File: PLN20-159
Variance to Reduce a Side Yard Setback & Eliminate Parking

Summary: A Variance request to reduce the east side yard setback to 9’-10” to legalize construction that occurred, which was misrepresented on the original building plans. The scope of the construction project, as modified, includes a rebuild of the existing residence (new residence) without a one-car covered parking space, a two-story addition, and a junior accessory dwelling unit (JADU), totaling approximately 3,347 square feet.

Owner: Sathish Karunakaran and Umashankari Krishnamoorthy
Gen. Plan Designation: USA of Cupertino
Applicant: Sathish Karunakaran
Zoning: R1-10
Address: 22150 Cloverly Court, Los Altos
Lot Size: 10,579 square feet
APN: 326-12-044
Present Land Use: Single-family Residence
Supervisiorial District: 5
HCP: Not in HCP Area

RECOMMENDED ACTIONS
A. Accept a Categorical Exemption, under Section 15303(a) of the CEQA Guidelines, Attachment A; and
B. Deny the approval.

ATTACHMENTS INCLUDED
Attachment A – Statement of Exemption from the California Environmental Quality Act
Attachment B – Plans and Vicinity Map for the Proposed Variance Application
Attachment C – Approved Building Permit Plans File No. DEV18-70077 (not including Revisions)
Attachment D – Applicant’s Variance Statement of Circumstances
Attachment E – Updated/Current Setback Survey prepared by OSUNA Engineering Inc.
Attachment F – Inspection Records and Site Photographs of DEV18-70077
Attachment G – Initial Survey around July 28, 2020
Attachment H – JADU Plan Check Corrections/Comments (Planning only)
PROJ EC T DESCRIPTION AND BACKGROUND
The subject application is a request for a Variance to eliminate the required one-car parking space and reduce the side yard setback to 9'-10" in order to legalize construction that occurred, which was misrepresented on the original building plans submitted by the Applicant and issued by the County. On February 27, 2020, the original Building Permit (DEV18-70077 – See Attachment C) was issued for a ‘rebuild’ of a new single-family residence. Within these plans, portions of the existing residence were proposed to remain. Pursuant to the Zoning Ordinance definition of Floor Area, gross (Zoning Ordinance Code Section 1.30.030), total floor area of the residence is 4,440 square feet, including a 1,093-square foot double-counted, vaulted ceiling that is greater than 15 feet in height. For clarification within this report, this square footage is calculated differently than the square footage for Building Code/Permit purposes (3,347 square feet).

As identified on the originally approved site plan (Attachment C), the setbacks indicated on the plans submitted to the County for the existing residence were inaccurately illustrated as legal nonconforming, and appeared to encroached into the side setbacks, measuring 7'-6 ½" from the east property line to the rear of the residence, and ~7'-2 ¼" from the west property line to the center of the residence garage. Despite being declared a rebuild, the new additions indicated by the Applicant (show as hatched area – see Attachment C) were illustrated and proposed to be outside of the required 10'-0" side setbacks for the R1-10 zoning district, with no JADU or addition to the garage proposed.

During the initial construction of the above-mentioned project, County Inspectors disapproved the foundation inspection and requested a setback survey letter on March 16, 2020 (see Attachment F). Shortly thereafter, on March 18, 2020, the foundation inspection was disapproved again. On April 1, 2020, through an unscheduled inspection, the County Inspectors observed unapproved demolition of the residence and issued another correction to submit a revision for the additional demolition of a majority of the existing walls (see Attachment F).

The permit revision addressing the demolition was subsequently submitted by the Applicant on May 28, 2020 (DEV18-70077 REV1). However, construction continued, and several inspection types were disapproved prior to the issuance of the revision permit on July 8, 2020. County Inspectors requested the setback survey letter again on July 16, 2020. The residence was essentially rebuilt in its entirety during these disapproved inspections (see Attachment F for Photos from July 24, 2020).

On or around July 28, 2020, the property owner provided a survey letter prepared by a licensed surveyor, OSUNA Engineering Inc., to County Inspection Staff for only the eastern side of the property (see Attachment G). The survey indicated that the property lines illustrated on the original project plans, along the eastern side of the residence, were orientated differently. In other words, the newly constructed residence has an east side yard setback of 9'-10" along the east side of the property. This is contrary to what was indicated on the originally submitted and approved plans. As a result, a portion of the new two-story residence that was proposed ‘outside’ of the setbacks on the approved plans (indicated as hatched “addition”), was actually built closer to the east side property line, measuring 9'-10" from the eastern property line to the rebuilt
residence (Attachment G – Initial Survey around July 28, 2020). As a result, County Inspection Staff put a “HOLD” on all inspections on July 29, 2020.

Between August 2020 and October 2020, the Applicant obtained a second revision to their Building Permit (DEV18-70077-REV2), and continued construction. County inspections ensued, with continued corrections, and some partial approvals.

On October 21, 2020, the Applicant submitted a Pre-application for a Variance request to reduce the east side yard setback for the rebuilt residence to allow a 9’-10” setback along the east side property line. The Pre-Application meeting was originally scheduled to be held on November 4, 2020, however the meeting was postponed to allow County Inspection Staff to conduct additional investigation of the construction on-site. It is important to note that the plans submitted by the Applicant for the Pre-Application indicated an existing, nonconforming 8’-6 ½” setback (10’-0” setback required) along the west (emphasis added) side property line to an existing garage (as illustrated on the plans submitted). That same day, November 4, 2020, County Inspection Staff discovered a 114.6-square foot addition to the front/north of the existing garage that was not clearly identified, and inconsistently drawn, on the originally submitted site plans, demolition plan, floor plans, subsequent revision plans, and Pre-Application plans.

On November 9, 2020, Staff held the Pre-Application meeting, which is required by the County Zoning Ordinance for Variance requests. At that meeting, County Staff described the process for a Variance application and indicated initial issues of concern with regard to the request, including discrepancies in all the plans submitted to the County, as well as the survey submitted. At the meeting, the Applicant discussed an alternative to propose a JADU where the garage is located, and where the additional setback encroachment was confirmed. At that meeting, County Planning Staff informed the Applicant that they have the right to request a JADU, however a one-car garage was highly recommended to be maintained and Staff would not be able to approve the JADU until after the Variance request is finalized.

On November 17, 2020, the Applicant submitted all required materials for a Variance application, which was accepted by Planning Staff for review. On the same day, the Applicant also submitted another revision to their Building Permit (DEV18-70077-REV4) to modify their construction plans to include a JADU. The Applicant’s intention is legalize an additional encroachment along the west side property line by converting the garage of the rebuilt residence and the previously unidentified addition on the site plans into a JADU. After submitting an updated and signed survey (see Attachment E), the Variance application was deemed complete for processing on December 16, 2020. It is important to note that Staff continues to find discrepancies within all plans submitted to the County. For additional information related to the JADU, see Additional Information section of this report.

The subject Variance application request by the Applicant is to reduce the east side yard setback from 10’-0” to 9’-10” for a “new residence.” The scope of the entire project, as modified, includes a rebuild (majority) of the existing residence (new residence) without providing a required one-car covered parking space, a two-story addition, and a JADU, totaling approximately 3,347 square feet (not including the double-counted floor area for Planning purposes). The Variance request by the Applicant is to only accommodate a reduced setback
along the east side property line, based on the current design submitted by the Applicant, however the request also includes the elimination of the one-car covered parking space requirement by the Zoning Ordinance for a new single-family residence.

Setting/Location Information
The subject property is located within the Cupertino urban service area (USA), in the Creston neighborhood, to the west of Stevens Creek and south of Highway 280. The neighborhood is comprised of properties on similarly-sized lots (over 10,000) which meet the minimum size for lots within the R1-10 zoning district (emphasis added), and are developed with residences ranging in sizes from 1,300 square feet to 3,500 square feet, which also appear to have one- to two-car garages to meet the required covered parking. As the access road to the subject property, Cloverly Court is a County-maintained Road.

REASONS FOR RECOMMENDATIONS
A. Environmental Review and Determination (CEQA)
The proposed project’s environmental impacts were analyzed, resulting in a Categorical Exemption from CEQA under Section 15303(a) new single-family residence (See Attachment A).

B. Project/Proposal
1. General Plan: Urban Service Area, City of Cupertino

2. Approved Building Site: The site is exempt from Building Site Approval (BSA), as it is located within the County’s R1-10 Zoning District, pursuant to Ordinance Code Section C12-309.2-Exemption for Certain Urban Districts. The subject parcel was created by Creston Unit 3 Subdivision, in February 1955 (Tract No. 1456).

3. Zoning Standards: Single-family residences are an allowed use in the R1-10 Zoning District. The Zoning Ordinance specifies the required development standards as summarized below:

   - Front Setback: 25-feet
   - Side Setback: 10-feet
   - Rear Setback: 25-feet
   - Height: 35-feet
   - Stories: 2-stories

Note: The application requests a Variance to reduce the side yard setback from 10’-0” to 9’-10” along the east side property line, with a JADU along the west side property line, and a parking variance to eliminate one-car covered parking space.

C. Findings and Conclusions – Variances Section 5.70.020
A Variance may be considered and justified to enable discretionary relief from the development standards of the Zoning Ordinance where it can be clearly determined that based on the unique circumstances and characteristics of the lot, enforcement of the applicable standards would preclude reasonable use and development of the lot. Furthermore, the unique circumstances involved must be substantial and detrimental, and
must relate directly to the characteristics and circumstances of the lot, such that any Variance approved logically and reasonably provides a remedy for a specific hardship(s). In the following discussion, the scope of review findings are identified in **bold** text, and an explanation of how the project meets or doesn’t meet the required finding is followed in plain text.

**A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification; and**

The subject lot is 10,579 square feet in area, which is considered a standard lot size with respect to the minimum 10,000 square feet prescribed by the Zoning Ordinance to create a lot within the R1-10 Zoning District. A majority of the lots within the neighborhood have lot sizes that are 10,000 square feet or larger, thereby not qualifying and not recognized as a substandard neighborhood or subdivision. The lot is rectangular in shape, with an average width of 70 feet and an average length of 135 feet, which is not atypical in the neighborhood. There are no watercourses or steep slopes on the property that potentially create development constraints. Although a five (5)-foot wide Public Utility Easement (PUE) is located along the rear property line, it is within the required 25-foot rear setback, and does not decrease the total developable area on the lot. Furthermore, all properties within the neighborhood are observed to have one- or two-car garages taking access from the road right-of-way. As such, the shape and size of the lot do not constitute circumstances that make the subject property relatively unique in its zoning district and neighborhood context.

The originally approved building permit plans depicted the 2-story portion of the “addition” along the east property line to be 10’-11 ¾”, and no addition was indicated on the site plan to the front/north of the existing garage, along the west property line. The survey prepared by OSUNA identified the addition along the east property line was built at 9’-10”. The November 4, 2020 inspection confirmed a 114.6-square foot addition to the front/north of the existing garage that was not clearly noted on the originally approved plans, or several subsequent plans submitted to the County. The garage (now JADU) addition extended 6’-0” to the front of the garage, and was built with an 8’-6” setback, measured from the west property line, 1’-6” into the required setback.

**Zoning Ordinance Sections 4.20.110 (A) and (C) provides setback encroachment allowance for certain architectural features, and special setback reduction based on the size, width, and depth of lots that meet certain requirements. However, these allowed setback reduction clauses do not apply to the encroachments that occurred on the subject property. This is because the property meets the minimum lot size for the zoning district and does not have an exceptionally large depth-to-width ratio.**
Furthermore, as previously noted, this property is similar in size and configuration to a majority of the properties in the neighborhood.

In addition, Zoning Ordinance Section 4.20.110 (C)(4)(c) and (d) allows the extension of existing side yard encroachments for setback-nonconforming dwellings, if ‘the additional area of encroachment may not be more than one story nor taller than the existing adjoining wall’ and ‘no greater setback encroachment may result.’ The submitted surveys (Attachments E and G) try to illustrate that the rebuilt residence and additions along the east side of the property line are located closer to the east property line than the previously existing residence, and Staff has confirmed that the drawings illustrate that a portion of the encroachment is two-story. The Applicant cannot utilize these allowances for nonconforming structures, because the residence is a ‘rebuild’ (Ordinance Code Section C1-22(a)), and the Ordinance Code states that “a residential project classified as a rebuild…shall be treated as a new residence.” New single-family residences are required to meet all development standards, including setbacks. Furthermore, pursuant to Zoning Ordinance Section 4.50.030(A), nonconforming buildings are only permitted to be expanded or structurally altered provided they “...substantially maintain their structural form and integrity...[and] in the course of construction, if the walls become disconnected from supporting ceiling and roof joists and all bracing perpendicular walls, they relinquish their right to maintain a nonconforming setback...” Therefore, Staff is unable to support a setback Variance because the subject project is a new single-family residence and there are no special circumstances applicable to the subject property (size, shape, topography, location or surroundings) that deprive the property owner from privileges enjoyed by other properties in the vicinity. The property could easily accommodate a single-family residence that meets all required setbacks, while also providing additional yard space in the front and rear of the property. The lot could also easily accommodate the required one-car, covered parking space for a new single-family residence.

The subject Variance request was initiated due to a misrepresentation and miscalculation of the property line locations on the submitted plans, a misinterpretation of the proposed additions along the east and west sides, failure to provide requested survey documentation in a timely manner, and not constructing per plans (exceeding demolition).

For the reasons provided above, the grant of this Variance appears to be a grant of special privileges inconsistent with the privileges and limitations affecting neighboring properties. Therefore, staff is unable to make this finding.

B. The grant of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zoning district in which the subject property is located.
The subject property is located within a neighborhood created by the Creston Subdivision in 1955. The neighborhood is comprised of flat urban lots and served by County-maintained Roads, with the majority of the parcels developed in the 1950s. Although the originally approved plans for these residences are not all available in County records, aerial and GIS programs on file with the County identify that the required side yard setback of 10'-0” a commonly met or exceeded within the neighborhood.

Based on Staff’s research on the neighborhood within the County’s jurisdiction, bordered by Highway 280, Foothill Boulevard, and Stevens Creek Elementary, a total of four (4) Variance requests, plus three (3) ‘Administrative Variance’ requests, have been processed. It is important to note, prior to the establishment of Zoning Ordinance Section 4.20.110(C)(4), which now allows a nonconforming residence to have an addition that is limited in area to maintain a nonconforming setback, ‘Administrative Variance’ approvals were granted to legally constructed structures to allow encroachment extensions along an existing non-conforming wall plane, if the total encroaching area was 50 square feet or less in a urban area. In other words, the three (3) Administrative Variance approvals were not “standard” Variance approvals and were not required for staff to make Variance findings. They were also not issued for rebuilds or new single-family residences. Furthermore, the encroachments allowed through these Administrative Variances would be accommodated without a Variance through the current Zoning Ordinance. Additionally, two (2) of the “standard” Variance requests were denied, with one denied by the Boards of Supervisors as an appeal. The other two “standard” Variances do not include a request that is comparable to the subject application. They are an entirely different Variance requests.

With respect to the elimination of the required one-car covered parking space, Staff finds that granting a Variance to reduce/eliminate the parking would be a grant of special privileges that is inconsistent with the limitations upon other properties in the neighborhood and zoning district. Based on an aerial survey of the neighborhood, and reviewing the Variances issued in the neighborhood (above), Staff finds that the residences in the neighborhood appear to all provide one- or two-car garages. Furthermore, none of the Variances issued in the neighborhood are for a parking variance.

As such, based on the neighborhood development history, characteristics, development pattern, and the limited number of previous Variances, staff is unable to make this Variance finding.

In conclusion, based on the findings of the facts described in the body of this report, Staff is unable to make the required findings pursuant to Zoning Ordinance Section 5.70.020. In the absence of unique circumstances relating directly to the lot characteristics and neighborhood development patterns, enforcement of the applicable standards on this property would not
preclude any reasonable use and development of the lot. The grant of the Variance would constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zoning district in which the subject property is located. Therefore, Staff recommends that the Zoning Administration Hearing Officer deny the Variance request to allow setback reduction and elimination of one required covered parking space for a new single-family residence on the subject property.

ADDITIONAL INFORMATION

Compliance Agreement (Ordinance Code Section C1-71)

As the project under construction (DEV18-70077 and all revisions) for the new single-family residence does not meet the approved plans, the subject property is in violation/conflict with the County’s Ordinance Code and Zoning Ordinance. Section C1-71 of the County Ordinance Code requires property owners with code violations to enter into a Compliance Agreement before the issuance/approval of any permits under Division C, including building permits, grading permits, land use approvals, or revisions/modification of these permit types. The language of Ordinance Code Section C1-71 is below in italics:

“Violations or conflicts of laws. – No permit required by this title shall be issued to any applicant, and no final inspection shall be made in connection with any premises or portion thereof upon which there exists a conflict with any County ordinance or state law.

Permits may be issued to applicants in connection with any premises or portion thereof on which there exists a conflict with any County Ordinance or state law if the applicant has executed a compliance agreement and is in the process of completing or has completed the repairs, construction, or reconstruction described in the compliance agreement.”

A Compliance Agreement is an agreement between a property owner and the County outlining the required process and steps to abate a code violation. It is important to note that the County and Hearing Officer may not approve a project if a Compliance Agreement has not been signed by the respective parties prior to commencement of the public hearing or a final decision. As of the preparation of this report, a Compliance Agreement had not been finalized or signed.

Therefore, if by the time of the scheduled public hearing, a Compliance Agreement has not been secured, and the Hearing Officer does not agree with Staff’s recommendation to deny the project, then the Hearing Officer will not be able to approve the project, and the following alternative action could be taken by the Hearing Officer:

1) Continue the project to a date uncertain, with direction to secure a Compliance Agreement before returning to a duly noticed public hearing, and request Staff to prepare Conditions of Approval for adoption.
JADU Plan Check Corrections

As noted in the Project Description and Background section of this report, the applicant has proposed a JADU to try to remedy an encroachment along the west side yard property line. Staff has notified the Applicant that the County cannot approve the JADU as currently designed and due to the fact that the project is in conflict with Ordinance Code Section C1-71. The comments provided for the JADU revision plan check are attached for reference purposes only to this report (see Attachment H).

Response to Applicant’s Statement of Circumstances

The Statement of Circumstances provided by the property owner listed three main justifications for the Variance request: a) the ‘tapering’ shape of the site, b) the existing setback legal non-confirming residence, and c) the timing of the encroachment being found. As discussed above, the subject site’s characteristics do not create hardship significant enough to justify the Variance finding. The Zoning Ordinance allows further encroachment for an addition to an existing setback non-confirming residence, however the subject project is a complete rebuild and new single-family residence that is subject to all required and standard setbacks. Furthermore, any encroachments would be required to be considered and approved by Planning Division prior to the issuance of the Building Permit (emphasis added). The County records show the Inspection Office disapproved the foundation on March 16 and March 18, 2020, and there is no County record indicating the foundation was signed-off (approved) by the County Inspection Staff. The Applicant submitted a photograph of the on-site job card that illustrates a line called “setback” with a date of March 18, 2020 and initials. This information is not consistent with any documentation in the County files. In speaking with County Inspection Staff, this was an error and was not the accurate location for that date. Furthermore, the Applicant did receive all the “Inspection Reports” whereby the foundation and setback survey was requested several times by the County Inspection Staff (Attachment F). Even though a ‘stop-work’ order should have been placed on the property earlier, the timing of the encroachment being found is not the reason for the occurred encroachment, and is not based on the nature and characteristics of the subject site for making a Variance finding. Instead, the reason for the encroachment are due to the fact that the plans were inaccurately drawn and additional demolition beyond the approved scope occurred without approval.

Public Notice

A public notice was mailed to all property owners within a 300 radius on January 4, 2021, and was published in the Post Records on January 4, 2021.

STAFF REPORT REVIEW

Prepared by: Xue Ling, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator
Attachment A

Statement of Exemption
from the California Environmental Quality Act (CEQA)
Attachment A

STATEMENT OF EXEMPTION
from the California Environmental Quality Act (CEQA)

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<td>326-12-044</td>
<td>Variance</td>
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<td>Altos, CA, 94024</td>
<td>encroachment into the eastern side yard setback occurred during construction.</td>
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All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.

CEQA (GUIDELINES) EXEMPTION SECTION
Section 15303(a): one single-family residence in a residential zone

COMMENTS
The subject property is located in an area where all public services and facilities are available. There are no watercourses, special status habits, nor steep slopes on the subject property. The scope of the proposed development does not include tree removal or earthwork outside the proposed building footprint.

APPROVED BY:
Xue Ling, Associate Planner

Signature: [Signature]
Date: 12/16/2020
Attachment B

Plans and Vicinity Map for the Proposed Variance Application
PROVIDE WET STAMPED CALCULATIONS BEFORE BUILD

DEFERRED SUBMITTAL LIST:

- BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS-MANDATORY (CALGREEN)
- PROPOSED BUILDING HEIGHT FROM CURB: ±20'-11 3/4"
- PROPOSED COVERAGE = 3309.538/10296 X 100 = 32.14%
- EXISTING USE: DETACHED SFR AND JADU
- PROJECT ADDRESS: 22150 CLOVERLY CT, LOS ALTOS
- NUMBER OF STORIES PER CRC CH 2= 2
- ZONING: R1-10
- COPIES OF THE WORKING DRAWINGS AND CALCULATIONS TO THE FIRE DISTRICT. THE FIRE DISTRICT MUST ISSUE A PERMIT PRIOR TO THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM
- AUTOMATIC FIRE SPRINKLERS IN EXISTING BUILDING: NO
- THIS PROJECT IS CLASSIFIED AS REBUILD.
- TWO STOREY ADDITION AND REMODEL OF AN EXISTING SINGLE STOREY SINGLE FAMILY RESIDENCE.
- SCOPE OF WORK:
  - CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH:
    - 2016 CALIFORNIA BUILDING CODE
    - 2016 CALIFORNIA MECHANICAL CODE
    - 2016 CALIFORNIA ELECTRICAL CODE
    - 2016 CALIFORNIA FIRE CODE
    - 2016 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
    - ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS
- BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS-MANDATORY
- B. FEATHER SPRINKLERS PER CBC 107.3.4.1-FLOOR AREA
- C. 1ST FLR LIVING
- D. 2ND FLR LIVING
- E. 2016 CALIFORNIA FIRE CODE
- F. 2016 CALIFORNIA MECHANICAL CODE
- G. 2016 CALIFORNIA ELECTRICAL CODE
- H. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS
- PROVIDE WET STAMPED CALCULATIONS BEFORE BUILD
- M. ADD JADU- 11.9.2020
- N. CITY COMMENTS
- O. CITY COMMENTS
- P. CITY COMMENTS
- Q. CITY COMMENTS
EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ON SITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING, OR EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILE SHALL BE COVERED WITH 6ML PASTIC SHEETS, SUITABLY ANCHORED.
5. SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

GREEN BUILDING NOTES:

PER 2016 CALIFORNIA GREEN BUILDING STANDARDS Code 4.304.1:
1. IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
2. PER CALGREEN CODE A4.106.2.3 DISPLACED TOPSOIL SHALL BE STOCKPiled FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. ALSO SEE SHEET BMP-1
3. PER CALGREEN CODE A4.106.4: NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING OR PATIO SURFACES SHALL BE PERMEABLE
4. PER SECTION 4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/or SALVAGE FOR REUSE OR MINIMUM OF 65%OFF. THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE PLEASE SEE FORM CW-1 ON SHEET AT-2
5. NOTES: NO CHANGES TO BE MADE TO THE EXISTING DRIVE WY. NO REPLACEMENT OR ADDITIONAL PARKING REQUIRED FOR GARAGE CONVERSION TO JADU PER COUNTY OF SANTA CLARA

EXISTING SITE PLAN

1/8"=1'-0"
VICINITY - FIRE HYDRANT LOCATIONS

HYDRANT 1 @ 358 FT AT ADDRESS: 10510 Creston Drive, Los Altos, CA

HYDRANT 2 @ 528 FT AT ADDRESS: 10420 Creston Drive, Los Altos, CA
### Standard BMP Management Notes

1. **Irrigation Management:** Provide designated areas that are separated from areas used for parking, storage, or other activities. This separation helps prevent irrigation water from being spread across different uses. Refer to "Irrigation Management" in the California State Water Resources Control Board's "Irrigation Management" guidelines, 4th Edition (pages C-7 to C-10).

2. **Vegetation Management:** Wherever feasible and consistent with the project's goals, utilize native plants that require minimal irrigation and maintenance. Refer to "Vegetation Management" in the California State Water Resources Control Board's "Vegetation Management" guidelines, 4th Edition (pages C-11 to C-14).

3. **Stormwater Management:** Install and maintain stormwater management systems that are designed to reduce runoff and treat pollutants before they enter local waterways. Refer to "Stormwater Management" in the California State Water Resources Control Board's "Stormwater Management" guidelines, 4th Edition (pages C-15 to C-18).

### Standard Erosion Control Notes

1. **Erosion Control Measures:** All construction activities that may cause erosion must be protected to prevent sediment from entering local waterways. Refer to "Erosion Control Measures" in the California State Water Resources Control Board's "Erosion Control Measures" guidelines, 4th Edition (pages C-19 to C-22).

2. **Vegetative BMPs:** Use a combination of vegetative BMPs, such as grass strips and erosion control blankets, to reduce erosion from construction activities. Refer to "Vegetative BMPs" in the California State Water Resources Control Board's "Vegetative BMPs" guidelines, 4th Edition (pages C-23 to C-26).

3. **Soil Stabilization:** Use soil stabilizing materials, such as straw bales and silt fences, to prevent soil from being washed into local waterways. Refer to "Soil Stabilization" in the California State Water Resources Control Board's "Soil Stabilization" guidelines, 4th Edition (pages C-27 to C-30).
2ND FLOOR LIVING = 501.84 SFT
BALCONY = 131.84 SFT

NOTES:

1. RAISED DECKS, BALCONIES, AND OTHER EXTERIOR ELEVATED WALKING SURFACES SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED PER CBC 110.3.8.1. ALTERNATELY, SPECIAL INSPECTIONS MAY BE PROVIDED FOR THESE ELEMENTS.

2. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE PER CRC R703. PLEASE REFER TO DETAILS 1, 2, 3, 4 AND D ON SHEET A-10A, NOTES ON SHEET A-10B, AND DETAILS ON SHEET A-10D.

3. A. GUARDRAIL AT STAIRCASE AND TERRACE IS MINIMUM HEIGHT OF 42 INCHES WITH INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH. CRC R312.1 AND R312.2.
   B. GUARD CONSTRUCTION SHALL BE CAPABLE OF RESISTING A 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL (SHOW MEMBER SIZES, CONNECTIONS, ETC.) PER CRC TABLE R301.5
   C. CONTRACTOR TO PROVIDE SHOP DRAWINGS BEFORE BUILD TO INCLUDE SUPPORT STRUCTURE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LBS.
   D. PLEASE ALSO SEE DETAILS 7, 8, 9, 10 ON SHEET A-10B AND SHEET A-10C.
**NOTES:**

1. SEE 4.3 FOR EXTERIOR FINISH SCHEDULE
2. ESCAPE WINDOW SEE CODE NOTE 1 ON A-11
3. CME NOTE TO BE FIN. TO SYL., U.C.N.
4. MODEL NO. 1454 (MIRAGE) MANUFACTURED BY BROAN
5. QUICK-ACTING VALVES ARE INSTALLED AND SHALL BE PROVIDED WITH DEVICES TO ASSURE THE SAFETY OF THE INSTALLATION CAUSED BY HIGH PressURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER PRESSURE-REGULATING DEVICES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THESE VALVES. (CRC 507.2.4, 507.2.5)
6. SHOWER DOORS SHALL OPEN WITH A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS. (CRC 408.6)
7. INSTALLATION INSTRUCTIONS FOR ALL-LISTED EQUIPMENT SHALL BE PROVIDE TO THE BUILDING INSPECTOR AT ROUGH INSPECTION (2016 CPC 330.1 AND 2016 CPC 310.4)

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**GREEN BUILDING NOTES 1-4:**

1. LONGER SPANS REQUIRE STANDARD WOOD BRACKET AT MID SPAN
2. 1X4 WOOD APRON AND FLANGE: NO.735 MAX SPAN:6'-0" FLANGES: NO.735 MAX SPAN:2'-0"
3. 4-1/2" GLASS MAT GYPSUM PANEL
4. MEDICINE CAB (MC) TO BE MIRROR DR., SELECTED BY OWNER.

**GREEN BUILDING NOTES 5-11:**

5. CHECK EXISTING SEISMIC TIES
6. SEISIMIC TIES 4 1/2"
7. FRAME-REINFORCED GYPSUM PANELS
8. FIBER-REINFORCED CONCRETE
9. NON-ASBESTOS-FIBER-CEMENT BACKER BOARD
10. NON ASBESTOS-FIBER-CEMENT BACKER BOARD
11. ALL SEISIMIC TIES INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS PER CRC 507.2.4.

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**GREEN BUILDING NOTES 12-14:**

12. LANDINGS AT EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
13. LANDINGS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
14. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 1-1/2" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. (CRC R311.1.3 & R311.2)
15. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE BARRIER BETWEEN STOREYS, AND BETWEEN A TOP STOREY AND THE ROOF SPACE, PER CRC 523.2.
16. LANDINGS MAY BE IN CONFORMANCE WITH CRC 523.1.7.
17. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.
18. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.

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**NOTES ON PENETRATIONS:**

1. PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED PER CRC 507.2.
2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE SHEDDING FROM THE ATTIC, SHALL BE INSTALLED IN 26 GAUGE STEEL SHEET OR OTHER APPROVED MATERIAL, AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC 523.1.2.
3. SEAL ALL WATER AND GAS, MUST BE SEALED WITH AN APPROVED MATERIAL, WHEN PENETRATING A RATED WALL.
4. SEISMIC VALVE SWING CONNECTIONS SHALL NOT PENETRATE ANY EXTERIOR WALL, CEILING OR OTHER ASSEMBLY.
5. SEE GREEN BUILDING NOTES 5-11:
6. PROVING VENT AREA 25" 8'4" TYP.
7. PROVIDE VENT AREA AS-NOTED

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**GREEN BUILDING NOTES 15-18:**

15. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.
16. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.
17. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.
18. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.

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**CRAWL SPACE CALLS OUT:**

1. EXISTING CRAWL SPACE VENTILATION TO REMAIN UNOBSSTRUCTED BY NEW CONSTRUCTION.
2. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH EGRESS CORNER. OPENINGS SHALL BE COVERED WITH A COVERING HAVING OPENINGS NO GREATER THAN 1/4" (R408.2)
3. CRAWL SPACE VENTILATION IS REQUIRED TO BE PROVIDED ON OPPOSITE SIDES, EQUALLY DISTRIBUTED, AND WITHIN 3 TO 6 FEET FROM THE OF THE WALL TO THE ROOM OF THE CRAWL SPACE.
4. PROVIDE VENT AREA (220) 8'5" x 14' TYP. VENT=+ 2436 SI > 2358.43 SI

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**NOTES ON ROOF:**

1. OWNER TO SELECT ENTRY DOOR
2. PER CRC R311.2.1, THE DOOR SHALL NOT BE LESS THAN 32" CLEAR WIDTH MEASURED WITH DOOR OPEN 90 DEGREES AND NOT LESS THAN 6'-6" CLEAR IN HEIGHT.
3. LANDINGS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. A DOOR MAY OPEN AT THE LANDING THAT IS NOT MORE THAN 1-1/2" LOWER THAN THE FLOOR LEVEL IF THE DOOR SWINGS OVER THE LANDING. (CRC R311.1.3 & R311.2)
4. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.

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**NOTES ON TOILET INSTALLATION:**

1. SEES 3.10 FOR TOILET INSTALLATION SCHEDULE
2. ESCAPE WINDOW SEE CODE NOTE 1 ON A-11
3. CME NOTE TO BE FIN. TO SYL., U.C.N.
4. MODEL NO. 1454 (MIRAGE) MANUFACTURED BY BROAN
5. PROVIDE FIRE BLOCKING TO COVERING THE ISOLATION OF THE FOAM. RUBBERIZED CONCRETE block-out IS REQUIRED IN SMOKE ][ GUNDAAK WITH A READILY ACCESSIBLE DAMPER AND SEISMIC TIES.
ADDITION A = 252.368 SFT
EXISTING LIVING = 1523 SFT
NEW LIVING 1ST FLR = 2500.198 SFT
NEW GARAGE = 388.12 SFT
GARAGE CONVERSION TO JADU
NEW PORCH = 62.94 SFT
NEW PATIO = 401.78 SFT
ADDITION C = 159 SFT
2' CANTILEVER WINDOW
AREA NOT APPLICABLE TO FAR
ADDITION B = 522.33 SFT
2' CANTILEVER WINDOW
AREA NOT APPLICABLE TO FAR
ADDITION D = 114.6 SFT
BUILDING HT ±20'-5 3 4'
GRADE CURB
BUILDING HT FROM CURB ±20'-11 3 4'
FFL
2ND FLR
1ST FLR
BRG
NO CHANGE
BRG
17'
10'-0" 9'-0" 1'
8'
ALSO SEE DETAIL 16
AND NOTES ON A-10D
1. ADDRESS MUST BE CLEARLY VISIBLE.
2. LETTERS/NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC R319.1.
bay window
1. MAX. PROTRUDE INTO THE SIDE SETBACK = 30"
2. MIN. DIFFERENCE BETWEEN THE FINISH FLOOR AND THE BOTTOM OF THE WINDOW = 30"
SURFACE OF WINDOW LEDGE
INSULATED DOOR W/ OPERABLE WINDOWS
SIZE 16'X7'
MANUFACTURER: C.H.I
MODEL: STERLING
INSULATION: R15
OPERABLE WINDOW SIZE: @4 NOS 2040 EACH = 32 SFT AREA
PAINT SCHEDULE
COLOR A (BASE) KMW44 PEARLY WHITE BY KELLY MOORE
COLOR B (ACCENT) 23 SWISS COFFEE BY KELLY MOORE

EXTERIOR FINISH SCHEDULE

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>LOCATION</th>
<th>FINISH</th>
<th>COLOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHINGLES, CLASS A</td>
<td>ROOF</td>
<td>PRE</td>
<td>GAF, TIMBERLINE, HD FOX HOLLOW GRAY COLOR, CLASS A</td>
</tr>
<tr>
<td>CEMENT PLASTER</td>
<td>WALL</td>
<td>PRE</td>
<td>PEARL WHITE BY KELLY MOORE, KMW44</td>
</tr>
<tr>
<td>ALUMINUM</td>
<td>WINDOW</td>
<td>PRE</td>
<td>WHITE, BLIND WINDOWS OR EQUIVALENT (TYPICAL)</td>
</tr>
<tr>
<td>WD</td>
<td>ENTRY DOOR</td>
<td></td>
<td>OWNER TO SELECT</td>
</tr>
<tr>
<td>STEEL</td>
<td>GARAGE DOOR</td>
<td>STEEL</td>
<td>INSULATED R-15 MIN</td>
</tr>
<tr>
<td>STEEL</td>
<td>WALL</td>
<td></td>
<td>STERLING COLLECTION W/ OPERABLE WINDOWS BY C.H.I OR OWNER TO SELECT</td>
</tr>
<tr>
<td>STONE</td>
<td>WALL</td>
<td></td>
<td>CULTURED STONE</td>
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<tr>
<td>STONE</td>
<td>WALL</td>
<td></td>
<td>CORONADO PRO-LEDGE WHITE</td>
</tr>
<tr>
<td>TEPERED GLASS</td>
<td>GUARD RAIL</td>
<td>PRE</td>
<td>42&quot; 1 GS STANDOFF GLASS RAILING SYSTEM BY CR LAWRENCE OR EQUIVALENT</td>
</tr>
</tbody>
</table>
GREEN BUILDING NOTES:

PER 2016 CALIFORNIA GREEN BUILDING CODE FOLLOWING ARE MANDATORY:

1. 4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

2. 4.504.2 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

3. 4.504.3 CARPET SYSTEMS. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

4. 4.504.4 RESILIENT FLOORING SYSTEMS. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT.

FLOOR COVERING INSTITUTE (RFICI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPT. OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION LT, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

1. AS-NOTED

2. 4.405.1 PREFINISHED BUILDING MATERIALS - UTILIZE PREFINISHED BUILDING MATERIALS WHICH DO NOT REQUIRE ADDITIONAL PAINTING OR STAINING WHEN POSSIBLE. ONE OR MORE OF THE FOLLOWING BUILDING MATERIALS THAT DO NOT REQUIRE ADDITIONAL RESOURCES FOR FINISHING ARE USED:

3. EXTERIOR TRIM NOT REQUIRING PAINT OR STAIN.

4. WINDOWS NOT REQUIRING PAINT OR STAIN.

SIDING OR EXTERIOR WALL COVERINGS WHICH DO NOT REQUIRE PAINT OR STAIN.
DETAIL A: SECTION THROUGH VAULTED CEILING

NOTE: UNDERLayment for Asphalt Shingles shall comply with ASTM D226 Type I; ASTM D4869 Type I, II, III or IV; ASTM D6075, and shall bear a label indicating compliance to the standard designation per CRC R905.1.1. For roof slopes from 2:12 to 4:12, double underlayment application is required per CRC R905.2.2.

ROOF VENT AREA CALCULATION

Please refer to roof plan for location of roof vents, provided vent area on the right.

NEW ROOF PLAN

1/4"=1'-0"
NOTE:
AT LEAST ONE LIGHT MUST BE ON A VACANCY SENSOR IN EACH ROOM PER CENC 150.0(K)2J.

2ND FLR- REFLECTED CEILING AND ELECTRICAL PLAN
1/4"=1'-0"

(PLEASE REFER TO SHEET A-7 FOR ELECTRICAL/Mechanical SYMBOLS.)
Recommendations for Luminaire Specifications

**Luminaire Type**
- Bath Bar (i.e., for a bathroom application)
- Ceiling fixture (Kitchen application)
- Chandelier (Dining Room application)
- Incandescent Recessed Can (i.e., for a recessed lighting application)

**Vacancy Sensor (Manual-on Occupant Sensor)**
- Incandescent recessed can, meeting the IC, and Airtight requirements of Section 150 (k), and controlled by a vacancy sensor meeting the requirements of Sections 119 and 150 (k). For use above or within the sleeping area of a bedroom, or sleeping room in which it is located, work to be in accordance with CEC 907.2.1.6.2 & 907.2.10.2.

**Vacancy Sensor**
- Incandescent recessed can, meeting the IC, and Airtight requirements of Section 150 (k), and controlled by a manual-on switch meeting the requirements of Section 150 (k). For use above or within the sleeping area of a bedroom, or sleeping room in which it is located, work to be in accordance with CEC 907.2.1.6.2 & 907.2.10.2.

**Incandescent Recessed Can**
- Incandescent recessed can, with a maximum relamping wattage of 75 watts, meeting the labeling, IC, and Airtight requirements of Section 150 (k), and controlled by a vacancy sensor meeting the requirements of Sections 119 and 150 (k). For use above or within the sleeping area of a bedroom, or sleeping room in which it is located, work to be in accordance with CEC 907.2.1.6.2 & 907.2.10.2.

**Bath Bar**
- Incandescent lamps, must be controlled by a manual-on occupant sensor per Section 150 (k).

**Fluorescent Surface-Mounted Ceiling Luminaire**
- Incandescent lamps, must be controlled by a manual-on occupant sensor per Section 150 (k).

**Incandescent Recessed Can**
- Incandescent lamps, must be controlled by a manual-on occupant sensor per Section 150 (k).

**Electrical Code**

1. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWING INDICATE ARCHITECTURAL DESIGN INTENT ONLY. OMISSION OF MECHANICAL SUBSTRUCTURE TO MEET WITH CITY FIRE CODE REQUIREMENTS.

2. ALL RESIDENCE OCCUPANCIES SHALL BE PROVIDED WITH CALIFORNIA STATE FIRE MARSHAL- LISTED SPACE HEATING DEVICES.

3. ALL ELECTRICAL AND JOINTER CHIME OUTLETS SHALL BE PROVIDED WITH 20-AMP LISTED OUTLETS.

4. ALL 120-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT.

5. ALL 120-VOLT, 15 AND 20 AMPERE RECEPTACLES WITHIN 6 FEET OF A WATER SOURCE SHALL BE LISTED GROUND FAULT CIRCUIT- INTERRUPTER, THE PRIMARY POWER SOURCE REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE Equipped WITH A BATTERY BACKUP. THE DETECTOR INSTALLATION MUST COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE.

6. LUMINAIRES IN CLOTHES CLOSET (CEC 410.8) SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER PER CEC STD 150.

7. INDOOR SPA/ JACUZZI TYPE TUBS SHALL MEET THE FOLLOWING REQUIREMENTS:(CBC 680.40 & CEC 680.43)
   - All 120-Volt, 15 and 20 Ampere Branch Circuits shall be listed as suitable for damp locations.
   - All 120-Volt, 15 and 20 Ampere Switches shall be listed as suitable for damp locations.
   - All 120-Volt, 15 and 20 Ampere Receptacles shall be listed as suitable for damp locations.

8. LIGHTS OVER SHOWER & TUBS CONFORM TO CEC 410.4 (A) & (D) SUITABLE FOR DAMP LOCATIONS.

9. INSTALL AIR TIGHT IC (INSULATED CEILING) RATED FRAME-IN KITS WHEN RECESSED LIGHT IS IN CONTACT W/ INSULATION PER CEC STD 150.

10. INSTALL ONE 20-AMP BRANCH CIRCUIT AS PER CEC 210.11(C)(2) & 210.52(F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

11. INSTALL GFCI FOR ALL 125-VOLT, SINGLE-PHASE, 15-&20-AMPERE RECEPTACLES IN THE FOLLOWING LOCATIONS:
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NOTE: PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE, PER CBC 302.11.

GREEN BUILDING NOTES:

PER 2016 CALIFORNIA GREEN BUILDING CODE, SECTION 4.505.2 CONCRETE SLAB FOUNDATIONS. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.

GREEN BUILDING NOTES: BUILDING MATERIALS, MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

TYP. WALL SECTION - RF TO WALL

4.503.3 AND GL (HORIZONTAL) MOISTURE OR SPLASH BLK. @ DS CONC. SIDEWALK

SEL ROOF SHINGLES (1) LAYER 30 # FELT OVER 1/2" SHEATH SEE ST'L
2x 2" FASCIA BD. GUTTER SOLDER'G
2x 2" WD STUDS @ 16" O.C. 2-LAYER GRADE 'D' CAVITY AS REQ'D
3/8" OSB SHEATH OVER 26 GA. GALV. (PAPER BACKED WIRE FABRIC LATH'S EQUIVALENT TO 1 LAYER OF GRADE D PAPER)

7/8" TK
TO SPLICE EAVE PL [MFG'ED BY]
2X4 FRA @ 24" C.C. INSTALL JAMES HARDI OR EQ. [W/ CALIFORNIA MATERIALS FOR CLARITY D.S NOT SHOWN]

ATTIC VENT HOLE

TYP. 2-STORY WALL SECTION

N.T.S.

TYP. WALL SECTION - RF TO WALL

4.503.3 AND GL (HORIZONTAL) MOISTURE OR SPLASH BLK. @ DS CONC. SIDEWALK

SEL ROOF SHINGLES (1) LAYER 30 # FELT OVER 1/2" SHEATH SEE ST'L
2x 2" FASCIA BD. GUTTER SOLDER'G
2x 2" WD STUDS @ 16" O.C. 2-LAYER GRADE 'D' CAVITY AS REQ'D
3/8" OSB SHEATH OVER 26 GA. GALV. (PAPER BACKED WIRE FABRIC LATH'S EQUIVALENT TO 1 LAYER OF GRADE D PAPER)

7/8" TK
TO SPLICE EAVE PL [MFG'ED BY]
2X4 FRA @ 24" C.C. INSTALL JAMES HARDI OR EQ. [W/ CALIFORNIA MATERIALS FOR CLARITY D.S NOT SHOWN]

ATTIC VENT HOLE

TYP. 2-STORY WALL SECTION

N.T.S.
1. All penetrations must be caulked or waterproofed and all paper damaged or torn shall be replaced with new or sealed as required, including being free from holes and breaks (other than those created by fasteners). (CRC R703.2)

2. Water-resistive barriers shall be applied over studs or sheathing and provide sufficient rigidity to permit plaster applications. (CRC R703.2, CBC 2510.5)

3. The felt or material shall be applied horizontally, with the upper lapped over the lower layer not less than 2", where joints occur, felt shall be lapped not less than 6". (CRC R703.2)

4. Water-resistive barriers shall be vapor-permeable barriers with a performance of at least two layers of grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing intended to drain to the water-resistant barrier is directed between the layers. (See figure CPA 056). (CRC R703.7.3, CBC 2510.6) Exception: When the water-resistant barrier (e.g., grade D paper) is separate from the stucco by an intervening, substantially nonwater-absorbing layer (e.g., tyevek) or designed drainage space.

5. Surfaces exceeding 45 degrees from vertical shall have barriers of class B or C or fire-retardant sheathing in at least two layers, the last of which must be from fire-retardant materials not less than 1/2" thick. (CBC 2510.6) Interim Exception: Wood, and gypsum board. (CRC R703.7.2, CBC 2512.1)

6. Fasteners to wood shall be spaced no less than 6" vertically and 16" horizontally; staples shall be spaced at 8" on center when using self-furring lath only.

7. Metal lath shall be applied with the long dimension of the sheets perpendicular to supports, and shall not be lapped less than 1/2" at sides and 1" at ends. Wire lath shall not be lapped less than one mesh at sides and ends, but not less than 1/4" overlap around corners 1/2".

8. Metal and wire lath shall be furred out away from vertical supports at least 1/4; self-furring lath shall meet furring requirements.

9. Overhangs (e.g., porch), verify that there is proper venting.

10. Where no external corner reinforcement is used, lath shall be furred out and carried around corners at least one support on frame construction.

11. All flashings, including foundation vents at building perimeter, must be in place, having exterior lath over vent flange resulting in weather-tight construction.

12. If plastering with Portland cement plaster, the plaster shall not be less than three coats where applied over metal lath and not less than two coats where applied over: Masonry, concrete, pressure-treated wood or decay-resistant wood, and gypsum board. (CRC R703.7.2, CBC 2512.1)

13. Contractor shall submit shop drawings to include at least 200 lbs. applied in above any direction @ 1-1/2" min.
MANUFACTURER DETAILS: CRL SRS STANDOFF RAILING SYSTEM

**CRL GLASS RAIL STANDOFF FITTINGS RS0B20 w/ RECTANGULAR BACK PLATE**

CRL’s glass rail standoff fittings can be used for mounting glass panels up to 3/4” (19 mm) in thickness. The 4” x 8” (102 x 203 mm) stainless steel back plate gives the installer more adjustment and six anchor points during the installation for all kinds of mounting conditions. This back plate can be fastened directly to steel, wood, or concrete substrates and shimmed as required with blocking. This versatile standoff fitting features two 2” (51 mm) diameter caps with threaded 3/8” - 16 threaded stainless steel rods to secure the glass panel. The 2” (51 mm) diameter standoffs are mechanically fastened to a 3/8” (9.5 mm) thick 316 grade stainless steel back plate that is pre-drilled for mounting.

**CRL GLASS RAIL STANDOFF FITTINGS RS0B20 w/ RECTANGULAR BACK PLATE**

**NOTES:**

1. Complete with mounting plate
2. For use with 1/2” and 3/4” (12 and 19 mm) tempered monolithic glass laminated glass using Dupont SentryGlas interlayer
3. Brushed or polished 316 grade stainless finish available
4. Designed for steel, wood, or concrete mounting attachment

**APPLICATIONS:**

- For use with 1/2” and 3/4” (12 and 19 mm) tempered monolithic glass or 9/16” & 27/32” (13.52 & 21.52 mm) laminated glass using Dupont SentryGlas interlayer
- Brushed or polished 316 grade stainless finishes available
- Designed for steel, wood, or concrete mounting attachment

**DESIGN:**

- Designed for steel, wood, or concrete mounting attachment
- Complete with mounting plate
- For use with 1/2” and 3/4” (12 and 19 mm) tempered monolithic glass laminated glass using Dupont SentryGlas interlayer
- Brushed or polished 316 grade stainless finish available
- Designed for steel, wood, or concrete mounting attachment

**DETAIL: EXTERIOR GUARD RAIL**

**DETAIL: INTERIOR GUARD RAIL (OPTION 2)**

**NOTES:**

1. Glazing contractor to work with manufacturer to get wet stamped calculations for approval before build.
2. Glazing in guards and railings must always be protected with safety glass (tempered) per CRC R308.4.4. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4.
3. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load per CRC Table R301.5, Footnote H.

**TYPICAL FASCIA MOUNT DETAIL**

**TYPICAL ELEVATION @ STAIRS**

**TYPICAL SECTION**

**TYPICAL STANDOFF GLASS RAIL ELEVATION**
FLASHING

Flashings shall be installed in such a manner as to prevent moisture from entering or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies. Windows shall be flashed per manufacturers’ instruction or as a minimum as shown.

DETAIL: WINDOW FLASHING

Figure 3-20: Pan Flashing Detail.

STEP 1: INSTALL FIRST FLASHING SHEET UNDER BOTTOM NAILING FLANGE
STEP 2: INSTALL SECOND FLASHINGS ON TOP OF NAILING FLANGE AT BOTH SIDES OF WINDOW UNIT
STEP 3: WEATHER RESISTANT BARRIER SBD UNDER WINDOW FLASHING

DETAIL: FLASH'G AT EXTERIOR DR. THRESHOLD

STEP 1: INSTALL FIRST FLASHING SHEET UNDER BOTTOM NAILING FLANGE
STEP 2: INSTALL SECOND FLASHINGS ON TOP OF NAILING FLANGE AT BOTH SIDES OF WINDOW UNIT
STEP 3: WEATHER RESISTANT BARRIER SBD UNDER WINDOW FLASHING

DETAIL: FLASHING AT WIN SIL W/ STONE VENEER

NOTE: WINDOW FRAME PROFILES VARY REFER TO WINDOW MFR’S. DETAILS FOR INSTALLATION AND FLASHING

DETAIL: WOOD FLOOR O/ CONC. SLAB

WOOD FLOORING O/ SUB-FLOOR O/ 1 X SPACER (16" C/C) O/ 6mil PLASTIC OR MOISTURE BARRIER O/ CONCRETE SLAB

DETAIL: STONE VENEER ON WD FRAME W/ SHEATHING

MANUFACTURER: CORONADO

1. FLASHING AT FOUNDATION: A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019-INCH (0.48 MM) OR 26-GAGE GALVANIZED OR PLASTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 1/2 INCH (13 MM) SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1 INCH (25 MM) BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.4.


NOTES:
2. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.1, ARTICLE 3.3C OF THE STANDARD. THE INSTALLATION PROCESSES AND MATERIALS MUST BE APPROVED BY THE MANUFACTURER.
3. CLEARANCES: ON EXTERIOR STUD WALLS, ADHERED MASONRY VENEER SHALL BE INSTALLED:
   * MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH;
   * MINIMUM OF 2 INCHES (51 MM) ABOVE PAVED AREAS;
   * MINIMUM OF 1/2 INCH (12.7 MM) ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.

4. FLASHING AT FOUNDATION OR DECKING: A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019-INCH (0.48 MM) OR 26-GAGE GALVANIZED OR PLASTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 1/2 INCH (13 MM) SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1 INCH (25 MM) BELOW THE FOUNDATION PLATE LINE ON EXTerior STUD WALLS IN ACCORDANCE WITH SECTION R703.4.


7. EXTEND ACMV MIN. 1 INCH (25 MM) BELOW TOP OF FOUNDATION.

8. VENEER TO GRADE, 2" MIN. AT PAVING, 4" MIN. AT GRADE.

9. WEEP SCREENS MUST BE CORROSION-RESISTANT MATERIAL AS REQUIRED.

10. NOTE: WINDOW FRAME PROFILES VARY REFER TO WINDOW MFR’S. DETAILS FOR INSTALLATION AND FLASHING.

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13. NOTE: WINDOW FRAME PROFILES VARY REFER TO WINDOW MFR’S. DETAILS FOR INSTALLATION AND FLASHING.
INFORMATION REGARDING PLYWOOD SHEATHING, ISOLATE ALL COPPER & ALUMINUM MATERIALS FROM FRAMING, BLOCKING AND SHEET METAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REFER TO ARCHITECTURAL & STRUCTURAL USE STAINLESS STEEL FASTENERS AT COPPER PANS BOND COAT MATERIAL.

GENERAL NOTES:

1. WATERPROOF TERRACE INSTALLATION.

2. DESERT CRETE BASE COAT

3. DESERT BRAND COLOR FINISH

4. DESERT CREE TEXTURE

5. 2ND. DESERT CRETE BASE COAT

6. DESERT BRAND BONDER 408 MEMBRANE

7. FIBERGLASS & DESERT BRAND CMFPS

8. WATERPROOF MEMBRANE

9. STUCCO CASING BEAD

10. STUCCO FINISH

11. STUCCO LATH

12. TYPICAL @ PERIMETER

13. 1/4" SEALANT JOINT WITH BACKER ROD

14. SCUPPER, SOLDER 26 GA. SHEET METAL

15. 1/2" CLEAR 1/8" RISE

16. MANUFACTURER SPECIFICATIONS AND DETAILS

17. MANUFACTURER: DESERT CRETE DECKING OR APPROVED EQUIVALENT.

NOT SHOWN FOR CLARITY ACTUAL FRAMING SUBFRAME VERIFY SILL PAN 26 GA. SHEET METAL

DRAIN 1/4" PER FT. MIN. SUBSTRATE SLOPE TO 5/8" MIN. PLYWOOD

NAILS @ 4" O.C. RING SHANK ROOFING

DESERT BRAND

©

NATIONAL YARDAGE SERVICES, INC.

3.7.2019 CITY COMMENTS

AS-NOTED 7/15/18 VB

MANUFACTURER SPECIFICATIONS AND DETAILS

bhooma
GENERAL NOTES

1. TO BE 3 DIMENSIONAL COMPOSITION, POR 29 I сах, CLASS V, SALT BY OWNER.
2. BOND TO BE ALUMINUM BY BUMPERS OR EQUIVALENT.
3. WATER CLOSET TO BE 1 1/8" SPH. STD WHITE. (CA HEALTH & SAFETY CODE)
4. INTERIOR DOORS, HANDING TO BE SCROLL LEVER, FINISH TO BE 3 1/2". DOORS TO BE 3-0" HD. INTERIOR CLAD IN RSG BY "KELLY-MOORE CO." OR EQ.
5. ALL OTHER INTERIOR DOORS TO BE CARDED.
6. PLUMBING, LIGHTING FIXTURES & APPLIANCES TO BE PURCHASED AND INSTALLED "AS-NOTED" BY OWNER.
7. ELEC. PROF. ESTIMATE #3090.
8. EXTERIOR TO BE PROOF OF EXISTING DRAINAGE CONSIDERED AS REQUIRED BY "KELLY-MOORE CO." OR EQ.

RADIANT BARRIER SPECIFICATIONS

1. A. CONFORM TO MANUFACTURER'S INSTRUCTIONS.
2. B. ACCESS CAN BE IN A CLOSET. THE LARGEST PIECE OF EQ. CAN BE REMOVED THRU OPEN'G BUT NOT LESS THAN 30"x22".
3. C. DRAPED OVER THE TRUSS/RAFTER (THE TOP CHORDS) BEFORE THE UPPER ROOF DECKING IS OPEN. THE RADIANT BARRIER (EXCEPT FOR RADIANT BARRIERS LAMINATED DIRECTLY TO THE ROOF DECK) MUST BE INSTALLED TO:
   2. HAVE A MINIMUM GAP OF 12 INCHES (MEASURED HORIZONTALLY) LEFT AT THE ROOF PEAK TO ALLOW HOT AIR TO ESCAPE FROM THE AIR SPACE BETWEEN THE ROOF DECKS AND THE TOP SURFACE OF THE RADIANT BARRIER.

SPECIAL VENTING FOR INLEIT/Images

The product must meet all requirements for california certified insulation materials (RADIANT BARRIERS) of the department of consumer affairs, bureau of home furnishings and thermal insulation, as specified by co 94-10-23, chap 14-12, standards for installation.

The use of a radiant barrier must be listed in the special features and modeling section of C1-18 and described in detail in the amc compliance supplement.

ONE SUCH BRAND NAME FOR RADIANT BARRIERS "POLAR PL" CONTACT "C0" (800)264-6290

CODE NOTES

1. ESCAPE STAIRS IN BED RMS TO HAVE A MIN. CLEAR OPEN AREA OF 2-1/2" FT² PER ROOM, MIN. 2-1/2" FT² PER WALL. (CA HEALTH & SAFETY CODE)
2. ALL OUTLETS TO BE EQUALLY DISTRIBUTED, SO THAT WHEN ONE DETECTOR SENSES FIRE, THE SYSTEM WILL ACTIVATE ALL THE ALARM DEVICES IN THE AREA THEY PROTECT.
3. SHELVINGS TO BE STD 1x PINE BD OR VENEERED PLYWD. WITH REQ'D FINISH.
4. WATER CLOSET TO BE 1.6 GPF, STD WHITE. (CA HEALTH & SAFETY CODE)
5. CONSTRUCTION FOR ALL LISTED EQ. SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION AS SPECIFIED OR AS DIRECTED.
6. ALL OUTLETS TO BE PROOFED. (CA HEALTH & SAFETY CODE)
7. LITE SWITCH TO BE SIDE ROCKED TYPE w/LED MFG’ED. BY ‘ALPEXWIDE’ (415) 692-7788 OR EQ.
8. CERAMIC TILE TO BE SEL. FROM DALE TILE, AMERICAN OLEAN, OR CODE NOTES
9. SPA/TUB
10. LIGHT & POWER
11. TOILET, TUB, AND SHOWER TO HAVE TEMPERED, SAFETY GLASS.
12. THERMOSTATIC MIXING VALVE AT SHOWERS AND TUB-SHOWER AS PER UPC SEC. 420.0
13. INSTALL INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE TUB SHOWER ENCLOSURE TO HAVE TEMPERED, SAFETY GLASS.
14. CLEANOUT PER UPC SEC 707.10
15. CONTRACTOR TO PROVIDE FOUNDATION ACCESS WITHIN 20' OF PLUMBING HOSE BIB SHOWN ON PLANS TO BE EQUIPPED WITH BACKFLOW PREVENTER PER UPC SECT. 603.4.7
16. HOSE BIB TO BE EXPOSED TO THE ELEMENTS OR COVERED BY A APPROPRIATE HOUSING.
17. WATER RESISTANT CYLINDER TO BE PRODUCED TO A STANDARDS FOR INSTALLATION AND USE OF REFLECTIVE INSULATION IN BUILDING CONSTRUCTIONS., ASTM C-124-97 (STANDARD SPECIFICATION FOR REFLECTIVE INSULATION FOR BUILDING APPLICATIONS) AND THE RADIANT BARRIER MUST BE SECURED IN A PROPER MANNER PER THE SHOWN SIZE FACING DOWN TOWARD THE ATTIC FLOOR. MINIMUM, RADIANT BARRIERS MUST BE INSTALLED TO THE ROOF TRUS/RAFTERS (TOP CHORDS) IN ANY OF THE FOLLOWING METHODS, WITH THE MATERIAL:
   1. COVERED OVER THE TRUS/RAFTERS (THE TOP CHORDS) BEFORE THE UPPER ROOF DECKS IS INSTALLED
   2. SPANNING BETWEEN THE TRUS/RAFTERS (TOP CHORDS) AND SECURED (STAPLED) TO EACH SIDE.
   4. ATTACHING (LAMINATED) DIRECTLY TO THE UNDERSIDE OF THE ROOF DECKING. THE RADIANT BARRIER MUST BE LAMINATED AND PROFESSIONAL BARRIERS TO ALLOW MOISTURE/VAPOR TRANSFERS THROUGH THE ROOF DECK.
   5. IN ADDITION, THE RADIANT BARRIER MUST BE INSTALLED TO COVER ALL GABLE END WINDS AND OTHER VERTICAL SURFACES IN THE ATTIC.
   6. THE ATTIC MUST BE VENTILATED TO:
      1. CONFORM TO MANUFACTURERS INSTRUCTIONS.
      2. PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC FLOOR AREA.
      3. PROVIDE NO LESS THAN 35 PERCENT UPVENTS.
      4. DESIGN VENTS OR GABLE END VENTS AND RECOMMENDED TO ACHIEVE THE MOST PERFORMANCE.
      5. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIR FLOW TO THE VENTILATION.

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2. HAVE A MINIMUM GAP OF 12 INCHES (MEASURED HORIZONTALLY) LEFT AT THE ROOF PEAK TO ALLOW HOT AIR TO ESCAPE FROM THE AIR SPACE BETWEEN THE ROOF DECKS AND THE TOP SURFACE OF THE RADIANT BARRIER.

WALL Switch TO BE AT LEAST 5' FROM INSIDE WALL OF TUB LIGHT WITHIN 5' OF TUB TO BE MTD. 7'-6" MIN. ABOVE WATER LEVEL, w/GFI

120V TO BE PROTECTED BY GFI

19. INSTALLATIONS FOR ALL LISTED EQ. SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION AS SPECIFIED OR AS DIRECTED.
20. SMOOTH MET DUCT 4"DIA FOR DRYER EXHAUST EXTENDING TO OUTSIDE W/ BACKDRAFT DAMPER PER UMC 504.3
21. INSTALLATIONS FOR ALL LISTED EQ. SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION AS SPECIFIED OR AS DIRECTED.
NEVER wash washers from exposed aggregate concrete into a storm or sanitary drain. Collect and store or up- grade or pump, or dispose with soils.

Update pollution prevention measures as construction phases change or are completed.

Stormwater pollution is a major source of water pollution in California. It can cause death to wildlife, destroy fish and habitat, and damage property by causing soil erosion and water pollution. Construction activities, particularly construction on impermeable, stormwater pollution paves a serious threat to the health of the ecosystem. Therefore, control of stormwater pollution is a major concern.

Construction operations, particularly construction on impermeable surfaces, cause a serious threat to the health of the ecosystem. Therefore, control of stormwater pollution is a major concern.

Material Storage and Spill Clean Up
- Cover exposed fuel and grease containers to prevent wind blowing them or rain washing them into storm drains.
- Clean spill areas to remove any contaminated materials.
- Clean up spills on paved areas using approved materials.
- Clean up spills on paved areas using approved materials.

Earth-Moving Activities and Erosion Control
- Avoid contaminating stormwater runoff from erosion and sediment control measures and protect entire area from erosion and sediment control measures.
- Avoid contaminating stormwater runoff from erosion and sediment control measures and protect entire area from erosion and sediment control measures.

Roadway and Pavement Construction
- Avoid contaminating stormwater runoff from erosion and sediment control measures and protect entire area from erosion and sediment control measures.
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Waste Disposal
- Avoid contaminating stormwater runoff from erosion and sediment control measures and protect entire area from erosion and sediment control measures.
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Concrete, Cement and Mortars
- Avoid using any unused materials on the site or at a storm drain or as a control area.
- Avoid using any unused materials on the site or at a storm drain or as a control area.

For more information on stormwater requirements, call the State Water Resources Control Board's Stormwater Information Line at (916) 254-5232, or visit the State's Environmental Services Wastewater Prevention Division at (916) 650-8900.

California Environmental Enforcement at 800-955-4000 before devoting and/or pumping into storm or sanitary sewer systems.

Vehicle and Equipment Maintenance
- Maintain all vehicles and heavy equipment.
- Make sure all vehicles and heavy equipment are properly maintained.
- Make sure all vehicles and heavy equipment are properly maintained.

Paints, Solvents and Adhesives
- Store all solvents and adhesives in airtight containers.
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Waste Disposal
- Avoid using any unused materials on the site or at a storm drain or as a control area.
- Avoid using any unused materials on the site or at a storm drain or as a control area.

Concrete, Cement and Mortars
- Avoid using any unused materials on the site or at a storm drain or as a control area.
- Avoid using any unused materials on the site or at a storm drain or as a control area.

For more information on stormwater requirements, call the State Water Resources Control Board's Stormwater Information Line at (916) 254-5232, or visit the State's Environmental Services Wastewater Prevention Division at (916) 650-8900.

California Environmental Enforcement at 800-955-4000 before devoting and/or pumping into storm or sanitary sewer systems.
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2016 Low-Rise Residential Mandatory Measures Summary
Attachment C

Approved Building Permit Plans File No. DEV18-70077
(not including Revisions)
EROSION CONTROL NOTES:

1. All erosion control measures shall be on site and readily accessible prior to construction.
2. Sweep or scrape up soils tracked onto the road at the end of each day. Do not hose into street, gutter, or storm drain.
3. Revegetate disturbed areas. Exposed bare dirt shall be covered with mulch, jut netting, or erosion control blanket.
4. All temporary stockpile shall be covered with 6mil plastic sheets, suitably anchored.
5. Site shall be monitored by the contractor/owner after rain event to verify erosion control measures are functioning.

GREEN BUILDING NOTES:

Please also refer to A-12A, A-12B and Form CW-1 on AT-2

1. Per 2016 California Green Building Standards Code 4.304.1, irrigation controllers. Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.
2. Per CalGreen Code A4.106.2.3 - displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion. Also see Sheet BMP-1.
3. Per CalGreen Code A4.106.4 - Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable.
4. Per Section 4.408.1 Construction waste management recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.
5. Please see Form CW-1 on Sheet AT-2.

Notes: No changes to be made to the existing drive wy.
Off street parking requirement for 3 bedrm = 2 nos.
Parking provided= 2 garage + 2 drivewy= 4 nos.
VICINITY - FIRE HYDRANT LOCATIONS

HYDRANT 1 @ 358 FT AT ADDRESS: 10510 CRESTON DRIVE, LOS ALTOS, CA
HYDRANT 2 @ 528 FT AT ADDRESS: 10420 CRESTON DRIVE, LOS ALTOS, CA
EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING LEFT SIDE ELEVATION

EXISTING RIGHT SIDE ELEVATION

EXISTING ROOF PLAN
AREA CAL

1/8" = 1'-0"

ADDITION AREA = A + B + C + D + E = 977.198 SFT
NEW 1ST FLOOR LIVING = 2500.198 SFT
NEW 2ND FLOOR LIVING = 501.84 SFT (SEE A-2B)
NEW PATIO = 401.78 SFT

FAR = 3002.03/11390 X 100 = 26.35% <45%
LOT COVERAGE = 3353.038/11390 X 100 = 29.43% <45%

NOTE:
1. BATHTUB AND SHOWER FLOORS AND WALLS AND WALLS ARE A NONABSORPTENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) TO A
   HEIGHT OF MINIMUM 72 INCHES ABOVE THE FLOOR PER CRC R307.
2. MATERIALS USED AS BACKERS FOR WALL TILES IN TUB AND SHOWER
   AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE:
   1. GLASS MAT GYPSUM PANEL
   2. FIBER-REINFORCED GYPSUM PANELS
   3. NON-ASBESTOS FIBER-CEMENT BACKER BOARD
   4. NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER
      UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS PER CRC R702.4.2.
NOTES:

1. RAISED DECKS, BALCONIES, AND OTHER EXTERIOR ELEVATED WALKING SURFACES SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED PER CBC 110.3.8.1. ALTERNATELY, SPECIAL INSPECTIONS MAY BE PROVIDED FOR THESE ELEMENTS.

2. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE PER CBC R703. PLEASE REFER TO DETAILS 1,2,3, and 4 ON SHEET A-10A, NOTES ON SHEET A-10B, AND DETAILS ON SHEET A-10D.

3. A GUARDRAIL AT STAIRCASE AND TERRACE IS MINIMUM HEIGHT OF 42 INCHES WITH INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH, CRC R312.1 AND R312.2.

B. GUARD CONSTRUCTION SHALL BE CAPABLE OF RESISTING A 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL (SHOW MEMBER SIZES, CONNECTIONS, ETC.) PER CRC TABLE R301.5.

C. CONTRACTOR TO PROVIDE SHOP DRAWINGS BEFORE BUILD TO INCLUDE SUPPORT'S STRUCTURE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LBS.

D. PLEASE ALSO SEE DETAILS 7,8,9,10 ON SHEET A-10B AND SHEET A-10C.

NEW 2ND FLOOR PLAN

1/4" = 1'-0"
GREEN BUILDING NOTES:
- PER 2016 CALIFORNIA GREEN BUILDING CODE FOLLOWING ARE MANDATORY:
  4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
  4.504.2 ADHESIVES, SEALANTS AND CAULKS: ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
  4.504.2.1 PAINTS AND COATINGS: PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
  4.504.2.3 AEROSOL PAINTS AND COATINGS: AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

FLOOR COVERING INSTITUTE (RFIC) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPT OF PUBLIC HEALTH, "STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION LT, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

1. **LH SIDE ELEVATION**
2. **RH SIDE ELEVATION**

1/4" = 1'-0"
**DETAIL A: SECTION THROUGH VAULTED CEILING**

**NOTE:** VAULTED CEILINGS: Unvented Attic Assemblies (spaces between the ceiling joists of the top story of the roof) shall be permitted if all of the following conditions are met:

1. The unvented attic space is completely contained within the roof deck or roof envelope.
2. No interior vapor retarders are installed on the ceiling side attic floor or the unvented attic assembly. (CRC R005.2).
3. No interior-class vapor retarders are installed on the ceiling side attic floor of the unvented attic assembly.
4. Where wood shingles or shakes are used, a minimum of 1 inch ventilated air space is required between the shingles or shakes and the roofing underlayment or deck (CRC R005.2).
5. A thermal barrier, at least equivalent to 1/2-inch thick gypsum board, shall separate foam insulation and interior spaces.

**UNDERLayment For Asphalt Shingles Shall Comply With ASTm D226 Type I; ASTm D4869 Type I, II, III Or IV; ASTm D6757, And Shall Bear A Label Indicating Compliance To The Standard Designation Per CRC R905.1.1. For Roof Slopes From 2:12 To 4:12, Double Underlayment Application Is Required Per CRC R905.2.2.**

**ROOF VENT AREA CALCULATION**

**NEW ROOF PLAN**

1/8" = 1'-0"
1 HR RTD ATTIC ACCESS

NTS

CARBON MONOXIDE ALARMS:
A. Carbon monoxide alarm shall be installed in sleeping areas or bedrooms where fuel-burning appliances are installed.
B. Carbon monoxide alarm shall be required in the kitchen, family room, and in any dedicated laundry room, if installed, in accordance with California Administrative Code, Section 1117.

FIRE ALARMS:
B. Smoke alarms shall be installed in the living area in the immediate vicinity of the bedroom. Please refer plan for layout.

SHOCK ALARMS:
Per IRC 2324, provide smoke alarms as shown.
1. In each sleeping room
2. In the living area in the immediate vicinity of the bedroom

FIRE BUILDING CODE:
Per California Residential Building Code 2016, Section 401.2.1 (Fire and ventilation) systems. Design duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss and heat gain values according to ASHRAE.
2. Select heating and cooling equipment according to ASHRAE rates.
3. Select HVAC system according to ASHRAE.

ASHRAE 62.2 COMPLIANCE:
1. Continuous mechanical ventilation for whole house as required by ASHRAE 62.2.
2. Fan must be operable in all rooms.
3. Fan must be operable in all rooms.
4. Fan must be operable in all rooms.
5. Fan must be operable in all rooms.
6. Fan must be operable in all rooms.

1ST FLR-REFLECTED CEILING AND ELECTRICAL PLAN
1/4"=1'-0" (Please refer to sheet A-7 for electrical/mechanical symbols.)
2ND FLR- REFLECTED CEILING AND ELECTRICAL PLAN

1/4" = 1'-0"

(Please refer to sheet A-7 for electrical/mechanical symbols.)
MANUFACTURER DETAILS: CRL SRS STANDOFF RAILING SYSTEM

CRL GLASS RAIL STANDOFF FITTINGS RS0820 w/ RECTANGULAR BACK PLATE

CRL's glass rail standoff fittings can be used for mounting glass panels up to 3/4" (19 mm) in thickness. The 4" x 6" (102 x 203 mm) stainless steel back plate gives the installer more adjustment and six anchor points during the installation for all kinds of mounting conditions. This back plate can be fastened directly to steel, wood, or concrete substrates and shimmed as required with backing. This versatile standoff fitting features two 2" (51 mm) diameter caps with threaded 3/8" - 16 threaded stainless steel rods to secure the glass panel. The 2" (51 mm) diameter standoffs are mechanically fastened to a 3/8" (9.5 mm) thick 316 grade stainless steel back plate that is pre-drilled for mounting.

NOTES:

1. Glazing contractor to work with manufacturer to get wet stamped calculations for approval before build.
2. Glazing in guards and railings must always be protected with safety glass (tempered) per CRC R308.4.4. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load per CRC Table R301.5, Footnote H.

TYPICAL FASCIA MOUNT DETAIL

CRL RS0820 ON WOOD SUBSTRATE 6" = 1'-0"

TYPICAL STANDOFF GLASS RAIL ELEVATION

RS0820 WITH RECTANGULAR BACK PLATE 1 1/2" = 1'-0"

TYPICAL SECTION

1 1/2" = 1'-0"

TYPICAL ELEVATION @ STAIRS

1 1/2" = 1'-0"

DETAIL: EXTERIOR GUARD RAIL

ALSO SEE ELEVATION SPECS AT A-3

DETAIL: INTERIOR GUARD RAIL (OPTION 2)

ALSO SEE DETAIL 7-11 ON SHEET A-106
FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES. WINDOWS SHALL BE FLASHED PER MANUFACTURERS’ INSTRUCTIONS OR AS A MINIMUM AS SHOWN.

DETAIL: WINDOW FLASHING 14

On the exterior, the door’s pan flashing should lap over the door or masonry flashing below. On the interior, turn up the inside edge to form a lip held in place by the underlayment or finish.

DETAIL: FLASH’G AT EXTERIOR DR. THRESHOLD 19

NOTE: WINDOW FRAME PROFILES VARY REFER TO WINDOW MFR’S DETAILS FOR INSTALLATION AND FLASHING.

DETAIL: FLASHING AT WIN SIL W/ STONE VENEER 17

WOOD FLOORING OR SUB-FOUR (5/8") OR 6 MIL PLASTIC OR MOISTURE BARRIER OR CONCRETE SUB.

DETAIL: WOOD FLR O/ CONC. SLAB 15

NOTE:
1. ADHERED MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF THIS CODE ENSURED.
2. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF THIS CODE ENSURED.
3. CLEARANCES ON EXTERIOR STUD WALLS, ADHERED MASONRY VENEER SHALL BE INSTALLED:
   • MINIMUM OF 3/4" (19 MM) ABOVE THE EARTH;
   • MINIMUM OF 0.4 INCH (102 MM) ABOVE THE ADHERED MASONRY VENEER; OR
   • MINIMUM OF 0.2 INCH (12.7 MM) ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.

DETAIL: STONE VENEER 16 ON WD FRAME W/ SHEATHING

NOTE:
1. FLASHING AT FOUNDATION, A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.012" (0.30 MM) OR 20-GAUGE GALVANIZED OR PLASTIC WITH A PERMANENT VERTICAL ATTACHMENT FLANGE OF 3/16" (4.8 MM) SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1" (25 MM) BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.7.3.
2. FLUSHING AT FOUNDATION, A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.012" (0.30 MM) OR 20-GAUGE GALVANIZED OR PLASTIC WITH A PERMANENT VERTICAL ATTACHMENT FLANGE OF 3/16" (4.8 MM) SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1" (25 MM) BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.7.3. THE WATER RESISTIVE BARRIER SHALL LAP OVER THE EXTENSION OF THE ATTACHMENT FLANGE OF THE FLASHING PROVIDED IN ACCORDANCE WITH SECTION R703.12.2.

DETAIL: FLASHING AT STONE VENEER AT GRADE 18

WEED SCREENS MUST BE OF CORROSION RESISTANT METAL. 6 X 8 INCHES OR 4 INCHES 30" GAGE.
CLEAY BLUEPRINT
Stream Water Quality Pollution Prevention

Material Storage and Spill Clean Up

- Comply with all applicable regulations for the storage, handling, and transportation of hazardous materials.
- Ensure that all hazardous materials are properly labeled, stored, and transported according to regulations.
- Spill response equipment and materials are readily available at all times.
- Spill response procedures are practiced regularly.
- Spill response equipment and materials are maintained in good working order.

Earth-Moving Activities and Erosion Control

- Conduct baseline surveys of all areas and implement erosion control measures in those areas that require it.
- Use appropriate erosion control measures such as silt fences, erosion control blankets, and erosion control mats.
- Monitor the effectiveness of erosion control measures on a regular basis.

Vehicle and Equipment Maintenance

- Perform regular maintenance on all vehicles and equipment to ensure proper function and longevity.
- Keep all vehicles and equipment clean and in good working order.

Paints, Solvents, and Adhesives

- Use environmentally friendly products as much as possible.
- Store all paints, solvents, and adhesives in a properly ventilated area.
- Dispose of all paint, solvents, and adhesives properly and in accordance with local regulations.

Concrete, Cement and Mortars

- Avoid mixing excess amounts of concrete or cement mortar.
- Use concrete and cement mortar only as needed.
- Store concrete and cement mortar in a dry and well-ventilated area.
- Dispose of all unused concrete and cement mortar according to local regulations.

Roadwork and Pavement Construction

- Apply bituminous materials, binders, and sealers during dry weather to ensure proper adhesion.
- Use properly designed and constructed drainage systems to prevent water from pooling.

Waste Disposal

- Keep all waste areas free from debris and waste.
- Dispose of all waste properly and in accordance with local regulations.
- Dispose of all waste properly and in accordance with local regulations.

Update pollution prevention measures as construction phases change or are completed.

Useful Phone Numbers

- Santa Clara Valley Water District: (408) 264-2300
- Department of Fish & Wildlife: (408) 252-7100
- City of San Jose Environmental Services Department: (408) 272-4600
- City of San Jose Recycle and Disposal Division: (408) 277-6414
- Santa Clara County Stormwater Management Agency: (408) 913-5890
- Santa Clara County Department of Environmental Health: (408) 299-3700
- City of San Jose: (408) 272-4600

For more information on environmental regulations, call the State Water Resources Control Board at 1-800-955-3555.
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2016 Low-Rise Residential Mandatory Measures Summary
Attachment D

Applicant’s Variance Statement of Circumstances
Santa Clara County Planning Office
Statement of Circumstances/Justification
For Variance Application

SATISH KARUNAKARAN & UMASHANKARI KRISHNAMOORTHY

Name

22150 CLOVERLY CT, LOS ALTOS, CA 94024

Address

326-12-044

Assessor Parcel Number

On separate sheets of paper, please provide the information requested.

1. Describe the project for which you are requesting consideration of a variance and the specific nature and scope of the variance requested (e.g.: reduce front setback on north side of property from 25 to 21 feet).

2. Describe the unique physical characteristics of the property that you consider to be a basis for the proposed variance. Such characteristics may include size, shape, topography, location, or similar characteristics that have an actual bearing on the reasonable use and development of the property.

3. Explain why the property characteristics or circumstances, together with the applicable regulation(s) of the zoning ordinance, represent a substantial and detrimental hardship that precludes reasonable use and development of the property.

4. Explain whether and to what extent other properties in the vicinity of your property and under identical zoning designation possess similar characteristics or circumstances.

5. Explain how you believe it is possible to make the minimum findings required for granting a variance in this case. Refer to the Section 5.70.020 for the findings on reverse.

*******

Please note that a variance application is subject to certain principles of law and zoning administration practice, including, but not necessarily limited to the following:

a. design/development preferences are not a basis for approval;
b. the presence of commonly encountered development constraints that do not rise to the level of significant and unique hardship or that do not preclude reasonable use and development of the property are not necessarily a basis of approval;
c. the mere existence of a peculiar situation or unusual circumstances if an ordinance or standard is enforced does not obligate a city or county to grant a variance;
d. a grant of variance, where warranted, should be limited in nature and provide relief from a zoning standard to the extent necessary to address the specific circumstances.

(over)

(rev. January, 2009)
Santa Clara County Zoning Ordinance, Chapter 5.70, Variance

§5.70.020 Findings

A variance may not be granted unless both of the following findings can be made:

A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification; and

B. The grant of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zoning district in which the subject property is located.

***************

PROPERTY LINE VERIFICATION INFORMATION and DISCLAIMER

Property lines must be verified with survey monumentation whenever a project is proposed that necessitates verification due to proximity of a property line or right-of-way from which setbacks are taken. Setback variances always require verification of property lines. Because a precise determination of setback distance is required for proper legal noticing, an incorrectly calculated setback dimension, or incorrect depiction of property lines on site plans, will nullify an approved variance. It is the policy of the Planning Office to require verified property lines to be shown on the submitted site plans for setback variance applications.

If you do not wish to provide the required survey monumentation prior to filing your application, you are required to sign this form acknowledging your understanding that an incorrectly represented property line or setback will likely invalidate an approval. If your variance approval becomes invalidated by such a misrepresentation, you will be limited to certain options, including: (a) abandon the project; (b) modify the project to conform with the approved variance; or (c) apply for a new variance and pay the required application fee.

By signing this form, you acknowledge you have been informed of these requirements and further agree that prior to building permit issuance, you will provide the necessary monumentation and/or documentation to enable the building inspector to ascertain the exact property line location(s) and the setback distance(s) in question in order to verify setback compliance in the field.

Signature of Property Owner

Date

10-01-2020

(rev. January, 2009)
Sathish Karunakaran,  
Umashankari Krishnamoorthy  
22150 Cloverly Ct,  
Los Altos,  
CA- 95014

October-1-2020

Dear Sirs and Madams,

This letter is in reference to our request for approval for variance on the property  
(22150 Cloverly Ct, Los Altos, CA 95014 - APN Number 326-12-044) concerning the  
side yard encroachment of 1.44 inches that was brought up at the time of exterior  
nailing inspection. We humbly request the County to allow us to keep the  
encroachment with approval of a Zoning Setback Variance.

The need for the variance was not self-created and as a home-owner(s) we followed  
every single step as guided by the county. The unique situation was the result of the  
physical characteristics (tapering site) of the property and special circumstances  
(timing of this finding). I would like to present the details of both below for your  
consideration.

Firstly, the survey letter(DEV18-70077-RS-MAP attached to application) documents  
the special (tapering) physical characteristics of the property where the “old” existing  
wall was not meeting the setback (9.95') and since we extended the “existing” wall  
and most importantly because of the tapering nature of the site/property line the  
new setback is 9.83' that resulted in 1.44 inches of side yard encroachment.

With respect to the special circumstances, I would like to present below the timeline  
of the events to explain why the timing of finding is resulting in the special  
circumstance for our request

- Since the addition was made to the existing home continuing out the existing  
  walls of the shell of the existing building, Plans were drawn without a site  
survey and based on the assumption that fences are on the real property lines.
- Foundation inspection was signed off on 03/18/2020 and we continued with  
  the rest of the construction work after the building inspector/County approval  
to pour the foundation.
- During the scheduled nailing inspection the building inspector requested for  
  a set-back letter on 07/16/2020.
- We promptly initiated a discussion with the county officials for their guidance  
  and as per county instructions provided the survey setback letter and  
  submitted as-is build site-plans to reflect the survey findings
Currently, we have covered the walls, pending stucco inspection and the rest of the rough(electrical, mechanical & plumbing) inspections.

We do not believe approval of variance would confer a special privilege due to the special circumstance that we were extending the existing wall which does not meet the setback and because of the shape (tapering) of the property that resulted in the additional encroachment by 1.44 inches and also the timing of this finding outlined above.

The denial of the variance being sought would result in undue hardship, significant out-of-pocket costs for redoing the walls, more importantly reconstruction of this portion of the house involves two stories; which further exacerbates the hardship and further delays to move into the house will result in even more financial burden that what we are going through for the last 8+ months.

Thank you for your consideration of our request for variance. Our family will greatly appreciate it if the county can approve this request considering the special circumstances and the physical characteristics of the building.

Sincerely,

Sathish Karunakaran

Umassankari Krishnamoorthy
Attachment F

Inspection Records and Site Photographs of DEV18-70077
Date: 3-16-20
Job Address: 22150 CLOVERLY CT
Owner/Contractor: 408 299-5723

Inspector:

Previous Correction Not on Site
Nobody at Job Site / No Access
permit Not Posted / On Site

Address Not Properly Posted
Approved Plans Not on Job Site
Clearance from Other Agencies Required:
GEO DEH PLN LDE FMO Roads

Inspection(s) Performed

X Foundation
Under floor/Slab
Rough
Final
Electrical
Mechanical
Plumbing
Frame
Shear Nailing
Roof Frame & Nailing
Roof Tear Off
Building Complete

Correction List:

☐ Submit Revised Plans to Building Inspection Office for Approval for the Following Change(s):

1) Obtain Survey Letter For Setbacks
2) Install All Anchor Bolts For Moment Frames

☐ Complete Inspection Not Made

For Re-Inspection Call 408 299-3161
Field Inspector’s Office Hours 8:00 am to 8:30 am and 4:00 pm to 4:30 pm
Application With Permit at Time of Re-Inspection **
Date: 3-18-20  
Job Address: 22150 Cloverly Ct
Inspector: JMB

Permit No. 18-70077  
Owner/Contractor: 408 299-6728

[Checkboxes and other details]

Correction List:
☐ Submit Revised Plans to Building Inspection Office for Approval for the Following Change(s):

**Items from previous corrections are completed but there is a PG&E Gas line running in the foundation do not pour in this area**
Revision of plans will be required due to existing walls that have been removed.
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<td>Roof Frame &amp; Nailing</td>
<td></td>
</tr>
<tr>
<td>Roof Tear Off</td>
<td></td>
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<tr>
<td>Building Complete</td>
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</tbody>
</table>

Correction List:
Submit Revised Plans to Building Inspection Office for Approval for the Following Change(s):

 PROVIDE SURVEY LETTER REQUESTED ON 3-16-20
ITEM #5 ON CORRECTION 7-9-20 NOT COMPLETED
Attachment G

Initial Survey around July 28, 2020
Attachment H

JADU Plan Check Corrections/Comments (Planning only)
The applicant and the County have two options for processing the JADU revision.

**Option 1: Deny JADU**

- Project is a rebuild as stated on the Cover Sheet of the original building permit plans (DEV18-70077) and the JADU site plans (DEV18-70077-REV4). In addition, the April 1, 2020 inspection report identified most of the walls have been removed. As such, as a new residence, a one-car garage is required, and the proposed JADU eliminates the required garage.
- Violation/conflict with County Code on property, which requires a Compliance Agreement (Section C1-71), and permit cannot be issued.

**Option 2: Correction Required**

- Finalize request for Variance to reduce setbacks for the entire residence (rebuild). Approval for Variance is not guaranteed. The completion of the Variance is required prior to the approval of the JADU plan check.
- Violation/conflict with County Code on property, which requires a Compliance Agreement (Section C1-71), and permit cannot be issued.
- Project is a rebuild as stated on the Cover Sheet of the original building permit plans (DEV18-70077) and the JADU site plans (DEV18-70077-REV4). In addition, the April 1, 2020 inspection report identified most of the walls have been removed. Please provide two parking spaces with one being a covered space for the new single-family residence, as required per Zoning Ordinance Table 4.30-1, County Ordinance Code C1-22 (a).
- The submitted site plan (Sheet AS-1) identifies the entire existing 388-square foot garage is proposed to be converted into a JADU with the 114-square foot addition to the front of the garage undefined. However, the 1st First Floor Plan (A-2A) identifies the entire addition and portion of the existing garage would be included in the floor area of the JADU, totaling 487-square foot (exterior wall to wall, based on Zoning Ordinance floor area definition). Please clarify the discrepancy.
- The submitted diagrams (Sheet A-3, A-4) identifies the entire existing 388-square foot garage is proposed to be converted into a JADU with the 114-square foot addition to the front of the garage undefined. However, the 1st First Floor Plan (A-2A) identifies the entire addition and portion of the existing garage would be included in the floor area of the JADU, totaling 487-square foot (exterior wall to wall, based on Zoning Ordinance floor area definition). Please clarify the discrepancy.
- The Floor Area Table on the Cover Sheet identified a 443.97 square-foot JADU, which conflict with the two comments above and staff’s measurement of 487-square foot floor area.
- The configuration of the JADU and the residence is inconsistent/misleading/unclear throughout the plans (see Sheet AS-1, A-2A, A-3, A-4). Planning staff does not review consistency on electrical/plumbing/mechanical plans.
- The survey on Sheet BT-1 does not have the measurement required by the County to certify the location of construction on the property in relation to the property lines. Additionally, the survey in the plan check (Sheet BT-1) is inconsistent with the survey submitted in the application for a Variance. Please clarify the discrepancies.
- Clarify the conversion of the garage into a living unit (JADU) while maintaining a garage door. The door should be eliminated.