

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA	SECTION	DIMENSIONS	AREA	SECTION	DIMENSIONS	AREA
A	8.5' X 16'	136 SQ FT	L	13' X 7'	91 SQ FT	S	5' X 17'	85 SQ FT
B	23.5' X 20.5'	481.75 SQ FT	M	5.5' X 10.5'	57.75 SQ FT	T	14' X 8'	112 SQ FT
C	8.5' X 13'	110.5 SQ FT	N	3.5' X 3'	10.5 SQ FT	U	4' X 7'	28 SQ FT
D	16.5' X 25'	412.5 SQ FT	O	24' X 14'	336 SQ FT	V	4.5' X 11'	49.5 SQ FT
E	16' X 25'	400 SQ FT	P	6' X 5.5'	33 SQ FT	COVERED PORCH SUBTOTAL: 274.5 SQ FT		
F	14' X 18.5'	259 SQ FT	Q	7' X 7'	49 SQ FT	TOTAL LOT COVERAGE: 2,726.5 SQ FT		
G	18.5' X 11.5'	212.75 SQ FT	R	11.5' X 18'	184 SQ FT	W 6' X 14' 84' SQ FT-OPEN UPPER PORCH		
H	14' X 12'	168 SQ FT	SECOND FLOOR SUBTOTAL: 761.25 SQ FT			X 1' X 20.5' N/A-BAY WINDOW		
I	14' X 14'	196 SQ FT	HOUSE SQ FT TOTAL: 3,213.25 SQ FT					
J	4.5' X 9'	40.5 SQ FT						
K	7' X 5'	35 SQ FT						
FIRST FLOOR SUBTOTAL: 2,452 SQ FT								

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,328 square feet (20%)	2,726.5 square feet (23%)	4,402 square feet (30%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,456 sq ft 2nd Flr: N/A sq ft Total: 2,456 sq ft (21%)	1st Flr: 2,452 sq ft 2nd Flr: 761 sq ft Total: 3,213 sq ft (27%)	3,922 square feet (30%) 3,850+10%(11,720-11,000)=3,850+72=3,922
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	31.5 feet	31.5 feet	25 feet
Right side (1 st /2 nd)	10 feet/N/A feet	10 feet/33 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10.5 feet/N/A feet	10.5 feet/21 feet	10 feet/17.5 feet
HEIGHT:	14'-4.5 feet	23'-7 feet	30' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1,974.25 square feet	757 square feet	2,731.25 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	481.75 square feet	0 square feet	481.75 square feet
GARAGE			

LOT CALCULATIONS

NET LOT AREA:	11,720 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	542.6 square feet (25%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4,738.25 sq ft Existing softscape (undisturbed) area: 6,981.75 sq ft New softscape area: 0 sq ft <i>Sum of all three should equal the site's net lot area</i>

INDEX

A1.1	General Notes + Information	Owner: Daphne and Max Ross 910 Oxford Dr. Los Altos, California 94024 ph: fax: Designer: Studio 3 Design Contact: Bess Wiersema 1585 The Alameda #200 San Jose, California 95125 ph: (408) 292-3252 fax: (253) 399-1125 Structural Engineer: Sung Engineers Peter Sung 29300 Kohoutek Way #190 Union City, California 94587 ph: (510) 475-7900 fax: (510) 475-7913
A1.3	Architectural Site + Landscape Plan Grading + Drainage + Erosion Plan	
A2.1	Existing + Demo Plan	
A2.2	Existing Roof Plan	
A2.3	Proposed Lower Floor Plan	
A2.4	Proposed Upper Floor Plan	
A2.5	Proposed Roof Plan	
A3.1	Existing + Proposed Front Exterior Elevations	
A3.2	Existing + Proposed Right Exterior Elevations	
A3.3	Existing + Proposed Rear Exterior Elevations	
A3.4	Existing + Proposed Left Exterior Elevations	
A4.1	Sections	

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

ph 408.292.3252
fx 253.399.1125

CODES USED

The following codes are currently in effect:

- 2013 California Building Code
- 2013 California Residential Code
- 2013 California Plumbing Code
- 2013 California Mechanical Code
- 2013 California Electrical Code
- 2013 California Existing Building Code
- 2012 International Existing Building Code
- 2010 California Energy Code

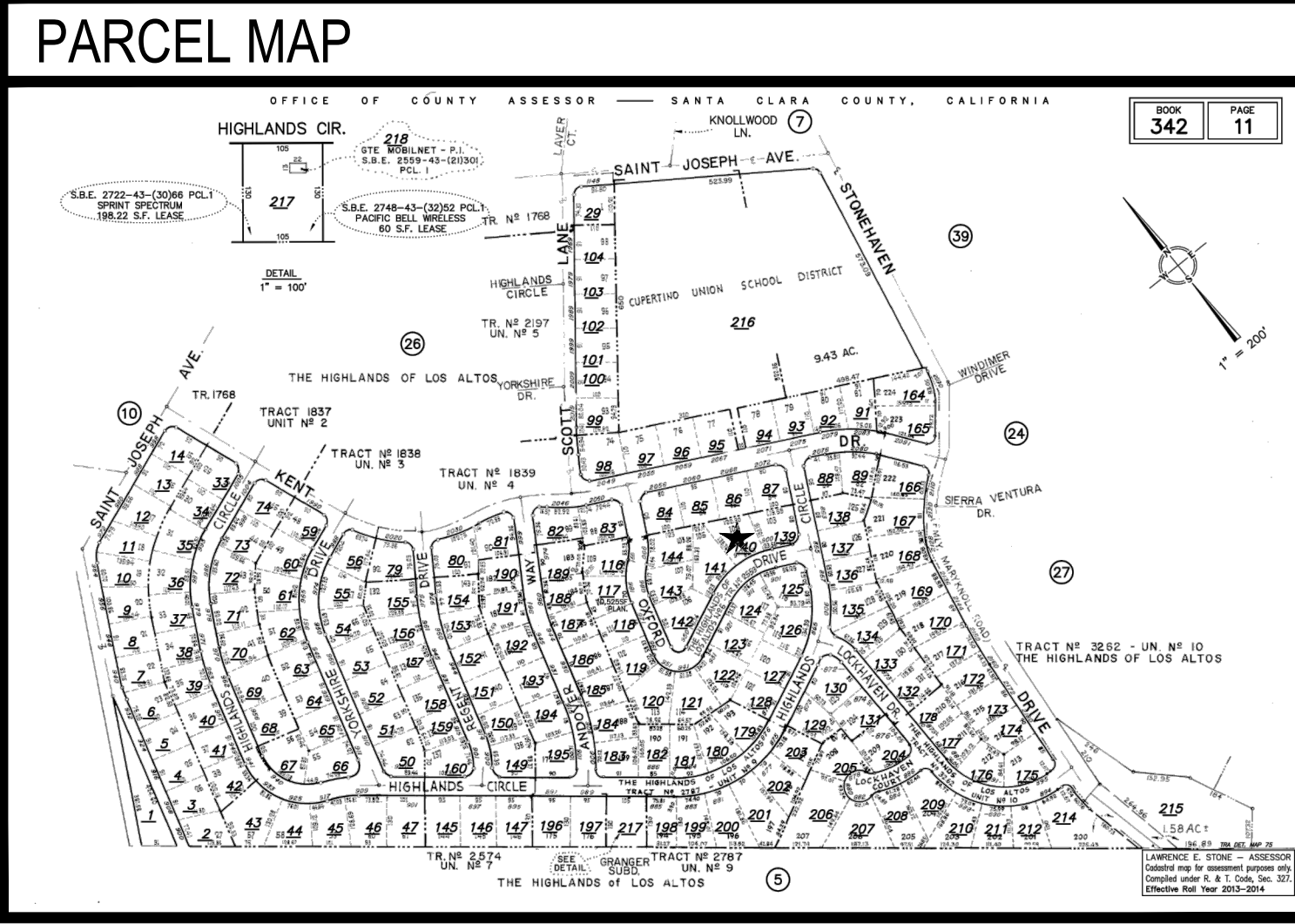
PROJECT DESCRIPTION

This project includes an interior remodel of an existing house and a second floor addition (761 sq ft). Also included is a rework of the front porch, moving the location of the front door and slightly increasing the width of the entry, resulting in a 4 SF reduction on the ground level. The project is situated to pull the 2nd floor mass as much as possible back from the street and from the front facade, and a new roof element is added over the front porch to draw focus and to break up the facade. New siding, removing and replacing existing windows, and upgrades to patio work is also included in the scope. There are new porches off both levels of the home, looking over the wooded, downhill part of the lot. Special considerations have been made to update the ranch style while still being true to the original home. Privacy between neighbors has also been carefully considered, with main views out the front and back of the home from the second level, and with only small windows for light access out the two sides.

ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

GENERAL NOTES

- The contractor shall furnish all materials, labor and equipment required for the full performance of the work herein, unless specifically noted otherwise. All work shall be performed in a good and workman-like manner and conform to all pertinent regulations and instructions.
- Before starting any portion of work, the Contractor shall verify any and all existing conditions as shown on the drawings against the actual existing conditions at the site. Any discrepancies shall be brought to the attention of the Designer. If the Contractor proceeds with the work without verifying existing conditions and discovers after the work has started any discrepancies, he shall proceed to perform whatever work is required to correct the discrepancies and bring about the proper execution of the project to the satisfaction of the Designer, at no extra cost to the owner.
- The Contractor shall be responsible for cutting, fitting and patching as required to make the several parts fit together properly.
- All work shall be in accordance with all applicable Local or State codes and regulations.
- All material, equipment and products shall be installed in accordance with the respective manufacturer's latest printed instructions.
- All dimensions are rough unless otherwise noted. All cabinetry, tile and the like need to be field verified prior to installation.
- Do not scale the drawings. All dimensional discrepancies shall be brought to the attention of the Designer as soon as they are discovered.
- No extra compensation shall be allowed for extra work resulting from lack of coordination between trades or failure of the Contractor to verify locations and measurements on the job.
- The Contractor is responsible for obtaining separate permits for electrical, mechanical, plumbing, grading, or other permits as may be required by the local authorities. Issuance of a building permit based on these Drawings does not constitute granting of these separate permits.
- The Contractor shall be responsible for coordinating with the Structural Engineer for any site visits or special testing as needed to complete all structural work as directed by the Structural Engineer.
- The Contractor shall be responsible for forwarding all shop drawings to the designer for review and approval. No fabrication shall commence until both designer and owner have reviewed and approved by signature all shop drawings.



PROJECT DATA

A.P.N. 342-11-140
LOT AREA (FROM PARCEL MAP) 11,720 SF (GROSS + NET)
ZONING = R1-10
YEAR BUILT = 1963
SLOPE = (AT BUILDING EDGE) 1%
SLOPE = (FOR SITE) FLAT LOT AT HOUSE, WITH STEEP SLOPE DOWN AT NORTH EDGE OF LOT
FLOOD ZONE = NONE
HISTORIC ZONE = NONE
OCCUPANCY = R3 SINGLE FAMILY DWELLING
CONSTRUCTION TYPE = V-B

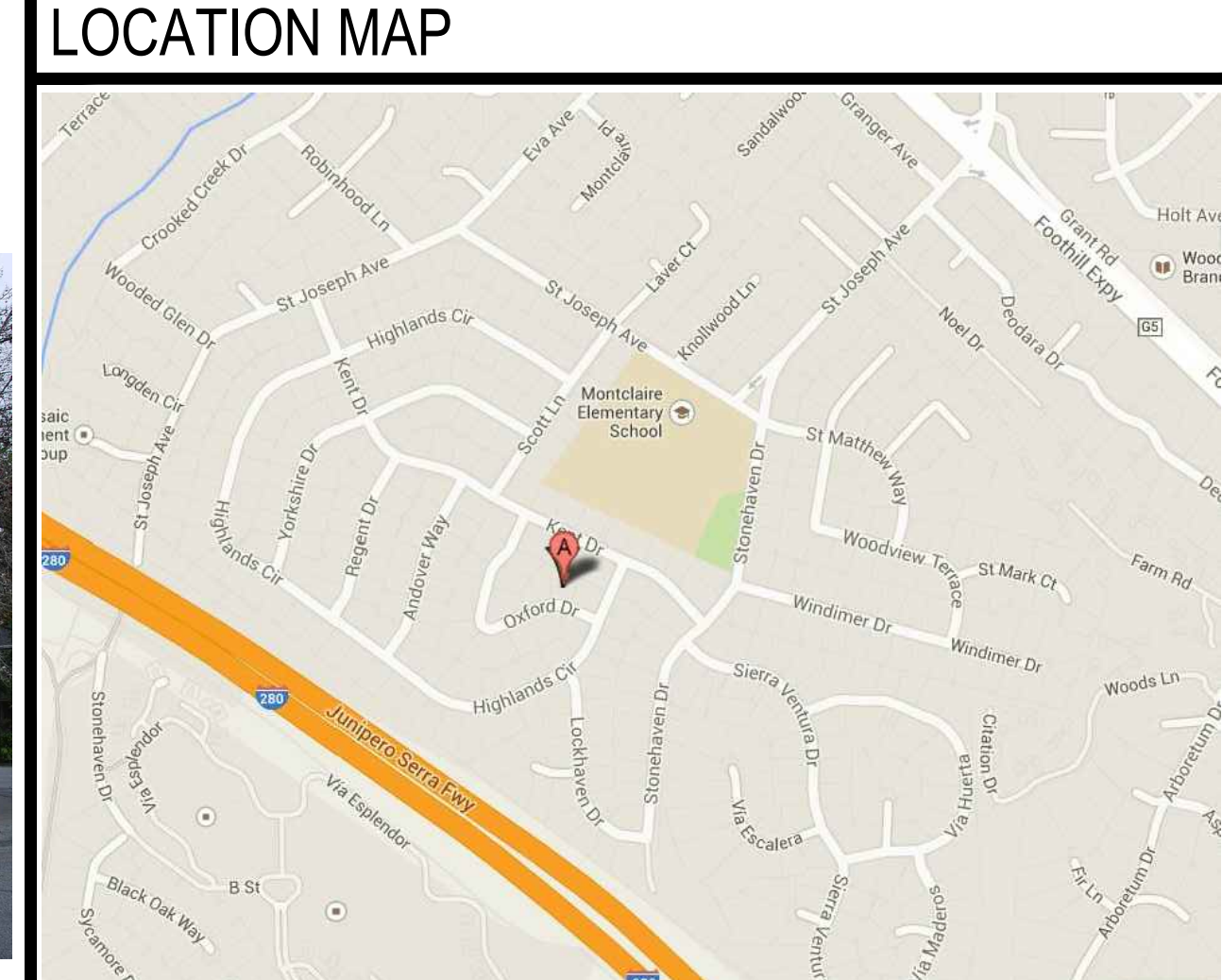
REQUIRED PARKING: 2 COVERED GARAGE SPACES

DEMOLITION TABLE:

EXTERIOR WALLS:	TOTAL (E)	(E) REMOVED	NEW
	274'-1"	19'-5"	19'-5"

A.P.N. 342-11-140

STREET SCAPE



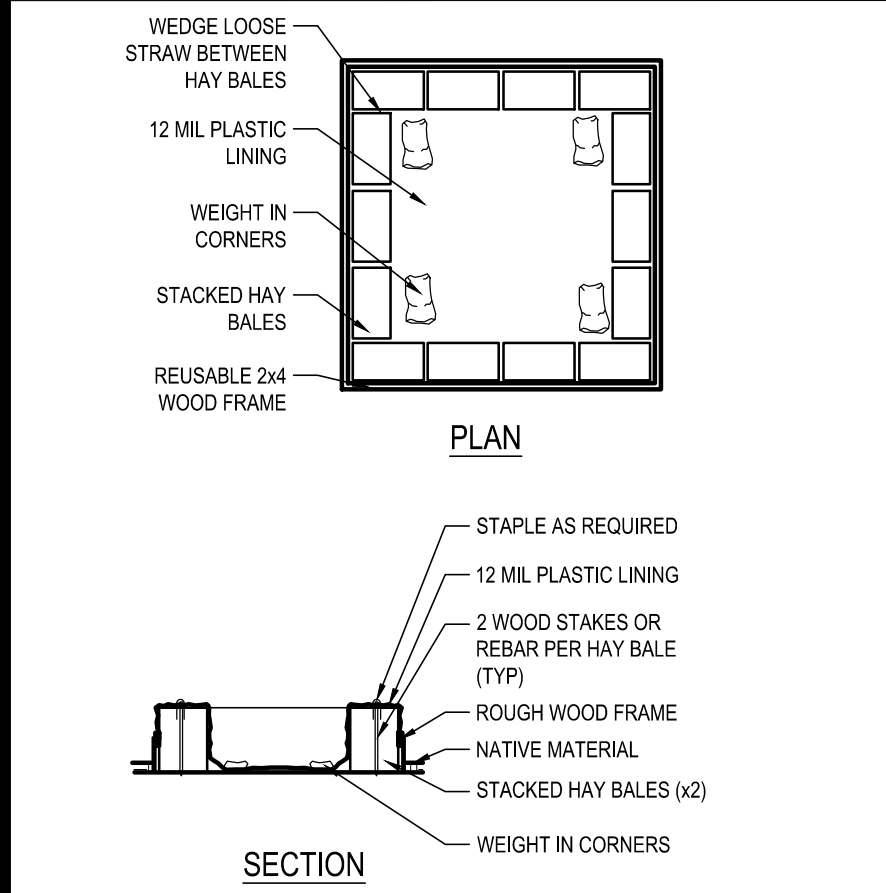
GRADING + DRAINAGE NOTES

- Contact Public Works department for inspection a minimum of 24 hours in advance of commencement of grading.
- All grading during the rainy season (October 15 through April 15) requires an erosion and sediment control plan approved by the city. Stormwater pollution prevention measures shall be implemented throughout the year, to the satisfaction of the construction supervisor.
- All changes to the approved grading and drainage plan require a plan modification approval by the city in advance of construction of the change.
- Any deviation from the approved plan and/or failure to obtain grading drainage inspection may affect the public works sign off for final and/or occupancy.
- A separate encroachment permit is required for any work within the public right of way. Permits from utility companies must be obtained prior to application of the encroachment permit.
- Contact public works a minimum of 24 hours in advance of commencement of public improvement work to schedule a pre construction meeting and for each subsequent day of work in the public right of way.
- All existing frontage improvements (curb, gutter, sidewalk, valley gutter, parking strip) that are damaged during the course of construction must be repaired to "as new" conditions. City will not bear the costs of reconstruction.
- All work within the public right of way shall be in accordance with the latest version of the city of Los Altos standard details. All details applicable to the particular construction activity shall be utilized.
- All improvements in the public right of way are to be completed and approved by the construction supervisor prior to final inspection by the building inspector.
- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See plan for downspout locations.
- On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.
- Contractor to contact U.S.A. (Underground Service Alert) at 800-227-2600 a minimum of 2 working days before beginning underground work for verification of the location and depth of underground utilities.

EROSION CONTROL NOTES

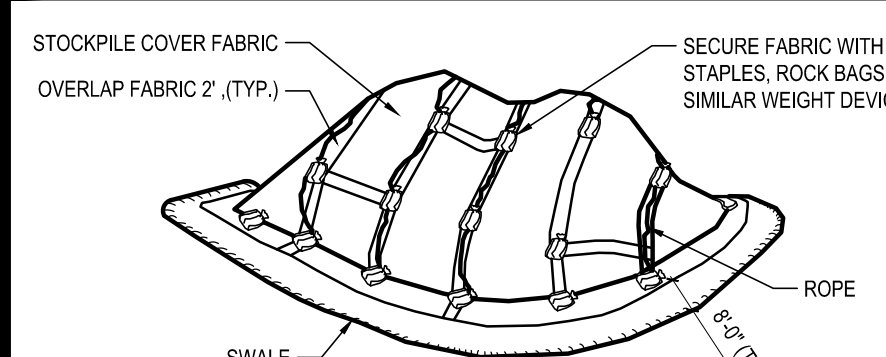
- The facilities shown on this sheet are designed to control erosion through the rainy season (October 15 to April 15). Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the plan, prior to September 15, the completion of the site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
- Contractor shall maintain stabilized entrances at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions, variations and additions may be made to this plan in the field. Notify the city representative of any changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during and after storm events.
- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should and blow, spill or track over and upon said or adjacent private property, immediately remedy shall occur.
- Sanitary facilities shall be maintained onsite.
- During the rainy season all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractors shall provide dust control as required by appropriate federal, state and local agency requirements.
- With the approval of the city inspector erosion and sediment controls may be removed after areas above them have been stabilized.
- Erosion control maintenance:
 - Maintenance is to be performed as follows:
 - Repair damages caused by soil erosion or construction at the end of each working day
 - Swales shall be inspected periodically and maintained as needed
 - Sediment traps, berms and swales area to be inspected after each storm and repairs made as needed
 - Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot
 - Sediment removed from traps shall be deposited in a suitable area and in such a manner that it will not erode
 - Rills and gullies must be repaired
 - All existing drainage inlets on Marlarough Drive within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.

CONCRETE WASHOUT AREA

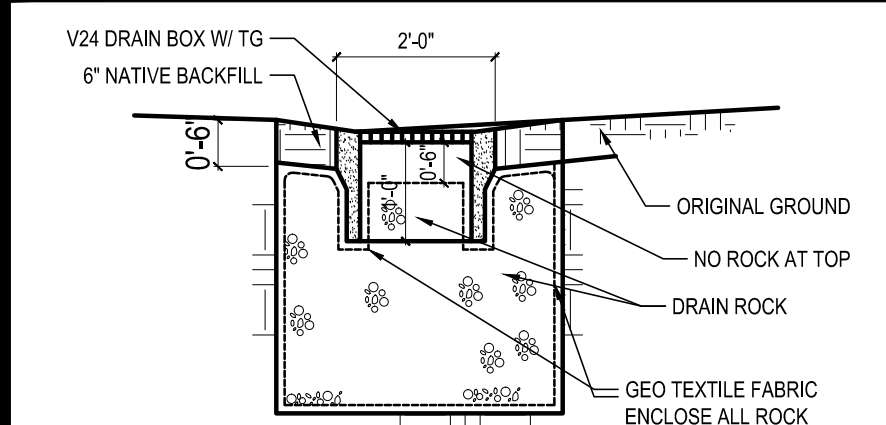


- Place fiber rolls around the inlet consistent with basin sediment barrier detail on this sheet. Fiber rolls are to be made from straw bound with plastic netting. They are approximately 8" diameter and 20'-30' long.
- Fiber roll installation requires the placement and secure staking of the fiber roll in a trench 3" deep, dug on contour. Runoff must not be allowed to run under or around fiber roll.
- The top of the structure (ponding height) must be well below the ground elevation down slope to prevent runoff from by-passing the inlet. Excavation of a basin adjacent to the drop inlet or a temporary dike on the down slope of the structure may be necessary.
- Fossil filters shall be incorporated in all catch basins and field inlets 24" and larger and shall be installed per manufacturer specifications. Fossil filters are available from Kistler Enterprises Inc., 422 Larkfield Center, Suite 271, Santa Rosa, Ca 95403, Phone (800) 679-8819.

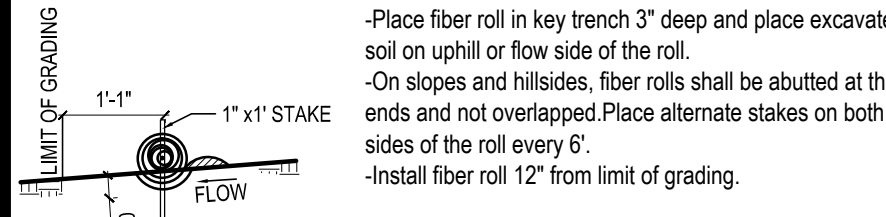
TEMP. COVER ON STOCK PILE



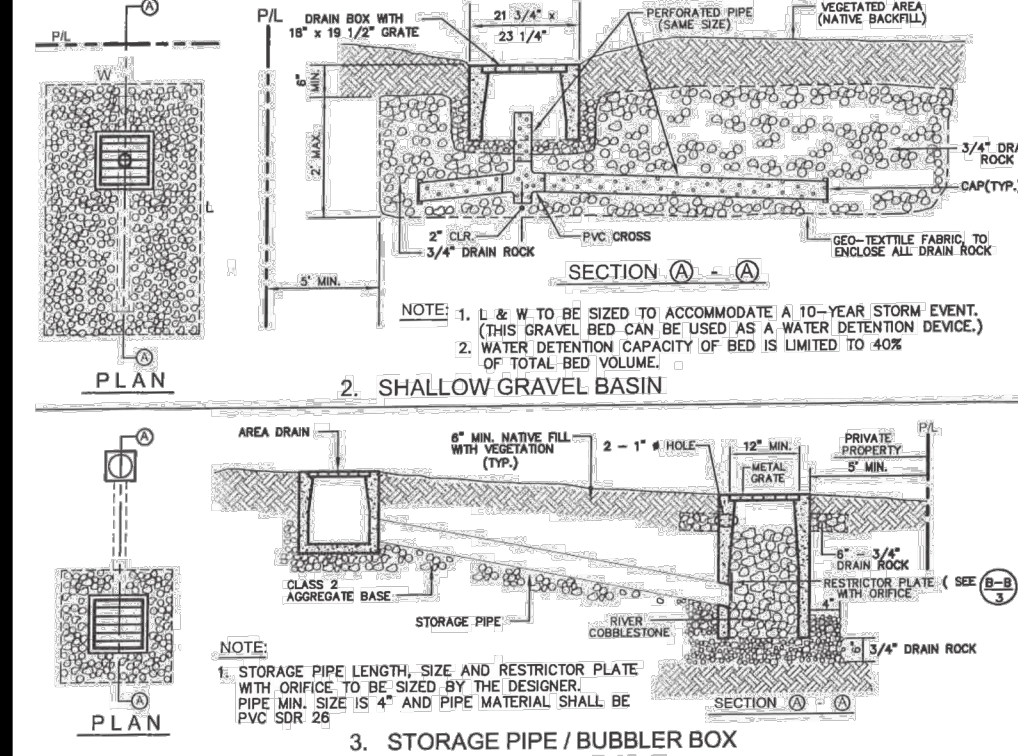
DETENTION BASIN



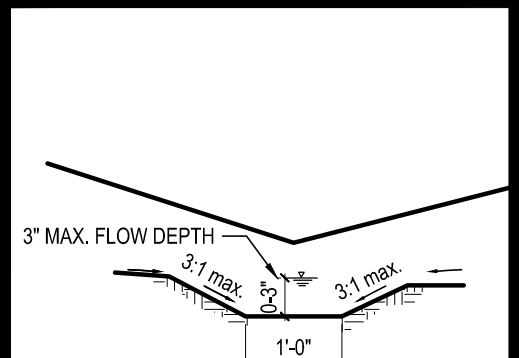
FIBER ROLL



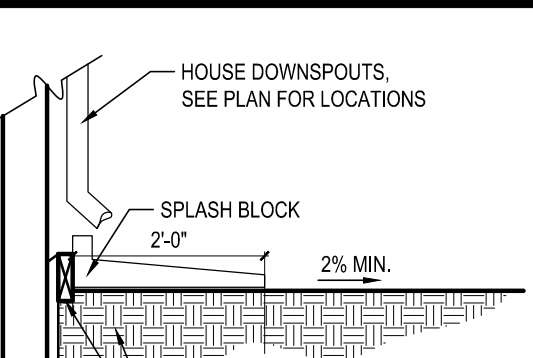
WATER FILTRATION SYSTEM



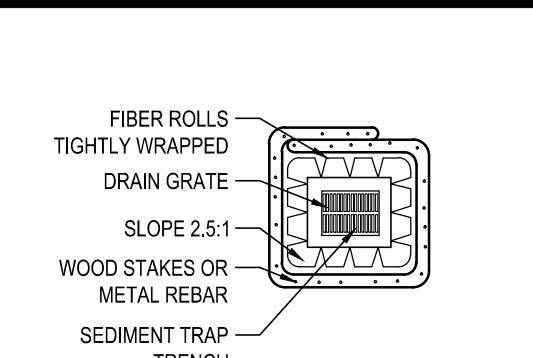
EARTH SWALE



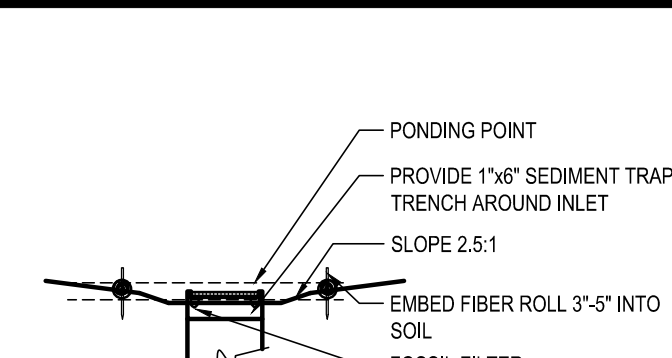
SPLASH BLOCK



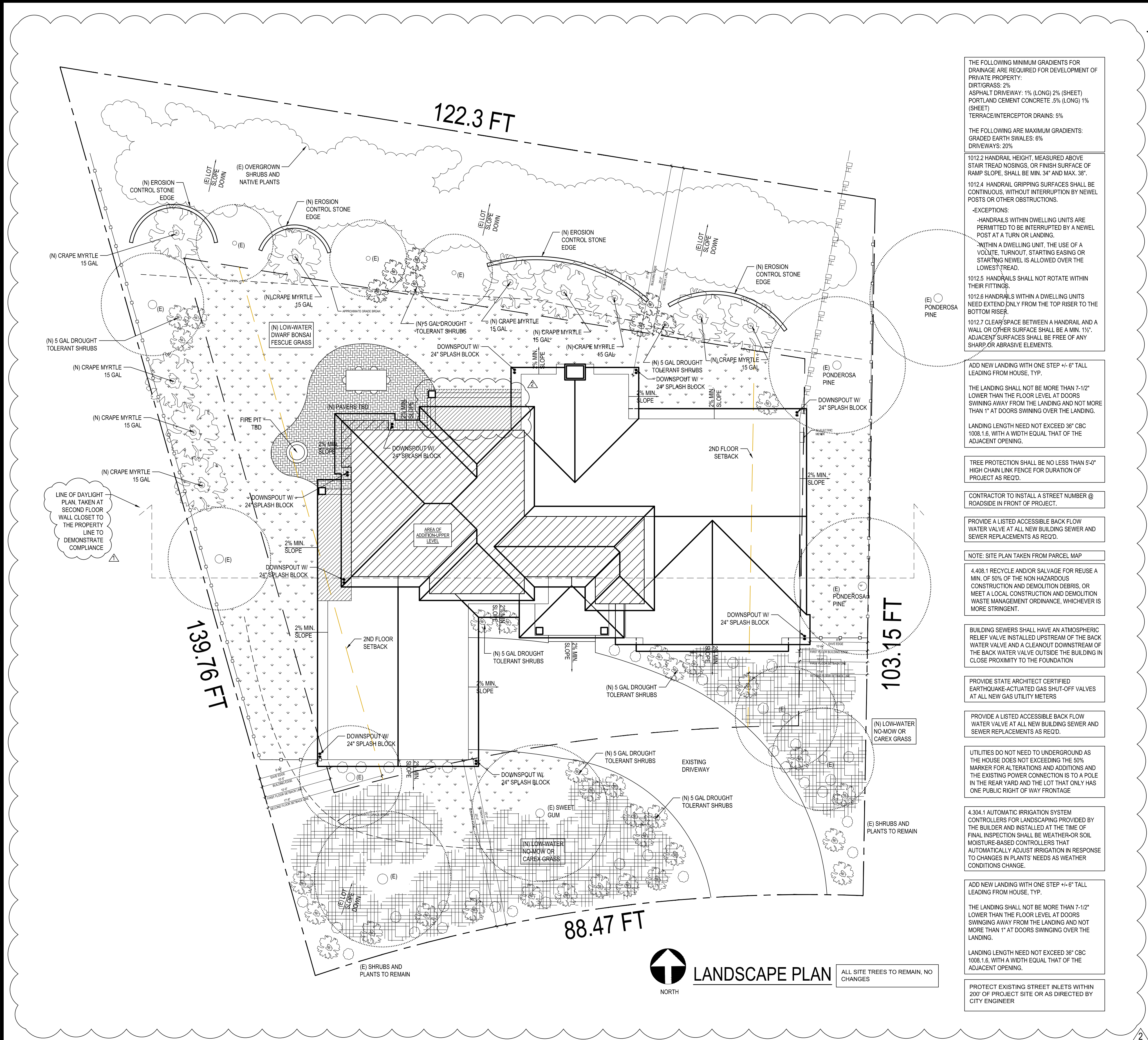
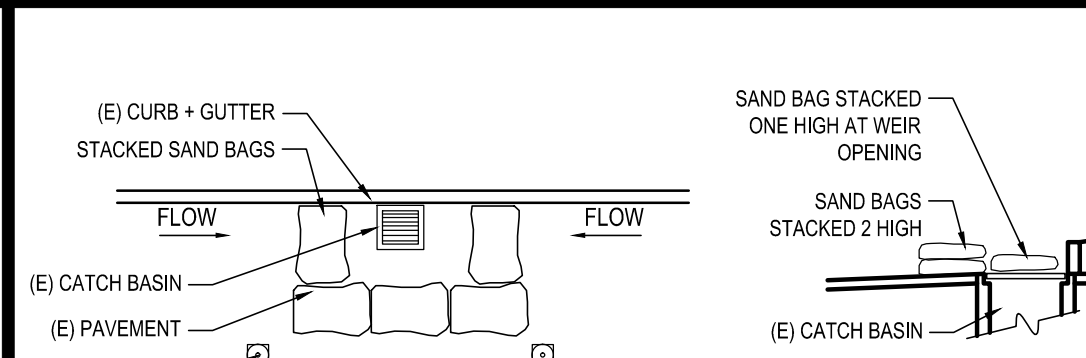
STORMINLET SEDIMENT TRAP- FIBER ROLLS



(E) INLET DRAINAGE PROTECTION



STABILIZED CONSTRUCTION ENTRANCE



- THE FOLLOWING MINIMUM GRADIENTS FOR DRAINAGE ARE REQUIRED FOR DEVELOPMENT OF PRIVATE PROPERTY:
 - DRIVEWAYS: 2%
 - ASPHALT DRIVEWAY: 1% (LONG) 2% (SHEET)
 - PORTLAND CEMENT CONCRETE: 5% (LONG) 1% (SHEET)
 - TERRACE/INTERCEPTOR DRAINS: 5%
- THE FOLLOWING ARE MAXIMUM GRADIENTS:
 - GRADED EARTH SWALES: 6%
 - DRIVEWAYS: 20%
- 1012.2 HANDRAIL HEIGHT MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".
- 1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
- EXCEPTIONS:
 - HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.
 - WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.
- 1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- 1012.6 HANDRAILS WITHIN A DWELLING UNITS NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.
- 1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- ADD NEW LANDING WITH ONE STEP +/- 6" TALL LEADING FROM HOUSE, TYP.
- THE LANDING SHALL NOT BE MORE THAN 7'-10" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.
- LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.
- TREE PROTECTION SHALL BE NO LESS THAN 5'-0" HIGH CHAIN LINK FENCE FOR DURATION OF PROJECT AS REQ'D.
- CONTRACTOR TO INSTALL A STREET NUMBER @ ROADSIDE IN FRONT OF PROJECT.
- PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQ'D.
- NOTE: SITE PLAN TAKEN FROM PARCEL MAP
- 4.408.1 RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- BUILDING SEWERS SHALL HAVE AN ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACK WATER VALVE AND A CLEANOUT DOWNSTREAM OF THE BACK WATER VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION.
- PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT-OFF VALVES AT ALL NEW GAS UTILITY METERS
- PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQ'D.
- UTILITIES DO NOT NEED TO UNDERGROUND AS THE HOUSE DOES NOT EXCEEDING THE 50% MARKER FOR ALTERATIONS AND ADDITIONS AND THE EXISTING POWER CONNECTIONS TO A POLE IN THE REAR YARD AND THE LOT THAT ONLY HAS ONE PUBLIC RIGHT OF WAY FRONTAGE
- 4.304.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
- ADD NEW LANDING WITH ONE STEP +/- 6" TALL LEADING FROM HOUSE, TYP.
- THE LANDING SHALL NOT BE MORE THAN 7'-10" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.
- LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.
- PROTECT EXISTING STREET INLETS WITHIN 200' OF PROJECT SITE OR AS DIRECTED BY CITY ENGINEER

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

ph 408.292.3252
fx 253.399.1125

ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

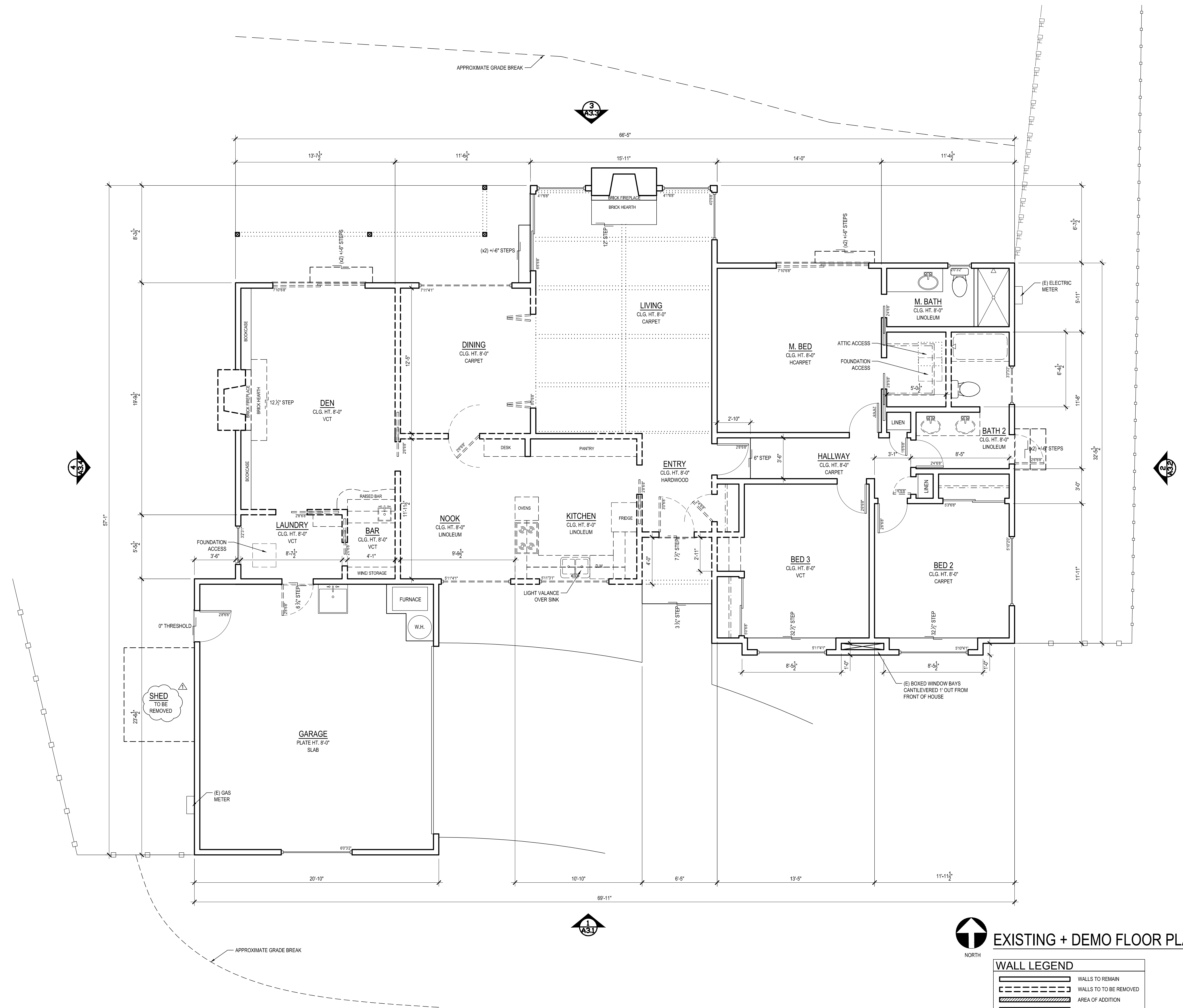
A.P.N. 342-11-140

25 JUNE 2014
6 AUGUST 2014
26 AUGUST 2014

SCALE 1/8" = 1'
(DETAILS NO SCALE)

ARCHITECTURAL SITE
PLAN/GRADING/
DRAINAGE/ EROSION
PLAN

A1.3



ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

A.P.N. 342-11-140

25 JUNE 2014
6 AUGUST 2014

SCALE 1/4" = 1'

EXISTING + DEMO
PLAN

A2.1

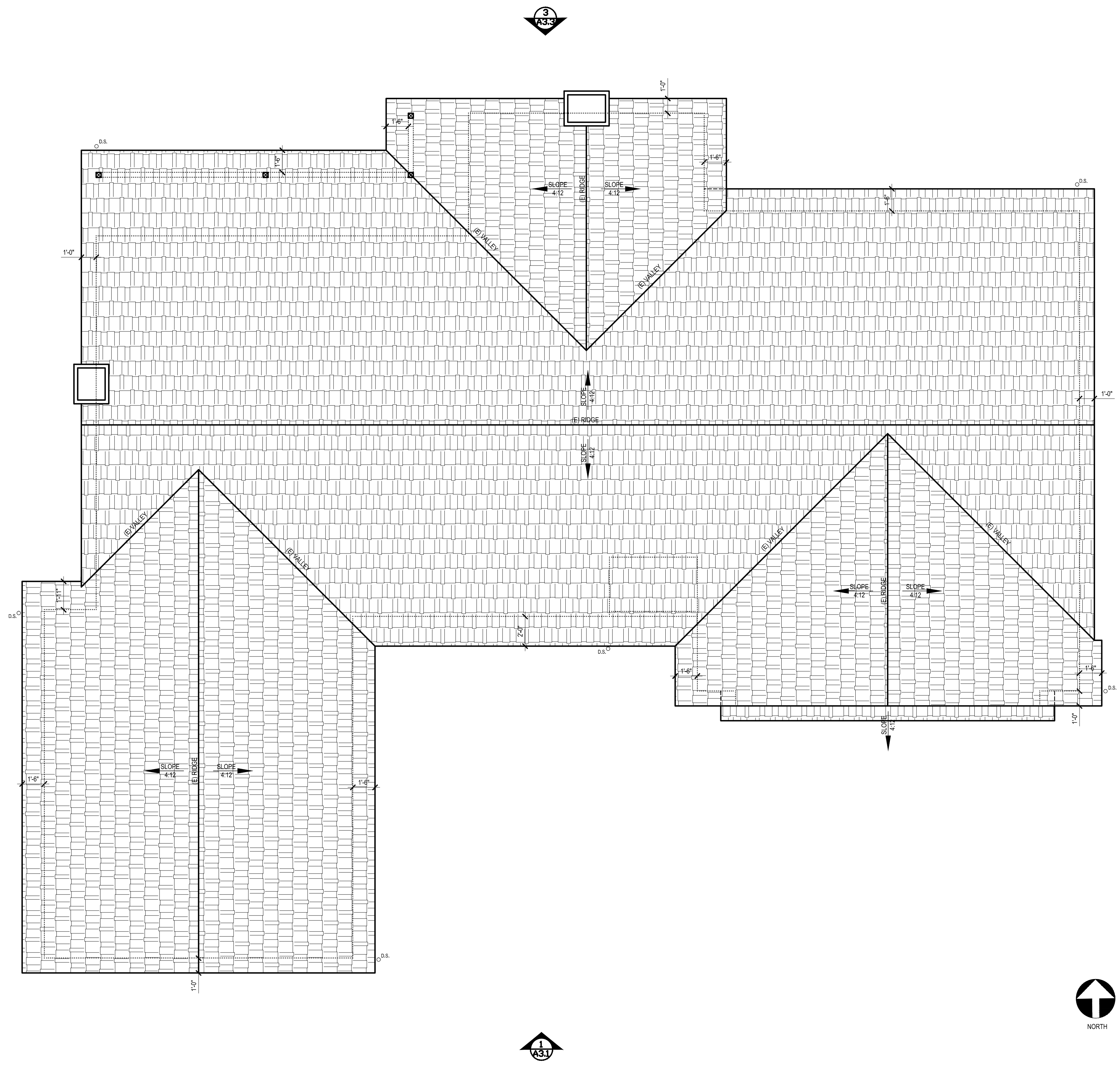
EXISTING + DEMO FLOOR PLAN

WALL LEGEND

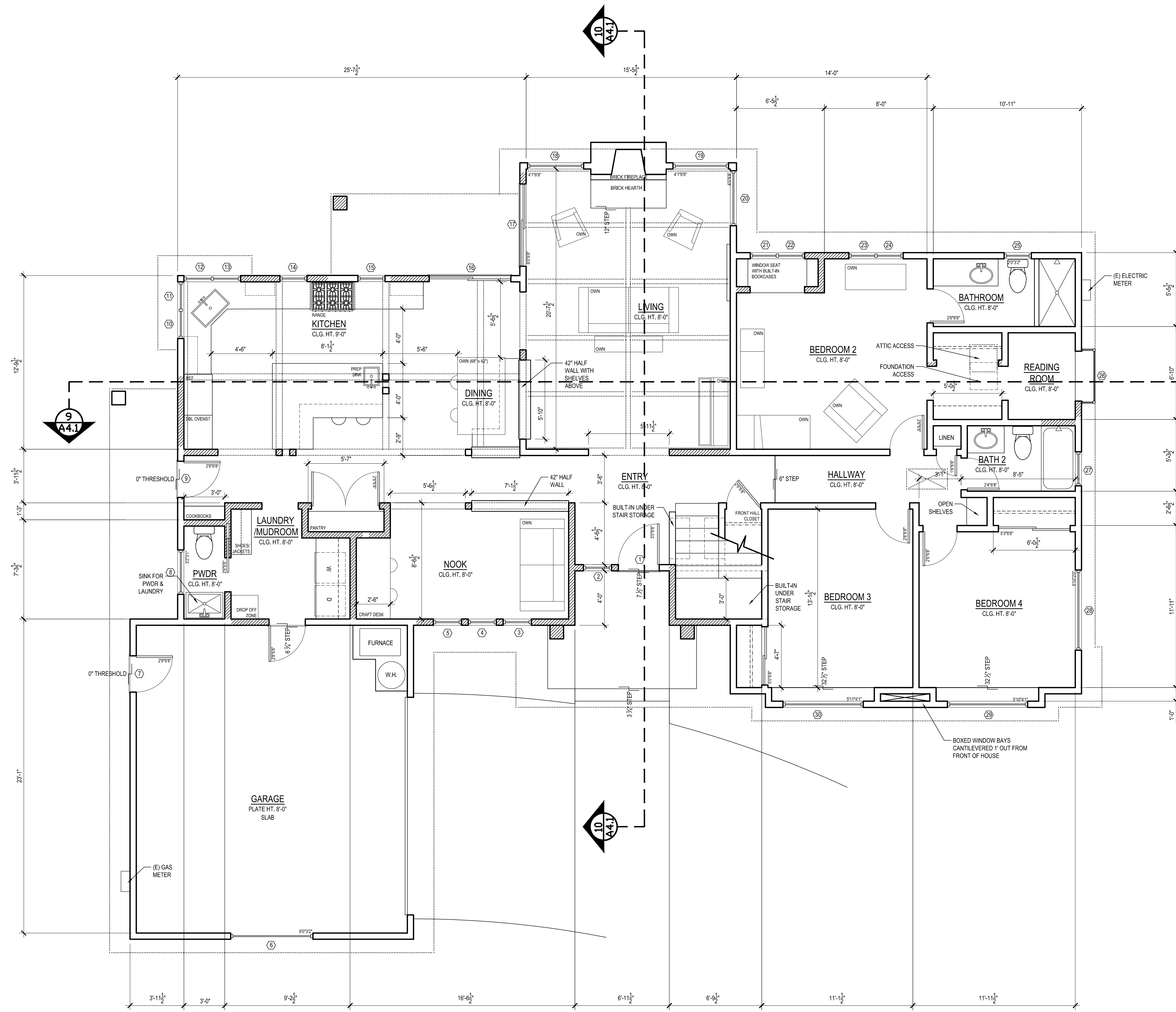
	WALLS TO REMAIN
	WALLS TO BE REMOVED
	AREA OF ADDITION
	AREA TO BE REMOVED



NORTH



 NORTH
EXISTING ROOF PLAN

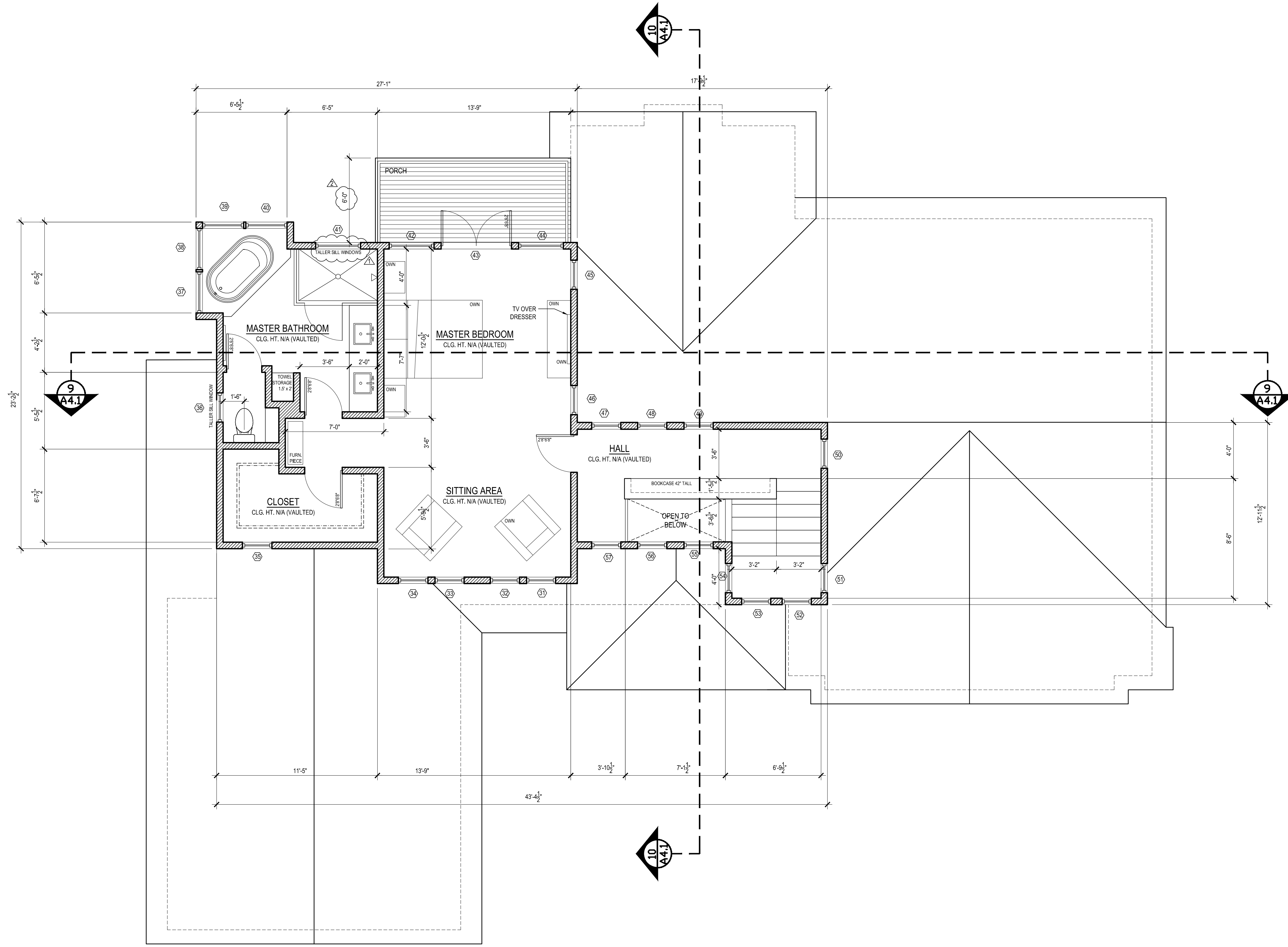


- R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
- FIREBLOCKING SHALL BE PROVIDED THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD, CBC 1009.6.3
- R311.7 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38"
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.
- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/2" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". EXTERIOR WOOD/PLASTIC COMPOSITE HANDRAILS, WOOD/PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH THE PROVISIONS OF SECTION R317.4.
- AT FURNACE LOCATION PROVIDE CONTINUOUS FLOORING 24 IN. IN WIDTH ON THREE SIDES OF THE EQUIPMENT AND 30 IN. ON THE CONTROL SIDE TO SERVICE REQD. CONTROLS AND VALVES (SEE CHART ON SHEET MPE-1).
- STUCCO TO BE 3 COATS W/ TWO LAYERS OF BUILDING PAPER GRADE 17 WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHING. PROVIDE CONTINUOUS WEEP SCREED AT FOUNDATION PLATE LINE ON ALL STUCCO WALLS A MIN. 2" ABOVE PAVED AREAS AND 8" ABOVE FINISHED GRADE
- FOUNDATION VENT CALCS.:
 - OPENINGS FOR UNDER-FLOOR VENTILATION, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.87 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM), CBC 1203.3.1
 - OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH (6.4 MM) NOR MORE THAN 1/2 INCH (13 MM) IN ANY DIMENSION, CBC 1003.3.1.1 (SFCB)
 - X₉₀ X 433 SF = 2.9 SF / 42 SF = 7 VENTS
- 4.304.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
- 4.408.1 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
- 402.1.1 SHOWER HEADS SHALL BE DESIGNED AND INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GALLONS (9.4 LITERS) PER MINUTE MEASURED AT 80 PSI.
- 402.1.2 FAUCETS AT KITCHENS, LAVATORIES, WETBARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE DESIGNED AND MANUFACTURED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.2 GALLONS (8.3 LITERS) PER MINUTE MEASURED AT 80 PSI.
- 402.2.2 SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS, DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS, AND ASME A112.19.14, STANDARD FOR SIX LITER WATER CLOSETS EQUIPPED WITH A DUAL FLUSHING DEVICE.
- 4.303.2 WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS PER VALVE SHALL NOT EXCEED THE MAXIMUM FLOW RATE OF 2.5 GPM
- 4.303.1 ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDINGS BY AT LEAST 20 PERCENT
- WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. 40 U-FACTOR AND S.H.G.C.
- CONTRACTOR TO ENSURE ALL APPROPRIATE WATER HEATER STRAPPING AND REQUIRED INSULATION ARE INSTALLED
- 1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38"
- 1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEVEL POSTS OR OTHER OBSTRUCTIONS.
 - EXCEPTIONS:
 - HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEVEL POST AT A TURN OR LANDING.
 - WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEVEL IS ALLOWED OVER THE LOWEST TREAD.
 - 1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - 1012.6 HANDRAILS WITHIN A DWELLING UNIT NEED EXTEND ONLY FROM THE TREAD TO THE BOTTOM RISER.
 - 1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1" AROUND OPENING AT TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL
- UTILITY STANDARDS:
 - ALL NEW AND REPLACEMENT WATER SUPPLY AND SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE 1) INFILTRATION OF FLOOD WATERS INTO THE SYSTEM, AND 2) DISCHARGE FROM THE SYSTEMS INTO THE FLOOD WATERS. ON-SITE WASTE DISPOSAL, SYSTEMS SHALL BE LOCATED TO AVOID IMPAIRMENT TO THEM, OR CONTAMINATION FROM THEM DURING FLOODING.
 - TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING
- PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQD.
- ADD NEW LANDING WITH ONE STEP 4"-6" TALL LEADING FROM HOUSE, TYP.
- THE LANDING SHALL NOT BE MORE THAN 7'-10" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.
- LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.
- ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 S.F.. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- ALL NEW TOILETS TO BE 1.6 GAL PER FLUSH TYP. OF ALL
- MINIMUM REQUIREMENTS PER TITLE 24 COMPLIANCE:
 - INSULATE ROOF IN ADDITION TO AT LEAST R-30.
 - INSULATE ALL EXTERIOR WALLS IN ADDITION TO AT LEAST R-13.
 - INSULATE ALL EXTERIOR RAISED FLOORS IN ADDITION TO AT LEAST R-10.
 - ALL NEW WINDOWS TO BE DOUBLE-GLAZED WITH NON-METAL FRAMES.
 - FURNACE TO HAVE A MINIMUM AFUE RATING OF 80%.
- WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 7'0" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
- ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 22" TEMPERED DOOR TO SWING OUT OF THE SHOWER STALL
- A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.



PROPOSED FLOOR PLAN

WALL LEGEND	
	WALLS TO REMAIN
	NEW WALLS

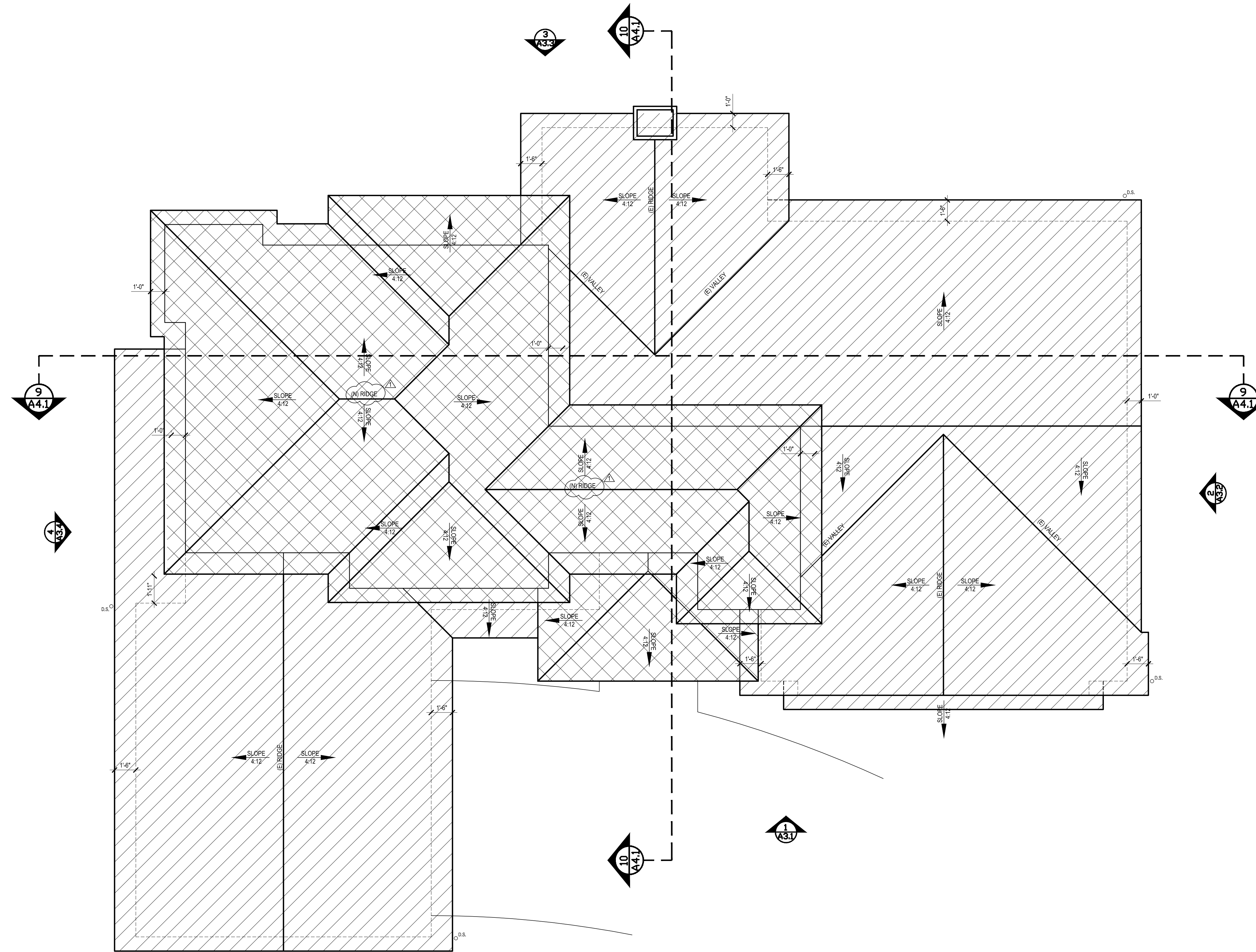


- R302.11 IN COMBUSTIBLE CONSTRUCTION.** FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
FIREBLOCKING SHALL BE PROVIDED THE FOLLOWING LOCATIONS:
-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
-VERTICALLY AT THE CEILING AND FLOOR LEVELS.
-HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
-AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
-IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
-AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. 40 U-FACTOR AND S.H.G.C.**
- CONTRACTOR TO ENSURE ALL APPROPRIATE WATER HEATER STRAPPING AND REQUIRED INSULATION ARE INSTALLED.**
- 1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".**
1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
-EXCEPTIONS:
-HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.
-WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.
1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
1012.6 HANDRAILS WITHIN A DWELLING UNIT NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.
1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1" AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL.**
- UTILITY STANDARDS:**
ALL NEW AND REPLACEMENT WATER SUPPLY AND SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE: 1) INFILTRATION OF FLOOD WATERS INTO THE SYSTEM, AND 2) DISCHARGE FROM THE SYSTEMS INTO THE FLOOD WATERS. ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED TO AVOID IMPAIRMENT TO THEM, OR CONTAMINATION FROM THEM DURING FLOODING.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING.**
- R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4" INCHES (35 MM) IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 1/2" INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.**
EXCEPTION: WHERE THE RESIDENCE AND THE PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R309.6 AND R313, OTHER DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. THIS EXCEPTION SHALL NOT APPLY TO ROOMS USED FOR SLEEPING PURPOSES.
- R302.5.2 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.45 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.**
- PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQD.**
- ADD NEW LANDING WITH ONE STEP +/- 6" TALL LEADING FROM HOUSE, TYP.**
- THE LANDING SHALL NOT BE MORE THAN 7-1/2" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.**
LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.
- ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SF. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.**
- ALL NEW TOILETS TO BE 1.6 GAL PER FLUSH TYP. OF ALL**
- MINIMUM REQUIREMENTS PER TITLE 24 COMPLIANCE:**
-INSULATE ROOF IN ADDITION TO AT LEAST R-30.
-INSULATE ALL EXTERIOR WALLS IN ADDITION TO AT LEAST R-13.
-INSULATE ALL EXTERIOR RAISED FLOORS IN ADDITION TO AT LEAST R-19.
-ALL NEW WINDOWS TO BE DOUBLE-GLAZED WITH NON-METAL FRAMES.
-FURNACE TO HAVE A MINIMUM AFUE RATING OF 80%.
- WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 7" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.**
- ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 22" TEMPERED DOOR TO SWING OUT OF THE SHOWER STALL.**
- A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH BUILDING BY AT LEAST 20 PERCENT.**
- ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD. CBC 1009.6.3**
- R311.7.7 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38"**
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". EXTERIOR WOOD/PLASTIC COMPOSITE HANDRAILS, WOOD/PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH THE PROVISIONS OF SECTION R311.4.
- AT FURNACE LOCATION PROVIDE CONTINUOUS FLOORING 24 IN. IN WIDTH ON THREE SIDES OF THE EQUIPMENT AND 30 IN. ON THE CONTROL SIDE TO SERVICE REQD. CONTROLS AND VALVES (SEE CHART ON SHEET MPE-1).**
- STUCCO TO BE 3 COATS W/ TWO LAYERS OF BUILDING PAPER GRADE 'D' WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHING. PROVIDE CONTINUOUS WEEP SCREED AT FOUNDATION PLATE LINE ON ALL STUCCO WALLS A MIN. 2" ABOVE PAVED AREAS AND 8" ABOVE FINISHED GRADE.**
- FOUNDATION VENT CALC.:**
OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M² FOR EACH 100 M²) OF CRACK-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED OR THEIR HEIGHT AND WIDTH PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4" INCH (6 MM). CBC 1203.3.1
OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/4" SQUARE FEET (0.135 M²) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4" INCH (6.4 MM) NOR MORE THAN 1/2" INCH (13 MM) IN ANY DIMENSION. CBC 1203.3.1.1 (SPCB)
X₆₀ X 433 SF = 2.9 SF / 42 SF = 7 VENTS
- 4.304.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL-MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.**
- 4.408.1 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.**
- 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.**
- 402.1.1 SHOWER HEADS SHALL BE DESIGNED AND INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GALLONS (9.4 LITERS) PER MINUTE MEASURED AT 80 PSI.**
- 402.1.2 FAUCETS AT KITCHENS, LAVATORIES, WETBATHS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE DESIGNED AND MANUFACTURED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.2 GALLONS (8.3 LITERS) PER MINUTE MEASURED AT 60 PSI.**
- 402.2.2 SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS, AND ASME A112.19.14, STANDARD FOR SIX-LITER WATER CLOSETS EQUIPPED WITH A DUAL FLUSHING DEVICE.**
- 4.303.2 WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS PER VALVE SHALL NOT EXCEED THE MAXIMUM FLOW RATE OF 2.5 GPM.**
- 4.303.1. ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20 PERCENT**

PROPOSED FLOOR PLAN

WALL LEGEND

- WALLS TO REMAIN
- NEW WALLS



ON SLOPES LESS THAN 4:12 PROVIDE 2 LAYERS OF FELT AS REQUIRED BY SECTION R905.2.6 CRC

VERIFY WITH STRUCTURAL DRAWINGS THE EXTENT OF (E) ROOF TO REMAIN

ROOF TO BE COMPOSITION ASPHALT SHINGLES TO MATCH EXISTING

ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS, MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS, ETC. ALL EXISTING DOWNSPOUTS SHALL REMAIN INTACT AND AT SAME LOCATIONS. SEE ROOF PLAN FOR ALL NEW DOWNSPOUT LOCATIONS.

ATTIC VENTILATION CALCS:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED FOR EACH SEPARATE SPACE SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1" (25 MM) OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/100 OF THE AREA OF THE SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3" (914 MM) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. CBC 1203.2

EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES. OPENINGS HAVING A LEAST DIMENSION OF 3/4" (19.0 MM) MIN. AND 2" (50.8 MM) MAX. SHALL BE PERMITTED OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/2" (12.7 MM) SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS A LEAST DIMENSION OF 3/16" (4.8 MM) MIN. AND 1/2" (12.7 MM) MAX. 1/100 OF AREA OF VENTILATED SPACE = 1/100 X 433 SQ. FT. = 4.33 SQ. FT. X 433 SQ. FT. IN. OF VENTILATION QTY. (3) 2" DIA. HOLES PER STUD BAY = 9.5 SQ. IN. 216 / 9.5 = 22 PROVIDE (22) BAYS OF VENTILATION AND 216 SQ. IN. OF VENTILATION BY VENTILATORS IN THE UPPER PORTION OF THE ROOF



PROPOSED ROOF PLAN

ROOF LEGEND	
	ROOF TO REMAIN
	NEW ROOF

ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

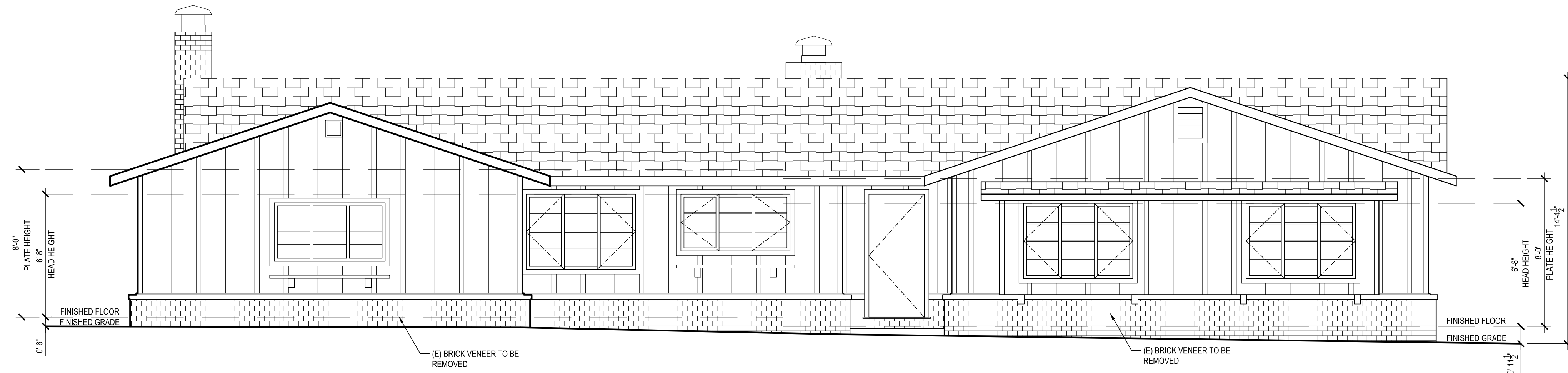
A.P.N. 342-11-140

25 JUNE 2014
6 AUGUST 2014

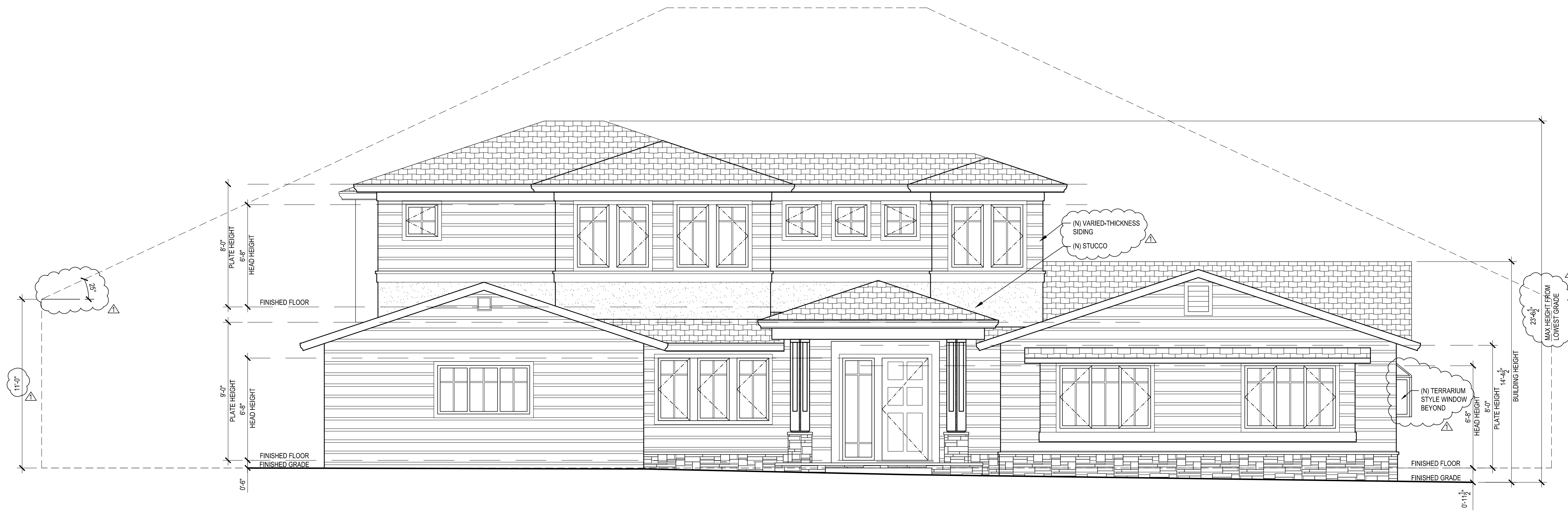
SCALE 1/4" = 1'

PROPOSED ROOF
PLAN

A2.5



1- EXISTING FRONT ELEVATION



5- PROPOSED FRONT ELEVATION

WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. .40 U-FACTOR AND S.H.G.C.

1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".

1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

-EXCEPTIONS:
-HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.
-WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.

1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

1012.6 HANDRAILS WITHIN A DWELLING UNITS NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.

1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

CONTRACTOR TO INSTALL A STREET NUMBER @ ROADSIDE IN FRONT OF PROJECT.

TREE PROTECTION SHALL BE NO LESS THAN 5'-0" HIGH CHAIN LINK FENCE FOR DURATION OF PROJECT AS REQD.

ON SLOPES LESS THAN 4:12 PROVIDE 2 LAYERS OF FELT AS REQUIRED BY SECTION 1507.2.8 CBC

STUCCO SYSTEM SHOULD BE 3 COATS THICK WITH 2 LAYERS OF "D" PAPER AND A CONTINUOUS WEEP SCREED.

A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

FOUNDATION VENT CALCS.:
OPENINGS FOR UNDER-FLOOR VENTILATION, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM). CBC 1203.3.1

OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.138 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH (6.4 MM) NOR MORE THAN 1/2 INCH (13 MM) IN ANY DIMENSION. CBC 1203.3.1.1 (SPCB)

1/16" X 433 SF = 2.9 SF / .42 SF = 7 VENTS

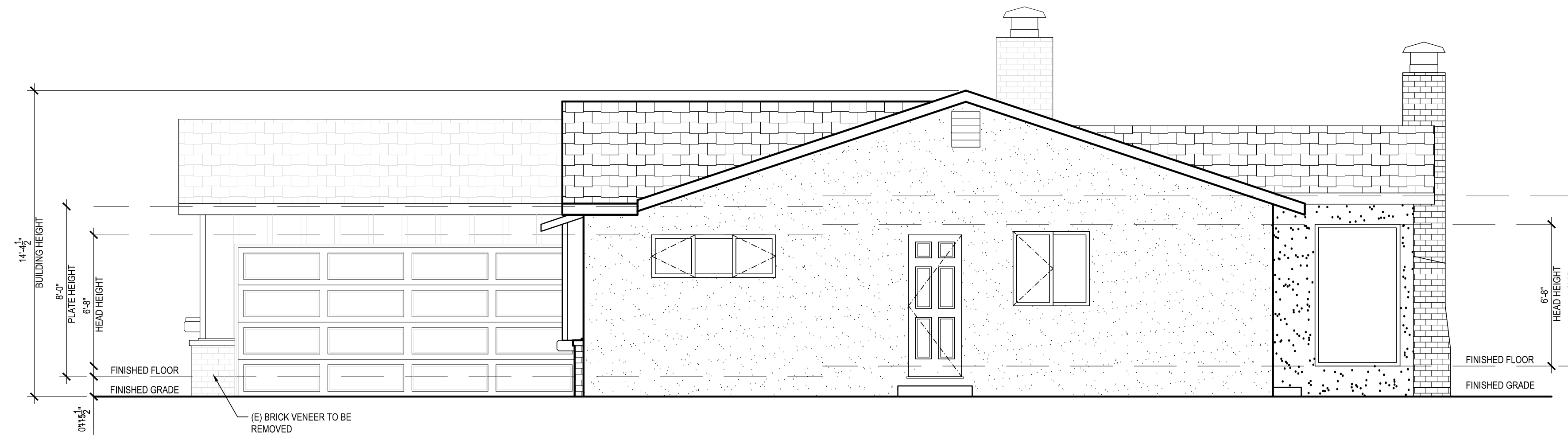
ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

A.P.N. 342-11-140

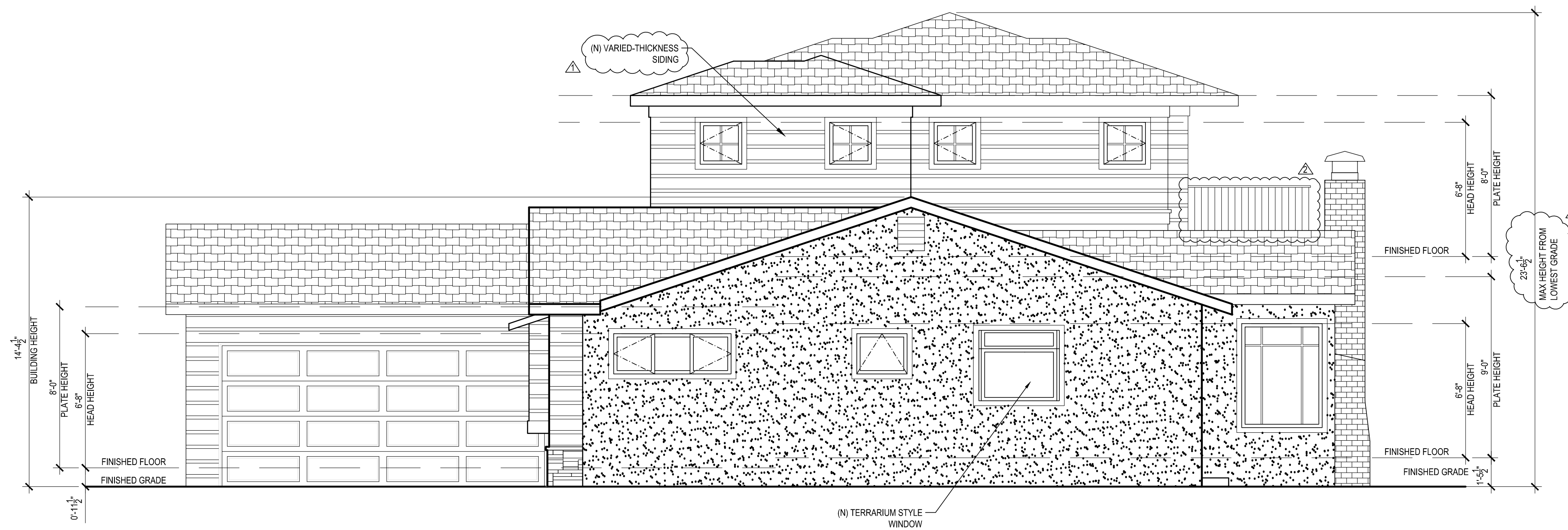
25 JUNE 2014
6 AUGUST 2014

SCALE 1/4" = 1'

EXISTING ELEVATIONS



2- EXISTING RIGHT ELEVATION



6- PROPOSED RIGHT ELEVATION

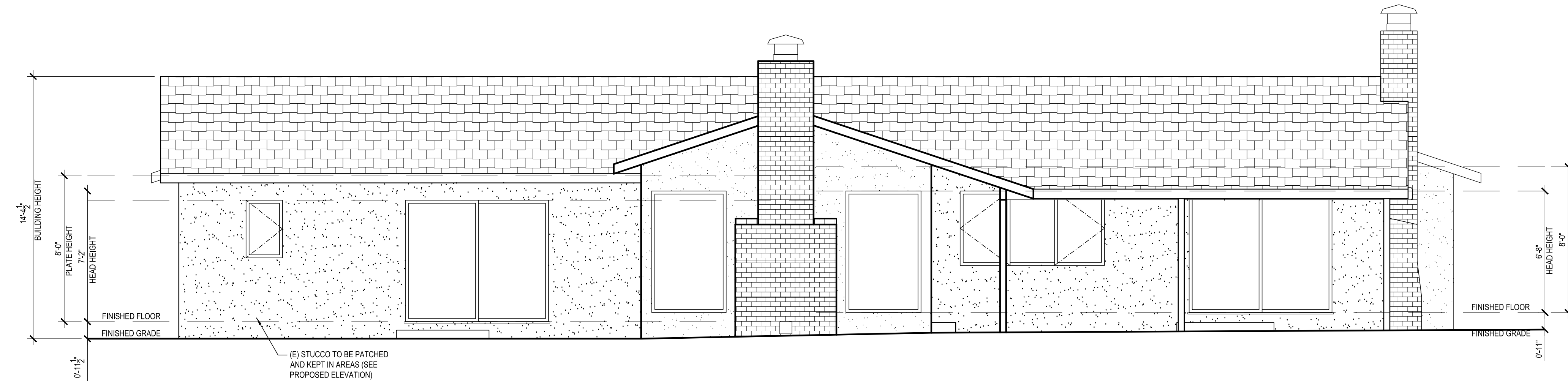
ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

A.P.N. 342-11-140

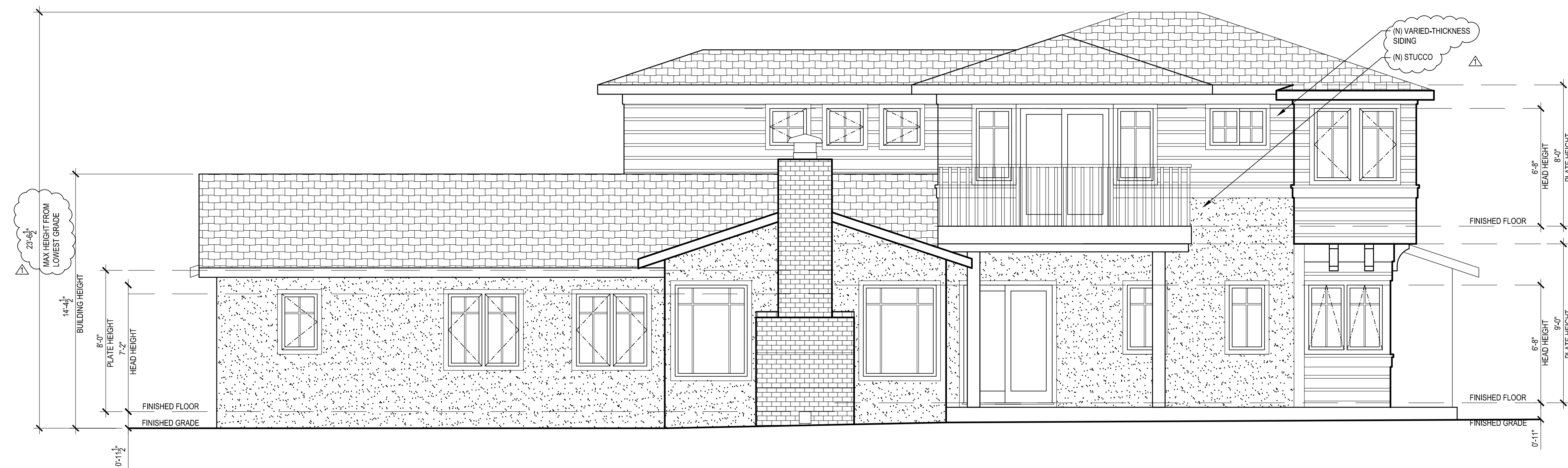
25 JUNE 2014
6 AUGUST 2014
26 AUGUST 2014

SCALE 1/4" = 1'

EXISTING ELEVATIONS



3- EXISTING REAR ELEVATION



4- PROPOSED REAR ELEVATION

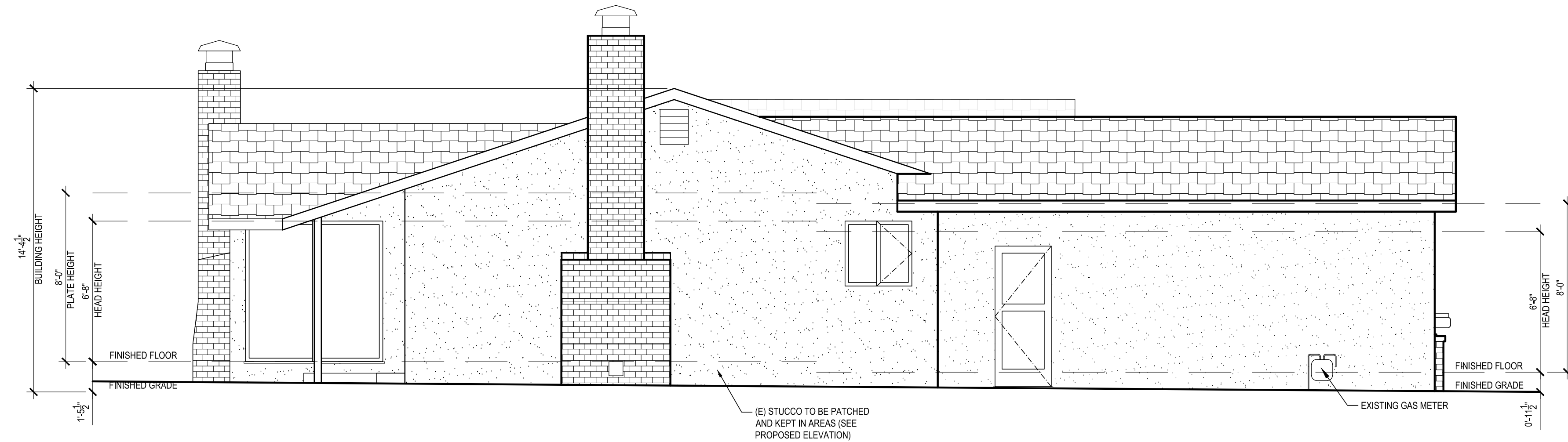
ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

A.P.N. 342-11-140

25 JUNE 2014
6 AUGUST 2014
26 AUGUST 2014

SCALE 1/4" = 1'

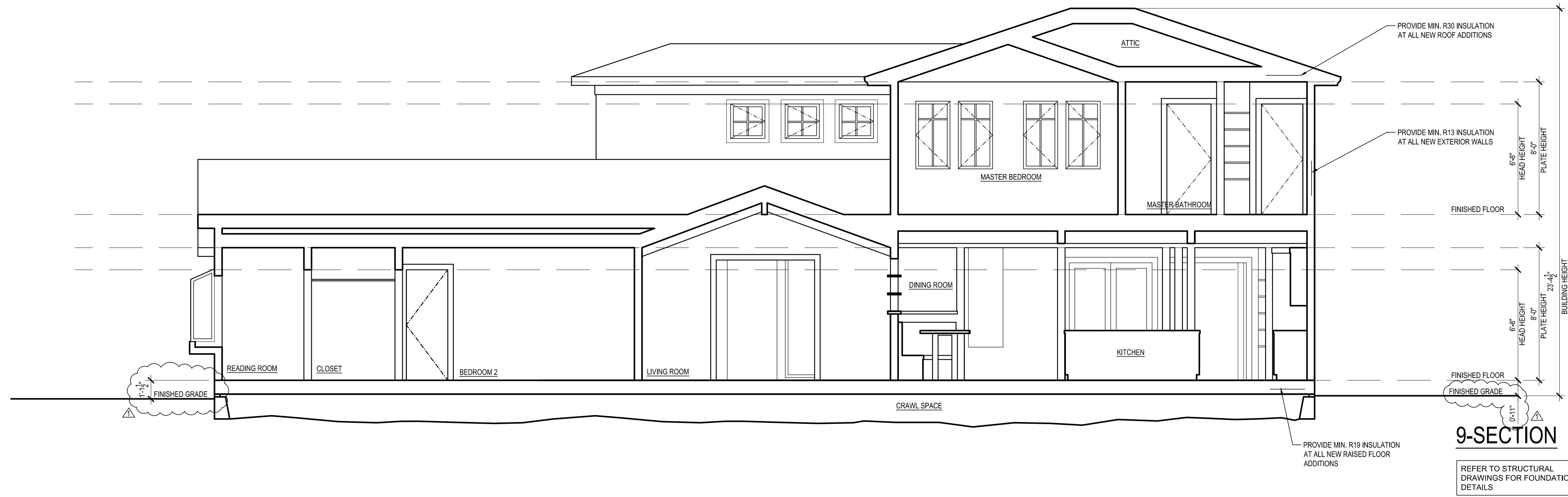
EXISTING + PROPOSED
REAR EXTERIOR
ELEVATION



4- EXISTING LEFT ELEVATION



8- PROPOSED LEFT ELEVATION



9-SECTION
REFER TO STRUCTURAL
DRAWINGS FOR FOUNDATION
DETAILS



10-SECTION

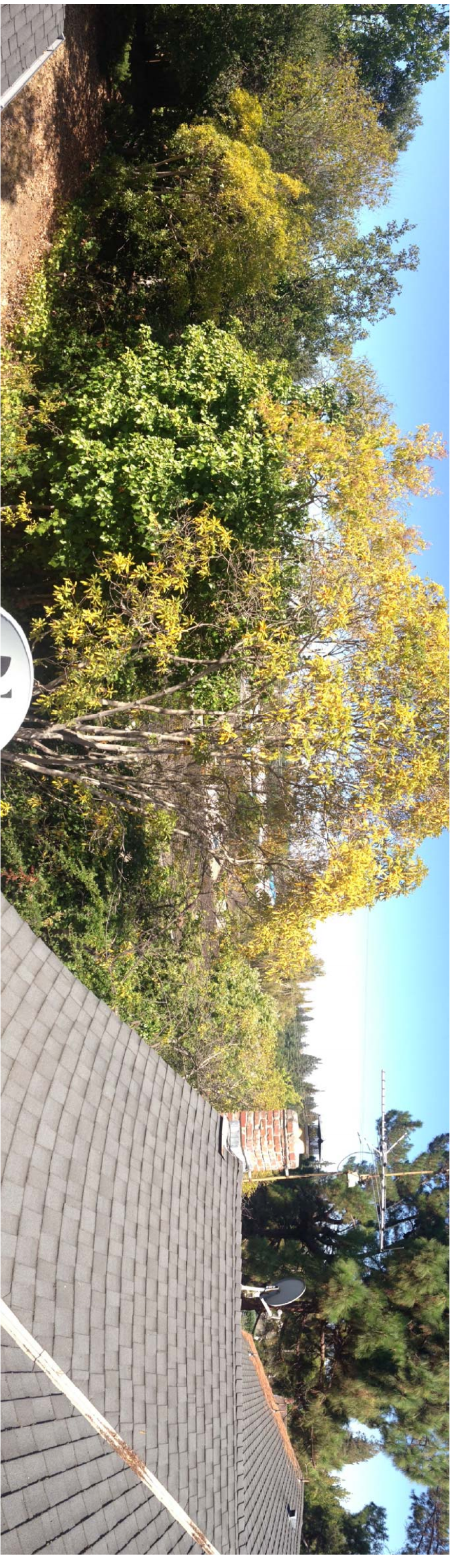
ROSS
910 OXFORD DR
LOS ALTOS
CALIFORNIA
94024

A.P.N. 342-11-140

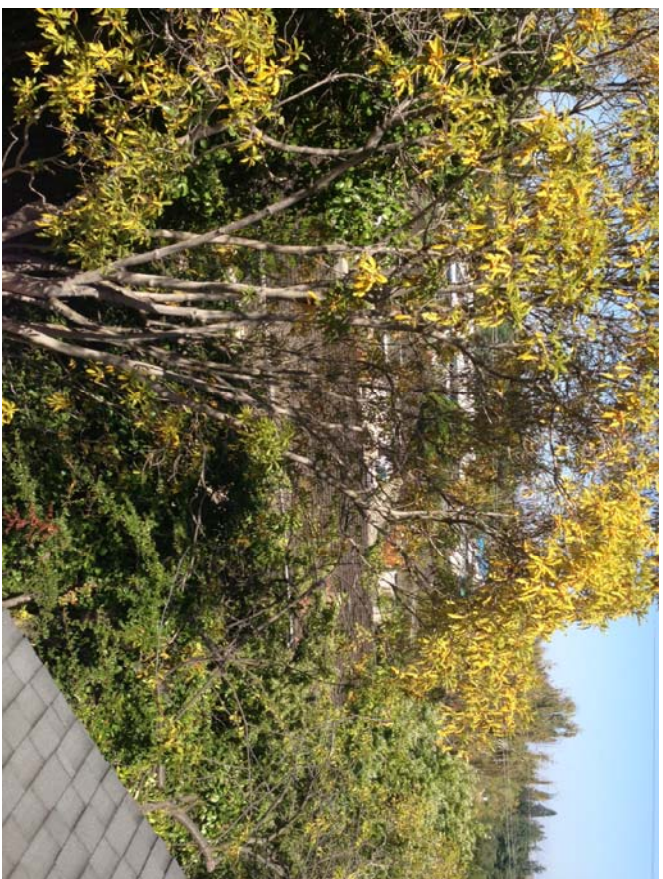
25 JUNE 2014
6 AUGUST 2014
26 AUGUST 2014

SCALE 1/4" = 1'

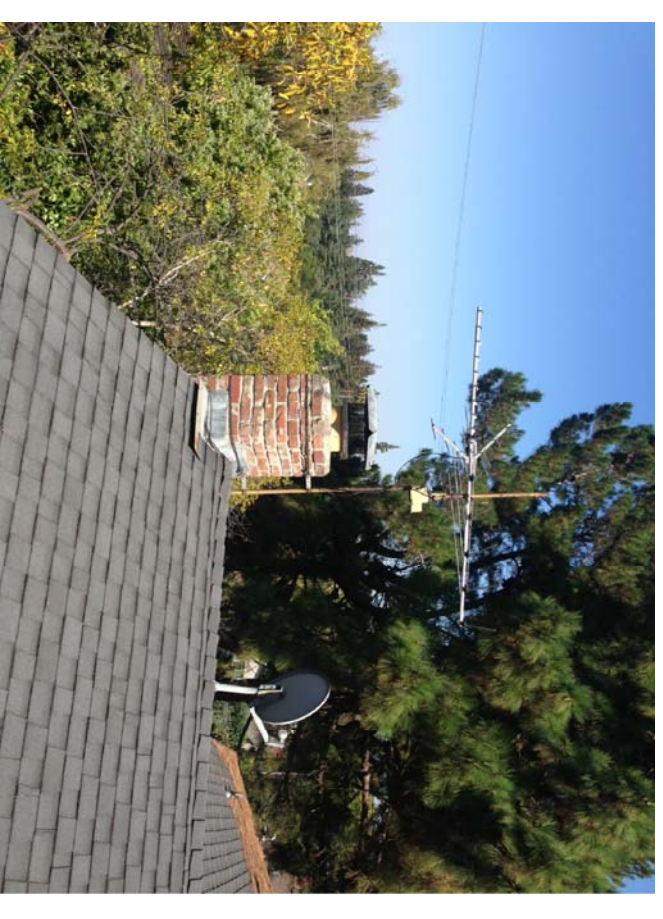
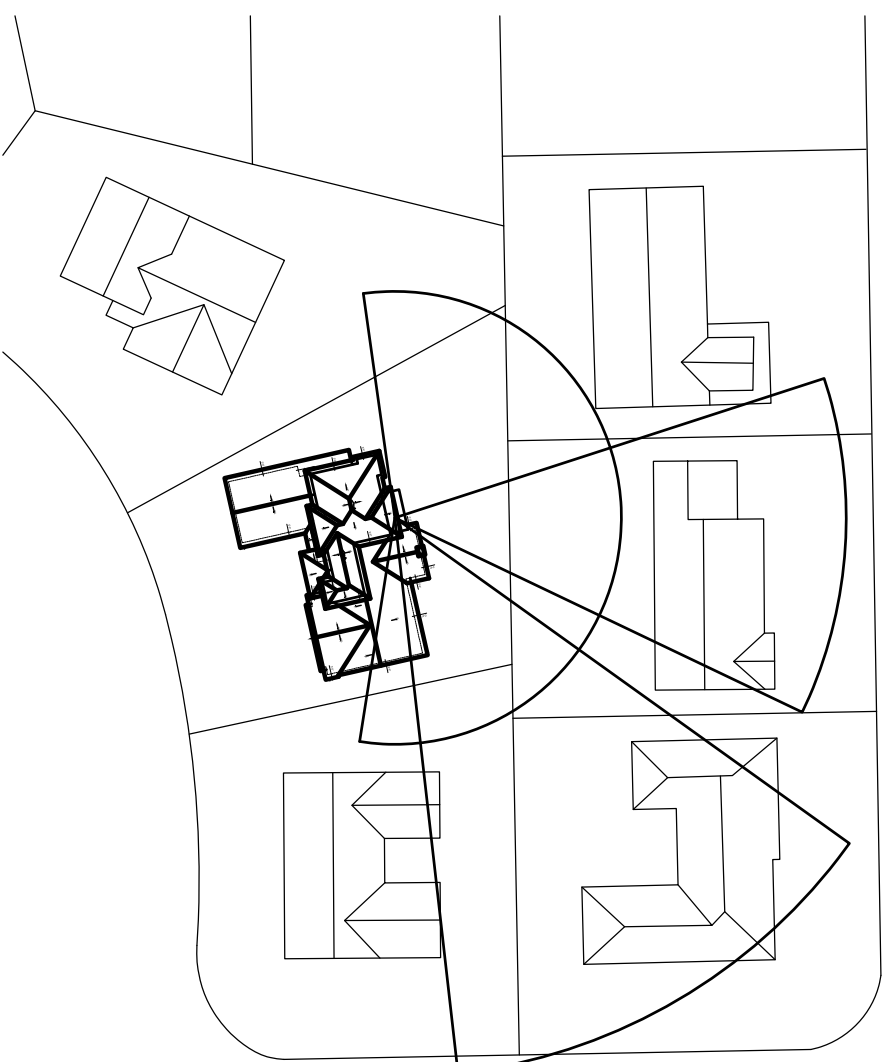
SECTIONS



PANORAMIC VIEW FROM PROPOSED PORCH



VIEW FROM PORCH TO DOWNHILL NEIGHBOR ONLY ROOF VISIBLE



VIEW FROM PORCH TO DOWNHILL NEIGHBOR. HOUSE AND YARD NOT VISIBLE

