AARONS BEACH INN

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019

APNs: 047-252-280 and 047-252-290

ABBREVIATIONS

A		O/	Board
A/C	Air Conditioning	O.C.	On Center
ADU	Accessory Dwelling Unit	O.D.	Outside Diameter
		OPNG.	Opening
A.F.F.	Aboce Floor Finish	ORIG.	Original
ALT.	Albernate	OZ	Ounce
AMT.	Amount	**P**	
APPROX.	Approximate	PERP.	Perpendicular
AVG.	Average	PL.	PLate
B		P.LAM.	Plastic Laminata
BD.	Board	PLY. WD.	Plywood
BTWN.	Between	PR.	Pair
BLDG.	Building	PROJ.	Project
BLW/BLKG	Block/Blocking	P.S.F.	Pounds Per Square Foot
C			
C.F.M.	Cubic Feet Per Minute	P.S.I.	Pounds Per Square Inch
CHG.	Change		
C.I.	Cast Iron	PVMT.	Pavement
CLR.	Clear/Clearance	P.T.D.F.	Pressure Treated Dog
CLG.	Ceiling	Flr	
	Centerline	**Q**	
C.M.U.	Concrete Masonry Unit	QT.	Quart
		QTY.	Quantity
COL.	Column	**R**	
CONC.	Concrete	R.	Riser
CONSTR	Construction	RAD.	Radius
C.O.T.G.	Clean Out to Grade	RD.	Road
CTR.	Center	REF.	Refrigerator
CU. FT.	Cubic Foot	REINF.	Reinforcement
CU. IN.	Cubit Inch	REQ.	Required
CU. YD	Cubic Yard	RM.	Room
D		R.O.	Rough Opening
DBL	Double	R.T.I.	Refer to Structural
DEG.	Degree	**S**	
DEPT.	Department	RCHED.	Schedule
DIAG.	Diagonal	S.C.	Solid Core
DIA	Diameter	SECT.	Section
DIM.	Dimension	SHWR.	Shower
DIV.	Division	SHT.	Sheet
D.S.	Downspout	SIM.	Similar
D.W.	Dumbwaiter/Downspout	SPEC(S)	Specification(s)
		SQ.FT.	Square Feet
E		SQ.	Square
(E)	Existing	S.S.	Stainless Steel
EA.	Each	ST.	Street
ELEC.	Electric	STD.	Standard
ELEV.	Elevation/Elevator	STL.	Steel
ENCL.	Enclouse	STOR.	Storage
EQ.	Equial	STRUCT.	Structure
EQUIP.	Equipment	SYM.	Symbol
EXIST.	Existing	**T**	
EXT.	Exterior	T.	Tread
F		T.O.C.	Top of Concrete/Curb
F.D.	Floor Drain	TO.C.B.	Top of Catch Basin
F.G.	Finish Grade	TEL.	Telephone
F.H.	Fire Hydrant	TEMO.	Temperature
FIN.	Finish	T&G	Tongue and Groove
FLR.	Floor	THK.	Thick
FLUOR.	Fluorescence	TOIL.	Toilet
F.O.U.	Face of Concrete	T.O.P.	Top of Pavement
		T.O.S.	Top of Slab
F.O.U.	Face of Finish	T.O.W.	Top of Wall
F.O.M.	Face of Masonry	TV	Television
F.O.S.	Face of Stud	TYP.	Typical
F.O.S.	Finish Surface	**U**	
FS	Finish Surface	UNFIN.	Unfinished
FT.	Foot	U.N.O.	Unless Noted Otherwise
FTG.	Footing		
G		UR.	Urinal
GA.	Gauge	**V**	
GAL.	Gallon	V.	Vent
GALV.	Galvanized	V.C.O.	Vinyl Composition Tile
GYP.	Gypsum	VENT.	Ventilate, Ventilating
H		VERT.	Vertical
H.B.	Hose Bibb	V.T.R.	Vent Thru Roof
HDR.	Header	**W**	
HDRW.	Hardware	W.C.	Water Closet
HORIZ.	Horizontal	WD	Wood
HP.	Horsepower	W.H.	Water Heater
HT.	Height	W.I.	Wrought Iron
I		W.R.B.	Weather Resistant Barrier
I.D.	Inside Diameter		
IN.	Inch	WOM.	Women
INFO.	Information	W.P.	Waterproofing
INSUL.	Insulation	WSCT.	Wainscot
INT.	Interior	W/	With
J		W/O	Without
JAN.	Janitor		
JCT.	Junction	**ACRONYMS**	
JT.	Joint	A.N.S.I.	American National Standars Institute
K			
KIT.	Kitchen	A.S.T.I.	American Society for Testing And Materials
L			
LAV.	Lavatory	C.B.U	California Building Code
LB.	Pound		
LF.	Lineal Foot	I.C.B.I.	International Conference of Building Officials
LIN.	Linear		
LT.	Light		
LT.WT.	Light Weight	N.F.P.I.	National Fire Protection Association
M			
MAX.	Maximun		
M.B.	Machine Bolt	O.S.H.P.D	Occupational Safety and Health Act
M.C.	Medicine Cabinet		
MECH.	Mechanical	U.F.O	Uniform Fire Code
MED.	Medium	W.I.U.	Woodwork Institute Of California
MEZZ.	Mezzanine		
MFR/MFGR	Manufacturer		
MIN.	Minimum		
MISC.	Miscellaneous		
MTL	Metal		
N			
(N)	New		
N.G.	Natural Grade		
N.I.C.	Not In Contact		
NTS	Not to Scale		
O			

Project Data

Project Description:	New 18,461 SqFt Hotel with 20 Rooms.
Project Address:	4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
Assessor's Parcel #:	047-252-280 and 047-252-290
Lot Size Gross:	41,438.75 SqFt
Occupancy Group:	-
Zoning:	C-VS
Construction Type:	-
1st Floor Area:	4,642 SqFt
Deck 1st. Floor Area:	478 SqFt
2nd. Floor Area:	3,916 sqFt
Balcony 2nd. Floor Area:	456 SqFt
3rd. Floor Area:	4,578 SqFt
Balcony 3rd. Floor Area:	883 SqFt

Roof Top Area:	5,325 SqFt
Total Floors Area:	18,461 SqFt
Footprint Area:	4,642 SqFt
Trash Enclosure Area:	230 SqFt
Landscaping Area 17,74%:	7,315 SqFt

GUEST ROOM SUMMARY:

1ST FLOOR	8 ROOMS
2ND FLOOR	6 ROOMS
3RD FLOOR	6 ROOMS
TOTAL:	20 ROOMS

PARKING SUMMARY:

PARKING REQUIRED- 1 SPACE PER GUEST ROOM SPACES	=20
PARKING REDUCTION 50% PER TDM SPACES	=10
TOTAL PARKING PROVIDED SPACES	=21
COMPACT	=0 SPACES
MOTORCYCLE PARKING PROVIDED	=0 SPACES
ADA PARKING	=2 SPACES
EV CHARGING SPACES	=2 SPACES
CARPOOL / VANPOOL VEHICLES	=0 SPACES
EMPLOYEES SPACE AUTOMOBILE SPACES	=4 =15
TOTAL PARKING LOTS SPACES	=23
BICYCLE PARKING 1 SPACE + 1 PER 10 GUEST RMS:	=2
PROVIDED:	=5
FIRE SPRINKLERS SYSTEM:	NFPA 13R
FIRE ALARM SYSTEM:	NFPA 12R

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G1-0	Cover Sheet and Site Plan		Second Floor Plan
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A0-0	Survey		
A0-1	Existing Site Plan	A1-8	Proposed Fire Egress Roof Top Floor Plan
A0-1.1	Utility Plan		
A0-2	Proposed Site Plan	A2-1	Elevations
A0-3	Proposed Valet Canopy Floor Plan	A2-2	Elevations
		A2-3	Sections
A0-4	Fire Safety Plan	A2-4	Renderings
A0-5	Parking Study Floor Plan	A2-5	Renderings
A0-6	Existing Hydrant Location	A2-6	Renderings
A0-7	Tree Protection Plan	A2-7	Renderings
C-1	Grading, Drainage Erosion Control Plan	A2-8	Renderings
		A2-9	Renderings
C-2	Utility Details	A3-0	Sign Information
C-3	Construction Best Management Practices (BMPs)	L1-0	Landscape Plan
		L2-0	Irrigation Details & Notes
		D1-0	ADA Details
A1-1	Proposed First Floor Plan	D2-0	ADA Details Continued
A1-2	Proposed Second Floor Plan	D3-0	Elevator Details
		D4-0	Details
A1-3	Proposed Third Floor Plan	D5-0	Details
A1-4	Proposed Roof Top Plan	D6-0	Details
A1-5	Proposed Roof Plan	D7-0	Details
A1-6	Proposed Fire Egress First Floor Plan	D8-0	Trash Enclosure Details
A1-7	Proposed Fire Egress		

Site Drainage Notes

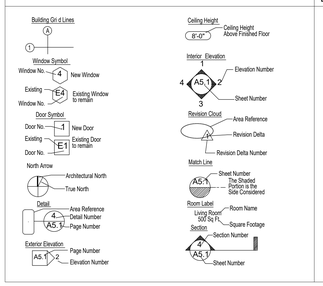
The ground imediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal for a minimum distance of 10 feet measured perpendicular to the face of the wall if physical obstructions or lot lines prohibit 10 feet of horizontal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

Operation and Manintenance Manual

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

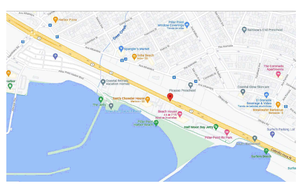
Deferred Permits

1. Deferred submittal for fire sprinkler system.
2. Deferred submittal for fire alarm system.
3. Deferred submittal for completion for underground.



Aerial View

Vicinity Map



Regulating Codes

2022	California Building Code Volumes 1 & 2
2022	California Mechanical Code
2022	California Plumbing Code
2022	California electrical Code
2022	California Fire Code
2022	California energy Code
2022	International Pool and Spa Safely Code
2022	California Green Building Standards Code

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LICENSED ARCHITECT
KAREN M. WILKINS
C 27950
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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Owner

Aarons Beach Inn
4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

Ownership of Document: This Document and the ideas incorporated herein, as an instrument of professional service are the property of Wilkins Studio and are not to be used in whole or in part for any other project without the written authorization of Wilkins Studio

No.	Description	Date
	Progress Set	*04/07/2025*
	Progress Set	*04/18/2025*
	Pre-submittal Reviews	*05/19/2025*
	Pre-submittal Reviews	*07/02/2025*

Cover

G1-0

Scale: As Noted

Sheet size: Arch E

AARONS BEACH INN

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019

APNs: 047-252-280 and 047-252-290

BUILDINGS CODE LIMITATIONS

OCCUPANCIES:	CONSTRUCTION:	SPRINKLES:	MAX. ALLOWABLE HEIGHTS, STORY & AREA PER STORY AREA	HEIGHT (FEET)	HEIGHT (STORIES)
A-2 - RESTAURANT < 50 OCC.	TYPE VA	S	2,191 SF	12'	1
B - OFFICE < 50 OCC.	TYPE VA	S13	1,310 SF	8'	2
B - GYM	TYPE VA	S13	655 SF	8'	1
U - PARKING AREA	TYPE VA	S	15,433 SF	10'	1
R-2 - APARTMENT	TYPE VA	S13	34,865 SF	8'	3
B - COMMON USE AREAS*	TYPE VA	S13	1,502 SF	12'	1

*UNIT STORAGE AND ASSEMBLY AREAS AREA ACCESSORY AND INCORPORATED INTO THE ALLOWABLE AREA FOR R-2 USE.

BUILDING INFORMATION:

CONSTRUCTION TYPE: VA

FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS (HOURS)

PRIMARY STRUCTURAL FRAME:	1
BEARING WALLS (EXT. & INT.):	1
NONBEARING EXTERIOR WALLS:	SEE FIRE RESISTANCE RATING TABLE BELOW (PER CBC TABLE 602)
NONBEARING INTERIOR WALLS:	0 u.o.n.
FLOOR CONST. & SECONDARY MMBRS:	1
ROOF CONST. & SECONDARY MMBRS:	1

SPRINKLES PROVIDED: THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM AS FOLLOWS:
GROUND FLOOR S13 THE AUTOMATIC SPRINKLER SYSTEM MUST COMPLY WITH THE PROVISIONS OF CBC 903.3.1.1 (NFPA13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
UPPER FLOORS S13 THE AUTOMATIC SPRINKLE SYSTEM MUST COMPLY WITH THE PROVISIONS OF CBC 903.3.1.2 (NFPA13R). THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

BUILDING HEIGHT - STORIES PROVIDED:
STORIES: 3

BUILDING HEIGHT - FEET PROVIDED:
HEIGHT: 32'-6"

ALLOWABLE BUILDING AREA INCREASE:
Aa = (At + (NS x If)) where I = (F/P - 0.25) W/30 and W = (L1 x W1 + L2 x W2 + L3 x W3 + L4 x W4)/F
FIRE SEPARATION DISTANCES (CBC TABLE 602):

BUILDING	NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
	65' 780"	10' 120"	64' 768"	10' 120"

(FIRE SEPARATION DISTANCES MEASURED FROM BUILDING TO CLOSEST INTERIOR LOT LINE, WIDTH OF PUBLIC R.O.W. OR FACE OF BUILDING ON SAME LOT)

AREA INCREASES AT R-2 ONLY:

BUILDING AREA*:	STORY	PROPOSED
	1ST FLOOR (R-2, A-2, B)	4,642 S.F. < 34,500 SF PER CBC 506.2.4
	2ND FLOOR (R-2, B)	3,916 S.F. < 48,0000 SF PER CBC 506.2.4
	3RD FLOOR (R-2, B)	4,578 S.F. < 48,0000 SF PER CBC 506.2.4
	ROOF TOP (R-2, B)	5,325 S.F. < 48,0000 SF PER CBC 506.2.4

* SEE BUILDING AREA DETAIL FOR BREAKDOWN OF SPECIFIC USES

REQUIRED OCCUPANCY SEPARATIONS:

OCCUPANCIES	OCCUPANCY SEPARATIONS (CBC TABLE 508.4)	FIRE DOORS/SHUTTERS* (CBCTABLE 716.5)	FIRE WINDOWS (CBC TABLE 716.5)
A TO M OR R-2	1 HR.	0.75 HR.	NOT PERMITTED
A TO U	N	0.00 HR.	NOR PERMITTED
R-2 TO U	1 HR.	0.75 HR.	NOT PERMITTED
R-2 TO B OR S-2	N - INCIDENTAL/AUXILIARY USE UNDER COMPLETE AREA - NO SEPARATION REQUIRED. CBC 509.1		

* u.o.n. AT SPECIFIC ASSEMBLY

REQUIRED OCCUPANCY SEPARATIONS AT SPECIFIC ASSEMBLIES:

DESCRIPTION	SEPARATION	OPENINGS
WALL BETWEEN DWELLING UNITS (CBC 420.2 AND 708.3)	1 HR.	NONE
HORIZONTAL SEPARATION BETWEEN DWELLING UNITS (CBC 711.2.4.3)	1 HR.	OPENINGS THROUGH HORIZONTAL ASSEMBLY BETWEEN DWELLING UNITS SHALL OCCUR IN SHAFT ENCLOSURE OR PER ASSEMBLY DETAILS
CORRIDOR WALLS	1 HR.	20 MIN. FIRE DOORS
DWELLING UNITS / OTHER OCCUPANCIES	1 HR.	NONE
SHAFTS& INTERIOR STAIRWAYS UP TO 3 STORIES:	1 HR.	60 MIN. FIRE DOORS
SHAFTS & INTERIOR STAIRWAYS OF 4 STORIES:	2 HR.	90 MIN. FIRE DOORS
EXTERIOR 1 HR RATED WALLS:	1 HR.	45 MIN. FIRE DOORS

FIRE RESISTANCE RATING OF EXTERIOR OPENINGS:
REQUIRED FIRE RESISTIVE RATING (MIN. HOURS) OF EXTERIOR BEARING WALLS (TBL 802) & MAXIMUM AREA OF OPENINGS (TBK 705.8)
AT 1 HOUR RATED WALLS PER PLAN.
SEE FIRE SEPARATE DISTANCES (CBC TABLE 602) ABOVE. DISTANCES TO CL LESS THAN 20' SHOWN BELOW.
W / SPRINKLERS, NO LIMIT TO OPENINGS AT WALLS FURTHER THAN 20' FROM CL TO PUBLIC WAY OR IMAGINARY PL.

NORTHEAST MAX OPN'G AREA	WALL AREA	OPN'G AREA	ACT'L OPN'G %	SOUTHEAST MAX OPN'G AREA	WALL AREA	OPN'G AREA	ACT'L OPN'G %	SOUTHWEST MAX OPN'G AREA	WALL AREA	OPN'G AREA	ACT'L OPN'G %	NORTHWEST MAX OPN'G AREA	WALL AREA	OPN'G AREA	ACT'L OPN'G %
NL	3,520 SF	225 SF	6.39%	NL	1,948 SF	54 SF	2.77%	NL	3,424 SF	1,778 SF	51.93%	NL	1,948 SF	54 SF	2.77%

NL = NO LIMIT TO OPENING AREA.

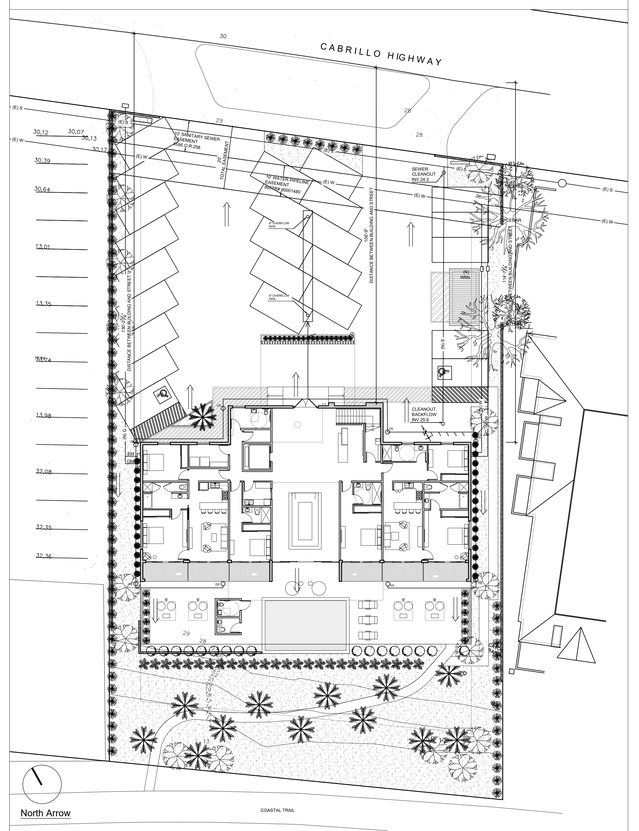
OPERATION STATEMENT

OPERATION:	OPERATED BY OWNERS
GUESTROOMS:	20 ROOMS
FRONT DESK:	STAFF AT LEAST ONE 24 HOURS A DAY.
GUEST CHECK IN:	UNLOADING OF LUGGAGE AND PASSENGERS WILL OCCUR INSIDE THE PORT COCHERE COUPLED WITH VALET STAFFING DURING PEAK HOURS. VALET PARKING.
EMPLOYEES:	4 EMPLOYEES, MAXIMUM 4 EMPLOYEES PER SHIFT
IN HOUSE RESTAURANT:	10:00-24:00, FOOD AND BEVERAGE ITEMS ARE INTENDED FOR GUESTS, BUT OPEN TO SELL TO EVERYONE.
ALCOHOL:	ALCOHOL BEVERAGES WOULD BE SOLD FOR CONSUMPTION AT RESTAURANT ONLY FROM THE INTERIOR OF THE HOTEL, AND WITHIN HOTEL GUEST ROOMS.
SMOKING:	100% NON-SMOKING LIFESTYLE HOTEL.
BAR/RESTAURANT HOURS:	10:00-24:00, FOOD AND BEVERAGE ITEMS ARE INTENDED FOR GUESTS, BUT OPEN TO SELL TO EVERYONE.
ROOF DESK:	10:00-24:00, FOOD AND BEVERAGE ITEMS ARE INTENDED FOR GUESTS
SECURITY:	THERE IS NO SECURITY GUARD ONSITE, BUT THERE WILL BE CAMERA AS A DETERRENT DEVICE, BUT NOT FULLY MONITORED.
PARKING:	SELF-PARKING WITH VALET PARKING SERVICE.

GENERAL NOTES

1. EXAMINATION OF SITE: The contractor shall thoroughly examine the site and satisfy him/herself as to the conditions under which the work is to be performed. The contractor shall verify at the site all the measurements affecting the work and shall be responsible for the correctness of the same. No extra expense shall be allowed to the Contractor for expenses due to his neglect to examine, or failure to discover, conditions which affect the work.
2. GENERAL OPERATION: the Contractor shall, after consulting with the Owner, Schedule the work so as not to interfere unduly with the neighbors, etc. Contractor shall allay dust by approved means and minimize noise as much as practical. In no case shall the work interfere with existing streets, drives, walks, passageways, neighbors's property, improvements and the like. Protect all in-place construction in connection with the work. Particular attention is directed to but not limited to, such items as street improvements, curbs and gutters, rough grading lines, etc.
3. CONTRACTOR USE OF THE PREMISES:
   - Confine operations at the site to areas permitted by law, ordinances, permits, and these Contract Documents. Do not unreasonably encumber premises with materials or equipment.
   - Assume all responsibility for protection and safekeeping of all products stored on the premises. Move any stored products which interfere with the operations of the City or other contractor. Obtain and pay for use of additional storage or work area required for operations.
4. LIMITS OF WORK: Work zone limits are established on the drawings. All Contractors, Subcontractors, and Tradesman shall coordinate their work with one another within the established limits.
5. SEQUENCE OF WORK: in the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work is begun. Contractor shall be responsible and liable for deviations from schedule unless delays are the result of failure of the Owner to abide by the Contractor by acts of nature or God.
6. ORDERS: Place orders for material and equipment immediately on receipt of contract and follow up vigorously to insure adequate and timely supply of work. Perform all tracing and expediting actions and arrange to get workers and subcontractors on job at proper time and avoid delays.
7. MEASUREMENTS: Contractor shall verify all dimensions shown on drawings by taking field measurements; proper fit, and attachment of all parts is required. Before commencing work, check all lines and levels indicated and such other work as has been properly completed. Should there be any discrepancies, immediately report in writing to the Designer for correction or adjustment prior to the commencement of any related work. In the event of the Contractor's failure to do so, the Contractor should be fully and solely responsible for the correction or adjustment of any such related work or errors. All dimensions take precedence over scale All dimensions are to face of step, unless otherwise noted, THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
8. RULES AND REGULATIONS: All work and materials shall be in accordance with the latest rules and regulations of the National Board of Underwriters, the latest editions of the National Electrical Code, the National Plumbing Code, latest adopted edition of the _____ Building Code, all State Title 24 AB. 163 energy Regulations, and all applicable Local and State Laws and Ordinances. Nothing on the drawings shall be constructed to permit work not conforming to these codes.
9. The Contractor shall coordinate with the Building Department for all Building department required inspections.
10. The Contractor shall give all notices and/or comply with all codes, laws, ordinances, rules regulations, and orders of any pertinent public authority bearing on the performance of work and shall notify the Designer if the drawings and specifications are at variance therewith.
11. Solely as a convenience to the Owner and Contractor, the Designer may include documents prepared by certain consultants and/or vendors (or incorporate the recommendations of said consultants and/or vendors into documents prepared by the Designer) within the set documents issued by the Designer. It is expressly understood that by such issuance, the Designer assumes no liability for the services of said consultants and/or vendors.
12. CONSTRUCTION QUALITY: the Contractor shall complete all work to a degree of skill, efficiency and knowledge which is possessed by those of ordinary skill, competency and standing in the particular trade or business for which the Contractor employed in the community. The Construction documents are provided to illustrate the design and general type of construction, material and work commensurate with this type of project throughout.
13. COMPLETE PROJECT: The Contract Documents, including working drawings, specifications and schedules, represent the finished structure. Unless otherwise noted, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences, and procedures. Observation visits by the Designer shall not include inspections of protective measure or the construction procedures required for same, which are not specifically detailed on drawings shall be similar to those shown, or those detail existing in the field as they occur. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETE OPERABLE INSTALLATION WITHIN THE SCOPE OF WORK, BUT IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AT NO EXTRA CHARGE.
14. COORDINATION: The General Contractor and each Subcontractor shall be responsible for verification of all field conditions and dimensions PRIOR to commencement of any work. Contractor shall bring any discrepancies to the Designer's and Owner's attention PRIOR to commencing any work. In the event that work commenced with a failure to notify both the Designer and Owner, the Subcontractor is solely responsible for any and all corrective measures or errors.
15. NOTES: All plans imply the words " the Contractor shall" or "the Contractor shall install".
16. COOPERATION:
   - Contractor and Subcontractors shall coordinate their work with adjacent work and cooperate with other trades so as to facilitate general progress of the work. Each trade shall afford the other trades every reasonable opportunity for installation of their work and storage of their materials.
   - In as much as building completion within the time limit is dependent upon cooperation of those engaged there in. It is required that each contractor lay out / install his work in a time and manner not to delay or interfere with carrying forward other contractor's work.
17. CHANGES: Any proposed changes in the construction should be made to the Designer IN WRITING OR IN DRAWINGS. All changes should be reviewed by the Designer, approved by the Owner, Contractor, Designer and by the Building Official as required.
18. Any revision or additional work required by field conditions or local governing authorities shall be brought to the attention of the Designer before proceeding.
19. This set of Plans is to be on the Job Site at all times during construction. All work shall be in accordance with the approved plans. NO changes or revisions to the approved plans or specifications shall be permitted unless submitted to and approved by the Building Department. The issuance of a permit shall nor prevent the Building Department from requiring the correction of Errors or Omissions from the approved plans and specifications.
20. the issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for or an approval of, any violations of any of the codes or of any other ordinance of this jurisdiction. Permits presuming to give permission to violate or cancel the provisions of this code, or other ordinances of the jurisdiction, shall nor be valid.
21. These notes apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and shall apply generally throughout similar conditions. Unless otherwise noted, all closets, recesses, columns, projections or other adjacent areas or work within the scheduled areas shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between the various elements of the working drawings and/or notes shall be brought to the attention of the Designer prior to proceeding with the work involved.
22. OWNERSHIP AND USE OF DOCUMENTS: All drawings, specifications, and their content, and copies, there of furnished by Karen Wilkins and shall remain the property of Karen Wilkins.
23. Anyone supplying labor and/or materials to the project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to the work shall be reported in writing to the Contractor prior to beginning work. Commencement of work should imply acceptance of all sub-surfaces.
24. The contractor shall be responsible for obtaining and paying for all special permits and licenses indicated on the plans and/or by specifications or required by the soils report and/or required by any government agency. The Contractor may need to obtain permits that may include but are not limited to, penetration fire stop systems, fire-resistant joint systems, automatic sprinkler systems, standpipe systems, manual fire alarm systems, emergency and stand by power systems, and door hardware schedules.
25. Site address is to be clearly marked in field in such a position as to b plainly visible and legible from the street or road fronting the property.
26. Work in public right-of-way requires an "Encroachment Permit" from the Public Works Department.
27. All Contractors and Subcontractors must have on file with the Building Department, a list of all such Contractors and Subcontractors with the appropriate current City Business License Numbers.
28. The permits shall expire by limitation if work authorized under permit is not commenced within 180 days of the issuance or if the work is suspended for a period exceeding 180 days after the work has commenced.
29. Upon completion of the project, new spaces shall be cleaned and put in working order prior to occupancy.

Allowable Height Diagram



Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN M. WILKINS
C 27350
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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

Ownership of Document. This Document and the ideas Incorporated herein, as an instrument of professional service are the property of Wilkins Studio and are not to be used in whole or in part for any other project without the written authorization of Wilkins Studio

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Cover Continued

G1-1

Scale: As Noted

Sheet size: Arch E

GENERAL NOTES

1. New construction shall not restrict a live-foot dear and unobstructed access to any water & power distribution facilities (power poles,Pull-boxes, transformers, vaults, pumps, meter s, appurtenances, etc) or know the location of the hook-up. The construction shall not be within ten feet of any powerlines whether or not the lines are located on the property. Failure to comply may cause delay, and/or additional expenses.
2. An approved Seismic Gas Shutoff Valve be installed on the fuel gas line on the down-stream side of the utility meter and benignly connected to the exterior or the building structure containing the fuel gasping. Per ordinance 170,158((It includes Commercial additions TI work over $10,000.) Separate plumbing permit is required.
3. Provide ultra-low Flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. Provide 70" high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1115 B 2406.3(5).
5. Water heater must be strapped to wall (sec. 507.3, UPC).
6. If applicable, Ducts in a private garage and ducts penetrating the walls and ceiling separating the dwelling unit from the garage shall be constructed of a minimum 0.016 inch (0.48MM) sheet steel and shall have no openings into the garage.
7. If applicable, A copy of the jurisdictional research report and/or conditions of other listings shall be made available at the job site.
8. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legally liable and allows commencement of construction prior to obtaining a PERMIT from the jurisdiction, Owner shall assume full responsibility for the results of such construction. Therefore, the Owner agrees to waive any claim against the Architect and to release Karen Wilkins from any liability directly or indirectly from such construction. In addition, the Owner agrees, to the highest extent permitted by law to hold harmless the Architect from any damages, liabilities or costs, including reasonable attorneys fees and cost of defense arising from such construction.
9. In addition, the Owner agrees, to include in any contracts for construction appropriate language that prohibits the Contractor or subcontractors of any tier, from making changes or modifications to the Architect's construction documents without the prior written approval of Karen Wilkins and that further requires the Contractor to indemnify both Architect and the Owner from any liability or cost arising from such changes made without such proper authorization.
10. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claims against the Architect and to release the Architect from any liability for the referenced project.
11. It is understood that the Architect will NOT provide design and construction services related to safety measures of any contractor or subcontractor on the project. Further, it is understood that Architect will not provide any supervisory services relating to the construction for the project. Any opinions solicited from Architect relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against Architect.
12. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. Architect will provide input into the selection of these consultants, but they will be retained by and report to the Owner.
13. The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by Architect and must repair any substandard faulty or failing work.
14. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
15. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
16. Bathtub and shower floors, walls above bathtubs with a shower head and shower compartments shall be finished with a non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the door. (R307.2).
17. Automatic garage Door openers, if provided, shall be listed in accordance with (U.L.325.).
18. Smoke detectors shall be provided for all dwelling units intended for human occupancy where a permit is required for alterations, repair, or additions. (R314.2).
19. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling, unit, or sleeping unit for which the permit was obtained. (R315.2).
20. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of a room at a height of 30 inches above the floor level. (R303.1).
21. Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319.1).
22. Unit skylights shall be labeled by jurisdictional Approved labeling Agency. Such labels shall state the approved labeling agency name, product designation and specification or performance grating. (Research report not required) (R308.69).
23. If Applicable, Provide anti-graffiti finish within the first 9 feet, measured from grade, at street exposed walls.
24. Protection of wood and wood-based products from decay shall be provided in the locations specified per Section R317.1, by the use of naturally durable wood or wood that is preservative-treated, in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4.4 of AWPA U1.
25. Provide ultra-low flush water closets for all new construction.

GENERAL CONSTRUCTION NOTES

1. The general contractor shall furnish all labor materials, equipment and other items necessary for the completion of all work shown, described for, or reasonably implied by the contract documents except where specifically noted otherwise where work or equipment is indicated "NIC", such work or equipment shall be provided by others, the general contractor shall coordinate and cooperate to effect such installation.
2. the general contractor shall carefully examine the site to satisfy himself as to existing conditions, prior to submitting his bid. No claim will be allowed on the bases if his lack of knowledge of existing conditions and of problems arising there from. The general contractor shall review all drawings and specifications to obtain first-hand knowledge of all conditions prior to signing the contract. If found necessary, the general contractors shall requires additional information, clarification, and details to fully understand the project and scope of work.
3. The general contractor shall verify all dimensions and conditions of the project prior to commencing work and shall report any discrepancies, inconsistencies, errors and/or omissions to the Architect and the Owner. All requests for clarifications of these drawings shall be directed to the Architect in writing. Site plan dimensions and bearings are to aid in locating the proposed development in reference to the property lines and to any adjacent street. While this site plan is believed to be correct, the Architect assumes no liability for any discrepancy occurring on the drawings by reasons of reliance on the owner's or engineer's documents. All dimensions locating the building line with the property lines must be verified with civil engineer or surveyor prior to construction. Dimensions, grades, and details shall be verified prior to commencement of construction. Typical details shall apply where specific details (or sections) are not given.
4. Do not scale the drawings. All dimensions specified govern dimensions are nominal and are to be face of objects unless specifically noted otherwise.
5. The contract drawings and specifications represent the finished project. They do not indicate the method of construction. The contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but are not limited to, bracing, shoring, shoring for loads due to construction equipment etc. Observation visits to the site by the Architect does not include observation of the above items.
6. The Architect is not responsible for the performance of the general contractor or subcontractors, their errors or omissions nor the safety at the job site. Any non-conforming conditions found or noted shall be brought to the attention of the Architect and Owner immediately.
7. All work shall be done in accordance with the highest quality of industry standards and the standards referenced herein. All prefabricated items shall be delivered to the job site complete and ready to install . Assemblies shall be erected rigidly, secured, plumbed, level and aligned true.
8. Reference to any detail or drawing is for convenience only and does not limit the application of such drawing or detail. If certain information is noted only on the plans or only on the specifications or only in a detail, then that information shall be required to be done on all above mentioned locations.
9. All work shall conform to the minimum standards of the current edition of CBC and or CRC. All other regulating codes and agencies having jurisdiction over the work shall be complied with.
10. The Architect shall be immediately notified of any discrepancies between these documents and any applicable codes by the agent involved with the governing agency having jurisdiction. the field inspector for such agency has final authority to approve/disapprove project construction and correctness of all work performed.
11. Each sub-contractor is considered a specialist in his respective field/trade and shall (prior to submission of bid or performance of work) notify the general contractor of any work that will be called out in the drawings or specifications which cannot be fully guaranteed or constructed as designed or detailed.
12. Where construction details are not shown or noted for any part of the work. Details shall be the same as for other similar first-class work for the trade involved. The owner and Architect shall be immediately notified of any alternate non-standard or untested method(s) proposed.
13. The general contractor is responsible for appropriate hook-up of all utilities required to support the work, including temporary and final.
14. The general contractor shall determine locations of utility services in the area, prior to any excavation for work. The general contractor shall also verify any and all utility locations specified or otherwise noted on the drawings. The general contractor is responsible for the protection of an existing underground and overhead utilities.Contractors must call 811 for existing utility locations.
15. All delivered and in-place materials remain the responsibility of the contractor for the entire course of construction. Damages or stolen materials shall be replaced by the general contractor at no cost to the owner. All materials shall be securely stored and kept dry before installation.
16. Lead time for materials and equipment is the responsibility of the general contractor and all subcontractors to order materials, equipment, etc. sufficiently in advance to assure timely construction progress and completion.
17. Miscellaneous items of work and materials necessary to complete the project, whether or not mentioned or described in these specifications and allied documents, shall be provided.
18. Trade names and manufacturers referred to are primarily to establish quality standards and character of materials. Substitutions/ alternatives may be permitted when approved by the Architect and Owner.
19. When the word "provided" is used, it shall mean that such item or service referred to shall be furnished and installed or that the owner shall be furnished an alternative for their approval prior to purchase, fabrication or construction.
20. The general contractor and applicable subcontractors are responsible for and will replace, any damaged or defective equipment or work resulting from construction activities.
21. Project plan check fee and initial permit fee is the responsibility of the owner. Subsequent permits, tests, and inspections are the responsibility of the general contractor.
22. The general contractor is responsible for site and structure clean-up. The general contractor assumes sole and complete responsibility for the job site conditions (should there be no general contractor for the project the owner assumes this responsibility) during the course of construction of the project including safety for all persons and property and that this requirement shall apply for and not be limited to normal working hours. The contractor shall defend, indemnify and hold the owner, building tenant and the Owner from any liability or cost and all liabilities real or alleged in connection with the performance of the work on the project during course of construction and after completion.
23. All contractors and sub-contractors shall perform all work on this project in compliance with the occupational safety and health regulations of the U.S. department of Labor and the state of California.
24. Where shop drawings are requested, there shall be submitted to the Architect 3 copies of the shop drawings and the owner's record. By approving and submitting shop drawings and samples, the general contractor thereby represents that he has determined and verified all field measurements, field construction criteria, materials, catalog numbers and similar data, and that he has checked and coordinated each shop drawing and sample with the requirements of the work and of the contract documents.
25. Changes to contract documents: alterations or deviations to the project construction documents shall NOT be made without the written approval of the owner and the Architect.
26. Contractors and sub-contractors shall verify with owner any modifications or additions to the following minimum insurance requirements:
   - The liability insurance required for all contractors and subcontractors shall be written, and whatever is required by law, and shall include contractual liability insurance.
   - Work shall not commence under this contract until insurances have been obtained and such insurance has been approved by the owner.
   - The contractor/subcontractor, shall keep in full force required insurance. The owner may secure insurance and retain and deduct the amount of premiums for such insurance from any amounts due under the contract.
   - The owner will maintain his own liability insurance. The owner will also maintain property insurance to the full insurable value thereof. However, there shall be no duty on the part of the owner to procure such insurance until five days after receipt of written notice by the contractor to the owner of the amount of insurance required. The policy shall cover all work incorporated into the building when it is delivered, all materials for incorporation into the building which may be in or about the premises, and shall be made payable to the parties as their respective interest may appear. Fire insurance for the protection of the contractor's buildings, materials nor otherwise covered by insurance of the owner, tools and equipment of the contractor and all similar property not otherwise covered shall be the responsibility of the contractor.
27. When applicable contractor shall furnish and maintain protection, fencing and all other required barricades, guardrails, warning signs, steps, lights and all other forms of protection for life, and property as may be necessary and as required by local ordinances and agencies.
28. Contractor shall provide dust control throughout entire construction period consisting of intermittent watering and sprinkling as necessary lay dust during construction.
29. These drawings and copies thereof are legal instruments of service for the use of the owner and authorized agents, on the designated property only.
30. Each trade shall be responsible for knowledge of relative information contained in these documents, and the conditions under which each trade will be expected to perform.
31. Deviations from these documents necessitated by field conditions shall be brought to the attention of the owner and the Architect immediately.
32. The structural, mechanical, plumbing, and electrical drawings are supplementary to the various drawings. Should there be any discrepancy between the various drawing, it shall be brought to the attention of the owner and Architect for clarification.
33. The contractor shall provide at all times a competent representative for installation of special manufacturing equipment not shown in these drawings. The contractor shall verify equipment delivered with the owner's representative and/or equipment prior to forming the slab, for proper size and location of foundation depressions, drains and wraps.
34. The contractor shall consult the electrical, mechanical, and plumbing drawings and all other drawings for the location of all sleeves needed through floor and slabs. Consult with the Architect should any sleeves not noted on the plans be required.
35. Miscellaneous signage shall be under a separate contract, unless otherwise noted.
36. Unless otherwise noted, stated manufacturer's items are to be "or equal". Contractor shall verify substitutions with the owner prior to bid and/or installation.
37. All equipment and material which is in operating condition when removed, shall be maintained as such and retuned as per owner's instructions.
38. It shall be the sole duty and responsibility of the contractor to determine means and methods of construction and fabricate and install the work who accepted good practice and procedure and to let the Architect know at the time of bidding if the drawings and details are not practical or structurally sound in their intent and purpose.
39. Contractor shall be responsible for installation of all equipment including water heater and all mounting, seismic bracing, and support of such equipment.
40. All materials provided shall conform to all applicable local, city, state, federal and/or county codes, ordinances and fire regulations. Certificates of approved fire - retardant flame spread ratings, etc. be obtained and included in the general contractor's submittals.
41. Electrical service, wiring, etc. shall comply with applicable electric codes.
42. Plumbing shall comply with applicable plumbing codes.
43. Provide ventilation according to applicable mechanical code. Complete air change every fifteen minutes, or as specified by the mechanical engineer.
44. The contractor shall keep the premises free from the daily accumulation of waste materials or rubbish caused by their operations. At the completion of the work, he shall clean all glass, walls, and floor surfaces, and vacuum all floor surfaces.
45. Contractor shall provide trash dumpster as required for all participating trades to use, in cluding those trades with a direct contract with the owner.
46. the contractor shall be responsible for providing temporary utilities (power, lighting, water and restroom facilities) to the job site for use by the various contractor trades.
47. The contractor shall note that there shall be no substitutions for any material where specific manufacturers are specified. Where approved equal or equivalent is used, it shall be understood that the substitute shall be by the judgement and approval of the Architect and the owner, and all request shall be made prior to installation. Contractor shall submit 3 sets of manufacturer's cut sheets or samples and/or (1) reproducible original of drawings for all requested substitution of materials, hardware, millwork, glass partitions, ceiling systems, plumbing fixtures, etc., to the Architect for approval.
48. General contractor or his subcontractors shall be responsible for verification and approvals of substitute materials as requested by governing agencies.
49. Brochures of all equipment and furnishings as well as all finish material samples as required, shall be submitted to the Architect without specific request prior to purchase and installation.
50. Contractor to provide schedule for performance and date of completion of all work.
51. If the contractor claims that instructions from the architect and/or owner involve extra cost under this contract, he shall five written notice there of within 5 days after the receipt of such instructions, and in any event before proceeding to execute the work. No such claim shall be valid unless so made.
52. Owner reserves the right to provide and install furnishing, fixtures and equipment which shall require coordination by the contractor for support items such as mechanical and electrical provisions for owner's equipment. Contractor shall coordinate the following, but not limited to:
   a. Coordinate schedule and work of the various equipment to assure efficient and orderly sequence of installation of interdependent construction elements.
   b. Verify that utility requirements and characteristics of equipment are compatible with building utilities.
   Coordinate work of the various equipment for installing, connection to and placing in service such equipment.
53. Contractor is responsible for review of shop drawings, product data, and samples prior to submission, and determination and verification of accuracy of:
   a. Field measurements
   b. Field construction criteria
   c. Catalog number and similar data
      conformance with specifications and local authorities having jurisdiction over this project.
54. Notify the architect in writing of proposed submission, of any deviation from specification's requirements, and identify such deviation clearly on the submittal.
55. Begin no fabrication or work which requires submittals until return of submittal with Architect's approval. If submittal is not approved by the Architect, make all corrections and changes and resubmit all drawings and samples until drawings and materials are approved by the architect.
56. Except when specifically indicated or specified, materials and equipment removed from existing structure shall nor be used in the contract work.
57. for materials and equipment specifically indicated to be reused in the work:
   a. Use special care in removal, handing, storage, and reinstallation, to assure proper function in the complete work.
   b. Arrange for transportation and handling of materials and equipment which require off-site restoration or renovation. Pay all cost for such work or give an allowance for providing such work. contractor to collect, store, protect, clean and reinstall all fixtures, equipment and other items to be salvaged and reuse including but not limited to existing light fixtures.
58. When the specification requires that installation of work shall comply with manufacturer's printed instruction, obtain copies of such instructions from the manufacturer of the product. Maintain one complete set of contract documents at the hob site during installation and until completion and acceptance.
59. Arrange, install, connect, clean, condition and adjust products in strict accordance with such instructions and in conformity with specified requirements.
60. Should project conditions or specified requirements conflict with manufacturer's instructions consult with Architect for further instruction. Do not proceed with work without such consultation leading to an improved or unique course of action.
61. Do not omit any preparatory step or installation procedure, unless specifically modified or exempted by contract documents.
62. Arrange delivery of products to site in accordance with schedule: coordinate delivery time to avoid conflict with other works and conditions at job site. Deliver products in manufacturer's original sealed containers bearing, with identifying labels intact and legible. Provide necessary protection and handling methods to prevent soiling and damage to materials and products during handling, transportation. Inspect shipment upon delivery to assume compliance with requirements of contract documents and accepted submittals.
63. Mechanical and electrical equipment, which requires servicing during long term storage shall have complete manufacturer's instructions, accompanying each item with notice of enclosed instructions and electrical equipment, which requires
64. Provide protection of installed products to prevent damage from subsequent operations:
   a. Provide covering to protect finished surfaces from damage. Cover projections, wall corners, jambs, sill and soft hits of openings. In area used for traffic and for passage of products in subsequent work.
   b. Control traffic to prevent damage to equipment.
65. Substitute products shall not be ordered or installed without written acceptance of the Architect.
66. Use only cleaning materials recommend by the manufacturer of the surface to be cleaned. Use cleaning materials only on surfaces recommended by cleaning materials manufacturer.
67. Instructions of owner's personnel.
1. Prior to final inspection for acceptance, fully instruct owner's designated personnel on operation. adjustment and maintenance of equipment and systems.
   Operation and maintenance manual shall constitute the basis of instruction. Review contents of manual with personnel in full detail and explain all aspects of operation and maintenance.
68. Furnish to owner a written guarantee against all defects in material and workmanship for one year from the date of acceptance or as specified otherwise by the owner.
69. All completion, adjust all accessories for smooth operation, and clean and polish all surfaces.
70. RE Any changes requested during the course of the project, GC to promptly provide a breakdown of all previously specified work in that area, including the previous subcontractors respective costs, and the GC costs, overhead, profit, as well as a similar breakdown of the proposed for, all submitted for the architect's and Owner's review.
71. Contractor shall submit all permits necessary to perform full scope of work. Obtain all necessary inspections and certificate of occupancy.
72. contractor to obtain a permit from the state division of industrial safety for trenches or excavations 5'-0" or deeper.
73. Building occupant to secure permits required by the Fire Department from the Fire Prevention Bureau prior to occupying this building.
74. Building address numbers shall be easily seen from the street.
75. The contractor shall carefully understands the scope of work and acknowledges that the construction documents include all necessary drawings, schedules and specifications to perform the work.
76. Should the owner decide to build their project without a general contractor the Architect will not be held responsible for any construction defects.
77. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legallyliable permits commencement of construction prior to obtaining a PERMIT from the respectful city. the owner shall assume full responsibility for the results of such construction. Therefore, the Owner agrees to waive any claim against the Architect and to release Karen Wilkins, from any liability arising directly or indirectly from such construction. In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold harmless Architect from any damages, liabilities or costs, including reasonable attorneys' fees and cost of defense, arising from such construction.
78. In addition, the Owner agrees to include in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to the Architect's construction documents without the prior written approval of Karen Wilkins and that further requires the contractor to indemnify both Architect and the Owner from any liability or cost arising from such changes made without such proper authorization.
79. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claim against the Architect and to release the Architect from any liability for the referenced project.
80. It is understood that Architect will not provide design and construction services related to safety measures of any contractor or subcontractor on the project Further, it is understood that Architect will not provide any supervisory services relating to the construction for the project. Any opinions from Architect relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against Architect.
81. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. Architect will provide input into the selection of these consultants but they will be retained by and report to the Owner.
82. The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by Architect and must repair any substandard, faulty or failing work.
83. Always use resilient channels for ceiling between floors and all walls.
84. For Condominium Projects:
   a. The Owner shall include provisions in the purchase agreement with all buyers of any condominium unit and in the CCR's that Owner shall have the right to effectuate reasonable repairs upon receiving notice of a complaint from any homeowner prior to the filling of any action against anyone involved in the construction. Futhe proprietary individual or the Homeowner's Association (HOA) filing any action against the owner or any party involved with the construction, the CC & R's will mandate that the Owner shall have the right, in its sole discretion, to either repair the defective work or buy back each unit at the reasonable market rate for those units at the time the complaint is made.
   b. Prior to the issuance of the permit by the building department for the project the Owner shall establish an escrow account in the amount of $50,000 to be used solely by Architect to offset the expense in defending any lawsuit that any homeowner or Home Owner's Association might file surrounding and actual or alleged construction defects. In the event any construction defect action is filed, Architect shall have full use of the funds in the escrow to defend such action and Architect is to assist in Architect's defense. In the event no construction defect litigation is filed, then the money will revert to the Owner at the completion of the project. Architect shall establish an escrow account in the amount of $50,000 to be used solely by Architect to offset the expense in defending any lawsuit that any homeowner or Home Owner's Association might file surrounding and actual or alleged construction defects. In the event any construction defect action is filed, Architect shall have full use of the funds in the escrow to defend such action and Architect is to assist in Architect's defense. In the event no construction defect litigation is filed, then the money will revert to the Owner at the completion of the project. (CRC R337.1.4 &c)
85. The contractor shall review the drawings specifications, and site and verify all the dimensions and site conditions prior to beginning the work. The contractor shall report any inconsistencies to the Architect immediately for resolution before beginning construction or fabrication or ordering any materials.
86. The contractor shall report any discrepancies between drawings and site conditions to the architect before proceeding the work. The contractor shall verify and coordinate all foundation plan dimension and floor plans and shall be responsible for proper execution of all work.
87. The structural, mechanical, electrical, plumbing, and any and all other drawings are supplementary to the architectural drawings. It shall be the responsibility of the contractor to check with the architectural drawings before installation of structural, mechanical, electrical, plumbing, and any and all other work. Any discrepancies between the architect's and the consulting engineer's or designer's drawings and specifications shall be brought to the architect's attention for clarification prior to installation of said work and prior to finalizing the bid for construction.
88. Provide galvanic separation between all dissimilar metals. Along with the Agreement between the Owner and Architect, THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION" SHALL GOVERN THE WORK IN THIS CONTRACT AS IF WHOLLY INCLUDED IN THESE GENERAL NOTES.

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

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

SPECIFICATIONS

Site work

1. Demolition, where indicated on the drawings shall be performed in accordance with requirements there on.
2. Remove all organic matter and delete roius materials from the site. Burning is strictly prohibited.
3. Unless shown on specified grater, all finished grades should provide a minimum slope of 2% slope away from all structural footings a minimum of five (5) feet.
4. In the event of the discovery of unknown soil, ground water or other dangerous conditions are encountered during excavations, all foundation work shall cease, and the owner notified.
5. Fences over five feet in height and retaining walls over four (4) feet in height measured from the bottom of the footing shall require separate permit.
6. Asphaltic Concrete Paving (AC Paving):
   1. Unless otherwise specified in the soil's inspection report scarify and recompact the upper six inches of sub-soil a minimum of 90% density prior to placing the base.
   d. Sterilize the soil with aborate chloride compound for weed
   c. Place 6 inches class ii aggregate base 4 inches thick after compaction having not less than 90%
   d. Asphalt concrete pavement shall be placed not less than 2 inches thick after compaction in accordance with all provisions of the Standard Specifications of the State of California, Department of Public Works, Division or highways latest revision.
7. Portland Concrete Paving
   a. Provide materials for curbs, gutters, and sidewalks in accordance with the requirements for class a concrete (Section 8 34.3(2) of the Caltrans Standard Specifications).
   b. Provide Portland cement concrete paving where shown on drawings, as specified herein, as needed for a complete and proper installation.
   c. Form:
      c1. Provide wood and metal form work profiled to suit conditions including adequate bracing to the lines and grades found on the drawing.
      d. Subbase aggregate: Maximum Size 1/4" Compacted to 90% control.
   e. Provide reinforcement which complies with the following as minimum:
      e1. Reinforcing bars: u.o.n on the drawings, use deformed bars for number 3 through 11.
      e2. Welded wire fabric: No 16 welded wire mesh, plain type in coiled rolls, unfinished
   f. For concrete structural notes
   g. Finishing, texture finish
      g1. float to produce a surface level to within 1/4" inch in 2 feet
      g2. With trowel to produce a level textured finish, light, medium or coarse as directed by the owner.

   h.Beginning immediately after placement, protect concrete from premature drying, excessive hot or cold temperatures and mechanical injury. Surfaces to have waterproofing shall have pits, holes, and cracks filled solid and shall be dry and smooth for application.
   i. Cobblestone Stamped Pattern
      i1. To receive a stamped patterns, concrete should receive a small size groove cut into the surface to aid control joints. Follow the normal procedures, however, do not trowel the surface more than once. After the surface is trawled, or floated to the proper level, the stamping patterns are used. One pad is placed next to the other so that the pattern is accurately aligned, at least two pads are required. the finisher should be careful not to pack the next stamping the design to a depth of about one inch.

THERMAL AND MOISTURE PROTECTION

1. waterproofing per IBC 230 4.11.5.
   a. Waterproofing at foundation, retaining, walls, decks, under floor slabs and shall conform with the minimum requirements unless otherwise noted or unless dire condition deem it necessary for a heavier waterproofing application. Notify owner if later occurs.
   b. Surface to receive waterproofing shall receive pits, holes, and cracks filled solid and shall be dry and smooth for application.
   c. Manufacturer: use "pacific polymer" for install. See manufacturer recommendations.
2. Insulation
   a. Sound and thermal insulation shall be installed as indicated on the drawings as follows:
      1.Sound insulation: u.s.g. sound attenuation blankets (or equal) shall be provided around all bathrooms, bedrooms, and kitchen, as shown on the drawings.
      2. Provide resilient channel to thick resilient material to insulate all plumbing from structure
      3. Provide resilient channels on ceilings between the first and second floor
   b. thermal Insulation
      1. Install all interior walls and roof thermal insulation should be installed as shown on drawings (r-19 and R-30)
      2. In addition to R-30 insulation in the roof, provide rigid insulation, as shown on drawings.
   c. Installation of Insulation
      1. Exercise extreme care with integral vapor barrier to maintain it continuously.
      2. Duly insulate all small areas in between close spaces framing members.
      3. Perform all and matching neatly with all ends fulling snugly or overlapped.
      4. Cut and finish insulation around pipes, conduits, and outlet boxed as necessary to maintain the integrity of the insulation.
      5. Where pipes are located in stud spaces to receive insulation, plan carefully when making any changes or modifications to the Architect's construction documents without the prior written approval of Karen Wilkins and that further equires the contractor to indemnify both Architect and Owner from any liability or cost arising from such changes made without such proper authorization.
   9. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claim against the Architect and to release the Architect from any liability for the referenced project.
   b. Sealing (static) poured insulation of closed cell neoprene or compressible pre-molded polyethylene foam, strips or rope, around all openings in the roof.
   b. Caulking (mastic) equal to horsealer and co shall be installed pre manufacturer's instructions under exterior metal thresholds, window seals, and jams.
   c. All sealants need to be installed between materials

ROOF

1. Roofing
   a. Roof slope to be 1" per foot minimum IBC 1502
   b. All roofing materials class "A", "B" or "C" shall be shown on the drawings, applied in strict conformance with IBC 1505 and manufacturer's instructions, and in accordance with the following minimum requirements(see NRCA manual)
   c. Application shall confirm to IBC 1507
   d. Roof cant strips shall be installed at junction of roof and vertical surface, flashing , and counter flashing shall be installed per IBC 150 3.2, 1507.3.9, 1507.5.6.
2. Flashing and Sheet Metal
   a. Fabricate and install flashing and sheet metal in accordance with latest SMACNA standards where applicable
   b. Pitch pockets, counter flashings, cap and coping flashing, splash pans, gravel stops, facialashing, etc. minimum: 2-gallon galvanized steel or as noted on the drawings.
   c. Drip flashing: Use 22-gallon galvanized steel or as noted on the drawings.
   d. Subbase aggregate: Maximum Size 1/4" Compacted to 90% control.
   e. Provide reinforcement which complies with the following as minimum:
      e1. Reinforcing bars: u.o.n on the drawings, use deformed bars for number 3 through 11.
      e2. Welded wire fabric: No 16 welded wire mesh, plain type in coiled rolls, unfinished
   f. For concrete structural notes
   g. Finishing, texture finish
      g1. float to produce a surface level to within 1/4" inch in 2 feet
      g2. With trowel to produce a level textured finish, light, medium or coarse as directed by the owner.

   h.Beginning immediately after placement, protect concrete from premature dry ing, excessive hot or cold temperatures and mechanical injury. Surfaces to have waterproofing shall have pits, holes, and cracks filled solid and shall be dry and smooth for application.
   i. Cobblestone Stamped Pattern
      i1. To receive a stamped patterns, concrete should receive a small size groove cut into the surface to aid control joints. Follow the normal procedures, however, do not trowel the surface more than once. After the surface is trawled, or floated to the proper level, the stamping patterns are used. One pad is placed next to the other so that the pattern is accurately aligned, at least two pads are required. the finisher should be careful not to pack the next stamping the design to a depth of about one inch.

THERMAL AND MOISTURE PROTECTION

1. waterproofing per IBC 230 4.11.5.
   a. Waterproofing at foundation, retaining, walls, decks, under floor slabs and shall conform with the minimum requirements unless otherwise noted or unless dire condition deem it necessary for a heavier waterproofing application. Notify owner if later occurs.
   b. Surface to receive waterproofing shall receive pits, holes, and cracks filled solid and shall be dry and smooth for application.
   c. Manufacturer: use "pacific polymer" for install. See manufacturer recommendations.
2. Insulation
   a. Sound and thermal insulation shall be installed as indicated on the drawings as follows:
      1.Sound insulation: u.s.g. sound attenuation blankets (or equal) shall be provided around all bathrooms, bedrooms, and kitchen, as shown on the drawings.
      2. Provide resilient channel to thick resilient material to insulate all plumbing from structure
      3. Provide resilient channels on ceilings between the first and second floor
   b. thermal Insulation
      1. Install all interior walls and roof thermal insulation should be installed as shown on drawings (r-19 and R-30)
      2. In addition to R-30 insulation in the roof, provide rigid insulation, as shown on drawings.
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BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON BENCHMARK DESIGNATION USED "941 4129 TIDAL 5" BEING A BRASS DISC KNOWN ARE "HT 0455"

ELEVATIONS OF BENCHMARK IS 14.22 FEET (NAVD 88)

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE AUGUST 2021. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. EASEMENTS SHOWN ARE FROM TITLE REPORT PROVIDED.

LICENSED LAND SURVEYOR
SAVIOR MICALLEF
No. 8289
STATE OF CALIFORNIA

SAVIOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

08-29-21
DATE

SAVIOR P. MICALLEF LAND SURVEYING
521 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

TOPOGRAPHIC SURVEY OF APN 047-252-280/290

CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

Revisions

No.				

Date 08-29-21
Scale 1"=10'
Design SPM
Drawn SPM
Approved SPM
Job No

Drawing Number:

1 OF 1

SITE PLAN KEYNOTES

SYMBOL	DESCRIPCION (NOT ALL SYMBILS NECESSARY ON THIS SHEET)
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32 00	SITE IMPROVEMENT
32 01	PLANTER
32 02	GRAVEL PATH TO THE COASTAL RAIL
32 03	3 PUBLIC COMPACT PARKING SPACES

LINE LEGEND

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GENERAL SITE NOTES

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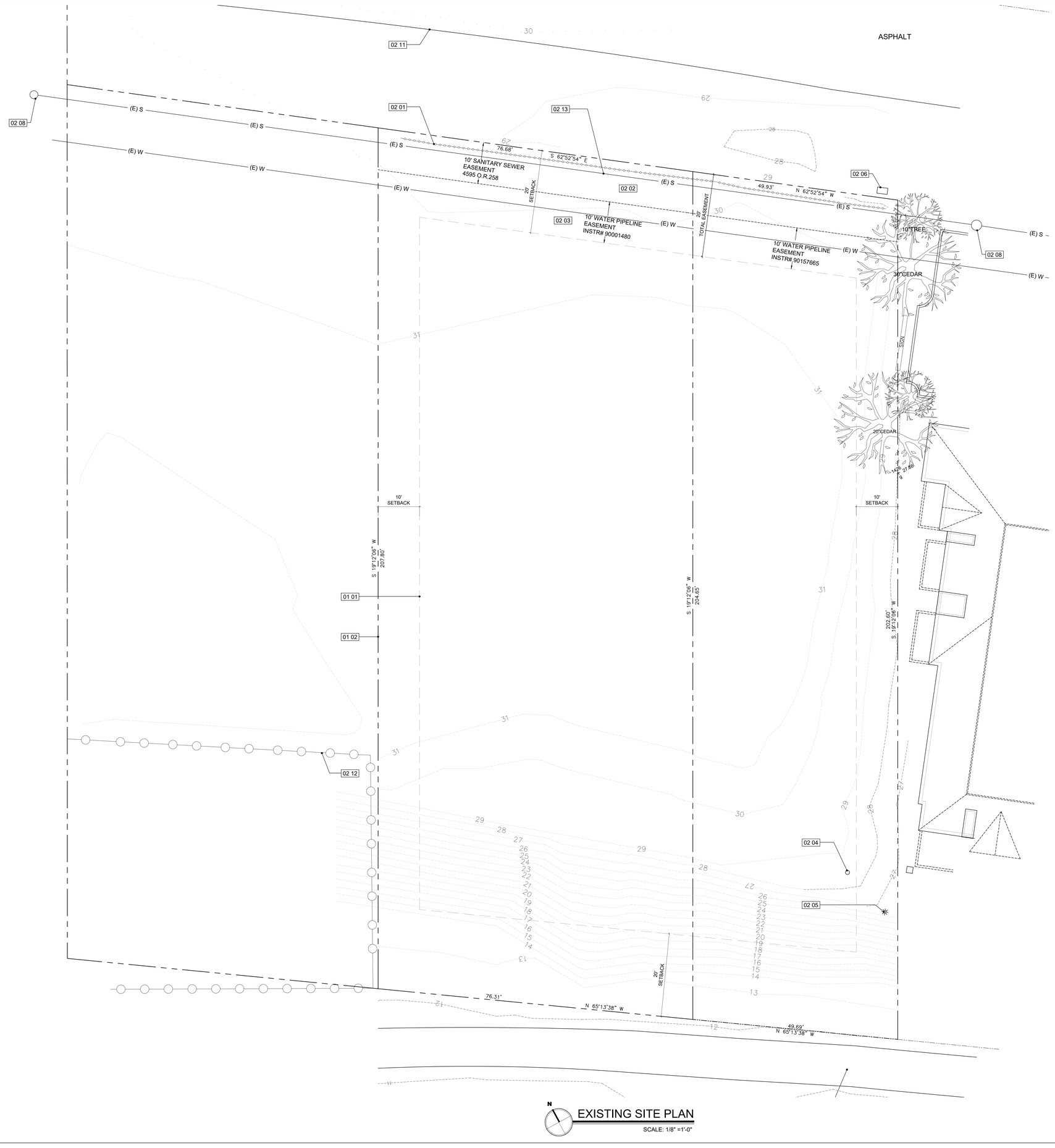

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN M. WILKINS
C 27350
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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

Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

Ownership of Document: This Document and the ideas Incorporated herein, as an instrument of professional service are the property of Wilkins Studio and are not to be used in whole or in part for any other project without the written authorization of Wilkins Studio

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Existing Site Plan

A0-1

Scale: As Noted

Sheet size: Arch E

LEGEND

1. GAS METERS
2. ELECTRICAL METERS
3. BUILDINGS SEWER
4. WATER SUPPLY
5. FRENCH DRAINAGE SYSTEM
6. PUBLIC UTILITY EASEMENT 10'
7. WATER METERS (TWO CONNECTIONS)
8. BLACKFLOW PREVENTION DEVICE
9. WATER DISTRIBUTION POINT
10. BIORETENTION AREA

	EXISTING	PROPOSED
WATER VALVE		N/A
FIRE HYDRANT		N/A
TEMP BLOWOFF	N/A	N/A
STANDARD MANHOLE		
WATER LINE	W	W
SANITARY SEWER	S	S
STORM DRAIN	CP SD	N/A
STANDARD DRIVEWAY	N/A	
DIRECTION OF FLOW	N/A	.003
GRADE ELEVATION	N/A	98.34
ORIGINAL ROUND		N/A
CURB GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		N/A
RAIN WATER DRAINING	N/A	

GENERAL NOTES

1. Designated parking for clean air vehicles, in new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting,fuel-efficient and carpool/van pool vehicles as follows: CGBSC 5.106.5.2 •10 to 25 parking spaces require one (1) clean air vehicle parking space.
2. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
3. The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the pad elevations and building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
4. The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
5. The final utility layout will be finalized during the Improvement Plan/Building Permit Plan review.
6. All the utilities lines on the project are new proposed.
7. The final utility layout will be finalized during the Improvement Plan/Building Permit Plan review Streets.

BIORETENTION SIZING

PARKING LOT AREA:	9,255.15 SqFt
4% BIORETENTION AREA REQUIRED:	370.20 SqFt
BIORETENTION AREA PROPOSED:	753.74 SqFt

811 Know what's below. Call before you dig.

1 GAS METERS

SCALE: N/S

2 ELECTRICAL METERS

SCALE: N/S

N

UTILITY SITE PLAN

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT KAREN M. WILKINS C 27950 04-30-2027 RENEWAL DATE STATE OF CALIFORNIA

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

A0-1.1

Scale: As Noted

Sheet size: Arch E

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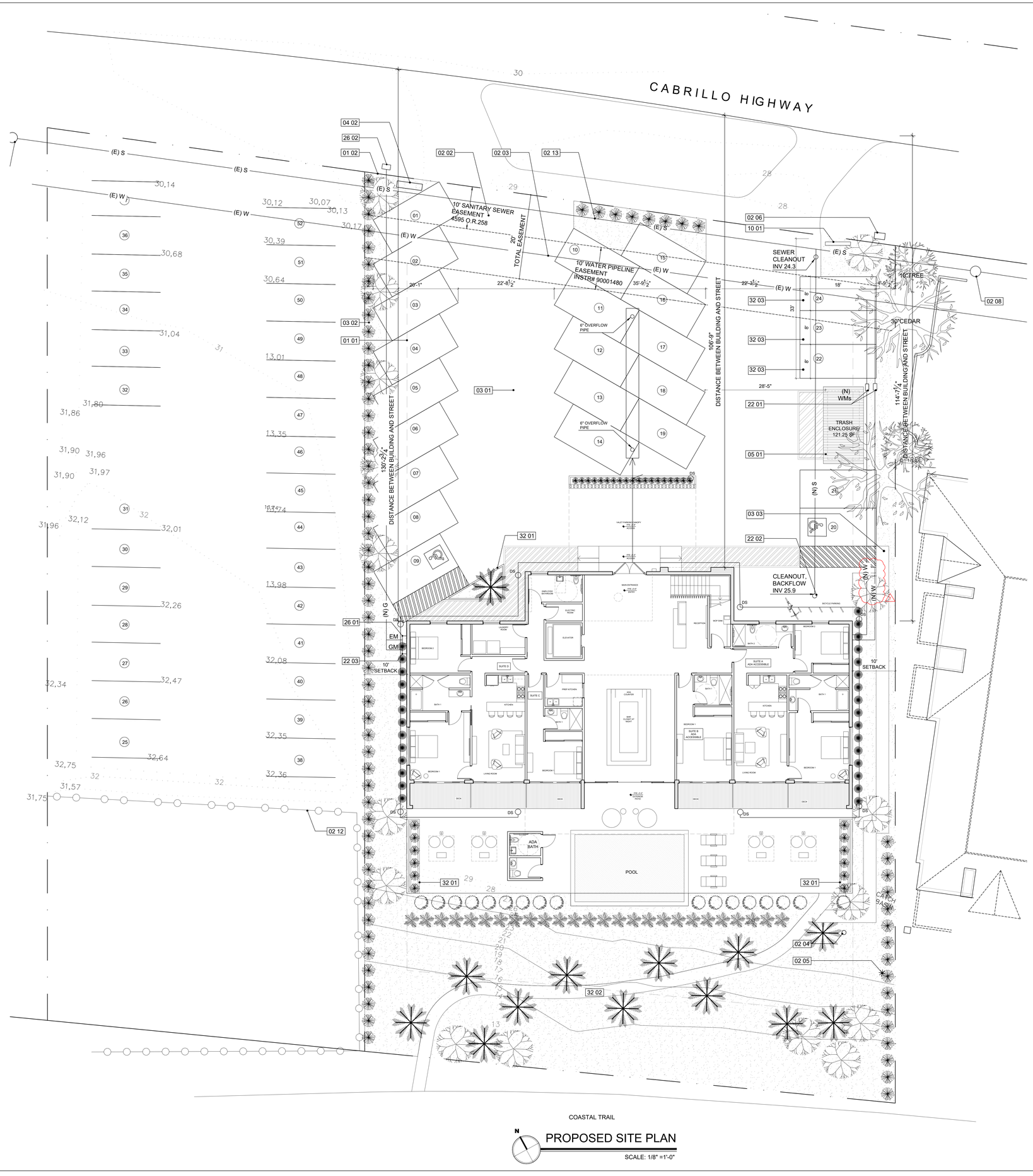

PROPOSED SITE PLAN

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

Wilkins Studio
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San Francisco CA
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LICENSED ARCHITECT — KAREN WILKINS — C 27950 — 04-30-2027 RENEWAL DATE — STATE OF CALIFORNIA

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APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submitial Reviews	05/19/2025
	Pre-submitial Reviews	07/02/2025

Proposed Site Plan

A0-2

Scale: As Noted

Sheet size: Arch E

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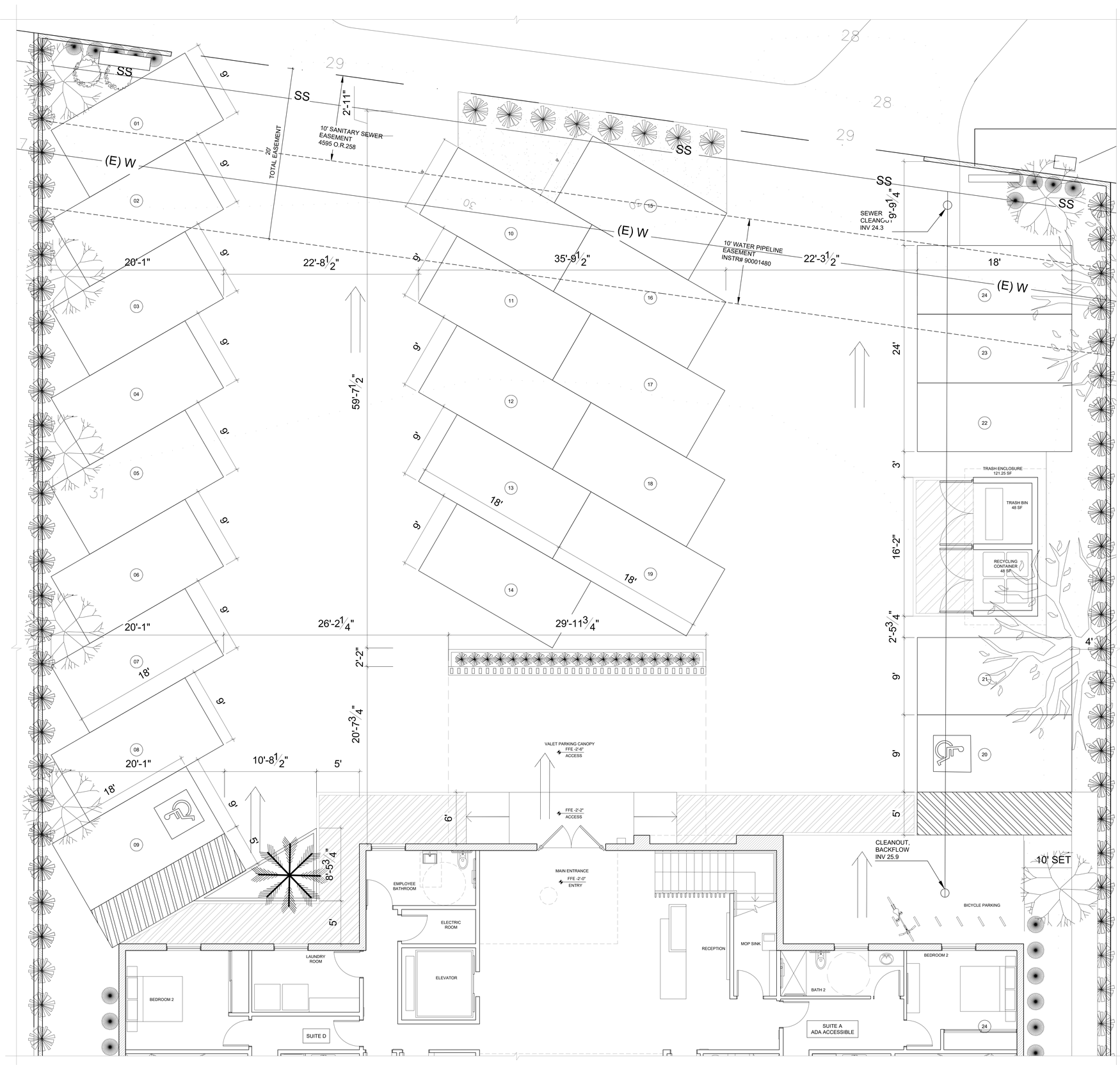
FLOOR PLAN KEYNOTES

See outline specifiacions on sheet A0.4 for additional information in eahc category.

SYMBOL	SPECIFICATION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01 01 02	1.1 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED OR SHOWN. LINE OF STRUCTURE ABOVE. LINE OF STRUCTURE BELOW
02 00	SITE CONSTRUCTION
02 01	PERVIOUS PAVING
03 00	CONCRETE
03 01 03 02 03 03	CONCRETE RAMP CONCRETE BASE FOR WOOD WALL CONCRETE LANDING AND WALKWAYS
05 00	METAL
05 01	VERTICAL ELEMENTS WOOD COLOR FINISH 5.1 2X4 (@ 16" O.C. METAL STUD) INTERIOR WALLS 5.2 2X6 (@ 16" O.C. METAL STUD) EXTERIOR AND PLUMBING WALLS 5.3 CEILING JOISTS ARE ALL METAL FRAME OPEN WEB TRUSSES
06 00	WOOD
	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: A. IN CONCEALED SPACES AND STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS, WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS. 6.2 PROVIDE 2x BACKING AT WALLS IN BATHROOMS FOR TOWEL/BARS, TOILET PAPER HOLDERS, ETC.
06 01 06 02	VERTICAL ELEMENTS WORKING LIKE GUARDRAIL HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2022 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING
06 03 06 04 06 05 06 06	FLOATING STEPS CLOSED STEPS DECK BAMBOO DIVIDER
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: SLAB EDGE: NONE WALL INSULATION: R-15 BATTS @ 4" WALLS & R-19 BATTS @ 6" WALLS WITH R-5 RIGID PARTY WALL INSULATION: 2 LAYERS R-13 BATT - SEE DETAILS FLOOR INSULATION: R-30 BATT @ JOISTS. ROOF INSULATION: R-38 BLOWN OR BATT @ 2x TRUSSES. RADIANT BARRIER REQUIRED AT ROOF SHEATHING. RIM JOIST, PATCHES & PENETRATIONS: POLYURETHANE FOAM SPRAY INSULATION "GREAT STUFF" OR EQUAL PIPE INSULATION: 1.5" MIN THICKNESS AT ALL HOT WATER PIPING. DUCT INSULATION: R-4.2 WRAP OR SLEEVES. WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS 7.2 ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3 PL-DECK COATING. TROWEL FINISH. SLOPE ALL EXTERIOR DECKS ½" PER FOOT MINIMUM. PROVIDE DECK TO WALL FLASHING & 24 GA EDGE METAL.
08 00	OPENINGS
	8.1 SEE DOOR & WINDOW SCHEDULE AND OPENING DETAILS 8.2 ALUMINUM STOREFRONT SYSTEM 8.3 SEE SCHEDULES FOR TEMPERED GLAZING LOCATIONS 8.4 USE TYVEK "FLEX WRAP" OR EQUAL FLASHING AT ALL EXTERIOR OPENINGS.
08 01	PASS THROUGH WINDOW FOOD
09 00	FINISHES
	9.1 ALL GYP BD TO BE 5/8" TYPE X RATED u.o.n. W/ MEDIUM KNOCKDOWN TEXTURE. USE RESILIENT CHANNELS AT PARTY WALLS & CEILINGS AT FLOOR SEPARATIONS PER DETAILS. 9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS. 9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2019 CBC 25. 9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED OR MATERIALS NOT ADVERSELY AFFECTED BY WATER. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. 9.5 SEE FINISH SCHEDULE(S) AND NOTES ON SHEET 9.6 DECORATIVE MATERIALS IN ASSEMBLY OCCUPANCIES MUST MEET THE FLAME PROPAGATION STANDARDS OF NFPA 701 OR BE MADE OR NON-COMBUST ABLE MATERIALS
10 00	SPECIALTIES
	10.1 2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED WEATHERPROOF CABINET. NUMBER & FINAL LOCATION TO BE DETERMINED BY THE FIRE MARSHALL IN FIELD CABINET TO BE IDENTIFIED BY APPROVED SIGH PERMANENTLY ATTACHED WITH NOT LESS THAN 2" HIGH LETTERS IN CONTRASTING COLORS FROM BACKGROUND. 10.2 TACTILE EXIT/ENTRANCE SIGNAGE AS APPROPRIATE 10.3 TACTILE "NOT AND EXIT" SIGNAGE 10.4 TACTILE "ACCESSIBLE" SIGNAGE 10.5 TACTILE "TRASH ROOM" SIGNAGE 10.6 TACTILE "ELECTRICAL ROOM" SIGNAGE 10.7 TACTILE FLOOR LEVEL INDETIFICATION SIGNAGE 10.8 OCCUPANCY LOAD SIGNAGE 10.9 TACTILE EMERGENCY SIGN, "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXSIT STAIRS" OR SIMILAR WORDING AT ELEVATOR ACCESS POINTS.
10 01 10 02 10 03 10 04 10 05	HOTEL NAME SIGNAGE ROOM NUMBER SIGNAGE ACCESSIBLE PATH ACCESSIBLE LOADING AND UNLOADING PREFERRED DOOR SOLUTIONS COOKSON ROLL DOWN BAR SHUTTERS AND GRILLES
10 06	2'-6" PLEXIGLASS WIND BARRIER
11 00	EQUIPMENT
11 01 11 02 11 03 11 04 11 05 11 06	FREEZER ROOMS STOVE ROOMS SINK COUNTER DEPTH FREEZER LOCKERS COMMERCIAL LAUNDRY 27 IN. GREY LAUNDRY CENTERWITH 3.5 CU FT WASHER AND 7 CU FT ELECTRIC DRYER
12 00	EQUIPMENT
12 01 12 02 12 03 12 04	RECEPTION DESK BAR FURNITURE KITCHEN ROOM FURNITURE PREP. KITCHEN FURNITURE
14 00	CONVEYING EQUIPMENT
14 01	3 STOP ELEVATOR - (72"x90" MIN. INTERIO DIM) SHINDLER 330A OR EQUAL, ADA COMPLIANT 24" DIA. TRASH CHUTES (WASTE & RECYCLABLES) - WESTERN CHUTES OR EQUAL DOORS TO BE UL "B" LABELED 1 ½" 250DEG. STAINLESS STEEL FINISH W/ HINGE ON 1/2" STEEL SHAFT W/BEARING AND SELF-CLOSING. DISCHAGE DOOR TO BE UL "B" LABELED 1 ½ HR FIRE RATED, AUTOMATIC OR SELF-CLOSING HOIST WAY DOOR - FIRE RATED W/MAGNETIC HOLD-OPEN TIED TO SMOKE/FIRE ALARM MANUFACTURED HOIST WAY DOOR TO BE RATED 60 MIN. BY ELEVATOR MFGR WITH SMOKE CURTAIN PER DOOR #4
15 00	MECHANICAL
15 01	MECHANICAL EQUIPMENT
21 00	FIRE SUPPRESSION
	21.1 INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM PER APPROVED PLANS UNDER SEPARATE COVER. FDC. 21.2 PROVIDE SIGN ON DOOR STATING: "FIRE SPRINKLER RISER" & "FIRE ALARM CONTROL PANEL"
21 01 21 02 21 03 21 04 21 05 21 06	FIRE ALARM PANEL ELEVATOR STATUS PANELS EMERGENCY RESPONDER RADIO COVERAGE SYSTEM 2 WAY COMMUNICATION SYSTEM FIRE KNOX BOX AN APPROVED FIRE CONTROL ROOM SHALL BE PROVIDED FOR ALL BUILDINGS PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. SAID ROOM SHALL CONTAIN ALL SYSTEM CONTROL VALVES, FIRE ALARM CONTROL PANELS AND OTHER FIRE EQUIPMENT REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL, AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. SECTION 901.4.7
22 00	PLUMBING
	22.1 SEE PLUMBING PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS
22 01 22 02 22 03	TOILET VANITY WITH FAUCET 1.5 GPF SHOWER FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR. SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
22 04 22 05	BATHTUB MOP SINK
23 00	HEATING, VENTILATION & AIR CONDITIONING
	23.1 SEE MECHANICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS HEAT PUMP ON PREFABRICATED PAD OR WALL MOUNT PER DETAIL 23.2 FRAMED FOR OPENING FOR FUTURE AIR PLENUM BELOW 23.3 MECHANICAL UNITS
26 00	ELECTRICAL
	26.1 SEE ELECTRICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS 26.2 ILLUMINATED EXIT SIGN W/90 MIN BATTERY BACKUP
26 01	CHANDELIER PROJECTION
32 00	EXTERIOR IMPROVEMENT
32 01 32 02 32 03	CONCRETE PLANTER FOUNTAIN HANGING PLANTS POT

GENERAL NOTES

1. 3 HOUR FIRE SEPARATION ASSEMBLY BETWEEN THE PARKING LEVEL AND THE HOTEL LEVEL.
2. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL REQUIRE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT .SUCH WINDOWS OR DOORS SHALL BE IN ACCORDANCE WITH THE ADOPTED BUILDING CODE, AND ACCESSIBLE FOR FIRE DEPT. LADDERING OPERATION. THE ANGLE FOR LADDERING IS 70DEG. FROM HORIZONTAL. SHOW ALL PERTAINING DETAILS INCLUDING LANDSCAPING AND PAVERS IN RELATION TO RESCUE WINDOW OPERATION. SEE SHEET A1-2.



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VALET CANOPY FLOOR PLAN

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

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Valet Canopy Floor Plan

A0-3

Scale: As Noted

Sheet size: Arch E

FIRE SAFETY NOTES

1. SEE SITE PLAN FOR FUEL MODIFICATION ZONE. MAINTAIN A VEGETATION CLEARANCE OF 30' AROUND ALL BUILDINGS AND STRUCTURES. REMOVE LIMBS LOCATED WITHIN 10' OF CHIMNEY & TRIM DEAD/DYING LIMBS THAT OVERHANG THE ROOF. LEAVES, NEEDLES, OR DEAD GROWTH SHALL BE REMOVED FROM THE ROOF. [NOTE: NO TREES OCCUR ON SITE.]
2. SMOKE & CARBON MONOXIDE DETECTOR SMOKE DETECTORS ARE REQUIRED IN ALL SLEEPING AREAS AND IN HALLWAYS LEADING TO SLEEPING AREAS
3. ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN FIVE FEET OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE BUILDING.
4. IF FIRE CONNECTION HAS LESS THAN 20 PSI, THE WORD "DRAFT" WILL BE CLEARLY AND PERMANENTLY MARKED ON THE FIRE CONNECTION. A BLUE DOT REFLECTOR TO BE LOCATED NEAR THE FIRE CONNECTION.
5. TEN FEET OF FUEL MODIFICATION TO BE ON BOTH SIDES OF THE ACCESS ROAD AND DRIVEWAY. ROAD TO BE CAPABLE OF SUPPORTING 20 TONS WITH 13'-6" OF UNOBSTRUCTED VERTICAL CLEARANCE.
6. PERMANENT ADDRESS NUMBERS TO BE PLACED AT THE DRIVEWAY ENTRANCE AND ON THE RESIDENCE WITH MIN 6" AND ½" STROKE.
7. DEFERRED SUBMITTAL FOR FIRE SPRINKLER IS REQUIRED AND SUBMIT TO BUILDING AND SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8. THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH CRC R314 AND R315.
9. SPECIAL CONSTRUCTION REQUIREMENTS IN FIRE HAZARD SEVERITY ZONE
   NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILD LAND-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF 2019 CRC SEC. R327 FOR EXTERIOR WILDFIRE EXPOSURE: [§ R327.1 .3 CRC].
10. 705A - ROOFING: CLASS COOL ROOF. LIST PRODUCT.
11. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" (26 GA GSM) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72# MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. [§R327.5.3]
12. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R337.5.4]
13. PLEASE UPDATE FIRE SAFETY NOTES #13 TO INDICATE THE NEW VENTS FOR THE ENCLOSED ATTIC, ENCLOSED RAFTER SPACE, UNDERFLOOR AREA, AND ANY OTHER OPENING INTENDED FOR VENTILATION SHALL BE WILDLAND FLAME AND EMBER RESISTANT APPROVED AND LISTED BY THE STATE FIRE MARSHAL OR LISTED AS TESTED TO ASTM E2886. [CRC SECTION R337.6.2]
14. EXTERIOR PORCH CEILINGS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYP BD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7 A-3. [§R327.7.6]
15. EXPOSED UNDERSIDE OF FLOOR PROJECTIONS OVER AN EXTERIOR WALL SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYP BD, THE EXTERIOR PORTION OF AN APPROVED 1-HR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA O SFM 12-7 A-3. [§R327.7.7]
16. 707A - EXTERIOR WALLS: NONCOMBUSTIBLE FRAMING SYSTEM W/
17. CAL FIRE APPROVED WOOD OR NONCOMBUSTIBLE CEMENTITIOUS SIDING PER DETAILS ON PLANS.
18. NONCOMBUSTIBLE FERROUS METAL SIDING PER DETAILS ON PLANS.
19. EAVES/CANOPY: METAL CEILING
20. 708A - EXTERIOR WINDOWS & FRENCH DOORS: DUAL GLAZED WITH ONE PANE TEMPERED OR 20 MIN RATED. EXTERIOR DOORS: 20 MINUTES RATED OR MEET STANDARD OF WINDOW ABOVE.
21. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI PANE GLAZING W/ A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7 A-2. [§R327.8.2.1]
22. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD W/ STILES AND RAILS NOT LESS THAN 1 3/8" THICK W/ FIELD PANEL NO LESS THAN 1 ¼" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7 A-1. [§R327.8.3]
23. 709A - DECKING: TREX OR EQUAL DECKING LISTED BY CAL FIRE FOR WIND LAND URBAN INTERFACE FRAMING TO BE NON-COMBUSTIBLE OR CONCEALED WITH APPROVED CEMENTITIOUS SIDING SYSTEM
24. WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES, AND STAIRS LOCATED WITHIN 10' OF THE BUILDING SHALL BE IGNITION-RESISTANT MATERIAL COMPLYING WITH BOTH SFM 12-7 A-4 AND SFM 12-7 A-5, EXTERIOR FIRE RETARDANT TREATED WOOD, NONCOMBUSTIBLE MATERIAL, OR MEET THE REQUIREMENTS OF SFM 12-7 A-4A WHEN THE EXTERIOR WALL COVERING IS EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT. [§R327.9.2, R327.9.3]
25. 710A - ACCESSORY STRUCTURES: DESIGNED TO MEET REQUIREMENTS STATED ABOVE. (NONE PROPOSED).
26. THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS, SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2019 CFC, DEAD-END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATIONS. AS PER THE 2019 CC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-STREET PARKING IS DESIRED, AND ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.

GENERAL NOTES FIRE PROTECTION

CERTAIN TERMS ARE DEFINED AS FOLLOWS:

1. CDF DIRECTOR. DIRECTOR OF THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION.
2. FIRE PROTECTION PLAN. A DOCUMENT PREPARED FOR A SPECIFIC PROJECT OR DEVELOPMENT PROPOSED FOR A WILDLAND-URBAN INTERFACE FIRE AREA. IT DESCRIBES WAYS TO MINIMIZE AND MITIGATE POTENTIAL FOR LOSS FROM WILDFIRE EXPOSURE.
3. THE FIRE PROTECTION PLAN SHALL BE IN ACCORDANCE WITH THIS ARTICLE. WHEN REQUIRED BY THE ENFORCING AGENCY FOR THE PURPOSES OF GRANTING MODIFICATIONS, A FIRE PROTECTION PLAN SHALL BE SUBMITTED. ONLY LOCALLY ADOPTED ORDINANCES THAT HAVE BEEN FILED WITH THE CALIFORNIA BUILDING STANDARDS COMMISSION IN ACCORDANCE WITH SECTION 10-101, OR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN ACCORDANCE WITH SECTION 101.15 SHALL APPLY.
4. FIRE HAZARD SEVERITY ZONES. GEOGRAPHICAL AREAS DESIGNATED PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODES, SECTIONS 4201 THROUGH 4204 AND CLASSIFIED AS VERY HIGH, HIGH, OR MODERATE IN STATE RESPONSIBILITY AREAS OR AS LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONES DESIGNATED PURSUANT TO CALIFORNIA GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189.
5. THE CALIFORNIA CODE OF REGULATIONS, TITLE 14, SECTION 1280 ENTITLES THE MAPS OF THESE GEOGRAPHICAL AREAS AS "MAPS OF THE FIRE HAZARD SEVERITY ZONES IN THE STATE RESPONSIBILITY AREA OF CALIFORNIA."
6. LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE. AN AREA DESIGNATED BY A LOCAL AGENCY UPON THE RECOMMENDATION OF THE CDF DIRECTOR PURSUANT TO GOVERNMENT CODE, SECTIONS 51177(C), 51178 AND 5118, THAT IS NOT A STATE RESPONSIBILITY AREA AND WHERE A LOCAL AGENCY, CITY, COUNTY, CITY AND COUNTY, OR DISTRICT IS RESPONSIBLE FOR FIRE PROTECTION.
7. STATE RESPONSIBILITY AREA. LANDS THAT ARE CLASSIFIED BY THE BOARD OF FORESTRY PURSUANT TO PUBLIC RESOURCES CODE SECTION 4125 WHERE THE FINANCIAL RESPONSIBILITY OF PREVENTING AND SUPPRESSING FOREST FIRES IS PRIMARILY THE RESPONSIBILITY OF THE STATE.
8. WILDFIRE. ANY UNCONTROLLED FIRE SPREADING THROUGH VEGETATIVE FUELS THAT THREATENS TO DESTROY LIFE, PROPERTY, OR RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE, SECTIONS 4103 AND 4104.
9. WILDFIRE EXPOSURE. ONE OR A COMBINATION OF RADIANT HEAT, CONVECTIVE HEAT, DIRECT FLAME CONTACT AND BURNING EMBERS BEING PROJECTED BY VEGETATION FIRE TO A STRUCTURE AND ITS IMMEDIATE ENVIRONMENT.
10. WILDLAND-URBAN INTERFACE FIRE AREA. A GEOGRAPHICAL AREA IDENTIFIED BY THE STATE AS A "FIRE HAZARD SEVERITY ZONE" IN ACCORDANCE WITH THE PUBLIC RESOURCES CODE, SECTIONS 4201 THROUGH 4204, AND GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189, OR OTHER AREAS DESIGNATED BY THE ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.
11. SECTION 4903 PLANS [RESERVED]
12. SECTION 4904 FIRE HAZARD SEVERITY ZONES
13. LANDS IN THE STATE ARE CLASSIFIED BY THE CDF DIRECTOR IN ACCORDANCE WITH THE SEVERITY OF WILDFIRE HAZARD EXPECTED TO PREVAIL IN THOSE AREAS AND THE RESPONSIBILITY FOR FIRE PROTECTION, SO THAT MEASURES MAY BE IDENTIFIED WHICH WILL REDUCE THE POTENTIAL FOR LOSSES TO LIFE, PROPERTY, AND RESOURCES FROM WILDFIRE.
14. 4904.2 CLASSIFICATIONS
15. THE CDF DIRECTOR CLASSIFIES LANDS INTO FIRE HAZARD SEVERITY ZONES IN ACCORDANCE WITH CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 4201 THROUGH 4204 FOR STATE RESPONSIBILITY AREAS AND ACCORDANCE WITH GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189 FOR AREAS WHERE A LOCAL AGENCY IS RESPONSIBLE FOR FIRE PROTECTION.
16. SECTION 4905 WILDFIRE PROTECTION BUILDING CONSTRUCTION
17. MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PROTECTION SHALL BE APPLIED WITHIN GEOGRAPHICAL AREAS WHERE A WILDFIRE BURNING IN VEGETATIVE FUELS MAY MOST READILY TRANSMIT FIRE TO BUILDINGS AND THREATEN TO DESTROY LIFE, OVERWHELM FIRE SUPPRESSION CAPABILITIES, OR RESULT IN LARGE PROPERTY LOSSES.
18. 4905.2 CONSTRUCTION METHODS AND REQUIREMENTS WITHIN ESTABLISHED LIMITS
19. WITHIN THE LIMITS ESTABLISHED BY LAW, CONSTRUCTION METHODS INTENDED TO MITIGATE WILDFIRE EXPOSURE SHALL COMPLY WITH THE WILDFIRE PROTECTION BUILDING CONSTRUCTION REQUIREMENTS CONTAINED IN THE CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE FOLLOWING:
20. CALIFORNIA BUILDING CODE, CHAPTER 7A,
21. CALIFORNIA RESIDENTIAL CODE, SECTION R337.
22. CALIFORNIA REFERENCED STANDARDS CODE, CHAPTER 12-7A.
23. 4905.3 ESTABLISHMENT OF LIMITS
24. THE ESTABLISHMENT OF LIMITS FOR THE WILDLAND-URBAN INTERFACE FIRE AREA'S REQUIRED CONSTRUCTION METHODS SHALL BE DESIGNATED PURSUANT TO THE CALIFORNIA PUBLIC RESOURCES CODE FOR STATE RESPONSIBILITY AREAS OR BY A LOCAL AGENCY FOLLOWING A FINDING SUPPORTED BY SUBSTANTIAL EVIDENCE IN THE RECORD THAT THE REQUIREMENTS OF THIS SECTION ARE NECESSARY FOR EFFECTIVE FIRE PROTECTION WITHIN THE AREA.
25. SECTION 4906 HAZARDOUS VEGETATION AND FUEL MANAGEMENT
26. HAZARDOUS VEGETATION AND FUELS SHALL BE MANAGED TO REDUCE THE SEVERITY OF POTENTIAL EXTERIOR WILDFIRE EXPOSURE TO BUILDINGS AND TO REDUCE THE RISK OF FIRE SPREADING TO BUILDINGS AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.
27. 4906.2 APPLICATION
28. BUILDINGS AND STRUCTURES LOCATED IN THE FOLLOWING AREAS SHALL MAINTAIN THE REQUIRED HAZARDOUS VEGETATION AND FUEL MANAGEMENT:
29. ALL UNINCORPORATED LANDS DESIGNATED BY THE STATE BOARD OF FORESTRY AND FIRE PROTECTION AS STATE RESPONSIBILITY AREA (SRA) INCLUDING:
30. 1.1. MODERATE FIRE HAZARD SEVERITY ZONES.
31. 1.2. HIGH FIRE HAZARD SEVERITY ZONES.
32. 1.3. VERY-HIGH FIRE HAZARD SEVERITY ZONES.
33. LAND DESIGNATED AS VERY-HIGH FIRE HAZARD SEVERITY ZONE BY CITIES AND OTHER LOCAL AGENCIES.
34. 4906.3 REQUIREMENTS
35. HAZARDOUS VEGETATION AND FUELS AROUND ALL APPLICABLE BUILDINGS AND STRUCTURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING LAWS AND REGULATIONS:
36. PUBLIC RESOURCES CODE, SECTION 4291.
37. CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 3, SECTION 1299 (SEE GUIDANCE FOR IMPLEMENTATION "GENERAL GUIDELINE TO CREATE DEFENSIBLE SPACE").
38. CALIFORNIA GOVERNMENT CODE, SECTION 51182.
39. CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 7, SUBCHAPTER 1, SECTION 3.07.
40. SECTION 4907 DEFENSIBLE SPACE
41. DEFENSIBLE SPACE WILL BE MAINTAINED AROUND ALL BUILDINGS AND STRUCTURES IN STATE RESPONSIBILITY AREA (SRA) AS REQUIRED IN PUBLIC RESOURCES CODE 4290 AND "SRA FIRE SAFE REGULATIONS" CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 2, SECTION 1270.
42. BUILDINGS AND STRUCTURES WITHIN THE VERY-HIGH FIRE HAZARD SEVERITY ZONES OF A LOCAL RESPONSIBILITY AREAS (LRA) SHALL MAINTAIN DEFENSIBLE SPACE AS OUTLINED IN GOVERNMENT CODE 51175 — 51189 AND ANY LOCAL ORDINANCE OF THE AUTHORITY HAVING JURISDICTION.
43. THE UNDERSIDE OF THE OPEN OR ENCLOSED EAVES SHALL HAVE A MINIMUM OF ONE LAYER OF 5/8-INCH-THICK, TYPE X GYPSUM SHEATHING BEHIND THE EXTERIOR COVERING. ALTERNATIVELY, PLEASE SPECIFY ONE OF THE OTHER PROTECTION OPTIONS DESCRIBED IN CRC SECTIONS R337.7.5 (OPEN EAVES) OR R337.7.6 (ENCLOSED EAVES).
44. 20 MINUTE FIRE RATED DOOR MUST BE INSTALLED IN AN OPENING BETWEEN A GARAGE AND THE HOUSE, IT MUST BE SELF-CLOSING.
45. THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE 304.1.2. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOUT THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' FEET ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
46. ALL DOORS IN CORRIDORS SHALL HAVE A ⅓ FIRE RATED DOOR & JAMB WITH CLOSER AND SMOKE GASKET. 2019 CFC SEC. 1020

Instructions for Completing the Building Occupancy Classification Inventory Form

A critical first step in the plan check process is the establishment of proper building occupancy classification. The occupancy classification determines the standard to which your plans will be reviewed. This form is a guidance document that has been prepared to expedite the review process. Please note that submittal of this form does not satisfy Hazardous Materials Business Plan (HMBP) Inventory reporting requirements.

Complete a separate inventory for each control area (or a single inventory for the entire building if control areas are not established). Group materials within each room by their primary California Fire Code (CFC) hazards, then indicate additional physical and health hazards. Where several classes are given (e.g., Oxidizer 4, 3, 2, 1), please indicate the appropriate one.

Physical Hazards*	Health Hazards*
Combustible Liquid – Class II, IIIA, IIIB	Corrosive
Combustible Fiber – loose, baled	Highly Toxic
Consumer Fireworks (Class C, Common) – 1.4G	Toxic
Cryogenics, flammable	
Cryogenics, oxidizing	
Explosives – Division 1.1, 1.2, 1.3, 1.4, 1.4G, 1.5, 1.6	
Flammable Gas – gaseous, liquefied	
Flammable Liquid – Class IA, IB, IC; Combination IA, IB, IC	
Flammable Solid	
Organic Peroxide – UD, Class I, II, III, IV, V	
Oxidizer – Class 4, 3, 2, 1	
Oxidizing Gas – gaseous, liquefied	
Pyrophoric Material	
Unstable (reactive) – Class 4, 3, 2, 1	
Water Reactive – Class 3, 2, 1	

* Definitions of physical hazards and health hazards can be found in the California Fire Code.

Definitions

Closed System – The use of a solid or liquid hazardous material involving a closed vessel or system that remains closed during normal operations where vapors emitted by the product are not liberated outside of the vessel or system and the product is not exposed to the atmosphere during normal operations; and all uses of compressed gases. Examples of closed systems for solids and liquids include product conveyed through a piping system into a closed vessel, system, or piece of equipment.

Control Area – Spaces within a building where quantities of hazardous materials not exceeding the maximum allowable quantities per control area are stored, dispensed, used or handled. *Refer to IBC Section 414.2 for additional information regarding control areas.*

Open System – The use of a solid or liquid hazardous material involving a vessel or system that is continuously open to the atmosphere during normal operations and where vapors are liberated, or the product is exposed to the atmosphere during normal operations. Examples of open systems for solids and liquids include dispensing from or into open beakers or containers; dip tank operations; and plating tank operations.

Make additional copies of this form if needed. Number each page appropriately.

Building Occupancy Classification Inventory Form

For Use by Unidocs Member Agencies or where approved by your Local Jurisdiction

Plan Check No.: _____ Proposed Occupancy Classification: _____ Signature of Preparer: _____ Date: _____

Control Area No.: _____ Is this area protected by an automatic sprinkler system? ☐ Yes; ☐ No. How Many Floors Does This Building Have? _____

1. Room No.	2. Chemical Name & Concentration (Not Trade Name)	3. CFC Class* Physical	3. CFC Class* Health	4. Quantity in Storage	5. Quantity in Use* Open System	5. Quantity in Use* Closed System	6. Stored in Approved Cabinet
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No
				☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ gal. ☐ lbs. ☐ ft.³	☐ Yes ☐ No

* Please see the instructions on the reverse side of this page for a list of CFC hazard classes and definitions of Open System use and Closed System use.

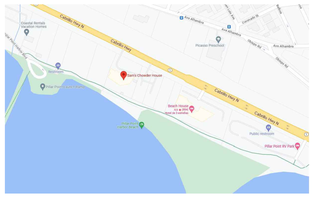
Page _____ of _____

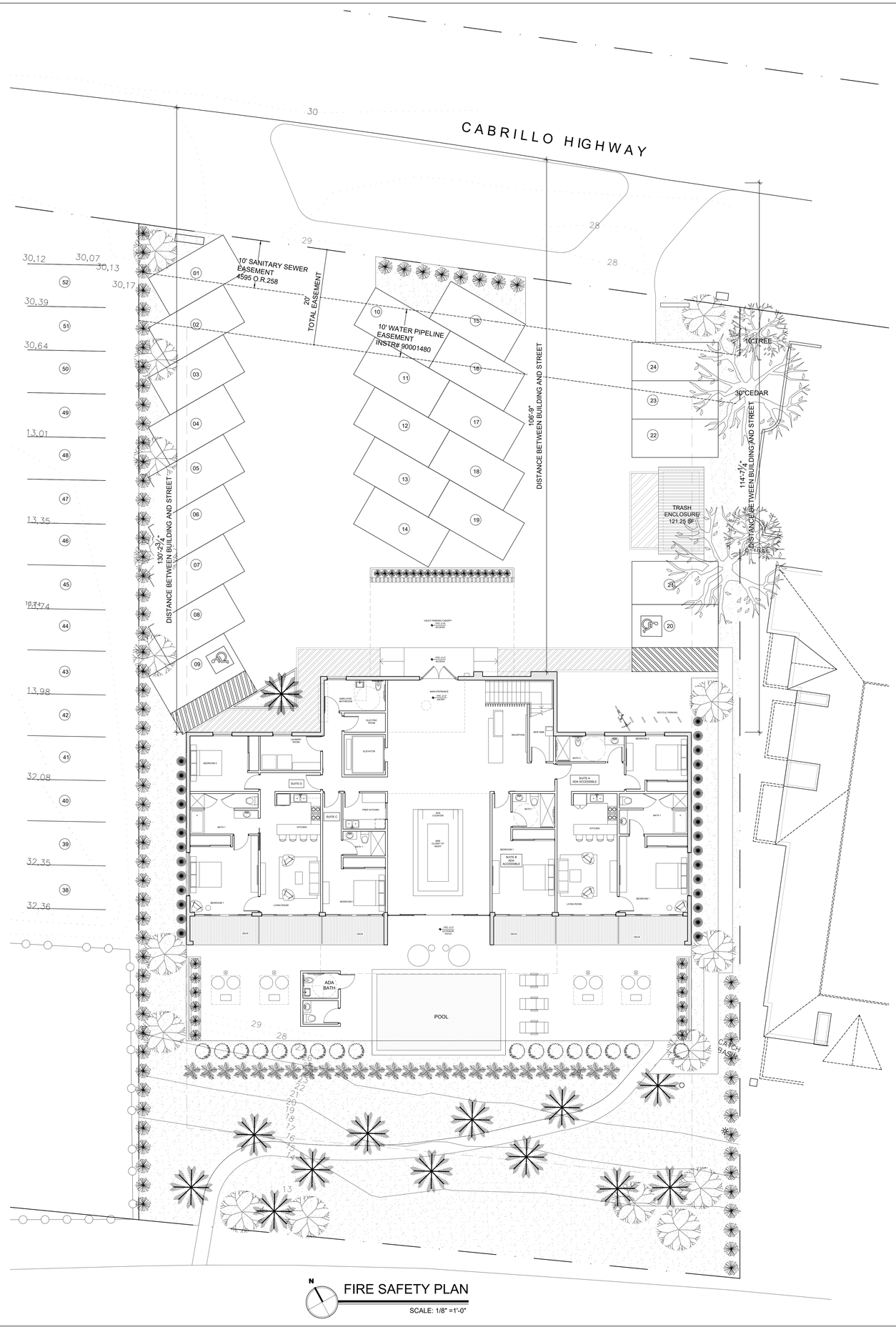
STANDPIPE FIRE DEPARTMENT CONNECTION

1

SCALE: N / S

VICINITY MAP





N

FIRE SAFETY PLAN

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT KAREN WILKINS C-27590 04-30-2027 RENEWAL DATE STATE OF CALIFORNIA

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

Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

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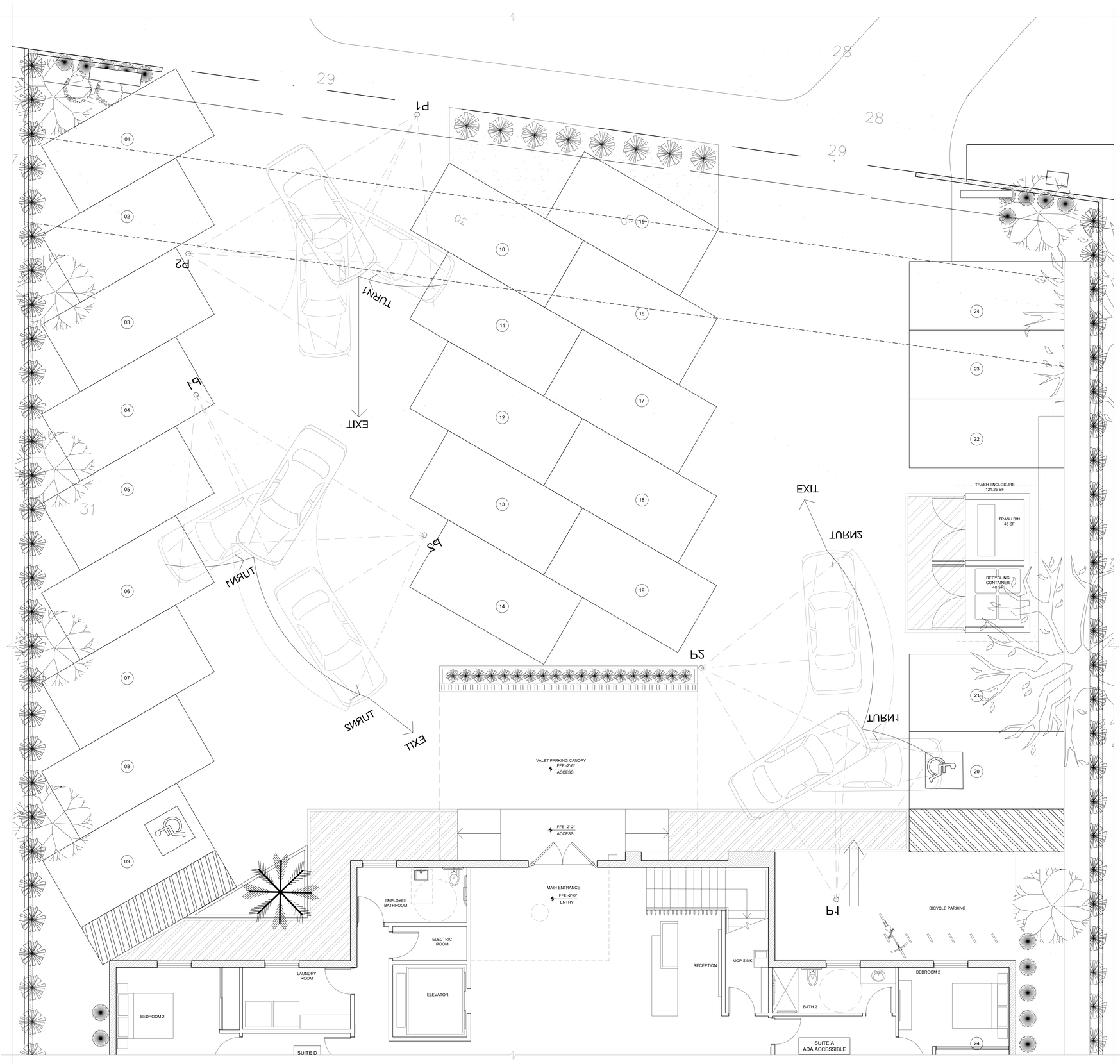
Fire Safety Plan

A0-4

Scale: As Noted

Sheet size: Arch E



N

PARKING STUDY FLOOR PLAN

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN E. WILKINS
C 27950
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
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Morro Bay, CA 93442
(415) 273-9054

Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

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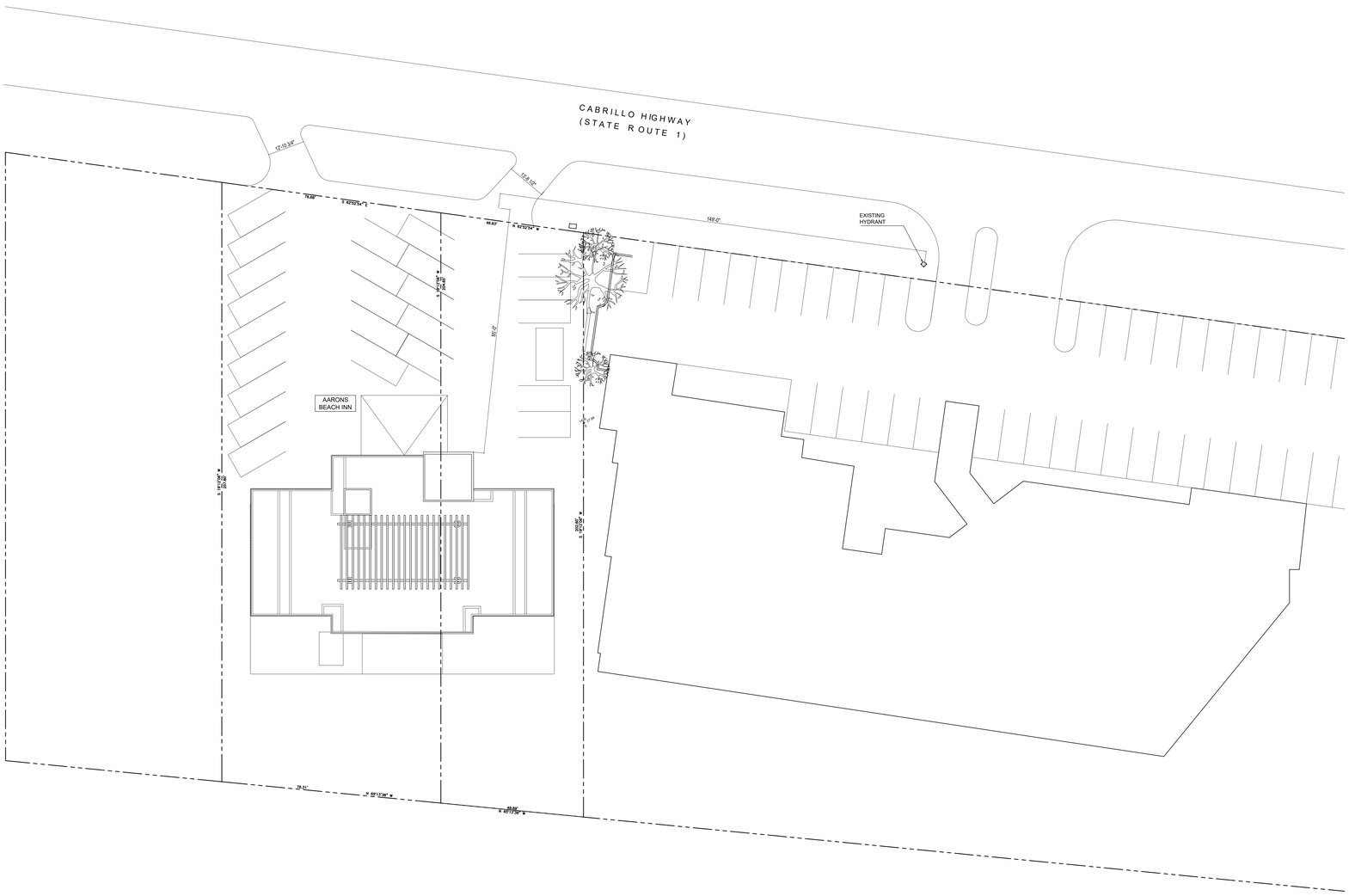
Parking Study

A0-5

Scale: As Noted

Sheet size: Arch E



N

EXISTING HYDRANT LOCATION

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN WILKINS
C 27930
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
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Morro Bay, CA 93442
(415) 273-9054

Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

existing Hydrant Location

A0-6

Scale: As Noted

Sheet size: Arch E

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NOTE:
NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION REMOVAL

1 TREE PROTECTION

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

N

EXISTING SITE PLAN

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN WILKINS
C 27958
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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

Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Tree Protection Plan

A0-7

Scale: As Noted
Sheet size: Arch E

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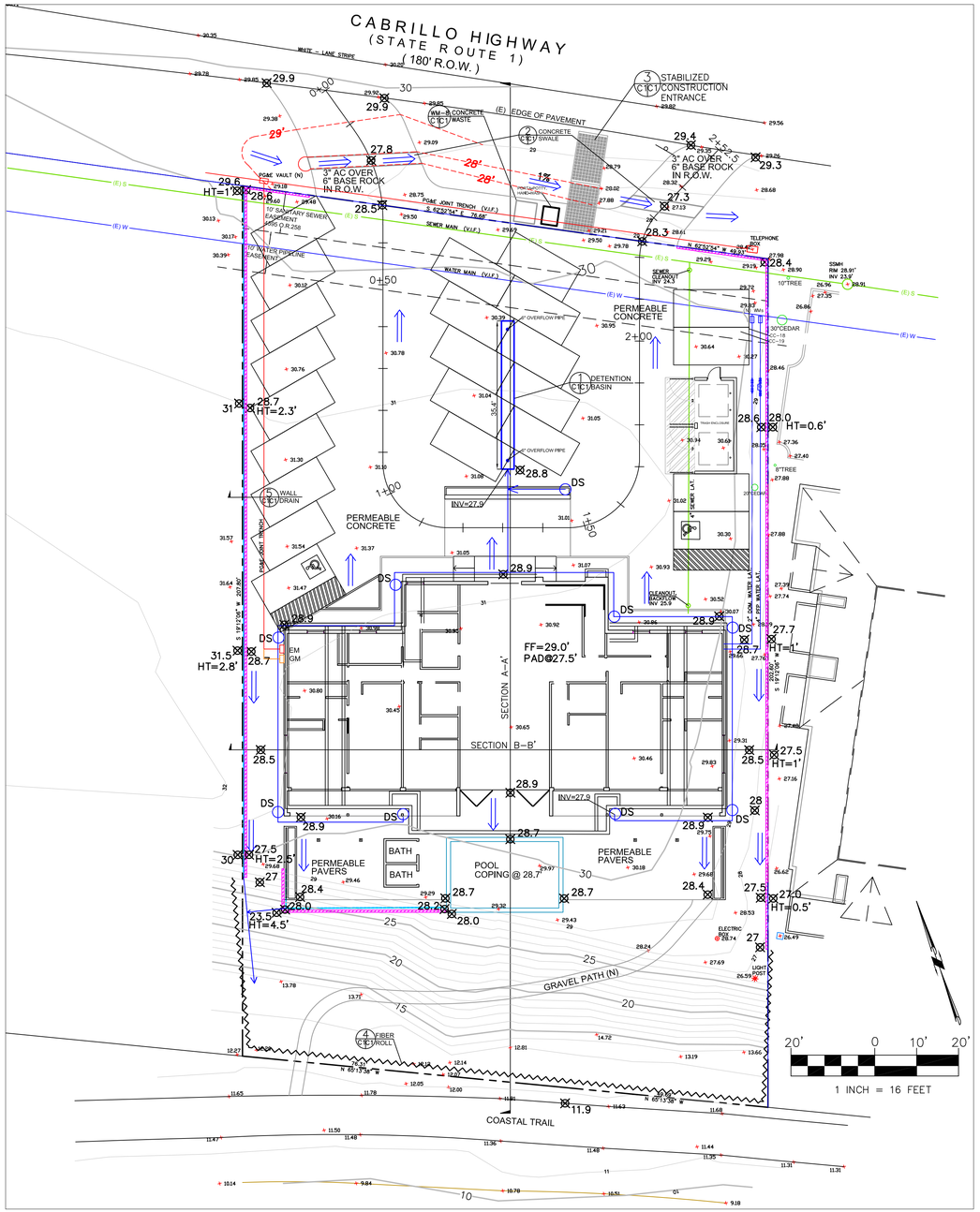


GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   PAUL McGREGOR, OWNER
2. BASE MAP AND TOPOGRAPHY BY S. MICALLEF, SURVEYED AUGUST, 2021.
3. THIS IS NOT A BOUNDARY SURVEY.

PROJECT DESIGN DATA

LOT AREA:	25,732 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	6,748 SF
NET CHANGE:	6,748 SF ADDED
% OF PARCEL COVERAGE	26%

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 29.50 EXISTING SPOT ELEVATION
- (N) NEW, OR PROPOSED
- (E) EXISTING
- 28.5 PROPOSED SPOT ELEVATION
- INV INVERT
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 4" DIAM. PVC DRAIN PIPE
- 4" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS.
2. ALL PAVED SURFACES WILL BE PERMEABLE CONCRETE OR PERMEABLE PAVERS, PER DETAILS BELOW.
3. ALL DOWNSPOUTS SHALL FLOW TO DETENTION BASIN, AS SHOWN.

GRADING NOTES

AREA OF PROPOSED PERMEABLE CONCRETE PARKING LOT = 11,400 SF +/-
BASED ON 8 INCH THICKNESS, 360 CY DRAIN ROCK REQUIRED FOR PARKING LOT.

GRADING QUANTITIES:

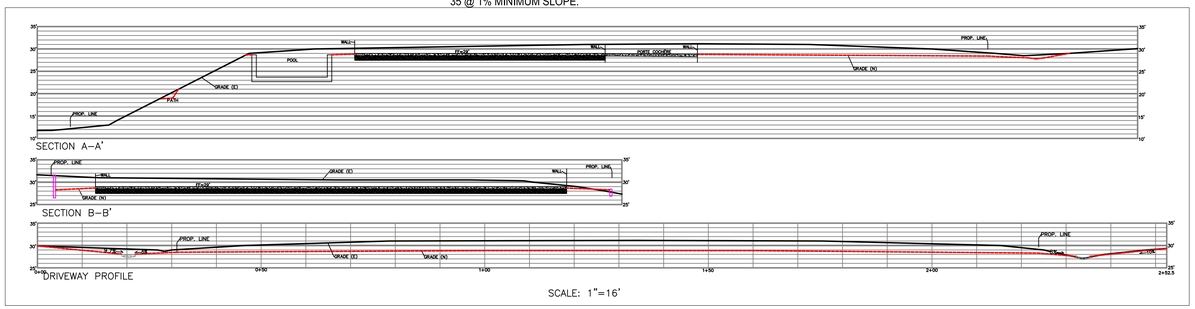
CUT: 2040 CY
FILL: 20 CY

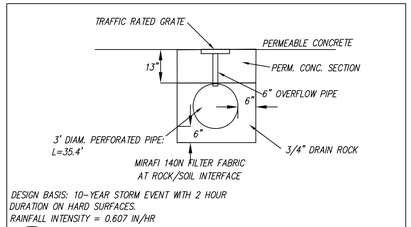
ABOVE EARTHWORK VOLUMES ARE APPROXIMATE.

SECTION AND DETAIL CONVENTION

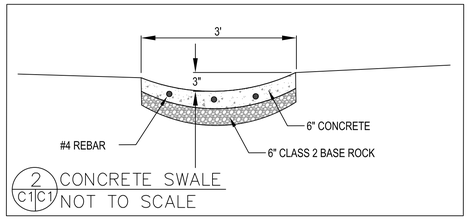
SECTION OR DETAIL IDENTIFICATION — 1 C1|C1 — REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

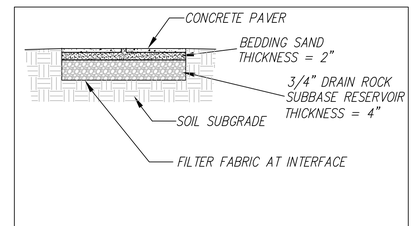




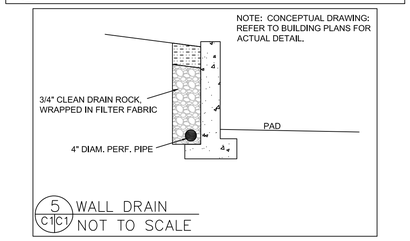
1 DETENTION SYSTEM
C1|C1 NOT TO SCALE



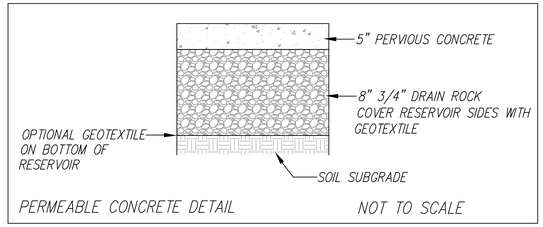
2 CONCRETE SWALE
C1|C1 NOT TO SCALE



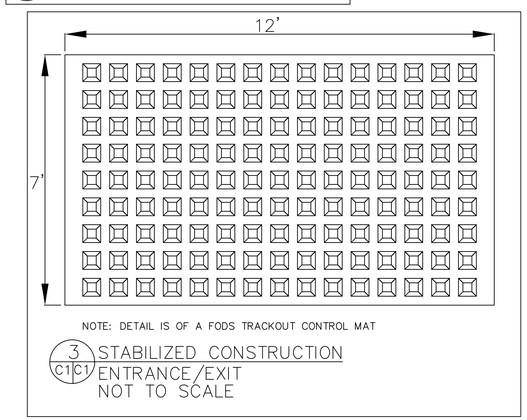
PERMEABLE PAVER DETAIL NOT TO SCALE



5 WALL DRAIN
C1|C1 NOT TO SCALE



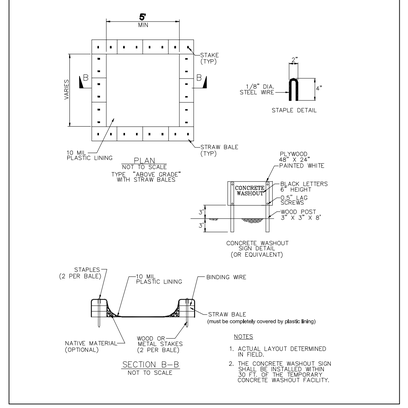
PERMEABLE CONCRETE DETAIL NOT TO SCALE



NOTE: DETAIL IS OF A FODS TRACKOUT CONTROL MAT

3 STABILIZED CONSTRUCTION ENTRANCE/EXIT
C1|C1 NOT TO SCALE

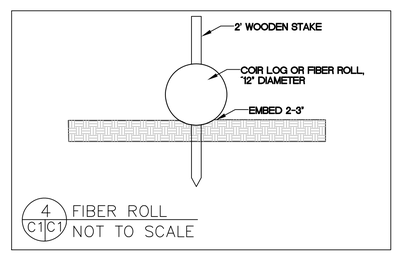
CONCRETE WASTE MANAGEMENT WM-8



EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL: INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL 1.

1. FOR CONSTRUCTION DURING DRY SEASON, ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
2. ALL EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SUCH PROTECTION SHALL CONSIST OF JUTE MATTING ON SLOPES.
3. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
4. BEFORE COMPLETION OF PROJECT ALL EXPOSED OR DISTURBED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
5. AREAS TO RECIEVE NATURAL VEGETATION SHALL BE SEEDED PRIOR TO OCT 15 WITH 75# PER ACRE OF ANNUAL RYEGRASS OR APPROVED SUBSTITUTE, AS PER LANDSCAPE PLAN. SEED MAY BE COVERED WITH STRAW MULCH AT



4 FIBER ROLL
C1|C1 NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. RIGGS
No. 62264
4/30/25
EXPIRES
CIVIL
STATE OF CALIFORNIA

DATE	SYMBOL	REVISIONS	BY	CHECKED	APPROVED

DESIGNED	CMK	DATE 8-2-24	SUBMITTED	DATE	APPROVED DATE
			PROJECT ENGINEER		
DELINEATED	CMK	DATE 8-2-24	SUBMITTED	DATE	APPROVED DATE
			PROJECT ENGINEER		
CHECKED	AZG	DATE 8-2-24	APPROVED	DATE	APPROVED DATE
					BRIAN LEE – CITY ENGINEER

HALF MOON BAY

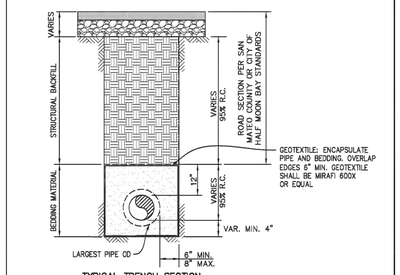
ENGINEERING DIVISION
CALIFORNIA

FILE NO.: 24–137 | SCALE: **AS SHOWN** | CAD DRAWING FILE: C–1 DRAINAGE PLAN

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

GRADING, DRAINAGE, EROSION CONTROL PLAN
AARON'S BEACH HOUSE
4150 N. CABRILLO HWY
HALF MOON BAY
APN 047-252-280,290

SHEET NO. **C-1** OF **2** SHEETS



TYPICAL TRENCH SECTION

STRUCTURAL BACKFILL*

STRUCTURAL BACKFILL REQUIREMENTS (CALTRANS CALIF. TEST 202) MIN. SAND EQUIVALENT OF 20.

SIEVE SIZES	PERCENTAGE PASSING
1-1/2"	100
3/4"	80-100
#4	30-60
#30	5-35
#200	0-12

BEDDING MATERIAL

GRANULAR BEDDING MATERIAL REQUIREMENTS (ASTM D448 SIZE #67)

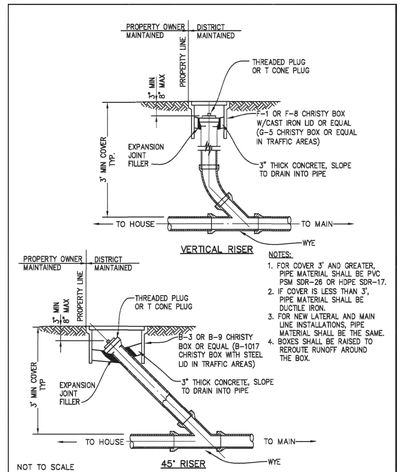
SIEVE SIZES	PERCENTAGE PASSING
1"	100
3/4"	90-100
3/8"	20-55
#4	0-10
#8	0-5

* USE ROADWAY AGENCY STANDARD, IF NO ROADWAY AGENCY STANDARD, USE REQUIREMENTS ABOVE.

NOT TO SCALE

APPROVED BY:	GRANADA COMMUNITY SERVICES DISTRICT STANDARD DETAIL	STANDARD No.
JOHN H. RAYNER, PE.	STANDARD BACKFILL DETAIL	5
DATE: JULY 2023		

GSD-05



VERTICAL RISER

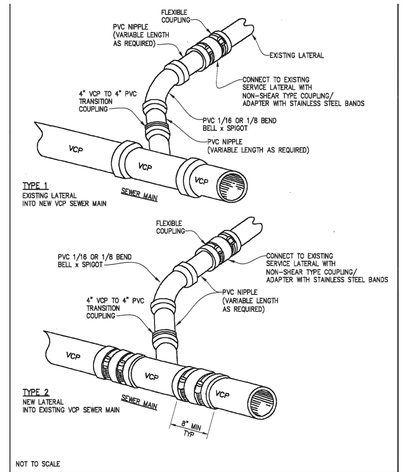
45° RISER

NOTES:
1. FOR COVER 3' AND GREATER, PIPE MATERIAL SHALL BE PVC PSM SDR-26 OR HDPE SDR-17.
2. IF COVER IS LESS THAN 3', PIPE MATERIAL SHALL BE DUCTILE IRON.
3. FOR NEW LATERAL AND MAIN LINE INSTALLATIONS, PIPE MATERIAL SHALL BE THE SAME.
4. BOXES SHALL BE RAISED TO REROUTE RUNOFF AROUND THE BOX.

NOT TO SCALE

APPROVED BY:	GRANADA COMMUNITY SERVICES DISTRICT STANDARD DETAIL	STANDARD No.
JOHN H. RAYNER, PE.	TYPICAL SERVICE LATERAL CLEANOUT	9
DATE: JULY 2023		

GSD-09



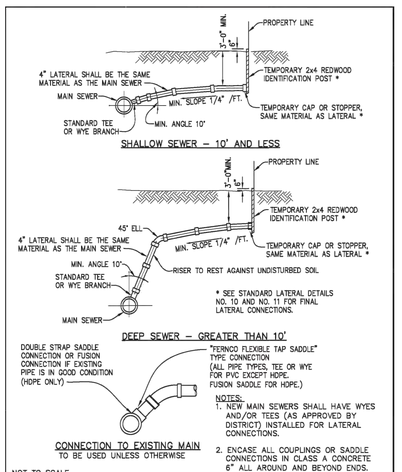
TYPE 1
EXISTING LATERAL INTO NEW VCP SEWER MAIN

TYPE 2
NEW LATERAL INTO EXISTING VCP SEWER MAIN

NOT TO SCALE

APPROVED BY:	GRANADA COMMUNITY SERVICES DISTRICT STANDARD DETAIL	STANDARD No.
JOHN H. RAYNER, PE.	LATERAL CONNECTION TO VCP MAIN – TYPE 1 & TYPE 2	11
DATE: JULY 2023		

GSD-11



SHALLOW SEWER – 10' AND LESS

* SEE STANDARD LATERAL DETAILS NO. 10 AND NO. 11 FOR FINAL LATERAL CONNECTIONS.

DEEP SEWER – GREATER THAN 10'

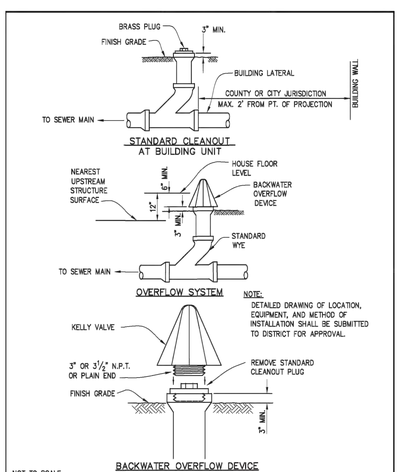
NOTES:
1. NEW MAIN SEWERS SHALL HAVE WYES AND/OR TEES (AS APPROVED BY DISTRICT) INSTALLED FOR LATERAL CONNECTIONS.
2. ENCASE ALL COUPLINGS OR SADDLE CONNECTIONS IN CLASS A CONCRETE 6" ALL AROUND AND BEYOND ENDS.

CONNECTION TO EXISTING MAIN
TO BE USED UNLESS OTHERWISE

NOT TO SCALE

APPROVED BY:	GRANADA COMMUNITY SERVICES DISTRICT STANDARD DETAIL	STANDARD No.
JOHN H. RAYNER, PE.	LATERAL CONNECTION	12
DATE: JULY 2023		

GSD-13



STANDARD CLEANOUT AT BUILDING UNIT

OVERFLOW SYSTEM

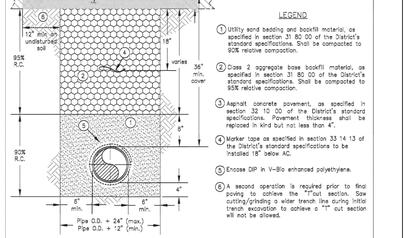
NOTE:
DETAILED DRAWING OF LOCATION, EQUIPMENT, AND METHOD OF INSTALLATION SHALL BE SUBMITTED TO DISTRICT FOR APPROVAL.

BACKWATER OVERFLOW DEVICE

NOT TO SCALE

APPROVED BY:	GRANADA COMMUNITY SERVICES DISTRICT STANDARD DETAIL	STANDARD No.
JOHN H. RAYNER, PE.	BUILDING CLEANOUT AND BACKWATER OVERFLOW DEVICE	13
DATE: JULY 2023		

GSD-13



Note: Replace existing tracer wire if damaged during trenching operation.

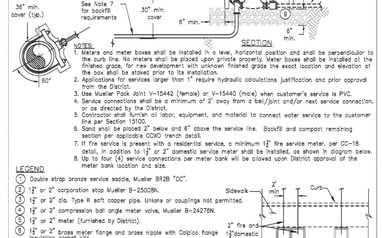
LEGEND

1. Utility sand bedding and backfill material, as specified in section 31 80 00 of the District's standard specifications. Shall be compacted to 90% relative compaction.
2. Class 2 aggregate base backfill material, as specified in section 31 80 00 of the District's standard specifications. Shall be compacted to 95% relative compaction.
3. Asphalt concrete pavement, as specified in section 32 10 00 of the District's standard specifications. Pavement thickness shall be replaced in kind but not less than 4".
4. Marker tape as specified in section 33 14 13 of the District's standard specifications to be installed 18" below AC.
5. Encase DIP in V-Bio enhanced polyethylene.
6. A second operation is required prior to final paving to achieve the "T"-cut section. Saw cutting/grinding a wider trench line during initial trench excavation to achieve a "T" cut section will not be allowed.

TRENCH SECTION – TYPE A PAVED SURFACES

REV. 05/2018

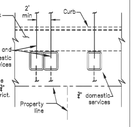
COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-01



NOTES:
1. Markers and meter boxes shall be installed in a level, horizontal position and shall be perpendicular to the curb line. No meters shall be placed upon private property. Meter boxes shall be installed at the finished grade, for new development with unknown finished grade the exact location and elevation of the box shall be staked prior to its installation.
2. Applications for services larger than 1" require hydraulic calculations justification and prior approval from the District.
3. Use Mueller Pack Joint V-15442 (female) or V-15440 (male) when customer's service is PVC.
4. Service connections shall be a minimum of 2' away from a bell/joint and/or next service connection, or as directed by the District.
5. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line per Section 13100.
6. Sand shall be placed 2" below and 6" above the service line. Backfill and compact remaining section per applicable CCWD trench detail.
7. If fire service is present with a residential service, a minimum 1" fire service meter, per CC-18 detail, in addition to 1" or 2" domestic service meter shall be installed, as shown in diagram below.
8. Up to four (4) service connections per meter bank will be allowed upon District approval of the meter bank location and size.

LEGEND

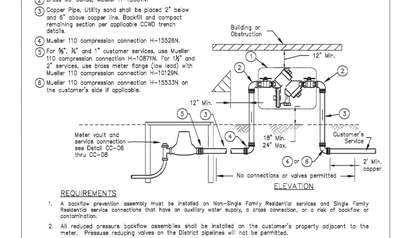
1. Double strap bronze service saddle, Mueller BR2B "DC".
2. 1" or 2" corporation stop Mueller B-25008N.
3. 1" or 2" dia. Type K soft copper pipe. Unions or couplings not permitted.
4. 1" or 2" compression ball angle meter valve, Mueller B-24278N.
5. 1" or 2" meter (Furnished by District).
6. 1" or 2" brass meter flange and brass nipple with Calpico flange insulation gasket kits.
7. 1" or 2" meter check valve Mueller H-14243N.
8. Meter box, Christy No. B30 for 1" meter and No. B36 for 2", cover shall be purchased from the District. H-20 traffic rated box and H-20 cover with 1" probe hole shall be provided in traffic areas and where directed by the District. See detail CC-08 for meter box clearances.
9. ¾" drain rock per Section 31 80 00 of the District's specifications, shall be mechanically compacted.
10. Encase DIP in V-Bio enhanced polyethylene.



1-1/2"" OR 2" SERVICE CONNECTION

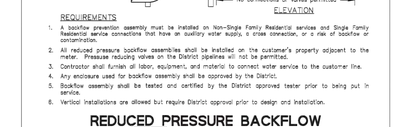
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-07



LEGEND

1. Backflow prevention, shall be U.S.C. approved assembly.
2. Bronze 90° bends, Mueller H-15531N.
3. Copper Pipe, Utility sand shall be placed 2" below and 6" above copper line. Backfill and compact remaining section per applicable CCWD trench details.
4. Mueller 110 compression connection H-15528N.
5. For ¾", 1" and 1" customer services, use Mueller 110 compression connection H-10871N. For 1½" and 2" services, use brass meter flange (low lead) with Mueller 110 compression connection H-10129N.
6. Mueller 110 compression connection H-15533N on the customer's side if applicable.



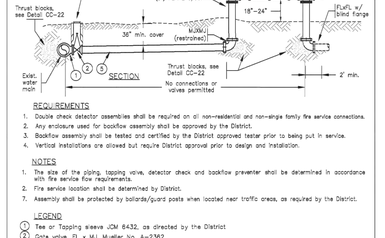
REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (UP TO 2")

REQUIREMENTS

1. A backflow prevention assembly must be installed on Non-Single Family Residential services and Single Family Residential service connections that have an auxiliary water supply, a cross connection, or a risk of backflow or contamination.
2. All reduced pressure backflow assemblies shall be installed on the customer's property adjacent to the meter. Pressure reducing valves on the District pipelines will not be permitted.
3. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line.
4. Any enclosure used for backflow assembly shall be approved by the District.
5. Backflow assembly shall be tested and certified by the District approved tester prior to being put in service.
6. Vertical installations are allowed but require District approval prior to design and installation.

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-18



REQUIREMENTS

1. Double check detector assemblies shall be required on all non-residential and non-single family fire service connections.
2. Any enclosure used for backflow assembly shall be approved by the District.
3. Backflow assembly shall be tested and certified by the District approved tester prior to being put in service.
4. Vertical installations are allowed but require District approval prior to design and installation.

NOTES

1. The size of the piping, tapping valve, detector check and backflow preventer shall be determined in accordance with fire service flow requirements.
2. Fire service location shall be determined by District.
7. Assembly shall be protected by bollards/guard posts when located near traffic areas, as required by the District.

LEGEND

1. Tee or Tapping sleeve JCM 6432, as directed by the District
2. Gate valve, FL x MJ, Mueller No. A-2362
3. U.S.C. approved double check detector assembly, and OS&Y shutoff valves as required by local fire department.
4. 1/2" stainless steel chain with minimum slack
5. DI/PVC pipe, backfill and compact per applicable CCWD trench details.
6. Tee (FlxFLxFL) or optional cross and siamese fire dept. connection (2-1/2"x2-1/2"). Clearance and orientation as required by the fire department.

FIRE SERVICE CONNECTION REQUIREMENTS (2.5" AND LARGER)

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-19

REGISTERED PROFESSIONAL ENGINEER — CHARLES M. TROUP — No. 62268 — 4/30/25 — RENEW — CIVIL — STATE OF CALIFORNIA

DATE	SYMBOL	REVISIONS	BY	CHECKED	APPROVED

DESIGNED CMK	DATE 8-2-24	SUBMITTED DATE	APPROVED DATE
DELINEATED CMK	DATE 8-2-24	PROJECT ENGINEER SUBMITTED DATE	APPROVED DATE
CHECKED AZG	DATE 8-2-24	PROJECT ENGINEER APPROVED DATE	APPROVED DATE
			BRIAN LEE – CITY ENGINEER

HALF MOON BAY

ENGINEERING DIVISION CALIFORNIA

FILE NO.: 24-137 | SCALE: AS SHOWN | CAD DRAWING FILE: C-1 DRAINAGE PLAN

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

UTILITY DETAILS

AARON'S BEACH HOUSE
4150 N. CABRILLO HWY
HALF MOON BAY
APN 047-252-280,290

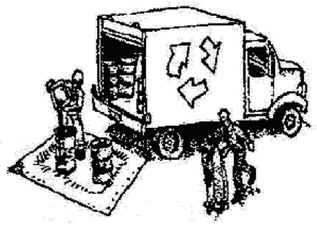
SHEET NO. C-2 OF 2 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

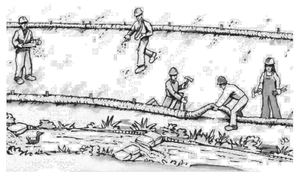
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

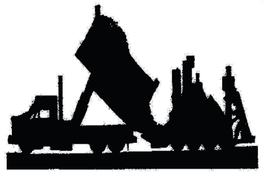


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work

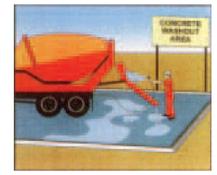


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

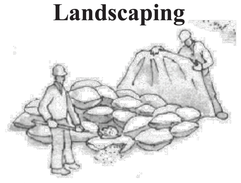
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



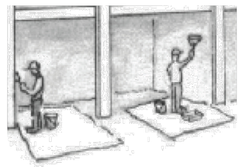
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

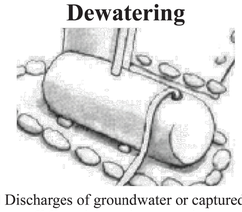
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN WILKINS
C 27950
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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

Owner

Aarons Beach Inn
4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Construction Best Management Practices (BMPs)

C-3

Scale: As Noted
Sheet size: Arch E

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FLOOR PLAN KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	SPECIFICATION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
	1.1 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED OR SHOWN.
01 01	LINE OF STRUCTURE ABOVE.
01 02	LINE OF STRUCTURE BELOW
02 00	SITE CONSTRUCTION
02 01	PERVIOUS PAVING
03 00	CONCRETE
03 01	CONCRETE RAMP
03 02	CONCRETE BASE FOR WOOD WALL
03 03	CONCRETE LANDING AND WALKWAYS
05 00	METAL
05 01	VERTICAL ELEMENTS WOOD COLOR FINISH 5.1 2X4 (@ 16" O.C. METAL STUD) INTERIOR WALLS 5.2 2X6 (@ 16" O.C. METAL STUD) EXTERIOR AND PLUMBING WALLS 5.3 CEILING JOISTS ARE ALL METAL FRAME OPEN WEB TRUSSES
06 00	WOOD
	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: A. IN CONCEALED SPACES AND STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS, WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.
	6.2 PROVIDE 2x BACKING AT WALLS IN BATHROOMS FOR TOWEL/BARS, TOILET PAPER HOLDERS, ETC.
06 01	VERTICAL ELEMENTS WORKING LIKE GUARDRAIL
06 02	HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2022 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING
06 03	FLOATING STEPS
06 04	CLOSED STEPS
06 05	DECK
06 06	BAMBOO DIVIDER
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: SLAB EDGE: NONE WALL INSULATION: R-15 BATTS @ 4" WALLS & R-19 BATTS @ 6" WALLS WITH R-5 RIGID PARTY WALL INSULATION: 2 LAYERS R-13 BATT - SEE DETAILS FLOOR INSULATION: R-30 BATT @ JOISTS. ROOF INSULATION: R-38 BLOWN OR BATT @ 2x TRUSSES. RADIANT BARRIER REQUIRED AT ROOF SHEATHING. RIM JOIST, PATCHES & PENETRATIONS: POLYURETHANE FOAM SPRAY INSULATION "GREAT STUFF" OR EQUAL PIPE INSULATION: 1.5" MIN THICKNESS AT ALL HOT WATER PIPING DUCT INSULATION: R-4.2 WRAP OR SLEEVES. WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS
	7.2 ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450.
	7.3 PU-DECK COATING: TROWEL FINISH. SLOPE ALL EXTERIOR DECKS ½" PER FOOT MINIMUM. PROVIDE DECK TO WALL FLASHING & 24 GA EDGE METAL.
08 00	OPENINGS
	8.1 SEE DOOR & WINDOW SCHEDULE AND OPENING DETAILS 8.2 ALUMINUM STOREFRONT SYSTEM 8.3 SEE SCHEDULES FOR TEMPERED GLAZING LOCATIONS 8.4 USE TYVEK "FLEX WRAP" OR EQUAL FLASHING AT ALL EXTERIOR OPENINGS.
08 01	PASS THROUGH WINDOW FOOD
09 00	FINISHES
	9.1 ALL GYP BD TO BE 5/8" TYPE X RATED u.o.n. W/ MEDIUM KNOCKDOWN TEXTURE. USE RESILIENT CHANNELS AT PARTY WALLS & CEILINGS AT FLOOR SEPARATIONS PER DETAILS.
	9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS.
	9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2019 CBC 25.
	9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED OR MATERIALS NOT ADVERSELY AFFECTED BY WATER. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET.
	9.5 SEE FINISH SCHEDULE(S) AND NOTES ON SHEET
	9.6 DECORATIVE MATERIALS IN ASSEMBLY OCCUPANCIES MUST MEET THE FLAME PROPAGATION STANDARDS OF NFPA 701 OR BE MADE OR NON-COMBUST ABLE MATERIALS
10 00	SPECIALTIES
	10.1 2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED WEATHERPROOF CABINET. NUMBER & FINAL LOCATION TO BE DETERMINED BY THE FIRE MARSHALL IN FIELD CABINET TO BE IDENTIFIED BY APPROVED SIGH PERMANENTLY ATTACHED WITH NOT LESS THAN 2" HIGH LETTERS IN CONTRASTING COLORS FROM BACKGROUND.
	10.2 TACTILE EXIT/ENTRANCE SIGNAGE AS APPROPRIATE
	10.3 TACTILE "NOT AND EXIT" SIGNAGE
	10.4 TACTILE "ACCESSIBLE" SIGNAGE
	10.5 TACTILE "TRASH ROOM" SIGNAGE
	10.6 TACTILE "ELECTRICAL ROOM" SIGNAGE
	10.7 TACTILE FLOOR LEVEL INDETIFICATION SIGNAGE
	10.8 OCCUPANCY LOAD SIGNAGE
	10.9 TACTILE EMERGENCY SIGN, "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXSIT STAIRS" OR SIMILAR WORDING AT ELEVATOR ACCESS POINTS.
10 01	HOTEL NAME SIGNAGE
10 02	ROOM NUMBER SIGNAGE
10 03	ACCESSIBLE PATH
10 04	ACCESSIBLE LOADING AND UNLOADING
10 05	PREFERRED DOOR SOLUTIONS COOKSON ROLL DOWN BAR SHUTTERS AND GRILLES
10 06	2'-6" PLEXIGLASS WIND BARRIER
11 00	EQUIPMENT
11 01	FREEZER ROOMS
11 02	STOVE ROOMS
11 03	SINK
11 04	COUNTER DEPTH FREEZER
11 05	LOCKERS
11 06	COMMERCIAL LAUNDRY 27 IN, GREY LAUNDRY CENTERWITH 3.5 CU FT WASHER AND 7 CU FT ELECTRIC DRYER
12 00	EQUIPMENT
12 01	RECEPTION DESK
12 02	BAR FURNITURE
12 03	KITCHEN ROOM FURNITURE
12 04	PREP. KITCHEN FURNITURE
14 00	CONVEYING EQUIPMENT
14 01	3 STOP ELEVATOR - (72"x90" MIN. INTERIO DIM) SHINDLER 330A OR EQUAL, ADA COMPLIANT 24" DIA. TRASH CHUTES (WASTE & RECYCLABLES) - WESTERN CHUTES OR EQUAL DOORS TO BE UL "B" LABELED 1 1/2" 2500DEG. STAINLESS STEEL FINISH W/ HINGE ON 1/2" STEEL SHAFT W/BEARING AND SELF-CLOSING. DISCHAGE DOOR TO BE UL "B" LABELED 1 ½ HR FIRE RATED, AUTOMATIC OR SELF-CLOSING HOIST WAY DOOR - FIRE RATED W/MAGNETIC HOLD-OPEN TIED TO SMOKE/FIRE ALARM MANUFACTURED HOIST WAY DOOR TO BE RATED 60 MIN. BY ELEVATOR MFGR WITH SMOKE CURTAIN PER DOOR #4
15 00	MECHANICAL
15 01	MECHANICAL EQUIPMENT
21 00	FIRE SUPPRESSION
	21.1 INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM PER APPROVED PLANS UNDER SEPARATE COVER. FDC.
	21.2 PROVIDE SIGN ON DOOR STATING: "FIRE SPRINKLER RISER" & "FIRE ALARM CONTROL PANEL"
21 01	FIRE ALARM PANEL
21 02	ELEVATOR STATUS PANELS
21 03	EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
21 04	2 WAY COMMUNICATION SYSTEM
21 05	FIRE KNOX BOX.
21 06	AN APPROVED FIRE CONTROL ROOM SHALL BE PROVIDED FOR ALL BUILDINGS PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. SAID ROOM SHALL CONTAIN ALL SYSTEM CONTROL VALVES, FIRE ALARM CONTROL PANELS AND OTHER FIRE EQUIPMENT REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL, AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. SECTION 901.4.7
22 00	PLUMBING
	22.1 SEE PLUMBING PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS
22 01	TOILET
22 02	VANITY WITH FAUCET 1.5 GPF
22 03	SHOWER FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR. SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
22 04	BATHTUB
22 05	MOP SINK
23 00	HEATING, VENTILATION & AIR CONDITIONING
	23.1 SEE MECHANICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS HEAT PUMP ON PREFABRICATED PAD OR WALL MOUNT PER DETAIL
	23.2 FRAMED FOR OPENING FOR FUTURE AIR PLENUM BELOW
	23.3 MECHANICAL UNITS
26 00	ELECTRICAL
	26.1 SEE ELECTRICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS
	26.2 ILLUMINATED EXIT SIGN W/90 MIN BATTERY BACKUP
26 01	CHANDELIER PROJECTION
32 00	EXTERIOR IMPROVEMENT
32 01	CONCRETE PLANTER
32 02	FOUNTAIN
32 03	HANGING PLANTS POT

FLOOR PLAN NOTES

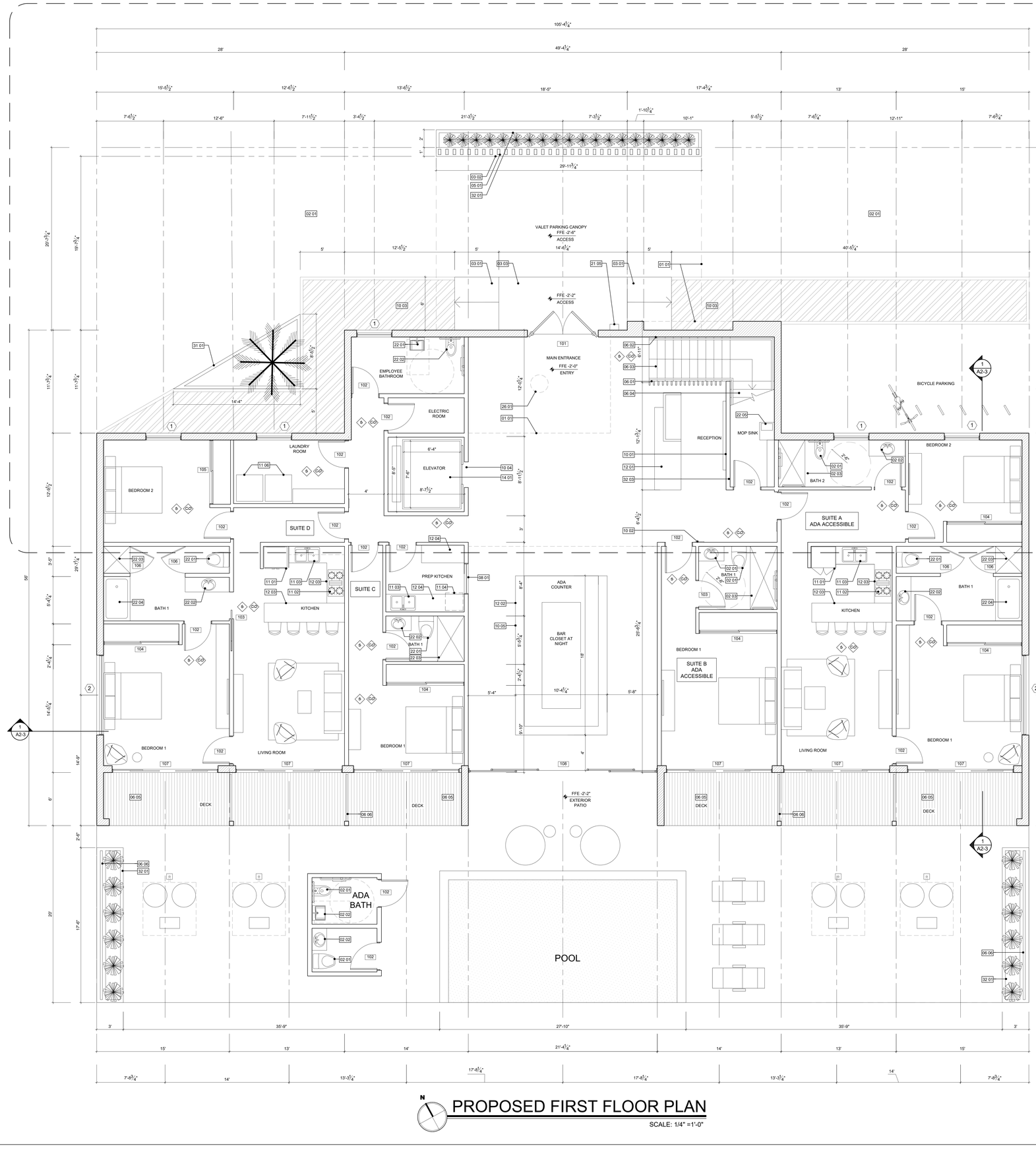
1. ALL INTERIOR WALLS TO BE 2x4 UNO
2. ALL PLUMBING WALLS TO BE 2x6
3. ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
4. PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
5. CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
6. SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
7. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
8. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
9. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR.
10. FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
11. PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
12. ENHANCED DURABILITY AND REDUCED MAINTENANCE.
    4.406.1 RODENT PROOFING
    ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY ORA SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
13. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
    4.408.1 CONSTRUCTION WASTE MANAGEMENT
    RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 6S PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION
    4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION A ND DEMOLITION WASTE MANAGEMENT ORDINANCE.
    EXCEPTIONS:
    • EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
    • ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVER ,ION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
    • THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVER ,ION FACILITY.
14. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
15. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
16. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
17. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
18. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
20. 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPILES WITH SECTION 4.408.1.
    NOTE:
    THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
    4.408.4
    WASTE STREAM REDUCTION ALTERNATIVE [LR]
    PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
    4.408.4.1
    WASTE STREAM REDUCTION ALTERNATIVE PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
21. 4.408.5 DOCUMENTATION
    DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4
    NOTES:
    1.SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
    2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CalRECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUEL
    AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
    1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
    a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER; , WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER; AND DOWNSPOUTS.
    c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    d. LANDSCAPE IRRIGATION SYSTEMS.
    e. WATER REUSE SYSTEMS.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST S FEET AWAY FROM THE FOUNDATION.
    8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
    10 .A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE.
28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITHCRC R311.7.9
29. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
30. GUARDS (SECTION R312):
    A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
    B)SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
    C)OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
    D)SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
31. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7
    A)MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11".
    B)MINIMUM HEADROOM IS 6'-8".
    C)MINIMUM WIDTH IS 36".
    D)THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
32. OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. SECTION R311.7.5.1.
33. A NOSING (BETWEEN ¾" AND 1-¼") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTIONR311.7.5.3.
34. HANDRAILS (SECTION R311.7.8):
    A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
    B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
    C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-¼ INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
    D)HANDRALS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-½ INCHES BETWEEN THE WALL AND THE HANDRAIL.
    E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS.
35. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
36. PROVIDE GUARDRAILS WHERE FLOOR SURFACES ARE 30" OR MORE ABOVE THE GRADE BELOW. GUARDRAILS SHOULD HAVE A MIN. HEIGHT OF 42" AND HAVE BALUSTERS THAT ARE SPACED SO THAT OBJECTS 4" IN DIA. CANNOT PASS THROUGH.
37. MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8"
38. FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. [R311.3]
39. FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 ¾ INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. [R311.3.2]
40. TEMPERED SAFETY GLASS WINDOWS THAT ARE WITHIN 60 INCHES OF THE FLOOR AND IN THE FOLLOWING CONDITIONS [CRC R308.4.2]
    a. WINDOWS ADJACENT TO DOORS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR OPENING.
    b. WINDOWS PERPENDICULAR TO THE PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF THE IN-SWINGING DOOR.
41. 3 HOUR FIRE SEPARATION ASSEMBLY BETWEEN THE PARKING LEVEL AND THE HOTEL LEVEL.
42. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL REQUIRE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. SUCH WINDOWS OR DOORS SHALL BE IN ACCORDANCE WITH THE ADOPTED BUILDING CODE, AND ACCESSIBLE FOR FIRE DEPT LADDERING OPERATION. THE ANGLE FOR LADDERING IS 70DEG. FROM HORIZONTAL. SHOW ALL PERTAINING DETAILS INCLUDING LANDSCAPING AND PAVERS IN RELATION TO RESCUE WINDOW OPERATION.
43. EXIT DOOR SHALL BE OF THE PIVOTED TYPE OR SIDE HINGED SWINGING TYPE. EXIT DOOR SHALL SWING IN THE DIRECTION OF EXIT WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
44. EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1" IN HEIGHT.
45. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES BE DAMPERS, FIRE CAULKING).
46. SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE 2019 CFC SECTION 605.1

LEGEND

- S — SMOKE ALARM WITH BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM

WALL LEGEND

- NEW 2x4 INTERIOR WALL
- FOX BLOCK 4"



N

PROPOSED FIRST FLOOR PLAN

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

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LICENSED ARCHITECT
KAREN WILKINS
C 27590
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Proposed First Floor Plan

A1-1

Scale: As Noted

Sheet size: Arch E

FLOOR PLAN KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	SPECIFICATION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
	1.1 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED OR SHOWN.
01 01	LINE OF STRUCTURE ABOVE.
01 02	LINE OF STRUCTURE BELOW
02 00	SITE CONSTRUCTION
02 01	PERVIOUS PAVING
03 00	CONCRETE
03 01	CONCRETE RAMP
03 02	CONCRETE BASE FOR WOOD WALL
03 03	CONCRETE LANDING AND WALKWAYS
05 00	METAL
05 01	VERTICAL ELEMENTS WOOD COLOR FINISH 5.1 2X4 (@ 16" O.C. METAL STUD) INTERIOR WALLS 5.2 2X6 (@ 16" O.C. METAL STUD) EXTERIOR AND PLUMBING WALLS 5.3 CEILING JOISTS ARE ALL METAL FRAME OPEN WEB TRUSSES
06 00	WOOD
	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: A. IN CONCEALED SPACES AND STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS, WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS. 6.2 PROVIDE 2x BACKING AT WALLS IN BATHROOMS FOR TOWEL/BARS, TOILET PAPER HOLDERS, ETC.
06 01	VERTICAL ELEMENTS WORKING LIKE GUARDRAIL
06 02	HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2022 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING
06 03	FLOATING STEPS
06 04	CLOSED STEPS
06 05	DECK
06 06	BAMBOO DIVIDER
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: SLAB EDGE: NONE WALL INSULATION: R-19 BATTS @ 4" WALLS & R-19 BATTS @ 6" WALLS WITH R-5 RIGID PARTY WALL INSULATION: 2 LAYERS R-13 BATT - SEE DETALS FLOOR INSULATION: R-30 BATT @ JOISTS. ROOF INSULATION: R-38 BLOWN OR BATT @ 2x TRUSSES. RADIANT BARRIER REQUIRED AT ROOF SHEATHING. RIM JOIST, PATCHES & PENETRATIONS: POLYURETHANE FOAM SPRAY INSULATION "GREAT STUFF" OR EQUAL PIPE INSULATION: 1.5" MIN THICKNESS AT ALL HOT WATER PIPING DUCT INSULATION: R-4.2 WRAP OR SLEEVES. WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS 7.2 ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3 PL-IDECK COATING: TROWEL FINISH. SLOPE ALL EXTERIOR DECKS ½" PER FOOT MINIMUM. PROVIDE DECK TO WALL FLASHING & 24 GA EDGE METAL.
08 00	OPENINGS
	8.1 SEE DOOR & WINDOW SCHEDULE AND OPENING DETAILS 8.2 ALUMINUM STOREFRONT SYSTEM 8.3 SEE SCHEDULES FOR TEMPERED GLAZING LOCATIONS 8.4 USE TYVEK "FLEX WRAP" OR EQUAL FLASHING AT ALL EXTERIOR OPENINGS.
08 01	PASS THROUGH WINDOW FOOD
09 00	FINISHES
	9.1 ALL GYP BD TO BE 5/8" TYPE X RATED u.o.n. W/ MEDIUM KNOCKDOWN TEXTURE. USE RESILIENT CHANNELS AT PARTY WALLS & CEILINGS AT FLOOR SEPARATIONS PER DETAILS. 9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS. 9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2019 CBC 25. 9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED OR MATERIALS NOT ADVERSELY AFFECTED BY WATER. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. 9.5 SEE FINISH SCHEDULE(S) AND NOTES ON SHEET 9.6 DECORATIVE MATERIALS IN ASSEMBLY OCCUPANCIES MUST MEET THE FLAME PROPAGATION STANDARDS OF NFPA 701 OR BE MADE OR NON-COMBUST ABLE MATERIALS
10 00	SPECIALTIES
	10.1 2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED WEATHERPROOF CABINET. NUMBER & FINAL LOCATION TO BE DETERMINED BY THE FIRE MARSHALL IN FIELD CABINET TO BE IDENTIFIED BY APPROVED SIGH PERMANENTLY ATTACHED WITH NOT LESS THAN 2" HIGH LETTERS IN CONTRASTING COLORS FROM BACKGROUND. 10.2 TACTILE EXIT/ENTRANCE SIGNAGE AS APPROPRIATE 10.3 TACTILE "NOT AND EXIT" SIGNAGE 10.4 TACTILE "ACCESSIBLE" SIGNAGE 10.5 TACTILE "TRASH ROOM" SIGNAGE 10.6 TACTILE "ELECTRICAL ROOM" SIGNAGE 10.7 TACTILE FLOOR LEVEL INDETIFICATION SIGNAGE 10.8 OCCUPANCY LOAD SIGNAGE 10.9 TACTILE EMERGENCY SIGN. "IN CASE OF FIRE. ELEVATORS ARE OUT OF SERVICE. USE EXSIT STAIRS" OR SIMILAR WORDING AT ELEVATOR ACCESS POINTS.
10 01	HOTEL NAME SIGNAGE
10 02	ROOM NUMBER SIGNAGE
10 03	ACCESSIBLE PATH
10 04	ACCESSIBLE LOADING AND UNLOADING
10 05	PREFERRED DOOR SOLUTIONS COOKSON ROLL DOWN BAR SHUTTERS AND GRILLES
10 06	2'-6" PLEXIGLASS WIND BARRIER
11 00	EQUIPMENT
11 01	FREEZER ROOMS
11 02	STOVE ROOMS
11 03	SINK
11 04	COUNTER DEPTH FREEZER
11 05	LOCKERS
11 06	COMMERCIAL LAUNDRY 27 IN. GREY LAUNDRY CENTERWITH 3.5 CU FT WASHER AND 7 CU FT ELECTRIC DRYER
12 00	EQUIPMENT
12 01	RECEPTION DESK
12 02	BAR FURNITURE
12 03	KITCHEN ROOM FURNITURE
12 04	PREP. KITCHEN FURNITURE
14 00	CONVEYING EQUIPMENT
14 01	3 STOP ELEVATOR - (72"x90" MIN. INTERIO DIM) SHINDLER 330A OR EQUAL, ADA COMPLIANT 24" DIA. TRASH CHUTES (WASTE & RECYCLABLES) - WESTERN CHUTES OR EQUAL DOORS TO BE UL "B" LABELED 1 ½" 250DEG. STAINLESS STEEL FINISH W/ HINGE ON 1/2" STEEL SHAFT W/BEARING AND SELF-CLOSING. DISCHAGE DOOR TO BE UL "B" LABELED 1 ½ HR FIRE RATED, AUTOMATIC OR SELF-CLOSING HOIST WAY DOOR - FIRE RATED W/MAGNETIC HOLD-OPEN TIED TO SMOKE/FIRE ALARM MANUFACTURED HOIST WAY DOOR TO BE RATED 60 MIN. BY ELEVATOR MFGR WITH SMOKE CURTAIN PER DOOR #4
15 00	MECHANICAL
15 01	MECHANICAL EQUIPMENT
21 00	FIRE SUPPRESSION
	21.1 INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM PER APPROVED PLANS UNDER SEPARATE COVER. FDC. 21.2 PROVIDE SIGN ON DOOR STATING: "FIRE SPRINKLER RISER" & "FIRE ALARM CONTROL PANEL"
21 01	FIRE ALARM PANEL
21 02	ELEVATOR STATUS PANELS
21 03	EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
21 04	2 WAY COMMUNICATION SYSTEM
21 05	FIRE KNOX BOX
21 06	AN APPROVED FIRE CONTROL ROOM SHALL BE PROVIDED FOR ALL BUILDINGS PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. SAID ROOM SHALL CONTAIN ALL SYSTEM CONTROL VALVES, FIRE ALARM CONTROL PANELS AND OTHER FIRE EQUIPMENT REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL, AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. SECTION 901.4.7
22 00	PLUMBING
	22.1 SEE PLUMBING PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS
22 01	TOILET
22 02	VANITY WITH FAUCET 1.5 GPF
22 03	SHOWER: FAUCET (1.75 GPF) W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR. SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
22 04	BATHTUB
22 05	MOP SINK
23 00	HEATING, VENTILATION & AIR CONDITIONING
	23.1 SEE MECHANICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS HEAT PUMP ON PREFABRICATED PAD OR WALL MOUNT PER DETAIL 23.2 FRAMED FOR OPENING FOR FUTURE AIR PLENUM BELOW 23.3 MECHANICAL UNITS
26 00	ELECTRICAL
	26.1 SEE ELECTRICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS 26.2 ILLUMINATED EXIT SIGN W/90 MIN BATTERY BACKUP
26 01	CHANDELIER PROJECTION
32 00	EXTERIOR IMPROVEMENT
32 01	CONCRETE PLANTER
32 02	FOUNTAIN
32 03	HANGING PLANTS POT

FLOOR PLAN NOTES

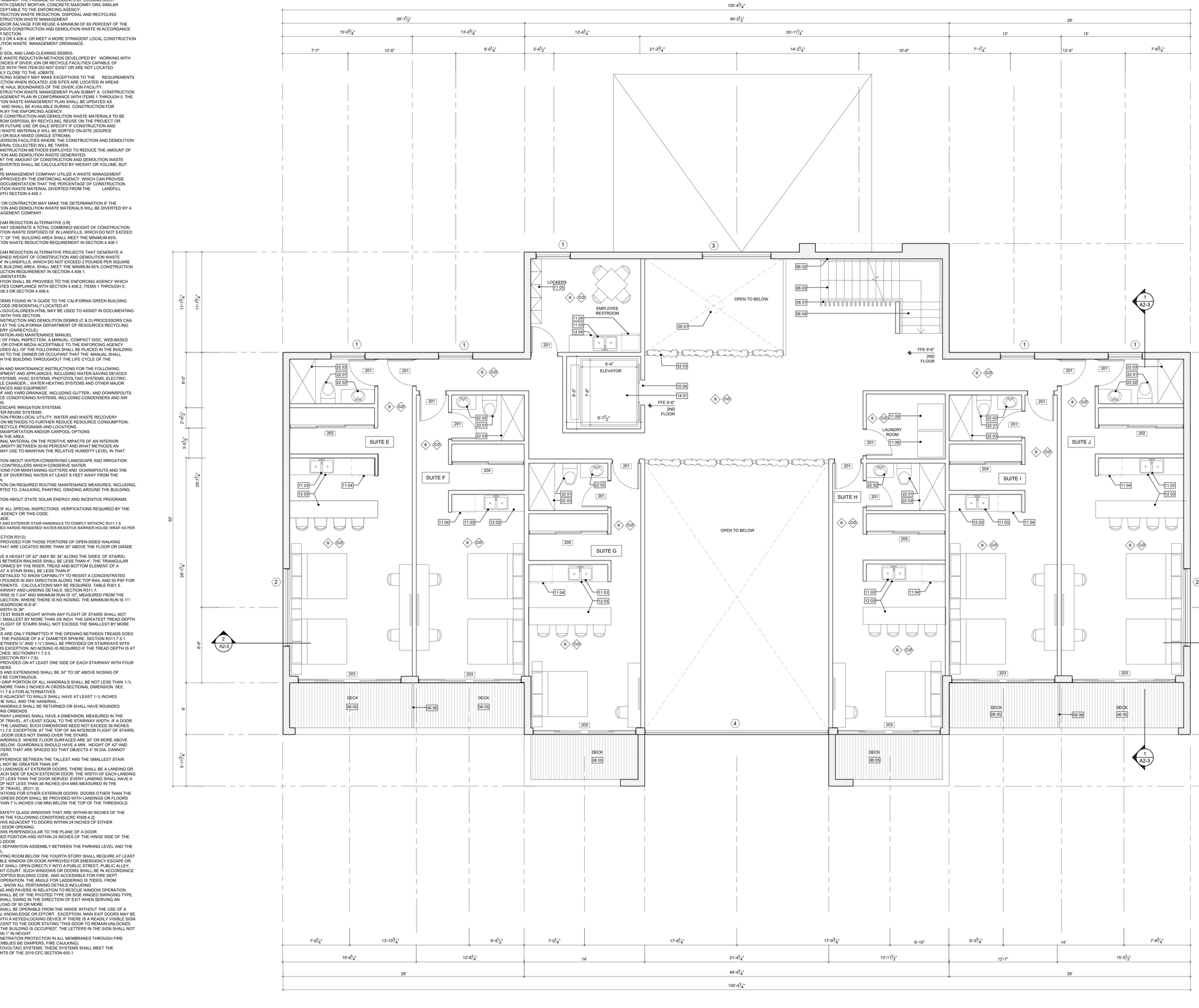
1. ALL INTERIOR WALLS TO BE 2x4 UNO
2. ALL PLUMBING WALLS TO BE 2x6
3. ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
4. PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
5. CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
6. SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
7. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
8. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
9. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR.
10. FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
11. PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
12. ENHANCED DURABILITY AND REDUCED MAINTENANCE.
    4.406.1 RODENT PROOFING
    ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY ORA SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
13. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
    4.408.1 CONSTRUCTION WASTE MANAGEMENT
    RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION
    4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION A ND DEMOLITION WASTE MANAGEMENT ORDINANCE.
    EXCEPTIONS:
    • EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
    • ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVER..ION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
    • THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVER..ION FACILITY.
14. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
15. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
16. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
17. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
18. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
20. 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPILES WITH SECTION 4.408.1.
    NOTE:
    THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
    4.408.4
    WASTE STREAM REDUCTION ALTERNATIVE [LR]
    PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
    4.408.4.1
    WASTE STREAM REDUCTION ALTERNATIVE PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
21. 4.408.5 DOCUMENTATION
    DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.
    NOTES:
    1.SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
    2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CalRECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUEL
    AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
    1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
    a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER; , WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER; , AND DOWNSPOUTS.
    c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    d. LANDSCAPE IRRIGATION SYSTEMS.
    e. WATER REUSE SYSTEMS.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
    8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE
    10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE.
28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITHCRC R311.7.9
29. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
30. GUARDS (SECTION R312):
    A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
    B)SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
    C)OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
    D)SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
31. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7.
    A)MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11".
    B)MINIMUM HEADROOM IS 6'-8".
    C)MINIMUM WIDTH IS 36".
    D)THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
32. OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. SECTION R311.7.5.1.
33. A NOSING (BETWEEN ¾" AND 1-¼") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTIONR311.7.5.3.
34. HANDRAILS (SECTION R311.7.8):
    A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
    B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
    C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-¼ INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
    D)HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-½ INCHES BETWEEN THE WALL AND THE HANDRAIL.
    E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS.
35. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
36. PROVIDE GUARDRAILS WHERE FLOOR SURFACES ARE 30" OR MORE ABOVE THE GRADE BELOW. GUARDRAILS SHOULD HAVE A MIN. HEIGHT OF 42" AND HAVE BALUSTERS THAT ARE SPACED SO THAT OBJECTS 4" IN DIA. CANNOT PASS THROUGH.
37. MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8".
38. FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. [R311.3]
39. FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 ¾ INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. [R311.3.2]
40. TEMPERED SAFETY GLASS WINDOWS THAT ARE WITHIN 60 INCHES OF THE FLOOR AND IN THE FOLLOWING CONDITIONS [CRC R308.4.2]
    a. WINDOWS ADJACENT TO DOORS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR OPENING.
    b. WINDOWS PERPENDICULAR TO THE PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF THE IN-SWINGING DOOR.
41. 3 HOUR FIRE SEPARATION ASSEMBLY BETWEEN THE PARKING LEVEL AND THE HOTEL LEVEL
42. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL REQUIRE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. SUCH WINDOWS OR DOORS SHALL BE IN ACCORDANCE WITH THE ADOPTED BUILDING CODE, AND ACCESSIBLE FOR FIRE DEPT. LADDERING OPERATION. THE ANGLE FOR LADDERING IS 70DEG. FROM HORIZONTAL. SHOW ALL PERTAINING DETAILS INCLUDING LANDSCAPING AND PAVERS IN RELATION TO RESCUE WINDOW OPERATION.
43. EXIT DOOR SHALL BE OF THE PIVOTED TYPE OR SIDE HINGED SWINGING TYPE. EXIT DOOR SHALL SWING IN THE DIRECTION OF EXIT WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
44. EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED", THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1" IN HEIGHT.
45. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES BE DAMPERS, FIRE CAULKING).
46. SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE 2019 CFC SECTION 605.1

LEGEND

- S — SMOKE ALARM WITH BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM

WALL LEGEND

- NEW 2x4 INTERIOR WALL
- FOX BLOCK 4"



PROPOSED SECOND FLOOR PLAN

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN WILKINS
C 27590
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Architect
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Contract: Karen Wilkins, AIA
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Aarons Beach Inn

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APNs: 047-252-280 and 047-252-290

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No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Proposed Second Floor Plan

A1-2

Scale: As Noted

Sheet size: Arch E

FLOOR PLAN KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	SPECIFICATION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
	1.1 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED OR SHOWN.
01 01	LINE OF STRUCTURE ABOVE.
01 02	LINE OF STRUCTURE BELOW
02 00	SITE CONSTRUCTION
02 01	PERVIOUS PAVING
03 00	CONCRETE
03 01	CONCRETE RAMP
03 02	CONCRETE BASE FOR WOOD WALL
03 03	CONCRETE LANDING AND WALKWAYS
05 00	METAL
05 01	VERTICAL ELEMENTS WOOD COLOR FINISH 5.1 2X4 (@ 16" O.C. METAL STUD) INTERIOR WALLS 5.2 2X6 (@ 16" O.C. METAL STUD) EXTERIOR AND PLUMBING WALLS 5.3 CEILING JOISTS ARE ALL METAL FRAME OPEN WEB TRUSSES
06 00	WOOD
	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: A. IN CONCEALED SPACES AND STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS, WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS. 6.2 PROVIDE 2x BACKING AT WALLS IN BATHROOMS FOR TOWEL/BARS, TOILET PAPER HOLDERS, ETC.
06 01	VERTICAL ELEMENTS WORKING LIKE GUARDRAIL
06 02	HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2022 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING
06 03	FLOATING STEPS
06 04	CLOSED STEPS
06 05	DECK
06 06	BAMBOO DIVIDER
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: SLAB EDGE: NONE WALL INSULATION: R-15 BATTS @ 4" WALLS & R-19 BATTS @ 6" WALLS WITH R-5 RIGID PARTY WALL INSULATION: 2 LAYERS R-13 BATT - SEE DETALS FLOOR INSULATION: R-30 BATT @ JOISTS. ROOF INSULATION: R-38 BLOWN OR BATT @ 2x TRUSSES. RADIANT BARRIER REQUIRED AT ROOF SHEATHING. RIM JOIST, PATCHES & PENETRATIONS POLYURETHANE FOAM SPRAY INSULATION "GREAT STUFF" OR EQUAL PIPE INSULATION: 1.5" MIN THICKNESS AT ALL HOT WATER PIPING DUCT INSULATION: R-4.2 WRAP OR SLEEVES WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS 7.2 ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3 PL-DECK COATING: TROWEL FINISH. SLOPE ALL EXTERIOR DECKS ½" PER FOOT MINIMUM. PROVIDE DECK TO WALL FLASHING & 24 GA EDGE METAL.
08 00	OPENINGS
	8.1 SEE DOOR & WINDOW SCHEDULE AND OPENING DETAILS 8.2 ALUMINUM STOREFRONT SYSTEM 8.3 SEE SCHEDULES FOR TEMPERED GLAZING LOCATIONS 8.4 USE TYVEK "FLEX WRAP" OR EQUAL FLASHING AT ALL EXTERIOR OPENINGS.
08 01	PASS THROUGH WINDOW FOOD
09 00	FINISHES
	9.1 ALL GYP BD TO BE 5/8" TYPE X RATED u.o.n. W/ MEDIUM KNOCKDOWN TEXTURE. USE RESILIENT CHANNELS AT PARTY WALLS & CEILINGS AT FLOOR SEPARATIONS PER DETAILS. 9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS. 9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2019 CBC 25. 9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED OR MATERIALS NOT ADVERSELY AFFECTED BY WATER. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. 9.5 SEE FINISH SCHEDULE(S) AND NOTES ON SHEET 9.6 DECORATIVE MATERIALS IN ASSEMBLY OCCUPANCIES MUST MEET THE FLAME PROPAGATION STANDARDS OF NFPA 701 OR BE MADE OR NON-COMBUST ABLE MATERIALS
10 00	SPECIALTIES
	10.1 2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED WEATHERPROOF CABINET. NUMBER & FINAL LOCATION TO BE DETERMINED BY THE FIRE MARSHALL IN FIELD CABINET TO BE IDENTIFIED BY APPROVED SIGH PERMANENTLY ATTACHED WITH NOT LESS THAN 2" HIGH LETTERS IN CONTRASTING COLORS FROM BACKGROUND. 10.2 TACTILE EXITENTRANCE SIGNAGE AS APPROPRIATE 10.3 TACTILE "NOT AND EXIT" SIGNAGE 10.4 TACTILE "ACCESSIBLE" SIGNAGE 10.5 TACTILE "TRASH ROOM" SIGNAGE 10.6 TACTILE "ELECTRICAL ROOM" SIGNAGE 10.7 TACTILE FLOOR LEVEL INDETIFICATION SIGNAGE 10.8 OCCUPANCY LOAD SIGNAGE 10.9 TACTILE EMERGENCY SIGN, "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXSIT STAIRS" OR SIMILAR WORDING AT ELEVATOR ACCESS POINTS.
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12 02	BAR FURNITURE
12 03	KITCHEN ROOM FURNITURE
12 04	PREP. KITCHEN FURNITURE
14 00	CONVEYING EQUIPMENT
14 01	3 STOP ELEVATOR - (72"x90" MIN. INTERIO DIM) SHINDLER 330A OR EQUAL, ADA COMPLIANT 24" DIA. TRASH CHUTES (WASTE & RECYCLABLES) - WESTERN CHUTES OR EQUAL DOORS TO BE UL "B" LABELED 1 1/2" 250DEG. STAINLESS STEEL FINISH W/ HINGE ON 1/2" STEEL SHAFT W/BEARING AND SELF-CLOSING. DISCHAGE DOOR TO BE UL "B" LABELED 1 ½ HR FIRE RATED, AUTOMATIC OR SELF-CLOSING HOIST WAY DOOR - FIRE RATED W/MAGNETIC HOLD-OPEN TIED TO SMOKE/FIRE ALARM MANUFACTURED HOIST WAY DOOR TO BE RATED 60 MIN. BY ELEVATOR MFGR WITH SMOKE CURTAIN PER DOOR #4
15 00	MECHANICAL
15 01	MECHANICAL EQUIPMENT
21 00	FIRE SUPPRESSION
	21.1 INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM PER APPROVED PLANS UNDER SEPARATE COVER. FDC. 21.2 PROVIDE SIGN ON DOOR STATING: "FIRE SPRINKLER RISER" & "FIRE ALARM CONTROL PANEL"
21 01	FIRE ALARM PANEL
21 02	ELEVATOR STATUS PANELS
21 03	EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
21 04	2 WAY COMMUNICATION SYSTEM
21 05	FIRE KNOX BOX
21 06	AN APPROVED FIRE CONTROL ROOM SHALL BE PROVIDED FOR ALL BUILDINGS PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. SAID ROOM SHALL CONTAIN ALL SYSTEM CONTROL VALVES, FIRE ALARM CONTROL PANELS AND OTHER FIRE EQUIPMENT REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL, AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. SECTION 901.4.7
22 00	PLUMBING
	22.1 SEE PLUMBING PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS
22 01	TOILET
22 02	VANITY WITH FAUCET 1.5 GPF
22 03	SHOWER FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR. SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
22 04	BATHTUB
22 05	MOP SINK
23 00	HEATING, VENTILATION & AIR CONDITIONING
	23.1 SEE MECHANICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS HEAT PUMP ON PREFABRICATED PAD OR WALL MOUNT PER DETAIL 23.2 FRAMED FOR OPENING FOR FUTURE AIR PLENUM BELOW 23.3 MECHANICAL UNITS
26 00	ELECTRICAL
	26.1 SEE ELECTRICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS 26.2 ILLUMINATED EXIT SIGN W/90 MIN BATTERY BACKUP
26 01	CHANDELIER PROJECTION
32 00	EXTERIOR IMPROVEMENT
32 01	CONCRETE PLANTER
32 02	FOUNTAIN
32 03	HANGING PLANTS POT

FLOOR PLAN NOTES

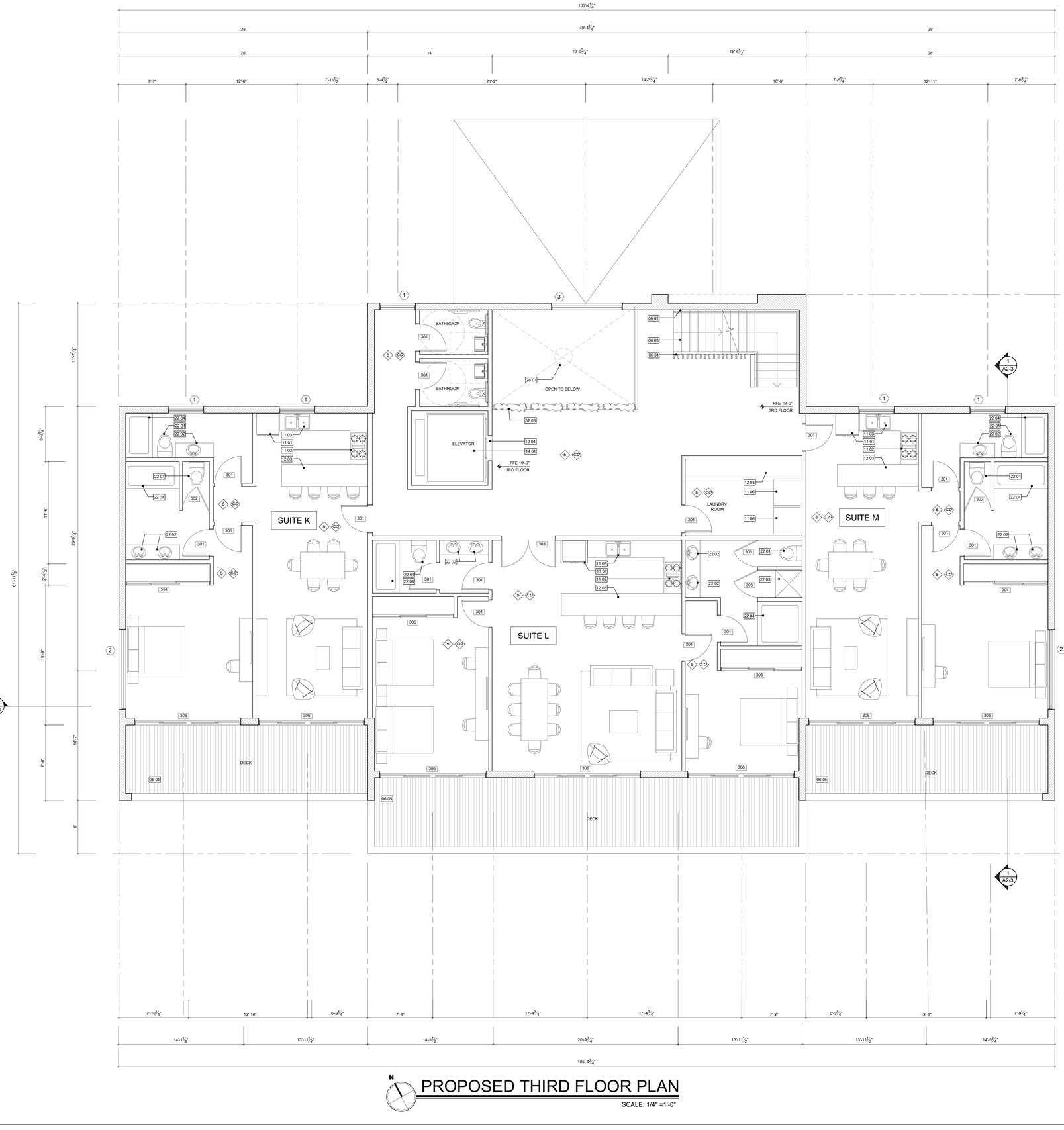
1. ALL INTERIOR WALLS TO BE 2x4 UNO
2. ALL PLUMBING WALLS TO BE 2x6
3. ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
4. PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
5. CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
6. SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
7. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
8. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
9. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR.
10. FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
11. PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
12. ENHANCED DURABILITY AND REDUCED MAINTENANCE.
    4.406.1 RODENT PROOFING
    ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY ORA SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
13. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
    4.408.1 CONSTRUCTION WASTE MANAGEMENT
    RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION
    4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION A ND DEMOLITION WASTE MANAGEMENT ORDINANCE.
    EXCEPTIONS:
    • EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
    • ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVER..ION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
    • THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVER..ION FACILITY.
14. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
15. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
16. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
17. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
18. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
20. 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPILES WITH SECTION 4.408.1.
    NOTE:
    THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY
    4.408.4
    WASTE STREAM REDUCTION ALTERNATIVE [LR]
    PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
    4.408.4.1
    WASTE STREAM REDUCTION ALTERNATIVE PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
21. 4.408.5 DOCUMENTATION
    DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4
    NOTES:
    1.SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
    2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CalRECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUEL
    AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
    1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
    a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER; , WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER; , AND DOWNSPOUTS.
    c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    d. LANDSCAPE IRRIGATION SYSTEMS.
    e. WATER REUSE SYSTEMS.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST S FEET AWAY FROM THE FOUNDATION.
    8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
    10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE.
28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITHCRC R311.7.9
29. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
30. GUARDS (SECTION R312):
    A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
    B)SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
    C)OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
    D)SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
31. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7
    A)MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11".
    B)MINIMUM HEADROOM IS 6'-8"
    C)MINIMUM WIDTH IS 36"
    D)THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
32. OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. SECTION R311.7.5.1.
33. A NOSING (BETWEEN ¾" AND 1-¼") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTIONR311.7.5.3.
34. HANDRAILS (SECTION R311.7.8):
    A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
    B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
    C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-¼ INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
    D)HANDRALS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-½ INCHES BETWEEN THE WALL AND THE HANDRAIL.
    E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS.
35. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
36. PROVIDE GUARDRAILS WHERE FLOOR SURFACES ARE 30" OR MORE ABOVE THE GRADE BELOW. GUARDRAILS SHOULD HAVE A MIN. HEIGHT OF 42" AND HAVE BALUSTERS THAT ARE SPACED SO THAT OBJECTS 4" IN DIA. CANNOT PASS THROUGH.
37. MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8"
38. FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. [R311.3]
39. FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 ¾ INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. [R311.3.2]
40. TEMPERED SAFETY GLASS WINDOWS THAT ARE WITHIN 60 INCHES OF THE FLOOR AND IN THE FOLLOWING CONDITIONS [CRC R308.4.2]
    a. WINDOWS ADJACENT TO DOORS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR OPENING.
    b. WINDOWS PERPENDICULAR TO THE PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF THE IN-SWINGING DOOR.
41. 3 HOUR FIRE SEPARATION ASSEMBLY BETWEEN THE PARKING LEVEL AND THE HOTEL LEVEL
42. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL REQUIRE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. SUCH WINDOWS OR DOORS SHALL BE IN ACCORDANCE WITH THE ADOPTED BUILDING CODE, AND ACCESSIBLE FOR FIRE DEPT LADDERING OPERATION. THE ANGLE FOR LADDERING IS 70DEG. FROM HORIZONTAL. SHOW ALL PERTAINING DETAILS INCLUDING LANDSCAPING AND PAVERS IN RELATION TO RESCUE WINDOW OPERATION.
43. EXIT DOOR SHALL BE OF THE PIVOTED TYPE OR SIDE HINGED SWINGING TYPE. EXIT DOOR SHALL SWING IN THE DIRECTION OF EXIT WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
44. EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1" IN HEIGHT.
45. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES BE DAMPERS, FIRE CAULKING).
46. SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE 2019 CFC SECTION 605.1

LEGEND

- S — SMOKE ALARM WITH BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM

WALL LEGEND

- NEW 2x4 INTERIOR WALL
- FOX BLOCK 4"



N

PROPOSED THIRD FLOOR PLAN

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

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LICENSED ARCHITECT
KAREN WILKINS
C-27590
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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Owner

Aarons Beach Inn

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APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Proposed Third Floor Plan

A1-3

Scale: As Noted

Sheet size: Arch E

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FLOOR PLAN KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	SPECIFICATION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
	1.1 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED OR SHOWN.
01 01	LINE OF STRUCTURE ABOVE.
01 02	LINE OF STRUCTURE BELOW
02 00	SITE CONSTRUCTION
02 01	PERVIOUS PAVING
03 00	CONCRETE
03 01	CONCRETE RAMP
03 02	CONCRETE BASE FOR WOOD WALL
03 03	CONCRETE LANDING AND WALKWAYS
05 00	METAL
05 01	VERTICAL ELEMENTS WOOD COLOR FINISH 5.1 2X4 (@ 16" O.C. METAL STUD) INTERIOR WALLS 5.2 2X6 (@ 16" O.C. METAL STUD) EXTERIOR AND PLUMBING WALLS 5.3 CEILING JOISTS ARE ALL METAL FRAME OPEN WEB TRUSSES
06 00	WOOD
	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: A. IN CONCEALED SPACES AND STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS, WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS. 6.2 PROVIDE 2x BACKING AT WALLS IN BATHROOMS FOR TOWEL/BARS, TOILET PAPER HOLDERS, ETC.
06 01	VERTICAL ELEMENTS WORKING LIKE GUARDRAIL
06 02	HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2022 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING
06 03	FLOATING STEPS
06 04	CLOSED STEPS
06 05	DECK
06 06	BAMBOO DIVIDER
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: SLAB EDGE: NONE WALL INSULATION: R-15 BATTS @ 4" WALLS & R-19 BATTS @ 6" WALLS WITH R-5 RIGID PARTY WALL INSULATION: 2 LAYERS R-13 BATT - SEE DETAILS FLOOR INSULATION: R-30 BATT @ JOISTS. ROOF INSULATION: R-38 BLOWN OR BATT @ 2x TRUSSES. RADIANT BARRIER REQUIRED AT ROOF SHEATHING. RIM JOIST, PATCHES & PENETRATIONS POLYURETHANE FOAM SPRAY INSULATION "GREAT STUFF" OR EQUAL PIPE INSULATION: 1.5" MIN THICKNESS AT ALL HOT WATER PIPING DUCT INSULATION: R-4.2 WRAP OR SLEEVES WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS 7.2 ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3 PL-IDECK COATING: TROWEL FINISH. SLOPE ALL EXTERIOR DECKS ½" PER FOOT MINIMUM. PROVIDE DECK TO WALL FLASHING & 24 GA EDGE METAL.
08 00	OPENINGS
	8.1 SEE DOOR & WINDOW SCHEDULE AND OPENING DETAILS 8.2 ALUMINUM STOREFRONT SYSTEM 8.3 SEE SCHEDULES FOR TEMPERED GLAZING LOCATIONS 8.4 USE TYVEK "FLEX WRAP" OR EQUAL FLASHING AT ALL EXTERIOR OPENINGS.
08 01	PASS THROUGH WINDOW FOOD
09 00	FINISHES
	9.1 ALL GYP BD TO BE 5/8" TYPE X RATED u.o.n. W/ MEDIUM KNOCKDOWN TEXTURE. USE RESILIENT CHANNELS AT PARTY WALLS & CEILINGS AT FLOOR SEPARATIONS PER DETAILS. 9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS. 9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2019 CBC 25. 9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED OR MATERIALS NOT ADVERSELY AFFECTED BY WATER. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. 9.5 SEE FINISH SCHEDULE(S) AND NOTES ON SHEET 9.6 DECORATIVE MATERIALS IN ASSEMBLY OCCUPANCIES MUST MEET THE FLAME PROPAGATION STANDARDS OF NFPA 701 OR BE MADE OR NON-COMBUST ABLE MATERIALS
10 00	SPECIALTIES
	10.1 2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED WEATHERPROOF CABINET. NUMBER & FINAL LOCATION TO BE DETERMINED BY THE FIRE MARSHALL IN FIELD CABINET TO BE IDENTIFIED BY APPROVED SIGH PERMANENTLY ATTACHED WITH NOT LESS THAN 2" HIGH LETTERS IN CONTRASTING COLORS FROM BACKGROUND. 10.2 TACTILE EXIT/ENTRANCE SIGNAGE AS APPROPRIATE 10.3 TACTILE "NOT AND EXIT" SIGNAGE 10.4 TACTILE "ACCESSIBLE" SIGNAGE 10.5 TACTILE "TRASH ROOM" SIGNAGE 10.6 TACTILE "ELECTRICAL ROOM" SIGNAGE 10.7 TACTILE FLOOR LEVEL INDETIFICATION SIGNAGE 10.8 OCCUPANCY LOAD SIGNAGE 10.9 TACTILE EMERGENCY SIGN, "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXSIT STAIRS" OR SIMILAR WORDING AT ELEVATOR ACCESS POINTS.
10 01	HOTEL NAME SIGNAGE
10 02	ROOM NUMBER SIGNAGE
10 03	ACCESSIBLE PATH
10 04	ACCESSIBLE LOADING AND UNLOADING
10 05	PREFERRED DOOR SOLUTIONS COOKSON ROLL DOWN BAR SHUTTERS AND GRILLES
10 06	2'-6" PLEXIGLASS WIND BARRIER
11 00	EQUIPMENT
11 01	FREEZER ROOMS
11 02	STOVE ROOMS
11 03	SINK
11 04	COUNTER DEPTH FREEZER
11 05	LOCKERS
11 06	COMMERCIAL LAUNDRY 27 IN. GREY LAUNDRY CENTERWITH 3.5 CU FT WASHER AND 7 CU FT ELECTRIC DRYER
12 00	EQUIPMENT
12 01	RECEPTION DESK
12 02	BAR FURNITURE
12 03	KITCHEN ROOM FURNITURE
12 04	PREP. KITCHEN FURNITURE
14 00	CONVEYING EQUIPMENT
14 01	3 STOP ELEVATOR - (72"x90" MIN. INTERIO DIM) SHINDLER 330A OR EQUAL, ADA COMPLIANT 24" DIA. TRASH CHUTES (WASTE & RECYCLABLES) - WESTERN CHUTES OR EQUAL DOORS TO BE UL "B" LABELED 1 1/2" 250DEG. STAINLESS STEEL FINISH W/ HINGE ON 1/2" STEEL SHAFT W/BEARING AND SELF-CLOSING. DISCHAGE DOOR TO BE UL "B" LABELED 1 ½ HR FIRE RATED, AUTOMATIC OR SELF-CLOSING HOIST WAY DOOR - FIRE RATED W/MAGNETIC HOLD-OPEN TIED TO SMOKE/FIRE ALARM MANUFACTURED HOIST WAY DOOR TO BE RATED 60 MIN. BY ELEVATOR MFGR WITH SMOKE CURTAIN PER DOOR #4
15 00	MECHANICAL
15 01	MECHANICAL EQUIPMENT
21 00	FIRE SUPPRESSION
	21.1 INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM PER APPROVED PLANS UNDER SEPARATE COVER. FDC. 21.2 PROVIDE SIGN ON DOOR STATING: "FIRE SPRINKLER RISER" & "FIRE ALARM CONTROL PANEL"
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21 04	2 WAY COMMUNICATION SYSTEM
21 05	FIRE KNOX BOX
21 06	AN APPROVED FIRE CONTROL ROOM SHALL BE PROVIDED FOR ALL BUILDINGS PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. SAID ROOM SHALL CONTAIN ALL SYSTEM CONTROL VALVES, FIRE ALARM CONTROL PANELS AND OTHER FIRE EQUIPMENT REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL, AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. SECTION 901.4.7
22 00	PLUMBING
	22.1 SEE PLUMBING PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS
22 01	TOILET
22 02	VANITY WITH FAUCET 1.5 GPF
22 03	SHOWER: FAUCET (1.75 GPF) W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR. SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
22 04	BATHTUB
22 05	MOP SINK
23 00	HEATING, VENTILATION & AIR CONDITIONING
	23.1 SEE MECHANICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS HEAT PUMP ON PREFABRICATED PAD OR WALL MOUNT PER DETAIL 23.2 FRAMED FOR OPENING FOR FUTURE AIR PLENUM BELOW 23.3 MECHANICAL UNITS
26 00	ELECTRICAL
	26.1 SEE ELECTRICAL PLANS FOR DETAILED REQUIREMENTS AND SPECIFICATIONS 26.2 ILLUMINATED EXIT SIGN W/90 MIN BATTERY BACKUP
26 01	CHANDELIER PROJECTION
32 00	EXTERIOR IMPROVEMENT
32 01	CONCRETE PLANTER
32 02	FOUNTAIN
32 03	HANGING PLANTS POT

FLOOR PLAN NOTES

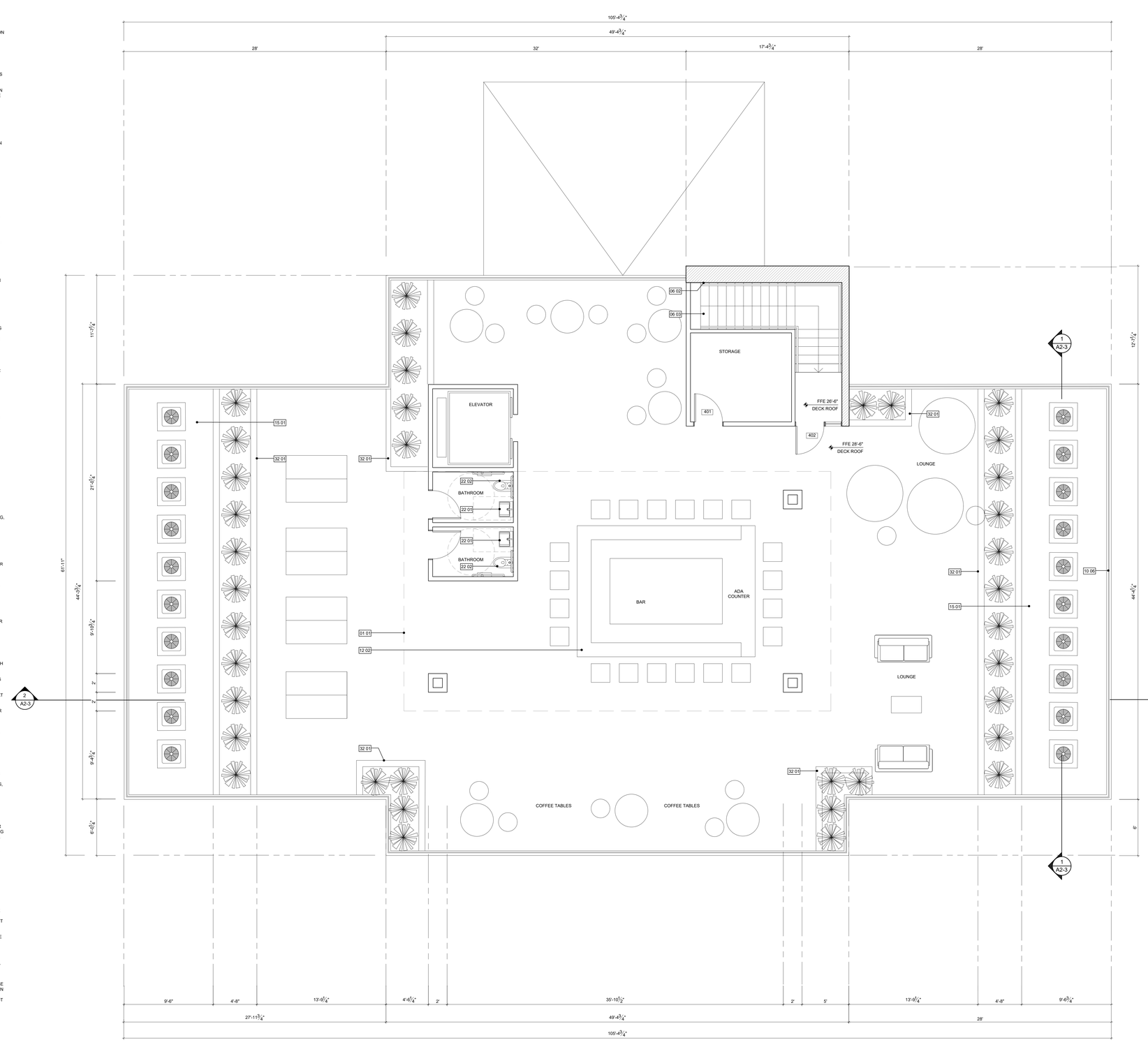
1. ALL INTERIOR WALLS TO BE 2x4 UNO
2. ALL PLUMBING WALLS TO BE 2x6
3. ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
4. PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
5. CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
6. SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
7. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
8. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT.
9. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR.
10. FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
11. PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
12. ENHANCED DURABILITY AND REDUCED MAINTENANCE.
    4.406.1 RODENT PROOFING
    ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY ORA SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
13. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
    4.408.1 CONSTRUCTION WASTE MANAGEMENT
    RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 6S PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION
    4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION A ND DEMOLITION WASTE MANAGEMENT ORDINANCE.
    EXCEPTIONS:
    • EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
    • ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVER..ION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
    • THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVER..ION FACILITY.
14. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
15. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
16. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
17. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
18. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
20. 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPILES WITH SECTION 4.408.1.
    NOTE:
    THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY
    4.408.4
    WASTE STREAM REDUCTION ALTERNATIVE (LR)
    PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
    4.408.4.1
    WASTE STREAM REDUCTION ALTERNATIVE PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
21. 4.408.5 DOCUMENTATION
    DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4
    NOTES:
    1.SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
    2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CalRECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUEL
    AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
    1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
       a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER; , WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
       b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER; , AND DOWNSPOUTS.
       c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
       d. LANDSCAPE IRRIGATION SYSTEMS.
       e. WATER REUSE SYSTEMS.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST S FEET AWAY FROM THE FOUNDATION.
    8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
    10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE.
28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITHCRC R311.7.9
29. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
30. GUARDS (SECTION R312):
    A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
    B)SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
    C)OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
    D)SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
31. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7.
    A)MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11".
    B)MINIMUM HEADROOM IS 6'-8".
    C)MINIMUM WIDTH IS 36".
    D)THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
32. OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. SECTION R311.7.5.1.
33. A NOSING (BETWEEN ¾" AND 1-¼") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTION311.7.5.3.
34. HANDRAILS (SECTION R311.7.8):
    A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
    B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
    C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-¼ INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
    D)HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-½ INCHES BETWEEN THE WALL AND THE HANDRAIL.
    E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS.
35. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
36. PROVIDE GUARDRAILS WHERE FLOOR SURFACES ARE 30" OR MORE ABOVE THE GRADE BELOW. GUARDRAILS SHOULD HAVE A MIN. HEIGHT OF 42" AND HAVE BALUSTERS THAT ARE SPACED SO THAT OBJECTS 4" IN DIA. CANNOT PASS THROUGH.
37. MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8"
38. FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL [R311.3].
39. FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 ¾ INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. [R311.3.2]
40. TEMPERED SAFETY GLASS WINDOWS THAT ARE WITHIN 60 INCHES OF THE FLOOR AND IN THE FOLLOWING CONDITIONS [CRC R308.4.2]
    a. WINDOWS ADJACENT TO DOORS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR OPENING.
    b. WINDOWS PERPENDICULAR TO THE PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF THE IN-SWINGING DOOR.
41. 3 HOUR FIRE SEPARATION ASSEMBLY BETWEEN THE PARKING LEVEL AND THE HOTEL LEVEL.
42. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL REQUIRE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. SUCH WINDOWS OR DOORS SHALL BE IN ACCORDANCE WITH THE ADOPTED BUILDING CODE, AND ACCESSIBLE FOR FIRE DEPT. LADDERING OPERATION. THE ANGLE FOR LADDERING IS 70DEG. FROM HORIZONTAL. SHOW ALL PERTAINING DETAILS INCLUDING LANDSCAPING AND PAVERS IN RELATION TO RESCUE WINDOW OPERATION.
43. EXIT DOOR SHALL BE OF THE PIVOTED TYPE OR SIDE HINGED SWINGING TYPE. EXIT DOOR SHALL SWING IN THE DIRECTION OF EXIT WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
44. EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1" IN HEIGHT.
45. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES BIE DAMPERS, FIRE CAULKING).
46. SOLAR PHOTOVOLTAIC SYSTEMS. THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THIE 2019 CFC SECTION 605.1

LEGEND

- (S) SMOKE ALARM WITH BATTERY BACKUP
- (CO) CARBON MONOXIDE ALARM

WALL LEGEND

- NEW 2x4 INTERIOR WALL
- FOX BLOCK 4"



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PROPOSED ROOF TOP FLOOR PLAN

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

Wilkins Studio
Architects
San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN WILKINS
C 27590
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Architect
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Contract: Karen Wilkins, AIA
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Aarons Beach Inn

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APNs: 047-252-280 and 047-252-290

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No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submitar Reviews	05/19/2025
	Pre-submitar Reviews	07/02/2025

Proposed Roof Top Floor Plan

A1-4

Scale: As Noted

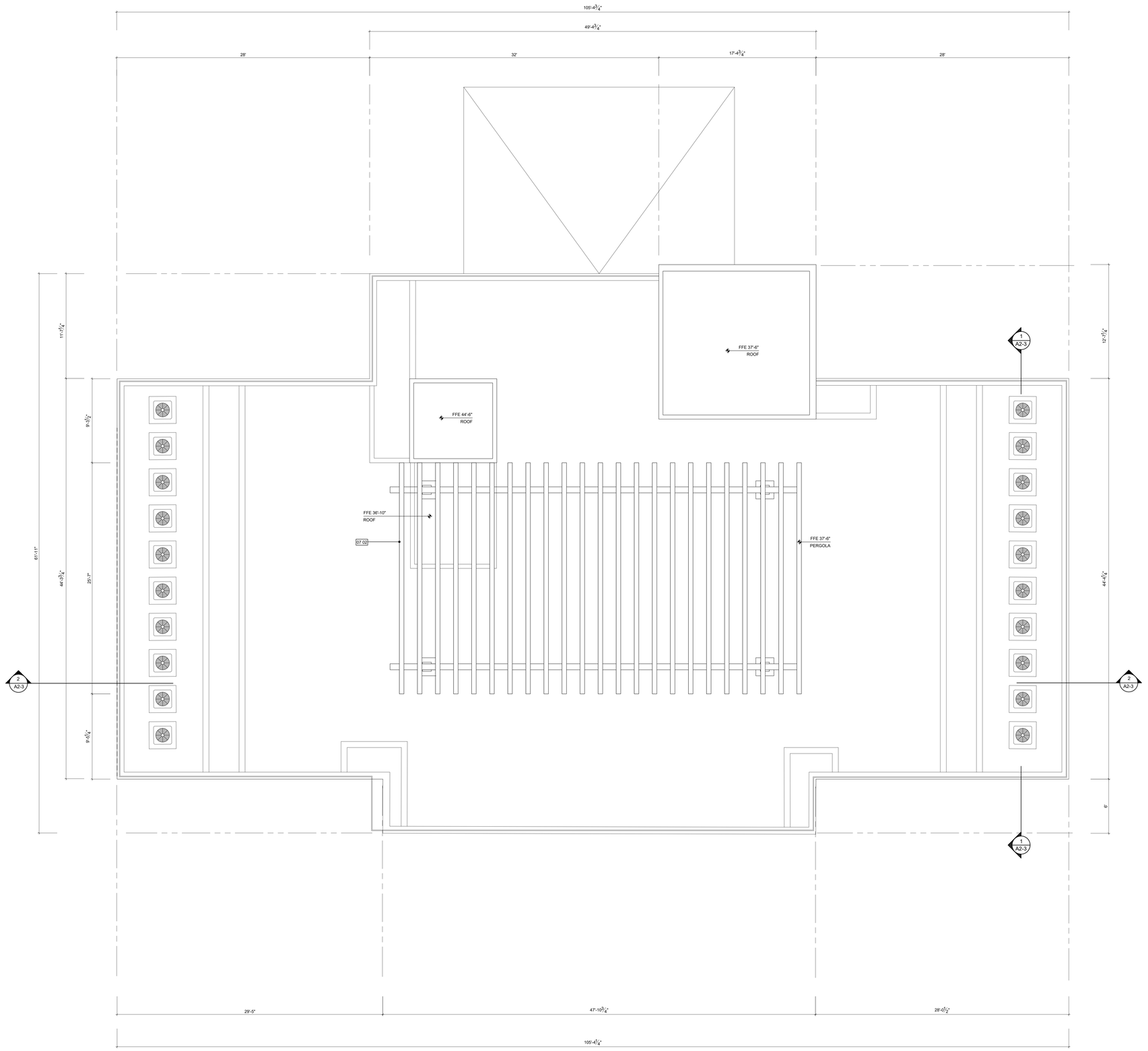
Sheet size: Arch E

ROOF PLAN KEYNOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	LINE OF WALL BELOW
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
	7.2 CONTRACTOR SHALL INSTALL ALL G.I. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATER-TIGHT CONSTRUCTION. (26 GAUGE, TYPICAL) COLOR MATCH ROOF WHERE VISIBLE.
	7.3 ALL PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQUIRED.
	7.4 PROVIDE ALL FLASHING AND CLOSURE STRIPS AND INSTALL PER MANUFACTURER'S REQUIREMENTS - SEE DETAILS.
	7.5 MATCH ROOF SLOPE TO DRAIN @ CRICKETS WHEN POSSIBLE.
	7.6 ROOF COVERING AND UNDERLAYMENT SHALL COMPLY W/ 2019 CRC CHAPTER 9.
	7.7 ALL ROOD EAVES AND FASCIA CONDITIONS SHALL BE AS PER DETAILS. ADJUSTMENTS IN THE FIELD SHALL OCCUR ONLY AS NECESSITATED BY DIMENSIONAL DISCREPANCIES - COORDINATE WITH ARCHITECT.
	7.8 R-13 BATT TO BE INSTALLED DIRECTLY BELOW ROOF SHEATHING IN UPPER CORD OF TRUSSES.
07 01	"DS" INDICATES 2"x3" RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATED DOWNSPOUT TO ROOF OR GUTTER BELOW
07 02	PERGOLA WOOD

GENERAL NOTES

1. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY ARCHITECTURAL FEATURES.
2. AS PER COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, THE ROOF COVERING OF EVERY NEW BUILDING OR STRUCTURE, AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THECALIFORNIA BUILDING CODE.



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PROPOSED PERGOLA PLAN

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

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KAREN M. WILKINS
C 27350
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Proposed Roof Plan

A1-5

Scale: As Noted
Sheet size: Arch E

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LEGEND

EGRESS ROUTE.
MAXIMUM TRAVEL TO AN EXIT: 110'-6"

FE — CLASSES A EXTINGUISHERS SHOULD BE INSTALLED EVERY 75 LINEAR FEET.

EXIT — ILLUMINATED EXIT SIGN

CLEAR FLOOR SPACE OF 18"X18" CENTERED ON THE TACTILE CHARACTERS AND BEYOND THE ARC OF THE DOOR

KD — 3200 SERIES WITH A HINGED-DOOR KNOX BOX FOR EACH BUILDING, MOUNTED NO HIGHER THAN 5 FEET FROM FLOOR LEVEL. PROVIDE A MASTER KEY AT THE FINAL INSPECTION. CFC 2022 CHAPTER5 SECTION 506.

EXIT / EXIT — ILLUMINATED EXIT DIRECTIONAL SIGN

MOL — MAXIMUM OCCUPANCY LOAD SIGN

ISA — INTERNATIONAL SIGN ACCESSIBILITY AND TACTILE EXIT SIGN

FLOOR EXIT TRAVEL DISTANCE TABLE

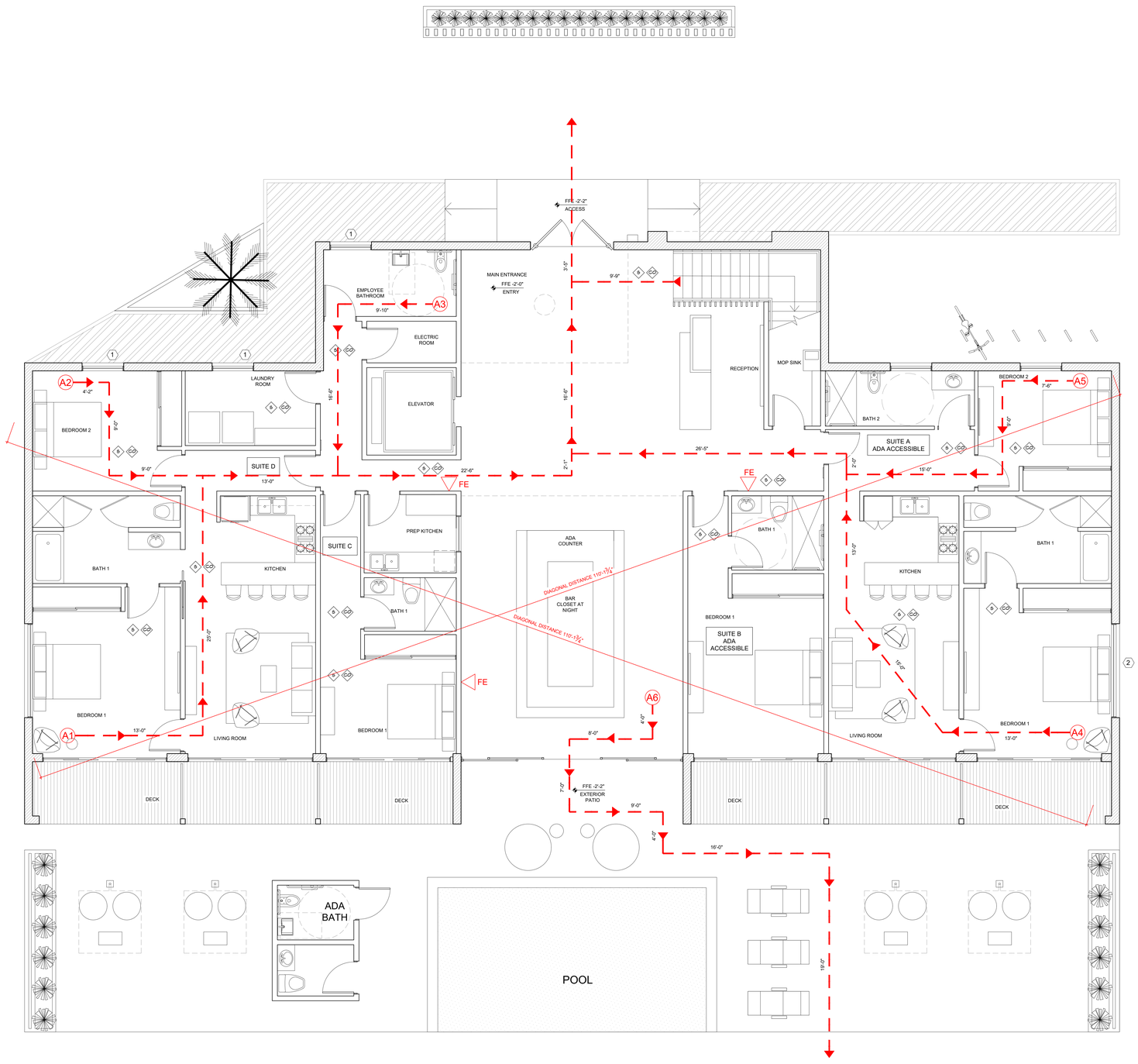
REMOTE POINT	EXIT ACCESS DISTANCE
A1	95'-6"
A2	79'-6"
A3	70'-1"
A4	89'-4"
A5	79'-5"
A6	71'-0"

OCCUPANCY LOAD TABLE

SPACES	MAX. OCCUPANCY	SQ FT	OCCUPANCY
HOTEL ROOMS	1:200	1,674.17	34
LAUNDRY ROOM	1:15	1,045.30	70
SITTING AREA	1:15	76.50	6
INFORMATION/RECEPTION AREA	1:15	107	24
EXTERIOR BATHROOMS	-	96.60	2
ELECTRICAL ROOM	1:300	34.50	1
EMPLOYEE BATHROOM	-	81.90	1
BAR AREA	1:7	81.90	1
PREP KITCHEN	1:7	81.90	1
TOTAL:			198

FIRE DEPARTMENT NOTES

1. EXIT DOOR HARDWARE: EXIT DOOR(S) SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFOR. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1 INCH IN HEIGHT.
2. THE MAXIMUM TRAVEL DISTANCE TO AT LESS ONE EXIST SHALL BE 250 FEET IN SPRINKLERED BUILDING AND 200 FEET IN NON-SPRINKLERED BUILDINGS.
3. GENERAL CONTRACTOR TO SUPPLY A SUFFICIENT NUMBER OF 2A1DBC RATED FIRE EXTINGUISHERS IN ORDER FOR ALL PORTIONS OF BUILDING TO BE WITHIN 75 FOOT TRAVEL DISTANCE. FINAL LOCATION TO BE APPROVED BY CITY DURING THE CONSTRUCTION.
4. SIGNAGE AT EXIT DOORS TO: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
5. ENTIRE BUILDING FULLY EQUIPPED WITH AN APPROVED SAFE FIRE ALARM SYSTEM(S) IN ACCORDANCE WITH IBC SECTION 903.3.1.1 AN ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING BUT NOT LIMITED TO NFPA.
6. CONTRACTOR PROVIDE ILLUMINATED EXIT SIGNS AT EXITS AS REQUIRED BY CODE.
7. CONTRACTOR PROVIDE CONTINUOUS EGRESS ILLUMINATION OF THE DESIGNATED EGRESS PATH(S) WITH LIGHT HAVING THE INTENSITY OF NOT LESS THAN ONE (1) FOOT CANDLE AT THE FLOOR LEVEL. PROVIDE EMERGENCY BACK-UP POWER TO EGRESS LIGHTING DEVICES AS REQUIRED BY CODE. SUBMIT DOCUMENTS TO ARCHITECT FOR ALL FEES PAID BY CONTRACTOR.
8. CONTRACTOR PROVIDE FIRE ALARMS TO MEET CODE AND N.F.P.A. STANDARDS. FIRE ALARM DESIGN, DRAWINGS, AND PERMIT TO BE PERFORMED BY LICENSED FIRE PROTECTION CONTRACTOR. SUBMIT DOCUMENTS TO ARCHITECT FOR REVIEW. ALL FEES PAID BY CONTRACTOR.
9. EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1006.3.1. (BY SEPARATE PERMIT).
10. FIRE ALARM PULL STATIONS & NOTIFICATION WILL BE PROVIDED AS REQUIRED PER FIRE CODE.
11. EMERGENCY EGRESS LIGHTING WHERE REQUIRED WITHIN TENANT SPACES WILL BE INSTALLED AS PART OF TENANT IMPROVEMENT PERMITS.
12. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
13. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
14. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2707.
15. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES.
16. EXIT SIGN SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ALL ILLUMINATION OF NOT LESS THAN 90 MIN IN CAS OF PRIMARY POWER LOSS (1011.2-1011.5.3).
17. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT SEE 1008.1.8.3 FOR EXCEPTIONS.
18. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALL AT 34" to 44" ABOVE THE FINISHED FLOOR.
19. EXISTING DOORS WITHOUT A PUSH BAR ACTIVATION SHALL HAVE A SIGN THAT READS "THIS DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIES".
20. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9.7 /1.9.8
21. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
22. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVEN OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A) AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    B) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    C) EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    D) INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    E) EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40-1 SHALL NOT BE EXCEEDED.
24. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOT CANDLE AND A MIN AT ANY POINT OF 1 FOOT CANDLE.
25. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: [CBC 1013.4]
    A. "EXIT"h SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR.
    B. EACH EXIT DOOR LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
    I. "EXIT STAIR DOWN".
    II. "EXIT RAMP DOWN".
    III. "EXIT STAIR UP".
    IV. "EXIT RAMP UP".
    C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
    D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
    E. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
27. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥ 5 FOOT CANDLES.
28. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'f FROM THE NEAREST VISIBLE EXIT SIGN. [CBC 1013.1]
29. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNLESS SPECIFIED OTHERWISE. [LAFC 604.1.4]
30. EGRESS COURT <10'f WIDE SHALL HAVE WALLS ≥ 1-HR FOR A DISTANCE OF 10'f ABOVE THE FLOOR. [CBC 1028.4.2]
31. PROVIDE SIGNAGE IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOOR INDICATING THE OCCUPANCY LOAD OF EACH ROOM PER CBC SECTION 1004.3.
32. FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN SEVENTY-FIVE (75) FEET FROM ANY POINT WITHIN THE SPACE BEING PROTECTED. PROVIDE ADDITIONAL PORTABLE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
    A. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A:30-B:C THROUGHOUT BUILDING.
    B. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A-10-B:C FOR EACH 3000 SQUARE FEET OF FLOOR AREA OR WITHIN THE PARKING GARAGE AND ALL ELECTRICAL AND MACHINE ROOMS THROUGHOUT THE BUILDING. THESE EXTINGUISHERS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE DOES NOT EXCEED SEVENTY FIVE (75) FEET FROM ANY LOCATION. (SURFACED MOUNTED AT ELEC/GARAGE AND SEMI-RECESS AT OTHER LOCATIONS.
45. FIRE DEPARTMENT CONNECTION VALVE CABINET BY POTTER ROEMER MODEL #1832 OR EQUAL (IF REQUIRED).
46. FIRE EXTINGUISHER CABINET B POTTER ROEMER MODEL #7308 OR EQUAL (IF REQUIRED).
47. INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS DURING PRE-FINAL OR FINAL INSPECTION.
48. THE COMMUNITY RISK REDUCTION DIVISION MUST INSPECT THE BUILDING FOR FINAL INSPECTION AND GRANT ACCEPTANCE BEFORE THE BUILDING DEPARTMENT IS SUMMONED FOR THEIR FINAL INSPECTION. PLEASE CALL THE COMMUNITY RISK REDUCTION DIVISION FOR INSPECTIONS AT 909-295-6437.
49. THE PERSON REQUESTING AN INSPECTION IS RESPONSIBLE FOR MEETING THE INSPECTOR ON TIME, PROVIDING ACCESS TO THE AREA REQUIRING INSPECTION, AND PROVIDING AN APPROVED SET OF PLANS AND SUPPORTING DOCUMENTS.
50. A MAXIMUM OCCUPANT LOAD SIGN MUST BE POSTED NEAR THE FRONT ENTRANCE STATING, "**MAXIMUM OCCUPANT LOAD: x PERSONS.**" CFC 2022CHAPTER 10 1004.3.
51. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE A MAXIMUM OF12% PERCENT. (CFC 2022503.2.7)
52. PANIC HARDWARE AND FIRE EXIT HARDWARE TO BE OPERABLE WITH A MAXIMUM OF 15 POUNDS OF FORCE.
53. HYDRANTS MUST HAVE MINIMUM FLOW OF 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR A MINIMUM OF 2 HOURS.
54. EXIT ILLUMINATION: SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE.
55. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
56. EXIT SIGNAGE: SIGNS SHALL BE INTERNALLY ORExTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
57. STAIRWAY IDENTIFICATION SIGNS. A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THNA THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1525 mm) ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A171.1 SHALL BE LOCATED AT EACH FLOOR-"LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAIDED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS THAT COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TOT THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAY IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.
58. FLOOR LEVEL EXIT SIGNS IN GROUP R-1. THE BOTTOM OF THE SIGN SHALL BE NOT LESS THAN 10 INCHES (254 mm) NOR MORE THAN 18 INCHES (455 mm) ABOVE THE FLOOR LEVEL. THE SIGN SHALL BE FLUSH MOUNTED TO THE DOOR OR WALL. WHERE MOUNTED ON THE WALL, THE EDGE OF THE SIGN SHALL BE WITHIN 4 INCHES (102 mm) OF THE DOOR FRAME ON THE LATCH SIDE.
59. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES (IE DAMPERS, FIRE CAULKING).
60. ALL DOORS IN CORRIDORS SHALL HAVE A 3/4 FIRE RATED DOOR & JAMB WITH CLOSER AND SMOKE GASKET.
61. ELEVATOR TO COMPLY WITH CBC.
62. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE OFFICIAL.
63. FIRE ALARM SYSTEM: NFPA 12R



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FIRE EGRESS FIRST FLOOR PLAN

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

Wilkins Studio
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LICENSED ARCHITECT
KAREN WILKINS
C 27950
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Architect
Wilkins Studio Architects
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Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Proposed Fire Egress First Floor Plan

A1-6

Scale: As Noted
Sheet size: Arch E

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LEGEND

EGRESS ROUTE.
MAXIMUM TRAVEL TO AN EXIT: 110'-6"

FE — CLASSES A EXTINGUISHERS SHOULD BE INSTALLED EVERY 75 LINEAR FEET.

EXIT — ILLUMINATED EXIT SIGN

CLEAR FLOOR SPACE OF 18"X18" CENTERED ON THE TACTILE CHARACTERS AND BEYOND THE ARC OF THE DOOR

KD — 3200 SERIES WITH A HINGED-DOOR KNOX BOX FOR EACH BUILDING, MOUNTED NO HIGHER THAN 5 FEET FROM FLOOR LEVEL. PROVIDE A MASTER KEY AT THE FINAL INSPECTION. CFC 2022 CHAPTER5 SECTION 506.

EXIT / EXIT — ILLUMINATED EXIT DIRECTIONAL SIGN

MOL — MAXIMUM OCCUPANCY LOAD SIGN

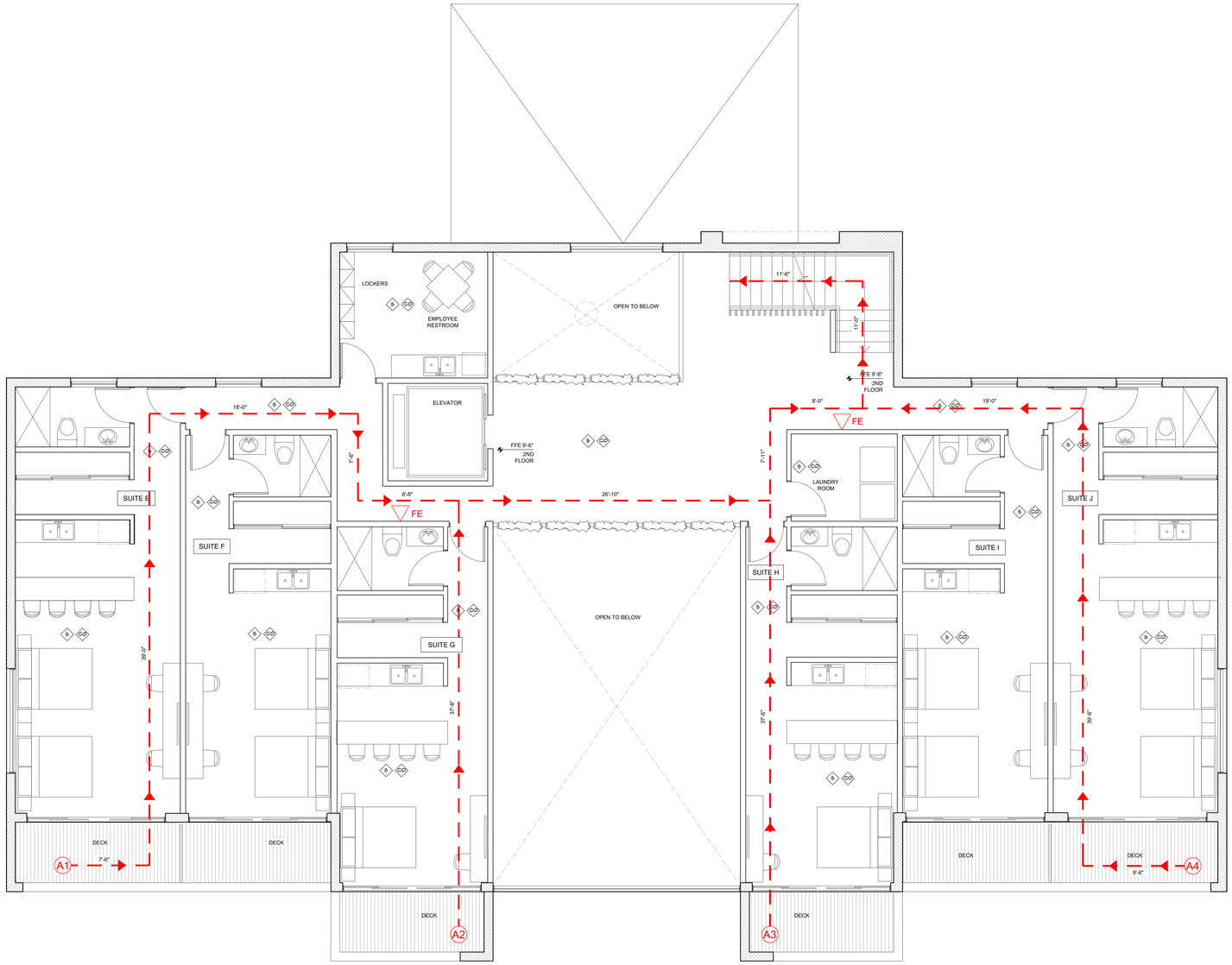
ISA — INTERNATIONAL SIGN ACCESSIBILITY AND TACTILE EXIT SIGN

FLOOR EXIT TRAVEL DISTANCE TABLE

REMOTE POINT	EXIT ACCESS DISTANCE 2ND FLOOR	EXIT ACCESS DISTANCE 1RD FLOOR	TOTAL EXIT ACCESS DISTANCE
A1	144'-2"	13'-2"	157'-4"
A2	101'-11"	13'-2"	115'-1"
A3	75'-11"	13'-2"	89'-1"
A4	90'-0"	13'-2"	103'-2"

FIRE DEPARTMENT NOTES

1. EXIT DOOR HARDWARE: EXIT DOOR(S) SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFOR. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1 INCH IN HEIGHT.
2. THE MAXIMUM TRAVEL DISTANCE TO AT LESS ONE EXIST SHALL BE 250 FEET IN SPRINKLERED BUILDING AND 200 FEET IN NON-SPRINKLERED BUILDINGS.
3. GENERAL CONTRACTOR TO SUPPLY A SUFFICIENT NUMBER OF 2A1DBC RATED FIRE EXTINGUISHERS IN ORDER FOR ALL PORTIONS OF BUILDING TO BE WITHIN 75 FOOT TRAVEL DISTANCE. FINAL LOCATION TO BE APPROVED BY CITY DURING THE CONSTRUCTION.
4. SIGNAGE AT EXIT DOORS TO: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
5. ENTIRE BUILDING FULLY EQUIPPED WITH AN APPROVED SAFE FIRE ALARM SYSTEM(S) IN ACCORDANCE WITH IBC SECTION 903.3.1.1 AN ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING BUT NOT LIMITED TO NFPA.
6. CONTRACTOR PROVIDE ILLUMINATED EXIT SIGNS AT EXITS AS REQUIRED BY CODE.
7. CONTRACTOR PROVIDE CONTINUOUS EGRESS ILLUMINATION OF THE DESIGNATED EGRESS PATH(S) WITH LIGHT HAVING THE INTENSITY OF NOT LESS THAN ONE (1) FOOT CANDLE AT THE FLOOR LEVEL. PROVIDE EMERGENCY BACK-UP POWER TO EGRESS LIGHTING DEVICES AS REQUIRED BY CODE. SUBMIT DOCUMENTS TO ARCHITECT FOR ALL FEES PAID BY CONTRACTOR.
8. CONTRACTOR PROVIDE FIRE ALARMS TO MEET CODE AND N.F.P.A. STANDARDS. FIRE ALARM DESIGN, DRAWINGS, AND PERMIT TO BE PERFORMED BY LICENSED FIRE PROTECTION CONTRACTOR. SUBMIT DOCUMENTS TO ARCHITECT FOR REVIEW. ALL FEES PAID BY CONTRACTOR.
9. EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1006.3.1. (BY SEPARATE PERMIT).
10. FIRE ALARM PULL STATIONS & NOTIFICATION WILL BE PROVIDED AS REQUIRED PER FIRE CODE.
11. EMERGENCY EGRESS LIGHTING WHERE REQUIRED WITHIN TENANT SPACES WILL BE INSTALLED AS PART OF TENANT IMPROVEMENT PERMITS.
12. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
13. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
14. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2707.
15. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES.
16. EXIT SIGN SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ALL ILLUMINATION OF NOT LESS THAN 90 MIN IN CAS OF PRIMARY POWER LOSS (1011.2-1011.5.3).
17. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT SEE 1008.1.8.3 FOR EXCEPTIONS.
18. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALL AT 34" to 44" ABOVE THE FINISHED FLOOR.
19. EXISTING DOORS WITHOUT A PUSH BAR ACTIVATION SHALL HAVE A SIGN THAT READS "THIS DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIES".
20. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9.7 /1.9.8
21. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
22. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVEN OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A) AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    B) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    C) EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    D) INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    E) EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40-1 SHALL NOT BE EXCEEDED.
24. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOT CANDLE AND A MIN AT ANY POINT OF 1 FOOT CANDLE.
25. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: [CBC 1013.4]
    A. "EXIT"h SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR.
    B. EACH EXIT DOOR LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
    I. "EXIT STAIR DOWN".
    II. "EXIT RAMP DOWN".
    III. "EXIT STAIR UP".
    IV. "EXIT RAMP UP".
    C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
    D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
    E. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
27. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥ 5 FOOT CANDLES.
28. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'f FROM THE NEAREST VISIBLE EXIT SIGN. [CBC 1013.1]
29. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNLESS SPECIFIED OTHERWISE. [LAFC 604.1.4]
30. EGRESS COURT <10'f WIDE SHALL HAVE WALLS ≥ 1-HR FOR A DISTANCE OF 10'f ABOVE THE FLOOR. [CBC 1028.4.2]
31. PROVIDE SIGNAGE IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOOR INDICATING THE OCCUPANCY LOAD OF EACH ROOM PER CBC SECTION 1004.3.
32. FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN SEVENTY-FIVE (75) FEET FROM ANY POINT WITHIN THE SPACE BEING PROTECTED. PROVIDE ADDITIONAL PORTABLE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
    A. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A-30-B:C THROUGHOUT BUILDING.
    B. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A-10-B:C FOR EACH 3000 SQUARE FEET OF FLOOR AREA OR WITHIN THE PARKING GARAGE AND ALL ELECTRICAL AND MACHINE ROOMS THROUGHOUT THE BUILDING. THESE EXTINGUISHERS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE DOES NOT EXCEED SEVENTY FIVE (75) FEET FROM ANY LOCATION. (SURFACED MOUNTED AT ELEC/GARAGE AND SEMI-RECESS AT OTHER LOCATIONS.
45. FIRE DEPARTMENT CONNECTION VALVE CABINET BY POTTER ROEMER MODEL #1832 OR EQUAL (IF REQUIRED).
46. FIRE EXTINGUISHER CABINET B POTTER ROEMER MODEL #7308 OR EQUAL (IF REQUIRED).
47. INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS DURING PRE-FINAL OR FINAL INSPECTION.
48. THE COMMUNITY RISK REDUCTION DIVISION MUST INSPECT THE BUILDING FOR FINAL INSPECTION AND GRANT ACCEPTANCE BEFORE THE BUILDING DEPARTMENT IS SUMMONED FOR THEIR FINAL INSPECTION. PLEASE CALL THE COMMUNITY RISK REDUCTION DIVISION FOR INSPECTIONS AT 909-295-6437.
49. THE PERSON REQUESTING AN INSPECTION IS RESPONSIBLE FOR MEETING THE INSPECTOR ON TIME, PROVIDING ACCESS TO THE AREA REQUIRING INSPECTION, AND PROVIDING AN APPROVED SET OF PLANS AND SUPPORTING DOCUMENTS.
50. A MAXIMUM OCCUPANT LOAD SIGN MUST BE POSTED NEAR THE FRONT ENTRANCE STATING, "**MAXIMUM OCCUPANT LOAD: x PERSONS.**" CFC 2022CHAPTER 10 1004.3.
51. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE A MAXIMUM OF12% PERCENT. (CFC 2022503.2.7)
52. PANIC HARDWARE AND FIRE EXIT HARDWARE TO BE OPERABLE WITH A MAXIMUM OF 15 POUNDS OF FORCE.
53. HYDRANTS MUST HAVE MINIMUM FLOW OF 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR A MINIMUM OF 2 HOURS.
54. EXIT ILLUMINATION: SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE.
55. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
56. EXIT SIGNAGE: SIGNS SHALL BE INTERNALLY OREXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
57. STAIRWAY IDENTIFICATION SIGNS. A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THNA THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1525 mm) ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A171.1 SHALL BE LOCATED AT EACH FLOOR-"LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAIDED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS THAT COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TOT THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAY IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.
58. FLOOR LEVEL EXIT SIGNS IN GROUP R-1. THE BOTTOM OF THE SIGN SHALL BE NOT LESS THAN 10 INCHES (254 mm) NOR MORE THAN 18 INCHES (455 mm) ABOVE THE FLOOR LEVEL. THE SIGN SHALL BE FLUSH MOUNTED TO THE DOOR OR WALL. WHERE MOUNTED ON THE WALL, THE EDGE OF THE SIGN SHALL BE WITHIN 4 INCHES (102 mm) OF THE DOOR FRAME ON THE LATCH SIDE.
59. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES (IE DAMPERS, FIRE CAULKING).
60. ALL DOORS IN CORRIDORS SHALL HAVE A 3/4 FIRE RATED DOOR & JAMB WITH CLOSER AND SMOKE GASKET.
61. ELEVATOR TO COMPLY WITH CBC.
62. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE OFFICIAL.
63. FIRE ALARM SYSTEM: NFPA 12R



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FIRE EGRESS SECOND FLOOR PLAN

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

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LICENSED ARCHITECT
KAREN WILKINS
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04-30-2027
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STATE OF CALIFORNIA

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No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
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Proposed Fire Egress Second Floor Plan

A1-7

Scale: As Noted

Sheet size: Arch E

LEGEND

EGRESS ROUTE.
MAXIMUM TRAVEL TO AN EXIT: 110'-6"

FE — CLASSES A EXTINGUISHERS SHOULD BE INSTALLED EVERY 75 LINEAR FEET.

EXIT — ILLUMINATED EXIT SIGN

CLEAR FLOOR SPACE OF 18"X18" CENTERED ON THE TACTILE CHARACTERS AND BEYOND THE ARC OF THE DOOR

KD — 3200 SERIES WITH A HINGED-DOOR KNOX BOX FOR EACH BUILDING, MOUNTED NO HIGHER THAN 5 FEET FROM FLOOR LEVEL. PROVIDE A MASTER KEY AT THE FINAL INSPECTION. CFC 2022 CHAPTER5 SECTION 506.

EXIT / EXIT — ILLUMINATED EXIT DIRECTIONAL SIGN

MOL — MAXIMUM OCCUPANCY LOAD SIGN

ISA — INTERNATIONAL SIGN ACCESSIBILITY AND TACTILE EXIT SIGN

FLOOR EXIT TRAVEL DISTANCE TABLE

REMOTE POINT	EXIT ACCESS DISTANCE 3RD FLOOR	EXIT ACCESS DISTANCE 2ND FLOOR	EXIT ACCESS DISTANCE 1RD FLOOR	TOTAL EXIT ACCESS DISTANCE
A1	131'-4"	22'-6"	13'-2"	167'-0"
A2	120'-5"	22'-6"	13'-2"	156'-1"
A3	90'-3"	22'-6"	13'-2"	115'-11"
A4	104'-5"	22'-6"	13'-2"	140'-1"

FIRE DEPARTMENT NOTES

1. EXIT DOOR HARDWARE: EXIT DOOR(S) SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFOR. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1 INCH IN HEIGHT.
2. THE MAXIMUM TRAVEL DISTANCE TO AT LESS ONE EXIST SHALL BE 250 FEET IN SPRINKLERED BUILDING AND 200 FEET IN NON-SPRINKLERED BUILDINGS.
3. GENERAL CONTRACTOR TO SUPPLY A SUFFICIENT NUMBER OF 2A1DBC RATED FIRE EXTINGUISHERS IN ORDER FOR ALL PORTIONS OF BUILDING TO BE WITHIN 75 FOOT TRAVEL DISTANCE. FINAL LOCATION TO BE APPROVED BY CITY DURING THE CONSTRUCTION.
4. SIGNAGE AT EXIT DOORS TO: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
5. ENTIRE BUILDING FULLY EQUIPPED WITH AN APPROVED SAFE FIRE ALARM SYSTEM(S) IN ACCORDANCE WITH IBC SECTION 903.3.1.1 AN ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING BUT NOT LIMITED TO NFPA.
6. CONTRACTOR PROVIDE ILLUMINATED EXIT SIGNS AT EXITS AS REQUIRED BY CODE.
7. CONTRACTOR PROVIDE CONTINUOUS EGRESS ILLUMINATION OF THE DESIGNATED EGRESS PATH(S) WITH LIGHT HAVING THE INTENSITY OF NOT LESS THAN ONE (1) FOOT CANDLE AT THE FLOOR LEVEL. PROVIDE EMERGENCY BACK-UP POWER TO EGRESS LIGHTING DEVICES AS REQUIRED BY CODE. SUBMIT DOCUMENTS TO ARCHITECT FOR ALL FEES PAID BY CONTRACTOR.
8. CONTRACTOR PROVIDE FIRE ALARMS TO MEET CODE AND N.F.P.A. STANDARDS. FIRE ALARM DESIGN, DRAWINGS, AND PERMIT TO BE PERFORMED BY LICENSED FIRE PROTECTION CONTRACTOR. SUBMIT DOCUMENTS TO ARCHITECT FOR REVIEW. ALL FEES PAID BY CONTRACTOR.
9. EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1006.3.1. (BY SEPARATE PERMIT).
10. FIRE ALARM PULL STATIONS & NOTIFICATION WILL BE PROVIDED AS REQUIRED PER FIRE CODE.
11. EMERGENCY EGRESS LIGHTING WHERE REQUIRED WITHIN TENANT SPACES WILL BE INSTALLED AS PART OF TENANT IMPROVEMENT PERMITS.
12. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
13. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
14. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2707.
15. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES.
16. EXIT SIGN SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ALL ILLUMINATION OF NOT LESS THAN 90 MIN IN CAS OF PRIMARY POWER LOSS (1011.2-1011.5.3).
17. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT SEE 1008.1.8.3 FOR EXCEPTIONS.
18. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALL AT 34" to 44" ABOVE THE FINISHED FLOOR.
19. EXISTING DOORS WITHOUT A PUSH BAR ACTIVATION SHALL HAVE A SIGN THAT READS "THIS DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIES".
20. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9.7 /1.9.8
21. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
22. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVEN OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A) AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    B) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    C) EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    D) INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    E) EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40-1 SHALL NOT BE EXCEEDED.
24. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOT CANDLE AND A MIN AT ANY POINT OF 1 FOOT CANDLE.
25. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: [CBC 1013.4]
    A. "EXIT"h SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR.
    B. EACH EXIT DOOR LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
    I. "EXIT STAIR DOWN".
    II. "EXIT RAMP DOWN".
    III. "EXIT STAIR UP".
    IV. "EXIT RAMP UP".
    C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
    D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
    E. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
27. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥ 5 FOOT CANDLES.
28. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'f FROM THE NEAREST VISIBLE EXIT SIGN. [CBC 1013.1]
29. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNLESS SPECIFIED OTHERWISE. [LAFC 604.1.4]
30. EGRESS COURT <10'f WIDE SHALL HAVE WALLS ≥ 1-HR FOR A DISTANCE OF 10'f ABOVE THE FLOOR. [CBC 1028.4.2]
31. PROVIDE SIGNAGE IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOOR INDICATING THE OCCUPANCY LOAD OF EACH ROOM PER CBC SECTION 1004.3.
32. FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN SEVENTY-FIVE (75) FEET FROM ANY POINT WITHIN THE SPACE BEING PROTECTED. PROVIDE ADDITIONAL PORTABLE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
    A. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A-30-B:C THROUGHOUT BUILDING.
    B. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A-10-B:C FOR EACH 3000 SQUARE FEET OF FLOOR AREA OR WITHIN THE PARKING GARAGE AND ALL ELECTRICAL AND MACHINE ROOMS THROUGHOUT THE BUILDING. THESE EXTINGUISHERS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE DOES NOT EXCEED SEVENTY FIVE (75) FEET FROM ANY LOCATION. (SURFACED MOUNTED AT ELEC/GARAGE AND SEMI-RECESS AT OTHER LOCATIONS.
45. FIRE DEPARTMENT CONNECTION VALVE CABINET BY POTTER ROEMER MODEL #1832 OR EQUAL (IF REQUIRED).
46. FIRE EXTINGUISHER CABINET B POTTER ROEMER MODEL #7308 OR EQUAL (IF REQUIRED).
47. INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS DURING PRE-FINAL OR FINAL INSPECTION.
48. THE COMMUNITY RISK REDUCTION DIVISION MUST INSPECT THE BUILDING FOR FINAL INSPECTION AND GRANT ACCEPTANCE BEFORE THE BUILDING DEPARTMENT IS SUMMONED FOR THEIR FINAL INSPECTION. PLEASE CALL THE COMMUNITY RISK REDUCTION DIVISION FOR INSPECTIONS AT 909-295-6437.
49. THE PERSON REQUESTING AN INSPECTION IS RESPONSIBLE FOR MEETING THE INSPECTOR ON TIME, PROVIDING ACCESS TO THE AREA REQUIRING INSPECTION, AND PROVIDING AN APPROVED SET OF PLANS AND SUPPORTING DOCUMENTS.
50. A MAXIMUM OCCUPANT LOAD SIGN MUST BE POSTED NEAR THE FRONT ENTRANCE STATING, "**MAXIMUM OCCUPANT LOAD: x PERSONS.**" CFC 2022CHAPTER 10 1004.3.
51. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE A MAXIMUM OF12% PERCENT. (CFC 2022503.2.7)
52. PANIC HARDWARE AND FIRE EXIT HARDWARE TO BE OPERABLE WITH A MAXIMUM OF 15 POUNDS OF FORCE.
53. HYDRANTS MUST HAVE MINIMUM FLOW OF 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR A MINIMUM OF 2 HOURS.
54. EXIT ILLUMINATION: SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE.
55. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LEMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
56. EXIT SIGNAGE: SIGNS SHALL BE INTERNALLY OREXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
57. STAIRWAY IDENTIFICATION SIGNS. A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THNA THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1525 mm) ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A171.1 SHALL BE LOCATED AT EACH FLOOR-"LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAIDED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS THAT COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TOT THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAY IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.
58. FLOOR LEVEL EXIT SIGNS IN GROUP R-1. THE BOTTOM OF THE SIGN SHALL BE NOT LESS THAN 10 INCHES (254 mm) NOR MORE THAN 18 INCHES (455 mm) ABOVE THE FLOOR LEVEL. THE SIGN SHALL BE FLUSH MOUNTED TO THE DOOR OR WALL. WHERE MOUNTED ON THE WALL, THE EDGE OF THE SIGN SHALL BE WITHIN 4 INCHES (102 mm) OF THE DOOR FRAME ON THE LATCH SIDE.
59. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES (IE DAMPERS, FIRE CAULKING).
60. ALL DOORS IN CORRIDORS SHALL HAVE A 3/4 FIRE RATED DOOR & JAMB WITH CLOSER AND SMOKE GASKET.
61. ELEVATOR TO COMPLY WITH CBC.
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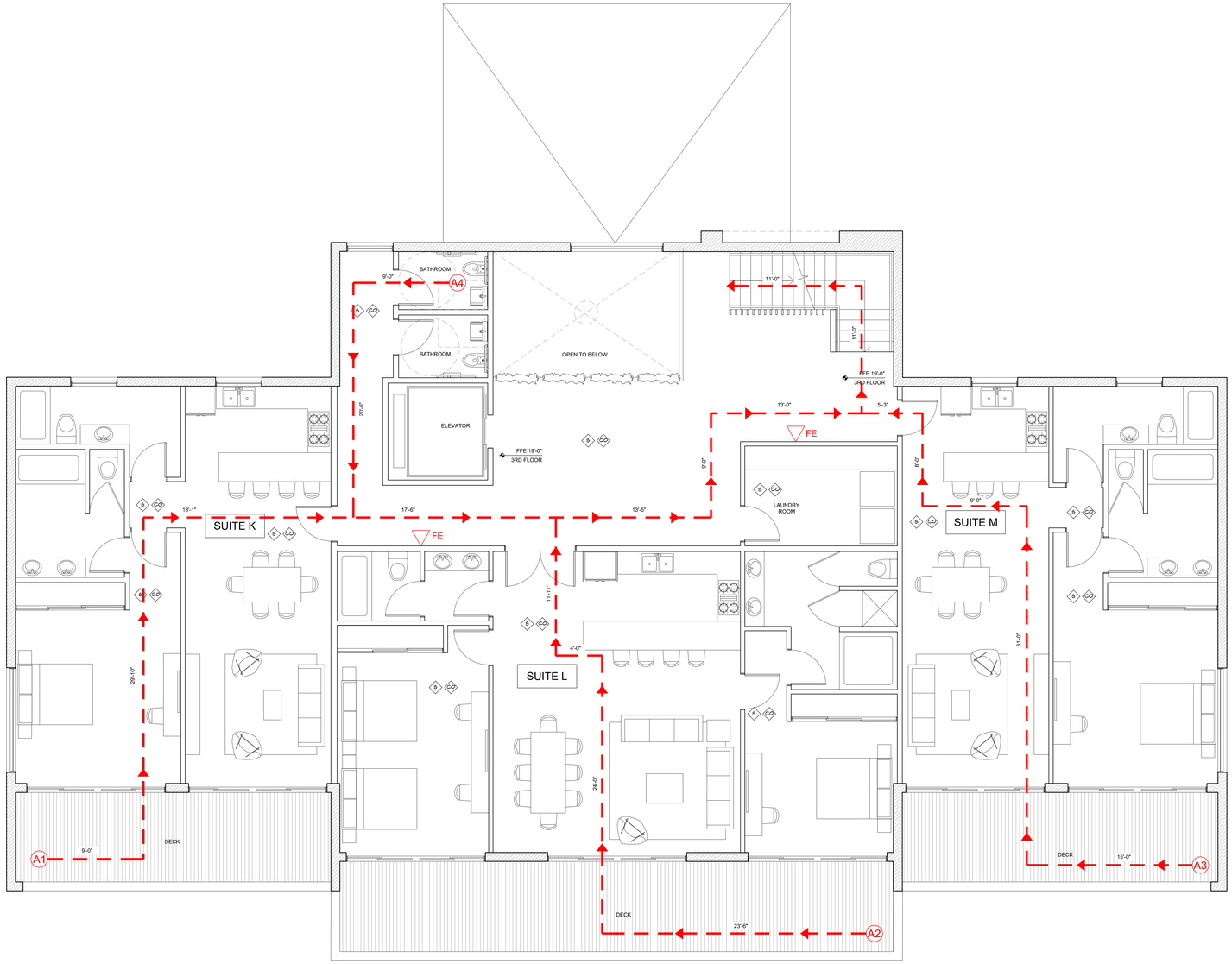

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FIRE EGRESS THIRD FLOOR PLAN

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

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LICENSED ARCHITECT
KAREN WILKINS
C 27950
04-30-2027
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Proposed Fire Egress Third Floor Plan

A1-8

Scale: As Noted
Sheet size: Arch E

LEGEND

EGRESS ROUTE.
MAXIMUM TRAVEL TO AN EXIT: 110'-6"

FE — CLASSES A EXTINGUISHERS SHOULD BE INSTALLED EVERY 75 LINEAR FEET.

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CLEAR FLOOR SPACE OF 18"X18" CENTERED ON THE TACTILE CHARACTERS AND BEYOND THE ARC OF THE DOOR

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FLOOR EXIT TRAVEL DISTANCE TABLE

REMOTE POINT	EXIT ACCESS DISTANCE 3RD FLOOR	EXIT ACCESS DISTANCE 3RD FLOOR	EXIT ACCESS DISTANCE 2ND FLOOR	EXIT ACCESS DISTANCE 1RD FLOOR	TOTAL EXIT ACCESS DISTANCE
A1	128'-0"	22'-6"	22'-6"	13'-2"	186'-2"
A2	79'-0"	22'-6"	22'-6"	13'-2"	137'-2"
A3	91'-0"	22'-6"	22'-6"	13'-2"	149'-2"
A4	84'-6"	22'-6"	22'-6"	13'-2"	142'-8"

FIRE DEPARTMENT NOTES

1. EXIT DOOR HARDWARE: EXIT DOOR(S) SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFOR. EXCEPTION: MAIN EXIT DOORS MAY BE EQUIPPED WITH A KEYED-LOCKING DEVICE IF THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THE LETTERS IN THE SIGN SHALL NOT BE LESS THAN 1 INCH IN HEIGHT.
2. THE MAXIMUM TRAVEL DISTANCE TO AT LESS ONE EXIST SHALL BE 250 FEET IN SPRINKLERED BUILDING AND 200 FEET IN NON-SPRINKLERED BUILDINGS.
3. GENERAL CONTRACTOR TO SUPPLY A SUFFICIENT NUMBER OF 2A1DBC RATED FIRE EXTINGUISHERS IN ORDER FOR ALL PORTIONS OF BUILDING TO BE WITHIN 75 FOOT TRAVEL DISTANCE. FINAL LOCATION TO BE APPROVED BY CITY DURING THE CONSTRUCTION.
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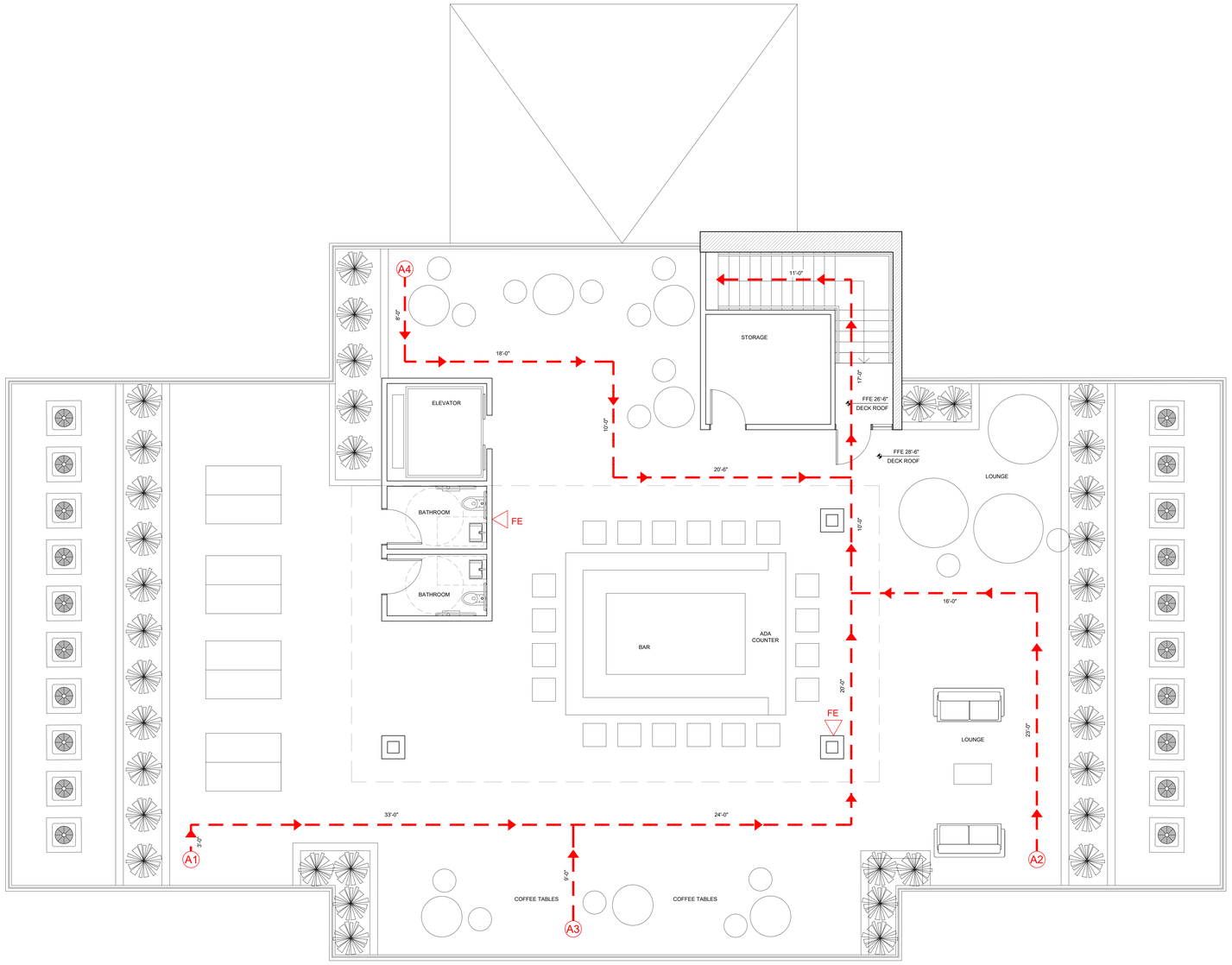
17. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT SEE 1008.1.8.3 FOR EXCEPTIONS.
18. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALL AT 34" to 44" ABOVE THE FINISHED FLOOR.
19. EXISTING DOORS WITHOUT A PUSH BAR ACTIVATION SHALL HAVE A SIGN THAT READS "THIS DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIES".
20. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9.7 /1.9.8
21. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
22. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVEN OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A) AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    B) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    C) EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    D) INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    E) EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40-1 SHALL NOT BE EXCEEDED.
24. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOT CANDLE AND A MIN AT ANY POINT OF 1 FOOT CANDLE.
25. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: [CBC 1013.4]
    A. "EXIT"h SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR.
    B. EACH EXIT DOOR LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
    I. "EXIT STAIR DOWN".
    II. "EXIT RAMP DOWN".
    III. "EXIT STAIR UP".
    IV. "EXIT RAMP UP".
    C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
    D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
    E. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
27. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥ 5 FOOT CANDLES.
28. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'f FROM THE NEAREST VISIBLE EXIT SIGN. [CBC 1013.1]
29. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNLESS SPECIFIED OTHERWISE. [LAFC 604.1.4]
30. EGRESS COURT <10'f WIDE SHALL HAVE WALLS ≥ 1-HR FOR A DISTANCE OF 10'f ABOVE THE FLOOR. [CBC 1028.4.2]
31. PROVIDE SIGNAGE IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOOR INDICATING THE OCCUPANCY LOAD OF EACH ROOM PER CBC SECTION 1004.3.
32. FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN SEVENTY-FIVE (75) FEET FROM ANY POINT WITHIN THE SPACE BEING PROTECTED. PROVIDE ADDITIONAL PORTABLE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
    A. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A:30-B:C THROUGHOUT BUILDING.
    B. PROVIDE MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A-10-B:C FOR EACH 3000 SQUARE FEET OF FLOOR AREA OR WITHIN THE PARKING GARAGE AND ALL ELECTRICAL AND MACHINE ROOMS THROUGHOUT THE BUILDING. THESE EXTINGUISHERS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE DOES NOT EXCEED SEVENTY FIVE (75) FEET FROM ANY LOCATION. (SURFACED MOUNTED AT ELEC/GARAGE AND SEMI-RECESS AT OTHER LOCATIONS.
45. FIRE DEPARTMENT CONNECTION VALVE CABINET BY POTTER ROEMER MODEL #1832 OR EQUAL (IF REQUIRED).
46. FIRE EXTINGUISHER CABINET B POTTER ROEMER MODEL #7308 OR EQUAL (IF REQUIRED).
47. INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS DURING PRE-FINAL OR FINAL INSPECTION.
48. THE COMMUNITY RISK REDUCTION DIVISION MUST INSPECT THE BUILDING FOR FINAL INSPECTION AND GRANT ACCEPTANCE BEFORE THE BUILDING DEPARTMENT IS SUMMONED FOR THEIR FINAL INSPECTION. PLEASE CALL THE COMMUNITY RISK REDUCTION DIVISION FOR INSPECTIONS AT 909-295-6437.
49. THE PERSON REQUESTING AN INSPECTION IS RESPONSIBLE FOR MEETING THE INSPECTOR ON TIME, PROVIDING ACCESS TO THE AREA REQUIRING INSPECTION, AND PROVIDING AN APPROVED SET OF PLANS AND SUPPORTING DOCUMENTS.
50. A MAXIMUM OCCUPANT LOAD SIGN MUST BE POSTED NEAR THE FRONT ENTRANCE STATING, "**MAXIMUM OCCUPANT LOAD: x PERSONS.**" CFC 2022CHAPTER 10 1004.3.
51. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE A MAXIMUM OF12% PERCENT. (CFC 2022503.2.7)
52. PANIC HARDWARE AND FIRE EXIT HARDWARE TO BE OPERABLE WITH A MAXIMUM OF 15 POUNDS OF FORCE.
53. HYDRANTS MUST HAVE MINIMUM FLOW OF 1500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR A MINIMUM OF 2 HOURS.
54. EXIT ILLUMINATION: SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE.
55. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
56. EXIT SIGNAGE: SIGNS SHALL BE INTERNALLY OREXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE. POWER SUPPLY: CURRENT SUPPLY TO ONE OF THE LAMPS FOR EXIT SIGNS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE FROM STORAGE OF BATTERIES OR AN ON-SITE GENERATOR SET. INCLUDE EXIT ILLUMINATION WITH ELECTRICAL PLANS AND SUBMIT TO THE CITY OF HALF MOON BAY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
57. STAIRWAY IDENTIFICATION SIGNS. A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THNA THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1525 mm) ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A171.1 SHALL BE LOCATED AT EACH FLOOR-"LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAIDED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS THAT COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TOT THE DOOR ON THE LATCH SIDE. IN ALL ENCLOSED STAIRWAY IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.
58. FLOOR LEVEL EXIT SIGNS IN GROUP R-1. THE BOTTOM OF THE SIGN SHALL BE NOT LESS THAN 10 INCHES (254 mm) NOR MORE THAN 18 INCHES (455 mm) ABOVE THE FLOOR LEVEL. THE SIGN SHALL BE FLUSH MOUNTED TO THE DOOR OR WALL. WHERE MOUNTED ON THE WALL, THE EDGE OF THE SIGN SHALL BE WITHIN 4 INCHES (102 mm) OF THE DOOR FRAME ON THE LATCH SIDE.
59. PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES (IE DAMPERS, FIRE CAULKING).
60. ALL DOORS IN CORRIDORS SHALL HAVE A 3/4 FIRE RATED DOOR & JAMB WITH CLOSER AND SMOKE GASKET.
61. ELEVATOR TO COMPLY WITH CBC.
62. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE OFFICIAL.
63. FIRE ALARM SYSTEM: NFPA 12R



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FIRE EGRESS ROOF TOP FLOOR PLAN

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

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	Pre-submittal Reviews	07/02/2025

Proposed Roof Top Fire Egress Floor Plan

A1-9

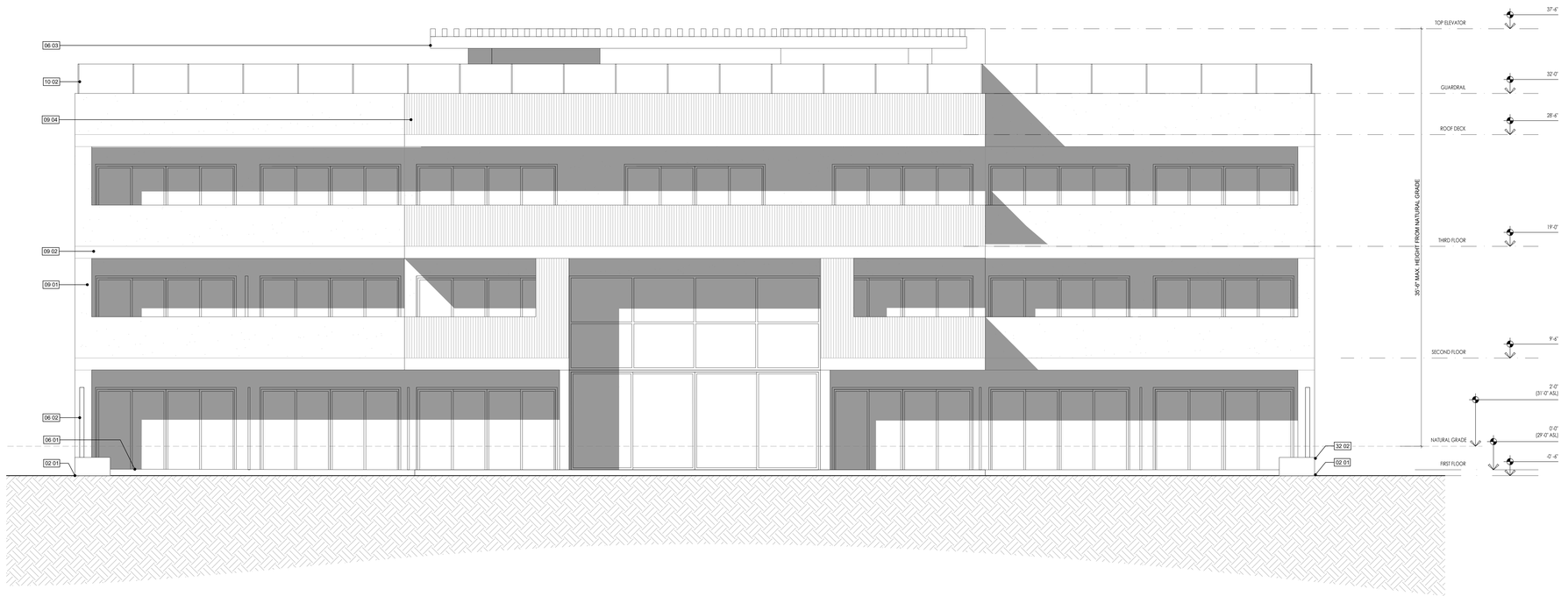
Scale: As Noted

Sheet size: Arch E

EXTERIOR ELEVATION KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 04	FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE
05 00	METAL
05 01	VERTICAL ELEMENTS WOOD COLOR FINISH 5.1 2X4 (@ 16" O.C. METAL STUD) INTERIOR WALLS 5.2 2X6 (@ 16" O.C. METAL STUD) EXTERIOR AND PLUMBING WALLS 5.3 CEILING JOISTS ARE ALL METAL FRAME OPEN WEB TRUSSES
06 00	WOOD
06 01	DECK
06 02	BAMBOO DIVIDER
06 03	WOOD PERGOLA
10 00	SPECIALTIES
10 01	HOTEL NAME SIGNAGE, FABRICATE AND INSTALL INDIVIDUAL CHANNEL LETTERS, LETTERS ARE LIGHTED. ALL ALUMINUM CONSTRUCTION CHANNEL LETTER.
10 02	2'-6" PLEXIGLASS WIND BARRIER
09 00	FINISHES
09 01	1 COAT STUCCO SYSTEM - PAINTED SYSTEM TO INCLUDE, BENJAMIN MOORE GRAY LAKE 2138-70 OR SIMILAR.
09 02	CONCRETE FINISHED
09 03	DARK WOOD FINISHED
09 04	LIGHT WOOD FINISHED
09 05	STONE VENEER BEIGE LIGHT COLOR OR SIMILAR
09 06	1 COAT STUCCO SYSTEM - PAINTED SYSTEM TO INCLUDE, WHITE COLOR OR SIMILAR.
32 00	EXTERIOR IMPROVEMENT
32 01	CONCRETE PLANTER
32 02	METAL WAVE SCULPTURE



2 SOUTHWEST ELEVATION

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

1 NORTHEAST ELEVATION

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

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Elevations

A2-1

Scale: As Noted

Sheet size: Arch E

EXTERIOR ELEVATION KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

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10 02	2'-6" PLEXIGLASS WIND BARRIER
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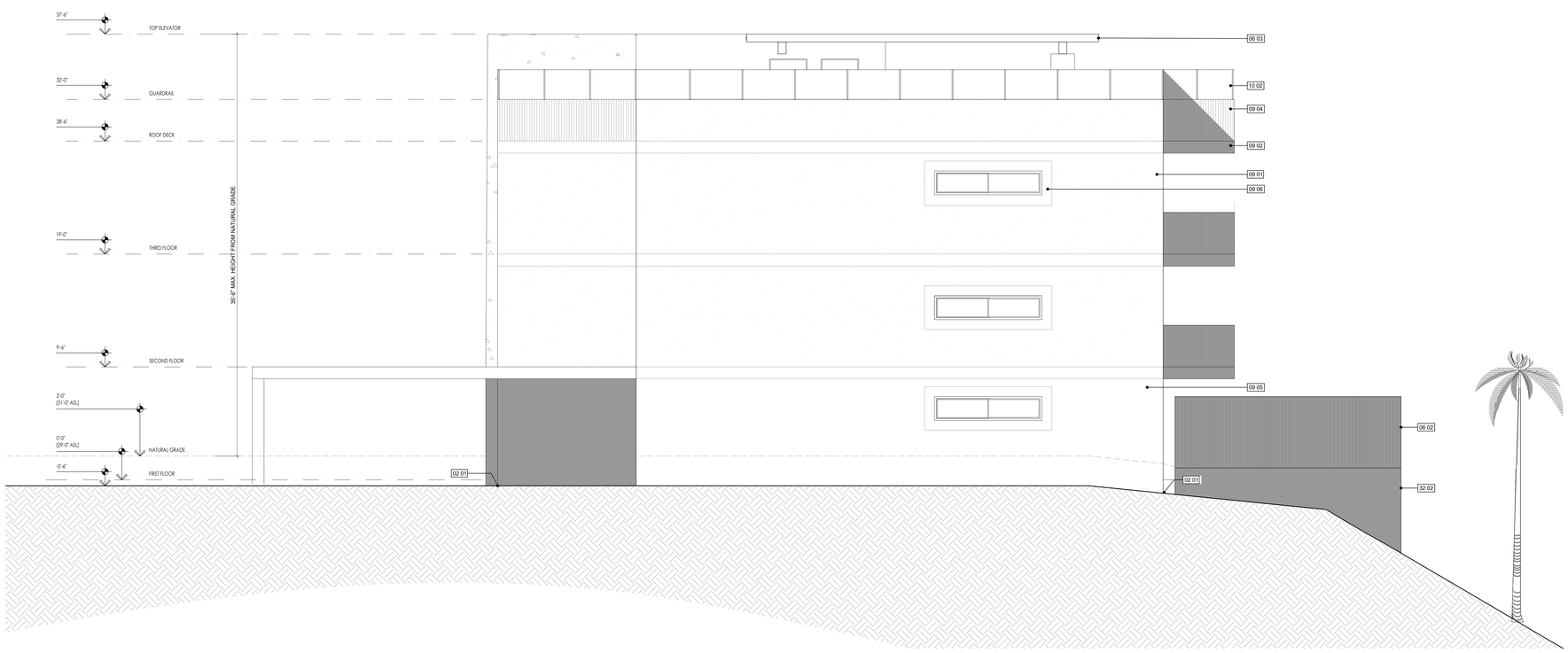
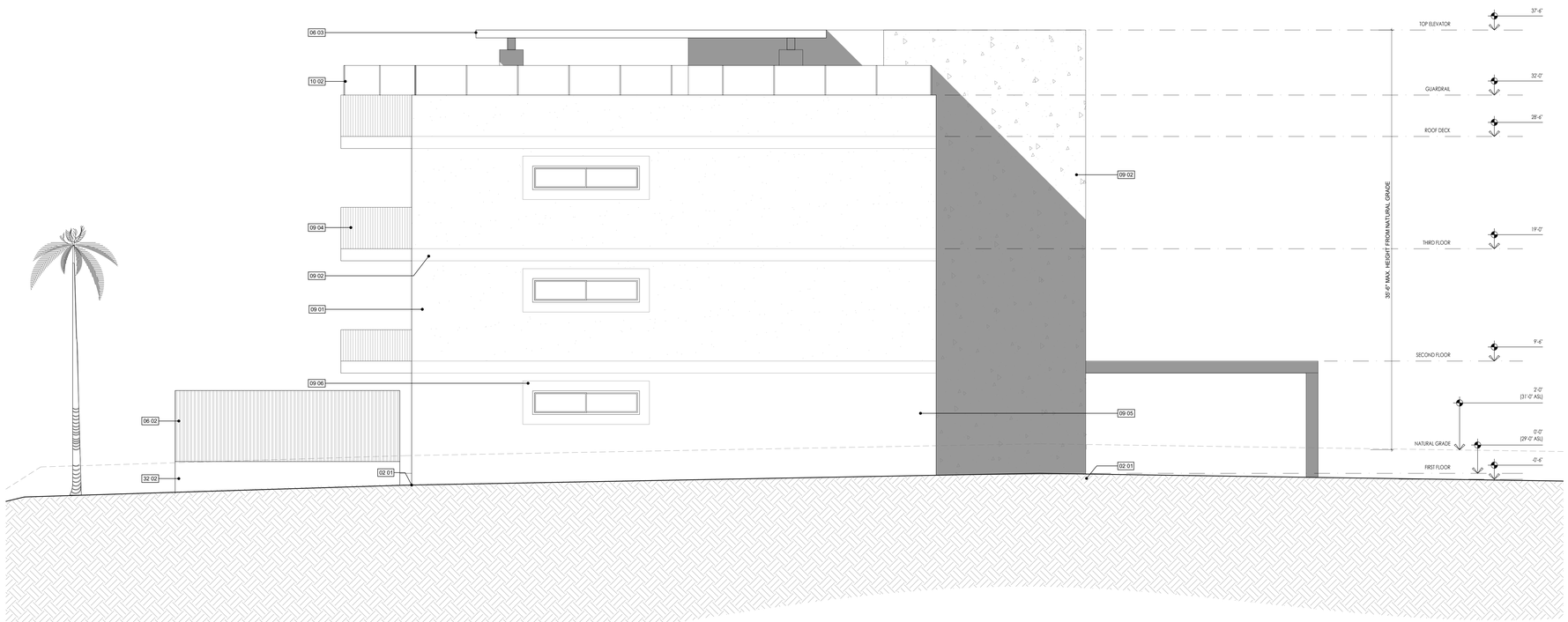
09 06	1 COAT STUCCO SYSTEM - PAINTED SYSTEM TO INCLUDE, WHITE COLOR OR SIMILAR.
32 00	EXTERIOR IMPROVEMENT
32 01	CONCRETE PLANTER
32 02	METAL WAVE SCULPTURE



2 NORTHWEST ELEVATION

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



1 SOUTHEAST ELEVATION

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

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Elevations

A2-2

Scale: As Noted

Sheet size: Arch E

SECTION NOTES & KEYNOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE SNFOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	SLAB ON GRADE
03 02	CONCRETE LANDING/SIDEWALK
06 00	WOOD
06 01	2x FRAMING PER STRUCTURAL DRAWINGS
06 02	FLOOR JOIST PER STRUCTURAL DRAWINGS
06 03	2x MANUFACTURED TRUSSES PER FRAMING PLAN WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE IDENTIFIED AS FOLLOWS OR EQUIVALENT: IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, SUCH IDENTIFICATION SHALL 1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS", OR OTHER WORDING. (CBS 703.7)
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTEED ASPHALT ROOF SHINGLES ICC-ES-ESR-1389 OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	ENVIROSHAKE SYNTHETIE COMPOSITE SHINGLES
08 00	OPENINGS
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL

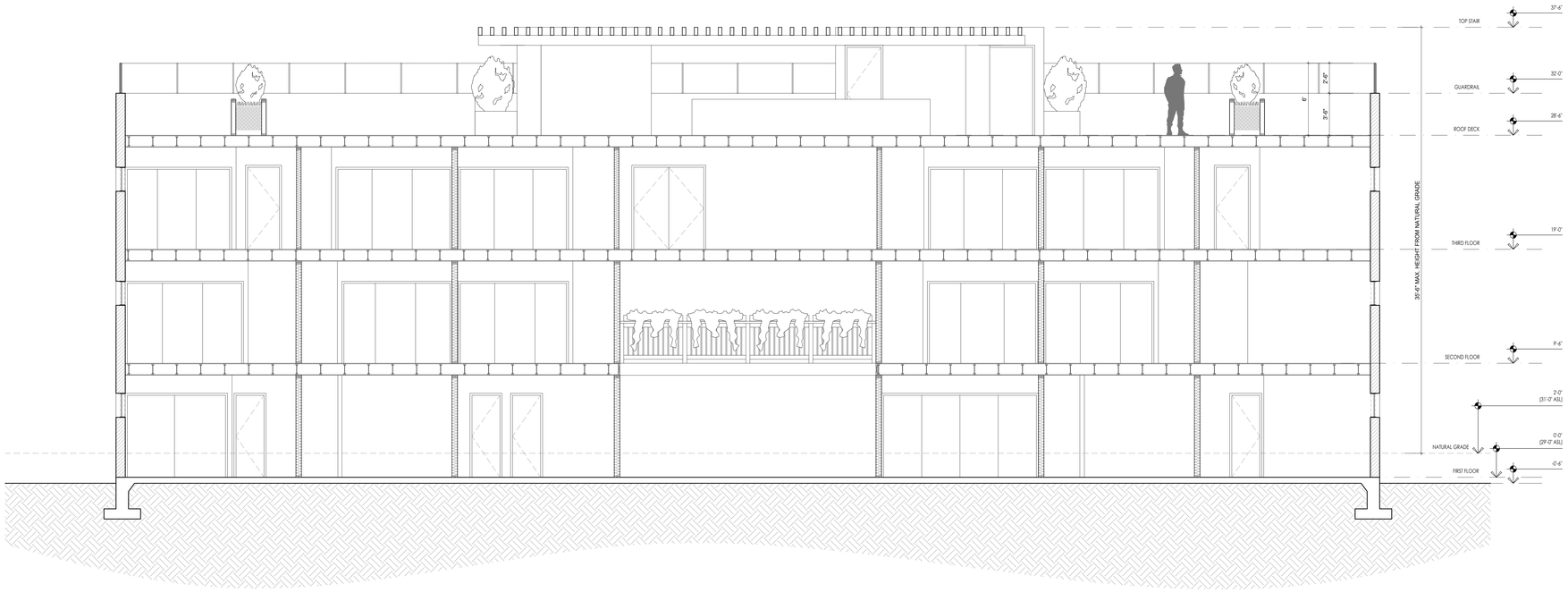
WALL LEGEND

NEW 2x4 INTERIOR WALL

FOX BLOCK 4"

2 SECTION 2

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



1 SECTION 1

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

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Sections

A2-3

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4 SOUTH ELEVATION
NTS

3 NORTH ELEVATION
NTS

2 NORTH ELEVATION
NTS

1 NORTH ELEVATION
NTS

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Rendering

A2-4
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2 NORTH ELEVATION
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1 NORTH ELEVATION
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Renderings

A2-5
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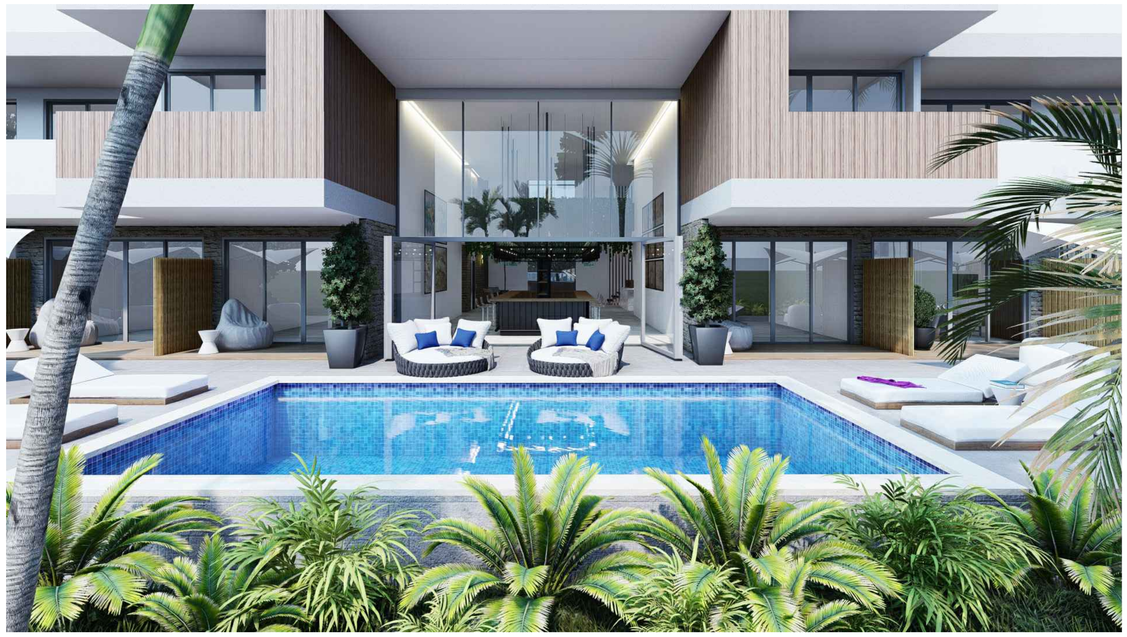
4 SOUTH ELEVATION
NTS



2 SOUTH ELEVATION
NTS

3 TOP ROOF BAR
NTS

1 TOP ROOF BAR
NTS

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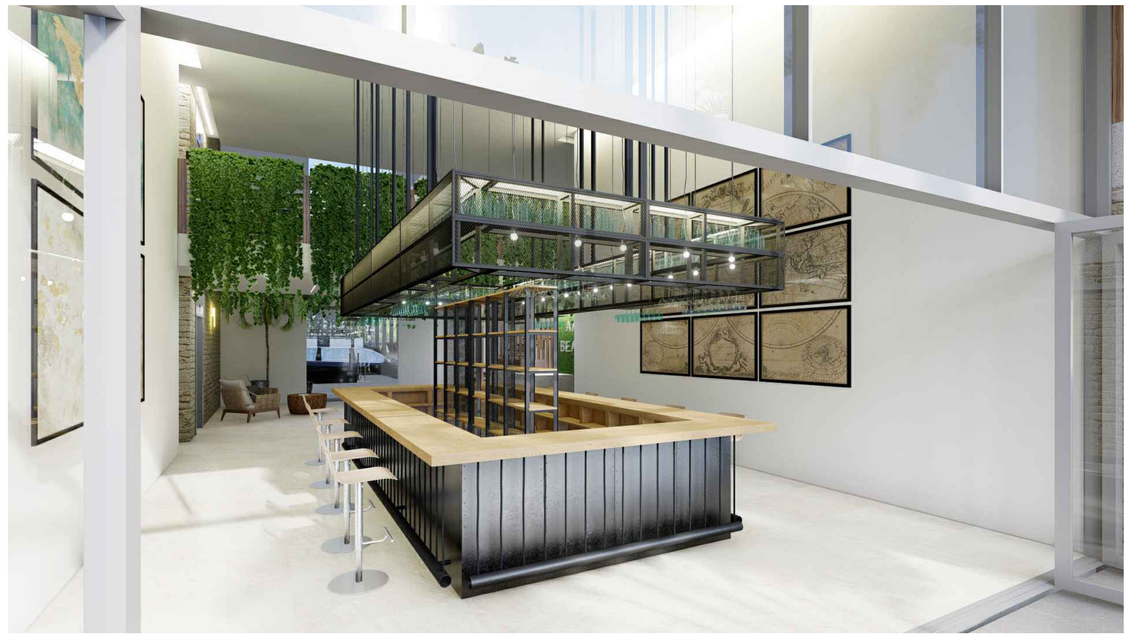
Renderings

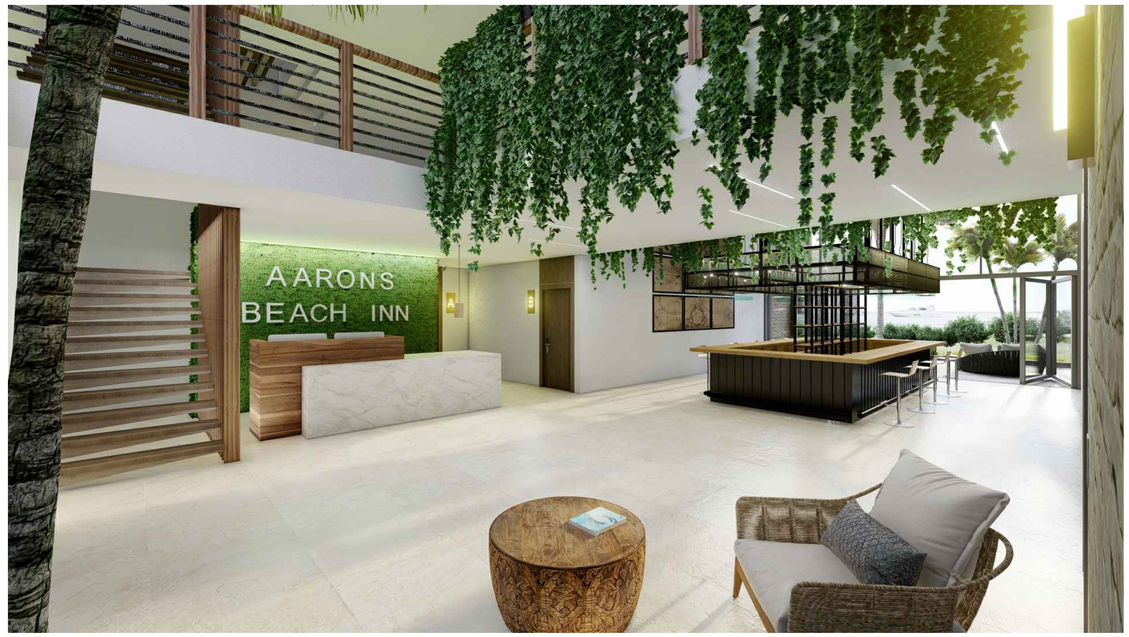
A2-6
Scale: As Noted
Sheet size: Arch E

4 TOP ROOF AREA
NTS



2 FIRST FLOOR BAR AREA
NTS

3 RECEPTION AREA
NTS



1 RECEPTION AREA
NTS

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LICENSED ARCHITECT
KAREN WILKINS
C 27950
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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

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	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

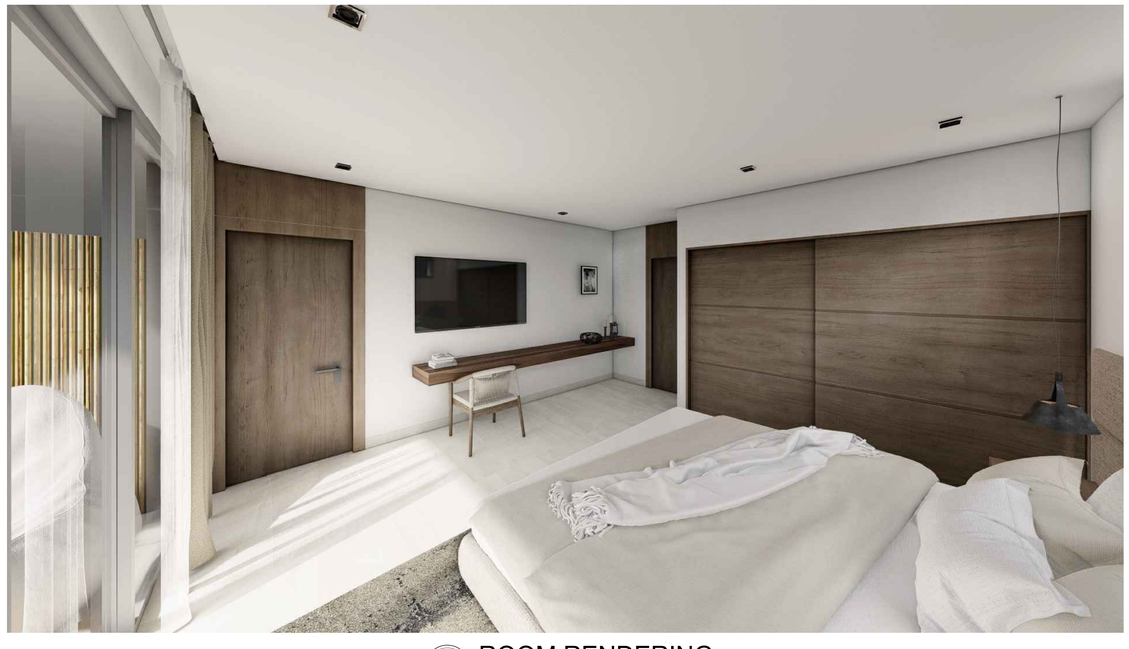
Renderings

A2-7
Scale: As Noted
Sheet size: Arch E

4 HALL AREA
NTS

2 KITCHEN AREA
NTS

3 LIVING ROOM RENDERING
NTS



1 ROOM RENDERING
NTS

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Renderings

A2-8
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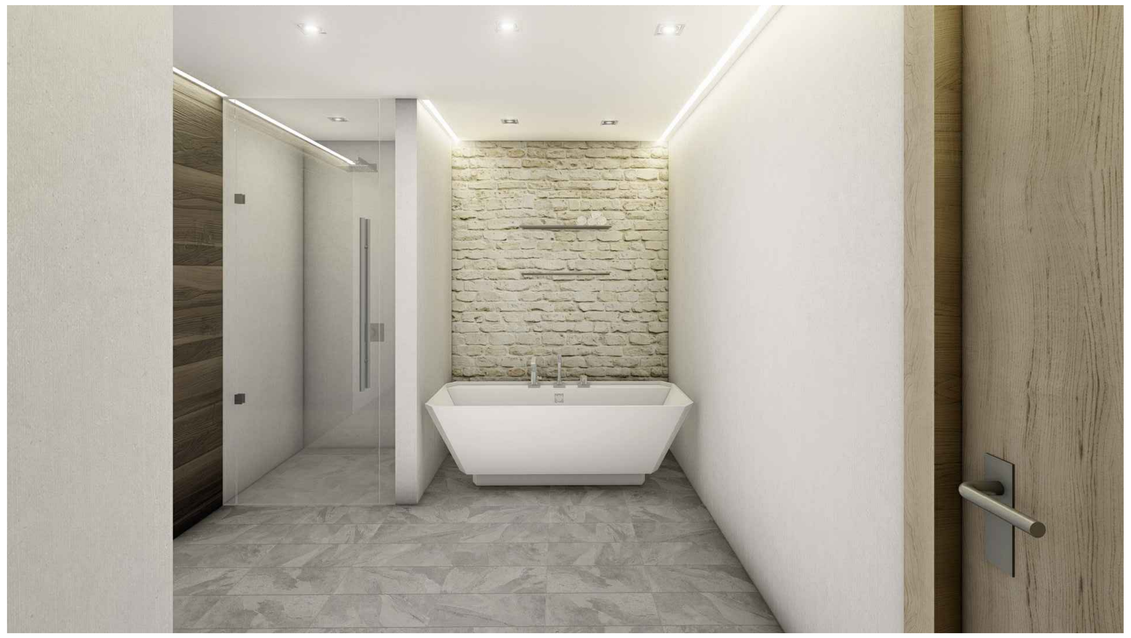
3 ROOM RENDERING
NTS



1 BATHROOM RENDERING
NTS

2 BATHROOM RENDERING
NTS

1 SOUTH ELEVATION
NTS

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Renderings

A2-9
Scale: As Noted
Sheet size: Arch E

EXTERIOR ELEVATION KEYNOTES

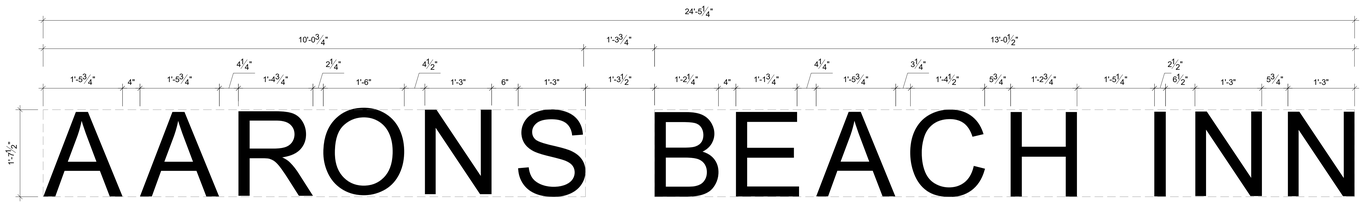
See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 04	FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE
05 00	METAL
05 01	VERTICAL ELEMENTS WOOD COLOR FINISH 5.1 2X4 (@ 16" O.C. METAL STUD) INTERIOR WALLS 5.2 2X6 (@ 16" O.C. METAL STUD) EXTERIOR AND PLUMBING WALLS 5.3 CEILING JOISTS ARE ALL METAL FRAME OPEN WEB TRUSSES
06 00	WOOD
06 01	DECK
06 02	BAMBOO DIVIDER
06 03	WOOD PERGOLA
10 00	SPECIALTIES
10 01	HOTEL NAME SIGNAGE, FABRICATE AND INSTALL INDIVIDUAL CHANNEL LETTERS, LETTERS ARE LIGHTED. ALL ALUMINUM CONSTRUCTION CHANNEL LETTER.
10 02	2'-6" PLEXIGLASS WIND BARRIER
09 00	FINISHES
09 01	1 COAT STUCCO SYSTEM - PAINTED SYSTEM TO INCLUDE, BENJAMIN MOORE GRAY LAKE 2138-70 OR SIMILAR.
09 02	CONCRETE FINISHED
09 03	DARK WOOD FINISHED
09 04	LIGHT WOOD FINISHED
09 05	STONE VENEER BEIGE LIGHT COLOR OR SIMILAR
09 06	1 COAT STUCCO SYSTEM - PAINTED SYSTEM TO INCLUDE, WHITE COLOR OR SIMILAR.
32 00	EXTERIOR IMPROVEMENT
32 01	CONCRETE PLANTER
32 02	METAL WAVE SCULPTURE

NOTE:
- FABRICATE AND INSTALL INDIVIDUAL CHANNEL LETTERS, LETTERS ARE LIGHTED.
- ALL ALUMINUM CONSTRUCTION CHANNEL LETTER.

3 NUMBER ADDRESS DETAIL

SCALE: 1" =1'-0"



NOTE:
- FABRICATE AND INSTALL INDIVIDUAL CHANNEL LETTERS, LETTERS ARE LIGHTED.
- ALL ALUMINUM CONSTRUCTION CHANNEL LETTER.

2 SIGN DETAIL

SCALE: 1" =1'-0"

1 NORTHEAST ELEVATION

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

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Sign Information

A3-0

Scale: As Noted

Sheet size: Arch E

IRRIGATION LEGEND

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

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

APPLICANT CHECHK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR
		DRIP LAYOUT			
		PLANTING BEDS			
		TREES			
		INLINE EMITTER TURBING	NETAFIM	TLCV26-1801	CLAY SOIL: EMITTER FLOW, 0.26 GPH, EMITTER SPACING: 18" ROW SPACING: 18"
				TLCV4-1801	LOAM SOIL: EMITTER FLOW, 0.4 GPH, EMITTER SPACING: 18" ROW SPACING: 18"
				TLCV6-1801	SANDY SOIL: EMITTER FLOW, 0.6 GPH, EMITTER SPACING: 12" ROW SPACING: 18"
	F	DRIP FLUSHOUT	NETAFIM	TLFIG8	
		SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER.			
		ALL PIPE RUNS UNDER PAVING ARE IN SLEEVES, INSTALL SLEEVES PRIOR TO POURING CONCRETE			

WATER EFFICIENT LANDSCAPE

ETo 51.9

HIDROZONE # DESCRIPTION	PLAN FACTOR (PF)*	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQFT)	ETAF X AREA	ETWU
1	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	409	27.26666666803	877.3868000438693
2	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	681	45.40000000227	1,460.881200073044
3	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	3,848	256.53333334616	8,254.729600412736
4	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	1,086	72.40000000362	2,329.687200116484
5	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	668	44.53333333556	1,432.99360007165
6	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	526	34.86666666841	1,121.939600056097
7	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	97	6.46666666699	208.0844000104042

ETWU = ETo x 0.62 x ETAFxArea

MAWA = ETo x 0.62 x 0.55 x sqft

15,685.70240078428	TOTAL ETWU
129,460.1385	TOTAL MAWA

AREAS

LOT	41,438.75 Sq Ft
GRASS	7,315 Sq Ft

A TRAVERTINA RAW

B PERMEABLE PAVING

C DRAUGHT RESISTANT BUFFALOGRASS

APPLICANT INSTRUCTIONS:

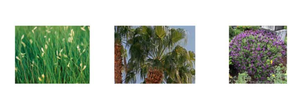
1. MEASURE ENTIRE FRONT YARD AREA. SUBTRACT HARDSCAPE AREAS TO GET THE TOTAL SQUARE FEET OF PLANTED AND IRRIGATED AREA, ENTER THIS NUMBER IN THE PLANT WATER USE TABLE ON THIS SHEET.
2. IF NEEDED USE A RED PEN TO ADJUST THE LAYOUT OF DRIVEWAY, PATHS AND PLANTINS AREAS TO FIT YOUR YART.
3. ADJUST ORIENTATION OF NORTH ARROW TO SITE CONDITION.
4. ADD ANY EXISTING TREES IN RED ON THE PLAN. ADJUST TREE LOCATIONS IF NEEDED TO FIT YOUR SITE.
5. FILL IN PLANT WATER USE TABLE.
6. INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS.
7. IN THE LEGEND, CIRCLE THE HARDSCAPE MATERIALS YOU WILL BE USING AND ON DETAIL SHEETS L5-0
8. INDICATE ANY SUBSTITUTIONS TO THE PLANTINGS BY CROSSING OUT THE LISTED PLANTS AND WRITING THE SUBSTITUTION BELOW IN RED INK, MAKE SURE THE PLANTS USED HAVE MATCHING WATER USE AND ARE ROUGHLY THE SAME SIZE (SEE SONOMA-MARIN SAVING WATER PARTNERSHIP
9. THE DESIGN OF THE LANDSCAPING SHALL COMPLY WITH CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) GUIDELINES. LOW-LYING PLANTS SHALL NOT EXCEED 2' IN HEIGHT AT MATURITY, OR MUST BE MAINTAINED TO 2' IN HEIGHT. MATURE TREE CANOPIES SHALL BE A MINIMUM OF 6' FROM GRADE, OR BE MAINTAINED TO A MINIMUM OF 6' FROM GRADE.
10. PURSUANT TO MMC 17.26.030.A, "A MINIMUM OF 30 PERCENT OF THE TOTAL PROJECT LOT AREA SHALL BE PROVIDED AS IMPROVED AND/OR LANDSCAPED OPEN SPACE FOR GENERAL USE.
11. ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET.
12. REVIEW IRRIGATION VALVE TABLE TO ADJUST SF AREAS OF VALVE ZONES.
13. IF AREAS EXCEED MAX SUBZONE FLOW (3GPM) DIVIDE INTO ADDITIONAL SUBZONES AND ENTER UNDER SUBZONE COLUMN
14. IF AREAS EXCEED MAX ZONE FLOW (7 GPM) ADD A VALVE AND ENTER SF AREA NEXT TO NEW VALVE NUMBER ("B" OR "C")
15. DRAW OUT NEW SUBZONE AND/OR VALVE ZONE AREA ON PLAN IN NEW COLOR.
16. ADD VALVE S NEEDED TO VALVE MANIFOLD.
17. REVIEW IRRIGATION LEGEND AND CHECK OFF THAT ALL COMPONENTS ARE SHOWN ON ADJUSTED PLAN
18. NOTE ANY EQUIPMENT SUBSTITUTIONS.

GENERAL NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQFT TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA. (UNLESS CONTRA INDICATED BY A SOILS TEST.
2. INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
3. A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS.
4. TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA." FOR THIS WE NEED A CALCULATION TOTAL TURF OF PROPERTY DIVIDED BY TOTAL SQFT OF PROPERT. SHOULD NOT EXCEED 26%.
5. THE PROJECT SHALL COMPLY WITH THE MORE RESTRICTIVE OF THE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE.
6. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
7. A MINIMUM THREE (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS OR PROVIDING HABITAT FOR BENEFICIAL INSECTS OR OTHER WILDLIFE, UP TO 5%. LANDSCAPE PLAN SHALL IDENTIFY TYPE OF MULCH AND APPLICATION DEPTH. (15.92.100.A.3.D).
8. DEDICATED LANDSCAPE WATER METER OR SUBMETER FOR RESIDENTIAL LANDSCAPES OVER 5,000 SF AND NON-RESIDENTIAL LANDSCAPES OVER 1,000 SF BUT NOT MORE THAN 5,000 SF (THE LEVEL AT WHICH WATER CODE 535 APPLIES). (15.92.110.A.1.A)
9. IRRIGATION PLAN SHALL SHOW THE STATIC WATER PRESSURE, WATER FLOW AND DESIGN OPERATING PRESSURE. IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES, E.G. BOOSTER PUMP, IN-LINE PRESSURE REGULATOR, ETC., SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM. (15.02.110.A.1.C)
10. EACH VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATER USE. THE IRRIGATION PLAN SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN. (15.92.110.A.2)

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV)

	PLANT / FLOWERING	PLANT TYPE	WATER USE	SIZE	SPACING
1	CALIFORNIA FAN PALM	PALM	LOW	15 G	15' O.C.
2	LAVANDULA STOECHAS, SPANISH LAVANDAR	SHRUB	LOW	1 G	1'-3' O.C.
3	NYSSA SYLVATICA (TUPELO)	TREE	MEDIUM	15 G	20'-50' O.C.
4	CISTUS SALVIFOLIUS, SAGALAAF ROCKROSA	SHRUB	LOW	1 G	1'-3' O.C.
5	AMERICAN ARBORVITAE , THUJA OCCIDENTALIS	TREE	MEDIUM	15 G	2'-5' O.C.
6	EXISTING CEDAR TREE	TREE	MEDIUM	15 G	15' O.C.
7	COONTIE PALM (ZAMIA FLORIDANA)	SMALL PALM	LOW	5 G	3' O.C.


C BUFFALOGRASS

1 CALIFORNIA FAN PALM

2 SPANISH LAVANDAR

3 NYSSA SYLVATICA

4 CISTUS SALVIFOLIUS

5 AMERICAN ARBORBITAE

6 EXISTING CEDAR TREE

7 COONTIE PALM

PROPOSED LANDSCAPE PLAN

SCALE: 3/32" =1'-0"

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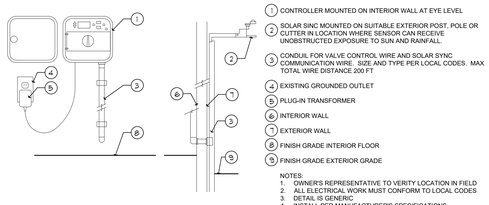
Layaut & Planting Plan

L1-0

Scale: As Noted

Sheet size: Arch E

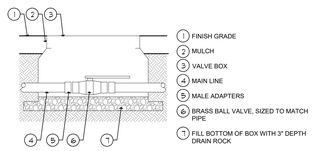


1. CONTROLLER MOUNTED ON INTERIOR WALL AT EYE LEVEL
2. SOLAR SINC MOUNTED ON SUITABLE EXTERIOR POST, POLE OR CUTTER IN LOCATION WHERE SENSOR CAN RECEIVE UNOBSTRUCTED EXPOSURE TO SUN AND RAINFALL.
3. CONDUIL FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE. SIZE AND TYPE PER LOCAL CODES. MAX TOTAL WIRE DISTANCE 200 FT.
4. EXISTING GROUNDED OUTLET
5. PLUG-IN TRANSFORMER
6. INTERIOR WALL
7. EXTERIOR WALL
8. FINISH GRADE INTERIOR FLOOR
9. FINISH GRADE EXTERIOR GRADE

NOTES:
1. OWNER'S REPRESENTATIVE TO VERITY LOCATION IN FIELD
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES
3. DETAIL IS GENERC
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS

1 SMART CONTROLLER INTERIOR

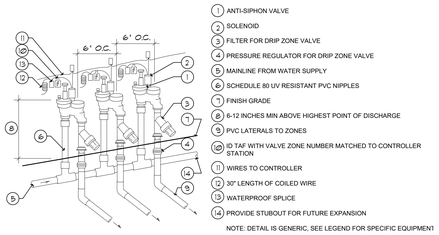
SCALE: NTS



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

2 ISOLATION VALVE BALL

SCALE: NTS

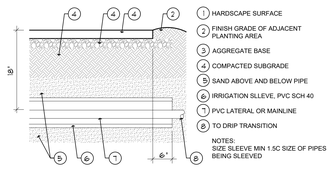


1. ANTI-SIPHON VALVE
2. SOLENOID
3. FILTER FOR DRIP ZONE VALVE
4. PRESSURE REGULATOR FOR DRIP ZONE VALVE
5. MAINLINE FROM WATER SUPPLY
6. SCHEDULE 80 UV RESISTANT PVC NIPPLES
7. FINISH GRADE
8. 6-12 INCHES MIN ABOVE HIGHEST POINT OF DISCHARGE
9. PVC LATERALS TO ZONES
10. ID TAF WITH VALVE ZONE NUMBER MATCHED TO CONTROLLER STATION
11. WIRES TO CONTROLLER
12. 30" LENGTH OF COILED WIRE
13. WATERPROOF SPLICE
14. PROVIDE STUBOUT FOR FUTURE EXPANSION

NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMEN1

3 ANTI-SIPHON VALVE MANIFOLD

SCALE: NTS

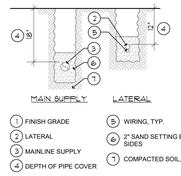


1. HARDSCAPE SURFACE
2. FINISH GRADE OF ADJACENT PLANTING AREA
3. AGGREGATE BASE
4. COMPACTED SUBGRADE
5. SAND ABOVE AND BELOW PIPE
6. IRRIGATION SLLEVE, PVC SCH 40
7. PVC LATERAL OR MAINLINE
8. TO DRIP TRANSITION

NOTES:
SIZE SLEEVE MIN 1.5C SIZE OF PIPES BEING SLEEVED

4 IRRIGATION SLEEVING

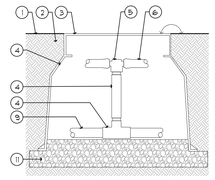
SCALE: NTS



1. FINISH GRADE
2. LATERAL
3. MAINLINE SUPPLY
4. DEPTH OF PIPE COVER
5. WIRING, TYP.
6. 2" SAND SETTING BED ALL 4 SIDES
7. COMPACTED SOIL, TYP.

5 TRENCHING & PIPE COVER

SCALE: NTS

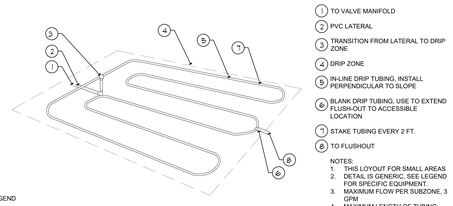


1. FINISH GRADE
2. MULCH
3. 10 INCH ROUND VALVE BOX.
4. CUT HOLES FOR PIPES TO EXIT WITHOUT KINKING, TYP.
5. TEE PVC TO POLY TUBING
6. INLINE EMITTER TUBING
7. NIPPLE: SCH 40 LENGTH AS REQUIRED
8. PVC TEE (SXSXT)
9. PVC LATERAL
10. PIPE COVER, SEE DETAIL
11. 3 INCH DEPTH DRAIN ROCK

NOTES:
1. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
2. FOR MULCH DEPTH PIPE COVER & PIPE SIZE SEE NOTES & LEGEND.

6 DRIP TRANSITION

SCALE: NTS

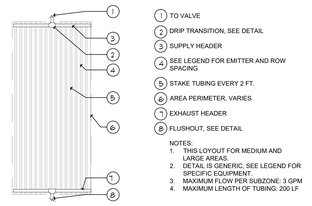


1. TO VALVE MANIFOLD
2. PVC LATERAL
3. TRANSITION FROM LATERAL TO DRIP ZONE
4. DRIP ZONE
5. IN-LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE
6. BLANK DRIP TUBING, USE TO EXTEND FLUSH-OUT TO ACCESSIBLE LOCATION
7. STAKE TUBING EVERY 2 FT.
8. TO FLUSHOUT

NOTES:
1. THIS LOYOUT FOR SMALL AREAS
2. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
3. MAXIMUM FLOW PER SUBZONE, 3 GPM
4. MAXIMUM LENGTH OF TUBING: 200 LF

7 DRIP ZONE LAYOUT - LITE

SCALE: NTS

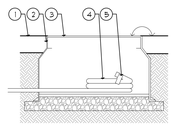


1. TO VALVE
2. DRIP TRANSITION, SEE DETAIL
3. SUPPLY HEADER
4. SEE LEGEND FOR EMITTER AND ROW SPACING
5. STAKE TUBING EVERY 2 FT.
6. AREA PERIMETER, VARIES
7. EXHAUST HEADER
8. FLUSHOUT, SEE DETAIL

NOTES:
1. THIS LOYOUT FOR MEDIUM AND LARGE AREAS.
2. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
3. MAXIMUM FLOW PER SUBZONE: 3 GPM
4. MAXIMUM LENGTH OF TUBING: 200 LF

8 DRIP LAYOUT MULTI-LINE

SCALE: NTS



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

9 DRIP FLUSH VALVE

SCALE: NTS

IRRIGATION PRODUCTS

RAIN BIRD SWING PIPE 100 FT. COIL FOR SPRINKLER INSTALLATION	RAIN BIRD 6" x 2" x 2" SWING ASSEMBLY	RAIN BIRD 2" x 6" FT. E-Z PIPE MODEL: SWGP24INS	RAIN BIRD 6" x 2" x 2" SWING PIPE ASSEMBLY	RAIN BIRD 4 ZONE IRRIGATION TIMER MODEL #ST-4I2ON
RAIN BIRD 325A ROTOR SPRINKLER HEADS (4 PACK) MODEL: 325A4PKS	RAIN BIRD 1-14.5 FT. SIMPLE ADJUNST POP-UP GEAR-DRIVE ROTOR MODEL: 325A	RAIN BIRD 1804 DUAL SPRAY HALF PATTERN 4 IN POP-UP SPRAY HEAD MODEL: 1804HDS-25	RAIN BIRD 1804 DUAL SPRAY QUATER PATTERN 4" POP-UP SPRAY HEAD MODEL: 1804QDS-25	

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LICENSED ARCHITECT
KAREN WILKINS
C-27930
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Architect
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Contract: Karen Wilkins, AIA
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Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

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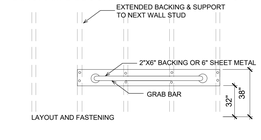
No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Irrigation Details & Notes

L2-0

Scale: As Noted
Sheet size: Arch E



20 Wall assembly for future grab bar installation.
None

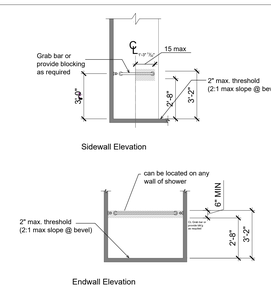
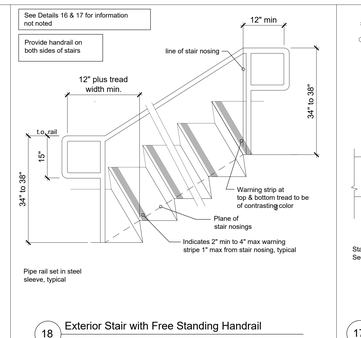
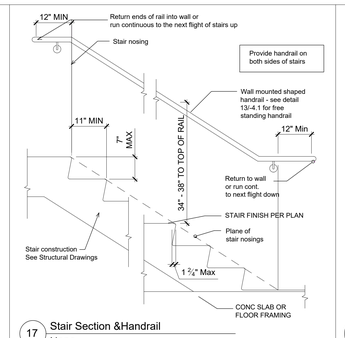


Figure 608.5.1 Transfer type Shower Compartment Control Location

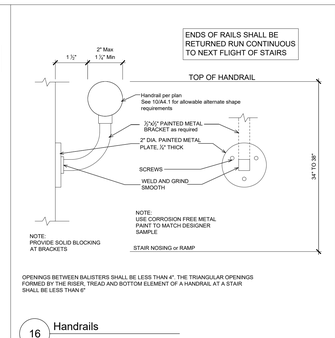
19 Shower Control Location & Blocking Details
None



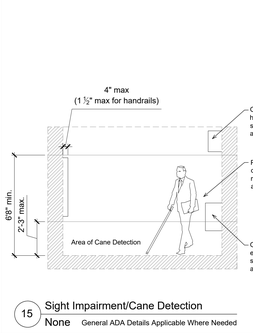
18 Exterior Stair with Free Standing Handrail
None



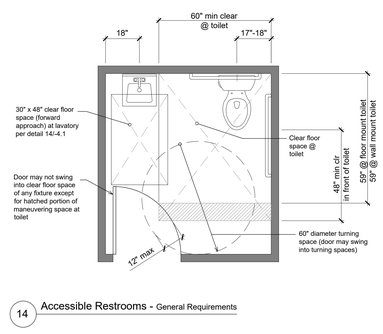
17 Stair Section &Handrail
None



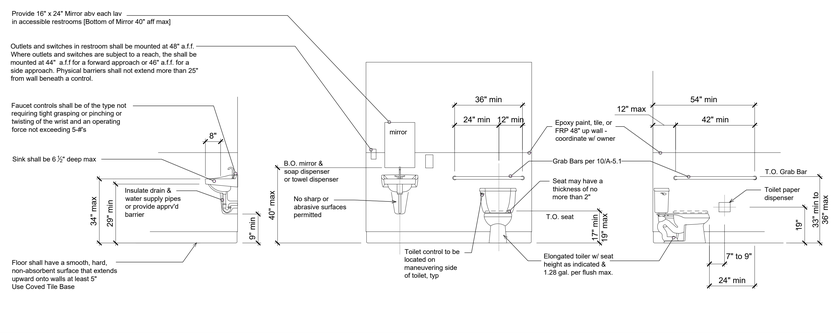
16 Handrails
None

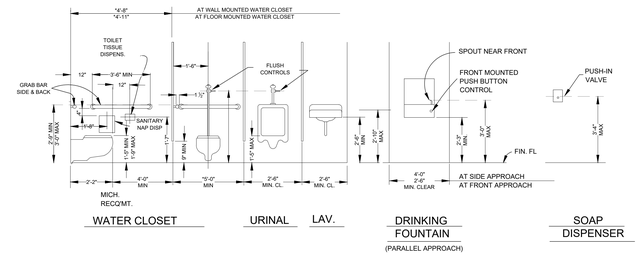


15 Sight Impairment/Cane Detection
None General ADA Details Applicable Where Needed



14 Accessible Restrooms - General Requirements





13 Mounting Heights for Accessible Fixtures & Accessories
None

ACCESSIBILITY NOTES:

A. Site Development & Accessible Route of Travel.
- a. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exists, access to normal path of travel, and where necessary to provide access, shall in corporate pedestrian ramps, curb ramps etc.

B. 1 Walks & Sidewalks
- a. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2" and shall be a minimum of 48"in width.
- b. When abrupt changes in level not exceeding 1/4" occur, they shall beveled with a slope no greater than 1:2, except that level changes not exceeding 1/4" may be vertical.
- c. When the slope in any direction of travel of any walk exceeds 1 vertical to 20 horizontal it shall comply with the provision of Section 11-405 as a ramp.
- d. Walk and sidewalk surface cross slope shall not exceed 1" per 50' (2%). except as approved by the building department for drainage.

C. Ramps
- a. The maximum slope of a ramp that serves any exit way, provides access for persons with disabilities, or is in the path of travel shall be 1' rise in 12' of horizontal run.
- b. The cross slope of ramp surfaces shall be no greater than 1:50'.
- c. The width of ramps shall be as required for stairways and exits.
- d. All other pedestrian ramps serving primary entrances shall have a minimum width of 48".
- e. Top landings shall be not less than 80" wide and shall have a length of not less than 60" in the direction of ramp run.
- f. At bottom and intermediate landings, the width shall be at least the same as required for the ramp and not less than 72"in direction of ramp run.
- g. Handrails are required on ramps that provide access if the ramp slope exceeds 1" rise in 2' of horizontal run, except that at exterior door landings, handrails are not required on ramps less than 6< "rise or 72" in length.
- h. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34" to 38" above the ramp surface, shall extend a minimum of 1' beyond the top and bottom of the ramp and the ends shall be returned.
- i. The grip portion of handrails shall be not less than 1 1/4" nor more than 2" or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Hand rails shall not rotate within their fittings.
- j. Where the ramp surface is not bound by a wall or fence and the ramp exceeds 10'in length the ramp shall comply with one of the following requirements:
  - i. A guide curb, a minimum of 2' in height shall be provided at each side of ramp; or
  - ii. A wheel guide rail shall be provided, centered 3" +/- 1" above the surface of the ramp.

D. Parking
- a. Provide disabled parking spaces per Table 11b-208.2
- b. Accessible parking spaces serving a particu7lar building shall be located as near as practical to a primary entrance and on the shortest accessible route of travel from adjacent parking to an accessible entrance.
- c. Where single accessible parking spaces are provided, they shall be 14' wide and outlined to provide a 9' parking area and a 5' loading and unloading access aisle on the passenger side of the vehicle.
- d. When more than one accessible parking space is provided, in lieu of providing a 14' wide space for each parking space, two spaces can be provided within a 23' wide area lined to provide a 9' parking area on each side of a 5' loading and unloading access aisle in the center.
- e. The minimum length of an accessible parking space shall be 18'.
- f. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96" wide minimum and shall be designed van accessible. All such spaces may be grouped on one level of a parking structure.
- g. Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed 1 unit vertical to 50 units horizontal in any direction.
- h. Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 8" from the bottom of the sign to the parking space finished grade.
- i. Signs to identify accessible parking spaces maybe centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground or sidewalk.
- j. Van accessible parking spaces shall have an additional sign stating "Van accessible" mounted below the symbol of accessibility and posted at a min. height of 80" from the bottom of the sign to the parking space fin. grade.
- k. An additional sign shall also be posted, in a conspicuous place, at each entrance to off street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and and conspicuously states the following:
  "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities shall be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____." NOTE: Fill in blank spaces as appropriate.
- l. The surface of each accessible parking space or stall shall have a surface identification duplicated eith of the following schemes:
  - i. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or
  - ii. By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36" high by 36" wide.
- m. The words "NO Parking" shall be painted on the ground within each 5' or 8'loading and unloading aisle. This notice shall be painted in white letters.

E. Single Accommodation Sanitary Facilities
- a. There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close.
- b. There shall be in the room a clear floor space of at least 80"in diameter or a T-shaped space complying with figures 11B-604.8.1.1.2 or 11B-604.8.1.1.3 no door shall encroach into this space for more than 12" except for the panel door to any water closet compartment if there is one.
- c. The water closet shall be located in a space which provides a minimum 28" wide clear space from a fixture or a minimum 32" wide clear space from a wall at one side. The other side shall provide 18" from the centerline of the water closet to the wall. A minimum of 48" clear space shall be provided in front of the water closet.
- d. All doors, fixtures and controls shall be on an accessible route with a minimum clear width of 36" at doors, if a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible rout shall be as shown in figure 11B-9E.
- e. Sanitary facilities shall be identified by sign by sign mounted per detail 7/A-5.1

- e.1 Pictorial Sign (mount adjacent to door per detail)
  Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle "thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle a 1/4" thick & 12" diameter.
- e.2 DOOR SYMBOLS Center on door at 60" A.F.F.

SUPERIMPOSE SYMBOLS ON UNISEX RESTROOM

- f. The space between two consecutive door openings in a vestibule, serving other than a required exit stairway shall provide a minimum of 48" of clear space from any door opening into such vestibule when the door is positioned at an angle of 90 degrees from its closed position.

F. Sanitary Facility Fixtures and Accessories
- a. Lavatories when located adjacent to a side wall or partition shall be a minimum of 18" to the centerline of the fixture.
- b. All lavatories that are designated to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and a vertical clearance measured from the bottom of the apron. or outside bottom edge of the lavatory of 29", reducing to 27" at a point located 8" back from the front edge. Knee clearance below the lavatory shall extend minimum of 9" high from the floor and a minimum of 17" deep from the fort of the lavatory.
- c. Controls for water closet flush valves shall be mounted on the wide side of toilet areas.
- d. Water closet and urinal flush valve controls, and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
- e. The force required to activate water closet and urinal flush valve controls, and faucet and operating mechanism controls shall be no greater than 5#'s. electronic or automatic flushing controls are acceptable and preferred.
- f. Self-closing faucet control valves are allowed if the faucet remains open at least 10 seconds.
- g. Toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5". Walls within water closets compartments and walls within 24" of the front and sides of urinals shall be similarly finished to a height of 48" and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.

G. Sanitary Facility Fixtures and Accessories
- a. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway exceeding 4" in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by warning curbs projecting at least 5". Walls within water closets compartments and walls within 24" of the front and sides of urinals shall be similarly finished to a height of 48" and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.
- b. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide complying withsections 11B- 705.1 et seq.

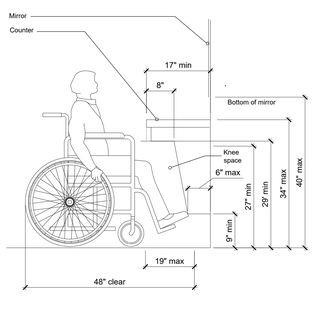
H. Entrances and Exits
- a. All building entrances shall be identified by a standard sign with the International Symbol of Accessibility with additional directional signs at junctions to be visible to persons along approaching pedestrian ways. The symbol shall be a white figure on blue background.
- b. Maximum effort to operate doors shall not exceed 5#'s effort per abv notes. When fire doors are required the maximum effort to operate the door may be increased to the maximum allowable by the appropriate administrative authority, not to exceed 15#'s.

I. Controls & Operating Mechanisms & Electrical
- a. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds.
- b. The highest operable part of all controls, dispensers, receptacles and other operable equipment shall be placed within 48" of the floor but not lower than15" if forward approached and within 54" but not lower than9" if side approached with the following exceptions:
  - i. Electrical and communication system receptacles on walls shall be mounted no less than 15" above the floor.
  - ii. The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances or Colling, heating and ventilation equipment shall be not more than 48" above the floor or working platform.
  - iii. the center of fire alarm initiating devices (boxes) shall be located 48" above the level of the floor, working platform, ground surface, or sidewalk.

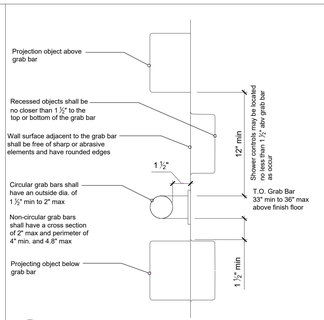
J. ALL REQUIRED ENTRANCE/EXITS INTERIOR DOORSSHALL BE ACCESSIBLE AS FOLLOWS: (Signage required at common areas only)
- PROVIDE A MINIMUM 32" CLEAR OPENING WHEN DOOR ISIN A FULLY OPEN POSITION (DOOR 90 DEGRESS TO OPENING)
- APPROVED ACCESSIBLEDOOR LATCH HARDWARE SHALL BE LEVER.
- DOOR HARDWARE SHALL BE MOUNTED A MINIMUM OF 34" AND A MAXIMUM OF 44" ABOVE THEFINISH PATH SURFACE.
- PROVIDE A 10" X DOOR WIDTH KICKPLATE AT THE DOOR BASE.
- ALL ACCESSIBLEENTRANCES SHALL BE IDENTIFIEDBY A SIGNAND WITH
- ADDITIONAL SIGNS AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

Figure 404.2.3 Clear width of Doorways

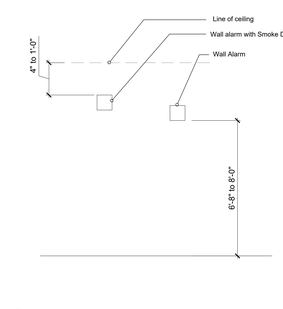
K. TACTILE EXIT SIGNS
Each grade-level exterior exit door shall be identified by a tactile exits sign with the word, "EXIT". Each exits door that leads directly to a grade-level exterior exits by means of a stairway or ramp shall be identified by a tactile exits sign with the following words as appropriate:
"EXIT STAIR DOWN"
"EXIT RAMP DOWN"
"EXIT STAIR UP"
"EXIT RAMP UP"
Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or an exit passageway shall be identified by a tactil exit sign with the words, "EXIT ROUTE".
Each exit door from an interior room or area that required to have a visual exit shall be identified by a tactile exit sign with the words, "EXIT ROUTE".
Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words, "TO EXIT".



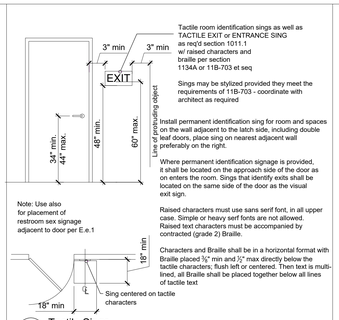
12 Space Requirements at Lavatories
None



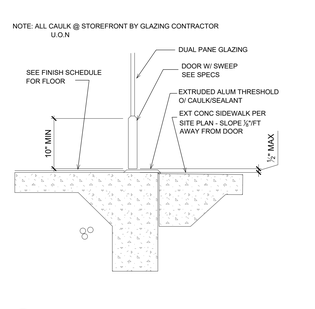
11 Grab Bars
None



10 Visual Alarms
None



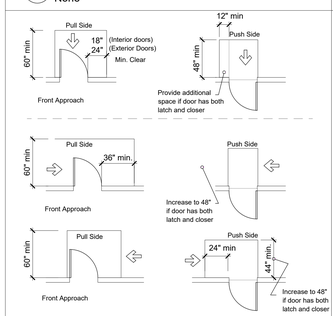
9 Tactile Sings
None



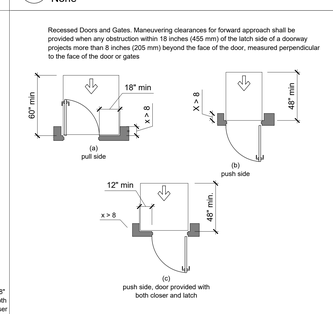
8 Door Threshold
None

GENERAL ACCESSIBILITY REQUIREMENTS AT ALL UNITS:
1. Viewers (peephole) at standard height and at accessible height (43") install prism viewer as alternate as to affect view from wheelchair level.
2. Lever hardware at all doors
3. At entry and bedroom closets, at least a portion w/ of the clothes rod is to be set at 54" max. (accessible height)
4. Carpet to be installed without pad or with thin, dense pad.
5. All faucets to be lever type.
6. At least one upper cabinet to be set with top of face of bottom shelf at max. 48" above finished floor.
7. Range hood fan & light to be controlled by wall switch mounted in an accessible location.
8. Garbage disposal if provided to be controlled by switch mounted in an accessible location.
9. Provide wire pull hardware on cabinet doors/drawers if needed for ease of opening.

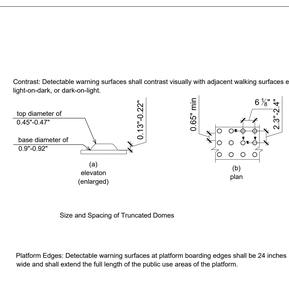
See enlarged Floor Plans for additional Accessibility Notes and requirements not noted here.



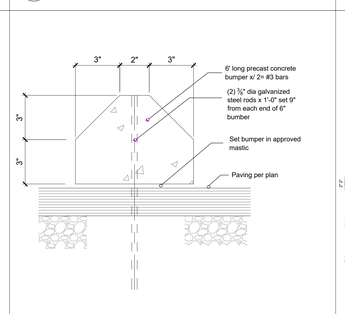
7 Maneuvering Clearances at Swinging Doors
None



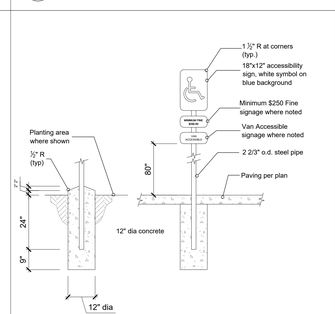
6 Maneuvering Clearances @ Recessed Doors
None



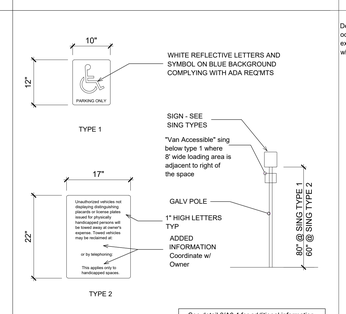
5 Detectable Warnings
None



4 Wheel stop
None

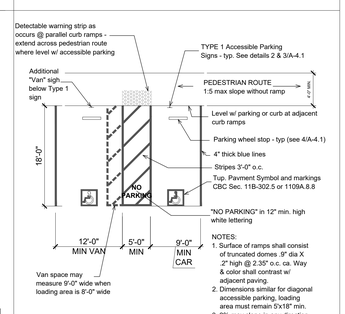


3 Parking Sign Anchorage
None



See detail 3/A0.4 for additional information

2 Accessible Parking Signale
None



1 Accessible Parking Stripping
None

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LICENSED ARCHITECT
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Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

ADA Details

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

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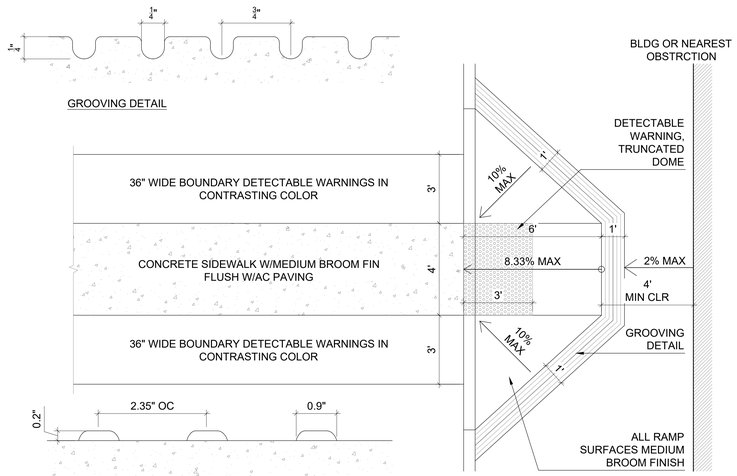
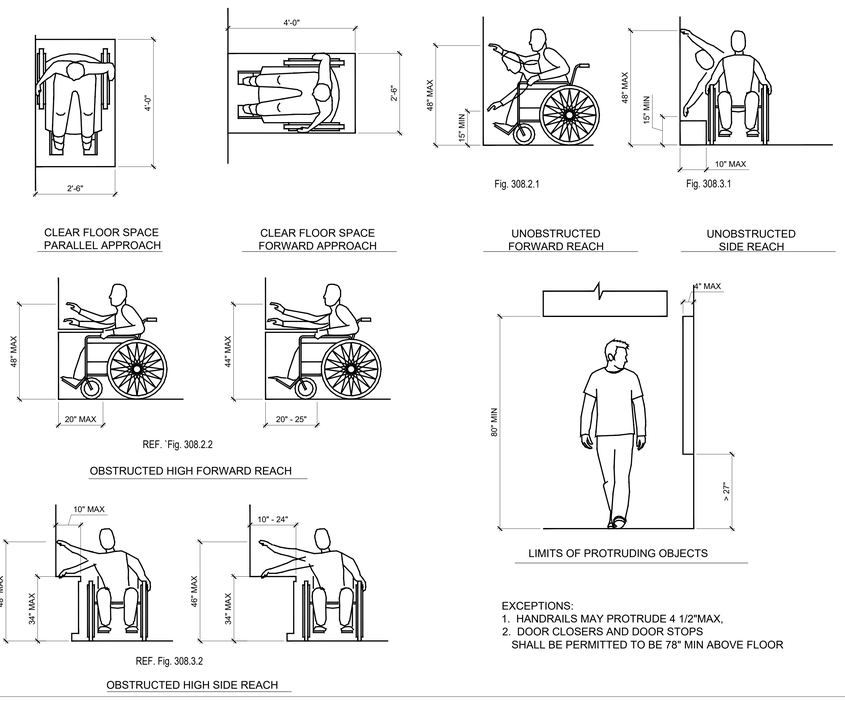


6 Curb requirements - ramp
None

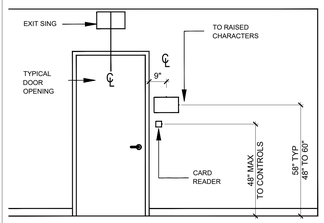
1. ALL DIMENSIONS INDICATED ON THIS SHEET ARE CLEAR MINIMUM TO FACE OF FINISH. DIMENSIONS TO TOILET ROOM ACCESSORIES ARE TO THE CENTER LINE AS NOTED OR TO THE HIGHEST PORTION OF THE OPENING OR OPERATING DEVICE.
2. ALL ITEMS INDICATED BELOW MAY NOT OCCUR ON THIS PROJECT. SEE PROJECT PLANS AND ELEVATIONS FOR ITEMS THAT OCCUR.
3. SEE ARCHITECTURAL PLANS FOR ACCESSIBILITY AND/OR ADAPTABILITY CONFORMANCE IN THE HORIZONTAL PLAN LAYOUT.
4. SEE ARCHITECTURAL INTERIOR ELEVATIONS FOR DWELLING UNIT F.H.A. ADAPTABLE, AND/OR A.N.S.I. TYPE A OR B DWELLING UNIT FIXTURE MOUNTING HEIGHTS, IF THEY OCCUR ON THIS PROJECT.
5. CONFORMANCE TO FIXTURE MOUNTING HEIGHT REQUIREMENTS ARE APPLICABLE IN ANY PUBLIC AREA OR EMPLOYEE WORK AREA MORE THAN 1000 SF, AS THEY OCCUR PER PROJECT.
6. VERIFY ACCESSORY SIZE WITH MANUFACTURER TO ENSURE CONFORMANCE WITH REQUIRED MOUNTING HEIGHTS.
7. PROVIDE CODE-COMPLIANT BLOCKING WITHIN WALLS AS REQUIRED FOR PROPOSED AND FUTURE ACCESSORIES AND GRAB BARS MOUNTING FIXTURES.
8. PROVIDE GYPSUM BOARD WRAP BEHIND FIXTURES AT WALLS DESIGNATED ON FLOOR PLANS AS OPENING-PROTECTED WALLS.
9. ACCESSIBLE FIXTURES REQUIRE A CLEAR FLOOR SPACE CONTIGUOUS OR OVERLAPPING THE ACCESSIBLE ROUTE. FLOOR DRAINS SHOULD NOT BE PLACED IN THIS CLEAR FLOOR SPACE.
10. EXCEPTION: DRAINS MAY RESIDE IN CLEAR FLOOR SPACE PROVIDED DRAIN HOLES DO NOT EXCEED 1/2" DIA. MAXIMUM; FLOOR SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION; AND THE ELEVATION CHANGE AT THE DRAIN LIP DOES NOT EXCEED 1/8".

ICC/ANSI A117.1-2009 SECTION 308 REACH
RANGES (ALL DIMENSIONS ARE NOT TO SCALE)

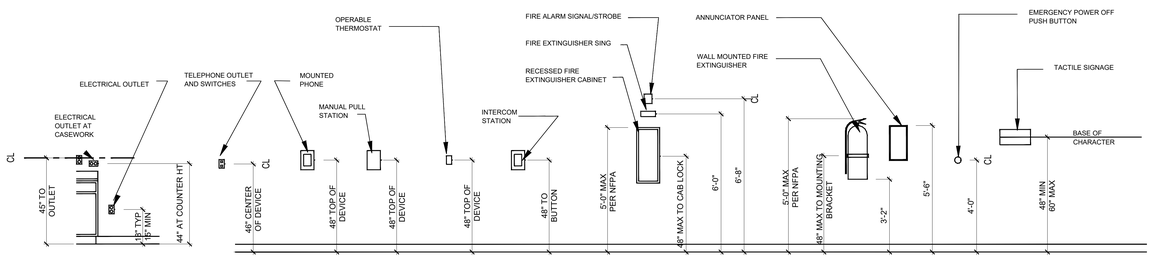


EXCEPTIONS:
1. HANDRAILS MAY PROTRUDE 4 1/2"MAX,
2. DOOR CLOSERS AND DOOR STOPS
SHALL BE PERMITTED TO BE 78" MIN ABOVE FLOOR

5 Accessible fixture Mounting Requirements (PER ICC/ANSI A117.1-2009)
None General ADA Details Applicable Where Needed



2 Typical at Door
None General ADA Details Applicable Where Needed



1 Miscellaneous wall Mountings
None General ADA Details Applicable Where Needed

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	Pre-submittal Reviews	07/02/2025

ADA Details
Continued

D2-0
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Sheet size: Arch E

a. A handrail shall be provided on one wall of the car, preferably the rear. The rails shall be smooth and the inside surface at least 1-1/2" clear of the walls at a nominal height between 31" and 33" above the floor. 32" is required to reduce interference with car controls where the lowest button is centered at 35" above floor. (11168.1.11, Fig 11A-78 8 Fig 118-408)

b. The centerline of elevator floor buttons shall be no higher than 54" above the finish floor for side approach and 48" for front approach. Where possible a 48" maximum height for elevator floor buttons is preferred. (1124A.3.3.1, 11168.1.8, Fig. 11A-7B 8 Fig 118-408).

c. Floor buttons shall be provided with visual indications to show when each call is registered. The visual indicators shall be extinguished when each call is answered. (1124A.3.3.1, 11168.1.8, Fig 11A-78 8. Fig 118-408).

d. Except for photo electric tube by-pass switches, emergency controls, including the emergency stop and alarm, shall be grouped in or adjacent to the bottom of the panel and shall be no lower than 2-11" from the floor. For multiple controls only, one set must comply with these height requirements. (1124A.3.3.1, 11168.1.8, Fig 11A- 78 8 Fig 11 B-408)

e. The centerline of the hall call buttons shall be 3-6" above the floor. The buttons shall be a minimum of 3/4" in size and shall be raised 1 /8" + 1 /32" above the surrounding surface. Visual indication shall be provided to show each call registered and extinguished when answered. Objects adjacent to and below hall call buttons shall not project more than 4" from the wall. (1124A.4, 11168.1.10, Fig 1A-7C 8 Fig 11840C).

f. The emergency telephone handset shall be positioned no higher than 4-0" above the floor, and the handset cord shall be a minimum of 2'-5" in length. (1124A.3.4, 11168.1.8)

a. If the telephone system is located in a closed compartment, the compartment door hardware shall be of the lever type, conforming to the provisions of Section 1008.1.8, type of lock or latch. Emergency intercommunication shall not require voice communication. (1124A.3.4, 11168.1.8)

b. A visual car position indicator shall be provided above the car control panel or over the door to show the position of the elevator in the hoist way. As the car passes or stops at a floor served by the elevators, the corresponding numerals shall illuminate, and an audible signal shall sound. (11168.1.9)

c. Numerals shall be a minimum of 1/2" in height. (11168.1.9).

d. An audible verbal announcement or signal shall sound to tell passengers that the car is stopping or passing a floor served by the elevator. The audible signal shall be no less than 20 decibels with a frequency no higher than 1500 Hz. (11168.1.9).

e. The minimum illumination at the car controls, threshold, and the landing when the car and landing doors are open shall not be less than 5 foot-candles. (1124A.5, 11168.1.2).

5. Identification for the visually impaired shall be as follows: (1124A.3.3.2,11168.1.9, Fig 11 A-78 8 Fig 118-408).

a. Passenger elevator car controls shall have a minimum dimension of 3/4" and shall be raised 1/8" + 1/32" above the surrounding surface.

b. Control buttons shall be illuminated, shall have square shoulders, and shall be activated by a mechanical motion that is detectable.

c. All control buttons shall be designated by a 5/8" minimum, Arabic numeral, standard alphabet character, or standard symbol immediately to the left of the control button.

d. A Braille symbol shall be located immediately below the numeral, character, or symbol.

e. A minimum clear space of 3/8" or other suitable means of separation shall be provided between rows of control buttons.

f. The raised character shall be white on a black background.

g. Controls and emergency equipment identified by raised symbols shall include, but not be limited to, "door 'open'," door close", "alarm bell", "emergency stop", and "telephone.

h. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation.

6. A visual and audible signal shall be provided at each hoist way entrance indicating to the prospective passenger the car answering the call and its direction of travel as follows: (1124A.6, 1116B.1.13)

a. The visual signal for each direction shall be a minimum of 2-1/2" high by 2-1/2" wide, and visible from the proximity of the hall call button.

b. The audible signal shall sound once for the "up" direction and twice for the "down" direction or shall have verbal communicators that say "up" or "down".

c. The centerline of the fixture shall be located a minimum of 6' in height from the lobby floor.

d. The use of in-car lanterns, located in or on the car door jambs, visible from the proximity of the hall call button and conforming to Sections. 1124A.6 or 1116B.1.13 will be acceptable. (111 OA.6, 11168.1.13). The use of arrow shapes is preferred for visible signals. (1124A.6, 11168.1.13).

F. ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

1. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box or receptacle housing nor less than 15 inches measured from the bottom of the receptacle outlet box or receptacle housing to the level of the finished floor or working platform. If the reach is over an obstruction (for example, a kitchen base cabinet) between 20 and 25 inches in depth, the maximum height measured at the box is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction is no more than 24 inches in depth. Obstructions shall not extend more than 25 inches from the wall beneath the receptacle. Outlets that do not satisfy these specifications are acceptable provided that comparable outlets, that perform the same functions, are provided within the same area and are accessible. (1136A.1)

Exceptions:

I) Receptacle outlets installed as part of permanently installed baseboard heaters are exempt.

II) Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls.

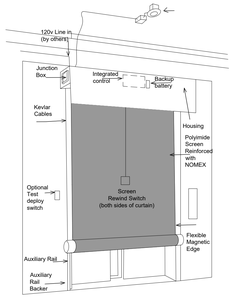
III) Baseboard electrical outlets used in moveable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements.

IV) This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship.

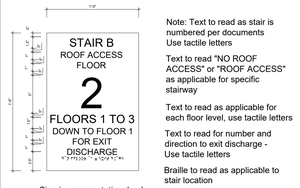
Note: The intent of the measurement is to ensure that receptacles fall within the reach range of 15 inches to 48 inches.

2. Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms, or cooling, heating and ventilating equipment, shall be located no more than 48 inches measured from the top of the outlet box nor less than 15 inches measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction is no more than 24 inches in depth. Physical barriers or obstructions shall not extend more than 25 inches from the wall beneath a control. Controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible. (1136A.2)

Exception: Appliances (e.g. kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.



5 Elevator Smoke Curtain
None



Sing is representational only

Note: Text to read as stair is numbered per documents
Use tactile letters

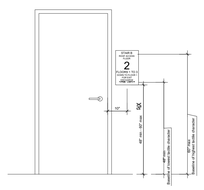
Text to read "NO ROOF ACCESS" or "ROOF ACCESS" as applicable for specific stairway

Text to read as applicable for each floor level, use tactile letters

Text to read for number and direction to exit discharge - Use tactile letters

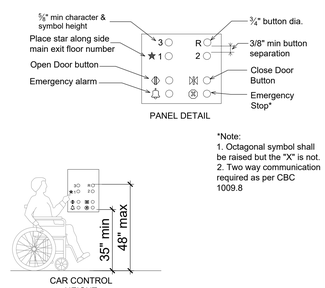
Braille to read as applicable to stair location

1. Centerline of sing shall be 10" from the latch side of door
2. Tactile characters shall be raised $\frac{1}{32}$" min above background, shall be upper case and sans serif per ICC/ANSI A117.1-09 Sec. 703.3
3. Signage to conform to CBC 1023.9 as noted above as well as have letters w/ ¾" stroke at 5" letters and ¼" stroke at other letters. Letters shall have a non-glare finish and contracts with background.

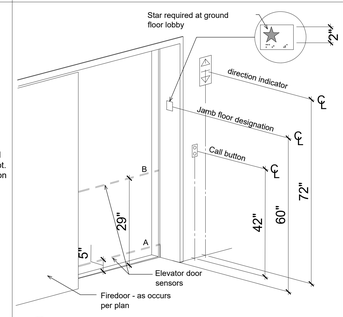


Door is representational only

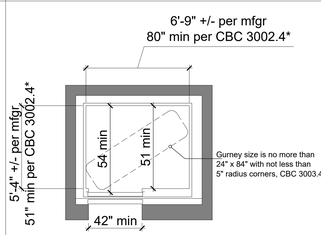
4 Enclosed Stair Signage
None



3 Elevator Car Control Height & Panel Detail
None



2 Elevator Call Buttons/Indicators/Sensors
None



* With one elevator per building, each must be sized to accommodate an ambulance gurney. Anticipated manufacture dimension noted, deviation from minimum code dimensions shall be made for alternates.

1 Car Size - Minimum Dimensions
None

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Elevator Details

D3-0
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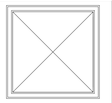
GYPSUM WALLBOARD, STEEL STUDS
One layer of any ⅝" Type X Gyp Bd
panel applied without horizontal joints
1-5/8" steel studs located at each corner of
Win 1"(25 mm) Type S drywall screws 24" o.c
Fire Test: UL NC505, 77NK1747,
6-13-77;
UL Design X528
GA File No CM 1851

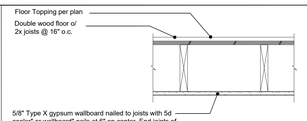


Stucco System
7/8" Single Coat Stucco

Testing: Prescriptive
construction per 2016 CBC
Table 721.1(2) # 13-1.3

27 Wood Columns/Beams - 1 Hour* Fire Protection

None

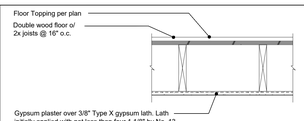


5/8" Type X gypsum wallboard nailed to joists with 5d cooler* or wallboard* nails at 6" on center. End joints of wallboard centered on joists.

Testing: Prescriptive
construction per 2016 CBC
Table 721.1(3) # 13-1.4

26 Intermediate Landing Floor Assembly

None



Gypsum plaster over 3/8" Type X gypsum lath. Lath initially applied with not less than four 1 1/8" by No. 13 gage by 19/64" head plasterboard blued nails per bearing. Continuous stripping over lath along all joist lines. Stripping consists of 3" wide strips of metal lath attached by 1 1/2" by No. 11 gage by 1/2" head roofing nails spaced 6" on center. Alternate stripping consists of 3" wide 0.049" diameter wire stripping weighing 1 pound per square yard and attached by No. 16 gage by 1 1/" by 1/4" crown width staples, spaced 4" on center. Where alternate stripping is used, the lath nailing may consist of two nails at each end and one nail at each intermediate bearing. Plaster mixed 1:2 by weight, gypsum-to-sand aggregate.

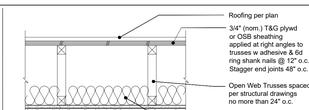
Testing: Prescriptive
construction per 2016 CBC
Table 721.1(3) # 13-1.2

Alternate: Use Fire Rated single coat stucco system@ ceiling per manufacture

Testing: Prescriptive
construction per 2016 CBC
Table 721.1(3) # 13-1.2

25 Balcony Floor Assembly - 1 Hr Fire Rated

None



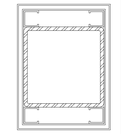
Base layer ⅝" type X gyp bd applied at right angles to wood roof trusses 24" o.c. w/ 1 1/4" Type W drywall screws @ 12" o.c. o.c, with 11/4" Type W drywall screws 12" o,c, Second layer Second layer 5/8" type X gypsum applied at right angles to trusses with 2" Type W drywall screws @12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X gyp bd applied at right angles to trusses with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furring channels 24' o.c. applied at right angles to trusses over third layer w/ two 2 1/2" long Type W drywall screws at each truss. Face layer 5/8" type X gyp bd applied at right angles to furring channels w/ 1 1/8" Type S drywall screws 12" o.c.

Fire Test: UL RA024, 00NK26545, 4-27-01,
UL Design L556;
ULC Design M514

For use @ Non-Occupied Roof Area per plan

24 Roof Assembly - 2 Hr Fire Rated

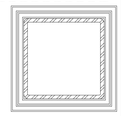
None — GA File No FC 2751



One layer of any ⅝" Type X Gyp Bd
panel applied without horizontal joints and parallel to 1-5/8" steel studs located at each corner of TSBX8x0.250 tube steel column with 1" (25 mm) Type S drywall screws 24" o.c. Steel cornerbead, 1-1/2" flanges, applied with 1" Type S drywall screws 12 o.c. in each flange, Joint compound 1/16" thick applied over corner bead.

Fire Test: UL NC505, 77NK1747,
6-13-77;
UL Design X528
GA File No CM 1851

GYPSUM WALLBOARD HELD WI WIRE



Multiple layers of 1/2" gypsum wallboard adhesively secured to column flanges and successive layers. Gyp bd applied without horizontal joints. Corner edges of each layer staggered. Wallboard layer below outer layer secured to column with doubled 0.049" (No. 18 B.W. gage) steel wire ties spaced 15" oc. Exposed corners taped and treated.

2 layers minimum at 1-Hr rating.
*4 layers may be used at 2-hr rated conditions

Testing: Prescriptive
construction per 2016 CBC
Table 721.1(1) #1-7.1

23 Tube Steel Columns - 1 Hour* Fire Protection

None

Symbol/Rating — Description — Detail

W6.0 — 1 Hour*

Testing: Prescriptive
construction per 2016 CBC
Table 721.1(2) # 15-1.3

*Assembly to be used at all exterior locations including non-rated walls u.o.n. on plan

W6.3 — Wall type w6.0 w/ resilient channels per W4.1 - STC rating 57 [HUD Noise Notebook Chptr 4]

W6.1 — 2 Hour

Testing: Prescriptive
construction per 2016 CBC
Table 721.1(2) # 15-1.7

W6.2 — 1 Hour*

Testing: Prescriptive
construction per 2016 CBC
Table 721.1(2) # 15-1.2

*Assembly to be used at all locations with exterior on both sides such as balconies including walls where fire rating is not required, u.o.n. on plan

2x wood studs 16" o.c. w/ ⅞"** cement plaster (measured from face of studs (or sheathing]) on exterior surface w interior surface treatment as required for interior wood stud 1 hour rated partition above. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

** Note, At locations with Brick Veneer, stucco may be reduced to 3/4" thickness per 2016 CBC Table 721,1(2) # 15-2,1

1 layer 5/8" Type X gyp bd ea side applied vertically or horizontally nailed with 6d cooler or wallboard nails at 7o.c, with end joints on nailing members, Stagger joints each side,

EXTERIOR SIDE: Base layer 5/8" type X gyp bd applied parallel to 2x6 fire retardant treated wood studs 16" o.c, w 6d coated nails 1?/8" long, 0.0915" shank, 1/4" heads, 12 o.c. and covered with a single layer fire resistant protective weather retarder paper stapled along each edge at 16" o.c. Galvanized self-furring wire mesh applied of sheathing with 8d galvanized roofing nails, 23/8" long, 0.113" shank, 9/32" heads, 6" o.c. Cement-stucco applied/o/ wire mesh in two 1/2" thick coats w bonding agent applied between coats.

INTERIOR SIDE: Base layer 5/8" type X gyp bd applied parallel to studs with 6d coated nails, ⁷/₈" long, 0.0915" shank, 1/2" heads, 12 o.c. Face layer 5/8" type X gyp bd applied at right angles to studs with 8d coated nails, 23/8" long, 0.113 shank, 9/32" heads, 8 o.c. at edges and 12" o.c. at intermediate studs (LOAD-BEARING)

2" X 4" wood studs 16" on center with metal lath and 3/4" [min.] cement plaster on each side. Lath attached with 6d common nails 7" on center driven to 1" minimum penetration and bent over. Plaster mix 1:4 for scratch coat and 1:5 for brown coat by volume, cement to sand.

Sheathing per structural drawings

Apply interior gyp bd o/ resilient channels per wall type 4.1 at all exterior walls adjacent to balconies or common areas only [HUD Noise Notebook Chptr 4 Supplement] - STC rating 57

Sheathing per structural drawings

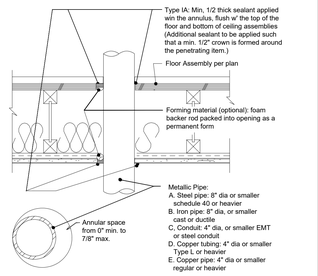
Sheathing per structural drawings

Sheathing per structural drawings

Note: See structural drawings for wood member sizing. Note that bearing walls on first floor of 3 story buildings must be 3x4 or 2x6 @ 16" o.c minimum

22 Exterior Wall Assemblies

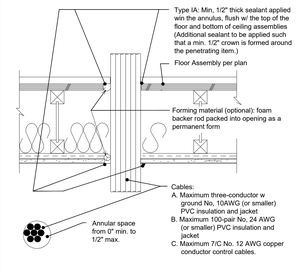
None



F-C-1069

21 Floor/Ceiling Assembly Penetration

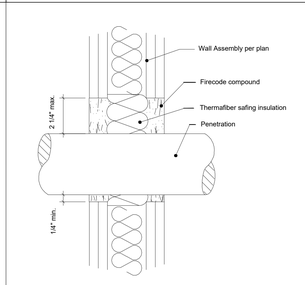
None



F-C-3054

20 Floor/Ceiling Assembly Penetration

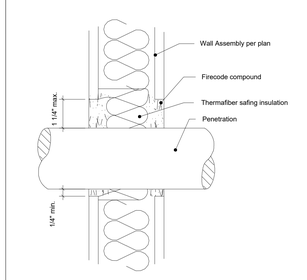
None



U.L. System No. W-L-1064- single layer gyp bd assemblies

19 Penetration in Rated Wall Assembly

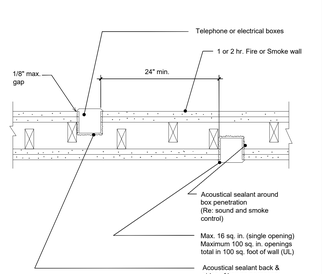
None



U.L. System No. W-L-1039- single layer gyp bd assemblies

18 Penetration in Rated Wall Assembly

None



17 Elec/Phone Boxes in Fire/Smoke Wall

None

Symbol/Rating — Description — Detail

W4.0 — Party/Demizing Walls — 1 Hour — 60 - 64 STC

GA File No. 5450
Fire Test: See WP 4135
(FM WP-360, 9-27-74);
UL R4024, 10-31-68
Sound Test: NGC 2377, 5-19-70

Base layer 5/8" proprietary type X gyp bd applied parallel to each side of 2x4 studs @16" o.c. staggered 8 o.c. on 2x6 plates w/ 11/4" drywall screws 8" o.c. Face layer 5/8 proprietary type X gyp bd applied parallel to each side with 17/8" drywall screws 8" o.c. Joints staggered 24" on opposite sides.

Sound tested with resilient channels on one side and 31/2" glass fiber insulation in stud cavity on both sides. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD
American Gypsum Company LLC - 5/8" FireBloc® Type C

Sheathing per structural drawings

5/8" Type X gyp bd cont. fire block or alternative fire foam at 10' o.c. min. intervals secured to one side of wall

W4.1 — Cooridor Wall — 1 Hour — 50 - 54 STC

GA File No. WP 3243
Fire Test: Based in UL R14196, 05NK05371, 2-15-05, UL Desing U309
Sound Test: NRCC TL-93-103, IRC-IR-761, 3/98

1 layer 5/8" Type X gyp bd applied parallel or at right angles to each side of 2 x4 wood studs 16" o.c. staggered 8" o.c. on 2 x6 wood plates w/ 8d coated nails 7" o.c. Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs w/1 1/4" Type S drywall screws, One layer 5/8" type X gyp bd applied at right angles to channels with 1" Type S drywall screws @8 o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gyp bd applied nails. Vertical joints staggered 24 on opposite sides.

Corridor Side

Sheathing per structural drawings

Unit Side

Resilient channel per notes

W4.2 — 2 Hour — 55 - 59 STC

GA File No. WP 3820, WP 5520
Fire Test: See WP 4135 (FM WP 360, 9-27-74); UL R4024, 10-31-68
Sound Test: NGC 3056, 4-7-70

Base layer 5/8" type X gyp bd applied at right angles to each side of double row of 2 x4 studs 16" o.c. on separate plates 1" apart w/ 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. & Face layer 5/8" type X gyp bd applied at right angles to each side w/ 8d coated nails, 2 3/8" long, 0.100" shank, 1/4 heads, 8" o.c. Joints staggered 16" each layer and side, Sound tested with 31/2" glass fiber insulation stapled to studs in stud spaces on one side stapled to studs in stud spaces on one side and with nails for base layer spaced 6" o.c.
Horizontal bracing required at mid-height. (LOAD-BEARING)

Stagger studs as practical

W5.0 — Shaft wall at Unit — 2 Hour — 50 - 54 STC

Fire Test: See WP 5530 (FM WP 360, 9-27-74); UL R4024, 10-31-68
Sound Test: NGC 2377, 5-19-70

Base layer 5/8" Type X gyp bd applied at right angles to each side of 2 x4 wood studs 16" o.c, staggered 8" o.c, on 2x6 wood plates with 6d coated nails 1 7/8" long, 0.085" shank, 14" heads, 24" o.. Face layer 5B gyp bd applied at right angles each side with 8d coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 8" o.c. Joints staggered 16" each layer and side. Sound tested with nails for base layer spaced 8" o.c. Horizontal bracing required at mid-height.

Sheathing per structural drawings

W5.1

Sound Rated Partitions and Impact Rated Ceiling-Floor Assemblies shall comply with the following:

All wall and floor-ceiling assemblies with airborne sound insulation shall provide an airborne sound insulation equal to that required to meet a sound transmission class (STC) of 50 (45 if field tested). All separating floor-ceiling shall provide impact sound insulation equal to that required to meet an impact insulation class (IIC) of 50 (45 if field tested). EXCEPTION: Impact sound insulation is not required for floor-ceiling assemblies over non habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.(CBC 1207.2 and 1207.3).

1. Carpets or similar surface material which are part of the floor-ceiling assembly must be installed and inspected before the final inspection is requested.

2. An approved permanent, and resilient acoustical sealant will be provided along the joint between the floor and the separation walls.

3. All penetrations into sound rated partitions or floor-ceiling assem-blies will be sealed, with approved permanent resilient sealant.

4. All rigid conduit, ducts, plumbing pipes and appliance vents located in sound assemblies will be isolated from the building construction by means of resilient sleeves, mounts or minimum 1/2" thick approved resilient material, (Exception: Gas piping need not be isolated.)

5. Mineral fiber insulation will be installed in joist spaces whenever a plumbing pipe, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct.

6. Electrical Requirements. An outlet box is defined as a box used for receptacles, switches, surface-mounted light fixtures, junction points, telephones, thermostats, television uses, etc. No box dimension shall exceed 6".
1) Only outlet boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of sound rated construction. All other equipment and devices which include recessed fixtures, pane-boards, heaters, kitchen, exhaust fans, and sound producing. equipment, bells, intercoms, etc., Shall not. be installed in these sound rated. walls and ceilings unless prior approval has been obtained from the Structural Research Engineer.

2) Outlet boxes may be Installed In the sound rated walls or ceilings as follows:
a) Boxes which penetrate the wall in one area or occupancy shall not be installed on the same stud or in the same space between studs, containing a box which penetrates into another area or occupancy. i. e. not in the same bay.
b) There shall be on solid stud .between outlet boxes.
c) A solid fire blocking will be considered a solid stud in order to place one box above the other in the same bay.
3) Outlet boxes shall have a depth not more than 1-1/2", so as to allow the required 2 inch uncompressed Insulation to be installed in a standard 2x4 wall. On walls of deeper dimensions, boxes of greater depths may be permitted.

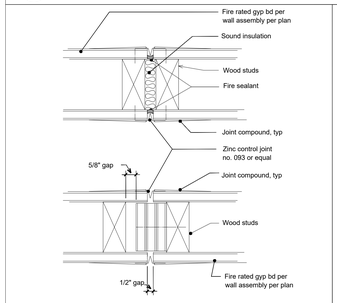
4) Conduits or raceways (stub outs) may penetrate the sound rated walls or ceilings provided the conduit is covered at the penetration point with a permanently resilient sealant.

5) The requirements for outlet boxes installed for televisions, telephones and thermostats (electric and pneumatic) shall be the same as for receptacles or switches. Plaster rings, open back boxes or mounting plates shall not be permitted.

Note: See structural drawings for wood member sizing. Note that bearing walls on first floor of 3 story buildings must be 3x4 or 2x6 @ 16" o.c minimum

7 Party/Demizing and Chase Wall Assemblies

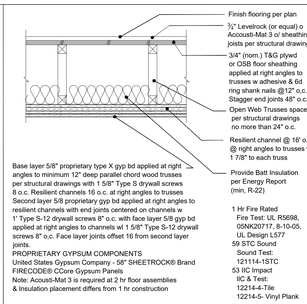
None



See structural drawings for locations

12 1 Hr. Wall Control/Expansion Joint

None



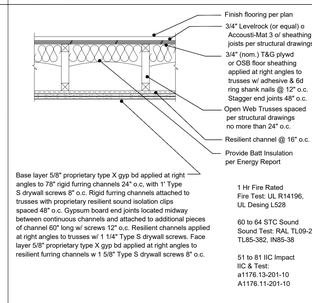
Base layer 5/8" proprietary type X gyp bd applied at right angles to minimum 12" deep parallel chord wood trusses per structural drawings with 1 5/8" Type S drywall screws 8 o.c. Resilient channels 16 o.c. at right angles to trusses Second layer 5/8 proprietary gyp bd applied at right angles to resilient channels with end joints centered on channels w 1" Type S-12 drywall screws 8" o.c. with face layer 5/B gyp bd applied at right angles to channels wl 1 5/8" Type S-12 drywall screws 8" o.c. Face layer joints offset 16 from second layer joints.
PROPRIETARY GYPSUM COMPONENTS
United States Gypsum Company - 58" SHEETROCK® Brand FIRECODE® CCore Gypsum Panels
Note: Acousti-Mat 3 is required at 2 hr floor assemblies & Insulation placement differs from 1 hr construction

1 Hr Fire Rated
Fire Test: UL R9698, 05NK20717, 8-10-05, UL Design L577
59 STC Sound
Sound Test: 121114-1STC
53 IIC Impact
IIC & Test: 12214-4-Tile
12214-5- Vinyl Plank

Stair Stringers @ Interior Exit Stairs Acting as Horizontal Assembly
Floor/Roof Assembly @ Occupied Roof Areas per plan

11 Floor Assembly - 2 Hr Fire Rated

None — GA File No FC 5752



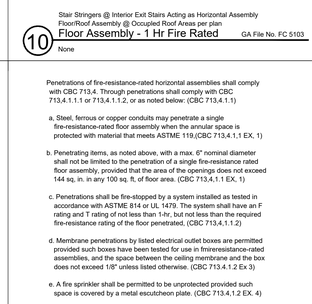
Fire Test: FM FC 172. 2-25-72; ITS, 8-6-98

Base layer 5/8" type X gyp bd applied at right angles to trusses @ 24" o.c. w/ ½" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gyp bd applied at right angles to trusses/rafters/joists with 17/8" Type W or S drywall screws 12" o.c, at joints and intermediate framing and 1 ½" Type G drywall screws 12" o.m c. placed 2" back on either side of end members, Joints offset 24" from base layer joints, Wood truss/rafter/joists supporting ⅜" plywood w exterior Bas glue applied at right angles to framing w/ 8d nails. Ceiling provides one hour dry fire resistance protection for framing, including trusses.

Alternate Framing:

8 Roof/Ceiling Assembly - 1 Hr Fire Rated

None — GA File No FC 2602



Base layer 5/8" proprietary type X gyp bd applied at right angles to rafters @ 78" rigid furring channels 24" o.c, with 1" Type S drywall screws 8" o.c. Rigid furring channels attached to trusses with proprietary resilient sound isolation clips spaced 48" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 60" long w/ screws 12" o.c. Resilient channels applied at right angles to trusses w/ 1 1/4" Type S drywall screws. Face layer 5/8" proprietary type X gyp bd applied at right angles to resilient furring channels w 1 5/8" Type S drywall screws 9" o.c.

1 Hr Fire Rated
Fire Test: UL R14196, UL Desing L528

60 to 64 STC Sound
Sound Test: RAL TL09-244a TL85-382, IN85-38

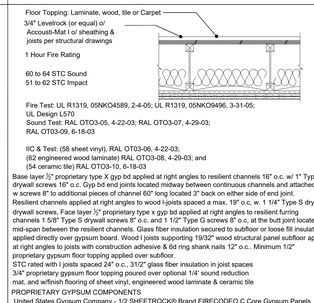
51 to 81 IIC Impact
IIC & Test:
a1176.13-201-10
A1176.11-201-10

Floor Topping: Laminate, wood, tile or Carpet
3/4" Levelrock (or equal) o/
Acousti-Mat 3 o/ sheathing &
joists per structural drawings

Stair Stringers @ Interior Exit Stairs Acting as Horizontal Assembly
Floor/Roof Assembly @ Occupied Roof Areas per plan

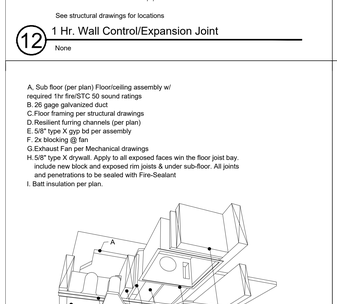
10 Floor Assembly - 1 Hr Fire Rated

None — GA File No. FC 5103

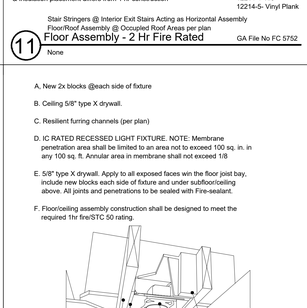


9 Floor Assembly - 1 Hr Fire Rated

None — GA File No FC 5011



LEVELROOK PLACED PRIOR TO SHEETROOK



LEVELROOK PLACED PRIOR TO SHEETROOK

16 Levelrock/Sound Mat @ Wall

None

[Single Layer Panel Assemblies]

UL System HW-S-0089

15 Party (sound) Wall at Top Plate

None

14 Duct in Lined Floor Joist Bay Detail

None

13 Duct/Equit @ Soffit-dropped ceiling

None

See structural drawings for locations

12 1 Hr. Wall Control/Expansion Joint

None

Base layer 5/8" proprietary type X gyp bd applied at right angles to minimum 12" deep parallel chord wood trusses per structural drawings with 1 5/8" Type S drywall screws 8 o.c. Resilient channels 16 o.c. at right angles to trusses Second layer 5/8 proprietary gyp bd applied at right angles to resilient channels with end joints centered on channels w 1' Type S-12 drywall screws 8" o.c. with face layer 5/B gyp bd applied at right angles to channels wl 1 5/8" Type S-12 drywall screws 8" o.c. Face layer joints offset 16 from second layer joints.
PROPRIETARY GYPSUM COMPONENTS
United States Gypsum Company - 58" SHEETROCK® Brand FIRECODE® CCore Gypsum Panels
Note: Acousti-Mat 3 is required at 2 hr floor assemblies & Insulation placement differs from 1 hr construction

1 Hr Fire Rated
Fire Test: UL R9698, 05NK20717, 8-10-05, UL Design L577
59 STC Sound
Sound Test: 121114-1STC
53 IIC Impact
IIC & Test: 12214-4-Tile
12214-5- Vinyl Plank

Stair Stringers @ Interior Exit Stairs Acting as Horizontal Assembly
Floor/Roof Assembly @ Occupied Roof Areas per plan

11 Floor Assembly - 2 Hr Fire Rated

None — GA File No FC 5752

Base layer 5/8" proprietary type X gyp bd applied at right angles to 78" rigid furring channels 24" o.c, with 1" Type S drywall screws 8" o.c. Rigid furring channels attached to trusses with proprietary resilient sound isolation clips spaced 48" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 60" long w/ screws 12" o.c. Resilient channels applied at right angles to trusses w/ 1 1/4" Type S drywall screws. Face layer 5/8" proprietary type X gyp bd applied at right angles to resilient furring channels w 1 5/8" Type S drywall screws 9" o.c.

1 Hr Fire Rated
Fire Test: UL R14196, UL Desing L528

60 to 64 STC Sound
Sound Test: RAL TL09-244a TL85-382, IN85-38

51 to 81 IIC Impact
IIC & Test:
a1176.13-201-10
A1176.11-201-10

Floor Topping: Laminate, wood, tile or Carpet
3/4" Levelrock (or equal) o/
Acousti-Mat 3 o/ sheathing & joists per structural drawings

Stair Stringers @ Interior Exit Stairs Acting as Horizontal Assembly
Floor/Roof Assembly @ Occupied Roof Areas per plan

10 Floor Assembly - 1 Hr Fire Rated

None — GA File No. FC 5103

9 Floor Assembly - 1 Hr Fire Rated

None — GA File No FC 5011

LEVELROOK PLACED PRIOR TO SHEETROOK

16 Levelrock/Sound Mat @ Wall

None

LEVELROOK PLACED PRIOR TO SHEETROOK

16 Levelrock/Sound Mat @ Wall

None

[Single Layer Panel Assemblies]

UL System HW-S-0089

15 Party (sound) Wall at Top Plate

None

FLOOR JOIST, SEE STRUCT DWG'S FOR SIZES & LOCATIONS
FLOOR-CEILING ASSEMBLY
RATED LAYER
5/8" TYPR "X" GYPSUM BOARD AT FLOOR JOIST, BY OTHERS
WRAP JOIST BAY WITH I-LAYER 5/8" TYPR "X" GYPSUM BOARD, BY OTHERS
HVAC FLEXIBLE OR RIGID DUCT IN JOIST BOARD
WRAP JOIST BAY WITH I-LAYER 5/8" TYPR "X" GYPSUM BOARD, BY OTHERS
FLOOR-CEILING ASSEMBLY
FLOOR JOIST, SEE STRUCT DWG'S
WRAP JOIST BAY WITH I-LAYER 5/8" TYPR "X" GYPSUM BOARD, BY OTHERS
NON-RATED SOFFIT
CEILING O

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Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019

APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Progress Set Revised	05/19/2025
	Pre-Submittal Review	07/02/2025

Details

D5-0

Sheet No.

Sheet Title

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Wilkins Studio Architects
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Moro Bay, CA 93442
(415) 273-6854

Owner

Engineer
San Francisco, CA
(415)279-9964

Wilkins Studio

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No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Progress Set Revised	05/19/2025
	Pre-Submittal Review	07/02/2025

Details

D6-0

Sheet No. Not Used
Sheet Title: Not Used

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

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Wilkins Studio
Architects
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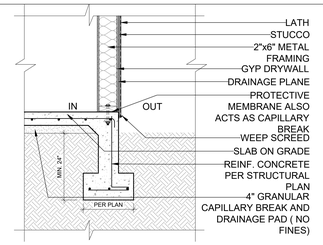
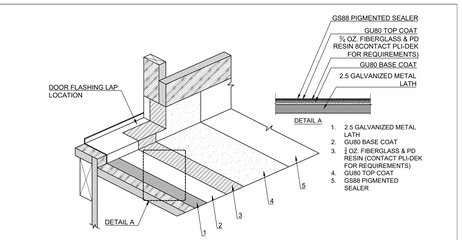


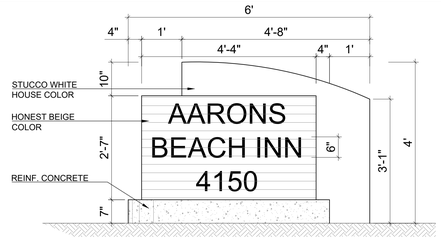
9 WALL/FOUNDATION CONNECTION

SCALE: NTS



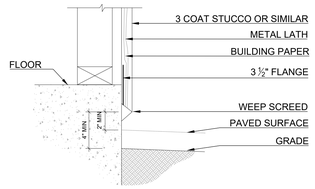
5 DOOR PAN FLASHING - ISOMETRIC

SCALE: NTS



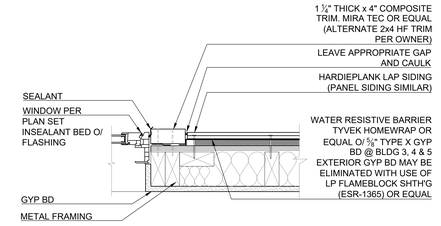
12 MONUMENT DETAIL

SCALE: 3/4"-1'



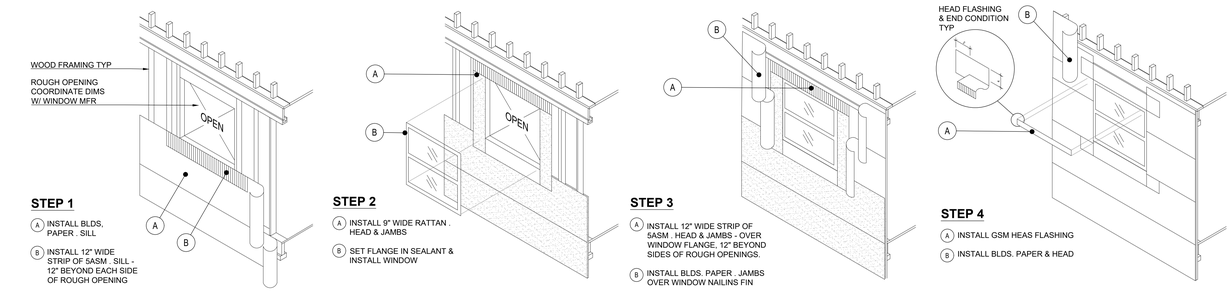
8 WEED SCREED DETAIL

SCALE: NTS



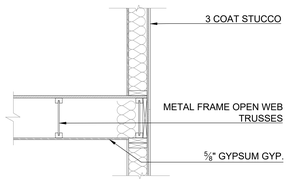
4 WINDOW JAMB DETAIL

SCALE: NTS



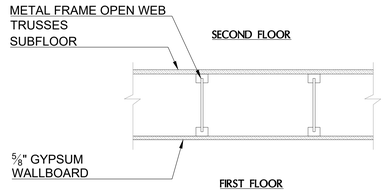
3 WINDOW FLASHING DETAIL

SCALE: NTS



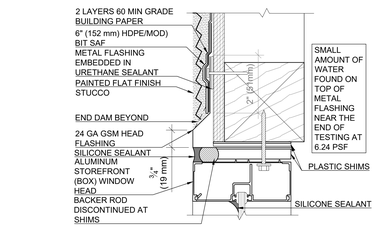
11 WALL/FLOOR CONNECTION

SCALE: NTS



7 FLOOR JOIST DETAIL

SCALE: NTS

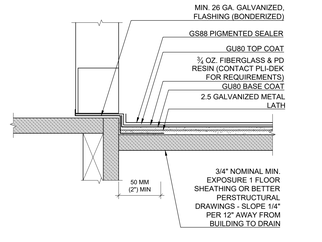


2 WINDOW HEAD DETAIL

SCALE: NTS

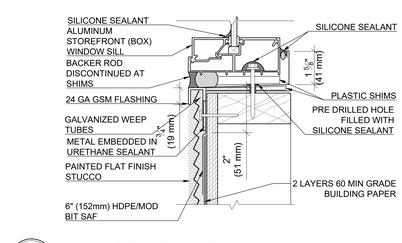
10 WALL/FOUNDATION CONNECTION

SCALE: NTS



6 DOOR PAN FLASHING

SCALE: NTS



1 WINDOW SILL DETAIL

SCALE: NTS

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LICENSED ARCHITECT KAREN WILKINS C 27950 04-30-2027 RENEWAL DATE STATE OF CALIFORNIA

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

Owner

Aarons Beach Inn

4150 N. Cabrillo Hwy, Half Moon Bay CA 94019
APNs: 047-252-280 and 047-252-290

No.	Description	Date
	Progress Set	04/07/2025
	Progress Set	04/18/2025
	Pre-submittal Reviews	05/19/2025
	Pre-submittal Reviews	07/02/2025

Details

D7-0

Scale: As Noted

Sheet size: Arch E

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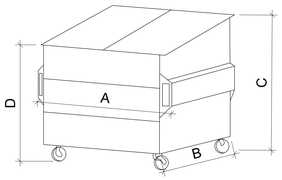
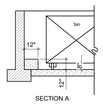
GARBAGE ENCLOSURES

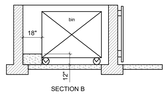
- GARBAGE ENCLOSURES MUST BE OF AN ADEQUATE SIZE FOR PRESENT AND FUTURE NEEDS SO AS TO COMPLY WITH CHAPTER 5 OF THE MANTECA MUNICIPAL CODE.
- GARBAGE ENCLOSURE DESIGN MUST CONFORM TO THE ATTACHED SCHEMATIC, WITH THE SLOPE IN FRONT OF THE ENCLOSURE NOT TO EXCEED 3%.
- GARBAGE ENCLOSURE SHALL BE LOCATED A MINIMUM OF 10 FEET FROM OTHER STRUCTURES.
- GARBAGE ENCLOSURES MUST ALLOCATE RECYCLING SPACE IN COMPLIANCE WITH PCR 42911 (AB2176). THE RECYCLING SPACE ALLOCATED MUST BE AT A 1:1 RATIO FOR EACH DISPOSAL NEED.
- GARBAGE ENCLOSURE SHALL BE PLACED IN SUCH A LOCATION TO ALLOW FOR THE DIRECT SERVICING BY THE COLLECTION VEHICLE.
- GARBAGE ENCLOSURES MUST PROVIDE ADEQUATE AREA AND SURFACES TO ALLOW FOR CONTAINER MOVEMENT FOR EFFECTIVE SERVICING.
- GARBAGE ENCLOSURES CANNOT BE LOCATED WITHIN A BUILDING SETBACK AREA.
- GARBAGE ENCLOSURES SHALL BE CONSTRUCTED OF REINFORCED MASONRY.
- GARBAGE ENCLOSURES SHALL NOT HAVE WOODEN GATES. A CYCLONE FENCE WITH SLATS IS OK.
- GARBAGE ENCLOSURE GATES SHALL HAVE HINGES LOCATED ON A SEPARATE POST AWAY FROM THE INSIDE FACE OF THE WALL SO AS NOT TO BE EXPOSED TO BEING HIT.
- GARBAGE ENCLOSURES MUST PROVIDE AND MARK PAVEMENT INDICATING WHERE HOLES FOR J-BOLTS ARE TO HOLD GATE IN AN OPEN POSITION TO ALLOW FOR SERVICING OF CONTAINERS.
- GARBAGE ENCLOSURE GATES CANNOT SWING OUT OVER THE PUBLIC RIGHT-OF-WAY.
- GARBAGE ENCLOSURE ROOFS, IF USED, SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. ONCE A ROOF ENCLOSURE IS UTILIZED, FULL COMPLIANCE WITH ALL FIRE AND BUILDING CODES WILL BE ENFORCED. COMPLIANCE MAY INCLUDE FIRE SPRINKLERS.
- GARBAGE ENCLOSURE FLOORS SHALL BE PAVED WITH IMPERVIOUS MATERIALS.
- GARBAGE ENCLOSURE FLOORS SHALL BE BERMED TO PREVENT THE RUN ON OF STORM WATER.
- UNCOVERED GARBAGE ENCLOSURES SHALL BE GRADED TO DRAIN TO ADJACENT LANDSCAPE AREAS.
- GARBAGE ENCLOSURES SERVICING RESTAURANTS OR HOSPITALS SHALL HAVE HOT AND COLD RUNNING WATER AND BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTER PER STANISLAUS COUNTY HEALTH DEPARTMENT, THE SPIGOT SHALL BE PROTECTED AND THEREFORE LOCATED AT THE REAR OF THE ENCLOSURE. THE FLOOR DRAIN MUST BE CONNECTED TO THE SANITARY SEWER. OBTAIN APPROVAL FROM THE ENVIRONMENTAL COMPLIANCE SECTION AT 577-6220 BEFORE CONNECTING GARBAGE ENCLOSURE TO THE SANITARY SEWER SYSTEM.



	1yd	2yd	3yd	4yd	6yd
A Length	72"	81"	81"	81"	81"
B Width	24"	42"	48"	55"	72"
C Rear Height	28"	53"	58"	68"	68"
D Front Height	28"	44.5"	48"	60"	60"

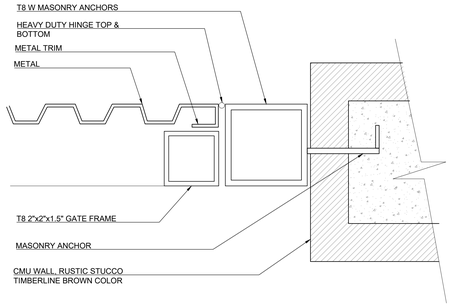


SECTION A



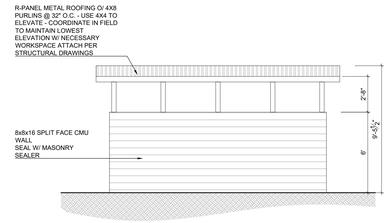
SECTION B

APPROACH: IF NOT WITHIN PUBLIC R/W, RECOMMEND 10' OF 6" CONCRETE IN FRONT OF ENCLOSURE



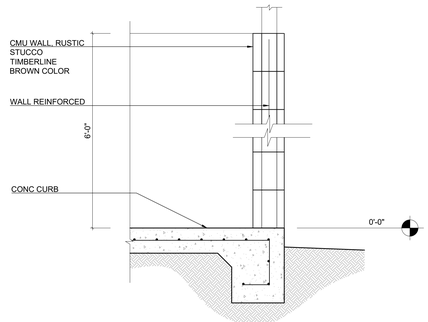
8 TRASH GATES DETAIL

SCALE: N/S



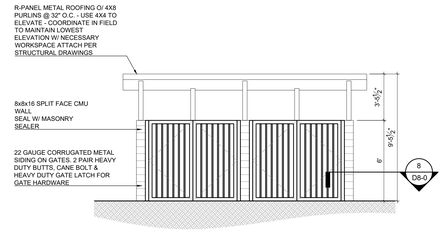
4 TRASH ENC. REAR ELEVATION

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



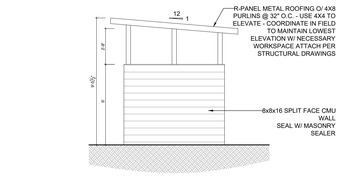
7 TRASH ENC. RIGHT ELEVATION

SCALE: 1/2"-1'-0"



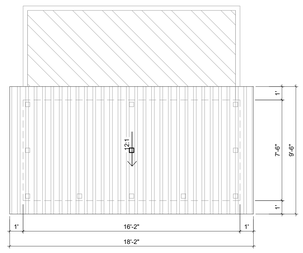
3 TRASH ENC. FRONT ELEVATION

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



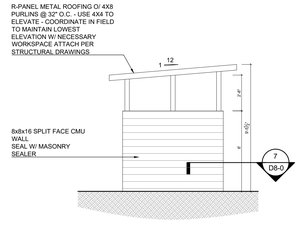
6 TRASH ENC. RIGHT ELEVATION

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



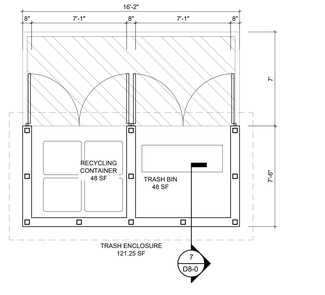
2 TRASH ENCLOSURE ROOF PLAN

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



5 TRASH ENC. LEFT ELEVATION

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



1 TRASH ENCLOSURE FLOOR PLAN

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

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LICENSED ARCHITECT
KAREN WILKINS
C 27350
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