

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 8, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), Design Review, and Non-conforming Use Permit to allow the construction of a new 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage that has a reduced 7-foot-10-inch left side setback where 10 feet is the minimum side yard setback required, on an undeveloped substandard 4,400-sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated Miramar area. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00343 (McGregor)

PROPOSAL

The applicant is seeking a Coastal Development Permit, Design Review approval, and a Non-conforming Use Permit for the construction of a 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage on an undeveloped substandard 4,400 sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated area of Miramar. The substandard 4,400 sq. ft. parcel was legalized by a Certificate of Compliance, Type A, in 2015 (PLN 2015-00281). A Non-conforming Use Permit is required because the parcel is less than 5,000 sq. ft. in size where the minimum lot size in the applicable R-1/S-94 Zoning District is 10,000 sq. ft. (Section 6133.3.b(1)(a) of the County Zoning Regulations). Additionally, the applicant is seeking a reduced left side yard setback for a second-floor cantilever of approximately 31 sq. ft. to be 7 feet-10 inches from the side property line where a minimum 10-foot left side yard setback is required. The project involves minor grading and no tree removal. An 800 sq. ft. attached Accessory Dwelling Unit (ADU) is included on the ground floor behind the garage, which is limited to ministerial review per State law.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, and Non-conforming Use Permit, County File Number PLN 2017-00343, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

The project as proposed and conditioned conforms with the applicable development policies of the General Plan and Local Coastal Program (LCP) pertaining to minimizing visual impacts and conforming to the adopted residential design standards for the location, complying with the necessary municipal services to support the project, and avoiding any impacts to sensitive habitats.

The applicant is requesting a minor setback exception for a second-floor cantilever of 2 feet-2 inches into the left side yard setback. Due to the project design, substantial conformance with all other development standards, and the substantially substandard sized lot, staff believes the findings for the Non-conforming Use Permit can be made to grant this setback exception.

The project was considered by the Coastside Design Review Committee (CDRC) at their August 11, 2022 CDRC meeting. The CDRC recommended conditional project approval (3-0) based on project conformance with all applicable Design Review standards, including for well-articulated facades, careful attention to the design and location relative to the neighborhood, and the selected compatible landscape palette.

The Midcoast Community Council (MCC) raised no objection to the proposed project. The MCC did raise general continued concern with the build-up of the area in light of shoreline erosion and sea-level rise. Staff heeds this general concern; however, finds no specific evidence or reason to limit or restrict development on the project parcel beyond that of the adopted policies and regulations of the General Plan, Local Coastal Program and Zoning Ordinance; and subject to the applicable discretionary permit approvals, which the applicant is seeking under the subject project.

The project is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303(a) for the construction of a single-family residence in a residential zone.

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**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 8, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP), Design Review, and Non-conforming Use Permit, pursuant to Sections 6328.4, 6565.3, and 6133.3.b(1), respectively, of the San Mateo County Zoning Regulations, to allow the construction of a new 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage that has a reduced 7 feet 10-inch left side setback where 10 feet is the minimum side yard setback required, on an undeveloped substandard 4,400 sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated Miramar area. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00343 (McGregor)

PROPOSAL

The applicant is seeking a Coastal Development Permit, Design Review approval, and a Non-conforming Use Permit for the construction of a 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage on an undeveloped substandard 4,400 sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated area of Miramar. The substandard 4,400 sq. ft. parcel was legalized by a Certificate of Compliance, Type A, in 2015 (PLN2015-00281). A Non-conforming Use Permit is required because the parcel is less than 5,000 sq. ft. in size where the minimum lot size in the applicable R-1/S-94 Zoning District is 10,000 sq. ft. (Section 6133.3.b(1)(a) of the County Zoning Regulations). Additionally, the applicant is seeking a reduced left side yard setback for a second-floor cantilever of approximately 31 sq. ft. to be 7 feet-10 inches from the side property line where a minimum 10-foot left side yard setback is required. The project involves minor grading and no tree removal. An 800 sq. ft. attached Accessory Dwelling Unit (ADU) is included on the ground floor behind the garage, which is limited to ministerial review per State law.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review, and Non-conforming Use Permit, County File Number PLN 2017-00343, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; sburlison@smcgov.org

Owner/Applicant: Paul McGregor

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in newspapers (San Mateo Times and Half Moon Bay Review) of general public circulation on February 25, 2023, and March 1, 2023.

Location: 130 Coronado Avenue, Miramar

APN: 048-013-220

Size: 4,400 sq. ft.

Parcel Legality: A Certificate of Compliance, Type A, was recorded for the parcel in 2015, PLN2015-00281.

Existing Zoning: R-1/S-94/DR/CD (One-family Residential/10,000 sq. ft. lot minimum/Design Review/Coastal Development)

General Plan Designation: Medium Low Density Residential (2.0 – 6.0 dwelling units/acre)

Local Coastal Plan Designation: Medium Low Density Residential (2.1 – 6.0 dwelling units/acre)

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Undeveloped

Water Supply: Staff recommends imposition of a condition requiring the applicant to obtain a water service connection from Coastside County Water District prior to issuance of a building permit.

Sewage Disposal: A sewer variance was granted by the Granada Community Services District to serve the proposed project on a substandard sized parcel.

Flood Zone: Zone X (Area of Minimal Flood) per FEMA Community Panel 06081C0252F, effective August 2, 2017.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), which exempts construction of small structures including new single-family residences in residential zones.

Setting: The 4,400 sq. ft. project parcel is located along Coronado Avenue on the west side of Cabrillo Highway (Highway 1) in Miramar. The parcel is undeveloped with minimal vegetation and is relatively flat. The surrounding area consists of undeveloped and developed single-family residences, and a commercial parking lot for the Miramar Beach Restaurant directly across the road.

Chronology:

<u>Date</u>	<u>Action</u>
August 8, 2017	- Application received.
June 27, 2022	- Application deemed adequately complete for purpose of a Coastside Design Review Committee meeting.
August 11, 2022	- Coastside Design Review Committee (CDRC) hearing; the CDRC recommended approval with conditions.
January 17, 2023	- Application deemed adequately complete for purpose of a Planning Commission meeting.
March 8, 2023	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed and determined the project conforms with the applicable General Plan policies discussed below:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) seeks to regulate land uses and development activities to prevent, and if infeasible mitigate to the extent possible,

significant adverse impacts on vegetative, water, fish and wildlife resources.

The project parcel is an infill lot in Miramar's residential zoned area. According to the General Plan and Local Coastal Program sensitive habitat definitions and maps, the nearest identified sensitive habitats are the coast shoreline, located over 260 feet west of the parcel, an unnamed drainage located approximately 550 feet north of the parcel, and Arroyo de en Medio creek, located over 850 feet south of the parcel; intervening development exists between the project parcel and these sensitive habitats. In 2006, a wetlands study was completed for the property and filed with the Planning Division; however, no development was pursued on the property at that time. An updated biological resources report for the property was subsequently submitted in conjunction with the subject development applications in 2017.

In accordance with General Plan Policy 1.2 (*Definition of Wetlands*) and Local Coastal Program (LCP) Policy 7.14 (*Definition of Wetlands*), wetlands are areas where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally grow in water or wet ground. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat. Thus, a combination of hydric soils and at least 50% of wetland species qualify a wetland.

LSA Associates, Inc., 2006

A wetland assessment conducted on the project site in 2006 by LSA Associates, Inc. (LSA) concluded that despite the absence of hydric soils on the site, the low occurrence of non-hydrophytic plants suggest the entire site may be a wetland.

Wetlands

LSA found that dominant plant species observed on the site were wetland plant species but are also species which are well adapted to growing in disturbed areas¹ such as the project site. The dominant plant species on the site was non-native rabbit's foot grass, which colonize disturbed areas and can occur in wetlands seventy-five

¹ LSA reported that based on examination of aerial photography from 1943, 1968, and 1991, the project parcel and vicinity were historically used for agriculture prior to development.

percent of the time but are expected to grow well in the sandy disturbed soil of the project parcel whether or not there was wetland hydrology (LSA, 2006). Club rush was identified as common throughout the site as well, which almost always occurs under natural conditions in wetlands (LSA, 2006). Other less abundant species identified on the parcel were toad rush, annual bluegrass, hyssop loosestrife, nut sedge, curly dock, Italian rye grass, velvet grass, weedy cudweed, and bird's foot trefoil, and a sapling willow.

LSA's assessment of the soil conditions on the site were inconclusive, as true indicators of wetland soils were absent from the site, despite the facultative wetland plant species observed on the site. Examination of aerial photography from 1943 to 2004 concluded that the project parcel is not any wetter than other areas in the vicinity (LSA, 2006).

LSA's assessment of hydric soils found one of four soil samples showing sediment deposit indicative of wetland hydrology, however, LSA determined that was a weak indicator of wetland hydrology because it was not found throughout the site and could have developed over a short period of time from a single event that does not represent the average hydrology of the site, and other indicators of wetland hydrology were absent. LSA described that construction of the roads and filling of adjacent lots as the area developed has resulted in the alteration of the hydrology of the area and run-off from Coronado Avenue and adjacent residences resulted in the prolonged occurrence of wet conditions on the site.

Sol Ecology, Inc., 2017

A biological assessment was conducted in 2017 by Sol Ecology, Inc. (Sol) in preparation for the proposed project and given the inconclusive determination from LSA's 2006 wetland assessment. Sol conducted both a biological resources survey and updated wetland assessment for the project site, including a comparison of their findings with the findings from LSA's 2006 assessment. Sol concluded that the parcel contains no sensitive habitat areas and no potentially significant adverse biological impacts are likely to occur from the proposed project.

Wetlands

Sol observed that the parcel is entirely comprised of ruderal herbaceous grassland that occurs in disturbed upland areas. Particularly, deerweed, Italian rye grass, and bristly ox-tongue are dominant on the site; annual bluegrass was not in bloom during the

site visit and therefore may not have been identifiable. None of these facultative wetland species comprised more than 50% cover on the site. Compared to LSA's 2006 plant study, Sol found several other species that were identified as facultative wetland plant species in 2006 – tall flatsedge or nut sedge, rabbits foot grass, common rush², and common velvet grass which are also likely to occur in upland and/or disturbed areas, and/or coastal climate areas where they receive moisture from low-lying fog. Sol reports that the remaining species observed in 2006 were not present on the site during the 2017 survey, suggesting that hydrologic conditions present during the 2006 site visit have since been altered. Sol notes that since 2006, the lot to the immediate south has been developed, which may explain the change in hydrologic conditions from redirection of runoff from the area.

Sol concluded that the site contained an absence of hydric soil indicators in 2017, unchanged from LSA's finding in 2006. Therefore, Sol concludes the criteria for wetlands as defined by the County's LCP are not present on the site.

Special-status Plant and Wildlife Species

Sol concludes that based on site survey and research, two potential special-status plant species in the area, perennial goldfields and choris' popcorn flower, are not, or are unlikely, to be present on the project site.

Sol concludes there are no special-status wildlife species likely to be present on site based on the proximity of the site to documented occurrences and the absence of suitable habitat elements, such as trees, riparian or aquatic habitat, or coastal dune habitat. A few ground nesting migratory birds may nest on the site and therefore, out of precaution, Sol recommends a pre-construction nesting bird survey prior to construction; a condition of approval incorporating this recommendation has been included in Attachment A.

b. Visual Quality Resources

Policy 4.15 (*Appearance of New Development*), Policy 4.22 (*Scenic Corridors*), Policy 4.36 (*Urban Area Design Concept*), and Policy 4.38 (*Urban Design Review District*) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; protect and enhance the visual quality of scenic corridors; and develop design review regulations which

² Sol notes that toad rush was identified in 2006 with similar characteristics to common rush.

incorporate guidelines on managing design problems found in predominantly urban areas.

The project's modern design includes flat roofs and varied exterior finish materials and colors (light tan fiber cement panels, natural wood) that harmonize with surrounding residential development. The CDRC reviewed the project and recommended conditional approval based on project conformance with all applicable Design Review (DR) standards, including the design being complementary to other homes in the neighborhood.

c. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to any historical and archaeological resources.

The project site is not a historical resource, nor does the site contain any recognized historical resources according to any State or local historical resource lists. A Cultural/Archaeological Resources Reconnaissance Report was prepared for the project by Holman & Associates, dated December 2017. The report concluded that there was no evidence of prehistoric archaeological resources found on the project site based on archival search and field survey. Although no archaeological resources were found on the project site, the report recommends that in the unexpected event that a subsurface deposit exists or that evidence of such resources have been obscured by more recent natural or cultural factors, the appropriate measures are implemented to avoid impact; a condition of approval to this effect has been included in Attachment A.

d. Urban Land Use

Policy 8.35 (*Zoning Regulations*), Policy 8.36 (*Uses*), Policy 8.39 (*Height, Bulk, and Setbacks*), and Policy 8.40 (*Parking Regulations*) seek to use zoning district standards to regulate development for use, size and scale, light and air, and parking.

The project proposes a new single-family residence in a residential zoning district. The development complies with the applicable R-1/S-94 Zoning District and other standards for lot coverage, daylight plane, façade articulation and onsite parking to ensure the project is appropriately sited, scaled, and visually compatible with the parcel and surrounding area. Also, see staff's discussion in Section A.3.

e. Water Supply

Policy 10.10 (*Water Suppliers in Urban Areas*) considers water systems as the preferred method of water supply in urban areas and discourages use of wells to serve urban uses.

The project parcel lies in the Coastside County Water District's (CCWD) service area for water service. The project plans show an existing water line and meter to the property. However, at this time, no confirmation of water service from CCWD has been submitted to the County. Condition 7 has been added to require the applicant to submit to the County confirmation of water service from CCWD prior to issuance of a building permit.

f. Wastewater

Policy 11.5 (*Wastewater Management in Urban Areas*) considers sewerage systems as the appropriate method of wastewater management in urban areas.

The project parcel lies in the Granada Community Services District (GCSD) service area for sewer service. The GCSD has reviewed the project and provided conditional approval for service. A sewer variance was issued to the property owner in 2017 by the GCSD in order to serve the substandard project parcel.

g. Man-made Hazards

Policy 16.13 (*Site Planning Noise Control*) encourages separation of noise sensitive buildings from noise generating sources and use of natural topography and intervening structures to shield noise sensitive land uses.

The Miramar area is within the General Plan mapped Community Noise Impact Area (areas experiencing noise levels of 60 CNEL or greater, as projected in 1995). The nearest noise generating source to Miramar is Cabrillo Highway. The project site is located 580 feet west and approximately 16 feet lower in elevation from Cabrillo Highway. Additionally, two- and three-story single-family residences exist on lots between the project site and Cabrillo Highway which provide further highway noise buffer.

2. Conformance with the Local Coastal Program

Staff has reviewed and determined the project conforms with the applicable Local Coastal Program (LCP) policies discussed below:

a. Locating and Planning New Development

Policy 1.1 (*Coastal Development Permit*) requires a Coastal Development Permit (CDP) for all development in the coastal zone; a CDP is being sought with the subject application.

Policy 1.19.a.b. (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) prohibits the approval of development permits in the urban area unless it can be demonstrated that, among other things, it will be served with an adequate municipal water supply.

The project plans show an existing water line and meter to the property. However, at this time, no confirmation of water service from CCWD has been submitted to the County. Condition of approval no. 7 has been added to require the applicant to submit to the County confirmation of water service from CCWD prior to issuance of a building permit.

Policy 1.35 (*All New Land Use Development and Activities Shall Protect Coastal Water Quality Among Other Ways By:*) establishes site design and source control measures to reduce stormwater pollution to waterways.

The project has been reviewed and conditionally approved for conformance with the County's drainage policies related to construction stormwater pollution prevention and long-term stormwater pollution prevention measures. The applicant is required to implement an approved erosion and sediment control plan throughout construction and has designed the development to include pervious paving for the driveway and onsite walkways. The project also includes an onsite detention basin sized to capture run-off from proposed impervious surface areas.

b. Sensitive Habitats

Policy 7.2 (*Designation of Sensitive Habitats*) and Policy 7.14 (*Definition of Wetland*) designates sensitive habitats as including, but not limited to, those shown on the Sensitive Habitats Map for the Coastal Zone; and defines a wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground and consists of at least a 50% cover of some combination of the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and

bog rush. As discussed in detail in Section A.1.a., the project site contains no mapped sensitive habitats. Based on biological study of the site, as discussed in detail in Section A.1.a., there is no special-status plant or wildlife species on the project site and the qualifying factors for the presence of wetlands on the site are absent.

c. Visual Resources

Policy 8.12(a) (*General Regulations*) and Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) apply the Design Review Zoning District standards to one-and two-family developments in the Midcoast and/or within scenic corridors, which includes Miramar.

The project site is located in Miramar and within a County scenic corridor; therefore, the project is subject to Section 6565.20 of the Zoning Regulations (*Standards for Design for One-family and Two-family Residential Development in the Midcoast*). As discussed in section A.3.c. of this report, the CDRC considered this project at their regularly scheduled meeting of August 11, 2022. The CDRC determined that the project is in compliance with applicable Design Review standards, and recommended approval. See further discussion in Section A.3.c.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed project complies with these guidelines as follows:

- (1) On-site grading is minimal given the parcel's relatively flat topography.
- (2) Proposed materials for the house include the use of earth-toned colors and wood accents to provide a more natural appearance.
- (3) The design includes flat roofs to reduce the height and accommodate varying architectural style to the immediate surrounding developments but that is compatible with the varied architectural styles in the Miramar community.
- (4) The structure is designed so that its size and scale are in character with surrounding development and will have an increased front yard setback to minimize the blocking of views from public roadways.

3. Conformance with the Zoning Regulation

a. Development Standards

The project site is located in the R-1/S-94/DR/CD (One-family Residential/10,000 sq. ft. lot minimum/Design Review/Coastal Development) Zoning District. The legal project parcel is non-conforming in size at 4,400 sq. ft. where the minimum lot size in the R-1/S-94 Zoning District is 10,000 sq. ft. A summary of the project's zoning compliance is provided below:

S-94 Zoning Development Standards		
Standard	Required	Proposed Lot/ Residence
Minimum Lot Width (average)	50 ft.	40 ft.*
Minimum Lot Area	10,000 sq. ft.	4,400 sq. ft.*
Minimum Front Yard Setback	20 ft.	22'-11"
Minimum Rear Yard Setback	20 ft.	29'-6"
Minimum Side Yard Setbacks	10 ft.	10'-2" (right side) 7'-10" (left side)*
Maximum Lot Coverage	30%	30%**
Maximum Floor Area	48%	48%**
Maximum Building Height	28 ft.	28 ft.
Daylight Plane or Façade Articulation	Yes	Façade Articulation
Covered Parking	2	2
*Non-conforming. **Pursuant to Sections 6439.5.5 and 6439.5.6. of the Zoning Regulations, the calculation includes a portion of the proposed 800 sq. ft. ADU without precluding up to an 800 sq. ft. ADU that is in compliance with all other standards.		

Non-conforming Setback

The project proposes a reduced left side yard setback of 7 feet 10 inches to accommodate a second-floor kitchen cantilever of approximately 31 sq. ft. into the minimum 10-foot left side yard setback; the lower and upper floor left side building walls will comply with the 10-foot side yard setback.

b. Non-conforming Use Permit Findings

The applicant proposes to develop a non-conforming legal lot. The lot is 4,400 sq. ft. in size where the minimum required lot size in the S-94 Zoning District is 10,000 sq. ft. In accordance with Section 6133.3.b(1) of the Zoning Regulations, a Non-conforming Use Permit is being requested in order to develop the substandard parcel and reduce the left side yard setback. Per Section 6503 and Section 6133.3.b(3) of the Zoning Regulations, in order to grant a Non-conforming Use Permit for the development of a non-conforming parcel, the following findings must be made:

(1) **That the proposed development is proportioned to the size of the parcel on which it is being built.**

The proposed development is a three-story, 1,682 sq. ft. three-story single-family residence (not including an 800 sq. ft. attached ADU) with an attached 427 sq. ft. two-car garage on an undeveloped substandard 4,400 sq. ft. legal parcel. The development complies with density, floor area, lot coverage and height requirements of the S-94 Zoning District, without precluding the proposed 800 sq. ft. attached ground-level ADU. The development has been found to be compatible with the neighborhood in both scale and design, as concluded by the CDRC, and is well suited to the substandard parcel.

(2) **That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.**

The adjacent surrounding lots are under separate private ownership and are not available for purchase. None of the adjacent lots are of a conforming 10,000 sq. ft. lot size and therefore do not exceed the minimum lot size for the applicable zoning district such that the property owner could acquire additional land from an adjacent property (i.e., lot line adjustment).

(3) **That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.**

The proposed development is seeking only minor relief (2 feet-2 inches) from the left side yard setback for a second-floor cantilever for the kitchen area. The project otherwise has been

designed and located to conform with all zoning standards despite the non-conforming size of the parcel. Therefore, staff believes the project is as nearly in conformance with the zoning regulations currently in effect as reasonably possible.

- (4) **That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.**

The project involves constructing a single-family residence, a principally permitted use, on an existing legal lot. While the lot is non-conforming in size and proposes a reduced left side yard setback, the project is in substantial conformance with all other zoning standards. The minor setback exception will allow a 31 sq. ft. second floor cantilever of 15 feet 7 inches in length to encroach 2 feet 2 inches into the 10-foot left side yard setback for the kitchen. The reduced setback would not be detrimental to the general public safety and no coastal resources are impacted by the development, as discussed in Section A.1 and A.2 of this staff report. The project was reviewed and conditionally approved by all applicable agencies including Coastside Fire Protection District and the Building Inspection Section.

- (5) **That the use permit approval does not constitute a granting of special privileges.**

Approval of a non-conforming use permit for the proposed project does not constitute the granting of a special privilege as the Zoning Regulations Non-Conformities regulations require and offer the same exception process for similar parcels under the same conditions.

c. Design Review District

The CDRC considered the project at their regularly scheduled CDRC meeting on August 11, 2022. At the meeting, the CDRC adopted the findings to recommend conditional project approval (3-0 vote), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

Section 6565.20(D) ELEMENTS OF DESIGN: 1.d. Daylight Plane/Façade Articulation, (2) Façade articulation option; 1.e. Wall Articulation, (2) Projecting or recessing architectural details. 2. Architectural Styles and Features, (a) Architectural Style, (2) Architectural styles that complement the coastal, semi-rural, diverse, small town character of the area. 4. Exterior Materials and Colors, (a) Compatibility.

The exterior materials and colors complement the style of the house and that of the neighborhood. Careful attention has been made to the placement and orientation and design of the home to ensure it is complementary to other homes in the neighborhood. Façade articulation has been well implemented in regard to wall articulation arrangement, placement and massing of the building form.

Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: 1. Landscaping, b. Finished landscape plans should be compatible with and enhance the design of the home and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction, f. All landscaping shall be drought-tolerant, and either native or non-invasive plant species.

The landscape plan, as proposed and conditioned, will be compatible with and will enhance the design of the home and landscaping will use drought-tolerant and native or non-invasive plant species.

The CDRC recommended the following conditions of approval which have been incorporated into Attachment A as condition No.4, with the changes already incorporated into the Project Plans in Attachment C.

- (1) Replace sconces on the 2nd and 3rd balcony of the front elevation with soffit lights.
- (2) Extend the roof over the 3rd story balcony to accommodate soffit lights.
- (3) Revise the house color to be two shades darker than Benjamin Moore "White Dove" (slightly more sand than cream color).
- (4) Add an eyebrow roof over the 1st floor doors along the west elevation, approximately 24 inches.
- (5) Revise the landscaping to provide a more organic layout with groupings rather than linear plantings. Incorporate larger and medium sized plants along with smaller plants.

- (6) Apply wood-look siding to the face of the garage and wrap back each side at the first floor to align with the wood siding on the east elevation and the back edge of the fireplace (or beyond) on the west elevation.
- (7) Add wood look siding on the west elevation to create a two-story application by the ADU side door.
- (8) Break the fascia on the west elevation, 1st floor in segment of house closest to front balcony.
- (9) The distribution of wood-look siding on the third floor, on the west façade, may be shifted to coordinate with the new two-level wood-look application below so it is fully above OR fully behind the second-story panel, rather than 1/2 above.

B. MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) commented that while the house is relatively large on a small lot, it seems to meet all the standards for building.

The MCC also expressed general continued concern about the overall build-up of this [Miramar] area in light of clear evidence of shoreline erosion and impending sea-level rise.

Staff's Response: Staff appreciates and shares in the MCC's concern for areas vulnerable to shoreline erosion and sea-level rise (SLR). Staff reviewed the bluff retreat and sea-level rise models for this Miramar area using the Our Coast, Our Future hazard mapping tool, which is based on the Coastal Storm Modeling System (CoSMoS) developed by U.S. Geological Survey. Applying the likely range (66% probability) projection of 6.6 feet SLR by 2080, as estimated by the latest State guidelines, the estimated retreat of the shoreline along Mirada Road would not reach the project parcel (the estimated retreat line is approximately 150 feet away from the project parcel). Using the similar projection of 6.6 feet SLR with a 100-year storm, the estimated flood level would not reach the project parcel. Therefore, staff finds no reason to limit or restrict development of this parcel beyond that of the adopted policies and regulations of the General Plan, Local Coastal Program and Zoning Ordinance; and subject to applicable discretionary permit approvals, which the applicant is seeking under the subject project.

C. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in a residential zone.

D. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. LSA Associates, Inc. Wetlands Assessment, dated March 16, 2006
- E. Sol Ecology, Inc. Biological Resources Review, dated November 15, 2017
- F. Coastside Design Review Committee Recommendation Letter

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00343

Hearing Date: March 8, 2023

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which exempts the construction of a single-family residence in an urbanized area.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically with regard to the Locating and Planning New Development, Sensitive Habitats, and Visual Resources Components of the Local Coastal Program.
3. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development, Sensitive Habitats, and Visual Resources Components. Specifically, as proposed and conditioned, the project will not have any impacts to sensitive habitats, confirmation of municipal services to support the project will be required prior to building permit issuance and the project has been found to comply with the applicable adopted design standards for the location.
5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of LCP Policy 1.23. Per County records the number of residential dwelling units built in the urban Midcoast has not exceeded the 40 unit maximum this current calendar year.

Regarding the Design Review, Find:

6. That the project has been reviewed and found to be in conformance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. *Section 6565.20(D) ELEMENTS OF DESIGN:* 1.d. Daylight Plane/Façade Articulation, (2) Façade articulation option; 1.e. Wall Articulation, (2) Projecting or recessing architectural details. 2. Architectural Styles and Features, (a) Architectural Style, (2) Architectural styles that complement the coastal, semi-rural, diverse, small town character of the area. 4. Exterior Materials and Colors, (a) Compatibility. The exterior materials and colors complement the style of the house and that of the neighborhood; careful attention has been made to the placement and orientation and design of the home to ensure it is complementary to other homes in the neighborhood; and façade articulation has been well implemented in regard to wall articulation arrangement, placement and massing of the building form.
 - b. *Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE:* 1. Landscaping, b. Finished landscape plans should be compatible with and enhance the design of the home and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction, f. All landscaping shall be drought-tolerant, and either native or non-invasive plant species. The landscape plan, as proposed and conditioned, will be compatible with and will enhance the design of the home and landscaping will use drought-tolerant and native or non-invasive plant species.

Regarding the Non-conforming Use Permit, Find:

7. That the proposed development is proportioned to the size of the parcel on which it is being built as the development complies with density, floor area, lot coverage and height requirements of the S-94 Zoning District. The development has been found to be compatible with the neighborhood in both scale and design, as concluded by the CDRC, and is well suited to the substandard parcel.
8. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible as the adjacent surrounding lots are under separate private ownership and are not available for purchase. The adjacent surrounding lots are under separate private ownership and despite pursuit by the property owner to acquire, are not available for purchase. None of the adjacent lots are of a conforming 10,000 sq. ft. lot size and therefore do not exceed the minimum lot size for the applicable zoning district such that the property owner could acquire additional land from an adjacent property (i.e., lot line adjustment).

9. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible as the proposed development is seeking only minor relief (2 feet 2 inches) from the left side yard setback for a second-floor cantilever for the kitchen area. The project otherwise has been designed and located to conform with all standards despite the non-conforming size of the parcel.
10. That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood as the project is in substantial conformance with zoning standards, except for a minor setback exception; further, the reduced setback will not be detrimental to the general public safety and no coastal resources are impacted by the development.
11. That the use permit approval does not constitute a granting of special privileges as the Zoning Regulations Non-Conformities regulations require and offer the same exception process for similar parcels under the same conditions.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on March 8, 2023. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.
2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid a building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.

4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Replace sconces on the 2nd and 3rd balcony of the front elevation with soffit lights.
 - b. Extend the roof over the 3rd story balcony to accommodate soffit lights.
 - c. Revise the house color to be two shades darker than Benjamin Moore “White Dove” (slightly more sand than cream color).
 - d. Add an eyebrow roof over the 1st floor doors along the west elevation, approximately 24 inches.
 - e. Revise the landscaping to provide a more organic layout with groupings rather than linear plantings. Incorporate larger and medium sized plants along with smaller plants.
 - f. Apply wood-look siding to the face of the garage and wrap back each side at the first floor to align with the wood siding on the east elevation and the back edge of the fireplace (or beyond) on the west elevation.
 - g. Add wood look siding on the west elevation to create a two-story application by the ADU side door.
 - h. Break the fascia on the west elevation, 1st floor in segment of house closest to front balcony.
 - i. The distribution of wood-look siding on the third floor, on the west façade, may be shifted to coordinate with the new two-level wood-look application below so it is fully above OR fully behind the two-story panel, rather than 1/2 above.

5. The applicant shall provide “finished floor elevation verification” to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval prior to foundation pour.
- 6. All new power and telephone utility lines shall be placed underground.
 - 7. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.
 - 8. The applicant shall include as part of the building permit submittal the approved exterior color and material specifications as conditioned by the Coastside Design Review Committee. Color and material verification shall occur in the field prior to final building inspection.

9. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required information and forms. Verification that the approved landscape plan has been installed shall be required prior to final building inspection.
10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
11. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed prior to commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
12. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.

- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
13. To reduce the impact of any construction-related activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - a. The applicant shall ensure that no construction-related vehicles shall impede through traffic along nearby right-of-ways. All construction vehicles shall be parked on-site outside public right-of-ways or in public locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.
14. A pre-construction nesting bird survey for ground nesting birds shall be conducted within seven (7) days prior to any ground-disturbing activities occurring during the nesting bird season (February 1 to August 31).

15. If during proposed construction any archaeological resources are unexpectedly uncovered or encountered, all excavation within 30 feet should be halted long enough to call in a qualified archaeologist to assess the situation. Archaeological and historic resources and human remains are protected from unauthorized disturbance (including on private property) by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow the qualified archaeologist to identify, record, and evaluate such resources and recommend an appropriate course of action.

Building Inspection Section

16. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading, until a building permit has been issued.
17. The following will be required at the building permit stage:
 - a. A final, full drainage report prepared by a registered Civil Engineer.
 - b. A final grading and drainage plan stamped and signed by a registered Civil Engineer.
 - c. An updated C3 and C6 Checklist, if changes to impervious areas have been made during the design phase.

Department of Public Works

18. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Coastside Fire Protection District

22. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all-weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
23. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road were deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall

- be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
24. Any chimneys shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
 25. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours notice to the Fire Department at 650/ 573-3846.
 26. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on site.
 27. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
 28. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
 29. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
 30. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
 31. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

32. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.

Granada Community Services District

33. The applicant shall obtain a sewer permit and comply with all District regulations.

Coastside County Water District

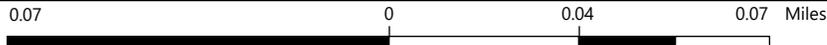
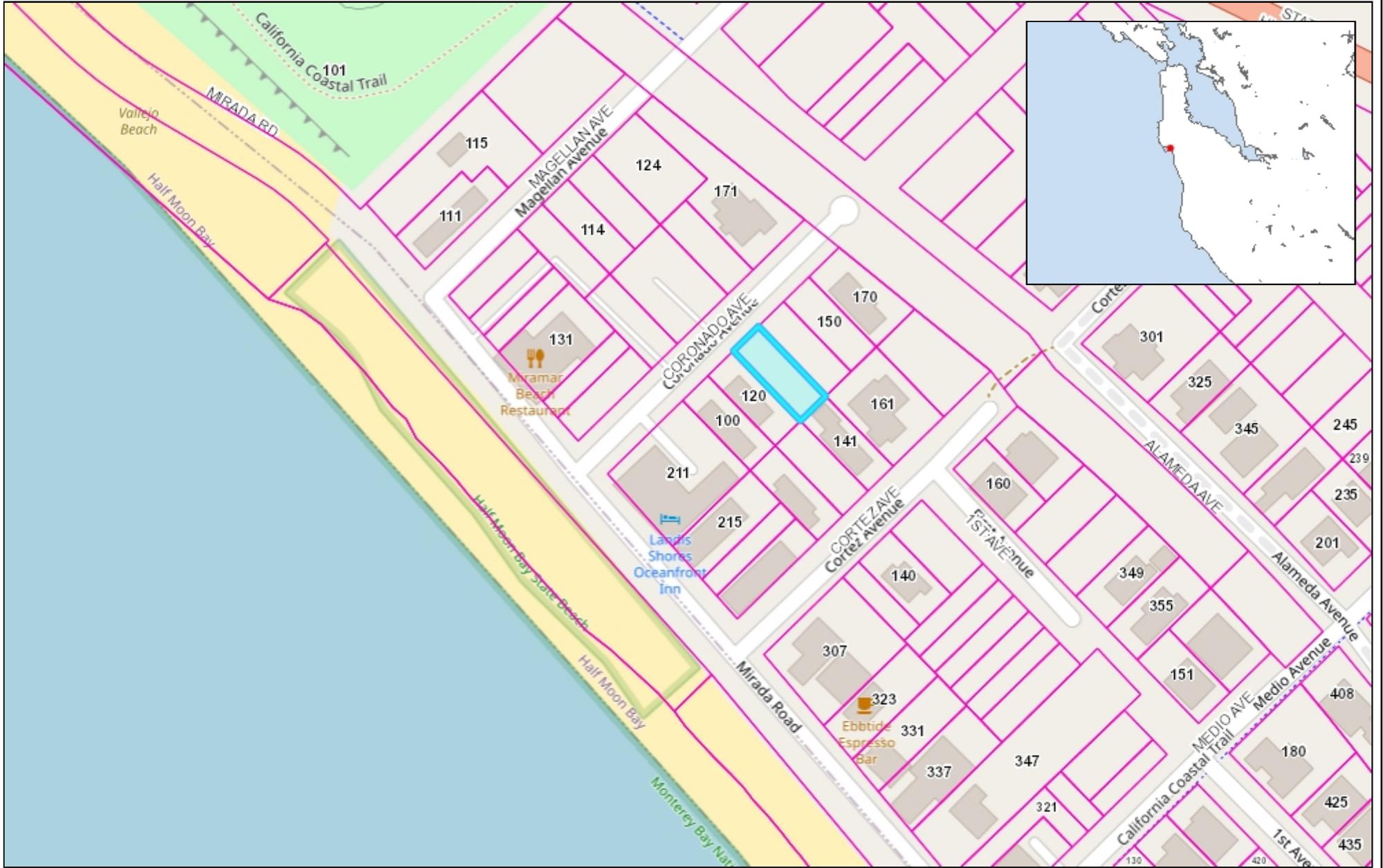
34. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Coronado Residence and ADU

130 Coronado Ave, Half Moon Bay, CA 94019
APN: 048-013-220



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

Owner
Paul McGregor
130 Coronado Ave, Half
Moon Bay, CA 94019

Coronado Residence and ADU

130 Coronado Ave, Half Moon Bay, CA 94019
APN: 048-013-220

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ABBREVIATIONS

A	Air Conditioning	OF	Board
ADU	Accessory Dwelling Unit	O.C.	On Center
A.F.F.	Above Floor Finish	O.D.	Outside Diameter
ALT.	Aluminate	OPNG.	Opening
AMT.	Amount	ORIG.	Original
APPROX.	Approximate	Q	Quart
AVG.	Average	P	Project
B	Board	PERP.	Perpendicular
BD.	Between	PL.	Plate
BLDG.	Building	P.LAM.	Plastic Laminata
BLWBKLG	Block/Blocking	PLY. WD.	Plywood
C	Cubic Feet Per Minute	PROJ.	Project
C.F.M.	Change	P.S.F.	Pounds Per Square Foot
CHG.	Cast Iron	P.S.I.	Pounds Per Square Inch
C.I.	Clearance	PVMT.	Pavement
CLR.	Ceiling	P.T.D.F.	Pressure Treated Dog Fr
CLG.	Centerline	Q	Quart
C.M.U.	Concrete Masonry Unit	QTY.	Quantity
COL.	Column	R	Riser
CONC.	Concrete	RAD.	Radius
CONSTR	Construction	RD.	Road
C.O.T.G.	Clean Out to Grade	REF.	Refrigerator
CTR.	Center	REINF.	Reinforcement
C.U. FT.	Cubic Foot	REQ.	Required
C.U. IN.	Cubic Inch	RM.	Room
C.U. YD.	Cubic Yard	R.O.	Rough Opening
D	Double	R.T.S.	Refer to Structural
DEG.	Degree	RCHED.	Schedule
DEPT.	Department	S.C.	Solid Core
DIAG.	Diagonal	SECT.	Section
DIA.	Diameter	SHWR.	Shower
DIM.	Dimension	SHT.	Sheet
DIV.	Division	SIM.	Similar
D.S.	Downspout	SPFC(S)	Specification(s)
D.W.	Dumbwaiter/Downspout	SO.F.T.	Square Feet
E	Existing	SQ.	Square
EA.	Each	S.S.	Stainless Steel
ELEC.	Electric	ST.	Street
ELEV.	Elevation/Elevator	STD.	Standard
ENCL.	Enclosure	STL.	Steel
EQ.	Equal	STOR.	Storage
EQUIP.	Equipment	STRUCT.	Structure
EXIST.	Existing	SYM.	Symbol
EXT.	Exterior	T	Tread
F	Floor Drain	T.O.C.	Top of Concrete/Curb
F.D.	Finish Grade	T.O.C.B.	Top of Catch Basin
F.G.	Finish Grade	TEL.	Telephone
F.H.	Fire Hydrant	TEMP.	Temperature
FIN.	Finish	T&G	Tongue and Groove
FLR.	Floor	THK.	Thick
FLUOR.	Fluorescence	TOIL.	Toilet
F.O.C.	Face of Concrete	T.O.P.	Top of Pavement
F.O.F.	Face of Finish	T.O.S.	Top of Slab
F.O.M.	Face of Masonry	T.O.W.	Top of Wall
F.O.S.	Face of Stud	T.V.	Television
F.O.S.	Finish Surface	TYP.	Typical
FS	Finish Surface	U	Unfinished
FT.	Foot	UNFIN.	Unless Noted Otherwise
FT.G.	Footing	U.N.O.	Urinal
G	Gauge	V	Vent
GAL.	Galvanize	V.C.T.	Vinyl Composition Tile
GALV.	Galvanized	VENT.	Ventilate, Ventilating
GYP.	Gypsum	VERT.	Vertical
H	Hose Bibb	V.T.R.	Vent Thru Roof
HDR.	Header	W	Water
HDRW.	Hardware	WC.	Water Closet
HORIZ.	Horizontal	WD	Wood
HP.	Horsepower	WH.	Water Heater
HT.	Height	WI.	Wrought Iron
I	Inside Diameter	W.R.B.	Weather Resistant Barrier
IN.	Inch	WOM.	Women
INFO.	Information	W.P.	Waterproofing
INSUL.	Insulation	W/CT.	Watercoat
INT.	Interior	W/	With
		W/O	Without

GENERAL NOTES

- EXAMINATION OF SITE:** The contractor shall thoroughly examine the site and satisfy him/herself as to the conditions under which the work is to be performed. The contractor shall verify at the site all the measurements affecting the work and shall be responsible for the correctness of the same. No extra expense shall be allowed to the Contractor for expenses due to his neglect to examine, or failure to discover, conditions which affect the work.
- GENERAL OPERATION:** The Contractor shall, after consulting with the Owner, Schedule the work so as not to interfere unduly with the neighbors, etc. Contractor shall allow 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' property, improvements and the like. Protect all in-place construction in connection with the work. Particular attention is directed to but not limited to, such items as street improvements, curbs and gutters, rough grading lines, etc.
- CONTRACTOR USE OF THE PREMISES:**
 - Confine operations at the site to areas permitted by law, ordinances, permits, and these Contract Documents. Do not unreasonably encumber premises with materials or 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.
- LIMITS OF WORK:** Work zone limits are established on the drawings. All Contractors, Subcontractors, and Tradesman shall coordinate their work with one another within the established limits.
- SEQUENCE OF WORK:** in the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work begins. 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.
- ORDERS:** Place orders for material and equipment immediately on receipt of contract and follow up vigorously to insure adequate and timely supply of work. Perform all tracing and expediting actions and arrange to get workers and subcontractors on job at proper time and avoid delays.
- MEASUREMENTS:** Contractor shall verify all dimensions shown on drawings by taking field measurements; proper fit, and attachment of all parts is required. Before commencing work, check all lines and levels indicated and such other work as has been properly completed. Should there be any discrepancies, immediately report in writing to the Architect for correction or adjustment prior to the commencement of any related work. In the event of the Contractor's failure to do so, the Contractor should be fully and solely responsible for the correction or adjustment of any such related work or errors. All dimensions take precedence over scale All dimensions are to face of step, unless otherwise noted, THE

CONTRACTOR SHALL NOT SCALE DRAWINGS.

- RULES AND REGULATIONS:** All work and materials shall be in accordance with the latest rules and regulations of the National Board of Underwriters, the latest editions of the National Electrical Code, the National Plumbing Code, latest adopted edition of the California Building Code, all State Title 24 AB, 163 energy Regulations, and all applicable Local and State Laws and Ordinances. Nothing on the drawings shall be construed to permit work not conforming to these codes.
- The Contractor shall coordinate with the Building Department for all Building department required inspections.
- The Contractor shall give all notices and/or comply with all codes, laws, ordinances, rules regulations, and orders of any pertinent public authority bearing on the performance of work and shall notify the Architect if the drawings and specifications are at variance therewith.
- Solely as a convenience to the Owner and Contractor, the Architect may include documents prepared by certain consultants and/or vendors (or incorporate the recommendations of said consultants and/or vendors into documents prepared by the architect). It is expressly understood that by such issuance, the Architect assumes no liability for the services of said consultants and/or vendors.
- 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.
- COMPLETE PROJECT:** The Contract Documents, including working drawings, specifications and schedules, represent the finished structure. Unless otherwise noted, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences, and procedures. Observation visits by the Architect shall not include inspections of protective measure or the construction procedures required for same, which are not specifically detailed on drawings shall be similar to those shown, or those detail existing in the field as they occur. **WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETE OPERABLE INSTALLATION WITHIN THE SCOPE OF WORK, BUT IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AT NO EXTRA CHARGE.**
- COORDINATION:** The General Contractor and each Subcontractor shall be responsible for verification of all field conditions and dimensions PRIOR to commencement of any work. Contractor shall bring any discrepancies to the Architect's and Owner's attention PRIOR to commencing any work. In the event that work commenced with a failure

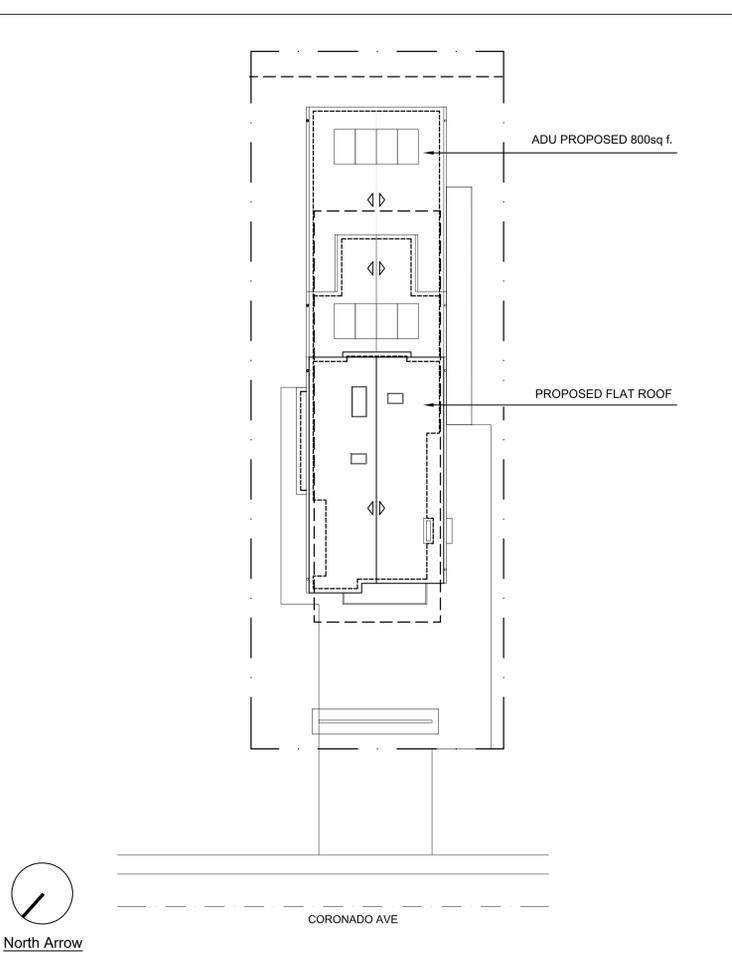
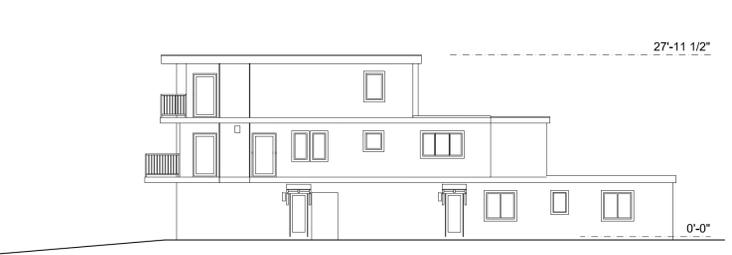
to notify both the Architect and Owner, the Subcontractor is solely responsible for any and all corrective measures or errors.

- NOTES:** All plans imply the words "the Contractor shall" or "the Contractor shall install".
- 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.
- CHANGES:** Any proposed changes in the construction should be made to the Architect IN WRITING OR IN DRAWINGS. All changes should be reviewed by the Architect, approved by the Owner, Contractor, Architect and by the Building Official as required.
- Any revision or additional work required by field conditions or local governing authorities shall be brought to the attention of the Architect before proceeding.
- 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 not prevent the Building Department from requiring the correction of Errors or Omissions from the approved plans and specifications.
- 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 not be valid.
- These notes apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and shall apply generally throughout similar conditions. Unless otherwise noted, all closets, recesses, columns, projections or other adjacent areas or work within the scheduled areas shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between the various elements of the working drawings and/or notes shall be brought to the attention of the Architect prior to proceeding with the work involved.
- OWNERSHIP AND USE OF DOCUMENTS:** All drawings, specifications, and their content, and copies, thereof furnished by Karen Wilkins and shall remain the property of Karen Wilkins.
- Anyone supplying labor and/or materials to the project shall carefully examine all sub-surfaces to receive work. Any conditions detrimental to the work shall be reported in writing

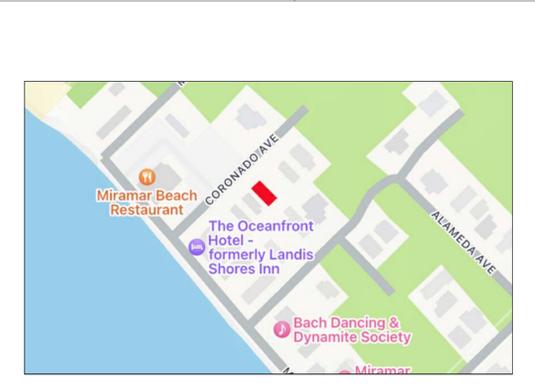
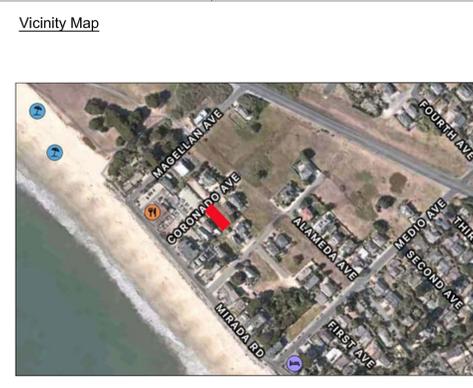
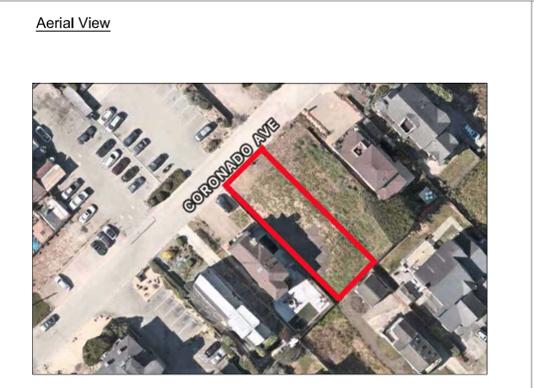
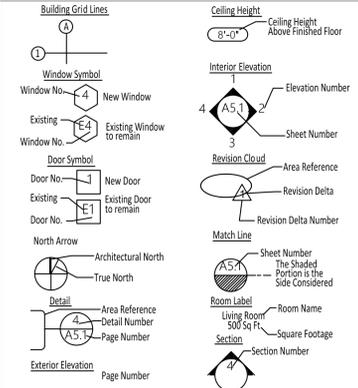
to the Contractor prior to beginning work. Commencement of work should imply acceptance of all sub-surfaces.

- 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.
- Site address is to be clearly marked in field in such a position as to be plainly visible and legible from the street or road fronting the property.
- Work in public right-of-way requires an "Encroachment Permit" from the Public Works Department.
- 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.
- 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.
- Upon completion of the project, new spaces shall be cleaned and put in working order prior to occupancy.
- An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. Section R313.2.
- This project is not within a noise critical area (CNEL contour of 60 db) as shown on the general plan.
- This project is not within a noise critical area (CNEL contour of 60 dB) as shown on the General Plan.
- Prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3.
- Compliance with the documentation requirements of the 2019 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.
- Project is 100% electric, no gas.

Allowable Height Diagram



Project Data		Sheet Index		Regulating Codes	
Project Description:	New 3 story 2,111.56 Sq Ft single family Residence with an 800 Sq ft ADU	G1-0	Cover Sheet and Site Plan	A2-5	Renderings
Project Address:	130 Coronado Ave, Half Moon Bay, CA 94019	G2-0	General Notes	D1-0	Details
Assessor's Parcel Number:	048-013-220	G2-1	General Notes Continued	D2-0	Details
Occupancy Group:	R-3	G3-0	Green Sheet Part 1	S1.1	Title & Abbreviation Sheet
Construction Type:	VB	G4-0	Green Sheet Part 2	S1.2	Notes Sheets
Stories:	3	T24-1	Title 24 Sheets Part 1	S1.3	Typical Details
Zoning:	R-1	T24-2	Title 24 Sheets Part 2	S2.1	Foundation Plan & 2nd. Floor Framing Plan
Lot size:	4,401.31 Sq Ft	T24-3	Title 24 Sheets Part 3	S2.2	3rd. Floor & Roof Framing Plan
		A0-1	Existing Site Plan	S2.4	Roof Framing Plan
		A0-2	Proposed Site Plan	S3.1	Details
		A0-3	Grading & Drainage Plan	S3.2	Details
		L1-0	Landscape Plan	M1-0	Mechanical Plan
		A1-1	Ground Floor Plan	E1-0	Ground Floor Lighting & Outlet Plan
		A1-2	Main Floor Plan	E2-0	Main Floor Lighting & Outlet Plan
		A1-3	Upper Floor Plan	E3-0	Upper Floor Lighting & Outlet Plan
		A1-4	Roof Plan	E4-0	Proposed Load-Demand Calc, One-line Diagram & Grounding Detail
		A1-5	Square Footage Calculation	P1-0	Water Supply Plan
		A2-1	Elevations	P2-0	Drainage Floor Plan
		A2-2	Elevations		
		A2-3	Sections		
		A2-4	Material Board		



Site Drainage Notes

The ground immediately 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 Maintenance Manual

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

Deferred Submittal

- Deferred submittal for fire Alarm, sprinkler & Fire Suppression System Plan is required and submit to Building and Safety for review and approval prior to installation City of Manteca
- Deferred submittal for Solar Panels, assembly to be submitted to the Building Department for review and approval prior to installation.

No.	Description	Date
	Submittal	05/10/2022
	Plan Check	05/27/2022
	Plan Check	01/11/2023
Cover		
G1-0		
Scale: As Noted Sheet size: Arch D		

GENERAL NOTES

- New construction shall not restrict a live-foot detail and unobstructed access to any water & power distribution facilities (power poles, Pull-boxes, transformers, vaults, pumps, meters, appliances, 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.
- An approved Seismic Gas Shutoff Valve be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior or the building structure containing the fuel gas piping. (Per ordinance 170.158f (1) includes Commercial additions T1 work over \$10,000). Separate plumbing permit is required.
- Provide ultra-high Flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Provide 70" high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1115 B 2406.3/5).
- Water heater must be strapped to wall (sec. 507.3, UPC).
- 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 0.019-inch (0.48MM) sheet steel and shall have no openings into the garage.
- If applicable, A copy of the jurisdictional research report and/or conditions of other listings shall be made available at the job site.
- In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legally liable and allows commencement of construction prior to obtaining a PERMIT from the jurisdiction, Owner shall assume full responsibility for the results of such construction. Therefore, the Owner agrees to waive any claim against the Architect and to release Karen Wilkins from any liability directly or indirectly from such construction. In addition, the Owner agrees, to the highest extent permitted by law to hold harmless the Architect from any damages, liabilities or costs, including reasonable attorneys fees and cost of defense arising from such damages.
- In addition, the Owner agrees, in any contracts or construction, appropriate language that prohibits the contractor or any subcontractors of any tier, from making copies of the Architect's construction documents without the prior written approval of Karen Wilkins and that further requires the Contractor to indemnify both Architect and the Owner from any liability or cost arising from such changes made without such proper authorization.
- If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claims against the Architect and to release the Architect from any liability for the referenced plans.
- It is understood that the Architect will NOT provide design and construction services related to safety measures of any contractor or subcontractor on the project. Further, it is understood that Architect will NOT provide any supervisory services relating to the construction for the project. Any opinions solicited from Architect relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against Architect.
- 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.
- The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by Architect and to provide any subcontractor with a falling work.
- Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R308.3).
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- Bathtub and shower floors, walls above bathtubs with a shower head and shower compartments shall be finished with a non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the door. (R307.2).
- Automatic garage door openers, if provided, shall be listed in accordance with UL325.
- Smoke detectors shall be provided for all dwelling units intended for human occupancy where a permit is required for alterations, repair, or additions. (R314.2).
- Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specified dwelling unit, or sleeping unit for which the permit was obtained. (R315.2).
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of a room at a height of 30 inches above the floor level. (R303.1)
- Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319).
- Unit skylights shall be labeled by Jurisdictional Approved Labeling Agency. Such labels shall state the approved labeling agency name, product designation and performance grade rating. (Research report not required) (R308.69).
- If Applicable, Provide anti-graffiti finish within the first 9 days, measured from grade, at street exposed walls.
- 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 of AWPA U1.
- Provide ultra-high flush water closets for all new construction.

GENERAL CONSTRUCTION NOTES

- The general contractor shall furnish all labor materials, equipment and other items necessary for the completion of all work shown, called for, or reasonably implied by the contract documents except where specifically noted otherwise where work or equipment is indicated "N/C", such work or equipment shall be provided by others, the general contractor shall coordinate and cooperate to effect such installation.
- The general contractor shall carefully examine the site to satisfy himself as to existing conditions, prior to submitting his bid. No claim will be allowed on the basis of his lack of knowledge of existing conditions and of problems arising therefrom. 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 require additional information, clarification, and details to fully understand the project and scope of work.
- 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.
- Where shop drawings are requested, there shall be submitted to the Architect 3 copies for her record 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.
- 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.
- 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 insurances.
- Work shall not commence under this contract until insurances have been obtained and such insurance has been approved by the owner.
- If contractor/subcontractor, fail to furnish such required insurance, the owner may secure insurance and retain and deduct the amount of premiums for such insurance from any amounts due under the contract.
- The owner will maintain his own liability insurance. The owner also must maintain property insurance to the full insurable value thereof. However, there shall be no duty on the part of the owner to procure such insurance until five days after receipt or written notice by the contractor to the owner of the amount of insurance required. The policy shall cover all work incorporated in the building, and all materials for incorporation into the building which may be in or about the premises, and shall be made payable to the parties as their respective interest may appear. Fire insurance for the protection of the contractor's buildings, materials nor otherwise covered by insurance of the owner, tools and equipment of the contractor and all similar items not otherwise covered shall be the responsibility of the contractor.
- When applicable contractor shall furnish and maintain protection, fencing and all other required barricades, guardrails, warning signs, steps, lights and all other forms of protection for life, and property as may be necessary and as required by local ordinances and agencies.
- Contractor shall provide dust control throughout entire construction period consisting of intermittent watering and sprinkling as necessary lay dust during construction.
- These drawings and copies thereof are legal instruments of service for the use of the owner and authorized agents, on the designated project only.
- 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.
- Deviations from these documents necessitated by field conditions shall be brought to the attention of the owner and the Architect immediately.
- The structural, mechanical, plumbing, and electrical drawings are supplementary to the various drawings. Should there be any discrepancy between the various drawing, it shall be brought to the attention of the owner and Architect for clarification.
- The contractor shall coordinate with the owners representative for installation of special manufacturing equipment not shown in these drawings. The contractor shall verify equipment locations with the owner's representative and/or equipment prior to forming the slab, for proper size and location of foundation depressions, drains and wraps.
- The contractor shall consult the electrical, mechanical, and plumbing drawings and all other drawings for the location of all sleeves needed through wall and floor slabs. Consult with the Architect should any sleeves not be noted on the plans be required.
- Miscellaneous signage shall be under a separate contract, unless otherwise noted.
- Unless otherwise noted, stated manufacturer's items are to be "or equal". Contractor shall verify substitutions with the owner prior to bid and/or installation.
- All equipment and material which is in operating condition when removed, shall be maintained as such and returned as per owner's instructions.
- It shall be the sole duty and responsibility of the contractor to determine means and methods of construction and fabricate and install the work with accepted good practice and procedures and to let the Architect know at the time of bidding if the drawings and details are not practical or structurally sound in their intent and purpose.
- Contractor shall be responsible for installation of all equipment including water heater and all mounting, seismic bracing, and support of such equipment.
- All materials provided shall conform to all applicable local, city, state, federal and/or county codes, ordinances and fire regulations. Certificates, and approved fire - retardant flame spread ratings, etc. be obtained and included in the general contractor's submittals.
- Electrical service, wiring, etc. shall comply with applicable electric codes.
- Plumbing shall comply with applicable plumbing codes.
- Provide ventilation according to applicable mechanical code. Complete air change every fifteen minutes, or as specified by the mechanical engineer.
- The contractor shall keep the premises free from the daily accumulation of waste materials or rubbish caused by their operations. At the completion of the work, he shall clean all glass, walls, and door surfaces, and vacuum all floor surfaces.
- Contractor shall provide trash dumpster as required for all participating trades to use, in cluding those trades with a direct contract with the owner.
- The contractor shall be responsible for providing temporary utilities (power, lighting, water and restroom facilities) to the job site for use by all construction trades.
- The contractor shall note that there shall be no substitutions for any material where specific manufacturers are specified. Where approved equal or equivalent is used, it shall be understood that the substitute shall be by the judgement and approval of the Architect and the owner, and all request shall be made prior to installation. Contractor shall submit 3 sets of manufacturer's cut sheets or samples and/or (1) reproducible original of drawings for all requested substitution of materials, hardware, millwork, glass partitions, ceiling systems, plumbing fixtures, etc., to the Architect for approval.
- General contractor or his subcontractors shall be responsible for verification and approvals of substitute materials as requested by governing agencies.
- brochures of all equipment and furnishings as well as all finish material samples as required, shall be submitted to the Architect without specific request for substitute and installation.
- 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.
- 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, liability tenant and the Architect harmless from any and all liabilities real or alleged in connection with the performance of the work on the project during course of construction and after completion.
- 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.
- Where shop drawings are requested, there shall be submitted to the Architect 3 copies for her record 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.
- 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.
- Contractors and sub-contractors shall verify with owner any modifications or additions to the following minimum insurance requirements:

- 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.
- Contractor is responsible for review of shop drawings, product data, and samples prior to submission, and determination and verification of accuracy of:
 - Field measurements
 - Field construction criteria
 - Catalog number and similar data conformance with specifications and local authorities having jurisdiction over this project.
- Notify the Architect in writing, at time of submission, of any deviation from specification's requirements, and identify such deviation clearly on the submittal.
- Begin no fabrication or work which requires submittals 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.
- Except when specifically indicated or specified, materials and equipment removed from existing structure shall nor be used in the contract work.
- For materials and equipment specifically indicated to be reused in the work.
 - Use special care in removal, handling, storage, and reinstallation, to assure proper function in the complete work.
 - Arrange for transportation and handling of materials and equipment which require off-site proprietary instructions or the Homeowner Association (HOA) filing any action against the owner or any party involved with the construction, the CC & R's will mandate that the Owner shall have the right, in its sole discretion, to either repair the alleged problem or by the unit(s) back at the reasonable market rate for those units at the time the complaint is made.
 - Prior to the issuance of the permit by the building department for the project the Owner shall establish an escrow account in the amount of \$50,000 to be used solely by Architect to offset the cost of any lawsuit that any homeowner or Home Owner's Association might file surrounding and actual or alleged construction defect. In the event any construction defect action is filed, Architect shall have full use of the funds in the escrow account to draw upon as Architect sees fit to assist in Architect's defense. In the event no construction defect litigation is filed, then the money will revert to the Owner at the expiration of twelve (12) years from substantial completion of the project.
- 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.
- 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.
- 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.
- 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 FOR CONSTRUCTION" SHALL GOVERN THE WORK IN THIS CONTRACT AS IF WHOLLY INCLUDED IN THESE GENERAL 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 FOLLOWING:
 - A SET OF ARCHITECTURAL DRAWINGS CONSISTING OF THE MINIMUM NECESSARY AND SUFFICIENT ELEVATIONS, DIMENSIONS, SPECIFICATIONS, DETAILS, CALCULATIONS AND NOTES TO ACQUIRE A BUILDING PERMIT.
 - SPECIFICATIONS
 - Site work
- Demolition, where indicated on the drawings shall be performed in accordance with requirements shown there on.
- Remove all organic matter and deleterious materials from the site. Burning is strictly prohibited.
- Unless shown or specified greater, all finished grades should provide a minimum slope of 2% slope away from all structural footings a minimum of five (5) feet.
- In the event of any loose fill, expansive soil, ground water and other dangerous conditions are encountered during excavations, all foundation work shall cease, and the owner notified.
- Fences over five (5) feet in height and retaining walls over four (4) feet in height measured from the bottom of the footing shall require separate permit.
- Asphaltic Concrete Paving (AC Paving):
 - Unless otherwise specified in the soils inspection report scantily and recompact the upper six inches of sub-soil a minimum of 90% density prior to placing the base.
 - Stabilize the soil with aggregate chloride compound for weed.
- Place 6 inches class II aggregate base 4 inches thick after compaction having not less than 90%.
- Asphalt concrete type as is to be placed not less than 2 inches thick after compaction in accordance with all provisions of the "standard specifications" from the State of California, Department of Public Works, Division of Highways latest revision.
- Portland Cement Concrete Paving
 - Provide materials for curbs, gutters, and sidewalks in accordance with the requirements for class a concrete (Section 8 & 32) of the county of Los Standard and Specifications.
 - Provide Portland cement concrete paving where shown on drawings and as specified herein, as needed for a complete and proper installation.
- Form:
 - Provide wood and metal form work profiled to suit conditions including adequate bracing to the lines and grades called out on the drawing.
 - Earth forms will not be permitted for paving d. Subbase aggregate: Maximum Size 1/4" Compacted to 90%

- such proper authorization.
- If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claim against the Architect and to release the Architect from any liability for the reference project.
- 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 of any claim against Architect.
- 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.
- The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by Architect and to provide any subcontractor with a falling work.
- Always use resilient channels for ceiling between floors and all interior walls.
- For Condominium Projects:
 - 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. Further provisions include that the Homeowner Association (HOA) filing any action against the owner or any party involved with the construction, the CC & R's will mandate that the Owner shall have the right, in its sole discretion, to either repair the alleged problem or by the unit(s) back at the reasonable market rate for those units at the time the complaint is made.
- Thermal AND MOISTURE PROTECTION waterproofing per IBC 230.4.11:
 - 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.
 - Surfaces to receive waterproofing shall receive pits, holes, and cracks filled solid and shall be dry and smooth for application. c. Manufacturer: use "pacific polymer" for install. See manufacturer's recommendations.
- Insulation
 - Sound and thermal insulation shall be installed as indicated on the drawings as follows:
 - Sound insulation: u.s.g. sound attenuation blankets (or equal) shall be provided around bathrooms, bedrooms, and kitchen, as shown on the drawings.
 - Provide minimum 1/4" inch thick resilient material to insulate all plumbing from structure.
 - Provide resilient channels on ceilings between the first and second floor.
 - Thermal Insulation
 - Install all exterior walls and roof thermal insulations should be installed as shown on drawings (r-19 and R-30).
 - In addition to the R-30 insulation in the roof, provide rigid insulation, as shown on drawings.
 - Installation of Insulation
 - Exercise extreme care with integral vapor barrier to maintain it continuously.
 - Install insulate all small areas in between close spaces framing members.
 - Perform all end matching neatly with all ends furring snugly over decking or joists.
 - Cut and finish insulation around pipes, conduits, and outlet boxes as necessary to maintain the integrity of the insulation.
 - Where pipes are located in stud spaces to receive insulation, place insulation between exterior wall and the pipe, or between insulation be if necessary.
 - Securely fasten langes of insulation to sides of stud and joists with insulation fitting snugly and tightly against the framing members, using staples or nails.
- Sealants
 - Sealants
 - Vulkem polyurethane sealants by mameco International, shall be installed by manufacturer's instructions as follows:
 - Vulkem #45 for horizontal joints in concrete slabs and walks
 - Vulkem #116 in vertical joints at doors/windows/jams/frames etc for general purposes
 - Joint filler and backing of closed cell neoprene or compressible pre-molded polyethylene foam, strips or rope, shall be installed as required.
 - Caulking (mastic) equal to horsehair and co shall be installed per manufacturer's instructions under exterior metal thresholds, window sills, and jams.
 - All sealants need to be installed between materials
- Roofing
 - Roof slope to be 1" per foot minimum IBC 1502
 - All roofing materials class "A", "B" or "C" shall be shown on the drawings, applied in strict conformance with IBC 1505 and manufacturer's recommendations and in accordance with the following minimum requirements(see NRCA manual)
 - Application shall conform to IBC 1507
 - Roof and valley lashing and juncture of roof and vertical surface, flashing, and counter flashing shall be installed per IBC 150 3.2, 1507.3.9, 1507.5.6.
- Flashing and Sheetmetal
 - Fabricate and install flashing and sheet metal in accordance with latest SMACNA standards where applicable
 - Flashings: counter flashings, cap and coping flashing, splash pans, gravel slopes, fastlacings, etc. minimum: 2-gallon galvanized steel or as noted on the drawings.
 - Drip flashing: Use 22-gallon galvanized steel or as noted on the drawings.
 - Butyl Sealer: Where it is impractical to use a solder at joints corners, etc. seal with "dap butyl gutter and tap sealer", "cushion-lock d-50-butyl sealer", "haco600" or approved equal in accordance with manufacturer's instructions.
 - Galvanized sheet metal: galion iron or steel sheet, conforming to ASTM A525-87 or A446-87, as required with minimum zinc coating of 1.25 oz/sq. ft. and 0.2% copper bearing
 - Disimilar Metals: where dissimilar metals come in contact, paint the connection with an approved protective coating.
 - Flash and counter -flash all roof to wall conditions and around all vents and chimneys protections through roof h. Insulate all metal flashing with wood with #15 felt paper
 - All exposed flashing and metal to be painted color per owner
- Roof Accessories
 - Skylights: Glass or plastic skylights to comply with IBC 24.15/26(1)
 - Sizes and shapes indicated on the drawings
 - 2 1/4" nominal thickness acrylic clear tinted
 - Skylights shall be mounted on built-in curb 8minimum 4" where slope is less than 3:1 as detailed and is anodized aluminum frame in color to match window frames.
 - All skylights must have an ICG approval and copy of the same must be on the job site for building inspector
- Window:
 - Roof Windows:
 - Size and shapes per drawings
 - Aluminum dual fixed window per "Velux" ner 216 (or equal), with dual glazing and roller shades sun screening
 - Anchor roof accessories securely in place as indicated and in accordance with manufacturer's recommendations in a manner which will permit roofing and flashing work to achieve a water tight and weather proof installation.
 - Drains
 - Size and shapes per drawings
 - Aluminum dual fixed window per "Velux" ner 216 (or equal), with dual glazing and roller shades sun screening
 - Anchor roof accessories securely in place as indicated and in accordance with manufacturer's recommendations in a manner which will permit roofing and flashing work to achieve a water tight and weather proof installation.



Wilkins Studio
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San Francisco CA
(415)273-9054



Architect
Karen Wilkins
04-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

Architect
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Coronado Residence and ADU

130 Coronado Ave, Half Moon Bay, CA 94019
APN: 048-013-220

No.	Description	Date
1	Submittal	05/10/2022
2	Plan Check	05/27/2022
3	Plan Check	01/11/2023

General Notes

G2-0
Scale: As Noted
Sheet size: Arch D

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y NA RESPON PARTY YES NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Table with columns for compliance status (Y, NA, RESPON, PARTY) and text describing maximum incremental reactivity (MIR), product-weighted MIR (PWMIR), reactive organic compound (ROC), fireplaces, pollutant control, finish material pollutant control, adhesives, sealants and caulks, paints and coatings, aerosol paints and coatings, and verification.

Table 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter) and Table 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS).

Table 4.504.5 - FORMALDEHYDE LIMITS (MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION) and Division 4.5 ENVIRONMENTAL QUALITY (continued) including carpet systems, carpet cushion, carpet adhesive, resilient flooring systems, composite wood products, interior moisture control, concrete slab foundations, capillary break, moisture content of building materials, indoor air quality and exhaust, and environmental comfort.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS. 702.1 INSTALLER TRAINING. 702.2 SPECIAL INSPECTION [HCD]. 703 VERIFICATIONS. 703.1 DOCUMENTATION.



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

Coronado Residence and ADU 130 Coronado Ave, Half Moon Bay CA 94019 APN: 048-013-220

Table with columns: No., Description, Date. Includes entries for Submittal (05/10/2022), Plan Check (05/27/2022), and Plan Check (01/11/2023).

Green Sheet part 2 G4-0 Scale: As Noted Sheet size: Arch D

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E
 Project Name: 130 Coronado Ave Residence and ADU. (Page 10 of 13)
 Calculation Date/Time: 2022-03-01T10:45:57+05:30
 Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis_V8.rbd19x

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor No Crawlspace_1	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x10
R-0 Floor No Crawlspace_	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
R-19 Floor No Crawlspace_	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 [1]	n/a	None	n/a

Registration Number: 422-PO10032498A-000-000-0000000-0000
 Registration Date/Time: 03/08/2022 13:14
 HERS Provider: CHEERS
 NOTE: This document has been generated by Certified Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information submitted by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.1.300
 Report Generated: 2022-02-28 21:17:48
 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E
 Project Name: 130 Coronado Ave Residence and ADU. (Page 11 of 13)
 Calculation Date/Time: 2022-03-01T10:45:57+05:30
 Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis_V8.rbd19x

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (in/ft)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.81-UEF	<= 200 MBtu/hr	0	n/a	n/a	n/a	n/a

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	NA	1	1

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating		Cooling		Zonally Controlled	Compressor Type	HERS Verification	
			HSPF/COP	Cap 47	Cap 17	SEER	EER/CEER			
Heat Pump System 1	VCHP-ductless	1	11	62600	50080	22.5	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

Registration Number: 422-PO10032498A-000-000-0000000-0000
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 Calculation Date/Time: 2022-03-01T10:45:57+05:30
 Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis_V8.rbd19x

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
Sfam IAQVentRpt	72	0.25	Default	0	n/a
Sfam ADU IAQVentRpt	45	0.25	Default	0	n/a

Registration Number: 422-PO10032498A-000-000-0000000-0000
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 Input File Name: 2648_130 Coronado Ave, Half Moon Bay, CA 94019_Energy Analysis_V8.rbd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Viranchi Shah	Documentation Author Signature: <i>Viranchi Shah</i>
Company: www.gettitle24.com	Signature Date: 03/08/2022
Address: 14730 Beach Blvd., #133	CEA/HERS Certification Identification (if applicable):
City/State/Zip: La Mirada, CA 90638	Phone: 714-888-4736

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.

Responsible Designer Name: Karen Wilkins	Responsible Designer Signature: <i>Karen Wilkins</i>
Company: Wilkins Studio Architects	Date Signed: 03/08/2022
Address: 785 Quintana Rd #180	License: Architect
City/State/Zip: Morro Bay, CA 93422	Phone: (415) 273-9054

Digitally signed by Certified Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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 Schema Version: rev 20200901



Architect
 Wilkins Studio Architects
 Contract: Karen Wilkins, AIA
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Owner
 Paul McGregor
 130 Coronado Ave, Half Moon Bay, CA 94019

Coronado Residence and ADU
 130 Coronado Ave, Half Moon Bay, CA 94019
 APN: 048-013-220

No.	Description	Date
1	Submital	05/10/2022
2	Plan Check	05/27/2022
3	Plan Check	01/11/2023

Title 24 Sheet
 Part 2
T24-2
 Scale: As Noted
 Sheet size: Arch D

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RESIDENTIAL MEASURES SUMMARY

Table with project details: Project Name (130 Coronado Ave Residence and ADU), Building Type (Single Family), Date (3/8/2022), etc.

Table with columns: Construction Type, Cavity, Area (sq ft), Special Features, Status. Lists various building cavities like Wall, Ceiling, Slab, etc.

Table with columns: Fenestration Orientation, Area (sq ft), U-Fac, SHGC, Overhang, Sidelights, Exterior Shades, Status. Lists window and door orientations.

Table with columns: HVAC SYSTEMS, Qty, Heating, Min. Eff, Cooling, Min. Eff, Thermostat, Status. Lists HVAC equipment like Split Heat Pump.

Table with columns: HVAC DISTRIBUTION, Location, Heating, Cooling, Duct Location, Duct R-Value, Status. Lists HVAC system locations.

Table with columns: WATER HEATING, Qty, Type, Gallons, Min. Eff, Distribution, Status. Lists water heating equipment like Small Instantaneous Gas.

2019 Low-Rise Residential Mandatory Measures Summary

Table of compliance requirements for interior switches and controls, lighting, and solar ready buildings.

Table of compliance requirements for solar ready buildings, including solar zone area, shading, and structural design loads.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures...

Table of compliance requirements for building envelope measures, including air leakage, insulation, and fenestration products.

2019 Low-Rise Residential Mandatory Measures Summary

Table of compliance requirements for clearances, liquid line driers, storage tank insulation, water piping, and ducts and fans.

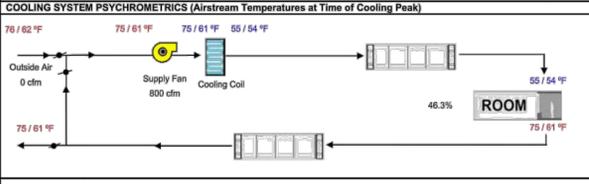
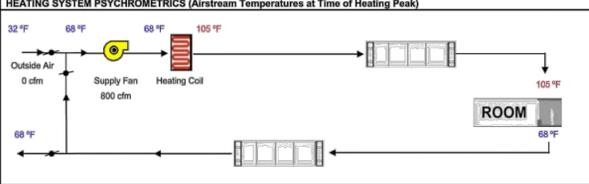
2019 Low-Rise Residential Mandatory Measures Summary

Table of compliance requirements for ventilation and indoor air quality, including requirements for mechanical ventilation and air filtration.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Table with project details: Project Name (130 Coronado Ave Residence and ADU), Date (3/8/2022), Floor Area (2,581).

Table of engineering checks and system load calculations for heating and cooling systems.

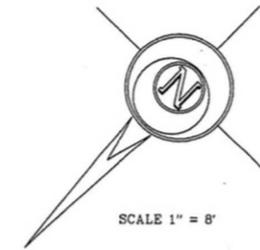


Architect Paul McGreggor, 130 Coronado Ave, Half Moon Bay, CA 94019

Coronado Residence and ADU, 130 Coronado Ave, Half Moon Bay, CA 94019, APN: 048-013-220

Table with columns: No., Description, Date. Shows project milestones like Submittal and Plan Check.

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SCALE 1" = 8'

LEGEND

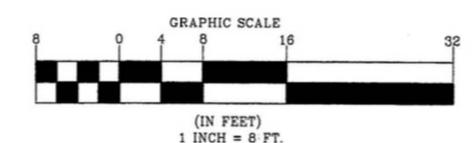
- x---x---x---x--- Fence
- Property Line
- SS---SS---SS---SS--- Sanitary Sewer Line
- W---W---W---W--- Water Line
- Edge of Pavement

SURVEY FOR:
Paul McGregor

SURVEY OF:
Lot 19 Block 7 of R.S.M. Book 3 of Maps pg. 95
SITE ADDRESS: Vacant Lot Coronado Avenue,
Unincorporated San Mateo County
A.P.N. 048-013-220
Area = 4,400 sq. ft. +/-

NOTES:

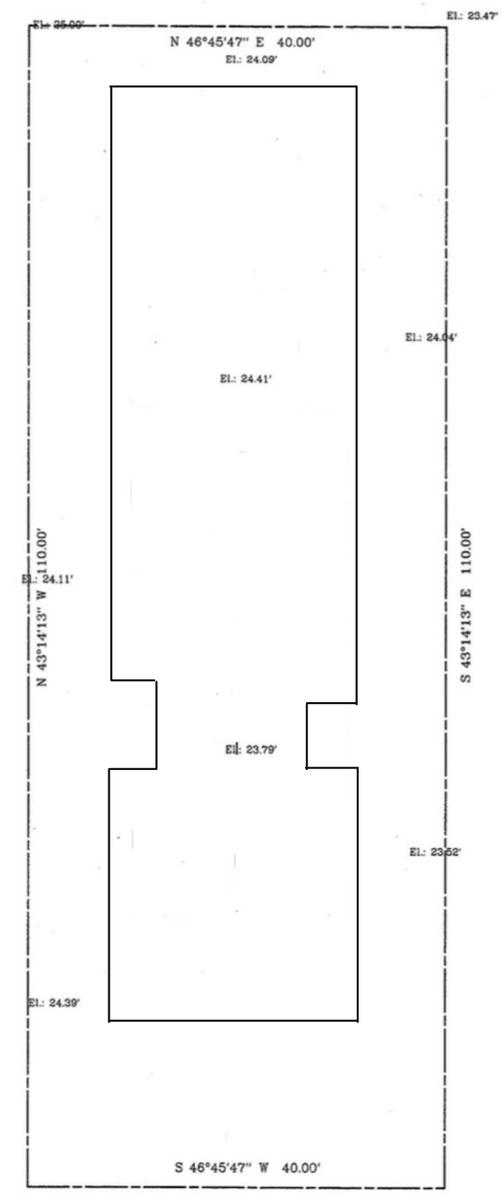
- 1) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
- 2) The Elevations shown are based upon the NAVD 88 Datum.
- 3) The nearest fire hydrant and utility pole is located at the corner of Coronado Avenue and Mirada Rd.



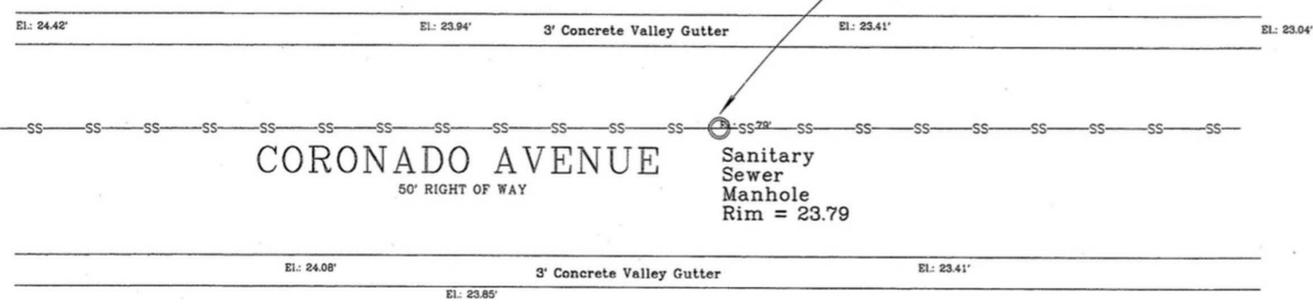
Joseph P. McNulty 2/1/17

A0-1

BOUNDARY & TOPOGRAPHY MAP
Prepared By:
Pat McNulty
Professional Land Surveyor
1604 Francis Avenue
Belmont, California 94002
650-654-6460
DATE: July 2016 JOB NO.: 13-16



BENCH MARK:
The Rim of the Sanitary Sewer Manhole was used as the Datum Point for this Survey.
Elevation = 23.79 (NAVD 1988)



CORONADO AVENUE
50' RIGHT OF WAY

Sanitary Sewer Manhole
Rim = 23.79

SITE PLAN NOTES & SYMBOL LEGEND

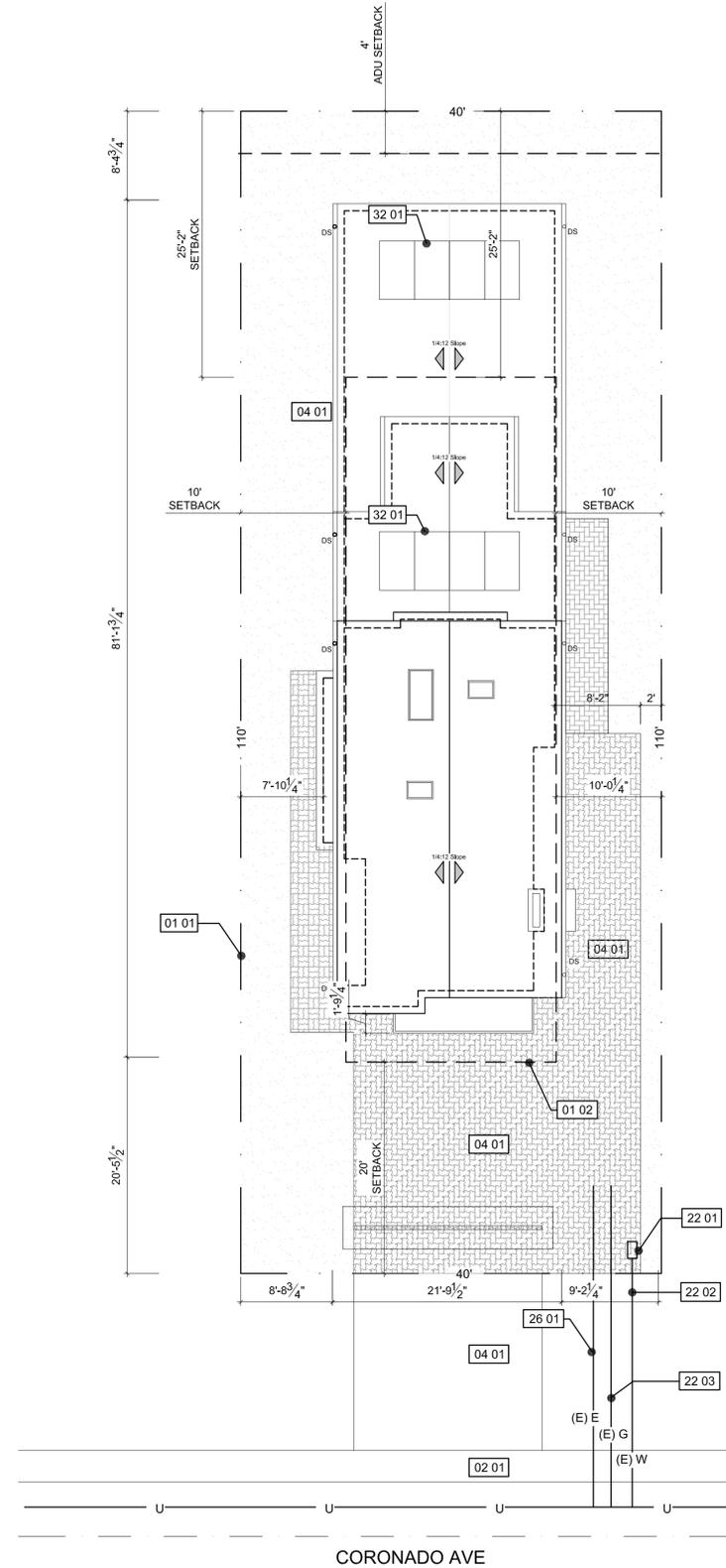
SYMBOL	DESCRIPCION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	PROPERTY LINE
01 02	SETBACKS
02 00	EXISTING CONDITIONS
02 01	3" CONCRETE VALLEY GUTTER
04 00	MASONRY
04 01	PERMEABLE PAVERS
22 00	PLUMBING
22 01	22.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
22 02	WATER ENTRY POINT W/ PRIVATE METERS. (1.5 WATER SERVICE & BBOS VALVE) CONTRACTOR TO VERIFY
22 03	WATER LINE
22 03	GAS LINE
26 00	ELECTRICAL
26 01	26.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
26 01	MAIN ELECTRICAL SERVICE
32 00	SITE IMPROVEMENT
32 01	SOLAR POWER SYSTEM (PV)- STANDARD PV SIZE

GENERAL SITE NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONAL ERRORS OCCUR, CONTRACTOR SHALL NOTIFY THE ARCHITECTED PRIOR TO COMMENCING THAT PORTION OF THE WORK.
- DURING GRADING IF THE PROPERTY CORNERS ARE DISTURBED, ALTERED, OR TAMPERED WITH THE GRADING CONTRACTOR SHALL HAVE THE PROPERTY CORNERS RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT COMPLETION OF GRADING. ALL COST SHALL BE BORNE BY THE GRADING CONTRACTOR.
- THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING BUILDING CORNERS, PERFORMING ALL LAYOUT WORK, SETTING ALL LINES, GRADES, RADIO, ETC. OR ANY OTHER POINTS NECESSARY FOR HIS WORK.
- LOCATION OF UTILITIES BASED ON BEST INFORMATION AVAILABLE. AND MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
- ALL DIMENSIONS, SETBACKS, AND PROPERTY BOUNDARIES SHOWN HERE MAY ONLY BE CONSIDERED TO BE APPROXIMATE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR VERIFICATION OF ALL SETBACKS OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE SITE PLAN.
- SOILS PREPARATION AND SITE GRADING SHALL BE INSPECTED BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD DURING THE GRADING OPERATIONS. THE ENGINEER SHALL CERTIFY THE WORK AS BEING DONE IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS IF NEEDED, PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.
- ALL SITE WORK, DRAINAGE SYSTEMS AND FOUNDATIONS AND OTHER SOIL CONSIDERATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE REPORT AND ANY SUBSEQUENT RECOMMENDATIONS MADE BY THE SOIL ENGINEER OF RECORD. FOUNDATION EXCAVATIONS SHALL BE REVIEWED AND APPROVED BY SOIL ENGINEER OF RECORD PRIOR TO PLACEMENT OF FORMS AND REINFORCEMENT.
- OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

LINE LEGEND

—(E) E—	EXISTING ELECTRICAL SUPPLY
—(E) P—	EXISTING WATER SUPPLY
—(E) G—	EXISTING GAS SUPPLY
—(E) S—	EXISTING BUILDINGS SEWER
—(N) E—	NEW ELECTRICAL SUPPLY
—(N) P—	NEW WATER SUPPLY
—(N) G—	NEW GAS SUPPLY
—(N) S—	NEW BUILDINGS SEWER
— U —	UTILITY LINES



PROPOSED SITE PLAN

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



Wilkins Studio

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Owner
Paul McGregor
130 Coronado Ave, Half
Moon Bay, CA 94019

Coronado Residence and ADU
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APN: 048-013-220

No.	Description	Date
1	Submittal	05/10/2022
2	Plan Check	05/27/2022
3	Plan Check	01/11/2023

Proposed Site Plan

A0-2
Scale: As Noted
Sheet size: Arch D

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GENERAL NOTES

- NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE COUNTY BUILDING DEPARTMENT. THE BUILDING DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING OF CONSTRUCTION AND OF THE TIME LOCATION OF THE PRE-CONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE BUILDING DEPARTMENT WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
- FOR ANY CONSTRUCTION PERFORMED THAT IS NOT IN COMPLIANCE WITH PLANS OR PERMITS APPROVED FOR THE PROJECT THE BUILDING DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.
- ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT JURISDICTION PUBLIC IMPROVEMENT STANDARDS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING DEPARTMENT.
- THE PROJECT OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND/OR MAINTAINING ALL WEATHER ACCESS AT ALL TIMES TO EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK. ADDITIONALLY, THEY SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING SERVICES, INCLUDING UTILITY, GARBAGE COLLECTION, MAIL DISTRIBUTION, ETC., TO ALL EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK.
- ON-SITE HAZARDS TO PUBLIC SAFETY SHALL BE SHIELDED BY CONSTRUCTION FENCING. FENCING SHALL BE MAINTAINED BY THE PROJECT OWNER AND CONTRACTOR UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND OCCURRED. POTENTIAL HAZARDS HAVE BEEN MITIGATED, OR ALTERNATIVE PROTECTIVE MEASURES HAVE BEEN INSTALLED.
- SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE COUNTY PUBLIC IMPROVEMENT STANDARDS, SECTION 3.2.3. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
- ROADWAY COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL, AGGREGATE BASE MATERIAL, AND MATERIAL AS SPECIFIED BY THE SOILS ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACEMENT OF THE NEXT MATERIAL LIFT.
- SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND A MINIMUM OF 1-FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
- CONTRACTOR SHALL CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR A FINAL INSPECTION. RECORD DRAWINGS SHALL BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CONTRACTOR CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS MAY BE PRESENT WHEN THE FINAL INSPECTION IS MADE BY THE COUNTY.
- ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
- A JURISDICTION ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE COUNTY RIGHT-OF-WAY. THE ENCROACHMENT PERMIT MAY ESTABLISH ADDITIONAL CONSTRUCTION, UTILITY AND TRAFFIC CONTROL REQUIREMENTS.
- THE JURISDICTION INSPECTOR ACTING ON BEHALF OF THE JURISDICTION BUILDING DEPARTMENT MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER'S ENGINEER OF WORK.
- THE STRUCTURAL SECTION SHALL BE BASED ON SOILS TESTS TAKEN AT THE TIME OF CONSTRUCTION AND USING A TRAFFIC INDEX OF FOR (ROAD NAME). THE STRUCTURAL SECTION SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ROAD CONSTRUCTION.
- HYDRO-SEEDING OR OTHER PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES (OTHER THAN PAVED OR GRAVEL SURFACES) PRIOR TO THE FINAL INSPECTION.
- FOR ANY PUBLIC IMPROVEMENTS TO BE MAINTAINED BY THE JURISDICTION, IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD/STATE WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE DEVELOPER SHALL: A. SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE COUNTY BUILDING DEPARTMENT OR, B. DOCUMENT THAT THE REGULATORY
- WHEN THE PROJECT SITE EARTHWORK IS NOT INTENDED TO BALANCE THEN A SEPARATE GRADING PERMIT FOR THE SENDING OR RECEIVING PROPERTY MAY BE REQUIRED. A COPY OF THE PERMIT/S OR EVIDENCE THAT NO PERMITS ARE REQUIRED SHALL BE SUBMITTED TO THE DEPARTMENT PRIOR TO COMMENCING PROJECT EARTHWORK.
- SITE GRADING AND SLOPE ARE BASED ON OWNERS DESCRIPTION. ARCHITECT WAS NOT PROVIDED WITH UPDATED PROPERTY SLOPE AND GRADING DOCUMENTS FOR THIS DESIGN. OWNER MUST PROVIDE LEGAL SURVEY TO VERIFY SLOPE AND TO SUBMIT TO ARCHITECT FOR ASSESSMENT AND PLAN ADJUSTMENTS PRIOR TO CONSTRUCTION

GRADING NOTES

- ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED UNDER "APPLICABLE CODES" HEADING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE COUNTY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED, AND ARRANGE FOR INSPECTION.
- GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
- NOTE: EXACT SHRINKAGE, CONSOLIDATION, AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES, OR SUB GRADES AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF, AND SHALL BID ACCORDINGLY.
- SOILS ENGINEER TO DETERMINE THE SOIL IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE. SUCH REPORT INCLUDING PROGRESS AND/OR COMPACTION REPORTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION WHEN A SOILS REPORT IS OBTAINED. THE COUNTY POLICY REGARDING PAD CERTIFICATION SHALL BE FOLLOWED. WHEN APPLICABLE THE ENGINEER SHALL OBSERVE THE GRADING OPERATION(S) AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE GRADING PERFORMED HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH THE UBC AND JURISDICTION ORDINANCES.
- NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- AREAS OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL.
- FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.
- REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

- ALL DISTURBED AREAS SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
- MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.
- MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 5% FOR THE FIRST TEN FEET AROUND PERIMETER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- ALL CONTRACTORS AND SUBCONTRACTORS WORKING WITHIN THE RIGHT OF WAY SHALL HAVE AN APPROPRIATE CONTRACTOR'S LICENSE, A LOCAL BUSINESS LICENSE, AND shall obtain an encroachment permit.
- ENGINEERING REPORTS FOR CUT OR FILL SLOPE STEEPER THAN 2:1 SHALL BE SUBMITTED TO THE FIELD INSPECTOR.

UNDERGROUND UTILITY NOTES

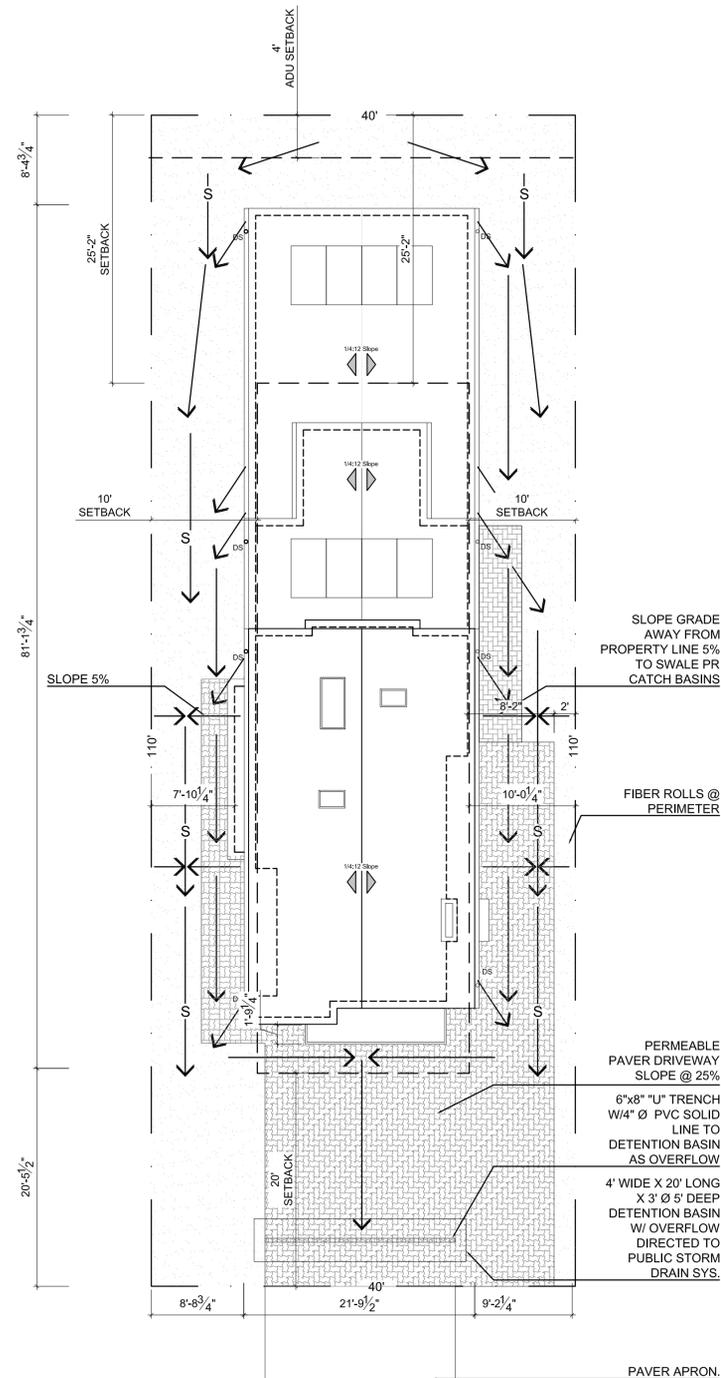
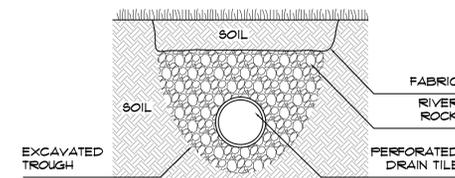
- AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION.
- ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 TWO TO TEN DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.

APPLICABLE CODES

- 2019 BUILDING STANDARDS CODES
- CALIFORNIA BUILDING CODE - VOLS 1 & 2 (2019 IBC)
 - CALIFORNIA RESIDENTIAL CODE (NEW) (2019 IRC)
 - CALIFORNIA PLUMBING CODE (2019 UPC)
 - CALIFORNIA MECHANICAL CODE (2019 UMC)
 - CALIFORNIA ELECTRICAL CODE (2019 NEC)
 - CALIFORNIA ENERGY CODE (V.2008 UNTIL 7/1/2019)
 - CALIFORNIA GREEN BUILDING CODE
 - California Fire Code (2019 IFC)
 - CALIFORNIA REFERENCE STANDARDS CODE
 - COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
 - COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
 - COUNTY FIRE CODE ORDINANCE - TITLE 16
 - COUNTY LAND USE ORDINANCE - TITLE 22

LEGEND

	PROPERTY LINE
	SETBACK
	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	CONCRETE
	EDGE OF PAVEMENT
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MAIN
	ELECTRICAL LINE
	OVERHEAD LINE
	UTILITY POLE
	GUY ANCHOR
	ELEC. VAULT / PEDESTAL / PULL BOX
	TELEPHONE LINE
	TELE. VAULT / PEDESTAL / PULL BOX
	FENCE
	GAS MAIN
	FLOWLINE
	PROPOSED GRADE & DIRECTION
	CONSTRUCTION NOTE REFERENCE
	SPOT ELEVATION



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Drainage
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IRRIGATION LEGEND

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR
<input type="checkbox"/>	W	WATER METER			
<input type="checkbox"/>	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
<input type="checkbox"/>	WS	WEATHER SENSOR	HUNTER	SOLAR-SYNC-SEN	WIRED
<input type="checkbox"/>	VB	FULL PORT BALL VALVE	NIBCO	585	LINE SIZE
<input type="checkbox"/>	ML	MAINLINE		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTING	
<input type="checkbox"/>	LP	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.

IRRIGATION VALVE TABLE

HYDRO ZONE	WATER USE	VALVE	PLAN SF	SUB - ZONES	PERMIT SF (FILL IN)	SUB-ZONES (FILL IN)	SUB-ZONES (FILL IN)	SOIL TYPE (CLAY/ LOAM/ SAND) (FILL IN)
1	LOW	1A	857 SF	5				
		1B						
2	MED	2A	229 SF	2				
		2B						
3	TREES	4A	126 SF	2				
		4B						

CLAY SOIL: DO NOT EXCEED 1600 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 3500 SF, ADD A VALVE
 LOAM SOIL: DO NOT EXCEED 1100 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE
 SANDY SOIL: DO NOT EXCEED 500 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 1000 SF, ADD A VALVE
 TREES: DO NOT EXCEED 200 LF PER SUBZONE
 FOR EMITTER FLOW, EMITTER SPACING & ROW SPACING PER SOIL TYPE SEE LEGEND

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV)

PLANT / FLOWERING	PLANT TYPE	WATER USE	SIZE	SPACING
2 BUFFALOGASS SCIENTIFIC NAME: BUCHLOE DACTYLOIDES	GROUND COVER	L		
3 PODOCARPUS GRACILIOR, FARN PINE	TREE	L	15 G	
4 ISLAND BUSH SNAPDRAGON SCIENTIFIC NAME: GALVEZIA SPECIOSA	SHRUBS	L	15G	2'-4" O.C.
5 ACCENT SHRUBS CALIFORNIA LILAC SCIENTIFIC NAME: CEANOTHUS 'CORONADO'	NATIVE SHRUB	L	15G	2'-3" O.C.
6 DODONEA VISCOSA 'PURPUREA', HOPSEED BUSH	SHRUB		5 G	
7 LAVANDULA STOECHAS, SPANISH LAVANDAR	SHRUB		1 G	



GENERAL NOTES

- 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.)
- 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.
- 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.
- 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 PROPRT. SHOULD NOT EXCEED 26%.
- 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.
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
- 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.)
- 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)
- 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)
- 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)

APPLICANT INSTRUCTIONS:

- 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.
- IF NEEDED USE A RED PEN TO ADJUST THE LAYOUT OF DRIVEWAY, PATHS AND PLANTING AREAS TO FIT YOUR YART.
- ADJUST ORIENTATION OF NORTH ARROW TO SITE CONDITION.
- ADD ANY EXISTING TREES IN RED ON THE PLAN. ADJUST TREE LOCATIONS IF NEEDED TO FIT YOUR SITE.
- FILL IN PLANT WATER USE TABLE.
- INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS.
- IN THE LEGEND, CIRCLE THE HARDSCAPE MATERIALS YOU WILL BE USING AND ON DETAIL SHEETS L5-0
- 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
- 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.
- 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.

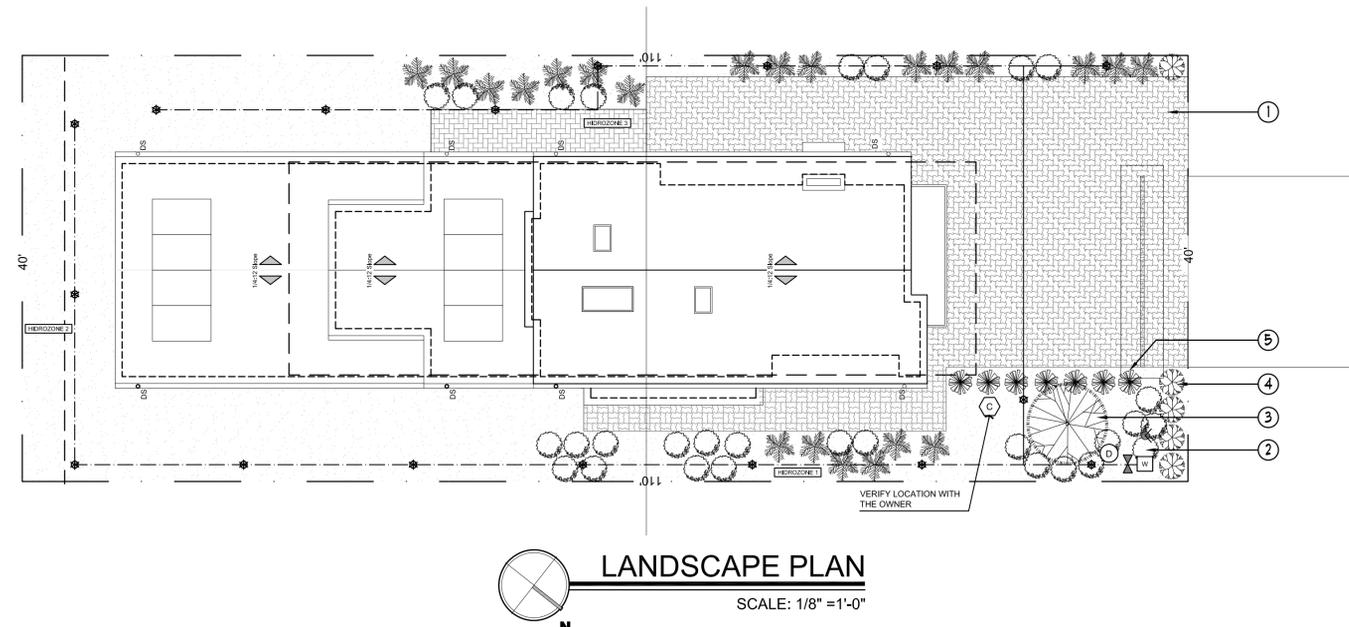
APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR	
<input type="checkbox"/>		DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE				
<input type="checkbox"/>		ASSEMBLY		ACZ-075-40 DRIP CONTROL ZONE KIT	ALL-IN-ONE KIT INCLUDES BACKFLOW PREVENTION, FILTER AND PRESSURE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

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR	
<input type="checkbox"/>		DRIP LAYOUT				
<input type="checkbox"/>		PLANTING BEDS				
<input type="checkbox"/>	O	TREES				
<input type="checkbox"/>		INLINE EMITTER TURBING	NETAFIM	TLCV26-1801	CLAY SOIL: EMITTER FLOW, 0.26 GPH, EMITTER SPACING: 18" ROW SPACING: 18"	
<input type="checkbox"/>				TLCV4-1801	LOAM SOIL: EMITTER FLOW, 0.4 GPH, EMITTER SPACING: 18" ROW SPACING: 18"	
<input type="checkbox"/>				TLCV6-1801	SANDY SOIL: EMITTER FLOW, 0.6 GPH, EMITTER SPACING: 12" ROW SPACING: 18"	
<input type="checkbox"/>	F	DRIP FLUSHOUT	NETAFIM	TLFIG8		
<input type="checkbox"/>		SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER.				
<input type="checkbox"/>		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	0.0666666667	801.60	53.440000002672	1,719.59232008598	
2	0.05	SPRINKLERS +DRIP	0.75	0.0666666667	376.89	25.1260000012563	808.5044280404252	
3	0.05	SPRINKLERS +DRIP	0.75	0.0666666667	519.70	34.646666668399	1,114.860440055743	
ETWU = ETo x 0.62 x ETAFxArea							3,642.957188182148	TOTAL ETWU
MAWA = ETo x 0.62 x 0.55 x sqft							30,054.396801	TOTAL MAWA

AREAS	
LOT	4,401.31 Sq Ft
GRASS	1,698.19 Sq Ft



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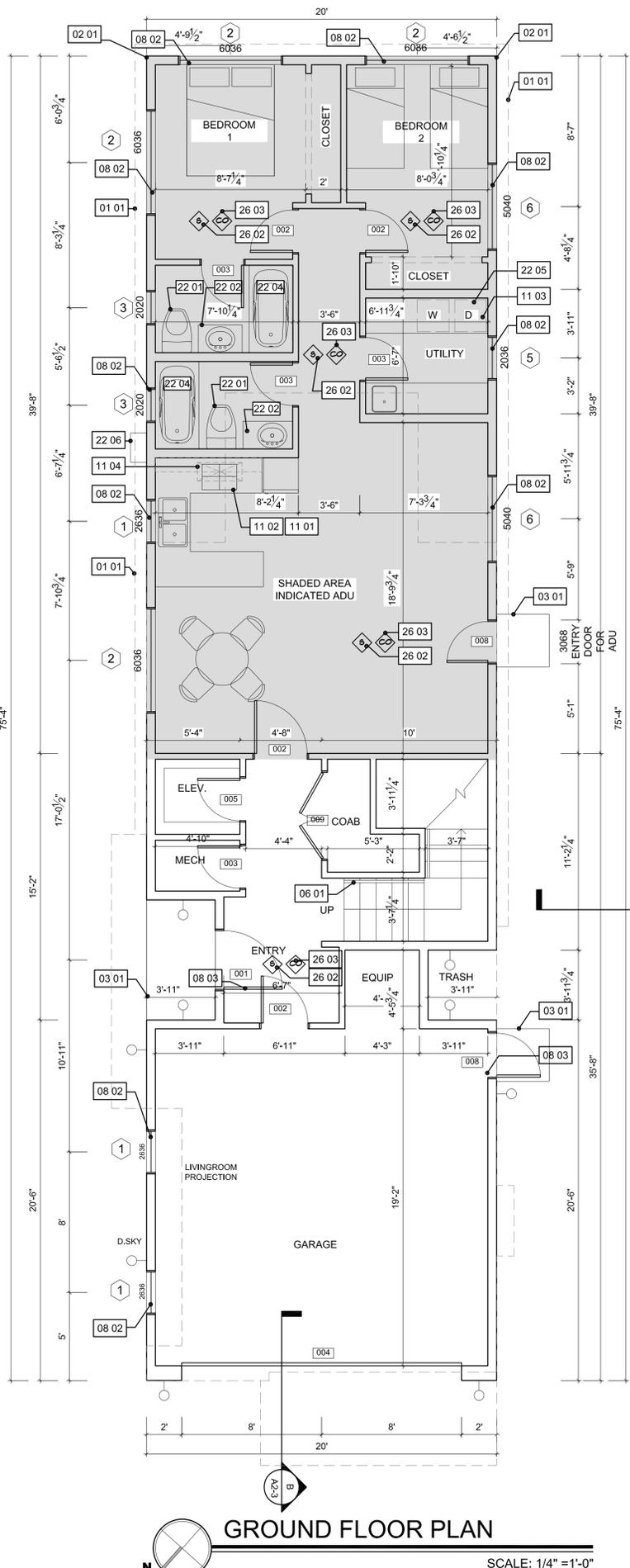
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FLOOR PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
03 02	SLAB ON GRADE
06 00	WOOD
06 01	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. ALL CONCEALED SPACES OF 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 CEILING AND COVE CEILING. c. IN CONCEALED SPACES BETWEEN STUDS 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 LEVELS. 6.2 PROVIDE 2X BACKING FOR TOILET BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 6.3 2x4 (@ 16" o.c. Wooden Stud) walls with R15 insulation. +4+4" HALF WALLS OR HANDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS ON METAL STRUCTURE. SEE DETAIL ON SHEET D-1 6.4 HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R511 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. 6.5 NEW 2X12 (@16" o.c. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION.
06 02	PLI-DECK WATERPROOF DECK COATING SYSTEM OVER PLYWOOD
07 00	THERMAL & MOISTURE PROTECTION
07 01	7.1 CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: EXTERIOR WALL INSULATION: R-15 BATT / 2'x4 @ 24" O.C. WALL BTE GARAGE-LOBBY: R-13 BATT / 2'x4 @ 24" O.C. INTERIOR WALLS: R-0 BATT / 2'x4 @ 24" O.C. ROOF INSULATION: R-30 MIN W/ R-9 RIGID 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 250 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3 ALL FLASH / COUNTER FLASHING SHALL COMPLY WITH 2016 CRC. 7.4 ALL INTERIOR WALLS ARE TO HAVE QUIET BATT 30 SOUNDPROOFING INSULATION.
08 00	OPENINGS
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08 03	WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER, 2'-6"x4"-10"
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09 00	9.1 INTERIOR FINISHES TO BE SELECTED BY OWNER 9.2 CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER SURROUNDS. 9.3 ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2016 CRC. 9.4 WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED FOR 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 TILE FOR TUB AND SHOWER ENCLOSURES SHALL BE APPLIED OVER PORTLAND CEMENT PLASTER WITH 30X FELT BACKING W/ METAL LATH U.O.N. GYP BD @ WALLS & CEILINGS - 5/8" TYPE X ALL WALLS OR FLOORS BETWEEN LIVING SPACE AND GARAGE AND GARAGE CEILING SHALL HAVE 5/8" TYPE X FIRE CODE GYPSUM BOARD SURFACE. WRAP EXPOSED BEAMS & POSTS ARE REQUIRED. SHOWER ENCLOSURE: TILE/STONE SHOWER W/ PVC PAN LINER OR EQUAL; SHOWERS AND WALLS ABOVE BATHUBS WITH SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE W/ 1/2" GYP. BOARD.
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22 01	22.1 LOW PROFILE SLOPED FLOORING FOR SHOWER 22.2 POLISHED CONCRETE FLOOR FOR BATHROOMS
22 02	TOILET (1.28 GPF) - KOHLER #K-11499-0 OR EQUAL VANITY (GRANITE COUNTERTOP W/ UNDER-MOUNT SINK); FAUCET (1.5 GPF)
22 03	SHOWERS ENCLOSURE: TILE/STONE W/ PVC PAN LINER; FAUCET (1.75 GPF) W/ SEAT @ 16" SLOPE TO DRAIN 1/8" PER FOOT MIN. COORDINATE FINAL LAYOUT WITH CONTRACTOR. (SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY) SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
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22 05	DRYER VENT - 4" SMOOTH METAL DUCT - 14' W/2 - 90 DEG. ELBOWS MAX WITH BACK-DRAFT PREVENTER
22 06	WATER HEATER TYPE- NEW GAS TANKLESS WATER HEATER WITH EFF. 81%
26 00	ELECTRICAL
26 01	26.1 SEE A-5 SHEETS FOR REQUIREMENTS AND NOTES
26 02	ELECTRICAL PANEL
26 03	SMOKE DETECTOR, TYP
26 03	CARBON MONOXIDE DETECTOR, TYP
32 00	SITE IMPROVEMENTS
32 01	SOLAR POWER SYSTEM (PV) - STANDARD PV SIZE

FLOOR PLAN NOTES

- ALL NEW INTERIOR WALLS TO BE 2x4 UNO
- ALL PLUMBING WALLS TO BE 2x6
- ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
- PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
- CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS.
- PROVIDE HANDRAILS MIN AND MAX HEIGHTS OF 34" AND 38", CONTINUOUS THE FULL LENGTH OF THE STAIRS AT LEAST ONE SIDE OF STAIR AND TERMINATE INTO THE WALL OR NEWEL POST. MAXIMUM RISERS HT IS 7 3/4" AND MINIMUM TREADS IS 10". PROVIDE 4" HEADROOM FOR STAIR.
- 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.
- MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8". SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
- ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
- PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
- ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
- ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH
- CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
- FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF SAND AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
- PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
- 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 OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
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-HAZAROUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
EXCEPTIONS:
• EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
• ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOB SITE.
• 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 DIVERSION FACILITY.
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.
20. 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).
21. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
22. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
23. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
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 COMPLES 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 3,418BS./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.
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 (CAIRECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUAL
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE 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.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- 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.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- HVAC TYPE - NEW CENTRAL GAS FURNACE WITH COOLING (GIVEN) TO HAVE HEATING EFF. 0.96 AFUE AND COOLING EFF. 16 SEER. 12.5 EER FOR MAIN UNIT. (2 EACH FUTURE ADU UNIT WILL HAVE AN INDEPENDENT HVAC SYSTEM.) MINI-SPLIT HEAT PUMP HAVING 8.5 HSPF AND 15 SEER 12.5 EER.
- R8 INSULATED DUCTS IN CONDITIONED SPACE.
- NEW 2x4 STUD WALLS (GIVEN) WITH R15 INSULATION AND 6" CONCRETE WALL WITH R13 INTERIOR INSULATION WALL AT ROOM B5.
- EXTERIOR WALL FINISH - STUCCO FOR GARAGE AND UPPER LEVEL WALLS AND WOOD SIDING FOR LOWER LEVEL WALLS.
- WINDOWS & DOORS WITH NFRC VALUE OF 0.29 U-FACTOR AND 0.21 SHGC
- SLAB ON GRADE. (GIVEN)
- (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66 HEAT RECOVERY. PRODUCT: PANASONIC PV04V1)
- ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.3
- PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
- GUARDS (SECTION R312)
A) SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDE 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 INFL. COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
- 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.
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.
3. A NOSING (BETWEEN 3/4" AND 1-1/4") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTION R311.7.5.3.
- HANDRAILS (SECTION R311.7.8):
A) SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
B) HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
C) THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
D) HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
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.



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No.	Description	Date
	Submittal	05/10/2022
1	Plan Check	05/27/2022
2	Plan Check	01/11/2023

Ground Floor Plan

A1-1
 Scale: As Noted
 Sheet size: Arch D

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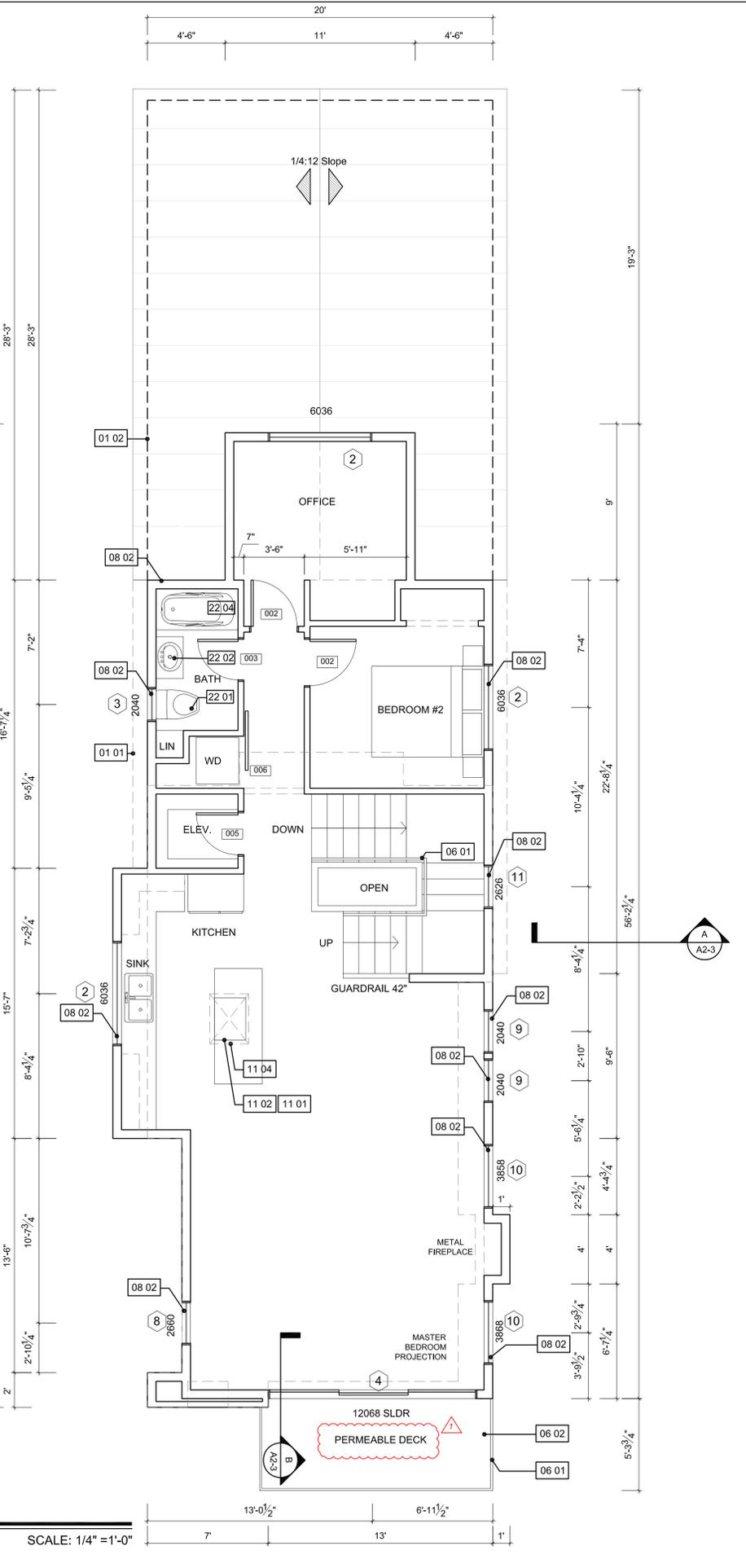
FLOOR PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
03 02	SLAB ON GRADE
06 00	WOOD
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. ALL CONCEALED SPACES OF 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 CEILING AND COVE CEILING. 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 LEVELS. 6.2. PROVIDE 2X BACKING FOR TOILET BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 6.3. 2x4 (@ 16" o.c. Wooden Stud) walls with R15 Insulation. +4" HALF WALLS OR HANDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS ON METAL STRUCTURE. SEE DETAIL ON SHEET D-1 6.4. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. 6.5. NEW 2X12 (@16" o.c. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION.
06 02	PLI-DECK WATERPROOF DECK COATING SYSTEM OVER PLYWOOD
07 00	THERMAL & MOISTURE PROTECTION
07 01	7.1. CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: EXTERIOR WALL INSULATION: R-15 BATT / 2X4@ 24" O.C. WALL BTE GARAGE-LOBBY: R-13 BATT / 2X4@ 24" O.C. INTERIOR WALLS: R-0 BATT / 2X4@ 24" O.C. ROOF INSULATION: R-30 MIN W/ R-9 RIGID 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 250 AND A SMOKE DENSITY NOT TO EXCEED 450. 7.3. ALL FLASH / COUNTER FLASHING SHALL COMPLY WITH 2016 CRC. 7.4. ALL INTERIOR WALLS ARE TO HAVE QUIET BATT 30 SOUNDPROOFING INSULATION.
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22 02	TOILET (1.28 GPF) - KOHLER #K-11499-0 OR EQUAL
22 03	VANITY (GRANITE COUNTERTOP W/ UNDER-MOUNT SINK); FAUCET (1.5 GPF) SHOWERS ENCLOSURE: TILE/STONE W/ PVC PAN LINER; FAUCET (1.75 GPF) W/ SEAT @ 16" SLOPE TO DRAIN 1/8" PER FOOT MIN. COORDINATE FINAL LAYOUT WITH CONTRACTOR. [SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY] SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
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22 06	WATER HEATER TYPE- NEW GAS TANKLESS WATER HEATER WITH EFF. 81%
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- ALL NEW INTERIOR WALLS TO BE 2x4 UNO
- ALL PLUMBING WALLS TO BE 2x6
- ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
- PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
- CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS.
- PROVIDE HANDRAILS MIN AND MAX HEIGHTS OF 34" AND 38", CONTINUOUS THE FULL LENGTH OF THE STAIRS AT LEAST ONE SIDE OF STAIR AND TERMINATE INTO THE WALL OR NEWEL POST. MAXIMUM RISERS HT IS 7.3/4" AND MINIMUM TREADS IS 10". PROVIDE 6" HEADROOM FOR STAIR.
- 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.
- MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8". SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
- ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
- PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
- ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
- ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH
- CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
- FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
- PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
- 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 OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
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 AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
EXCEPTIONS:
• EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
• ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERJION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOB SITE.
• 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 DIVERJION FACILITY.
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.
20. 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).
21. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
22. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
23. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
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 COMPLES 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 3,4185 /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.
4.408.4.2
NOTES:
1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW/HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CAIRECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUAL
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE 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.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- 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.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- HVAC TYPE - NEW CENTRAL GAS FURNACE WITH COOLING (GIVEN) TO HAVE HEATING EFF. 0.96 AFUE AND COOLING EFF. 16 SEER. 12.5 EER FOR MAIN UNIT. (2 EACH FUTURE ADU UNIT WILL HAVE AN INDEPENDENT HVAC SYSTEM.) MINI-SPLIT HEAT PUMP HAVING 8.5 HSPF AND 15 SEER 12.5 EER.
- R8 INSULATED DUCTS IN CONDITIONED SPACE.
- NEW 2x4 STUD WALLS (GIVEN) WITH R15 INSULATION AND 6" CONCRETE WALL WITH R13 INTERIOR INSULATION WALL AT ROOM B5.
- EXTERIOR WALL FINISH - STUCCO FOR GARAGE AND UPPER LEVEL WALLS AND WOOD SIDING FOR LOWER LEVEL WALLS.
- WINDOWS & DOORS WITH NFRC VALUE OF 0.29 U-FACTOR AND 0.21 SHGC
- SLAB ON GRADE. (GIVEN)
- (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66 HEAT RECOVERY. PRODUCT: PANASONIC FV04VE1)
- ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9
- PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
- GUARDS (SECTION R312)
- A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDE 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)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.
E)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.
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 3/4" AND 1-1/4") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTION R311.7.5.3.
34. HANDRAILS (SECTION R311.7.8):
A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
D)HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS.
35. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

MAIN FLOOR PLAN





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No.	Description	Date
1	Submittal	05/10/2022
2	Plan Check	05/27/2022
3	Plan Check	01/11/2023

Main Floor Plan

A1-2
Scale: As Noted
Sheet size: Arch D

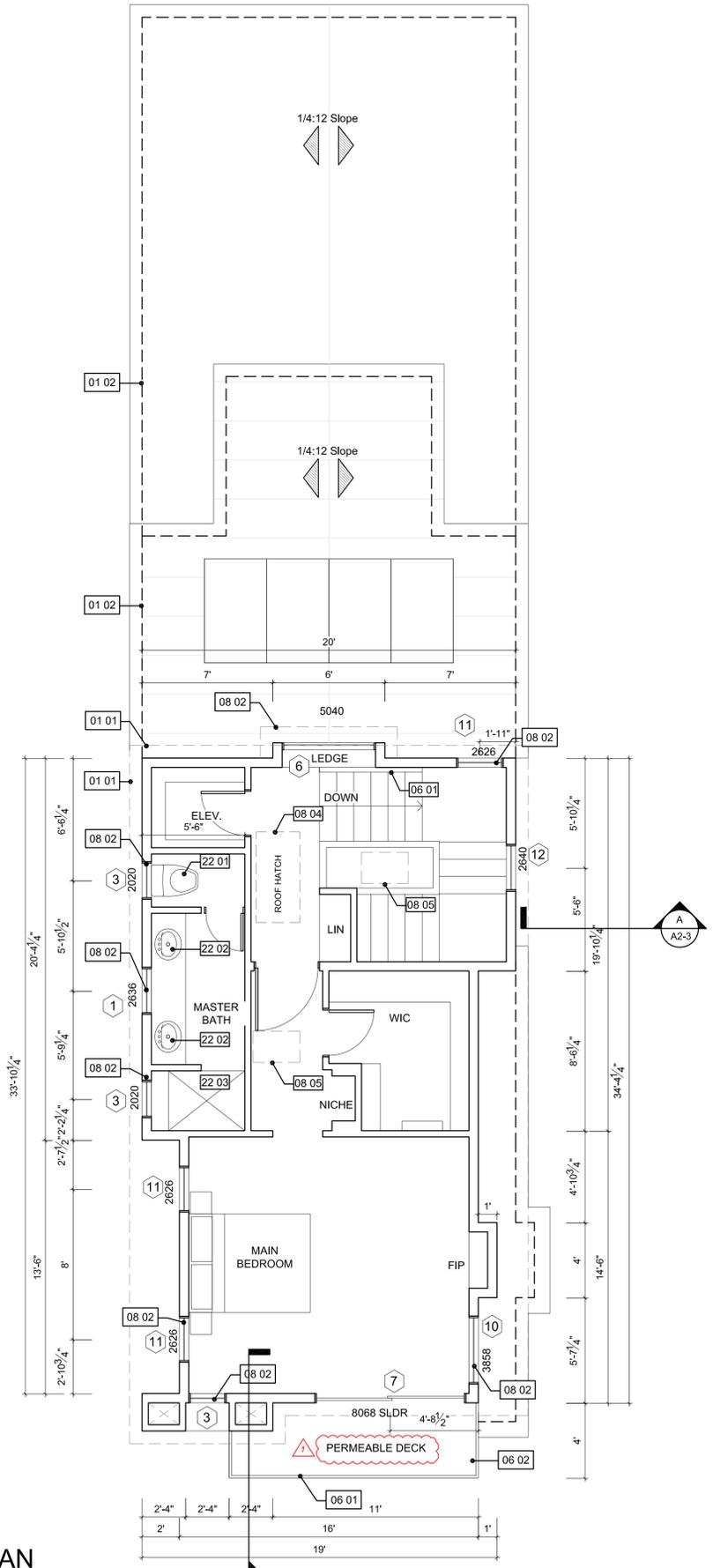
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FLOOR PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
03 02	SLAB ON GRADE
06 00	WOOD
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. ALL CONCEALED SPACES OF 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 CEILING AND COVE CEILING. 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 LEVELS. 6.2. PROVIDE 2X BACKING FOR TONEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 6.3. 2x4 @ 16" o.c. Wooden Stud) walls with R15 Insulation. +4" HALF WALLS OR HANDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS ON METAL STRUCTURE. SEE DETAIL ON SHEET D-1 6.4. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING 6.5. NEW 2X12 @ 16" o.c. WOODEN RAFTERS/ NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION.
06 02	PLI-DECK WATERPROOF DECK COATING SYSTEM OVER PLYWOOD
07 00	THERMAL & MOISTURE PROTECTION
07 01	7.1. CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: EXTERIOR WALL INSULATION: R-15 BATT / 2X4@ 24" O.C. WALL BTE GARAGE-LOBBY: R-13 BATT / 2X4@ 24" O.C. INTERIOR WALLS: R-0 BATT / 2X4@ 24" O.C. ROOF INSULATION: R-30 MIN W/ R-9 RIGID 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. ALL FLASH / COUNTER FLASHING SHALL COMPLY WITH 2016 CRC. 7.4. ALL INTERIOR WALLS ARE TO HAVE QUIET BATT 30 SOUNDPROOFING INSULATION.
08 00	OPENINGS
08 01	SEE DOOR AND WINDOWS NOTES ON SHEET A2.1 USE TYREX "FLEXWRAP" FLASHING ALL EXTERIOR OPENINGS, SEE 6/A-3.1 (TYPICAL)
08 02	*TEMPERED GLAZING NOTE: ALL WINDOWS TO BE TEMPERED GLAZING OR FIRE RATED PER CRC 708A LOCATIONS SHOWN ON PLAN ARE MINIMUM REQUIRED LOCATIONS PER CRC 308 TO BE TEMPERED OR FIRE RATED. SEE SPECIAL CONSTRUCTION NOTES - HIGH FIRE SEVERITY ZONE NOTES ON A-2.1 20 MIN. FREE RATED DOOR W/ SELF-CLOSER, FULL PERIMETER SMOKE GASKET & SELF-LATCHING HARDWARE
08 03	WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER, 2'-6"x4'-10"
08 04	SKYLIGHT 30x20
08 05	FINISHES
09 00	9.1. INTERIOR FINISHES TO BE SELECTED BY OWNER 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 2016 CRC. 9.4. WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED FOR 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. TILE FOR TUB AND SHOWER ENCLOSURES SHALL BE APPLIED OVER PORTLAND CEMENT PLASTER WITH 30# FELT BACKING W/ METAL LATH U.O.N. GYP BD @ WALLS & CEILINGS - 5/8" TYPE X ALL WALLS OR FLOORS BETWEEN LIVING SPACE AND GARAGE AND GARAGE CEILING SHALL HAVE 5/8" TYPE X FIRE CODE GYPSUM BOARD SURFACE. WRAP EXPOSED BEAMS & POSTS ARE REQUIRED. SHOWER ENCLOSURE: TILE/STONE SHOWER W/ PVC PAN LINER OR EQUAL; SHOWERS AND WALLS ABOVE BATHUBS WITH SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. [SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY] ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE W/ 1/2" GYP. BOARD.
11 00	EQUIPMENT
11 01	GAS FIRED KITCHEN
11 02	GAS RANGE
11 03	GAS DRYER
11 04	NEW KITCHEN RANGE HOOD
22 00	PLUMBING
22 01	22.1. LOW PROFILE SLOPED FLOORING FOR SHOWER 22.2. POLISHED CONCRETE FLOOR FOR BATHROOMS
22 02	TOILET (1.28 GPF) - KOHLER #K-11499-0 OR EQUAL
22 03	VANITY (GRANITE COUNTERTOP W/ UNDER-MOUNT SINK); FAUCET (1.5 GPF) SHOWER ENCLOSURE: TILE/STONE W/ PVC PAN LINER; FAUCET (1.75 GPF) W/ SEAT @ 16" SLOPE TO DRAIN 1/8" PER FOOT MIN. COORDINATE FINAL LAYOUT WITH CONTRACTOR. [SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY] SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
22 04	BATH TUB HEATING, VENTILATION & AIR CONDITIONING 22.1. SEE P SHEETS FOR REQUIREMENTS AND NOTES HVAC TYPE - NEW DUCTLESS MINI-SPLIT HEAT PUMP HAVING 11 HSPF AND 22.5 SEER 12.5 EER.(MODEL-PANSONIC E12RKAU) USING VARIABLE CAPACITY HEAT PUMP CREDIT SINCE WE ARE TAKING THE VARIABLE CAPACITY HEAT PUMP CREDIT FOR THE DUCTLESS MINI-SPLIT, THE BELOW CONDITIONS NEED TO BE MET: BEDROOM 1 AND 2, LIVING ROOM OF ADU, M. BEDROOM, G. BEDROOM, AND LIVING ROOM REQUIRE AN INDOOR HEAD EACH LIVING ROOM OF ADU AND RESIDENCE REQUIRE A PERMANENTLY INSTALLED WALL MOUNTED THERMOSTAT (SINCE THEY ARE ABOVE 150 3F EACH) REFRIGERANT CHARGE HERS VERIFICATION. QH HERS VERIFICATION.
22 05	DRYER VENT - 4" SMOOTH METAL DUCT - 14' W/2 - 90 DEG. ELBOWS MAX WITH BACK-DRAFT PREVENTER
22 06	WATER HEATER TYPE- NEW GAS TANKLESS WATER HEATER WITH EFF. 81%
26 00	ELECTRICAL
26 01	26.1. SEE A-5 SHEETS FOR REQUIREMENTS AND NOTES
26 02	ELECTRICAL PANEL
26 03	SMOKE DETECTOR, TYP
26 03	CARBON MONOXIDE DETECTOR, TYP
32 00	SITE IMPROVEMENTS
32 01	SOLAR POWER SYSTEM (PV)- STANDARD PV SIZE

FLOOR PLAN NOTES

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- ALL PLUMBING WALLS TO BE 2x6
- ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
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- CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS.
- PROVIDE HANDRAILS MIN AND MAX HEIGHTS OF 34" AND 38", CONTINUOUS THE FULL LENGTH OF THE STAIRS AT LEAST ONE SIDE OF STAIR AND TERMINATE INTO THE WALL OR NEWEL POST. MAXIMUM RISERS HT IS 7 3/4" AND MINIMUM TREADS IS 10". PROVIDE 6" HEADROOM FOR STAIR.
- 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.
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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 3,418BS./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.
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 (CAIRECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUAL
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE 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.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- 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.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- HVAC TYPE - NEW CENTRAL GAS FURNACE WITH COOLING (GIVEN) TO HAVE HEATING EFF. 0.96 AFUE AND COOLING EFF. 16 SEER. 12.5 EER FOR MAIN UNIT. (2 EACH FUTURE ADU UNIT WILL HAVE AN INDEPENDENT HVAC SYSTEM.) MINI-SPLIT HEAT PUMP HAVING 8.5 HSPF AND 15 SEER 12.5 EER.
- R8 INSULATED DUCTS IN CONDITIONED SPACE.
- NEW 2x4 STUD WALLS (GIVEN) WITH R15 INSULATION AND 6" CONCRETE WALL WITH R13 INTERIOR INSULATION WALL AT ROOM B5.
- EXTERIOR WALL FINISH - STUCCO FOR GARAGE AND UPPER LEVEL WALLS AND WOOD SIDING FOR LOWER LEVEL WALLS.
- WINDOWS & DOORS WITH NFRC VALUE OF 0.29 U-FACTOR AND 0.21 SHGC
- SLAB ON GRADE. (GIVEN)
- (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66 HEAT RECOVERY. PRODUCT: PANASONIC FV04VE1)
- WINDOWS AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9
- PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
- GUARDS (SECTION R312)
- A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDE 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)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 3/4" AND 1-1/4") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTION R311.7.5.3.
34. HANDRAILS (SECTION R311.7.8):
A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
D)HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 17 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.



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



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APN: 048-013-220

No.	Description	Date
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2	Plan Check	01/11/2023

Upper Floor Plan

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

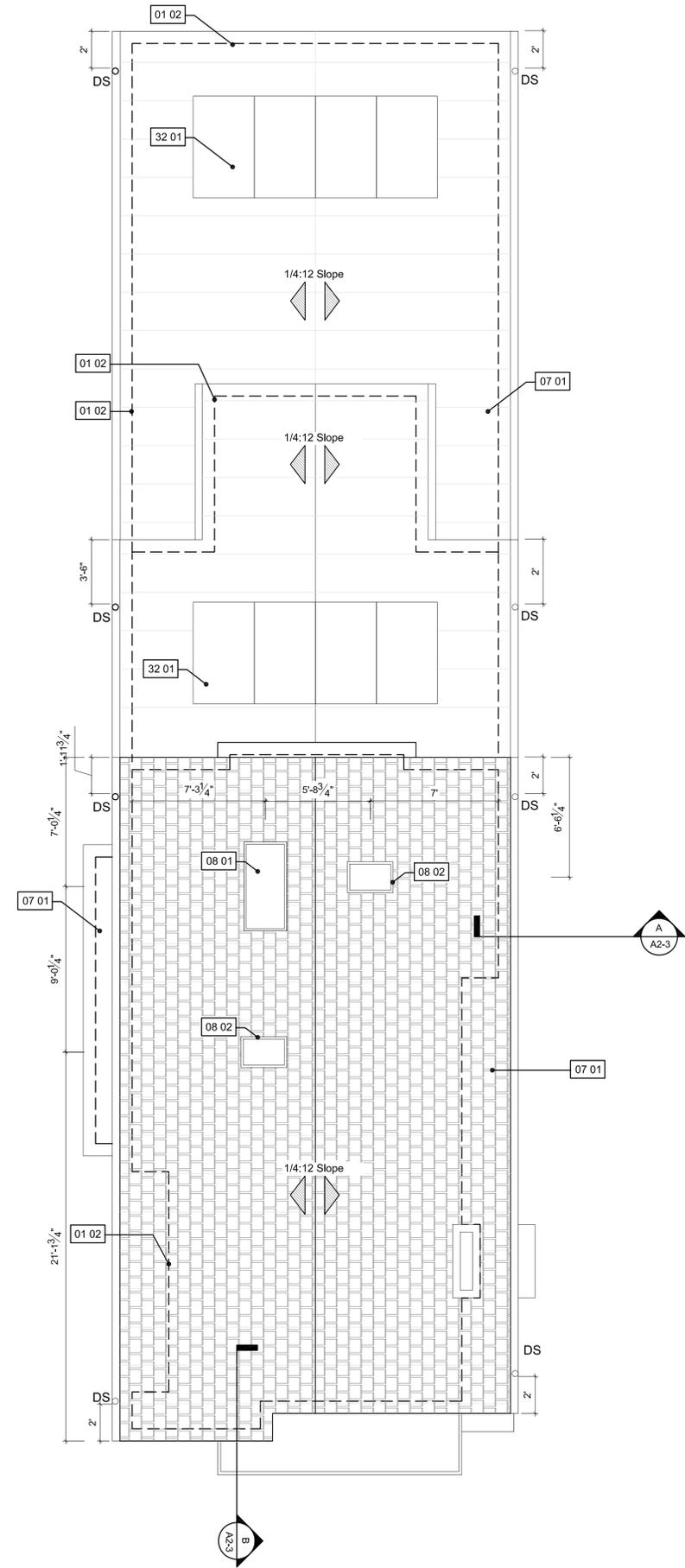
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ROOF PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
	7.2 CONTRACTOR SHALL INSTALL ALL G.L. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATER-TIGHT CONSTRUCTION. (26 GAUGE, TYPICAL) COLOR MATCH ROOF WHERE VISIBLE.
	7.3 ALL PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQUIRED.
	7.4 PROVIDE ALL FLASHING AND CLOSURE STRIPS AND INSTALL PER MANUFACTURER'S REQUIREMENTS - SEE DETAILS.
	7.5 MATCH ROOF SLOPE TO DRAIN @ CRICKETS WHEN POSSIBLE.
	7.6 ROOF COVERING AND UNDERLAYMENT SHALL COMPLY W/ 2019 CRC CHAPTER 9.
	7.7 ALL ROOD EAVES AND FASCIA CONDITIONS SHALL BE AS PER DETAILS. ADJUSTMENTS IN THE FIELD SHALL OCCUR ONLY AS NECESSITATED BY DIMENSIONAL DISCREPANCIES - COORDINATE WITH ARCHITECT.
	7.8 NEW VENTILATED ATTIC ROOF (ROOF SLOPE 4:12) TO HAVE R30 CEILING INSULATION W/ RADIANT BARRIER.
	7.9 ROOFING LIGHTWEIGHT ROOFING OR EQUIVALENT.
07 01	GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL
07 02	5" FASCIA GUTTER "DS" INDICATES 2" DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
08 00	OPENINGS
08 01	WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER, 2'-6"x4'-10"
08 02	SKYLIGHT 20x30
32 00	SITE IMPROVEMENTS
32 01	SOLAR POWER SYSTEM (PV)- STANDARD PV SIZE

GENERAL NOTES

- OVERLAP MEMBRANES Laterally 3" AND FRONTALLY 6". MEMBRANES SHOULD BE STAGGERED ABOUT 18" SO SEAMS DO NOT OVERLAP.
- FOR SLOPES LESS THAN 3" PER FOOT, INSTALL THE PROPYLENE MEMBRANE PERPENDICULAR TO THE SLOPE.



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

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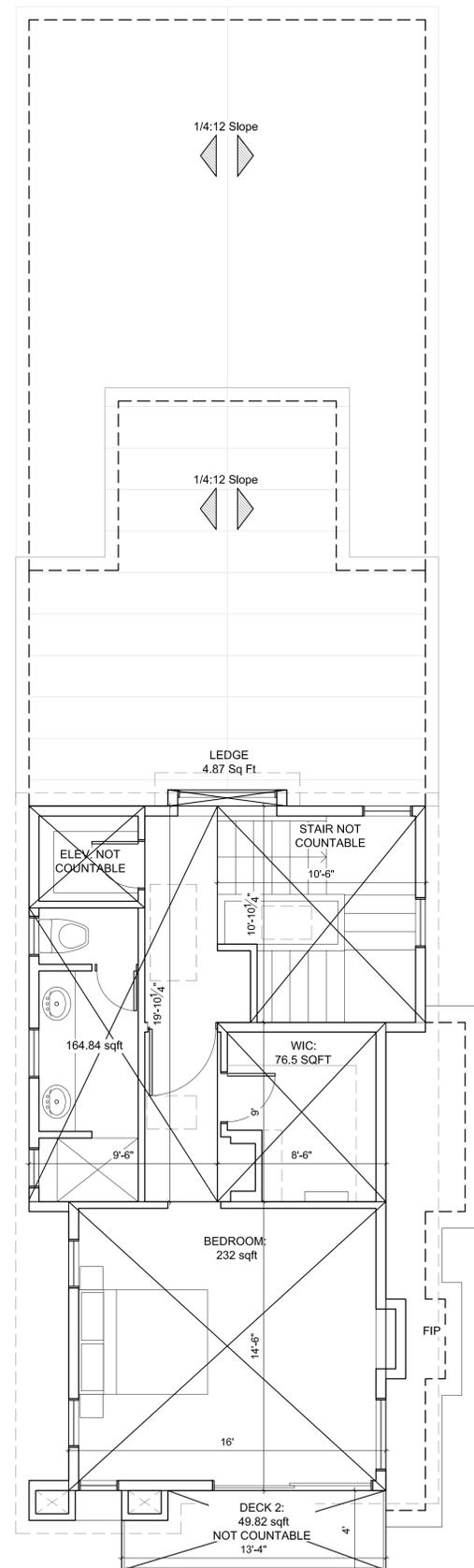
Roof Plan
A1-4
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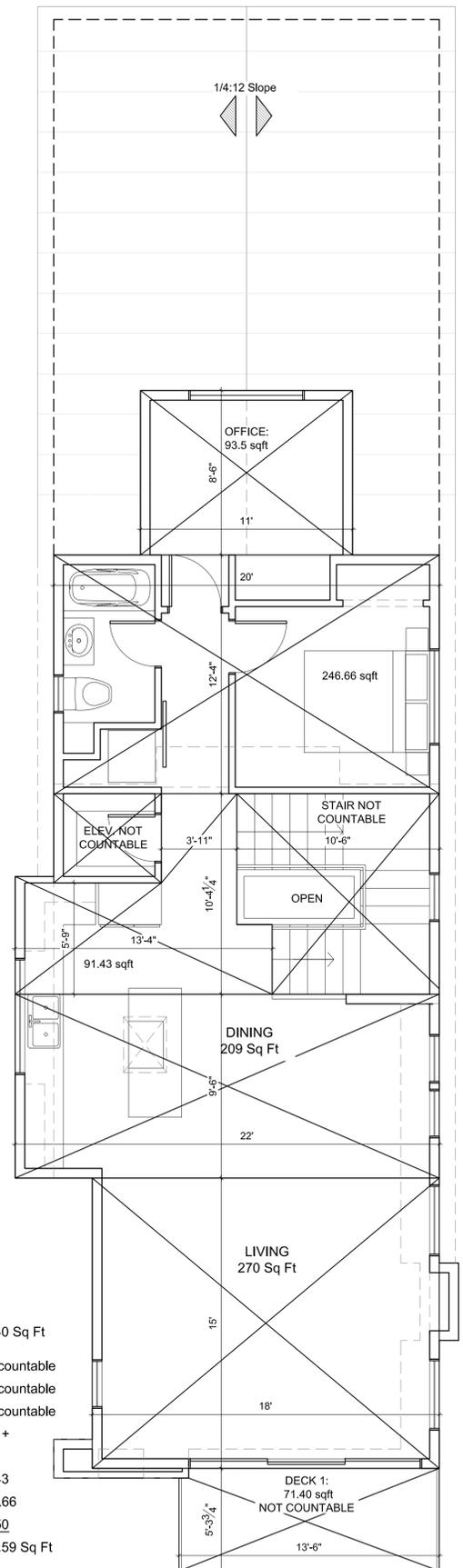
AREAS

Lot size:	4,401.31 Sq Ft
House Footprint:	1,507.57 Sq Ft
Area ADU:	800 Sq Ft
Area First Floor:	310.51 Sq Ft
Area Garage:	410 Sq Ft
Area 2nd Floor:	910.59 Sq Ft
Area Deck 2nd Floor:	71.40 Sq Ft
Area 3rd Floor:	478.26 Sq Ft
Area Deck 3rd Floor:	49.82 Sq Ft
Total Area (1st, 2nd, 3rd floors):	1,699.36 Sq Ft
FAR calculation:	2,109.36 / 4,401.31
FAR:	47.92%

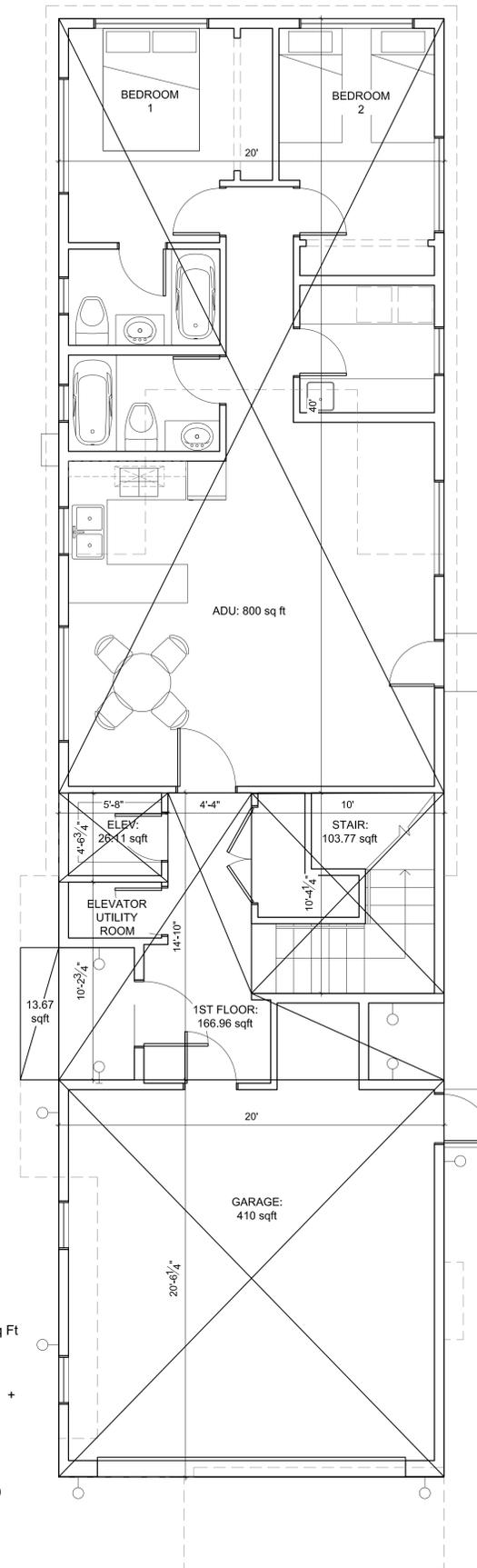
Area Deck 3rd Floor:	49.82 Sq Ft
(not countable)	
Elevator:	Not Countable
Stairs:	Not Countable
Fire place:	Not Countable
Bedroom:	232
WIC:	76.5
Bath & Hallway:	164.84
Ledge:	4.87
Total 3rd Floor Area:	478.26 Sq Ft



Area Deck 2nd Floor:	71.40 Sq Ft
(not countable)	
Elevator:	not countable
Stairs:	not countable
Fip:	not countable
Living:	270 +
Dining:	209
Kitchen:	91.43
Bedroom & bath:	246.66
Office:	93.50
Total 2nd Floor:	910.59 Sq Ft



Area ADU:	800 Sq Ft
(not Countable)	
Hall:	166.96 +
Stairs:	103.77
Elevator:	26.11
Area Garage:	410.00
Cantilevered 2nd. Floor:	13.67
Total 1st Floor:	720.51 Sq Ft



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LICENSED ARCHITECT
KAREN WILKINS
C2-79513
04-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

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Square Footage Calculation

A1-5
Scale: As Noted
Sheet size: Arch D

ELEVATION NOTES & KEYNOTES

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

SYMBOL	DESCRIPTION	(NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE	
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE	
03 00	CONCRETE	
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS	
03 02	SLAB ON GRADE	
06 00	WOOD	
06 01	NEW 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION.	
06 02	2X4 (@ 16" O.C. WOODEN STUD) WALLS WITH R15 INSULATION.	
07 00	THERMAL & MOISTURE PROTECTION	
07 01	GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL	
07 02	5" FASCIA GUTTER "05" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW	
08 00	OPENINGS	
08 01	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS. 1 HOUR Fyre-TEC FIRE RATED WINDOWS, OPTIMUM FIRE RATED WINDOWS	
09 00	FINISHES	
09 01	HARDIE FIBER CEMENT 4X8 PANELS, BENJAMIN MOORE WHITE DOVE OC-17	
09 02	EXTERIOR WALL FINISH- WOOD SIDING	
09 03	9.1 FOAM TRIM - USE INVICTA OR EQUAL SILL/HORIZONTAL BAND: 55-105 WINDOW TRIM: ST1X4. BENJAMIN MOORE TULSA TWIGLIGHT, 2070-10	
26 00	ELECTRICAL	
26 01	KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK	

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	FRAME MATERIAL	DOOR MATERIAL	DOOR FINISH	QTY	COMMENTS
001	3' - 8"	6' - 10"	ALUM	ALUM	PTD	1	EXTERIOR DOOR
002	2' - 10"	6' - 10"	WD	WD	PTD	7	
003	2' - 7"	6' - 10"	WD	WD	PTD	6	
004	16' - 0"	6' - 5"	WD	WD	PTD	1	
005	2' - 7"	6' - 10"	WD	WD	PTD	3	
006	3' - 3"	6' - 10"	WD	WD	PTD	1	POCKET DOOR
007	2' - 2"	6' - 10"	WD	WD	PTD	1	
008	2' - 8"	6' - 10"	ALUM	ALUM	PTD	2	EXTERIOR DOOR
009	4' - 8"	6' - 10"	WD	WD	PTD	1	DOUBLE DOOR

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	QTY	COMMENTS
1	2' - 6"	3' - 6"	4	
2	6' - 0"	3' - 6"	7	
3	2' - 0"	2' - 0"	6	
4	12' - 0"	6' - 8"	1	SLIDING DOOR
5	2' - 0"	3' - 6"	1	
6	5' - 0"	4' - 0"	3	
7	8' - 0"	6' - 8"	1	SLIDING DOOR
8	2' - 6"	6' - 0"	1	
9	2' - 0"	4' - 0"	2	
10	3' - 8"	6' - 8"	3	
11	2' - 6"	2' - 6"	4	
12	2' - 6"	4' - 0"	1	

DOORS AND WINDOWS NOTES

- ALL EXTERIOR DOOR U - VALUE MAX. 0.32.
- 1 HOUR Fyre-TEC FIRE RATED WINDOWS.
- WINDOWS & DOORS WITH NFRC VALUE OF 0.3 U-FACTOR AND 0.35 SHGC.
- (2) SKYLIGHT WITH NFRC VALUE OF 0.49 U-FACTOR AND 0.27 SHGC.
- ALL SIZES TO BE VERIFIED w/ MANUFACTURE.
- ALL WINDOWS IN BATHROOMS, STAIRS AREA, AND WITH SILL LOCATION LOWER THAN 18" A.F.F. TO HAVE SAFETY GLASS.
- WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24".
- THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR.
- THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS, PER SECTION R003.1.
- NATURAL VENTILATION SHALL BE PROVIDED FOR ALL HABITABLE ROOMS, WITH THE MINIMUM OPENABLE AREA TO THE OUTDOORS OF 4% OF THE FLOOR AREA BEING VENTILATED.
- SECTION R003.1.
- GLAZING ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE, AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
I) WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
II) WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- POCKET DOOR TO THE MASTER CLOSET OPENS FROM THE LEFT SIDE.

GENERAL NOTES

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS
SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.

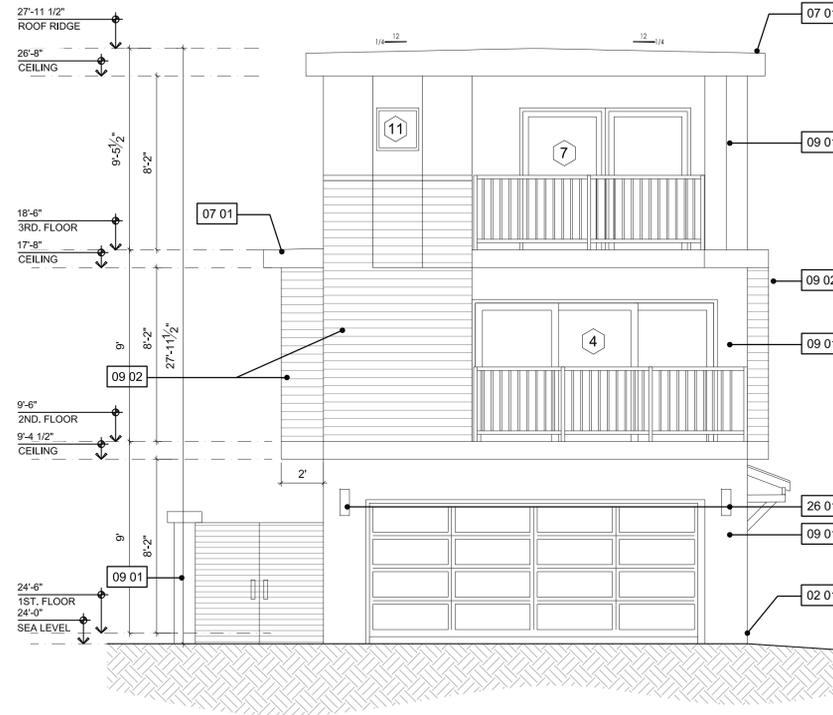
- AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

- 4.504.2.2 PAINT AND COATINGS.
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

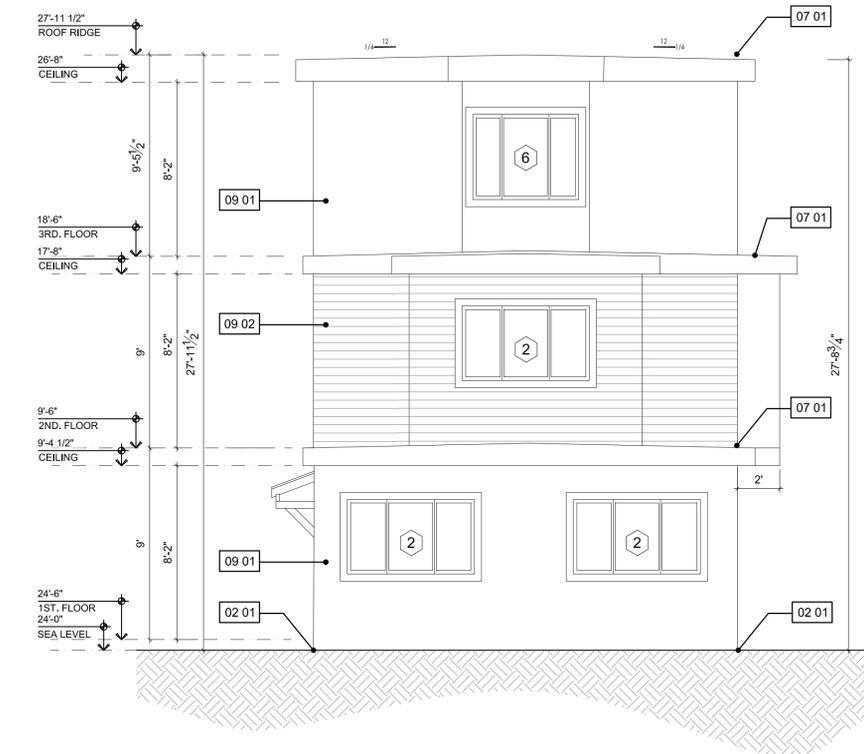
- 4.504.2.3 AEROSOL PAINTS AND COATINGS.
AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION.

- 4.504.2.4 VERIFICATION.
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- MANUFACTURER'S PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
- TABLE 4.504.1 - ADHESIVE VOC LIMIT 1/2 (LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)



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



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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Front and Rear
Elevations

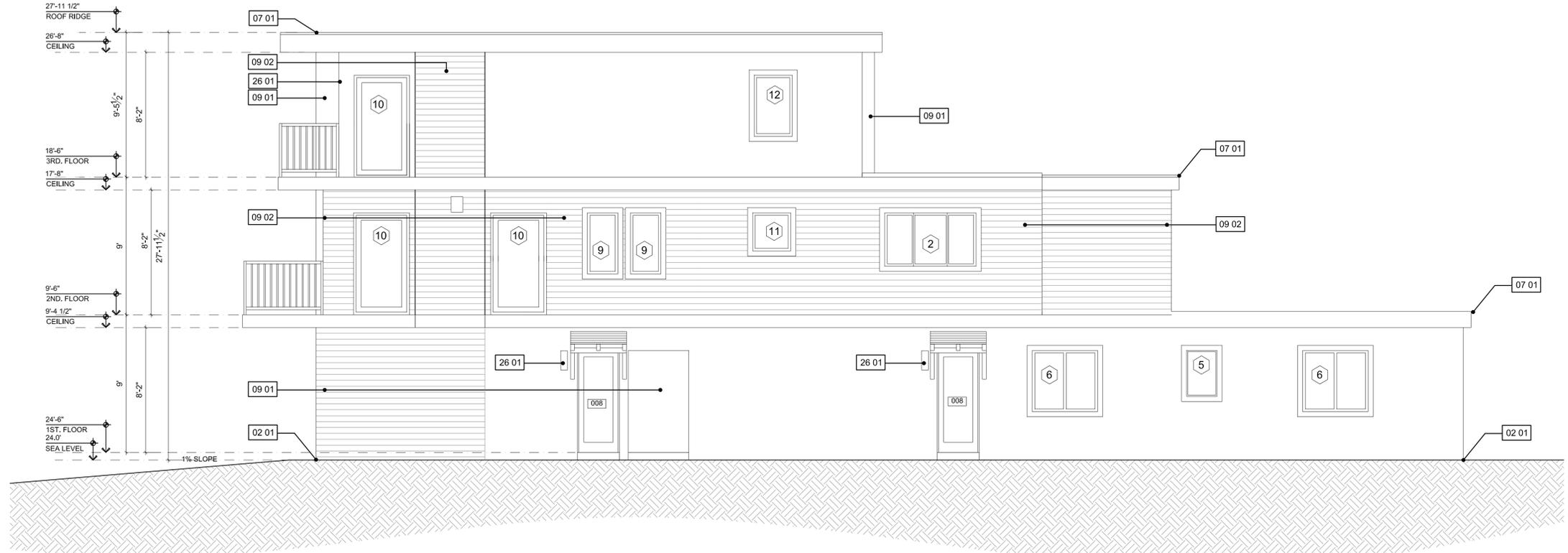
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ELEVATION NOTES & KEYNOTES

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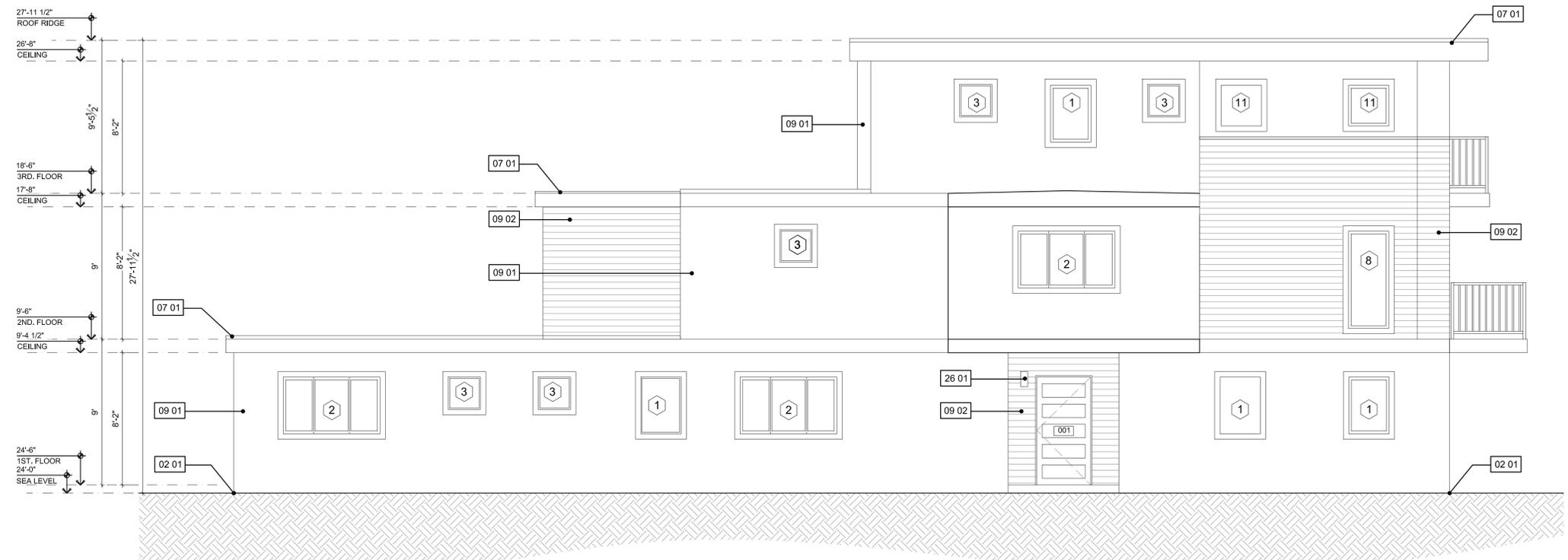
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
03 02	SLAB ON GRADE
06 00	WOOD
06 01	NEW 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION.
06 02	2X4 (@16" O.C. WOODEN STUD) WALLS WITH R15 INSULATION.
07 00	THERMAL & MOISTURE PROTECTION
07 01	GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW 7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
08 00	OPENINGS
8.1	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS. 1 HOUR Fyre-TEC FIRE RATED WINDOWS, OPTIMUM FIRE RATED WINDOWS
09 00	FINISHES
09 01	HARDIE FIBER CEMENT 4X8 PANELS, BENJAMIN MOORE WHITE DOVE OC-17
09 02	EXTERIOR WALL FINISH- WOOD SIDING 9.1 FOAM TRIM - USE INVICTA OR EQUAL SILL/HORIZONTAL BAND: SS-105 WINDOW TRIM: ST1X4. BENJAMIN MOORE TULSA TWIGLIGHT, 2070-10
26 00	ELECTRICAL
26 01	KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK



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

GENERAL NOTES

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS**
SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
- AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS** (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
- 4.504.2.2 PAINT AND COATINGS.**
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.
- 4.504.2.3 AEROSOL PAINTS AND COATINGS.**
AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION.
- 4.504.2.4 VERIFICATION.**
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
1- MANUFACTURER'S PRODUCT SPECIFICATION.
2- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
TABLE 4.504.1 - ADHESIVE VOC LIMIT 1.2 (LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)



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



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No.	Description	Date
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2	Plan Check	05/27/2022
3	Plan Check	01/11/2023

West and East Elevations
A2-2
Scale: As Noted
Sheet size: Arch D

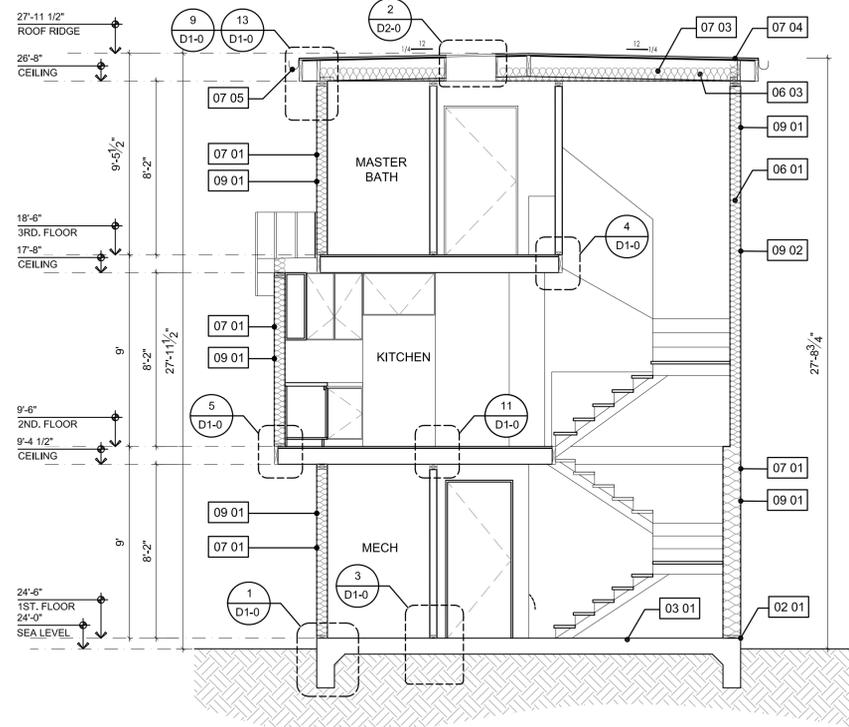
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SECTION NOTES & KEYNOTES

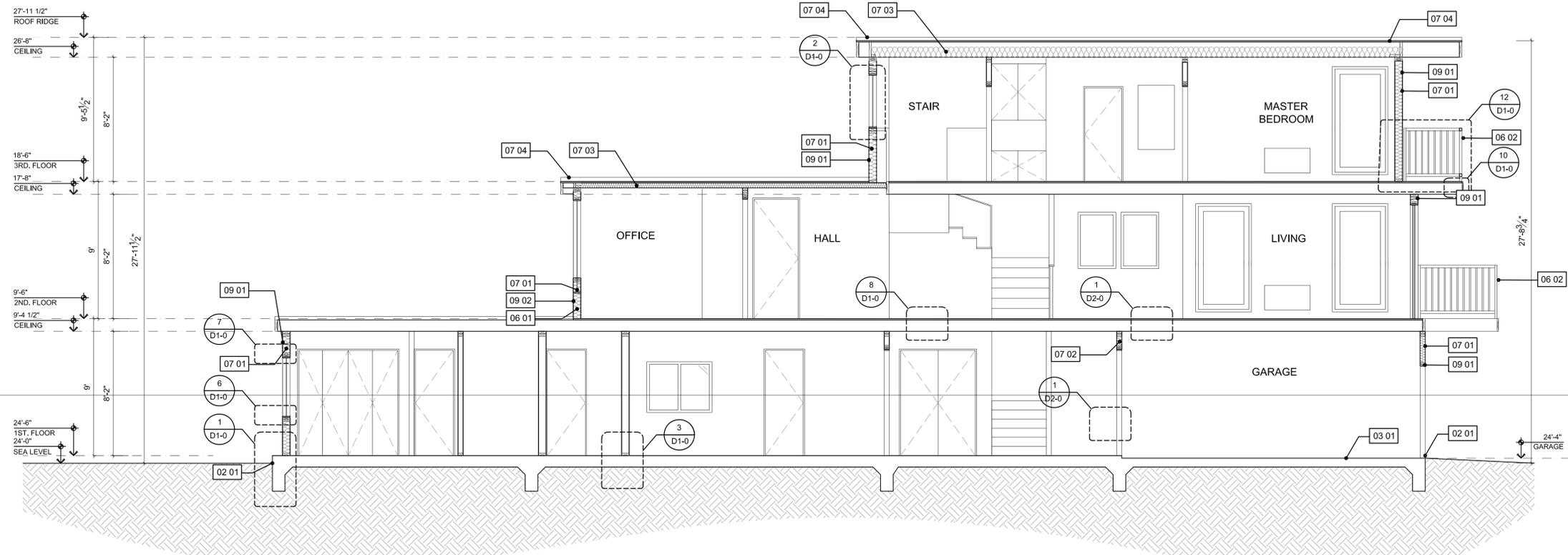
SYMBOL	DESCRIPTION	(NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE	
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE	
03 00	CONCRETE	
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS	
03 02	SLAB ON GRADE	
06 00	WOOD	
06 01	2X4 (@ 16" O.C. WOODEN STUD) WALLS WITH R15 INSULATION.	
06 02	6.1 INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF 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 LEVELS. 6.2 PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. +42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS WITH METAL STRUCTURE AND WOOD HANDRAIL. 6.3 HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING.	
06 03	NEW 2X12 (@16" O.C. WOODEN RAFTERS) NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION.	
07 00	THERMAL & MOISTURE PROTECTION	
07 01	7.1 FOR INTERIOR WALLS R-0 INSULATION	
07 02	FOR EXTERIOR WALLS R-15 INSULATION	
07 03	FOR WALL BETWEEN GARAGE AND LOBBY R-13 INSULATION	
07 04	FOR ROOF CONSIDER R-30 INSULATION	
07 05	GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL	
08 00	OPENINGS	
08 01	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS. 1 HOUR Fyre-TEC FIRE RATED WINDOWS	
08 02	WB SUPER SIMPLEX SERIES PULL-DOWN ROOF HATCH ACCESS LADDER. 2'-6"x4'-10" SKYLIGHT 30x20	
09 00	FINISHES	
09 01	HARDIE FIBER CEMENT 4X8 PANELS, BENJAMIN MOORE WHITE DOVE	
09 02	EXTERIOR WALL FINISH- WOOD SIDING	
09 03	FOAM TRIM - USE INVICTA OR EQUAL, SILL/HORIZONTAL BAND: 55-105, WINDOW TRIM: 571X4, BENJAMIN MOORE TULSA TWIGHLIGHT	

GENERAL NOTES

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"



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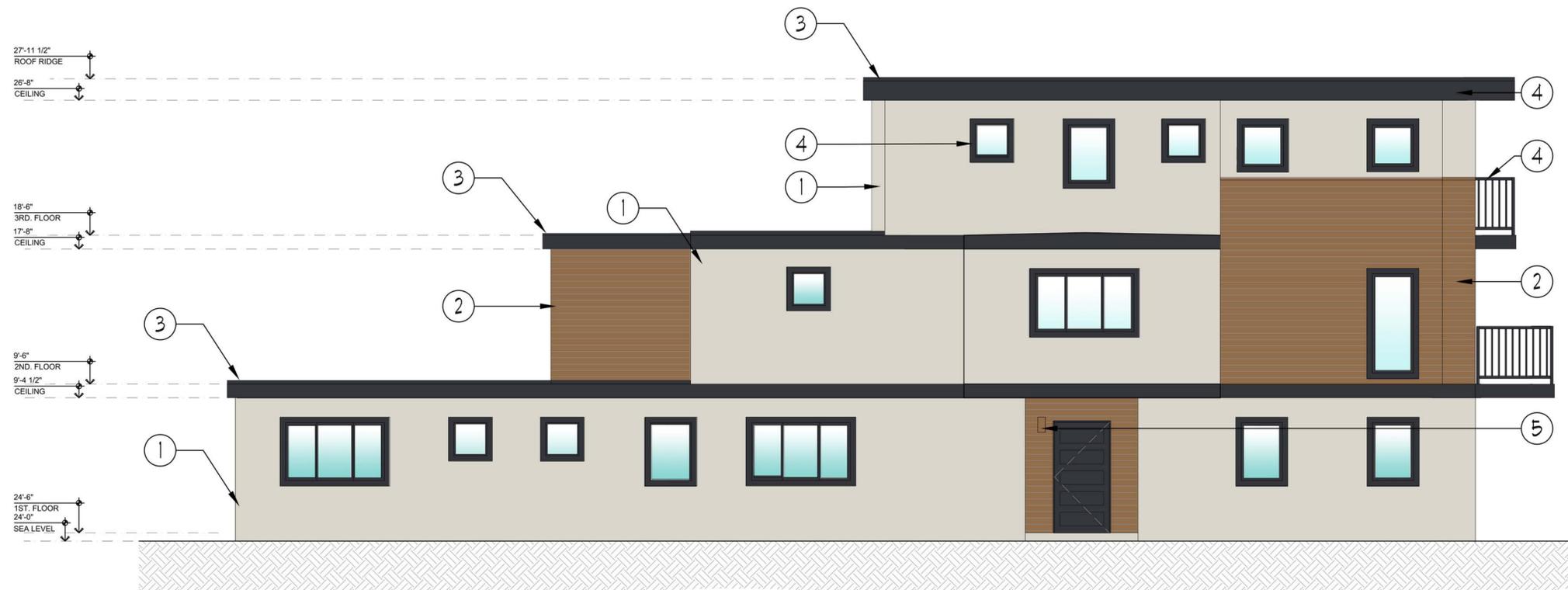
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A2-3
Scale: As Noted
Sheet size: Arch D

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- ①  HARDIE FIBER CEMENT 4X8 PANELS, BENJAMIN MOORE BALBOA MIST OC-27
- ②  JAMES HARDIE FIBER CEMENT HORIZONTAL PANELS, SIBERIAN WOOD TEXTURE
- ③  GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL
- ④  BENJAMIN MOORE TULSA TWILIGHT 2070-10
- ⑤  KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK



③ WEST ELEVATION
SCALE: 1/4" = 1'-0"



④ EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Material Board

A2-4
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2 RENDERING 2
NTS



1 RENDERING 1
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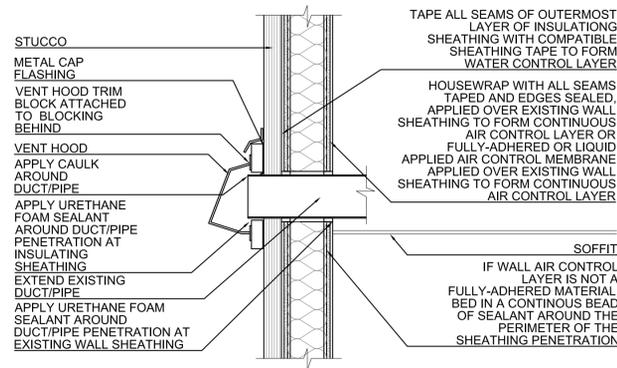
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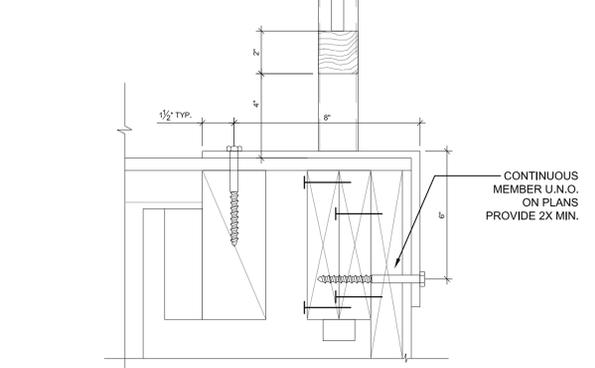
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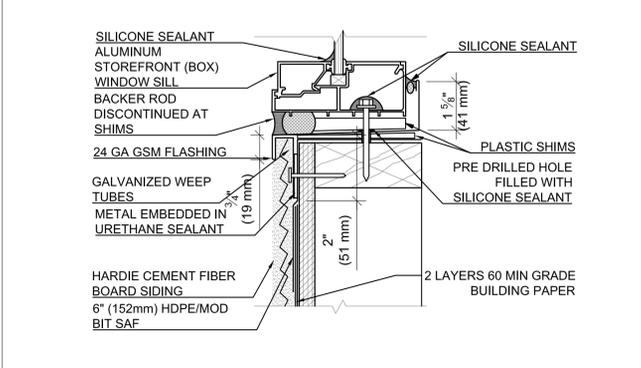
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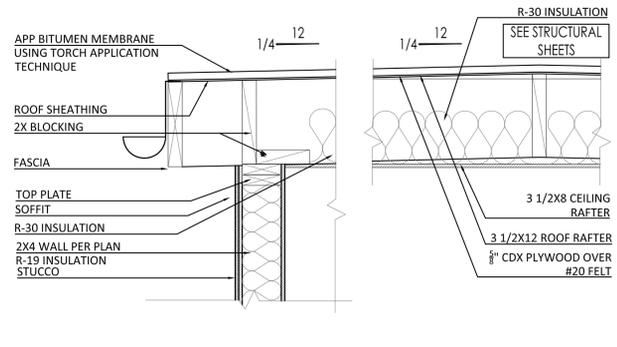
14 EXHAUST DRYER DETAIL
SCALE: NTS



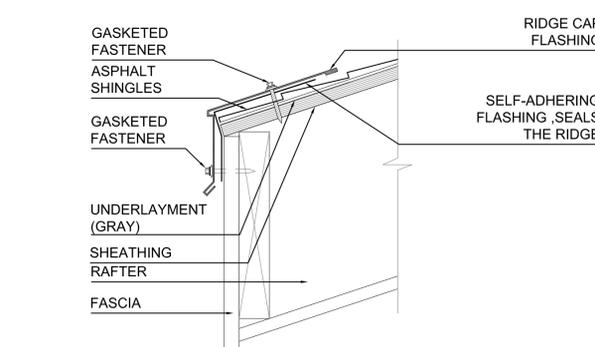
10 FLOOR / POST CONNECTION
SCALE: NTS



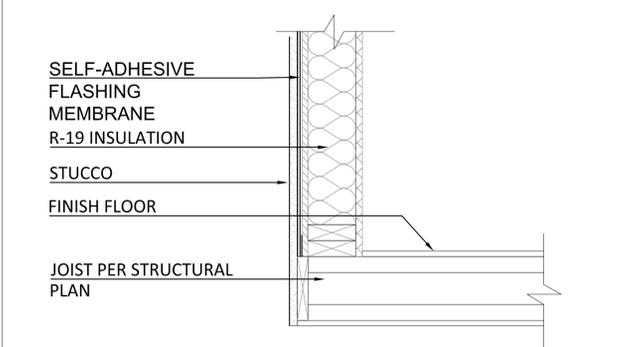
6 WINDOW SILL
SCALE: NTS



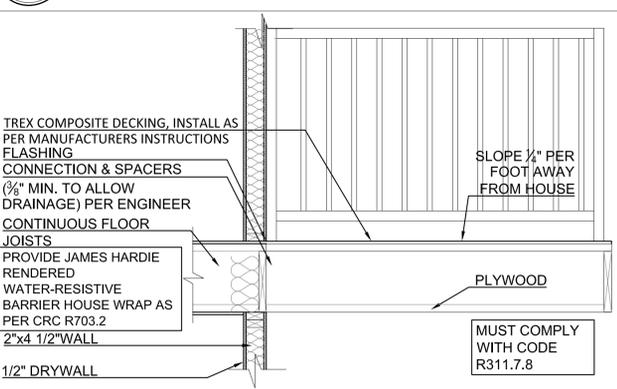
13 EAVE DETAIL
SCALE: NTS



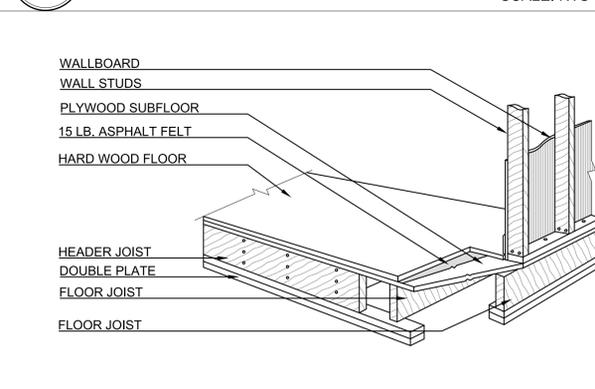
9 FLASHING DETAIL
SCALE: NTS



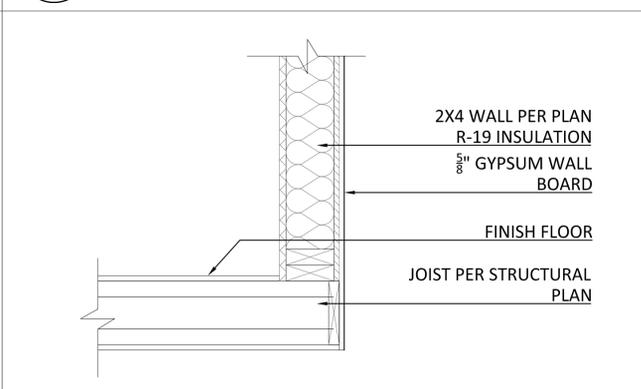
5 RAFTER/WALL CONNECTION
SCALE: NTS



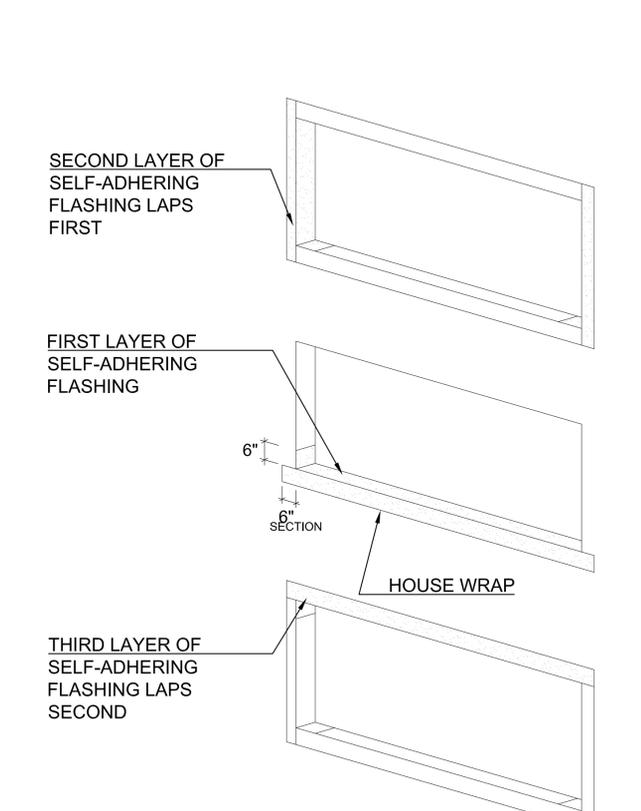
12 DECK DETAIL
SCALE: NTS



8 FLOOR ASSAMBLY
SCALE: NTS



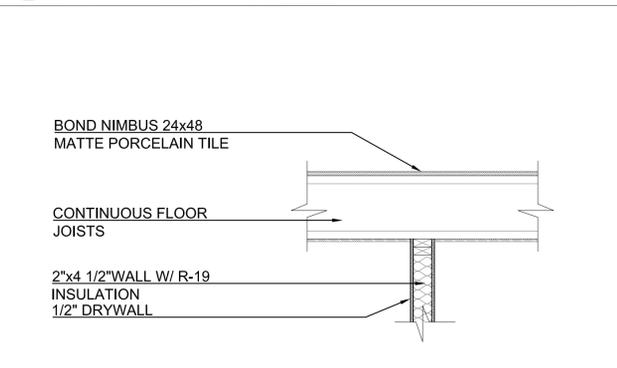
4 WALL/RAFTER CONNECTION
SCALE: NTS



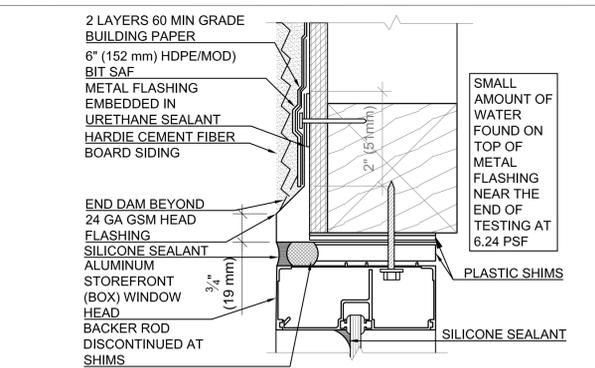
2 WINDOW FLASHING DETAIL
SCALE: NTS

FOR RECESSED WINDOWS:
USE NON-ADHERED "BIBB" FLASHING
USE UNREINFORCED MEMBRANE TO COVER PINHOLE GAP AT OUTER SILL JAMB INTERSECTION.
JAMB FLASHING MUST LAP OVER SILL FLASHING AND EXTEND 6" ABOVE HEAD
INSTALL WINDOW WITH CONT. SEALANT BEHIND NAILING FLANGE
FLASHING MEMBRANE OVER THE HEAD NAILING FIN COVERING REINFORCEMENT
UNREINFORCED MEMBRANE STRIPS TO COVER THE INSIDE AND OUTSIDE CORNERS OF THE HEAD RECESS

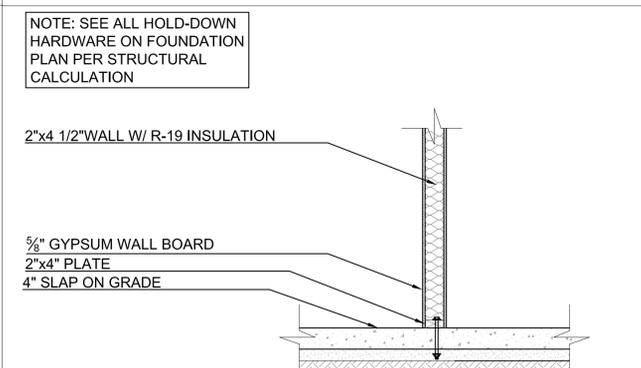
INSTALL WINDOW IN SEALANT BED O/ SELF ADHERING FLASHING BY GRACE VYCAR OR EQUAL O/ SHEATHING. TRIM SELF ADHERING FLASHING TO BE LESS THAN PERIMETER WINDOW TRIM. SEE DETAILS FOR ADDITIONAL CAULKING AND FLASHING



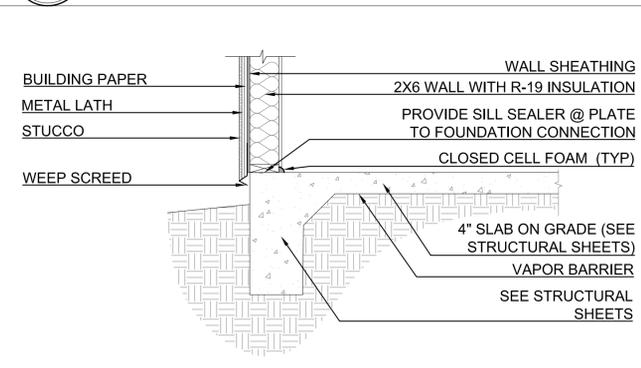
11 WALL/FLOOR CONNECTION
SCALE: NTS



7 WINDOW HEAD
SCALE: NTS



3 WALL/FOUNDATION CONNECTION
SCALE: NTS



1 WALL/FOUNDATION CONNECTION
SCALE: NTS

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WB Super Simplex Disappearing Stairway

Introducing Our New Disappearing Attic or Roof Access Ladder.

Construction Features:

- Customized to meet most job conditions
- Built to the exact finished ceiling and floor/roof deck heights
- Meets requirements of A.N.S.I. A14.9 for "Commercial" or "Residential" Use
- Test weight of 500 Lbs
- Individual tread test weights of 1000 Lbs
- Actual shear of rivets tested to 1175 Lbs
- 11 ga. formed steel frame
- Extruded aluminum treads and side rails
- 5 3/8" tread depth
- Can accommodate ceiling heights up to 13' 0"

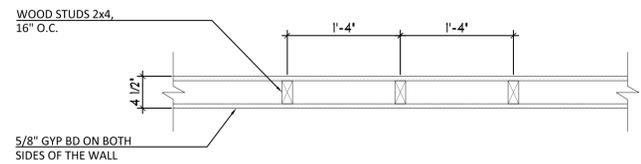
Options: (additional cost)

- Units available for both non-rated and fire rated ceilings
- Lock on door canal (std on fire-rated units)
- Special Deep Box and Deep Angle frames to accommodate dropped ceilings
- 2 hour fire-rated Warnock Hersey label that meets ASTM-E-119 and UL504-537 requirements, passed 550° temperature rise in the first 30 minutes
- Foot-leader (std on units 9'-10" and taller)
- For units accessing a roof, custom roof hatches are produced and factory mounted then shipped to the job site as one complete roof access system
- Fire rated
- Non-Fire rated

LOAD CAPACITY:
500lbs.
Combined Weight of User and Materials
Call for pricing.

WBGA 2019

2 ROOF HATCH INFORMATION
SCALE: NTS



1 1 HOUR FIRE RATED WALL & CEILING
SCALE: NTS

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Details
D2-0
Scale: As Noted
Sheet size: Arch D

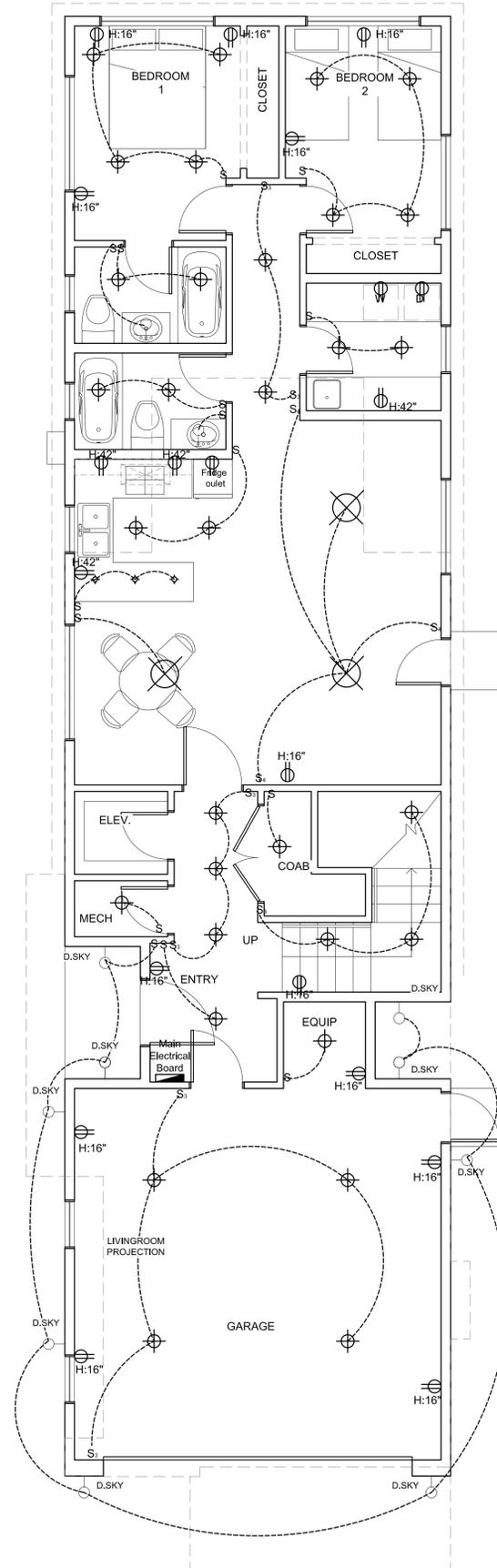
ELECTRICAL NOTES & SYMBOL LEGEND

(not all symbols necessarily on this sheet)

SYMBOL	DESCRIPCION
	RECESSED LIGHT
	WATER-PROOF RECESSED LIGHT
	EXTERIOR ENTRY LIGHT
	24" INCANDESCENT LIGHT BAR
	CEILING MOUNTED LIGHT
	KITCHEN ISLAND PENDANT
	LIGHT PENDANT
	LIGHT PENDANT
	LIGHT PENDANT
	KEYLESS LIGHT FIXTURE
	DUPLEX OUTLET
	WEATHER PROOF DUPLEX OUTLET (WP)
	GROUND FAULT INTERRUPT DUPLEX OUTLET (GFI)
	SWITCHED DUPLEX OUTLET
	CEILING MOUNTED DUPLEX OUTLET
	CLG. OUTLET FOR GARAGE DOOR OPENER
	220 VOLT OUTLET
	TELEPHONE OUTLET
	CABLE TV OUTLET
	INTERNET OUTLET
	DISPOSAL
	EXHAUST FAN - MECH VENTED TO EXTERIOR
	SINGLE-POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DOOR BELL
	CEILING FAN

GENERAL ELECTRICAL NOTES

1. OUTDOOR LIGHTING FIXTURES SHALL BE CONTROLLED BY A MOTION SENSOR W/ AN INTEGRAL PHOTOSENSOR, TYP. ALSO MANUALLY ON/OFF CONTROLLED.
2. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY.
3. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
4. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINAIRES TWO EXCEPTIONS: FIXTURES INSTALLED IN HALLWAYS OR (CLOSETS UNDER 70 SQUARE FEET)
5. ALL NECESSARY REGULATIONS AND GUIDELINES MUST BE CHECKED BEFORE PROCEEDING WITH THE INSTALLATION OR PURCHASE OF LUMINAIRES.



GROUND LIGHTING AND OUTLET PLAN

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

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Ground Lighting and Outlet Plan
E1-0
Scale: As Noted
Sheet size: Arch D

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MECHANICAL NOTES & KEYNOTES

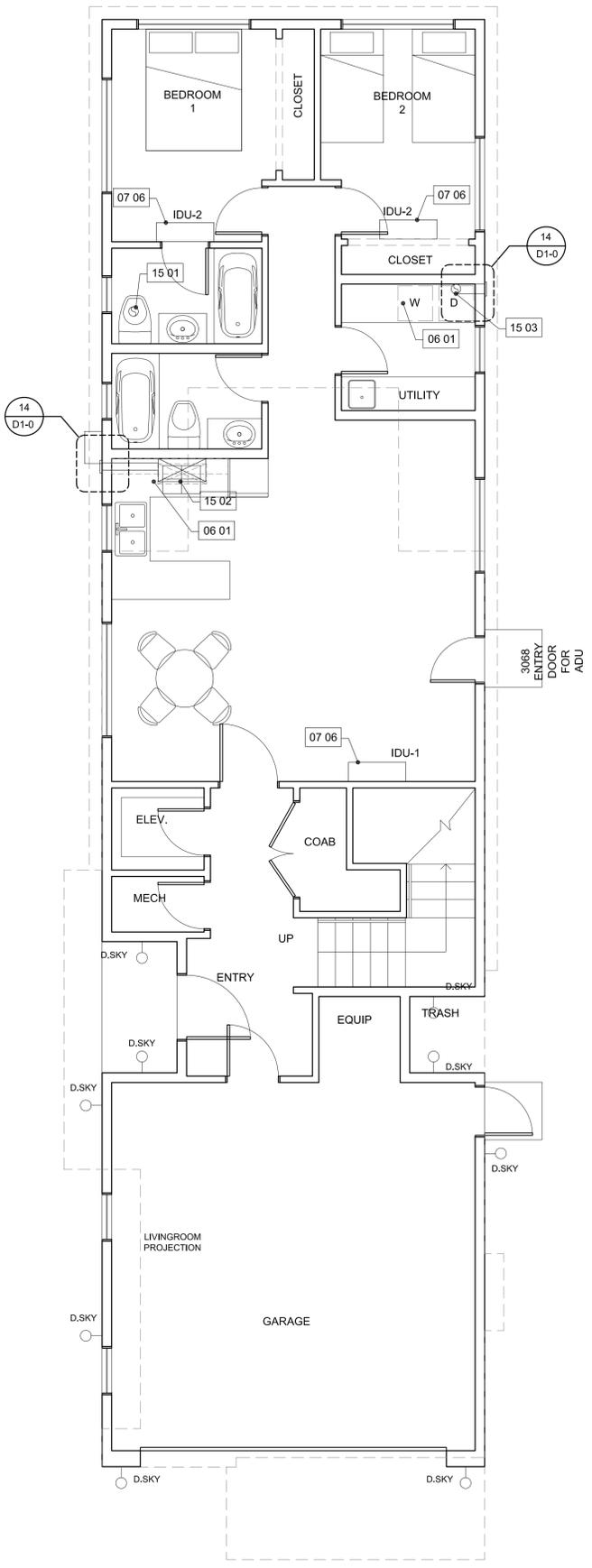
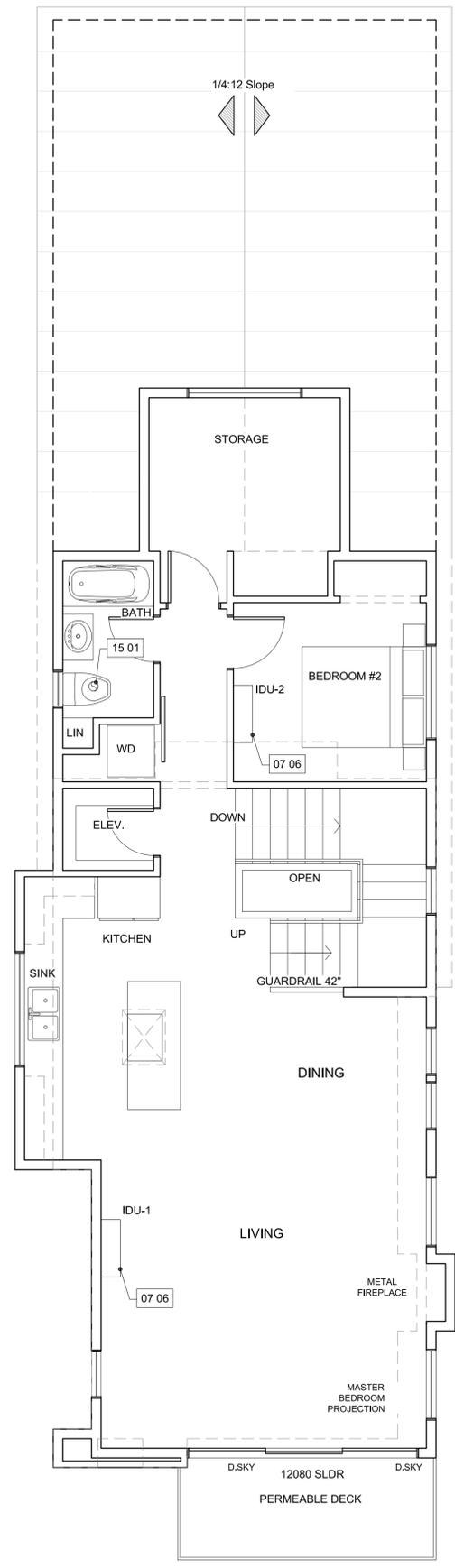
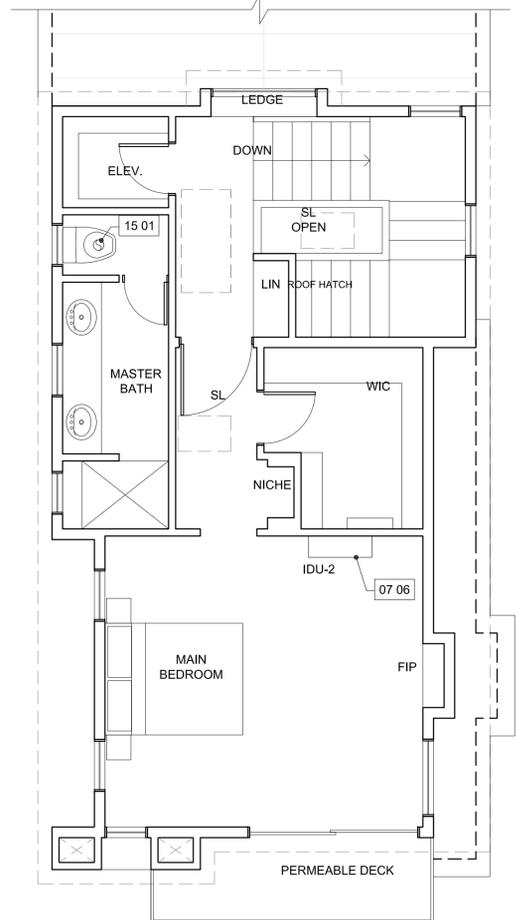
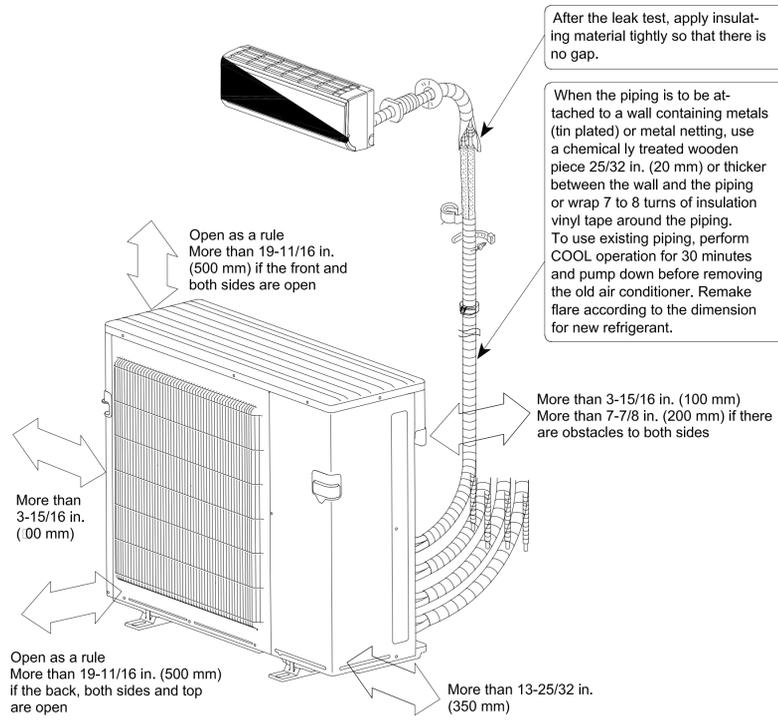
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
06 00	WOOD
06 01	SOFFIT FOR RANGE HOOD AND DRYER EXHAUST VENT.
07 00	THERMAL & MOISTURE PROTECTION
	IAQ CFM WITH AIRFLOW OF 70 CFM AND POWER CONSUMPTION <= 0.25 WATTS/CFM.
07 05	PANASONIC MINI-SPLIT CONDITIONING SYSTEM. SEE DETAIL 1 / M1-0 SHEET
07 06	AIR CONDITIONING AND HEATING NEW DUCTLESS
7.1	USING VARIABLE CAPACITY HEAT PUMP CREDIT
7.2	SINCE WE ARE TAKING THE VARIABLE CAPACITY HEAT PUMP CREDIT FOR THE DUCTLESS MINI-SPLIT, THE BELOW CONDITIONS NEED TO BE MET: -MASTER BEDROOM, BEDROOM-1, BEDROOM-2, LIVING ROOM REQUIRE AN INDOOR HEAD. -LIVING ROOM REQUIRES A PERMANENTLY INSTALLED WALL MOUNTED THERMOSTAT (SINCE THEY ARE ABOVE 150 SF EACH)
7.3	THE MINI SPLIT SYSTEMS NEEDS TO BE IN CONDITIONED SPACE
7.4	REFRIGERANT CHARGE HERS VERIFICATION.
7.5	HYDRONIC RADIANT HEATING
09 00	FINISHES
09 01	DRYER EXHAUST SOFFIT
15 00	MECHANICAL
15 01	EXHAUST FAN FOR BATHROOMS
15 02	VENT-A-HOOD PROFESSIONAL SERIES PRH9130WH UNDER CABINET RANGE HOOD WITH INLINE BLOWER & 2-LEVEL HALOGEN LIGHTING; 30 INCH WHITE/300 CFM BLOWER OR EQUAL
15 03	DRYER EXHAUST

OUTDOOR DUCTLESS UNIT SCHEDULE								
NAME MARK	MANUFACTURER/ MODEL	NOMINAL COOLING (BTU/H)	NOMINAL HEATING (BTU/H)	SEER	EER	MCA(A)	MOC(P)(A)	VOLT/ PHASE / HZ
ODU	PANASONIC 12,000 BTU E MINI SPLIT W/ HEAD PUMP, MODEL E12R2KUA	60,600	62,600	14.5	8.0	25.0	30.0	240 V/ 1PH / 50

INDOOR DUCTLESS UNIT SCHEDULE				
NAME MARK	ODU	MANUFACTURER/ MODEL	NOMINAL COOLING (BTU/H)	NOMINAL HEATING (BTU/H)
IDU - 1	ODU	PANASONIC MODEL E12R2KUA	12,000	13,600
IDU - 2	ODU	PANASONIC MODEL E12R2KUA	6,000	8,700

MANDATORY (CBEES 150.0(O), ASHRAE STANDARD 62.2):
A MECHANICAL EXHAUST VILATION SYSTEM, SUPPLY VILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
HERS VERIFICATION REQUIRED TO CONFIRM WHOLE-BUILDING VILATION AIRFLOW.
AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.

VENTILATION SCHEDULE	
MARK / TYPE	EF / EXHAUST FAN
SERVE	BATHROOM & LAUNDRY
CFM	50 CFM
VOLT/PH/HZ/WATTS	120/1/60
MANUFACTURER	PANASONIC WHISPER VALUE DC
MODEL NO.	FV-0510VS1



1 PANASONIC MINI SPLIT SYSTEM
SCALE: NTS

MECHANICAL UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

MECHANICAL MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

MECHANICAL GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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APN: 048-013-220

No.	Description	Date
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2	Plan Check	05/27/2022
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Mechanical Floor Plans
M1-0
Scale: As Noted
Sheet size: Arch D

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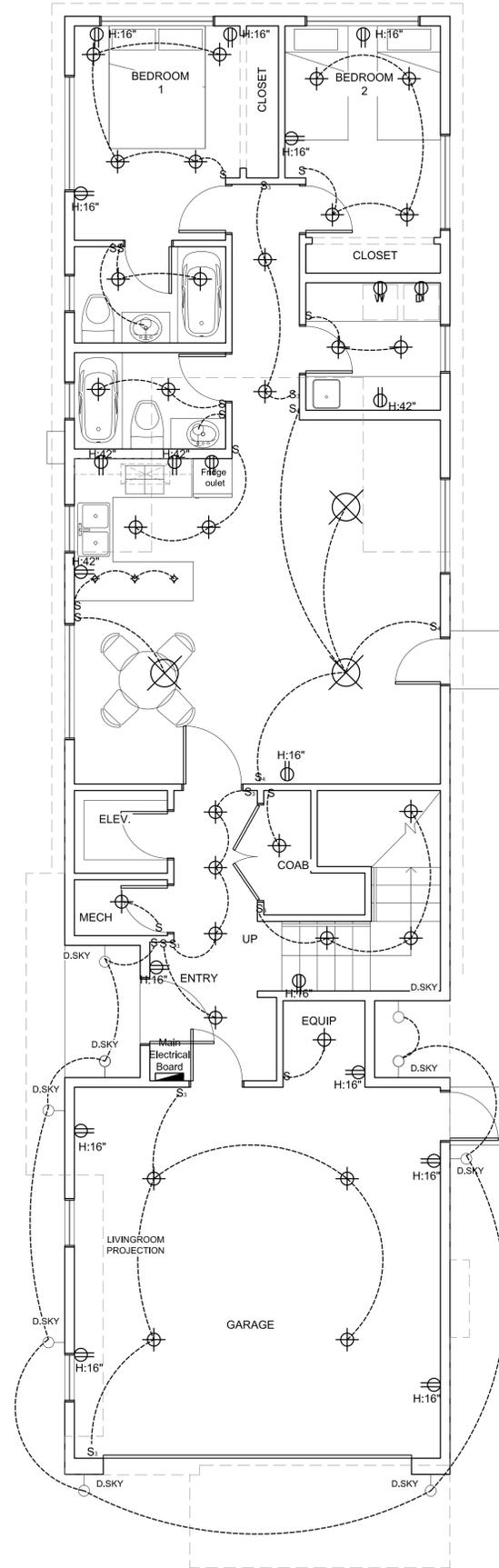
ELECTRICAL NOTES & SYMBOL LEGEND

(not all symbols necessarily on this sheet)

SYMBOL	DESCRIPCION
	RECESSED LIGHT
	WATER-PROOF RECESSED LIGHT
	EXTERIOR ENTRY LIGHT
	24" INCANDESCENT LIGHT BAR
	CEILING MOUNTED LIGHT
	KITCHEN ISLAND PENDANT
	LIGHT PENDANT
	KEYLESS LIGHT FIXTURE
	DUPLEX OUTLET
	WEATHER PROOF DUPLEX OUTLET (WP)
	GROUND FAULT INTERRUPT DUPLEX OUTLET (GFI)
	SWITCHED DUPLEX OUTLET
	CEILING MOUNTED DUPLEX OUTLET
	CLG. OUTLET FOR GARAGE DOOR OPENER
	220 VOLT OUTLET
	TELEPHONE OUTLET
	CABLE TV OUTLET
	INTERNET OUTLET
	DISPOSAL
	EXHAUST FAN - MECH VENTED TO EXTERIOR
	SINGLE-POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DOOR BELL
	CEILING FAN

GENERAL ELECTRICAL NOTES

1. OUTDOOR LIGHTING FIXTURES SHALL BE CONTROLLED BY A MOTION SENSOR W/ AN INTEGRAL PHOTOSENSOR, TYP. ALSO MANUALLY ON/OFF CONTROLLED.
2. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY.
3. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
4. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINAIRES TWO EXCEPTIONS: FIXTURES INSTALLED IN HALLWAYS OR (CLOSETS UNDER 70 SQUARE FEET)
5. ALL NECESSARY REGULATIONS AND GUIDELINES MUST BE CHECKED BEFORE PROCEEDING WITH THE INSTALLATION OR PURCHASE OF LUMINAIRES.



GROUND LIGHTING AND OUTLET PLAN

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

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Ground Lighting and Outlet Plan

E1-0
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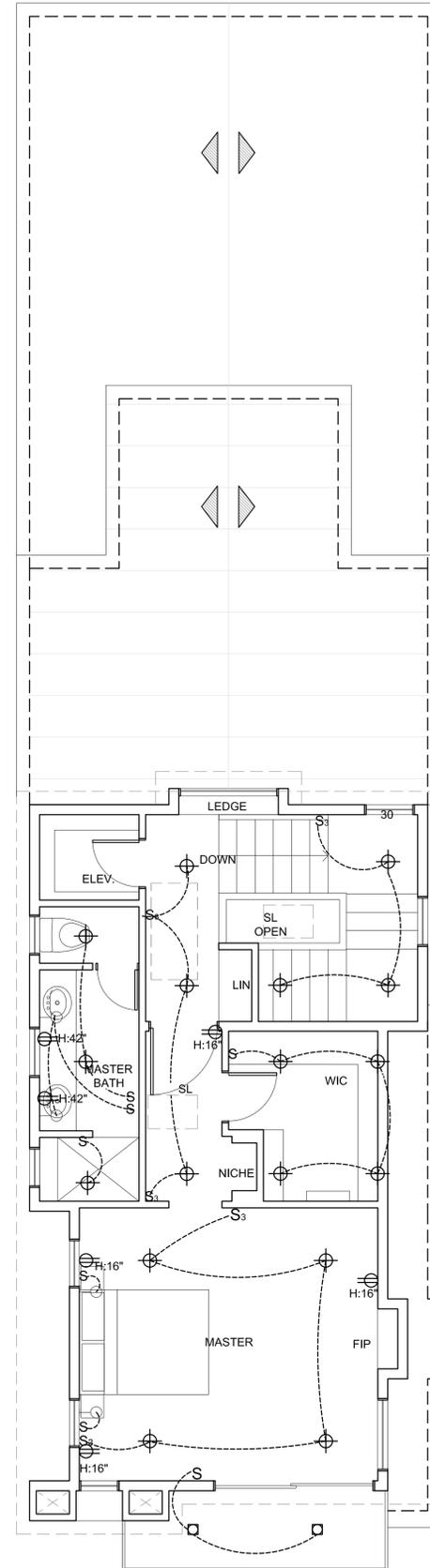
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	24" INCANDESCENT LIGHT BAR
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	KITCHEN ISLAND PENDANT
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	LIGHT PENDANT
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	KEYLESS LIGHT FIXTURE
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5. ALL NECESSARY REGULATIONS AND GUIDELINES MUST BE CHECKED BEFORE PROCEEDING WITH THE INSTALLATION OR PURCHASE OF LUMINAIRES.



UPPER LIGHTING AND OUTLET PLAN

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

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Upper Lighting
and Outlet Plan

E3-0
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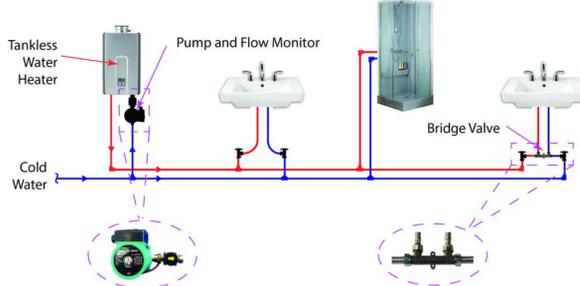
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PLUMBING NOTES & SYMBOL LEGEND
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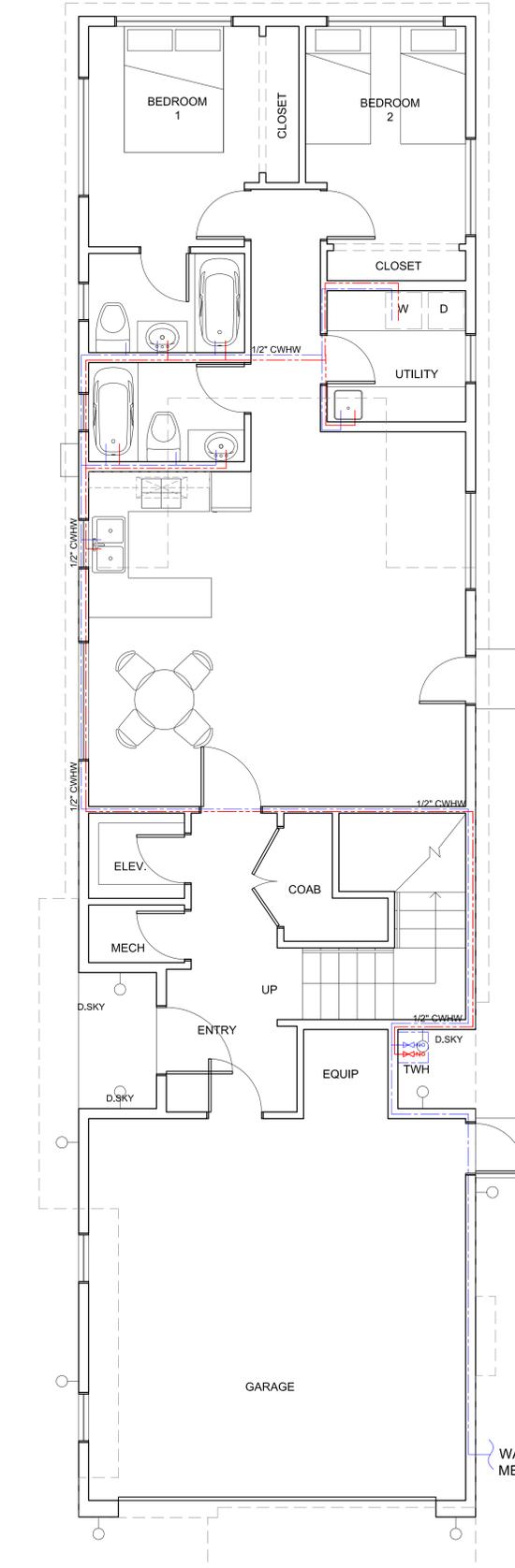
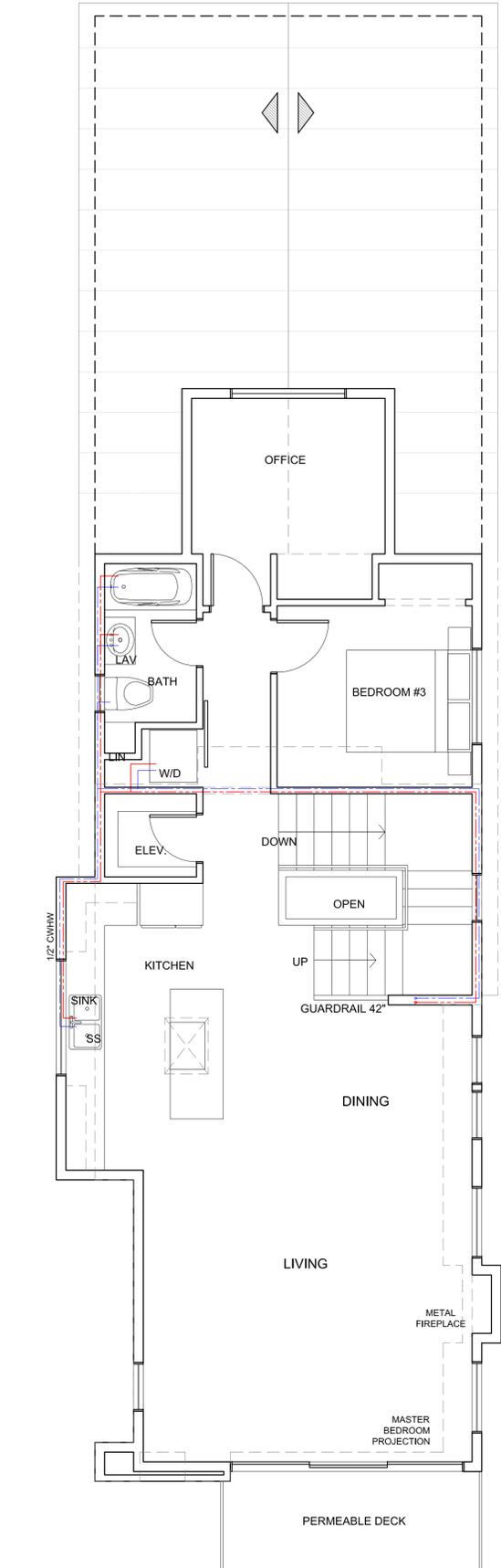
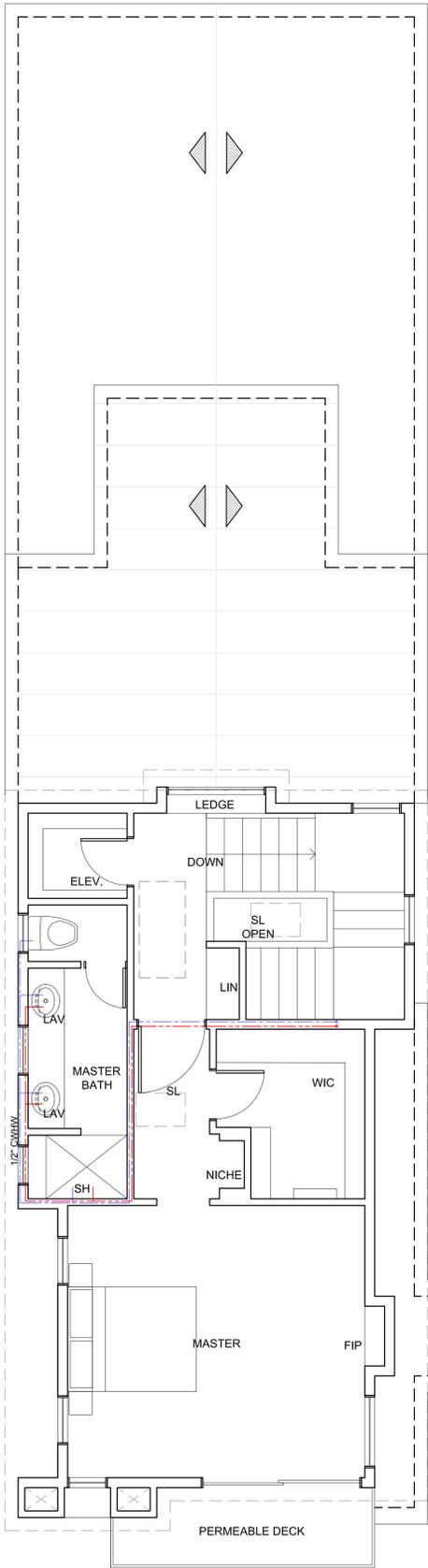
SYMBOL	DESCRIPTION
CW	COLD WATER
HW	HOT WATER
HW-R	HOT WATER RETURN
VENT	VENT TO ROOF
SWR	SEWER
CO	CLEAN OUT
WCO	WALL CLEAN OUT
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
WC	WATER CLOSET
UR	URINARY
LAV	LAVATORY
SH	SHOWER
DF	DRINKING FOUNTAIN
TP	TRAP PRIMER
GW	GREASE TRAP BELOW FLOOR
TWH	TANKLESS WATER HEATER
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HB	HOSE BUBB
PG	PRESSURE GAUGE
POC	POINT OF CONNECTION
A/C	ABOVE GRADE
B/G	BELOW GRADE
B/F	BELOW FLOOR
BFG	BELOW FINISHED GRADE
F	DEGREE OF INCLINATION
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GPH	GALLONS PER HOUR
IE	INVERT ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
QTY	QUANTITY
TYP	TYPICAL
NIC	NOT INCLUDED
TS	TWIST TIMER WALL SWITCH
(E)	EXISTING
(N)	NEW
MW	MOP WASH
SS	SINK
W/D	WASH AND DRYER MACHINE
D.WASHER	DISH WASHER

FIXTURE TYPE	ABBREV	FIX. UNIT VALUE	CONNECTION SIZES			REMARKS	
			(TRAP) SAN	VENT	HW		
WATER CLOSET	WC	2	4	2	-	1/2	FLUSH TANK
LAVATORY	LAV	2	1-1/4	1-1/4	1/2	1/2	
SHOWER	SH	2	2	2	1/2	1/2	

- SCOPE: THE WORK COVERED BY THIS SECTION INCLUDES ALL LABOR AND MATERIALS, EQUIPMENT, TRANSPORTATION AND OTHER ITEMS NECESSARY FOR AND REASONABLY INCIDENTAL TO THE PROPER AND SATISFACTORY INSTALLATION OF THE PLUMBING SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED, AND THE REMOVAL OF EXISTING EQUIPMENT AS REQUIRED AND OR INDICATED ON THE DRAWINGS. CONTRACTOR TO PROVIDE 5 SETS OF EQUIPMENT AND MATERIAL SUBMITTALS TO ARCHITECT FOR APPROVAL. CONTRACTOR TO REVIEW ALL DOCUMENTS INCLUDING ARCHITECTURAL, MECHANICAL, CIVIL, AND STRUCTURAL PLANS PRIOR TO BOUNDING THE JOB. REPORT ANY DISCREPANCIES OR POSSIBLE CONFLICTS TO THE ARCHITECT, ENGINEER AND OWNER.
- ALL THE PLUMBING FIXTURES ARE NEW.
 - LAYOUTS SHOWN ARE SCHEMATIC AND DEPICT ROUGH LOCATIONS AND DESIRED RESULTS OF CONSTRUCTION. VERIFY EXACT LOCATIONS OF EXISTING SEWER & WATER LINES ON SITE. VERIFY EXACT LOCATIONS OF EQUIPMENT, ETC WITH EQUIPMENT SUPPLIER. APPLICABLE TRACES & OWNER AS REQUIRED PRIOR TO COMMENCING WORK.
 - ALL WORK SHALL BE DONE IN A WORKMAN-LIKE MANNER, ACCORDING TO STANDARD INDUSTRY PRACTICES AND IN COMPLIANCE WITH APPLICABLE CODES OF THE LOCAL ADMINISTRATIVE AUTHORITY HAVING JURISDICTION, AND ALL STATE AND FEDERAL REGULATIONS APPLICABLE TO THIS PROJECT.
 - CONTRACTOR TO VERIFY LOCATION AND PROVIDE VISUAL INSPECTION OF EXISTING SWR AND REPORT TO OWNER AND ARCHITECT. VERIFY POINT OF CONNECTION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
 - COORDINATE ALL INSTALLATIONS WITH OTHER TRADES.
 - PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR AT LEAST 3' ABOVE ANY AIR INTAKE INTO BUILDING, NOR LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE PER SECTION 905.0 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR. TERMINATE VENTS FOR GAS FIRED APPLIANCES PER SECTION 510.6 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR.
 - STUDS, PLATES, AND REQUIRED BLOCKING BORED OR CUT 25% OR MORE SHALL BE REINFORCED WITH 1/8"x1/2"x1/8" STRUCTURAL STEEL STRAP EACH SIDE OF MEMBER.
 - ALL FIXTURES AND OPERATING CONTROLS SHALL BE CALIFORNIA ENERGY COMMISSION (CEC) APPROVED.
 - ALL EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED FILL MATERIAL AND COMPACTED TO 90% AT BUILDING AND 90% AT SITE AREAS. PROVIDE 6" OF CLEAN FILL SAND BELOW AND ABOVE ALL UNDERGROUND PIPING, WHEN 4" OR GREATER IN DEPTH. COMPLY WITH OSHA CFR 1926.650.651.652.
 - INSULATE HOT AND COLD WATER LINES WITHIN 5' OF HOT WATER TANK WITH 1" PIPE INSULATION. PROVIDE SEISMIC ANCHORAGE TO WATER HEATER. FOR SYSTEMS WITH RECIRCULATION PUMPS, INSULATE ALL HOT WATER AND RETURN LINES. PROVIDE VALVE EXTENSIONS FOR INSULATED PIPE PER TITLE 24 ENERGY CODE.
 - ALL MATERIALS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, LISTED FOR THE INTENDED USE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (I.A.P.M.O.) WITH PLUMBING RESEARCH REPORTS.
 - PROVIDE NON REMOVABLE BACK FLOW PREVENTION DEVICE ON ALL THREADED TYPE CONNECTIONS OF THE WATER SYSTEM. PROVIDE NON REMOVABLE/INTEGRATED VACUUM BEAKERS AT ALL HOSE BIBS. PROVIDE HOSE BIB IN ALL MECHANICAL ROOMS.
 - PLUMBING CONTRACTOR SHALL CONNECT ALL SERVICE EQUIPMENT, AND NECESSARY INDIRECT WASTE LINES TO POINT OF DISPOSAL (2x6 WALLS @ ALL PLUMBING PARTITIONS).
 - PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY W/CO OR METAL BACKING TO ADEQUATELY SUPPORT ALL PLUMBING FIXTURES AND EQUIPMENT.
 - PLUMBING CONTRACTOR SHALL INSTALL CONDENSATE DRAINS FOR "HVAC" EQUIPMENT. CONDENSATE DRAINS SHALL BE THE MOST DIRECT ROUTE TO THE DRAIN SYSTEM WITH REQUIRED AIR CAP. ALL DISCHARGE FROM CONDENSATE SHALL BE PER UPC 8.7.2. INSULATE ALL CONDENSATE LINES WITH 3/8" RUBITEK.
 - INSTALL SHUT OFF BALL VALVES AND UNIONS ON ALL CONNECTION, HOT AND COLD WATER LINES.
 - CLEANOUTS SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED WITH ADEQUATE CLEARANCE FOR EFFECTIVE USE AND WILL NOT BE PLACED IN HIGH TRAFFIC AREAS OR WORK STATION AREAS. PROVIDE CLEANOUTS PER THE PLUMBING CODE SECTION 707.0 EACH 135 DEG OF TURN. CLEANOUTS TO BE EVERY 100' MAX, BROUGHT TO GRADE.
 - PROVIDE WATER HAMMER ARRESTERS FOR ALL QUICK ACTING VALVES, AND AT THE END OF LONG WATER PIPING RUNS.
 - ALL BUILDING WATER DRAINS SHALL SLOPE 1/4" PER FOOT.
 - PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAINS AND INFREQUENTLY USES RECEPTACLES PER THE PLUMBING CODE SECTION 1907.
 - PLUMBING FIXTURES & PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
 - WATER CLOSET = 1.25 GAL. PER FLUSH MAX.
 - URINAL = 0.5 GAL. PER FLUSH MAX.
 - SHOWER HEAD = 2.0 GPM MAX.
 - LAVATORY FAUCETS = 1.5 GPM MAX.
 - METERING FAUCETS = 0.2 GICYCLE
 - SINK FAUCETS = 1.8 GPM MAX.
 - SHOWERS SHALL BE PROVIDED WITH A SHOWER CONTROL VALVE OF PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AND DELIVER MAX OF 120 DEG F. PER PLUMBING CODE SECTION 418.
 - PROVIDE FLEXIBLE CONNECTIONS AND SHUT OFF VALVES FOR ALL HOT & COLD WATER SUPPLY AND FOR GAS CONNECTIONS TO APPLIANCES. PROVIDE RELIEF VENTS FOR GAS PRESSURE REGULATORS INSTALLED IN CONFINED SPACES.
 - PROVIDE COMBUSTION AIR PER THE PLUMBING CODE SECTION 507.0
 - PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVES ON ALL HOT WATER HEATING EQUIPMENT PER THE PLUMBING CODE 504.4, AND 504.5 DRAIN TO OUTSIDE AND SLOPE MIN. 2%.



TANKLESS WATER HEATER CONNECTION



PROPOSED WATER SUPPLY



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San Francisco CA
(415)273-9054

LICENSED ARCHITECT
KAREN WILKINS
04-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

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Proposed Water Supply
P1-0
Scale: As Noted
Sheet size: Arch D

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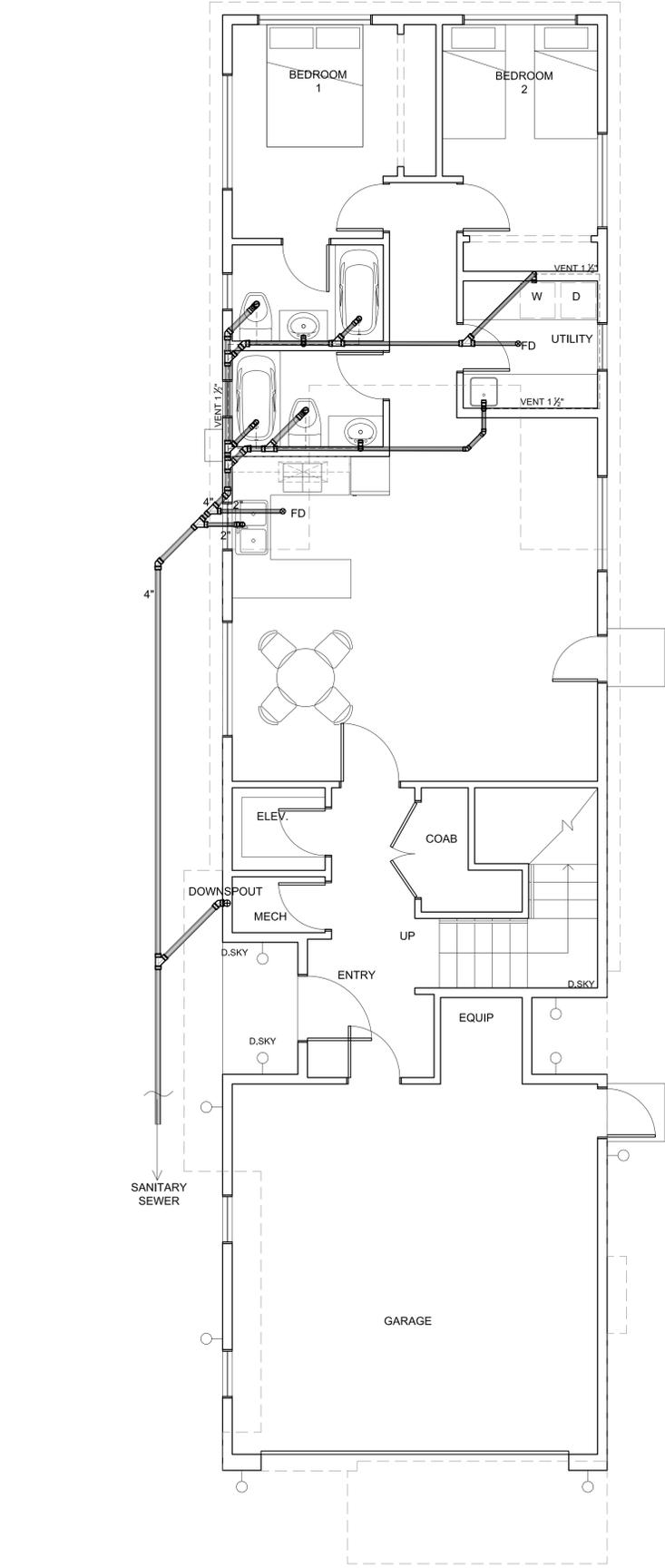
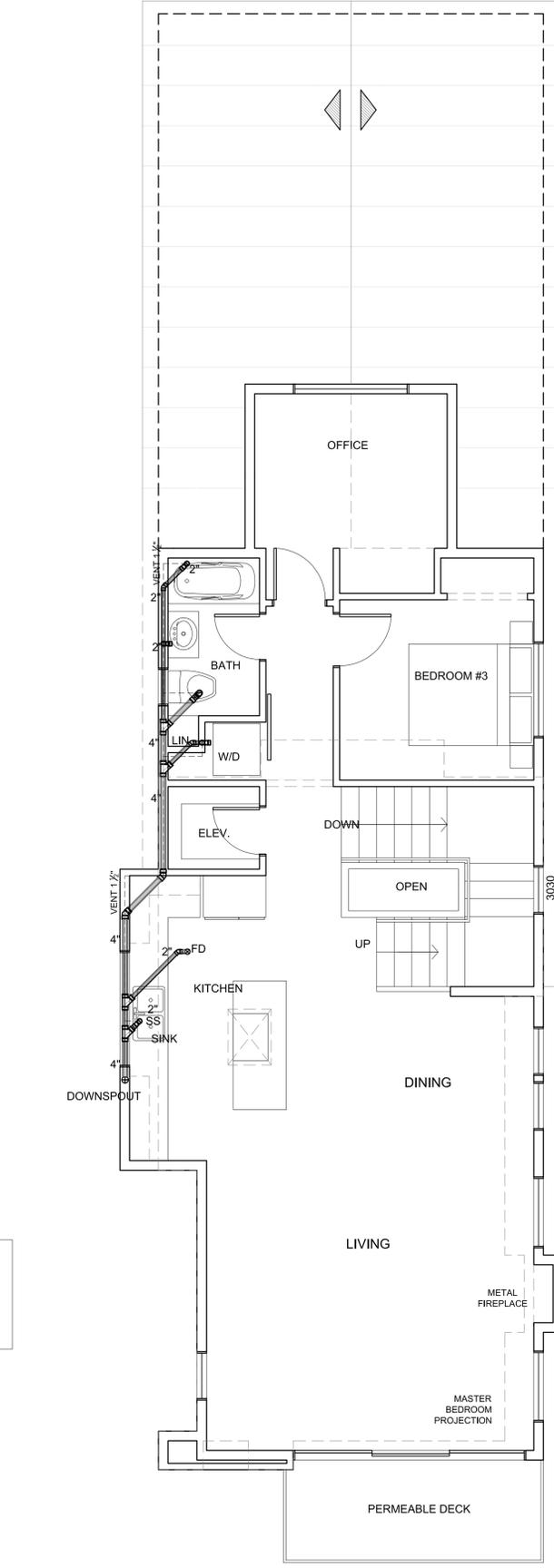
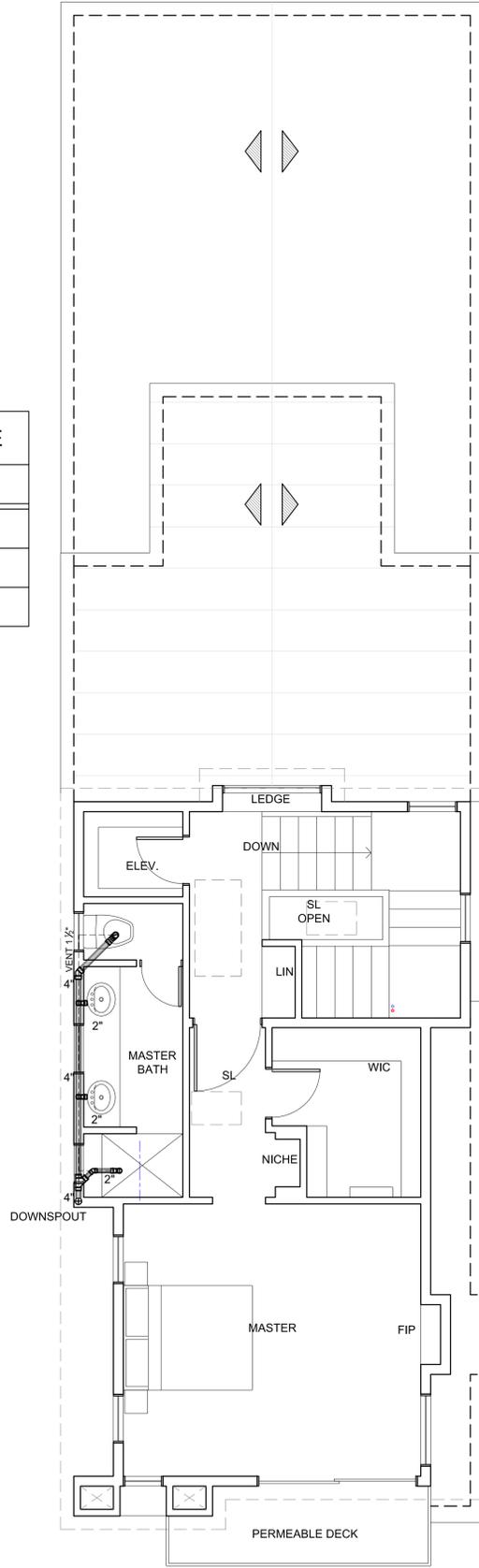
PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	ABBREV	FIX. UNIT VALUE	CONNECTION SIZES			REMARKS	
			(TRAP) SAN	VENT	HW		CW
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SCOPE: THE WORK COVERED BY THIS SECTION INCLUDES ALL LABOR AND MATERIALS, EQUIPMENT, TRANSPORTATION AND OTHER ITEMS NECESSARY FOR AND REASONABLY INCIDENTAL TO THE PROPER AND SATISFACTORY INSTALLATION OF THE PLUMBING SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED, AND THE REMOVAL OF EXISTING EQUIPMENT AS REQUIRED AND OR INDICATED ON THE DRAWINGS. CONTRACTOR TO PROVIDE 5 SETS OF EQUIPMENT AND MATERIAL SUBMITTALS TO ARCHITECT FOR APPROVAL. CONTRACTOR TO REVIEW ALL DOCUMENTS INCLUDING ARCHITECTURAL, MECHANICAL, CIVIL, AND STRUCTURAL PLANS PRIOR TO BIDDING THE JOB. REPORT ANY DISCREPANCIES OR POSSIBLE CONFLICTS TO THE ARCHITECT, ENGINEER AND OWNER.

- ALL THE PLUMBING FIXTURES ARE NEW.
- LAYOUTS SHOWN ARE SCHEMATIC AND DEPICT ROUGH LOCATIONS AND DESIRED RESULTS. VERIFY EXACT LOCATIONS OF EXISTING SEWER & WATER LINES ON SITE. VERIFY EXACT LOCATIONS OF EQUIPMENT, ETC WITH EQUIPMENT SUPPLIER. APPLICABLE TRACES & OWNER AS REQUIRED PRIOR TO COMMENCING WORK.
- ALL WORK SHALL BE DONE IN A WORKMAN-LIKE MANNER, ACCORDING TO STANDARD INDUSTRY PRACTICES AND IN COMPLIANCE WITH APPLICABLE CODES OF THE LOCAL ADMINISTRATIVE AUTHORITY HAVING JURISDICTION, AND ALL STATE AND FEDERAL REGULATIONS APPLICABLE TO THIS PROJECT.
- CONTRACTOR TO VERIFY LOCATION AND PROVIDE VISUAL INSPECTION OF EXISTING SWR AND REPORT TO OWNER OR ARCHITECT. VERIFY POINT OF CONNECTION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
- COORDINATE ALL INSTALLATIONS WITH OTHER TRADES.
- PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR AT LEAST 3' ABOVE ANY AIR INTAKE INTO BUILDING, NOR LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE PER SECTION 906.0 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR. TERMINATE VENTS FOR GAS FIRED APPLIANCES PER SECTION 510.6 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR.
- STUDS, PLATES, AND REQUIRED BLOCKING BORED OR CUT 25% OR MORE SHALL BE REINFORCED WITH 1/8"x1/2"x18" STRUCTURAL STEEL STRAP EACH SIDE OF MEMBER.
- ALL FIXTURES AND OPERATING CONTROLS SHALL BE CALIFORNIA ENERGY COMMISSION (CEC) APPROVED.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED FILL MATERIAL AND COMPACTED TO 90% AT BUILDING AND 90% AT SITE AREAS. PROVIDE 6" OF CLEAN FILL SAND BELOW AND ABOVE ALL UNDERGROUND PIPING. WHEN 4" OR GREATER IN DEPTH, COMPLY WITH OSHA CFR 1926.650.551.652.
- INSULATE HOT AND COLD WATER LINES WITHIN 5' OF HOT WATER TANK WITH 1" PIPE INSULATION. PROVIDE SEISMIC ANCHORAGE TO WATER HEATER. FOR SYSTEMS WITH RECIRCULATION PUMPS, INSULATE ALL HOT WATER AND RETURN LINES. PROVIDE VALVE EXTENSIONS FOR INSULATED PIPE PER TITLE 24 ENERGY CODE.
- ALL MATERIALS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, LISTED FOR THE INTENDED USE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (I.A.P.M.O.) WITH PLUMBING RESEARCH REPORTS.
- PROVIDE NON REMOVABLE BACK FLOW PREVENTION DEVICE ON ALL THREADED TYPE CONNECTIONS OF THE WATER SYSTEM. PROVIDE NON REMOVABLE INTEGRATED VACUUM BREAKERS AT ALL HOSE BIBS. PROVIDE HOSE BIB IN ALL MECHANICAL ROOMS.
- PLUMBING CONTRACTOR SHALL CONNECT ALL SERVICE EQUIPMENT, AND NECESSARY INDIRECT WASTE LINES TO POINT OF DISPOSAL (2x6 WALLS @ ALL PLUMBING PARTITIONS).
- PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WCCO OR METAL BACKING TO ADEQUATELY SUPPORT ALL PLUMBING FIXTURES AND EQUIPMENT.
- PLUMBING CONTRACTOR SHALL INSTALL CONDENSATE DRAINS FOR "HVAC" EQUIPMENT. CONDENSATE DRAINS SHALL BE THE MOST DIRECT ROUTE TO THE DRAIN SYSTEM WITH REQUIRED AIR CAP. ALL DISCHARGE FROM CONDENSATE SHALL BE PER UPC 8.7.2. INSULATE ALL CONDENSATE LINES WITH 3/8" RUBETEX.
- INSTALL SHUT OFF BALL VALVES AND UNIONS ON ALL EQUIPMENT, HOT AND COLD WATER LINES.
- CLEANOUTS SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED WITH ADEQUATE CLEARANCE FOR EFFECTIVE USE AND WILL NOT BE PLACED IN HIGH TRAFFIC AREAS OR WORK STATION AREAS. PROVIDE CLEANOUTS PER THE PLUMBING CODE SECTION 707.07 OF EACH 135 DEG OF TURN. CLEANOUTS TO BE EVERY 100' MAX, BROUGHT TO GRADE.
- PROVIDE WATER HAMMER ARRESTORS FOR ALL QUICK ACTING VALVES, AND AT THE END OF LONG WATER PIPING RUNS.
- ALL BUILDING WATER DRAINS SHALL SLOPE 1/4" PER FOOT.
- PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAINS AND INFREQUENTLY USED RECEPTACLES PER THE PLUMBING CODE SECTION 1907.
- PLUMBING FIXTURES & PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
 - WATER CLOSET = 1.25 GAL. PER FLUSH MAX.
 - URINAL = 0.5 GAL. PER FLUSH MAX.
 - SHOWER HEAD = 2.0 GPM MAX.
 - LAVATORY FAUCETS = 1.5 GPM MAX.
 - METERING FAUCETS = 0.2 GCYCLE
 - SINK FAUCETS = 1.8 GPM MAX.
- SHOWERS SHALL BE PROVIDED WITH A SHOWER CONTROL VALVE OF PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AND DELIVER MAX OF 120 DEG F. PER PLUMBING CODE SECTION 418.
- PROVIDE FLEXIBLE CONNECTIONS AND SHUT OFF VALVES FOR ALL HOT & COLD WATER SUPPLY AND FOR GAS CONNECTIONS TO APPLIANCES. PROVIDE RELIEF VENTS FOR GAS PRESSURE REGULATORS INSTALLED IN CONFINED SPACES.
- PROVIDE COMBUSTION AIR PER THE PLUMBING CODE SECTION 507.0
- PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVES ON ALL HOT WATER HEATING EQUIPMENT PER THE PLUMBING CODE 504.4, AND 504.5 DRAIN TO OUTSIDE AND SLOPE MIN. 2%.

- USE TYPE "B" VENT FOR HOT WATER HEATER AS REQUIRED PER THE PLUMBING CODE SECTION 510.
- ISOLATE ALL PIPING FROM STRUCTURE W/IFEL PADS OR TRISOLATORS. ALL SUSPENDED PIPING TO BE HUNG W/ ADJUSTABLE "J" HANGER AND THREADED ROD DOUBLE NUTTED. USE "J" HANGERS FOR WATER PIPE TO BE FELT LINED. PROVIDE 12" LONG 24 GA. SM SLEEVE FOR INSULATED PIPES AT HANGERS.
- PROVIDE GROUT OR SEALANT FOR ALL FIXTURES AT WALL OR FLOOR.
- ALL SHOWER OR TUB PANS TO BE CONSTRUCTED PER SECTION 411.8 OF THE PLUMBING CODE AND MAPMO STANDARD IS 4-2019.
- TEMPERATURE SHALL BE LIMITED TO 110 DEG F FLOOR ALL PUBLIC LAVATORIES PER TITLE 24 130.0.3.
- UNDERGROUND WATER PIPING WITHIN BUILDING ENVELOPE IS TO BE TYPE "L" COPPER TUBING WITH BRAZER JOINTS AS APPLICABLE. CPC SECTION 609.3 AND 604.2 BRAZED AND WELDED JOINTS TO BE INSTALLED PER CPC SECTION 316.1.7.
- WATER CLOSET BOWS SHALL E OF THE ELONGATED TYPE FOR PUBLIC USE.
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHODS SET IN SECTION 609.09 OF THE PLUMBING CODE.
- NOTICE: CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF EXISTING SEWER PRIOR TO BIDDING. NOTIFY ARCHITECT AND ENGINEER IF REQUIRED SEWER FALL IS NOT ADEQUATE.
- THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410.
- INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (ES 110.3)
- ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1/2" PIPE (1/2" INSULATION); 3/4" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION). CPC 609.11 & ES 150.0(J) ADDITIONALLY, THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD-WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION. ES150.0(J)



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

Wilkins Studio
Architects
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(415)273-9054

LICENSED ARCHITECT
KAREN WILKINS
04-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

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APN: 048-013-220

No.	Description	Date
1	Submittal	05/10/2022
2	Plan Check	05/27/2022
3	Plan Check	01/11/2023

Drainage Plan
P2-0
Scale: As Noted
Sheet size: Arch D

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

**LOT 19
WETLAND ASSESSMENT**

MIRAMAR, CALIFORNIA

Submitted to:

Process Research
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Prepared by:

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LSA

March 16, 2006

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT SITE DESCRIPTION	1
REGULATORY BACKGROUND	2
METHODS	4
WETLAND IDENTIFICATION METHODOLOGY	4
RESULTS	8
WETLANDS	8
LITERATURE CITED	11
APPENDIX A: FIGURES	
APPENDIX B: DATA SHEETS	

INTRODUCTION

This report presents the results of a delineation by LSA Associates, Inc. (LSA) of the potential extent of wetlands on Lot 19 on Coronado Avenue in unincorporated San Mateo County, near the community of Miramar. This report is intended to determine whether any areas on the lot meet the wetland definition utilized by the County of San Mateo (the County) in its certified Local Coastal Program (LCP), which implements the California Coastal Act (CCA).

PROJECT SITE DESCRIPTION

The project site is located in unincorporated San Mateo County on the coast north of Half Moon Bay, California, a few blocks north of the town limit of the community of Miramar (Figure 1). Lot 19 faces onto Coronado Avenue, within one block of the Pacific Ocean. A restaurant and inn are in the immediate vicinity of Lot 19. The mesa supporting the existing residential neighborhood lies at an elevation of approximately 20 feet NGVD. Figure 2 illustrates the location of the property in relation to local streets and to the community of Miramar.

The property is a vacant lot, 40 feet wide and 100 feet deep, in an existing residential and commercial neighborhood. The lot is one of several vacant lots in the neighborhood. There are several existing residences to the southeast along Cortez Avenue. Lot 19 is largely surrounded by developed area.

Vegetation

Nomenclature used in this report follows that of *The Jepson Manual: Higher Plants of California* (Hickman 1993).

The lot supports a variety of ruderal, non-native plants. The lot is dominated by rabbit's foot grass (*Polypogon monspeliensis*) and other abundant plants include bristly ox-tongue (*Picris echioides*), and cut-leaf plantain (*Plantago coronopus*). Associated plant species include bur clover (*Medicago polymorpha*), toad rush (*Juncus bufonius*), annual blue grass (*Poa annua*), hyssop loosestrife (*Lythrum hyssopifolia*), velvet grass (*Holcus lanatus*), nut sedge (*Cyperus eragrostis*), curly dock (*Rumex crispus*), Italian ryegrass (*Lolium multiflorum*), sow thistle (*Sonchus* sp.), weedy cudweed (*Gnaphalium luteo-album*), mallow (*Malva* sp.), and bird's foot trefoil (*Lotus corniculatus*).

The first ten feet of the property adjacent to Coronado Avenue has less vegetation, apparently due to compaction, disturbance, infertile surface material resulting from recent widening of Coronado Avenue, and/or spraying of herbicide.

Soils

Two types of soils occur on Lot 19, a fill soil that is gray in color and a sand or sandy loam in texture and a Dennison series soil. The Dennison soil is a mollisol that developed in grassland areas.

The Natural Resource Conservation Service (formerly the Soil Conservation Service, SCS) has not published detailed soil maps of the Miramar area of San Mateo County, but based on soil survey maps of nearby areas, the likely local soil types can be determined. Soil Survey maps exist for El Granada, just to the north of the project site, and areas just to the south of the project site, between Miramar and Half Moon Bay (SCS, 1961). Soils along the coast, but interior to the beach, in these areas are nearly level Denison clay loams and Denison loams (SCS 1961).

Denison series soils are "dark-colored, moderately well drained to imperfectly drained soils on low terraces" that formed from granitic alluvium under grassy vegetation (SCS 1961, pg. 49). The black surface soil is slightly to moderately acidic. The black sub-surface soil displays a prismatic structure that is heavy and extremely hard when dry. It is neutral to slightly acidic and may be mottled in the subsoil. The phase of Denison clay loam associated with nearly level terrain has high water-holding capacity and very slow runoff, with slightly to nonexistent erosion hazard. Denison most commonly occurs on level terrain in San Mateo County. Denison loam is similar, but the upper 3 to 30 inches is loam. Some coarser material may be deposited in higher areas. Denison loam also has a high water holding capacity and "permeability is moderate in the surface soil and moderately slow to slow in the subsoil" (SCS 1961, pg. 49).

Hydrology

The property is nearly level with many small hummocks created by the deposition of fill. The hydrology has been completely altered by the subdividing of the project site and surrounding area. Run-off from adjacent lots is probably limited because of the sandy substrate of the fill soil. There could be some slight run-off from the adjacent street.

There are no streams on or adjacent to the lot. Two natural creeks or drainages are present in the vicinity of the property. The Arroyo de en Medio is approximately 900 feet south of the parcel and an unnamed drainage is 500 to 600 feet north of the property.

REGULATORY BACKGROUND

California Coastal Act

The California Coastal Act created the California Coastal Commission, which regulates development along the coast. In addition to preserving human access to beaches and retaining the natural beauty of the coast, the Coastal Commission is also charged with wetland preservation. Regional regulation is implemented by Local Coastal Programs (LCP).

The San Mateo County LCP defines wetlands as areas "where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils, or to support the growth of plants which are normally found to grow in water or wet ground" (San Mateo County 1998, section 7.14). In other words, the County LCP has two requirements for a wetland: 1) wetland hydrology

sufficient to 2) form hydric soils or support the growth of hydrophytic vegetation.

The San Mateo County LCP also states:

In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bulrush, narrow-leaf cattail, broad-leaf cattail, pacific [sic] silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least 50% of some combination of these plants, unless it is a mudflat.

This condition appears to limit wetlands under the County LCP definition to areas supporting at least 50 percent of some of the listed plants. The listed plants are all typically associated with wetlands which have semi-permanently to permanently flooded or saturated conditions. These areas are commonly recognized as marshes and bogs. The first three listed plants and salt rush are typical salt marsh plants associated with tidal and other estuarine marshes and coastal strand habitats. Tule and narrow-leaf cattail are the typical emergent vegetation associated with perennial marshes and ponds. Pacific Silverweed and bog rush are also typically associated with bogs, along the borders of lagoons, or springs/seeps and marsh mint is associated with all of these types of habitat areas.

The Coastal Commission staff, however, has stated in the past that they do not consider this restrictive interpretation to be consistent with the Coastal Act requirements and view the list of plants as examples of the types of plants (i.e., hydrophytic plants) that can occur in wetlands.

METHODS

WETLAND IDENTIFICATION METHODOLOGY

While the San Mateo County LCP defines the criteria for wetlands, it does not provide procedures or technical criteria for defining wetland boundaries. California Coastal Commission (1984) standards also do not define detailed procedures or technical criteria for wetland boundary assessments. Therefore, field investigations of potential wetlands occurring on the project site were conducted using the routine determination method given in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987). This method establishes specific sample sites within suspected wetlands that are then examined for hydrophytic vegetation, hydric soils, and wetland hydrology. The Manual also defines wetland criteria for each element using applicable sources of information. These technical criteria are summarized below.

Data obtained through these field procedures was then used to determine the presence of and boundary lines between a wetland and an adjacent upland using the LCP definition.

Technical Criteria

The LCP provides three technical criteria to assess the presence of wetlands. These criteria are adequate hydrology (a mandatory element) that results in the formation of hydric soils or supports the presence of wetland vegetation (one of the two criteria must be met).

Vegetation Criterion. Hydrophytic species typically have morphological, physiological, and/or reproductive adaptation(s) which allow the plants to grow, effectively compete, reproduce, and/or persist in anaerobic soil conditions. The Fish and Wildlife Service's National Wetland Inventory has developed indicator status categories to define hydrophytic species (Reed 1987). The categories are based on the estimated probability that plants would or would not occur in wetlands. These categories are listed below:

Indicator Categories

Obligate Wetland (OBL). Occur almost always (estimated probability >99%) under natural conditions in wetlands.

Facultative Wetland (FACW). Usually occur in wetlands (estimated probability 67% to 99%), but occasionally found in nonwetlands.

Facultative (FAC). Equally likely to occur in wetlands or nonwetlands (estimated probability 34% to 66%).

Facultative Upland (FACU). Usually occur in nonwetlands (estimated probability 67% to 99%), but occasionally found in wetlands (estimated probability 67% to 99%).

Obligate Upland (UPL). Occurs almost always (estimated probability >99%) under natural conditions in nonwetlands.

Plant species occurring in the obligate or facultative wetland categories represent species which would normally be found in wetlands (*i.e.*, hydrophytic species) and in most wetlands comprise the dominant character of the community. Facultative species have about an equal opportunity of being found in wetlands as in uplands. The term facultative in biological considerations means the ability to grow in other than normal conditions. Facultative species, because they can grow and be found in wetlands, are considered as positive indicators of wetland conditions. Facultative species, however, are a poor character to define upland/wetland boundaries or the presence of wetlands in the absence of other evidence such as hydric soils or wetland hydrology because of their broad tolerance and adaptability to a variety of conditions. Facultative species are probably better classified as mesophytic species rather than true hydrophytic species. In cooler and moister coastal areas in particular, facultative species often comprise the dominant species in upland areas. Facultative upland and upland plants are rarely present in wetlands and are not considered to be indicators of wetland conditions.

For this assessment, a dominance of plants in the obligate and facultative wetland categories as defined by Reed (1987) were generally considered to be positive indicators of wetlands. Facultative species were identified as wetland plants if hydric soils or wetland hydrology was present.

Soil Criterion. Hydric soils are defined by criteria set forth by the National Technical Committee for Hydric Soils (SCS and NTCHS 1991). These criteria are based on the depth and duration of soil saturation. A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

The following criteria reflect those soils that meet this definition:

1. All Histosols except Folists, or
2. Soils in Aquic suborder, Aquic subgroups, Albolis suborder, Salorthids great group, Pell great groups of Vertisols, Pachic subgroups, or Cumulic subgroups that are:
 - a. Somewhat poorly drained and have a frequently occurring water table at less than 0.5 foot (ft) from the surface for a significant period (usually more than 2 weeks) during the growing season, or
 - b. poorly drained or very poorly drained and have either:
 - (1) a frequently occurring water table at less than 0.5 ft from the surface for a significant period (usually more than 2 weeks) during the growing season if textures are coarse sand, sand, or fine sand in all layers within 20 inches (in), or for other soils
 - (2) a frequently occurring water table at less than 1.0 ft from the surface for a significant period (usually more than 2 weeks) during the growing season if permeability is equal to or greater than 6.0 in/horizon (h) in all layers within 20 in, or

(3) a frequently occurring water table at less than 1.5 ft from the surface for a significant period (usually more than 2 weeks) during the growing season if permeability is less than 6.0 in/h in any layer within 20 in, or

3. Soils that are frequently ponded for a long duration (7 days to one month for a single event) or very long duration (greater than 1 month for a single event) during the growing season, or
4. Soils that are frequently flooded for a long duration (7 days to one month for a single event) or very long duration (greater than 1 month for a single event) during the growing season.

Hydric soils are commonly identified in the field by using indicators of persistently saturated soil, technically known as redoximorphic features. These features are caused by anaerobic, reduced soil conditions that are brought about by prolonged soil saturation. The most common redoximorphic features are distinguished by soil color, which is strongly influenced by the frequency and duration of soil saturation. Hydric soils tend to have dark (low chroma) colors which are often accompanied by reddish mottles (iron mottles), reddish stains on root channels (oxidized rhizospheres), or grey colors (gleying).

Common indirect field characteristics of hydric soils identified in the Corps Manual and CCC guidance (1994) are 1) a chroma of 2 or less with mottling and 2) a chroma of 1 or less without mottling.

Soil chroma is a measure of the brightness of a soil color. Low chroma soils, particularly dark brown and black soils, tend to have high organic matter contents. High organic matter is often a characteristic of wetlands, but is also common in non-wetland or upland communities such as grasslands. Chroma and mottling can also be reflective of historic soil development under aquatic conditions and may be relic characteristics, lasting perhaps hundreds of years. Soils formed in alluvial and marine environments often exhibit such visual characteristics. Therefore, while chroma and mottling are useful field characteristics, they do not provide absolute evidence of active hydric soils in areas where natural conditions have been altered or where the soils may have developed under aquatic conditions.

The native soils in the Miramar area are naturally very dark, thus low soil chroma was not considered a strong hydric indicator for purposes of this study. Soils were identified as hydric if accompanied by stronger, consistent hydric indicators such as mottling, rhizospheres, or gleying.

Hydrology Criterion. Wetland hydrology occurs in those areas where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively (Corps 1987). Cowardin et al. (1979) describes several water regime modifiers to describe wetland and deepwater habitats. For nontidal, palustrine wetlands such as those on the site, the modifiers include temporarily flooded, intermittently flooded and artificially flooded. However, the Fish and Wildlife Service classification system does not provide specific technical guidance to define each modifier.

The Corps Manual (1987) defines a similar suite of hydrologic zones for the purposes of defining wetland hydrology. These hydrologic zones are based on the duration of inundation and/or soil saturation during the growing season. The Corps Manual considers areas experiencing a duration of

continuous soil saturation or inundation greater than 12.5 percent of the growing season to have wetland hydrology. Areas with between 5 and 12.5 percent of the growing season (irregularly inundated or saturated) can be either wetlands or uplands. Areas with less than 5 percent are not wetlands.

The growing season is essentially year-round in coastal California regions such as the San Mateo coast. The percent figures above translate to a minimum of 45.6 days of continuous saturation or inundation to positively be a wetland. Irregularly inundated or saturated conditions range from approximately 18 days to 45 days. Thus, areas with a minimum of 18 days of continual saturation or inundation can be wetlands, but are not necessarily.

Because it is often impracticable to directly measure inundation duration periods, Corps procedures define a number of indicators which can be used to assess wetland hydrology. These indicators include recorded data such as stream gages and, more commonly used, field indicators such as visual observation of soil saturation, watermarks, drift lines, matted vegetation, sediment deposits, algal growth, and drainage patterns. Technical guidance also considers the effects of atypical or abnormal rainfall in assessing the presence of wetland hydrology. Field observations of the presence of indicators (or lack there of) may need to be tempered or considered in relation to the presence of unusual rainfall patterns (i.e., above normal or below normal).

Field Methodology

An LSA botanist visited the site on October 14, 2005 and an LSA soil scientist visited the site on December 13, 2005. Potential wetlands were identified by the presence of depressed topographic features and the presence of hydrophytic vegetation. LSA established four sample sites within the study area. Field data sheets for these sites are included as Appendix B, and their location are shown on the attached delineation map (Figure 3).

RESULTS

WETLANDS

Vegetation

The dominant plant species on the site is rabbit's foot grass (*Polypogon monspeliensis*, FACW). Sites that support facultative wetland plants are most likely wetlands because these species occur in wetlands seventy-five percent of the time. The other two species that are most commonly associated with rabbit's foot grass are cut-leaf plantain (*Plantago coronopus* FAC) and bristly ox-tongue (*Picris echioides* FAC). An obligate plant species, club rush (*Scirpus cernuus*; OBL) was common throughout the site. Many of the less abundant species are also wetland plants: toad rush (*Juncus bufonius* FACW), annual blue grass (*Poa annua* FACW), hyssop loosestrife (*Lythrum hyssopifolia* FACW), nut sedge (*Cyperus eragrostis* FACW), curly dock (*Rumex crispus* FACW), Italian ryegrass (*Lolium multiflorum* FAC), velvet grass (*Holcus lanatus* FAC), weedy cudweed (*Gnaphalium luteoalbum*), and bird's foot trefoil (*Lotus corniculatus* FAC). A sapling willow (*Salix* sp. FACW) grew in one area of the project site.

The native plant species growing on Lot 19 consist of toad rush, nut sedge, club rush, and willow. The other species growing on the project site are non-natives including rabbit's foot grass, the dominant plant. Rabbit's foot grass and bristly ox-tongue and possibly cut-leaf plantain all colonize disturbed areas. These species would be expected to grow well in the sandy disturbed soil of Lot 19 whether or not there was wetland hydrology.

The following non-hydrophytic plant species also grow on site with the hydrophytic species but at a relatively low density: bur clover and mallow (*Malva* sp.). Although each of the sample points was dominated by wetland plant species, the wetland status of the vegetation of Lot 19 is somewhat ambiguous because the dominant species are adapted to growing in disturbed areas such as the project site. This casts doubt on the otherwise overwhelming nature of the wetland status of the vegetation.

Soils

The soils on the project site consist of gray, sandy fill deposited upon the dark soils of the Dennison series, the native soil of the site. The fill soils were largely sandy with some of the samples containing small gravel. Indicators of hydric soils such as oxidized rhizospheres, mottles, concretions were absent from the fill. These soils did however have low chroma, an indicator of hydric soils, but in this instance, the low chroma could have resulted from the natural color of the fill and not resulted from a wetland hydrological regime. In this instance, low chroma soil color is an unreliable indicator of wetland soils.

Approximately 6 to 14 inches below the fill soil is the original soil of the Dennison series. The Dennison series soils are mollisols, soils that have developed in grassland. Mollisols are typically very dark and have a high organic matter content. This dark color may mask indicators of wetland

soils and it is often difficult to determine the wetland status of a mollisol.

The color of the soil beneath the fill is very dark with a low chroma. This color could be due to a high organic matter content caused by an aquic moisture regime, which would qualify the soil as a hydric soil. Nevertheless, the wetland status of this soil cannot be definitively determined because it is a mollisol.

The wetland status of the soils on Lot 19 is ambiguous because of the absence of definitive indicators. The strongest indicator of wetland hydrology is the occurrence of facultative wetland plant species but true indicators of wetland soils are absent. Wetland soils therefore cannot be determined to be absent from Lot 19.

Hydrology

Lot 19 is nearly level with many slight depressions resulting from differential settlement. The hydrology of Lot 19 is most likely due to rainfall and overland run-off from Coronado Street. The hydrology of the entire area has changed since the subdivision improvements were constructed that concentrated run-off onto small parcels of land. Due to the sandy nature of the fill soils, water rapidly infiltrates through the fill until it reaches the dense Dennison series soil. The Dennison soil probably functions as an impervious layer which may result in near saturation of the fill soil before the soil drains into an adjacent lot. Once the adjacent lot fills with water, the water infiltrates back onto Lot 19 through the porous fill.

The slight depressions on the surface of the fill soil were examined for evidence of wetland hydrology. Only one of these depressions showed sediment deposits while the other depressions showed no indicators of wetland hydrology. These sediment deposits are weak indicators of wetland hydrology because they are not located throughout the site and could have developed over a short period of time from a single event that does not represent the average hydrology of the site. Other indicators of wetland hydrology were absent. Because only one small area of the entire project site showed indications of wetland hydrology, the characterization of the site's hydrology is inconclusive.

Prior Site Conditions

Aerial photographs of the vicinity of the project site, prior to development, were examined to ascertain whether wetlands occurred on the site. Three aerial photographs were examined from 1943, 1968, and 1991 (Figures 4, 5, and 6). These photographs show the agricultural history of the project site. Features that are consistent from one photograph to the next are largely absent from the aerial photographs and this may be due to changing plant composition over time. Although the presence of wetlands cannot be ruled out, Lot 19 is not any wetter than other areas in the vicinity.

An aerial photograph showing the 2004 site conditions shows greenish vegetation on Lot 19 as opposed to brownish vegetation away from the developed areas (Figure 7). This could be further documentation of the changing hydrology of the area in the vicinity of Lot 19. These photographs indicate that the wetlands that occur on Lot 19 probably have developed relatively recently.

Regulatory Status of Site

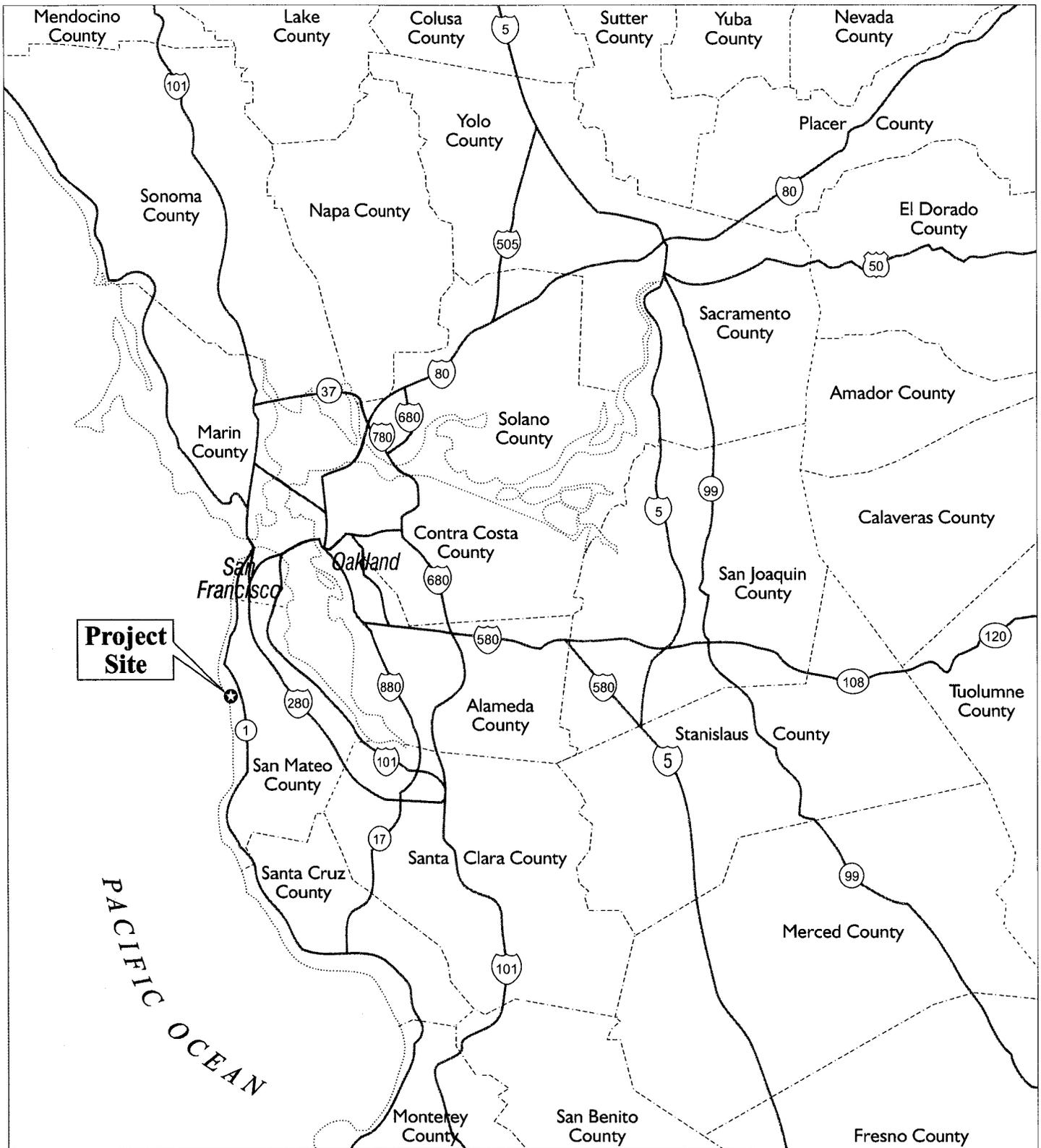
The San Mateo County LCP has two requirements for a wetland 1) wetland hydrology and 2) hydric soils or wetland vegetation. Lot 19 is dominated by hydrophytic vegetation essentially throughout the site. Although the hydrophytic plant species are those that are prone to occur in disturbed sites, the occurrence of relatively few non-hydrophytic plant species indicates that the site is probably a wetland. Strong indicators of hydric soils and wetland hydrology are absent from Lot 19. The occurrence of wetland hydrology is ambiguous; hydrology indicators are mostly absent but the preponderance of wetland plant species is an indication that the site probably provides wetland hydrology.

The project site does not appear to have always supported wetland plant species. When it was under agriculture and subsequently fallow, wetland features appear to be absent from the project site (Figures 4, 5, and 6). Construction of the roads and filling of adjacent lots resulted in an alteration of the hydrology of the area. Lot 19 is surrounded by filled areas in which residences have been placed. The run-off from Coronado Avenue and adjacent residences results in the prolonged occurrence of very wet conditions on the site that did not appear to occur previously.

San Mateo County is currently considering amending their Local Coastal Program Land Use Plan. The amended plan would consider excluding a class of constructed wetlands from consideration as an Environmentally Sensitive Habitat Area. The features that would be excluded include agricultural impoundments, drainage ditches, treatment wetlands, storm water management impoundments, and existing landscape water features. The wetlands on Lot 19 could be considered in the same class of constructed wetlands as those proposed for exclusion from the Environmentally Sensitive Habitat Area designation because they are located in a developed area and occur as a result of filling and the construction of roads and residences.

LITERATURE CITED

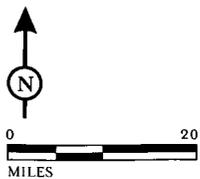
- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, Mississippi.
- Hickman, J.C. (ed.). 1993. *The Jepson Manual: Higher Plants of California*. University of California Press, Berkeley, California.
- Reed, P.B., Jr. 1988. *National List of Plant Species that Occur in Wetlands: California (Region 0)*. U.S. Fish and Wildlife Service Biological Report 88(26.10).
- San Mateo County. 1998. *Local Coastal Program, Policies*. Environmental Services Agency, Planning and Building Division, Redwood City, California.
- U.S.D.A. Soil Conservation Service (SCS). 1961. *Soil Survey, San Mateo Area, California*. U.S. Government Printing Office, Washington, D.C.



Project Site

LSA

FIGURE 1



Lot 19
Regional Location

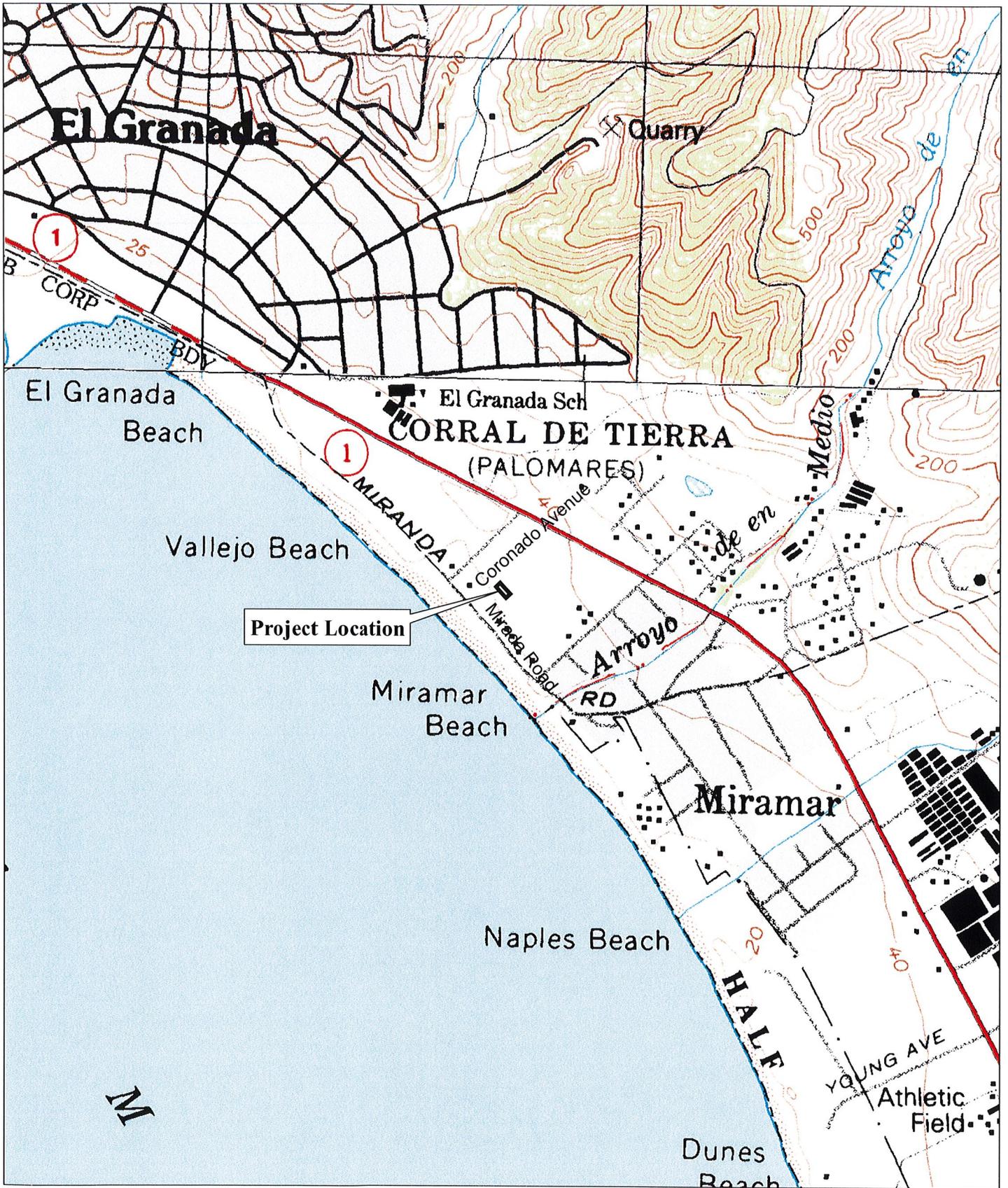


FIGURE 2

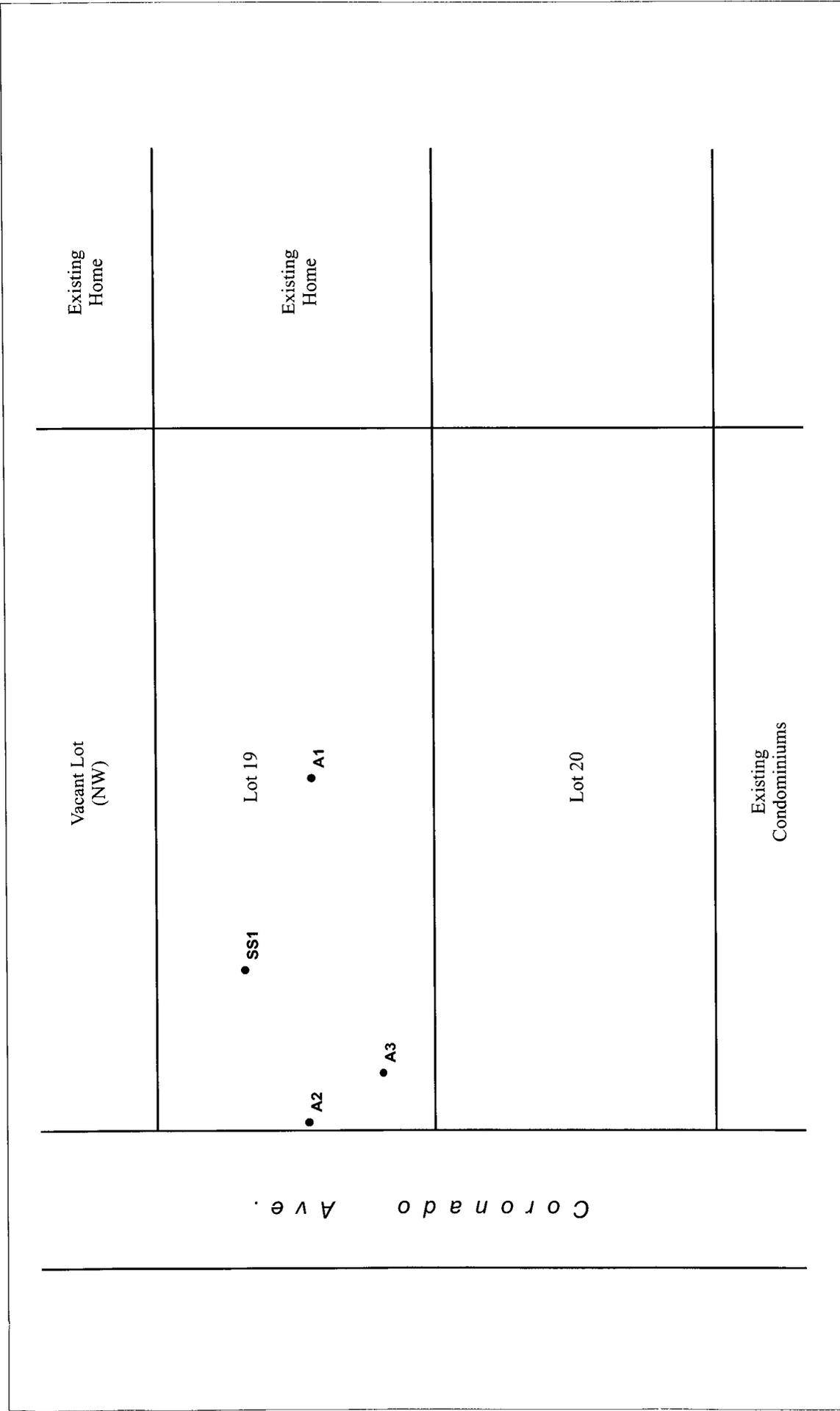
Ted Johnston Parcel, Lot #19
 Coronado Avenue, Miramar

Project Location

LSA

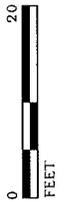


0 500 1,000
 FEET



LSA

FIGURE 3



Lot 19

Wetland Delineation

● SAMPLE SITE



Project Location

L S A

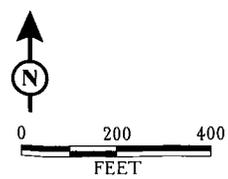


FIGURE 4

*Ted Johnston Parcel, Lot #19
Coronado Avenue, Miramar*

1943 Aerial Photo



Project Location

LSA

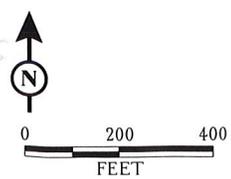


FIGURE 5

*Ted Johnston Parcel, Lot #19
Coronado Avenue, Miramar*

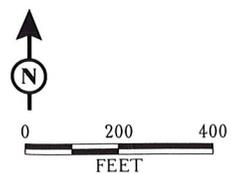
1968 Aerial Photo

SOURCE: Aerial Photo Flown by USGS 1968



Project Location

LSA



SOURCE: Aerial Photo from USGS DOQQ (1991)

FIGURE 6

*Ted Johnston Parcel, Lot #19
Coronado Avenue, Miramar*

1991 Aerial Photo



Project Location

LSA



0 200 400
FEET

FIGURE 7

*Ted Johnston Parcel, Lot #19
Coronado Avenue, Miramar*

2004 Aerial Photo

DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE Wetlands Delineation Manual)

Project/Site: <u>Miramar, Lot 19</u> Applicant: Investigator(s): <u>S. Lohmann</u> LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801 Have vegetation, soils, or hydrology been disturbed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Fill in</i> Is the area a potential Problem Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>MDHSV</i>	Sample Site No.: <u>1</u> Date: <u>December 13, 2005</u> Location: <u>Miramar</u> County: <u>San Mateo</u> State: <u>CA</u>
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VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "**")

Dominant Plant Species	% Cover	Indicator	Associated Plant Species	% Cover	Indicator
1. <u>POLYPOGON MONSPELIENSIS</u>	<u>60</u>	<u>FACW</u>	1. <u>LUTUS CORNICULATUS</u>	<u>5</u>	<u>FAC</u>
2. <u>AGIIS SP</u>	<u>20</u>		2. <u>PERIS ECHINIBET</u>	<u>5</u>	<u>FAC</u>
3. _____	_____	_____	3. <u>JUNCUS BURNINGUS</u>	<u>2</u>	<u>FACW</u>
4. _____	_____	_____	4. <u>PLANTAGO SP</u>	<u>2</u>	_____
5. _____	_____	_____	5. <u>LYTHUM (HYSSOPIFOLIA) ?</u>	<u>2</u>	_____
6. _____	_____	_____	6. <u>OTHRAT</u>	<u>4</u>	_____
7. _____	_____	_____	7. _____	_____	_____

_____ % dominant species that are OBL, FACW or FAC (except FAC-). 40 % bare ground

Remarks:

HYDROLOGY

Field observations: Depth of surface water: <u>NONE</u> (in.) Depth to free water in pit: <u>1</u> (in.) Depth to saturated soil: <u>1</u> (in.) Approximate slope: <u>LEVEL</u> Below OHWM or High Tide Line? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetland hydrology indicators: <table style="width:100%;"> <tr> <th style="width:50%;">Primary</th> <th style="width:50%;">Secondary</th> </tr> <tr> <td><input type="checkbox"/> Observation of inundation</td> <td><input type="checkbox"/> Suppressed vegetation</td> </tr> <tr> <td><input type="checkbox"/> Observation of saturation (12")</td> <td><input type="checkbox"/> Oxidized root channels</td> </tr> <tr> <td><input type="checkbox"/> Water marks</td> <td><input type="checkbox"/> Organic duff layer</td> </tr> <tr> <td><input checked="" type="checkbox"/> Sediment deposits (lacinated)</td> <td><input type="checkbox"/> Matting (algal or other)</td> </tr> <tr> <td><input type="checkbox"/> Drainage patterns in wetlands</td> <td><input type="checkbox"/> Fac-neutral vegetation</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other (explain in remarks)</td> </tr> </table>	Primary	Secondary	<input type="checkbox"/> Observation of inundation	<input type="checkbox"/> Suppressed vegetation	<input type="checkbox"/> Observation of saturation (12")	<input type="checkbox"/> Oxidized root channels	<input type="checkbox"/> Water marks	<input type="checkbox"/> Organic duff layer	<input checked="" type="checkbox"/> Sediment deposits (lacinated)	<input type="checkbox"/> Matting (algal or other)	<input type="checkbox"/> Drainage patterns in wetlands	<input type="checkbox"/> Fac-neutral vegetation		<input type="checkbox"/> Other (explain in remarks)
Primary	Secondary														
<input type="checkbox"/> Observation of inundation	<input type="checkbox"/> Suppressed vegetation														
<input type="checkbox"/> Observation of saturation (12")	<input type="checkbox"/> Oxidized root channels														
<input type="checkbox"/> Water marks	<input type="checkbox"/> Organic duff layer														
<input checked="" type="checkbox"/> Sediment deposits (lacinated)	<input type="checkbox"/> Matting (algal or other)														
<input type="checkbox"/> Drainage patterns in wetlands	<input type="checkbox"/> Fac-neutral vegetation														
	<input type="checkbox"/> Other (explain in remarks)														

Remarks (give physiographic position of site and drainage character): LOCATED ON FORMER COASTAL TERRACE ABOUT 300' FROM BLUFF TOP. SITE HAS BEEN FILLED. EPHEMERAL PUDDING IN LOCALIZED DEPRESSIONS HAS LEFT SEDIMENT CHIPS AT SOME LOCATIONS.

SOILS

Map unit name: <u>DEMISON</u> Taxonomy (subgroup): _____	Soil series permeability (from NRCS survey): _____ Field observations confirm mapped soil series? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Depth (inches) <u>0-7</u> <u>7-14</u> <u>14-20</u>	Horizon <u>AI</u> <u>AII</u> <u>B</u>	Matrix Color (moist) <u>5Y 3/1</u> <u>10YR 2/1</u> <u>10YR 3/1</u> <u>10YR 3/1</u>	Redoximorphic Colors (moist) _____ _____ _____	Abundance/Contrast _____ _____ _____	Additional observations (texture, concretions, porosity, etc.) <u>GRAV SANDY FILL</u> <u>FORMER TOPSOIL? PERHAPS SCRAPED</u> <u>V. HIGH OM - SANDY LOAM</u> <u>CLAY LOAM</u>
Hydric Soil Indicators:					
<input type="checkbox"/> Abundant Fe-stained root channels		<input type="checkbox"/> Gleying or gley mottles		<input type="checkbox"/> Listed on county hydric soils list	
<input type="checkbox"/> Other Fe or Mn mottles		<input type="checkbox"/> Non-mollic, low-chroma colors		<input type="checkbox"/> Concretions	
<input checked="" type="checkbox"/> Histic/high organic content		<input type="checkbox"/> Sulfidic odor		<input type="checkbox"/> Other (explain in remarks)	
<input type="checkbox"/> Depleted mottles or matrix					

Remarks: PROBABLY A COMBINATION OF MOLLIC AND AQUIC INFLUENCE ON LOW SUI & CHROMA. ORGANIC MATERIAL CAN BE MAKING OTHER INDICATORS.

WETLAND DETERMINATION

Hydrophytic vegetation present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this sampling point within a wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Hydric soils present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>UNCERTAIN</u>	
Wetland hydrology present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Remarks: SITE WAS A WETLAND BEFORE FILLING - HYDROPHYTIC PLANTS PERSIST.

DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE Wetlands Delineation Manual)

Project/Site: Miramar, Lot 19 Applicant: Investigator(s): M. Lee LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801 Have vegetation, soils, or hydrology been disturbed? <input checked="" type="radio"/> Yes <input type="radio"/> No <i>Filled</i> Is the area a potential Problem Area? <input checked="" type="radio"/> Yes <input type="radio"/> No <i>Mollisol</i>	Sample Site No.: <u>A-1</u> Date: October 14, 2005 Location: Miramar County: San Mateo State: CA
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VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "**")

Dominant Plant Species	% Cover	Indicator	Associated Plant Species	% Cover	Indicator
1. <u>Polypogon monspeliensis</u>	<u>70</u>	<u>FACWT</u>	1. _____	_____	_____
2. <u>Lythrum hyssopifolium</u>	<u>30</u>	<u>FACW</u>	2. _____	_____	_____
3. <u>Plantago coronopus</u>	<u><5</u>	<u>FAC</u>	3. _____	_____	_____
4. <u>Picris echioides</u>	<u><5</u>	<u>FAC*</u>	4. _____	_____	_____
5. <u>Medicago polymorpha</u>	<u><5</u>	<u>not listed</u>	5. _____	_____	_____
6. _____	_____	_____	6. _____	_____	_____
7. _____	_____	_____	7. _____	_____	_____

100 % dominant species that are OBL, FACW or FAC (except FAC-). 40 % bare ground

Remarks:

HYDROLOGY

Field observations: Depth of surface water: _____ (in.) Depth to free water in pit: _____ (in.) Depth to saturated soil: _____ (in.) Approximate slope: _____ Below OHWM or High Tide Line? <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetland hydrology indicators: <table style="width:100%;"> <tr> <th style="width:50%;">Primary</th> <th style="width:50%;">Secondary</th> </tr> <tr> <td><input type="checkbox"/> Observation of inundation</td> <td><input type="checkbox"/> Suppressed vegetation</td> </tr> <tr> <td><input type="checkbox"/> Observation of saturation (12")</td> <td><input type="checkbox"/> Oxidized root channels</td> </tr> <tr> <td><input type="checkbox"/> Water marks</td> <td><input type="checkbox"/> Organic duff layer</td> </tr> <tr> <td><input type="checkbox"/> Sediment deposits</td> <td><input type="checkbox"/> Matting (algal or other)</td> </tr> <tr> <td><input type="checkbox"/> Drainage patterns in wetlands</td> <td><input type="checkbox"/> Fac-neutral vegetation</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Other (explain in remarks)</td> </tr> </table>	Primary	Secondary	<input type="checkbox"/> Observation of inundation	<input type="checkbox"/> Suppressed vegetation	<input type="checkbox"/> Observation of saturation (12")	<input type="checkbox"/> Oxidized root channels	<input type="checkbox"/> Water marks	<input type="checkbox"/> Organic duff layer	<input type="checkbox"/> Sediment deposits	<input type="checkbox"/> Matting (algal or other)	<input type="checkbox"/> Drainage patterns in wetlands	<input type="checkbox"/> Fac-neutral vegetation		<input checked="" type="checkbox"/> Other (explain in remarks)
Primary	Secondary														
<input type="checkbox"/> Observation of inundation	<input type="checkbox"/> Suppressed vegetation														
<input type="checkbox"/> Observation of saturation (12")	<input type="checkbox"/> Oxidized root channels														
<input type="checkbox"/> Water marks	<input type="checkbox"/> Organic duff layer														
<input type="checkbox"/> Sediment deposits	<input type="checkbox"/> Matting (algal or other)														
<input type="checkbox"/> Drainage patterns in wetlands	<input type="checkbox"/> Fac-neutral vegetation														
	<input checked="" type="checkbox"/> Other (explain in remarks)														

Remarks (give physiographic position of site and drainage character): Surface layer of soil is flaking off

SOILS

Map unit name: <u>Denison</u> Taxonomy (subgroup): _____	Soil series permeability (from NRCS survey): _____ Field observations confirm mapped soil series? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Depth (inches)	Horizon	Matrix Color (moist)	Redoximorphic Colors (moist)	Abundance/Contrast	Additional observations (texture, concretions, porosity, etc.)
<u>0-6</u>	<u>—</u>	<u>2.5 4/1</u>	_____	_____	<u>loamy sand</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Hydric Soil Indicators:

<input type="checkbox"/> Abundant Fe-stained root channels	<input type="checkbox"/> Gleying or gley mottles	<input type="checkbox"/> Listed on county hydric soils list
<input type="checkbox"/> Other Fe or Mn mottles	<input type="checkbox"/> Non-mollic, low-chroma colors	
<input type="checkbox"/> Histic/ high organic content	<input type="checkbox"/> Concretions	
<input checked="" type="checkbox"/> Depleted mottles or matrix	<input type="checkbox"/> Sulfidic odor	<input type="checkbox"/> Other (explain in remarks)

Remarks: fill soil dry, lot of gravel

WETLAND DETERMINATION

Hydrophytic vegetation present <input checked="" type="radio"/> Yes <input type="radio"/> No Hydric soils present <input checked="" type="radio"/> Yes <input type="radio"/> No Wetland hydrology present <input checked="" type="radio"/> Yes <input type="radio"/> No	Is this sampling point within a wetland? <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

Remarks: one of lowest areas on site

DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE Wetlands Delineation Manual)

Project/Site: Miramar, Lot 19 Applicant: Investigator(s): M. Lee LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801 Have vegetation, soils, or hydrology been disturbed? <input checked="" type="radio"/> Yes <input type="radio"/> No <i>filled</i> Is the area a potential Problem Area? <input checked="" type="radio"/> Yes <input type="radio"/> No <i>Mollisol</i>	Sample Site No.: <u>A-2</u> Date: October 14, 2005 Location: Miramar County: San Mateo State: CA
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VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "**")

Dominant Plant Species	% Cover	Indicator	Associated Plant Species	% Cover	Indicator
1. <u>Plantago coronopus</u>	<u>100</u>	<u>FAC</u>	1. _____	_____	_____
2. _____	_____	_____	2. _____	_____	_____
3. _____	_____	_____	3. _____	_____	_____
4. _____	_____	_____	4. _____	_____	_____
5. _____	_____	_____	5. _____	_____	_____
6. _____	_____	_____	6. _____	_____	_____
7. _____	_____	_____	7. _____	_____	_____

100 % dominant species that are OBL, FACW or FAC (except FAC-). 60 % bare ground

Remarks:

HYDROLOGY

Field observations: Depth of surface water: _____ (in.) Depth to free water in pit: _____ (in.) Depth to saturated soil: _____ (in.) Approximate slope: _____ Below OHWM or High Tide Line? Yes No	Wetland hydrology indicators: <table style="width:100%;"> <tr> <th style="width:50%;">Primary</th> <th style="width:50%;">Secondary</th> </tr> <tr> <td>_____ Observation of inundation</td> <td>_____ Suppressed vegetation</td> </tr> <tr> <td>_____ Observation of saturation (12")</td> <td>_____ Oxidized root channels</td> </tr> <tr> <td>_____ Water marks</td> <td>_____ Organic duff layer</td> </tr> <tr> <td>_____ Sediment deposits</td> <td>_____ Matting (algal or other)</td> </tr> <tr> <td>_____ Drainage patterns in wetlands</td> <td>_____ Fac-neutral vegetation</td> </tr> <tr> <td></td> <td>_____ Other (explain in remarks)</td> </tr> </table>	Primary	Secondary	_____ Observation of inundation	_____ Suppressed vegetation	_____ Observation of saturation (12")	_____ Oxidized root channels	_____ Water marks	_____ Organic duff layer	_____ Sediment deposits	_____ Matting (algal or other)	_____ Drainage patterns in wetlands	_____ Fac-neutral vegetation		_____ Other (explain in remarks)
Primary	Secondary														
_____ Observation of inundation	_____ Suppressed vegetation														
_____ Observation of saturation (12")	_____ Oxidized root channels														
_____ Water marks	_____ Organic duff layer														
_____ Sediment deposits	_____ Matting (algal or other)														
_____ Drainage patterns in wetlands	_____ Fac-neutral vegetation														
	_____ Other (explain in remarks)														

Remarks (give physiographic position of site and drainage character):
*no clear indicators, but it's the dry season
 some soil cracking, but not surface layer flaking like A-1*

SOILS

Map unit name: <u>Denison</u>	Soil series permeability (from NRCS survey): _____
Taxonomy (subgroup): _____	Field observations confirm mapped soil series? Yes No

Depth (inches)	Horizon	Matrix Color (moist)	Redoximorphic Colors (moist)	Abundance/Contrast	Additional observations (texture, concretions, porosity, etc.)
<u>0-6</u>	<u>10YR 4/2</u>	_____	_____	_____	<u>loamy sand</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Hydric Soil Indicators:

_____ Abundant Fe-stained root channels	_____ Gleying or gley mottles	_____ Listed on county hydric soils list
_____ Other Fe or Mn mottles	_____ Non-mollic, low-chroma colors	
_____ Histic/ high organic content	_____ Concretions	
_____ Depleted mottles or matrix	_____ Sulfidic odor	_____ Other (explain in remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic vegetation present <input checked="" type="radio"/> Yes <input type="radio"/> No Hydric soils present <input checked="" type="radio"/> Yes <input type="radio"/> No Wetland hydrology present <input checked="" type="radio"/> Yes <input type="radio"/> No	Is this sampling point within a wetland? Yes <input checked="" type="radio"/> No
---	---

Remarks: *point is near curb in higher elevation area that was probably mowed or sprayed w/ herbicides*

DATA FORM: ROUTINE WETLAND DETERMINATION (1987 COE Wetlands Delineation Manual)

Project/Site: Miramar, Lot 19 Applicant: Investigator(s): M. Lee LSA Associates, Inc., 157 Park Place, Point Richmond, CA 94801 Have vegetation, soils, or hydrology been disturbed? <input checked="" type="radio"/> Yes <input type="radio"/> No <i>filled</i> Is the area a potential Problem Area? <input checked="" type="radio"/> Yes <input type="radio"/> No <i>Mollisol</i>	Sample Site No.: <u>A-3</u> Date: October 14, 2005 Location: Miramar County: San Mateo State: CA
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VEGETATION (Note those species observed to have morphological adaptations to wetlands with an asterisk "**")

Dominant Plant Species	% Cover	Indicator	Associated Plant Species	% Cover	Indicator
1. <u>Polypogon monspeliensis</u>	<u>70</u>	<u>FACW+</u>	1. _____	_____	_____
2. <u>Pteris echioides</u>	<u>30</u>	<u>FAC*</u>	2. _____	_____	_____
3. <u>Plantago coronopus</u>	<u><5</u>	<u>FAC</u>	3. _____	_____	_____
4. <u>Juncus bufonius</u>	<u><5</u>	<u>FACW+</u>	4. _____	_____	_____
5. <u>Poa annua</u>	<u><5</u>	<u>FACW-</u>	5. _____	_____	_____
6. <u>Salix Sp.</u>	<u><5</u>	<u>—</u>	6. _____	_____	_____
7. _____	_____	_____	7. _____	_____	_____

100 % dominant species that are OBL, FACW or FAC (except FAC-). 30 % bare ground

Remarks:

HYDROLOGY

Field observations: Depth of surface water: _____ (in.) Depth to free water in pit: _____ (in.) Depth to saturated soil: _____ (in.) Approximate slope: _____ Below OHWM or High Tide Line? Yes No	Wetland hydrology indicators: <table style="width:100%;"> <tr> <th style="text-align: left;">Primary</th> <th style="text-align: left;">Secondary</th> </tr> <tr> <td><input type="checkbox"/> Observation of inundation</td> <td><input type="checkbox"/> Suppressed vegetation</td> </tr> <tr> <td><input type="checkbox"/> Observation of saturation (12")</td> <td><input type="checkbox"/> Oxidized root channels</td> </tr> <tr> <td><input type="checkbox"/> Water marks</td> <td><input type="checkbox"/> Organic duff layer</td> </tr> <tr> <td><input type="checkbox"/> Sediment deposits</td> <td><input type="checkbox"/> Matting (algal or other)</td> </tr> <tr> <td><input type="checkbox"/> Drainage patterns in wetlands</td> <td><input type="checkbox"/> Fac-neutral vegetation</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other (explain in remarks)</td> </tr> </table>	Primary	Secondary	<input type="checkbox"/> Observation of inundation	<input type="checkbox"/> Suppressed vegetation	<input type="checkbox"/> Observation of saturation (12")	<input type="checkbox"/> Oxidized root channels	<input type="checkbox"/> Water marks	<input type="checkbox"/> Organic duff layer	<input type="checkbox"/> Sediment deposits	<input type="checkbox"/> Matting (algal or other)	<input type="checkbox"/> Drainage patterns in wetlands	<input type="checkbox"/> Fac-neutral vegetation		<input type="checkbox"/> Other (explain in remarks)
Primary	Secondary														
<input type="checkbox"/> Observation of inundation	<input type="checkbox"/> Suppressed vegetation														
<input type="checkbox"/> Observation of saturation (12")	<input type="checkbox"/> Oxidized root channels														
<input type="checkbox"/> Water marks	<input type="checkbox"/> Organic duff layer														
<input type="checkbox"/> Sediment deposits	<input type="checkbox"/> Matting (algal or other)														
<input type="checkbox"/> Drainage patterns in wetlands	<input type="checkbox"/> Fac-neutral vegetation														
	<input type="checkbox"/> Other (explain in remarks)														

Remarks (give physiographic position of site and drainage character): — no indicators, but it's the dry season
— no soil cracking
— assume hydrology based on other data points for site

SOILS

Map unit name: <u>Denison</u> Taxonomy (subgroup): _____	Soil series permeability (from NRCS survey): _____ Field observations confirm mapped soil series? Yes No
---	---

Depth (inches)	Horizon	Matrix Color (moist)	Redoximorphic Colors (moist)	Abundance/Contrast	Additional observations (texture, concretions, porosity, etc.)
<u>0-6</u>	_____	<u>2.5YR/1</u>	_____	_____	<u>loamy sand</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Hydric Soil Indicators: <input type="checkbox"/> Abundant Fe-stained root channels <input type="checkbox"/> Other Fe or Mn mottles <input type="checkbox"/> Histic/ high organic content <input checked="" type="checkbox"/> Depleted mottles or matrix <u>low chroma</u>	<input type="checkbox"/> Gleying or gley mottles <input type="checkbox"/> Non-mollic, low-chroma colors <input type="checkbox"/> Concretions <input type="checkbox"/> Sulfidic odor	<input type="checkbox"/> Listed on county hydric soils list <input type="checkbox"/> Other (explain in remarks)
--	--	--

Remarks: fill soil . dry. gravel.

WETLAND DETERMINATION

Hydrophytic vegetation present <input checked="" type="radio"/> Yes <input type="radio"/> No Hydric soils present <input checked="" type="radio"/> Yes <input type="radio"/> No Wetland hydrology present <input checked="" type="radio"/> Yes <input type="radio"/> No	Is this sampling point within a wetland? <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

Remarks:



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

PUN 2017 00343

Sol Ecology, Inc.

P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
www.solecology.com

RECEIVED

November 15, 2017

DEC 14 2017

Paul McGregor
160 West Point Avenue
Half Moon Bay, CA 94019

San Mateo County
Planning Division

Re: Biological Resources Review for 134 Coronado Ave (APN 048-013-220), in Half Moon Bay, San Mateo County, California

Dear Mr. MrGregor,

The purpose of this letter report is to provide the results of an assessment of the natural community, sensitive habitats, and special status species resources potentially present at 134 Coronado Ave (APN 048-013-220) in San Mateo County, California (Project Site; Attachment A, Figure 1) required for a new coastal development permit by the San Mateo County Planning Department. The purpose of the assessment is to complete a review of potential impacts to sensitive habitats from development of the proposed Project Site, under the guidelines of the Mid-Coast Local Coastal Plan (LCP). This report describes the results of the site and impact assessment and provides recommendations for avoidance and minimization measures for any sensitive habitats protected by local, state, and federal laws and regulations present on or in the immediate vicinity of the Project Site.

Background

LSA Associates completed a wetland assessment/delineation of Lot 19 [presumed to be located at 134 Coronado Avenue] on March 16, 2006. The purpose of the report was to determine whether any areas on the lot meet the definition of a wetland as defined in the LCP. LSA Associates found that while strong indicators of hydric soils and wetland hydrology were absent from the site, hydrophytic plant species were present throughout the lot (namely several facultative wetland plants and one obligate plant species, club rush or low bulrush (*Scirpus cernuus*; recently renamed: *Isolepis cernua*). The report conclusion was that while most of the hydrophytic plants found at the site are prone to occur at disturbed sites, the presence of relatively few non-hydrophytic plants suggests the entire site may be a wetland. However, the report also found no clear indicators of hydrology and that based on aerial images, topography, and site conditions wetland hydrology may likely be the result of runoff from surrounding development rather than a natural feature and as such would be considered a constructed wetland subject to possible exclusion as a sensitive habitat area.

Methods

On October 10, 2017, Sol Ecology biologists conducted a biological resources survey and updated wetland assessment at the Project Site. Prior to the site visit, the Soil Survey of San Mateo County, California [U.S. Department of Agriculture (USDA) Web Soil Survey, Google Earth aerial images, USGS topographic quadrangle maps, and *A Manual of California Vegetation, Online Edition*¹ was reviewed to assess the potential for sensitive biological communities and special status species to occur in the Project Site. In addition, database searches of the California Natural Diversity Database (CNDDDB)² were performed for known occurrences of special-status species near the Project Site; these searches focused on the Half Moon Bay 7.5-minute USGS quadrangle and the five surrounding USGS quadrangles within 5 miles of the Project Site.

Reconnaissance-level surveys for sensitive habitats on and adjacent to the Project Site were performed. The focus of the surveys was to identify whether suitable habitat elements for special status species documented in the surrounding vicinity are present on the Project Site or not and whether the project would have the potential to result in impacts to any of these species and/or their habitats either on- or off-site.

The Project Site was also evaluated to determine if any coastal wetland (one-parameter rule) is present. Coastal wetlands are defined as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic); in either case, hydrology must be present also. Hydrophytic plants commonly found in wetlands in San Mateo County include: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bulrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50 percent cover of some combination of these plants, unless it is a mudflat. The results of the October 10, 2017 wetland assessment were then compared to the 2006 assessment; the study does not constitute a formal wetland delineation required to determine if federal or state jurisdictional wetlands are present.

Coastal Wetland Criteria

Vegetation

Plant species observed on the Project Site were identified using the CNPS Online Manual. Plants were assigned a wetland indicator status according to the National Wetland Plant List (NWPL)³ as described below. For a coastal wetland, the presence of any obligate or facultative wetland

¹ [CNPS] California Native Plant Society. 2017. *A Manual of California Vegetation, Online Edition*. Sacramento, California. Online at: <http://vegetation.cnps.org/>; most recently accessed: November 2017.

² California Department of Fish and Wildlife (CDFW). 2017. California Natural Diversity Database. Wildlife and Habitat Data Analysis Branch, Sacramento, CA.

³ Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. The National Wetland Plant List: 2014 Update of Wetland Ratings. *Phytoneuron* 2014-41: 1-42

(OBL or FACW) species that individually or collectively account for more than 50 percent of the total vegetative cover in the stratum was considered a dominant hydrophytic; FAC species were not considered due to their common association with coastal upland habitats unless clear indicators of hydrology were present.

Wetland indicator statuses listed in the NWPL are based on the expected frequency of occurrence in wetlands as follows:

OBL	Obligate (OBL)	Always found in wetlands	>99% frequency
FACW	Facultative Wetland	Usually found in wetlands	67-99%
FAC	Facultative	Equal in wetland or non-wetlands	34-66%
FACU	Facultative Upland	Usually found in non-wetlands	1-33%
UPL	Upland	Upland/Not listed (upland)	<1%

Hydrology

Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation, drift deposits, oxidized root channels, and salt crusts, or secondary indicators such as the FAC-neutral test, presence of a shallow aquitard, or crayfish burrows. The Arid West Supplement⁴ contains 16 primary hydrology indicators and 10 secondary hydrology indicators. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology.

Soils

Based on the findings from the previous 2006 study that hydric soils were absent, and the absence of clear hydrology indicators again in 2017, no new soil samples were performed.

Results and Discussion

Biological communities present in the Project Site were classified based on existing plant community descriptions described in the CNPS Online Manual. Sensitive habitats are those habitats defined as sensitive under the Mid-Coast LCP Section 7.1. Both non-sensitive and sensitive habitats found (or evaluated) on or immediately adjacent to the Project Site are described below.

Ruderal herbaceous grassland

Although not described in the literature, ruderal herbaceous grassland includes areas that have been partially developed or have been used in the past for agriculture. However, these areas are not currently used for agricultural activities, and have been allowed to revert to a semi-natural condition. Ruderal herbaceous grassland comprises the entire Project Site and all of the

⁴ U.S. Army Corps of Engineers (Corps). 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0). September.

dominant plant species (greater than 50 percent cover) observed on the site are known to occur in disturbed upland areas. Plant species observed in ruderal herbaceous grassland on the Project Site and their respective hydrophytic indicator categories include: deerweed (*Acmispon glaber*; UPL), tall flatsedge (*Cyperus eragrostis*; FACW), Italian rye grass (*Festuca perennis*; FAC), bristly ox-tongue (*Helminthotheca echioides*; FAC), common velvet grass (*Holcus lanatus*; FAC), common rush (*Juncus patens*; FACW), kikuyu grass (*Pennisetum clandestinum*; FACU), rabbitfoot grass (*Polypogon monspeliensis*; FACW), and wild radish (*Raphanus* spp.; UPL). Of these species, deerweed, Italian rye grass, and bristly ox-tongue were dominant. Only one wildlife species was observed on the Project Site: Botta's pocket gopher (*Thomomys bottae*).

Sensitive Habitats

No sensitive habitat areas as defined in the LCP were found on the Project Site, including coastal wetland. This finding was based on the absence of hydric soils from the previous study, and no clear indicators of hydrology or hydrophytic vegetation from the October 10, 2017 site visit. Compared with the 2006 report, only two of the eight formerly reported wetland plant species plus one new species (with indicators of OBL or FACW) were identified during the 2017 visit. Hydrophytic plant species observed in 2017 included: rabbitsfoot grass (FACW), tall flatsedge or nut sedge (FACW), and common rush (FACW); note toad rush was identified in 2006 which has similar characteristics to common rush. Note, one species observed in 2006, annual blue grass was not in bloom and may not have been identifiable at the time of the site visit. However, none of the three facultative wetland species were found in greater than 50 percent cover on the site. The remaining six species found in 2006 (five FACW plus one OBL) were not observed anywhere on the site in 2017, suggesting that hydrologic conditions present during the 2006 site visit have been since altered. Since 2006, the lot to the south has been developed, which may explain the change in hydrologic conditions including redirection of runoff from this area.

Five facultative plants were also identified during the 2006 report; of these four were observed during the 2017 visit. However, as described in the NWPL these species are equally likely to occur in wetlands as in uplands in non-coastal areas. In coastal grassland and scrub habitats, these species are common and receive moisture from low-lying fog. Bristly ox-tongue, Italian rye grass, common rush, and common velvet grass are found throughout San Mateo County in upland habitats particularly in disturbed areas. As such the presence of these species by themselves, do not positively indicate the presence of wetland habitat as it is defined in the LCP.

Special Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. CDFW Species of Special Concern, CDFW California Fully

Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Furthermore, CDFG Fish and Game Code prohibits the take of actively nesting birds as well as common bats and their roosts. Lastly, special status species in this report include all rare or unique species listed in the Mid-Coast LCP.

Twenty-two special status plants have been documented within five miles of the Project Site (Attachment A, Figures 2). Of these two special status plants have potential to be present: perennial goldfields (*Lasthenia californica ssp. macrantha*), and Choris' popcorn flower (*Plagiobothrys chorisianus var. chorisianus*). These two species were not observed during the 2006 or 2017 site visits; the 2006 survey occurred during the blooming period for both species, while the 2017 occurred during the blooming period for goldfields only. Site disturbance was evident during the 2017 assessment and documented in the 2006 report based on plant species observed and review of historical aerial photographs. Based on absence of these species during the previous site visit, perennial goldfields and Choris' popcornflower are unlikely to be present and as such, no significant impacts to these species are anticipated.

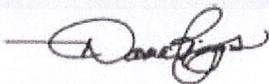
Fifteen special status wildlife species have been documented within five miles of the Project Site (Attachment A, Figures 3). No special status wildlife species are likely to be present based on the proximity of the site to documented occurrences and the absence of suitable habitat elements on or adjacent to the site such as trees, riparian or aquatic habitats, or coastal dune habitat. The site is within 300 feet of the shoreline and beach habitat; however, this section of beach is fully inundated at high tide and no suitable nesting substrate for shorebirds is present. A few ground-nesting migratory birds may nest on the site and could be impacted if ground disturbing activities occur during the nesting season. No other impacts to any special status wildlife are expected.

Conclusion and Recommendations

No sensitive habitat areas are present on the Project Site and as such no potentially significant adverse impacts are likely to occur from the proposed project. No special status species are likely to be impacted by the proposed project. However, a pre-construction nesting bird survey for ground nesting birds is recommended within 7 days prior to any new ground-disturbing activities occurring during the nesting bird season from February 1 to August 31.

Please do not hesitate to contact me with any questions.

Sincerely,



Dana Riggs,
Principal Biologist and Coastal Ecologist

Attachments: (A) Project Figures; (B) Site Photographs

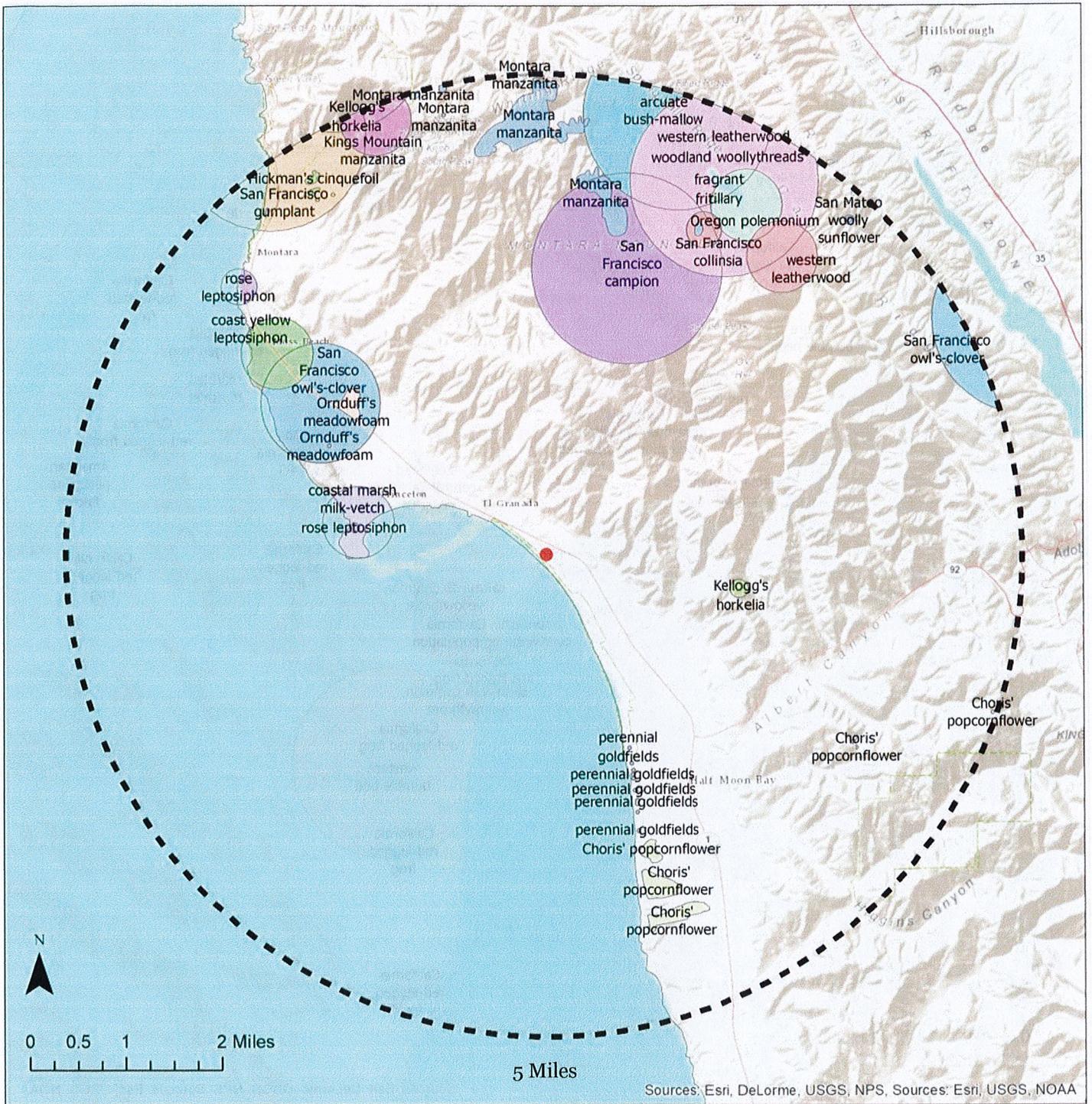
Figure 1: Project Site Location

134 Coronado Ave, Half Moon Bay, CA



- Project Location
- ▭ 134 Coronado Ave

Figure 2: Special Status Plant Species within 5 Miles of the Project Site
 134 Coronado Ave, Half Moon Bay, CA



- | | | | |
|-----------------------------|--------------------------------|----------------------------------|--------------------------------|
| ● Project Location | ■ Kellogg's horkelia (2) | ■ San Francisco collinsia (1) | ■ coastal marsh milk-vetch (1) |
| ⊖ 5-Mile Buffer | ■ Kings Mountain manzanita (2) | ■ San Francisco gumplant (1) | ■ fragrant fritillary (1) |
| ■ Blasdale's bent grass (1) | ■ Montara manzanita (3) | ■ San Francisco owl's-clover (2) | ■ perennial goldfields (2) |
| ■ Choris' popcornflower (4) | ■ Oregon polemonium (1) | ■ San Mateo woolly sunflower (1) | ■ rose leptosiphon (2) |
| ■ Franciscan onion (1) | ■ Ornduff's meadowfoam (2) | ■ arcuate bush-mallow (2) | ■ western leatherwood (3) |
| ■ Hickman's cinquefoil (2) | ■ San Francisco campion (1) | ■ coast yellow leptosiphon (1) | ■ woodland woollythreads (1) |

Figure 3: Special Status Animal Species within 5 Miles of the Project Site
 134 Coronado Ave, Half Moon Bay, CA



- | | | |
|--|--|---|
| ● Project Location | California red-legged frog (19) | obscure bumble bee (1) |
| 5-Mile Buffer | San Bruno elfin butterfly (3) | saltmarsh common yellowthroat (3) |
| American badger (1) | San Francisco dusky-footed woodrat (1) | steelhead - central California coast DPS (2) |
| American peregrine falcon (1) | marbled murrelet (1) | western bumble bee (1) |
| California giant salamander (1) | monarch - California overwintering population (4) | western pond turtle (1) |
| | | western snowy plover (1) |



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

February 17, 2023

Paul McGregor
171 Coronado Avenue
Half Moon Bay, CA 94019

Dear Mr. McGregor:

SUBJECT: Coastside Design Review Recommendation
Coronado Avenue, Miramar
APN: 048-013-220, County File No.: PLN2017-00343

At its meeting on August 11, 2022, the San Mateo County Coastside Design Review Committee (CDRC) reviewed your application to allow the construction of a new three-story, 1,699 sq. ft. single-family residence with an attached 410 sq. ft. two-car garage and an attached 800 sq. ft. Accessory Dwelling Unit (ADU) on a legal substandard undeveloped 4,400 sq. ft. parcel (recorded Certificate of Compliance, PLN2015-00281). The project includes minor grading and no tree removal.

Based on the plans, application forms, and accompanying materials submitted, the Coastside Design Review Committee has recommended approval of the project subject to the recommended findings and conditions of approval below. The project requires a hearing-level Coastal Development Permit (appealable to the California Coastal Commission) and a Non-conforming Use Permit to develop the substandard sized parcel with the main floor (2nd story) encroaching 2'-2" into the left side setback where 10 ft. is required. Therefore, the CDRC's action is limited to a recommendation regarding the project's compliance with design review standards. Public notification for a future scheduled Planning Commission public hearing for the project will be issued 10-days in advance of a hearing where the Planning Commission will consider the CDRC's recommendation and the associated Coastal Development Permit and Non-conforming Use Permit.

RECOMMENDED FINDINGS

The Coastside Design Review Committee found that:

1. For the Design Review

The project, as proposed and conditioned has been reviewed under and found to be in compliance with the Coastside Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:



- a. Section 6565.20(D) ELEMENTS OF DESIGN; 1.d. Daylight Plane/Façade Articulation, (2) Façade articulation option; 1.e. Wall Articulation, (2) Projecting or recessing architectural details. 2. Architectural Styles and Features, (a) Architectural Style, (2) Architectural styles that complement the coastal, semi-rural, diverse, small town character of the area. 4. Exterior Materials and Colors, (a) Compatibility. The exterior materials and colors complement the style of the house and that of the neighborhood; careful attention has been made to the placement and orientation and design of the home to ensure it is complementary to other homes in the neighborhood; and façade articulation has been well implemented in regard to wall articulation arrangement, placement and massing of the building form.
- b. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping, b. Finished landscape plans should be compatible with and enhance the design of the home and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction, f. All landscaping shall be drought-tolerant, and either native or non-invasive plant species. The landscape plan, as proposed and conditioned, will be compatible with and will enhance the design of the home and landscaping will use drought-tolerant and native or non-invasive plant species.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastsides Design Review Committee on August 11, 2022. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid a building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.
4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:

- a. Replace sconces on the 2nd and 3rd balcony of the front elevation with soffit lights.
 - b. Extend the roof over the 3rd story balcony to accommodate soffit lights.
 - c. Revise the house color to be two shades darker than Benjamin Moore “White Dove” (slightly more sand than cream color).
 - d. Add an eyebrow roof over the 1st floor doors along the west elevation, approximately 24 inches.
 - e. Revise the landscaping to provide a more organic layout with groupings rather than linear plantings. Incorporate larger and medium sized plants along with smaller plants.
 - f. Apply wood-look siding to the face of the garage and wrap back each side at the first floor to align with the wood siding on the east elevation and the back edge of the fireplace (or beyond) on the west elevation.
 - g. Add wood look siding on the west elevation to create a two-story application by the ADU side door.
 - h. Break the fascia on the west elevation, 1st floor in segment of house closest to front balcony.
 - i. The distribution of wood-look siding on the third floor, on the west façade, may be shifted to coordinate with the new two-level wood-look application below so it is fully above OR fully behind the two-story panel, rather than 1/2 above.
5. The applicant shall provide “finished floor elevation verification” to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction

- plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval prior to foundation pour.
6. All new power and telephone utility lines shall be placed underground.
 7. Prior to issuance of a building permit, the applicant shall submit confirmation of water service from Coastside County Water District to the County.
 8. The applicant shall include as part of the building permit submittal the approved exterior color and material specifications as conditioned by the Coastside Design Review Committee. Color and material verification shall occur in the field prior to final building inspection.
 9. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required information and forms. Verification that the approved landscape plan has been

installed shall be required prior to final building inspection.

10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
11. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed prior to commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
12. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
13. To reduce the impact of any construction-related activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along nearby right-of-ways. All construction vehicles shall be parked on-site outside public right-of-ways or in public locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.
14. A pre-construction nesting bird survey for ground nesting birds shall be conducted within seven (7) days prior to any ground-disturbing activities occurring during the nesting bird season (February 1 to August 31).

15. If during proposed construction any archaeological resources are unexpectedly uncovered or encountered, all excavation within 30 feet should be halted long enough to call in a qualified archaeologist to assess the situation. Archaeological and historic resources and human remains are protected from unauthorized disturbance (including on private property) by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow the qualified archaeologist to identify, record, and evaluate such resources and recommend an appropriate course of action.

Building Inspection Section

16. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading, until a building permit has been issued.
17. The following will be required at the building permit stage:
 - a. A final, full drainage report prepared by a registered Civil Engineer.
 - b. A final grading and drainage plan stamped and signed by a registered Civil Engineer.
 - c. An updated C3 and C6 Checklist, if changes to impervious areas have been made during the design phase.

Department of Public Works

18. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
19. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access

to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
21. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Coastside Fire Protection District

22. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all-weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
23. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road were deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.

24. Any chimneys shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
25. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours notice to the Fire Department at 650/ 573-3846.
26. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on site.
27. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
28. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
29. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
30. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
31. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
32. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.

Granada Community Services District

33. The applicant shall obtain a sewer permit and comply with all District regulations.

Coastside County Water District

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

Please note that the decision of the CDRC is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a CDP and Non-conforming Use Permit. The Planning Commission, as the decision maker for this project, shall consider the project at a future hearing. For more information, please contact the project planner, Summer Burlison, at 650/363-1815 or SBurlison@smcgov.org.