

East Street Residence

1900 East Street, Montara, CA 94037
APN:037-015-090



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



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

Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090



ABBREVIATIONS

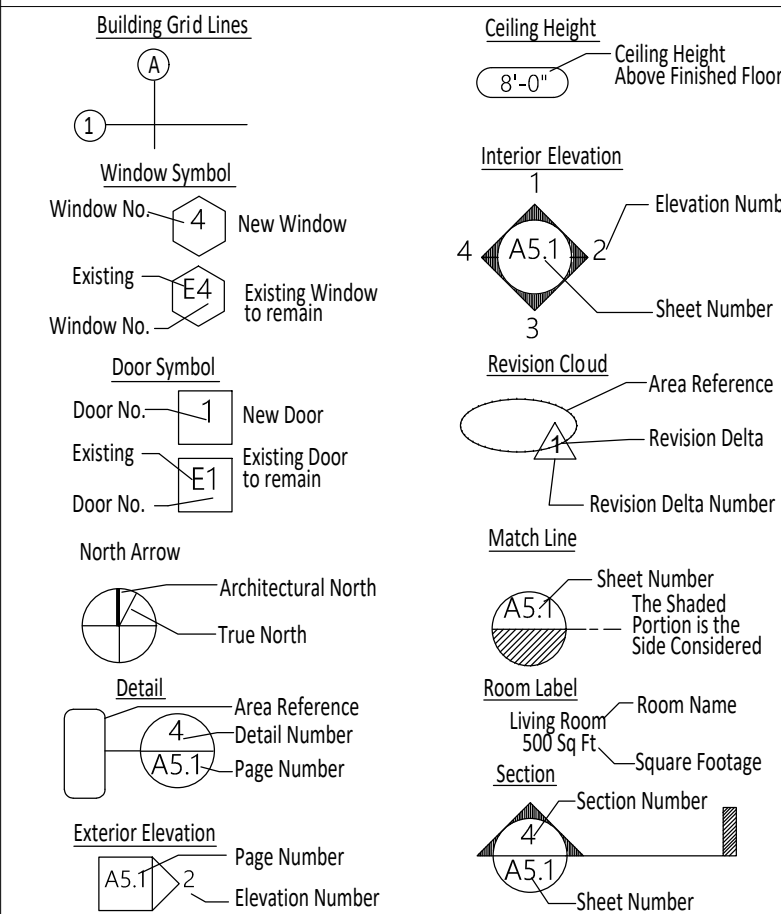
A	Air Conditioning	O	Board
ADU	Accessory Dwelling Unit	O.C.	On Center
A.F.F.	Above Floor Finish	OPNG.	Opening
ALT.	Alternate	ORIG.	Original
AMT.	Amount	OZ.	Ounce
APPROX.	Approximate	P	Perpendicular
AVG.	Average	PERP.	Perpendicular
B	Board	PL.	Plate
BD.	Board	P.LAM.	Plastic Laminata
BTWN.	Between	PLY. WD.	Plywood
BLDG.	Building	PR.	Pail
BLW/BLKG	Block/Blocking	PROJ.	Project
C.F.M.	Cubic Feet Per Minute	P.S.F.	Pounds Per Square Foot
CHG.	Change	P.S.I.	Pounds Per Square Inch
C.I.	Cast Iron	P.WMT.	Pavement
CLR.	Clear/Clearance	P.T.D.F.	Pressure Treated Dog Fir
CLG.	Ceiling	Q	Quart
C.M.U.	Concrete Masonry Unit	QTY.	Quantity
COL.	Column	R	Riser
CONC.	Concrete	RAD.	Radius
CONSTR.	Construction	RD.	Road
C.O.T.G.	Clean Out to Grade	REF.	Refrigerator
C.T.R.	Center	REF.	Reinforcement
CJ. FT.	Cubic Foot	REQ.	Required
CJ. IN.	Cubic Inch	RM.	Room
CJ. YD.	Cubic Yard	R.O.	Rough Opening
D	Double	R.T.S.	Refer to Structural
DBL.	Double	S	Schedule
DEG.	Degree	RCHED.	Schedule
DEPT.	Department	S.C.	Solid Core
DIAG.	Diagonal	SECT.	Section
DIA.	Diameter	SECT.	Section
DIM.	Dimension	SHWR.	Shower
DIV.	Division	SHT.	Sheet
D.S.	Downspout	SIM.	Similar
D.W.	Dunwater/Downspout	SPEC(S)	Specification(s)
E	Existing	SQ. FT.	Square Feet
(E)	Existing	SQ.	Square
E.A.	Each	S.S.	Stainless Steel
ELEC.	Electric	ST.	Street
ELEV.	Elevation/Elevator	STD.	Standard
ENCL.	Enclosure	STL.	Steel
EQ.	Equal	STOR.	Storage
EQUIP.	Equipment	STRUCT.	Structure
EXIST.	Existing	SYM.	Symbol
EXT.	Exterior	T	Tread
F.	Floor Drain	T.O.C.	Top of Concrete/Curb
F.D.	Floor Drain	TO.C.B.	Top of Catch Basin
F.G.	Finish Grade	TEL.	Telephone
F.H.	Fire Hydrant	TEMO.	Temperature
FIN.	Finish	T&G	Tongue and Groove
FLR.	Floor	THK	Thick
FLUOR.	Fluorescence	TOIL.	Toilet
F.O.C.	Face of Concrete	T.O.P.	Top of Pavement
F.O.F.	Face of Finish	T.O.S.	Top of Slab
F.O.M.	Face of Masonry	T.O.W.	Top of Wall
F.O.S.	Face of Stud	TV	Television
F.O.S.	Finish Surface	TYP.	Typical
FS	Finish Surface	U	Unfinished
FT.	Foot	UNFIN.	Unfinished
FTG.	Footing	U.N.O.	Unless Noted Otherwise
GA.	Gauge	UR.	Unreal
GAL.	Gallon	V	Vent
GALV.	Galvanized	V.C.T.	Vinyl Composition Tile
GYP.	Gypsum	VENT.	Ventilate, Ventilating
H	Header	VERT.	Vertical
H.B.	Hose Bibb	V.T.R.	Vent Thru Roof
HDR.	Header	W	Without
HDRW.	Hardware	W.C.	Water Closet
HORIZ.	Horizontal	WD	Wood
HP	Horsepower	WH	Water Heater
HT.	Height	W.I.	Wrought Iron
I.D.	Inside Diameter	W.R.B.	Weather Resistant Barrier
IN.	Inch	WOM.	Women
INFO.	Information	W.P.	Waterproofing
INSUL.	Insulation	WSCT.	Wainscot
INT.	Interior	W.	With
JAN.	Janitor	W/O	Without
JCT.	Junction	ACRONYMS	
JO.	Joint	A.N.S.I.	American National Standards Institute
K	Kitchen	A.S.T.M.	American Society for Testing and Materials
L	Living Room	C.B.U.	California Building Code
LAV.	Lavatory	I.C.B.O.	International Conference of Building Officials
LB	Lineal Foot	N.F.P.A.	National Fire Protection Association
LF.	Lineal Foot	O.S.H.P.D.	Occupational Safety and Health Act
LN.	Linear	U.F.C.	Uniform Fire Code
LT.	Light	W.I.C.	Woodwork Institute Of California
LT.WT.	Light Weight		
M	Maximum		
M.B.	Machine Bolt		
M.C.	Medicine Cabinet		
MECH.	Mechanical		
MED.	Medium		
MEZZ.	Mezzanine		
MFR/MFR.	Manufacturer		
MIN.	Minimum		
MISC.	Miscellaneous		
MTL.	Metal		
N	New		
(N)	New		
N.G.	Natural Grade		
N.I.C.	Not in Contact		
NTS	Not to Scale		
O	Original		

Project Data

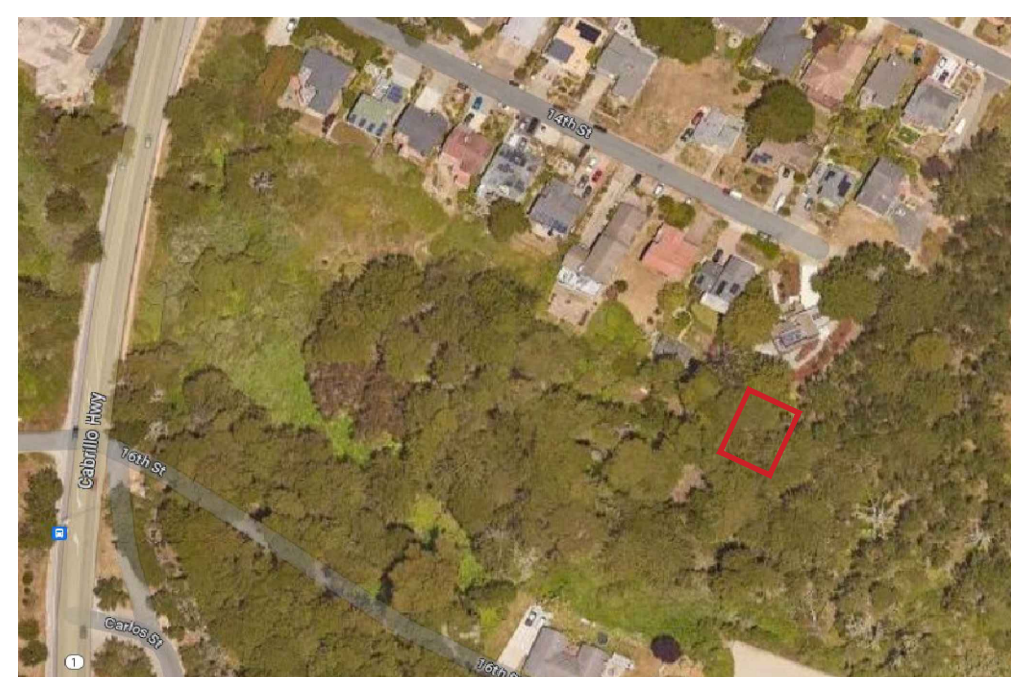
Project Description:	New 2,729.43 Sq Ft Residence with New 771.83 Sq Ft ADU.	Balcony 2nd Floor:	87 SqFt
Project Address:	East Street Residence, Montara CA 94037	Third Floor Area:	1,172.52 SqFt
Assessor's P. Number:	037-015-090	Residence Total Area:	2,729.43 SqFt
Occupancy Group:	Residence	ADU Area:	771.83 SqFt
Construction Type:	6000.00 SqFt	Covered ADU Deck:	132.87 SqFt
Area Lot:	6000.00 SqFt	ADU Footprint:	904.70 SqFt
Residence:	249.27 SqFt	FAR:	42.14%
First Floor Area:	480.50 SqFt	Gas:	Yes
Garage Area:	480.50 SqFt	WH or TWH:	Residence: TWH ADU: WH
Residence:	1,307.64 SqFt		
Second Floor Area:	1,623.78 SqFt		
Footprint Residence:	1,623.78 SqFt		
Covered Porch 2nd Floor:	141.54 SqFt		

Sheet Index

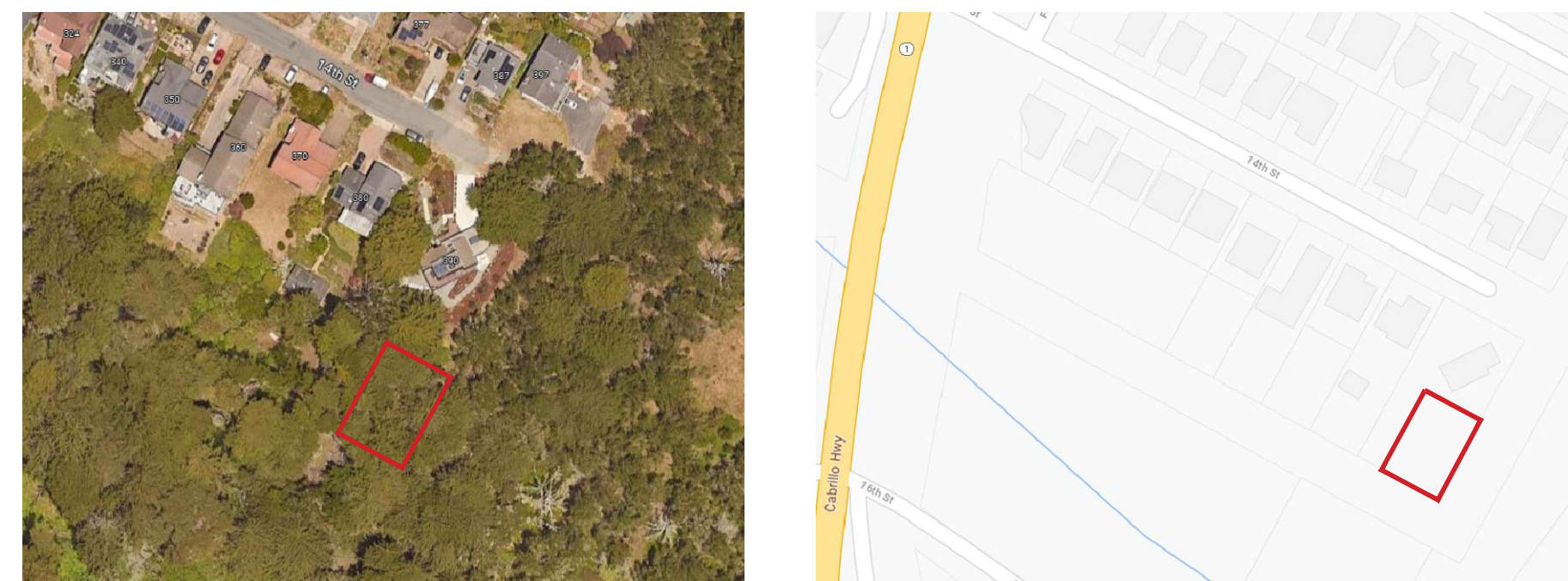
G1-0	Cover Sheet and Site Plan	A2-2	Residence & ADU Elevations
A0-0	Existing Site Plan	A2-3	ADU Elevations
A0-1	Existing Site Plan Continued	A2-4	Residence Sections
A0-1.1	Proposed Site Plan	A2-5	ADU Sections
A0-2	Proposed Enlarged Site Plan	A2-7	Renderings
A0-3	Tree Removal Plan	A2-8	Material Board
A0-4	Tree Protection Plan	A2-9	Scale Sheet
C-1	Grading and Drainage Plan		
C-2	Erosion and Sedimentation Control Plan		
C-3	Road Plan		
A1-1	Proposed Residence First Floor Plan		
A1-2	Proposed Residence Second Floor Plan		
A1-3	Proposed Residence Third Floor Plan		
A1-4	Proposed Residence Roof Plan		
A1-5	Proposed ADU Floor Plan		
A1-6	Proposed ADU Roof Plan		
A2-1	Residence Elevations		



Aerial View

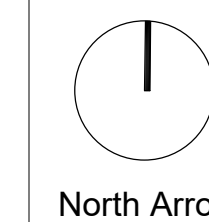


Vicinity Map



Regulating Codes

- 2022 California Building Code Volumes 1 & 2
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Electrical Code
- 2022 California Existing Buildings Code
- 2022 California Fire Code
- 2022 California Energy Code
- 2022 International Property Management Code
- 2022 California Green Building Standards Code
- 2022 California Residential Code (CRC)
- 2022 County of Montara Municipal Code



Site Drainage Notes

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal for a minimum distance of 10 feet measured perpendicular to the face of the wall if physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5 percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent located within 10 feet of the building foundation, impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Operation and Maintenance Manual

Operation and Maintenance Manual Shall be provided to the owners in accordance to residential mandatory measures 4.410.1

Deferred Submittal

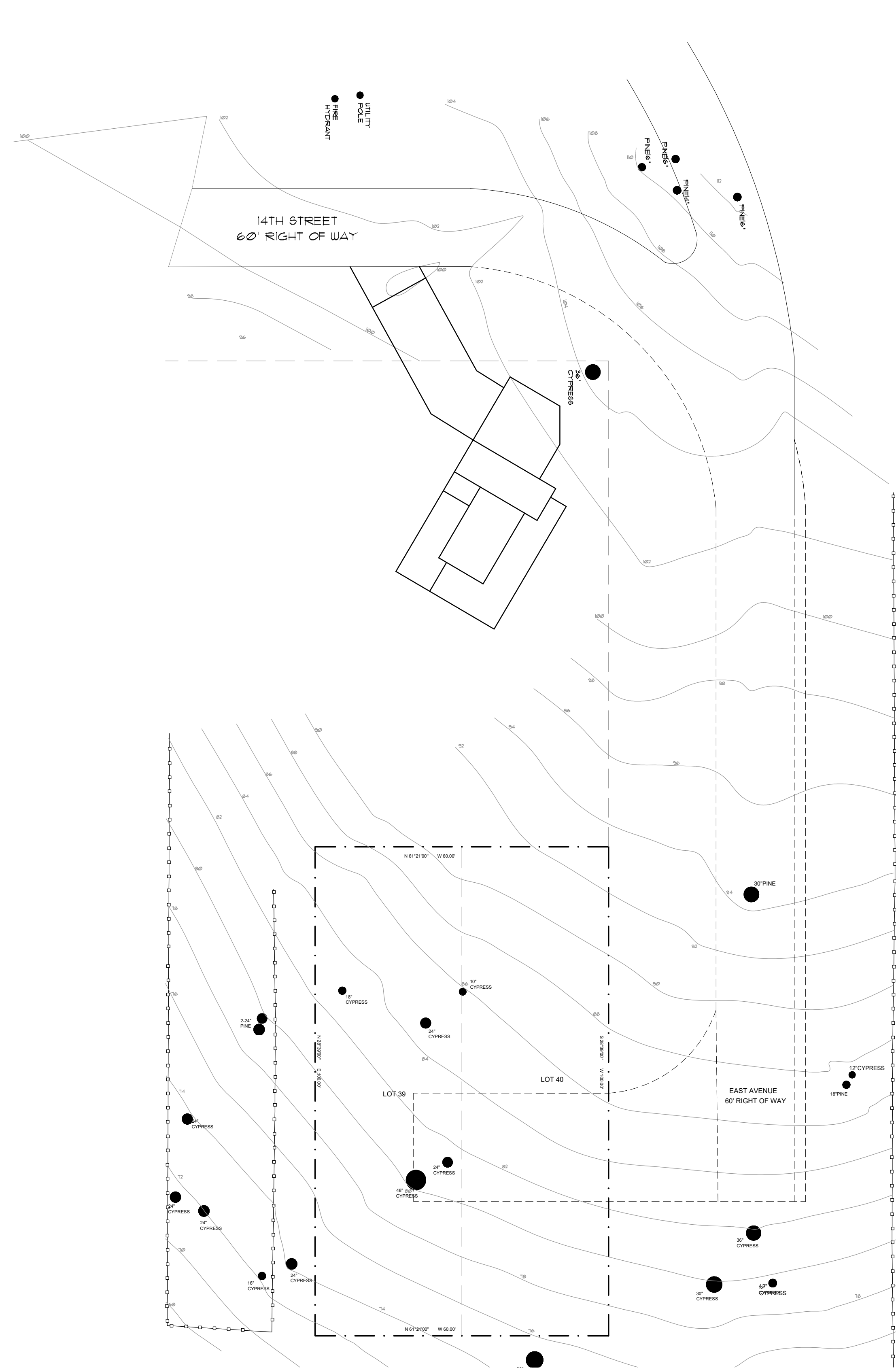
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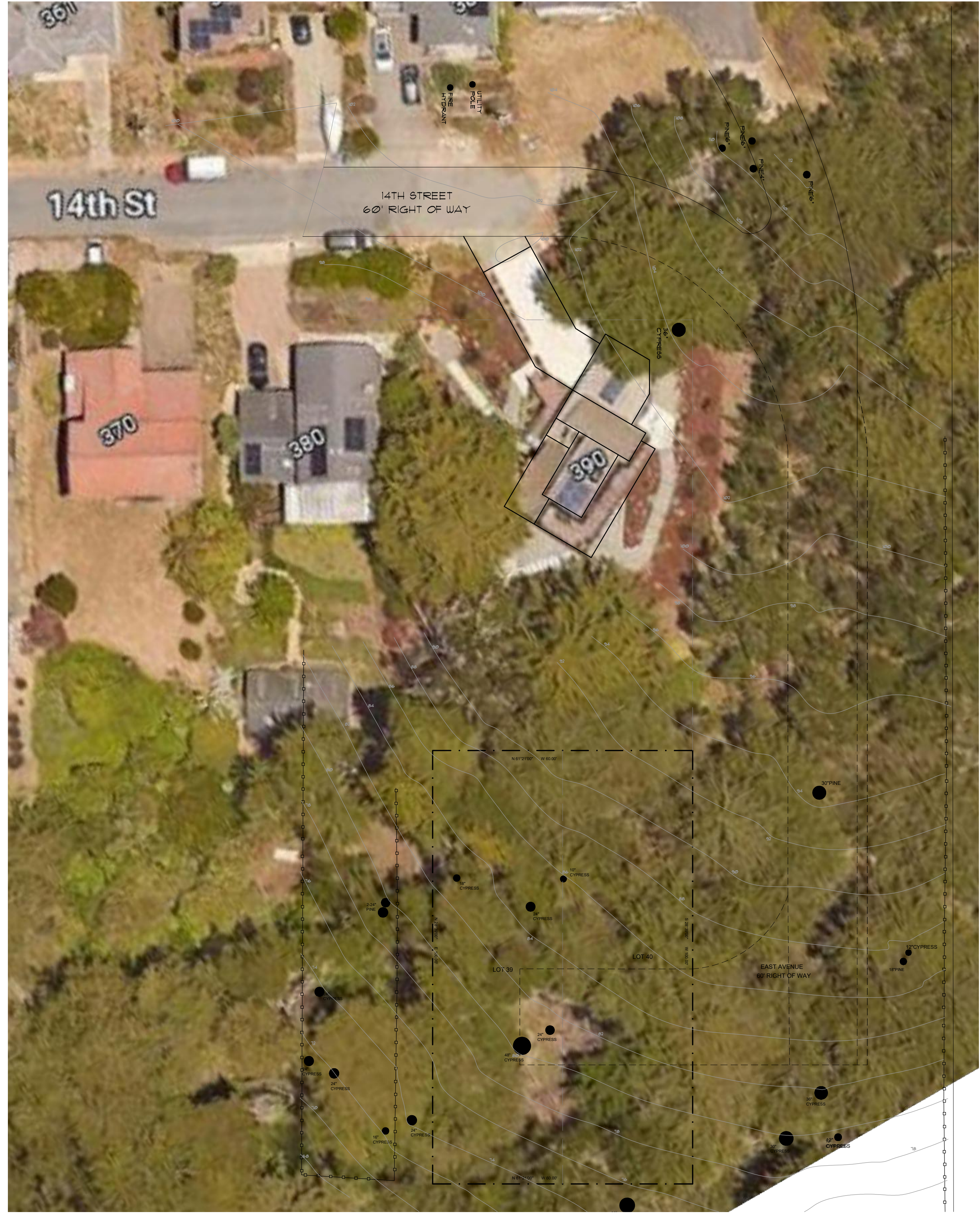
Cover

G1-0
Scale: As Noted
Sheet size: Arch D

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EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



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Existing Site Plan

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SITE PLAN NOTES & SYMBOL LEGEND

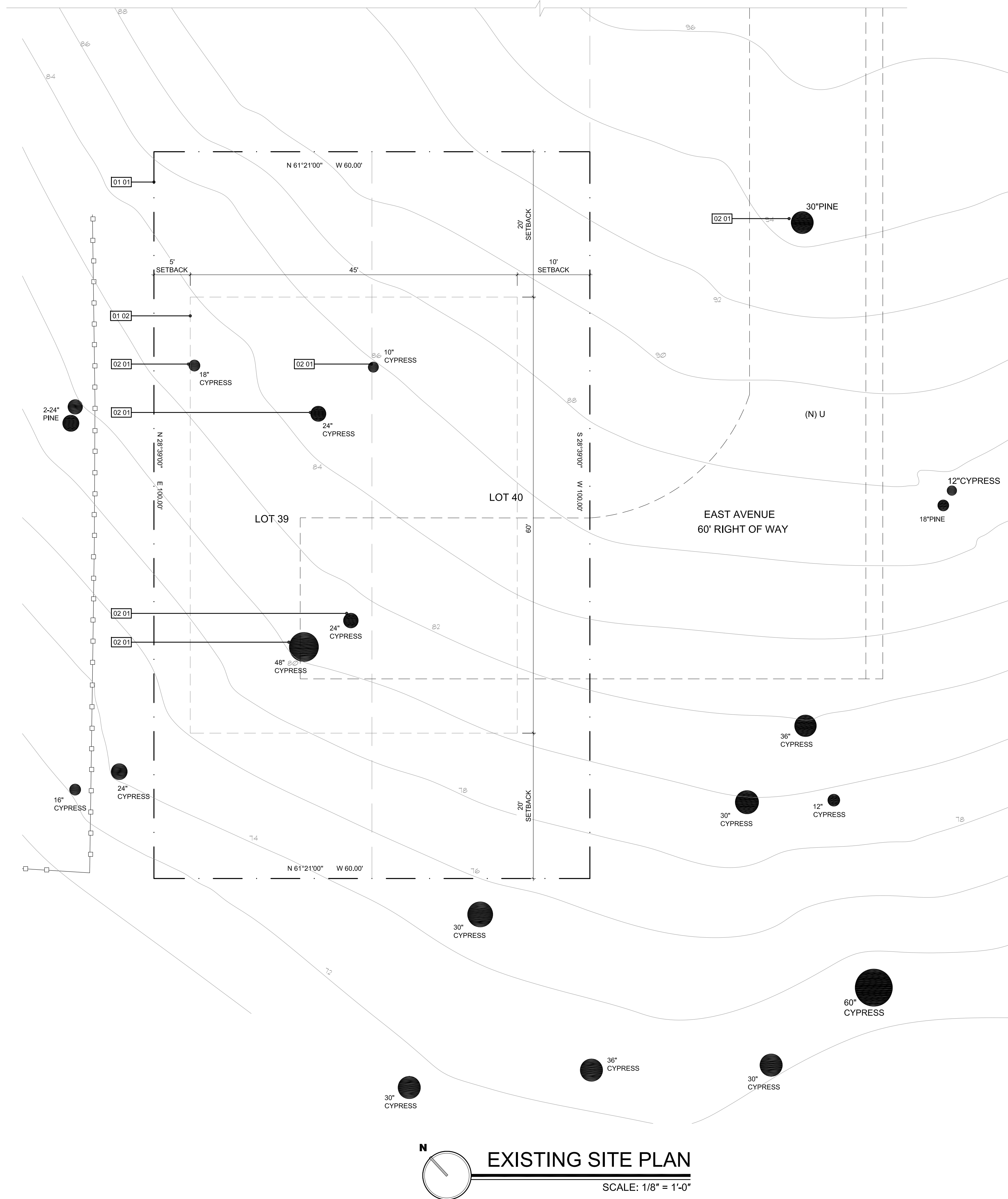
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	PROPERTY LINE
01 02	SETBACK
02 00	EXISTING CONDITION
02 01	EXISTING TREES TO BE REMOVED (SEE SHEET A0-3)
02 00	SITE CONSTRUCTION
02 02	DRAIN ROCKS BOULDERS. FOR MORE INFORMATION SEE CIVIL PLANS
02 03	FIBER ROLL.
03 00	EXISTING CONDITION
03 01	PROPOSED CONCRETE DRIVEWAY
22 00	PLUMBING
22 01	22.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
22 02	WATER ENTRY POINT W/ PRIVATE METERS. (1.5 WATER SERVICE& BBOS VALVE) CONTRACTOR TO VERIFY
22 03	GAS SUPPLY
22 04	SEWER LINE
22 05	NEW DOMESTIC WATER METER
22 06	NEW PFP WATER METER
26 00	ELECTRICAL
26 01	26.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
26 02	MAIN ELECTRICAL SERVICE

GENERAL SITE NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONAL ERRORS OCCUR, CONTRACTOR SHALL NOTIFY THE ARCHITECTED PRIOR TO COMMENCING THAT PORTION OF THE WORK.
- DURING GRADING IF THE PROPERTY CORNERS ARE DISTURBED, ALTERED, OR TAMPERED WITH THE GRADING CONTRACTOR SHALL HAVE THE PROPERTY CORNERS RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT COMPLETION OF GRADING. ALL COST SHALL BE BORNE BY THE GRADING CONTRACTOR.
- THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING BUILDING CORNERS, PERFORMING ALL LAYOUT WORK, SETTING ALL LINES, GRADES, RADIO, ETC. OR ANY OTHER POINTS NECESSARY FOR HIS WORK.
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- SOILS PREPARATION AND SITE GRADING SHALL BE INSPECTED BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD DURING THE GRADING OPERATIONS. THE ENGINEER SHALL CERTIFY THE WORK AS BEING DONE IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS IF NEEDED, PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.
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- OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

LINE LEGEND

---(E)E---	EXISTING ELECTRICAL SUPPLY
---(E)P---	EXISTING WATER SUPPLY
---(E)G---	EXISTING GAS SUPPLY
---(E)S---	EXISTING BUILDINGS SEWER
---(N)E---	NEW ELECTRICAL SUPPLY
---(N)P---	NEW WATER SUPPLY
---(N)G---	NEW GAS SUPPLY
---(N)G---	NEW GAS SUPPLY
---(N)G---	NEW GAS SUPPLY
---(N)S---	NEW BUILDING SEWER
---(N)U---	NEW UTILITIES CITY LINE



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

Owner:

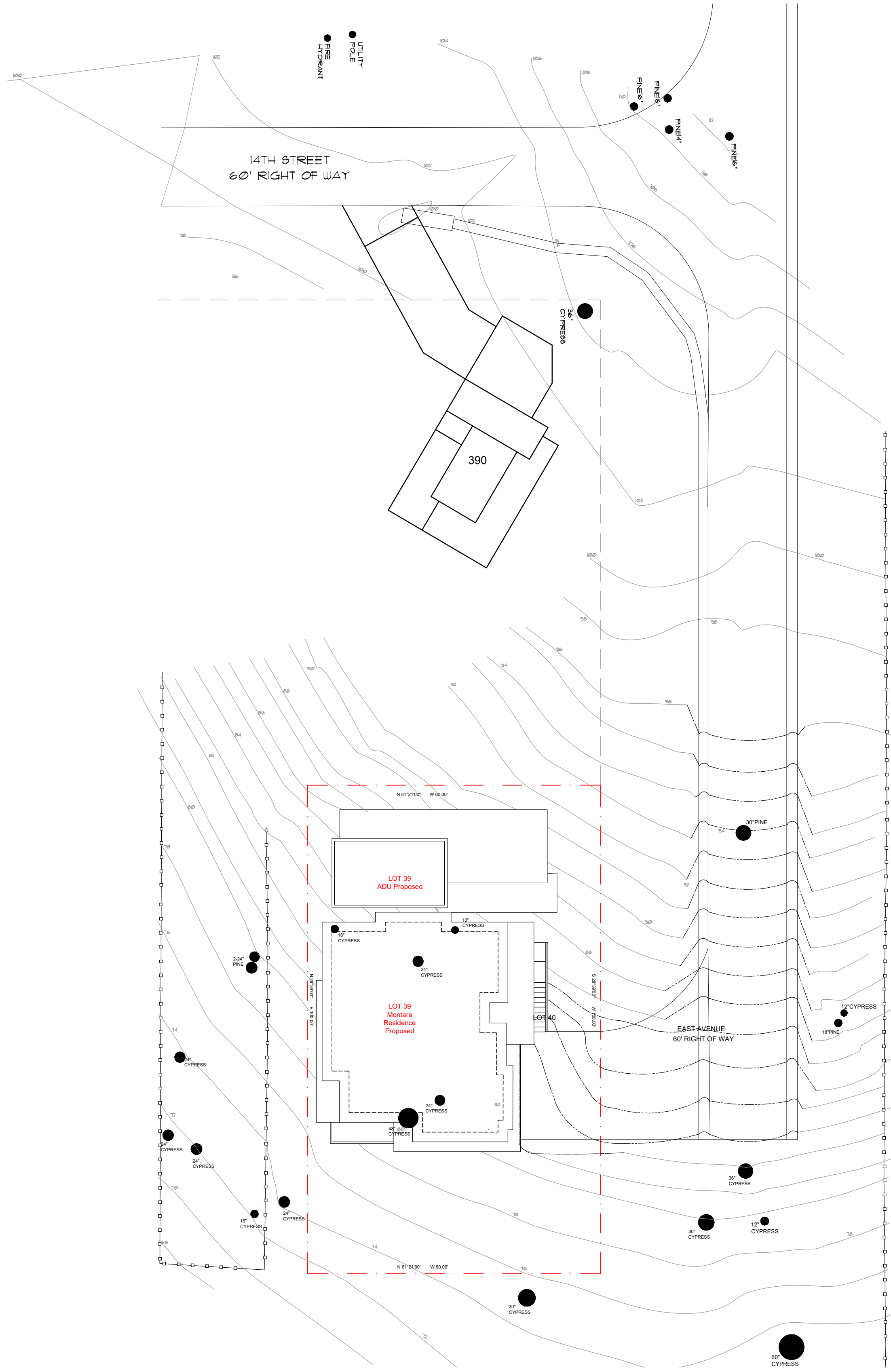
East Street Residence
 1900 East Street, Montara, CA 94037
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No.	Description	Date
	Progress Set	09/16/2024

Existing Site Plan
 Continued

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

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SCALE: 1/16" = 1'-0"



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SCALE: 1/16" = 1'-0"

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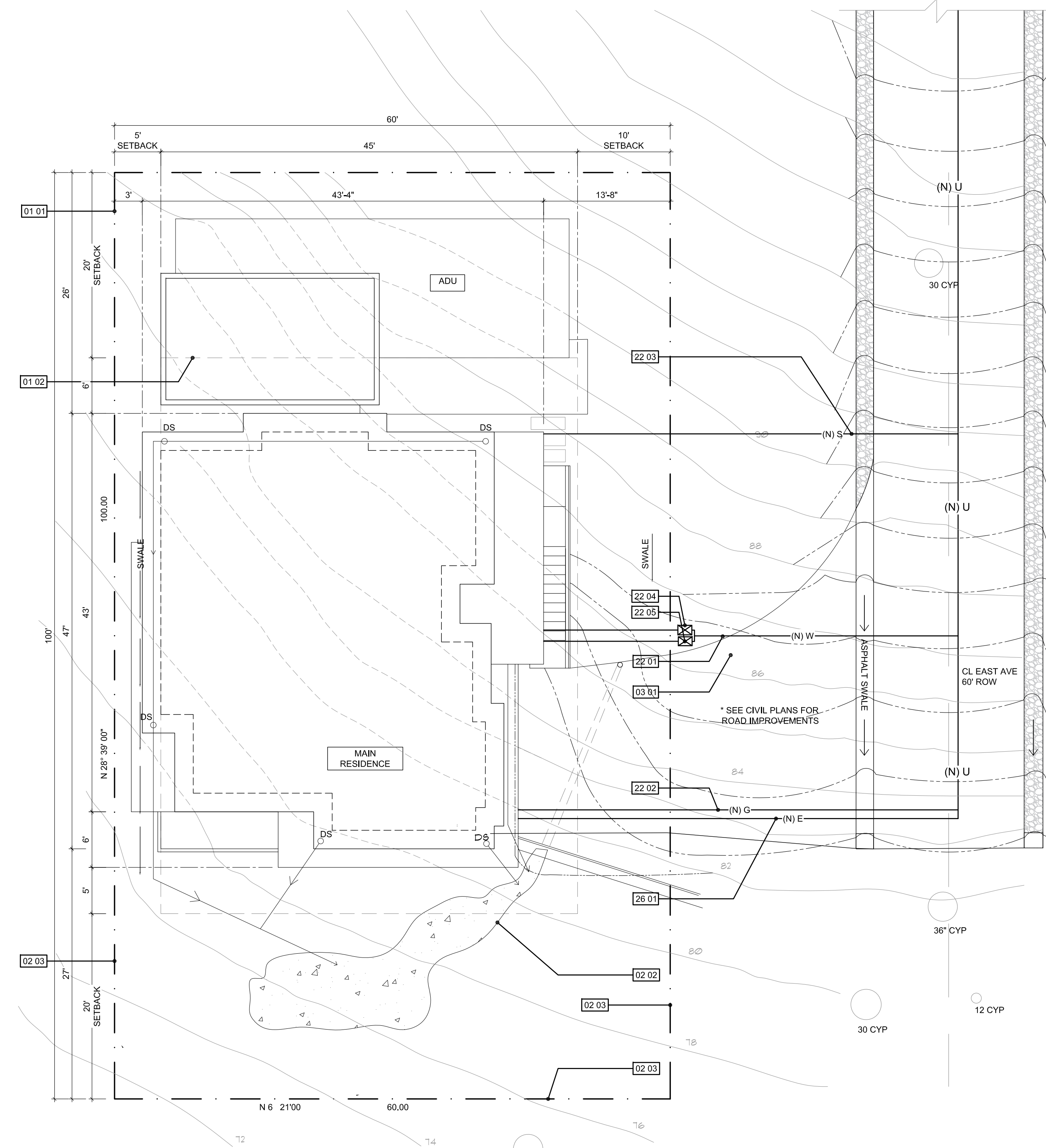
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---(N)G---	NEW GAS SUPPLY
---(N)G---	NEW GAS SUPPLY
---(N)G---	NEW GAS SUPPLY
---(N)S---	NEW BUILDING SEWER
---(N)U---	NEW UTILITIES CITY LINE
---	NEW TOPOGRAPHY LINE



15TH STREET
(NOT IMPROVED)

PROPOSED ENLARGED SITE PLAN

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

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

NOT FOR CONSTRUCTION
RENEWAL DATE: 02/25
STATE OF CALIFORNIA

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No.	Description	Date
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Proposed Enlarged Site Plan
A0-2
Scale: As Noted
Sheet size: Arch D

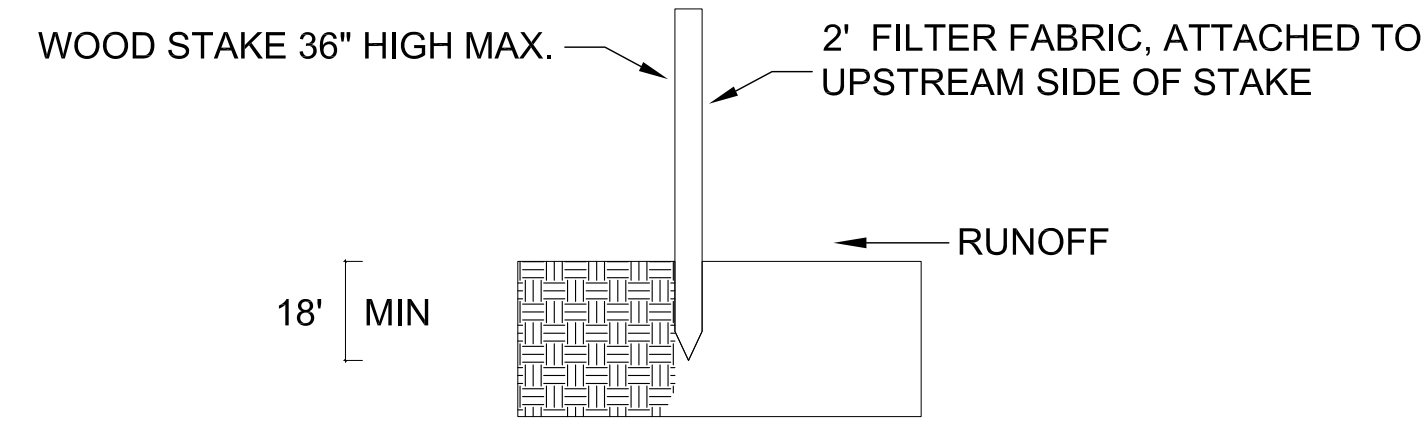
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PROPOSED TREE REMOVAL:

- #1 48" Ø CYPRESS
- #2 24" Ø CYPRESS
- #3 24" Ø CYPRESS
- #4 10" Ø CYPRESS
- #5 18" Ø PINE
- #6 30" Ø PINE
- ⊙ CEANOTHUS 8-C2GAL
- ⊙ POTATOE VINE 15 C 1GAL
- ⊙ NEW TREES-MONTERREY CYPRESS 5 C 15GAL
- ⊙ HOPSEED - 9 C 1GAL
- ⊙ FREEWAY DAISY FLATS
- ⊙ CISTUS - 6 - 1GAL

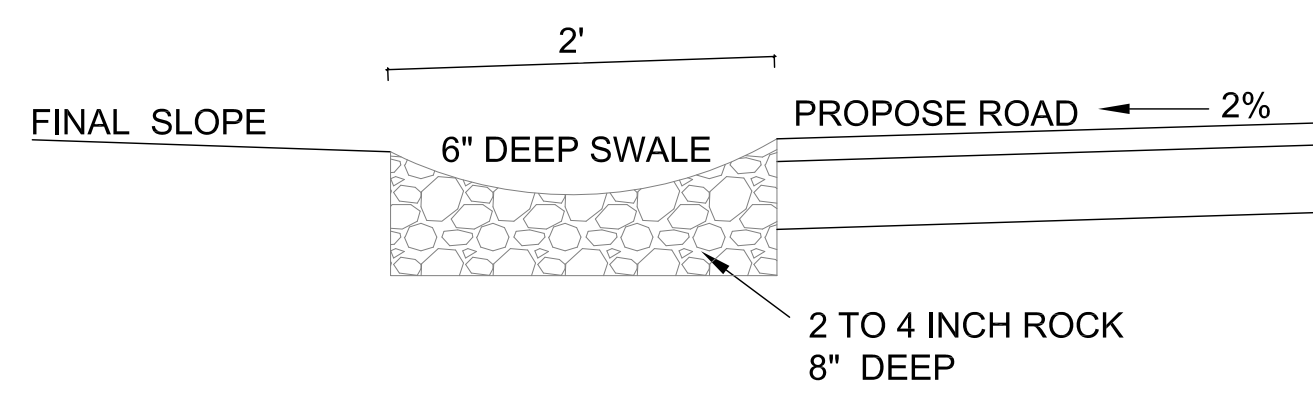
GENERAL SITE NOTES

1. DO NOT USE MEXICAN FEATHER OR CRIMSON FOUNTAIN GRASSES

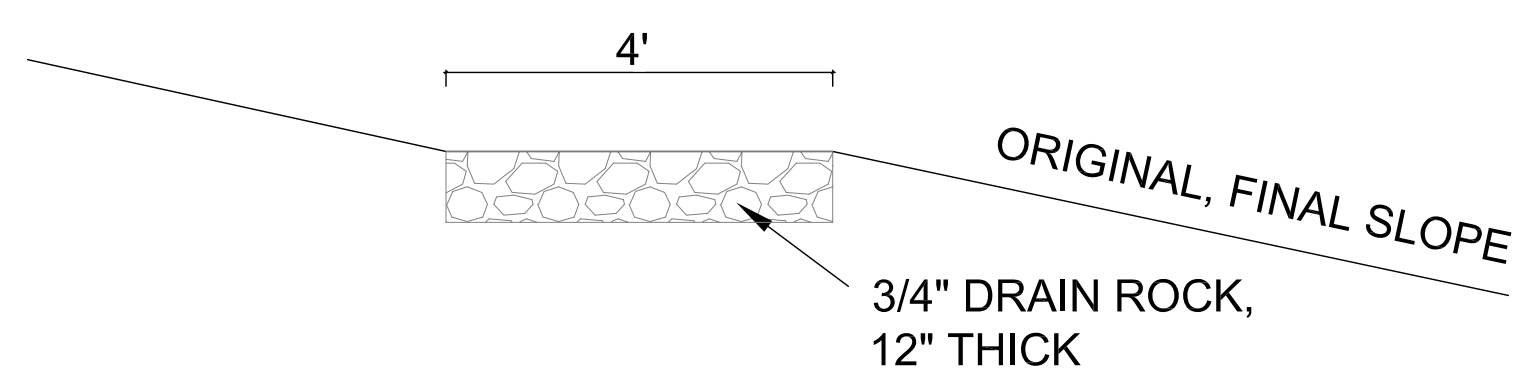


- NOTES:**
1. INSPECT AND REPAIR FENCE AFTER EACH STORM AND REMOVE SEDIMENT AS NECESSARY.
 2. REMOVED SEDIMENT SHALL BE STORED IN STOCKPILE AREA.

3 SILT FENCE
SCALE: NTS

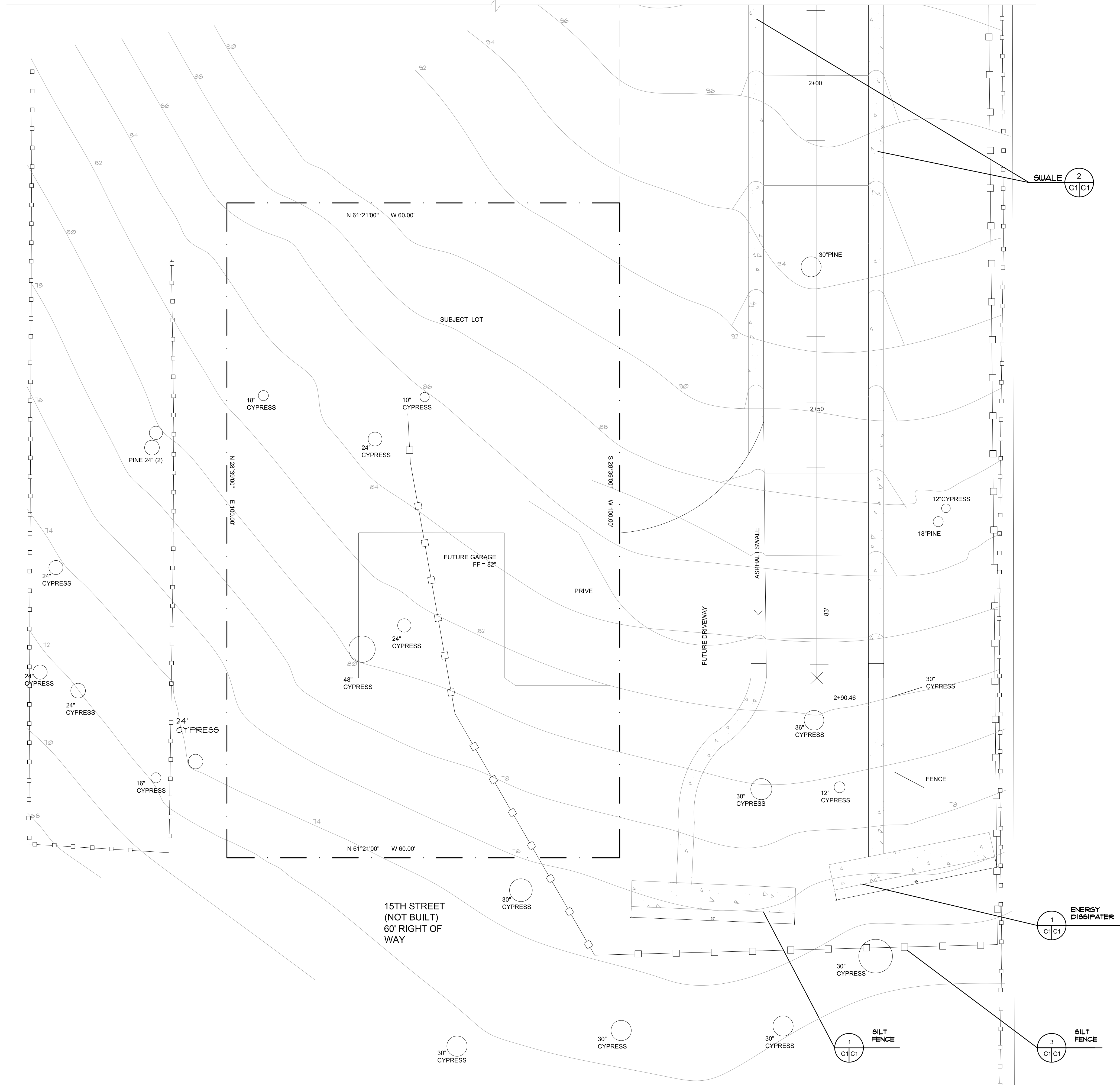


2 SWALE DETAIL
SCALE: NTS



MIRAFI 140N FILTER FABRIC
AT DRAIN ROCK/SOIL INTERFACE

1 ENERGY DISSIPATER
SCALE: NTS



TREE PROTECTION PLAN
SCALE: 1/8" = 1'-0"



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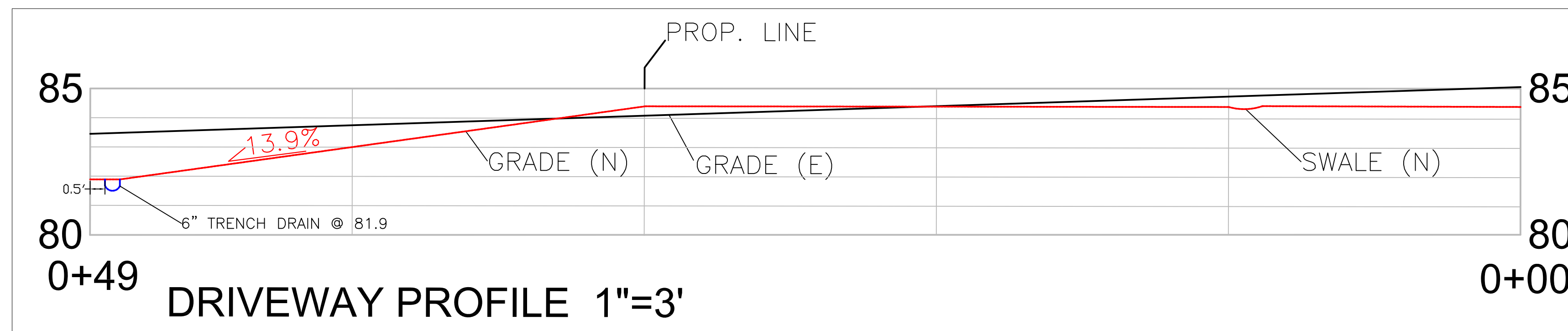
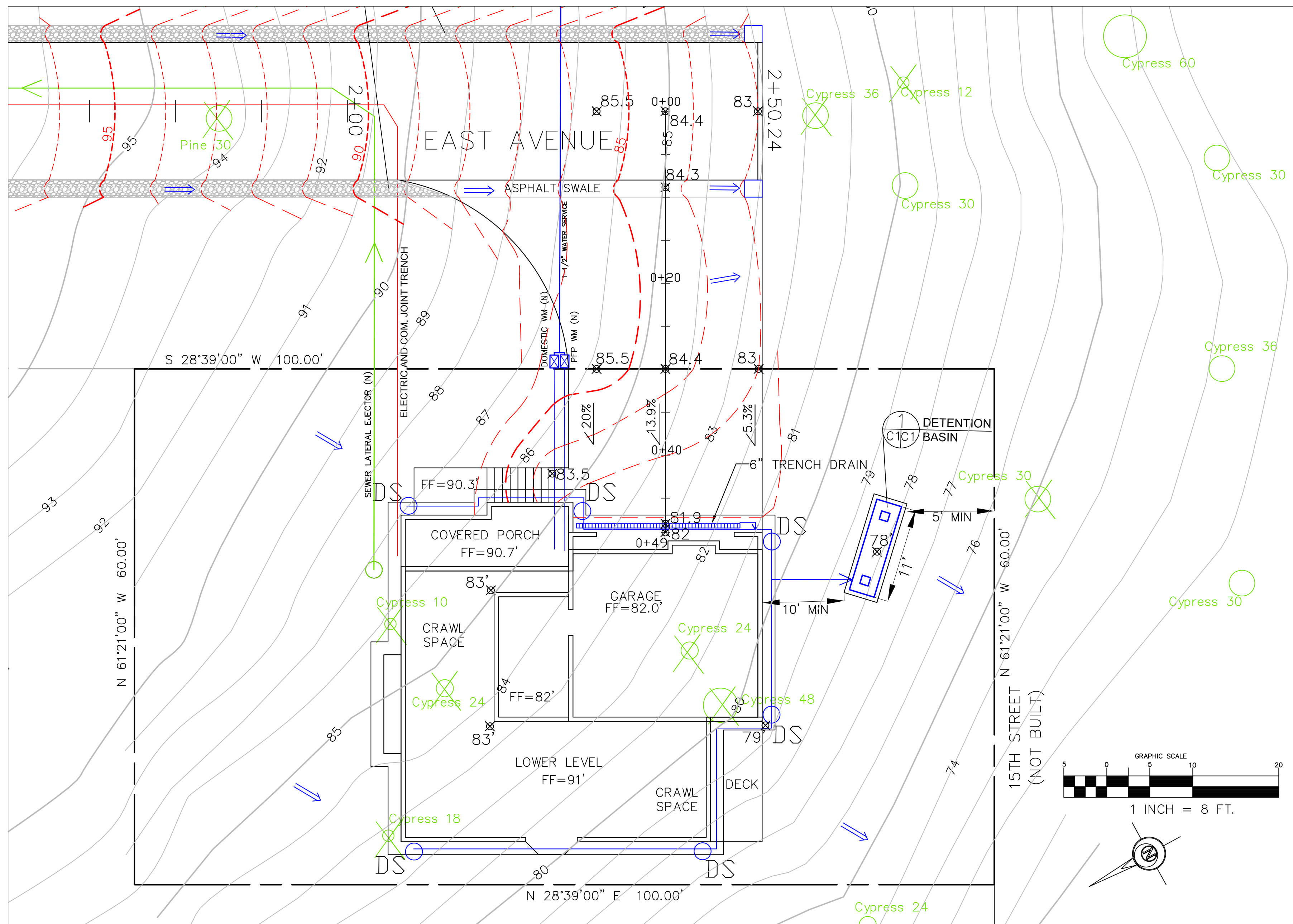
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Tree Protection Plan
A0-4
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LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- ENERGY DISSIPATER - PER DETAIL 2
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE UNLESS OTHERWISE NOTED

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
PAUL MCGREGOR, OWNER
2. TOPOGRAPHY BY PAT McNULTY, L.S., SURVEYED SEPTEMBER, 2014.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. THE GEOTECHNICAL REPORT:
GEOTECHNICAL INVESTIGATION: 1900 EAST STREET MONTARA, CALIFORNIA, APN 037-015-019; DATE: TBD, BY SIGMA PRIME GEOSCIENCES, INC., PROJECT NO. 15-106 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUG-BGRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650)-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

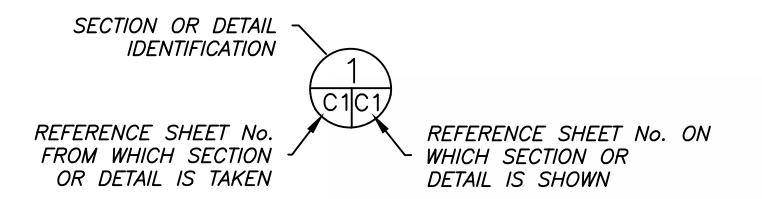
DRAINAGE NOTES

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

GRADING NOTES

- CUT VOLUME : 55 CY
FILL VOLUME: 5 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

SECTION AND DETAIL CONVENTION



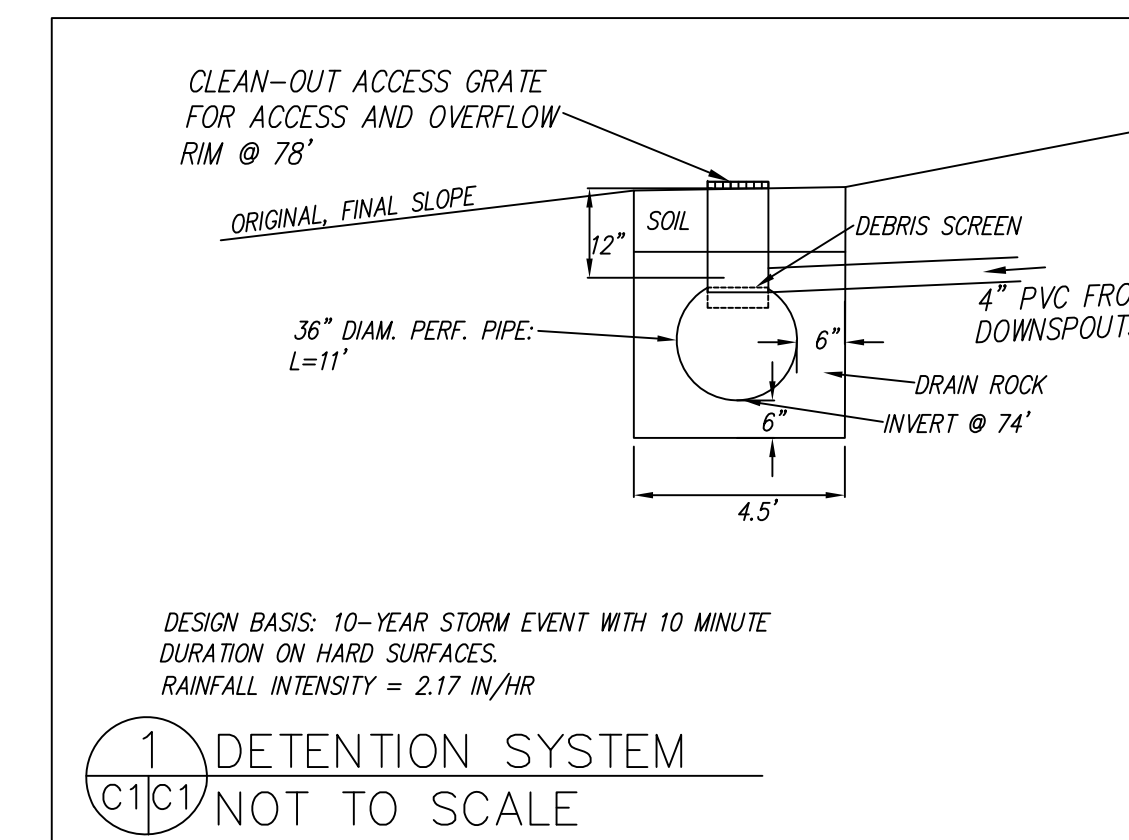
Sigma Prime Geosciences, Inc.	
SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX: 728-3593	
DATE: 11-19-20	REV. DATE:
DRAWN BY: CMK	REV. DATE: 4-26-22
CHECKED BY: AZG	REV. DATE:
	REV. DATE:

GRADING AND DRAINAGE PLAN

1900 EAST AVE.
MONTARA, CALIFORNIA
APN: 037-015-019

SHEET

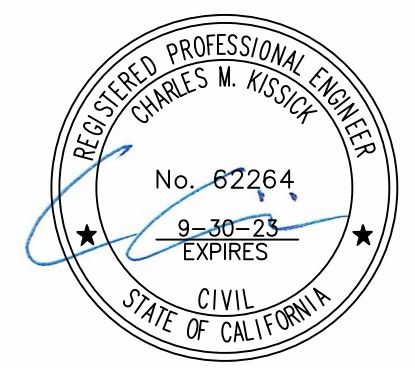
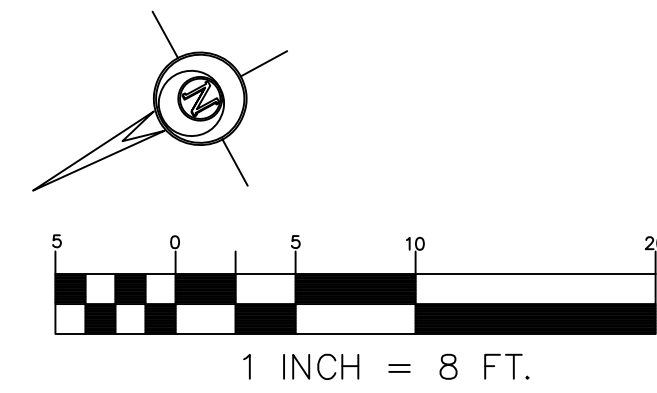
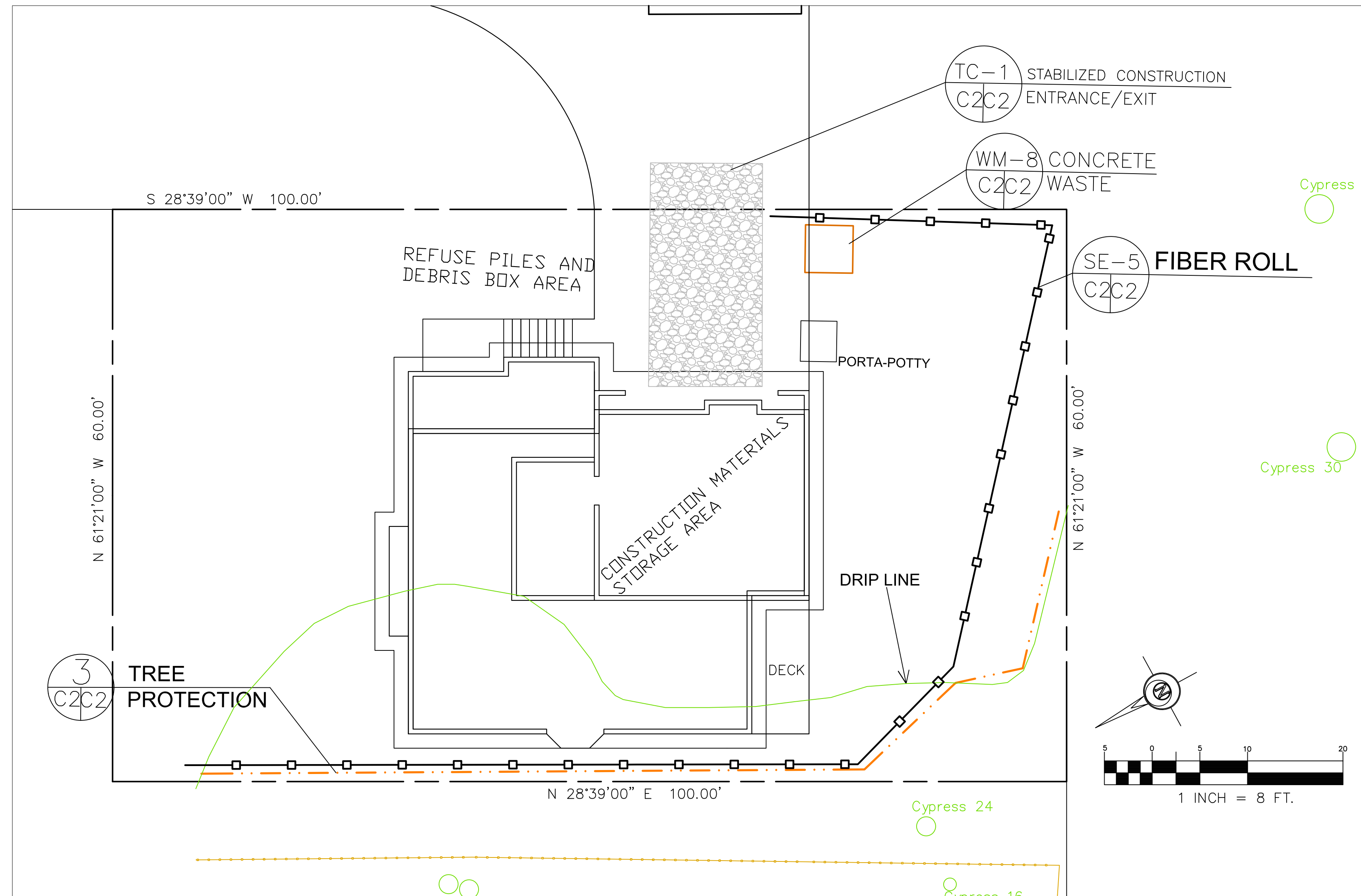
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

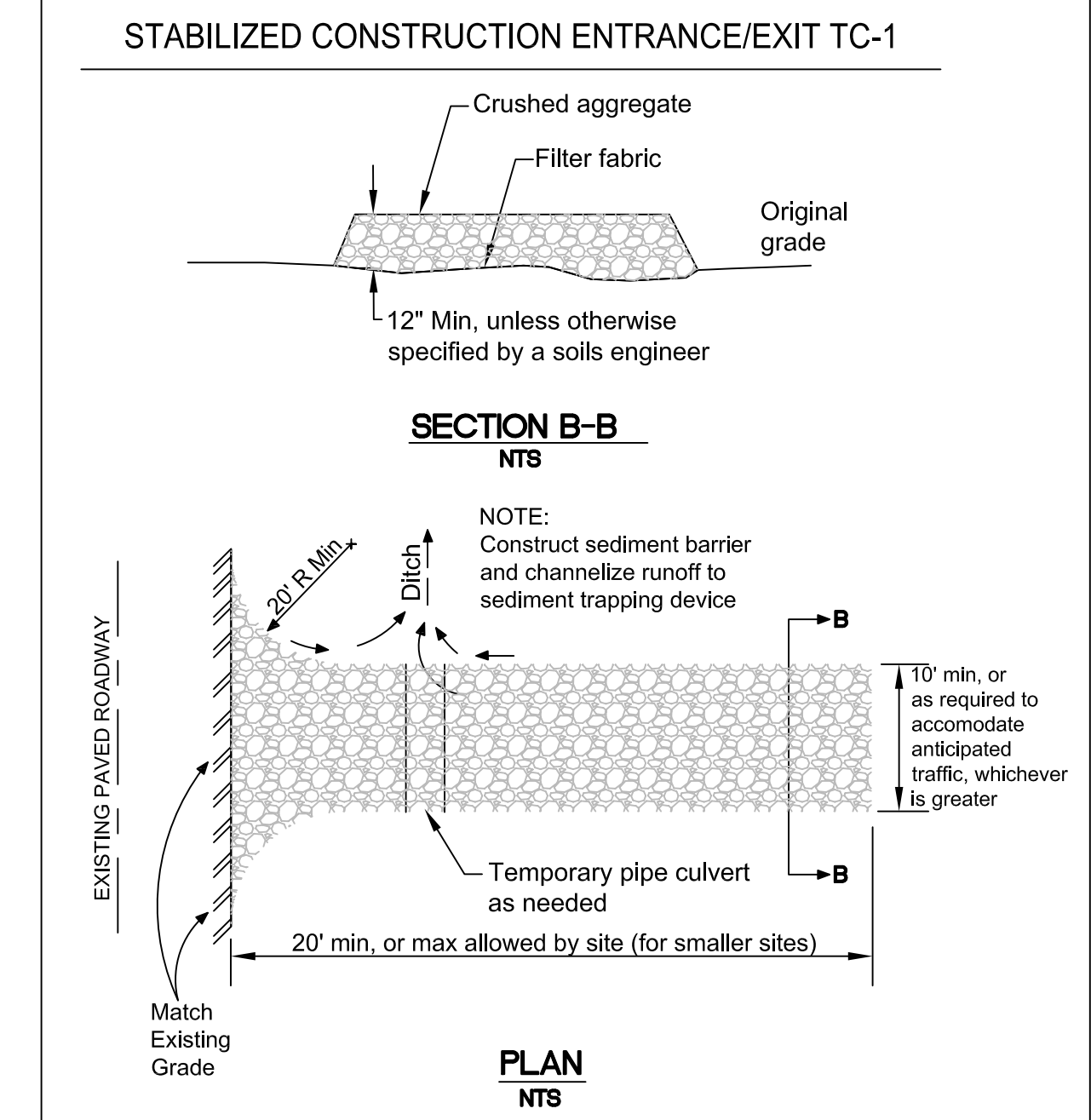
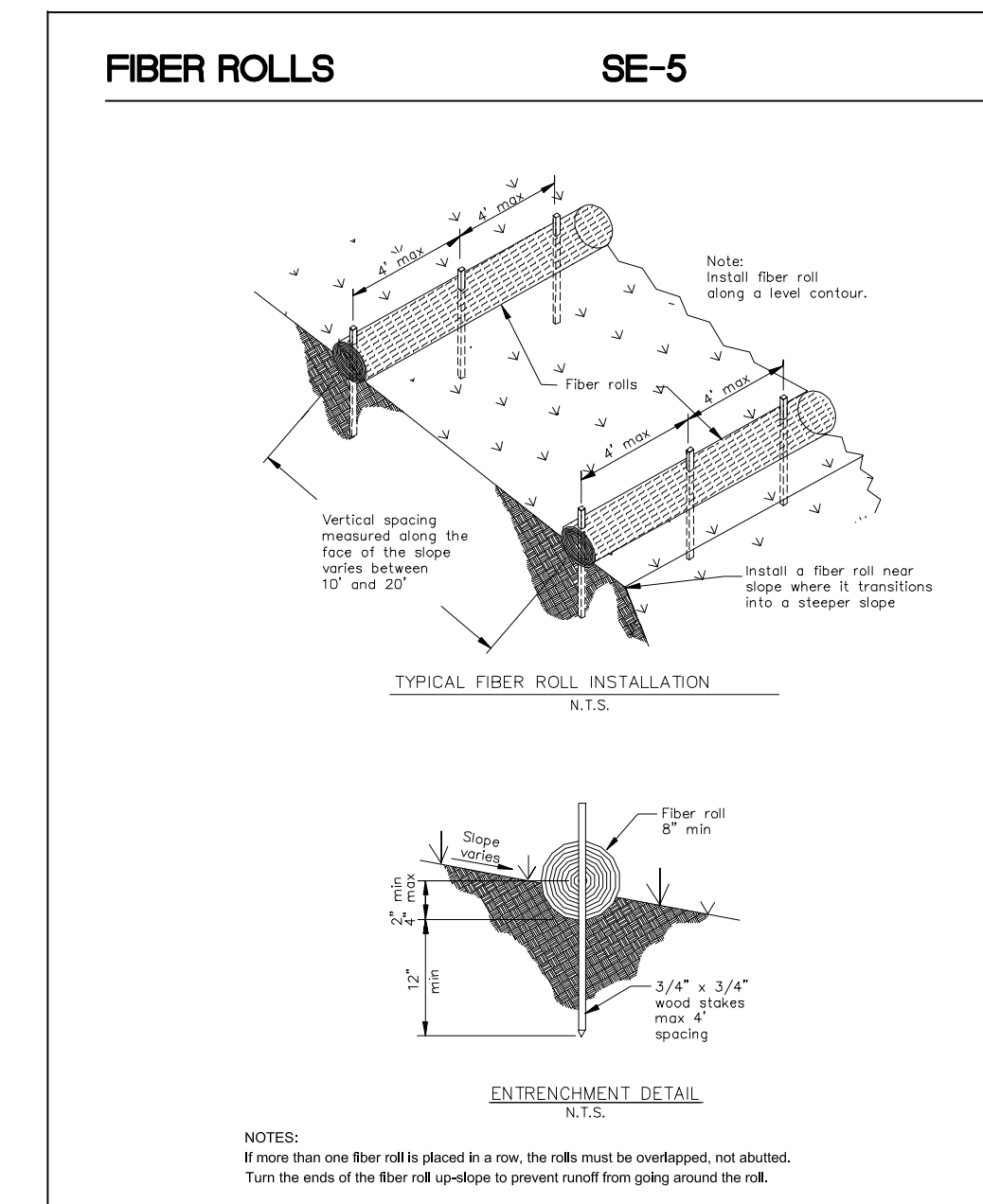
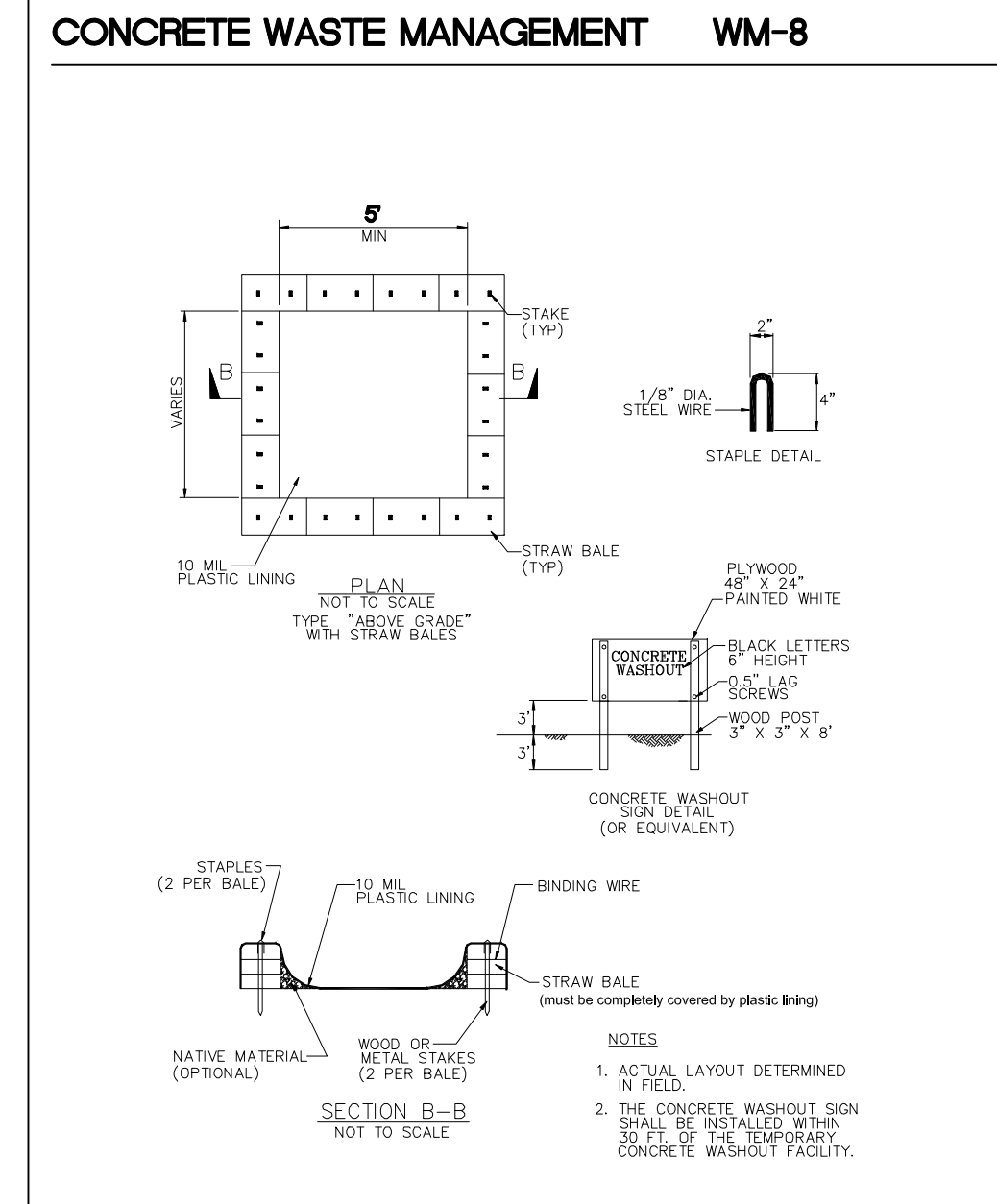
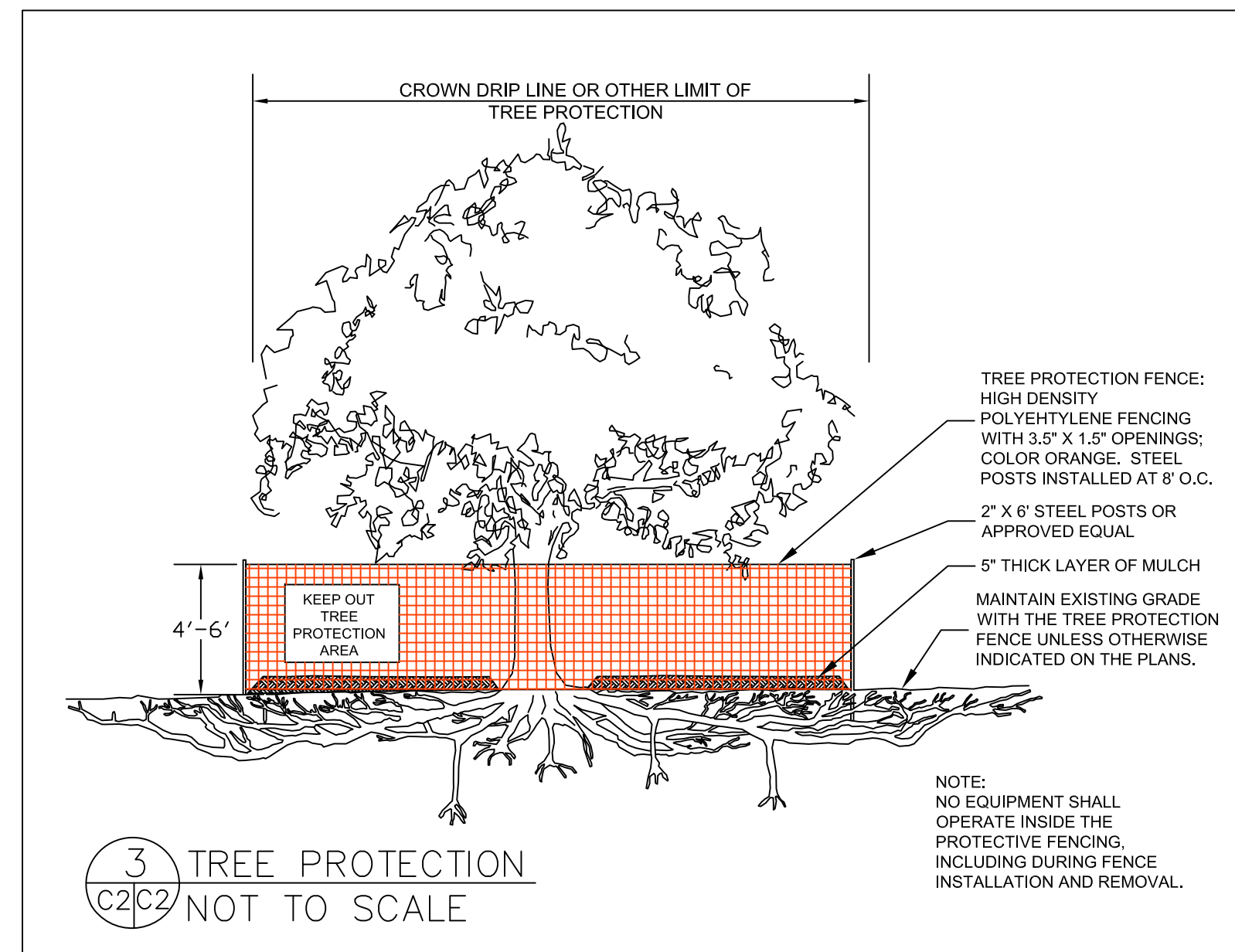
FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

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



TREE PROTECTION NOTES

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



EROSION CONTROL POINT OF CONTACT

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

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

Sigma Prime Geosciences, Inc.
SIGNAL PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 11-13-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 4-26-22	REV. DATE:	REV. DATE:
EROSION AND SEDIMENT CONTROL PLAN					
1900 EAST AVE. MONTARA, CALIFORNIA APN: 037-015-019					

SHEET
C-2

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PAUL MCGREGOR
2. SURVEY BY PAT McNULTY, SEP 2014.
3. ELEVATIONS BASED ON ASSUMED DATUM.
4. THIS IS NOT A BOUNDARY SURVEY.

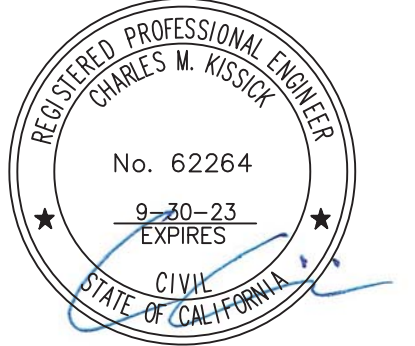
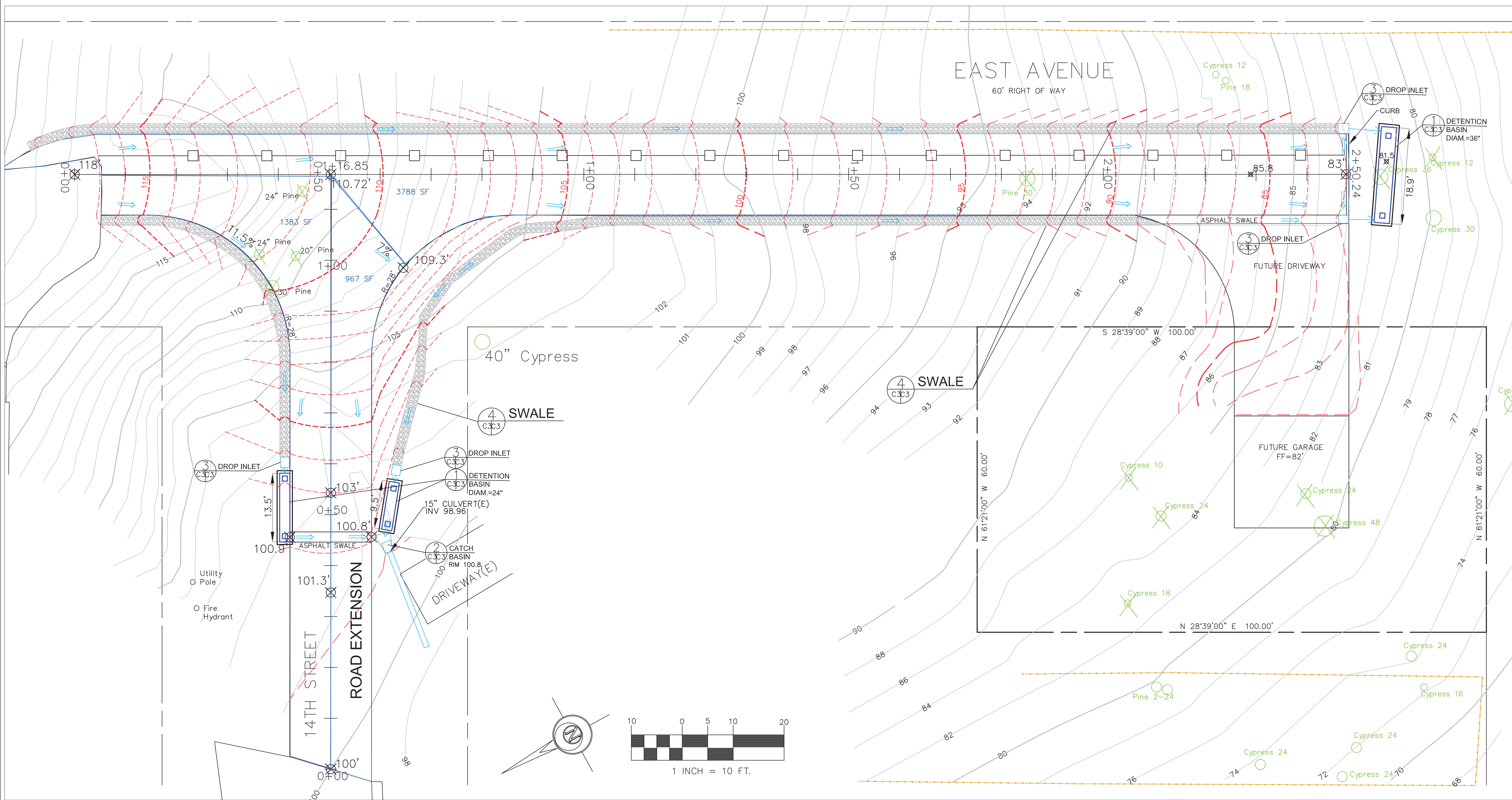
EARTHWORK NOTES

CUT VOLUME = 245 CY
 FILL VOLUME = 130 CY
 AREA OF PAVED SURFACE IN R.O.W. = 6110 SF
 VOLUME OF AGGREGATE ROAD BASE (AB) = 115 CY

DRAINAGE NOTES

DRAINAGE DIRECTIONS AS SHOWN BY DRAINAGE ARROWS ON PLAN: POSITIVE DRAINAGE, OR OUT-SLOPING OF THE ROAD, WITH CROWN ALONG CENTERLINE, SHALL BE MAINTAINED THROUGHOUT.

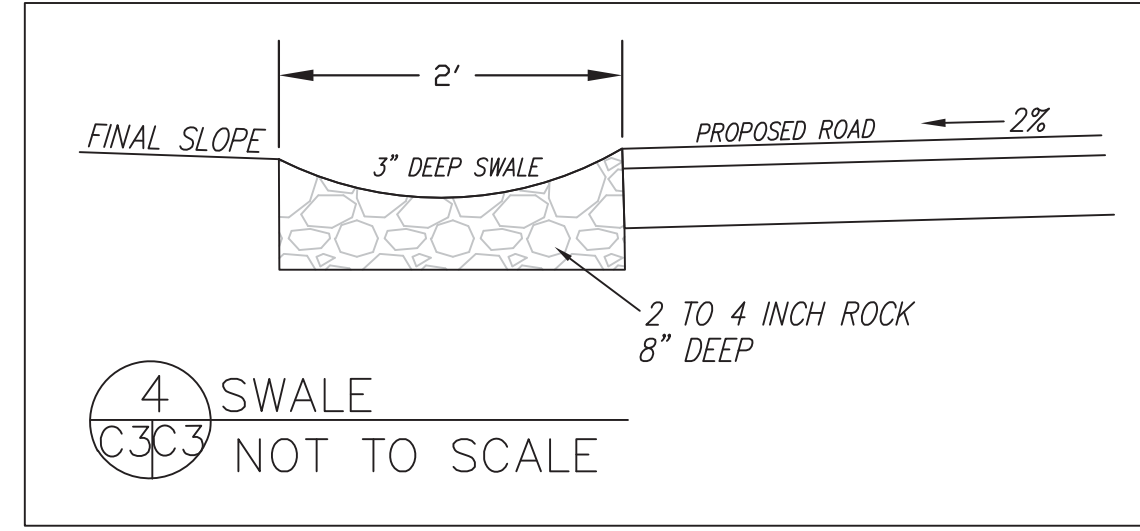
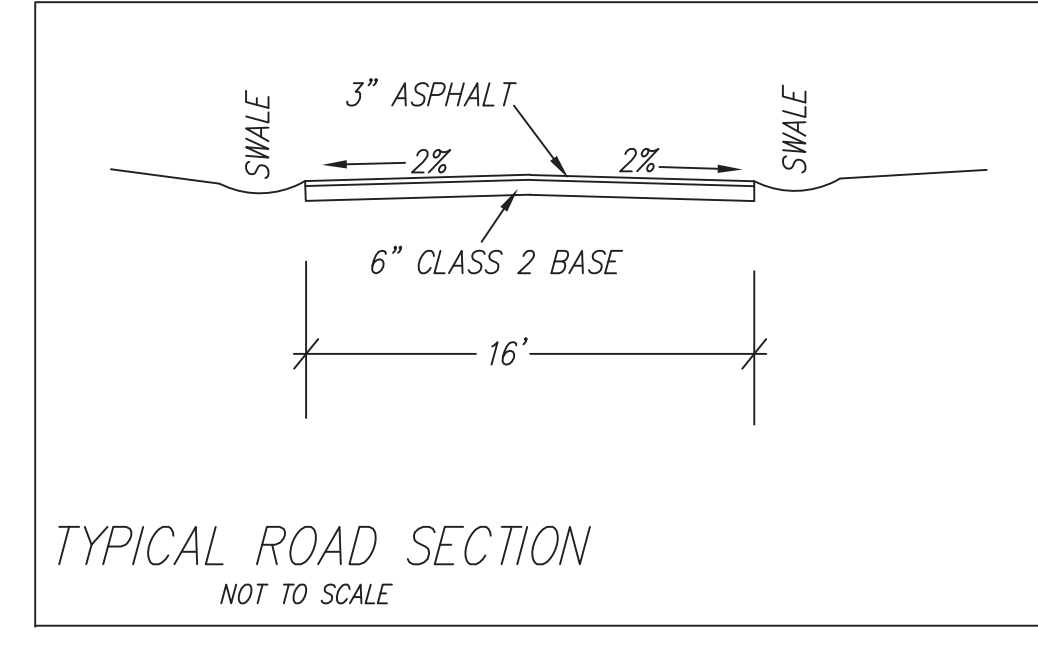
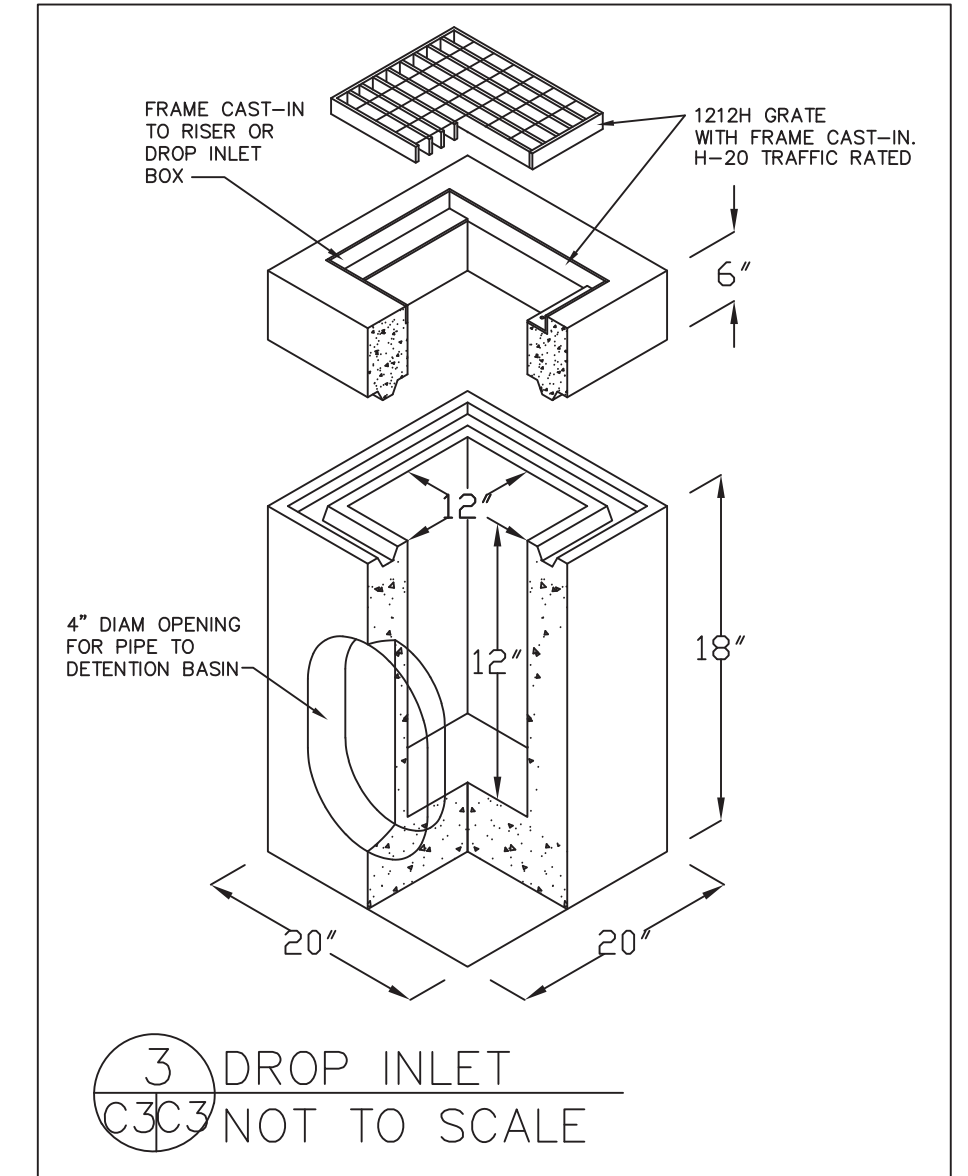
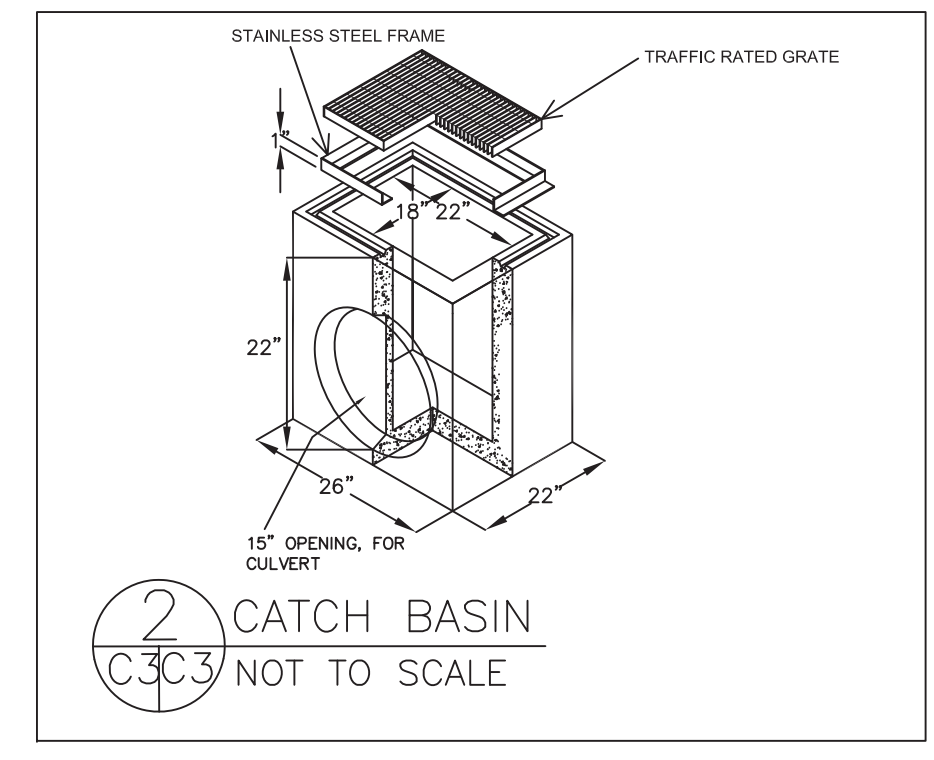
SHOULDERS OF ROAD SHALL INCLUDE SWALES, WHERE SHOWN.



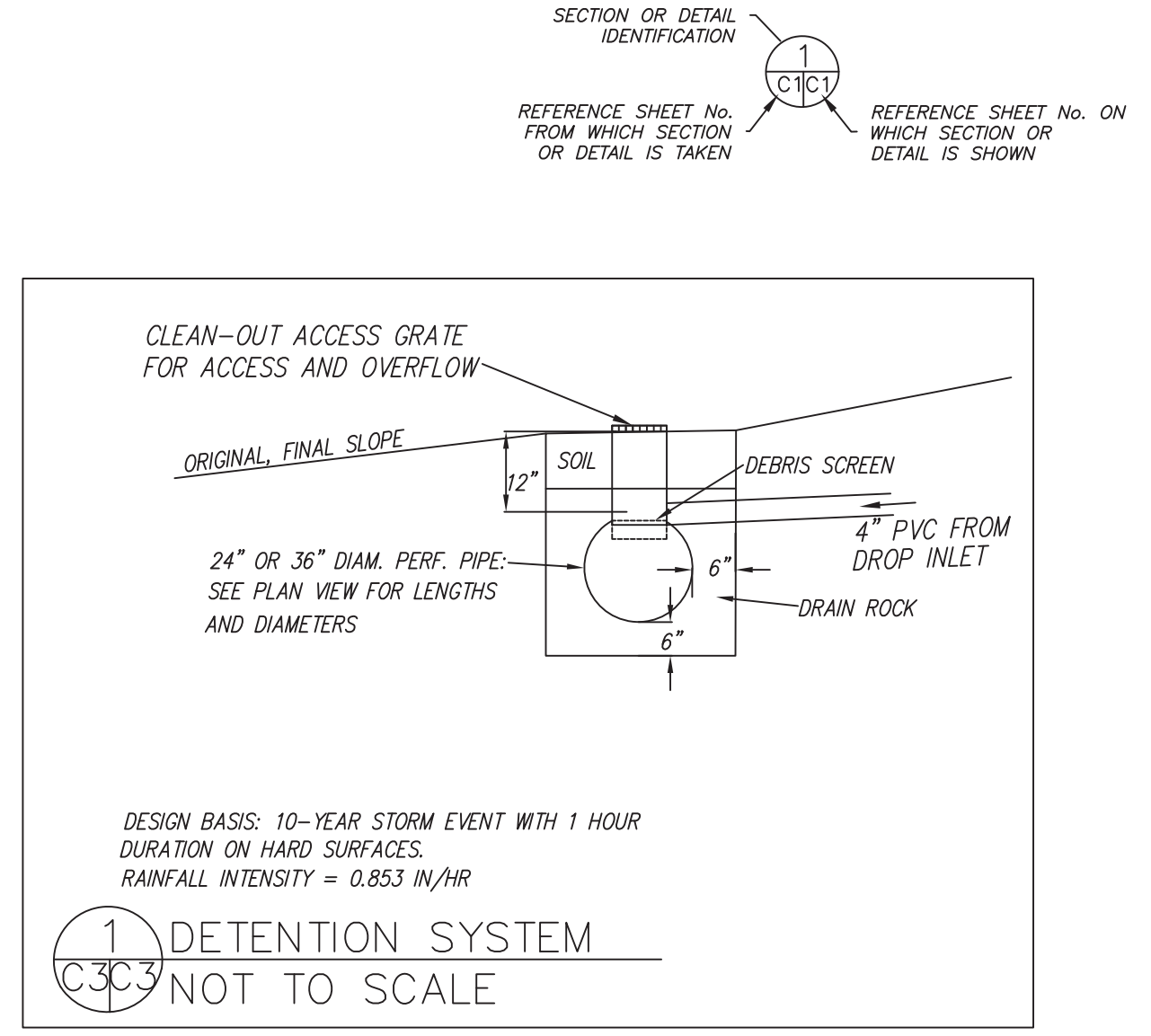
Sigma Prime Geosciences, Inc.
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 FAX: 728-3593

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DIRECTION OF SURFACE DRAINAGE FLOW
- TREE TO BE REMOVED
- E EXISTING
- N NEW, OR PROPOSED
- FF FINISH FLOOR



SECTION AND DETAIL CONVENTION



DATE: 1-6-22	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 4-26-22	REV. DATE: 7-18-22	REV. DATE:
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ROAD PLAN
 1900 EAST AVE.
 MONTARA
 1900 EAST AVE.
 MONTARA, CALIFORNIA
 APN: 037-015-019

SHEET
C-3

FLOOR PLAN KEYNOTES & NOTES

Table with 4 columns: SYMBOL, DESCRIPTION, and details for various floor plan elements like general notes, openings, finishes, specialties, equipment, plumbing, electrical, and site improvements.

FLOOR PLAN NOTES

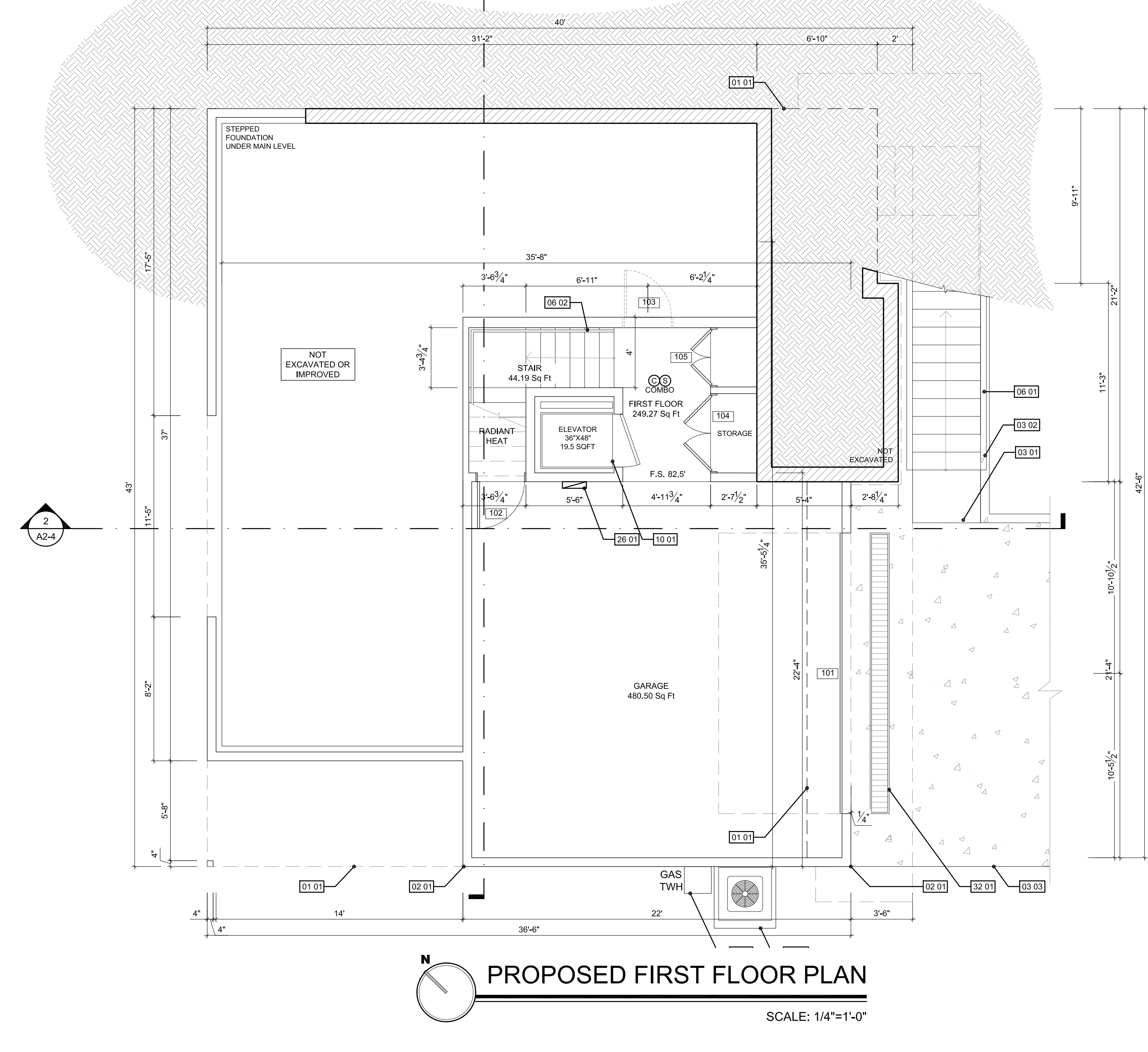
- 1. ALL NEW INTERIOR WALLS TO BE 2x4 UNO
2. ALL PLUMBING AND EXTERIOR WALLS TO BE 2x6
3. ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
4. PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
5. CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
6. SD AND CO. PREVENTERS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
7. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
8. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
9. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
10. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
11. FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
12. PROVIDE PROTECTIVE COVERS FOR VDW WELLS.
13. ENHANCED DURABILITY AND REDUCED MAINTENANCE.
4.406.1 RODENT PROOFING
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS THROUGH FLOOR PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
14. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
EXCEPTIONS:
• EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
• ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES TO DIVERSIFY OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
• THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSIFY FACILITY.
15. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5, THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
16. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
17. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
18. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
19. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.
NOTE:
THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR)
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
21. 4.408.5 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.
NOTES:
1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CA-RECYCLE).
4.410.1 OPERATION AND MAINTENANCE MANUEL
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER, AND DOWNSPOUTS.
c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
d. LANDSCAPE IRRIGATION SYSTEMS.
e. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE.
24. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9
25. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2

DOOR SCHEDULE

Table with 8 columns: MARK, WIDTH, HEIGHT, FRAME MATERIAL, DOOR CORE, QTY, HINGES, COMMENTS. Lists specifications for various doors including sliding doors, pocket doors, and safety glazing.

WINDOW SCHEDULE

Table with 8 columns: NO., WIDTH, HEIGHT, QTY, U FACTOR, SHGC, COMMENTS. Lists specifications for various windows including awning, fixed, and sliding windows.



DOORS AND WINDOWS NOTES

- 1. ALL EXTERIOR DOOR U - VALUE MAX. 0.32.
2. ALL WINDOWS AND PATIO DOORS TO BE LOW E & U - VALUE 0.32, MANUFACTURER MILGARD.
3. ALL SIZES TO BE VERIFIED W/ MANUFACTURE.
4. ALL WINDOWS IN BATHROOMS, STAIRS AREA, AND WITH SILL LOCATION LOWER THAN 18" A.F.F. TO HAVE SAFETY GLASS.
5. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24".
6. THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR.
7. THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS.
8. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS, PER SECTION R303.1.
9. NATURAL VENTILATION SHALL BE PROVIDED FOR ALL HABITABLE ROOMS, WITH THE MINIMUM OPENABLE AREA TO THE OUTDOORS OF 4% OF THE FLOOR AREA BEING VENTILATED.
10. EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE, AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
I) WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
II) WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

LEGEND

- SMOKE ALARM WITH BATTERY BACKUP
CARBON MONOXIDE ALARM

WALL LEGEND

- NEW 2x4 WALL
NEW 2X6 WALL
10" CONCRETE RETAINING WALL

Wilkins Studio Architects logo and contact information: San Francisco CA (415)273-9054. Includes a 'NOT FOR CONSTRUCTION' stamp and a license seal.

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

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090
Proposed First Floor Plan
A1-1
Scale: As Noted
Sheet size: Arch D

Table with 3 columns: No., Description, Date. Shows Progress Set dated 09/16/2024.

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FLOOR PLAN KEYNOTES & NOTES

SYMBOL	DESCRIPCION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	WALL BELLOW
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
03 02	RETAINING WALL
03 03	IMPERVIOUS CONCRETE DRIVEWAY
03 04	CONCRETE PAD, DIMENSIONS 3'-6" X 3'-6"
03 05	CONCRETE GARDEN TILE
06 00	WOOD
06 01	1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 2. PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 4x2" HALF WALLS OR GUARDRAIL W/ BALLUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2022 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" TREX TRANSCEND COMPOSITE CLASS C 1" GROOVED EDGE BOARD WITH THE TREX CONNECTION SYSTEM SO NO TOP NAILING
06 02	
06 03	
07 00	THERMAL & MOISTURE PROTECTION
7.1	CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: WALL INSULATION: R-30 BATT / 2X8@ 24" O.C. W/1" (R-5) RIGID BETWEEN SHEATHING & FINISH FLOOR INSULATION: R-30 BATT @ JOISTS ROOF INSULATION: R-30 MIN W/ R-9 RIGID RIPE INSULATION: R-8 WRAPPED HOT WATER ONLY WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS
7.2	ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 250
7.3	ALL FLASH/ COUNTER FLASHING SHALL COMPLY WITH 2016 CRC.
08 00	OPENINGS
8.1	SEE DOOR AND WINDOWS NOTES ON SHEET A3.1
8.2	TEMPERED GLAZING NOTE: ALL WINDOWS TO BE TEMPERED GLAZING OR FIRE RATED PER CBC 708A LOCATIONS SHOWN ON PLAN ARE MINIMUM REQUIRED LOCATIONS PER CBC 708A TO BE TEMPERED ON BOTH PANES, SEE SPECIAL CONSTRUCTION NOTES - HIGH FIRE SEVERITY ZONE NOTES ON A-2.1
08 01	20 MIN. FREE RATED DOOR W/ SELF-CLOSER, FULL PERIMETER SMOKE GASKET & SELF-LATCHING HARDWARE
09 00	FINISHES
9.1	INTERIOR FINISHES TO BE SELECTED BY OWNER
9.2	CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS.
9.3	ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2022 CRC.
9.4	WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED FOR MATERIALS NOT ADVERSELY AFFECTED BY WATER. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET.
9.5	TILE FOR TUB AND SHOWER ENCLOSURES SHALL BE APPLIED OVER PORTLAND CEMENT PLASTER WITH 30# FELT BACKING W/ METAL LATH U.O.N.
9.6	SHOWER ENCLOSURE: TILE/STONE SHOWER W/ PVC PAN LINER OR EQUAL; SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9.7	GYP BD @ WALLS & CEILINGS - 5/8" TYPE X. ALL WALLS OR FLOORS BETWEEN LIVING SPACE AND GARAGE AND GARAGE CEILING SHALL HAVE 5/8" TYPE X FIRE CODE GYPSUM BOARD SURFACE. WRAP EXPOSED BEAMS & POSTS ARE REQUIRED.
10 00	SPECIALTIES
10 01	ELEVATOR 36"x48"
11 00	EQUIPMENT
	APPLIANCES AND FIXTURES TO BE SELECTED BY OWNER - WASHER (W) WATER & WASTE CONNECTION IN RECESSED BOX - VENT DRYER (D) TO EXTERIOR IN SMOOTH METAL DUCT, 14" MAX W/ 2-900 BENDS SEE MEP PLANS - ELECTRIC KITCHEN RANGE AND DRYER. - NEW KITCHEN RANGE HOOD.
11 01	GAS TANKLESS WATER HEATER
11 02	DISH WASHER 2x2'
12 00	EQUIPMENT
12.1	FURNISHINGS WOOD CABINETS - (OIL STAINED/SEALED) CONCRETE/GRANITE/SOLID SURFACE COUNTERTOPS - COORDINATE WITH OWNER LINE OF UPPER CABINETS, TYPICAL
12 01	WINDOW SEAT
22 00	PLUMBING
22.1	SEE A-6 SHEETS FOR REQUIREMENTS AND NOTES
22 01	TOILET [1.28 GPF] - KOHLER #K-11499-0 OR EQUAL
22 02	VANITY (GRANITE COUNTERTOP W/ UNDER-MOUNT SINK); FAUCET [1.5 GPF]
22 03	SHOWER ENCLOSURE: TILE/STONE W/ PVC PAN LINER- FAUCET [1.75 GPF] W/ SEAT @ 16" SLOPE TO DRAIN 1/8" PER FOOT MIN. COORDINATE FINAL LAYOUT WITH CONTRACTOR. [SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY] SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
22 04	BATHTUB
22 05	SINK HEATING, VENTILATION & AIR CONDITIONING 22.2 SEE M SHEETS FOR REQUIREMENTS AND NOTES
26 00	ELECTRICAL
26.1	SEE A-5 SHEETS FOR REQUIREMENTS AND NOTES
26 01	ELECTRICAL PANEL
32 00	SITE IMPROVEMENTS
32 01	DRAINAGE GRID

FLOOR PLAN NOTES

- ALL NEW INTERIOR WALLS TO BE 2x4 UNO
- ALL PLUMBING AND EXTERIOR WALLS TO BE 2x6
- ALL INTERIOR DOORS TO BE SET 4" FROM WALL UNO
- PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
- CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
- SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
- ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
- PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
- ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
- FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
- PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
- ENHANCED DURABILITY AND REDUCED MAINTENANCE.
4.408.1 RODENT PROOFING
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
EXCEPTIONS:
• EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
• ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
• THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HULL BOUNDARIES OF THE DIVERION FACILITY.
- 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5, THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
- IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
- IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN
- IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- NOTE: THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
- 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLES WITH SECTION 4.408.1.
- NOTE:
IF THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
4.408.4
WASTE STREAM REDUCTION ALTERNATIVE (LR)
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
4.408.4.1
WASTE STREAM REDUCTION ALTERNATIVE
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
4.408.5 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.
NOTES:
1. SAMPLE FORMS FOUND IN 'A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)' LOCATED AT WWW.WHCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CARECYCLE).
22. 4.410.1 OPERATION AND MAINTENANCE MANUEL
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING.
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER,, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER, AND DOWNSPOUTS.
c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
d. LANDSCAPE IRRIGATION SYSTEMS.
e. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE
24. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9
25. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2

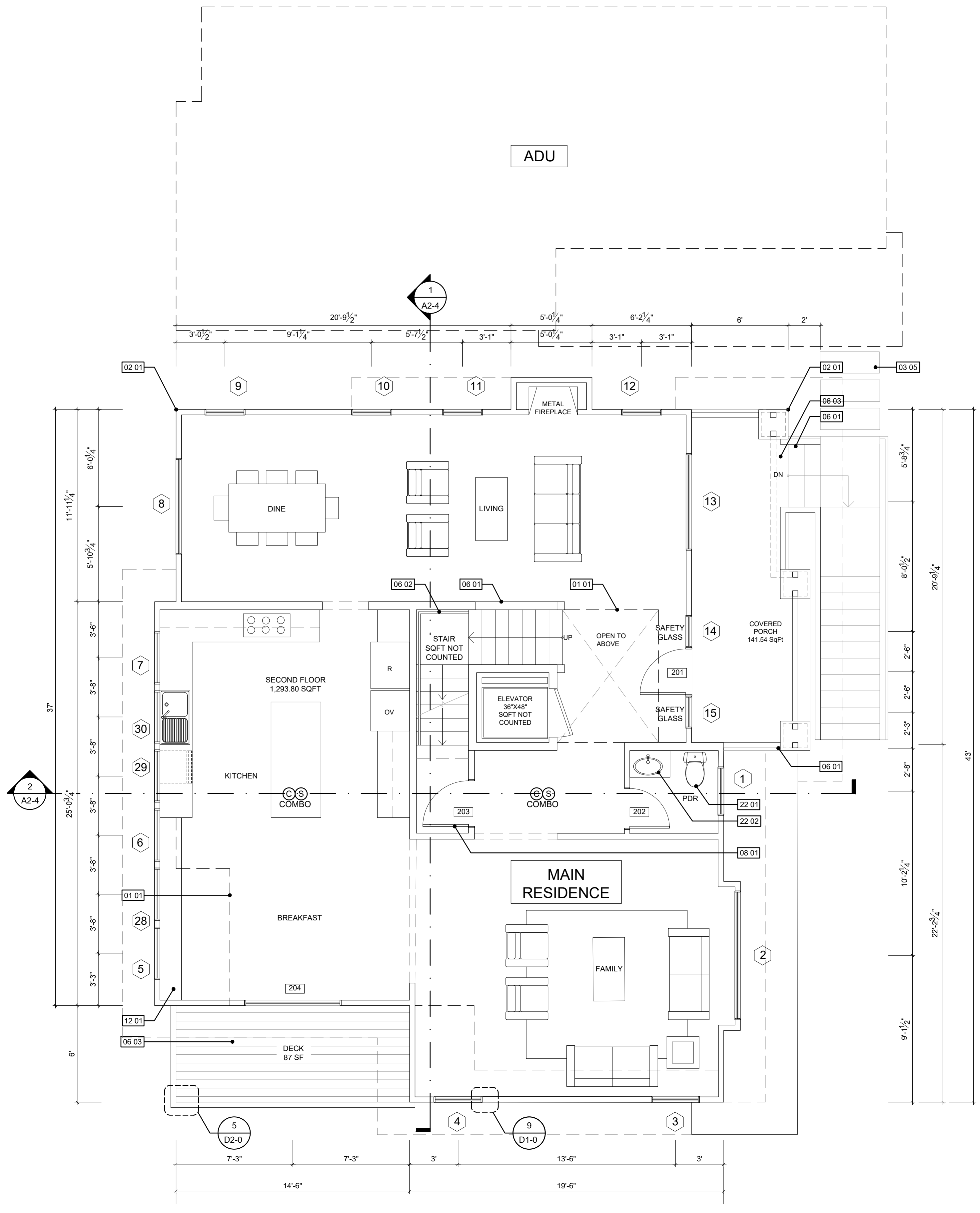
- GUARDS (SECTION R312);
A) SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
B) SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
C) OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
D) SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
E) PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7. A MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11".
F) MINIMUM HEADROOM IS 6'-8".
G) MINIMUM WIDTH IS 36".
H) THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
I) OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.
SECTION R311.7.5.1.
J) THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
K) OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.
SECTION R311.7.5.1.
L) A NOSING (BETWEEN 1/4" AND 1-1/4") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS EXCEPT: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES.
SECTION R311.7.6.3.
M) HANDRAILS (SECTION R311.7.8):
A) SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
B) HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
C) THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
D) HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
E) ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
N) EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

LEGEND

- (S) SMOKE ALARM WITH BATTERY BACKUP
- (C) CARBON MONOXIDE ALARM

WALL LEGEND

- NEW 2x4 WALL
- NEW 2x6 WALL
- 10" CONCRETE RETAINING WALL



PROPOSED SECOND FLOOR PLAN

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

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

NOT FOR CONSTRUCTION
EXPIRES 02/25
RENEWAL DATE
OF CALIFORNIA

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

Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

Proposed Second Floor Plan

A1-2
Scale: As Noted
Sheet size: Arch D

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FLOOR PLAN KEYNOTES & NOTES

SYMBOL	DESCRIPCION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	WALL BELLOW
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
03 02	RETAINING WALL
03 03	IMPERVIOUS CONCRETE DRIVEWAY
03 04	CONCRETE PAD, DIMENSIONS 3'-6" X 3'-6"
03 05	CONCRETE GARDEN TILE
06 00	WOOD
06 01	1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 2. PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 4+2" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2022 CRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34 AND 38" ABOVE STAIR NOSING TREX TRANSCEND COMPOSITE CLASS C 1" GROOVED EDGE BOARD WITH THE TREX CONNECTION SYSTEM SO NO TOP NAILING
06 02	
06 03	
07 00	THERMAL & MOISTURE PROTECTION
7.1	CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED AS FOLLOWS: WALL INSULATION: R-30 BATT / 2X8 @ 24" O.C. W/ 1" (R-5) RIGID BETWEEN SHEATHING & FINISH FLOOR INSULATION: R-30 BATT @ JOISTS ROOF INSULATION: R-30 MIN W/ R-9 RIGID RIPE INSULATION: R-8 WRAPPED HOT WATER ONLY WEATHER STRIPPING: @ ALL EXTERIOR DOORS AND WINDOWS CAULKING: @ ALL EXTERIOR OPENINGS AND PENETRATIONS
7.2	ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 200 AND A SMOKE DENSITY NOT TO EXCEED 450.
7.3	ALL FLASH/ COUNTER FLASHING SHALL COMPLY WITH 2016 CRC.
08 00	OPENINGS
8.1	SEE DOOR AND WINDOWS NOTES ON SHEET A3.1
8.2	TEMPERED GLAZING NOTE: ALL WINDOWS TO BE TEMPERED GLAZING OR FIRE RATED PER CBC 708A LOCATIONS SHOWN ON PLAN ARE MINIMUM REQUIRED LOCATIONS PER CBC 708A TO BE TEMPERED ON BOTH PANES, SEE SPECIAL CONSTRUCTION NOTES - HIGH FIRE SEVERITY ZONE NOTES ON A-2.1
08 01	20 MIN. FREE RATED DOOR W/ SELF-CLOSER, FULL PERIMETER SMOKE GASKET & SELF-LATCHING HARDWARE
09 00	FINISHES
9.1	INTERIOR FINISHES TO BE SELECTED BY OWNER
9.2	CONTRACTOR SHALL INSTALL WATERPROOF GYPSUM BOARD AT ALL "WET" LOCATIONS SUCH AS TUB & SHOWER WALLS AND WINDOW SURROUNDS.
9.3	ALL DRYWALL AND PLASTERING SHALL CONFORM TO 2022 CRC.
9.4	WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL BE CONSTRUCTED FOR MATERIALS NOT ADVERSELY AFFECTED BY WATER. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET.
9.5	TILE FOR TUB AND SHOWER ENCLOSURES SHALL BE APPLIED OVER PORTLAND CEMENT PLASTER WITH 30# FELT BACKING W/ METAL LATH U.O.N.
9.6	4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
9.7	GYP BD @ WALLS & CEILINGS - 5/8" TYPE X. ALL WALLS OR FLOORS BETWEEN LIVING SPACE AND GARAGE AND GARAGE CEILING SHALL HAVE 5/8" TYPE X FIRE CODE GYPSUM BOARD SURFACE. WRAP EXPOSED BEAMS & POSTS ARE REQUIRED.
10 00	SPECIALTIES
10 01	ELEVATOR 36"x48"
11 00	EQUIPMENT
11 01	APPLIANCES AND FIXTURES TO BE SELECTED BY OWNER - WASHER (W) WATER & WASTE CONNECTION IN RECESSED BOX - VENT DRYER (D) TO EXTERIOR IN SMOOTH METAL DUCT, 1/4" MAX W/ 2-900 BENDS SEE MEP PLANS - ELECTRIC KITCHEN RANGE AND DRYER. - NEW KITCHEN RANGE HOOD.
11 02	GAS TANKLESS WATER HEATER
12 00	EQUIPMENT
12 01	12.1 FURNISHINGS WOOD CABINETS - (OIL STAINED/SEALED) CONCRETE/GRANITE/SOLID SURFACE COUNTERTOPS - COORDINATE WITH OWNER LINE OF UPPER CABINETS, TYPICAL WINDOW SEAT
22 00	PLUMBING
22 01	22.1 SEE A-6 SHEETS FOR REQUIREMENTS AND NOTES
22 02	TOILET [1.28 GPF] - KOHLER #K-11499-0 OR EQUAL
22 03	VANITY (GRANITE COUNTERTOP W/ UNDER-MOUNT SINK); FAUCET [1.5 GPF]
22 04	SHOWER ENCLOSURE: TILE/STONE W/ PVC PAN LINER; FAUCET [1.75 GPF] W/ SEAT @ 16" SLOPE TO DRAIN 1/8" PER FOOT MIN. COORDINATE FINAL LAYOUT WITH CONTRACTOR. [SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY]
22 05	SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.
26 00	ELECTRICAL
26 01	26.1 SEE A-5 SHEETS FOR REQUIREMENTS AND NOTES ELECTRICAL PANEL
32 00	SITE IMPROVEMENTS
32 01	DRAINAGE GRID

FLOOR PLAN NOTES

- ALL NEW INTERIOR WALLS TO BE 2x4 UNO
- ALL PLUMBING AND EXTERIOR WALLS TO BE 2x6
- ALL INTERIOR DOORS TO BE SET 4" FROM WALL UNO
- PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
- CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
- SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
- ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
- PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
- ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
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4.408.1 CONSTRUCTION WASTE MANAGEMENT
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• EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
• ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERGION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
* THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HULL BOUNDARIES OF THE DIVERGION FACILITY.
- 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5, THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
- IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
- IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
- IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR) PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
- 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
- 4.408.5 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.
NOTES:
1. SAMPLE FORMS FOUND IN 'A' GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL) LOCATED AT WWW/WHCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CAIRECYCLE).
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE
24. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.9
25. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2

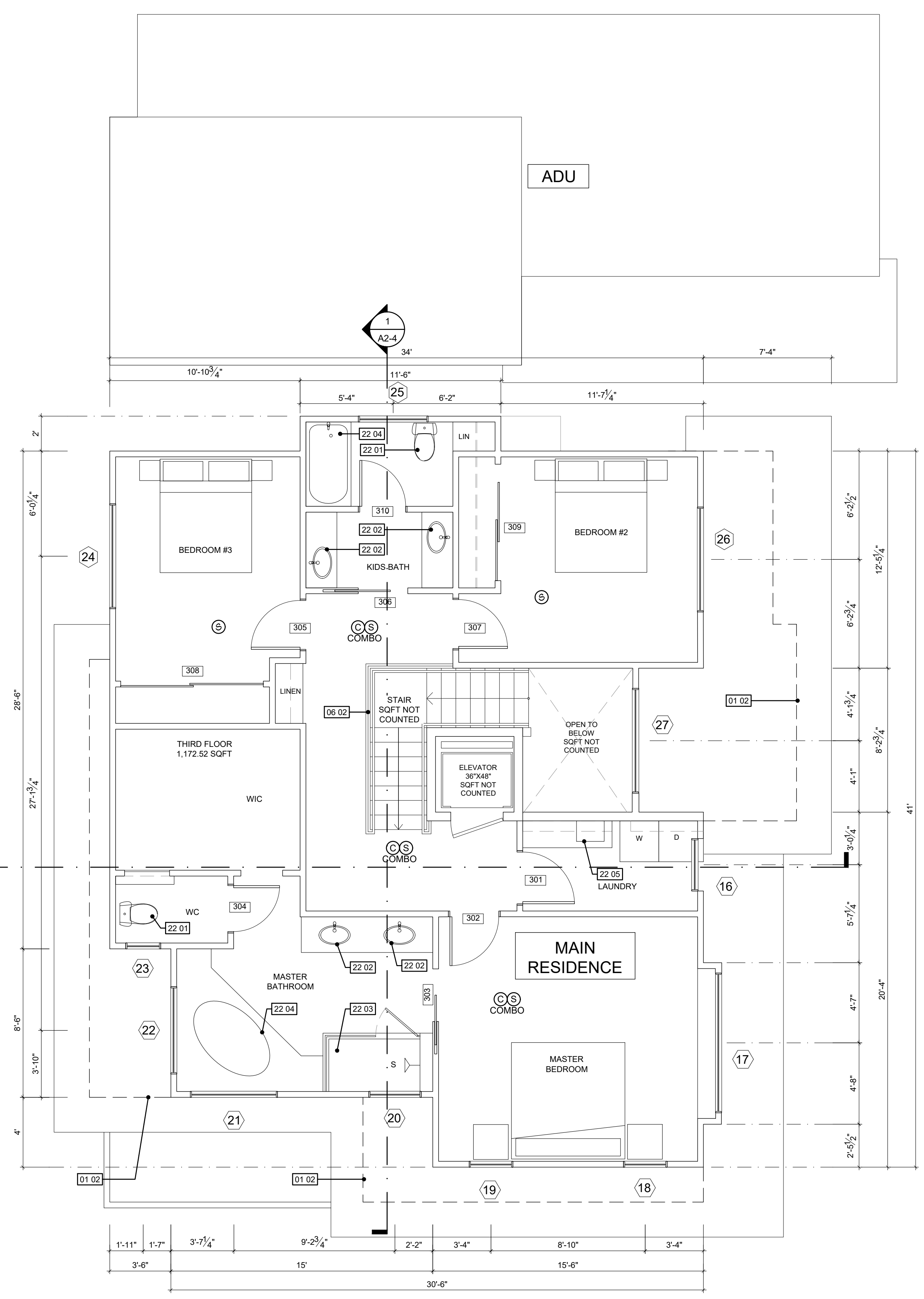
LEGEND

- (S) SMOKE ALARM WITH BATTERY BACKUP
- (C) CARBON MONOXIDE ALARM

WALL LEGEND

- NEW 2x4 WALL
- NEW 2X6 WALL
- 10" CONCRETE RETAINING WALL

- GUARDS (SECTION R312); A) SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. B) SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
- OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
- D) SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
- PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7. A) MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11". B) MINIMUM HEADROOM IS 6'-8". C) MINIMUM WIDTH IS 36". D) THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. SECTION R311.7.5.1.
- A) SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. B) HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS. C) THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES. D) HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. E) ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
- EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

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NOT FOR CONSTRUCTION
EXPIRES 02/25
RENEWAL DATE
STATE OF CALIFORNIA

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No.	Description	Date
	Progress Set	09/16/2024

Proposed Third Floor Plan
A1-3
Scale: As Noted
Sheet size: Arch D

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FLOOR PLAN KEYNOTES & NOTES

SYMBOL	DESCRIPCION	(NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL	
01 01	EAVE ABOVE	
01 02	WALL BELLOW	
02 00	SITE	
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA	
03 00	CONCRETE	
03 01	CONCRETE LANDING	
03 02	SLAB ON GRADE	
06 00	WOOD	
07 00	THERMAL & MOISTURE PROTECTION	
08 00	OPENINGS	
08 01	TEMPERED GLAZING	
09 00	FINISHES	
11 00	EQUIPMENT	
11 01	WATER HEATER TYPE-NEW NEEA RATED RHEEM PROPH40 T2 RH375-15 (40 GALS) HEAT PUMP WATER HEATER WITH 3.1 UEF.	
12 00	EQUIPMENT	
22 00	PLUMBING	
22 01	TOILET (1.28 GPF) - KOHLER #K-11499-0 OR EQUAL	
22 02	VANITY (GRANITE COUNTERTOP W/ UNDER-MOUNT SINK); FAUCET [1.5 GPF]	
22 03	SHOWER ENCLOSURE: TILE/STONE W/ PVC PAN LINER; FAUCET [1.75 GPF] W/ SEAT @ 16" SLOPE TO DRAIN 3/8" PER FOOT MIN. COORDINATE FINAL LAYOUT WITH CONTRACTOR; SET SHOWER IN RECESSED SLAB W/ NO CURB - ADA ENTRY; SHOWER RECEPTOR TO BE CONSTRUCTED PER CPC 408.7 W/ SLOPE NO LESS THAN 2% TO DRAIN.	
26 00	ELECTRICAL	
26 01	ELECTRICAL PANEL	

FLOOR PLAN NOTES

- ALL NEW INTERIOR WALLS TO BE 2x4 UNO
- ALL PLUMBING AND EXTERIOR WALLS TO BE 2x6
- ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
- PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
- CEILING IN UNFINISHED AREAS WILL HAVE UNFACED INSULATION THE UNFINISHED AREAS
- SD AND CO DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM WITHIN 15 FT OF BEDROOM DOORS.
- ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
- PROVIDE PVC VENTS TYP FOR MECH EQUIPMENT
- ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
- CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED
- FOOTING DRAIN TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND BE COVERED WITH A MINIMUM OF 6" OF GRAVEL.
- PROVIDE PROTECTIVE COVERS FOR WDW WELLS.
- ENHANCED DURABILITY AND REDUCED MAINTENANCE.
- 4.06.1 RODENT PROOFING
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. EXCEPTIONS:
• EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
• ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
• THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED, JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.
- 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
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- IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
- IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
- 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.
- NOTE:
THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
- 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LRI)
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
- 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
- 4.408.5 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.
- NOTES:
1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW/HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CAIRCYCLE).
3. 4.410.1 OPERATION AND MAINTENANCE MANUEL AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER, AND DOWNSPOUTS.
c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
d. LANDSCAPE IRRIGATION SYSTEMS.
e. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
23. SLAB ON GRADE.
24. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2

DOOR SCHEDULE

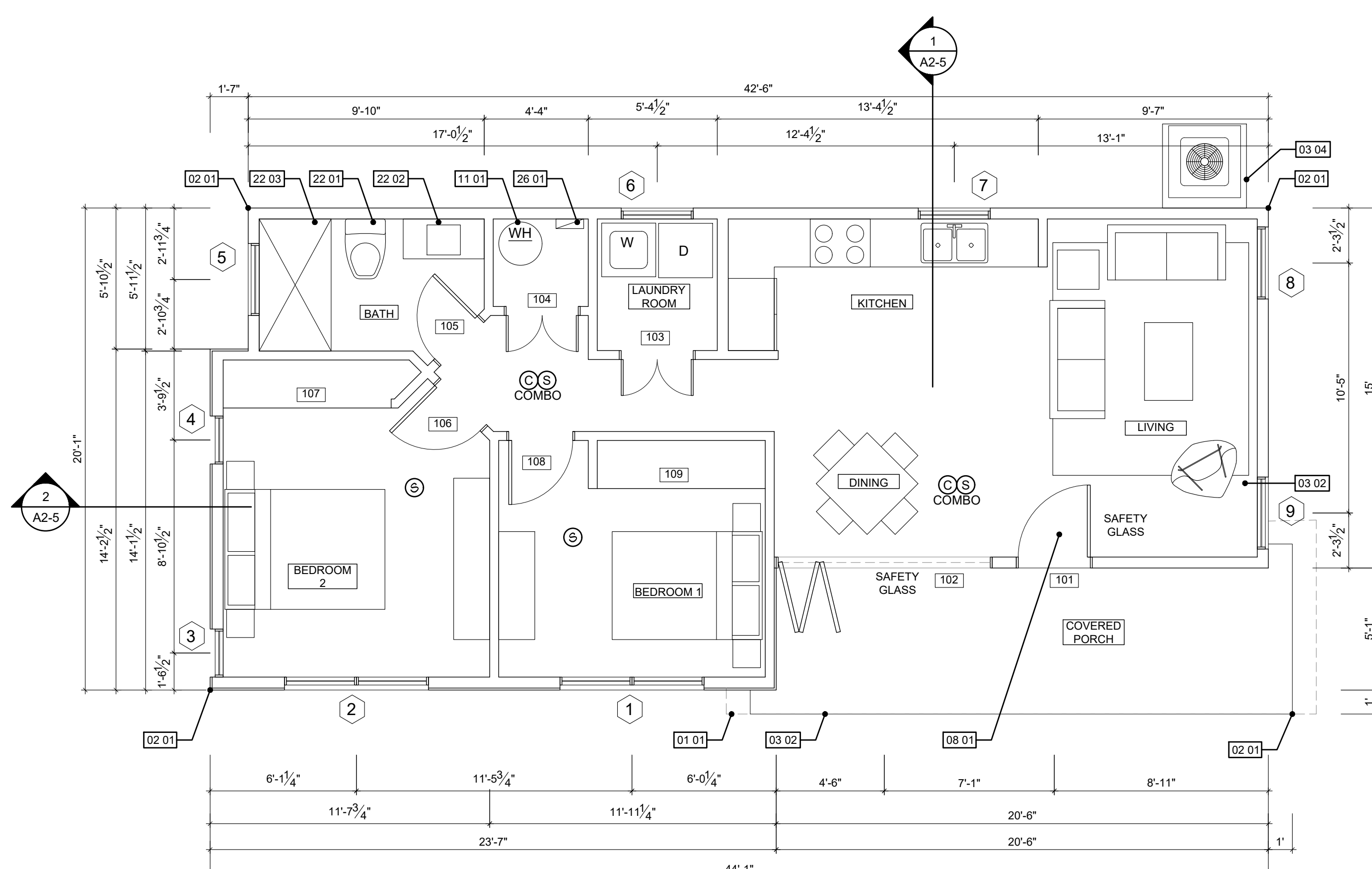
MARK	WIDTH	HEIGHT	FRAME MATERIAL	DOOR CORE	QTY	HINGES	COMMENTS
101	36"	80"	ALUM	GLASS	1	STEEL	SAFETY GLAZING EXTERIOR DOOR
102	106"	80"	ALUM	GLASS	1	STEEL	SAFETY GLAZING EXTERIOR DOOR
103	36"	80"	WD	SOLID	1	STEEL	DOUBLE DOOR
104	36"	80"	WD	SOLID	1	STEEL	DOUBLE DOOR
105	30"	80"	WD	SOLID	1	STEEL	
106	32"	80"	WD	SOLID	1	STEEL	
107	82"	80"	WD	SOLID	1	STEEL	CLOSET DOOR
108	32"	80"	WD	SOLID	1	STEEL	
109	82"	80"	WD	SOLID	1	STEEL	CLOSET DOOR

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	QTY	U FACTOR	SHGC	COMMENTS
1	36"	82"	1			2 WINDOWS. FIXED BELLOW & AWNING ABOVE
2	36"	82"	1			2 WINDOWS. FIXED BELLOW & AWNING ABOVE
3	24"	82"	1			FIXED BELLOW & AWNING ABOVE
4	24"	82"	1			FIXED BELLOW & AWNING ABOVE
5	36"	42"	1			HOPPER WINDOW
6	36"	42"	1			HOPPER WINDOW
7	36"	42"	1			AWNING WINDOW
8	36"	78"	1			FIXED BELLOW & AWNING ABOVE
9	36"	78"	1			FIXED BELLOW & AWNING ABOVE

DOORS AND WINDOWS NOTES

- ALL EXTERIOR DOOR U - VALUE MAX. 0.32.
- ALL WINDOWS AND PATIO DOORS TO BE LOW E & U - VALUE 0.32. MANUFACTURER MILGARD.
- ALL SIZES TO BE VERIFIED W/ MANUFACTURER.
- ALL WINDOWS IN BATHROOMS, STAIRS AREA, AND WITH SILL LOCATION LOWER THAN 18" A.F.F. TO HAVE SAFETY GLASS.
- WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24".
- THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR.
- THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS, PER SECTION R303.1.
- NATURAL VENTILATION SHALL BE PROVIDED FOR ALL HABITABLE ROOMS, WITH THE MINIMUM OPENABLE AREA TO THE OUTDOORS OF 4% OF THE FLOOR AREA BEING VENTILATED. SECTION R303.1.
- GLAZING ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
I) WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
II) WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR.



PROPOSED ADU FLOOR PLAN
SCALE: 1/4"=1'-0"

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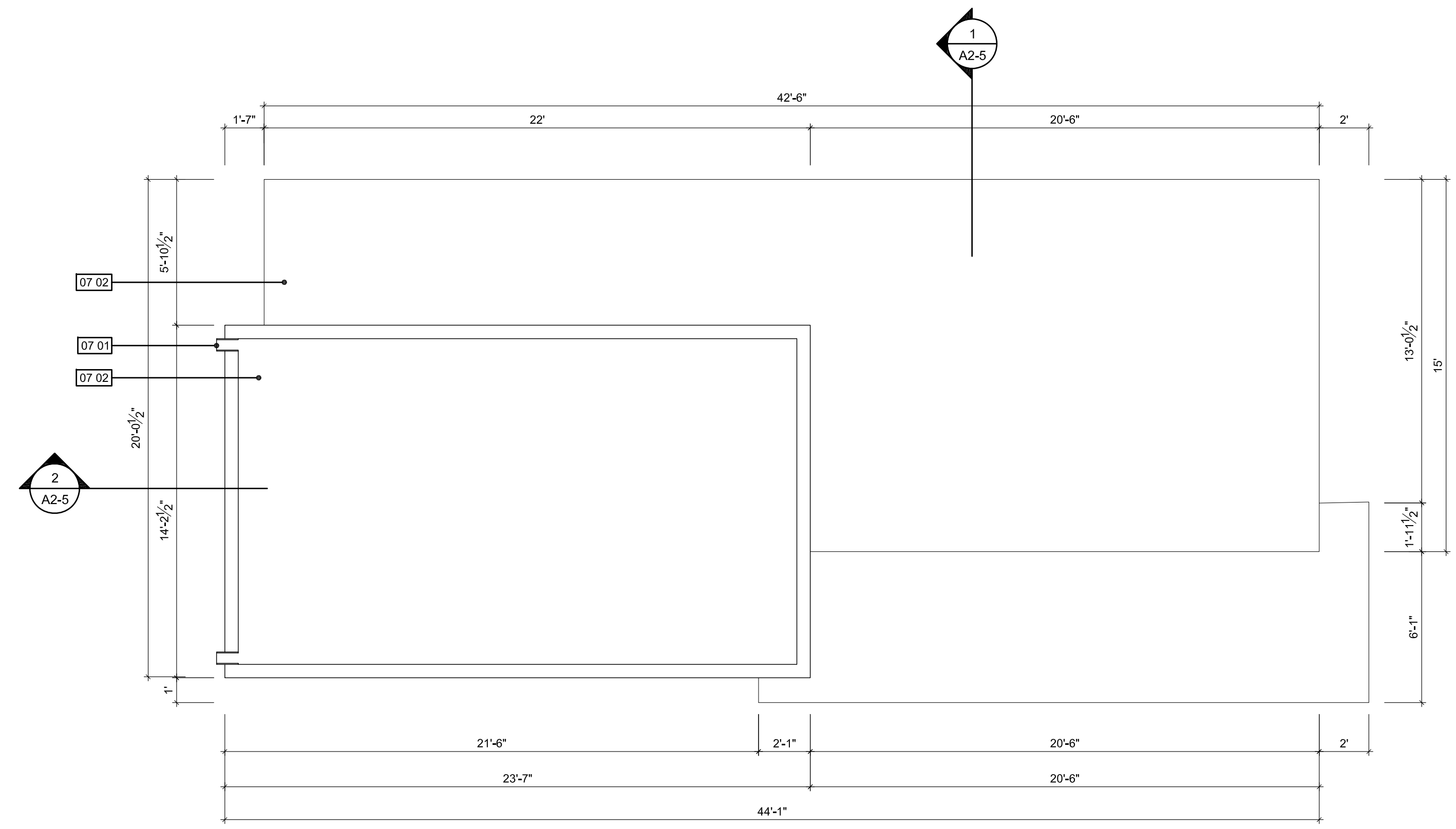
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No.	Description	Date
	Progress Set	09/16/2024

Proposed ADU Floor Plan
A1-5
Scale: As Noted
Sheet size: Arch D

ROOF PLAN KEYNOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	LINE OF WALL BELOW
07 00	THERMAL & MOISTURE PROTECTION
	7.1 CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
	7.2 CONTRACTOR SHALL INSTALL ALL G.L. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATER-TIGHT CONSTRUCTION. (26 GAUGE, TYPICAL) COLOR MATCH ROOF WHERE VISIBLE.
	7.3 ALL PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQUIRED.
	7.4 PROVIDE ALL FLASHING AND CLOSURE STRIPS AND INSTALL PER MANUFACTURER'S REQUIREMENTS - SEE DETAILS.
	7.5 MATCH ROOF SLOPE TO DRAIN @ CRICKETS WHEN POSSIBLE.
	7.6 ROOF COVERING AND UNDERLAYMENT SHALL COMPLY W/ 2022 CRC CHAPTER 9.
	7.7 ALL ROOF EAVES AND FASCIA CONDITIONS SHALL BE AS PER DETAILS. ADJUSTMENTS IN THE FIELD SHALL OCCUR ONLY AS NECESSITATED BY DIMENSIONAL DISCREPANCIES - COORDINATE WITH ARCHITECT.
07 01	"DS" INDICATES 2"x3" RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT)
	"DTR" INDICATED DOWNSPOUT TO ROOF OR GUTTER BELOW
07 02	GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL



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



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APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

Proposed ADU
Roof Plan
A1-6
Scale: As Noted
Sheet size: Arch D

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EXTERIOR ELEVATION NOTES & KEYNOTES

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

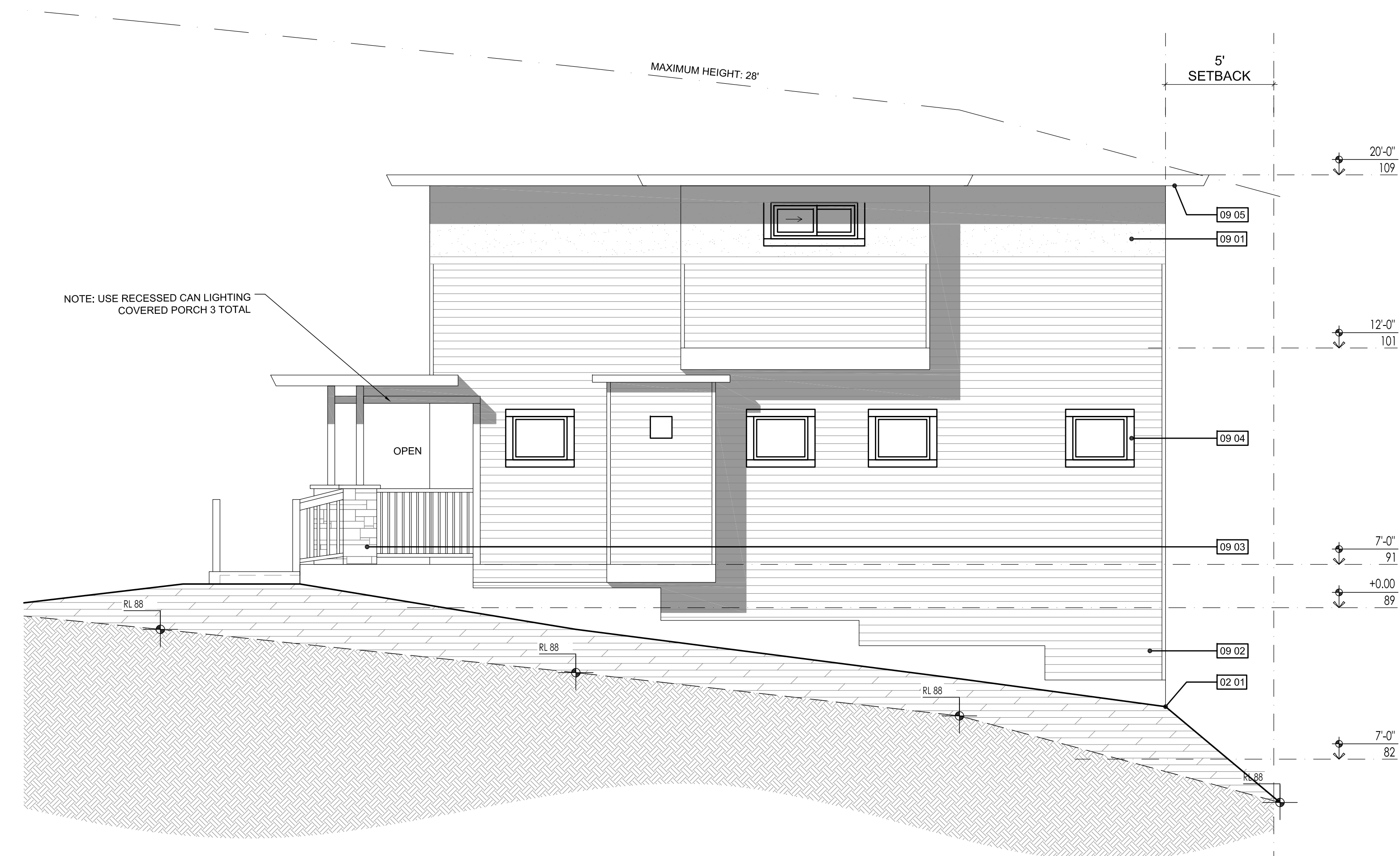
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTED ASPHALT ROOF SHINGLES ICC-ES ESR-1389 OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
08 00	ATTIC VENT
08 00	OPENINGS
	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE ON D SHEETS WINDOW FLASHING DETAIL
	8.2 COMPLIANCE WITH MINIMUM EGRESS REQUIREMENTS FOR ALL BEDROOM WINDOWS. PER CRC R310.2, EGRESS OR EMERGENCY ESCAPE AND RESCUE OPENINGS FROM SLEEPING ROOMS SHALL MEET ALL THE FOLLOWING CONDITIONS:
	a. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
	b. MINIMUM CLEAR OPENING WIDTH OF 20".
	c. MINIMUM CLEAR OPENING HEIGHT OF 24".
	d. MAXIMUM 44" TO THE BOTTOM OF THE CLEAR OPENING MEASURED FROM THE FLOOR.
09 00	FINISHES
09 01	STUCCO, COLOR METRO GRAY 1459 BENJAMIN MOORE
09 02	JAMES HARDIE PLANK LAP SIDING COLOR: GRAY SLATE
09 03	EL DORADO STONE, STONE COLOR: CANNONADE NATION WIDE OR SIMILAR
09 04	HARDIE TRIM BOARD OR SIMILAR, COLOR: DEEP INDIGO 1442 BENJAMIN MOORE.
09 05	STUCCO, COLOR: COLOR DEEP INDIGO 1442 BENJAMIN MOORE
09 06	DOUBLE SLIDING DOOR FROM GARAGE DOORS INC. SAN JOSE, COLOR GRAY TINT 1611 BENJAMIN MOORE
26 00	ELECTRICAL
26 01	KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK

GENERAL NOTES

- ALL EXTERIOR, LANDSCAPE, AND SITE LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT AND GLARE ARE DIRECTED AWAY FROM THE NEIGHBORS AND CONFINED TO THE SITE. LOW-LEVEL LIGHTING DIRECTED TOWARD THE GROUND IS ENCOURAGED. LANTERN FIXTURES TO BE ELIMINATED AND ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.



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



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



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Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

Main Residence Elevations

A2-1
Scale: As Noted
Sheet size: Arch D

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EXTERIOR ELEVATION NOTES & KEYNOTES

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

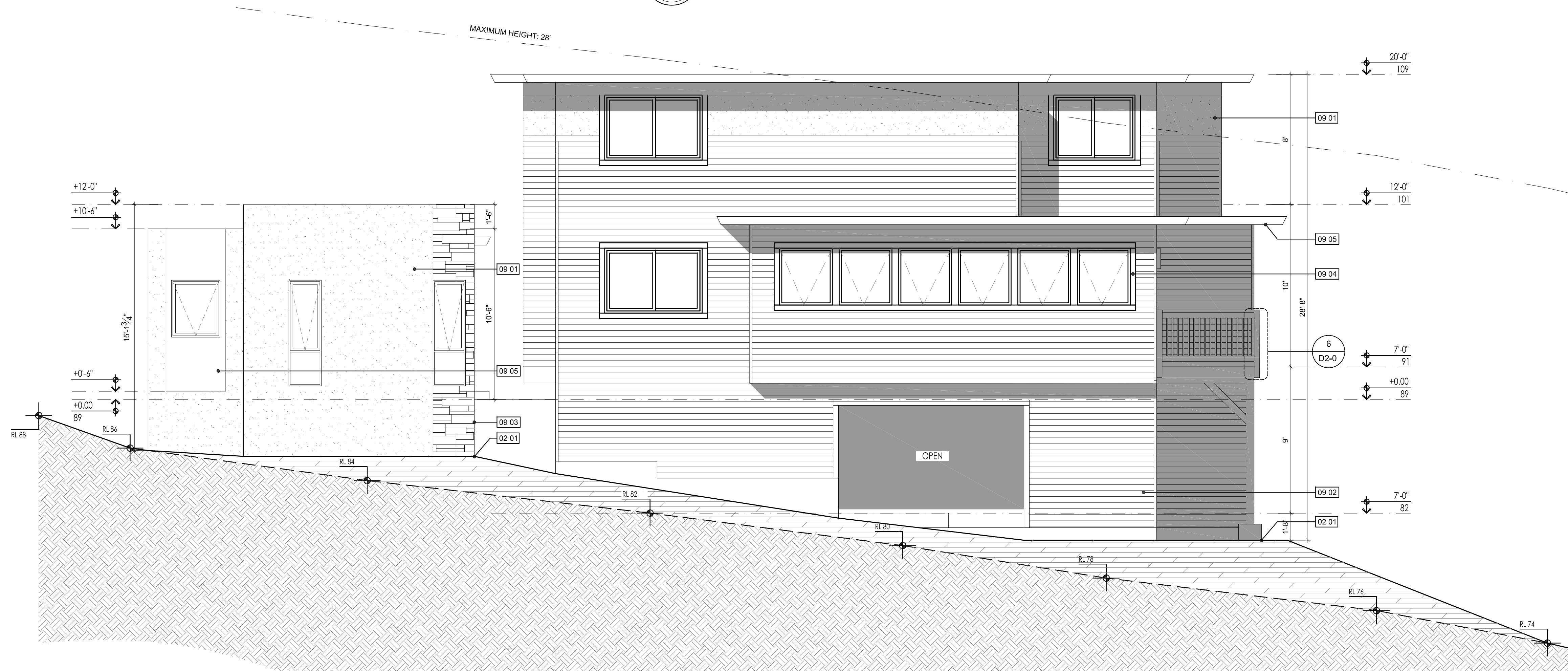
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTEED ASPHALT ROOF SHINGLES ICC-ES-ESR-1389 OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
08 00	OPENINGS
8.1	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE ON D SHEETS WINDOW FLASHING DETAIL
8.2	COMPLIANCE WITH MINIMUM EGRESS REQUIREMENTS FOR ALL BEDROOM WINDOWS, PER CBC R310.2, EGRESS OR EMERGENCY ESCAPE AND RESCUE OPENINGS FROM SLEEPING ROOMS SHALL MEET ALL THE FOLLOWING CONDITIONS: a. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. b. MINIMUM CLEAR OPENING WIDTH OF 20". c. MINIMUM CLEAR OPENING HEIGHT OF 24". d. MAXIMUM 44" TO THE BOTTOM OF THE CLEAR OPENING MEASURED FROM THE FLOOR.
09 00	FINISHES
09 01	STUCCO, COLOR METRO GRAY 1459 BENJAMIN MOORE
09 02	JAMES HARDIE PLANK LAP SIDING COLOR: GRAY SLATE
09 03	EL DORADO STONE, STONE COLOR: CANNONADE NATION WIDE OR SIMILAR
09 04	HARDIE TRIM BOARD OR SIMILAR, COLOR: DEEP INDIGO 1442 BENJAMIN MOORE.
09 05	STUCCO, COLOR: COLOR DEEP INDIGO 1442 BENJAMIN MOORE
09 06	DOUBLE SLIDING DOOR FROM GARAGE DOORS INC. SAN JOSE, COLOR GRAY TINT 1611 BENJAMIN MOORE
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GENERAL NOTES

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



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

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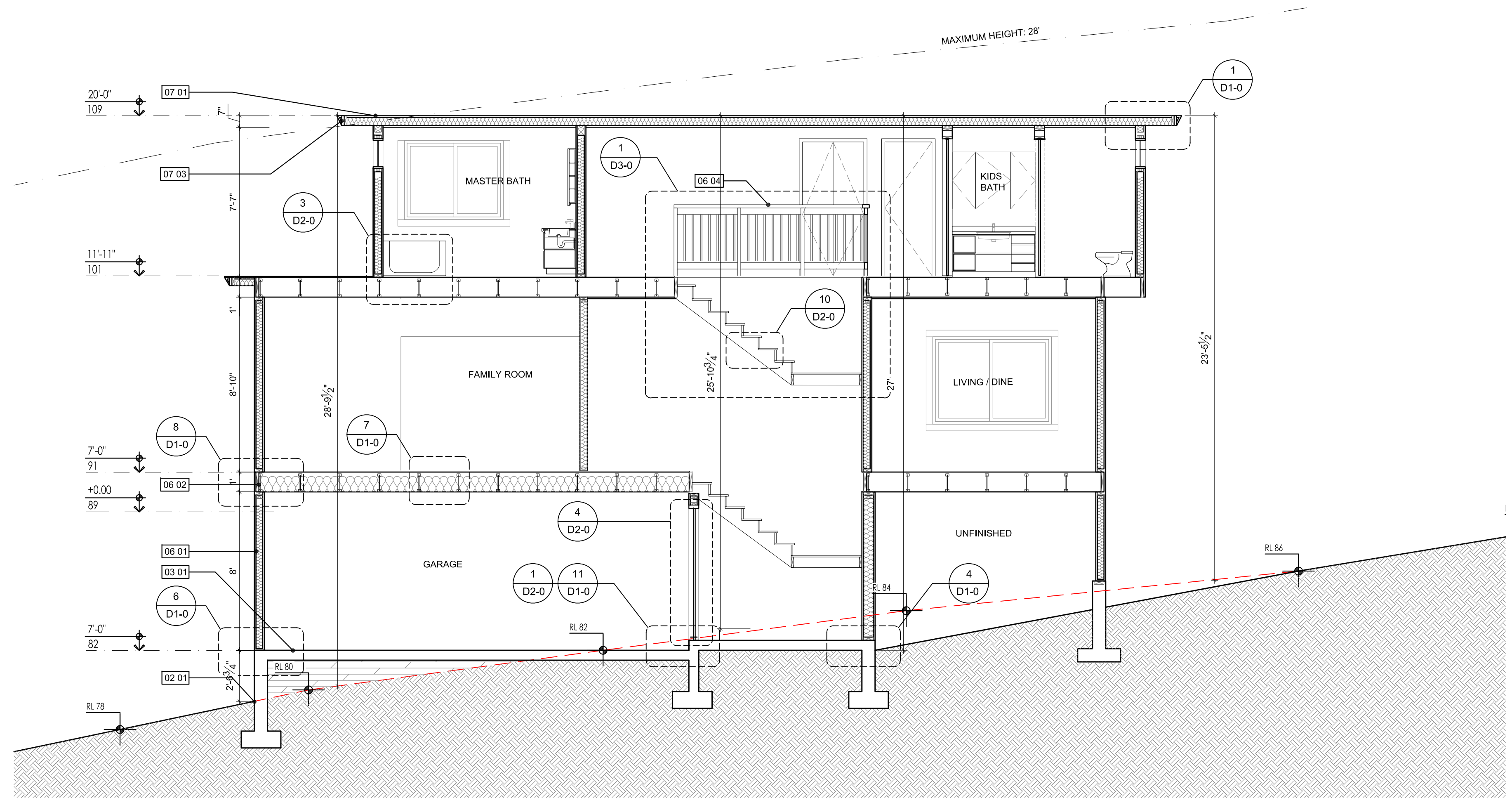
No.	Description	Date
	Progress Set	09/16/2024

Main Residence
& ADU Elevations
A2-2
Scale: As Noted
Sheet size: Arch D

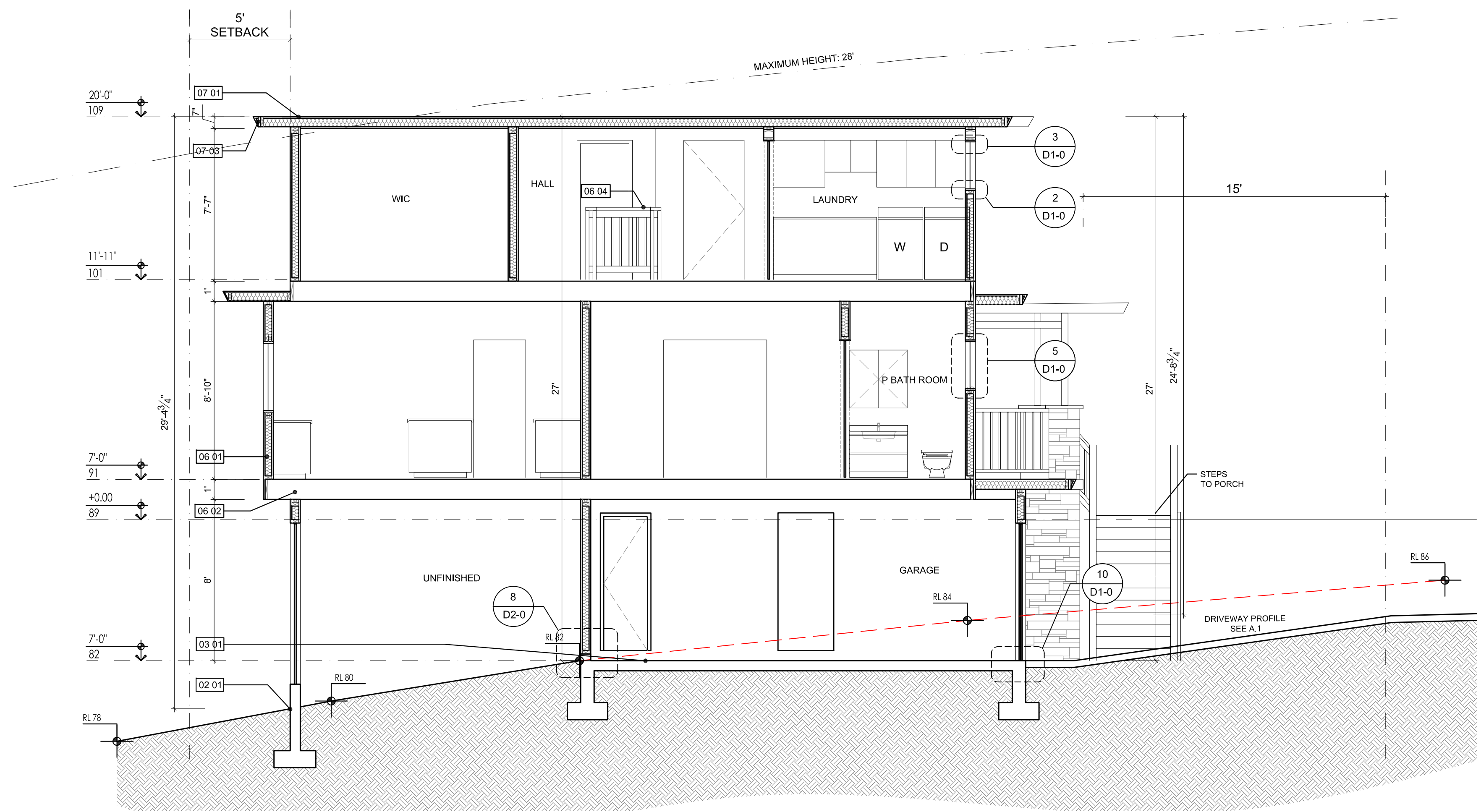
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SECTION NOTES & KEYNOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	SLAB ON GRADE
06 00	WOOD
06 01	2x FRAMING PER STRUCTURAL DRAWINGS
06 02	FLOOR JOIST PER STRUCTURAL DRAWINGS
06 03	2x MANUFACTURED TRUSSES PER FRAMING PLAN
06 04	WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, SUCH IDENTIFICATION SHALL: 1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING. *FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS*, OR OTHER WORDING. (CBS 703.7)
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTEED ASPHALT ROOF SHINGLES ICC-ES ESR-1389 OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
08 00	OPENINGS 8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL



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



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

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LICENSED ARCHITECT
KAREN WILKINS
ARCHITECT
NO. 425
RENEWAL DATE
STATE OF CALIFORNIA

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Owner: _____

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

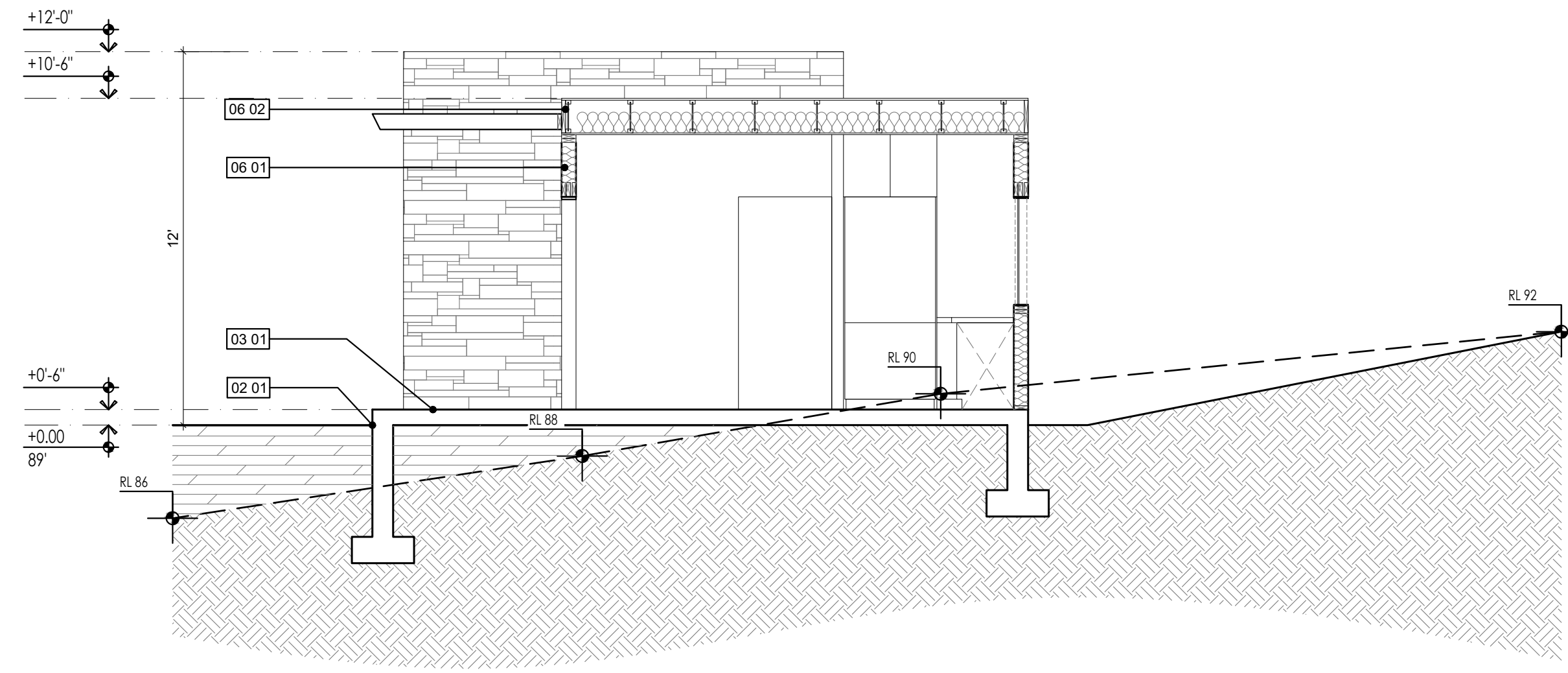
Sections

A2-4
Scale: As Noted
Sheet size: Arch D

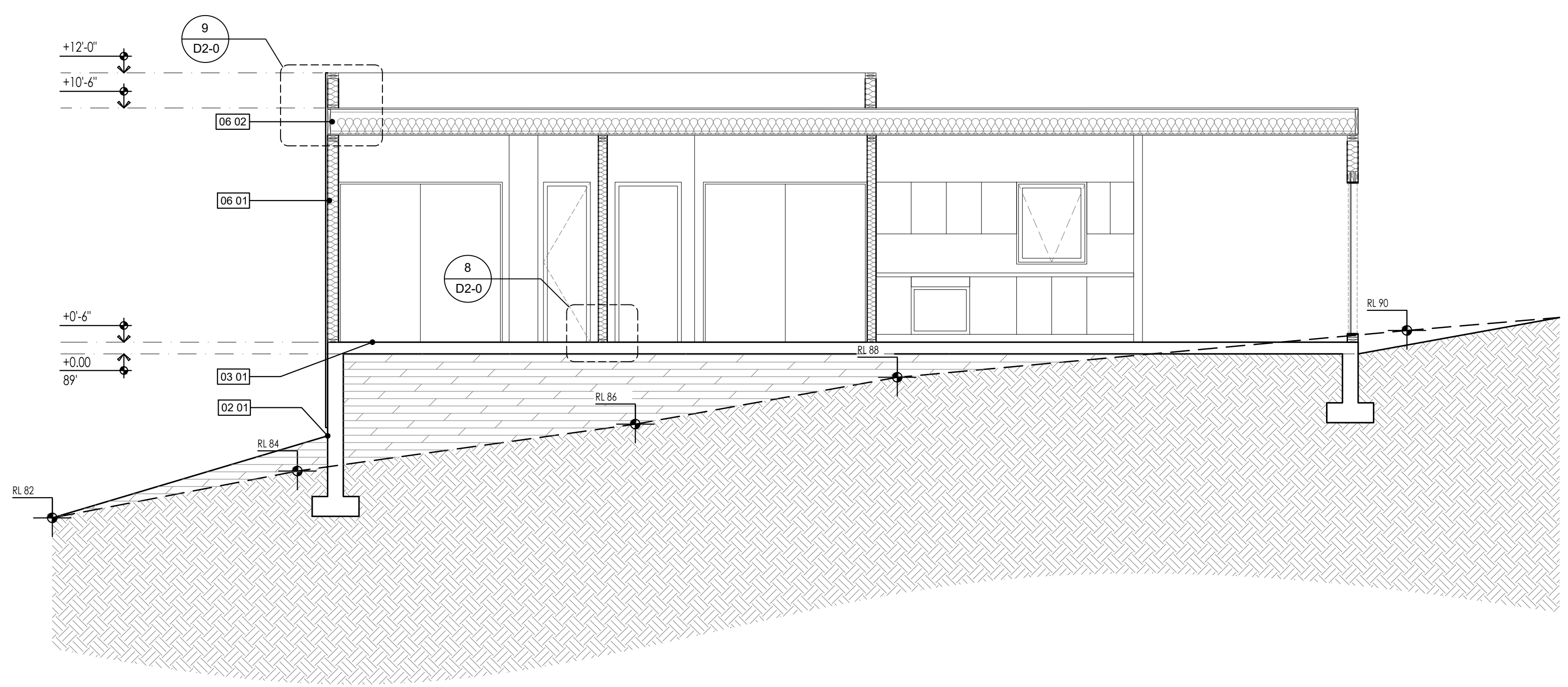
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SECTION NOTES & KEYNOTES

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06 04	<p>WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, SUCH IDENTIFICATION SHALL:</p> <p>1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.</p> <p>2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING.</p> <p>*FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS*, OR OTHER WORDING. (CBS 703.7)</p>
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08 00	OPENINGS
8.1	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL



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



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

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LICENSED ARCHITECT
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NOT FOR CONSTRUCTION
RENEWAL DATE: 12/25
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Owner:

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APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

ADU Sections

A2-5
Scale: As Noted
Sheet size: Arch D

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3 **SOUTHEAST RENDERING**
SCALE: N/S



2 **SOUTHEAST RENDERING**
SCALE: N/S



1 **EAST RENDERING**
SCALE: N/S



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No.	Description	Date
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Renderings

A2-6
Scale: As Noted
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- ① STUCCO, COLOR METRO GRAY 1459 BENJAMIN MOORE
- ② JAMES HARDIE PLANK LAP SIDING COLOR: GRAY SLATE
- ③ EL DORADO STONE, STONE COLOR: CANNONADE NATION WIDE OR SIMILAR
- ④ HARDIE TRIM BOARD OR SIMILAR, COLOR: DEEP INDIGO 1442 BENJAMIN MOORE.
- ⑤ STUCCO, COLOR: COLOR DEEP INDIGO 1442 BENJAMIN MOORE
- ⑥ DOUBLE SLIDING DOOR FROM GARAGE DOORS INC, SAN JOSE, COLOR: COLOR GRAY TINT 1611 BENJAMIN MOORE
- ⑦ KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONE DOWNLIGHT, BLACK
- ⑧ GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL



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



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

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APN: 037-015-090

No.	Description	Date
	Progress Set	09/28/2024

Material Board

A2-7
Scale: As Noted
Sheet size: Arch D

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Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

Scale Sheet
A2-8
Scale: As Noted
Sheet size: Arch D



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

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