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Project Description for; 303 Concord Drive

Purpose of the Proposal: The purpose of this proposal is to seek approval for the conversion of an existing Ranch-style home into of a new Mediterranean-style single-story home with two accessory dwelling units (ADU). This new home is designed to blend seamlessly with the surrounding neighborhood while providing modern amenities and a comfortable living space for the residents.

Scope of Work: The scope of work includes the design, construction, and hardscape of the new home. The project will involve site preparation, foundation work, framing, roofing, installation of windows and doors, interior and exterior finishes, and hardscape.

Architectural Style, Materials, Colors, and Construction Methods: The proposed home will feature a Mediterranean architectural style, characterized by stucco walls, arched doorways and windows, and wrought-iron entrance. The existing roof will be extended at the same pitch to accommodate the higher ceilings within. The color palette will include warm earth tones such as beige, terracotta, and limestone veneer. Construction methods will adhere to current California building codes and standards, ensuring durability and high energy efficiency.

Basis for Site Layout: The site layout is based on maximizing the use of the available space while adhering closely to the local zoning ordinance. The home will be positioned to take advantage of natural light and ventilation, with outdoor living spaces that enhance the overall aesthetic and functionality of the property.

Existing and Proposed Uses: The existing site is currently vacant and unused. The proposed use is a single-family residential home, which is consistent with the zoning regulations and the character of the neighborhood. Additionally, the new design leverages the site so as to provide accessory dwelling units to increase available local housing.

Outreach to Neighboring Properties: As part of the planning process, outreach efforts have been made to inform and engage neighboring property owners. Informal meetings and discussions have been held to address any concerns and gather feedback. The proposal has received positive responses.

GENERAL NOTES

1. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.

2. DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THIS OFFICE MUST BE NOTIFIED BEFORE COMMENCING WITH WORK.

3. ALL DIMENSIONS ARE FACE OF CONCRETE, FACE OF CMU, CENTERLINE OF COLUMNS AND BEAMS, OR FACE OF STUD, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TO TOP OF FLOOR SHEATHING, UON.

4. THE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS FOR ALL DIMENSIONS, SIZING, AND/OR DIRECTIONS. IF DISCREPANCIES ARE FOUND PLEASE REFER TO ITEM 2 ABOVE.

5. DETAILS MARKED SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.

6. ALL GLAZING SHALL COMPLY WITH CPSC 16 CFR AND CRC.

7. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED.

8. FIRE AND DRAFT STOPS SHALL BE PROVIDED THROUGHOUT AS REQUIRED PER CRC.

9. MINIMUM HEADROOM CLEARANCE AT STAIRS SHALL BE 6'-8" MEASURED VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE TREAD NOSING AND SOFFIT ABOVE AT ALL POINTS.

10. GLASS DOORS, ADJACENT PANELS AND ALL GLAZING OPENINGS SHALL BE APPROVED FOR IMPACT HAZARD PER CRC.

11. MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS, AND LAUNDRY ROOMS SHALL BE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR PER CRC

12. SHOWERS SHALL BE FINISHED TO A MINIMUM OF 72-INCHES ABOVE DRAIN WITH SURFACE MATERIALS NOT ADVERSELY AFFECTED BY MOISTURE PER CRC. SEE PLANS FOR ACTUAL HEIGHTS.

13. LIGHT FIXTURES IN CLOSETS ARE TO BE A MINIMUM OF 18-INCHES FROM ALL CLOSET SHELVES.

14. ALL WATER HEATERS SHALL BE PROVIDED WITH SEISMIC STRAPS PER CRC.

15. SEE CIVIL PLANS FOR GROUND ELEVATIONS, PAD ELEVATIONS, CORNER ELEVATIONS, AND NATURAL GRADE (IF APPLICABLE).

16. SEE SOILS REPORT DATED _____ FOR ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS (IF APPLICABLE).

17. ALL INSULATION MATERIALS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 PER CRC.

18. SPECIFY 28-GAUGE MINIMUM GALVANIZED VALLEY FLASHING.

19. PROVIDE MINIMUM 26-GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE, CRC. WEEP SCREED SHALL BE A MINIMUM OF 6-INCHES ABOVE ADJACENT GRADE AND 2-INCHES ABOVE ADJACENT FLATWORK.

20. SHOWER PANS SHALL BE TESTED BY FILLING WITH WATER AT TIME OF INSPECTION.

PREPARED FOR:

Ali & Mahsa Modares

303 Concord Drive • Menlo Park, CA 94025
County of San Mateo • APN:062-333-200

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Ducts with high level of insulation • Insulation below roof deck

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation • Kitchen range hood • High R-value Spray Foam Insulation • Minimum Airflow • Verified SEER/SEER2 • Fan Efficacy Watts/CFM • Verified HSPF2 • Verified heat pump rated heating capacity • Duct leakage testing

SHEET INDEX

PROJECT TEAM

OWNERS:	**Ali & Mahsa Modares** 1217 Hester Avenue San Jose, CA 95126 408-431-9694 cell/text ali.modares@gmail.com
DESIGNER:	**John A. Rider**, Assoc. AIA J. Rider Design 3990 Golf Drive San Jose, CA 95127 408-515-5186 cell/text johnr@jriderdesign.com
CIVIL ENGINEER:	**Dilip S. Kishnani,** PE Sterling Consultants 46560 Fremont Boulevard, ste 205 Fremont CA 94538 510-344-8955 phone 1sterlingconsultants@gmail.com
ENGINEER:	**Peter Chabot**, SE St. Joseph Building 2813 Camino Del Ray San Jose, CA 95132 408-332-2153 Cell/Text peter.chabot@sjbuilding.com
ENERGY	**John Adrian Rodriguez Jr**, Owner CA Energy Consultant 5609 Knox Court Peachtree Corners GA 30092 305-807-8897 Cell john@johnadrian.com
ARBORIST:	**Rick Gessner**, ASCA, ISA Monarch Consulting Arborists P.O. Box 1010 Felton, CA 95018 831-331-8982 Cell rick@monarcharborist.com

PROJECT DATA

YEAR BUILT:	1948
ZONING:	R-1-U
CLIMATE ZONE:	3
PROPERTY TYPE:	SINGLE FAMILY
OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	V-B
FLOORS:	1
FIRE SPRINKLERS:	NOT REQUIRED
FLOOD ZONE:	X

PROJECT SCOPE

SCOPE OF WORK:
UNIT 1 - ADDITION/REMODEL, 2 BEDROOMS, 1 BATHS, OFFICE, KITCHEN, FAMILY RM, DINING RM, FOYER, AND COVERED PORCH.
UNIT 2 - REMODEL, JUNIOR ADU, 2 BEDROOM AND 1 BATH, AND
UNIT 3 - ADDITION, ADU, 1 BEDROOM, 1 BATH, AND 2 CLOSETS.

APPLICABLE CODES

CITY OF MENLO PARK ORDINANCES AND;
- 2022 CALIFORNIA BUILDING CODE - CCR TITLE 24 PART 2
- 2022 CALIFORNIA RESIDENTIAL CODE - CCR TITLE 24 PART 2.5
- 2022 CALIFORNIA ELECTRICAL CODE - CCR TITLE 24 PART 3
- 2022 CALIFORNIA MECHANICAL CODE - CCR TITLE 24 PART 4
- 2022 CALIFORNIA PLUMBING CODE - CCR TITLE 24 PART 5
- 2022 CALIFORNIA HISTORICAL BUILDING CODE - CCR TITLE 24 PART 8
- 2022 CALIFORNIA EXISTING BUILDING CODE - CCR TITLE 24 PART 10
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

PARCEL MAP

VICINITY MAP

OFFICIAL USE

Title Sheet / Project Info

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San Jose, California 95127
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www.jriderdesign.com

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Rev	Description

Issue Date: 9/30/24
Scale: AS NOTED
Drawn By: JA/JR
Checked By: John A. Rider
Job: 07-21
Sheet Number: **T1**
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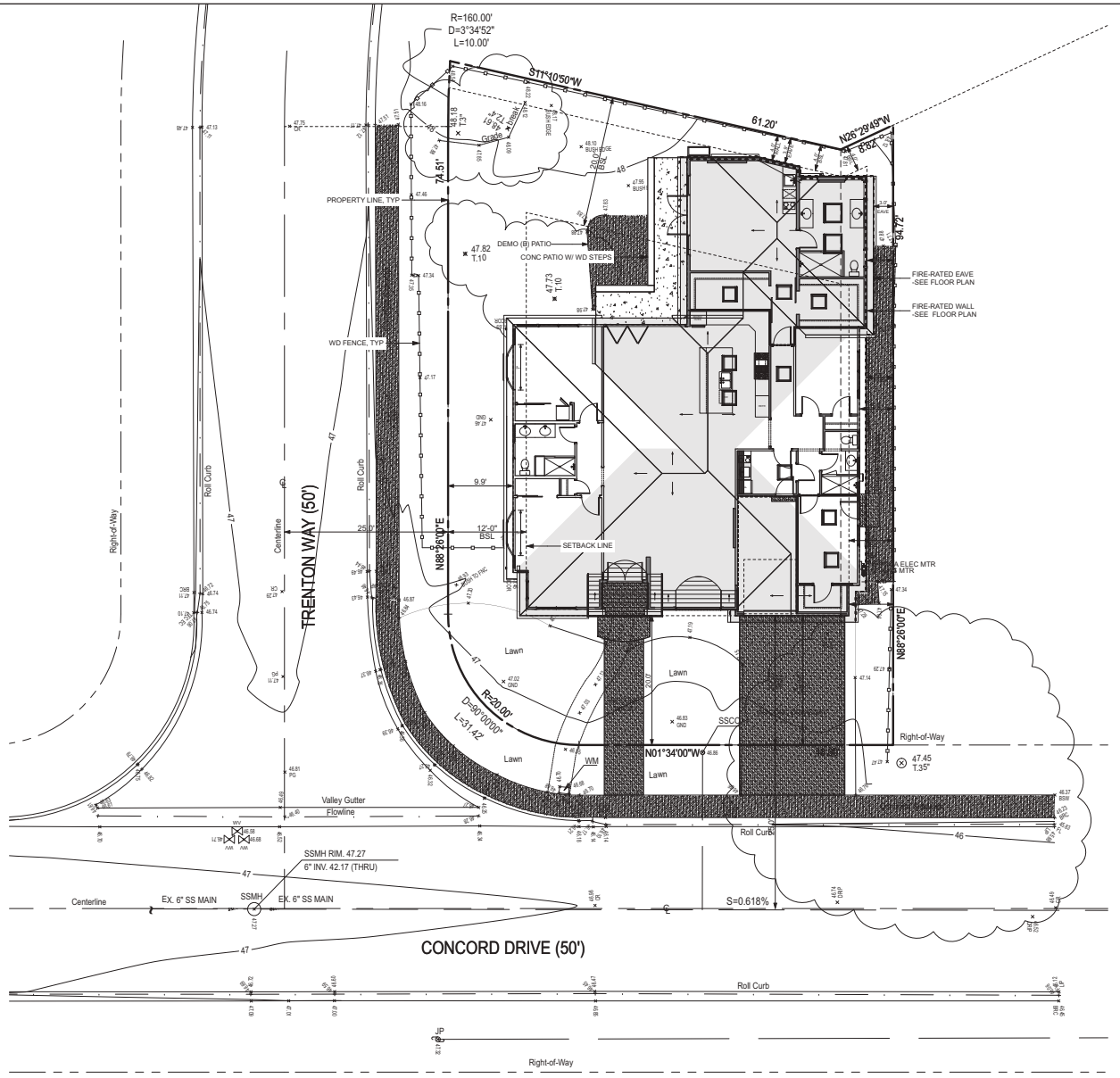

NOTE: UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY. VERIFY IN FIELD ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING BY CALLING 811

NO WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY

NO EASEMENTS - SEE CIVIL DRAWINGS FOR DETAILS

1/A0 ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

N

Architectural Site Plan

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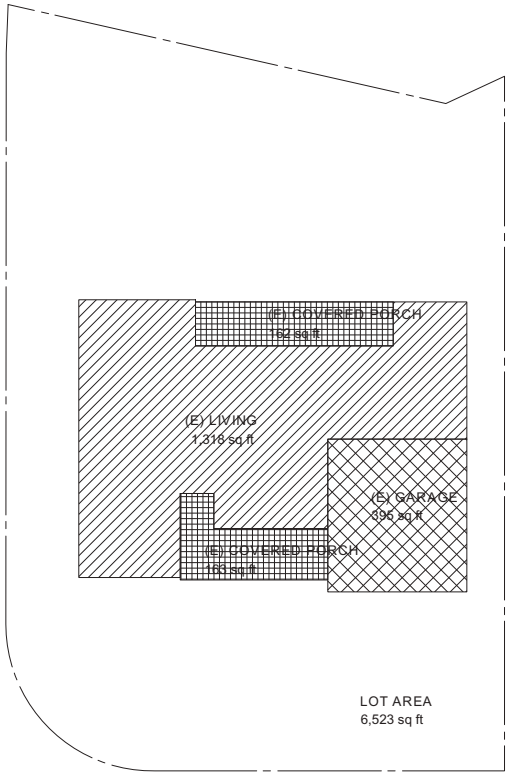
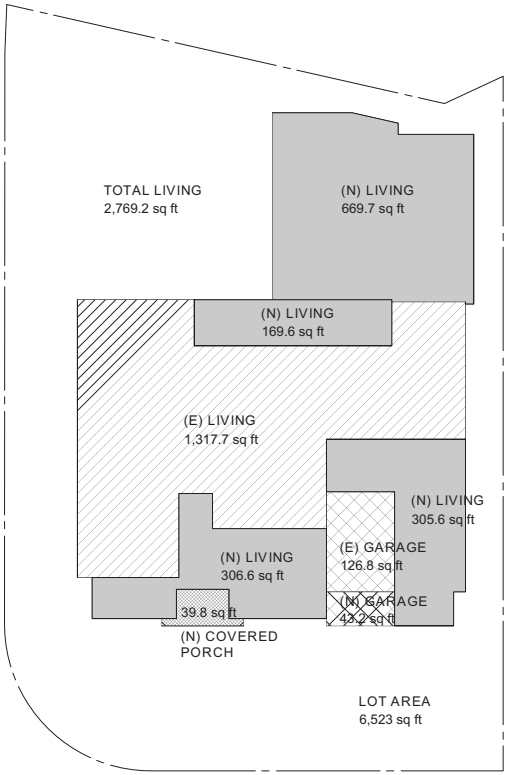
EXISTING SITE ANALYSIS ZONING: R-1-U	
LOT AREA:	6,523 SF
EXISTING FAR:	
(E) LIVING	1,318 SF
(E) GARAGE	395 SF
TOTAL FAR	1,713 SF
FAL = 2800	
EXISTING BLDG COVERAGE:	
(E) COVERED PORCHES	325 SF
(E) FAL	1,713 SF
TOTAL BC	2,038 SF



2 A2 EXISTING AREA CALCULATIONS
SCALE: 1/8" = 1'-0"

PROPOSED SITE ANALYSIS ZONING: R-1-U	
LOT AREA:	6,523 SF
PROPOSED FAR:	
(E) LIVING	1,317.7 SF
(N) LIVING	1,451.5 SF
(E) GARAGE	126.8 SF
(N) GARAGE	43.2 SF
TOTAL FAR	2,939.2 SF
FAL = 2800	
PROPOSED BLDG COVERAGE:	
(N) COVERED PORCH	39.8 SF
PROPOSED FAL	2,939.2 SF
TOTAL BC	2,979.0 SF



1 A2 PROPOSED AREA CALCULATIONS
SCALE: 1/8" = 1'-0"

Area Calculations & Diagrams

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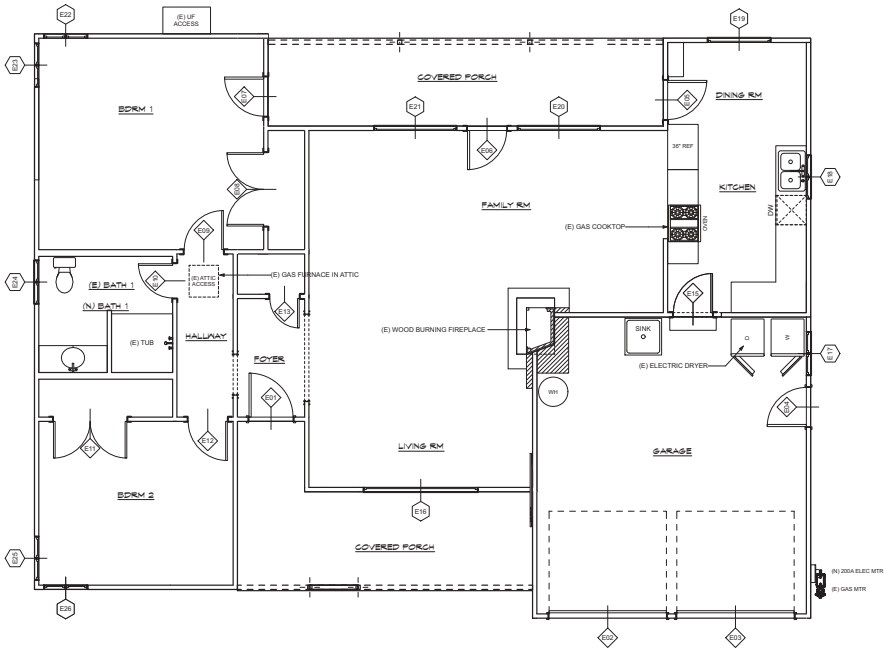
EXISTING DOOR SCHEDULE			
ID	Width	Height	Type
E01	3'-0"	6'-8"	
E02	8'-0"	7'-0"	
E03	8'-0"	7'-0"	
E04	2'-8"	6'-8"	
E05	2'-8"	6'-8"	
E06	2'-8"	6'-8"	
E07	2'-8"	6'-8"	
E08	5'-0"	6'-8"	
E09	2'-8"	6'-8"	
E10	2'-4"	6'-8"	
E11	5'-0"	6'-8"	
E12	2'-8"	6'-8"	
E13	2'-0"	6'-8"	
E15	2'-8"	6'-8"	
E15	2'-8"	6'-8"	
15			

EXISTING WINDOW SCHEDULE					
ID	Width	Height	Head Height	Sill Height	Type
E16	7'-10"	5'-0"	6'-8"	1'-8"	
E17	3'-0"	3'-2"	6'-8"	3'-6"	
E18	3'-0"	3'-0"	6'-8"	3'-8"	
E19	4'-4"	4'-2"	6'-8"	2'-6"	
E20	5'-8"	5'-2"	6'-8"	1'-6"	
E21	5'-8"	5'-2"	6'-8"	1'-6"	
E22	3'-0"	4'-0"	6'-8"	2'-8"	
E23	3'-0"	4'-0"	6'-8"	2'-8"	
E24	3'-0"	3'-0"	6'-8"	3'-8"	
E25	3'-0"	4'-0"	6'-8"	2'-8"	
E26	3'-0"	4'-0"	6'-8"	2'-8"	
E26	3'-0"	4'-0"	6'-8"	2'-8"	
12					

SYMBOL LEGEND	
	NEW WALL (2x4 @ 16" OC, UON)
	1-HR FIRE-RATED / SOUND WALL
	FILL-IN EXISTING WALL OPENING
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
01	INTERIOR ELEVATION MARKER
STEP	STEP/CHANGE IN GRADE 7-3/4" MAX @ IN-SWING EXT DOORS, TYP 1-1/2" MAX @ OUT-SWING EXT DOORS, TYP (36" MIN DEEP LANDING @ ALL EXTERIOR DOORS, TYP)
N07	**DOOR** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE
N01	**WINDOW** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE
N01	**SKYLIGHT** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE



1 / A3 EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

Existing Floor Plan / Schedules

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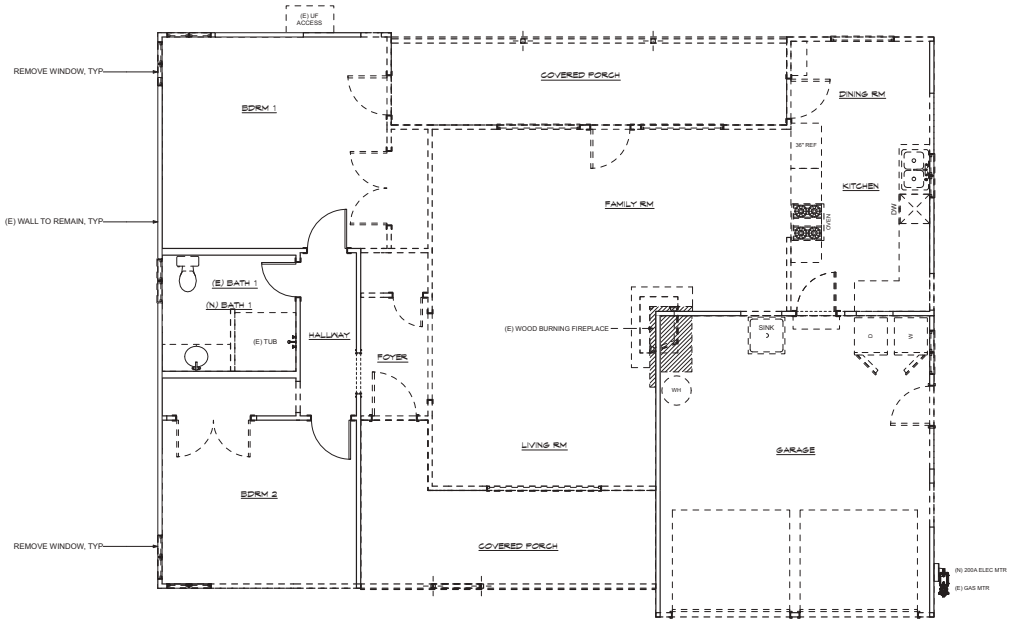

1 / A4 DEMO PLAN

SCALE: 1/4" = 1'-0"

N

SYMBOL LEGEND

	NEW WALL (2x4 @ 16" OC, UON)
	1-HR FIRE-RATED / SOUND WALL
	FILL-IN EXISTING WALL OPENING
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
01	INTERIOR ELEVATION MARKER
STEP	STEP/CHANGE IN GRADE 7-3/4" MAX @ IN-SWING EXT DOORS, TYP 1-1/2" MAX @ OUT-SWING EXT DOORS, TYP (36" MIN DEEP LANDING @ ALL EXTERIOR DOORS, TYP)
D01	**DOOR** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE
W01	**WINDOW** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE
S01	**SKYLIGHT** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE

Demolition Plan

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FLOOR PLAN NOTES

01 WATER CLOSET CLEAR SPACE
THE WATER CLOSET SHALL BE A MAXIMUM 1.28 GALLONS PER FLUSH AND LOCATED IN A CLEAR SPACE NOT LESS THEN 30 INCHES IN WIDTH AND CLEAR SPACE IN FRONT OF STOOL SHALL NOT BE LESS THAN 24 INCHES. ADD 2 X 6 BLOCKING IN ALL BATHROOM WALLS AT WATER CLOSET, SHOWER AND BATHTUB, LOCATED AT 34-INCHES FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.

02 DOORWAY - HOUSE / GARAGE
SELF-CLOSING, TIGHT-FITTING SOLID WOOD DOOR, 1-3/8 INCH THICK OR A SELF-CLOSING, TIGHT-FITTING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

03 WALLS & CEILINGS
ALL NEW WALLS AND CEILINGS SHALL BE GYPSUM BOARD 1/2-INCH THICK, EXCEPT AT ONE-HOUR FIRE-RESISTIVE CONSTRUCTION WHICH SHALL BE 1/2-INCH, AT THE COMMON WALL(S) SEPARATING GARAGE FROM LIVING SPACE AND ALL SUPPORTING MEMBERS (E.G., BEAMS, COLUMNS AND BEARING WALLS) WHERE LIVING AREAS ARE ABOVE AND AT ENCLOSED USABLE SPACE UNDER STAIRWAYS. GYPSUM BOARD 5/8" THICK SHALL BE USED ON CEILINGS WITH FRAMING MEMBERS SPACED OVER 16-INCHES. TUB/ SHOWER WALLS SHALL BE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET.

04 WINDOWS & SLIDING GLASS DOORS
EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24 INCHES AND MINIMUM CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A FINISH SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR. ALL SLIDING GLASS DOOR ASSEMBLIES AND GLAZING AT HAZARDOUS LOCATIONS (I.E., WINDOWS ADJACENT TO AND WITHIN 24-INCHES OF EITHER EDGE OF FRONT DOOR) SHALL BE SAFETY GLAZED (I.E. TEMPERED).

05 DRYER EXHAUST VENT
DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. EXCEPTION: APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6 FEET IN LENGTH MAY BE USED. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION. DRYER VENT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUC TERMINATION. DRYER VENT SHALL NOT BE CONNECTED OR INSTALLED WITH FASTENERS WHICH WILL OBSTRUCT THE FLOW. DRYER VENT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.

06 WATER HEATER & FURNACE
WATER HEATER AND FURNACE MAY BE INSTALLED WITHIN A GARAGE PROVIDED THE PILOT, BURNER OR HEATING ELEMENT IS AT LEAST 18 INCHES ABOVE THE FLOOR LEVEL. WATER HEATERS SHALL BE ANCHORED OR STRAPPED AT THE UPPER 1/3 AND LOWER 1/3 OF ITS VERT. DIMENSION MAINTAINING 4 -INCHES FROM THE CONTROLS, TO RESIST HORZ. DISPLACEMENT. DWELLING UNITS, GUEST ROOMS AND CONGREGATE RESIDENCES SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68-DEGREES FAHRENHEIT AT A POINT THREE FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS.

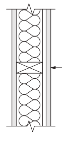
07 ACCESSES
UNDER-FLOOR ACCESS: WHEN UNDER-FLOOR CLEARANCE IS REQUIRED, THE UNDER-FLOOR AREA SHALL BE ACCESSIBLE. ACCESSIBLE UNDER-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18-INCH BY 24-INCH OPENING UNOBSTRUCTED BY PIPES, DUCTS AND SIMILAR CONSTRUCTION. ALL UNDER-FLOOR ACCESS OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED. PIPES, DUCTS AND OTHER CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREAS. ATTIC ACCESS: WHEN ATTIC ACCESS IS REQUIRED, THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES. THIRTY-INCH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.

08 SKYLIGHTS
NEW SKYLIGHT WITH BRONZE ANODIZED NON-REFLECTIVE FRAME (TYP). (MANUFACTURER: VELUX AMERICA - IAPMO ER-199) ALL VENT PIPES SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR, OPENING (OPERABLE SKYLIGHT), AIR INTAKE OR VENT SHAFT.

09 PLUMBING FIXTURES
SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. GANG SHOWERS, WHEN SUPPLIED WITH A SINGLE TEMPERED WATER SUPPLY PIPE, MAY BE CONTROLLED BY A MASTER THERMOSTATIC MIXING VALVE IN LIEU OF INDIVIDUALLY CONTROLLED PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXING WATER SETTING OF 120-DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION

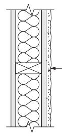
10 SHOWER ENCLOSURE
ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISH INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. SHOWER DOORS SHALL BE A MINIMUM CLEAR OPENING OF 22-INCHES IN WIDTH, SWING OUTWARD, AND BE OF SAFETY GLAZING MATERIAL AND IDENTIFIED AS SUCH. SHOWER FLOOR AND WALLS SHALL BE FINISHED WITH NONABSORBENT SURFACE UP TO A HEIGHT OF 6-FEET ABOVE THE FLOOR DRAIN PER CRC 307.2

11 STEPS & LANDINGS
LANDINGS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT). CRC 311.3
RISE & RUN: THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). CRC 311.7.4
WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. CRC 311.7.1



1-HR FIRE-RESISTANCE-RATED & 50-54 STC SOUND-RATED WALL ASSEMBLY (GA FILE NO. WP 3242):
FIRE DESIGN: RESILIENT CHANNELS 16" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 1-1/4" TYPE S SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C. VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)
FIRE TEST: BASED ON UL R14196, 05NK05371, 2-15-05, UL DESIGN U309
SOUND TEST: NRCC TL-93-098, IRC-IR-761, 3-98

2/A5 FIRE-RATED / SOUND WALL
SCALE: 1 1/2"= 1'-0" — INTERIOR



1-HR FIRE-RESISTANCE-RATED EXTERIOR WALL ASSEMBLY (GA FILE NO. WP 8170):
FIRE DESIGN: EXTERIOR SIDE: 5/8" PROPRIETARY TYPE X GYPSUM SHEATHING APPLIED PARALLEL OR AT RIGHT ANGLES TO 2 X 4 WOOD STUDS 16" O.C. WITH 1-1/4", TYPE W SCREWS 8" O.C. PRE-FURRED WIRE STUCCO NETTING APPLIED OVER GYPSUM SHEATHING WITH 1-1/4" X 1" STEEL STAPLES 7" O.C. PORTLAND CEMENT STUCCO, 3/4", APPLIED OVER STUCCO NETTING.
INTERIOR SIDE: ONE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 1-1/4" TYPE W SCREWS 8" O.C. (LOAD-BEARING)

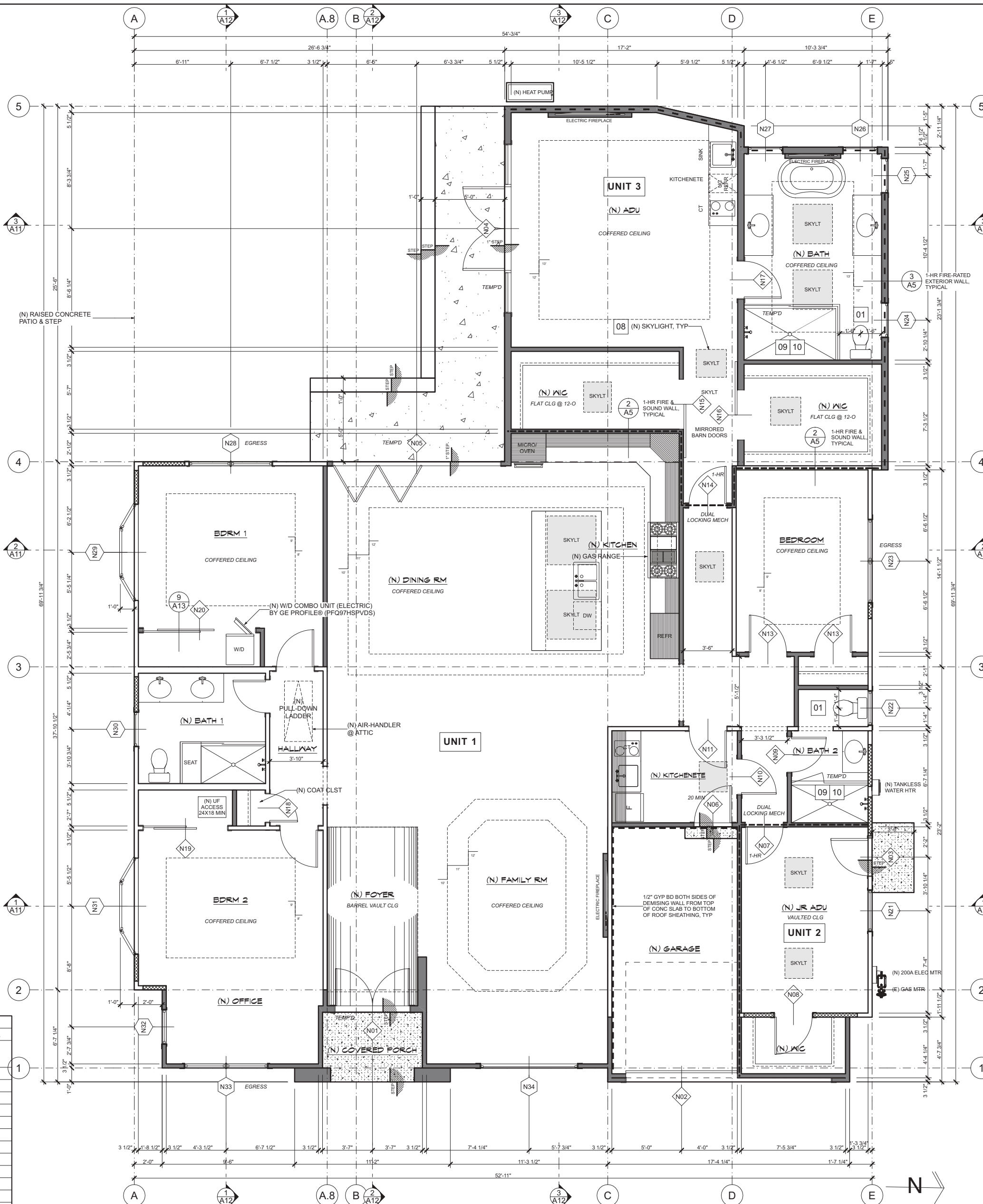
3/A5 1-HR FIRE-RATED WALL
SCALE: 1 1/2"= 1'-0" — EXTERIOR

NEW DOOR SCHEDULE			
ID	Width	Height	Type
N01	5'-4"	8'-0"	TEMPERED
N02	8'-0"	8'-0"	
N03	2'-8"	6'-8"	TEMPERED
N04	6'-0"	9'-0"	
N05	12'-0"	9'-0"	TEMPERED
N06	2'-8"	6'-8"	20 MIN, SELF-CLOSING
N07	2'-8"	6'-8"	
N08	2'-8"	6'-8"	
N09	2'-6"	6'-8"	
N10	2'-6"	6'-8"	1-HR, SELF-CLOSING
N11	2'-8"	6'-8"	
N13	2'-8"	6'-8"	
N13	2'-8"	6'-8"	
N14	2'-8"	8'-0"	1-HR, SELF-CLOSING
N15	3'-7"	8'-0"	
N16	3'-7"	8'-0"	
N17	2'-8"	8'-0"	
N18	2'-0"	6'-8"	
N19	6'-0"	6'-8"	
N20	8'-0"	6'-8"	
20			

NEW WINDOW SCHEDULE							
ID	Width	Height	Head Height	Sill Height	Type	U-Factor / .30 Min.	SHGC / .23 Min.
N21	3'-0"	4'-0"	6'-8 3/4"	2'-8 3/4"	CASEMENT, TEMPERED		
N22	2'-6"	2'-6"	6'-8"	4'-2"	CASEMENT, TEMPERED		
N23	6'-0"	4'-0"	6'-8"	2'-8"	CASEMENT		
N24	2'-6"	5'-0"	9'-0"	4'-0"	CASEMENT, TEMPERED		
N25	2'-6"	8'-0"	9'-0"	1'-0"	CASEMENT		
N26	2'-6"	8'-0"	9'-0"	1'-0"	CASEMENT		
N27	2'-6"	8'-0"	9'-0"	1'-0"	CASEMENT		
N28	6'-0"	4'-0"	6'-8"	2'-8"	CASEMENT, EGRESS		
N29	7'-0"	5'-0"	6'-8"	1'-8"	BAY WINDOW, CASEMENT		
N30	2'-6"	5'-0"	6'-8"	1'-8"	CASEMENT		
N31	7'-0"	5'-0"	6'-8"	1'-8"	BAY WINDOW, CASEMENT		
N32	2'-6"	4'-0"	6'-8"	2'-8"	CASEMENT		
N33	6'-0"	4'-0"	6'-8"	2'-8"	CASEMENT, EGRESS		
N34	7'-0"	5'-9 1/4"	8'-5 1/4"	2'-8"	PICTURE		
14							

SYMBOL LEGEND

	NEW WALL (2x4 @ 16" OC, UON)
	1-HR FIRE-RATED / SOUND WALL
	FILL-IN EXISTING WALL OPENING
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
01	INTERIOR ELEVATION MARKER
STEP	STEP/CHANGE IN GRADE 7-3/4" MAX @ IN-SWING EXT DOORS, TYP 1-1/2" MAX @ OUT-SWING EXT DOORS, TYP (36" MIN DEEP LANDING @ ALL EXTERIOR DOORS, TYP)
N01	**DOOR** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE
N01	**WINDOW** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE
N01	**SKYLIGHT** MARKER: E - DENOTES EXISTING TO REMAIN N - DENOTES NEW R - DENOTES REMOVE & REPLACE



1/A5 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

Proposed Floor Plan / Schedules / Notes

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John A. Rider

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San Jose, California 95127
Phone 408-515-5186
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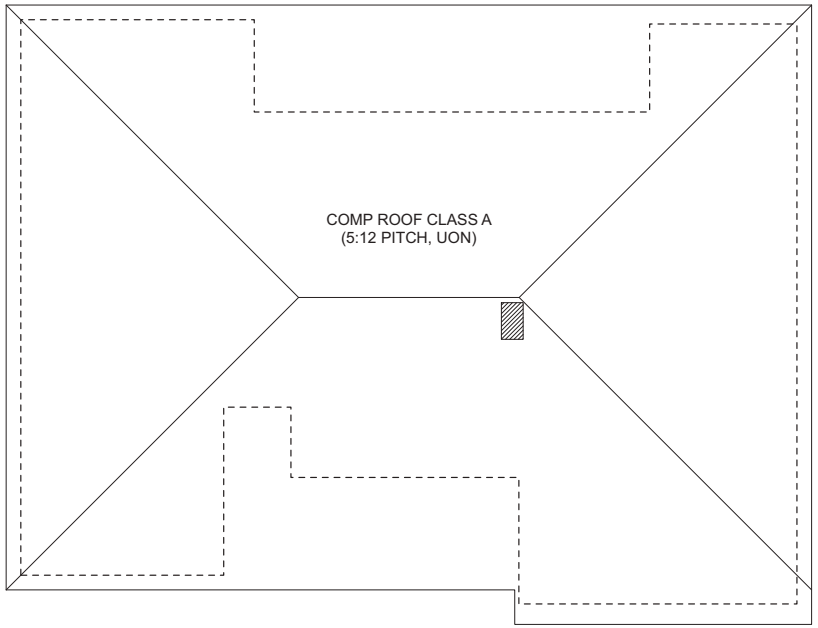
Sheet Number: **A5**



1 / A6 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

N

Existing Roof Plan / Schedules

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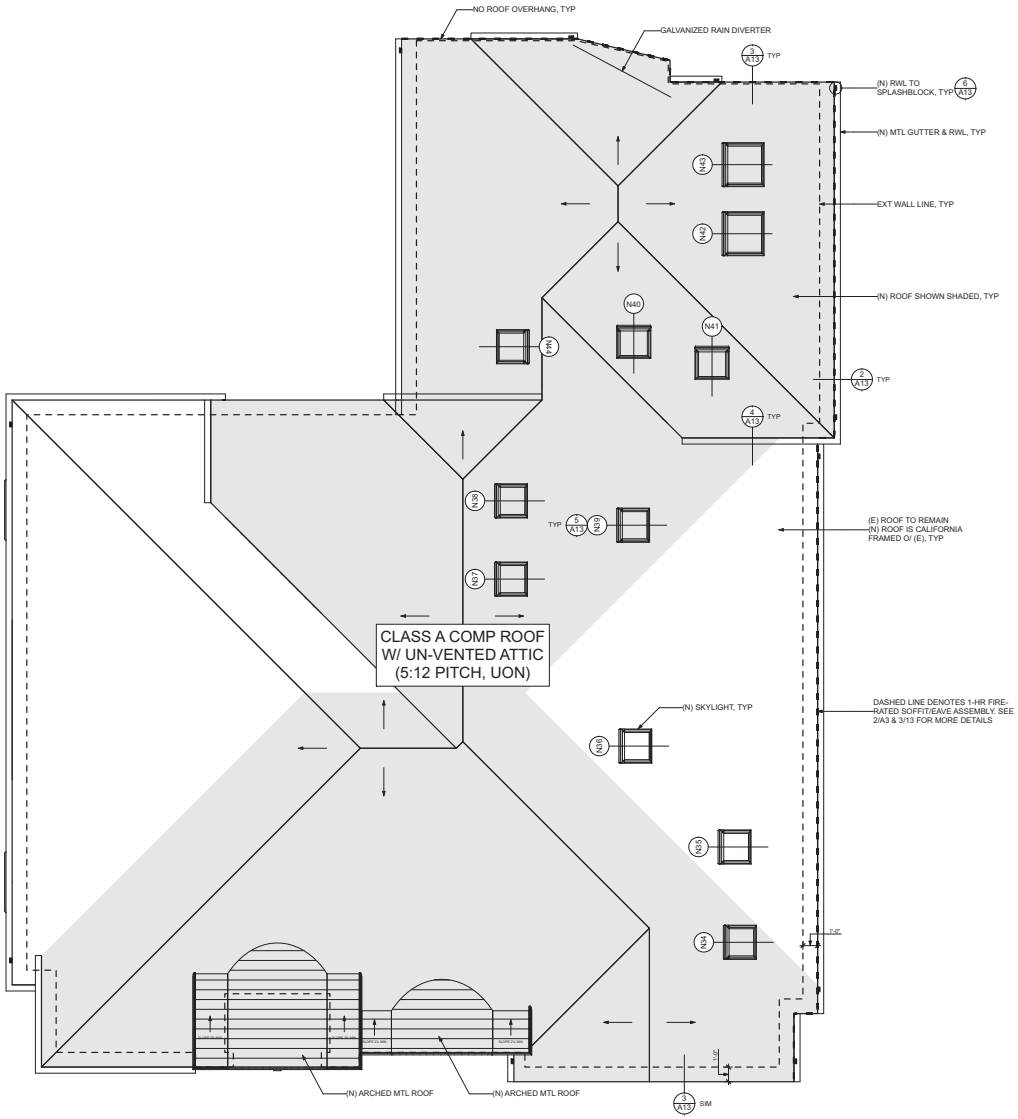
NEW SKYLIGHT SCHEDULE					
ID	Width	Height	Type	Model #	Rating
N34	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N35	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N36	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N37	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N38	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N39	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N40	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N41	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
N42	2'-10"	2'-10"		FCM3030008	UF.48/SHGC.26
N43	2'-10"	2'-10"		FCM3030008	UF.48/SHGC.26
N44	2'-2"	2'-2"		FCM2222008	UF.48/SHGC.26
11					



1 A7 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

Proposed Roof Plan / Schedules / Notes

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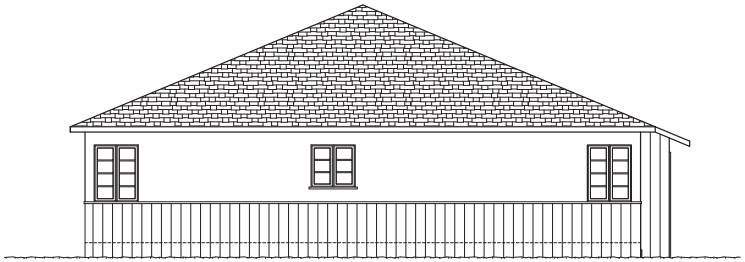
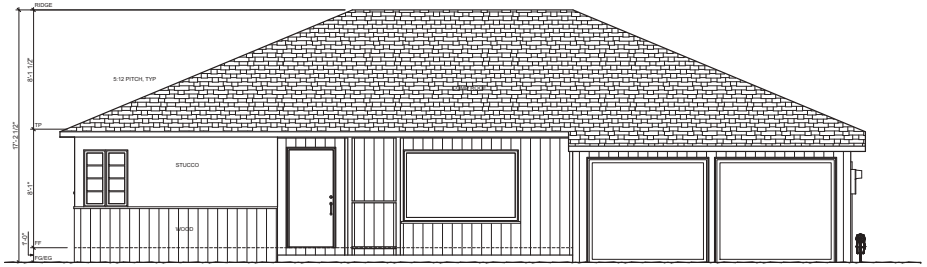
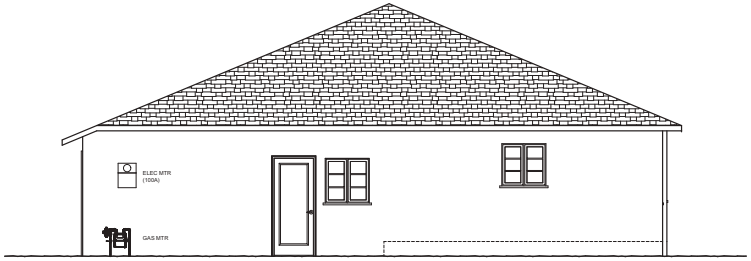


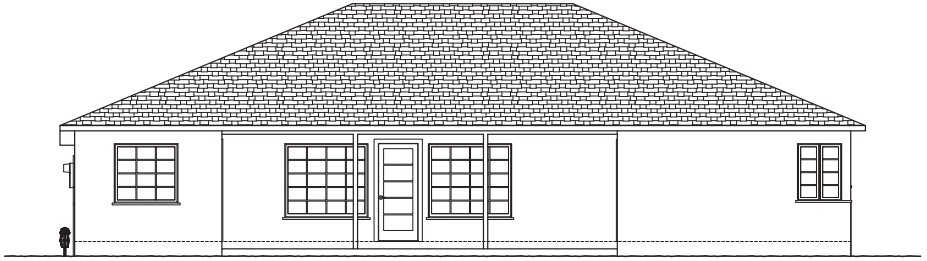
3 A8 (E) LEFT/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A8 (E) FRONT/EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A8 (E) RIGHT/NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A8 (E) REAR/WEST ELEVATION
SCALE: 1/4" = 1'-0"

Existing Exterior Elevations / Notes

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ELEVATION NOTES

01 ROOF COVERING MATERIALS

NEW ROOFING MATERIAL SHALL BE 40 YEAR MINIMUM CLASS "A" ASPHALT ROOFING SHINGLE BY CERTAINTEED® (LANDMARK® TL, ICC-ES EVALUATION REPORT ESR-1389) OR EQUAL, INSTALLED OVER THE ENTIRE ROOF AS PER THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. THE ROOFING MATERIAL SHALL BE INSTALLED OVER ONE LAYER OF NON-PERFORATED TYPE 30# FELT, LAPPED 2-INCHES MINIMUM HORIZONTALLY AND 4-INCHES MINIMUM VERTICALLY OVER 1/2-INCH MINIMUM CDX/OSB ROOF SHEATHING WITH RADIANT BARRIER (IF APPLICABLE). ALL ROOF FLASHING SHALL BE NO. 28 GAGE GALVANIZED SHEET METAL.

02 EXTERIOR WALL COVERINGS

EXTERIOR CEMENT PLASTER (STUCCO) SHALL BE 3-COAT, 7/8-INCH THICK MINIMUM OVER CORROSION-RESISTANT WIRE LATH OVER WATER-RESISTIVE BARRIER CONSISTING OF TWO INDEPENDENT LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE. FLASHING INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER SHALL BE DIRECTED BETWEEN THE LAYERS. THE WEEP SCREED SHALL BE NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT PLACED A MINIMUM OF 4-INCHES ABOVE THE EARTH OR 2-INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (SEE STONE VENEER NOTES IF APPLICABLE).
FIBER-CEMENT BOARD & BATTEN SHALL BE HARDIE® PANEL (ESR-1844) VERTICAL SIDING WITH BODYGUARD® (ESR-2586) BATTENS OVER ONE LAYER NON- PERFORATED HOUSEWRAP® (ESR-2375) OVER PLYWOOD/OSB SHEATHING . ALL SIDING SHALL BE SECURELY FASTENED TO EACH STUD WITH NOT LESS THAN ONE NAIL PER COARSE NOT MORE THAN 24 INCHES ON CENTER. FASTENERS SHALL BE NAILS OR SCREWS WITH A PENETRATION OF NOT LESS THAN 1-1/2 INCHES INTO STUDS. ALL JOINTS AND EDGES OF SIDING SHALL BE OVER FRAMING MEMBERS, AND SHALL BE MADE RESISTANT TO WEATHER PENETRATION WITH BATTENS, HORIZONTAL OVERLAPS OR SHIPLAPS.
FIBER-CEMENT HORIZONTAL LAP SIDING SHALL BE HARDIE® PLANK (ESR-1844) FIBER-CEMENT, HORIZONTAL LAP SIDING PER PLAN OVER TYVEK® (ESR-2375) OR ONE LAYER NON- PERFORATED TYPE 15# FELT OR EQUAL OVER SHEAR WALL PLYWOOD. ALL SIDING SHALL BE SECURELY FASTENED TO EACH STUD WITH NOT LESS THAN ONE NAIL PER COARSE NOT MORE THAN 24 INCHES ON CENTER. FASTENERS SHALL BE NAILS OR SCREWS WITH A PENETRATION OF NOT LESS THAN 1-1/2 INCHES INTO STUDS. ALL JOINTS AND EDGES OF SIDING SHALL BE OVER FRAMING MEMBERS, AND SHALL BE MADE RESISTANT TO WEATHER PENETRATION WITH BATTENS, HORIZONTAL OVERLAPS OR SHIPLAPS. TRIM: HARDIETRIM® BOARDS AT ALL WINDOWS (HEAD, JAMBS & SILL) & EXTERIOR DOORS. (HEAD & JAMBS). BACK-PRIME PRIOR TO INSTALLATION. PRIME & PAINT TRIM. VERIFY COLOR WITH OWNER PRIOR TO APPLICATION.
WATER-RESISTIVE BARRIER NOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING AS INDICATED IN SECTION R703.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING: **1.** NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1. NO.15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2556 SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES, AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES OR **2.** ASTM E2556, TYPE 1 OR 2. OR **3.** ASTM E331 IN ACCORDANCE WITH SECTION R703.1.1. OR **4.** OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC, R703)

03 EXTERIOR TRIM

MATCH NEW EXTERIOR WOOD TRIM WITH EXISTING. VERIFY WITH OWNER PRIOR TO INSTALLATION. WOOD TRIM: SHALL BE 2X BODYGUARD® (ESR-2586) OR EQUAL, CAULKED AND PAINTED. ALL LENGTHS SHALL BE CONTINUOUS IF POSSIBLE. ALL JOINTS SHALL BE MITERED, BACK-PRIMED, AND CAULKED.

04 SKYLIGHTS

NEW SKYLIGHT WITH BRONZE ANODIZED NON-REFLECTIVE FRAME. (MANUFACTURER: VELUX® AMERICA - IAPMO ER-199) ALL VENT PIPES SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR, OPENING (OPERABLE SKYLIGHT), AIR INTAKE OR VENT SHAFT.

05 VENTILATION

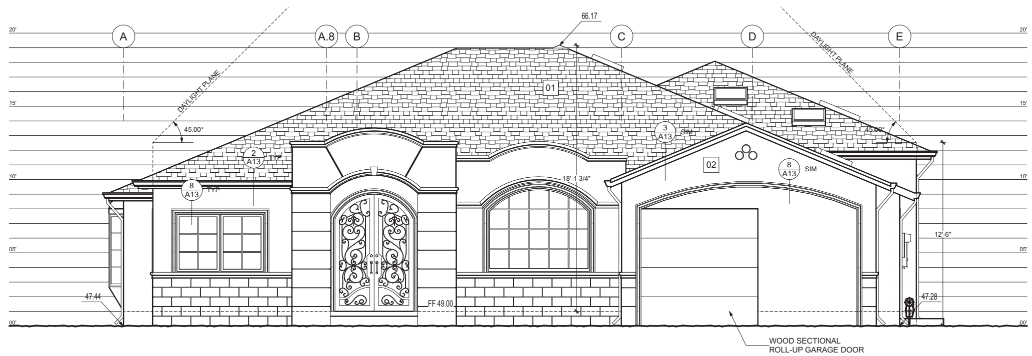
UNDER-FLOOR VENTILATION:
NEW UNDER-FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA. THE NET VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.
ATTIC VENTILATION: NEW ENCLOSED ATTICS AND NEW ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

06 CLEARANCE & DRAINAGE

WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. WHEN WOOD JOISTS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12-INCHES TO EXPOSED GROUND IN CRAWL SPACES, THEY SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD. SURFACE RAINWATER SHALL BE DRAINED AWAY FROM THE FOUNDATIONS 1/4-INCH PER FOOT A DISTANCE OF 5 FEET.

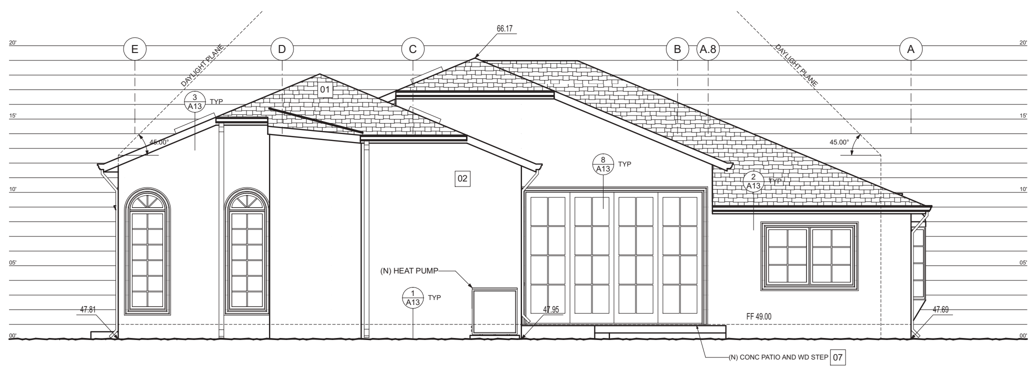
07 STEPS & LANDINGS

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. THE LANDING OR FLOOR ON THE EXTERIOR SIDE OF A DOOR SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). CRC SECTION 311.



1 / A9 PROPOSED FRONT/EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 / A9 PROPOSED REAR/WEST ELEVATION

SCALE: 1/4" = 1'-0"

Proposed Exterior Elevations / Notes

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ELEVATION NOTES

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NEW ROOFING MATERIAL SHALL BE 40 YEAR MINIMUM CLASS "A" ASPHALT ROOFING SHINGLE BY CERTAINTEED® (LANDMARK® TL. ICC-ES EVALUATION REPORT ESR-1389) OR EQUAL. INSTALLED OVER THE ENTIRE ROOF AS PER THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. THE ROOFING MATERIAL SHALL BE INSTALLED OVER ONE LAYER OF NON-PERFORATED TYPE 30# FELT, LAPPED 2-INCHES MINIMUM HORIZONTALLY AND 4-INCHES MINIMUM VERTICALLY. OVER 1/2-INCH MINIMUM COX/OSB ROOF SHEATHING WITH RADIANT BARRIER (IF APPLICABLE). ALL ROOF FLASHING SHALL BE NO. 26 GAGE GALVANIZED SHEET METAL.

02 **EXTERIOR WALL COVERINGS**
EXTERIOR CEMENT PLASTER (STUCCO) SYSTEM, BE 3-COAT, 7/8-INCH THICK MINIMUM OVER CORROSION-RESISTANT WIRE LATH OVER WATER-RESISTIVE BARRIER CONSISTING OF TWO INDEPENDENT LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE. FLASHING INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER SHALL BE DIRECTED BETWEEN THE LAYERS. THE WEEP SCREED SHALL BE NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT PLACED A MINIMUM OF 4-INCHES ABOVE THE EARTH OR 2-INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (SEE STONE VENEER NOTES IF APPLICABLE)
FIBER-CEMENT BOARD & BATTEN SHALL BE HARDIE® PANEL (ESR-1844) VERTICAL SIDING WITH BODYGUARD® (ESR-2586) SYSTEM OVER ONE LAYER NON-PERFORATED TYPE 15# FELT OR EQUAL COVER WITH TWO LAYERS. ALL SIDING SHALL BE SECURELY FASTENED TO EACH STUD WITH NOT LESS THAN ONE NAIL PER COURSE NOT MORE THAN 24 INCHES ON CENTER. FASTENERS SHALL BE NAILS OR SCREWS WITH A PENETRATION OF NOT LESS THAN 1-1/2 INCHES INTO STUDS. ALL JOINTS AND EDGES OF SIDING SHALL BE OVER FRAMING MEMBERS, AND SHALL BE MADE RESISTANT TO WEATHER PENETRATION WITH BATTENS, HORIZONTAL OVERLAPS OR SHIPLAPS.
FIBER-CEMENT HORIZONTAL LAP SIDING SHALL BE HARDIER PLANK (ESR-1844) FIBER-CEMENT, HORIZONTAL LAP SIDING PER PLAN OVER TYVEK® (ESR-2275) OR ONE LAYER NON- PERFORATED TYPE 15# FELT OR EQUAL OVER SHEAR WALL PLYWOOD. ALL SIDING SHALL BE SECURELY FASTENED TO EACH STUD WITH NOT LESS THAN ONE NAIL PER COARSE NOT MORE THAN 24 INCHES ON CENTER. FASTENERS SHALL BE NAILS OR SCREWS WITH A PENETRATION OF NOT LESS THAN 1-1/2 INCHES INTO STUDS. ALL JOINTS AND EDGES OF SIDING SHALL BE OVER FRAMING MEMBERS, AND SHALL BE MADE RESISTANT TO WEATHER PENETRATION WITH BATTENS, HORIZONTAL OVERLAPS OR SHIPLAPS. TRIM: HARDIETRIM® BOARDS AT ALL WINDOWS (HEAD, JAMBS & SILL) & EXTERIOR DOORS. (HEAD & JAMBS). BACK-PRIME PRIOR TO INSTALLATION. PRIME & PAINT TRIM. VERIFY COLOR WITH OWNER PRIOR TO INSTALLATION.
WATER-RESISTIVE BARRIER NOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING AS INDICATED IN SECTION R703.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING: 1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE I. NO.15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2556 SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES OR 2 ASTM E2556, TYPE I OR 2, OR 3, ASTM E331 IN ACCORDANCE WITH SECTION R703.1.1, OR 4, OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC, R703)

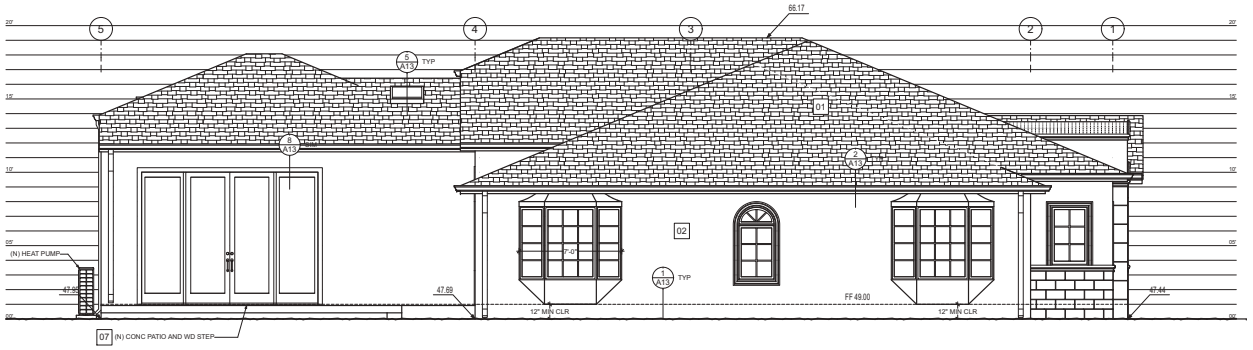
03 **EXTERIOR TRIM**
MATCH NEW EXTERIOR WOOD TRIM WITH EXISTING. VERIFY WITH OWNER PRIOR TO INSTALLATION. WOOD TRIM: SHALL BE 2X BODYGUARD® (ESR-2586) OR EQUAL, CAULKED AND PAINTED. ALL LENGTHS SHALL BE CONTINUOUS IF POSSIBLE. ALL JOINTS SHALL BE MITERED, BACK-PRIMED, AND CAULKED.

04 **SKYLIGHTS**
NEW SKYLIGHT WITH BRONZE ANODIZED NON-REFLECTIVE FRAME. (MANUFACTURER: VELUX® AMERICA - IAPMO ER-199) ALL VENT PIPES SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR, OPENING (OPERABLE SKYLIGHT), AIR INTAKE OR VENT SHAFT.

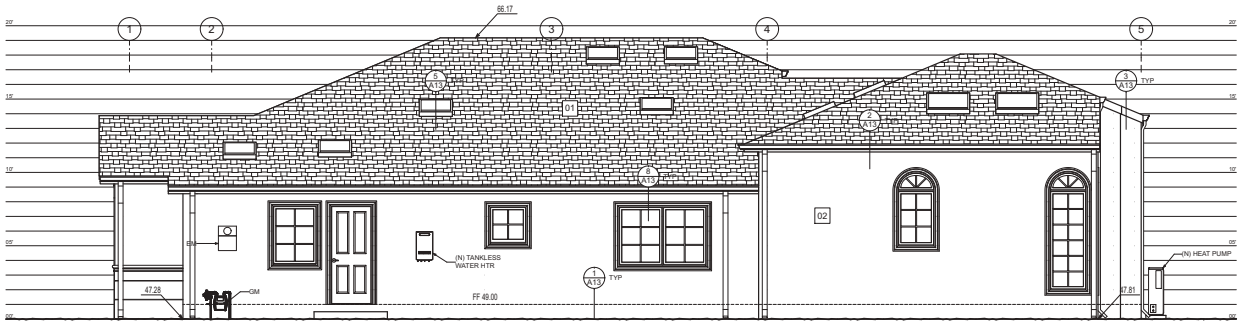
05 **VENTILATION**
UNDER-FLOOR VENTILATION:
NEW UNDER-FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA. THE NET VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.
ATTIC VENTILATION: NEW ENCLOSED ATTICS AND NEW ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

06 **CLEARANCE & DRAINAGE**
WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. WHEN WOOD JOISTS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12-INCHES TO EXPOSED GROUND IN CRAWL SPACES, THEY SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD. SURFACE RAINWATER SHALL BE DRAINED AWAY FROM THE FOUNDATIONS 1/4-INCH PER FOOT A DISTANCE OF 5 FEET.

07 **STEPS & LANDINGS**
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. THE LANDING OR FLOOR ON THE EXTERIOR SIDE OF A DOOR SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). CRC SECTION 311.



1 A10 **PROPOSED LEFT/SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 A10 **PROPOSED RIGHT/NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

Proposed Exterior Elevations / Notes

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Conceive | Visualize | Implement
3990 Golf Drive
San Jose, California 95127
Phone 408-515-5186
www.jriderdesign.com

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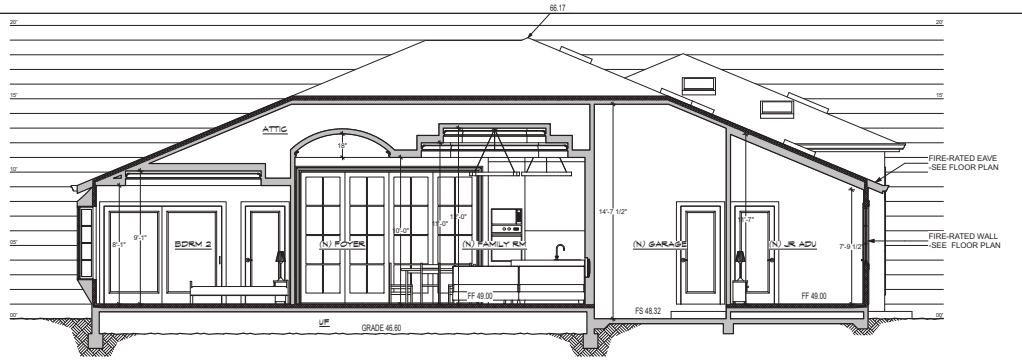
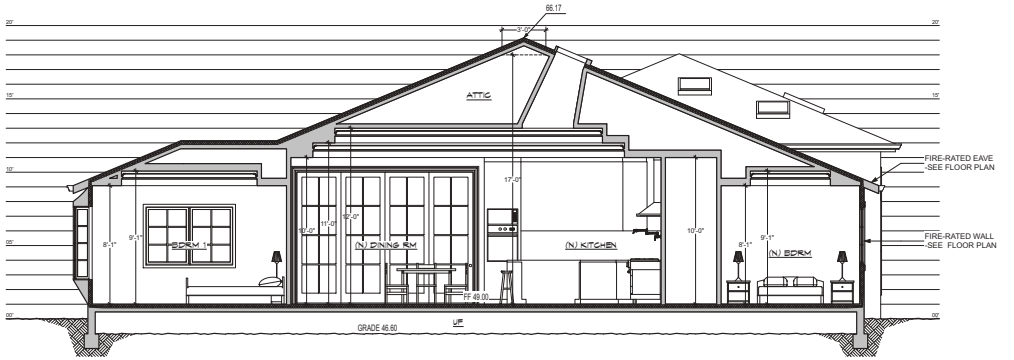


1 A11 **BUILDING SECTION X1**

SCALE: 1/4" = 1'-0"

*TYPICAL INSULATION	
ROOF...	R-35
WALLS...	R-21
FLOORS...	R-19

*INSULATION MAY VARY DEPENDING ON LOCATION. PLEASE SEE TITLE 24 FOR DETAILS

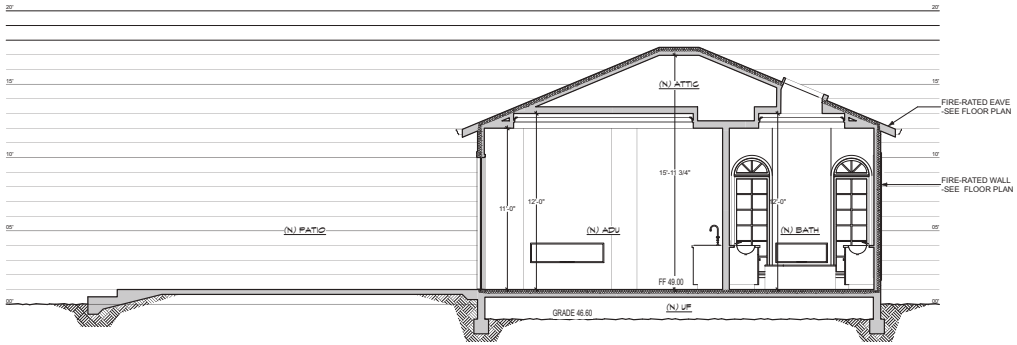


2 A11 **BUILDING SECTION X2**

SCALE: 1/4" = 1'-0"

*TYPICAL INSULATION	
ROOF...	R-35
WALLS...	R-21
FLOORS...	R-19

*INSULATION MAY VARY DEPENDING ON LOCATION. PLEASE SEE TITLE 24 FOR DETAILS



3 A11 **BUILDING SECTION X3**

SCALE: 1/4" = 1'-0"

*TYPICAL INSULATION	
ROOF...	R-35
WALLS...	R-21
FLOORS...	R-19

*INSULATION MAY VARY DEPENDING ON LOCATION. PLEASE SEE TITLE 24 FOR DETAILS

Building Sections / Details / Notes

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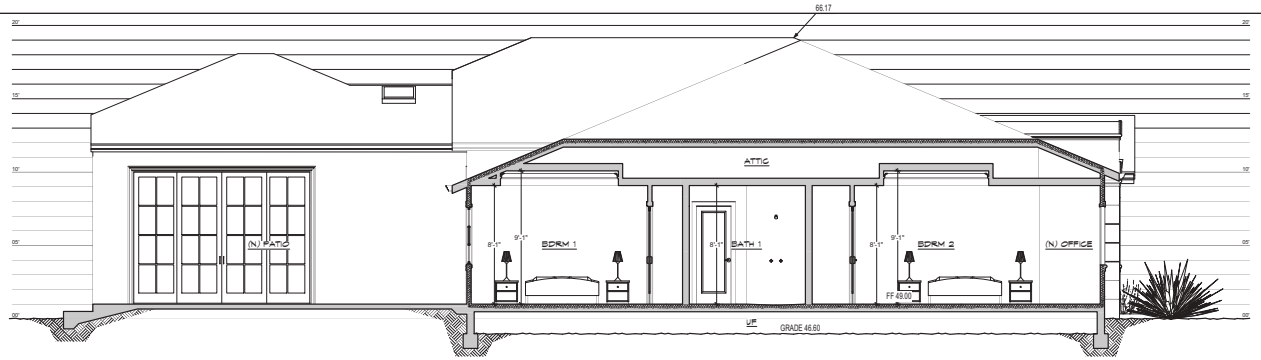
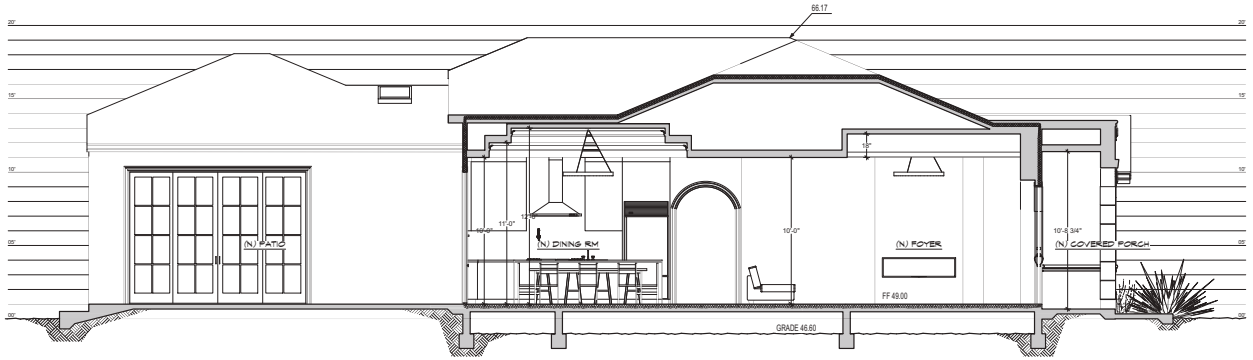


1 A12 BUILDING SECTION Y1

SCALE: 1/4" = 1'-0"

*TYPICAL INSULATION	
ROOF...	R-35
WALLS...	R-21
FLOORS...	R-19

*INSULATION MAY VARY DEPENDING ON LOCATION. PLEASE SEE TITLE 24 FOR DETAILS

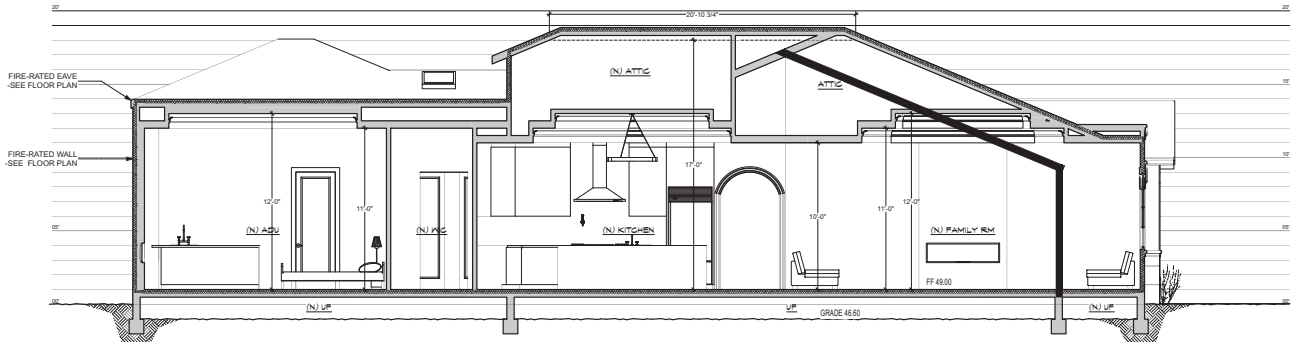


2 A12 BUILDING SECTION Y2

SCALE: 1/4" = 1'-0"

*TYPICAL INSULATION	
ROOF...	R-35
WALLS...	R-21
FLOORS...	R-19

*INSULATION MAY VARY DEPENDING ON LOCATION. PLEASE SEE TITLE 24 FOR DETAILS



3 A12 BUILDING SECTION Y3

SCALE: 1/4" = 1'-0"

*TYPICAL INSULATION	
ROOF...	R-35
WALLS...	R-21
FLOORS...	R-19

*INSULATION MAY VARY DEPENDING ON LOCATION. PLEASE SEE TITLE 24 FOR DETAILS

Building Sections / Details / Notes

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1 / A15 **STREETSCAPE**
SCALE: 1/16" = 1'-0"

2 / A15 **AREA PLAN**
SCALE: 1" = 20'-0"

Streetscape / Area Plan

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