Staff Report
Zoning Administration
April 4, 2019
Item #2

Staff Contact: Lara Tran, Associate Planner
(408) 299-5759/ lara.tran@pln.sccgov.org

File: PLN19-0022
Special Permit for a detached accessory building (pool house) containing more than two (2) internal plumbing fixtures.

Summary: Special Permit to allow more than two (2) plumbing fixtures (four (4) fixtures proposed) in a 457 sq. ft. pool house, pursuant to § 4.20.020(I).

Owner: Bernardo Sosa and Marion Sosa
Applicant: Abraham Jayson (Jayson Architecture)
Lot Size: 0.2 acres
APN: 421-04-024
Supervisorial District: #4

Gen. Plan Designation: USA (Los Altos)
Zoning: R1-8
Address: 15284 Stratford Avenue, San Jose
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 involves a request to construct a new 457 square foot pool house with more than two (2) plumbing fixtures. The accessory structure includes one (1) full bath with one (1) additional plumbing fixture, resulting in a total of four (4) internal plumbing fixtures. There is no proposed grading or tree removal associated with the project, as the site is located on a flat lot with an existing single-family residence. The proposed location of the pool house is in the rear yard of the lot, behind a new pool and spa, approximately 5 feet and 32 feet from the side property lines, and 5 feet from the rear property line.

The lot is a 10,019 square foot (0.2-acre) parcel, located at the southwest corner of Stratford Avenue and Esther Drive, in the unincorporated area of San Jose of the County of Santa Clara. Associated site improvements include an outdoor shower and storage space for pool equipment. A proposed pool and spa will be built with a separate building permit.

Setting/Location Information
The subject property is located in the central portion of unincorporated area of the County of Santa Clara, northeast of Hwy. 17 and Hwy. 280, and southwest of Camden Avenue and Union Avenue. The lot was created with the Camden Gardens Subdivision Tract. The neighborhood character consists of a mix of original craftsman homes built in the late 1940s and modern homes rebuilt in 2011 and ranging in size from 1,200– 2,500 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
1. General Plan: Urban Service Area (USA) – San Jose.

2. Approved Building Site: Yes. – Camden Gardens Subdivision, Tract 392.

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 house is a flat roof design, and has a maximum height of 10 feet, which is within the 16 ft. maximum allowable height limitation, as well as 12 average height for accessory structures. The location of the pool house conforms to the development standards stipulated for accessory structures, as the structure is located within the rear yard of the property and is also more than 75 ft. from the front property line. Additionally, the pool house is not designed to be used for dwelling purposes or overnight accommodations. The proposed floorplan of the pool house includes one (1) full bath room and a lounge 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 457 square feet in size, and as such, the pool house is appropriately sized and designed for the intended use and complies 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 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 house has a flat roof design and has a roof height of 10 feet, which is within the 16 ft. maximum height allowance for accessory structures with an urban zoning district. The location of the pool house 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 R1-8 combined zoning district, which does not have a floor area limit, and accessory structures are not subject to residential zoning side setback of a minimum of 8 feet.

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 house. The subject site is approximately 0.2 acres, and the proposed pool house satisfies the required setbacks for residential accessory structures, as the structure is located in the rear
yard and is also more 75 feet from front property line. The proposed layout in the pool house is of an appropriate design to have one (1) full bath and a lounge area. 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 adequate 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);

   According to the Fire Marshal, tire sprinklers will not be required for the proposed structures, as the pool house is less than 500 s.f. in area, and the accessory building is not used for living quarters. Additionally, Staff confirmed with the property owner that the structure is not intended to be used as a secondary dwelling and noted that conversion would not be permitted in the future.

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 within the Urban Service Area of the City of San Jose. The proposed structure has access to a sewer lateral and would also be connected to the West Valley Sanitation District sanitary sewer system.

4. The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;

   This project would be permitted “by-right” if the application only included two (2) plumbing fixtures. 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 are conditioned and 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 proposed pool house of 457 square feet. The plans show proposal for a new pool and spa area which will be a separate building permit. The Special Permit by itself would not trigger the requirement of a Drainage Permit as construction is less than 2,000 square feet of impervious surface.

BACKGROUND

The property was created as part of the Camden Gardens Tract Map No. 392, recorded on February 11, 1947. The existing residence was built in 1947 with remodels and additions made to the main house in 1955, 1964, and 2015, as shown in the building permit history on file with the County.

The current owners, Bernardo and Marion Sosa, applied for a Special Permit on February 7, 2019, and the application was deemed complete on March 6, 2019. A public notice was mailed to all property owners within a 300-foot radius on March 25, 2019 and published in the Post Record on March 18, 2019.

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
# ATTACHMENT A

## 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>
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<tr>
<td>Special Permit for a pool house at 15284 Stratford Avenue, San Jose</td>
<td>PLN19-0022</td>
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<th>Project Location</th>
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<td>15284 Stratford Avenue, southwest corner of Stratford Avenue and Esther Drive, in the unincorporated area of San Jose, CA. Zoning R1-8.</td>
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<tr>
<th>Public Agency Approving Project</th>
<th>Person or Agency Carrying Out Project</th>
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<tr>
<td>County of Santa</td>
<td>Lara Tran, Associate Planner</td>
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<th>Project Description (including purpose and beneficiaries of project)</th>
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<tr>
<th>Exempt Status check one/indicate type of State CEQA Guidelines section number:</th>
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<tr>
<td>☒ Categorical Exemption [CEQA Guidelines 15301-15333]:</td>
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<td>☐ Statutory Exemption [CEQA Guidelines 15260-15285]:</td>
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<td>☐ Declared Emergency [15269(a)]:</td>
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<td>☐ Emergency Project [15269(b)(c)]:</td>
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<td>☐ General Rule [CEQA Guidelines 15061(b)(3)]:</td>
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<th>Reasons the project is exempt:</th>
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<td>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 environmental effects, per subsection 15000.2(c).</td>
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<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) 299-5759</td>
</tr>
</tbody>
</table>

Date: 03/25/19  
Signature:  

Name/Title: Lara Tran, Associate Planner  
Approved by:  

PLN19-0022  
15284 Stratford Avenue  
Page 6  
Zoning Administration Meeting  
April 4, 2019 Item #2
ATTACHMENT B

SPECIAL PERMIT
Preliminary Conditions of Approval

PLN19-0022

Owner/Applicant: Bernardo Sosa and Marion Sosa
File Number: PLN19-0022
Location: 15282 Stratford Avenue, San Jose, CA (APN: 336-11-006)
Project Description: Special Permit for a pool house with more than two (2) 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>
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<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
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<tbody>
<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 Engineering</td>
<td>Ed Duazo</td>
<td>(408) 299-5731</td>
<td><a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a></td>
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<tr>
<td>Building Inspection</td>
<td></td>
<td>(408) 299-5700</td>
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STANDARD CONDITIONS OF APPROVAL

Planning
1. Development must take place in accordance with the approved plans, prepared by Abraham Jayson Architect, submitted on February 6, 2019.

2. Accessory structure(s) shall be located at least 75 ft. from the front setback (or located in the rear yard of property) and shall not exceed more than 12 ft. in height (or 16 ft. if there is a ridge).

3. Accessory structure(s) shall be limited to one (1) story.

4. Subject pool house may not be used for dwelling purposes or overnight accommodations.

5. Subject pool house will not be eligible for conversion to a secondary dwelling or accessory dwelling unit (ADU), as the structure will be constructed and inspected after
January 1, 2017, per Zoning Ordinance Section 4.10.340(E)(1), unless County Ordinances are amended in the future to allow conversion.

Environmental Health
6. 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
7. 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
8. Prior to building permit issuance, 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 pursuant to §5.20.125.

Land Development Engineering
Drainage
9. 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 the conversion of the existing garage to a cabana. The drainage permit plans and calculations may be submitted concurrently with the building permit for review.

Department of Environmental Health
10. Prior to building permit issuance, provide a sewer connection permit/project clearance from the City of San Jose.

11. Prior to building permit issuance, provide a water service connection letter from the water purveyor.
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.

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PLN19-0022
15284 Stratford Drive, San Jose

Vicinity Map

0 100 200 Feet

Area of Interest
1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
2. ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE 2016 CALIFORNIA BUILDING CODE AND ALL SIMILAR CODES.
3. INFORMATION FOUND WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
4. CONTRACTOR SHALL ENSURE ALL DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH MAY HAVE OCCURRED DURING THE ENSURE CONSTRUCTION OR BUILT IN THE DOCUMENTS.
5. CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE WITH THE JAYSON ARCHITECTURE, ANY WORKMANSHIP AND SPECIFICATIONS THAT ARE UNREASONABLE AND TO BE TOGETHER IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO VISIT AND INSPECT THE SITE PRIOR TO CONSTRUCTION OR ORDERING ANY MATERIALS.
7. ITEMS MARKED "NIC" ARE NOT INCLUDED IN THE DOCUMENTS WHEN CONTRACT A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS. B. ALL DIMENSIONS ARE TO THE ROUGH OPENING, UNLESS OTHERWISE NOTED.
8. ITEMS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS OTHERWISE NOTED.
9. DIMENSIONS:
   A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.
   B. ALL DIMENSIONS ARE TO THE ROUGH OPENING, UNLESS OTHERWISE NOTED.
   C. ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.
   D. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PRIOR TO THE START OF DEMOLITION TO NOTE WHAT ITEMS, IF ANY, ARE INTENDED TO BE ALL-INCLUSIVE. ALL DEMO AND (N) WORK NECESSARY FOR A FINISHED JOB, IN ACCORDANCE WITH THE CONTRACT A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS. B. ALL DIMENSIONS ARE TO THE ROUGH OPENING, UNLESS OTHERWISE NOTED.
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   zz. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PRIOR TO THE SPORTS, TITLE-24, AND THE REQUIRED DIMENSIONS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.

The contractor is responsible for coordinating with the architect and the building department to ensure that all required permits and approvals are obtained. The contractor is also responsible for ensuring that all materials and workmanship conform to the project specifications and adhere to all applicable codes and standards. The contractor is required to provide adequate design documentation and shall notify the architect of any discrepancies which may have occurred during construction or built in the documents. The contractor shall review all documents to coordinate with the architect and all subcontractors prior to the start of construction to note what items, if any, are intended to be all-inclusive. All demo and (N) work necessary for a finished job, in accordance with the project specifications, shall be addressed. The contractor shall verify all dimensions in the field by the general contractor and all subcontractors prior to the start of demolition to note what items, if any, are intended to be all-inclusive. All demo and (N) work necessary for a finished job, in accordance with the project specifications, shall be addressed. The contractor shall verify all dimensions in the field by the general contractor and all subcontractors prior to the start of demolition to note what items, if any, are intended to be all-inclusive. All demo and (N) work necessary for a finished job, in accordance with the project specifications, shall be addressed.

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ONE STORY
SINGLE FAMILY
HOME

POOL
FROM P.L.
5 FEET

(0) POOLHOUSE

(0) POOL

SPA

OUTDOOR SHOWERS

SIDE YARD
5' - 0"

SIDE YARD
5' - 0"

SITEWORK
TO REMAIN, THIS SIDE OF DASHED LINE

SITEWORK,
THIS SIDE OF
DASHED LINE

(0) SITEWORK,
THIS SIDE OF
DASHED LINE

PROJECT DEPTH
138' - 9 5/8"

PROPERTY WIDTH
75' - 0 1/4"

STRATFORD DRIVE

POOL EQUIPMENT
CONDENSING UNIT
ELECTRICAL PANEL

JOB NO.
3/16" = 1'-0"

DATE
1/29/2019

A1.00
SITE PLAN
1/29/2019
2018.02
PERMIT SET

OWNER
PROJECT

BERNARDO & MARION
SOSA
SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124

ABRAHAM JAYSON
No. C33239

JAYSON
ARCHITECTURE
50 29TH ST
SAN FRANCISCO CA, 94110
415.317.0529

REVISIONS

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SOSA POOL HOUSE

EASEMENT
5 FT UTILITY

75' - 0"
FRONT LINE SETBACK

25' - 0"
REAR YARD SETBACK

1/28/2019 9:38:21 AM

Sheet Title
SITE PLAN
LIGHTING/ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SUBCHAPTER 7, SECTION 150.0(k), REGARDING RESIDENTIAL LIGHTING.

2. ELECTRICAL AND LIGHTING WORK IS DESIGN-BUILD, TO BE SUBMITTED BY GENERAL CONTRACTOR UNDER A SEPARATE PERMIT. THESE DRAWINGS ARE INTENDED TO DEMONSTRATE DESIGN INTENT, HOWEVER CONTRACTOR IS RESPONSIBLE FOR A FULLY ENGINEERED SYSTEM INSTALLATION BUILT TO ALL APPLICABLE CODES AND STANDARDS.

3. ALL LIGHT FIXTURES SHALL BE LED OR FLUORESCENT.

4. ELECTRICAL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.

5. ELECTRICAL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 CALIFORNIA ENERGY CODE.

6. ELECTRICAL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 CALIFORNIA ELECTRICAL CODE. LIGHTING LAYOUTS ARE DIAGRAMATIC IN NATURE, FINAL LAYOUTS AND DIMENSIONS TO BE PROVIDED BY GENERAL CONTRACTOR AND APPROVED BY ARCHITECT.

SYMBOL LEGEND

1. ELECTRICAL WALL OUTLET: DUPLEX

2. ELECTRICAL WALL OUTLET: QUADSWITCH

3. SWITCH

4. SWITCH WITH DIMMER

5. SWITCH 3 WAY

6. SWITCH 3 WAY DIMMER

7. WATERPROOF

8. GFCI GROUND FAULT CIRCUIT INTERRUPTER

9. DVE MOUNTED ELECTRICAL OUTLET: DUPLEX, FLOOR OR COUNTER MTD

10. COMBINED SMOKE/CARBON MONOXIDE DETECTOR, NEST

11. FIXTURE LEGEND

12. RECESSED, TECH LIGHTING ELEMENT 2" SQ FLANGELESS BEVEL, INTERIOR

13. RECESSED, TECH LIGHTING ELEMENT 2" SQ FLANGELESS BEVEL, EXTERIOR

14. WALL MTD SCONCE, INTERIOR

15. WALL MTD SCONCE, INTERIOR

16. WALL MTD SCONCE, EXTERIOR

17. LINEAR UNDERCABINET LIGHT

18. SURFACE MTD LIGHT

F1. Recessed, tech lighting element 2" sq flangeless bevel, interior

F2. Recessed, tech lighting element 2" sq flangeless bevel, exterior

F3. Wall Mtd Sconce, interior

F4. Wall Mtd Sconce, interior

F5. Wall Mtd Sconce, exterior

F6. Linear undercabinet light

F7. Surface Mtd Light

JAYSON ARCHITECTURE
50 29TH ST
SAN FRANCISCO CA, 94110
415.317.0529

OWNER
BERNARDO & MARION SOSA

PROJECT
SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124

PERMIT SET

ELECTRICAL / LIGHTING / CEILING PLAN

SOSA POOL HOUSE

1/29/2019
2018.02

NO. DATE DESCRIPTION
KEY NOTES

1. CERAMIC TILE, FIRECLAY CALCITE (V2), RECYCLED BODY, 3"X12"  
2. 18" TOWEL BAR  
3. SHOWER & CONTROLS  
4. PANEL READY UNDERCOUNTER FRIDGE  
5. FRAMED TEMPERED GLASS MIRROR  
6. CERAMIC TILE, FIRECLAY HANDPAINTED, UNI MOUNTAIN, WHITE MOTIF, 6"X12"  
7. SOLID NAUTL TANK  
8. TEMPERED FRAMELESS GLASS  
9. WALL HUNG TOILET  
10. 1X4 T&G WESTERN RED CEDAR, V GROOVE PROFILE, CLEAR HEART, CLEAR SEALER  
11. STONE, 4"X18"X3/8" STONE FLUERY SHAMUS BLACK FLAMED BASALT  
12. STAINLESS STEEL UNDERMOUNTED BAR SINK  
13. SOLID 1.5" WALNUT SLAB COUNTER/SHELF  
14. VERTICAL GRAIN WALNUT PANELING  
15. VESSEL SINK & FAUCET  
16. TEMPERED FRAMELESS GLASS SHOWER DOOR & ENCLOSURE  
17. HAND TOWEL BAR  
18. TOILET PAPER HOLDER

OWNER
BERNARDO & MARION SOSA
SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124

PROJECT

INTERIOR ELEVATIONS

KEY NOTES

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OWNER
BERNARDO & MARION SOSA
SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124

PROJECT

INTERIOR ELEVATIONS
KEY NOTES
1. 3 CM QUARTZ COUNTER
2. WALNUT VENEER, BOOKMATCH VERTICAL GRAIN
3. 1.5" SOLID WALNUT COUNTER/SHELF
4. 1.5" SOLID WALNUT TRIM
5. WALNUT TRIM
6. PULL OUT TRASH DRAWER
7. PANEL READY UNDERCOUNTER FRIDGE
8. NOT USED
9. NOT USED
10. NOT USED
11. 3" SOLID WALNUT BASE BOARD
12. DRAWER UNIT
13. NOT USED

SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124
WINDOW TYPE NOTES

1. MANUFACTURER: FLEETWOOD
2. PRODUCT, WINDOWS: 3800-T W/ 450-T OPERABLE PANES, INSIDE GLAZED
3. EXTERIOR FINISH: DARK BRONZE
4. INTERIOR FINISH: DARK BRONZE
5. GLASS: DOUBLE PANE, CARDINAL 366/i89 6MM, ARGON, TEMPERED
6. OPERABLE U-VALUE, 3800-T, FIXED: 0.29
7. OPERABLE SHGC, 3800-T, FIXED: 0.24
8. OPERABLE U-VALUE, 3800-T, OPERABLE: 0.29
9. OPERABLE SHGC, 3800-T, OPERABLE: 0.20
10. HARDWARE, OPERABLE WINDOWS: STANDARD, BLACK PAINT

DOOR TYPE A NOTES

1. MANUFACTURER: FLEETWOOD
2. PRODUCT: SERIES 3200-T
3. EXTERIOR FINISH: DARK BRONZE
4. INTERIOR FINISH: DARK BRONZE
5. GLASS: DOUBLE PANE, CARDINAL 366/i89 6MM, ARGON, TEMPERED
6. OPERABLE U-VALUE: 0.40
7. OPERABLE SHGC: 0.19
8. HARDWARE: 1005 LEVER W/ INTERIOR LOCK

DOOR TYPE B NOTES

1. MANUFACTURER: BARTELS
2. PRODUCT: COMTUR FLUSH, INTRA UZ-ALU 40/52
3. EXTERIOR FINISH: VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
4. INTERIOR FINISH: VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
5. HARDWARE: CONCEALED HINGES, KARCHER DESIGN SEATTLE LEVER W/ INTERIORLOCK

DOOR TYPE C NOTES

1. MANUFACTURER: BARTELS
2. PRODUCT: COMTUR FLUSH, INTRA UZ-ALU 40/52
3. EXTERIOR FINISH: VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
4. INTERIOR FINISH: VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
5. HARDWARE: CONCEALED HINGES, FLAT-2 LEVER WITH INTERIOR LOCK

DOOR TYPE D NOTES

1. MANUFACTURER: FLEETWOOD
2. PRODUCT, MULTI-SLIDE: 3070-T
3. EXTERIOR FINISH: DARK BRONZE
4. INTERIOR FINISH: DARK BRONZE
5. GLASS: DOUBLE PANE, CARDINAL 366/i89 6MM, ARGON, TEMPERED
6. OPERABLE U-VALUE, 3070-T: 0.29
7. OPERABLE SHGC, 3070-T: 0.23
8. HARDWARE, 3070-T: STAINLESS ARCHETYPE, BLACK PAINT
A. THE STRUCTURAL DRAWINGS AND PROJECT SPECIFICATIONS REPRESENT THE FINISHED FRAME RESPONSE MODIFICATION FACTOR (R) 3.5

C. DEAD LOADS:
BUILDING CODE (CBC) CAPACITY OF THE STRUCTURE AT THE TIME THE LOADS ARE PLACED. FOUNDATION LOCATIONS AND SIZES SHOWN ON THE STRUCTURAL DRAWINGS. ANY SIMILAR TO THOSE PROVIDED.

K. DETAILS SHALL BE APPLIED TO EVERY LIKE CONDITION WHETHER OR NOT THEY ARE NOTED. TYPICAL DETAILS MAY NOT BE SPECIFICALLY LOCATED. FOUNDATIONS COINCIDE WITH GRIDLINES, UNLESS OTHERWISE NOTED.

I. WHERE MEMBER LOCATIONS ARE NOT DIMENSIONED, MEMBERS SHALL BE LOCATED ON ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK. DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

B. SPREAD FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1500 PSF. WITH ONE-THIRD INCREASE FOR SEISMIC LOAD COMBINATIONS. UNIFORM MOISTURE CONTENT OF 2% OVER MAXIMUM. COMPACT TO 95% OF MAXIMUM.

C. GLUED-LAMINATED BEAMS:

1. JOISTS = DF NO.1
2. WALL STUDS = DF NO.2
3. SILL PLATES = PRESSURE TREATED

F. ALL FOUNDATIONS SHALL BE PLACED ON FIRM UNDISTURBED EARTH. HOLES DUE TO OVER EXCAVATE TO REMOVE ANY CRACKED OR LOOSE MATERIAL. Holes to be backfilled with LEAN CONCRETE f'c=1500 PSI @ 28 DAYS AS OF SAME SIZE AND SPACING AS VERTICAL REINFORCEMENT. OFFSET AND LAP SPLICE SCHEDULE IN DETAIL 10/S5.1

8. NO. 6 BARS AND LARGER = 3/4"
9. ANCHOR RODS = ASTM F1554, GR 36 UON

E. OVER EXCAVATE TO REMOVE ANY CRACKED OR LOOSE EXISTING MATERIAL, BELOW SLAB AND UNTIL DURABLE EROSION BASELINE IS REACHED. EROSION BASELINE IS REQUIRED.

A. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.

D. CONCRETE CLEAN COVER OVER MUD REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED. VERTICAL REINFORCEMENT AT OUTSIDE FACE OF WALL AT MIDHEIGHT OF WALL.

B. ANCHOR RODS SHALL CONFORM TO ASTM F1554 GR 36.
C. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

1. 24FV4 FOR SIMPLE SPANS AND 24FV8 FOR CANTILEVERED AND CONTINUOUS BEAMS.
2. ANGLES AND CHANNELS = ASTM A36
3. ALL CONSTRUCTION JOINT LOCATIONS SHALL BE COORDINATED AND CONSTRUCTED IN ACCORDANCE WITH TYPICAL DETAILS. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS OR OTHER FOREIGN MATTER PRIOR TO PLACING ADJACENT CONCRETE.

F. TERRITORIAL REINFORCEMENT:

1. NO. 5 BARS AND SMALLER = 1-1/2"
2. NO. 6 BARS AND SMALLER = 1-3/4"
3. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TYPICAL DETAILS. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS OR OTHER FOREIGN MATTER PRIOR TO PLACING ADJACENT CONCRETE.

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FOUNDATION NOTES:

1. See general notes on sheets S1.0, S1.1 and S1.2.
2. See typical concrete details on Sheets S2, S2.2 and S3.3.
3. Foundation plan is taken above slab on grade.
4. Elevation of tops of footings with respect to slab reference elevation are shown thus: [0'-11"], U.O.N.
5. Examinations shall be made as near as possible to the neat line req'd by the size and shape of structure.
6. Foundation excavations must be reviewed and approved by the architect prior to excavation in the event such utilities are encountered.
7. Verify location of underground utilities before excavation. Notify the architect prior to placing concrete. Provide written observation report to SEER and Gilroy building department.
8. For drainage details, dampproofing, trenches, exterior paving, utilities, equipment details, etc., see drawings other than structural.
9. Marks F1, etc. denote footing type. See footing schedule on Sheet S5.2.
10. Slab construction and control joint & locations shall be approved by the architect prior to placing concrete.
11. Provide sill bolts at all stud walls shown on structural plans per details 2x8 @ 16" O.C.
12. Hold downs are shown thus on plan: [HOLD]. See details on sheet S5.2.
13. Structural, stud walls are shown thus on plan: [STRAP] and locations shall be 2x4 @ 16" O.C., U.O.N. See architectural dwg's for non-load bearing partition walls. See details on sheet S5.2 for typical stud wall framing.
14. Marks 1F, etc. denote wood post. For typical post detail, see S5.2.
15. All exterior walls shall have cripple, U.O.N. For cripple info, S.A.D. and E.P.S.
16. Marks 1F indicate f1 plywood sheathing on side of wall noting: see details 1.15.S.2 for shear wall schedule.
17. All exterior walls have 1/2 plywood sheathing with type 1F nailing, U.O.N.
18. All exterior walls have 1/2 plywood sheathing with type 1F nailing, U.O.N.
1. Where continuous footing intersects column, extend longitudinal reinforcing through column footing, see schedule.
2. Where continuous footing terminates at column footing, extend longitudinal reinforcing lab min into per perpendicular footing, see.
3. For footing intersections, see notes.

CONTINUOUS FOOTING SCHEDULE

<table>
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<tr>
<th>MARK</th>
<th>W</th>
<th>D</th>
<th>TOP BARS</th>
<th>BOTTOM BARS</th>
<th>EXT. WELD</th>
<th>TIES</th>
<th>DETAIL</th>
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<tr>
<td>CF-1</td>
<td>1-6</td>
<td>2-6</td>
<td>4-45</td>
<td>4-45</td>
<td>4-45</td>
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<td>MSG &quot;OC&quot; LON</td>
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<tr>
<td>CF-2</td>
<td>2-6</td>
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**Moments Connection**

1. **Framing Elevation MF-1**
   - HSS piece to match post below
   - CAP: TYP

2. **Plan Details**
   - HSS: COL: PER PLAN
   - CAP: TYP

3. **Column Base Detail**
   - CAP: TYP
   - ANCHOR ROD WITH STAINLESS HEAD OR DOUBLE HEX NUTS

4. **Moment Connection**
   - FOR INFO NOT NOTED SEE S5.2

5. **Moment Connection**
   - HSS: COL: PER PLAN
   - CAP: TYP

6. **Detail at Partial HT Post**
   - CAP: TYP
   - FOR INFO NOT NOTED SEE S5.2
1. NOTCH MAY OCCUR TOP OR BOTTOM, NOT BOTH.
2. D IS DEFINED AS DEPTH OF JOIST OR BEAM.
3. MAXIMUM DIAMETER OF HOLE NOT TO EXCEED MAXIMUM OF D/3 OR 2", WHICHER IS SMALLER.
4. PREDRILL CORNERS OF NOTCHES.
5. NO NOTCHES PERMITTED IN MIDDLE THIRD OF SPAN.