



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO West County Board of Zoning Adjustments (WBZA)
HEARING DATE December 13, 2017

GENERAL INFORMATION

PLANNING FILE #	PLN 2017-00078, Site Development Review
OWNER/APPLICANT	Greg Diaz
PROPOSAL	To allow conversion of a 54 square-foot (7.5'x9.5') area in an existing attached two-car garage into habitable space (bathroom), and new curb and driveway to access the replacement 190 square-foot (10'x19') one-car garage.
LOCATION & SIZE OF PARCEL	17089 Ganley Street, unincorporated San Lorenzo The property is 5,610 square-foot in size.
APN	The property bears Assessor's Parcel Number: 411-0051-130-00.
ZONING DISTRICT	The property is designated "R-1" Single Family Residential District.
GENERAL PLAN DESIGNATION	This parcel is located within the boundaries of the Eden Area General Plan and designated as "Low Density Residential" with a density of 0-9 du/ acre.
ENVIRONMENTAL REVIEW	This project is Categorically Exempt under CEQA, Article 19, Section 15301, Class 1 (a), Existing facilities

STAFF RECOMMENDATION

Staff recommends that the West County Board of Zoning Adjustment approve application PLN2017-00078 to convert 54 square-foot (7.5'x9.5') of an existing attached two-car garage into habitable space (bathroom) with a 190 square-foot (10'x19') garage in the rear yard.

PARCEL ZONING HISTORY

August 20, 1955, the 87 Zoning Unit, designated the site and surrounding area as “R-1” (Single Family Residence) District

SITE AND CONTEXT DESCRIPTION

The 5,610 square-foot level rectangular lot is located on southwest corner of Ganley Street and Bondoni Avenue, facing Ganley Street, which is a publicly maintained street in the Cherryland District. The parcel is approximately 54 feet wide and 101 feet deep. The site is currently developed with a one-story 1,425 square-foot residence, with a 360 square-foot two-car attached garage which 54 square-foot has been converted into habitable space (bathroom) illegally. An existing 8’x10’ storage shed has been placed with no setback between the residence dwelling and the street side fence of the property on Bondoni Avenue. The site is landscaped along Ganley Street and Bondoni Avenue.



The property owner states that 54 square-foot of two-car attached garage area was already converted into habitable space when the home was purchased, and is now trying to legalize the work that was conducted without a building permit. Currently parking is located on non-converted area of the attached garage and on an existing driveway within the twenty (20) feet front yard requirement in the “R-1” (Single Family) District.



Adjacent Area: The property is within the San Lorenzo Village, surrounded by single-family residential development on all side. Properties are characterized by one-story ranch homes with attached garages facing the street on similar size lots in a single family neighborhood in a the “R-1” (Single Family Residential) District.

PROJECT DESCRIPTION

Under this Site Development Review application, the applicant is requesting to legalize 54 square-foot (8'-6" x 9'-0") of an existing 360 square-foot attached two-car garage in the front of the house into habitable space (bathroom). The garage was already been converted into a full bathroom without building permits. The applicant is also proposing to construct a 190 square-foot (10'x19') replacement one-car garage in the rear of the property with a new access driveway of the Bandino Avenue.

The site plans shows a 190 square-foot (10'x19') replacement parking space in the southwest side (rear of the property) with an access driveway of Bandoni Avenue. The required parking space must be covered, which the applicant has agreed to construct a one-car garage to meet this requirement which will be approximately thirteen (13) feet in height. To meet the parking requirement for a garage conversion, a new 12'-0" driveway, curb cut and one-car garage on the rear of the property are proposed. The original driveway and curb cut on the right front side of the property will stay to provide an access to the remaining one parking space in the existing garage.

Alameda County General Ordinance Code Section 6.65.030.I.1 states: "Paving Limitations including any standard walkway or driveway, the paving of more than 50% of a front yard or street side yard on any residential property after 6/99". The site plan shows 1,033 square-foot located in the 20 feet front yard requirement and approximately 449 square-foot of paved area where a maximum of 516 square-foot is permitted in an "R-1" (Single Family) District. The total paved area in the required front yard is below that maximum paved area.

1996 Alameda County Ordinance Code Section 17.52.430 and 2014 Residential Design Standards and Guidelines state: "Fence within ten feet of the street side yard property line shall not exceed four feet in height. Fence at or beyond ten feet of the street side property line shall not exceed 6 feet in height." An existing 6 feet wooden side fence and gate are located within a 10 feet side yard requirement from Bandini Avenue which normally required 4 feet maximum height. The house was built in 1952 with a side fence at the existing location prior to the 1996 Alameda County Ordinance Code. Therefore, the fence is considered existing non-conforming and the applicant does not propose any change to the existing side fence.

The existing accessory structure (storage shed) approximately 800 cubic feet, measuring 8 foot in width x 10 foot in depth and 10 foot in height is located between dwelling and street side fence on the Bandoni Avenue side which is not in



compliance with the Ordinance Code Section 17.52,260 Accessory buildings. The applicant proposes to remove the storage shed from the existing location.

REFERRAL RESPONSES

Plans were distributed to relevant County agencies/departments on May 12, 2017 and the following comments were received in May/June/September 2017:

Alameda County Public Works Agency, Building Department:
No comments.

Alameda County Fire Department:

- Building Permit required prior to commencement of work.
- Fire code requirement must be met at the time of Building Permit.

Alameda County Public Works Agency, Grading Department:
No comments.

Alameda County Public Works Agency, Land Development:

The construction of the proposed carport structure in the rear of the single family dwelling will require a roadway encroachment permit in order to construct the curb cut in Bandoni Avenue.

Alameda County Public Works Agency, Real Estate Division:

The tract Map 1160 page 1, the county rejected the offer of dedication of the 10-foot sewer easement and therefore, has not legal interest. However the sewer line was constructed for the development and ideally, nothing should be constructed atop this facility. The subdivision was constructed in 1955, and in the near future, it may require replacement. The garage should be shifted outside of the 10-foot easement.

Alameda County Public Works Agency, Road Encroachment Division:

The sewer is probably a Roadway Storm Drain Easement that county has from Keller Avenue to Bandoni Avenue. Nothing should be built on top of the easement.

San Lorenzo Village Homes Association:

The applicant submitted a San Lorenzo Village Homes Association approval letter dated August 16, 2017, for garage conversation with one (1) condition that the applicant build a garage instead of an originally carport.

STAFF ANALYSIS

GENERAL PLAN CONFORMANCE – EDEN AREA GENERAL PLN

The subject property is classified as “Low Density Residential” (LDR) with a density of 0-9 du/ acre under the Eden Area General Plan. The Eden Area General Plan is silent on the issue of garage conversions and refers to Zoning Ordinance, Section 17.52.95, Garage Conversion.

Land Use Element, Land Use Goal 5 (Goal LU-5) states: “Allow appropriately scaled development in neighborhoods.”

The one-car garage is proposed behind a 6 feet fence side yard which will match the existing architectural style, material and color of the existing house that blends with neighboring one-story single family residences. The replacement one-car garage is located 20 feet from the side property line (Bandoni Avenue) per Ordinance Code Section 17.52.280 Accessory Buildings – Corner Lots and 10 feet from the rear property line (key lot) per Public Works Agency storm drain easement requirement.

The existing two-car garage door will stay to provide an access for the remaining one parking space. The garage door will stay to provide an access for the remaining one parking space. Except the 54 square-foot bathroom conversion, no others change is proposed within the remaining area of existing garage area under this application.

CONFORMANCE WITH THE ZONING ORDINANCE

Garage conversions are permitted in an “R-1” District with an approved Site Development Review. Alameda County Zoning Ordinance Section 17.52.955, Garage Conversion – Limitations states standards for garage conversions.

Garage Conversions apply to Alameda County Zoning Ordinance, Section 17.52.955 requires:

- A. These regulations apply in all zoning Districts except for parcels larger than one acre in the “A” District.

The subject property is located in an “R-1” District which allows garage conversions with an approved Site Development Review, therefore the regulations do apply.

- B. The garage conversion is found to be architecturally consistent with the rest of the primary structure(s) located on the property and surrounding neighborhood to the extent a pattern exists in the area;

This is a one-family ranch style house in an “R-1” District is surrounded by other one-story ranch style homes with attached garages and similar building orientations. The applicant is not requesting any changes in building height, massing, or architectural style. The existing two-car garage door is to remain to provide access to a remaining garage parking space. The building floor plan shows conversion of 54 square-foot (8’-6” x 9’-0”) of the two-car attached garage into a full bathroom.

- C. The converted garage, if attached to the primary structure, includes an internal connection to the rest of the primary structures.

The proposed floor plan shows an internal connection from the bathroom through the family room to other areas of the main house that will act as one unit. The converted garage into habitable space is not permitted to be used as a separate unit. Condition of approval ensures that the attached garage will not be converted into an additional unit without the required Alameda County approval.

- D. Other conforming on-site parking space(s) is (are) available at a one-to-one ratio for the number of on-site parking spaces being removed as part of the conversion, such parking spaces to include: uncovered but on a paved surface, or covered by a structural carport with a design consistent with the existing structure and neighborhood character, or enclosed within a new garage, and all such spaces must meet the zoning ordinance required minimum dimensions are area and be located outside of required yards.

The house was originally constructed with an attached two-car garage, therefore two legal covered parking space are required with either a garage or carport. The proposed one-car garage will be constructed at the end of the proposed new driveway and curb cut. The new garage will be a condition of approval and required to meets county requirements prior to issuance of a building permit. The parking pad and new garage will meet Zoning Ordinance requirements for accessory structures under Section 17.52.60 – Accessory Buildings. The Zoning Ordinance, Section 17.52.320, Accessory Structures – in rear yard states: “detached accessory buildings in an R district may occupy up to a maximum of thirty (30) percent of the area of the required rear yard.” The required rear yard area is 1,100 square-foot and the coverage is 171 square-foot of the replacement one-car garage (190 square-foot) = 16% of the required rear yard coverage area, which is below the 30% maximum required rear yard coverage area. The applicant has proposed to construct a one-car garage that will be approximately thirteen (13) feet in height.

- E. There is evidence in the public record that all required conforming on-site replacement parking will be continuously maintained using materials such as asphalt, concrete, pavers, or similar permanent improvements and readily accessible from the public right-of-way.

The one parking space of two-car attached garage will be replaced by a 190 square-foot one-car garage in the rear yard. The proposed new driveway and curb cut will be required to meet Building and Public Works Department requirements that include installation of permanent and durable paving materials.

- F. Conforming enclosed storage space of at least 800 cubic feet is provided such space to be located in a garage, shed, or other structure on the property.

An area of ninety (90) square-foot of converted parking space measures 12 feet in depth and 7.5 feet in width and approximately 10 feet in height (900 cubic feet) in the existing two-car garage that will provide the required 800 cubic feet storage space to meet this requirement.

- G. The replacement storage space complies with the Neighborhood Preservation Ordinance standards. (Chapters 6.64 and 6.65 of the Alameda County General Ordinance Code).

The proposed nine hundred (900) cubic.-ft. garage storage complies with the required 800 cubic feet storage space size requirement of the Neighborhood Preservation Ordinance standards. (Chapters 6.64 and 6.65 of the Alameda County General Ordinance Code).

Alameda County Residential Design Standards and Guidelines

Alameda County Residential Design Standards and Guidelines (adopted January 2015) provide the design guidelines and development standards for residential development in the western area of unincorporated Alameda County. Single family development standards contained in the Guidelines function as code requirements and supersede the Zoning Ordinance. Table 1 summarizes how the project meets applicable requirements:

Table 1: Development Standards

	Min./Max. Required	Existing	Requesting
Setbacks:			
Minimum Access Driveway Width Required	12'	20'-0" (existing driveway)	20'-0" (existing driveway); 12'-0" (proposed for replacement one-car garage)
Parking Space Size	180 square-foot (converted one of two existing two-car garage)	360 square-foot (two-car garage)	190 square-foot (one-car replacement garage)
Number of required parking spaces	2	2	2 (one-car garage)

GENERAL DISCUSSION

The applicant is requesting to convert 54 square-foot (7.5'x9.5') of an existing attached two-car garage into habitable space (bathroom) with internal connection from the family room to the main house. No increase of building square footage or expansion of the building footprint are proposed. The yard setbacks will remain as existing. The new total 2,059 square-foot buildings lot coverage includes the 1,869 square-foot house and remaining of existing attached two-car garage and 190 square-foot proposed one-car detached garage.

Replacement parking for a garage conversion is based on a one-to-one ratio. The house was originally built with an attached two-car garage in 1952. The proposed parking will require a new 12 feet driveway with an existing roll-curb. The new driveway will be located on the back of the house (opposite side of the existing driveway) will be a minimum of 12 feet wide and will provide access to the new one-car garage in the rear yard. The proposed one-car garage will be located in the back of the house with access from Bandoni Avenue. In addition, the existing curb cut and driveway will remain, since only one of two spaces of attached two-car garage is converted. The new sidewalk and curb cut will require an encroachment permit from the Public Works Department. The proposed new driveway will be constructed with permanent building materials the entire driveway length that complies with county requirements. The existing driveway and curb cut located to the left of the house will remain to provide access to the one remaining space in the existing two-car garage. As a result of the garage conversion, the property will be required to be in conformance with the Zoning Ordinance and Alameda County Residential Standards and Guidelines.

The house matches the surrounding one-story ranch homes in the neighborhood since the building height and footprint will remain the same. The project meets the requirements in an "R-1" District and Residential Design Standards and Guidelines.

The applicant proposed to remove the existing 800 cubic feet storage shed from existing location which is not in compliance with the Ordinance Code Section 17.52,260 Accessory buildings. However the 800 cubic feet, can be compensated within the remaining area after the 54 square-foot bathroom conversion in the existing two-car parking garage.

The applicant submitted a copy of approval letter from the San Lorenzo Village Homes Association (SLVHA), The SLVHA approved a proposed garage conversion with a condition of constructing a replacement single car garage instead of a carport.

CONCLUSION

The garage conversion will continue the existing yard setbacks that comply with the "R-1" (Single Family Residence) District requirements. The only change to the single story house is to legalize the 54 square-foot attached two-car garage into habitable space (bathroom) with internal connection to the main house. The new building square footage will be 1,869 square-foot which includes the 54 square-foot converted

garage. The architectural style will remain the same and is compatible with surrounding single family residences in the neighborhood. Also, replacement parking is provided by a one-car garage on a concrete slab at the end of the driveway that is accessed by a new 12'-0" wide driveway width and curb cut. The replacement one-car garage will be located on an existing concrete pad that is shown on the site plan. All the required findings for a garage conversion can be made to grant the requested site development review.

Recommended Conditions of Approval

1. All improvements shall be constructed in substantial compliance with the approved plans, dated November 26, 2017 and marked Exhibit B.
2. Minor changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.
3. The project shall meet all required conditions of approval. This shall be demonstrated on the plans prior and in supporting documentation prior to issuance of a building permit.
4. The project shall comply with the requirements of the following agencies:
 - a. Alameda County Public Works Agency, Building Inspection Department
 - b. Alameda County Public Works Agency, Land Development Department
 - c. Alameda County Fire Department
5. Maintenance:

The entire premises, including driveways, parking areas, accessory structures and landscaping shall be maintained by the property owner in a functional and attractive manner to the standards of the Neighborhood Preservation Ordinance, Title 6, Chapter 6.65 Unincorporated Alameda County Real Property Nuisances.
6. Hold Harmless:

The property owner, permittee, or its successor, shall defend, indemnify, and hold harmless Alameda County or its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its, agents, officers or employees to attack, set aside, void, or annul this Site Development Review, PLN 2017-00078, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

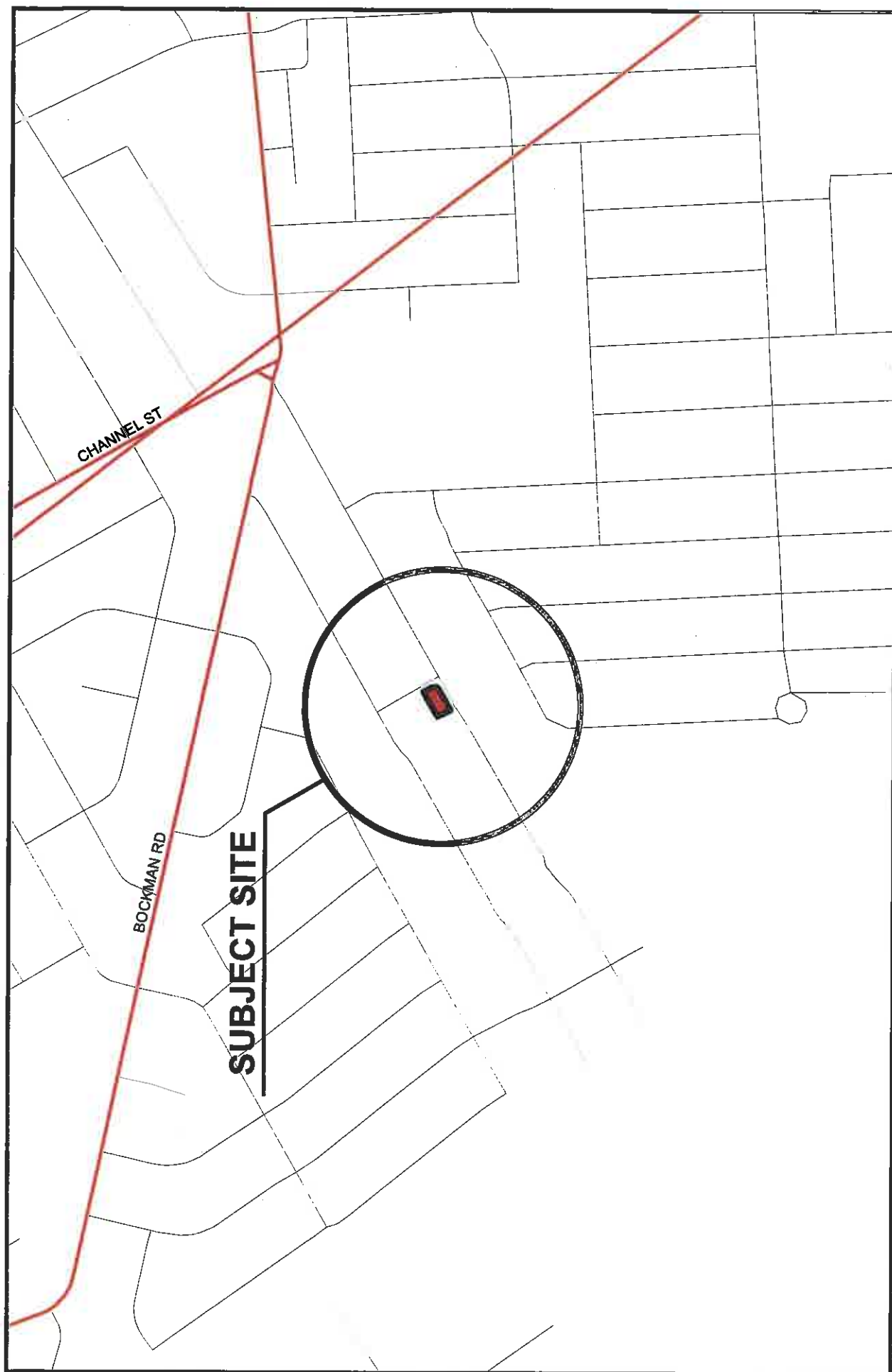
7. The Permittee shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.
8. The detached garage is prohibited from being converted into an additional unit without the required Alameda County approval.
9. An internal connection must be maintained from the converted garage to the main structure.
10. Except the 54 square-foot bathroom conversion, no others changes are allowed within the remaining area of the existing attached garage under the PLN2017-00078 application.
11. Any outstanding Planning Department balance will be required to be paid in full or an approved payment schedule shall be arranged with Alameda County prior to building permit issuance.
12. The 10 feet clearance from the sewer easement at the rear property line is to remain.
13. The new driveway will be a minimum of 12 feet in width for the entire length and be in continuous maintenance using asphalt, concrete, or approved pavers that comply with Alameda County requirements.
14. A one-car garage that is compatible to the house design and complies with county standards is required with approved building permits.
15. Remove an existing outdoor accessory structure (storage shed) from the property.

ATTACHMENTS

Referral Responses
Photographs
Plans

PREPARED BY: Pat Anekayuwat
REVIEWED BY: Phil Sawrey-Kubicek

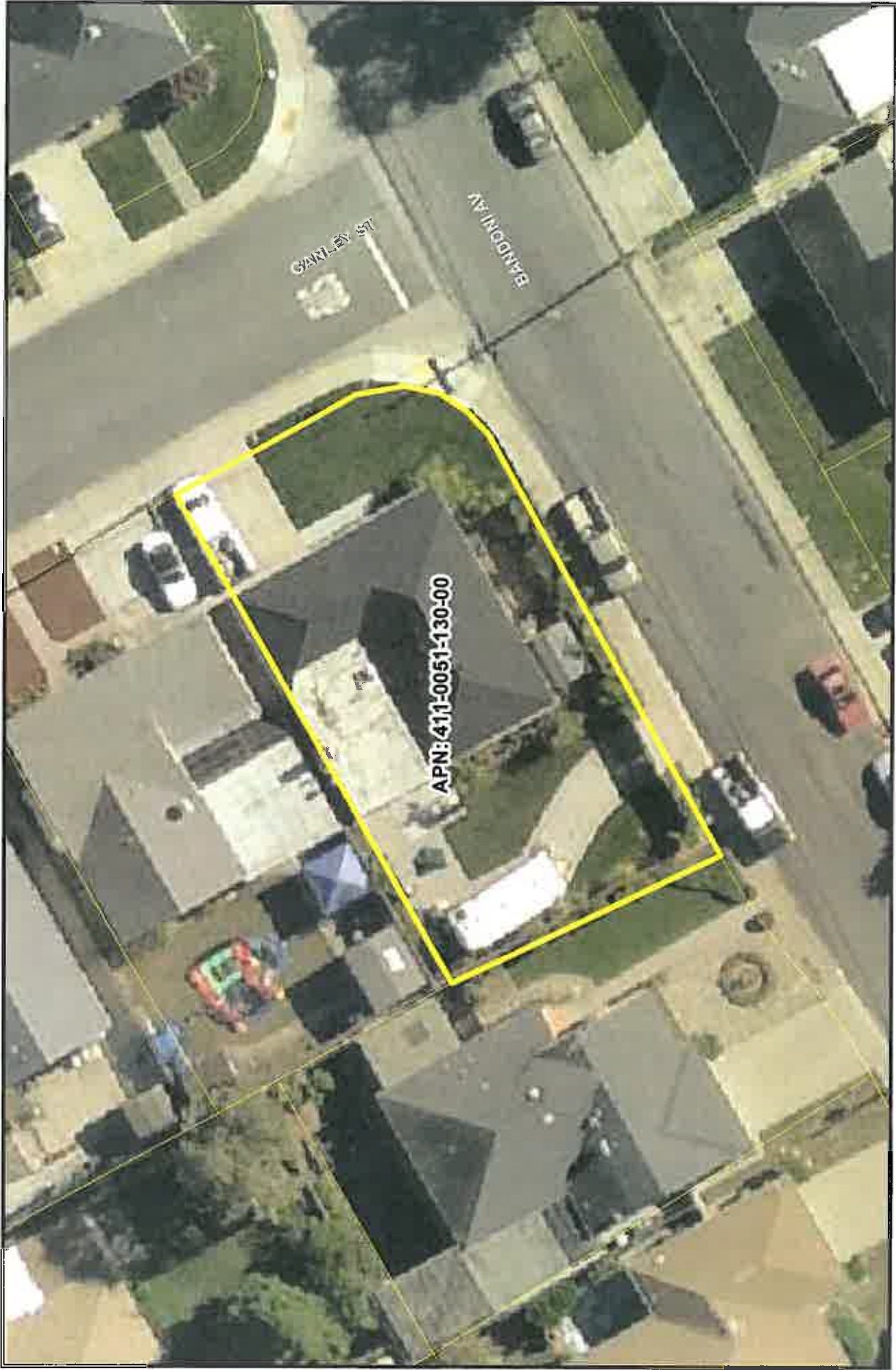
PLANNER
SENIOR PLANNER



PLN2017-00078
VICINITY MAP

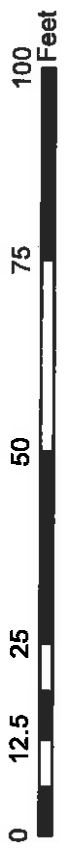
Alameda County CDA - Planning Department



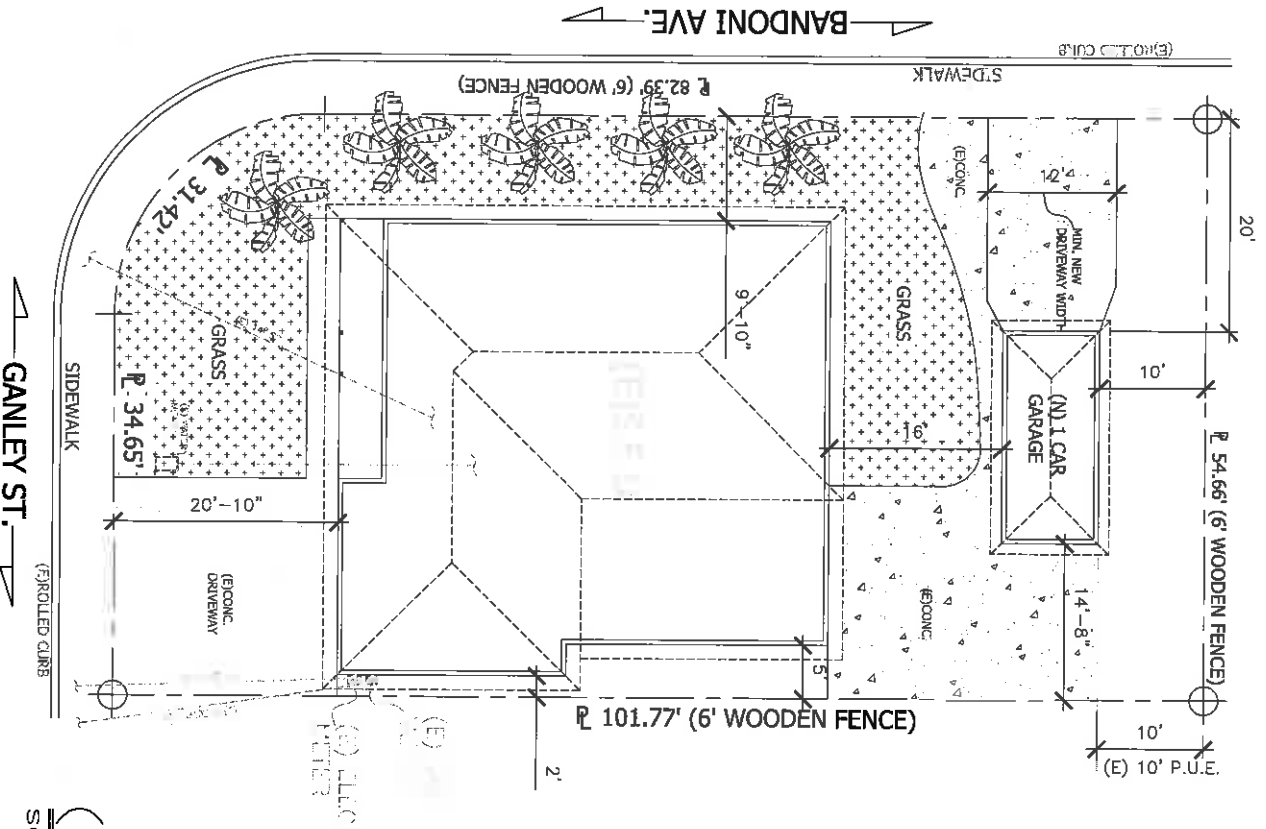


PLN2017-00078
AERIAL PHOTO

Alameda County CDA - Planning Department



17089 GANLEY ST.



(N) SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT SUMMARY

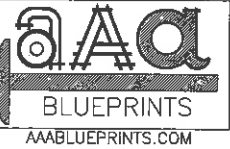
- LOT AREA : 5,610 SF
- (E) LIVING SPACE : 1,425 SF
- (E) GARAGE : 366 SF
- (N) GARAGE AREA : 212 SF (AFTER BATHROOM CONVERSION)
- (E) PORCH : 78 SF
- (N) LIVING SPACE : 54 SF (AREA CONVERSION FROM (E) GARAGE)
- (N) DETACH GARAGE : 180 SF
- (N) TOTAL LIVING SPACE : 1,479 SF
- (N) LOT COVERAGE SF : 2,049 (37%) (40% MAX.)
- OCCUP. TYPE: R3
- CONSTR. TYPE: 1B
- NO FIRE SPRINKLERS

SCOPE OF PROJECT

- PARTIAL GARAGE CONVERSION TO HAVE 1 OF THE 2 PARKING SPOTS BE A FULL BATHROOM THAT IS BEING LEGALIZED.
- NEW 1 CAR GARAGE AT REAR TO BE THE 2ND PARKING SPOT.

COMPLIANCE CODES

- ALAMEDA COUNTY ORDINANCES
- 2016 CBC (CALIFORNIA RESIDENTIAL CODE)
- 2016 CPC (CALIFORNIA PLUMBING CODE)
- 2016 CMC (CALIFORNIA MECHANICAL CODE)
- 2016 CEC (CALIF. ELECTR. CODE)
- 2016 CFC (CALIFORNIA FIRE CODE)
- 2018 CA GREEN BUILDING STANDARDS CODE

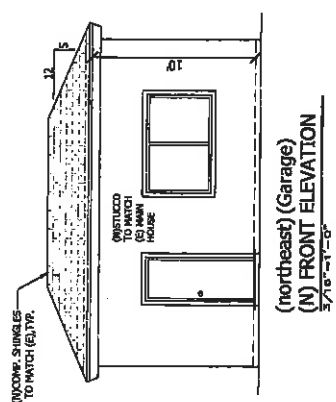
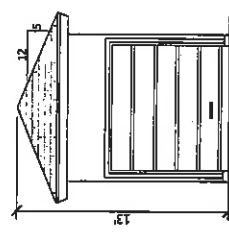
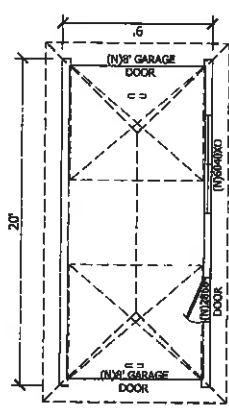
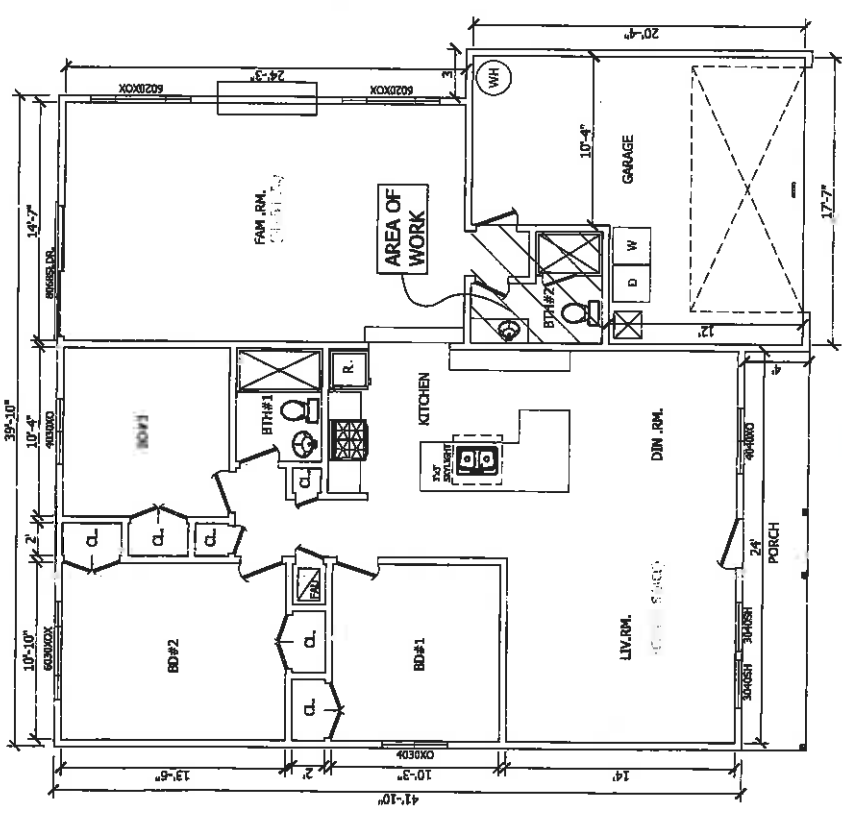
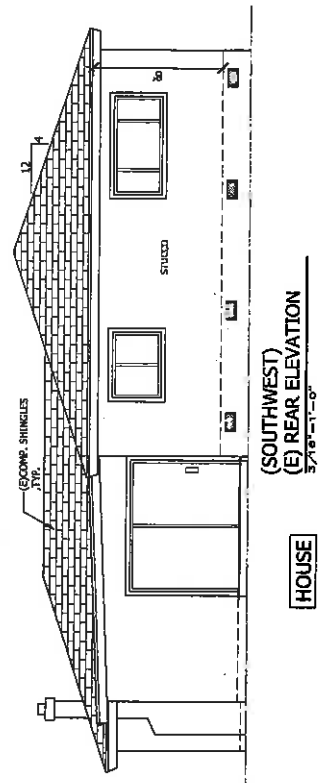
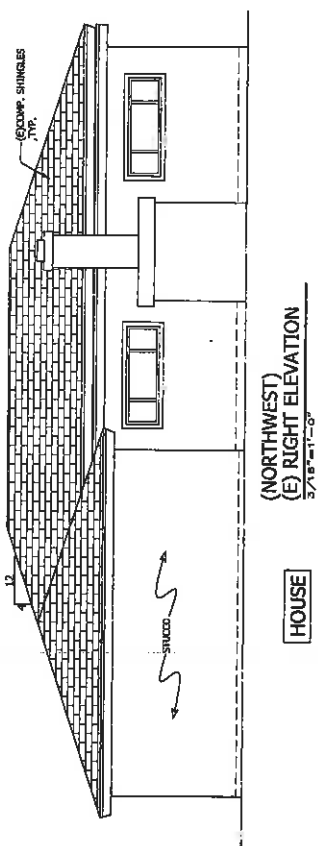
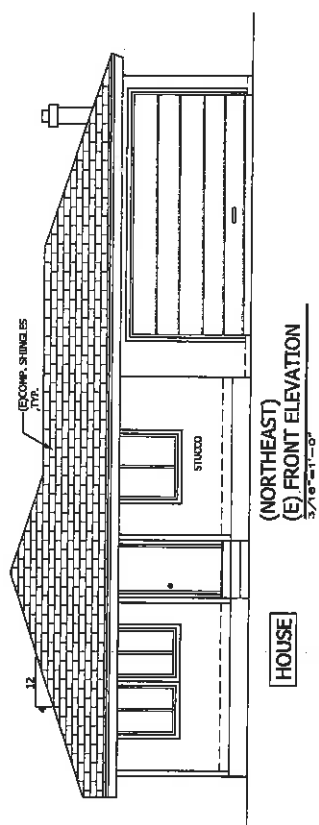
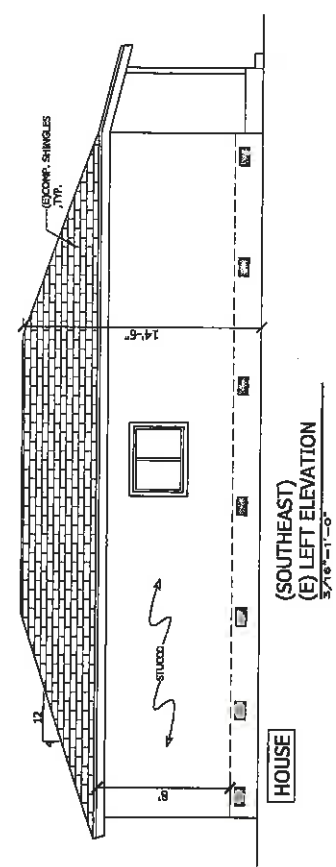


17089
GANLEY ST.
SAN LORENZO, CA

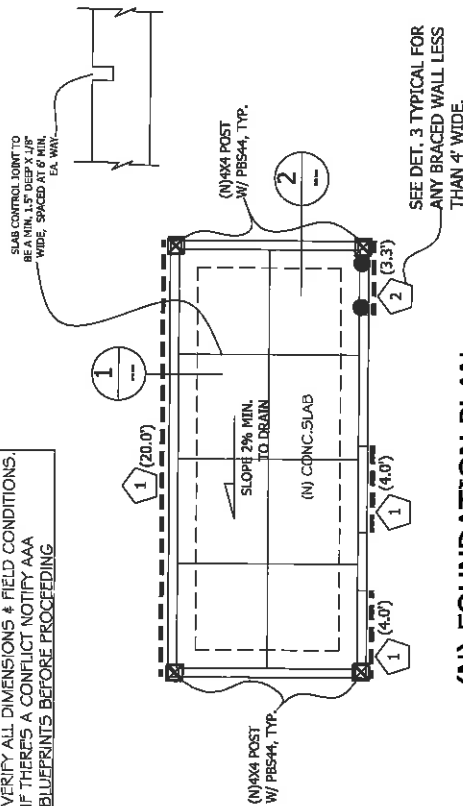
(N) SITE PLAN

A-0

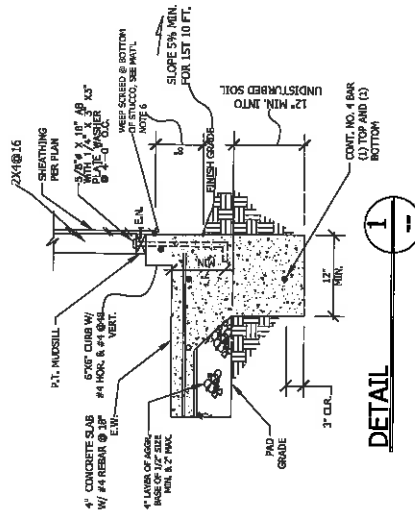
Drawn by:	ARNOLDO H.
AS SHOWN	



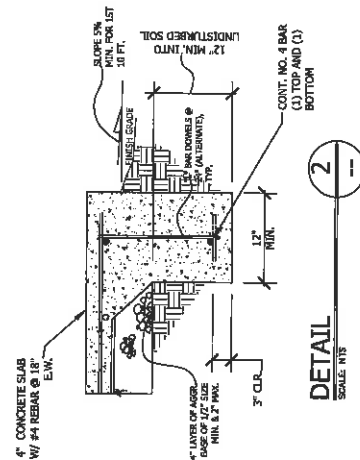
VERIFY ALL DIMENSIONS & FIELD CONDITIONS.
IF THERE'S A CONFLICT NOTIFY AAA
BLUEPRINTS BEFORE PROCEEDING



(N) FOUNDATION PLAN
1/4" = 1' - 0"



DETAIL
SCALE: NTS



DETAIL
SCALE: NTS

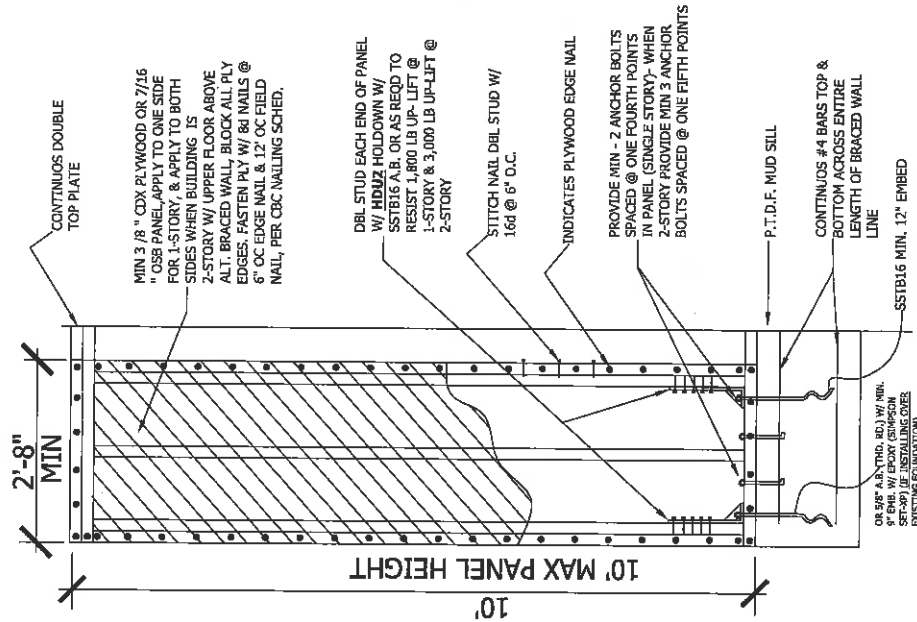
TYPICAL NAILING

TABLE R602.3(1)
FRAMING MEMBERS AT BRACING POINTS

JOISTS OR RAFTERS AT WALLS:	
BEARING - TOE WALLS EA. SIDE	2 - 10d
OR END NAILS TO BAND JOIST	2 - 16d *
STUD TO BEARING - TOE WALLS EA. SIDE	2 - 10d
OR END NAILS	2 - 16d *
BAND JOIST TO SOIL, TOE WALLS	10d @ 16"
SOLE AND TOP PLATE:	
SOLE PL. TO JOIST OR B.L.G.	16d @ 16"
DOUBLE TOP PLATE:	
LOWER PL. TO TOP OF STUD	2 - 16d *
UPPER PL. TO LOWER PL.	16d @ 16"
SPICE (4" MIN.)	SEE DETAIL
INTERSECTION	2 - 16d *
MULTIPLE MEMBERS:	
MULTIPLE STUDS (STAGGER)	16d @ 12"
MULTIPLE JOISTS/HEADERS (STAGGER)	16d @ 12"
BLOCKING:	
TOE WALLS EA. END	2 - 10d *
OR END NAILS	2 - 16d *
RAFTERS - TOE WALLS EA. END	2 - 10d *
OR END NAILS	2 - 16d *

BRACED WALL LEGEND:

- HDU2 HOLD-DOWNS (W/ SSTB16)
- 1 7/16" OSB SHEATHING (OR EQUAL) WITH 8d NAIL @ 6" O.C. ALONG EDGE, 12" O.C. ALONG FIELD, W/ 5/8x12" AB @ 48" O.C.
- 2 7/16" OSB SHEATHING (OR EQUAL) WITH 8d NAIL @ 4" O.C. ALONG EDGE, 12" O.C. ALONG FIELD, W/ 5/8x12" AB @ 48" O.C.
- BRACED WALL



ALT. BRACED WALL DETAIL
SCALE: NTS



sanblueprints@gmail.com
san 415-0583

17089
GANLEY ST.
SAN LORENZO, CA

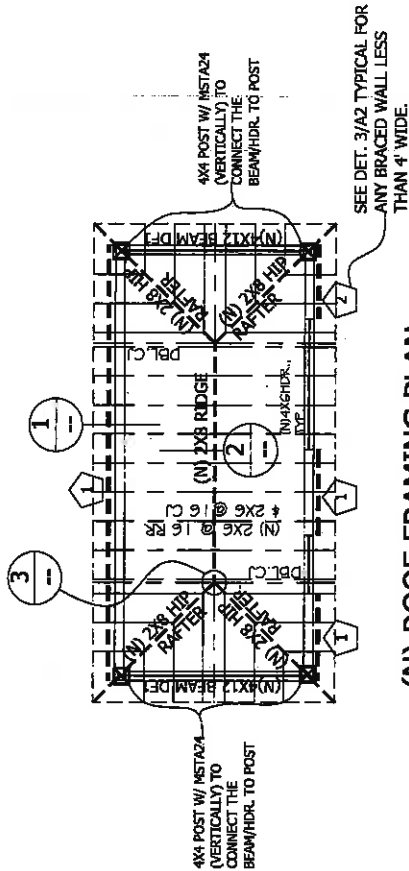
DATE	10-9-17
REV.	DESCRIPTION
1	
2	
3	
4	
5	

FOUNDATION
PLAN

CREATED BY	ARNOLDO H.
DATE	AS SHOWN
SCALE	

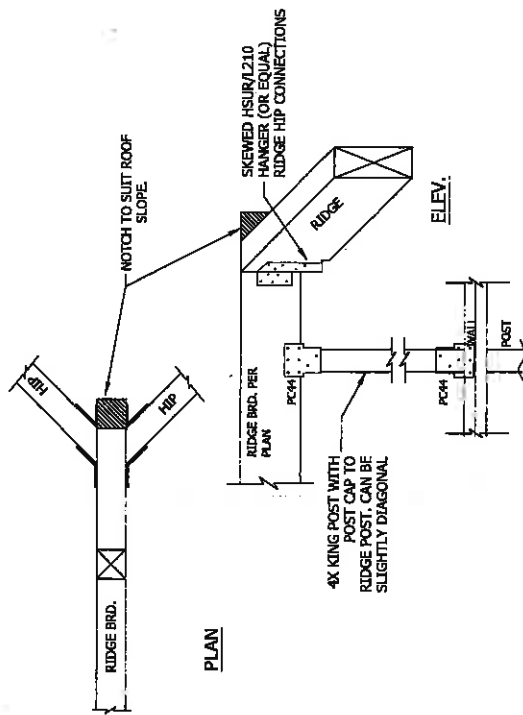
A-2

VERIFY ALL DIMENSIONS & FIELD CONDITIONS.
IF THERE'S A CONFLICT NOTIFY AAA
BLUEPRINTS BEFORE PROCEEDING



(N) ROOF FRAMING PLAN

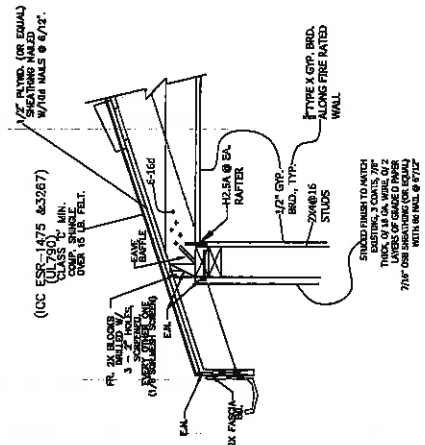
1/4" = 1'-0"



RIDGE TO HIP CONNECTION

SCALE: NTS.

3



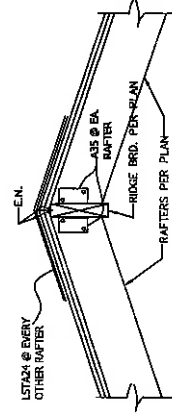
TYP. EAVE DETAIL

SCALE: NTS

1

MATERIAL NOTES:

- 1) ALL FRAMING LUMBER SHALL BE D.F. #2 OR BETTER (UON). ANY FRAMING MEMBER CAN BE SUBSTITUTED WITH AN APPROVED EQUAL.
- 2) CONCRETE FOR FOUNDATION TO BE OF MIN. 2,500 PSI STRENGTH @ 28 DAYS. IF 3,000 PSI IS REQUIRED, THAT WILL NEED A SPECIAL INSPECTION.
- 3) REINFORCING STEEL: ASTM A615
4, # 3 BARS : GRADE 40
5 BARS AND ABOVE: GRADE 60
—MIN. 48 BAR DIAMETER LAP SPLICE LENGTH.
—ALL FTG. LONGITUDINAL BARS SHALL BE HOOKED 24" OC AT CORNERS
- 4A) ANY LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER CRC I317.1.
- 5) ALL NEW EXTERIOR WALLS ARE TYPE 1 BRACED WALLS, BRACED WALLS CAN BE INSTALLED ON EITHER SIDE OF THE WALL, U.O.N.
- 6) PROVIDE CORROSION RESISTANT WEEP SCREED (26 GA.) IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE A PAVED AREA.
- 7) ALL REINFORCEMENT BARS, ANCHOR BOLTS, HD BOLTS, AND THE GROUNDING ELECTRODE SHALL BE IN PLACE AT TIME OF FOUNDATION INSPECTION.
- 8) ANY METAL FLASHING SHALL BE CORROSION RESISTANT, No. 26 GAUGE, GALVANIZED.
- RAFTERS SPAN PER CBC TABLE R802.5.1(1).
- CEILING JOIST SPANS PER CBC TABLE R802.4(1).
- 9) CONTRACTOR TO CONFIRM ALL LUMBER, BEAM SIZES, AND HARDWARE PRIOR TO ORDERING. NOTIFY AAA BLUEPRINTS OF ANY CHANGES NEEDED IN A TIMELY MANNER.
- 10) PRIOR TO STARTING WORK THE CONTRACTOR TO CONFIRM THAT THE EXISTING AND NEW FOUNDATION AND FLOOR FRAMING SYSTEM MATCH. SPECIALLY IF THE FOUNDATION IS A PIER & GRADE BEAM SYSTEM. NOTIFY AAA BLUEPRINTS OF ANY CHANGES NEEDED IN A TIMELY MANNER.
- 11) ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL
- 12) ALL NEW FRAMING LUMBER SHALL HAVE A 19% MAX. MOISTURE CONTENT AT THE TIME OF INSTALLATION AND FABRICATION.



RIDGE DETAIL

SCALE: NTS

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aaablueprints@gmail.com
510 415-0583

17089
GANLEY ST.
SAN LORENZO, CA

DATE	10-9-17
REV	1
DESCRIPTION	

ROOF
FRAMING PLAN

DESIGNED BY	ARNOLDO H.
CHECKED BY	AS SHOWN
DATE	

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