

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

DATE: April 12, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Grading Permit, to allow construction of a new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel, in the unincorporated Miramar area of San Mateo County. The use permit is required to allow development on a less than 5,000 sq. ft. parcel, where 10,000 sq. ft. is the minimum lot size in the S-94 Zoning District and to allow reduced side setbacks of 5 feet 3.5 inches where 10 feet is required. The project involves 290 c.y. of earthwork and approximately 73 feet road extension of Alto Avenue. The project is not appealable to the California Coastal Commission. 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.

County File Number: PLN 2021-00101 (McGregor)

PROPOSAL

The applicant proposes to construct a new two-story, 1,590 sq. ft. single-family residence, attached two-car garage, and 800 sq. ft. ADU, on a legal 4,800 sq. ft. non-conforming parcel (Certificate of Compliance, PLN 2016-00476), where 10,000 sq. ft. is required by the S-94 Zoning District. Due to the substandard lot size and 40-foot lot width, the applicant requests reduced side setbacks of 5 feet 3.5 inches where 10 feet is required. The lot has a moderate slope of approximately 16% with no trees (Eucalyptus trees were removed under fire hazard exemption). The project involves minor grading. The property is located in an area designated for single-family residential use, with residences located to the northwest, west, and east.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit and Grading Permit, County File Number PLN 2021-00101 by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

General Plan: Policy 4.46 (*Regulation of Development in Scenic Corridors*) requires the County to institute special controls to regulate both site and architectural design of structures located within rural scenic corridors in order to protect and enhance the visual quality of select rural landscapes. The site is located in an urban scenic corridor. The site is located in a developed area of Miramar located east and uphill of Highway 1, where the front of the property would be minimally visible from Highway 1. The 2-story residence would be located within a larger developed residential area, with residences located to the northwest, west, and east. Views of the area from Highway 1 would remain largely the same.

Local Coastal Program (LCP)

Locating and Planning New Development Component: A Coastal Development Permit (CDP) is required for non-conforming parcels located within the Single-Family Residence Categorical Exclusion Area. The site is not located within the Coastal Commission Appeals Jurisdiction and does not involve establishment of conditionally permitted use. If granted by the County, the CDP is therefore not appealable to the Coastal Commission. 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. At this time, no confirmation of water service from CCWD has been submitted to the County. Condition 22 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 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 such plants. Policy 7.18 (*Establishment of Buffer Zones*) states that buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. The project site is located between two developed parcels and is largely unvegetated with a slope of approximately 16% and contains no areas of wetland, as confirmed in a site visit conducted on March 10, 2023. A vacant parcel (APN 048-065-190) located to the northwest was found to contain wetlands during the County's processing of a development application (PLN 2019-00060) for a new residence.

Based on the edge of vegetation shown on plans drawn in June 2019 and review of recent aerial photos, the subject proposed residence is located more than 100 feet from this edge. The site also adjoins a 20,011 sq. ft. undeveloped property that may contain sensitive habitat (although unlikely due to topography). A development application (PLN 2023-00002) has been received for a new house on the parcel, but the application has been deemed incomplete due to the requirement for a biological report (as of this date, no report has been submitted).

Compliance with S-94 Zoning District Regulations: The project site is a legal, non-conforming 40-foot wide, 4,802 sq. ft. parcel, where minimum average lot width is 50-foot and minimum lot size of 10,000 sq. ft. is required. The project complies with the maximum floor area ratio and lot coverage requirements, as well as the minimum front and rear setback requirements of this zoning district. However, the project provides 5-foot-3.5-inch side setbacks where 10 feet is required. The proposed development is proportioned to the size of the parcel on which it is being built. Acquisition of additional contiguous land has been proven to be infeasible, as the subject parcel is bordered by developed residential properties. The subject site also borders a 20,011 sq. ft. undeveloped property to the north (APN 048-065-180), which as noted above is the subject of a separate development application.

Design Review District: On December 8, 2022, the Coastside Design Review Committee found the project to be in compliance 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, subject to minor changes to the design, included as Condition 5 of Attachment A of the staff report.

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

DATE: April 12, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, pursuant to Sections 6565.3, 6328.4, and 6133.3 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow construction of a new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel, in the unincorporated Miramar area of San Mateo County. The use permit is required to allow development on a less than 5,000 sq. ft. parcel, where 10,000 sq. ft. is the minimum lot size in the S-94 Zoning District and to allow reduced side setbacks of 5-foot and 3.5 inches where 10 feet is required. The project involves grading of 285 cubic yards (c.y.) of cut and 5 c.y. of fill for the residence, and approximately 73 feet road extension of Alto Avenue, and no tree removal. The project is not appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303.

County File Number: PLN 2021-00101 (McGregor)

PROPOSAL

The applicant proposes to a new two-story, 1,590 sq. ft. single-family residence, attached 2-car garage, and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel (Certificate of Compliance, PLN 2016-00476), where 10,000 sq. ft. is required by the S-94 Zoning District. Due to the substandard lot size and 40-foot lot width, the applicant requests reduced side setbacks of 5 feet 3.5 inches where 10 feet is required. The lot has a moderate slope of approximately 16% and is largely unvegetated and did contain many Eucalyptus trees which were recently removed to minimize fire hazard risk. The project involves minor grading. The property is located in an area designated for single-family residential use, with residences located to the northwest, west, and east.

RECOMMENDATION

That the Planning Commission approve the Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit, and Grading Permit, County File Number PLN 2021-00101, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Applicant/Owner: 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 the San Mateo Times and Half Moon Bay Review newspapers.

Location: Alto Avenue, Miramar

APN: 048-065-060

Size: 4,802 square feet

Existing Zoning: R-1/S-94/DR/CD

General Plan Designation: Medium Low Density Residential

Sphere-of-Influence: City of 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: Granada Community Services District (GCSD)

Flood Zone: Zone X (areas of minimal flood hazard), FEMA Panel 06081C0252F, Effective Date: August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Setting: The property is moderately sloped and is located in an area designated for single-family residential use, with residences located to the northwest, west, and east.

Chronology:

<u>Date</u>	<u>Action</u>
December 5, 2016	- Certificate of Compliance Type A (PLN 2016-00476) was recorded
March 16, 2021	- Subject application submitted.
June 29, 2022	- Application deemed adequately complete for purpose of a Coastside Design Review Committee meeting.
August 11, 2022; December 8, 2022	- The Coastside Design Review Committee (CDRC) reviews the project and recommends approval with conditions on December 8, 2022.
January 13, 2023	- Planning staff received updated plans.
January 18, 2023	- Project is deemed complete with understanding that a public water connection will be required (Condition 22 of Attachment A).
April 12, 2023	- Planning Commission public hearing.

DISCUSSION

A. **KEY ISSUES**

1. **Conformance with General Plan**

The subject parcel is designated by the General Plan for Medium Low-Density Residential use, at a density of 2.4 to 6 dwelling units per acre. The subject parcel is a substandard parcel of 4,802 sq. ft., which, if developed with a single residence and an ADU, would result in a density of approximately 18 dwelling units per acre. However, the parcel is a legal parcel and may be developed in a manner consistent with applicable zoning regulations.

a. Visual Quality

Policy 4.46 (*Regulation of Development in Scenic Corridors*) requires the County to institute special controls to regulate both site and architectural design of structures located within rural scenic corridors in order to protect and enhance the visual quality of select rural landscapes. The site is located in an urban scenic corridor. The site is located in a developed area of Miramar located east and uphill of Highway 1, where the front of the property would be minimally visible from Highway 1. The 2-story residence would be located within a larger developed residential area, with residences located to the northwest, west, and east. Views of the area from Highway 1 would remain largely the same.

2. Conformance with Design Review District Guidelines

On December 8, 2022, the Coastside Design Review Committee reviewed and recommended approval of the project. The project, as proposed and conditioned, was found to be in compliance 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 1) Exterior Materials and Colors: Exterior materials and colors complement the style of the house and that of the neighborhood. 2) Facade Articulation: The arrangement, placement, and massing of major building forms adequately articulates the building.
- b. Section 6565.20(F) Landscaping, Paved Areas, Fences, Lighting: Landscaping: The landscape plan is compatible with and enhances the design of the home. Proposed landscaping includes plant species which are drought-tolerant, native, and non-invasive.
- c. Section 6565.20 (2) Complement other Structures in the Neighborhood: The placement, orientation, and design of home makes it complementary to other homes in the neighborhood.

Condition No. 5 has been included in Attachment A to require compliance with CDRC conditions of approval, including those pertaining to grading, design details, and paint color. On January 13, 2022, the applicant submitted revised plans, which have been confirmed by the Project Planner to comply with these requirements.

3. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for non-conforming parcels located within the Single-Family Residence Categorical Exclusion Area. The site is not located within the Coastal Commission Appeals Jurisdiction of the Coastal Development Zoning District and does not involve establishment of conditionally permitted use. If granted by the County, the CDP is therefore not appealable to the Coastal Commission. The site does not contain sensitive habitat but is located within the Cabrillo Highway County Scenic Corridor. Staff has determined that the project, as proposed and conditioned, is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below.

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions.

Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated by the General Plan for Medium Low-Density Residential use, at a density of 2.4 to 6 dwelling units per acre. As proposed and conditioned, the project will be served by CCWD for water service and GCSD sewer service. Therefore, the project is considered an infill project.

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. At this time, no confirmation of water service from CCWD has been submitted to the County. Condition 22 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 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened from new residential development. As of the print date of this report,

building permits issued for new dwelling units are well under the maximum in the current 2023 calendar year.

b. Sensitive Habitats Component

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. Policy 7.18 (*Establishment of Buffer Zones*) states that buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem.

The project site is located between two developed parcels and is largely unvegetated and contains no areas of wetland, as confirmed by a site visit by staff on March 10, 2023. The site did contain many Eucalyptus trees which were recently removed to minimize fire hazard risk.

A vacant parcel (APN 048-065-190) located to the northwest was found to have wetlands during the County's processing of a development application (PLN 2019-00060) for a new residence. Based on staff's review of the edge of protected vegetation shown on plans drawn in June 2019 and review of Google 2023 aerial maps, the subject proposed residence would be located more than 100 feet from the edge of protected vegetation. As discussed in Section 5.b, below, the site also adjoins a 20,011 sq. ft. undeveloped property that may contain sensitive habitat (although unlikely due to topography). A development application (PLN 2023-00002) has been received for a new house on the parcel, but the application has been deemed incomplete due to the requirement for a biological report (as of this date, no report has been submitted).

c. Visual Resources Component

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. As discussed in section A.2 of this report, the CDRC considered this project at their regularly scheduled meeting of December 8, 2022. The CDRC determined that the project is in compliance with applicable Design Review standards, and recommended approval.

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 has been minimized through the design of the building which steps with the moderately sloped topography of the site.
- (2) Proposed materials for the house include the use of earth-toned colors and natural-appearing materials to provide a more natural appearance.
- (3) The design minimizes the height of the building, and its craftsman-based design 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.

4. Conformance with Zoning Regulations

a. Compliance with S-94 Zoning District Regulations

The project site is a legal, non-conforming 40-foot wide, 4,802 sq. ft. parcel, where minimum average lot width is 50 ft. and minimum lot size is 10,000 sq. ft., respectively, in the R-1/S-94/DR/CD zoning district. As shown in the table below, the project complies with the maximum floor area ratio and lot coverage requirements, as well as the minimum front and rear setback requirements of this zoning district. However, the project proposes 5 feet-3.5-inch side setbacks where 10 feet is required. Also, Section 6133.3 requires a non-conforming use permit for the development of an unimproved non-conforming parcel that is less than 5,000 sq. ft. where the required

minimum parcel size is greater than 5,000 sq. ft. (10,000 sq. ft. in the S-94 Zoning District).

Table 1 Compliance with the R-1/S-94/DR/CD Zoning District			
	<i>Required</i>	<i>Proposed</i>	<i>Complies?</i>
Min. Side Yard Setback	10 ft.	Right – 5'-3.5" ^{**} Left – 5'-3.5" ^{**}	Right – No ^{**} Left – No ^{**}
Min. Combined Side Yard Setback	N/A	N/A	N/A
Min. Front Setback	20 ft.	20'-4"	Yes
Min. Rear Setback	20 ft.	23'-6"	Yes
Max. Building Height	28 ft.	24'-7"	Yes
Max. Floor Area Ratio	48%	42% (2,008 sq. ft.)	Yes
Max. Building Site Coverage	30%	24% (1,170.3 sq. ft.)	Yes
Min. Average Lot Width	50 ft.	40 ft.*	No*
Min. Lot Size	10,000 sq. ft.	4,802 sq. ft.*	No*
<p>* <i>Legal, Non-conforming.</i></p> <p>** <i>Requested non-conformity requiring a use permit.</i></p> <p><i>Note: The 800 sf ADU is excluded from lot coverage and floor area calculations, as allowed by State law.</i></p>			

As shown in Table 1, the project complies with the maximum floor area ratio and lot coverage of the zoning district but does not comply with the minimum side setback of 10 feet, where side setbacks are non-conforming at 5 feet-3.5 inches. The development of the non-conforming parcel requires a Non-Conforming Use Permit, which allows for the consideration of project features which do not conform to the development standards. Please see Section 5, below, for a discussion of project compliance with required findings for a Non-Conforming Use Permit.

The project complies with County’s parking regulations requiring two (2) covered parking spaces for the residence and one (1) uncovered parking space for the ADU.

5. Conformance with Non-Conforming Use Permit Findings

The project site is a legal, non-conforming 40-foot wide, 4,802 sq. ft. parcel, where minimum average lot width is 50 feet and minimum lot size is 10,000 square feet. As stated in Section A.4.a. of this report above, the project would result in 5 feet-3.5 inches side yard setbacks where a minimum of 10

feet is required. Section 6133.3.b.1 of Zoning Non-Conformities Chapter of the Zoning Regulations allows proposed development on an unimproved non-conforming parcel that does not conform to the zoning regulations currently in effect, with the issuance of a use permit. Per Section 6133, the following findings must be made in order to approve a use permit for the project:

- a. **The proposed development is proportioned to the size of the parcel on which it is being built.**

The applicant proposes a new 2,008 sq. ft. residence (including garage) on a 4,802 sq. ft. parcel. The project, excluding the ADU as allowed by State law, complies with requirements relating to proportionality, including floor area, lot coverage, and height requirements of the R-1/S-94/DR/CD Zoning District. Therefore, the proposed development is proportioned to the size of the parcel on which it is being built. The proposed ADU complies with the County's regulations pertaining to ADUs.

- b. **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 subject parcel is bordered by developed residential properties, specifically 576 Alto Avenue to the northwest and 27 Terrace Avenue to the east. The property at 576 Alto Avenue is a flag lot, where a 15-foot wide access corridor to the residence abuts the subject parcel to the west. Acquisition of this area of land is not feasible as it would complicate the means of access to that property and it would not increase the functional area of the subject property.

At 27 Terrace Avenue to the east, an approximately 26 feet rear setback for the house abuts the subject property. Theoretically, 6 feet by 120 feet (720 sq. ft.) strip of land could be sold to the applicant without making the neighboring property non-conforming in size or the rear setback non-conforming. With the addition of 720 sq. ft., the subject property would not require a Use Permit to develop. However, the applicant states that land acquisition would not be feasible as a large masonry wall was constructed along the length of the shared property line, whereby the theoretical land acquisition would not increase the functional area of the subject property unless the wall is demolished. Also, due to the owner's construction of the wall and protection of the land within in, the neighboring property owner is not likely to relinquish this area of land.

A 20,011 sq. ft. undeveloped property abuts the subject parcel to the north (APN 048-065-180). Theoretically, the property owner could acquire a portion or all of this property, however, this may not be feasible as the property is proposed for development by the current owner and may contain sensitive habitat (although unlikely due to topography) that could constrain development on the property. A development application (PLN 2023-00002) has been received for a new house on the parcel, but the application has been deemed incomplete due to the requirement for a biological report.

Maps and photos of adjoining properties are included in Attachment E.

- c. **The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.**

The CDRC found that the proposed non-conforming side yard setbacks allow for necessary articulation of the otherwise narrow boxy building. Based on the reasonable and proportional size of the proposed 2,008 sq. ft. residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, in order to achieve a 3 bedroom and 2-bathroom residence.

- d. **That the establishment, maintenance and/or conducting of the 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 said neighborhood.**

The subject site does not contain sensitive habitat or trees and will not impact such resources on adjacent parcels as discussed previously in Section A.3.b of this report. The CDRC has found that project scale is proportional and complimentary to other homes in the neighborhood. Therefore, the project, as proposed and conditioned, would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

- e. **Use permit approval does not constitute a granting of special privileges.**

This project does not constitute a granting of special privileges, as the project is as nearly in conformance with the R-1/S-94/DR/CD Zoning District regulations as is reasonably possible. The subject parcel is largely surrounded by developed and/or constrained parcels, where additional land could not be feasibly acquired to make the parcel conforming in size.

6. Compliance with Grading Regulations

The proposed project requires approximately 285 c.y. of cut and 5 c.y. of fill for the residence, and approximately 73 feet road extension of Alto Avenue. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County (referred to in this report as “Grading Regulations”). The findings and supporting evidence are outlined below:

a. **That the granting of the permit will not have a significant adverse effect on the environment.**

The project will have a less-than-significant impact on the environment with the implementation of standard conditions of approval which will require excavated earth to be off-hauled and deposited to an approved disposal location, require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.

b. **That the project conforms to the criteria of the San Mateo County Grading Ordinance.**

The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan and dust control measures.

c. **That the project is consistent with the General Plan.**

As outlined earlier in Section A of this report, the project conforms to applicable components of the County’s General Plan.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff referred the project to the Midcoast Community Council (MCC). In a letter dated December 22, 2022, Claire Toutant expressed concern regarding the development of the substantially non-conforming parcel. She stated that as “While the house is essentially infill, the request is to allow construction on a less than 5000 sq. ft. lot in an area where 10,000 sq. ft. is the standard. This seems like quite a deviation from the norm. We would also like to be certain that the geological status of the property is fully studied.” As discussed in Section 5 of this report, the acquisition of additional land by the applicant is not feasible. Also, a

geotechnical report was submitted to the County for this application and conditionally approved. Per Condition 23 in Attachment A, County review of the geotechnical report, and any required updates, is required at the time of building permit application.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

D. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Findings Letter for Design Review Recommendation, dated December 8, 2022
- E. Maps and photos of adjoining properties

CML:mda – CMLHH0074_WMU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2021-00101

Hearing Date: April 12, 2023

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Regarding the Coastal Development Permit (CDP), Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and timing of new housing development in the Midcoast. The site is largely unvegetated and does not contain sensitive habitat or areas of wetland, as confirmed by a site visit on March 10, 2023.
3. That the project is not located between the nearest public road (Mirada Road) and the sea, or the shoreline of Pescadero Marsh, and 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).
4. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2023 calendar year.
5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as described in the staff report.

Regarding the Design Review, Find:

6. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance 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 1) Exterior Materials and Colors: Exterior materials and colors complement the style of the house and that of the neighborhood. 2) Facade Articulation: The arrangement, placement, and massing of major building forms adequately articulates the building.
 - b. Section 6565.20(F) Landscaping, Paved Areas, Fences, Lighting: Landscaping: The landscape plan is compatible with and enhances the design of the home. Proposed landscaping includes plant species which are drought-tolerant, native, and non-invasive.
 - c. Section 6565.20 (2) Complement other Structures in the Neighborhood: The placement, orientation, and design of home makes it complementary to other homes in the neighborhood.

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 project, as proposed and conditioned, complies with the floor area, lot coverage, and height requirements of the R-1/S-94/DR/CD Zoning District.
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, because the parcels that are contiguous to the subject property are either developed or not available for purchase.
9. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. Based on the reasonable size of the proposed residence, the project is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, in order to achieve a 3-bedroom and 2-bathroom residence.
10. That the establishment, maintenance and/or conducting of the 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 said neighborhood. The subject site does not contain sensitive habitat or trees. The Coastside Design Review Committee has found that the project scale is proportional and complimentary to other homes in the neighborhood.

11. That use permit approval does not constitute a granting of special privileges, as the subject parcel is largely surrounded by developed and/or constrained parcels, whereby additional land could not be feasibly acquired to make the parcel conforming in size.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 12, 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. 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 Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit, Non-conforming Use Permit, Design Review Permit and Grading Permit, shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of 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.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. For exterior colors and materials, plans shall use Chantilly Lace (by Benjamin Moore OC-651) for railing, doors and garage door.
 - b. Remove grids and bottom row from windows above the garage at the southeast elevation. Coordinate sill height with kitchen counter.
 - c. Use Craftsmen or shaker style for doors and garage door.
 - d. Reconsider grading at rear patio to determine if guard rail is necessary. If guard rail is required, applicant shall match the specification on Sheet D2-0.

- e. Eliminate window in laundry room on southwest elevation, add two 2 feet by 2 feet windows, which are symmetrical about the southwest gable ridge, whose heads heights match the window head height of the other windows on the second floor.
6. 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 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 applications 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. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. 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.
 - o. 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.
7. 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 upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. Add notes to plans submitted for a building permit with the following minimum dust control measures:
- a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - c. Apply water two times daily or apply (non-toxic) soil on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
10. No site disturbance shall occur, including any vegetation or grading, until a building permit has been issued.

11. To reduce the impact of construction 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 the right-of-way on Alto Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Alto Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. 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 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
14. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. Installation of the approved landscape plan is required prior to final inspection. WELo applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): 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.
 - c. Mulch: 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.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
16. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
17. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation. The "hard card" shall not be issued until a Building Permit for the residence has been issued.
18. All excavated materials shall be off hauled to an approved disposal location.
19. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) the engineer shall submit written certification, that all

grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Building Inspection Section

20. A building permit is required for this project.
21. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Coastside County Water District

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

Geotechnical Section

23. A geotechnical report, updated to the current codes, shall be submitted at the time of building permit application. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. For a vacant site, the geotechnical report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

24. The following will be required at the time of building permit submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.
 - c. An updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase). Checklist shall include the area of the road extension.

25. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section 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 Drainage Section for review and approval.

Granada Community Services District (GCSD)

26. A Variance has been approved by GCSD. The applicant shall demonstrate compliance with GCSD requirements at the time of building permit application.

Department of Public Works

27. At the time of building permit application, the applicant shall submit an updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase). Checklist shall include the area of the road extension.
28. 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.
29. 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.
30. 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

31. Fire district access shall be 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 pounds. 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.
32. 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 6 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 Coastside Fire Protection District. Numerals shall be contrasting in color to their background 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.
33. 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 Coastside Fire Protection District at 650/ 573-3846.
34. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 Section R337 requirements. You can visit the Office of the Sate Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." Plans shall demonstrate compliance with the following requirements:
 - a. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
 - b. Provide window & door schedule showing it meets R-337 and add it to work sheet. All exterior doors including garage door must meet R-337.
 - c. Provide Eave & Gutter details that meet R-337 include all materials.
 - d. Add R-337 required vents to work sheet.

35. All dead-end roadways shall be appropriately marked to standards of the Department of Public Works. Inspection required at time of installation.
36. Add note to the title page that the building will be protected by an automatic fire sprinkler system. Add note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.
37. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
38. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
39. Add note to plans: Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D. Parking stalls are not permitted within the fire apparatus turnaround.
40. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads which are 26 to 32 feet wide. CFC D103.6
41. Smoke and Carbon Monoxide Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2019-03, the applicant is required to install State Fire Marshal-approved and -listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

42. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor (CFC 1030).
43. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
44. Add note to plans: The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
45. Vegetation Management (SRA) - Add note to plans: The 2016 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
46. Add note to plans: Fire Hydrant: There is a hydrant within the required 500 feet but it is a dry barrel hydrant or non-compliant hydrant. Applicant shall change it to the required (Clow 960) hydrant. As per 2019 CFC, Appendix B and C, a Fire district-approved fire hydrant must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

47. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the Coastside Fire Protection District at 650/573-3846.

CML:mda – CMLHH0074_WMU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

ATTACHMENT B - Vicinity Map for PLN2022-00101 Alto Avenue, Miramar (APN 048-065-060)

I want to...

APN: 048065060 Owner: MC

APN: 048065060
Owner: MCGREGOR PAUL W
ALTO AVE, HALF MOON BAY
Unincorporated

[Zoning Map Book Pages](#)
[Assessor Map](#)
[Property Details](#)

San Mateo County California

Montara State Marine Reserve

Pillar Point State Marine Conservation Area

San Mateo County

0 0.5 1mi

County of San Mateo | © OpenStreetMap contributors | County of San Mateo, California, Bureau of Land Manage...

APN: 048065060 Owner: MC

APN: 048065060
Owner: MCGREGOR PAUL W
ALTO AVE, HALF MOON BAY
Unincorporated

[Zoning Map Book Pages](#)
[Assessor Map](#)
[Property Details](#)



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

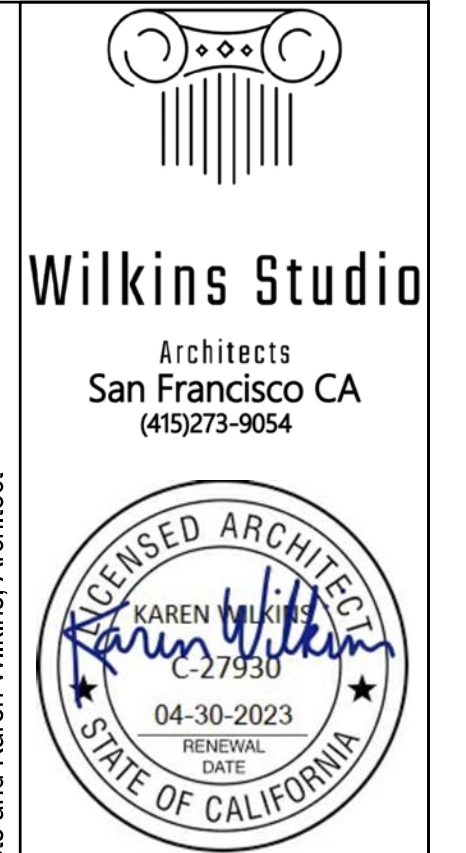
Y RESPON. PARTY YES NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Table with 2 columns: Y/NA/RESPON. PARTY and content. Includes sections 4.503 FIREPLACES, 4.504 POLLUTANT CONTROL, 4.504.1 Adhesives, Sealants and Caulks, 4.504.2 Finishes, 4.504.3 Paints and Coatings, 4.504.4 Verification, and TABLE 4.504.1 - ADHESIVE VOC LIMIT.

Table with 2 columns: Y/NA/RESPON. PARTY and content. Includes TABLE 4.504.2 - SEALANT VOC LIMIT, TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, and TABLE 4.504.4 - ADHESIVE VOC LIMIT.

Table with 2 columns: Y/NA/RESPON. PARTY and content. Includes TABLE 4.504.5 - FORMALDEHYDE LIMITS, DIVISION 4.5 ENVIRONMENTAL QUALITY (continued), 4.504.3 CARPET SYSTEMS, 4.504.4 RESILIENT FLOORING SYSTEMS, 4.505 INTERIOR MOISTURE CONTROL, and 4.506 INDOOR AIR QUALITY AND EXHAUST.

Table with 2 columns: Y/NA/RESPON. PARTY and content. Includes CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS, 702 QUALIFICATIONS, 703 VERIFICATIONS, and 703.1 DOCUMENTATION.



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

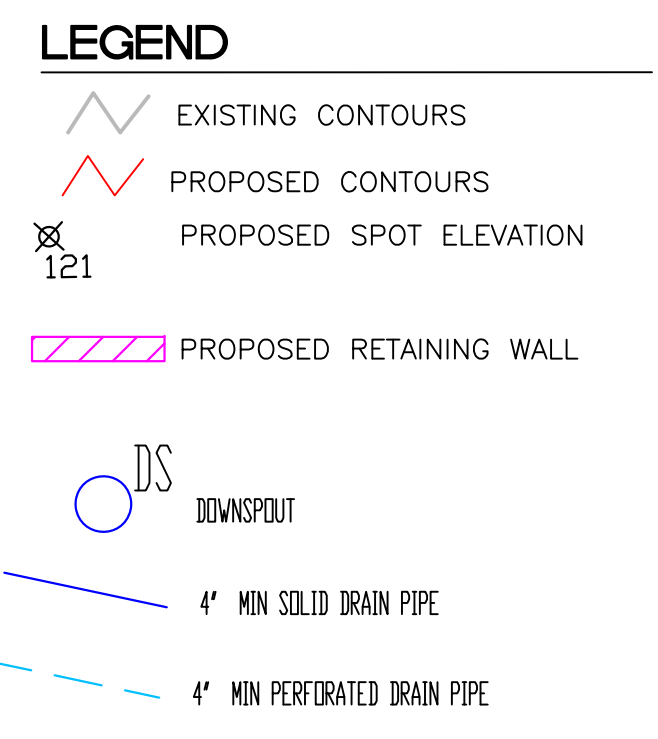
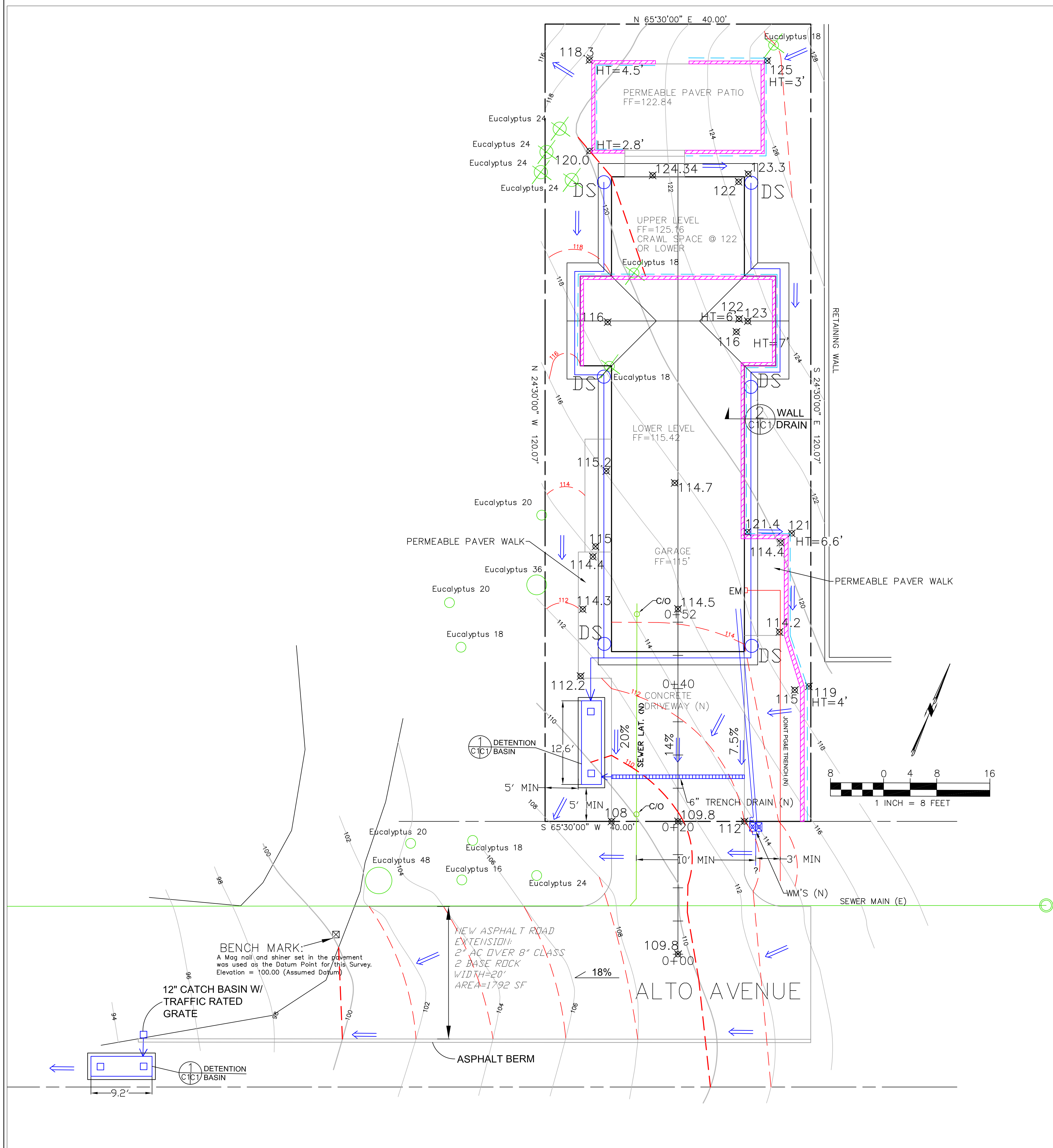
Owner: -

Alto Residence Alto Avenue, Half Moon Bay, CA 94019 APN: 048-065-060

Table with 3 columns: No., Description, Date. Includes Submittal 01/05/2023.

Green Sheet part 2

G4-0 Scale: As Noted Sheet size: Arch D



GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: PAUL MCGREGOR, OWNER
- TOPOGRAPHY BY PAT McNULTY, SURVEYED MARCH, 2015.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- THE GEOTECHNICAL REPORT:
- GEOTECHNICAL REPORT FOR PROPOSED HOUSE: ALTO AVENUE, MIRAMAR, APN 048-065-060;** DATE: 7-7-21, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 20-126 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND CALL SIGMA PRIME (650-728-3590) TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASINS, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN ENERGY DISSIPATOR TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

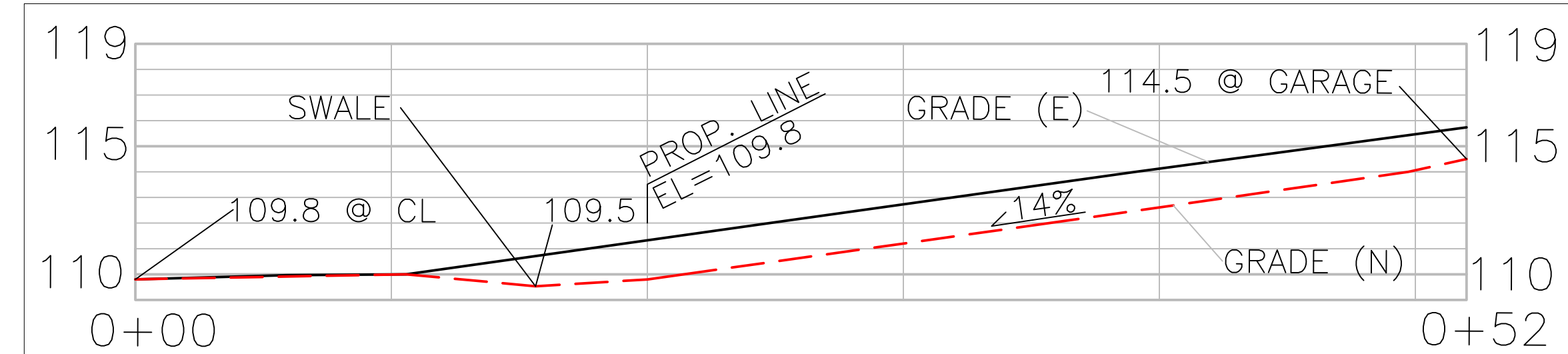
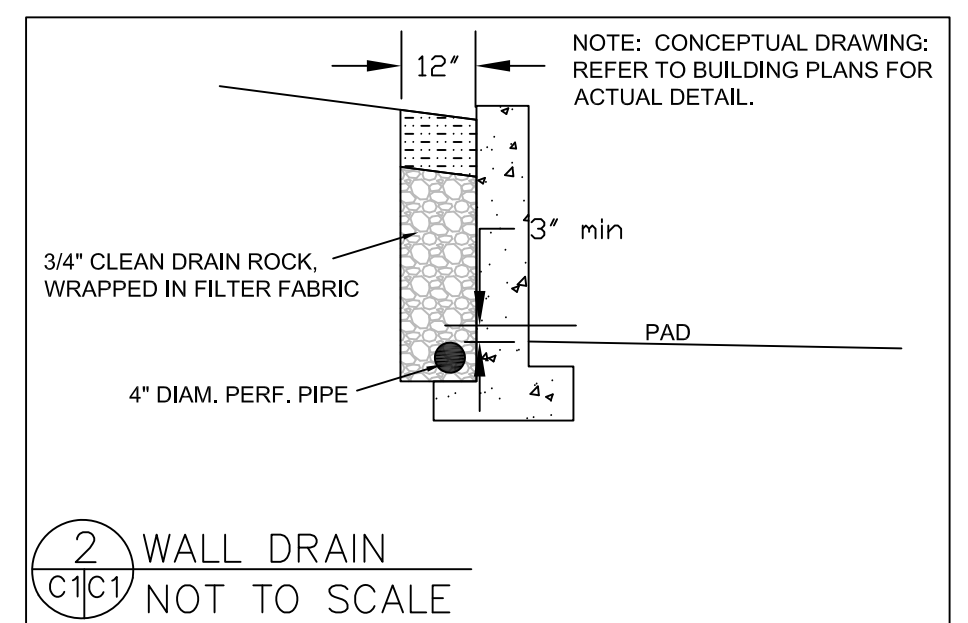
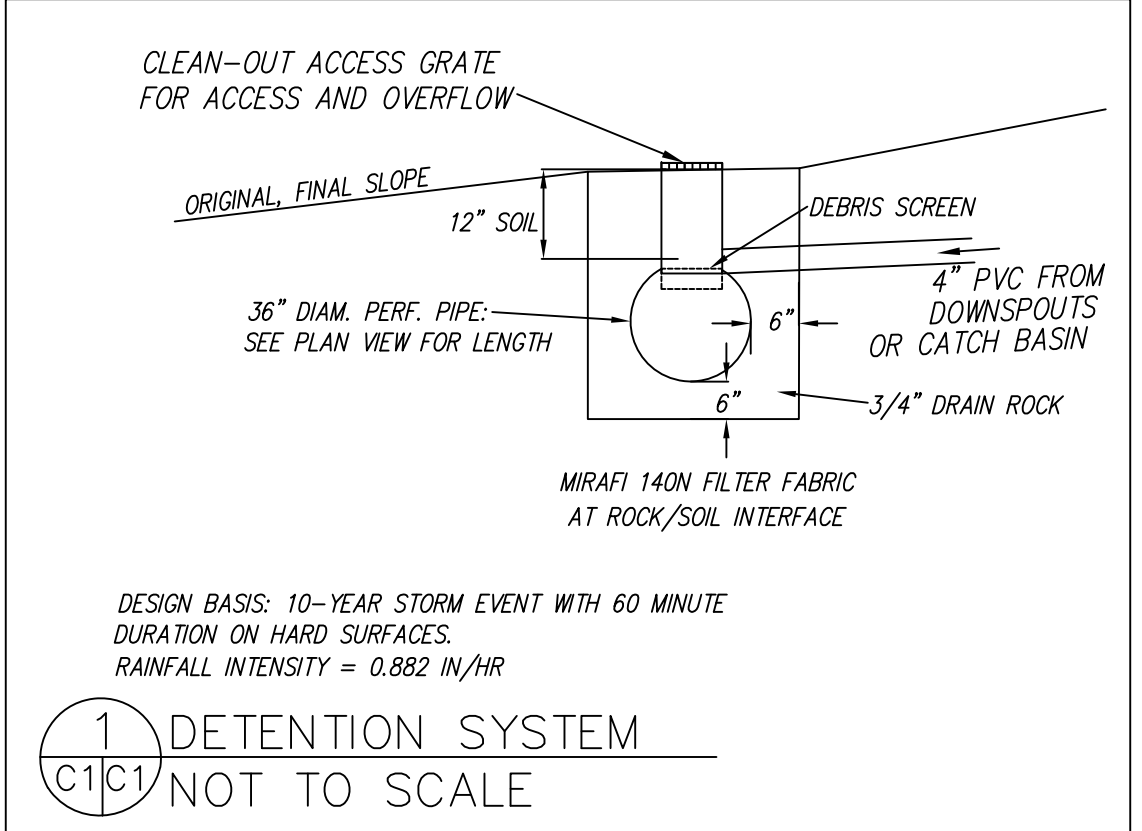
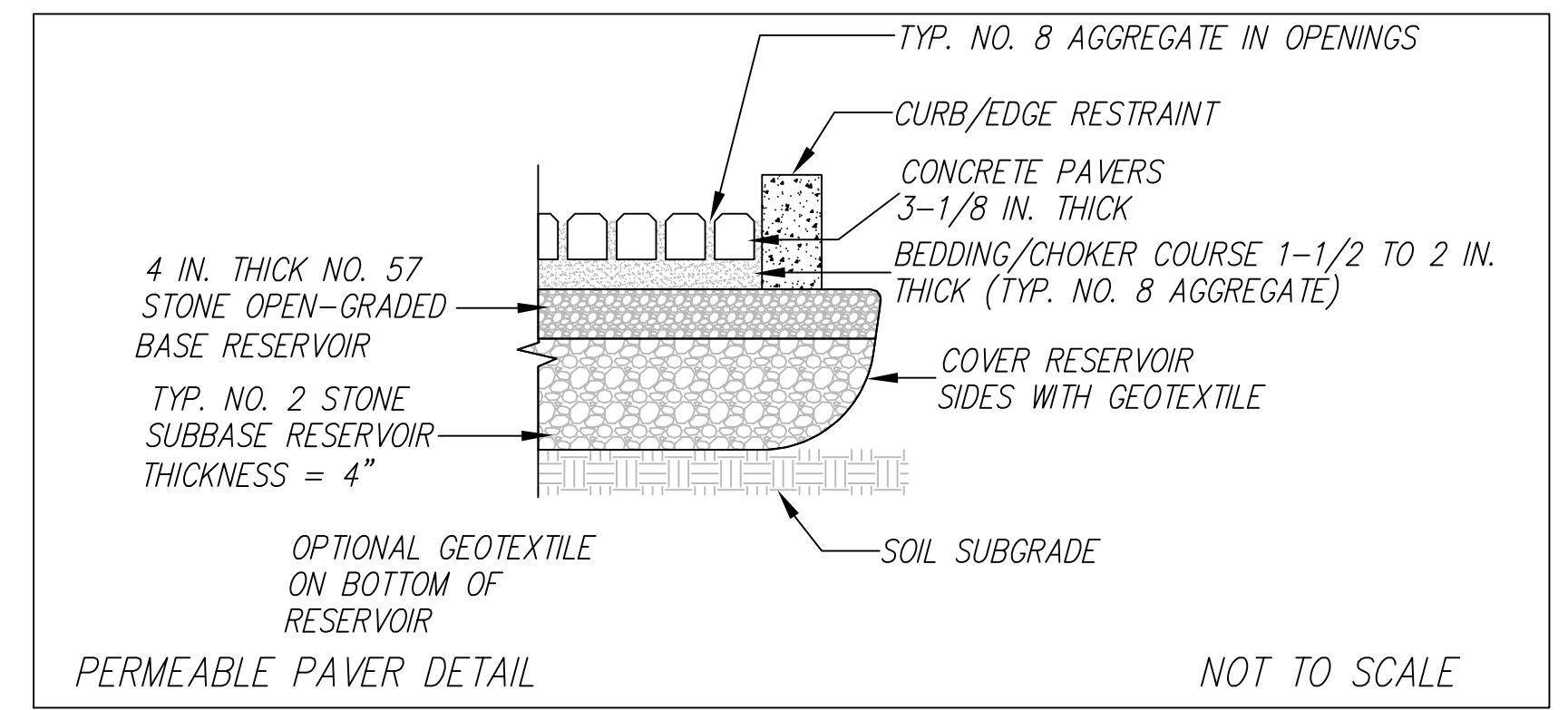
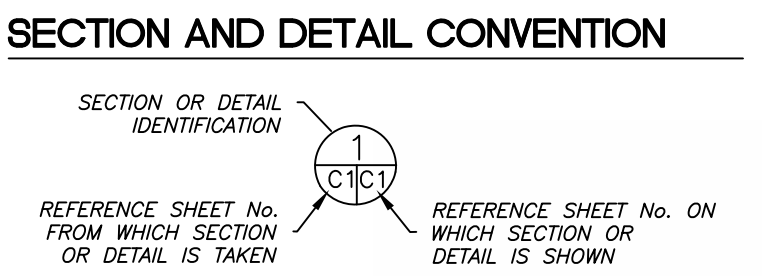
CUT VOLUME : 265 CY
 FILL VOLUME: 5 CY
 TOTAL: 270 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

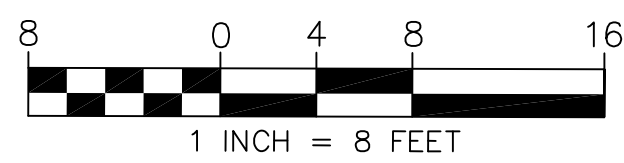
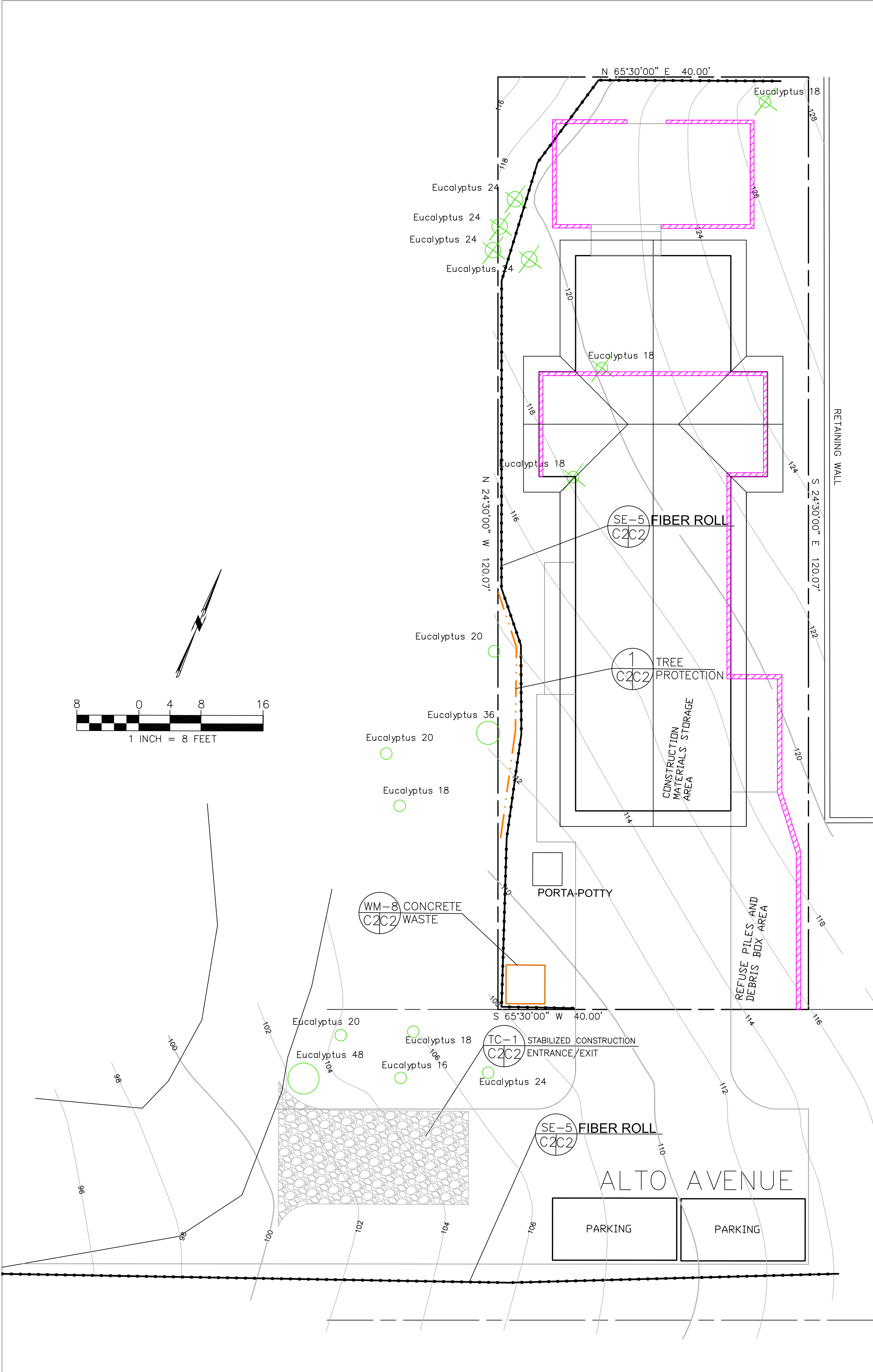


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3583

DATE: 4-19-20
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 12-14-21
 REV. DATE: 12-22-22
 REV. DATE:

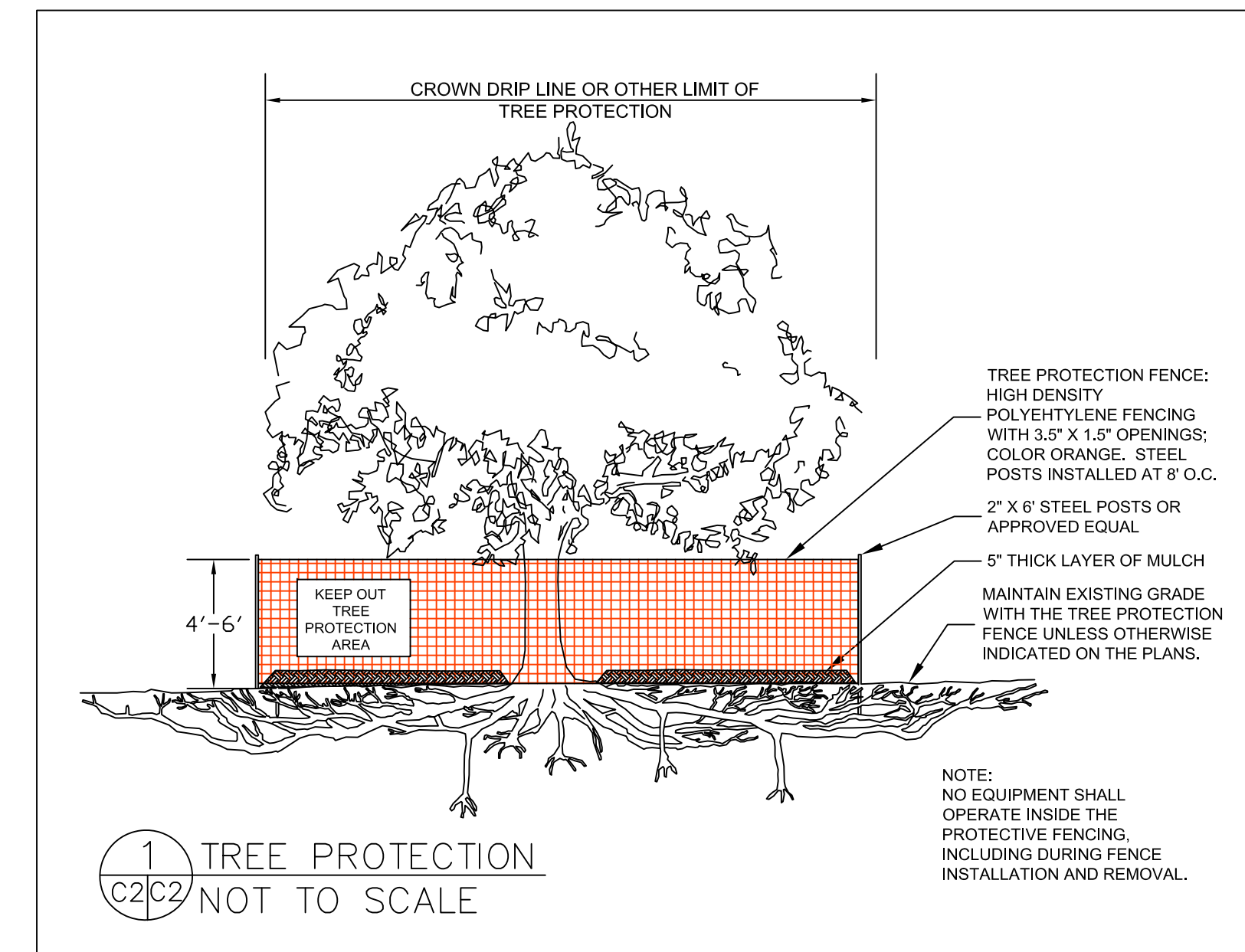
GRADING AND DRAINAGE PLAN
 MCGREGOR PROPERTY
 ALTO AVENUE
 MIRAMAR
 APN 048-065-060

SHEET
C-1

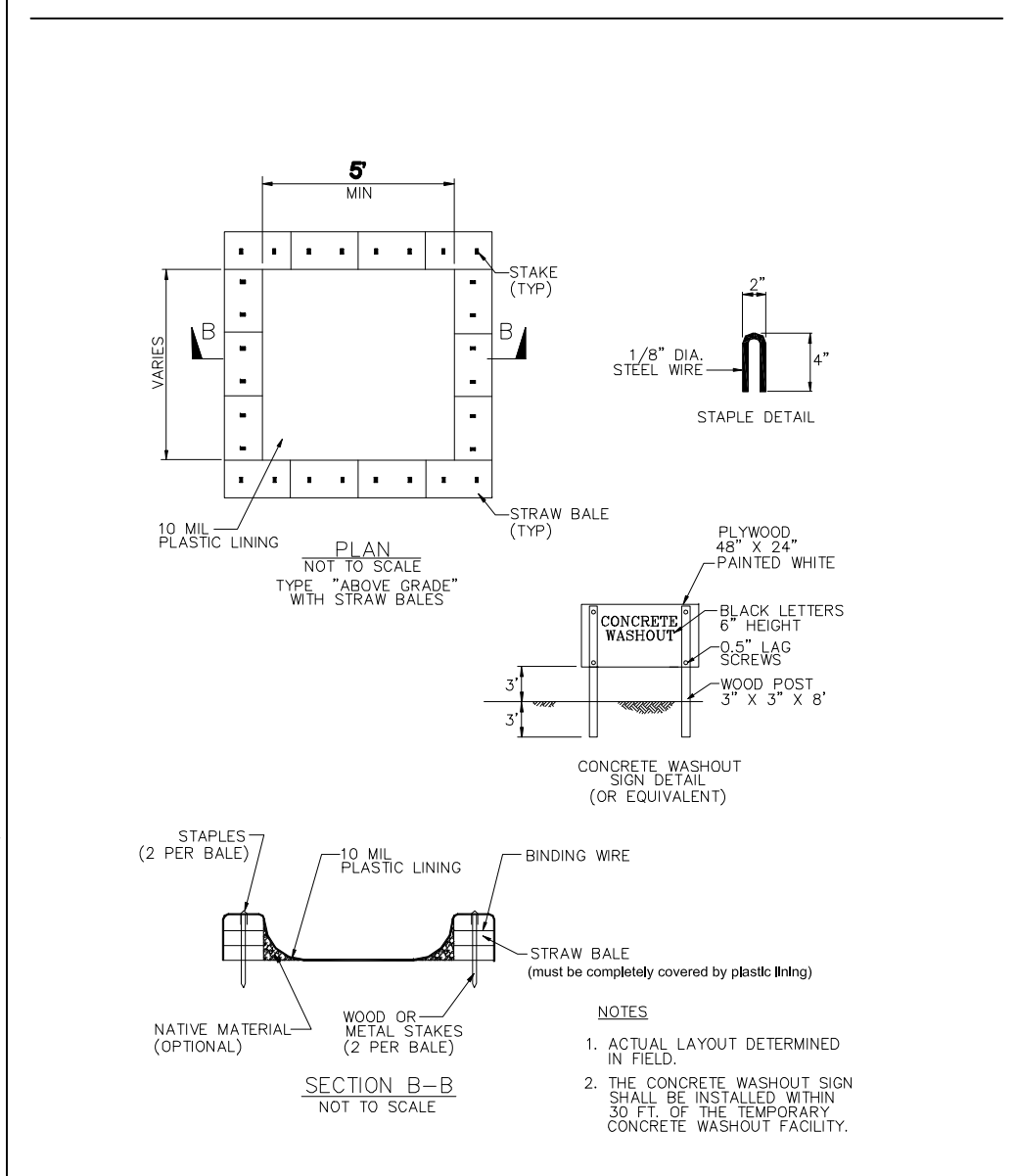


TREE PROTECTION NOTES

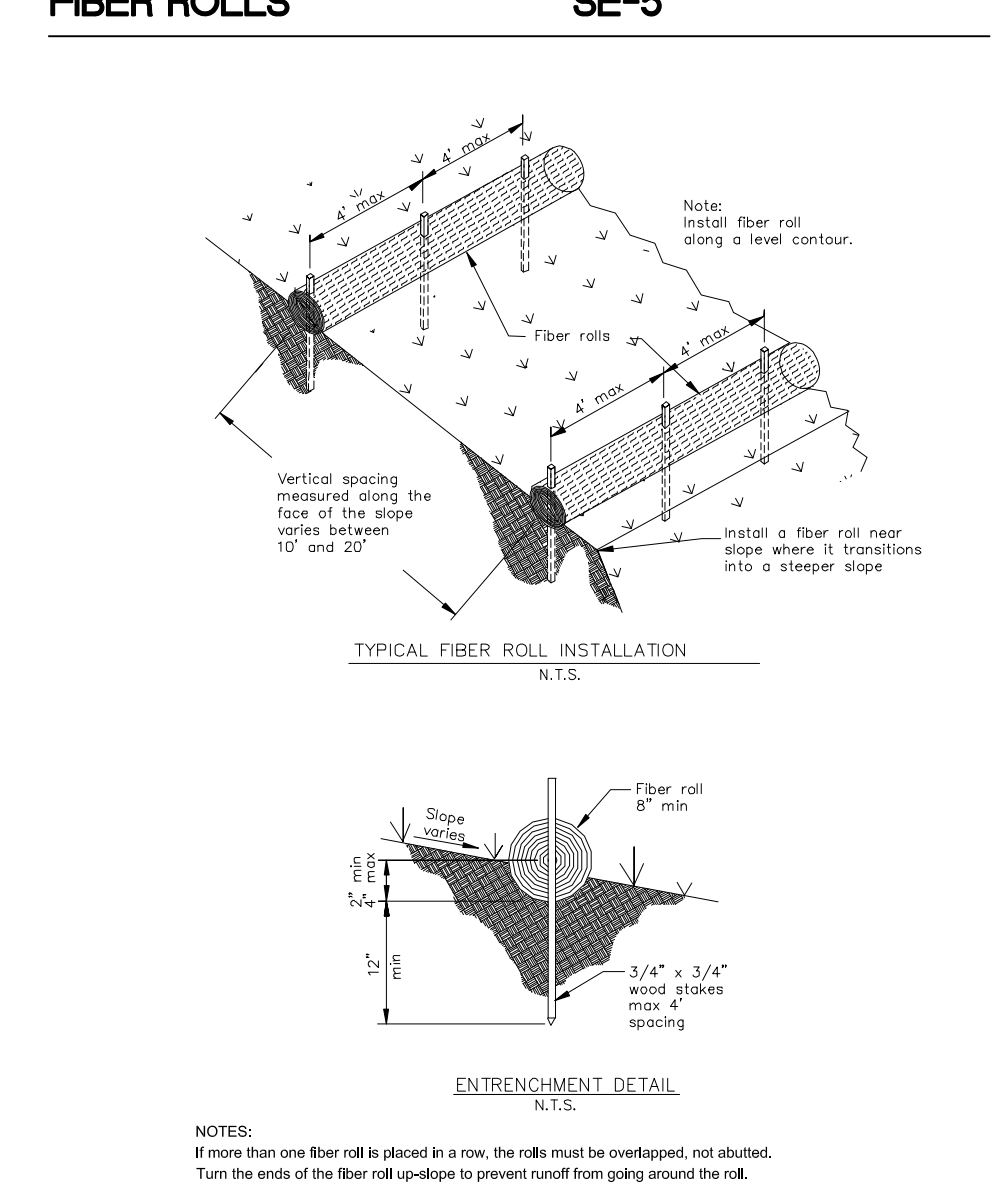
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



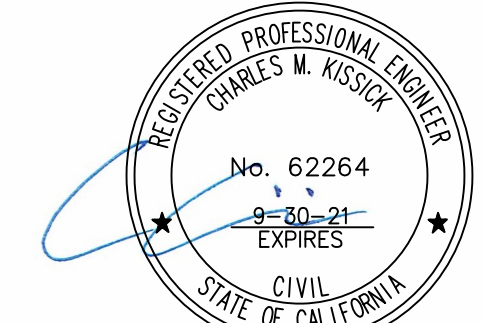
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

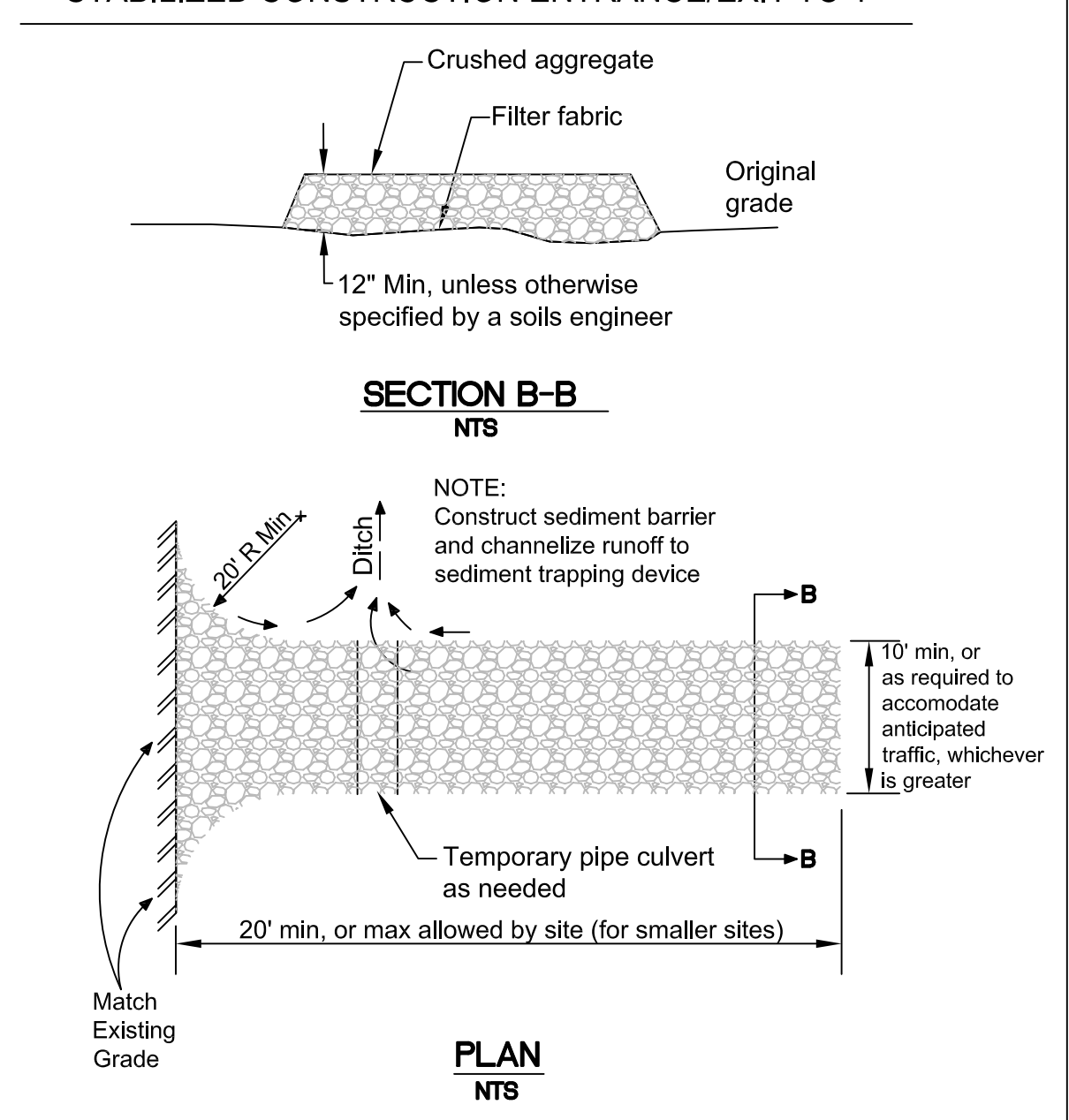
EROSION CONTROL POINT OF CONTACT

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

NAME: PAUL MCGREGOR
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-703-8993
 PHONE:
 E-MAIL: MACKY8@DLSEXTREME.COM



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



EROSION AND SEDIMENT CONTROL PLAN

MCGREGOR PROPERTY
 ALTO AVENUE
 MIRAMAR
 APN 048-065-060

SHEET C-2

DATE: 4-13-20
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 12-22-22
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SITE PLAN KEYNOTES

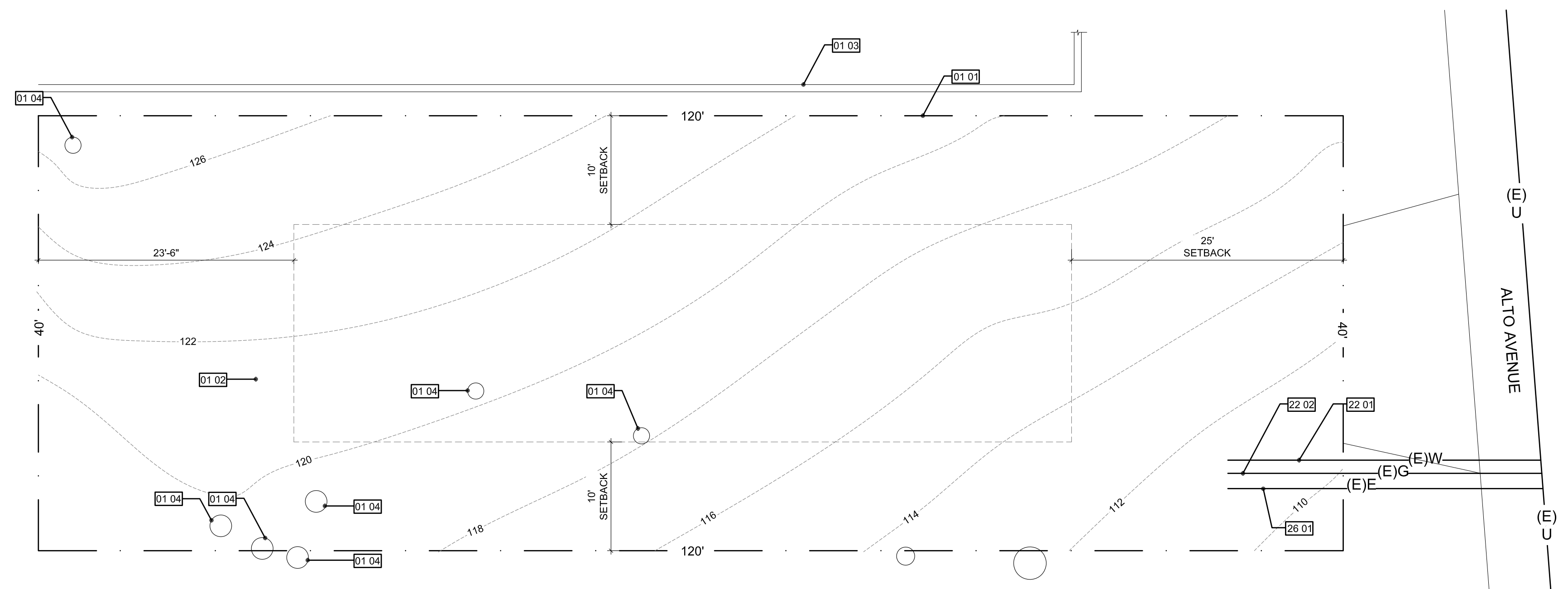
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	PROPERTY LINE
01 02	SETBACKS
01 03	EXISTING RETAINING WALL
01 04	EXISTING TREE TO REMOVE
02 00	SITE CONSTRUCTION
02 01	SWALES
02 02	6" TRENCH DRAIN
02 03	3' x 10' DEEP ENERGY DISSIPATER
02 04	(2) 2' x 9' DEEP DRY WELLS FOR ROOF RUNOFF
02 05	NEW ASPHALT APRON
03 00	CONCRETE
03 01	PROPOSED CONCRETE DRIVEWAY
03 02	CONCRETE RETAINING WALL
04 00	MASONRY
04 01	PROPOSED PAVERS SET IN SAND
04 02	PROPOSED PAVERS WALKWAY
22 00	PLUMBING
22 01	22.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES WATER ENTRY POINT W/ PRIVATE METERS, (1.5 WATER SERVICE& BBOS VALVE) CONTRACTOR TO VERIFY
22 02	GAS LINE
22 03	WATER METER
22 04	GAS METER
26 00	ELECTRICAL
26 01	26.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES MAIN ELECTRICAL SERVICE
26 02	ELECTRICAL METER

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.
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- 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



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

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

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
KAREN WILKINS
STATE OF CALIFORNIA
DATE

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

Owner:

Alto Residence
Alto Avenue, Half Moon Bay, CA 94019
APN: 048-065-060

No.	Description	Date
	Submital	01/05/2023

Existing Site Plan

A0-1
Scale: As Noted
Sheet size: Arch D

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SITE PLAN KEYNOTES

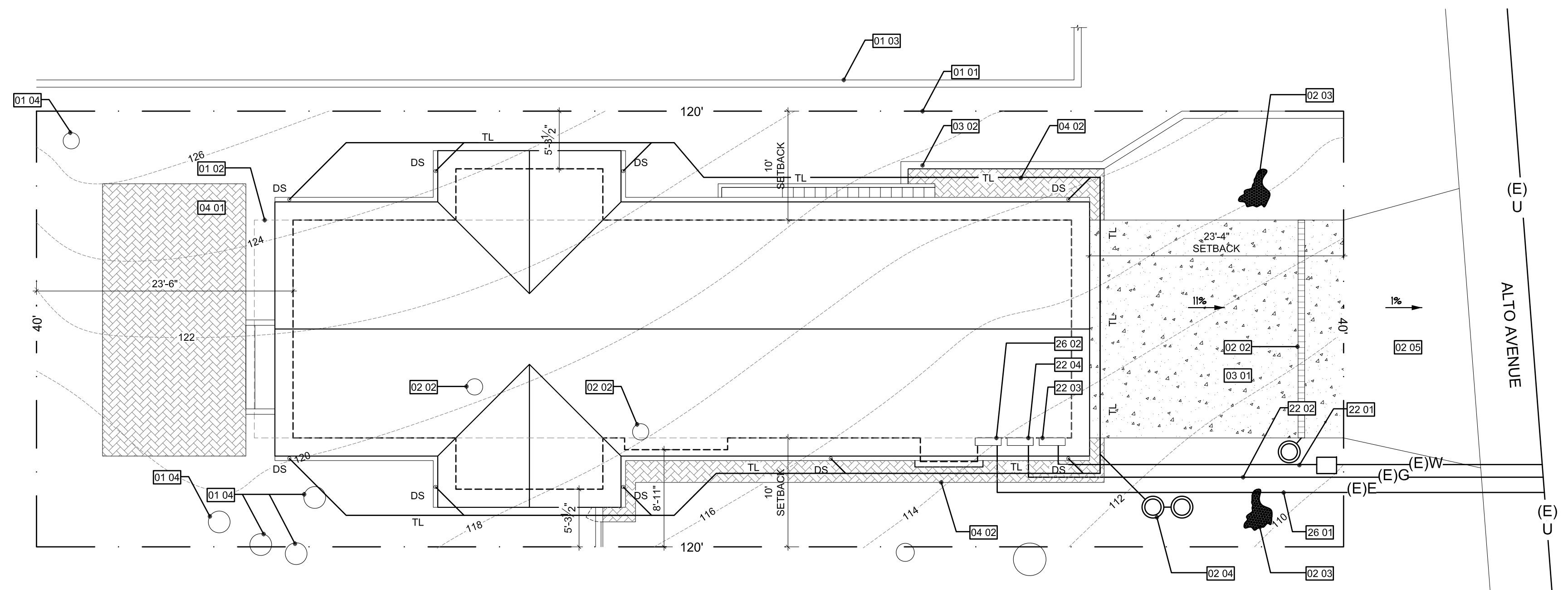
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— U —	UTILITY LINES



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



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

Owner:
-

Alto Residence
Alto Avenue, Half Moon Bay, CA 94019
APN: 048-065-060

No.	Description	Date
	Submittal	01/05/2023

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 PRECONSTRUCTION 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 OCCUPIED. 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. 14. 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. 15. 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 16, 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 PERMITS OR EVIDENCE THAT NO PERMITS ARE REQUIRED SHALL BE SUBMITTED TO THE DEPARTMENT PRIOR TO COMMENCING PROJECT EARTHWORK.

GRADING NOTES

- ALL DISTURBED AREAS SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE. 12. MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING. 13. 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. 16. ENGINEERING REPORTS FOR CUT OR FILL SLOPE STEEPER THAN 2:1 SHALL BE SUBMITTED TO THE FIELD INSPECTOR. 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.
- ESTIMATED EARTH QUANTITIES: FRONT YARD RETAINING WALL 48 CU. YARDS DRIVEWAY 56 CU. YARDS 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. 10. REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

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 16
 - COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
 - COUNTY FIRE CODE ORDINANCE - TITLE 16
 - COUNTY LAND USE ORDINANCE - TITLE 22

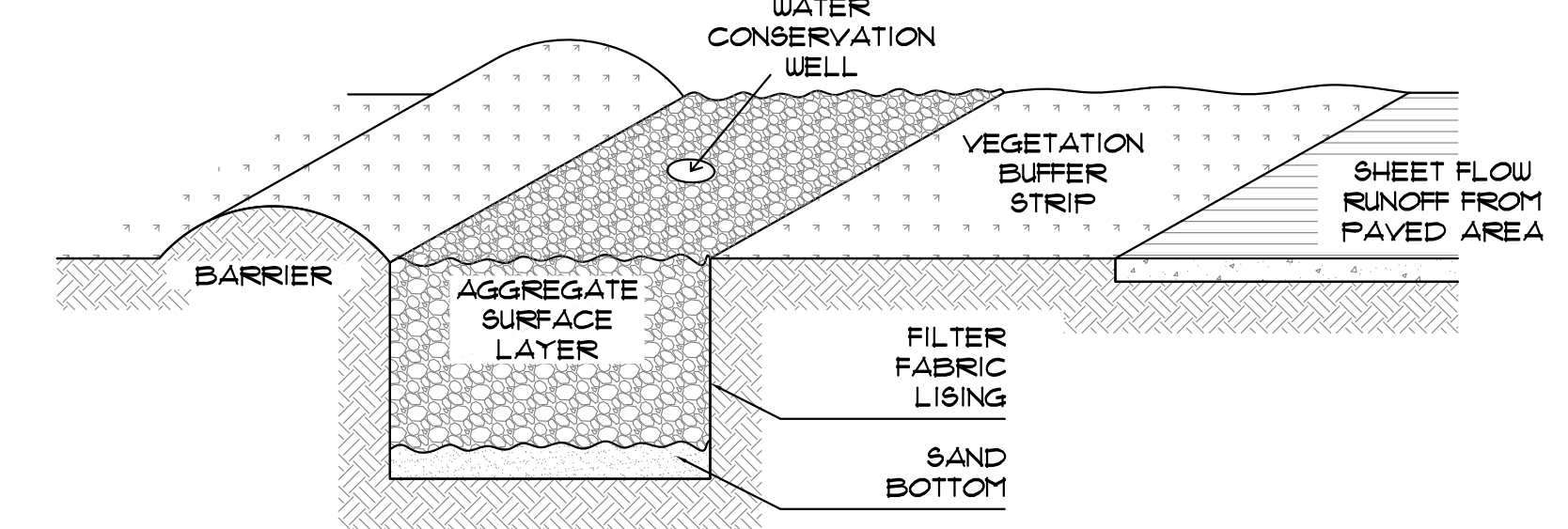
LEGEND

---	PROPERTY LINE
---	SETBACK
---	EXISTING GROUND CONTOUR
---	FINISH GRADE CONTOUR
---	CONCRETE
---	EDGE OF PAVEMENT
W	WATER LINE
WV	WATER VALVE
FD	FIRE HYDRANT
S	SANITARY SEWER MAIN
E	ELECTRICAL LINE
U	UTILITY POLE
E	ELEC. VAULT / PEDESTAL / PULL BOX
T	TELEPHONE LINE
T	TELE. VAULT / PEDESTAL / PULL BOX
X	FENCE
G	GAS MAIN
→	SWALE
2%	PROPOSED GRADE & DIRECTION
100.0	SPOT ELEVATION
DS	DOWN SPOUT

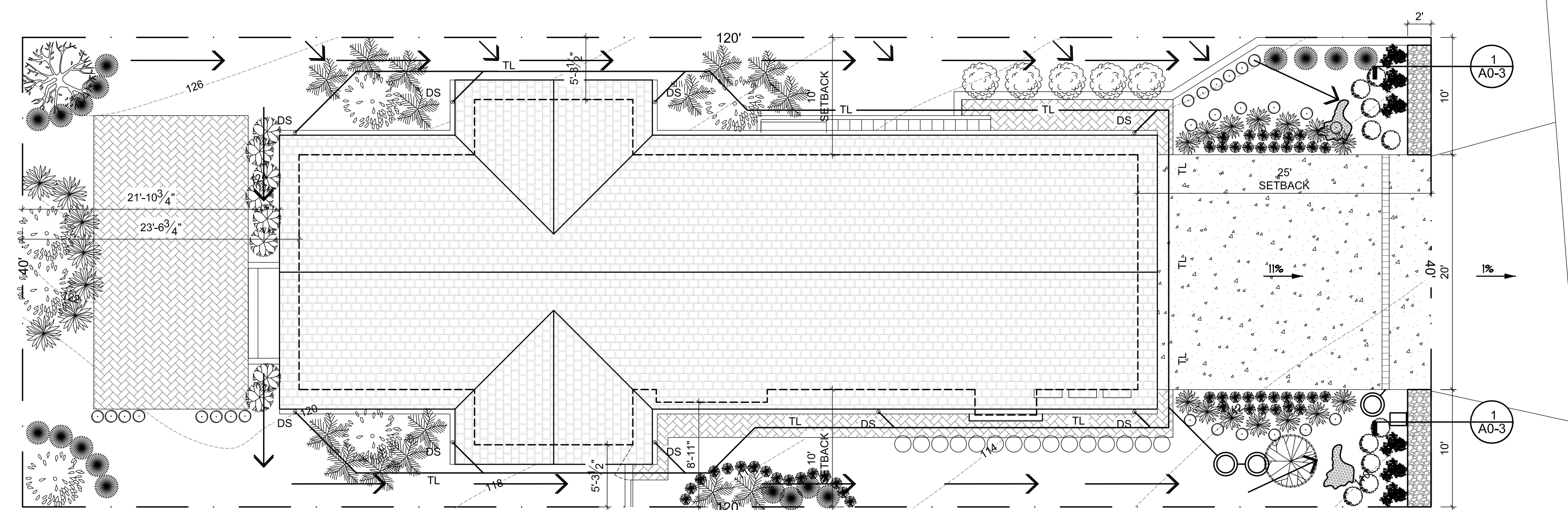
IMPERVIOUS AREAS

NAME	AREAS SQ FT	%
PROPERTY	4,802.80	100
BUILDINGS FOOT PRINTS	1,567.37	32.63
DRIVEWAY AND SIDEWALKS	603.75	12.57
LANDSCAPING	2,631.68	54.80

2,171.12 SQ. FT. + 4,802.80 SQ. FT. X 7,600 CU. FT. =
VOLUME OF DETENTION REQUIRED 16,812.19 (CU. FT.)



1 RETENTION TRENCH
SCALE: NTS



N DRAINAGE SITE PLAN
SCALE: 1/8" = 1'-0"



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No.	Description	Date
	Submital	01/05/2023

Drainage Site Plan

A0-3
Scale: As Noted
Sheet size: Arch D

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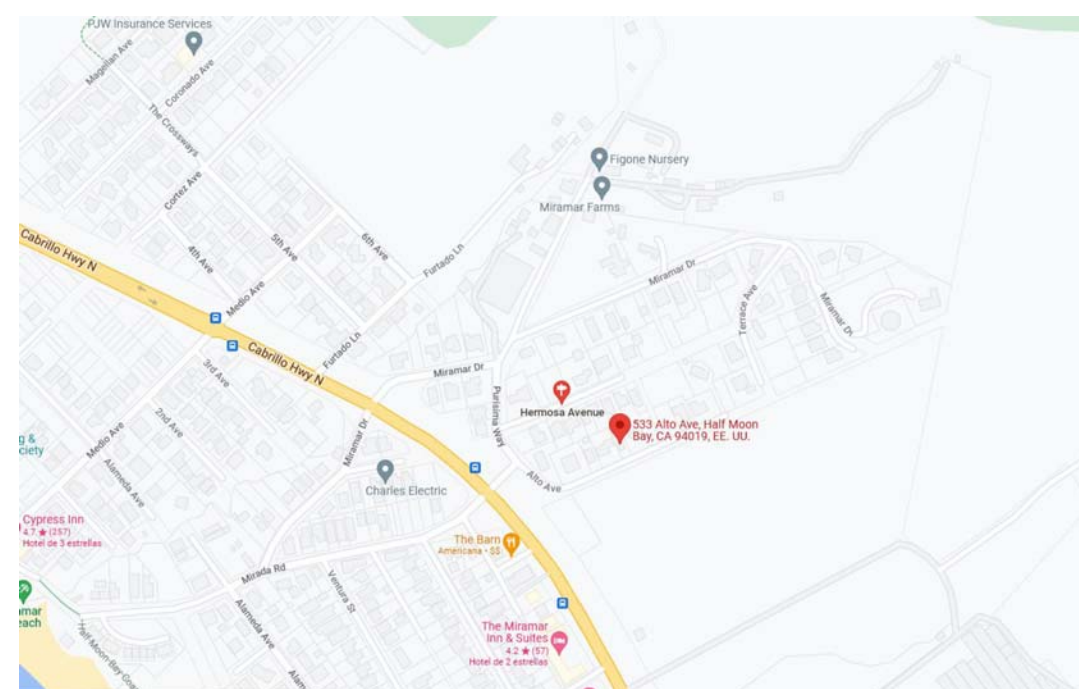
FIRE SAFELY NOTES

- SEE SITE PLAN FOR FUEL MODIFICATION ZONE. MAINTAIN A VEGETATION CLEARANCE OF 30' AROUND ALL BUILDINGS AND STRUCTURES. REMOVE LIMBS LOCATED WITHIN 10' OF CHIMNEY & TRIM DEAD/DYING LIMBS THAT OVERHANG THE ROOF. LEAVES, NEEDLES, OR DEAD GROWTH SHALL BE REMOVED FROM THE ROOF. [NOTE: NO TREES OCCUR ON SITE.]
- SMOKE & CARBON MONOXIDE DETECTOR SMOKE DETECTORS ARE REQUIRED IN ALL SLEEPING AREAS AND IN HALLWAYS LEADING TO SLEEPING AREAS.
- ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN FIVE FEET OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE BUILDING.
- IF FIRE CONNECTION HAS LESS THAN 20 PSI, THE WORD "DRAFT" WILL BE CLEARLY AND PERMANENTLY MARKED ON THE FIRE CONNECTION. A BLUE DOT REFLECTOR TO BE LOCATED NEAR THE FIRE CONNECTION.
- TEN FEET OF FUEL MODIFICATION TO BE ON BOTH SIDES OF THE ACCESS ROAD AND DRIVEWAY. ROAD TO BE CAPABLE OF SUPPORTING 20 TONS WITH 13'-6" OF UNOBSTRUCTED VERTICAL CLEARANCE.
- PERMANENT ADDRESS NUMBERS TO BE PLACED AT THE DRIVEWAY ENTRANCE AND ON THE RESIDENCE WITH MIN 6" AND 1/2" STROKE.
- DEFERRED SUBMITTAL FOR FIRE SPRINKLER IS REQUIRED AND SUBMIT TO BUILDING AND SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH CRC 1314 AND R315.
- SPECIAL CONSTRUCTION REQUIREMENTS IN FIRE HAZARD SEVERITY ZONE NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILD LAND-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF 2019 CRC SEC. R327 FOR EXTERIOR WILDFIRE EXPOSURE: [§ R327.J .3 CRC].
- 705A - ROOFING: CLASS COOL ROOF .LIST PRODUCT.
- WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" (26 GA GSM) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 3/8-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72# MINERAL-SURFACED NON-PERFORATED GAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. [§R327.5.3]
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4]
- ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC OF THE STRUCTURE. OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH W/ OPENING 1/16" MINIMUM AND SHALL NOT EXCEED 1/8-INCH. [§R327.6.2]
- EXTERIOR PORCH CEILINGS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYP BD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7 A-3. [§R327.7.6]
- EXPOSED UNDERSIDE OF FLOOR PROJECTIONS OVER AN EXTERIOR WALL SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYP BD, THE EXTERIOR PORTION OF AN APPROVED 1-HR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7 A-3. [§R327.7.7]
- 707A - EXTERIOR WALLS: NONCOMBUSTIBLE FRAMING SYSTEM W/
- CAL FIRE APPROVED WOOD OR NONCOMBUSTIBLE CEMENTITIOUS SIDING PER DETAILS ON PLANS.
- NONCOMBUSTIBLE FERROUS METAL SIDING PER DETAILS ON PLANS.
- EAVES/CANOPY: METAL CEILING
- 708A - EXTERIOR WINDOWS & FRENCH DOORS: DUAL GLAZED WITH ONE PANE TEMPERED OR 20 MIN RATED, EXTERIOR DOORS: 20 MINUTES RATED OR MEET STANDARD OF WINDOW ABOVE.
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI PANE GLAZING W/ A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7 A-2. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD W/ STILES AND RAILS NOT LESS THAN 1 3/8" THICK W/ FIELD PANEL, NO LESS THAN 1 1/2" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7 A-1. [§R327.8.3]
- 709A - DECKING: TREX OR EQUAL DECKING LISTED BY CAL FIRE FOR WIND LAND URBAN INTERFACE FRAMING TO BE NON-COMBUSTIBLE OR CONCEALED WITH APPROVED CEMENTITIOUS SIDING SYSTEM
- WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES, AND STAIRS LOCATED WITHIN 10' OF THE BUILDING SHALL BE IGNITION-RESISTANT MATERIAL COMPLYING WITH BOTH SFM 12-7 A-4 AND SFM 12-7 A-5, EXTERIOR FIRE RETARDANT TREATED WOOD, NONCOMBUSTIBLE MATERIAL, OR MEET THE REQUIREMENTS OF SFM 12-7 A-4A WHEN THE EXTERIOR WALL COVERING IS EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT. [§R327.9.2, R327.9.3]
- 710A - ACCESSORY STRUCTURES: DESIGNED TO MEET REQUIREMENTS STATED ABOVE. (NONE PROPOSED)

GENERAL NOTES

- 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.

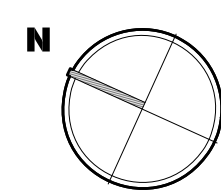
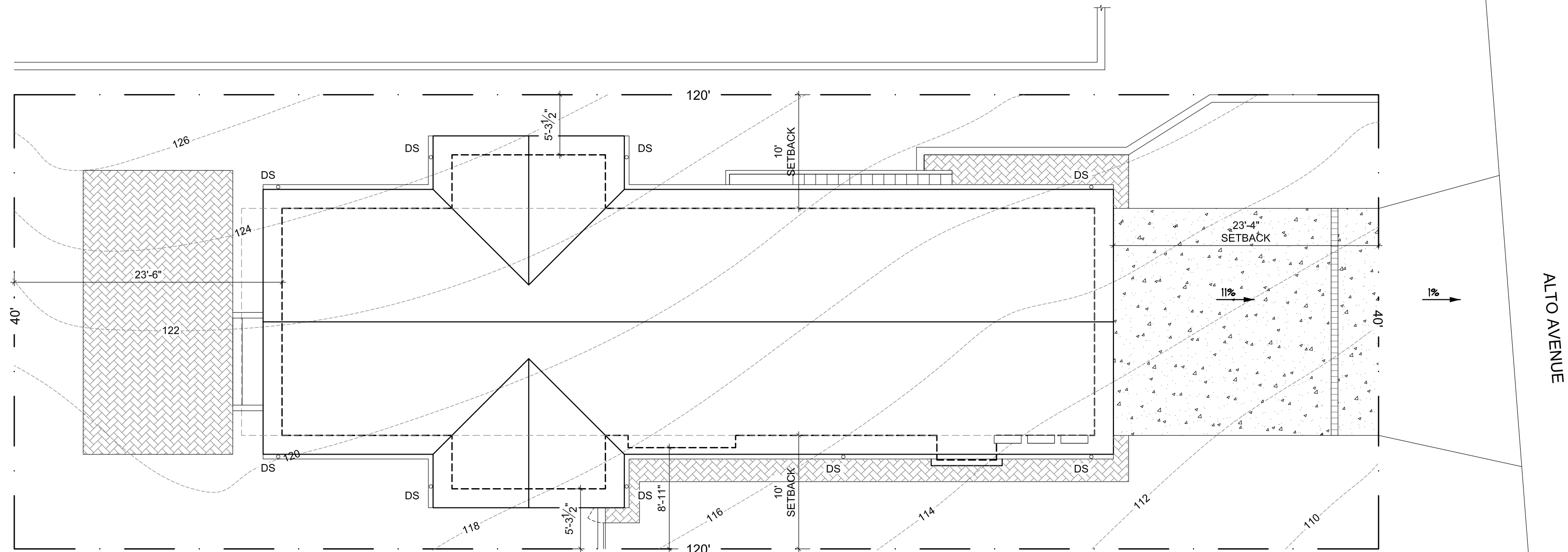
VICINITY MAP



GENERAL NOTES FIRE PROTECTION

CERTAIN TERMS ARE DEFINED AS FOLLOWS:

1. CDF DIRECTOR, DIRECTOR OF THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION.
2. FIRE PROTECTION PLAN. A DOCUMENT PREPARED FOR A SPECIFIC PROJECT OR DEVELOPMENT PROPOSED FOR A WILDLAND-URBAN INTERFACE FIRE AREA. IT DESCRIBES WAYS TO MINIMIZE AND MITIGATE POTENTIAL FOR LOSS FROM WILDFIRE EXPOSURE.
3. THE FIRE PROTECTION PLAN SHALL BE IN ACCORDANCE WITH THIS ARTICLE. WHEN REQUIRED BY THE ENFORCING AGENCY FOR THE PURPOSES OF GRANTING MODIFICATIONS, A FIRE PROTECTION PLAN SHALL BE SUBMITTED. ONLY LOCALLY ADOPTED ORDINANCES THAT HAVE BEEN FILED WITH THE CALIFORNIA BUILDING STANDARDS COMMISSION IN ACCORDANCE WITH SECTION 101.14 OR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN ACCORDANCE WITH SECTION 101.15 SHALL APPLY.
4. FIRE HAZARD SEVERITY ZONES. GEOGRAPHICAL AREAS DESIGNATED PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODES, SECTIONS 4201 THROUGH 4204 AND CLASSIFIED AS VERY HIGH, HIGH, OR MODERATE IN STATE RESPONSIBILITY AREAS OR AS LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONES DESIGNATED PURSUANT TO CALIFORNIA GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189.
5. THE CALIFORNIA CODE OF REGULATIONS, TITLE 14, SECTION 1280 ENTITLES THE MAPS OF THESE GEOGRAPHICAL AREAS AS "MAPS OF THE FIRE HAZARD SEVERITY ZONES IN THE STATE RESPONSIBILITY AREA OF CALIFORNIA."
6. LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE. AN AREA DESIGNATED BY A LOCAL AGENCY UPON THE RECOMMENDATION OF THE CDF DIRECTOR PURSUANT TO GOVERNMENT CODE, SECTIONS 51177(C), 51178 AND 5118. THAT IS NOT A STATE RESPONSIBILITY AREA AND WHERE A LOCAL AGENCY, CITY, COUNTY, CITY AND COUNTY, OR DISTRICT IS RESPONSIBLE FOR FIRE PROTECTION.
7. STATE RESPONSIBILITY AREA. LANDS THAT ARE CLASSIFIED BY THE BOARD OF FORESTRY PURSUANT TO PUBLIC RESOURCES CODE SECTION 4126 WHERE THE FINANCIAL RESPONSIBILITY OF PREVENTING AND SUPPRESSING FOREST FIRES IS PRIMARILY THE RESPONSIBILITY OF THE STATE.
8. WILDFIRE. ANY UNCONTROLLED FIRE SPREADING THROUGH VEGETATIVE FUELS THAT THREATENS TO DESTROY LIFE, PROPERTY, OR RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE, SECTIONS 4103 AND 4104.
9. WILDFIRE EXPOSURE. ONE OR A COMBINATION OF RADIANT HEAT, CONVECTIVE HEAT, DIRECT FLAME CONTACT AND BURNING EMBERS BEING PROJECTED BY VEGETATION FIRE TO A STRUCTURE AND ITS IMMEDIATE ENVIRONMENT.
10. WILDLAND-URBAN INTERFACE FIRE AREA. A GEOGRAPHICAL AREA IDENTIFIED BY THE STATE AS A "FIRE HAZARD SEVERITY ZONE" IN ACCORDANCE WITH THE PUBLIC RESOURCES CODE, SECTIONS 4201 THROUGH 4204, AND GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189, OR OTHER AREAS DESIGNATED BY THE ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.
- SECTION 4903 PLANS (RESERVED)
- SECTION 4904 FIRE HAZARD SEVERITY ZONES
- LANDS IN THE STATE ARE CLASSIFIED BY THE CDF DIRECTOR IN ACCORDANCE WITH THE SEVERITY OF WILDFIRE HAZARD EXPECTED TO PREVAIL IN THOSE AREAS AND THE RESPONSIBILITY FOR FIRE PROTECTION, SO THAT MEASURES MAY BE IDENTIFIED WHICH WILL REDUCE THE POTENTIAL FOR LOSSES TO LIFE, PROPERTY, AND RESOURCES FROM WILDFIRE.
- 4904.2 CLASSIFICATIONS
- THE CDF DIRECTOR CLASSIFIES LANDS INTO FIRE HAZARD SEVERITY ZONES IN ACCORDANCE WITH CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 4201 THROUGH 4204 FOR STATE RESPONSIBILITY AREAS AND ACCORDANCE WITH GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189 FOR AREAS WHERE A LOCAL AGENCY IS RESPONSIBLE FOR FIRE PROTECTION.
- SECTION 4905 WILDFIRE PROTECTION BUILDING CONSTRUCTION
- MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PROTECTION SHALL BE APPLIED WITHIN GEOGRAPHICAL AREAS WHERE A WILDFIRE BURNING IN VEGETATIVE FUELS MAY READILY TRANSMIT FIRE TO BUILDINGS AND THREATEN TO DESTROY LIFE, OVERWHELM FIRE SUPPRESSION CAPABILITIES, OR RESULT IN LARGE PROPERTY LOSSES.
- 4905.2 CONSTRUCTION METHODS AND REQUIREMENTS WITHIN ESTABLISHED LIMITS
- WITHIN THE LIMITS ESTABLISHED BY LAW, CONSTRUCTION METHODS INTENDED TO MITIGATE WILDFIRE EXPOSURE SHALL COMPLY WITH THE WILDFIRE PROTECTION BUILDING CONSTRUCTION REQUIREMENTS CONTAINED IN THE CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE FOLLOWING:
- CALIFORNIA BUILDING CODE, CHAPTER 7A.
- CALIFORNIA RESIDENTIAL CODE, SECTION R337.
- CALIFORNIA REFERENCED STANDARDS CODE, CHAPTER 12-7A.
- 4905.3 ESTABLISHMENT OF LIMITS
- THE ESTABLISHMENT OF LIMITS FOR THE WILDLAND-URBAN INTERFACE FIRE AREAS REQUIRED CONSTRUCTION METHODS SHALL BE DESIGNATED PURSUANT TO THE CALIFORNIA PUBLIC RESOURCES CODE FOR STATE RESPONSIBILITY AREAS OR BY A LOCAL AGENCY FOLLOWING A FINDING SUPPORTED BY SUBSTANTIAL EVIDENCE IN THE RECORD THAT THE REQUIREMENTS OF THIS SECTION ARE NECESSARY FOR EFFECTIVE FIRE PROTECTION WITHIN THE AREA.
- SECTION 4906 HAZARDOUS VEGETATION AND FUEL MANAGEMENT
- HAZARDOUS VEGETATION AND FUELS SHALL BE MANAGED TO REDUCE THE SEVERITY OF POTENTIAL EXTERIOR WILDFIRE EXPOSURE TO BUILDINGS AND TO REDUCE THE RISK OF FIRE SPREADING TO BUILDINGS AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.
- 4906.2 APPLICATION
- BUILDINGS AND STRUCTURES LOCATED IN THE FOLLOWING AREAS SHALL MAINTAIN THE REQUIRED HAZARDOUS VEGETATION AND FUEL MANAGEMENT:
- ALL UNINCORPORATED LANDS DESIGNATED BY THE STATE BOARD OF FORESTRY AND FIRE PROTECTION AS STATE RESPONSIBILITY AREA (SRA) INCLUDING:
 - 1.1. MODERATE FIRE HAZARD SEVERITY ZONES.
 - 1.2. HIGH FIRE HAZARD SEVERITY ZONES.
 - 1.3. VERY-HIGH FIRE HAZARD SEVERITY ZONES.
- LAND DESIGNATED AS VERY-HIGH FIRE HAZARD SEVERITY ZONE BY CITIES AND OTHER LOCAL AGENCIES.
- 4906.3 REQUIREMENTS
- HAZARDOUS VEGETATION AND FUELS AROUND ALL APPLICABLE BUILDINGS AND STRUCTURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING LAWS AND REGULATIONS:
- PUBLIC RESOURCES CODE, SECTION 4291.
- CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 3, SECTION 1299 (SEE GUIDANCE FOR IMPLEMENTATION "GENERAL GUIDELINE TO CREATE DEFENSIBLE SPACE")
- CALIFORNIA GOVERNMENT CODE, SECTION 51182.
- CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 7, SUBCHAPTER 1, SECTION 3.07.
- SECTION 4907 DEFENSIBLE SPACE
- Defensible space will be maintained around all buildings and structures in State Responsibility Area (SRA) as required in Public Resources Code 4290 and "SRA Fire Safe Regulations" California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Section 1270.
- Buildings and structures within the Very-High Fire Hazard Severity Zones of a Local Responsibility Areas (LRA) shall maintain defensible space as outlined in Government Code 51175 — 51189 and any local ordinance of the authority having jurisdiction.



FIRE SAFETY PLAN

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



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APN: 048-065-060

No.	Description	Date
	Submittal	01/05/2023

Fire Safety Plan

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Scale: As Noted
Sheet size: Arch D

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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	HUNTER	PRO-C	INDOOR
<input type="checkbox"/>		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)			
<input type="checkbox"/>		WEATHER SENSOR	HUNTER	SOLAR-SYNC-SEN	WIRED
<input type="checkbox"/>		FULL PORT BALL VALVE	NIBCO	585	LINE SIZE
<input type="checkbox"/>		MAINLINE			
<input type="checkbox"/>		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTING			
<input type="checkbox"/>		LATERAL PIPE (COLOR VARIES PER ZONE)			
<input type="checkbox"/>		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS			
<input type="checkbox"/>		PIPE SIZE: 0-6 GPM, 1/2" PIPE, 7-12 GPM: 1" PIPE,			

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 YARD.
- 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 (CPTD) GUIDELINES. LOW-LYING PLANTS SHALL NOT EXCEED 2' IN HEIGHT AT MATURITY, OR 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.
- ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET.
- REVIEW IRRIGATION VALVE TABLE TO ADJUST SF AREAS OF VALVE ZONES.
- IF AREAS EXCEED MAX SUBZONE FLOW (3GPM) DIVIDE INTO ADDITIONAL SUBZONES AND ENTER UNDER SUBZONE COLUMN
- IF AREAS EXCEED MAX ZONE FLOW (7 GPM) ADD A VALVE AND ENTER SF AREA NEXT TO NEW VALVE NUMBER ("B" OR "C")
- DRAW OUT NEW SUBZONE AND/OR VALVE ZONE AREA ON PLAN IN NEW COLOR.
- ADD VALVE S NEEDED TO VALVE MANIFOLD.
- REVIEW IRRIGATION LEGEND AND CHECK OFF THAT ALL COMPONENTS ARE SHOWN ON ADJUSTED PLAN
- NOTE ANY EQUIPMENT SUBSTITUTIONS.

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV)

PLANT / FLOWERING	PLANT TYPE	WATER USE	SIZE	SPACING
1 RHAMNUS CALIFORNICA, COFFEE BARRY/MOUND SAN BRUNO*	SHRUB	5G		
2 ERIGARON GLAUCUS, SEASIDA DAISY	SHRUB	1G		
3 EXISTING CYPRESS	TREE			
4 LIMONIUM PEREZII, STATICA	SHRUB	1G		
5 LAVANDULA STOECHAS, SPANISH LAVANDAR	SHRUB	1G		
6 WESTRINGIA FRUTICOSA, COAST ROSEMARY	SHRUB	1G		
7 CARAX BARBARAE, SANTA BARBARA SEDGA	SHRUB	1G		
8 HABA BUXIFOLIA, BOXLAAF HABA	SHRUB	1G		
9 DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH	SHRUB	5G		
10 CISTUS SALVIFOLIUS, SAGALAAF ROCKROSA, CISTUS PURPURAUS, ORCHID ROCKROSA	SHRUB SHRUB	1G 1G		
11 PODOCARPUS GRACILIOR, FARN PINE	TREE	15G		
12 CUPRESSUS MACROCARPA, MONTERREY CYPRESS	TREE	15G		
13 CEANOTHUS, YANKEE POINT CAANTHUS, JULIA PHALPS	SHRUB SHRUB	1G 5G		

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			
<input type="checkbox"/>		SPRINKERS			

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 PROPERTY. 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 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	TLCV4-1801	CLAY SOIL: EMITTER FLOW, 0.26 GPH, EMITTER SPACING: 18" ROW SPACING: 18"
<input type="checkbox"/>				TLCV26-1801	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	

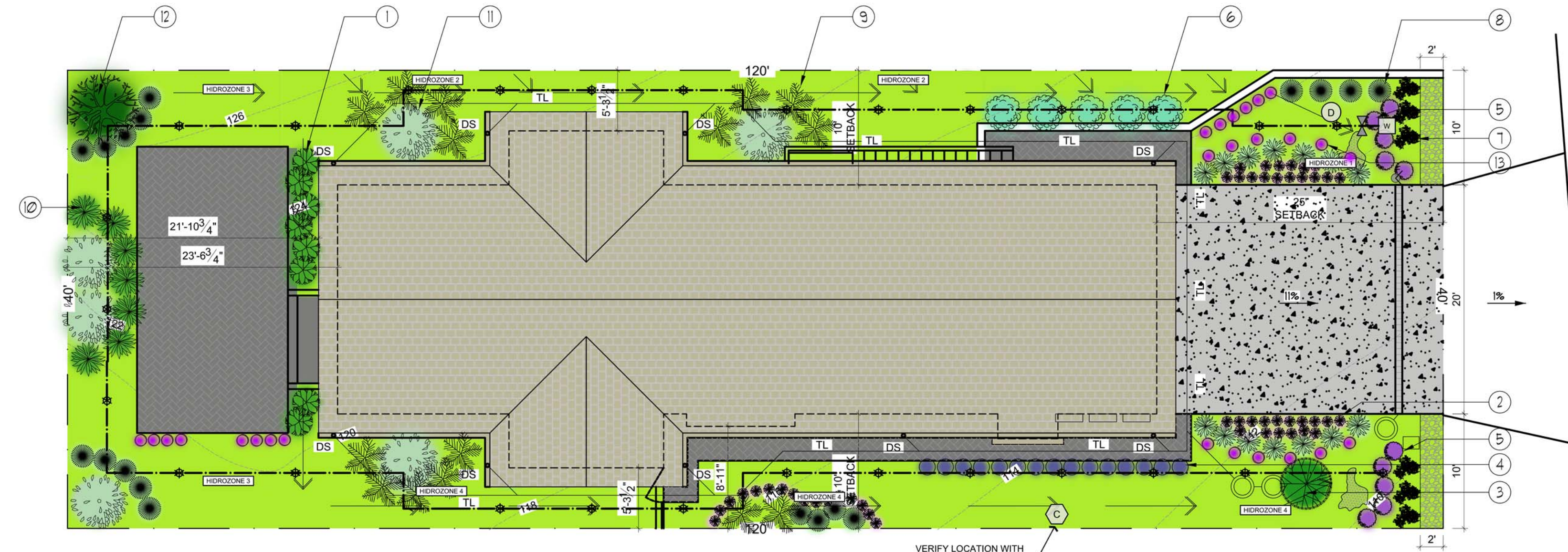
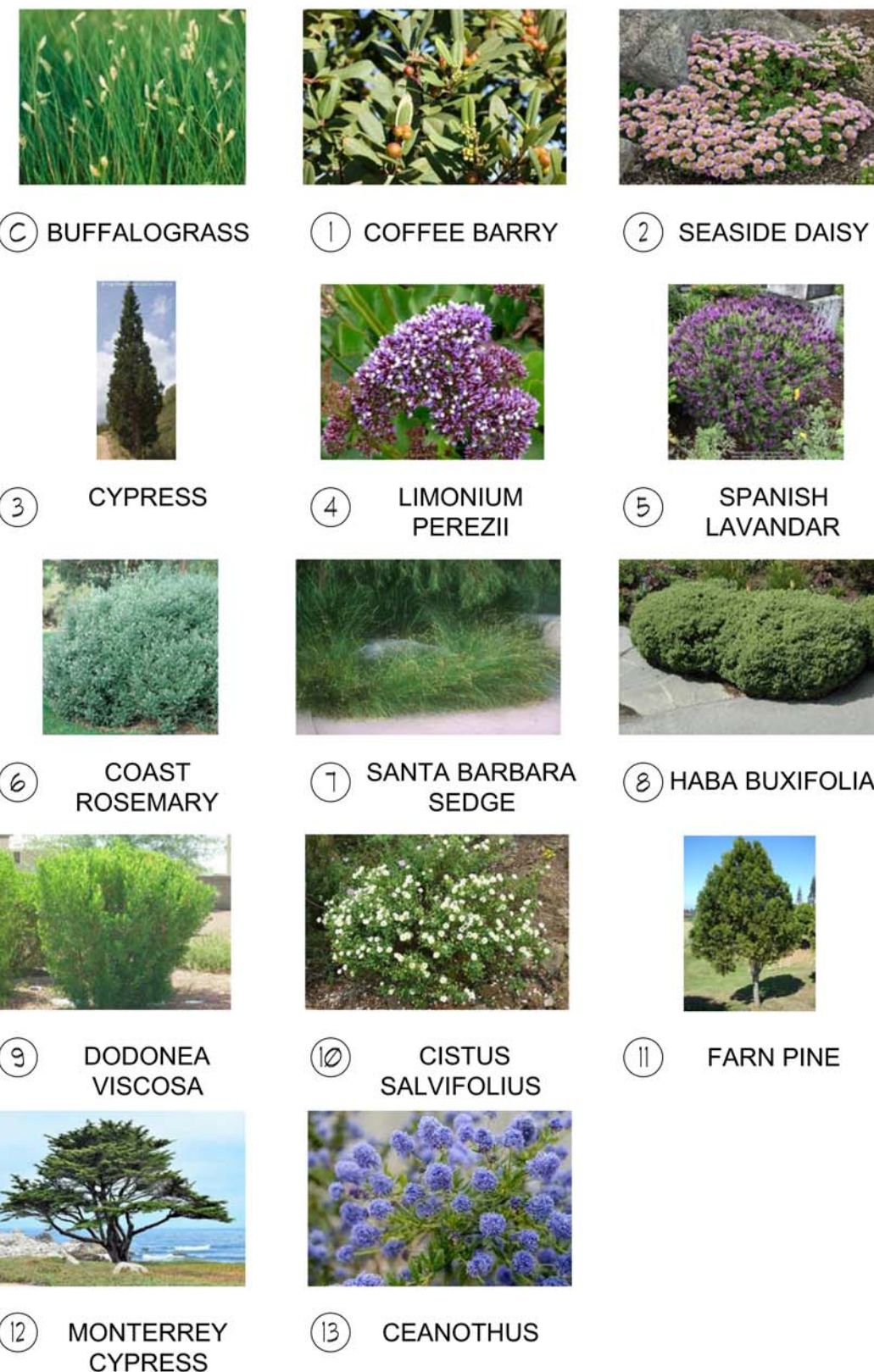
SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER.

ALL PIPE RUNS UNDER PAVING ARE IN SLEEVES, INSTALL SLEEVES PRIOR TO POURING CONCRETE

WATER EFFICIENT LANDSCAPE

ETo	51.9							
HIDROZONE # DESCRIPTION	PLAN FACTOR (PF*)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQFT)	ETAF X AREA	ETWU	
1	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	188.37	12.5580000006279	404.0913240202046	
2	0.05		0.75	0.06666666667	597.24	39.81600000019908	1,281.19924806406	
3	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	565.97	37.7313333352199	1,214.118844060706	
4	0.05	SPRINKLERS +DRIP	0.75	0.06666666667	702.56	46.8373333356752	1,507.131712075357	
ETWU = ETo x 0.62 x ETAFxArea						MAWA = ETo x 0.62 x 0.55 x sqft	4,406.541128220327	TOTAL ETWU
							36,353.964306	TOTAL MAWA

AREAS	
LOT	4,802.80 Sq Ft
GRASS	2,054.14 Sq Ft



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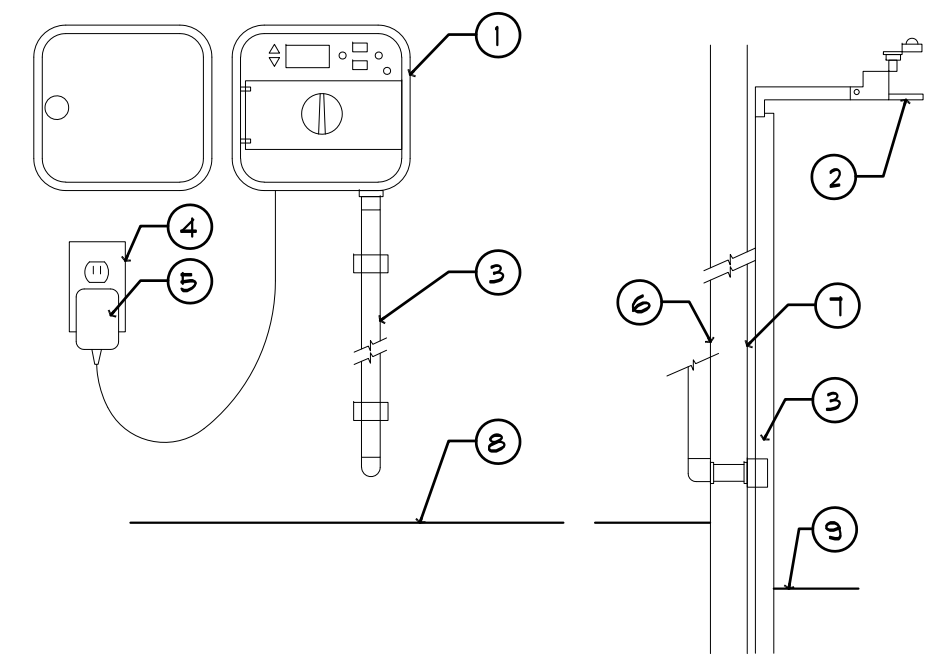
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No.	Description	Date
	Submittal	01/05/2023

Layout & Planting Plan

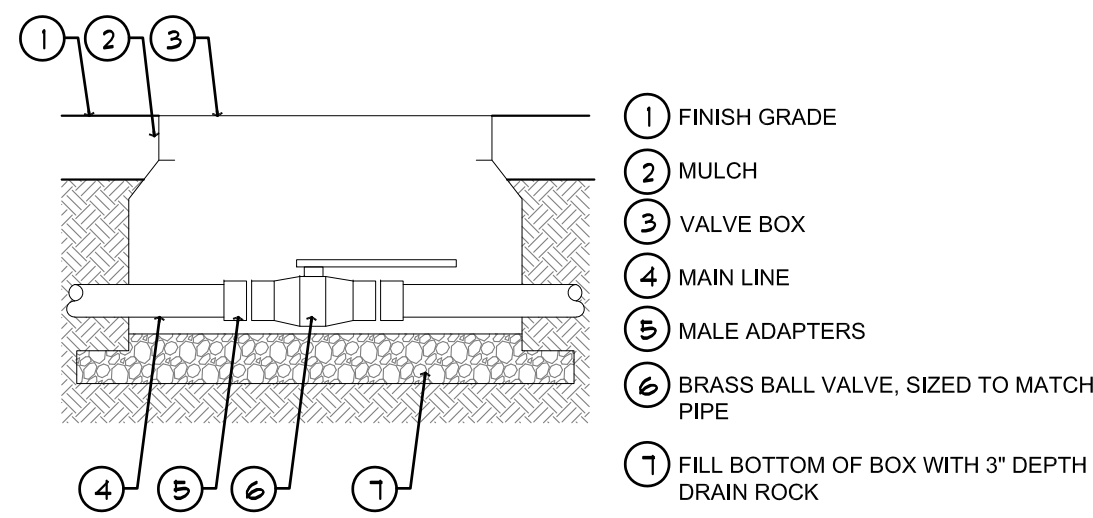
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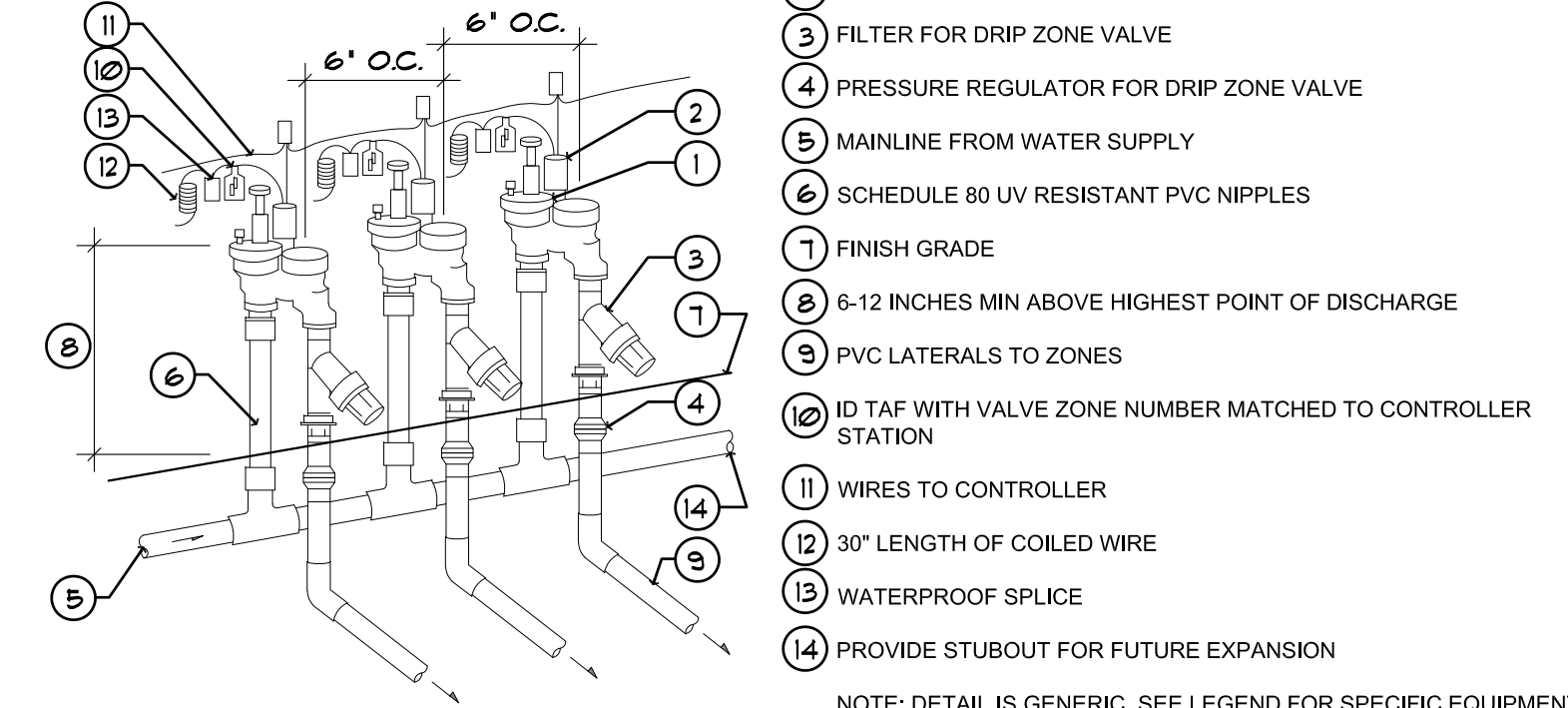
- 1 CONTROLLER MOUNTED ON INTERIOR WALL AT EYE LEVEL
 - 2 SOLAR SYNC MOUNTED ON SUITABLE EXTERIOR POST, POLE OR CUTTER IN LOCATION WHERE SENSOR CAN RECEIVE UNOBSTRUCTED EXPOSURE TO SUN AND RAINFALL.
 - 3 CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE. SIZE AND TYPE PER LOCAL CODES. MAX TOTAL WIRE DISTANCE 200 FT
 - 4 EXISTING GROUNDED OUTLET
 - 5 PLUG-IN TRANSFORMER
 - 6 INTERIOR WALL
 - 7 EXTERIOR WALL
 - 8 FINISH GRADE INTERIOR FLOOR
 - 9 FINISH GRADE EXTERIOR GRADE
- NOTES:
 1. OWNER'S REPRESENTATIVE TO VERIFY LOCATION IN FIELD
 2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES
 3. DETAIL IS GENERIC
 4. INSTALL PER MANUFACTURER'S SPECIFICATIONS

1 SMART CONTROLLER INTERIOR
SCALE: NTS



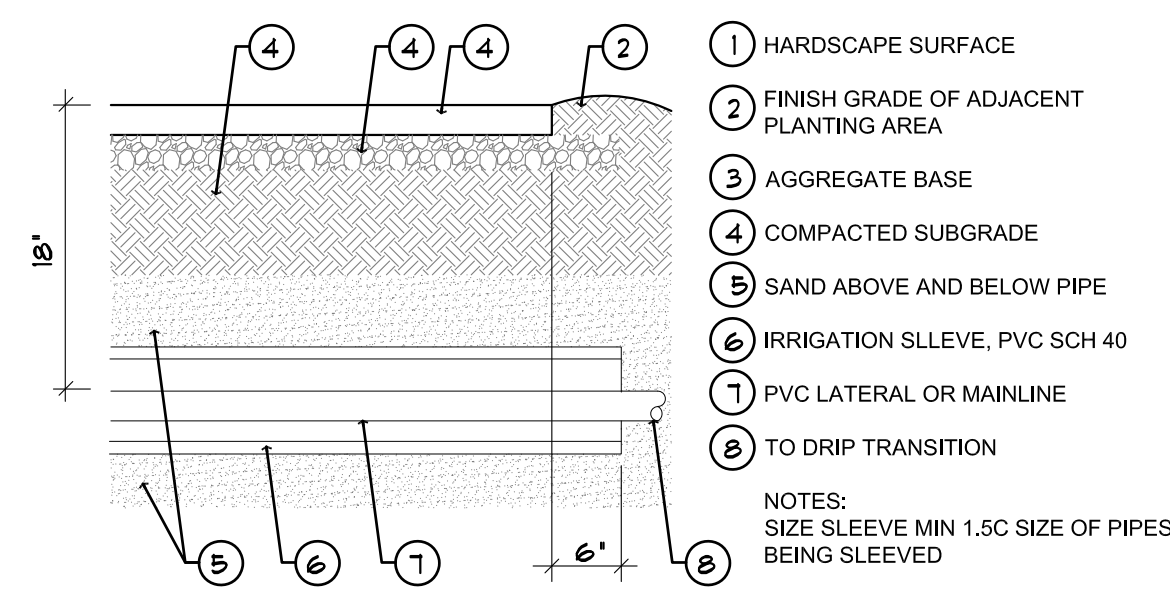
- 1 FINISH GRADE
- 2 MULCH
- 3 VALVE BOX
- 4 MAIN LINE
- 5 MALE ADAPTERS
- 6 BRASS BALL VALVE, SIZED TO MATCH PIPE
- 7 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK

2 ISOLATION VALVE BALL
SCALE: NTS



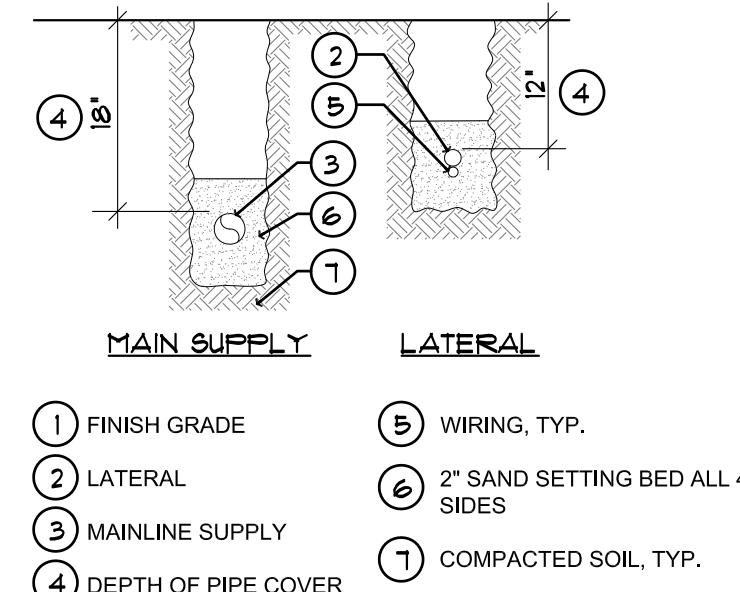
- 1 ANTI-SIPHON VALVE
 - 2 SOLENOID
 - 3 FILTER FOR DRIP ZONE VALVE
 - 4 PRESSURE REGULATOR FOR DRIP ZONE VALVE
 - 5 MAINLINE FROM WATER SUPPLY
 - 6 SCHEDULE 80 UV RESISTANT PVC NIPPLES
 - 7 FINISH GRADE
 - 8 6-12 INCHES MIN ABOVE HIGHEST POINT OF DISCHARGE
 - 9 PVC LATERALS TO ZONES
 - 10 1/2" TAF WITH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

3 ANTI-SIPHON VALVE MANIFOLD
SCALE: NTS



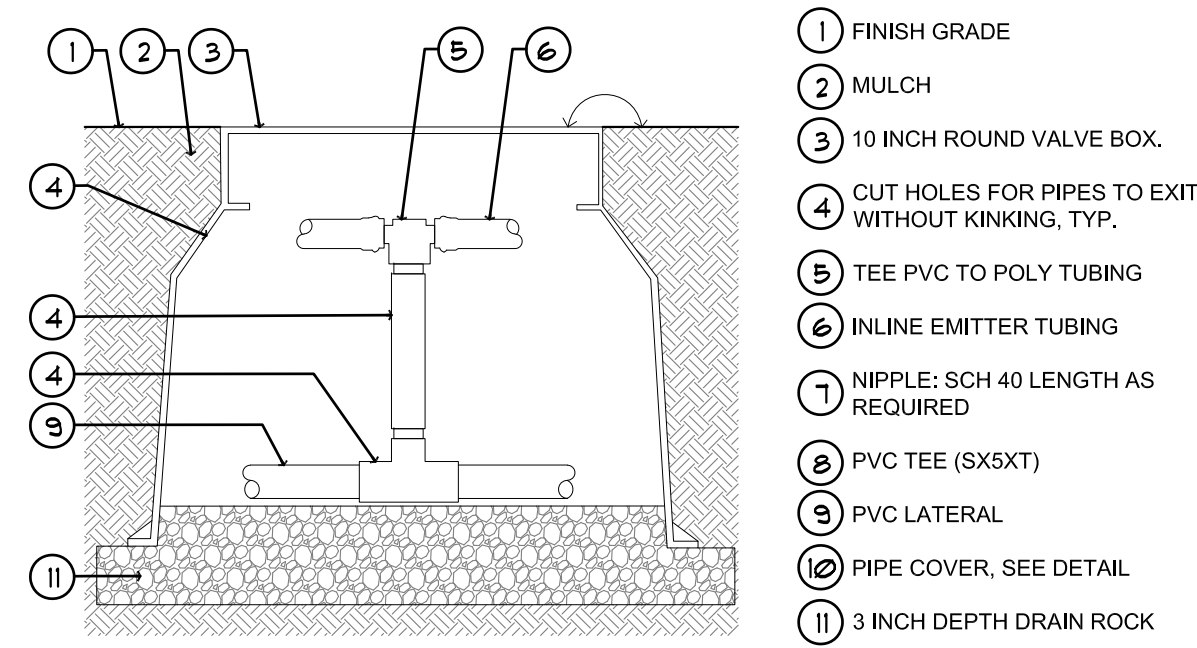
- 1 HARDSCAPE SURFACE
 - 2 FINISH GRADE OF ADJACENT PLANTING AREA
 - 3 AGGREGATE BASE
 - 4 COMPACTED SUBGRADE
 - 5 SAND ABOVE AND BELOW PIPE
 - 6 IRRIGATION SLEEVE, PVC SCH 40
 - 7 PVC LATERAL OR MAINLINE
 - 8 TO DRIP TRANSITION
- NOTES:
 1. SIZE SLEEVE MIN 1.5C SIZE OF PIPES BEING SLEEVED

4 IRRIGATION SLEEVING
SCALE: NTS



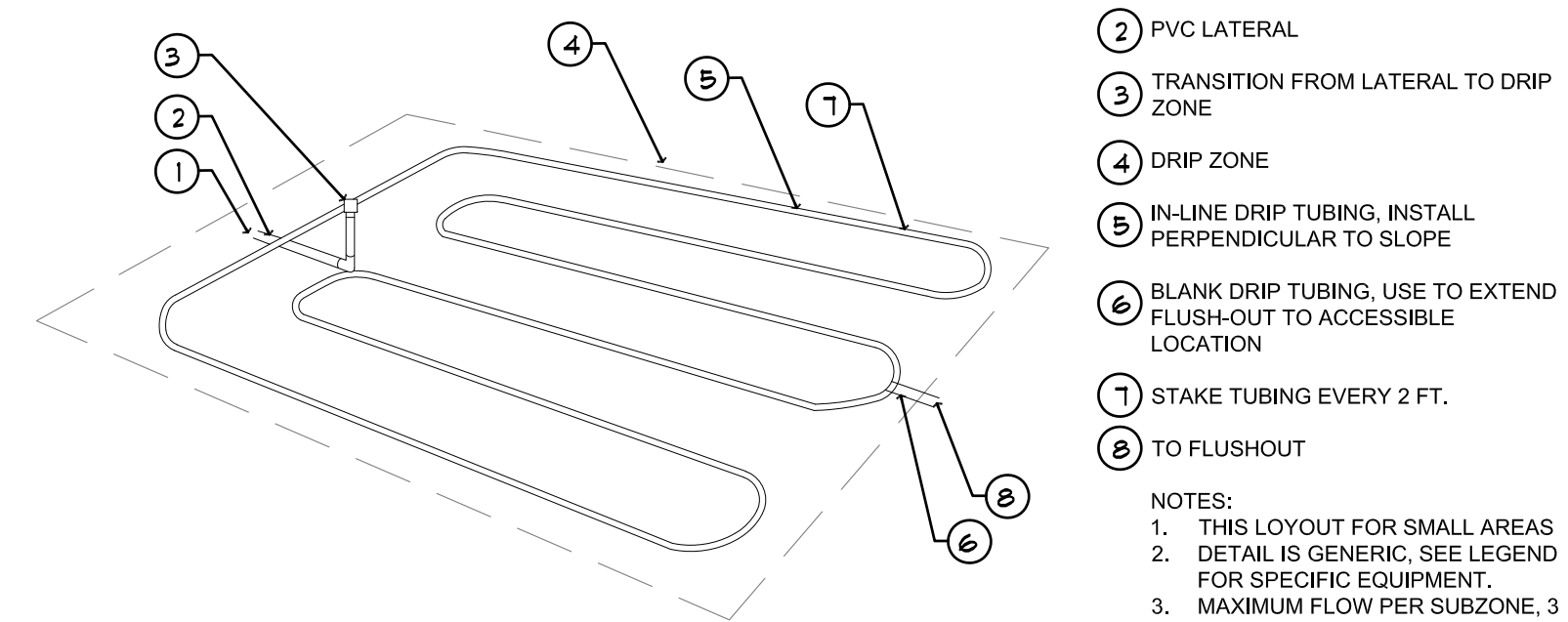
- 1 FINISH GRADE
- 2 LATERAL
- 3 MAINLINE SUPPLY
- 4 DEPTH OF PIPE COVER
- 5 WIRING, TYP.
- 6 2" SAND SETTING BED ALL 4 SIDES
- 7 COMPACTED SOIL, TYP.

5 TRENCHING & PIPE COVER
SCALE: NTS



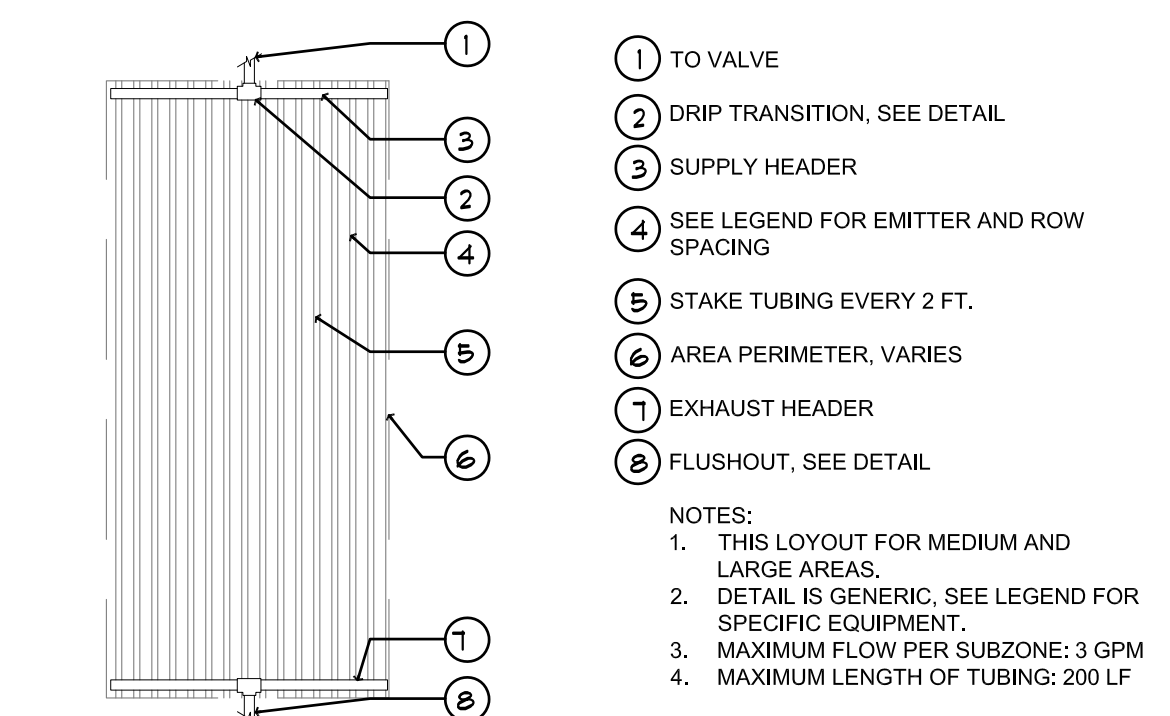
- 1 FINISH GRADE
 - 2 MULCH
 - 3 10 INCH ROUND VALVE BOX.
 - 4 CUT HOLES FOR PIPES TO EXIT WITHOUT KINKING, TYP.
 - 5 TEE PVC TO POLY TUBING
 - 6 INLINE EMITTER TUBING
 - 7 NIPPLE: SCH 40 LENGTH AS REQUIRED
 - 8 PVC TEE (SX5XT)
 - 9 PVC LATERAL
 - 10 PIPE COVER, SEE DETAIL
 - 11 3 INCH DEPTH DRAIN ROCK
- NOTES:
 1. DETAIL IS GENERIC. SEE LEGEND FOR SPECIFIC EQUIPMENT.
 2. FOR MULCH DEPTH PIPE COVER & PIPE SIZE SEE NOTES & LEGEND.

6 DRIP TRANSITION
SCALE: NTS



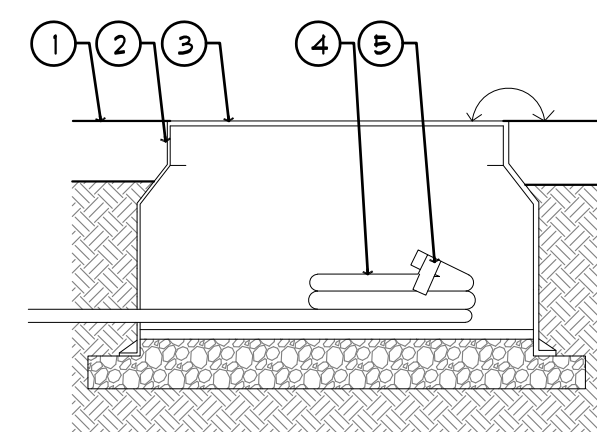
- 1 TO VALVE MANIFOLD
 - 2 PVC LATERAL
 - 3 TRANSITION FROM LATERAL TO DRIP ZONE
 - 4 DRIP ZONE
 - 5 IN-LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE
 - 6 BLANK DRIP TUBING, USE TO EXTEND FLUSH-OUT TO ACCESSIBLE LOCATION
 - 7 STAKE TUBING EVERY 2 FT.
 - 8 TO FLUSHOUT
- NOTES:
 1. THIS LAYOUT FOR SMALL AREAS
 2. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
 3. MAXIMUM FLOW PER SUBZONE, 3 GPM
 4. MAXIMUM LENGTH OF TUBING: 200 LF

7 DRIP ZONE LAYOUT - LITE
SCALE: NTS



- 1 TO VALVE
 - 2 DRIP TRANSITION, SEE DETAIL
 - 3 SUPPLY HEADER
 - 4 SEE LEGEND FOR EMITTER AND ROW SPACING
 - 5 STAKE TUBING EVERY 2 FT.
 - 6 AREA PERIMETER, VARIES
 - 7 EXHAUST HEADER
 - 8 FLUSHOUT, SEE DETAIL
- NOTES:
 1. THIS LAYOUT FOR MEDIUM AND LARGE AREAS.
 2. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
 3. MAXIMUM FLOW PER SUBZONE: 3 GPM
 4. MAXIMUM LENGTH OF TUBING: 200 LF

8 DRIP LAYOUT MULTI-LINE
SCALE: NTS



- 1 FINISH GRADE
 - MULCH
 - VALVE BOX
 - BLANK TUBING FED FROM TECHLINE LATERAL COILED 18 TO 24 IN BOX
 - FIGURE 8 END FITTING, TLF1G8
 - FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK
- NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.

9 DRIP FLUSH VALVE
SCALE: NTS

IRRIGATION PRODUCTS				
RAIN BIRD SWING PIPE 100 FT. COIL FOR SPRINKLER INSTALLATION	RAIN BIRD 6" x 2" x 2" SWING ASSEMBLY	RAIN BIRD 3" x 2" E-Z PIPE MODEL: SWGP3ANS	RAIN BIRD 6" x 2" x 2" SWING PIPE ASSEMBLY	RAIN BIRD 4 ZONE IRRIGATION TIMER MODEL #IST-400IN
RAIN BIRD 325A ROTOR SPRINKLER HEADS (4 PACK) MODEL: 325A4PKS	RAIN BIRD 19-32 FT. SIMPLE ADJUST POP-UP GEAR-DRIVE ROTOR MODEL: 325A	RAIN BIRD 18X DUAL SPRAY HALF PATTERN 4 IN POP-UP SPRAY HEAD MODEL: 1804HDS-24	RAIN BIRD 18X DUAL SPRAY QUARTER PATTERN 4" POP-UP SPRAY HEAD MODEL: 1804QS-24	



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FLOOR PLAN KEYNOTES

Table with 3 columns: SYMBOL, DESCRIPTION, (NOT ALL SYMBOLS NECESSARY ON THIS SHEET). Rows include GENERAL, EAVE ABOVE, LINE OF FRAMING BELOW, SITE, SLOPE FINISH GRADE, CONCRETE, CONCRETE DRIVEWAY, CONCRETE WALKWAY, SLAB ON GRADE, CONCRETE LANDING, RETAINING WALLS, WOOD, THERMAL & MOISTURE PROTECTION, OPENINGS, TEMPERED GLAZING, ATTIC ACCESS, FINISHES, EQUIPMENT, FURNISHINGS, PLUMBING, ELECTRICAL.

FLOOR PLAN NOTES

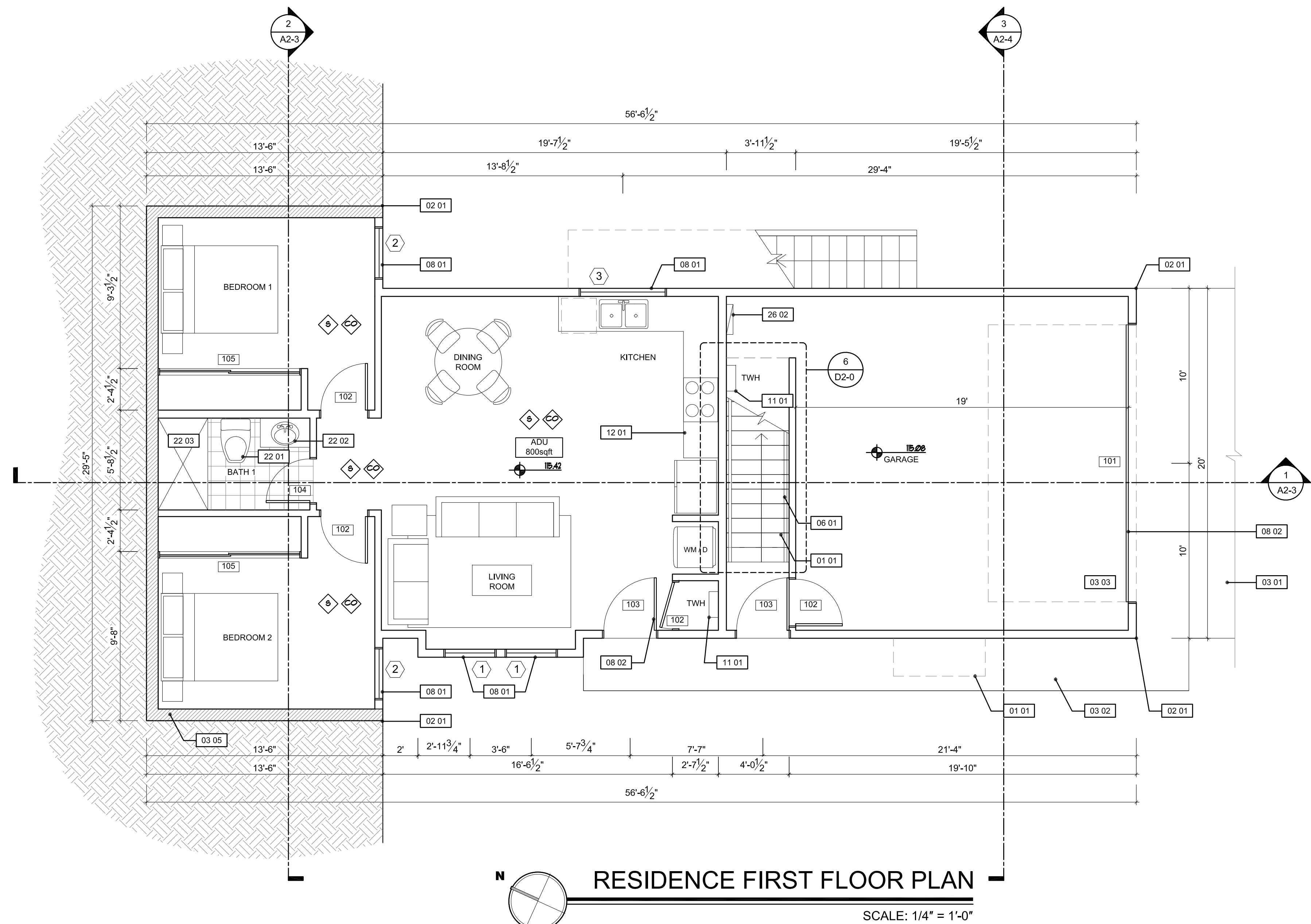
- 1. ALL NEW INTERIOR WALLS TO BE 2x4 UNO
2. ALL PLUMBING AND EXTERIOR WALLS TO BE 2x6
3. ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
4. PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS
5. CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
6. SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS
7. ALL PLUMBING FIXTURES LOCATION TO BE V.L.F. W/ OWNER PRIOR INSTALLATION
8. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
9. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
10. ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH
11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
12. FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
13. PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
14. ENHANCED DURABILITY AND REDUCED MAINTENANCE.
15. 4.408.1 RODENT PROOFING
16. 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.
17. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE OR SALE. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).

- 18. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
19. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
20. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
21. 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 COMPLETS WITH SECTION 4.408.1.
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 RESOURCE PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. HVAC TYPE - NEW CENTRAL GAS FURNACE WITH COOLING (GIVEN) TO HAVE HEATING EFF. 0.98 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.
24. RIS INSULATED DUCTS IN CONDITIONED SPACE.
25. SLAB ON GRADE.
26. (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66 HEAT RECOVERY, PRODUCT: PANASONIC FV04VE1)
27. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9
28. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
29. GUARDS (SECTION R312):
a) SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
b) SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
c) OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
d) SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED, TABLE R301.5.
31. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7. A MAXIMUM RISE IS 7'-3/4" AND MINIMUM RUN IS 10". MEASURED FROM THE NOSING PROJECTION, WHERE THERE IS NO NOSING,

LEGEND

- 5 SMOKE ALARM WITH BATTERY BACKUP
CO CARBON MONOXIDE ALARM



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Residence First Floor Plan
A1-1
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FLOOR PLAN KEYNOTES

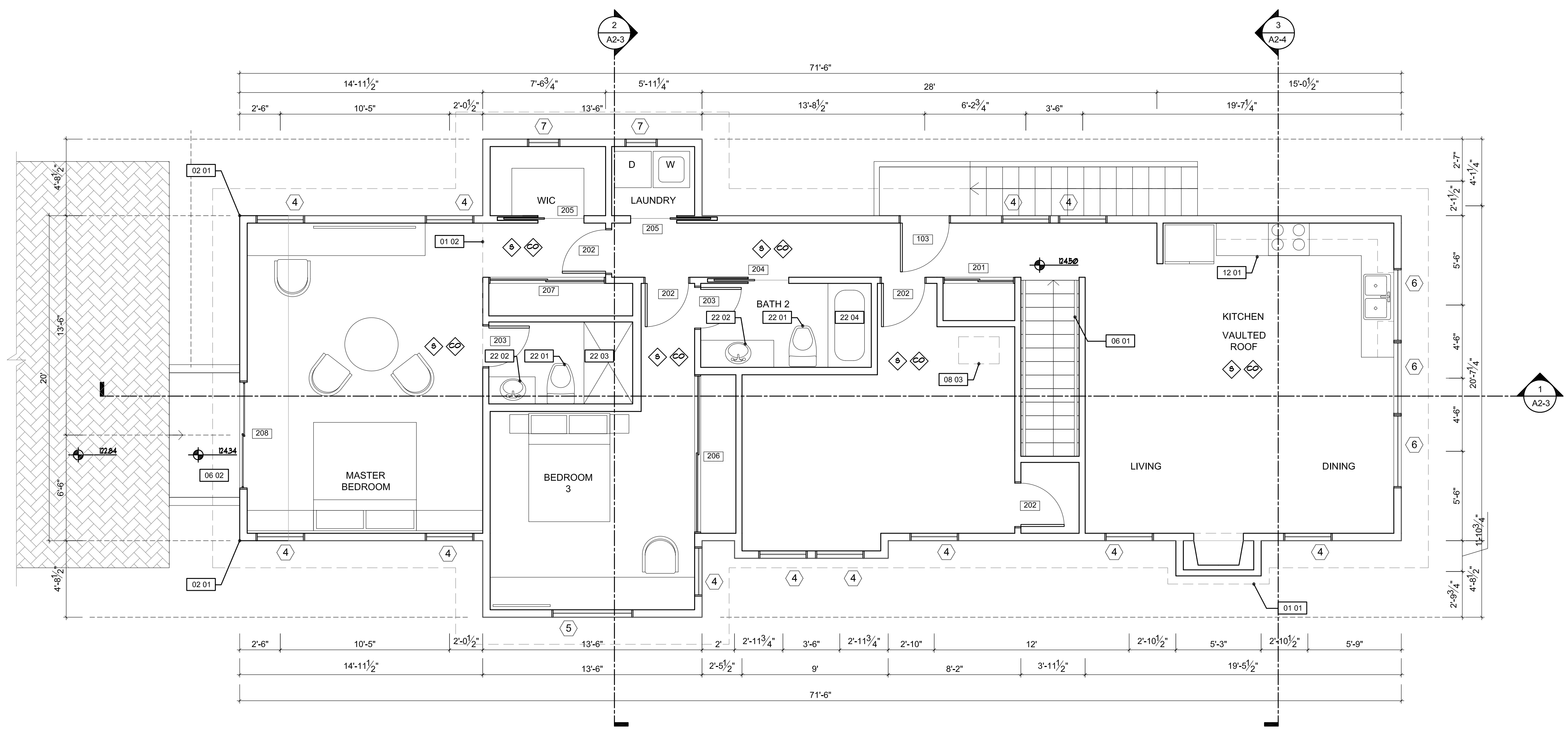
SYMBOL	DESCRIPTION	(NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL	
01 01	EAVE ABOVE	
01 02	LINE OF FRAMING BELOW	
02 00	SITE	
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA	
03 00	CONCRETE	
03 01	CONCRETE DRIVEWAY	
03 02	CONCRETE WALKWAY	
03 03	SLAB ON GRADE	
03 04	CONCRETE LANDING	
03 05	RETAINING WALLS	
06 00	WOOD	
06 01	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 CROWN 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. e. PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. f. 2x4 @ 16" o.c. Wooden Stud walls with R15 Insulation. g. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING h. NEW 2X12 @ 16" o.c. WOODEN RAFTERS NON ATTIC ROOF (ROOF SLOPE 0.25:12) TO HAVE R30 RAFTER INSULATION. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. MOORE INDUSTRIES GUARDRAILS AND HANDRAILS, SEE SPECS AND MANUFACTURERS INSTALLATION INSTRUCTIONS AND PER CRC R311.7.8.	
06 02	TREX TRANSCEND COMPOSITE CLASS C 1" SQUARE EDGE BOARD DECKING ASTM D 7032.04	
07 00	TERMS & MOISTURE PROTECTION	
07 01	CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: EXTERIOR WALLS: R19 INSULATION WALL 2X6 @ 16" O.C. WOODEN STUD) WALLS: R15 INSULATION WALL 2X4 @ 16" O.C. WOODEN STUD) ROOF DECK: R13 INSULATION GARAGE: R-0 INSULATION ROOF INSULATION: R-30 MIN WEATHER STRIPPING @ ALL EXTERIOR DOORS AND WINDOWS CALLING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS 7.2 ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATINGS 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	
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 ON BOTH SIDES. SEE SPECIAL CONSTRUCTION NOTES - HIGH FIRE SEVERITY ZONE NOTES ON A-2.1	
08 03	20 MIN. FREE RATED DOOR W/ SELF-CLOSER, FULL PERIMETER SMOKE GASKET & SELF-LATCHING HARDWARE	
08 04	ATTIC ACCESS 20"x30" MIN.	
09 00	FINISHES	
09 01	INTERIOR FINISHES TO BE SELECTED BY OWNER	
09 02	CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS.	
09 03	ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2016 CRC.	
09 04	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 7'0" ABOVE FINISH FLOOR. ALL OTHER WALLS 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 SPACES UNDER SHOWER WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE W/ 1/2" GYP. BOARD.	
09 05	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 SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. BATHUB ENCLOSURE: TILE/STONE BATHUB W/ NO CURB - ADA ENTRY	
11 00	EQUIPMENT	
11 01	APPLIANCES AND FIXTURES TO BE SELECTED BY OWNER - WASHER (W) WATER & WASTE CONNECTION IN RECESSED BOX - VENT DRYER (D) TO EXTERIOR IN SMOOTH METAL DUCT, 14" MAX W/ 2-900 BENDS SEE MEP PLANS - ELECTRIC KITCHEN RANGE AND DRYER. - NEW KITCHEN RANGE HOOD.	
12 00	EQUIPMENT	
12 01	FURNISHINGS CABINETS, COORDINATE WITH OWNER	
22 00	PLUMBING	
22 01	TOILET	
22 02	VANITY WITH FAUCET 1.5 GPF	
22 03	SHOWER FAUCET (1.75 GPF) W/ SEAT @ 18" FINAL LAYOUT WITH CONTRACTOR. SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.	
22 04	BATHTUB	
22 05	IAQ CFM WITH AIRFLOW OF 41 CFM AND POWER CONSUMPTION <= 0.25 WATTS/CFM. HEATING, VENTILATION & AIR CONDITIONING: 22.3 CU HERS VERIFICATION. 22.4 NEW DUCTLESS 22.5 HVAC TYPE- NEW CENTRAL DUCTED HEAT PUMP HAVING HEATING EFF. 8.8 HSPF AND COOLING EFF. 16 SEER 12.2 EER. NEW R8 INSULATED DUCTS LOCATED IN ATTIC. 22.6 ENERGY RECOVERY VENTILATION, TOTAL REQUIREMENT OF 70 CFM. CAN USE TWO PANASONIC FV0AVE1 (40 CFM + 40 CFM) OR A SINGLE PANASONIC FV10VE2. ALL HRV/ERV COMPONENTS ARE ACCESSIBLE.	
26 00	ELECTRICAL	
26 01	26.1 SEE ELECTRICAL SHEETS FOR REQUIREMENTS AND NOTES	
26 02	MAIN ELECTRICAL SERVICE - METER PANEL ELECTRICAL PANEL	

FLOOR PLAN NOTES

- ALL NEW INTERIOR WALLS TO BE 2x4 UNO
- ALL PLUMBING AND EXTERIOR 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
- SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
- ALL PLUMBING FIXTURES LOCATION TO BE V.L.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 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 WALLS.
- ENHANCED DURABILITY AND REDUCED MAINTENANCE, 4.408.1 RODENT PROOFING
ANNUAL 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 DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
• THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE 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.
- 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).
- IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
- IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- 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 METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR)
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. 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.GBCA.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 (CARECYCLE).
3. 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 ON LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. HVAC TYPE - NEW CENTRAL GAS FURNACE WITH COOLING (GIVEN) TO HAVE HEATING EFF. 0.98 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.
24. R8 INSULATED DUCTS IN CONDITIONED SPACE.
25. SLAB ON GRADE.
26. (4x) ENERGY RECOVERY VENTILATOR (40 CFM, 23 WATTS, 0.66 HEAT RECOVERY, PRODUCT: PANASONIC FV0AVE1)
28. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9
29. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
30. GUARDS (SECTION R312):
A) SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
B) SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
C) OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
D) SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED, TABLE R301.5.
31. PROVIDE STAIRWAY AND LANDING DETAILS, SECTION R311.7. A MAXIMUM RISE IS 7'-0" 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 R311.7.5.3.
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 1-1/2 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 OR BENDS.
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.

LEGEND

- ⬡ SMOKE ALARM WITH BATTERY BACKUP
- ⬢ CARBON MONOXIDE ALARM



RESIDENCE SECOND FLOOR PLAN

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



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No.	Description	Date
	Submital	01/05/2023

Residence
Second Floor
Plan
A1-2
Scale: As Noted
Sheet size: Arch D

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ROOF PLAN KEYNOTES

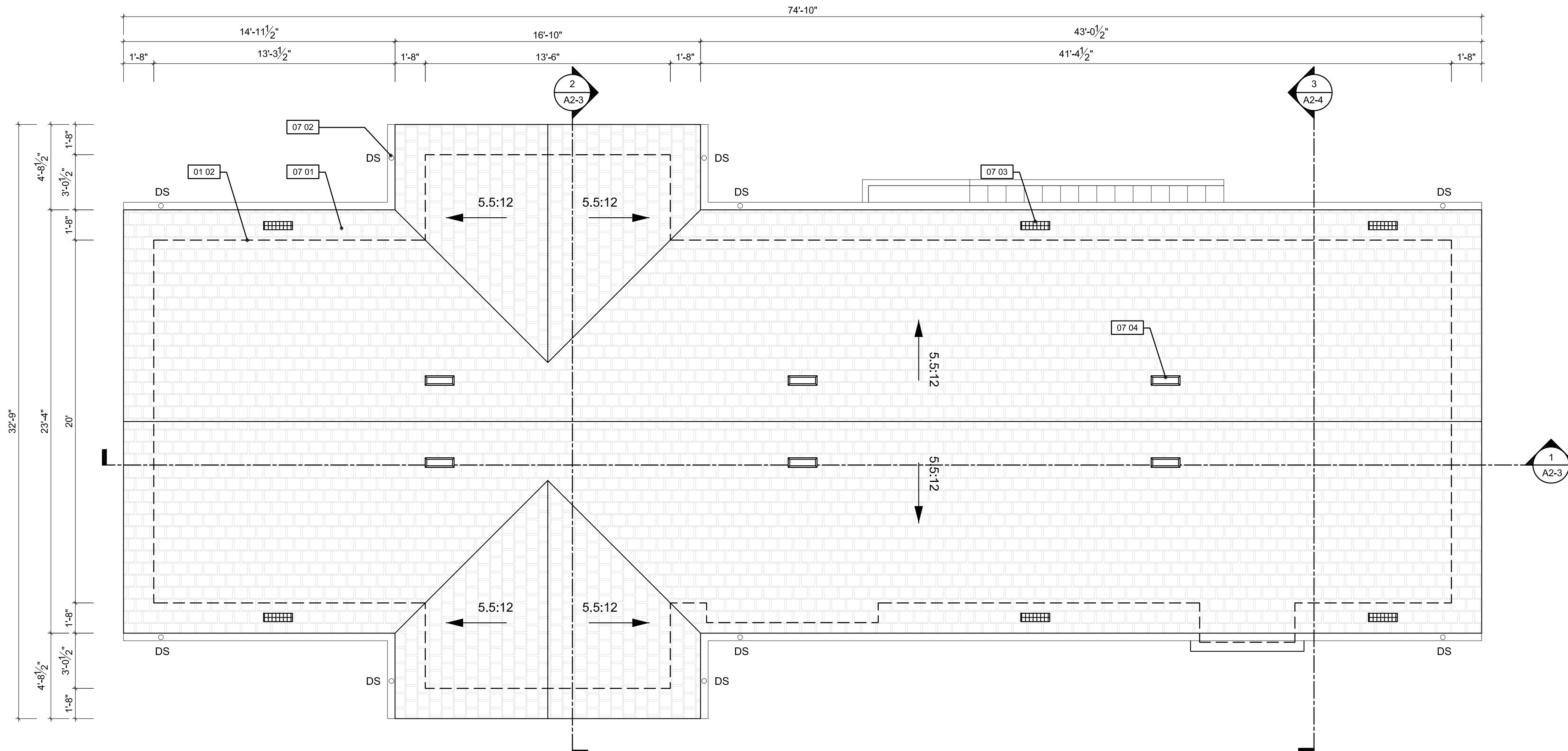
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
07 00	THERMAL & MOISTURE PROTECTION
7.1	CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
7.2	CONTRACTOR SHALL 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	(RESIDENCE) NEW 2X4 (@ 24" O.C. WOODEN JOISTS) VENTILATED ATTIC ROOF (ROOF SLOPE 6:12) TO HAVE R30 CEILING INSULATION W/ R13 BELOW ROOF DECK (INSULATION: NEW 2X4 (@ 16" O.C. WOODEN RAFTERS) NON-ATTIC ROOF (ROOF SLOPE 6:12) TO HAVE R0 RAFTER INSULATION FOR GARAGE.
7.9	NEW 2X4 (@ 24" O.C. WOODEN JOISTS) VENTILATED ATTIC ROOF (ROOF SLOPE 4:12) TO HAVE R38 CEILING INSULATION W/ RADIANT BARRIER.
7.10	ROOFING LIGHTWEIGHT ROOFING OR EQUIVALENT.
07 01	CERTAINEED ASPHALT ROOF SHINGLES LANDMARK SOLARIS COLOR: RESAWN SHAKE OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES 2" DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	ATTIC EAVE VENT
07 04	ATTIC RIDGE VENT

GENERAL NOTES

- OVERLAP MEMBRANES LATERALLY 3" AND FRONTALLY 6". MEMBRANES SHOULD BE STAGGERED ABOUT 18" SO SEAMS DO NOT OVERLAP.
- FOR SLOPES LESS THAN 9" PER FOOT, INSTALL THE PROPYLENE MEMBRANE PERPENDICULAR TO THE SLOPE.

ATTIC LEGEND

ROOF VENT
 EAVE VENT 6"x16"
 ATTIC VENTILATION CALCULATIONS:
 1/150 RULE CALCULATION
 TOTAL ATTIC SQUARE FEET: 1567/150 = 10.45SQ FT X 144 = 1504 SQ IN TOTAL VENTILATION
 1504/2 = 752 SQ IN FOR RIDGE VENTING THEREFOR 15 (50 SQ IN) VENTSURE METAL SLANT BACK VENTS NEAR RIDGE
 6752 = 752 SQ IN FOR SOFFIT VENTING THEREFORE 15 (50 SQ IN) VENTSURE METAL SLANT BACK VENTS NEAR SOFFIT



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

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No.	Description	Date
	Submittal	01/05/2023

Residence Roof Plan
A1-3
 Scale: As Noted
 Sheet size: Arch D

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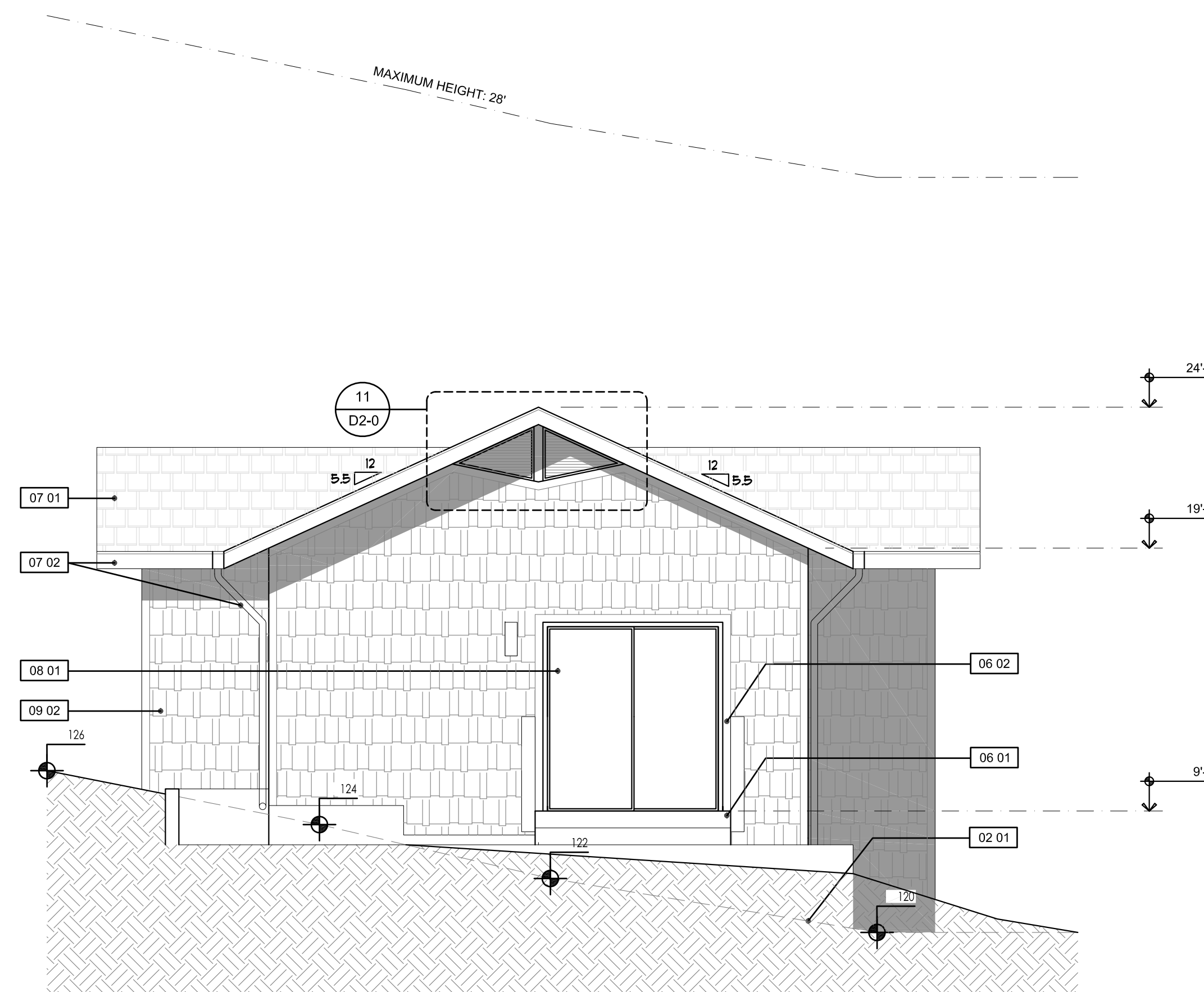
EXTERIOR ELEVATION KEYNOTES

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

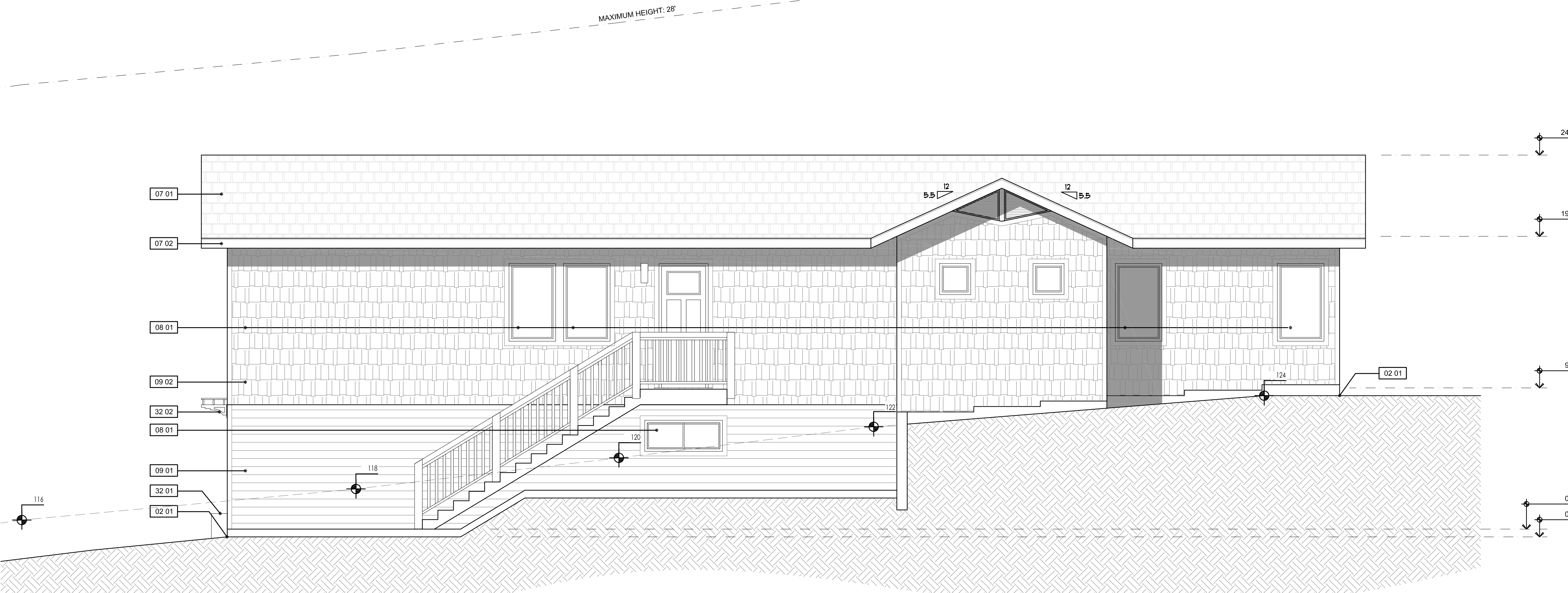
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
06 00	WOOD
06 01	TREX TRANSCEND COMPOSITE CLASS C 1" SQUARE EDGE BOARD DECKING ASTM D 7032-04
06 02	4x2" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. MORSE INDUSTRIES GUARDRAILS AND HANDRAILS, SEE SPECS AND MANUFACTURERS INSTALLATION INSTRUCTIONS AND PER CRC R311.7.8.
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTED ASPHALT ROOF SHINGLES LANDMARK SOLARIS COLOR: RESAWN SHAKE OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
08 00	OPENINGS
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE WINDOW FLASHING DETAIL 8.1 BENJAMIN MOORE CHANTILLY LACE OC-65 FOR TRIM
09 00	FINISHES
09 01	JAMES HARDIE LAP SIDING COLOR: TIMBER BARK
09 02	JAMES HARDIE SHINGLE SIDING COLOR: KHAKI BROWN
32 00	SITE IMPROVEMENT
32 01	PLANTER
32 02	PERGOLA

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 ROX 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. .
- 5.4.504.2.4 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)



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



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

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	FRAME MATERIAL	DOOR MATERIAL	DOOR FINISH	QTY	COMMENTS
101	15'-10"	7'-4"	ALUM	ALUM	PTD	1	GARAGE DOOR
102	2'-8"	6'-11"	WD	WD	PTD	4	
103	3'-0"	6'-11"	ALUM	ALUM	PTD	3	EXTERIOR DOOR
104	2'-6"	6'-11"	WD	WD	PTD	1	VENTED SINGLE FOLDING DOOR
105	8'-0"	6'-11"	WD	WD	PTD	2	CLOSET SL DOOR
201	4'-3"	6'-11"	WD	WD	PTD	1	CLOSET SL DOOR
202	2'-8"	6'-11"	WD	WD	PTD	3	
203	2'-6"	6'-11"	WD	WD	PTD	2	VENTED SINGLE FOLDING DOOR
204	2'-6"	6'-11"	WD	WD	PTD	1	POCKET DOOR
205	2'-10"	6'-11"	WD	WD	PTD	2	POCKET DOOR
206	9'-7"	6'-11"	WD	WD	PTD	2	CLOSET SL DOOR
207	7'-0"	6'-11"	WD	WD	PTD	1	CLOSET SL DOOR
208	6'-6"	6'-11"	ALUM	GLASS	PTD	1	SLIDING DOOR

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	QTY	COMMENTS
1	3'-0"	4'-0"	2	TILT AND TURN
2	3'-0"	3'-0"	2	TILT AND TURN
3	5'-0"	2'-0"	1	SLIDING
4	3'-0"	5'-0"	12	TILT AND TURN
5	5'-0"	5'-0"	1	SLIDING
6	4'-6"	4'-0"	3	TILT AND TURN & FIXED
7	2'-0"	2'-0"	2	TILT AND TURN & FIXED

DOORS AND WINDOWS NOTES

- 1 HOUR Fyre-tec FIRE RATED WINDOWS.
- RESIDENCE: DOUBLE NON-METAL CLEAR FOR GARAGE WINDOWS, WINDOWS & DOORS WITH NFRC VALUE OF 0.3 U-FACTOR AND 0.23 SHGC.
- ADUS: WINDOWS & DOORS WITH NFRC VALUE OF 0.3 U-FACTOR AND 0.23 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 R303.1.
- 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 R303.1.
- 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:
 - WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
 - 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.



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No.	Description	Date
	Submital	01/05/2023

Residence North and South Elevations
A2-1
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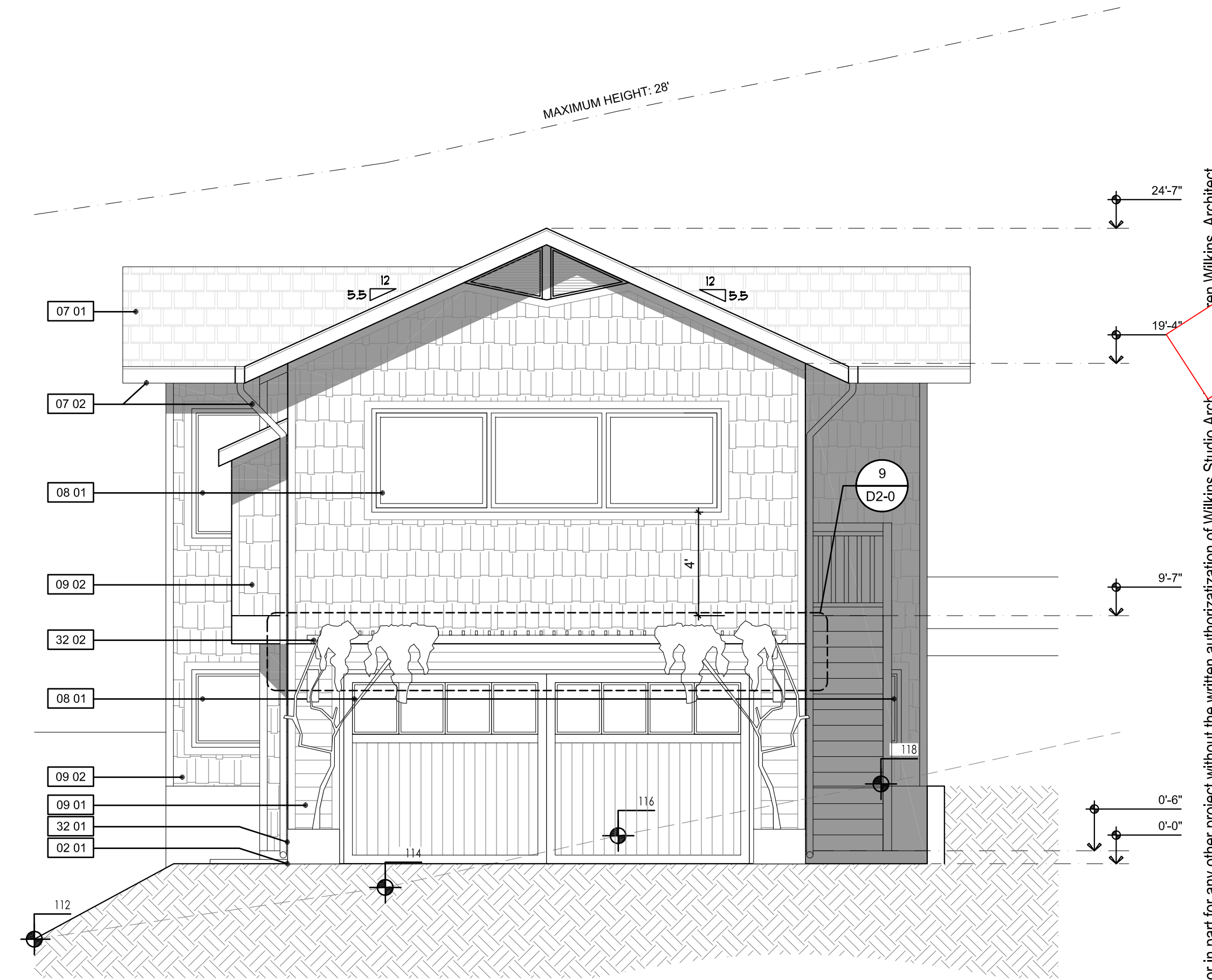
EXTERIOR ELEVATION KEYNOTES

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

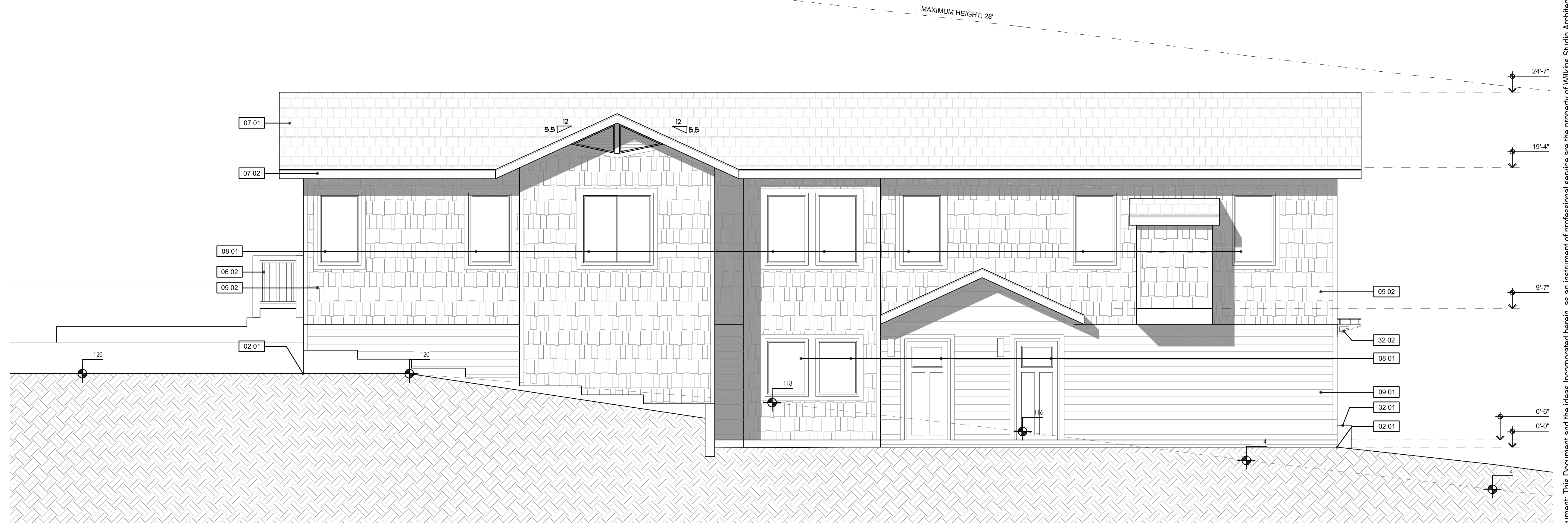
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
06 00	WOOD
06 01	TREX TRANSCEND COMPOSITE CLASS C 1" SQUARE EDGE BOARD DECKING ASTM D 7032-04
06 02	+42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. MORSE INDUSTRIES GUARDRAILS AND HANDRAILS, SEE SPECS AND MANUFACTURERS INSTALLATION INSTRUCTIONS AND PER CRC R311.7.8.
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTED ASPHALT ROOF SHINGLES LANDMARK SOLARIS COLOR: RESAWN SHAKE OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
08 00	OPENINGS
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE WINDOW FLASHING DETAIL 8.1 BENJAMIN MOORE CHANTILLY LACE OC-65 FOR TRIM
09 00	FINISHES
09 01	JAMES HARDIE LAP SIDING COLOR: TIMBER BARK
09 02	JAMES HARDIE SHINGLE SIDING COLOR: KHAKI BROWN
32 00	SITE IMPROVEMENT
32 01	PLANTER
32 02	PERGOLA

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 DICHLORIDE, 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.
 - 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)
- 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)



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



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

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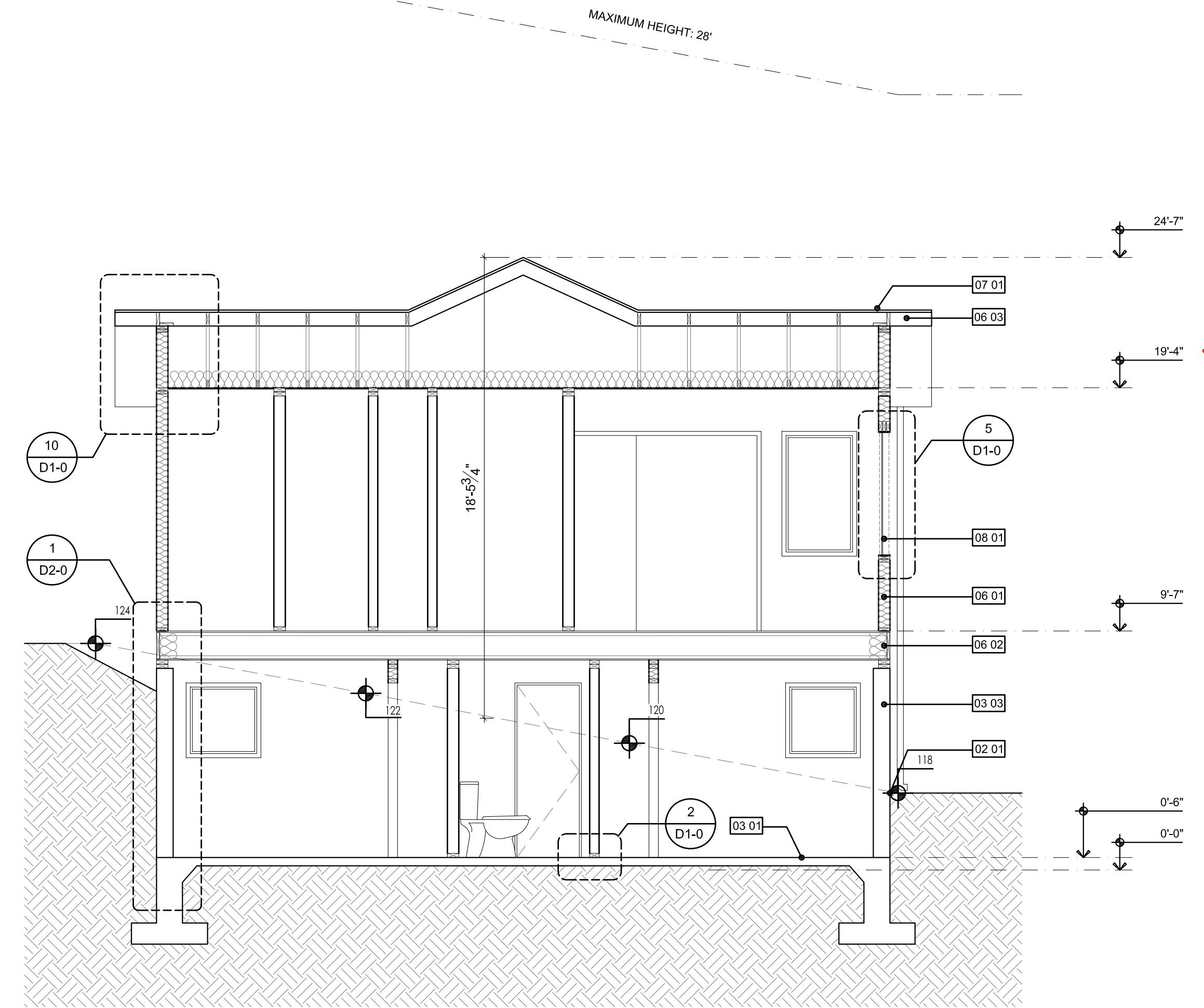
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Residence West and East Elevations
A2-2
Scale: As Noted
Sheet size: Arch D

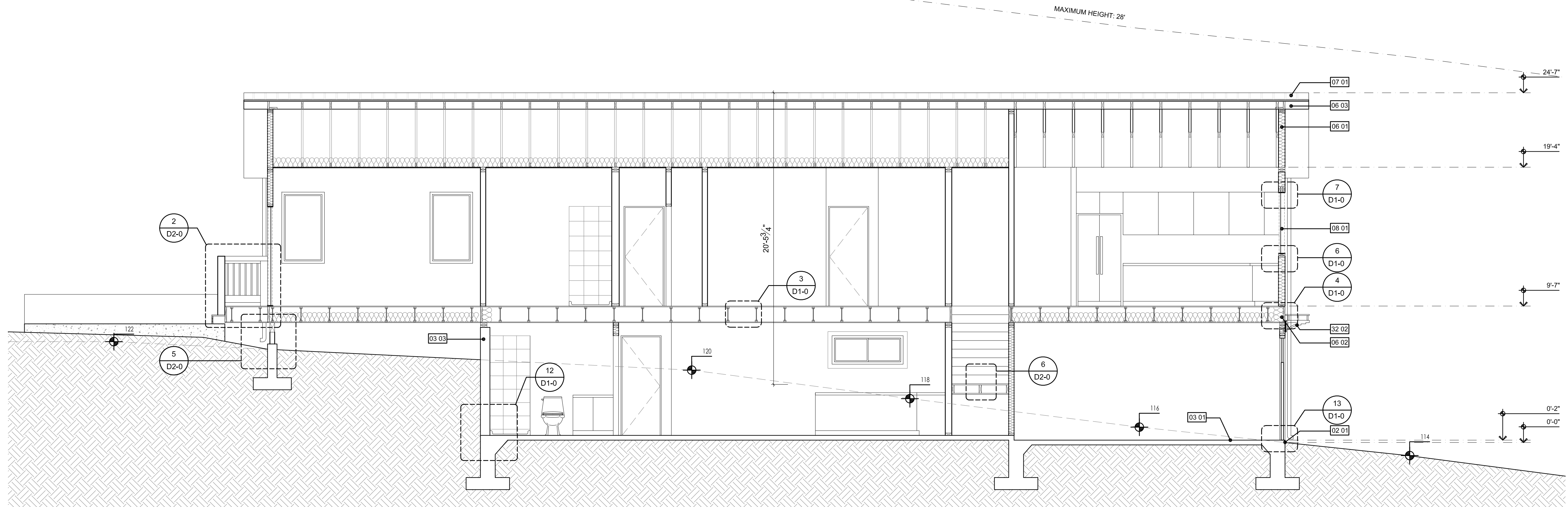
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02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	SLAB ON GRADE
03 02	CONCRETE LANDING/SIDEWALK
03 03	CMU RETAINING WALL, SEE STRUCTURAL PLANS
06 00	WOOD
06 01	2x FRAMING PER STRUCTURAL DRAWINGS
06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



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



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



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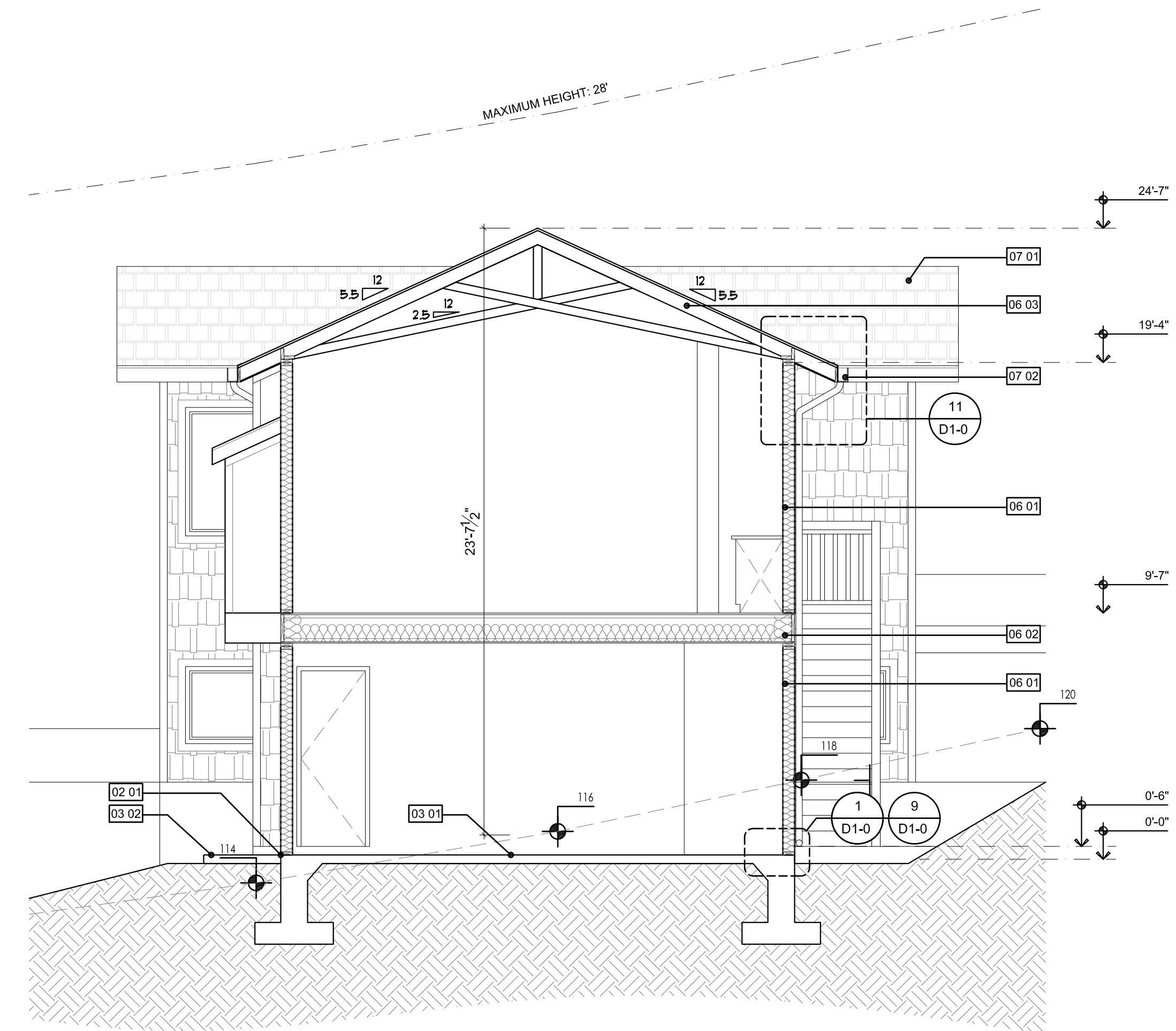
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A2-3
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08 00	OPENINGS
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL



1 SECTION 3
SCALE: 1/4" = 1'-0"



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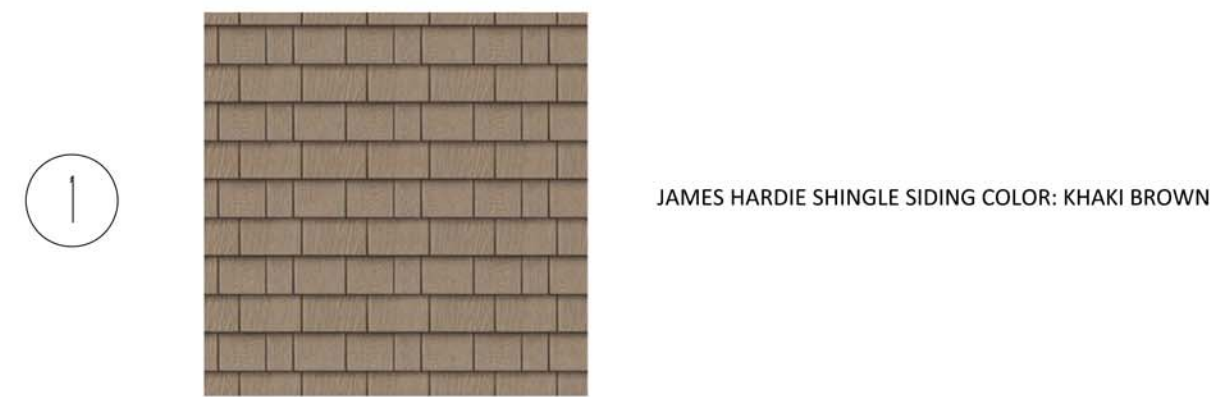
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Section
A2-4
 Scale: As Noted
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JAMES HARDIE SHINGLE SIDING COLOR: KHAKI BROWN



JAMES HARDIE LAP SIDING COLOR: TIMBER BARK



EXPOSED CONCRETE



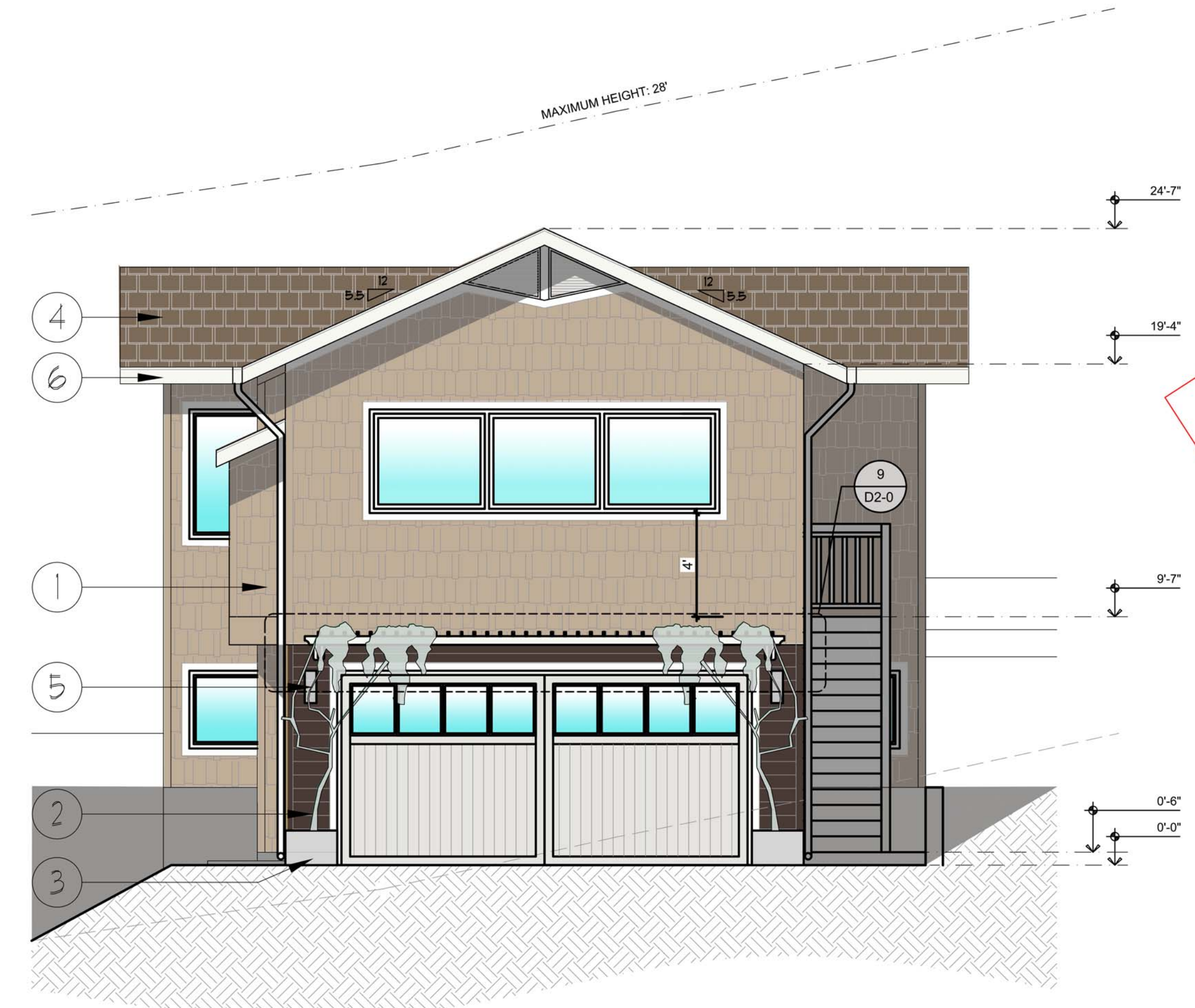
CERTAINTEED ASPHALT ROOF SHINGLES LANDMARK SOLARIS COLOR: RESAWN SHAKE OR EQUAL



KITCHLER LIGHTING 92348X OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK



BENJAMIN MOORE CHANTILLY LACE OC-65



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



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

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STATE OF CALIFORNIA

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Material Board

A3-0
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Architect

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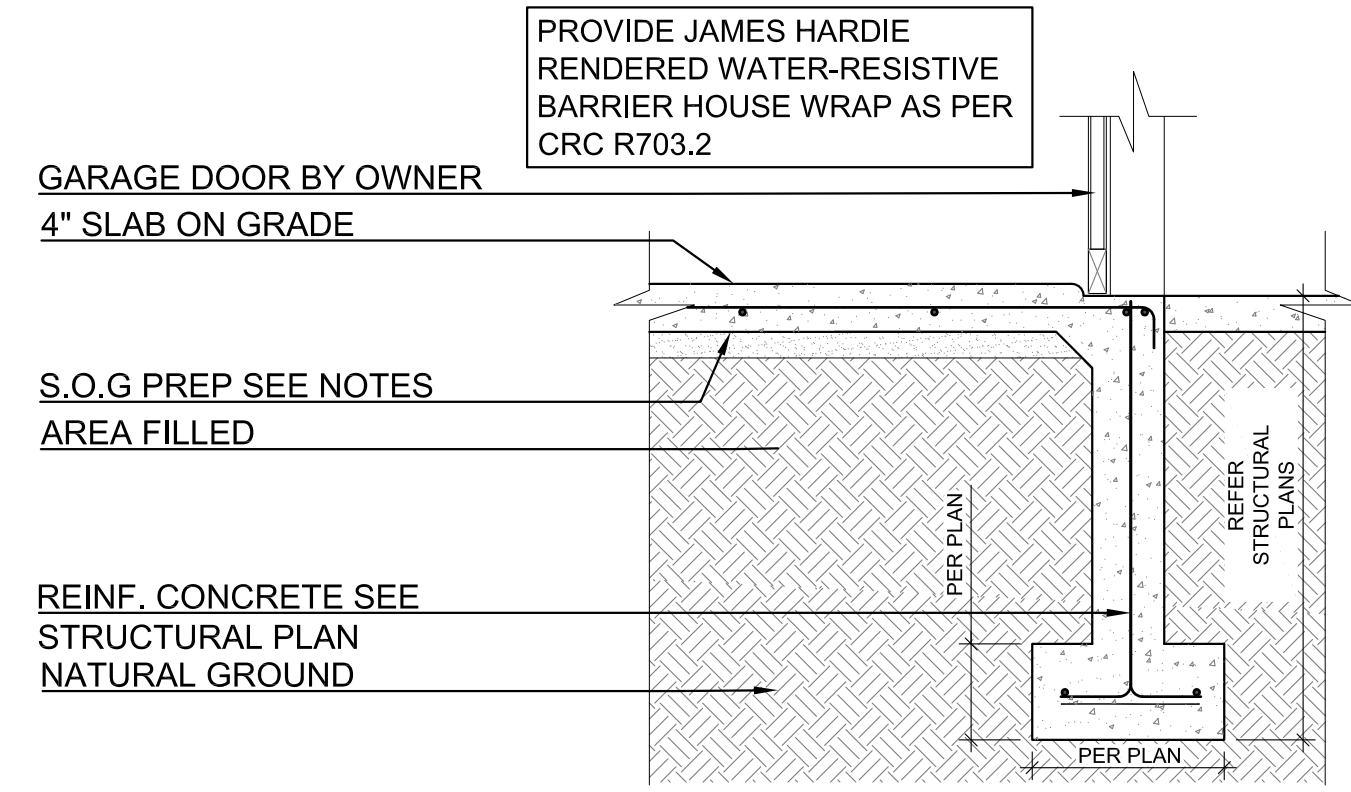
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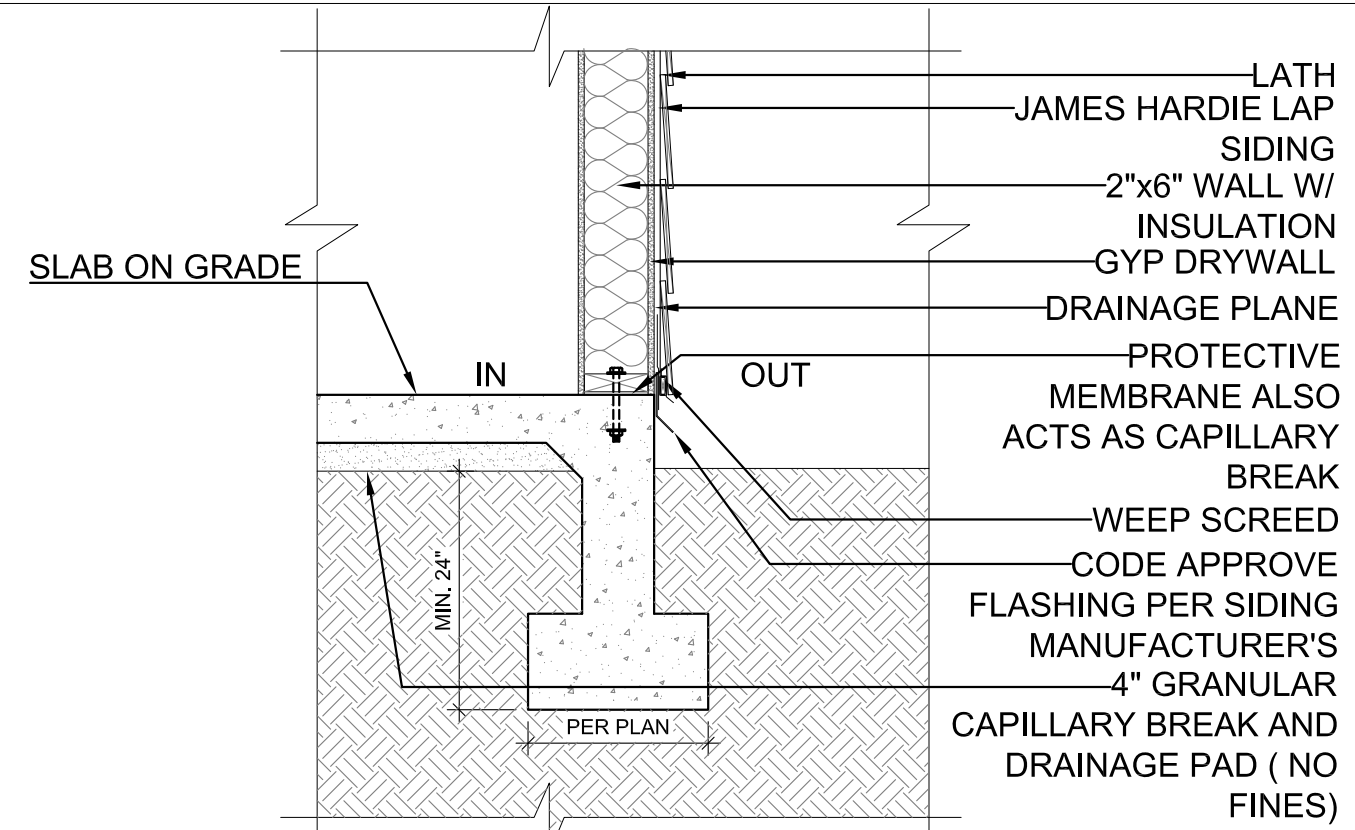
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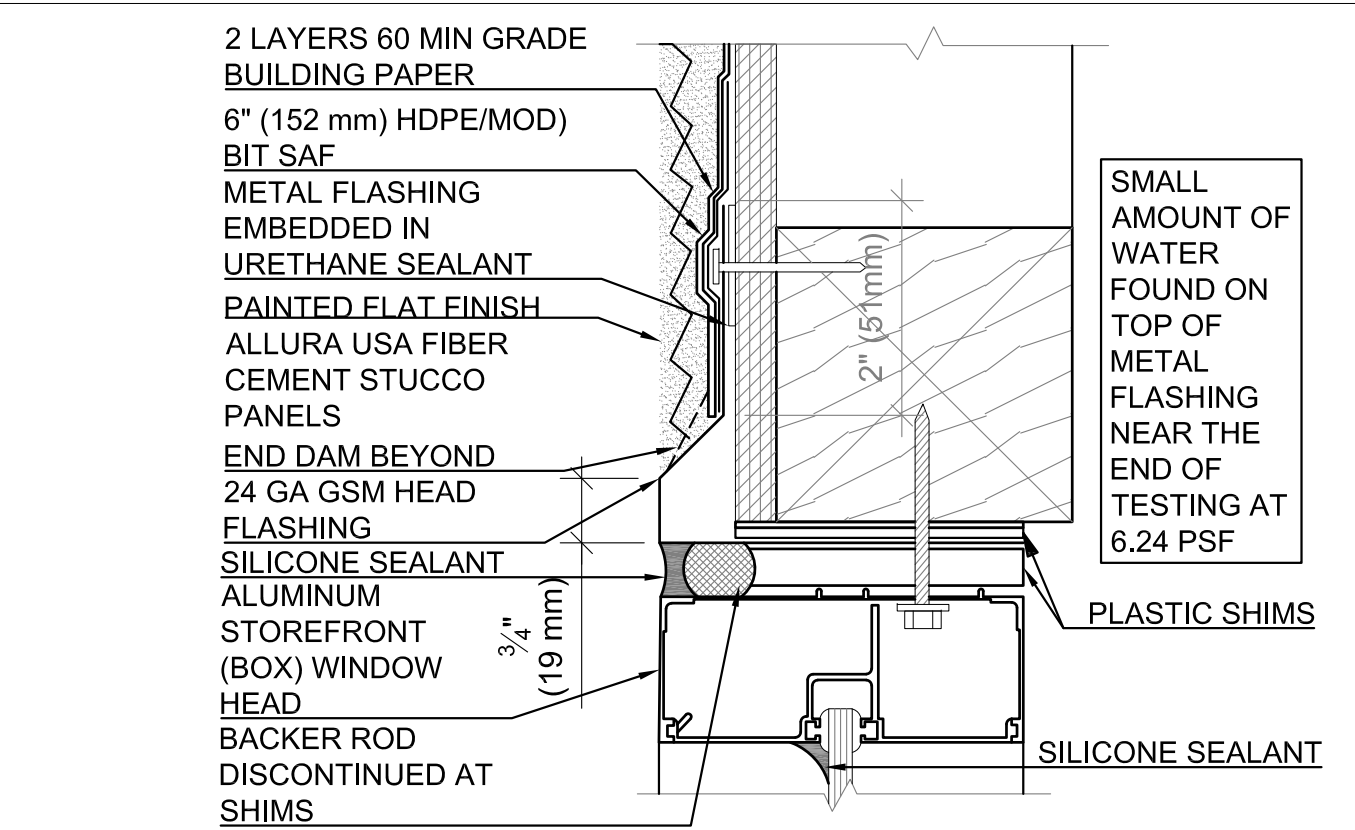
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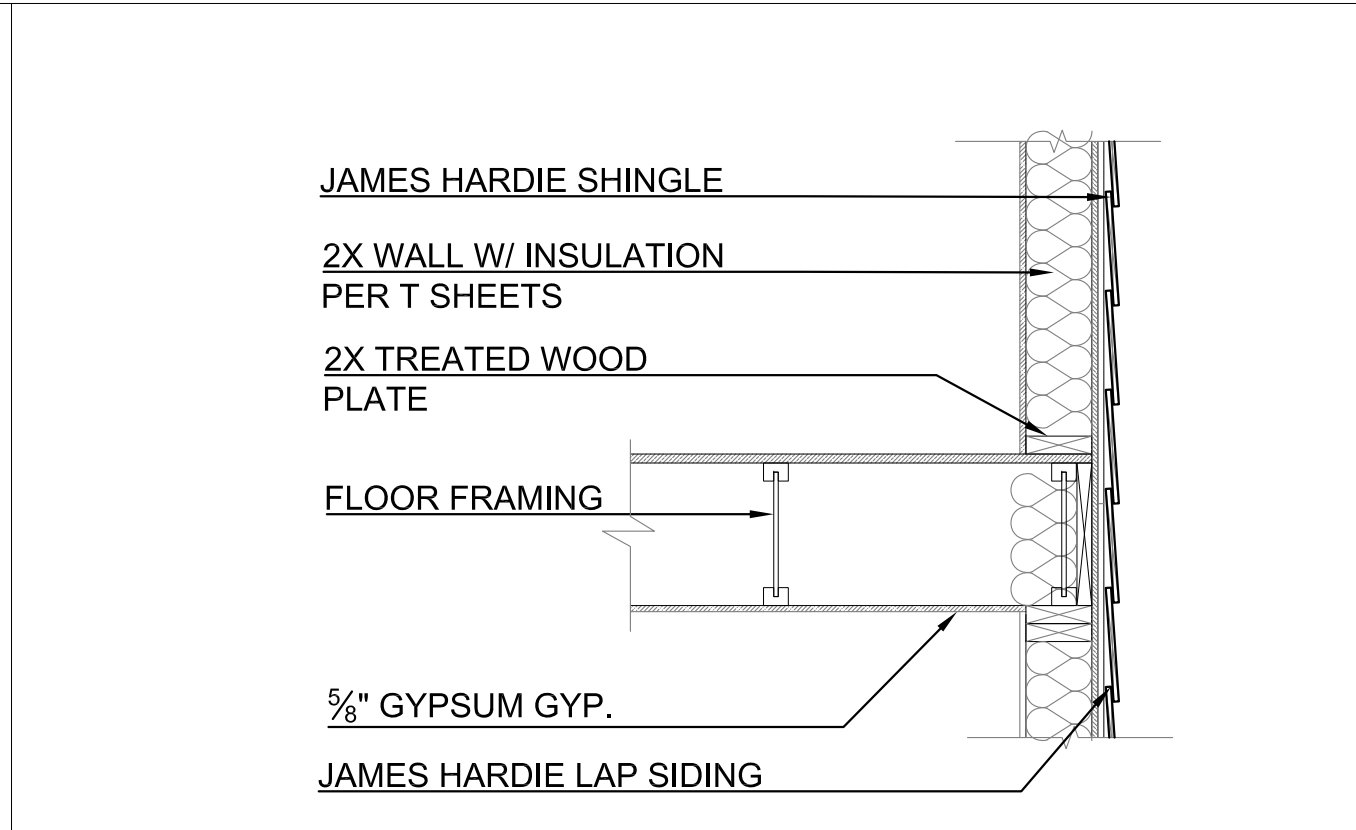
13 GARAGE DOOR DETAIL
SCALE: NTS



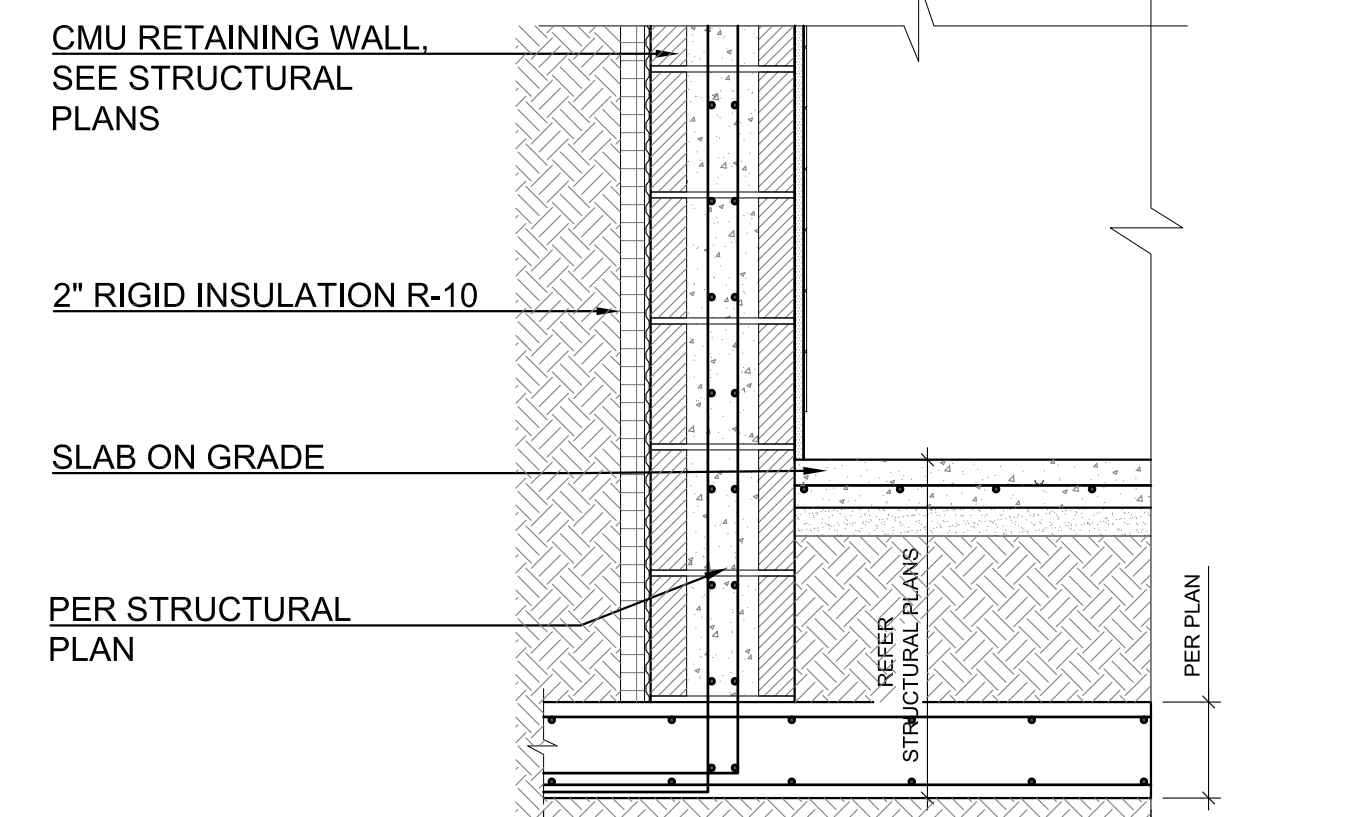
9 WALL / FLOOR DETAIL
SCALE: NTS



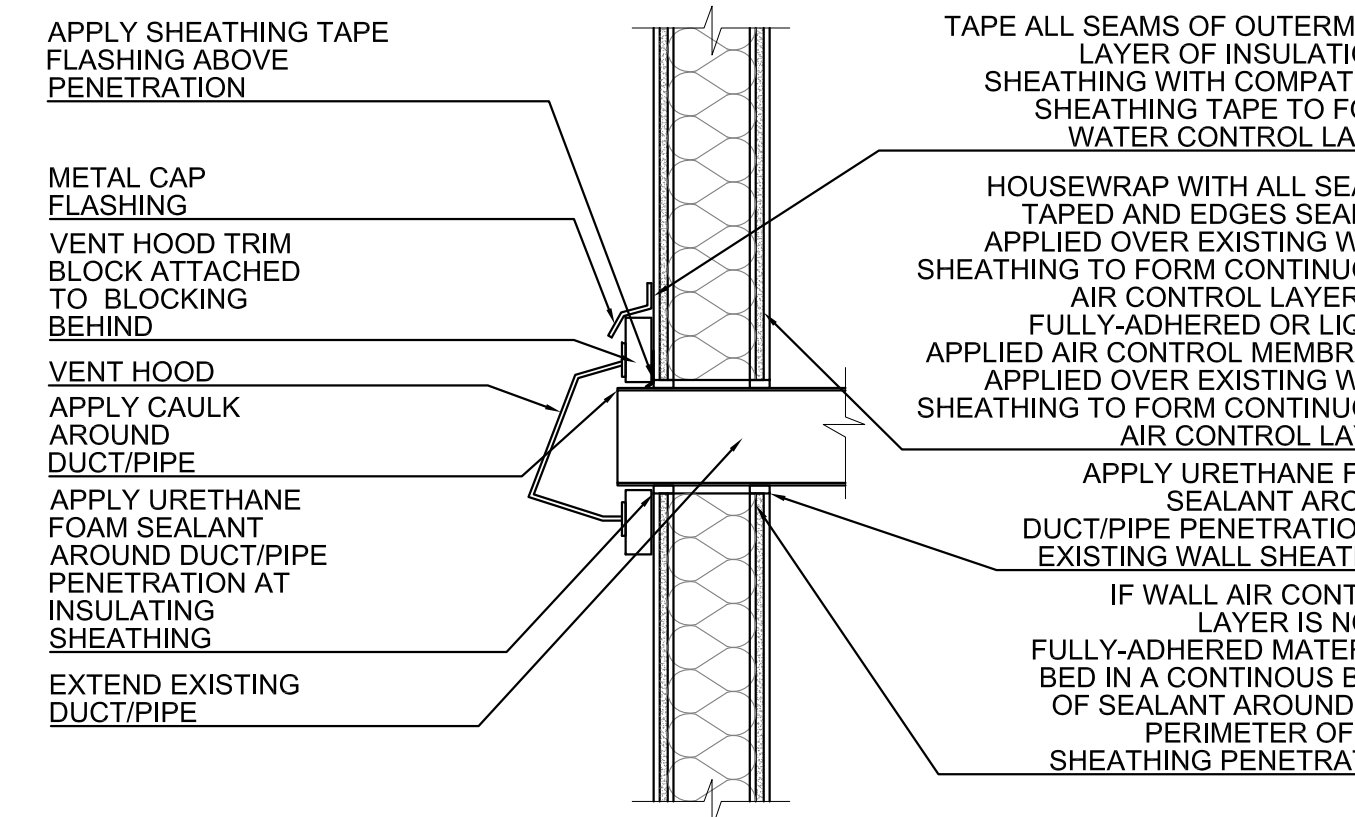
7 WINDOW HEAD DETAIL
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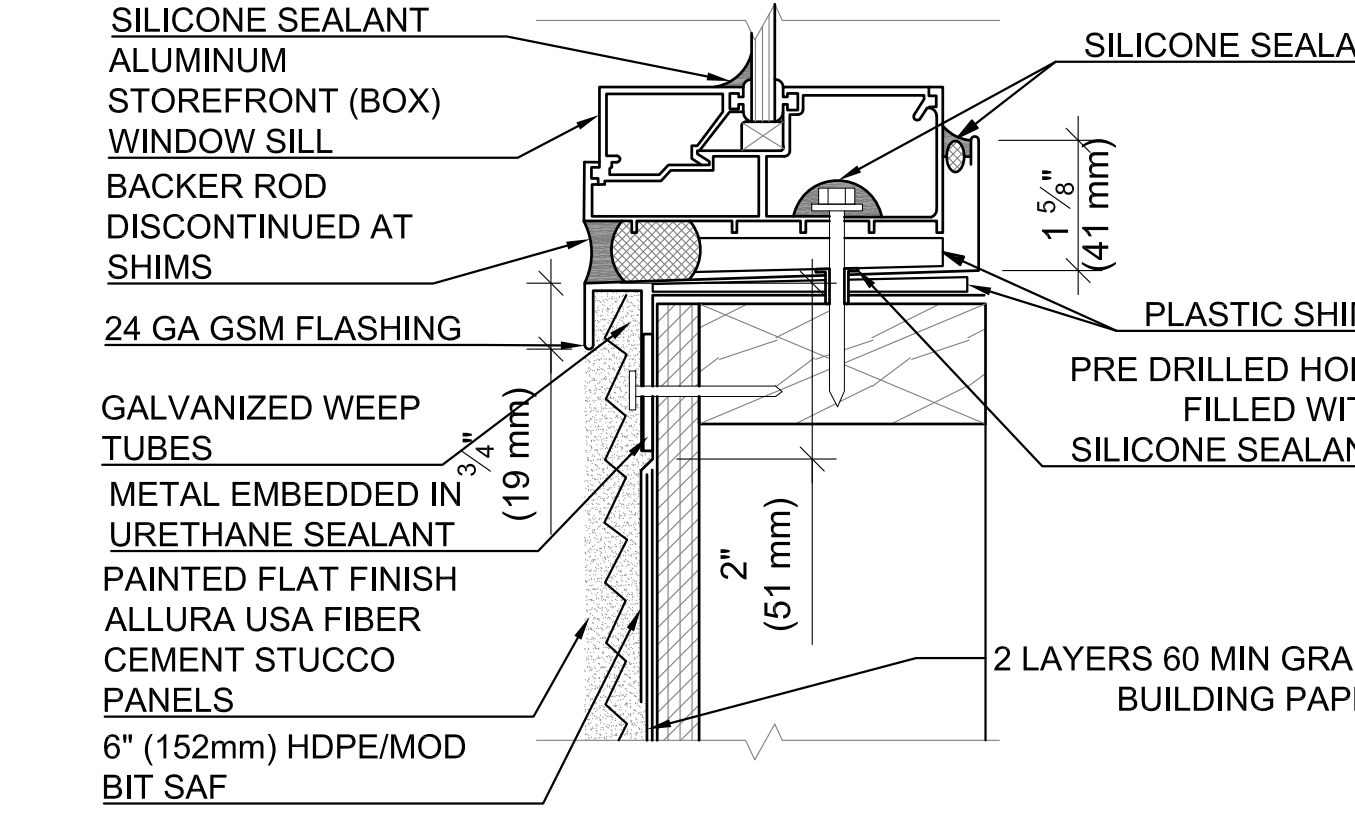
4 FLOOR / WALL CONNECTION
SCALE: NTS



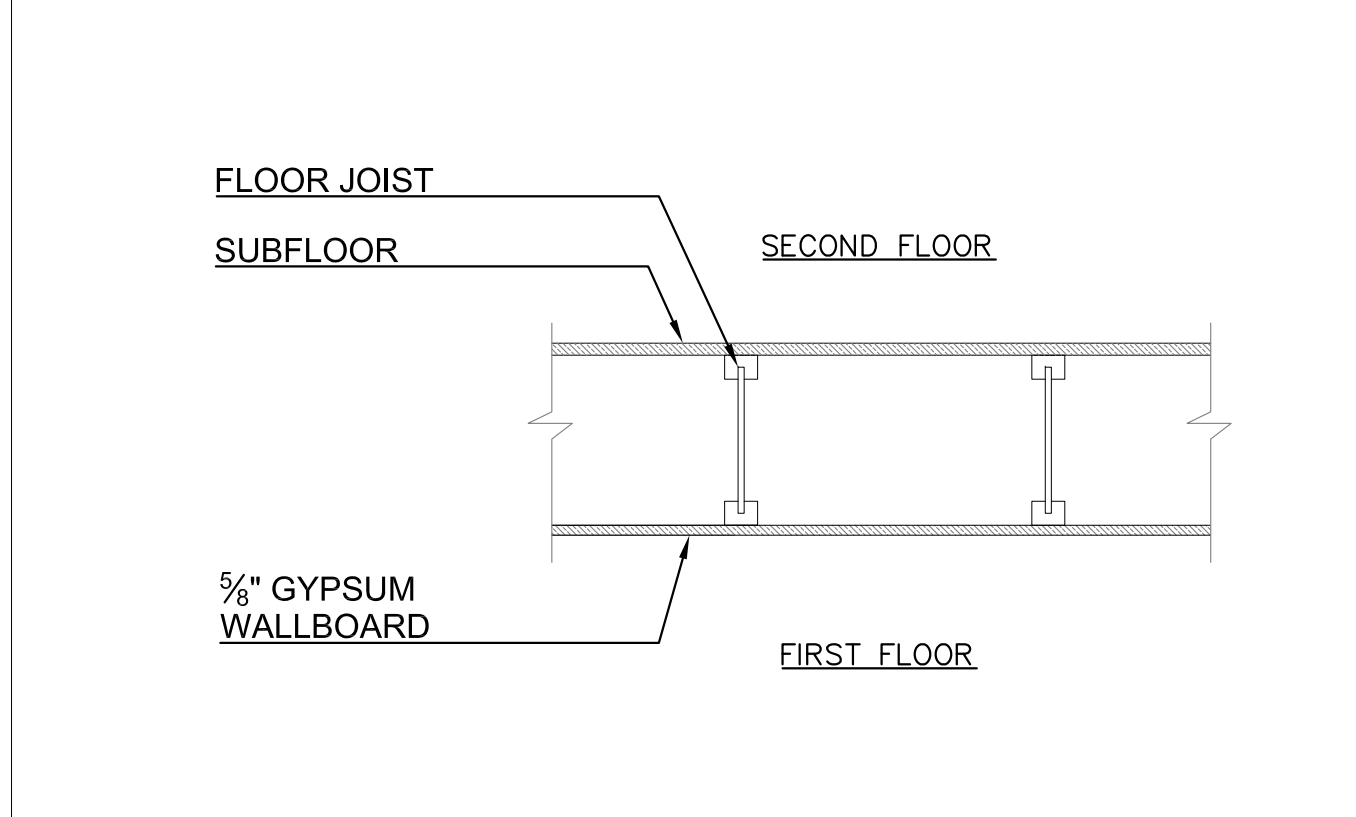
12 RETAINING WALL DETAIL
SCALE: NTS



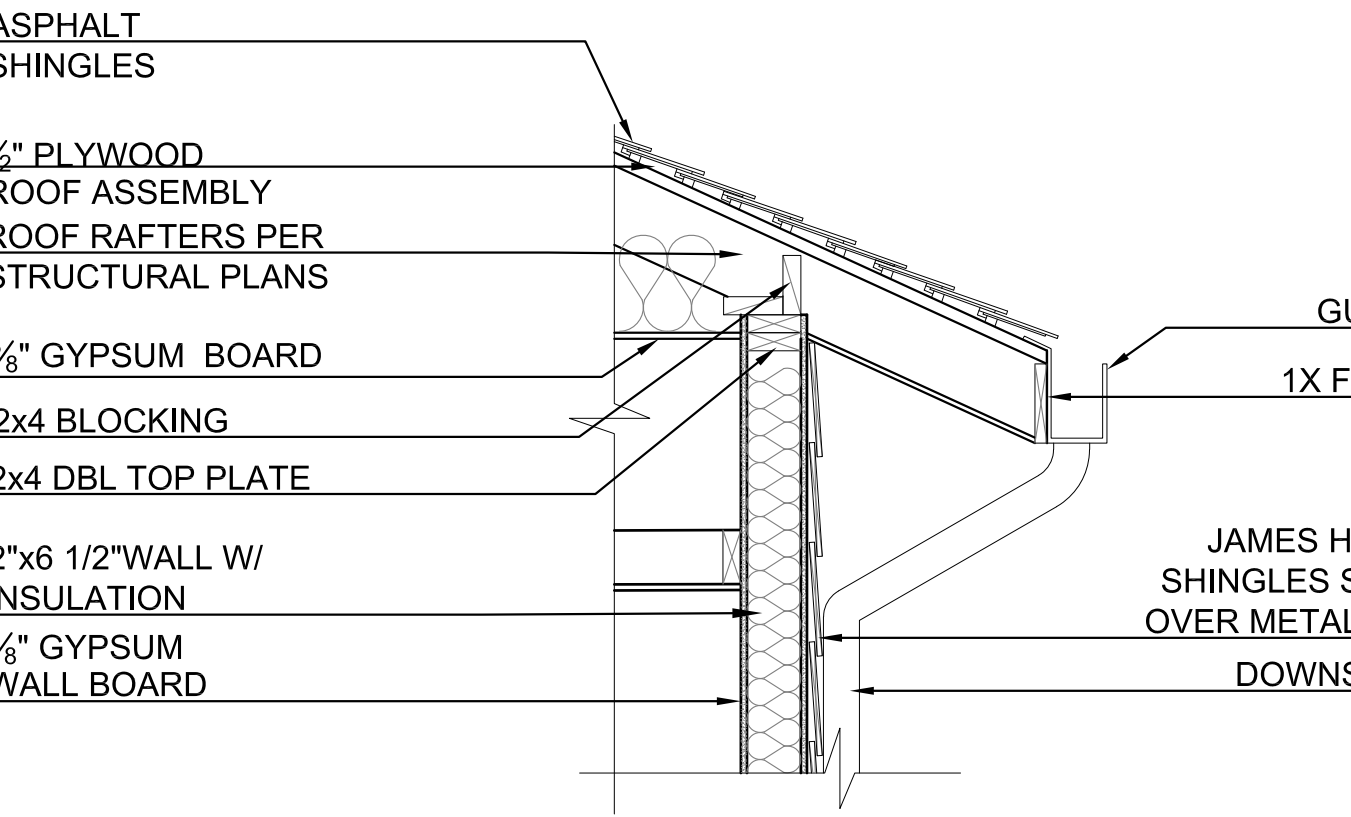
8 DRYER EXHAUST DETAIL
SCALE: NTS



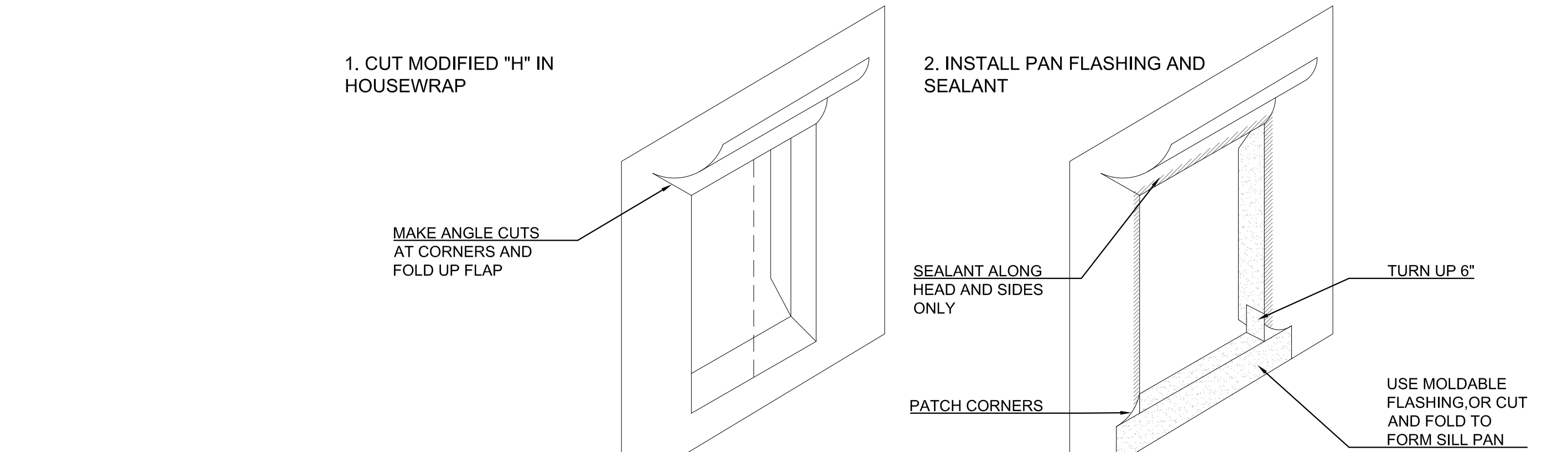
6 WINDOW SILL DETAIL
SCALE: NTS



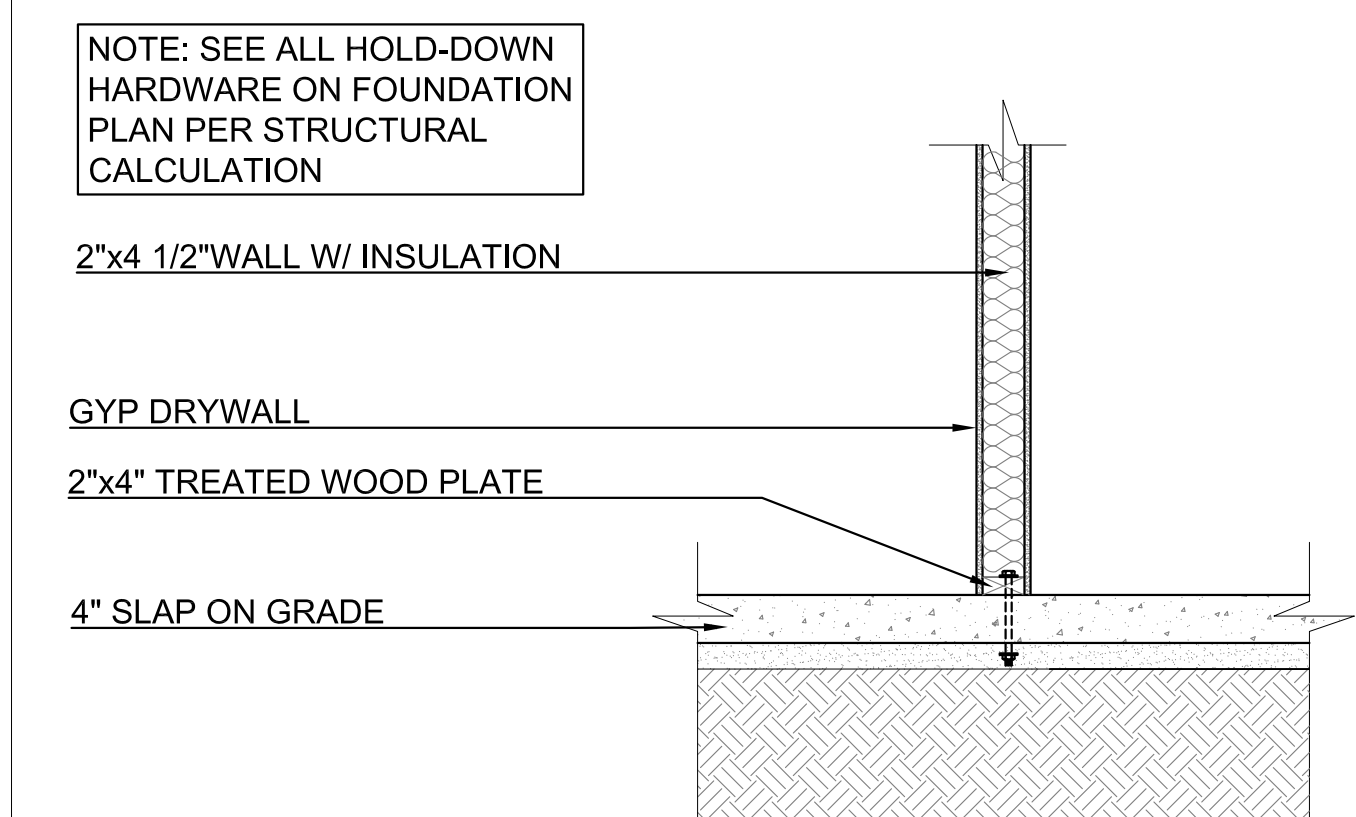
3 FLOOR JOIST DETAIL
SCALE: NTS



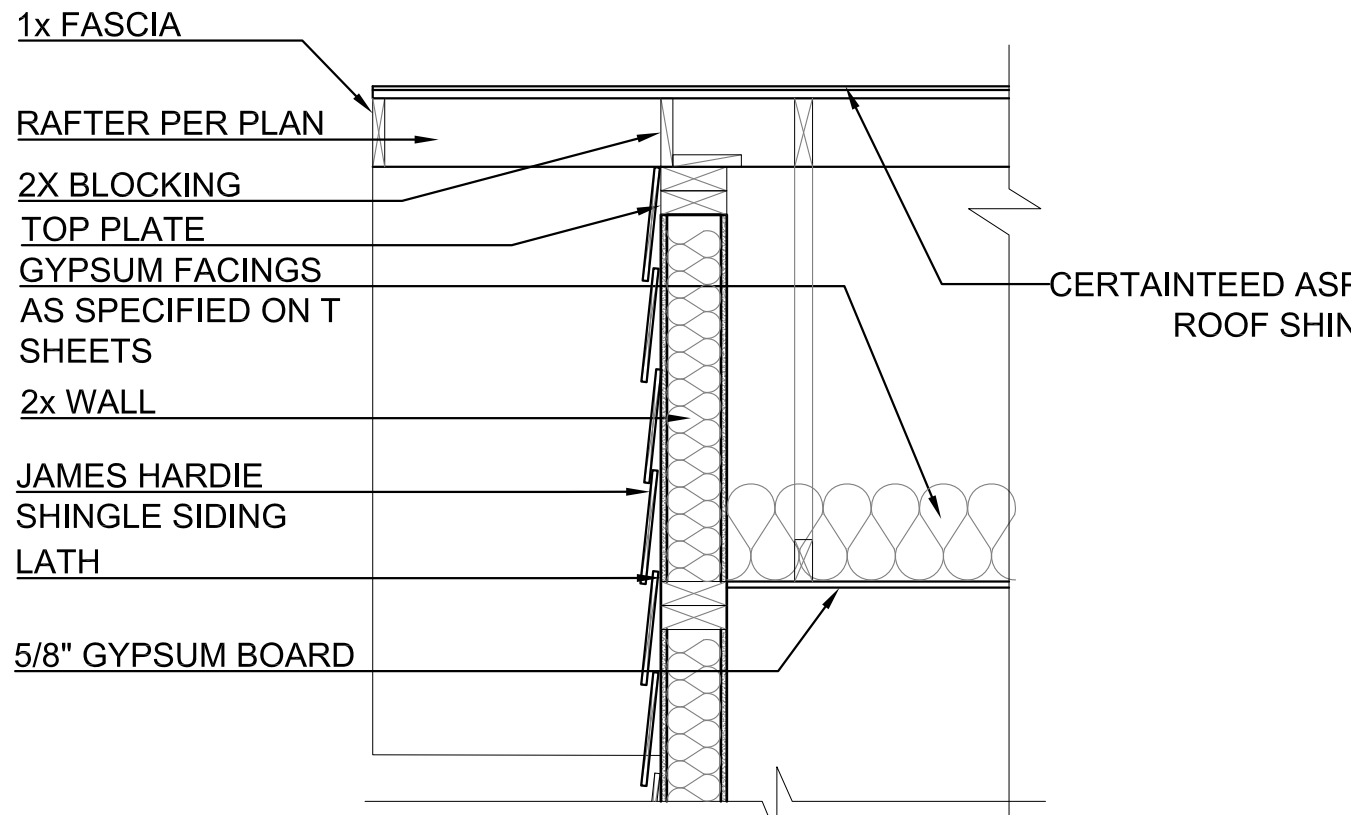
11 WALL / ROOF CONNECTION
SCALE: NTS



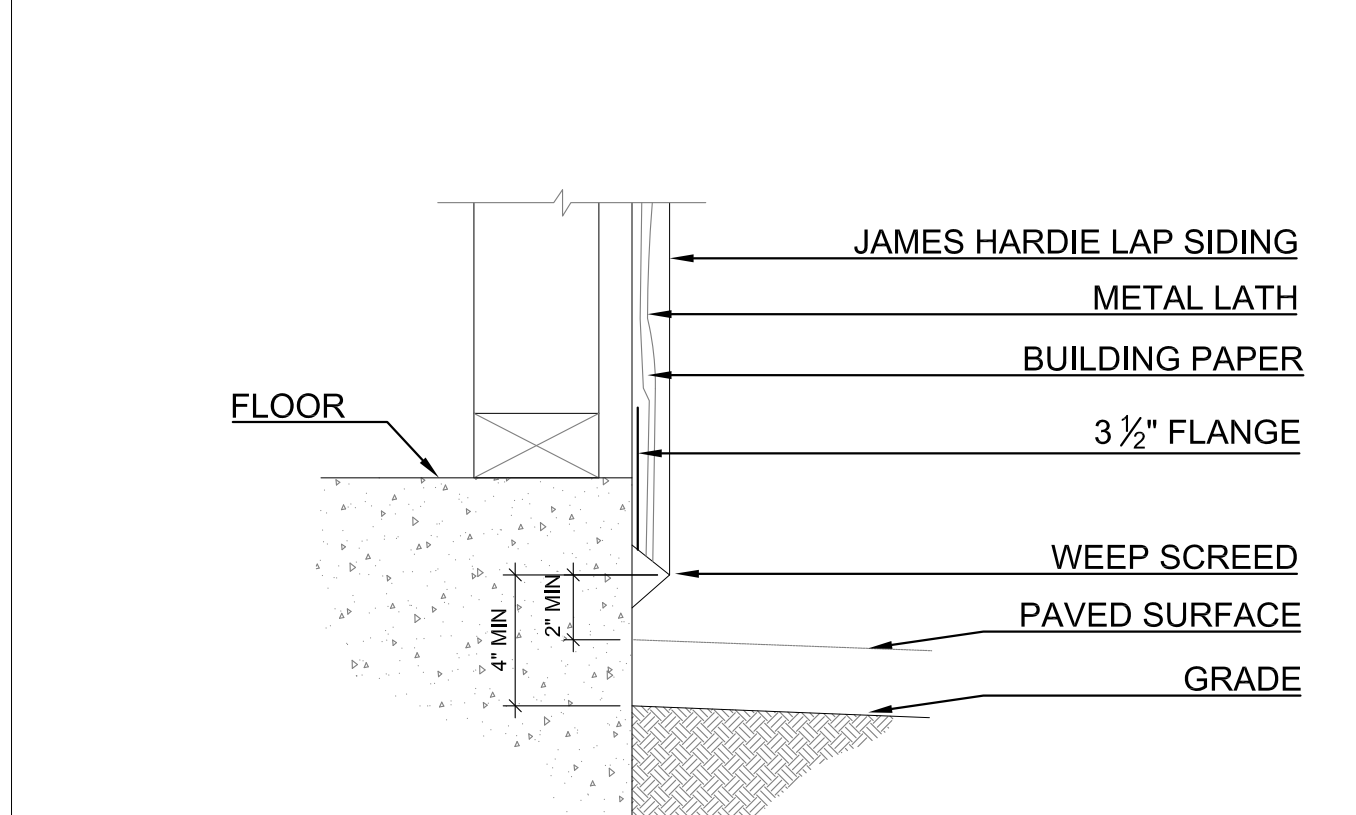
5 WINDOW FLASHING DETAIL
SCALE: NTS



2 WALL CONNECTION
SCALE: NTS



10 WALL / ROOF CONNECTION
SCALE: NTS



1 WEED SCREED DETAIL
SCALE: NTS



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Owner

BEAUMONT ST. LOT 6 HOME
2621 Beaumont St. Sacramento, CA 95815

No.	Description	Date
Submittal		06/13/2022

Details
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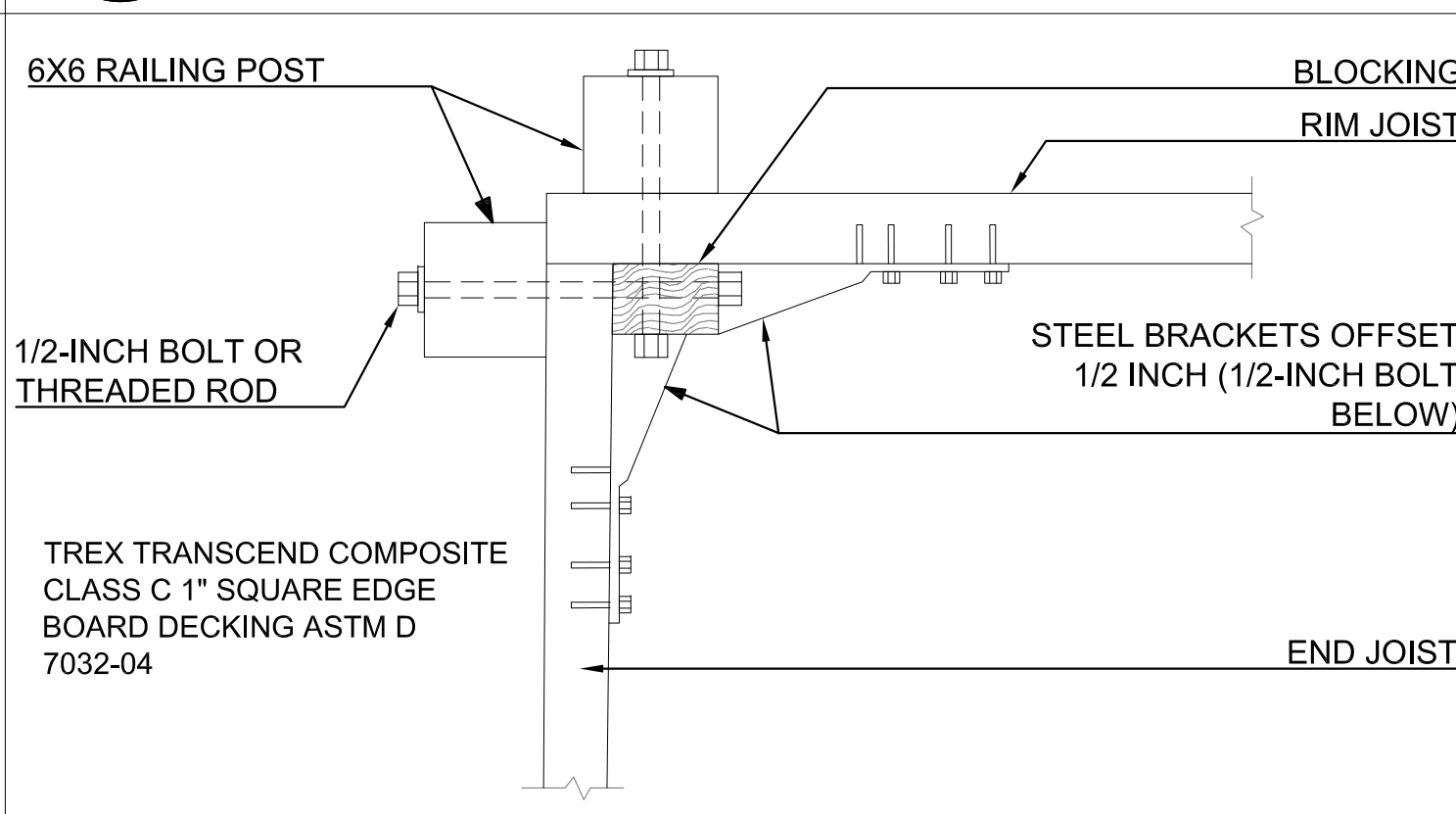
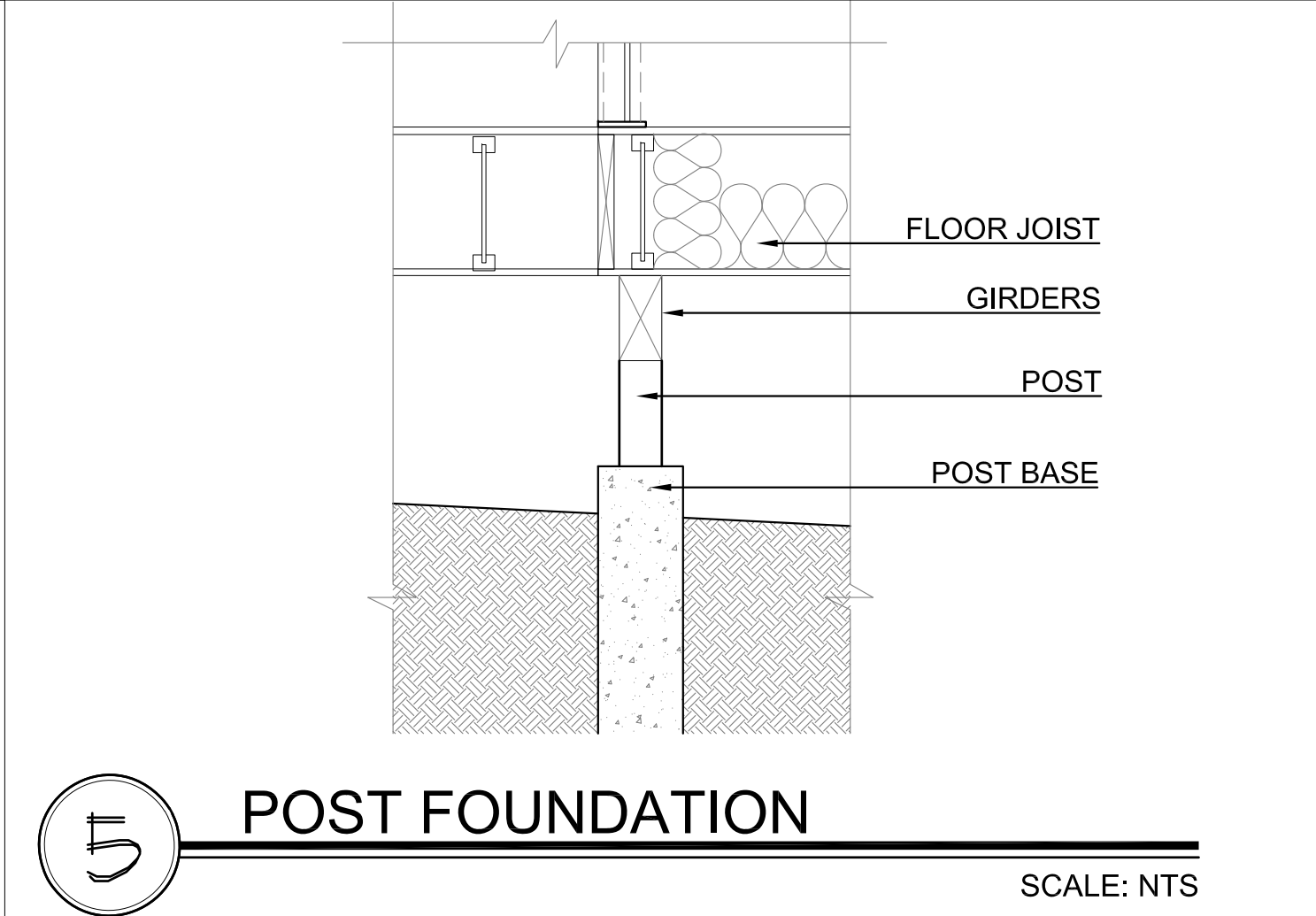
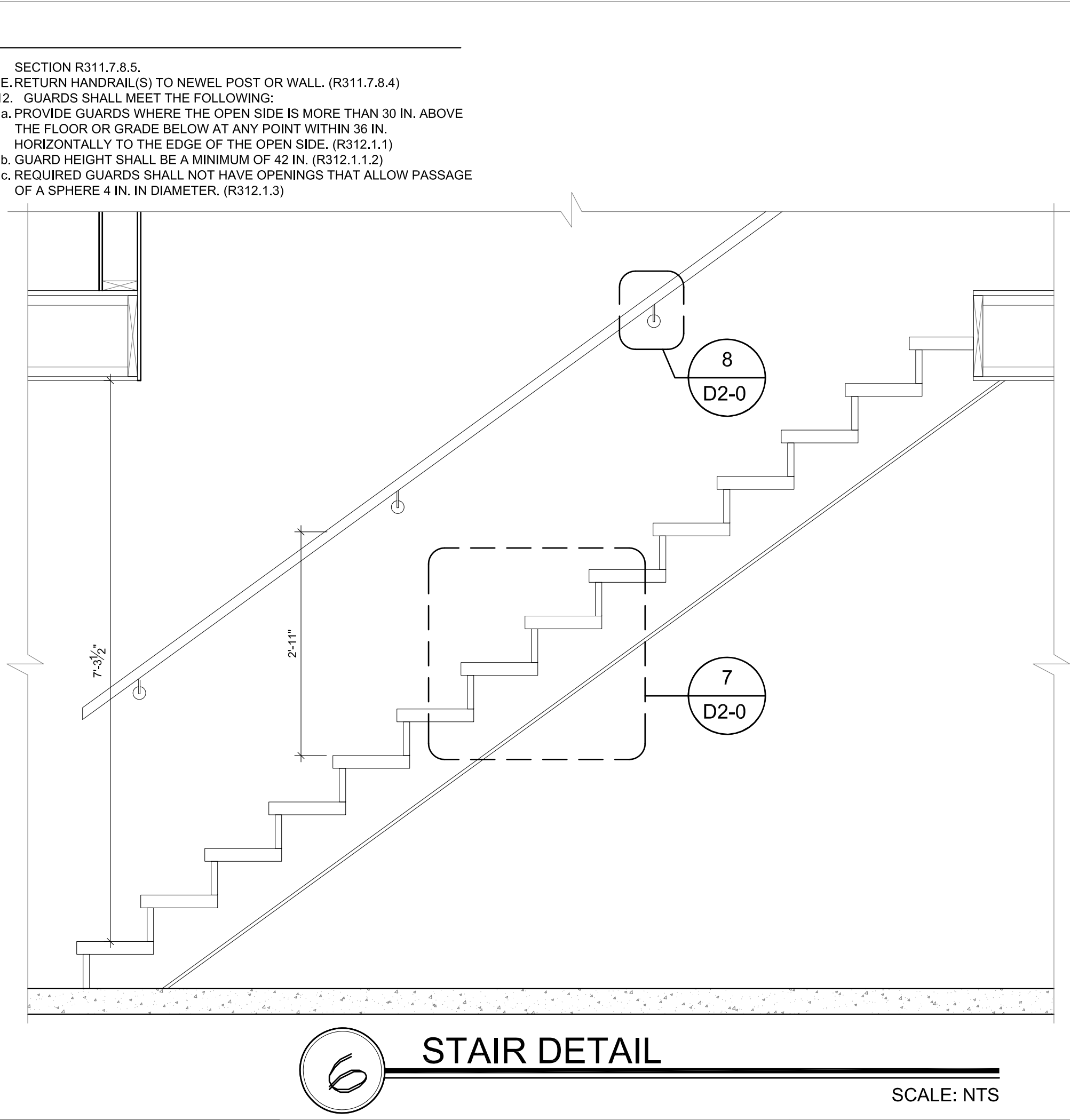
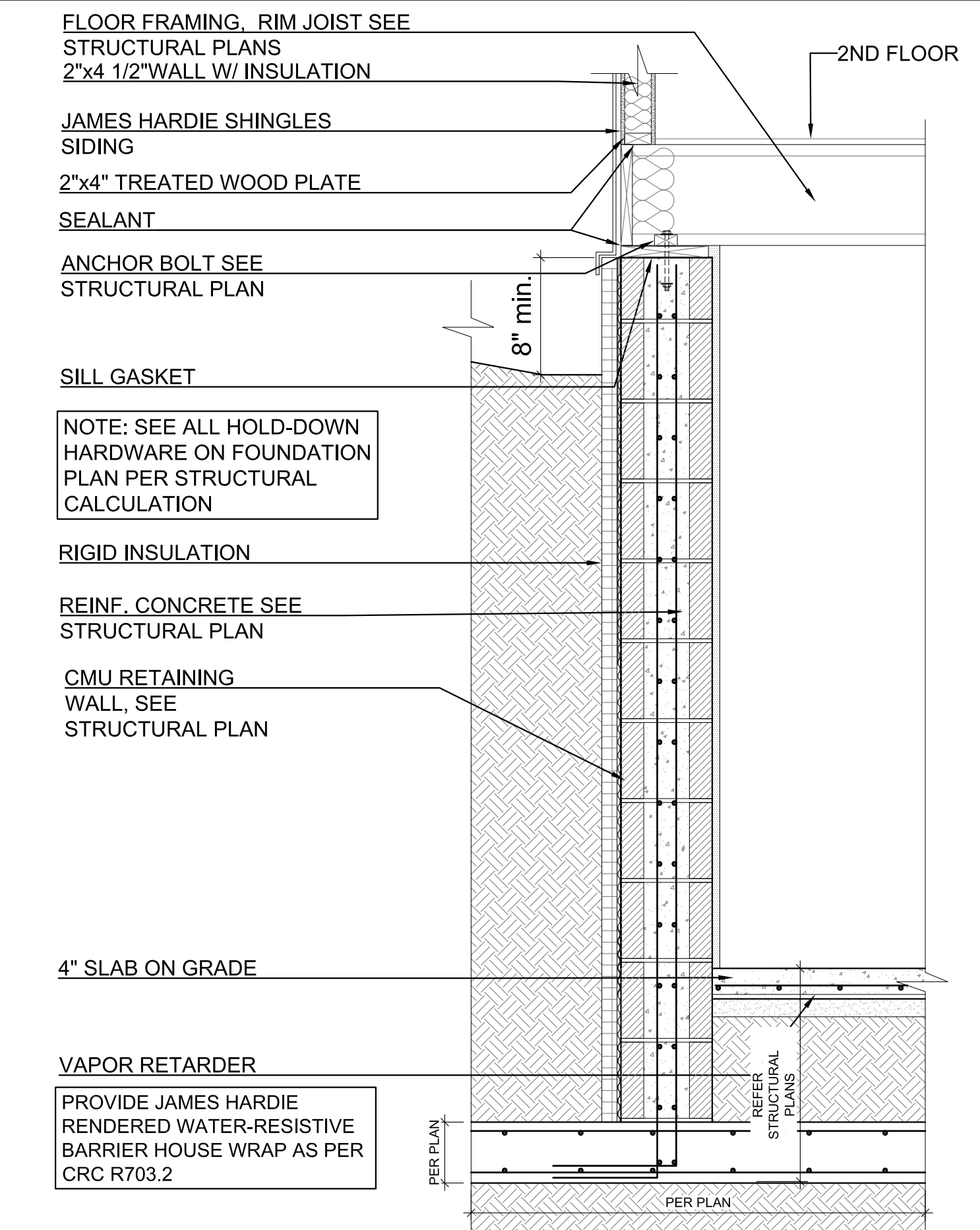
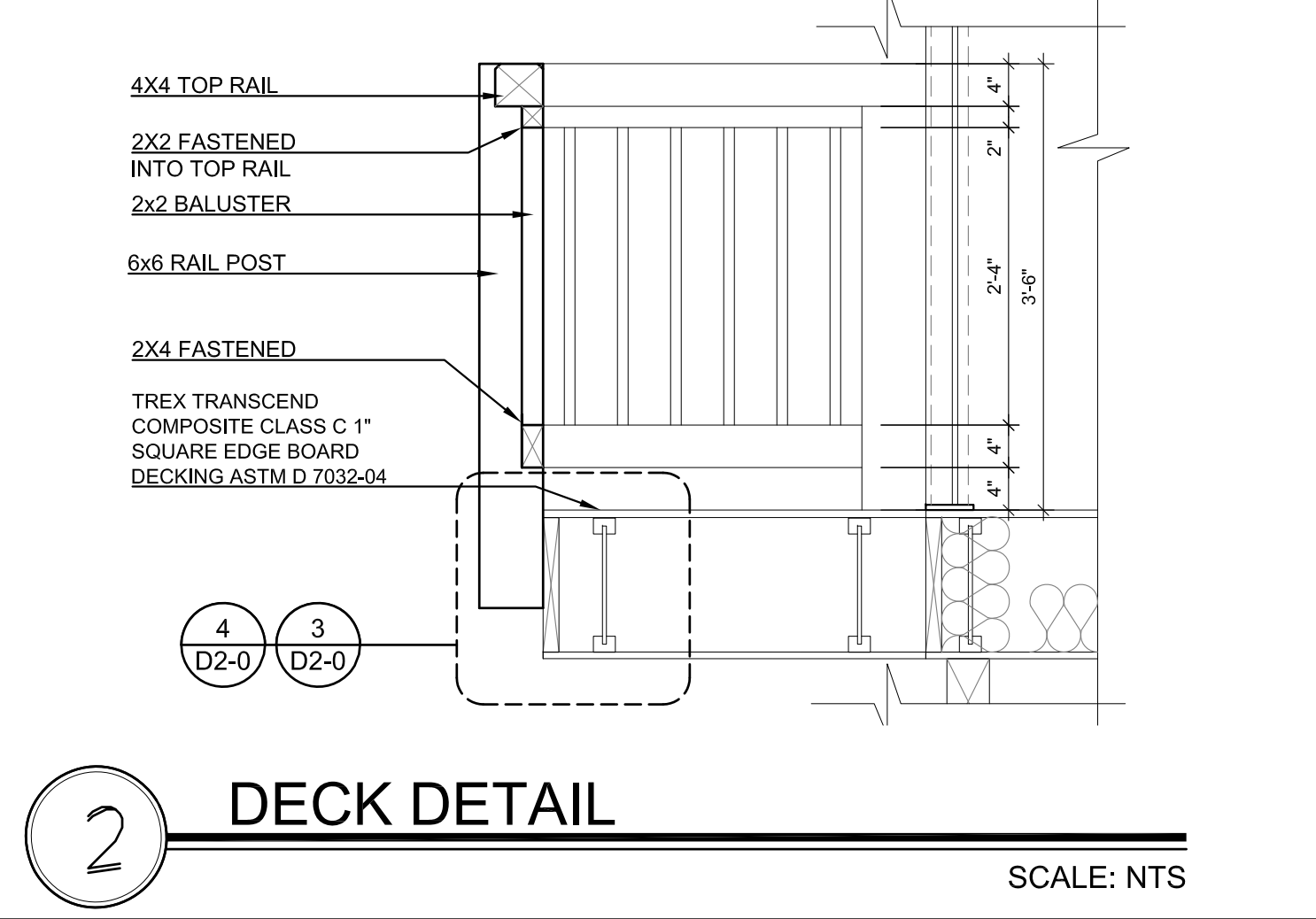
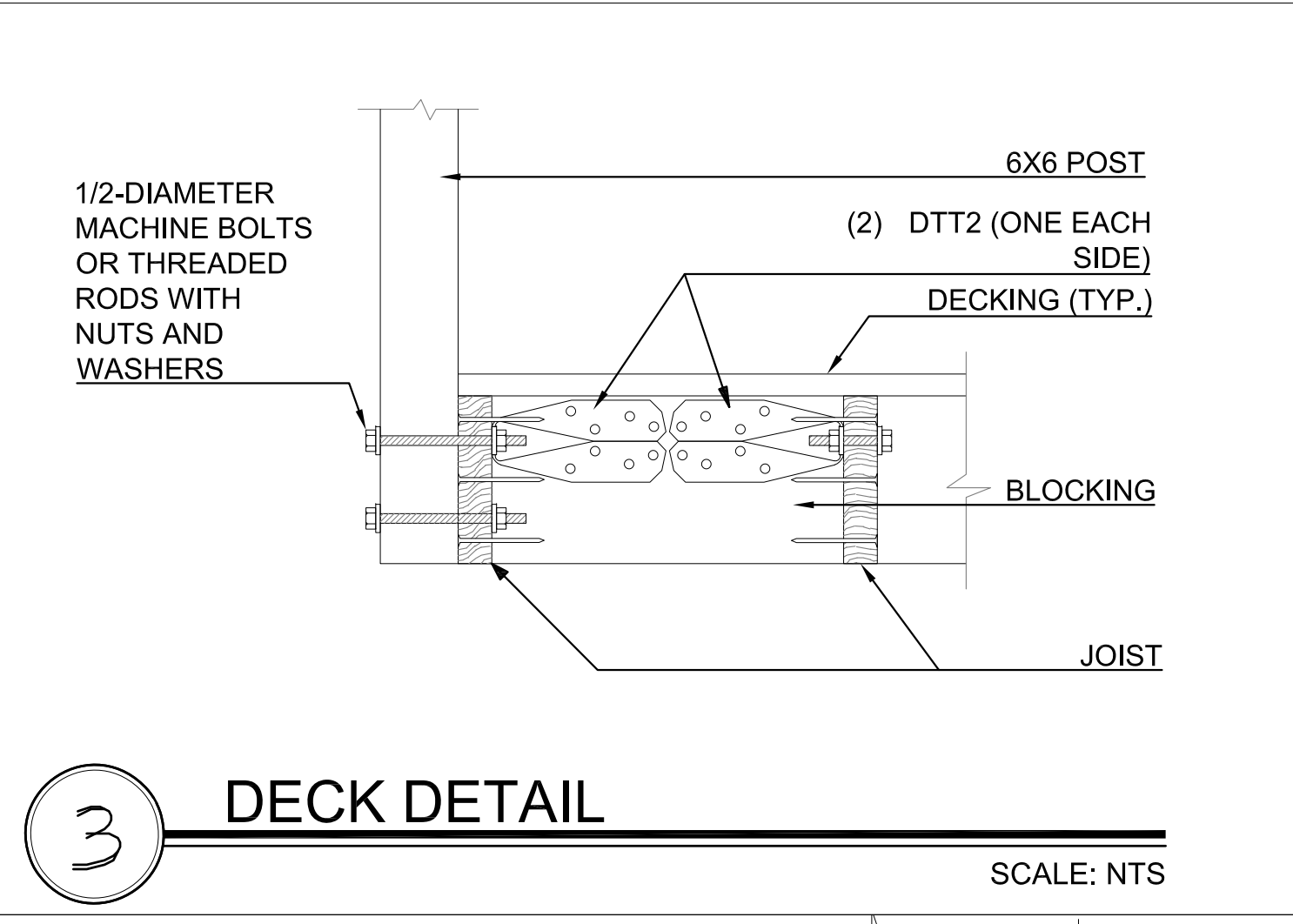
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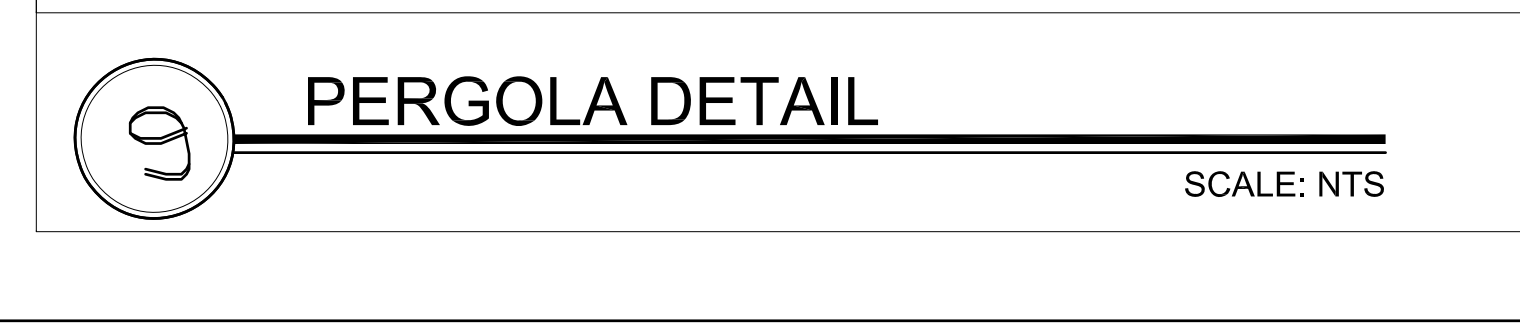
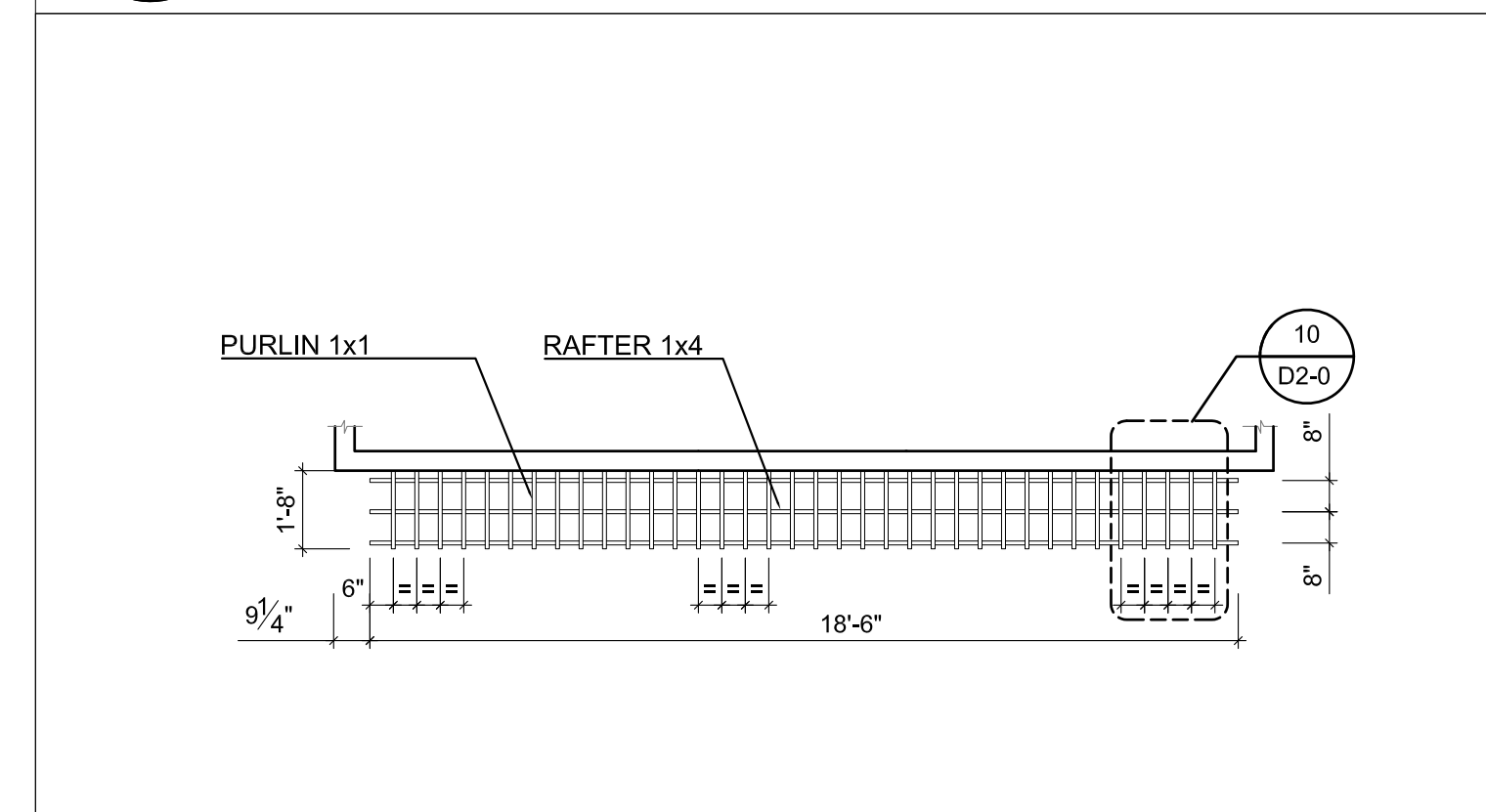
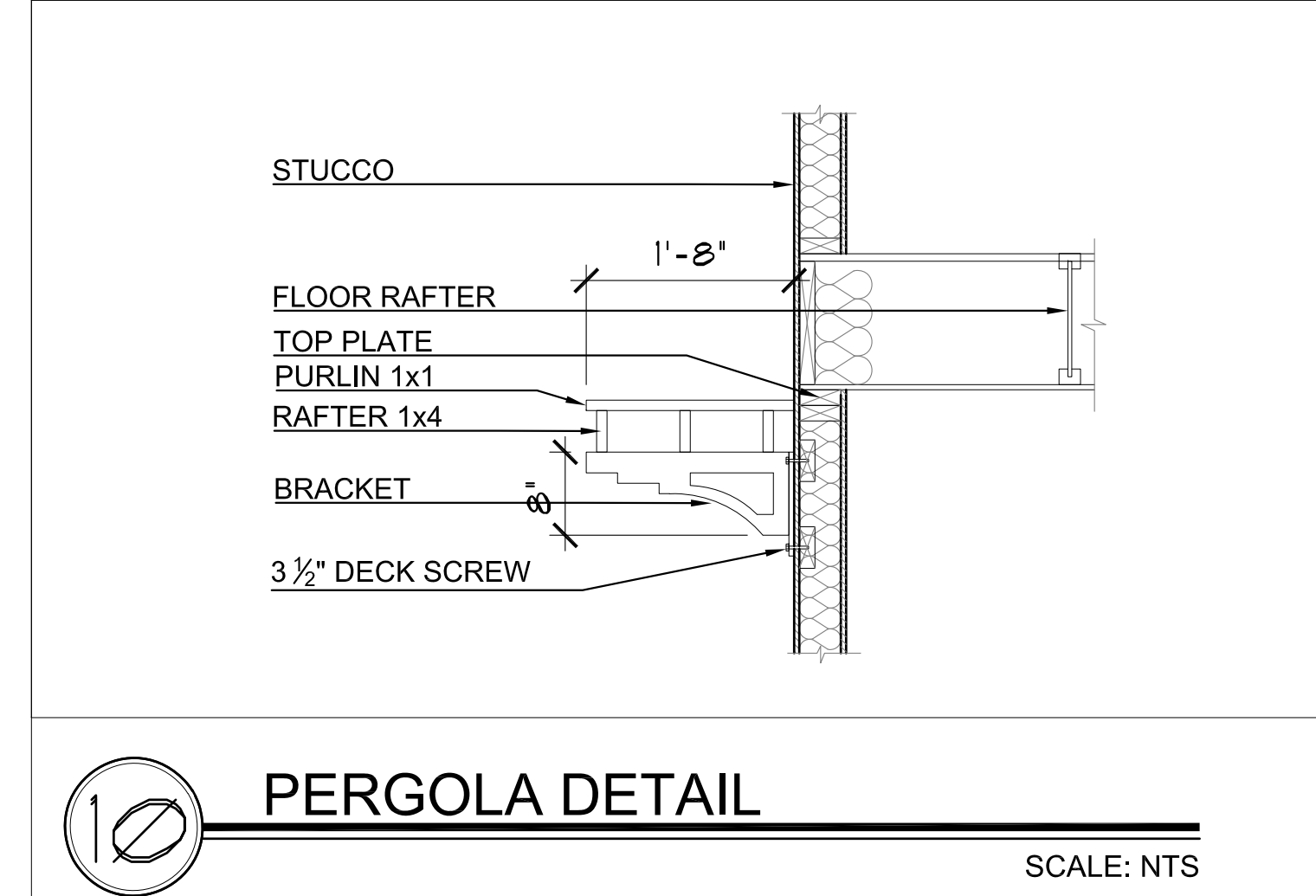
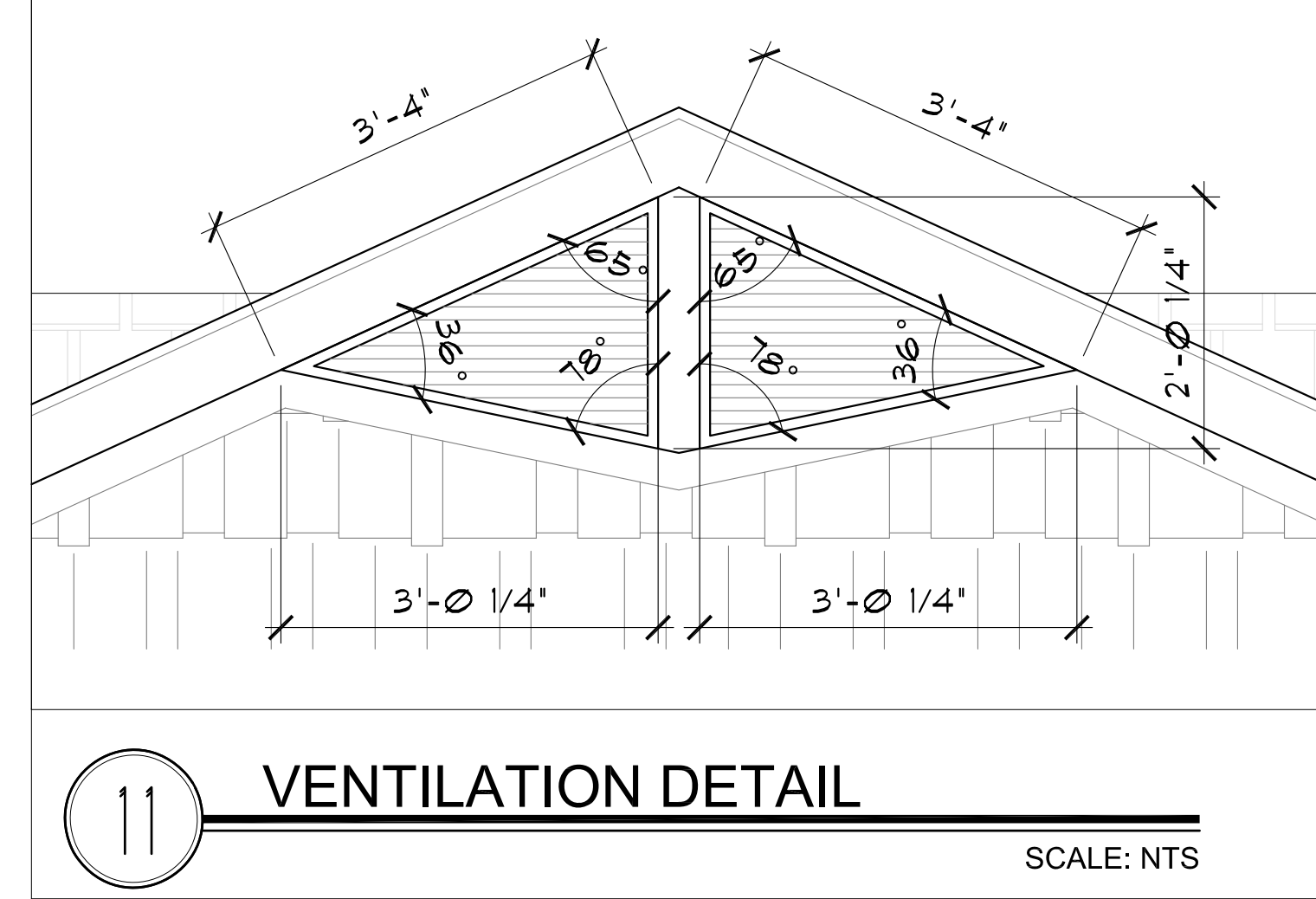
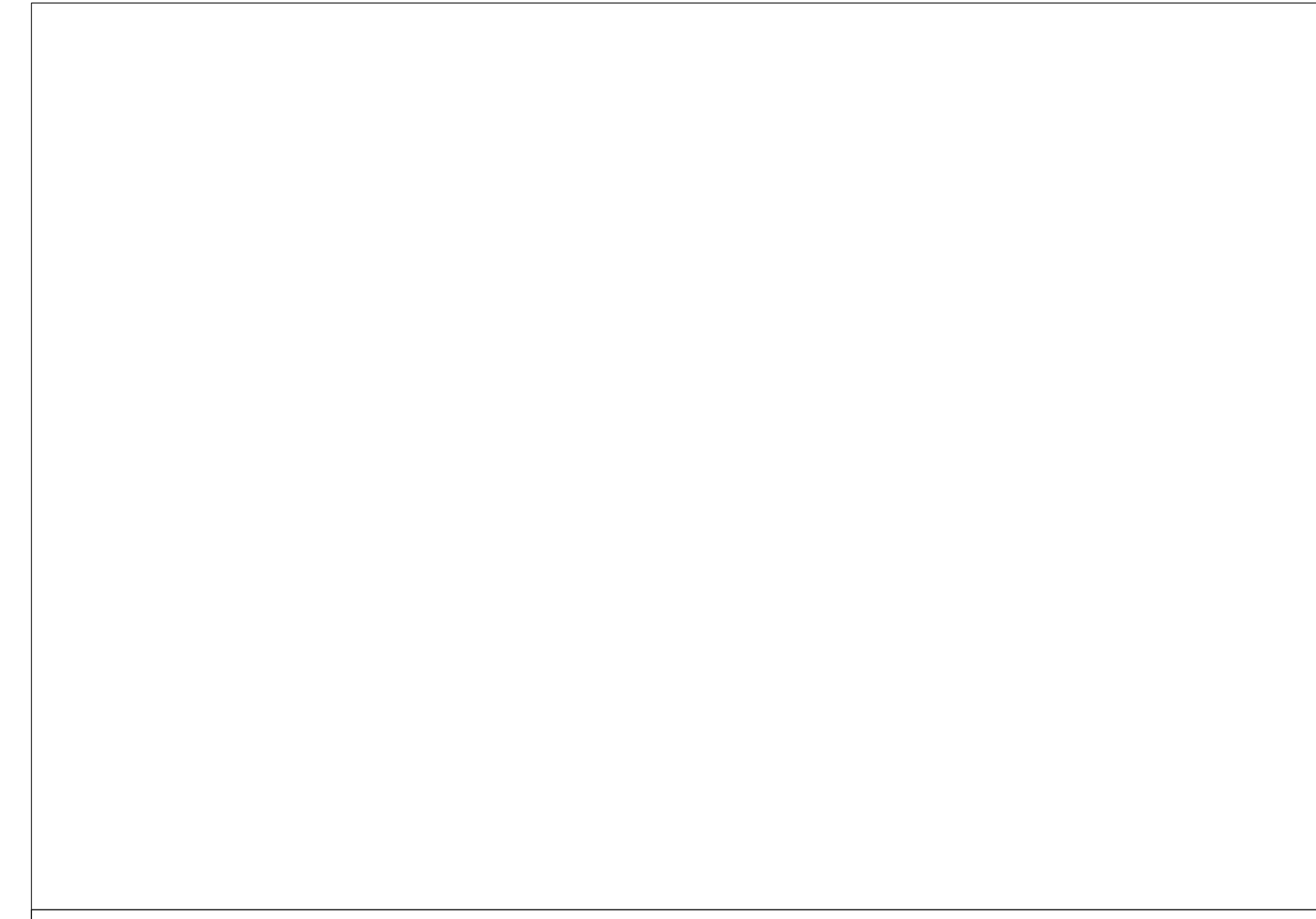
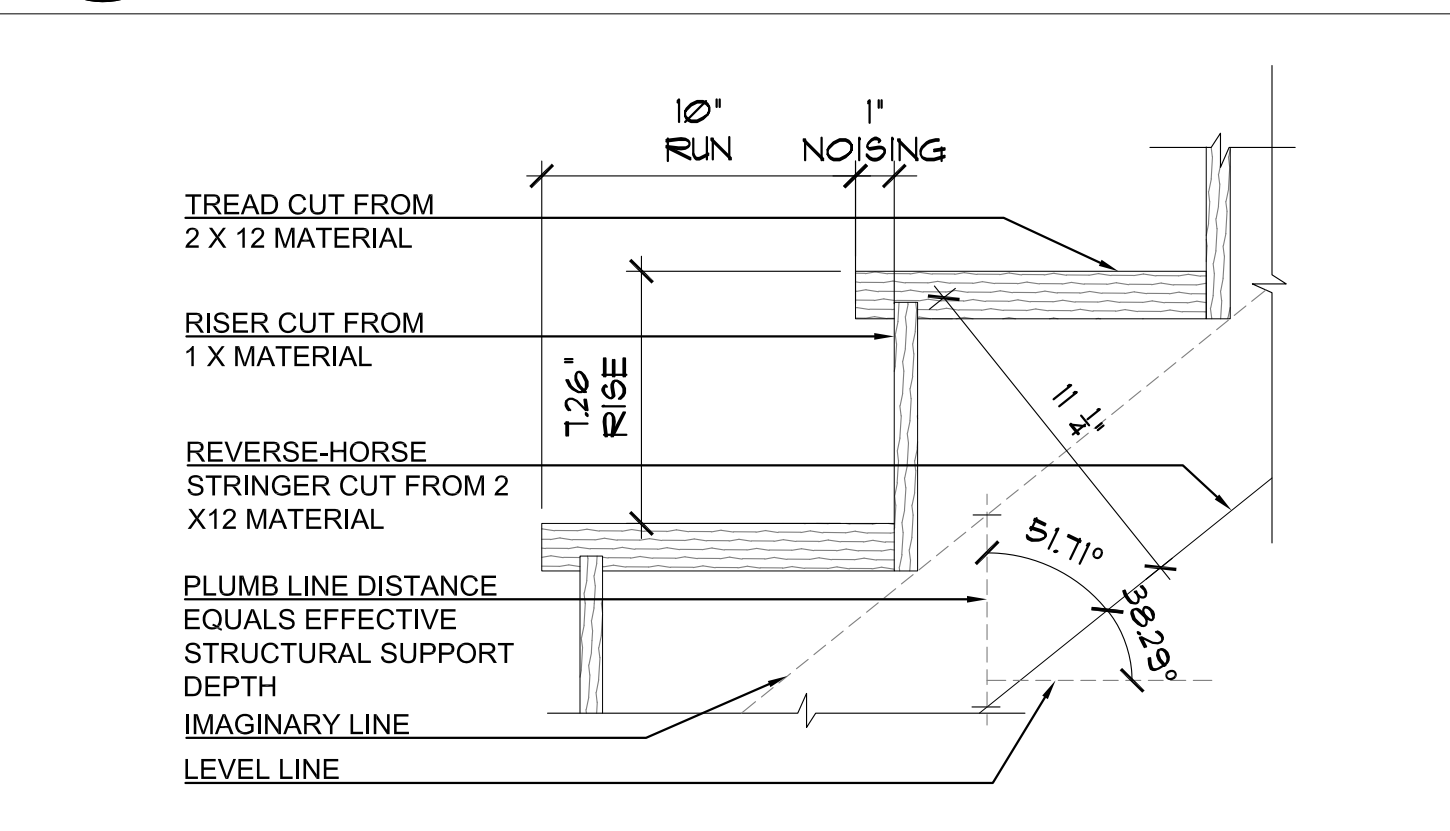
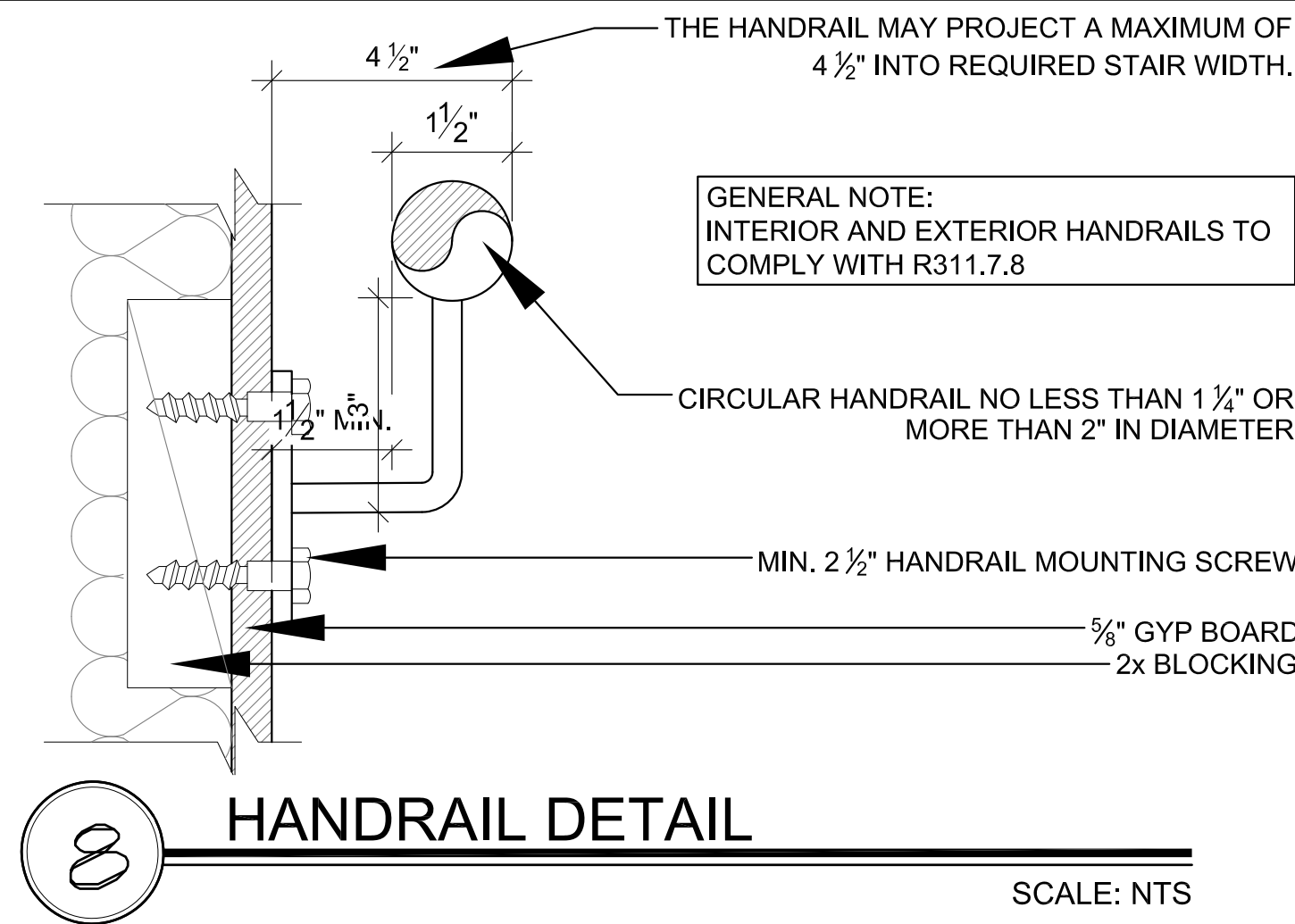
Details

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



STAIR NOTES

- 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-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
B) SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R312.5.
C) 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.
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.
F) A NOSING (BETWEEN 1/2" AND 1-1/2") 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.
G) 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 1-1/2 INCHES NOR MORE 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 OR BENDS.
F) 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.
G) INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE, CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1-FOOT CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (R303.7)
- EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. (R303.8).
- HANDRAILS SHALL SATISFY THE FOLLOWING:
a. PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES. (R311.7.8)
b. HANDRAIL HEIGHT SHALL BE 34 TO 38 IN. ABOVE THE NOSING OF TREADS. (R311.8.3.1)
c. OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL NOT ALLOW THE PASSAGE OF A 4 3/8-IN. DIAMETER
d. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6-IN. DIAMETER SPHERE. (R312.1.3 EX 1 & 2)
e. HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II SPECIFIED IN SECTION R311.7.8.5.
f. RETURN HANDRAIL(S) TO NEWEL POST OR WALL. (R311.7.8.4)
- GUARDS SHALL MEET THE FOLLOWING:
a. PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 IN. ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 IN. HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. (R312.1.1)
b. GUARD HEIGHT SHALL BE A MINIMUM OF 42 IN. (R312.1.1.2)
c. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 IN. IN DIAMETER. (R312.1.3)





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

December 8, 2022

Owner / Applicant: Paul McGreger
FileNo: PLN2021-00101
Location: Alto Avenue, Miramar
No.: 048-013-220

At the regular meeting of the CDRC, the project identified as PLN 2021-00101 proposed new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. parcel (Certificate of Compliance, PLN2016-00476), associated with a Coastal Development Permit (CDP) and Non-conforming Use Permit (UP) was reviewed.

Recommended for approval 3-0

Findings:

Section 6565.20 (4) Exterior Materials and colors.

exterior materials and colors complement the style of the house and that of the neighborhood.

- d. Facade Articulation
- e. Wall Articulation arrangement /placement/massing of major building forms

Section 6565.20(F) Landscaping ,paved areas, fences, lighting

Landscaping:

- b. Finished landscape plan compatible with & enhance the design of the home
- f. landscaping ,drought tolerant & native and non invasive plant species

Section 6565.20 (2) Complement other Structures in the neighborhood.

Careful attention to placement and orientation and design of home to ensure it is complementary to other homes in the neighborhood.

CDRC REVIEW/ Conditions:

1. Remove sheets 30 and 31 from plans
2. Paint Color for railing , doors and garage door, Chantilly Lace ,Benjamin Moore OC-65
3. Remove grids and bottom row from windows above garage at southeast elevation. Coordinate sill height with kitchen counter.
4. Craftsmen or shaker style for doors and garage door.
5. Reconsider grading at rear patio to determine if guard rail is necessary . If guard rail is required match specification on sheet D2-0
6. Eliminate window in laundry room on southwest elevation, add two 2' x 2' windows, symmetrical about the SW gable ridge, whose heads heights match the window head height of the other windows on the second floor.

CDRC REVIEW/ Suggestions:

1. Add Ceanothus "Julia Phelps" 5 gallon size to front ,south west elevation
2. Consider Ceanothus "Yankee Point "1 gallon size for retaining wall, south west elevation.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

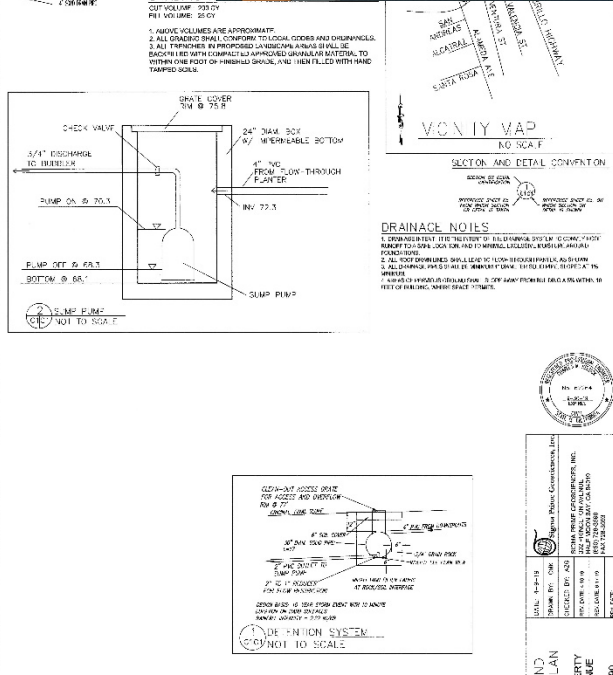
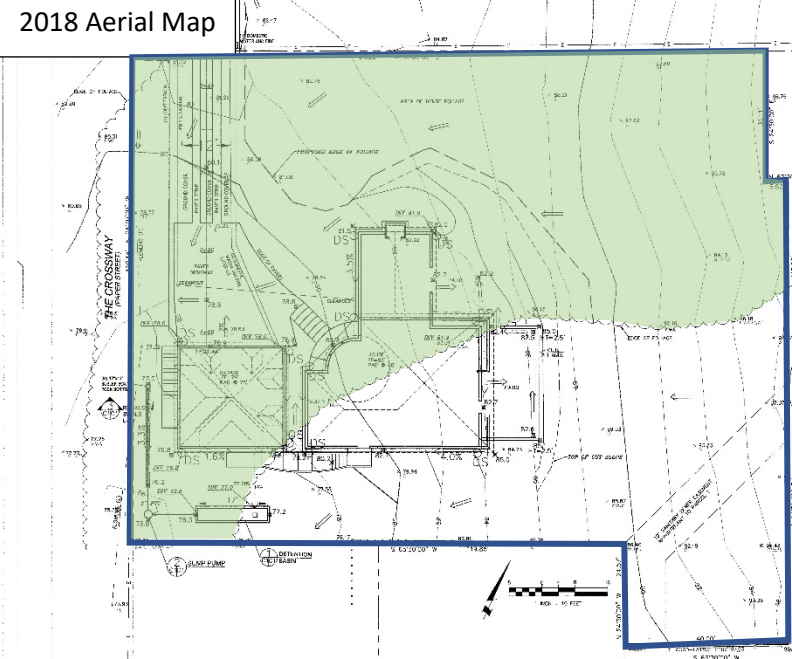
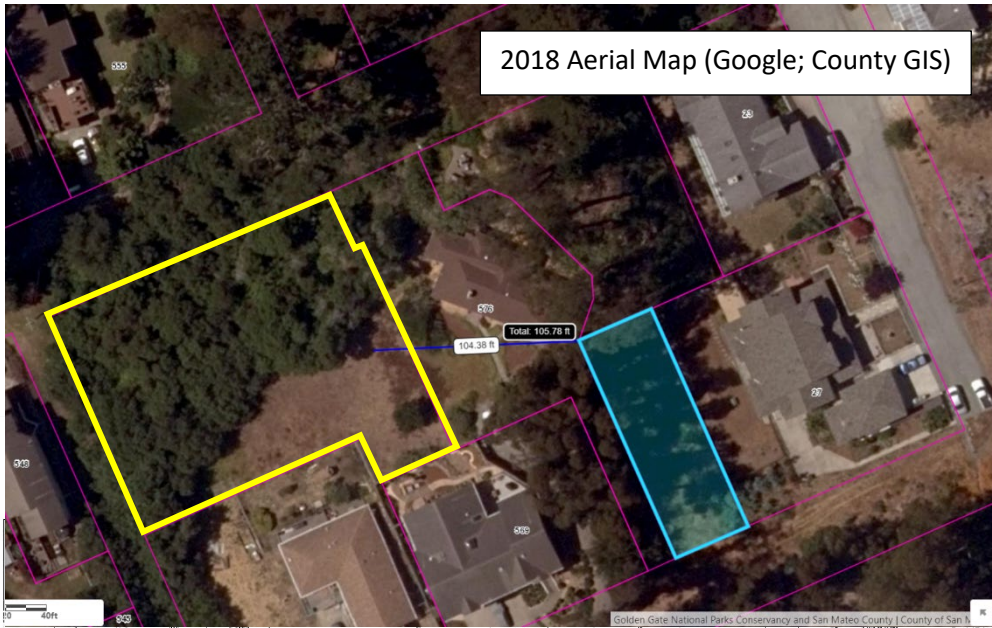
ATTACHMENT E

ATTACHMENT E – Maps and Photos of Adjoining Properties

Subject Property marked with “X”, located more than 100 feet from known protected vegetation



Edge of Wetland/Riparian Vegetation on APN 048-065-190 (shown in Yellow) is in relatively same location in 2018 Aerial (used on Page 1) and 2023 Aerial



Plans from Ralston Project (PLN2019-00060)