

LACASIA RESIDENCE

779 SAN CARLOS AVE.
EL GRANADA, CA 94018

Coastside Fire Protection District

CONDITIONAL APPROVAL

Subject to field inspection and required fees, including all applicable conditions in correspondence, and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

By Tyler Sturm Date 06/27/2024

HAWK

DESIGN | CONSULTING

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

VICINITY MAP:



WORK DESCRIPTION:

PROPOSED NEW RESIDENCE AND ADU.

-Fire sprinklers required (deferred submittal)
-ADU address shall be 779B San Carlos

PLAN SHEET LEGEND:

| SHEET NO.: | SHEET NAME: |
|------------|-----------------------------------|
| A1 | GENERAL NOTES AND LEGEND |
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| A5 | LANDSCAPE PLAN |
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| A12 | PERSPECTIVE VIEWS |
| C-1 | GRADING AND DRAINAGE PLAN |
| C-2 | EROSION AND SEDIMENT CONTROL PLAN |

GENERAL NOTES

All work shall comply with applicable codes and trade standard which govern each phase of work, including, but not limited to: 2022 California Building Code (C.B.C.), 2022 California Mechanical Code (CMC), 2022 National Electrical Code (NEC), 2022 California Electrical Code (CEC), 2022 California Fire Code (CFC), 2022 California Plumbing Code (CPC), 2022 California Energy Standards (CES), and all the applicable city, state, or local codes and/or legislation including 2022 California Green Building Standard Code.

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

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

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

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

Do not accumulate trash or debris on site. Promptly remove material from site per local ordinance.

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

All dimensions take precedence over scale.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING INFORMATION:

| | |
|----------------|-------------|
| APN: | 047-105-020 |
| ZONING: | R-1/S-17 |
| BLOCK NO.: | --- |
| LOT NO.: | --- |
| MAP PAGE/GRID: | --- |
| LOT SIZE: | 7,070 S.F. |
| ZIP CODE: | 94018 |
| YEAR BUILT: | --- |
| BUILDING SIZE: | 1,832 S.F. |
| LEVELS: | 3 |

PROJECT DATA:

| | EXISTING | PROPOSED | TOTAL |
|--------------------|------------|------------|------------|
| LOT AREA: | 7,070 S.F. | --- S.F. | 7,070 S.F. |
| LIVING AREA: | --- S.F. | 1,697 S.F. | 1,697 S.F. |
| ADU: | --- S.F. | 791 S.F. | 791 S.F. |
| GARAGE AREA: | --- S.F. | 371 S.F. | 371 S.F. |
| COVERED DECK AREA: | --- S.F. | 78 S.F. | 78 S.F. |
| DECK ABOVE 30" | --- S.F. | 120 S.F. | 120 S.F. |

| | |
|--|--------------|
| MAXIMUM LOT COVERAGE ALLOWED (35.00 %): | 2,474.5 S.F. |
| EXISTING LOT COVERAGE (--- %): | --- S.F. |
| PROPOSED LOT COVERAGE (18.76 %): | 1,326 S.F. |
| TOTAL LOT COVERAGE (18.76 %): | 1,326 S.F. |
| MAXIMUM FLOOR AREA RATIO ALLOWED (53.00 %) | 3,747.1 S.F. |
| EXISTING FLOOR AREA RATIO (--- %) | --- S.F. |
| PROPOSED FLOOR AREA RATIO (40.57 %) | 2,868 S.F. |
| TOTAL FLOOR AREA RATIO (40.57 %) | 2,868 S.F. |

LOCAL AND STATE CODES:

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

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

All walls to be insulated with R-21 Batt Insulation.

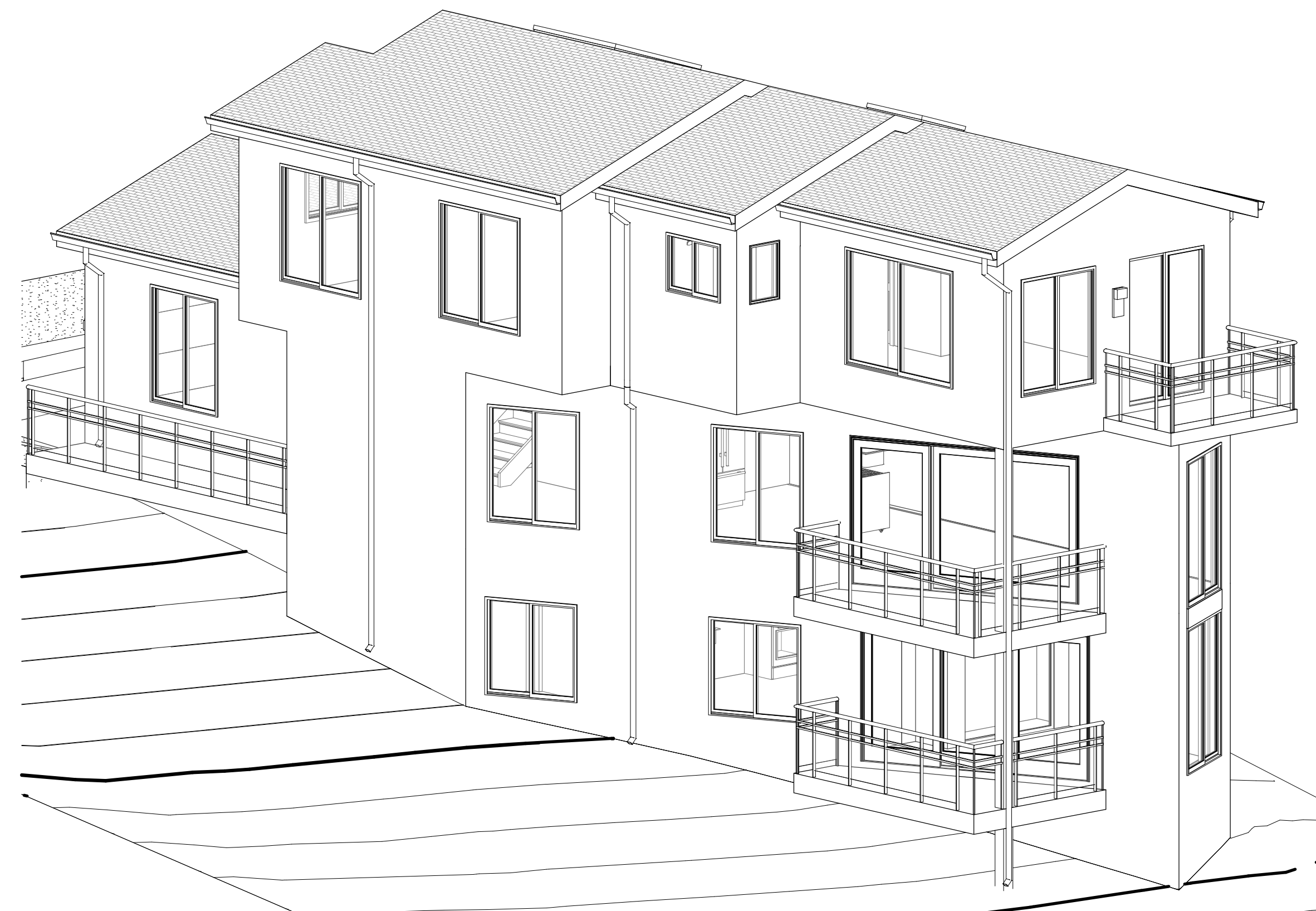
Ceilings to have R-39+ Batt Insulation.

Floors to have R-19 Batt Insulation.

All tempered glass shall be rated.

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

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



PROJECT:
LACASIA RESIDENCE

OWNER:
Elizabeth Lacasia

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

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

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

| NO. | REVISION/DESCRIPTION | DATE |
|-----|----------------------|----------|
| 1 | PLANNING SUBMITTAL | 05/14/24 |
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SHEET TITLE:
GENERAL NOTES AND LEGEND

DRAWN BY:  Author

CAD FILE:

A1

ARCHITECTURAL

SCALE:

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

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

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SHEET TITLE:
SITE PLAN

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CAD FILE: [Signature]

A4

ARCHITECTURAL

SCALE: As indicated

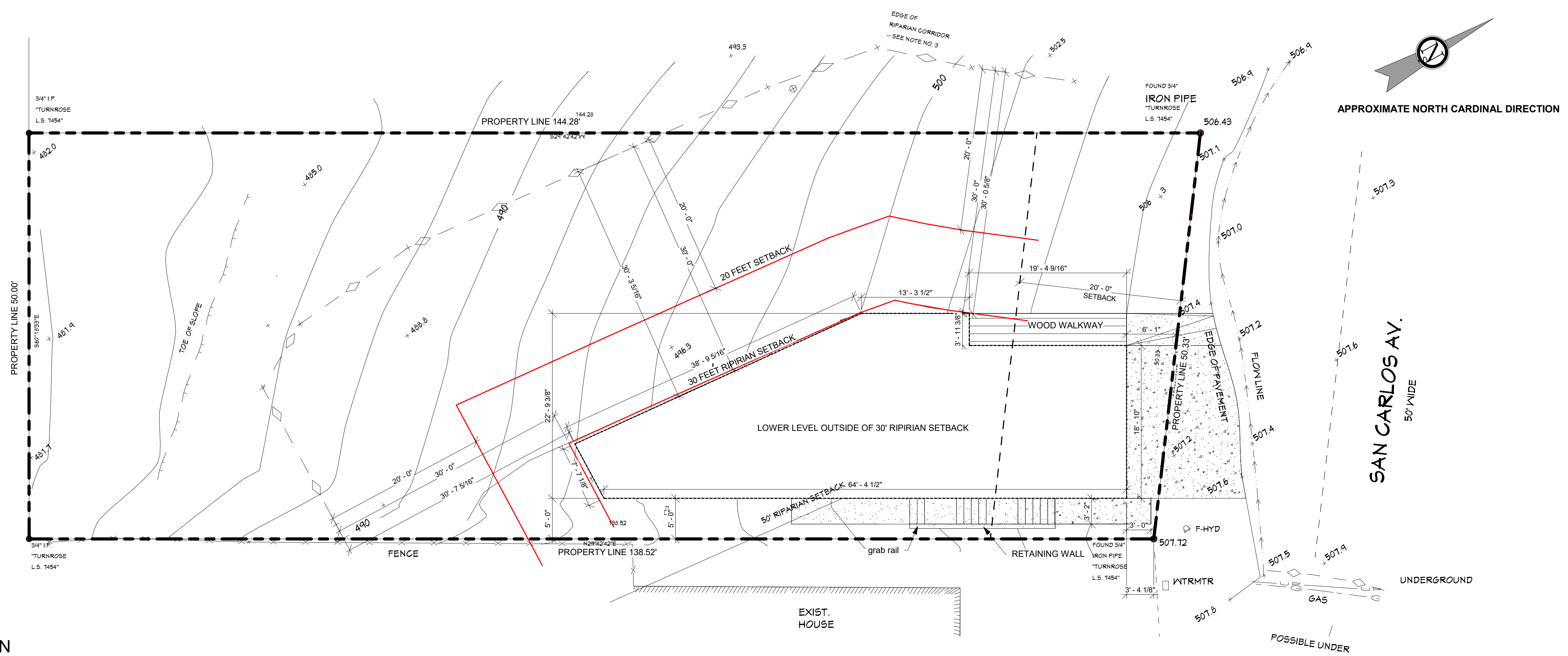
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GRAPHICAL LEGEND

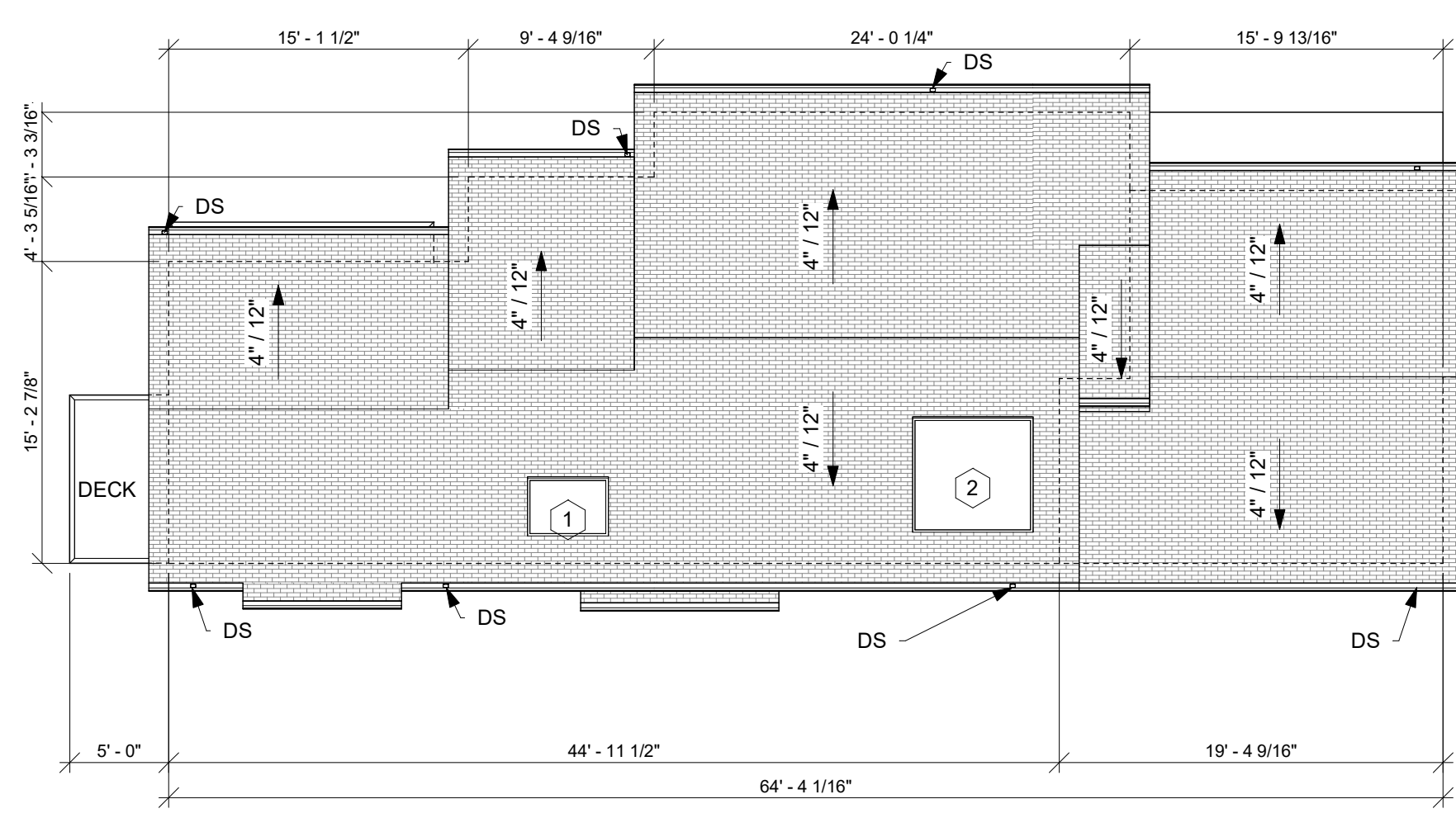
- EXISTING
- ELEMENT ABOVE
- ELEMENT BELOW
- NEW
- DEMOLITION
- AREA OF NO WORK

PROPOSED SKYLIGHT SCHEDULE

| TAG | DESCRIPTION | DIMENSION | | NOTE |
|-----|-------------|-----------|---------|------------------------|
| | | WIDTH | HEIGHT | |
| 1 | Skylights | 4' - 0" | 3' - 0" | INSTALL VELUX SKYLIGHT |
| 2 | Skylights | 6' - 0" | 6' - 0" | INSTALL VELUX SKYLIGHT |



1 SITE PLAN
A4 SCALE: 1/8" = 1'-0"



2 ROOF PLAN
A4 SCALE: 1/8" = 1'-0"

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OWNER:
Elizabeth Lacasia

PROJECT ADDRESS:
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EL GRANADA, CA 94018

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

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GENERAL CONTRACTOR

SUBCONTRACTOR

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| 1 | PLANNING SUBMITTAL | 05/14/24 |
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SHEET TITLE:
1ST LEVEL - ADU

DRAWN BY: *[Signature]*
CAD FILE: *[Signature]*

GRAPHICAL LEGEND

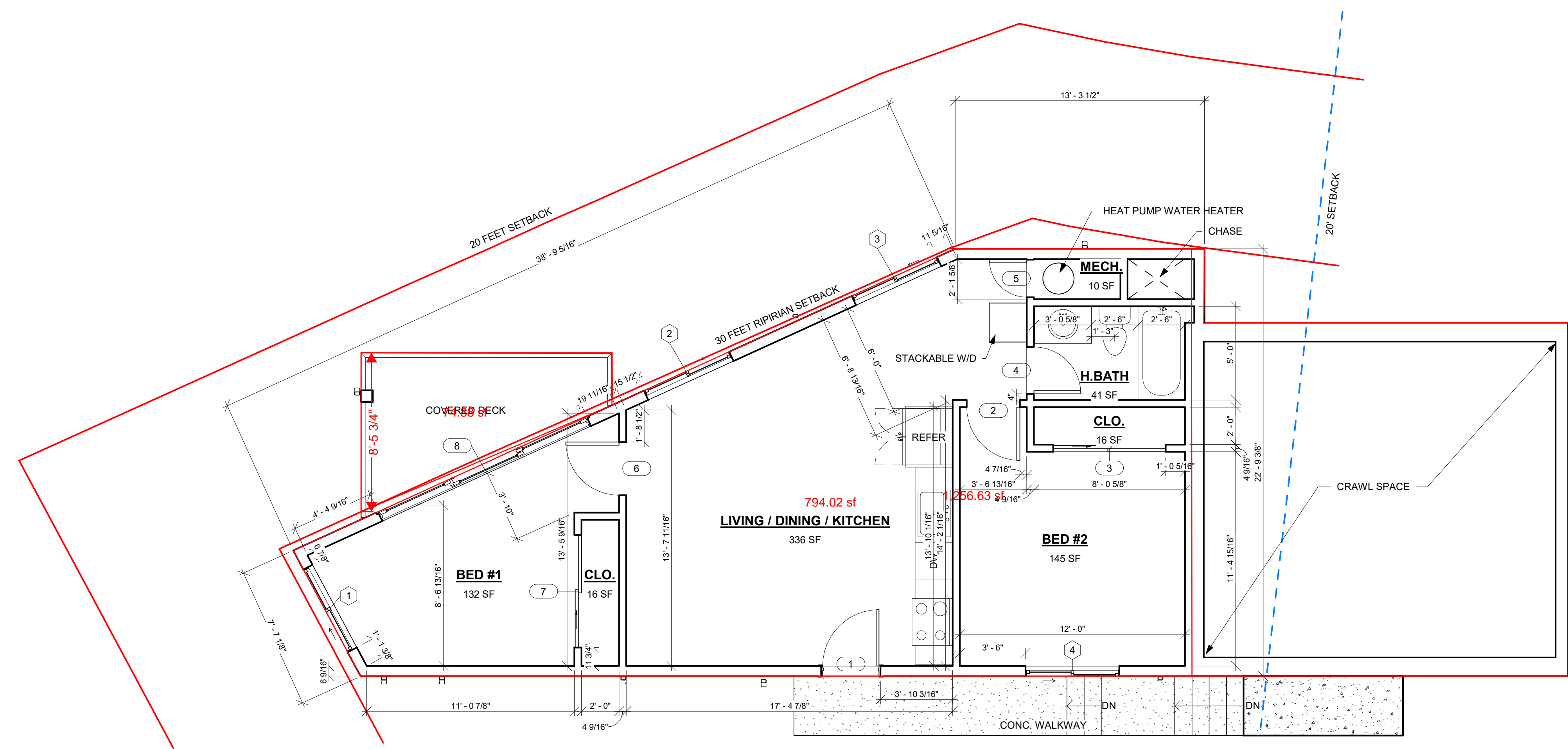
- EXISTING
- ELEMENT ABOVE
- ELEMENT BELOW
- NEW
- DEMOLITION
- AREA OF NO WORK

PROPOSED DOOR SCHEDULE

| TAG | DESCRIPTION | DIMENSION | | NOTES |
|-----|---------------|--------------|-------------|---|
| | | WIDTH | HEIGHT | |
| 1 | Doors | 3' - 0" | 6' - 8" | INSTALL NEW DOOR |
| 2 | Doors | 2' - 10" | 6' - 8" | INSTALL NEW DOOR |
| 3 | Sliding Doors | 6' - 0" | 6' - 8" | INSTALL NEW SLIDING DOOR |
| 4 | Doors | 2' - 6" | 6' - 8" | INSTALL NEW DOOR |
| 5 | Doors | 2' - 0" | 6' - 8" | INSTALL NEW DOOR |
| 6 | Doors | 2' - 10" | 6' - 8" | INSTALL NEW DOOR |
| 7 | Sliding Doors | 6' - 0" | 6' - 8" | INSTALL NEW SLIDING DOOR |
| 8 | | 12' - 2 3/4" | 7' - 5 1/2" | INSTALL NEW TEMPERED GLASS SLIDING DOOR |

PROPOSED WINDOW SCHEDULE

| TAG | DESCRIPTION | DIMENSION | | NOTE |
|-----|-----------------|-----------|---------|---|
| | | WIDTH | HEIGHT | |
| 1 | Sliding Windows | 5' - 0" | 7' - 6" | INSTALL NEW SLIDING WINDOW |
| 2 | Sliding Windows | 5' - 0" | 5' - 0" | INSTALL NEW SLIDING WINDOW |
| 3 | Sliding Windows | 5' - 0" | 5' - 0" | INSTALL NEW SLIDING WINDOW |
| 4 | Sliding Windows | 5' - 0" | 4' - 0" | INSTALL NEW SLIDING DOOR TO MEET EGRESS |



1 1ST LEVEL - ADU
A6 SCALE: 1/4" = 1'-0"

A6
ARCHITECTURAL

SCALE: As indicated

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SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY: _____
CAD FILE: _____

A5

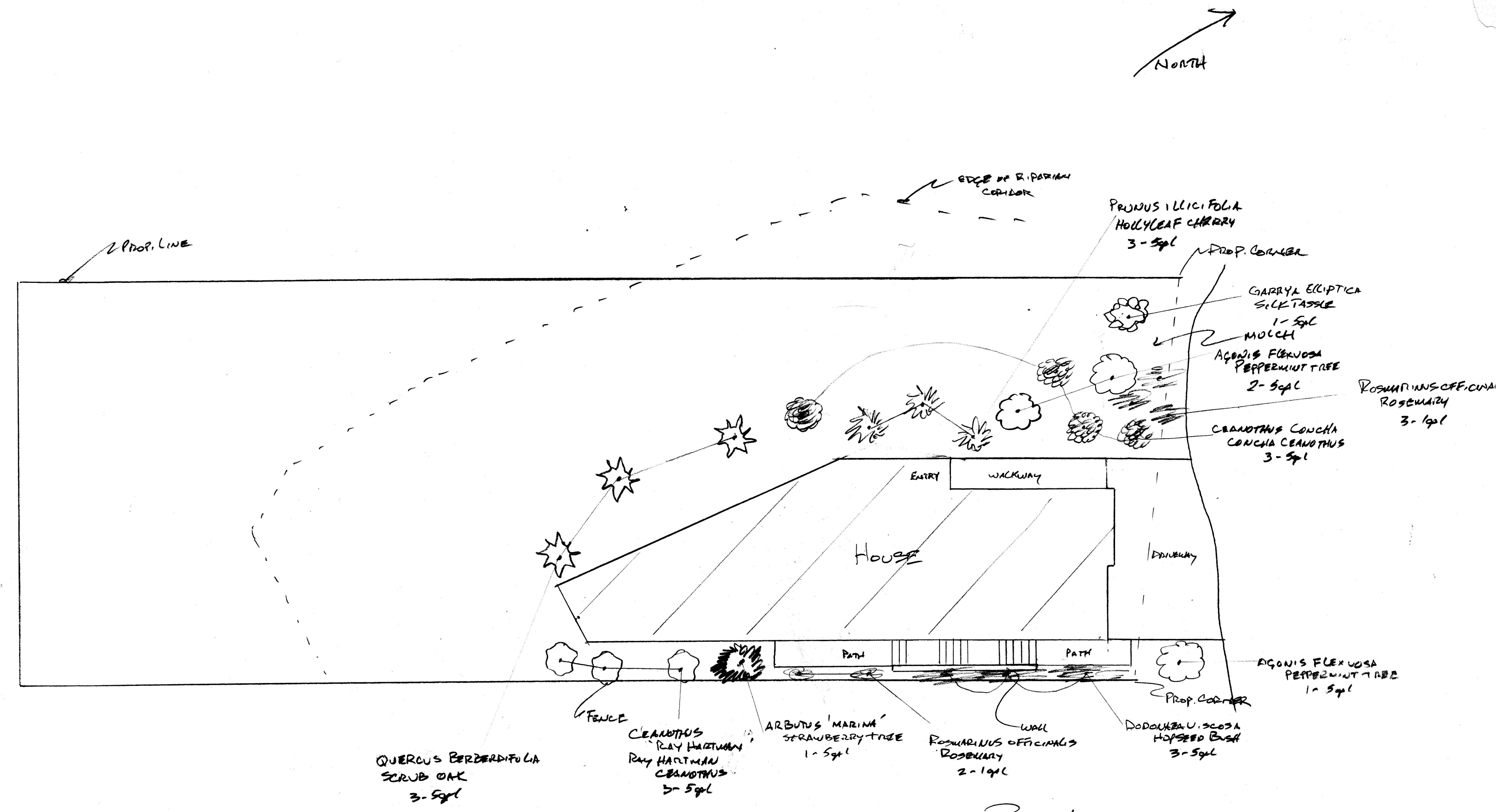
ARCHITECTURAL

SCALE:

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FLORA FARM
340 PURISSIMA ST
HALF MOON BAY
CA 94019
LIC. #549103

OWNER:
ELIZABETH LACASIA
779 SAN CARLOS
EL GRANADA, CA 94018
1/8" = 1'
DATE: 3/22/24



THIS PROJECT DOES INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2000 SQ. FT. AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.
TOTAL LANDSCAPE AREA: 1,100 SQ. FT.
TURF AREA: N/A
SPECIAL LANDSCAPE AREAS: N/A
WATER TYPE: POTABLE
NAME OF WATER PURVEYOR: CWD

I CERTIFY THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MUELO
J. A. Lakota 3/23/24

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MUELO PER APPENDIX D.
J. A. Lakota 3/23/24

PLANT LIST

| BOTANICAL NAME | COMMON NAME | QTY/SIZE | WT | TYPE |
|------------------------|----------------------|----------|----|-----------|
| AGONIS FLEXUOSA | PEPPERMINT TREE | 3 / 5gal | L | TREE |
| ARBUTUS 'MARINA' | STRAWBERRY TREE | 1 / 5gal | L | TREE |
| QUERCUS BERBERIDIFOLIA | SCRUB OAK | 3 / 5gal | VL | TREE |
| PRUNUS ILICIFOLIA | HOLLYLEAF CHERRY | 3 / 5gal | L | SHRUB |
| DODONAEA VISCOSA | HOPSEED BUSH | 3 / 5gal | L | SHRUB |
| CEANOTHUS CANCHA | CANCHA CEANOTHUS | 3 / 5gal | L | SHRUB |
| CEANOTHUS RAYHARTMAN | RAYHARTMAN CEANOTHUS | 3 / 5gal | L | SHRUB |
| ROSMARINUS OFFICINALIS | ROSEMARY | 5 / 1gal | L | GR. COVER |
| GARRYA ELLIPTICA | SILK TASSEL | 1 / 5gal | L | SHRUB |

* ALL PLANTS TO BE HAND WATERED

- PLANTING NOTES:
- INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CU YDS PER 1000 SQ. FT. TO A DEPTH OF 6" INTO LANDSCAPE AREA.
 - A MINIMUM OF 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CREEPING GROUND COVER OR TURF.

GRAPHICAL LEGEND

- EXISTING _____
- ELEMENT ABOVE - - - - -
- ELEMENT BELOW
 - NEW _____
 - DEMOLITION
 - AREA OF NO WORK

ROOF NOTE:

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

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

Hiline Indoor/Outdoor LED Wall Sconce
By Modern Forms



Product Options

Finish: Black, Bronze
Size: Short, Medium

Details

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

Dimensions

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

Lighting

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

Additional Details

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

Product ID: uu504690

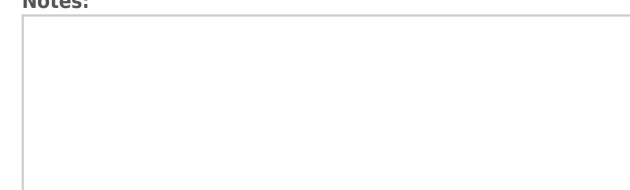
Prepared by: _____
Project: _____
Room: _____
Placement: _____
Approval: _____



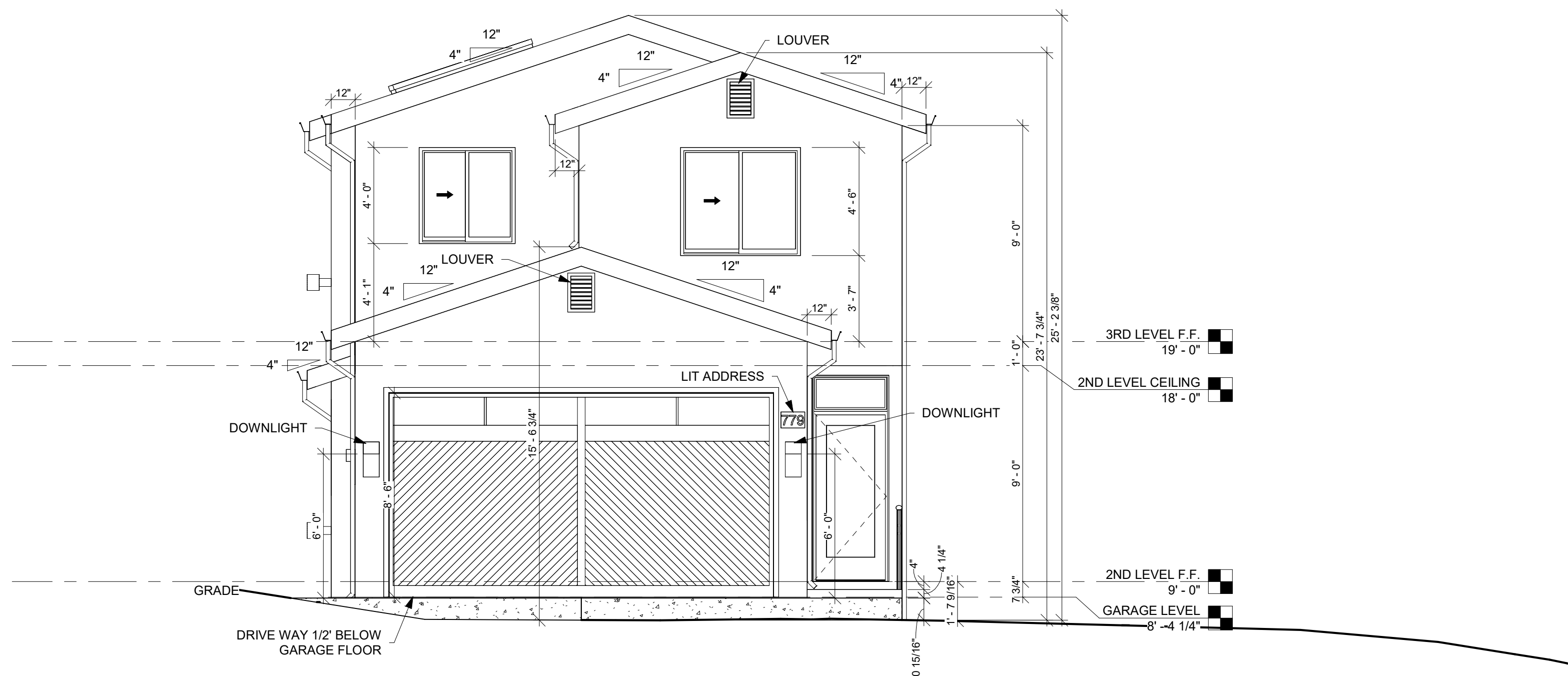
Created July 22nd, 2020



Notes:



In S-17 district, height shall be measured from natural grade to top most point. Please identify the natural grade on all elevations.



1 EAST ELEVATION

A8 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

A8 SCALE: 1/4" = 1'-0"

Show measurement from natural grade to the topmost point immediately above

HAWK

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www.hawkdesignandconsulting.com

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LACASIA RESIDENCE

OWNER:
Elizabeth Lacasia

PROJECT ADDRESS:
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EL GRANADA, CA 94018

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

APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

| NO. | REVISION/DESCRIPTION | DATE |
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| 1 | PLANNING SUBMITTAL | 05/14/24 |
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SHEET TITLE:
EAST AND WEST ELEVATION

DRAWN BY: _____
CAD FILE: _____

A8

ARCHITECTURAL

SCALE: As indicated

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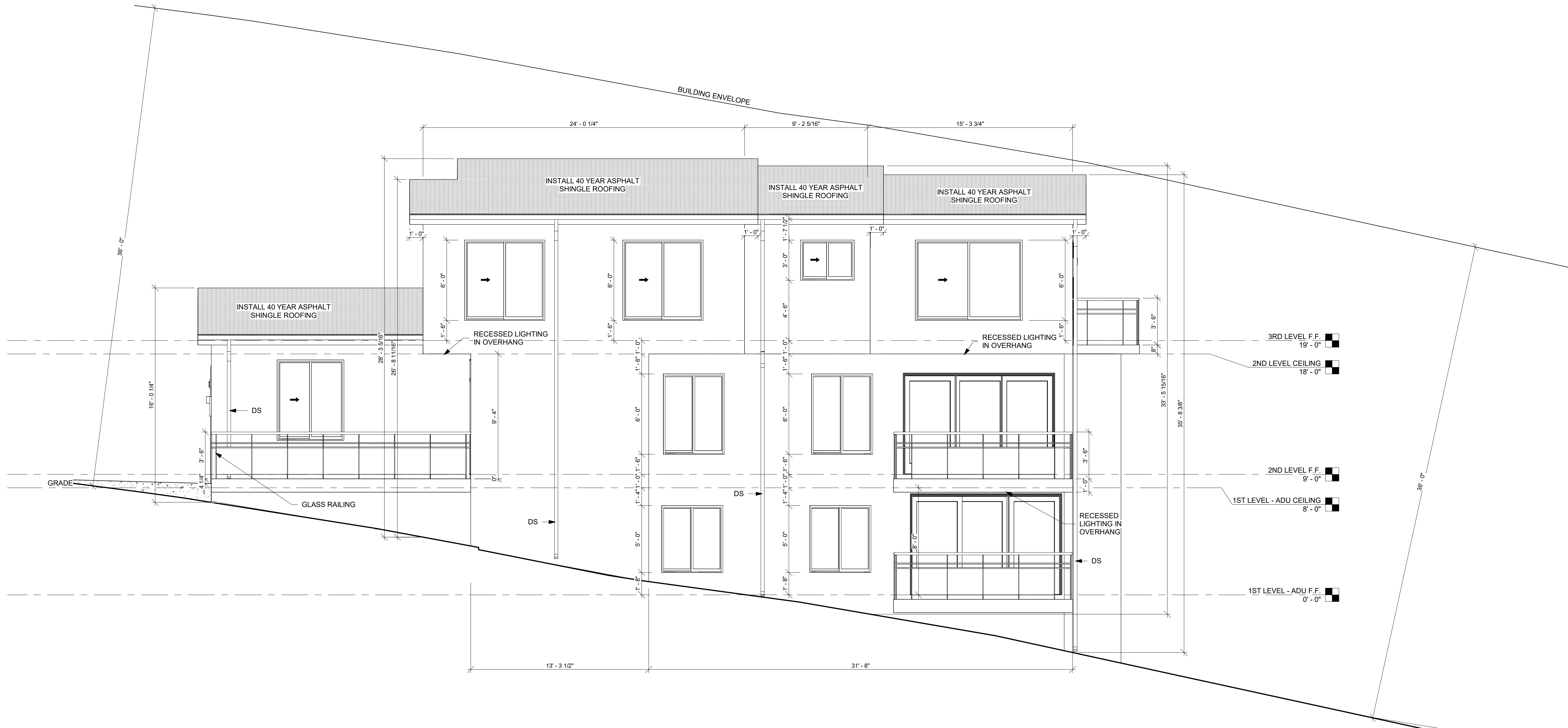
GRAPHICAL LEGEND

- EXISTING _____
- ELEMENT ABOVE - - - -
- ELEMENT BELOW ······
- NEW ■■■■■■
- DEMOLITION ▩▩▩▩
- AREA OF NO WORK ▨▨▨▨

ROOF NOTE:

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

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



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

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SHEET TITLE:
NORTH ELEVATION

DRAWN BY: _____ Author
CAD FILE: _____

A9

ARCHITECTURAL

SCALE: As indicated

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Hiline Indoor/Outdoor LED Wall Sconce

By Modern Forms



Product Options

Finish: Black, Bronze
Size: Short, Medium

Details

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

Dimensions

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

Lighting

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

Additional Details

Product URL:
<https://www.lumens.com/hiline-indoor-outdoor-led-wall-sconce-by-modern-forms-us-504690.html>
Rating: ETL Listed Wet

Product ID: uu504690

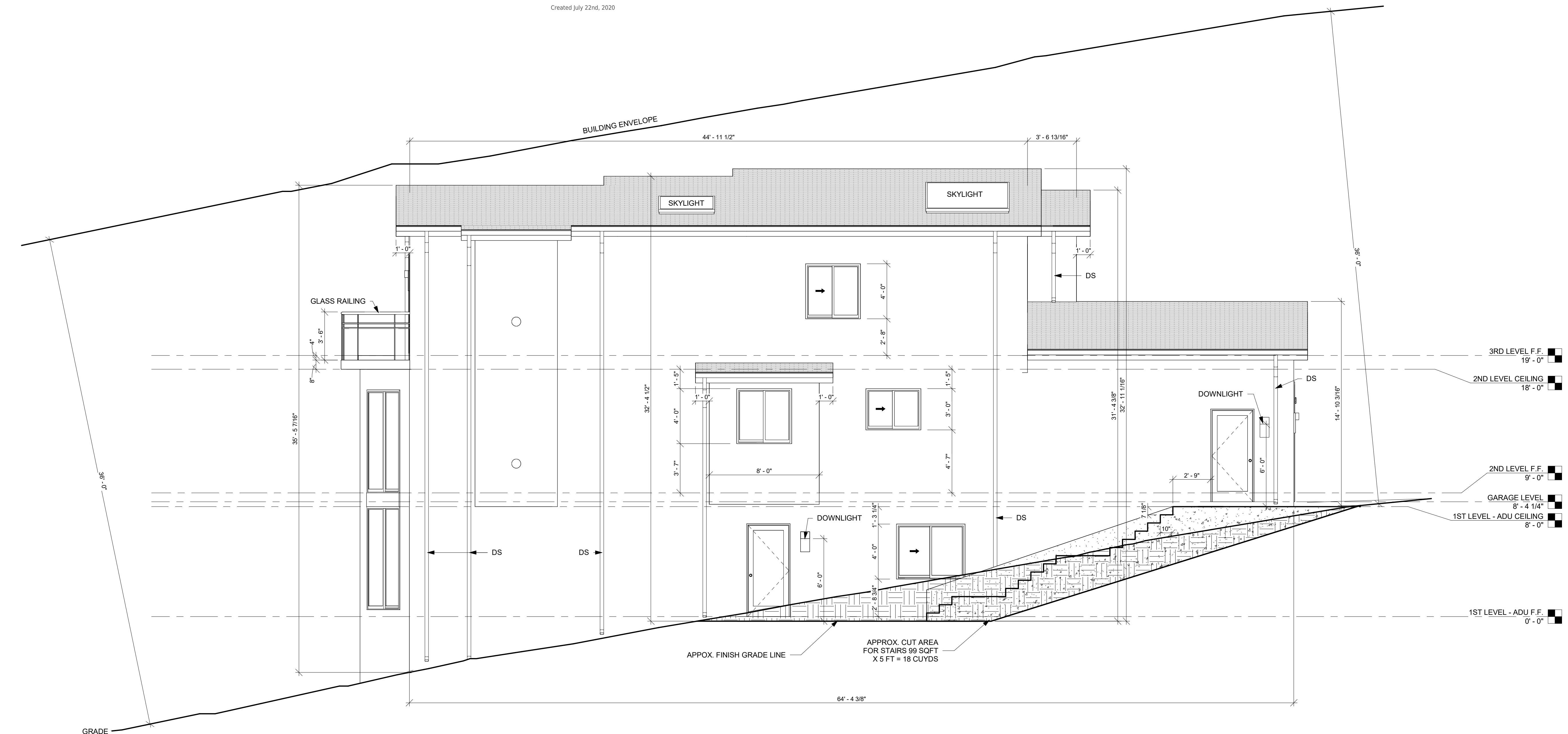
Prepared by: _____
Project: _____
Room: _____
Placement: _____
Approval: _____



Notes:



Created July 22nd, 2020



1 SOUTH ELEVATION
A10 SCALE: 1/4" = 1'-0"

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

PROJECT:
LACASIA RESIDENCE

OWNER:
Elizabeth Lacasia

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

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

APPROVAL

- OWNER/AGENT _____
- GENERAL CONTRACTOR _____
- SUBCONTRACTOR _____

| NO. | REVISION/DESCRIPTION | DATE |
|-----|----------------------|----------|
| 1 | PLANNING SUBMITTAL | 05/14/24 |
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SHEET TITLE:

SOUTH ELEVATION

DRAWN BY: Author
CAD FILE: _____

A10

ARCHITECTURAL

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.
DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS, ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

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APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

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| NO. | REVISION/DESCRIPTION | DATE |
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SHEET TITLE:
BUILDING MATERIAL

DRAWN BY:  Author
CAD FILE:

A11

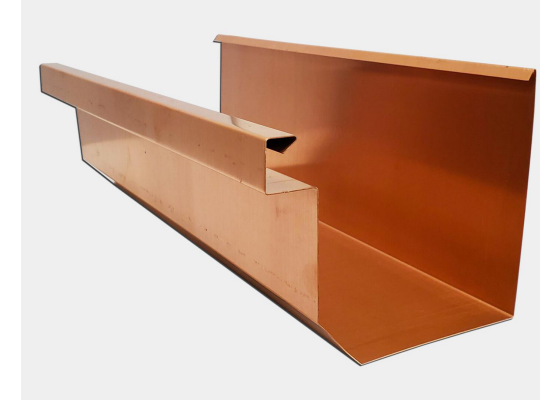
ARCHITECTURAL

SCALE:

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.
DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.



EXTERIOR:
PLASTER - CEMENT SAGE



GUTTER AND DOWNSPOUTS:
COPPER



ROOFING:
40 YEAR CERTAINTEED ROOFING COLOR
TO BE LANDMARK® TL MOIRE BLACK



ROOF FASCIA:
VALSPAR NOIR 4009-2



EXTERIOR WINDOW, LOUVER
AND DOOR COLOR: VALSPAR
NOIR 4009-2



ROOF FASCIA:
VALSPAR NOIR 4009-2

EXTERIOR WINDOW, LOUVER AND
DOOR COLOR: VALSPAR NOIR 4009-2

ROOF FASCIA:
VALSPAR NOIR 4009-2

EXTERIOR WINDOW, LOUVER AND
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EXTERIOR:
PLASTER - CEMENT SAGE

GUTTER AND DOWNSPOUTS:
COPPER

EXTERIOR WINDOW, LOUVER AND
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ROOF FASCIA:
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EXTERIOR:
PLASTER - CEMENT SAGE

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■ **APPROVAL**

OWNER/AGENT

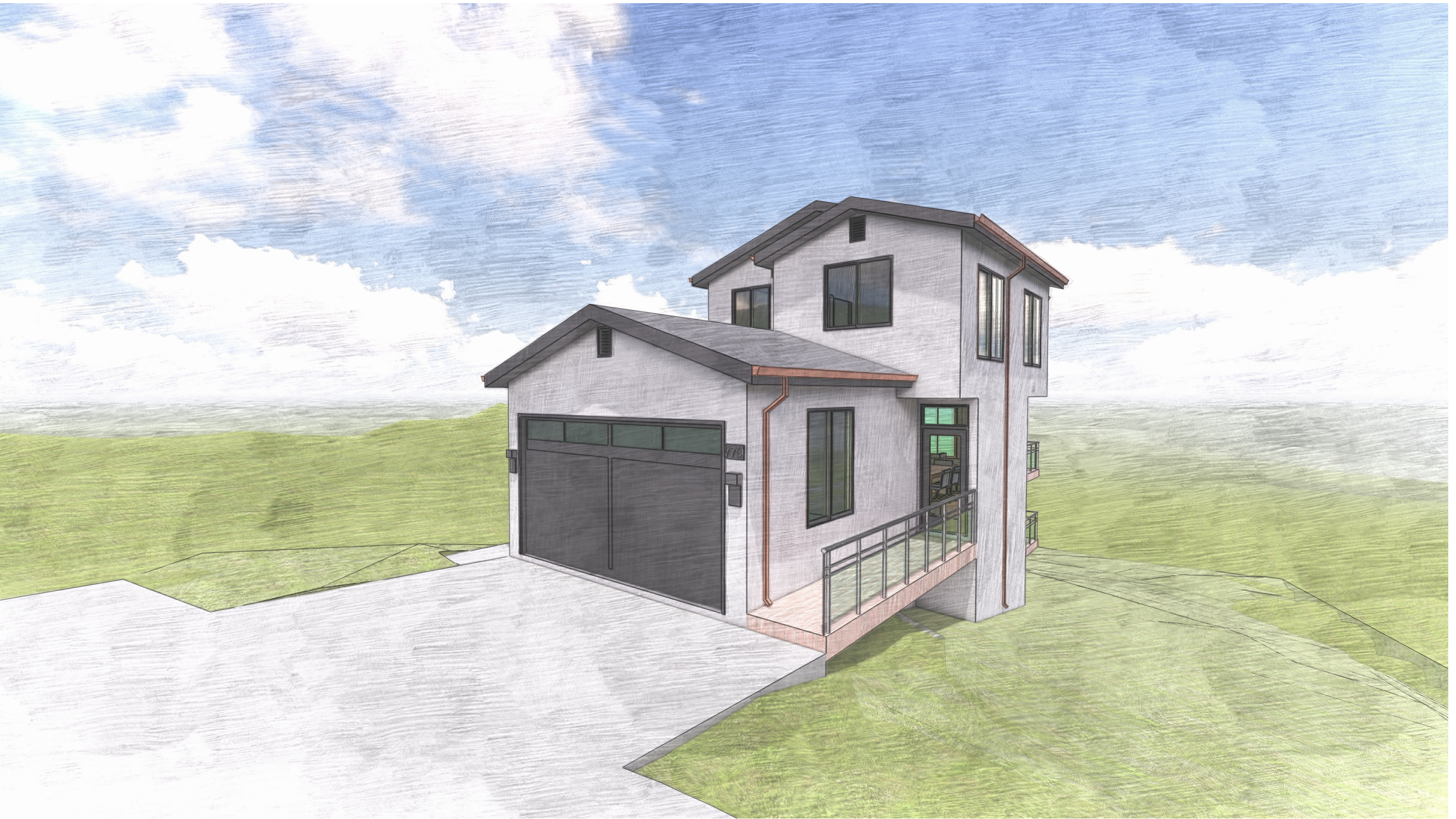
GENERAL CONTRACTOR

SUBCONTRACTOR

| NO. | REVISION/DESCRIPTION | DATE |
|-----|----------------------|----------|
| 1 | PLANNING SUBMITTAL | 05/14/24 |
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SHEET TITLE:
PERSPECTIVE VIEWS

DRAWN BY: Author
CAD FILE:

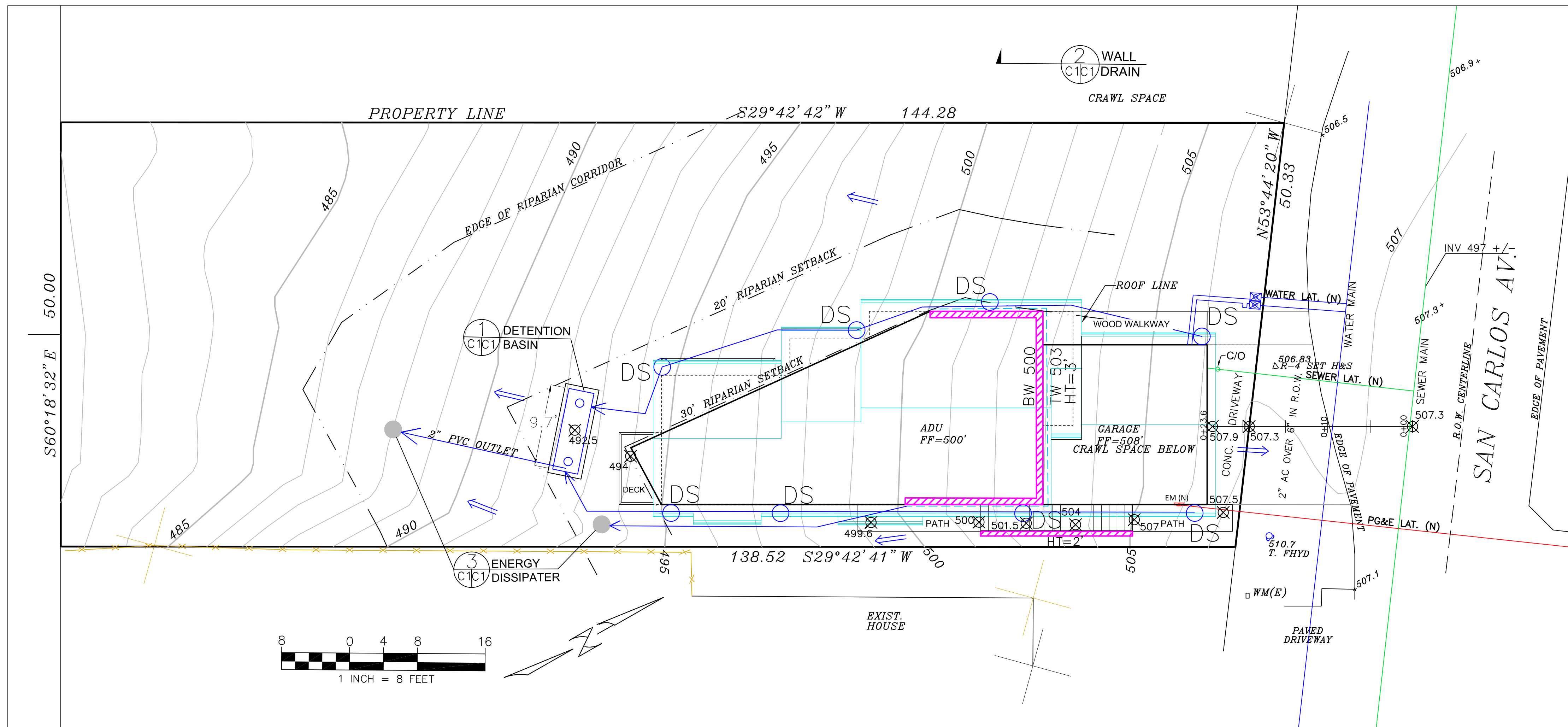


A12

ARCHITECTURAL

SCALE:

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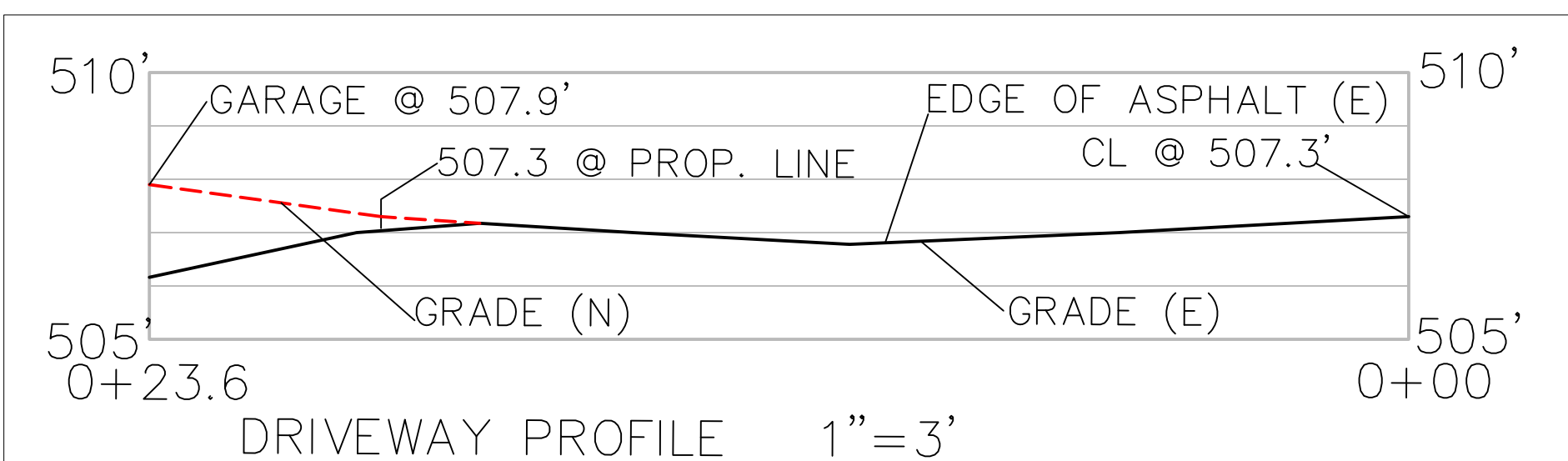
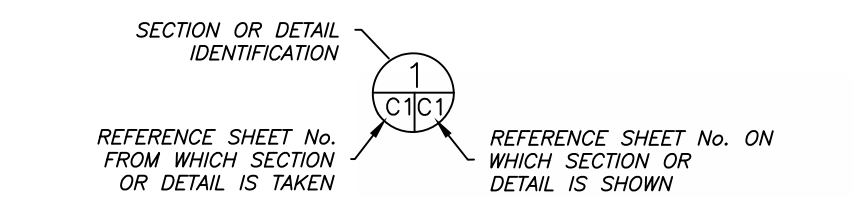


LEGEND

- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
507.0
- ENERGY DISSIPATER - PER DETAIL 3
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- 4" MIN PERFORATED DRAIN PIPE

Department of Public Works
RKL Approved
 Approved as Noted
 Revise as Noted
 Note: All work outside of the property lines must have approved utility and encroachment permits
RKL 6/26/24
 Reviewed by/Date

SECTION AND DETAIL CONVENTION



GENERAL NOTES

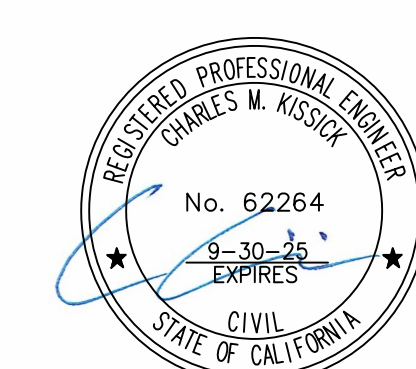
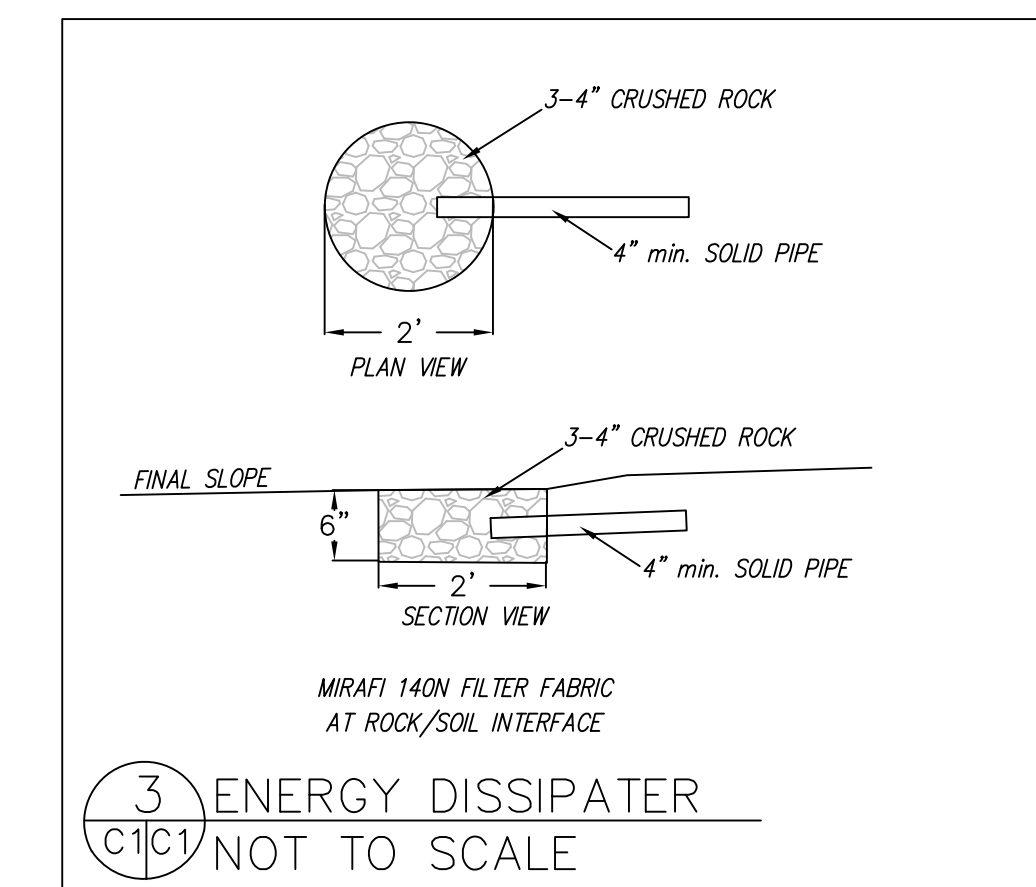
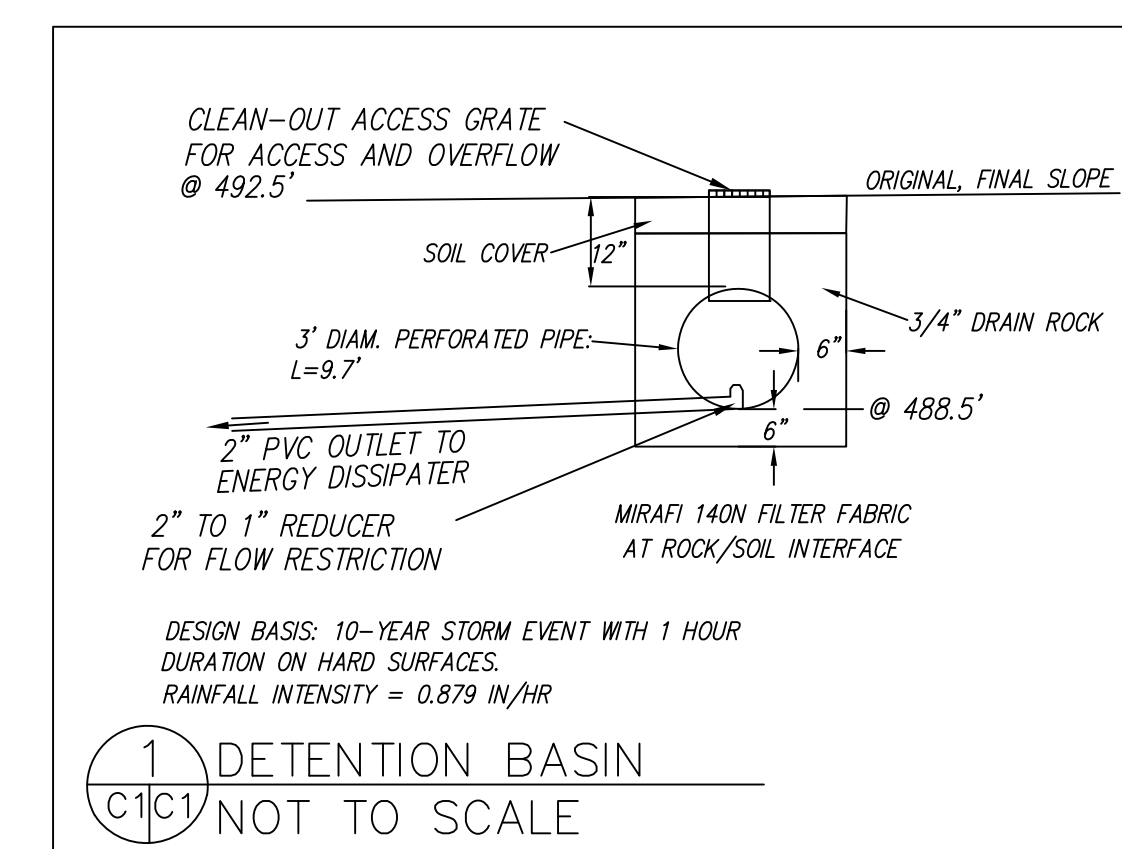
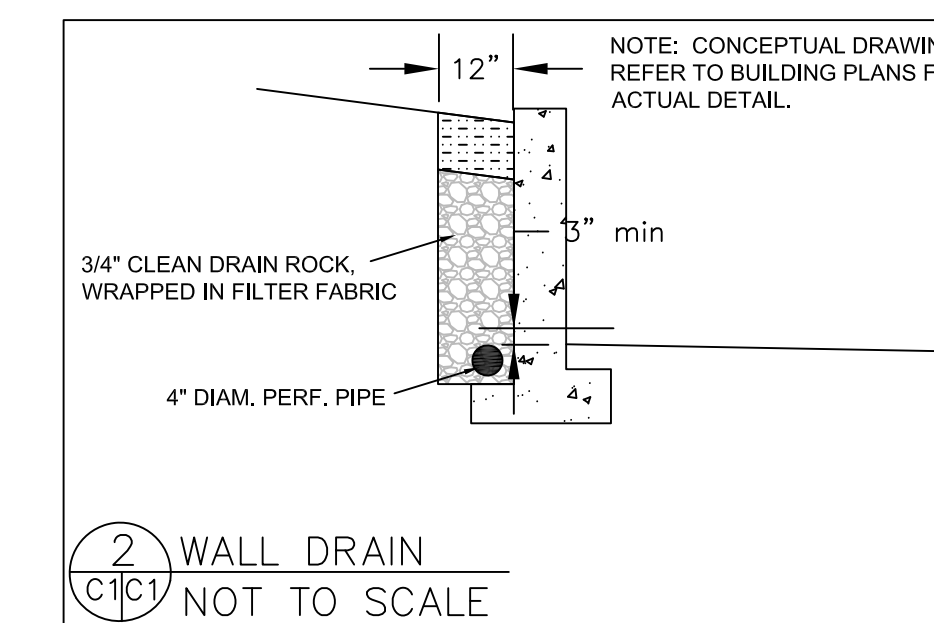
1. PLANS PREPARED AT THE REQUEST OF: ROD LACASIA, OWNER
2. TOPOGRAPHY BY M. TURNROSE, UNDATED.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. GEOTECHNICAL REPORT: PENDING
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-9405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

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

GRADING NOTES

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



Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

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|---------------|---------------|-----------------|--------------------|-------------------|------------|
| DATE: 12-3-20 | DRAWN BY: CMK | CHECKED BY: AZG | REV. DATE: 4-18-22 | REV. DATE: 6-9-24 | REV. DATE: |
|---------------|---------------|-----------------|--------------------|-------------------|------------|

GRADING AND DRAINAGE PLAN

LACASIA PROPERTY
 779 SAN CARLOS AVE.
 EL GRANADA
 APN 047-105-020

SHEET
C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

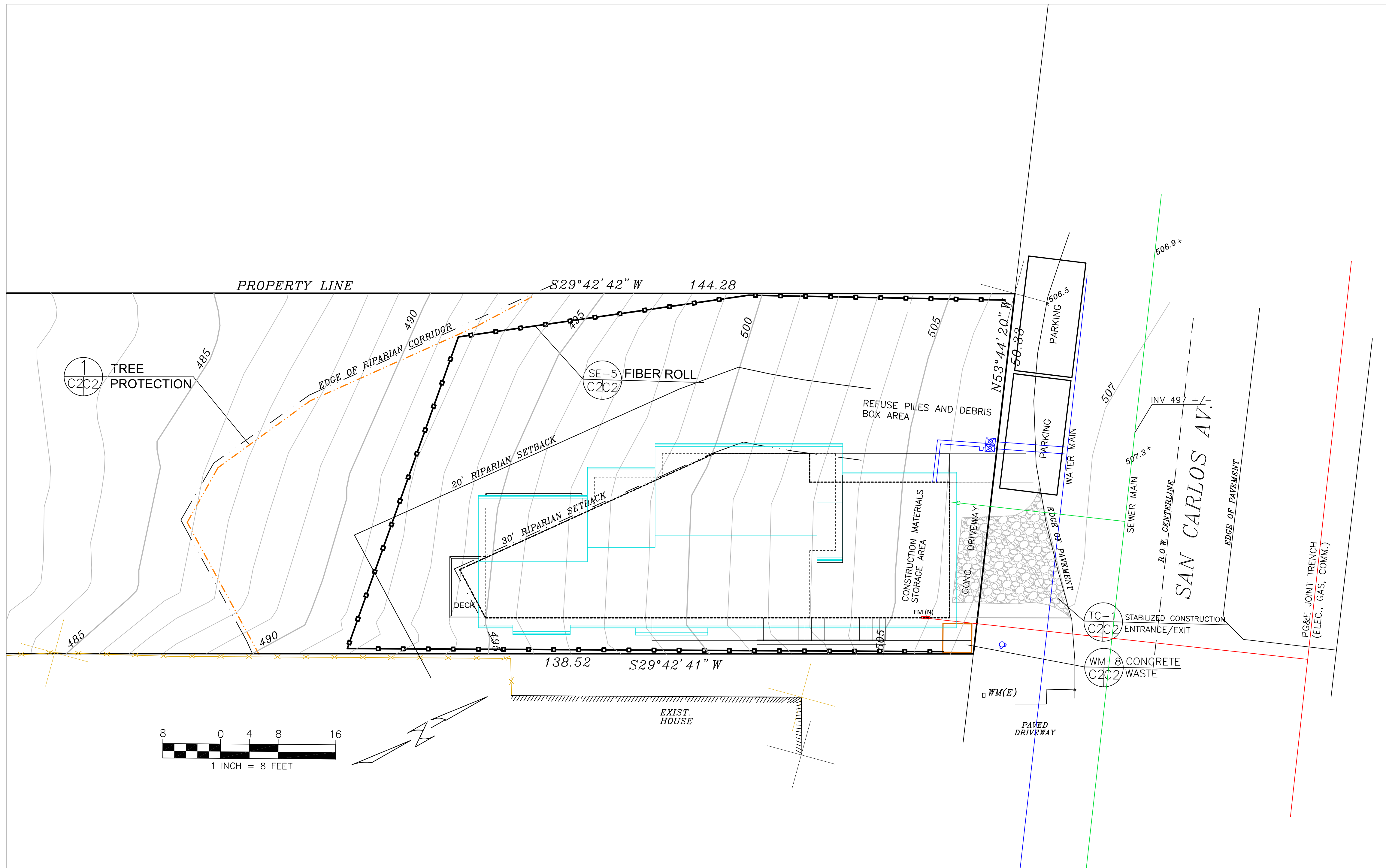
FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- 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.
- There are no trees or driplines on the site.

EROSION CONTROL POINT OF CONTACT

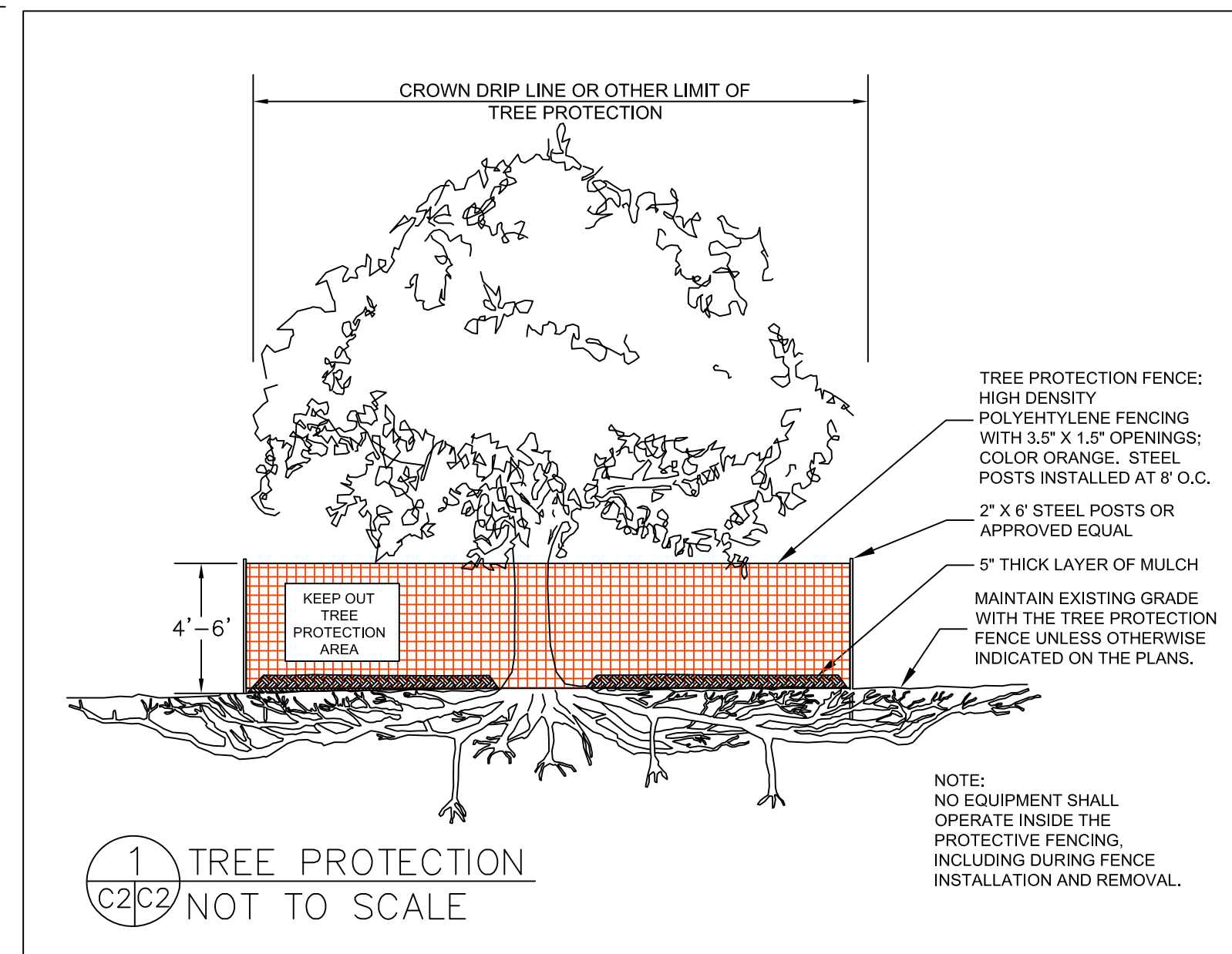
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: ROD LACASIA
TITLE/QUALIFICATION: OWNER
PHONE: 650-766-2463
PHONE:
E-MAIL: ROD@MYRECONSTRUCTION.COM

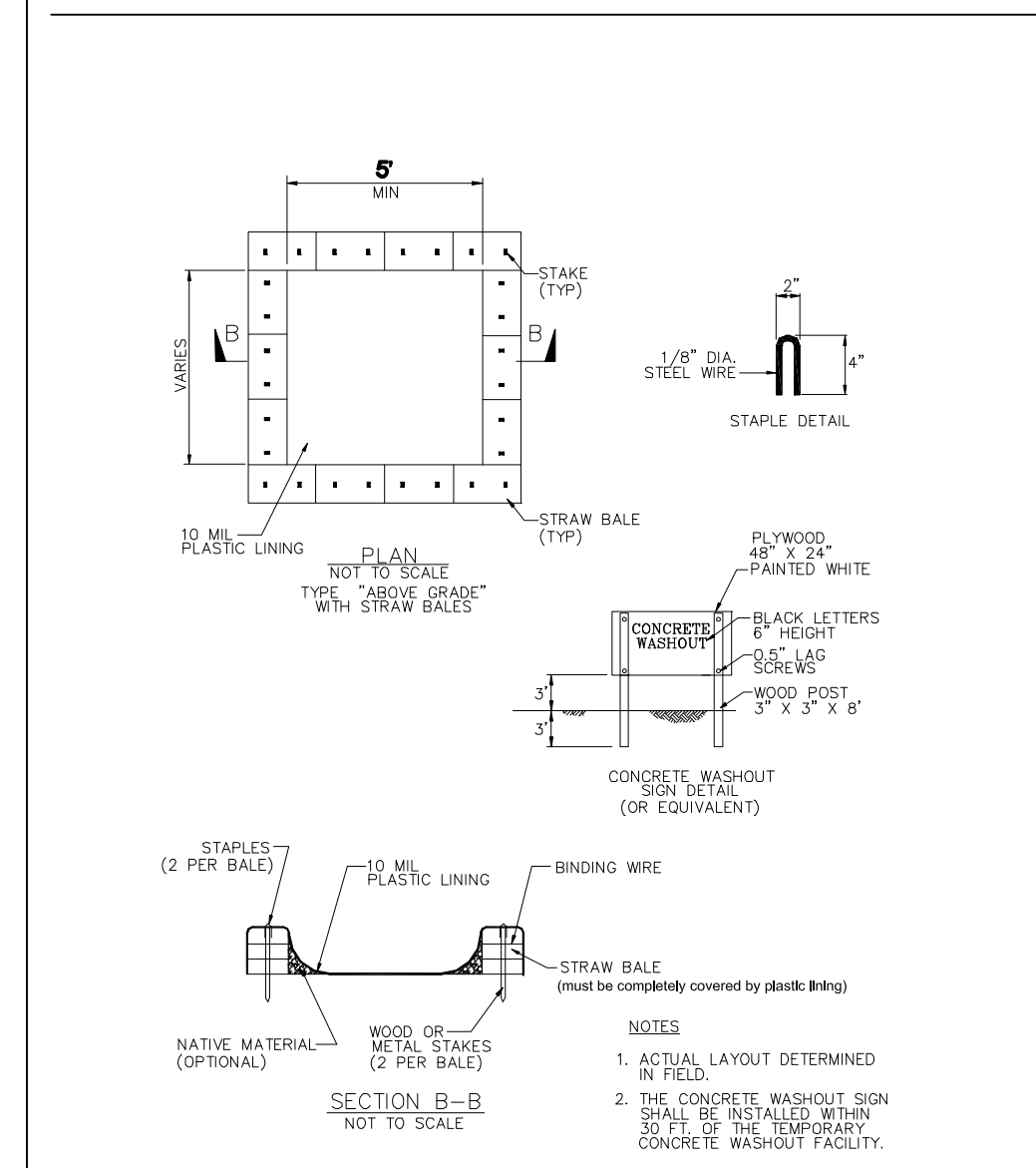


TREE PROTECTION NOTES

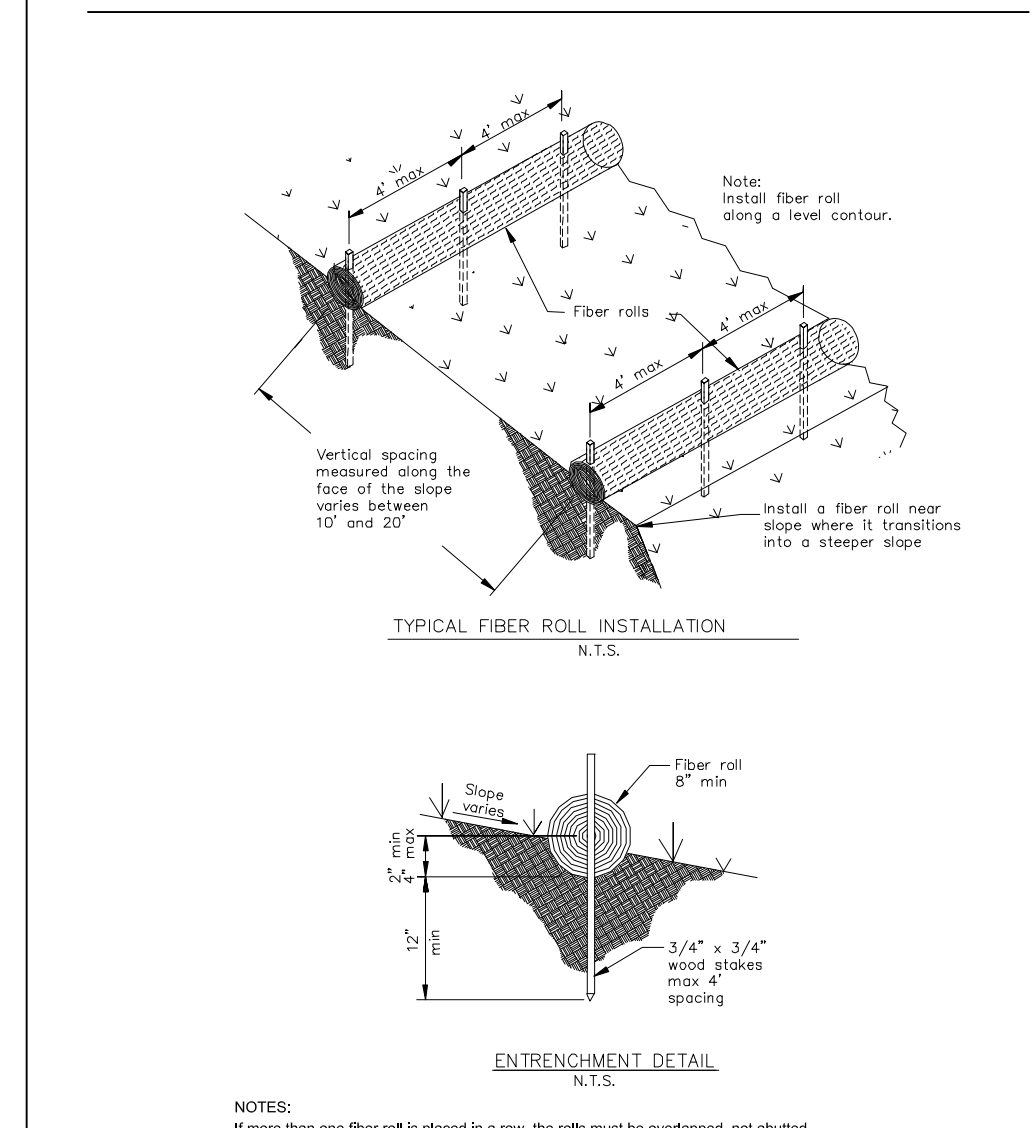
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL 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.



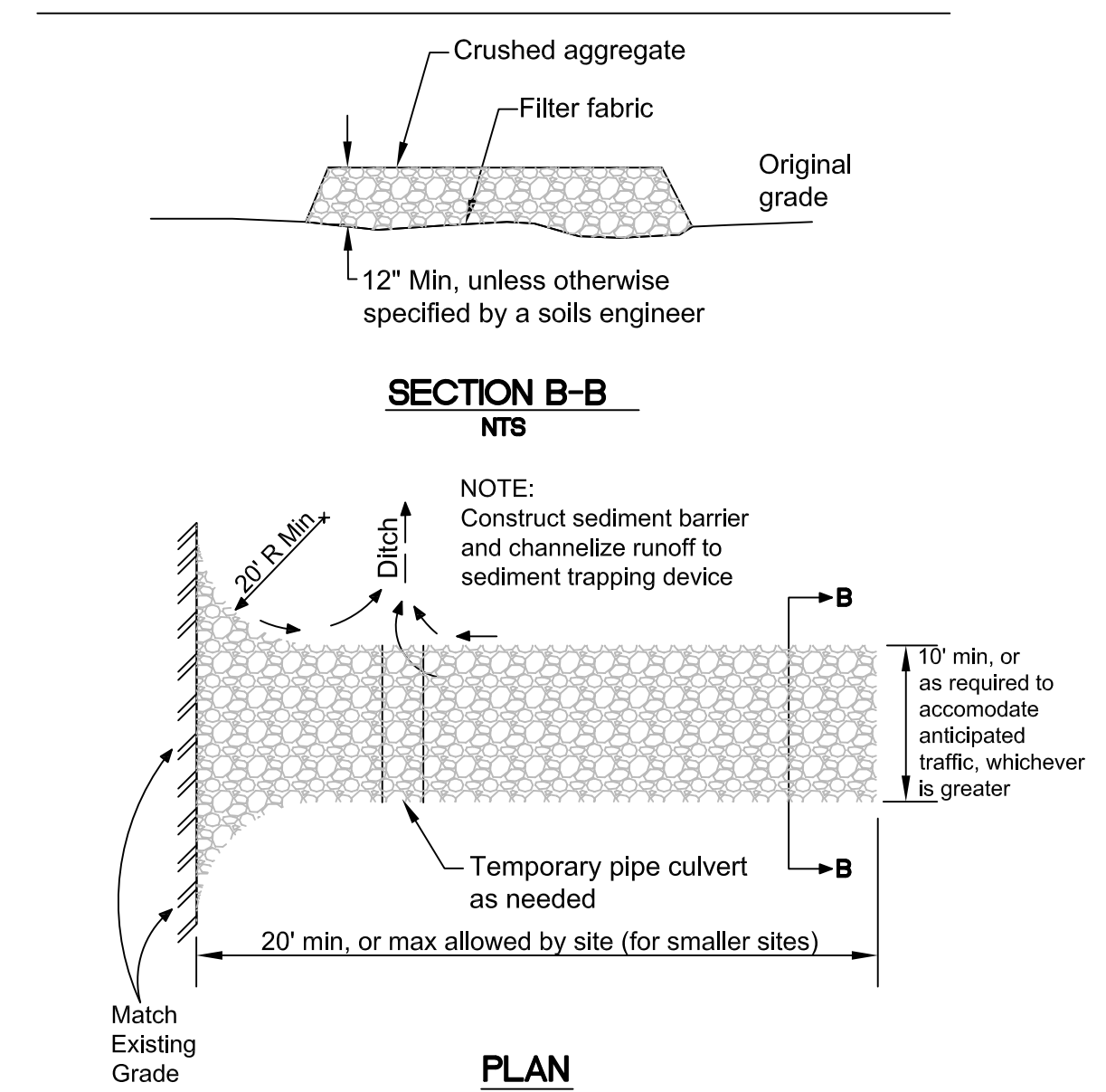
CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



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|-----------------------------------|---------------|--|--------------------|-------------------|------------|
| DATE: 12-3-20 | DRAWN BY: CMK | CHECKED BY: AZG | REV. DATE: 4-18-22 | REV. DATE: 5-9-24 | REV. DATE: |
| Sigma Prime Geosciences, Inc. | | SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593 | | | |
| EROSION AND SEDIMENT CONTROL PLAN | | LACASIA PROPERTY 779 SAN CARLOS AVE. EL GRANADA APN 047-105-020 | | | |
| SHEET | | C-2 | | | |