PROJECT DESCRIPTION

LOWER FLOOR IS 3/4 UNFINISHED THIS PROJECT PROPOSES TO FINISH OFF THE REMAINING 1/4 OF LOWER FLOOR. BY ADDING 2 NEW BATHROOMS, 2 NEW BEDROOMS, AND ONE OFFICE THAT CAN BE USED AS DUEL USE SPACE SECONDARY USE AS BEDROOM OR GUEST ROOM.

PREVIOUS PROJECT HAD REQUIRED FIRE SPRINKLERS INSTALLED WITH THIS PROJECT PLANNED FOR.

FAR AND LOT COVERAGE CALCULATIONS

ALLOWED LOT COVERAGE 90,600 / 5,000 = 18.12

GARAGE 3,200 x .60 = 1,920

HOUSE 16,530 + 3,200 + 600 = 20,330

FRONT PORCH 10' X 14' = 140

FRONT DRIVE 5' X 14' = 70

TOTAL LOT COVERAGE 21,140

NO CHANGES

ALLOWED FAR 5,000 x .60 = 3,000

EXISTING FAR 1151

GARAGE 400

EXISTING LOWER FLOOR 1400

ALLOWED PROPOSED LOWER FLOOR 1184.466 = 703

EXISTING FOUNDATION WALL DETAIL 3800MM ALTERNATE FOUNDATION WALL DETAIL 3800MM ALTERNATE FOUNDATION WALL DETAIL 3800MM ALTERNATE FOUNDATION WALL DETAIL 3800MM

PLANS SHOWN MATCHING DETAILS

SAPON CA STANDARDS CODES

13 + 14
LIGHTING NOTES

1) Bathroom lights will be all high efficiency (fluorescent, LED lighting) or manual-on motion sensors which turn off automatically when no one is present, and must be turned on manually with a switch.

2) In all other rooms and areas all lights must be high efficiency or provide manual-on motion sensors or have dimmer switches.

3) All outdoor lighting attached to building must be high efficiency or controlled by both a motion sensor and integral photo-control not having an override or disabling bypass switch.

ELECTRICAL NOTES

1) Minimum of two separate 20 amp circuits for small kitchen appliance; minimum one 20 amp circuit for bathroom outlet; minimum one 20 amp circuit for laundry appliances.

2) Kitchen appliance circuits are limited to supplying wall and counter space outlets only. They cannot serve dishwasher, microwave, range hood, garbage disposal, etc.

3) Bathroom lighting shall not be on an outlet circuit.

4) All 125-volt 15 and 20 amp receptacles shall be tamper-resistant receptacles.

5) Electrical outlet boxes on opposite sides of a demising wall between dwelling units shall be separated by 24" minimum.

PUBLIC WORKS CONDITIONS OF APPROVAL

The applicant shall obtain an occupancy permit from the City Engineer prior to commencing any construction activities which are described as one way or two way.

All work, stonework or installation of electrical work shall be limited to 7:30 a.m. to 4:00 p.m. or 7:30 a.m. to 5:00 p.m.

Any damage to existing improvements near any construction site shall be repaired to the satisfaction of the City Engineer at the expense of the applicant. This shall include sodding, seeding, tree planting, stonework and other as may be required by the City Engineer.

All improvements within the public right-of-way, including sidewalks, driveways, and curbs, shall be in accordance with approved standards and plans and shall comply with the applicable code and specifications of the City Engineer.

The electrical system or any electrical or plumbing work shall be in accordance with Chapter 13 of the City Code, and shall be in compliance with the International Electrical Code and shall be done by a licensed electrician.

The existing upper severe hazard subject to the subject building shall be brought into compliance with Chapter 13 of the City Code. All electrical and plumbing work shall be done in compliance with the National Electrical Code and the International Plumbing Code.

The owner and builder shall comply with all City requirements including water pollution prevention, noise control, construction work hours, and architectural review.

NOTE: THESE DRAWINGS ARE MENT FOR THE USE OF DON WATERS CONSTRUCTION, IF USED BY ANY OTHER CONTRACTOR, THEN THESE DRAWINGS FOR THE RESULTING WORK.
EXISTING SOUTH ELEVATION

NO CHANGES

SCALE: 1" = 1'-0"
EXISTING NORTH ELEVATION  
NO CHANGES  

SCALE: 1"=1'-0"