

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT
AMENDED STAFF REPORT**

DATE: February 6, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: AMMENDED STAFF REPORT: Consideration of a Use Permit and Coastal Development Permit Exemption to allow for the construction of a new 795 sq. ft. attached accessory dwelling unit with a non-conforming right side yard setback, allow a proposed deck encroachment into the right side and rear yard setbacks, and allow three windows which exceed the allowable height to an existing legal non-conforming residence located on a legal non-conforming 2,763-sq. ft. parcel.

County File Number: PLN2024-00079 (Lind)

PROPOSAL

The applicant is seeking a Use Permit to allow for the construction of an attached 795 sq. ft. accessory dwelling unit (ADU) to an existing non-conforming 847-sq. ft. single-family residence with an attached 224-sq. ft. single-car garage on a legal non-conforming 2,763-sq. ft. parcel. The existing residence is a legal non-conforming single-story structure building due to non-conforming right and rear yard setbacks. The Use Permit is required as the proposed ADU will create a new second story which will continue the residence's non-conforming 3-foot right side yard setback, where 4-feet is required. Additionally, the ADU regulations require a 5-foot side yard and 10-foot rear yard step backs be provided for ADUs that exceed 16-feet in height. The Use Permit is also required because the project proposes to add windows over 10-feet in height and the proposed rear yard deck which will encroach into the side setback by 2 feet and rear setback by 6-feet 6-inches. These exceptions are required because the existing and proposed structure does not meet the required setbacks of the Zoning District.

While the subject property is located within the Coastal Development District, the project qualifies for a Coastal Development Exemption, as an addition to an existing single-family residence. The subject property is not located within a County or State scenic corridor. It is also not located between the sea and the first through, improved public road paralleling the sea, a beach, wetland, or seaward of the mean high tide line.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit, County File Number PLN2024-00079, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Jonathan Bruns, Planner II

Applicant: Eric Lind

Owner: James Lee

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 157 Avenue Portola, El Granada

APN: 047-208-120

Size: 2,763 sq. ft.

Existing Zoning: R-3/S-3/DR/CD (Multiple Family Residential / 5,000 sq. ft. Minimum Parcel Size / Design Review District / Coastal Development District)

General Plan Designation: High Density Residential

Local Coastal Plan Designation: High Density Residential (16.1 to 32.0 dwelling units/acre)

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Single-Family Residential

Water Supply: Coastside County Water District

Sewage Disposal: Granada Sanitary District

Flood Zone: Zone X: Areas of Minimal Flood Hazard. FEMA Community Panel 06081C0138F, effective August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, which exempts the construction of second dwelling units in a residential zone.

Setting: The project site is located east of Cabrillo Highway (Hwy 1) in a multi-family residentially zoned district. The subject parcel is relatively flat but non-conforming in size. It is developed with a legal non-conforming one-story 847-sq. ft. single-family residence that was completed in 2023. The property is surrounded by other developed parcels with single-family houses on them. The overall surrounding neighborhood is developed with a mixture of single-family homes and multiple-family residential structures.

Chronology:

<u>Date</u>	<u>Action</u>
August 25, 2021	- Design Review, Coastal Development, and Non-Conforming Use Permits approved to allow the construction of a one-story single-family house, County file number, PLN2020-00167
June 11, 2023	- Building permit finalized for a one-story single-family house under County file number, BLD2021-02141
March 13, 2024	- Application received for a Home Improvement Exception (HIE) under PLN2024-00079
April 25, 2024	- Upon further review it was determined that the project did not qualify for a HIE. Application revised to a Use Permit application.
October 4, 2024	- Application deemed complete.
January 16, 2025	- Zoning Hearing Officer public meeting. The project was continued at this meeting at the request of the applicant to the next Zoning Hearing Officer public meeting date.
February 6, 2025 -	Zoning Hearing Officer public meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all applicable General Plan Policies, including the following:

Urban Land Use

Policy 8.39 (*Height, Bulk and Setbacks*) calls for the regulation of height, bulk, and setback requirements in zoning districts to: (1) ensure that the size and scale of development is compatible with the parcel size, (2) provide sufficient light and air in and around structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety.

The proposed second story ADU will conform to the maximum allowable height requirement set by the S-3 zoning district and is consistent with other two-story buildings found in the neighborhood. While the project is seeking relief from the required setbacks, the proposal seeks to continue the existing, previously approved non-conformities and avoids further encroachments into these areas. The proposed ADU's design and materials are consistent with the previously approved elements of the existing single-family residence.

Policy 4.15 (*Appearance of New Development*) calls for the regulation of development to (a): promote good design, site relationships, and aesthetic considerations, and (b): the regulation of land divisions to promote attractive development.

The proposed second story ADU is designed within the building footprint of the existing single-family residence, with the only building site coverage expansion being the ingress/egress stairway for the ADU. The design of the original single-family residence was reviewed and approved by the Coastside Design Review Committee. The design of the proposed ADU continues the design aesthetic of the existing single-family residence and therefore continues to comply with findings previously made.

2. Conformance with the Zoning Regulations

a. Conformance with the S-3 District Development Standards

As shown in the table below the proposed parcel is non-conforming in size, the subject single-family residence is a non-conforming structure due to the setbacks, and there is also a non-conforming situation as the development standards require two covered parking spaces where the garage only provides one. The proposed project is for the construction of an ADU for which a separate set of development standards applies. See 2.b. below for discussion of those standards.

	S-3 Development Standards	Existing	ADU Development Standards	Proposed
Building Site Area	5,000 sq. ft.	2,763 sq. ft.	Not Applicable	No Change
Building Site Width	50 feet	25 feet	Not Applicable	No Change
Maximum Building Site Coverage	1,381.5 sq. ft. (50%)	1,157 sq. ft. (42%)	1,381.5 sq. ft. (50%)	1,239 sq. ft. (44.84%)
Minimum Front Yard Setback	20 feet	20 feet	20 feet	No Change
Minimum Rear Yard Setback	20 feet	13 feet 5 ¾ inches	4 feet	13 feet 5 ¾ inches*
Minimum Right- Side Yard Setback	5 feet	3 feet	4 feet	3 feet *
Minimum Left Side Yard Setback	5 feet	5 feet	4 feet	No Change
Stepback Requirement	Not Applicable	Not Applicable	5 feet Side 10 feet Rear	3 ft Side 13 feet 5 ¾ inches Rear
Maximum Building Height	28 feet	15 feet	26 feet	22 feet 2 inches
Minimum Parking Spaces	1 (Covered Parking Space)	1 (Covered Parking Space)	1 (uncovered)**	3- (One Covered and Two Uncovered)
	<p>*Continues non-conforming setback to second floor ADU.</p> <p>**One off-street parking space required for an accessory unit within LCP Maps 3.1 and 3.2.</p>			

b. Accessory Dwelling Unit Regulations

The addition of a second story Accessory Dwelling Unit over an existing one-story house complies with the development standards (for accessory dwelling units) as they pertain to height, floor area, and lot coverage. Section 6439.5.4(b) requires that accessory dwelling units adhere to a minimum 4-foot side yard and 4-foot rear yard setbacks, regardless of height. Additionally, Section 6439.5.(c) requires that setbacks of 5-feet for side yards and 10-feet for rear yards be provided in cases where the proposed structure exceeds 16-feet in height. Therefore, this project requires relief from the regulations as it is located just 3-feet from the property line with the majority of the ADU being above 16-feet in height. Further, Section 6439.5.9 allows for decks or balconies to accompany an ADU in cases where it adheres to the setback requirements that apply to primary residences in the same district. Otherwise, ADUs that do not meet setback requirements are not to have balconies or decks. The project is seeking relief from this provision as the proposed deck to be located directly above the existing footprint of the single-family residence which was developed with both a non-conforming right side and rear yard setbacks. Finally, Section 6439.5.10 requires that Accessory Dwelling Units that do not meet the setback requirements required for the main residence, not have windows located above or extending above ten feet. The proposed project is also seeking relief from this requirement as the project is designed to provide windows on the non-conforming right-side elevation.

While the ADU regulations do provide a more reduced set of development standards from the standard requirements of the S-3 Zoning District, the project seeks further relief in order to provide a design that is consistent with the design of the existing residence (i.e. maintaining the non-conforming setback). The project seeks further setback relief from Section 6439.5.(c) of the ADU regulations in order to maintain the above-mentioned consistent design and form a contiguous right side. In addition, a portion of the proposed rear yard deck extends into the right-side yard setback and rear yard setback areas. These encroachments are also in keeping with the existing non-conforming setbacks and allow the proposed ADU to continue the shape and design of the main residence resulting in a more orderly design. Finally, the proposed three windows on the non-conforming right side elevation side are relatively minor in size. The applicant has stated that replacing these three windows with a clearstory arrangement would not be a viable solution, as they noted the ADU would have to be considerably taller to accommodate an effective clearstory design.

3. Conformance with Use Permit

As previously stated, Section 6431 of the accessory dwelling unit regulations allows for relief from the applicable standards of the chapter with the issuance of a conditional use permit.

The following findings, as required by Section 6503, must be made in order to approve a Use Permit for the proposed project:

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

The project proposes a 795 sq. ft. second story ADU addition to an existing 847 sq. ft. single family residence. The project includes the creation of 82 sq. ft. of new lot coverage, in the form of an ingress/egress stairway for the proposed ADU. The living area of the ADU is located completely above the existing footprint of the residence. The proposed lot coverage expansion is conforming with the S-3 Zoning District's defined allowable lot coverage.

b. **All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.**

The two adjacent parcels at 578 The Alameda and 167 Avenue Portola are developed with single-family homes, both under separate ownership. Therefore, there is no opportunity to acquire additional contiguous land.

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

As discussed previously, the applicant is seeking relief from the required ADU right side-setback/stepback by continuing the existing non-conforming 3-foot setback to form a contiguous right side. As well, the applicant is seeking relief from the required setbacks for the ADU's deck by providing a 3-foot right side yard setback where 5-feet is required and 13-foot 6-inch rear yard setback where 20-feet is required. This request is to provide for a more orderly development of the site and structure by allowing the deck to follow the existing footprint of the existing single-family residence below. The existing residence was permitted and developed in as much conformity to the zoning regulations as possible, and this addition does not worsen the existing non-conformity. Finally, the applicant is seeking relief from the windows height requirement for side that does not meet setback requirements. The proposed windows on the proposed non-

conforming side are of a small size. The proposal is compliant with all other zoning regulations for ADUs and the underlying zoning district.

- d. **The Use Permit approval does not constitute a granting of special privileges.**

This Use Permit does not constitute a granting of special privileges as a similar request can be made and granted to any other party seeking to further develop a similar substandard lot.

Section 6439.11 of the Zoning Regulations offers ADUs that do not meet all applicable standards of Chapter 22.5.1 (Accessory Dwelling Units Coastal Zone) the ability to apply for a conditional Use Permit.

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

This project was reviewed by all responsible agencies and received their conditional approval. The project is consistent with all other requirements for the S-3 Zoning District and ADU regulations with the exception of the side setback encroachment, deck encroachment, and windows on the side of the side setback encroachment, that is to be rectified through this Use Permit. The development proposed with the requested encroachment would keep the appearance of the structure in-line with the existing building and would not be detrimental to the general public welfare or diminish the neighborhood.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, which exempts the construction of second dwelling units in a residential zone.

D. REVIEWING AGENCIES

Coastside Fire Protection District
Coastside County Water District
Department of Public Works
Granada Sanitary District
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00079

Hearing Date: February 6, 2025

Prepared By: Jonathan Bruns, Project Planner
Officer

For Adoption By: Zoning Hearing

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, which exempts the construction of second dwelling units in a residential zone.

Regarding the Use Permit, Find:

2. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The project was reviewed by responsible agencies and received conditional approvals. The project is consistent with in-line with all other requirements of the S-3 Zoning District and Accessory Dwelling Unit regulations aside from the exceptions noted which are rectified through this Use Permit. The project as proposed would maintain the design aesthetic of the existing residence and allows for an orderly development of the site. Therefore, the project would not be detrimental to the general public welfare or diminish the neighborhood.
3. That the proposed project is proportional to the size of the parcel on which it is being built. While the project seeks to continue existing non-conformities it is largely in compliance with the development standards of the underlying Zoning District. Therefore, the project was determined to be proportion to the size of the parcel on which it is being built.

4. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations current in effect have been investigated and proven to be infeasible. All adjacent parcels are owned separately and are developed. There is no opportunity to purchase additional land which would bring the project parcel into conformity.
5. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The project seeks to develop the ADU within the same footprint and maintain a consistent design with the existing single-family residence. This development would not worsen the existing non-conformity of the property. The proposed over height windows on the right setback side are of a small size. The rest of the proposed ADU meets the underlying zoning regulations and ADU regulations. Therefore, it was determined that the proposal meets current zoning regulations as reasonably as possible.
6. That the use permit approval does not constitute a granting of special privileges. This Use Permit does not constitute a granting of special privileges as a similar request can be made and granted to any other party seeking to further develop a similar substandard lot.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed consistent with the plans approved by the Zoning Hearing Officer on January 16, 2025. Any changes or revision to the approved plans shall be submitted to the Planning Department for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval.
2. The final approval of the subject permits shall be valid for five years from the date of the final approval, in which time a valid building permit shall be issued for the work and a complete inspection shall have occurred within one year of the associated Building permit issuance. This approval may be extended by a one-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. The plan shall identify the type and location of erosion control measures to be installed upon the commencement of the construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

4. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00am to 6:00pm, weekdays and 9:00am to 5:00pm, Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
 - g. Limiting construction access routes and stabilization of designated access points.
 - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
6. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

- b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or finished grade of the site depending on the applicable zoning district.
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section.
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.
7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 8. As with all ADUs in the costal zone, this proposed ADU may not be used as a Short-Term Rental, as defined in Chapter 8.368.010.3(d) of the San Mateo County Zoning Regulations.

Building Inspection Section

9. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section. No site disturbance shall occur, including any grading, until a building permit has been issued.

Department of Public Works Section

10. The applicant shall comply with all requirements of the Department of Public Works at the building permit stage of the application.

Coastside Fire Protection District

11. **CFC 2022 Section 505.1 [Amended]** - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.
12. **CFC 2022 Section 503.2.7** - The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. Grading must comply with Coastside Fire Protection District Standard Detail R-001.
13. **CBC 2022 Section 705A.1** - Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in the Fire Hazard Severity Zones shall be Class A rating when tested in accordance with ASTM E108 or UL790.
14. **CFPD Ordinance 2022-03 Section IX** – Establishment of minimum roofing classification for all new buildings constructed or re-roofed within the Coastside Fire Protection District. All roof installations regulated by California Building Code shall comply with Section 1505, but in no case shall be listed as less than a minimum of a Class B roofing assembly. The Chief or their designee shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.
15. **CFC 2022 Section 907.2.11** - Listed single and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.

Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate.

16. **CFC 2022 Section 907.2.11.2** - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - b. In each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - d. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
17. **CFC 2022 Section 907.2.11.5** - Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
18. **CFC 2022 Section 907.2.11.6** - In new construction, and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system in accordance with Section 1203. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
- Exception:** Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 603.
19. **CFC 2022 Section 1031.3.1** - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).

20. **CFC 2022 Section 1031.3.2** - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
21. **CFC 2022 Section 1031.3.3** - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
22. **CFC 2022 Section 1031.4** - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.
23. **CRC 2022 Section R311.2** - Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
24. **CFC 2022 Section 304.1.2** - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.
25. **CFC 2022 Section 4907.1** - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
 - a. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
26. **CFC 2022 Section 4907.2** - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
 - a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
 - b. Land designated as a Very High Fire Hazard Severity Zone by the Director.

- c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
27. **CFPD DI-013** - Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastside Fire Protection District. ADU/JADU addressing shall be identified by the same address number as primary residence followed by letters in sequence, beginning with the letter "B."
28. **CRC 2022 Section R302.1** - Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

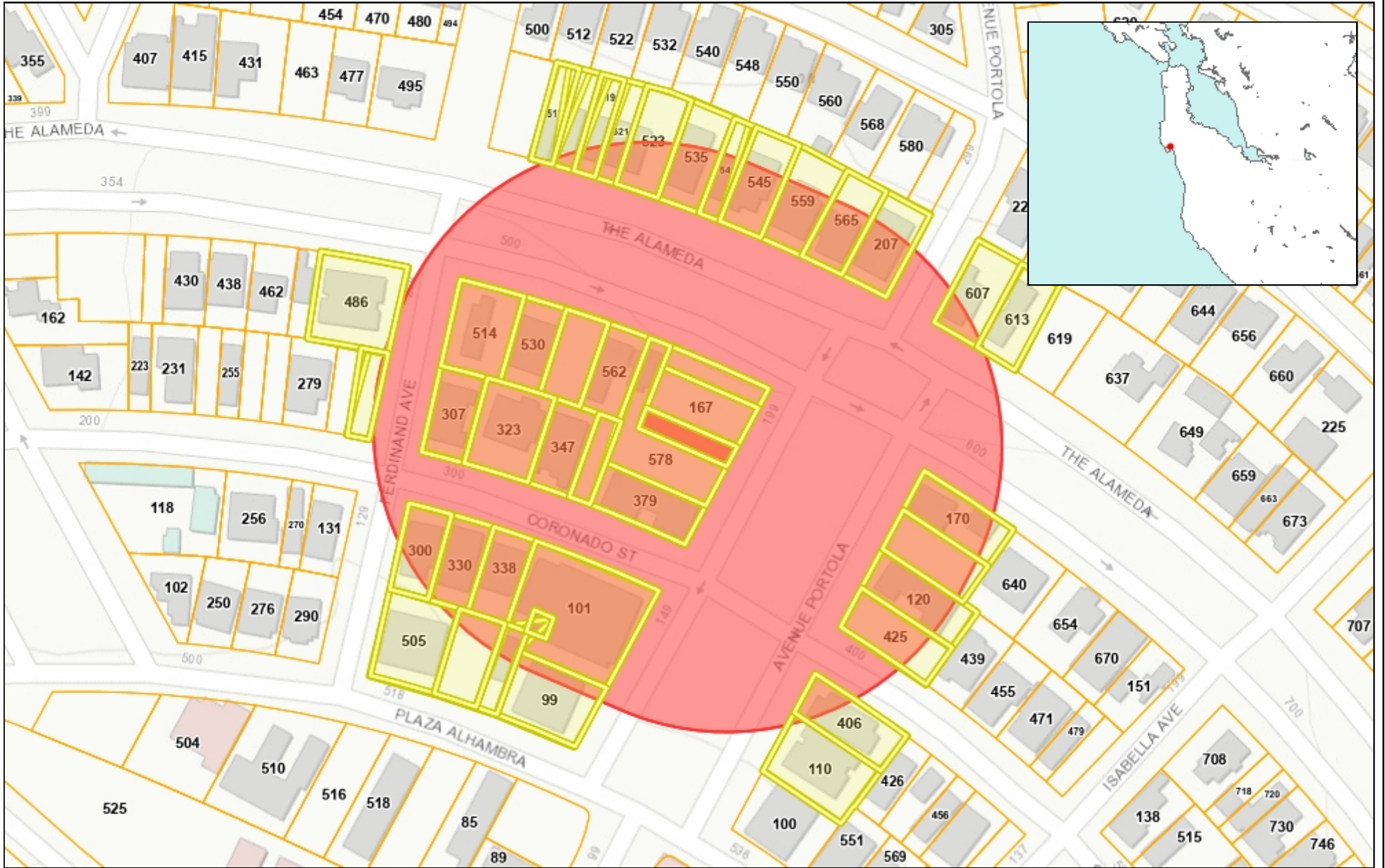
Exceptions:

- a. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
- b. Walls of individual dwelling units and their accessory structures located on the same lot.
- c. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
- d. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
- e. Foundation vents installed in compliance with this code are permitted.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257



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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.

SHEET ABBREVIATIONS

AB	ANCHOR BOLT	GA	GAUGE	REINF	REINFORCED
ADJ	ADJACENT	GFCI	GROUND FAULT INTERRUPTER	ROOM	ROOM
ALUM	ALUMINUM	GALV	GALVANIZED	RWD	REDWOOD
BM	BEAM	GL	GLASS	S	SOUTH
BOW	BOTTOM OF WALL	GYP	GYPSUM	SB	SET BACK
BLKG	BLOCKING	H	HIGH OR HEIGHT	SF	SQUARE FOOT
BRD	BOARD	HB	HOSE BIBB	SHTHG	SHEATHING
CC	CENTER TO CENTER	JTS	JOIST	SHWR	SHOWER
CL	CENTERLINE	LAV	LAVATORY	SIM	SIMILAR
CEM	CEMENT	LB	POUND	SIMP	'SIMPSON'
CER	CERAMIC	LIN	LINEN	SLD	SLIDING
CJ	CONTROL JOINT	LT	LIGHT	S&P	SHELF & POLE
CLG	CEILING	MANF	MANUFACTURER	STRUCT	STRUCTURAL
CLR	CLEAR	MAX	MAXIMUM	T	TREAD
CLO	CLOSET	MC	MEDICINE CABINET	TEMP	TEMPERED
CO	CLEANOUT	MIN	MINIMUM	TOC	TOP OF CONCRETE
CONC	CONCRETE	MTL	METAL	TOG	TOP OF GRADE
CONTIN	CONTINUOUS	N	NORTH	TOF	TOP OF FLOOR
DBL	DOUBLE	O/	OVER	TOP	TOP OF PAVEMENT
DF	DOUGLAS FIR	OC	ON CENTER	TOS	TOP OF SLAB
DI	DRAIN INLET	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	TOW	TOP OF WALL
DIA	DIAMETER			TV	TELEVISION
DR	DOOR	O	OWNER SELECTED	TYP	TYPICAL
DW	DISH WASHER	PB	PUSH BUTTON	UCR	UNDER COUNTER REFRIG
E	EAST	PH	PHONE	W	WEST
EL	ELEVATION	PL	PLATE	W/	WITH
EQ	EQUAL	POC	POINT OF CONNECTION	WC	WATER CLOSET
FF	FINISH FLOOR	PT	PRESSURE TREATED	WD	WOOD
FIX	FIXTURE	R	RISER	WH	WATER HEATER
FLUOR	FLUORESCENT	REF	REFRIGERATOR	WP	WATER PROOF
FP	FIRE PLACE			WWM	WELDED WIRE MESH

NEW ADU ADDITION FOR:

JAMES LEE



SHEET INDEX

SHEET	TITLE
A0.11	COVER SHEET
A1.01	EXISTING SITE PLAN
A1.11	SITE PLAN
A2.01	EXISTING FLOOR PLANS
A2.11	FLOOR PLANS
A3.01	EXISTING ROOF PLAN
A3.11	ROOF PLAN
A5.00	EXISTING PERSPECTIVE VIEWS
A5.01	PERSPECTIVE VIEWS
A5.50	EXISTING ELEVATIONS
A5.51	EXISTING ELEVATIONS
A5.61	ELEVATIONS
A5.62	ELEVATIONS
A6.01	EXISTING BUILDING SECTIONS
A6.11	BUILDING SECTIONS

GRAPHIA
ARCHITECTURE & ENGINEERING

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PROJECT: 2023101401

CLIENT: JAMES LEE
Tel: _____
Email: _____

PROJECT DIRECTORY

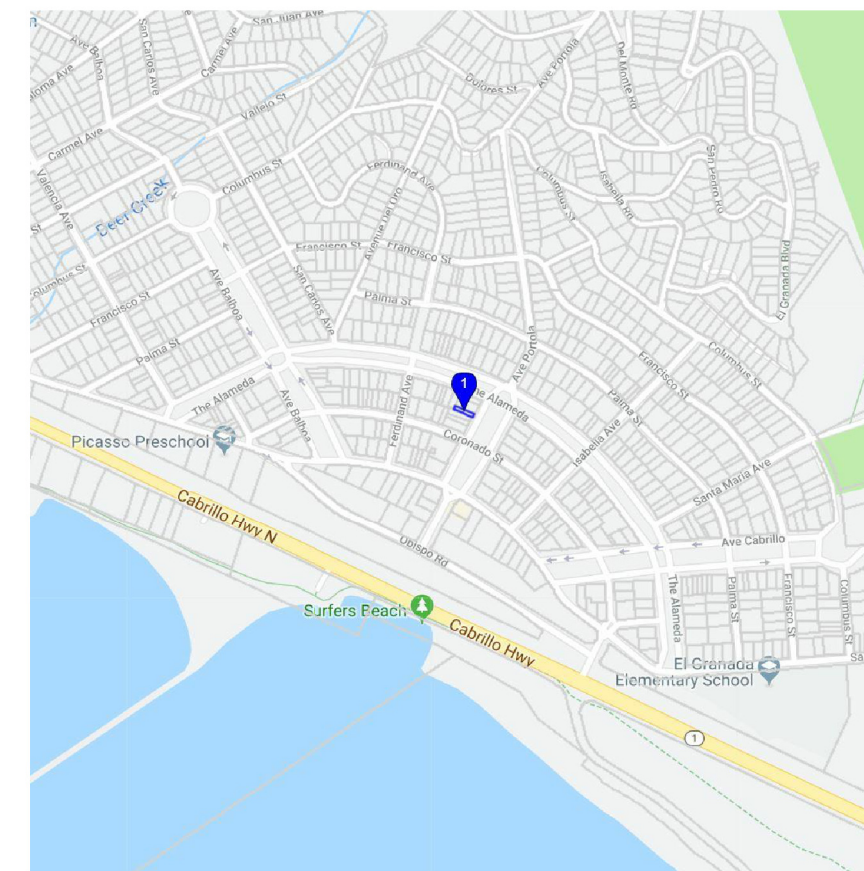
ARCHITECT	SEAN FREITAS, ARCHITECT 100 GATEWAY DRIVE, SUITE 120, LINCOLN, CA 95648 TEL: 916-580-9981
DRAFTING	GRAPHIA
STRUCTURAL ENGINEER	SEAN FREITAS, ARCHITECT 100 GATEWAY DRIVE, SUITE 120, LINCOLN, CA 95648 TEL: 916-580-9981
SOLAR	CA GREEN ENERGY CONSTRUCTION PO BOX 257 CHICAGO PARK, CA TEL: 530-305-5647
CIVIL ENGINEER	SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVE. HALF MOON BAY, CA 94019 TEL: 650-728-3590
FIRE SPRINKLER	INNOVATIVE FIRE SYSTEMS 108 MAIN STREET ROSEVILLE, CA 95678 TEL: 916-842-0593
TRUSS DESIGNER	L&S BUILDING MATERIALS, INC. TEL: 916-719-1559

ADDITIONAL NOTES

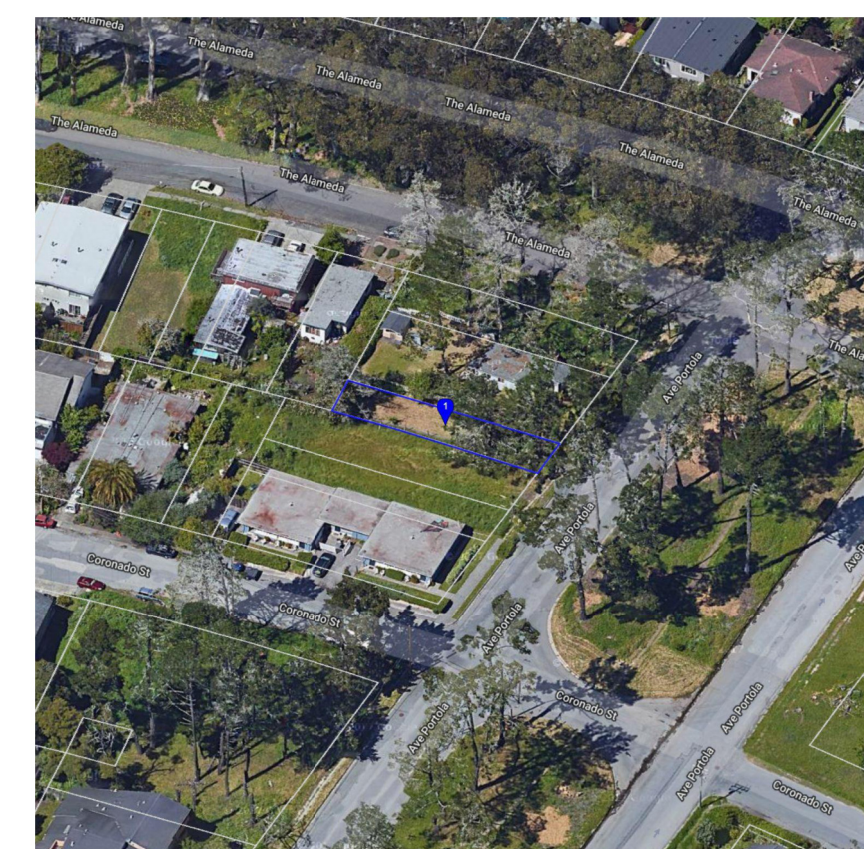
DEFERRED SUBMITTALS:

- FIRE SPRINKLER SYSTEM
- SOLAR PHOTOVOLTAIC SYSTEM

PROJECT VICINITY MAP



AERIAL VIEW



PROJECT LOCATION:
157 AVENUE PORTOLA
EL GRANADA, CA 94019
APN: 047-208-120

PROJECT INFORMATION

APPLICABLE BUILDING CODE: 2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (RCR)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBS)
2019 CALIFORNIA ENERGY CODE (2019 CALIFORNIA ENERGY STANDARDS AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION.
2019 CALIFORNIA FIRE CODE

GENERAL PROJECT DATA:

APN: 047-208-120
ZONE: R-3/5-3/DR/CD
BUILDING JURISDICTION: SAN MATEO COUNTY

CODE COMPLIANCE:	ALLOWED:	ACTUAL:
OCCUPANCY GROUP (CBC CH 3):	R-3/U	R-3/U
CONSTRUCTION TYPE (CBC, TABLE 601):	V-B	V-B
ALLOWABLE HEIGHT:	36'	22'-2"
ALLOWABLE STORIES:	3	1
ALLOWABLE AREA:	50%	49.55%
FLOOR AREA RATIO:	0.5	-

COASTSIDE FIRE NOTES

AS PER COASTSIDE FIRE PROTECTION DISTRICT STANDARD CL-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 11/2-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 PROTECTION DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY.

VEGETATION MANAGEMENT (LRA): THE 2019 CALIFORNIA FIRE CODE CHAPTER 49 AND PUBLIC RESOURCES CODE 4291. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

AS PER 2019 CALIFORNIA FIRE CODE, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (FLOW 950) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2019 CALIFORNIA FIRE CODE, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.

A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF THE BUILDING AND FLOW A MINIMUM OF 500 GPM AT 20 PSI. THIS INFORMATION IS TO BE VERIFIED BY THE WATER PURVEYOR IN A LETTER INITIATED BY THE APPLICANT AND SENT TO COASTSIDE FIRE PROTECTION DISTRICT.

ARCHITECTURAL SYMBOLS

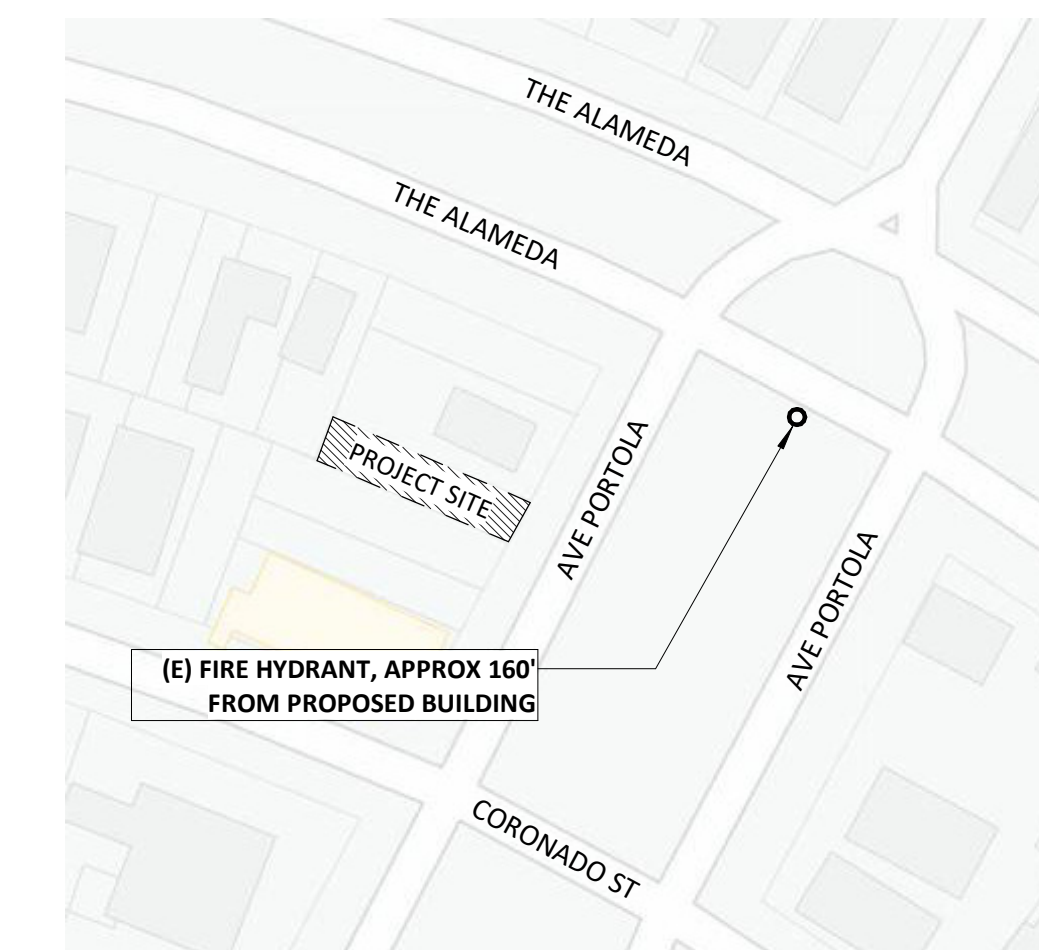
#	GRIDLINE	Ref 1 A101	SECTION	[Symbol]	LAP SIDING	[Symbol]	CARPET
W# R#	WIDTH x HEIGHT TYPE - COMMENTS	SIM 1 A101	DETAIL	[Symbol]	ASPHALT SHINGLE ROOFING	[Symbol]	EARTH
D101 R#	WIDTH x HEIGHT FAMILY - COMMENTS	▲	REVISION	[Symbol]	STONE	[Symbol]	CONCRETE
ROOM NAME R#	ROOM TAG	Name Elevation	SPOT ELEVATION	[Symbol]	EXTERIOR CEMENT PLASTER	[Symbol]	TILE
A: AREA CLG: CLG HT	PROPOSED KEYNOTE	Ref 1 SHEET 1	ELEVATION	[Symbol]	FIBER-CEMENT SHINGLES	[Symbol]	SS METAL
	EXISTING KEYNOTE			[Symbol]	PROJECT NORTH (GRAY)	[Symbol]	BATTEN ON BOARD
				[Symbol]	TRUE NORTH (BLACK)		

PROJECT SCOPE

NEW ADU AS A SECOND STORY ADDITION TO THE EXISTING SINGLE-FAMILY RESIDENCE. THE ADU WILL CONSIST OF 2 BEDROOMS AND 1 BATHROOM. WOOD FRAMING TO BE UTILIZED WITH ASPHALT SHINGLE ROOFING. EXTERIOR 2X6 WALLS WITH BATTEN AND BOARD & LAP SIDING FINISH.

AREA CALCULATIONS

NAME	(E) AREA	(N) AREA	NET CHANGE					
CONDITIONED								
LEVEL-1	847 SF	847 SF	0 SF					
LEVEL-2	0 SF	795 SF	795 SF					
CONDITIONED UNCONDITIONED	847 SF	1642 SF	795 SF					
UNCONDITIONED								
GARAGE	224 SF	224 SF	0 SF					
LEVEL-1 DECK	86 SF	86 SF	0 SF					
LEVEL-2 DECK 1	0 SF	281 SF	281 SF					
LEVEL-2 DECK 2	0 SF	76 SF	76 SF					
UNCONDITIONED	310 SF	668 SF	358 SF					
TOTAL:	1157 SF	2309 SF	1152 SF					
LOT SIZE								
(E) SF	(N) SF	CHANGE	(E) SF	(E) %	(N) SF	(N) %	CHANGE (SF)	CHANGE (%)
2763 SF	2763 SF	0 SF	1157 SF	41.87%	1239 SF	44.84%	82 SF	2.97%



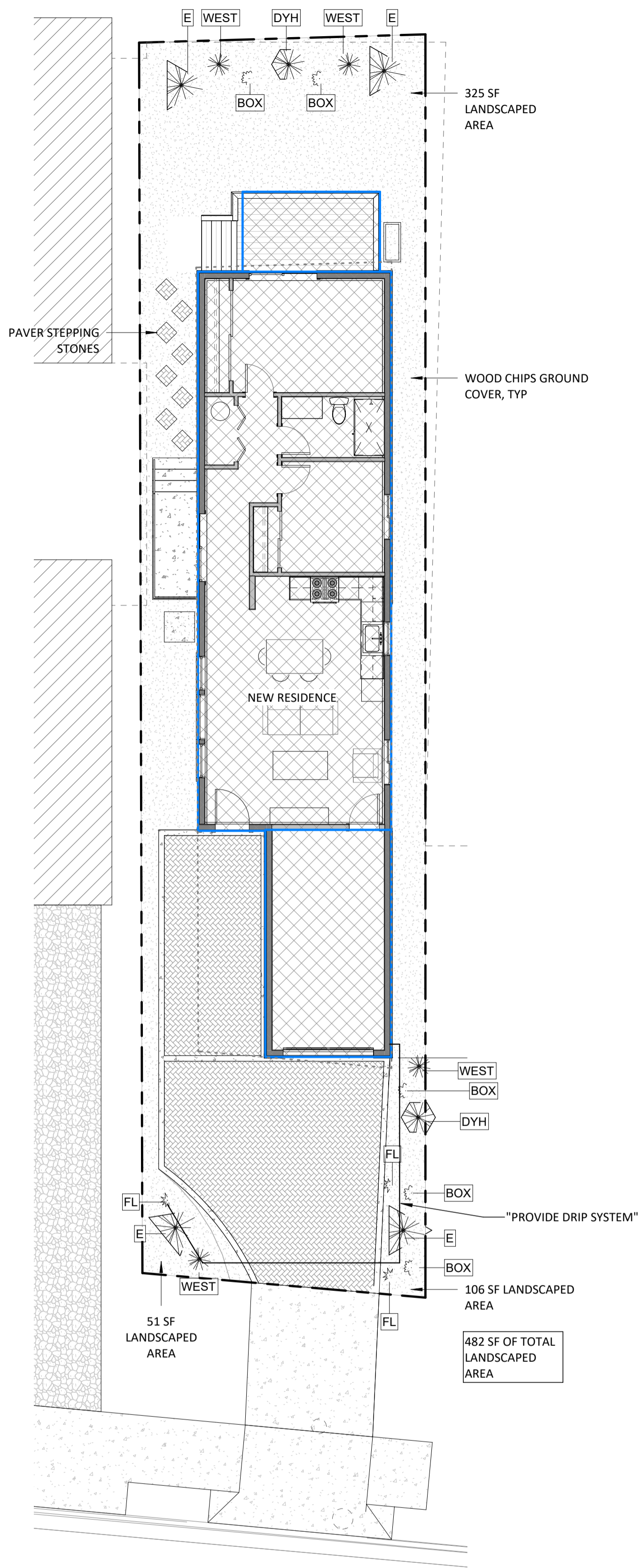
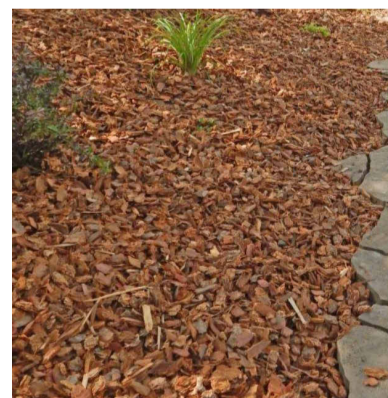
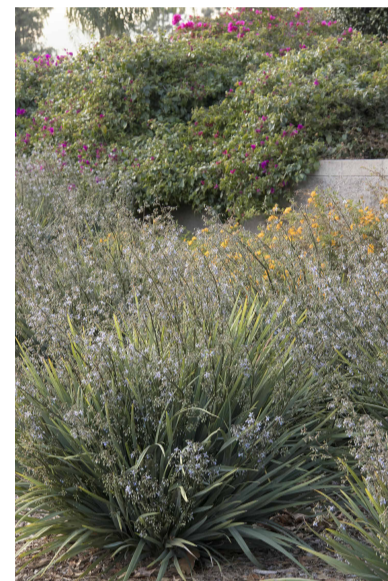
NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

TITLE: COVER SHEET
ISSUES:
Project Issue Date: _____
Project Status: _____
Sheet Issue Date: 1/20/25
Revision Number: _____
Revision Date: _____

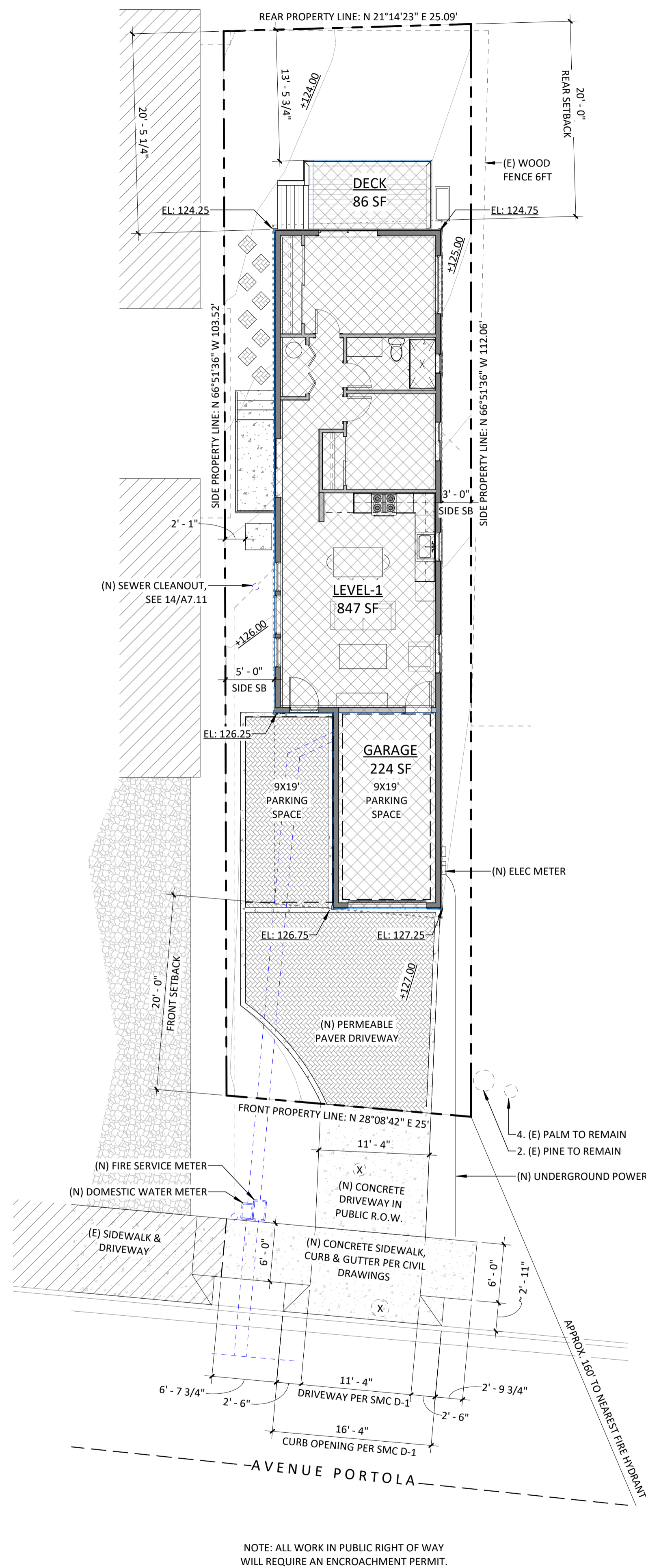


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SHEET:
A0.11
SHEET: _____ OF _____ SHEETS



LANDSCAPING PLAN 1/8" = 1'-0"



SITE PLAN 1/8" = 1'-0"

SITE PLAN NOTES:

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
- THE CONTRACTOR SHALL PROVIDE EROSION, SEDIMENT, AND POLLUTION CONTROL BEST MANAGEMENT PRACTICES (BMPs) WHEN AND WHERE APPLICABLE.
- DIRECT ALL NEW DOWNSPOUTS ONTO NATURAL GROUND OR LANDSCAPED AREAS WHERE FEASIBLE.
- NO PERMANENT STRUCTURE (INCLUDING WITHOUT LIMITATION GARAGES, PATIOS, CONCRETE SLABS, TOOL SHED, ROOF OVERHANGS AND SIMILAR STRUCTURES) SHALL BE CONSTRUCTED ON TOP OF WATER, SEWER OR DRAINAGE PIPELINES OR ANYWHERE WITHIN THE ASSOCIATED UTILITY EASEMENTS.
- STORM WATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL PHASE OF CONSTRUCTION ACTIVITY. PROJECTS SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE THROUGH THE USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.
- SITE SHALL BE GRADED TO PREVENT SURFACE WATER FROM ENTERING BUILDINGS. SITE PLANS SHALL INDICATE HOW THE SITE GRADING WILL MANAGE SURFACE FLOWS. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF ¼" PER FOOT (2%) AWAY FROM THE FOUNDATION.
- VEGETATION MANAGEMENT: PER 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' AND MAY BE REQUIRED TO A DISTANCE OF 100' OR TO THE PROPERTY LINE. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP TO 6' 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' OF THE OUTLETT OF A CHIMNEY/STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

LEGEND: SITE PLAN

	PERMEABLE PAVERS		PROPOSED LOT COVERAGE
	CONCRETE		EXISTING LOT COVERAGE
	WOOD CHIPS		
	PROPERTY LINE		
	ROAD CENTERLINE		
	SETBACK LINE		

Planting Schedule

MARK	COUNT	PLANT TYPE	NAME	BOTANICAL NAME	LIGHT NEED	WATER USE
FL	3	PERENNIAL	FLAX LILY	DIANELLA REVOLUTA	PARTIAL SUN	LOW
E	4	SHRUB	ESCALLONIA	ESCALLONIA SPP. & CVS.	PARTIAL SUN	LOW
BOX	5	BOXWOOD, SHRUB	AFRICAN BOXWOOD	MYRSINE AFRICANA	PARTIAL SUN	LOW
DYH	2	SHRUB	DWARF YEDDA HAWTHORN	RHAPHIOLEPIS UMBELLATA	PARTIAL SUN	LOW
WEST	4	GROUNDCOVER, SHRUB	LOW HORIZON WESTRINGIA	WESTRINGIA FRUTICOSA	PARTIAL SUN	LOW
	18					

LEGEND: LANDSCAPING

	PROPOSED PLANTING: FOR COMPLETE LIST OF PLANT TYPES, COUNTS, NAMES, BOTANICAL NAMES, LIGHTING REQUIREMENTS, AND WATER USE SEE "PLANTING SCHEDULE"
	LANDSCAPE HEADERBOARD: COMPOSITE LANDSCAPE EDGING.

GENERAL NOTES: LANDSCAPING

- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH A 3" LAYER OF DECORATIVE (CONTRASTING) WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 8 FEET CLEARANCE FROM SEWER OR WATER LINES.
 - 5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
 - 15 FEET FROM STREET LIGHTS
 - 25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES (IF APPLICABLE) FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECEIVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
 - DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
 - CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICANT CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
 - IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
 - LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
 - IRRIGATION AUDIT REPORT.
 - SOILS ANALYSIS REPORT, (IF APPLICABLE)
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.

GENERAL NOTES: SOIL TESTING (IF APPLICABLE)

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONDUCTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. TWO (2) SAMPLES ARE REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SF.)

TREE SCHEDULE:

TREE #	TREE TYPE	TRUNK SIZE (BREAST HEIGHT)	DRILINE
1	PINE TREE	18"	15'
2	PINE TREE	20"	10'
3	PALM TREE	10"	4'
4	PALM TREE	8"	8'

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PROJECT: 2023101401

CLIENT: JAMES LEE

NEW ADU ADDITION FOR: JAMES LEE 157 AVENUE PORTOLA EL GRANADA, CA 94019

TITLE: EXISTING SITE PLAN

ISSUES: Project Issue Date: 5/9/23 Project Status: 2 Sheet Issue Date: 5/9/23 Revision Number: 2 Revision Date: 1/2/22

ARCHITECT'S APPROVAL



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SHEET:

A1.01

SHEET: OF SHEETS

BOXWOOD



ESCALLONIA



FLAX LILY



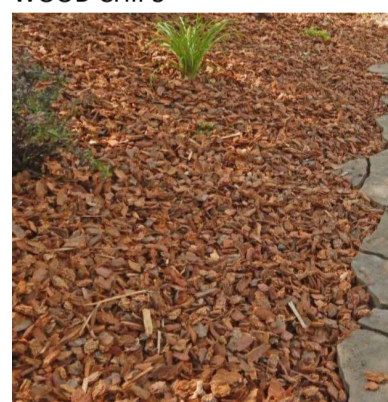
DWARF YEDDA HAWTHORN



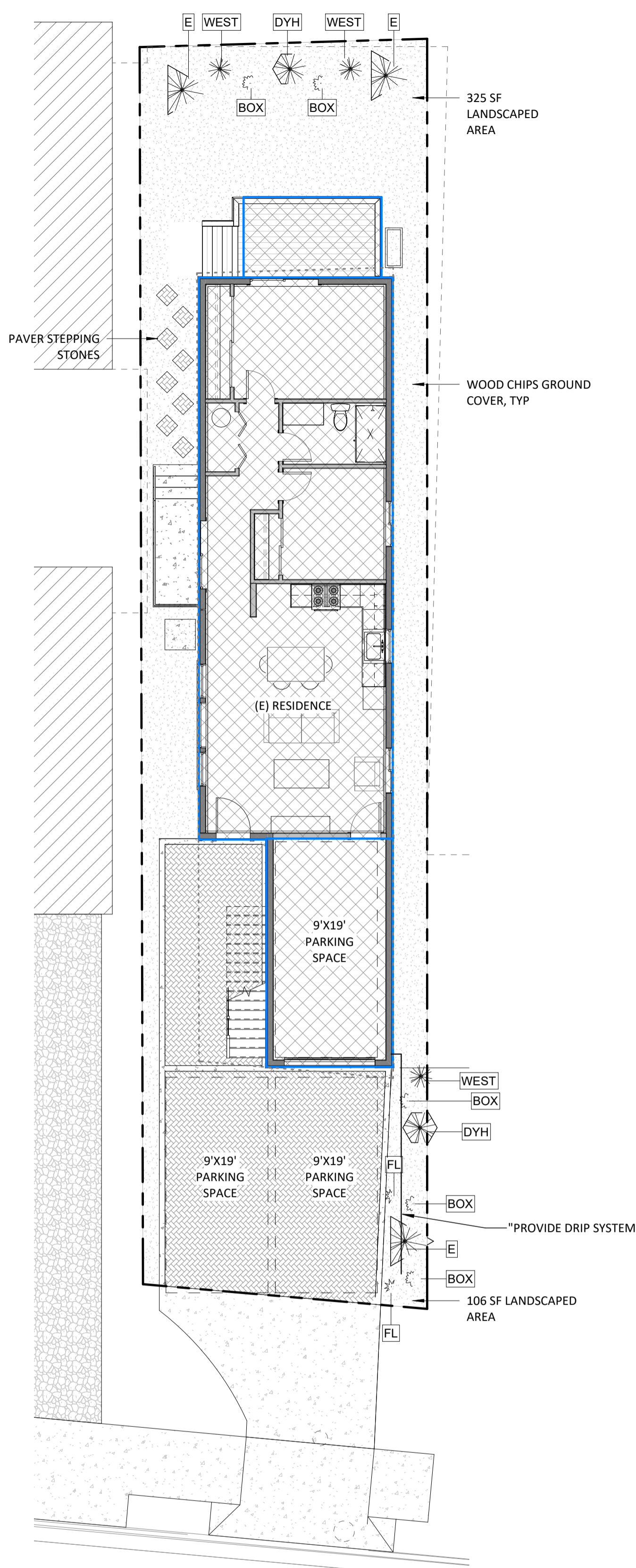
WESTRINGIA



WOOD CHIPS



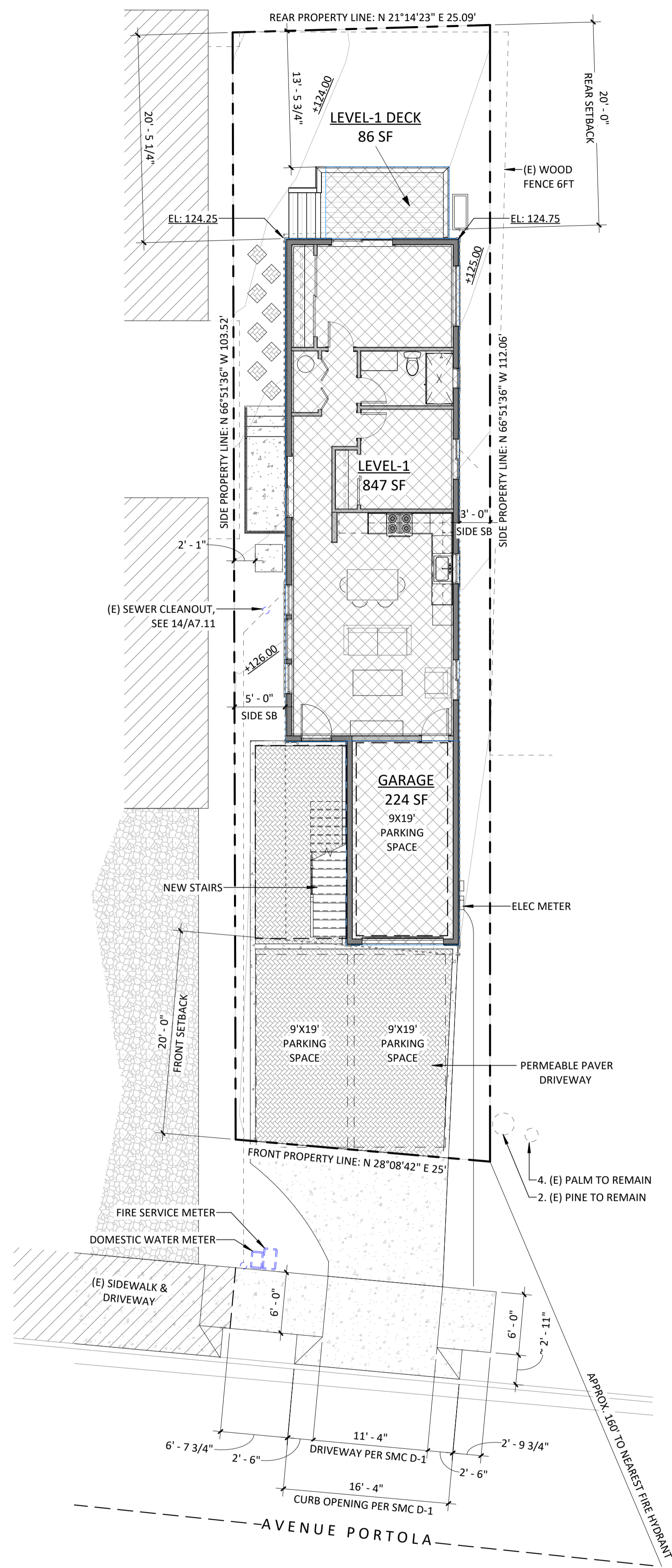
PAVER STEP STONE



AVENUE PORTOLA

LANDSCAPING PLAN
1/8" = 1'-0"

2



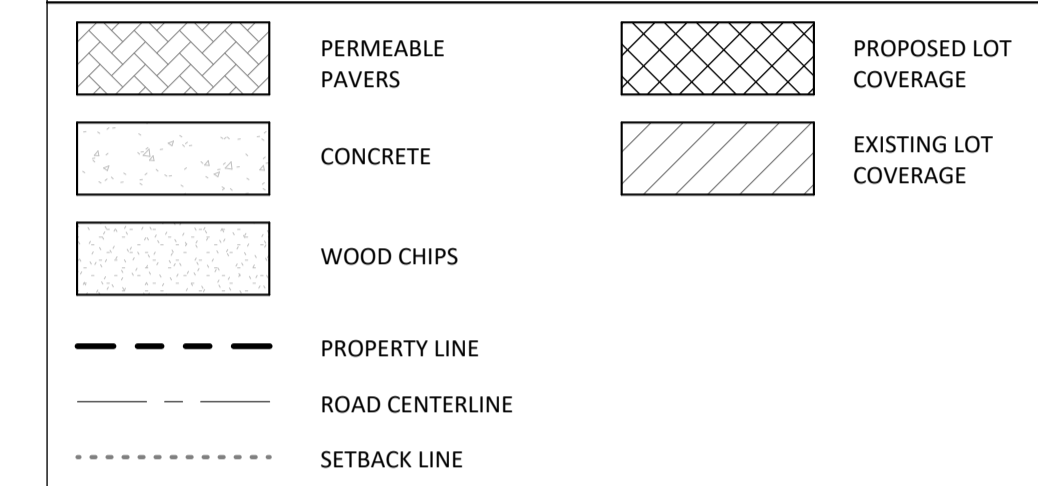
SITE PLAN
1/8" = 1'-0"

1

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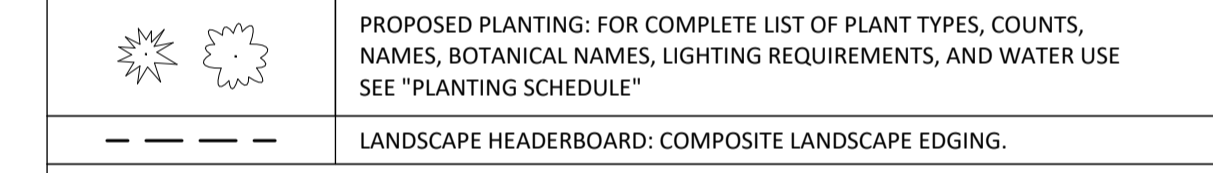
LEGEND: SITE PLAN



Planting Schedule

MARK	COUNT	PLANT TYPE	NAME	BOTANICAL NAME	LIGHT NEED	WATER USE
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DYH	2	SHRUB	DWARF YEDDA HAWTHORN	RHAPHIOLEPIS UMBELLATA	PARTIAL SUN	LOW
WEST	3	GROUND COVER, SHRUB	LOW HORIZON WESTRINGIA	WESTRINGIA FRUTICOSA	PARTIAL SUN	LOW
15						

LEGEND: LANDSCAPING



GENERAL NOTES: LANDSCAPING

- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH A 3" LAYER OF DECORATIVE (CONTRASTING) WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 8 FEET CLEARANCE FROM SEWER OR WATER LINES.
 - 5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
 - 15 FEET FROM STREET LIGHTS
 - 25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES (IF APPLICABLE) FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECEIVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
 - DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
 - CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICANT CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
 - IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
 - LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
 - IRRIGATION AUDIT REPORT.
 - SOIL ANALYSIS REPORT, (IF APPLICABLE)
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.

GENERAL NOTES: SOIL TESTING (IF APPLICABLE)

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONDUCTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. TWO (2) SAMPLES ARE REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SF.)

TREE SCHEDULE:

TREE #	TREE TYPE	TRUNK SIZE (BREAST HEIGHT)	DRILINE
1	PINE TREE	18"	15'
2	PINE TREE	20"	10'
3	PALM TREE	10"	4'
4	PALM TREE	8"	8'

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PROJECT: 2023101401

CLIENT: JAMES LEE
Tel: _____
Email: _____

NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

TITLE: SITE PLAN

ISSUES:
Project Issue Date: _____
Project Status: _____
Sheet Issue Date: 2/1/24
Revision Number: _____
Revision Date: _____

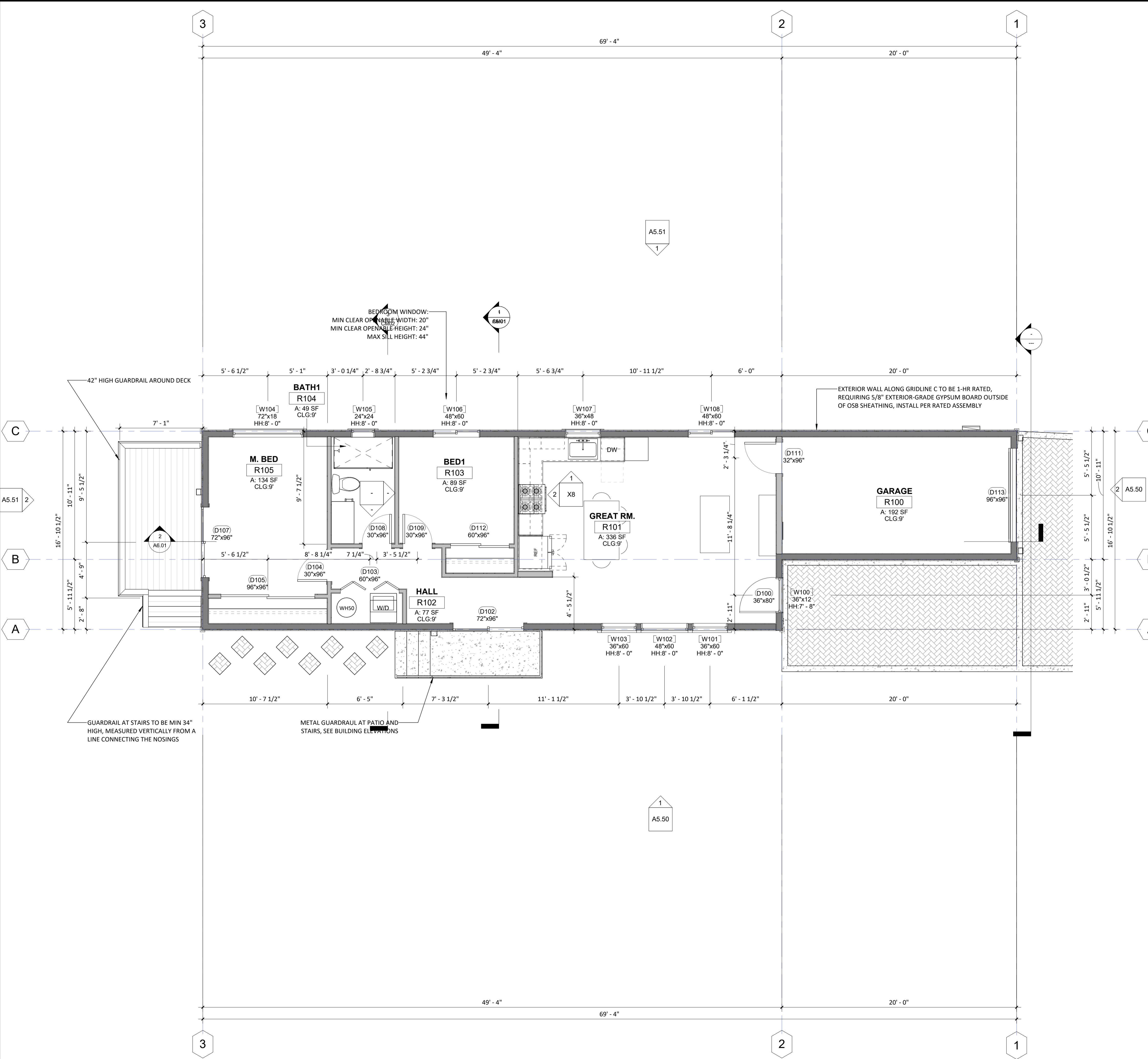
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SHEET:

A1.11
SHEET: OF SHEETS



LEGEND: FLOOR PLAN

	NEW INTERIOR WALL CONSTRUCTION - 2X4 D.F. STUDS @ 16" O.C. FINISH AS SELECTED BY OWNER
	NEW EXTERIOR WALL CONSTRUCTION - 2X6 D.F. STUDS @ 16" O.C. FINISH AS SELECTED BY OWNER. SEE STRUCTURAL SHEETS FOR LOCATION AND TYPE OF ADDITIONAL SHEAR PANEL REQUIREMENTS. SEE EXTERIOR ELEVATIONS FOR LOCATION AND TYPE OF EXTERIOR FINISH, U.N.O.
	DOORS: MAKE/MODEL - AS SELECTED BY OWNER - CAULK ALL EXTERIOR JOINTS (TYP). SEE IN VIEW FOR TYPE, LOCATION & SIZE. SEE SCHEDULE SHEETS FOR ABBREVIATIONS. MATERIAL: AS SELECTED BY OWNER, U.N.O. FRAME: AS SELECTED BY OWNER, U.N.O. HARDWARE: AS SELECTED BY OWNER, U.N.O.
	WINDOWS: MAKE/MODEL - AS SELECTED BY OWNER - CAULK ALL EXTERIOR JOINTS (TYP). SEE IN VIEW FOR TYPE, LOCATION & SIZE. SEE SCHEDULE FOR TYPES. EGRESS: ALL EGRESS WINDOWS SILL HEIGHTS SHALL NOT BE GREATER THAN 44" A.F.F.
	EXT CONCRETE PAD-1: LENGTH TO MATCH DOOR X 36" MIN. DEPTH X 4" THICK CONCRETE PAD (MIN) @ EXTERIOR DOORWAYS AND GRADE-MOUNTED MECHANICAL EQUIPMENT. SLOPE PAD 1/4"-12" AWAY FROM BUILDING EDGE. PROVIDE 7.75" MAX STEP FOR IN-SWINGING DOORS AND 1" MAX FOR EXTERIOR SWINGING DOORS BETWEEN TOP OF PAD AND THRESHOLD. (TYP)
	SHOWER ENCLOSURE: MAKE/MODEL - AS SELECTED BY OWNER SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE PROOF BARRIER TO A HEIGHT OF 72" (MIN) ABOVE DRAIN INLET SLOPING 1/4"-12" TOWARD FLOOR DRAIN AND AS REQUIRED PER THE CURRENT ADOPTED EDITION OF THE CBC. PROVIDE FLOOR DRAIN CENTERED ON FLOOR. PLACE SHOWER COLUMN SPRAYING AWAY FROM SHOWER ACCESS. PROVIDE MOISTURE SEALED, LATCHING, TEMPERED GLASS SHOWER ENCLOSURE DOOR PANEL IN COMPLIANCE WITH CBC. PROVIDE PRESSURE VALVE OR THERMOSTATIC MIXING VALVE TO LIMIT WATER TEMPERATURE TO 120 DEGREES FAHRENHEIT PER SEC 418. CPC. WATER USAGE FOR SINGLE SHOWERHEADS: <= 2.0 GPM @ 80 PSI. WATER USAGE FOR MULTIPLE SHOWERHEADS: <= COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
	CABINERY: MAKE/MODEL - AS SELECTED BY OWNER COUNTER TOPS: MAKE/MODEL - AS SELECTED BY OWNER BACKSPASHES: MAKE/MODEL - AS SELECTED BY OWNER CONTRACTOR SHALL COORDINATE EQUIPMENT, UTILITIES, AND SIZE WITH CASEWORK FABRICATOR AND SUB-CONTRACTORS.
	SHelf & POle: MAKE/MODEL - AS SELECTED BY OWNER
	WASHER AND DRYER: MAKE/MODEL - AS SELECTED BY OWNER SHALL EXHAUST TO EXTERIOR THROUGH DUCT SYSTEM WITH A MINIMUM OPENING OF 100 SQ. IN. MAKE-UP AIR OF 100 SQ. IN. IS REQUIRED FOR ROOMS CONTAINING A DRYER AND MAY COME FROM OPENING ABOVE DOOR INTO THE HALLWAY. MAKE-UP AIR MAY NOT COME FROM OR EXHAUST TO THE OUTSIDE.
	REFRIGERATOR: MAKE/MODEL - AS SELECTED BY OWNER 33" CLEAR SPACE. PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER. PROVIDE ELECTRICAL OUTLET AT +42".
	KITCHEN SINK: MAKE/MODEL - AS SELECTED BY OWNER SINGLE BOWL W/ GARBAGE DISPOSAL & AIR GAP FOR DISHWASHER. MAX 8" BOWL DEPTH. PROVIDE LEVER TYPE HARDWARE. WATER USAGE: <= 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM.
	SINK: MAKE/MODEL - AS SELECTED BY OWNER PROVIDE MIRROR ON WALL BEHIND AND TOWEL RING. WATER USAGE: <= 1.2 GPM @ 60 PSI
	RANGE: MAKE/MODEL - AS SELECTED BY OWNER 30" WIDE. ELECTRIC. PROVIDE MICROWAVE WITH BUILT-IN HOOD, LIGHT, AND FAN TO EXTERIOR. PROVIDE MIN 15" WIDE CUTTING BOARD IN ADJACENT CABINET. HOOD: VENT DIRECTLY TO OUTSIDE EXHAUSTING A MIN. OF 100 CFM. CMC AND ENERGY CODE. THE FAN MUST BE LISTED AT 3 SONE OR LESS. RATING MUST BE BASED ON A .25 WATER COLUMN OR GREATER. COMPLIANCE 4.6.5, 4.6.7 & ASHRAE 62.2
	DISHWASHER: MAKE/MODEL - AS SELECTED BY OWNER 24" WIDE X 24" DEEP W/ AIR GAP.
	WATER CLOSET: MAKE/MODEL - AS SELECTED BY OWNER WATER CLOSET STALLS SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" CLEAR WIDTH AND SHALL HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL NOT LESS THAN 24" U.N.O. WATER USAGE: <= 1.28 GAL/FLUSH

ADDITIONAL FLOOR PLAN NOTES:

- CONTRACTOR SHALL COORDINATE EQUIPMENT, UTILITIES, AND SIZE WITH CASEWORK FABRICATOR AND SUB-CONTRACTORS. ALL REQUIRED UTILITIES PER MANUFACTURERS INSTRUCTIONS SHALL BE ROUTED BY A LICENSED PROFESSIONAL.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LISTED APPLIANCES SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS PER 2019 CRC SEC. R106.1.2.
- WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT AND SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY PER 2019 CRC SEC. R702.3.8 & R702.3.8.1
- GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS SUCH AS WIRE GLASS, LAMINATED GLASS, TEMPERED GLASS, OR SAFETY PLASTIC AND TESTED IN ACCORDANCE WITH CPSC 16 AND CFR 1201. SEC. R308.3, CRC.
- ALL WASTE VENTING SHALL BE PLACED MORE THAN 10' FROM, OR NOT LESS THAN 3' ABOVE, AN OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3' IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED.
- KITCHEN TO HAVE A DEDICATED EXHAUST FAN TO THE OUTSIDE. IF EQUIPPED WITH INTERMITTENT OPERATED EXHAUST FAN, MINIMUM 100 CFMINS IS REQUIRED. IF EQUIPPED WITH CONTINUOUSLY OPERATED EXHAUST FAN AT 5 AIR CHANGES PER HOUR. THE RANGE HOOD OVER STOVE MAY COMPLY WITH VENTED TO OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.

LEGEND: DIMENSIONS

ROOM NAME R101 A: AREA CLG: CLG HT L X W	ROOM SYMBOL: ROOM NAME, ROOM NUMBER, NET AREA, CEILING HEIGHT, AND LENGTH BY WIDTH MEASUREMENTS. FLOOR FINISH: SELECTED BY OWNER. ANY AREAS WHERE WATER IS PRESENT FLOORING IS TO BE NON-ABSORBENT TILE OR VINYL FLOORING. WALL FINISH: AS SELECTED BY OWNER, U.N.O. CEILING FINISH: AS SELECTED BY OWNER, U.N.O.
 WIDTHxHEIGHT TYPE	DOOR SYMBOL: DOOR NUMBER, ROOM NUMBER, DOOR SIZE, STYLE, AND COMMENTS. DOOR NOTES: 1. DOORS NOT DIMENSIONED TO ARE CNTR LOCATED BETWEEN ADJ WALLS. 2. SEE SCHEDULE SHEETS FOR DOOR TYPES.
 WIDTHxHEIGHT TYPE GLAZING HH:#	WINDOW SYMBOL: DOOR NUMBER, ROOM NUMBER, DOOR SIZE, STYLE, AND COMMENTS. WINDOW NOTES: 1. SEE SCHEDULE SHEETS FOR WINDOW TYPES.

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PROJECT: 2023101401

CLIENT: JAMES LEE
Tel: _____
Email: _____

NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

TITLE: EXISTING FLOOR PLANS

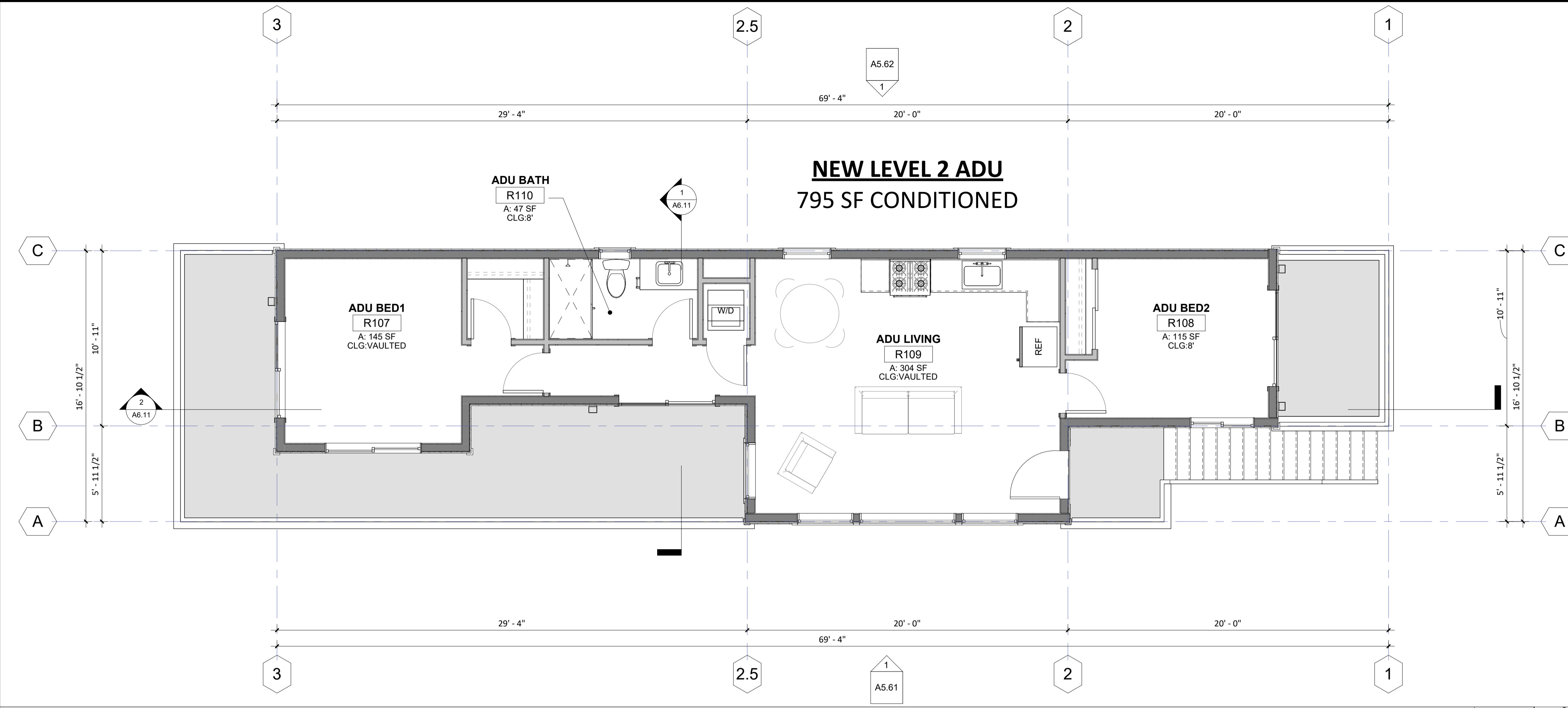
ISSUES:

Project Issue Date:	-
Project Status:	-
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Sheet Number:	2
Revision Date:	1/1/22

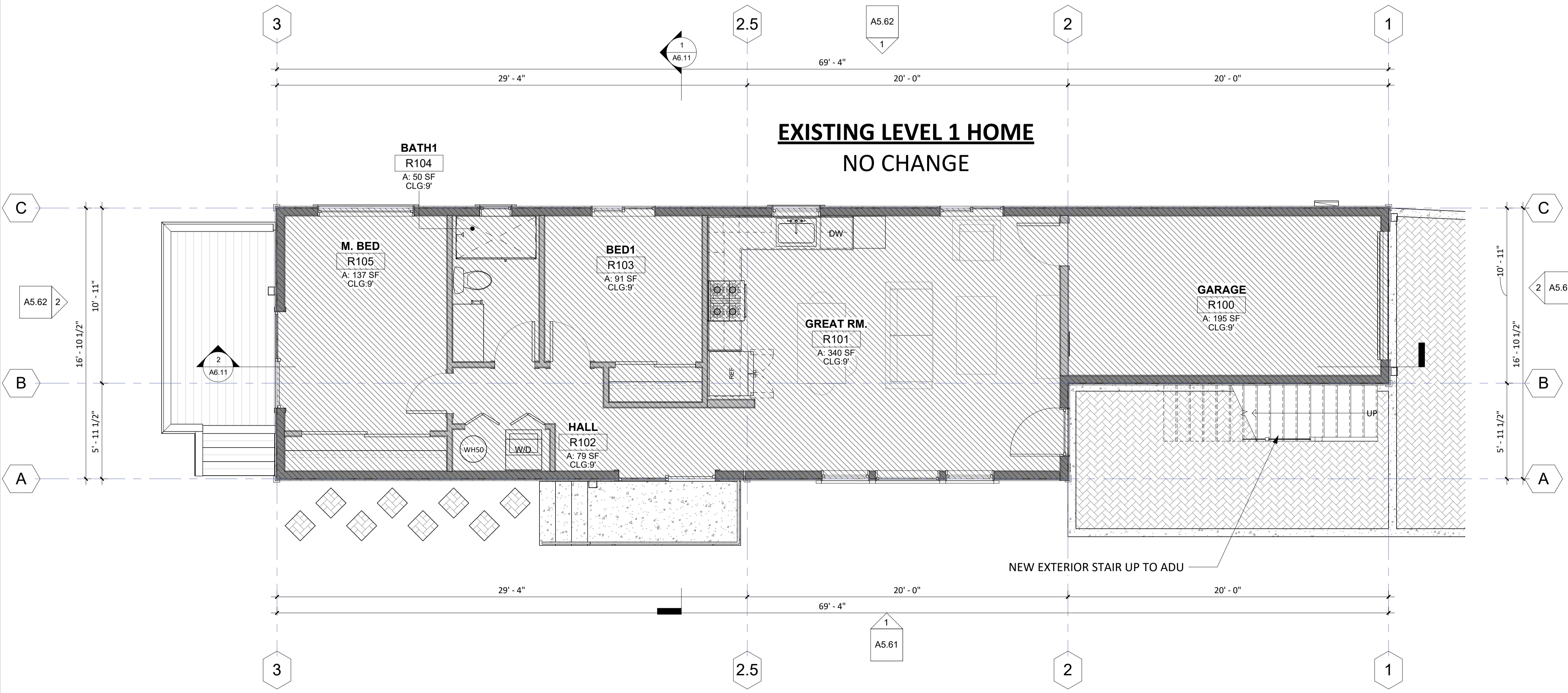
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SHEET:
A2.01
SHEET: OF SHEETS



LEVEL-2 FLOOR PLAN
1/4" = 1'-0" 2



LEVEL-1 FLOOR PLAN
1/4" = 1'-0" 1

LEGEND: FLOOR PLAN

	NEW INTERIOR WALL CONSTRUCTION: 2X4 D.F. STUDS @ 16" O.C. FINISH AS SELECTED BY OWNER
	NEW EXTERIOR WALL CONSTRUCTION - 2X6 D.F. STUDS @ 16" O.C. FINISH AS SELECTED BY OWNER. SEE STRUCTURAL SHEETS FOR LOCATION AND TYPE OF ADDITIONAL SHEAR PANEL REQUIREMENTS. SEE EXTERIOR ELEVATIONS FOR LOCATION AND TYPE OF EXTERIOR FINISH, U.N.O.
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	WINDOWS: MAKE/MODEL - AS SELECTED BY OWNER - CAULK ALL EXTERIOR JOINTS (TYP). SEE IN VIEW FOR TYPE, LOCATION & SIZE. SEE SCHEDULE SHEETS FOR ABBREVIATIONS. EGRESS: ALL EGRESS WINDOWS SILL HEIGHTS SHALL NOT BE GREATER THAN 44" A.F.F.
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	SHOWER ENCLOSURE: MAKE/MODEL - AS SELECTED BY OWNER SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE PROOF BARRIER TO A HEIGHT OF 72" (MIN) ABOVE DRAIN INLET SLOPING 1/4"-12" TOWARD FLOOR DRAIN AND AS REQUIRED PER THE CURRENT ADOPTED EDITION OF THE CBC. PROVIDE FLOOR DRAIN CENTERED ON FLOOR. PLACE SHOWER COLUMN SPRAYING AWAY FROM SHOWER ACCESS. PROVIDE MOISTURE SEALED, LATCHING, TEMPERED GLASS SHOWER ENCLOSURE DOOR PANEL IN COMPLIANCE WITH CBC. PROVIDE PRESSURE VALVE OR THERMOSTATIC MIXING VALVE TO LIMIT WATER TEMPERATURE TO 120 DEGREES FAHRENHEIT PER SEC 418. CBC. WATER USAGE FOR SINGLE SHOWERHEADS: < 2.0 GPM @ 80 PSI. WATER USAGE FOR MULTIPLE SHOWERHEADS: < COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
	CABINERY: MAKE/MODEL - AS SELECTED BY OWNER COUNTER TOPS: MAKE/MODEL - AS SELECTED BY OWNER BACKSPASHES: MAKE/MODEL - AS SELECTED BY OWNER CONTRACTOR SHALL COORDINATE EQUIPMENT, UTILITIES, AND SIZE WITH CASEWORK FABRICATOR AND SUB-CONTRACTORS.
	SEE: 8 / A7.11 SHELF & POLE: MAKE/MODEL - AS SELECTED BY OWNER
	SEE: 9 / A7.11 WASHER AND DRYER: MAKE/MODEL - AS SELECTED BY OWNER REQUIRED DRYER VENT DUCT SHALL EXHAUST TO EXTERIOR WITH A MINIMUM OPENING OF 100 SQ. IN. MAKE-UP AIR OF 100 SQ. IN. IS REQUIRED FOR ROOMS CONTAINING A DRYER AND MAY COME FROM OPENING ABOVE DOOR INTO THE HALLWAY. MAKE-UP AIR MAY NOT COME FROM OR EXHAUST TO THE OUTSIDE.
	REFRIGERATOR: MAKE/MODEL - AS SELECTED BY OWNER 33" CLEAR SPACE. PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER. PROVIDE ELECTRICAL OUTLET AT 44".
	KITCHEN SINK: MAKE/MODEL - AS SELECTED BY OWNER SINGLE BOWL W/ GARBAGE DISPOSAL & AIR GAP FOR DISHWASHER. MAX 8" BOWL DEPTH. PROVIDE LEVER TYPE HARDWARE. WATER USAGE: < 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM.
	SINK: MAKE/MODEL - AS SELECTED BY OWNER PROVIDE MIRROR ON WALL BEHIND AND TOWEL RING. WATER USAGE: < 1.2 GPM @ 60 PSI
	RANGE: MAKE/MODEL - AS SELECTED BY OWNER 30" WIDE. ELECTRIC. PROVIDE MICROWAVE WITH BUILT-IN HOOD, LIGHT, AND FAN TO EXTERIOR. PROVIDE MIN 15" WIDE CUTTING BOARD IN ADJACENT CABINET. HOOD: VENT DIRECTLY TO OUTSIDE EXHAUSTING A MIN. OF 100 CFM. CMC AND ENERGY CODE. THE FAN MUST BE LISTED AT 3 SONE OR LESS. RATING MUST BE BASED ON .25 WATER COLUMN OR GREATER. COMPLIANCE 4.6.5, 4.6.7 & ASHRAE 62.2
	DISHWASHER: MAKE/MODEL - AS SELECTED BY OWNER 24" WIDE X 24" DEEP W/ AIR GAP.
	WATER CLOSET: MAKE/MODEL - AS SELECTED BY OWNER WATER CLOSET STALLS SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" CLEAR WIDTH AND SHALL HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL NOT LESS THAN 24" U.N.O. WATER USAGE: < 1.28 GAL/FLUSH

- ADDITIONAL FLOOR PLAN NOTES:**
- CONTRACTOR SHALL COORDINATE EQUIPMENT, UTILITIES, AND SIZE WITH CASEWORK FABRICATOR AND SUB-CONTRACTORS. ALL REQUIRED UTILITIES PER MANUFACTURER'S INSTRUCTIONS SHALL BE ROUTED BY A LICENSED PROFESSIONAL.
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 - ALL WASTE VENTING SHALL BE PLACED MORE THAN 10' FROM, OR NOT LESS THAN 3' ABOVE, AN OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3' IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED.
 - KITCHEN TO HAVE A DEDICATED EXHAUST FAN TO THE OUTSIDE. IF EQUIPPED WITH INTERMITTENT OPERATED EXHAUST FAN, MINIMUM 100 CFMNS IS REQUIRED. IF EQUIPPED WITH CONTINUOUSLY OPERATED EXHAUST FAN AT 5 AIR CHANGES PER HOUR. THE RANGE HOOD OVER STOVE MAY COMPLY WITH VENTED TO OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.

LEGEND: DIMENSIONS

	ROOM SYMBOL: ROOM NAME, ROOM NUMBER, NET AREA, CEILING HEIGHT, AND LENGTH BY WIDTH MEASUREMENTS
	FLOOR FINISH: SELECTED BY OWNER. ANY AREAS WHERE WATER IS PRESENT FLOORING IS TO BE NON-ABSORBENT TILE OR VINYL FLOORING.
	WALL FINISH: AS SELECTED BY OWNER, U.N.O.
	CEILING FINISH: AS SELECTED BY OWNER, U.N.O.
	DOOR SYMBOL: DOOR NUMBER, ROOM NUMBER, DOOR SIZE, STYLE, AND COMMENTS. DOOR NOTES: 1. DOORS NOT DIMENSIONED TO ARE CNTR LOCATED BETWEEN ADJ WALLS. 2. SEE SCHEDULE SHEETS FOR DOOR TYPES.
	WINDOW SYMBOL: DOOR NUMBER, ROOM NUMBER, DOOR SIZE, STYLE, AND COMMENTS. WINDOW NOTES: 1. SEE SCHEDULE SHEETS FOR WINDOW TYPES.

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PROJECT: 2023101401

CLIENT: JAMES LEE

Tel: _____
Email: _____

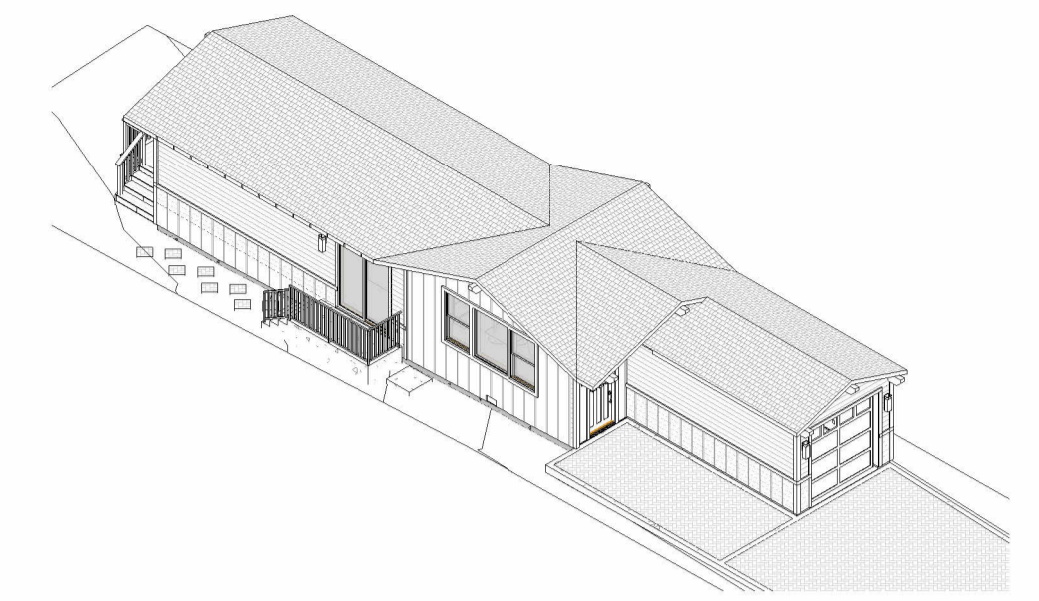
NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

TITLE: FLOOR PLANS
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Project Issue Date: _____
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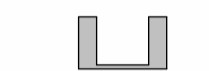
ARCHITECT'S APPROVAL

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SHEET:
A2.11
SHEET: OF SHEETS



LEGEND: ROOF PLAN

-  ROOFING ASPHALT SHINGLES-1: CLASS "A" 15-YEAR (ARCHITECTURAL GRADE) ASPHALT COMPOSITION ROOFING OVER 2-LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP. COLOR AND STYLE TBD.
-  ROOF FASCIA GUTTER-1: 5" HIGH X 4" DEEP X26 GA METAL FASCIA GUTTER PAINT 3-COAT.COLOR AND STYLE AS SELECTED BY OWNER. PROVIDE DOWNSPOUT AT EACH END OF GUTTER RUN UNLESS GUTTER TOTAL LINEAR LENGTH IS LESS THAN 15'-0" TYP. U.N.O.
-  ROOF LOW-PRO VENT-1: 0'HAGGIN STANDARD LOW-PROFILE ROOF VENT: FIRE RESISTANT, WILDLAND URBAN INTERFACE COMPLIANT: 72 SI NFVA PER LOCATION.

ATTIC VENTILATION CALCULATION

AREA	SQUARE FEET		SQUARE INCHES		TOP VENTS	BOT VENTS
	REQ. NFVA (A/300)	REQ. NFVA IN SI (NFVA*144)	REQ. NFVA @ TOP & BOT	VENT NFVA		
1050.83	3.50	504.3984	252.1992	72	3.50	3.50

-USE TWELVE (8) 0'HAGIN ROOF VENTS (72 SQ. IN. NFVA EACH) LOCATED IN VIEW. 4 HIGH & 4 LOW.

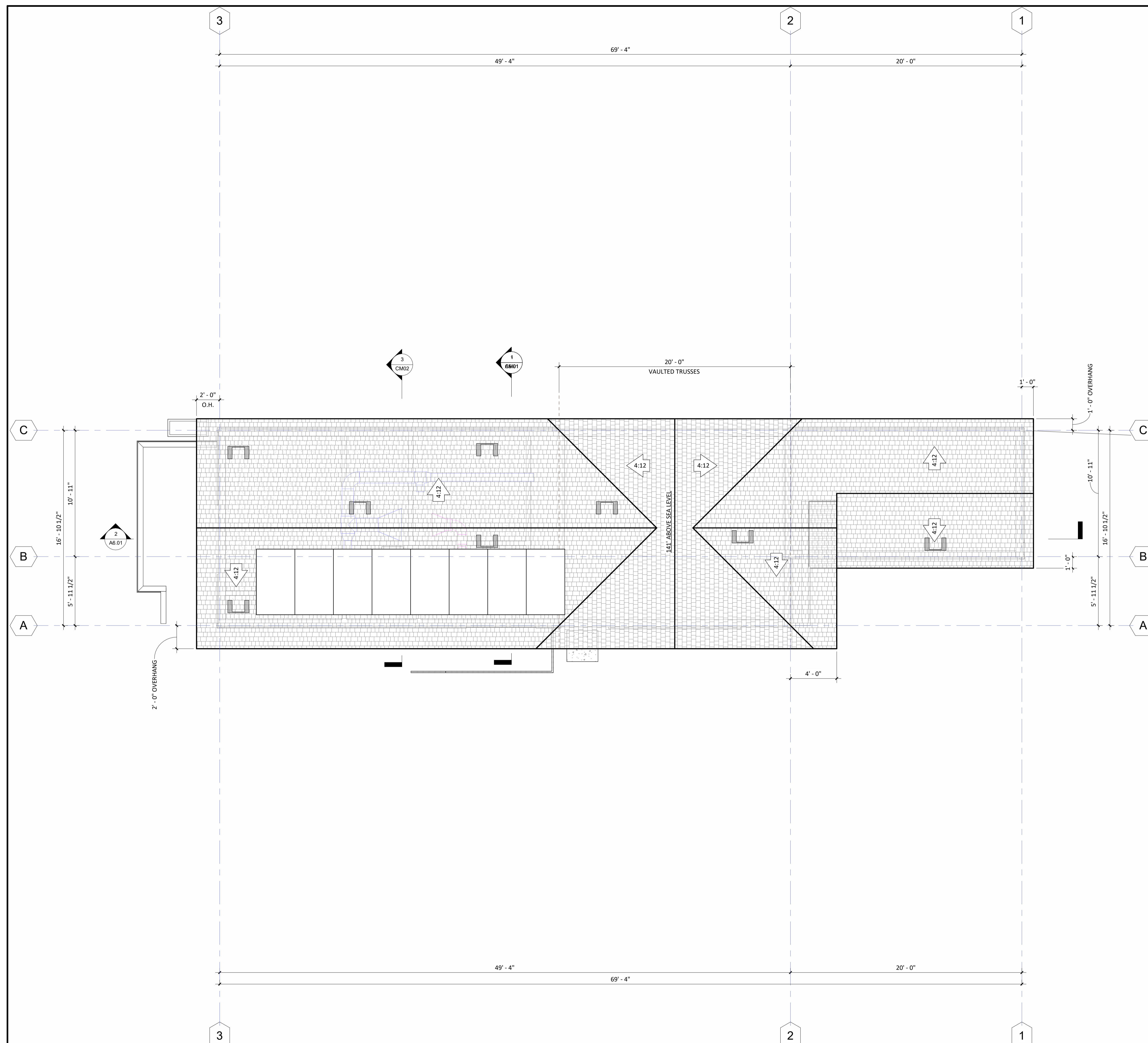
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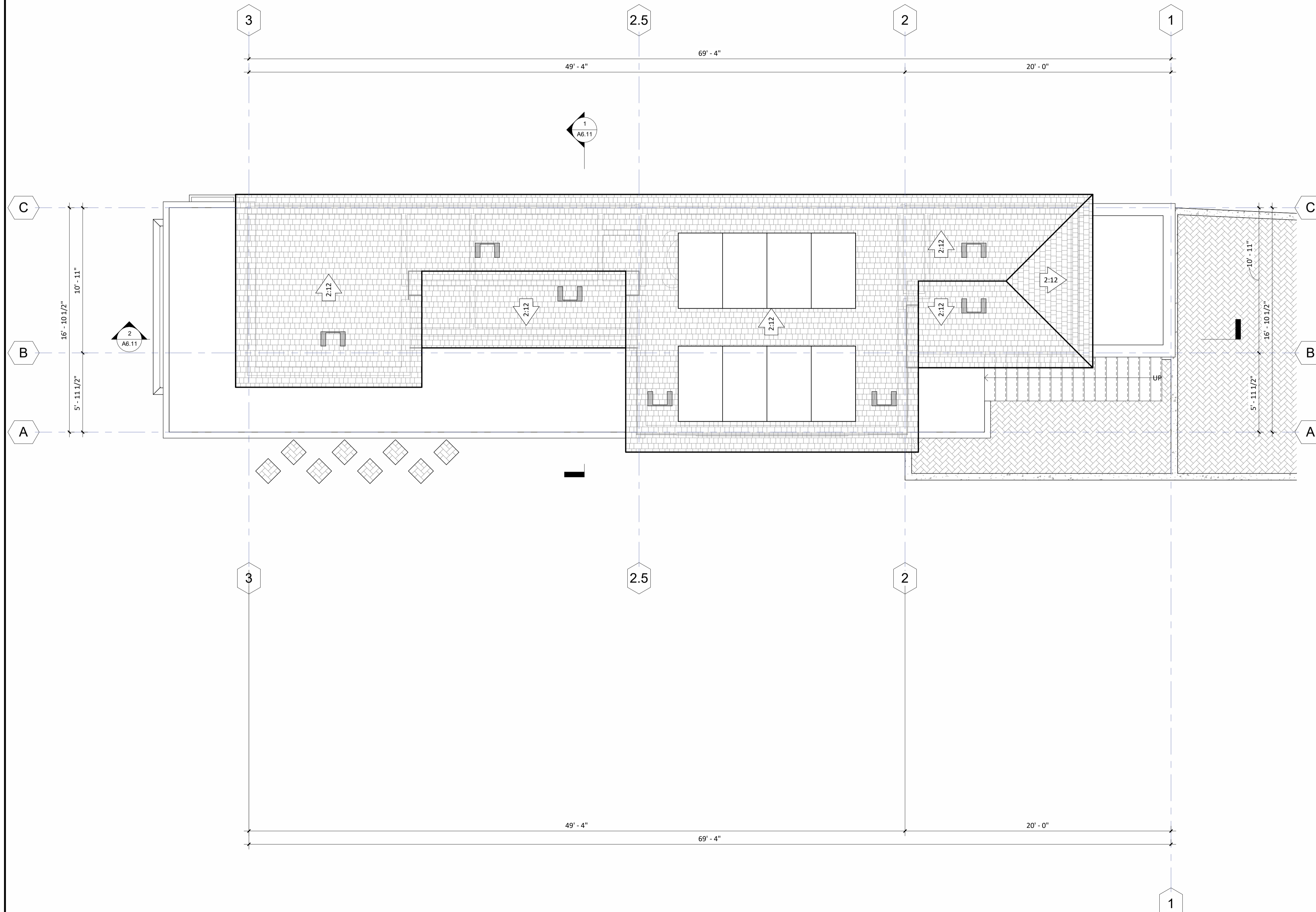
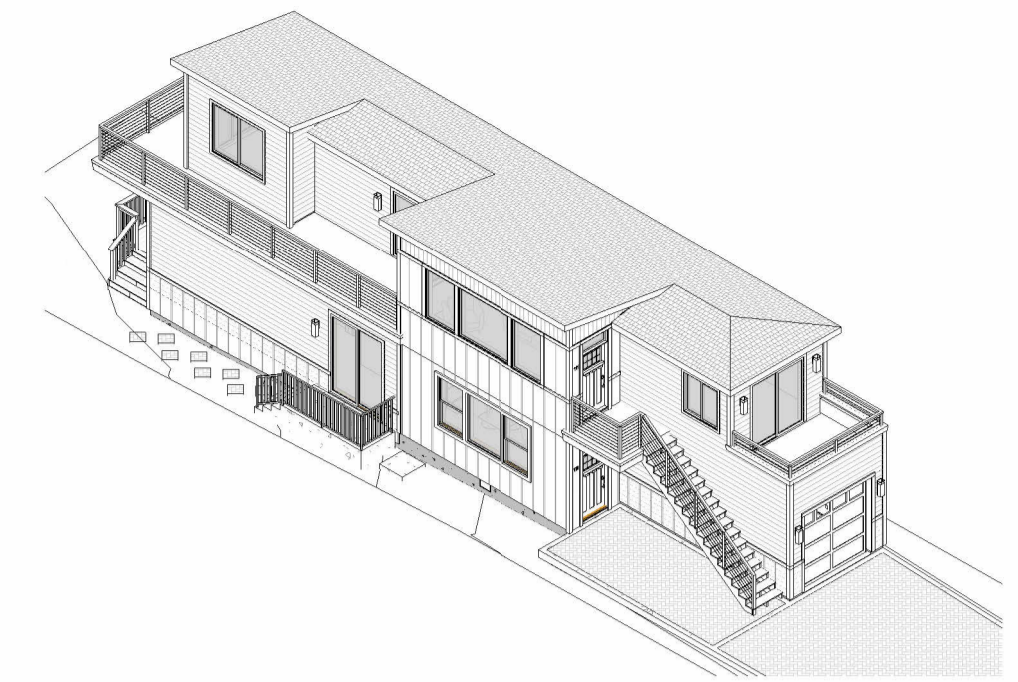
IF IT IS ELECTED THAT ROOF FRAMING IS A PREMANUFACTURED TRUSS SYSTEM, TRUSS MANUFACTURER AND CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BUILDING TRUSSES AND INSTALLING.

SEAN FREITAS, ARCHITECT. LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS AND ACTUAL DIMENSIONS AS USED BY THE TRUSS MANUFACTURER.

ADDITIONAL ROOF NOTES:

1. ALL OPENINGS PERTAINING TO ATTIC VENTILATION SHALL BE COVERED IN 1/8" CORROSION RESISTANT, NON-COMBUSTIBLE METAL MESH. SEC. R806.2, CRC. U.N.O.
2. WHERE VALLEY FLASHING IS INSTALLED, ROOF VALLEYS SHALL BE NO. 26 GAUGE GALVANIZED SHEET METAL OVER MINIMUM 72 LB. CAP SHEET. SEC R327.5, CRC.
3. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. SEC. R327.5, CRC.
4. ROOF COVERING, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
5. VENT AND ROOF STACKS SHALL PROJECT THE MINIMUM DISTANCE REQUIRED BY CODE. PAINT VENTS AND STACKS TO MATCH ROOF MATERIAL COLORS. LOCATED IN AREA LEAST VISIBLE FROM STREET AND CONCEAL IN DORMER VENTS WHENEVER POSSIBLE.
6. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS WHERE POSSIBLE.





LEGEND: ROOF PLAN

- ROOFING ASPHALT SHINGLES-1: CLASS "A" 15-YEAR (ARCHITECTURAL GRADE) ASPHALT COMPOSITION ROOFING OVER 2-LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP. COLOR AND STYLE TBD.
OVERHANG: 1'-0" TYP, U.N.O.
UNDERSIDE FINISH: TONGUE AND GROOVE BOARDS PAINT 3-COAT
- ROOF FASCIA GUTTER-1: 5" HIGH X 4" DEEP X26 GA METAL FASCIA GUTTER PAINT 3-COAT. COLOR AND STYLE AS SELECTED BY OWNER. PROVIDE DOWNSPOUT AT EACH END OF GUTTER RUN UNLESS GUTTER TOTAL LINEAR LENGTH IS LESS THAN 15'-0" TYP, U.N.O.
- ROOF LOW-PRO VENT-1: O'HAGGIN STANDARD LOW-PROFILE ROOF VENT: FIRE RESISTANT, WILDLAND URBAN INTERFACE COMPLIANT: 72 SI NFVA PER LOCATION.

ATTIC VENTILATION CALCULATION

SQUARE FEET		SQUARE INCHES				
AREA	REQ. NFVA (A/300)	REQ. NFVA IN SI (NFVA*144)	REQ. NFVA @ TOP & BOT	VENT NFVA	TOP VENTS	BOT VENTS
<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>

-USE TWELVE (8) O'HAGGIN ROOF VENTS (72 SQ. IN. NFVA EACH) LOCATED IN VIEW. 4 HIGH & 4 LOW.

TRUSS SYSTEM NOTE:

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6. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS WHERE POSSIBLE.

NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

TITLE:
ROOF PLAN

ISSUES:

Project Issue Date:	
Project Status:	
Sheet Issue Date:	2/1/24
Revision Number:	
Revision Date:	

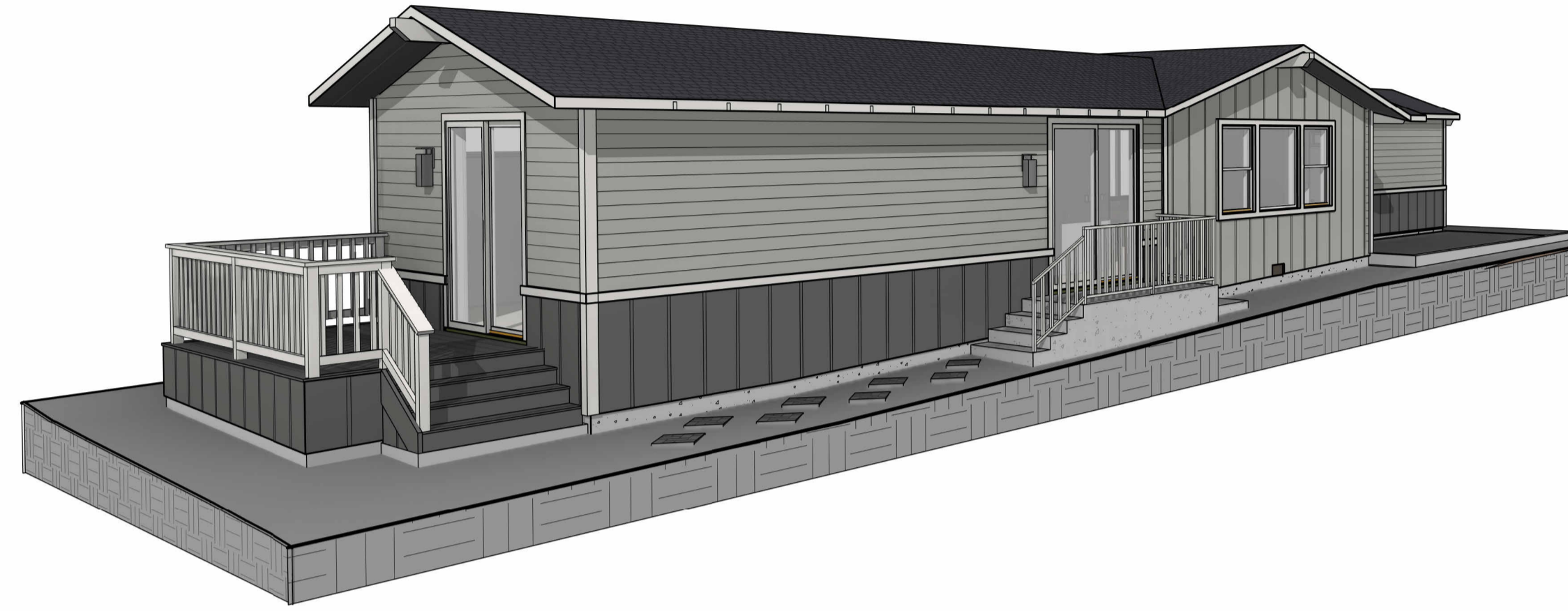


THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

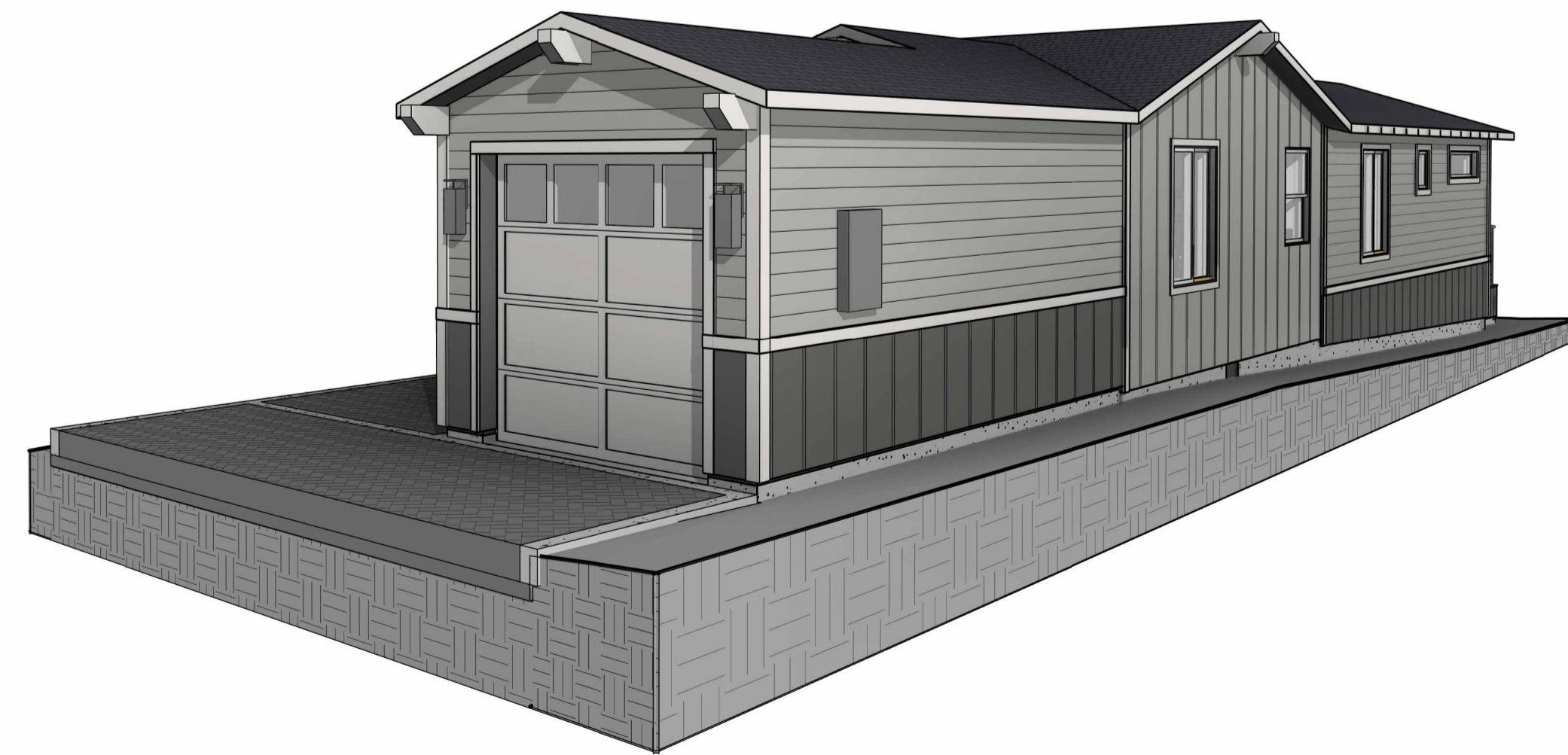
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A3.11
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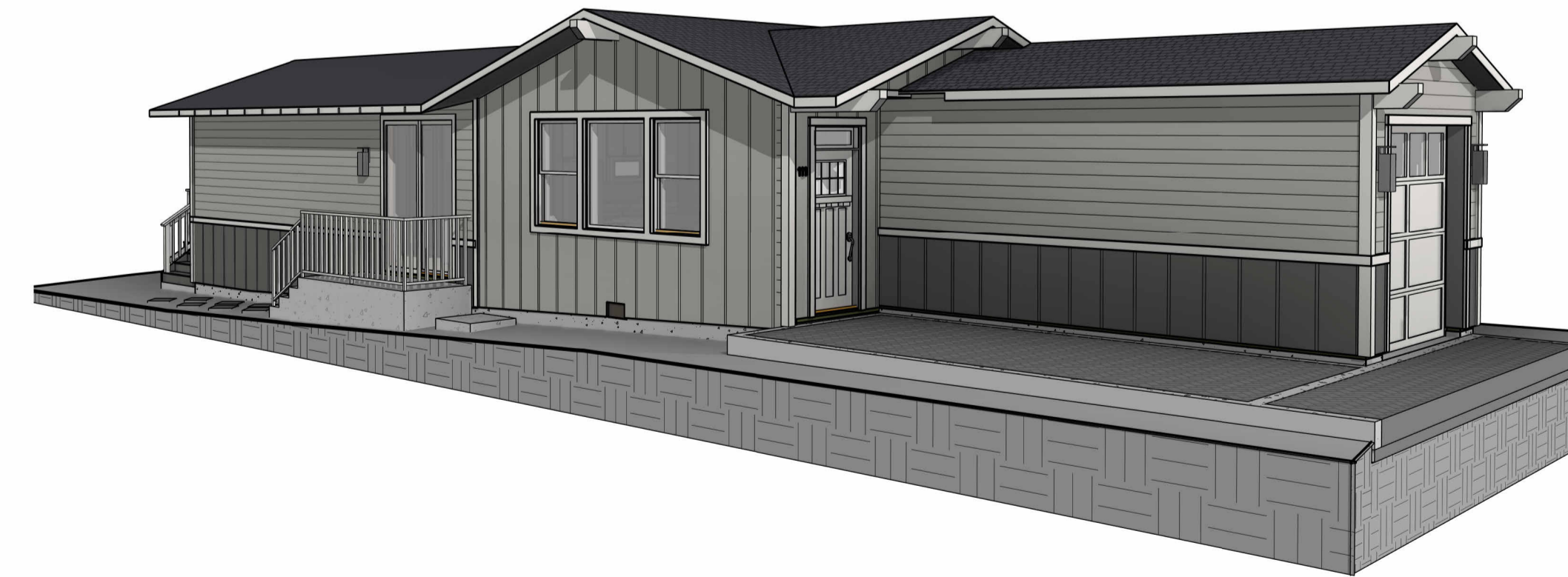
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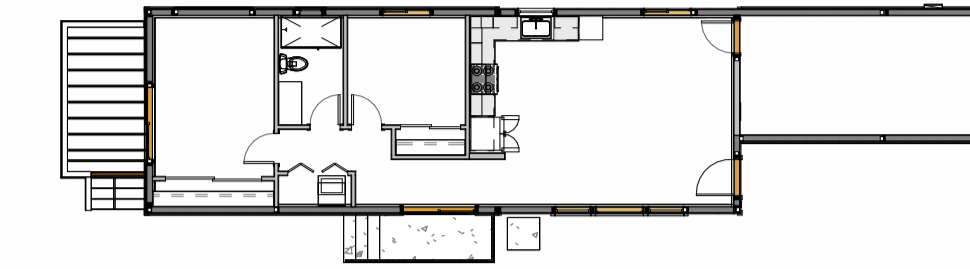
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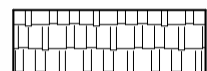
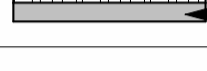
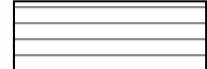
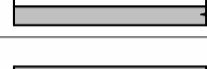
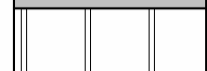
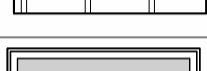

VIEW 3 3



VIEW 1 1



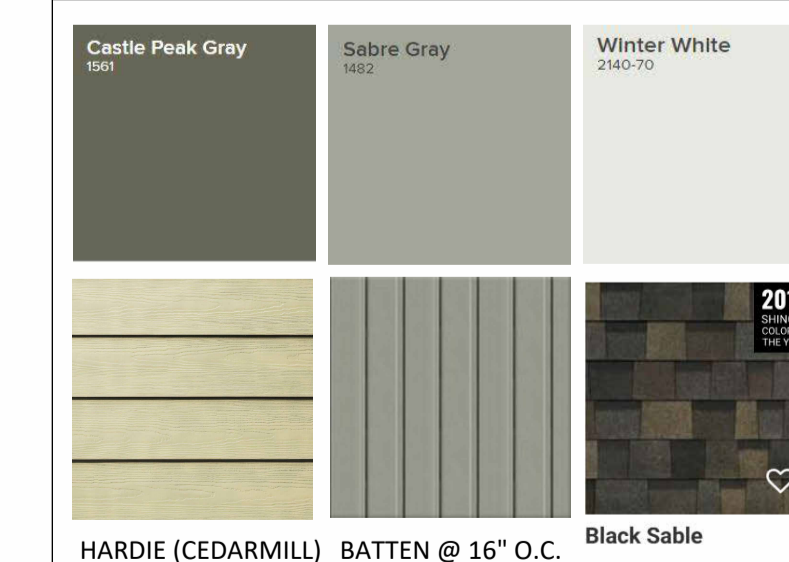
LEGEND: ELEVATIONS EXTERIOR

-  CLASS "A" ASPHALT SHINGLES: SEE ROOF PLAN FOR ADDITIONAL INFORMATION
-  ROOF FASCIA GUTTER-1: SEE ROOF PLAN FOR ADDITIONAL INFORMATION
-  LAP SIDING: HARDIE PLANK FIBER CEMENT LAP SIDING (CEDARMILL) OVER 2-LAYERS OF GRADE D BUILDING PAPER AND 3/8" MIN. OSB SHEATHING. COLOR: SEE ELEVATIONS. 2X4 TRIM OVER 1X SPACER, KEY FOR STUCCO. PAINT 3-COAT TRIM.
-  BOARD & BATTEN SIDING: HARDIE VERTICAL SIDING (CEDARMILL) W/ BATTEN @ 16" O.C. OVER 2-LAYERS OF GRADE D BUILDING PAPER AND 3/8" MIN. OSB SHEATHING. COLOR: SEE ELEVATIONS
-  WINDOWS-1: MAKE/MODEL - AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
FRAME: VINYL - COLOR: CLAY
GRID PATTERN: 2X1 UPPER PANEL
2X4 TRIM & SHUTTERS WHERE OCCURS: PAINT 3-COAT AS SELECTED BY OWNER.
-  DOORS-1: MAKE/MODEL - (S80) SLIDING GLASS DOOR. CAULK & FLASH ALL EXTERIOR JOINTS (TYP) PER MANUFACTURER'S SPECIFICATIONS.
FRAME: VINYL - COLOR: CLAY
2X4 TRIM WHERE OCCURS: PAINT 3-COAT AS SHOWN ON ELEVATIONS
-  DOORS-1: MAKE/MODEL AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
2X4 TRIM WHERE OCCURS: PAINT 3-COAT AS SHOWN ON ELEVATIONS
PANEL STYLE: THREE-PANEL SMOOTH OR AS SELECTED BY OWNER.

ADDITIONAL ELEVATION NOTES:

1. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, SHALL BE INTERNALLY ILLUMINATED, AND AT LEAST 6" ABOVE FINISH SURFACE OF DRIVEWAY.
2. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
3. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.
4. ALL FOAM TRIM IS ATTACHED WITH AN ACRYLIC BASED GLUE.
5. EXTERIOR PORCH CEILINGS SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE PORCH CEILING.
6. FLOOR PROJECTIONS SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
7. DECKING SHALL BE 1-1/4 INCH MINIMUM THICKNESS SOLID WOOD OR A PRODUCT APPROVED BY OSFM BLM.
8. PROVIDE MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS PER 2019 CRC SECTION R303.5.1.

MATERIALS:

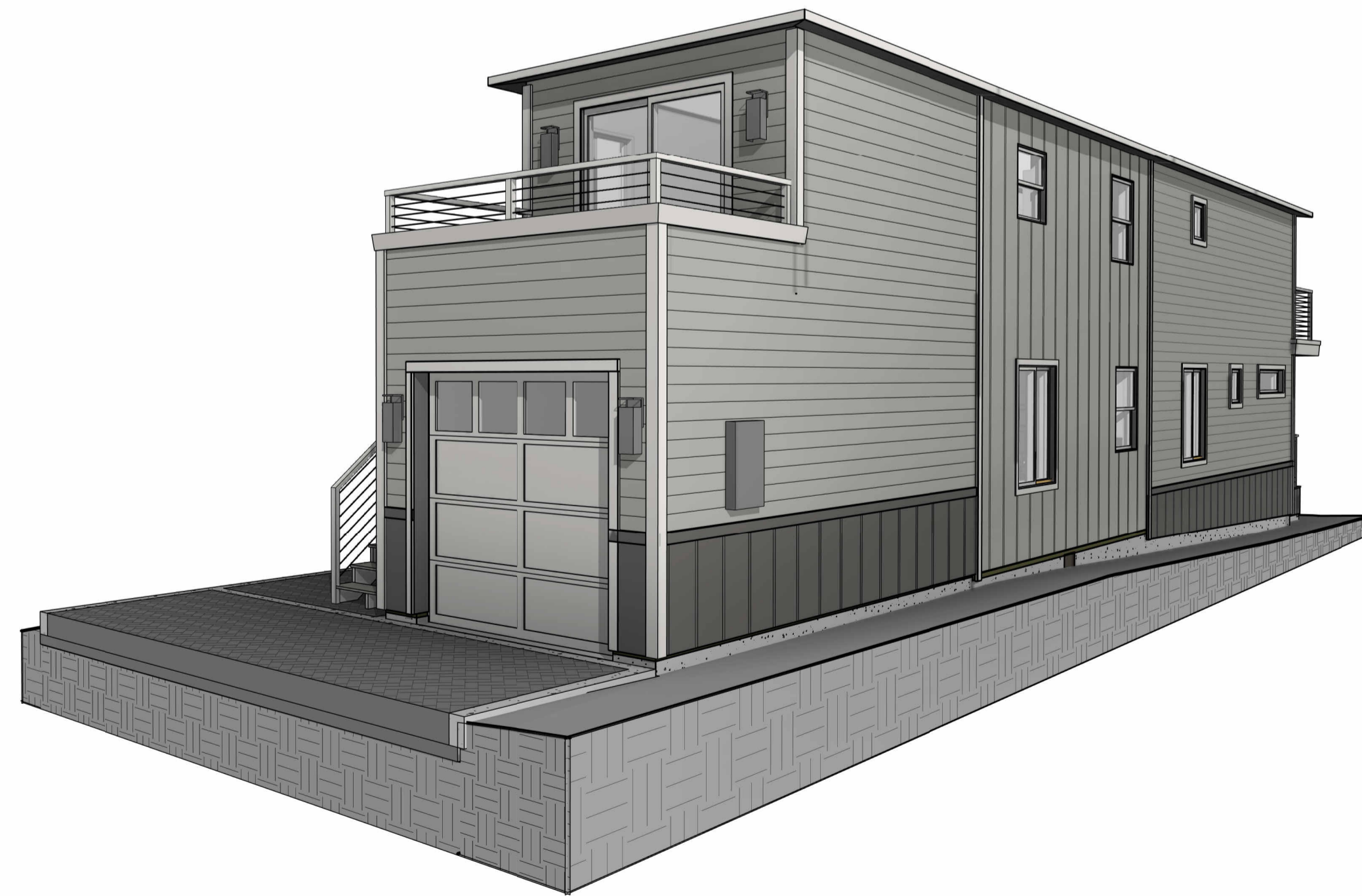




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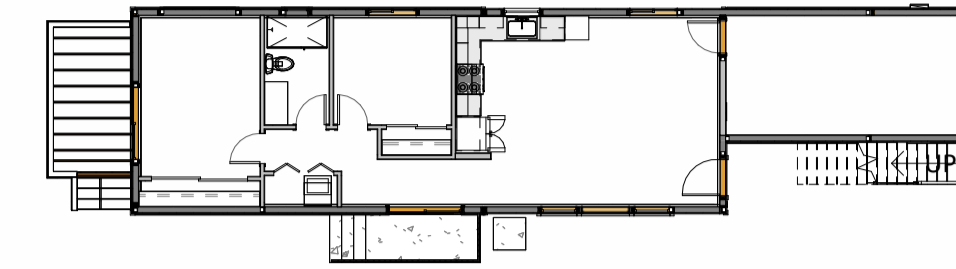
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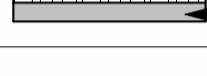
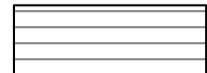
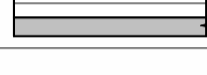
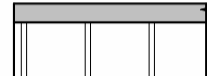



VIEW 3 3



VIEW 1 1



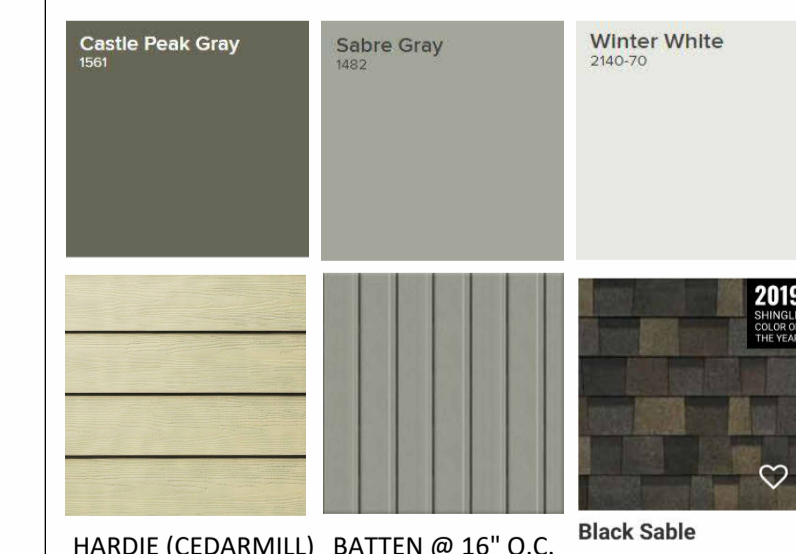
LEGEND: ELEVATIONS EXTERIOR

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-  WINDOWS-1: MAKE/MODEL - AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
FRAME: VINYL - COLOR: CLAY
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2X4 TRIM & SHUTTERS WHERE OCCURS: PAINT 3-COAT AS SELECTED BY OWNER.
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2X4 TRIM WHERE OCCURS: PAINT 3-COAT AS SHOWN ON ELEVATIONS
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PANEL STYLE: THREE-PANEL SMOOTH OR AS SELECTED BY OWNER.

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6. FLOOR PROJECTIONS SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
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MATERIALS:



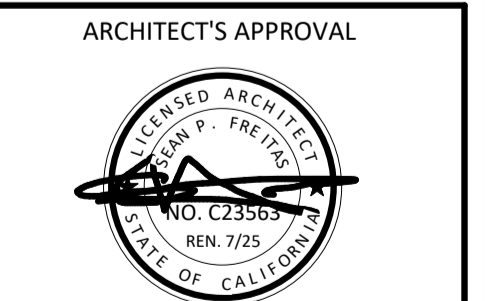
CLIENT: JAMES LEE
Tel: _____
Email: _____

NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

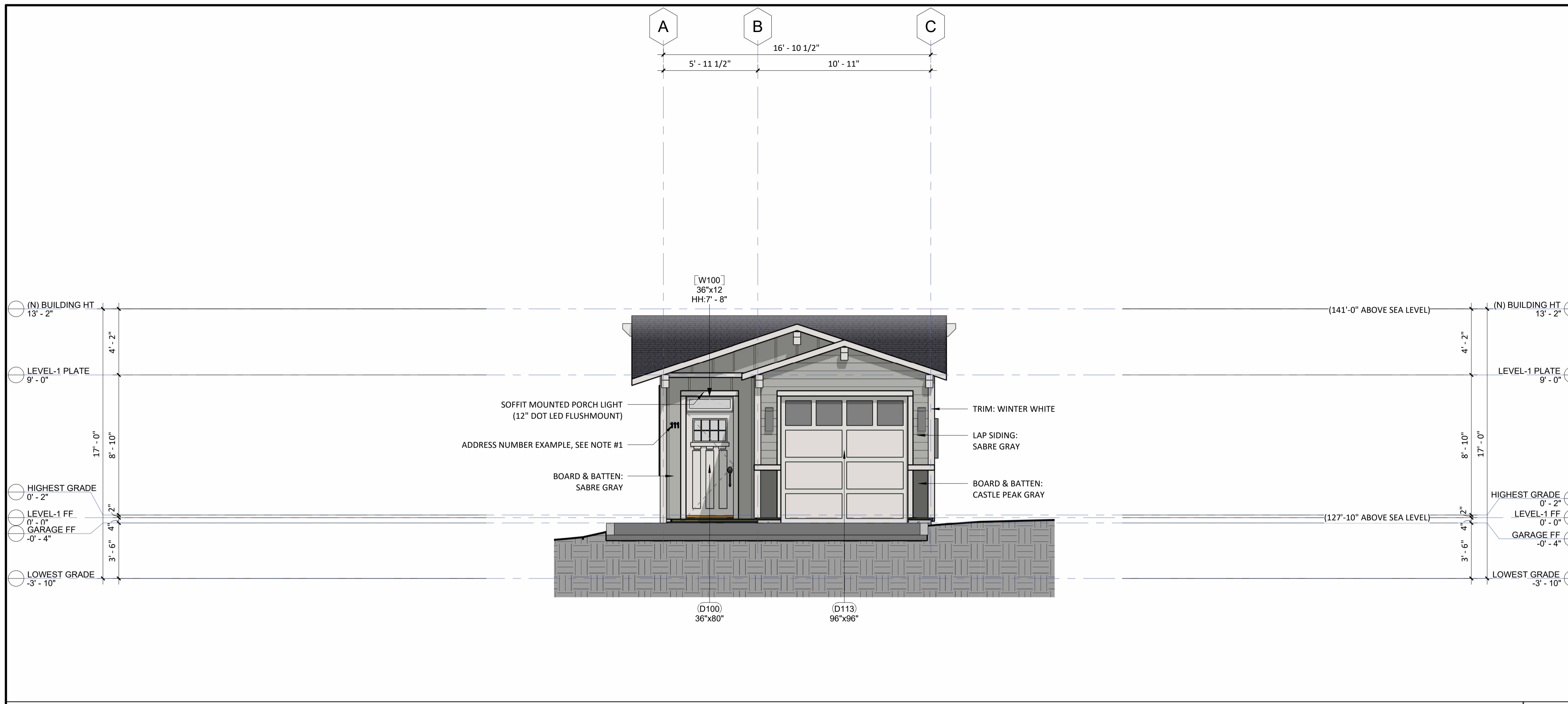
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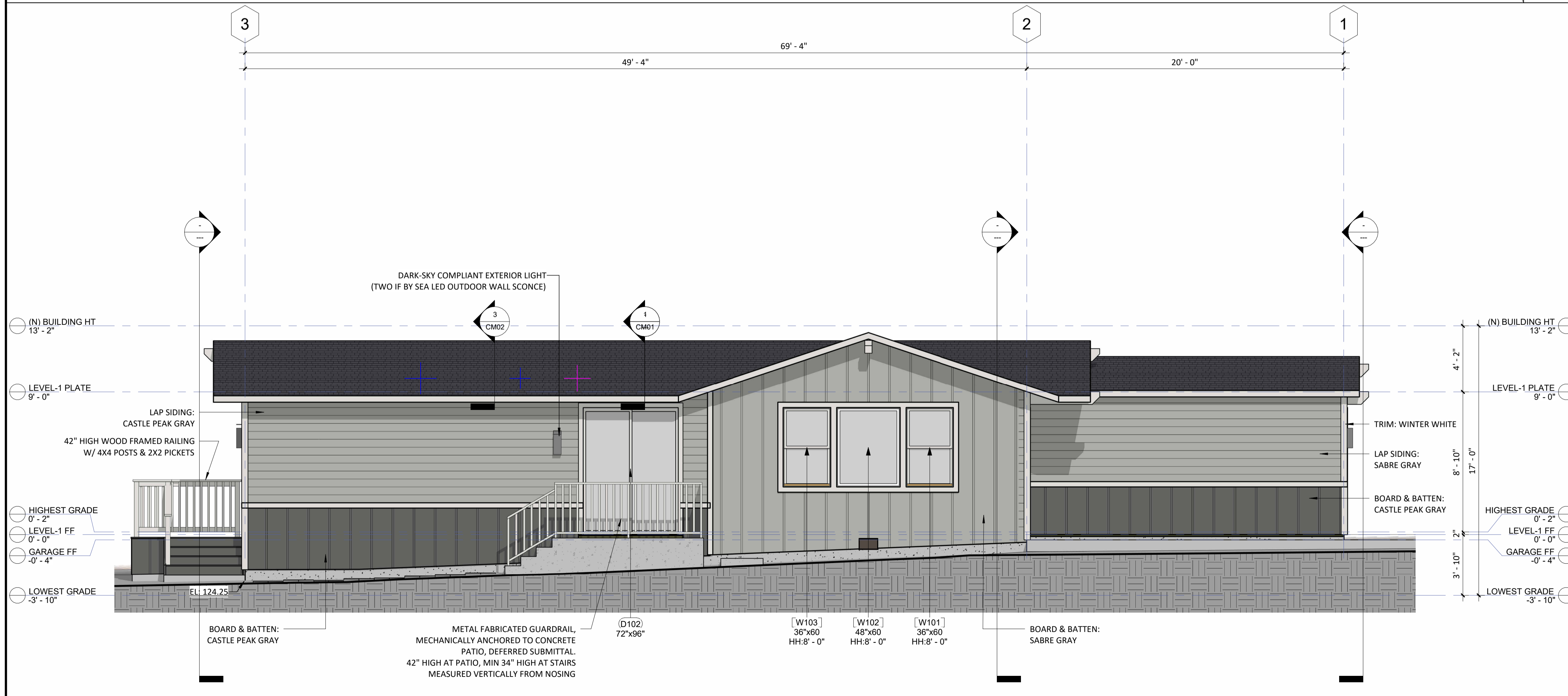
Project Issue Date:	
Project Status:	
Sheet Issue Date:	2/1/24
Revision Number:	
Revision Date:	



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S/EAST FACING
1/4" = 1'-0" 2



S/WEST FACING
1/4" = 1'-0" 1

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- FRAME: VINYL - COLOR: CLAY
- GRID PATTERN: 2X1 UPPER PANEL
- 2X4 TRIM & SHUTTERS WHERE OCCURS: PAINT 3-COAT AS SELECTED BY OWNER.
- DOORS-1: MAKE/MODEL - (SBD) SLIDING GLASS DOOR. CAULK & FLASH ALL EXTERIOR JOINTS (TYP) PER MANUFACTURER'S SPECIFICATIONS.
- FRAME: VINYL - COLOR: CLAY
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- 2X4 TRIM WHERE OCCURS: PAINT 3-COAT AS SHOWN ON ELEVATIONS
- PANEL STYLE: THREE-PANEL SMOOTH OR AS SELECTED BY OWNER.

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 - PROVIDE MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS PER 2019 CRC SECTION R303.5.1.

MATERIALS:

Castle Peak Gray [CM1]	Sabre Gray [CM2]	Winter White [CM3]
HARDIE (CEDARMILL)	BATTEN @ 16" O.C.	Black Sable

GRAPHIA
ARCHITECTURE & ENGINEERING

100 GATEWAY DRIVE, SUITE 120
LINCOLN, CA 95648
(916) 209-9890
Sean@GRAPHIA.com
GRAPHIA.com

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PROJECT: 2023101401

CLIENT: JAMES LEE
Tel: _____
Email: _____

NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

TITLE:
EXISTING ELEVATIONS

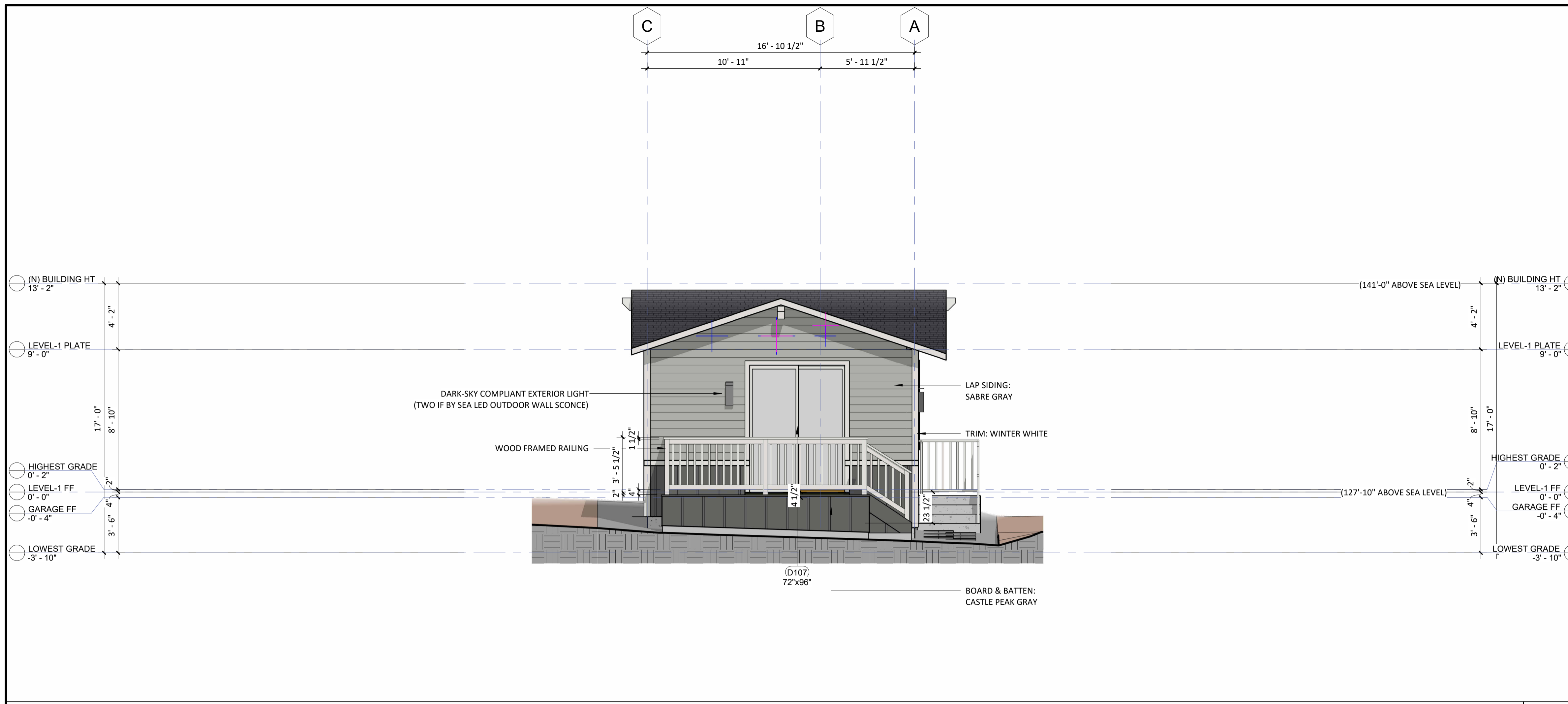
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Project Status:	
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Revision Number:	2
Revision Date:	1/1/22

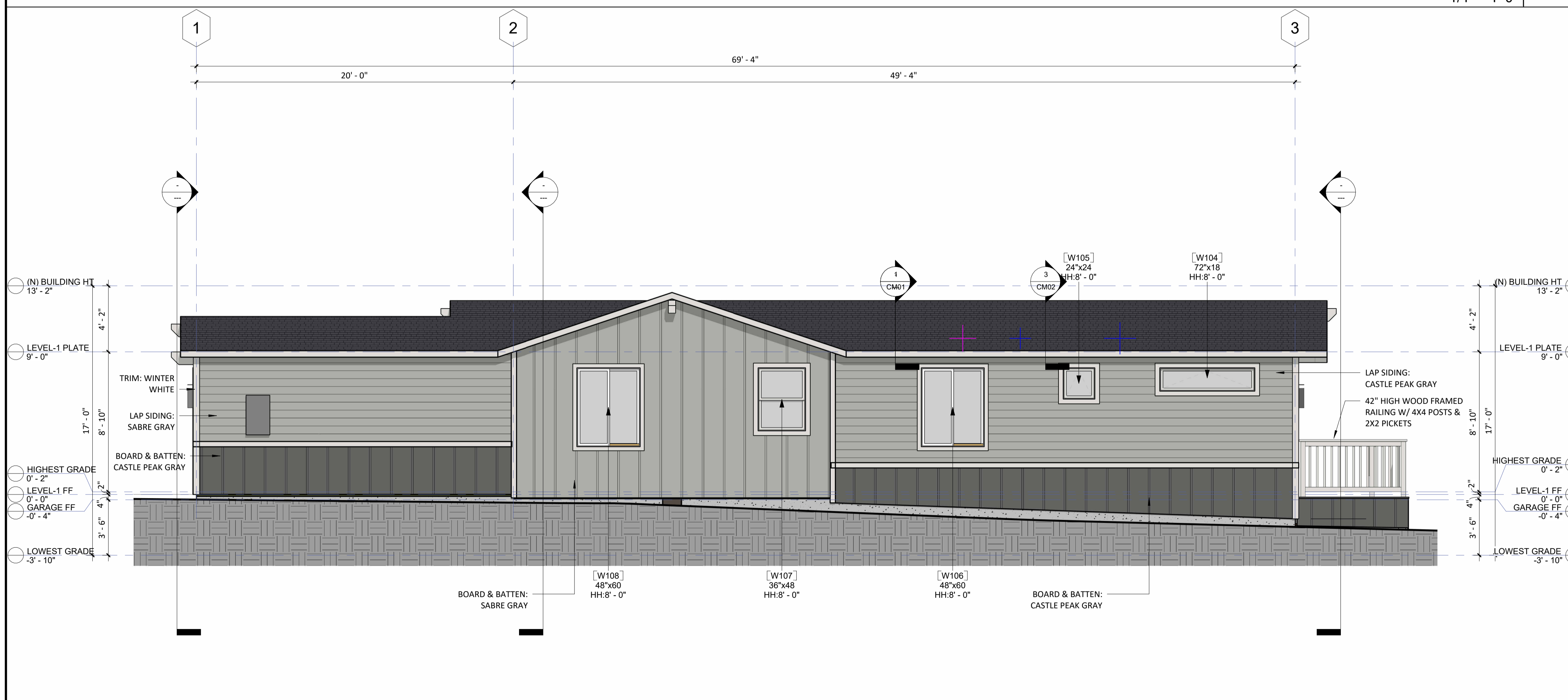
ARCHITECT'S APPROVAL

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:
A5.50
SHEET: OF SHEETS



N/WEST FACING
1/4" = 1'-0" 2



N/EAST FACING
1/4" = 1'-0" 1

LEGEND: ELEVATIONS EXTERIOR

	CLASS "A" ASPHALT SHINGLES: SEE ROOF PLAN FOR ADDITIONAL INFORMATION
	ROOF FASCIA GUTTER-1: SEE ROOF PLAN FOR ADDITIONAL INFORMATION
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	WINDOWS-1: MAKE/MODEL - AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O. FRAME: VINYL - COLOR: CLAY GRID PATTERN: 2X1 UPPER PANEL 2X4 TRIM & SHUTTERS WHERE OCCURS: PAINT 3-COAT AS SELECTED BY OWNER.
	DOORS-1: MAKE/MODEL - (SBO) SLIDING GLASS DOOR. CAULK & FLASH ALL EXTERIOR JOINTS (TYP) PER MANUFACTURER'S SPECIFICATIONS. FRAME: VINYL - COLOR: CLAY 2X4 TRIM WHERE OCCURS: PAINT 3-COAT AS SHOWN ON ELEVATIONS
	DOORS-1: MAKE/MODEL AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O. 2X4 TRIM WHERE OCCURS: PAINT 3-COAT AS SHOWN ON ELEVATIONS PANEL STYLE: THREE-PANEL SMOOTH OR AS SELECTED BY OWNER.

- ADDITIONAL ELEVATION NOTES:**
1. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. SHALL BE INTERNALLY ILLUMINATED, AND AT LEAST 6' ABOVE FINISH SURFACE OF DRIVEWAY.
 2. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 3. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.
 4. ALL FOAM TRIM IS ATTACHED WITH AN ACRYLIC BASED GLUE.
 5. EXTERIOR PORCH CEILING SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE PORCH CEILING.
 6. FLOOR PROJECTIONS SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
 7. DECKING SHALL BE 1-1/4 INCH MINIMUM THICKNESS SOLID WOOD OR A PRODUCT APPROVED BY OSFM BLM.
 8. PROVIDE MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS PER 2019 CRC SECTION R303.5.1.

MATERIALS:

GRAPHIA
ARCHITECTURE & ENGINEERING

100 GATEWAY DRIVE, SUITE 120
LINCOLN, CA 95648
(916) 209-9890
Sean@GRAPHIA.com
GRAPHIA.com

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PROJECT: 2023101401

CLIENT: JAMES LEE
Tel: _____
Email: _____

NEW ADU ADDITION FOR:
JAMES LEE
157 AVENUE PORTOLA
EL GRANADA, CA 94019

TITLE:
EXISTING ELEVATIONS

ISSUES:

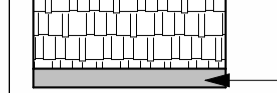
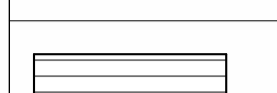
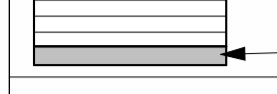
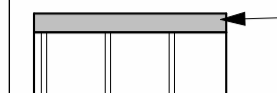



Project Issue Date:	
Project Status:	
Sheet Issue Date:	1/15/22
Revision Number:	2
Revision Date:	1/1/22

ARCHITECT'S APPROVAL

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:
A5.51
SHEET: OF SHEETS

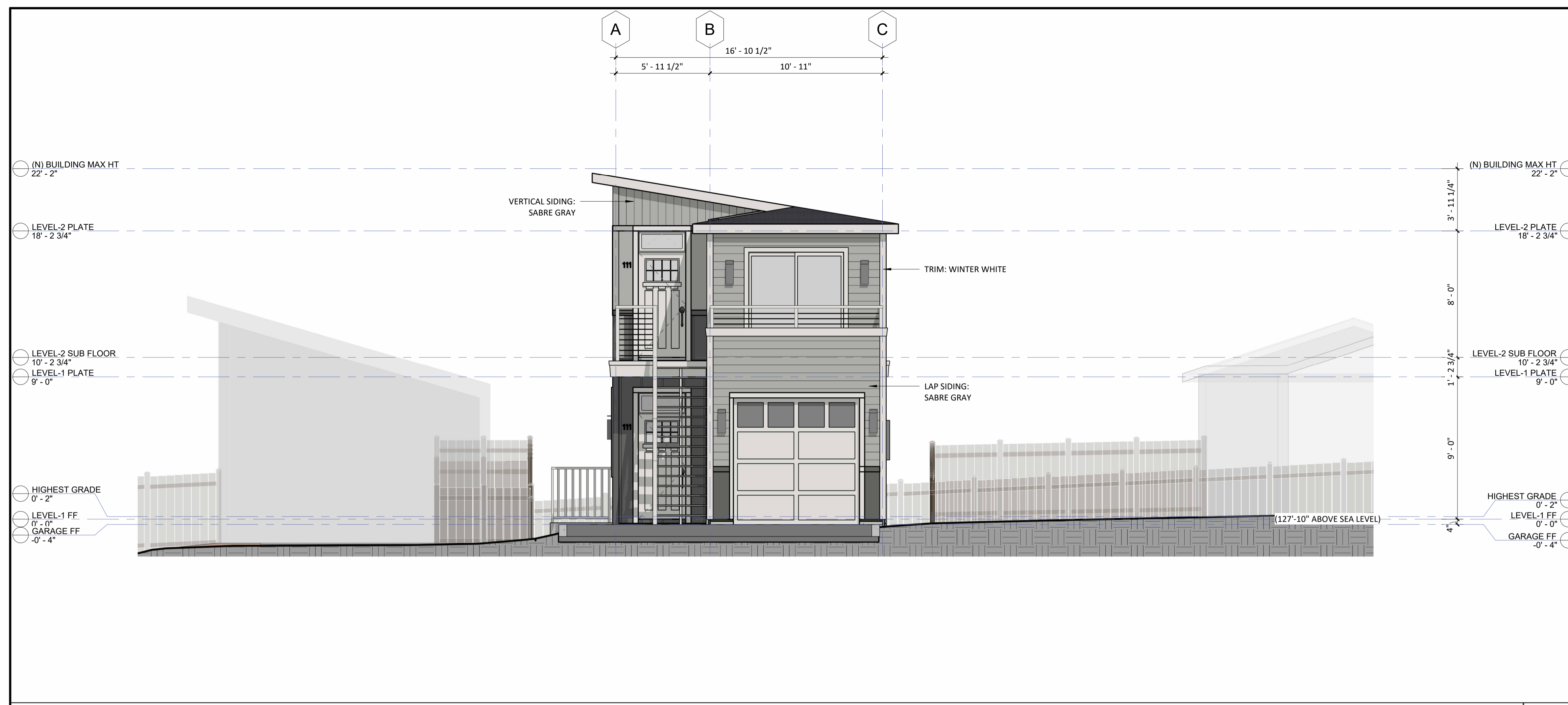
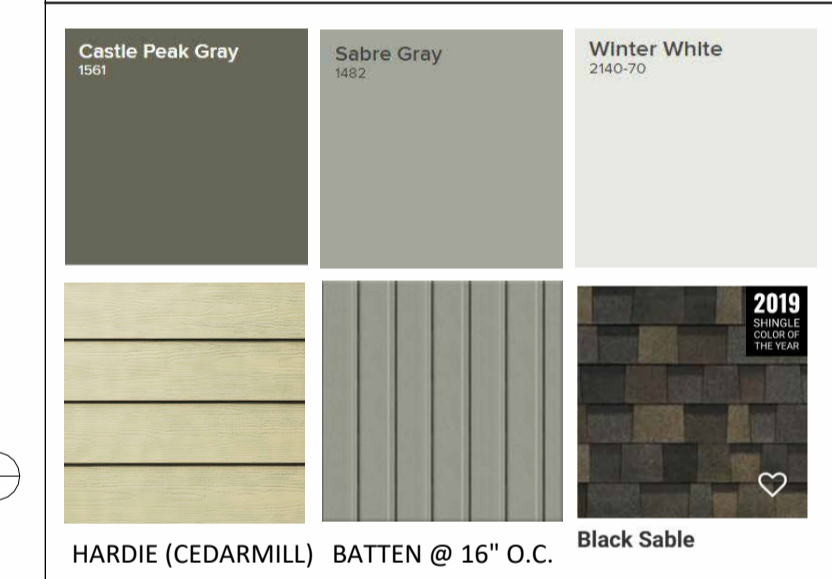
LEGEND: ELEVATIONS EXTERIOR

-  CLASS "A" ASPHALT SHINGLES: SEE ROOF PLAN FOR ADDITIONAL INFORMATION
-  ROOF FASCIA GUTTER-1: SEE ROOF PLAN FOR ADDITIONAL INFORMATION
-  LAP SIDING: HARDIE PLANK FIBER CEMENT LAP SIDING (CEDARMILL) OVER 2-LAYERS OF GRADE D BUILDING PAPER AND 3/8" MIN. OSB SHEATHING. COLOR: SEE ELEVATIONS.
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-  WINDOWS-1: MAKE/MODEL - AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
FRAME: VINYL - COLOR: CLAY
GRID PATTERN: 2X1 UPPER PANEL
2X4 TRIM & SHUTTERS WHERE OCCURS: PAINT 3-COAT AS SELECTED BY OWNER.
-  DOORS-1: MAKE/MODEL - (SBO) SLIDING GLASS DOOR. CAULK & FLASH ALL EXTERIOR JOINTS (TYP) PER MANUFACTURER'S SPECIFICATIONS.
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2X4 TRIM WHERE OCCURS: PAINT 3-COAT AS SHOWN ON ELEVATIONS
PANEL STYLE: THREE-PANEL SMOOTH OR AS SELECTED BY OWNER.

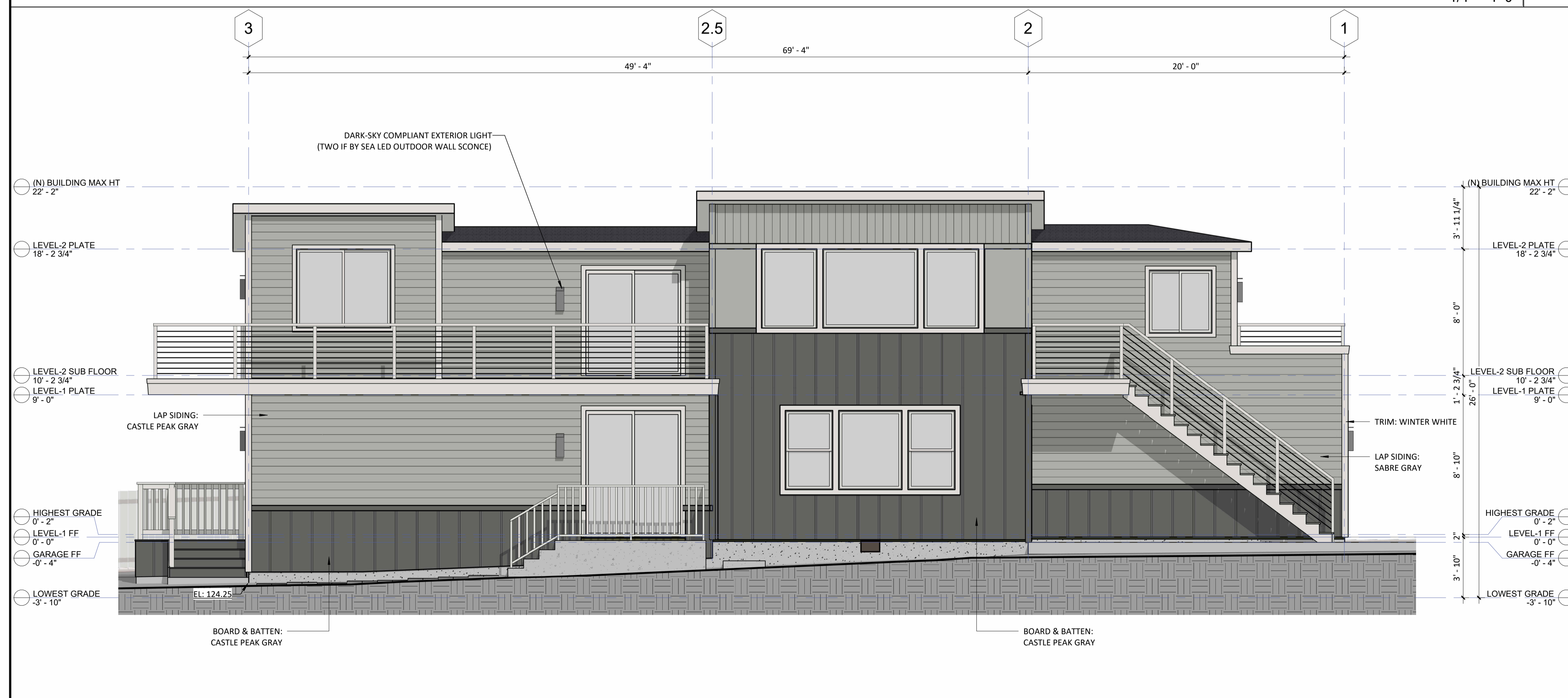
ADDITIONAL ELEVATION NOTES:

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8. PROVIDE MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS PER 2019 CRC SECTION R303.5.1.

MATERIALS:

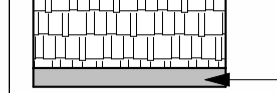
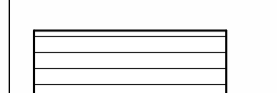
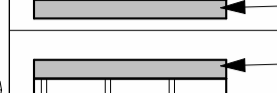






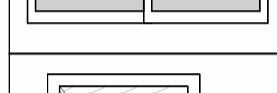






S/EAST FACING
1/4" = 1'-0" 2



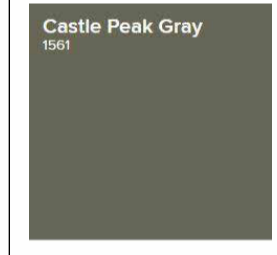


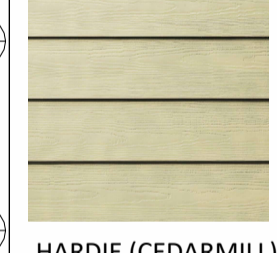


S/WEST FACING
1/4" = 1'-0" 1

LEGEND: ELEVATIONS EXTERIOR

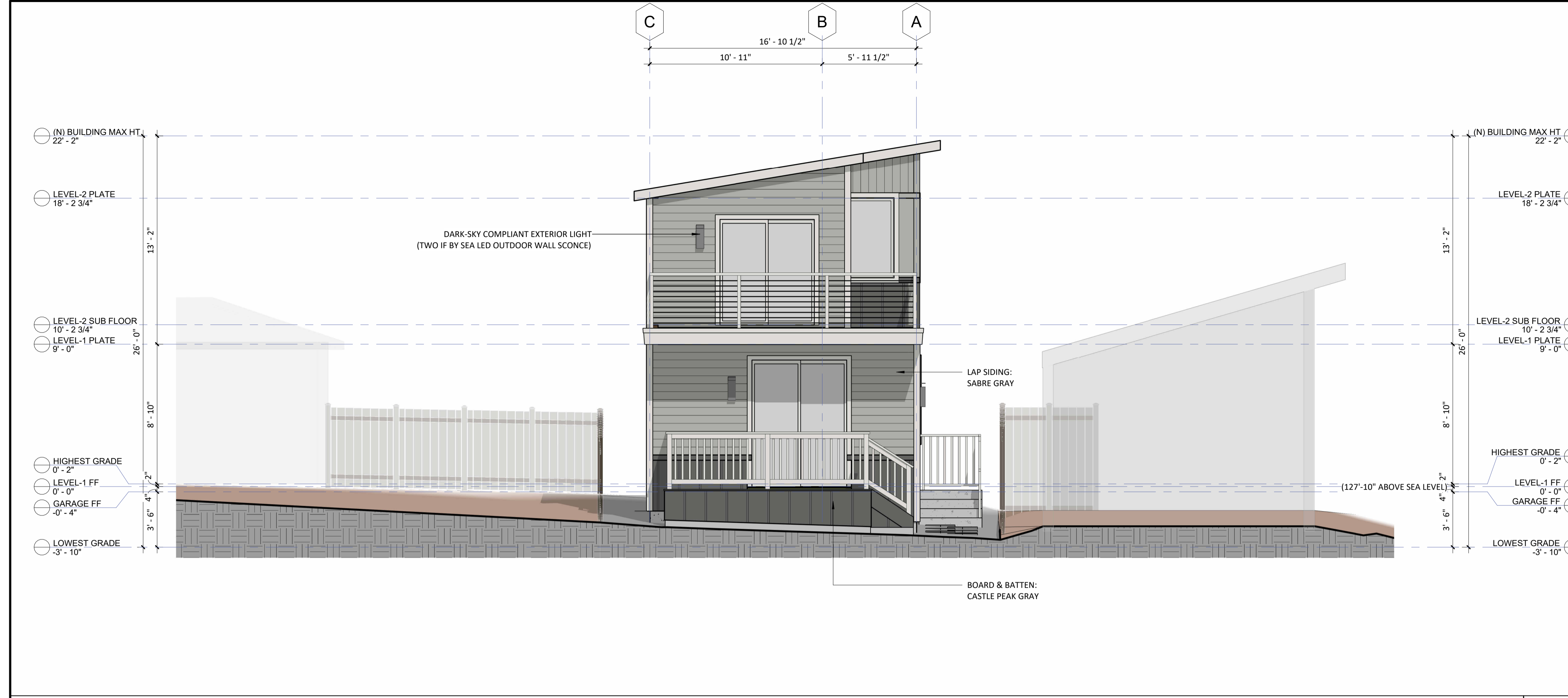
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-  FRAME: VINYL - COLOR: CLAY
GRID PATTERN: 2X1 UPPER PANEL
-  2X4 TRIM & SHUTTERS WHERE OCCURS: PAINT 3-COAT AS SELECTED BY OWNER.
-  DOORS-1: MAKE/MODEL - (SBO) SLIDING GLASS DOOR. CAULK & FLASH ALL EXTERIOR JOINTS (TYP) PER MANUFACTURER'S SPECIFICATIONS.
-  FRAME: VINYL - COLOR: CLAY
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MATERIALS:

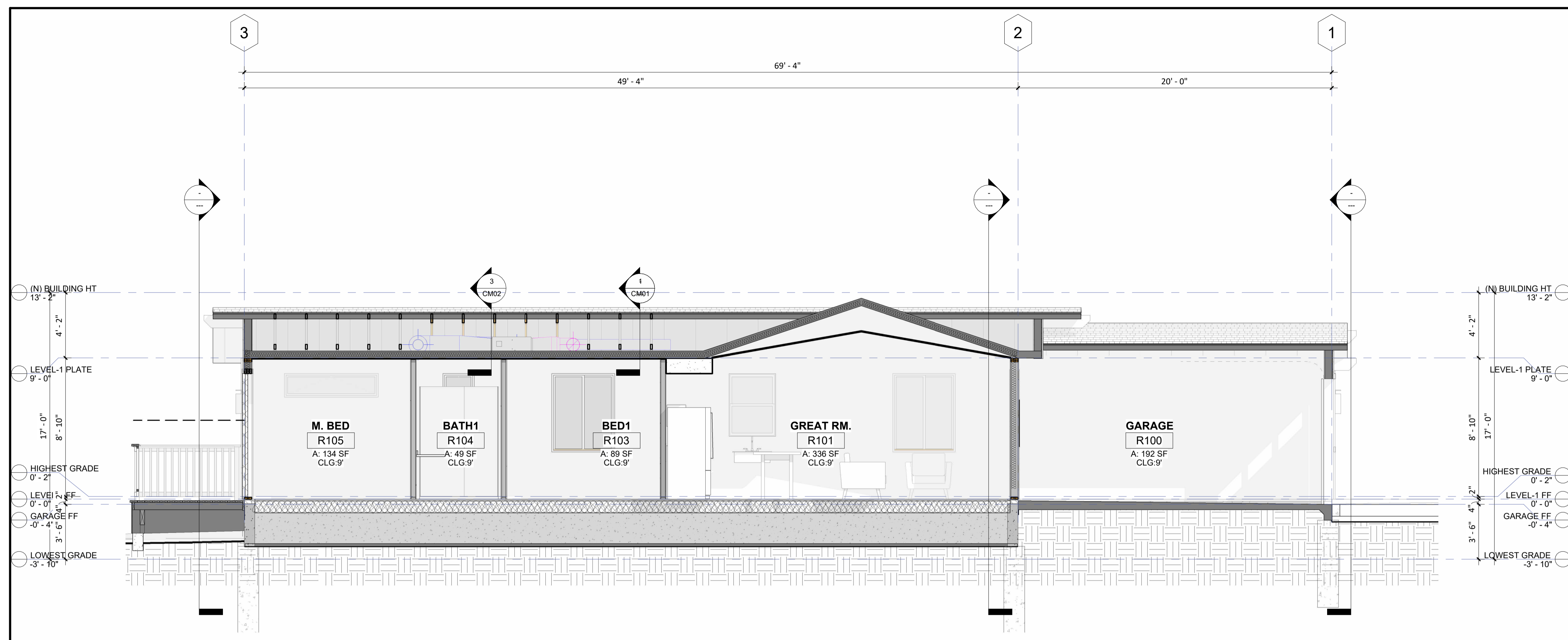
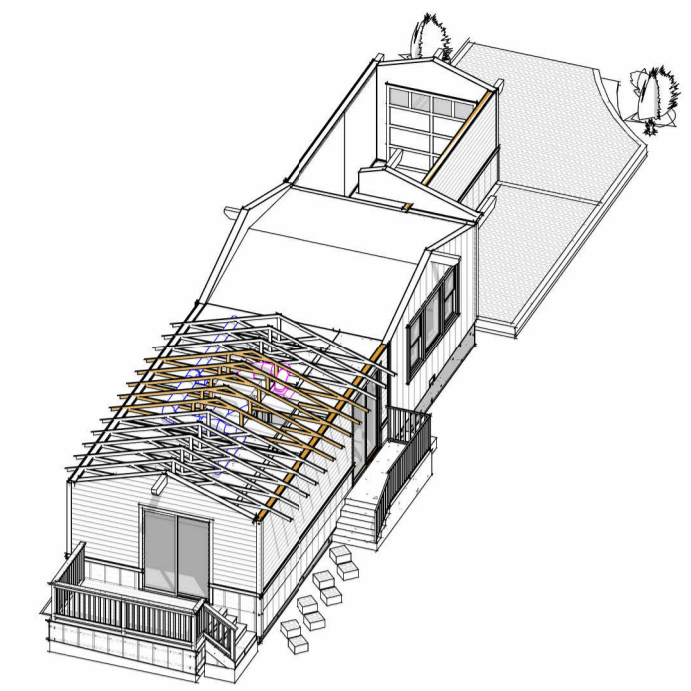
HARDIE (CEDARMILL) BATTEN @ 16" O.C. Black Sable



N/WEST FACING
1/4" = 1'-0" 2

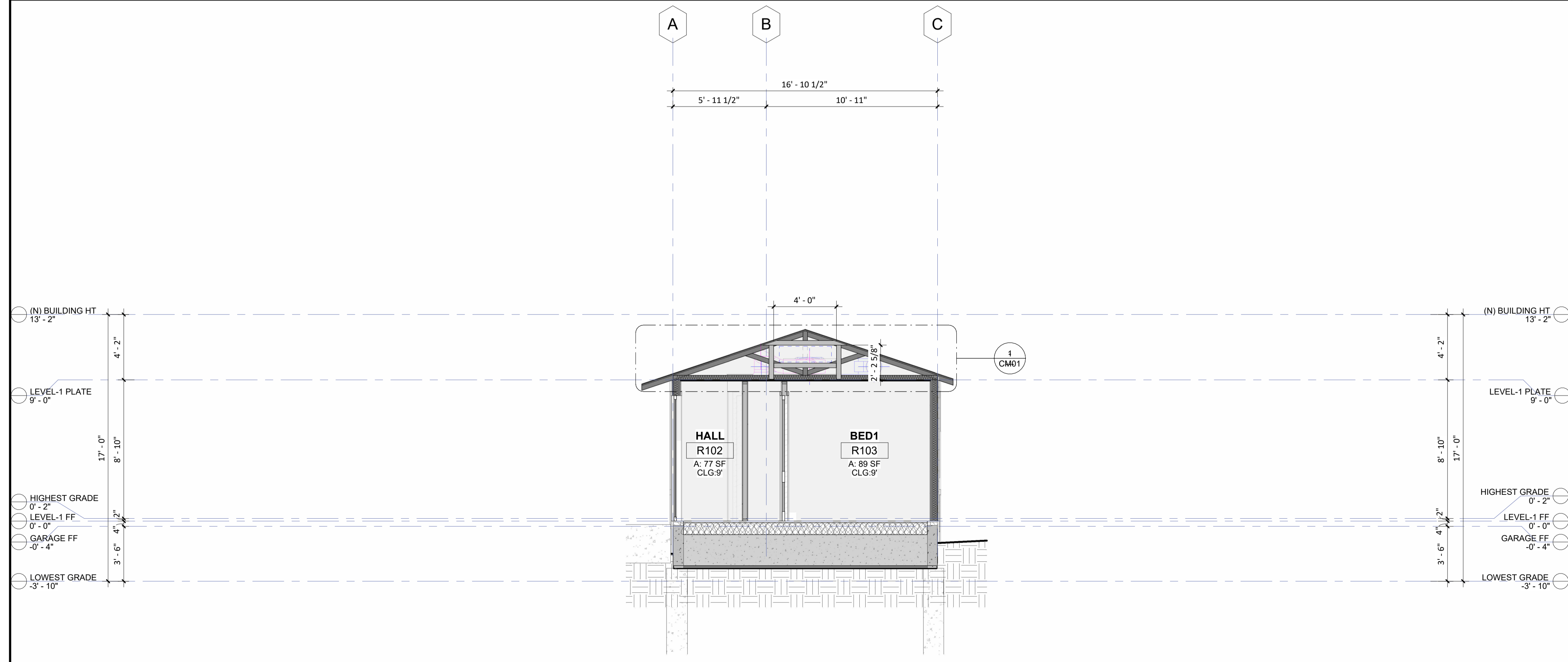


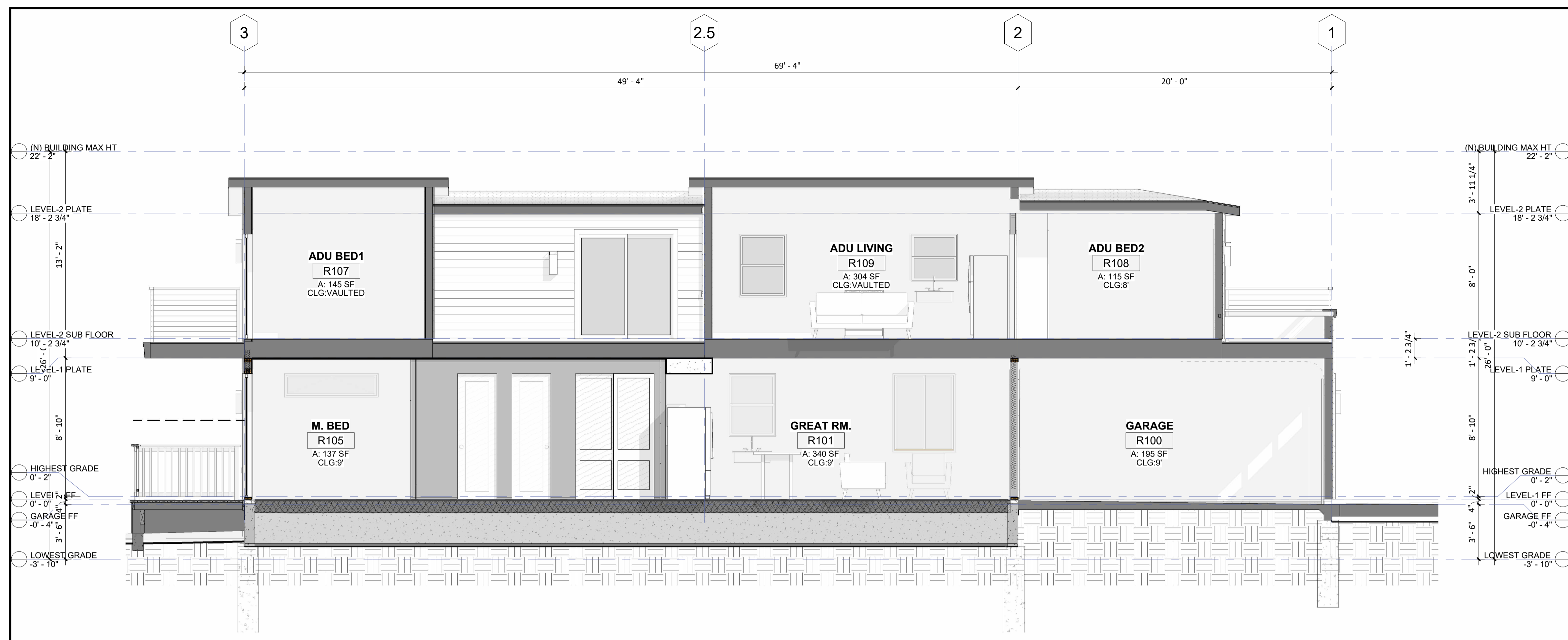
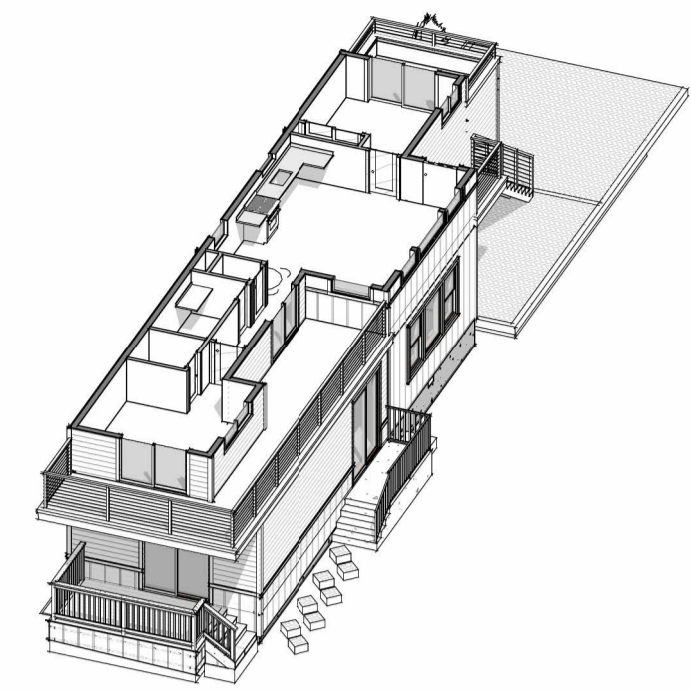
N/EAST FACING
1/4" = 1'-0" 1





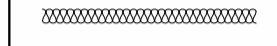
LEGEND: BUILDING SECTION

- IF SELECTED, EXTERIOR WALL INSULATION: R-15 INSULATION AT ALL 2X4 EXTERIOR WALL CAVITIES, TYP.
- IF SELECTED, EXTERIOR WALL INSULATION: R-19 INSULATION AT ALL 2X6 EXTERIOR WALL CAVITIES, TYP.
- IF SELECTED, EXTERIOR ROOF/CEILING INSULATION: R-38 BATT INSULATION AT ALL EXTERIOR ROOF AND/OR CEILING CAVITIES, TYP.

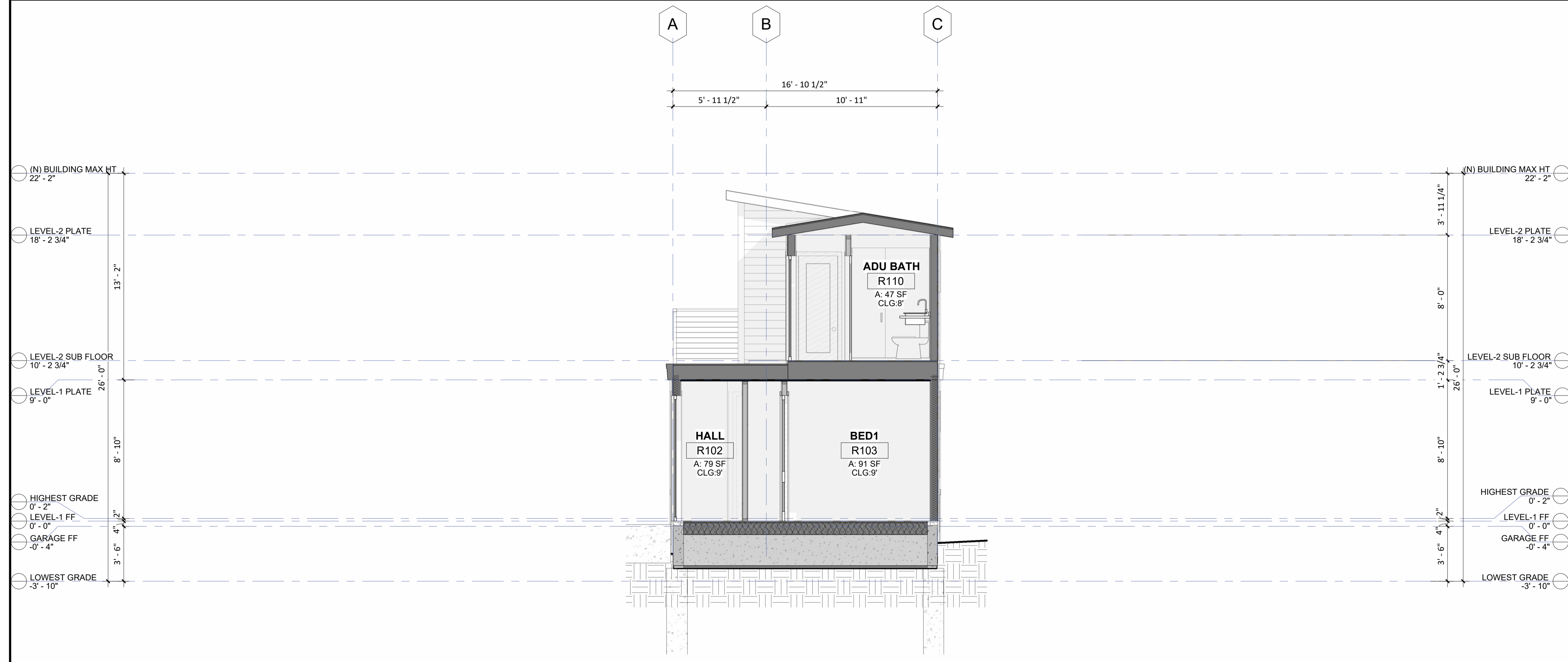




LEGEND: BUILDING SECTION

-  IF SELECTED, EXTERIOR WALL INSULATION: R-15 INSULATION AT ALL 2X4 EXTERIOR WALL CAVITIES, TYP.
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Section 2
1/4" = 1'-0" 2



Section 1
1/4" = 1'-0" 1