All General Contractors, Subcontractors, Architects, and Engineers conducting work shall conform to the 2013 California Building Code, 2013 California Plumbing Code, 2013 California Mechanical Code, and the 2013 California Electrical Code. Any and all deviations from the Planning Commission approved plans require that revised plans to be submitted to the Planning Department/Commission for review and approval.

A survey shall be provided by a licensed surveyor on structures which define property lines, setbacks, designated parkland or street rights-of-way. Erosion control measures shall be in place and maintained (year round) throughout the duration of the project.

A separate Public Works permit will be required for any approach to private driveways, sewer laterals, curbs, curb cores, street improvements or any work in the normal public right-of-way. All trench work shall be properly supported. Backfill shall be properly compacted at the proper moisture content. All fill to be compacted to a minimum density of 95%. Backfilling shall be subject to further inspection. A permanent public works permit shall be obtained prior to work being performed.

Installation of a Rainwater Reuse System will be required. A separate Public Works permit will be required for any approach to private driveways, sewer laterals, curbs, curb cores, street improvements or any work in the normal public right-of-way. All trench work shall be properly supported. Backfill shall be properly compacted at the proper moisture content. All fill to be compacted to a minimum density of 95%. Backfilling shall be subject to further inspection. A permanent public works permit shall be obtained prior to work being performed.

11. Low Flow Toilets (1.28 gallon/flush), Shower Heads (2.0 GPM) and Faucets (1.5 GPM) for all fixtures located above the elevation of the highest manhole within the project.

12. A 2-inch water main shall be provided for each structure. Water shall be supplied by a dedicated water main.

13. A separate 2-inch water main shall be provided for each structure. Water shall be supplied by a dedicated water main.

14. A separate 2-inch water main shall be provided for each structure. Water shall be supplied by a dedicated water main.

15. A separate 2-inch water main shall be provided for each structure. Water shall be supplied by a dedicated water main.

16. A separate 2-inch water main shall be provided for each structure. Water shall be supplied by a dedicated water main.
HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENT

INFORMATION ON FIRE FLOW AVAILABILITY

ALL WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL HAVE TEMPERED GLASS OR 20 MIN. FIRE RATING

THE DISTANCE FROM THE FIRE HYDRANT TO THE PROPERTY LINE IS 300' (FEET)

THIS PROJECT IS LOCATED IN A HIGH FIRE HAZARD SEVERITY ZONE THEREFORE THE FOLLOWING PROVISIONS MUST BE IMPLEMENTED:

1. ROOF VENTS SHALL MEET THE REQUIREMENTS OF 2013 CBC SEC. 706 A.2 (NOTE: ATTIC VENTILATION OPENINGS ARE NOT PERMITTED ON THE EXPOSED SIDE OF STRUCTURE) CBC SEC. 706 A.2.6.1.1.1 further provides that openings are to accumulate in the manner CBC SEC. 706 A.2.

2. EXTERRIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS (FOR NEW CONSTRUCTION):
   A. NONCOMBUSTIBLE MATERIAL
   B. IGNITION-RESISTANT MATERIAL

3. EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE CBC 708.4.2A. EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, EXTERIOR STRUCTURAL GLASS VENEER, SKYLIGHTS

4. ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS SHALL COMPLY WITH REQUIREMENTS FROM CBC SEC 707 A.5.

5. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE CBC 708.4.2A. EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, EXTERIOR STRUCTURAL GLASS VENEER, SKYLIGHTS

6. DECKING SHALL COMPLY WITH REQUIREMENTS FROM CBC SEC. 709 A.17. EXTERIOR DOORS (INCLUDING GARAGE DOORS) SHALL COMPLY WITH ONE OF THE FOLLOWING:
   A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
   B. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH ONE OF THE FOLLOWING THAT MAY TAPER TO A TONGUE AND NOT LESS THAN 3/8 INCH THICK. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES

8. ALL ROOF ASSEMBLIES TO BE CLASS A RATED

106.2 FG

PROPOSED AC COMPRESSOR LOCATION

106.17 FS

TRASH CAN T.O. WALL

106.40 FS

EAVE BTW. FS, RIDGE N82°16'04"E 111.2 TW

N16°49'50"RIDGE (STRUCTURE). PAINTED STUCCO, SMOOTH/ SAND FINISH.)
**EXISTING**

**LOT SIZE:** 24,212 SF  
**ALLOWABLE FLOOR AREA:** 9,013 SQ FT  
**EXISTING LOT COVERAGE:** 6,957 SF  28.7% BUILDING (30% MAX.)  
4,975 SF  20.6% HARDSCAPE  
11,932 SF  49.3% TOTAL

**EXISTING FLOOR AREA**  
6,112 SF FIRST FLOOR  
845 SF GARAGE  
6,957 SF TOTAL

**PROPOSED LOT COVERAGE CHANGE**  
99 SF .4% BUILDING  
1,080 SF 4.4% HARDSCAPE  
1,179 SF 4.8% TOTAL  
**TOTAL LOT COVERAGE**  
7,056 SF 29.1% BUILDING (30% MAX.)  
6,055 SF 25.0% HARDSCAPE  
13,111 SF 54.1% TOTAL

**PROPOSED FLOOR AREA**  
99 SF FIRST FLOOR  
0 SF GARAGE  
99 SF TOTAL  
**TOTAL FLOOR AREA**  
6,212 SF FIRST FLOOR  
845 SF GARAGE  
7,056 SF TOTAL

**LIVING AREA**  
**EXISTING:** 493 SF  
**PROPOSED ADDITION:** 99 SF  
**TOTAL:** 592 SF

**GARAGE AREA**  
**EXISTING:** 660 SF  
**TOTAL:** 660 SF
**High Fire Hazard Severity Zone Requirements**

The project is located in a high fire hazard severity zone. Therefore, the following provisions must be implemented:

1. Roof vents shall meet the requirements of 2013 CBC Sec. 706 A.2 (Note: attic ventilation openings are not permitted on the exposed side of the roofing. CBC Sec. 706 A.2).
2. Roofing shall allow space between roof covering and roof deck.
3. Apply one layer of No. 72 ASTM Cap Sheet over combustible decking.
4. Roof vents shall meet the requirements of 2013 CBC Sec. 706 A.2 (Note: attic ventilation openings are not permitted on the exposed side of the structure. CBC Sec. 706 A.2).
5. The following exterior glazing materials and/or assemblies shall be constructed of multiple-pane glazing with a minimum of one tempered pane CBC 708.4.2 A. Exterior windows, exterior glazed doors, and glazed openings within exterior doors.
6. Decking shall comply with requirements from CBC Sec. 709 A.17. Exterior doors (including garage doors) shall comply with one of the following:
   - The exterior surface or cladding shall be of noncombustible or ignition-resistant material.
   - Shall be constructed of solid core wood that complies with one of the following requirements: A. The exterior surface or cladding shall be of noncombustible or ignition-resistant material.
   - All roofing shall be Class A rated.
REQUIRES APPROVAL BY THE CITY. ANY PLANTING OR HARDSCAPE ON THE CITY RIGHT OF WAY MUST BE TRIMMED BY THE PROPERTY OWNER OF THE PLANTING. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE APPLICANT AGREES THAT ALL PLANTING THAT GROWS AS A CONDITION OF APPROVAL OF THIS LANDSCAPE PLAN, PLANTING AREAS EXCEPT IN TURF AREAS, A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.