

November 28, 2017

Eric Keng  
616 Ramona Street, #21  
Palo Alto, CA 94301

Dear Mr. Keng

SUBJECT: Coastside Design Review  
438 Sevilla Avenue, El Granada  
APN 047-055-120; County File No. PLN 2017-00087

At its meeting of November 9, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review to allow construction of a new 2,130 sq. ft., three-story single-family residence, plus a 513 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel (COC Type B, PLN 2016-00158). Five (5) Cypress trees are proposed for removal.

Based on the plans, application forms, and accompanying materials submitted, the Coastside Design Review Committee **APPROVED** your project based on and subject to the following findings and recommended conditions:

### FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

2. For the Coastal Development Exemption

The proposed residence conforms to Section 6328.5(e) of the County Zoning Regulations and is located within the area designated as a Single-Family Residence Categorical Exclusion Area.

The Coastside Design Review Committee found that:



### 3. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; relationship to existing topography; Standard (1): The proposed building conforms to the existing topography as it steps down with the slope.
- b. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 4. Lighting; Standard (c): As conditioned, exterior lighting is minimized to illuminate outdoor areas no more than necessary.
- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b. Openings; Standard (1): The proposed window shapes and sizes are compatible and consistent on all sides of the building.
- d. Section 6565.20 (D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Second Story Location; Standard (a): The proposed upper levels are located toward the center of the building.

### **RECOMMENDED CONDITIONS**

#### Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Coastsides Design Review Committee on November 9, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of this letter on the top pages of the building plans. This would provide the Planning approval date and the required conditions of approval on the on-site plans.

4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Removal of dormers on South Elevation.
  - b. Removal of window above toilet in upper floor hall bath.
  - c. Installation of windows on South Elevation to match scale and size of the windows on the East Elevation. All windows to be casement type except for the window below the stair which can be awning type.
  - d. Reduction of exterior lights to one per exterior door, one on the West Elevation at the stair, and one on each side of the garage door.
  - e. Selection of a more decorative light fixture while still meeting the design requirements for downward-directed exterior lighting.
  
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
10. No site disturbance shall occur, including any grading or vegetation/tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.

11. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Sevilla Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sevilla Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. Installation of the approved landscape plan is required prior to final inspection.
15. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.
16. An Erosion Control and/or Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.

#### Building Inspection Section

17. The applicant shall apply for a building permit.

Granada Community Services District

18. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

Coastside County Water District

19. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

20. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
21. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District (CFPD)

24. Smoke detectors/CO detectors to comply with 2016 CRC Chapter 3 Sections 314 and 315.
25. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft.; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
26. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
27. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
28. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
29. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
  - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
  - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

30. Add the following note to plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
31. Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
32. Fire apparatus access roads to be an approved all weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required). CFC 503.
33. Add R3-327 required vents to worksheet.
34. Provide eave and gutter details that meet R327 including all materials. All exterior doors including garage door must meet R327.
35. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.
36. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute at 20 pounds per square inch. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
37. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review. Installation of the underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.

38. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
39. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
40. All fire conditions and requirements must be incorporated into your building plans (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
41. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildlife protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013 Section R327 requirements.

This decision may be appealed by the applicant or any aggrieved party on or before **5:00 p.m., November 28, 2017**, the first working day following the tenth working day following the date of this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Department and paying the applicable fee.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,



Camille Leung, Senior Planner for:  
Dennis P. Aguirre, Design Review Officer

DPA:CL:pac - DPABB0710\_WPN.DOCX

- cc: Stuart Grunow, Member Architect  
Bruce Chan, Member Architect  
Doug Machado, El Granada Community Representative  
John Reavill, Property Owner  
Donna Dobrow, Interested Member of the Public  
Mike Sims, Interested Member of the Public  
Michael Zarker, Interested Member of the Public



**ROOF**

COMPOSITE TILE  
'EAGLELITE - CAPISTRANO -  
EL MORADO BLEND'



**ROOF ALT.**

ASPHALT SHINGLE  
'CERTAINTEED - PRESIDENTIAL  
SHAKE TL - AGED BARK'



**CHIMNEY**

STONE VENEER -  
'EL DORADO - CUT COARSE  
STONE - SEASHELL'



**STAIRS**

INTEGRAL COLOR CONCRETE-  
LIGHT BROOM FINISH 'DAVIS  
COLORS - OUTBACK OR  
PEBBLE'



**GUTTERS, D.S. & WINDOWS**

GALVANIZED STEEL METAL  
DARK TO MATCH WINDOW FINISH

**WALLS**

INTEGRAL COLOR STUCCO  
'BENJAMIN MOORE -  
MARITIME WHITE - 963'

**PATIO FLOOR**

SPANISH COTTO GOLD-  
DARK GOLD

**DOORS, TRELLIS &  
W/DW HEADERS**

STAIN GRADE WOOD  
CEDAR - DARK STAIN



TEL: (650) 595-2955  
FAX: (650) 595-2980



NEW SINGLE FAMILY RESIDENCE FOR:

**THE REAVILL FAMILY**

438 SEVILLA AVENUE  
EL GRANADA, CA. 94018

**COLOR BOARD**

DATE: 05/16/19

DRAWN BY: PV

JOB#: 1825

**CB.1**

# NEW SINGLE FAMILY RESIDENCE FOR: THE REAVILL FAMILY

REVISIONS	
NO.	DATE

## SYMBOLS LEGEND/ ABBREVIATIONS

	FINISHED FLOOR ELEVATION (LESS THAN 1/2" DIFF.)	⊕	A.D.	AT
	DETAIL NUMBER	⊕	ADDN	AREA DRAIN
	DETAIL REFERENCE	⊕	ADJ	ADJUSTABLE
	WALL SECTION NUMBER	⊕	AFF	ABOVE FINISH FLOOR
	WALL SECTION REFERENCE	⊕	ALT	ALTERNATE
	BUILDING SECTION NUMBER	⊕	ALUM	ALUMINUM
	BUILDING SECTION REFERENCE	⊕	ANOD	ANODIZED
	ENLARGE ELEVATION NUMBER	⊕	ARCH	ARCHITECT/TURAL
	ENLARGED ELEVATION REFERENCE	⊕	BD	BOARD
	PLAN DETAIL NUMBER	⊕	BLDG	BUILDING
	DETAIL REFERENCE	⊕	BLK'G	BLOCKING
	PLAN DETAIL NUMBER	⊕	BM	BEAM
	DETAIL REFERENCE	⊕	B.O.	BY OWNER/BY OTHERS
	DOOR REFERENCE	⊕	CAB	CABINET
	ROOM REFERENCE	⊕	C.J.	CEILING JOIST
	WINDOW REFERENCE	⊕	CLG	CEILING
	WALL TYPE REFERENCE	⊕	CLR	CLEAR
	GRID IDENTIFIER	⊕	CLO	CLOSET
	GRID IDENTIFIER	⊕	C.O.	CLEAN OUT
	ELEVATED ELEMENT	⊕	CONC	CONCRETE
	ELEVATION OF ELEMENT	⊕	CONT	CONTINUOUS

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

## GENERAL NOTES

**CODES**  
THE WORK SHALL CONFORM TO THE CALIFORNIA TITLE 24:  
PART 2 2016 CALIFORNIA BUILDING CODE  
PART 2.5 2016 CALIFORNIA RESIDENTIAL CODE  
PART 3 2016 CALIFORNIA ELECTRICAL CODE  
PART 4 2016 CALIFORNIA MECHANICAL CODE  
PART 5 2016 CALIFORNIA PLUMBING CODE  
PART 6 2016 CALIFORNIA ENERGY CODE  
PART 9 2016 CALIFORNIA FIRE CODE  
PART 11 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
AND THE SAN MATEO COUNTY MUNICIPAL CODE

**DRAWINGS**  
1. GENERAL CONDITIONS, THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS.  
2. DIMENSIONS, WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE THE DRAWINGS.  
3. DIMENSIONS, ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE, OR TO THE CENTERLINE OF GRIDS, COLUMNS, WINDOWS, DOORS, AND FIXTURES, UNLESS OTHERWISE NOTED.  
4. DIMENSIONS, 'CLR' DENOTES MEASUREMENT FROM FINISH SURFACES, TYP.  
5. COMPLETION, THESE DRAWINGS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE.

**GENERAL CONTRACTOR'S RESPONSIBILITIES**  
6. PLANS ON SITE, THE GENERAL CONTRACTOR (HEREAFTER G.C.) SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS.  
7. DISCREPANCIES, G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THESE DOCUMENTS AND EXISTING FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION.  
8. SUBSTITUTIONS, THE G.C. IS REQUIRED TO NOTIFY ARCHITECT IN WRITING OF ANY SUBSTITUTION, REVISION OR PROPOSED ALTERNATE AT LEAST TWO WEEKS PRIOR TO THE ORDER OR INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW FOR NECESSARY COORDINATION AND APPROVALS.  
9. INSPECTIONS, THE G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, AND THE ENERGY AND GREEN COMPLIANCE MANDATORY MEASURES AND IS RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ANY INSPECTIONS OR OBSERVATIONS REQUIRED. (MIN. 48 HOURS NOTICE FOR SITE VISITS)  
10. SAFETY, THE G.C. SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND OSHA SAFETY REGULATIONS.  
11. DEFERRED SUBMITTALS, DEFERRED SUBMITTAL DOCUMENTATION SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.  
12. WORKMANSHIP, ALL WORKMANSHIP IN ALL TRADES SHALL BE OF THE HIGHEST QUALITY, BY PERSONS ESPECIALLY SKILLED AT ASSIGNED TASKS, AND SHALL RESULT IN A NEAT AND CLEAN INSTALLATION. ALL WORK SHALL BE INSTALLED TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. NOTIFY ARCHITECT AND OWNER OF EXISTING CONDITIONS WHICH DO NOT MEET THESE EXPECTATIONS.  
13. MANUFACTURER'S REQUIREMENTS, THE G.C. SHALL INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.  
14. BRACING AND SHORING, DESIGN AND INSTALLATION OF ALL TEMPORARY BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.

**PUBLIC WORKS NOTES:**  
1. NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT-OF-WAY SHALL BEGIN UNTIL COUNTY REQUIREMENT FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. THE APPLICANT SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK ON THE RIGHT-OF-WAY.  
2. PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT WILL BE REQUIRED TO PROVIDE PAYMENT OF "ROADWAY MITIGATION FEES" BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE) OF THE PROPOSED BUILDING PER ORDINANCE NO. 3271.

## DEFERRED SUBMITTALS

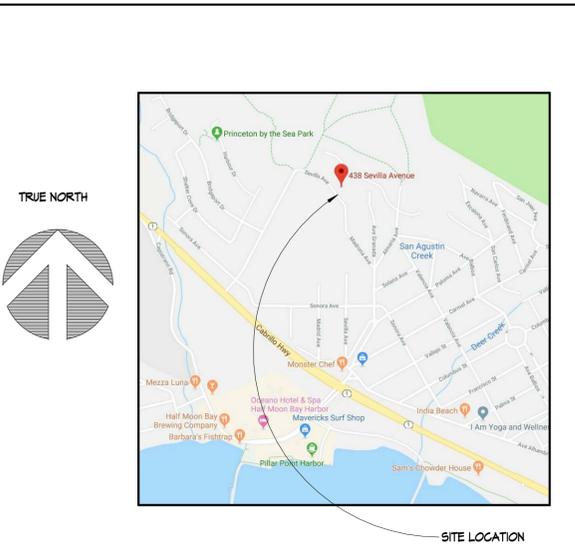
## PROJECT DATA

APN#	041-055-120
ZONE	S-11
OCCUPANCY	R-3/ U
CONSTRUCTION TYPE	V-B
AUTOMATIC SPRINKLERS	YES
STORIES	3
<b>SITE AREA</b>	
MAX. ALLOWED (53% x SITE AREA)	5,000 SF
<b>FLOOR AREA</b>	
PROPOSED	2,650 SF
ACTUAL	1,168 SF
MAIN HOUSE, LOWER LEVEL (CONDITIONED)	
MAIN HOUSE, LOWER LEVEL - ATTACHED GARAGE (UNCONDITIONED)	
MAIN HOUSE, MAIN LEVEL (CONDITIONED)	
MAIN HOUSE, UPPER LEVEL (CONDITIONED)	
<b>TOTAL</b>	<b>2,643 SF</b>
<b>SITE COVERAGE</b>	
MAX ALLOWED (95% x SITE AREA)	1,750 SF
PROPOSED	1,168 SF
ACTUAL	1,168 SF
<b>TOTAL</b>	
<b>MAIN HOUSE FOOTPRINT</b>	
<b>1,168 SF</b>	

## CONSULTANTS

ARCHITECT:	VIOTTI ARCHITECTS 1300 INDUSTRIAL ROAD SUITE 14 SAN CARLOS, CA 94010 T: 650-545-2455 F: 650-545-2450
STRUCTURAL ENG.:	JNB ASSOCIATES 1300 INDUSTRIAL ROAD 40660 ROBIN STREET FREMONT, CA. 94538 T: 510-681-0491 CONTACT: YU-JAR CHEN yujarchen@hotmail.com
TITLE 24 ENERGY & GREEN BUILDING:	CARSTAIRS ENERGY CALCULATIONS T: 805-904-9048 CONTACT: TIM CARSTAIRS title24@yahoo.com
CIVIL ENGINEER/LAND SURVEYOR:	JAMES KAMMERER T: 408-910-3230 CONTACT: JAMIE KAMMERER jkkjkk@esglobal.net
SOILS ENGINEER:	TADEUS GUNAWAN T: 408-634-0081 ariesceoffice@gmail.com
LANDSCAPE ARCHITECT:	ANYI HUANG T: 605-533-0107 anyihuang@gmail.com
INTERIOR DESIGNER:	LISA FAHRBACH INTERIOR STYLE (650) 218-6919 LISA@INTERIORSTYLEHMB.COM

## VICINITY MAP

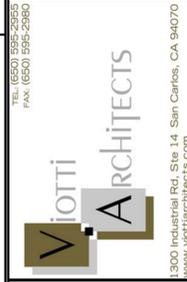


## SCOPE OF WORK

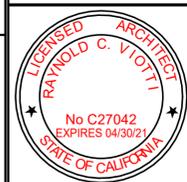
1. CONSTRUCT A NEW MULTI-LEVEL RESIDENCE ON VACANT LOT BASED ON THE PLAN PREVIOUSLY APPROVED IN 2-CAR GARAGE AT LOWER LEVEL, LIVING ROOM, FAMILY ROOM, KITCHEN AND GUEST BEDROOM ON THE MAIN LEVEL AND MASTER BEDROOM SUITE, 2 BEDROOMS AND BATH ON UPPER LEVEL. THIS PROJECT WAS PREVIOUS PLANNING APPROVAL NO. 2003-05571 AND BUILDING PERMIT NO. BLD2006-01458

## SHEET INDEX

TO	TITLE SHEET
A0-1	SITE PLAN
A0-2	CONDITIONS OF APPROVAL
A0-3	CAL FIRE DEVELOPMENT WORKSHEET
T24-1	T-24 CERTIFICATE OF COMPLIANCE
T24-2	T-24 CERTIFICATE OF COMPLIANCE
BMP	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)
GB-1	CALGREEN RESIDENTIAL MANDATORY MEASURES
C-0	TOPOGRAPHIC SITE SURVEY PLAN
C-1	GRADING AND DRAINAGE PLAN
C-2	SEDIMENT/EROSION CONTROL PLAN
L-1.0	LANDSCAPE CONSTRUCTION LAYOUT PLAN
L-2	LANDSCAPE IRRIGATION PLAN
L-2.1	WATER EFFICIENT LANDSCAPE CALG. SHEET
L-3.0	LANDSCAPE PLANTING PLAN
A2-1	LOWER LEVEL FLOOR PLAN & NOTES
A2-2	MAIN & UPPER LEVEL FLR. PLAN
A2-3	ROOF PLAN
A2-4	SCHEDULES & NOTES
A3-1	BUILDING EXTERIOR ELEVATIONS
A3-2	BUILDING EXTERIOR ELEVATIONS
A4-1	BUILDING SECTIONS
A6-1	LOWER LEVEL POWER PLAN
A6-2	MAIN/UPPER LEVEL POWER PLAN
A6-3	LOWER PLAN LIGHTING PLAN
A6-4	MAIN/UPPER LEVEL LIGHTING PLAN
A8-1	ARCHITECTURAL DETAILS
A8-2	ARCHITECTURAL DETAILS
S-1	STRUCTURAL GENERAL NOTES & ABBREVIATIONS
S-2	FOUNDATION & 1ST FLOOR FRAMING PLANS
S-3	2ND FLOOR FRAMING PLAN
S-4	CEILING AND ROOF FRAMING PLANS
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SSW1	STEEL STRONG-WALL, ANCHOR DETAILS
SSW2	STEEL STRONG-WALL, FRAMING DETAILS



NEW SINGLE FAMILY RESIDENCE FOR:  
**THE REAVILL FAMILY**  
438 SEVILLA AVENUE  
EL GRANADA, CA. 94018



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TITLE SHEET

DATE: 5/7/2019  
DRAWN BY: PV  
JOB#: 1825

**T0**

**FIRE DEPARTMENT NOTES:**

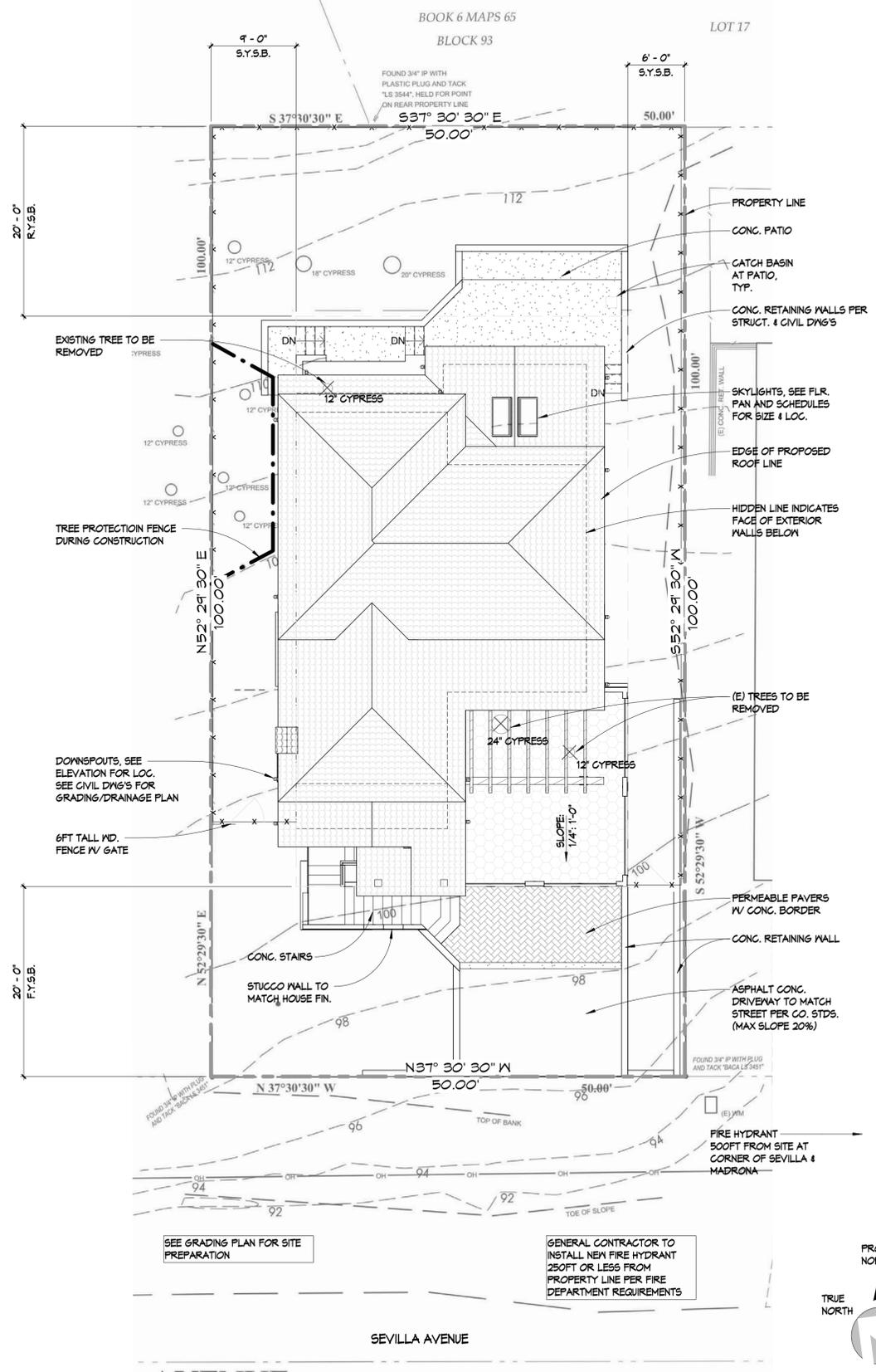
- SMOKE DETECTORS/CO DETECTORS TO COMPLY WITH 2016 CRC CHAPTER 3 SECTIONS 314 AND 315. SMOKE DETECTORS/CO DETECTORS TO COMPLY WITH 2016 CRC CHAPTER 3 SECTIONS 314 AND 315.
- ROOF COVERING: AS PER COASTSIDE FIRE PROTECTION DISTRICT ORDINANCE NO. 2019-03, THE ROOF COVERING OF EVERY NEW BUILDING OR STRUCTURE, AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
- VEGETATION MANAGEMENT: AS PER THE COASTSIDE FIRE PROTECTION DISTRICT ORDINANCE VEGETATION MANAGEMENT: AS PER THE COASTSIDE FIRE PROTECTION DISTRICT ORDINANCE NO. 2019-03, THE 2019 CALIFORNIA FIRE CODE AND PUBLIC RESOURCES CODE 4291:
  - A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. IN SRA (STATE RESPONSIBLE AREA), THE FUEL BREAK IS 100 FEET OR TO THE PROPERTY LINE.
  - TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
  - REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.
- A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
- FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED WITH ASPHALT, OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FEET IN LENGTH WITH A MINIMUM OF 500 FEET BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FEET, 20-FOOT WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED), CFC 503.
- A FIRE HYDRANT IS REQUIRED WITHIN 250 FEET OF THE BUILDING AND FLOW A MINIMUM OF 1,000 A FIRE HYDRANT IS REQUIRED WITHIN 250 FEET OF THE BUILDING AND FLOW A MINIMUM OF 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH. THIS INFORMATION IS TO BE VERIFIED BY THE WATER PURVEYOR IN A LETTER INITIATED BY THE APPLICANT AND SENT TO THE COASTSIDE FIRE PROTECTION DISTRICT. IF THERE IS NOT A HYDRANT WITHIN 250 FEET WITH THE REQUIRED FLOW, ONE WILL HAVE TO BE INSTALLED AT THE APPLICANT'S EXPENSE.
- AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTY BUILDING STANDARDS AND AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NO. 2019-03, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT OR THE CITY OF HALF MOON BAY. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED, AND APPROVED UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE PROTECTION DISTRICT FOR REVIEW. THE FEE SCHEDULE FOR AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH HALF MOON BAY ORDINANCE NO. 2006-01. FEES SHALL BE PAID PRIOR TO PLAN REVIEW. INSTALLATION OF THE UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY THE COASTSIDE FIRE PROTECTION DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN.
- EXTERIOR BELL AND INTERIOR HORN/STROBE ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW EXTERIOR BELL AND INTERIOR HORN/STROBE ARE REQUIRED TO BE WIRED TO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER, ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.
- ALL FIRE CONDITIONS AND REQUIREMENTS MUST BE INCORPORATED INTO YOUR BUILDING PLANS ALL FIRE CONDITIONS AND REQUIREMENTS MUST BE INCORPORATED INTO YOUR BUILDING PLANS (SEE ATTACHED CONDITIONS) PRIOR TO BUILDING PERMIT ISSUANCE. IT IS YOUR RESPONSIBILITY TO NOTIFY YOUR CONTRACTOR, ARCHITECT, AND ENGINEER OF THESE REQUIREMENTS.
- CRC 2019 SECTION R321: THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDLIFE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION SHALL COMPLY WITH CRC 2019 SECTION R321 REQUIREMENTS.

**SITE PLAN NOTES:**

- GENERAL NOTES, SEE SHEETS T1, TOPOGRAPHIC SURVEY, GRADING AND DRAINAGE PLAN, LANDSCAPE PLAN, AND FLOOR PLANS FOR ADDITIONAL INFO.
- BOUNDARY VERIFICATION. THE G.C. SHALL VERIFY THE LOCATIONS OF ALL PROPERTY BOUNDARIES, SETBACKS, AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE FURTHER COMMENCEMENT OF WORK.
- BENCH MARK. SEE SURVEY DRAWING FOR BENCH MARK AND ASSUMED BASE ELEVATION.
- ENCROACHMENT. THE G.C. IS RESPONSIBLE FOR OBTAINING APPROVAL / PERMIT PRIOR TO COMMENCING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- UTILITIES. THE G.C. SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION, GRADING, OR TRENCHING.
- UTILITIES. SEE ELECTRICAL PLAN SHEET E1.0 FOR EXACT LOCATIONS OF MAIN ELECTRIC METER AND GAS METER. COORDINATE FINAL LOCATION AND ROUTING WITH G.C. AND UTILITY SERVICE PROVIDER.
- UTILITIES. THE G.C. SHALL COORDINATE THE LOCATION OF IRRIGATION VALVE BOXES WITH OWNER.
- TREE PROTECTION. THE G.C. SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION AND PROVIDE TREE PROTECTION PER LOCAL JURISDICTION REQUIREMENTS. LARGE ROOTS OR LARGE MASSES OF ROOTS TO BE CUT SHOULD BE INSPECTED BY A CERTIFIED ARBORIST PRIOR TO CUTTING. ANY ROOTS TO BE CUT SHALL BE MONITORED AND DOCUMENTED. ROOTS TO BE CUT SHOULD BE SEVERED CLEANLY WITH A SAW OR TOPPERS.
- SLOPED GRADE. FINISH GRADE AROUND BUILDING TO HAVE A MIN. 2% SLOPE AWAY FROM BUILDING, FOR A MIN. OF 5' AROUND BUILDING.
- FOOTINGS DEPTH. (N) FOUNDATION FOOTINGS SHALL BEAR ON NATIVE, UNDISTURBED SOIL. SEE GEOTECH REPORT AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- ADDRESS. STREET ADDRESS NUMERALS TO BE AT LEAST 4" HIGH WITH A MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. CRC R1004
- CHIMNEYS. THE INSTALLATION OF AN APPROVED SPARK ARRESTOR IS REQUIRED ON ALL CHIMNEYS, EXISTING AND NEW. SPARK ARRESTORS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12 GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2".

CONTRACTOR TO PROVIDE A CONSTRUCTION WASTE MANAGEMENT WORKSHEET THAT STATES WHERE CONSTRUCTION WASTE WILL BE TAKEN, THE PERCENTAGE OF THE CONSTRUCTION WASTE THAT IS GOING TO BE RECYCLED (MINIMUM 65%), AN ESTIMATE OF THE AMOUNT OF ALL WASTE MATERIAL TO BE RECYCLED, ETC. PER CALGREEN SECTION 4.408.1. PRIOR TO PULLING BUILDING PERMIT.

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4908, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R391.15



**SITE PLAN**

1/8" = 1'-0"

REVISIONS	
NO.	DATE

NEW SINGLE FAMILY RESIDENCE FOR:  
**THE REAVILL FAMILY**  
488 SEVILLA AVENUE  
EL GRANADA, CA. 94018



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**SITE PLAN**

SCALE: 0 8 16 24 FEET

PROJECT NORTH

TRUE NORTH

DATE: 5/16/2019  
DRAWN BY: PV  
JOB#: 1825

**A0-1**







DOOR SCHEDULE								
DOOR #	Floor Level	COUNT	Width	HEIGHT	DOOR SWING	HARDWARE	CONSTRUCTION TYPE	COMMENTS
L01	0	1	2' - 8"	7' - 0"	R. HINGED	PRIVACY, DEADBOLT	SOLID CORE	20 MIN. RATED IV CLOSER & THRESHOLD
L02	0	1	2' - 8"	7' - 0"	L. HINGED	DUMMY KNOB	SOLID CORE	
L03	0	1	16' - 0"	7' - 0"	SCISSOR	OVERHEAD MOTOR		CARRIAGE APPEARANCE CRAWLSPACE ACCESS DR.
L04	0	1	2' - 6"	8' - 6"	L. HINGED	PASSAGE	SOLID CORE	
101	1	1	3' - 6"	8' - 0"	L. HINGED	ENTRY, DEADBOLT	SOLID CORE	IV THRESHOLD, CUSTOM ARCHED
102	1	1	2' - 0"	7' - 0"	R. HINGED	DUMMY KNOB		
104	1	1	9' - 0"	8' - 0"	BIFOLD	PULL HANDLE	TEMPERED GLASS	TEMPERED IV THRESHOLD
105	1	1	5' - 0"	7' - 0"	POCKET	FLUSH/PULL HANDLE	SOLID CORE	(2) 2'-6" WIDE PANELS
104	1	1	2' - 6"	7' - 0"	L. HINGED	PRIVACY		
110	1	1	2' - 10"	7' - 0"	R. HINGED	PASSAGE	SOLID CORE	
111	1	1	2' - 0"	7' - 0"	R. HINGED	PULL HANDLE	TEMPERED GLASS	TEMPERED
112	1	1	9' - 0"	7' - 0"	BIFOLD	PULL HANDLE		TEMPERED IV THRESHOLD
201	2	1	2' - 8"	7' - 0"	L. HINGED	PRIVACY	SOLID CORE	
202	2	1	2' - 6"	7' - 0"	R. HINGED	DUMMY KNOB		
205	2	1	2' - 6"	7' - 0"	R. HINGED	PASSAGE	SOLID CORE	
206	2	1	3' - 0"	7' - 0"	R. HINGED	PRIVACY		
207	2	1	2' - 6"	7' - 0"	R. HINGED	PRIVACY	SOLID CORE	
208	2	1	2' - 6"	7' - 0"	L. HINGED	PULL HANDLE	TEMPERED GLASS	TEMPERED
209	2	1	2' - 8"	7' - 0"	L. HINGED	PRIVACY	SOLID CORE	
210	2	1	5' - 0"	7' - 0"	SLIDER	FLUSH HANDLE	SOLID CORE	(2) 2'-6" WIDE PANELS
211	2	1	2' - 8"	7' - 0"	R. HINGED	PRIVACY	SOLID CORE	
212	2	1	5' - 0"	7' - 0"	SLIDER	FLUSH HANDLE	SOLID CORE	(2) 2'-6" WIDE PANELS
213	2	1	2' - 4"	7' - 0"	R. HINGED	PRIVACY		

WINDOW SCHEDULE							
WDW #	Floor Level	COUNT	WIDTH	HEIGHT	OPERATION		COMMENTS
L01	0	1	4' - 6"	1' - 6"	SLIDER		TEMPERED
L02	0	1	4' - 0"	2' - 0"	AWNING		TEMPERED
101A	1	1	3' - 0"	6' - 0"	FIXED		TEMPERED, MULL IV '1C' & TRANSOM
101B	1	1	3' - 0"	1' - 2"	FIXED		TRANSOM, MULL IV '1CC'
101C	1	1	3' - 0"	6' - 0"	FIXED		TEMPERED, MULL IV '1B' & TRANSOM
101D	1	1	3' - 0"	1' - 2"	FIXED		TRANSOM, MULL IV '1BB'
102	1	1	2' - 8"	5' - 0"	CASEMENT		
103	1	1	2' - 8"	5' - 0"	CASEMENT		
104A	1	1	2' - 8"	5' - 0"	FIXED		
104B	1	1	2' - 8"	5' - 0"	FIXED		
105	1	1	2' - 8"	4' - 0"	CASEMENT		
106	1	1	2' - 0"	1' - 6"	AWNING		TEMPERED
108	1	1	6' - 0"	4' - 0"	DBL. CASEMENT		
109A	1	1	2' - 10"	2' - 0"	AWNING		MULL IV '1M'
109B	1	1	2' - 10"	2' - 0"	AWNING		MULL IV '1L'
110	1	1	3' - 0"	3' - 10"	SLIDER		
111	1	1	4' - 0"	5' - 0"	FIXED		TEMPERED
112	1	1	2' - 4"	3' - 7"	CASEMENT		
S113	1	1	4' - 0"	2' - 0"	SKYLIGHT		TEMP. RIDGE SKYLIGHT IV '1S'
S114	1	1	4' - 0"	2' - 0"	SKYLIGHT		TEMP. RIDGE SKYLIGHT IV '1R'
201	2	1	2' - 8"	3' - 7"	CASEMENT		
202	2	1	2' - 4"	3' - 7"	CASEMENT		
203	2	1	2' - 4"	3' - 7"	CASEMENT		
204	2	1	2' - 8"	2' - 0"	AWNING		TEMPERED
205	2	1	2' - 0"	3' - 7"	CASEMENT		
207	2	1	5' - 8"	4' - 0"	DBL. CASEMENT		
209	2	1	2' - 8"	4' - 0"	CASEMENT		
210	2	1	2' - 8"	4' - 0"	CASEMENT		
211	2	1	3' - 0"	2' - 0"	AWNING		TEMPERED
212	2	1	2' - 0"	3' - 7"	FIXED ARCHED		HT. TO TOP OF ARCH
213	2	1	2' - 0"	3' - 7"	FIXED ARCHED		HT. TO TOP OF ARCH
214	2	1	2' - 8"	3' - 7"	CASEMENT		
215	2	1	2' - 8"	3' - 7"	CASEMENT		

**DOOR, WINDOW, & SKYLIGHT NOTES:**

1. VERIFICATION, G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DOOR AND WINDOW UNITS, ROUGH OPENINGS, OPERATION CHARACTERISTICS, EGRESS CONDITIONS, ETC. PRIOR TO FINAL ORDER OF DOORS AND WINDOWS.
2. GLAZING, SAFETY/ TEMPERED GLAZING IS REQUIRED AT 1) ALL GLAZED DOORS, 2) GLAZING WITHIN 24" OF EITHER EDGE OF A DOOR IN A CLOSED POSITION, 3) WITHIN 18" OF ANY FLOOR AND WITHIN 60" OF FLOORS IN SHOWER AND BATHTUB DOORS AND ENCLOSURES, ETC. EACH UNIT OF SAFETY/ TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER. SEE CBC VOLUME 2, SECTION 2406.4 FOR HAZARDOUS LOCATIONS.
3. EGRESS, AT LEAST ONE WINDOW IN EACH BEDROOM SHALL MEET EMERGENCY ESCAPE REQUIREMENTS. SEE DTL 1 THIS SHEET. CRC R310
4. FACTORY SKYLIGHT UNITS TO BE TESTED AND LABELED IN COMPLIANCE WITH AAMA/WDMA/CSA 101/1.5.2/A440. CRC R308.6.1.

**SPECIFICATIONS:**

5. BRAND, ALL NEW WINDOWS AND EXTERIOR DOORS TO BE xxxx xxxxxx UNLESS NOTED OTHERWISE
6. TYPE, ALL NEW WINDOWS AND EXTERIOR DOORS TO BE FOR NEW CONSTRUCTION & INSTALLED PER MFR SPECIFICATIONS. SEE DOOR AND WINDOW LEGENDS FOR TYPES.
7. GLAZING, ALL NEW WINDOW AND EXTERIOR DOOR GLAZING TO BE LOW-E INSULATED GLAZING, AND SHALL HAVE A MAX U-FACTOR OF 0.32. CEC TABLE 150.1-A.
8. SCREENS, ALL NEW WINDOWS TO HAVE SCREENS FROM WINDOW MANUF. SEE DOOR SCHED. FOR SCREEN DOORS.
9. HARDWARE, SEE FINISH SCHEDULE FOR DOOR AND WINDOW HARDWARE MODEL AND FINISH.
10. INTERIOR DOORS, ALL NEW DOORS TO BE SOLID CORE. SEE DOOR SCHEDULE AND LEGEND FOR PANEL / STICKING STYLES, HARDWARE SPECIFICATIONS, AND DOOR FINISHES.

**WILDLAND URBAN INTERFACE REQUIREMENTS:**

11. GLAZING, TO COMPLY WITH EXTERIOR WILDFIRE EXPOSURE REQUIREMENTS, ALL EXTERIOR WINDOWS AND GLAZED DOORS SHALL HAVE MULTIPANE GLAZING WITH THE EXTERIOR PANE TEMPERED. CRC R337.8 FOR WINDOWS WITH INTERIOR PANE OF GLAZING ALSO TEMPERED, SEE WINDOW SCHEDULE NOTES. WINDOWS IDENTIFIED AS "TEMP" ARE FULLY TEMPERED (BOTH PANES) WHILE ALL OTHERS TO HAVE TEMPERED EXTERIOR PANE ONLY.
12. DOORS, EXTERIOR DOORS AND GARAGE DOORS SHALL BE CLAD ON THE EXTERIOR WITH NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1 3/8" THICK AND INTERIOR PANELS NOT LESS THAN 1 1/4" THICK, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. SEE CRC SECTION R337.8

REVISIONS	
NO.	DATE

TEL: (650) 595-2555  
FAX: (650) 595-2550

**V IOTTI ARCHITECTS**

1300 Industrial Rd., Ste. 14, San Carlos, CA 94070  
www.viottia.com

NEW SINGLE FAMILY RESIDENCE FOR:

**THE REAVILL FAMILY**

438 SEVILLA AVENUE  
EL GRANADA, CA. 94018

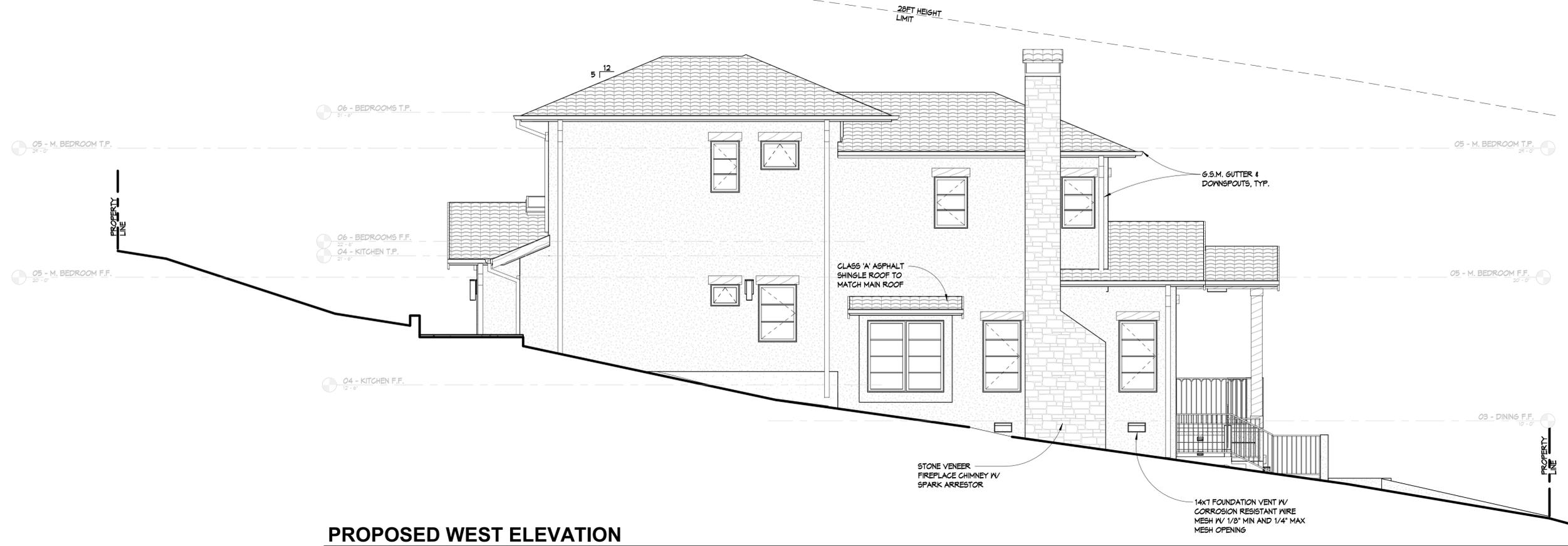


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SCHEDULES & NOTES

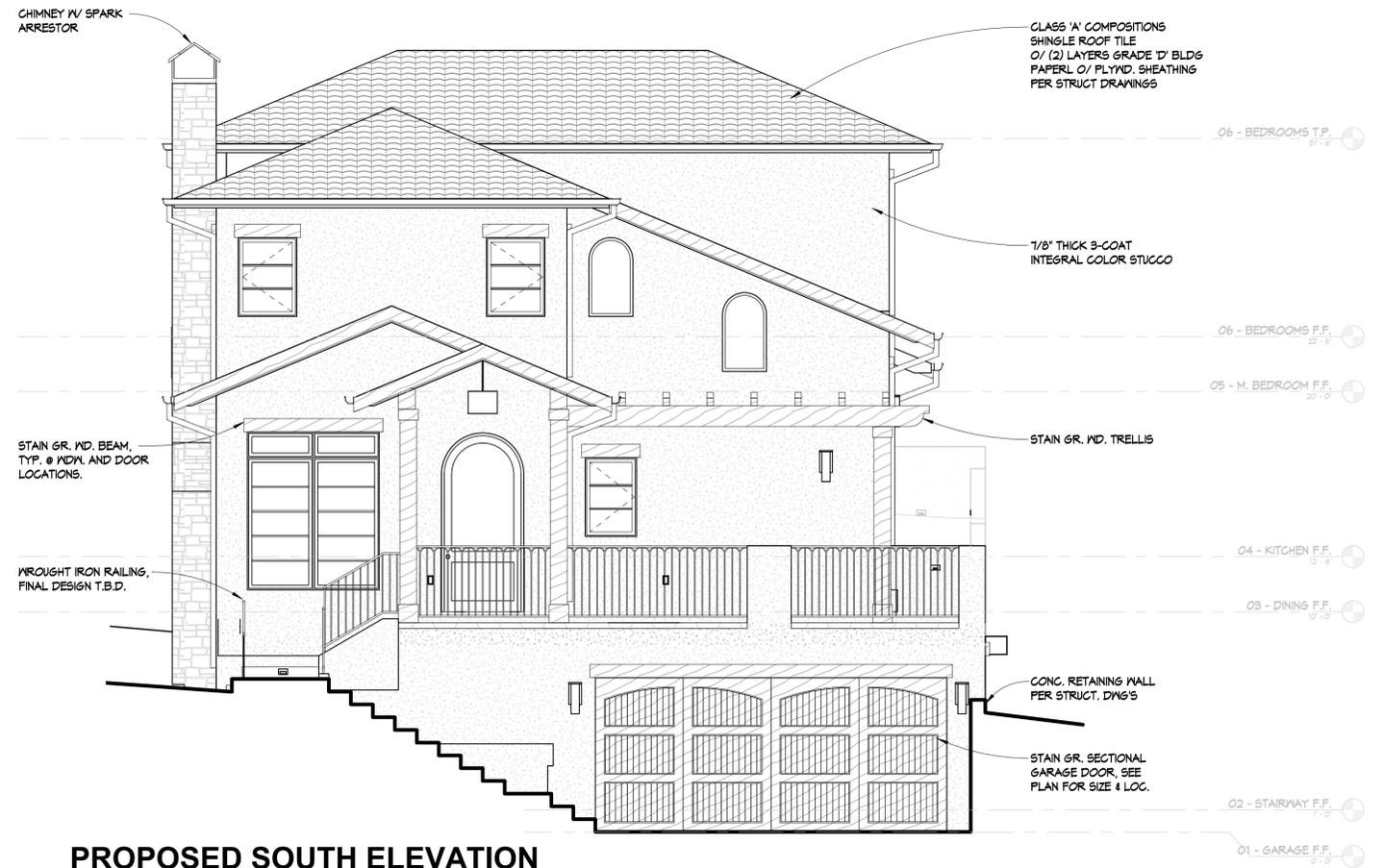
DATE: 5/16/2019  
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JOB#: 1825

**A2-4**



**PROPOSED WEST ELEVATION**

1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**

1/4" = 1'-0"

NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC-WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST 6 FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY, WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY. ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE PROTECTION DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6-INCH BY 10-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQ.

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TEL: (650) 595-2955  
 FAX: (650) 595-2950  
**VIOTTI ARCHITECTS**  
 1300 Industrial Rd., Ste 1.4, San Carlos, CA 94070  
 www.viotticonsultants.com

NEW SINGLE FAMILY RESIDENCE FOR:  
**THE REAVILL FAMILY**  
 488 SEVILLA AVENUE  
 EL GRANADA, CA. 94018



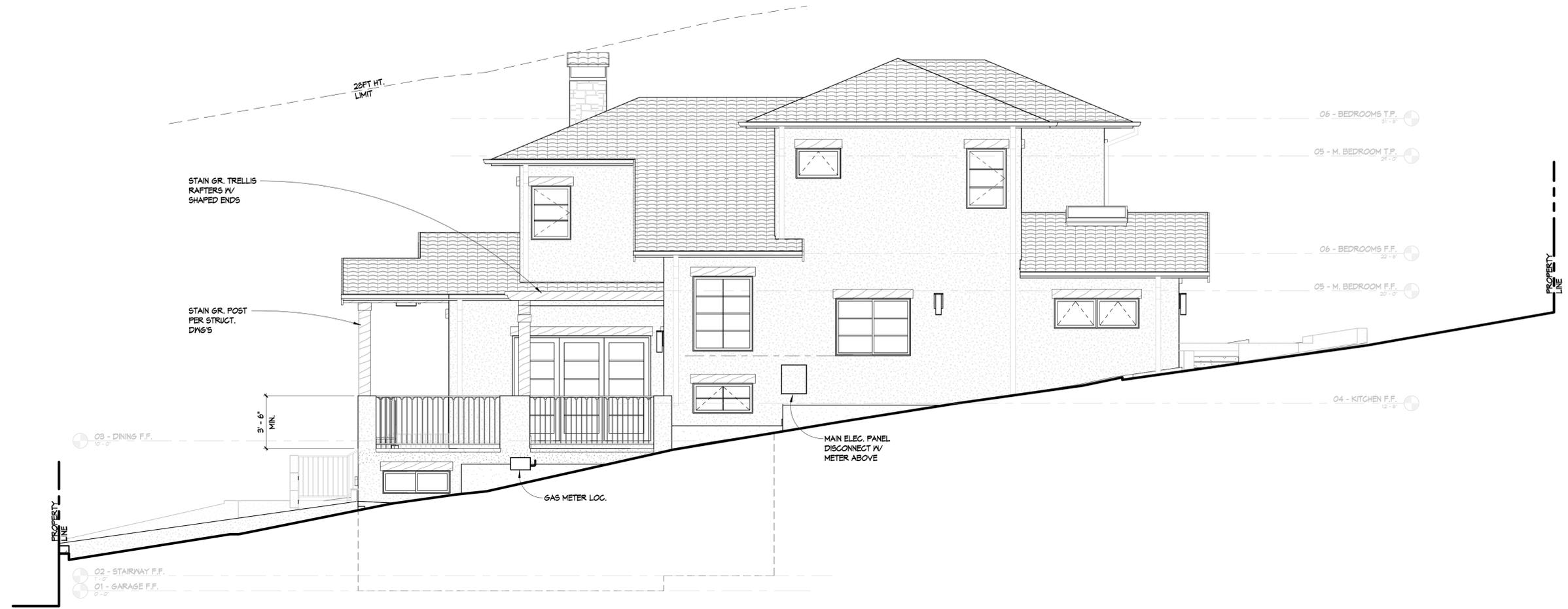
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**BUILDING EXTERIOR ELEVATIONS**

SCALE: 0 4 8 12 FEET

DATE: 5/16/2019  
 DRAWN BY: PV  
 JOB#: 1825

**A3-1**



**PROPOSED EAST ELEVATION**

1/4" = 1'-0"



**PROPOSED NORTH ELEVATION**

1/4" = 1'-0"

REVISIONS	
NO.	DATE

NEW SINGLE FAMILY RESIDENCE FOR:  
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 488 SEVILLA AVENUE  
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**BUILDING EXTERIOR ELEVATIONS**

SCALE  
0 4 8 12 FEET

DATE: 5/16/2019  
 DRAWN BY: PV  
 JOB#: 1825

**A3-2**