACLES, WALL DIMMERS AND SWITCHES TO BE WIRED THROUGH RARIO RA SYSTEM.

WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

MOTION SENSORS TO BE DETERMINED BY DESIGN CONSULTANT. LOCATIONS SHOWN ON DRAWING ARE FOR CONTROL PURPOSES ONLY. LOCATE AS REQUIRED.

A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE

PLUMBING

ALL (N) TOILETS TO HAVE A MAX. 1.28 GALLON/FLUSH PER 2019 CPC 411.2.2.

ALL (N) SHOWERHEADS TO HAVE A MAX. 1.8 GPM AT 80 PSI PER 2019 CPC 408.2.

ALL (N) KITCHEN FAUCETS TO HAVE A MAX. 1.8 GPM AT 60 PSI PER 2019 CPC 417.1.1.

ALL (N) RESIDENTIAL LAVATORY FAUCETS TO HAVE A MAX. 1.2 GPM AT 60 PSI AND MIN. 0.8 GPM AT 20 PSI PER 2019 CPC 407.2.

SHOWERS AND TUB SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD PER 2019 CPC 408.3.

PRESSURE ABSORBING DEVICE REQUIRED ON WATER LINE CLOSE TO QUICK ACTING VALVES.

PROVIDE APPROVED ANCHORS OR STRAPS TO RESIST SEISMIC DISPLACEMENT FOR W.H. (OR WATER STORAGE TANKS) PER 2019 CPC 507

GENERAL

PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATIONS SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN FIELD.

DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

SMOKE DETECTORS TO BE INSTALLED (HARD WIRED) IN EACH BEDROOM, OUTSIDE AND IN IMMEDIATE VICINITY OF EACH BEDROOM, AND ALONG PATH OF EGRESS. PROVIDE SMOKE DETECTORS PER CRC R314.3.

A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED FOR ALL STAIRS.

NFRC TEMPORARY LABELING ON THE NEW WINDOW SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.

MOISTURE CONTENT OF BUILDING MATERIALS. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

CALIFORNIA TITLE 24 COMPLIANCE

GENERAL

- ALL LOW EFFICACY LIGHTING WILL BE CIRCUITED THROUGH DIMMERS
- ALL HIGH EFFICACY LIGHTING WILL BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING
- ALL FLUORESCENT LIGHTING WILL USE ELECTRONIC BALLASTS
- ALL LED LIGHTING SHALL BE CERTIFIED TO THE ENERGY COMMISSION IN ORDER TO BE CONSIDERED HIGH EFFICACY
- ALL FLUORESCENT BALLASTS MUST BE CERTIFIED TO THE ENERGY COMMISSION IN ORDER TO BE CONSIDERED HIGH EFFICACY, AND MEET THE FOLLOWING:
 - a. MINIMUM RATED LIFE OF 30,000 HOURS AT MAXIMUM RATED CASE TEMPERATURE AND
 - b. DIMMING BALLASTS TO HAVE BALLAST FACTOR OF .85 AND NON-DIMMING BALLASTS TO HAVE A BALLAST FACTOR OF .90
- ALL RECESSED LUMINAIRES IN INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AIR TIGHT.

KITCHEN

- ALL PERMANENTLY INSTALLED LIGHTING MUST BE HIGH EFFICACY (*), USE ELECTRONIC BALLASTS (IF OVER 13W) AND BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING
- * ALTERNATE: UP TO 50% RATED RELAMPING WATTAGE TO BE LOW EFFICACY, PROVIDED THEY ARE CONTROLLED VIA SEPARATE SWITCHES FROM THOSE CONTROLLING HIGH EFFICACY LUMINAIRES. LIGHTING INTERNAL TO CABINETS IS NOT CONSIDERED WHEN DETERMINING 50% HIGH EFFICACY WATTAGE.

BATHROOMS, CLOSETS (OVER 70 SQ.FT.), AND UTILITY ROOMS

- ALL PERMANENTLY INSTALLED LIGHTING TO BE HIGH EFFICACY, CONTROLLED BY A VACANCY SENSOR, OR CONTROLLED BY A DIMMER SWITCH OR CERTIFIED OCCUPANT SENSOR(S) WITH MANUAL-ON SENSOR AND NO "ALWAYS-ON" OPTION.

ALL OTHER ROOMS (DINING, BEDROOM, HALLWAY, ETC.)

- ALL PERMANENTLY INSTALLED LIGHTING TO BE HIGH EFFICACY, CONTROLLED BY A VACANCY SENSOR, OR CONTROLLED BY A DIMMER SWITCH OR CERTIFIED OCCUPANT SENSOR(S) WITH MANUAL-ON SENSOR AND NO "ALWAYS-ON" OPTION.

EXTERIOR LIGHTING ATTACHED TO BUILDING

- ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY (*), USE ELECTRONIC BALLASTS (IF OVER 13W) AND BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING
- * ALTERNATE: MANUAL ON/OFF SWITCH MOTION SENSOR PLUS: PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM
- ALL OUTDOOR LIGHTING IS TO BE H.E. LIGHTING UNLESS LIGHTING IS:
 - 1) CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL
 - 2) OF LANDSCAPE LIGHTING (NOT ATTACHED TO BUILDING)
 - 3) IN OR AROUND SWIMMING POOLS OR WATER FEATURES

MECHANICAL

TERMINATE GAS VENT PER SFMC CHAPTER 8.

DRYER EXHAUST DUCT: 14'-0" MAX. WITH 2-90" PER SFMC-504.3 OR PER MANUF. VENT TO EXT. PROVIDE BOOSTER FAN PER CODE IF REQUIRED (FANTECH #RVF4XL EXT. MTD FAN OR EQ.).

PROVIDE 100 SQ.IN. NET OPENING FOR DRYER MAKE-UP AIR PER SFMC-504.3.2.

PER SFBC 1203.4.2.1, BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, OR SIM. BATHING FIXTURES TO BE MECH. VENTILATED PER SFMC.

TERMINATE ALL ENVIRONMENTAL AIR EXHAUST DUCTS (KITCHEN, RANGE, HOOD, BATHROOM FAN, DRYER) MIN. 3 FT. FROM ANY OPENING OR PROPERTY LINE PER SFMC 504. PROVIDE BACK DRAFT DAMPER (B.D.D.), KITCHEN HOOD MIN. 100 CFM.

PER SFMC TABLE 4-4, PROVIDE EXHAUST FAN (MIN. 50 CFM).

PROVIDE MECHANICAL VENTILATION PER SFMC CH.4 & TABLE 4-1.

PROVIDE FIREPLACE VENT/FLUE PER MANUF. SFMC. & CEC 150(e)1. GAS F.P. IN SLEEPING ROOMS TO BE DIRECT VENT ONLY OR LISTED BY MANUF. FOR BEDROOM USE (SEE SFM 908).

CONTRACT

CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE (2018 UMC)
- 2019 CALIFORNIA PLUMBING CODE (2018 UPC)
- 2019 CALIFORNIA FIRE CODE (2018 IFC)
- 2019 LOCAL MUNICIPAL AMENDMENTS TO CA CODES

EXISTING CONDITIONS: Conditions shown on the drawings are as shown on the original drawings or as observed on the site, but their accuracy is not guaranteed. Contractor shall verify all dimensions and conditions at the site. All discrepancies shall be reported to Design Consultant prior to proceeding with the work.

THE CONSTRUCTION DOCUMENTS: are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.

PERMITS: The contractor shall obtain and pay for all fees and permits relating to the project except for the General Building Permit Plan Check Fee, which is the responsibility of the owners.

EXAMINATION OF THE SITE and portions thereof which will affect this work shall be made immediately by the Contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work. No allowance shall be made for any extra expense to which he may be due because of failure or neglect on his part to make such examinations. Any conflicts or omissions, etc., shall be reported to the Design Consultant before proceeding with any work.

WORK PERFORMED: All work listed, shown or implied on any construction document shall be supplied and installed by the Contractor except where noted. The Contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance to manufacturers requirements. Work required under this Contract shall include all labor, materials, equipment, etc., necessary to complete this project. All materials shall be new and unused, unless specifically noted, and be of a quality acceptable by industry standards.

ANY ERRORS, OMISSIONS, OR CONFLICTS found in the various parts of the construction documents shall be brought to the attention of the Design Consultant and the Owner before proceeding with the work.

DESIGN CONSULTANT: Where referenced in notes, Design Consultant shall be OVID, LLC. Building Owner shall be referred to as "owner".

QUESTIONS: All questions regarding project either during bidding phase or during construction shall be directed to the Designer, M. Corbin Jones at (415)

CONSTRUCTION

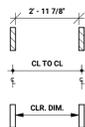
SCHEDULE OF CONSTRUCTION: Contractor shall provide Design Consultant and Owner with a complete cost breakdown and schedule of construction for this project prior to commencement of work.

BUILDING CODES: All construction work, architectural, mechanical, plumbing, electrical, etc., shall conform to the latest Edition of the California Building Code (2019 CBC), California Green Building Standards Code (CALGreen 2019) and the latest edition of all governing codes and regulations as adopted by the local agencies. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.

CONSTRUCTION DOCUMENTS: The Contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The Contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.

DETAILS: Details shown are typical. Similar details apply in similar conditions.

DIMENSIONS: All dimensions on construction drawings are to face of structure, e.g., face of stud (F.O.S.), or face of concrete (F.O.C.), unless otherwise noted to be the Center Line of a mullion, a partition, or a column line, etc., or to Face of Finish for clear dimensions. Vertical dimensions are to top of plate or top of subfloor in section or elevation unless otherwise noted.





SHEET NOTES

203-760-70
AGRAMONTE PRINCIPATO ADU
217 CENTRAL AVE.
HALF MOON BAY, CA 94019

ISSUED: 03/29/2018

NO.	DESCRIPTION	DATE

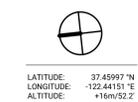
SITE PLANS

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

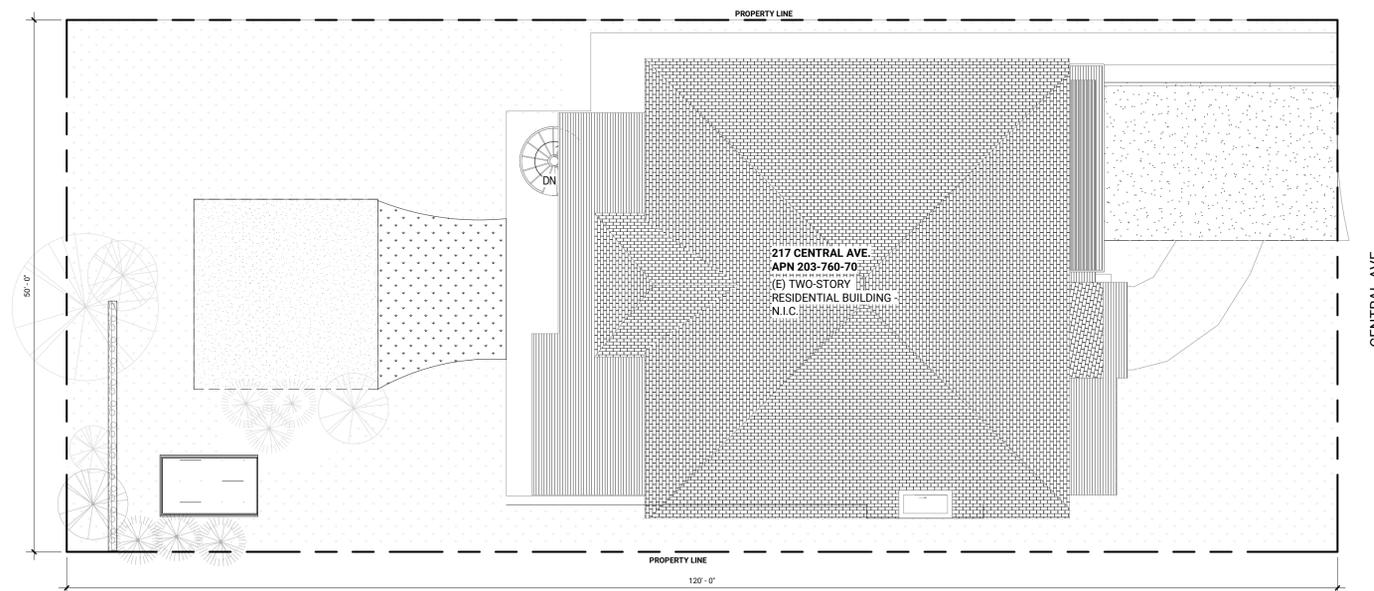
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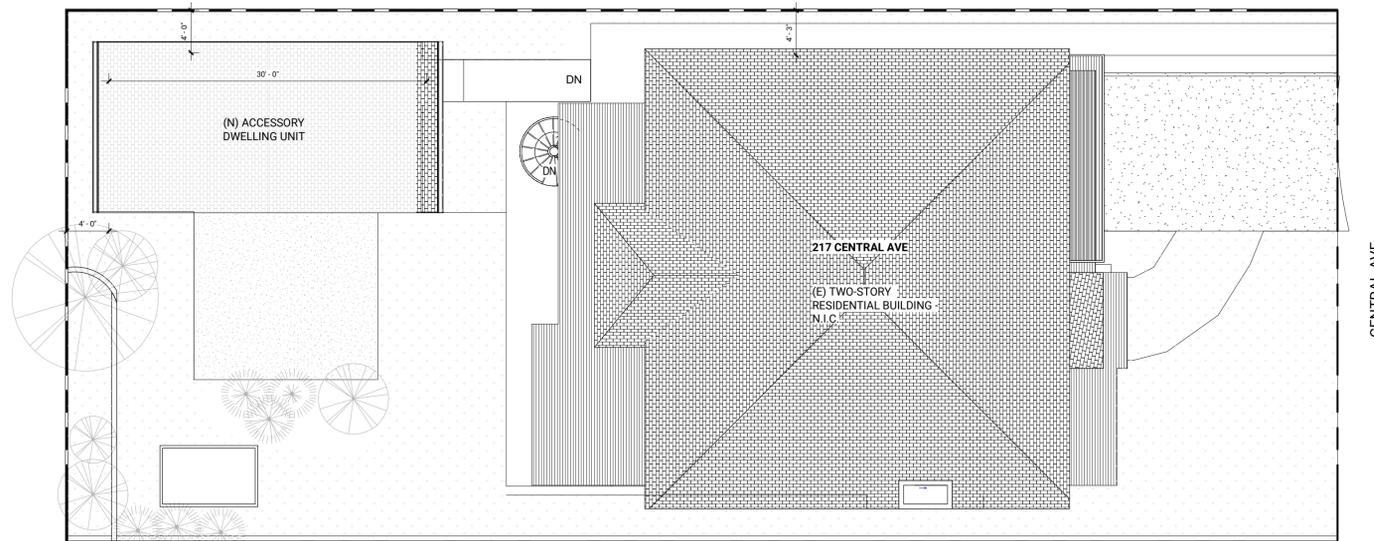
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LATITUDE: 37.45997° N
LONGITUDE: -122.44151° W
ALTITUDE: +16m/52.2



2 SITE PLAN - EXISTING
1/8" = 1'-0"



1 SITE PLAN - PROPOSED
1/8" = 1'-0"



SHEET NOTES

203-760-70
AGRAMONTE PRINCIPATO ADU
 217 CENTRAL AVE.
 HALF MOON BAY, CA 94019

ISSUED: 03/29/2018

NO.	DESCRIPTION	DATE

ADU - PLANS & ELEVATIONS

SCALE: As Indicated

JOB NUMBER: ##

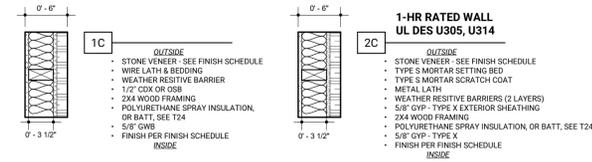
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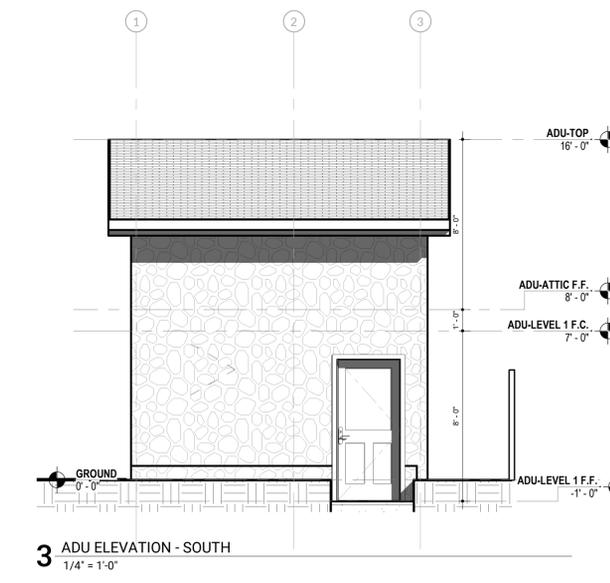
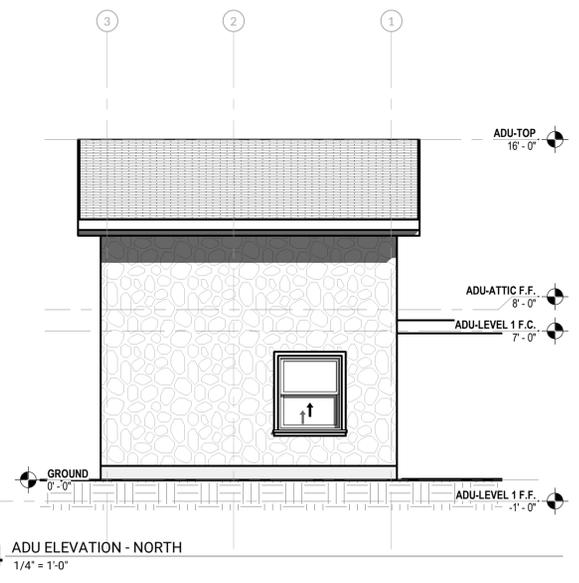
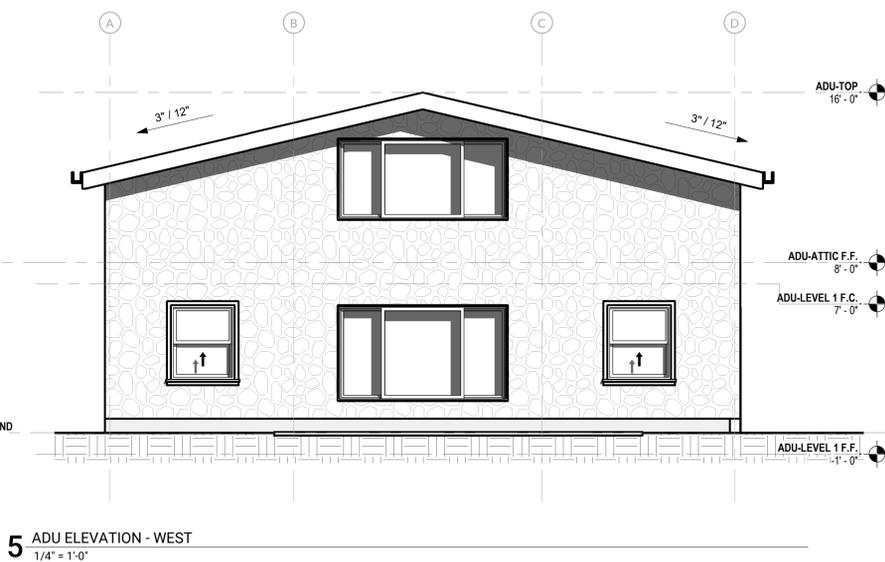
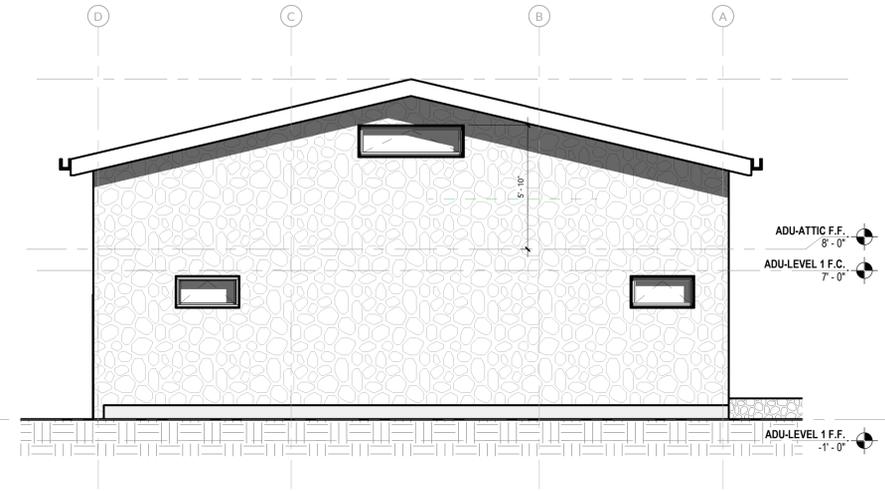
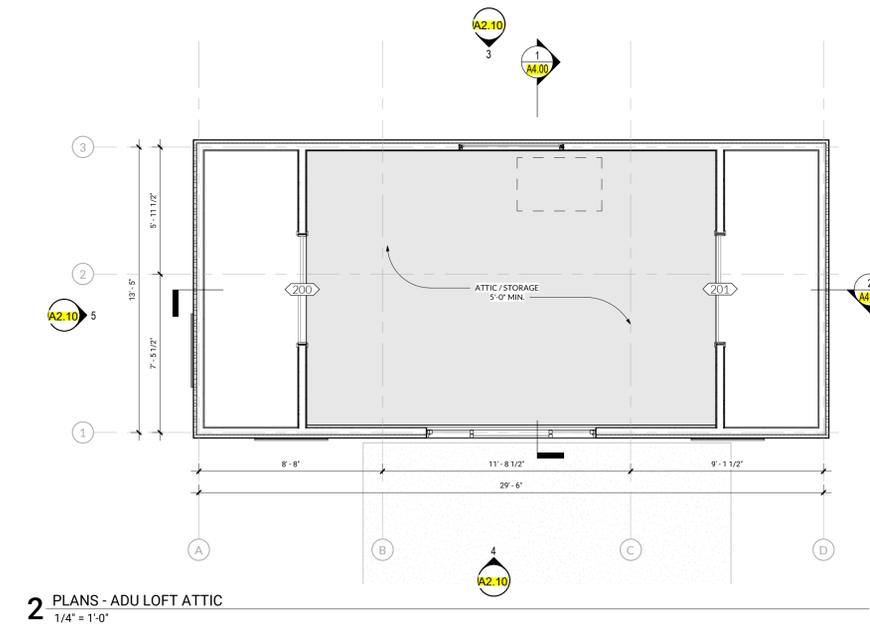
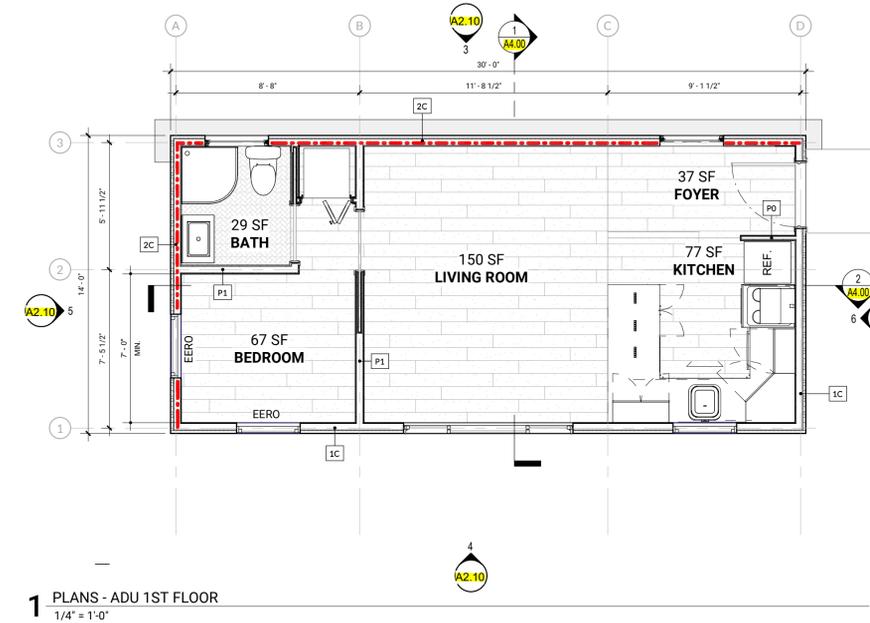
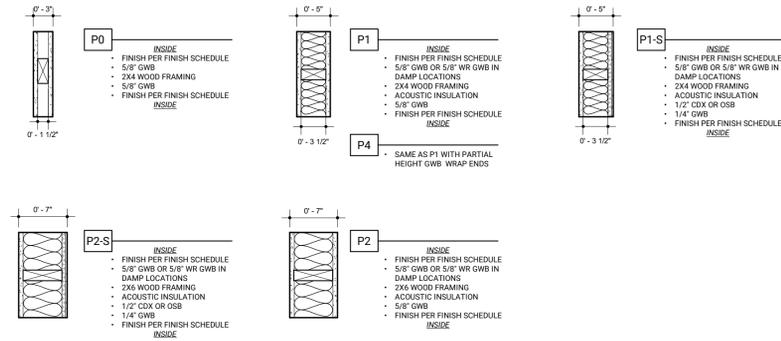


LATITUDE: 37.45997° N
 LONGITUDE: -122.44151° E
 ALTITUDE: +16m/52.2'

EXTERIOR WALL ASSEMBLIES



INTERIOR PARTITIONS





203-760-70
AGRAMONTE PRINCIPATO ADU
217 CENTRAL AVE.
HALF MOON BAY, CA 94019

ISSUED: 03/29/2018

NO.	DESCRIPTION	DATE

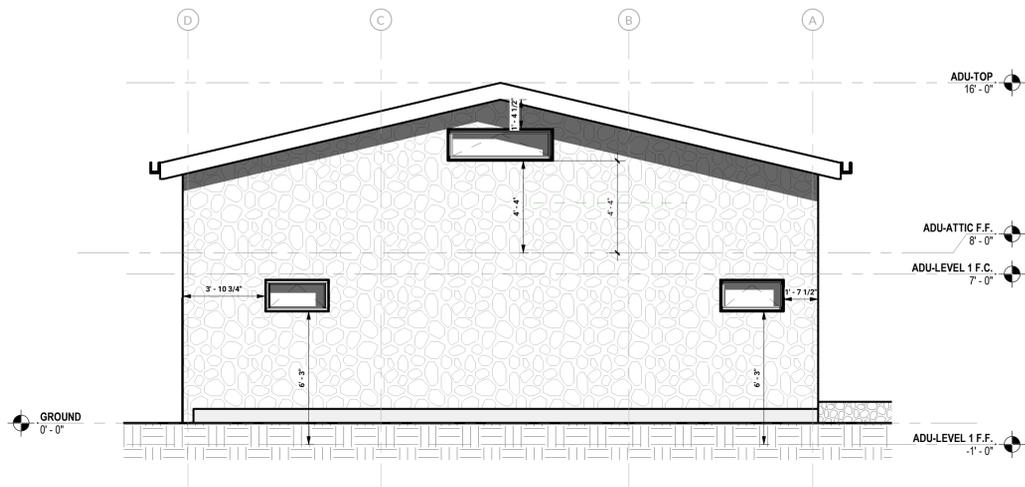
ADU - DIMENSION PLAN

SCALE: As Indicated

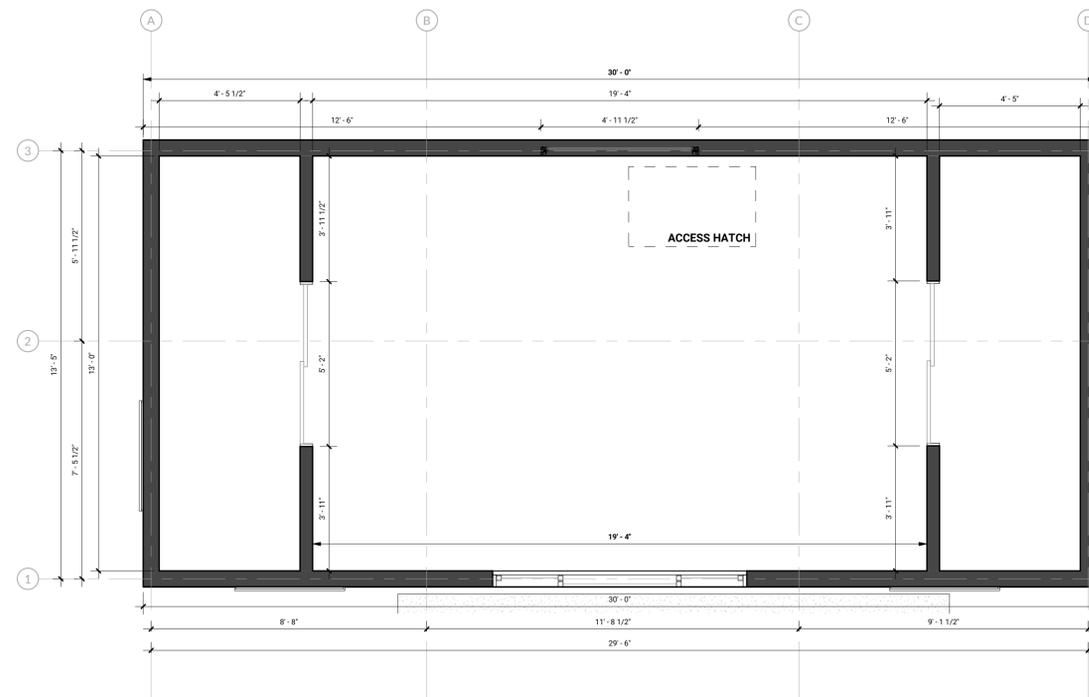
JOB NUMBER: ##

SHEET:

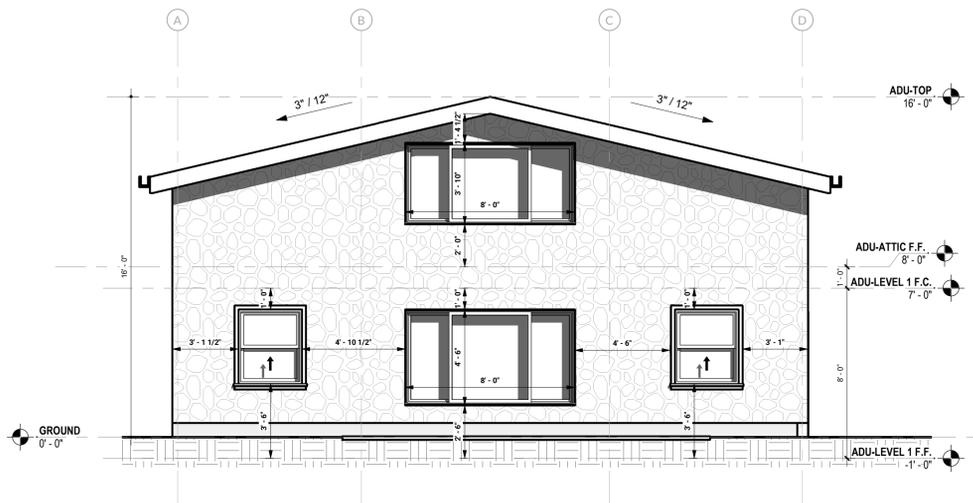
A2.10



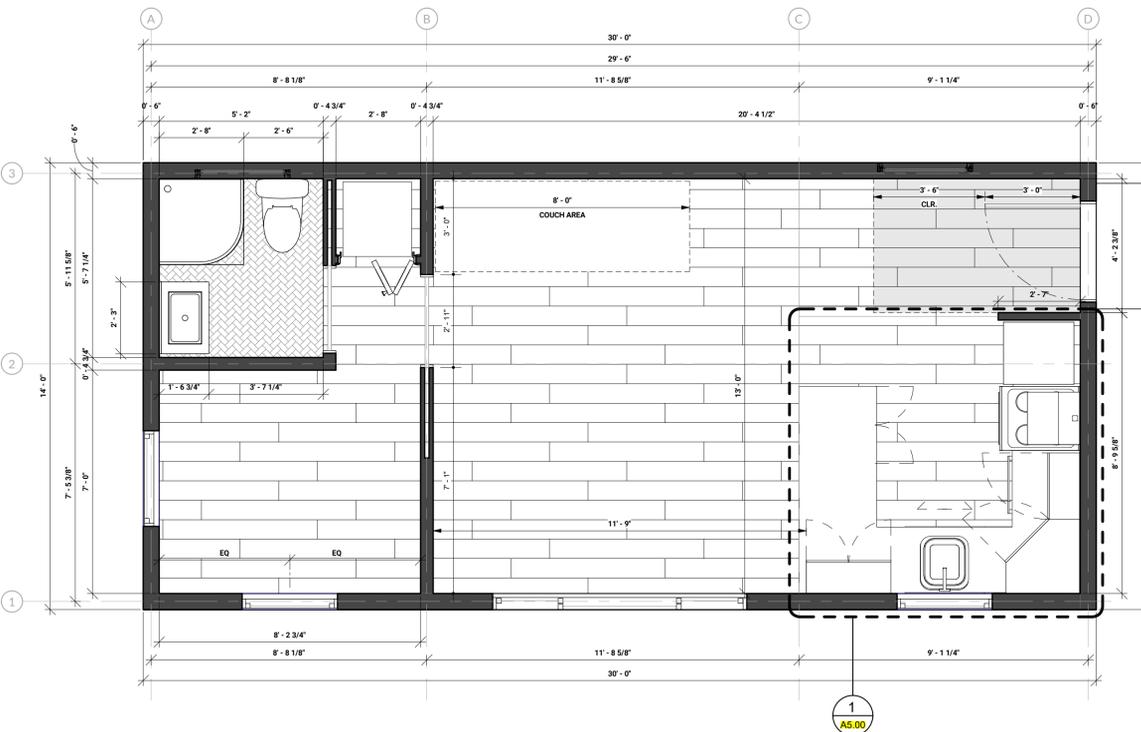
3 ADU ELEVATION - EAST DIMENSIONS
1/4" = 1'-0"



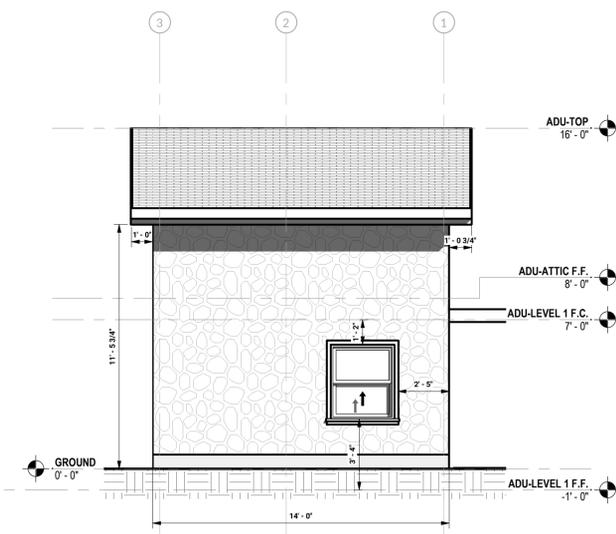
2 PLANS - ADU CLEARSTORY DIMENSIONS
3/8" = 1'-0"



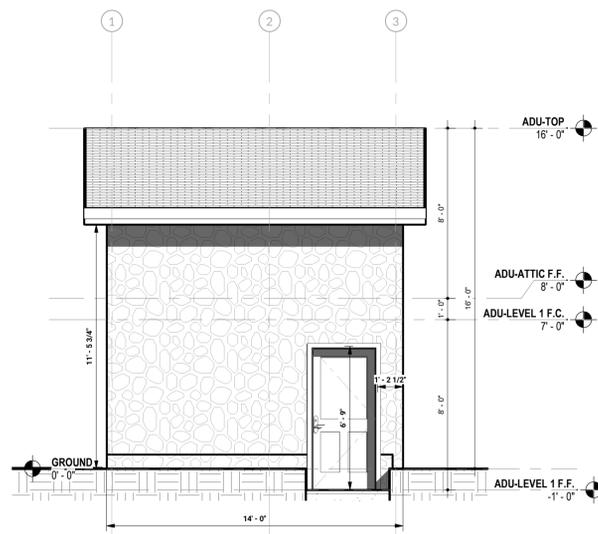
4 ADU ELEVATION - WEST DIMENSIONS
1/4" = 1'-0"



1 PLANS - ADU 1ST FLOOR DIMENSIONS
3/8" = 1'-0"



5 ADU ELEVATION - NORTH DIMENSIONS
1/4" = 1'-0"



6 ADU ELEVATION - SOUTH DIMENSIONS
1/4" = 1'-0"



SHEET NOTES

203-760-70
AGRAMONTE PRINCIPATO ADU
217 CENTRAL AVE.
HALF MOON BAY, CA 94019

ISSUED: 03/29/2018

NO.	DESCRIPTION	DATE

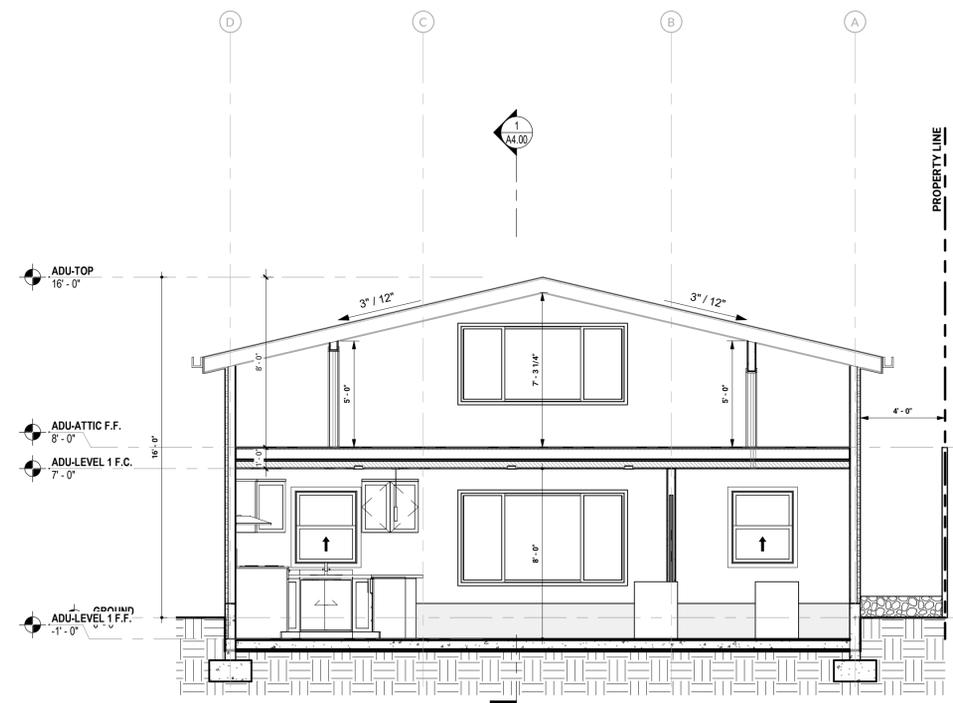
ADU - SECTIONS

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

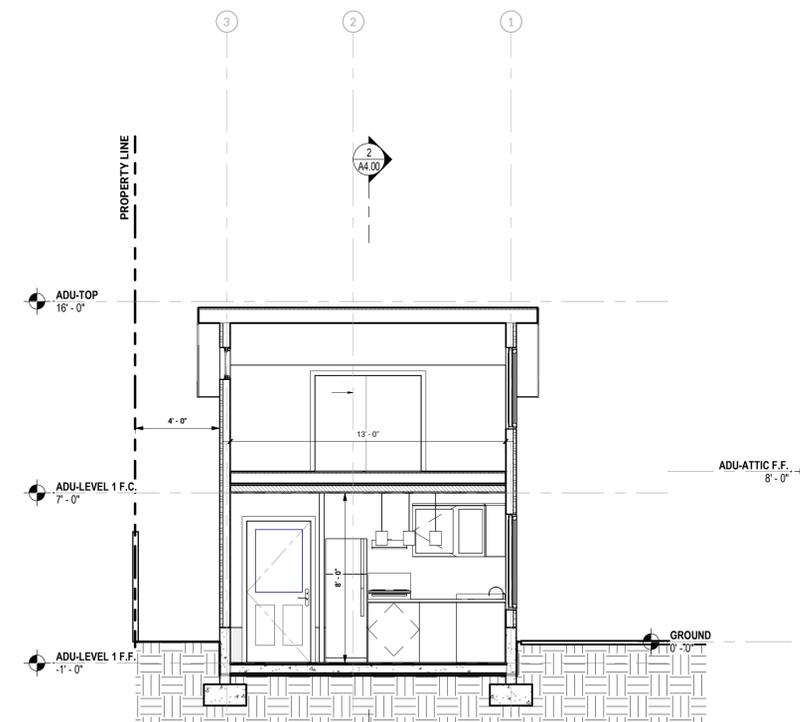
JOB NUMBER: ##

SHEET:

A4.00



2 SECTION - NW PROPOSED
1/4" = 1'-0"



1 SECTION - SW PROPOSED
1/4" = 1'-0"



203-760-70
AGRAMONTE PRINCIPATO ADU
217 CENTRAL AVE.
HALF MOON BAY, CA 94019

SHEET NOTES

LEGEND - INTERIORS

- (XXX) FINISH MATERIAL - SEE SCHEDULE A10.1
- (X.X) WALL / PARTITION TYPE- SEE A8.1
- (XXX) FIXTURE & ACCESSORY- SEE SCHEDULE A10.1

PLUMBING FIXTURES

- (LS2) LAVATORY
- (LF2) LAVATORY FAUCET
- (WC2) WATER CLOSET
- (BT1) BATHTUB / SHOWER
- (BT2) BATHTUB / SHOWER CONTROLS
- (BS1) SHOWER
- (BS2) SHOWER CONTROLS
- (KS1) KITCHEN SINK
- (KF1) KITCHEN FAUCET

BATH FIXTURES & ACCESSORIES

- (M) TOILET PAPER HOLDER
- (M) SHOWER ROD
- (M) TOWEL BAR
- (M) TOWEL HOOK
- (M) WALL MOUNTED SHELF
- (C) LIGHTED MIRROR

KITCHEN FIXTURES & APPLIANCES

- (A3) REFRIGIRATOR
- (A4) DISHWASHER
- (A5) RANGE
- (A6) OVER-THE-RANGE-MICROWAVE

UTILITY APPLIANCES

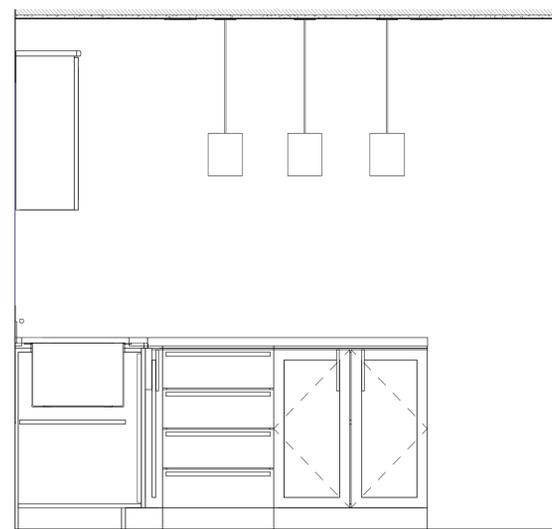
- (A1) WASHER
- (A2) DRYER



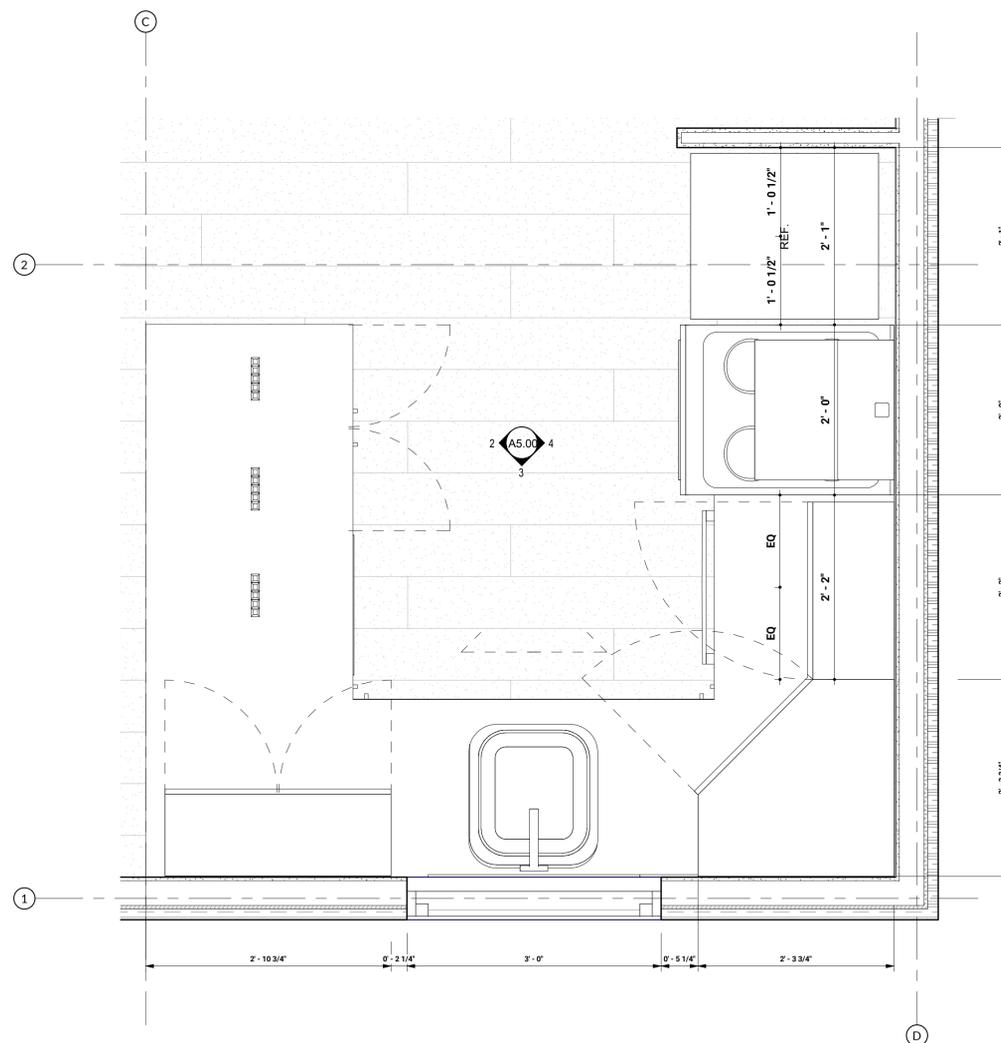
4 INT ELEVATION - ADU KITCHEN - E
3/4" = 1'-0"



3 INT ELEVATION - ADU KITCHEN - W
3/4" = 1'-0"



2 INT ELEVATION - ADU KITCHEN - N
3/4" = 1'-0"



1 ENLARGED PLANS - ADU KITCHEN
1" = 1'-0"

ISSUED: 03/29/2018

NO.	DESCRIPTION	DATE

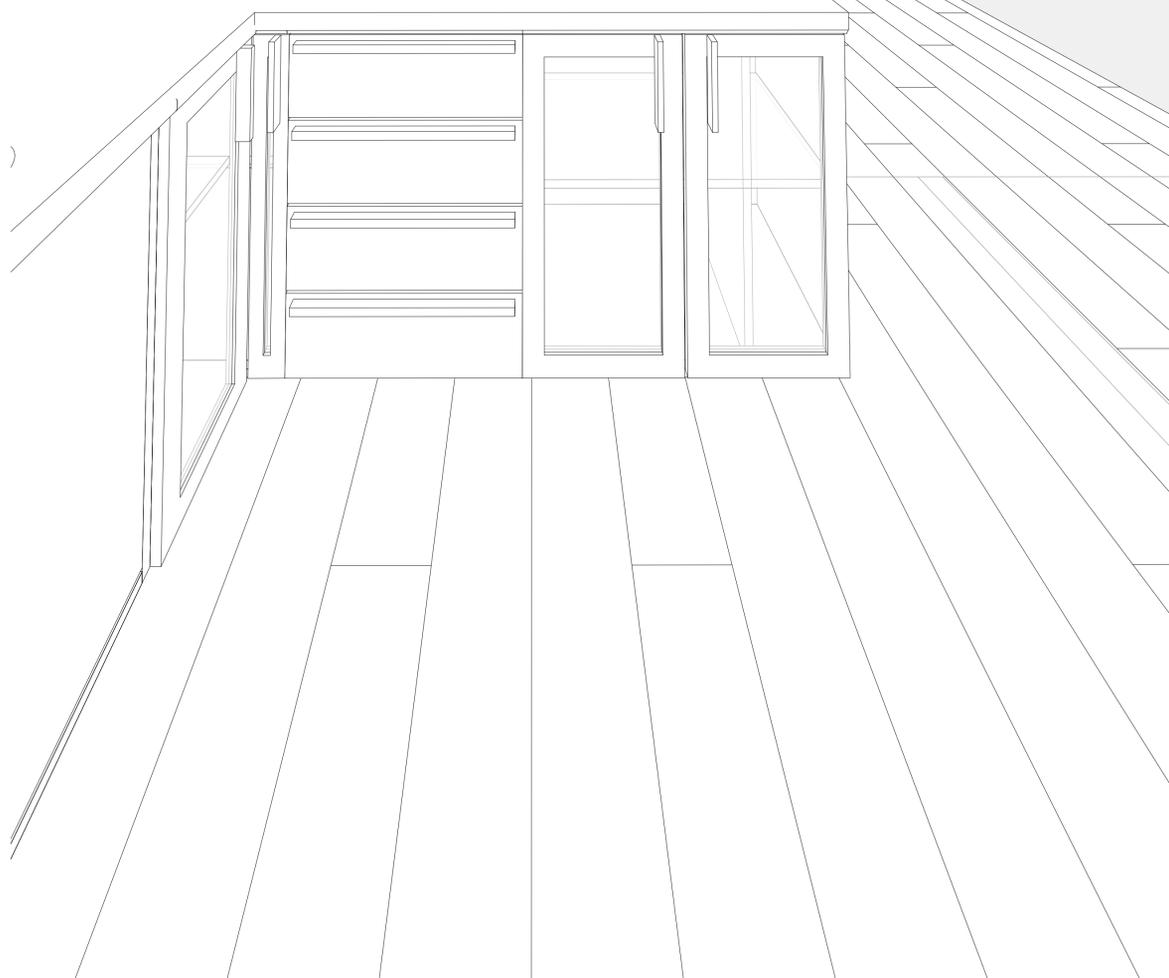
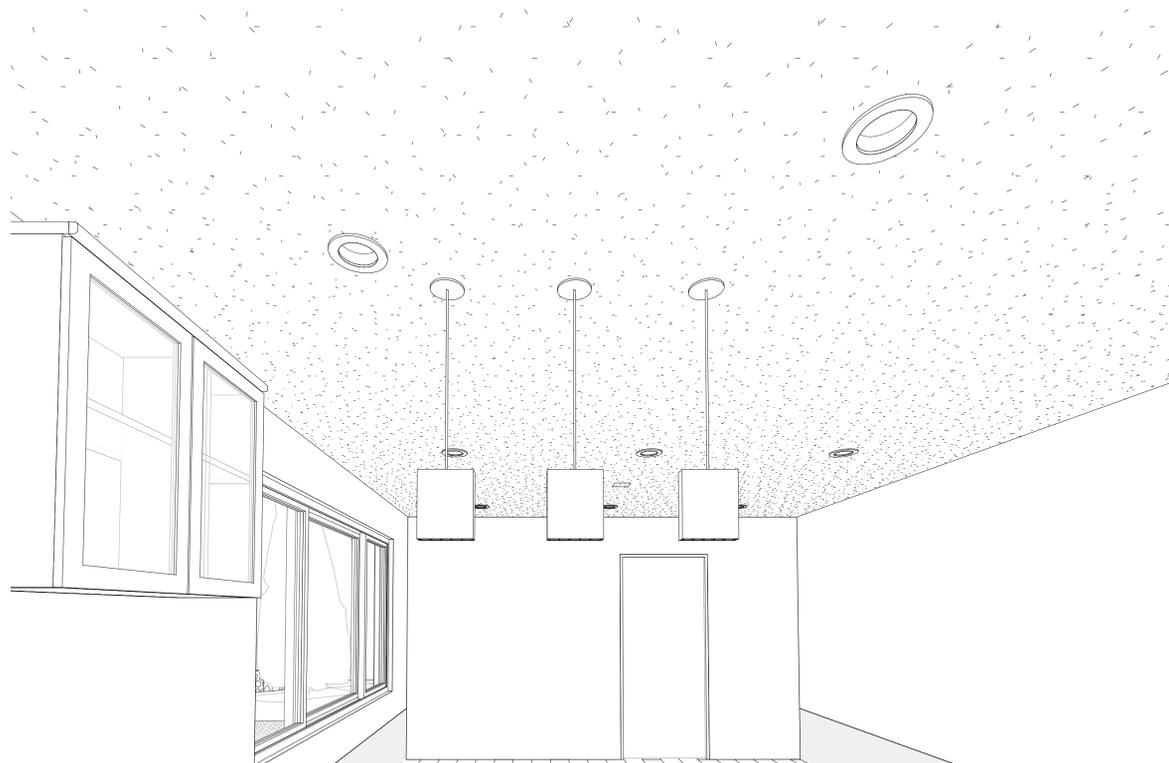
ADU - ENLARGED PLANS - KITCHEN

SCALE: As indicated

JOB NUMBER: ##

SHEET:

A5.00



3D View 4



3D View 1



3D View 2



3D View 3

203-760-70

AGRAMONTE PRINCIPATO ADU

217 CENTRAL AVE.
HALF MOON BAY, CA 94019

ISSUED:	01/30/21	
NO.	DESCRIPTION	DATE

INTERIOR PERSPECTIVES

SCALE:

JOB NUMBER: ##

SHEET:

A9.00

NO.	REVISION/DESCRIPTION	DATE
1	CONCEPT 1	04/27/21
2	PLANNING SUBMITTALS	05/06/21

SHEET TITLE:
PROJECT NOTES AND SPECIFICATIONS

DRAWN BY: *Author*
CAD FILE:

A3

ARCHITECTURAL

SCALE:

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL AND ELECTRICAL COMPONENTS.

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

ATTIC VENTILATION:

ATTIC AREA SECOND FLOOR (AA): 430 SQFT
VENTILATION REQUIRED: AA / 150 2.866 SQFT
NUMBER OF 0.3 SQFT ROOF VENTS: 4 FOR 1.2 SQFT
NUMBER OF 0.37 SQFT SOFFIT VENTS: 5 FOR 1.85 SQFT

TOTAL VENTILATION: 3.05 SQFT

NOTE: VENTS SHOWN ON PLANS FOR ILLUSTRATION PURPOSE ONLY.
LOCATION AND INSTALLATION TO BE CONFIRMED BY GENERAL CONTRACTOR.

This attic vent provides maximum airflow — 72 square inches of Net Free Ventilation Area (NFVA)* — without detracting from the aesthetics of the roof design. O'Hagin Standard Line of attic vents is available for contractor painting in 26 gauge G90 mill finish galvanized steel, 0.032 aluminum, 16 oz. copper, as well as a variety of pre-painted finishes.



PLUMBING NOTES:

1: Where a water heater is installed in an attic, attic-ceiling, floor-ceiling assembly, or floor-subfloor assembly where damage results from a leaking water heater, a watertight pan of corrosion resistant materials shall be installed beneath the water heater with not less than ¾ of an inch diameter drain to an approved location. [CPC 507.5]

2: Systems using gas or propane water heaters for individual dwelling units shall include the following requirements of CEnC 150.0(n)1:

- A. A dedicated 120V, 20-amp electrical receptacle, connected to the electrical panel with a 120/240-volt 3 conductor, 10 AWG copper branch circuit, that is within 3 feet from the water heater and accessible to the water heater with no obstructions; and
- i: Both ends of the unused conductor shall be labeled with the word spare and be electrically isolated; and
- ii: A reserved single pole circuit breaker space in the electrical panel adjacent to the branch circuit in A above and labeled with the words "Future 240V use"; and
- B. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; and
- C. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance; and
- D. Gas supply line with a capacity of at least 200,000 Btu/hr.

ENCROACHMENT PERMIT NOTE:

NO CONSTRUCTION ACTIVITY SHALL OCCUR, AND NO PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL SHALL BE INSTALLED WITHIN THE CITY RIGHT-OF-WAY OR AFFECTING THE CITY'S IMPROVEMENTS PRIOR TO OBTAINING AN ENCROACHMENT PERMIT FROM THE CITY. ALL IMPROVEMENTS CONSTRUCTED WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER. TRAFFIC CONTROL SHALL CONFORM TO CALTRANS/UTCD STANDARD PLANS FOR TRAFFIC CONTROL IN CONSTRUCTION AND MAINTENANCE ZONES.

CONSTRUCTION HOURS NOTE:

CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY; 8:00 A.M. TO 6:00 P.M. SATURDAYS; AND 10:00 A.M. TO 6:00 P.M. SUNDAYS AND HOLIDAYS, EXCEPT AS EXPRESSLY AUTHORIZED BY THE CITY ENGINEER IN CONFORMANCE WITH SECTION 14-40.020 OF THE HALF MOON BAY MUNICIPAL CODE.

NOTICE OF DISRUPTION NOTE:

THE PERMITTEE SHALL PROVIDE WRITTEN NOTICE TO AFFECTED PROPERTY AND BUSINESS OWNERS AND A COPY OF SUCH NOTICE TO THE CITY AT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY PLANNED DISRUPTION OF PEDESTRIAN OR VEHICULAR TRAFFIC, PARKING, OR PUBLIC SERVICE FACILITIES.

CONSTRUCTION MATERIAL STORAGE NOTE:

CONSTRUCTION MATERIAL SHALL NOT BE STORED IN THE STREET RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

SIDEWALK MAINTENANCE AND LIABILITY NOTE:

IT SHALL BE THE DUTY OF THE PROPERTY OWNER(S) WHOSE PROPERTY IS ADJACENT TO ANY PORTION OF A PUBLIC STREET OR PLACE TO MAINTAIN ANY SIDEWALKS ALONG THE PROJECT FRONTAGE IN A SAFE AND NON-DANGEROUS CONDITION. SIDEWALK MAINTENANCE SHALL INCLUDE REMOVAL AND REPLACEMENT OF CONCRETE TO ELIMINATE TRIPPING HAZARDS; AND PRUNING AND TRIMMING OF TREES, SHRUBS, GROUND COVER AND OTHER LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY. THE PROPERTY OWNER HAS THE PRIMARY AND EXCLUSIVE DUTY TO FUND AND PERFORM SUCH MAINTENANCE AND REPAIR, WHETHER THE CITY HAS NOTIFIED THE PROPERTY OWNER OF THE NEED FOR SUCH MAINTENANCE OR REPAIRS OR HAS PERFORMED SIMILAR MAINTENANCE OR REPAIRS IN THE PAST, PURSUANT TO §12.18.020 AND § 12.18.030 OF THE HALF MOON BAY MUNICIPAL CODE.

COPPER BUILDING ELEMENT NOTE

ALL COPPER BUILDING ELEMENTS WILL BE PRE-PATINATED AT THE FACTORY, OR IF PATINATION WILL OCCUR ON THE SITE, THE PLANS SHALL IDENTIFY BEST MANAGEMENT PRACTICES IN CONFORMANCE WITH THE SAN MATEO COUNTY WIDE WATER POLLUTION PREVENTION PROGRAM REQUIREMENTS FOR ARCHITECTURAL COPPER, TO THE SATISFACTION OF THE CITY ENGINEER.

Room heating and cooling filter ratings shall be MRV 13 (150.0(m)12)

- 2. Isolation water valves required for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a ¾" ball or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3)(9)
- 3. ALL luminaires must be high efficacy (150.0(k)1A)
- Luminaires recessed in insulated ceilings must meet five requirements (150.0(k)1C):
- They must be rated for direct insulation contact (IC).
- They must be sealed as airtight (AT) construction.
- They must have a certified gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity.
- They may not contain a screw base sockets
- They shall contain a JAB compliant light source
- 5. In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on-operation). (150.0(k)2I)
- 6. Joint Appendix A (JAB) certified lamps shall be considered high efficacy. JAB compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sq closets and hallway) (150.0(k)2K)
- 7. Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)
- 8. All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)
- Photo-control and motion sensor
- Photo-control and automatic time switch control
- Astronomical time clock control turning lights off during the day
- 9. All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
- 10. Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))
- 11. The number of blank electrical boxes more than 5 feet above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
- 12. Provide a gasket/insulation on all interior attic/under-floor accesses. (110.7)
- 13. Provide verification on the plans how the building will meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation required to meet the minimum ventilation to HERS testing. The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan control should be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(G)) **A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified.**

WILDLAND URBAN INTERFACE (WUI)

- 1. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)
- 2. Exterior wall coverings shall extend from the foundation to the roof and terminate at 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.3.2)
- 3. Open/enclosed roof eaves and soffits, exterior porch ceilings, floor projections, under-floor areas and undersides of appendages to comply with ignition resistant construction requirements. (CRC R337.5-9)
- 4. Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 7/16 mineral surfaced non-perforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)
- 5. Indicate on the plans where valley flashing is installed, the flashing shall be not less than 26awg and installed over not less than one layer of minimum 7/16 mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3)
- 6. Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fire covered materials and have one layer of minimum 7/16 mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3)
- 7. Indicate on plans exterior glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet performance requirements of SFM Standard 12-7A-2. (CRC R337.8.2)
- 8. **Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2)**
- 9. Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fire resistive rating or shall be tested to meet the performance requirements of SFM Standard 12-7A-1. (CRC R337.8.3)
- 10. **Garage door perimeter gap maximum 1/8". Metal flashing, jamb and head casing and weather-stripping meeting section requirements are permitted. (R337.8.4)**
- 11. The walking surface material of decks, porches, balconies and stairs within 10ft of grade level shall be ignition resistant material, exterior fire-retardant treated wood or noncombustible material. (CRC R337.9)

GREEN BUILDING

- 1. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site (CGBCS 4.106.2):
- Retention basins of sufficient size shall be utilized to retain storm water on site
- Where storm water is conveyed to a public drainage system, collection point, gutter or other drainage system, the dedicated overcurrent protection space shall be labeled "EV CAPABLE"
- 2. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBCS 4.106.4):
- 3. Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to a suitable box/location for EV charging. The other end shall terminate to the main service and/or subpanel.
- 4. The main panel and/or subpanel shall be of sufficient size to install a 40-ampere dedicated branch circuit. The dedicated overcurrent protection space shall be labeled "EV CAPABLE"
- 5. Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CGBCS 4.303.1.3.2)
- 6. Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or the California Water Efficient Landscaping Ordinance, Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil based controllers and/or weather based controllers with rain sensors. Soil moisture based controllers are not required to have rain sensor input. (CGBCS 4.304)
- 7. Recycle and/or reuse a minimum of **65 percent** of nonhazardous construction and demolition waste. (CGBCS 4.408.2)
- 8. (Clearly note on the plans) At time of final inspection, a building operation and maintenance manual, compact disc, etc. shall be provided containing the following: (CGBCS 4.410)
 - Directions that manual shall remain onsite for the life of the building
 - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
 - Information from local utility, water and waste recovery providers
 - Material transportation and carpool options
 - Public regarding importance of keeping humidity levels between 30-60 percent
 - Information regarding routine maintenance procedures
 - State solar energy incentive program information
 - A copy of any required special inspection verifications that were required (if any)
- 9. The project shall meet minimum pollutant control requirements for adhesives, sealants, caulk, paints, carpet, resilient flooring systems, etc. (CGBCS 4.504)
- 10. Duct openings related to HVAC systems shall be covered with tape, plastic, sheet metal or other methods to reduce the amount of water, dust and debris which may enter the system. (CGBCS 4.504.1)

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- On every level of a dwelling unit including basements
- Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)
- 19. Smoke alarms shall be installed (CRC R331.4):
- In each room used for sleeping purposes.
- Outside of each separate sleeping area in the immediate vicinity of bedrooms.
- In each story, including basements.

20. At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.

- 21. Shall not be installed within 20ft horizontal of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.24(i)).
- 22. Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)
- 23. All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
- 24. **Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.**
- 25. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

PLUMBING

- 1. Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
- 2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
- 3. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
- 4. Underground water supply lines shall have a **14 awg** blue tracer wire. (CPC 604.10.1)
- 5. The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
- 6. Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5) Showers and tubs with showers require a non-slip-resistant surface up to 6" above the shower pan. (CRC R307.2) **Minimum shower receptor slope is 1/8" per foot. (408.5)**
- 7. Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150.0(n)):
 - A 120V receptacles provided within 3ft
 - A category III or IV vent, or a straight (without bends) Type B vent
 - Condensate drain that is no more than 2 inches higher than the base of the water heater
 - Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater
 - **A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle outlet within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use." (CEC 150.0(n))**
- 8. Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
- 9. A 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 6.8)
- 10. Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight fire corrosion resistant minimum 1 1/2" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)
- 11. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
- 12. Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3)
- 13. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
- 14. Floor drains shall be provided with a trap primer. (CPC 1007)
- 15. Clearly label on the plans the maximum water flow rates per the (CGBCS 4.303.1):
 - Water Closets: 1.28gpf
 - Urinals: .125gpf
 - Kitchen Faucets: 1.8gpm @ 60psi
 - Lavatory Faucets: 1.2gpm @ 60psi
 - Showerheads: 1.8gpm

MECHANICAL

- 1. All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CEC 912.2)
- 2. Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits.
- 3. Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)
- 4. Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(i))
- 5. Provide combustion air for all gas fired appliances per CMC Chapter 7.
- 6. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
- 7. Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)
- 8. Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
- 9. Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen 1/4"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
- 10. Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
- 11. Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
- 12. Provide minimum 100 square inches make-up air for clothes dryers installed in closets longer than 10 ft shall have a receptacle at allways. (CEC 210.52(A))
- 13. Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.1.0)
- 14. Wood burning appliances shall not be installed in a new or existing project that is not one of the following:
 - A pellet-fueled wood burning heater.
 - A U.S. EPA Phase II Certified wood burning heater.
 - An appliance or fireplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance or 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing by the APCO.

TITLE 24 ENERGY

- 1. All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) **Mini-**

GENERAL

- 1. Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 57 sq. ft. minimum clear operable area (minimum 5.0 sq. ft. at grade floor opening, 24" minimum clear operable height and 20" minimum clear width, or an operable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, and screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) **Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R324.6.2.2)**
- 2. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)
- 3. Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft. below the ridge or highest space in the attic and the balance is provided in the **lower third of the attic space (not limited to eaves or soffits vents)**. As an alternative to Climate Zone 15 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)
- 4. Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)
- 5. Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1) Inverted crawl spaces shall comply with CRC R408.3. **Unvented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)**
- 6. **Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction with manufacturer installation instructions. (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)**
- 7. **Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R317.1.6)**
- 8. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3.R311.3.2)
- 9. **Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers are installed then the area can be ½ of the story. (R325.3)**
- 10. The following windows shall be fully tempered: (CRC R308.4)
 - Sliding/swinging glass doors
 - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface of the compartment and within 60 inches horizontally of the water's edge (CRC R308.4.5)
 - Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swinging door. (R308.4.2)
 - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface
 - Within 60in. of the bottom tread of a stairway and less than 36in. above the landing
 - Glazing in guards and railings
 - Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface

FOUNDATIONS & CONCRETE SLABS

- 1. Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft. distance, a 2-5 percent slope shall be provided to an approved alternate drainage area from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)
- 2. Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4) Unless erected on solid rock, to protect against frost and freezing, the minimum foundation depth is 18 inches below grade if between 4,000-7,000 foot elevation and 24 inches below grade for 7,000 foot elevation and above. Exception: Interior footings shall be a minimum of 12 inches below grade. (L-V 3.14)
- 3. Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)
- 4. Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8 minimum gravel under the concrete slab. Separate from soil with a 6 mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required.
- 5. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence, is required. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
- 6. Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the concrete plate. Embed bolts shall be placed in the middle, not more than 12" from ends of sill members. In SDC DO and above: Provide 3"x3"x0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

- 1. Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
- 2. Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above earth and the earth is covered by an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)
- 3. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
- 4. Deck posts supported by concrete piers or metal pedestals projecting not less than 1" above a concrete floor or 6" above exposed earth. (CRC R317.1.4 exc. 3)

FLOORS

- 1. Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R30.13)
- 2. Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)

WALLS

- 1. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)
- 2. All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)
- 3. Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10' intervals, fire-block shall comply with similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
- 4. Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
- 5. Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weed screen. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

- 1. **Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing.**

GRAPHICAL LEGEND

- EXISTING _____
- ELEMENT ABOVE - - - - -
- ELEMENT BELOW - · - · - · -
- NEW [Solid Line]
- DEMOLITION [Hatched Pattern]
- AREA OF NO WORK [Cross-hatched Pattern]
- ELECTRICAL LINE [Line with 'E']
- WATER LINE [Line with 'W']
- GAS LINE [Line with 'G']
- SEWER LINE [Line with 'SS']
- FIBER ROLLS [Line with squares]
- DRAIN PIPE [Line with 'D']
- DIRECTIONS OF SURFACE DRAINAGE FLOW [Arrow]

PROPOSED SKYLIGHT SCHEDULE

TAG	DESCRIPTION	DIMENSION		NOTE
		WIDTH	HEIGHT	
1	Skylights	2' - 0"	4' - 0"	INSTALL NEW VELUX SKYLIGHT
2	Skylights	2' - 0"	4' - 0"	INSTALL NEW VELUX SKYLIGHT
3	Skylights	2' - 0"	4' - 0"	INSTALL NEW VELUX SKYLIGHT
4	Skylights	2' - 0"	4' - 0"	INSTALL NEW VELUX SKYLIGHT

ROOF NOTE:

ALL ROOF INSTALLATIONS REGULATED BY THE CALIFORNIA BUILDING CODE CHAPTER 15 AND APPENDIX CHAPTER 15 SHALL COMPLY TO CBC 1505, BUT NO CASE SHALL BE LISTED AS LESS THAN A MINIMUM OF A CLASS B ROOFING ASSEMBLY (HMB14.04.110.G)

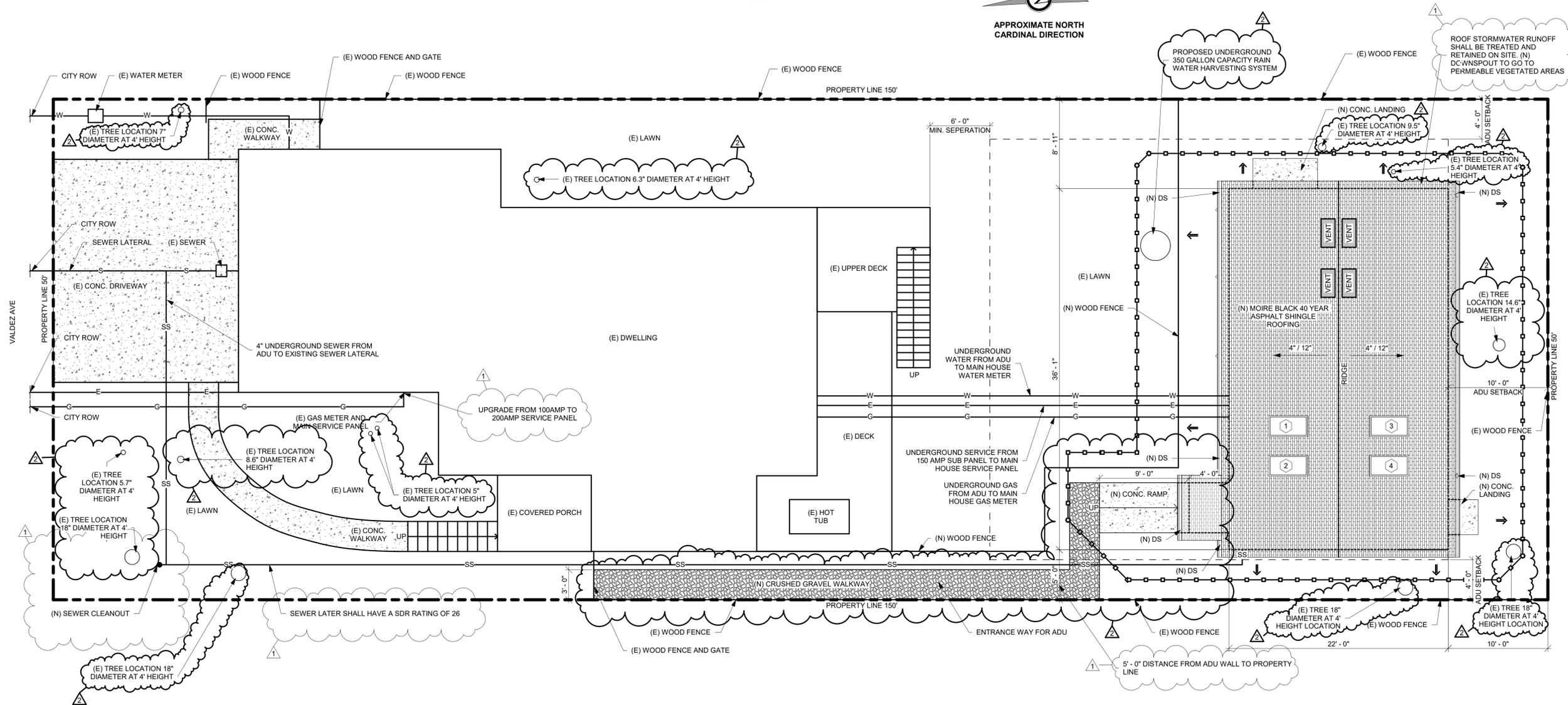
INSTALL (N) 40 YEAR ASPHALT SHINGLE ROOFING WITH 30# FELT UNDERLAYMENT ON ALL PITCHED ROOF SURFACES. COLOR TO BE LANDMARK® TL MOIRE BLACK (CLASS A FIRE-RESISTANCE RATING) PER CBC 1505



PROPOSED 350 GALLON CAPACITY RAIN WATER HARVESTING SYSTEM



APPROXIMATE NORTH CARDINAL DIRECTION



P.O. BOX 3535 HALF MOON BAY, CA 94019
650 . 743 . 8743
www.hawkdesignandconsulting.com

PROJECT:
MILLER ADU

OWNER:
KENT AND JODI MILLER

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336 VALDEZ AVE
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APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	CONCEPT 1	04/27/21
2	PLANNING SUBMITTALS	05/06/21
3	PLANNING REVISION 1	05/27/21
4	PLANNING REVISION 2	07/14/21

SHEET TITLE:
PROPOSED SITE PLAN

DRAWN BY: _____
CAD FILE: _____

A5

ARCHITECTURAL

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.
DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

1 PROPOSED SITE PLAN

A5 SCALE: 3/16" = 1'-0"

NO.	REVISION/DESCRIPTION	DATE
1	CONCEPT 1	04/27/21
2	PLANNING SUBMITTALS	05/06/21
3	PLANNING REVISION 1	05/27/21

SHEET TITLE:
**PROPOSED FLOOR
PLAN AND
ELEVATIONS**

DRAWN BY: _____
CAD FILE: _____

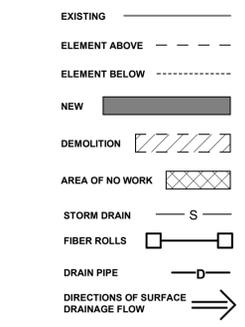
A6

ARCHITECTURAL

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.
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GRAPHICAL LEGEND



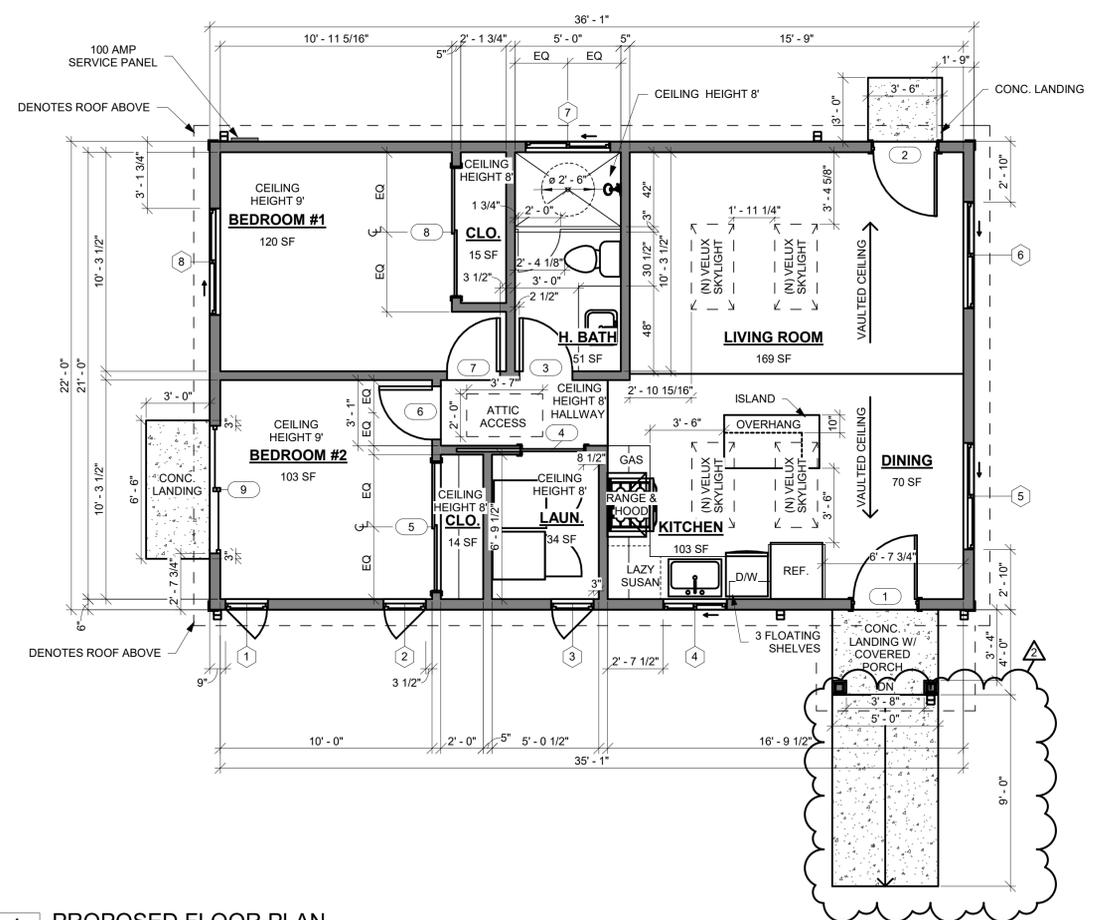
PROPOSED DOOR SCHEDULE

TAG	DESCRIPTION	DIMENSION		NOTES
		WIDTH	HEIGHT	
1	Doors	3'-0"	6'-8"	INSTALL NEW DOOR WITH TEMPERED GLASS PANEL
2	Doors	3'-0"	6'-8"	INSTALL NEW DOOR WITH TEMPERED GLASS PANEL
3	Doors	2'-6"	7'-0"	INSTALL NEW DOOR
4	Doors	3'-0"	7'-0"	INSTALL NEW DOOR WITH TEMPERED GLASS PANEL
5	Doors	6'-0"	7'-0"	INSTALL NEW SLIDING DOOR
6	Doors	2'-6"	7'-0"	INSTALL NEW DOOR
7	Doors	2'-6"	7'-0"	INSTALL NEW DOOR
8	Doors	6'-0"	7'-0"	INSTALL NEW SLIDING DOOR
9	Sliding Doors	6'-0"	6'-8"	INSTALL NEW TEMPERED GLASS SLIDING DOOR

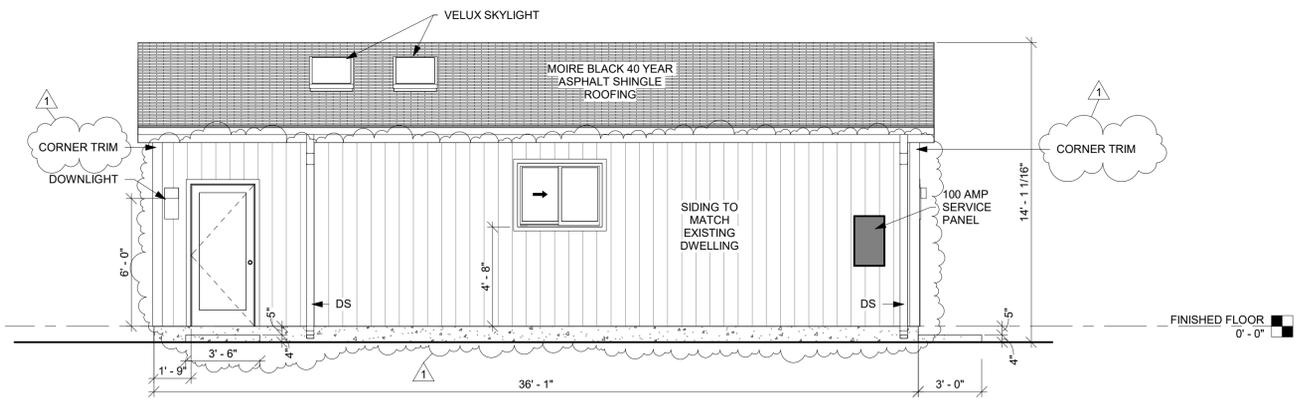
PROPOSED WINDOW SCHEDULE

TAG	DESCRIPTION	DIMENSION		NOTE
		WIDTH	HEIGHT	
1	Casement Windows	2'-0"	5'-0"	INSTALL NEW WINDOW. WINDOW MEETS MINIMUM EMERGENCY ESCAPE AND RESCUE OPENING DIMENSION
2	Casement Windows	2'-0"	5'-0"	INSTALL NEW WINDOW. WINDOW MEETS MINIMUM EMERGENCY ESCAPE AND RESCUE OPENING DIMENSION
3	Casement Windows	2'-0"	4'-0"	INSTALL NEW WINDOW
4	Sliding Windows	3'-0"	4'-6"	INSTALL NEW WINDOW
5	Sliding Windows	5'-0"	5'-0"	INSTALL NEW WINDOW
6	Sliding Windows	5'-0"	5'-0"	INSTALL NEW WINDOW
7	Sliding Windows	4'-0"	3'-0"	INSTALL NEW TEMPERED GLASS WINDOW
8	Sliding Windows	5'-0"	6'-0"	INSTALL NEW WINDOW. WINDOW MEETS MINIMUM EMERGENCY ESCAPE AND RESCUE OPENING DIMENSION

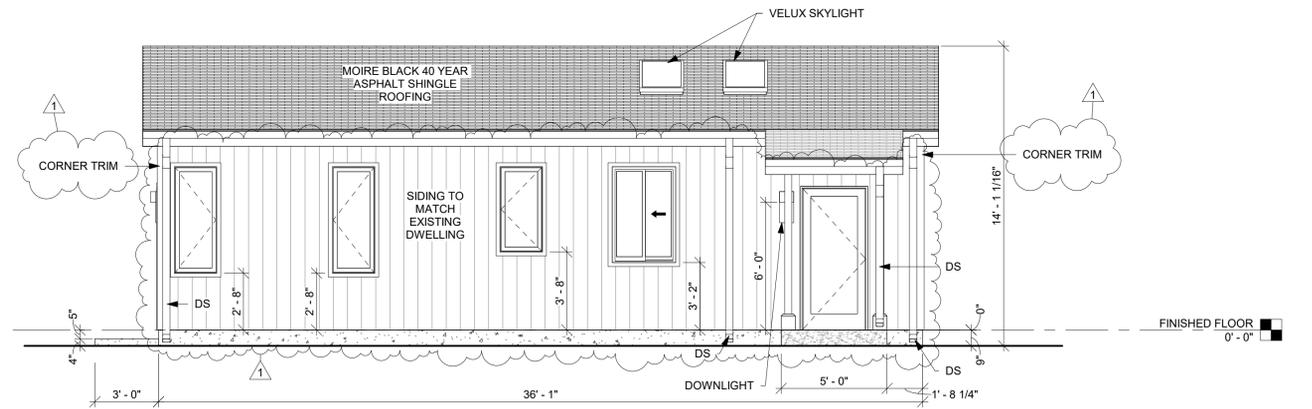
NOTE:
1: MAXIMUM ELEVATION CHANGE OF 7.75" AT THE ENTRY DOOR THRESHOLD.
2: COLOR TO MATCH EXISTING DWELLING



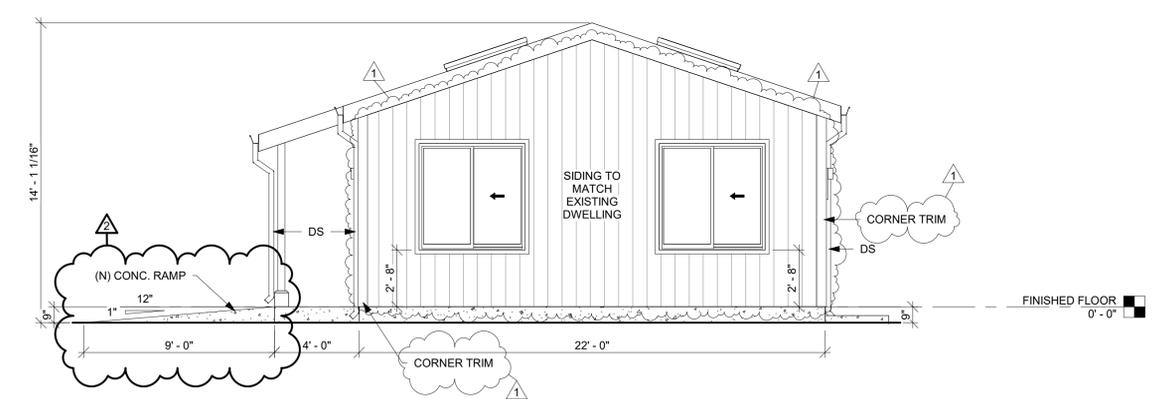
1 PROPOSED FLOOR PLAN
A6 SCALE: 1/4" = 1'-0"



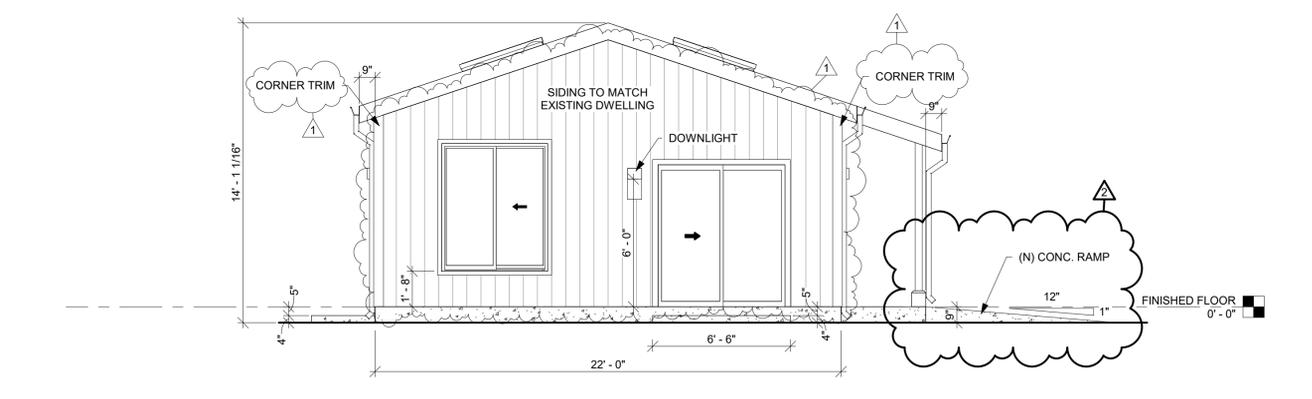
2 PROPOSED SOUTH ELEVATION
A6 SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
A6 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
A6 SCALE: 1/4" = 1'-0"



5 PROPOSED EAST ELEVATION
A6 SCALE: 1/4" = 1'-0"

PROJECT:
MILLER ADU

OWNER:
KENT AND JODI MILLER

PROJECT ADDRESS:
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APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	CONCEPT 1	04/27/21
2	PLANNING SUBMITTALS	05/06/21
3	PLANNING REVISION 1	05/27/21

SHEET TITLE:
PROPOSED ELECTRICAL PLAN

DRAWN BY: _____
CAD FILE: _____

E1

ELECTRICAL

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.
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ELECTRICAL LEGEND

- DUPLEX OUTLET
- DUPLEX OUTLET WITH GFCI
- WATER PROOF GFCI
- TELEVISION SERVICE OUTLET
- CENTRAL DATA HUB/SWITCH
- DATA CONNECTION
- TELEPHONE CONNECTION
- GAS
- THERMOSTAT
- CEILING FAN
- VACANCY SENSOR
- TWO-WAY SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH
- GARBAGE DISPOSAL SWITCH
- WATERPROOF SWITCH
- WATERPROOF SWITCH GFCI
- DUPLEX SWITCH
- HIGH EFFICACY RECESSED L.E.D. LIGHT FIXTURE
- NEW HIGH EFFICACY L.E.D. CEILING LIGHT FIXTURE
- NEW HIGH EFFICACY RECESSED EILING DIRECTIONAL CEILING LIGHT FIXTURE
- HIGH EFFICACY L.E.D. PENDANT LIGHT
- HIGH EFFICACY CEILING LIGHT
- HIGH EFFICACY IN CABINET LIGHT
- HIGH EFFICACY WALL MOUNTED L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNTED EXTERIOR DARK SKY L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNT L.E.D. LIGHTING SEGMENT
- HIGH EFFICACY UNDER CABINET L.E.D. LIGHTING STRIP
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
- CEILING FANLIGHT FIXTURE WITH HUMIDITY CONTROLLED
- ILLUMINATED ADDRESS
- OUTDOOR HEATING FIXTURE
- AIR REGISTER
- WALL REGISTER
- FLOOR REGISTER
- 6' FLUORESCENT TUBE LIGHT FIXTURE

ELECTRICAL NOTES

- AFCI protected receptacles in family rooms, closets, hallways bedrooms, dining rooms, kitchens, or similar rooms or areas per CEC 210.12 (b).
- All 125-VOLT and 15- and 20-AMPERE receptacle outlets shall be listed tamper-resistant receptacle per CEC 210.12 (b).
- All bedrooms and hallways shall have a smoke detector.
- All hallways shall have a carbon monoxide detector.
- Existing ceiling joists/rafters may interfere with proposed layout and further design locations may be required. Proposed locations on plans are for reference only.
- All lighting must be high-efficacy.
- Bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor per Section 150(k)(2)(j).
- That the light fixtures mounted to the exterior of the residence for outdoor lighting shall have high efficiency luminaires controlled by a motion sensor with a manual-on automatic-off switch and photocontrol per Energy Code Section 150 (k).

PLUMBING DATA

- PER CALIFORNIA CIVIL CODE 1101.1 TO 1101.8
- All faucets to have maximum flow of 1.2 GPM at 60 PSI and the minimum shall be 0.6 GPM at 20 PSI.
 - Kitchen/Laundry faucets to have a maximum flow of 1.8 GPM at 60 PSI.
 - All shower heads shall have a maximum flow of 1.8 GPM at 80 PSI total flow rate.
 - All urinals shall have a maximum flow of 0.5 GPF.
 - all water closets shall have a maximum flow of 1.28 GPF.
 - NEW WATER HEATER RESTRAINT KIT APPROVED BY O.S.A. WATER HEATER SHALL BE STRAPPED AT ATLEAST TWO LOCATIONS, UPPER 1/3 OF THE UNIT AND LOWER 1/3 OF THE UNIT. LAG SCREWS NO LESS THAN 1/4" IN DIAMETER MUST BE USED TO ANCHOR THE RESTRAINT TO WALL AND EACH LAG SCREW MUST HAVE AT LEAST 1 1/2" THREAD PENETRATION INTO WALL STUD. A LARGE FLAT WASHER MUST BE INSTALLED BETWEEN EACH LAG SCREW AND STRAP FOR REINFORCEMENT. (2010 CPC 508.2) GRAINER INDUSTRIAL STEEL WATER HEATER STAND MODEL# 40-S-22-U. NEW WATER HEATER PAN WITH DRAIN PIPE TO EXTERIOR.

SHOWER/TUB NOTE:

SHOWER AND TUB/SHOWER WALLS ARE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. CRC R307 AND 702.3.8

NOTE: CONTRACTOR TO HAVE INSTRUCTION MANUALS AT TIME OF INSPECTION

MECHANICAL NOTES:

MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE. TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED HAZARDOUS OR NOXIOUS. [R303.5.1]

Hiline Indoor/Outdoor LED Wall Sconce

By Modern Forms



Product Options
Finish: Black, Bronze
Size: Short, Medium

- Details**
- Sealed LED Housing
 - Multi-Tiered Deck Design
 - Rated Life: 50,000 Hours
 - Designed in 2015
 - Material: Aluminum
 - Shade Material: Etched Glass Light Shield
 - Dimmer Range: 10%
 - ADA compliant, Dark Sky compliant
 - ETL Listed Wet
 - Warranty: 5 Years Functional, 2 Years Finish
 - Made In China

Dimensions
Short Option Fixture: Width 5", Height 8", Depth 2.75"
Medium Option Fixture: Width 6", Height 12", Depth 2.75"
Tall Option Fixture: Width 7", Height 16", Depth 2.75"

- Lighting**
- 8 Watt (480 Lumens) 120 Volt Integrated LED; CRI: 85 Color Temp: 3000K Lifespan: 50000 hours

Additional Details
Product URL:
<https://www.lumens.com/hiline-indoor-outdoor-led-wall-sconce-by-modern-forms-uu504690.html>
Rating: ETL Listed Wet

Product ID: uu504690

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

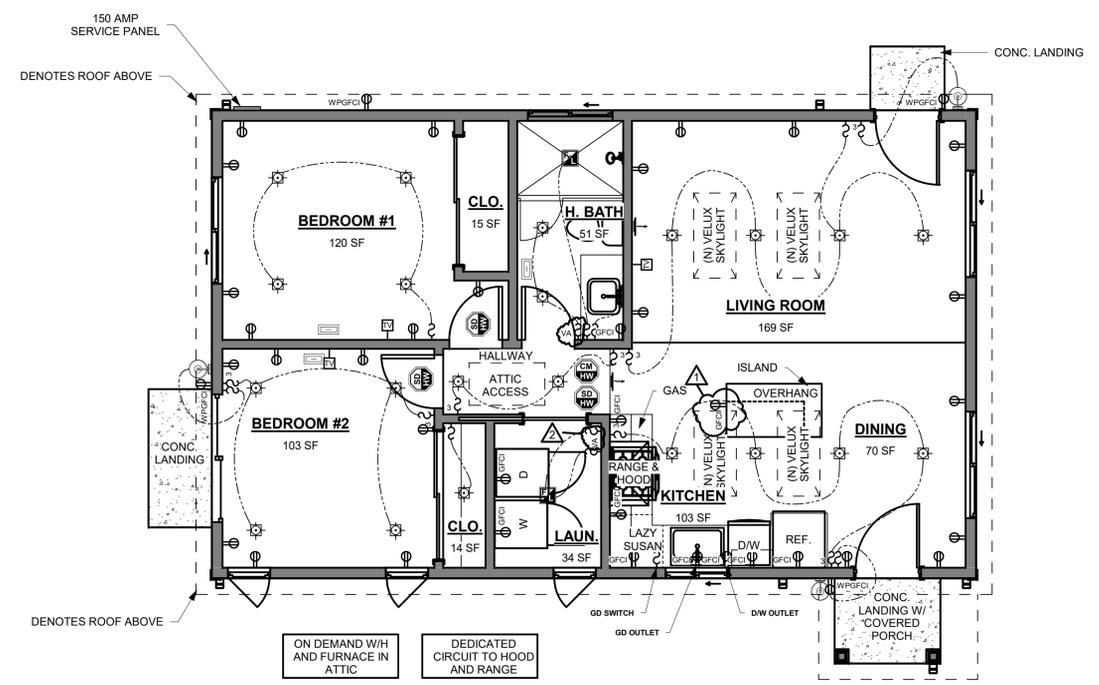
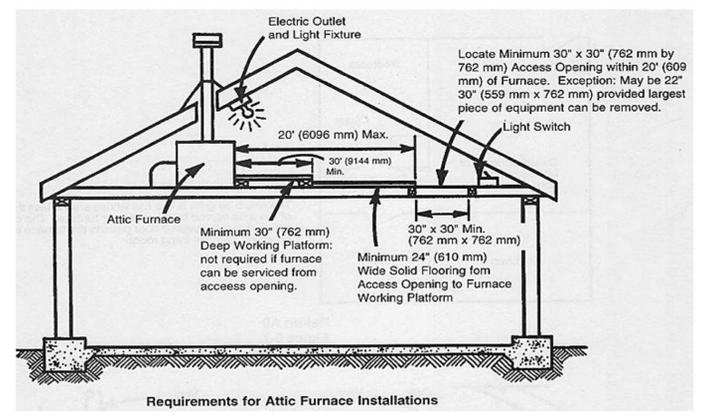


Created July 22nd, 2020

2019 California Mechanical Code:

Central warm-air furnaces installed in an attic must be accessible for routine inspection and maintenance by the owner/occupant and for service and repair as needed. Adequate light, an electrical outlet, safe access way and sufficient working space on the control side all encourage and facilitate maintenance and also enable rapid egress in an emergency.

- Required attic access opening size is 22" x 30" minimum
- Recommended attic opening size is 30" x 30" (not less than the largest component of the appliance)
- A sediment trap of 3" long is required as close to the appliance as possible
- Overflow pans must be clear of all debris
- Condensate drain must be sloped 1/8" per foot and drain to the outside, must be secured a minimum of every 4' if PVC and minimum of every 3' if CPVC. Condensate shall not drain over a public right of way.



1 PROPOSED ELECTRICAL PLAN

E1 SCALE: 1/4" = 1'-0"

