

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, June 04, 2025

***Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA***

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to ZAPublicComment@losaltosca.gov.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://tinyurl.com/bdd2brf8>

Telephone: 1-253-215-8782 / Webinar ID: 979 7657 8995 / Passcode: 701956

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to ZAPublicComment@losaltosca.gov.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. The Zoning Administrator will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Zoning Administrator.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of May 21, 2025.

PUBLIC HEARING**2. SC24-0006 – Narinder Paul – 1501 Oakley Drive**

Request for Design Review to construct a new approximately 4,061 square-foot two-story single-family home. The project site is located at the northwest corner of Oakley Drive and Newcastle Drive. This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA).

3. SC24-0009 – Shlomi Caspi – 1140 Diamond Court

Request for Design Review to construct a new 724 square foot first-story addition and 254 square-foot second-story addition to an existing one-story single-family home. The project site is located on the west side of Diamond Court, between Berry Avenue and the terminus of Diamond Court. This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

4. SC24-0018 – Mike Ma – 1053 Echo Drive

Request for Design Review to construct a new approximately 3,932 square-foot two-story single-family home. The project site is located on the east side of Echo Drive, between Covington Road and Foothill Boulevard. This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA).

ADJOURNMENT**SPECIAL NOTICES TO PUBLIC**

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at <https://www.losaltosca.gov/calendar>.

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, May 21, 2025

***Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA***

CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes and Development Services Deputy Director Williams

STAFF: Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of May 7, 2025.

Action: Zoning Administrator Zornes approved the meeting minutes for the regular meeting of May 7, 2025.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

PUBLIC HEARING

2. SC25-0005 – Bahi Oreizy – 709 Los Ninos Way

Request for Design Review for the construction of a new 3,566 square foot, two-story home. The property is located on the east side of Los Ninos Way, between Marich Way and Alvarado Avenue. This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC25-0005 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

Action: Zoning Administrator Zornes approved design review application SC25-0005 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:06 PM.

Nick Zornes
Zoning Administrator



ZONING ADMINISTRATOR AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Naz Healy, Associate Planner

SUBJECT: SC24-0006 – 1501 Oakley Drive

RECOMMENDATION

Approve Design Review application SC24-0006 for the construction of a new 4,061 square-foot two-story single-family home subject to the listed findings and conditions of approval; and find the project categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA).

BACKGROUND

Project Description

- Project Location: 1501 Oakley Drive, located at the northwest corner of Oakley Drive and Newcastle Drive
- Lot Size: 13,645 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story home

The proposed project includes the demolition of an existing one-story home and replacement with a new two-story home (see Attachment 1 – Project Plans). An 840 square-foot attached accessory dwelling unit is also shown on the plans but is not subject to design review and therefore not part of this application. The proposed home incorporates hipped and gabled roof forms and exterior materials that include stucco walls, concrete tile roofing, and stone veneer accents. The proposed home is situated on the lot similarly to the existing home but reorients the garage entrance to Oakley Drive. The proposed site improvements include a new front driveway, walkways, and rear yard deck. Two protected trees are proposed for removal due to poor health.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE*:	2,638 square feet	2,502 square feet	4,093.5 square feet
FLOOR AREA*:			
First floor	2,453 square feet	2,452 square feet	4,114.5 square feet
Second floor	----	1,609 square feet	
Total	2,453 square feet	4,061 square feet	
SETBACKS:			
Front	37.8 feet	27.2 feet	25 feet
Rear	21.5 feet	25.8 feet	25 feet
Right side (1st/2nd)	20.8 feet/0 feet	32.2 feet/37.3 feet	10 feet/17.5 feet
Left side (1st/2nd)	24.5 feet/0 feet	38.3 feet/49.2 feet	10 feet/17.5 feet
HEIGHT:	14.0 feet	24.9 feet	27 feet

** The project includes an attached ADU, which will be reviewed ministerially as part of the building permit. Pursuant to Los Altos Municipal Code (LAMC) Section 14.14.060, the ADU has not been included in the floor area or lot coverage calculations for the site.*

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The original design was modified significantly in response to recommendations from staff and comments from neighbors, as depicted below. The proposed home minimizes bulk by inseting the second floor, incorporating greater setbacks than required and proposing a lower height than the maximum allowed. The revised design locates larger second floor windows facing the front and exterior side yards with a balcony facing the front yard. Smaller bedroom windows and bathroom windows are facing the rear and interior side yard.



Original Design



Proposed Design

The project site contains eight protected trees. Two protected Ash trees in the front yard are proposed for removal due to poor health and replacement with two Japanese Maple and two Flowering Cherry trees. The six other protected trees will be preserved. The landscaping plan proposes shrubs, groundcovers, and synthetic turf throughout the site and will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and preserves existing trees.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant contacted ten neighbors in the immediate area by providing a letter with hard copies of the project plans. Staff received public comments from two neighbors as of the writing of this report (see Attachment 2 – Public Correspondence).

Attachment:

1. Project Plans
2. Public Correspondence

Cc: Narinder Paul, Applicant
Perminder Jhangra, Property Owner

FINDINGS

SC24-0006 – 1501 Oakley Drive

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home complies with the allowable floor area ratio, lot coverage, setbacks, maximum height, and daylight plane requirements pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal. Grade changes shall be minimized because the existing site is relatively level and does not require substantial grading except for the excavation necessary for the basement and six protected trees will be preserved.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize excessive bulk because the proposed design insets the second story, incorporates greater setbacks than required, and proposes a lower height than the maximum allowed.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including stucco walls, concrete tile roofing, and stone veneer accents.
- F. The proposed home has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along property lines.

CONDITIONS OF APPROVAL

SC24-0006 – 1501 Oakley Drive

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on June 4, 2027 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on April 10, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on the building permit drawings:
 - a. On C-4.0-C-4.2 remove or correct the scale bars indicating 10 scale.
 - b. On the Basement Site Plan add dimensions to indicate the basement exterior facade lengths and demonstrate light well widths comply or revise the plans as necessary to reduce the width for compliance.
 - c. On the Elevation Drawings:
 - i. Correct the labels for the side elevations to indicate Right Elevation for the ADU entry/street side and Left Elevation for the garage side.
 - ii. Revise the wainscoting depicted on the elevations to match the Cover Sheet rendering.

- d. On the Cover Sheet Zoning Compliance Table:
 - i. Correct the habitable and nonhabitable square footages by switching the Change In and Total Proposed areas.
 - ii. Revise the proposed and required setbacks to provide consistency with the approved plans.
7. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
8. **Protected Trees:** Tree Nos. 1, 2, 6-8, and 11 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
9. **Tree Removal Approved:** Tree No. 3 and 4 shown to be removed on plan Sheet C-2.0 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
10. **Replacement Trees:** The applicant shall offset the loss of each protected tree with a minimum of one replacement tree. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
11. **Tree Protection Fencing:** The site plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the driplines, or as required by the project arborist, of Tree Nos. 1, 2, 6-8, and 11. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
12. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
13. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
14. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

15. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
16. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
17. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
18. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
19. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
20. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
21. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
22. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
23. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature

from the project's Qualified Green Building Professional Designer/Architect and property owner.

24. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
25. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
26. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

27. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
28. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
29. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.
30. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
31. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
32. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.

33. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

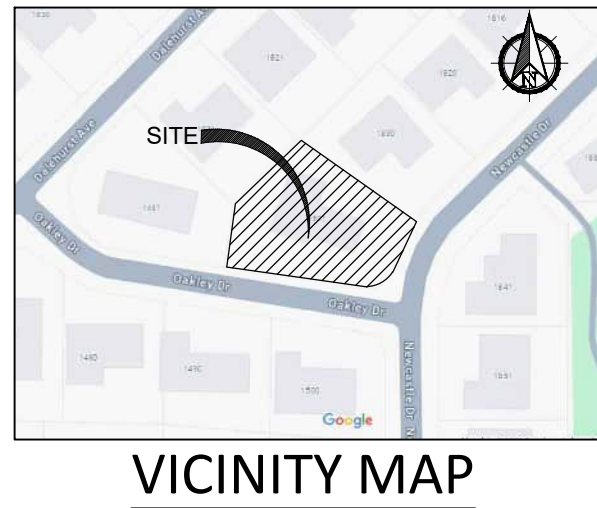
FIRE DEPARTMENT

34. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.
35. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
36. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
37. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings. Sprinklers notes on Sheet A1.0.
38. **Required Fire Flow:** The minimum required fire flow for this project is 1,000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
39. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the

water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

40. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

SUBMITTAL OF PLANNING APPROVAL FOR
PAUL RESIDENCE
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN:318-10-025



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CRC CODE, LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.
- THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO; BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.
- IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND / OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND / OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO OWNER.
- THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS. OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND / OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
- FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND / OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER DRAWINGS, AND ALL OTHER REALTED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUB TRADES.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER OF RECORD SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

- ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATIVES ARE APPROVED IN WRITING BY THE OWNER AND THE ENGINEER OF RECORD.
- ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND / OR HIS SUBCONTRACTOR OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.
- WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.
- CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL THE REQUIREMENTS IN THE ARCHITECTS PROJECT SPECIFICATION AS APPLICABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- VIBRATIONAL EFFECTS OF MECHANICAL AND / OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE ENGINEER OF RECORD.
- UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP PLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP PLATE, U.N.O.
- THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE CONTRACTORS, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, IN METHODS USED IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS OR THE LACK THERE OF TAKEN AT THE PROJECT SITE.



2

PROJECT INFORMATION		FLOOR AREA RATIO CALCULATION				CODES				SHEET INDEX				SHEET INDEX	
ASSESSORS PARCEL NO.	318-10-025	ZONING COMPLIANCE				2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA REFERENCE STANDARDS CODE (CRSC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODES (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)				ARCHITECTURAL		A-5.0	TYPICAL DETAILS-1		
OWNER NAME	NARINDER PAUL	LOT COVERAGE: Land area covered by all structures that are over 6 feet in height								CS-1.0	COVER SHEET	A-5.1	TYPICAL DETAILS-2		
ZONING	R1-10	FLOOR AREA: Measured to the outside surfaces of exterior walls								C-0.0	SITE SURVEY PLAN	A-5.2	TYPICAL DETAILS-3		
LOT AREA	13,645 SQFT	SETBACKS:								C-1.1	EXISTING SITE PLAN AND FLOOR PLAN	A-5.3	TYPICAL DETAILS-4		
TYPE OF CONSTRUCTION	V-B	HEIGHT:								C-1.1	FUTURE SITE & FLOOR PLAN W/ LOT COVERAGE	LANDSCAPE			
FIRE SPRINKLER	SPRINKLER SYSTEM IS REQUIRED FOR A NEW SINGLE FAMILY HOME AS PER 2022 CRS. DIFFERED SUBMITTAL	FRONT YARD HARDSCAPE AREA: Landscape area in the front yard setback shall not exceed 50%				HABITABLE AREA CALCULATION				C-2.0	TREE PROTECTION PLAN	L1	PLANTING PLAN		
SOLAR PANEL	SOLAR PANELS ARE REQUIRED TO COMPLY WITH 2022 ENERGY AS PER CITY OF LOS ALTOS REQUIREMENTS. DIFFERED SUBMITTAL.	LANDSCAPING BREAKDOWN:				NON-HABITABLE AREA CALCULATION				C-3.0	CONCEPTUAL GRADING AND DRAINAGE PLAN	L2	IRRIGATION PLAN		
SCOPE OF WORK		NET LOT AREA:				1. BASEMENT FLOOR HABITABLE AREA				C-4.0	NEW SITE PLAN WITH BASEMENT FLOOR	L3	LANDSCAPE DETAILS		
NEW CONSTRUCTION OF NEW SINGLE FAMILY DWELLING WITH BASEMENT AND ATTACHED ACCESSORY DWELLING UNIT		FRONT YARD HARDSCAPE AREA:				2. FIRST FLOOR HABITABLE AREA				C-4.1	NEW SITE PLAN WITH FIRST FLOOR	L4	LANDSCAPE SPECIFICATIONS		
PROJECT DIRECTORY		LANDSCAPING BREAKDOWN:				3. SECOND FLOOR HABITABLE AREA				C-4.2	NEW SITE PLAN WITH SECOND FLOOR				
OWNER	ENGINEER/ARCHITECT	NET LOT AREA:				TOTAL HABITABLE AREA				A-1.0	ARCHITECTURE NOTES				
NARINDER PAUL Address: 1480 Samedra St. Sunnyvale CA 94087	IENGCO MANJIT SAINI, PE Phone:(408) 313-5400 Email: manjit.saini@iengco.com	FRONT YARD HARDSCAPE AREA:				TOTAL HABITABLE AREA				A-2.0	BASEMENT LEVEL FLOOR PLAN				
Phone : ----- Email : npaul_sgyahoo.com		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-2.1	FIRST FLOOR PLAN				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-2.2	SECOND FLOOR PLAN				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-2.3	ROOF PLAN				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-2.4	BASEMENT FLOOR PLAN & AREA CALCULATIONS				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-2.5	FIRST FLOOR PLAN & AREA CALCULATIONS				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-2.6	SECOND FLOOR PLAN & AREA CALCULATIONS				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-3.0	FRONT & REAR ELEVATION				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-3.1	LEFT & RIGHT ELEVATION				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-4.0	SECTIONS-1				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-4.1	SECTIONS-2				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-4.2	FINISHED AND FIXTURES SCHEDULE				
		LANDSCAPING BREAKDOWN:				TOTAL NON-HABITABLE AREA				A-4.3	DOOR AND WINDOW SCHEDULE'S				

COVER SHEET

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025



CS-1.0

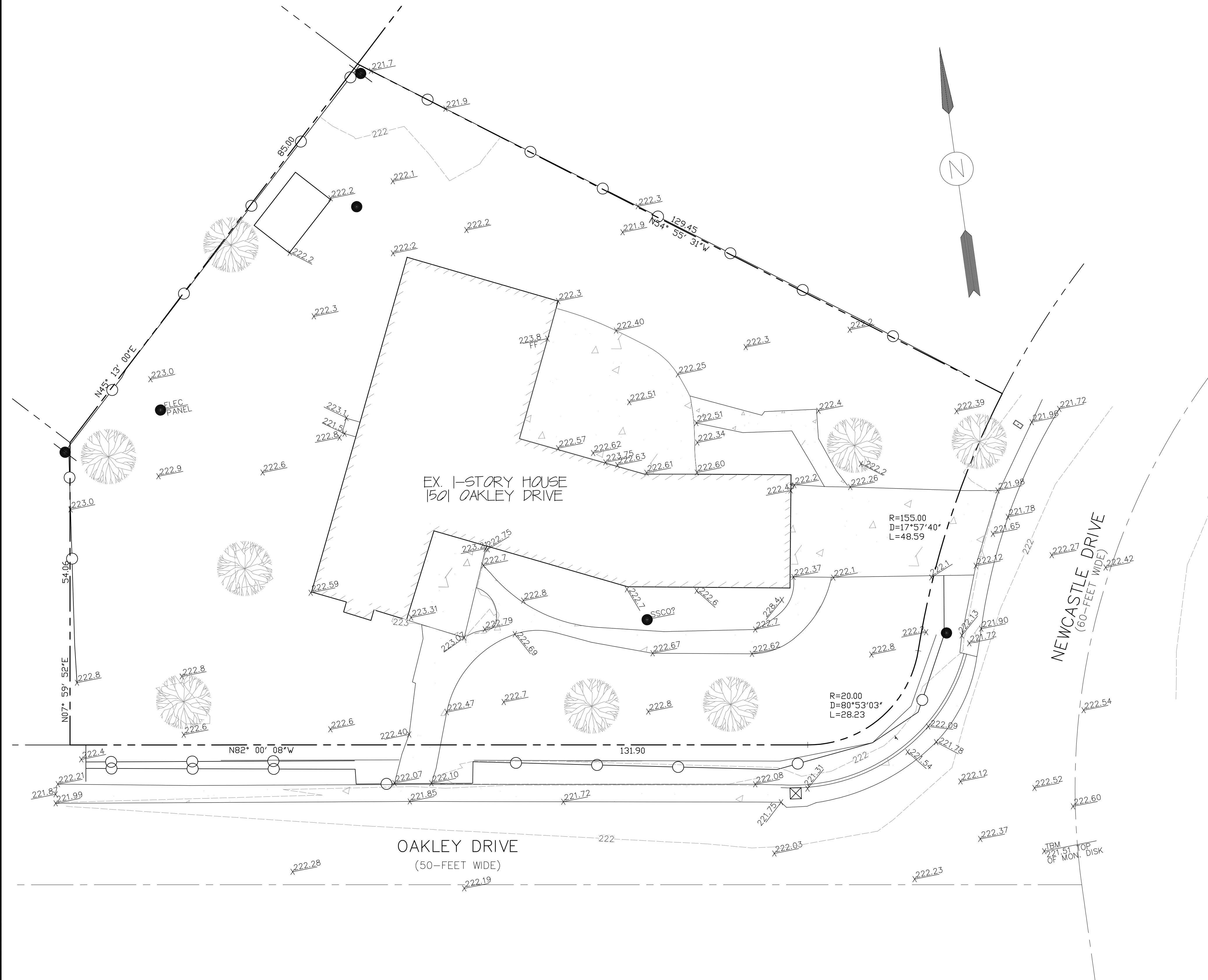
● ARCHITECTURE

● ENGINEERING

● CONSULTATION

● CONSTRUCTION

TOPOGRAPHIC SURVEY
PERMINDER/NARINDER TRUST
1501 OAKLEY DRIVE
LOS ALTOS, CALIFORNIA
MAY 2024



LEGEND

- PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- HOUSE
- EASEMENT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- WALL
- FENCE
- TREE
- SPOT ELEVATION
- GUY WIRE
- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- CONCRETE
- ASPHALT
- DRAIN
- POWER POLE
- SIGN

NOTES:

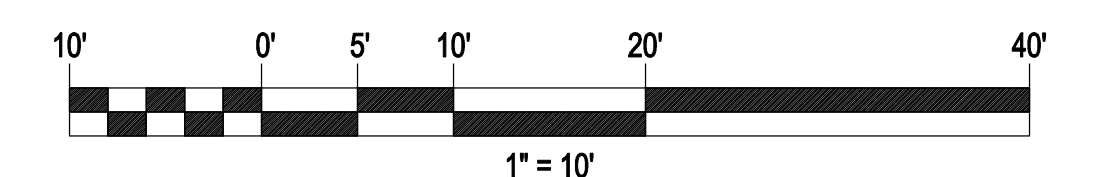
1. FIELD SURVEY CONDUCTED ON JUNE 1, 2024
2. CONTOUR INTERVAL = 1-FOOT
3. PROPERTY LINES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION. A BOUNDARY SURVEY WAS NOT PERFORMED.

BASIS OF BEARINGS:

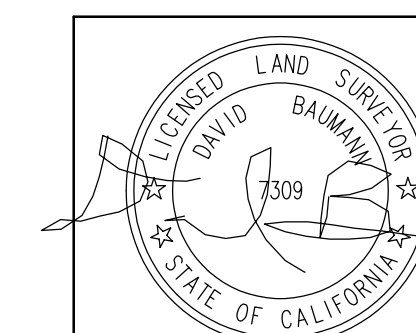
BEARINGS BASED UPON THE TRACT 1897 FILED ON MAY 9, 1957 IN BOOK 81 OF MAPS AT PAGE 31, SANTA CLARA COUNTY RECORDS..

BASIS OF ELEVATIONS:

GPS DERIVED ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1983(NGVD '83). SEE TEMPORARY BENCHMARK(TBM) PLOTTED HEREON.

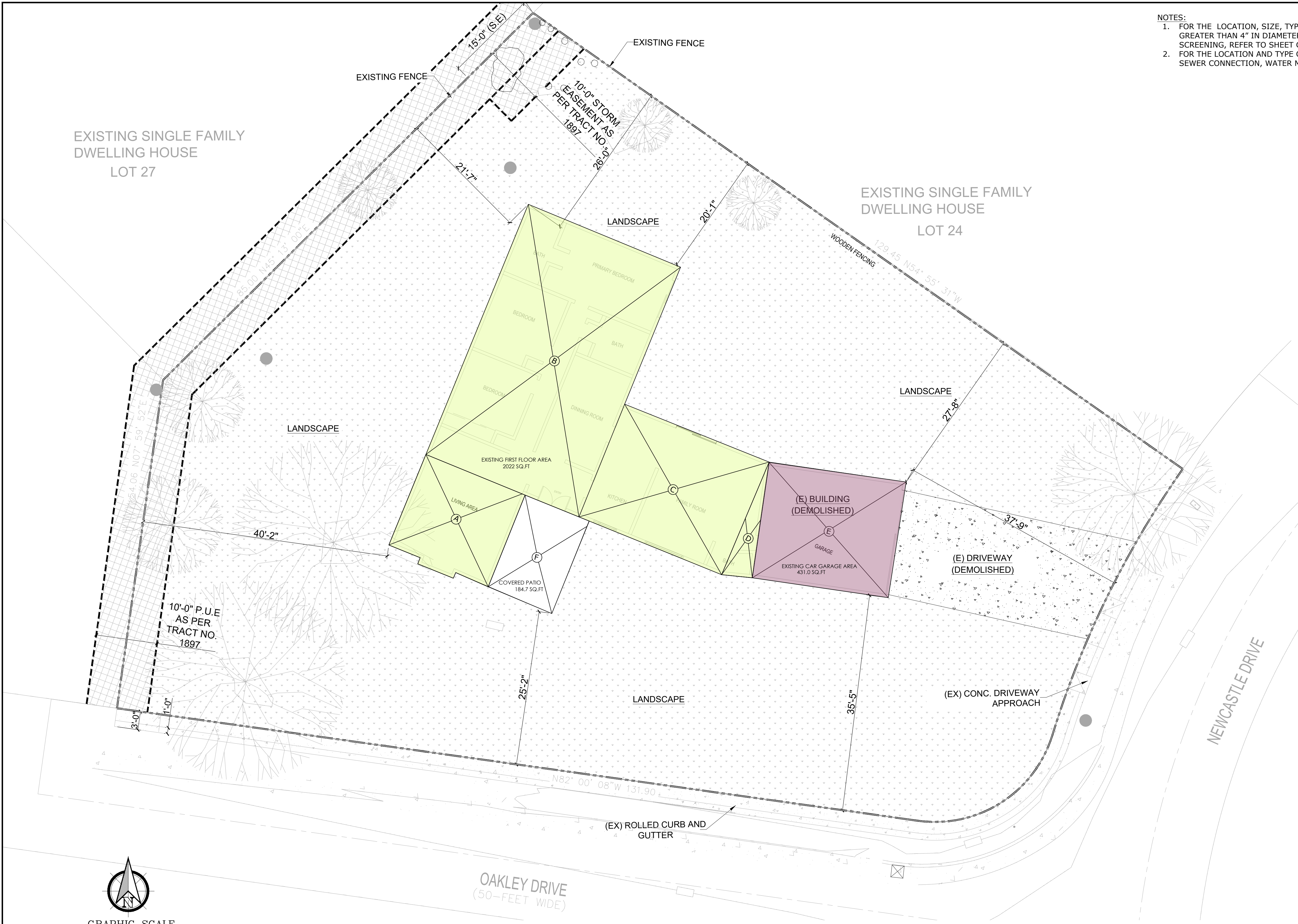


SHEET NO.
C-0.0



BAUMANN LAND SURVEYING
1800 LAGUNA STREET #20
CONCORD, CA 94520
(925) 787-5146
david@baumannlandsurveying.com

DESIGNED:
D.B.
DRAWN:
D.B.
CHECKED:
M.S.
APPROVED:
D.G.
DATE:
6/3/2024



- NOTES:
1. FOR THE LOCATION, SIZE, TYPE, AND DRIP-LINE OF ALL EXISTING TREES GREATER THAN 4" IN DIAMETER AND ALL EXISTING LANDSCAPE SCREENING, REFER TO SHEET C-2.0.
 2. FOR THE LOCATION AND TYPE OF ALL UTILITIES (E.G. ELECTRIC PANEL, SEWER CONNECTION, WATER METER), REFER TO SHEET C-3.0

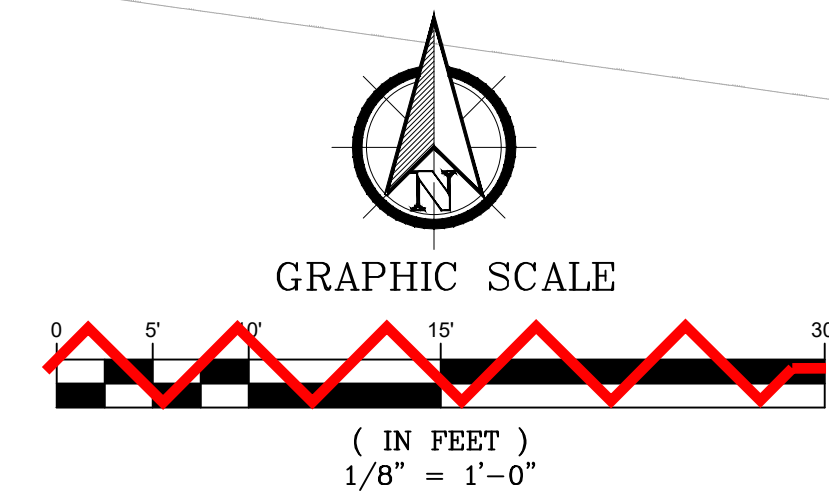
LEGEND	
PROPERTY LINE	
WOODEN FENCE	
CONCRETE	
LANDSCAPE	
EXISTING TREE	

FLOOR AREA AND COVERAGE CALCULATIONS FOR EXISTING HOUSE							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
Existing First Floor (Demolished)							
A	17.58	16.17	286.8	B	26.833	44.08	1182.9
C	25.42	19.833	504.1	D	Triangle Shape		47.9
TOTAL			790.9	TOTAL			1230.8
TOTAL (Sq. ft.)				2022			
Existing Garage (Demolished)							
E	22.58	19.1	431				
TOTAL (Sq. ft.)				431			
Existing Covered Porch (Demolished)							
F	11.25	16.42	184.7				
TOTAL (Sq. ft.)				184.7			

EXISTING HABITABLE AREA						
A	17.58	16.17	286.8	B	26.833	44.08
C	25.42	19.833	504.1	D	Triangle Shape	47.9
TOTAL			790.9	TOTAL		1230.8
TOTAL (Sq. ft.)			2022			
EXISTING NON-HABITABLE AREA						
E	22.58	19.1	431			
Total (Sq. ft.)			431			
TOTAL FLOOR AREA (EXISTING HOUSE)						2,453 SQFT

NOTE:

EXISTING HOUSE WAS SINGLE STORY HOUSE WITH NO BASEMENT.
EXISTING HOUSE ALREADY DEMOLISHED UNDER SEPARATE BUILDING. PERMIT



EXISTING SITE PLAN
SCALE: 1/8" = 1'

					1501 OAKLEY DRIVE LOS ALTOS, CA 94024 APN- 318-10-025	EXISTING SITE PLAN AND FLOOR PLAN	DATE:	4/10/2025	SHEET NO. C-1.0
							DESIGNED BY:	K.KUMAR	
							DRAWN BY:	K. KUMAR	
							CHECKED BY:	M. SAINI	
							APPROVED BY:	M. SAINI	
2			ISSUED FOR REVIEW						
1			ISSUED FOR REVIEW						
NO.	BY	DATE	REVISIONS						
● ARCHITECTURE				● ENGINEERING		● CONSULTATION		● CONSTRUCTION	



LEGEND

- PROPERTY BOUNDARY
- WOODEN FENCE
- (N) BUILDING
- CONCRETE
- LANDSCAPE AREA
- PAVERS
- DEPRESSED AREA
- EX TREE
- EX SEWER LINE
- EX WATER LINE
- EX STORM LINE
- SLOPE AND DIRECTION OF FLOW
- NEW ELEVATION

BASIS OF ELEVATIONS:
GPS DERIVED ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1983(NGVD '83). SEE TEMPORARY BENCHMARK(TBM) PLOTTED HEREON.

A	TOTAL (NET) LOT AREA	13,645 SQFT
NEW (DESIGN) LIVING AREA		
B	FIRST FLOOR LIVING AREA	2,011.0 SQ.FT
C	GARAGE AREA	440.75 SQ.FT
D	TOTAL PROPOSED DESIGN FLOOR AREA (F+G)	2,451.75 SQ.FT
ADDITIONAL FLOOR AREA IN MAIN HOUSE		
E	PORCH	50.6 SQ.FT
F	TOTAL AREA	2,502.35 SQ.FT
LOT COVERAGE		
G	LOT COVERAGE %AGE = (2,502.35/13,645X100)	18.34 %

2			ISSUED FOR REVIEW
1			ISSUED FOR REVIEW
NO.	BY	DATE	

PREPARED BY:

PREPARED FOR:

1501 OAKLEY DR
LOS ALTOS, CA 94024
APN : 318-10-025

TITLE:

FUTURE SITE & FLOOR PLAN
W/ LOT COVERAGE

DATE: 4/10/2025

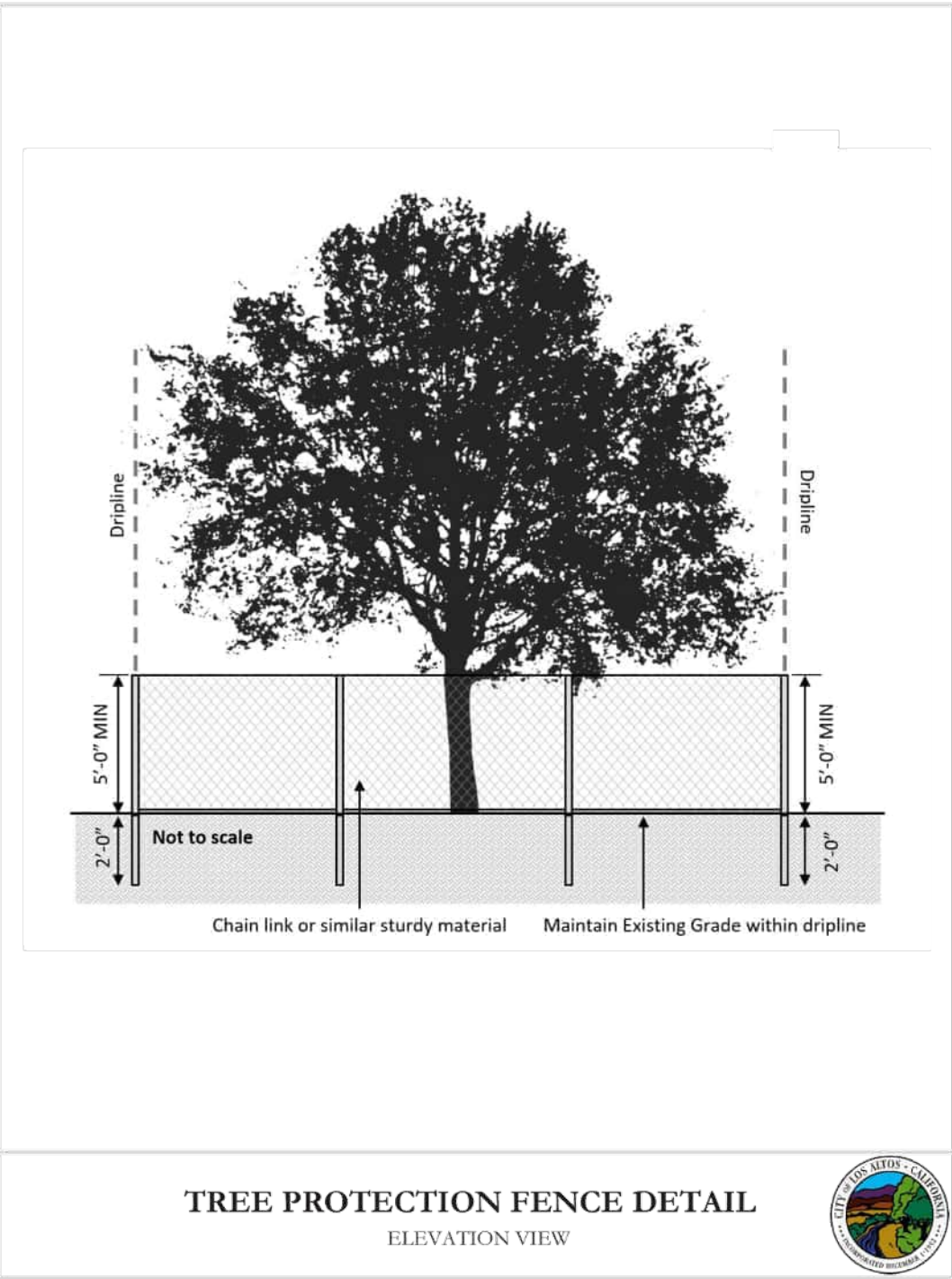
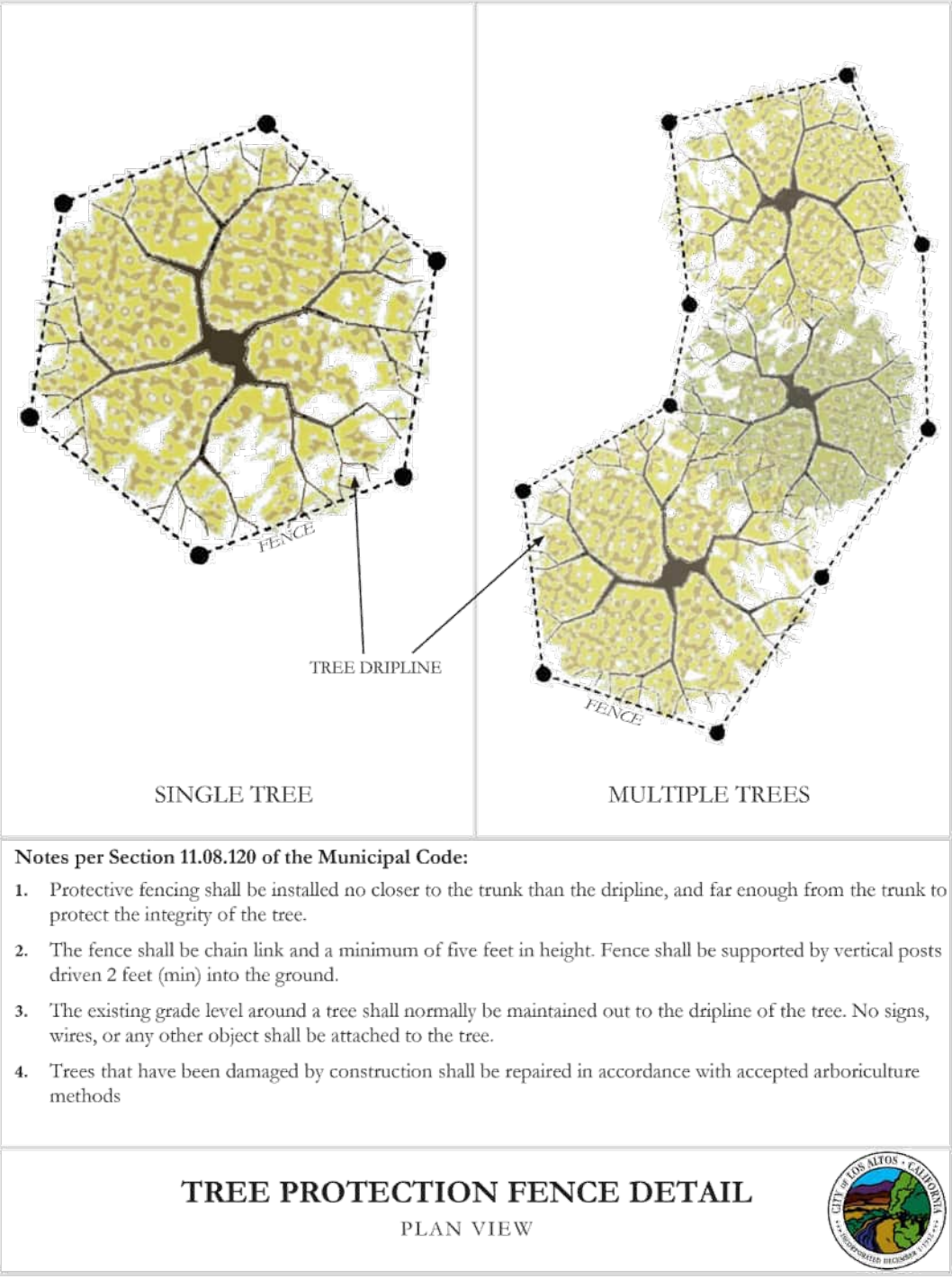
DESIGNED BY: N.GORAYA

DRAWN BY: P. SEKHON

CHECKED BY: M. SAINI

APPROVED BY: M. SAINI

SHEET NO. C-1.1



LEGEND

- PROPERTY BOUNDARY
- EX BUILDING TO BE REMOVED
- EX CONCRETE TO BE REMOVED
- TREE TO BE REMOVED
- PREVIOUSLY REMOVED TREE
- TREE TO REMAIN
- TREE PROTECTION FENCE. SEE DETAIL ON THIS SHEET
- EX FENCE
- SPOT ELEVATION
- EX STREET LIGHT
- EX FIRE HYDRANT
- EX WATER METER
- EX DRAIN
- EX POWER POLE
- EX SIGN

SCOPE OF DEMOLITION

1. INSTALL TEMPORARY TREE PROTECTION FENCE AS PER CITY OF LOS ALTOS. SEE DETAIL ON THIS SHEET.

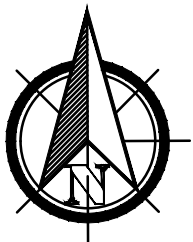
KEY PLAN NOTES

- ① (N) BUILDING.
- ② (N) GARAGE.
- ③ (N) CONCRETE DRIVEWAY.

TREE IDENTIFYING TABLE

TREE NO	SPECIES	SIZE	RETAIN / REMOVE	PREVIOUSLY REMOVED
T1	QUERCUS AGRIFOLIA	26" DBH	RETAIN	—
T2	QUERCUS AGRIFOLIA	33" DBH	RETAIN	—
T3	FRAXINUS VELUTINA	23" DBH	REMOVE	—
T4	FRAXINUS VELUTINA	23" DBH	REMOVE	—
T5	APPLE TREE	8" DBH	RETAIN	—
T6	LEMON TREE	17" DBH	RETAIN	—
T7	KUMQUAT TREE	12" DBH	RETAIN	—
T8	CHINES PISTACHE TREE	26" DBH	RETAIN	—
T9	CAPE MYRTLE			PREVIOUSLY REMOVED
T10	OLIVE	8" DBH	RETAIN	—
T11	LIQUIDAMBAR	16" DBH	RETAIN	—
A	UNKNOWN	LESS THAN 4"	—	PREVIOUSLY REMOVED

1



SCALE: 1" = 10'

1	BY	DATE	ISSUED FOR REVIEW

PREPARED BY:



PREPARED FOR:

1501 OAKLEY DR
LOS ALTOS, CA 94024
APN : 318-10-025

TITLE:

TREE PROTECTION PLAN

DATE: 1/20/2025

DESIGNED BY: N.GORAYA

DRAWN BY: P. SEKHON

CHECKED BY: M. SAINI

APPROVED BY: M. SAINI

SHEET NO.

C-2.0



LEGEND

- PROPERTY BOUNDARY
- WOODEN FENCE
- (N) BUILDING
- CONCRETE
- LANDSCAPE AREA
- PAVERS
- DEPRESSED AREA
- EX TREE
- EX SEWER LINE
- EX WETER LINE
- EX STORM LINE
- SLOPE AND DIRECTION OF FLOW
- NEW ELEVATION

BASIS OF ELEVATIONS:
GPS DERIVED ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1983(NGVD '83). SEE TEMPORARY BENCHMARK(TBM) PLOTTED HEREON.

EARTH WORK QUANTITIES
CUT: 231 CY
FILL: 223 CY
EXPORT: 8 CY
IMPORT: CY

NOTE:
EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

IMPERVIOUS AREA CALCULATIONS
EX IMPERIOUS AREA=4482 SQ.FT
(N) IMPERIOUS AREA=4763 SQ.FT
TOTAL INCREASE IMPERIOUS AREA=281 SQ.FT

NO.	BY	DATE	

PREPARED BY:



PREPARED FOR:

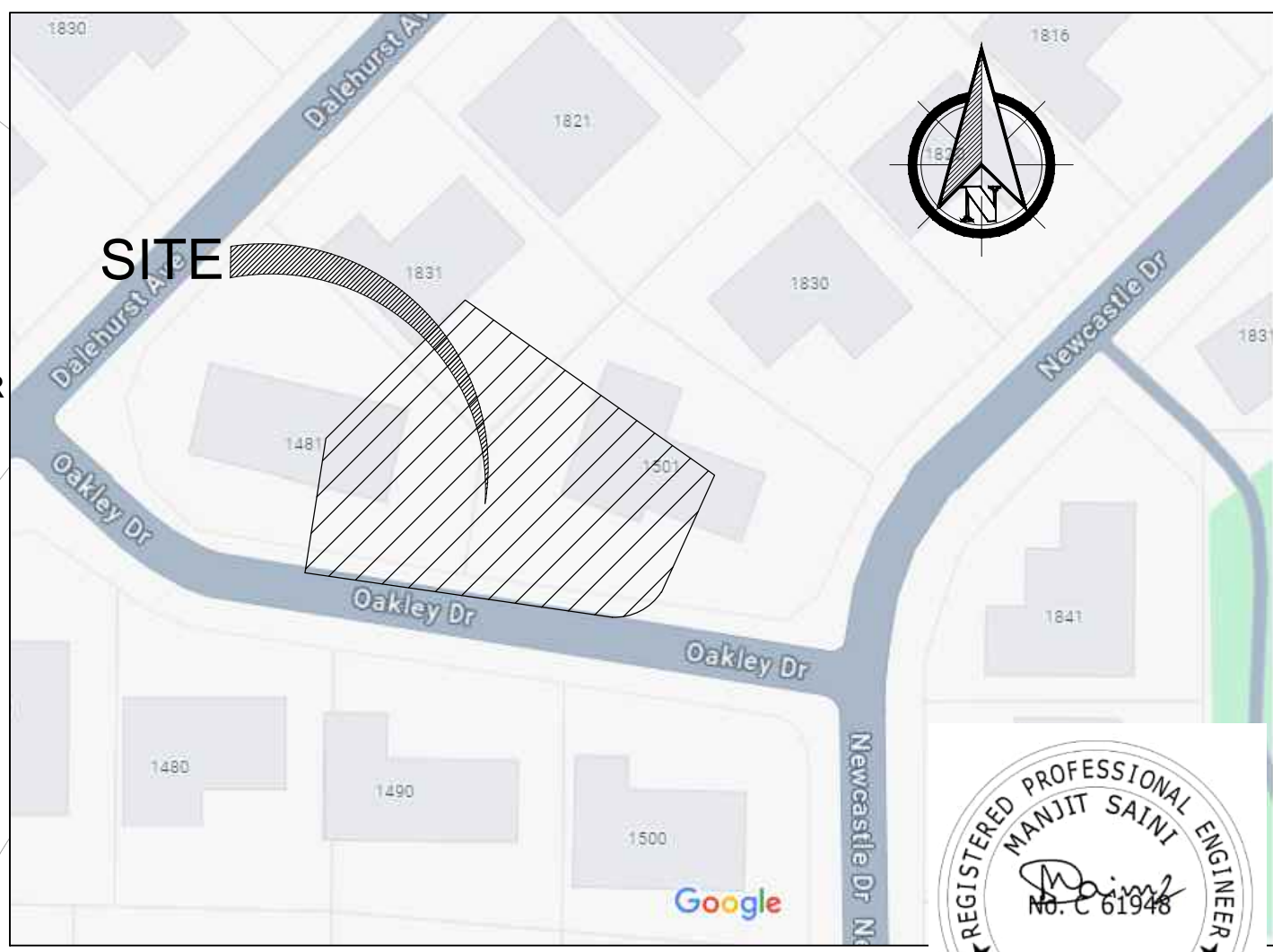
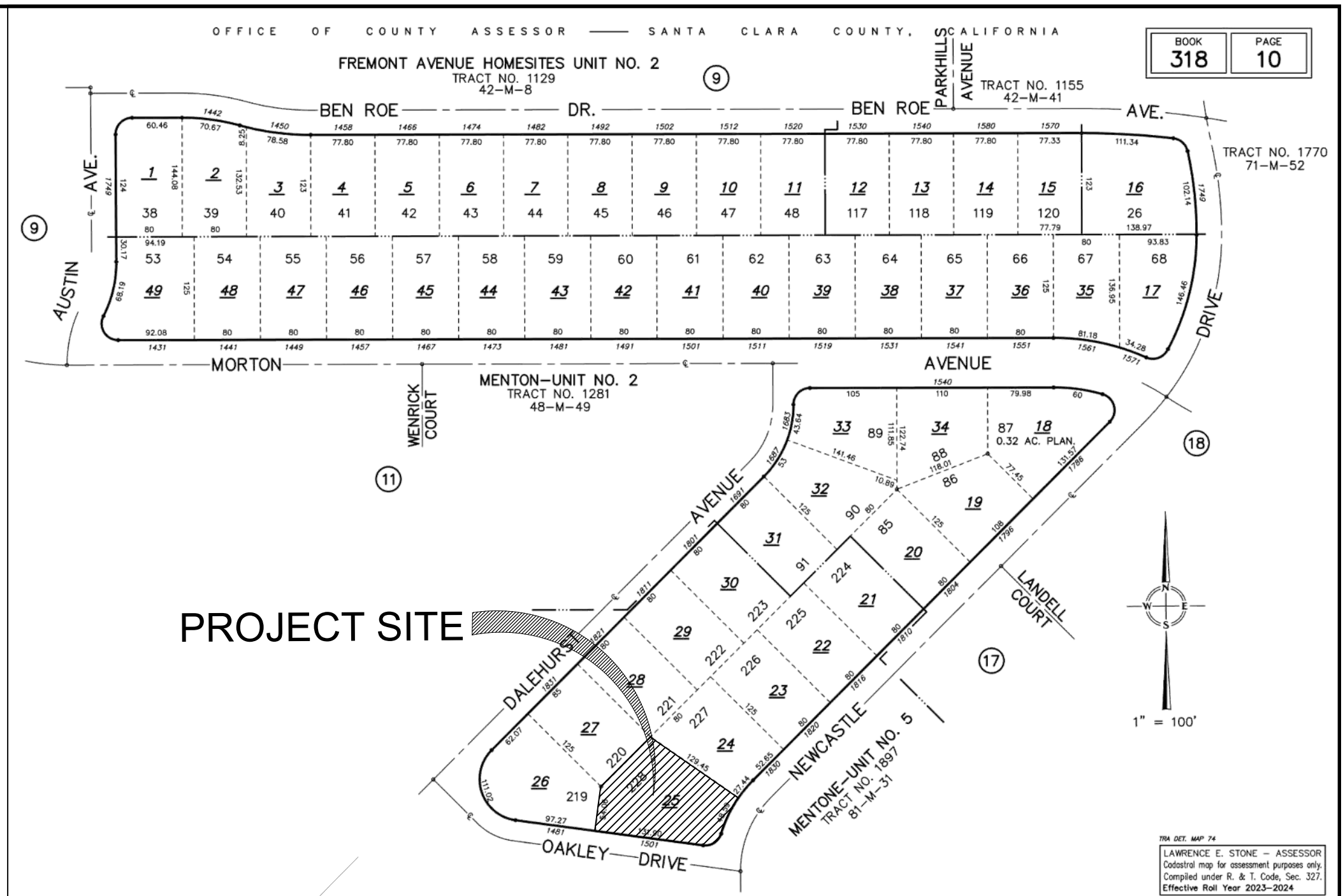
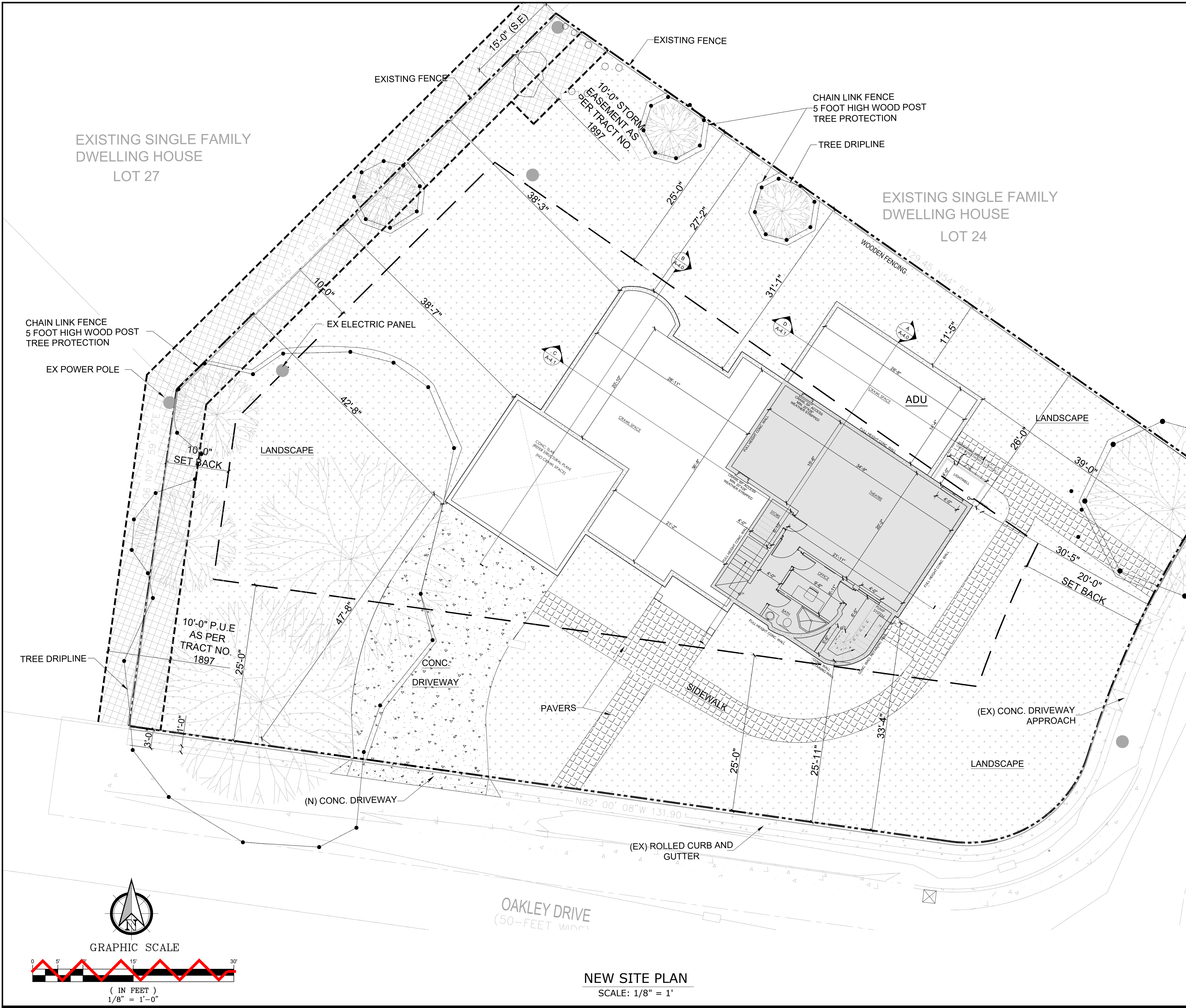
1501 OAKLEY DR
LOS ALTOS, CA 94024
APN : 318-10-025


Manjit Saini

TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

DATE:	1/21/2025	SHEET NO. C-3.0
DESIGNED BY:	N.GORAYA	
DRAWN BY:	P. SEKHON	
CHECKED BY:	M. SAINI	
APPROVED BY:		M. SAINI



LEGEND	
PROPERTY LINE	---
WOODEN FENCE	—○—○—○—
SET BACK LINE	---
CONCRETE	[Pattern]
LANDSCAPE	[Pattern]
PAVERS	[Pattern]
(N) BUILDING	[Pattern]
GARAGE	[Pattern]
TREE TO REMAIN	[Tree Symbol]
DAYLIGHT PLANE REFERENCE POINTS	⊗
PRIMARY HOUSE BASEMENT FLOOR	[Pattern]

- NOTES:
1. FOR THE LOCATION, SIZE, TYPE, AND DRIP-LINE OF ALL EXISTING TREES GREATER THAN 4" IN DIAMETER AND ALL EXISTING LANDSCAPE SCREENING, REFER TO SHEET C-2.0.
 2. FOR THE LOCATION AND TYPE OF ALL UTILITIES (E.G. ELECTRIC PANEL, SEWER CONNECTION, WATER METER), REFER TO SHEET C-3.0

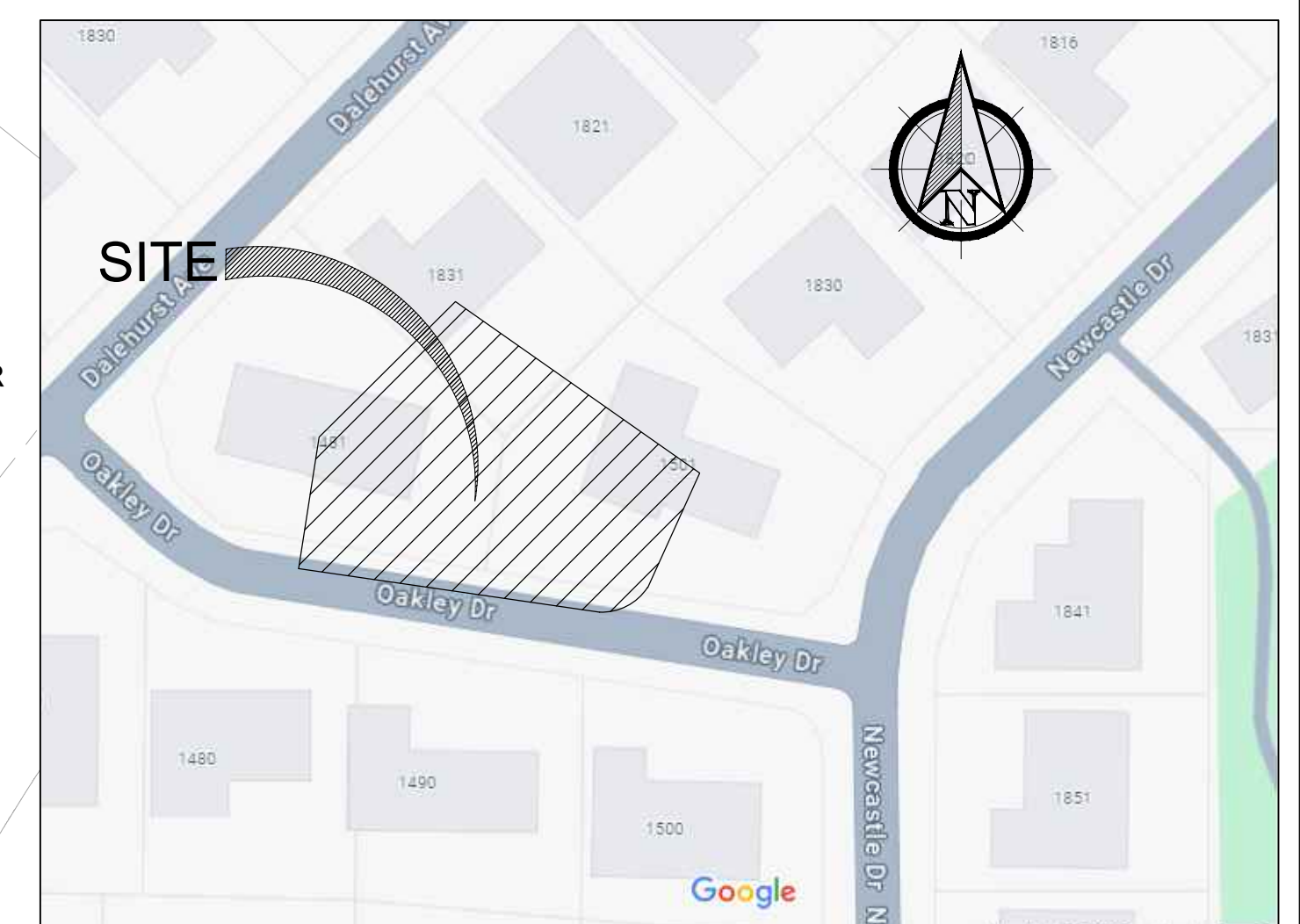
NO.	BY	DATE	REVISIONS

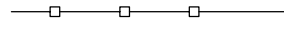
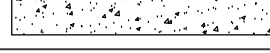
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

NEW SITE PLAN WITH
BASEMENT FLOOR

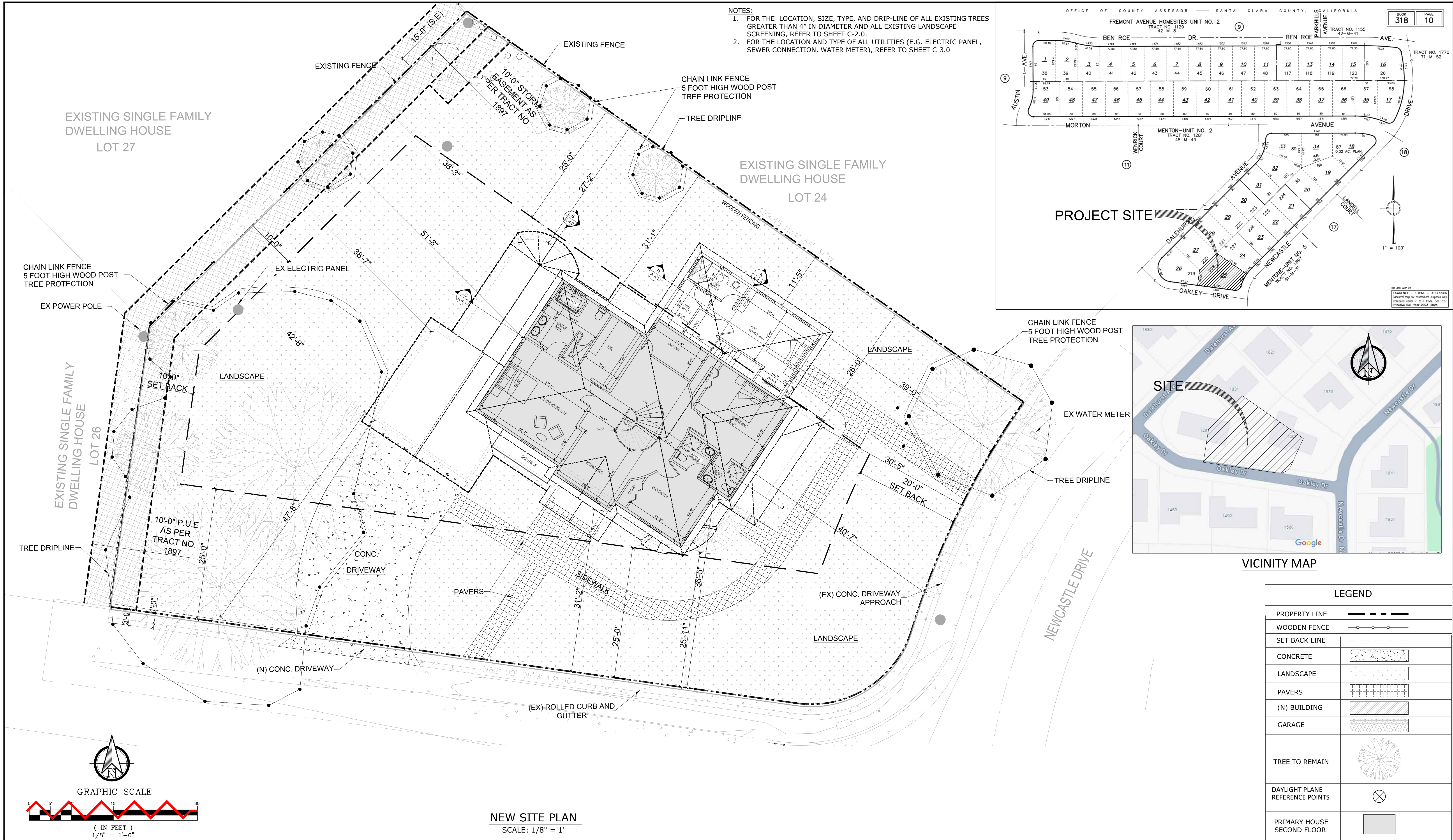
DATE:	4/10/2025
DESIGNED BY:	K. KUMAR
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

SHEET NO.
C-4.0



PROPERTY LINE	
WOODEN FENCE	
SET BACK LINE	
CONCRETE	
LANDSCAPE	
PAVERS	
(N) BUILDING	
GARAGE	
TREE TO REMAIN	
DAYLIGHT PLANE REFERENCE POINTS	
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GENERAL NOTES:				BATHROOMS REQUIREMENTS:				WATER CONSERVING PLUMBING FIXTURES TABLE PER 2022 CALIFORNIA MECHANICAL CODE			
1. ALL WINDOWS, PATIO DOORS, AND ENTRY DOORS TO BE MANUFACTURED BY “JELD” WIN COMPANY.				1. PROVIDE A NEW FAN IN ALL BATHROOMS. BATH FANS SHALL PROVIDE A MINIMUM OF 50 CUBIC FEET PER MINUTE MECHANICAL VENTILATION, AND SHALL BE VENTED TO THE EXTERIOR (AT LEAST 3 FEET AWAY FROM ANY AIR INTAKE INTO THE BUILDING)				FIXTURES TYPE			
2. WINDOWS AND PATIO DOORS TO BE “VINYL HORIZONTAL SLIDING” , WHITE COLOR WITH “ENERGY SAVER” OPTION. LOCATIONS SHOWN ON THE FLOOR PLAN.				2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS. AT LEAST ONE OUTLET SHALL BE PROVIDED ADJACENT TO EACH SINK.				NON-COMPLIANT PLUMBING			
3. FRONT ENTRY DOORS TO BE “SMOOTH - PRO FIBERGLASS GLASS PANEL EXTERIOR DOORS”				3. SHOWER WALL NON - ABSORBANT FINISH (TILE OR OTHER IMPERVIOUS MATERIAL) SHALL EXTEND A MIN OF 72” ABOVE THE DRAIN.				COMPLIANT PLUMBING FIXTURE			
4. ALL INTERIOR WALL TO BE ½” GYPSUM WALL BOARD TYP.				4. SHOWER COMPARTMENTS, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 - INCH CIRCLE.				WATER CLOSET			
5. PROVIDE 22” x 30” MINIMUM ATTIC ACCESS THAT NONE OF THE ATTIC SPACE SHALL BE 30” OR GREATER IN CLEAR HEIGHT OR LONGER THAN 30 - SQ. FT. PER CRC R807.1.				5. PROVIDE SAFETY GLAZING IS REQUIRED FOR TUB AND SHOWER ENCLOSURES, PANELS, AND DOORS.				EXCEED 1.6 GALLONS/FLUSH			
6. ALL SUPPORTING CONSTRUCTION SHALL BE PROVIDED WITH ½” GYPSUM MINIMUM.				6. APPROVED PRESSURE - BALANCED VALVES OR THERMOSTATIC MIXING TYPE ADJUSTED TO 120°F MAX.				SHOWER HEAD			
7. LANDING SHALL BE NOT MORE THAN 7 - 3 / 4 INCHES LOWER THAN THE THRESHOLD FOR IN - SWING / SLIDING DOORS. CRC R 311.3.1.				7. BASE MATERIAL BENEATH SHOWER PAN SHALL BE SLOPE ¼” INCH PER FOOT MIN. TO A 2 INCH DRAIN.				EXCEED 1.8 GALLONS/FLUSH			
8. LANDING SHALL BE NOT MORE THAN 1 - 1 / 2 INCHES LOWER THAN THE THRESHOLD FOR OUT - SWING DOORS. CRC R 311.3.1.				8. SHOWER FIXTURES SHALL NOT DIRECTLY FACE/ DISCHARGE TOWARDS THE SHOWER ENCLOSURE DOOR.				1.8 GALLONS/MINUTE @ 80 PSI ALSO CERTIFIED TO THE PERFORMANCE CRITERIA OF U.S. EPA WATER SENSE SPECIFICATION FOR SHOWERHEADS			
9. EXHAUST DUCTS SHALL EXHAUST 3” - 0” FROM PROPERTY LINE AND 3” - 0” FROM OPENING INTO THE BUILDING.				9. PROVIDE MINIMUM 15 INCHES DIMENSION FROM CENTER LINE OF THE WATER CLOSETS TO WALL OR BARRIER EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET. (CPC 402.5)				FAUCETS, LAVATORY			
10. HANDRAIL AND GUARD RAIL TO BE DESIGNED FOR A LIVE LOAD OF 20 POUNDS / LINEAR FOOT APPLIED EITHER HORIZONTAL OR VERTICAL DOWNWARD AT THE TOP RAIL.				10. VENT THE DRYER TO THE EXTERIOR OF THE BUILDING AND MAINTAIN A 36” TO OPENINGS INTO THE BUILDING. THE VENT (EXHAUST DUCT) OF DOMESTIC CLOTHES DRYERS MUST MEET THE FOLLOWING REQUIREMENTS: MAXIMUM LENGTH (COMBINED HORIZONTAL AND VERTICAL AND INCLUDING ANY ELBOWS): 14 FEET MAXIMUM 90 DEGREES ELBOWS: 2 IF MORE THAN TWO 90 - DEGREE ELBOWS, DEDUCT 2 FEET FROM ALLOWED VENT LENGTH FOR EACH ADDITIONAL ELBOW. FOLLOW THE MANUFACTURER INSTALLATION INSTRUCTIONS NOTE: THE USE OF BOOSTER FANS TO INCREASE THE ALLOWABLE VENT LENGTH IS NOT PERMITTED.				EXCEED 2.2 GALLONS/FLUSH			
11. EACH BEDROOM WINDOW IS PROVIDED WITH AN EGRESS WINDOW WITH A MAXIMUM SILL HEIGHT OF 44” FROM THE FINISHED FLOOR. CRC R 310.2.2				11. OPENING TO THE SHOWER TO BE 22 - INCHES MINIMUM WITH A 22 - INCHES x 22 INCHES LANDING ON BOTH SIDE OF THE PENNING.				1.2 GALLONS/MINUTE @ 60 PSI			
12. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24” ABOVE THE FINISHED FLOOR AND GREATER THAN 72” ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVDIED WITH FALL PROTECTION IN ACCORDANCE WITH CRC R312.2.1.								KITCHEN			
13. DOOR LEADING FROM GARAGE TO THE OFFICE SHALL BE SELF - CLOSING AND SELF - LATCHING CRC R302.5.1								EXCEED 2.2 GALLONS/FLUSH			
14. THE STAIRS SHALL HAVE A MINIMUM RISE OF 7.75” AND MINIMUM TREAD OF 10” CRC R311.7.5.								1.8 GALLONS/MINUTE @ 60 PSI MAY TEMPORARILY INCREASE UP TO 2.2 GALLONS/MINUTE @ 60 PSI			
15. PROVIDE COMBUSTION AIR (i.e. LOUVERED DOOR) FOR THE UTILITY ROOM PER CMC 701.0.											
16. SPECIFY TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO THE BUILDING (i.e., dryers, bath and utility fans, etc.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, PENNING SKYLIGHTS, OR ATTIC VENTS [CMC502.2.1]											
17. FOR THE NEW FURNACE LOCATED IN THE ATTIC PROVIDE THE FOLLOWING:											
A. SPECIFY 30-INCHx30-INCH MINIMUM ATTIC ACCESS OR PROVIDE MINIMUM 22-INCHX30-INCH ATTIC ACCESS, AS LONG AS THE FURNACE CAN BE REMOVED THROUGH THE PENNING. CMC 904.11.1											
B. PROVIDE 30-INCHx30-INCH MINIMUM WORKING SPACE IN FRONT OF FURNACE. CMC 904.11.4											
C. PROVIDE A SOLID 24-INCH WIDE PLATFORM PATH FROM THE ACCESS PENNING TO THE FURNACE. CMC 904.11.3											
D. PROVIDE A LIGHT FIXTURE AND A PERMANENT CONVENIENCE OUTLET AT THE FURNACE LOCATE THE LIGHT SWITCH AT THE ACCESS OPENING. CMC 904.11.5											
E. SPECIFY SIZE, METHOD, AND SOURCE OF COMBUSTION AIR FOR THE GAS FURNACE. CMC 170.0											
18. PROVIDE PROTECTION METHOD TO CONDENSATE OVERFLOW DISCHARGES AT POINT IS READILY OBSERVED. CMC 310.2.											
19. THE STAIRS SHALL HAVE A MINIMUM RISE OF 7.75” AND MINIMUM TREAD OF 10” CRC R311.7.5.											
20. ALL SUPPORTING CONSTRUCTION SHALL BE PROVIDED WITH ½” GYPSUM MINIMUM.											
21. SPECIFY ON FIELD A MINIMUM 15 INCHES DIMENSION FROM CENTER LINE OF THE WATER CLOSETS TO WALL OR BARRIER EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET. (CPC 402.5)											
22. 1.28 GAL/FLUSH TOILETS, TEMPERED GLASS AT BATH ENCLOSURES, SHOWER AND BATH TUBS. WALLS TO BE HARD, NON - ABSRSENT, SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT (CEMENT, FIBER CEMENT, GLASS MAT GYPSUM) TO A HEIGHT OF 72”ABOVE DRAIN INLET. SHOWERHEAD TO HAVE A MAX. FLOW OF 2.0 GPM, AND FAUCETS TO HAVE A MAX. FLOW OF 1.5 GPM.											
23. PROVIDE 5/8” TYPE “X” GYPSUM BOARD AT THE GARAGE CEILING ADJOINING THE DWELLING. ALL SUPPORTING CONSTRUCTION SHALL BE PROVIDED WITH ½” GYPSUM BOARD. (CRC R302.6).											
24. HEIGHT OF THE GUARDS TO BE 42” MINIMUM CRC R312.1.2.											
25. THE SPACING OF THE OPENINGS AT THE GUARDS TO BE SUCH THAT A SPHERE 4 INCHES IN DIAMETER SHALL NOT PASS THROUGH CR R312.1.3.											
26. DUCT PENETRATING THE WALL SEPARATING THE DWELLING STRUCTURE FROM THE GARAGE SHALL BE CONSTRUCTED OF MIN. 26 GAGE SHEET STEEL OF OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING IN TO THE GARAGE. CRC R302.5.2.											
27. SAFETY GLAZING PER CRC R308.4 REQUIREMENTS FOR THE FOLLOWING HAZARDOUS LOCATION ON THE PLAN.											
28. A 36-INCH LANDNG OR FLOOR ON EACH SIDE OF EXTERIOR DOOR SHALL BE PROVIDED. THE SLOP AT THE EXTERIOR LANDING SHALL NOT EXCEED ¼” UNITE VERTICAL IN 12 UNITS HORIZONTAL (2%SLOPE). CRC R311.3.IE. OUTSIDE OF BATHROOM #1.											
29. PROVIDE OPENING PROTECTION BETWEEN THE DWELLING AND THE GARAGE. SOLID WOOD DOOR NOT LESS THAN 1 - 3/8” THICK, SELF - CLOSING AND SELF - LATCHING. (CRC R305.5.1).											
30. PROVIDE 18”x24” MINIMUM UNDER - FLOOR / CRAWLDSPACE. ACCESS SHALL BE PROVIDED THROUGHOUT THE UNDER- FLOOR SPACE. CRC R408.4.											
31. GAS BURN APPLIANCES ARE NOT ALLOWED BY THE CITY OF SAN JOSE FOR 2019 CODE AND EVERY UNIT SHOULD BE ELECTRICAL. ENERGY CALCS SHOWS NATURAL GAS WHICH IS NOT ALLOWED. CHARG ALL UNIT TO ELECTRICAL SOLAR PANELS ARE REQUIRED FOR COMPLIANCE. REVISE THE ENERGY CALCS.											
32. SOLAR PANEL ARE REQUIRED TO COMPLY WITH 2019 ENERGY CODE AS PER CITY OF SAN JOSE REQUIREMENTS. SHOW LOCATION OF SOLAR PANELS ON ROOF WITH PROPER AT RIDGE AT EAVE & THEIR CONFECTION TO ROOF STRUCTURE IF INSTALLED ON ROOF OR AT ANY OTHER LOCATION.											

NOTES:			
1. "HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT PROVIDE EVIDENCE THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTORS, PRIOR TO FINAL INSPECTION".			

PREPARED FOR:			
NARINDER PAUL 1501 OAKLEY DRIVE LOS ALTOS, CA 94024 APN- 318-10-025			
ARCHITECTURE NOTES			
			
NO.	REVISIONS	DATE:	9/23/2024
		DESIGNED BY:	M. SAINI
		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI
A-1.0			

● CONSTRUCTION

● CONSULTATION

● ENGINEERING

● ARCHITECTURE

NOTES:

1. "HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT
PROVIDE EVIDENCE THIRD PARTY VERIFICATION (HERS) TO
PROJECT BUILDING INSPECTORS, PRIOR TO FINAL INSPECTION".



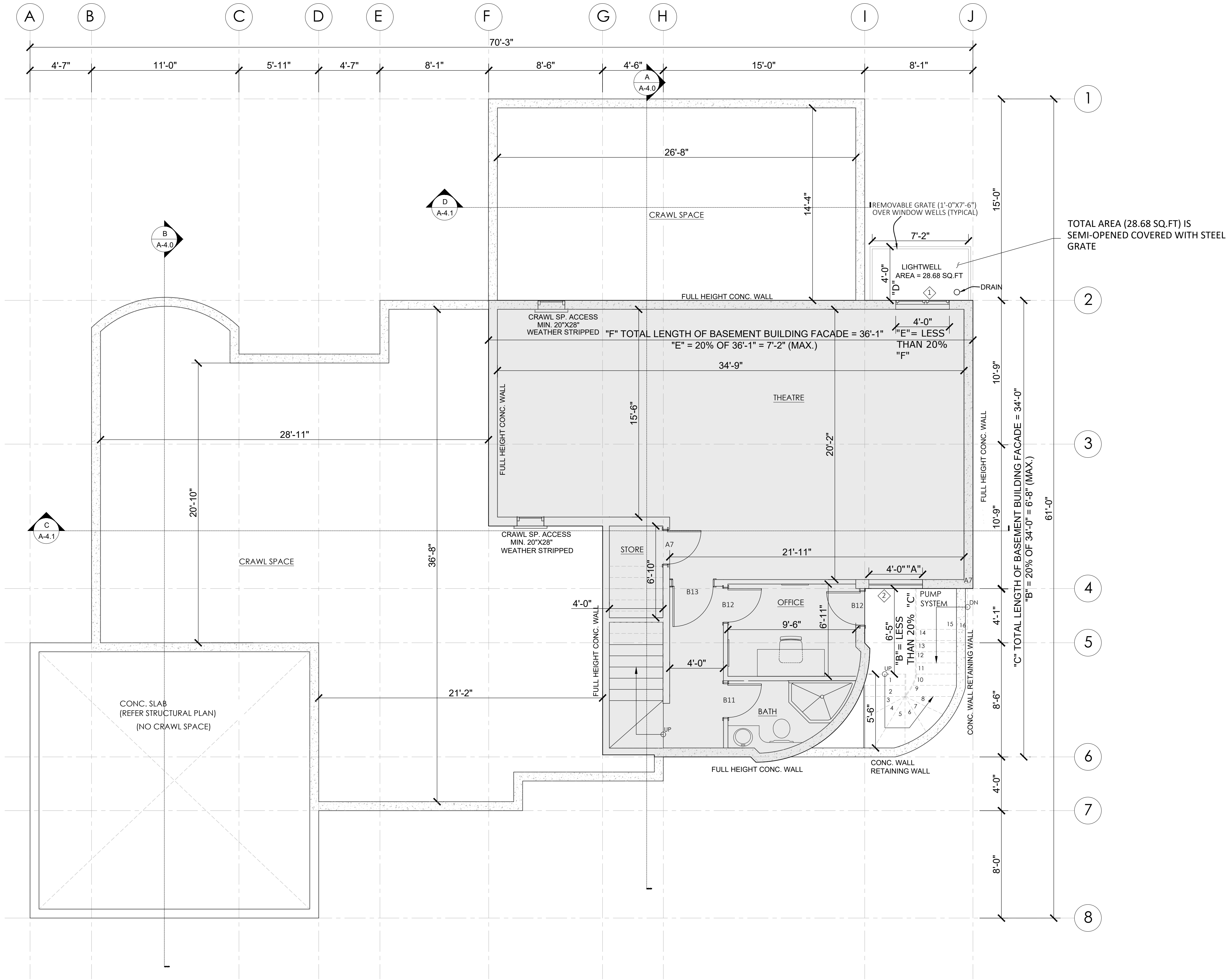
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

ARCHITECTURE NOTES



DATE:	9/23/2024
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	REVISIONS



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

GENERAL NOTES

1. REFER TO A-4.0 SHEETS FOR BUILDING SECTIONS.
3. REFER TO A-5.0 SHEETS FOR TYPICAL DETAILS.
4. GARAGE WALLS AND CEILING TO BE FINISHED WITH 5/8 INCH TYPE X GYPSUM BOARD ON GARAGE INTERIOR SIDE (CRC R302.6)
5. AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE, PER A.C.O. SECTION 15.16.140-1211
6. ALL PLUMBING WALLS TO BE MIN. 2x6
7. PLUMBING FIXTURES
 - a. WATER CLOSETS - 1 .28 GALLONS PER FLUSH, MAXIMUM . CGBC 4.303.1 .1.
 - b. SHOWERHEADS -2.0 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.3.
 - c. LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1.4.
 - d. KITCHEN FAUCETS - 1 .8 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1 .4.4.
8. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 41 8.0

LIGHT WELL OPENING TO AIR CALCULATIONS:

TOTAL AREA = 4 FT × 7.17 FT = 28.68 SQUARE FEET
MINIMUM OPEN AREA REQUIRED = 28.68 × 75% = 21.51 SQ. FT
MAXIMUM OBSTRUCTION ALLOWED = 30 × 25% = 6.67 SQ.FT
TOTAL AREA OF OBSTRUCTIONS = **2.10 SQ.FT < 6.67 SQ.FT**
(SEE CALC. BELOW)

STEEL GRATE SPECIFICATIONS

PLAIN FLAT WELDED BAR TYPE STEEL GRATING IS WIDELY USED IN THE PLATFORM, CORRIDOR, BRIDGE, WELL COVERS

PLAIN STEEL GRATING TYPES:
WELDED PLAIN STEEL GRATING
SWAGE-LOCKED PLAIN STEEL GRATING
PRESS-LOCKED PLAIN STEEL GRATING

SIZE RANGE:
TYPE OF BEARING BAR: 100 X 6MM
PITCH OF BEARING BAR: 12.
DESIGN AND MANUFACTURE STANDARD STEEL GRATINGAND IN CUSTOMIZED SHAPES PER CLIENT REQUIREMENTS)
PITCH OF CROSS BAR: 38, 76, 50, 100
MATERIAL: MILD STEEL OR STAINLESS STEEL
FINISH: HOT DIP GALVANIZING, PAINTED, UNTREATED
STEEL GRATING STANDARDS:

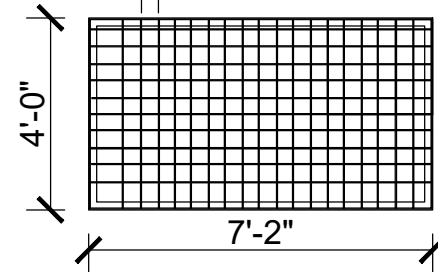
1) USA: ANSI / NAAMM (MBG531 -)

CALCULATION:

OBSTRUCTIONS AREA:
THICKNESS OF 1 BAR = .25 INCHES = 0.0209 FT
DEPTH OF 1 BAR = 4 INCHES = 0.333 FT
NUMBER OF BARS PROVIDED = 9 BOTH DIRECTIONS

TOTAL AREA OF OBSTRUCTIONS
= 0.0209X9X4 =0.7525 SQ.FT
= 0.0209X9X7.17 =1.35 SQ.FT
= **2.10 SQ.FT < 6.67 SQ.FT**

0'-4" SPACING



TYPICAL PLAN OF STEEL GRATE

LEGEND:

PRIMARY HOUSE
(BASEMENT FLOOR)

AREA STATEMENT

1.	BASEMENT	= 971.0
TOTAL AREA		= 971.0 SQFT.



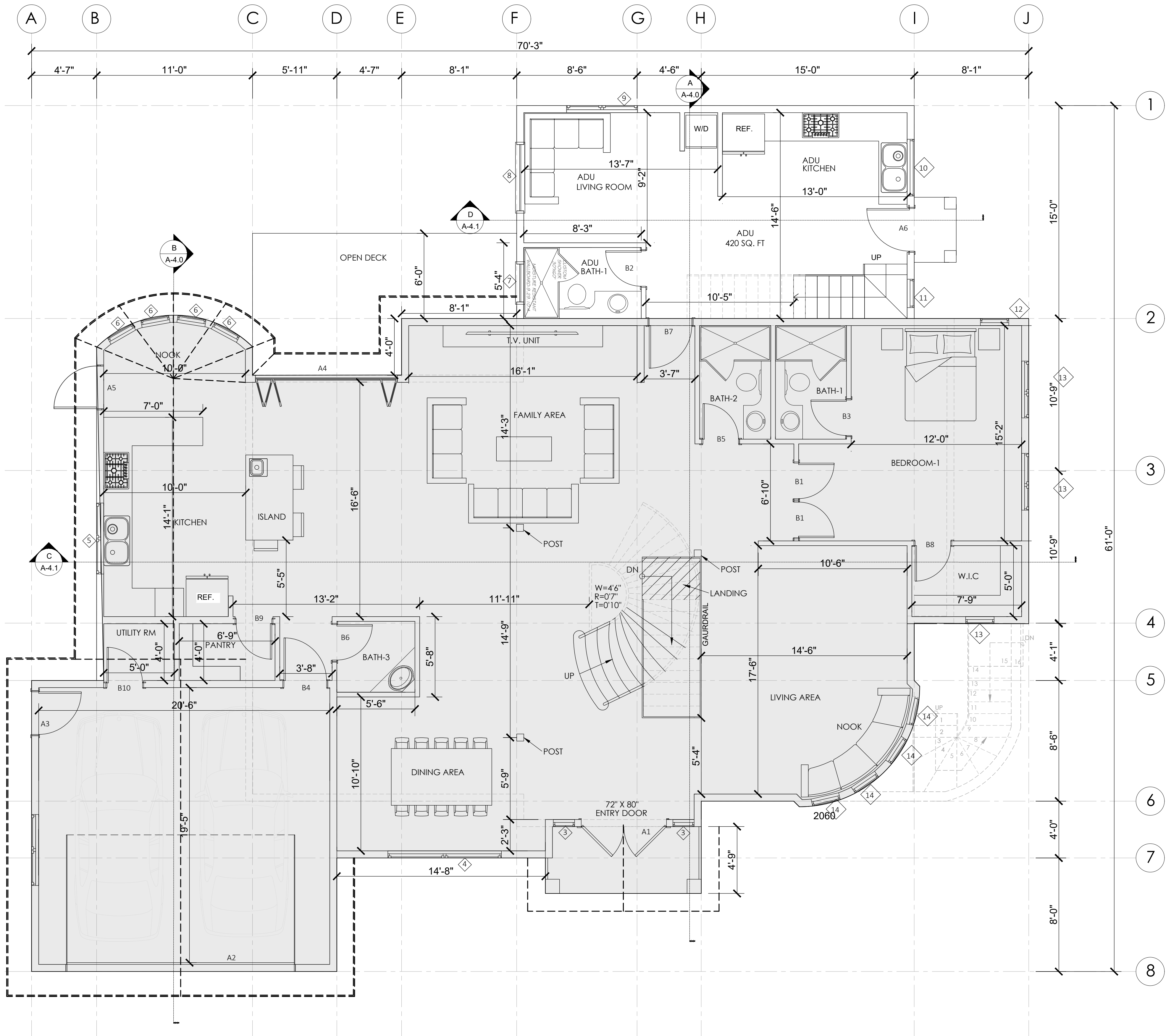
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

BASEMENT FLOOR PLAN



NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	ISSUED FOR REVIEW	4/10/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI
2	ISSUED FOR REVIEW					

A-2.0



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

GENERAL NOTES

1. REFER TO A-4.0 SHEETS FOR BUILDING SECTIONS.
3. REFER TO A-5.0 SHEETS FOR TYPICAL DETAILS.
4. GARAGE WALLS AND CEILING TO BE FINISHED WITH 5/8 INCH TYPE X GYPSUM BOARD ON GARAGE INTERIOR SIDE (CRC R302.6)
5. AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE, PER A.C.O. SECTION 15.16.140-1211
6. ALL PLUMBING WALLS TO BE MIN. 2x6
7. PLUMBING FIXTURES
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 - b. SHOWERHEADS -2.0 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.3.
 - c. LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1.4.
 - d. KITCHEN FAUCETS - 1 .8 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1 .4.4.
8. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 41 8.0

LEGEND:

PRIMARY HOUSE
(FIRST FLOOR)

A	TOTAL (NET) LOT AREA	13,645 SQFT
PERMITTED LIVING AREA FOR LOT GREATER THAN 11,000 SQ FT PER R1-10		
B	MAX FLOOR AREA FOR 11,000 SQ FT AREA	3,850.0 SQ.FT
C	ADDITIONAL LOT AREA GREATER THAN 11,000 SQ FT	2,645.0 SQ.FT
D	ADDITIONAL FLOOR AREA (10% OF) ADDITIONAL 2,645 SQ FT LOT	264.5 SQ.FT
E	TOTAL PERMITTED LIVING FLOOR AREA (B+D)	4,114.5 SQ.FT
NEW (DESIGN) LIVING AREA		
F	FIRST FLOOR LIVING AREA	2,011.0 SQ.FT
G	GARAGE AREA	440.75 SQ.FT
H	TOTAL PROPOSED DESIGN FLOOR AREA (F+G)	2,451.75 SQ.FT
ADDITIONAL FLOOR AREA IN MAIN HOUSE		
I	PORCH	50.6 SQ.FT
J	TOTAL AREA	2,502.35 SQ.FT



PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

FIRST FLOOR PLAN



DATE:	4/10/2025
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	ISSUED FOR REVIEW	1	
		2	
ISSUED FOR REVIEW			

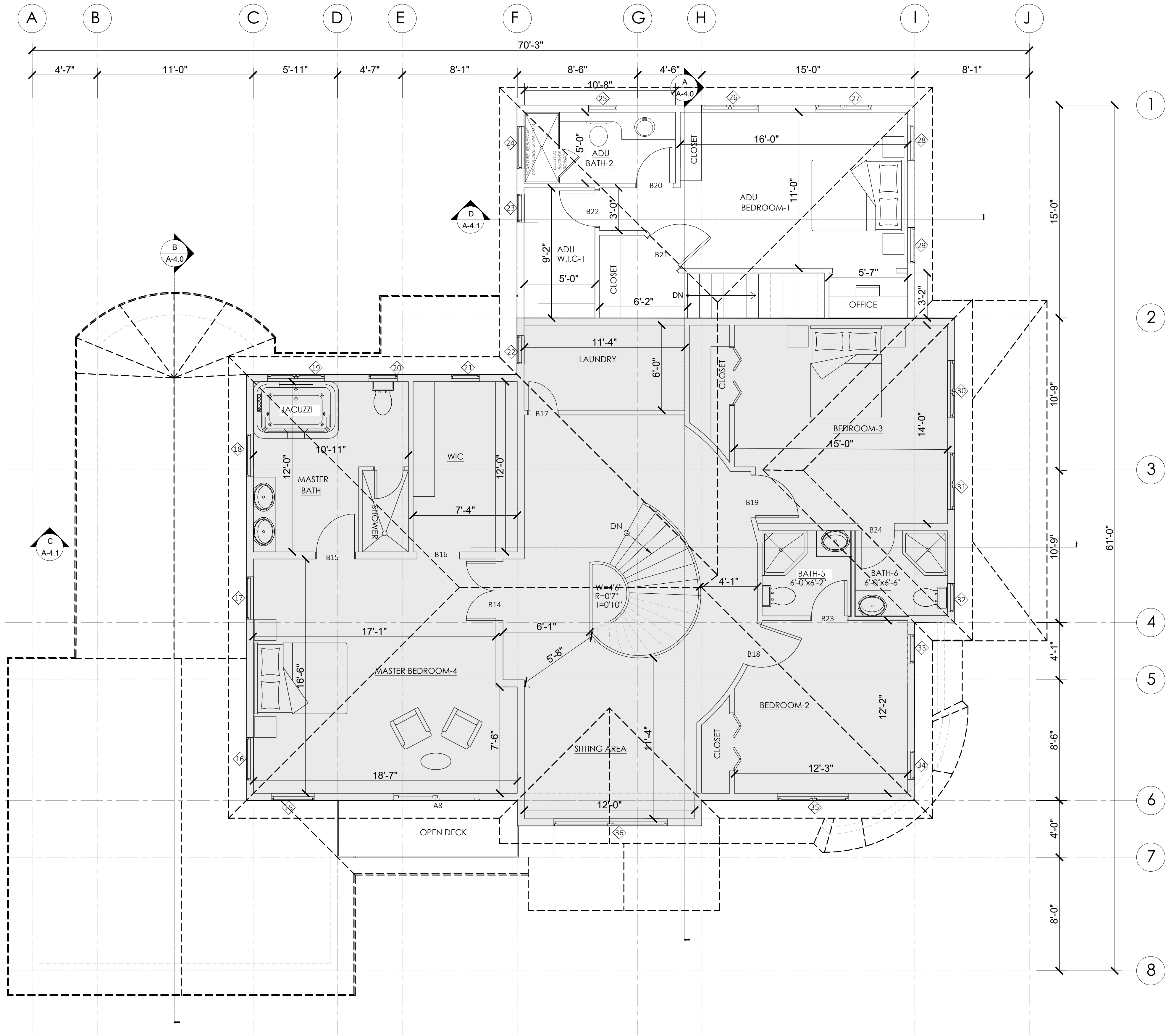
A-2.1

• CONSTRUCTION

• CONSULTATION

• ENGINEERING

• ARCHITECTURE



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

GENERAL NOTES

1. REFER TO A-4.0 SHEETS FOR BUILDING SECTIONS.
3. REFER TO A-5.0 SHEETS FOR TYPICAL DETAILS.
4. GARAGE WALLS AND CEILING TO BE FINISHED WITH 5/8 INCH TYPE X GYPSUM BOARD ON GARAGE INTERIOR SIDE (CRC R302.6)
5. AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE, PER A.C.O. SECTION 15.16.140-1211
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 - c. LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1.4.
 - d. KITCHEN FAUCETS - 1.8 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1 .4.4.
8. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 41 8.0

LEGEND:

PRIMARY HOUSE
(SECOND FLOOR)



AREA STATEMENT

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	ISSUED FOR REVIEW	4/10/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI
2	ISSUED FOR REVIEW					
3						

1.	SECOND FLOOR	= 1,609 SQFT
2.	OPEN DECK	= 50.7 SQFT
3.	TOTAL (1+2)	= 1,659.7 SQFT



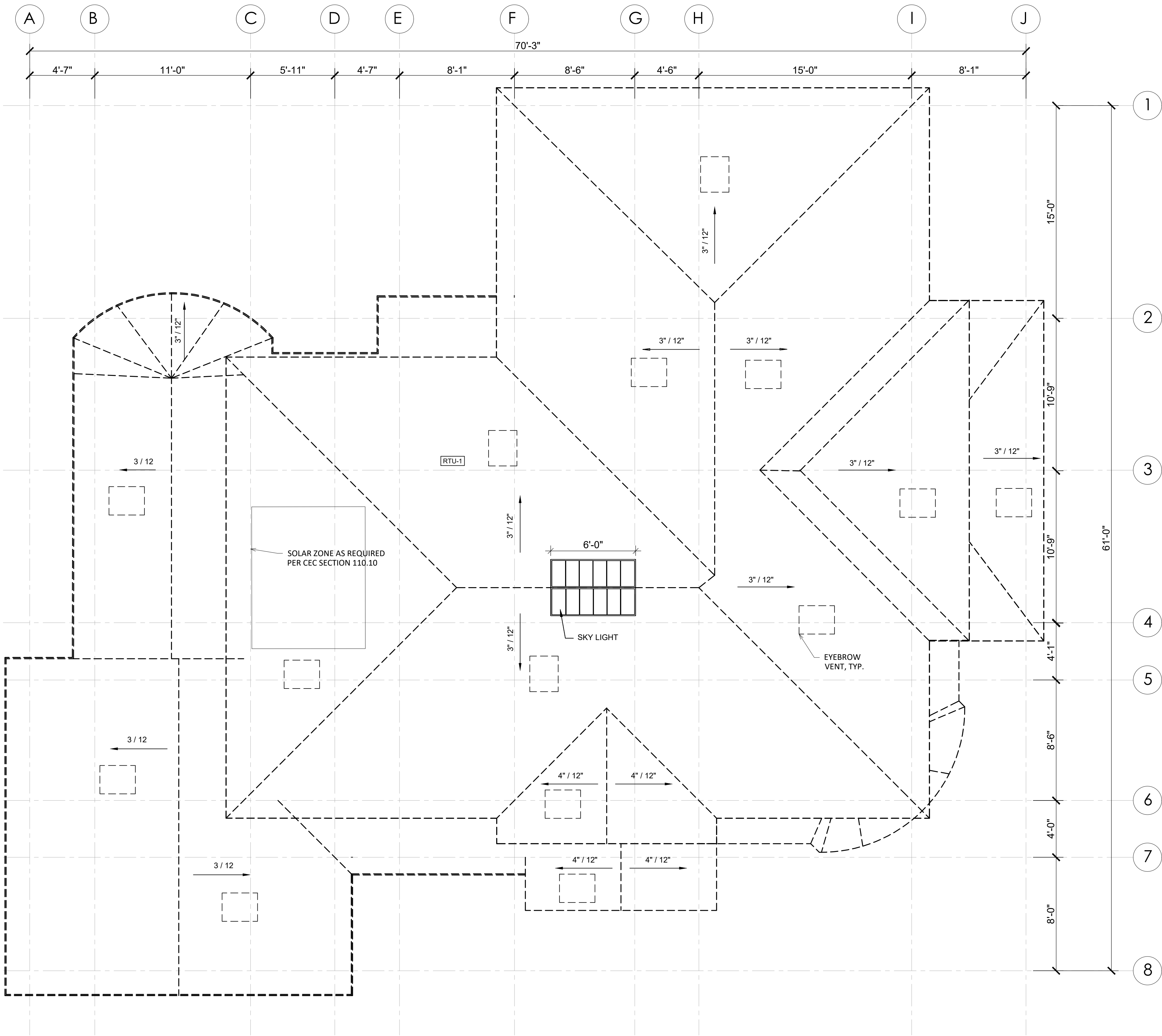
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

SECOND FLOOR PLAN



DATE:	4/10/2025
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

A-2.2



ROOF PLAN

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

GENERAL NOTES

1. TYPICAL ROOF PITCH IS 3:12 UNLESS OTHERWISE NOTED.
THESE NOTES ARE FOR THIS SHEET AND OTHER APPLICABLE SHEETS.
1. ROOFING TYPE - CONCRETE TILE ROOF.
2. ALL CONC. TILE SHALL COMPLY WITH C.B.C STANDARDS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. VERIFY ALL WITH CURRENT TILE ROOFING ASSOCIATIONS SPECS.
3. RIDGES, VALLEYS, HIP, EAVES AND RAKES SHALL BE CONSTRUCTED PER THE ROOFING MANUFACTURERS SPECIFICATIONS , MIN.
4. AT HE JUNCTURE OF ROOF AND VERTICAL SURFACES, FLASHING AND COUNTER FLASHING SHALL BE PROVIDED PER THE ROOFING MANUFACTURER'S INSTRUCTIONS MIN. AND HALL BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL AS PER C.B.C SECTION 1509.
5. ALL FLOOR, WALL , AND ROOF INSULATION SHALL MEET THE REQUIREMENTS OF C.B.C SECTION 707. SEE INSULATION SCHEDULE ON TITLE 24 ENERGY CALCULATION.
6. LOCATE ROOF VENTS AND OTHER ROOF PENETRATIONS IN AREA AWAY FROM ROOF HIPs. VALLEYS, RIDGES AND WALLS, VERIFY LOCATIONS WITH ARCHITECT.
7. FRAMER SHALL COORDINATE VENT OPENING WITH THE STRUCTURAL FRAMING, FIRE BLOCKING. DRAFT STOPPING AND WRAP BACK.
8. ALL ROOF AND WALL VENTS SHALL BE SEALED AND FLASHED, MIN.

ATTIC VENTILATION CALCULATIONS

1ST FLOOR ATTIC (ABOVE GARAGE & KITCHEN)
ATTIC AREA: 1,100 SQ. FT.

REQUIRED VENTILATION (PER CRC SECTION R806.2 EXCEPTION
CONDITION 2):
 $1100 \times \frac{1}{300} = 3.67$ SQ. FT. = 528.48 SQ. IN.

PROVIDED VENTILATION:
UPPER VENTILATION
(4) LOW PROFILE EYEBROW VENTS
FREE AIR SPACE = 70 SQ. IN. EACH
4 x 70 SQ. IN. = 280 SQ. IN.

EAVE VENTILATION
(27) VENTED FRIEZE BLOCKS EACH WITH (3) 2" Ø HOLES W/
CORROSION RESISTANT METAL MESH
FREE AIR SPACE = 9.42 SQ. IN. EACH
27 x 9.42 SQ. IN. = 254.34 SQ. IN.

TOTAL PROVIDED
EYEBROW VENTS 280 SQ. IN. (52%)
EAVE VENTS 254 SQ. IN. (48%)
TOTAL PROVIDED = 534 SQ. IN

2ND FLOOR ATTIC
ATTIC AREA: 2,564 SQ. FT.

REQUIRED VENTILATION (PER CRC SECTION R806.2 EXCEPTION
CONDITION 2):
 $2,564 \times \frac{1}{300} = 8.55$ SQ. FT. = 1230.72 SQ. IN.

PROVIDED VENTILATION:
UPPER VENTILATION
(10) LOW PROFILE EYEBROW VENTS
FREE AIR SPACE = 70 SQ. IN. EACH
10 x 70 SQ. IN. = 700 SQ. IN.

EAVE VENTILATION
(60) VENTED FRIEZE BLOCKS EACH WITH (3) 2" Ø HOLES W/
CORROSION RESISTANT METAL MESH
FREE AIR SPACE = 9.42 SQ. IN. EACH
60 x 9.42 SQ. IN. = 565 SQ. IN.

TOTAL PROVIDED
EYEBROW VENTS 700 SQ. IN. (55%)
EAVE VENTS 565 SQ. IN. (45%)
TOTAL PROVIDED = 1265 SQ. IN



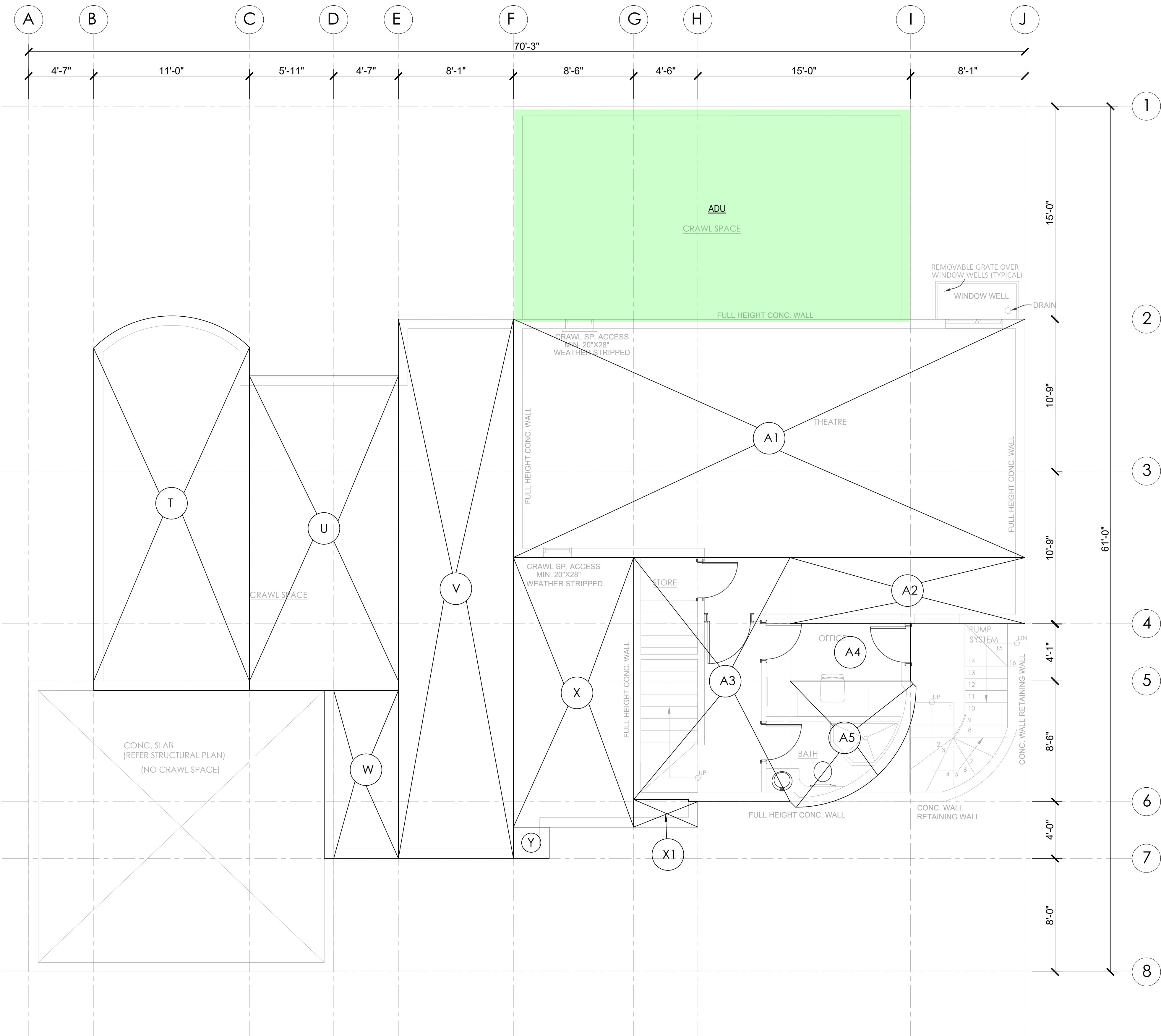
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

ROOF PLAN



NO.	REVISIONS	DATE:	4/10/2025	DESIGNED BY:	M. SAINI
				DRAWN BY:	K. KUMAR
				CHECKED BY:	M. SAINI
				APPROVED BY:	M. SAINI

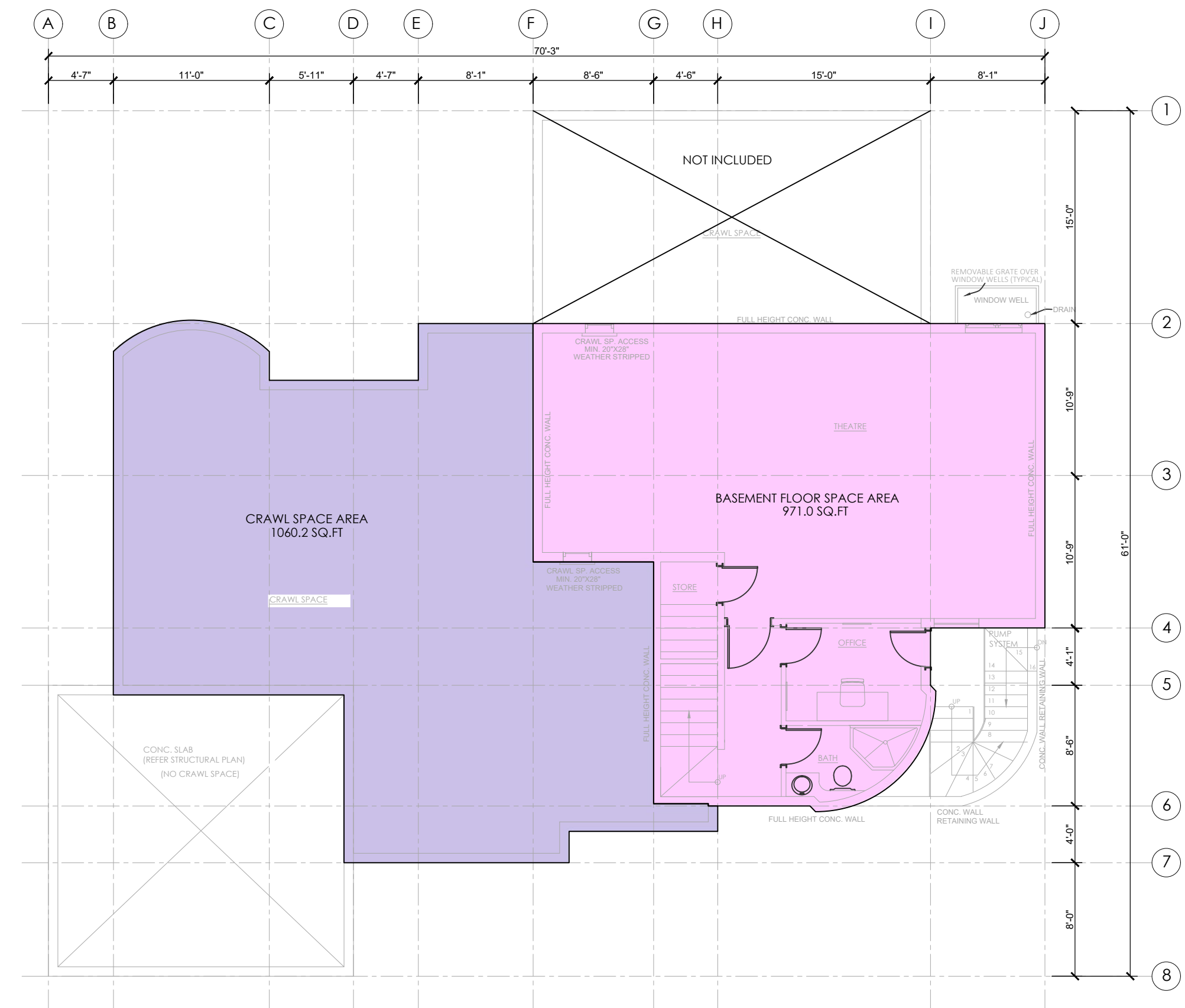
A-2.3



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

FLOOR AREA AND COVERAGE CALCULATIONS							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
BASEMENT							
T	24.2	11	282.1	U	10.5	22.2	232.8
V	8.1	38	307.8	W	5.167	11.8	61.146278
X	8.5	19	161.50	Y	2.52	2.22	5.6
				X1	4.6	1.92	8.8
TOTAL			751.40	TOTAL			308.33
Total (Sq. ft.)				1060			
BASEMENT LIVING AREA							
A1	36.18	16.75	606.0	A2	16.5	4.67	77.0
A3	11	17.23	189.5	A4	4	9	34.2
A5	Curve in shape		63.5				
TOTAL			859.05	TOTAL			111.18
Basement Living Area (Sq. Ft.)				971.0			

HABITABLE AREA							
A1	36.18	16.75	606.0	A2	16.5	4.67	77.0
A3	11	17.23	189.5	A4	4	9	34.2
A5	Curve in shape		63.5				
TOTAL			859.05	TOTAL			111.18
Basement Habitable Area (Sq. Ft.)				971.0			
CRAWL SPACE AREA							
T	24.2	11	282.1	U	10.5	22.2	232.8
V	8.1	38	307.8	W	5.167	11.8	61.146278
X	8.5	19	161.50	Y	2.52	2.22	5.6
				X1	4.6	1.92	8.8
TOTAL			751.40	TOTAL			308.33
Basement Non-Habitable Area (Sq. Ft.)				1060.0			



BASEMENT FLOOR KEY PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

ADU
(NOT INCLUDED)



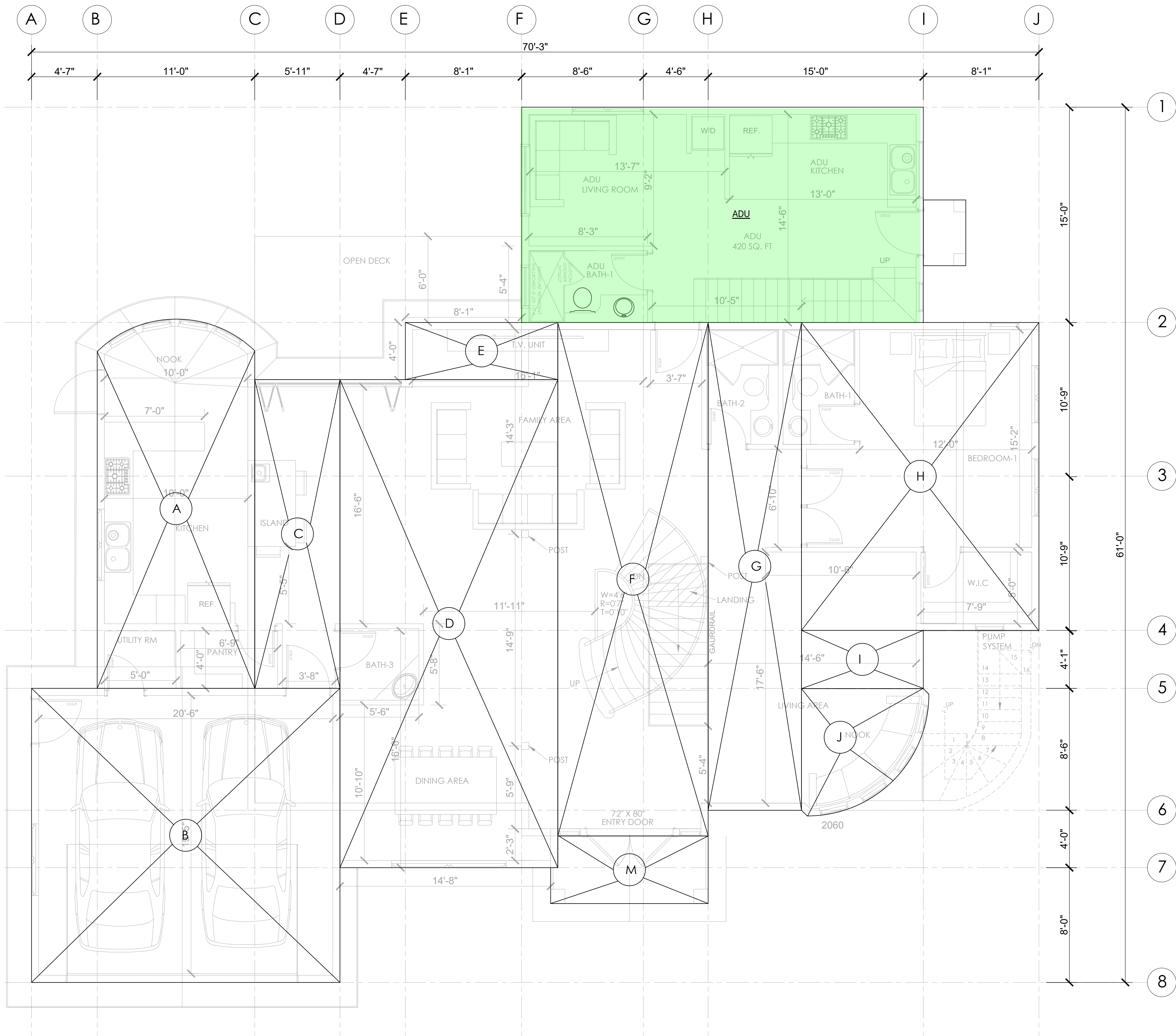
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

**BASEMENT FLOOR PLAN
&
AREA CALCULATIONS**



NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	ISSUED FOR REVIEW	4/7/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI
2	ISSUED FOR REVIEW					

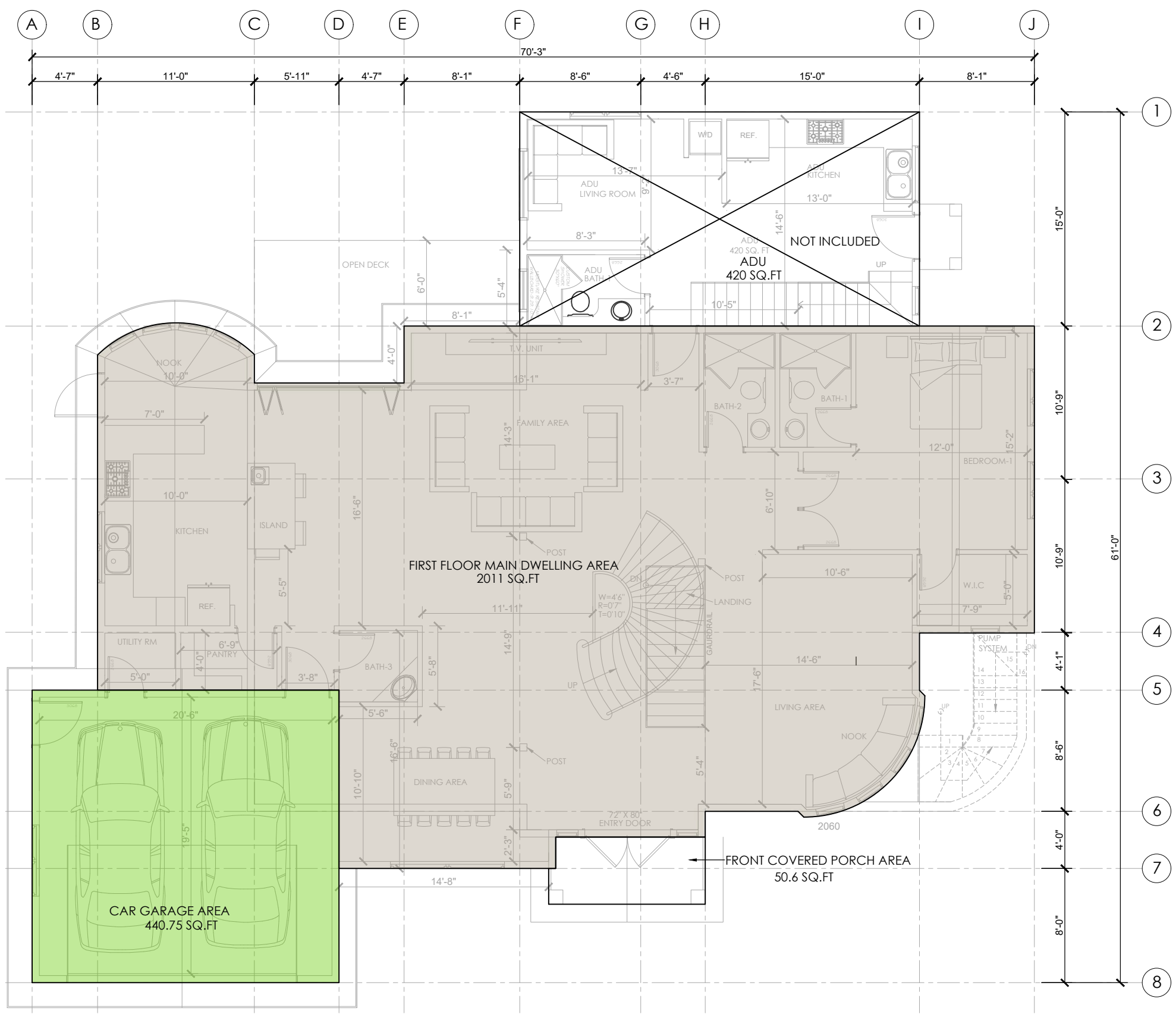
A-2.4.



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

FLOOR AREA AND COVERAGE CALCULATIONS							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
First Floor							
A	23.5	11	274.8	C	5.9417	21.5	127.7
D	15.19	34	516.5	E	3.992	10.6	42.3
F	10.48	35.79	375.1	G	6.5	34.1	221.3
H	16.56	21.45	355.2	I	4.06	8.5	34.5
J	Curve in shape		63.4				
TOTAL			1585.0	TOTAL			425.9
TOTAL (Sq. ft.)				2011			
Garage							
B	21.5	20.5	440.75				
Total (Sq. ft.)				440.75			
Covered Porch							
M	10.7	4.725	50.6				
Total (Sq. ft.)				50.6			

HABITABLE AREA							
A	23.5	11	274.8	C	5.9417	21.5	127.7
D	15.19	34	516.5	E	3.992	10.6	42.3
F	10.48	35.79	375.1	G	6.5	34.1	221.3
H	16.56	21.45	355.2	I	4.06	8.5	34.5
J	Curve in shape		63.4				
TOTAL			1585.0	TOTAL			425.9
TOTAL (Sq. ft.)				2011			
NON-HABITABLE AREA							
B	21.5	20.5	440.75				
Total (Sq. ft.)				440.75			



FIRST FLOOR KEY PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

ADU
(NOT INCLUDED)



PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

FIRST FLOOR PLAN
&
AREA CALCULATIONS



DATE:	4/7/2025
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	REVISIONS
1	ISSUED FOR REVIEW
2	ISSUED FOR REVIEW

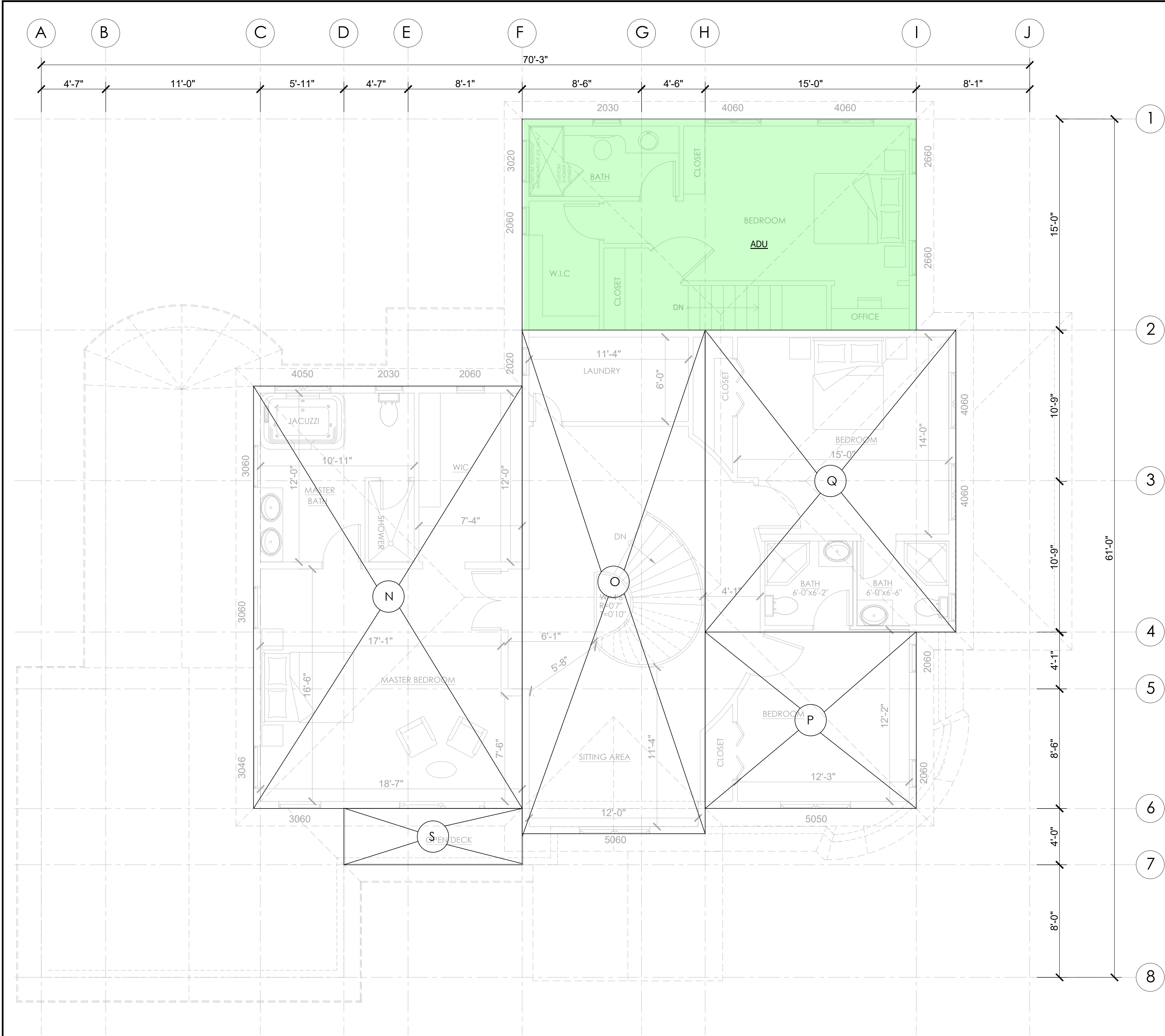
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• CONSTRUCTION

• CONSULTATION

• ENGINEERING

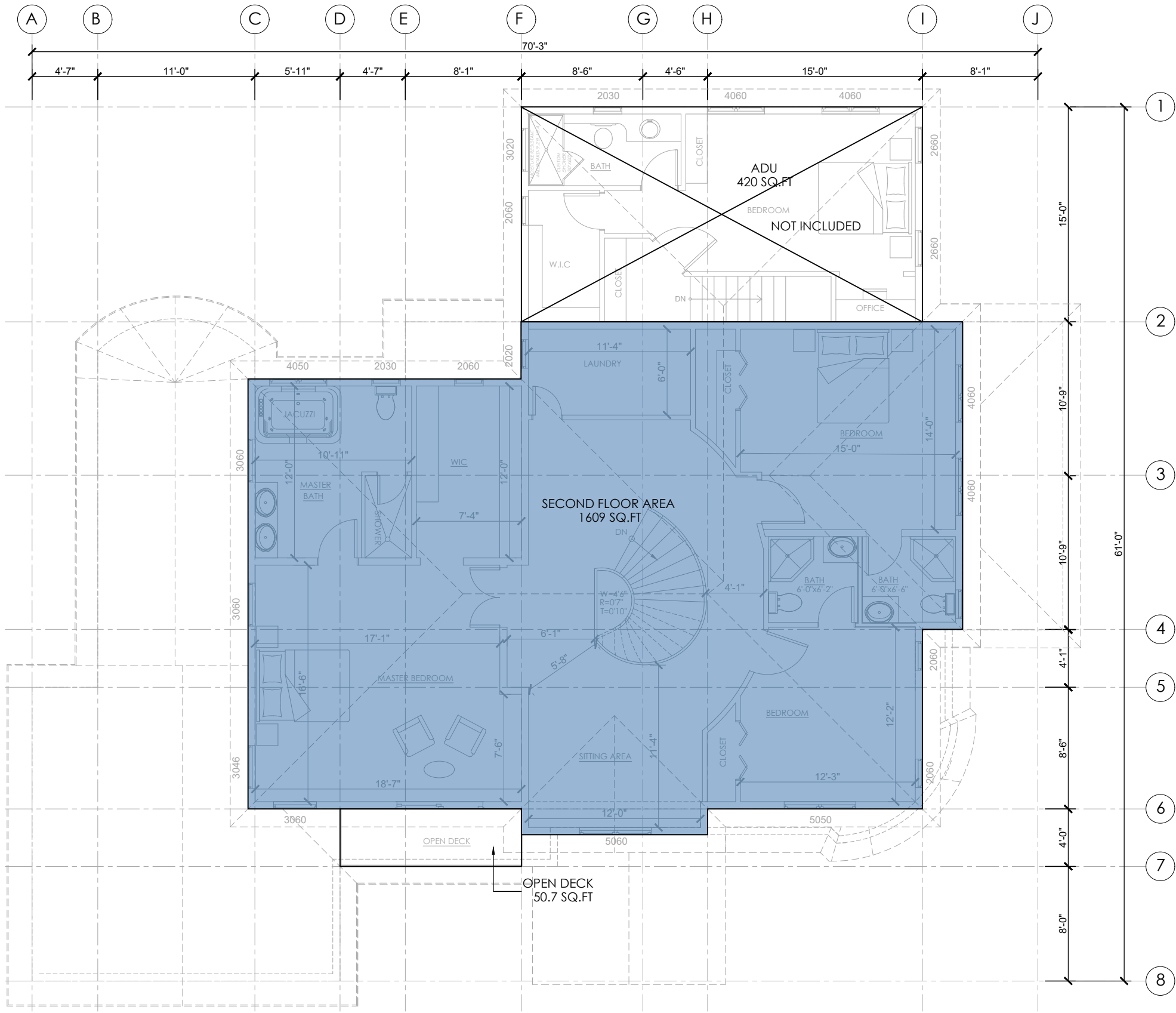
• ARCHITECTURE



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

FLOOR AREA AND COVERAGE CALCULATIONS							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
Second Floor							
N	19.07	30.025	572.6	O	13	35.8	465.4
P	15.1	12.45	188.0	Q	21.5	17.8	382.1
TOTAL			760.6	TOTAL			847
Total (Sq. ft.)				1609			
OPEN DECK							
S	12.67	4	50.7				
HABITABLE AREA							
Second Floor							
N	19.07	30.025	572.6	O	13	35.8	465.4
P	15.1	12.45	188.0	Q	21.5	17.8	382.1
TOTAL			760.6	TOTAL			847
Total (Sq. ft.)				1609			
Second Floor Habitable Living Area (Sq. Ft.)					1609		

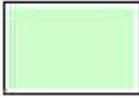
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SECOND FLOOR KEY PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

ADU
(NOT INCLUDED)



PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
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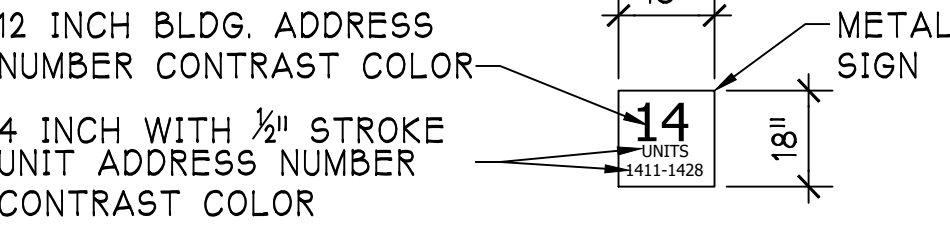
SECOND FLOOR PLAN
&
AREA CALCULATIONS



NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	ISSUED FOR REVIEW	4/7/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI
2	ISSUED FOR REVIEW					

A-2.6

BUILDING ADDRESS SIGN:



NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

PREPARED FOR:

FRONT AND LEFT
ELEVATIONS



ENGINEERING

ARCHITECTURE

CONSTRUCTION

SHEET NOTES:

THESE NOTES ARE FOR THE BUILDING EXTERIOR ELEVATIONS, PAINT COLOR REFLECT COLOR SCHEME BELOW.

- 1 CEMENT PLASTER FINISH - BODY COLOR 1
- 2 CEMENT PLASTER FINISH - TRIM COLOR 1
- 3 CONC. TILE ROOF OVER ROOF FELT
- 4 PAINTED METAL GUARDRAIL
- 5 GSM GUTTER OVER 2X WOOD FASCIA TRIM.
- 6 CULTURAL STONE

SPECIFICATIONS

- 1. ROOF
CONCRETE ROOF TILE OVER FELT UNDERLAY
1/2" PLYWOOD EXT.
ENGINEERED ROOF TRUSSES @24"O/C
- 2. CEILING
R-51 BLOWN CELLULOSE
6MIL. POLY VAPOUR BARRIER
20X28 ATTIC ACCESS
VENT 1/300
5/8" CEILING GYP.
R28 BATT OR R28 RIGID INSULATION
- 3. FASCIA/SOFFIT
EAVE PROTECTION
4"X5" ALUM.GUTTER TYP
2"X10" FASCIA BOARD
VENTED PLASTIC SOFFITS
- 4. EXT.WALL
STUCCO 1.5" WITH MIN 19MM STRAPPING
1X3 P.T WOOD STRAPPING @ 16 O.C. VENT
AIRSPACE) 30MM-2 LAYERS OF BUILDING PAPER
1/2" PLYWOOD 2X6 STUDS @ 16" O.C
R-24 HIGH-DENSITY BATT INSULATION
6MILL POLY VAPOUR BARRIER 1/2" GYPROC
- 5. INTERIOR PARTION
1/2" GPROC EACH SIDE
2X4/6 STUDS @ 16 O.C.
- 6. SECOND FLOOR
5/8" T&G PLYWOOD SUBFLOOR
1-1/2" CONC. SLAB
11-7/8" FLOOR JOISTS AS PER. ENGINEERS SPECS
2X2 DIAGONAL CROSS BRIDGING @ 7 O.C.
5/8" CEILING GYPROC
- 7. FLOOR SLAB
5.5" CONCRETE FLOOR SLAB
6MIL POLY VAPOUR BARRIER
R12 RIGID INSULATION UNDER SLAB
MIN. 5" GRANULAR FILL ON COMPACT
MAX.18 LAYERS
R28 HIGH DENSITY BATT

8. EXTERIOR FOUNDATION

- DRAINAGE MATT
2 COATS ASPHALT EMULSION
5/8"DIA. ANCHOR BOLTS @ 4 O.C.
8" CONCRETE FOUNDATION WALL
R14
R12 RIGID UNDER SLAB
2X4 @16" OC STUDS
1/2"GYPROC
24"X8 CONT. CONC. STRIP FOOTINGS
ON FIRM UNDISTURBED SOIL

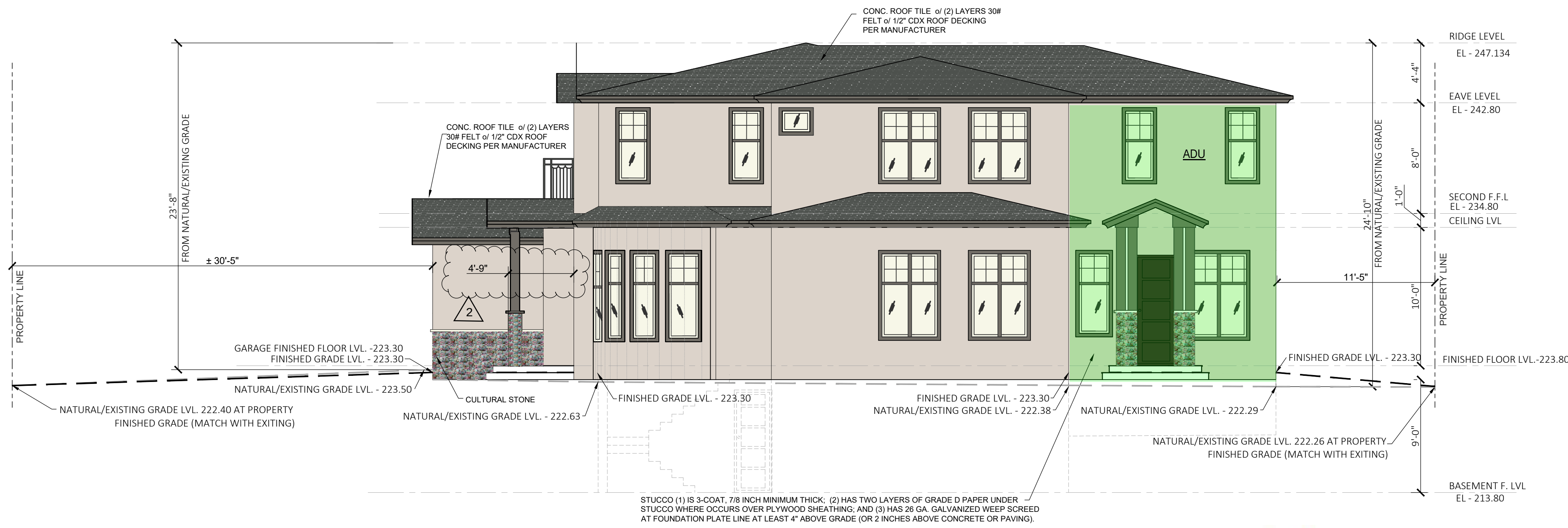
COLOR SCHEME

1	BODY COLOR 1 BENJAMIN MOORE KITTEN WHISKERS 1003	
2	TRIM 1 BENJAMIN MOORE WINDY CITY CSP-150	
3	ROOF EAGLE ROOFING DARK CHARCOAL 4595 CONCRETE TILE	
4	RAILINGS BENJAMIN MOORE BLACK HC-190	
5	STONE CULTURAL STONE OLD COUNTRY FIELDSTONE ECO RIDE	

NOTE:
PAINT COLORS FOR EACH LOCATION SHOWN ARE
THE SAME THROUGHOUT THE ENTIRE ELEVATION

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

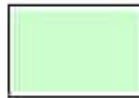


RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND:

ADU
(NOT INCLUDED)



A-3.0

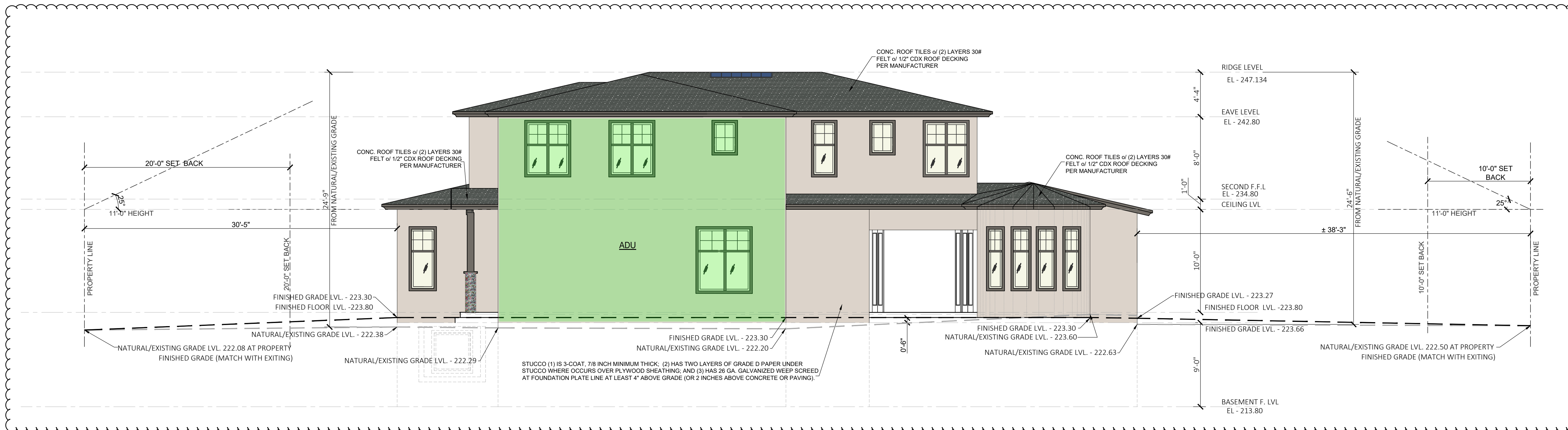
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE,
LOS ALTOS, CA 94024
APN-318-10-025

REAR AND RIGHT ELEVATIONS



NO.	REVISIONS	DATE:	1/21/2025
1	ISSUED FOR REVIEW	DESIGNED BY:	M. SAINI
		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

A-3.1



REAR ELEVATION

SCALE: 3/16" = 1'-0"

SHEET NOTES:

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COLOR REFLECT COLOR SCHEME BELOW.

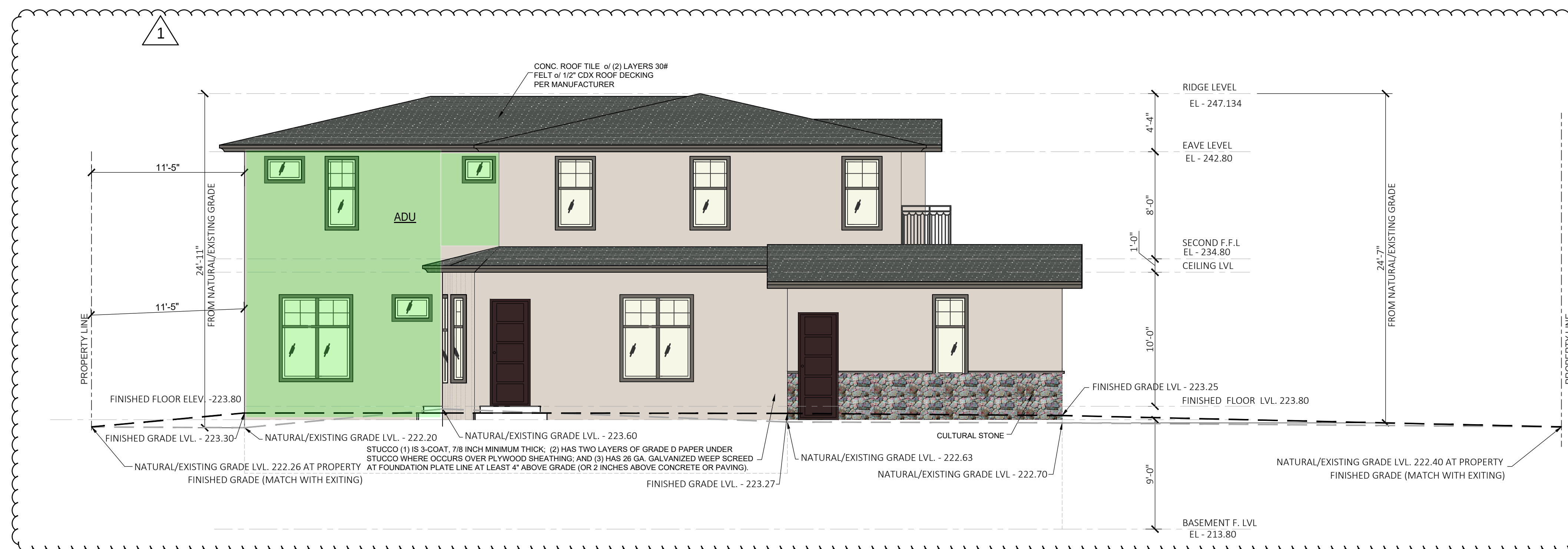
- | | | |
|---|--------------------------------------|-----------|
| ① | CEMENT PLASTER FINISH - BODY COLOR 1 | → ① |
| ② | CEMENT PLASTER FINISH - TRIM COLOR 1 | → ② |
| ③ | CONC. TILE ROOF OVER ROOF FELT | COLOR → ③ |
| ④ | PAINTED METAL GUARDRAIL | COLOR → ④ |
| ⑤ | GSM GUTTER OVER 2X WOOD FASCIA TRIM. | COLOR → ⑤ |
| ⑥ | CULTURAL STONE | COLOR → ⑥ |

SPECIFICATIONS

1. ROOF
CONCRETE ROOF TILE OVER FELT UNDERLAY
1/2" PLYWOOD EXT.
ENGINEERED ROOF TRUSSES @24"O/C
 2. CEILING
R-51 BLOWN CELLULOSE
6MIL. POLY VAPOUR BARRIER
20X28 ATTIC ACCESS
VENT 1/300
5/8" CEILING GYP.
R/28 BATT OR R/28 RIGID INSULATION
 3. FASCIA/SOFFIT
EAVE PROTECTION
4"X5" ALUM. GUTTER TYP
2"X10" FASCIA BOARD
VENTED PLASTIC SOFFITS
 4. EXT.WALL
STUCCO 1.5" WITH MIN.19MM STRAPPING
1X3 P.T WOOD STRAPPING @ 16 O.C. VENT
AIRSPACE) 30MM-2 LAYERS OF BUILDING PAPER
1/2" PLYWOOD 2X6 STUDS @ 16" O.C
R-24 HIGH-DENSITY BATT INSULATION
6MILL POLY VAPOUR BARRIER 1/2" GYPROC
 5. INTERIOR PARTION
1/2" GPROC EACH SIDE
2X4/6 STUDS @ 16 O.C.
 6. SECOND FLOOR
5/8" T & G PLYWOOD SUBFLOOR
1-1/2" CONC. SLAB
11-7/8" FLOOR JOISTS AS PER. ENGINEERS SPECS
2X2 DIAGONAL CROSS BRIDGING @ 7 O.C.
5/8" CEILING GYPROC
 8. EXTERIOR FOUNDATION
DRAINAGE MATT
2 COATS ASPHALT EMULSION
5/8" DIA. ANCHOR BOLTS @ 4 O.C.
8" CONCRETE FOUNDATION WALL
R14
R12 RIGID UNDER SLAB
2X4 @ 16" OC STUDS
1/2" GYPROC
2X4X8 CONT. CONC. STRIP FOOTINGS
ON FIRM UNDISTURBED SOIL

①	<u>BODY COLOR 1</u> BENJAMIN MOORE KITTEN WHISKERS 1003	
②	<u>TRIM 1</u> BENJAMIN MOORE WINDY CITY CSP-150	
③	<u>ROOF</u> EAGLE ROOFING DARK CHARCOAL 459S CONCRETE TILE	
④	<u>RAILINGS</u> BENJAMIN MOORE BLACK HC-190	
⑤	<u>STONE</u> CULTURAL STONE OLD COUNTRY FIELDSTONE ECO RIDE	

NOTE:
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THE SAME THROUGHOUT THE ENTIRE ELEVATION

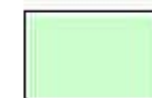


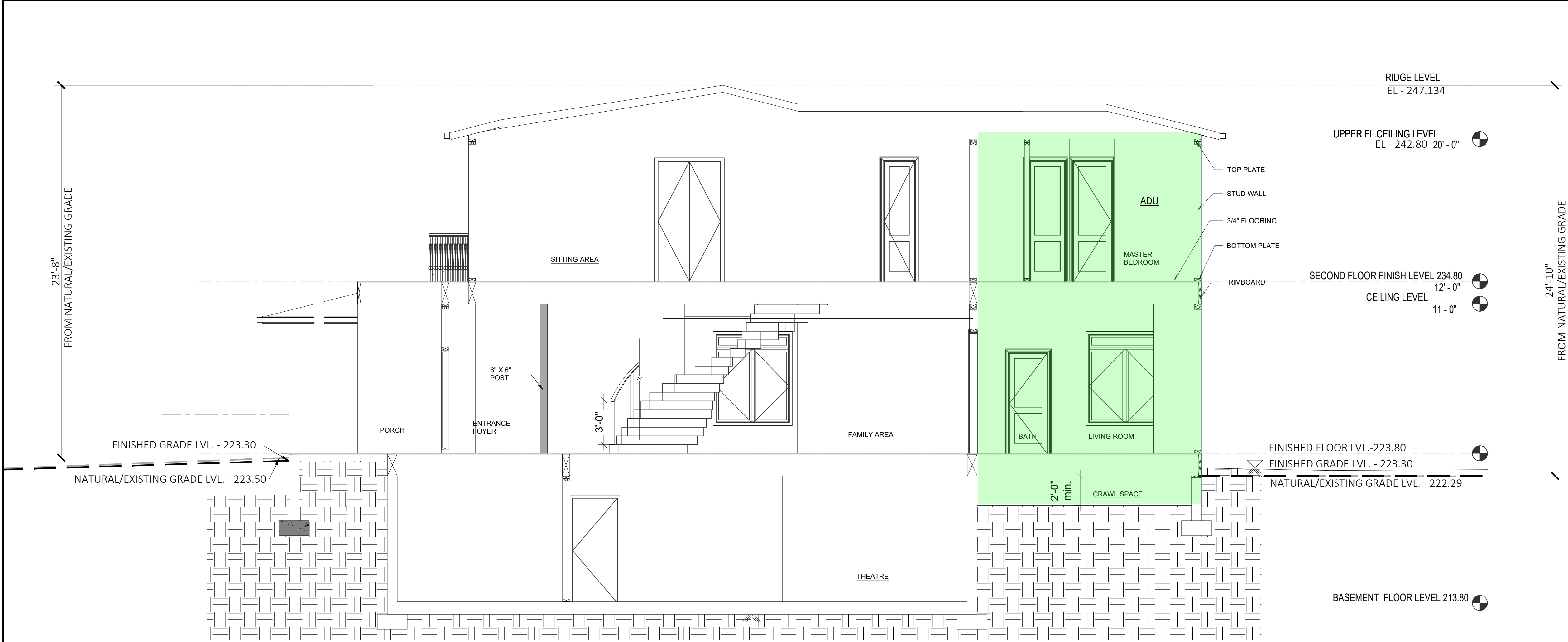
LEFT ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND:

ADU
(NOT INCLUDED)





SECTION A
SCALE: 1/4" = 1' A-2.1



SECTION B
SCALE: 1/4" = 1' A-2.1

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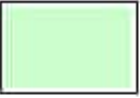
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1X3 P.T WOOD STRAPPING @ 16 O.C. VENT AIRSPACE) 30MM-2 LAYERS OF BUILDING PAPER
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R-24 HIGH-DENSITY BATT INSULATION
6MILL POLY VAPOUR BARRIER 1/2" GYPROC
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5.5" CONCRETE FLOOR SLAB
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MAX.18 LAYERS
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8. EXTERIOR FOUNDATION
DRAINAGE MATT
2 COATS ASHPAULT EMULSION
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24"X8 CONT. CONC. STRIP FOOTINGS
ON FIRM UNDISTURBED SOIL

LEGEND:

ADU
(NOT INCLUDED)



PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

CROSS SECTIONS



NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		4/7/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

A-4.0

CONSTRUCTION

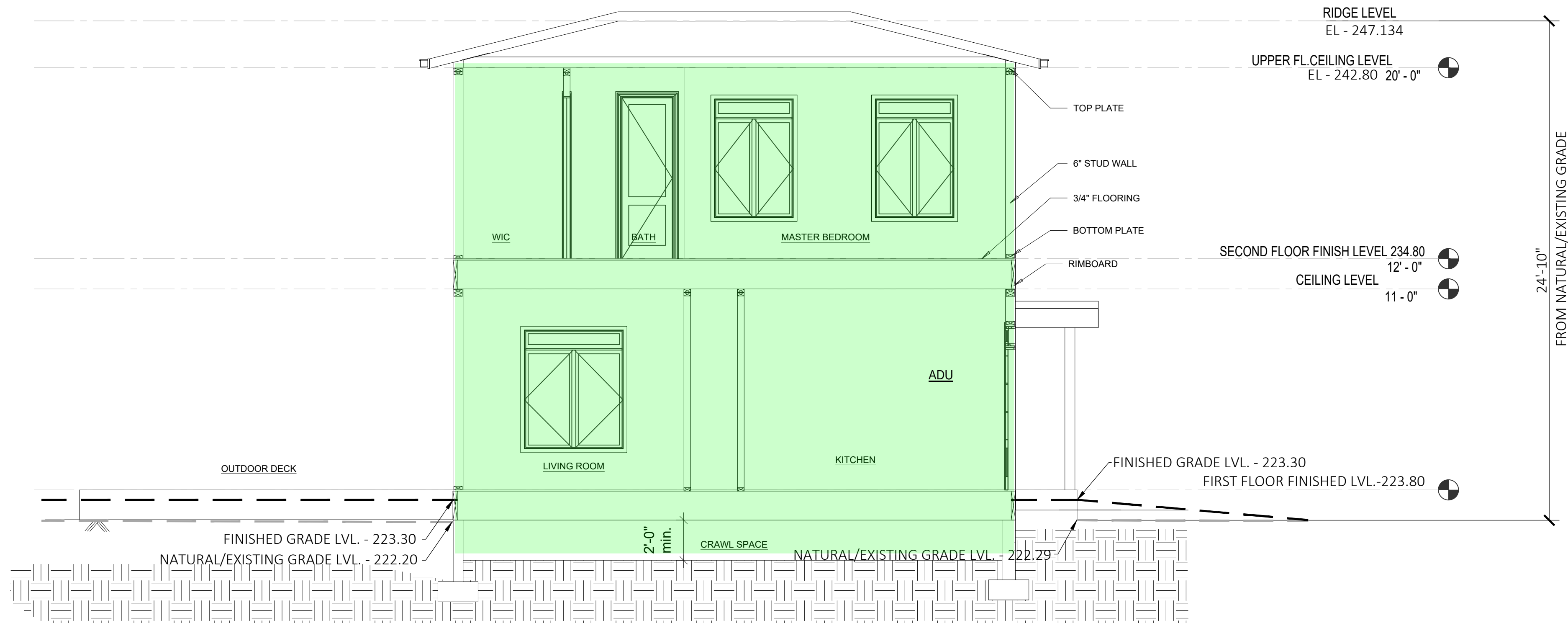
CONSULTATION

ENGINEERING

ARCHITECTURE



SECTION C
SCALE: 1/4" = 1' A-2.1



SECTION D
SCALE: 1/4" = 1' A-2.1

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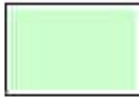
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CROSS SECTIONS



NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		4/7/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

A-4.1

● CONSTRUCTION

● CONSULTATION

● ENGINEERING

● ARCHITECTURE

GENERAL SPECIFICATIONS

- SITE CONSTRUCTION
1. REFER TO CIVIL AND LANDSCAPE ARCHITECTURAL DRAWINGS AND SPECIFICATION FOR MORE INFORMTAION.
2. FINAL GRADE SHALL BE SMOOTHED AND LEVELED.
3. EXTERIOR STAIRWAY CONSTRUCTION SHALL COMPLY WITH CBC SECTION 606.4, AND SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR WOOD NOT LESS THAN 2" NOMINAL THICKNESS.

- WOOD
1. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
2. ALL INTERIOR NON-LOAD BEARING PARTITIONS TO BE 2x4, UNLESS OTHERWISE NOTED.
3. BRACE PARTITIONS TO ROOF STRUCTURE ABOVE AS REQUIRED.
4. GENERAL PARTITIONS SHALL EXTEND TO ABOVE FINISH CEILING

- MECHANICAL, ELECTRICAL, PLUMBING
1. CONCEPTUAL MEP PLANS ARE FOR GENERAL LOCATIONS ONLY. CONTRACTOR SHALL DETERMINE FINAL DESIGN, FOLLOW ALL REGULATIONS, AND OBTAIN ALL PERMITS.
2. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOORS, ETC.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORKS.
4. CONTRACTOR SHALL PROVIDE REQUIRED PLUMBING AND MECHANICAL VENTS AND EXHAUST.

5. SMOKE ALARMS SHALL COMPLY WITH CBC SECTION 310 REQUIREMENTS
- 310.9.1.3 POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE QUIRED FOR OVER-CURRENT PROTECTION.
- 310.9.1.4 LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A SMOKE ALARM SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE SMOKE ALARMS SHALL BE PLACED ON THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

- THERMAL & MOISTURE PROTECTION
1. MAINTAIN MINIMUM 18" CLEARANCE BETWEEN BOTTOM OF FLOOR JOISTS AND TOP OF FINISH GRADE IN ALL CRAWL SPACE AREAS, MIN. 12" CLEARANCE BETWEEN GRADE AND ALL OTHER HORIZONTAL FRAMING MEMBERS.
2. CONCRETE ROOF TILES BY EAGLE TILES ER-4660, OR APPROVED EQUAL.
3. INSTALLATION OF ROOF TILES AND FLASHINGS SHALL COMPLY WITH ICBO ER-6034P AND AS RECOMMENDED BY THE ROOF TILE INSTITUTE (WWW.ROOFTILE.ORG) AND THE ROOF MANUFACTURER.
4. PROVIDE MINIMUM NO. 30 FELT, ASTM D226 TYPE II BUILDING PAPER UNDERLAYMENT, UNLESS OTHERWISE NOTED, OR AS RECOMMENDED BY MANUFACTURER, WHICHEVER IS GREATER.
5. ALL METAL FLASHING SHALL BE OF MINIMUM NO. 26 GAUGE GALVANIZED STEEL SHEET METAL, UNLESS OTHERWISE NOTED, OR AS RECOMMENDED BY MANUFACTURER, WHICHEVER IS GREATER.
6. ALL METAL FLASHINGS THAT EXTEND BELOW GRADE OR ANY CONCRETE SLAB SHALL BE OF MINIMUM NO. 26 GAUGE STAINLESS STEEL.
7. ALL METAL FLASHINGS SHALL BE SEPARATED FROM WOOD BUILDING MATERIALS BY MINIMUM OF 20 LAYERS GRADE-D BUILDING PAPER OR 1 LAYER SELF-ADHERED WATERPROOF MEMBRANE.
8. ALL FLASHING FASTENERS SHALL BE MADE FROM COMPATIBLE MATERIALS WITH THE FLASHING TO AVOID GALVANIC CORROSION.
9. DISSIMILAR METALS SHALL BE SEPARATED BY MINIMUM 1 LAYER SELF-ADHERED WATERPROOF MEMBRANE.
10. ALL TUB/SHOWER WALLS TO BE OF NON-ABSORBANT MATERIALS

- FINISHES
1. ALL EXPOSED SURFACES TO BE FINISHED.
2. UNLESS NOTED OTHERWISE, ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE COATS.
- CEMENT PLASTER
1. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND MINIMUM REQUIREMENTS BELOW.
2. PORTLAND CEMENT: CONFORM TO STANDARD SPECIFICATIONS FOR PORTLAND CEMENT ASTM DESIGNATION C 150-53 TYPE I OR II FEDERAL SPECIFICATIONS NO. SS-3-351. MIX CEMENT IN ACCORDANCE WITH CBC TABLE 25-F.
3. METAL LATH: GALVANIZED METAL LATH 3.4#/SQ. YD. OR HEAVIER SELF FURRED GROOVED DIAMOND MESH.
4. BUILDING PAPER: ALL WATER PROOFED PAPER TO COMPLY WITH FEDERAL SPECIFICATIONS FOR GRADE D 60 MINUTES PAPER BACKING. APPLY TWO LAYERS OF BUILDING PAPER ON ALL EXTERIOR SURFACES TO BE PLASTERED.
5. ALL CEMENT PLASTER ACCESSORIES (IE EXPANSION CONTROL JOINTS, CASING BEADS, ETC) SHALL BE OF ZINC ALLOY, UNLESS OTHERWISE NOTED.]
6. CONTROL JOINTS: INSTALL AT LOCATIONS INDICATED ON ELEVATIONS, AND AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA AND APPROVED BY THE ARCHITECT:
- 1) WHERE AN EXPANSION OR CONTROL JOINT OCCURS IN THE SURFACE OF CONSTRUCTION DIRECTLY BEHIND THE PLASTER MEMBRANE.
- 2) THE DISTANCE BETWEEN THE CONTROL JOINTS IS NOT TO EXCEED 18 FEET IN ANY DIRECTION OR A LENGTH TO WIDTH RATIO OF 2-1/2 TO 1.
- 3) MAXIMUM 144 SQ. FT. OF WALL AREA.
- 4) NOT MORE THAN 100 SQ. FT. IN AREA FOR HORIZONTAL SURFACES.

- FOAM TRIM
1. BY BAYFOAM INC., 510-786-9663 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- GYPSUM BOARD
2. USE LEVEL 5 FINISH FOR ALL WALLS, UNLESS OTHERWISE NOTED.
3. PROVIDE USG DUROCK OR DENSGLASS SHIELD BACKING BOARD FOR ALL CERAMIC TILE. MOISTURE RESISTANT GYPSUM BOARD IS NOT ACCEPTABLE.
4. PROVIDE 1-HR WALL AND CEILING BETWEEN GARAGE AND MAIN HOUSE. INSTALL 5/8" TYPE 'X' GYPSUM BOARD WITH TAPERED EDGES AT INTERIOR OF GARAGE WALLS, CEILING, AND STRUCTURAL MEMBERS.
5. INSTALL 5/8" TYPE 'X' GYPSUM BOARD WITH TAPERED EDGES AT EXPOSED SPACE OF WALLS AND SOFFITS UNDER INTERIOR STAIRS.
6. INSTALL 5/8" TYPE 'X' GYPSUM BOARD WITH TAPERED EDGES AT SHAFT WALLS. OPENINGS INTO A SHAFT ENCLOSURE SHALL BE PROTECTED AS REQUIRED BY THE BUILDING AND MECHANICAL CODE.
7. INSTALL CONTROL JOINTS AT SPACING AND LOCATIONS REQUIRED BY REFERENCED GYPSUM BOARD APPLICATION AND FINISH STANDARD, AND APPROVED BY THE ARCHITECT FOR VISUAL EFFECT.
8. PROVIDE 1/2" FURRING STRIPS AND VAPOR BARRIER WHERE GYPSUM BOARD IS TO BE INSTALLED OVER CONCRETE BELOW GRADE.

PIPING SCHEDULE

PIPE	SIZE	JOINING METHOD	NOTES
SANITARY WASTE BELOW GRADE	ALL	SOLVENT	ABS
SANITARY WASTE ABOVE GRADE	ALL	SOLVENT	ABS
SANITARY VENT	ALL	SOLVENT	ABS
CONDENSATE PIPING	ALL	SOLVENT	PVC
GAS PIPING	ALL	THREADED	GALVANIZED STEEL
DOMESTIC WATER	ALL	LEAD-FREE 95/5 SOLDER	TYPE L OR K COPPER
ROOF DRAIN	ALL	SOLVENT	SCHEDULE 40 ABS DWV

APPLIANCE & FIXTURE SCHEDULE

MARK	DESCRIPTION
M	BUILT-IN MICROWAVE CABINET
R/O	30" WIDE COOKTOP & OVEN
REF	REFRIGERATOR, SHOWN FOR LOCATION REFERENCE ONLY
DW	DISHWASHER BELOW
W	CLOTHES WASHER, SHOWN FOR LOCATION REFERENCE ONLY
D	DRYER, SHOWN FOR LOCATION REFERENCE ONLY
SH	SHOWER WITH PAN, CERAMIC TILE SURROUND AND TEMPERED GLASS ENCLOSURE
T/S	SHOWER/TUB WITH CERAMIC TILE SURROUND ASSEMBLY AND CURTAIN ROD.

EQUIPMENT SCHEDULE

MARK	DESCRIPTION
WH	GAS-FIRED TANKLESS WATER HEATER STATE GTS-240-NIH DIRECT VENT OR EQUIVALENT ENERGY FACTOR .94 GAS INPUT 160,000 BTUH
FAU	GAS-FIRED FURNACE TRANE XL95 TUH2D120A960VA OR EQUIVALENT MINIMUM AFUE 95 MINIMUM OUTPUT 75,000 BTUH
AC	AIR CONDITIONING UNIT TRANE XL16i 4ITX6024J OR EQUIVALENT MINIMUM SEER RATING 14 MINIMUM COOLING CAPACITY 24,000 BTUH
H	KITCHEN EXHAUST FAN / RANGE HOOD GE JVXS300SJSS OR EQUIVALENT VENTING 310 CFM DUCTING 7" ROUND
G	BATHROOM EXHAUST FAN W/ LED LIGHT PANASONIC FV-05-11VKL1 MINIMUM CFM 70

INSULATION SCHEDULE

LOCATION	DESCRIPTION
EXTERIOR WALLS	R-19, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS
CEILING / ROOF	R-30, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS
DUCT	R-6
INTERIOR WALLS	R-19, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS
INTERIOR FLOORS	R-19, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS & AS NEEDED FOR SOUND ATTENUATION.

FINISH SCHEDULE (TYP. ALL UNITS)

LOCATION	FLOOR	BASE	WALLS	CEILING	REMARKS
GARAGE	CONC		GYP1	GYP1	2
KITCHEN	ST	WD	GYP2	GYP2	
LAUNDRY	ST	WD	GYP2	GYP2	
POWDER ROOM	ST	WD	GYP2	GYP2	
LIVING	HW	WD	GYP1	GYP1	
DINING	HW	WD	GYP1	GYP1	
STAIRS	CPT	WD	GYP1	GYP1	
HALLWAY	CPT	WD	GYP1	GYP1	
BEDROOM 1 THRU 5	CPT	WD	GYP1	GYP1	1
BATH 1 THRU 4	ST	WD	GYP2	GYP2	3

- REMARKS
1. CLOSET AND WALK IN CLOSETS (W.I.C.) TO MATCH FINISHES OF CORRESPONDING ROOMS.
2. LEVEL OF FINISH/PAINT NOT REQUIRED. TAPE AND SEAL EDGES TO ACHIEVE 1-HOUR FIRE RATING.
3. WALLS OF THE SHOWERS AND BATH TUBS MUST HAVE MINIMUM 72" HIGH NON - ABSORBENT FINISH

LEGEND

	MARK	DESCRIPTION
FLOOR	ST	STONE TILE
	CPT	CARPET
	HW	HARDWOOD FLOORING
BASE	WD	3 1/2" WOOD BOARD
WALLS	GYP1	GYPSUM BOARD, PAINTED, FLAT
	GYP2	GYPSUM BOARD, PAINTED, GLOSSY
CEILING	GYP1	GYPSUM BOARD, PAINTED, FLAT
	GYP2	GYPSUM BOARD, PAINTED, GLOSSY



PREPARED FOR:

NARINDER PAUL
1501 OAKLEY DRIVE,
LOS ALTOS, CA 94024
APN-318-10-025

FINISHED AND
FIXTURES SCHEDULE



DATE:	11/25/2024
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	REVISIONS				
-----	-----------	--	--	--	--

A-4.2

● CONSTRUCTION

● CONSULTATION

● ENGINEERING

● ARCHITECTURE

DOOR SCHEDULE

MARK	LOCATION	SIZE	TYPE	MATERIAL	NOTES	HARDWARE GROUP	GLAZING
EXTERIOR DOORS							
A1	ENTRY	6'-0" x 8'-0"	2	SOLID CORE WOOD	DIMENSION IS FOR PAIR	E	
A2	GARAGE	16'-0" x 7'-0"	8	ALUMINUM		N/A	TEMPERED
A3	GARAGE	3'-0" x 8'-0"	5	SOLID CORE WOOD		E	
A4	DINING	10'-0" x 8'-0"	4	ALUMINUM	DIMENSION IS FOR PAIR	D	TEMPERED
A5	NOOK	3'-0" x 8'-0"	5	SOLID CORE WOOD		E	TEMPERED
A6	KITCHEN	3'-0" x 8'-0"	5	SOLID CORE WOOD		E	
A7	THEATER	2'-6" x 6'-8"	1	SOLID CORE WOOD		E	
A8	MSTR. BDRM.	5'-0" x 6'-8"	4	ALUMINUM	DIMENSION IS FOR PAIR	D	
INTERIOR DOORS							
B1	BDRM.-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B2	ADU BATH-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B3	BATH-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B4	GARAGE	3'-0" x 6'-8"	1	SOLID CORE WOOD	20 MIN. FIRE DOOR ASSEMBLY, SELF-CLOSING & SELF-LATCHING	A	
B5	BATH-2	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B6	BATH-3	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B7	STORAGE	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B8	W.I.C.	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		C	
B9	PANTRY	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B10	UTILITY RM	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B11	BATH-5	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B12	OFFICE	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B13	THEATER	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B14	MSTR. BDRM.	5'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B15	MSTR. BATH	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B16	MSTR. W.I.C.	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		C	
B17	LAUNDRY	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		C	
B18	BDRM.-2	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B19	BDRM.-3	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B20	ADU BATH-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B21	ADU BDRM.-1	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B22	ADU W.I.C -1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		C	
B23	BATH-7	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B24	BATH-8	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	

HARDWARE GROUPS

- A. OCCUPANCY SEPARATION DOOR (U-1 TO R-3)

KEYED ENTRY MORTISE BOLT
ENTRY LOCK SET
FULL MORTISE HINGES
WEATHER STRIPPING
TOP JAMB MOUNTED AUTOMATIC CLOSER
- B. PRIVACY DOORS

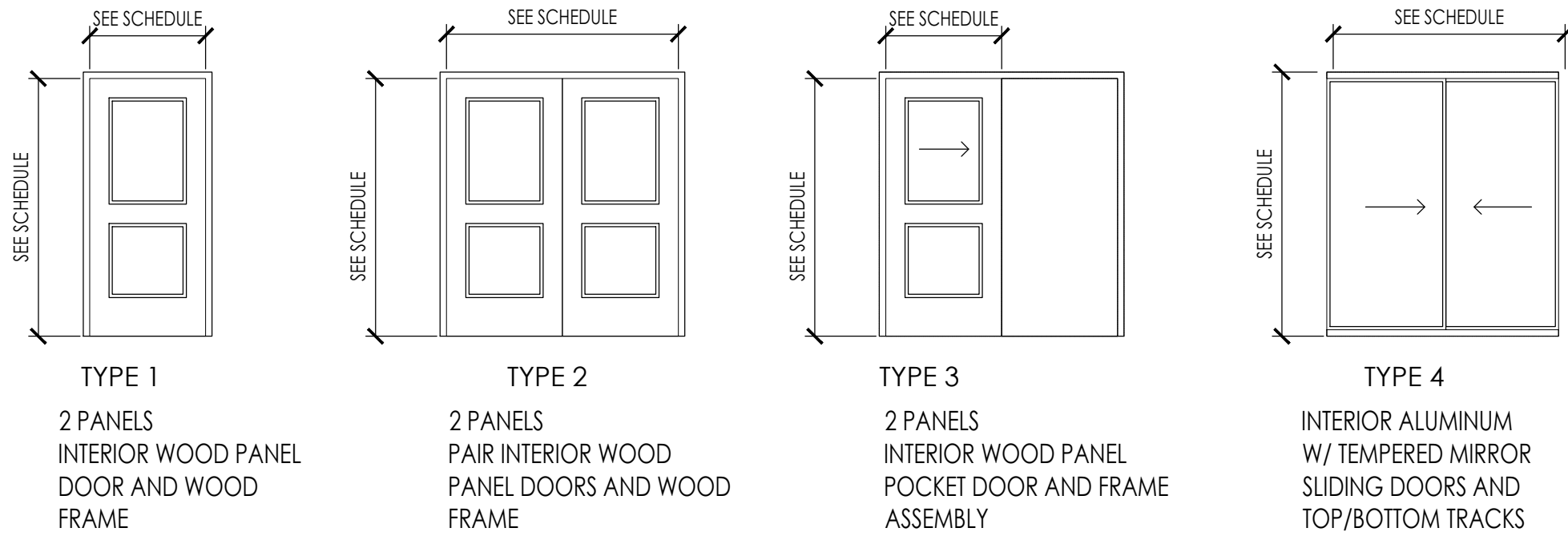
PRIVACY LOCK SET
FULL MORTISE HINGES
- C. PASSAGE DOORS

PASSAGE LATCH SET
FULL MORTISE HINGES
- D. SLIDING CLOSET DOORS

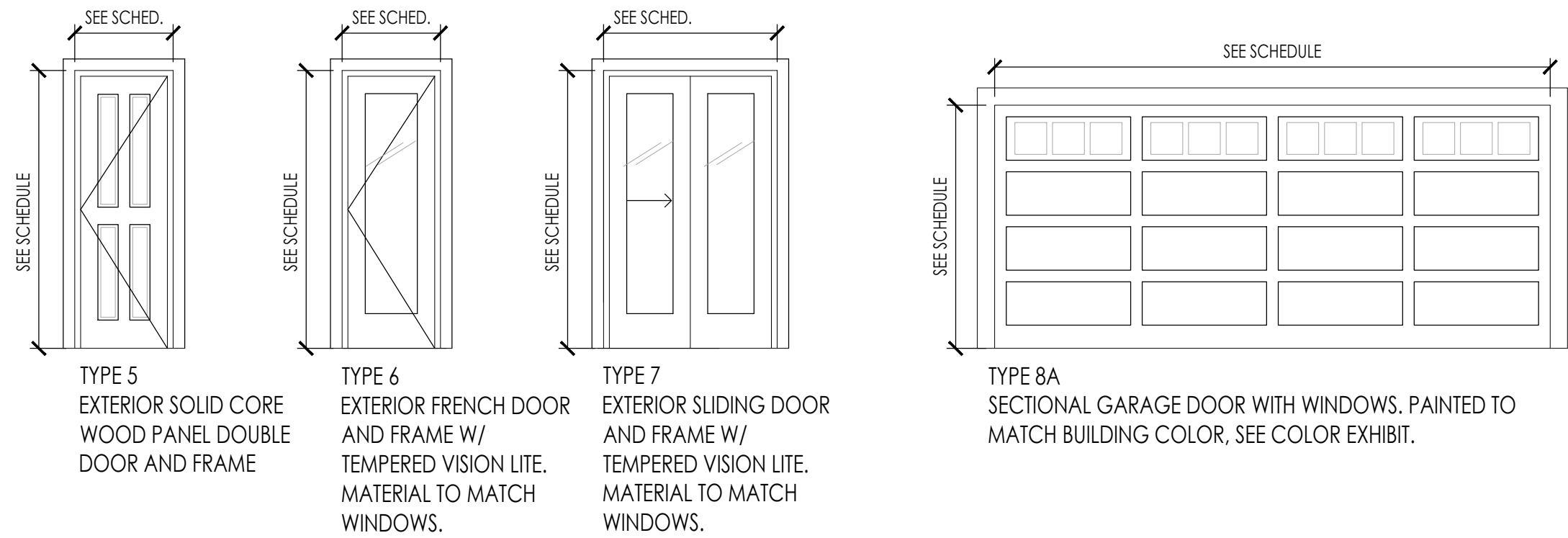
FINGER SLOT PUSH/PULL
SLIDING TRACK MECHANISM
- E. EXTERIOR DOORS

KEYED ENTRY MORTISE BOLT
ENTRY LOCK SET
FULL MORTISE HINGES
WEATHER STRIPPING

INTERIOR DOOR TYPES



EXTERIOR DOOR TYPES



WINDOW SCHEDULE

MARK	LOCATION	SIZE	HEADER HEIGHT	REMARKS
1	OFFICE	3'-0" x 3'-6"	8'-0"	1
2	THEATER	4'-0" x 3'-6"	8'-0"	
3	ENTRY	1'-6" x 6'-8"	8'-0"	
4	DINNING	6'-0" x 6'-0"	8'-0"	
5	KITCHEN	4'-0" x 4'-0"	8'-0"	
6	NOOK	2'-0" x 6'-0"	8'-0"	
7	ADU BATH-1	3'-0" x 2'-0"	7'-0"	1
8	ADU LIVING	6'-0" x 6'-0"	8'-0"	
9	ADU LIVING	5'-0" x 6'-0"	8'-0"	
10	ADU KITCHEN	4'-0" x 4'-0"	8'-0"	1
11	ADU STAIR	2'-0" x 2'-0"	15'-0"	1
12	BDRM.-1	2'-0" x 4'-0"	7'-0"	
13	W.I.C.	2'-0" x 2'-0"	7'-0"	
14	LIVING	2'-0" x 6'-0"	8'-0"	
15	MSTR. BDRM.	3'-0" x 5'-0"	7'-0"	1,2
16	MSTR. BDRM.	3'-0" x 5'-0"	7'-0"	1,2
17	MSTR. BDRM.	3'-0" x 5'-0"	7'-0"	1,2
18	MSTR. BATH	3'-0" x 5'-0"	7'-0"	1,2
19	MSTR. BATH	4'-0" x 5'-0"	7'-0"	
20	MSTR. BATH	2'-0" x 2'-0"	7'-0"	
21	MSTR. W.I.C	2'-0" x 5'-0"	7'-0"	
22	LAUNDRY	2'-0" x 2'-0"	7'-0"	
23	ADU W.I.C -1	2'-0" x 5'-0"	7'-0"	
24	ADU BATH-2	3'-0" x 2'-0"	7'-0"	
25	ADU BATH-2	3'-0" x 2'-0"	7'-0"	
26	ADU BDRM.-1	4'-0" x 5'-0"	7'-0"	
27	ADU BDRM.-1	4'-0" x 5'-0"	7'-0"	
28	ADU BDRM.-1	2'-0" x 5'-0"	7'-0"	
29	ADU BDRM.-1	2'-0" x 5'-0"	7'-0"	
30	BDRM.-3	4'-0" x 5'-0"	7'-0"	
31	BDRM.-3	4'-0" x 5'-0"	7'-0"	
32	BATH-6	3'-0" x 2'-0"	7'-0"	
33	BDRM.-2	2'-0" x 5'-0"	7'-0"	
34	BDRM.-2	2'-0" x 5'-0"	7'-0"	
35	BDRM.-2	5'-0" x 5'-0"	7'-0"	
36	SITTING AREA	8'-0" x 5'-0"	7'-0"	
37	BASEMNT BATH	2'-6" x 3'-6"	8'-0"	

SCHEDULE REMARKS

- TEMPERED GLAZING: SEE GENERAL NOTES 1,2,3 FOR LOCATIONS OF TEMPERED GLAZING; SEE 8/A5.04.
- WINDOW MUST MEET EGRESS REQUIREMENTS PER REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. VERIFY WITH WINDOW MANUFACTURER FOR ACTUAL CLEAR OPENING., SEE 3/A7.02

GENERAL NOTES

- PROVIDE TEMPERED GLAZING AT ALL BATHTUB AND MASTER BATHTUB LOCATIONS.
- PROVIDE TEMPERED GLAZING WHERE WINDOW IS WITHIN 18" OF ANY FLOOR OR GRADE.
- PROVIDE TEMPERED GLAZING WHERE WINDOW IS WITHIN 24" FROM ANY DOORS.
- ALL WINDOWS ARE TO BE LOW E DOUBLE PANE GLAZING, AND AS RECOMMENDED BY THE TITLE 24 ENERGY ANALYSIS.
- ALL WINDOW FRAMES ARE TO BE VINYL FRAMES. SEE FRONT ELEVATIONS FOR COLOR.
- INSTALL WINDOW PLUMB, STRAIGHT, IN TRUE ALIGNMENTS AND RIGIDLY SECURED TO WALLS. ERECT IN PROPER SEQUENCE WITH WORK OF OTHER TRADES.
- INSTALL WINDOW PLUMB, STRAIGHT, IN TRUE ALIGNMENTS AND RIGIDLY SECURED TO WALLS. ERECT IN PROPER SEQUENCE WITH WORK OF OTHER TRADES.
- ALL WINDOW FRAMES SHALL BE CAULKED WITH RESILIENT SEALANT TO PROVIDE AN AIRTIGHT SEAL. A BEAD OF RESILIENT CAULKING SHALL BE APPLIED TO ALL WINDOW CASINGS BEFORE INSTALLATION.
- SEE SHEET A5.4 FOR FLASHING DETAILS.

TITLE 24 ENERGY REQUIREMENTS

TITLE 24 ENERGY ARE BASED ON THE FOLLOWING WINDOWS:

- | | |
|-----------------|-----------------|
| 1. FRAMES: | NON-METALLIC |
| 2. U-FACTOR: | 0.40 OR BETTER |
| 3. SHGC RATING: | 0.35 OR BETTER. |

GENERAL NOTES

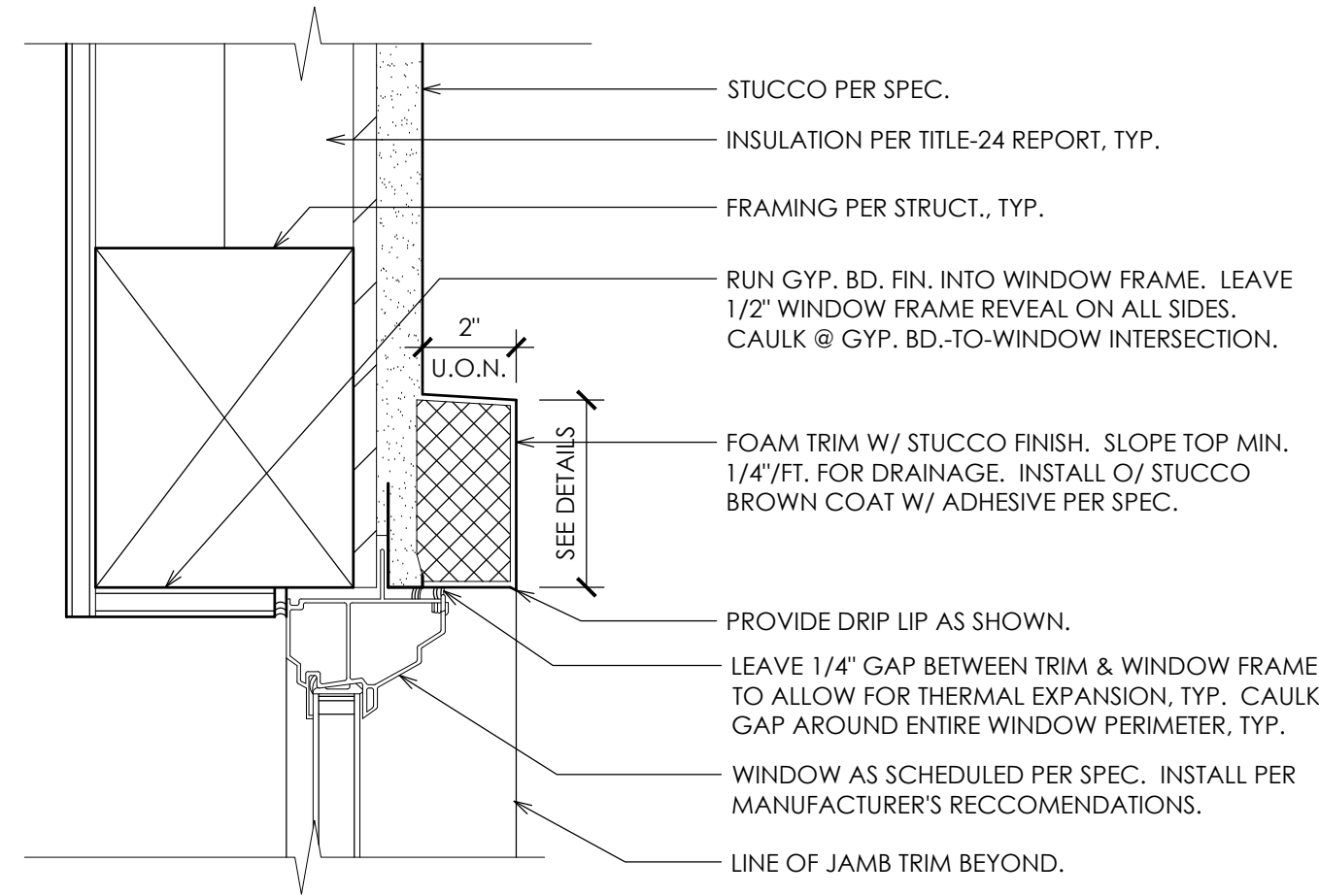
- ALL DOORS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN THE PROJECT SPECIFICATIONS.
- INSTALL DOORS AND FRAMES PLUMB, STRAIGHT, IN TRUE ALIGNMENT AND RIGIDLY SECURED TO WALLS. ERECT IN PROPER SEQUENCE WITH WORK OF OTHER TRADES.
- FOR INTERIOR WOOD DOORS, PROVIDE HONEYCOMB CORE, TYP. UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, LOCATE DOOR CENTERED TO WALL; OR LOCATE THE HINGE SIDE OF THE DOOR LEAF AT 6" (4" MINIMUM) FROM ADJACENT WALL OR OBSTRUCTION.
- ALL HARDWARE LOCKING DEVICES MUST BE A TYPE WHICH ARE READILY DISTINGUISHABLE AS LOCKED. CBC 1008.1.8.3.
- PROVIDE ALL EXTERIOR DOORS w/ALUMINUM THRESHOLDS AND JAMB WEATHER STRIPPING U.N.O. (THRESHOLD HEIGHT SHALL BE MAXIMUM 1/2").
- SLIDING GLASS DOORS MUST HAVE SECONDARY DEAD BOLTS.
- SAFETY GLASS FOR WINDOWS WILL BE PROVIDED WHEN 1). WINDOWS ARE ADJACENT TO AND WITHIN 24" OF EITHER EDGE OF A DOOR. 2) WINDOWS ARE WITHIN 60" ABOVE A BATH TUB/SHOWER STANDING SURFACE. 3) WINDOWS GREATER THAN 9-SQ. FT. AND CLOSER THAN 18" TO THE FLOOR, TOP EDGE GREATER THAN 36" A.F.F. & WALKING SURFACE WITHIN 36" HORIZONTALLY OF GLAZING PLANE.
- AT MAIN ENTRY PROVIDE STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2-#8 BY 2" SCREWS.
- COORDINATE AUTOMATIC ROLL-UP DOOR MECHANISM AND TRACKS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE,
LOS ALTOS, CA 94024
APN- 318-10-025

DOOR AND WINDOW
SCHEDULE'S

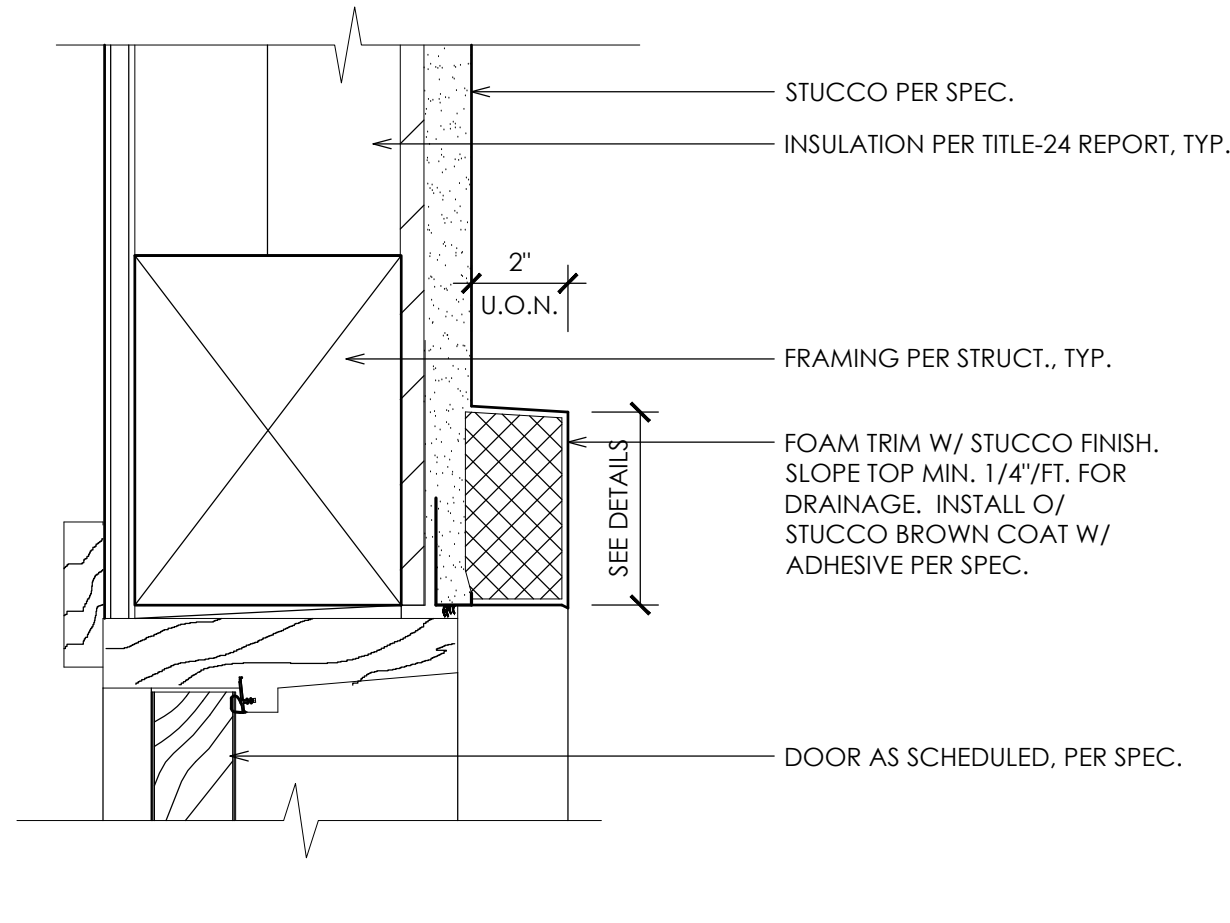
DATE:	11/25/2024	DESIGNED BY:	M. SAINI	DRAWN BY:	K. KUMAR	CHECKED BY:	M. SAINI	APPROVED BY:	M. SAINI
REVISIONS									
NO.									

A-4.3



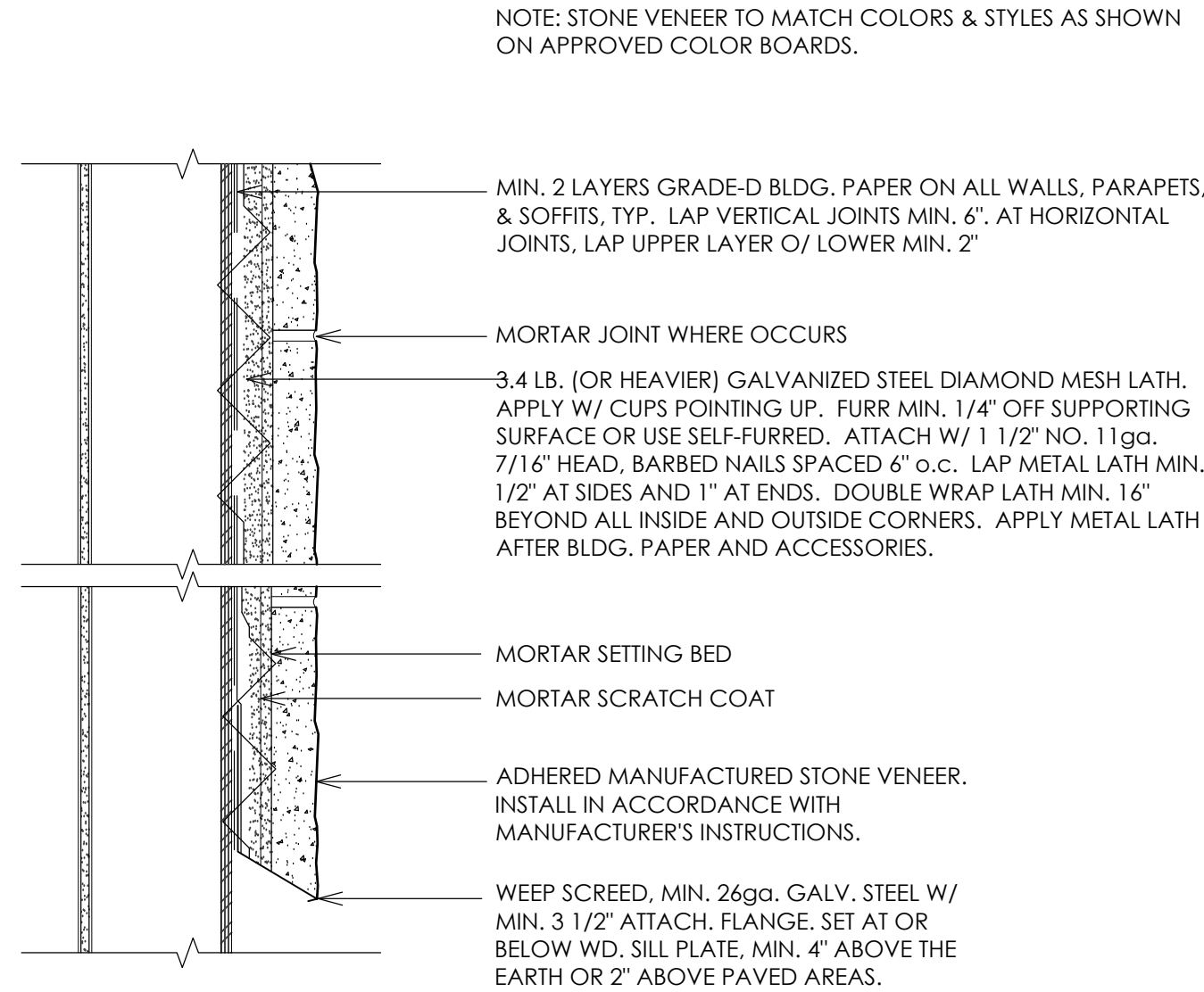
WINDOW HEAD (JAMB SIM.)
3"=1'-0"

12



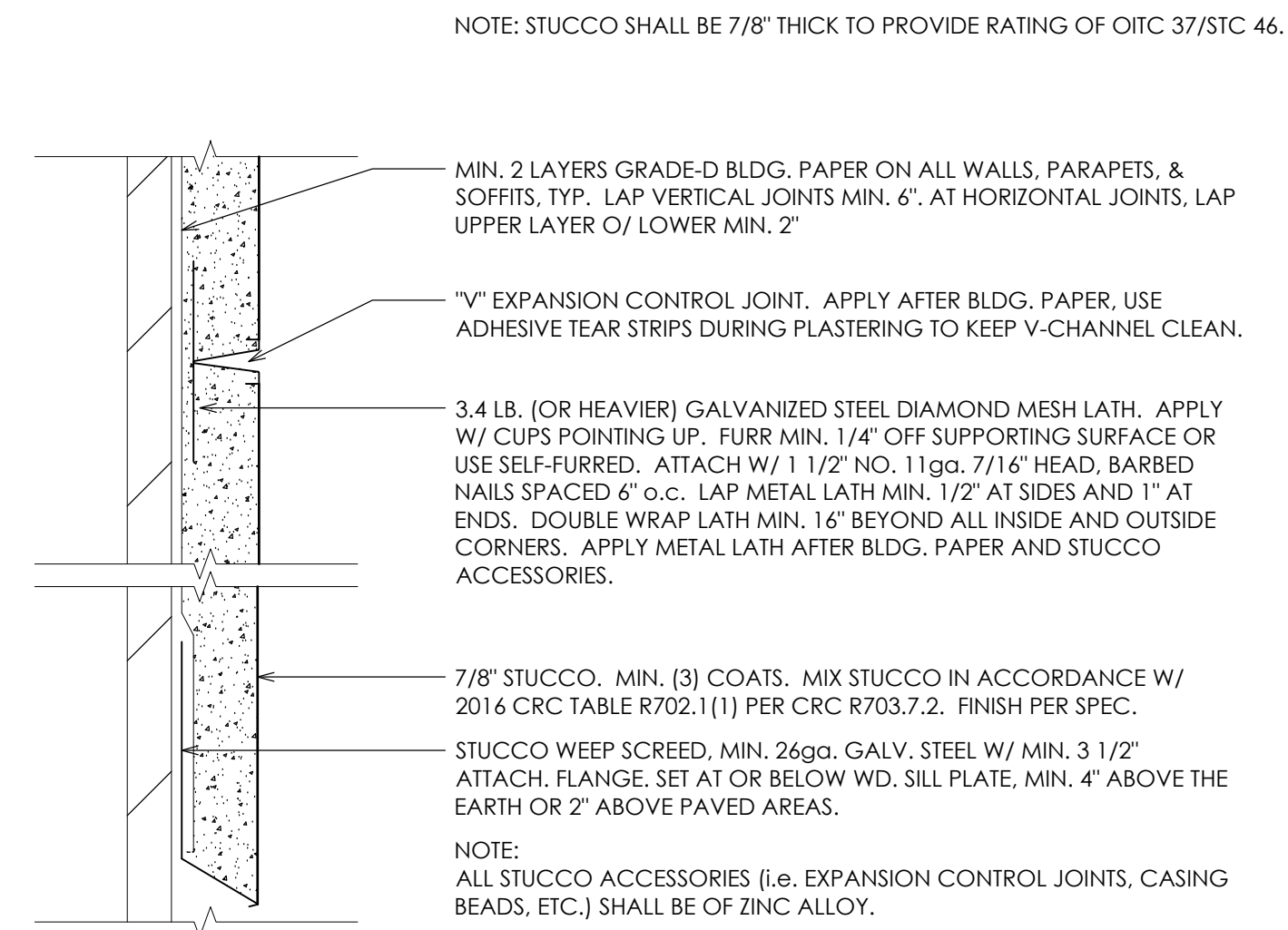
DOOR HEAD
3"=1'-0"

11



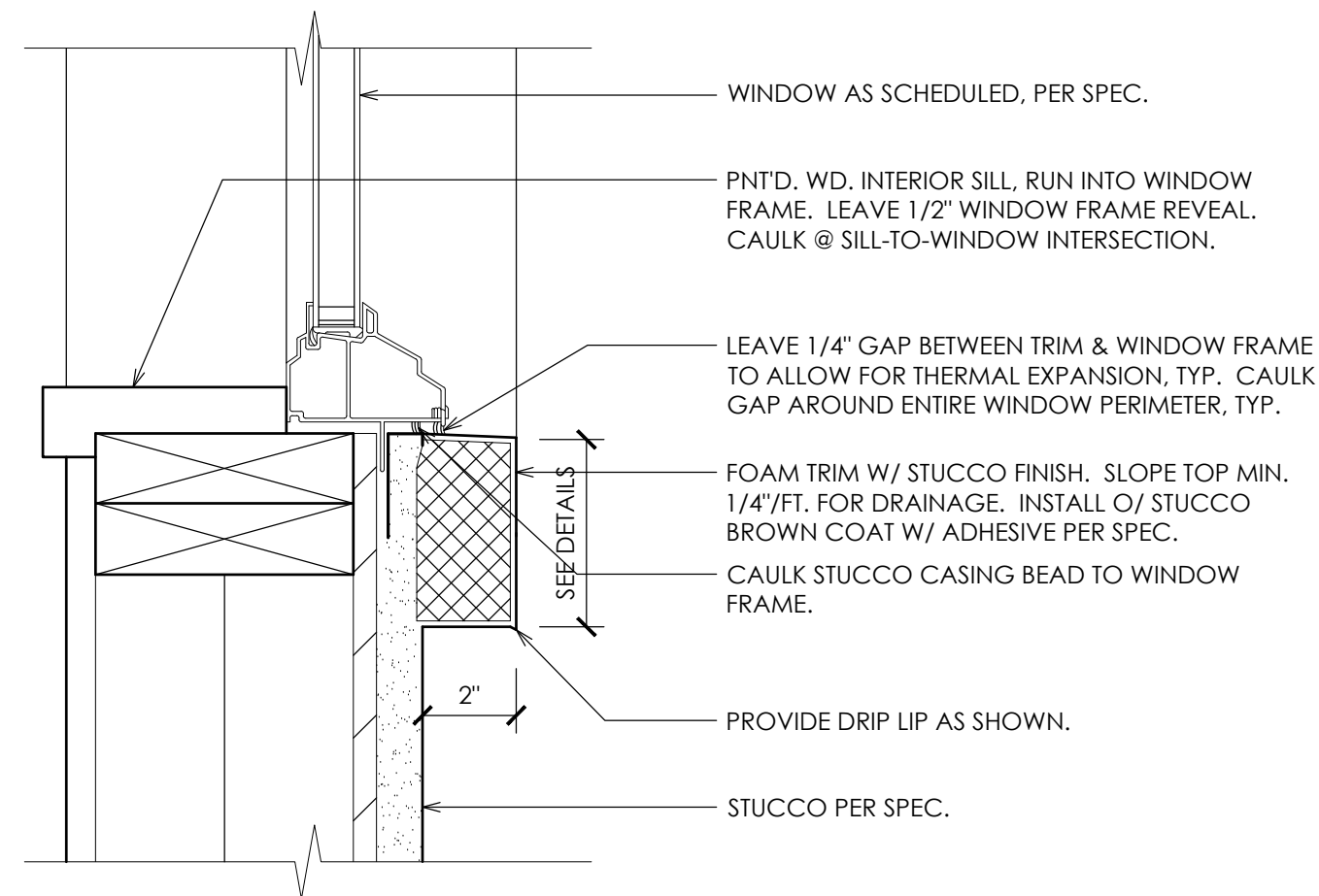
CULTURED STONE VENEER
1-1/2" = 1'-0"

10



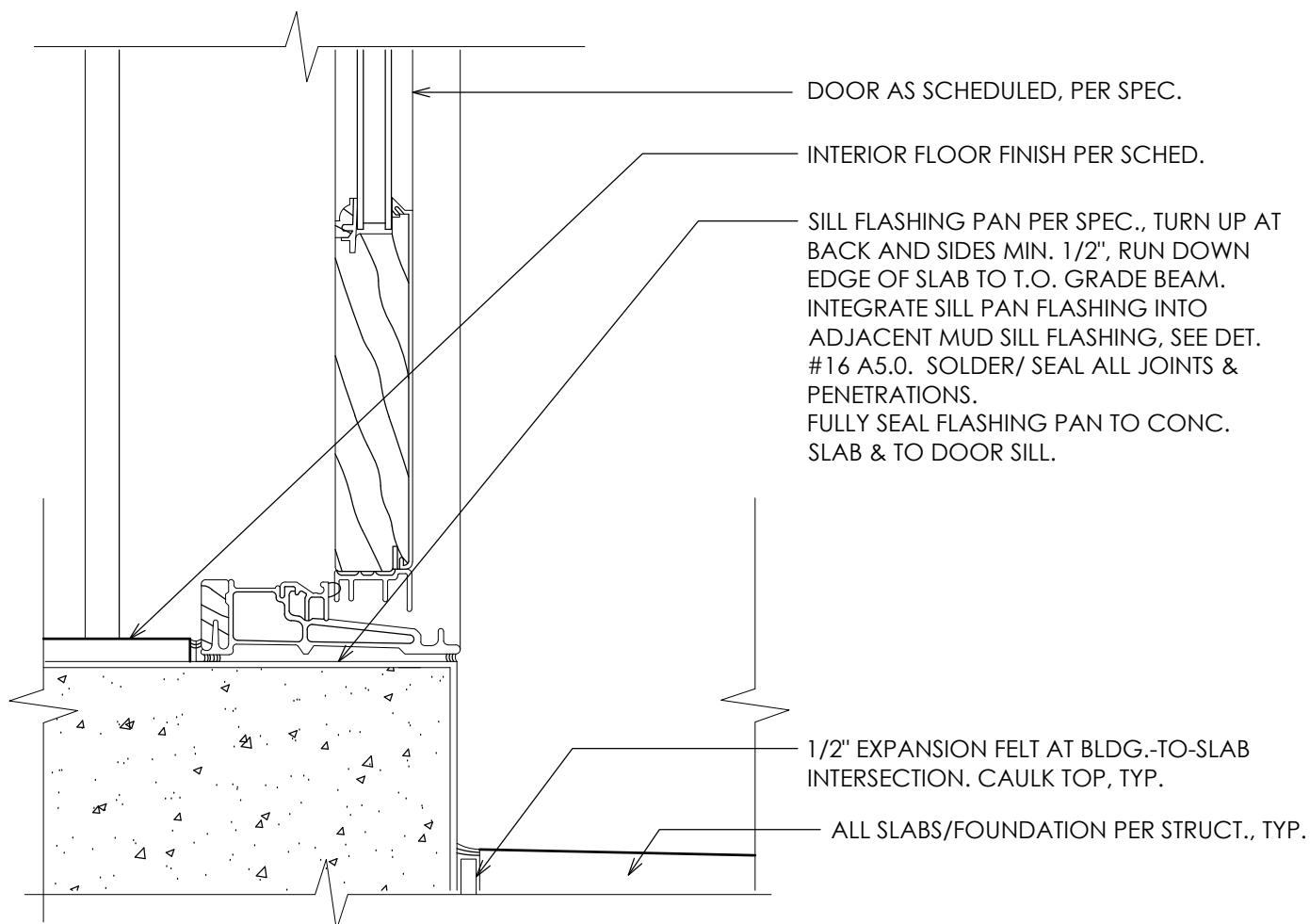
TYPICAL STUCCO
6"=1'-0"

9



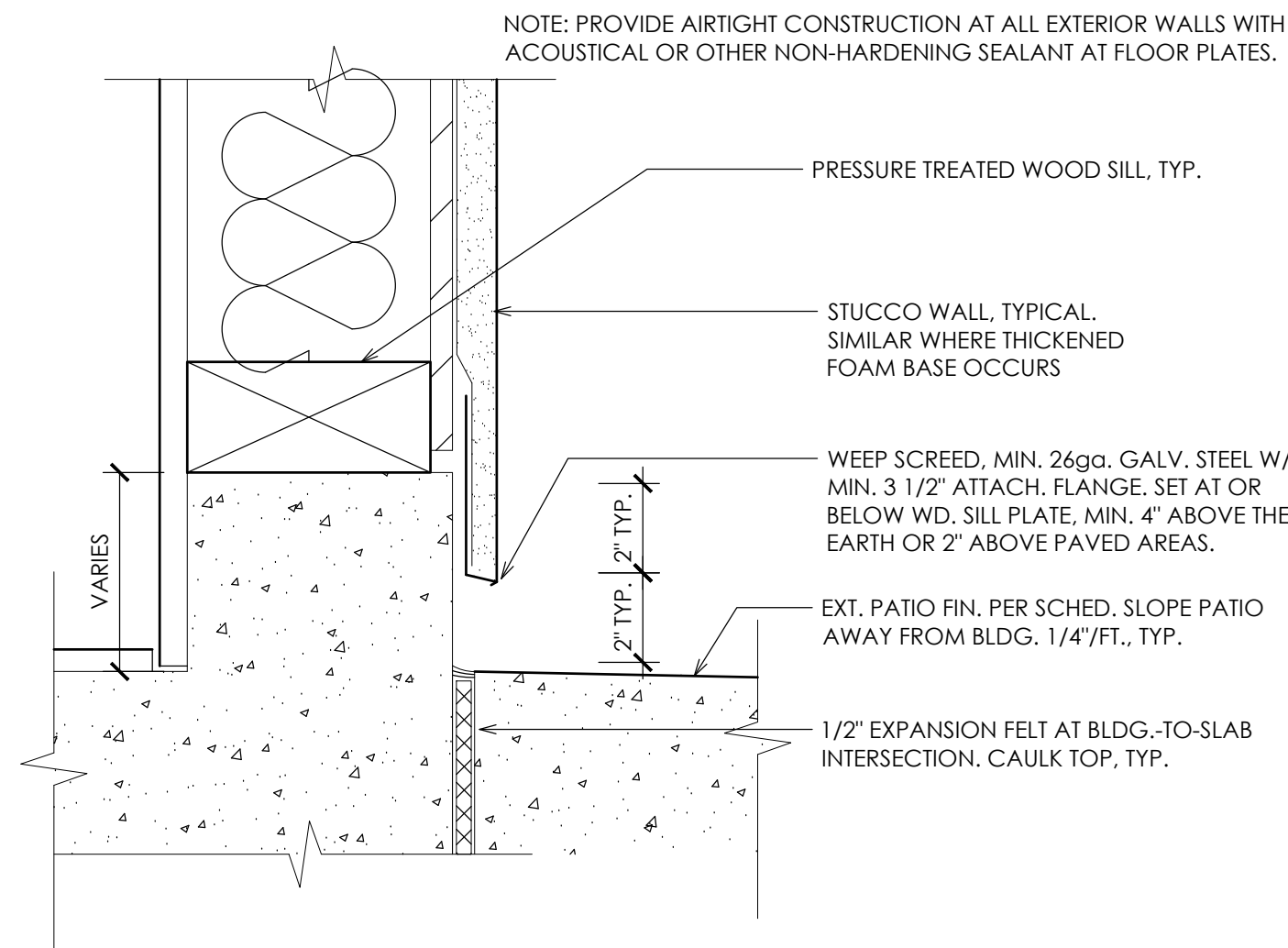
WINDOW SILL
3"=1'-0"

8



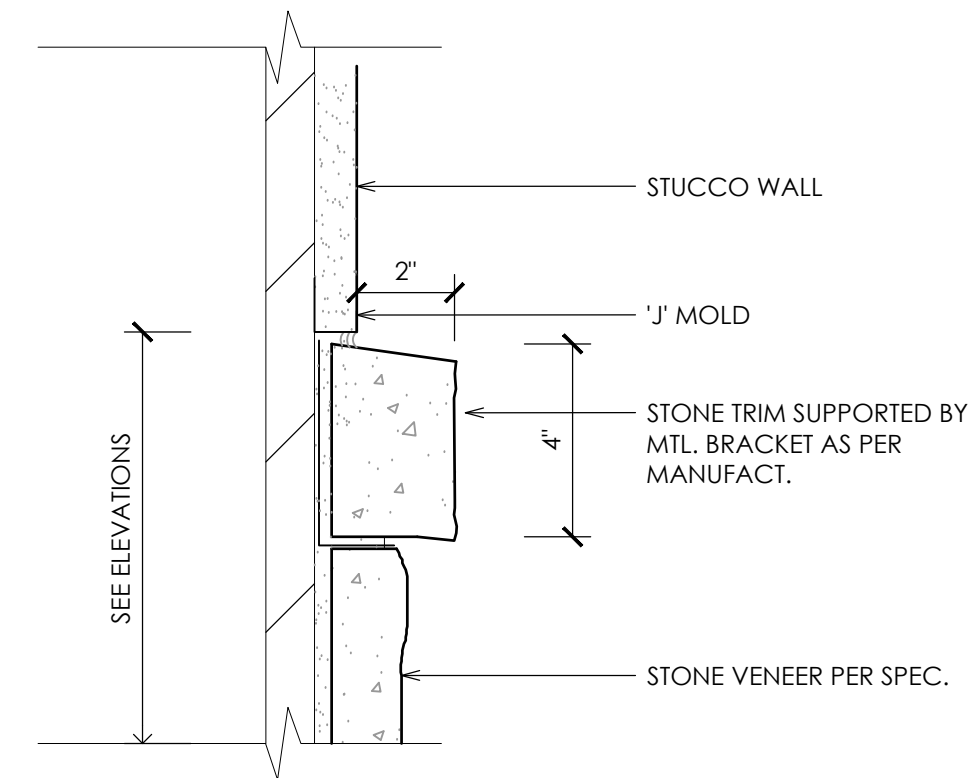
DOOR @ THRESHOLD
3"=1'-0"

7



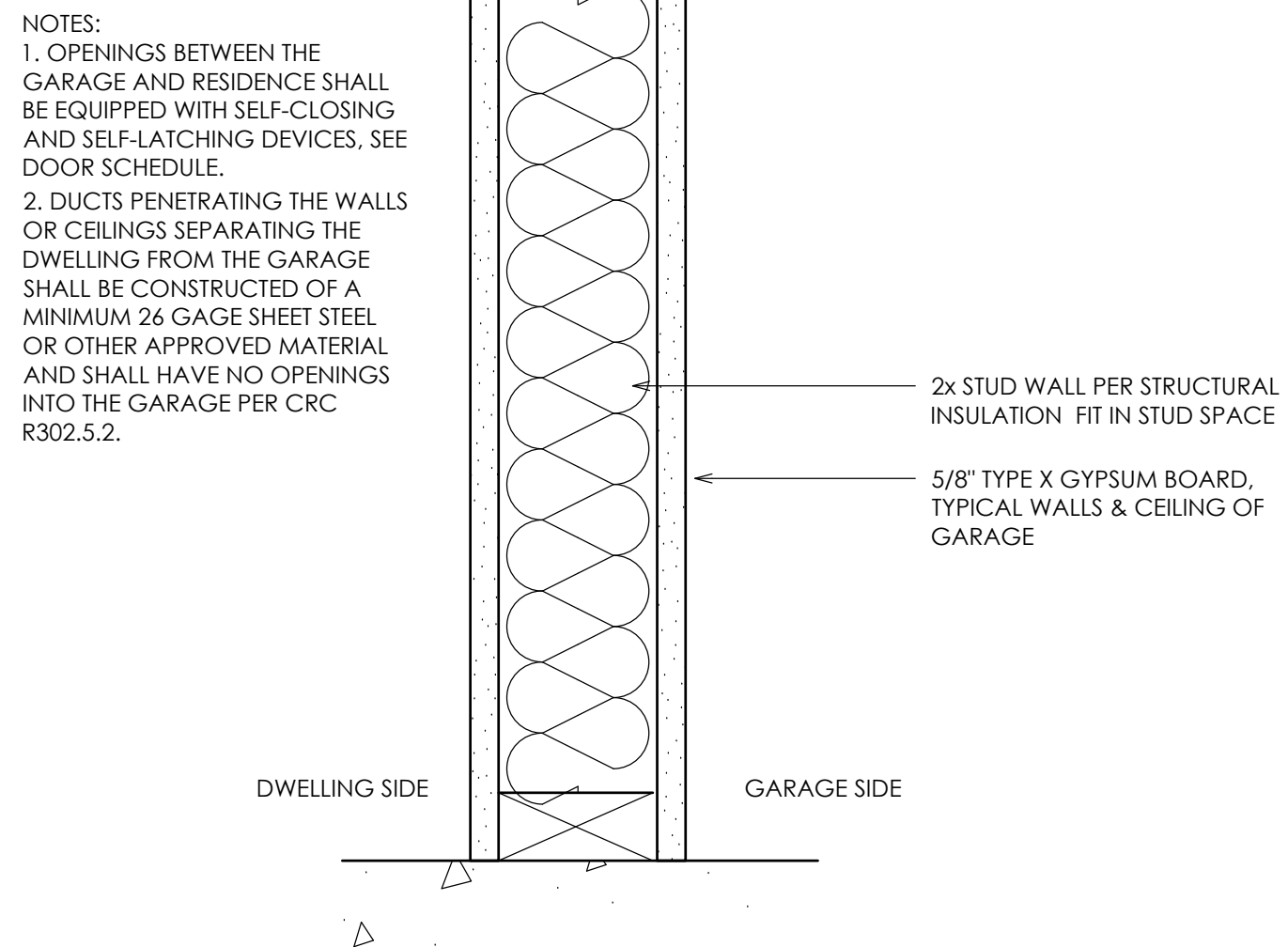
EXTERIOR WALL @ WALK
3"=1'-0"

6



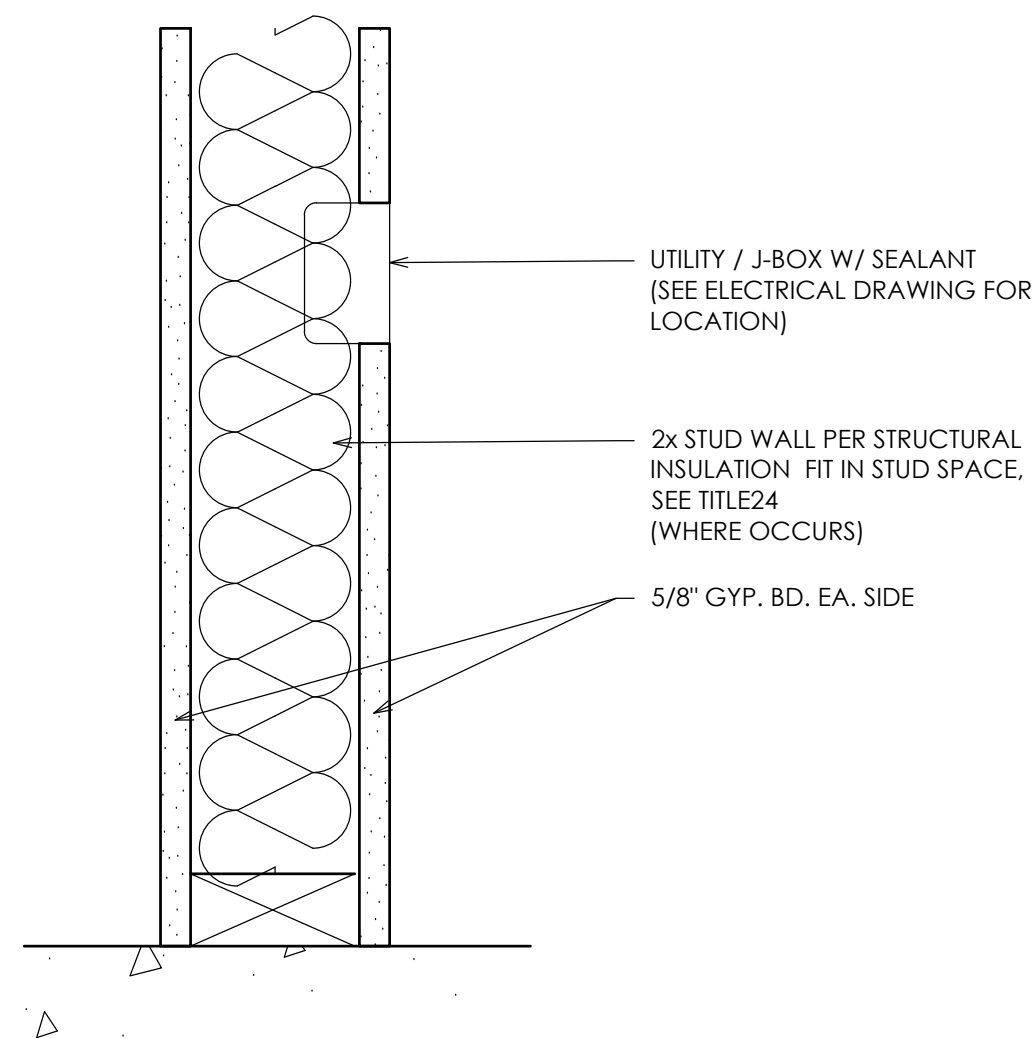
STONE WATER TABLE
3"=1'-0"

5



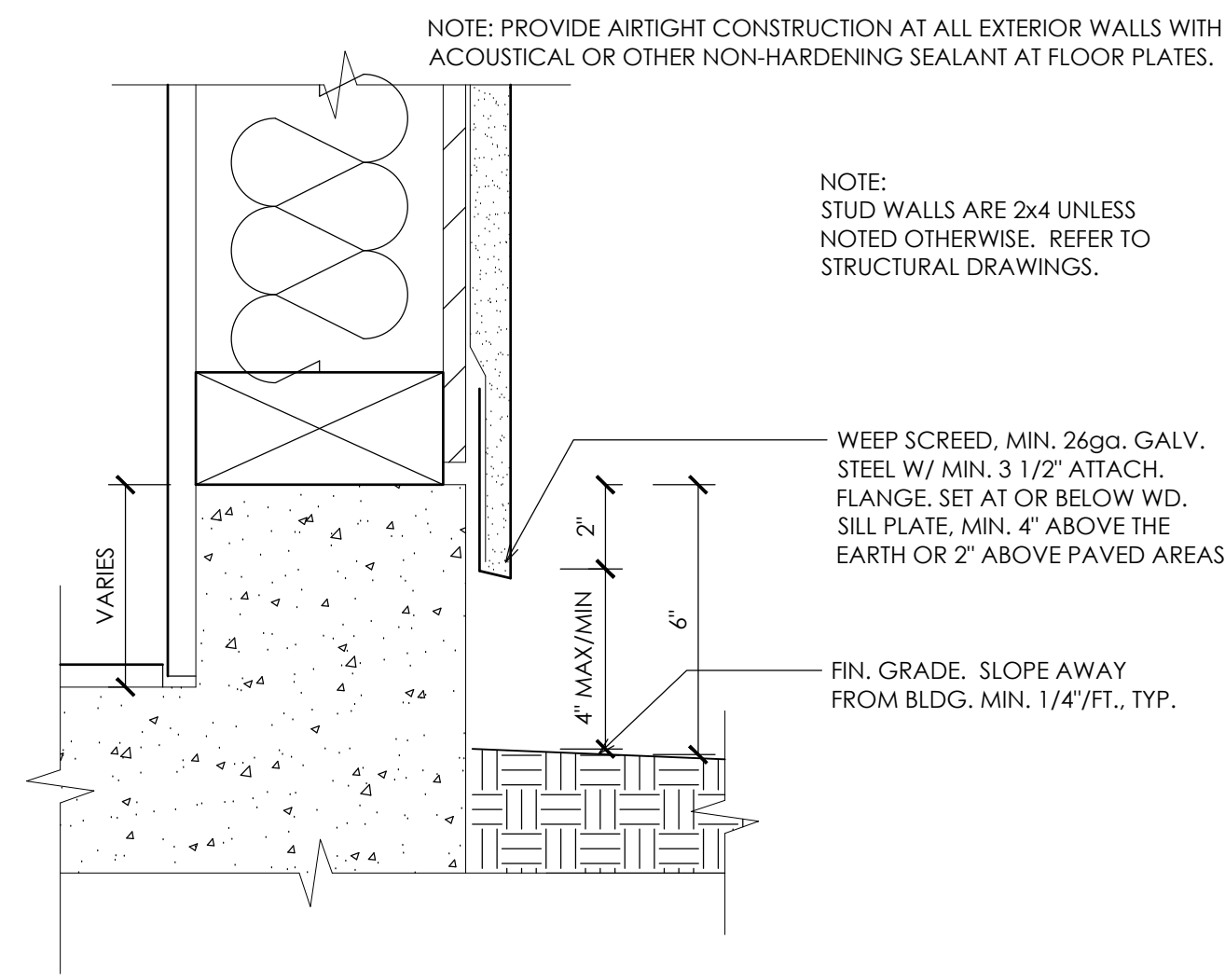
DWELLING-GARAGE SEPARATION
3"=1'-0"

4



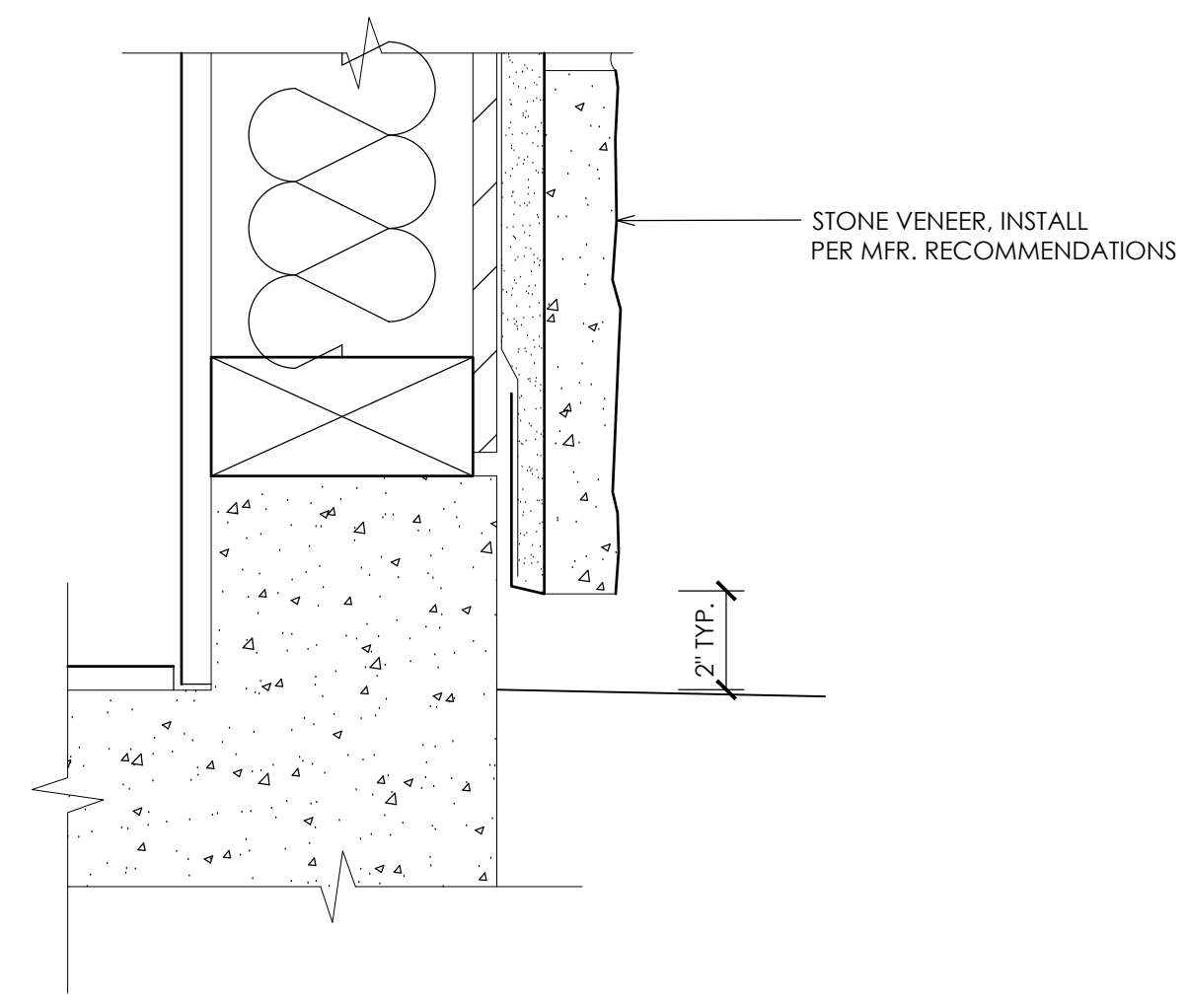
TYPICAL NON-RATED INTERIOR WALL
3"=1'-0"

3



EXTERIOR WALL @ GRADE
3"=1'-0"

2



VENEER WALL @ BASE
3"=1'-0"

1

PREPARED FOR:

NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

TYPICAL DETAILS-1



DATE:	9/23/2024
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
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APPROVED BY:	M. SAINI

REVISIONS	
NO.	

A5.0



• CONSTRUCTION

• CONSULTATION

• ENGINEERING

• ARCHITECTURE



PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

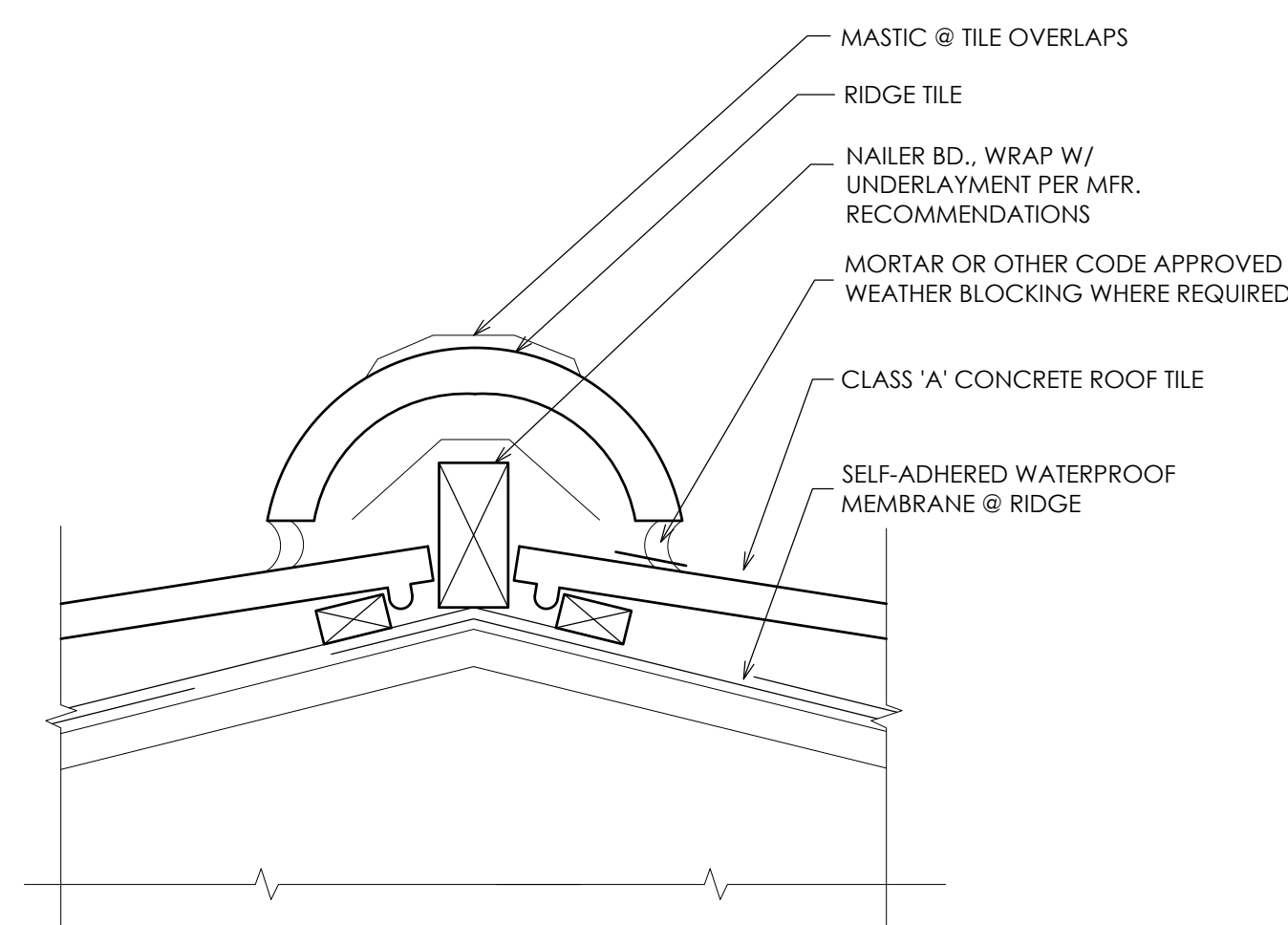
TYPICAL DETAILS-2



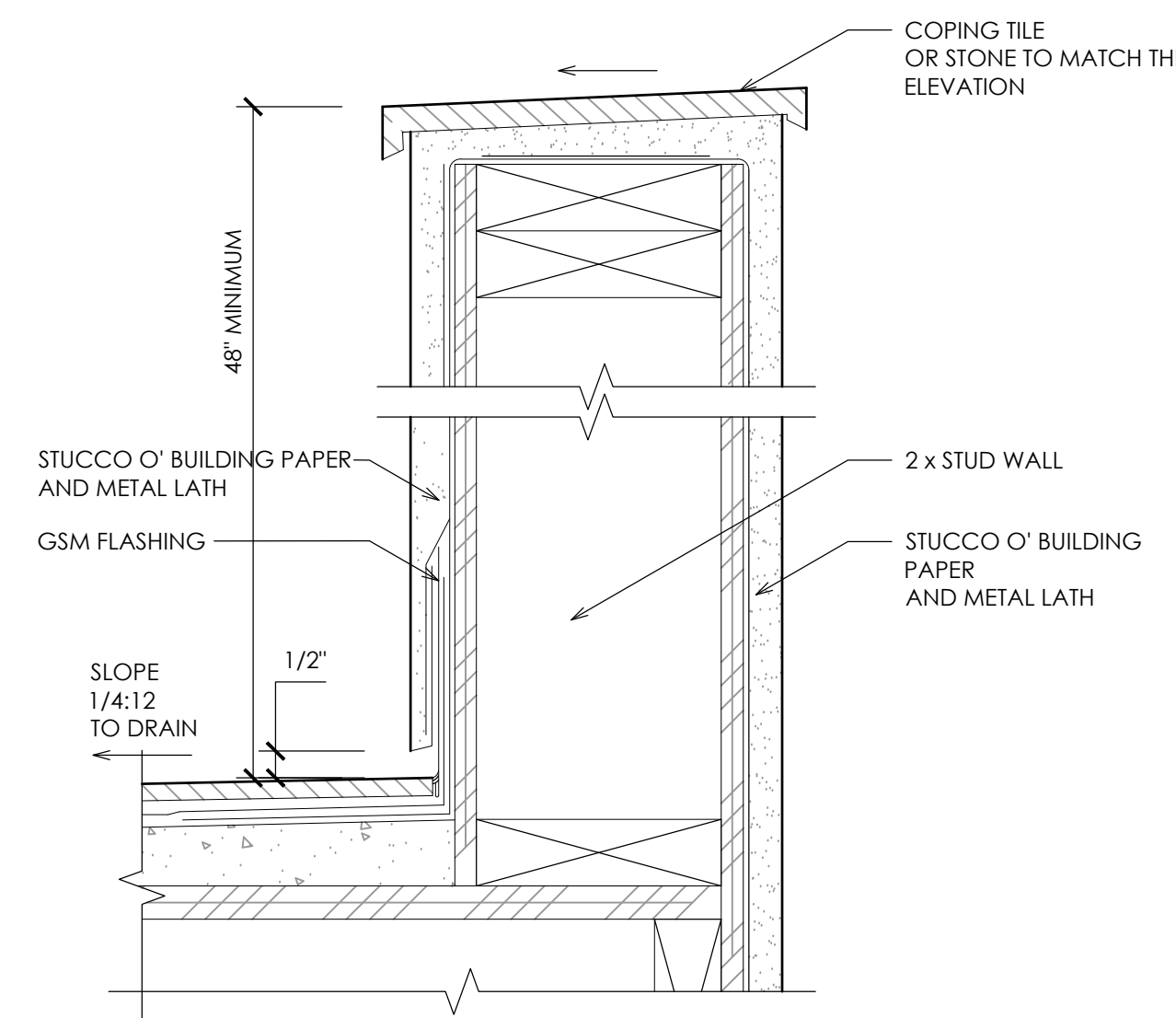
DATE:	9/23/2024
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APPROVED BY:	M. SAINI

REVISIONS	
NO.	

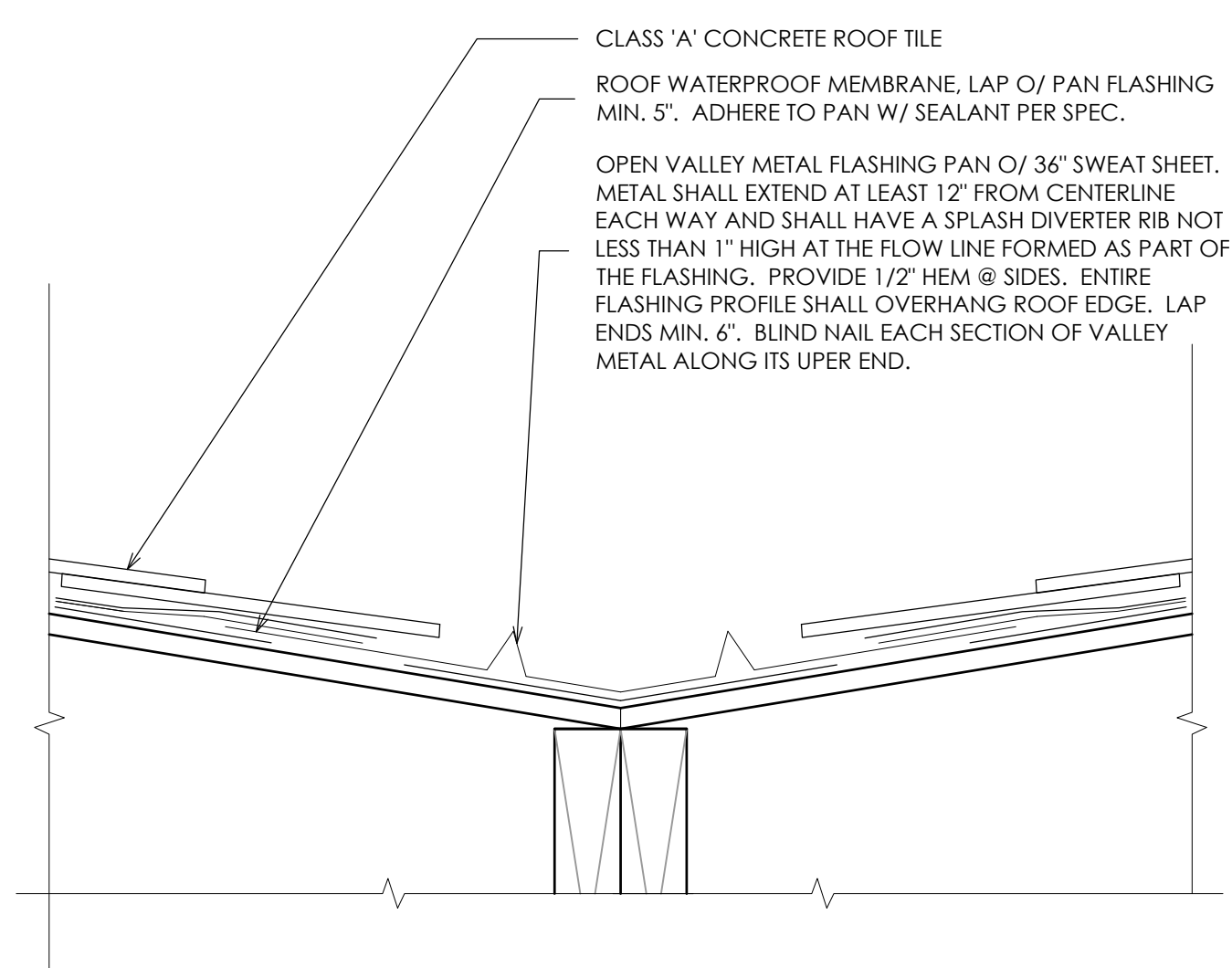
A5.1



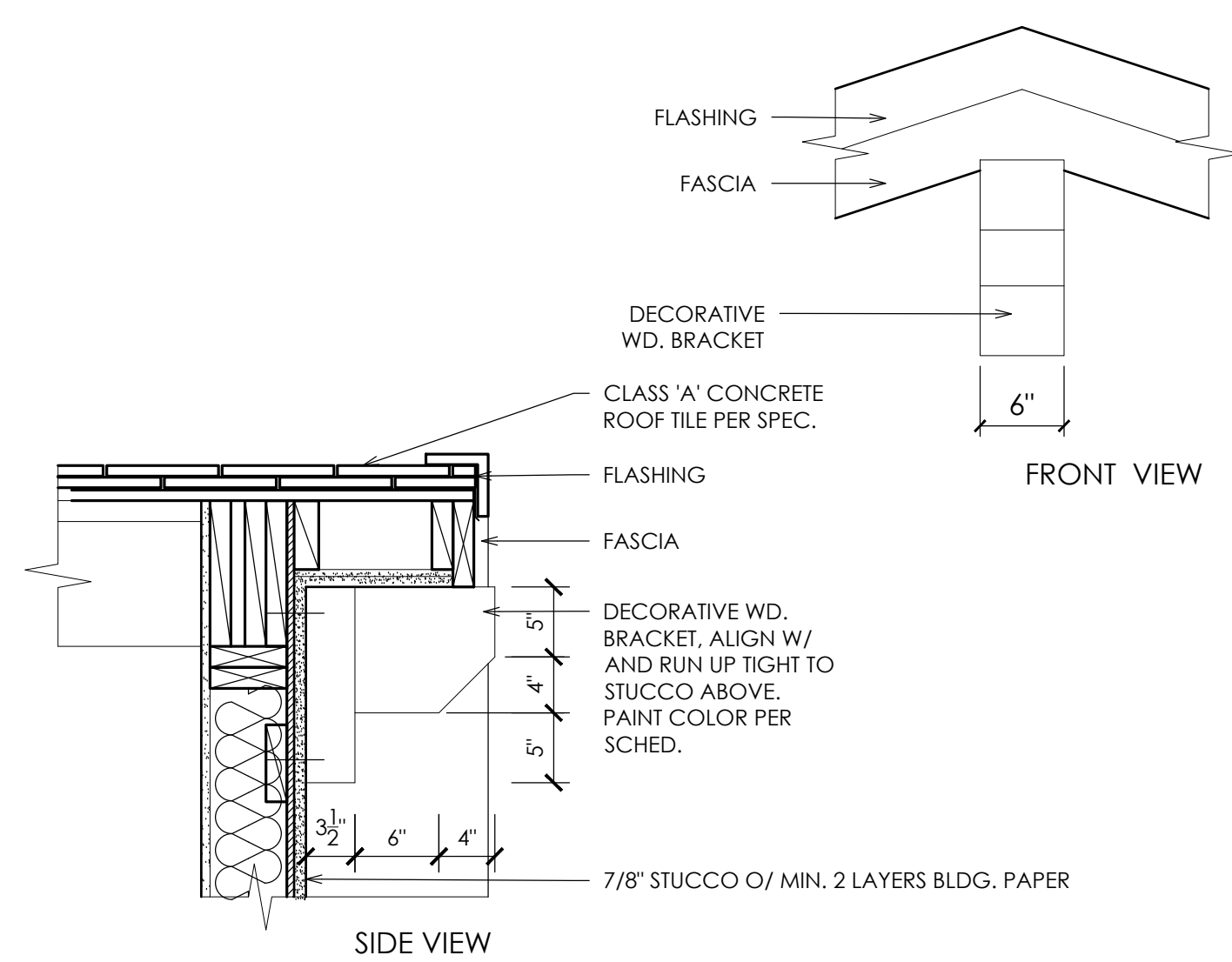
ROOF @ RIDGE
3"=1'-0"
12



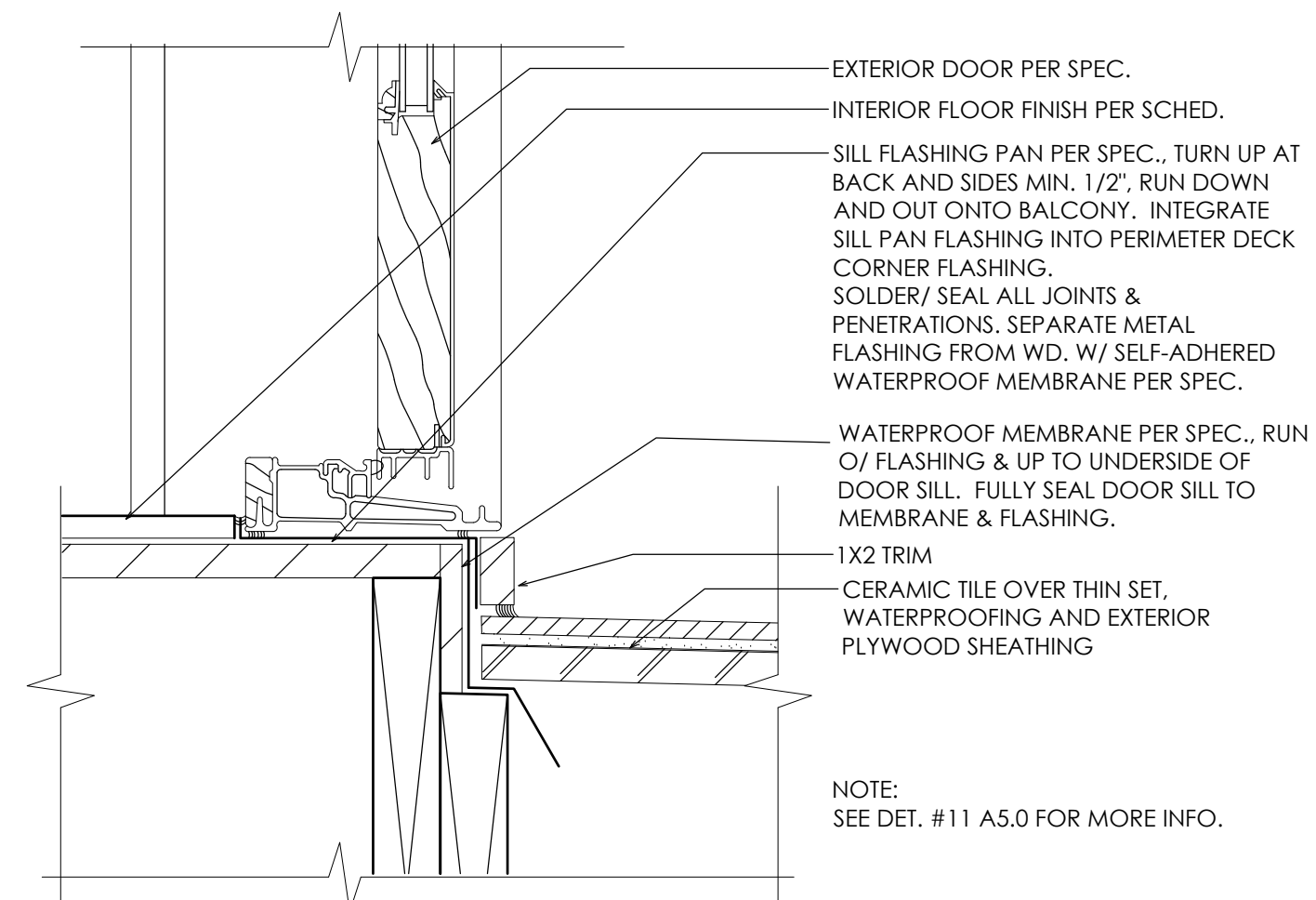
BALCONY PARAPET WALL
NOT TO SCALE
11



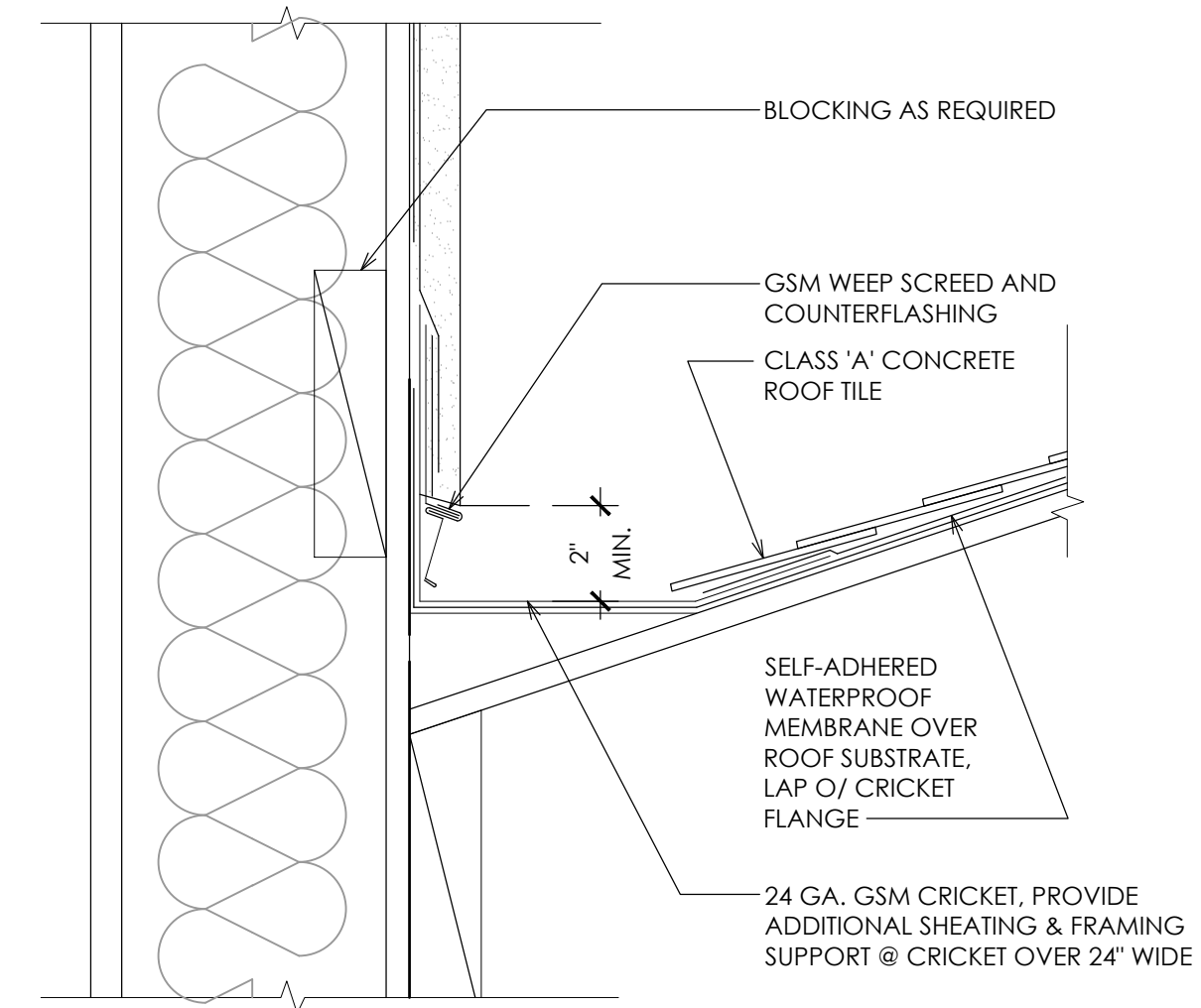
ROOF @ VALLEY
3"=1'-0"
10



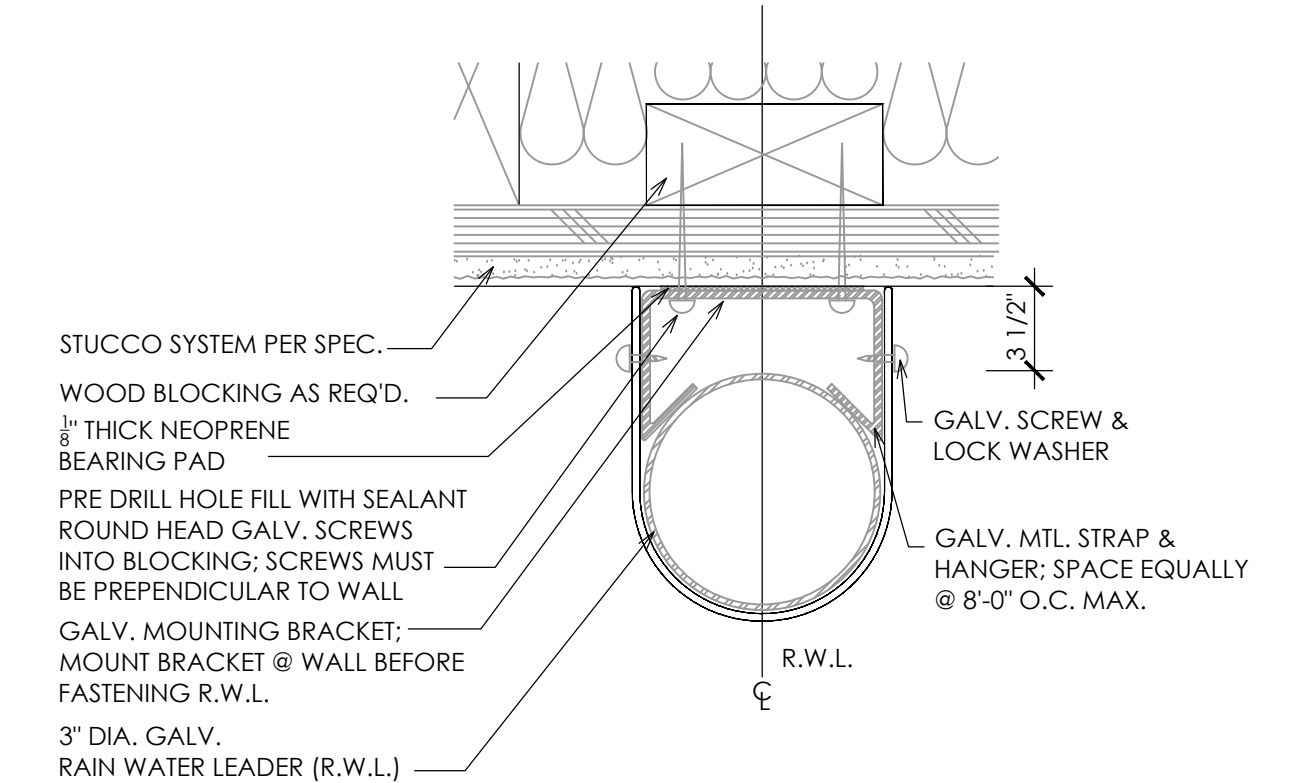
DECORATIVE BRACKET
1"=1'-0"
9



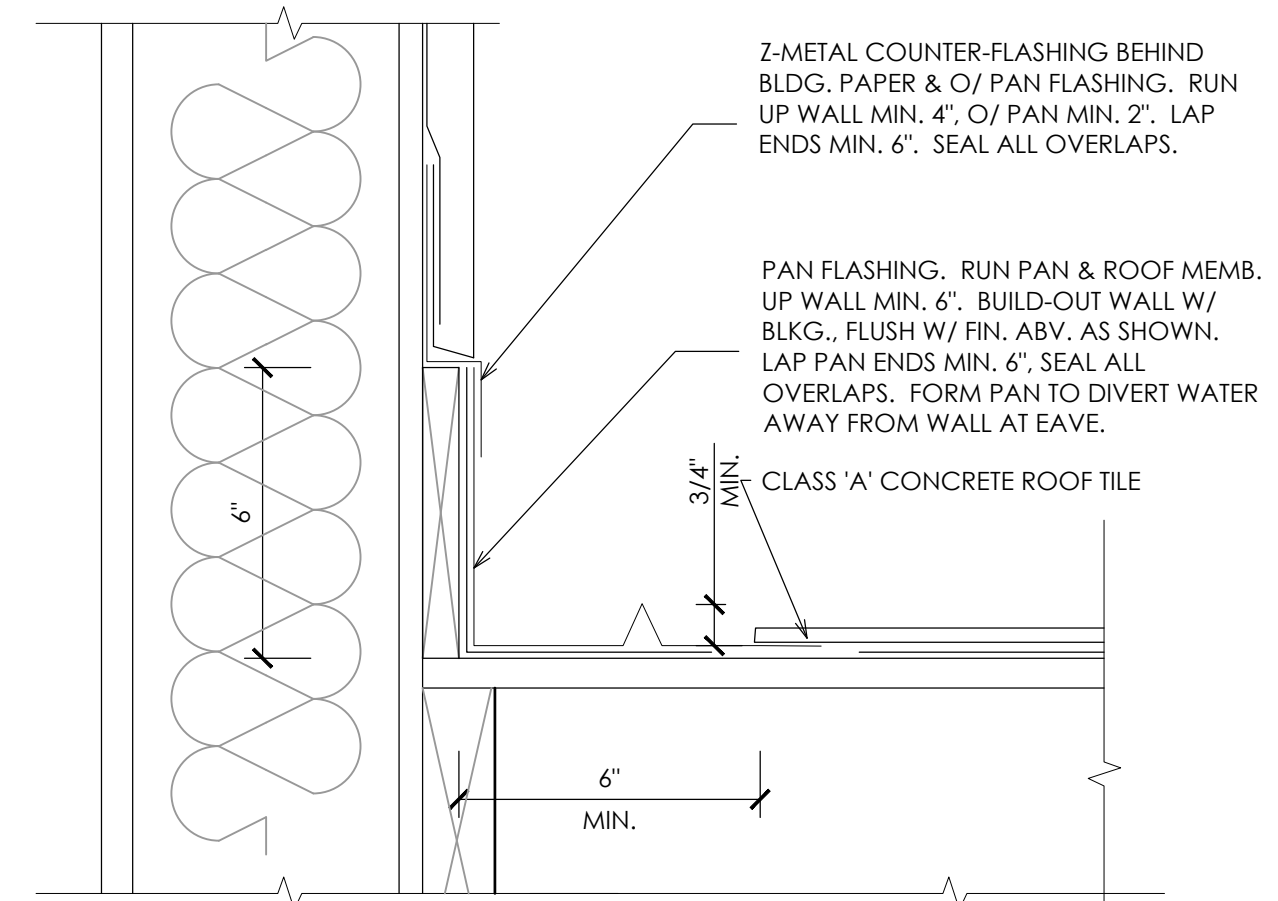
DOOR @ BALCONY
1 1/2"=1'-0"
8



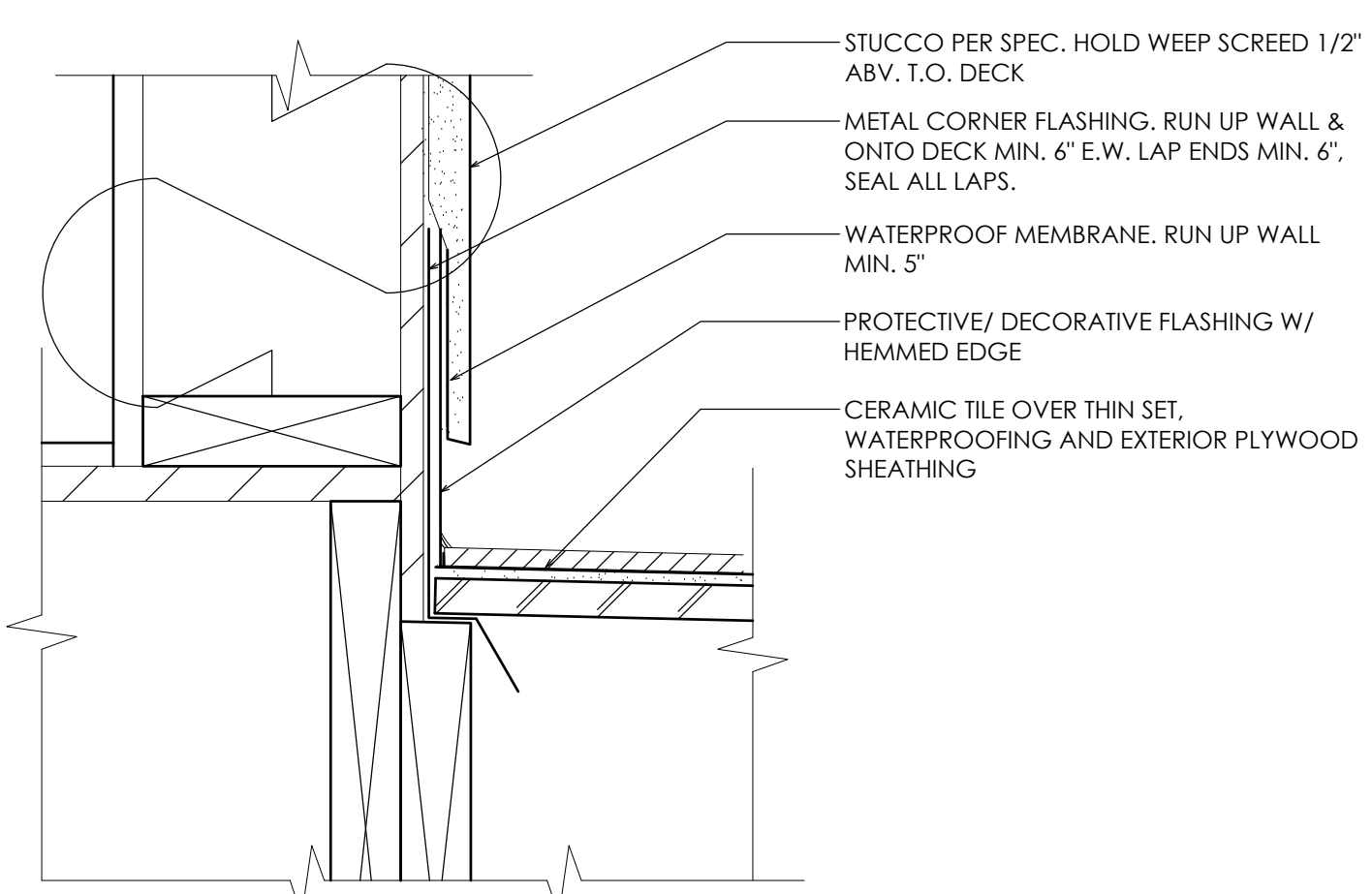
CRICKET @ ROOF
3"=1'-0"
7



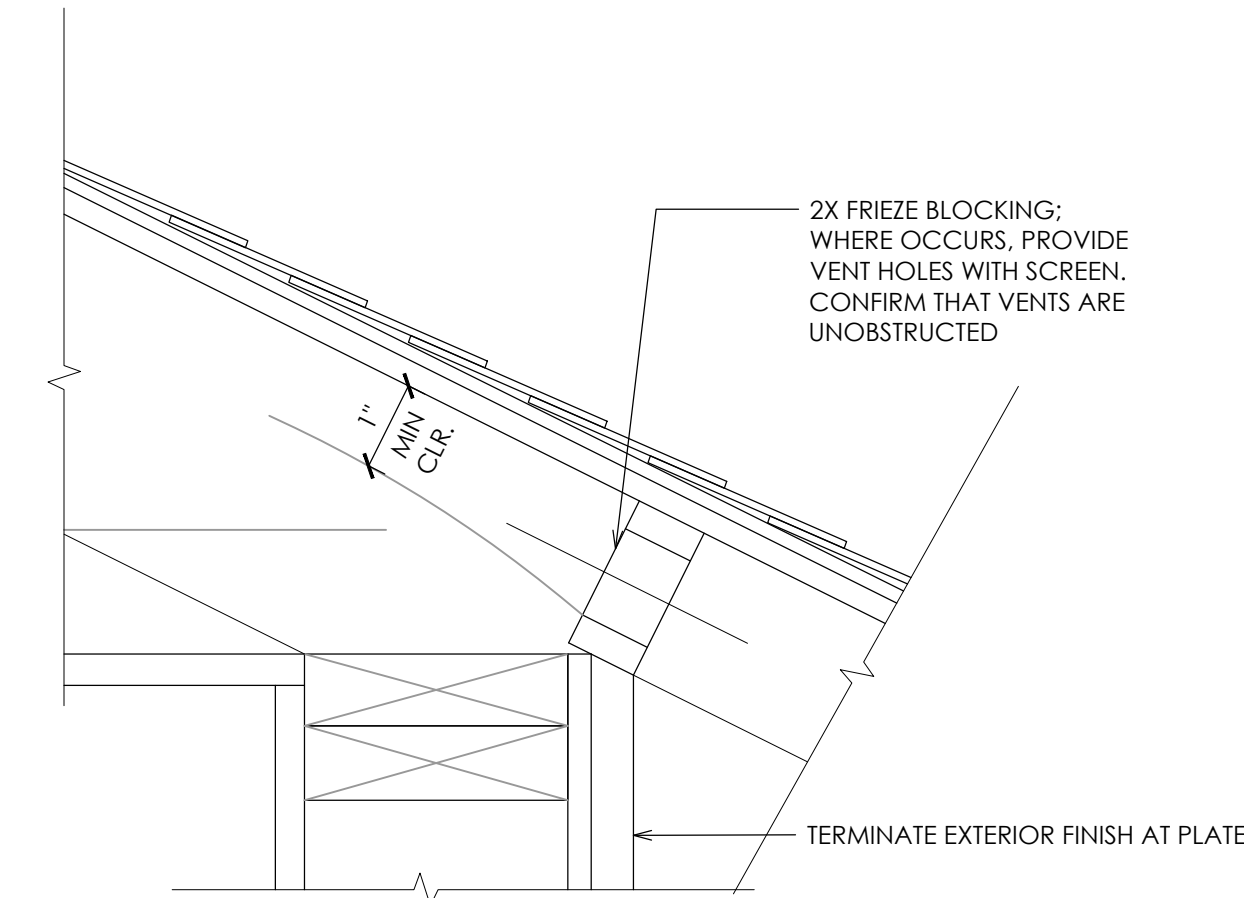
RAIN WATER LEADER
3"=1'-0"
6



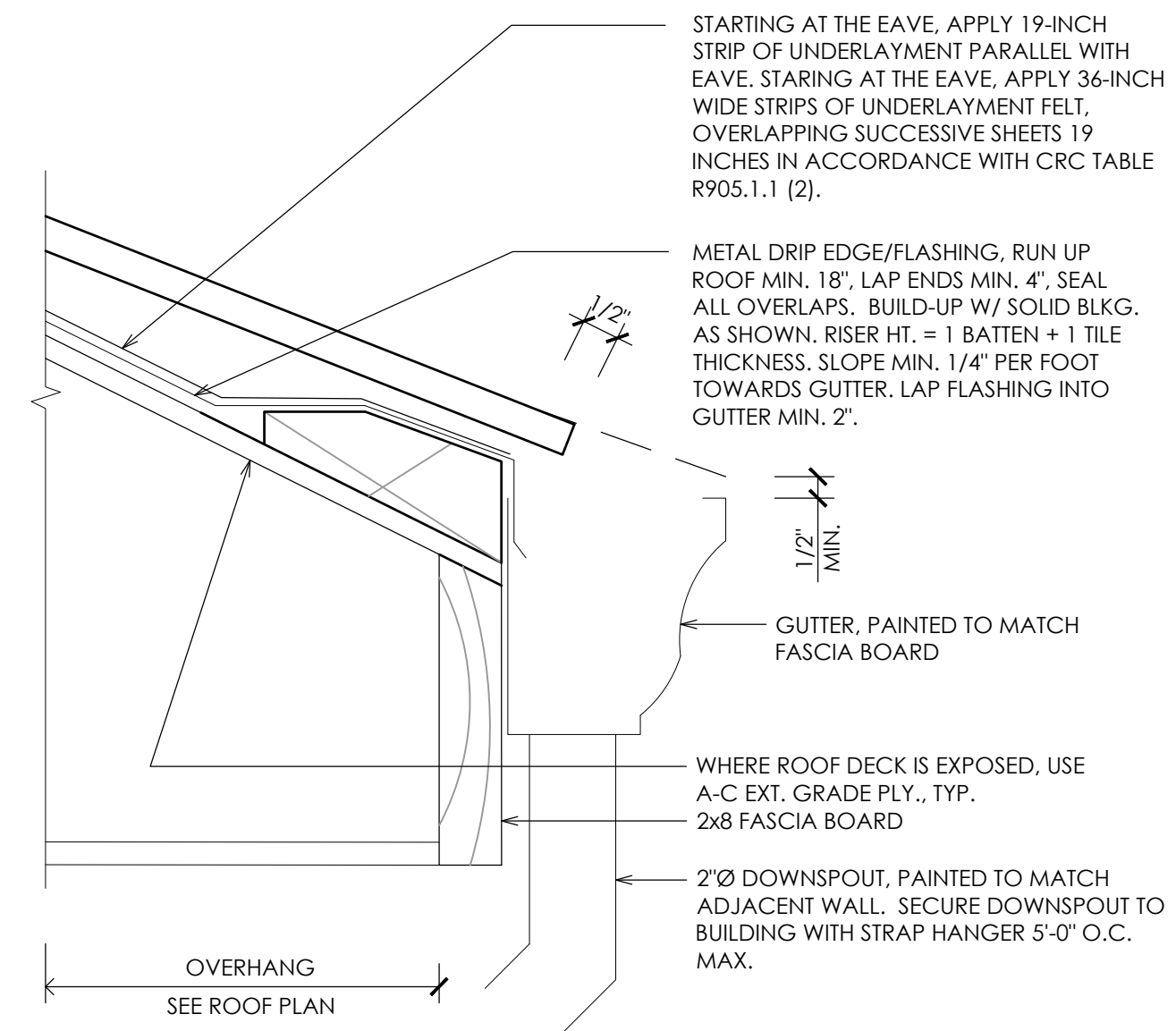
ROOF @ SIDEWALL
3"=1'-0"
5



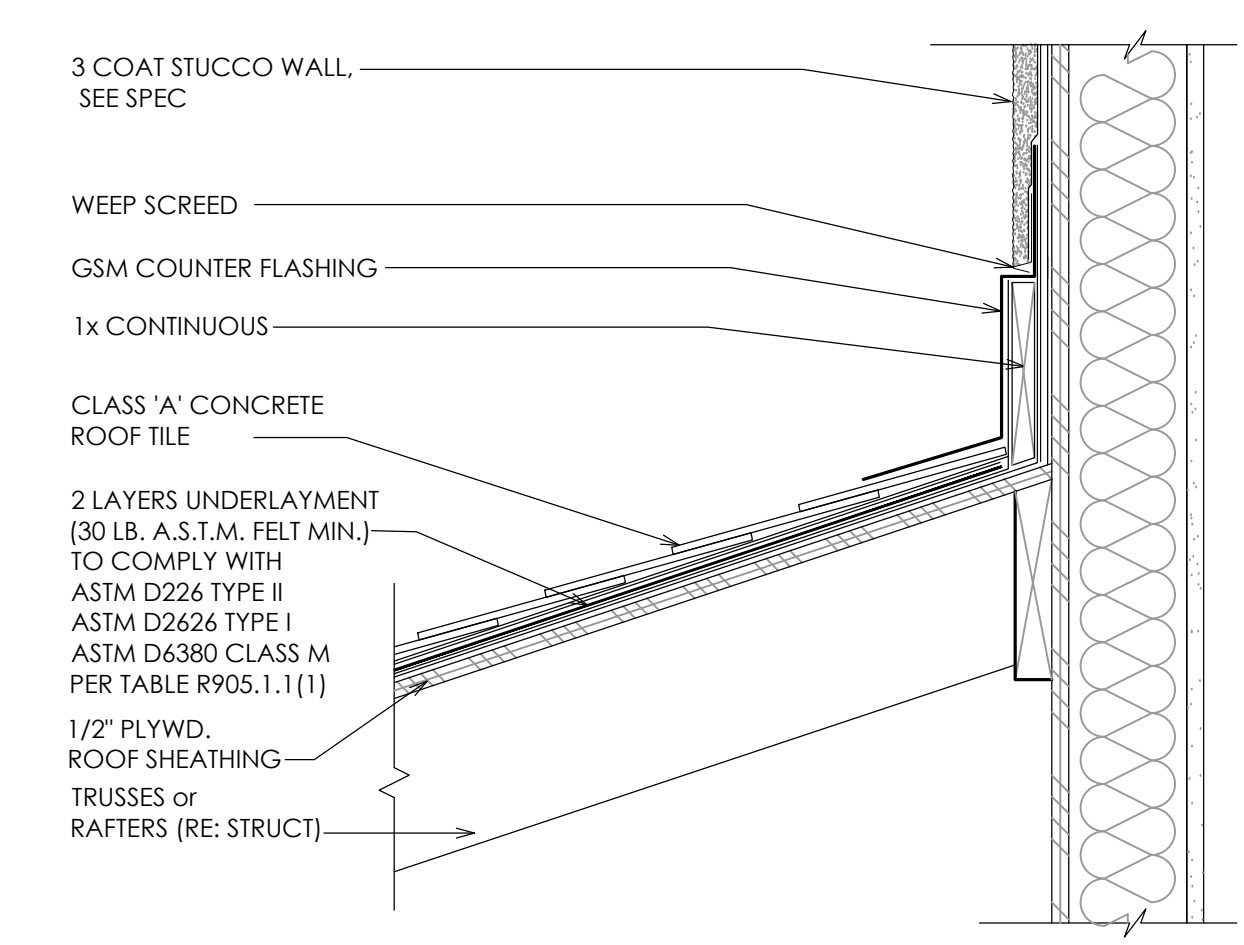
WALL @ BALCONY
1 1/2"=1'-0"
4



ROOF @ FRIEZE
3"=1'-0"
3



ROOF @ EAVE
3"=1'-0"
2



TYP. ROOF /WALL FLASHING
3"=1'-0"
1



NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

PREPARED FOR:

TYPICAL DETAILS - 3



DATE:	9/23/2024
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS				
NO.				

A5.2

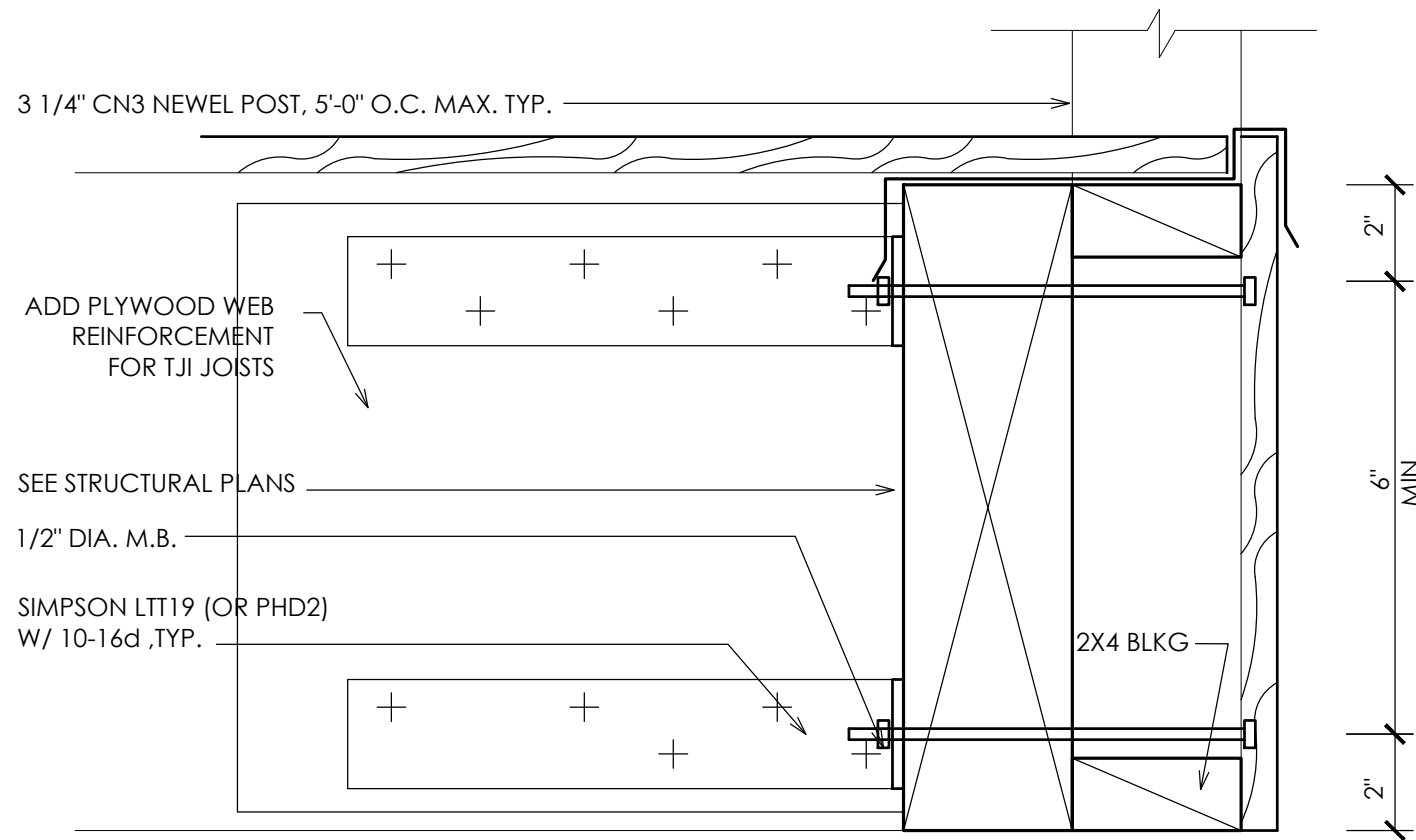
● ARCHITECTURE

● ENGINEERING

● CONSULTATION

● CONSTRUCTION

NOTE:
ALL RAILING MEMBERS INCLUDING POSTS SHALL BE REDWOOD OR SIMILAR WEATHER RESISTING MATERIAL.
GUARDRAIL CONSTRUCTION SHALL BE CAPABLE OF RESISTING A 50 PLF HORIZONTAL LOAD PERPENDICULAR
TO THE TOP, UBC 509 AND TABLE 16B



BALCONY GUARDRAIL BASE

3'-1'-0"

11

ROOFING AND FLASHING

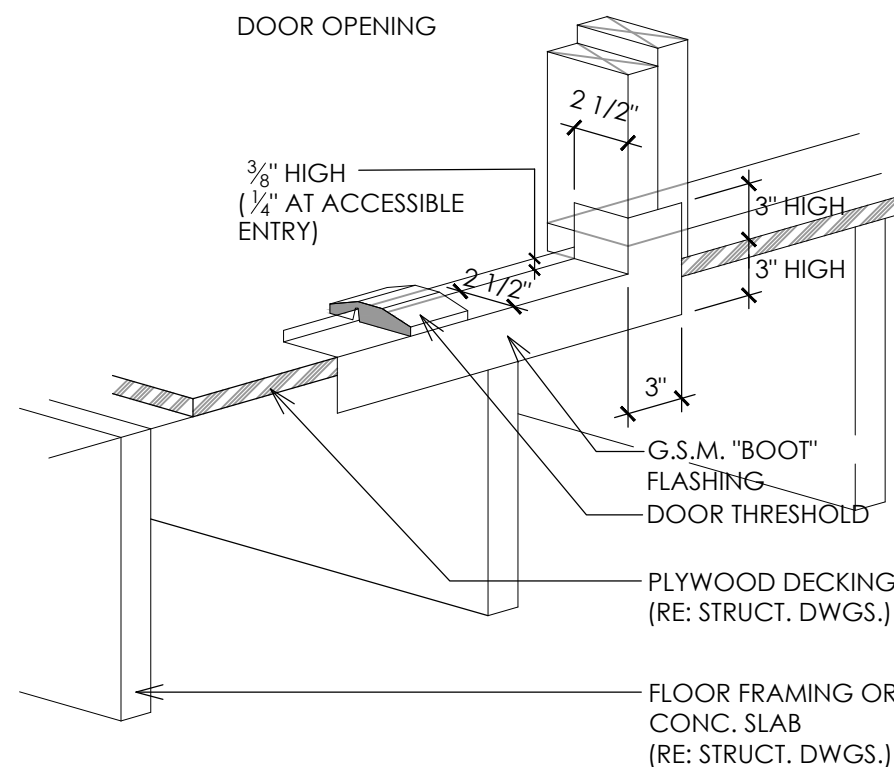
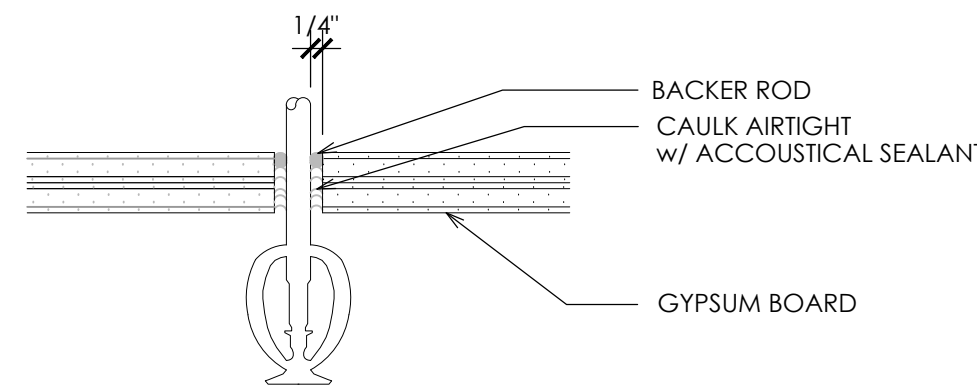
1 1/2'-1'-0"

10

SPRINKLER PIPE PENETRATION

1 1/2'-1'-0"

12



FOR USE AT EXTERIOR DOORS AT WOOD FRAMED
FLOORS OR MAY BE USED AT CONC. SLAB
CONDITIONS.

GSM DOOR BOOT FLASHING

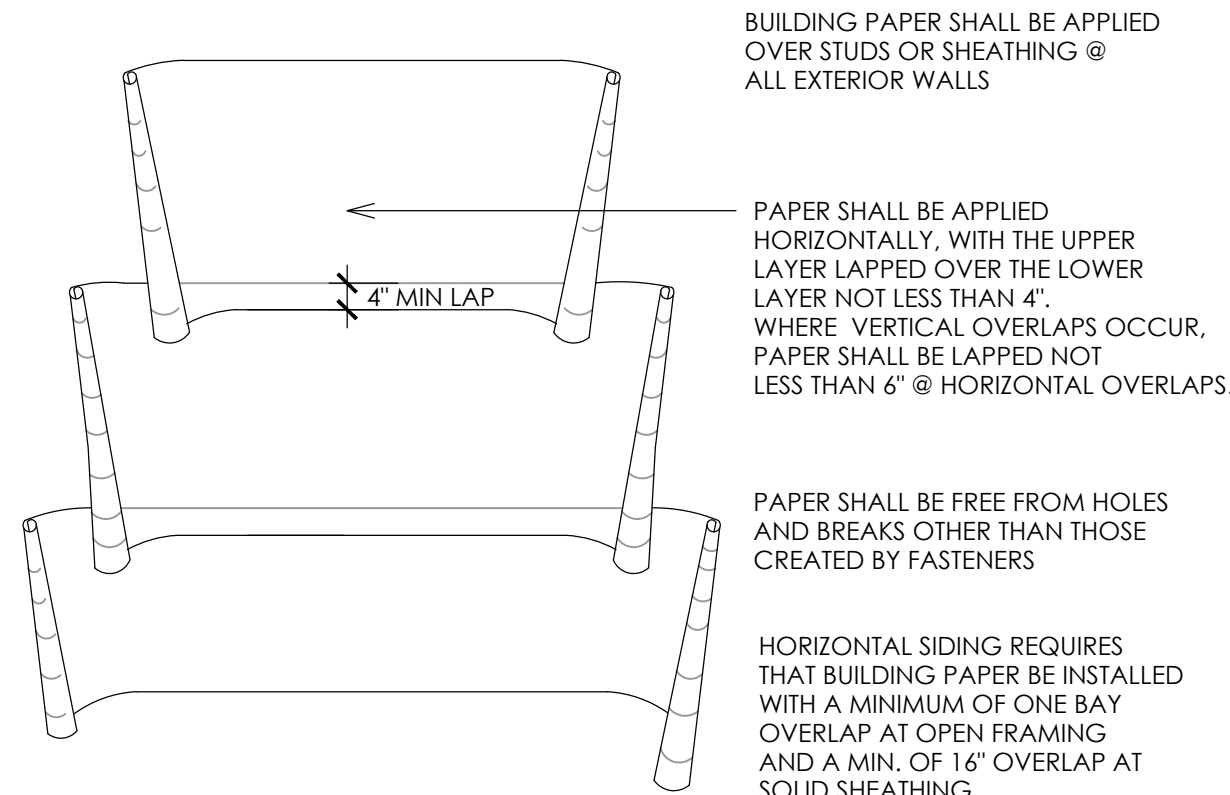
1 1/2'-1'-0"

5

BUILDING PAPER @ LAPPED SIDING

1 1/2'-1'-0"

6



BUILDING PAPER SHALL BE APPLIED
OVER STUDS OR SHEATHING @
ALL EXTERIOR WALLS

PAPER SHALL BE APPLIED
HORIZONTALLY, WITH THE UPPER
LAYER LAPPED OVER THE LOWER
LAYER NOT LESS THAN 4".
WHERE VERTICAL OVERLAPS OCCUR,
PAPER SHALL BE LAPPED NOT
LESS THAN 6" @ HORIZONTAL OVERLAPS.

PAPER SHALL BE FREE FROM HOLES
AND BREAKS OTHER THAN THOSE
CREATED BY FASTENERS

HORIZONTAL SIDING REQUIRES
THAT BUILDING PAPER BE INSTALLED
WITH A MINIMUM OF ONE BAY
OVERLAP AT OPEN FRAMING
AND A MIN. OF 16" OVERLAP AT
SOLID SHEATHING.

GENERAL:

1. REFER ALSO TO VENTILATION NOTES LOCATED AT ATTIC AND/OR CRAWL SPACE VENTILATION CALCULATIONS, RE: ELEVATION SHEETS.
2. INSTALL FLASHING AT ALL TRANSITIONS OF ROOF PLANE SURFACES PER CRC RE: COVER SHEET "PROJECT DATA".
3. ALL MECHANICAL/PLUMBING VENTS SHALL PENETRATE THE ROOF AT REAR-FACING SLOPES WHERE POSSIBLE OR SIDE-FACING SLOPES AS AN ALTERNATE. ALL ROOF MOUNTED METAL VENTS OR COMPONENTS SHALL BE PAINTED TO MATCH ROOF COLOR. RE: WALL & ROOF VENT FLASHING DETAILS.
4. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED (MINIMUM) AT CONDITIONED SPACE.
5. ALL DOORS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS & UNCONDITIONED SPACES SUCH AS GARAGES AND CLOSETS CONTAINING FURNACES USING OUTSIDE AIR FOR COMBUSTION SHALL BE WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION, PER TITLE 24 SECTION 2-5317. DOORS AND WINDOWS ARE TO BE CERTIFIED AND WEATHER STRIPPED. ALL JOINTS AND PENETRATIONS ARE TO BE CAULKED & SEALED.

6. PROVIDE A WEEP SCREED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUCCO STUD WALLS.
- DECKS & EXTERIOR WOOD:
 7. REFERENCE STRUCTURAL DRAWINGS FOR WOOD SIZES, GRADES, AND CONNECTOR SPECIFICATIONS.
 8. EXPOSED STRUCTURAL FRAMING MEMBERS SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY, TREATED WOOD, PAINTED OR SEALED, OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS, WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER, PER C.B.C. SECTION 2306.
 9. ALL PLATES, SILLS, SLEEPERS, AND SUPPORT POSTS SHALL BE PRESSURE TREATED WOOD.
 10. EXTERIOR GRADE PAINT SHALL BE APPLIED TO ALL EXTERIOR WOOD TRIM & DECK COMPONENTS, (ie: POSTS, BEAMS, JOISTS, LEDGERS, STRINGERS, HANDRAILS AND GUARDRAILS). VERIFY PAINT COLORS WITH OWNER PRIOR TO APPLICATION.

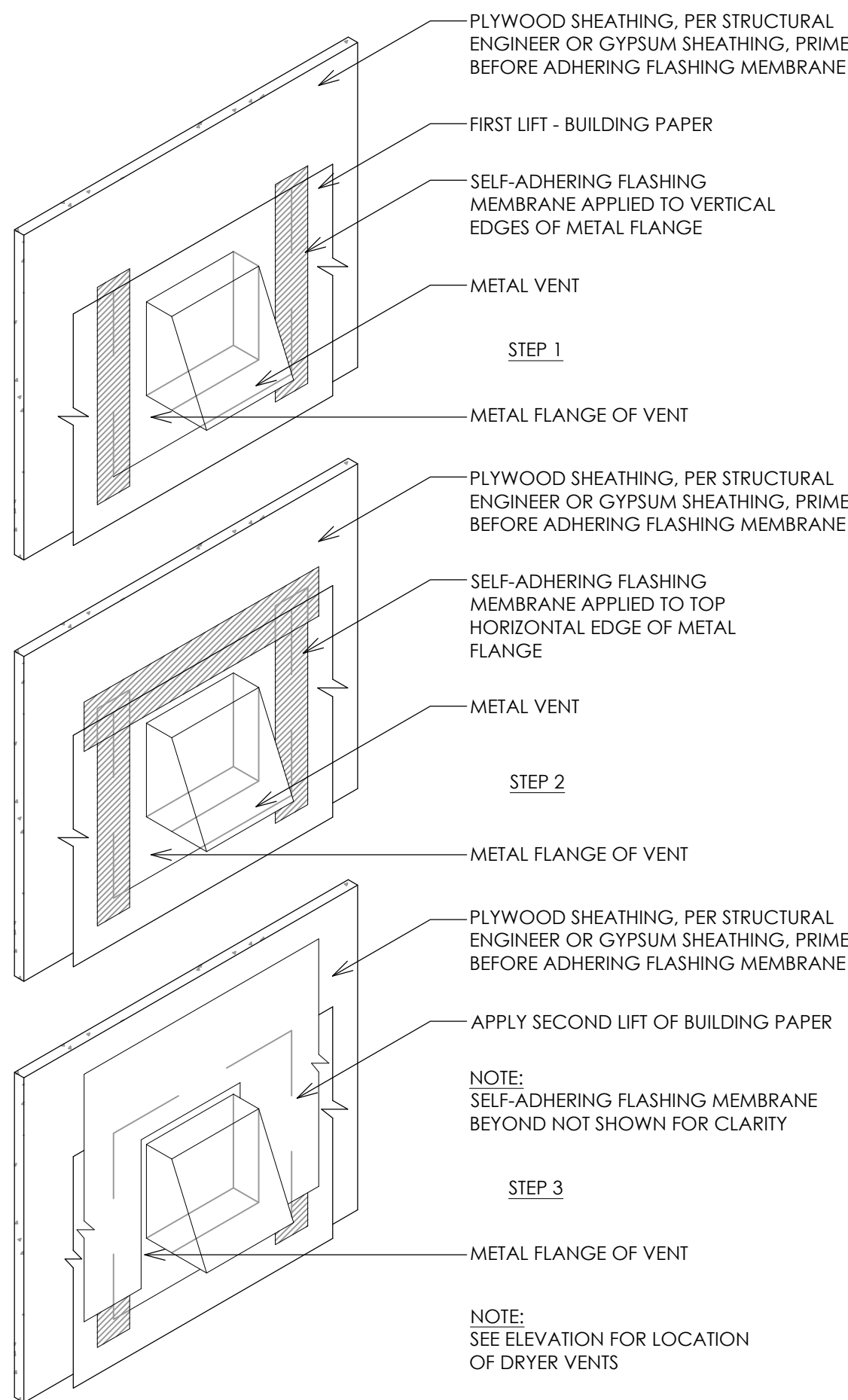
MOISTURE RESISTANCE

7

DRYER VENT FLASHING

1 1/2'-1'-0"

8



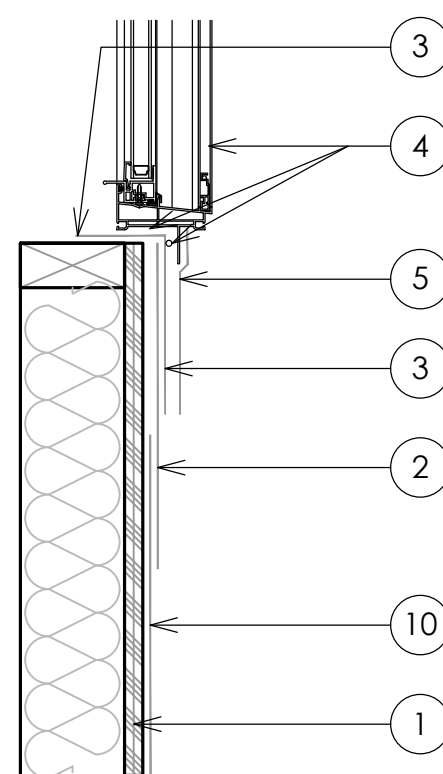
NOTE:
SELF-ADHERING FLASHING MEMBRANE
BEYOND NOT SHOWN FOR CLARITY

NOTE:
SEE ELEVATION FOR LOCATION
OF DRYER VENTS

WINDOWS:

INSTALL "WINDOW WRAP" AND BUILDING PAPER IN THE FOLLOWING ORDER

1. SHEATH WALL.
2. INSTALL BUILDING PAPER FROM TOP OF SILL DOWN WALL 18" MIN. PER DETAIL "A".
3. 1ST LAYER WINDOW WRAP AT SILL, THEN JAMBS, THEN HEAD WITH 9" "WINDOW WRAP" PER DETAIL "B".
4. INSTALL THE WINDOW PER DETAIL "C". APPLY A CONTINUOUS BEAD OF SEALANT TO UNDERSIDE OF WINDOW NAILING FIN. APPLY A CONTINUOUS BEAD OF EXPANDED FOAM IN SHIM SPACE AROUND PERIMETER OF WINDOW.
5. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT SILL PER DETAIL "D".
6. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT JAMBS PER DETAIL "D".
7. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT HEAD PER DETAIL "D".
8. (AT WINDOWS WITH WOOD TRIM ONLY: INSTALL 26 GAUGE GALV. STEEL FLASHING OVER WOOD TRIM AT HEAD, EXTEND TO WIDTH OF TRIM PER DETAIL "D").
9. OVERLAP ALL CORNERS MINIMUM 6" PER DETAIL "D".
10. INSTALL BUILDING PAPER UNDER SILL FLAP CREATED IN STEP #2 PER DETAIL "E".
11. INSTALL BUILDING PAPER SHINGLE FASHION WITH 4" VERTICAL OVERLAPS AND 6" HORIZONTAL OVERLAPS PER DETAIL "E".
12. BUILDING PAPER TO OVERLAP "WINDOW WRAP" AND FLANGE PER DETAIL "E".

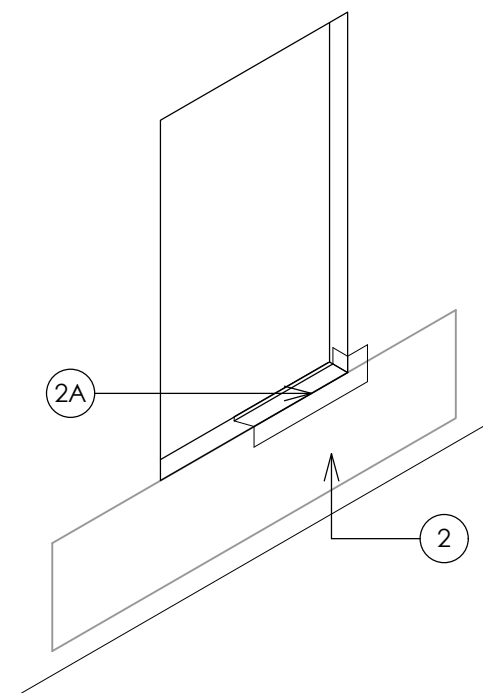


NOTES:
WINDOW WRAP TO BE 9" WIDE, BITUTHANE,
VICOR-V40, OR EQUAL.

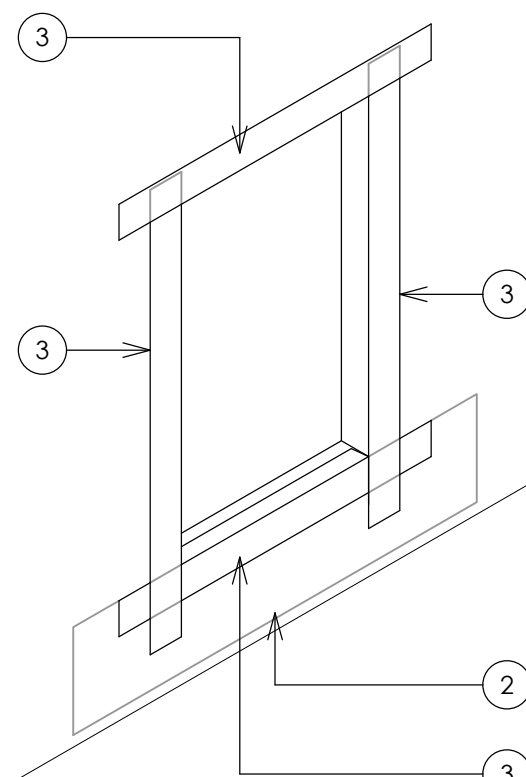
DOORS:

INSTALL "WINDOW WRAP" AND BUILDING PAPER IN THE FOLLOWING ORDER AT DOOR LOCATIONS

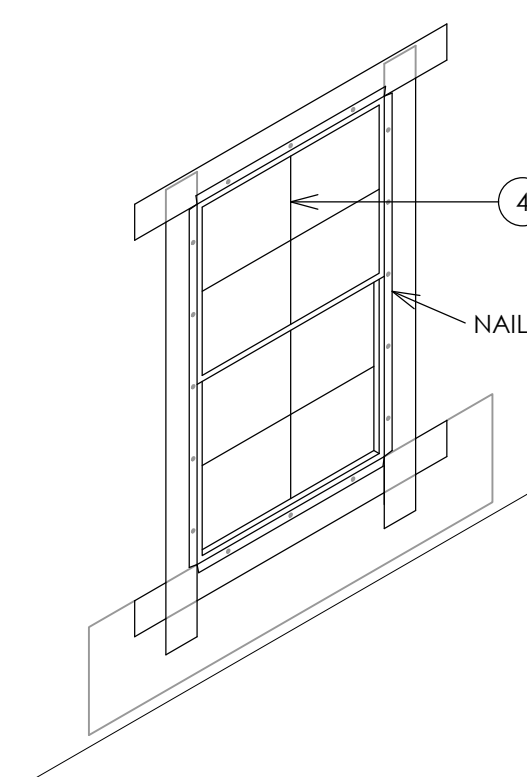
- NOTE: THE INSTALLATION OF FLASHING PAPERS @ THE DOOR SILL DOES NOT APPLY WHEN THE DOOR IS INSTALLED ON A CONCRETE SLAB.
1. SHEATH WALL.
 2. WRAP BUILDING PAPER FROM TOP OF SILL DOWN WALL 18" MIN. PER DETAIL "A".
 - 2A. ADD BOOT FLASHING TO SILL PER DETAIL
 3. 1ST LAYER WRAP SILL, THEN JAMBS, THEN HEAD WITH 9" "WINDOW WRAP" SIMILAR TO DETAIL "B".
 4. INSTALL THE DOOR SIMILAR TO DETAIL "C". APPLY A CONTINUOUS BEAD OF EXPANDED FOAM IN SHIM SPACE AROUND PERIMETER OF DOOR.
 5. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT SILL SIMILAR TO DETAIL "D".
 6. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT JAMBS SIMILAR TO DETAIL "D".
 7. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT HEAD PER DETAIL "D".
 8. (AT DOORS WITH WOOD TRIM ONLY: INSTALL 26 GAUGE GALV. STEEL FLASHING OVER WOOD TRIM AT HEAD, EXTEND TO WIDTH OF TRIM PER DETAIL "D").
 9. OVERLAP ALL CORNERS MINIMUM 6" PER DETAIL "D".
 9. INSTALL BUILDING PAPER UNDER SILL FLAP CREATED IN STEP #2 PER DETAIL "E".
 10. INSTALL BUILDING PAPER SHINGLE FASHION WITH 4" VERTICAL OVERLAPS AND 6" HORIZONTAL OVERLAPS PER DETAIL "E".
 12. BUILDING PAPER TO OVERLAP "WINDOW WRAP" DETAIL "E".



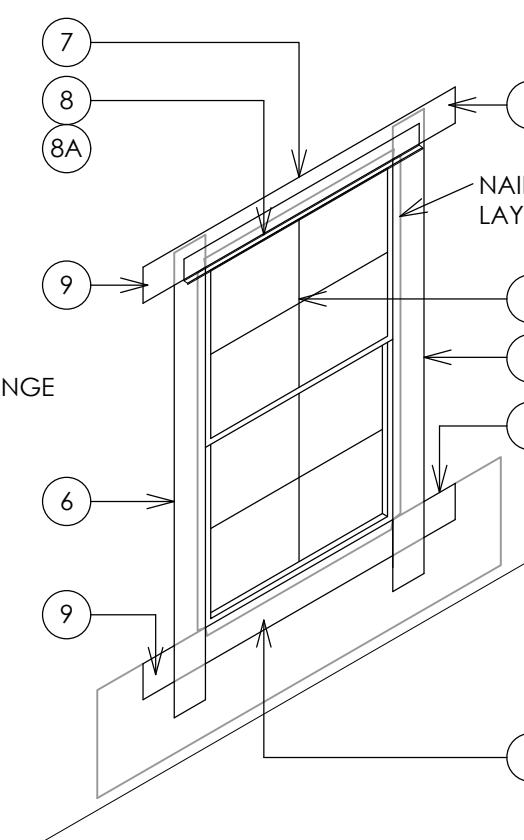
DETAIL "A"



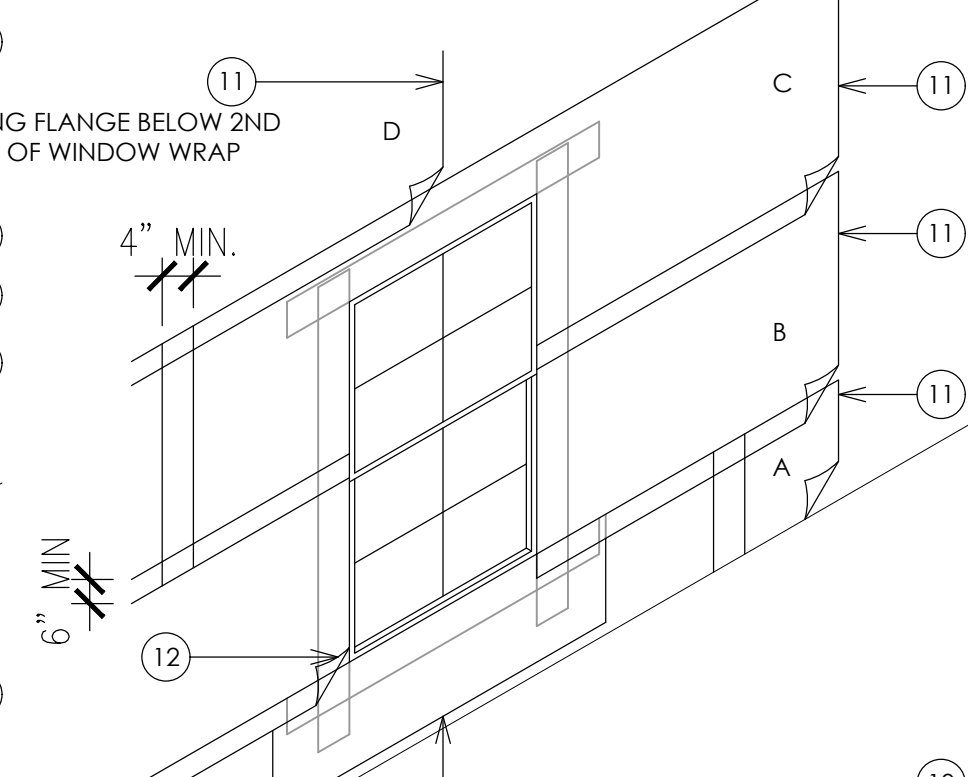
DETAIL "B"



DETAIL "C"



DETAIL "D"



DETAIL "E"

FLASHING WINDOW - DOOR

1 1/2'-1'-0"

1



NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

PREPARED FOR:

TYPICAL DETAILS-4



DATE:	9/23/2024
DESIGNED BY:	M. SAINI
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

REVISIONS	
NO.	

A5.3

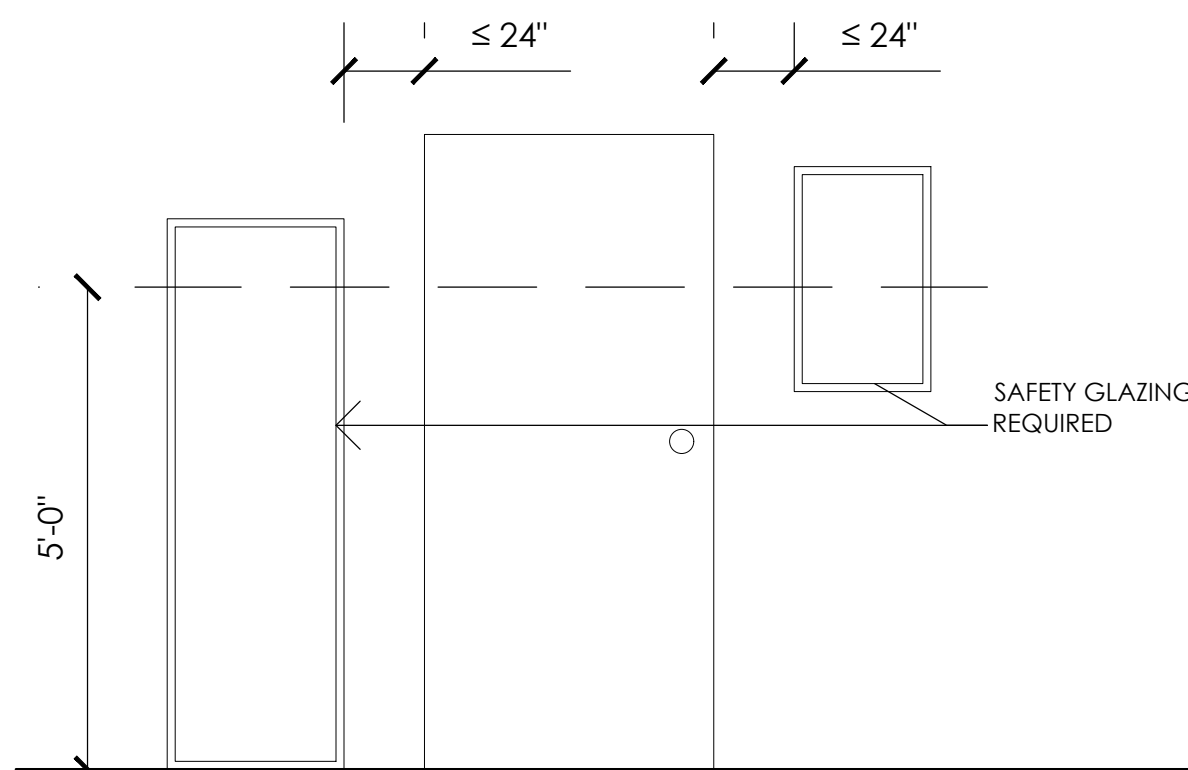
● ARCHITECTURE

● ENGINEERING

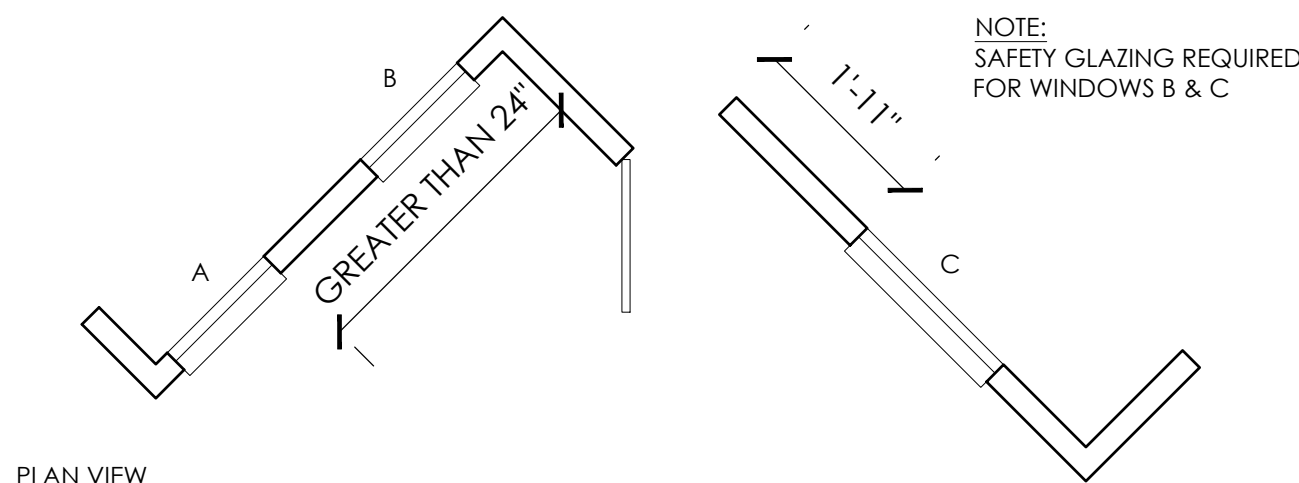
● CONSULTATION

● CONSTRUCTION

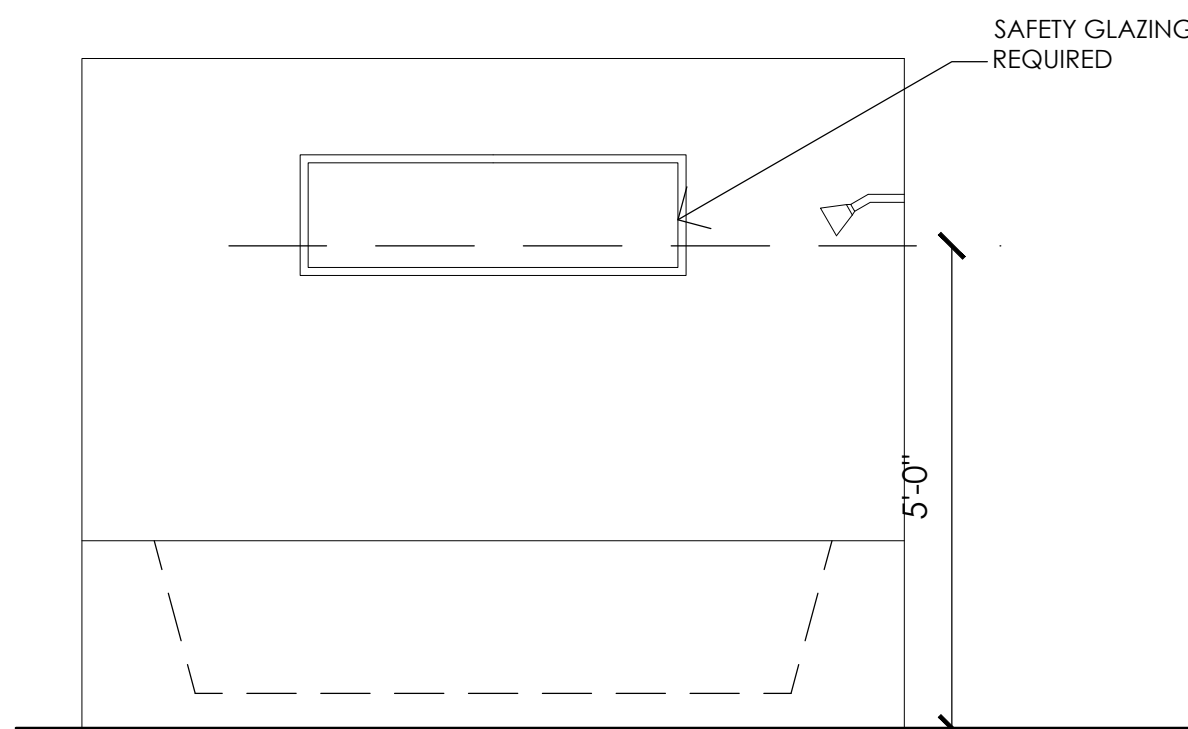
WHEN SAFETY GLASS IS REQUIRED



GLASS IN SIDELITES - ELEVATION



PLAN VIEW

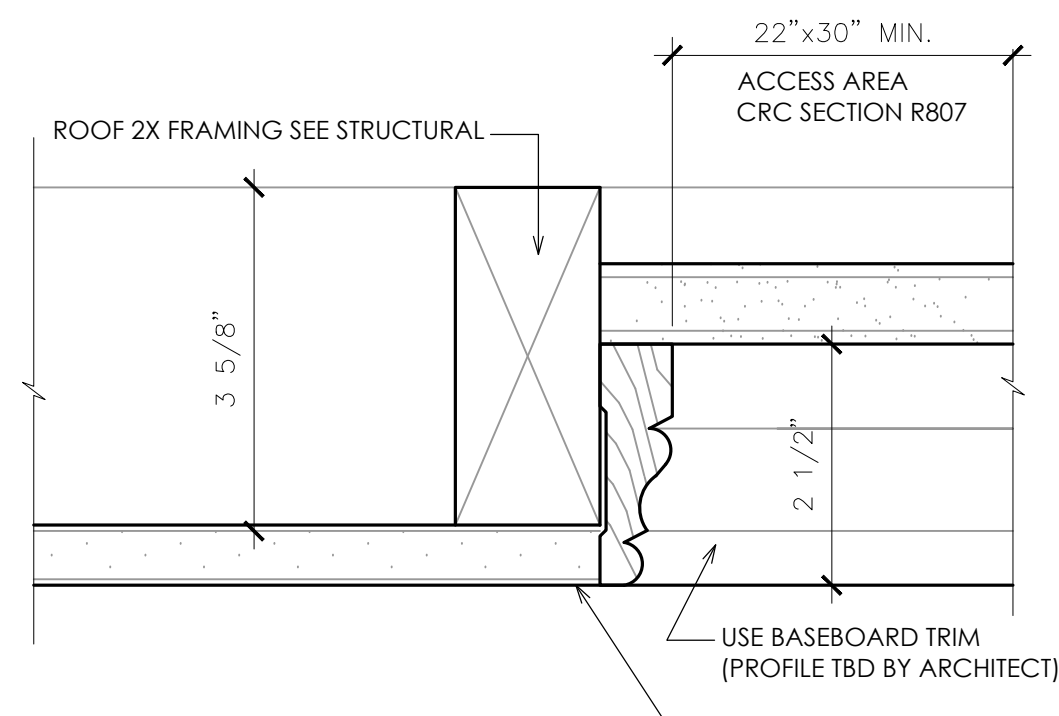


GLASS WITHIN SHOWER WALLS

TEMPERED GLASS

1/2"=1'-0"

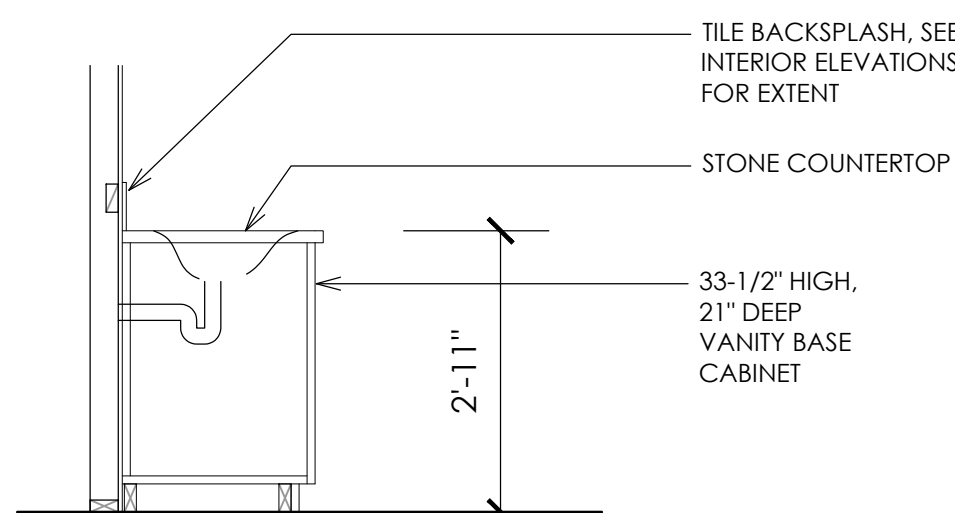
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ATTIC ACCESS DOOR

3"=1'-0"

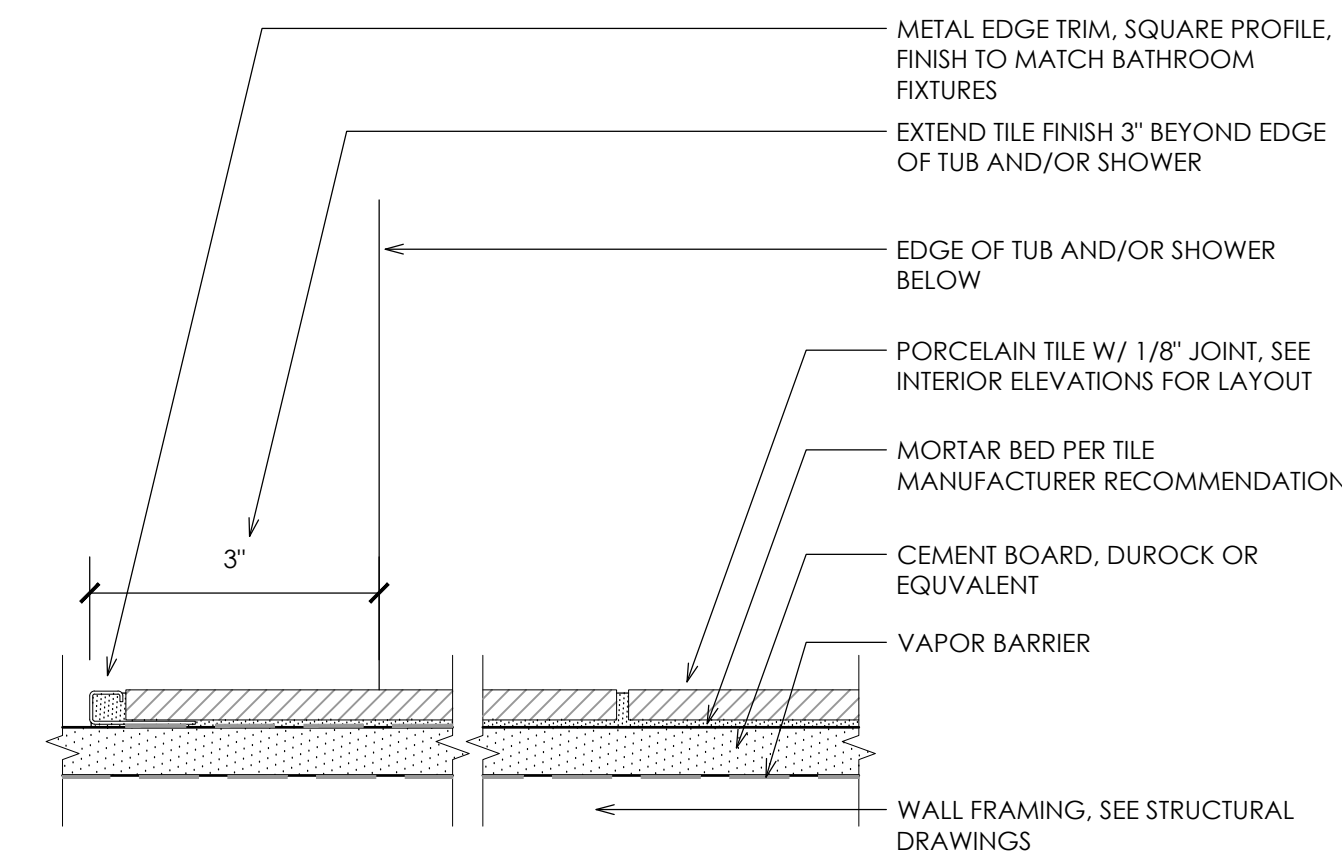
11



LAVATORY/VANITY CABINET

1/2"=1'-0"

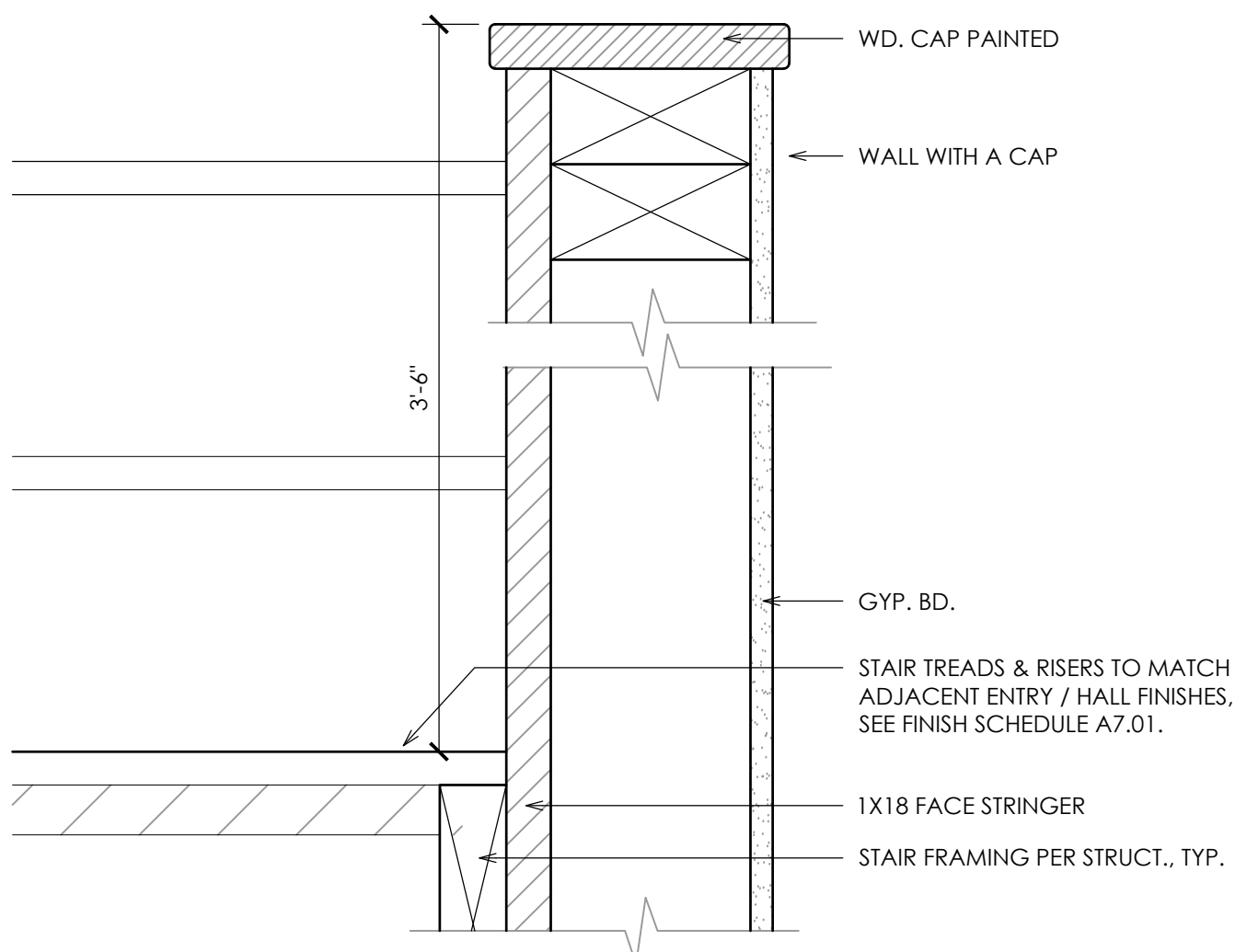
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TILE TUB/SHOWER SURROUND

6"=1'-0"

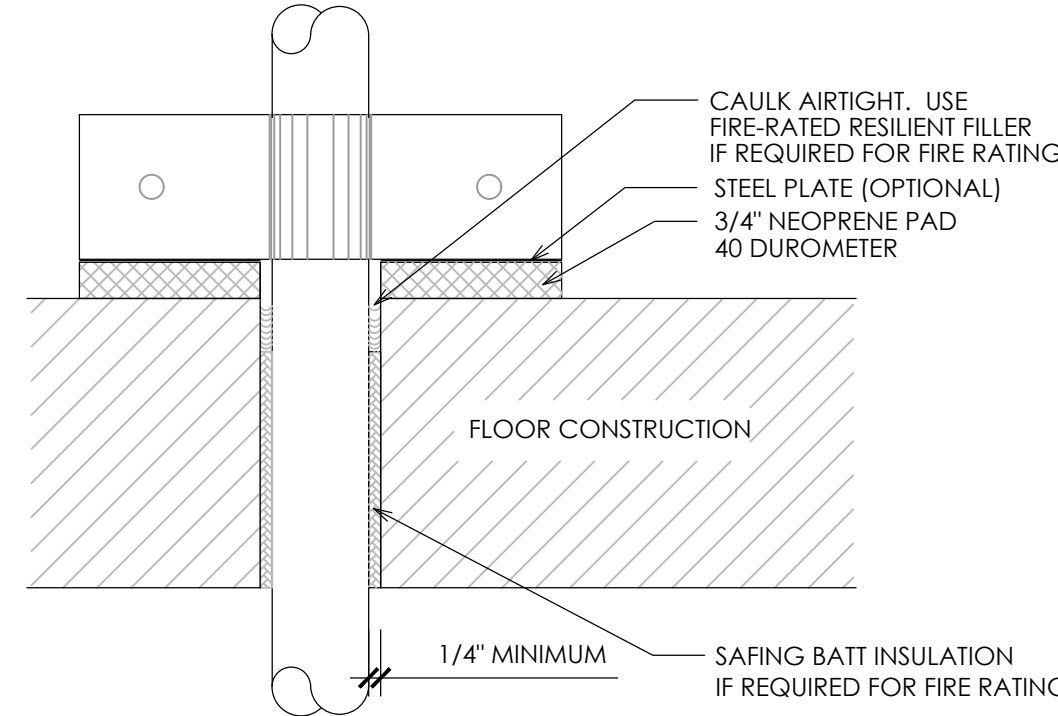
6



STAIR PARTIAL HEIGHT WALL

3"=1'-0"

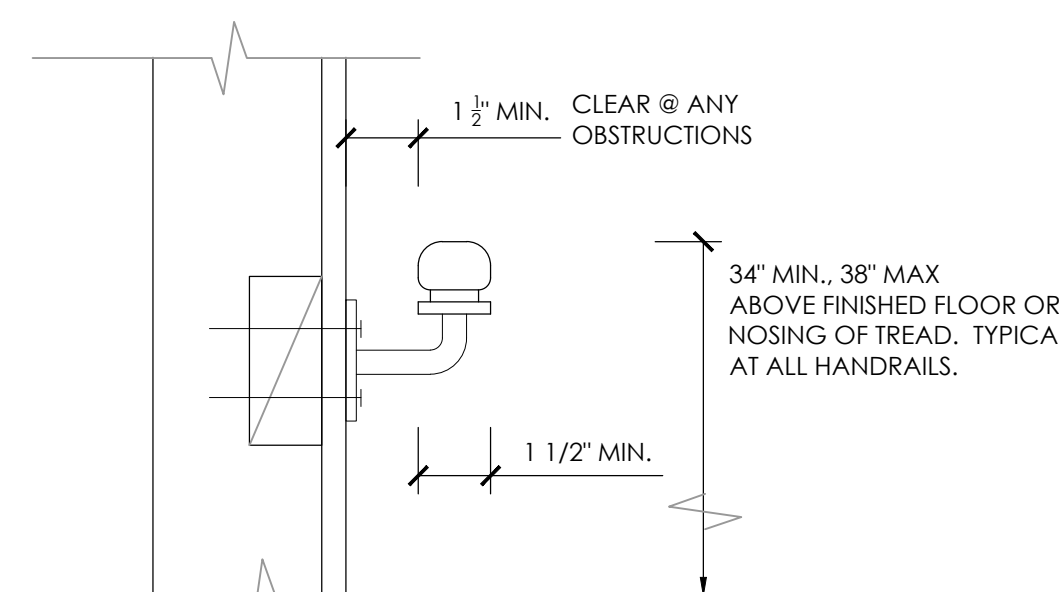
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PIPE INSULATION

3"=1'-0"

9



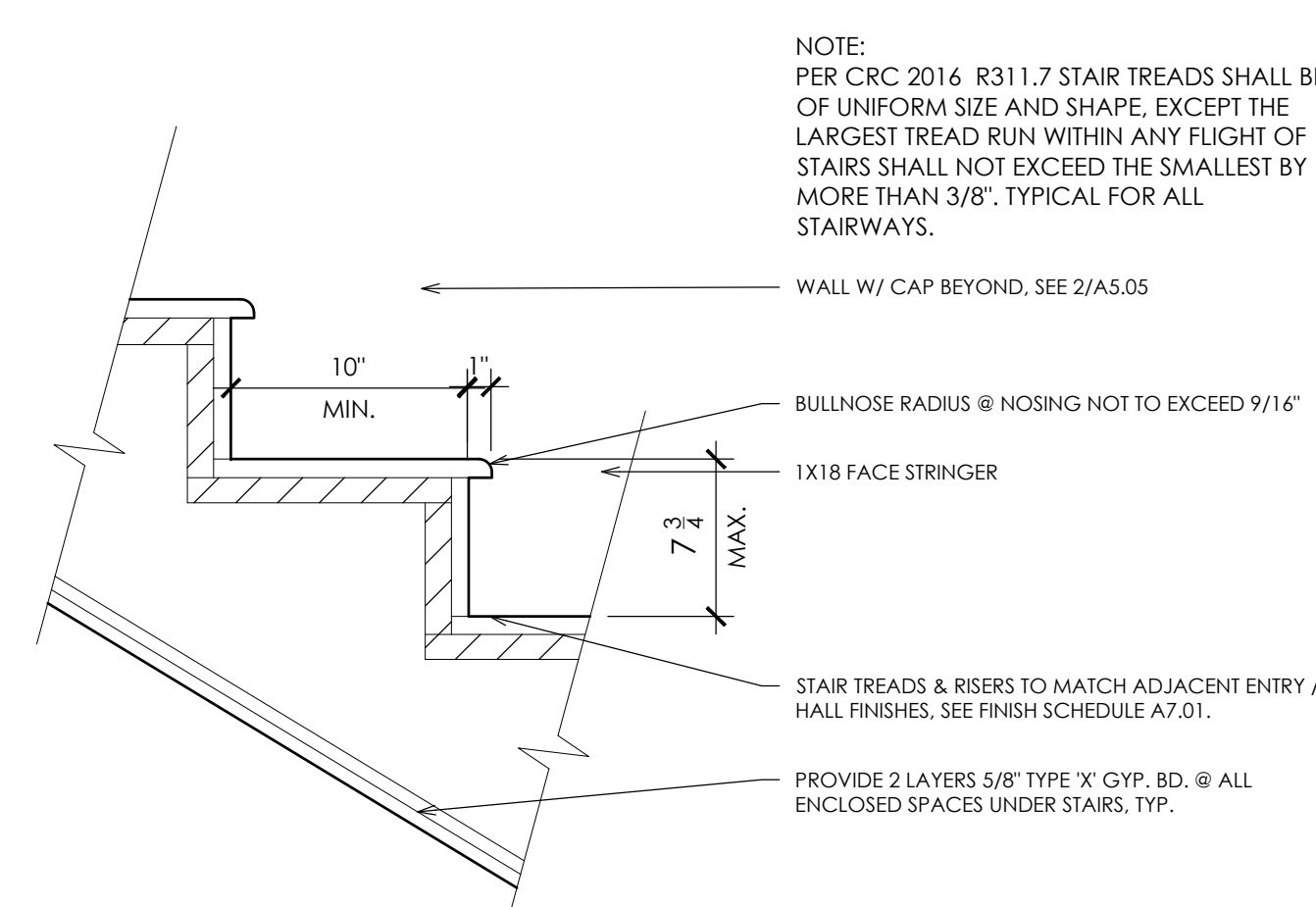
NOTES:

ALL HANDRAILS SHALL COMPLY WITH CRC 2016
ALL STAIRS WITH FOUR OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL.
ALL HANDRAILS SHALL BE CONTINUOUS THROUGH THE FULL LENGTH OF THE STAIRS.

TYPICAL HANDRAIL

3"=1'-0"

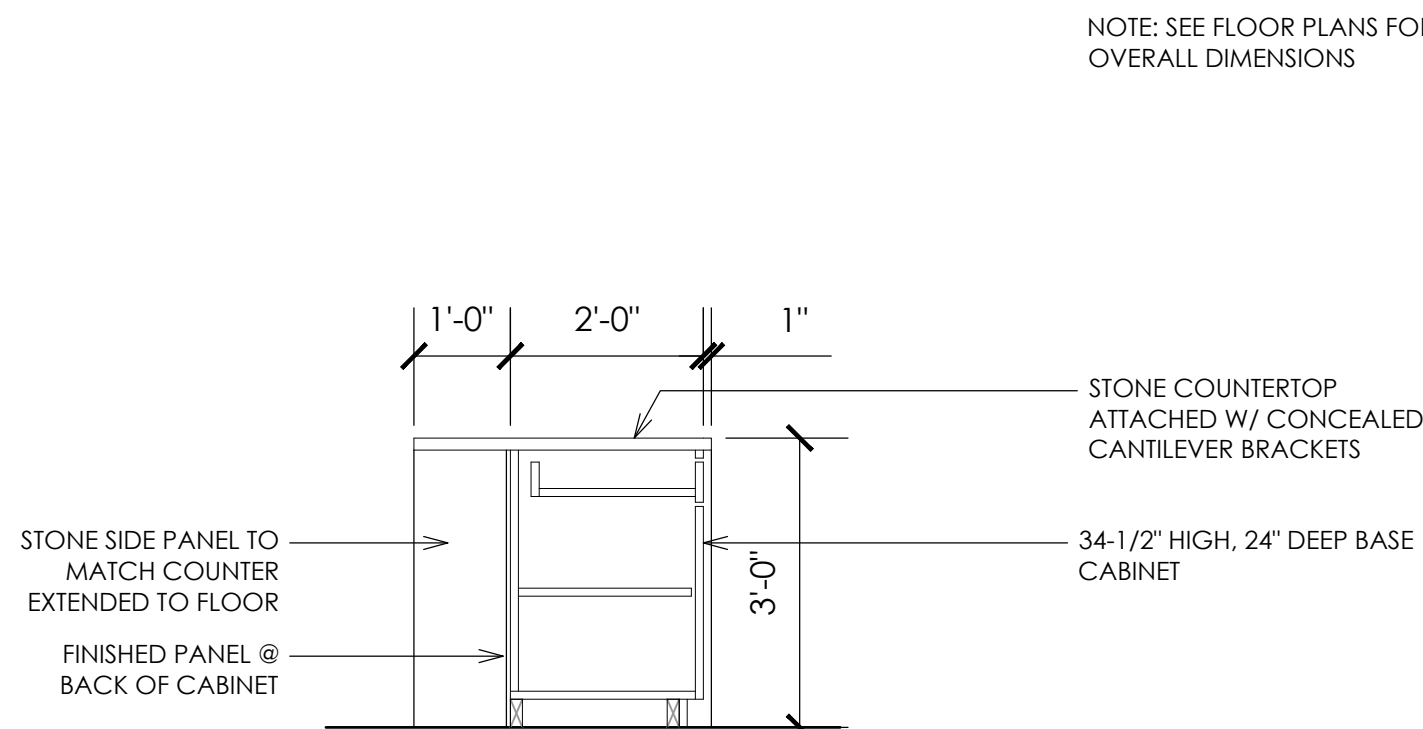
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TYPICAL STAIRS

1 1/2"=1'-0"

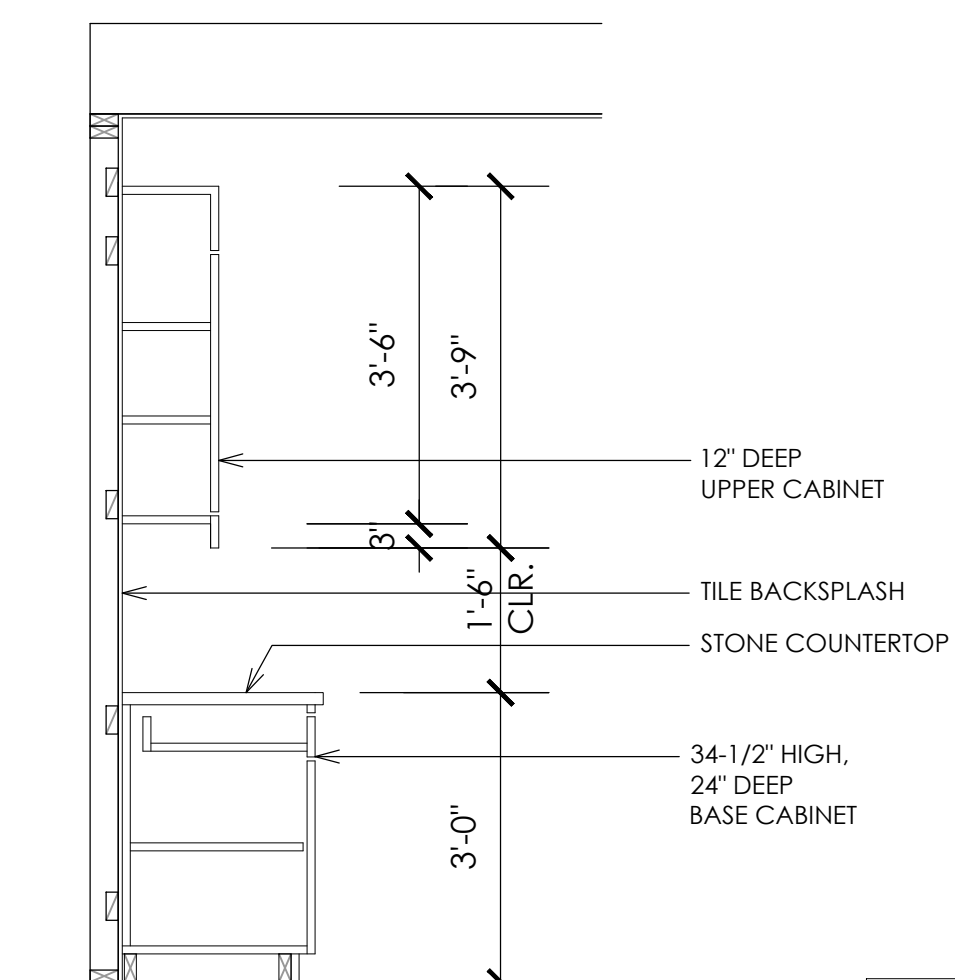
1



KITCHEN ISLAND

1/2"=1'-0"

4



KITCHEN CABINETS

1/2"=1'-0"

3

PROJECT INFORMATION

Date: 10-2-24
Project applicant: IENGCO
Project address: 1501 OAKLEY DRIVE, LOS ALTOS
Total landscape area (square feet) 5,926 SF
Project type: Private
Water supply type: Potable
Water Agency: California Water Service Co.
9494 B Street, Los Altos, CA

Project applicant contact: Manjit Saini
IENGCO
manjit.saini@iengco.com

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".

Landscape Architect: Rodney Scaccalosì #4452
Date: 10-2-24

EXISTING TREE TABLE (See Demolition Plan)

#	TYPE	NATIVE	TRUNK DIA.	ACTION
T1	LIVE OAK	Y	26"	RETAIN
T2	LIVE OAK	Y	33"	RETAIN
T3	VELVET ASH	N	23"	REMOVE (CONSTRUCTION)
T4	VELVET ASH	N	23"	REMOVE (CONSTRUCTION)
T5	APPLE	N	8"	RETAIN
T6	LEMON	N	17"	RETAIN
T7	KUMQUAT	N	12"	RETAIN
T8	CHINESE PISTACHE	N	26"	RETAIN
T9	CRAPE MYRTLE	N	8"	PREVIOUSLY REMOVED
T10	OLIVE	N	5"	RETAIN
T11	SWEET GUM	N	16"	RETAIN
A	UNKNOWN	N	LESS THAN 4"	PREVIOUSLY REMOVED

TREE REPLACEMENT TABLE

#	TYPE	TRUNK DIA.	REPLACEMENT
T3	VELVET ASH	23"	2 -24" BOX
T4	VELVET ASH	23"	2 -24" BOX
T9	CRAPE MYRTLE	8"	1-24" BOX
A	UNKNOWN	4"	1-24" BOX

PLANT SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>WUCOLS</u>	
TREES					
	3	Acer palmatum 'Osakazuki' / Osakazuki Japanese Maple standard form	24" box	Moderate	
	3	Prunus pendula 'Pendula Rosea' / Weeping Cherry standard form	24" box	Moderate	
SHRUBS					
	4	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low	
	20	Agave x 'Blue Glow' / Blue Glow Agave	5 gal.	Low	
	15	Aloe arborescens 'mzimnyati' / Dwarf Torch Aloe	5 gal.	Low	
	28	Anigozanthos x 'Bush Tango' / Bush Tango Kangaroo Paw	5 gal.	Low	
	39	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal.	Low	
	19	Ceanothus x 'Dark Star' / California Lilac	5 gal.	Low	
	27	Lantana montevidensis / Trailing Lantana	1 gal.	Low	
	130	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low	
	7	Myrica californica 'Buxifolia' / Pacific Wax Myrtle	5 gal.	Low	
	30	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low	
	37	Salvia microphylla x greggii 'Heatwave Breeze' / Heatwave Breeze Sage	1 gal.	Low	
	17	Westringia fruticosa 'Blue Gem' / Blue Gem Coast Rosemary	5 gal.	Low	
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>WUCOLS</u>	<u>SPACING</u>
GROUND COVERS					
	37	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	42" o.c.
	27	Rosa x 'Meisentrail' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.
	1,422 sf	Turf synthetic / Type by owner	15" wide roll	No Water Use	

EXISTING PLANT LEGEND



GENERAL NOTES

- Contractor shall submit soil samples to the laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

Soil analysis may include:
 - Soil texture;
 - Infiltration rate determined by laboratory test or soil infiltration rate table;
 - pH;
 - Total soluble salts;
 - Sodium;
 - Percent organic matter; and
 - Recommendations.
Contractor shall submit the soil analysis report to the City as part of the certificate of completion.
- The Contractor shall submit documentation to the City verifying implementation of soil analysis report recommendations to the City with certificate of completion.
- All landscape planting areas shall receive a minimum 3" layer of organic wood chip mulch top dressing.
- All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Los Altos Water Efficient standards/regulations.
- Existing trees (to remain) shall be protected during construction with temporary fencing. Refer to Arborist Report (By Vasquez Arbor and Tree Protection Plan (By IENGCO) for additional information regarding tree preservation, tree removals, etc.

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com



PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

PLANTING PLAN

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1.	11-19-24 PLAN CHECK REVISIONS	1/17/2025	-	-	-	-
2	1-17-25 PLAN CHECK REVISIONS					

ARCHITECTURE

ENGINEERING

CONSULTATION

CONSTRUCTION

L1

CRITICAL ANALYSIS

Generated: 2024-10-01 22:50

P.O.C. NUMBER: 01
Water Source Information:FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 19.62 GPMPRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSIDESIGN ANALYSIS
Maximum Station Flow: 7.97 GPM
Flow Available at POC: 19.62 GPM
Residual Flow Available: 11.65 GPM

Critical Station: 1
Design Pressure: 20 PSI
Friction Loss: 1.56 PSI
Fittings Loss: 0.08 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.5 PSI
Pressure Req. at Critical Station: 25.1 PSI
Loss for Fittings: 0.01 PSI
Loss for Main Line: 0.06 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 25.2 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 34.8 PSI

COMPLIANCE STATEMENT

I have complied with the criteria of the Water Use Ordinance and applied them accordingly for the efficient use of water in the landscape irrigation plan.


10-1-24

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
SHRUBS, GC-LOW	0.3	DRIP	0.81	0.37	4,329	1,603	42745
TREES-MODERATE	0.5	BUBBLERS	0.81	0.62	160	99	2633
TOTALS					4,489	1,702	45378

ETAF Calculations

Total ETAF x Area	1,702
Total Area	4,489
Average ETAF	38%

Note:

Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

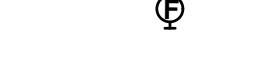
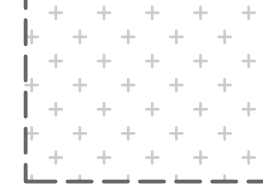
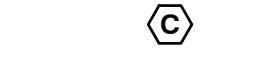
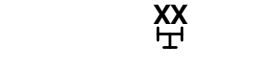
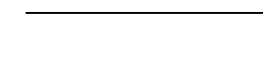
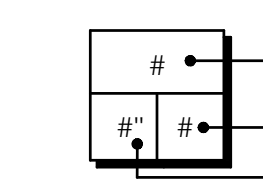
Maximum Applied Water Allowance (MAWA)= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(43) (.62) (.55 x4,489) + (1-.45) X 0 = 65822 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo) (Conversion factor) ((ETAF) (Area)).
(43) (.62) (1,702) = 45378 Gal.

HYDROZONE TABLE

VALVE CIRCUIT #	PLANT TYPE	VALVE GPM	AREA (SF)	AREA (%)	PRECIP RATE
1 (TREES BUBBLERS)	MW	3.50	160	4%	0.70
2 (SHRUBS-DRIP)	LW	7.97	2365	53%	0.32
2 (SHRUBS-DRIP)	LW	5.18	1964	44%	0.28
			4489	100%	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT. On a flex riser	9	20
	Rain Bird RWS-M-8-C 1400 Series Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM or 1402 0.5 GPM bubbler as indicated. With Check Valve.	5	20
SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY PSI			
	Rain Bird XACZ-100-PRF Medium Flow Drip Control Kit, 1in. Anti-Siphon Valve Filter, 1in. RBY Filter, and 40psi pressure regulator, for above grade installation. 3 GPM-15 GPM.	2	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	11	
	Flush Valve	5	
	Area to Receive Drip Emitters Netatim SPCV Single Outlet Pressure Compensating Drip Emitter, 1.5psi Internal Check Valve, with Self-Piercing Barb. Blue= 0.5gph, Black= 1.0gph, Red= 2.0gph. 1/4" tubing length shall not exceed 12' in length. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	4,489 s.f. 512 280	10
SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY			
	Rain Bird ASVF Electric Remote Control Valve, with Atmospheric Backflow Preventer. 3/4in., 1in. Available.	1	
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve, Suitable for a full range of liquids and gases in residential and commercial applications.	1	
	Hunter X2-400-WAND 4-Station Controller, Residential Use. Plastic Cabinet, Indoor, with 3 Independent Programs, and Wi-Fi Module Kit. 120 VAC.	1	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter POC, Pro-C, and I-Core Controllers. install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1	
	Point of Connection 1"	1	
	Irrigation Lateral Line: PVC Schedule 40 3/4" unless otherwise noted on plan. 12" minimum depth	588.5 l.f.	
	Irrigation Mainline: PVC Schedule 40 1" unless otherwise noted on plan. 18" minimum depth	7.3 l.f.	
	Pipe Sleeve: PVC Schedule 40 2x the diameter of pipes served and 1" for control wires. Minimum depth of 24"	58.5 l.f.	
	Valve Callout # Valve Number # Valve Flow # Valve Size		

GENERAL NOTES

- Locate all irrigation equipment in landscape planters. equipment shown in pavement is for clarity only. All valve boxes shall be located at least 1' from any pavement.
- No trenching shall be allowed under existing tree canopies. If trenching is necessary under tree canopies only hand trenching is allowed : No roots larger than 1" dia. shall be removed.
- Drip irrigation lateral line layout as shown on plan is conceptual: Actual layout shall be determined in the field .
- Irrigation sleeves as indicated on legend shall be installed at all pavement/hardscape crossings.
- Contact USA North (811) prior to commencing construction to verify existing underground utilities.
- Certificate of completion shall be fully executed by the Project Owner /Representative and/or Owner's Landscape Architect. Water Audit to be performed by a 3rd party L.A. certified company/individual.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	Point of connection (POC) @ provided dedicated 1" Irrigation Stub (provided by others). Coordinate connection with General Contractor or Client Representative. Irrigation demand at POC shall be 8 GPM and a static pressure of 30 PSI. If minimum requirements are not met contact Landscape Architect. Install pressure regulating device if pressure readings exceed 70 psi at this location.
2	Install in-line isolation/shut off valve in valve box (if not already installed) at POC location.
3	Install irrigation controller at interior wall location or per client representative. 110 Power to be provided by others. Coordinate actual location with client representative or General Contractor prior to beginning irrigation work.
4	Install wireless weather sensor within distance as specified by manufacturer. Rain sensor location shall be free from overhead obstructions.



PREPARED FOR:

NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN: 318-10-025

IRRIGATION PLAN



1/17/2025

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

REVISIONS

1. 11-19-24 PLAN CHECK REVISIONS

2. 1-17-25 PLAN CHECK REVISIONS

NO.

1.

2.

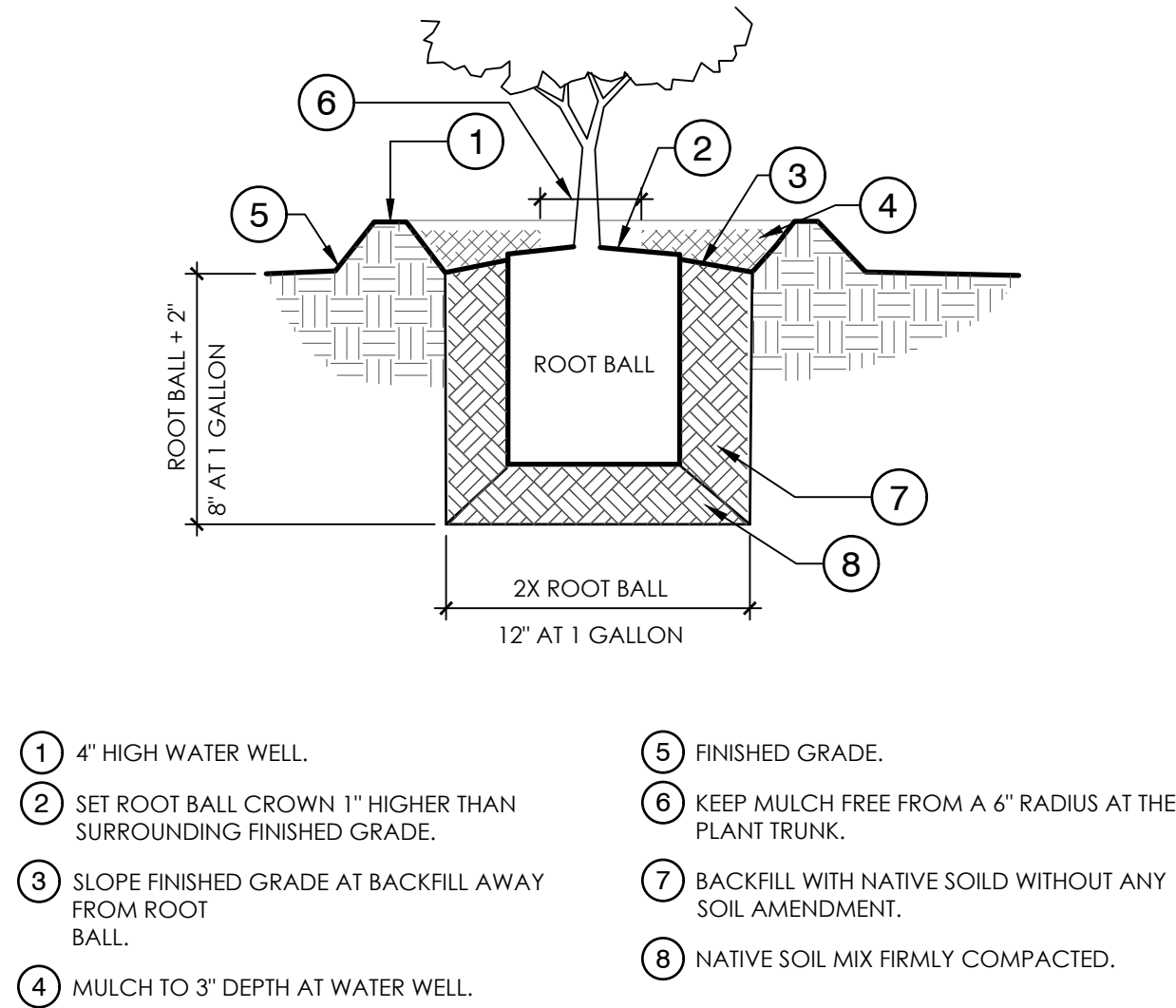
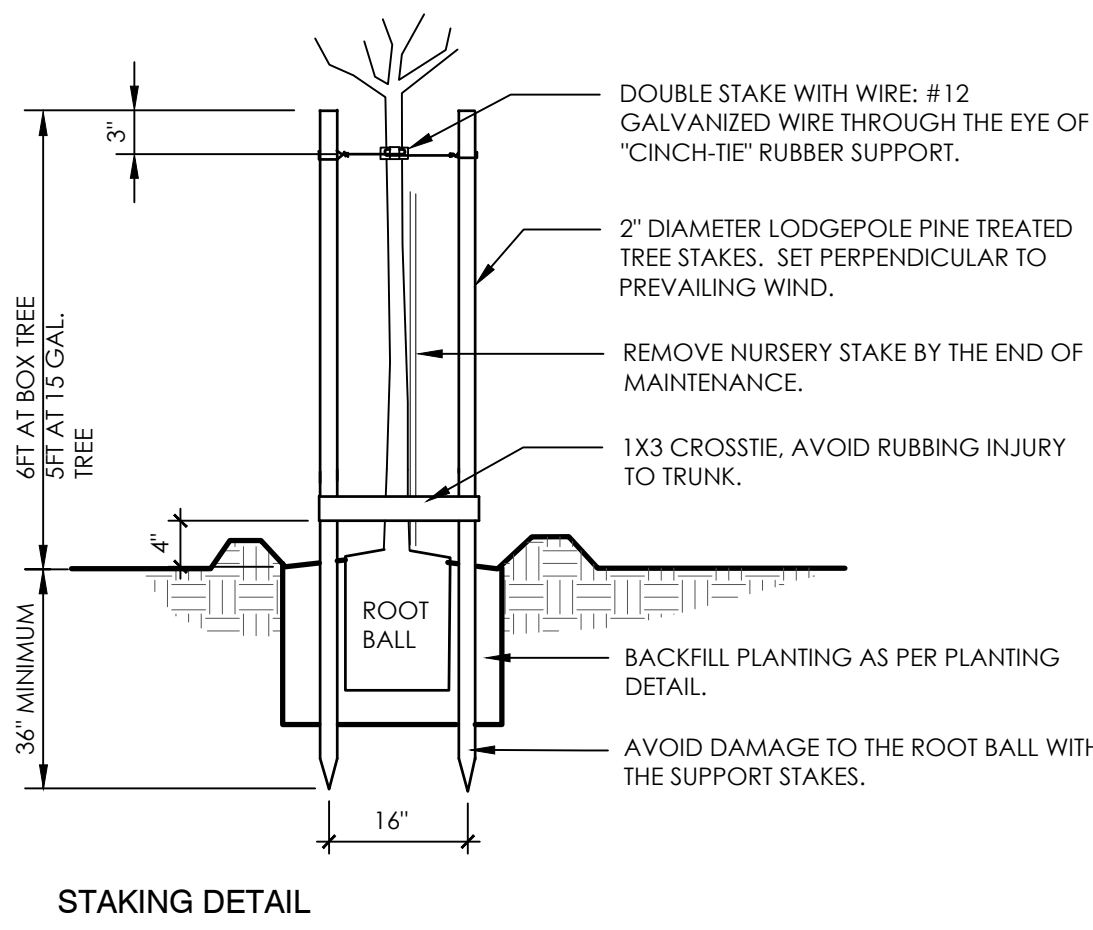
L2

• CONSTRUCTION

• CONSULTATION

• ENGINEERING

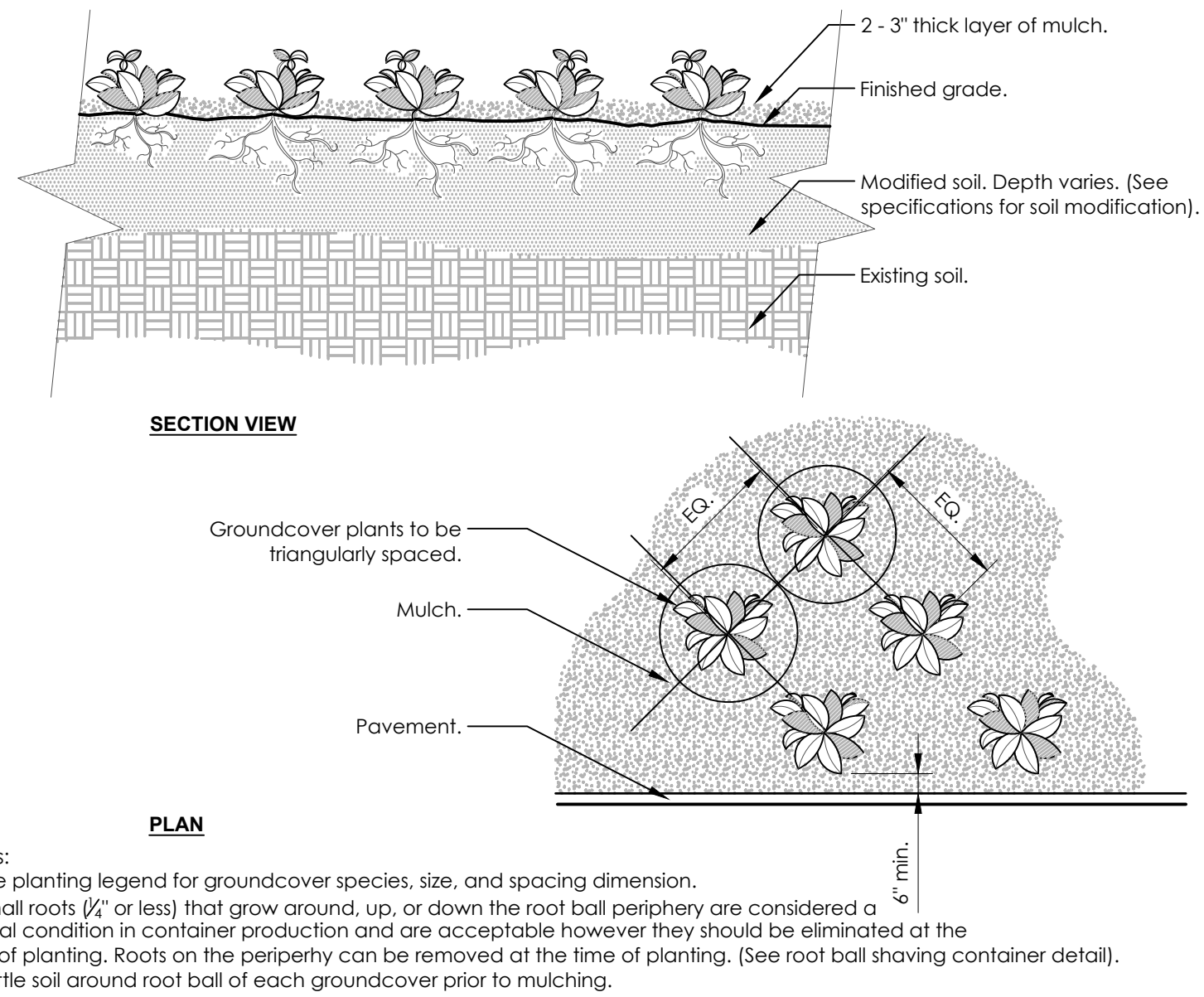
• ARCHITECTURE



2 SHRUB PLANTING

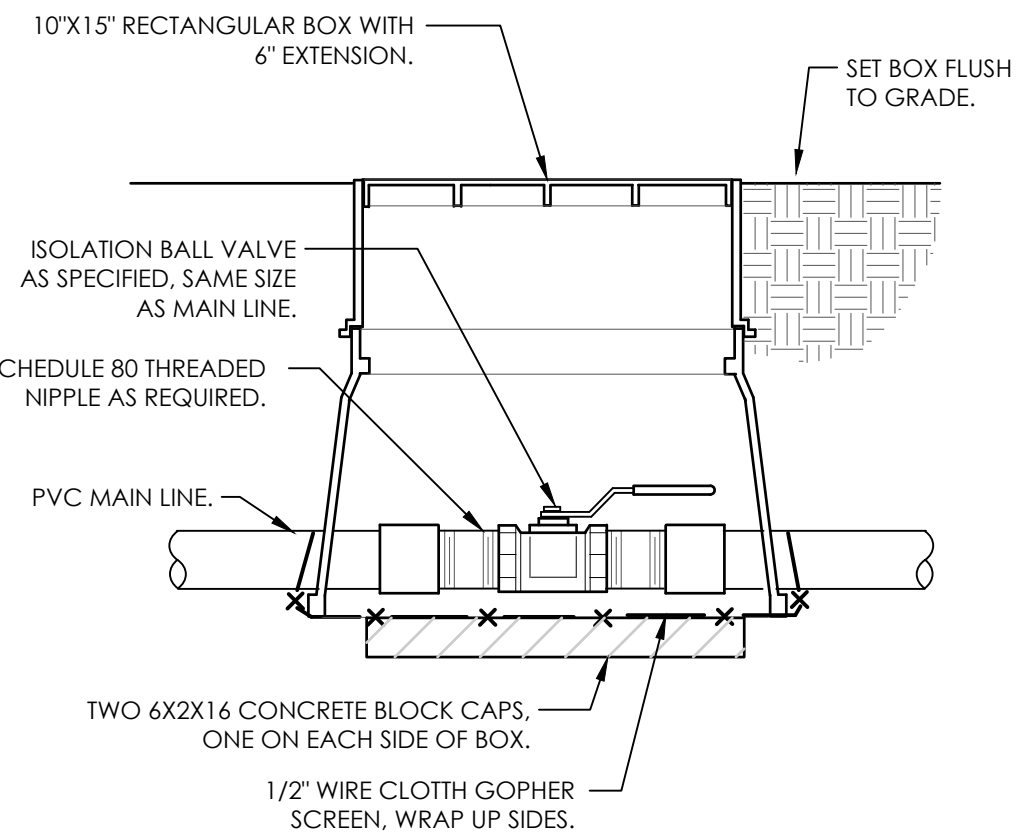
1" = 1'-0"

FX-IR-FX-CONT-06



3 GROUNDCOVER

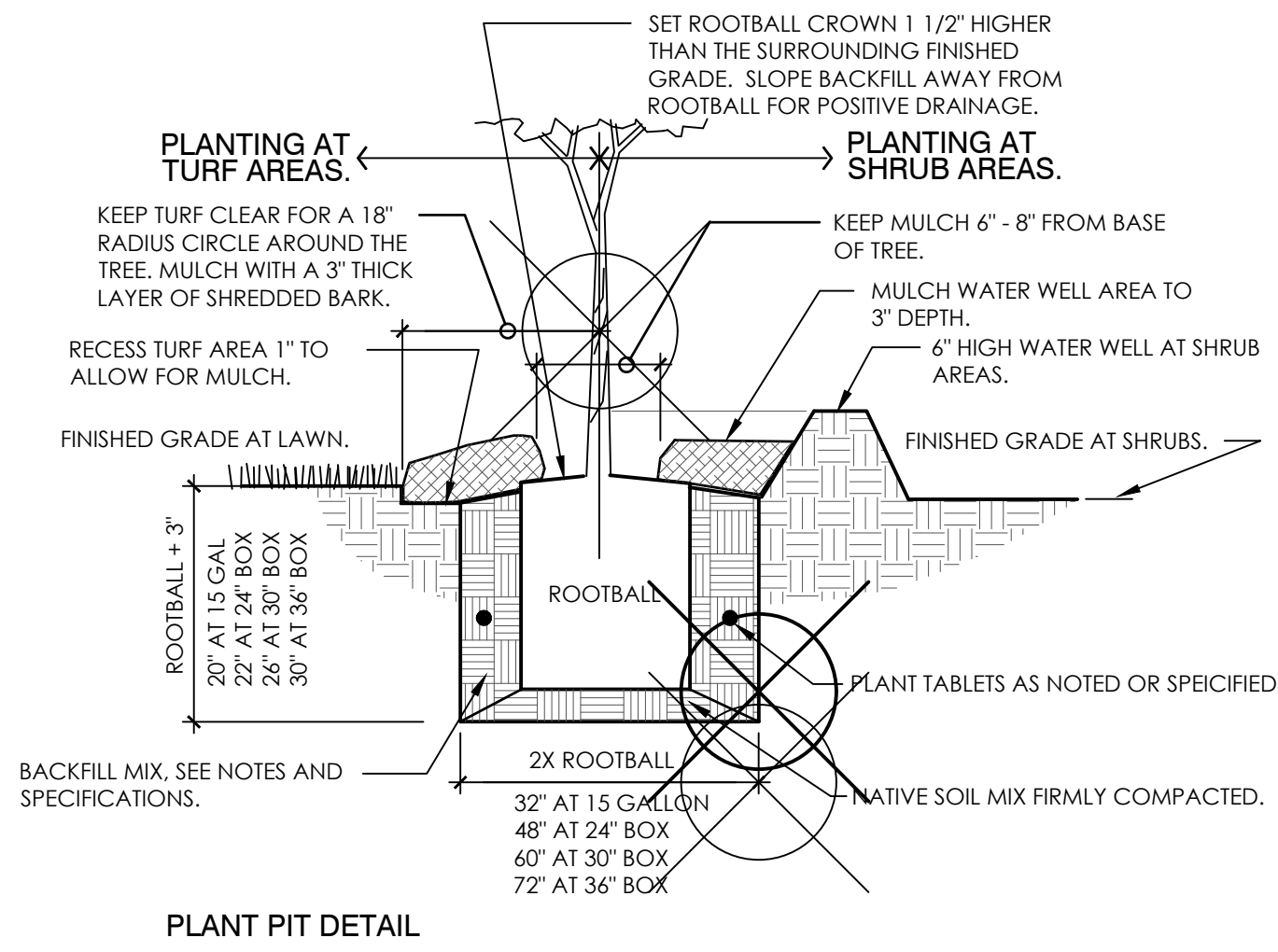
3/4" = 1'-0"



4 BRASS BALL ISOLATION VALVE

1 1/2" = 1'-0"

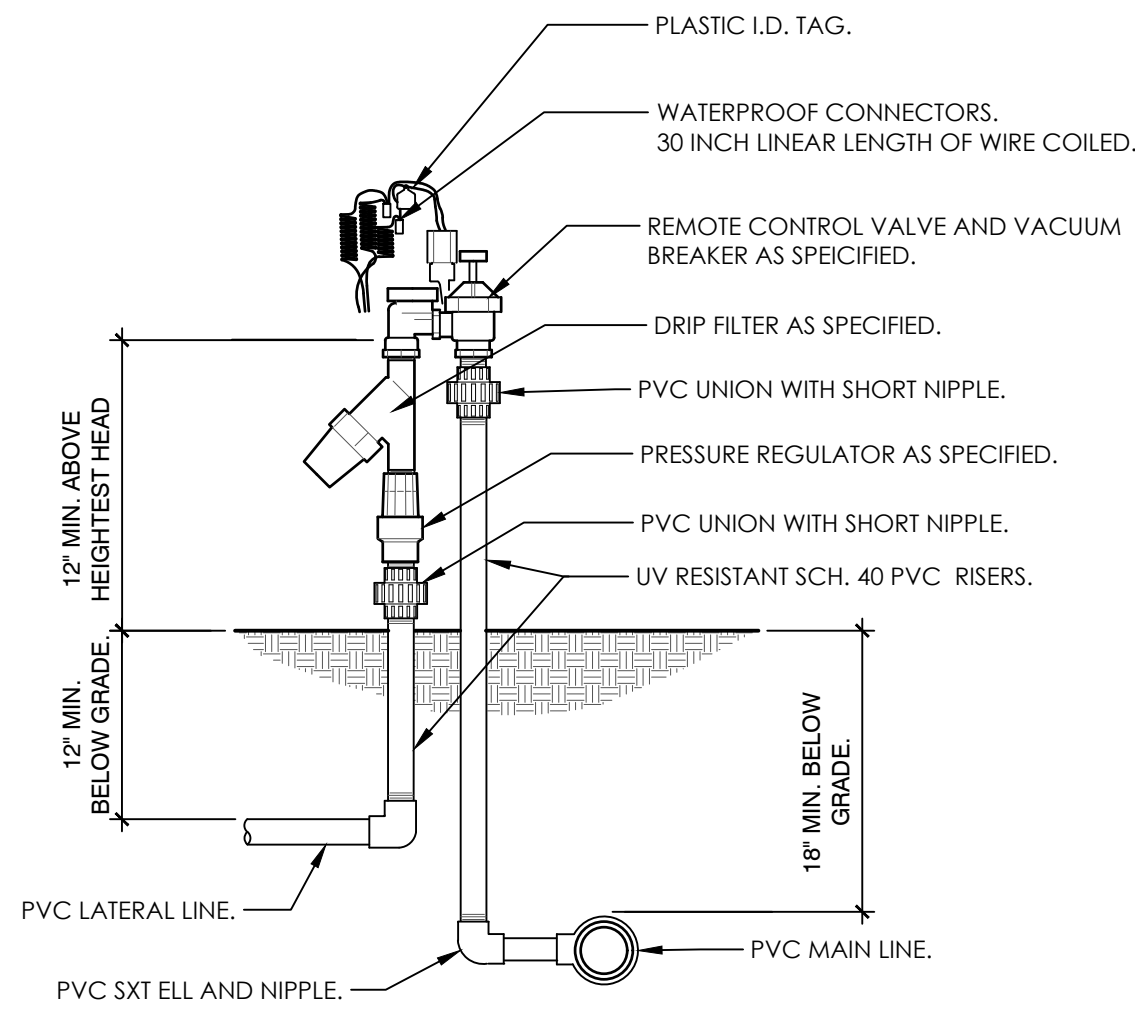
FX-IR-FX-ISOV-02



1 TREE PLANTING DOUBLE STAKE

1" = 1'-0"

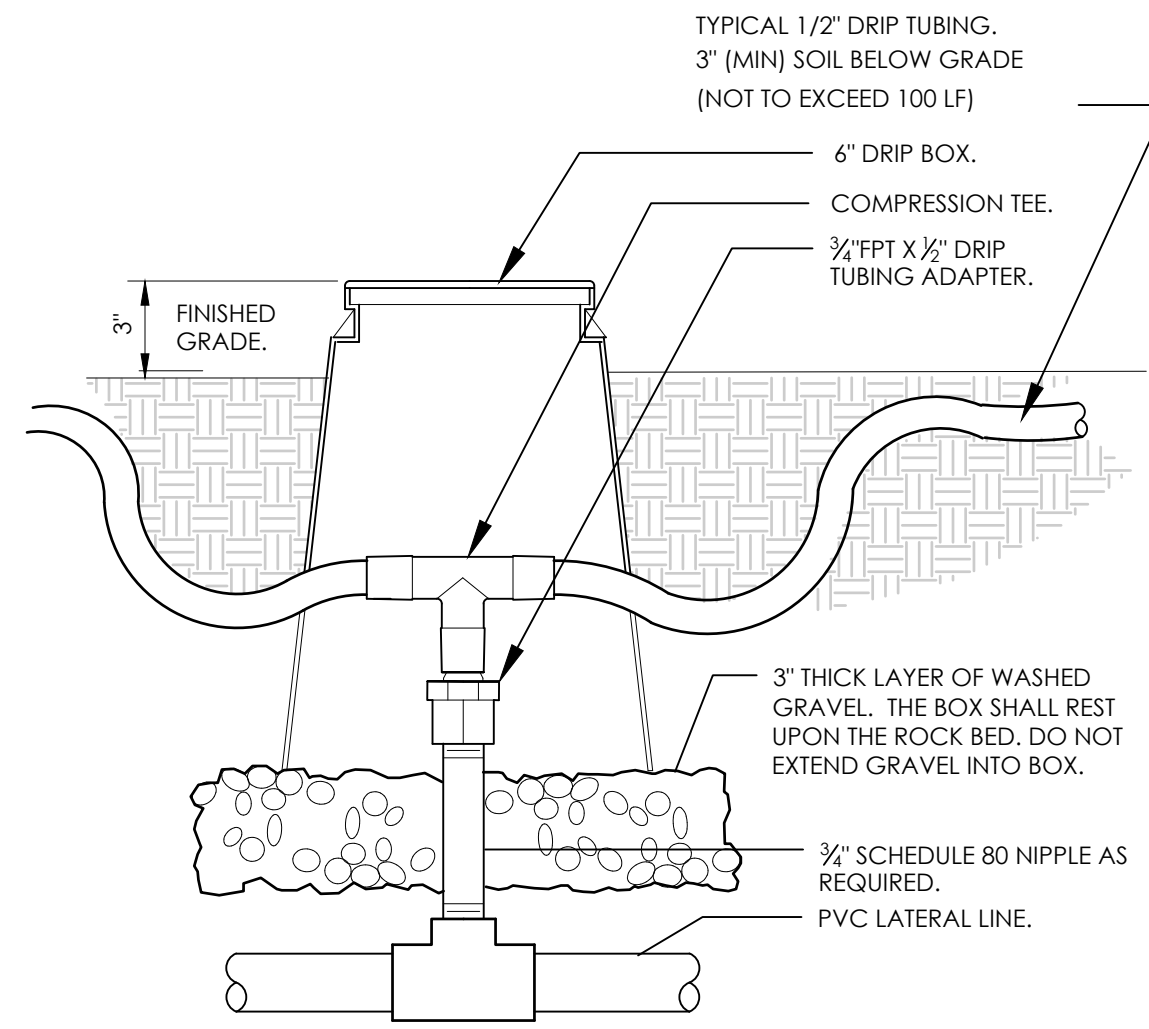
FX-PL-FX-TREE-10



5 DRIP RCV/AVB/FILTER/REG ABOVE GRADE

1 1/2" = 1'-0"

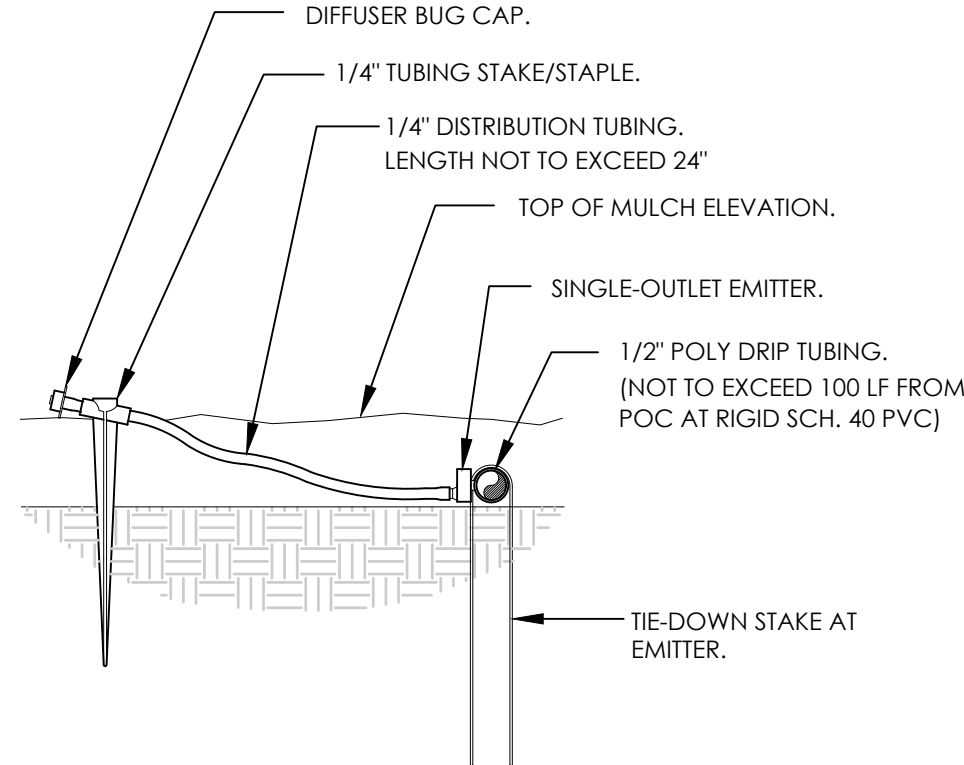
FX-IR-FX-CONT-06



6 ZONE CONTROL

3" = 1'-0"

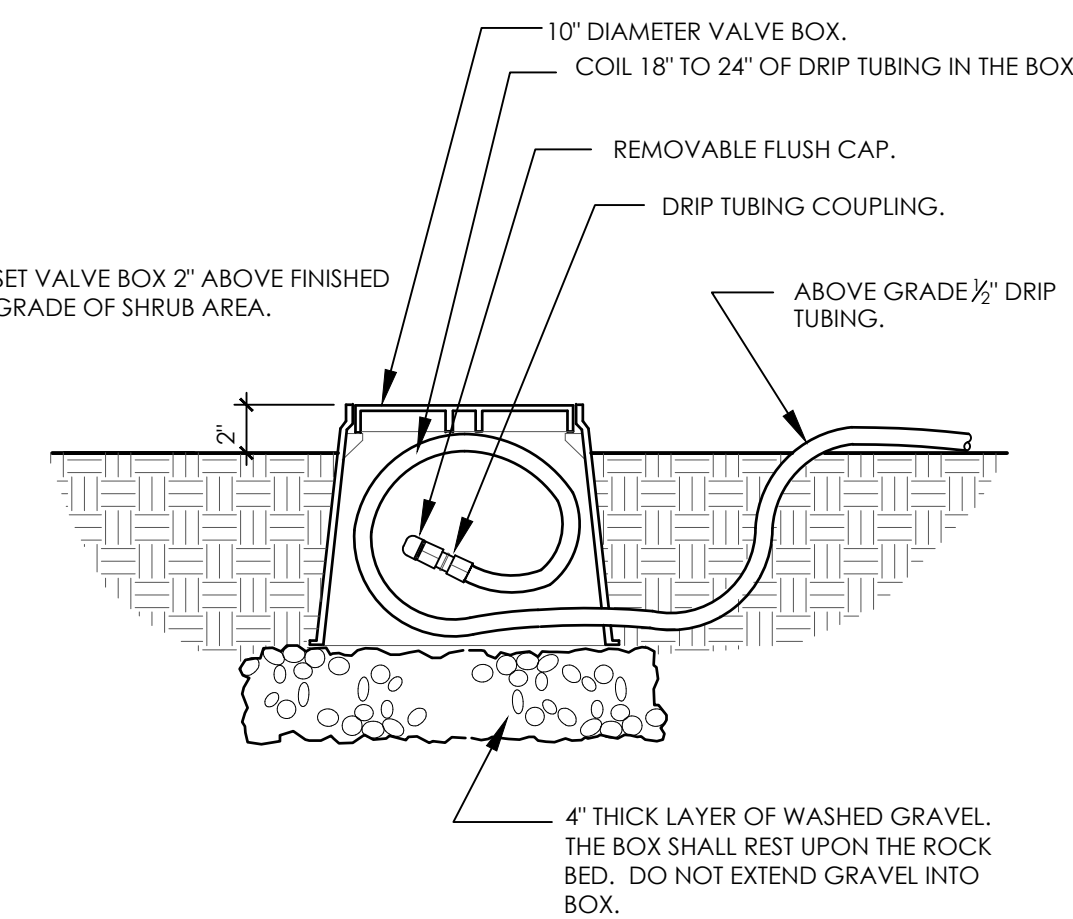
DETAIL-FILE



7 DRIP EMITTER AT 1/4" TUBING

3" = 1'-0"

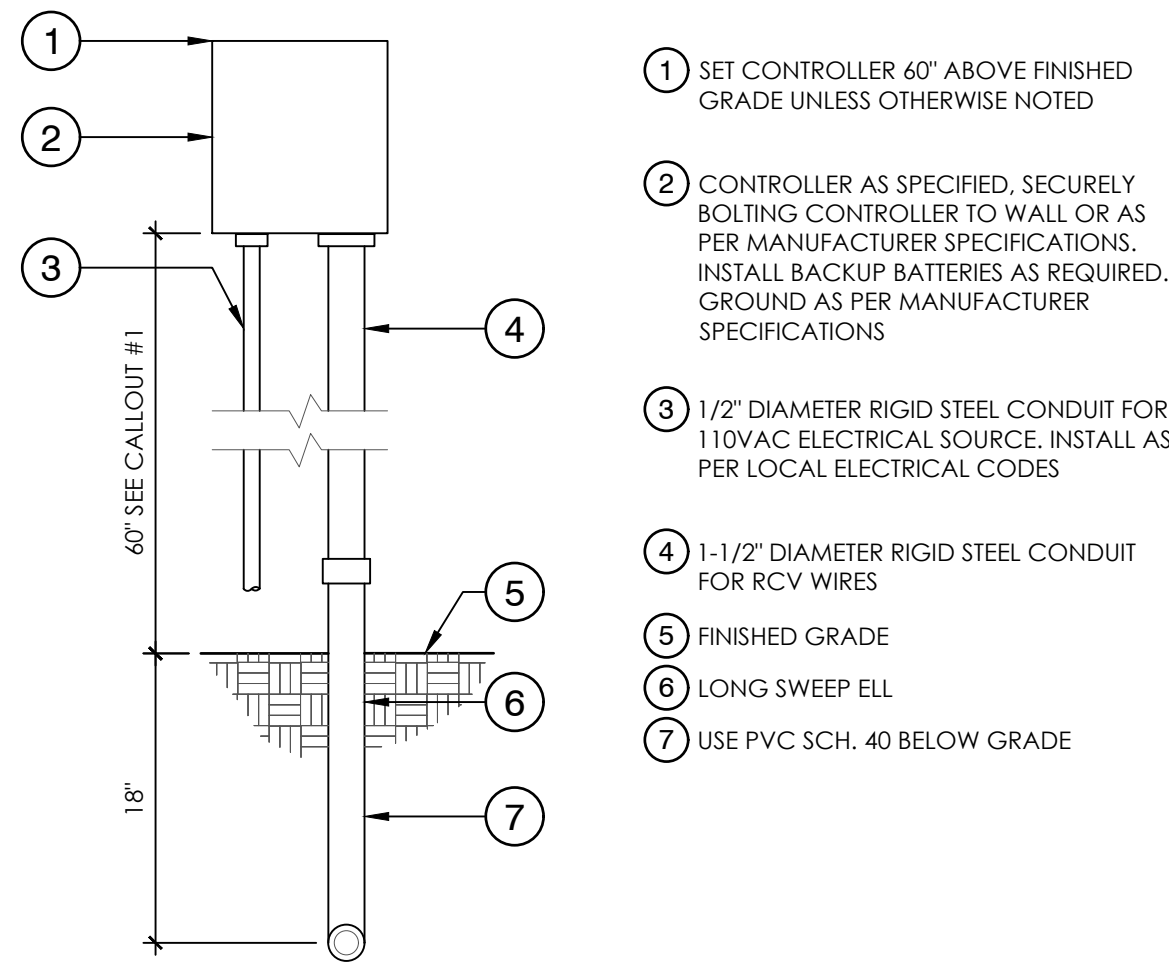
DETAIL-FILE



8 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0"

FX-IR-FX-DRIP-04



9 WALL MOUNT CONTROLLER

1" = 1'-0"

FX-IR-FX-CONT-06

PLANTING SPECIFICATIONS

DESCRIPTION OF WORK

Clearing, grubbing, and removal of debris as required for installation of the specified planting. Planting of trees, shrubs, vines, and groundcovers, stock piling of top soil, mixing of amendments and fertilizer as required. All planting to be done by people familiar with the type of work involved and under the direction of a licensed Landscape Contractor.

1. WORK INCLUDED This section includes site clearing, grubbing and removal of weeds, soil preparation, planting of trees, shrubs, vines and groundcovers. Topdress with bark or mulch, and erosion control materials.

2. SOIL ANALYSIS Soils fertility test shall be completed by a certified soils laboratory. Collect soil sample after rough has been completed. Soil amendments, as specified in report, shall be completed by landscape contractor. The recommended amendments will be added to the existing soil and used as the back fill mix during planting.

3. SAMPLES / SUBMITTALS A mulch product submittal shall be reviewed by Landscape Architect.

4. SITE CONDITIONS Existing conditions all rough grading, underground utilities and site improvements should be completed prior to commencement of planting. Soil conditions must be deemed workable and favorable for good plant growth prior to the start of planting.

5. SUBSTITUTIONS If specified materials are not available substitutions may be made with prior approval from the Landscape Architect or the owner's representative. Samples or equivalents must be presented for approval prior to installation. If changes are made without approval they may be deemed unacceptable and will need to be replaced at the cost of the installer.

6. WARRANTY The contractor is responsible for the quality of all materials and workmanship for a minimum period of 90 days. The contractor is responsible for successful growth and viability of all plant material, as well as competition from invasive weeds for a period of 90 days. Any plant material that has not survived the 90 day period will need to be replaced at the expense of the contractor.

7. GROWING MEDIA Growing media will be the existing soil mixed with the specified planting backfill mix. No other amendments should be added to the backfill mix. The soil back fill mix should be free of debris such as rocks, sticks and noxious weeds to ensure a suitable root growing area for plant establishment.

8. PLANT MATERIAL All plant material must be the type and variety specified. Quality and size of plant material should conform to the California Grading Code of Nursery Stock, No. 1 grade. This requires that stock, when sold, should not be dead or in a dying condition, frozen, or damaged, and should not show evidence of having had root restriction in previous containers or be abnormally pot bound. All plants should be of a reasonably uniform and standard size for each species, well formed, and in a healthy, fully rooted, thriving condition. All plants should be typical of their species and variety and should have normal habit and growth. Container grown plants should be sufficiently established so that a minimum of 75% of each root ball stays intact during planting.

8.1 PLANTING PROCEDURES

A. Soil amendments and fertilizers shall have been incorporated into the soil (per soils report) prior to tree and shrub planting. For bidding purposes organic compost shall be filled into all all landscape areas at a minimum depth of 8" and at a rate of 5 CY/ 1000 sf. Planting pits are to be 2 times the diameter of the rootball and dug as detailed.

B. After pits are dug scarify the sides of the planting holes to open the wall of pit for good root growth.

C. Percolation Test: All planting holes shall be tested for sufficient planting region) on the site to test for general site subgrade drainage conditions. Holes will be dug by the landscape contractor upon award of contract. Individual plant pits will be tested again for sufficient drainage prior to planting. The contractor shall fill plant pits with water, to see if subsoil conditions will cause retention of water in planting pits overnight. If standing water is observed over 12 hours the Landscape Architect or owners representative must be notified.

D. Planting Backfill Mix: Per Soils report recommendations. Default mix is as follows:
1/4 cubic yard Nitrogen and Iron fortified organic amendment
3/4 cubic yard Site soil
1.5lbs 6-20-20 Best's crop maker fertilizer per cubic yard
2.5 lb. 0-25-0 Super-phosphate per cubic yard
1.5 lb. Iron sulfate per cubic yard

E. Fertile plants at time of planting with Best slow release fertilizer packets 20 -10-5: 1 per 1 gallon plant, 2 per 5 gallon plant, 4 per 15 gallon.

F. Plants shall be erect after planting and staked as detailed. Nursery stakes will be removed.

G. All plants will be watered in with the use of a watering tube to create settling of backfill mix and to ensure there won't be any future settling. Watering will be completed a maximum of two hours after planting to prevent wilting.

H. Plants should be removed from containers in a manner to minimize the disturbance of the root ball. Circling roots at the periphery of the root ball should be pulled outward or pruned to prevent future girdling.

I. Each plant should be placed in the hole at such a depth that, after the soil has settled, the top of the root ball will be slightly above the surrounding soil, to avoid the accumulation at the crown of the plant. Backfill should be placed around the root ball, using the backfill material from the plant hole preparation.

J. Basins should be constructed to allow two inches minimum of water over the top of the root ball. Slope plantings may not require up-slope berms, but will require higher down slope berms. See detail on sheet L3 for shrub planting.

IRRIGATION SPECIFICATIONS

1.0 WORK TO INCLUDE

The installation, operation, management and warranty of an irrigation system as described and specified on the plans and in the specifications. This includes but is not limited to the installation of all piping; chases, mainline, laterals, and drip tubing as well as backflow prevention devices, remote control valves, filters, pressure regulators, valve boxes, quick coupling valves, controllers, wiring, as well as other associated materials. The contractor is responsible for all trenching back filling, watering of trenches and compacting. Any associated meetings, deadlines, submittals, or permits associated with the irrigation system is the responsibility of the landscape contractor. All equipment required but not specified on the plans shall be provided by the irrigation contractor to ensure a complete and functional system. Install all equipment per local codes, manufacturer's specification and as indicated on the plans. Notify the Landscape Architect, prior to installation, of any area or grade differences or obstructions not indicated on the plans for further instruction.

2.0 SUBMITTALS

A. The contractor will furnish an accurate as built drawing of the installation of the irrigation system at the time of final completion. The as built drawings will depict any alteration made to the plans during the construction of the system. The drawings will be drawn to the same scale as the construction documents and will be drawn accurately and completely.

B. It is the contractor's responsibility to furnish the owner's representative with a typed sheet of instructions for the operation and maintenance of all irrigation equipment.

C. The contractor will also furnish a copy of the controller schedule indicating water zone/station requirements.

3.0 EXISTING CONDITIONS

Any existing paving, utilities, structures, or trees must not be disturbed during the installation of the irrigation system. Anything damaged or broken must be repaired by the landscape contractor at no cost to the owner. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas. Avoid conflicts between the irrigation system, planting, and architectural features. Prior to trenching, the contractor shall locate all cables, conduits, sewers, and other utilities or other architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any items damaged prior to the start of work should be documented by the landscape contractor and brought to the attention of the owner's representative.

4.0 SCHEDULING

It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, etc. He shall coordinate his work with the general contractor and other subcontractors for the location and installation of all pipe sleeves. If sleeving is not installed at the time of site preparation they will need to be installed at the landscape contractors expense.

5.0 WARRANTY

Upon final completion of the planting, the contractor will start the warranty period of one year. The warranty will cover against faulty workmanship or manufacturer's defects.

6.0 POINT OF CONNECTION

The point of connection for the irrigation system will be as shown on plans. The irrigation system is designed for a minimum of 7 G.P.M. with a minimum static pressure of 30 P.S.I. at the point of connection. If there are any discrepancies in pressure or low flow conditions the contractor is to notify the Landscape Architect prior to the installation.

8.0 PRESSURE REGULATORS / VALVES / VALVE BOXES

A. Pressure regulators will be installed according to the details and manufacturer's recommendations. Pressure gauges will be installed both up stream and down stream to enable proper pressure adjustment.

B. Ball Valves are to be installed as per plans and specifications. Valves shall be bronze or brass with threaded connections. Valves will be installed on the main line in a Brooks model 1100 plastic valve box with bolt. Boxes will be placed no closer than 12" from sidewalks or structures.

C. Quick coupling valves will be brass quick couplers with locking tops and rubber covers. All quick couplers will be installed per the details.

D. Remote control valves are to be installed as per plans and specifications. Valves will be placed in an appropriately sized valve box to enable easy access for future repair or cleaning. No changes to valve size or brand without written permission from the Landscape Architect.

E. Valve boxes are to be Carson / Brooks or an approved equal complete with bolt. All corners of the valve boxes must be supported with masonry blocks. Install valve boxes 12" from and perpendicular to walk, curb, lawn edges. Short side of valve box shall be parallel to walk, curb, lawn edge.

9.0 TRENCHING All trenching depths are to be at the minimum depth provided in the piping section. No staking of pipe is permitted. Pipes shall be installed parallel to each other when the sharing of trenches is necessary or possible.

10.0 BACK FILLING All back filling material shall be free of rocks, clods, and other extraneous materials. Water in and compact back fill to original density of soil.

11. CONTROLLER Install controllers where indicated on the plans. Connect 120 volt electrical supply provided into secondary pull box in immediate vicinity by others. Make final 120 volt electrical connection (by electrician). Use thin wall metal conduit above grade. Use waterproof connections for outdoor installation. Program controller so valve run times do not overlap. Install separate common wire for controller. Controllers shall be properly grounded per article 250 of the National Electric Code and conform to local regulations. Seal all conduit holes with silicone or equal water tight sealer. The irrigation contractor shall program controllers to irrigate slopes using multiple repeat cycles of an appropriate duration to prevent any run off. A reduced copy of the irrigation plan shall be placed in the controller with the areas irrigated by each station color coded.

12.0 WIRING All valve control wire shall be a 14 AWG copper UL for direct burial. Connect wire per manufacture's specifications. Each controller will have an extra wire run to each valve location or grouping for potential expansion. Each wire shall have a 24" coil of wire at every connection located in the valve box. Splicing of wires will not be permitted except in valve or splice boxes. Leave 24" coil of excess wire at each splice and 10 feet on center along wire run. Tape wire bundles at 10' intervals. No taping permitted in sleeving. Use waterproof connections on all valve connections or splicing.

13.0 CONVENTIONAL DRIP

A. All drip emitters must be pressure compensating. Poly-tubing line shall be buried 3" below finish grad (not including mulch depth). ¼" drip tubing lengths shall not exceed 24" .



PREPARED FOR:

NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

LANDSCAPE SPECIFICATIONS



NO.	REVISIONS	DATE:	1/17/2025
1.	11-19-24 PLAN CHECK REVISIONS	DESIGNED BY:	RLS
		DRAWN BY:	-
		CHECKED BY:	
		APPROVED BY:	

L4



P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com



From: [Deepa Dhar](#)
To: [Nazaneen Healy](#)
Subject: Re: New residence at 1501 Oakley Drive
Date: Friday, September 20, 2024 5:09:40 PM

Hi Nazaneen,

Thanks for the detailed information and apologies it has taken me a while to respond. Could you please let me know if a revised application has been submitted and if it is under review?

Our neighborhood is primarily single story ranch style homes and after seeing preliminary proposed plans for this house, several neighbors- immediately adjacent and others- have expressed dismay. We have had quite a few new houses built in recent years, and all have been single story, contemporary but tastefully done with sensitivity to the contextual characteristics of the neighborhood.

It is very obvious the initial plans were by a developer to maximize the coverage vs an independent Owner building for their own personal needs. Of particular concern is the ADU originally proposed as a 2 story structure with a 4" setback!

One of my neighbors visited the City & probably met with you personally as well. The current Municipal Code still has provisions for daylight planes, which would disallow a 2 story structure so close to the property line. I have though heard that our Council has passed some changes to the Code that will be detrimental to this. Is there a timeline when the Codes are typically or in this case expected to be updated?

Please advise on what our options are to ensure this is a harmonious addition to our neighborhood & not an eye-sore. Appreciate your feedback and assistance in working through this and protecting our neighborhood.

Thanks

Deepa Dhar AIA, LEED AP



**Questions regarding construction project at 1501
Oakley Dr LOS ALTOS from the resident at 1830
Newcastle Dr LOS ALTOS**

When I saw my neighbor's project construction at 1501 Oakley Dr I couldn't believe my eyes.

So many windows on two floors looking my way seem incredible to me.

I went to the City Hall and asked where can I find the most accurate version of the building code.

The person I met told me to go to the official website, which I did.

On cote 14.06.100 daylight plane (R1-10)A I noticed something interesting which I marked on the plan with a red line.

Then I continued my research and found out the height of an ADU cannot exceed 16 feet.

I marked on the plan with a blue line.

So it seems that my neighbor's project does not comply with the rules.

I haven't seen the site map.

However, I wonder about the logic that prevailed in planting the widest part of the construction of the narrowest part of the land.

The land being large enough to permit further development unless there is an intention to build multiple dwellings.

It would be wise to know now.

Did they submit a landscaping project ?

Attached parts

Code of ordinances 14.06.100

Building code ADU

Right and left elevation plan

Los Altos 08/30/2024

Code of Ordinances

- F. On a lot less than one hundred (100) feet in depth, the rear yard shall be twenty-five (25) feet or the depth of the site or twenty (20) feet, whichever is greater.

Agenda Item 2.

- G. When a structure legally constructed according to existing yard and setback regulations at the time of construction encroaches upon currently required setbacks, the city planner may approve one encroaching setback to be extended by no more than twenty (20) feet or fifty (50) percent, whichever is less, along its existing building line without a variance, subject to the following provisions:
1. The extension may only be applied to the first story;
 2. Only one such administrative extension may be permitted for the life of the building. Other extensions may be considered, subject to the filing of a variance application;
 3. Extensions are only permitted for the main structure and cannot result in a further encroachment into any required setback area.
- H. With the exception of the provisions of Section [14.66.080](#) of this title, when a structure has an existing nonconforming setback and fifty (50) percent or more of the floor area of that structure is voluntarily being eliminated or replaced, the entire structure shall be brought into conformance with current setback requirements. (Amended during 2/06 supplement; Ord. 05-285 § 2 (part); Ord. 05-278 § 1 (part); Ord. 04-267 § 2 (part))

(Ord. No. 2012-375, § 4, 1-24-2012; Ord. No. 2015-414, § 2, 9-8-2015)

14.06.090 - Height of structures (R1-10).

No structure shall exceed two stories or twenty-seven (27) feet in height from the natural grade. On flag lots the height of structures shall be limited to one story and twenty (20) feet in height. Basements shall not be considered a story. When the lot coverage exceeds or is proposed to exceed thirty (30) percent, the maximum height of structures shall be twenty (20) feet.

(Ord. 04-267 § 2 (part))

14.06.100 - Daylight plane (R1-10).

No structure shall extend above or beyond a daylight plane as follows:

- A. For lots seventy (70) feet or greater in width, the daylight plane starts at a height of eleven (11) feet at each side property line and at an angle of twenty-five (25) degrees from the horizontal;
- B. On a lot, which is less seventy (70) feet in width for its entire length, the plane starts at a height of nineteen (19) feet at each second story setback line and proceeds inward at an angle of twenty-five (25) degrees;
- C.

On a site where the grade slopes greater than ten (10) percent from side property line to side property line, the daylight plane at the lower side property line shall be measured from a point equal to the average elevation of the site and proceed inward at an angle of twenty-five (25) degrees;

Agenda Item 2.

- D. An extension of an existing gable roof may project over or beyond the daylight plane when it is determined by the city planner that such projection is necessary to maintain the architectural integrity of the structure;
- E. Television and radio antennas, chimneys, and other similar appurtenances may project above the daylight plane as provided for in Section [14.66.250](#).

(Ord. 07-312 § 5 (part); Ord. 04-267 § 2 (part))

14.06.110 - Basements (R1-10).

Basements shall be regulated as follows:

- A. Basements shall not extend beyond the floor area of the first floor of the main or accessory structure above;
- B. Light wells, ingress and egress wells, patio wells, and other similar elements shall not be permitted within a required front or exterior side yard setback. These elements may be permitted within an interior side or rear yard setback, but in no event closer than five feet to a property line;
- C. Light wells, ingress and egress wells, patio wells, and other similar elements shall utilize vertical retaining walls. Contour graded slopes, which expose the basement as a story, are prohibited.
- D. Light wells, ingress and egress wells, patio wells, and other similar elements shall be at least seventy-five (75) percent open in area to light and air above.

(Ord. 04-267 § 2 (part))

(Ord. No. 10-348, § 3, 4-13-2010; Ord. No. [2015-414](#), § 3, 9-8-2015)

14.06.120 - Outdoor kitchens, barbeques, fireplaces and swimming pools.

- A. Outdoor kitchens, barbeques, fireplaces, and similar structures shall be allowed in the main structure's building envelope, and in the required rear yard setback with a minimum setback of five feet from any property line. Said structures shall not be located in the required front or side yard setback areas.
- B. Swimming pools, hot tubs, and spas shall be allowed within the main structure's building envelope, and the required rear yard setback with a minimum setback of five feet from any property line. Said structures shall not be located in a required front or side yard setback area.
 - 1. The setback shall be measured from the outside edge of the pool structure.
 - 2.

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AI Overview

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The City of Los Altos, California has many building codes for Accessory Dwelling Units (ADUs), including:

Size

ADUs can be up to 800 sq ft and are exempt from a lot's maximum development area (MDA) and maximum floor area (MFA). Attached ADUs can't be more than 50% of the floor area of the main residence, but ADUs of 850 sq ft or smaller can't be denied.

Setbacks

ADUs must have a minimum 40 ft setback from the street, and a minimum 4 ft setback from the side and rear lot lines. ADUs with 30 ft side and rear setbacks may be eligible for more floor area and height. Conversion ADUs and junior ADUs must be set back enough to ensure fire safety.

Height

ADUs can't be more than 16 ft tall.

Parking

Attached and detached ADUs need one parking space, unless they qualify for an exemption. Conversion ADUs and junior ADUs usually don't need parking.

Kitchens

JADUs must have an efficiency kitchen with a cooking top, sink, and food preparation counter. Attached and detached ADUs need a 10 cubic ft refrigerator, sink, oven with a cooking top, and storage cabinets and preparation counters.

The City of Los Altos has partnered with other Santa Clara County cities to create a resource for property owners interested in building an ADU. This resource includes information on regulations, permits, design plans, cost, and rent.

Generative AI is experimental.



City of Los Altos (.gov)

<https://www.losaltosca.gov/housing/page/accessory-...>

Accessory Dwelling Units (ADUs) | City of Los Altos California

Los Altos City Code: ADU/JADU Regulations · Building Permit Submittal Requirements ... Los Altos, CA 94022 | (650) 947-2700. a municode design · Home · Directory ...

People also ask

What are the setbacks for a Los Altos ADU?

Are there any zoning restrictions for building an ADU in California?

What is the largest that a detached ADU could be?

How many bedrooms can an ADU have in California?

Accessory Dwelling Units (ADUs) | City of Los Altos California

Additional Resources. The City of Los Altos has partnered with other Santa Clara County cities to create a centralized resour...

City of Los Altos

Accessory Dwelling Units - Town of Los Altos Hills

Development Area and Floor Area. A new ADU, attached or detached, is allowed to be up to 800 square feet in size and i...

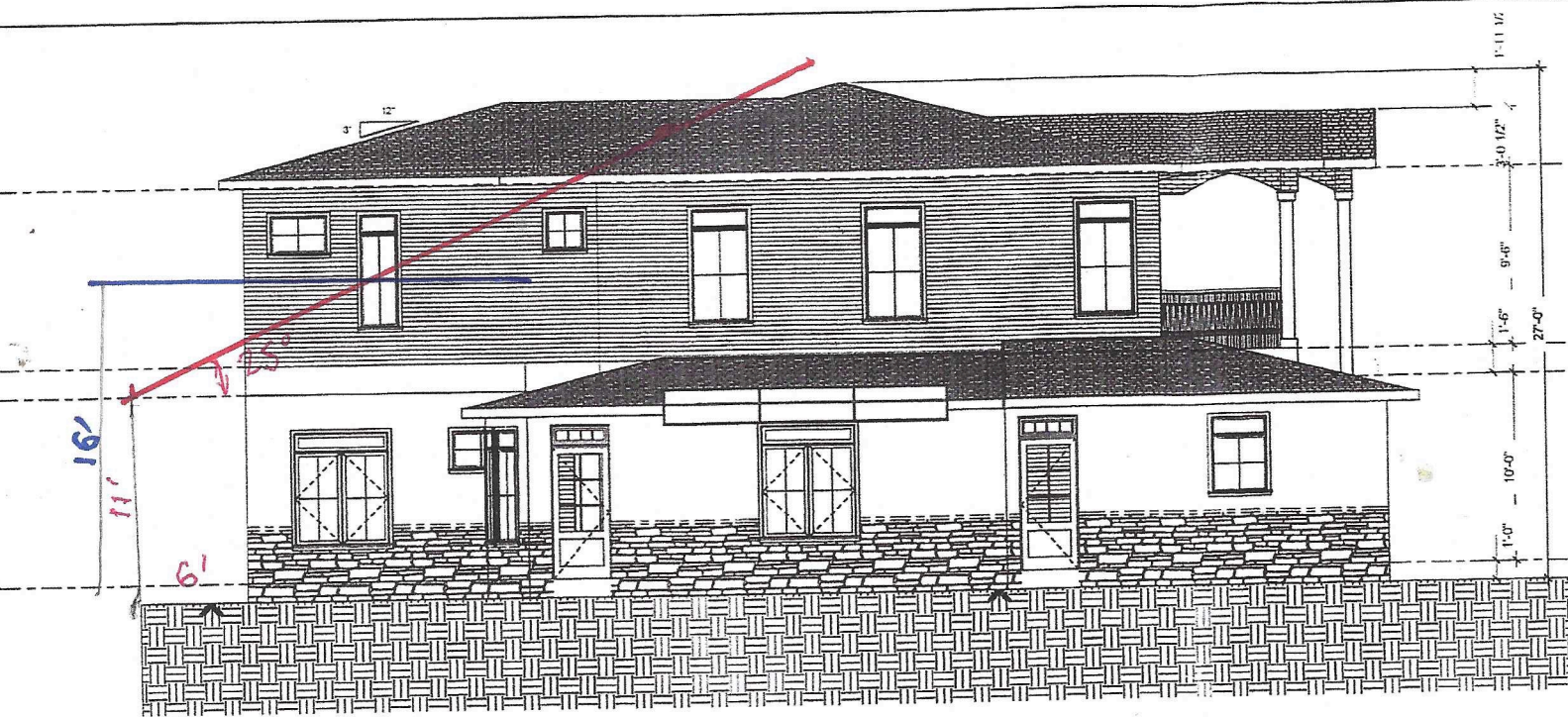
Town of Los Altos Hills

Reach Codes | City of Los Altos California

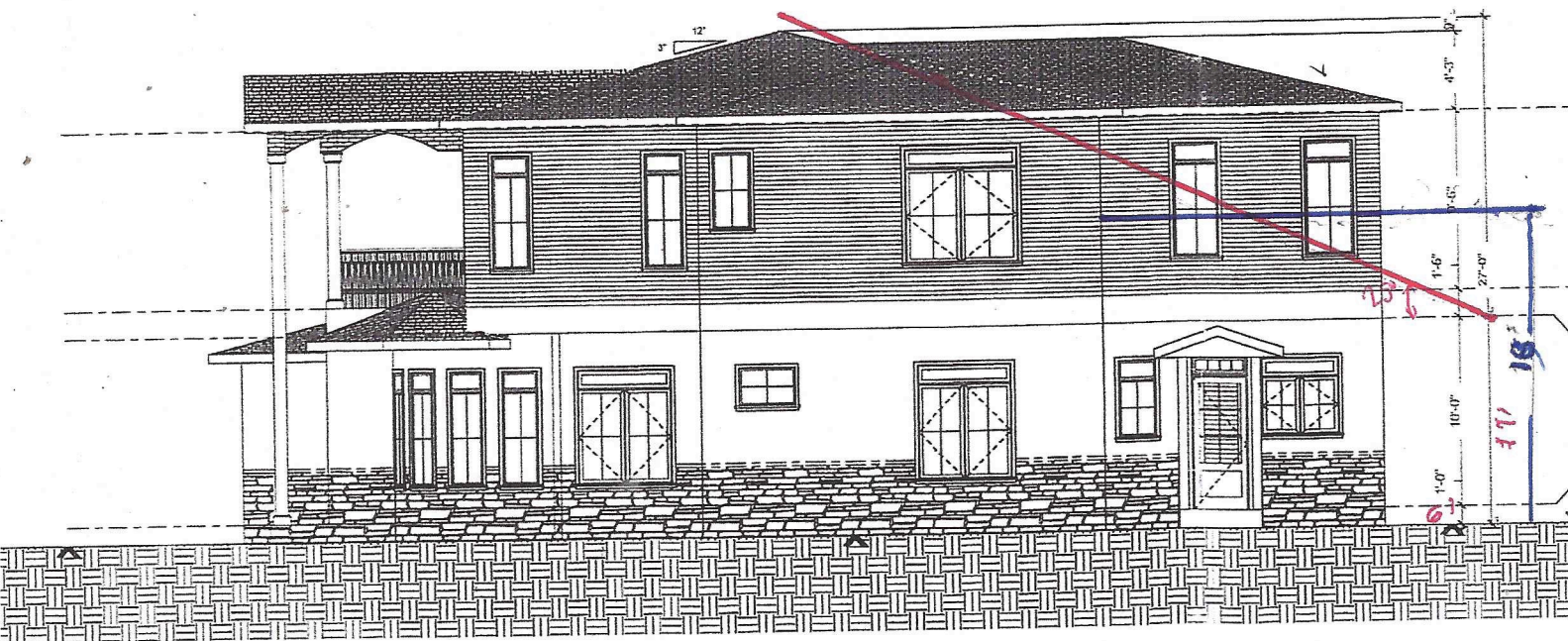
Update to 2022 Energy Code and 2022 CA Green Building Standards Code. DOES apply when you: Construct a new...

City of Los Altos (.gov)

Show all



LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

Colette Claude Bailly
1830 Newcastle Dr
LOS ALTOS

**OBSERVATIONS ABOUT NEW CONSTRUCTION 1501
Oakley LOS ALTOS
Public hearing meeting of June 4th 2025**

Regarding the construction projet located at 1501 Oakey Dr in LOS ALTOS, we have received your notice for the public hearing meeting on May 24, 2025,

We observe first of all that contrary to the rules of use, the display of this meeting was not carried out on the information board located on the project site.

After a quick study of this project we will share our initial observations with you.

First the topographic plan established by the surveyor Baumann clearly mentions in his notes that "a boundary survey was not performed".

This is all the more regrettable given that article 14.06.100 A of the code relating to the daylight plane specifies that "the daylight plane starts at the height of eleven (11) feet at each side property line and at an angle of twenty five (25) degrees from the horizontal".

This implies that the property boundary is defined, which is not currently the case.

We also note that some existing trees have not been located on this plan.

The plan conceptual grading and drainage mentions two depressed area which seen intended to collect rainwater or others liquids. In the absence of a geological study, we do not know for sure whether these water could be stagnant and therefore lead to the proliferation of dangerous mosquitoes.

The absence of a geological study seems all the more regrettable to us as the project provides for the construction of a basement with toilets, requiring bumps to evacuate effluent to the public sanitation network. Pumps can fail or break down for many reasons.

All this is happening near a well that supplies part of the city with drinking water. What about chemical or bacteriological pollution of the water table ?

The tree protection plan mentions a fence on the North side that no longer exists : see e-mails to Nazim dated March 12 and 20 2025.

The planting plan does not correctly locate the T7 and 10 trees. The T7 Kumquats is already dead and the T10 Olive may be on the neighboring property, they were not the subject of the topographic survey.

We fully agree with the observations made by our neighbors, particularly regarding the architectural aspect and integration into the site which has been completely neglected.

Los Altos June 3th 2025



Automatic reply: 1501 Oakley Los Altos

From Nazaneen Healy <nhealy@losaltosca.gov>

Date Thu 3/20/2025 12:14 PM

To Colette Bailly [REDACTED]

Hello, I'm currently out of the office and will respond when I return.

If you have submitted a Planning application or resubmittal please check eTrakit for the status and review due date. You will receive an email with comments or an approval letter by that date.

For Building permit applications please check eTrakit for the status and review due date and you will receive correspondence from the Building Division by that date.



Fw: 1501 Oakley Los Altos

From Colette Bailly [REDACTED]
Date Thu 3/20/2025 12:14 PM
To Nazaneen Healy <nhealy@losaltosca.gov>

Hi,

Following our request, a stranger old man showed up at our home.
He was very rude, aggressive and threatening.
He refused to install a temporary fence between us.
The construction site is therefore not secure, despite the presence of an excavator.
it could be dangerous especially for children and the security in our house.
Thank you for your help.
Best regards have a good day.

Colette Claude

From: Colette Bailly [REDACTED]
Sent: Wednesday, March 12, 2025 4:32 PM
To: Nazaneen Healy <nhealy@losaltosca.gov>
Subject: 1501 Oakley Los Altos

Hi Nazaneen,

Our name is Colette and Claude we met you some months ago about the construction at 1501 Oakley now we have a problem with the fence of this property with the storm it felt and now our property is open on the building site and this area is not secure.
So please can you contact the owner to put a temporary fence between both properties.
Thank you very much and sorry to disturb you

Best regards

Colette Claude



1501 Oakley Los Altos Public hearing meeting June 4th
2025

OBSERVATIONS ADDED FOR DAYLIGHT PLANE

The calculation of the maximum height of the main dwelling is established in the following manner :

Multiply the distance between the point considered and the boundary (property line) by tangent 25 degrees and add 11 feet

$$11'5'' + 15' = 26',42 \times 0,4663 = 12',32$$
$$12',32 + 11' = 23',32$$

$$\text{Ground reference altitude } 222',26$$
$$+ \text{ maximum height allowed } 23',32 = 245',58$$

At his point the ridge of the main dwelling unit is :
 $247',134 - 245',58 = 1',554$ above the rule.



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND:

ADU
(NOT INCLUDED)



REGISTERED PROFESSIONAL ARCHITECT	
DATE	4/7/2025
DESIGNED BY:	M. SAINI
REVISIONS	
NO.	1
ISSUED FOR REVIEW	
A	

Deepa Dhar
1481 Oakley Drive
Los Altos, CA 94024

June 4, 2025

Zoning Administrator
City of Los Altos Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Sent via email: ZAPublicComment@losaltos.gov

Public Hearing

Project Address: 1501 Oakley Drive, Los Alto
June 4, 2025

I have several concerns and take exception to the recommendation for approval of the proposed residence at 1501 Oakly for the many reasons identified below:

The proposed development has not followed or adhered to rules, regulations and requirements established by the City for the submission and approval of a new residence. The Planning division website provides very clear, easy to follow directions for 1) Submission requirements and 2) Design guidelines 3) and R1-10 district zoning regulations. Over the 4 separate submissions for Planning review, I have seen several omissions and applaud Nazaneen for her patience in providing comment each time, for the most simple & obvious requirements. I find that even after 4 submissions, the submission package is lacking fundamental requirements and is incomplete in addressing key information necessary for a comprehensive understanding and review.

1. First & foremost, The City of Los Altos ' Project Sign Requirements for Single Family Residential Design Review' clearly state the applicant is responsible for '*updating the public notice sign with a meeting notice 14 calendar days prior to the meeting at which the application is to be reviewed*' The public notice sign has not been updated with this information, even as of today (June 3, photo attached). This lack of notice for public notification and comment, invalidates this design review meeting of June 4 and I request this item be removed from the June 4th agenda. Many neighbors have paused to review the rendering on the sign, and expressed dismay and disappointment and without this notification are deprived of their chance to provide comment. I would appreciate if this is enforced and the applicant is required to submit evidence of this posting, before the matter is scheduled for design review again.
2. Contrary to design guidelines & recommendations, the Applicant has categorically refused to engage with the neighbors for input, in spite of this being offered pro bono by architectural design professionals, each with over 30+ years of experience in the profession and single family residential design. As long time residents of the City who were once drawn to it by the very qualities the General Plan Goals & Policies seeks to uphold, design input was offered to interpret and apply the Residential Design Guidelines to create an articulate, pleasing addition to the neighborhood. Instead the design as currently presented, is inarticulate, lacks design sensitivity, sophistication and attention to detail, with total disregard to the neighborhood character

3. The setbacks as shown are incorrect. Los Altos Municipal Code(LAMC) Section 14.06.050 lists the minimum site frontage and depth dimensions for a corner lot. The front & width is the narrower side of the lot. This is clearly defined in the Code and consistent with prior project submissions. LAMC Section 14.06.080 then defines the setbacks to be applied to the front, interior side, exterior side & rear.
4. The topographic survey C0.0 is incomplete and lacks pertinent information fundamental to this document – a boundary survey was not conducted as stated, all existing trees are not indicated, tree diameter, drip lines and species are not identified. The very next sheet C1.0 does not show all of the existing trees. The Planner's introduction for the Public Hearing lists "Two protected Ash trees.... are proposed for removal due to poor health". The trees appear to be in good health and there is no arborist report provided to confirm the health of the trees.
5. None of the site drawings clearly identify the complete scope of demolition and tree removal. The landscape drawings mention 4 trees being removed but do not show this graphically. There is a lack of consistency, care and coordination in the several site drawings that needs to be reconciled for clarity & completeness of prosed scope.
6. The plate height of the first floor is excessive at 10'-0" with the standard in the neighborhood at 8'-0" This is especially compounded by the presence of a 2 story above for a much taller structure, which is in direct opposition to the Guidelines, which among other strong characteristics of the neighborhood, encourage "low profile and height of residences" (Design Guidelines Introduction, page 1) With the guidelines developed to address " home designs that appear to overwhelm neighboring homes either in mass or complexity of design" and to "encourage creativity that will result in a high level of residential design quality"(Design Guidelines Introduction, page 2), the current design for 1501 Oakley falls significantly short of both these goals.
7. The design is bulky and lacks proportion and grace, with tall vertical facades and a very shallow roof profile. The house exhibits an immature articulation of elements and exhibits a lack of understanding of basic design concepts and principles of good design. Slapping a superficial eave midpoint on a tall wall face, does not provide a relief, but rather stands out as a sore, immature attempt at it.
8. The property is located at a prominent outside corner – along Newcastle and at a turn in the street where it is very visible along the entire approach of the street. This will be the only 2 -story – taller than necessary – structure visible prominently from before the crossing of Holt & Newcastle. This exposure, brings with it greater responsibility for a well thought through design that is proportionate, well detailed and an asset to the neighborhood. At this point it stands out as a sore thumb.
9. Demolition activities were carried out without appropriate tree protection fencing, which remains movable & not as per City guidelines to ensure the health and retention of heritage Oak trees.

In conclusion, the proposed house exhibits callousness in it's own design as well as indifference to context, resulting in a detriment to all that the City Guidelines seek to uphold and what we cherish about the qualities of this neighborhood. There have been several new houses or remodels executed over the last few years, that have exhibited creativity and individualism in design, while still being in harmony with and an asset to the neighborhood. This is not a difficult task, only requiring sensitivity and care in design.

I request and hope the City Staff and zoning administrator will hold this applicant to comply with, what we all have in the past, the application requirements and City Design Guidelines.

Respectfully submitted,

Deepa Dhar

Deepa Dhar

Attachments:

5 images below, including quick overlays to demonstrate scale and impact.

Please ask Applicant to provide these 3D views as part of their application.

1. Public Notice Sign with no notification of Public Hearing



2. 3D Superimposed on Google Maps. (Please request Applicant for a street level rendering)



3. View from Holt/Newcastle Crossing



4. Façade along Newcastle and view from house across Newcastle



5. 3D Superimposed on corner of Newcastle and Oakley.



From: [REDACTED]
To: [Public Comment - ZA](#); [Nazaneen Healy](#)
Subject: Additional Comment 1501 Oakley
Date: Wednesday, June 4, 2025 8:32:55 AM

Good Morning,

I'm emailing to add two items to the public record in supplement of my letter.

1. Regarding tree removal, the only two mature trees that provide meaningful screening of the front corner of this project are proposed for removal. I am opposed to the tree removal and support protection and preservation of the two trees.
2. Within the neighborhood compatibility worksheet area, second floors of 1500 Oakley and 1851 Newcastle are characterized as having large setbacks from their first floors, with low roofs to mitigate height. In both examples, second floors represent less than 50% of the first floor footprint. Besides being incompatible with adjacent homes, this proposal is out of character even with the existing two-story homes. Significant redesign seems necessary to achieve compatibility.

Thank you,

Steve Borlik
1840 Dalehurst

From: [REDACTED]
To: [Public Comment - ZA; Nazaneen Healy](#)
Subject: Comments RE 1501 Oakley Drive
Date: Tuesday, June 3, 2025 3:54:11 PM
Attachments: [2025-04-03--1501 Letter to ZA final draft.pdf](#)

Dear Naz and Zoning Administrator,

I have reviewed the application for 1501 Oakley and find the design unresolved and inappropriate. Please find my detailed comments attached. I do plan to be present at the meeting tomorrow.

STEVE BORLIK

[REDACTED]
[REDACTED]

Steve Borlik
1840 Dalehurst Ave.
Los Altos, CA 94024

Zoning Administrator
c/o City of Los Altos Planning Division
1 N San Antonio Road
Los Altos, CA 94022
ZAPublicComment@losaltosca.gov

June 3, 2025

And Associate Planner
Naz Healy (same as above)

Re: Application for 1501 Oakley Drive, Los Altos

Dear Los Altos Planning,

I am disappointed to be writing this letter in a public forum. The applicant of the project at 1501 Oakley has left me no other option. Many months ago I attempted to reach out discreetly and in private. My attempts to communicate were refused. As an Architect for more than 30 years, I've submitted countless applications to Los Altos. I'm a resident of this neighborhood since 1998. Decades of experience with residential design combined with intimate knowledge of the neighborhood make discrepancies in this application, including clumsy accidental unresolved details, glaringly apparent. It was my hope to engage with the applicant long before embarrassing anyone by making these shortcomings part of the public record. Approval is not appropriate as currently presented. What follows is a partial inventory of multiple problems with design, neighborhood compatibility, and process. I have grouped them in four general categories:

- Plan discrepancies, and unattractive or unresolved detailing
- Incompatibility with the neighborhood, lack of sensitivity to surrounding context
- Incompleteness of the application and lack of adherence to process
- Non-compliant tree protection

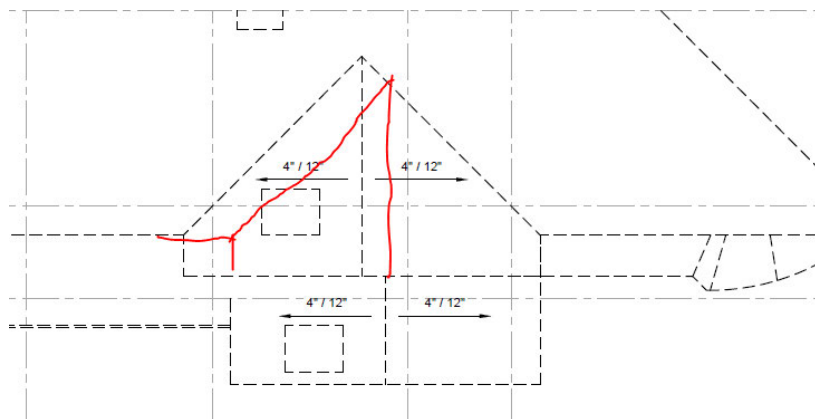
Plan discrepancies, and unattractive or unresolved detailing:

I expect Los Altos will receive comments from multiple neighbors. Laypersons, when observing a particular home, may be struck by an emotional response. Examples of these might be "what a beautiful home", "that is a nice design", "I really love that entry door", etc. Unfortunately, none of these apply here. A house can also inspire negative emotions. It may not be easy to articulate why certain aspects of a design inspire certain feelings. Therefore, to be clear about specifics, in my review of the project plans, I've explained a list of details that are unresolved, unattractive, incorrect, or ambiguous.

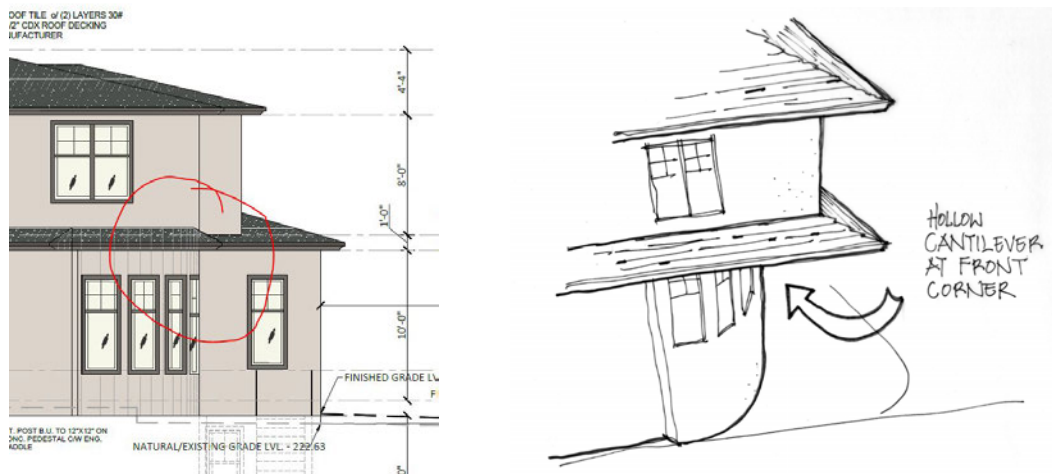
The street facing balcony is drawn at least three different ways in these plans. Floor plan A-2.2 indicates that the first-floor projects 4'-0" from the second floor. As such, a first-floor roof will extend from the second-floor wall. In the front elevation, page A-3.0, the roofs on opposite sides of the entry are indicated to be the same vertical height. This is geometrically impossible. The roof closest to the garage will extend vertically as it must grow significantly taller than the fake band on the right to meet the second-floor wall behind it. Even though roofs on left and right of the entry are dramatically different in height, they are incorrectly illustrated as if to match. The balanced roofs illustrated in the elevation (sheet A-3.0) are an errant and impossible misrepresentation of the design (see fig. A).

When viewing the provided rendering, one sees that the balcony adjacent roof areas are left hollow and unresolved. The building section A (sheet A-4.0), although incomplete, is drawn to prevent understanding of the sloping roof at the balcony as if it does not exist. The entry gable thickness and height are incorrectly drawn, as if to align with the second-floor framing, which according to the elevation, they would not. The roof plan (sheet A-2.2) indicates that the sloped roof extends fully to the second-floor walls. It is impossible to decipher which of these varying illustrations depicts the actual intended result. One is left to wonder whether this detailing has been considered at all. Studying the second-floor balcony interactions with the roof only leads to confusion. In these situations, unintended results are all too frequent in construction. This is a prominent street facing element of the house, and correctly illustrating these interactions needs to be a part of a complete design presentation. The front elevation indicates that the garage roof and the front roof do not engage, while the roof plan shows them meeting at the gutter. The front elevation indicates that the entry gable does not engage with the same front roof, while the roof plan indicates the opposite. (see fig. B). Without resolution of these intersections, it is impossible to tell what the front of the home will actually look like. This lack of clarity is further confused by the complete ambiguity of the front balcony.

The second-floor entry gable and the window directly above the entry door are misaligned. Placing a larger second floor gable, off center, above a smaller first floor gable creates the feeling that something is unstable, unbalanced, falling down. It would be very easy to reconcile these elements. The Residential Design Guidelines of Los Altos stipulate that a home should be designed from the outside in. Interior room and window alignments should integrate with exterior design. This shortcoming will be visually obvious and likely contribute to the impression of a mistake in the final construction.



There is a round room on the first-floor corner (at the Oakley/Newcastle intersection) with a rectangular room above it. Both first and second-floor exterior wall lines occur on grid lines (I) and (6). The resulting geometry causes a pointed element of the second floor to cantilever towards the street in a form that I can only think to describe as a “snowplow”. This unfortunate shape occurs at the most prominent location of the site. The form is so awkward that it is hard for me to imagine it is intentional. A street-level rendering would make this much clearer. The floor plan and roof plan (sheets A-2.2 and A-2.3) incorrectly imply an extended roof above an extended first floor. This is inaccurate, perhaps a remnant of an earlier design. The elevations indicate odd, misplaced roof lines that do not actually occur in real life. This is inaccurate. See figure C. This corner of the house is wrongly illustrated, perhaps unintentionally. Either way, the proposal must be resolved, correctly understood, and represented accurately in the application. As drawn, it is one of the most unattractive features of this home, and certainly not a design feature that is compatible with this neighborhood.



The garage gable roof (as illustrated by the elevations, sheets A-3.0 and A-3.1) slopes downward as it engages the two-story sidewall of the house, making the garage feel unintegrated. The intersection of the garage roof with the house is drawn differently on the two elevations. Neither elevation agrees with the roof plan. If this roof were sloped fully to the house wall above, the choppy-sawtooth appearance of the garage would be improved. The current proposal is not ideal from a waterproofing perspective and requires a cricket, leading to increased maintenance needs. It seems silly to do this in new construction, when a fix is so easy. Either way, elevations and plans should agree. See figure D.

There are additional details which contribute to the feeling of a lack of care in design development. The garage wall plate height is incorrectly illustrated by the roof plan or the elevations. The roof plan calls for a 4:12 roof at the entry, while the elevations illustrate a 3:12 pitch. Two types of roof intersections are illustrated when one compares the roof plan (sheet A-2.3) with the elevation (sheet A-3.0). The applicant needs to clarify which of these details is correct. The drawings should be consistent with the intended approach before the design can be understood.

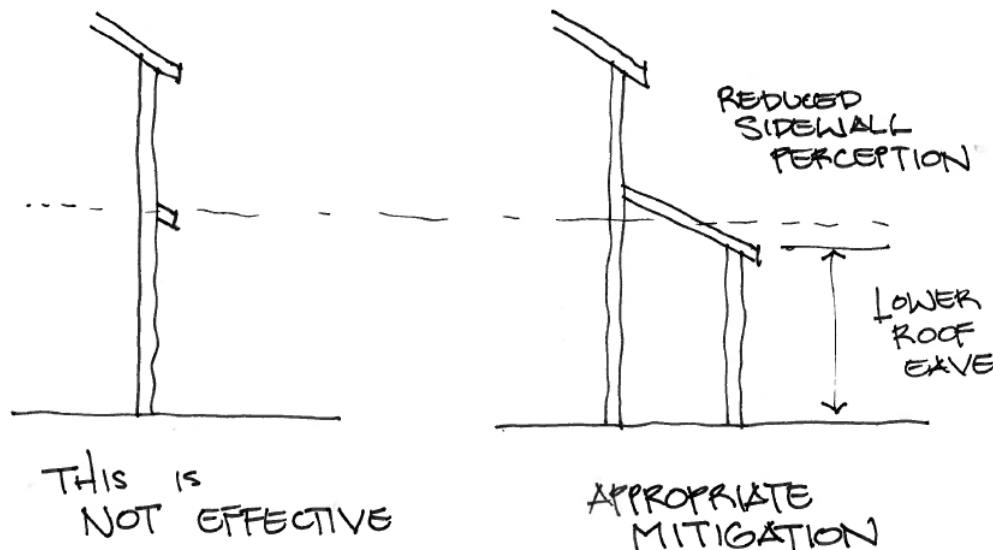
The first-floor roof above the family room TV unit appears to have been completely omitted from the exterior elevation. Is this a flat roof area? It is impossible to understand the intent. See fig. E.

Elevations illustrate a two-step stoop to exterior doorways of the home, yet grading plans show an elevation difference from floor to exterior grade of only 6 inches. There is not enough vertical height for the two steps illustrated. Relation to grade is an important characteristic of a home. It is ambiguous in these drawings.

Incompatibility with the neighborhood, lack of sensitivity to surrounding context

When speaking with neighbors, a common theme is the general lack of compatibility. Too many vertical two-story walls combine with a roof pitch that is too shallow when compared to the ranch homes surrounding it. A 3:12 roof pitch is quite uncommon for the neighborhood. Only one example exists, and it occurs in a one-story home. A 3:12 pitch on this house appears flat, wide, and stumpy. Again, I would request the applicant be asked for the required streetscape, as well as a street-level rendering. These will provide better visualization and contextual settings demonstrating the lack of compatibility. The owner is entitled to a large home on this lot; however, design elements should be incorporated to mitigate the introduction of a large mass as explained by the design guidelines. Increased roof slope will visually reduce some of the intermediate wall heights. Slopes of 5:12 and 6:12 are compatible with the neighborhood.

The first-floor ceiling plate of 10' is excessively tall, creating imposing two-story walls. There are no examples of this in the neighborhood. We have seen repeatedly in Los Altos, successful use of porches and large roof eaves to mitigate the impacts of tall homes. Some example photos are included (see fig. F). 1501 Oakley would benefit greatly from the incorporation of lower porches and rooflines that break up the perception of verticality at the prominent street facing corner. The proposed token "applied false" roof band is not a successful way to mitigate the perception of bulk. In fact, as discussed previously at the cantilever corner, this roof contributes to worsening the perception.



I was unable to locate a dimension for the roof overhang. There are no sections or details provided that depict the "applied false" roof band. However, it is evident that the fake bands of the two-story walls are drawn at a roof slope deviating excessively from that of the house. In addition to the overhang, none of the roof band slopes are called out. They appear to be more on the order of 6:12.

In the elevations, this has the effect of making them appear much taller than they would be at 3:12. Hips and valleys throughout the roof plan seem to be 45 degrees, indicating that all slopes are the same. A notable exception is where the 4:12 roof of the entry joins the main 3:12 roof of the house. Here, oddly, even though it is geometrically impossible, valleys remain illustrated at 45 degrees. Until the fake roof band design is clarified, its effectiveness is impossible to evaluate.

Massing of the house is bulky. The design of the home could be used to mitigate the unfortunate appearance of the non-discretionary ADU. Instead, detailing of the home varies from detailing of the ADU. Not only does the house neglect to fit in with the neighborhood, but it also doesn't even integrate seamlessly with its own ADU. The homes design appears to deviate intentionally from the design style of the ADU. In new home design, it is not difficult to create a house that integrates tastefully with its non-discretionary ADU.

Without careful mitigation, this detailing and massing, contrary to the neighborhood (roof slopes, tall ceilings, mis-aligned elements, unmitigated verticality) will contribute significantly to obvious incompatibility.

Incompleteness of the application and lack of adherence to process

Some required items for this application are missing, others are in error. Of the omitted items, some would further support the obvious problems with this design. An insensitive incompatibility perhaps results from the inaccurate Neighborhood Compatibility Worksheet. The submitted worksheet I reviewed is dramatically inaccurate. It states that the neighborhood is 40% 2-story. Further, the table at the rear of the worksheet lists five 2-story homes among only four one-story homes. I was not permitted to write down the addresses or copy the worksheet, so I've completed an accurate neighborhood map and chart (see fig. G) for comparison against the applicant's representation.

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:	
One-story	20
Two-story	80

It is no surprise that when review of the neighborhood is inaccurate, the resulting design would fail in being compatible. Unfortunately, this has happened here.

Although a streetscape is a required part of the application, it has not been included. An accurate streetscape will clearly demonstrate the lack of compatibility of this home. "Fly-by" Aerial renderings are not meaningful. Renderings should be from street level, showing the home as it will actually be experienced.

Another big shortcoming of this process has been the lack of neighborhood involvement or communication. The application states that the applicant should submit proof of a neighborhood meeting. This meeting never occurred. In fact, my attempts to converse together were abruptly rebuked. I've included copies of a few emails (see fig. H). It has been my experience that this applicant prefers to actively resist interaction with neighbors. Initially, seeing problems with the

design, I reached out privately in hopes of avoiding an embarrassing and contentious public criticism. I deeply regret that the applicant made cooperation impossible.

Non-compliant tree protection

As additional evidence of a lack of concern for the site and surroundings, I am including photos of the tree protection fencing currently installed (see fig. J). Fencing deviates obviously from locations shown on submitted plans, from the demolition permit, and even from the required manner of construction. Photos and plans illustrate deliberate disregard. The fencing has moveable feet, and has been located directly adjacent to trunks, not at driplines. Today, there is a portable toilet installed in a tree protection zone.

Conclusion

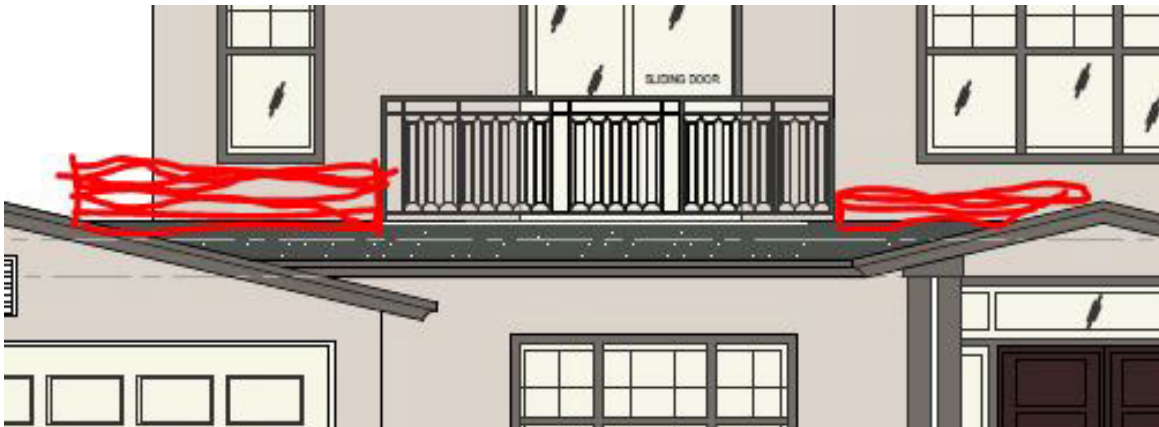
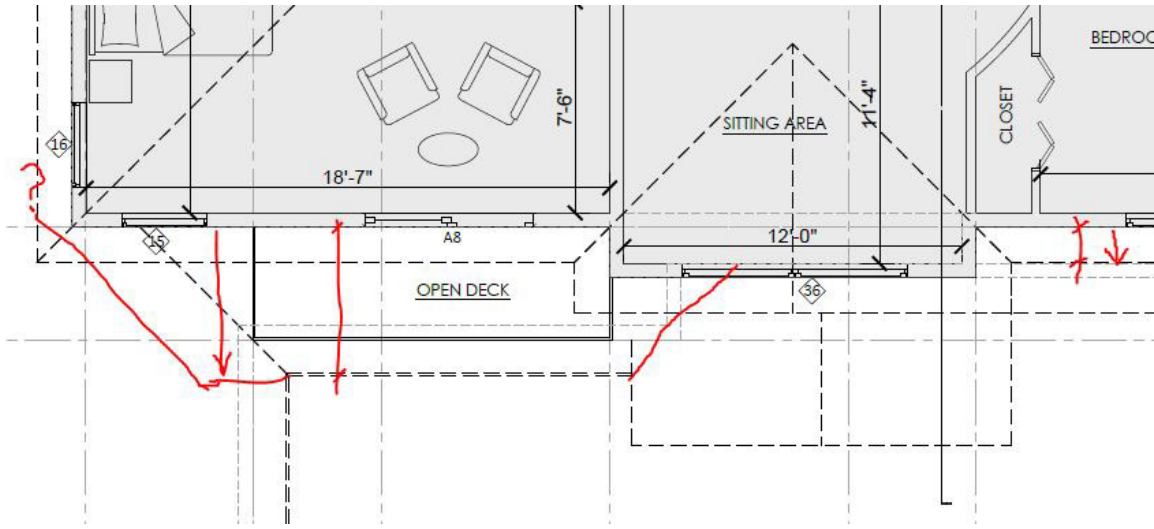
There are so many discrepancies in the drawings that it is impossible to understand the true intent. This leads to haphazard design and unpredictable construction results. The impression of excess bulk cannot be properly mitigated until details and intersections are properly illustrated and resolved. The design is not ready to be reviewed. The addition of small band-aid fixes may not resolve the unfortunate lack of compatibility. In closing, I can only conclude that there is no reasonable path to approval for this application as presented.

Whether or not it is this applicant's intention to alienate the neighborhood, the many items outlined in this letter, whether deliberate or accidental, have demonstrated a lack of neighborhood sensitivity and resulted in a design incompatible with nearby homes. This project is uniquely careless. All I ask is that the Zoning Administrator and city staff hold this applicant to compliance with rules and intents specified by the application checklist and design guidelines. I wish this applicant the best in creating a successful home, but I also hope to protect the neighborhood from long-lasting effects of inappropriate development. This is not an impossible task. In new home design, there is every opportunity for the expression of balance, grace, appropriateness, and aesthetic sensitivity in architecture. I strongly believe that the value of this home will be highly enhanced by following the city guidelines in a meaningful way.

Respectfully,



Steve Borlik
1840 Dalehurst Avenue

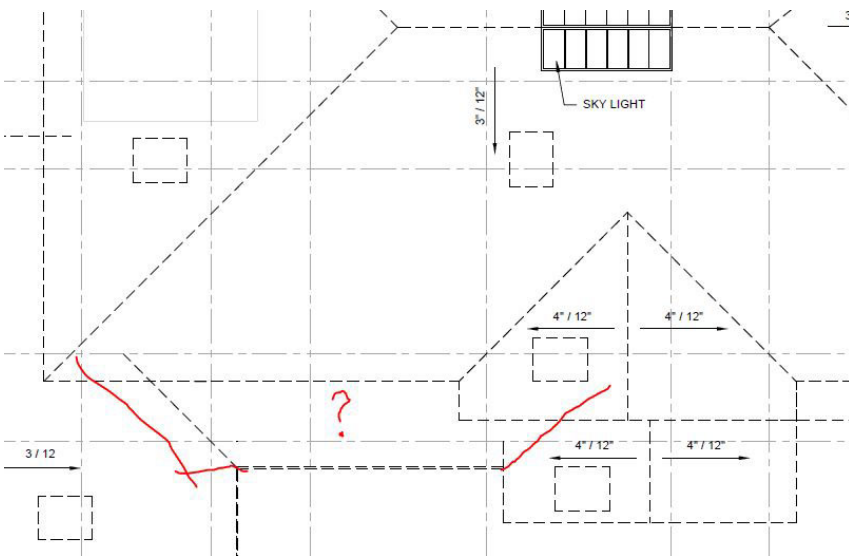
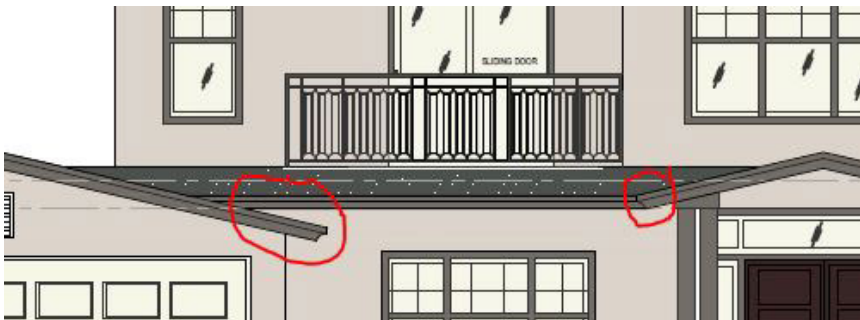


Balcony roof extension/height above the Dining area is incorrectly illustrated. Proposed balcony detailing is unresolved and impossible to understand.

Figure A: Incorrect Dining/Balcony Roof height

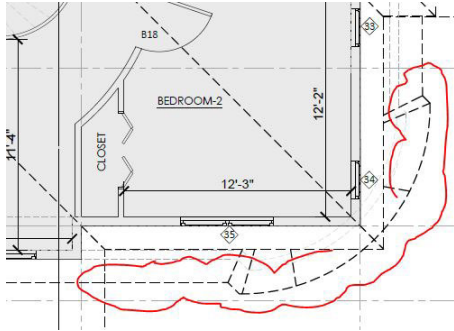


Unresolved Holes in the roof.

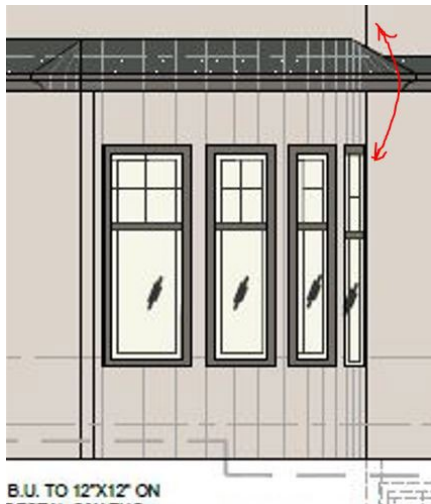


Plan and elevation indicate disparate/mismatched unresolved details

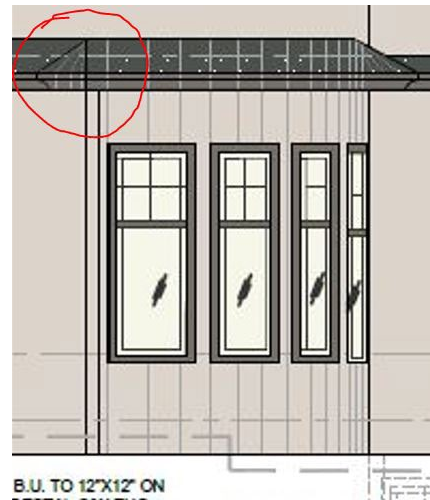
Figure B: Hip/Valley roof intersections contradict



What is this? This roof does not exist in the elevations.



These walls do not align in the plans.



These lines do not correctly represent the roof.

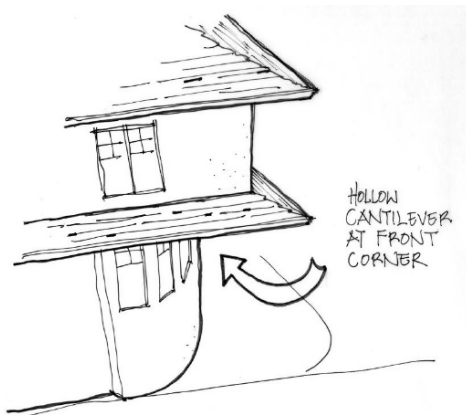
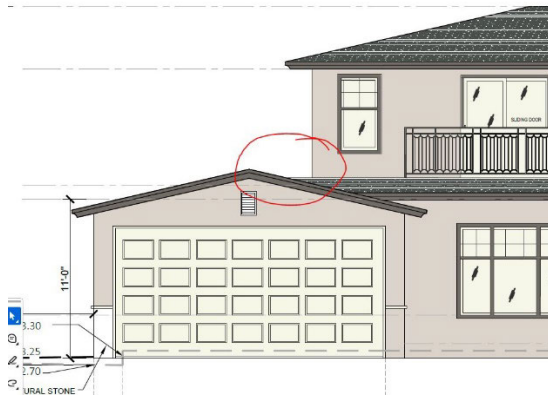
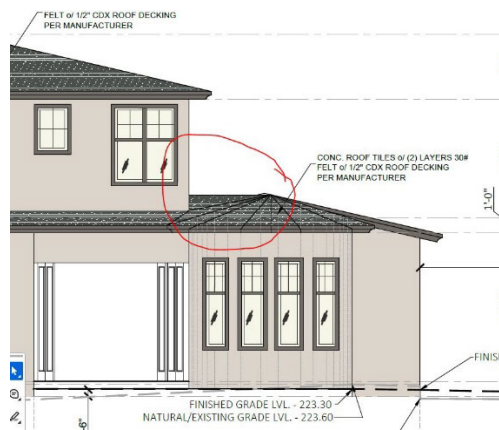


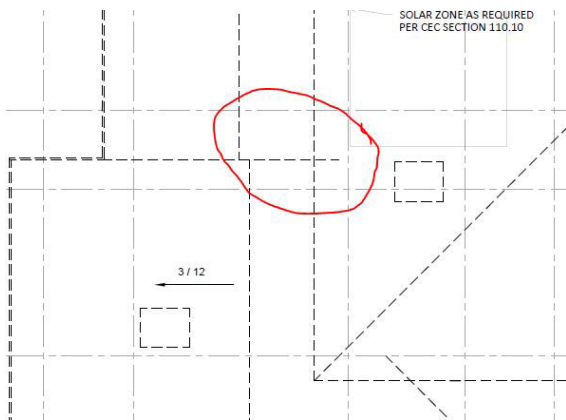
Figure C: Inappropriate Cantilever Turret Roof Errors



Unresolved roof area

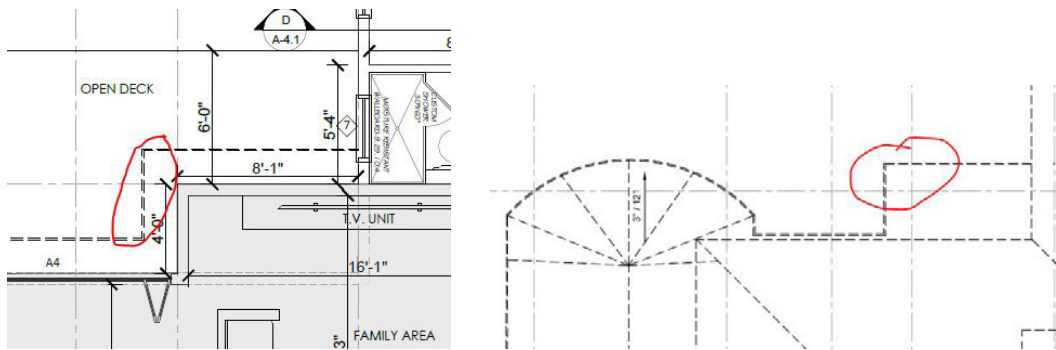


Front and rear do not agree

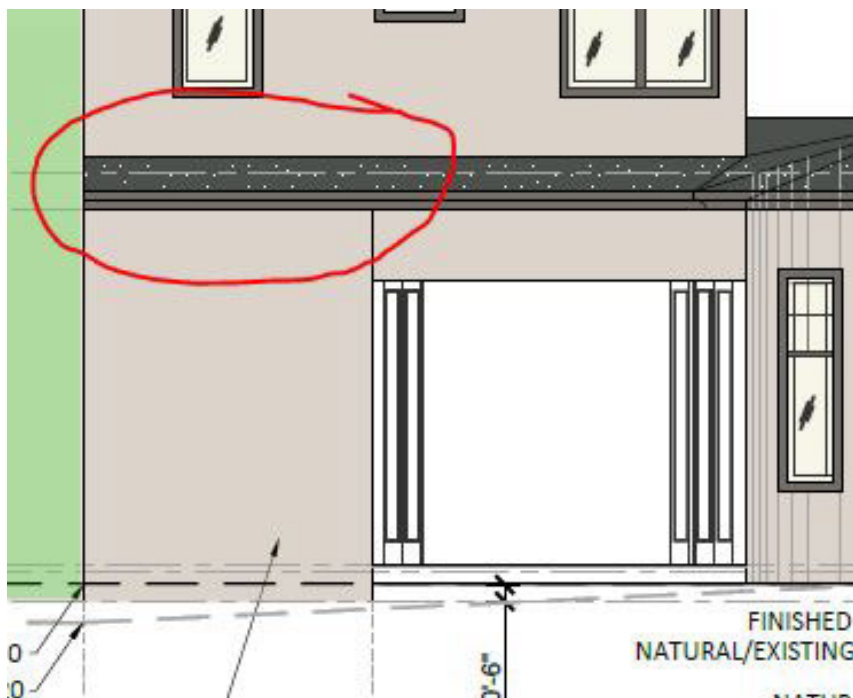


Plans and elevations do not agree

Figure D: Garage Roof Plan Conflicts with Elevations



Roof element does not appear to be illustrated in elevations.



Is this roof intended to be flat? The roof plan does not clarify.

Figure E: Rear Elevation Appears to be Incomplete



1888 Fallen Leaf



1882 Colleen



1685 Juarez



1650 Morton



1631 Holt

Figure F: Examples of Mitigated Height and Bulk



Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1830 Newcastle Drive				1			
1820 Newcastle Drive				1			
1841 Newcastle Drive				1			
1851 Newcastle Drive				2			
1500 Oakley Drive				2			
1490 Oakley Drive				1			
1480 Oakley Drive				1			
1821 Dalehurst Avenue				1			
1831 Dalehurst Avenue				1			
1481 Oakley Drive				1			

Figure G: Neighborhood Compatibility

From: Steve Borlik
Sent: Tuesday, January 7, 2025 10:25 AM
To: Narinder paul [REDACTED] Manjit Sain [REDACTED]
Cc: Krishan Kumar [REDACTED]
Subject: RE: Questions about 1501 Oakley

Hi Narinder and Perminder,

It's disappointing to think your email would be our last conversation, so perhaps I can change your mind. I hoped to have early communications between us, rather than going formally through the City. In the letter you sent to your neighbors, you stated specifically "If you have any feedback to make this house look better for the neighborhood, please feel free to send them our way". In my experience, it is typically most beneficial to engage cordially with neighbors, rather than via third party communications through the City process. I think we can move the project forward more effectively if we all get together earlier rather than later. I understand how frustrating and difficult this can be. It may seem like unneeded delays, however, time spent now working to address/resolve design issues earlier in the process will avoid more expensive rework and delays later. I wanted to present some design techniques for reducing the perception of bulk and height that have been successful for Los Altos applications in the past, and in good faith make suggestions to help you have the most elegant house possible. Additionally, thinking early on about structural and HVAC can contribute to a more successful home. If you prefer not to continue discussion further, please reply once more to confirm. I'll honor your wishes and send all future correspondence to Los Altos instead.

Best Regards,

STEVE BORLIK

From: Narinder paul [REDACTED]
Sent: Monday, January 6, 2025 11:01 AM
To: Manjit Saini [REDACTED] Steve Borlik [REDACTED]
Cc: Krishan Kumar [REDACTED]
Subject: Re: Questions about 1501 Oakley

Steve,

I think we are good here. We don't need to meet up again. Consider this email as our last conversation here.

Narinder and Perminder

On Monday, January 6, 2025 at 08:46:27 AM PST, Steve Borlik [REDACTED] wrote:

Thank you Narinder,

Met with Manjit (Thanks for your time Manjit), he suggested we meet up again at a time when you can be present.

Steve

Figure H: Refusal of Discussion or Collaboration



Tree Protection is neither located nor constructed as approved

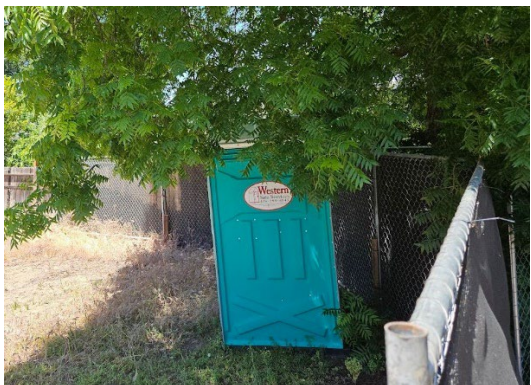
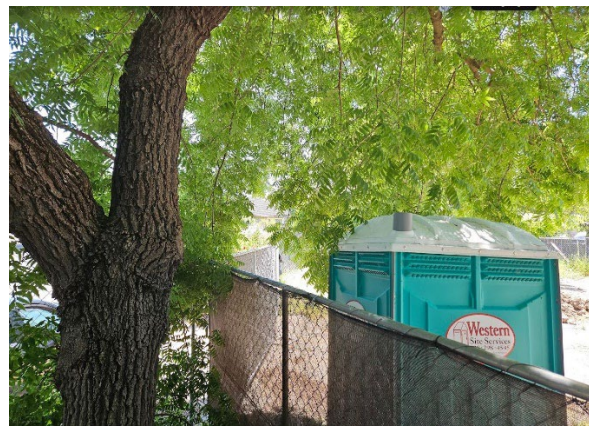


Figure J: Violation of Tree Protection Requirements

From: [REDACTED]
To: [Nazaneen Healy](#)
Subject: project number SC24-0006
Date: Sunday, June 1, 2025 9:12:22 PM

Dear Mr. Healy,

I would like to voice my concern with project number SC24-0006.

I have been living in this neighborhood for 20 years and it has been great. The lot sizes relative to the single family homes avoid most of the troubles you see rising in other neighborhoods. Most of the homes still fall in to the category of ranch styles homes that fit together rather nicely. The privacy you can enjoy in your backyard is mostly still in tact. The noise and traffic has not gotten out of hand.

While we do have two story homes in the neighborhood, they do try to blend in and not overwhelm the houses around them. Most importantly they don't create the traffic mess or destroy the backyard privacy for the lots around them.

So rather than stay on the subjective side, here are my concrete concerns with the project:

- At over 4000 sqf, the house is not consistent with the 2000 - 3000 sqf single family homes around it. Given the ADU and the basement, this ends up being a multi-family home. That is inconsistent with the CC&R's of the tract.
- The ADU, while it legally can be built in the offset, has windows on the second floor pretty much destroying the privacy of the two adjacent properties. Yes, landscaping can be used to mitigate that to some degree as there is no guarantee that it will be kept up in the medium to long term and the damage is done.
- Given that it's a multi family home two garage spaces and a short driveway are inadequate. As a result, we end up with more cars on the street which will significantly reduce the walkability of the neighborhood.

There are simple steps to mitigate the worst of the effects:

- Reduce the ADU to a single story unit.
- The north facing windows do not provide a lot of light to the property, so adding skylights on the north facing side or high windows would have the same effect.
- Relocate the ADU to the western side of the property.
- Add one more garage space in line with a large home and reduce the size of the second floor to provide more privacy for the neighbors.
- ... alternatively the garage could be pushed deeper onto the property to provide more driveway space to park cars, so they don't end up on the street.

Regards,

Markus Fischer

From: [REDACTED]
To: [Public Comment - ZA](#)
Subject: Question regarding Section 15303
Date: Tuesday, May 27, 2025 9:29:00 AM

Hi,

Received the public hearing notice and saw that the 1501 Oakley Drive project is exempt from the environmental review under Section 15303.

Where can I read Section 15303?

Why is this project exempt from environmental review?

Why did the City of Los Altos give such freedom to all forms of ADUs?

I am very concerned about the environmental impact of any new or modified buildings in Los Altos and I would like an explanation for the committees/commissions actions.

Thank You,

Sheryl Johnson



ZONING ADMINISTRATOR AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Naz Healy, Associate Planner

SUBJECT: SC24-0009 – 1140 Diamond Court

RECOMMENDATION

Approve Design Review application SC24-0009 for the construction of a new 724 square-foot first-story addition and 254 square-foot second-story addition to an existing one-story single-family home subject to the listed findings and conditions of approval; and find the project categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

BACKGROUND

Project Description

- Project Location: 1140 Diamond Court, located on the west side of Diamond Court between Berry Avenue and the terminus of Diamond Court
- Lot Size: 11,745 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story home

The proposed project includes a 724 square foot first-floor addition and remodel and 254 square-foot second-floor addition to an existing one-story home (see Attachment 1 – Project Plans). The proposed addition and remodel project incorporates shed and flat roof forms to the front of the home and exterior materials that include stucco, stained vertical wood siding, and stone veneer walls with composition shingle roofing (see Attachment 2 – Material Board). The proposed site improvements include reconfiguration of the front yard paving and placement of mulch. No protected trees are proposed for removal.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	2,594 square feet	3,029 square feet	3,523 square feet
FLOOR AREA:			
First floor	2,383 square feet	3,107 square feet	
Second floor	----	29 square feet*	
Total	2,383 square feet	3,136 square feet	3,924.5 square feet
SETBACKS:			
Front	25.0 feet	25.0 feet	25 feet
Rear	62.6 feet	62.6 feet	25 feet
Right side (1 st /2 nd)	9.9 feet/0 feet	9.9 feet/36.5 feet	7.2 feet/14.7 feet
Left side (1 st /2 nd)	15.4 feet/0 feet	13.4 feet/19.0 feet	7.2 feet/14.7 feet
HEIGHT:	15.2 feet	17.7 feet	27 feet

**Pursuant to LAMC definitions, the proposed 254 square foot loft area is a new second-story, although only 29 square feet is included in the floor area based on the interior heights and configuration.*

Pursuant to Chapter 14.76 of the LAMC, second-story additions shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The proposed home minimizes bulk by proposing a lower height than the maximum and incorporating greater setbacks than required.

One unprotected tree in the front yard is proposed for removal to accommodate the addition and all other trees, including a protected rear yard Redwood and unprotected front yard Japanese Maple will be preserved. The project includes reconfiguration of the front yard paving and a portion will be replaced with mulch for compliance with the maximum front yard paving area.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and preserves existing trees.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) because it involves the construction of an addition to an existing single-family home.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant contacted seven neighbors in the immediate area by providing a letter with a rendering of the front of the home. No public comments have been received as of the writing of this report.

Attachments:

1. Project Plans
2. Material Board

Cc: Shlomi Caspi, Applicant
Aiden Crook, Property Owner

FINDINGS

SC24-0009 – 1140 Diamond Court

With regard to the proposed addition to the existing residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed addition to the existing residence complies with all provisions of this chapter because the addition is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed addition is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed addition complies with the allowable floor area ratio, lot coverage, setbacks, maximum height, and daylight plane requirements pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal because the site is relatively level and therefore does not require substantial grading and no protected trees are proposed for removal.
- D. The orientation of the proposed addition in relation to the immediate neighborhood will minimize excessive bulk because the proposed design proposes a lower height than the maximum and incorporates greater setbacks than required.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings. The proposed addition complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the addition incorporates consistent and compatible features including stucco, stained vertical wood siding, and stone veneer walls with composition shingle roofing.
- F. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed project includes removal of a portion of the front yard paving and replacement with mulch for compliance with the maximum front yard paving area.

CONDITIONS OF APPROVAL

SC24-0009 – 1140 Diamond Court

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on June 4, 2027 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on April 8, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on the building permit drawings:
 - a. On the Cover Sheet Zoning Compliance Table:
 - i. Indicate the maximum lot coverage is 3523.5 square feet/30%.
 - ii. Indicate the proposed floor area is 3136 square feet/25.7%.
 - b. On the Sheet A0.3 Area Calculations:
 - i. Indicate the proposed floor area is 3136.02 square feet.
 - ii. Remove the notes indicating the loft area is not included in the floor area.
 - iii. Indicate the maximum lot coverage is 3523.5 square feet/30%.

7. **Protected Trees:** Tree No. 1 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the driplines, or as required by the project arborist, of Tree No. 1. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
9. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.
10. **Landscaping Installation and Verification:** All landscaping materials provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
11. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

12. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
13. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
14. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
15. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the

established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.

16. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
17. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
18. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
19. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
20. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
21. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
22. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

23. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
24. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

25. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12” away from the main.
26. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
27. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
28. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City’s Building Division website.
29. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

FIRE DEPARTMENT

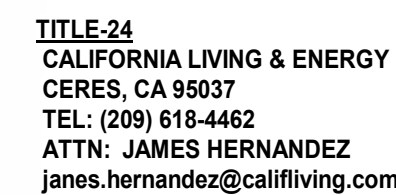
30. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.
31. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].

32. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
33. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
34. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
35. **Fire Sprinklers:** Clarify on sheet A0.1 whether or not the main house has sprinklers.
36. **Fire Department (Engine) Roadway Turnaround Required:**
 - a. Provide signage indicating the presence & location of a Fire Department Turnaround/No parking.
 - b. No obstruction within the turnaround at all time.
 - c. A copy of the Alternate Means/Methods application form, with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
 - d. A copy of this comment letter shall be made part of the building permit drawings.

1. ---
2. ---
3. ---


$$\frac{193}{45}$$

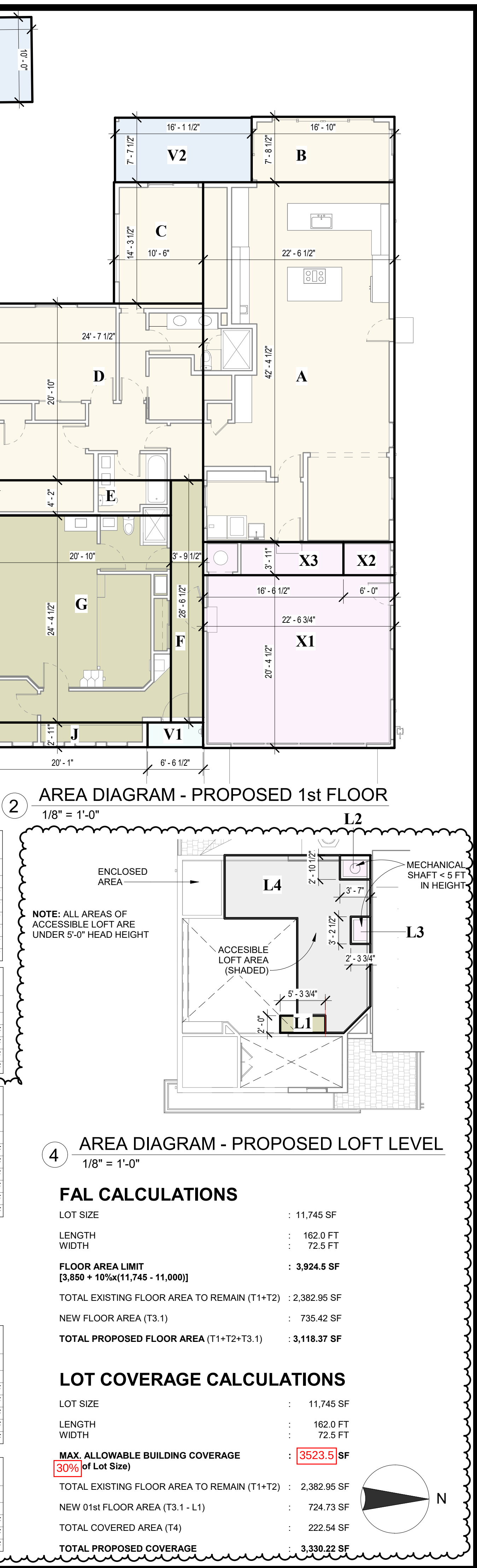

1 140 DIAMOND COURT
LOS ALTOS, CALIFORNIA



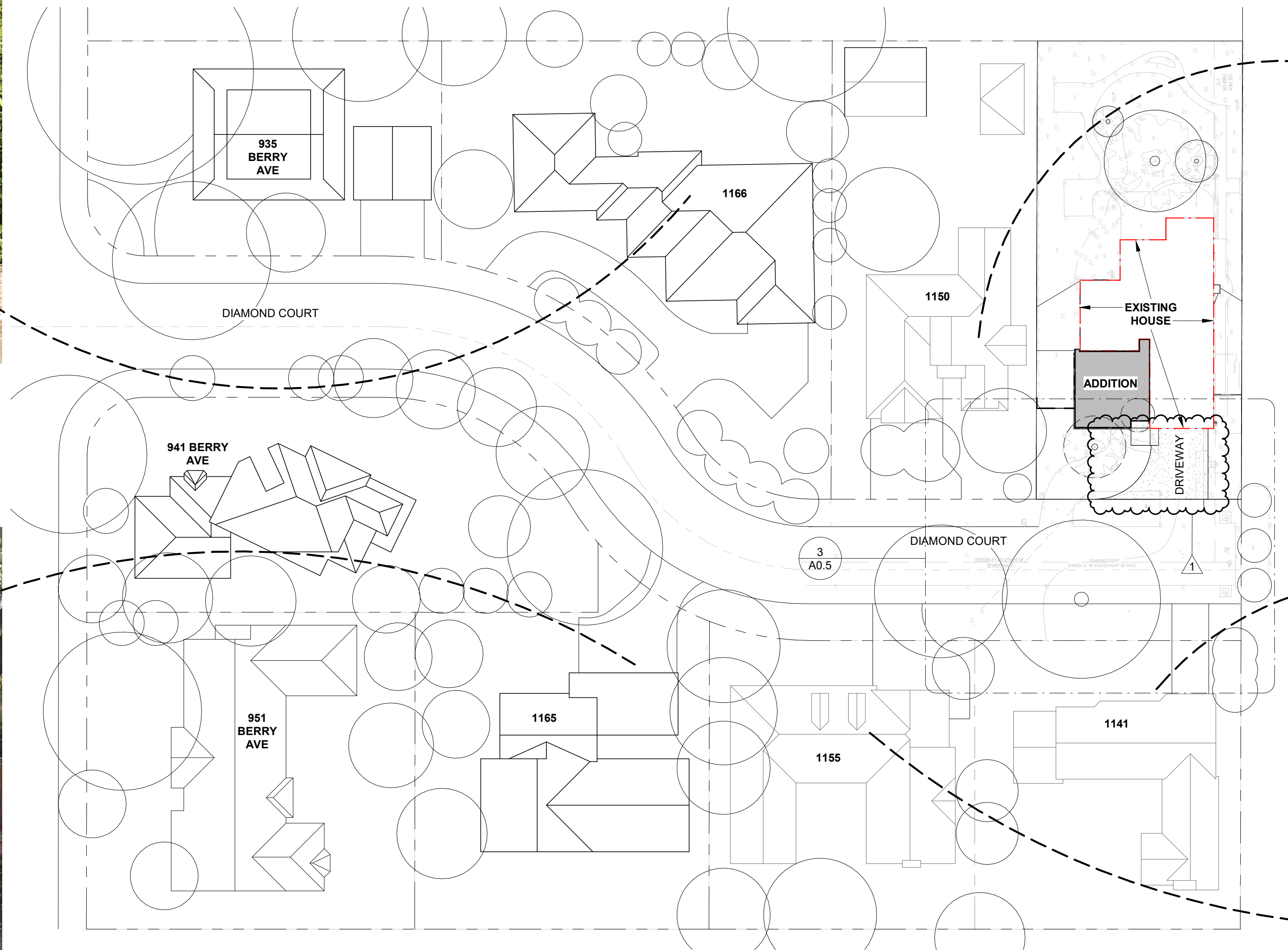
Designer _____
Client X _____
Client X _____
Date _____

A0.1

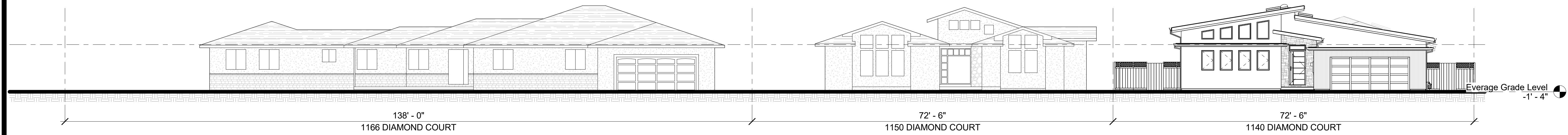
COVER
SHEET



3



1 AREA PLAN - NEIGHBOR FACILITIES
1" = 30'-0"



2 PROPOSED FRONT ELEVATION (EAST)
1" = 10'-0"

Agenda Item 3.

Revisions	
No.	Description
1	Revision 1

ADDITION:

CROOK RESIDENCE

1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024

A.P.N. 189-11-050

SCALE:	As indicated
DRAWN BY:	DTN
APPROVED BY:	BF
DATE:	04/08/25

TIMELINE

DESIGN + BUILD

14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

A0.4

AREA PLAN -
STREETSCAPE

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1. EXISTING IMPERVIOUS AREA	: 1,014.03 SF
2. FRONT YARD AREA BEYOND SETBACK	: 1,820.43 SF

- | | | |
|----|---|--------------------|
| 1. | EXISTING IMPERVIOUS AREA BEFORE CONSTRUCTION | : 1,014.03 SF. |
| 2. | (E) PERVIOUS AREA TO BE CONVERTED TO IMPERVIOUS | : 136.95 SF. |
| 3. | (E) IMPERVIOUS AREA TO BE CONVERTED TO PERVIOUS | : <u>501.73 SF</u> |
| 4. | TOTAL HARDSCAPE AREA AFTER CONSTRUCTION | : 649.25 SF |
| 5. | FRONT YARD AREA BEYOND SETBACK | : 1,820.43 SF |
| 6. | RATIO | : 35.67 %. |

EXISTING FRONT YARD (25'-0" x 72'-6")	1,812.5 SF
50% OF FRONT YARD	906.25 SF
PROPOSED PERVIOUS AREA	655 SF (251.25 SF UNDER)



CROOK RESIDENCE

ADDITION:

1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024

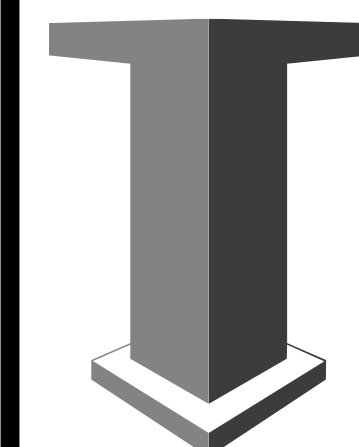
A.P.N. 189-11-050

SCALE:	As indicated
DRAWN BY:	DTN
APPROVED BY:	BF
DATE:	04/08/25

TIMELINE

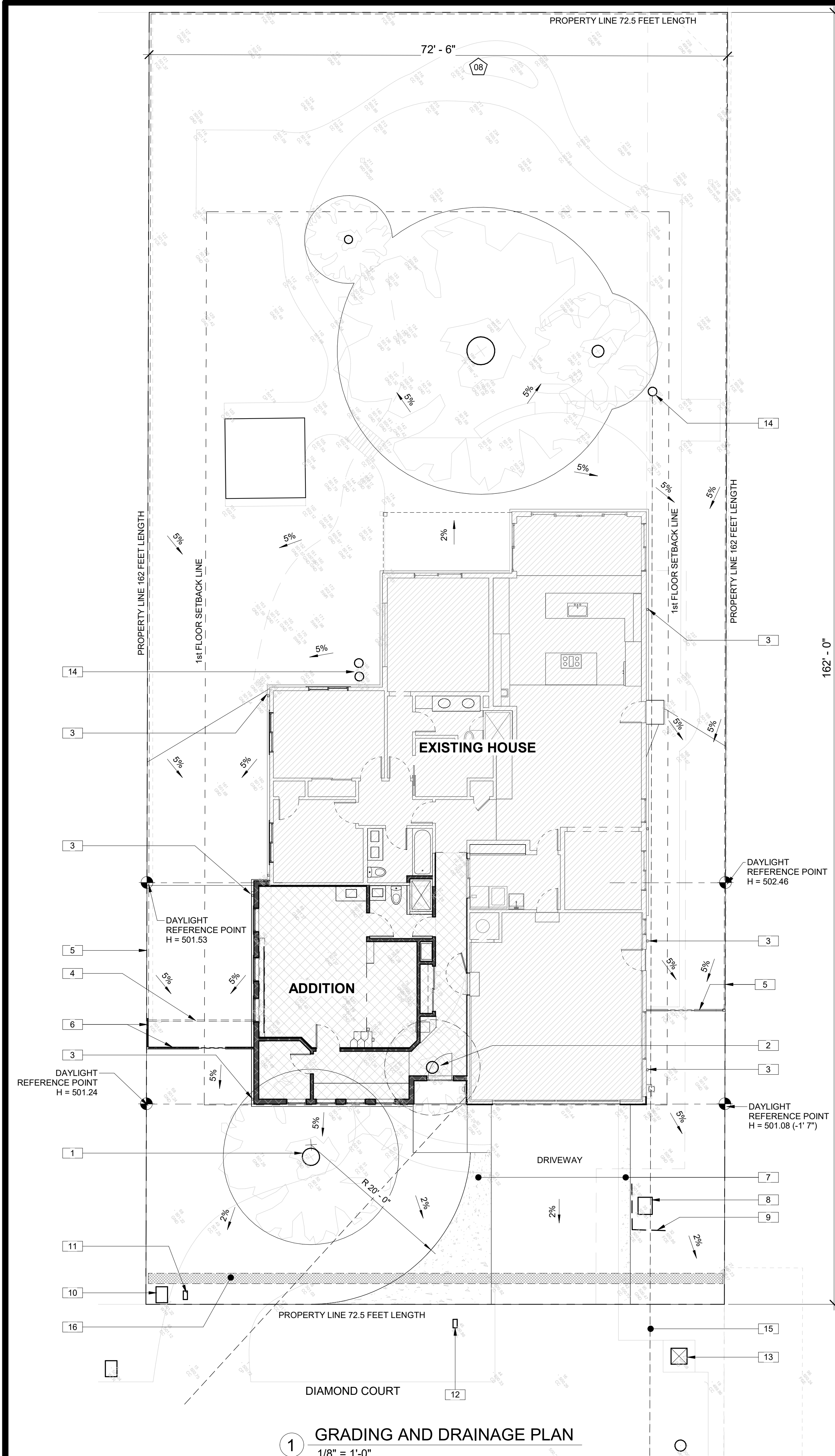
DESIGN + BUILD

14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



A0.5

LANDSCAPE
PLAN - FIRE
TRUCK
TURNING
POINT



KEYNOTES	
1	EXISTING TREES TO REMAIN, PROVIDE PROTECTION FENCE, REFER TO A0.6 FOR ADDITIONAL INFORMATION
2	EXISTING TREES TO BE REMOVED
3	DOWNSPOUT, DISCHARGE ONTO SPLASH BLOCKS
4	EXISTING FENCE TO BE REMOVED, TYPICAL
5	EXISTING FENCE TO REMAIN, NO CHANGES
6	NEW FENCE WITH GATE TO BE INSTALLED, TYPICAL
7	PATTERN INDICATES AREA OF 6" CONCRETE SLAB ADDED TO EXISTING DRIVEWAY
8	EXISTING A/C OUT DOOR UNIT TO REMAIN
9	EXISTING 3" WOOD FENCE PROTECT A/C UNIT, TO BE REPAIRED WHEN JOB DONE
10	EXISTING WATER METER TO REMAIN
11	NEW LOCATION OF MAIL BOX
12	EXISTING MAIL BOX TO BE RELOCATED
13	EXISTING STORM WATER DRAINAGE TO REMAIN
14	SANITARY SEWER CLEAN OUT TO REMAIN
15	EXISTING SEWER LATERAL TO REMAIN
16	EROSION-CONTROL, STRAW WATTLES DURING CONSTRUCTION
17	BLUE PATTERN INDICATES PROTECTED LANDSCAPED AREA, COVER EXPOSED LANDSCAPE WITH 4" THICK LAYER OF MULCH OR PLYWOOD
18	TREE-PROTECTION FENCE, PROVIDE A 5' TALL CHAIN-LINK FENCING MOUNTED ON 6' TALL, 2" DIAMETER GALVANIZED POSTS, DRIVEN 24" INTO THE GROUND AND SPACED NO MORE THAN 10' APART
19	EXISTING GAS METER TO REMAIN
20	SHADE INDICATES ADDITION AREA, REMOVE EXISTING LANDSCAPE, TREES, HARDSCAPE

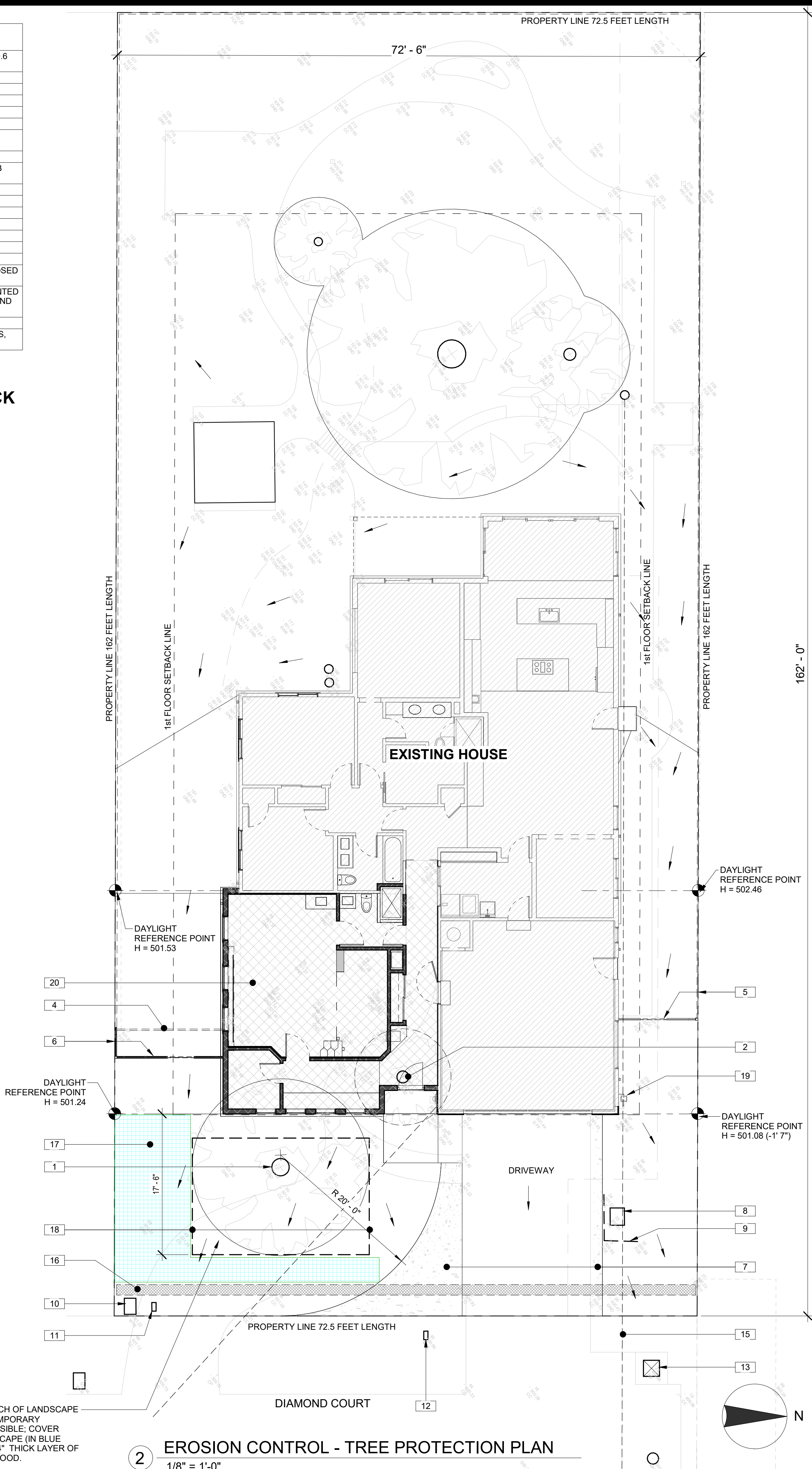
NOTE:
A WORKING HOSE BIB OR A WATER TRUCK SHALL BE ON SITE TO CONTROL DUST DURING DEMOLITION

GRADING AND DRAINAGE NOTES

- SPOT ELEVATIONS ON GRADING AND DRAINAGE PLAN INDICATE EXISTING CONDITIONS PER THE TOPOGRAPHIC SURVEY. PROVIDE FINE ADJUSTMENTS AS REQUIRED TO SLOPE GRADE AWAY FROM BUILDING AND FROM NEIGHBORING PROPERTIES ONTO LANDSCAPING AREAS.
- GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER SECTION 1804 OF THE CALIFORNIA BUILDING CODE (CBC).
- UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEET FLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.
- ALL EXISTING CRACKED OR DAMAGED PUBLIC IMPROVEMENTS ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BEIN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.

EROSION CONTROL NOTES

- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
- STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON (FROM OCT. 1 TO APR. 30).



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Revisions		ADDITION:		SCALE: As indicated		DRAWN BY: DTN		APPROVED BY: BF		DATE: 04/08/25	
No.	Description	CROOK RESIDENCE		1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024		A.P.N. 189-11-050					

BOUNDARY &
TOPOGRAPHICAL
LAND SURVEY

BEING A SURVEY OF THE LANDS OF CROOK, ET UX
PER THAT CERTAIN DOC#23538226 FILED 12/20/2016
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 189-11-050 OCTOBER 14, 2024

CONSISTING OF ONE SHEET

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE PROFESSION OF LAND SURVEYING AT THE
REQUEST OF TIMELINE CONSTRUCTION IN APRIL 2023.

Dan Hoagland



NOTES

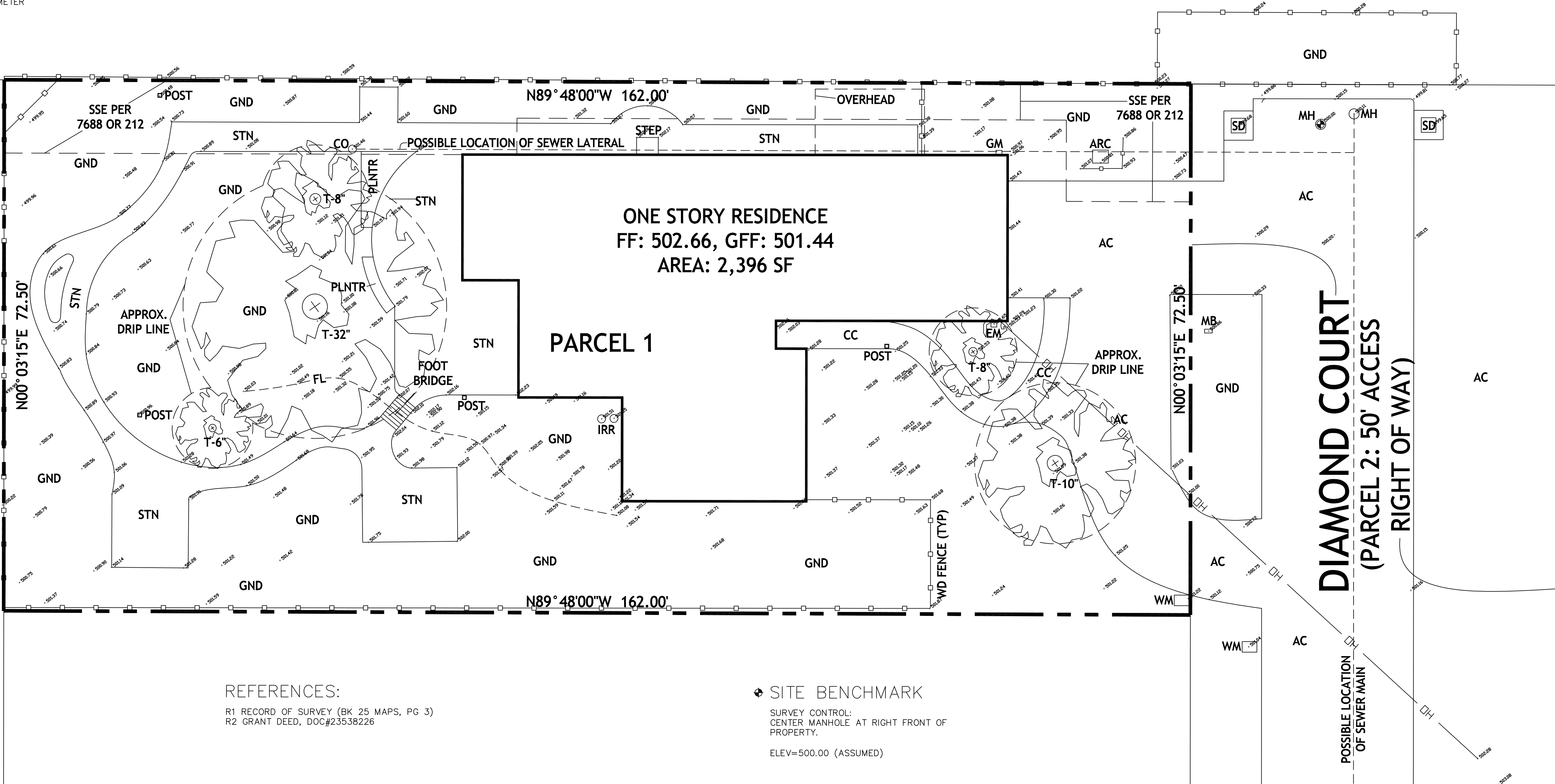
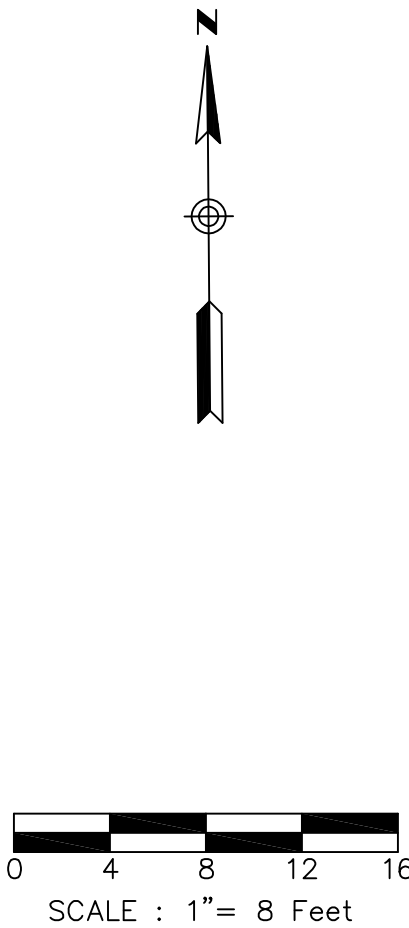
1. SITE: 1140 DIAMOND COURT, LOS ALTOS, CA 94024
2. APN: 189-11-050
3. TOTAL ACREAGE: 11,745 SQ. FT., 0.270 AC.
4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM RECORD
DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE
ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE
PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON
THIS MAP, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR
DURING CONSTRUCTION. THIS MAP REPRESENTS TOPOGRAPHY OF
THE SURFACE FEATURES ONLY.
5. SPECIES OF TREES TO BE DETERMINED/VERIFIED BY AN ARBORIST.
6. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS BEEN EXAMINED
BY ABC. NO OTHER EASEMENTS OF RECORD EXIST THAT ARE NOT
SHOWN ON THIS MAP.
7. BSBL TO BE DETERMINED/VERIFIED BY THE CITY.

BASIS OF BEARINGS:

THE MONUMENT LINE IN DIAMOND COURT AS SHOWN
ON THAT CERTAIN RECORD OF SURVEY, (BK 25
MAPS, PG 3) AND TAKEN AS NORTH 0°03'15" EAST
WAS USED AS THE BASIS OF BEARINGS FOR THIS
SURVEY.

LEGEND

	PROPERTY LINE
	WOOD FENCE
AC	ASPHALT
AD	AREA DRAIN
ARC	ADDITIONAL DWELLING UNIT
BSBL	AIRCONDITIONER
CATV	BUILDING SETBACK LINE
CO	CABLE TELEVISION
CONC	SANITARY SEWER CLEAN OUT
DW	CONCRETE
EM	DRIVE WAY
FF	ELECTRIC METER
FL	FINISHED FLOOR
GA	FIRE HYDRANT
GM	FLOWLINE
GND	GUY ANCHOR
IRR	GAS METER
JP	GROUND
MB	IRREIGATION CONTROL
OH	JOINT POLE
PLNTR	MAIL BOX
PSDE	MANHOLE
RW	OVERHEAD
SD	PLANTER
SL	PRIVATE STORM DRAIN EASEMENT
SSE	BLOCK RETAINING WALL
SS	STORM DRAIN
STN	STREET LIGHT
TEL	SANITARY SEWER EASMENT
T-8	SANITARY SEWER
UB	STONE
VG	TELEPHONE
WV	TREE-WIDTH IN INCHES
WM	UTILITY BOX
	CONC VALLY GUTTER
	WATER VALVE
	WATER METER



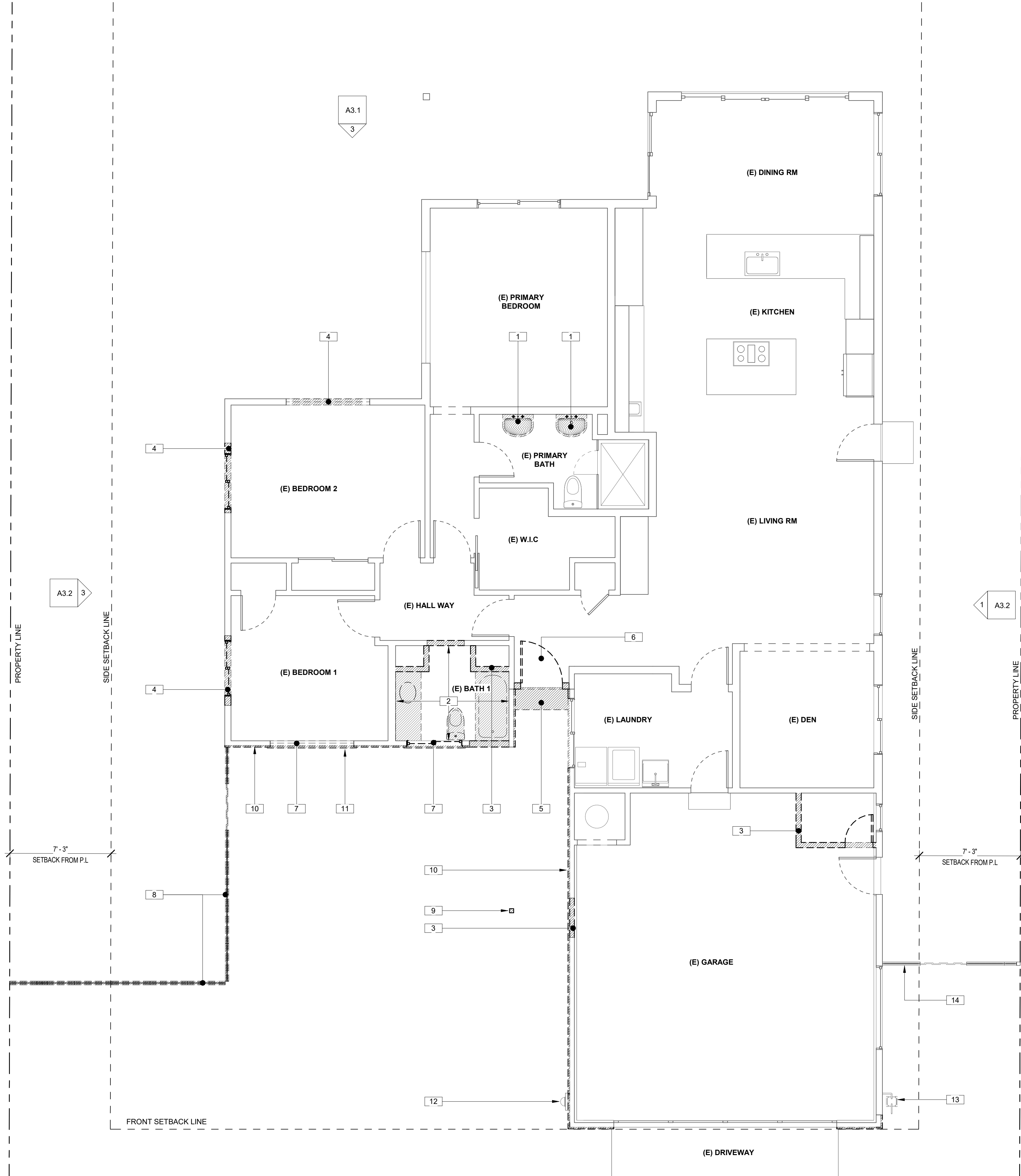
REFERENCES:

- R1 RECORD OF SURVEY (BK 25 MAPS, PG 3)
R2 GRANT DEED, DOC#23538226

◆ SITE BENCHMARK

SURVEY CONTROL:
CENTER MANHOLE AT RIGHT FRONT OF
PROPERTY.

ELEV=500.00 (ASSUMED)



KEYNOTES	
1	REMOVE EXISTING VANITIES, FIXTURES AND RELATED ITEMS.
2	BATHROOM DEMOLITION; REMOVE EXISTING CABINETS, FIXTURES, FINISHES AND RELATED ITEMS
3	WALLS WITH PATTERN INDICATES THE ONES TO BE REMOVED
4	REMOVE WINDOWS AND CUT EXISTING WALL FOR NEW OPENING, REFER TO PROPOSED FLOOR PLAN FOR DIMENSIONAL REQUIREMENTS
5	REMOVE EXISTING CONCRETE DECK / PAVING
6	REMOVE MAIN DOOR
7	REMOVE WINDOW, FILL WALL ALIGN FINISHES TO THE EXSITING.
8	EXISTING FENCE TO BE REMOVED, TYPICAL
9	WOOD POST TO BE REMOVED
10	REMOVE EXTERIOR FINISHES, REPAIR SHEATHING WHERE NEEDED
11	REMOVE WINDOW TRIM
12	EXISTING ELECTRICAL PANEL 200A WITH OVERHEAD FEED TO REMAIN; PROVIDE NEW FLASHING AROUND IT
13	EXISTING GAS METER TO REMAIN
14	EXISTING WOOD FENCE AND GATE TO REMAIN

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Revisions		
No.	Description	Date

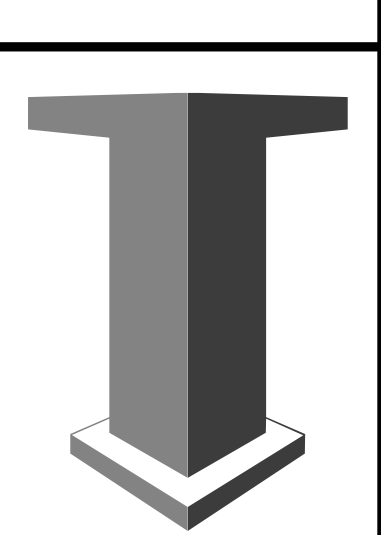
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CROOK RESIDENCE	
1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024	
A.P.N. 189-11-050	

SCALE:	1/4" = 1'-0"
DRAWN BY:	DTN
APPROVED BY:	BF
DATE:	04/08/25

TIMELINE

DESIGN + BUILD

14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



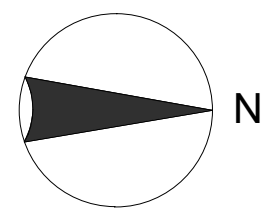
A1.1

FIRST FLOOR
DEMOLITION
PLAN

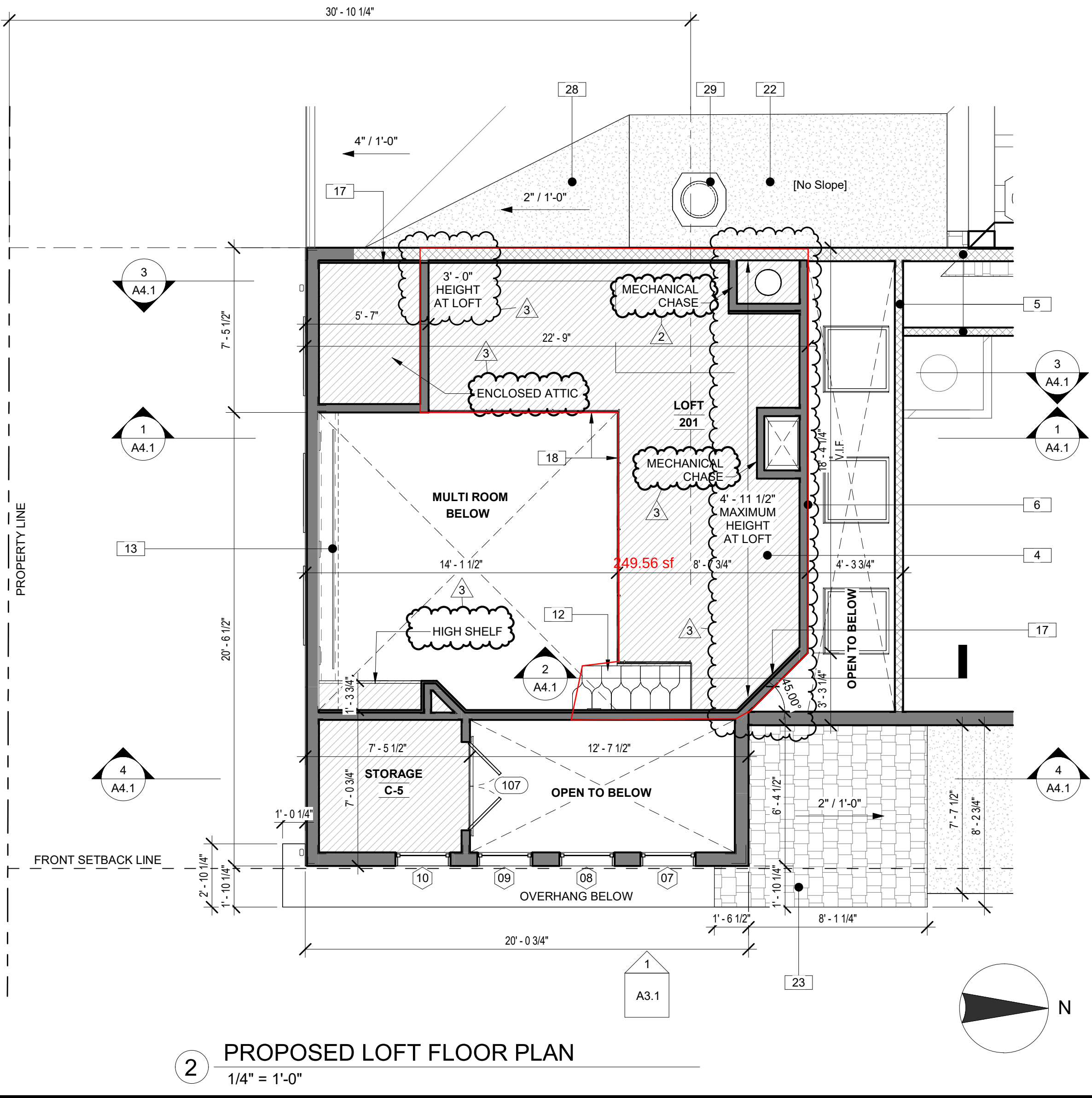
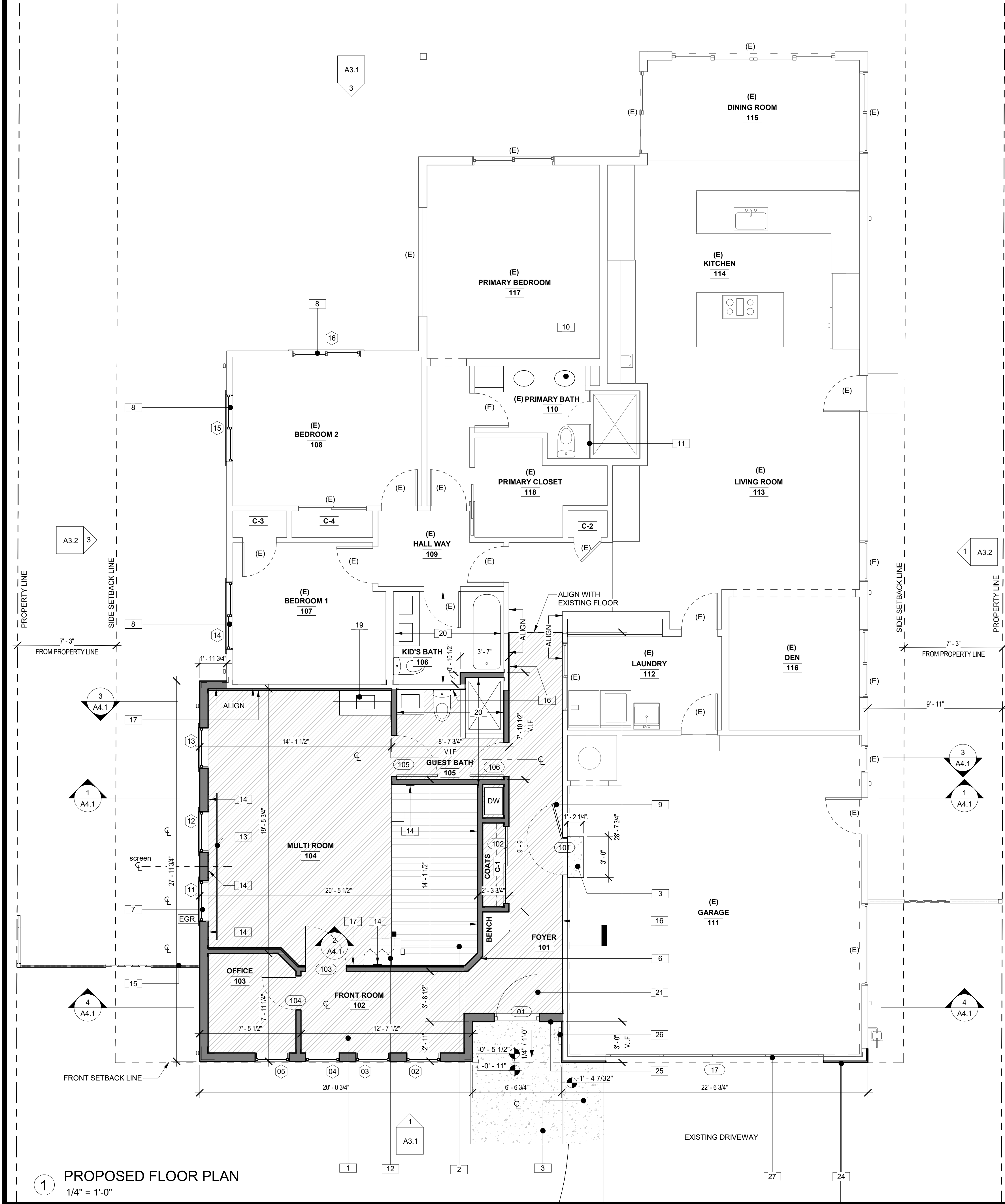
A1.3

ROOF
DEMOLITION
PLAN

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1 ROOF DEMOLITION PLAN
1/4" = 1'-0"



KEYNOTES		
1	PATTERN INDICATES AREA OF ADDITION; PROVIDE NEW ROOF AND FOUNDATION AS SHOWN	
2	PATTERN INDICATES NEW DECK ON FRAMING WITH HARDWOOD FLOOR FINISHED	
3	NEW CONCRETE STEPLANDING, SLOPE 1/4" AWAY FROM BUILDING, NO POINT 6" HIGHER THAN ADJACENT GRADE LEVEL	
4	PATTERN INDICATES NEW FLOOR ON FRAMING, REFER TO INTERIOR DESIGN FOR FLOOR FINISHED	
5	NEW WALL BUILT UPON EXISTING WALL	
6	NEW WALL, TYPICAL	
7	NEW WINDOWS ON NEW WALL	
8	NEW WINDOWS TO BE INSTALLED IN NEW OPENINGS ON EXISTING WALLS	
9	NEW INTERIOR DOORS ON EXISTING WALL, TO MATCH WITH EXISTING INTERIOR ONES	
10	PROVIDE NEW DOUBLE FLOATING VANITY, FIXTURES, FINISHES AND RELATED ITEMS	
11	PROVIDE NEW GLASS SHOWER DOOR	
12	PROVIDE NEW ALTERNATING STEPS LADDER AND RELATED ITEMS, PRODUCT IS AS CLIENT CHOICE	
13	SOLOSCREEN 3 INDOOR FLUSH MOUNT 133", INSTALLED BY OTHERS	
14	KLIPSCH HOME THEATRE SYSTEM, INSTALLED BY OTHERS	
15	NEW FENCE WITH GATE TO BE INSTALLED, TYPICAL	
16	INTERIOR FINISH LAYER ON EXISTING FRAME, ALIGN WITH THE EXISTING	
17	QUIETROCK 545 GYPSUM WALL BOARD FINISH, UP TO CEILING	
18	GLASS PANEL RAILING, REFER TO INTERIOR DESIGN FOR ADDITIONAL INFORMATION	
19	PROVIDE NEW CABINET WITH VANITY, FIXTURES, FINISHES AND RELATED ITEMS	
20	PROVIDE BATHROOM FINISHES, FIXTURES AND RELATED ITEMS. REFER TO INTERIOR DESIGN FOR ADDITIONAL INFORMATION	
21	NEW MAIN DOORS ON NEW WALL	
22	FLAT ROOF WITH IB ROOFING AND TAPERED INSULATION, REFER TO ROOF ASSEMBLY DETAIL 2/A8.1(B) AND DETAILS 3, 4/A8.2 FOR ADDITIONAL INFORMATION	
23	PATTERN INDICATES NEW ROOF FRAMING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION	
24	NEW WOOD THERMORY BENCHMARK ASH CLADDING C72, VERTICAL DIRECTION, STAIN NATURAL COLOR	
25	NEW CHATEAUX CREAM LIMESTONE VENEER FINISH, LIGHT CREAM COLOR	
26	EXISTING ELECTRICAL PANEL 200A WITH OVERHEAD FEED TO REMAIN; PROVIDE NEW FLASHING AROUND IT	
27	REPLACE GARAGE DOOR WITH NEW ONE, PRODUCT PICKED BY THE CLIENT	
28	IB ROOFING OVER SLOPED ROOF, REFER TO ROOF ASSEMBLY DETAIL 2/A8.1(B) AND DETAILS 3, 4/A8.2 FOR ADDITIONAL INFORMATION	
29	NEW SUN TUNNEL, REFER TO SKYLIGHT SCHEDULE	

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1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024

A.P.N. 189-11-050

ADDITION: CROOK RESIDENCE

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

DRAWN BY: DTN

APPROVED BY: BF

DATE: 04/08/25

TIMELINE
DESIGN + BUILD

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PHONE: 408.741.3000 FAX: 408.317.1708

A2.1
PROPOSED FLOOR PLANS

Revisions		No.	Description	Date
2	Revision 2	2	Revision 2	1/7/25
3	Revision 3	3	Revision 3	4/8/25

102

TYPICAL EAVE DETAIL: 5/A8.2
ROOFING ASSEMBLY DETAIL: 2/A8.1
SPECIFICATION SHEETS: ---

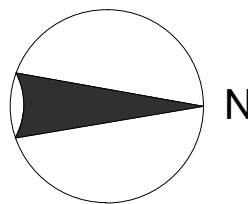
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CROOK RESIDENCE

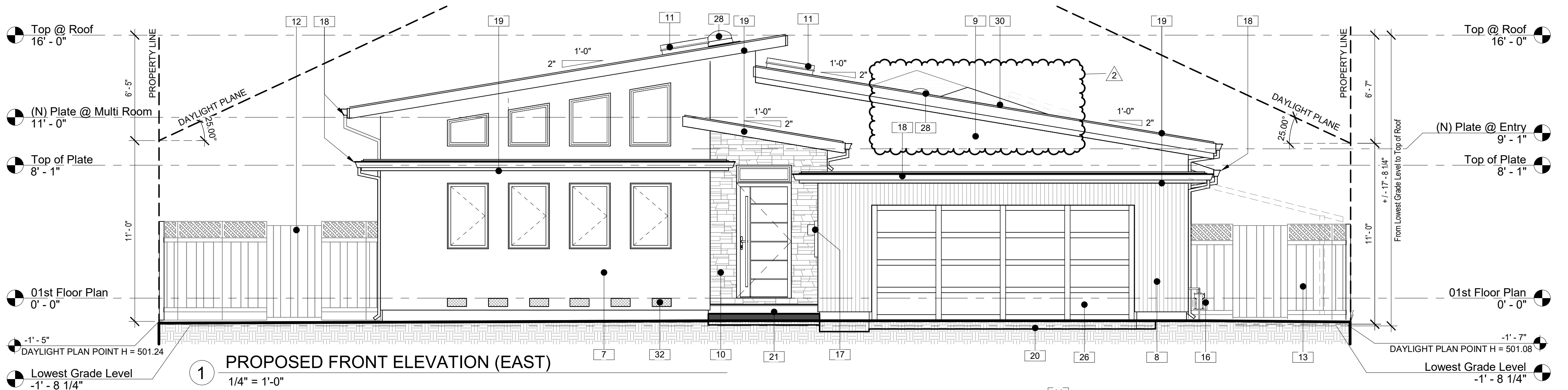
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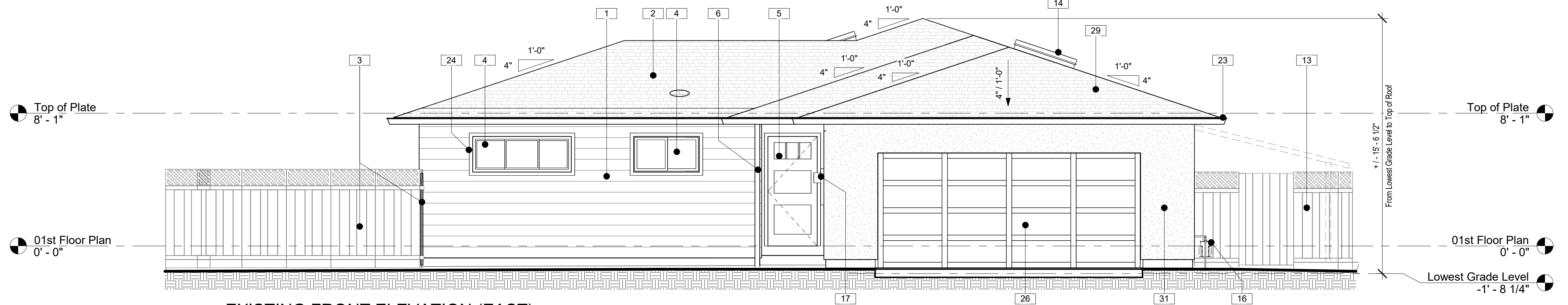
PROPOSED ROOF PLAN



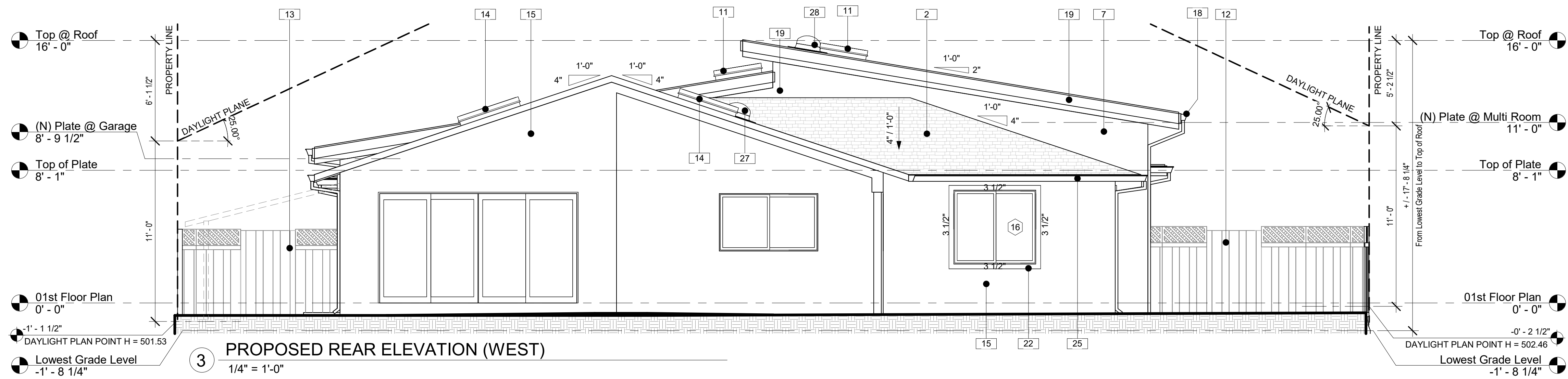
1 $\frac{1}{4}'' = 1'-0''$



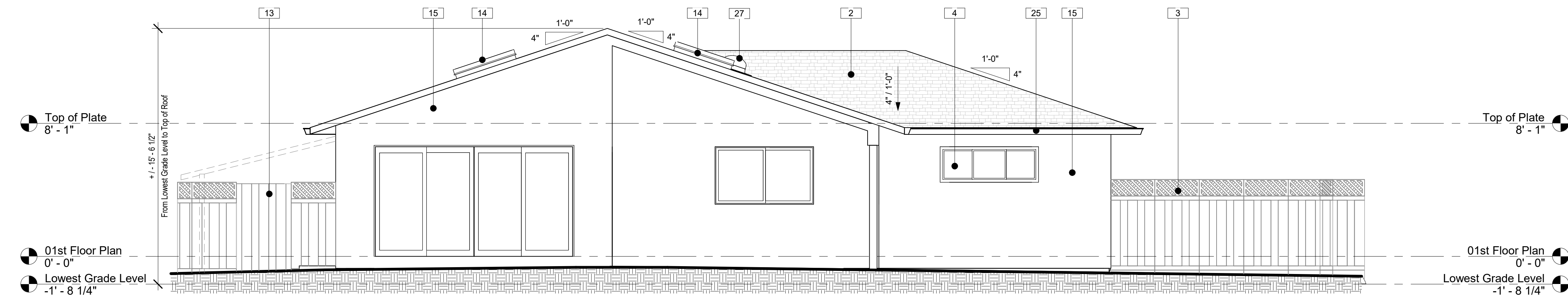
1 PROPOSED FRONT ELEVATION (EAST)
1/4" = 1'-0"



2 EXISTING FRONT ELEVATION (EAST)
1/4" = 1'-0"



3 PROPOSED REAR ELEVATION (WEST)
1/4" = 1'-0"



4 EXISTING REAR ELEVATION (WEST)
1/4" = 1'-0"

KEYNOTES	
1	REMOVE EXISTING SIDING
2	PATTERN INDICATE EXISTING ROOF TO REMAIN, DON'T REMOVE THE EXISTING ROOF TILES AND UNDERLAYMENT
3	EXISTING FENCE TO BE REMOVED, TYPICAL
4	REMOVE WINDOWS AND CUT EXISTING WALL FOR NEW OPENING, REFER TO PROPOSED FLOOR PLAN FOR DIMENSIONAL REQUIREMENTS
5	REMOVE MAIN DOOR
6	WOOD POST TO BE REMOVED
7	NEW STUCCO, OFF-WHITE COLOR TO MATCH THE EXISTING WALLS
8	NEW WOOD THERMORY BENCHMARK ASH CLADDING C72, VERTICAL DIRECTION, STAIN NATURAL COLOR
9	NEW STUCCO, TO PAINT DARK GREY COLOR
10	NEW CHATEAUX CREAM LIMESTONE VENEER FINISH, LIGHT CREAM COLOR,
11	NEW SKYLIGHT WITH FLARED SHAFT AS SHOWN, TYPICAL, REFER TO SKYLIGHT SCHEDULE.
12	NEW FENCE WITH GATE TO BE INSTALLED, TYPICAL
13	EXISTING WOOD FENCE AND GATE TO REMAIN
14	EXISTING SKYLIGHTS TO REMAIN
15	EXISTING WALL FINISH TO REMAIN
16	EXISTING GAS METER TO REMAIN
17	EXISTING ELECTRICAL PANEL 200A WITH OVERHEAD FEED TO REMAIN; PROVIDE NEW FLASHING AROUND IT
18	NEW GUTTER, DOWNSPOUT AND RELATED ITEMS, REFER TO TABLE A2.3 FOR ADDITIONAL INFORMATION
19	WOOD FASCIA 2x8 TO PAINT FINISH, REFER TO ROOF ASSEMBLY DETAILS
20	PATTERN INDICATES EXISTING DRIVEWAY
21	NEW CONCRETE STEPS AND LANDING, SLOPE 1/4" AWAY FROM BUILDING, NO POINT HIGHER 6" TO THE GRADE LEVEL
22	1x4 WINDOW TRIM TO PAINT FINISH
23	GUTTER AND DOWNSPOUT TO BE REMOVED
24	REMOVE WINDOW TRIM
25	GUTTER AND DOWNSPOUT TO REMAIN
26	REPLACE GARAGE DOOR WITH NEW ONE, PRODUCT PICKED BY THE CLIENT
27	EXISTING SUN TUNEL TO REMAIN
28	NEW SUN TUNEL, REFER TO SKYLIGHT SCHEDULE
29	GREY DIAGONAL PATTERN INDICATES ROOF DEMOLITION WORK
30	PATTERN INDICATES NEW ROOF FRAMING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
31	REMOVE EXISTING STUCCO
32	CRAWLSPACE VENT, REFER TO DETAIL 10/A8.2 FOR ADDITIONAL INFORMAION

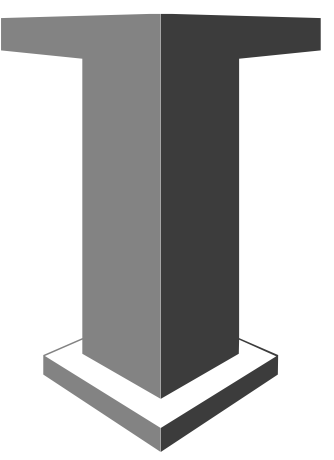
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ADDITION:
CROOK RESIDENCE

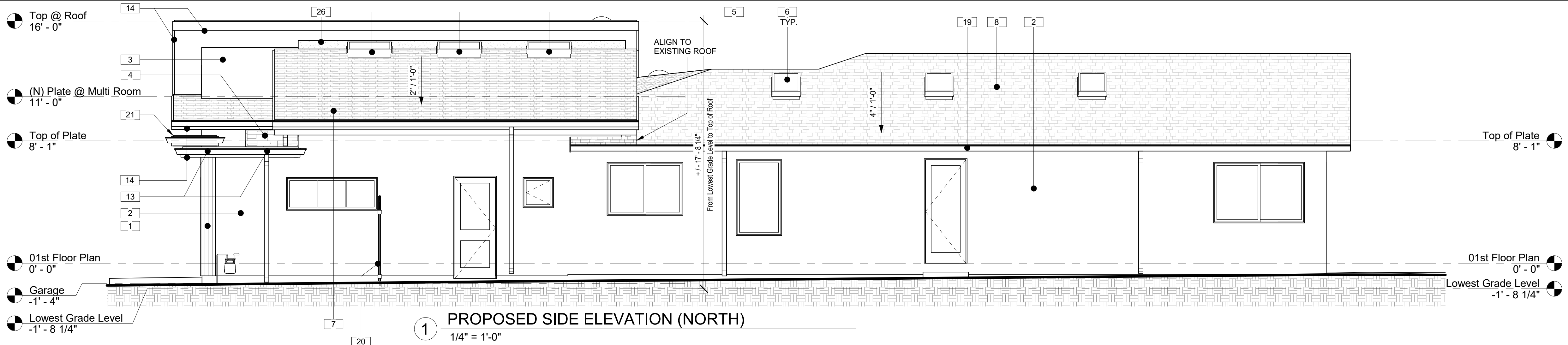
1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024
A.P.N. 189-11-050

SCALE: 1/4" = 1'-0"
DRAWN BY: DTN
APPROVED BY: BF
DATE: 04/08/25

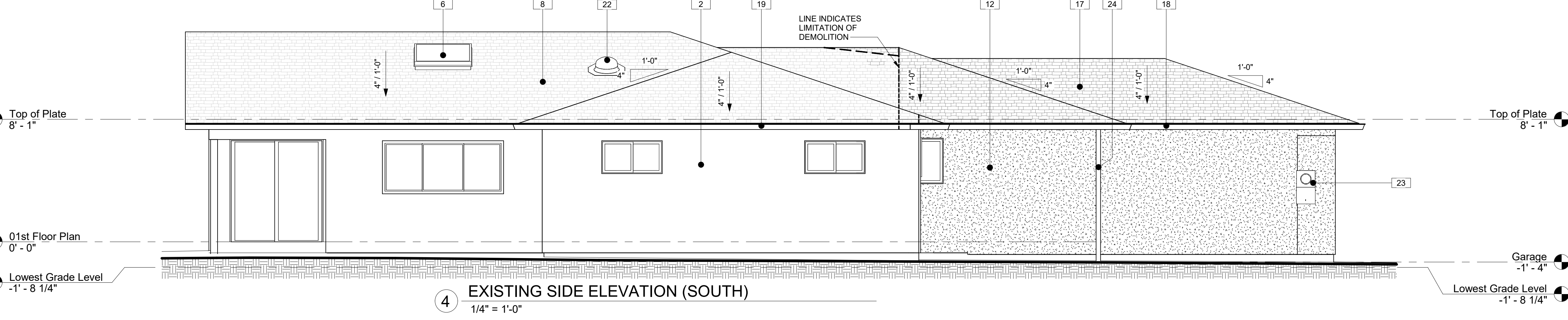
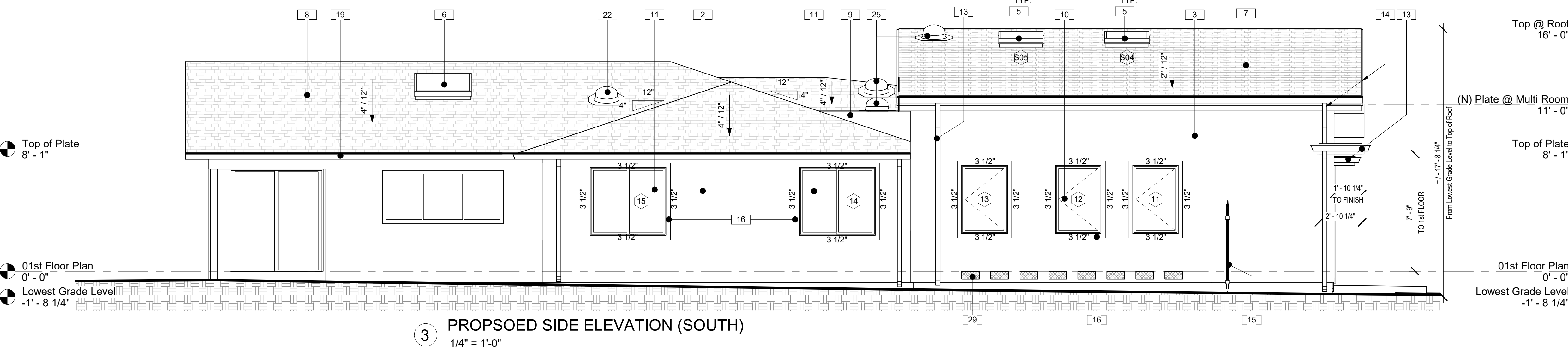
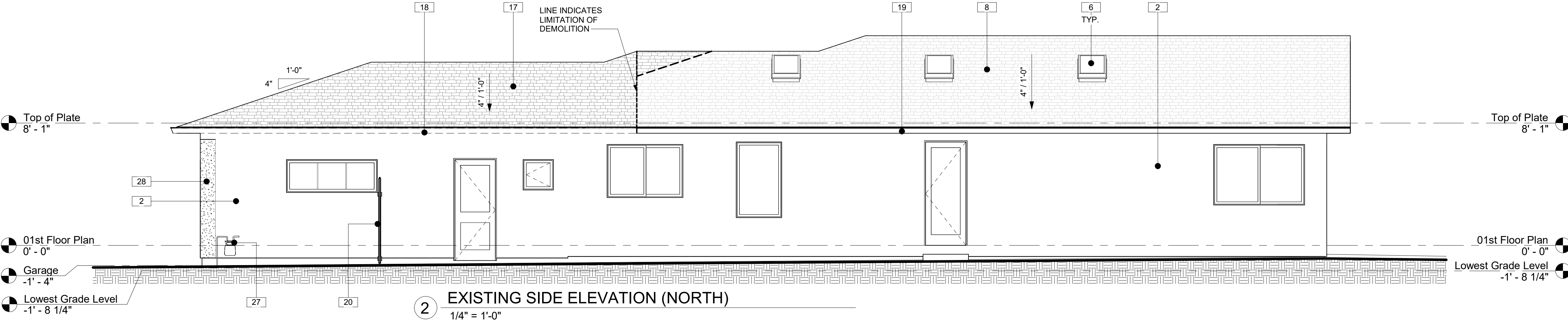
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14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



A3.1
EXISTING /
PROPOSED
FRONT AND
REAR
ELEVATIONS



KEYNOTES	
1	NEW WOOD THERMORY BENCHMARK ASH CLADDING C72, VERTICAL DIRECTION, STAIN NATURAL COLOR
2	EXISTING WALL FINISH TO REMAIN
3	NEW STUCCO, OFF-WHITE COLOR TO MATCH THE EXISTING WALLS
4	NEW CHATEAUX CREAM LIMESTONE VENEER FINISH, LIGHT CREAM COLOR.
5	NEW SKYLIGHT WITH FLARED SHAFT AS SHOWN, TYPICAL, REFER TO SKYLIGHT SCHEDULE.
6	EXISTING SKYLIGHTS TO REMAIN
7	PATTERN INDICATES NEW ASPHALT SHINGLE ROOFING, CLASS "C" MINIMUM, TO MATCH WITH THE EXISTING ROOF
8	PATTERN INDICATE EXISTING ROOF TO REMAIN, DON'T REMOVE THE EXISTING ROOF TILES AND UNDERLAYMENT
9	FLAT ROOF WITH IB ROOFING AND TAPERED INSULATION, REFER TO ROOF ASSEMBLY DETAIL 2/A8.1(B) AND DETAILS 3, 4/A8.2 FOR ADDITIONAL INFORMATION
10	NEW WINDOWS ON NEW WALL.
11	NEW WINDOWS TO BE INSTALLED IN NEW OPENINGS ON EXISTING WALLS
12	REMOVE EXISTING STUCCO
13	NEW GUTTER, DOWNSPOUT AND RELATED ITEMS, REFER TO TABLE A2.3 FOR ADDITIONAL INFORMATION
14	WOOD FASCIA 2x8 TO PAINT FINISH, REFER TO ROOF ASSEMBLY DETAILS
15	NEW FENCE WITH GATE TO BE INSTALLED, TYPICAL
16	1x4 WINDOW TRIM TO PAINT FINISH
17	GREY DIAGONAL PATTERN INDICATES ROOF DEMOLITION WORK
18	GUTTER AND DOWNSPOUT TO BE REMOVED
19	GUTTER AND DOWNSPOUT TO REMAIN
20	EXISTING WOOD FENCE AND GATE TO REMAIN
21	WOOD STRUCTURE OVERHANG, REFER TO STRUCTURE DRAWINGS FOR ADDITIONAL INFORMATION.
22	EXISTING SUN TUNEL TO REMAIN
23	EXISTING ELECTRICAL PANEL 200A WITH OVERHEAD FEED TO REMAIN; PROVIDE NEW FLASHING AROUND IT
24	WOOD POST TO BE REMOVED
25	NEW SUN TUNEL, REFER TO SKYLIGHT SCHEDULE
26	NEW STUCCO, TO PAINT DARK GREY COLOR
27	EXISTING GAS METER TO REMAIN
28	WALLS WITH PATTERN INDICATES THE ONES TO BE REMOVED
29	CRAWLSPACE VENT, REFER TO DETAIL 10/A8.2 FOR ADDITIONAL INFORMATIION



Agenda Item 3.

Revisions

No.

Description

Date

ADDITION:

CROOK RESIDENCE

1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024

A.P.N. 189-11-050

SCALE:

1/4" = 1'-0"

DRAWN BY:

DTN

APPROVED BY:

BF

DATE:

04/08/25

TIMELINE

DESIGN + BUILD

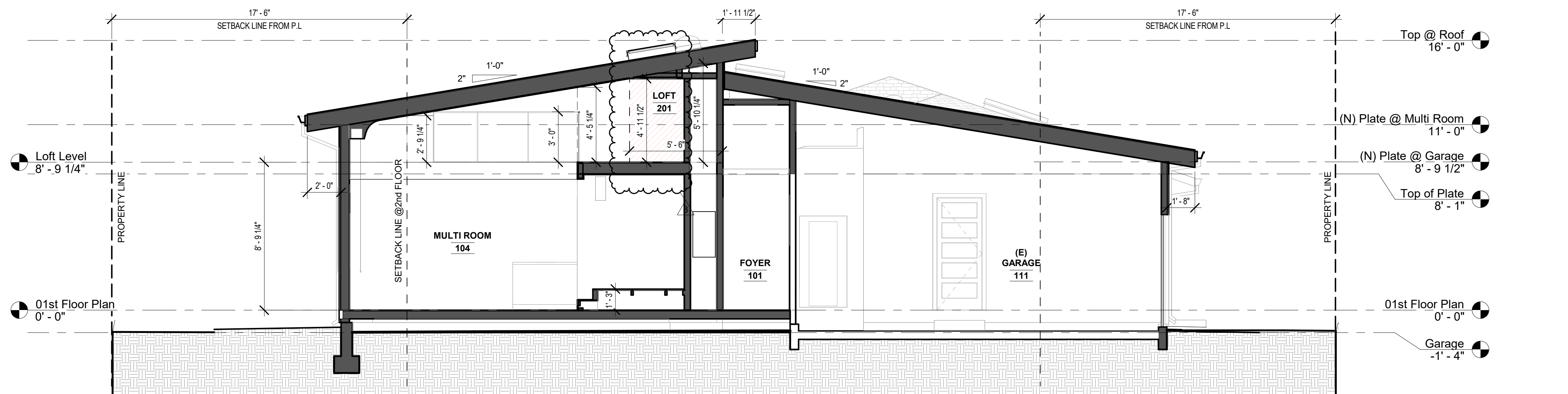
14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

A3.2

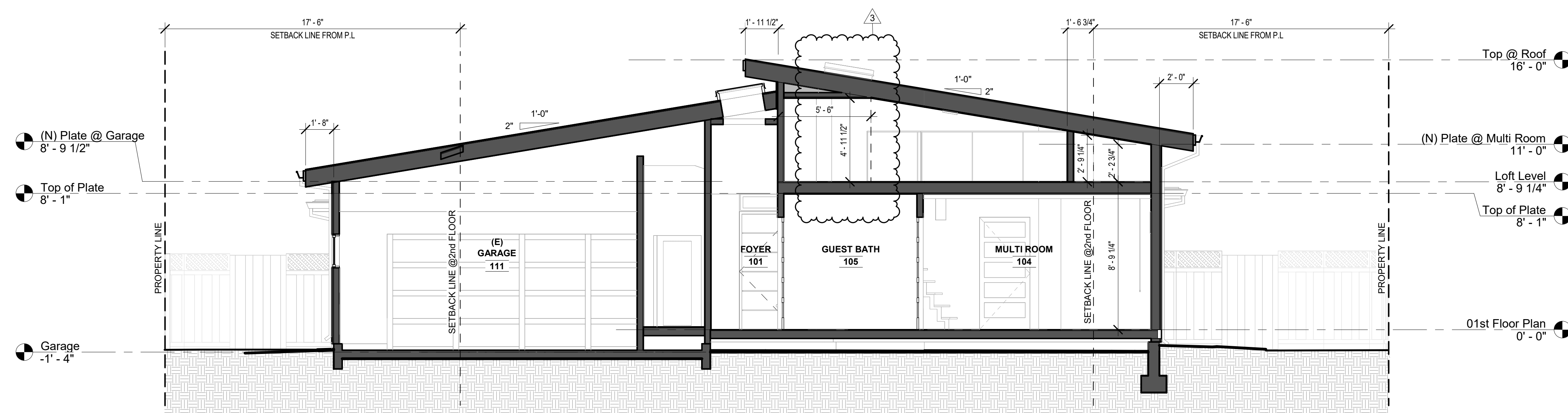
EXISTING /
PROPOSED
SIDE
ELEVATIONS

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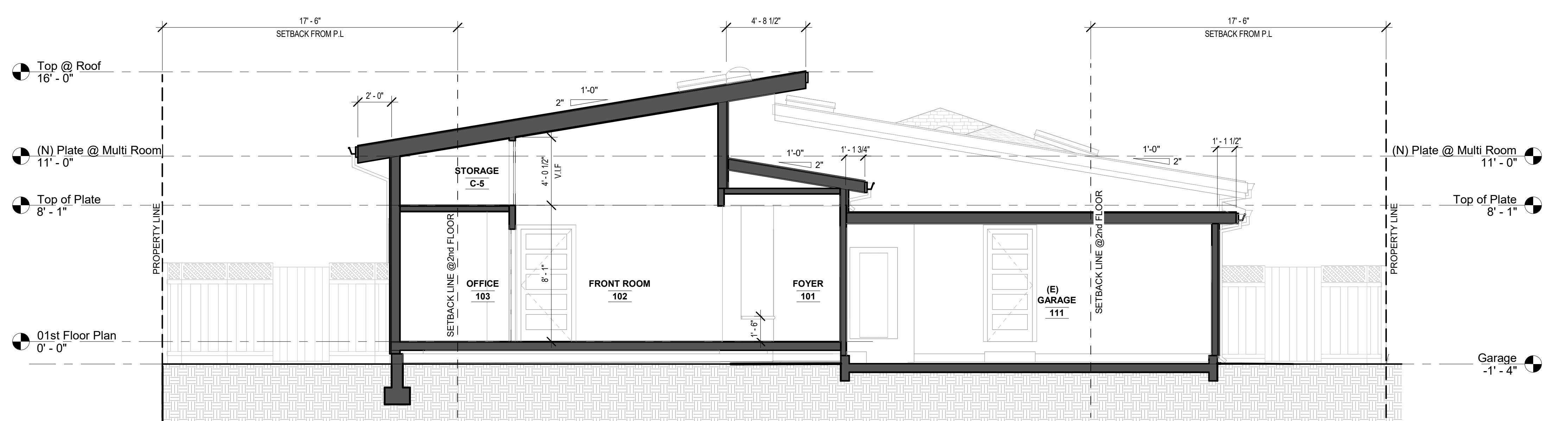
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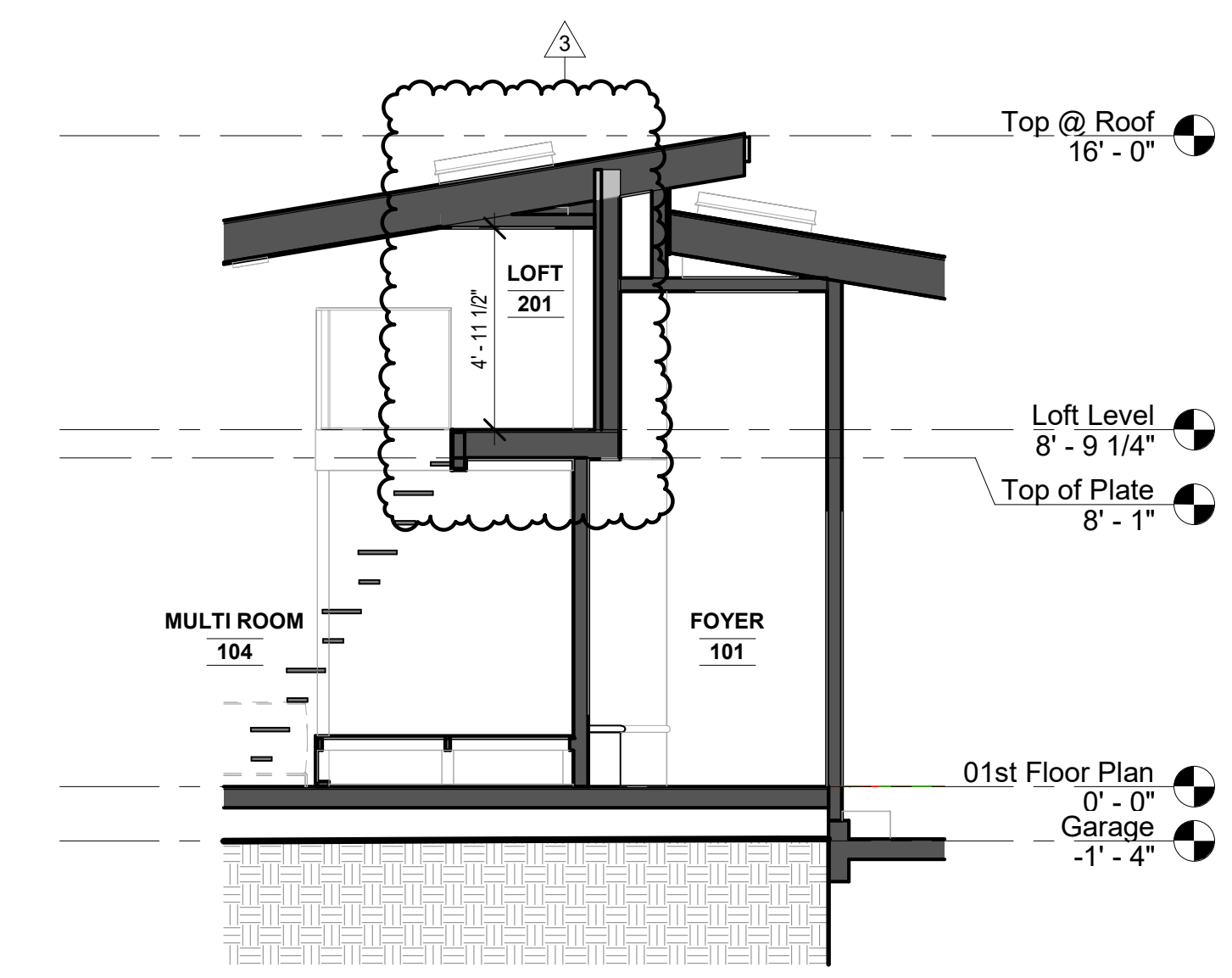
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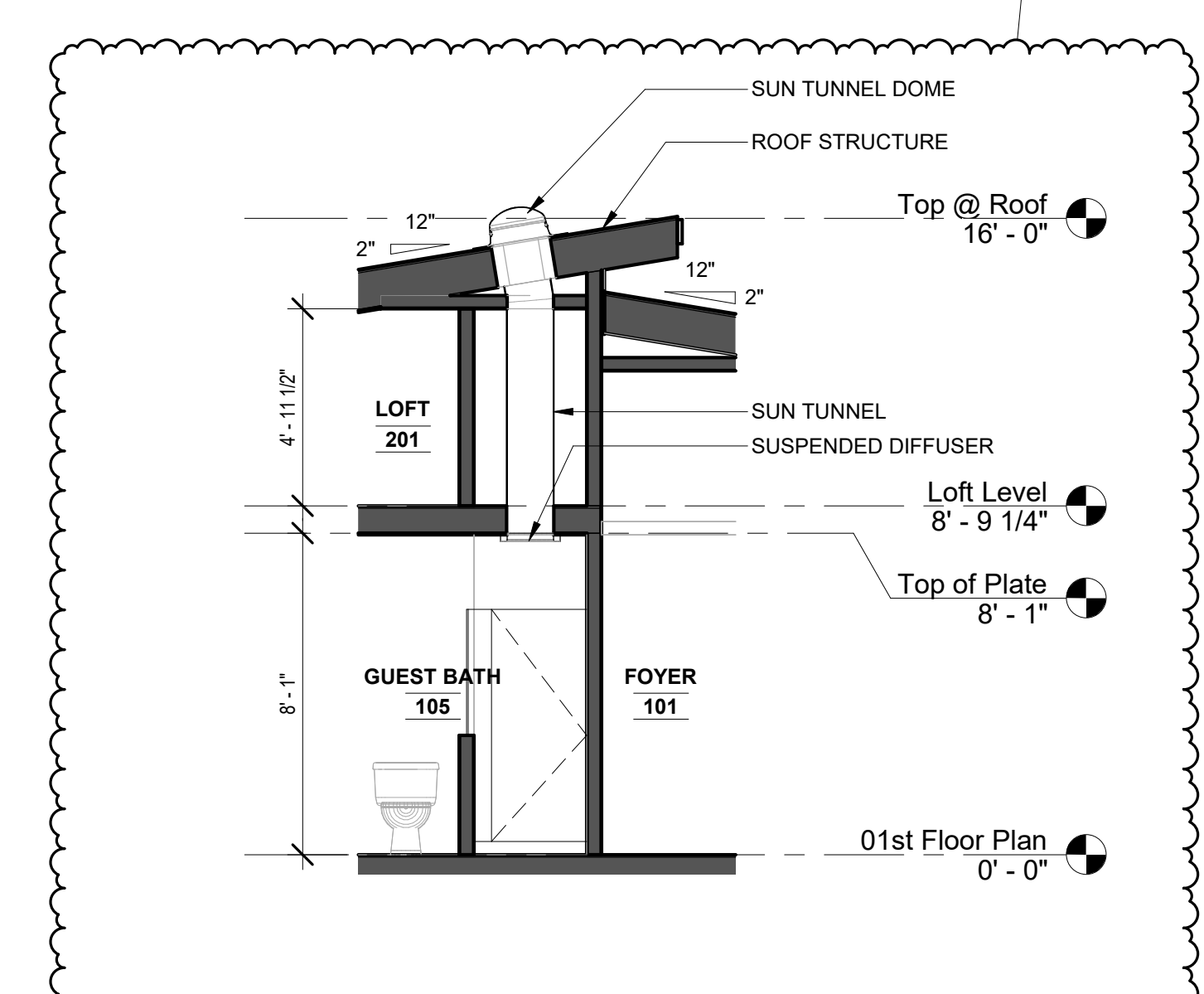
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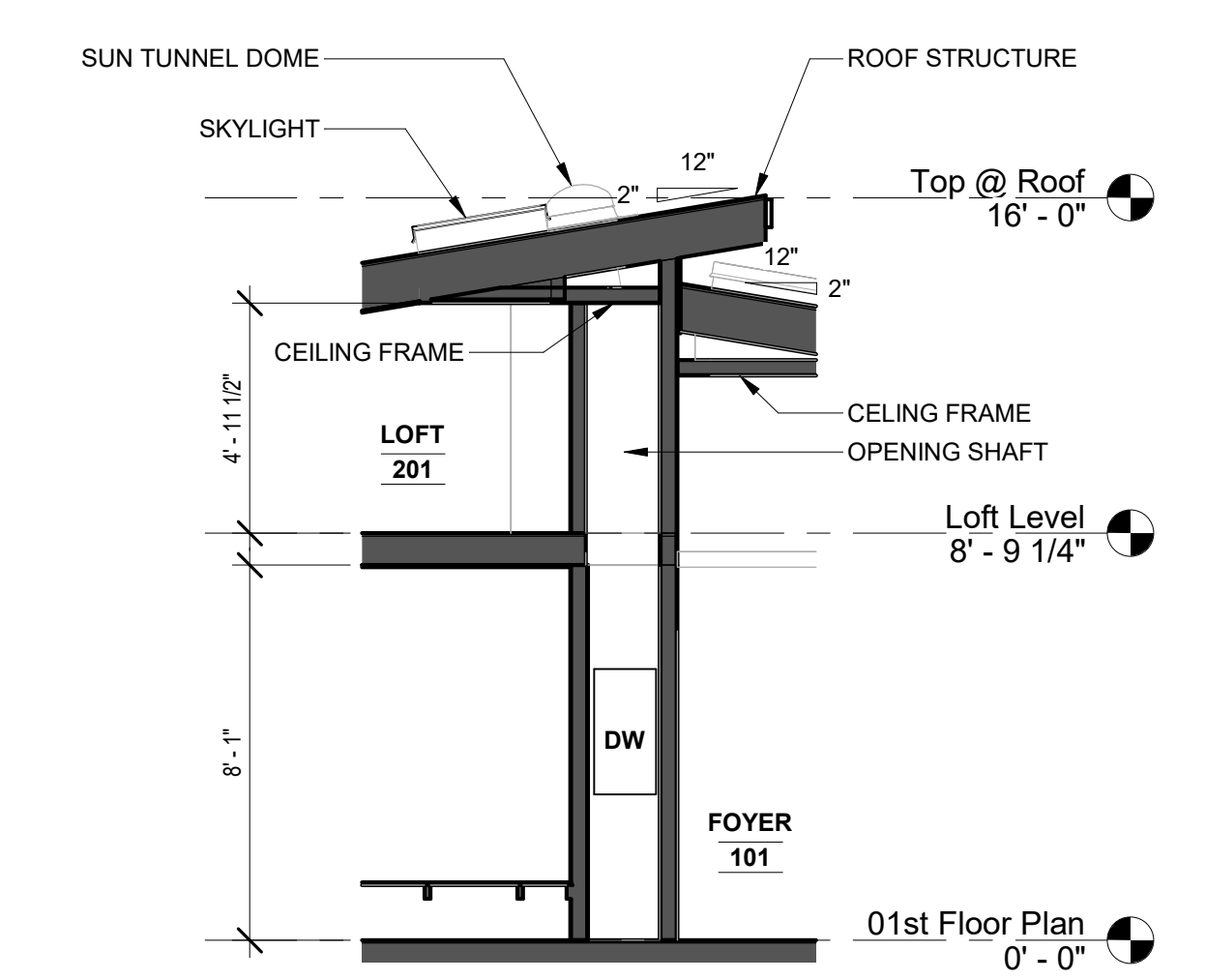
4 SECTION 04
1/4" = 1'-0"



2 SECTION AT LADDER
1/4" = 1'-0"



5 SECTION THROUGH SUN TUNNEL
1/4" = 1'-0"



6 SECTION THROUGH DUMP Wailer HOISTWAY
1/4" = 1'-0"

ADDITION:

CROOK RESIDENCE

1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024

A.P.N. 189-11-050

Revisions

No.	Description	Date
3	Revision 3	4/8/25

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

DRAWN BY: DTN

APPROVED BY: BF

DATE: 04/08/25

TIMELINE DESIGN + BUILD

14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

A4.1

SECTIONS

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OFF-WHITE STUCCO WALLS
BLACK METAL WINDOW FRAMES
DARK GREY FASCIA BOARD



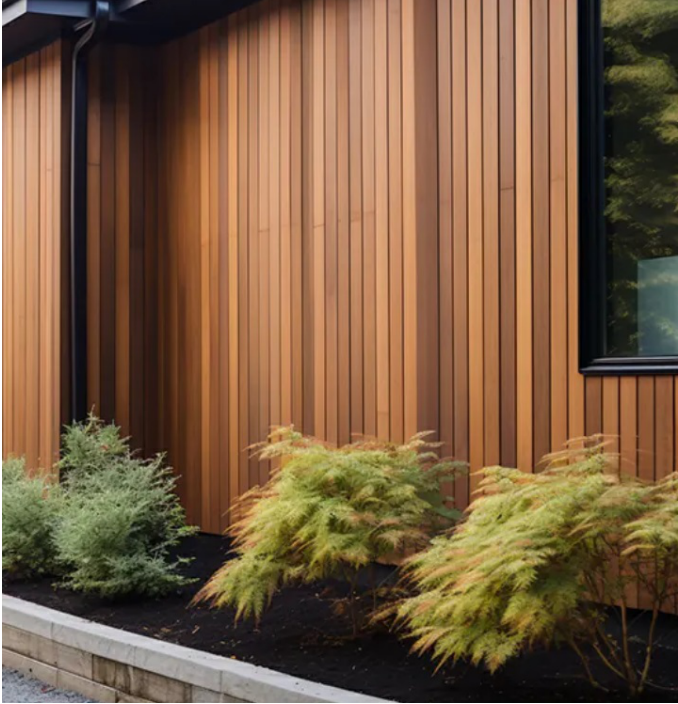
OFF-WHITE STUCCO WALLS
BLACK METAL WINDOW FRAMES
DARK GREY FASCIA BOARD

STONE VENEER, GREY COLOR

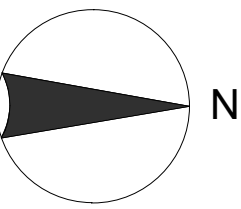
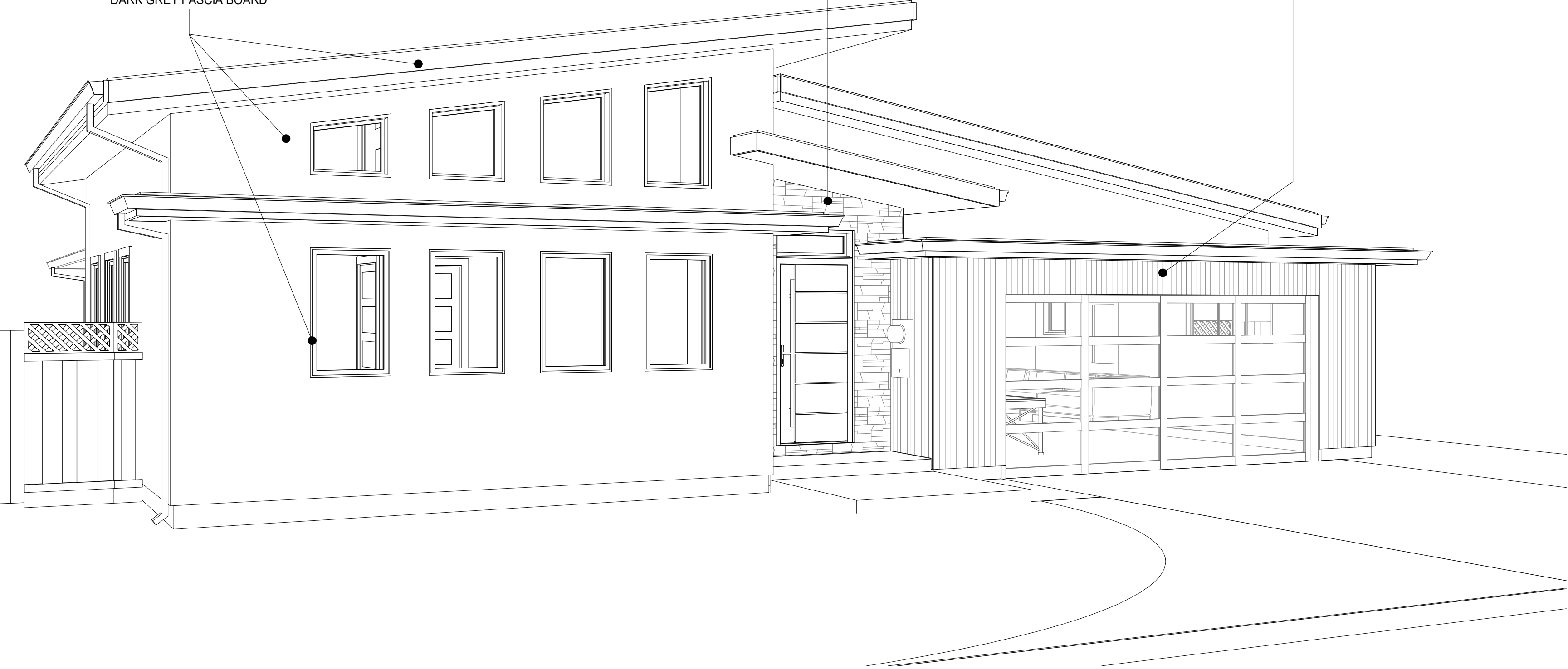


STONE VENEER, GREY COLOR

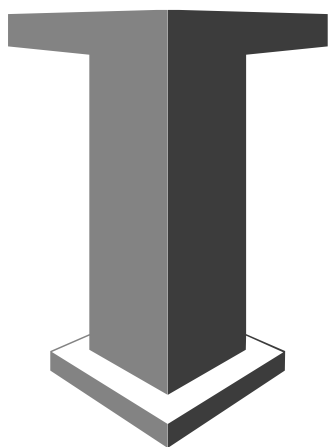
VERTICAL WOOD SIDING, STAINED



VERTICAL WOOD SIDING, STAINED



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MB

MATERIAL
BOARD

TIMELINE
DESIGN + BUILD
14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

SCALE:
DRAWN BY: DTN
APPROVED BY: BF
DATE: 04/08/25

ADDITION:
CROOK RESIDENCE
1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024
A.P.N. 189-11-050

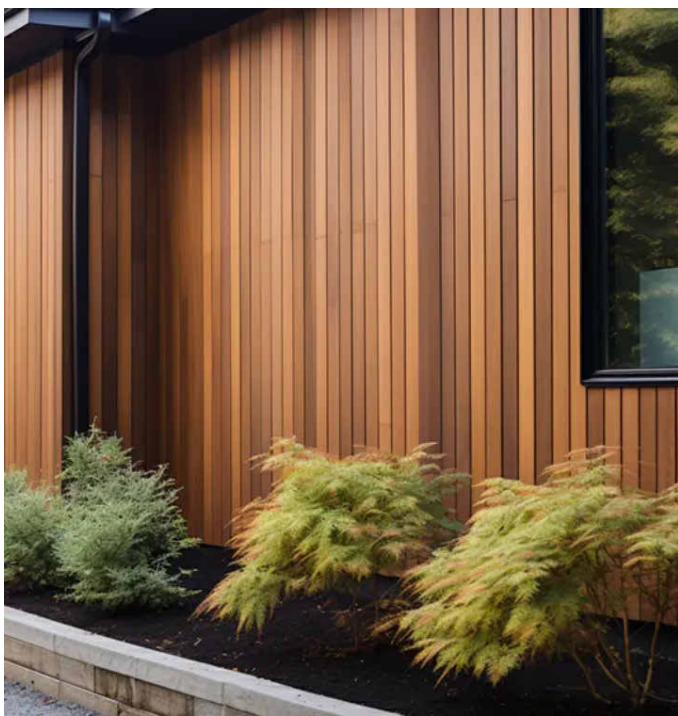
Revisions			Agenda Item 3.	
No.	Description	Date		



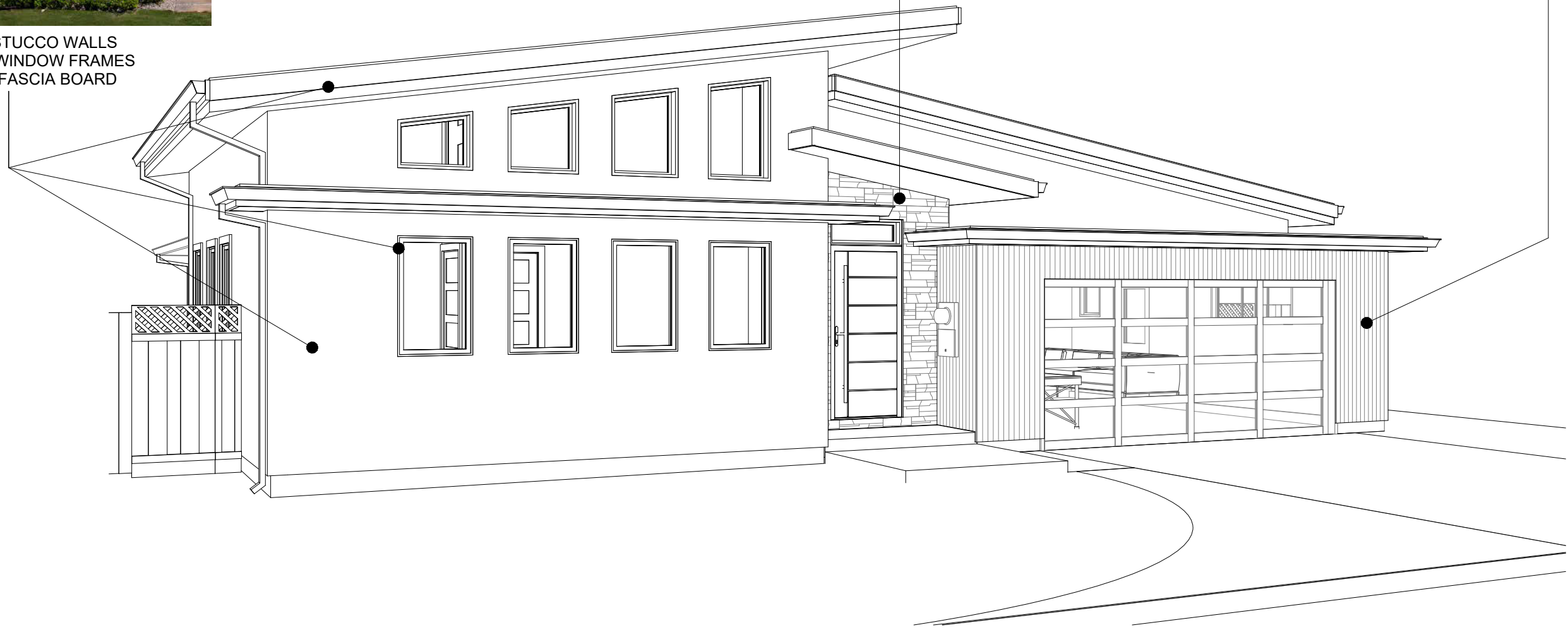
OFF-WHITE STUCCO WALLS
BLACK METAL WINDOW FRAMES
DARK GREY FASCIA BOARD



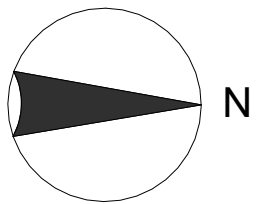
STONE VENEER, GREY COLOR



VERTICAL WOOD SIDING, STAINED



PRINT DATE / TIME: 10/22/2024 4:35:48 PM



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MB

MATERIAL BOARD

T

MB

14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

SCALE:

DRAWN BY: DTN

APPROVED BY: BF

DATE: 10/18/24

ADDITION:

CROOK RESIDENCE

1140 DIAMOND CT., LOS ALTOS, CALIFORNIA, 94024

A.P.N. 189-11-050

No.

Description

Date

Revisions

Agenda Item 3.

108



ZONING ADMINISTRATOR AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Naz Healy, Associate Planner

SUBJECT: SC24-0018 – 1053 Echo Drive

RECOMMENDATION

Approve Design Review application SC24-0018 for the construction of a new 3,933 square-foot two-story single-family home subject to the listed findings and conditions of approval; and find the project categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA).

BACKGROUND

Project Description

- Project Location: 1053 Echo Drive, located on the east side of Echo Drive, between Foothill Expressway and Covington Road
- Lot Size: 11,834 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story home

The proposed project includes the demolition of an existing one-story home and replacement with a new two-story home (see Attachment 1 – Project Plans). A 1,021 square-foot attached accessory dwelling unit is also shown on the plans but is not subject to design review and therefore not part of this application. The proposed home incorporates hipped roof forms with a flat entry porch and exterior materials that include stucco walls, standing seam metal roofing, and stained horizontal wood siding accents (see Attachment 2 – Material Board). The proposed home is situated on the lot similarly to the existing home and the proposed site improvements include a new front driveway, walkways, and rear yard deck. Two protected trees are proposed for removal due to poor health and to accommodate the new home.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE*:	2,673 square feet	3,029 square feet	3,550 square feet
FLOOR AREA*:			
First floor	2,612 square feet	2,396 square feet	
Second floor	----	1,537 square feet	
Total	2,612 square feet	3,933 square feet	3,933 square feet
SETBACKS:			
Front	32.3 feet	25.0 feet	25 feet
Rear	44.0 feet	49.1 feet	25 feet
Right side (1st/2nd)	9.8 feet/0 feet	10.2 feet/25.5 feet	10 feet/17.5 feet
Left side (1st/2nd)	13.8 feet/0 feet	10.8 feet/24.0 feet	10 feet/17.5 feet
HEIGHT:	14.5 feet	26.9 feet	27 feet

** The project includes an attached ADU, which will be reviewed ministerially as part of the building permit. Pursuant to Los Altos Municipal Code (LAMC) Section 14.14.060, the ADU has not been included in the floor area or lot coverage calculations for the site.*

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The proposed home minimizes bulk by inseting the second story and incorporating greater setbacks than required. The design locates second floor egress windows facing the front and rear yards and existing trees along the side and rear provide screening for the rear balcony.

The project site contains nine protected trees. One protected juniper tree in the front yard and one photinia tree in the side yard are proposed for removal and replacement with one ginkgo tree and one jacaranda tree, both in 24-inch box size. The seven other protected trees will be preserved. The landscaping plan proposes shrubs, groundcovers, and turf throughout the site and will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and preserves existing trees.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA)

because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant contacted 16 neighbors in the immediate area by providing a letter with hard copies of the project plans. Staff received public comments from one neighbor opposed to the project and signatures of four neighbors in support of the project, as of the writing of this report (see Attachment 3 – Public Correspondence).

Attachment:

1. Project Plans
2. Material Board
3. Public Correspondence

Cc: Mike Ma, Applicant
Di Wu and Gaoxiang Liu, Property Owner

FINDINGS

SC24-0018 – 1053 Echo Drive

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home complies with the allowable floor area ratio, lot coverage, setbacks, maximum height, and daylight plane requirements pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal because the site is relatively level and therefore does not require substantial grading and seven protected trees will be preserved.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize excessive bulk because the proposed design insets the second story and incorporates greater setbacks than required.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including stucco walls, standing seam metal roofing, and stained horizontal wood siding accents.
- F. The proposed home has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along property lines.

CONDITIONS OF APPROVAL

SC24-0018 – 1053 Echo Drive

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on June 4, 2027 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on April 21, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
6. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Tree Nos. 2, 10, and 12-16 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **Tree Removal Approved:** Tree No. 1 and 17 shown to be removed on plan Sheet A1.1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

9. **Replacement Trees:** The applicant shall offset the loss of each protected tree with a minimum of one replacement tree. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
10. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the driplines, or as required by the project arborist, of Tree Nos. 2, 10, and 12-16. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
11. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
12. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
13. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

14. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
15. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
16. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

17. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
18. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
19. **Swimming Pool:** The proposed pool and associated equipment require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.
20. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
21. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
22. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
23. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
24. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
25. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
26. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

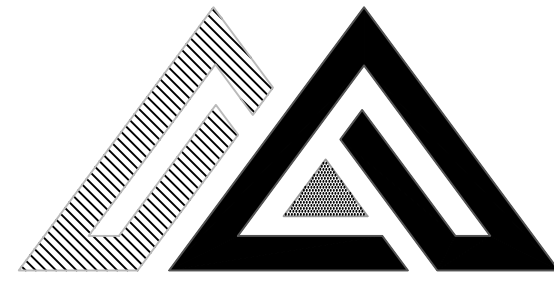
27. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
28. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
29. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.
30. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
31. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
32. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
33. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

FIRE DEPARTMENT

34. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing

any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.

35. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
36. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
37. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings. Sprinklers notes on Sheet A1.0.
38. **Required Fire Flow:** The minimum required fire flow for this project is 1,000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
39. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
40. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.



MARCH
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

569 CLYDE AVENUE, UNIT 520
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650.302.1987
mike@march.design

REVISIONS
FIRE DEPT. COMMENTS APRIL 21, 2025

LIU RESIDENCE

NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

1053 ECHO DRIVE
LOS ALTOS, CA 94024
APN: 189-46-020

DATE	03/17/25
CHECKED	
DRAWN	MM
JOB NO.	

TITLE SHEET

A1.0

NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

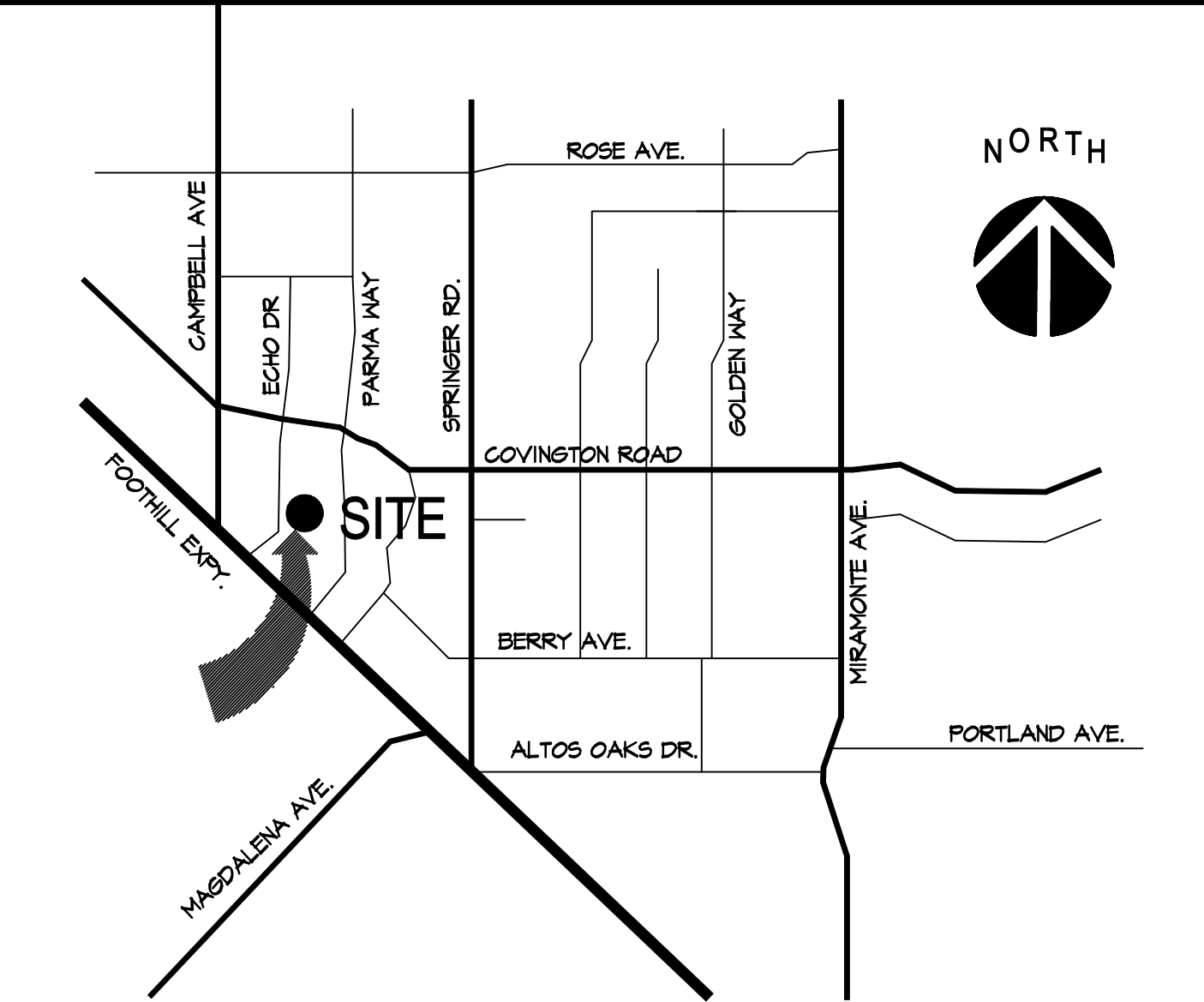
1053 ECHO DRIVE
LOS ALTOS, CA 94024
APN: 189-46-020

FIRE DEPT. NOTES

- AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE NEW HOUSE & ATTACHED GARAGE. A PERMIT WILL BE APPLIED AS A DEFERRED ITEM. THE OWNER(S) AND CONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION & APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF WORK.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR SOTRAGE CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
- PROVIDE AN APPROVED ADDRESS NUMBER PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.

WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBER SHALL BE MAINTAINED.
- ALL CONSTRUCTION SITE MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.

LOCATION MAP



PROJECT CONTACT

PROPERTY OWNER
DI WU & GAOXIANG LIU
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GREEN BUILDING CONSULTANT
JBCOY LLC
P.O. BOX 60742
PALO ALTO, CA 94306
(408) 671-6588
EMAIL: richarddyang@yahoo.com

PROJECT SUMMARY TABLE

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	2,875 S.F. (22.6%)	3,024 S.F. (25.6%)	3,350 S.F. (30.0%)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	2,812 S.F. (22.1%)	3,432 S.F. (35.0%)	3,433 S.F. (35.0%)(11,000+10%)(834)
SETBACKS: FRONT REAR RIGHT SIDE LEFT SIDE	32'-3" 44'-0" 9'-4" 15'-10"	GRD. FLR / 2ND FLR 25'-0" / 33'-0 1/2" 44'-1" / 51'-8" 10'-2 1/2" / 23'-5 1/2" 10'-10" / 24'-0"	GRD. FLR / 2ND FLR 25'-0" 25'-0" 10'-0" / 17'-6" 10'-0" / 17'-6"
HEIGHT:	14'-6"	26'-11 1/2"	27'-0"
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,230 S.F.	1,260.1 S.F.	3,506.1 S.F.
NON-HABITABLE AREA: (DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES)	574 S.F.	52.2 S.F.	426.2 S.F.
LOT CALCULATION			
NET LOT AREA	11,834 S.F.		
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 30%	847.1 S.F. (57.5%)		
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 3424.6 S.F. EXISTING SOFTSCAPE (UNDISTURBED) AREA: 4,811 S.F. NEW SOFTSCAPE AREA: 1,058.3 S.F. SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		

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HYDROZONE PLAN

PROJECT SUMMARY

APN:	189-46-020
USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	RI-10
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R3/ U
SIZE OF LOT:	+/-11,834 S.F.
ALLOWABLE LOT COVERAGE:	3,350 S.F.
PROPOSED LOT COVERAGE:	3,024 S.F.
MAX. ALLOWABLE FLOOR AREA: (11,000 S.F. X 35%+ 834 S.F. X10%)	3,433 S.F.
FLOOR AREAS OF STRUCTURE	
ATTACHED GARAGE	426.2 S.F.
GROUND FLOOR AREA	1,964.3 S.F.
2ND FLOOR AREA:	1,536.8 S.F.
TOTAL FLOOR AREA:	3,432.3 S.F.
ATTACHED ADU:	1021 S.F.
MAXIMUM BUILDING HEIGHT:	27'-0"
PROPOSED BUILDING HEIGHT:	26'-11 1/2"
REQUIRED PARKING:	2
PARKING PROVIDED:	2

APPLICABLE CODES

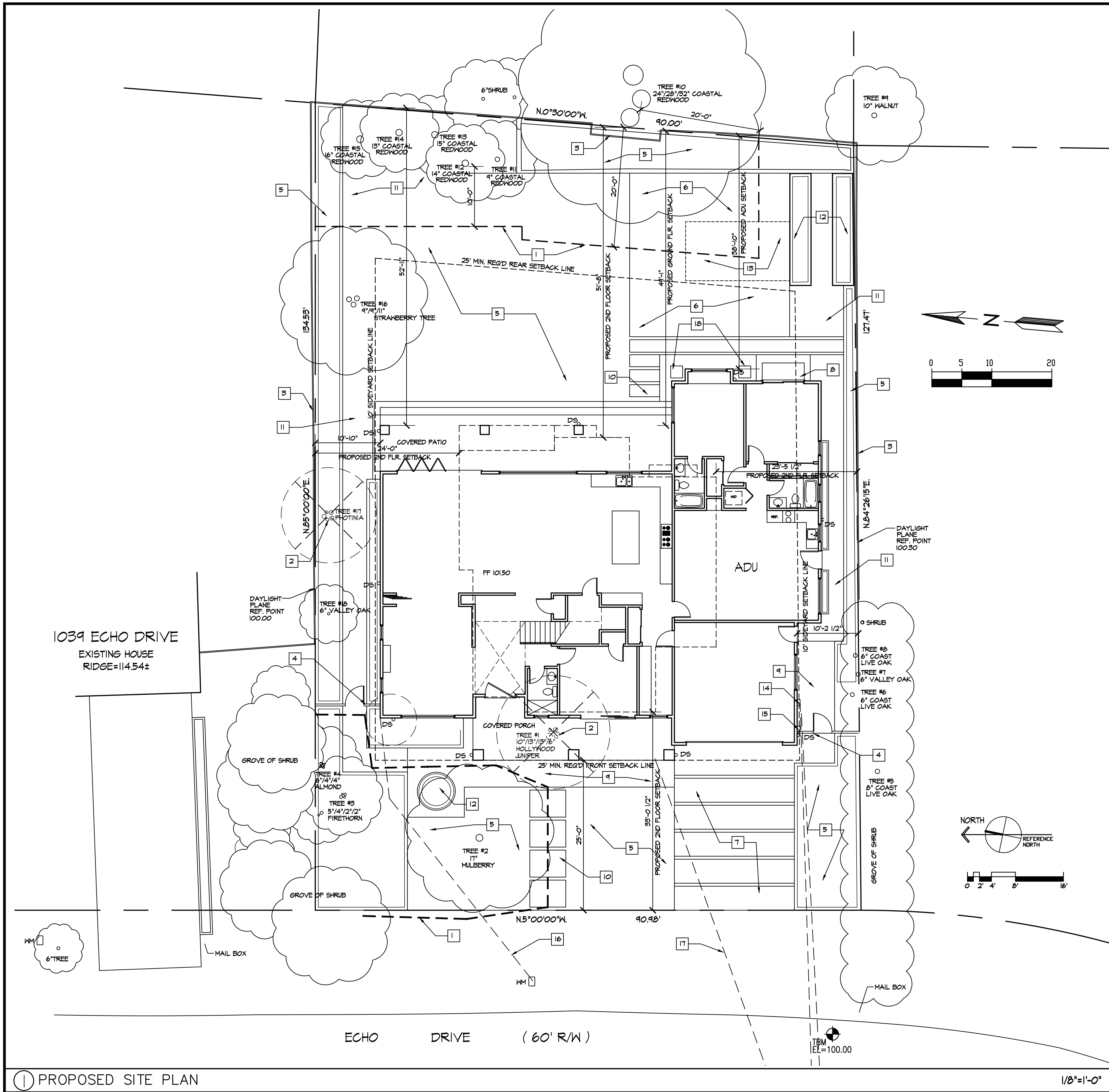
2022 CRC, CBC (FOR STRUCTURAL), CPC, CMC, CEC, CALIFORNIA ENERGY CODE AND CITY OF LOS ALTOS ORDINANCES

DEFERRED SUBMITTAL/ APPROVAL

ALL FIRE SPRINKLER PLANS SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY A LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

PROJECT SCOPE

- DEMOLISH EXISTING ATTACHED GARAGE 374 S.F., EXISTING SINGLE STORY HOUSE, 2230 S.F.
- NEW CONSTRUCTION OF A 3432 S.F. SINGLE STORY HOUSE (INCLUDING AN ATTACHED 2-CAR GARAGE), AND AN ATTACHED 1021 S.F. ADU. MAIN EXTERIOR BUILDING MATERIALS ARE CEMENT PLASTER & WOOD SIDING FINISH, AND METAL ROOF.



PROPERTY LINE

EM

(N) ELEC. METER/ PANEL (400 AMP)

6M

(N) GAS METER

(E) TREE TO REMAIN

(N) 5500

(N) SANITARY SEWER CLEAN OUT

(N) TREES & PLANTS

SEE LANDSCAPE DRAWINGS

(N) DOWNSPOUT LOCATION

W/ SPLASH BLOCK

SEE CIVIL DRAWING

(E) TREE TO BE REMOVED

SEE TREE TABLE & ARBORIST REPORT

LEGEND

A. BUILDING SETBACK VERIFICATION. PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.

B. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.

C. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED, VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSED

D. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED

E. SEE SOIL REPORT FOR SITE & FOUNDATION COMPACTION & GRADING REQUIREMENTS.

F. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK. APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING (PWE) DIVISION. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."

G. REFER TO SHT. C-1 FOR DOWNSPOUT/ SPLASH BLOCK LOCATIONS.

H. REMOVE ALL (E) ONSITE SUBGRADE SEWER LINE & REPLACE WITH NEW.

I. HARDSCAPE WITH MORE THAN SIX-FOOT ENCROACHMENT INTO THE REQUIRED REAR YARD SHALL BE NO GREATER THAN SIX INCHES IN HEIGHT.

GENERAL NOTES

1 PROVIDE TYPE I TREE PROTECTION PER CITY STANDARDS. SEE ARBORIST REPORT.

2 REMOVE (E) NON-PROTECTED TREE AND SHRUBS.

3 (E) 6' HT. WD. FENCE TO REMAIN.

4 (N) 6' HT. WD. FENCE & GATES

5 (N) LANDSCAPING. SEE LANDSCAPING PLANS.

6 (N) WOOD DECK.

7 (N) CONC. DRIVEWAY

8 (N) CONC. LANDING & STEP

9 (N) CONC. WALKWAY & PATIO

10 (N) CONC. STEPPING STONE

11 DECOMPOSED GRANITE (D.G.)

12 (N) PLANTER. SEE LANDSCAPE DRAWINGS.

13 FUTURE POOL LOCATION. SEPARATE PERMIT.

14 (N) ELEC. METER. COORDINATE WITH PG & E.

15 (N) GAS METER. COORDINATE WITH PG & E.

16 NEW WATER METER & 2" WATER LINE. COORDINATE WITH WATER COMPANY.

17 NEW 4" SANITARY SEWER LINE.

18 NEW HEAT PUMP UNIT (1 FOR MAIN HOUSE & 1 FOR ADU)

KEYNOTES

MARCH
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

569 CLYDE AVENUE, UNIT 520
MOUNTAIN VIEW, CA 94043
650.302.1987
mike@march.design

REVISIONS

LIU RESIDENCE

NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

1053 ECHO DRIVE

LOS ALTOS, CA 94024

APN: 189-46-020

DATE	03/17/25
CHECKED	
DRAWN	MM
JOB NO.	

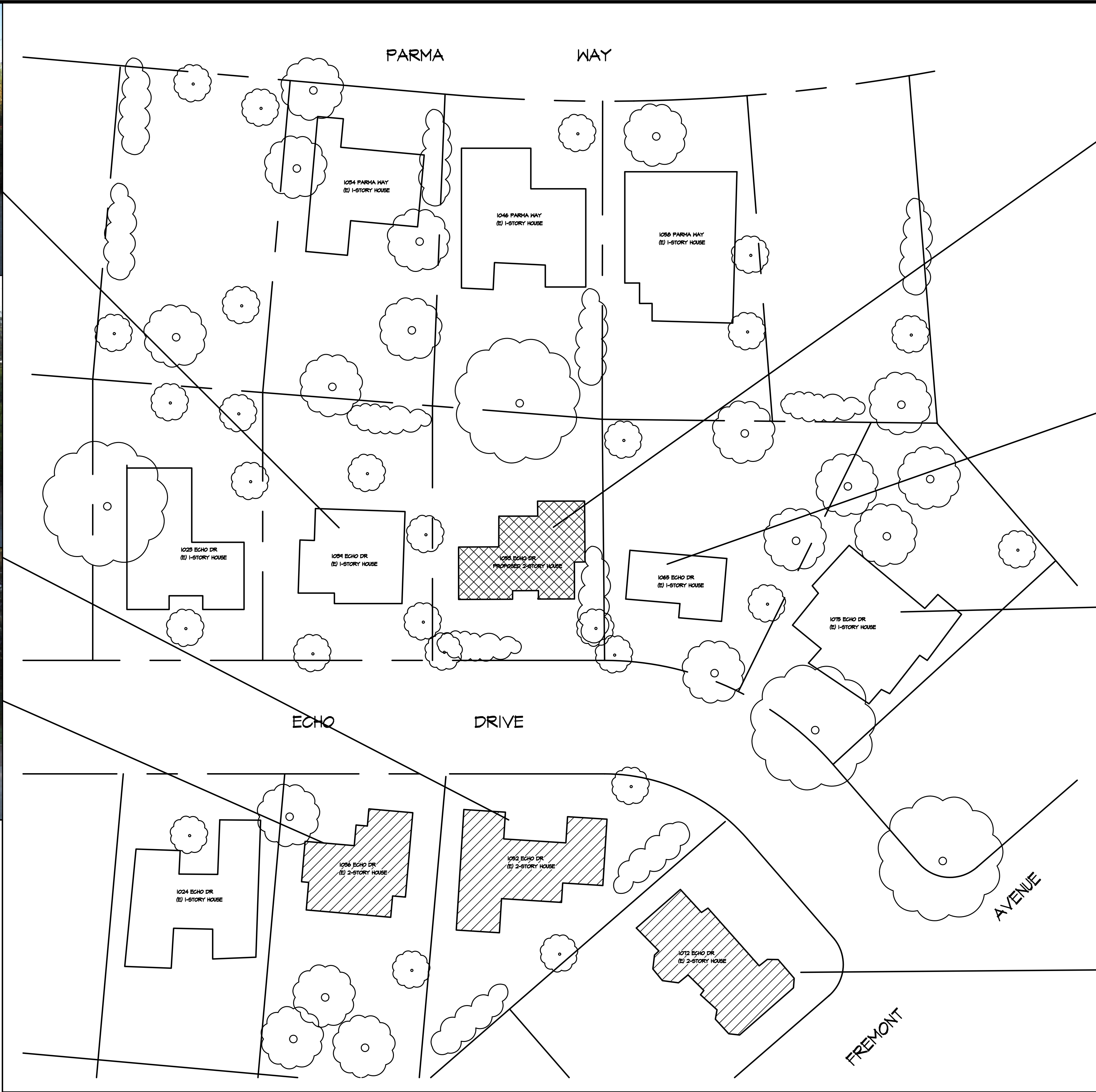
PROPOSED
SITE PLAN

A1.1

1 PROPOSED SITE PLAN

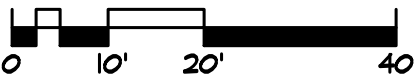
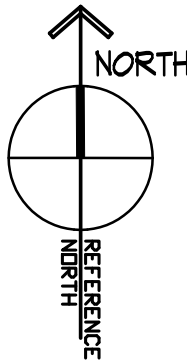
1/8"=1'-0"

119

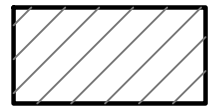


① SITE CONTEXT

1/20"=1'-0"



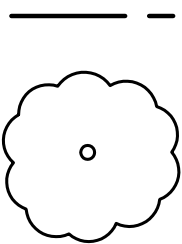
(E) 1-STORY HOUSE



(E) 2-STORY HOUSE



PROPOSED 2-STORY HOUSE

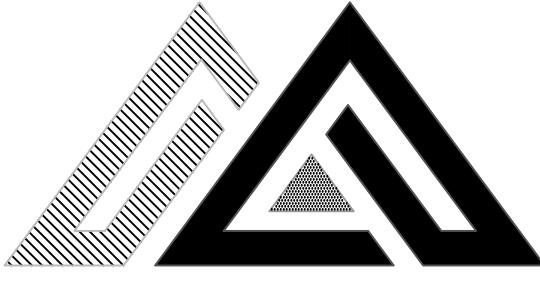


PROPERTY LINE

(E) TREE TO REMAIN

LEGEND





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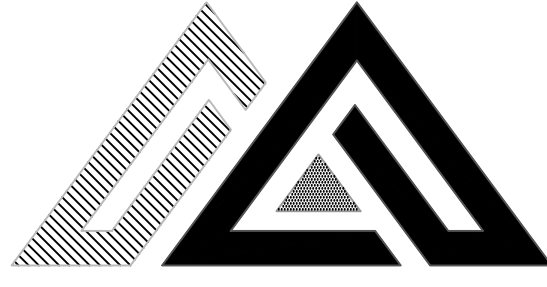
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DRAWN MM

JOB NO.

SITE CONTEXT

A1.2



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D E S I G N

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① 3D RENDERING— FRONT VIEW



② 3D RENDERING— REAR VIEW

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3D
RENDERINGS

A1.3

REVISIONS

LIU RESIDENCE

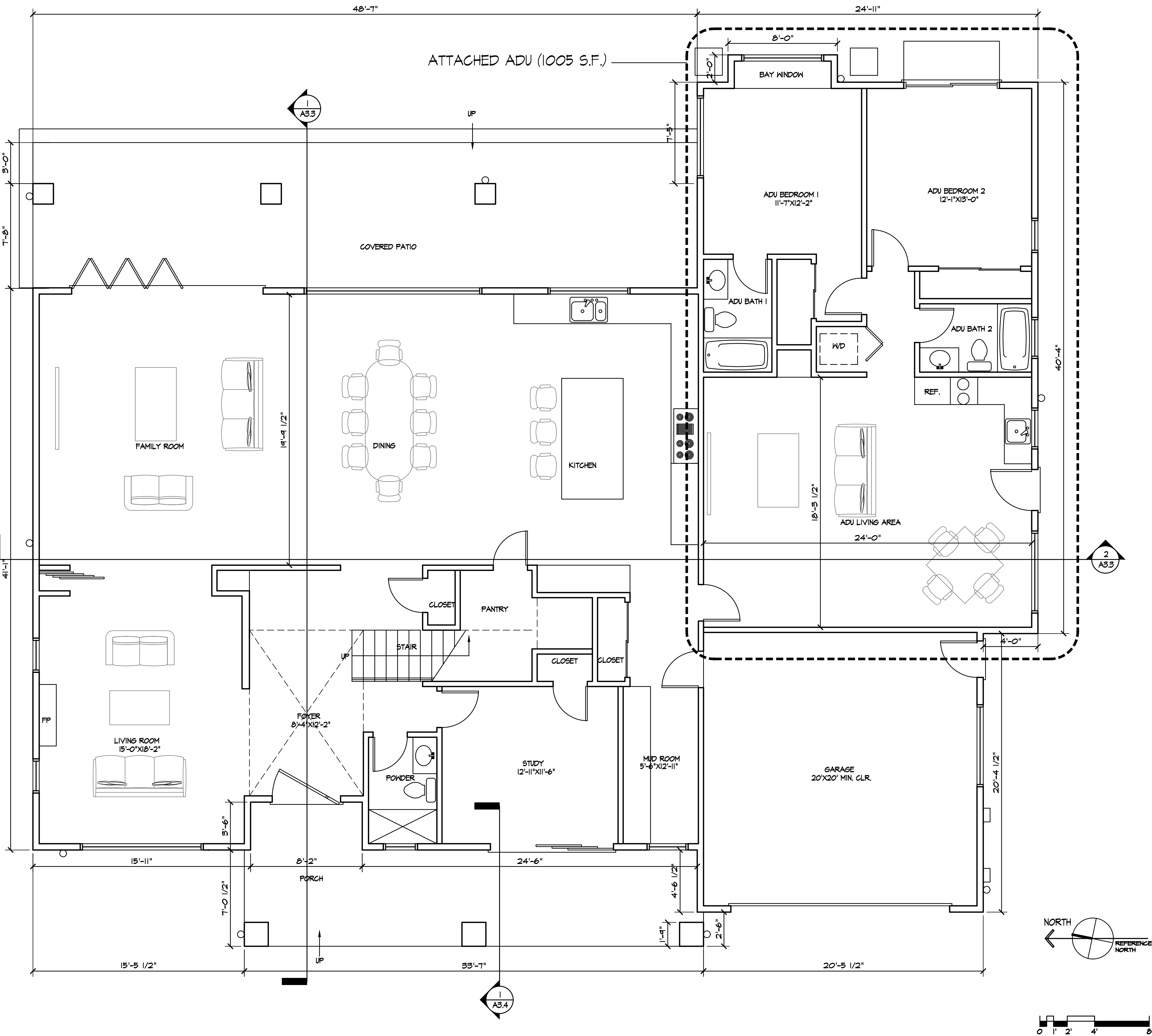
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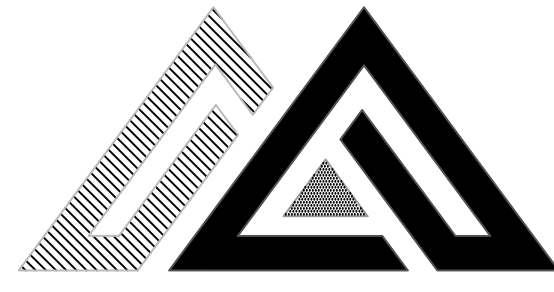
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**PROPOSED
GROUND
FLOOR PLAN**

A2.1





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LIU RESIDENCE

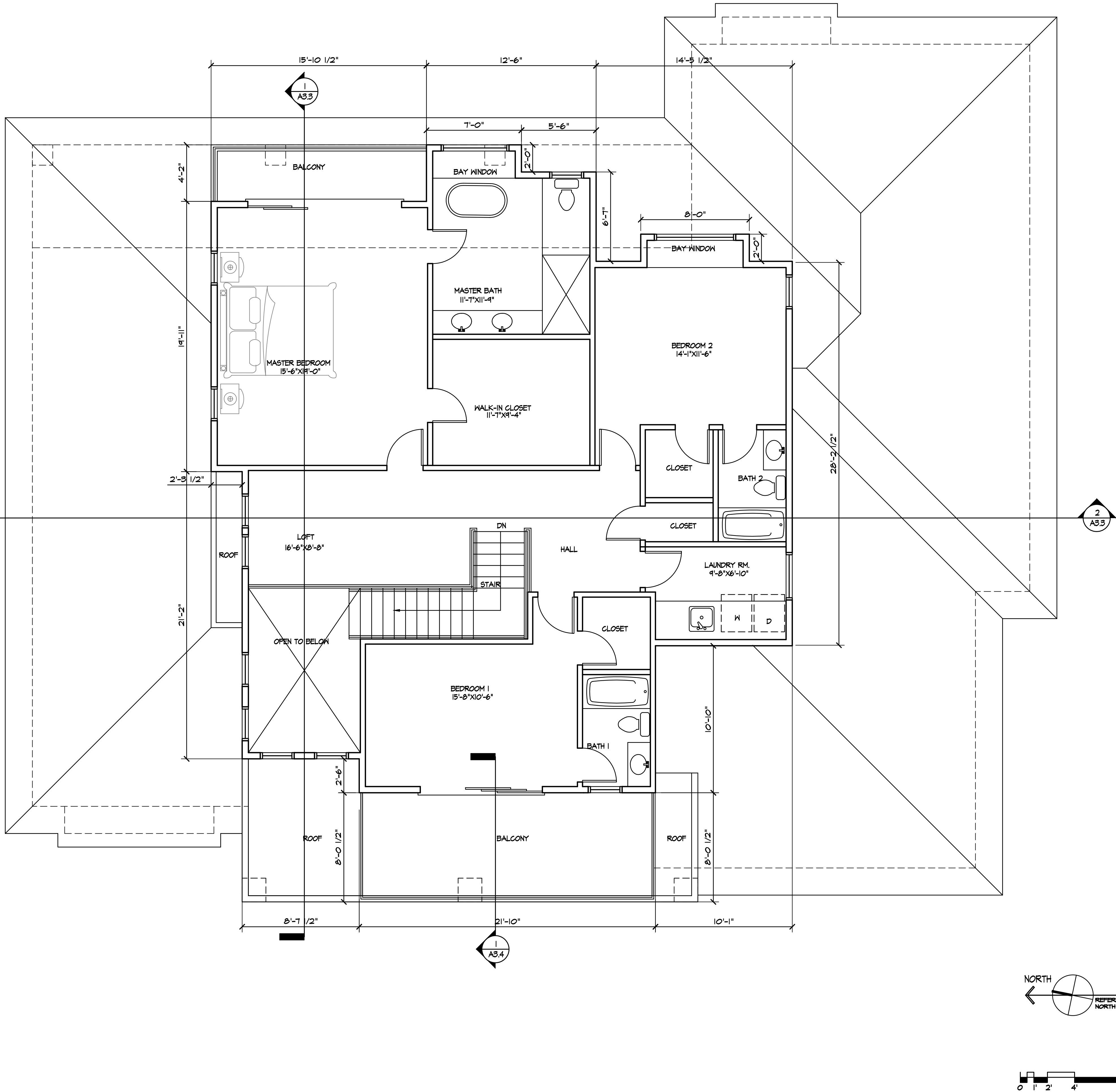
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

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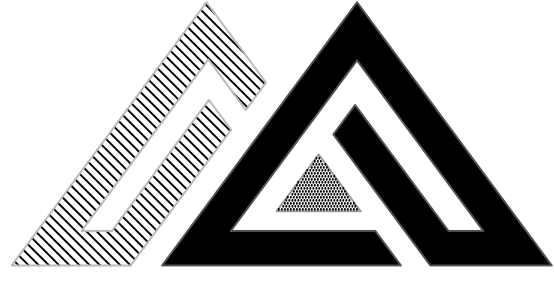
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PROPOSED
SECOND
FLOOR PLAN

A2.2



1 PROPOSED SECOND FLOOR PLAN



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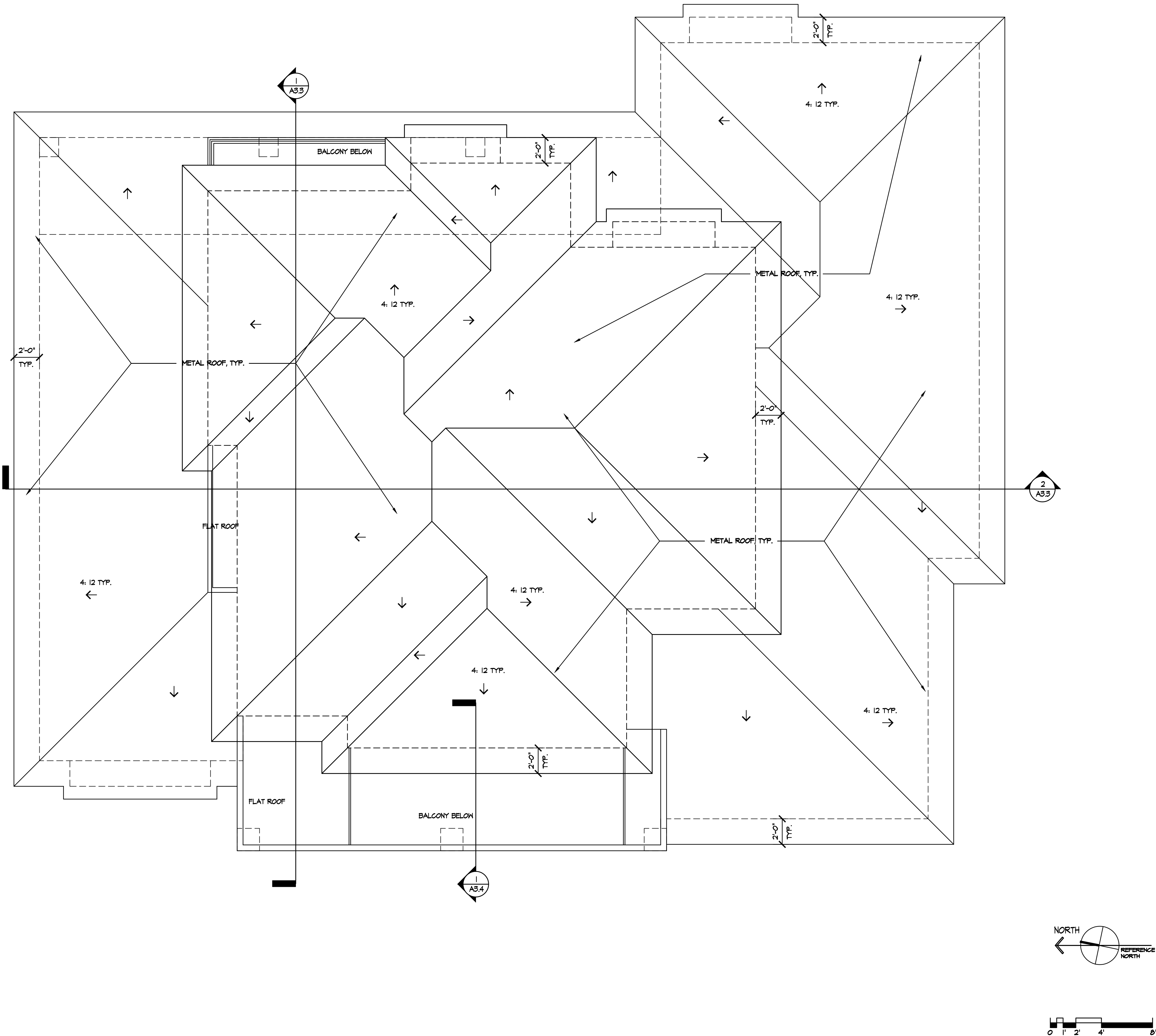
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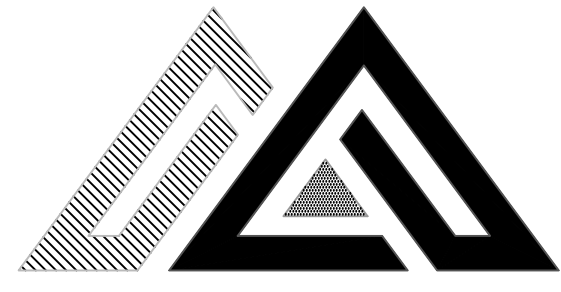
PROPOSED
ROOF PLAN

A2.3



1 PROPOSED ROOF PLAN

1/4" = 1'-0"



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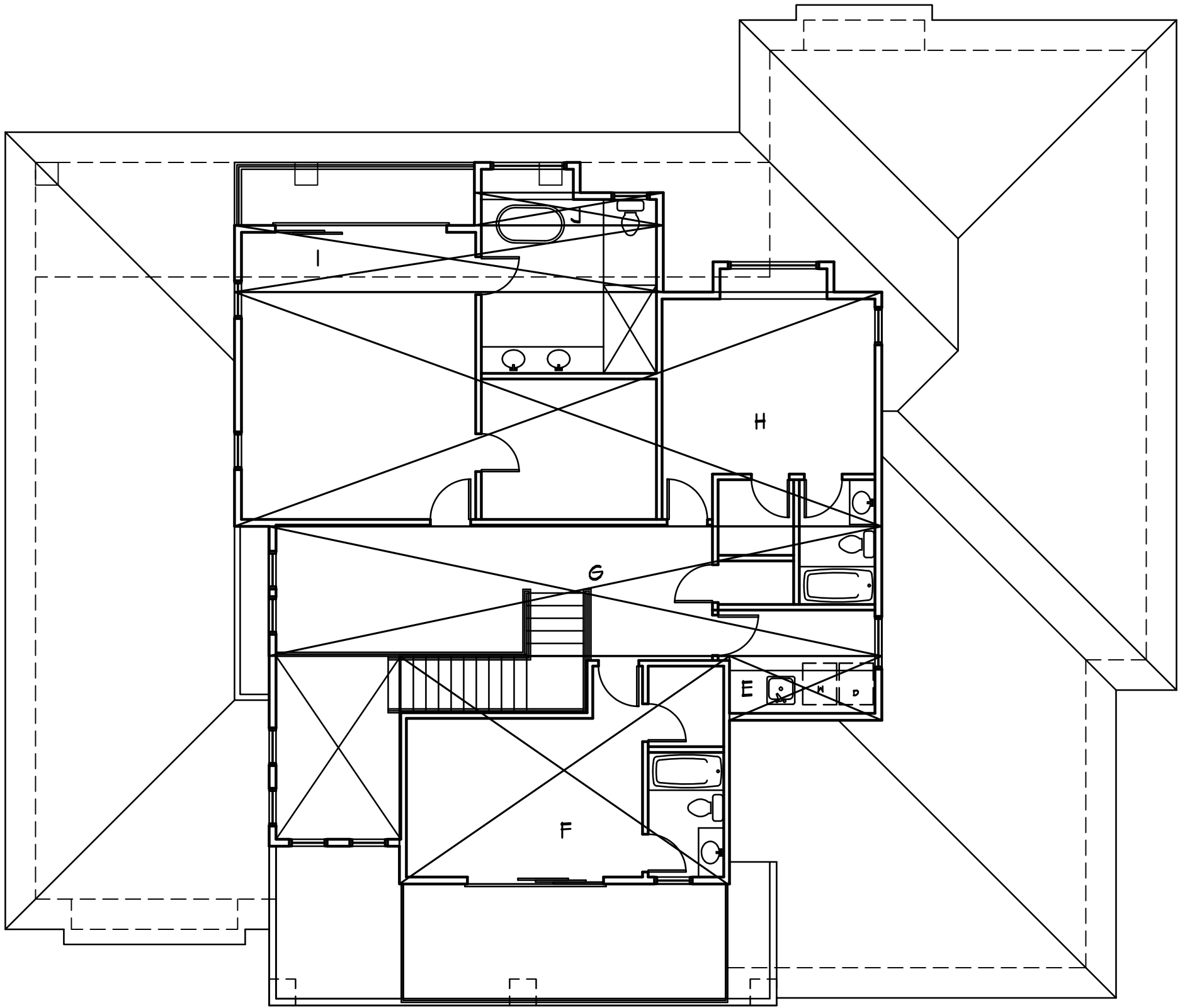
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FLOOR &
COVERAGE AREA
CALCULATIONS

A2.4



FLOOR AREA CALCULATION

FIRST FLOOR		
SECTION	DIMENSIONS	AREA
A	20'-11" X 20'-4 1/2"	426.2
B	24'-6" X 3'-6"	85.7
C	15'-11" X 3'-6"	55.7
D	48'-7" X 37'-7 1/2"	1827.1
SUBTOTAL		2395.5

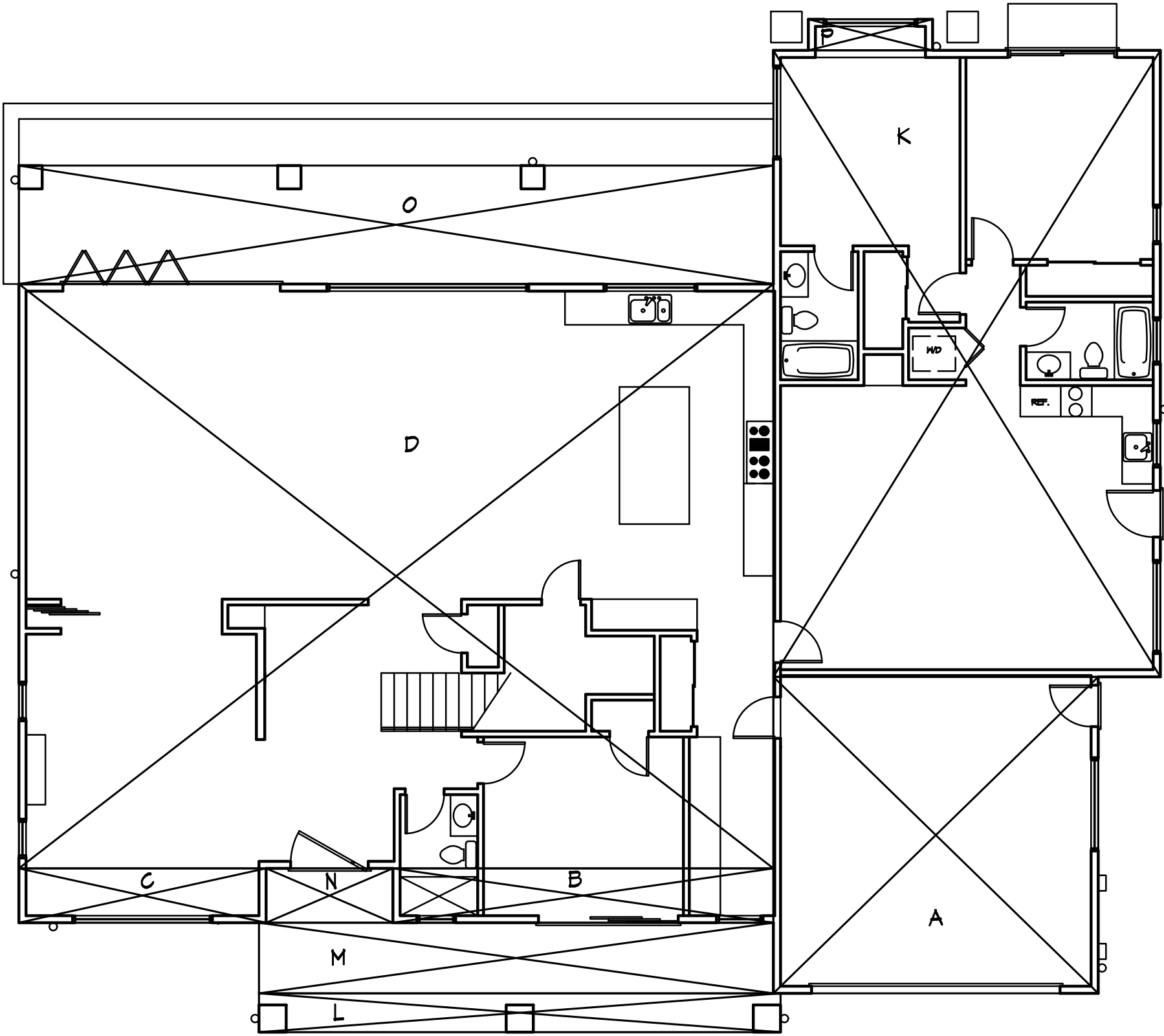
SECOND FLOOR		
SECTION	DIMENSIONS	AREA
E	10'-1" X 4'-3"	42.1
F	21'-10" X 15'-1"	321.3
G	40'-7" X 8'-7"	348.3
H	42'-10" X 15'-6"	663.1
I	28'-4 1/2" X 4'-5"	125.3
J	12'-6" X 2'-2"	27.1
SUBTOTAL		1536.8

TOTAL FLOOR AREA	3932.3 SF < 3933 SF
------------------	---------------------

ATTACHED ADU		
SECTION	DIMENSIONS	AREA
K	24'-11" X 40'-4"	1005.0
P	8'-0" X 2'-0"	16.0
SUBTOTAL		1021.0

① SECOND FLOOR AREA CALCULATION

1/8"=1'-0"



FLOOR COVERAGE CALCULATION

SECTION	DIMENSIONS	AREA
GROUND FLOOR AREA		
L	33'-7" X 2'-6"	84.0
M	33'-1 1/2" X 4'-6 1/2"	150.4
N	8'-2" X 3'-6"	28.6
O	48'-7" X 7'-7 1/2"	370.4
TOTAL		633.4

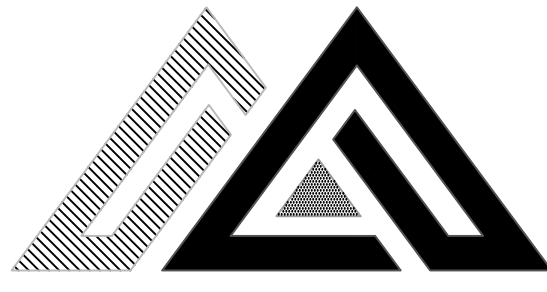
TOTAL COVERAGE	3028.1 SF < 3550 SF
----------------	---------------------

ATTACHED ADU		
SECTION	DIMENSIONS	AREA
K	24'-11" X 40'-4"	1005.0
P	8'-0" X 2'-0"	16.0
SUBTOTAL		1021.0

ADU COVERAGE	1021.0 SF
--------------	-----------

② GROUND FLOOR AREA CALCULATION

1/8"=1'-0"



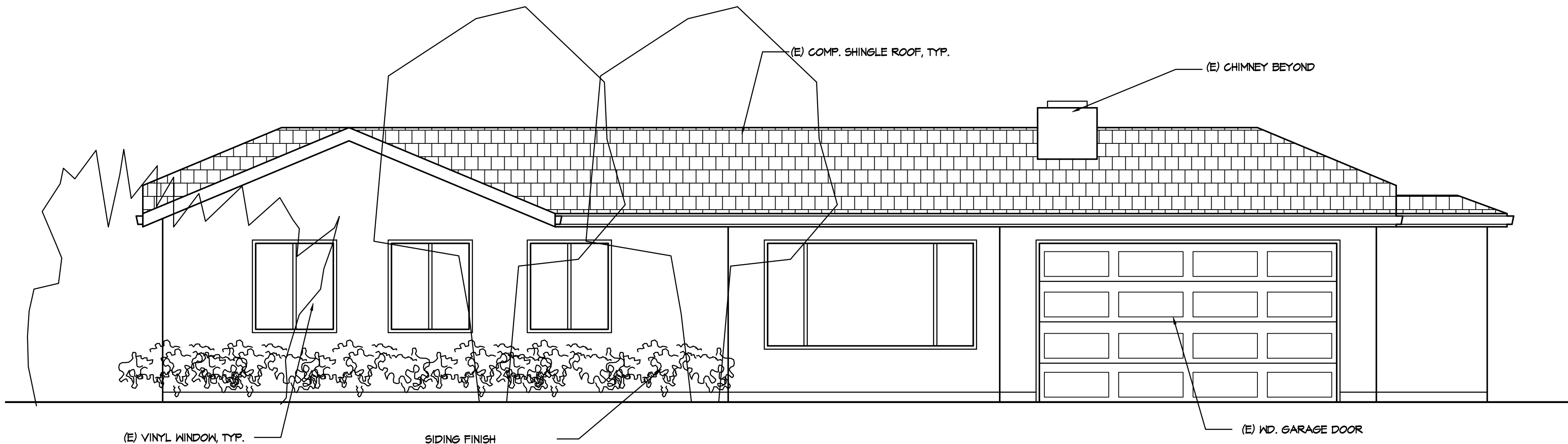
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NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU
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APN: 189-46-020

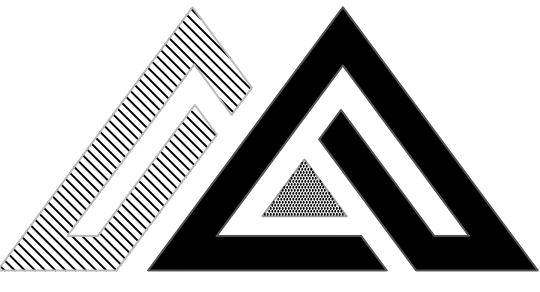


1/4" = 1'-0"

① EXISTING STREET ELEVATION (WEST)

EXISTING
STREET
ELEVATION

A3.0



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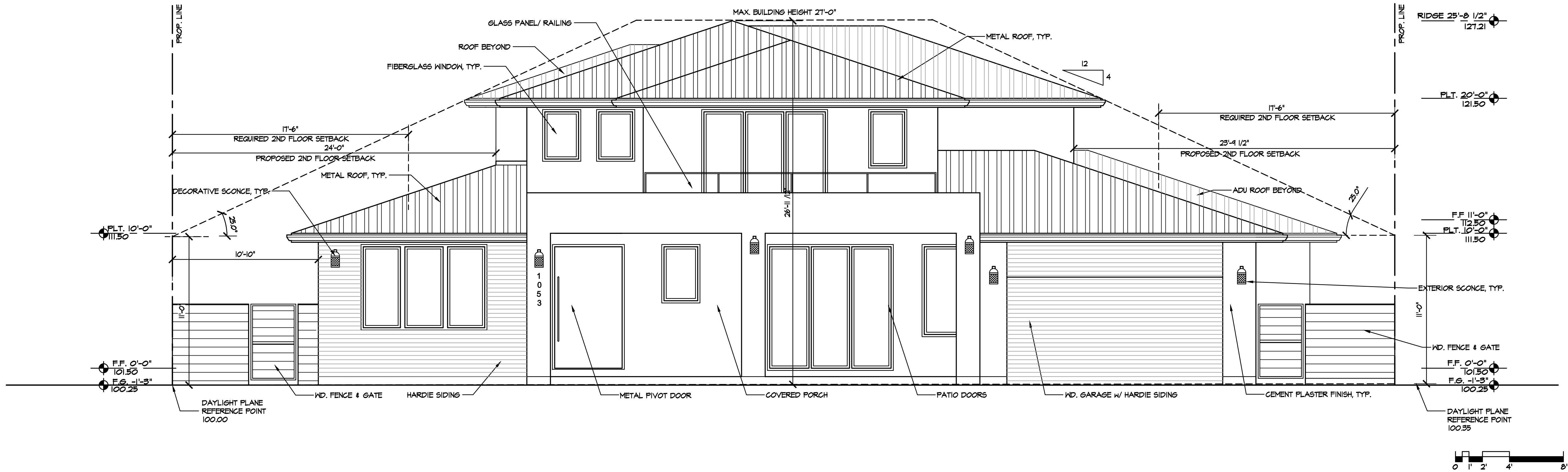
LOS ALTOS, CA 94024

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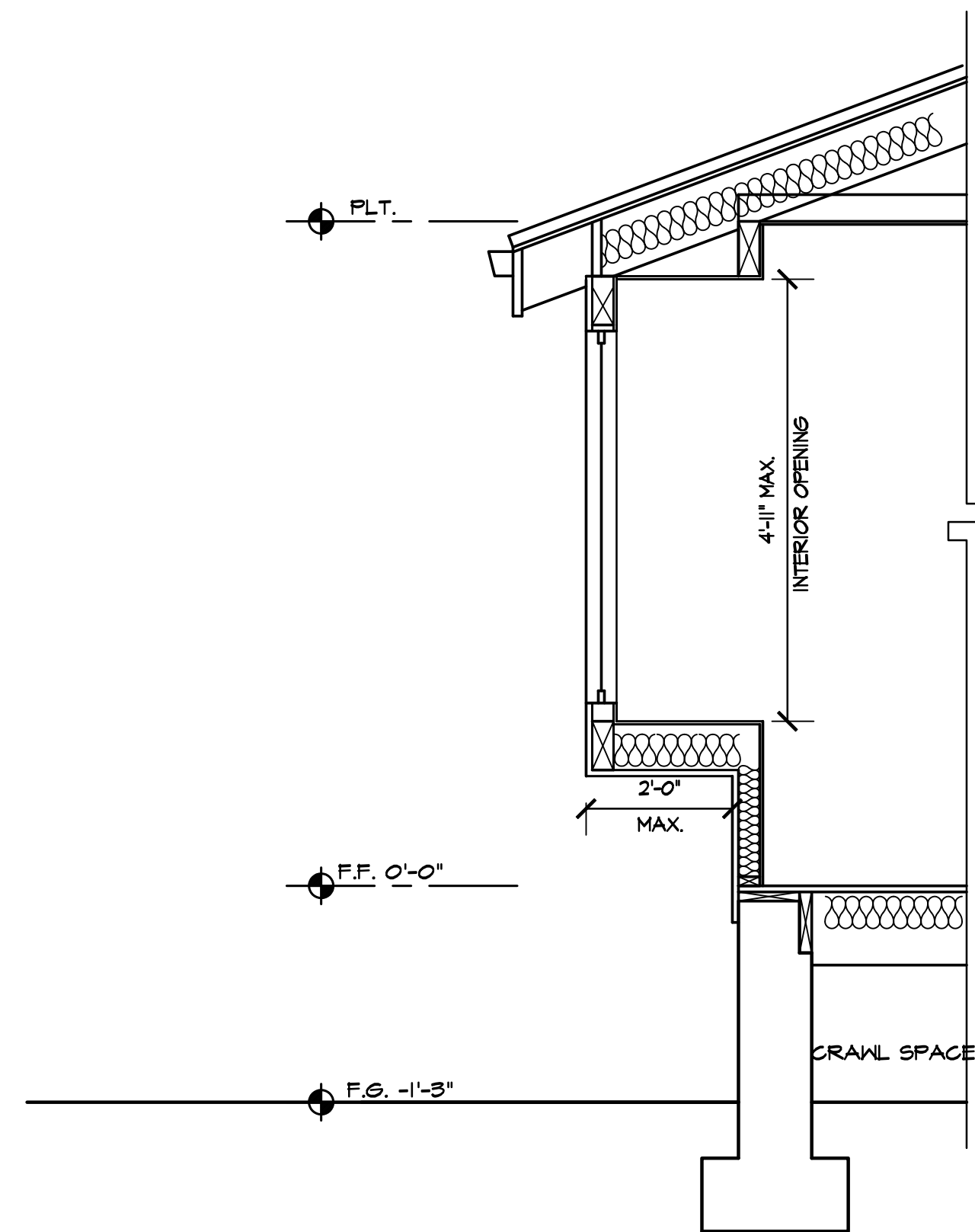
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PROPOSED
EXTERIOR
ELEVATIONS

A3.1



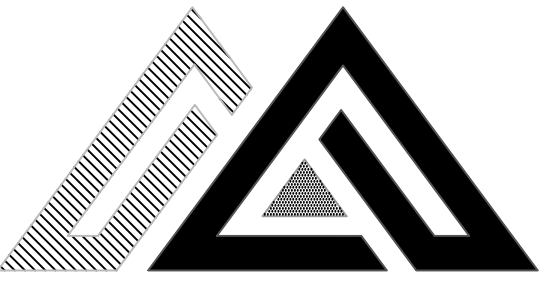
① PROPOSED STREET ELEVATION (WEST)



③ BAY WINDOW SECTION



② PROPOSED RIGHT SIDE ELEVATION (SOUTH)



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NO.	DESCRIPTION

LIU RESIDENCE

NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

1053 ECHO DRIVE

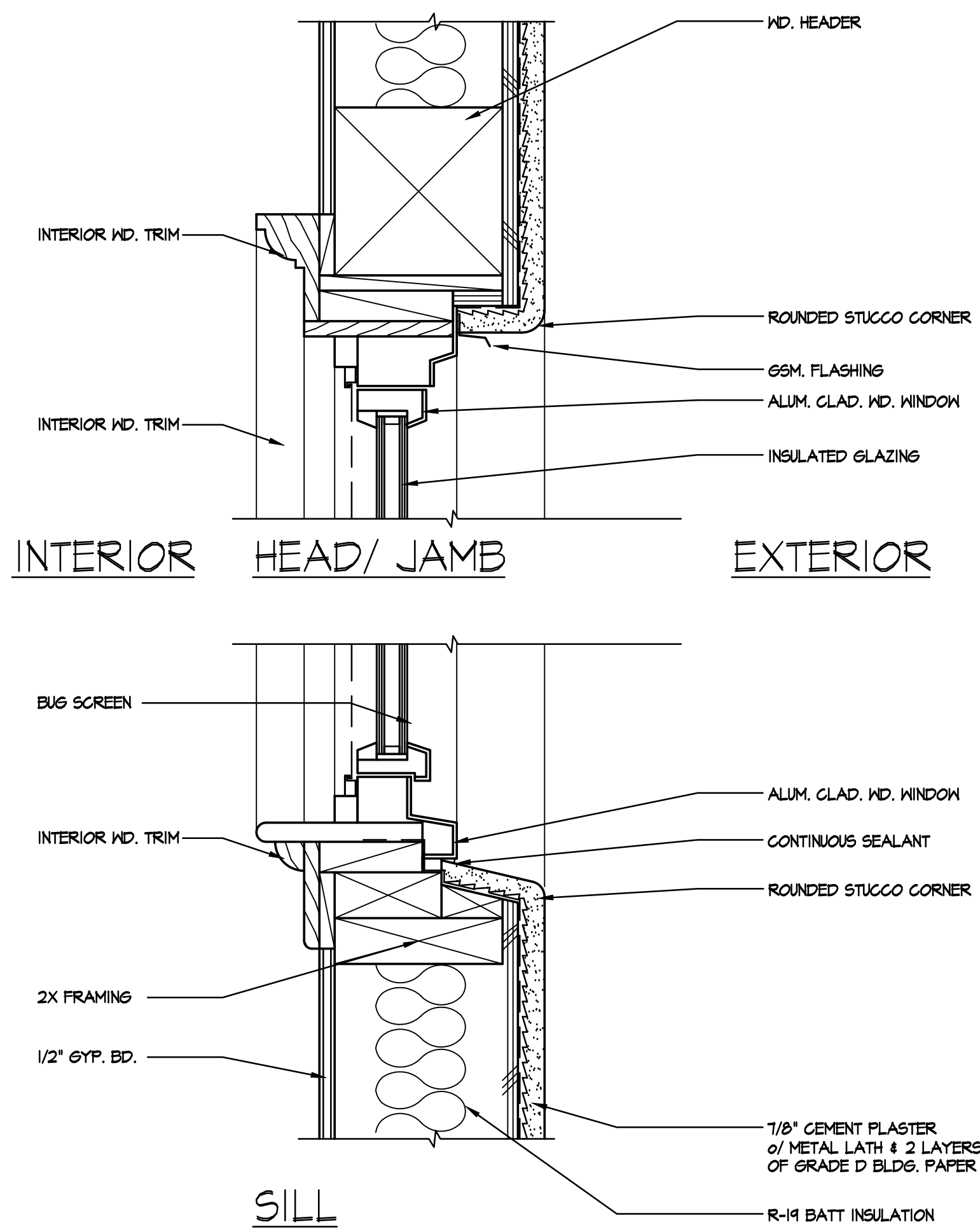
LOS ALTOS, CA 94024

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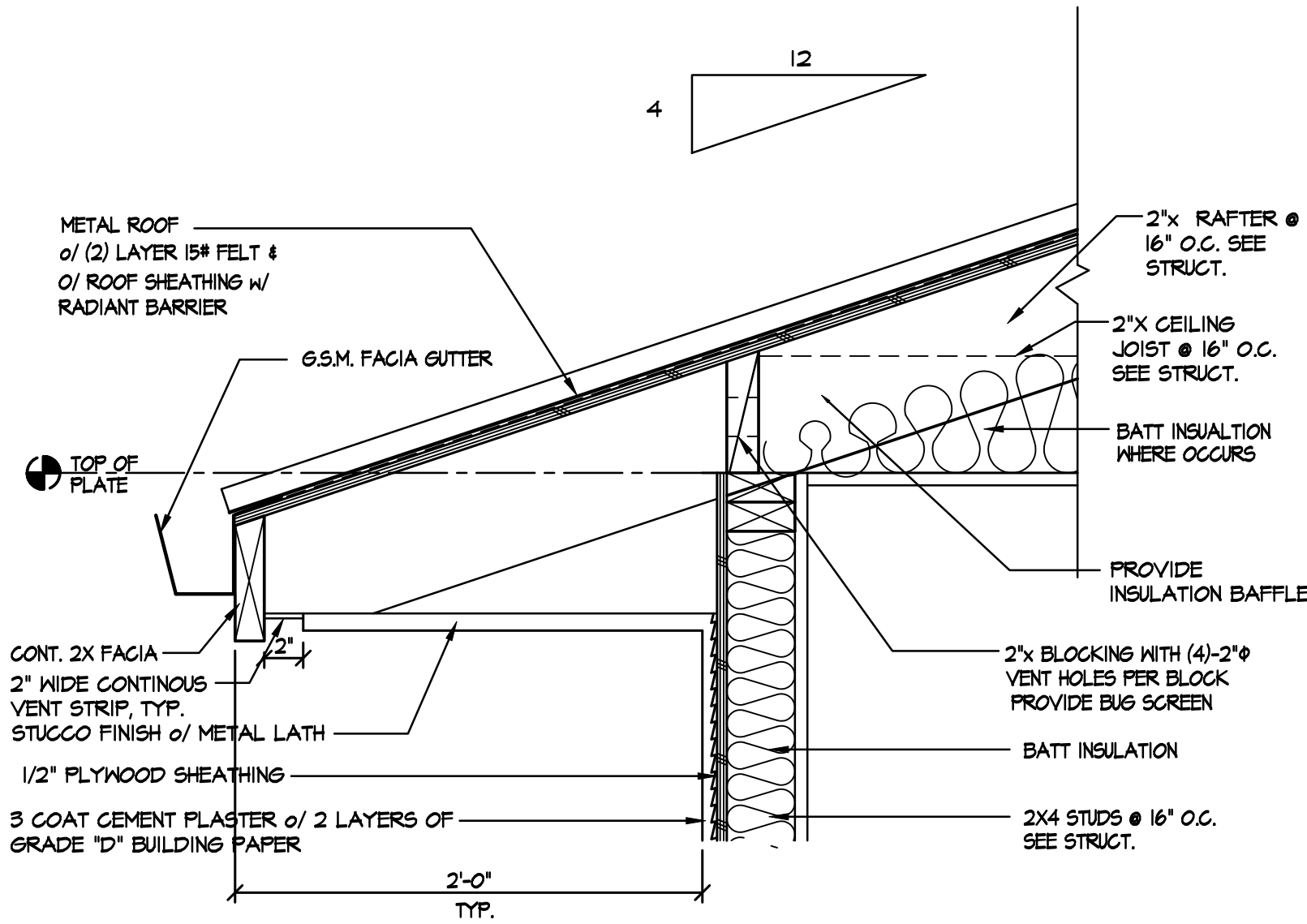
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DRAWN	MM
JOB NO.	

PROPOSED
EXTERIOR
ELEVATIONS

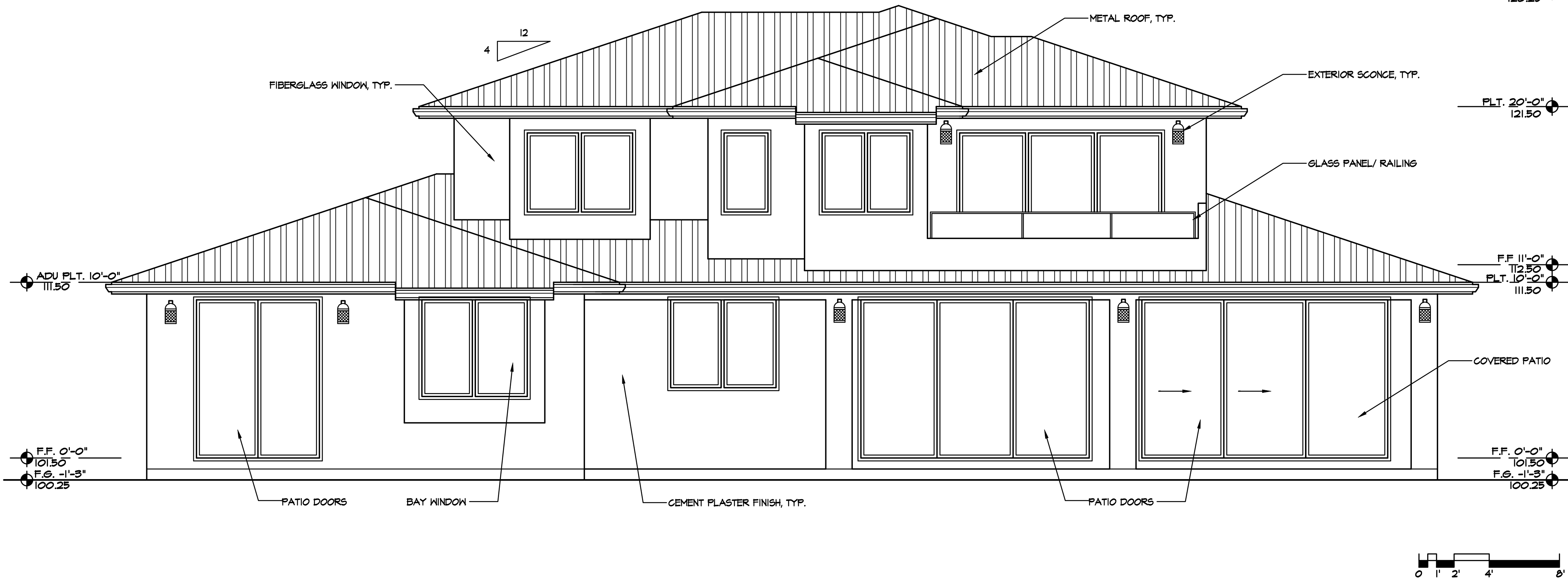
A3.2



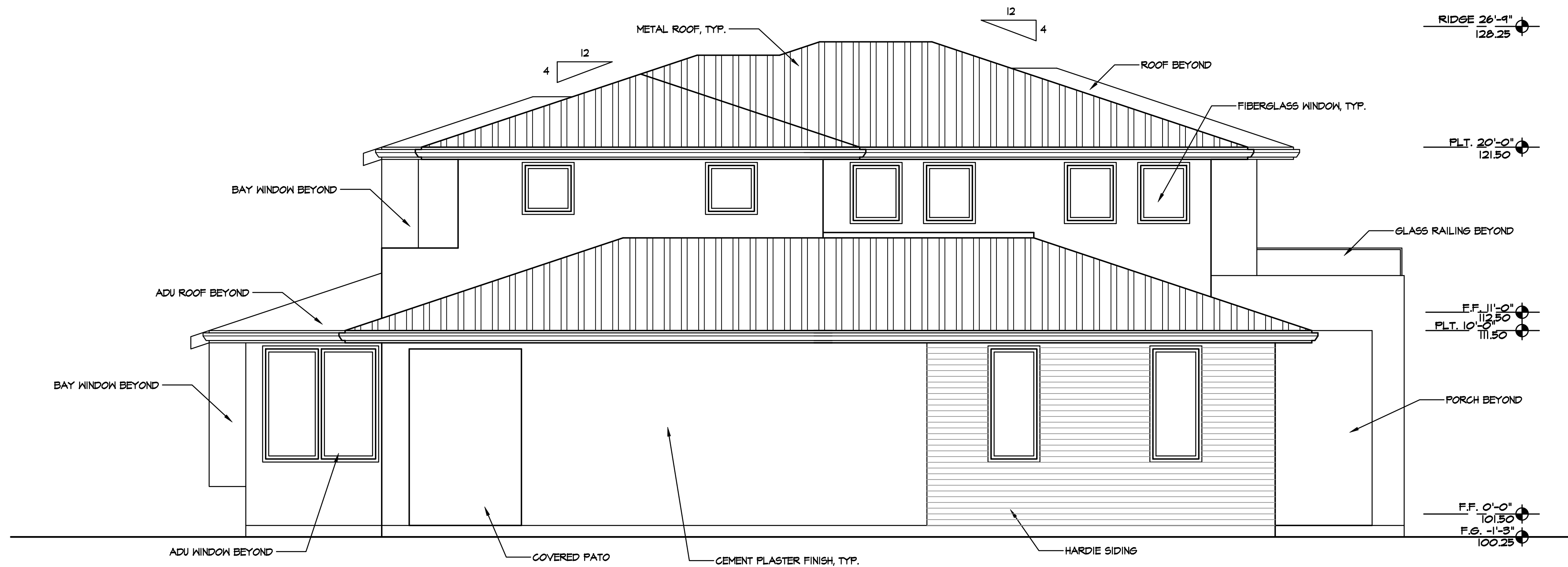
③ TYPICAL RECESSED WINDOW DETAIL 3" = 1'-0"



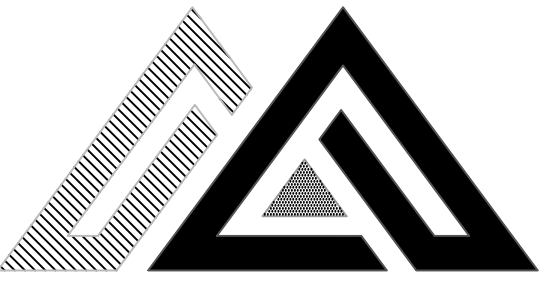
④ TYPICAL EAVE DETAIL 1 1/2" = 1'-0"



① PROPOSED REAR ELEVATION (EAST) 1/4" = 1'-0"



② PROPOSED LEFT SIDE ELEVATION (NORTH) 1/4" = 1'-0"



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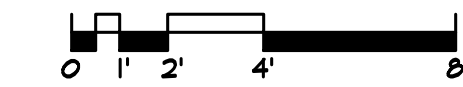
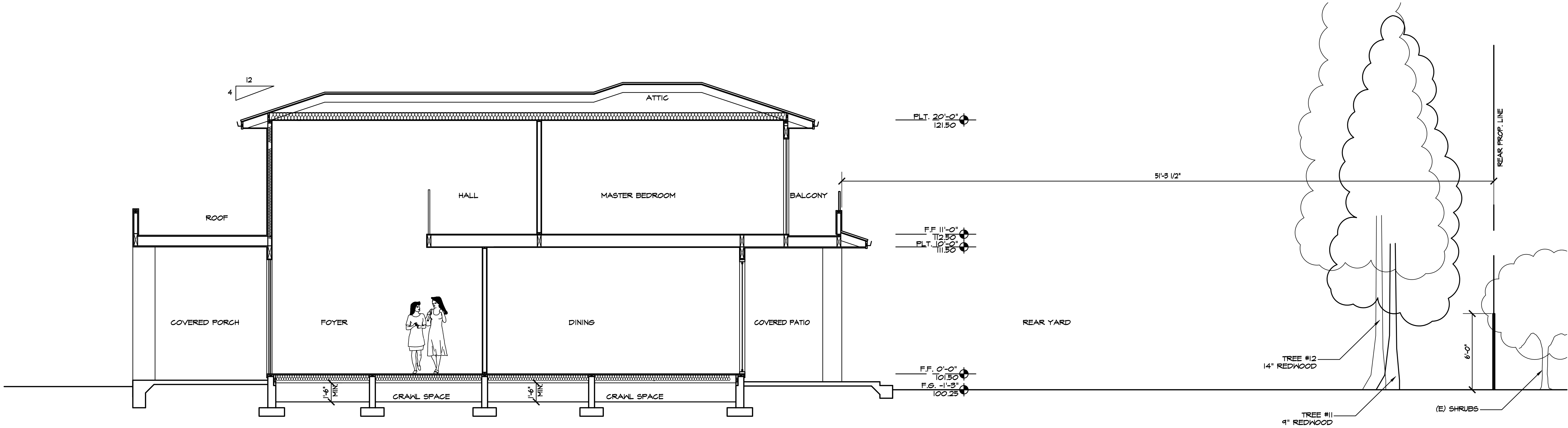
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

1053 ECHO DRIVE
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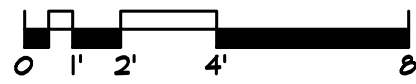
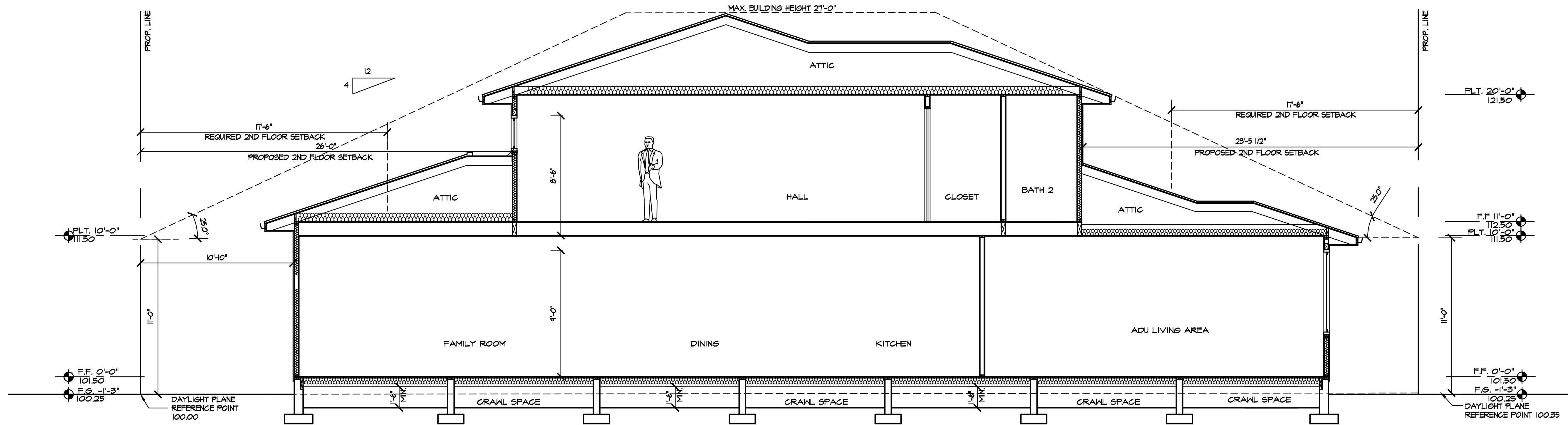
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JOB NO.	

BUILDING
SECTIONS

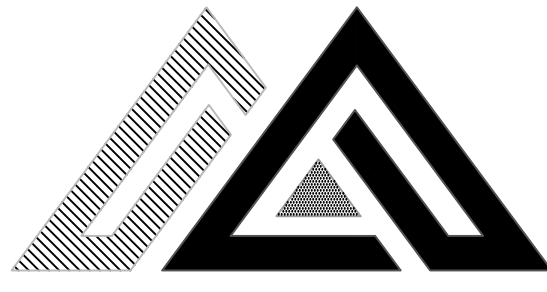
A3.3



① SECTION



② SECTION



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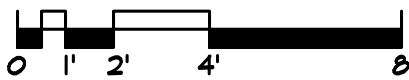
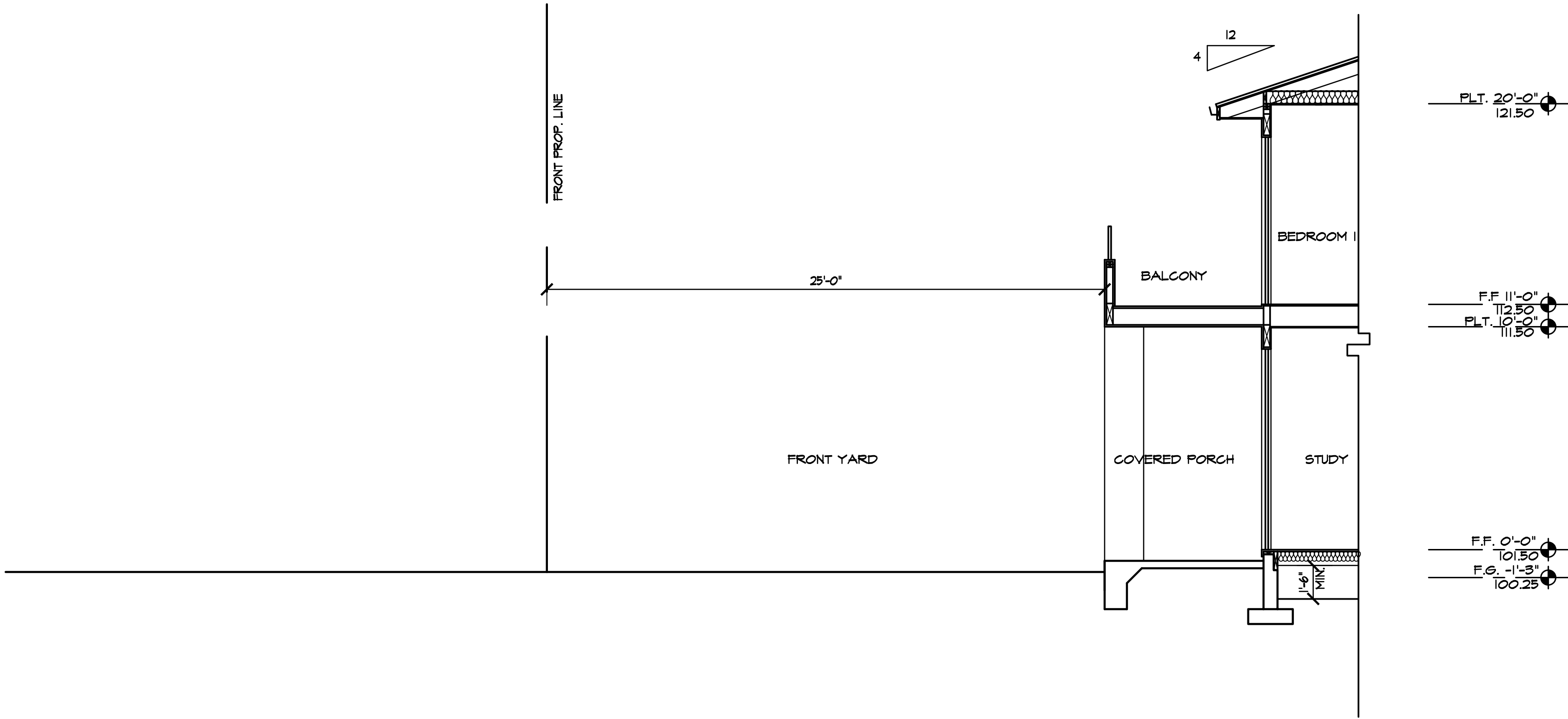
REVISIONS

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NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU
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BUILDING
SECTION

A3.4



2022 CALIFORNIA GREEN BUILDING RESIDENTIAL STANDARD CODE MADATORY MESURES

CALGREEN BUILDING NOTE

4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.1.) Retention basins of sufficient size shall be utilized to retain storm water on the site. 2.) Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3.) Compliance with a lawfully enacted storm water management ordinance. **Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterbaords.ca.gov/water_issues/programs/storwater/construction.html)

4.106.3. Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1.) Swales 2.) Water collection and disposal systems 3.) French drains 4.) Water retention gardens 5.) Other water measures which keep surface water away from buildings and aid in groundwater recharge. **Exception:** Additions and alterations not altering the drainage path.

4.106.4.1 New one- and two-family dwellings and town- houses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. **Exemption:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a non compliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.
4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. **Note:** A hand-held shower shall be considered a showerhead.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. **Notes:** The Model Water Efficient Landscape Ordinance (MWELO) is located in California Code of Regulation, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including a water budget calculator, are available at: <https://www.water.ca.gov>

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. **Exceptions:** 1.) Excavated soil and land-clearing debris. 2.) Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3.) The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1) Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2.) Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3.) Identify diversion facilities where the construction and demolition waste material will be taken. 4.) Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5.) Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408. 1. **Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. **Note:** 1.) Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <http://www.hcd.ca.gov/building-standard/calgreen/cal-green-form.html> may be used to assist in documentation compliance with this section. 2.) Mixed construction and demolition debris (C&D) processors can be located at California Department of Resources Recycling and Recovery (CalRecycle).

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1.) Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2) Operation and maintenance instructions for the following: a.) Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b.) Roof and yard drainage, including gutters and downspouts. c.) Space conditioning systems, including condensers and air filters. d.) Landscape irrigation systems. e.) Water reuse systems. 3.) Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4) Public transportation and/or carpool options available in the area. 5.) Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6) Information about water-conserving landscape and irrigation design and controllers which conserve water. 7) Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8.) Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9) Information about state solar energy and incentive programs available. 10.) A copy of all special inspection verifications required by the enforcing agency or this code. 11.) Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12.) Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

4.503.1 Fireplace. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

Table 4.504.2 Sealant VOC Limit (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine Deck	760
Nonmembrane Roof	300
Roadway	250
Single-Ply Roof Membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Non Porous	250
Porous	775
Modified Bituminous	500
Marine Deck	760
Other	750

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1.) Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2.) Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

Table 4.504.1 Adhesive VOC Limit ^{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor Carpet Adhesives	50
Carpet Pad Adhesives	50
Outdoor Carpet Adhesives	150
Wood Flooring Adhesive	100
Rubber Floor Adhesives	60
Subfloor Adhesives	50
Ceramic Tile Adhesives	65
VCT and Asphalt Tile Adhesives	50
Drywall and Panel Adhesives	50
Cove Base Adhesives	50
Multipurpose Construction Adhesives	70
Structural Glazing Adhesives	100
Single-Ply Roof Membrane Adhesives	250
Other Adhesive not specifically listed	50
SPECIALTY APPLICATIONS	
PVC Welding	510
CPVC Welding	490
ABS Welding	325
Plastic Cement Welding	250
Adhesive Primer for Plastic	550
Contact Adhesive	80
Special Purpose Contact Adhesive	250
Structural Wood Member Adhesive	140
Top and Trim Adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to Metal	50
Plastic Foams	50
Porous Material (except wood)	50
Wood	30
Fiberglass	80

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

Table 4.504.3 VOC Content Limits For Architectural Coatings ^{1,3} (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	G/L
Flat coatings	50
Nonflat coatings	100
Nonflat - high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry log coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesium cement coatings	450
Multicoat coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers, and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1.) Manufacturer's product specification. 2.) Field verification of on-site product containers.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/ELHB/IAQ/Pages/VOC.aspx>.

4.504.4 Resilient flooring systems. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/ELHB/IAQ/Pages/VOC.aspx>.

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

Table 4.504.5 Formaldehyde Limits ¹ Maximum Formaldehyde Emissions in Parts per Million	
PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code , Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1.) A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2.) Other equivalent methods approved by the enforcing agency. 3.) A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1.) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.2.) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1.) Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2.) Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a.) Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b.)A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). **Notes:** 1.) For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 2.) Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1.)The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2.)Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.3.)Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (Residential Equipment Selection) or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

702.1 Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems, including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include, but are not limited to the following: 1.) State certified apprenticeship programs. 2.) Public utility training programs. 3.) Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4.) Programs sponsored by manufacturing organizations. 5.) Other programs acceptable to the enforcing agency.

702.2 Special inspection. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or the duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualification acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector. 1.) Certification by a national or regional green building program or standard publisher. 2) Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3) Successful completion of a third party apprentice training program in the appropriate trade. 4.) Other programs acceptable to the enforcing agency.

703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.



PROJECT: 1053 Echo Drive, Los Altos, CA 94024
APN: 189-46-020

SHEET NO.

CG

2022 RESIDENTIAL CALGREEN NOTES



CALGREEN SIGNATURE DECLARATIONS

Project Name: Liu Residence
Project Address: 1053 Echo Drive Los Altos
Project Description: New 2-Story Single Family Home + attached ADU

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – “Design Verification” and **SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.**

The design professional responsible for compliance with Cal Green Standards has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the **2022 California Green Building Standards Code** as adopted by the City of Los Altos.

Design Professional's Signature: Mike Ma
Date: 11/13/24

Design Professional's Name (Please Print): Mike Ma

Signature of Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group: Richard Yang
Date: 11/12/2024

Name of Green Point Rater/Inspector (Please Print): Richard Yang
Phone No.: (408) 677-6588

Email Address: richard@jbrcyllc.com
License No.: GPR2009-301, ICC8786778

SECTION 2 – IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department **PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION.**

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the **2022 California Green Building Standards Code** as adopted by the City of Los Altos.

Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group: _____
Date: _____

Name of Green Point Rater/Inspector (Please Print): _____
Phone No.: _____

Email address: _____
License No.: _____

Environmental Quality		
Fireplaces		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	N/A	
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	✓	
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	✓	
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	✓	
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MlR limits for ROC and other toxic compounds.	N/A	
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	✓	
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	✓	
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	✓	
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	✓	
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	✓	
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	✓	
Indoor Air Quality and Exhaust		
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside of the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤50 percent to a maximum of 80 percent	✓	

Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	✓	
Installer and Special Inspector Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	✓	
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	✓	
Verifications		
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	✓	

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
2. Required prerequisite for this Tier.
3. These measures are currently required elsewhere in statute or in regulation



2022 CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST Version 1_12_2023
DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION
VERONICA TINOCO, BUILDING OFFICIAL
BLDPERMIT@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2022 Cal Green Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing, and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of Cal Green.

Project Name: Liu Residence

Project Address: 1053 Echo Drive Los Altos

Project Description: New 2-Story Single Family Home + attached ADU

Instructions (for projects of 300 sq. ft. or more):

- The owner or owner's agent shall employ a licensed qualified green-point rater (www.builditgreen.org) experienced with the 2022 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
- The green-point rater, in collaboration with the design professional shall review **Column 2** of this checklist, and initial all applicable measures, sign and date **Section 1 – Design Verification** at the end of this checklist, this form shall be incorporated into the plans.
PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT, the Green-Point Rater shall complete Column 3 and sign and Date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2	COLUMN 3
	Project Requirements Rater to initial applicable measures prior to submitting form.	Verification Rater to verify during construction as applicable to project
Planning and Design		
Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction	✓	
4.106.3 Construction plans shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings.	✓	
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1 or 4.106.4.2	✓	

Energy Efficiency		
General		
4.201.1 Building meets or exceeds the requirements of the <i>California Building Energy Efficiency Standards</i> .	✓	
Water Efficiency and Conservation		
Indoor Water Use		
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	✓	
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the <i>California Plumbing Code</i> and shall meet the applicable referenced standards.	✓	
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	N/A	
Outdoor Water Use		
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.	✓	
Material Conservation and Resource Efficiency		
Enhanced Durability and Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	✓	
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4	✓	
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	✓	
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions.	N/A	



REVISIONS

LIU RESIDENCE
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

1053 ECHO DRIVE
LOS ALTOS, CA 94024
APN: 189-46-020

DATE 03/17/25

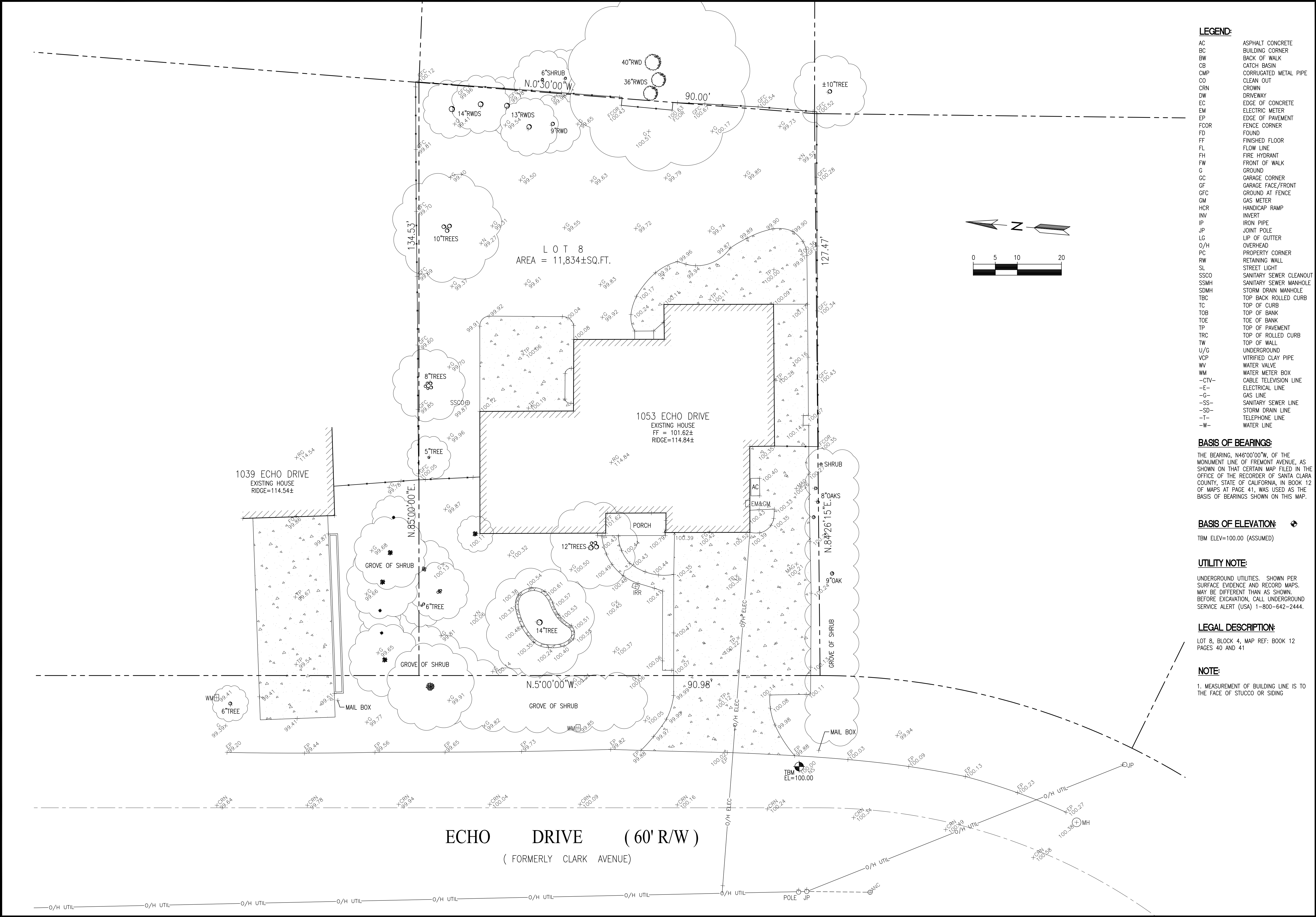
CHECKED

DRAWN MM

JOB NO.

2022 CALGREEN
MANDATORY
CHECKLIST

CG.1



WU
RESIDENCE

1053 ECHO DRIVE
LOS ALTOS, CA
APN: 189-46-020

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED		
No.	Description	Date

DATE:	JUNE 12, 2024
SCALE:	1"=10'
DRAWN:	BG
JOB:	10078

SHEET TITLE:

TOPOGRAPHIC
SURVEY

SHEET NO.

C.0

WU
RESIDENCE1053 ECHO DRIVE
LOS ALTOS, CA
APN: 189-46-020**W E C**
& ASSOCIATES**WEC** 2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: NOV 5, 2024
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING &
DRAINAGE
PLAN

SHEET NO.

C.1

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.
2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% ACROSS VEGETATED OR DIRT AREA AND 2% ACROSS HARDSCAPED AREA, AWAY FROM THE BUILDING PERIMETER. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
3. UNLESS SHOWN ON THE PLAN OTHERWISE, HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.
4. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK IN THE PUBLIC RIGHT OF WAY IN THE CITY OF LOS ALTOS. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.
5. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

GENERAL NOTES

5

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GM	GAS METER
AD	AREA DRAIN	GR	GRATE ELEVATION
BW	BOTTOM OF WALL	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CIP	CAST IRON PIPE	JT	JOINT TRENCH
CL	CENTER LINE	JP	JOINT POLE
CONC	CONCRETE	LD	LANDSCAPE DRAIN
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	RIM	RIM ELEVATION
DS	DOWNSPOUT	S	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN LINE
(E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADING	SDFM	STORM DRAIN FORCED MAIN
EM	ELECTRICAL METER	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FF	FINISH FLOOR ELEVATION	TW	TOP OF WALL ELEVATION
FG	FINISHED GROUND ELEV.	TYP	TYPICAL
FP	FINISHED PAVEMENT	W	DOMESTIC WATER LINE
FS	FINISH SURFACE ELEV	WM	WATER METER

ABBREVIATION

4

—SS—	SANITARY SEWER	—SL—	STREET LIGHT
—E—	ELECTRIC	—IRR—	IRRIGATION
—TV—	TV/CABLE TV	—X—	FENCE
—FS—	FIRE SERVICE	—JT—	JOINT TRENCH
—W—	DOMESTIC WATER	—O/H—	OVERHEAD WIRES
—T—	TELEPHONE	× 16.07	(E) SPOT ELEVATION
—G—	NATURAL GAS	× 16.07	(N) SPOT ELEVATION
—FM—	FORCE MAIN		
DS	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG.		
DS	DOWNSPOUT		

LEGEND

3

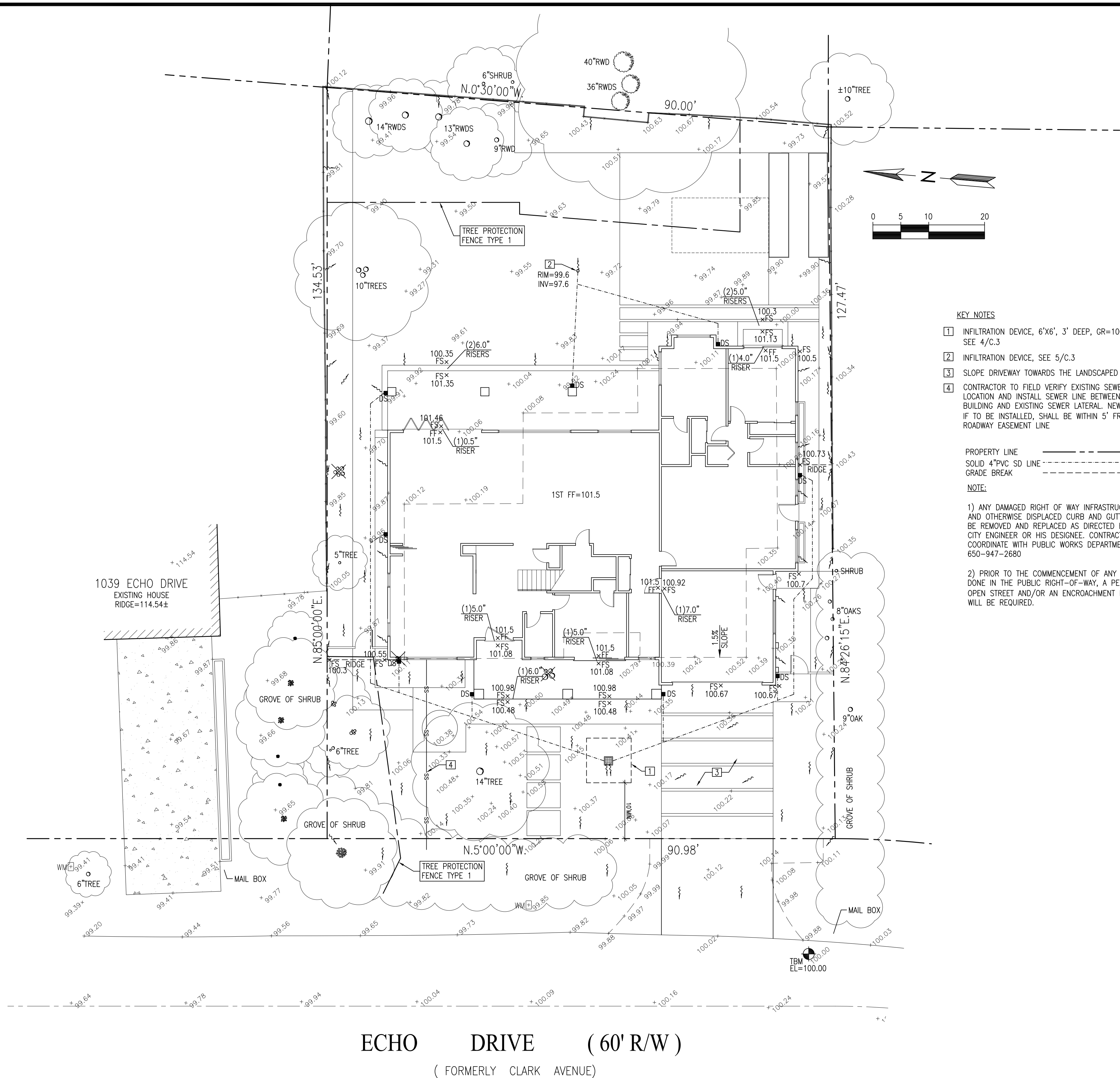
EARTHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	20 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	210 C.Y.
FILL	25 C.Y.
BALANCE	205 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST.

2



KEY NOTES

- 1 INFILTRATION DEVICE, 6'x6', 3' DEEP, GR=100.3 SEE 4/C.3
- 2 INFILTRATION DEVICE, SEE 5/C.3
- 3 SLOPE DRIVEWAY TOWARDS THE LANDSCAPED AREA
- 4 CONTRACTOR TO FIELD VERIFY EXISTING SEWER LINE LOCATION AND INSTALL SEWER LINE BETWEEN BUILDING AND EXISTING SEWER LATERAL. NEW SSCO, IF TO BE INSTALLED, SHALL BE WITHIN 5' FROM ROADWAY EASEMENT LINE

PROPERTY LINE ———
SOLID 4" PVC SD LINE ———
GRADE BREAK - - - - -

NOTE:

1) ANY DAMAGED RIGHT OF WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT 650-947-2680

2) PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

GRADING AND DRAINAGE PLAN SCALE: 1"=10'

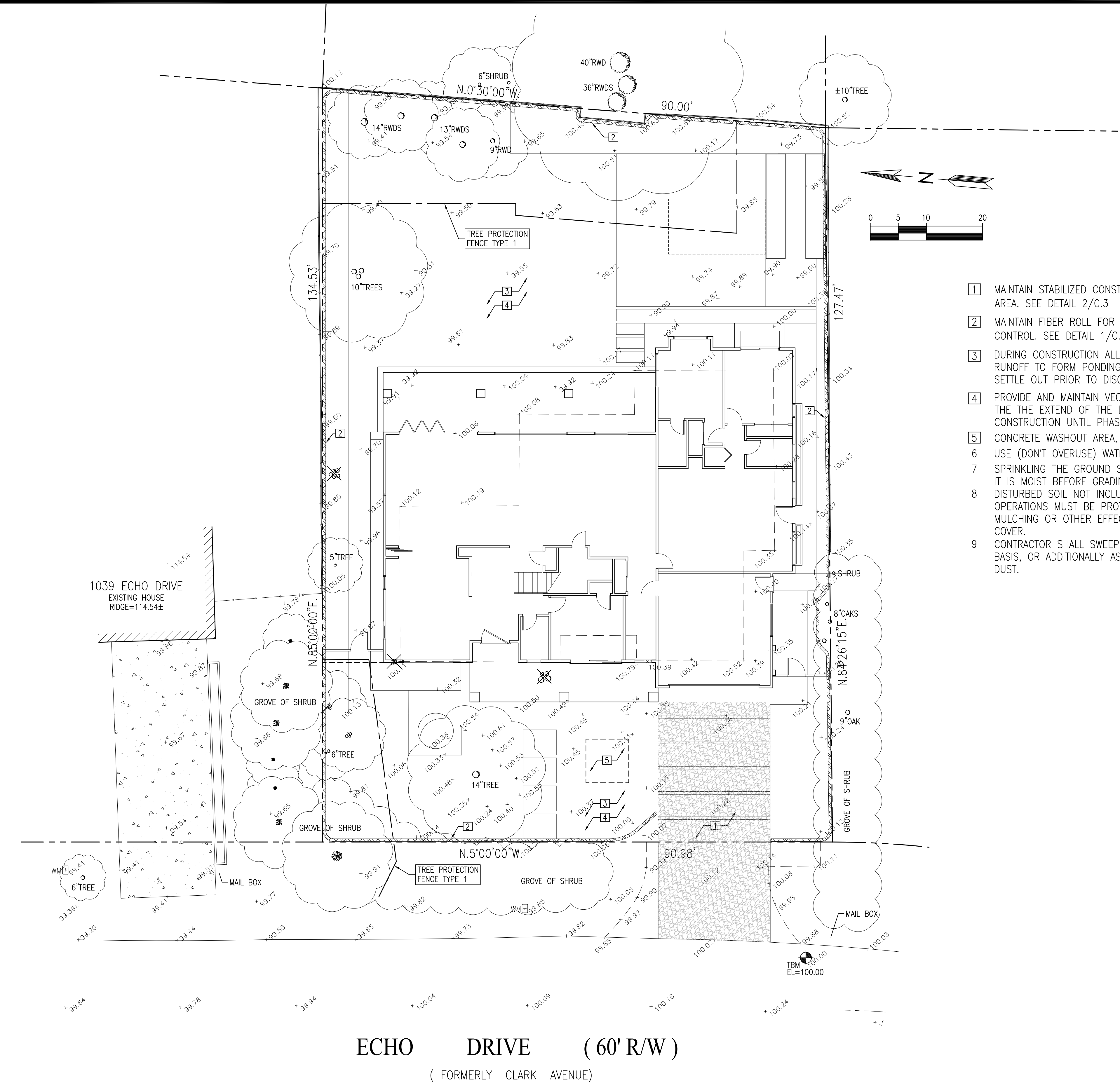
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EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.
7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES

2



- 1 MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3
- 2 MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3
- 3 DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE
- 4 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES
- 5 CONCRETE WASHOUT AREA, SEE DETAIL 3/C.3
- 6 USE (DON'T OVERUSE) WATER FOR DUST CONTROL.
- 7 SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.
- 8 DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
- 9 CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.

WU
RESIDENCE

1053 ECHO DRIVE
LOS ALTOS, CA
APN: 189-46-020

W E C
& ASSOCIATES

WEC 2625 MIDDLEFIELD RD #658
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LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: NOV 5, 2024
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

EROSION
CONTROL
PLAN

SHEET NO.

C.2

EROSION CONTROL PLAN SCALE: 1"=10'

1

WU
RESIDENCE

1053 ECHO DRIVE
LOS ALTOS, CA
APN: 189-46-020

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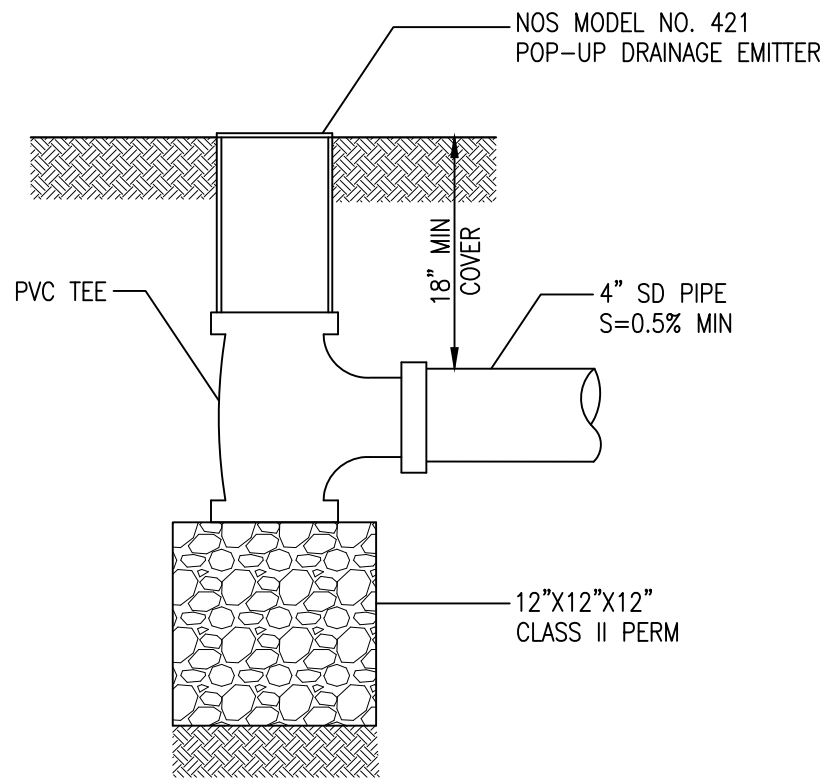
DATE: NOV 5, 2024
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SHEET TITLE:

DETAILS

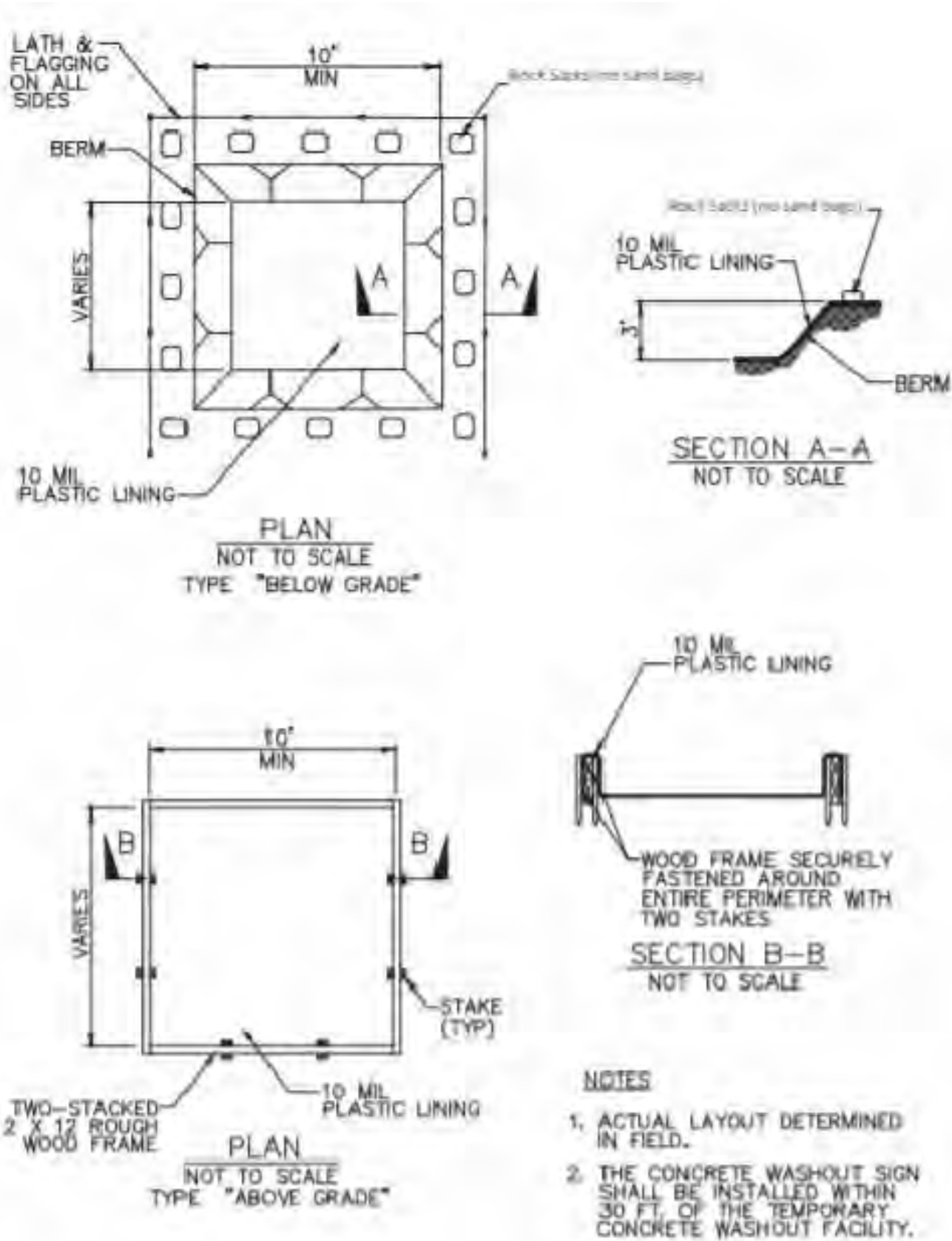
SHEET NO.

C.3



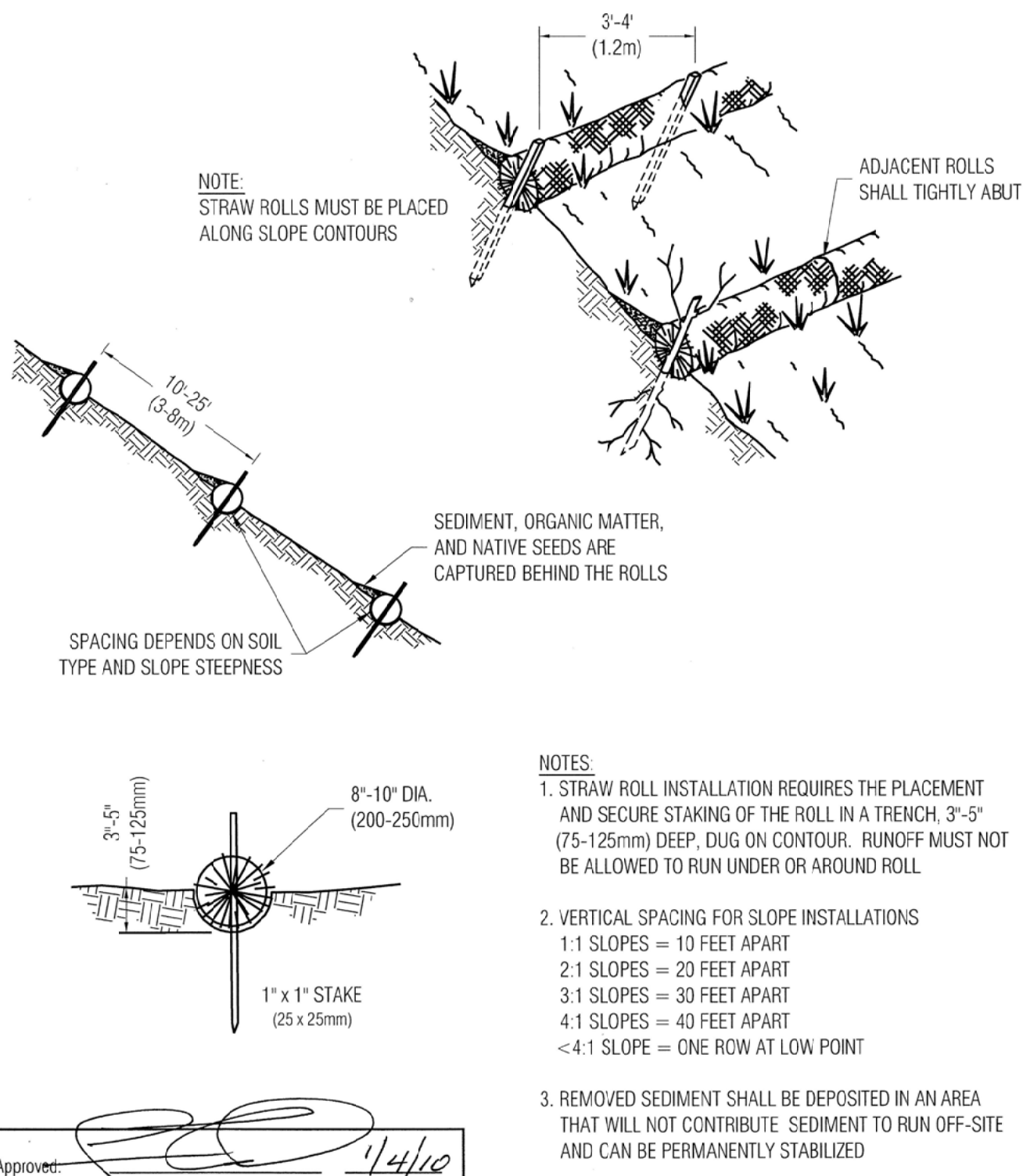
INFILTRATION DEVICE N.T.S.

5



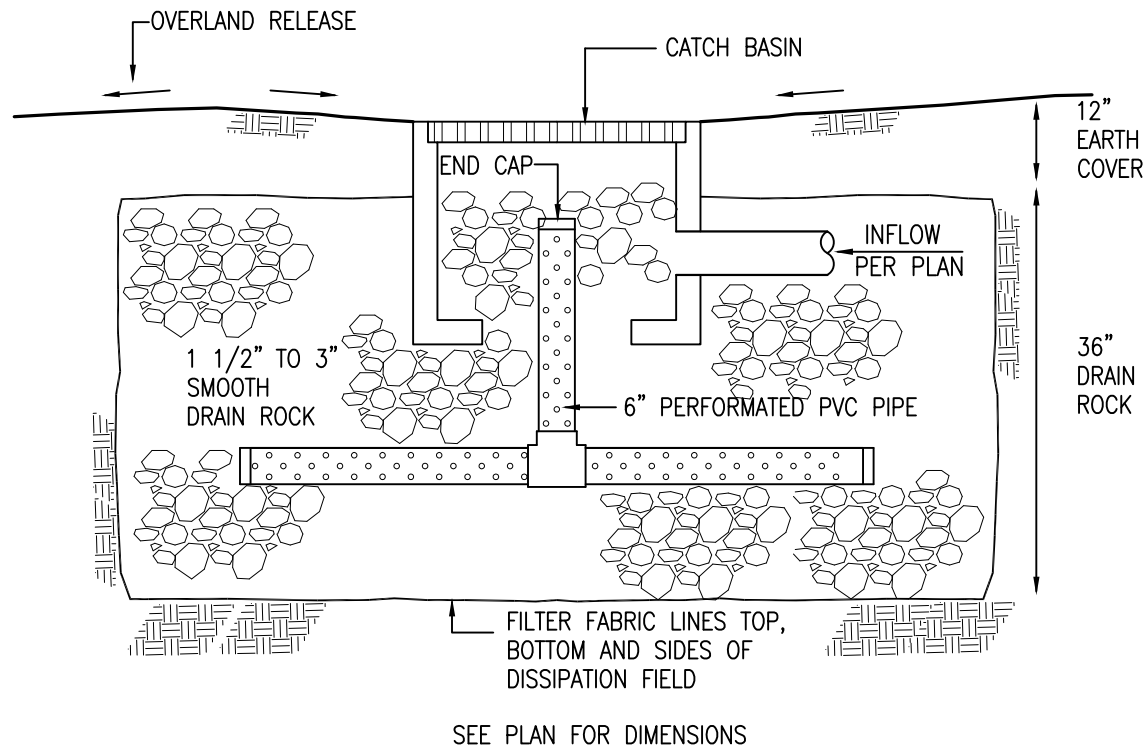
CONCRETE WASHOUT AREA

3



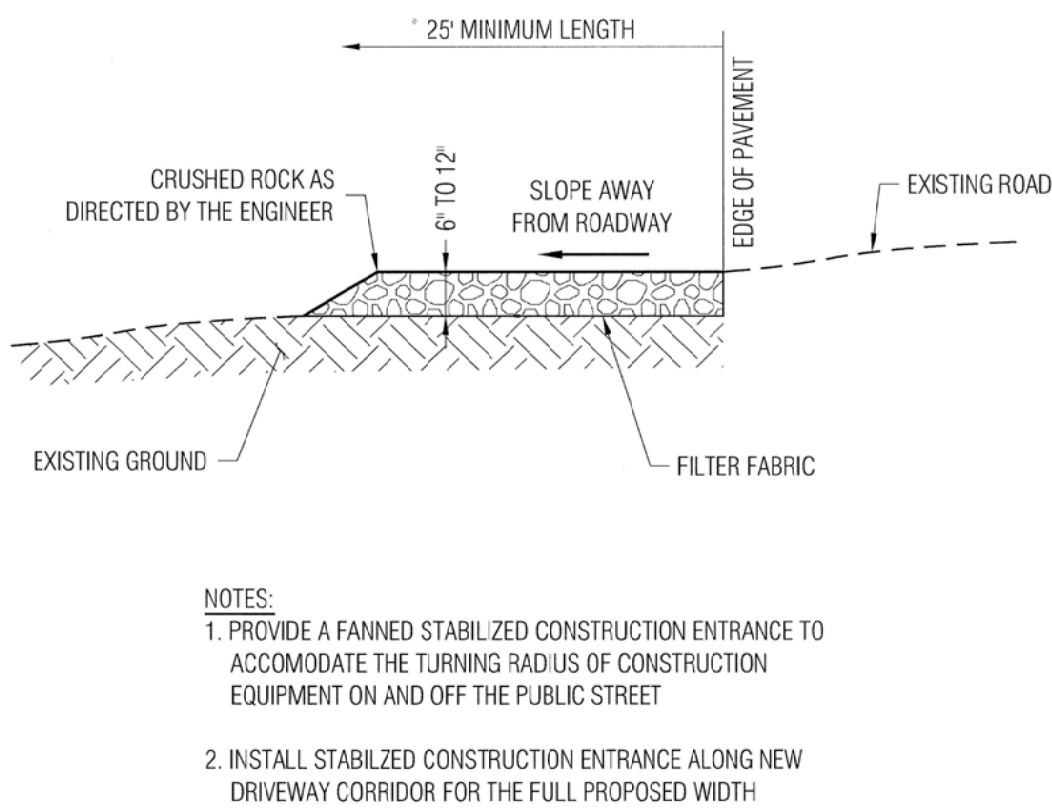
FIBER ROLL DETAIL

1



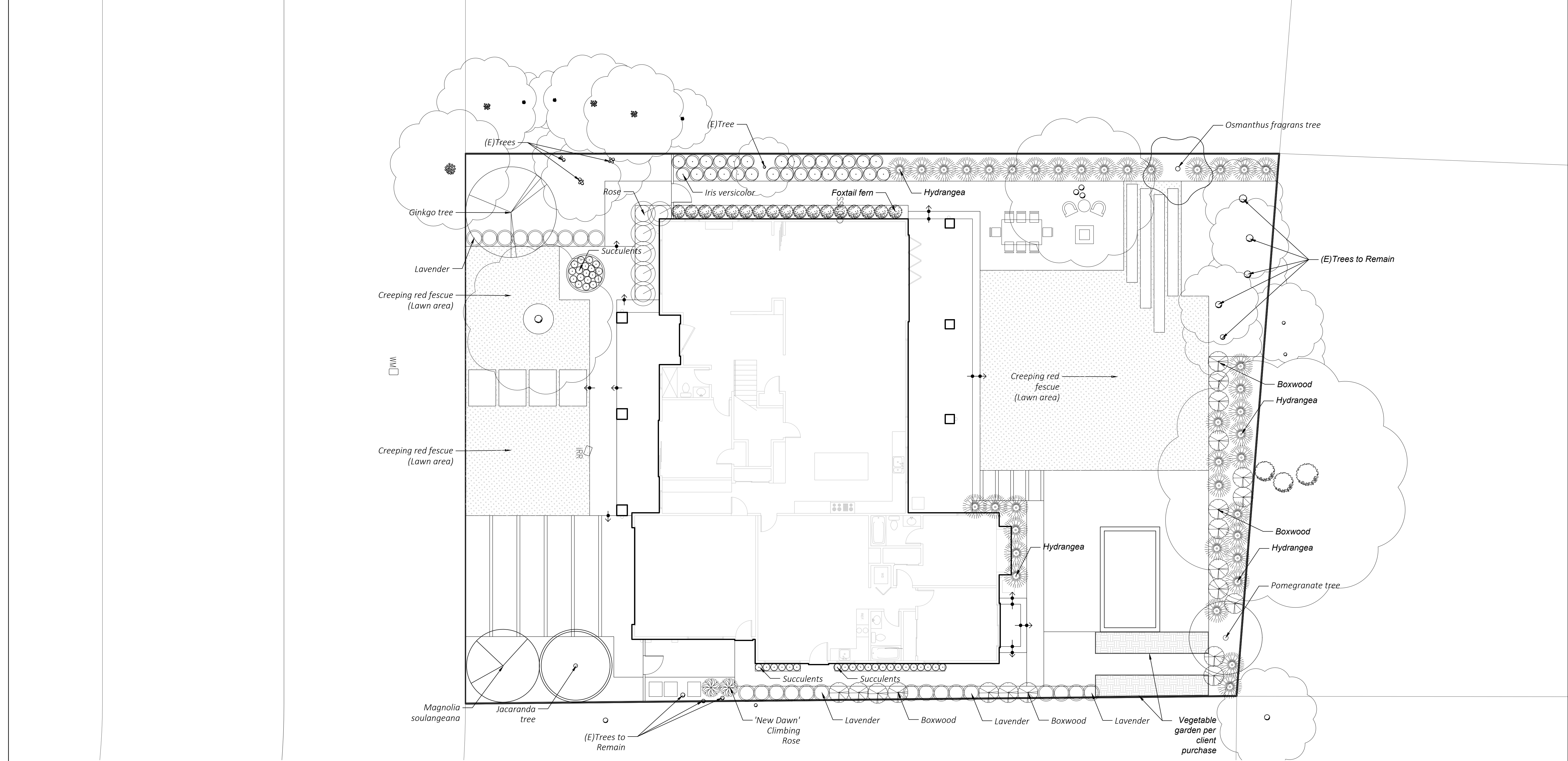
INFILTRATION DEVICE SCALE: N.T.S.

4



STABILIZED CONSTRUCTION ENTRANCE

2



PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.

2. ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.

4. PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.

5. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.

6. ALL NEW LAWN AREAS AND PLANTING BEDS TO RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. RIP SUBSOIL TO 8 INCH DEPTH PRIOR TO PLACING TOPSOIL. PLACE TOPSOIL IN 3 INCH MAXIMUM LIFTS AND ROTOTILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFACE.

7. ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD "PRE-PLANT PLUS 7-5-7" FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
8. EXCAVATE PLANTING PITS AS FOLLOWS:
TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH +12 INCHES, 6 INCH GROUNDCOVER BEDS: AS REQUIRED

9. LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL +3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE "PRE-PLANT PLUS 7-5-7" FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.

10. FOR PLANTING, PLACE "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER.
APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE;5 GALLON CAN, 1-2 CUPS PER HOLE;15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 2/3 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.

11. ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS FROM DRYING OUT.

12. FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
13. ALL TREES TO BE GUYED AND STAKED AS REQUIRED.

14. AFTER PLANTING, APPLY "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.

15. ALL PLANTING AREAS WITH GROUNDCOVER AND SHRUBS SHALL RECEIVE A 3 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.
- IRRIGATION PERFORMANCE NOTES

1. ALL PLANTS TO RECEIVE WATER CONSERVING DRIP EMITTERS AND TREE BUBBLERS FOR TREES. THERE ARE TO BE SUFFICIENT VALVES TO ACCOMMODATE THE DIFFERENT WATER REQUIREMENTS FOR PLANTS WITH DIFFERENT EXPOSURES AND PLANT TYPES.

2. DRIP SYSTEM TO BE INSTALLED WITH A PRESSURE-REDUCING DEVICE.

3. DRIP EMITTERS TO BE OF THE PRESSURE COMPENSATING TYPE.

4. ALL MAIN LINE PRESSURIZED PIPING SHALL BE SCHEDULE 40 PVC AND BURIED TO A DEPTH OF 12".

5. IRRIGATION SYSTEM SHALL BE COMPRISED OF AUTOMATICALLY CONTROLLED VALVES ON AN AUTOMATIC CONTROL SYSTEM. CONTROLLER TO BE A WATER CONSERVING E.T. CONTROLLER WITH RAIN SHUT OFF DEVICE: WEATHERTRAK MODEL # WTPLS-09 BY HYDROPOINT 800.362.8774
6. ALL EQUIPMENT REQUIRED SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.

7. PLACE VALVE BOXES IN DESCREET LOCATIONS, AWAY FROM PATIOS. FINAL LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

8. DOMESTIC WATER SUPPLY TO BE PROTECTED FROM THE IRRIGATION SYSTEM CONNECTION VIA A DOUBLE CHECK ANTI-SIPHON VALVE PER CITY AND STATE REQUIREMENTS.

9. FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES. FLUSH LATERAL LINES BEFORE INSTALLING DRIP VALVES. VISUALLY INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE BEFORE BACKFILLING.

10. LAWN WILL BE WATERED WITH SPRINKLERS. USE WATER SAVING MP ROTATOR SPRINKLERS.

Agenda Item 4.

LICENCED LANDSCAPE ARCHITECT

WING ZHANG LIU ARCHITECT

Signature

WING ZHANG LIU

09/19/2024

Reviewed Date

09/19/2024

Date

STATE OF CALIFORNIA

PROJECT:

WU&LIU RESIDENCE
1053 ECHO DRIVE
LOS ALTOS, CA 94024

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING TITLE:

PLANTING PLAN

PROJECT NO:

007

SCALE:

AS SHOWN

DRAWN BY:

JZ/YC

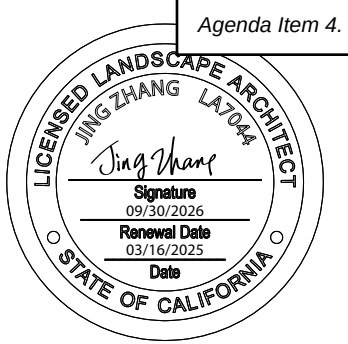
REVIEWED BY:

ISSUE DATE:

DRAWING NO:

L4.0

139



WU&LIU RESIDENCE
1053 ECHO DRIVE
LOS ALTOS, CA 94024

REVISIONS:

DATE	DESCRIPTION
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[illegible]

DRAWING TITLE

PLANTING LEGEND

PROJECT NO:
7

C A L E :
SHOWN

RAWN BY:
YG

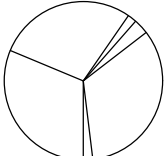
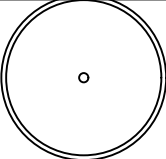
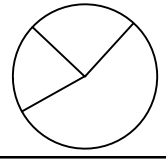
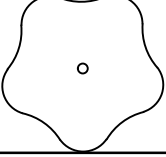
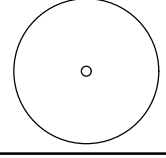
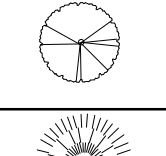
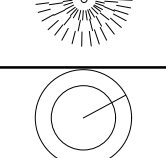
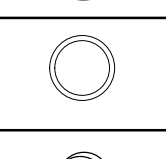
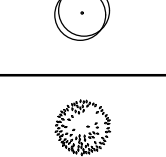
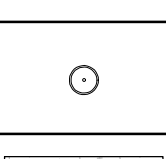
EVIEWED BY:

ISSUE DATE:

R A W I N G N

L4.1

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	WATER USE(based on WUCOLS IV)	COUNTS
TREE							
	Ginkgo biloba	Ginkgo	24" BOX	15-30 ft	15-40 ft	MODERATE	1
	Jacaranda mimosifolia	Jacaranda Tree	24" BOX	15-30 ft	20-30 ft	MODERATE	1
	Magnolia X soulangeana	Magnolia soulangeana	24" BOX	10-20 ft	10-15 ft	MODERATE	1
	Osmanthus fragrans	Sweet Osmanthus	24" BOX	10-15 ft	10-20 ft	MODERATE	1
	Punica granatum	Pomegranate tree	24" BOX	6-12 ft	8-12 ft	MODERATE	1
SHRUB AND GROUNDCOVER							
	Buxus 'Green Velvet'	Great Velvet Boxwood	5 GAL	2-4 ft	2-4 ft	LOW	20
	Hydrangea macrophylla 'Bailmer'	Reblooming Hydrangea	5 GAL	4-6 ft	3-4 ft	MODERATE	38
	Rosa floribunda 'St. Tropez'	St. Tropez Rose Tree	5 GAL	2-3 ft	4-5 ft	LOW	6
	Lavandula angustifolia	English lavender	1 GAL	1 ft	1 ft	LOW	24
	Iris versicolor L.	Large Blue Iris	1 GAL	1 ft	2 ft	LOW	29
	Asparagus aethiopicus	Foxtail Fern	1 GAL	2 ft	2 ft	LOW	17
	Echeveria 'Blue Setosa'	Blue Setosa	1 GAL	6 in	6 in	LOW	38
	Festuca rubra	Creeping red fescue	1 GAL	1-2 ft	1-2 ft	LOW	2,200 sf

PROJECT:

WU&LIU RESIDENCE
1053 ECHO DRIVE
LOS ALTOS, CA 94024

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING TITLE:

IRRIGATION
PLAN

PROJECT NO:
007

SCALE:
AS SHOWN

DRAWN BY:
JZ/YC

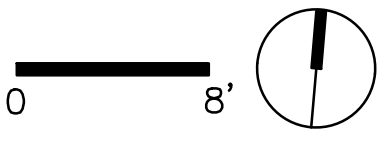
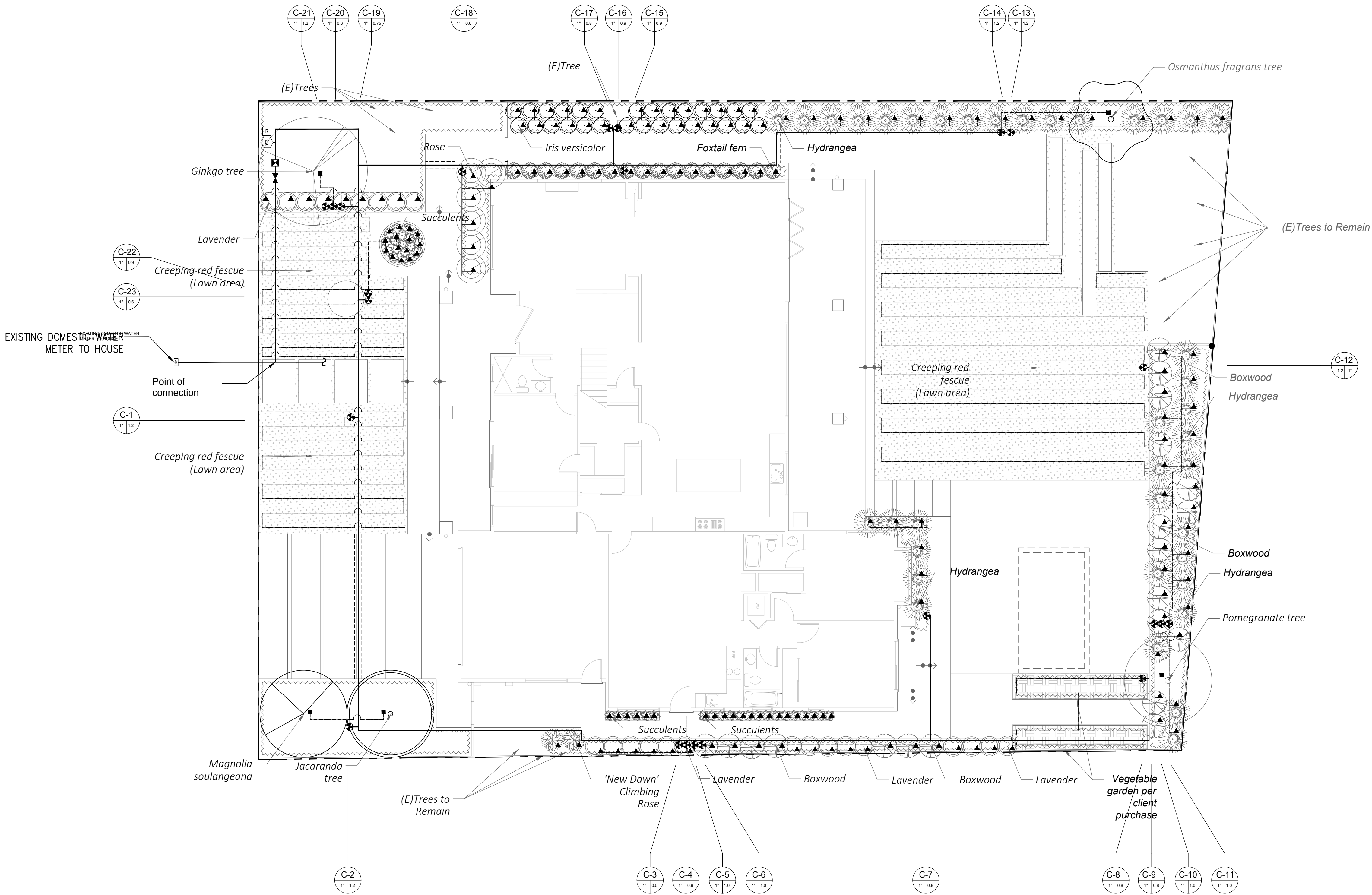
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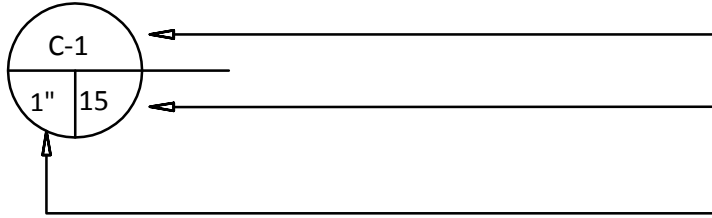
DRAWING NO.:

L5.0

141



IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING	DETAIL #
▲	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	40	4 GPH (.07 GPM)			L5.2/11
■	HEB-60	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	40	6 GPH (.1 GPM)			L5.2/10
NOT SHOWN	HE-10-B, HE-050-B	HUNTER SINGLE OUTLET EMITTER	40	1 GPH, 1/2 GPH			L5.2/17-18
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING					L5.2/19
●	ICV-AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS PVC BALL VALVE					L5.2/3
●	ICZ-101-LF-25 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (.5-5 GPM)					L5.2/4
●+	363LF	ARROWHEAD-CHAMPION LEAD-FREE NO-KINK HOSE BIB WITH INTEGRAL VACUUM BREAKER					L5.2/9
✂	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)					L5.2/8
✂	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER					L5.2/1
R	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR					L5.2/13
C	IC-600-PL ROAM-KIT	HUNTER I-CORE MODULAR CONTROLLER (6 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE					L5.2/2
			CONTROLLER AND STATION NUMBER				
			APPROXIMATE GALLONS PER MINUTE				
			REMOTE CONTROL VALVE SIZE				
			MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.				
			LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
			SUB-SURFACE DRIPLINE: ECO-MAT FLEECE-WRAPED DRIPLINE.				
			DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 6" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.				
			SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.				



PROJECT :
WU&LIU RESIDENCE
1053 ECHO DRIVE
LOS ALTOS, CA 94024

REVISONS :		
NO.	DATE	DESCRIPTION

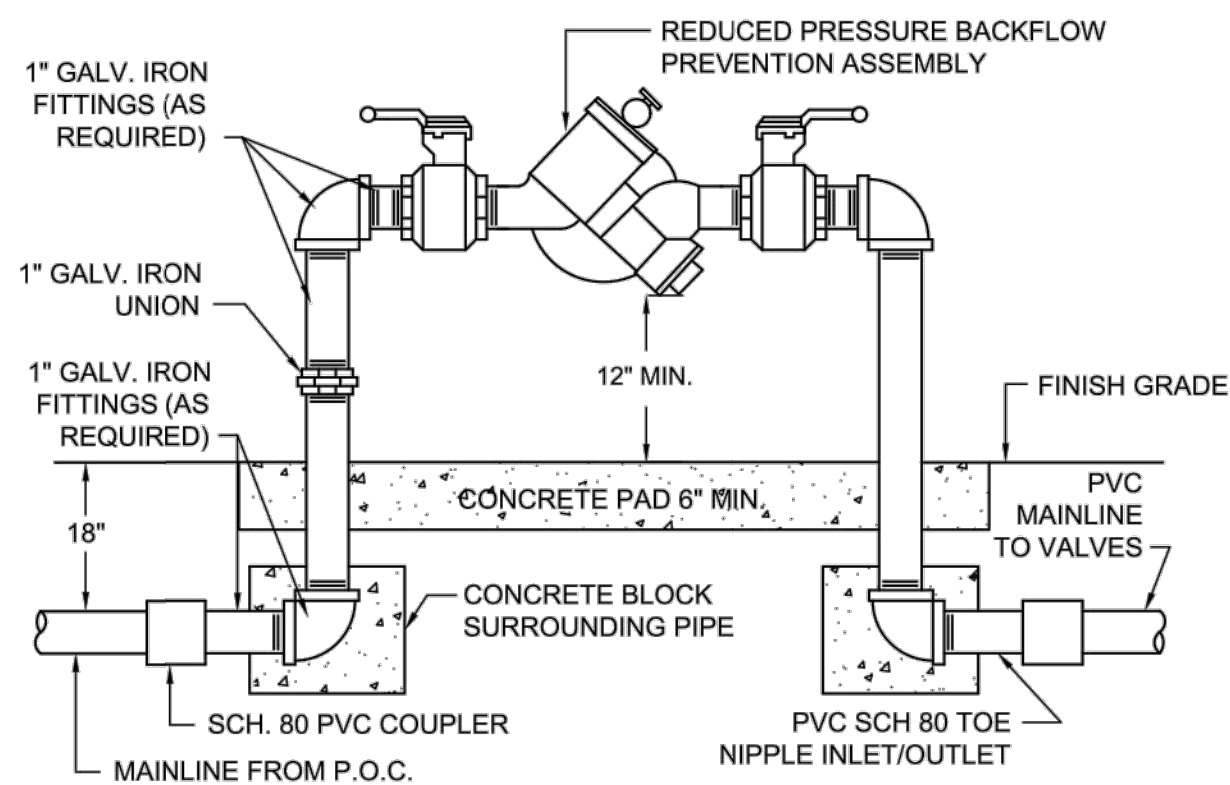
DRAWING TITLE:
IRRIGATION
NOTES AND
LEGEND

PROJECT NO :
007
SCALE :
AS SHOWN
DRAWN BY :
JZ/YC
REVIEWED BY :
ISSUE DATE :

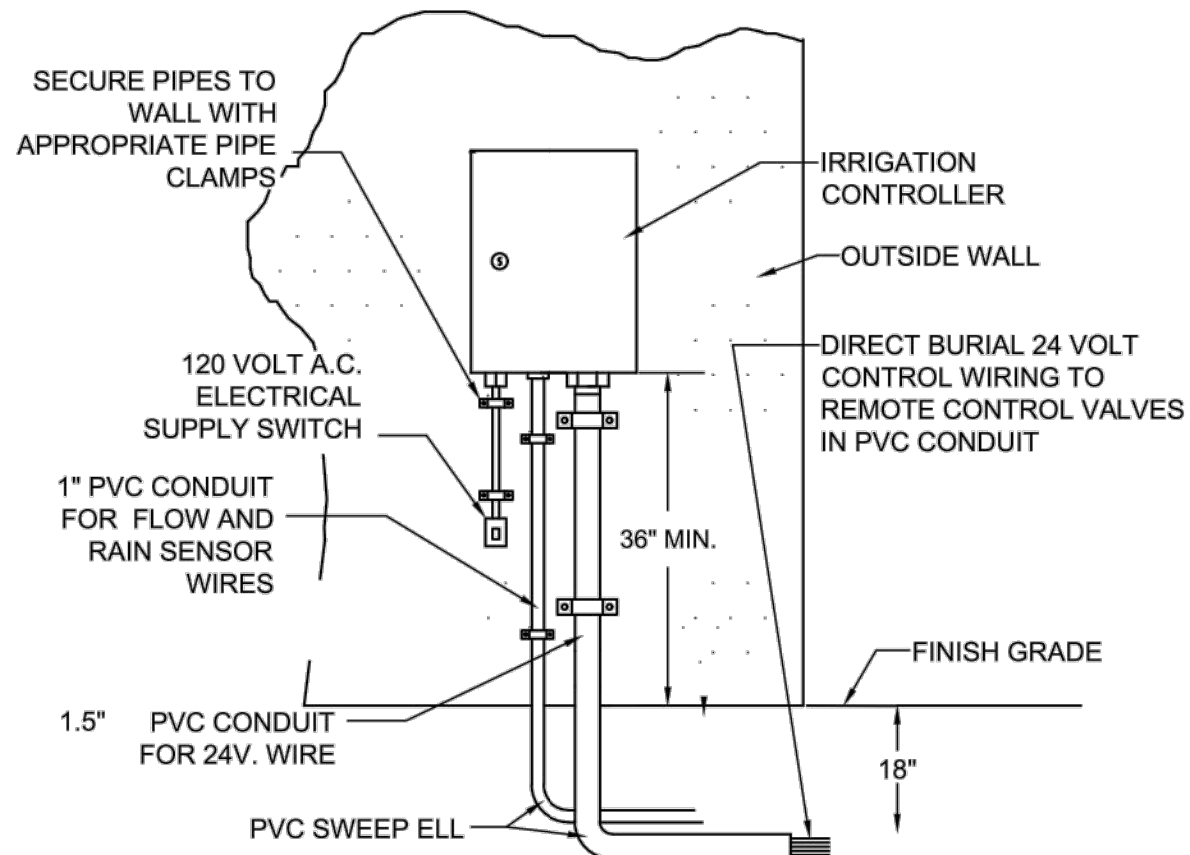
DRAWING NO :

L5.1

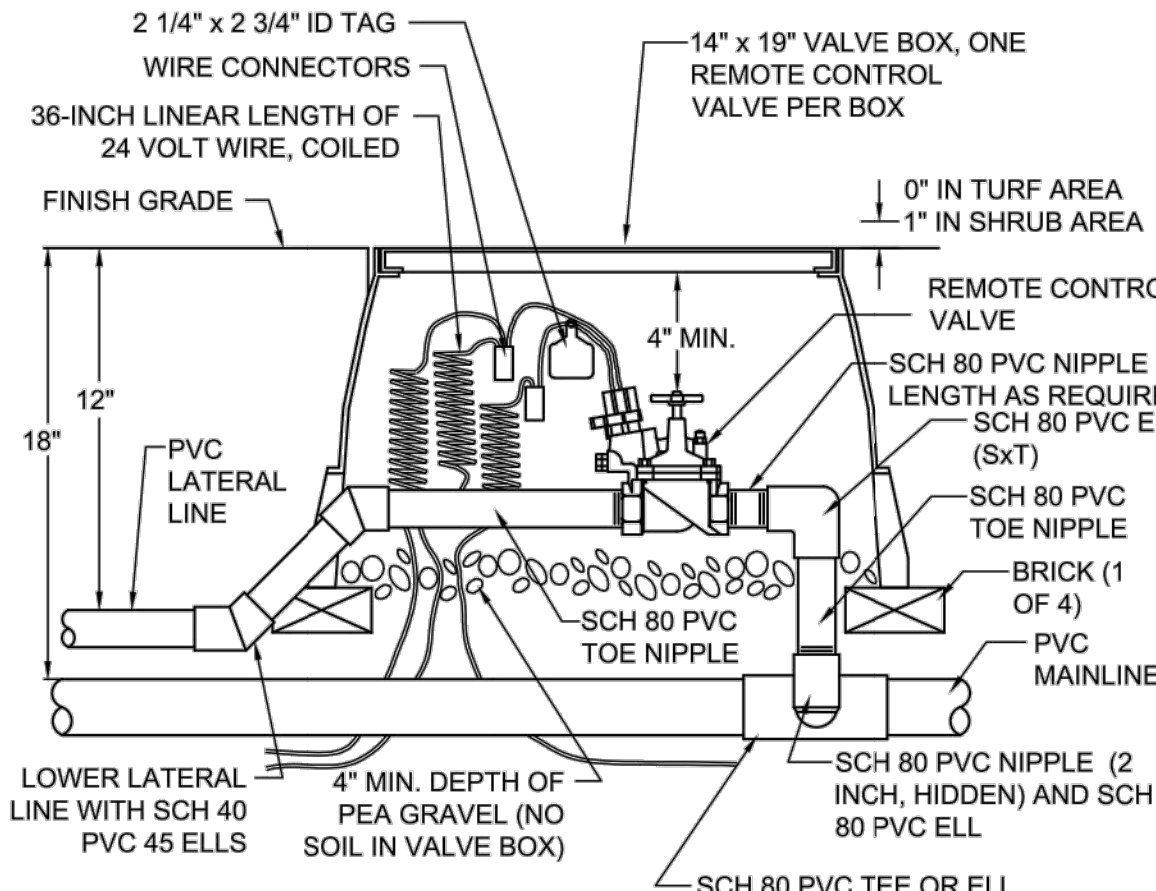
NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



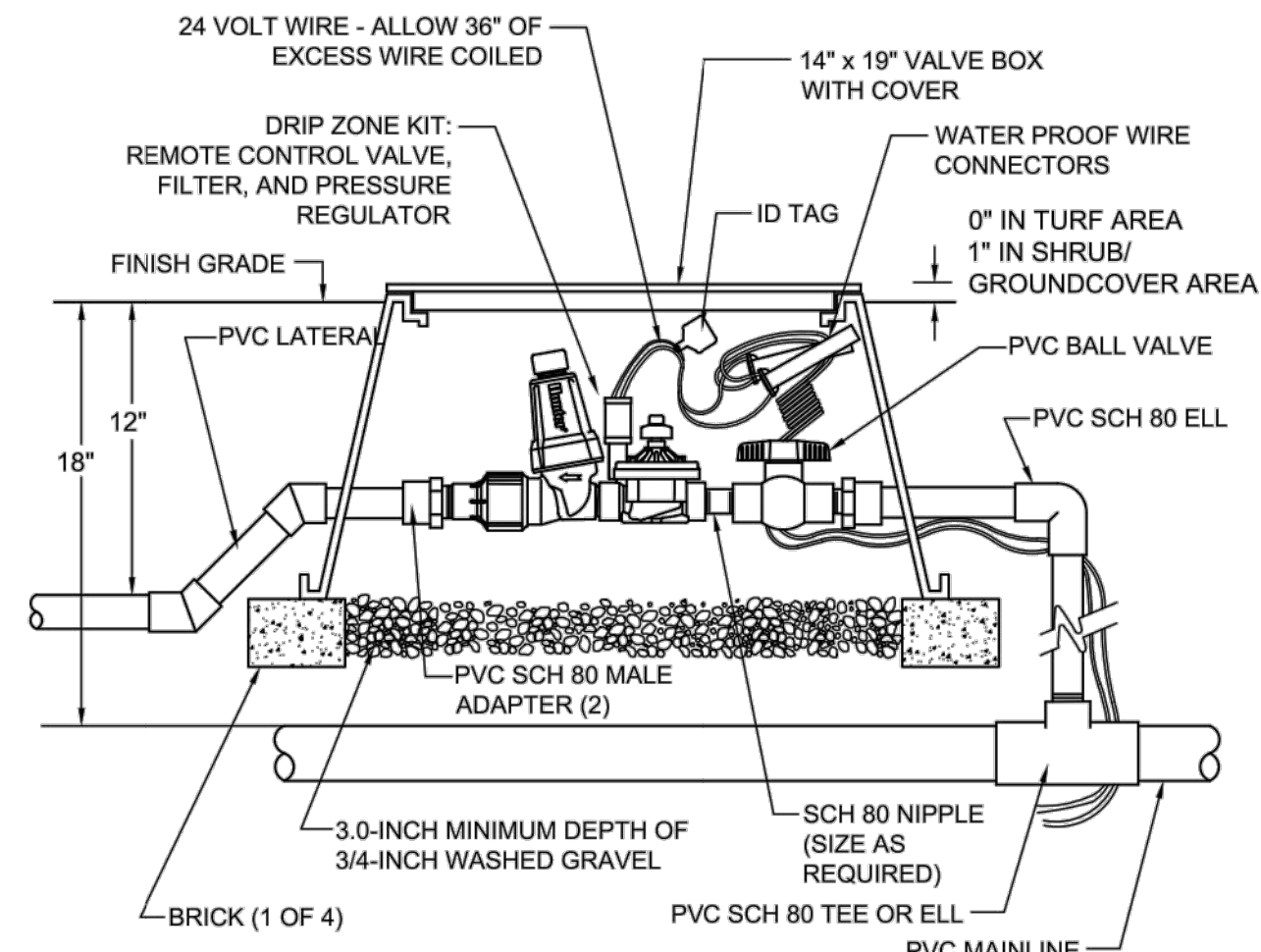
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



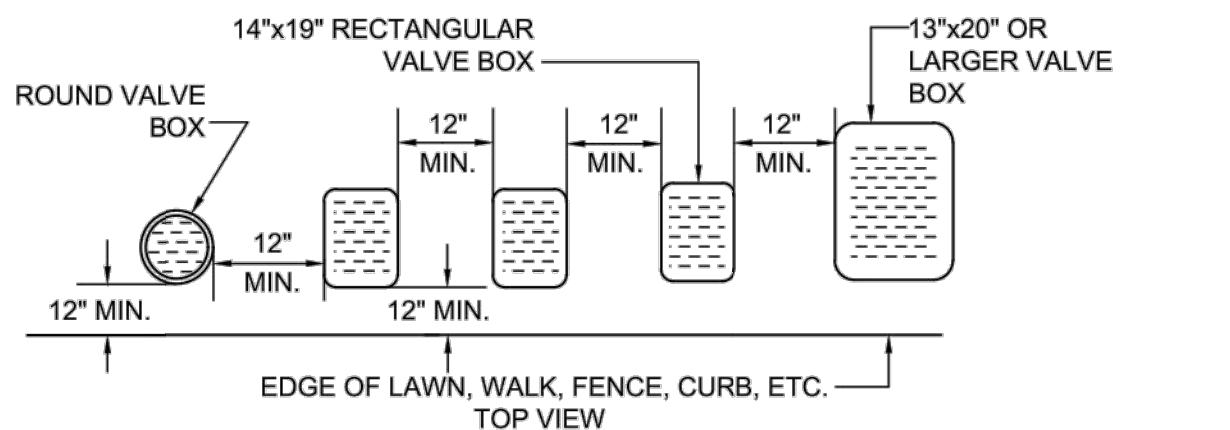
2 OUTSIDE WALL MOUNT CONTROLLER DETAIL
NOT TO SCALE



3 REMOTE CONTROL VALVE
NOT TO SCALE

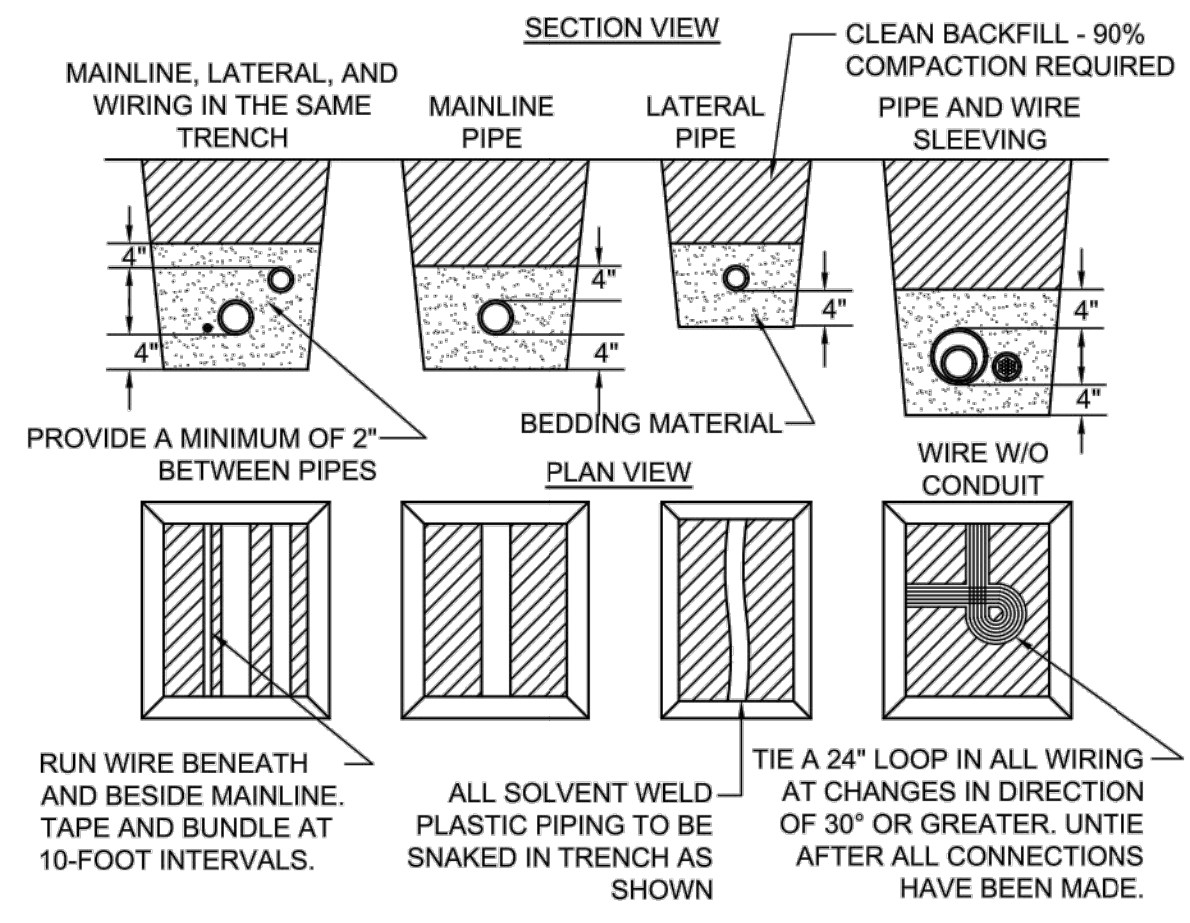


4 HUNTER DRIP ZONE KIT
NOT TO SCALE



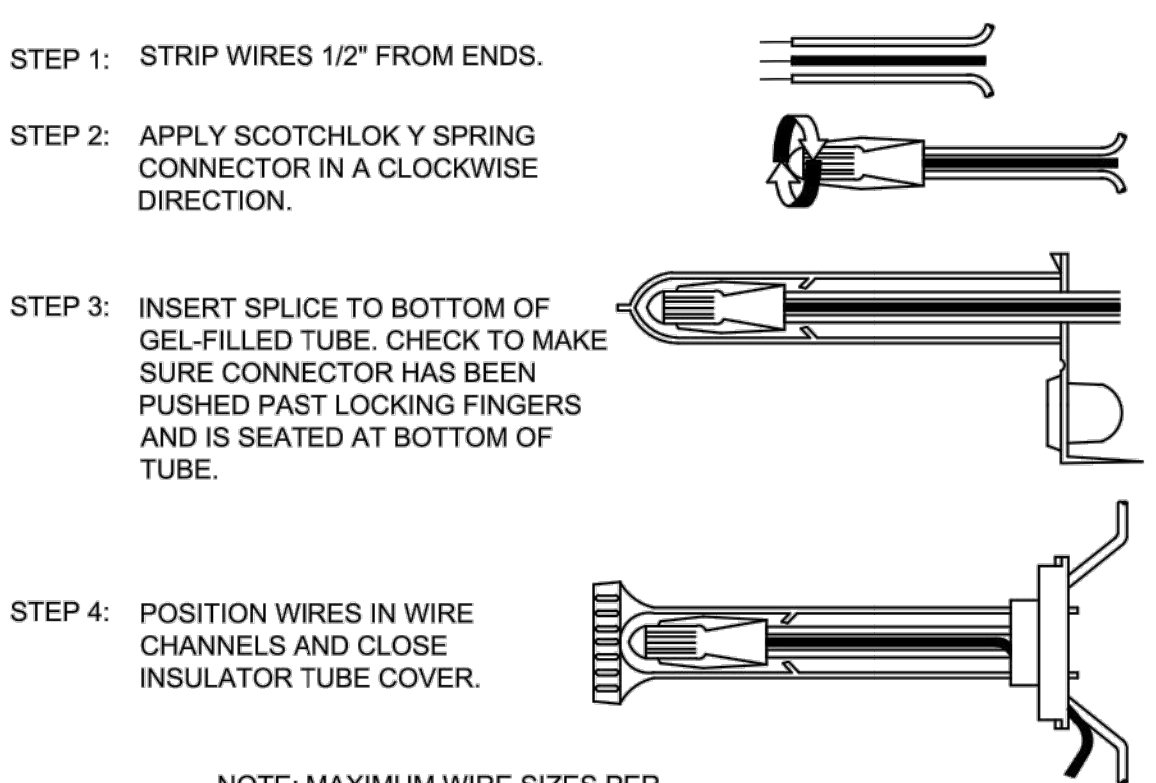
- NOTES:
- CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 - VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
 - VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.

5 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



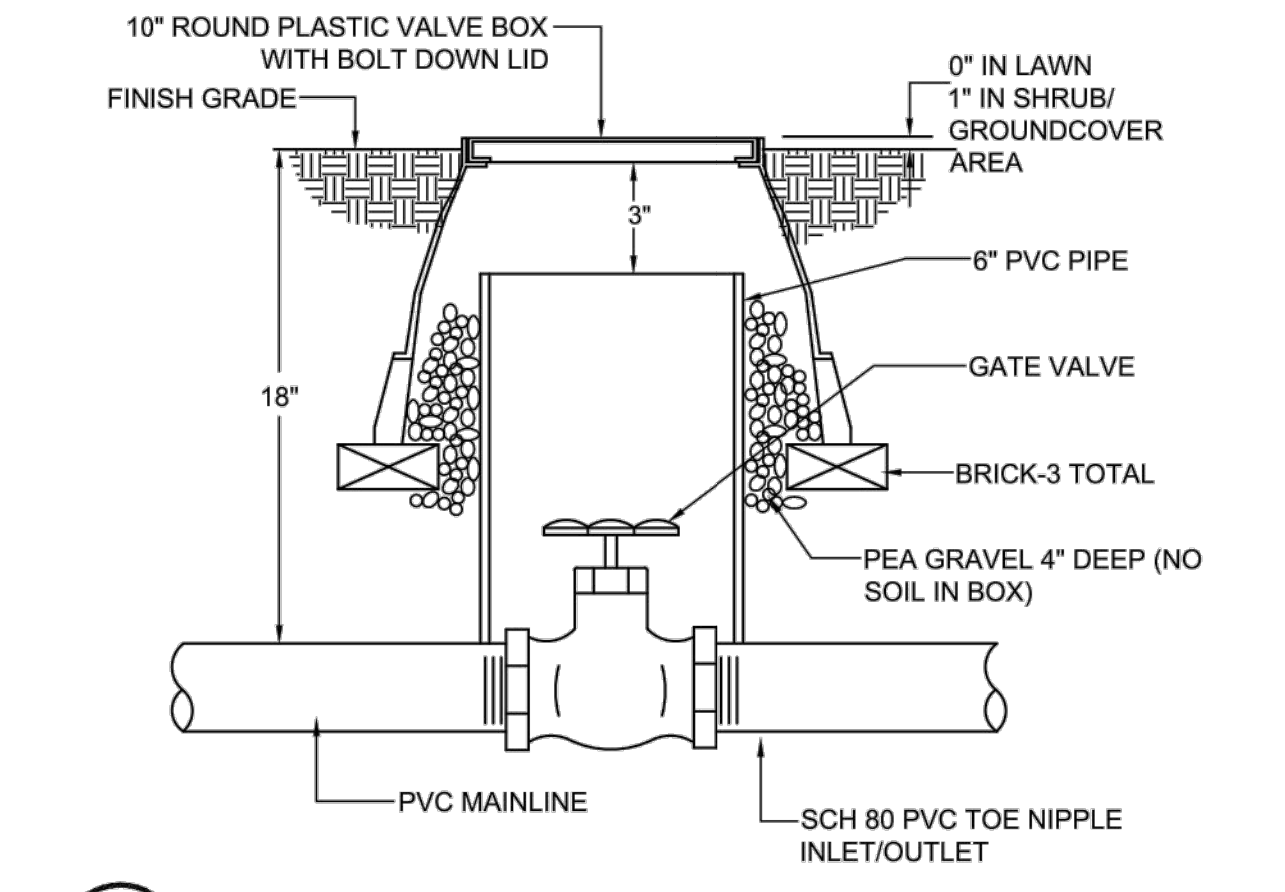
- NOTES:
- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 - FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

6 PIPE AND WIRE TRENCHING
NOT TO SCALE

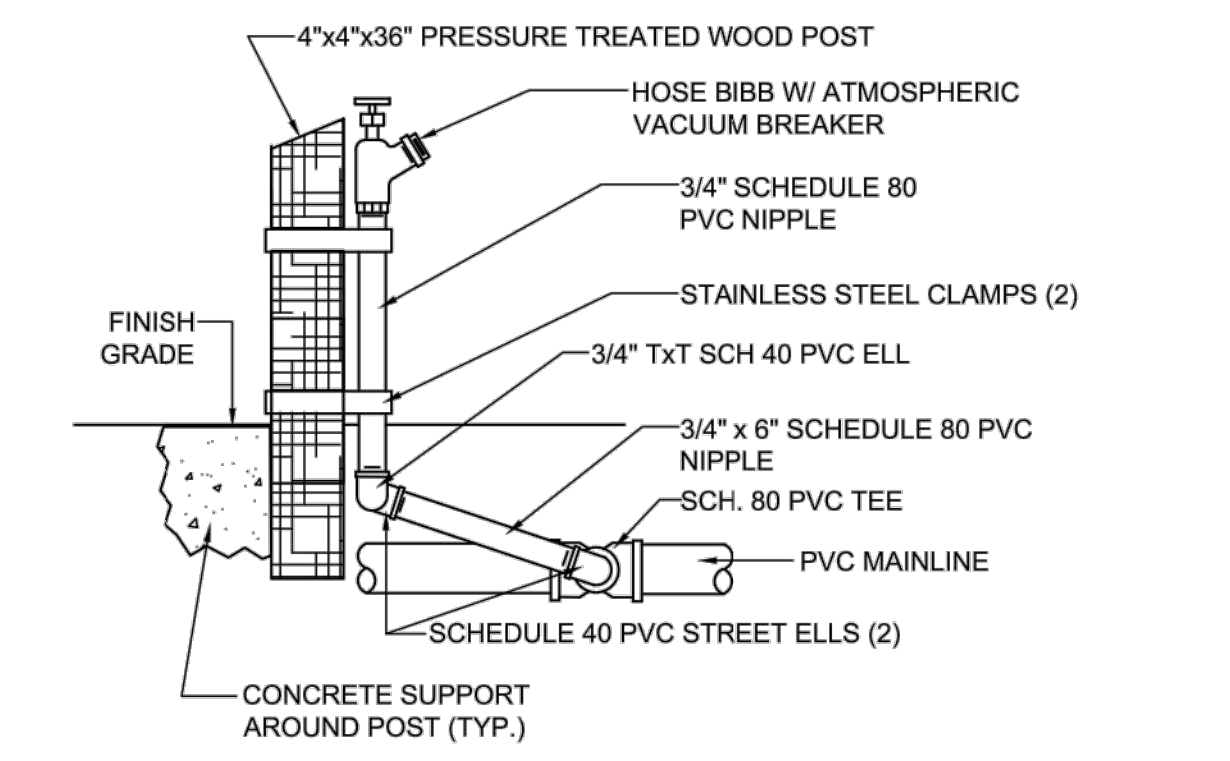


- NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE #14'S OR TWO #12'S.

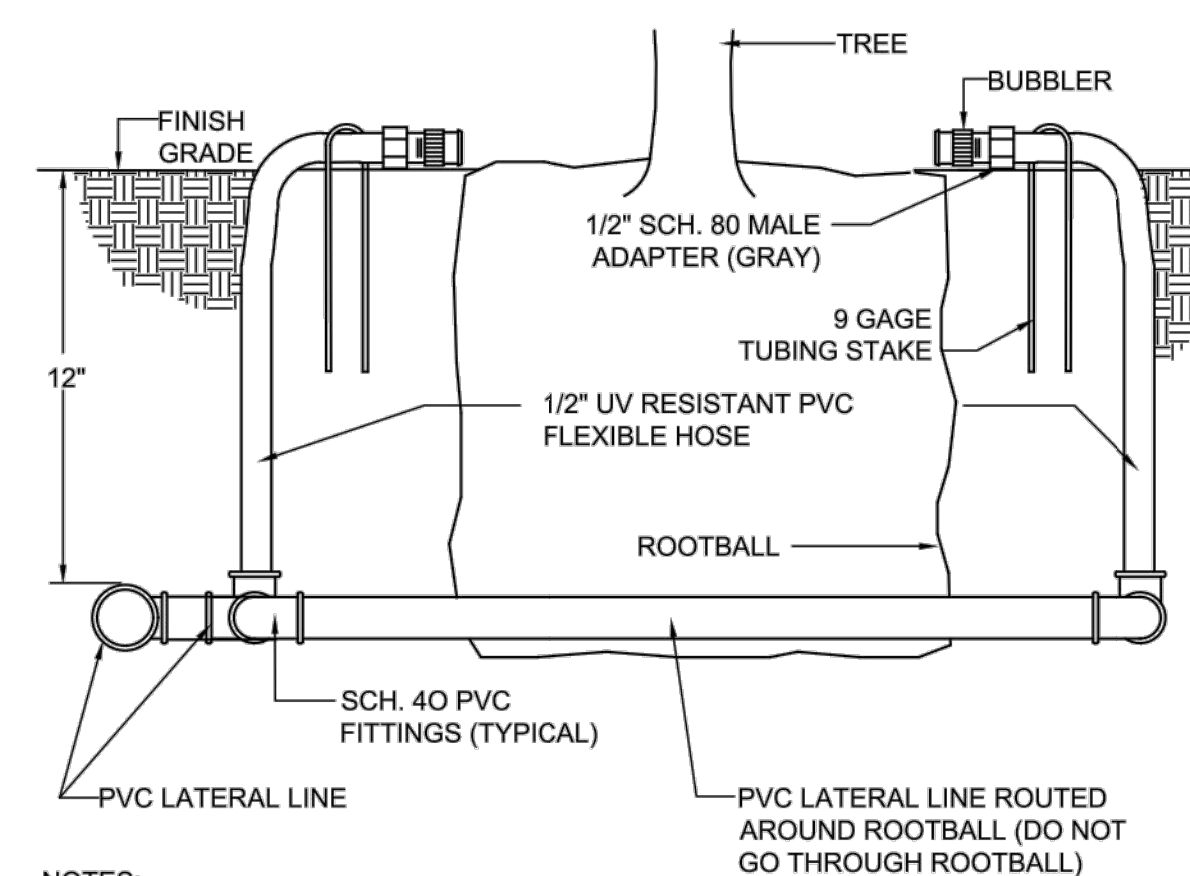
7 WIRE CONNECTION DETAIL
NOT TO SCALE



8 GATE VALVE DETAIL - 2" & SMALLER
NOT TO SCALE

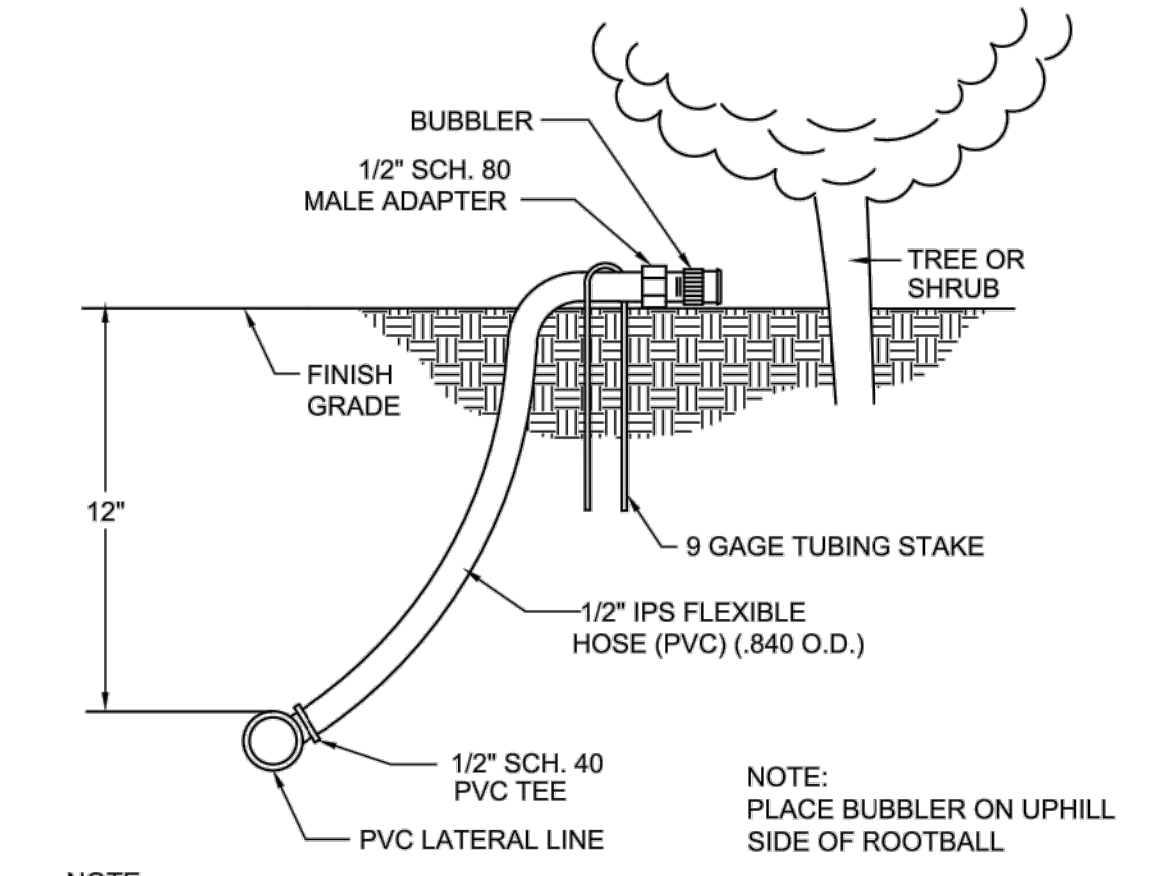


9 HOSE BIBB DETAIL
NOT TO SCALE



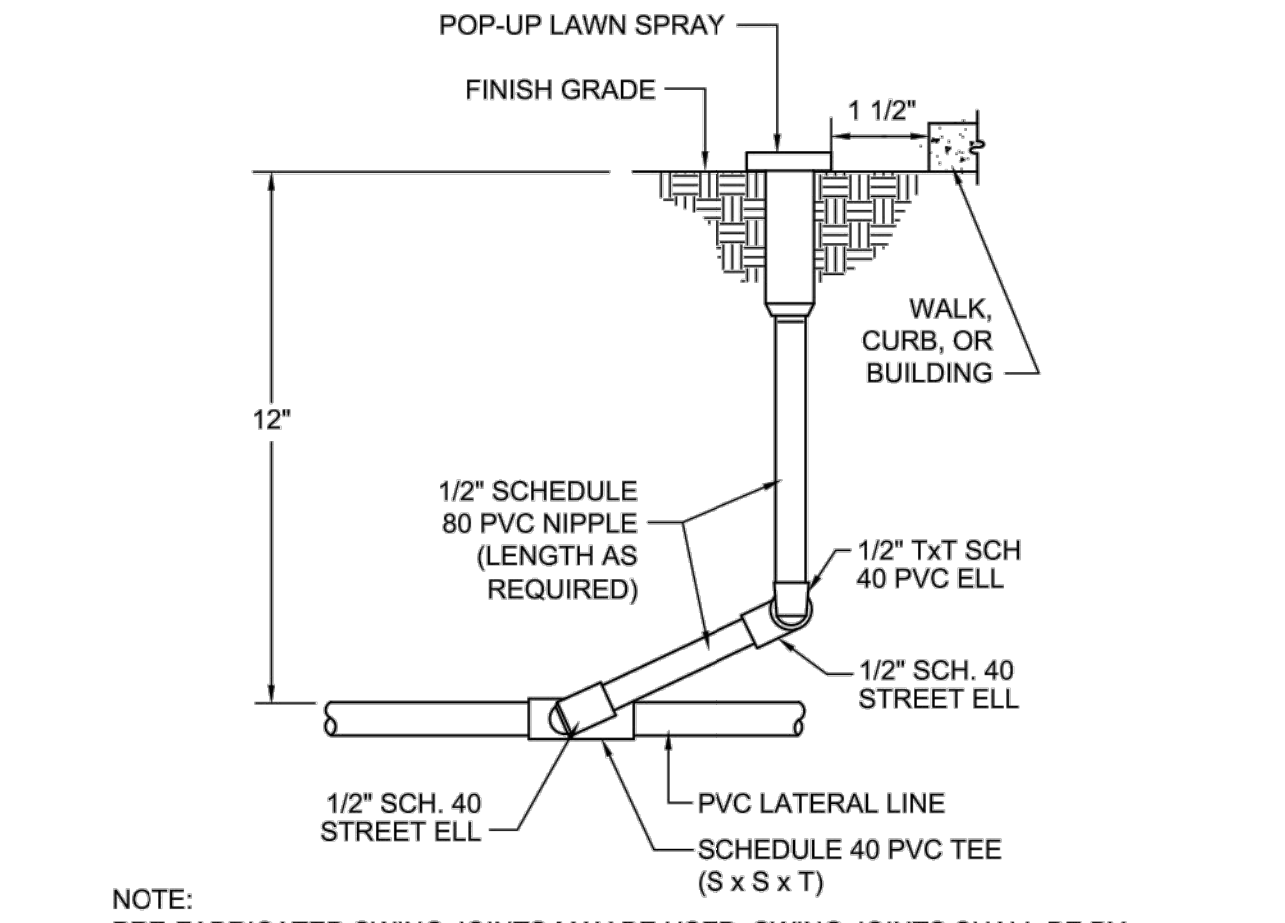
- NOTES:
- INSTALL BUBBLERS BETWEEN THE ROOT BALL AND THE NATIVE SOIL. WATER SHOULD NOT BE HITTING THE TRUNK OF THE TREE.
 - USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS.
 - NUMBER OF BUBBLERS PER TREE SIZE:
a. 15G - 24" BOX = 2 BUBBLERS
b. 36" - 48" BOX = 4 BUBBLERS
c. 60" - 72" BOX = 6 BUBBLERS

10 TREE BUBBLER DETAIL
NOT TO SCALE



- NOTE: 1. USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS.

11 BUBBLER ON FLEX HOSE DETAIL
NOT TO SCALE



- NOTE: PRE-FABRICATED SWING JOINTS MAY BE USED. SWING JOINTS SHALL BE BY LASCO, RAINBIRD, OR EQUAL

12 LAWN POP-UP INSTALLATION DETAIL
NOT TO SCALE

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING TITLE:

IRRIGATION

DETAILS

PROJECT NO:

007

SCALE:

AS SHOWN

DRAWN BY:

JZ/YC

REVIEWED BY:

ISSUE DATE:

DRAWING NO:

Angela Wu
1053 Echo Dr.,
Los Altos, CA 94024

Site: 1053 Echo Dr., Los Altos

Dear Angela,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is proposed for this property, prompting the need for this tree protection report.

Method:

A protected tree is any of the following:

A. Any tree that is thirty-eight (38) inches in circumference (12 inches in diameter) measured at forty-eight (48) inches (4-feet) above grade;

B. Any tree of a native species that is ten (10) inches in diameter or greater measured at forty-eight (48) inches above grade;

CB. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation;

C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application. (Ord. 07-314 § 2 (part); prior code § 10-2.26504).

Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 6 inches.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

A summary of the trees and their suitability for preservation can be found in a Table in the Appendix.

A landscape plan for replanting is provided in the Appendix.

If you have any questions, please don't hesitate to call.

Sincerely

The image shows a handwritten signature in blue ink that reads "RW Weatherill". To the right of the signature is a circular blue ink stamp. The stamp contains the text "INTERNATIONAL SOCIETY OF ARBORICULTURE" around the top edge, "ROBERT WEATHERILL" in the center, "No. WC-1936" below the name, and "CERTIFIED ARBORIST" around the bottom edge.

Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Hollywood juniper <i>Juniperus 'Hollywood'</i>	10.1"/12.5"/12.9"/6.0"	18/18	60	Good health and condition, multi at grade, Regulated
2	Mulberry <i>Morus spp</i>	17.3"	18/25	60	Good health and condition, heavily pruned, Regulated
3	Firethorn <i>Pyracantha spp</i>	5.1"/3.8"/2.0"/2.0"	10/10	30	Poor health and condition Not Regulated
4	Almond <i>Prunus dulcis</i>	5.5"/4.2"/3.5"	12/8	40	Poor health and condition Not Regulated
5	Coast live oak <i>Quercus agrifolia</i>	8"est	12/6	20	Good health, poor condition, topped at 10', Not Regulated
6	Coast live oak <i>Quercus agrifolia</i>	6"est	12/8	20	Good health, poor condition, topped at 10', Not Regulated
7	Valley oak <i>Quercus lobata</i>	6"est	12/5	20	Good health, poor condition, topped at 10', Not Regulated
8	Coast live oak <i>Quercus agrifolia</i>	6"est	14/6	20	Good health, poor condition, topped at 10', Not Regulated
9	Walnut <i>Juglans nigra</i>	10"est	20/15	40	Poor health and condition, neighbor's tree, Not Regulated
10	Coastal redwood <i>Sequoia sempervirens</i>	24"/28"/32"est	60/30	55	Good health, fair condition, topped at 50', neighbor's tree, Regulated
11	Coastal redwood <i>Sequoia sempervirens</i>	9.4"	30/5	60	Good health and condition, suppressed by #10 and 12, Not Regulated
12	Coastal redwood <i>Sequoia sempervirens</i>	13.6"	40/6	70	Good health and condition Regulated
13	Coastal redwood <i>Sequoia sempervirens</i>	15.1"	45/8	70	Good health and condition Regulated
14	Coastal redwood <i>Sequoia sempervirens</i>	13.0"	35/5	70	Good health and condition Regulated
15	Coastal redwood <i>Sequoia sempervirens</i>	15.5"	35/6	70	Good health and condition Regulated
16	Strawberry tree <i>Arbutus unedo</i>	9.0"/10.5"/8.8"	18/25	70	Good health and condition, multi at grade, Regulated
17	Photinia <i>Photinia fraseri</i>	9.1"/5.2"/8.6"/5.7"/5.2"	25/18	45	Poor health and condition Regulated
18	Valley oak <i>Quercus lobata</i>	5.8"	20/8	80	Good health and condition Not Regulated

Summary:

There are 18 trees on this property with trunk diameters greater than 6 inches.

Tree #s 1, 2, 10, 12, 13, 14, 15, 16, 17 are Regulated trees

Tree # 1 has been requested for removal to accommodate the new home and landscape. Preservation of the tree will impede the use of real property and no reasonable or feasible alternative (as determined by the Development Services Director) exists to preserve the trees in the current location. Los Altos Municipal Code 11.08.100.A5 See Appendix for Photos.

Tree # 17 has been requested for removal The tree is in poor health which cannot be mitigated through sound arboricultural practices. Los Altos Municipal Code 11.08.100.A1 See Appendix for Photos

Tree #s 2, 10, 12, 13, 14, 15 and 16 should be protected during construction.

All other trees are not protected and can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 2: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

Tree # 10: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

Tree # 12: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

Tree # 13: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

Tree # 14: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

Tree # 15: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

Tree # 16: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
5. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long⁽⁴⁾
7. Route pipes into alternate locations to avoid conflict with roots⁽⁴⁾
8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots⁽⁴⁾
9. Compaction of the soil within the dripline shall be kept to a minimum⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4” of wood chip overlaid with plywood.
10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
11. Ensure upon completion of the project that the original ground level is restored



Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 3/14/25

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Appendix

Summary of Trees on Site

Summary of Trees at 1053 Echo Dr, Los Altos. Date: 1/14/25						
Tree #	Species	DBH inches	Condition Rating	Regulated y/n	Suitability for Preservation	
1	<i>Juniperus 'Hollywood'</i>	10/12/2012	60	y	Remove	
2	<i>Morus alba</i>	17.3	60	y	Preserve	
3	<i>Pyracantha</i>	5/4/2/2	30	n		
4	<i>Prunus duclis</i>	5/4/3/	40	n		
5	<i>Quercus agrifolia</i>	8	20	n		
6	<i>Quercus agrifolia</i>	6	20	n		
7	<i>Ligustrum lucidum</i>	6	20	n		
8	<i>Quercus agrifolia</i>	10	20	n		
9	<i>Juglans nigra</i>	24/28/32	40	n		
10	<i>Sequoia sempervirens</i>	9	55	y	Preserve	
11	<i>Sequoia sempervirens</i>	13	60	n		
12	<i>Sequoia sempervirens</i>	15	70	y	Preserve	
13	<i>Sequoia sempervirens</i>	13	70	y	Preserve	
14	<i>Sequoia sempervirens</i>	15	70	y	Preserve	
15	<i>Sequoia sempervirens</i>	15.5/	70	y	Preserve	
16	<i>Arbutus unedo</i>	9/5/8/5	70	y	Preserve	
17	<i>Photinia</i>	9/5/8/5	45	y	Remove	
18	<i>Quercus lobata</i>	6	80	n		

Photos of trees requested for removal



Tree # 1

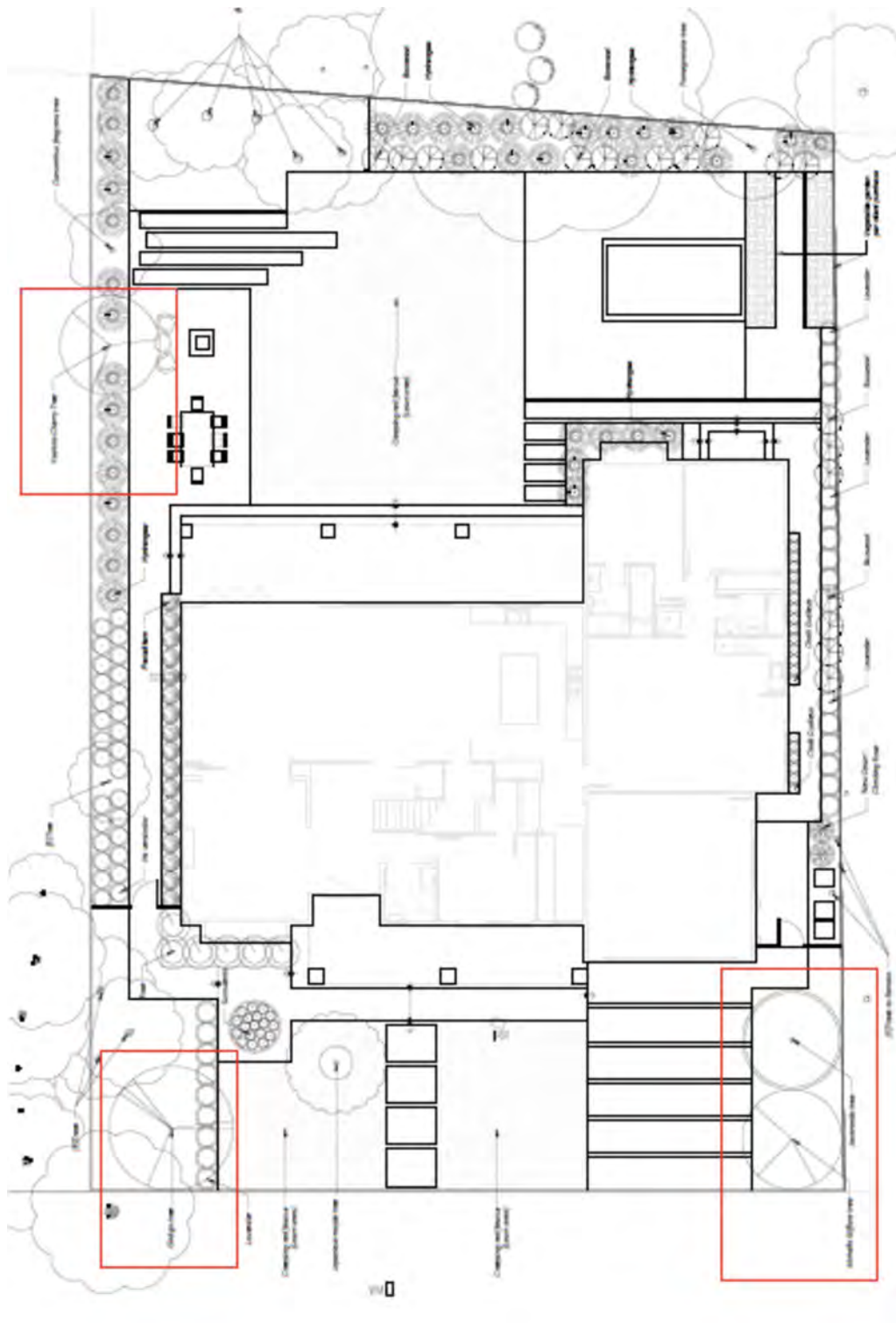


Tree # 17

Landscape Plan showing replacement trees

PLANTING SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	WATER USE (based on WUCOLS IV)	COUNTS
TREE							
	Ginkgo biloba	Ginkgo	24" BOX	15-30 ft	15-40 ft	MODERATE	1
	Jacaranda mimopifolia	Jacaranda Tree	24" BOX	15-30 ft	20-30 ft	MODERATE	1
	Prunus x yedoensis	Cherry blossom	24" BOX	10-30 ft	15-40 ft	MODERATE	1
	Magnolia liliiflora	Lily magnolia	24" BOX	10-20 ft	10-15 ft	MODERATE	1
	Osmanthus fragrans	Sweet Osmanthus	24" BOX	10-15 ft	10-20 ft	MODERATE	1
	Punica granatum	Pomegranate tree	24" BOX	6-12 ft	8-12 ft	MODERATE	1
	Acer palmatum	Japanese maple	15 GAL	10-15 ft	10-20 ft	MODERATE	1
SHRUB AND GROUND COVER							
	Buxus 'Green Velvet'	Great Velvet Boxwood	5 GAL	2-4 ft	2-4 ft	LOW	20
	Hydrangea macrophylla 'Belimer'	Reblooming Hydrangeas	5 GAL	4-6 ft	3-4 ft	MODERATE	38
	Rosa floribunda 'St. Tropez'	St. Tropez Rose Tree	5 GAL	2-3 ft	4-5 ft	LOW	6
	Lavandula angustifolia	English lavender	1 GAL	1 ft	1 ft	LOW	24
	Iris versicolor L.	Large Blue Iris	1 GAL	1 ft	2 ft	LOW	29
	Asparagus aethiopicus	Foxtail Fern	1 GAL	2 ft	2 ft	LOW	17
	Festuca rubra	Creeping red fescue	1 GAL	1-2 ft	1-2 ft	LOW	2,200 sf

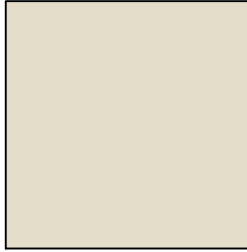
Planting Schedule



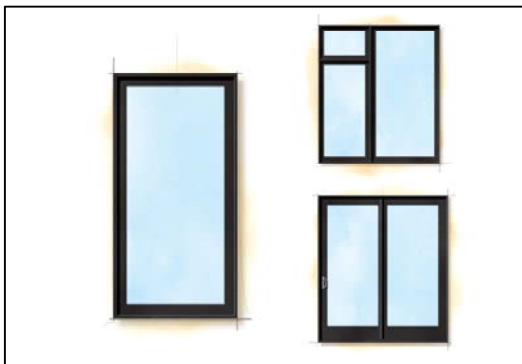
Planting Plan



METAL ROOF



SMOOTH FINISH CEMENT PLASTER



FIBERGLASS FRAME WINDOW



FRONT ENTRY DOOR (METAL PIVOT DOOR)



GARAGE DOOR w/ HARDIE PANEL



COMPOSITE SIDING (HARDIE PANEL)

MATERIALS

LIU RESIDENCE

1053 ECHO AVENUE
LOS ALTOS, CA 94024

From: [Stacy Guo](#)
To: [Nazaneen Healy](#)
Cc: [Albert Guo](#)
Subject: comments on 1053 Echo Dr. new construction
Date: Monday, March 3, 2025 7:11:16 AM

Hi Naz,

The Echo Dr. neighborhood had been building fire Defensible Space due to the close vicinity of the orange risk area (and reminders from County of Santa Clara to build Defensible Space) in the latest release of the fire hazard map: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>

Nearby Summerhill region had sufficient height and fuel to spread embers to surrounding area during fire storms as the swirling winds from the last CZU fire incident had taught the neighborhood. We would like to remind that new, massive construction at 1053 Echo Dr. to follow the safest guideline of setback (6+ feet from the side fences?) and fire Defensible Space from the

State: <https://www.fire.ca.gov/dspace#:~:text=The%20first%20five%20feet%20from,are%20ignited%20by%20flying%20embers.>

Since we (1065 Echo Dr.) and other neighbors have swimming pools at the backyard, the large bedroom design at the 2nd level provides opportunity for remodeling into with wide and tall windows (by later owners) viewing our backyard pool and other neighbors' backyards after neighbors' trimming on trees down to the fence height (photos to be provided). Moving the bathrooms, utility rooms, closets with horizontally shaped venting windows at the 2nd level to be alongside the fence lines would greatly reduce the potential privacy intrusion into neighbors' backyards.

A single-level design would blend into the tranquil feel of the neighborhood, continue time-proven terrain to the neighborhood and reduce the chance of catching flying embers...

We request a careful review on the new 2-story construction plan with a greater perspective imposed by nearby Summerhill terrain, power and utility hubs structures.

We appreciate the prompt attention to neighbors' concerns.

Sincerely,
 Stacy and Albert

[Redacted Signature]

From: [Stacy Guo](#)
To: [Nazaneen Healy](#)
Cc: [Albert Guo](#)
Subject: Re: comments on 1053 Echo Dr. new construction
Date: Saturday, April 19, 2025 12:43:39 PM

Hi Naz,

About two weeks ago, someone dropped an envelope at our front door as shown below.

We would like to re-iterate our stance on the new two-story construction project at 1053 Echo Dr. as following:

1. The new construction project on 1053 Echo Dr. should comply with the city guidelines on setbacks to minimize fire risk as our neighborhood was adjacent to the high-risk fire zone as posted by County of Santa Clara's fire hazard map: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>
2. The design of the new construction project on 1053 Echo Dr. should focus on single-story structure(s) to respect privacy of surrounding neighbors; especially adjacent backyard swimming pools. Originally, the owner of 1053 Echo Dr. had bought into the single-story neighborhood. Maintaining coherence of surrounding building style will preserve and increase the overall values for the entire neighborhood.
3. We encourage direct dialogue between the owner of 1053 Echo Dr. and city staff along with the planning commissioners to appreciate the overall planning for the neighborhood. The owners at 1053 Echo Dr. should direct all communications to the city and not disturbing neighbors at random time in any form.

The original envelope and its content were enclosed in the hard-copy of this mail sent to the city for reference.

Best Regards,

Stacy and Albert

[REDACTED]

On Sunday, March 23, 2025 at 11:35:19 AM PDT, Stacy Guo <[REDACTED]> wrote:

Hi Naz,

Yes, please include our comments PLUS following additional information in the project for the Zoning review:

- on week of Mar. 19, the owners of 1075 Echo Dr. notified us that they had contracted a tree specialist to trim back the oak trees shared along our fences. This will increase the visibility from nearby 2nd story into the backyard of 1075 Echo Dr.

As neighbors are busy creating defensible space against nearby red fire hazard zones, we would like to request the new project at 1053 Echo Dr. to follow the strictest standards of building setbacks and lowering the massiveness of the new structure for neighborhood fire insurability and protecting neighbors' privacy.

Thank you for the prompt attention to neighbors' concerns.

Best,

Stacy and Albert

Dear Neighbor,

Hello!

We are your neighbors at **1053 Echo Drive**, and we are planning to build a brand-new home on our property. The project includes a two-story main residence (approximately 3,932 square feet of interior space) and a one-story ADU (Accessory Dwelling Unit) of about 1,021 square feet. The design fully complies with the City of Los Altos building and green code standards, and has been submitted for review.

This new home will improve our own living conditions while fitting harmoniously with the character of the neighborhood. We also believe that a thoughtfully designed **brand-new two-story home can help increase property values on our street**. In fact, over the past 20 years, several new two-story homes have been built on our street, and they have contributed significantly to increasing the desirability and home values in our neighborhood.

As part of the public hearing process, we are reaching out to ask for your support. If you are in favor of our project, we would greatly appreciate your signature below to show support for the project's approval.

We would also be happy to speak with you in person if you have any questions.

Thank you so much for your support!

Warm regards,

Wu & Liu Family

1053 Echo Drive, Los Altos, CA 94024

Phone: 650-732-8466

Email: wud1989@gmail.com

I support the Wu & Liu family's proposed two-story main residence and ADU project at 1053 Echo Drive and support its progress through the city hearing.

Signature: Jiayang Wang

Name: JIYANG WANG

Address: 994 Echo Dr. LOS ALTOS, CA 94024

Date: 04/06/2025

Dear Neighbor,

Hello!

We are your neighbors at **1053 Echo Drive**, and we are planning to build a brand-new home on our property. The project includes a two-story main residence (approximately 3,932 square feet of interior space) and a one-story ADU (Accessory Dwelling Unit) of about 1,021 square feet. The design fully complies with the City of Los Altos building and green code standards, and has been submitted for review.

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Warm regards,

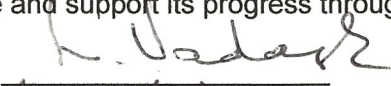
Wu & Liu Family

1053 Echo Drive, Los Altos, CA 94024

Phone: 650-732-8466

Email: wud1989@gmail.com

I support the Wu & Liu family's proposed two-story main residence and ADU project at 1053 Echo Drive and support its progress through the city hearing.

Signature: 

Name: Les Vadasz

Address: 991 Echo Dr

Date: 4/6/2025

Dear Neighbor,

Hello!

We are your neighbors at **1053 Echo Drive**, and we are planning to build a brand-new home on our property. The project includes a two-story main residence (approximately 3,932 square feet of interior space) and a one-story ADU (Accessory Dwelling Unit) of about 1,021 square feet. The design fully complies with the City of Los Altos building and green code standards, and has been submitted for review.

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We would also be happy to speak with you in person if you have any questions.

Thank you so much for your support!

Warm regards,

Wu & Liu Family

1053 Echo Drive, Los Altos, CA 94024

Phone: [Insert your phone number]

Email: [Insert your email address]

650 281 6714
ERIC@UTVENTURES.COM

I support the Wu & Liu family's proposed home rebuild and ADU project at 1053 Echo Drive and support its progress through the city hearing.

Signature: _____

Name (optional): ERIC CHEU

Address (optional): _____

Date: 4/5/25

1009 ECHO DR
LOS ALTOS, CA 94024

Dear Neighbor,

Hello!

We are your neighbors at 1053 Echo Drive, and we are planning to build a brand-new home on our property. The project includes a two-story main residence (approximately 3,932 square feet of interior space) and a one-story ADU (Accessory Dwelling Unit) of about 1,021 square feet. The design fully complies with the City of Los Altos building and green code standards, and has been submitted for review.

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Thank you so much for your support!

Warm regards,
Wu & Liu Family
1053 Echo Drive, Los Altos, CA 94024
Phone: 650-732-8466
Email: wud1989@gmail.com

I support the Wu & Liu family's proposed two-story main residence and ADU project at 1053 Echo Drive and support its progress through the city hearing.

Signature: 
Name: Ying Wang
Address: 1039 Echo Drive, Los Altos
Date: 04/13/2025

From: [REDACTED]
To: [Nazaneen Healy](#)
Cc: [REDACTED]
Subject: 1053 Echo Drive, Los Altos
Date: Tuesday, June 3, 2025 10:39:49 PM

Dear Ms. Healy,

We reviewed the building plans for 1053 Echo drive, Los Altos. This property is immediately behind our single story property (1046 Parma Way) so we are concerned with our loss of privacy, with the addition of a 2nd floor on this property.

To preserve our privacy, we want the nine 2nd floor windows in the rear elevation (East) to be frosted so that the occupants are not looking into our backyard. Further, we object to an East facing balcony on the 2nd floor, since this will overlook our backyard and swimming pool.

We were glad to see that the redwood trees between our properties will be preserved. This will help preserve our privacy.

Regards,
Biba Petrovic
1046 Parma Way, Los Altos
[REDACTED]