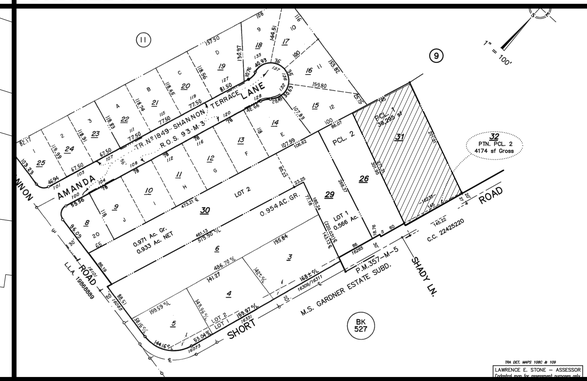
SHADOW STUDY

PARCEL MAP



PROJECT DATA

PROJECT ADDRESS=	**16235 SHORT ROAD**
A.P.N. =	**523-10-031**
LOT AREA =	39,295 SF
ZONING =	R-1-30
FLOOD ZONE=	NONE
HISTORIC ZONE=	NONE
OCCUPANCY=	R3 / U (SPRINKLERS)
CONSTRUCTION TYPE=	V-B
REQUIRED PARKING:	2 OFF-STREET SPACES
HOA/ CCR=	NONE

BUILDING HEIGHT	**ALLOWED**	**PROPOSED**
HOUSE	30' (MAX.)	± 29'-11"
GARAGE (DETACHED)	15' (MAX.)	±15'-0"

FLOOR AREA	**ALLOWED**	**PROPOSED**	**EXISTING**
HABITABLE HOUSE	6,000 SF	5,998 SF	±1,980 (TO BE DEMO)
DETACHED GARAGE	400 SF	400 SF	N/A
TOTAL	6,400 SF	6,389 SF	±1,980 SF

PROPOSED SQUARE FOOTAGE

HABITABLE HOUSE:	
FIRST FLOOR:	3,117SF
SECOND FLOOR:	2,881 SF
TOTAL	5,998 SF
DETACHED GARAGE:	400 SF
BASEMENT	4,479 SF

BUILDING COVERAGE:

FIRST FLOOR (HABITABLE):	3,117 SF (7.9%)
GARAGE (DETACHED):	400 SF (1.0%)
PORCHES:	1,266 SF (3.2%)
LIGHT WELLS:	2,776 SF (7%)
TOTAL	7,559 SF (19%)

SITE COVERAGE:

FIRST FLOOR (HABITABLE):	3,117 SF (7.9%)
GARAGE (DETACHED):	400 SF (1.0%)
GARAGE PAD	360 SQ (.9%)
CAR PORT	1,247 (3.0%)
PORCHES:	1,266 SF (3.2%)
LIGHT WELLS:	2,776 SF (7%)
PERVIOUS DRIVEWAY/WALKSWAYS:	7,045 SF (18%)
TOTAL	16,211 SF (41%)

AVERAGE SLOPE CALCULATION

$\frac{0.0229 \times 2 \times 1210}{0.998}$ = 5.6% AVERAGE SLOPE

INDEX

A1.1 Cover Sheet

GR BUILD IT GREEN GREENPOINT RATED CHECKLIST

A1.2 Proposed Architectural Site Plan

C-1 Civil Cover Sheet
C-2 Grading + Drainage Plan
C-3 Cross Sections + Misc. Details
C-4 BMP

A2.1 Proposed Basement Floor Plan
A2.2 Proposed First Floor Plan
A2.3 Proposed Second Floor Plan
A2.4 Proposed Roof Plan

A3.1 Proposed Exterior Elevations
A3.2 Proposed Exterior Elevations

A4.1 Proposed Building Sections
A4.2 Proposed Building Sections

PROJECT INFO.

Owner:
Laura and Dan Topping
925 Pine Avenue
San Jose, California 95125

Designer:
Studio 3 Design
Contact: Bess Wiersema
1585 The Alameda #200
San Jose, California 95125
ph: (408) 292-3252

Civil Engineer:
NNR Engineering
Contact: Nadim Raffoul
535 Weybridge Drive
San Jose, California 95123
ph: (408) 348-7813

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
2013 California Energy Code

PROJECT DESCRIPTION

Demolition of an existing ranch home built in 1953 and the construction of a new single two story family residence. The new residence consist of 4 bedrooms and 6 full bathrooms and 3 half-bathrooms and basement. A detached two car garage and four carport is also provided.

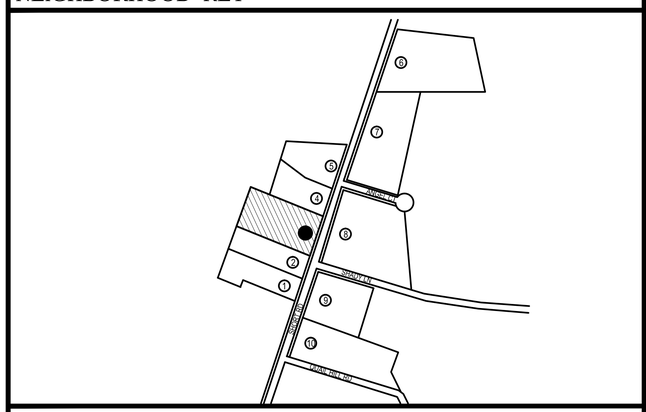
STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

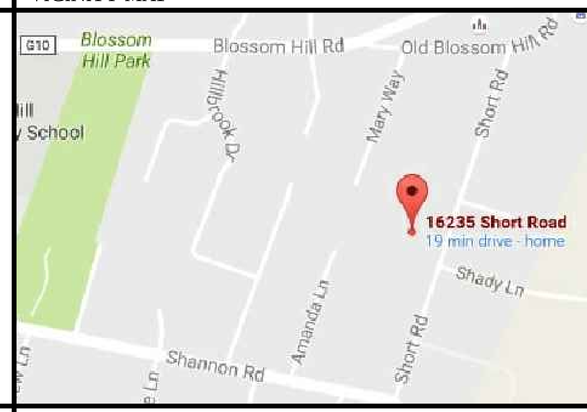
1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

T 408.292.3252
F 253.399.1125

NEIGHBORHOOD KEY



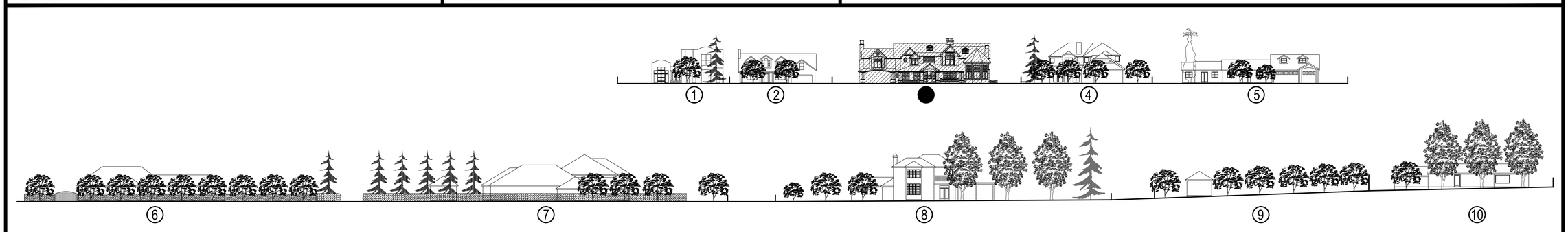
VICINITY MAP



TOPPING RESIDENCE
16235 SHORT RD
LOS GATOS
CALIFORNIA
95032

NEIGHBORHOOD STREETSCAPE

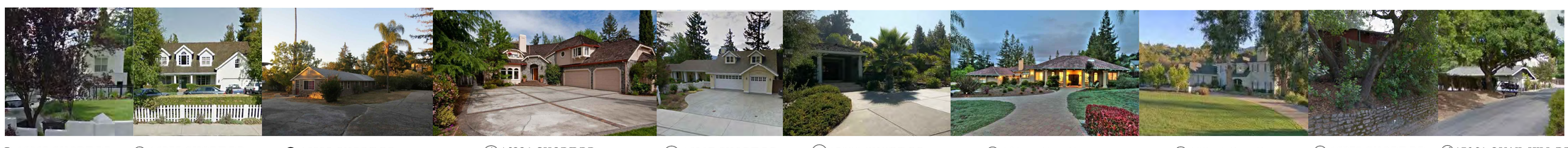
NEIGHBORHOOD KEY



A.P.N. 523-10-031

26 SEPTEMBER 2016
PLANNING SUBMITTAL

STREETSCAPE



① 16265 SHORT RD ② 16255 SHORT RD ● 16235 SHORT RD ④ 16221 SHORT RD ⑤ 16207 SHORT RD ⑥ 15980 SHORT RD ⑦ 101 ANGLE CT ⑧ 102 ANGLE CT ⑨ 16270 SHORT RD ⑩ 15961 QUAIL HILL RD

SCALE: N.T.S.

PROJECT INFORMATION

A1.1

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0
SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Single Family New Home Version 6.0.2

Points Achieved: 52

Certification Level: Certified

POINTS REQUIRED

Minimum Points	Achieved Points
2	3.0
25	26.0
6	7.0
6	9.0
6	7.0

PROJECT NAME

MEASURES		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
		Possible Points						
CALGreen								
	Yes	**CALGreen Res (REQUIRED)**	4	1	1	1	1	
A. SITE								
	No	**A1. Construction Footprint**	0			1		
		A2. Job Site Construction Waste Diversion						
	No	A2.1 65% C&D Waste Diversion(**including** Alternative Daily Cover)	0			2		
	No	A2.2 75% C&D Waste Diversion (**Excluding** Alternative Daily Cover)	0			2		
	No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0			1		
	No	**A3. Recycled Content Base Materials**	0			1		
	No	**A4. Regional Materials (Within 500 miles)**	0		1			
	No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0		1			
		A6. Stormwater Control: Prescriptive Path						
	No	A6.1 Permeable Paving Material	0				1	
	No	A6.2 Filtration and/or Bio-Retention Features	0				1	
	No	A6.3 Non-Leaching Roofing Materials	0				1	
	No	A6.4 Smart Stormwater Street Design	0	1				
	No	**A7. Stormwater Control: Performance Path**	0				3	
B. FOUNDATION								
	Yes	**B1. Fly Ash and/or Slag in Concrete**	1			1		
	No	**B2. Radon-Resistant Construction**	0		2			
	No	**B3. Foundation Drainage System**	0			2		
	No	**B4. Moisture Control Crawlspace**	0		1			
		B5. Structural Pest Controls						
	No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0			1		
	Yes	B5.2 Plant Trunks, Bases, or Stems at Least 30 Inches from the Foundation	1			1		
C. LANDSCAPE								
		Enter the landscape area percentage						
	Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1				1	
	Yes	**C2. Three Inches of Mulch in Planting Beds**	1				1	
		C3. Resource Efficient Landscapes						
	Yes	C3.1 No Invasive Species Listed by Cal-IPC	1			1		
	Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1			1		
	Yes	C3.3 Drought Tolerant California Native, Mediterranean Species, or Other Appropriate Species	3				3	
		C4. Minimal Turf in Landscape						
	Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2				2	
	No	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
	No	**C5. Trees to Moderate Building Temperature**	0	1	1		1	
	No	**C6. High-Efficiency Irrigation System**	0				3	
	No	**C7. Soil Tests Taken and Acting on Results Six to Twelve Inches of Soil**	0				2	
	No	**C8. Rainwater Harvesting System**	0				3	
	No	**C9. Recycled Wastewater Irrigation System**	0				1	
	No	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0				2	
	≤0.5 ETo	**C11. Landscape Meets Water Budget**	2				2	
		C12. Environmentally Preferable Materials for Site						
	No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Hardscape Materials	0			1		
	No	**C13. Reduced Light Pollution**	0	1				
	No	**C14. Large Stature Tree(s)**	0	1				
	No	**C15. Third Party Landscape Program Certification**	0				1	
	No	**C16. Maintenance Contract with Certified Professional**	0				1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
		D1. Optimal Value Engineering						
	No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1	2		
	Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1			1		
	No	D1.3 Advanced Framing Measures	0			2		
	No	**D2. Construction Material Efficiencies**	0			1		
		D3. Engineered Lumber						
	No	D3.1 Engineered Beam and Header	0			1		
	No	D3.2 Engineered Lumber for Wall Trusses for Floors	0			1		
	No	D3.3 Engineered Lumber for Roof Rafters	0			1		
	No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0			1		
	No	D3.5 OSB for Subfloor	0			0.5		
	No	D3.6 OSB for Wall and Roof Sheathing	0			0.5		
	No	**D4. Insulated Headers**	0		1			

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		D5. FSC-Certified Wood					
	No	D5.1 Dimensional Lumber, Studs, and Timber	0			6	
	No	D5.2 Panel Products	0			3	
		D6. Solid Wall Systems					
	No	D6.1 At Least 90% Concrete	0			1	
	No	D6.2 At Least 90% of Exterior Walls	0	1		1	
	No	D6.3 At Least 90% of Roofs	0	1		1	
	No	**D7. Energy Heels on Roof Trusses**	0	1			
	No	**D8. Overhangs and Gutters**	0	1		1	
		D9. Reduced Pollution Entering the Home from the Garage					
	No	D9.1 Detached Garage	0		2		
	Yes	D9.2 Mitigation Strategies for Attached Garage	1		1		
		D10. Structural Pest and Rot Controls					
	Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1			1	
	No	D10.2 Wood Siding, Sheathing, Bottoms or Factory-Impregnated, or Wall Materials Other Than Wood	0			1	
	Yes	**D11. Moisture-Resistant Materials In Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2		1	1	
E. EXTERIOR							
	No	**E1. Environmentally Preferable Decking**	0			1	
	No	**E2. Flashing Installation Third-Party Verified**	0			2	
	No	**E3. Rain Screen Wall System**	0			2	
	No	**E4. Durable and Non-Combustible Cladding Materials**	0			1	
		E5. Fire Resistant Roofing Materials					
	Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1			1	
	No	**E6. Vegetated Roof**	0	2	2		
F. INSULATION							
		F1. Insulation with 30% Post-Consumer or 80% Post-Industrial Recycled Content					
	No	F1.1 Walls and Floors	0			1	
	No	F1.2 Ceilings	0			1	
		F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions					
	No	F2.1 Walls and Floors	0		1		
	Yes	F2.2 Ceilings	1		1		
		F3. Insulation That Does Not Contain Fire Retardants					
	No	F3.1 Cavity Walls and Floors	0		1		
	No	F3.2 Ceilings	0		1		
	No	F3.3 Interior and Exterior	0		1		
G. PLUMBING							
		G1. Efficient Distribution of Domestic Hot Water					
	Yes	G1.1 Insulated Hot Water Pipes	1	1			
	Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1			1	
	No	G1.3 Increased Efficiency In Hot Water Distribution	0			2	
		G2. Install Water-Efficient Fixtures					
	No	G2.1 WaterSense Showerheads with Matching Compensation Valve	0			2	
	No	G2.2 WaterSense Bathroom Faucets	0			1	
	No	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	0			1	
	No	**G3. Pre-Plumbing for Graywater System**	0			1	
	No	**G4. Operational Graywater System**	0			3	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
		H1. Sealed Combustion Units					
	No	H1.1 Sealed Combustion Furnace	0		1		
	No	H1.2 Sealed Combustion Water Heater	0		2		
	No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0	1	1		
		H3. Duct Sealing					
	Yes	H3.1 Duct Mastic on Duct Joints and Seams	1	1			
	Yes	H3.2 Pressure Balance the Ductwork System	1	1			
	Yes	**H4. ENERGY STAR® Bathroom Fans Per VHI Standards with Air Flow Verified**	1		1		
		H5. Advanced Practices for Cooling					
	No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0	1			
		H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality					
	Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
	No	H6.2 Advanced Ventilation Standards	0		1			
	No	**H6.3 Air Filtration for Kitchen and Bathrooms and Living Areas**	0		2			
		H7. Effective Range Hood Design and Installation						
	No	H7.1 Effective Range Hood Ducting and Design	0		1			
	No	H7.2 Automatic Range Hood Control	0		1			
	Yes	**H8. No Fireplace or Sealed Gas Fireplace**	1		1			
	No	**H9. Humidity Control Systems**	0		1			
	Yes	**H10. Register Design Per ACCA Manual T**	1	1				
	No	**H11. High Efficiency HVAC Filter (MERV 8+)**	0		1			
I. RENEWABLE ENERGY							
	No	**I1. Pre-Plumbing for Solar Water Heating**	0	1				
	No	**I2. Preparation for Future Photovoltaic Installation**	0	1				
		I3. On-site Renewable Generation (Solar PV, Solar Thermal, and Wind)	0	25				
		I4. Net Zero Energy Home						
	No	I4.1 Near Zero Energy Home	0	2				
	No	I4.2 Net Zero Electric	0	4				

Single Family New Home Version 6.0.2

J. BUILDING PERFORMANCE AND TESTING							
	No	**J1. Third-Party Verification of Quality of Insulation Installation**	0		1		
	Yes	**J2. Supply and Return Air Flow Testing**	1	1	1		
	No	**J3. Mechanical Ventilation Testing and Low Leakage**	0		1		
	No	**J4. Combustion Appliance Safety Testing**	0		1		
		J5. Duct Leakage Performance Per ASHRAE 152 Part 6					
	5.00%	J5.1 Home Duct Leakage Title 24 Part 6	1	60			
	Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1	1			
	Yes	**J7. Participation in Utility Program with Third-Party Plan Review**	1	1			
	Yes	**J8. ENERGY STAR for Homes**	1	1			
	No	**J9. EPA Indoor airPlus Certification**	0		1		
	No	**J10. Blower Door Testing**	0		2		
K. FINISHES							
		K1. Entryways Designed to Reduce Tracked-In Contaminants					
	No	K1.1 Individual Entryways	0		1		
	No	**K2. Zero-VOC Interior Wall and Ceiling Paints**	0		2		
	No	**K3. Zero-VOC Caulks and Adhesives**	0		1		
		K4. Environmentally Preferable Materials for Interior Finish					
	No	K4.1 Cabinets	0			2	
	No	K4.2 Interior Trim	0			2	
	No	K4.3 Shelving	0			2	
	No	K4.4 Doors	0			2	
	No	K4.5 Countertops	0			1	
		K5. Formaldehyde Emissions in Interior Finish Exceed CARB					
	No	K5.1 Doors	0		1		
	No	K5.2 Cabinets and Countertops	0		2		
	No	K5.3 Interior Trim and Shelving	0		2		
	No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0		2		
	No	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	0		2		
	No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0		1		
L. FLOORING							
	No	**L1. Environmentally Preferable Flooring**	0			3	
	No	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	0		3		
	No	**L3. Durable Flooring**	0			1	
		L4. Thermal Mass Flooring	0	1			
M. APPLIANCES AND LIGHTING							
	Yes	**M1. ENERGY STAR® Dishwasher**	1			1	
	No	**M2. CEE-Rated Clothes Washer**	0	1		2	
	No	**M3. Non-Freon ENERGY STAR Refrigerator**	0	2			
		M4. Food Waste Disposers for Waste Reduction Strategies					
	No	M4.1 Built-In Food Waste Composter	0		1		
	No	M4.2 Built-In Composting Center	0		1		
		M5. Lighting Efficiency					
	Yes	M5.1 High-Efficiency Lighting	2	2			
	No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0	2			
N. COMMUNITY							
		N1. Smart Development					
	No	N1.1 Infill Site	0	1		1	
	No	N1.2 Designated Brownfield Site	0	1	1		
	No	N1.3 Conserve Resources by Increasing Density	0	2	2		
	No	N1.4 Cluster Homes for Land Preservation	0		1		
		N1.5 Home Size Efficiency	0		9		
		Enter the area of the home, in square feet					
		Enter the number of bedrooms					
	No	**N2. Home/s/Development Located Within 1/2 Mile of a Major Transit Stop**	0	2			
		N3. Pedestrian and Bicycle Access					
	No	N3.1 Home/s/Development Located Within 1/2 Mile of Community Services	0	2			
		Enter the number of Tier 1 services					
		Enter the number of Tier 2 services					
	No	N3.2 Connection to Pedestrian Pathways	0	1			
	No	N3.3 Traffic Calming Strategies	0	2			
		N4. Outdoor Gathering Places					
	No	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1			
		N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1			
		N5. Social Interaction					
	Yes	N5.1 Residence Entries with Views to Callers	1	1			
	No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1			
	No	N5.3 Porches Oriented to Street and Public Space	0	1			
	Yes	N5.4 Social Gathering Space	1	1			
		N6. Passive Solar Design					
	No	N6.1 Heating Load	0	1			
	No	N6.2 Cooling Load	0	1			
		N7. Universal Design					
	No	N7.1 Universal Design Principles in Units	0	1	1		
	No	N7.2 Full-Function Independent Rental Unit	0	1			
O. OTHER							
	Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
	No	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	0		0.5		1	0.5
	No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5
	No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5
	No	**O5. Home System Monitors**	0		1			1
		O6. Green Building Education						
	No	O6.1 Marketing Green Building	0	2				
	No	O6.2 Site Signage/Signage	0	0.5				0.5
	Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
	No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0			1		
Summary								
		Total Available Points in Specific Categories	342	26	131	54	83	48
		Minimum Points Required in Specific Categories	50	2	25	6	6	6
		Total Points Achieved	52.0	3.0	26.0	7.0	9.0	7.0

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

T 408.292.3252
F 253.399.1125

TOPPING RESIDENCE
16235 SHORT RD
LOS GATOS
CALIFORNIA
95032

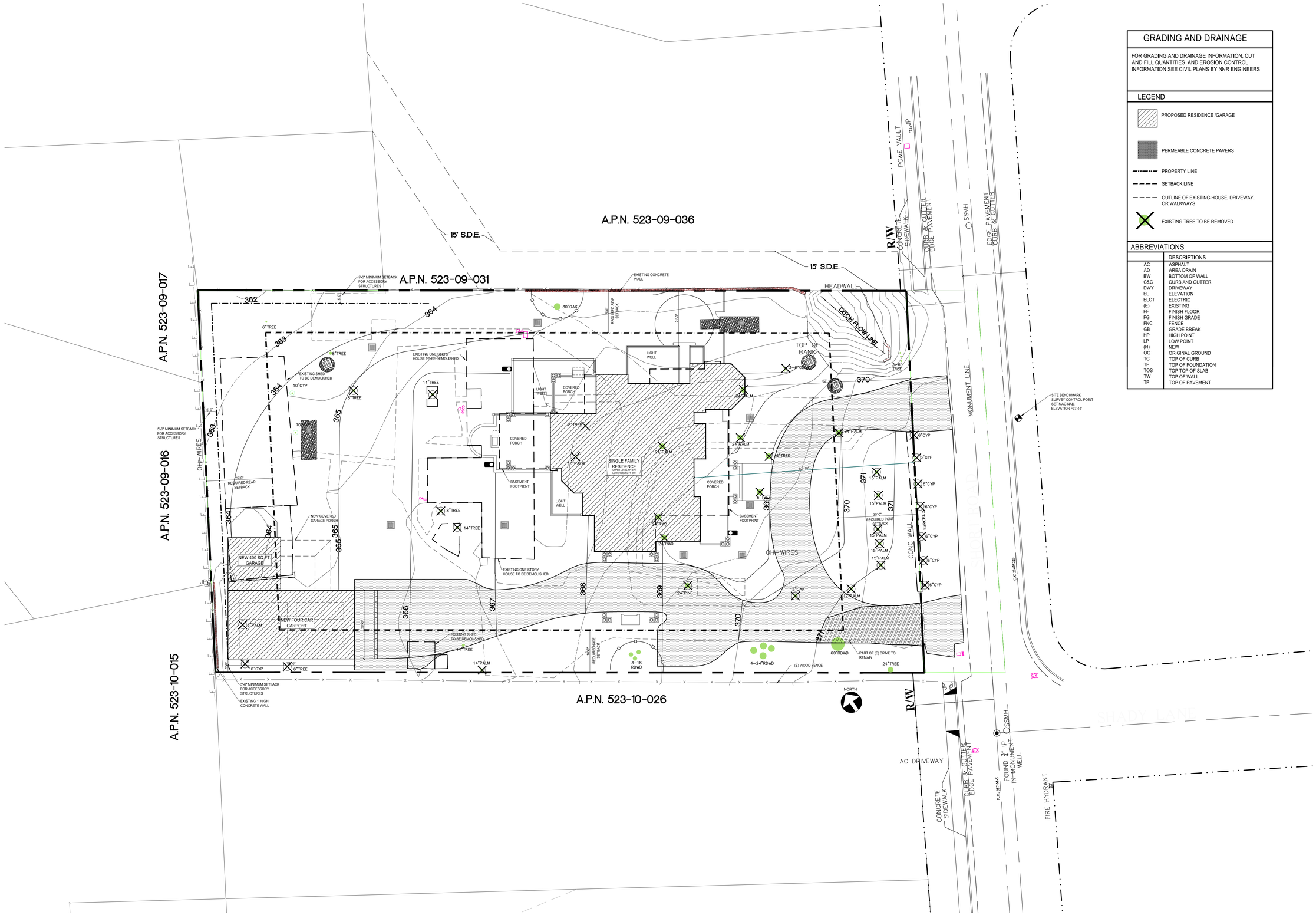
A.P.N. 523-10-031

26 SEPTEMBER 2016
PLANNING SUBMITTAL

SCALE: N.T.S.

BUILT IT GREENPOINT CHECKL

GR



GRADING AND DRAINAGE

FOR GRADING AND DRAINAGE INFORMATION, CUT AND FILL QUANTITIES AND EROSION CONTROL INFORMATION SEE CIVIL PLANS BY NNR ENGINEERS

LEGEND

- PROPOSED RESIDENCE /GARAGE
- PERMEABLE CONCRETE PAVERS
- PROPERTY LINE
- SETBACK LINE
- OUTLINE OF EXISTING HOUSE, DRIVEWAY, OR WALKWAYS
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

	DESCRIPTIONS
AC	ASPHALT
AD	AREA DRAIN
BW	BOTTOM OF WALL
C&C	CURB AND GUTTER
DWY	DRIVEWAY
EL	ELEVATION
ELCT	ELECTRIC
(E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FNC	FENCE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
(N)	NEW
OG	ORIGINAL GROUND
TC	TOP OF CURB
TF	TOP OF FOUNDATION
TOS	TOP TOP OF SLAB
TW	TOP OF WALL
TP	TOP OF PAVEMENT

STUDIO THREE DESIGN

INTERIORS
REMODELS +
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NEW CONSTRUCTION

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TOPPING RESIDENCE
16235 SHORT RD
LOS GATOS
CALIFORNIA

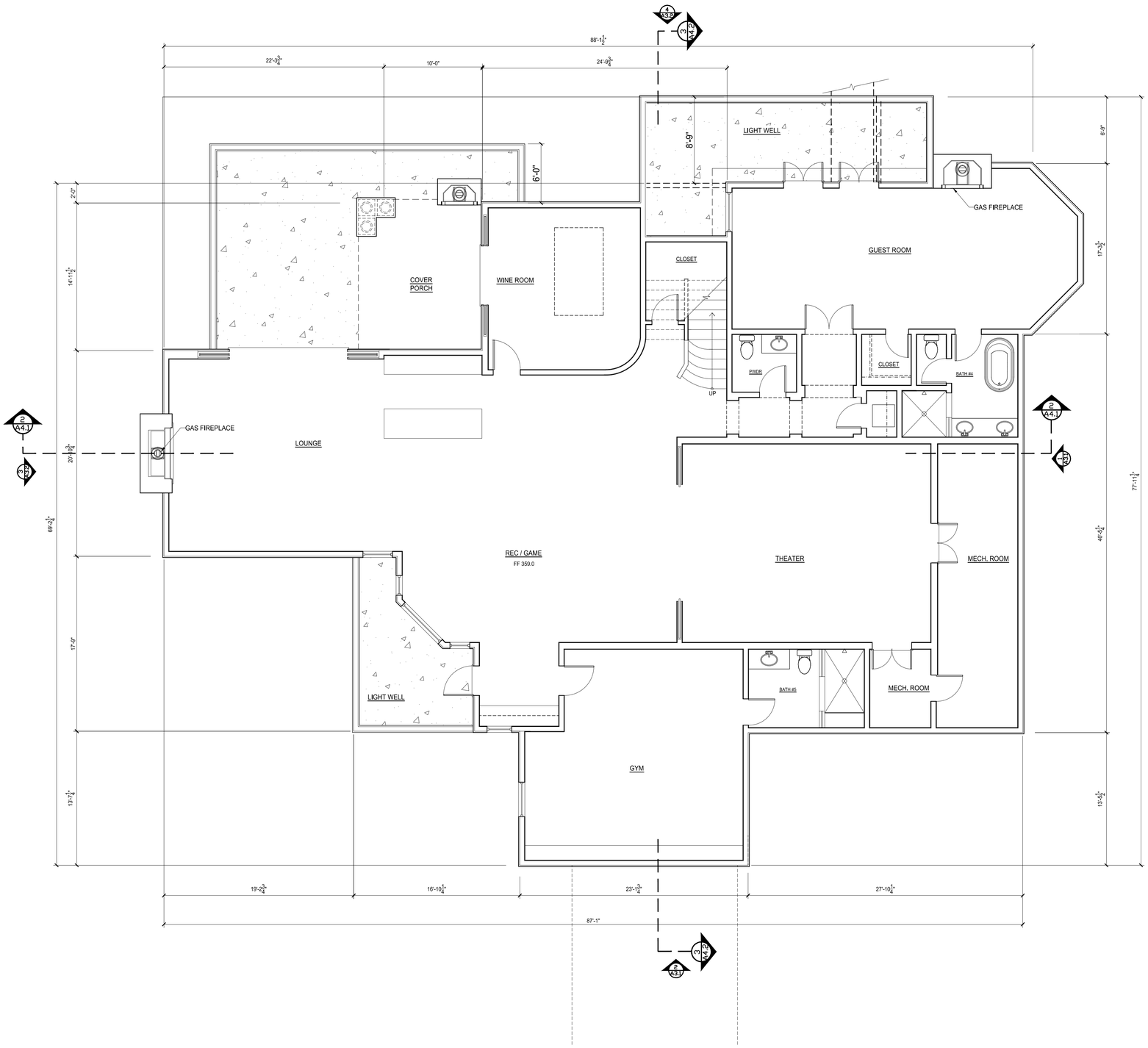
A.P.N. 523-10-031

26 SEPTEMBER 2016
PLANNING SUBMITTAL

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

PROPOSED SITE PLAN

A1.2



GENERAL NOTES

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.
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ADD NEW LANDING WITH ONE STEP +/-6" TALL LEADING FROM HOUSE, TYP.
THE LANDING SHALL NOT BE MORE THAN 2-1/2" 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 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 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.

ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH ½" (12.7 MM) GYPSUM BOARD, CBC 1009.6.3

1013.2 REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

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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.

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KITCHEN	HIGH EFFICACY OR UP TO 50% OF INSTALLED WATTAGE MAY BE LOW EFFICACY (INCANDESCENT
BATHROOM (S)	MIN. (1) HIGH EFFICACY AND MIO. MANUAL- ON VACANCY OR ALL MUST BE HIGH EFFICACY
GARAGE, LAUNDRY ROOM, UTILITY ROOM & CLOSETS (>70 SF)	HIGH EFFICACY AND MANUAL-ON VACANCY SENSOR
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-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 90%.

AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.

ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1401.1 OF THE 2013 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.3.2

PLUMBING NOTES

1. CPC 408.2 WATER CONSUMPTION- SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS (7.57 L) PER MINUTE MEASURED AT 80 PSI AND MUST COMPLY WITH DIVISION 4.3 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen).

2. CPC 403.6 KITCHEN FAUCETS- THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS (6.81 L) PER MINUTE AT 60 PSI. CGBSC SECTION 4.303.1.4.4.

3. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS (8.32 L) PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS (6.81 L) PER MINUTE AT 60 PSI.

4. CPC 403.7 RESIDENTIAL LAVATORY FAUCETS - THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS (5.68 L) PER MINUTE AT 60 PSI. THE (MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS (3.03 L) PER MINUTE AT 20 PSI). CGBSC SECTION 4.303.1.4.1

5. CPC 403.2.1 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.

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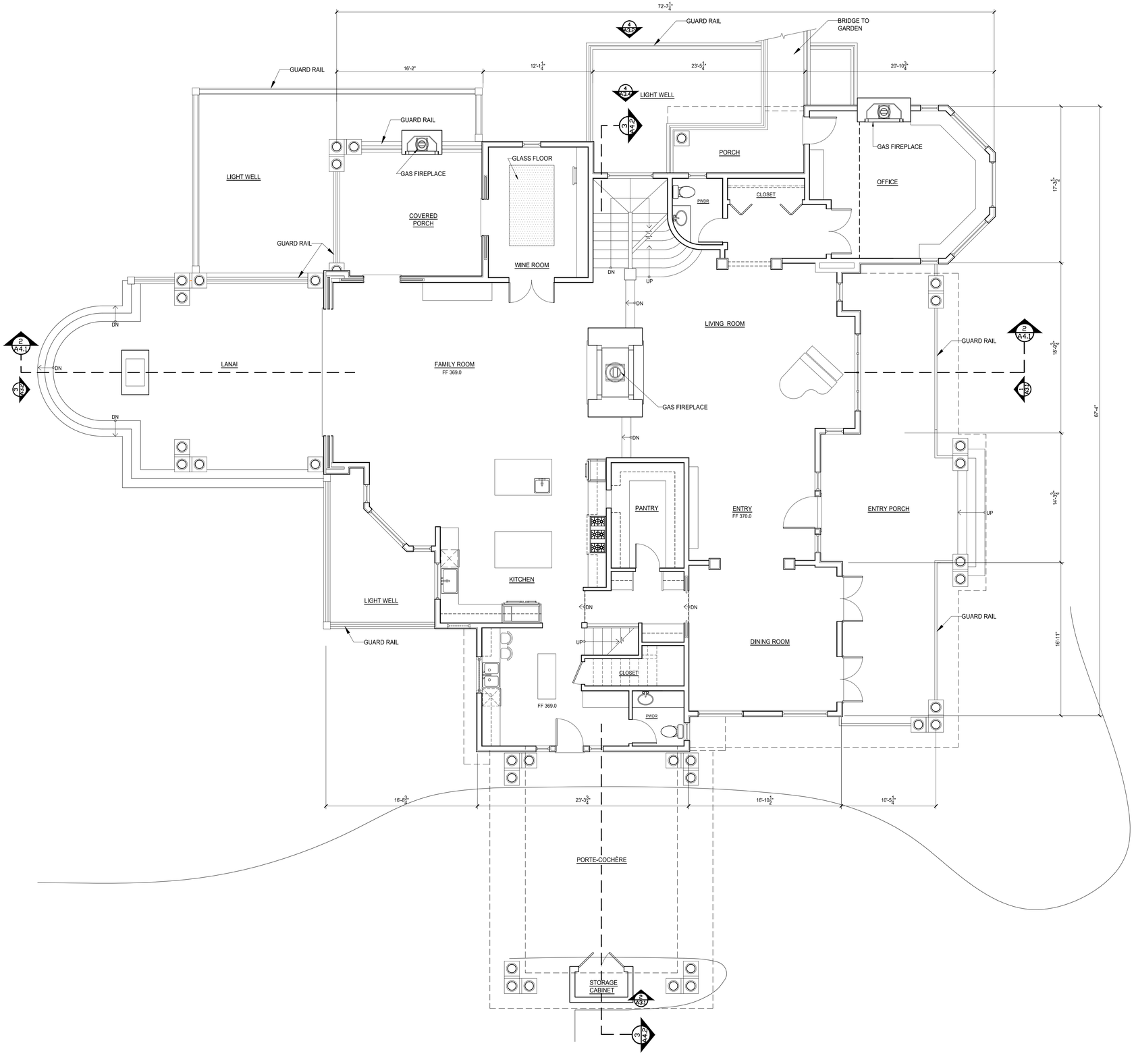
A.P.N. 523-10-031

26 SEPTEMBER 2016
PLANNING SUBMITTAL

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

PROPOSED LOWER LEVEL PLAN

A2.1



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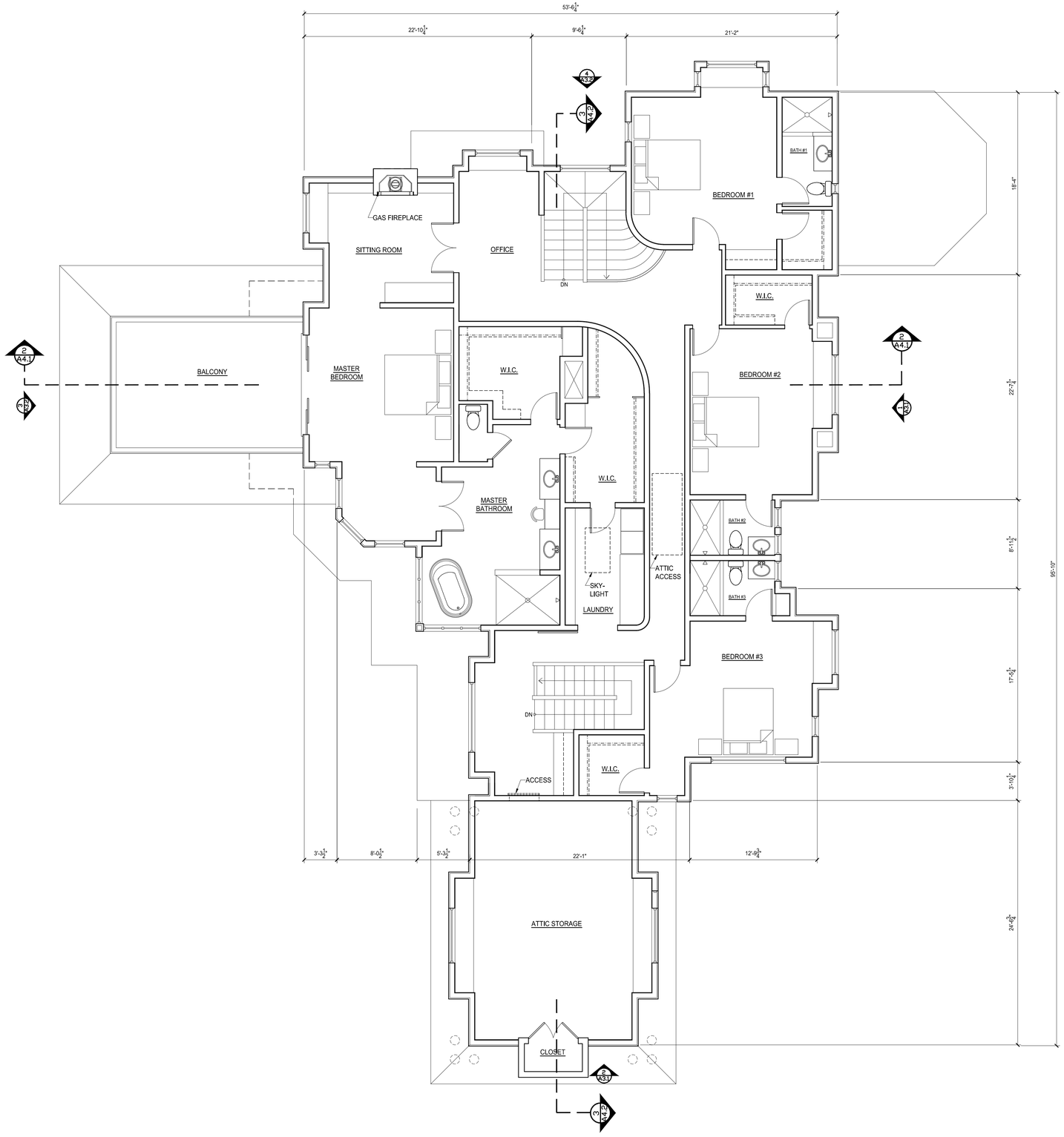

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4. CPC 403.7 RESIDENTIAL LAVATORY FAUCETS - THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS (5.68 L) PER MINUTE AT 60 PSI. THE (MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS (3.03 L) PER MINUTE AT 20 PSI). CGBSC SECTION 4.303.1.4.1
5. CPC 403.2.1 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.
5. 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.
6. CPC 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 2.0 GPM @ 80 PSI.
7. CPC 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
PROVIDE BALANCING VALVE FOR TUB/ SHOWERS.
8. EXTEND THE PT FROM THE WATER HEATER TO THE EXTERIOR OF THE BUILDING.
9. EXTEND ALL CLEAN OUTS TO THE EXTERIOR IF MORE THAN 20'-0" TO THE CRAWL SPACE.
10. CPC 504.3.2 UNLISTED WATERHEATERS SHALL BE INSTALLED WITH A CLEARANCE OF 12 INCHES (305 MM) ON ALL SIDES AND REAR. COMBUSTIBLE FLOORS UNDER UNLISTED WATER HEATERS SHALL BE PROTECTED IN AN APPROVED MANNER. [NFPA 54:10.28.2.2]
11. PROVIDE APROVED, LISTED A PRESSURE LIMITING DEVICE, TEMPERATURE LIMITING DEVICE, TEMPERATURE/ PRESSURE/ VACCUM RELIEF DEVICES. [NFPA 54:10.28.3] CPC 504.4, [NFPA 54:10.28.4] CPC 504.5, [NFPA 54:10.28.5] CPC 504.6
12. 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 CHANG.
13. 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

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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95126

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F 253.399.1125

TOPPING RESIDENCE
16235 SHORT RD
LOS GATOS
CALIFORNIA

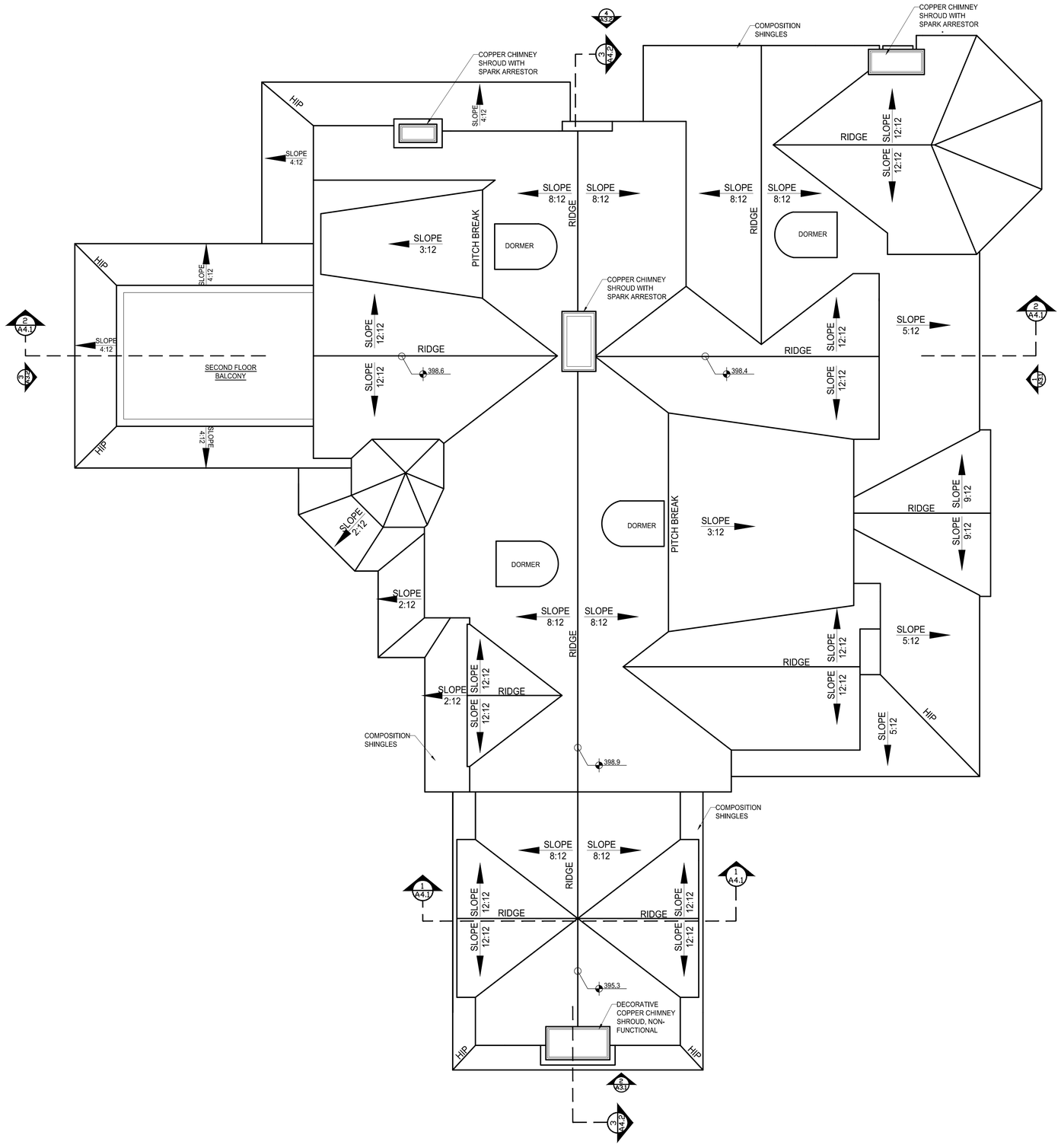
A.P.N. 523-10-031

26 SEPTEMBER 2016
PLANNING SUBMITTAL

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

PROPOSED SECOND FLOOR PL

A2.3



ROOF NOTES

1. ROOF & BUILT-UP ROOFING TO BE MINIMUM FIRE RATED CLASS A PER 2013 C.R.C..

2. ALL FLASHING, COUNTERFLASHING AND COPING TO BE COPPER. FLASH & COUNTERFLASH AS REQUIRED.

3. ALL GUTTERS & DOWNSPOUTS TO BE GALVANIZED. DOWNSPOUTS LOCATIONS & NUMBERS ARE SCHEMATIC. FINAL LOCATIONS AND NUMBERS TO BE VERIFIED BY ARCHITECT PRIOR TO PLACEMENT. 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.

4. ARROWS POINT TO DOWNSLOPE.

5. PROVIDE SPARK ARRESTOR FOR GAS FIREPLACE. INSTALL PER MFR SPECS.

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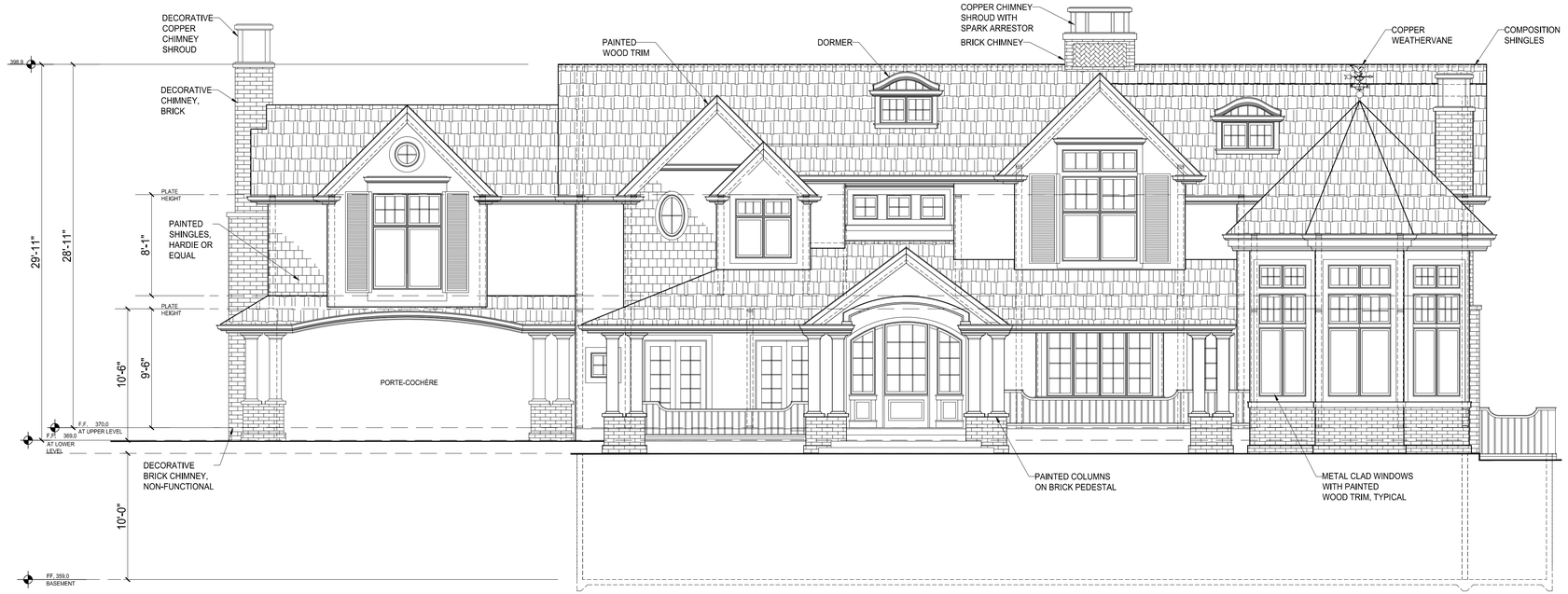
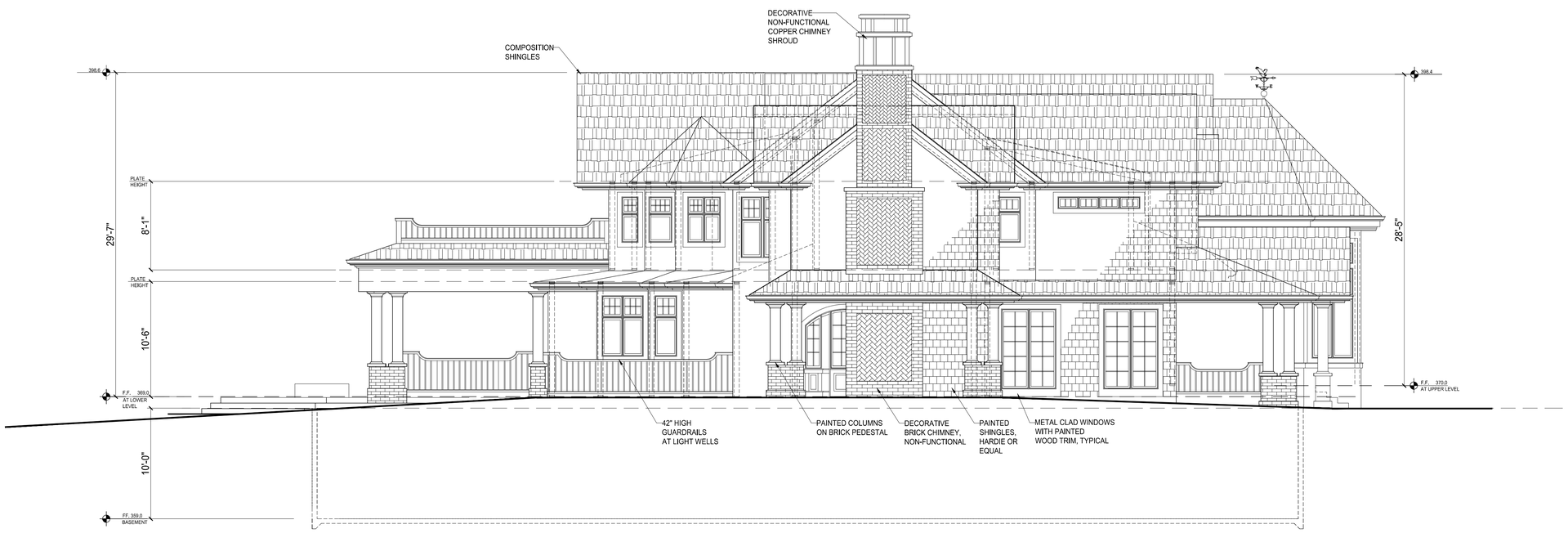
PROPOSED ROOF PLAN

A2.4



1 - PROPOSED EAST ELEVATION - FRONT



2 - PROPOSED SOUTH ELEVATION

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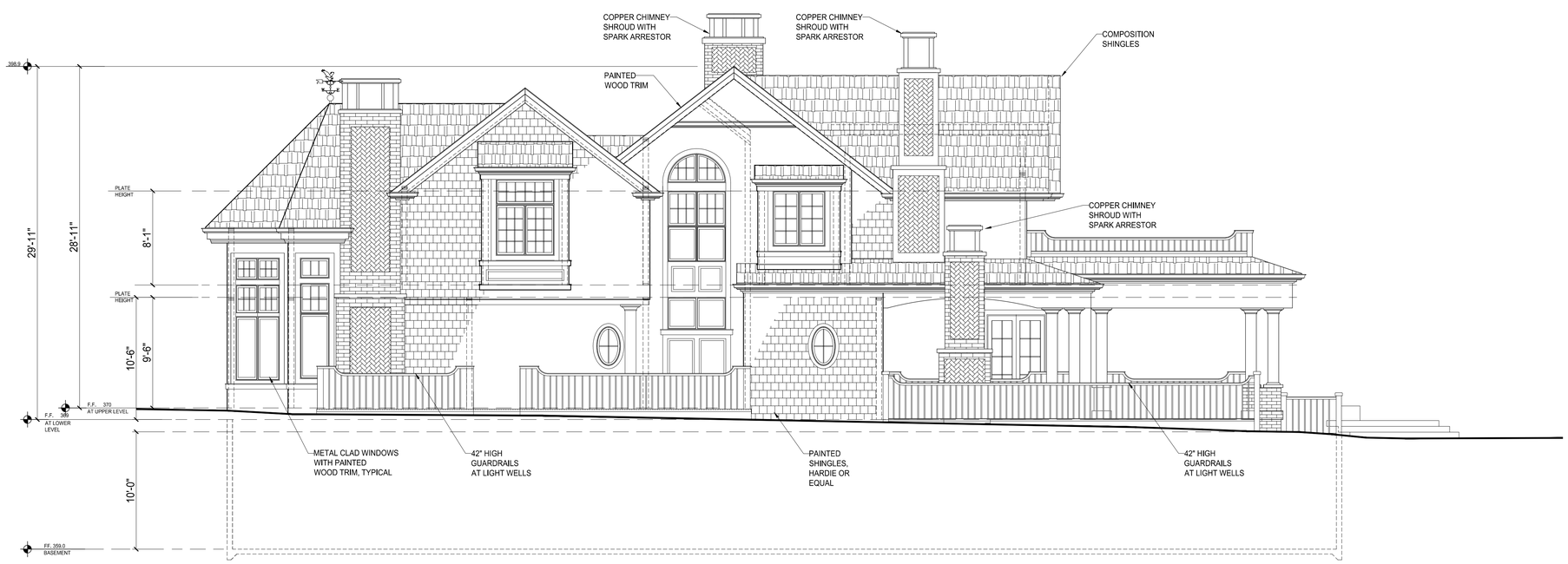
PROPOSED EXTERIOR ELEVATIONS

A3.1

3 - PROPOSED WEST ELEVATION - BACK



4 - PROPOSED NORTH ELEVATION

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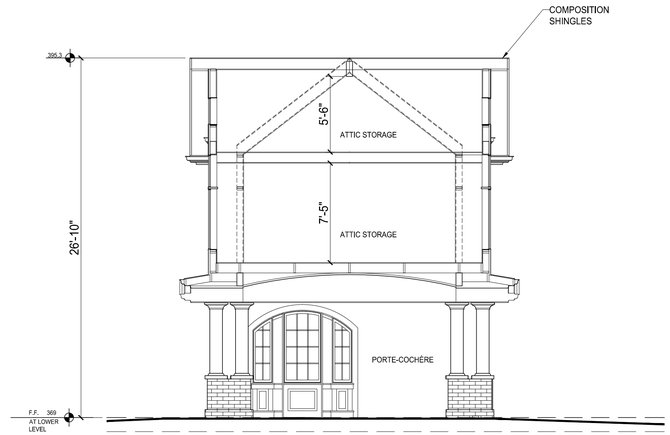
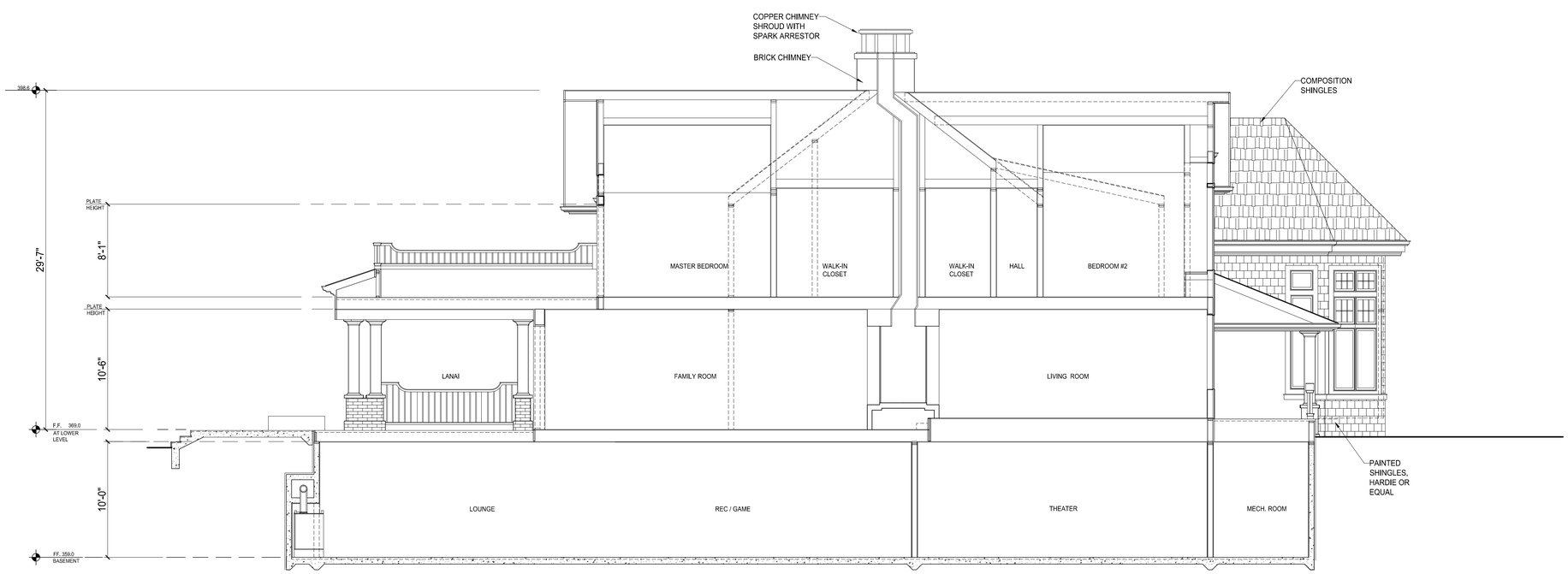
PROPOSED EXTERIOR ELEVATIONS

A3.2



1 - PROPOSED SECTION



2 - PROPOSED SECTION

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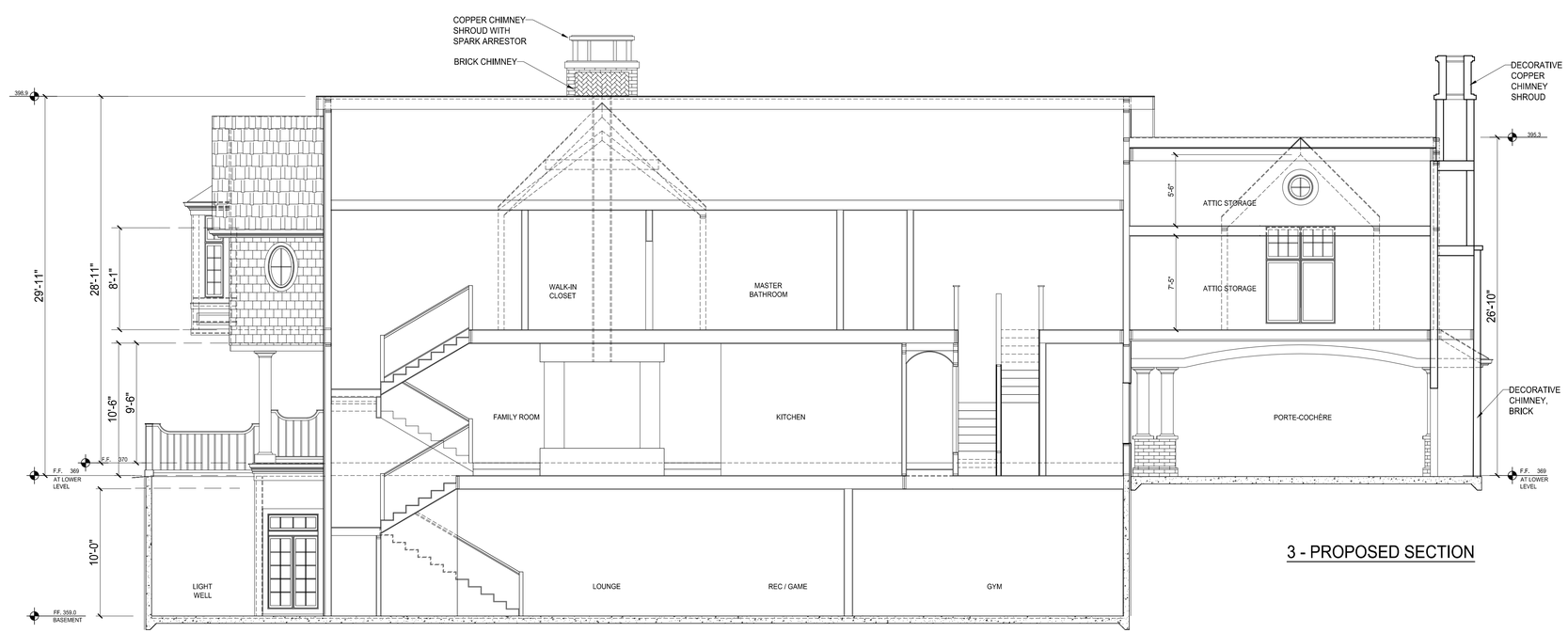
BUILDING SECTIONS

A4.1



3 - PROPOSED SECTION

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BUILDING SECTION

A4.2