COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: October 4, 2018

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Non-Conforming Use Permit, pursuant to

Sections 6135 and 6137 of the San Mateo County Zoning Regulations, and a Design Review Exemption, pursuant to Section 6565.4, to convert an existing basement to a recreational room, workshop, bathroom, and laundry room within an existing legal non-conforming single-family

residence. The project site is located at 542, 544 and 546 Hillside Road in

the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN 2018-00132 (Aspinall)

PROPOSAL

The applicant requests a Non-Conforming Use Permit to allow the conversion of an existing 690 sq. ft. basement to a recreational room, workshop, bathroom and laundry room within an existing legal non-conforming single-family residence at 546 Hillside Road. No additional square footage is proposed to be added to the existing structure.

A Non-Conforming Use Permit is required as the property has more dwelling units than allowed by the zoning district and 546 Hillside Road is a non-conforming structure, as the density of development on the property is exceeded. The conversion of the basement area to habitable space is considered an intensification of the property.

RECOMMENDATION

That the Zoning Hearing Officer approve the Non-Conforming Use Permit (County File No. PLN 2018-00132) by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner; 650/363-1857

Applicant: Judith Mattingly

Owner: Tono Aspinall

Location: 544 Hillside Road, Redwood City

APN: 057-201-060

Parcel Size: 35,321 sq. ft.

Existing Zoning: RH/DR (Residential Hillside/Design Review)

General Plan Designation: Low Density Residential, Urban

Sphere-of-Influence: Redwood City

Existing Land Use: Single-Family Structure

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lake Sewer District

Flood Zone: Zone X (area of minimal flood hazard); Community Panel No.

06081C0282E, effective October 16, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA), related to a minor addition to an existing structure where the addition is less than 50% of the floor area of the existing structure.

Setting: The project site is located on a site that slopes from Hillside Road down to the rear of the property. The property is developed with three separate dwelling units, along with two detached garages. Each house has a separate address but is located on one legal parcel. 542 Hillside is a 1,385 sq. ft. house, which was built prior to 1936, at a time when building permit regulations were not yet in effect. 544 Hillside was built in 1946 with a building permit. This house and attached garage is 4,784 sq. ft. in size. 546 Hillside was also built in 1946 and has a habitable square footage of 1,227 with an existing 690 sq. ft. basement. 546 Hillside is the building that is the subject of this Non-Conforming Use Permit.

The subject property is both considered to be a non-conforming use, as the property has more dwelling units than allowed by the zoning district, and a non-conforming structure, as the density of development on the property is exceeded.

Chronology:

Date Action

Prior to 1936 - A single-family home, 542 Hillside Road was constructed.

This building consists of a house with a detached garage.

These two buildings were built prior to San Mateo County building permit requirements.

1946

Two single-family homes constructed with permits on the property and addressed as 544 Hillside Road and 546 Hillside Road.

December 11, 2000

PLN 2000-00426, a Design Review permit for an addition to 544 Hillside Road, was approved by San Mateo County Planning Department.

April 16, 2014

PLN 2013-00478, a Design Review Exemption for a 221 sq. ft. addition and basement conversion to the 546 Hillside Road. After the approval of this permit, County staff noted that any future remodels or additions on this property would require a Non-Conforming Use Permit due to the number of dwelling units and detached accessory structures on the property.

April 4, 2018

BLD 2018-00674, a building permit applied for by the applicant. This permit proposes to convert the basement area at 546 Hillside Road to a recreational room, workshop, bathroom, and laundry room. A Design Review Exemption case, PLN2018-00132, was also opened for this project. Planning staff informed the applicant and owner that a Non-Conforming Use Permit will be required for this project.

May 31, 2018

 PLN 2018-00132 amended to include Non-Conforming Use Permit.

August 8, 2018

Project deemed complete.

October 4, 2018

Zoning Hearing Officer meeting.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

a. Policy 4.36 (*Urban Area Design Concept*) seeks to maintain the visual character of development in urban areas and ensure that new development is designed and constructed to contribute to the orderly and harmonious development of the locality. The project site is located within the urban residential community of Emerald Lake Hills. No new square footage is proposed to be added to 546 Hillside Road, an existing single-family home. The existing basement area will be

converted to habitable space. As part of the conversion, seven new windows will be installed on the basement floor. These windows are proposed to match the existing windows on the building. The door to the basement area will also be moved 1-foot from its existing location. No other exterior changes are proposed. Prior to a final building inspection for the conversion, the project shall be conditioned to continue to utilize matching colors and materials that blend with the structure. The applicant shall submit photos to the Planning Department to demonstrate that the conversion and minor exterior alterations match the existing structure.

b. Policies 8.12a (General Plan Land Use Designations for Urban Areas), 8.35 (Zoning Regulations), 8.36 (Uses) and 8.37 (Density) seek to adopt the land use designations of the Emerald Lake Hills Community Plan allow uses in zoning districts that are consistent with the overall land use designation, require the use of zoning districts to regulate development, and regulate the maximum allowable densities in zoning districts.

The project parcel is zoned RH/DR (Residential Hillside/Design Review). The property is developed with three separate dwelling units, along with two detached garages. Each house has a separate address, but is located on one legal parcel. The proposed basement conversion meets the required location and development standards of the RH Zoning District. The project also meets the policies of the Emerald Lake Hills Community Plan regarding general goals of the plan and land use polices, with the exception of Policy 2.3 related to development density.

The property has a General Plan and Emerald Lake Hills Community Plan designation of Low Density Residential, which has a density of 0.3-2.3 dwelling units per acre. The subject property exceeds the allowed density of the General Plan and the allowed number of residential uses by the RH Zoning District. No additional dwelling units that count against density can be created on the property. As no new dwelling units are proposed under this application and the density of the property is not being altered, the project has no impact on these associated policies. However, as the property is considered to be a non-conforming use due to the existing density of development and the structures on the property are non-conforming structures due to density, the alterations and conversion of the basement area to habitable space at 546 Hillside Road requires a Non-Conforming Use Permit.

2. Compliance with the Zoning Regulations

a. <u>Development Standards</u>

The project parcel is zoned RH/DR (Residential Hillside/Design Review). The footprint of 546 Hillside Road is not being expanded. The structure complies with the RH Development Standards.

RH Development Standards For 546 Hillside Road Structure								
	Required	Existing	Proposed					
Minimum Lot Width	50 ft.	77.00 ft.	No change					
Minimum Building Area	12,000 sq. ft.	35,321 sq. ft.	No change					
Minimum Front Yard Setback	20 ft.	150 ft.	No change					
Minimum Side Yard Setbacks								
Left Side	7'-6" ft.	25 ft.	No change					
Right Side	7'-6" ft.	96 ft.	No change					
Minimum Rear Yard Setback	20 ft.	65 ft.	No change					
Maximum Lot Coverage	25%	17.4%	No change					
Maximum Floor Area	10,596.3 sq. ft.	8,987 sq. ft.	No change					
Maximum Building Height	28 ft.	26 ft.	No change					

b. <u>Design Review Standards</u>

Per Section 6565.4 of the San Mateo County Zoning Regulations, the Design Review Officer may exempt activities which otherwise require design review from the requirements of the Design Review regulations when such activities are minor in nature and will not have an adverse effect on compliance with design standards or guidelines or zoning regulations applicable to the property or structure in question.

The project proposes to convert an existing 690 sq. ft. basement to a playroom, workshop, bathroom, and laundry room. Seven new windows and a door relocation are the only proposed exterior changes. These minor alterations qualify for a Design Review Exemption. The conversion is minimally noticeable and provides the residents an additional habitable space. The structures is at the rear of the property and is well within the required setbacks of the

RH Zoning District. The project is conditioned to maintain matching exterior colors and materials.

3. Compliance with Non-Conforming Use Permit Regulations

Section 6137 (*Exceptions*) and Section 6503 (*Procedure*) of the Zoning Regulations allows the granting of a use permit to intensify a nonconforming structure provided the following finding is made:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The applicant is proposing to convert 690 sq. ft. of basement area to habitable space. The proposal complies with the RH Development Standards and Design Review Standards. The property was legally developed with three separate single-family dwelling units. The property is considered to be a non-conforming use due to the existing density of development. In addition, the structures on the property are also non-conforming due to density. Due to these non-conformities the alterations and conversion of the basement area to habitable space at 546 Hillside Road requires a Non-Conforming Use Permit. No new dwelling units are proposed under this application and the density of the property is not being altered.

The conversion will provide additional living space to the residents of the property. The conversion of the basement will have minimal visual impact and will not increase the non-conforming development density on the property.

The conversion is required to comply with the San Mateo County Building Inspection Section Regulations. The Building Inspection Section has reviewed the conversion and has conditionally approved the project. Based on the preceding discussions in this report, the project is not expected to be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Furthermore, the project will not impact coastal resources, as it is not located in the coastal zone.

B. <u>ENVIRONMENTAL REVIEW</u>

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, as a minor addition to an existing structure where the addition is less than 50% of the floor area of the existing structure. The proposed conversion does not increase the footprint of the building. Under this proposal, the existing 690 sq. ft. basement will be converted to livable space, with no new square footage added to the building.

C. <u>REVIEWING AGENCIES</u>

Building Inspection Section Cal-Fire Geotechnical Section City of Redwood City

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Site Plan
- D. Floor Plan
- E. Elevations

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County of San Mateo Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00132 Hearing Date: October 4, 2018

Prepared By: Rob Bartoli For Adoption By: Zoning Hearing Officer

Project Planner

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, as a minor addition to an existing structure where the addition is less than 50% of the floor area of the existing structure. The proposed conversion does not increase the footprint of the building. The existing 690 sq. ft. basement will be converted to livable space, with no new square footage added to the building.

For the Non-Conforming Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The conversion will provide additional living space to the residents of the property. The conversion of the basement will have minimal visual impact and will not increase the non-conforming development density on the property. The conversion is required to comply with the San Mateo County Building Inspection Section Regulations. The Building Inspection Section has reviewed the conversion and has conditionally approved the project. Based on the preceding discussions in this report, the project is not expected to be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Furthermore, the project will not impact coastal resources, as it is not located in the coastal zone.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer on October 4, 2018. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
- 2. This non-conforming use permit is valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable fees sixty (60) days prior to expiration.
- 3. The applicant shall submit photos of the structure, which reflect that matching colors and materials are utilized, to the Planning Department. Materials and colors shall match the existing house. Fulfillment of this requirement will be added to the building permit as a final inspection by the Planning Department, prior to the final building inspection.

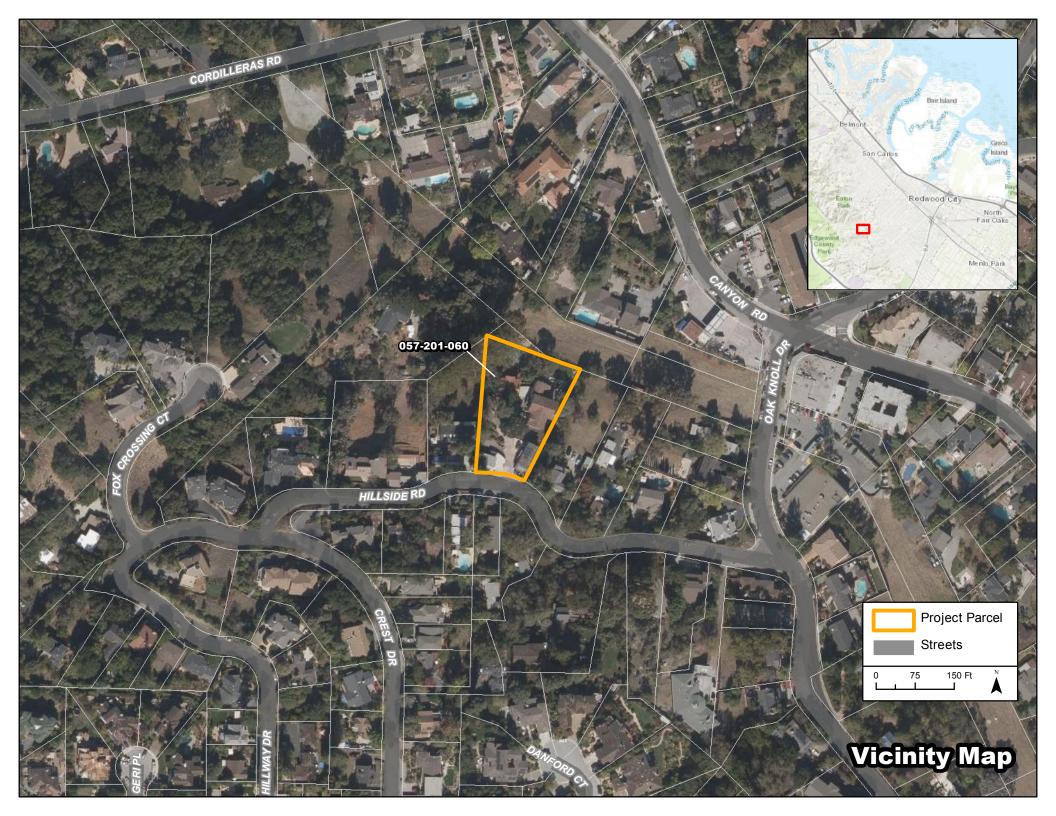
Building Inspection Section

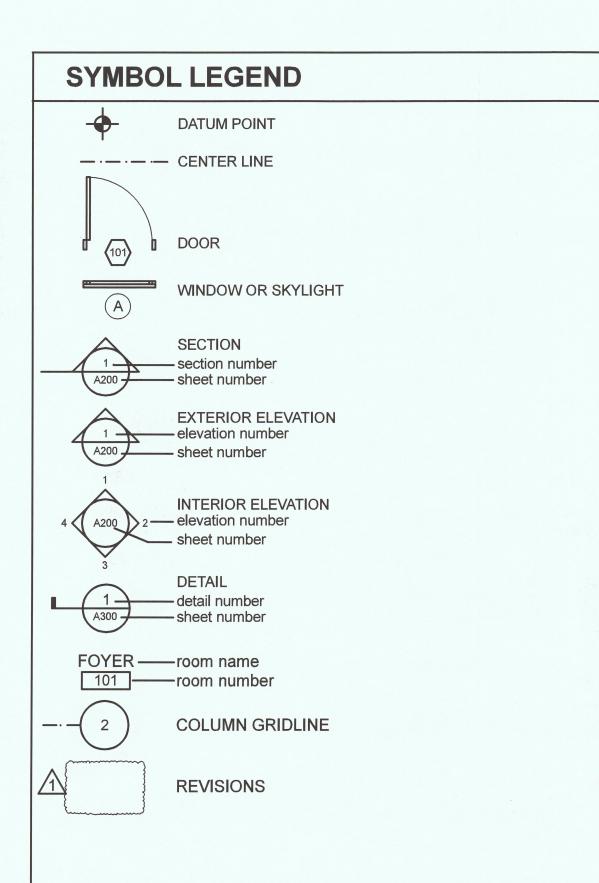
4. A Building permit shall be submitted and approved prior to the commencement of construction.

Geotechnical Section

5. Show proposed footings on Building permit plans.

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DEFERRED SUBMITTALS:

1. SPRINKLERS

AB	BREVIATI	ONS			
&	And	F.O.M.	Face of Masonry	Q.T.	Quarry Tile
< @	Angle At	F.O.PLY. F.O.S.	Face of Plywood Face of Studs	D	Riser
#	Pound or Number	FP.O.S.	Fireproof	R. R.A.	Return Air
A.B.	Anchor Bolt	FR	Frame	RAD.	Radius
A.C.	Air Conditioning	FRP	Fiberglas Reinforced Panel	RCP	Reflected Ceiling Plan
A.D.	Area Drain	F.S.	Full Size	R.D.	Roof Drain
ADJ.	Adjustable	FT.	Foot or Feet	REC	Recessed
AFF	Above Finish Floor	FTG.	Footing	REF.	Reference
AGGR.	Aggregate	FURR.	Furring	REFL.	Reflected
ALT.	Alternate	FUT	Future	REFR	Refrigerator
ALUM ANOD.	Aluminum Anodized			REG REINF.	Register Reinforced
	Approximate	G	Gas Outlet	REMOV.	
ARCH	Architectural	GA.	Gauge	REQ'D.	Required
ASPH.	Asphalt	GALV.	Galvanized	RESIL.	Resilient
	•	GB	Grab Bar	RET.	Retaining
BD.	Board	GEN	General	REV.	Revision/Reversed
BITUM.	Bituminous	GFI	Ground Fault Interrupting	RM.	Room
B.F.	Base Flashing	GL.	Glass	R.O.	Rough Opening
BLDG.	Building	GND.	Ground	RDWD	Redwood
BLK. BLKG.	Block Blocking	GR. GSM.	Grade	R.W.L.	Rain Water Leader
BLW.	Below	GSW.	Galvanized Sheet Metal Gypsum Wall Board	0	South
BM.	Beam	GVVB. GYP.	Gypsum vvali Board Gypsum	S. S.A.D.	See Architectural Drawings
B.O.	By Owner/By Others	JII.	- Jp-will	S.A.D. S.A.M.	Self Adhered Membrane
BOT.	Bottom	H.B.	Hose Bibb	S.C.	Solid Core
BP	Building Paper	H.C.	Hollow Core, Handicapped	SCHED.	
BSMT.	Basement	HD	Head	S.D.	Soap Dispenser/Dish
BTWN.	Between	HDR	Header	SECT.	Section
B.U.R.	Built-Up Roofing	HDG	Hot Dipped Galvanized	SEP.	Separation
	0.445	HGR	Hanger	SERV.	Service
C.B.	Catch Basin	H.M.	Hollow Metal	SGD.	Sliding Glass Door
CABT	Cabinet	HORIZ.	Horizontal	SH.	Shelf Carinkles Head
CEM. CFL.	Counterflashing	H.P. HR.	High Point Hour	S.H. SHR.	Sprinkler Head Shower
C.I.	Counterflashing Cast Iron	H.R.	Hand Rail	SHT.	Sheet
C.I.P.	Cast-In-Place	HT.	Height	SHTG.	Sheathing
C.J.	Control Joint	H.W.	Hot Water	SIM.	Similar
CLG.	Ceiling			S.L.D.	See Landscape Drawings
CLKG.	Caulking	I.D.	Inside Diameter	S.M.D.	See Mechanical Drawings
CLOS	Closet	IN.	Inch	S.P.D.	See Plumbing Drawings
CLR.	Clear	INSUL.	Insulation	SPEC.	Specifications
CMU	Concrete Masonry Unit	INT.	Interior	SQ.	Square
CNTR.	Counter	INTER.	Intermediate	S.S.D.	See Structural Drawings
C.O.	Clean Out	INV.	Invert	STA.	Station
COL.	Column Composition	JST.	Joist	STD. ST.STL.	Standard Stainless Steel
CONC.	Concrete	JT.	Joint	STL.	Steel
CONN	Connection	01.	John	STN	Stone
CONT.	Continuous	'L'	Angle	STOR.	Storage
CORR.	Corridor	LAM	Laminate		Structural
CPR	Copper	LAV	Lavatory	SYM.	Symmetrical
CPT	Carpet	LB.	Pound		
CTR.	Center	L.B.	Lag Bolt	TEL.	Telephone
CTSK.	Countersunk	LIN	Linear	TEMP	Tempered
D	Davor	L.P.	Low Point Light	TER.	Terrazzo
DBL.	Dryer Double	LT. LVR.	Louver	T. & G. THK.	Tongue & Groove
DEPT.	Department	LVK.	Lightweight		Thick Threshold
DET.	Detail	L.VV.	Lightweight	THRU	Through
D.D.	Deck Drain	MAINT	Maintenance	T.M.E.	To Match Existing
D.F.	Douglas Fir	MAT.	Material	T.O.C.	Top of Curb
DIA.	Diameter	MAX.	Maximum	T.O.P.	Top of Plate
DIAG.	Diagonal	M.B.	Modified Bitumen	T.O.PLY.	Top of Plywood
DIM.	Dimension	MECH.	Mechanical	T.O.W.	Top of Wall
DISP	Disposal	MEMB.	Membrane	T.P.	Top of Pavement
DN.	Down	MFR.	Manufacturer	T.S.	Tube Steel
D.P. DR.	Dampproofing Door	MIN.	Minimum	TYP.	Typical
DK. DS.	Downspout	MISC. MTD.	Miscellaneous Mounted	UBC	Uniform Building Code
D.S.P.	Dry Standpipe	MTL.	Metal	UNEXC	Unexcavated
DTL.	Detail	MSRY	Masonry	UNF.	Unfinished
DW	Dish Washer	MUL.	Mullion	U.O.N.	Unless Otherwise Noted
DWG.	Drawing				
DWR	Drawer	N.	North	V.C.T.	Vinyl Composition Tile
<u>_</u>		(N)	New	VEN	Veneer
E.	East	N.I.C.	Not In Contract	VERT.	Vertical
(E)	Existing	NO. or #	Number	VEST.	Vestibule
EA. E.B.	Each	NOM.	Nominal	V.I.F.	Verify In Field
E.B. E.J.	Expansion Bolt Expansion Joint	N.T.S.	Not To Scale	VOL V.S.	Volume Vent Stack
EL.	Elevation	0/	Over	٧.٥.	VOII OLAUN
ELAS.	Elastomeric	O,A.	Overall	W.	West or Washer
ELEC.	Electrical	O.C.	On Center	W/	With
ELEV.	Elevation	O.C.	Outside Diameter	W.C.	Water Closet or Wall Covering
EMER	Emergency	O.F.	Overflow	WD.	Wood
ENCL.	Enclosure	O.F.D.	Overflow Drain	W/D.	Washer/Dryer
EPB	Electrical Panel Board	OFF.	Office	W.H.	Water Heater
EQ.	Equal	OPNG.	Opening	WIN.	Window
EQPT.	Equipment	OPP.	Opposite	W/O	Without
EXH.	Exhaust	DDIII	D D 1 1 1 1 1 1 1 1 1	W.O.	Where Occurs
EXP.	Expansion	PBWL	Paper Backed Wire Lath	W.P.	Waterproof
EXPO.	Exposed	P.C.	Photo Cell	W.R.	Water Resistant
EXT.	Exterior	PERIM.	Perimeter	WT.	Weight
F.A.	Eire Alarm	P.E.N.	Perimeter Edge Nailing	W.W.F.	Welded Wire Fabric
F.A. F.A.U.	Fire Alarm	PL.	Plate	W.W.M.	Welded Wire Mesh
	Forced Air Unit	P.LAM.	Plastic Laminate		
FD FEC	Floor Drain Fire Extinguisher Cabinet	PLAS.	Plaster		
FIN	Finish	PLYWD.	Plywood		
FIXT	Fixture	PNL	Panel		
FLASH.	Flashing	PR PRCST.	Pair Pre-Cast		
FLR	Floor	PSI	Pre-Cast Per Square Inch		
FLUOR	Fluorescent	PT.	Point		
F.O.C.	Face of Concrete	P.T.	Pressure Treated		

Pressure Treated

PTD Painted

P.T.D.F. Pressure Treated Douglas Fir

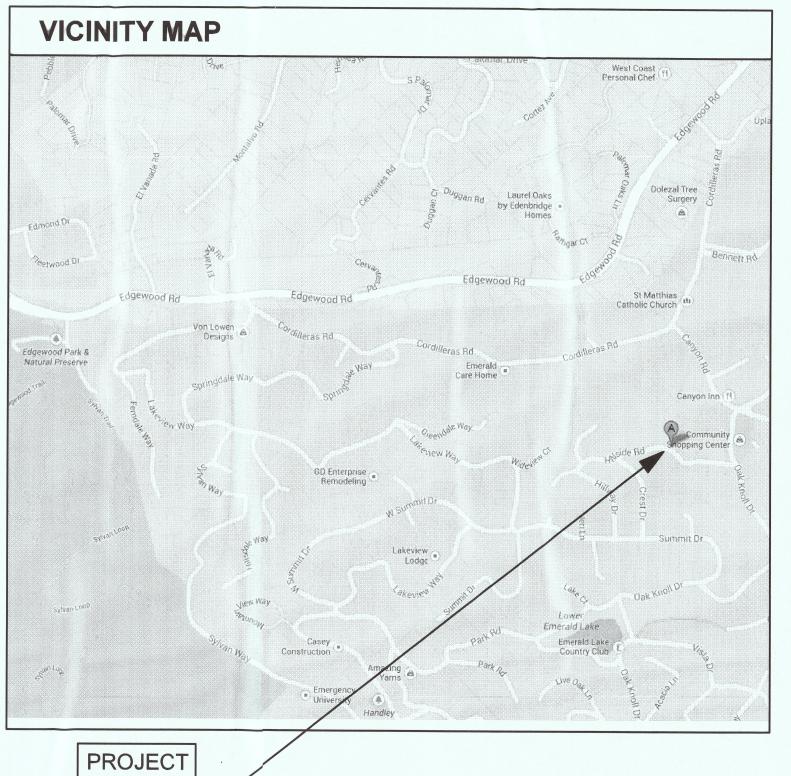
PROJECT DIRECTORY OWNER Tono Aspinall TELEPHONE 546 Hillside Road **EMAIL** Redwood City, CA 94062 **EMAIL** tono@alliancesmanagement.com **ARCHITECT** MATTINGLY THALER ARCHITECTURE CONTACT Judith Mattingly 646 Church Street TELEPHONE 415-431-2848 San Francisco, CA 94114 **EMAIL** jmattingly@matharch.com CONTRACTOR CONTACT **TELEPHONE EMAIL** STRUCTURAL ROCA3 Engineering CONTACT Joey Roca ENGINEER 1250 Ames Ave., Suite109 TELEPHONE 408-821-1335 Milpitas, CA 95036 **EMAIL** roca3@ymail.com

SHEET	INDE	X	
	BUILDING APPLICATION		
		A-001	COVER SHEET / PROJECT INFORMATION
		A-002	SITE PLAN
		A-003	TITLE 24
		A-101	EXISTING PLAN AND ELEVATIONS
		A-102	PROPOSED FLOOR PLAN & CEILING PLAN
		A-201	EXTERIOR ELEVATIONS
		S1	BASEMENT PLAN
		S2	FOUNDATION/ MAIN FLOOR PLAN
		SD3	FOUNDATION & FRAMING DETAILS
+			
+++			
		106	*
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		, E.	*

PHOTO OF EXISTING COTTAGE

F.O.F. Face of Finish





PROJECT DATA PROJECT NAME PROJECT ADDRESS DESCRIPTION OF WORK

ECT NAME CASITA BASEMENT REMODEL

ECT ADDRESS 546 HILLSIDE ROAD, REDWOOD CITY

REMODEL UNFINISHED LOWER LEVEL OF ACCESSORY DWELLING TO CREATE A BATHROOM, PLAYROOM, AND WORKSHOP

APPLICABLE BUILDING CODES:

2016 California Building Code (CBC) / 2015 international Building Code (IBC)
2016 California Residential Code / 2015 International Residential Code
2016 California Green Building Standards Code
2016 California Electrical Code (CEC) / 2016 National Electrical Code (NEC)

2016 California Mechanical Code (CMC) / 2015 Uniform Mechanical Code (UMC) 2016 California Plumbing Code (CPC) / 2015 Uniform Plumbing Code (UPC) 2016 California Fire Code (CFC) / 2015 Uniform Fire Code (UFC) 2016 California Existing Building Code / 2015 International Building Code (IEBC) 2016 California Energy Code

USE: SINGLE FAMILY RESIDENCE - NO CHANGE

SPRINKLER PROTECTION: WILL BE SPRINKLERED

OCCUPANCY TYPE:

CONSTRUCTION TYPE

TYPE VB

ASSESSOR'S PARCEL NO:

O57-201-060

ZONING DISTRICT

RH/DR

LOT SIZE 35,321 S.F.

EXISTING FLOOR AREA4,784 S.F. MAIN HOUSE AND GARAGE (per county records)
1,385 S.F. RESIDENCE

649 S.F. GARAGE (ACCESSORY STRUCTURE)
1,227 S.F. COTTAGE/CASITA MAIN FLOOR
690 S.F. COTTAGE/CASITA BASEMENT
__252 S.F. GARAGE (ACCESSORY STRUCTURE)
8,987 S.F. TOTAL EXISTING FLOOR AREA

COTTAGE (CASITA) RENOVATION AREA 690 S.F.

MAX. FLOOR AREA RATIO 30% (

30% (35,321) = 10,596.3 S.F. 6,170 S.F.

25% (35,321) = 8,830.25 S.F.

MAY 2 2 2018

San Mateo County

Planning Division

RECEIVED

GENERAL NOTES

EXISTING LOT COVERAGE

MAXIMUM LOT COVERAGE

- 1. Contractor to verify conditions and dimensions at the site. Bring any inconsistencies, missing dimensions or missing data to the attention of the Architect before proceeding with work
- 2. DO NOT SCALE DRAWINGS. Written Dimensions shall govern. Details shall govern over plans and elevations. Large scale drawings shall govern over small scale drawings. Contractor to notify Architect of discrepancies before proceeding with the work
- 3. All dimensions to finish face unless otherwise noted.
- 4. Conditions not specifically detailed shall be built to conform to similar construction in accordance with best common practices and applicable codes. Unloss otherwise noted, use Manufacturer's specifications for the installtion of their materials or items.
- 5. Safety: The Contractor shall be soley responsible for safety on the job site and adhere to all Federal, State, Local and O.S.H.A. safety regulations.
- 6. Contractor is responsible for locating and protecting all existing on site utilities during construction.
- 7. Care shall be taken to protect all trees, shrubs, other planting, lawn areas, and irrigation pipes from damage during construction
- 8. Connect all downspouts together w/3" dia. solid plastic pipe. Install pipe in trench with min. slope of 2% away from building foundation. Discharge into planting areas
- 9. Construction Bracing & Shoring: The Contractor shall be solely responsible for all bracing and shoring required during construction until all construction is complete.
- 10. Provide all necessary blocking, backing and framing for light fixtures, electrical units, plumbing fixtures, heating equipment, cabinets, and all other items requiring support
- 11. Install all materials, equipment, and fixtures in conformance with the requirements of the manufacturer and the requirements of applicable codes
- 12. Install certified insulation materials per the Title 24 mandatory measures checklist MF-1R. Insulation installed shall meet flame spread & smoke density requirements of State of California Title 24, California Electrical Code, California Code of Regulations. The installation (Form CF-6R) and insulation certificates are required to be posted at the job site during the construction phase of the project
- 13. Confirm location of all electrical outlets and fixtures with Architect in the field.
- 14. Water closets: 1.28 gallons per flush, WaterSense Certified.
- 14. Water closets. 1.26 gallons per flush, WaterSense Certified.

 15. Showerheads: 2.0 gallons per minute at 80 psi; WaterSense Certified. If shower has >1 showerhead/sprayer, combined flow rate of all showerheads shall not exceed 2.0 gallons/minute, or shower shall be designed to allow only 1 shower outlet in operation at a time.
- 16. Lavatory faucets: between 0.8 gpm @ 20psi and 1.5gpm @ 60psi
 17. Bathroom exhaust fans shall be ENERGY STAR compliant, ducted to termi
- 17. Bathroom exhaust fans shall be ENERGY STAR compliant, ducted to terminate outside the building.
 18. Fan Controls:
 Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control
- 19. The use of plumbing pipelines as an electrical ground is prohibited.
- 20. The use of solders containing more than two-tenths of one percent (0.2%) lead in making joints on private or public water supply systems is prohibited

capable of adjustment between a relative humidity range of less than or equal to 50 percent to a maximum of 80 percent.

- 21 . All shower and tub/shower combinations are required to have a thermostatic mixing valve type or individual control valves of the pressure balancing type
- 22. Water heater pressure temperature relief valves located inside a building shall be provided with an aproved drain to the exterior of the building and shall terminate not more than two feet nor less than six inches above the ground. No part of such drain shall be trapped or subject to freezing and the end of the pipe shall not be threaded. Relief valve drains shall not terminate in a building's crawl space. CPC Section 608.5
- 23. Termination of all environmental air ducts shall be a minimum of 3 feet from any openings into the building
- 24. Water outlets with hose attachments and hose bibs must have approved non-removable type back-flow preventer installed. CPC SEction 603.4.7
- 25. Provide one dedicated 20 AMP Circuit to Bathroom to supply Receptacle Outlets per CEC 210-52 (d) and 210-11 (c) (3)
- 27. Provide one 20 AMP dedicated circuit for Laundry receptacles per CEC 210-11(c)(2)
- 29. All branch circuits that supply 125-volt single phase, 15- and 20 ampere receptacle outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedroooms, sun rooms, hallways, closets or similary rooms shall be protected by an arc-fault circuit interruptor listed to provide protection of the branch circuit. PER NEC ARTICLE 210-12

Mattingly Thaler Architecture 646 Church Street San Francisco, CA 94114 115-431-2848 fax 415-431-2847



CASITA ADDITION & REMODEL 546 HILLSIDE ROAD REDWOOD CITY, CA 94063

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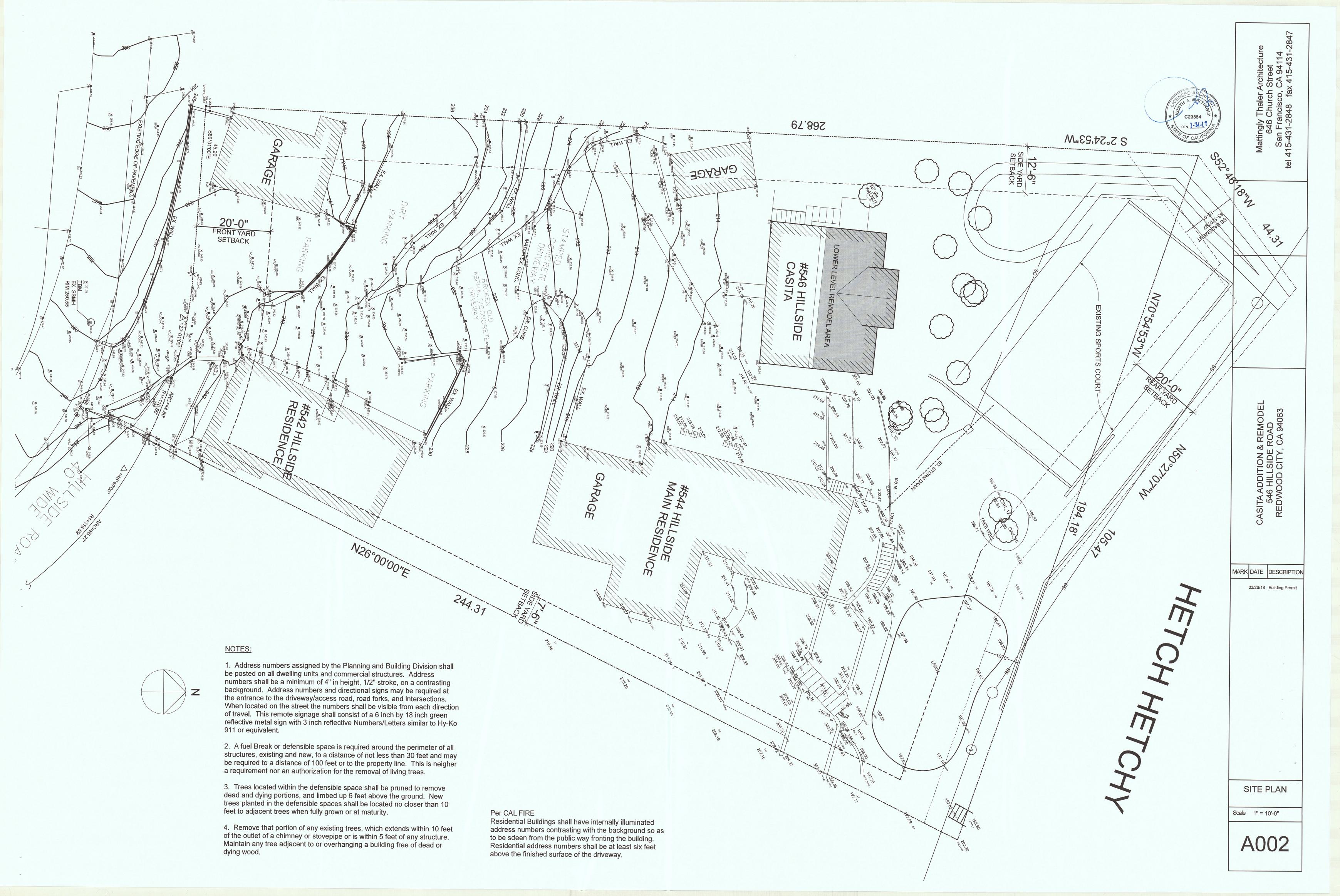
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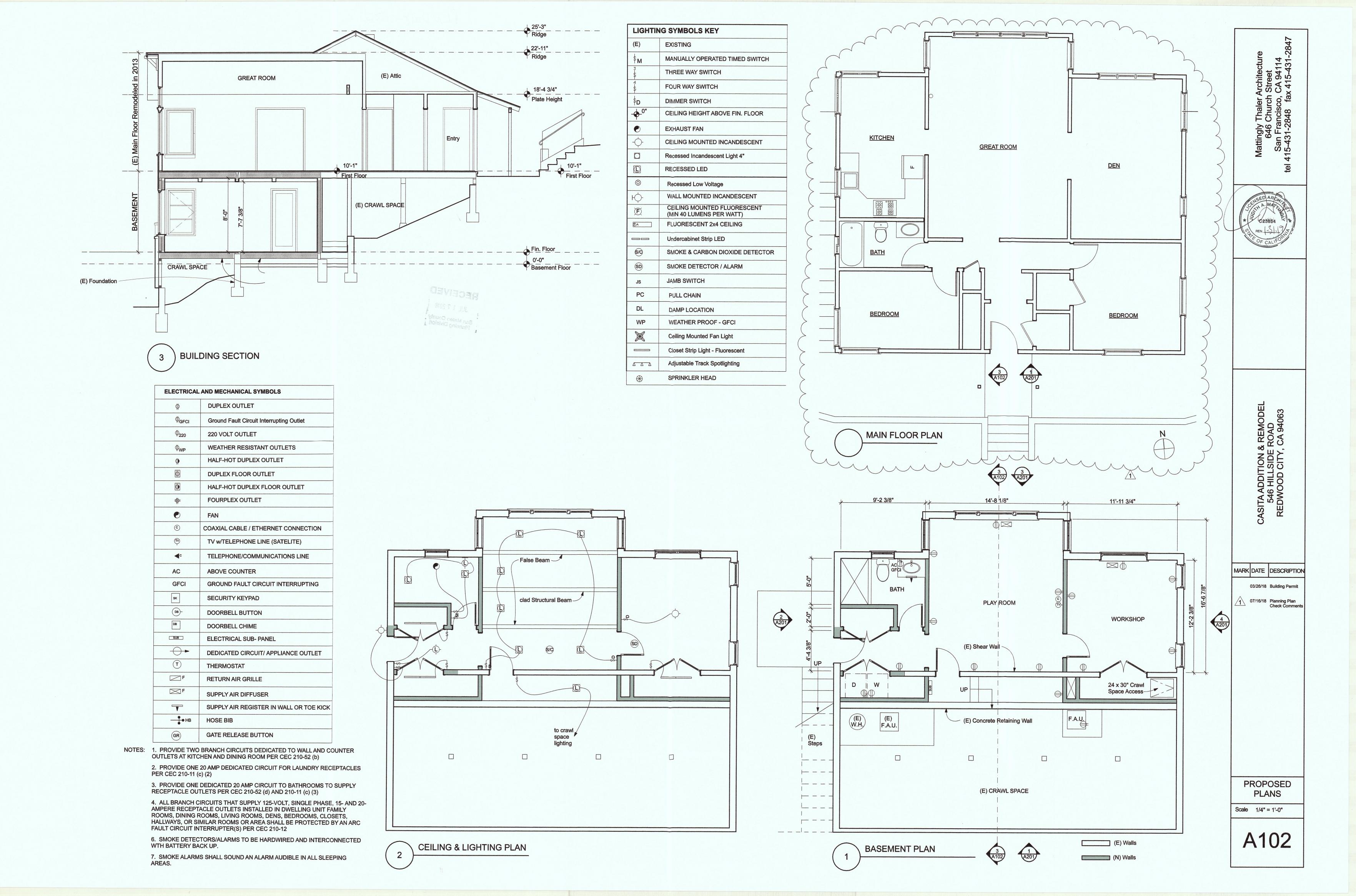
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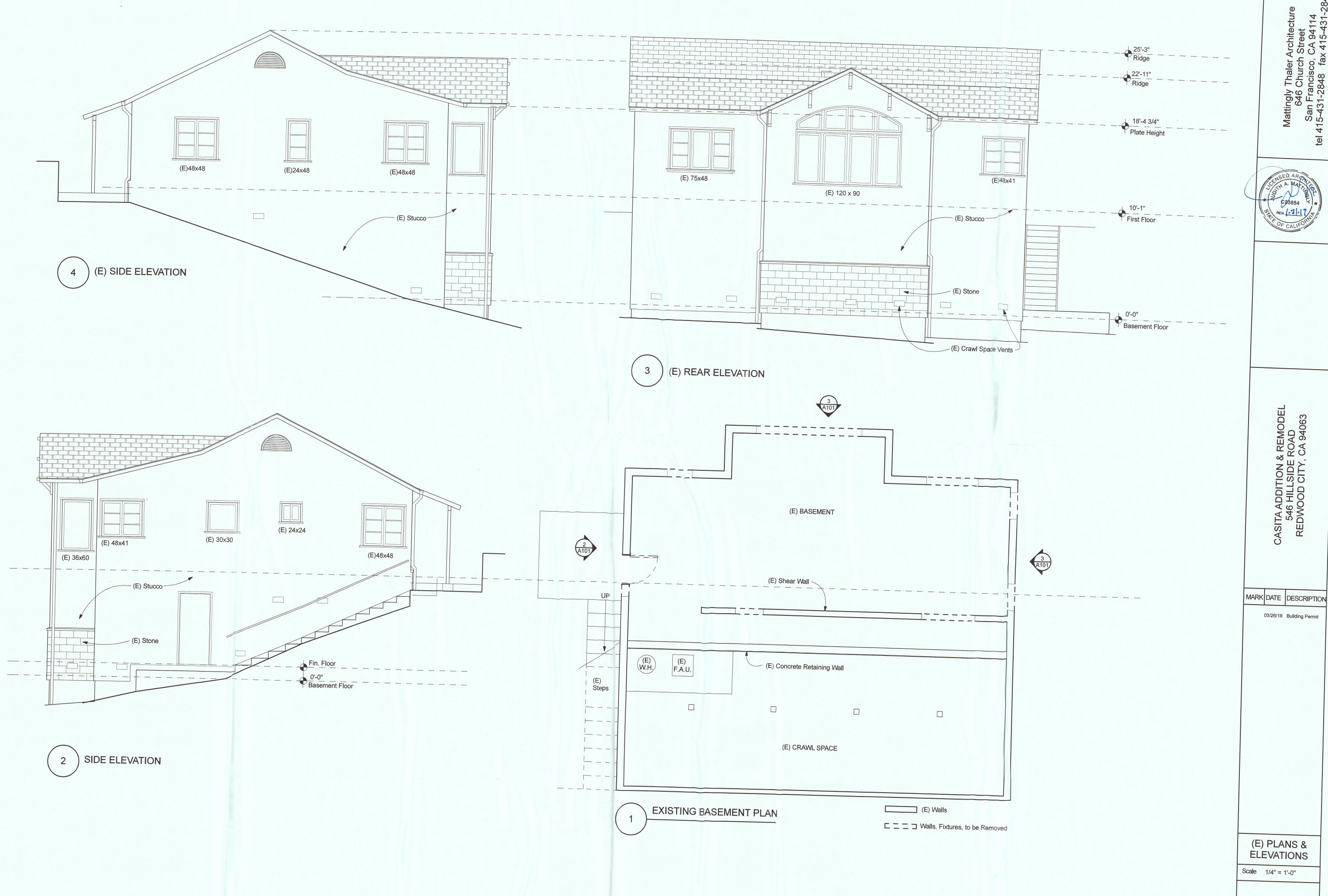
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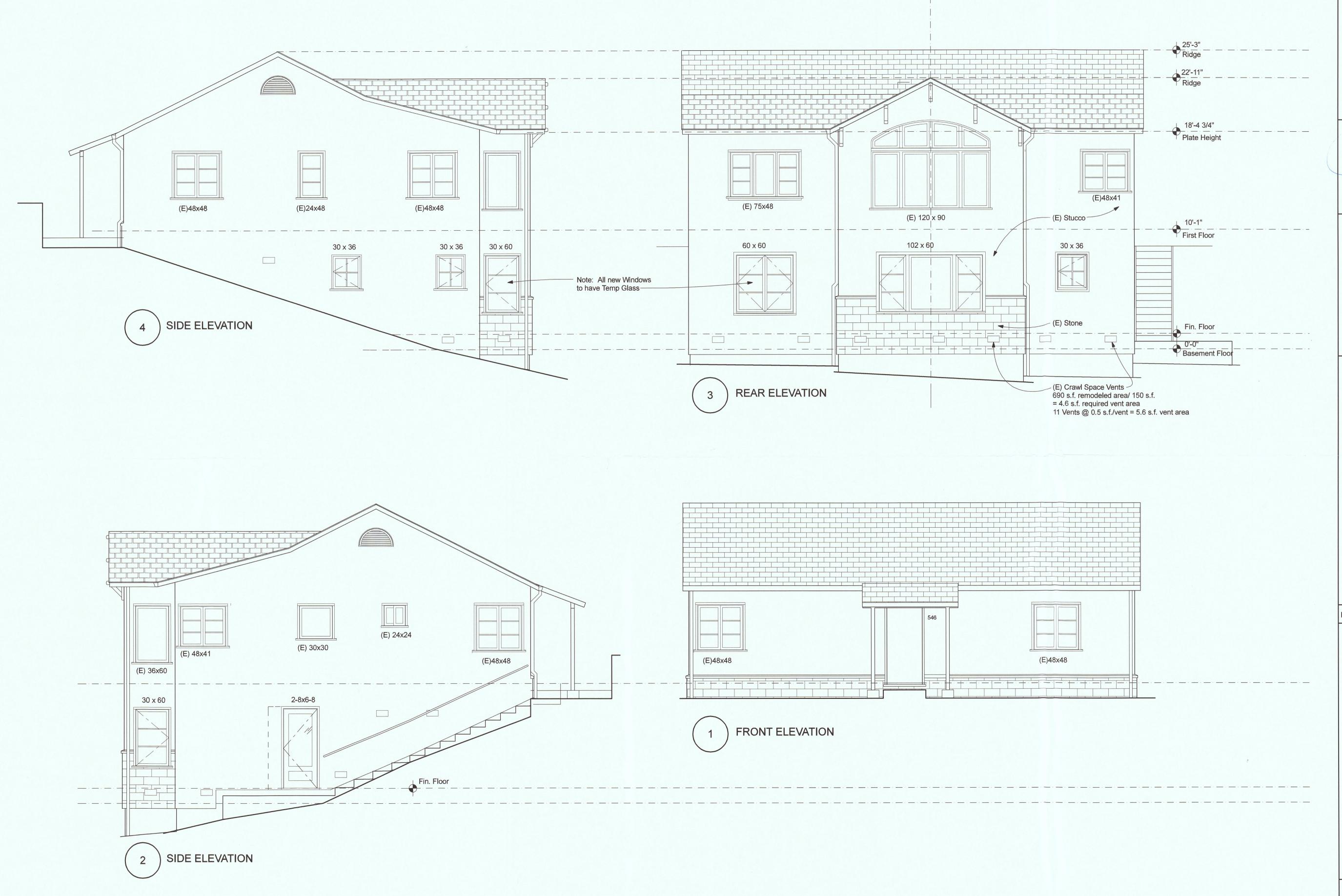
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Mattingly Thaler Architecture 646 Church Street San Francisco, CA 94114 tel 415-431-2848 fax 415-431-2847

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CASITA ADDITION & REI 546 HILLSIDE ROA REDWOOD CITY, CA §

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ELEVATIONS

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