# LACASIA RESIDENCE

## 779 SAN CARLOS AVE. EL GRANADA, CA 94018



## ■ PLANNING INFORMATION:

APN:	047-105-020
ZONING:	R-1/S-17
BLOCK NO.:	
LOT NO.:	
MAP PAGE/GRID:	
LOT SIZE:	7.070 S.F.
ZIP CODE:	94018
YEAR BUILT:	
BUILDING SIZE:	1,832 S.F.
LEVELS:	3

## ■ PROJECT DATA:

LIVING AREA: ADU: GARAGE AREA: COVERED DECK AREA:	S.F. S.F. S.F.	1,670 S.F. 791 S.F. 371 S.F. 63 S.F.	1,670 S.F. 791 S.F. 371 S.F. 63 S.F.
DECK ABOVE 30*	S.F.	120 S.F.	120 S.F.
MAXIMUM LOT COVERAGE ALLOWED (35.00 %): EXISTING LOT COVERAGE ( %): PROPOSED LOT COVERAGE (18.48 %): COVERAGE (18.48 %): COVERAGE (18.49 %): COVERAGE (18.49 %): COVERAGE (18.49 %): PROPOSED FLOOR AREA RATIO (40.06 %) PROPOSED FLOOR AREA RATIO (40.06 %) TOTAL FLOOR AREA RATIO (40.06 %)			2,474.5 S.F. S.F. 1,306 S.F. 1,306 S.F. 3,747.1 S.F. S.F. 2,832 S.F. 2,832 S.F.

## LOCAL AND STATE CODES:

All work shall comply with the current 2022 CA Building Code and comply with the County of San Mateo Code and Planning Ordinance including, 2022 CA Mechanical Code, 2022 CA Plumbing Code, 2022 Energy Code, 2022 California Green Building Standard Code, 2022 California Electrical Code, and the 2022 California Residential Code.

All walls to be sheetrocked with and 1/2" drywall and 5/8" drywall on all ceilings.

All walls to be insulated with R-21 Batt Insulation

Ceilings to have R-39+ Batt Insulation

All tempered glass shall be rated.

All windows shall be properly flashed with modified bitumen and Copper or stainless steal z-metal flashing at header trim.

## WORK DESCRIPTION:

PROPOSED FLOOR PLAN (NOT ALL DETAILS MAY BE SHOWN):

## PLAN SHEET LEGEND:

SHEET NAME:
SHEET NAME:
GENERAL NOTES AND LEGEND
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Do not accumulate trash or debris on site. Promptly remove mat per local ordinance.

All dimensions given are to face or wall unless otherwise noted.

All dimensions take precedence over scale.

It is important that all delivery times be checked and holds placed on mas required to meet construction schedule.

Contractor to seal all penetrations, (e.g. from pipes, drilled holes, etc.), between

Provide USG Durock cement board at all areas subject to water or m

The temporary (N.F.R.C.) Label which states the listed u-value for all fenestration products shall not be removed prior to inspections.

Design-build portions of the work shall incorporate all design elements, specific fatures, apparatus, applainces, & performance & aesthetic criteria shown in the fature and the state of t

These drawings are "instruments of service" & therefore the copyright properly HAWK DESIGN's CONSULTING. The design and specifications are for use only on the subject property and project, unless prior agreements have been made. Any use, re-use, change, revisions or reproductions of these drawings without expressed withen permission of HAWK DESIGN's CONSULTING is strictly prohibited by law. In the event of unauthorized use of these drawings, it uses ratal hold for designer harmless and bear responsibility of any related let.

## GENERAL NOTES

Verify rough-in dimensions for equipment provided on this contract and equipment by others.

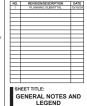


**HAWK** 

EMAIL: elacasia@gmail.cor PHONE: 650-766-2706

■ APPROVAL

GENERAL CONTRACTOR



## PROJECT NOTES

- I The work included ender this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of transportation, tools and equipment necessary for the construction of 124 construction shall conform the 1242 Cellaries labelling, 222 California enablentia, 222 Cellaries have 222 Cellaries have present and 222 Cellaries green havings extended codes. And 222 Cellaries green havings extended codes. All sort describes in the describes shall be verified by the contractor for demossion, pages, and contracts the contract of contracts shall be brought are of fleetengant, until a such discoverable as well as the area of fleetengant, until a such discoverable are resolved. If the contraction is to do so, contractor shall be proceeding at the own risk. Any revision to having degratement green for the revision being completed.

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PAINT PREFERATIONS

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fine grit (220).

5. Dull any glossy paint by sanding with fine (#220) grit gamet paper; wear eye protection, data mask and war general groups of the particles of the protection of the particles of the particles of the particles and adding more as it drive; war eye and safe protection; rinse thorough 10. Refresh the surface of any weathered wood by sanding with medium grit (#120) gamet paper, sanding in the direction of the grain.

## SURFACE PREPERATION - STUCCO REQUIREMENTS

SURFACE PREPERATION - STUCCO REQUIREMENTS

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REMEDIATION AND ABATEMENT par above. Reference to Interest the impact and province in the particular particular and province in the particular particular and particular and province in the particular and particula

- WINDOW DATA

  1. ALL WINDOWS TO MEET SECTION R310.1 LISTED BELOW.
  A. Openings must be no more than 44" above the B. Opening shall have a min. clear opening of \$7. SQFT.
  C. Opening shall have a min. clear width of 24".
  D. Openings shall have a min. clear width of 24".
- 2. All windows shall meet Title-24 energy specifications

Please note: Installation stickers may be required by local officials as proof of new windows meeting title 24 or safety requirements.

4. Z-bar flange may need to be ripped and caulked to fit opening Include ANS and all applicable CAL fire codes or WUI/Wild Land Urban Interface codes).

Provide safety glazing for tub/shower enclosures and doors. Minimum width of shower doors is 22". Doors shall open outward. Shower door or rod shall be installed prior to final.

Provide safety glazing for windows in tub or shower enclosures within 60' above the drain inlet.

STAIR AND HANDRAIL DATA

All new (N) stairs shall have a maximum rise of 7 3/4" and a minimum run of 11". The maximum drop (elevation change) at all door thresholds shall be 7 3/4".

(2) Stairways having less than four risers need not have handrails or stair railings.

(4) Stains that follow the contour of tanks or other cylindrical or spherical structures where the construction requires the inside clearance between the initials stail stringer and wall or tank side to be 8 inches or less, shall not be considered an "open side."

(5) Guardralis may be erected provided a handrall is attached.

Note: Local building standards may require 4-inch spacing of intermediate vertical members.

vertical members.

(I) The top of sair callings, handraids and handraid extensions installed on or state April 3, 1987, that the at a vertical height between 18 and 31 linches above the property of the pr

(d) A handrail shall control of a lengthwise member mounted directly on a wall or partition by means of brackets attached to the lower side of the handrail so as to offer no obstruction to a smooth surface along the top and both sides of the handrail. The handrail shall be designed to provide a spraying surface to the handrail. The handrail shall be designed to provide a spraying surface to the parent using it from failing. The spacing of brackets shall not exceed 8 feet.

(e) Handralls projecting from a wall shall have a space of not less than 1 1/2 inches between the wall and the handrall.

(f) The mounting of handralis shall be such that the completed structure is capable of withstanding a load of at least 200 pounds applied in any direction at any point on the rail.

at any point on the fail.

Exception: Handralis and stair rails on flights of stairs serving basements or cellars that are covered by a trap door, removable floor or grating when not in use, shall stop at the floor fewel or extractic levels so as not to interfere with the cover in the closed position. (Titls 24, Part 2, Section 1095.3.2.7a.)

## CALGREEN MANDATORY MEASURES

CALCREEN MANDATORY MEASURES

A. Dict spream set back disciplend, and how the readjument selected per section 4.697.2

B. Protect cannular spaces around piece, electric cables, conduits at exterior waits against
the passage of robusts per CAL Cooker Section 4.687.

Compliant per CAL Cooker Section 4.687.

Construction per CAL Green Section 4.684.1

E. Patricis, states and other coatings shall be compliant with VOC and other toxic compound
timits per CALCreen Section 4.684.2

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FROC and other toxic compounds per CAL Green Section 4.684.2

A. Cooker Section 4.684.2

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R408.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls

The minimum net area of ventilation openings shall not be less than 1 square foot (0.9929 m2) for each 150 square feet (14 m2) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material.

reverder material.

When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (8,0929 mt) for each 1,509 square foet (144 mt) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm)

### \_\_DEMOLITION NOTES\_\_

- of existing construction appears to be enforagreed at any time. Take presention to support such endangered and the change of the process of t

- 2.4 Clean-up

  A. Do not all tools demonstrated materials to accommisse on the
  sale disposal of demonstrated materials to accommisse on the
  sale disposal of demonstrated materials as work progresses.

  1. Demonstrate appropriation

  1. Demonstrate a

**HAWK** 

P.O. BOX 3535 HALF MOON BAY, CA 94019 650 . 560 . 8100 www.hawkdesignandconsulting.com ■ PROJECT: LACASIA RESIDENCE

OWNER: Elizabeth Lacasia

■ APPROVAL

GENERAL CONTRACTOR

NO. REVISION/DESCRIPTION DATE
1 PLANNING SUBMITTAL 10/18/24

PROJECT NOTES AND SPECIFICATIONS

SUBCONTRACTOR

■ PROJECT ADDRESS: 779 SAN CARLOS AVE. EL GRANADA, CA 94018 CONTACT INFORMATION

Alacasia@gmail.com EMAIL: elacasia@gmail. PHONE: 650-766-2706

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

Each bathroom containing a bathrub, shower or tub/shower combination shall be me-charically ventilated with Energy Star approved equipment (minimum 50clm) with an inherent humidistat installed, (CSC 803.3.1) emergent neutralisate installate, (CIRC (SULTLS)).

Provide after core verification: 11750 of after sense or 1750 with all least 40% but not more than 50 persons of an element provide the core verification of the core of t eas no modalization (CIR R986.3).

Under fine cross restitation: minimum 1.0 sp. ft. for each 159 sp. ft. of under floor area. When a class 1 super restoler is included on the ground outside the minimum area of vertilation may be initiated to safe for each 1,596 space feet of under floor space. One vertilation opening shall be within three (1) feet of each or other special power of the building (CIR R481). Underside crass spaces shall consylve with CIR R4813. In the case of the complete of the complete of the complete of the complete of the CIR R4813. Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5-3) Enclosed framing in exterior balconies and elevated walking surfaces ex-posed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R317.1.6) Mezzanines shall not be greater than 1/3 of the story unless fire spare installed then the area can be to of the story (8325.3) Glazing in wells and enclosures facing hot tubs, spas, whirippois, saunas, steam rooms, bathrubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within the compartment and within 60 inches horizontally of the waters dogly CCR (2004.4.5) Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a well less than 180 degrees from the plane of the door in a Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. as at least 36 in. above the floor, and objectnt to a walking surface. Within 60in, of the bottom tread of a stairway and less than 36in, above the landing Group in packs and miles; former adjusted in strainers, leading, and areas, within 36th. Increasibility of the sauling safection for the 31th above the valvely safection. See the sauling safection for the safection for the safection of the control of the safection for the safection of the safection of the safection of the safection for 18th database, a 5.3 powers does not safe of prosed other safection of the safection for 18th database, a 5.3 powers does not safe to safect the safection of the safection for the safection of safection of the safection of the safection of the safection of safection of the safection of the safection of safection of the safeting safeti Stepped footings shall be used when shope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan. (GRC R03.1) (CRC R031.1.5)
Concrete stable: 3 ½" minimum (CRC R506.1), Sabs under living areas and garage shall be reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mech or equivalent scele reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mech or equivalent scele reinforcement and 4" thickness of 3%" minimum gravet under the concrete stable Separate from solt with a 6 mil polypthylene vapor retacter with jorns lapped not less reinforced to the installed when a vapor retactor or is required.

MANADOM MANADO

Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedietal of a hispital 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2) Deck posts supported by concrete piers or metal pedestals projecting not less than 1 above a concrete ficor or 6" above exposed earth. (CRC R317.1.4 exc. 3) FLOORS
Under-floor areas with storage, fuel-fined equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-leich shee rock or a sprisher system. (R30x)

All fasteners used for attachment of siding & into pressure treated lumber shall be of corrosion resistant type. (CRC R317.3)

Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5 of each under-floor plumbing cleanout and not located under a door to the residence is remained. Provide a notific traver or screen. (CSP 458 4.5 CP 707.9)

a required. Provides a solid cover or screen. (CRE GREE A CRE 707.9) in Ministern still biolists, 10° solver both or a general screen as R. I. o. a. maximum for the story cover and the screen of the screen and the sc

Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the piece-pedestals project. If above concrete or 6" above earth agd the earth is covered by an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)

R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

Weather exposed glu-lam, beams and posts shall be pressure treated or st of natural resistance to decay (CRC R317.1.3 & 5)

Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ff. intervals. Fire-block at soffiss, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC 8302.11) Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper under stone and 2 layers of 15th felt for equivalent) under stone veners.

Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (ORC R703.7.2.1.) Maconry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediated arthurs the flashing. (ORC R703.8.2 and R703.8.6). ROOF
Roof sheathing can only cantilever 9 inches beyond a gable end wall unle supported by overhang framing. (R802.5.2.1)

Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California Mechanical Code. mechanical Code.

Roof drains/gutters required to be installed per the California Plumbing Code with leaf/ debris protection also installed.

Roof construction and coverings shall comply with CRC Chapters 8, 9 and local end-nance. All roofing shall be tested/listed Class A minimum.

Apphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlay-ment applied per CRC R985-22.

ment appelled per CC 6003-2.3

Casage Jahl Se ageometed from the desiring unit & after even by 'n lend ground and a compared to the second of the compared to the compared to

Presentations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4. Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R099.1) Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. (CMC 306.1) Provide protective post or other impact barrier from vehicles. (CMC 11)

Appliances in private garages and carports shall be installed with a mini-mum clearance of 6ft above the floor unless they are protected from vehic-ular impact. (CBC 406.2.9.3)

must clearance or set above the noor unless they are proceed from ubar impact. (Cot. 406.2.9.3) <u>STAIRWAYS & RAMPS</u> Stair landings required every 127" of vertical rise. (CRC R311.7.3) Exterior stair stringers must be naturally resistant to decay or pressure treat R317.1.) KSLILI)
Signs shall be maximum 2.75°; Run shall be 10° minimum; headroom 6°-8° minimum; NSS between a hardrail on one side and 27° with hardrails on the side. "More than the hardrail on the side and 27° with hardrails on the side." More than A morting not less side interies where the tread depth is less than 11 inches. The leading object of treads slide project on from than 1.3° facilities beyond the tread below. Open interies and state project on from the 1.3° facilities beyond the tread below. Open interies are side of 30° or 10° or

Garads shall be 42" minimum height (unless acting as a handrai/guard for a stair-way; the guard height may be 34".38" in height), with openings less than 4" incher claver (suards on the open sides of states was have 4 Jdf" openings). (CRC 8112)

code in public will be a service of the control of

eral torces according to CRC Table 301.5.

Provide disc, listend load connections at each end of the deck and at deck intersections per CRC 8507.9.2. Specify connections with a minimum allowable device despite connection with a minimum allowable device despite connection of 1,000 and an install with 27 of the end of the deck. 250th redect devices Problem of the CRC 800.7. The connection of the CRC 800.7. The

Joists, girders, structural blocking and support posts shall be wood of nat-ural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R317.1.3) weather. (CRC R317.1.3)

ELECTRICAL

No electrical panels in closets of bathvoons. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 111.3.2)

110.20) Provide a minimum 3 lug intersystem bonding busbar at the main electrica service. (CEC 250.94) service. (CEC 250.94)
All automatic garage door openers that are installed in a residence shall have a battery backup function that is designed to operate when activated because of an electrical outage. (CBC 406.2.1)

or an encurract orangile, (ESE 490-E.1).

A concrete-encuded debatode (large) consisting of 20' of rebar or #4 copper wire placed in the bottom of a florating is equived for all new construction, (ECE 250-SEA) sixtle and of an approved type. (ECE 250-SEA) sixtle be listed tamper-resistant receptacles. (ECE 460-EE)

All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchers, laundry room or similar rooms/areas shall be protected by a listed combination type are-fault circuit interrupter. (CCC 210.12) Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))

Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies porches and within 3" of the outside of each bathroom basin. (CEC 210.52 (b), (F) 8 Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)

 one exterior outlet at the front and the back of the dwell All dwellings must have (CEC 210.52(E))

Garage receptacles shall not serve outlets outside the garage. Exception: Garage circuit may serve readily accessible outdoor receptacle outlets. (ICEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(6))

Al least one wall switched lighting outlet or fixture shall be installed in every habita ble room, bathroom, hallways, stainways, attached garages and detached garage with electrical power, equipment spaces (attics, basements, etc.) (CEC 210.70) with electrical power, equipment spaces (efficial, basements, etc.), (252-210.70) Stockhens, diviney compare, partiels, president rooks, and similar sense must have a minimum of the 2004 circuits. Richer, parties, breakfast rooks, diviney scores, week 217-21 mobes or wider, poperate than 4 or 2, within 247 inches or wider, poperate than 4 or 2, within 247 inches or wider, poperate than 4 or 2, within 247 inches por sider, poperate than 4 or 2, within 247 inches por sider, poperate than 4 or 2, within 247 inches por sider, poperate than 4 or 2, within 247 inches por sider, poperate than 4 or 2, within 247 inches poperate than 4 or 2, within 247 inches and 1 or 2, within 247 inches and 2, within 247 inches and 2, wi

Seastantonia, (C.C. Pigine 210.50(L(1))

Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A)) Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3th horizontally and 8ft vertically above a shower and/or bathtub threshold CEC 410 (CEC).

All lighting/fan fedures located in wet or damp locations shall be rated for the approache. (CEC 410.10)

cation, (LEX. 400.10). GPC cations are required: for all kitchen receptacles that are designed to serve countertop surfaces, delineatives, submissioners, publications in under-thors spaces or below grade level, in understand parameters, collest space lagger quotes, network conducts, within 60 in understand parameters, collest space lagger quotes, or serving counters, network counters are simple device or garage door opener. (CEC 210.6) industry quotes conducted for as regide device or garage door opener. (CEC 210.6) industry quotes with fuel-burning appliances or within distribution garages (CEC 2115):

At the top of stairways between habitable floors where an interveni door or obstruction prevents smoke from reaching the smoke detector. . Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bethroom doors with a bathfub or shower unless this would prevent placement of a smoke detector (314.14).

Smoke detectors within 10 feet to 20 feet of the type with alarm silencing switch. CRC R314.3.3. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers in stalled. All receptacles in wet locations shall also be listed weather-resistant type (CEC 466.9(B)(1))

PLUMBING
Underfloor cleancuts shall not be more than 5' from an underfloor access, accedes or trap door. (CPC 707.9) ABS piping shall not be exposed to direct sunlight unless protected by water ba synthetic later paints. (CPC 312.13) PVC piping shall not be exposed to direct sunlight unless protected by water bases synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation (CPC 312.14).

(CPC.322.14)
Underground water supply lines shall have a **14 awg** blue tracer wire. (CPC 604.10.1)
The adjacent space next to showers without thresholds shall be considered a "we location" when using the OKC, CBC, and the CEC. (CPC 408.5)

Solvent compariments, respectites of shape, shall have a minimum finished interior of 1004 against critical (2% Pp 32°) and shall also be capable of encompassing a few 1004 against critical (2% Pp 32°) and shall also be capable of encompassing a few 1004 against critical (2% Pp 32°) and shall also be capable of encompassing a few 1004 against critical (2% Pp 32°) and shall also provided to a provided of the size of or of circles to an Order of the size of th

ceptor slope is 1/8" per foot. (408.5)
Show location and size of the water harber on plans. Provide pressure relief valve
Show location and size of the water harber on plans.

19 years of the provide pressure relief valve
upper 8. lower third of the water header an invariant of 4" above cortrols. (CPC
509.7). The water harber shall be of an industraneous type or the following shall be
provided (over construction only) (CEC 159(n)):

Gas supply line with a minimum 200,000 Bbu/hr dedicated capacity for the wa

heater "A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out let within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated and conductor shall be labeled "spare" and be electrically isolated. A reserve Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/ Use." (CEC 100/cm) wire space near this circuit labeled "Future 240/cm) wire space near this circuit labeled "Fu

Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diemeter. (20: 699.11)

(i.-v.4.6) Water heaters located in attics, ceiling assemblies and raised floor assemblies show a water-dight corrosion residant minimum 1. ½" deep pan under the we heater with a minimum in which drain to the earterier of the building. (ICP visible of the building, ICP visible of the building ICP visi

soldy and 2° minimum classification (CC 4° 43.5). Debution to the position for the position for the position for the position of the position

Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Per-formance Standard emission limits and shall have a permanent label certifying emission limits. Top chimney must extend a minimum of 2 ft. above any part of the building wit 10 ft. (CMC 802.5.4)

Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))

Provide combustion air for all gas fired appliances per CMC Chapter 7.
Gas verns; passing through an insulated assembly shall have a metal insulated assembly shall have a metal insulation of the minimum 2" above insulation. (CMC 509.6.2.7)
Gas water for the control of the sales of the control of the sales of the control Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms upless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors, CPC 504)

Roof top equipment on roofs with over 4/12 slope shall have a level 30°x30" work-ing platform. (CMC 304.2) Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen W\*1/2" in opening size (not required for clothes dryers). (CMC 902.1) Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC SN4.1)

Environmental Air Ducts shall not berminate less than 3' to a property line, 10' to a forced air laket, 3' to openings into the building and shall not discharge on to a public way ("Mic Sto? 2 - 10). Provide minimum 100 square inches make-up air for clothes dryers installed in clothes. (CMC 504.4.1(1))

— (cm. APPA-L(1))

Heating system is required to maintain 66 degrees at 3 ft. above floor level and 2 ftm esterior wisis in all habitate rooms, (CRC RDS.10)

Wood burning againnoss shall not be installed in a new or existing project that not one of the following.

A pellet-fueled wood burning heater.

An appliance or freplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance or 4.1 gratters per hour for a catalytic wood fired appliance and is approved in writing by the APCO.

n heating and cooling filter ratings shall be MRV 13 (150.0(m)12) Esolation water valves required for instantaneous water heatons 6.888TU/hr and above. Valves shall be installed on both oold and hot water lines. Each valve will need a hose bit or other fitting allowing for flushing the water heater when the where are closed. (CIC 110.3(c)6)

They must have a sealed gasket or caulking between the housing and ceiling prevent flow of heated or cooled air out of living areas and into the ceiling cavity.

in pathrooms, garages, laundry rooms, and utility rooms, at least on luminaire is each of these spaces shall be controlled by a vacancy sensor or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on operation), (150.0032). Joint Appendix A (JAB) certified lamps shall be considered high efficacy, JAB compliant light, sources shall be controlled by a vacancy sensor or dimmer. (Exception <70sf closets and hallway) (159.0(x)25).

All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(x)33).

Astronomical time clock control turning lights off during the day All high efficacy light fetures shall be certified as "high-efficacy" light fetures the California Energy Commission. tre camornia chergy commission.

Contractor shall provide the homeowner with a luminaire schedule giving the lan used in the luminaires installed. (10-103(b))

The number of blank electrical boxes more than 5 feet above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(x1)8)

oy Cooks 155.0(c)) A minimum 100 CFM indoor air quality fan is required in the lettoers and twice the constant of the lettoers and twice the constant of the lettoers and twice the constant of the constant of the constant of the residue construction. (CRC RS3277) invition resistant, heavy timber, log and or fire residue construction. (CRC RS3277) invition resistant, heavy timber, log and or fire residue construction. (CRC RS3277) invition resistant, heavy timber, log and or fire residue construction. (CRC RS3277) invition resistant, heavy timber, log as of the constant of the constant

Open/enclosed roof eaves and soffits, exterior porch ceilings, floor projections, un der-floor areas and undersides of appendages to comply with ignition resistant con struction regulements. CFCR CR375-59 Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72b mineral surfaced non-perforated can sheet complying with ASTM D 1999; (CRC R337-S.)

Indicate on the plans where valley flashing is installed, the flashing shall be not less than 25awg and installed over not less than one layer of minimum 72th mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (QCR 2377.5.3) Attic gable and eaves above 1217 and under-floor veriflation shall be provided with fully covered metal wire metal, vents, or other materials that have a minimum 1/16 inch and maximum 1/8 inch openings, non-combustible and corrections resistant. All other eave veres shall be isseed/approved to resist the intrusion of flame and burning embers, (CRC R317.8).

burning embers. (CRC R337.6)
Indicate on plans sesteric glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet performance requirements of SFM Standard 12-7A-2. (CRC R337.8.2.)
Operable skylights shall be protected by a noncombustible mesh screen 1/18\* max openings (R337.8.2.)

Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fine resistive rating or shall be tested to meet the performance requirements of SPM Standard 12-7A-1. (CRC R373-8). Garage door perimeter gap maximum 1/8". Metal flashing, jamb and header overlap, and weather-stripping meeting section requirements are permitted. (R337.8.4)

The walking surface material of decks, porches, balconies and stairs within 10th of grade level shall be ignition resistant material, exterior fire-retardant treated wood or noncombustible material. (CRC R337.9) GREEN BUILDING

GREEN BUILDING

Projects which disturb less than one are of soil and are not part of a larger common plan of development which in stall disturbs one acre or more, shall manage stem water distance during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent enosion and relation for unroff on the size (CoSSS 4.166.2).

Where storm water is conveyed to a public drainage system, collection point, gut-ter, or similar disposal method, water shall be filtered by use of a barrier system, watter or other method anomared by the enforcing anexes. All new residential construction with attached private garages shall have the folio ing for electric vehicle (EV) charging stations (CGBSC 4.105.4):

Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to a suitable box location for EV charging. The other end shall terminate to the main service and/or subpanel. The main panel and/or subpanel shall be of sufficient size to install a 40-ampere dedicated branch crout. The dedicated overcurrent protection space shall be labeled "EV CAPABLE".

Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (COSBC 4.381.1.3.1) operation at a time. (CBSC+43).1.1.2) Redistrible projects with an appropriate bindrape area equal to or greater than 500 square fixed that correly with either a local uniter efficient bindrape ordinates or sugar fixed that correly with either a local uniter efficient bindrape ordinates or sugar fixed that the sugar fixed

(Clearly note on the plans) At time of final inspection, a building operation and maintenance manual, compact disc, etc shall be provided containing the following:

(CGBSC 4.410)
Directions that manual shall remain onsite for the life of the building Operation and maintenance instructions for equipment, appliances, a age, irrigation systems, etc.
Information from local utility, water and waste recovery providers Public transportation and carpool options

Suite Sold receipt inclinate program instruments of the Act op of any required special inspection verifications that were required (if any). The project shall meet minimum politicant control requirements for adhesives, sent political programs of the pr

**HAWK** 

0. BOX 3535 HALF MOON BAY, CA 940 650 . 560 . 8100 www.hawkdesignand

■ PROJECT: LACASIA RESIDENCE

OWNER: Elizabeth Lacasia

779 SAN CARLOS AVE. EL GRANADA, CA 94018 ■ CONTACT INFORMATION EMAIL: elacasia@gmail. PHONE: 650-766-2706

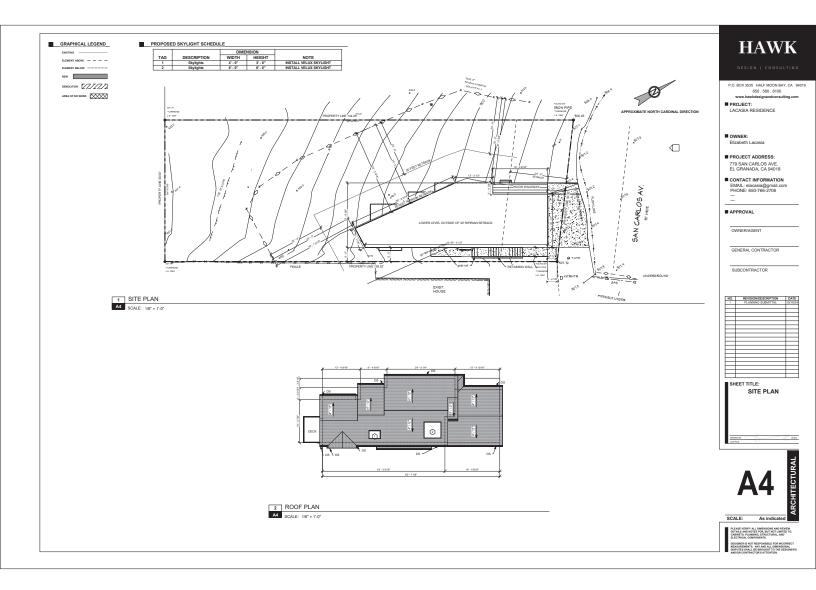
■ APPROVAL

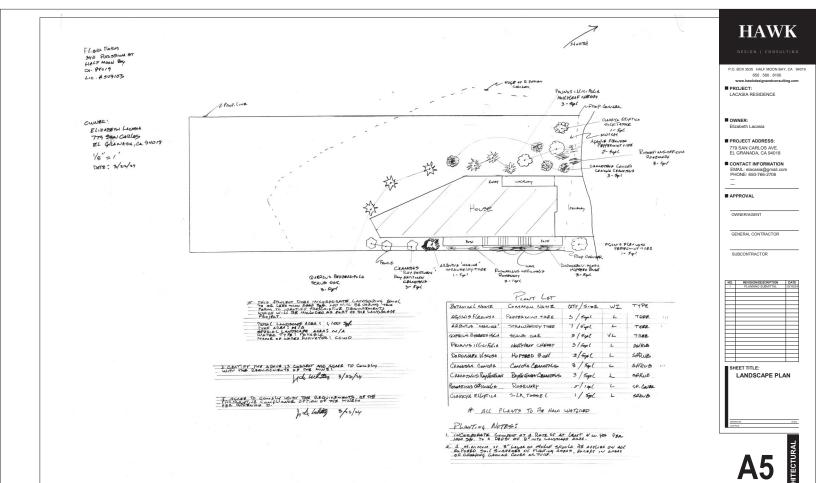
GENERAL CONTRACTOR

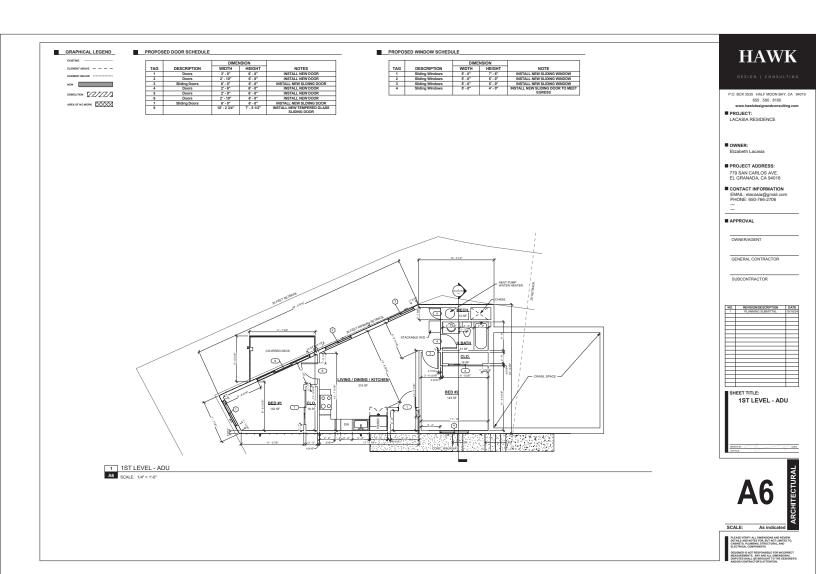
SUBCONTRACTOR

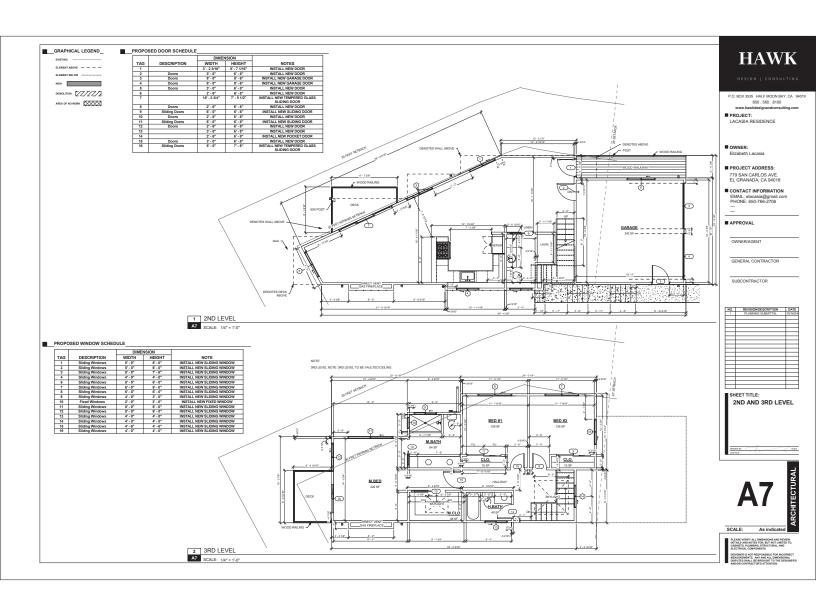
NO. REVISION/DESCRIPTION DATE
1 PLANNING SUBMITTAL 10/18/24

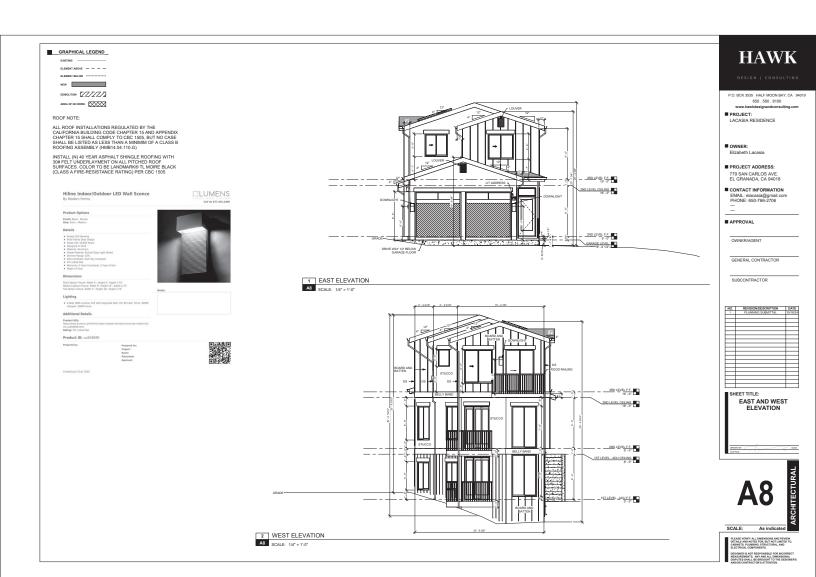
PROJECT NOTES AND SPECIFICATIONS

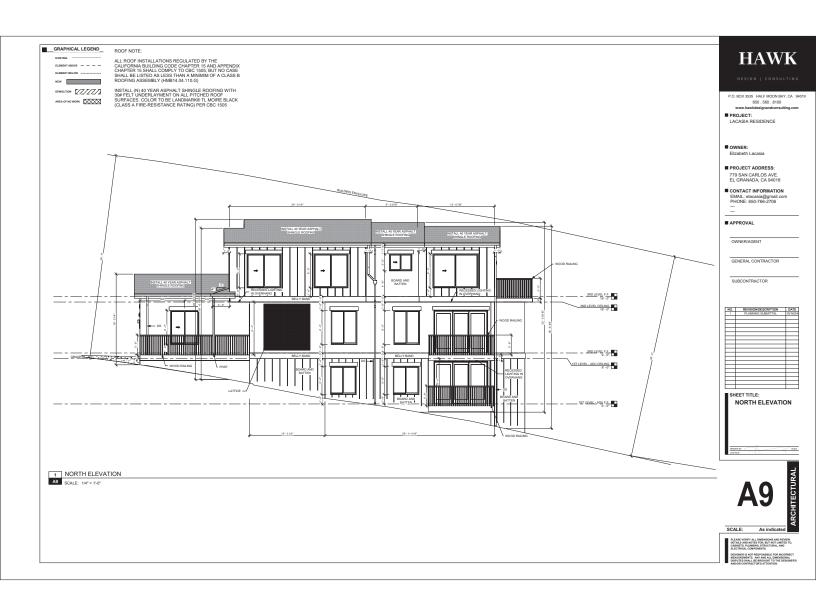


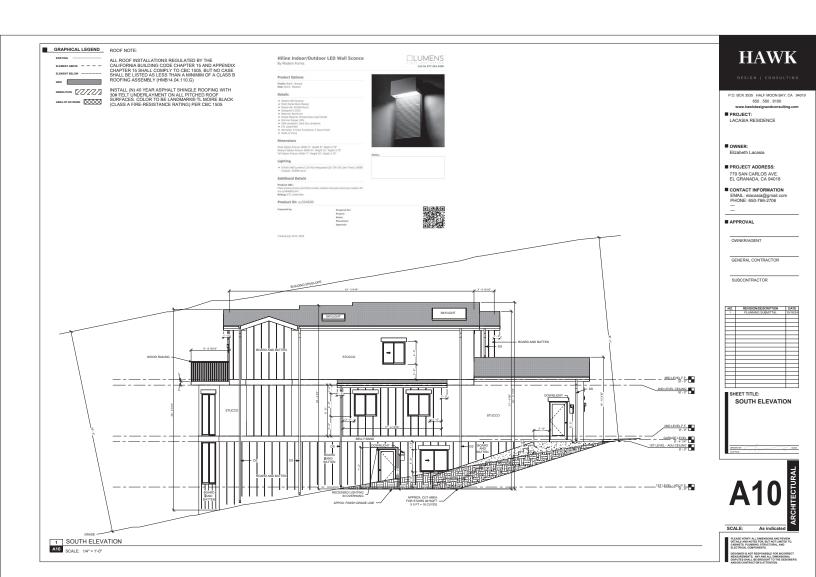




















# HAWK

D. BOX 3535 HALF MOON BAY, CA 9401

www.hawkdesignandco

■ PROJECT:

OWNER:

Lizaboni Ludana

779 SAN CARLOS AVE.

■ CONTACT INFORMATION EMAIL: elacasia@gmail.com PHONE: 650-766-2706

M ARREOVAL

OWNER/AGE

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	PLANNING SUBMITTAL	10/18/24
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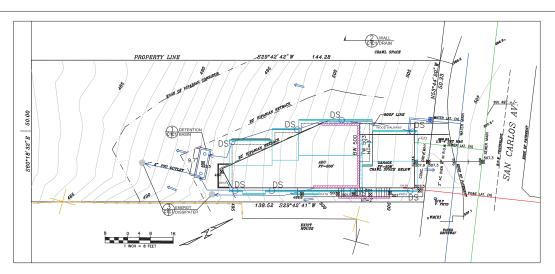
SHEET TITLE:
PERSPECTIVE VIEWS

DRAWN IIV.

A12

SCAL

PLEASE VERBY ALL DISENSIONS AND REVIEW
OCTALS AND NOTES FOR BUT NOT LISTED TO,
CASIST'S, PLUSSISS, STRUCTURAL, AND
ELECTROCAL COMPONISS'S.
DESIGNER IS NOT RESPONSISLE FOR INCORRECT
MEASUREMENTS, ANY AND ALL DISSENSIONAL
DISPUTES SHALL BE BROUGHT TO THE DESIGNER
AND OR CONTRACTOR'S ATTENDION.





SECTION AND DETAIL CONVENTION SECTION OR CETTAR.
GRANIFICATION

ASSTRBACE SHEET IN.

FIRMS WHICH SECTION

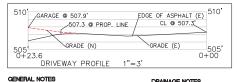
ON EXTRE OF HEAT

GENERAL SHEET IN. ON

BRICE SECTION OR

BRIC





DRAINAGE NOTES

2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.

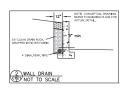
## GENERAL NOTES

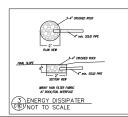
## GRADING NOTES

CUT VOLUME: 60 CY FILL VOLUME: 10 CY TOTAL: 70 CY

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

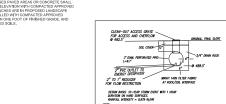
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULIAN BATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULIAN BATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED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



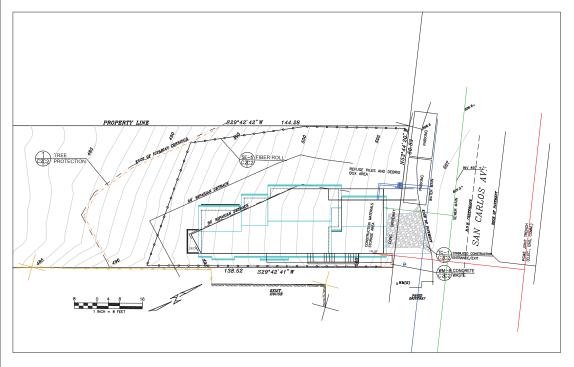




SHEET C-1



1 DETENTION BASIN C1C1 NOT TO SCALE



## GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpilling of soil. All excavated soil will be hauled off-site as it is

- There will be no stockpling of soil. All excavated soil will be hauled off-alte as it is excavated.

  Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate eroston and sediment control shall be installed prior to earth-moving activities and construction.

  Eroston control materials to be on-site during off-season.
  Measures to ansure adequate eroston and sediment control are required year-round. Stabilities all denused 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 discharges of all potential pollutants, including pavement cutting wastes, paints, concrete, perforeum products, chemicals, wast water or sediments, and non-stormwater discharges to stom drains and watercourses,
  Avoid cleaning, feeling, or maintaining withcles on-eile, except in a designated area where wash water is contained and treated,
  Until and time applications or peculiated and water and water or sediments, and non-stormwater discharges to stabilized, designated acreas and sidewalks using dry sweeping methods.

  Until construction access routes to stabilized, designated access points
  Avoid tractally did not other materials off-she; clean off-site paved areas and sidewalks using dry sweeping methods.

  Train and goodle furturcition to all employees and subcontractors regarding the Wetershed Protection Maintenames Standards and construction Best Management Practices,
  The areas defineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "no over."

  Dust control a rees or drigities on the site.

  Erosion control materials shall be stored on-site.

  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.

TITLE/QUALIFICATION: OWNER

PHONE: 650-766-2463

The State of the S

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

