File: 11313 - 18SP
Special Permit for two (2) detached accessory buildings (pool cabaña and art studio) containing more than two internal plumbing fixtures.

Summary: Special Permit to allow more than two plumbing fixtures (seven (7) fixtures proposed) in a 497 sq. ft. pool house pursuant to § 4.20.020(I).

Owner: Shahriar Rabii and Helen Roeber
Applicant: Shahriar Rabii and Helen Roeber
Lot Size: 0.7 acres
APN: 336-13-056
Supervisorial District: #5

Gen. Plan Designation: USA (Los Altos)
Zoning: R1E-20-n1
Address: 24600 Ruth Lee Court
Present Land Use: Single Family Res.
Approved Building Site: Yes

RECOMMENDED ACTIONS
A. Accept a Categorical Exemption, under Section 15303(e) of the CEQA Guidelines, Attachment A
B. Grant Special Permit Approval, subject to conditions outlined in Attachment B

ATTACHMENTS INCLUDED
Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
PROJECT DESCRIPTION

The proposed project includes construction of a 497 square foot accessory structure, with an 817 square-foot covered patio, and seven (7) plumbing fixtures. The accessory structure is proposed to be used as a pool cabaña with an adjacent art studio on the main floor, and a 520 square foot exercise room and steam room in the basement. The building has a maximum height of 14 feet. The structure includes two (2) half baths and an open lounge area. Proposed grading quantities include 95 cubic yards of fill and 30 cubic yards of cut for the pool cabaña perimeter grading. The location of the pool cabaña is in the rear yard (northern portion of the lot), adjacent to a proposed pool, approximately 10 feet from the side property lines and 22 feet from the rear property line.

The lot is a 0.7-acre parcel on the northeast side of Ruth Lee Court, and the west side of Quinhill Road, in the unincorporated area of Santa Clara County. Associated site improvements include landscaping, an outdoor shower, and storage space for pool equipment. A proposed pool will be built with a separate building permit.

Setting/Location Information

The subject property is located in the northern portion of the unincorporated area of Santa Clara County, within the Urban Service Area of the City of Los Altos, east of Highway 280, between Ruth Lee Court and Quinhill Road. The property is located on a cul-de-sac with seven (7) properties taking access from Ruth Lee Court. The property has an upward slope from Ruth Lee Court with an average slope of 13%. The neighborhood character consists of a mix of homes built in the 1950s and modern homes recently built from a subdivision in 2013, ranging from 2,000 – 5,000 square feet.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e) for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences in a residential zone.

B. Project/Proposal


2. Approved Building Site: Yes. – Parcel 2 of Parcel Map Book 873.

3. Zoning Standards. The proposed project satisfies the required development standards for accessory structures, as summarized below:

   Setbacks (R1E): Located in rear half of lot, within the rear yard, or at least 75-feet from the front property line.

   Maximum Height: 12-feet average (between ridge and top plate with hip or gable roof with a maximum of 16 ft.)

   Stories: 1 story
4. Compliance with Development Standards (Accessory Structures) and Specific Findings (Restrictions on Plumbing Fixtures).

The proposed pool cabaña and art studio has a height of 14 feet, which is within the 16 ft. maximum height for accessory structures. The location of the pool cabaña conforms to the development standards stipulated for accessory structures (located in the rear yard of the property or at least 75 ft. from the front property line). Additionally, the pool cabaña and adjacent art studio are not designed to be used for dwelling purposes or overnight accommodations. The proposed floorplan of the pool house includes two half baths and an open lounge/patio area. There is no partitioning inside the pool house that would contribute to utilizing the structure for dwelling purposes. The proposed accessory building is approximately 497 sq. ft. in size, with an 817 sq. ft. unenclosed covered lounge and patio area. As such, the pool cabaña and art studio are appropriately sized and designed for the intended use and comply with the specific findings for “Restrictions on Plumbing Fixtures,” pursuant to Section 4.20.020(I)(2).

5. Special Permit:

In addition to specific findings identified in Section 4 above, accessory structures (such as a pool house) with more than two (2) internal plumbing fixtures are also subject to a Special Permit (Chapter 5.60). In the following discussion, the scope of review findings for a Special Permit are delineated in **bold** type, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administrator is required to make these findings to approve the project.

A. The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted by the Planning Commission or Board of Supervisors;

As discussed in Section 4 of this report, the project conforms to all standards stipulated in County General Plan and Zoning Ordinance. The proposed pool cabaña and art studio has a height of 14 feet, which is within the 16 ft. maximum height allowance for accessory structures. The location of the pool cabaña and art studio conforms to the development standards stipulated for accessory structures as it is in the rear yard of the property or at least 75 ft. from the front property line.

The location of property is within the -n1 (Los Altos) combined zoning district which has a floor area limitation. Per County Zoning Ordinance Section 3.40.030(2)(c), floor area would include cumulative area of accessory structures over 500 s.f. The project proposes a pool cabaña with an adjacent art studio on the main floor, and an exercise room and steam room in the basement. As square footage is excluded for areas below grade, that qualify as a “basement” by the Zoning Ordinance, the proposed basement exercise room and steam room does not count towards square footage. The total square footage for the accessory structures is 497 square feet, which is less than the cumulative floor area allowance for accessory structures, and therefore, would not count towards the
overall floor area of the entire property. Staff reviewed the floor area calculations submitted and signed by Ana Williamson Architect to confirm the project will not exceed the allowable floor area of 5,476 square feet, or 18% of the 29,764 square foot lot.

B. The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;

The site is adequate to accommodate the proposed pool cabaña and art studio. The subject site is approximately 0.7 acres, and the proposed pool cabaña and art studio satisfies the required setbacks for a residential accessory structure (rear yard or at least 75 feet from front property line). As a recreational residential non-living unit, the site is adequate for the use of the pool cabaña with lounge area and art studio. As such, the area of the property and the location of the proposed structure offers adequate separation and provides a buffer between the proposed use and the surrounding uses and/or neighborhood.

C. The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the zoning administrator shall further find, without limitation, that:

1. Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;

   The property has ample space for off-street parking with an existing attached garage able to accommodate the required minimum one (1) covered parking space per County Zoning Ordinance Section 4.30.030.

2. Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);

   As an accessory structure, not proposed for dwelling purposes, no additional driveway access is required. Fire sprinklers will be installed for the pool cabaña and art studio as indicated on the submitted plans dated July 20, 2018.

3. The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;

   The property is an urban lot and has sewer service with the City of Los Altos. The proposed structure would be connected to City services.
4. **The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;**

The installation of more than two (2) plumbing fixtures would not create noise, odor, dust or excessive light impacts. Furthermore, residential and accessory uses shall be subject to the County Noise Ordinance.

5. **The use will not substantially worsen traffic congestion affecting the surrounding area;**

Not applicable.

6. **Erosion will be adequately controlled; and**

Standard conditions and BMP’s will be required through building permit review.

7. **Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.**

Special Permit is only for the pool cabana and art studio with more than two (2) plumbing fixtures. The plans show new proposed pedestrian walkways and landscaping. The Special Permit by itself would not trigger the requirement of a Drainage Permit. However, LDE is reviewing the entire site plan which proposes new impervious pedestrian walkways that exceeds 2,000 s.f. of new impervious surface, triggering the requirement for a Drainage Permit, and possibly a Grading Permit which would be applied for and obtained separately.

**BACKGROUND**

The property was created through a Parcel Map recorded in September 2013, and as such is an approved building site. The previous owner applied for a demolition permit in 2013 to demolish the previous residence on the property that was over fifty years old. The existing 5,423 square foot residence was built in 2014.

The applicant submitted an application for a Special Permit on June 11, 2018, which was subsequently deemed incomplete on July 6, 2018. On August 17, 2018, Staff deemed the application complete. A public notice was mailed to all property owners within a 300-foot radius on September 25, 2018 and was published in the Post Record on September 20, 2018.

**STAFF REPORT REVIEW**

Prepared by: Lara Tran, Associate Planner
Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator
Attachments:  1) Notice of Exemption from CEQA
              2) Preliminary Conditions of Approval
              3) Location and Vicinity Map
              4) Proposed Plans
Notice of Exemption from CEQA

To: County Clerk-Recorder
   County of Santa Clara
   
Office of Planning & Research
PO Box 3044, Room 222
Sacramento, CA 95812-3044

<table>
<thead>
<tr>
<th>Project Title</th>
<th>File Number (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Permit for a pool cabana at 24600 Ruth Lee Court, Los Altos</td>
<td>11313-18SP</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Project Location</th>
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<tbody>
<tr>
<td>24600 Ruth Lee Court, between Ruth Lee Court and Quinhill Road in unincorporated Los Alto, CA. Zoning R1E-20-n1.</td>
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<table>
<thead>
<tr>
<th>Public Agency Approving Project</th>
<th>Person or Agency Carrying Out Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>County of Santa</td>
<td>Lara Tran, Associate Planner</td>
</tr>
</tbody>
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<table>
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<tr>
<th>Project Description (including purpose and beneficiaries of project)</th>
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</thead>
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<td>Special Permit for a 497 s.f. pool cabana and art studio with an 817 s.f. covered patio area. The pool cabana and art studio contain seven (7) plumbing fixtures and a lounge area. Proposed grading quantities include 95 cubic yards of fill and 30 cubic yards of cut for the pool cabana perimeter grading, excluding the building footprints.</td>
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Exempt Status check one/indicate type of State CEQA Guidelines section number:

- Categorical Exemption [CEQA Guidelines 15301-15333]:
- Statutory Exemption [CEQA Guidelines 15260-15285]:
- Declared Emergency [15269(a)]:
- Emergency Project [15269(b)(c)]:
- General Rule [CEQA Guidelines 15061(b)(3)]:

Reasons the project is exempt:
The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e) for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences in a residential zone. No unusual circumstances exist as to constitute significant effects, per subsection 15000.2(c).

<table>
<thead>
<tr>
<th>County Contact Person</th>
<th>Title</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lara Tran</td>
<td>Associate Planner</td>
<td>(408) 299-5799</td>
</tr>
</tbody>
</table>

Date: 9/26/18
Signature:

Name/Title: Lara Tran/Associate Planner

Approved by: 

File 11313-18SP
24600 Ruth Lee Court
ATTACHMENT B

SPECIAL PERMIT
Preliminary Conditions of Approval

11313 – 18SP

Owner/Applicant: Shahriar Rabii and Helen Roeber
File Number: 11313-18SP
Location: 24600 Ruth Lee Court, Los Altos (APN: 336-13-056)
Project Description: Special Permit for a pool cabaña with three or more plumbing fixtures

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
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</thead>
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<tr>
<td>Planning</td>
<td>Lara Tran</td>
<td>(408) 299-5759</td>
<td><a href="mailto:lara.tran@pln.sccgov.org">lara.tran@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299 – 5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
</tr>
<tr>
<td>Land Development</td>
<td>Darrell Wong</td>
<td>(408) 299 – 5735</td>
<td><a href="mailto:darrell.wong@pln.sccgov.org">darrell.wong@pln.sccgov.org</a></td>
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<tr>
<td>Engineering</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Fire Marshall</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
</tr>
<tr>
<td>Building Inspection</td>
<td></td>
<td>(408) 299-5700</td>
<td></td>
</tr>
</tbody>
</table>

STANDARD CONDITIONS OF APPROVAL

Planning

1. Development must take place in accordance with the approved plans, prepared by Ana Williamson Architect, submitted on July 20, 2018, and KPROX Civil Engineering, submitted on July 20, 2018.

2. Subject pool house may not be used for dwelling purposes or overnight accommodations.
Environmental Health

3. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Building Inspection Office

4. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

5. **Prior to building permit issuance**, if cumulative accessory structures are over 500 s.f., provide floor area calculations (for all structures on property) signed and stamped by licensed architect, licensed land surveyor, or registered civil engineer.

6. Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.

Land Development Engineering

7. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

8. The building plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County’s Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

9. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage

1. **Prior to building permit issuance**, the net increase of impervious area as a part of this project shall be stated on the Building Plans. If the net increase of impervious area exceeds 2,000 s.f, the project will require a drainage permit to be separately obtained from the building permit for pool cabaña and art studio. The drainage permit plans and calculations may be submitted concurrently with the building permit for review.
Utilities

10. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the building plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Storm Water Treatment - SF Bay watershed

11. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to incorporate as many site design measures as possible into the project. For additional information, please refer to the C.3 Stormwater Handbook (April 2012) available at the following website:


Department of Environmental Health

12. This site is located in a sewered area and therefore a sanitary sewer connection will be required. Prior to building permit issuance, submit a sewer connection permit from the City of Los Altos Engineering Department, (650) 947-2780.

13. Prior to building permit issuance, provide a water connection letter from the water purveyor, California Water Service Company. Call (650) 917-0152 for information.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHERVER COMES FIRST.

Fire Marshall

14. Prior to occupancy, an approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure and finaled by this office. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

Department of Environmental Health

15. Prior to occupancy, provide proof of garbage service at the time of final occupancy sign-off. Garage service in the unincorporated areas of Santa Clara county is mandatory.
This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability. 9/18/2018 10:29:48 AM Y:\StaffReports\11313\11313_vicinity.mxd
RABII-ROEBER POOLHOUSE  LOS ALTOS, CA

PROJECT SUMMARY

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<td>MENLO PARL INC</td>
</tr>
<tr>
<td>885 SANTA CRUZ AVE</td>
<td>A</td>
<td>650 329 0577</td>
<td>925 650 325-4781</td>
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<tr>
<td>LOS ALTOS, CA 94024</td>
<td>08/18/2018</td>
<td>12800</td>
<td>2018</td>
</tr>
<tr>
<td>VICINITY MAP</td>
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DEFERRED SUBMITTALS

RESIDENTIAL FIRE SPRINKLERS PERMIT

*used if accessory building does not count towards required area (see Altos Mnd. Code § 4.0.08 A.2.2)
**LEGEND**

- H-LA: High Water Use Hydrozone 70%-90% of ETO
- L-PA: Low Water Use Hydrozone 10%-30% of ETO
- M-PA: Medium Water Use Hydrozone 30%-50% of ETO
- H-LAWN: High Water Use Lawn Hydrozone 70%-90% of ETO
- L-P: Low Water Use Hydrozone 10%-30% of ETO
- SLA: SPECIAL LANDSCAPE AREA

For chapter 2.7 Model Water Efficient Landscape definition of hydrozones. (SLA) "Special Landscape Area" (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, or areas irrigated by with recycled water or water features using recycled water.

**WATER EFFICIENT LANDSCAPE WORKSHEET**

**HYDROZONE PLAN**

**HYDROZONE & WATER EFFICIENT WORKSHEET**

**ARTERRA**

LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
t: 415.861.3100     w: arterrasf.com
CA License #4252
EROSION AND SEDIMENTATION CONTROL NOTES:

1. Contractor shall protect the construction site from erosion and sedimentation by maintaining the area, securing the site, and cleaning up from construction activities. The contractor shall ensure that all materials and equipment are properly stored and that all site areas are kept clean and free of debris.

2. All erosion control practices shall be installed in accordance with the approved plans and specifications. The contractor shall ensure that all erosion control measures are in place before any grading, excavation, or disturbance of the soil occurs.

3. Stockpile covering shall be maintained to prevent the erosion of exposed materials. The contractor shall ensure that all stockpiles are covered with approved materials such as straw, tarpaulins, or erosion control blankets.

4. Contractor shall maintain a safe and sanitary working environment for all personnel on the job site. The contractor shall ensure that all safety and health regulations are followed and that all equipment is maintained in good working order.

5. Erosion control blankets shall be properly installed and maintained to prevent the erosion of exposed materials. The contractor shall ensure that all erosion control blankets are properly installed and that they are replaced as necessary.

6. Contractor shall ensure that all temporary filling and grading operations are properly planned and executed to minimize the risk of erosion and sedimentation. The contractor shall ensure that all temporary structures are properly maintained and that they are removed as soon as the work is completed.

7. Contractor shall ensure that all erosion control measures are maintained and monitored to ensure their effectiveness. The contractor shall provide regular inspections of erosion control measures and shall make any necessary adjustments as required.

8. Contractor shall ensure that all erosion control measures are properly maintained and that they are removed as soon as the work is completed. The contractor shall ensure that all erosion control measures are removed in a timely manner to prevent the erosion of exposed materials.

9. Contractor shall ensure that all erosion control measures are properly maintained and that they are removed as soon as the work is completed. The contractor shall ensure that all erosion control measures are removed in a timely manner to prevent the erosion of exposed materials.

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EROSION CONTROL POINT CONTACT

Name: __________________________
Email: _________________________

PROJECT NO: C2.0
DATE: ________________________
SCALE: __________

CIVIL ENGINEERING

DEVL. INC.

MK

DESIGN/DRAWN:

P: (650) 549 4249

LOS ALTOS HILLS, CA 94024

KPROX

ROEBER RABI RESIDENCE

24600 RUTH LEE COURT

STABLE TOWNSHIP

Los Altos Hills, CA 94024

CIVIL ENGINEERING

PRELIMINARY - NOT FOR CONSTRUCTION

C2.0

EROSION CONTROL PLAN
3. Stabilized Construction Entrance/Exit

CAGSA Detail 1D-1

1. Silt Fence

CAGSA Detail ST-1

2. Silt Fence

CAGSA Detail ST-1

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Soil and Sediment Management: Provide disasterized
water collection systems and sediment, and mobilization
location shall have a Silt fence (4 ft at grade) to the
site of the project. Refer to Section 7.0, Table 7-3, C-01,
C-25, C-26, C-27 or later.

2. Drainage Basin Management: Provide proper basin
management for all surface waters, including channels and
sediment storage. Drainages shall be sized and properly
controlled. Refer to Section 7.0, Table 7-3, C-01,
C-25, C-26, C-27 or later.

3. Stormwater Management: Provide proper stormwater
management systems to the area. Stormwater management
is required. The stormwater basin shall be designed to
accommodate runoff from the project. Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

4. Stormwater Management: Provide proper stormwater
management systems to the area. Stormwater management
is required. The stormwater basin shall be designed to
accommodate runoff from the project. Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

5. Sediment and Erosion Control Details: Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

6. Erosion Control: Provide proper erosion control.
Erosion control shall be designed to accommodate runoff
from the project. Refer to Section 7.0, Table 7-3, C-01,
C-25, C-26, C-27 or later.

7. Vegetation Management: Provide proper vegetation
management systems to the area. Vegetation management
is required. The vegetation basin shall be designed to
accommodate runoff from the project. Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

8. Vegetation Management: Provide proper vegetation
management systems to the area. Vegetation management
is required. The vegetation basin shall be designed to
accommodate runoff from the project. Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

9. Sediment and Erosion Control Details: Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

10. Vegetation Management: Provide proper vegetation
management systems to the area. Vegetation management
is required. The vegetation basin shall be designed to
accommodate runoff from the project. Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

STANDARD EROSION CONTROL NOTES

1. Erosion Control: Provide proper erosion control.
Erosion control shall be designed to accommodate runoff
from the project. Refer to Section 7.0, Table 7-3, C-01,
C-25, C-26, C-27 or later.

2. Sediment and Erosion Control Details: Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

3. Sediment and Erosion Control Details: Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

4. Sediment and Erosion Control Details: Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.

5. Sediment and Erosion Control Details: Refer to Section
7.0, Table 7-3, C-01, C-25, C-26, C-27 or later.
Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

MILIARIST KONTOROVSKY | mk@kprox.com
PROJECT CONTACT:

CIVIL
NORMAN I. KONTOROVSKY

PRELIMINARY - NOT FOR CONSTRUCTION

All project documents, ideas and designs incorporated therein are the registered property of KPROX, Inc. (KPROX) and cannot be lawfully used in whole or in part for any project or purpose except as described in the contractual agreement between KPROX and Client. Any such project document use, reproduction or modification (misuse) is not only unlawful but automatically binds all parties involved with misuse to fully indemnify and defend KPROX and KPROX's sub-consultants to the maximum legal extent against all losses, demands, claims or liabilities arising directly or indirectly from project document misuse.
NOTES
1. ROOF TO BE UNVENTED ASSEMBLY IN CAVITY WITH SPRAY FOAM INSULATION.
2. ROOF MEMBRANE TO BE TPO OR SIMILAR, PROVIDE STAND-OFFS FOR SOLAR INSTALLATION.

AVERAGE ROOF HEIGHT CALC:

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AVG ROOF HGT = 381.8' 
AVG GRADE AT BUILDING CORNERS = 369.9'
AVG ROOF HEIGHT FROM GRADE = 11.9'

TOTAL AVG ROOF HEIGHT = +381.8' 
TOTAL AVG GRADE AT BUILDING CORNERS = +369.9'
TOTAL AVG ROOF HEIGHT FROM GRADE = +11.9'

AVERAGE ROOF HGT = 381.8'
AVERAGE GRADE AT BUILDING CORNERS = 369.9'
AVERAGE ROOF HEIGHT FROM GRADE = 11.9'

MEMBRANE ROOF
PV SOLAR PANELS
(ELECTRIC & POOL HEATING)
A3.1

NORTH ELEVATION

EAST ELEVATION
SECTION THROUGH BATHROOM

SECTION THROUGH CABANA

NOTES