

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.
7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.
9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.
11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.
12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

A NEW RESIDENCE AT:
42 SAN BENITO, ATHERTON, CA 92407

ABBREVIATIONS & SYMBOLS

& @ ACOUS. ADJ. A.F.F.	AND AT DIAMETER or ROUND ACOUSTICAL ADJUSTABLE ABOVE FINISHED FLOOR	MTL./MET. N. (N) or NEW N.I.C. NO. or # N.T.S.	METAL NORTH NEW NOT IN CONTRACT NUMBER NOT TO SCALE
APPROX. ARCH.	APPROXIMATE ARCHITECTURAL	o/ O.C. O.D. OPNG.	OVER ON CENTER OUTSIDE DIAMETER OPENING
BLDG. BLKG. BM.	BUILDING BLOCKING BEAM	P.E.N. PERF. PL. PLAM. PLYWD.	PLYWOOD EDGE NAILING PERFORATED PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD
CAB. C.J. C.L.G. CLO. CLR. C.M.U. C.O. COL. CONC. C.T. C.W. DBL. DEPT. DET. D.F.	CABINET CONTROL JOINT CEILING CLOSET CLEAR CONCRETE MASONRY UNIT CLEANOUT or CASED OPENING CONCRETE COLLAR TIE COLD WATER DOUBLE DETACHMENT DETAIL DOUGLAS FIR or DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOWNSPOUT DISHWASHER DRAWING EACH EXPANSION JOINT ELECTRICAL ENCL. ELEC. E.O.S. EQ. EQUIP./ EQPT. EXST or (E) EXP.	R. RAD. R.D. REF. REINF. REQD R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REINFORCE REQUIRED ROUGH OPENING REDWOOD RAIN WATER LEADER
G.S.M. GYP. BD GYP. H.B. H.C. HDWR./HDWE. H.M. HORIZ. HT./HGT. HTR. H.W. HDWD.	GALVANIZED SHEET METAL GYPSUM BOARD GYPSUM HOSE BIB HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATER HOT WATER HARDWOOD	S.4.S. S.C. SCHED. S.D. SEL. SHT. SIM. SPEC. SQ. S.ST. STD. STEEL STR. STRUC./ STR.L. SUSP.	SURFACED 4 SIDES SOLID CORE SCHEDULE SMOKE DETECTOR SELECT SHEET SIMILAR SPECIFICATION(S) SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURE STRUCTURAL
I.D. IN. or (") INSUL. INT.	INSIDE DIAMETER (DIM.) INCH OR INCHES INSULATION INTERIOR	U.L. U.O.N.	UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED
JAN. JST. KIT.	JANITOR JOIST KITCHEN	VERT. V.G.	VERTICAL VERTICAL GRAIN
LAM. LAV.	LAMINATE LAVATORY	w/ w/o W.C. WD. W.H. WP. W.W.F.	WITH WITHOUT WATER CLOSET WOOD WATER HEATER WATERPROOF WELDED WIRE FABRIC
MAX. MECH. MEZZ. MFR. MIN. MISC.	MAXIMUM MECHANICAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS		

	GRID LINE		INTERIOR ELEVATION ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWN
	DOOR SYMBOL		ROOM IDENTIFICATION ROOM NAME ROOM NUMBER
	DOOR MARK OR SEQUENCE NUMBER		DIMENSION @ FACE OF STUD, MASONRY OR FRAMING (U.O.N.)
	WINDOW TYPE		DIMENSION @ CENTERLINE
	PLUMBING SYMBOL		DIMENSION @ FACE OF FINISH
	APPLIANCE SYMBOL		PROPERTY LINE
	WORK, CONTROL, OR DATUM POINT		NEW OR FINISHED CONTOURS
	KEYNOTE SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE.		EXISTING CONTOURS
	DETAIL DETAIL NUMBER (1/2" DIA.) SHEET WHERE DETAIL IS DRAWN		CHANGE IN FLOOR FINISHES
	SECTION SECTION NUMBER (1/2" DIA.) SHEET WHERE SECTION IS DRAWN		ALIGN FACE OF FINISH
	REVISION NUMBER "CLOUD" INDICATES REVISED AREA ON DRAWINGS		PARTITION TYPE

PROJECT SUMMARY

ADDRESS: 42 SAN BENITO, ATHERTON, CA 94027
OWNERS: JOYCE HE
ARCHITECT: CHRIS KUMMERER, ARCHITECT PH: (650) 233-0342
E-MAIL: CHRIS@CKA-ARCHITECTS.COM
APN# 060-162-190

ZONING: R1-A

BUILDING OCCUPANCY GROUP: R3/U
TYPE OF CONSTRUCTION: VB
AUTOMATIC FIRE SPRINKLERS REQUIRED? YES

FLOOD_ZONE? NO

LOT SIZE: 13,181 SF

SETBACKS: FRONT & REAR: 30% DEPTH (30' MIN.) = SEE SITE PLAN
SIDE: 30' PER TABLE 17.38.010

MAX. HT.: 30'-0" MAX. HT (22'-0" MAX. SIDEWALL HT.)

PROPOSED HEIGHT: 26'-11 1/2" HT (21'-5" SIDEWALL)

MAX. ROOFED COVERED AREAS: ROOFED AREAS COMPLETELY OPEN ON TWO OR MORE SIDES UP TO FIVE PERCENT OF THE MAXIMUM ALLOWED FLOOR AREA FOR THE LOT PLUS FIVE HUNDRED SQUARE FEET = (2,874.5 X 5%) + 500 = **643.7 SF**

PROPOSED ROOFED COVERED AREAS: 117.22 (SECOND FLOOR BALCONY ROOF) + 231 (CARPORT ROOF) + 11.5 (EAVES IN EXCESS OF 4FT) **359.72** = SF

MAX. FLOOR AREA LIMIT:
(13,181 × 0.163) + 726 SQUARE FEET = **2,874.5 SF**

THE FLOOR AREA ABOVE THE FIRST FLOOR OF THE MAIN BUILDING SHALL NOT EXCEED SEVEN AND ONE-HALF PERCENT OF THE LOT SIZE.

2nd FLOOR MAX: 13,181 X 7 1/2% = **988.6 SF**

PROPOSED FLOOR AREA:
FIRST FLOOR AREA: 1,865.06 SF
SECOND FLOOR AREA: 987.37 SF
TOTAL HOUSE: 2,852.43 SF
JADU AREA: 500 SF
ADU AREA: 1,199.6 SF

PROJECT DESCRIPTION

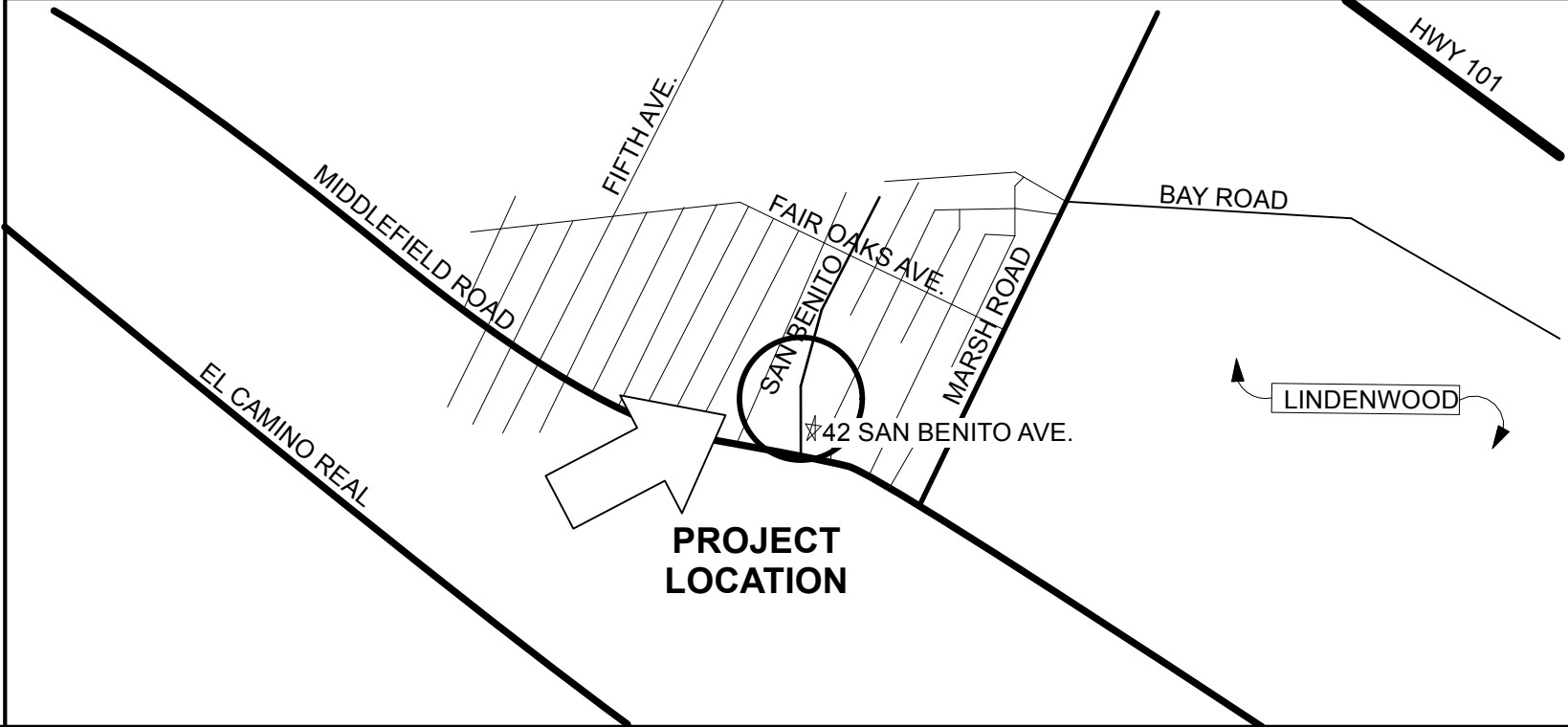
THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW 2-STORY RESIDENCE (NO BASEMENT) WITH A DETACHED CARPORT, JADU AND DETACHED ADU

FIRE SPRINKLERS AND SOLAR PV SYSTEM UNDER SEPARATE PERMIT.

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- AND CURRENT LOCAL BUILDING AND ZONING CODES

VICINITY MAP



PERSPECTIVE VIEW OF PROPOSED

NOT TO SCALE - SCHEMATIC ONLY. SEE PLANS AND ELEVATIONS FOR DESIGN DETAILS



DRAWING INDEX

ARCHITECTURAL

- A0.0 COVER SHEET
- A1.0 SITE PLAN
- A2.0 FIRST FLOOR PLAN
- A2.1 SECOND FLOOR PLAN
- A2.2 ROOF PLAN
- A2.3 AREA DIAGRAM
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 ADU ELEVATIONS

Att 4 42 San Benito Drawings

cka
ARCHITECTS

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REVISIONS:

11-18-22 VARIANCE SUBMITTAL

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COVER SHEET

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SITE PLAN

MAIN STRUCTURE SETBACKS

ACCESSORY STRUCTURE SETBACK
(30' BEHIND FRONT OF HOUSE)

EXCEPTION SOUGHT FOR PROPOSED
CARPORT LOCATION - SHOWN DASHED

10'-0" TYPICAL ACCESSORY
STRUCTURE SIDE SETBACK

NEW GOOD NEIGHBOR FENCE
ALONG ENTIRE PROPERTY LINE

68 SAN BENITO AVENUE
EXISTING HOUSE
RIDGE=114.65±

TREE 7
TO BE REMOVED

(N) COVERED
CARPORT

(N) (2) STORY RESIDENCE

(N) (1) STORY
ADU

(N) DRIVEWAY

SAN BENITO AVENUE (50' R/W)

1 SITE PLAN
Scale: 1/8" = 1'-0"





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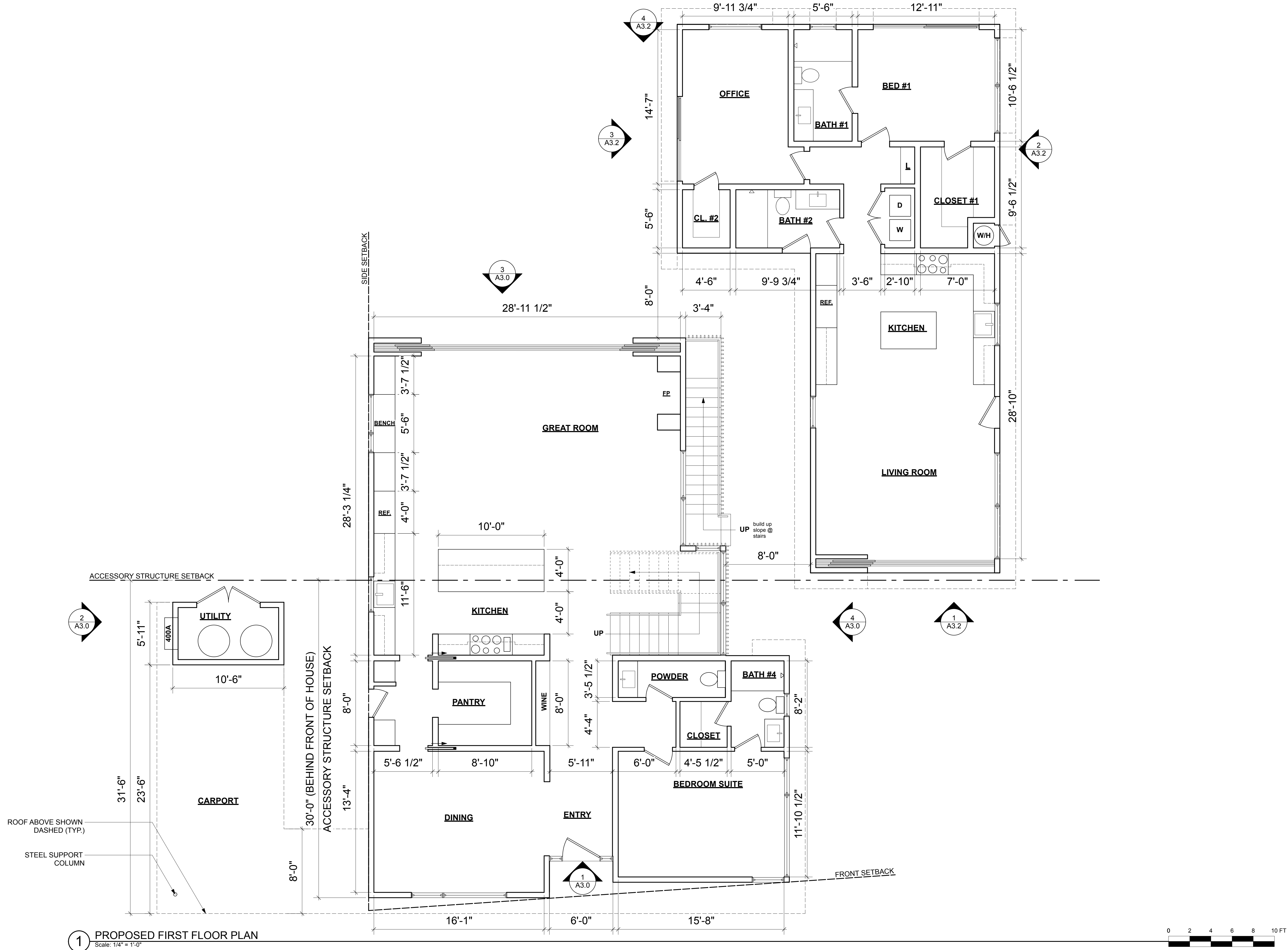
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NEW FIRST
FLOOR PLANS

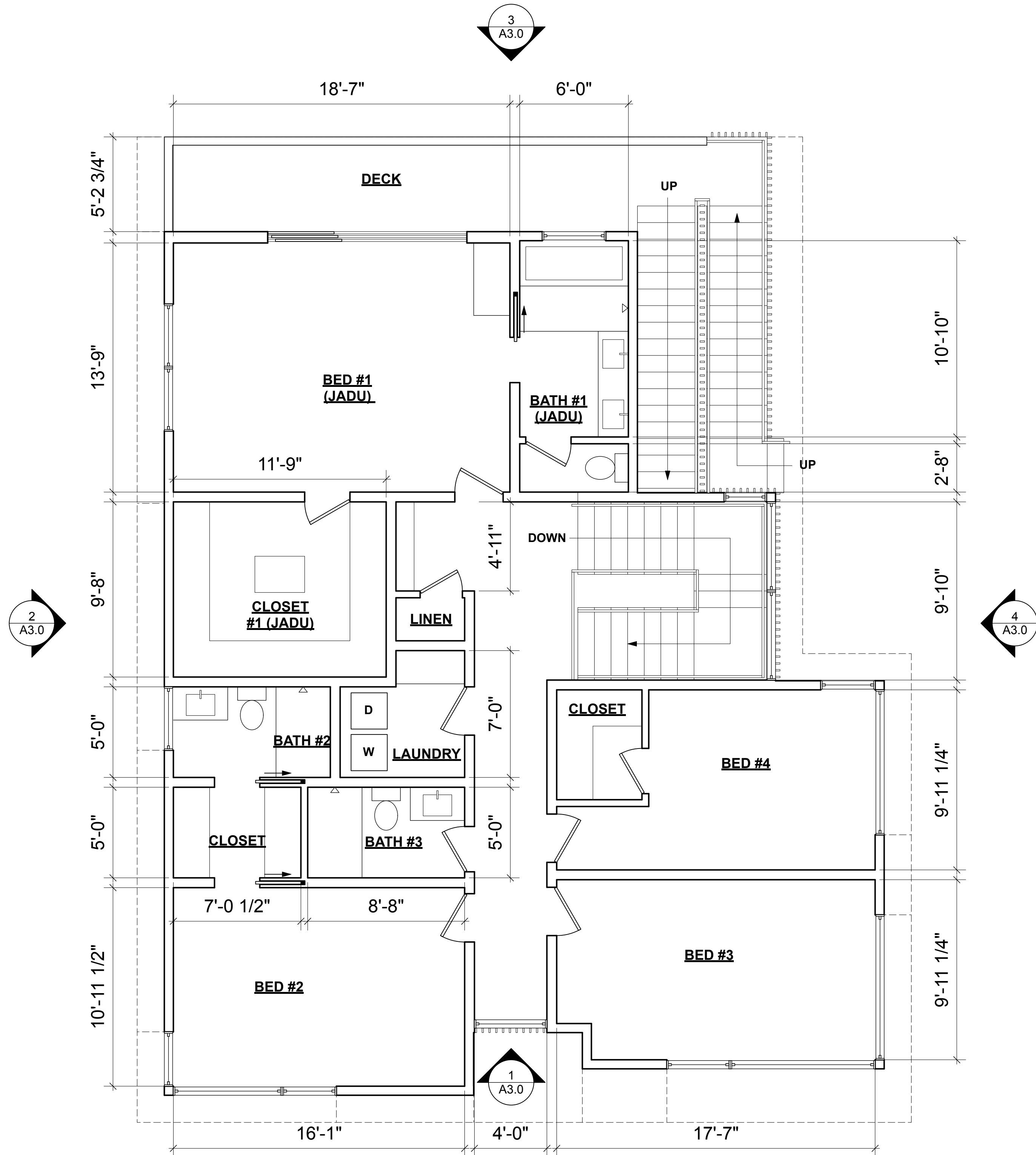
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1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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NEW SECOND
FLOOR PLANS

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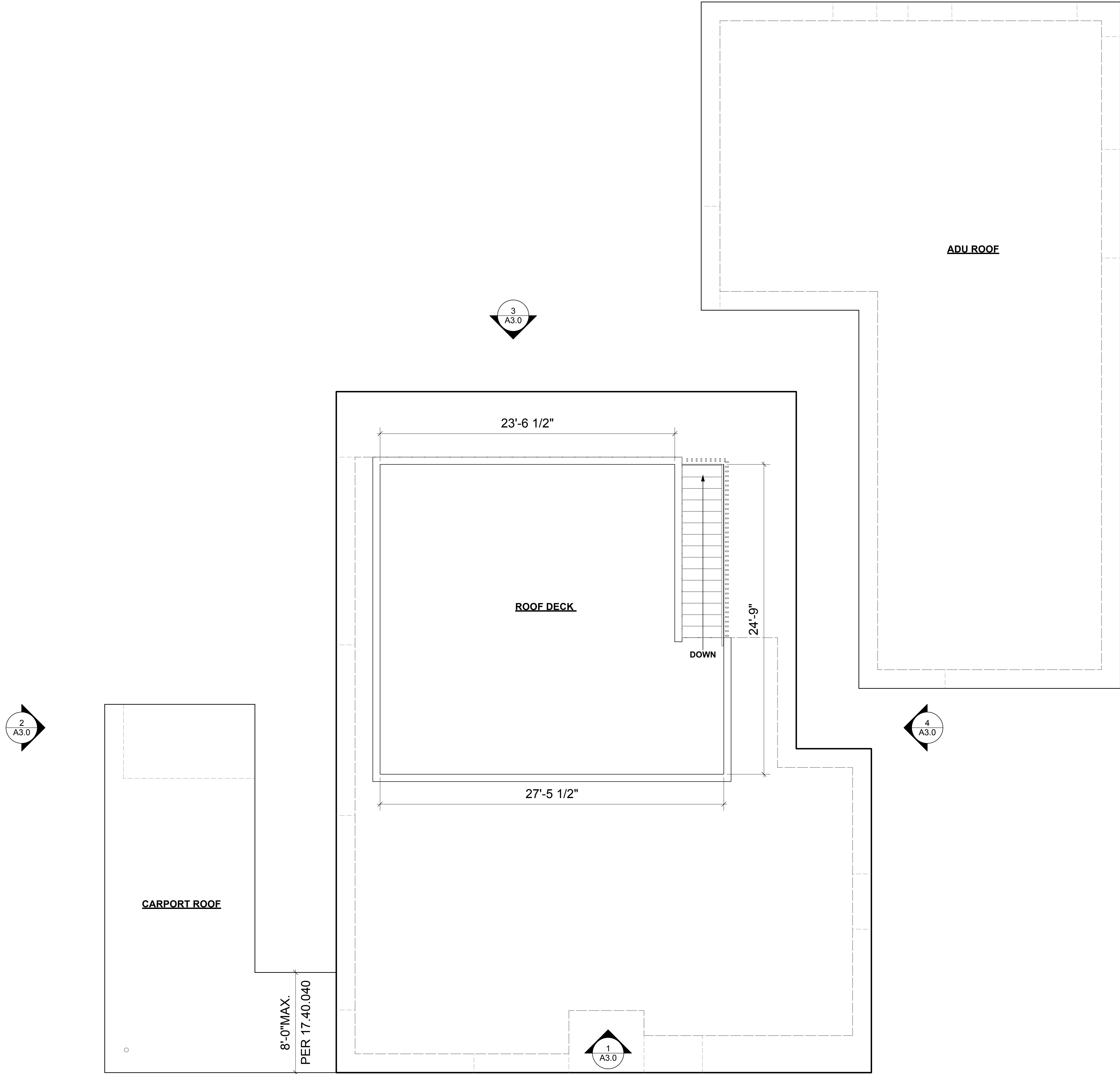
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NEW ROOF PLANS

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1 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"





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AREA DIAGRAM

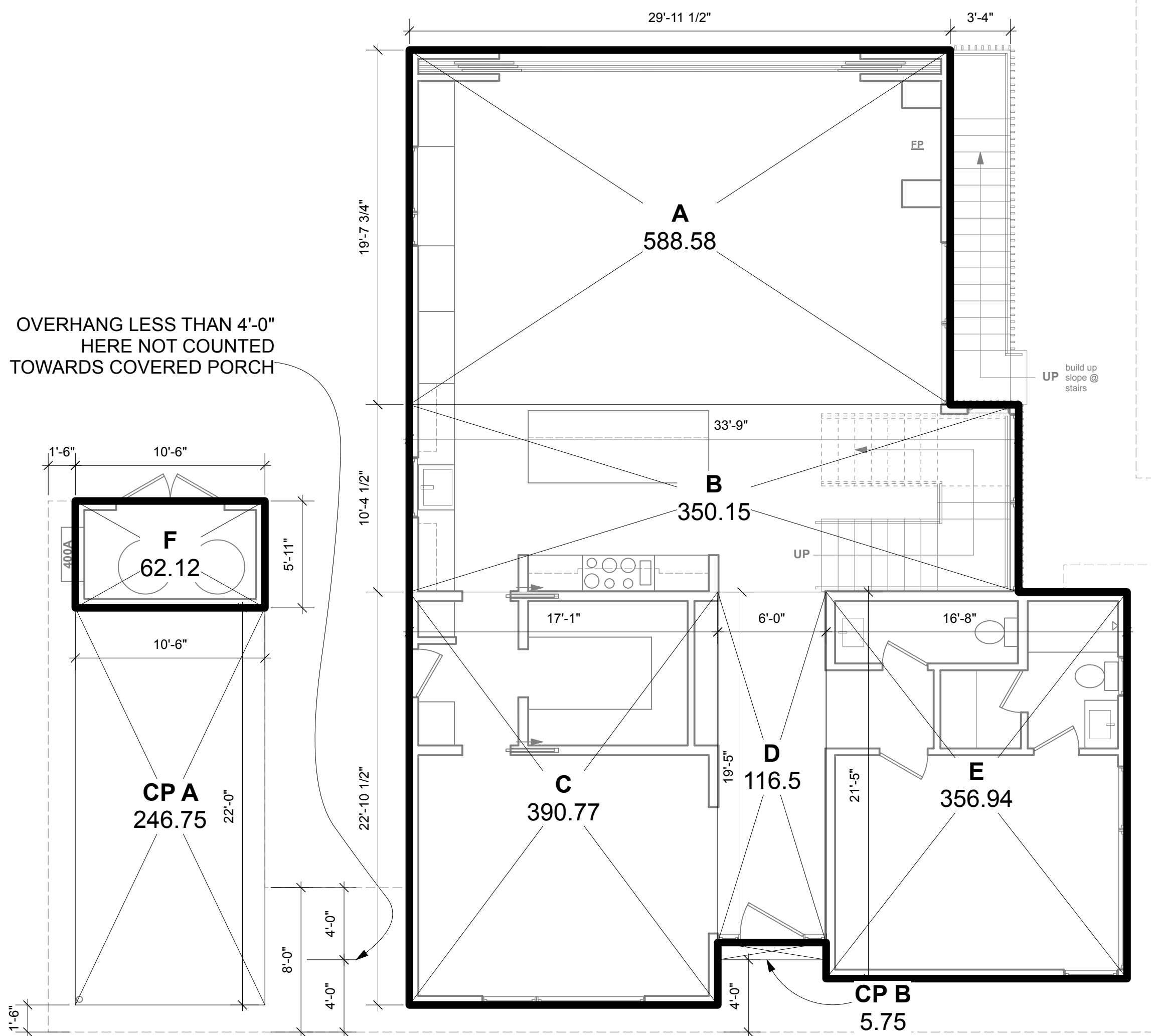
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A	29'-11 1/2" X 19'-7 3/4"	588.58
B	33'-9" X 10'-4 1/2"	350.15
C	17'-1" X 22'-10 1/2"	390.77
D	6'-0" X 19'-5"	116.5
E	16'-8" X 21'-5"	356.94
F	10'-6 X 5'-11"	62.12

TOTAL PROPOSED
FIRST FLOOR AREA 1865.06

ADU A	30'-5 3/4" X 27'-7 1/2"	659.2
ADU B	17'-10 1/2" X 30'-2 1/2"	540.4

TOTAL PROPOSED
ADU FLOOR AREA ALLOWABLE 1,200 SF
PROPOSED 1,119.6 SF



CARPOT	CP A	10'-6" X 22'-0"	231.0
	CP B	6" X 11 1/2"	5.75
	CP C	30'-1 1/2" X 1'-2 3/4"	37.03
	CP D	5'-1 1/2" X 15'-7 3/4"	80.19
	CP E	6" X 11 1/2"	5.75

TOTAL PROPOSED
COVERED PORCH AREA ALLOWABLE: 643.7 SF
PROPOSED: 359.72 SF

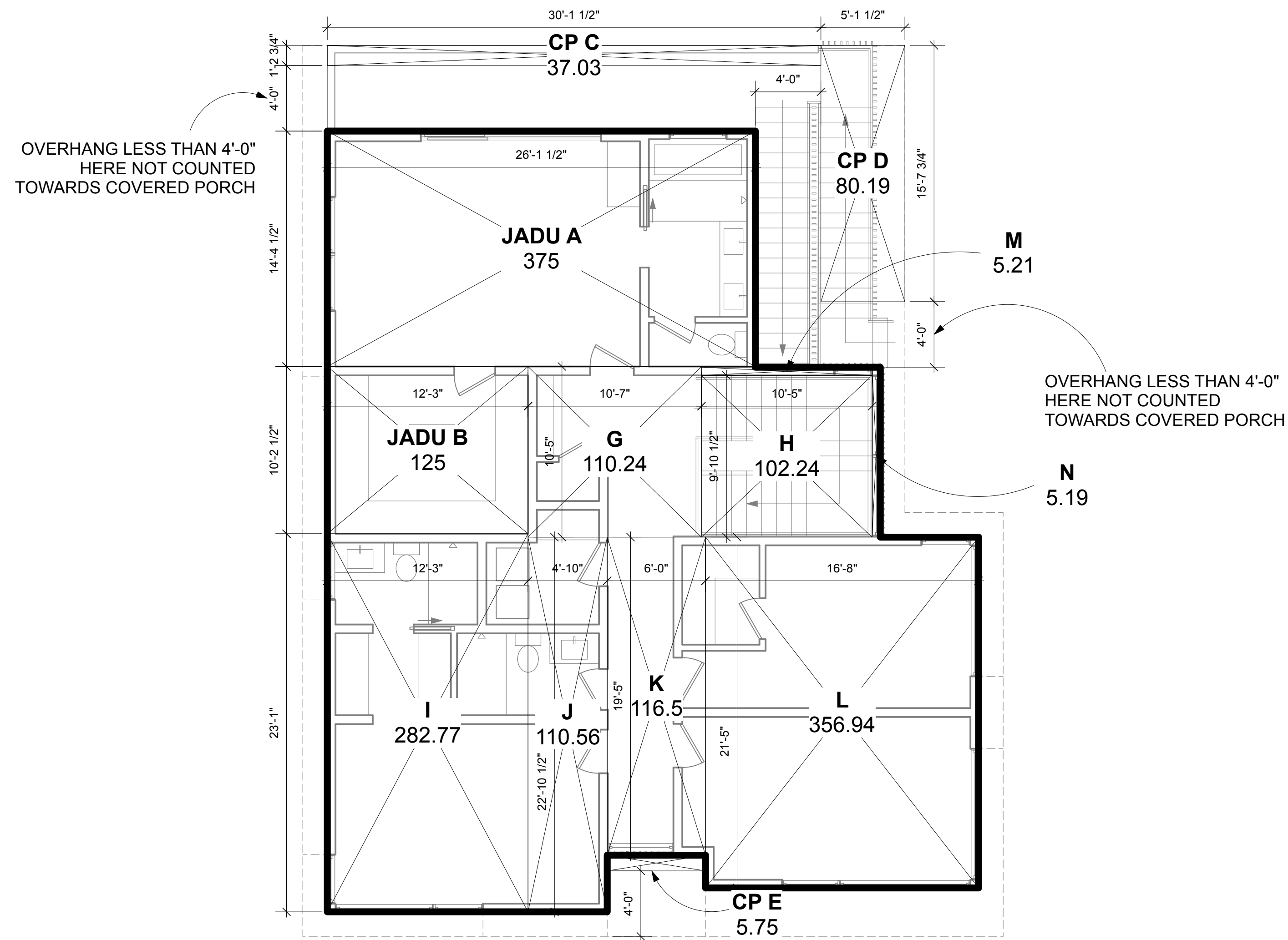
STAIRCASE NOT COUNTED TOWARDS SQFT TWICE

G	10'-7" X 10'-5"	110.24
H	10'-5" X 9'-10 1/2"	0
I	12'-3" X 23'-1"	282.77
J	4'-10" X 22'-10 1/2"	110.56
K	6'-0" X 19'-5"	116.5
L	16'-8" X 21'-5"	356.94
M	10'-5" X 6"	5.21
N	6" X 10'-4 1/2"	5.19

TOTAL PROPOSED
SECOND FLOOR AREA ALLOWABLE: 988.6 SF
PROPOSED: 987.37 SF

JADU A	26'-1 1/2" X 14'-4 1/2"	375.0
JADU B	12'-3" X 10'-2 1/2"	125.0

TOTAL PROPOSED
JADU FLOOR AREA ALLOWABLE: 500 SF
PROPOSED: 500 SF



TOTAL PROPOSED
FIRST FLOOR AREA 1865.06
TOTAL PROPOSED
SECOND FLOOR AREA 987.37

TOTAL PROPOSED
FLOOR AREA MAIN RESIDENCE ALLOWABLE: 2,874.50 SF
PROPOSED: 2,852.43 SF



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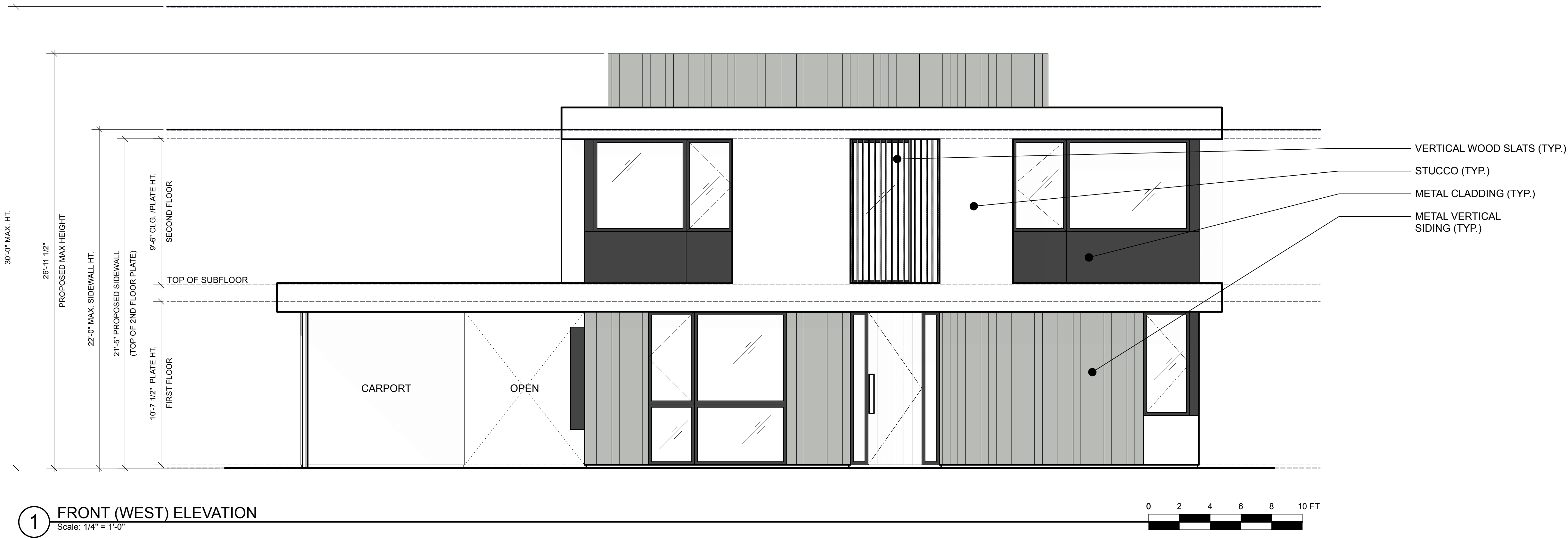
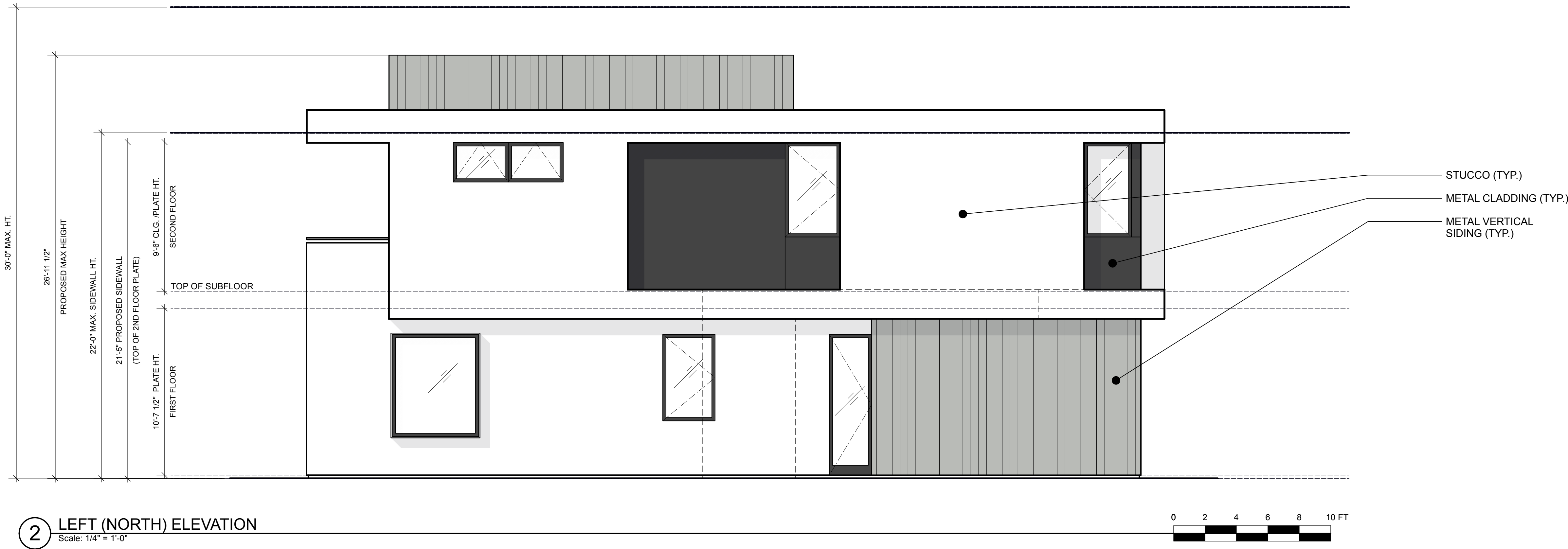
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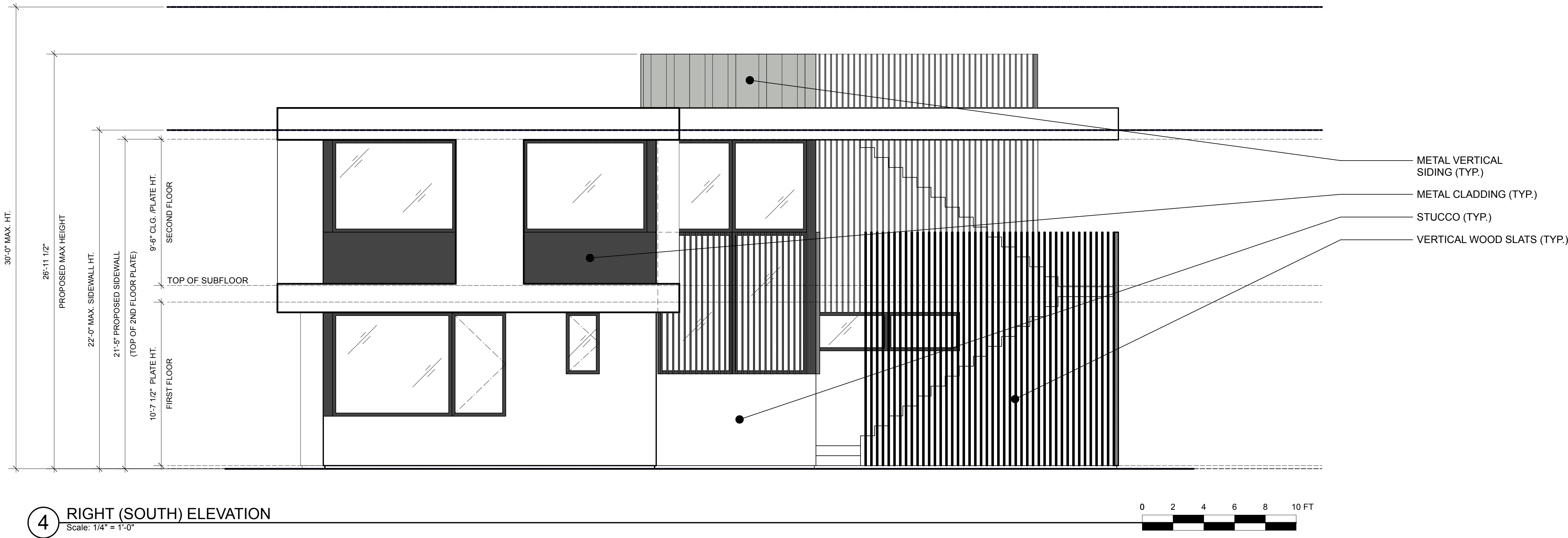
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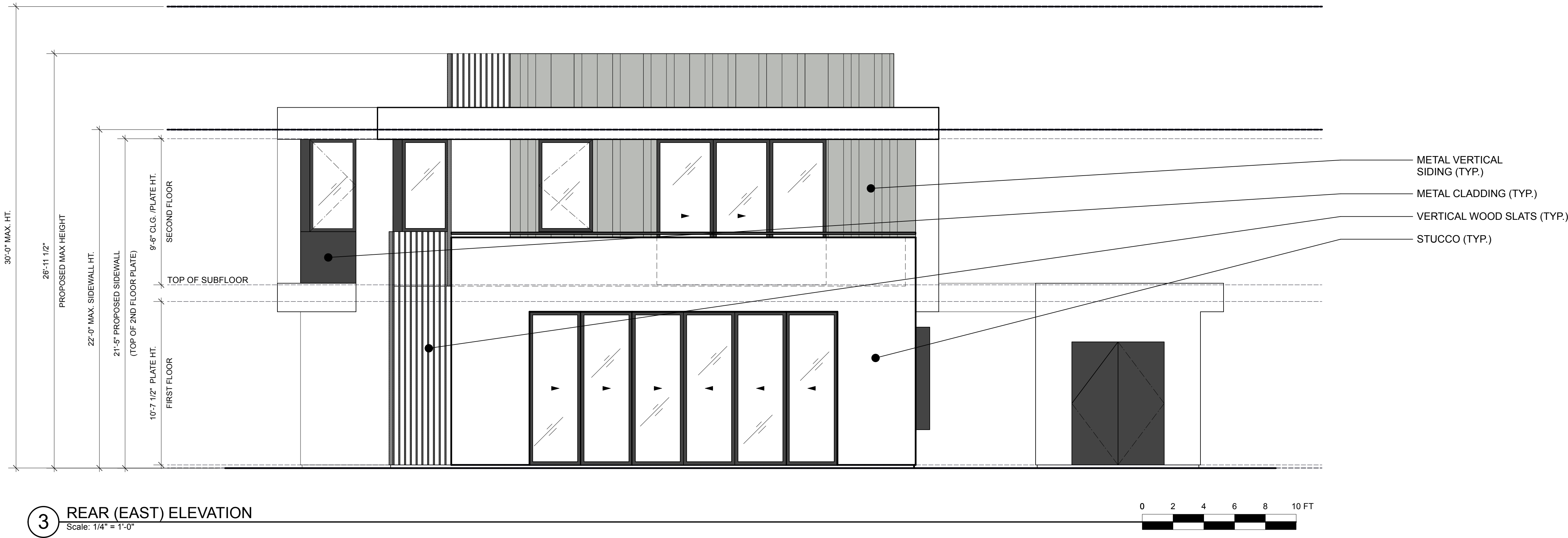
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4 RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



3 REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"



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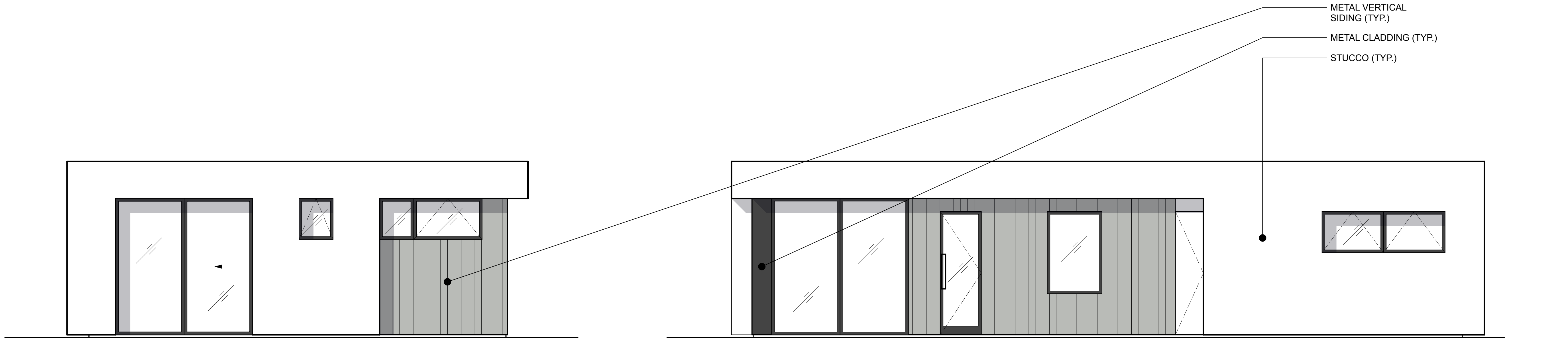
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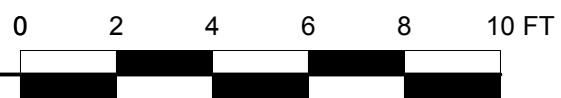
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NEW ADU ELEVATIONS

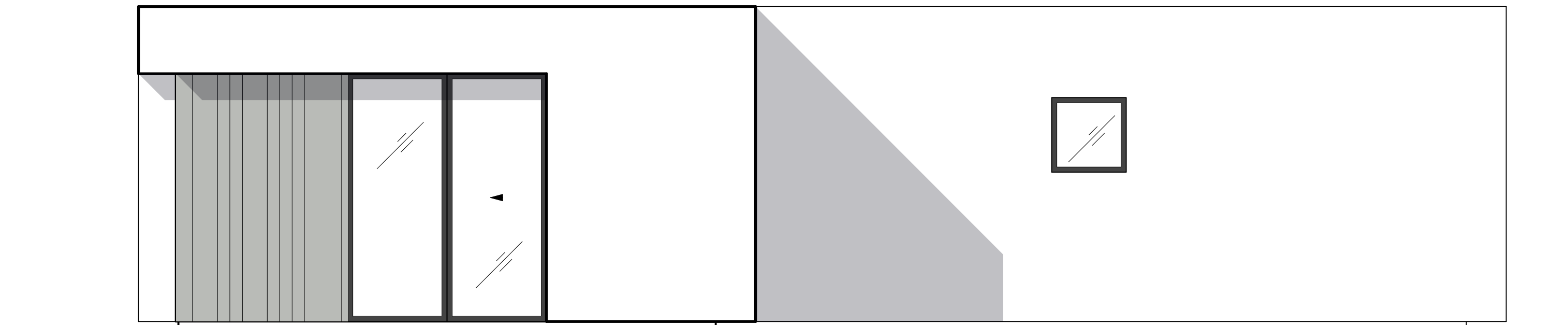
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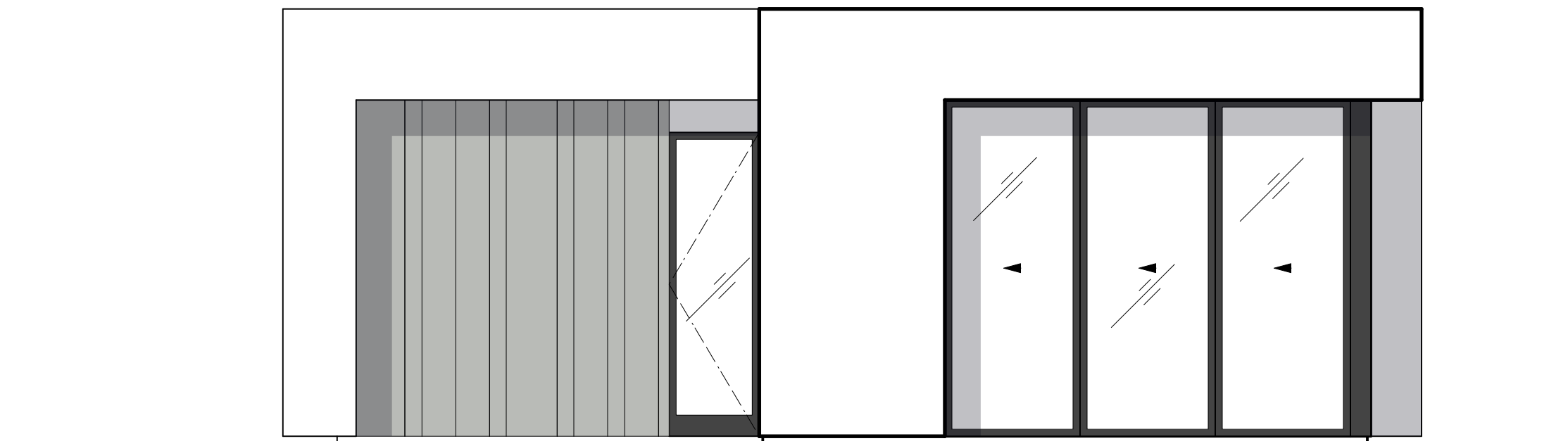
4 ADU REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"



2 ADU RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



3 ADU LEFT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



1 ADU FRONT (WEST) ELEVATION
Scale: 1/4" = 1'-0"

