

PROJECT NOTES

- The work included under this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of the project having all work ready for use, excluding materials provided by owner.
- All construction shall conform to the 2022 California building, electrical, mechanical, plumbing, fire, and energy codes.
- Conflict, the most stringent requirements shall apply.
- All work described in the drawings shall be verified by the contractor for dimension, grade, extent and compatibility to the existing site. Any errors, omissions, conflicts, discrepancies and unexpected conditions that effect or change the work described in the contract documents shall be brought to the designers attention immediately. Do not proceed with the work in the area of discrepancy until all such discrepancies are resolved. If the contractor chooses to do so, contractor shall be proceeding at their own risk. Any revision to the set of plans must be submitted to and approved by the County of San Mateo building department prior to the revision being completed.
- The general contractor shall maintain a current and complete set of the construction approved plans for use of all the trades, and shall provide all the sub contractors with current construction documents as required.
- The general contractor shall verify and assume responsibility for all dimensions and site conditions. The general contractor shall inspect the existing premises and take notes of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such and examination.
- Written dimensions take precedence. Do not scale drawings.
- All dimensions to and from new construction when shown in place are to face of interior finish or structural member unless otherwise noted.
- All dimensions on reflected ceiling plans and elevations are from face of finish or center line of column to center line of futerwall.
- All vertical dimensions are to face of finish A finish floor, unless otherwise noted.
- All dimensions noted "V" and "V.P." are to be checked by contractors prior to construction. Immediately report any variance to the designer for resolution.
- All walls are wood studs @ 16" O.C. unless otherwise specified.
- Coordinate all work with existing conditions, including but not limited to irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc.
- Contractor shall provide all existing conditions, including but not limited to required for all suspended ceiling and soffits remaining conditions.
- Provide adequate temporary support as necessary to ensure the structural value or integrity of the building.
- Protect all existing building site conditions to remain including walls, cabinets, finishes, trees and shrubs, paving, etc.
- Detail shown are typical. Similar details apply in similar conditions.
- Verify all architectural details with structural, civil, and design/build before ordering or installation of any work.
- Where locations of windows and doors are not dimensioned, they shall be centered in the wall placed two stud widths from adjacent wall as indicated on the drawings.
- Omissions from the drawings and specification or the mis distribution of the work which is manifestly necessary to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the contractor from such omission or misinterpretation of the work as fully and completely set forth and described in the drawings & specifications.
- All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
- Omissions from the drawings and specification or the mis distribution of the work which is manifestly necessary to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the contractor from such omission or misinterpretation of the work as fully and completely set forth and described in the drawings & specifications.
- All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
- Install all fixtures, equipment and materials per manufacturers recommendations, including, or installation of any items of work.
- Verify clearances for vents, chases, soffits, finiters, etc. Before any construction, including, or installation of any items of work.
- Substit, coating and tarring, etc. Location shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendation and standard industry and tarring practices.
- All roof deck penetrations and exterior wall openings shall be guaranteed by the contractor to be water tight for a minimum of five years after substantial completion of all work under this contract.
- The general contractor shall remove all rubbish and waste materials of all subcontractors on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside job site.
- Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.
- All wood in contact with concrete shall be pressure treated.
- A certificate of construction compliance, signed by the general based upon his observation of the construction work shall be submitted to the inspecting building official prior to issuance of a certificate of occupancy.
- All exterior windows to be weathered-stripped per title 24 requirements.
- Install smoke detectors in accordance with specifications and in conformance with local fire marshal requirements.
- Glass subject to human impact shall be safety glazing material to meet state and federal requirements.
- Survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
- Provide on site health and safety facilities including temporary bathrooms and wash stations.
- All non-compliant plumbing fixtures shall be replaced with appropriate water conserving plumbing fixtures. Plumbing installation is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by a local building department. (CALGREEN 4.505.1) NON COMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING (CALIFORNIA C.N.L. CODE, 1191.36):
 - any toilet manufactured to use more than 1.6 gallons of water per flush.
 - any urinal manufactured to use more than ten gallon of water per flush.
 - any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
 - any interior faucet that emits more than 2.2 gallons of water per minute.
 - Mechanical and gravity outlet air intake openings shall be located a minimum of 10 feet from any hazardous or noxious contaminants, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Toilet rooms, bathrooms and kitchens shall not be considered hazardous or noxious. (R202.5.1)
 - Where a water heater is installed in an attic, attic ceiling, roof-ceiling assembly, or floor-ceiling assembly where damage results from a leaking water heater, a watertight pan of corrosion resistant material shall be installed beneath the water heater with not less than 1/4 inch diameter drain to an approved location. (IPC 907.5)

ASBESTOS, LEAD AND MOLD REMEDIATION AND ABATEMENT

REQUIRED PROCEDURES REFERENCE TO HAZARD MANAGEMENT SERVICE, INC. HAZMAT REPORT INCLUDES, BUT NOT LIMITED TO, REMEDIATION AND ABATEMENT REQUIREMENTS DURING, OF FLOORING MATERIALS, LEAD BASED PAINT AND LEAD BASED TILE. DATED FEBRUARY 1, 2012.

PLEASE NOTE: Contractor and owner is notified, dwelling built prior to 1978 may present exposure to lead poisoning as a result of lead-based paint and/or lead-based material hazards. Therefore the contractor is required to perform a pre-construction risk assessment, testing and/or inspection for possible lead-based hazards prior to raffing any agreement with owner to perform scope of work. Contractor is responsible for all lead-based paint or other material abatement in this scope, in line with but not limited to the federal Department of Environmental Protection (EPA) and all applicable other cities, states, or local codes and/or legislation.

ALSO NOTE: Contractor and owner is notified "popcorn" ceilings, dry vinyl Composite Tile (VCT) tiles, floorings, mastic, flooring, dusting, roofing and siding may and can contain harmful asbestos. Therefore, contractor is responsible to identify such hazards and perform pre-construction risk assessment testing and inspection for possible asbestos hazards prior to raffing any agreement with owner to perform scope of work. Contractor is responsible for all asbestos abatement regarding this project, in line with but not limited to the federal Department of Environmental Protection (EPA) and all applicable other cities, states, or local codes and/or legislation. Contractor to test and abate lead test per county and state requirements.

REGARDING MOLD INSPECTION: Molds, fungus, mildew, and similar organisms (collectively "mold") may exist in the property of either the owner or designer and have and has not actual knowledge. The mold conditions generally grow in places where there is excessive moisture, such as where leaks may have occurred in roofs, pipes, walls, plant pots or where there has been flooding. A professional inspection may not disclose mold conditions. As a result, owner or contractor may wish to obtain an inspection specifically for mold conditions to more fully determine the condition of the property and the environmental risks prior to commencing work. Neither the designer, owner nor owner's agents are experts in the field of mold conditions and neither related conditions therefore contractors shall not rely on designers, owners or its agents for information relating to such conditions. Contractor is strongly encouraged to verify that it is to the condition of the property prior to any contractual agreement. If mold hazards, contractors decision to proceed with approved scope of work on the property is independent of representation of the designer, owner or owners agents involved in the transaction regarding mold conditions, accordingly, contractor agrees to indemnify and hold harmless designer and owner in the event any mold conditions are present on the property.

PAINT PREPARATIONS

- Lead paint remediation as indicated by ASBESTOS, LEAD AND MOLD REMEDIATION AND ABATEMENT per above. Reference to Hazard Management Service, INC. Hazmat report including but not limited to remediation and general requirements for removal of flooring materials, lead based paint, lead based tile. Dated February 1, 2012.
- Wall holes or imperfections to be filled with a bondo or wood putty and sanded.
- New wood to be painted promptly within a few weeks because weathering of the wood will reduce adhesion of primer and paint.
- Do any dry rotting (mildew) areas with fine grit (#220) sandpaper.
- Masonry to be treated wood left from the treatment process is to be allowed to dry prior to painting; once constructed, two weeks' exposure to the weather to be adequate for drying masonry materials.
- Previously painted wood with a sound paint surface, will require removal of dirt, scale, etc. by scrubbing with detergent and water rinse thoroughly; by careful power washing using plain water. NOTE: Contractor responsible for weeds that tend to be very soft, such as old and weathered cedar and redwood, can easily be damaged by high pressure jet of power washing.
- Previously painted wood with flaking or peeling paint jet, removal of all loose or poorly adhering paint. If glass or semigloss paint will be used, follow by sanding with fine grit (#220).
- Do any glossy paint by sanding with fine grit (#220) grit garnet paper; leave it smooth, clean and workable.
- Treat any mildew with a 3:1 water: household bleach mixture, leaving it on for 20 mins and adding more as it dries; wear eye and skin protection; rinse thoroughly.
- Refresh the surface of any weathered wood by sanding with medium grit (#120) garnet paper; sanding in the direction of the grain.

SURFACE PREPARATION - STUCCO REQUIREMENTS

- Lead paint remediation as indicated by ASBESTOS, LEAD AND MOLD REMEDIATION AND ABATEMENT per above. Reference to Hazard Management Service, INC. Hazmat report including but not limited to remediation and general requirements for removal of flooring materials, lead based paint, lead based tile. Dated February 1, 2012.
- Fresh stucco surfaces must be cured for 30 days prior to painting unless otherwise authorized in writing.
- If efflorescence is present, remove by hand wire brushing; wear eye protection and gloves; identify and eliminate any source of water from behind the stucco that could have caused the efflorescence scrape out and widen any cracks; brush out dust, and seal with 100% acrylic and silicized acrylic caulk; make second application in several hours, if needed.
- Treat any mildew with a 3:1 water: household bleach mixture, leaving it on for 20 mins and adding more as it dries; wear eye and skin protection; rinse thoroughly.
- Remove dirt, chalk, dust, unbound sand, treated molder, etc. by scrubbing with detergent and water, and rinse thoroughly; or power wash with plain water, taking care to not drive water into cracks or porous areas.

WINDOW DATA

- ALL WINDOWS TO MEET SECTION R310.1 LISTED BELOW:
 - Openings must be no more than 44" above the sill.
 - Opening shall have a min. clear opening of 5.7 sq.ft.
 - Opening shall have a min. clear height of 24".
 - Opening shall have a min. clear width of 20".
- 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.
- All windows shall have Low-E glass.
- Z-bar flange may need to be ripped and caulked if not fitting
- Include AHS and all applicable CAL. fire codes or WUW/WL 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 finish.
- Provide safety glazing for windows in tub or shower enclosures within 60" above the drain inlet.

STAIR AND HANDRAIL DATA

- All new 10 stairs shall have a maximum rise of 7 3/4" and a minimum run of 11". The maximum drop (vertical change) at all door thresholds shall be 7 3/4".
- Stairways shall have handrails or stair railings on each side, and every stairway required to be more than 36 inches in width shall be provided with not less than one intermediate stair railing for each 36 inches of required width. Intermediate stair railings shall be spaced approximately equal within the entire width of the stairway.
- Note: Intermediate stair railings may be of single rail construction.

Exceptions:

- Stairways less than 44 inches in width may have one handrail or stair railing except that such stairways open on one or both sides shall have stair railings provided on the open side or sides.
- Stairways having less than four risers need not have handrails or stair railings.
- Stairways giving access to portable work stands less than 30 inches high.
- Stairs that follow the contour of tanks or other cylindrical or spherical structures where the construction requires the inside clearance between the inside stair stringer and wall or tank side to be 8 inches or less, shall not be considered as "open sides."
- Guardrails may be erected provided a handrail is attached.
- A stair railing shall be of construction similar to a guardrail (see Section 3209) but the vertical height shall be in compliance with Section 3244(c). Stair railings on open sides that are 30 inches or more above the surface below shall be equipped with midrails approximately one half way between the steps and the nosing rail.

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

- The top of stair railings, handrails and handrail extensions installed on or after April 3, 1997, shall be at a vertical height between 34 and 38 inches above the nosing of treads and landings. For stairs installed before April 3, 1997, this height shall be between 34 and 38 inches. Stair railings and handrails shall be continuous the full length of the stairs and, except for private stairways, at least one handrail or stair railing shall extend in the direction of the stair run not less than 12 inches beyond the top riser nor less than 12 inches beyond the bottom rail. Ends shall be returned or shall terminate in new posts or safety terminals, or otherwise arranged so as not to constitute a projection hazard.
- A handrail shall consist 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 gripping surface to avoid the person using it from falling. The spacing of brackets shall not exceed 8 feet.
- Handrails projecting from a wall shall have a space of not less than 1 1/2 inches between the wall and the handrail.
- The mounting of handrails 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.

Exception: Handrails 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 level or entrance level so as not to interfere with the cover in the closed position. (Title 24, Part 2, Section 1069.2.7.4)

CALGREEN MANDATORY MEASURES

- Air ducts are sealed, designed, and have their equipment selected per section 4.507.2
- Protect smaller spaces around pipes, electric cables, conduits at exterior walls against the passage of rodents per CALGreen Section 4.406.1.
- Cover duct openings and other similar air distribution component openings during construction per CALGreen Section 4.504.2.
- Adhesive, sealants and caulks shall be compliant with VOC and other toxic compound limits per CALGreen Section 4.504.2.1.
- E. Paints, stains and other coatings shall be compliant with VOC limits per CALGreen Section 4.504.4.
- F. Particulate, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.
- G. Install capillary break and vapor retarder at slab on grade foundations per CALGreen Section 4.505.2.
- H. Check moisture content of building materials used in wall and floor framing before enclosure per CALGreen Section 4.505.3.

FOUNDATION VENT NOTES

- Foundation 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 (0.0929 m2) for each 150 square feet (14 m2) of under-floor space area, unless ground surface is covered by a Class 1 vapor retarder 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 (0.0929 m2) for each 1,000 square feet (93 m2) 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 (4 mm)

DEMOLITION NOTES

- Principal work in this section.
- Demolish existing construction where indicated on the drawings and required by job conditions.
- Protect existing construction designated to remain.
- Remove demolished items from the site and dispose of them in a legal manner.
- Related work in other sections.
- Disconnect, cutting, capping or relocating any active utility lines encountered.
- Reference standards.
- A. ANSI A10.6 "safety requirements for demolition" published by the American National Standards Institute.
- Protection.
- A. Cease operations and immediately notify the designer if the safety of existing construction appears to be endangered at any time. Take precautions to support such endangered construction and do not resume operations until authorized by the designer.
- Excavation.
- A. All demolished materials shall become the contractor's property unless otherwise directed by the owner.
- B. Remove demolished materials from the site and dispose of them in a legal manner. No on-site sale or burning of demolished materials will be permitted.
- Performance of work.
- A. The contractor shall be fully responsible for the adequacy and installation of all the temporary shoring systems used during the removal of all structural elements.
- B. The drawings do not necessarily indicate the full extent of the work required to be performed; inspect the existing construction carefully to determine the full extent of the completion will be allowed because of failure to estimate the full extent of the work for any contingencies in connection therewith.
- C. All work shall be performed by the skilled and properly equipped personnel. Demolition and removal of items scuffed high or higher shall be followed by controlled methods, not by throwing or dropping. Perform cutting and stripping so that the work to remain is undamaged and in such manner that the new work can properly connected with it.
- Method.
- A. Procedure
1. Sawing
- a. Sawing shall be performed by experienced craftsmen constantly engaged in and properly equipped for the performance of the type of work required by job conditions.
- b. Provide wet vacuum equipment as required for control of water cooling water.
2. Damage and repair
- a. Damage to existing structure to existing construction which occurs as a result of demolition operations at no additional cost to the owner.
- b. Repair, restore or replace damage to existing construction which occurs as a result of demolition operations to accumulate on the premises. Provide for continuous removal and repair of site disposal of demolished materials as work progresses.

- Demolition and preparation
- General
1. Scope: furnish equipment and perform labor required to execute necessary to complete the contract including, but not limited to those major items:
 - Removal of perimeter handrailing
 - Removal of single family dwelling
 - Debris removal
 - Removal of work specified elsewhere
- All new work.
- General requirements.
- A. Field conditions: take into consideration as necessary work all obvious existing conditions and installations on the site as though they were completely shown or described. Accept the state of the work as it exists and clear obstructions to the work indicated.
- B. All contractors submitting proposals for this work shall first examine the site and all conditions and limitations thereon and thereabout. All proposals shall take into account all such conditions and limitations whether or not the same are specifically shown or mentioned in any of these documents and every proposal shall be construed as in every part as shown, described or reasonably required or implied and attain the completed conditions contemplated by the contractor.
- C. Codes: Perform all work in accordance with the building code of the governing body having jurisdiction the governing state industrial safety orders and the requirements of the Occupational Safety and Health Act.
- D. Unforeseen conditions: include in the base bid miscellaneous cutting and grouting necessitated as a result of unforeseen conditions.
- E. Noise control: Carry on all work in a manner which will produce the least amount of noise. Instruct all workmen in noise control procedure.
- F. Dust control: Carry on all work in a manner which will produce the least amount of dust. Implement dust control procedures like spraying and ground watering.
- Excavation
2. Protection
- A. Erosion: Provide such protection as may be required to prevent glass breakage at no additional cost; replace in kind all broken glass.
- B. Lowering Material: Provide hoists and chutes as required to lower removed material throwing dropping or permitting the free fall of material and debris from heights which would cause damage to work to remain, underground utilities or nuisance or excessive dust is expressly prohibited.
- C. Protection of personnel: Erect fences, barricades and such other forms of warning as may be requested to prevent personnel from putting themselves in the way of injury.
- D. Existing work to remain: Provide such means of protection as may be necessary to prevent damage to existing work and equipment to remain.

- General Demolition
- A. Remove as described in 1.1
- Mechanical, electrical and plumbing
- A. Carefully preview plans and determine those to be removed and those to be kept active or to be reactivated. Protect those to remain. Provide for minimum service interruption of those to remain.
- B. Remove items completely wherever possible. Cut and cap up in positive manner.
4. Removed Material and Debris.
- A. All removed material, not otherwise designated, and all debris becomes the property of the contractor who shall remove it from the site.
- B. Do not allow materials and debris generated by demolition activities to accumulate, remove daily and dispose of in a legal manner.

HAWK
DESIGN | CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
650.560.8100
www.hawkdsgroupandconsulting.com

PROJECT:
LACASIA RESIDENCE

OWNER:
Elizabeth Lacasia

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

CONTACT INFORMATION
EMAIL: elacasia@gmail.com
PHONE: 650-756-2706

APPROVAL
OWNER/AGENT
GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2024

SHEET TITLE:
PROJECT NOTES AND SPECIFICATIONS

PROJECT NO.
024-2024

DATE
01/11/2024

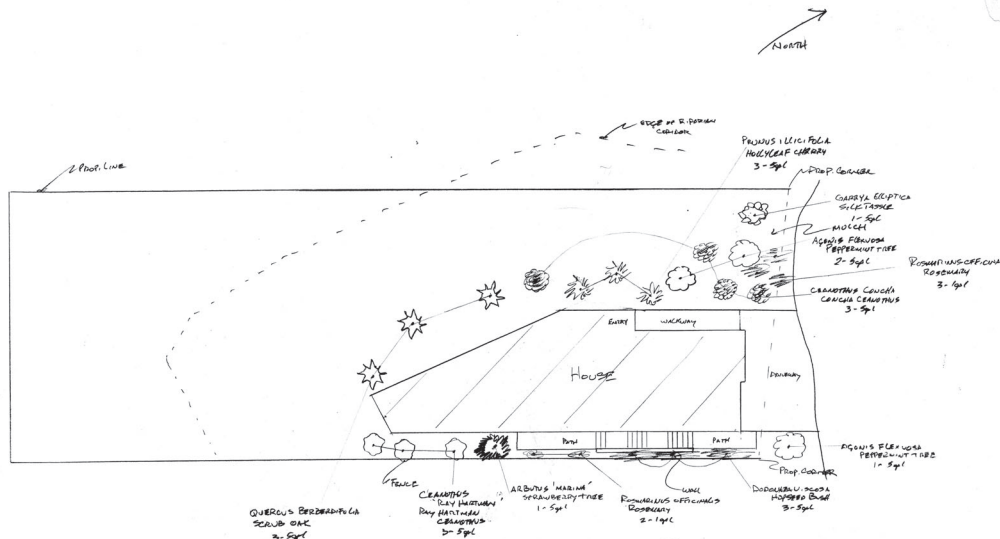
A2
ARCHITECTURAL

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

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CEMENTS, FINISHES, STRUCTURAL, AND ELECTRICAL COMPONENTS. DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS AND/OR MIS-INTERPRETATIONS OF THE DRAWINGS AND/OR CONTRACTOR'S ACTION/INACTION.

CHITECTURAL

OWNER:
ELIZABETH LACROIX
779 SAN CARLOS
EL GRANADA, CA. 94018
 $1/8" = 1'$
DATE: 3/27/24



X THIS PROJECT DOES INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2500 S.F. AND WILL BE USING THIS FORM TO IDENTIFY PLANTATIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

TOTAL LANDSCAPE AREA: 1,100 S.F.
TREE AREA: N/A
SPECIAL LANDSCAPE AREAS: N/A
WATER TYPE: POTABLE
NAME OF WATER PURVEYOR: CWD

TOTAL LANDSCAPE AREA: 1,100 Sft
TYPE AREA: N/A
SPECIAL LANDSCAPE AREA: N/A
WATER TYPE: POTABLE
NAME OF WATER PURVEYOR: CCWD

I CERTIFY THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWRB

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE
PRESERVATIVE COMPLIANCE OPTION OF THE MWGL
PER ATTACHMENT D.

Plant List

BOTANICAL NAME	COMMON NAME	QTY/50 LB	W/L	TYPE
AGONIS FLOREDA	PAPERBARK TREE	2 / Spl	L	TREE
ARBUS "AMARA"	STRAWBERRY TREE	1 / Spl	L	TREE
QUERCUS BOMBAYANA	SCAND. OAK	3 / Spl	VL	TREE
PLUNUS (ICEFISH)	HONEYBEE CHERRY	3 / Spl	L	SARUB
DODONAEA VISCOSA	WUPPED BUSH	3 / Spl	L	SARUB
CAESALPIA CANCIDA	CANDIDA CAESALPIA	3 / Spl	L	SARUB
CAESALPIA RAYBURNII	RAYBURN CAESALPIA	3 / Spl	L	SARUB
POWDERY OLEANDER	POWDERY	.5 / Spl	L	GR. SARUB
GIRREYA OLEIFOLIA	SILK TASSLE L	1 / Spl	L	SARUB

* ALL PLANTS TO BE HAND WATERED

PLANTING NOTES:

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 cu. yds per 1000 sq. ft. TO A DEPTH OF 6" INTO LANDSCAPE AREA.
2. A MINIMUM OF 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CRACKING GROUND COVER OR TURF.

P.O. BOX 3535 HALF MOON BAY, CA 94019
650 . 560 . 8100
www.hawkdesignandconsulting.com

■ **PROJECT:**
LACASIA RESIDENCE

■ **OWNER:**
Elizabeth Lacasla

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

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

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY: _____ Author: _____

CAD FILE: _____

A5

ARCHITECTURAL

SCALE:

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

EXISTING _____

ELEMENT ABOVE - - - - -

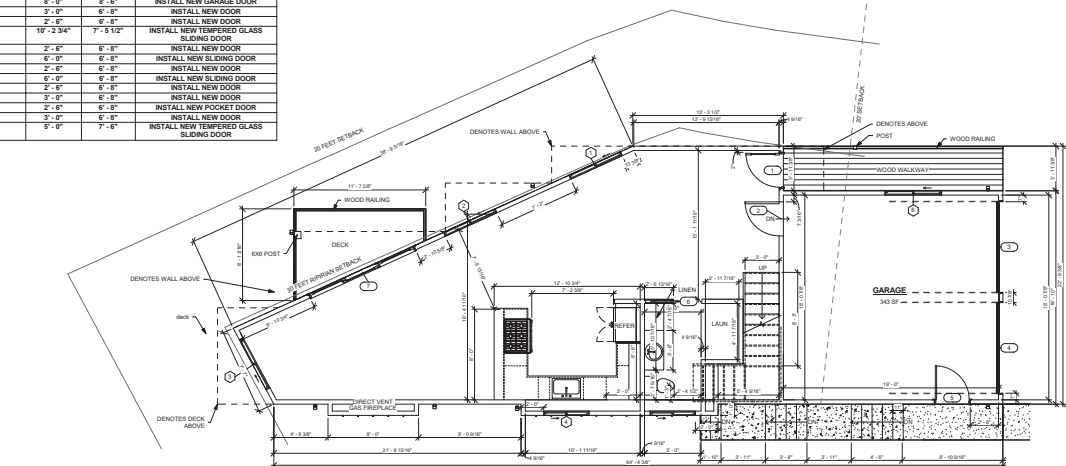
ELEMENT BELOW
.....

NEW

DEMOLITION

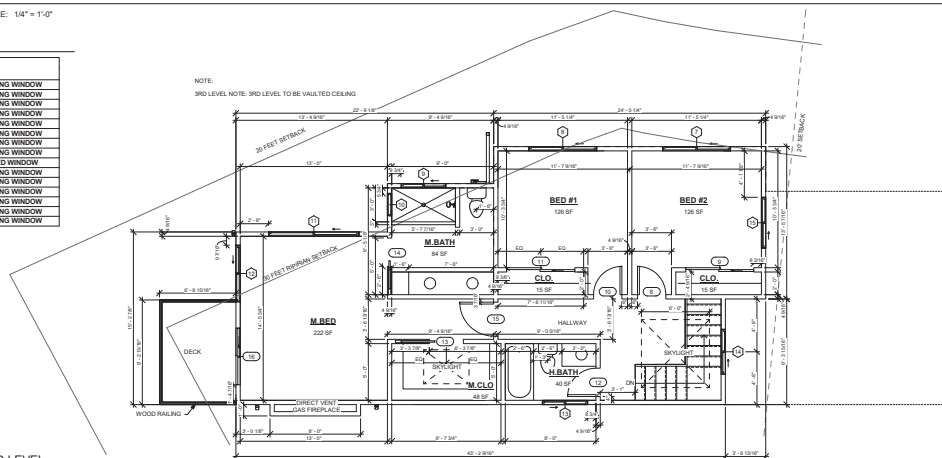
AREA OF NO WORK

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



A7 SCALE: 1/4" = 1'-0"

		DIMENSION		
TAG	DESCRIPTION	WIDTH	HEIGHT	NOTE
1	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
2	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
3	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
4	Sliding Windows	4'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
6	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
7	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
8	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
9	Fixed Windows	4'-0"	3'-0"	INSTALL NEW FIXED WINDOW
10	Fixed Windows	6'-0"	3'-0"	INSTALL NEW FIXED WINDOW
11	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
12	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
13	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
14	Sliding Windows	4'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
15	Sliding Windows	4'-0"	6'-0"	INSTALL NEW SLIDING WINDOW
16	Sliding Windows	6'-0"	6'-0"	INSTALL NEW SLIDING WINDOW



A7 SCALE: 1/4" = 1'-0"

■ PROJECT:
LACASIA RESIDENCE

Elizabeth Lacasia

779 SAN CARLOS AVE.
EL GRANADA, CA 94018

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

■ APPROVAL

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
NORTH ELEVATION

DRAWN BY: Author

CAD FILE: 

ARCHITECTURAL

SCALE: As indicated

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

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

EXISTING _____

ELEMENT ABOVE --- --- --- ---

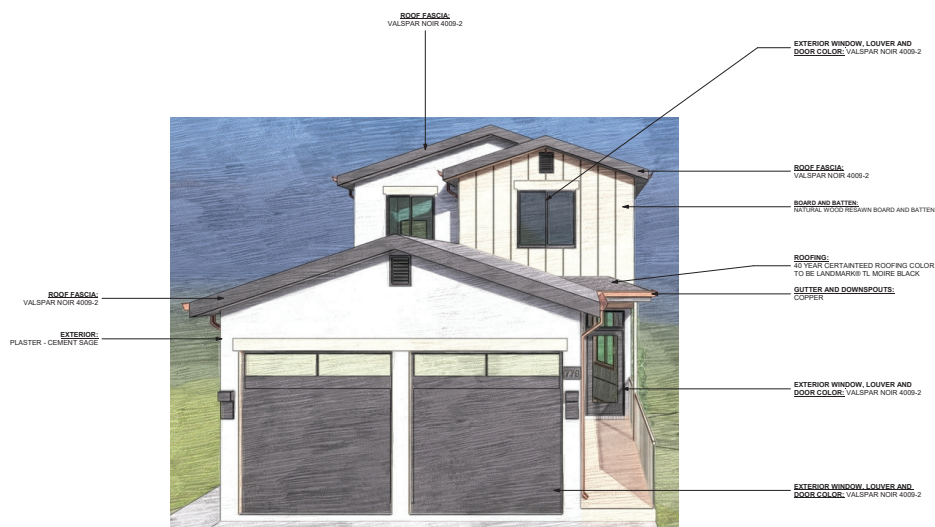
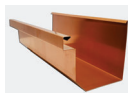
NEW [illegible]

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

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



A9 SCALE: 1/4" = 1'-0"



HAWK

P.O. BOX 3535 HALF MOON BAY, CA 94019
650 . 560 . 8100
www.hawkdesignandconsulting.com

■ PROJECT:
LACASIA RESIDENCE

■ **OWNER:**
Elizabeth Lacasia

■ **PROJECT ADDRESS:**
779 SAN CARLOS AVE
EL GRANADA, CA 940

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

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
BUILDING MATERIAL

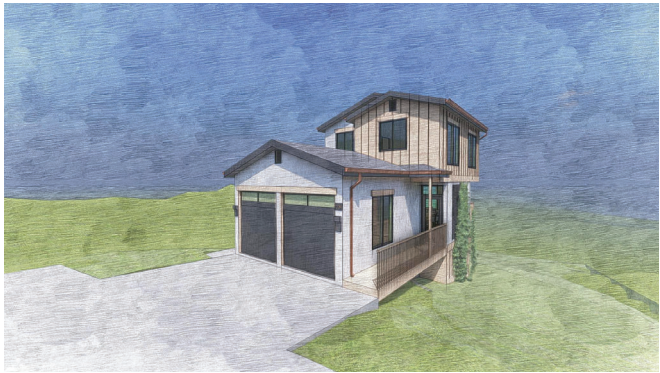
DRAWN BY:

A11

SCALE:

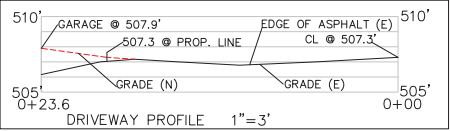
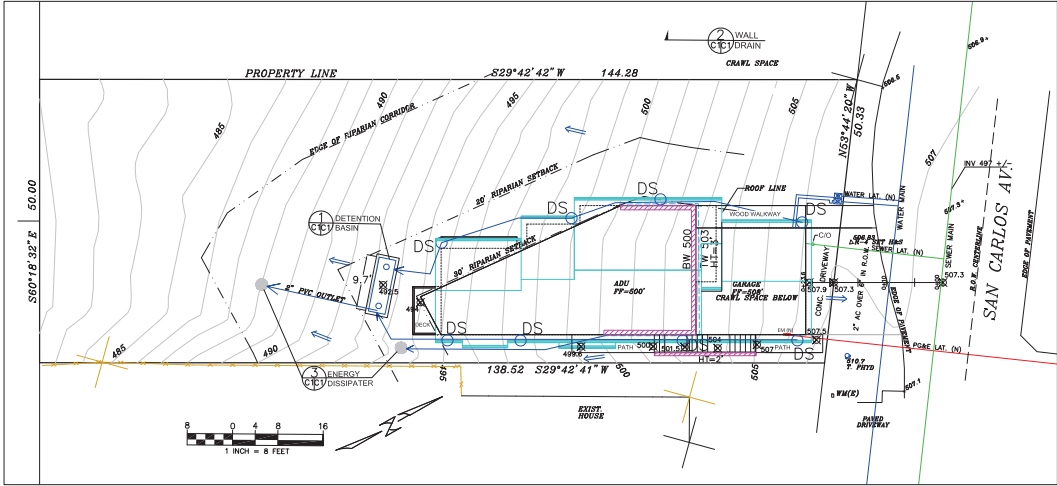
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GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: ROD LACASIA, OWNER.
2. TOPOGRAPHY BY M. TURNBOS, UNDATED.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. GEOTECHNICAL REPORT: PENDING.
6. 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, SUBGRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (850-306-8405 EXT. 181) TO SCHEDULE COUNTY 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

1. 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.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES (SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER) 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

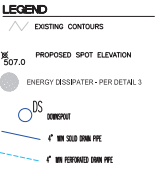
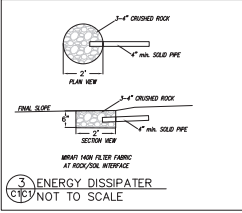
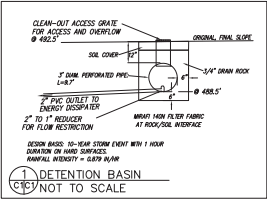
CUT VOLUME: 160 CY
FILL VOLUME: 10 CY
TOTAL: 170 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASE/ROCK 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.



SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET NO. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET NO. ON WHICH SECTION OR DETAIL IS SHOWN

GRADING AND DRAINAGE PLAN

LACASIA PROPERTY

779 SAN CARLOS AVE.

EL GRANADA

APN 047-103-020

SHEET

C-1

DATE: 12-2-20

DRAWN BY: CM

CHECKED BY: AD

DESIGNED BY: AD

SCALE: AS SHOWN

PROJECT: LACASIA PROPERTY

CLIENT: LACASIA, ROD

LOCATION: 779 SAN CARLOS AVE., EL GRANADA, CA 94029

PROJECT NO.: 20-0001

PROJECT DESCRIPTION: GRADING AND DRAINAGE PLAN

PROJECT LOCATION: 779 SAN CARLOS AVE., EL GRANADA, CA 94029

PROJECT OWNER: LACASIA, ROD

PROJECT CONTACT: LACASIA, ROD

PROJECT PHONE: (850) 306-8405

PROJECT FAX: (850) 306-8405

PROJECT EMAIL: ROD@LACASIA.COM

PROJECT WEBSITE: WWW.LACASIA.COM

PROJECT ADDRESS: 779 SAN CARLOS AVE., EL GRANADA, CA 94029

PROJECT ZIP: 94029

PROJECT COUNTY: SAN CARLOS

PROJECT STATE: CALIFORNIA

PROJECT COUNTRY: UNITED STATES OF AMERICA

PROJECT CONTINENT: NORTH AMERICA

PROJECT HEMISPHERE: NORTH

PROJECT TIMEZONE: PST

PROJECT CURRENCY: USD

PROJECT LANGUAGE: ENGLISH

PROJECT METRIC: IMPERIAL

PROJECT UNIT: FEET

PROJECT DIMENSION: 12x18

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

PROJECT DATE: 12-2-20

PROJECT TIME: 10:00 AM

PROJECT LOCATION: 779 SAN CARLOS AVE., EL GRANADA, CA 94029

PROJECT OWNER: LACASIA, ROD

PROJECT CONTACT: LACASIA, ROD

PROJECT PHONE: (850) 306-8405

PROJECT FAX: (850) 306-8405

PROJECT EMAIL: ROD@LACASIA.COM

PROJECT WEBSITE: WWW.LACASIA.COM

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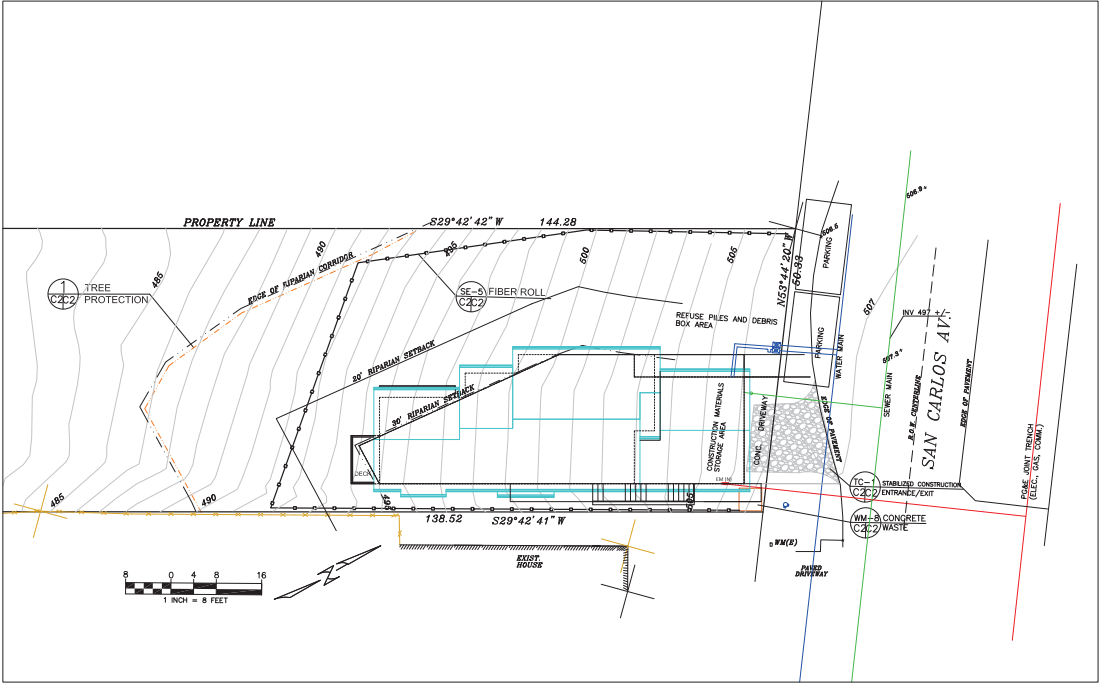
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PROJECT DATE: 12-2-20

PROJECT TIME: 10:00 AM



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFX 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.
- There are no trees or driplines on the 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.

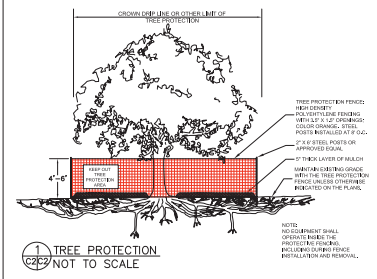
NAME: BOO LACASIA
TITLE/QUALIFICATION: OWNER
PHONE: 650.786.2463
PHONE:
E-MAIL: BOO@BOOSCONSTRUCTION.COM



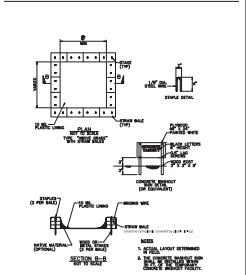
Sergio Pineda Geosciences, Inc.
Sergio Pineda Geosciences, Inc.
11411 E. MONTE VISTA, SUITE 100
MESA, ARIZONA 85205
TEL: 480-941-1141 FAX: 480-941-1142

TREE PROTECTION NOTES

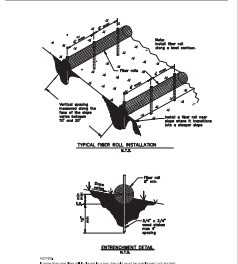
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
- TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
- OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
- 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.
- 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.



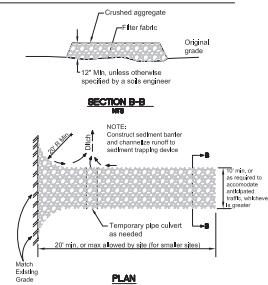
CONCRETE WASTE MANAGEMENT WM-6



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



EROSION AND SEDIMENT CONTROL PLAN
LACASIA PROPERTY
779 SAN CARLOS AVE.
EL GRANADA
APN 047-105-020

SHEET
C-2