San Mateo County

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN:

BLD:

Applicant: Hawk Design & Consulting

Mailing Address: 413 Main Street, PO Box 3535

Half Moon Bay, CA Zip: 94019

Phone,W: 6507438743 H:

E-mail Address: jason.silva@me.com FAX:

Name of Owner (1): Joseph Michael O'Leary

Mailing Address: 770 Moro Avenue

El Granada Zip: 94019

Phone,W: 9493155388

H:

E-mail Address: jeo.m.oleary@gmail.com

Name of Owner (2): Amanda Lee O'Leary

Mailing Address: 770 Moro Avenue

El Granada Zip: 94019

Phone,W:

H:

E-mail Address: amyoleary323@gmail.com

Project Location (address):

770 Moro Avenue

El Granada CA 94019

Zoning: R-1

Assessor's Parcel Numbers: 74 — 293 — 370

— — — —

— —

Parcel/lot size: 10 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Standard access from street location at 770 Moro Avenue. Single Family Dwelling on a 10,050 S.F. on a corner lot. No well or septic tank.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Single Family Home on downsloping corner lot. Civil Engineer to provide topography. No water bodies. No vegetation in area of work.

Describe Existing Structures and/or Development:

Single Family Home. This is an addition to existing house to add office, bedroom with walk in closet.

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: Amanda O'Leary

Owner's signature: Joseph O'Leary

Applicant's signature:

Environmental Information Disclosure Form

PLN_____

BLD_____

Project Address: 770 Moro Ave.
El Granada, CA 94019

Assessor's Parcel No.: 74 — 293 — 370
— —

Zoning District: R-1

Name of Owner: Joseph & Amanda O'Leary
Address: 770 Moro Ave.
El Granada Phone: 9493155388

Name of Applicant: Hawk Design & Consulting
Address: PO Box 3535, 413 Main Street
Half Moon Bay Phone: 6507438743

Existing Site Conditions

Parcel size: 10,050 S.F

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Single Family Residence on a residential street with standard ingress/egress and garage. No creek or easement

Single Family Residence on a residential street with standard ingress/egress and garage. No creek or easement

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
☐	■	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
☐	■	b. Construction of a new multi-family residential structure having 5 or more units?
☐	■	c. Construction of a commercial structure > 2,500 sq.ft?
☐	■	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
☐	■	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
☐	■	f. Subdivision of land into 5 or more parcels?
☐	■	g. Construction within a State or County scenic corridor?
☐	■	h. Construction within a sensitive habitat?
☐	■	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
☐	■	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
■		a. Construction outside of the footprint of an existing, legal structure?
	■	b. Exterior construction within 100-feet of a stream?
	■	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	■	d. Land-use within a riparian area?
	■	e. Timber harvesting, mining, grazing or grading?
	■	f. Any work inside of a stream, riparian corridor, or shoreline?
	■	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

Adding to existing home: Office and Bedroom with walk in closet

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	■	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of **10,000 sq. ft.** or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	■	b. Land disturbance of **1 acre** or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: Amanda O'Leary Date: 9/18/20

(Applicant may sign)

San Mateo County

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permanent Record
Microfilming Required

Permit #: PLN _____
Permit #: BLD _____

Owner
Name Joseph M. & Amanda L. O'Leary
Address 770 Moro Avenue

El Granada Zip 94019
Phone W 9493155388 H
Email Address joe.m.oleary@gmail.com

Applicant
Name Hawk Design & Consulting
Address 413 Main Str.
PO Box 3535
Half Moon Bay Zip 94019
Phone W 6507438743 H
Email Address jason.silva@me.com

Project Description:
Office and Bedroom Addition Approx. 424 S.F.;
Master Bedroom Walk in Closet Addition Approx. 78 S.F.
New Roof Deck Approx. 346 S.F. 245 S.F. of New Deck Area

Assessor's Parcel Number(s):
47 — 293 — 370
— —
— —

Existing water source:
- Utility connection _____
  Well _____

Proposed water source:
- Utility connection _____
  Well _____

Staking of well location and property lines are required.
Provide site plan depicting location and all trees.
- Will this require any grading or vegetation/tree removal? Yes No •

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

oleary 7/24/20 9-22-2020
Owner Date Applicant Date

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Application for Design Review by the County Coastside Design Review Committee

County Government Center • 455 County Center • Redwood City, CA 94063
Mail Drop PLN 122 • 650 • 363 • 4161 • FAX 650 • 363 • 4849

Permit # PLN _____

Other Permit # _____

Applicant:

Name Hawk Design & Consulting

Address 770 Moro Ave.

Half Moon Bay Zip 94019

Phone,W 6507438743 H

Email jason.silva@me.com

Owner (if different from Applicant)

Name Joseph Michael & Amanda Lee O'Leary

Address 770 Moro Ave.

El Granada Zip 94019

Phone,W 9493155388 H

Email joe.m.oleary@gmail.com

Architect or Designer (if different from Applicant)

Name

Address Zip 94019

Phone,W H Email

Project location:

APN 74293370

Address 770 Moro Avenue

El Granada Zip 94,019

Zoning

Parcel/lot size sq ft

Site Description:

- ☐ Vacant Parcel
- ☐ Existing Development (Please describe)

Project:

- ☐ New Single Family Residence _____ sq ft
- ☐ Addition to Residence _____ sq ft
- ☐ Other _____

Describe Project:

Additional Permits Required:

- ☐ Certificate of Compliance Type A or Type B
- ☐ Coastal Development Permit
- ☐ Fence Height Exception (not permitted on coast)
- ☐ Grading Permit or Exemption
- ☐ Home Improvement Exception
- ☐ Non-Conforming Use Permit
- ☐ Off-Street Parking Exception
- ☐ Variance

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls			☑
b. Trim			☑
c. Windows	Milguard	White	☐
d. Doors	Milguard	White	☐
e. Roof			☑
f. Chimneys	Not Applicable		☐
g. Decks & railings	Trex Tiki Torch	Brown	☐
h. Stairs	Trex Tiki Torch	Brown	☐
i. Retaining walls	Not Applicable		☐
j. Fences	Not Applicable		☐
k. Accessory buildings	Not Applicable		☐
l. Garage/Carport	Not Applicable		☐

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

☐ (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached)

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner

Applicant

7/21/20
Date

9-22-2020
Date

OLEARY HOME ADDITION

770 MORO AVE,
EL GRANANDA CA, 94018

VICINITY MAP:

EXISTING SITE

PLANNING INFORMATION:

APN:	047293370
ZONING:	R-1
BLOCK NO.:	---
LOT NO.:	28, 29, 30, 31
MAP PAGE/GRID:	---
LOT SIZE:	10,050 S.F.
ZIP CODE:	94018
YEAR BUILT:	1986
BUILDING SIZE:	2,942 S.F.
LEVELS:	2

PROJECT DATA:

	EXISTING	PROPOSED	TOTAL
LOT AREA:	10,050 S.F.	--- S.F.	10,050 S.F.
LOT COVERAGE:	1,988 S.F.	328 S.F.	2,316 S.F.
AUXILLARY BUILDINGS:	225 S.F.	-99 S.F.	126 S.F.
GARAGE AREA:	422 S.F.	--- S.F.	422 S.F.
DECK AREA:	349 S.F.	245 S.F.	594 S.F.

MAXIMUM LOT COVERAGE ALLOWED (35.00 %):	3,517.50 S.F.
EXISTING LOT COVERAGE (19.78 %):	1,988 S.F.
PROPOSED LOT COVERAGE (3.26 %):	328 S.F.
TOTAL LOT COVERAGE (23.04 %):	2,316 S.F.
MAXIMUM FLOOR AREA RATIO ALLOWED (53%)	5,326.5 S.F.
EXISTING FLOOR AREA RATIO (26.33 %)	2,646 S.F.
PROPOSED FLOOR AREA RATIO (4.29 %)	431 S.F.
TOTAL FLOOR AREA RATIO (30.62 %)	3,077 S.F.

LOCAL AND STATE CODES:

All work shall comply with the current 2019 CA Building Code and comply with the County of San Mateo Code and Planning Ordinance including, 2019 CA Mechanical Code, 2019 CA Plumbing Code, 2019 Energy Code, 2019 California Green Building Standard Code, 2019 California Electrical Code, and the 2019 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.

Floors to have R-19 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:

NEW OFFICE AND BEDROOM ADDITION APPROXIMATELY (348 S.F.); NEW MASTER BEDROOM WALK IN CLOSET ADDITION APPROXIMATELY (83 S.F.); NEW ROOF DECK OF APPROXIMATELY (348 S.F.); NEW DECK AREA APPROXIMATELY (246 S.F.).

PROPOSED PROSPECTIVE VIEW (NOT ALL DETAILS MAY BE SHOWN):

GRADING NOTE:
NO CUT OR FILL

PLAN SHEET LEGEND:

SHEET NO.:	SHEET NAME:
A1	GENERAL NOTES AND LEGEND
A2	PROJECT NOTES AND SPECIFICATIONS
A3	PROJECT NOTES AND SPECIFICATIONS
A4	EXISTING SITE PLAN
A5	PROPOSED SITE PLAN
A6	EXISTING UPPER LEVEL FLOOR PLAN
A7	EXISTING LOWER LEVEL FLOOR PLAN
A8	PROPOSED UPPER LEVEL FLOOR PLAN
A9	PROPOSED LOWER LEVEL FLOOR PLAN
A10	EXISITNG AND PROPOSED NORTH ELEVATION
A11	EXISTING AND PROPOSED SOUTH ELEVATION
A12	EXISTING AND PROPOSED EAST ELEVATION
A13	EXISTING AND PROPOSED WEST ELEVATION
A14	CROSS SECTIONS
A15	PROPOSED UPPER LEVEL FLOOR AREA DIAGRAM
A16	PROPOSED LOWER LEVEL FLOOR AREA DIAGRAM
D1	ABBREVIATION AND FASTENING SCHEDULE
D2	DETAILS
D3	PROPOSED UPPER LEVEL FLOOR PLAN DETAILS
D4	PROPOSED LOWER LEVEL FLOOR PLAN DETAILS
E1	EXISTING UPPER LEVEL ELECTRICAL PLAN
E2	EXISTING LOWER LEVEL ELECTRICAL PLAN
E3	PROPOSED UPPER LEVEL ELECTRICAL PLAN
E4	PROPOSED LOWER LEVEL ELECTRICL PLAN
F1	COASTSIDE FIRE COA
S1	FOUNDATION PLAN
S2	PROJECT NOTES AND SPECIFICATIONS
S3	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS & NOTES
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SD4	STRUCTURAL DETAILS
SU1	TOPOGRAPHIC SURVEY
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVETION PLAN
T24-1	TITLE 24 INFORMATION
T24-2	TITLE 24 INFORMATION
T24-3	TITLE 24 INFORMATION

GENERAL NOTES

All work shall comply with applicable codes and trade standard which govern each phase of work, including, but not limited to: 2019 California Building Code (C.B.C.), 2019 California Mechanical Code (CMC), 2019 National Electrical Code (NEC), 2019 California Electrical Code (CEC), 2019 California Fire Code (CFC), 2019 California Plumbing Code (CPC), 2019 California Energy Standards (CES), and all the applicable city, state, or local codes and/or legislation including 2019 California Green Building Standard Code.

It is the responsibility of the general contractor and all sub-contractors to check and verify all the dimensions and conditions indicated on these drawings and notify the designer of any discrepancies prior to commencing their work.

No guarantee for quality of construction is implied by the architectural documents, and the general contractor shall assume full responsibility for any or all construction deficiencies.

The owner & contractor agrees to indemnify, defend, & hold the designer (HAWK DESIGN & CONSULTING), harmless from and against any and all claims liabilities, suits demands, losses, costs, and expenses, including reasonable attorney's fees and all legal expenses and fees incurred on appeal and all interest thereon, accruing or resulting to any and all persons, firms, or any other legal entity on account of any damage to property or persons, including death, arising out of the performance or non-performance of obligations under this agreement, except where the designer is found to be solely liable for such damages or losses by a court or forum of competent jurisdiction.

The general contractor shall verify size, location, & characteristics of all work and equipment supplied by the owner or others, with the manufacturer or supplier, prior to the start of related work.

Do not accumulate trash or debris on site. Promptly remove material from site 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 materials as required to meet construction schedule.

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

All new walls or patched openings in existing walls shall be finished to match adjacent surfaces.

Seal all control joints where exposed to view. Sealant color shall match the color of the finish material.

Provide wood blocking in all stud walls at millwork and special item anchoring points.

It is the intent of the drawings that all exposed surfaces receive finishes as indicated on the drawings unless specifically noted otherwise. The general contractor shall assume full responsibility for the coordination of the complete finish-out of the project. Any surfaces which do not have a specific finish noted, nor are noted to remain unfinished, shall be brought to the attention of the designer and finished per the designer's instructions.

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

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

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

All equipment, fixtures, & other manufactured items shall be installed in strict accordance with the manufacturer's recommendations.

Electrical, plumbing, & HVAC are design/build portions of the work

Design/build portions of the work shall incorporate all design elements, specific fixtures, apparatus, appliances, & performance & aesthetic criteria shown in the these documents in their designs. design/build sub-contractors shall provide all necessary drawings & calculations to size lines & equipment & to obtain respective permits. No compensation shall be made by the planning consultant or any design or related fees for these portions of the work.

Details indicated on the drawings are representative and typical. All attachments and connections shall conform to best practice and shall be the contractor's responsibility.

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL:
JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-5-20
2	REVISION 1	1-28-21

SHEET TITLE:
GENERAL NOTES AND LEGEND

DRAWN BY: Author
CAD FILE:

A1

ARCHITECTURAL

SCALE:

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.

PROJECT NOTES

1. The work included under this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use; excluding materials provided by owner.
2. All construction shall conform to the 2019 California building, 2019 California residential, 2019 California fire, 2019 California mechanical, 2019 California electrical, 2019 California energy, 2019 California plumbing and 2019 California green building standards codes.
3. Conflict, the most stringent requirements shall apply.
4. 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.
5. 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.
6. 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.
7. Written dimensions take precedence. Do not scale drawings.
8. All dimensions to and from new construction when shown in plan are to face of interior finish or structural member unless otherwise noted.
9. All dimensions on reflected ceiling plans and elevations are from face of finish or center line of column to center line of fixtures(s).
10. All vertical dimensions are to face of finish & finish floor, unless otherwise noted.
11. All dimensions noted "verify" and "V.I.F." are to be checked by contractors prior to construction. Immediately report any variances to the designer for resolution.
12. All walls are wood studs @ 16" O.C. unless otherwise noted.
13. Coordinate all work with existing conditions, including but not limited to irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc.
14. Contractors shall provide all seismic bracing and hold-down clips as required by code for all suspended ceiling and soffit framing conditions.
15. Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
16. Protect all existing building and site conditions to remain including walls, cabinets, finishes, trees and shrubs, paving, etc.
17. Details shown are typical. Similar details apply in similar conditions.
18. Verify all architectural details with structural, civil, and design/build before ordering or installation of any work.
19. 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.
20. Omissions from the drawings and specification or the mis-distributions 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 omitted or misdescribed details of the work as if fully and completely set forth and described in the drawings & specifications.
21. All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
22. Install all fixtures, equipment and materials per manufacturers recommendations.
23. Verify clearances for vents, chases, soffits, fixtures, etc. Before any construction, ordering, or installation of any items of work.
24. Sealant, caulking and flashing, etc. Locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendation and standard industry and building practices.
25. 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.
26. The general contractor shall remove all rubbish and waste materials of all subcontractors/trades 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.
27. 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.
28. All wood in contact with concrete shall be pressure treated.
29. 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.
30. All exterior windows to be weathered-stripped per title 24 requirements.
31. Install smoke detectors in accordance with specifications and in conformance with local fire marshal requirements.
32. Glass subject to human impact shall be safety glazing material to meet state and federal requirements.
33. Survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
34. Provide on site health and safety facilities including temporary bathrooms and wash stations.

FOUNDATION VENT NOTES

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 (0.0929 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.

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 1,500 square feet (140 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 (6.4 mm)

EMERGENCY WINDOW ESCAPE REQUIREMENTS

1. EMERGENCY WINDOW ESCAPE REQUIREMENTS (CRC R310.1 TO R310.4)
   - A. Min. 24" clear height (CRC R310.1.2)
   - B. Min. 20" clear width (CRC R 310.1.3)
   - C. 5.7 SQ.FT. Min. area (CRC R310.1.1)
   - D. 44" max sill from finish floor (CRC R 310.1)

ASBESTOS, LEAD AND MOLD REMEDIATION AND ABATEMENT

REQUIRED PROCEDURES. REFERENCE TO HARZARD MANAGEMENT SERVICE, INC. HAZMAT REPORT INCLUDING BUT NOT LIMITED TO REMEDIATION AND GENERAL REQUIREMENTS FOR REMOVAL 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 ratifying 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, state, or local codes and or legislation.
ALSO NOTE: Contractor and owner is notified "popcorn" ceilings, 9x9 Vinyl Composite Tile (VCT) tiles, flooring mastics, flooring, ducting, 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 ratifying any agreement with owner to perform scope of work. Contractor is responsible for all asbestos abatement regarding this scope, in line with but not limited to the federal Department of Environmental Protection (EPA) and all applicable other cities, state, or local codes and or legislation. Contractor to test and abate lead tiles per county and state requirements.
REGARDING MOLD INSPECTION: Molds, fungus, mildew, and similar organisms ("Mold Conditions") may exist in the property of which the owner and designer is unaware and has not actual knowledge. The mold conditions generally grow in places where there is excessive moisture, such as where leakage 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 contractors may wish to obtain an inspection specifically for mold conditions to more fully determine the condition of the property and this environmental status prior to commencing work. Neither the designer, owner nor owner's agents are experts in the field of mold conditions and other related conditions therefore contractors shall not rely on designers, owners or its agents for information relating to such conditions. Contractor is strongly encouraged to satisfy itself as to the condition of the property prior to any contractual agreement. Hold harmless: contractors decision to commence 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 PREPERATIONS

1. 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.
2. Nail holes or imperfections to be filled with a bondo or wood putty and sanded.
3. New wood to be painted promptly (within a few weeks) because weathering of the wood will reduce adhesion of primer and paint.
4. Dull any shiny (mill glazed) areas with fine grit (#220) sandpaper.
5. Moisture in treated wood left from the treatment process to be allowed to dry prior to painting; once constructed, two weeks' exposure to the weather to be adequate for most siding materials.
6. Previously painted wood with a sound paint surface, will require removal of dirt, chalk, etc. by scrubbing with detergent and water (rinse thoroughly) or by careful power washing using plain water; NOTE: Contractor responsible for woods 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.
7. Previously painted wood with flaking or peeling paint req. removal of all loose or poorly adhering paint. If gloss or semigloss paint will be used, follow by sanding with fine grit (#220).
8. Dull any glossy paint by sanding with fine (#220) grit garnet paper; wear eye protection, dust mask and work gloves.
9. Treat any mildew with a 3:1 water: household bleach mixture, leaving it on for 20 minutes and adding more as it dries; wear eye and skin protection; rinse thoroughly;
10. Refresh the surface of any weathered wood by sanding with medium grit (#120) garnet paper, sanding in the direction of the grain.

SURFACE PREPERATION - STUCCO REQUIREMENTS

1. 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.
2. Fresh stucco surfaces must be cured for 30 days prior to painting unless otherwise authorized in writing.
3. 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 siliconized acrylic caulk; make second application in several hours if needed.
4. 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.
5. Remove dirt, chalk, dust, unbound sand, treated mildew, 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

1. ALL WINDOWS TO MEET SECTION R310.1 LISTED BELOW:
   - A. Openings must be no more than 44" above the floor.
   - B. Opening shall have a min. clear opening of 5.7 SQ.FT.
   - C. Opening shall have a min. clear height of 24".
   - D. Openings shall have a min. clear width of 20".

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.

3. All windows shall have Low-E glass.

4. Z-bar flange may need to be ripped and caulked to fit opening

5. Include ANS and all applicable CAL fire codes or WUI(Wild Land Urban Interface codes).

6. 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.

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

STAIR AND HANDRAIL DATA

1. 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".

(a) Stairways shall have handrails or stair railings on each side, and every stairway required to be more than 88 inches in width shall be provided with not less than one intermediate stair railing for each 88 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:

(1) 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.

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

(3) Stairways giving access to portable work stands less than 30 inches high.

(4) 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 an "open side."

(5) Guardrails may be erected provided a handrail is attached.

(b) A stair railing shall be of construction similar to a guardrail (see Section 3209) but the vertical height shall be in compliance with Section 3214(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 top rail.

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

(c) 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 30 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 riser. Ends shall be returned or shall terminate in newel posts or safety terminals, or otherwise arranged so as not to constitute a projection hazard.

(d) 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 grasping surface to avoid the person using it from falling. The spacing of brackets shall not exceed 8 feet.

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

(f) 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 1006.9.2.7a.)

DEMOLITION NOTES

1.1 Principal work in this section.
- A. Demolish existing construction where indicated on the drawings and required by job conditions.
- B. Protect existing construction designated to remain.
- C. Remove demolished items from the site and dispose of them in a legal manner.

1.2 Related work in other sections.
- A. Disconnecting, cutting, capping or relocating any active utility lines encountered.

1.3 Reference standards.
- A. ANSI A10.6 "safety requirements for demolition" published by the American National Standards Institute.

1.4 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.

2.0 Execution

2.1 Ownership of demolished materials.
- 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.

2.2 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 compensation will be allowed because of failure to estimate the full extent of the work for any contingencies in connection there with.
- C. All work shall be performed by the skilled and properly equipped personnel. Demolition and removal of items scaffold high or higher shall be lowered 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.

2.3 Methods:
- A. Procedure
  1. Sawing:
     - a. Sawing shall be performed by experienced craftsmen customarily 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 waste cooling water.

2.4 Demolition for installation of piping, conduit, etc.

2.5 Damage and repair
- A. Repair, restore or replace damage to existing construction which occurs as a result of demolition operations at no additional cost to the owner.

2.6 Clean-up
- A. Do not allow demolished materials to accumulate on the premises. Provide for continuous removal and legal off site disposal of demolished materials as work progresses.

1. Demolition and preparation

1.0 General

1.1 Scope: furnish equipment and perform labor required to execute necessary to complete the contract including, but not limited to these major items:
- a. Removal of perimeter hardscaping
- b. Removal of single family dwelling
- c. Debris removal

1.2 Related work specified elsewhere
- A. All new work.

1.3 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 site 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 thereabouts. 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 bid 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 patching 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.

2.0 Execution

2.1 Protection
- A. Glass: 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, undo noise or nuisance or excessive dust is expressly prohibited.
- C. Protection of personnel: Erect signs, 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 forms of protection as may be necessary to prevent damage to existing work and equipment to remain.

2.2. General Demolition:
- A. Remove as described in 1.1

2.3 Mechanical, electrical and plumbing
- A. Carefully preview plans and determine lines to be removed and those to be kept active or to be reactivated. Protect lines to remain. Provide for minimum service interruption of lines to remain.
- B. Remove lines completely wherever possible. Cut and cap or plug in positive manner.

2.4 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
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION

EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROJECT NOTES AND SPECIFICATIONS

DRAWN BY: Author
CAD FILE:

A2

ARCHITECTURAL

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

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.

ATTIC VENTILATION:

ATTIC AREA SECOND FLOOR (AA): --- SQFT
VENTILATION REQUIRED: AA / 150 --- SQFT
NUMBER OF 0.3 SQFT ROOF VENTS: --- FOR --- SQFT
NUMBER OF 0.37 SQFT SOFFIT VENTS: --- FOR --- SQFT

TOTAL VENTILATION: --- SQFT

NOTE: VENTS SHOWN ON PLANS FOR ILLUSTRATION PURPOSE ONLY.
LOCATION AND INSTALLATION TO BE CONFIRMED BY GENERAL CONTRACTOR.

This attic vent provides maximum airflow — 72 square inches of Net Free Ventilation Area (NFVA)* — without detracting from the aesthetics of the roof design. O'Hagin Standard Line of attic vents is available for contractor painting in 26 gauge G90 mill finish galvanized steel, 0.032 aluminum, 16 oz. copper, as well as a variety of pre- painted finishes.

ILLUMINATED ADDRESS SIGN NOTE:

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 STROKE. RESIDENTIAL ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2 INCH STROKE. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS 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 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 TO COMBUSTIBLES BEING PLACED ON SITE.)

ROOF NOTE:

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 MINIMIM 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 [HMB14.04.110.G]

(N) FLAT ROOF WITH 3 LAYER BUILT-UP SYSTEM.
1 LAYER GLASS BASE
1 LAYER SBS SMOOTH MODIFIED BITUMEN
1 LAYER GRANULATED MODIFIED BITUMEN

SHOWER/TUB NOTE:

SHOWER AND TUB/SHOWER WALLS ARE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. CRC R307 AND 702.3.8

STUCCO NOTE:

STUCCO IS 3-COAT, 7/8-INCH MINIMUM THICK. CRC R703.6.2

PROVIDE 26 GAGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4 INCHES ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING.) CRC R703.6.2.1

SPECIFY TWO LAYERS OF GRADE D PAPER UNCER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING. CRC. R703.6.3

Hiline Indoor/Outdoor LED Wall Sconce

By Modern Forms

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Product Options

Finish: Black , Bronze
Size: Short , Medium

Details

- Sealed LED Housing
- Multi-Tiered Deck Design
- Rated Life: 50,000 Hours
- Designed in 2015
- Material: Aluminum
- Shade Material: Etched Glass Light Shield
- Dimmer Range: 10%
- ADA compliant, Dark Sky compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

Dimensions

Short Option Fixture: Width 5", Height 8", Depth 2.75"
Medium Option Fixture: Width 6", Height 12", Depth 2.75"
Tall Option Fixture: Width 7", Height 16", Depth 2.75"

Lighting

- 8 Watt (480 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K Lifespan: 50000 hours

Additional Details

Product URL:
https://www.lumens.com/hiline-indoor-outdoor-led-wall-sconce-by-modern-forms-uu504690.html
Rating: ETL Listed Wet

Notes:

Product ID: uu504690

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created July 22nd, 2020

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROJECT NOTES AND SPECIFICATIONS

DRAWN BY: Author
CAD FILE:

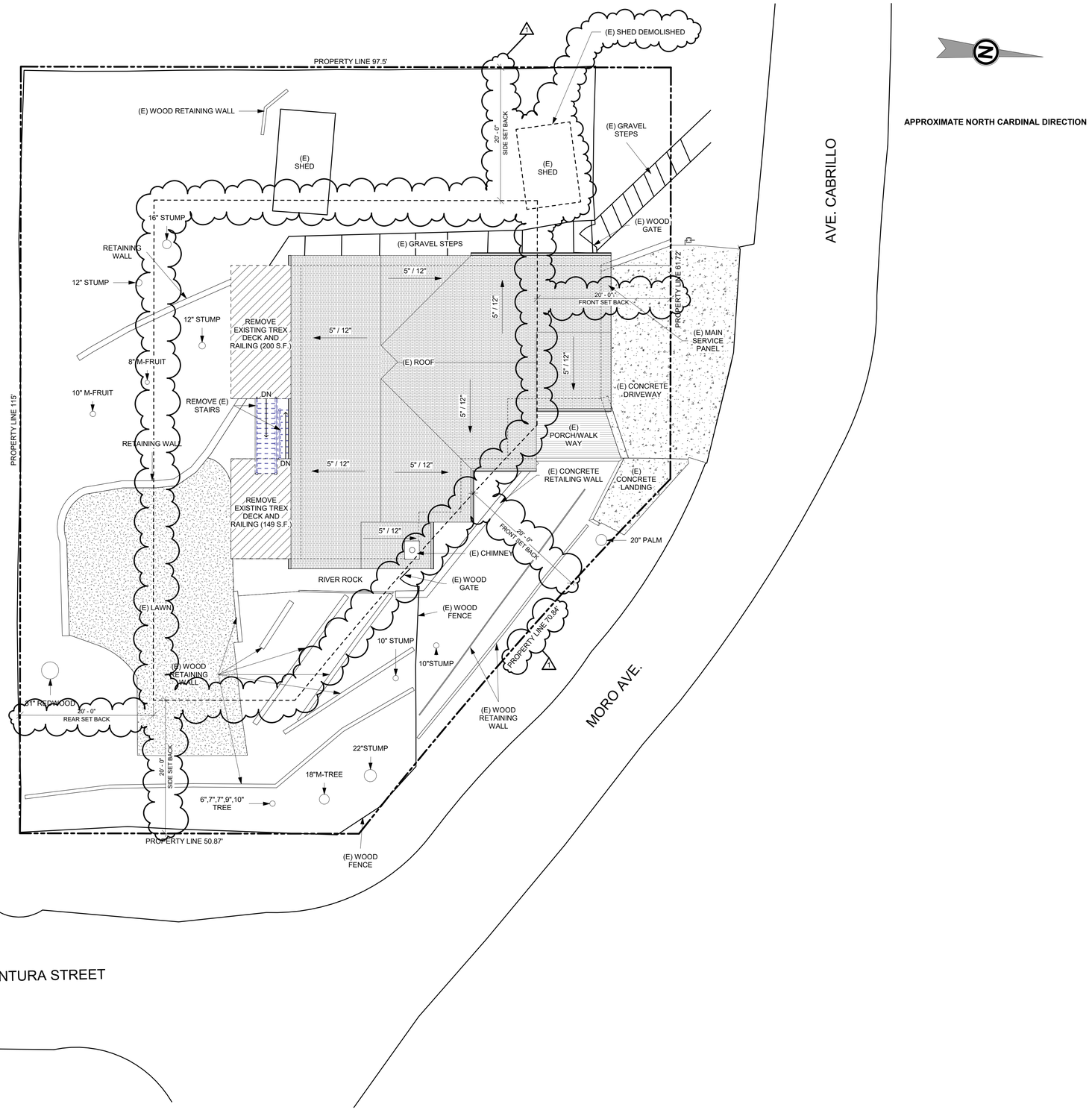
A3

ARCHITECTURAL

SCALE:

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —



APPROXIMATE NORTH CARDINAL DIRECTION

1 A4 EXISTING SITE PLAN

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
EXISTING SITE PLAN

DRAWN BY: Author
CAD FILE:

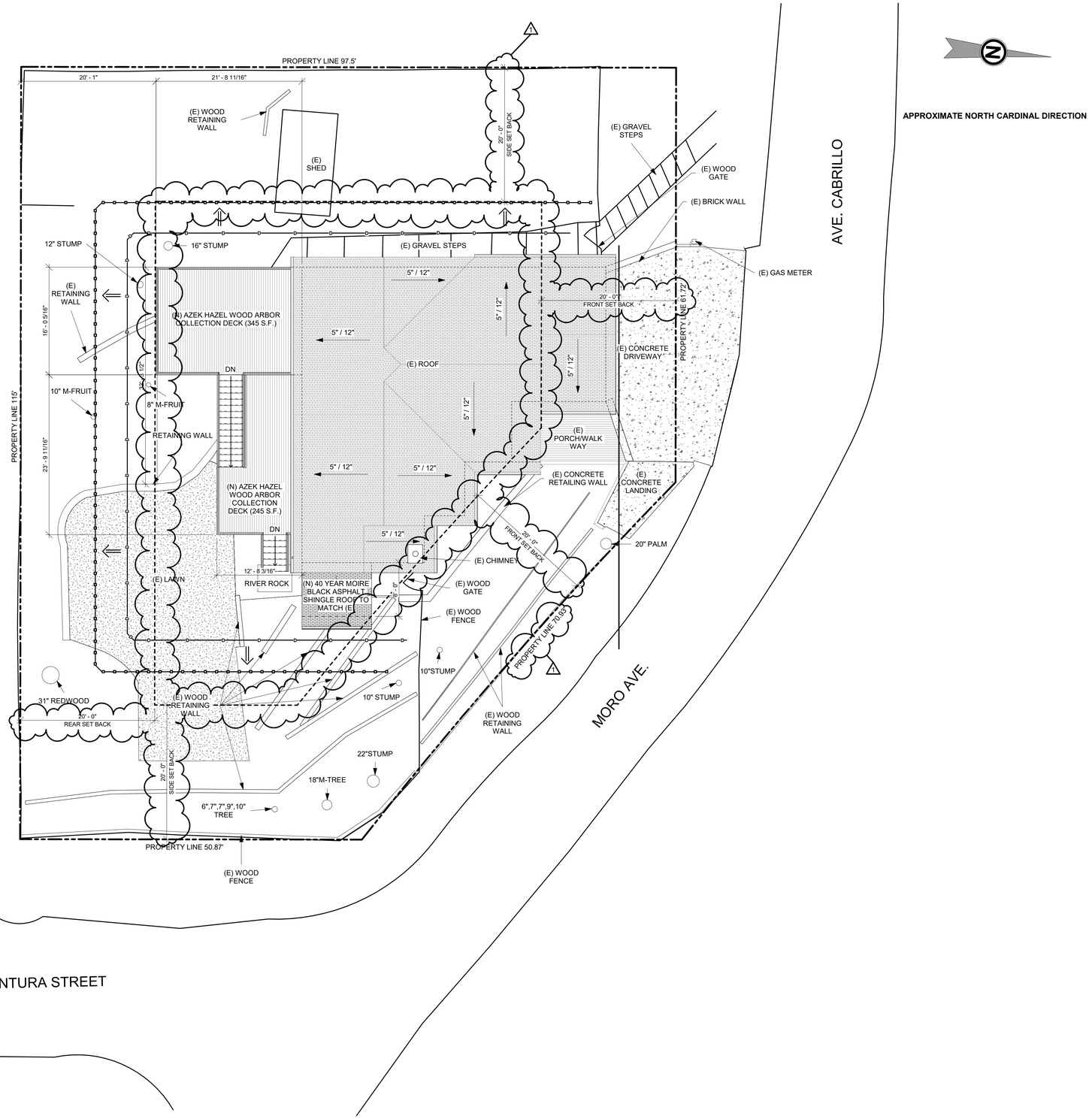
A4

ARCHITECTURAL

SCALE: As indicated

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —



1 A5 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

APPROXIMATE NORTH CARDINAL DIRECTION

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
PROPOSED SITE PLAN

DRAWN BY: Author
CAD FILE:

A5

ARCHITECTURAL

SCALE: As indicated

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

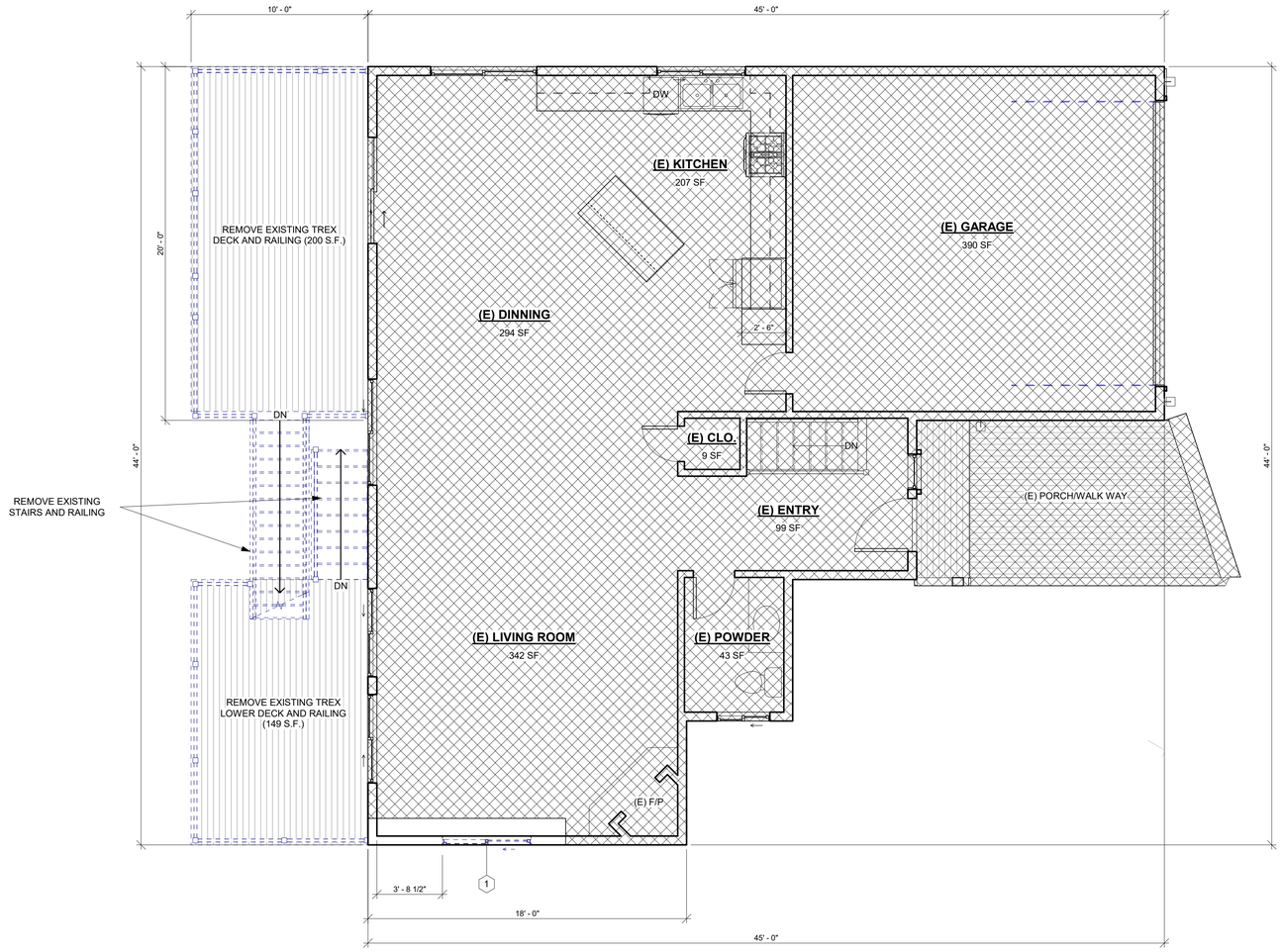
DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

GRAPHICAL LEGEND

EXISTING
NEW
ELEMENT ABOVE
DEMOLITION
ELEMENT BELOW
AREA OF NO WORK
DIRECTIONS OF SURFACE DRAINAGE FLOW
STORM DRAIN — S —
FIBER ROLLS
DRAIN PIPE — D —

EXISTING UPPER LEVEL WINDOW SCHEDULE

TAG	DESCRIPTION	DIMENSION		ROOM	NOTE
		WIDTH	HEIGHT		
1	Sliding Windows	5' - 0"	5' - 0"	LIVING ROOM	REMOVE EXISTING WINDOW



1 A6 EXISTING UPPER LEVEL FLOOR PLAN

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
EXISTING UPPER LEVEL FLOOR PLAN

DRAWN BY: Author
CAD FILE:

A6

ARCHITECTURAL

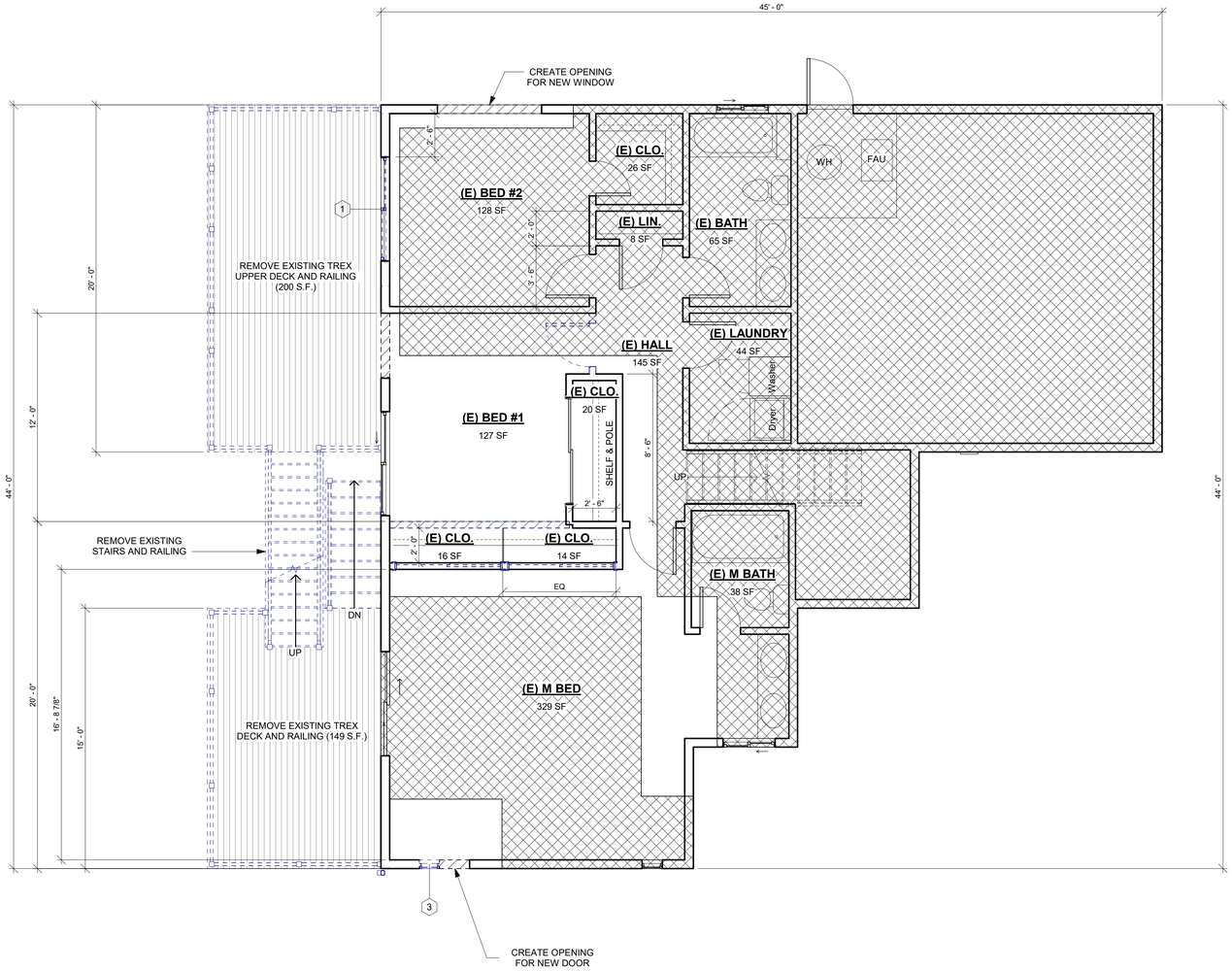
SCALE: As indicated

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —

EXISTING LOWER LEVEL WINDOW SCHEDULE

TAG	DESCRIPTION	DIMENSION		ROOM	NOTE
		WIDTH	HEIGHT		
1	Sliding Windows	6' - 0"	4' - 0"	BED 2	REMOVE EXISTING WINDOW
2	Sliding Windows	6' - 0"	4' - 0"	BED 1	REMOVE EXISTING WINDOW
3	Fixed Windows	1' - 2"	5' - 0"	M BED	REMOVE EXISTING WINDOW



1 A7 EXISTING LOWER LEVEL FLOOR PLAN

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
EXISTING LOWER LEVEL FLOOR PLAN

DRAWN BY: Author
CAD FILE:

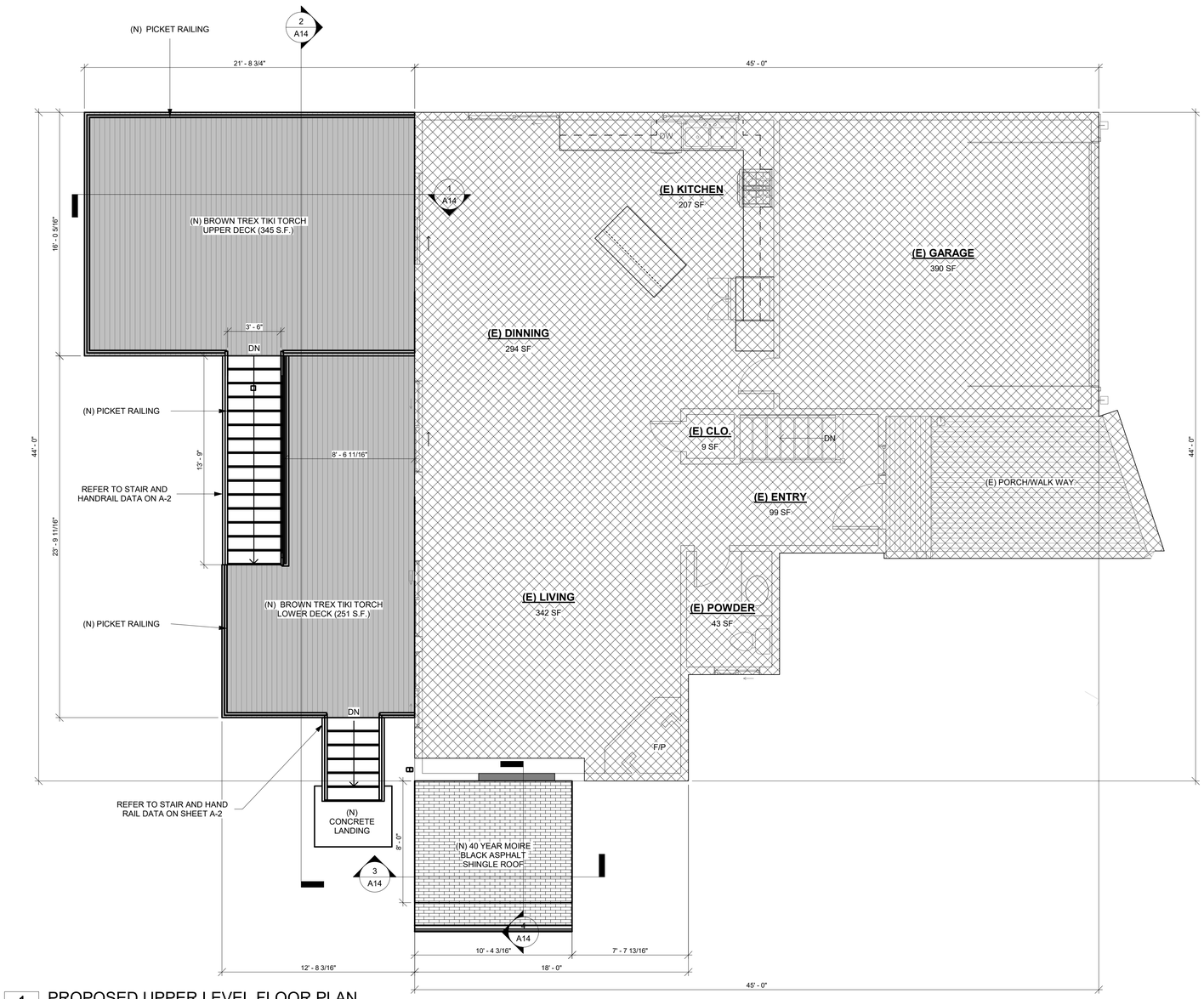
A7

ARCHITECTURAL

SCALE: As indicated

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —



1 A8 PROPOSED UPPER LEVEL FLOOR PLAN

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROPOSED UPPER LEVEL FLOOR PLAN

DRAWN BY: Author
CAD FILE:

A8

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.

GRAPHICAL LEGEND

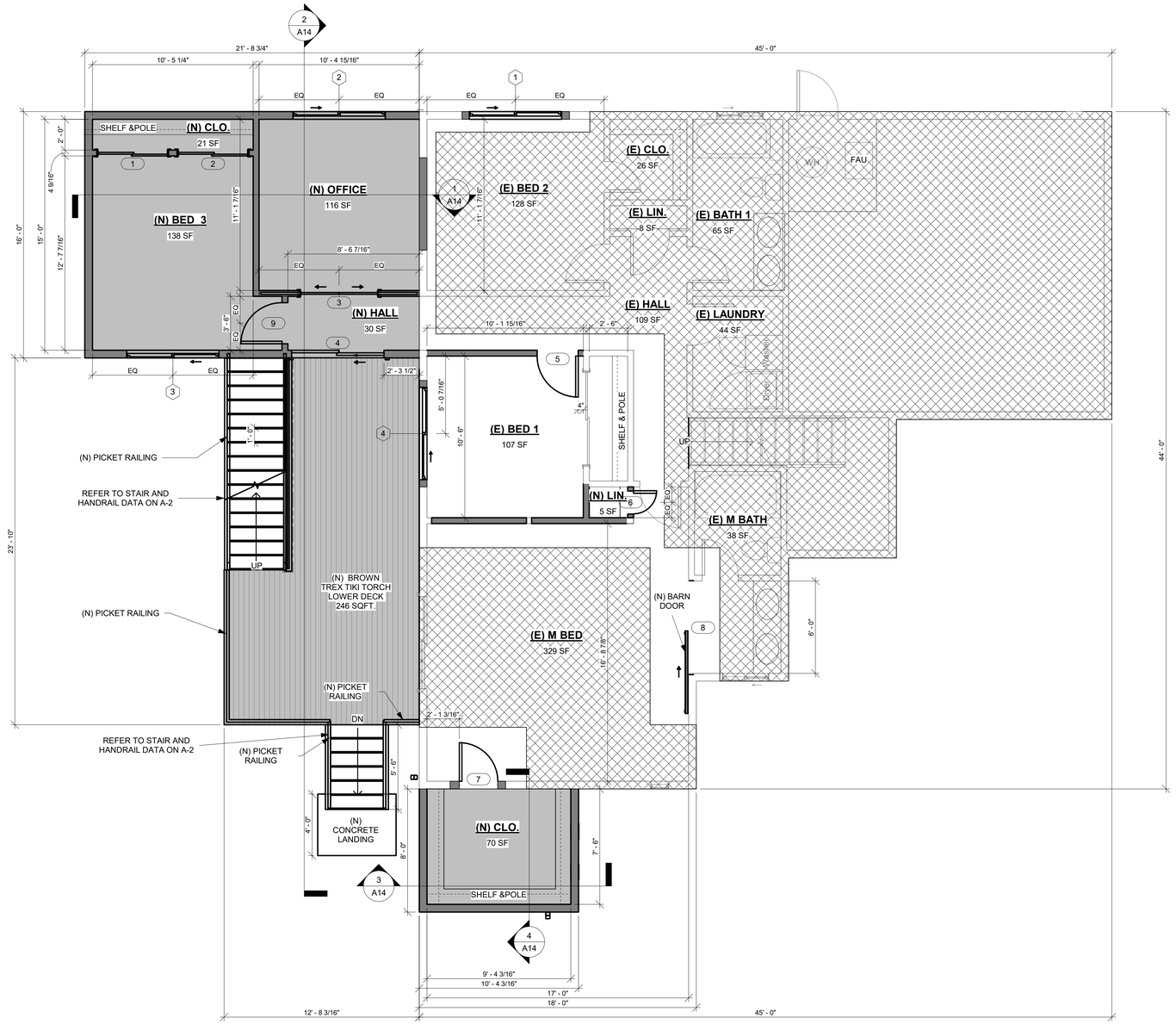
EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —

PROPOSED LOWER LEVEL DOOR SCHEDULE

TAG	DESCRIPTION	DIMENSION		ROOM	NOTES
		WIDTH	HEIGHT		
1	Doors	4' - 6"	6' - 8"	BED 3	INSTALL NEW SLIDING DOOR
2	Doors	4' - 6"	6' - 8"	BED 3	INSTALL NEW SLIDING DOOR
3	Doors	5' - 0"	6' - 8"	OFFICE	INTALL NEW DOOR
4	Sliding Doors	6' - 0"	6' - 8"	HALL	INSTALL NEW SLIDING DOOR
5	Doors	2' - 8"	6' - 8"	BED 1	INTALL NEW DOOR
6	Doors	1' - 6"	6' - 8"	LIN.	INTALL NEW DOOR
7	Doors	2' - 6"	6' - 8"	M BED	INTALL NEW DOOR
8	Doors	6' - 0"	6' - 8"	M BED	INSTALL NEW BARN DOOR
9	Doors	2' - 8"	6' - 8"	BED 3	INTALL NEW DOOR

PROPOSED LOWER LEVEL WINDOW SCHEDULE

TAG	DESCRIPTION	DIMENSION		ROOM	NOTE
		WIDTH	HEIGHT		
1	Sliding Windows	6' - 0"	4' - 0"	BED 2	INSTAL NEW WINDOW
2	Sliding Windows	6' - 0"	4' - 0"	OFFICE	INSTAL NEW WINDOW
3	Sliding Windows	6' - 0"	4' - 0"	BED 3	INSTAL NEW WINDOW
4	Sliding Windows	6' - 0"	4' - 0"	BED 1	INSTAL NEW WINDOW



1 A9 PROPOSED LOWER LEVEL FLOOR PLAN

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROPOSED LOWER LEVEL FLOOR PLAN

DRAWN BY: Author
CAD FILE:

A9

ARCHITECTURAL

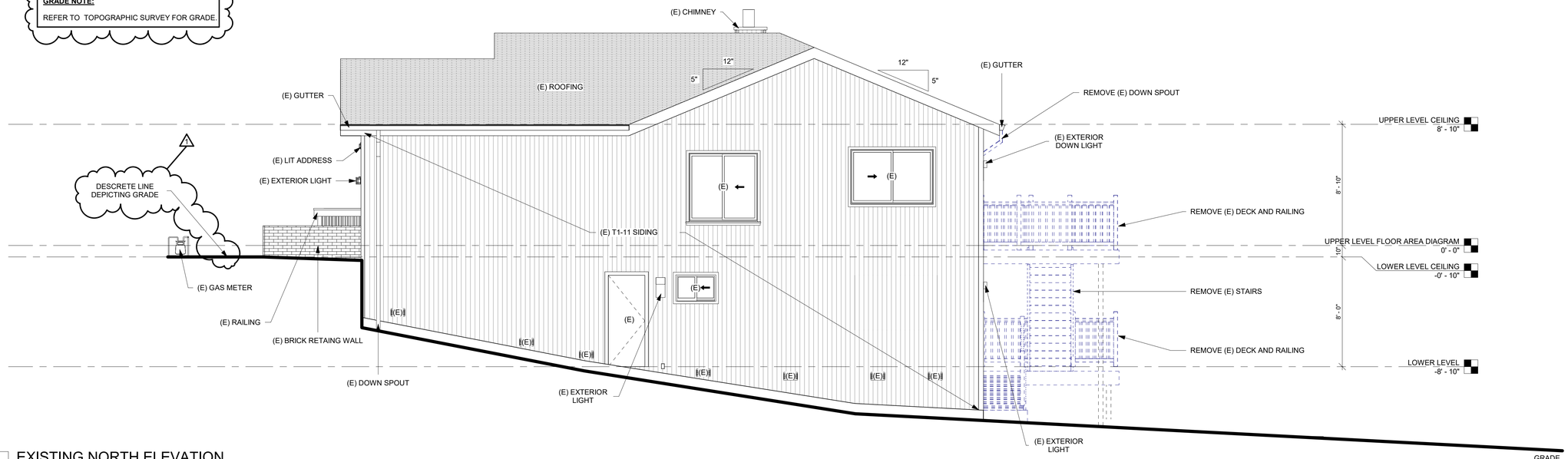
SCALE: As indicated

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —

GRADE NOTE:
REFER TO TOPOGRAPHIC SURVEY FOR GRADE

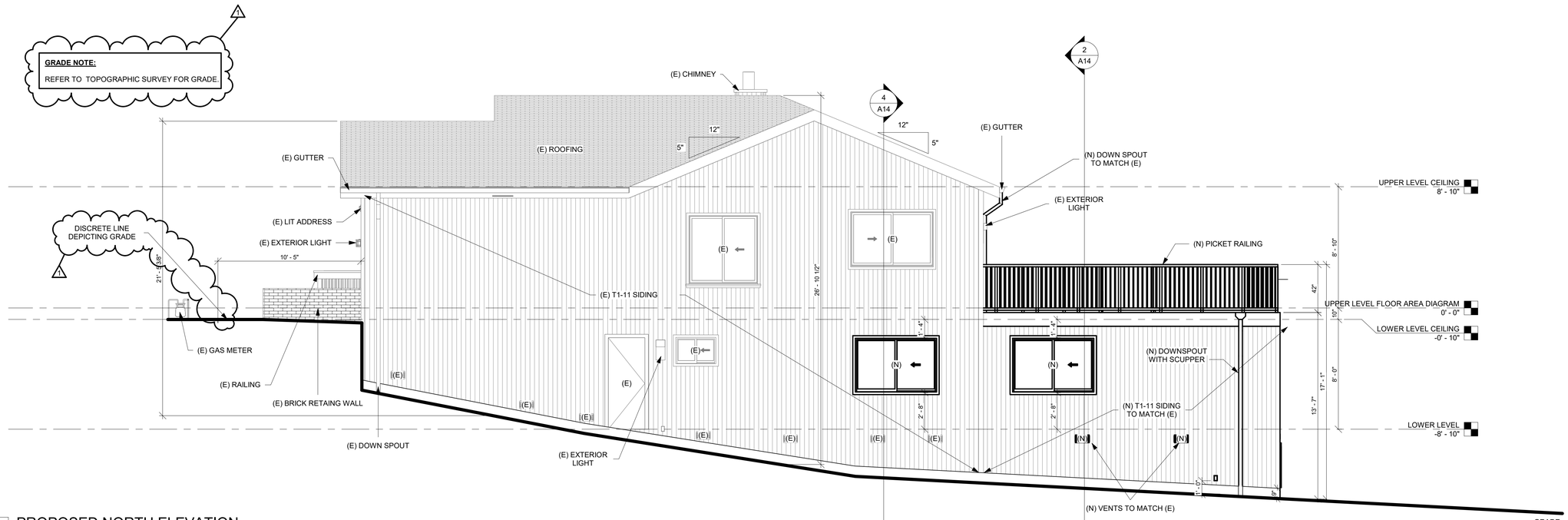
PROPOSED COLORS TO MATCH EXISTING COLORS



1 A10 EXISTING NORTH ELEVATION

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

GRADE NOTE:
REFER TO TOPOGRAPHIC SURVEY FOR GRADE.



2 A10 PROPOSED NORTH ELEVATION

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTAL S	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
EXISITNG AND PROPOSED NORTH ELEVATION

DRAWN BY: Author
CAD FILE:

A10

ARCHITECTURAL

SCALE: As indicated

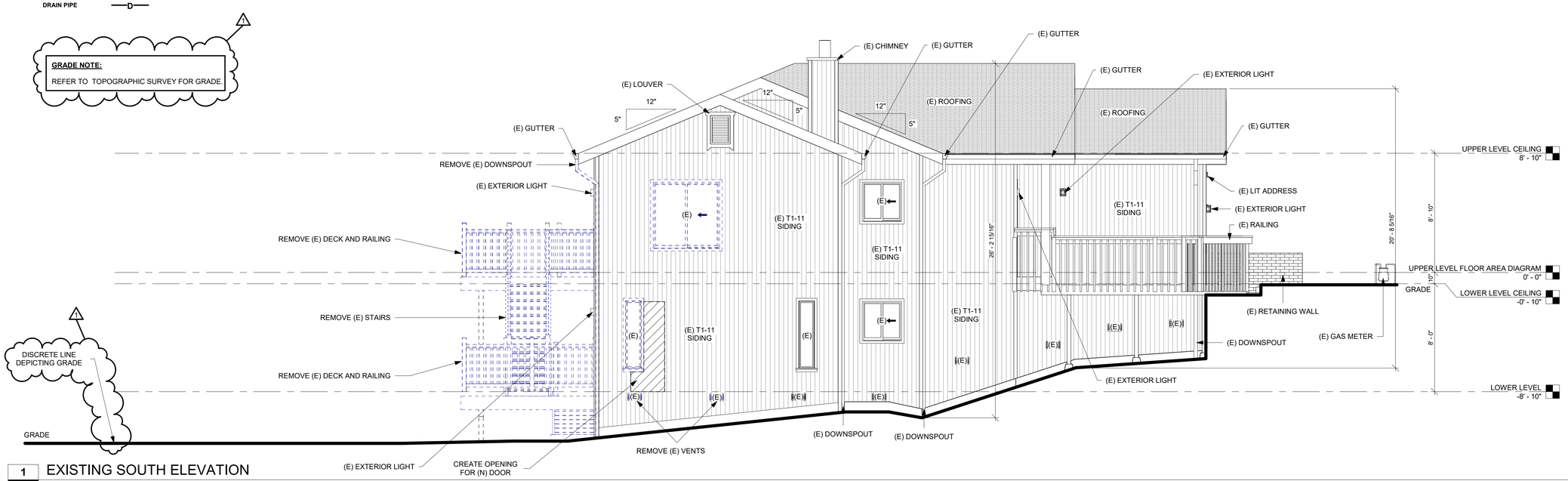
PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

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

GRAPHICAL LEGEND

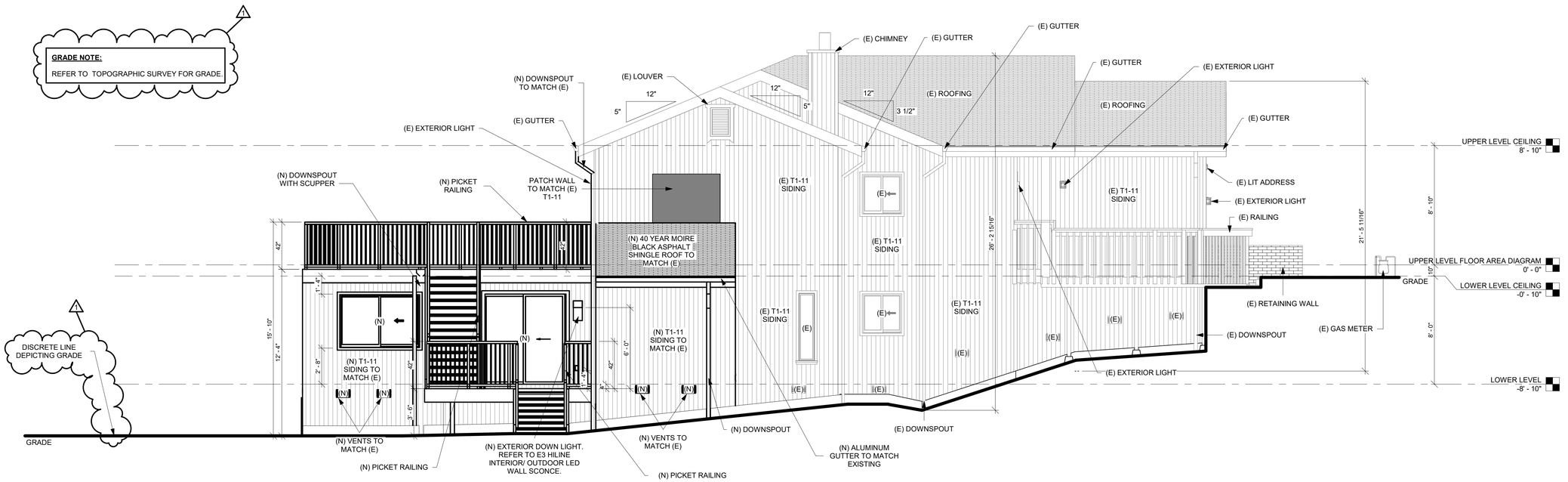
EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —

PROPOSED COLORS TO MATCH EXISTING COLORS



1 A11 EXISTING SOUTH ELEVATION

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



2 PROPOSED SOUTH ELEVATION

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTAL S	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
EXISTING AND PROPOSED SOUTH ELEVATION

DRAWN BY: Author
CAD FILE:

A11

ARCHITECTURAL

SCALE: As indicated

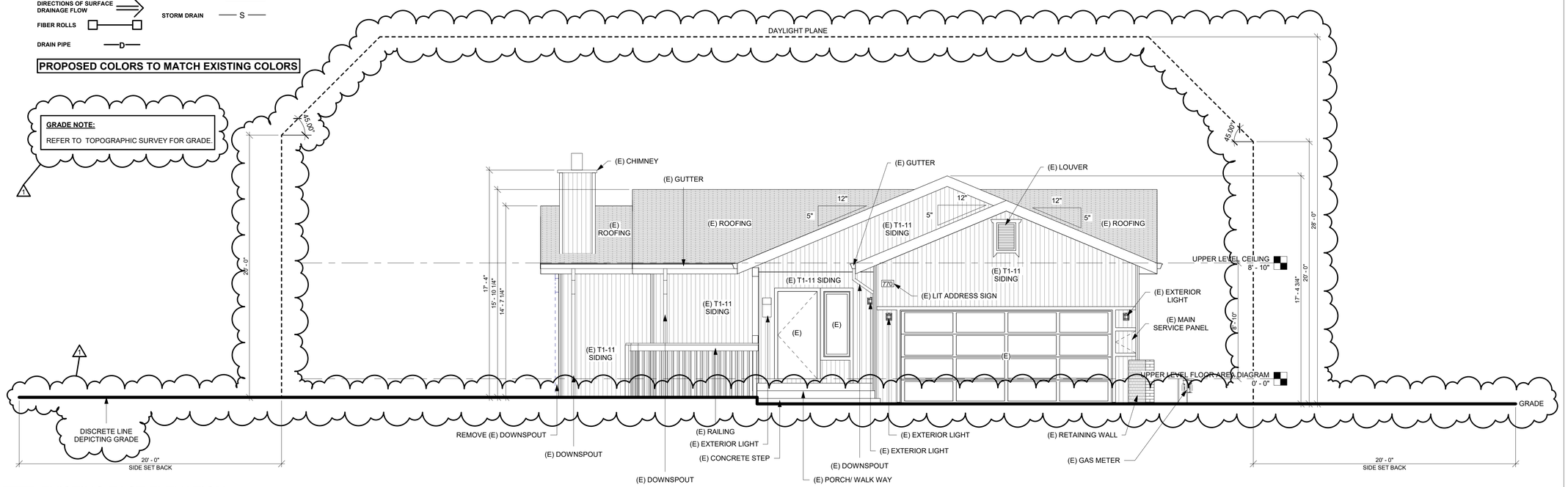
PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

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

GRAPHICAL LEGEND

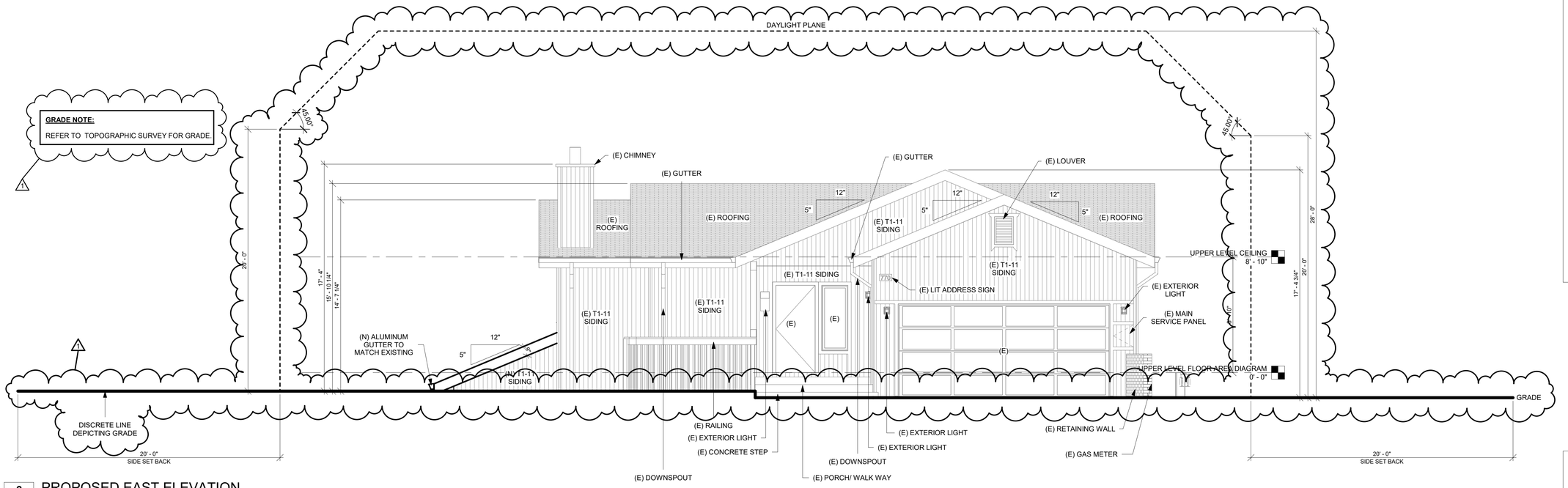
EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —

PROPOSED COLORS TO MATCH EXISTING COLORS



1 A12 EXISTING EAST ELEVATION

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



2 A12 PROPOSED EAST ELEVATION

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
EXISTING AND PROPOSED EAST ELEVATION

DRAWN BY: Author
CAD FILE:

A12 ARCHITECTURAL

SCALE: As indicated

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

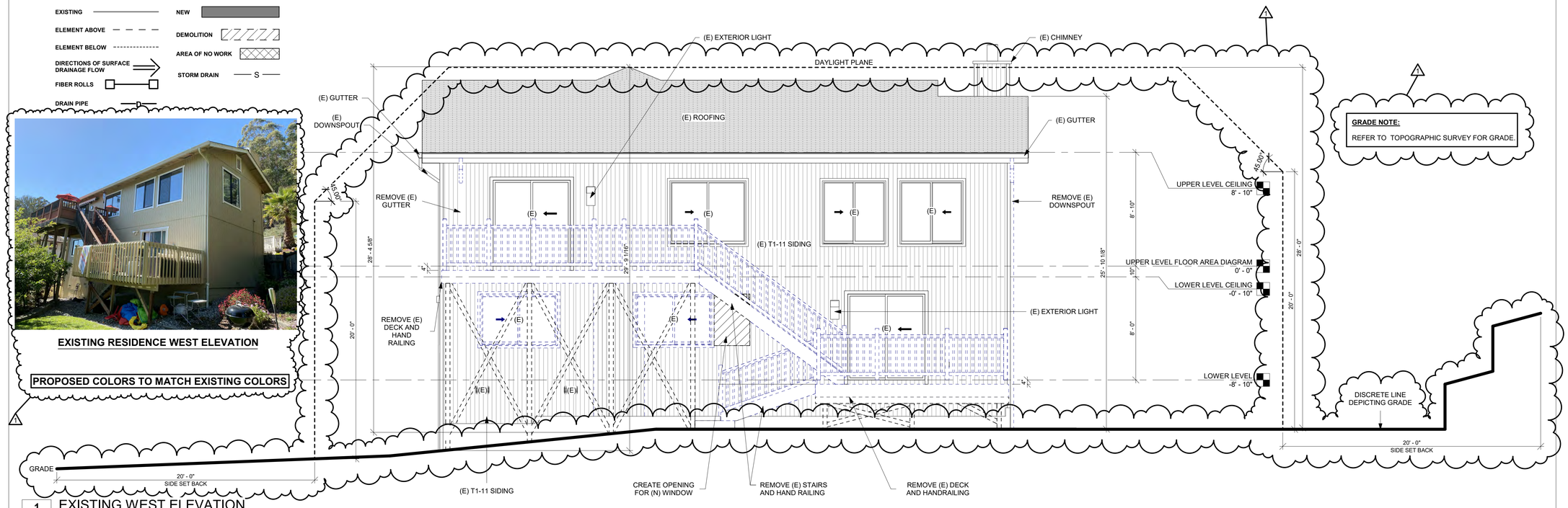
DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —

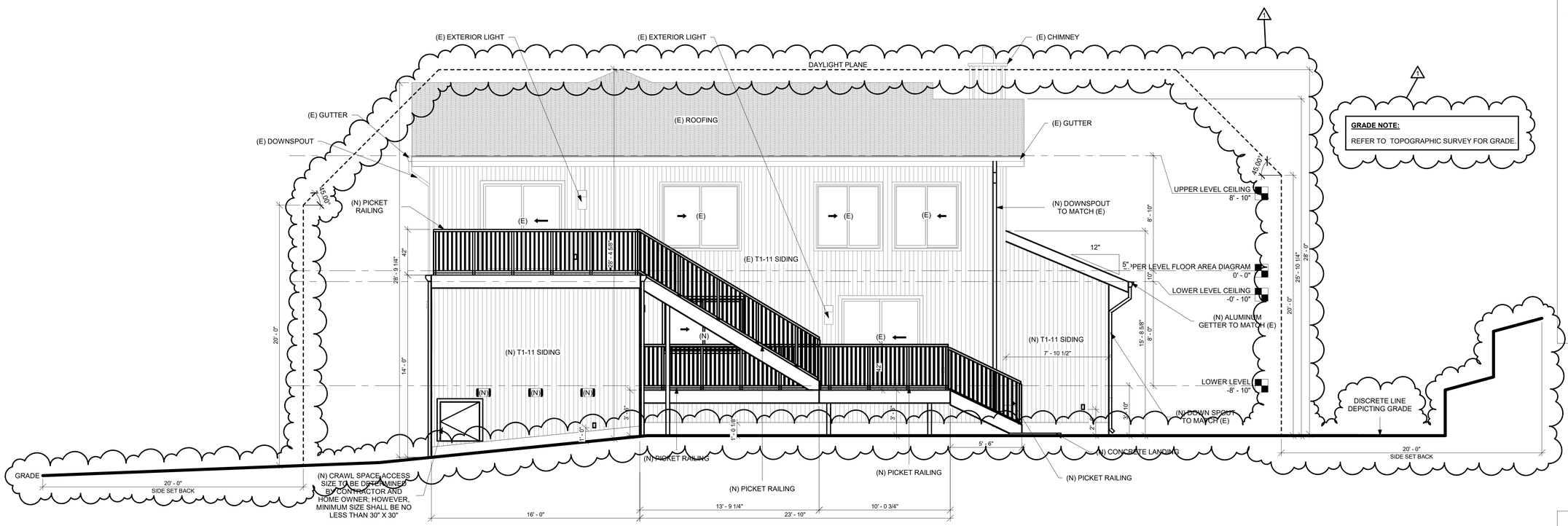
EXISTING RESIDENCE WEST ELEVATION

PROPOSED COLORS TO MATCH EXISTING COLORS



1 A13 EXISTING WEST ELEVATION

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



2 A13 PROPOSED WEST ELEVATION

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
EXISTING AND PROPOSED WEST ELEVATION

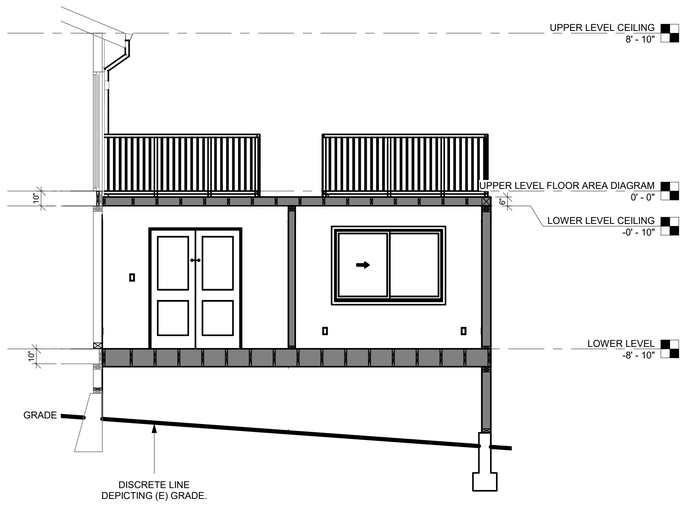
DRAWN BY: Author
CAD FILE:

A13
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.

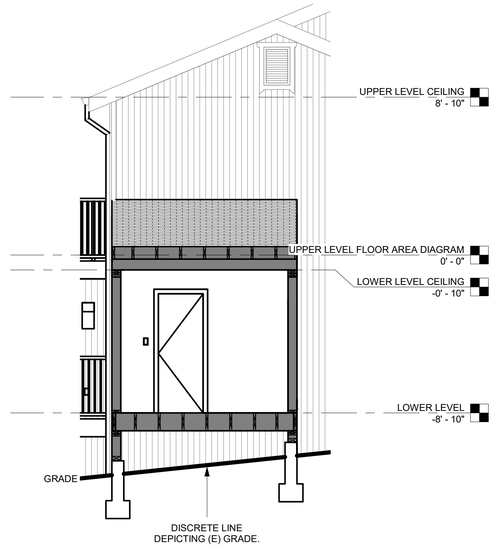


1 A14 Section 1

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

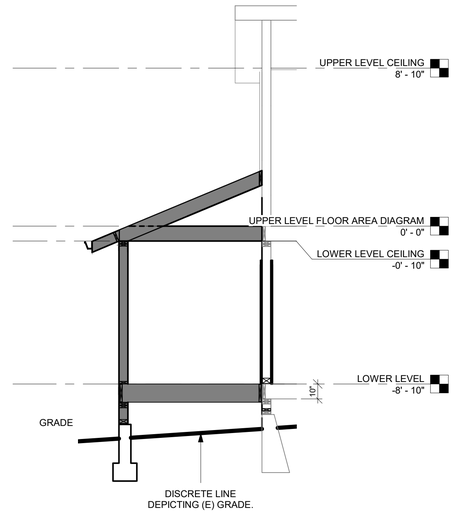
2 A14 Section 2

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



3 A14 Section 3

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



4 A14 Section 4

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

HAWK DESIGN & CONSULTING

P.O. BOX 3535 HALF MOON BAY, CA 94019

1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
CROSS SECTIONS

DRAWN BY: Author
CAD FILE:

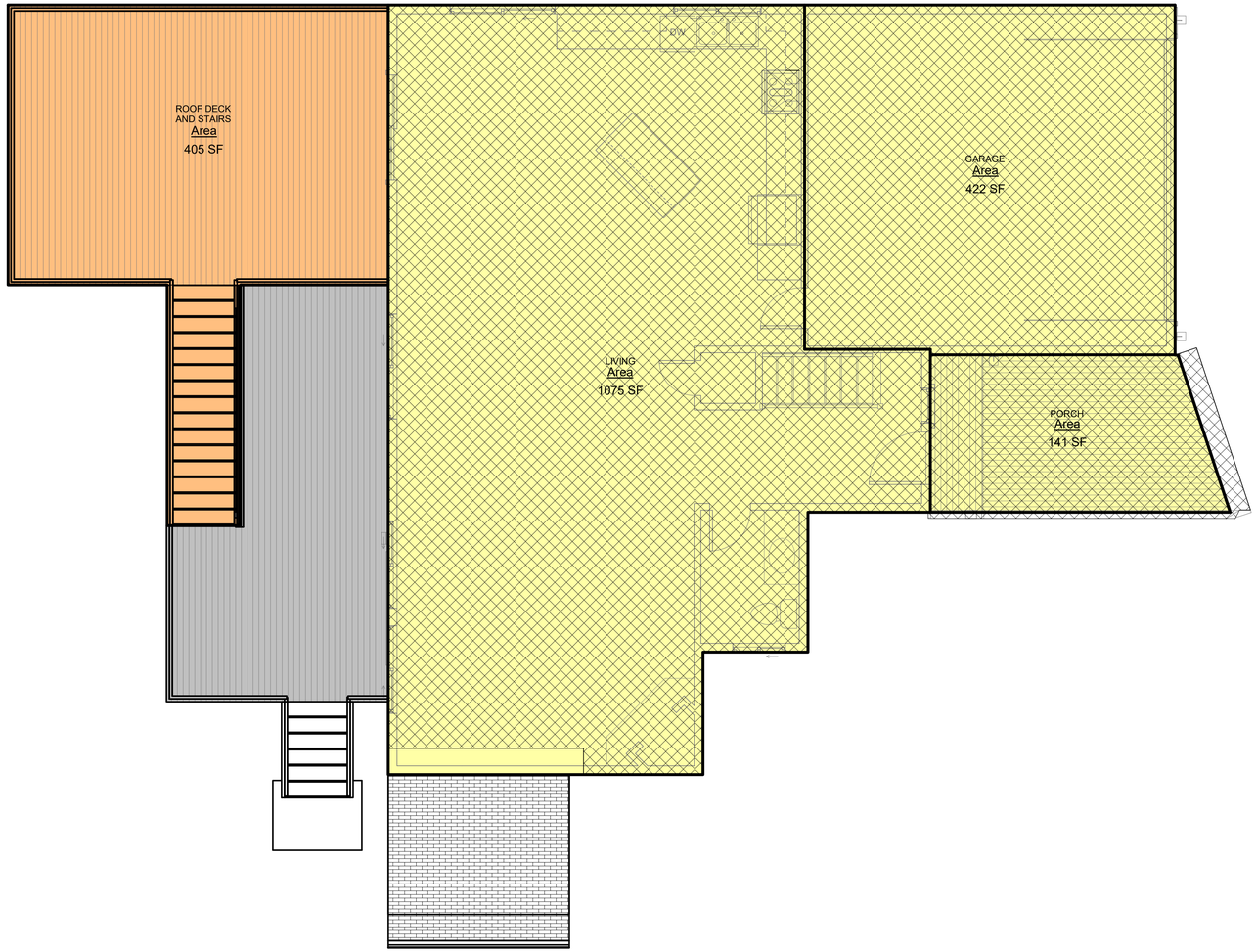
A14

ARCHITECTURAL

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

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —
NEW ADDITION
EXISTING PRIMARY DWELLING



1 A15 UPPER LEVEL FLOOR AREA DIAGRAM

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
PROPOSED UPPER LEVEL FLOOR AREA DIAGRAM

DRAWN BY: Author
CAD FILE:

A15

ARCHITECTURAL

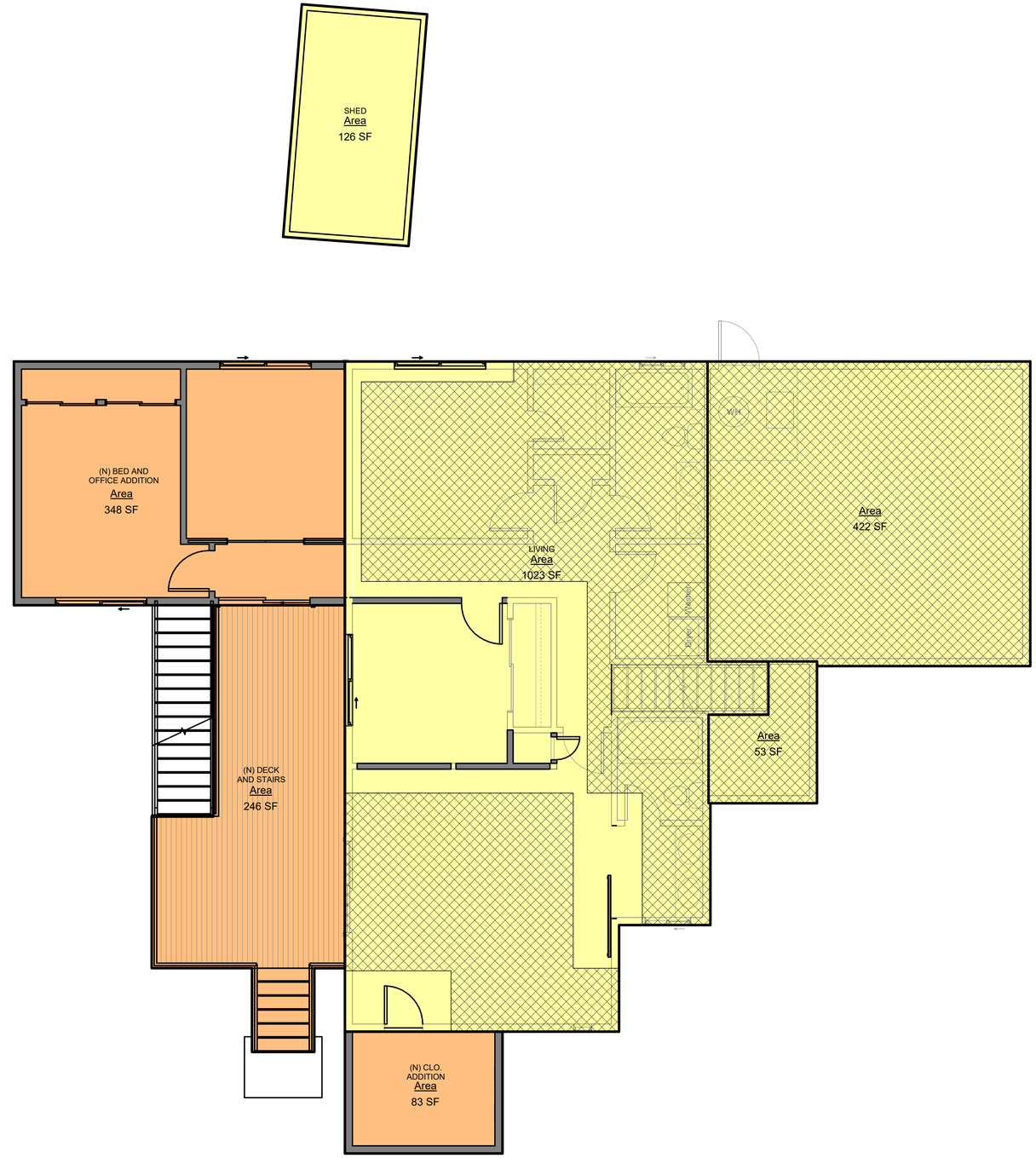
SCALE: As indicated

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.

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —
NEW ADDITION
EXISTING PRIMARY DWELLING



1 / A16 LOWER LEVEL FLOOR AREA DIAGRAM

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTAL S	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
PROPOSED LOWER LEVEL FLOOR AREA DIAGRAM

DRAWN BY: Author
CAD FILE:

A16

ARCHITECTURAL

SCALE: As indicated

ABBREVIATION

ABBREVIATION	ITEM
"	INCHES
&	AND
'	FEET
(N)	NEW
.B.	STRONG BACK
/-	STEEL ANGLE
@	AT
A & B	ABOVE AND BELOW
A.B.	ANCHOR BOLTS
A.F.F.	ABOVE FINISH FLOOR
A.P.A	AMERICAN PLYWOOD ASSO.
ABV	ABOVE
ADJ	SCHEDULE
ARCH	ARCHITECTURAL
B.F.W.	BALLOON FRAMED WALL
BLDG.	BUILDING
BLK'G	BLOCKING
BM.	BEAM
BOTT	BOTTOM
BRG	BEARING
C	CAMBER
C.J.	CEILING JOIST
C.M.U.	CONC. MASONARY UNIT
C.T.	COLLAR TIE
CANT.	CANTILEVER
CL	CENTER LINE
CLG	CEILING
CLR	CLEARANCE
CONC	CONCRETE
CONN	CONNECT, CONNECTION
CONST	CONSTRUCTIONS
CONT	CONTINUOUS

ABBREVIATION	ITEM
CS'K	COUNTERSINK
CTR	CENTER
D.F.	DOUGLAS FIR
D.F.	DOOR FRAME
D.R.	DOOR
DBL.	DOUBLE
DET	DETAIL
DIA	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DIR	DIRECTION
DWG	DRAWING
E	EAST
E.F.	EACH FACE
E.N.	EDGE NAILING
E.W.	EACH WAY
E.W.E.F.	EACH WAY EACH FACE
EA	EACH
ELEV	ELEVATION
EMB	EMBEDMENT
EQ.	EQUAL
EX.	EXISTING
EXP	EXPANSION
F.F.	FINISH FLOOR
F.H.	FULL HEIGHT
F.H.O.B.	FULL HEIGHT OF BLDG.
F.J.	FLOOR JOIST
F.L.O.M	FULL LENGTH OF MEMBER
F.N.	FACE NAILED
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUDS
F.P.	FIREPLACE

ABBREVIATION	ITEM
F.W.O.B.	FULL WIDTH OF BLDG.
FIN	FINISH
FLR	FLOOR
FNDN.	FOUNDATION
FRAM'G	FRAMING
FT.	FEET
FTG.	FOOTING
G.L.B.	GLU-LAM BEAM
GALV.	GALVANIZED
GAR	GARAGAE
GEN.	GENERAL
GR.	GRADE
HDR.	HEADER
HT.	HEIGHT
II	PARALLEL
INFO.	INFORMATION
INT.	INTERIOR
J.H.	JOIST HANGER
JNT	JOINT
JST	JOIST
K.P.	KING POST
LOC.	LOCATION
M.B.	MACHINCE BOLT
M.I.	MALLEABLE IRON
MANU.	MANUFACTURER
MAT'L	MATERIAL
MAX.	MAXIMUM
MEZZ	MEZZANINE
MFG.	MANUFACTURING
MIN	MINIMUM
MTD.	MOUNTED
N	NORTH
N.E.	NORTHEAST

ABBREVIATION	ITEM
N.T.S.	NOT TO SCALE
N/A	NOT APPLICABLE
NAIL'G	NAILING
O.C.	NORTHWEST
O.C.	ON CENTER
O.H.	OPPOSITE HANG
O.S.B	OREGON STRAND BOARD
OPEN'G	OPENING
OPT.	OPTIONAL
P.E.N	PLYWOOD EDGE NAILING
P.T	PRESSURE TREATED
PC'S	PIECES
PERIM.	PERIMETER
PLC'S	PLACES
PLT.	PLATE
PLY'D	PLYWOOD
RAF.	RAFTERS
RDED.	REDWOOD
REQ'D	REQUIRED
RET.	RETAINING
RF.	ROOF
S	SOUTH
S.A.D.	SEE ARCH. DRW'GS
S.B.	STRONG BACK
S.E.	SOUTHEAST
S.G.E.	STRUCTURAL GABLE END
S.S.D.	SEE STR. DRW'GS
S.W.	SOUTHWEST
S.W.F	STEEL WIDE FLANGE
S.W.S.	SHEAR WALL SCHEDULE
S.W.T.	SHEAR WALL TYPE
SCH.	SCHEDULE

ABBREVIATION	ITEM
SEC.	SECTION
SHT'G	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
SIMP.	SIMPSON COMPANY
SPC'G	SPACING
SPECS	SPECIFICATIONS
SQ	SQUARE
STL	STEEL
STR.	STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.F.V.	TO BE FIELD VERIFIED
T.D.	TIEDOWN OR HOLDOWN
T.D.S.	TIEDOWN SCHEDULE
T.N.	TOE NAIL
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.S.F.	TOP OF SUB-FLOOR
T.O.W	TOP OF WALL
TOT	TOTAL
TYP.	TYPICAL
U	HANGER
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
W	WEST
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WDW	WINDOW
Φ	DIAMETER
⊥	PERPENDICULAR

FASTENING SCHEDULE

NO.	CONNECTION	FASTENING	LOCATION
1.	Joist to sill or girder	3 - 8d common (2 ½" × 0.131") 3 - 3" 14 gage staples 3 - 3. × 0.131" nails	toenail
2	Bridging to joist	2 - 8d common (2 ½" × 0.131") 2 - 3" 14 gage staples 2 - 3" × 0.131" nails	toenail each end
3.	1" × 6" subfloor or less to each joist	2 - 8d common (2 ½" × 0.131")	face nail
4.	Wider than 1" × 6" subfloor to each joist	3 - 8d common (2 ½" × 0.131")	face nail
5.	2" subfloor to joist or girder	2 - 16d common (3½" × 0.162")	blind and face nail
6.	Sole plate to joist or blocking Sole plate to joist or blocking at braced wall panel	16d (3 ½" × 0.135") at 16" o.c. 3" × 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c. 3- 16d (3 ½" × 0.135") at 16" o.c. 4 - 3" × 0.131" nails at 16" o.c. 4 - 3" 14 gage staples at 16" o.c.	typical face nail braced wall panels
7.	Top plate to stud	2 - 16d common (3 ½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	end nail
8.	Stud to sole plate	4 - 8d common (2 ½" × 0.131") 4 - 3" × 0.131" nails 3 - 3" 14 gage staples 2 - 16d common (3 ½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail end nail
9.	Double studs	16d (3 ½" × 0.135") at 24" o.c. 3" × 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10.	Double top plates Double top plates	16d (3 ½" × 0.135") at 16" o.c. 3" × 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c. 8 - 16d common (3 ½" × 0.162") 12 - 3" × 0.131" nails 12 - 3" 14 gage staples	typical face nail lap splice
11.	Blocking between joists or rafters to top plate	3 - 8d common (2 ½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
12.	Rim joist to top plate	8d (2 ½" × 0.131") at 6" o.c. 3" × 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13.	Top plates, laps and intersections	2 - 16d common (3 ½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
14.	Continuous header, two pieces	16d common (3 ½" × 0.162")	16" o.c. along edge
15.	Ceiling joists to plate	3 - 8d common (2 ½" × 0.131") 5 - 3" × 0.131" nails 5 - 3" 14 gage staples	toenail
16.	Continuous header to stud	4 - 8d common (2 ½" × 0.131")	toenail
17.	Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3 ½" × 0.162") minimum, Table 2308.10.4.1 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail

NO.	CONNECTION	FASTENING	LOCATION
18.	Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3 ½" × 0.162") minimum, Table 2308.10.4.1 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
19.	Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common (2 ½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
20.	1" diagonal brace to each stud and plate	2 - 8d common (2 ½" × 0.131") 2 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
21.	1" × 8" sheathing to each bearing	3 - 8d common (2 ½" × 0.131")	face nail
22.	Wider than 1" × 8" sheathing to each bearing	3 - 8d common (2 ½" × 0.131")	face nail
23.	Built-up corner studs	16d common (3 ½" × 0.162") 3" × 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24.	Built-up girder and beams	20d common (4" × 0.192") 32" o.c. 2 - 20d common (4" × 0.192") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples 3" × 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c.	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
25.	2" planks	16d common (3 ½" × 0.162")	at each bearing
26.	Collar tie to rafter	3 - 10d common (3" × 0.148") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
27.	Jack rafter to hip	3 - 10d common (3" × 0.148") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples 2 - 16d common (3 1/2" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail face nail
28.	Roof rafter to 2-by ridge beam	2 - 16d common (3 ½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples 2 -16d common (3 ½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail face nail
29.	Joist to band joist	3 - 16d common (3 ½" × 0.162") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
30.	Ledger strip	3 - 16d common (3 ½" × 0.162") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail at each joist

NO.	CONNECTION	FASTENING	LOCATION
31.	Wood structural panels and particleboard[b] Subfloor, roof and wall sheathing (to framing) Single floor (combination subfloor-underlayment to framing)	1/2" and less 6d(c, l) 2 3/8" × 0.113" nail(n) 1 3/4"16 gage(o) 1 9/32" to 3/4" 8d(d) or 6d(c) 2 3/8" × 0.113" nail(p) 2" 16 gage(p) 8d(c) 10d(d) or 8d(e) 7/8" to 1" 1 1/8" to 1 1/4" 3/4" and less 6d(e) 7/8" to 1" 8d(e) 1 1/8" to 1 1/4" 10d(d) or 8d(e)	
32.	Panel siding (to framing)	1/2" or less 6d(f) 5/8" 8d(f)	
33.	Fiberboard sheathingg	1/2" No. 11 gage roofing nail(h) 6d common nail (2" × 0.113") No. 16 gage staple(i) 25/32" No. 11 gage roofing nail(h) 8d common nail (2 1/2" × 0.131") No. 16 gage staple(i)	
34.	Interior paneling	1/4" 4d(j) 3/8" 6d(k)	

A. Common or box nails are permitted to be used except where otherwise stated.
B. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports, where spans are 48 inches or more.
For nailing of wood structural panel and particle board diaphragms and shear walls, refer to section 2305. Nails for wall sheathing are permitted to be
common, box or casing.
C. Common or deformed shank (6d - 2" x 0.113";8d - 2 1/2" x 0.131; 10d - 3" x .148")
D. Common (6d - 2" x 0.113";8d - 2 1/2" x 0.131"; 10d - 3" x .148")
E. Deformed shank (6d - 2" x 0.113";8d - 2 1/2" x 0.131; 10d - 3" x .148")
F. Corrosion-resistant siding (6d - 1 7/8" x 0.106";8d - 2 3/8" x 0.128") or casing (6d - 2" x 0.099"; 8d - 2 1/2" x 0.113") nail.
G. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
H. Corrosion-resistant roofing nails with 7/16" crown or 1" crown and 1 1/4" length fir 1/2" sheathing and 1 3/4" length for 25/32" sheathing.
I. Corrosion-resistant staples with nominal 7/16" crown or 1" crown and 1 1/4" length for 1/2" sheathing and 1 1/2" length for 25/32" sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked.)
J. Casing (1 1.2" x 0.080") finish (1 1/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
K. Panel supports at 24 inches, casing or finish nails at 6 inches on panel edges, 12 inches at intermediate supports.
L. For roof sheathing applications, 8d (2 1/2" x 0.113) are minimum required for wood structural panels.
M. Staples shall have a minimum crown width of 7/16 inch.
N. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
O. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
P. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

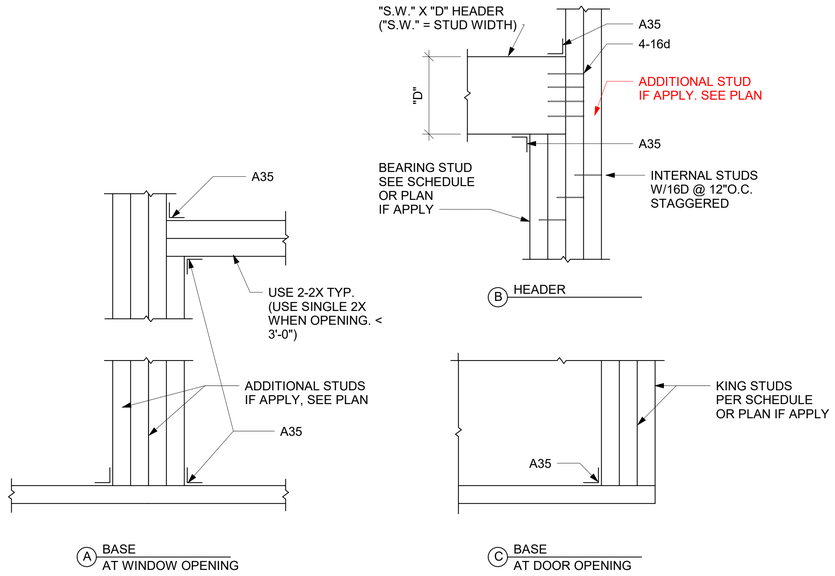
SHEET TITLE:
ABBREVIATION AND FASTENING SCHEDULE

DRAWN BY: Author
CAD FILE:

D1

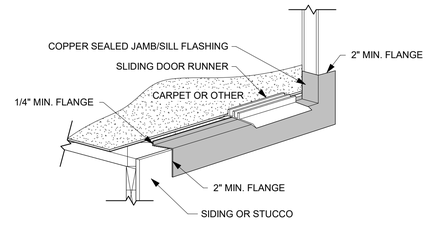
DETAILS

SCALE:



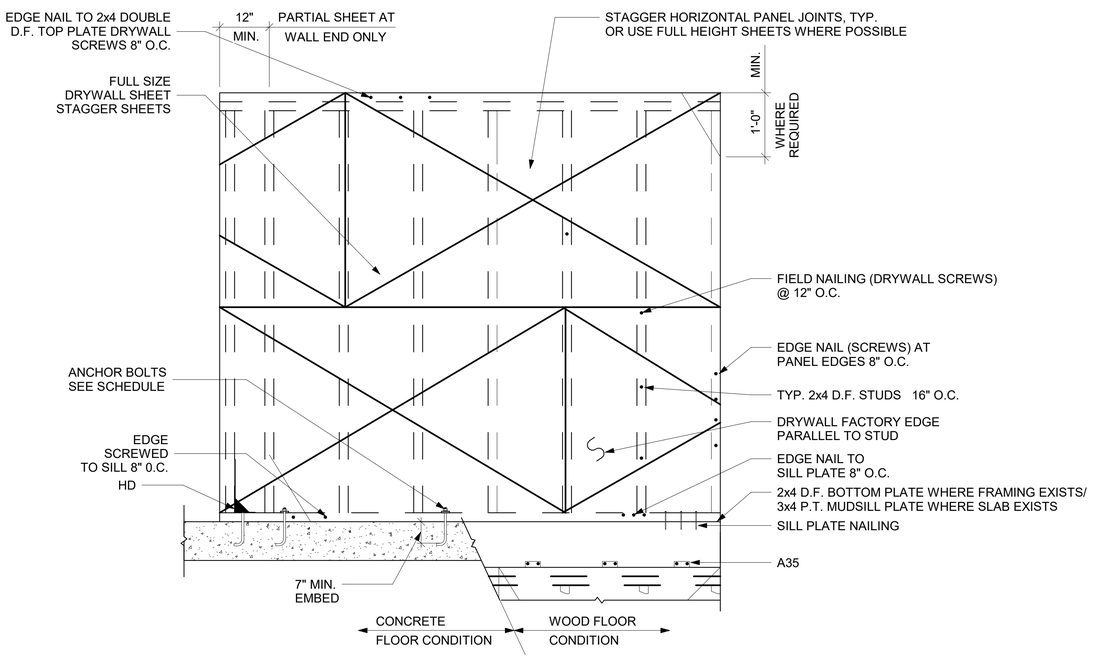
1 D2 WALL HEADER OPENING DETAIL

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



2 D2 DOOR THRESHOLD DETAIL

SCALE: 1" = 1'-0"



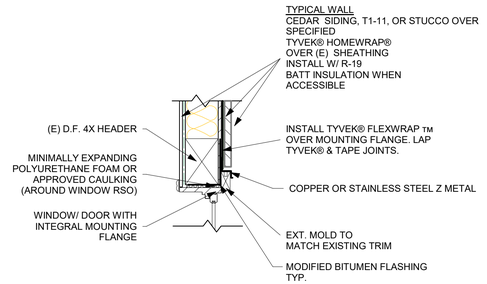
3 D2 PARTITION FRAMING WALL DETAIL

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

GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(EX. DUPONT CONTRACTORS TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HAND RAILS OR USE
NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAPCAPS)

*LOCAL LAWS, ZONING , AND BUILDING CODES VARY AND
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN
BELOW.



4 D2 FLASHING OVER WINDOW

SCALE: 1" = 1'-0"

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
DETAILS

DRAWN BY: Author
CAD FILE:

D2 DETAILS

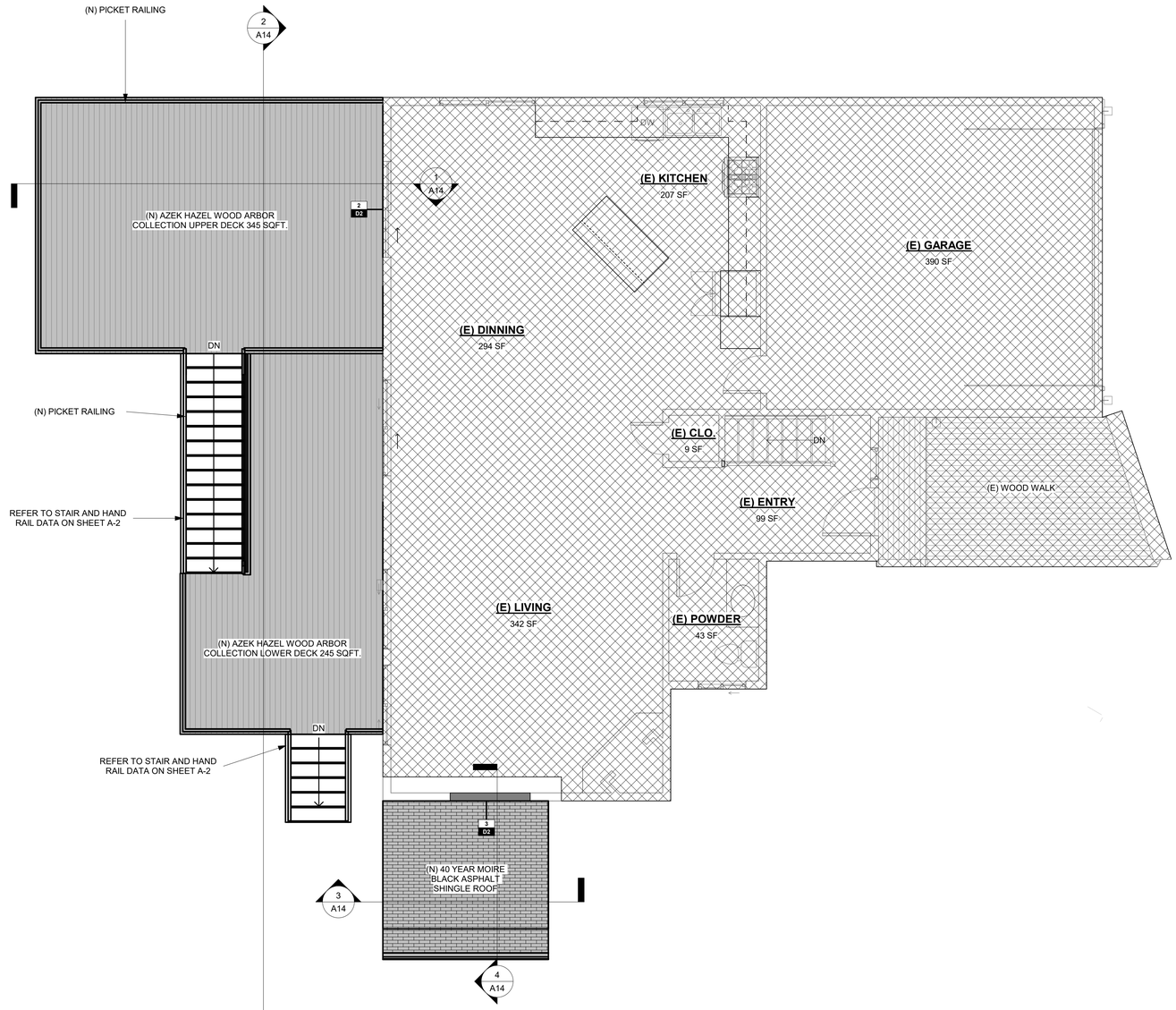
SCALE: As indicated

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.

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN — S —



1 D3 PROPOSED UPPER LEVEL DETAILS

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROPOSED UPPER LEVEL FLOOR PLAN DETAILS

DRAWN BY: Author
CAD FILE:

D3

DETAILS

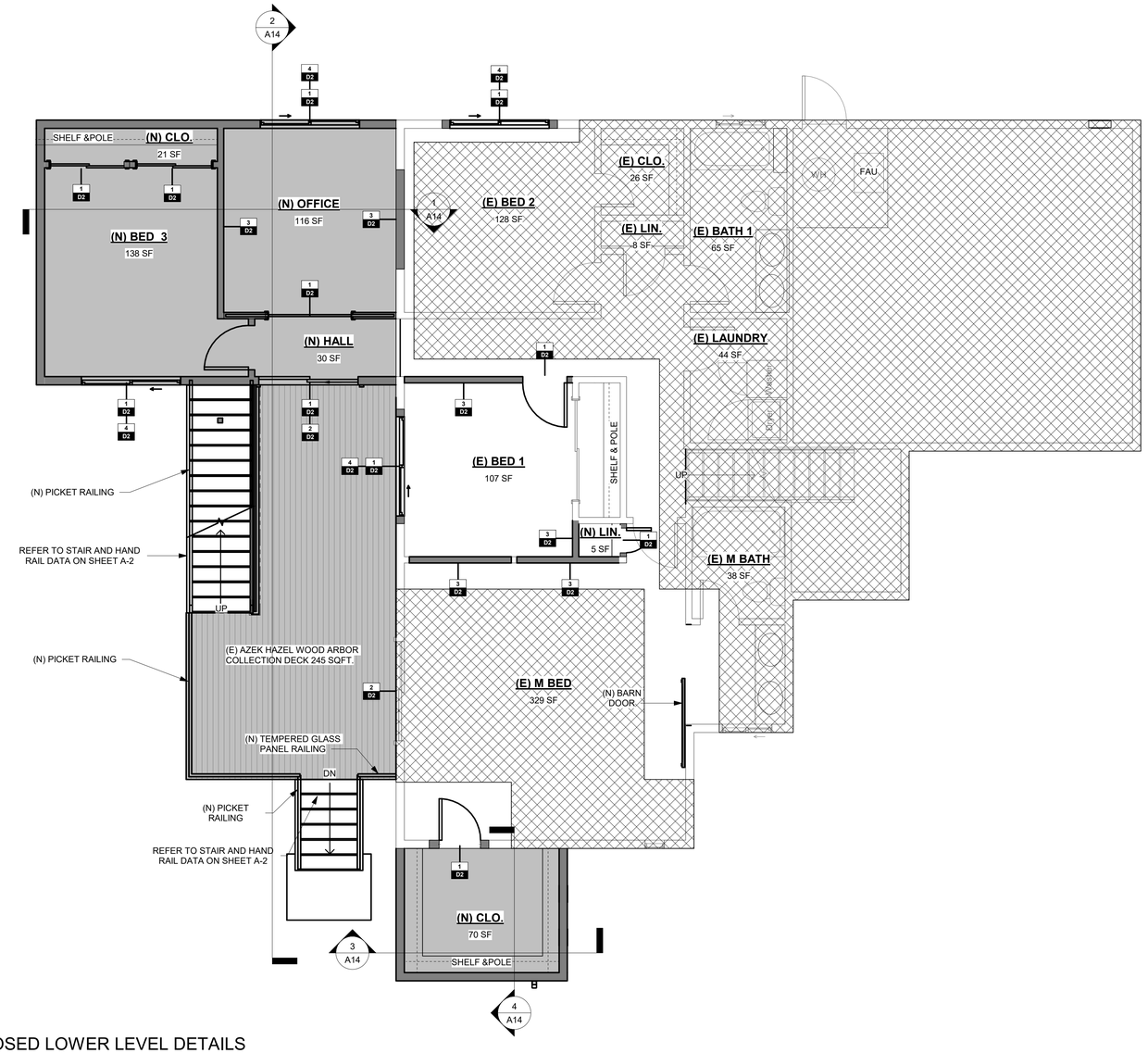
SCALE: As indicated

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.

GRAPHICAL LEGEND

EXISTING
ELEMENT ABOVE
ELEMENT BELOW
DIRECTIONS OF SURFACE DRAINAGE FLOW
FIBER ROLLS
DRAIN PIPE (D)
NEW
DEMOLITION
AREA OF NO WORK
STORM DRAIN (S)



1 D4 PROPOSED LOWER LEVEL DETAILS

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

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROPOSED LOWER LEVEL FLOOR PLAN DETAILS

DRAWN BY: Author
CAD FILE:

D4

DETAILS

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.

ELECTRICAL LEGEND

- DUPLEX OUTLET
- GFCI — DUPLEX OUTLET WITH GFCI
- WPGFCI — WATER PROOF GFCI
- TV — TELEVISION SERVICE OUTLET
- DH — CENTRAL DATA HUB/SWITCH
- D — DATA CONNECTION
- T — TELEPHONE CONNECTION
- G — GAS
- T — THERMOSTAT
- CEILING FAN
- OC — OCCUPANCY SENSOR
- 3 — TWO-WAY SWITCH
- 4 — THREE-WAY SWITCH
- D — DIMMER SWITCH
- G — GARBAGE DISPOSAL SWITCH
- WP — WATERPROOF SWITCH
- WP,GFCI — WATERPROOF SWITCH GFCI
- DUPLEX SWITCH
- HIGH EFFICACY RECESSED L.E.D. LIGHT FIXTURE
- NEW HIGH EFFICACY L.E.D. CEILING LIGHT FIXTURE
- NEW HIGH EFFICACY RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
- HIGH EFFICACY L.E.D. PENDANT LIGHT
- HIGH EFFICACY CEILING LIGHT
- HIGH EFFICACY IN CABINET LIGHT
- HIGH EFFICACY WALL MOUNTED L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNTED EXTERIOR DARK SKY L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNT L.E.D. LIGHTING SEGMENT
- HIGH EFFICACY UNDER CABINET L.E.D. LIGHTING STRIP
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- SD HW — HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- CM HW — HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
- F L — CEILING FAN/LIGHT FIXTURE WITH HUMIDITY CONTROLLED
- 123 — ILLUMINATED ADDRESS
- OUTDOOR HEATING FIXTURE
- AIR REGISTER
- WALL REGISTER
- FLOOR REGISTER
- 6' FLUORESCENT TUBE LIGHT FIXTURE

ELECTRICAL NOTES

1. AFCI protected recepticles in family rooms, closets, hallways or similar rooms or areas per CEC 210.12 (b).
2. All 125-VOLT and 15- and 20-AMPERE recepticle outlets shall be listed tamper-resistant recepticle per CEC 210.12 (b).
3. All bedrooms and hallways shall have a smoke detector.
4. All hallways shall have a carbon monoxide detector.
5. Existing ceiling joists/rafters may interfere with proposed layout and further design locations may be required. Proposed locations on plans are for reference only.

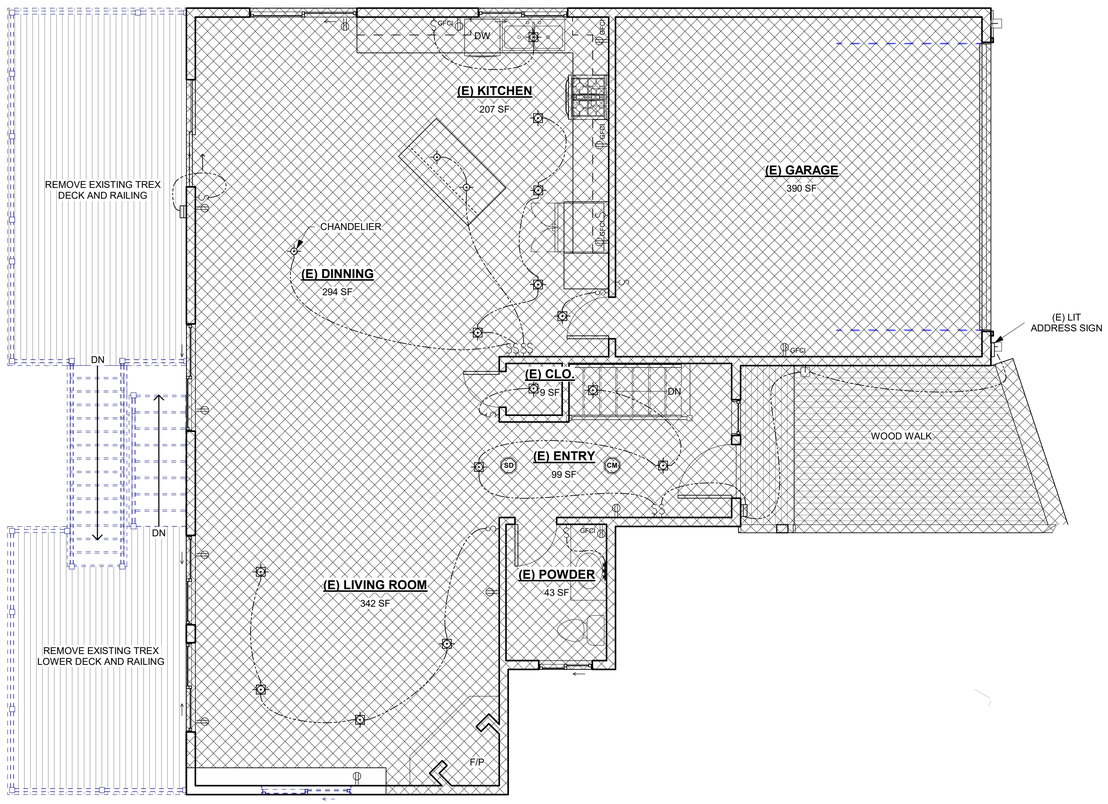
GRAPHICAL LEGEND

- EXISTING
- ELEMENT ABOVE
- ELEMENT BELOW
- DIRECTIONS OF SURFACE DRAINAGE FLOW
- FIBER ROLLS
- DRAIN PIPE
- NEW
- DEMOLITION
- AREA OF NO WORK
- STORM DRAIN — S

PLUMBING DATA

PER CALIFORNIA CIVIL CODE 1101.1 TO 1101.8

1. All faucets to have maximum flow of 1.2 GPM at 60 PSI and the minimum shall be 0.6 GPM at 20 PSI.
2. Kitchen/Laundry faucets to have a maximum flow of 1.6 GPM at 60 PSI.
3. All shower heads shall have a maximum flow of 2.0 GPM at 80 PSI total flow rate.
4. all water closets shall have a maximum flow of 1.28 GPF.
5. All urinals shall have a maximum flow of 0.5 GPF.



1 / E1 EXISITING UPPER LEVEL ELECTRICAL PLAN

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

HAWK DESIGN & CONSULTING

P.O. BOX 3535 HALF MOON BAY, CA 94019

1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
EXISTING UPPER LEVEL ELECTRICAL PLAN

DRAWN BY: Author
CAD FILE:

E1

ELECTRICAL

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.

ELECTRICAL LEGEND

- DUPLEX OUTLET
- GFCI — DUPLEX OUTLET WITH GFCI
- WPGFCI — WATER PROOF GFCI
- TV — TELEVISION SERVICE OUTLET
- DH — CENTRAL DATA HUB/SWITCH
- D — DATA CONNECTION
- T — TELEPHONE CONNECTION
- G — GAS
- T — THERMOSTAT
- CEILING FAN
- OC — OCCUPANCY SENSOR
- 3 — TWO-WAY SWITCH
- 4 — THREE-WAY SWITCH
- D — DIMMER SWITCH
- G — GARBAGE DISPOSAL SWITCH
- WP — WATERPROOF SWITCH
- WP,GFCI — WATERPROOF SWITCH GFCI
- DUPLEX SWITCH
- HIGH EFFICACY RECESSED L.E.D. LIGHT FIXTURE
- NEW HIGH EFFICACY L.E.D. CEILING LIGHT FIXTURE
- NEW HIGH EFFICACY RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
- HIGH EFFICACY L.E.D. PENDANT LIGHT
- HIGH EFFICACY CEILING LIGHT
- HIGH EFFICACY IN CABINET LIGHT
- HIGH EFFICACY WALL MOUNTED L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNTED EXTERIOR DARK SKY L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNT L.E.D. LIGHTING SEGMENT
- HIGH EFFICACY UNDER CABINET L.E.D. LIGHTING STRIP
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- SD HW — HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- CM HW — HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
- F L — CEILING FAN/LIGHT FIXTURE WITH HUMIDITY CONTROLLED
- 123 — ILLUMINATED ADDRESS
- OUTDOOR HEATING FIXTURE
- AIR REGISTER
- WALL REGISTER
- FLOOR REGISTER
- 6' FLUORESCENT TUBE LIGHT FIXTURE

ELECTRICAL NOTES

1. AFCI protected recepticles in family rooms, closets, hallways or similar rooms or areas per CEC 210.12 (b).
2. All 125-VOLT and 15- and 20-AMPERE recepticle outlets shall be listed tamper-resistant recepticle per CEC 210.12 (b).
3. All bedrooms and hallways shall have a smoke detector.
4. All hallways shall have a carbon monoxide detector.
5. Existing ceiling joists/rafters may interfere with proposed layout and further design locations may be required. Proposed locations on plans are for reference only.

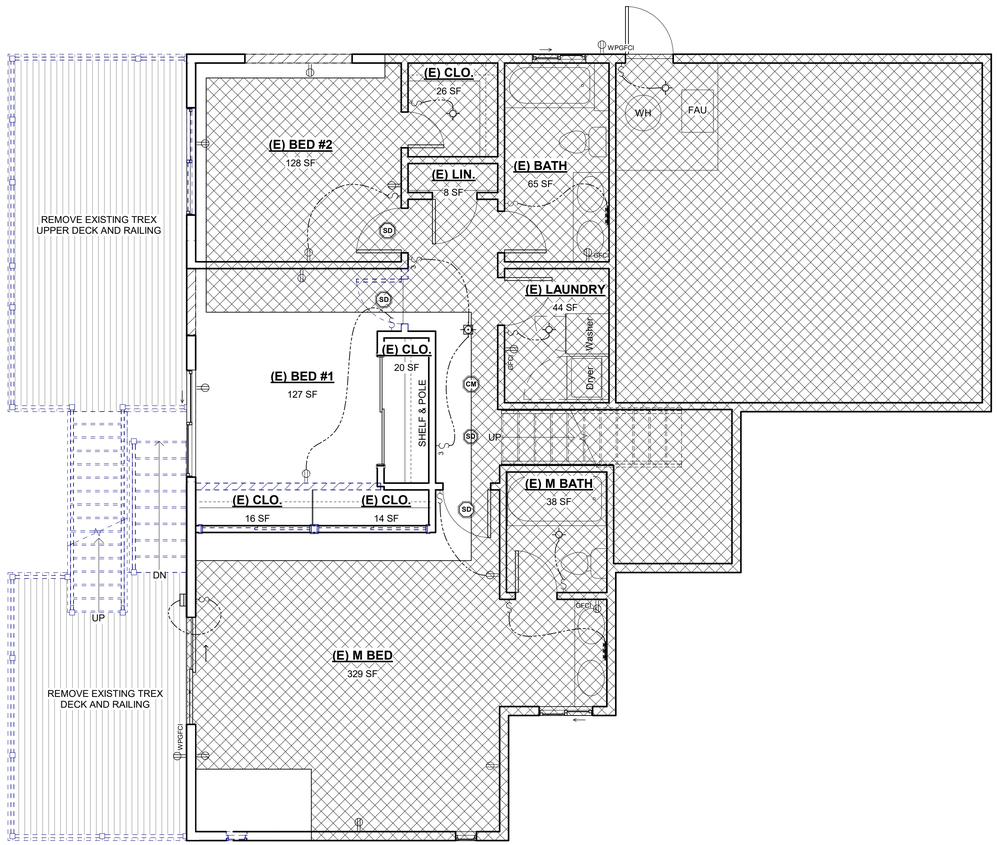
GRAPHICAL LEGEND

- EXISTING
- ELEMENT ABOVE
- ELEMENT BELOW
- DIRECTIONS OF SURFACE DRAINAGE FLOW
- FIBER ROLLS
- DRAIN PIPE
- NEW
- DEMOLITION
- AREA OF NO WORK
- STORM DRAIN — S

PLUMBING DATA

PER CALIFORNIA CIVIL CODE 1101.1 TO 1101.8

1. All faucets to have maximum flow of 1.2 GPM at 60 PSI and the minimum shall be 0.6 GPM at 20 PSI.
2. Kitchen/Laundry faucets to have a maximum flow of 1.6 GPM at 60 PSI.
3. All shower heads shall have a maximum flow of 2.0 GPM at 80 PSI total flow rate.
4. all water closets shall have a maximum flow of 1.28 GPF.
5. All urinals shall have a maximum flow of 0.5 GPF.



1 / E2 EXISTING LOWER LEVEL ELECTRICAL PLAN

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

HAWK DESIGN & CONSULTING

P.O. BOX 3535 HALF MOON BAY, CA 94019

1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
EXISTING LOWER LEVEL ELECTRICAL PLAN

DRAWN BY: Author
CAD FILE:

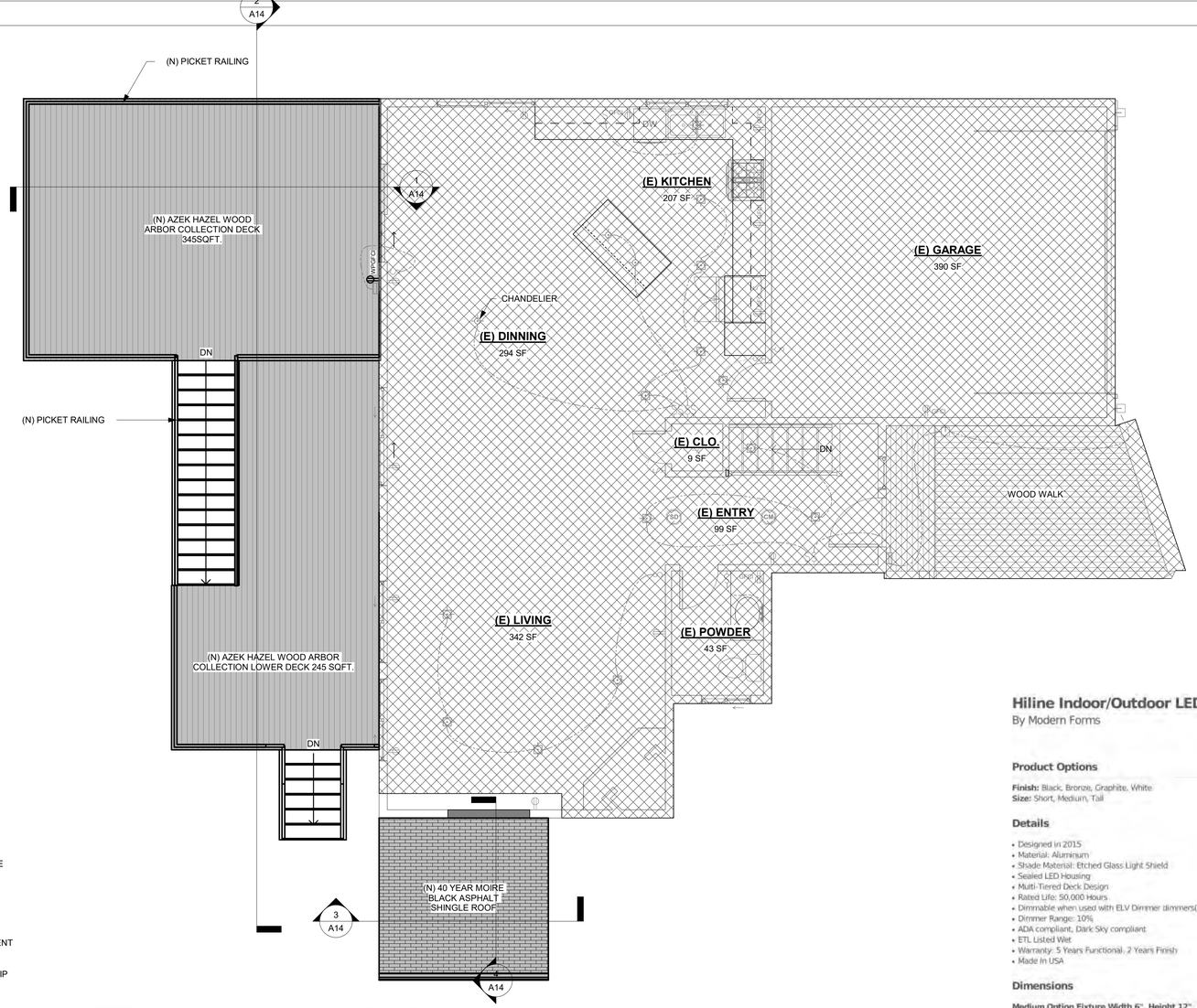
E2

ELECTRICAL

SCALE: As indicated

ELECTRICAL LEGEND

- DUPLEX OUTLET
- GFCI — DUPLEX OUTLET WITH GFCI
- WPGFCI — WATER PROOF GFCI
- TV — TELEVISION SERVICE OUTLET
- DH — CENTRAL DATA HUB/SWITCH
- D — DATA CONNECTION
- T — TELEPHONE CONNECTION
- G — GAS
- T — THERMOSTAT
- CEILING FAN
- OC — OCCUPANCY SENSOR
- 3 — TWO-WAY SWITCH
- 4 — THREE-WAY SWITCH
- D — DIMMER SWITCH
- G — GARBAGE DISPOSAL SWITCH
- WP — WATERPROOF SWITCH
- WP,GFCI — WATERPROOF SWITCH GFCI
- DUPLEX SWITCH
- HIGH EFFICACY RECESSED L.E.D. LIGHT FIXTURE
- NEW HIGH EFFICACY L.E.D. CEILING LIGHT FIXTURE
- NEW HIGH EFFICACY RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
- HIGH EFFICACY L.E.D. PENDANT LIGHT
- HIGH EFFICACY CEILING LIGHT
- HIGH EFFICACY IN CABINET LIGHT
- HIGH EFFICACY WALL MOUNTED L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNTED EXTERIOR DARK SKY L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNT L.E.D. LIGHTING SEGMENT
- HIGH EFFICACY UNDER CABINET L.E.D. LIGHTING STRIP
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- SD HW — HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- CM HW — HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
- F L — CEILING FAN/LIGHT FIXTURE WITH HUMIDITY CONTROLLED
- 123 — ILLUMINATED ADDRESS
- OUTDOOR HEATING FIXTURE
- AIR REGISTER
- WALL REGISTER
- FLOOR REGISTER
- 6' FLUORESCENT TUBE LIGHT FIXTURE



1 E3 PROPOSED UPPER LEVEL ELECTRICAL PLAN

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

GRAPHICAL LEGEND

- EXISTING
- NEW
- ELEMENT ABOVE
- DEMOLITION
- ELEMENT BELOW
- AREA OF NO WORK
- DIRECTIONS OF SURFACE DRAINAGE FLOW
- STORM DRAIN — S
- FIBER ROLLS
- DRAIN PIPE — D

ELECTRICAL NOTES

1. AFCI protected recepticles in family rooms, closets, hallways or similar rooms or areas per CEC 210.12 (b).
2. All 125-VOLT and 15- and 20-AMPERE recepticle outlets shall be listed tamper-resistant recepticle per CEC 210.12 (b).
3. All bedrooms and hallways shall have a smoke detector.
4. All hallways shall have a carbon monoxide detector.
5. Existing ceiling joists/rafters may interfere with proposed layout and further design locations may be required. Proposed locations on plans are for reference only.

PLUMBING DATA

PER CALIFORNIA CIVIL CODE 1101.1 TO 1101.8

1. All faucets to have maximum flow of 1.2 GPM at 60 PSI and the minimum shall be 0.6 GPM at 20 PSI.
2. Kitchen/Laundry faucets to have a maximum flow of 1.6 GPM at 60 PSI.
3. All shower heads shall have a maximum flow of 2.0 GPM at 80 PSI total flow rate.
4. all water closets shall have a maximum flow of 1.28 GPF.
5. All urinals shall have a maximum flow of 0.5 GPF.

HVAC

DUCTED TO (E) UNIT

Hiline Indoor/Outdoor LED Wall Sconce

By Modern Forms

LUMENS — Call Us 877.445.4486

Product Options

Finish: Black, Bronze, Graphite, White
Size: Short, Medium, Tall

Details

- Designed in 2015
- Material: Aluminum
- Shade Material: Etched Glass Light Shield
- Sealed LED Housing
- Multi-Tiered Deck Design
- Rated Life: 50,000 Hours
- Dimmable when used with ELV Dimmer dimmers(not included)
- Dimmer Range: 10%
- ADA compliant, Dark Sky compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In USA

Dimensions

Medium Option Fixture Width 6", Height 12", Depth 2.75":
Short Option Fixture Width 5", Height 8", Depth 2.75":
Tall Option Fixture Width 7", Height 16", Depth 2.75":

Lighting

- 8 Watt (480 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K Lifespan: 50000 hours

Additional Details

Product URL:
http://www.lumens.com/hiline-indoor/outdoor-led-wall-sconce-by-modern-forms-uu504690.html
Rating: ETL Listed Wet

Shown lit in Black finish, Medium

Notes:

Product ID: uu504690

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created October 11th, 2016

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROPOSED UPPER LEVEL ELECTRICAL PLAN

DRAWN BY: Author
CAD FILE:

E3

ELECTRICAL

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.

ELECTRICAL LEGEND

- DUPLEX OUTLET
- GFCI — DUPLEX OUTLET WITH GFCI
- WPGFCI — WATER PROOF GFCI
- TV — TELEVISION SERVICE OUTLET
- DH — CENTRAL DATA HUB/SWITCH
- D — DATA CONNECTION
- T — TELEPHONE CONNECTION
- G — GAS
- T — THERMOSTAT
- CEILING FAN
- OC — OCCUPANCY SENSOR
- 3 — TWO-WAY SWITCH
- 4 — THREE-WAY SWITCH
- D — DIMMER SWITCH
- G — GARBAGE DISPOSAL SWITCH
- WP — WATERPROOF SWITCH
- WP,GFCI — WATERPROOF SWITCH GFCI
- DUPLEX SWITCH
- HIGH EFFICACY RECESSED L.E.D. LIGHT FIXTURE
- NEW HIGH EFFICACY L.E.D. CEILING LIGHT FIXTURE
- NEW HIGH EFFICACY RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
- HIGH EFFICACY L.E.D. PENDANT LIGHT
- HIGH EFFICACY CEILING LIGHT
- HIGH EFFICACY IN CABINET LIGHT
- HIGH EFFICACY WALL MOUNTED L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNTED EXTERIOR DARK SKY L.E.D. LIGHT FIXTURE
- HIGH EFFICACY WALL MOUNT L.E.D. LIGHTING SEGMENT
- HIGH EFFICACY UNDER CABINET L.E.D. LIGHTING STRIP
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- SD HW — HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- CM HW — HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
- F L — CEILING FAN/LIGHT FIXTURE WITH HUMIDITY CONTROLLED
- 123 — ILLUMINATED ADDRESS
- OUTDOOR HEATING FIXTURE
- AIR REGISTER
- WALL REGISTER
- FLOOR REGISTER
- 6' FLUORESCENT TUBE LIGHT FIXTURE

ELECTRICAL NOTES

1. AFCI protected recepticles in family rooms, closets, hallways or similar rooms or areas per CEC 210.12 (b).
2. All 125-VOLT and 15- and 20-AMPERE recepticle outlets shall be listed tamper-resistant recepticle per CEC 210.12 (b).
3. All bedrooms and hallways shall have a smoke detector.
4. All hallways shall have a carbon monoxide detector.
5. Existing ceiling joists/rafters may interfere with proposed layout and further design locations may be required. Proposed locations on plans are for reference only.

GRAPHICAL LEGEND

- EXISTING
- NEW
- ELEMENT ABOVE
- DEMOLITION
- ELEMENT BELOW
- AREA OF NO WORK
- DIRECTIONS OF SURFACE DRAINAGE FLOW
- STORM DRAIN — S —
- FIBER ROLLS
- DRAIN PIPE — D —

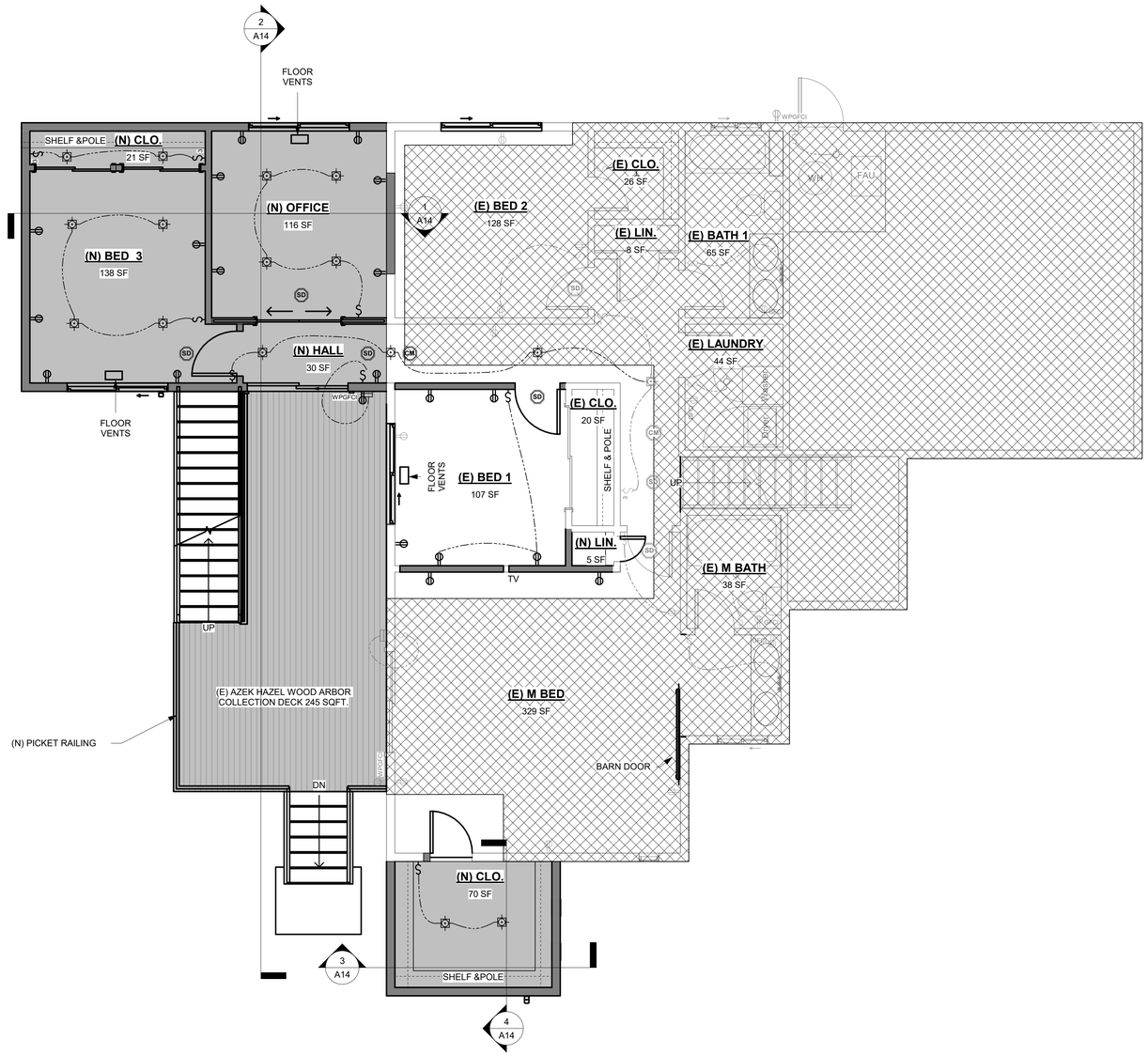
PLUMBING DATA

PER CALIFORNIA CIVIL CODE 1101.1 TO 1101.8

1. All faucets to have maximum flow of 1.2 GPM at 60 PSI and the minimum shall be 0.6 GPM at 20 PSI.
2. Kitchen/Laundry faucets to have a maximum flow of 1.6 GPM at 60 PSI.
3. All shower heads shall have a maximum flow of 2.0 GPM at 80 PSI total flow rate.
4. all water closets shall have a maximum flow of 1.28 GPF.
5. All urinals shall have a maximum flow of 0.5 GPF.

HVAC

DUCTED TO (E) UNIT



1 E4 LOWER LEVEL PROPOSED ELECTRICAL PLAN

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

HAWK DESIGN & CONSULTING

P.O. BOX 3535 HALF MOON BAY, CA 94019

1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20

SHEET TITLE:
PROPOSED LOWER LEVEL ELECTRICL PLAN

DRAWN BY: Author
CAD FILE:

E4

ELECTRICAL

SCALE: As indicated

COASTSIDE FIRE PROTECTION DISTRICT
Main Street, Half Moon Bay, CA 94019 | Website: HYPERLINK
"http://www.coastsidefire.org" www.coastsidefire.org
(650) 726-5213 | Fax: (650) 726-0132 | Email: HYPERLINK
"mailto:cpfdadmin@fire.ca.gov" cpfdadmin@fire.ca.gov

Date: Jan 19, 2021

Hawk Design & Consulting
413 Main St.
Half Moon Bay, Ca 94019

SUBJECT: Pln2020-00339/ .770 Moro Ave
Add/Remodel

Your building plans have been ***conditional approval*** subject to the following conditions completed prior to a final inspection by the fire department. It is your responsibility to make contact with the fire department if you do not understand any of the following project conditions.

1. *As per Coastside Fire District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six 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 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 shall be placed at the entrance from the nearest public roadway.*

2. *As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code, if the addition requires new section of roof.*

3. *Vegetation Management (LRA) The Coastside Fire District Ordinance 2019-03, the 2019 California Fire Code 304.1.2*
A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' 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' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 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).

Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 605.11

The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding ½ inch. If not wood burning disregard this note

At this time and with the information received it is not clear as to the extent of the project as far as the **project valuation** which project conditions are based on, however:

If the project valuation is less than 50% or a safety score greater than 17 points the following conditions will apply:

Battery Operated Smoke Detectors:
Address Numbers:
Roof Covering:
Vegetation Management:
CBC 1029 New Bedrooms and New Windows
Spark Arrestor on all Chimneys
If existing residents have fire sprinklers then new addition / remodel will require fire sprinklers regardless of the valuation.

If the project is over 50% or safety score less than 17 points the following additional conditions will apply:

Smoke Detectors, which are hard, wired, interconnected, and have battery backup.
Fire Hydrant: (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of driveable access.
Fire Access Roads:
Automatic Fire Sprinkler System:
Exterior bell and interior horn/strobe:

All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.

For additional information or to schedule an inspection you may contact the Deputy Fire Marshal cell phone John 925-519-1517. john.riddell@fire.ca.gov

John Riddell
Deputy Fire Marshal

Cc: File

HAWK DESIGN & CONSULTING
P.O. BOX 3535 HALF MOON BAY, CA 94019
1 . 650 . 409 . 7778

PROJECT:
OLEARY HOME ADDITION

OWNER:
JOSEPH MICHAEL OLEARY
AMANDA LEE OLEARY

PROJECT ADDRESS:
770 MORO AVE,
EL GRANANDA CA, 94018

CONTACT INFORMATION
EMAIL: JOE.M.OLEARY@GMAIL.COM
AMYOLEARY323@GMAIL.COM
PHONE: (949)315-5388
(530)210-1282

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

NO.	REVISION/DESCRIPTION	DATE
1	SUBMITTALS	10-6-20
2	REVISION 1	1-28-21

SHEET TITLE:
COASTSIDE FIRE COA

DRAWN BY: Author
CAD FILE:

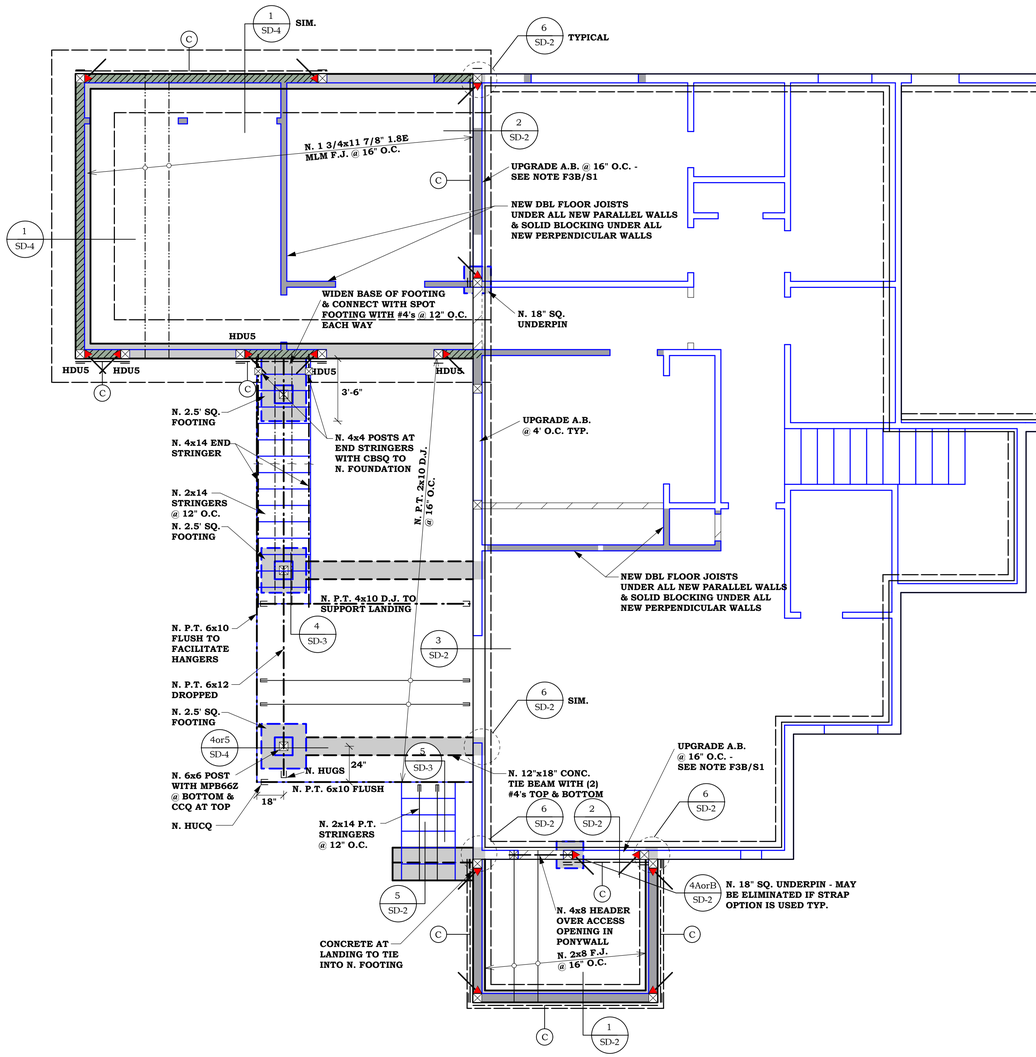
F1

FIRE

SCALE:

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.



LEGEND

- WALLS TO BE REMOVED
- EXISTING WALLS
- DENOTES NEW 2x4 WALLS
- DENOTES NEW 2x6 WALLS

FOUNDATION NOTES:

Contractor shall verify all conditions shown on all drawings and immediately notify the engineer of any discrepancies.
Contractor shall meet with engineer at least 2 weeks prior to start of construction or demolition to review the project.

S1A) Denotes holdowns to tie base of walls to foundation,
1. HDU5 at 4x posts typical u.n.o. See foundation plan for size.
2. See details 1-4 sheet SD1.

S1B) Denotes trace of holdowns straps to tie base of walls at two story conditions,
1. MST48 at 4x4 posts typical u.n.o.
2. See details 3 & 4 sheet SD1.

F1C) At pony walls, if applicable to this project may use:
MST48 thru floor & HDU5 @ foundation
MST60 thru floor & HDQ8 @ foundation
See detail 3/SD1.

F2A) *HOLDOWNS AT NEW FOUNDATION: See detail 1/SD1.*
F2B) HOLDOWNS AT EXISTING FOUNDATION:
Use **Simpson SET-XP** system. See detail 1/SD-1.
Special inspection is required.Contact engineer.
F3A) ANCHOR BOLTS AT NEW FOUNDATION:
1. 5/8 " diameter ASTM A307 x 12" anchor bolts with BP5/8-3 & nut
2. A.B. shall be spaced at 48" o.c. maximum typ. u.n.o.
3. See note F4 for tighter spacing
4. 3x sill plates typical at all new foundation u.n.o.
5. Provide minimum (2) A.B. between holdowns

F3B) NEW ANCHOR BOLTS AT EXISTING FOUNDATION
1. 5/8" all thread x 7" embedment into ex. fdn. with BP 5/8-3 & nut
2. Or may use Simpson UFP10SDS3, with the same spacing as A.B.

F4) Anchor bolt spacing at shearwalls:
48" on center at type A walls
32" on center at type B walls
16" on center at type C walls
12" on center at type E walls

F5) Connectors for pressure treated lumber (nails, hangers, anchor bolts, plate washers, etc.) shall be hot dipped galvanized or stainless steel per C.B.C. 2304.9.5.
F6) All site and foundation work shall be done in accordance with 2019 C.B.C. chapter 18.
F7) All work shall conform with 2019 C.B.C. as well as applicable local codes in effect at the time of construction, including 2018 I.B.C.
F8) All framing shall conform with 2019 C.B.C., chapter 23.
F9) All nailing shall conform with 2019 C.B.C. table 2304.10.1
F10) During the placing of concrete, mushroomed concrete spillage at the sides of foundation should be trimmed to the design size of the fdn. respectively. Also, bottom of footings shall be clean of spoils.
F11) Foundation ventilation shall meet the minimum requirements of 2019 C.B.C. section 1203.3 for screened vents. Screened vents shall be installed with a net area of not less than 1 sq. feet for every 150 sq. feet of under floor area.

FLOOR FRAMING NOTES:

FF1) ***HANGERS*** *(typical unless noted otherwise)*:
A) Floor Joists: LUS
B) Solid flush beams: HUS
C) Double Joists: LUS-2
D) Flush PLM: **HGUS** typical u.n.o,
FF2) All floor joists to be 2x8's at 16" o.c. typical U.N.O.
FF3) MLM denotes (1) 1 3/4 x 11 7/8" Microllam LVL, 1.9E Min.
FF4) DBL MLM denotes (2) 1 3/4 x 11 7/8" Microllam LVL, lapped
1. Nail lapped MLM with (2) rows of 16d's at 12" o.c. staggered
FF5) PLM denotes Parallam PSL, 2.0E
depth to match floor joists depth, 11 7/8" deep minimum
PLM3 denotes 3.5" wide Parallam PSL,
PLM5 denotes 5.25" wide Parallam PSL
PLM7 denotes 7" wide Parallam PSL

FF6) ***New Interior wall*** *(typical unless noted otherwise)*:
any new wall shall be supported as follows:
A) New walls Parallel to joists; Double joists
B) New walls Perpendicular to joists; Soild blocking

CONTRACTOR MUST CONTACT ENGINEER:
3 BUSINESS DAY EMAILED NOTICE IS REQUIRED:

PRIOR TO ORDERING ANY MATERIAL & AFTER THE STRUCTURE IS EXPOSED, THE ENGINEER & ARCHITECT SHALL OBSERVE EXISTING STRUCTURAL ELEMENTS TO CONFIRM OR MODIFY PROPOSED STRUCTURAL DESIGN.

STRUCTURAL OBSERVATIONS BY ENGINEER:
3 BUSINESS DAY EMAILED NOTICE IS REQUIRED TO SCHEDULE SITE VISITS - ENGINEER TO OBSERVE:

1- FOUNDATION:
A) REBARS FOR ANY POUR AT 10%
B) REBARS FOR ANY POUR AT 100%
2- FRAMING:
A) ANY FLOOR SURFACE PRIOR TO PLYWOOD
B) ANY WALL SURFACE PRIOR TO PLYWOOD
C) ANY ROOF SURFACE PRIOR TO PLYWOOD
3- SHEARWALLS, HOLDOWNS, & POSITIVE CONNECTORS.
4- FINAL VISIT AFTER PLUMBING & ELECTRICAL

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

Ali Adib, P.E.
ATA ENGINEERING
1202 Main Street, Redwood City, CA 94063
Tel. 650.363.2338, Fax 650.363.2031, email: ata@ataeng.net

FOUNDATION PLAN

REGISTERED PROFESSIONAL ENGINEER ALI ADIB NO. CE-49976 Exp. 6-30-21 CIVIL STATE OF CALIFORNIA

PLANS ARE FAVORABLY REVIEWED FOR COMPLIANCE WITH STRUCTURAL CALCULATIONS ONLY

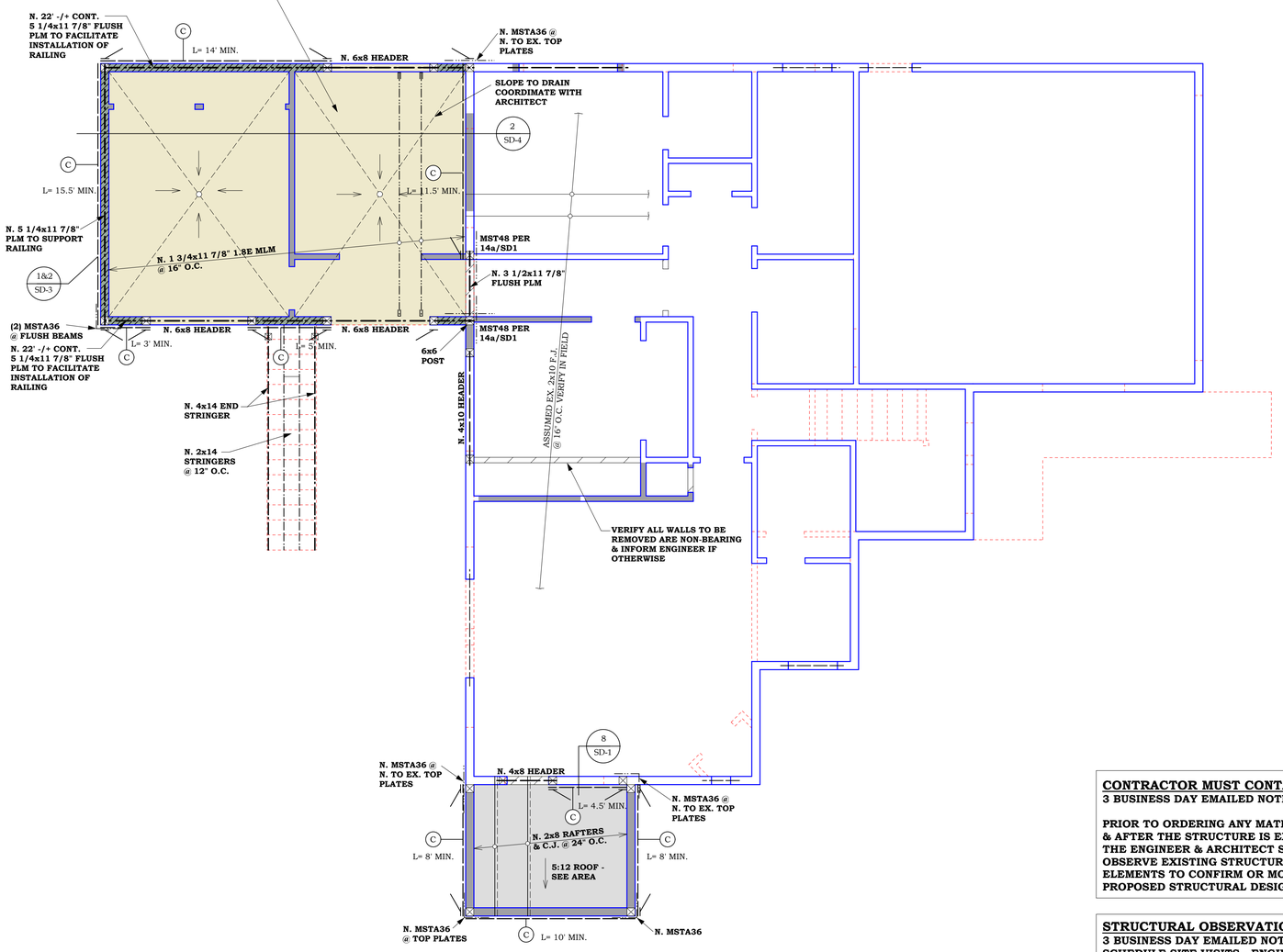
REMODEL/ADDITION:
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94018

DATE: 05-22-20

S-1

OF SHEETS

A WATERPROOFING COMPANY SHALL BE HIRED. CONTRACTOR TO COORDINATE WITH OWNER FOR A WATER PROOFING COMPANY TO CERTIFY & INSPECT ALL WATER PROOFING ELEMENTS, INCLUDING ROOF DECK OVER LIVING SPACES. CONTRACTOR SHALL FORWARD A COPY OF THE CERTIFICATE TO ARCHITECT AND ENGINEER. ENGINEER & ARCHITECT ARE NOT RESPONSIBLE FOR WATERPROOFING OF ANY OR ALL PARTS OF THE BUILDING. THE WATERPROOFING COMPANY MAY ALTER DETAILS AS FIT TO PROVIDE A WATERTIGHT BUILDING.



LEGEND

- WALLS TO BE REMOVED
- EXISTING WALLS
- DENOTES NEW 2x4 WALLS
- DENOTES NEW 2x6 WALLS

CONTRACTOR MUST CONTACT ENGINEER:
3 BUSINESS DAY EMAILED NOTICE IS REQUIRED:

PRIOR TO ORDERING ANY MATERIAL & AFTER THE STRUCTURE IS EXPOSED, THE ENGINEER & ARCHITECT SHALL OBSERVE EXISTING STRUCTURAL ELEMENTS TO CONFIRM OR MODIFY PROPOSED STRUCTURAL DESIGN.

STRUCTURAL OBSERVATIONS BY ENGINEER:
3 BUSINESS DAY EMAILED NOTICE IS REQUIRED TO SCHEDULE SITE VISITS - ENGINEER TO OBSERVE:

1- FOUNDATION:
A) REBARS FOR ANY POUR AT 10%
B) REBARS FOR ANY POUR AT 100%
2- FRAMING:
A) ANY FLOOR SURFACE PRIOR TO PLYWOOD
B) ANY WALL SURFACE PRIOR TO PLYWOOD
C) ANY ROOF SURFACE PRIOR TO PLYWOOD
3- SHEARWALLS, HOLDOWNS, & POSITIVE CONNECTORS.
4- FINAL VISIT AFTER PLUMBING & ELECTRICAL

SHEARWALL NOTES:

S1a) ↘ Denotes holdowns straps to tie base of walls at two story conditions,
1. MST48 at 4x4 posts typical u.n.o.
2. See details 3 & 4 sheet SD1.

NOTE: HOLDOWNS ARE TO BE INSTALLED AT BOTTOM OF WALLS.

S2) ◯ Indicates shear wall plywood & nailing schedule. Type "A" on all new exterior walls, typical u.n.o. See sheet SD-1 for nailing schedule.

S3) 3X Plates required:
At type "B", "C" and "E" shearwalls, 3x nominal studs and plates are to be used at edge nailing and where panels adjoin. Top plates may be (2) 2x.
See sheet SD1 details and notes and other detail sheets for shearwall detail.
S4) Run shear wall plywood continuously at wall "T" intersections.
S5) Provide shear transfer to roof & through floor framing:
1. Extend plywood to roof and provide shear transfer hardware
2. See sheet SD1 details and notes and other shear transfer details.
S6) Use *(1) MSTA36* straps per top plate:
1. at existing to new top plates
2. both or one top plate is cut where top plate detail 13/SD1 is not satisfied
3. top plates are at different elevations, see detail 14b/SD1
4. Gable walls: (1) MSTA36 over ridge line
S7) Engineer to review shearwalls and holdowns.

FLOOR FRAMING NOTES:

FF1) Contractor shall verify all conditions shown on all drawings and immediately notify the engineer of any discrepancies.
Contractor shall meet with engineer at least 2 weeks prior to start of construction or demolition to review the project.

FF2) ***EXTERIOR WALLS:*** *(typical unless noted otherwise)*
studs to 10' max 2x4 at 16" o.c.
studs to 16' max 2x6 at 16" o.c.
1. Gable end walls shall be balloon framed with minimum (2) 2x king studs. Note 4x posts are required at holdowns.
2. All new plumbing walls shall be 2x6 at 16" o.c.
FF3) ***HEADERS:*** *(typical unless noted otherwise)*
1. Headers are DFL, No. 1,
2. Engineered lumber such as PLM is preferred to minimize shrinkage
3. Double jack studs min.at spans over 5'
(4x posts are required at shearwall ends to tie holdowns)
4. at spans over 5', headers to tie to jack posts with A35's or LTP4's
A) 2X4 WALLS;
Exterior and Interior bearing walls: 4x8 to 4' span, 4x10 to 10' span, 4x12 to 14' span
Interior non-bearing walls, 4x8 to 6' span, 4x6 to 3' span
B) 2X6 WALLS;
Exterior and Interior bearing walls: 6x8 to 4' span, 6x10 to 11' span, 6x12 to 15' span
Interior non-bearing walls, 6x8 to 7' span, 6x6 to 4' span

FF4) ***HANGERS*** *(typical unless noted otherwise)*:
A) Floor Joists: TJIs : All top hangers
B) Microlams: HUS
C) Double Microlams: HUS
D) Flush PLM: **HGUS** typical u.n.o, see plans for where **EGQ** hangers are required
E) All Beams which are tied to holdown straps or holdowns of walls above them shall be strapped down horizontally and verctically. See details.

FF5) ***POSTS*** *(typical unless noted otherwise)*:
1. Posts shall not break through double top plates.
Spilce post at top plates, clip posts to plates with (2) A35's
2. Posts can be solid members or multiple studs nailed with 16d at 12" o.c per lap, (solid posts at HD's)
3. Posts to match thickness of walls and width of beams they are supposting; for example:4x6 at 2x4 wall supporitng 6x beam, etc.
4. Posts supporitng beams, shall have minimum (2) A35's to top plates
5. Provide beams, solid blkg or posts to transfer loads to fdn or framing below
FF6) All floor joists to be 11 7/8" TJI's typical U.N.O.
FF7) MLM denotes (1) 1 3/4 x 11 7/8" Microllam LVL, 1.9E Min.
FF8) DBL MLM denotes (2) 1 3/4 x 11 7/8" Microllam LVL, lapped
1. Nail lapped MLM with (2) rows of 16d's at 12" o.c. staggered
FF9) PLM denotes Parallam PSL, 2.0E
depth to match floor joists depth, 11 7/8" deep minimum
PLM3 denotes 3.5" wide Parallam PSL, (min. post 4x thickness of wall)
PLM5 denotes 5.25" wide Parallam PSL (min. post 6x thickness of wall)
PLM7 denotes 7" wide Parallam PSL (min. post 8x thickness of wall)
1. Posts supporting beams as a minimum shall match width of beam & thickness of wall typical U.N.O.

FF10) ***COLLECTORS*** *(typical unless noted otherwise)*:
1. PARALLEL FRAMING ELEMENTS SUCH AS JOISTS OR BEAMS:
4" Edge nail to collector element, strap at splices as shown on the plans
2. PERPENDICULAR FRAMING ELEMENTS:
2x4 flat block or solid block and use continuous collector straps as splans

FF11) Contractor to verify all point load conditions prior to start of construction.
FF12) See also sheet SD-1 for additional notes.
FF13) See the following sheet for roof framing notes.
FF14) All plm's subject to holdown loading from above shall be tied down horizontally & vertically - See structural detail sheets.

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

Ali Adib, P.E.
ATA ENGINEERING
1202 Main Street, Redwood City, CA 94063
Tel. 650.363.2338, Fax 650.363.2031, email: ata@ataeng.net

LOWER ROOF FRAMING & UPPER FLOOR FRAMING PLAN

REGISTERED PROFESSIONAL ENGINEER ALI ADIB NO. CE 49976 EXP. 6-30-21 CIVIL STATE OF CALIFORNIA

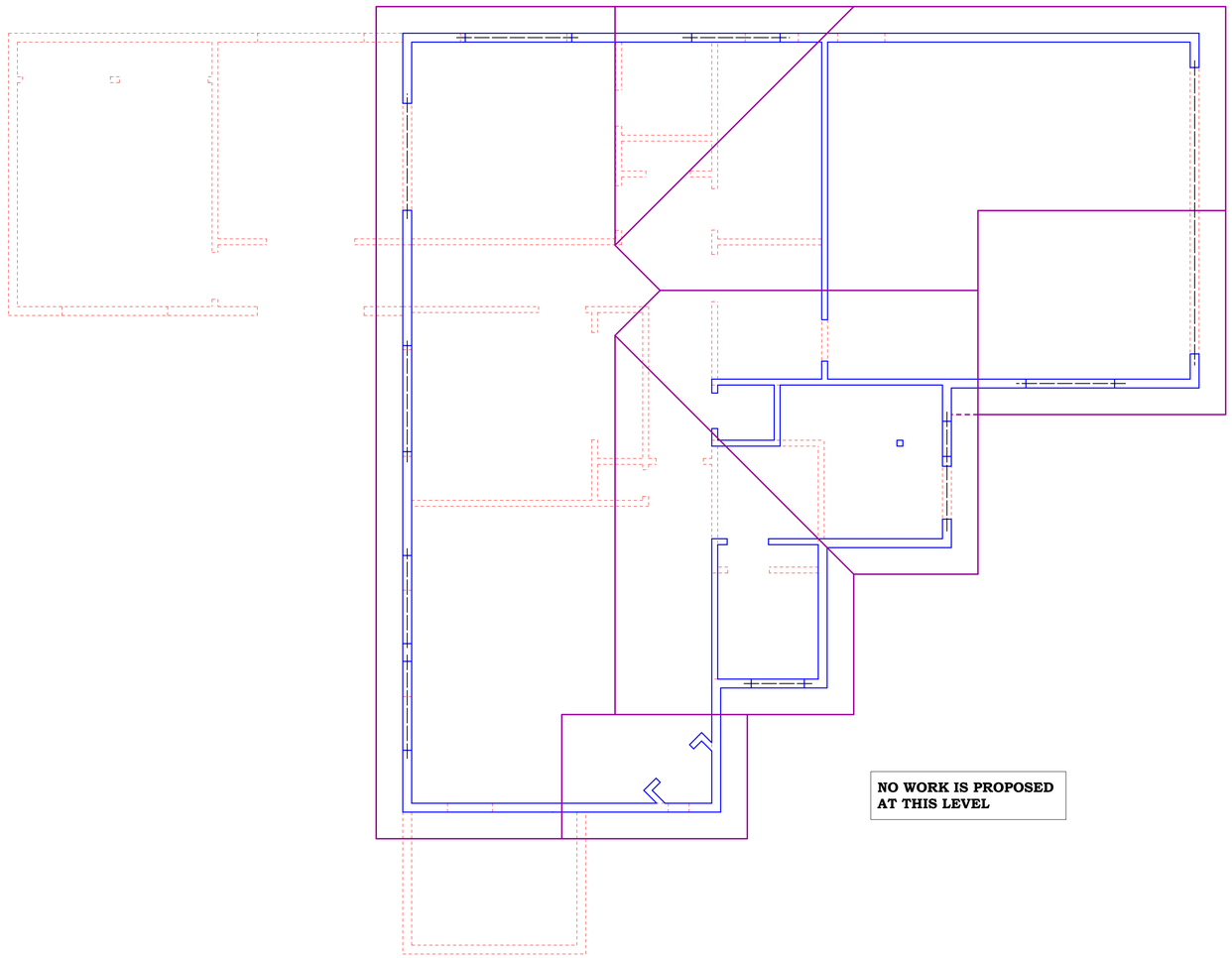
PLANS ARE FAVORABLY REVIEWED FOR COMPLIANCE WITH STRUCTURAL CALCULATIONS ONLY

REMODEL/ADDITION:
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94018

DATE: 05-22-20

S-2

OF SHEETS



NO WORK IS PROPOSED AT THIS LEVEL

LEGEND

- WALLS TO BE REMOVED
- EXISTING WALLS
- DENOTES NEW 2x4 WALLS

ROOF FRAMING NOTES:

R1) Contractor to verify all point loads to be chased to framing or foundation

R2) *EXTERIOR WALLS:* *(typical unless noted otherwise)*
studs to 10' max 2x4 at 16" o.c.
studs to 16' max 2x6 at 16" o.c.
1. Gable end walls shall be balloon framed at vaulted ceiling
with minimum (2) 2x king studs. Note 4x posts are required at holdowns.
2. All new plumbing walls shall be 2x6 at 16" o.c.

R3) *HEADERS:* *(typical unless noted otherwise)*
1. Headers are DFL, No. 1,
2. Engineered lumber such as PLM is preferred to minimize shrinkage
3. Double jack studs min. at spans over 5'
(4x posts are required at shearwall ends to tie holdowns)
4. At spans over 5', headers to tie to jack posts with A35's or LTP4's.
A) 2X4 WALLS;
Exterior and Interior bearing walls: 4x8 to 4' span, 4x10 to 10', 4x12 to 14'
Interior non-bearing walls, 4x8 to 6' span, 4x6 to 3' span
B) 2X6 WALLS;
Exterior and Interior bearing walls: 6x8 to 4' span, 6x10 to 11', 6x12 to 15'
Interior non-bearing walls, 6x8 to 7' span, 6x6 to 4' span

R4) *HANGERS* *(typical unless noted otherwise)*:
A) RAFTERS**:** all new rafters are to receive hangers as follows
2x6 rafters: A35,
2x8 rafters: LS70 typical, may use A35's to 6' span,
2x10 rafters: LS90 typical, may use LS70 to 12' span, A35's to 6' span,
B) *RIDGE TO HIPS:*
HRC hangers or (2) LS90's at 10" deep members, (2) LS70's at 8" deep members
C) FLUSH ROOF OR CEILING BEAMS:
Flush Parallams: HGUS
Flush DFL: HUS

R5) *POSTS* *(typical unless noted otherwise)*:
1. Posts shall not break through double top plates.
Spilce post at top plates, clip posts to plates with (2) A35's
2. Posts can be solid members or multiple studs
nailed with 16d at 12" o.c per lap, (solid posts at HD's)
3. Posts to match thickness of walls and width of beams they are supporting;
for example:4x6 at 2x4 wall supporting 6x beam, etc.
4. Posts supporting Ridge beams, hips, valleys or kickers
shall have PC, EPC or (2) A35's or (2) LPT4's
5. Provide beams, solid blkg or posts to transfer loads to fdn or framing below

6. ○ denote kicker posts. These are tilted posts to 45 degrees from vertical max. Connect top and bottom of kickers with (2) A35's

R6) *COLLECTORS* *(typical unless noted otherwise)*:
1. PARALLEL FRAMING ELEMENTS SUCH AS JOISTS OR BEAMS:
4" Edge nail to collector element, strap at splices as shown on the plans
2. PERPENDICULAR FRAMING ELEMENTS:
2x4 flat or solid block & use continuous collector straps as shown on the plans

R7) *RIDGE BEAMS* *(typical unless noted otherwise)*:
All existing to remain

R8) *RAFTERS* *(typical unless noted otherwise)*:
All existing to remain

R9) *CEILING JOISTS* *(typical unless noted otherwise)*:
All existing to remain

R10) *HIPS & VALLEYS* *(typical unless noted otherwise)*:
All existing to remain.

CONTRACTOR MUST CONTACT ENGINEER:
3 BUSINESS DAY EMAILED NOTICE IS REQUIRED:

PRIOR TO ORDERING ANY MATERIAL & AFTER THE STRUCTURE IS EXPOSED, THE ENGINEER & ARCHITECT SHALL OBSERVE EXISTING STRUCTURAL ELEMENTS TO CONFIRM OR MODIFY PROPOSED STRUCTURAL DESIGN.

STRUCTURAL OBSERVATIONS BY ENGINEER:
3 BUSINESS DAY EMAILED NOTICE IS REQUIRED TO SCHEDULE SITE VISITS - ENGINEER TO OBSERVE:

1- FOUNDATION:
A) REBARS FOR ANY POUR AT 10%
B) REBARS FOR ANY POUR AT 100%
2- FRAMING:
A) ANY FLOOR SURFACE PRIOR TO PLYWOOD
B) ANY WALL SURFACE PRIOR TO PLYWOOD
C) ANY ROOF SURFACE PRIOR TO PLYWOOD
3- SHEARWALLS, HOLDOWNS, & POSITIVE CONNECTORS.
4- FINAL VISIT AFTER PLUMBING & ELECTRICAL

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

Ali Adib, P.E.
ATA ENGINEERING
1202 Main Street, Redwood City, CA 94063
Tel. 650.363.2338, Fax 650.363.2031, email: ata@ataeng.net

REGISTERED PROFESSIONAL ENGINEER ALI ADIB NO. CE 49976 Exp. 6-30-21 CIVIL STATE OF CALIFORNIA

PLANS ARE FAVORABLY REVIEWED FOR COMPLIANCE WITH STRUCTURAL CALCULATIONS ONLY

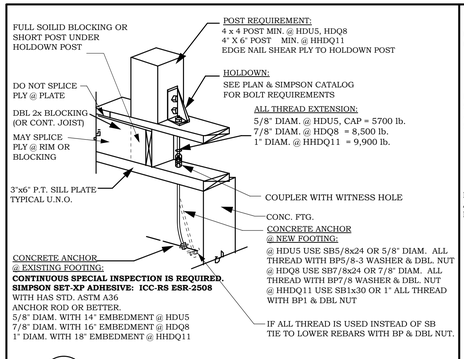
ROOF FRAMING PLAN

REMODEL/ADDITION:
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94018

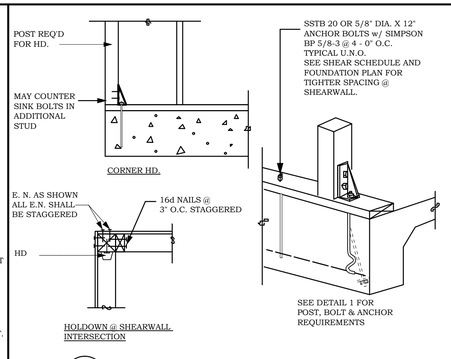
DATE: 05-22-20

S-3

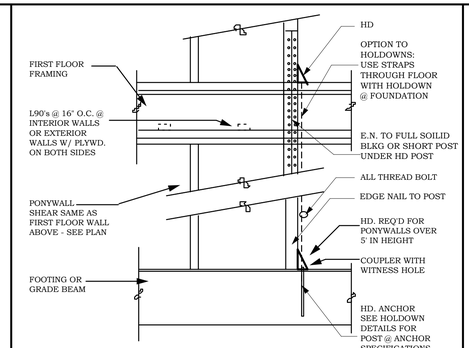
OF SHEETS



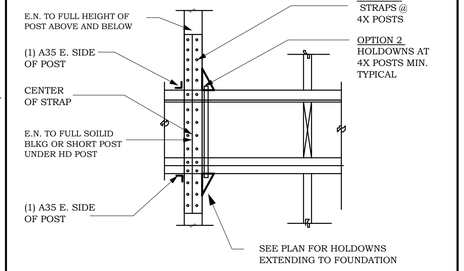
1 HOLDOWN - RAISED FLOOR - EXISTING OR NEW FOUNDATION



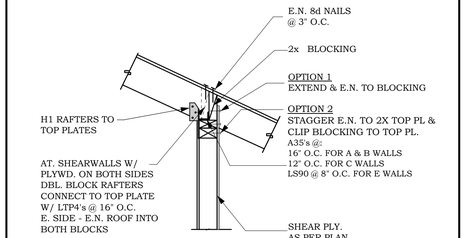
2 HOLDOWN - SLAB ON GRADE



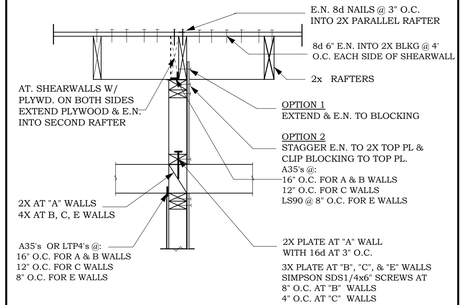
3 HOLDOWN - PONYWALL OR TWO STORY



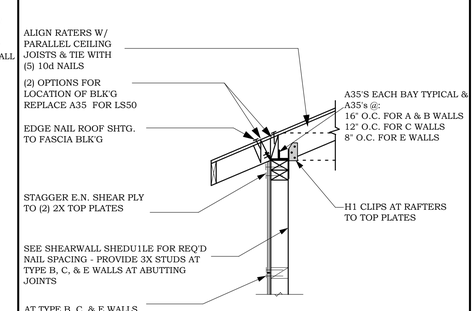
4 HOLDOWN OR STRAP THROUGH FLOOR



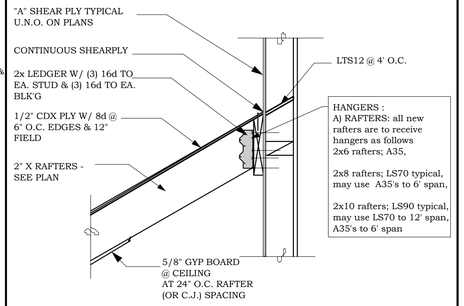
5 SHEAR TRANSFER - ROOF SHEARWALL PERPENDICULAR TO ROOF RAFTERS



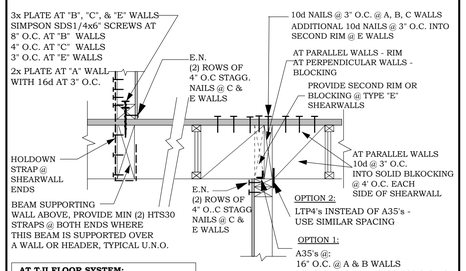
6 SHEAR TRANSFER - ROOF SHEARWALL PARALLEL TO ROOF RAFTERS



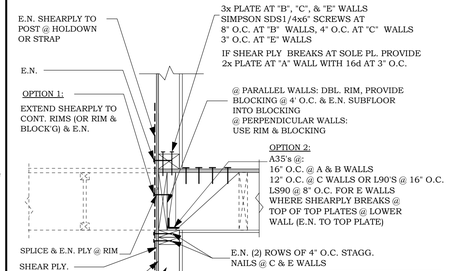
7 SHEAR TRANSFER - ROOF ROOF EAVE DETAIL



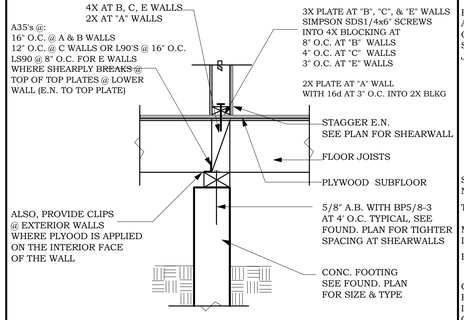
8 SHEAR TRANSFER - ROOF LOWER ROOF



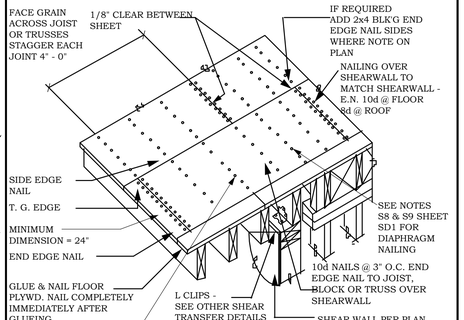
9 SHEAR TRANSFER THROUGH FLOOR - WALLS DON'T STACK



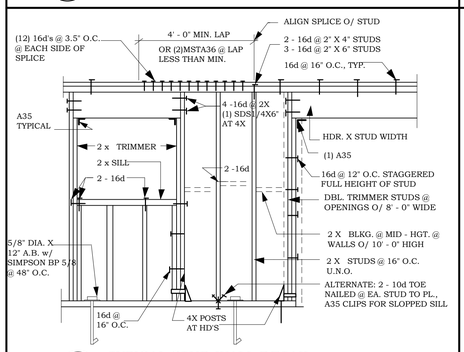
10 SHEAR TRANSFER THROUGH FLOOR - WALLS STACK - EITHER INTERIOR OR EXTERIOR



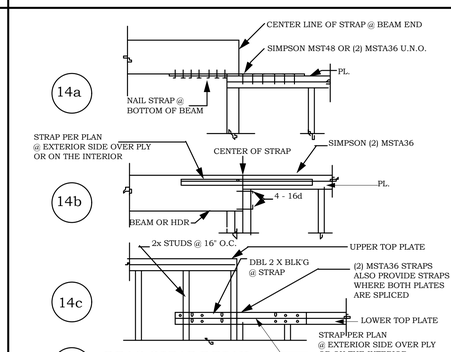
11 SHEAR TRANSFER AT FOUNDATION



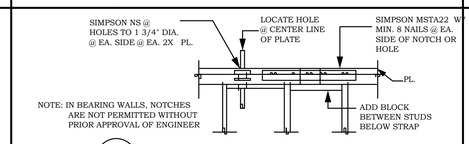
12 TYP. ROOF/FLOOR NAILING DETAIL



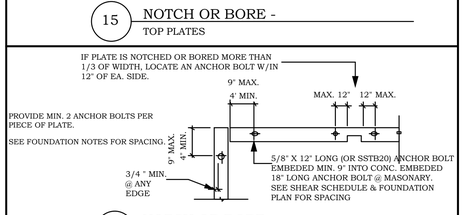
13 TYPICAL STUD WALL DETAIL (INCLUDING SHEARWALL)



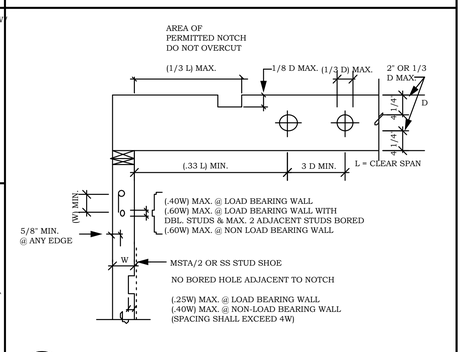
14 DRAG STRAP DETAIL BEAM, HEADER & TOP PLATES



15 NOTCH OR BORE - TOP PLATES



16 NOTCH OR BORE - SILL PLATE



17 NOTCH & BORE LIMITS AT STUDS & JOISTS

STRUCTURAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND GRADES. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES FOR CLARIFICATION AND/OR RESOLUTION, PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL ALSO VERIFY EXISTING CONDITIONS AND REPORT TO THE ENGINEEER IF ANY OF THE FOLLOWING IS FOUND:
1) DIMENSIONS ARE INCORRECT, 2) THE EXISTING BUILDING IS OUT OF SQUARE LEVEL,
3) FOUNDATION IS CRACKED, 4) DRYROT OR TERMITE DAMAGE,
5) ANY EXISTING CONDITIONS NOT SHOWN ON THEW DRAWINGS.

CONTRACTOR SHALL MEET WITH THE ENGINEER AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION OR DEMOLITION. ENGINEER TO REVIEW FOUNDATION PRIOR TO CONCRETE POUR(S). ENGINEER SHALL ALSO REVIEW SHEAR WALLS AND HOLDOWNS. NOTIFY ENGINEER AT LEAST 72 HOURS IN ADVANCE.

ALL WORK SHALL CONFORM WITH 2019 CALIFORNIA BUILDING CODE & 2018 INTERNATIONAL BUILDING CODE AS WELL AS ALL APPLICABLE LOCAL CODES IN EFFECT AT THE TIME OF CONSTRUCTION.

CONCRETE:

S - 1. REGULAR WEIGHT HARD ROCK. MIN. 28 DAY COMPRESSIVE STRENGTH = 2500 psi AND MAX. SLUMP = 4 inch. USE TYPE II CEMENT PER ASTM C150. NO SPECIAL INSPECTION IS REQUIRED.
S - 2. ALL CAST IN PLACE CONCRETE PIERS TO BE 2500 psi. - CONCRETE SPECIAL INSPECTION IS NOT REQUIRED
S - 3. CONCRETE COVER.

	MINIMUM COVER, inches (mm)
A. Concrete cast against and permanently exposed to earth	3 (76)
B. Concrete exposed to earth or weather:	
No. 6 through No. 18 bar	2 (51)
No. 5 bar, W31 or D31 wire, and smaller	1 1/2 (38)
C. Concrete not exposed to weather or in contact with ground:	
Slabs, walls, joists:	
No. 14 and No. 18 bar	1 1/2 (38)
No. 11 bar and smaller	3/4 (19)
Beams, columns:	
Primary reinforcement, ties, stirrups, spirals	1 1/2 (38)
Shells, folded plate members:	
No. 6 bar and larger	3/4 (19)
No. 5 bar, W31 or D31 wire, and smaller	1/2 (12.7)

STEEL:
S - 4. ASTM A-615 GRADE 40. SPLICES AND CORNER LAP 42 DIAMETER.
S - 5. ANCHOR BOLTS: ASTM A307 5/8" X 12" OR APPROVED EQUAL w/ SIMPSON BP 5/8-3 @ 48" O.C. UNLESS NOTED OTHERWISE.

FRAMING: MAY USE APPROVED EQUAL OSB INSTEAD OF PLYWOOD TYPICAL EXCEPT @ FLOORING
S - 6. ALL FRAMING TO CONFORM TO CHAPTER 23 2019 C.B.C.
S - 7. ALL NAILING TO CONFORM TO TABLE 2304.10.1 2019 C.B.C.
S - 8. **A)** SUB-FLOOR PLYWOOD: 3/4 INCH APA RATED T&G PLYWOOD 32/16 EXPOSURE 1 MINIMUM, GLUDED AND NAILED, TYPICAL U.N.O.
B) SUB-FLOOR NAILING: 10d NAILS @ 6" O.C. EDGE AND 10" O.C. FIELD.
S - 9. **A)** ROOF PLYWOOD: 5/8" PLYWOOD AT 24" O.C. RR, 1/2" PLYWOOD @ 16" O.C. RR SPACING. PLYWOOD SHALL BE APA RATED 24/0 EXPOSURE 1 MINIMUM, TYPICAL U.N.O.
B) ROOF NAILING: 8d COMMON NAILS @ 6" O.C. EDGE NAIL, AND 12" O.C FIELD.
S - 10. FRAMING LUMBER: DFL NO. 2 OR BETTER. THIS INCLUDES 2" THICK TO 12" WIDE.
S - 11. STRUCTURAL LUMBER: DFL NO. 1 OR BETTER. THIS INCLUDES 4" THICK OR THICKER, AND 6" WIDE OR WIDER. EXTERIOR BEAMS TO BE TREATED.
S - 12. ALL EXTERIOR FRAMING, OR IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO HIGH MOISTURE CONDITIONS SHALL BE PRESSURE PRESERVATIVE TREATED.
S - 13. ENGINEERED LUMBER: SUBMIT AITC CERTIFICATIONS TO BUILDING DEPARTMENT PRIOR TO ERECTION.
TJI PRO FLOOR JOISTS: ICC REPORT No. ESR-1153.
MICROLLAM: ICC REPORT No. ESR-1387, BENDING STRESS: 2800 psi, SHEAR STRESS: 290 psi, E: 2,000 ksi.
PARALLAM: ICC REPORT No. ESR-1387, BENDING STRESS: 2900 psi, SHEAR STRESS: 290 psi, E: 2,000 ksi.
GLULAM BEAMS: AIIC 117 24FV4. NO CAMBER U.N.O.
S - 14. SILL PLATES: ALL 3X PRESSURE TREATED TIMBER.
S - 15. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS TYPICAL U.N.O.
S - 16. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
S - 17. WALL STUDS: USE 2" X 4" STUDS TO 10 FEET HIGH, 2" X 6" STUDS TO 16 FEET HIGH AND 2" X 8" STUDS TO 22 FEET HIGH (16" O.C. U.N.O.). - DOUBLE KING STUDS @ WALL ENDS FOR WALLS OVER 10 FEET.
S - 18. CONNECTORS: SIMPSON OR APPROVED EQUAL. THIS INCLUDES ANCHORS FOR SHEAR WALLS AND STRAP TIES.
S - 19. MANUFACTURED TRUSSES BALCONY AND STAIR RAILINGS TO BE PRE-ENGINEERED: SUBMIT PLANS AND CALCULATIONS TO THE APPROPRIATE AUTHORITY PRIOR TO INSTALLATION.
S - 20. PRE-MANUFACTURED SHEAR WALLS: CONTRACTOR TO THOROUGHLY REVIEW INSTALLATION SPECIFICATIONS PRIOR TO FORMING OF FOUNDATION.
HARDY FRAME: ICC REPORT No. ES-ESR-2089
SIMPSON STRONG-WALL: ICC REPORT No. ES-ESR-1267
S - 21. ALL SITE AND FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH 2019 C.B.C CHAPTER 18
S - 22. ALL NEW FRAMING LUMBER SHALL HAVE 19% MAX MOISTURE CONTENT @ INSTALLATION
S - 23. CONNECTORS FOR PRESSURE TREATED LUMBER (NAILS, HANGERS, ANCHOR BOLTS, PLATE WASHERS, ETC) SHALL BE HOT DIPPED GALVINIZED STAINLESS STEEL SILICON BRONZE OR COPPER PER 2019 CBC 2304.9.5.
S - 24. CHOROMATED COPPER ARSENATE (CCA) AS A PRESERVATIVE FOR WOOD (GREEN WOOD) INTENDED FOR RESIDENTIAL USE IS NOT ACCEPTABLE.
S-25 THAT SPECIAL INSPECTION PER 2019 CBC CHAPTER 17 IS REQUIRED FOR THE FOLLOWING:
A. Shop and field structural welding.
B. Construction of drilled piers or piles (driving of piles; drilling of piers, testing of piles). Note that these special inspections are normally provided by the geotechnical engineer and are in addition to concrete and rebar placement special inspections, for piers provide special inspection for concrete pier compression per CBC 1808-2-22.
C. Observation of soil excavation and foundation construction operations by geotechnical engineer.
D. Holdown rods epoxied into ex. foundation- see 1/SD1.
E. Special inspection is required on all welding.
F. Special inspection for epoxied holdowns.
G. Special inspection for shearwalls 4" or less nailing.

SHEAR WALL NAILING SCHEDULE ** USE 1/2" PLYWOOD AT STUCCO WALLS. (See note S-5)

TYPE	NAILING	ANCHOR BOLT SPACING
A	3/8 INCH CDX W/ 8d @ 6" O.C. EDGES & SILL, 12" O.C. FIELD. CAP = 244 PLF	48" O.C.
B	3/8 INCH CDX W/ 8d @ 4" O.C. EDGES & SILL, (@ 3x STUDS , & PLATE, STAGGER NAILING) 12" O.C. FIELD. CAP = 350 PLF	32" O.C.
C	3/8 INCH CDX W/ 8d @ 3" O.C. EDGES & SILL, (@ 3x STUDS & PLATE, STAGGER NAILING) 12" O.C. FIELD CAP = 490 PLF.	16" O.C.
E	1/2 INCH STRUCTURAL 1 PLYWOOD W/ 10d @ 2" O.C. EDGES & SILL (@ 3x STUDS & PLATE, STAGGER NAILING) 12" O.C. FIELD. CAP = 870 PLF.	12" O.C.

** USE 1/2" PLYWOOD AT STUCCO WALLS.
SW-1. AT TYPES "B", "C", & "E" SHEARWALLS, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED.
SW-2. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE ON 3" NOMINAL OR THICKER FRAMING AND NAILS ON EACH SIDE SHALL BE STAGGERED.
SW-3. FOR CONNECTION OF SOLE PLATES AT INTERIOR WALLS, SEE DETAILS 9, 10 & 11
SW-4. SEE NOTE S-5, THIS SHEET, FOR TYPICAL A.B. SPACING AND TABLE ABOVE FOR TIGHTER A.B. SPACING AT SHEARWALLS. TIGHTER SPACING SHOWN ON FOUNDATION PLAN GOVERSN OVER TABLE BELOW. PROVIDE MINIMUM (2)A.B. BETWEEN HOLDOWNS UNDER SHEARWALLS.
SW-5. MINIMUM SHEET DIMENSION FOR A PLYWOOD PANEL SHALL BE 24" UNLESS ALL EDGES OF UNDERSIZED SHEETS ARE SUPPORTED BY FRAMING MEMBERS OR BLOCKING PER SECTION 2315.5.5.3.
SW-6. USE COMMON NAIL FOR SHEAR NAILING. NAIL HEAD NOT TO PENETRATE PLYWOOD SURFACE, NO NAIL GUN IS ALLOWED AT SHEARWALLS.
SW-7. ALL NAILING SHALL BE STAGGERED.

Ali Adib, P.E.
ATA ENGINEERING
1202 Main Street, Redwood City, CA 94063
Tel. 650.363.2338, Fax 650.363.2031, email: ala@ataeng.net

STRUCTURAL DETAILS & NOTES

REMODEL/ADDITION:
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94018

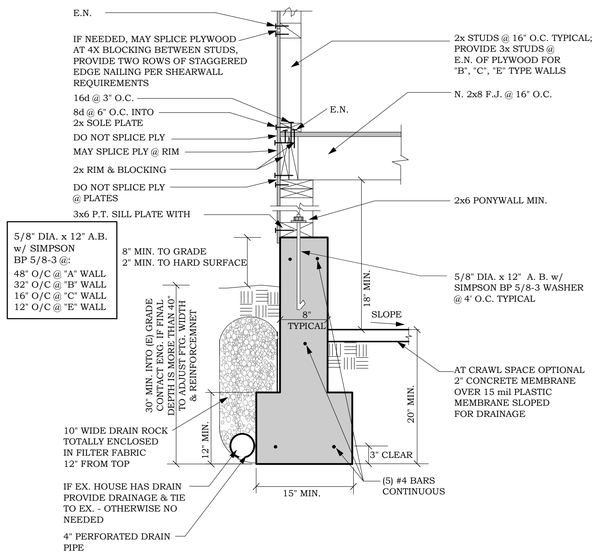
LICENSED PROFESSIONAL ENGINEER
Ali Adib
No. CE49976
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

PLANS ARE FAVORABLY REVIEWED FOR COMPLIANCE WITH STRUCTURAL CALCULATIONS ONLY

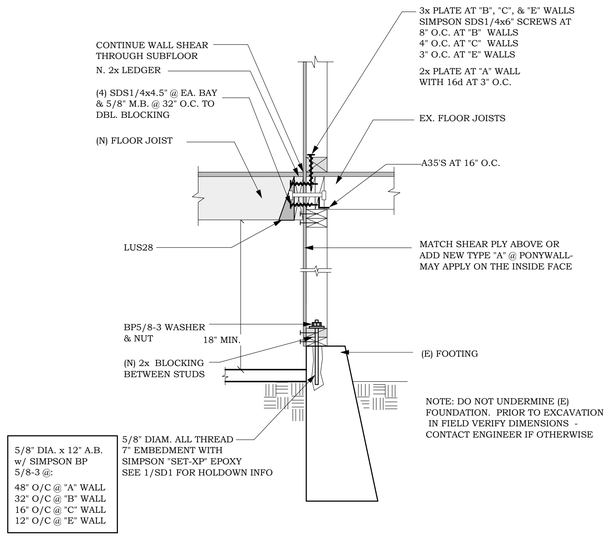
DATE: 05-22-20

SD-1

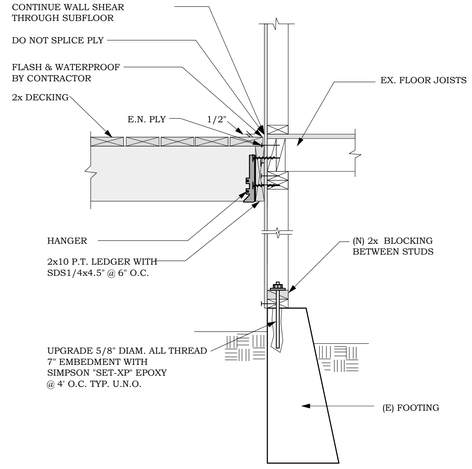
OF SHEETS



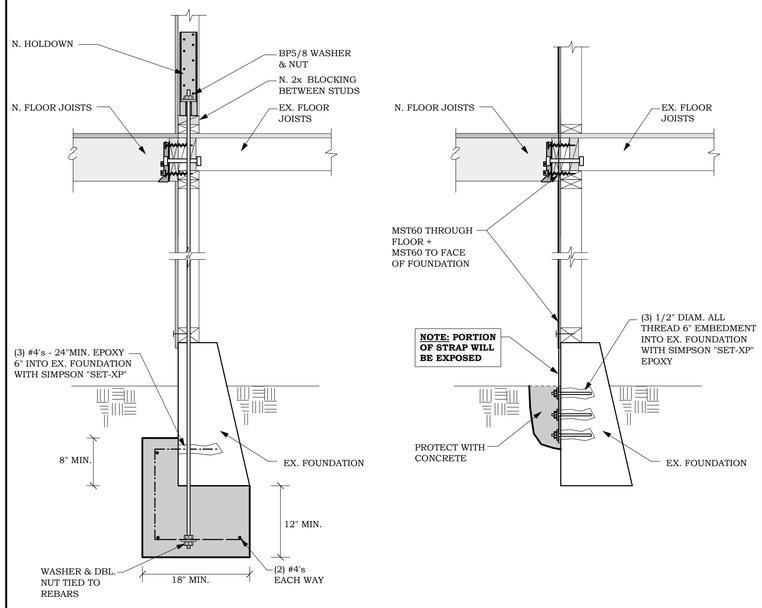
1 EXTERIOR FOOTING with PONYWALL



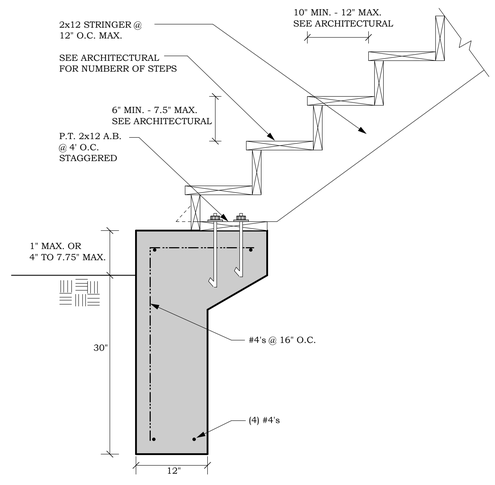
2 LEDGER TO EXISTING @ SHEARWALL



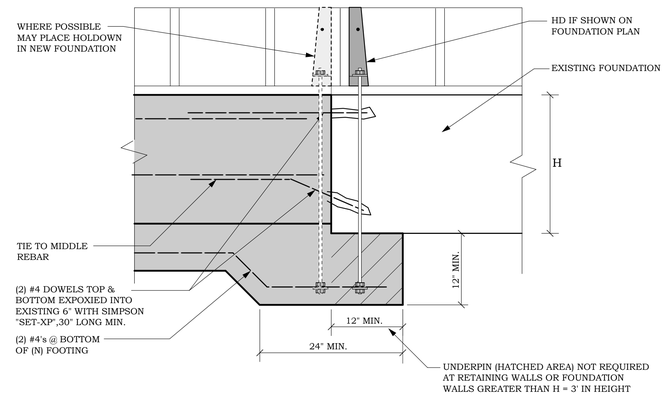
3 SECTION AT DECK



4 SHEAR TRANSFER



5 STAIR DETAIL



6 NEW FOUNDATION @ EXISTING

Ali Adih, P.E.
ATA ENGINEERING
1202 Main Street, Redwood City, CA 94063
Tel. 650.363.2338, Fax 650.363.2031, email: ata@ataeng.net

STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER ALI ADIH No. CE49976 Exp. 6-30-21 CIVIL STATE OF CALIFORNIA

PLANS ARE FAVORABLY REVIEWED FOR COMPLIANCE WITH STRUCTURAL CALCULATIONS ONLY

REMODEL/ADDITION:
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94018

DATE: 05-22-20

SD-2

OF SHEETS

FASTENING SCHEDULE

2019 CALIFORNIA BUILDING CODE TABLE 2304.10.1

The following are general requirements of the fastening schedule based on the 2019 CA Building Code. This handout is intended to provide only general information, for further information contact the Building & Safety Division.

	ELEMENT/CONNECTION	FASTENER	LOCATION
		ROOF	
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common ($2^1/_2$″ × 0.131″) 3-10d box (3"x0.128") 3 - 3″ × 0.131″ nails 3 - 3″ 14 gage staples, 7/16" crown	Toenail each end
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common ($2^1/_2$″ × 0.131″) 2 - 3″ × 0.131″ nails 2 - 3″ 14 gage staples	toenail each end
		2-16d common (3 ½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	end nail
	Flat blocking to truss and web filler	16d common (3 ½"x0.162") @6" o.c. 3-3"x0.131" nails @ 6" o.c. 3-3" 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail each joist
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (Table and Section2308.7.3.1)	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Table and Section2308.7.3.1)	Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (Table and section 2308.7.5)	3-10 common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail [c]
7.	Roof rafters to ridge valley or hip rafters; or roof rafter to 2" ridge beam	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
		3-10d common 3-16d box 4-10d box 4-3"x0.131" nails 4- 3" 14 gage staples, 7/16" crown	Toenail
		WALL	
8.	Stud to Stud (not at braced wall panels)	16d common	24" o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at **braced wall panels**)	16d common	16" o.c. face nail
		16d box	12" o.c. face nail
		3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
10.	Built-up header	16d common	16" o.c. each edge, face nail
		16d box	12" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common 4-10d box	Toenail
12.	Top plate to top plate	16d common	16" o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common 12-10d box 12-3"x0.131" nails 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common	16" o.c. face nail
		16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at **braced wall panels**	2-16d common 3-16d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	4-8d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
17.	Top or bottom plate to stud	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
18.	Top plates, laps at corners and intersections	2-16d common 3-10d box 3- 3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Face nail
19.	1" brace to each stud and plate	2-8d common 2-10d box 2- 3"x0.131" nails 2- 3" 14 gage staples, 7/16" crown	Face nail
20.	1"x6" sheathing to each bearing	2-8d common 2-10d box	Face nail
21.	1"8" and wider sheathing to each bearing	3-8d common 3-10d box	Face nail
		FLOOR	
22.	Joist to sill, top plate, or girder	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail
23.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24.	1"x6" subfloor or less to each joist	2-8d common 2-10d box	Face nail
25.	2" subfloor to joist or girder	2-16d common	Face nail
26.	2" plank	2-16d common	Each bearing, face nail
27.	Built up girders and beams, 2" lumber layers	20d common	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And 2-20d common 3-10dbox 3- 3"x0.131" nails 3- 3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28.	Ledger strip supporting joists or rafters	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29.	Joist to band joist or rim joist	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	End nail
30.	Bridging or blocking to joist, rafter or truss	2-8d common 2-10d box 2-3"x0.131" nails 2-3" 14 gage staples, 7/16" crown	Each end, toenail
		WOOD STRUCTURAL PANS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [a]	
31.	3/8"-1/2"	6d common or deformed (2"x0.113") (subfloor and wall)	6" edge 12" intermediate supports
		8d box or deformed (roof)	
		2 3/8"x0.113" nail (subfloor and wall)	
		1 ¼" 16 gage staple, 7/16" crown	4" edge 8" intermediate supports
		2 3/8" x0.113" nail (roof)	
		1 ¼"16 gage staple, 7/16" crown (roof)	3" edge 6" intermediate supports
32.	19/32" –3/4"	8d common 6d deformed	6" edge 12" intermediate supports
		2 3/8"x0.113 nail 2" 16" gage staple, 7/16" crown	4" edge 8" intermediate supports
33.	7/8" – 1/4"	10d common 8d deformed	6" edge 12" intermediate supports
		OTHER EXTERIOR WALL SHEATHING	
34.	1/2" fiberboard sheathing [b]	1 ½" galvanized roof nail 1 ½" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
35.	25/32" fiberboard sheathing [b]	1 ¼" galvanized roof nail 1 ½" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
		WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING	
36.	¾" and less	8d common 6d deformed	6" edge 12" intermediate supports
37.	7/8"-1"	8d common 8d deformed	6" edge 12" intermediate supports
38.	1 1/8"-1 ½"	10d common 8d deformed	6" edge 12" intermediate supports
		PANEL SIDING TO FRAMING	
39.	½" or less	6d corrosion-resistant siding 6d corrosion-resistant casing	6" edge 12" intermediate supports
40.	5/8"	8d corrosion-resistant siding 8d corrosion-resistant casing	6" edge 12" intermediate supports
		INTERSIOR PANELING	
41.	¼"	4d casing 4d finish	6" edge 12" intermediate supports
42.	3/8"	6d casing 6d finish	6" edge 12" intermediate supports

For SI: 1 inch = 25.4 mm.

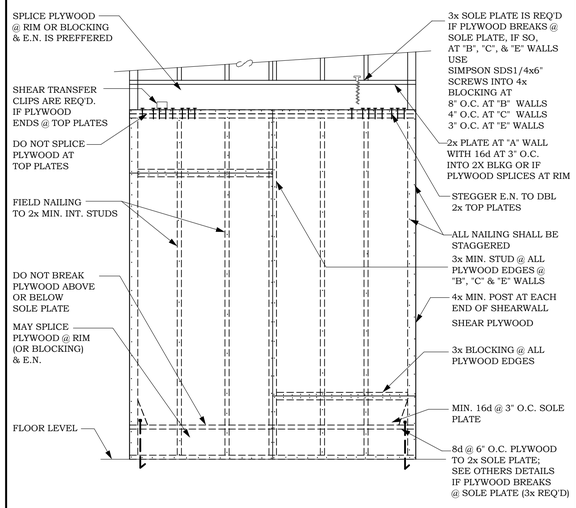
a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.

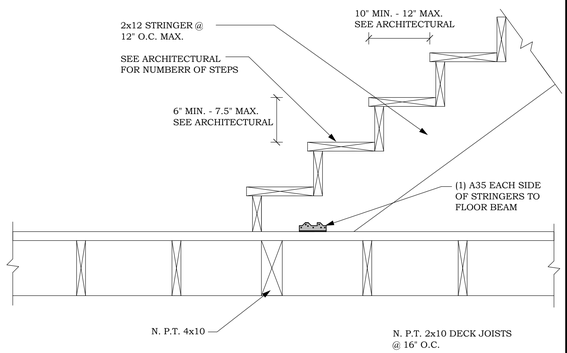
** See Table 2304.10.1 for more information

1 NAILING/FASTENING SCHEDULE

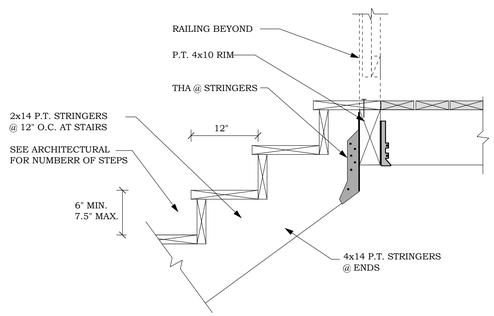


2 TYPICAL SHEARWALL DETAIL

3



4 STAIR DETAIL



5 STAIR DETAIL

Ali Adib, P.E.
ATA ENGINEERING
1202 Main Street, Redwood City, CA 94063
Tel. 650.363.2338, Fax 650.363.2031, email: ata@ataeng.net

STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER
Ali Adib
No. CE-40976
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

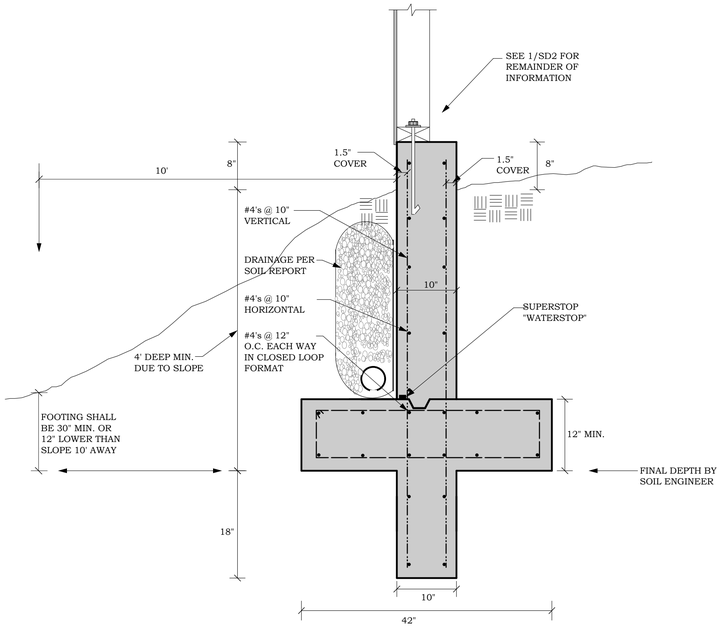
PLANS ARE FAVORABLY REVIEWED FOR COMPLIANCE WITH STRUCTURAL CALCULATIONS ONLY

REMODEL/ADDITION:
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94018

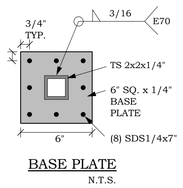
DATE: 05-22-20

SD-3

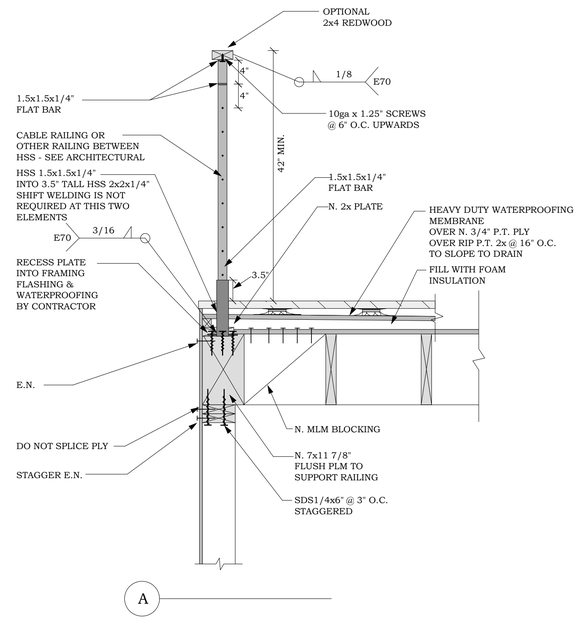
OF SHEETS



1 EXTERIOR FOOTING

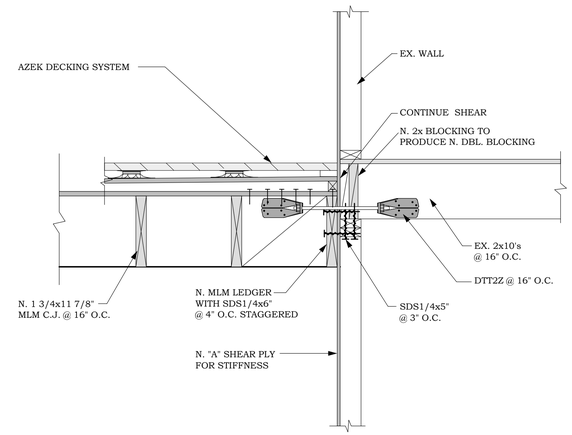


BASE PLATE
N.T.S.



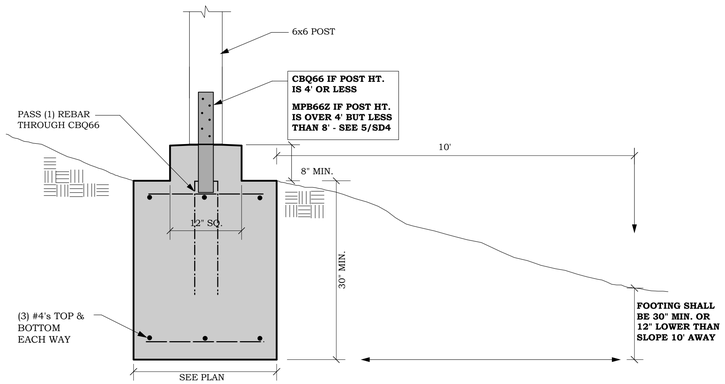
A

A WATERPROOFING COMPANY SHALL BE HIRED. CONTRACTOR TO COORDINATE WITH OWNER FOR A WATER PROOFING COMPANY TO CERTIFY & INSPECT ALL WATER PROOFING ELEMENTS, INCLUDING ROOF DECK OVER LIVING SPACES.
CONTRACTOR SHALL FORWARD A COPY OF THE CERTIFICATE TO ARCHITECT AND ENGINEER.
ENGINEER & ARCHITECT ARE NOT RESPONSIBLE FOR WATERPROOFING OF ANY OR ALL PARTS OF THE BUILDING. THE WATERPROOFING COMPANY MAY ALTER DETAILS AS FIT TO PROVIDE A WATERTIGHT BUILDING.

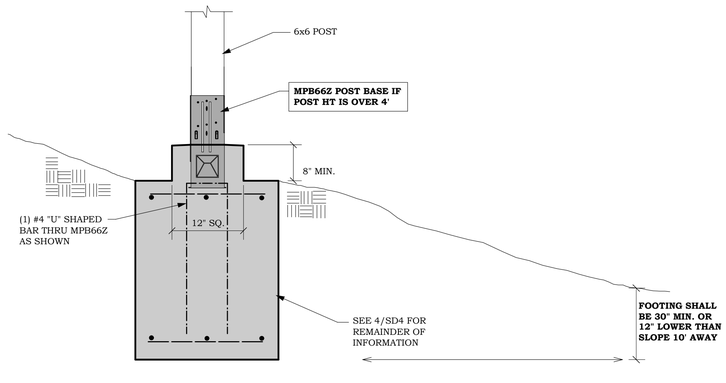


B

2 DECK DETAIL



3 DECK DETAIL BOTTOM



4 DECK DETAIL BOTTOM

5

ATA
ENGINEERING
Alf Adib, P.E.
1202 Main Street, Redwood City, CA 94063
Tel. 650.363.2338, Fax 650.363.2031, email: ata@ataeng.net

STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER
Alf Adib
No. CE49976
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

PLANS ARE FAVORABLY REVIEWED FOR COMPLIANCE WITH STRUCTURAL CALCULATIONS ONLY

REMODEL/ADDITION:
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94018

DATE: 05-22-20

SD-4

OF SHEETS

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY, ORDER NO. 1465446, DATED AUGUST 3, 2016.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

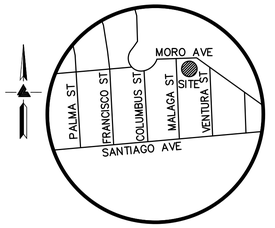
NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 9,925± SQUARE FEET / 0.23± ACRES



VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 502.54'
(ASSUMED)

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- CB — CATCH BASIN
- CO — CLEAN-OUT BOX
- CMP — CORRUGATED METAL PIPE
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FH — FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- GUY ANCHOR
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- M — MULTI-TRUNK TREE
- RP — ROOF PEAK
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TW — TOP OF RETAINING WALL
- TOS — TOP OF SLAB
- VCP — VITRIFIED CLAY PIPE
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- COMPOSITE DECKING
- CONCRETE
- GRAVEL
- LAWN
- PAVERS
- RIVER ROCK
- AREAS OF 35% OR GREATER SLOPE

AVENUE CABRILLO (WIDTH VARIES)

MORO AVENUE (40')

VENTURA STREET (50')

LANDS OF TOMBERLIN

LANDS OF OLEARY
9,925 SQ.FT.
0.23 ACRES
TWO STORY WOOD HOUSE
RP=515.83

NEIGHBORING STRUCTURE RP=511.44

NEIGHBORING STRUCTURE RP=498.96

LOT 28 BLOCK 8 5 MAPS 43

LOT 29 BLOCK 8 5 MAPS 43

LOT 30 BLOCK 8 5 MAPS 43

LOT 31 BLOCK 8 5 MAPS 43

LOT 32 BLOCK 8 5 MAPS 43

N85°21'42"E 115.00'

N04°38'18"W 97.50'

N04°38'18"W 50.87'

SCALE: 1" = 8'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7823
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

770 MORO AVENUE
EL GRANADA
CALIFORNIA

APN: 047-293-370

SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO:	2201000
DATE:	9-18-20
SCALE:	1"=8'
FIELD BY:	AO
DRAWN BY:	VB
SHEET NO:	SU1

1 OF 1 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM SEPTEMBER 1ST THRU APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

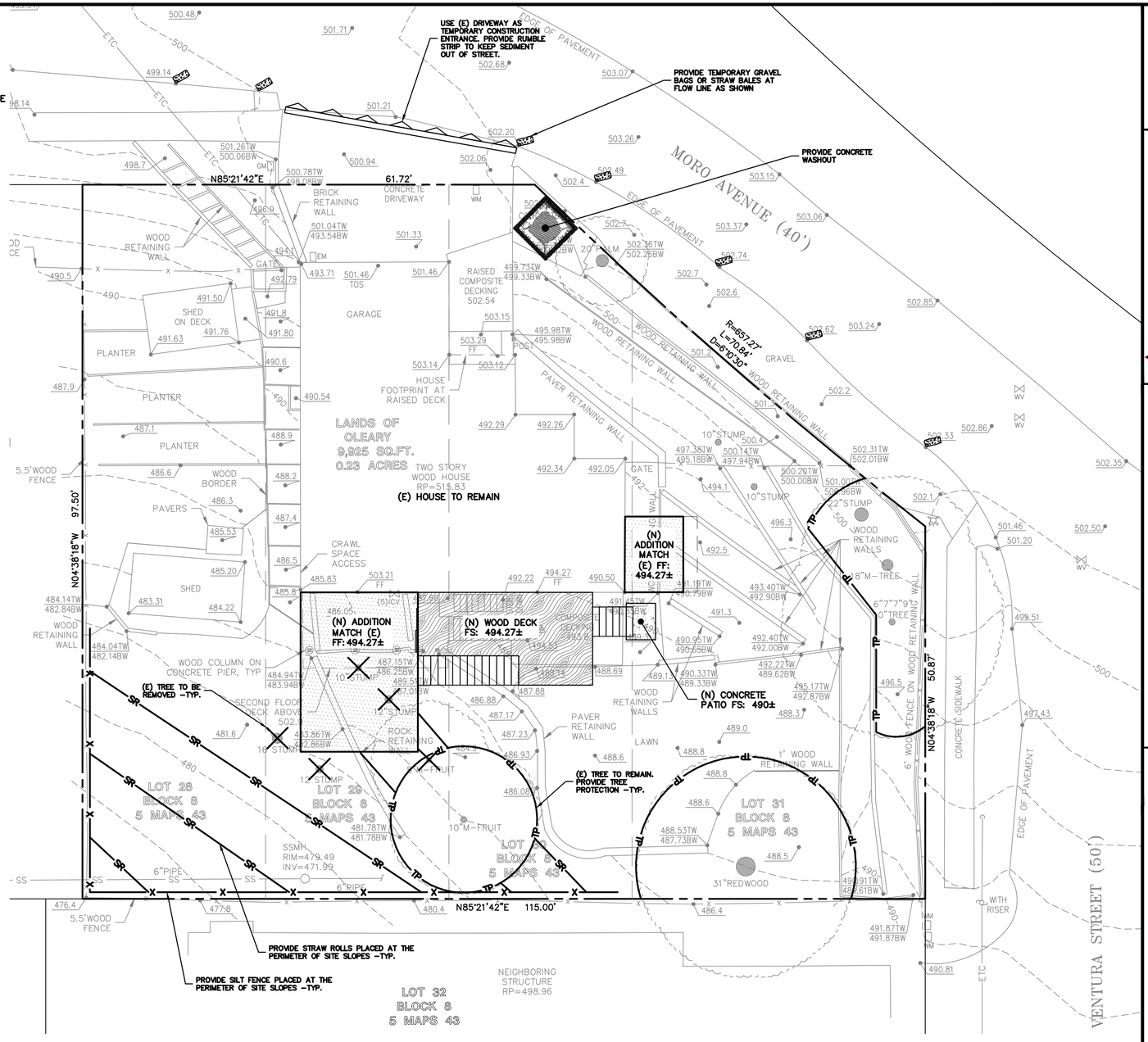
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1ST, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

GB	GRAVEL BAG		RUMBLE STRIP
SR SR	STRAW ROLL	TP TP	TREE PROTECTION
X X	SILT FENCE	X	TREE REMOVAL
	CONCRETE WASHOUT		

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

770 MORO AVENUE
EL GRANADA, CALIFORNIA

SAN MATEO COUNTY APN: 047-293-370

EROSION CONTROL PLAN

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

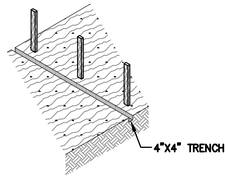
JOB NO:	2201904
DATE:	01–15–20
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB

SHEET NO:

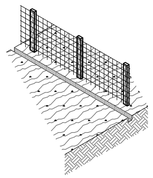
ER-1

01 OF 03 SHEETS

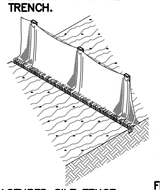
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.



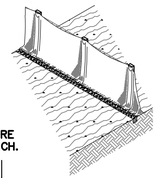
2. STAPLE WIRE FENCE TO THE POSTS.



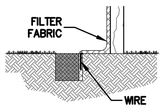
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



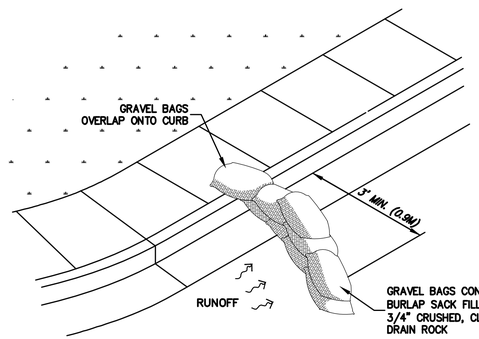
EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

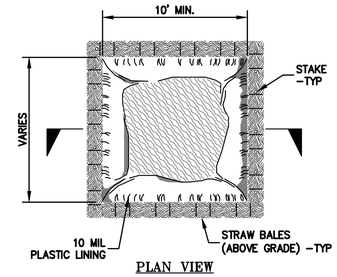
NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

1 ER-2 **SILT FENCE**
NTS

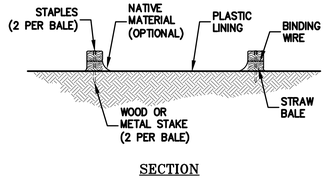


NOTE:
THREE LAYERS OF GRAVEL BAGS WITH ENDS OVERLAPPED

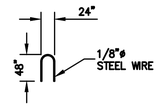
2 ER-2 **GRAVEL BAG AT STREET FLOW LINE**
NTS



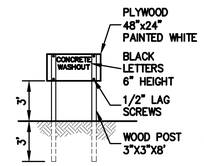
PLAN VIEW



SECTION



STAPLE DETAIL

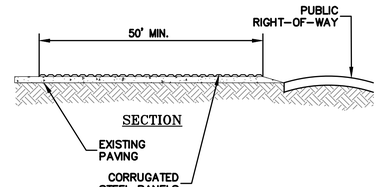


CONCRETE WASHOUT SIGN DETAIL

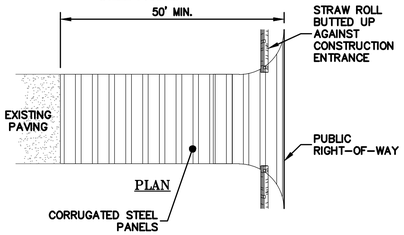
NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



SECTION



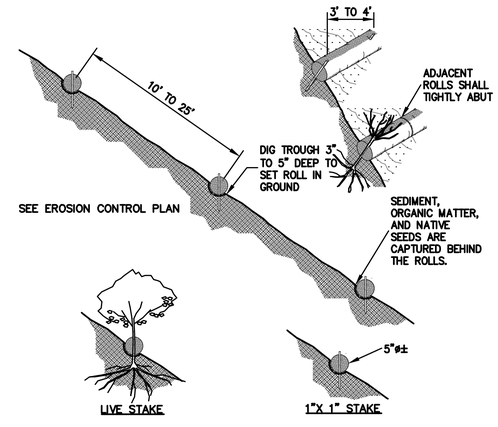
PLAN

4 ER-2 **STEEL PLATED CONSTRUCTION ENTRANCE**
NTS

NOTES:
CORRUGATED STEEL PANELS SHALL BE A MINIMUM OF 50'.

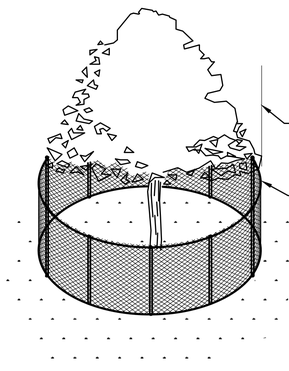
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

770 MORO AVENUE
EL GRANADA, CALIFORNIA
SAN MATEO COUNTY
APN: 047-293-370

EROSION CONTROL DETAILS

–	–
–	–
–	–
–	–
–	–
REVISIONS	BY

JOB NO:	2201904
DATE:	01-15-20
SCALE:	NTS
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	ER-2

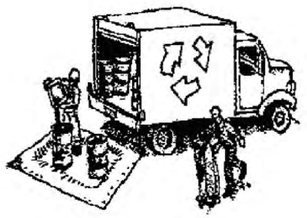
02 OF 03 SHEETS

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

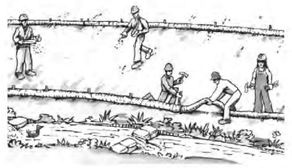
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

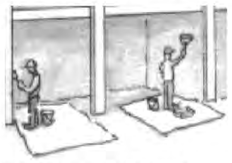
Concrete, Grout & Mortar Application

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

Landscaping

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

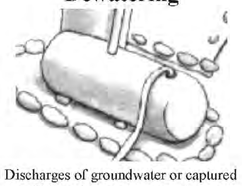
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

770 MORO AVENUE
EL GRANADA, CALIFORNIA
SAN MATEO COUNTY
APN: 047-293-370

STORMWATER POLLUTION PREVENTION PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:	2201904
DATE:	01-15-20
SCALE:	NO SCALE
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	SW-1

03 OF 03 SHEETS

GENERAL INFORMATION

01	**Project Name**	Oleary Residence			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	770 Moro Ave.			
04	**City**	El Granada	05	**Standards Version**	2019
06	**Zip code**	94018	07	**Software Version**	EnergyPro 8.1
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	95
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Addition\Alteration	13	**Number of Bedrooms**	3
14	**Addition Cond. Floor Area (ft^2)**	445	15	**Number of Stories**	2
16	**Existing Cond. Floor Area (ft^2)**	2091	17	**Fenestration Average U-factor**	0.25
18	**Total Cond. Floor Area (ft^2)**	2536	19	**Glazing Percentage (%)**	16.75%
20	**ADU Bedroom Count**	0	21	**ADU Conditioned Floor Area**	0
22	**Is Natural Gas Available?**	Yes			

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**Building does not require field testing or HERS verification**
03	**This building incorporates one or more Special Features shown below**

ENERGY USE SUMMARY

Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	70.7	69.96	0.74	1
Space Cooling	9.61	10.1	-0.49	-5.1
IAQ Ventilation	0	0	0	
Water Heating	14.49	14.49	0	0
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	**94.8**	**94.55**	**0.25**	**0.3**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- -- None --

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- -- None --

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Oleary Residence	2536	1	3	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Water Heating System 2**
Existing Lower Level	Conditioned	Existing FAU1	1045.5	8	DHW Sys 1	N/A
Existing Upper Level	Conditioned	Existing FAU1	1045.5	8	DHW Sys 1	N/A
Add. Lower Level	Conditioned	Existing FAU1	445	8	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Lower F-wall: To Remain	Existing Lower Level	R-0 Wall	95	Front	352	0	90	none	Existing	No
Lower L-wall: To Remain	Existing Lower Level	R-0 Wall	185	Left	165	14.9	90	none	Existing	No
Lower B-wall: To Remain	Existing Lower Level	R-0 Wall	275	Back	224	64	90	none	Existing	No
Lower R-wall: To Remain	Existing Lower Level	R-0 Wall	5	Right	192	30	90	none	Existing	No
Upper F-wall: To Remain	Existing Upper Level	R-0 Wall	95	Front	216	30	90	none	Existing	No
Upper L-wall: To Remain	Existing Upper Level	R-0 Wall	185	Left	279	49	90	none	Existing	No
Upper B-wall: To Remain	Existing Upper Level	R-0 Wall	275	Back	396	120	90	none	Existing	No
Upper R-wall: To Remain	Existing Upper Level	R-0 Wall	5	Right	216	49	90	none	Existing	No
Add.Lower F: Wall	Add. Lower Level	R-15 Wall	95	Front	60	0	90	none	New	n/a
Add.Lower L: Wall	Add. Lower Level	R-15 Wall	185	Left	261	64	90	none	New	n/a
Add.Lower B: Wall	Add. Lower Level	R-15 Wall	275	Back	192	0	90	none	New	n/a
Add.Lower R: Wall	Add. Lower Level	R-15 Wall	5	Right	179	24	90	none	New	n/a
Int.Ex.WallAdj.Ex.Garage	Existing Upper Level>__Garage__	R-0 Garage Wall	n/a	n/a	220	0	n/a		Existing	No
Upper Roof attic:to temai	Existing Upper Level	R-0 Roof Attic	n/a	n/a	1046	n/a	n/a		Existing	No
Garage Roof	__Garage__	R-0 Garage Roof Attic	n/a	n/a	420	n/a	n/a		Existing	No

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Lower Raised Floor: to re	Existing Lower Level	R-0 Floor Crawlspace	n/a	n/a	1045.5	n/a	n/a		Existing	No
Add.Lower Raised Floor	Add. Lower Level	R-19 Lower Floor Crawlspa	n/a	n/a	445	n/a	n/a		New	n/a
Int.Ex.Upp.Level Adj.Ex.Lo	Existing Upper Level	R-0 Floor No Crawlspace	n/a	n/a	1045.5	n/a	n/a		New	n/a
F: Wall	__Garage__	R-0 Wall	95	Front	180	0	90	none	Existing	No
L: Wall	__Garage__	R-0 Wall	185	Left	126	0	90	none	Existing	No
R: Wall	__Garage__	R-0 Wall	5	Right	189	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft^2)**	**Skylight Area (ft^2)**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**	**Status**	**Verified Existing Condition**	**Existing Construction**
Add. Lower Deck Roof	Add. Lower Level	R30 Dck Roof @2x10 rafter	265	n/a	445	0	0.3	0.1	0.85	No	New	n/a	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**	**Status**	**Verified Existing Condition**
Attic __Garage__	Attic Garage Roof Cons	Ventilated	5	0.1	0.85	No	No	Existing	No
Attic Existing Upper Level	Attic RoofExisting Upper Level	Ventilated	5	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**	**Status**	**Verified Existing Condition**
Lower L:Window:to remain	Window	Lower L-wall: To Remain	Left	185			1	14.9	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Lower B:SL.Door: to remai	Window	Lower B-wall: To Remain	Back	275			1	40	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Lower B: Window:New	Window	Lower B-wall: To Remain	Back	275			1	24	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a
Lower R:Window: to remain	Window	Lower R-wall: To Remain	Right	5			1	6	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Lower R: Window:New	Window	Lower R-wall: To Remain	Right	5			1	24	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a
Upper F:Window:to remain	Window	Upper F-wall: To Remain	Front	95			1	10	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Upper L:Window.to remain	Window	Upper L-wall: To Remain	Left	185			1	9	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Upper B: SL.Door:New	Window	Upper L-wall: To Remain	Left	185			1	40	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a
Upper B:Windows: to remai	Window	Upper B-wall: To Remain	Back	275			1	80	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Uper B:SL Door: to remai	Window	Upper B-wall: To Remain	Back	275			1	40	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**	**Status**	**Verified Existing Condition**
Upper R:Window: to remain	Window	Upper R-wall: To Remain	Right	5			1	49	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Add.Lower L:Window	Window	Add.Lower L: Wall	Left	185			1	24	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a
Add.Lower L:SL. Door	Window	Add.Lower L: Wall	Left	185			1	40	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a
Add.Lower R:Window	Window	Add.Lower R: Wall	Right	5			1	24	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a

OPAQUE DOORS

01	02	03	04	05	06
Name	**Side of Building**	**Area (ft^2)**	**U-factor**	**Status**	**Verified Existing Condition**
Upper F: Entry Door	Upper F-wall: To Remain	20	0.102	Existing	No

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	**Zone**	**Area (ft2)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**	**Status**	**Verified Existing Condition**
Garage Slab-on-Grade	__Garage__	420	55	None	0%	No	Existing	No

NOTE: PRIOR TO ORDERING OR PURCHASING ANY ITEMS RELATED TO TITLE 24 SUCH AS BUT NOT LIMITED TO: WINDOWS, DOORS, MECHANICAL EQUIPMENT, INSULATION, ETC., CONTRACTOR SHALL REVIEW MINIMUM REQUIREMENTS AS STATED IN THIS REPORT AND INFORM ALI ADIB IF MINIMUM REQUIREMENTS ARE NOT MET. IF SO, CALCULATIONS MUST BE REVISED AND APPROVED BY BUILDING DEPARTMENT PRIOR TO ORDERING AND PURCHASE

Ali Adib
1202 Main St. Redwood City, CA 94063
Tel. (650)363-2338, Fax (650)363-2031
Email: ata@ataeng.net

TITLE 24 INFORMATION

ADDITION - REMODEL;
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94070

DATE: 04-17-2020

T24-01

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.302	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: Wood Siding/Sheathing/decking
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R30 Dck Roof @2x10 rafter	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-0 Garage Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofExisting Upper Level	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
R-19 Lower Floor Crawlspa	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-0 Garage Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	0.57-EF	<= 75 kBtu/hr	0	80	n/a	n/a	n/a	Existing	No

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
Existing FAU1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-80

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	Efficiency SEER	Zonally Controlled	Mulit-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1			Not Zonal	Single Speed	n/a

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Unconditioned garage	Non-Verified	R-4.2	R-4.2	Garage	Garage	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing	No	n/a	n/a

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Ali Adib	Documentation Author Signature: Ali Adib
Company: ATA Engineering	Signature Date: 4/17/2020
Address: 1202 Main Street	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Redwood City, CA 94063	Phone: (650) 363-2338

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: HAWK DESIGN & CONSULTING	Responsible Designer Signature:
Company: HAWK DESIGN & CONSULTING	Date Signed:
Address: P.O BOX 3535	License:
City/State/Zip: Half Moon Bay, CA 94019	Phone: 1(650) 409-7778

Ali Adib
1202 Main St. Redwood City, CA 94063
Tel. (650)363-2338, Fax (650)363-2031
Email: ata@ataeng.net

TITLE 24 INFORMATION

ADDITION - REMODEL;
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94070

DATE: 04-17-2020

T24-02

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
Oleary Residence	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration	4/17/2020

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
770 Moro Ave. El Granada	CA Climate Zone 03	2,536	445	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	- no insulation	352		Existing
Wall	Wood Framed	- no insulation	150		Existing
Wall	Wood Framed	- no insulation	160		Existing
Wall	Wood Framed	- no insulation	162		Existing
Floor	Wood Framed w/Crawl Space	- no insulation	1,046		Existing
Demising	Wood Framed	- no insulation	136		Existing
Wall	Wood Framed	- no insulation	186		Existing
Door	Opaque Door	- no insulation	20		Existing

FENESTRATION — Total Area: 425 | Glazing Percentage: 16.8% | New/Altered Average U-Factor: 0.25

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Left (S)	23.9	1.190	0.83	none	none	N/A	Existing
Rear (W)	160.0	1.190	0.83	none	none	N/A	Existing
Rear (W)	24.0	0.250	0.50	none	none	N/A	New
Right (N)	55.0	1.190	0.83	none	none	N/A	Existing
Right (N)	48.0	0.250	0.50	none	none	N/A	New
Front (E)	10.0	1.190	0.83	none	none	N/A	Existing
Left (S)	104.0	0.250	0.50	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	80% AFUE	No Cooling	14.0 SEER	Setback	Existing

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Existing FAU	Ducted	Ducted	Garage	4.2	Existing

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: Oleary Residence | Building Type: ☑ Single Family ☐ Multi Family ☐ Addition Alone ☑ Existing+ Addition/Alteration | Date: 4/17/2020

Project Address: 770 Moro Ave. El Granada | California Energy Climate Zone: CA Climate Zone 03 | Total Cond. Floor Area: 2,536 | Addition: 445 | # of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	- no insulation	230		Existing
Wall	Wood Framed	- no insulation	276		Existing
Wall	Wood Framed	- no insulation	167		Existing
Roof	Wood Framed Attic	- no insulation	1,045		Existing
Demising	Wood Framed w/o Crawl Space	- no insulation	1,045		New
Demising	Wood Framed	- no insulation	220		Existing
Wall	Wood Framed	R 15	604		New
Floor	Wood Framed w/Crawl Space	R 19	445		New

FENESTRATION — Total Area: 425 | Glazing Percentage: 16.8% | New/Altered Average U-Factor: 0.25

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: Oleary Residence | Building Type: ☑ Single Family ☐ Multi Family ☐ Addition Alone ☑ Existing+ Addition/Alteration | Date: 4/17/2020

Project Address: 770 Moro Ave. El Granada | California Energy Climate Zone: CA Climate Zone 03 | Total Cond. Floor Area: 2,536 | Addition: 445 | # of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Roof	Wood Framed Rafter	R 30	445		New

FENESTRATION — Total Area: 425 | Glazing Percentage: 16.8% | New/Altered Average U-Factor: 0.25

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.* (01/2020)

Building Envelope Measures:

§ 110.6(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*

§ 110.6(a)5: **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

§ 110.6(b): **Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4-5 for exterior doors. They must be caulked and/or weather-stripped.*

§ 110.7: **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.

§ 110.8(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).

§ 110.8(g): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).

§ 110.8(i): **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.

§ 110.8(j): **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.

§ 150.0(a): **Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*

§ 150.0(b): **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 150.0(c): **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*

§ 150.0(d): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*

§ 150.0(f): **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

§ 150.0(g)1: **Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).

§ 150.0(g)2: **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.

§ 150.0(q): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

§ 110.5(e): **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

§ 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

§ 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*

§ 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System Measures:

§ 110.0-§ 110.3: **Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*

§ 110.2(a): **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*

§ 110.2(b): **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*

§ 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*

§ 110.3(c)4: **Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.

§ 110.3(c)5: **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

§ 110.5: **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*

§ 150.0(h)1: **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume; Applications Volume; and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A: **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer

§ 150.0(h)3B: **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

§ 150.0(j)1: **Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

§ 150.0(j)2A: **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*

§ 150.0(j)3: **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

§ 150.0(n)1: **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.

§ 150.0(n)2: **Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.

§ 150.0(n)3: **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:

§ 110.8(d)3: **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

§ 150.0(m)1: **CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely enclosed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*

§ 150.0(m)2: **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§ 150.0(m)3: **Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

§ 150.0(m)7: **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

§ 150.0(m)8: **Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

§ 150.0(m)9: **Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.

§ 150.0(m)10: **Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.

§ 150.0(m)11: **Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.

§ 150.0(m)12: **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*

§ 150.0(m)13: **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:

§ 150.0(o)1: **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.

§ 150.0(o)1C: **Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.

§ 150.0(o)1E: **Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.

§ 150.0(o)1F: **Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit design airflow as it relates to the individual unit's minimum required airflow rate needed for compliance.

§ 150.0(o)1G: **Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.

§ 150.0(o)2: **Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

Pool and Spa Systems and Equipment Measures:

§ 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.

§ 110.4(b)1: **Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

§ 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.

§ 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§ 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.

§ 150.0(p): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting Measures:

§ 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*

§ 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.

§ 150.0(k)1B: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.

§ 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.

§ 150.0(k)1D: **Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.

§ 150.0(k)1E: **Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.

§ 150.0(k)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*

§ 150.0(k)1G: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*

§ 150.0(k)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(k)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

§ 150.0(k)2A: **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(k)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*

§ 150.0(k)2C: **Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*

§ 150.0(k)2D: **Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.

§ 150.0(k)2E: **Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).

§ 150.0(k)2F: **Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G: **Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.

§ 150.0(k)2H: **Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

§ 150.0(k)2I: **Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.

§ 150.0(k)2J: **Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*

§ 150.0(k)2K: **Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.

§ 150.0(k)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A: (ON and OFF switch) and the requirements in either § 150.0(k)3Ai (photocell and motion sensor) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.

§ 150.0(k)3B: **Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

§ 150.0(k)3C: **Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

§ 150.0(k)4: **Internally Illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).

§ 150.0(k)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

§ 150.0(k)6A: **Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.

§ 150.0(k)6B: **Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:
i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and
ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.

Solar Ready Buildings:

§ 110.10(a)1: **Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).

§ 110.10(a)2: **Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).

§ 110.10(b)1: **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*

§ 110.10(b)2: **Azimuth.** All sections of the solar zone located on sloped roofs must be oriented between 90 degrees and 300 degrees of true north.

§ 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*

§ 110.10(b)3B: **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*

§ 110.10(b)4: **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.

§ 110.10(c): **Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

§ 110.10(d): **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.

§ 110.10(e)1: **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.

§ 110.10(e)2: **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

Ali Adib
1202 Main St. Redwood City, CA 94063
Tel. (650)363-2338, Fax (650)363-2031
Email: ata@ataeng.net

TITLE 24 INFORMATION

ADDITION - REMODEL;
OLEARY RESIDENCE
770 MORO AVE.
EL GRANADA, CA 94070

DATE: 04-17-2020

T24-03