

THIS PARCEL IS LOCATED IN THE STATE RESPONSE AREA. THEREFORE, THE RESPONDING AGENCY IS CAL FIRE AND MUST COMPLY WITH SRA FIRE SAFE REGULATIONS-PRC 4290.

- Public Resource Code 4291.
(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:
- (1) (A) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The promulgation of these regulations by the board is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.
- (B) A greater distance than that required under subparagraph (A) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.
- (C) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under subparagraph (A) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.
- (2) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.
- (3) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.
- (4) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.
- (5) Before constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.
- (b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.
- (c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials, or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.
- (2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.
- (d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.
- (e) (1) The board, in consultation with the department, shall develop, periodically update, and post on its internet website a guidance document on fuels management pursuant to this chapter. The guidance document shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.
- (2) On or before January 1, 2023, the board, in consultation with the department, shall update the guidance document to include suggestions for creating an ember-resistant zone within five feet of a structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The implementation of this paragraph is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.
- (f) (1) The department shall do both of the following:
- (A) Recommend to the board the types of vegetation or fuel that are to be excluded from an ember-resistant zone based on the probability that vegetation and fuel will lead to ignition by ember of a structure as a part of the update to the guidance document pursuant to paragraph (2) of subdivision (e).
- (B) Make reasonable efforts to provide notice to affected residents describing the requirements added by the amendments to paragraph (1) of subdivision (a) made in Assembly Bill 3074 of the 2019-20 Regular Session before the imposition of penalties for violating those requirements.
- (2) The implementation of this subdivision is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.
- (g) (1) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall not take effect for new structures until the board updates the regulations, pursuant to paragraph (1) of subdivision (a), and the guidance document, pursuant to paragraph (2) of subdivision (e).
- (h) The department shall not change defensible space inspection practices and forms or enforcement to implement the requirement for an ember-resistant zone until the director makes a written finding, which the director shall post on the department's internet website, that the Legislature has appropriated sufficient resources to do so.
- (i) For purposes of this section, a structure for the purpose of an ember-resistant zone shall include any attached deck. This section does not limit the authority of the board or the department to require the removal of fuel or vegetation on top of or underneath a deck pursuant to this section.
- (j) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION. SLOPE ALL FINISH GRADES IN 5% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE * LANDSCAPED AREA * SLOPE GRADE 2% MIN. * PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CRC R313.

DUCT OPENINGS, TO BE COVERED AND PROTECTION OF MECHANICAL EQUIPMENT TO BE PROVIDED DURING CONSTRUCTION

VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, SHALL BE COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)

AEROSOLS AND COATINGS SHALL BE COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET & CARPET SYSTEMS

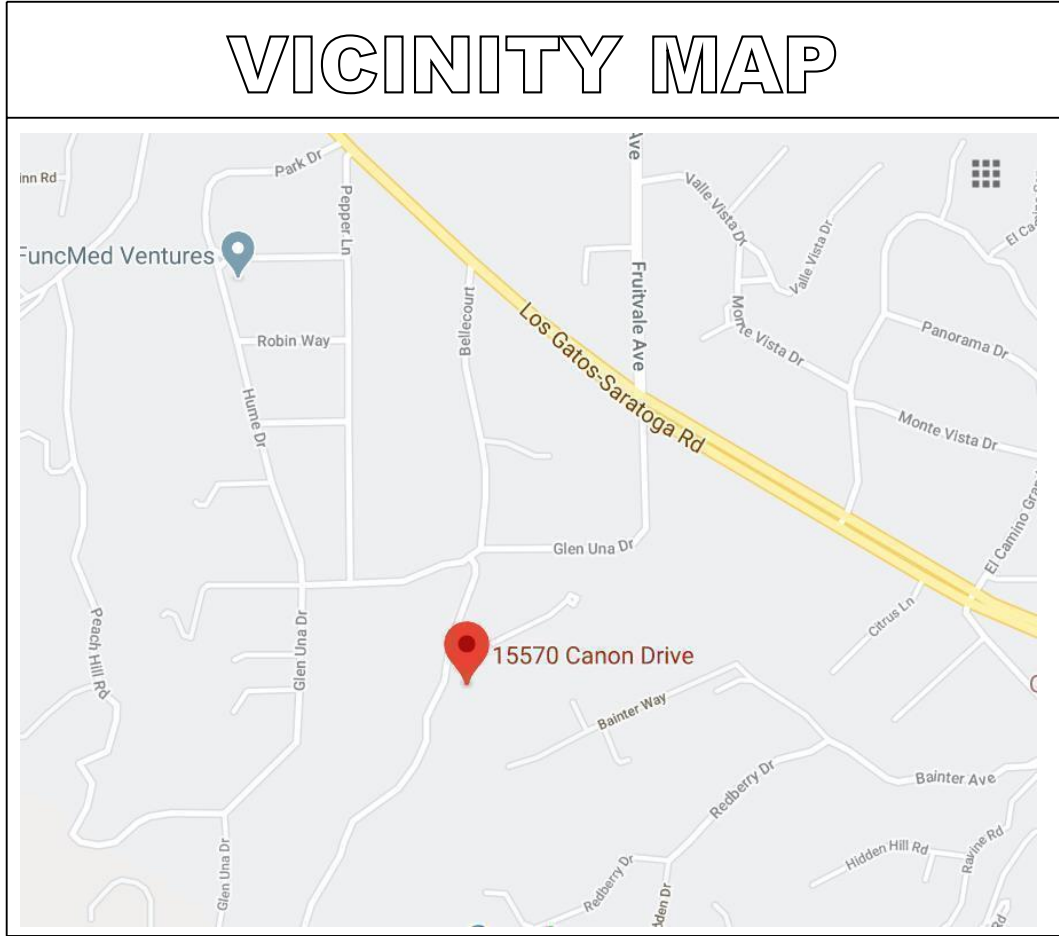
80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHFS

PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (TABLE 4.504.5)

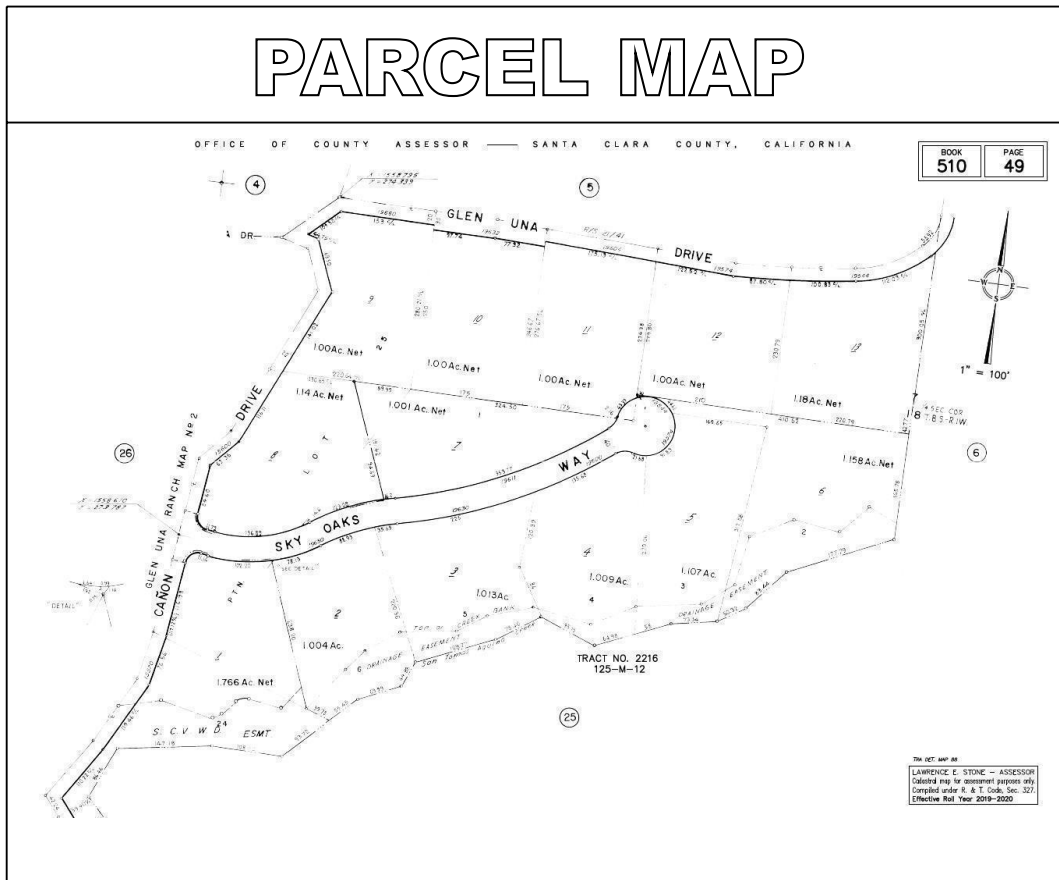
MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL

VICINITY MAP



PARCEL MAP



WUI NOTES

Roofs and roof edges. CBC T05A / CRC R337.5

A noncombustible (tile or metal) or Class 'A' roofing assembly is required in SRA - Very High Fire Hazard Severity Zones. All other areas in Santa Cruz County require a Class 'B' minimum roofing assembly, including LRA, SRA-Moderate or SRA-High areas.

Where the roof profile allows a space between the roof covering and the roof decking, the spaces shall: be constructed to prevent the intrusion of flames and embers; be firestopped with approved materials; or have one layer of No. 12 cap sheet installed over the combustible decking. Where provided, valley flashing must be not less than 26 gauge galvanized sheet metal over a 36-inch wide No. 12 ASTM cap sheet.

Exterior Walls/siding. CBC T07A.3 /CRC R337.1.3

Noncombustible, listed ignition-resistant materials, heavy timber, 5/8" Type X gypsum sheathing behind exterior covering, exterior portion of l-hr assembly or log wall construction is allowed. The OSFM website (see link above) lists many types of exterior wall coverings that are approved.

Note: Ignition-resistant materials are those tested by a facility recognized by the SFM or ICC-Evaluation Service to have a flame-spread rating not over 25, and comply with accelerated weathering tests.

Eaves and porch ceilings CBC T07A.4, A.6 / CRC 337.1.4, R337.1.6

The exposed roof deck under unenclosed eaves and underside of porch ceilings shall be noncombustible, listed ignition-resistant materials, or 5/8" Type X gypsum sheathing behind exterior covering.

Solid wood rafter tails on the exposed underside of roof eaves having a minimum 2" nominal dimension may be unprotected.

This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
a. A Class "4" roof assembly is required. Detail shall be included in plans submitted for building permit.
b. Provide a Zincspark arrester for the chimney.
c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

SCOPE OF WORK

BUILD A NEW 2 STORY HOME
WITH 3 CAR GARAGE

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2019 CALIF. FIRE CODE
2019 CALIF. BLDG CODE
2019 CALIF. RESIDENTIAL CODE
2019 CALIF. MECH. CODE
2019 CALIF. PLUMB'G CODE
2019 CALIF. ELEC. CODE
2019 CALIF. ENERGY CODES
2019 CALIF. GREEN BUILDING CODES
ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

OWNER
Miriam Al Saadi and Adil Allawi
15570 Canon Drive
Los Gatos, Ca 95030
408-409-0626

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
18488 PROSPECT RD. #6
SARATOGA, CA 95070
(408) 396-0984

GEOTECHNICAL ENGINEER
C2EARTH INC.
750 CAMDEN AVE, SUITE A
CAMPBELL, CA 95008
408-866-5436

STRUCTURAL ENGINEER
NJM CONSULTING ENGINEERING INC.
2333 SHANNON DR.
SOUTH SAN FRANCISCO, CA 94080
415-676-9896

TITLE 24 & GREEN RATER
BAY AREA HERS
KATERINA DANKE
2310 HOMESTEAD ROAD, C1/231
LOS ALTOS, CALIFORNIA 94024
650-759-7709

CIVIL ENGINEER
WESTFALL ENGINEERING INC.
14583 BIG BASIN WAY
SARATOGA, CA 95070
408-867-0244

CIVIL ENGINEER - GRADING
W.H. CIVIL ENGINEERIN, INC.
WAI LIN MAUNG CHEN
8 WHATNEY, SUITE 100
IRVINE, CA 92618
949-229-1413

ANALYSIS

ASSESSOR'S PARCEL # 510-49-001
LOT AREA: 1.766 ACRES (76,666 S.F.)

ZONING: RHS - D1
TYPE OF CONSTRUCTION: V-B
OCCUPANCY RATING: R-3, U
EXISTING USE VACANT LOT
PROPOSED USE SINGLE FAMILY RES.
WILDLAND URBAN INTERFACE YES
FIRE SPRINKLERS YES
FLOOD ZONE D (100%)

PROPOSED

NEW LOWER LIVING 3142 S.F.
NEW UPPER LIVING 910 S.F.
NEW GARAGE 753 S.F.

TOTAL SQUARE FOOTAGE 4805 S.F.

AREA TALLER THAN 15' 194 S.F.
TOTAL FOR F.A.R. 4999 S.F.

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY! READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE SANTA CLARA COUNTY NOISE ORDINANCE SECTION B11-154 AND PROHIBITED BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M. ON WEEKDAYS AND SATURDAYS, OR AT ANY TIME ON SUNDAYS FOR THE DURATION OF CONSTRUCTION.

DEFERRED SUBMITTALS FIRE SPRINKLERS REQUIRED

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS - NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUT OFF VALVE TO THE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS, AND AUTOMATIC SHUT OFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

2. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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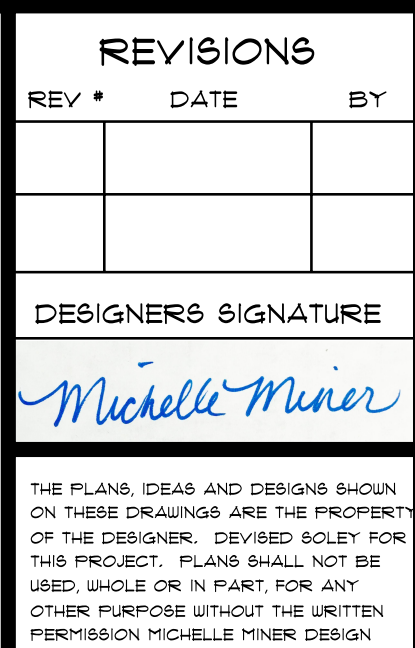
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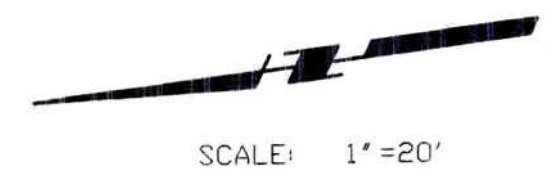
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INDEX - VICINITY MAP - ANALYSIS



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SITE PLAN



LEGEND

- BOUNDARY
- EASEMENT
- IMPROVEMENTS
- 10' CONTOUR
- 2' CONTOUR
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SPOT ELEVATION
- UTILITY BOX
- GRADE BREAK
- FLOWLINE

BENCHMARK:
CITY OF SARATOGA BENCHMARK "RM 34", TOP OF
FIRE HYDRANT, LETTER "E" IN THE WORD VALUE, EAST SIDE OF
FARRELL AVE., 390' +/- NORTH OF SARATOGA-LOS GATOS BLVD.
ELEV. = 531.20'



NO	BY	DATE	REVISION	BY	DATE

DATE: JULY 2020
SCALE: HOR. 1"=20'
VERT.
DESIGNED:
DRAWN: HB
PROJ. ENGR:

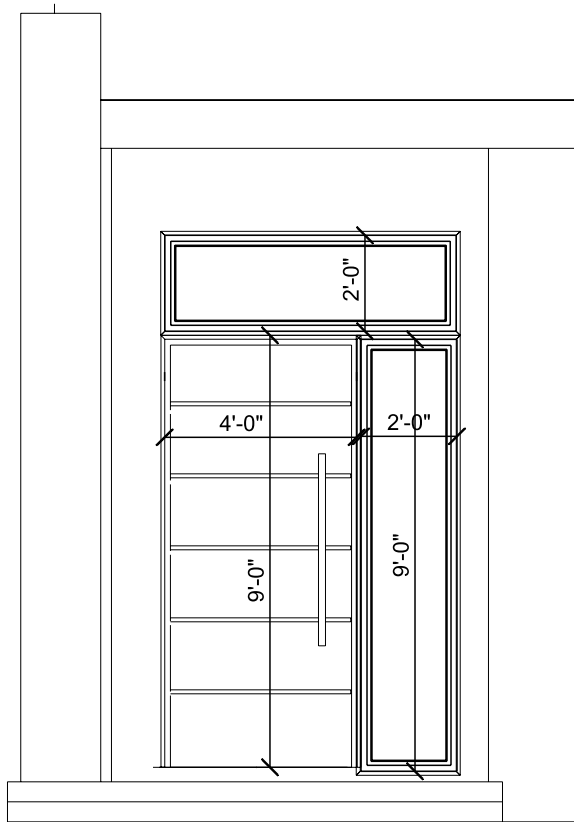
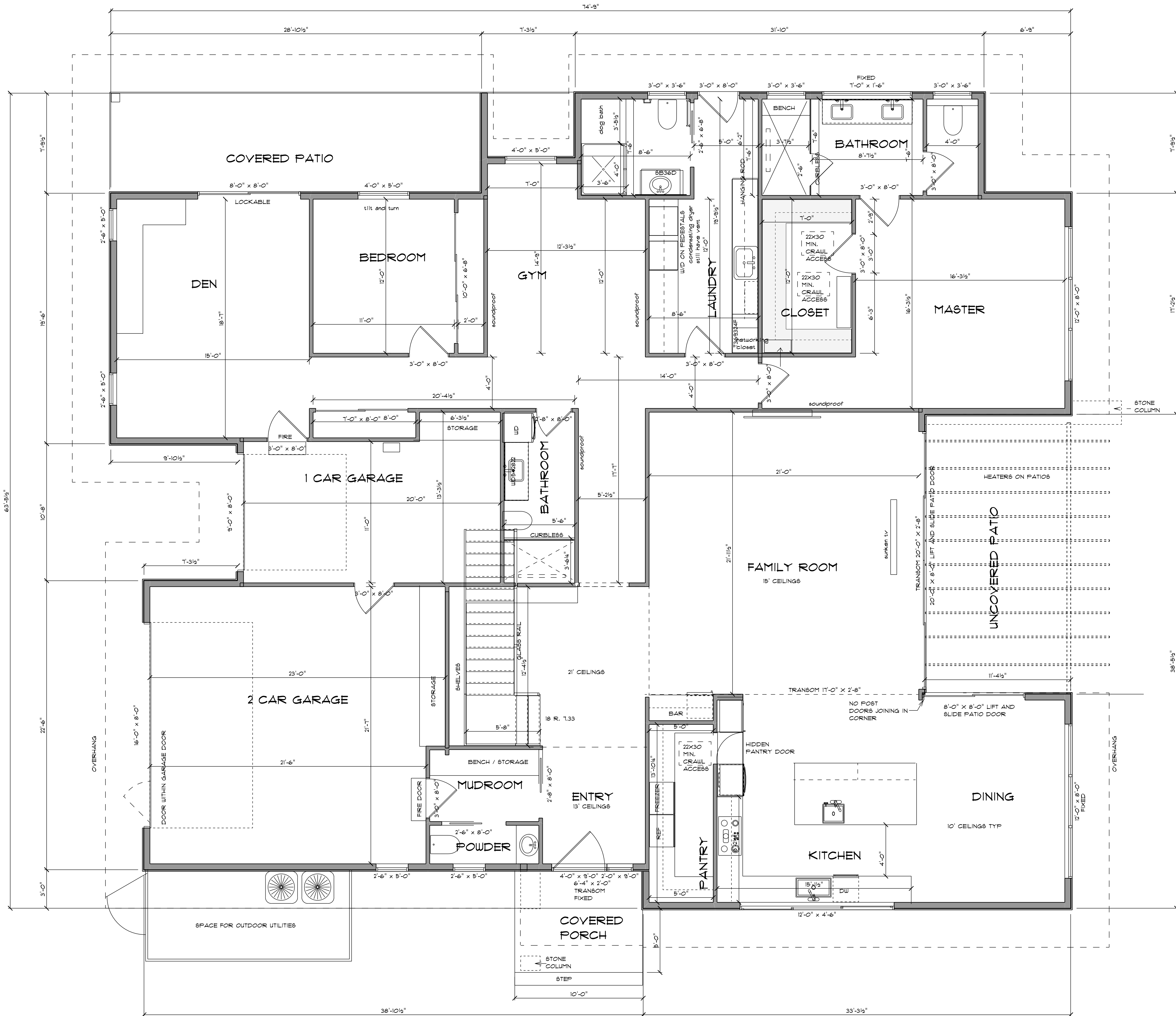
BY: HARRY BABICKA, LS 4953
DATE: 10-22-2020



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

TOPOGRAPHIC MAP
15570 CANON DRIVE, LOS GATOS

JOB NO.	2017-079
SHEET	1
OF	1



FRONT DOOR 4'X9'
SIDELIGHT 2'X9'
TRANSOM 2' HIGH BY TOTAL WIDTH OF DOOR AND SIDELIGHT AFTER MULLED TOGETHER

LOWER FLOOR PLAN

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

ALL WINDOWS TO BE TILT AND TURN U.N.O.

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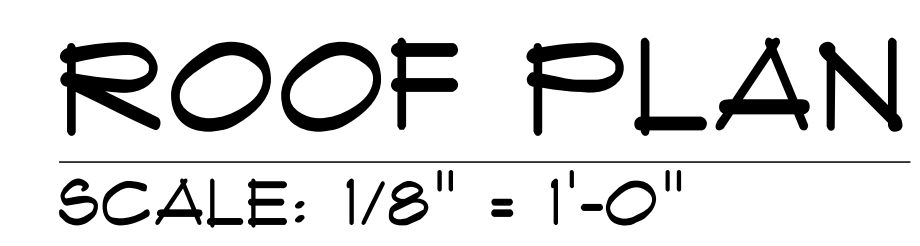
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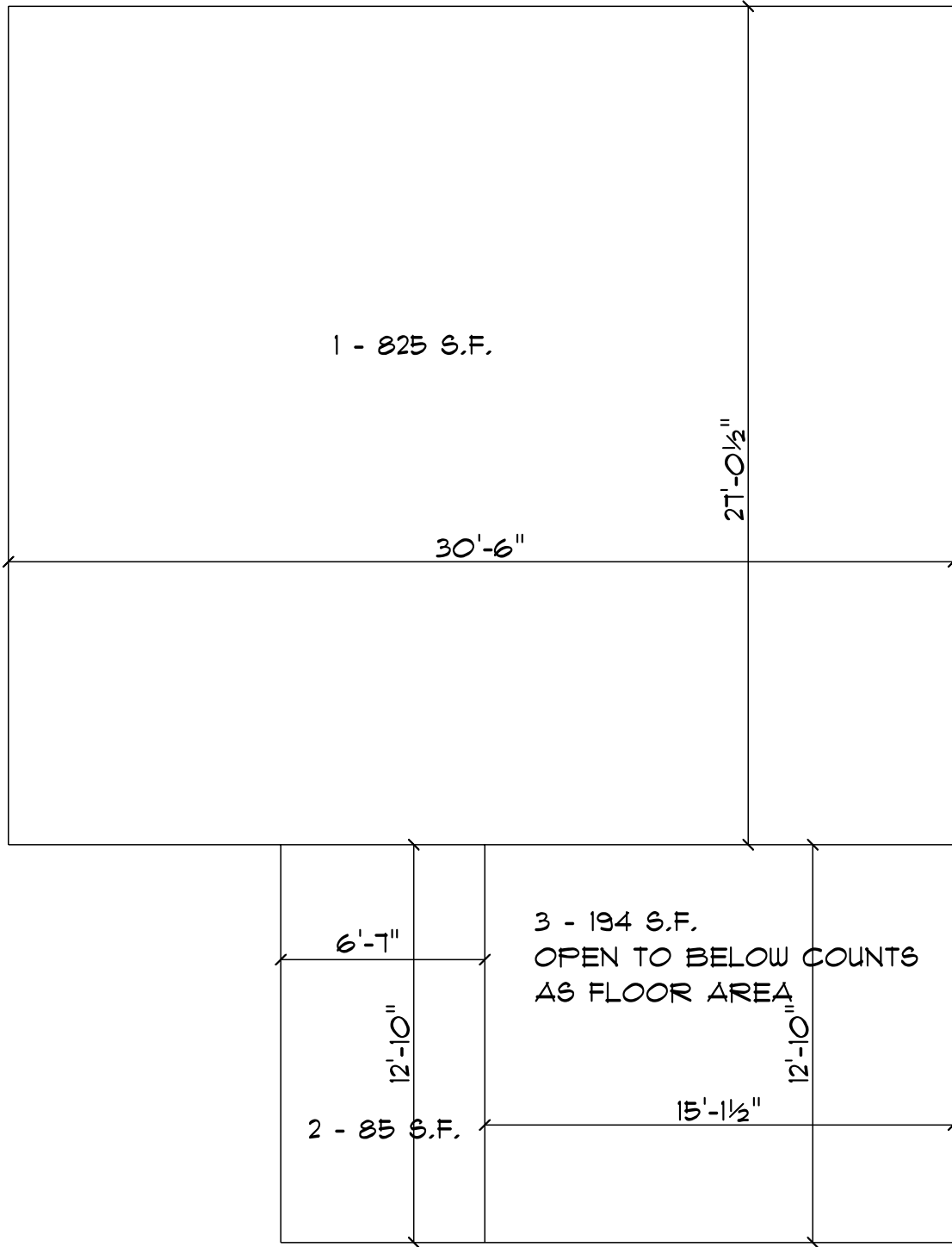
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LOWER FLOOR PLAN	



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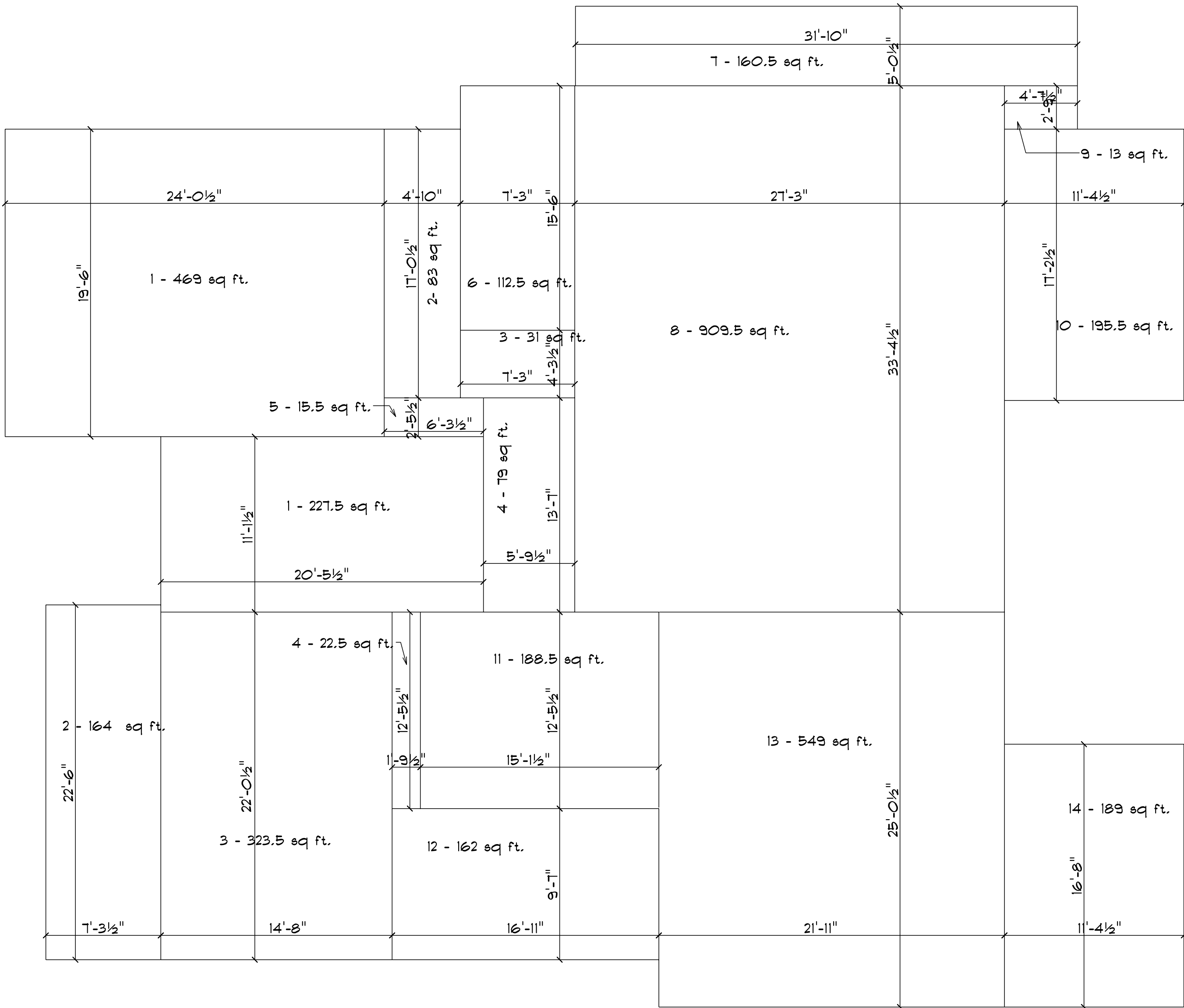


1 - 825 S.F.
2 - 85 S.F.
UPPER FLOOR 910 S.F.

3 - 194 S.F.
OPEN TO BELOW COUNTS
AS FLOOR AREA

UPPER AREA CALCS

SCALE: 3/16" = 1'-0"



1 - 469 sq ft.
2 - 83 sq ft.
3 - 31 sq ft.
4 - 79 sq ft.
5 - 112.5 sq ft.
6 - 112.5 sq ft.
7 - 160.5 sq ft.
8 - 909.5 sq ft.
9 - 13 sq ft.
10 - 195.5 sq ft.
11 - 188.5 sq ft.
12 - 162 sq ft.
13 - 549 sq ft.
14 - 189 sq ft.
LOWER - 3142 sq ft.

1 - 227.5 sq ft.
2 - 164 sq ft.
3 - 323.5 sq ft.
4 - 22.5 sq ft.
5 - 15.5 sq ft.
GARAGES - 753 sq ft.

LOWER AREA CALCS

SCALE: 3/16" = 1'-0"



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AREA CALCS



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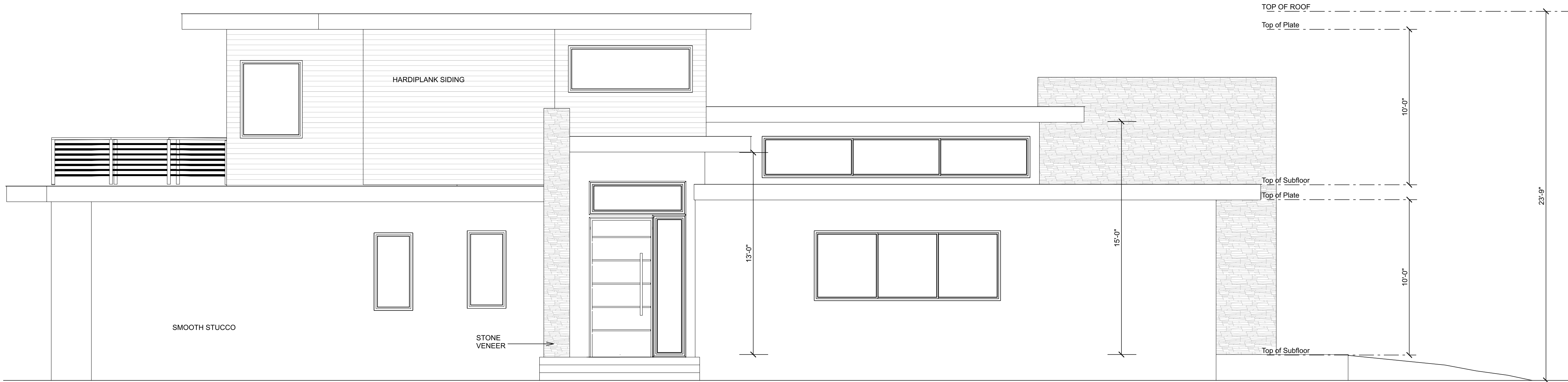
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PERSPECTIVES



1/4" FRONT ELEVATION

ELEVATION NOTES

- Stucco shall be 7/8" thick and three coat applied over approved wire lath and two layers of grade D building paper over plywood sheathing. Provide 26 gauge galvanized weep screed at foundation plate line at least 4" above grade or 2" above concrete or paving.
- Siding shall be applied over one layer grade D building paper. (CBC 1404.2/CRC R703.2)
- Provide a spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC 1003.9.1)
- Roof Slopes >2:12 and <4:12 with asphalt shingles shall have two layers of 15 lbs. felt applied shingle style. (CRC 1507.2.2/CRC 905.2.2)
- Provide attic access (20"x30") and under-floor access (18"x24") for new areas. (CBC 1209/ CRC R408.4)
- Provide under floor clearance of 18" from joists to earth and 12" clearance from girders to earth. (CBC 2304.11.2.1/ CRC R317.1)



1/4" LEFT SIDE ELEVATION

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SCALE

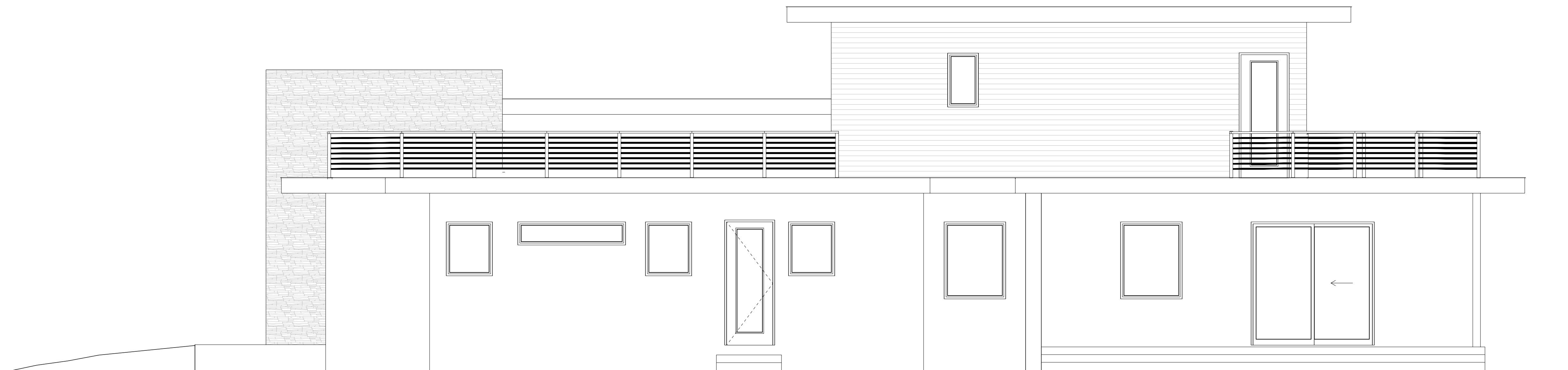
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EXTERIOR ELEVATIONS



1/4" REAR ELEVATION



1/4" RIGHT SIDE ELEVATION

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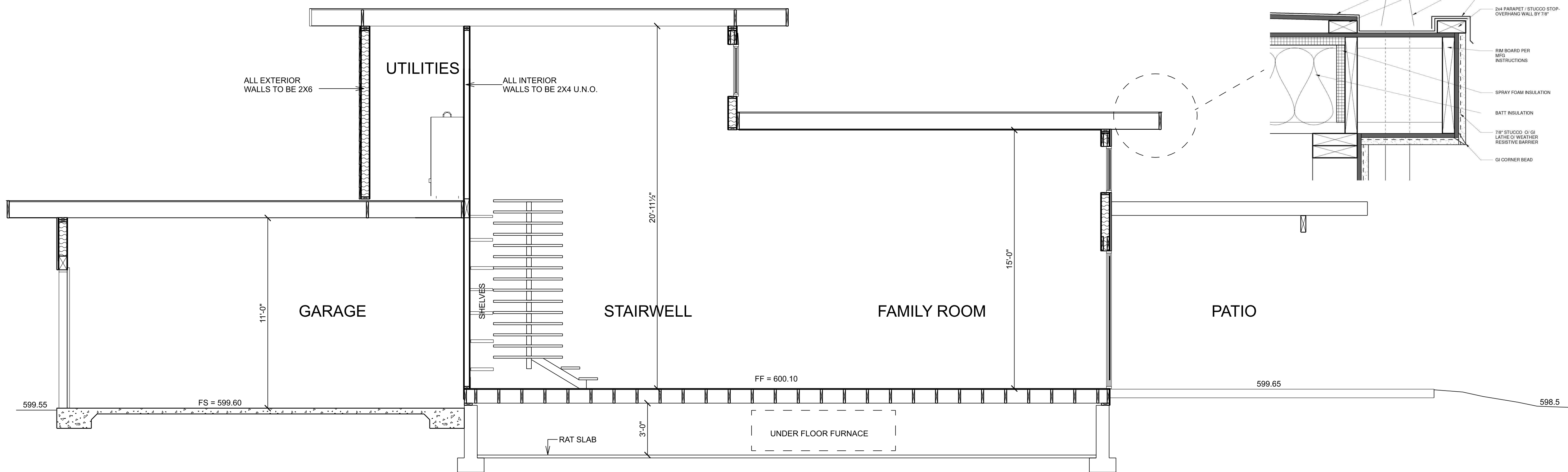
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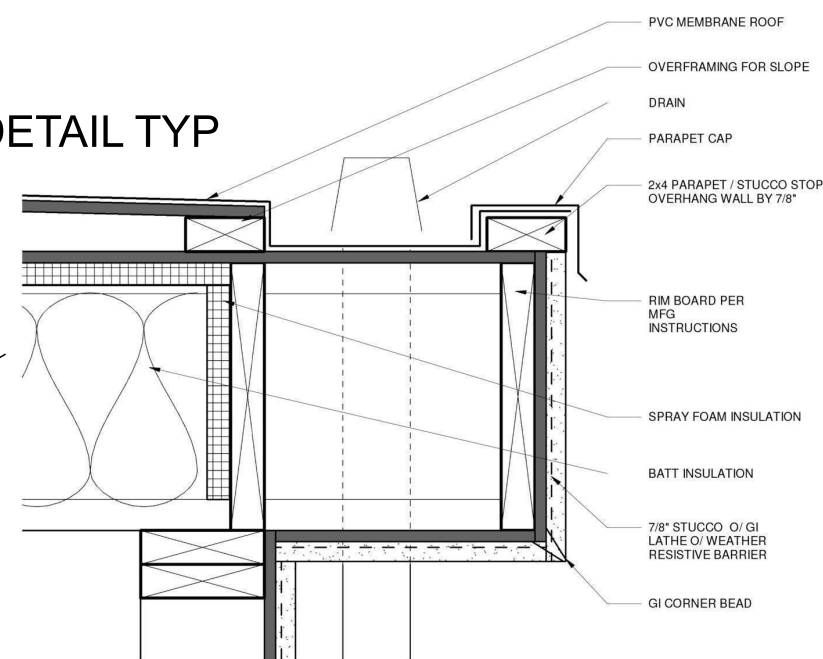
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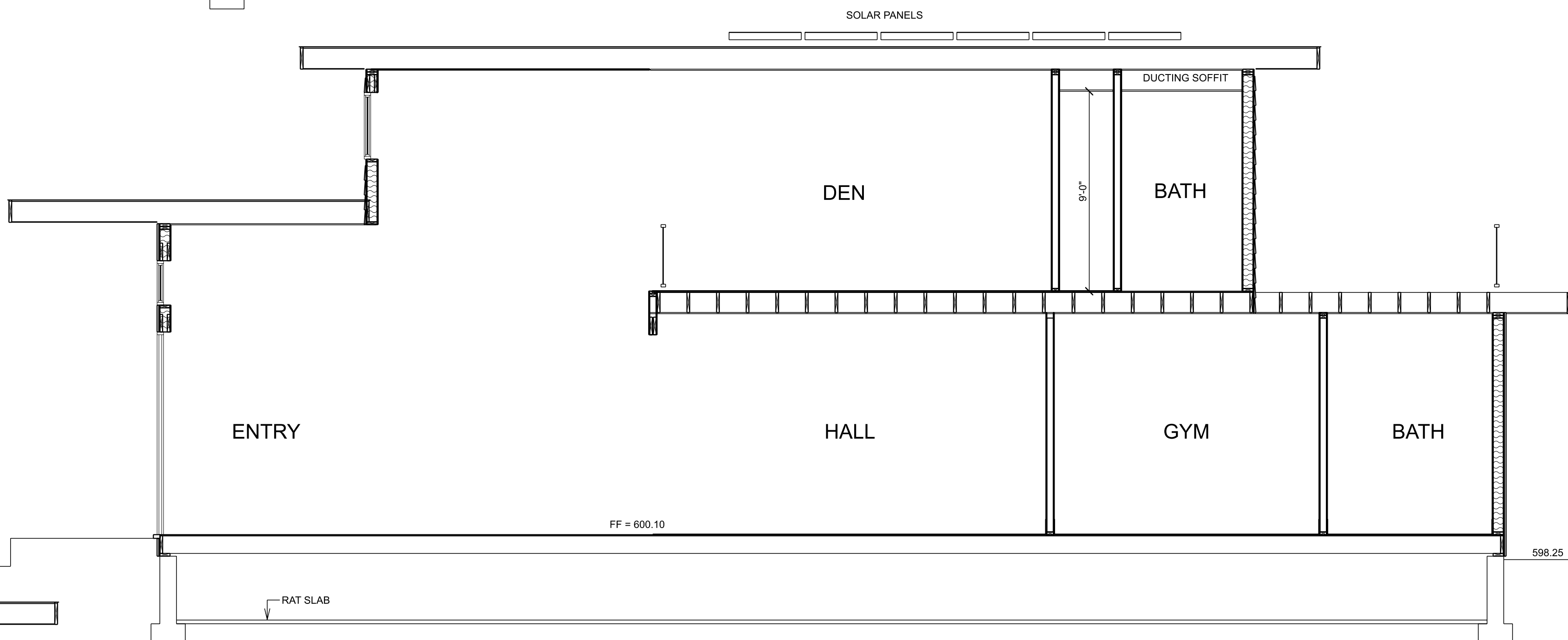
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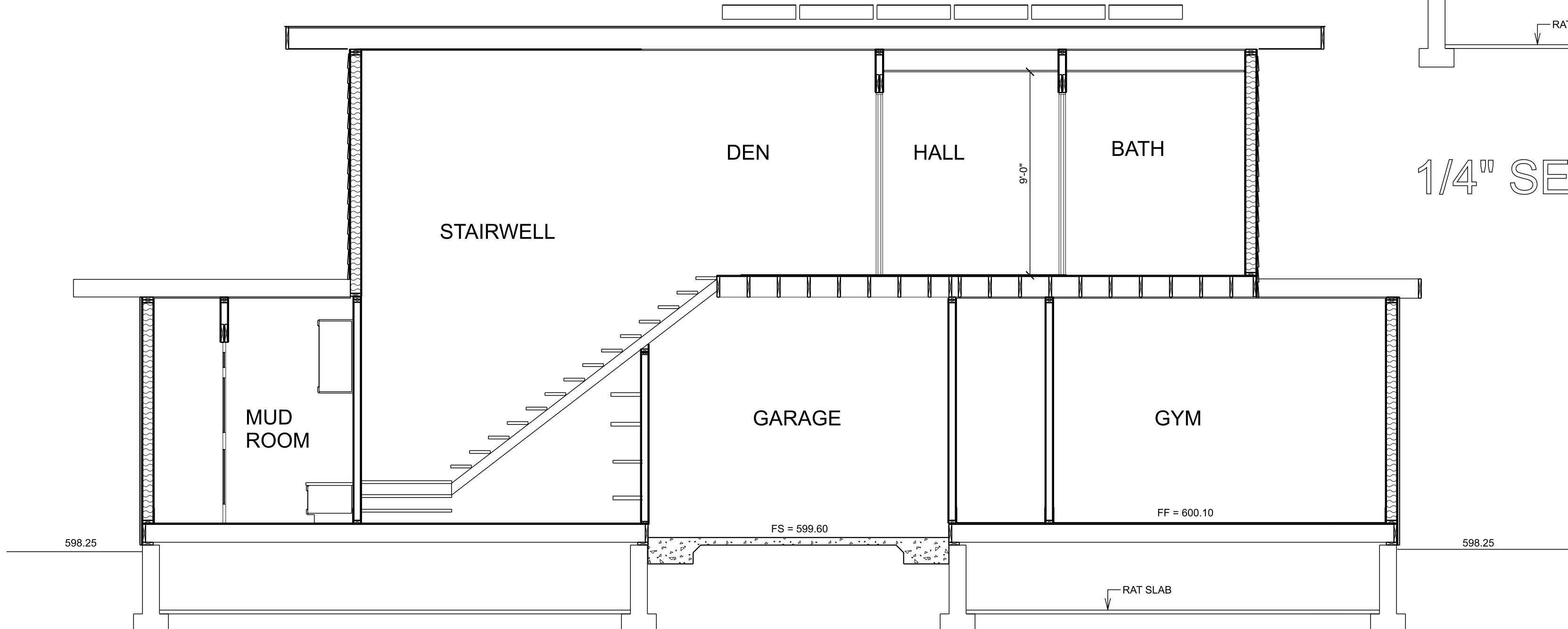
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1/4" SECTION A



1/4" SECTION C



1/4" SECTION B

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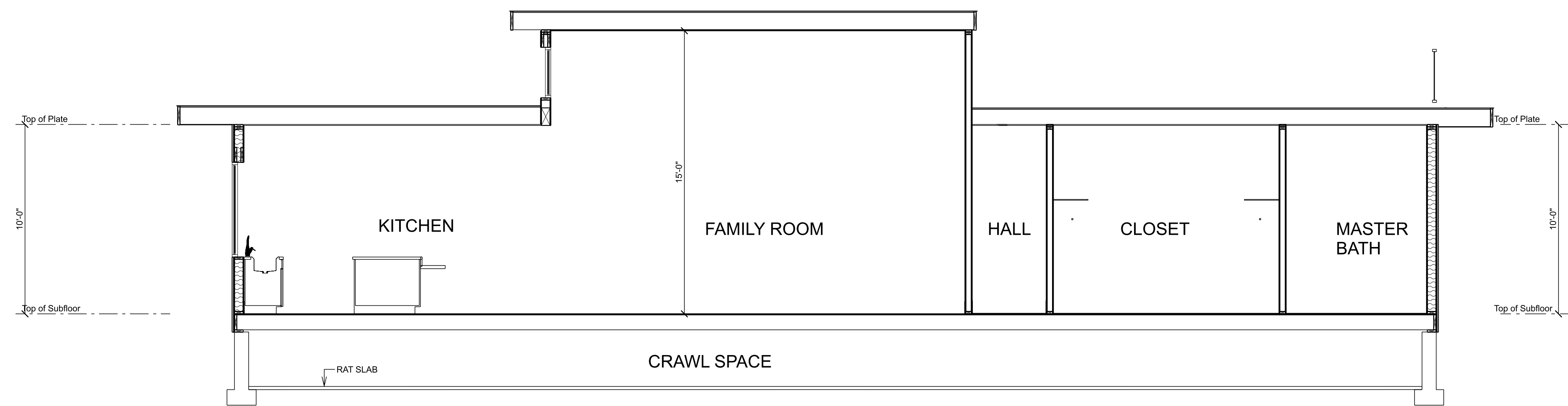
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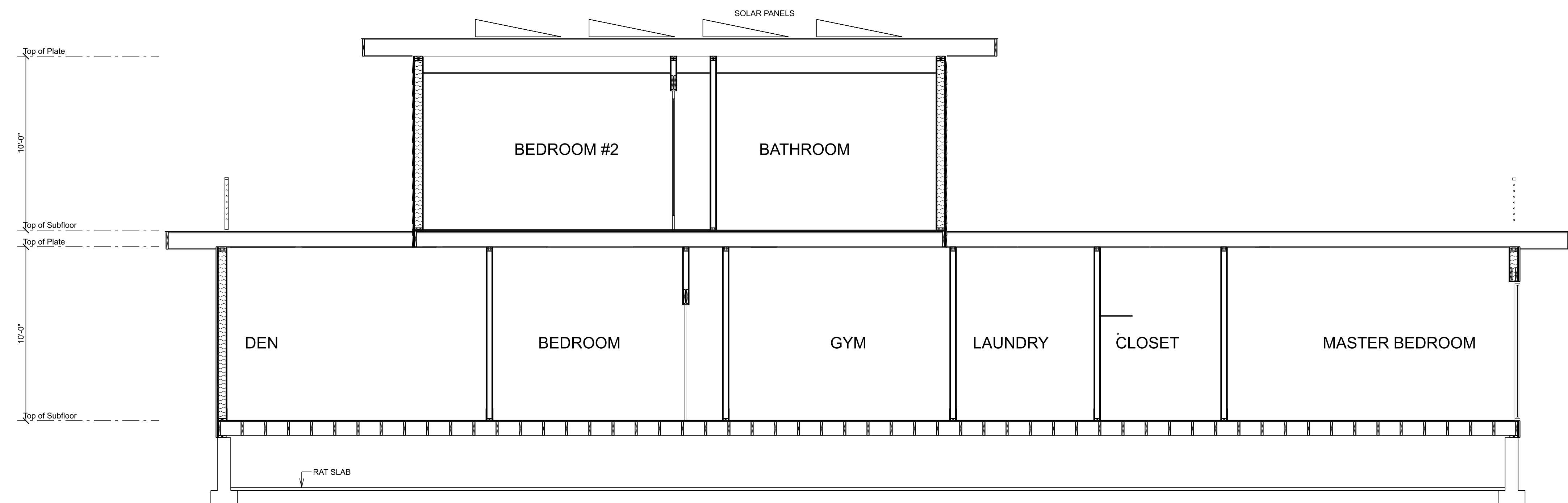
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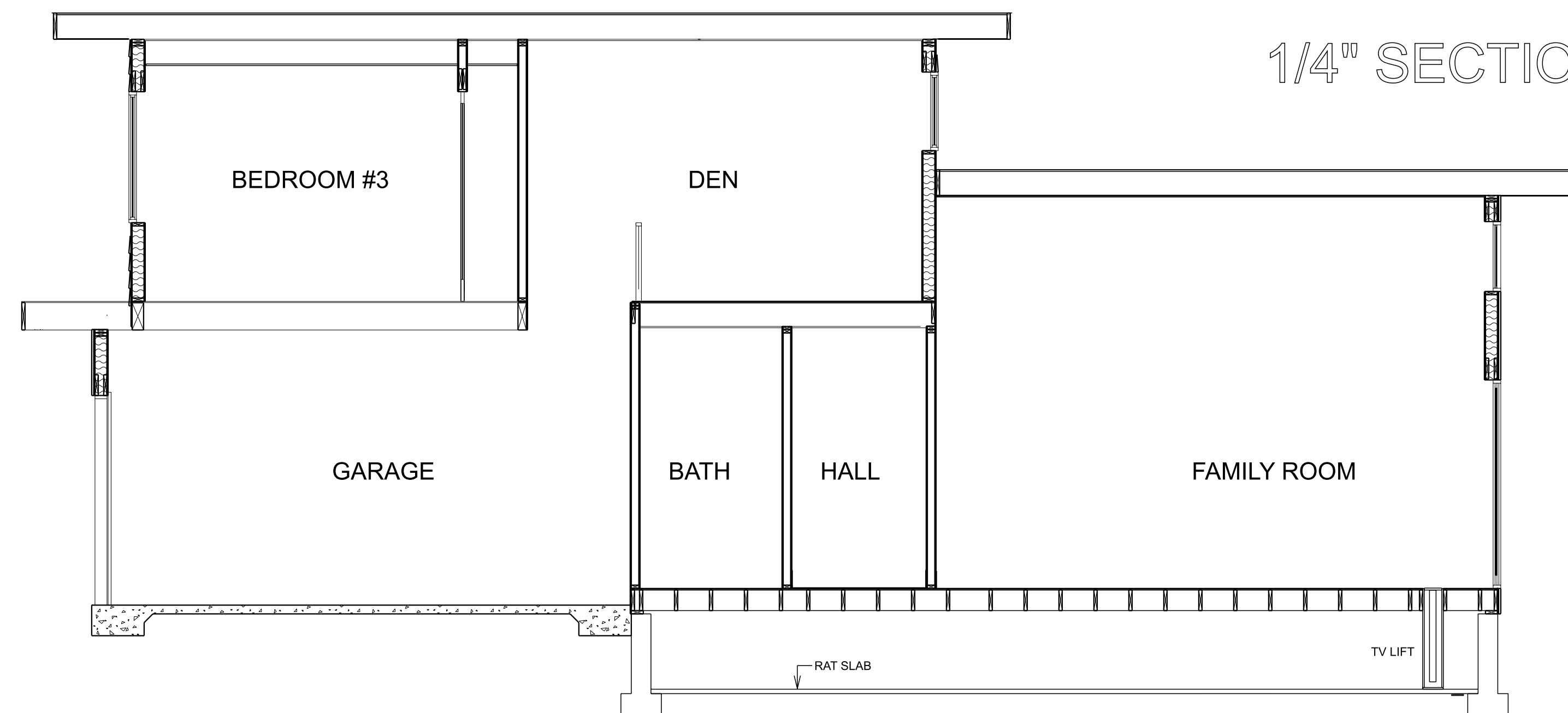
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1/4" SECTION D



1/4" SECTION E



1/4" SECTION F

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