



ZONING ADMINISTRATOR MEETING AGENDA

**January 21, 2026 - 4:00 PM
Community Meeting Chambers
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA 94022**

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: 1-669 900-9128 / Webinar ID: 910 5206 1676 / 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 Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission 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 noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Zoning Administrator Meeting Minutes**
Approval of the DRAFT minutes of the regular meeting of November 5, 2025.

PUBLIC HEARING

2. **SC25-0018 – Via Builders Inc. – 212 Del Monte Avenue**

Request for Design Review application to construct a 770 square-foot, first-story addition and an 827 square-foot, second-story addition to an existing 1,110 square-foot, single-family home. The project is located on the south side of Del Monte Avenue, between Carmel Avenue and Mercedes Avenue. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

3. **SC25-0020 – Thomas James Homes – 1230 Miramonte Avenue**

Request for Design Review to construct a new 3,228 square-foot, two-story home. The project site is located on the west side of Miramonte Avenue, between Berry Avenue and Altos Oaks Drive. The 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).

4. **MOD25-0013 - Alesha Walker - 883 Highlands Circle**

Request for Permit Modification MOD25-0013 to a previously approved Design Review application (DR21-0154) to allow the construction of a new front porch, modified exterior architectural features, and an Administrative Modification of Standards to allow a 9'-8" side setback in lieu of the required 10-foot side setback, 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).

ADJOURNMENT

SPECIAL NOTICES TO THE 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://ca-losaltos.civicplus.com/527/Zoning-Administrator>.

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, November 5, 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 Williams

STAFF: Senior Planner Whitehill, Senior Planner Gallegos

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 October 15, 2025.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of October 15, 2025.

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

AYES: Williams

NOES: None

PUBLIC HEARING

2. SC25-0006 – Nasir Khan – 299 Langton Avenue

Request to approve design review application SC25-0006 for the construction of a new 2,933 square foot, two-story house subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC25-0006 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

Action: Zoning Administrator Williams approved design review application SC25-0006 per the staff report findings and conditions of approval.

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

AYES: Williams

NOES: None

3. **SC25-0001 - Mike Ma - 260 Hawthorne Avenue**

Request for Design Review for the construction of a new 3,449 square-foot two-story residence subject to the listed findings and conditions of approval. This project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-0001 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Residents Kurt Schwarz, Cheryl Miller, and Cheng Kuo Huang provided public comments.

Action: Zoning Administrator Williams approved design review application SC25-0001 per the staff report findings and conditions of approval.

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

AYES: Williams

NOES: None

4. **SC25-0015 - Le Tang - 682 Panchita Way**

Request for Design Review for the construction of a new 3,554 square-foot two-story residence subject to the listed findings and conditions of approval. This project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-0015 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

Action: Zoning Administrator Williams approved design review application SC25-0015 per the staff report findings and conditions of approval.

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

AYES: Williams

NOES: None

ADJOURNMENT

Zoning Administrator Williams adjourned the meeting at 4:20 PM.

Stephanie Williams
Zoning Administrator



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC25-0018 – 212 Del Monte Avenue

RECOMMENDATION

Approve Design Review application SC25-0018 for the construction of a 770 square-foot, first-story addition, an 827 square-foot, second-story addition, and reconfiguration of the first floor of the existing single-story, single-family residence, subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

BACKGROUND

Project Description

- Project Location: 212 Del Monte Avenue, on the south side of Del Monte Avenue, between Carmel Avenue and Mercedes Avenue
- Lot Size: 5,781 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of the existing nonconforming encroachment into the required east side yard, the construction of a 770 square-foot first-story addition and an 827 square-foot second-story addition, and the reconfiguration of the first floor of the existing home including a new attached garage (see Attachment 1 – Project Plans). An existing detached accessory dwelling unit (ADU) located in the rear yard will remain unchanged. An attached accessory dwelling unit is proposed as part of the home addition, which will be reviewed ministerially as part of the building permit submittal. The home is designed in a Spanish Mediterranean architectural style and incorporates high-quality materials, including a tile roof, stucco exterior finish, wood soffits, metal-clad framed windows, and wood or wood-like doors.

There are five trees on the property, including one protected tree which is proposed to remain with the project.

ANALYSIS

The subject site is a narrow lot per Los Altos Municipal Code (LAMC) Section 14.06.080 as the average lot width is 47 feet; and therefore, has a reduced required side setback of five feet for the first floor and 12.5 feet for the second floor. Additionally, the project includes an attached ADU which Pursuant to LAMC Section 14.14.060, has not been included in the floor area or lot coverage calculations for the site.

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:	1,110 square feet	1,256 square feet	1,734 square feet
FLOOR AREA:			
First floor	1,110 square feet	1,167 square feet	
Second floor	----	827 square feet	
Total	1,110 square feet	2,014 square feet	2,023 square feet
SETBACKS:			
Front	25.00 feet	25.00 feet	25 feet
Rear	59.73 feet	33.92 feet	25 feet
Right side (1 st /2 nd)	10.79 feet/0 feet	6.39 feet/12.88 feet	5 feet/12.50 feet
Left side (1 st /2 nd)	4.64 feet/0 feet	5 feet/12.50 feet	5 feet/12.50 feet
HEIGHT:	14.89 feet	24.06 feet	27 feet

Pursuant to Chapter 14.77 of the LAMC, new second-story addition shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines (Design Guidelines). The surrounding neighborhood is considered a Consistent Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and consistent massing. The horizontal eave lines typically range from approximately eight to nine feet in height at the first floor and seven feet to eight feet in height at the second floor. Homes in the neighborhood feature attached garages in the front yard facing the street or detached garage located in the rear yard.

The massing of the proposed new residence is compatible with the immediate neighborhood. The first story features one uniformed plate height of nine feet and seven inches while the second story also has a consistent plate height of seven feet and six inches. The proposed residence retains key design attributes indicative of the neighborhood including pitched roof lines, traditional exterior materials such as stucco exterior finish and wood doors, and maintains a moderate scale found in the neighborhood. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

The proposed landscaping includes six evergreen screening vegetation along the west side property. A small lawn area proposed in the front yard will be integrated with existing landscaping to remain. The landscaping plan 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, preserves existing healthy trees, and enhances landscaping to the extent possible.

Housing Accountability Act

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units) that are consistent with objective local development standards unless the City makes specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently. The proposed project is protected under the HAA, as it creates additional housing stock within the City of Los Altos and meets all applicable objective development and design standards.

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 an addition to an existing single-family residence, and the addition will not exceed 10,000 square feet, the project is in an area where all services and facilities are available to allow for the maximum permissible development under the General Plan, and the project site is not located in an environmentally-sensitive area.

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 reached out to neighboring properties in the immediate vicinity by distributing the project proposal and conducting follow-up, in-person discussions. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Via Builder Inc., Applicant
Vishwa Joshi & Dinesh Ramasamy, Property Owners

FINDINGS

SC25-0018 – 212 Del Monte Avenue

With regard to the proposed project, the Zoning Administrator finds the following in accordance with Section 14.77.070 of the Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residential 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 proposed residential addition have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the building is on a relatively flat lot and does not include a basement, so minimal grading is required, and the site includes ample softscape and landscape areas to minimize impervious surfaces.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies. The building design features modest wall plate heights, second-story step backs and gabled roof forms, all of which serve to visually break up the vertical massing of the building. Additionally, each side of the building includes horizontal breaks in massing to avoid large blank wall surfaces.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including a tile roof, stucco exterior finish, and metal clad windows and wood doors.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the home features a one-car garage for covered parking and one uncovered parking on the driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.
- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of an existing protected tree and installation of new ground cover, shrubs, and trees of varying heights. The landscape plan complies with the Water Efficient Landscape Ordinance (WELO).
- G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. This finding is not applicable as no signage is proposed.

- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. Because the project consists of an addition to an existing single-family home, it does not require a designated trash or service area; however, the design of the site can accommodate trash storage that is not readily visible from the public right of way.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code will be constructed because the project will install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act. This finding is not applicable as no subdivision of land is proposed.
- L. The approval of the Design Review complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) because it involves an addition to an existing single-family residence, and the addition will not exceed 10,000 square feet, the project is in an area where all services and facilities are available to allow for the maximum permissible development under the General Plan, and the project site is not located in an environmentally-sensitive area.

CONDITIONS OF APPROVAL

SC25-0018 – 212 Del Monte Avenue

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on January 21, 2028 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 December 12, 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 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 building permit drawings:
 - a. Required off-street parking and access shall be paved with decorative paving, decorative concrete, or decorative asphalt-type surfacing. The applicant shall update the site plan and civil drawings to comply and incorporate them into the construction drawings.
7. **ADU/JADU Not Reviewed:** The proposed ADU/JADU included in the plan set is not part of this design review application. Prior to commencement of the ADU/JADU construction, a separate building permit issued by the Building Division shall be obtained.

- 8. Protected Trees:** Trees No. 5 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
- 9. 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 dripline(s), or as required by the project arborist, of Tree No. 5. 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.
- 10. 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.
- 11. 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.
- 12. Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle readings, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours and footcandle readings that extend beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.
- 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. 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.
- 17. 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.
- 18. Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.
- 19. 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 12.08 of the Municipal Code.
- 20. Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.
- 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 12.38 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 12.38 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.

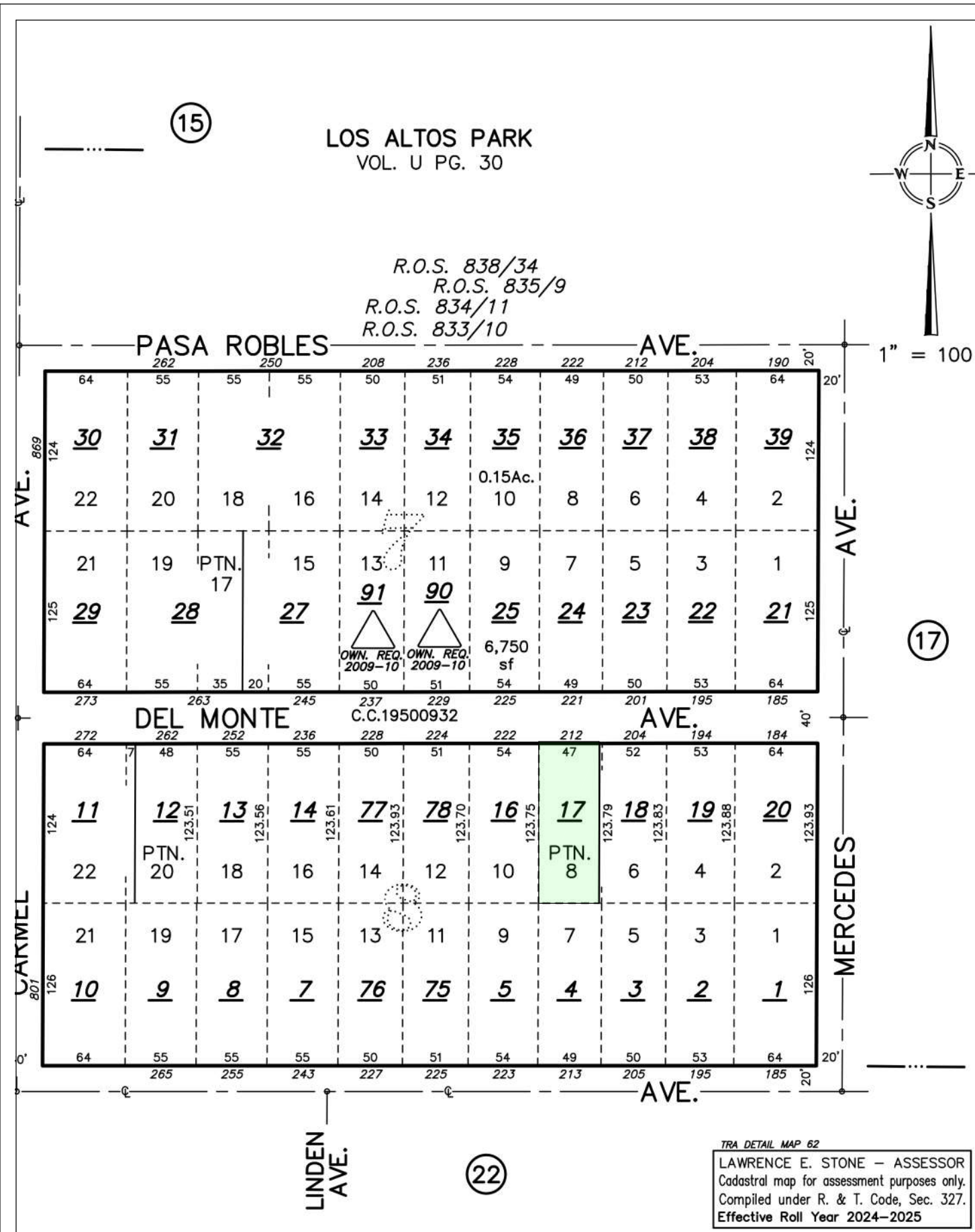
ENGINEERING DIVISION

- 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. Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
- 35. Required Fire Flow:** The minimum required fire flow for this project is 500 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.3.1]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 500 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
- 36. 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 systems, 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). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
- 37. 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 6 inches 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.
- 38. Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.



Vicinity Map 1"= 100'

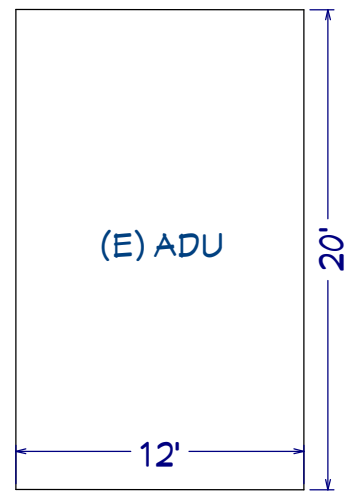
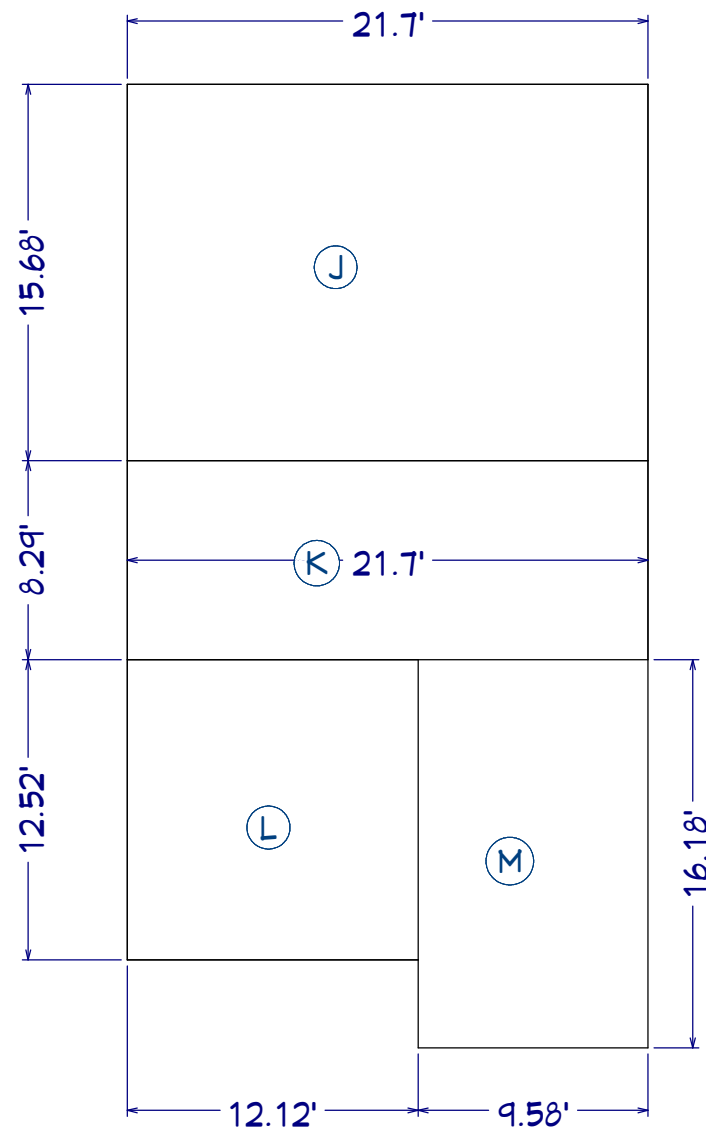
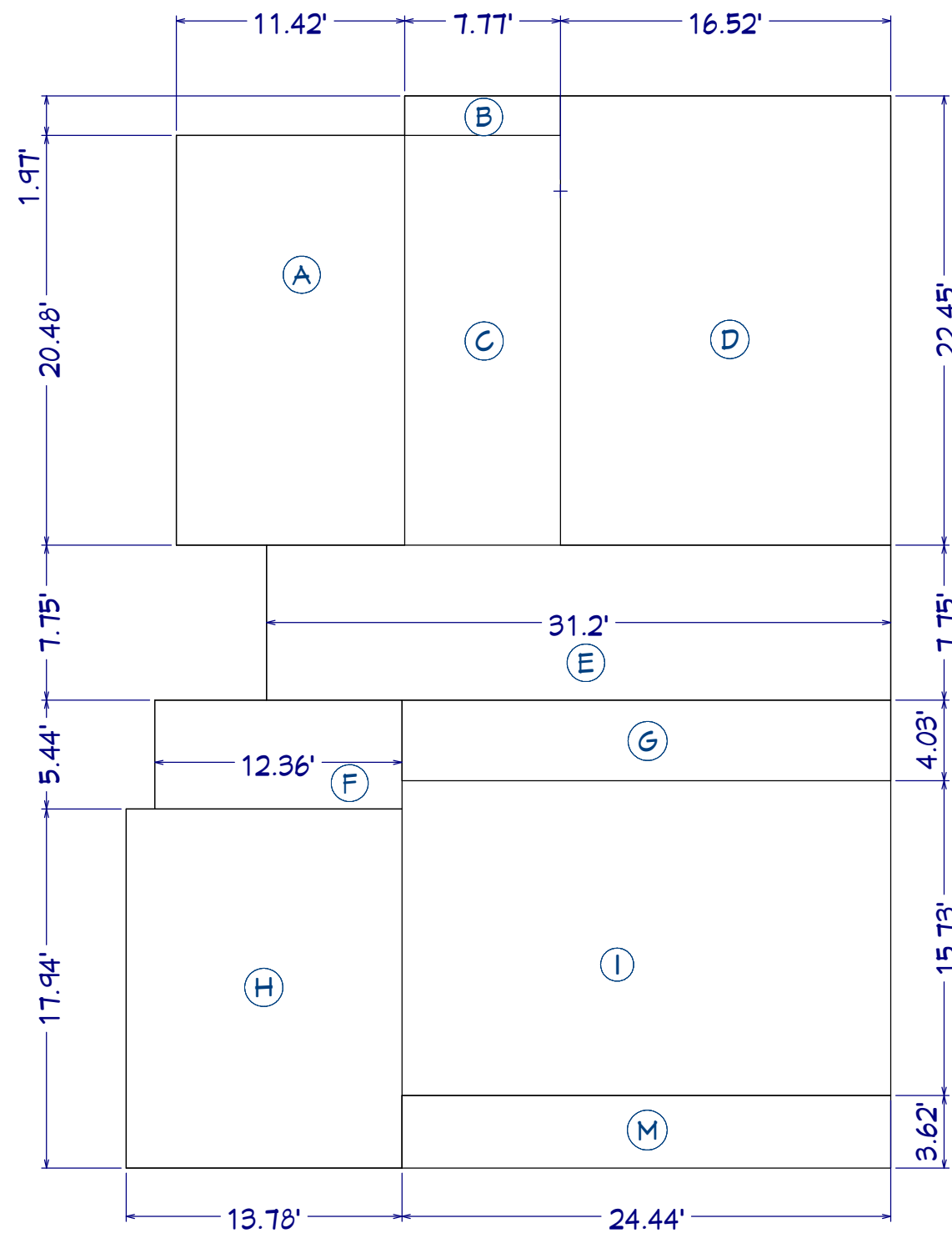


Ramasamy Residence

212 Del Monte Ave Los Altos 94024

APN 167-18-017

SECTION	DIMENSIONS	AREA
Main House Non Habitable		
A Garage	11.42' X 20.48'	233.88SF
B Porch	7.77' X 1.97'	15.30SF
Non-Habitable Floor Area		249.18 SF
Main House Habitable 1st Floor		
C Main Residence	7.77' X 20.48'	159.12SF
D Main Residence	16.52' X 22.45'	370.87SF
E Main Residence	31.2' X 7.75'	241.80SF
F Main Residence	12.36' X 5.44'	67.23SF
G Main Residence	24.44' X 4.03'	98.49SF
		937.51 SF
Main House Habitable 2nd Floor		
J Main Residence	21.7' X 15.68'	340.25SF
K Main Residence	21.7' X 8.29'	179.89SF
L Main Residence	12.12' X 12.52'	151.74SF
M Main Residence	9.58' X 16.18'	155SF
Main House Habitable Subtotal		1764.39SF
TOTAL FLOOR AREA		2013.57SF
(N) ADU (Excluded from above totals)		
H ADU	13.78' X 17.94'	247.21SF
I ADU	24.44' X 15.73'	384.44SF
		631.65SF
(E) ADU (Excluded from above totals)		
Lot Coverage		
M Rear Patio	24.44' X 3.62'	88.47SF
1st Floor Footprint		1167.16SF
TOTAL LOT COVERAGE		1255.63SF



	Existing	Proposed	Allowed/ Required
Lot Coverage <i>Land area covered by all structures over 6 feet in height</i>	<u>1109.55</u> sf (<u>19</u> %)	<u>1255.63</u> sf (<u>21</u> %)	<u>1734.3</u> sf (<u>30</u> %)
Floor Area <i>Measured to the outside surface of exterior walls</i>	<u>1109.55</u> sf (<u>19</u> %)	<u>2013.57</u> sf (<u>34.8</u> %)	<u>2023.35</u> sf (<u>35</u> %)
Setbacks			
Front	<u>25</u> _ft	<u>25</u> _ft	<u>25</u> _ft
Rear	<u>59.73</u> _ft	<u>33.11</u> _ft	<u>25</u> _ft
Right side (1st/ 2nd)	<u>10.79</u> _ft ____ft	<u>6.39</u> _ft <u>12.88</u> _ft	<u>5</u> _ft <u>12.5</u> _ft
Left side (1st/ 2nd)	<u>4.64</u> _ft ____ft	<u>5</u> _ft <u>12.5</u> _ft	<u>5</u> _ft <u>12.5</u> _ft
Height	<u>14.89</u> _feet	<u>24.06</u> _feet	<u>27</u> _feet
	Existing	Change In	Total Proposed
Habitable Living Area <i>Includes habitable basement areas</i>	<u>1057</u> _square feet	<u>707.39</u> _square feet	<u>1764.39</u> _square feet
Non- Habitable Area <i>Does not include covered porches or open structures</i>	<u>52.55</u> _square feet	<u>386.18</u> _square feet	<u>438.73</u> _square feet
Net Lot Area:		<u>5781</u> _square feet	
Front Yard Hardscape Area <i>Hardscape area in the front yard setback shall not exceed 50%</i>		<u>378.18</u> _square feet (<u>32</u> %)	
Landscaping Breakdown	Total Hardscape Area (existing and proposed) <u>2505.46</u> _sq ft		
	Existing softscape (undisturbed) area <u>2628.99</u> _sq ft		
	New softscape area <u>52.55</u> _sq ft		
	<i>Sum of all three should equal the site's net lot area</i>		

Existing Summary
(E) 2bd/ 1 Ba single story 1057sf house footprint with detached ADU and Shed at rear

Project Summary
Remodel/ Addition at (E) Main Residence to include:

- (N) attached 631.65sf ADU at the rear of the house.
- 770.05sf addition to 1st floor
- 826.88sf addition at (N) 2nd floor.
- Addition facilitates 2 (N) bedrooms & 2 (N) Bathrooms
- Remove shed at rear
- Firesprinklers installed under a separate permit by a licensed installer

Deferred Submittals
Fire Sprinklers
PV System per T24 Calculations

212 Del Monte Ave, Los Altos 94022-1207
APN: 167-18-017
District: R1-10
Property Size: 5781 sf
Occupancy Type: R3
Type of construction: V-B

Lot Coverage: Allowed lot coverage is 30% x property size:
.30 x 5781 sf=1734.3 sf
(E) Lot Coverage: 1109.55 sf (ADU excluded)
(N) Lot Coverage: 1255.63 sf (ADU excluded)

Floor Area: Allowed Floor Area is 35% x Net Lot Area: .35 x 5781 sf= 2023.35 sf (E) Floor Area: 1109.55 sf (ADU excluded) (N) Floor Area:2013.57 sf (ADU excluded)		
Setbacks	Required	Proposed
Front	25'	25'
R Side	5'	6.39'
2nd Floor	12.5'	12.88'
L Side	5'	5'
2nd Floor	12.5'	12.5'
Rear	25'	33.92'
Height Limit	27'	24.06'

OWNER Vishwa Joshi & Dinesh Ramasamy 212 Del Monte Ave Los Altos, CA 94022 dineshrama@gmail.com	CONTRACTOR Via Builders Inc 4600 El Camino Real #209 Los Altos, CA 94022 650-948-1077 LIC:#717805
ENGINEER	Civil Engineering Triad Holmes Assoc 777 Woodside Rd Suite 2A Redwood City, CA 94061 650-366-0216

Applicable Codes
2022 California Residential Code
2022 California Building Code
2022 California Electrical Code
2022 California Energy Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Green Building Standards
2022 California Fire Code
Los Altos Municipal Codes

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Ramasamy Residence
212 Del Monte Ave
Los Altos 94024
APN 167-18-017

Project Information

DRAWINGS PROVIDED BY:

650-948-1077 Office
viabuilders@gmail.com
Lic. #717805

Via Builders, Inc
885 W San Antonio Rd, Suite L
Los Altos, CA 94022-1328

DATE:
11/10/2025

SCALE:
1/8" = 1'

SHEET:
A-1

AGING-IN-PLACE DESIGN AND FALL PROTECTION

1) At least one bathroom on the entry level shall be provided with grab bar reinforcement. Reinforcement shall be nominal 2x8 lumber and shall be located between 32 inches and 39.5 inches above the finished floor. Water closet reinforcement shall be installed on both side walls of the fixture, or on the water wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement shall be continuous on each ed of the bathtub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim. Information identifying the location of the reinforcement shall be placed in the operations and maintenance manual. (CRC R327.1.1)

2) Electrical receptacles outlets, switches and controls shall be located not more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finished floor. (CRC R327.1.2)

3) Effective July 1st, 2024, at least one bathroom and one bedroom on the entry level shall provide a clear path to the bathroom, hallway, stairways, stairways, attached garages and the door open at a 90-degree angle. (CRC R327.1.3)

4) Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)

GENERAL

5) Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an openable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, and screens shall be releasable or re-movable from the inside without the use of a key, tool, special knowledge, or 15lbs to operate the emergency escape and rescue openings. (CRC R310.4.4) Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R324.6.3)

6) Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.1.1)

7) Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents at the ridge or highest space in the attic and the balance is provided in the lower third of the attic space (not limited to eaves or cornice vents). As an alternative in Climate Zone 16 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)

8) Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)

9) Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet each corner of the building (CRC R408.1). Unvented crawl space with a vapor barrier and a minimum 1" unvented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)

10) Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions. (R106.1.5) Must be inspected and approved before concealing barrier. (R109.1.5.3)

11) Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R317.1.3)

12) Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)

13) Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers are installed then the area can be ½ of the story. (R325.3)

14) At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32 inches; the minimum clear openable height shall be 78 inches minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R311.2) Operable windows more than 72" above finish grade with a clear opening height less than 24" shall have openings not more than 4" apart or needs a compliant guard. (R312.2)

FOUNDATIONS & CONCRETE SLABS

15) Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)

16) Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4) Un-less erected on solid rock, to protect against frost and freezing, the minimum foundation depths is 18 inches below grade if between 4,000-7,000 foot elevation and 24 inches below grade for 7,000 foot elevation and above. Exception: Interior footings shall be a minimum of 12 inches below grade. (L-V 3.14)

17) Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)

18) Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs under living areas and garages shall be rein-forced with 10 gauge wire mesh or equivalent steel reinforcement and 4" thickness of ¾8 minimum gravel under the concrete slab. Separate from soil with a 6 mil poly-ethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required.

19) A minimum 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence, is required. Provide a solid cover or screen. (CRC R408.4 & CPC 707.9)

20) Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"x3"x0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter; the slot length shall not exceed 1 ¾"; provided a standard cut washer is placed between the plate washer and the nut. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

21) All joists, girders, ledgers, structural blocking and support posts/column shall be wood of natural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R317.1.(8))

22) Columns in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals protect 1" above concrete or 6" above earth and the earth is covered by an approved impervious moisture barrier. (CRC R317.1.(9))

23) Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.(9))

FLOORS

24) Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R302.13)

25) Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)

WALLS

26) Specify post to beam connections. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CRC 2304.10.7)

27) All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)

28) Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizon-tally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces in the top/bottom of stair stringers. (CRC R302.11)

29) Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.

30) Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weed screed. (CRC R703.7.2.1) • Masonry stone veneer shall be flashed beneath the first course of masonry and reinforced with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

31) Show minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California Mechanical Code.

32) Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.

33) Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.

34) Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

GARAGE AND CARPORT

35) Garage shall be separated from the dwelling unit & attic area by ½ inch gypsum board applied to the garage side. Garage and attached habitable spaces shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have ½" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or solid wood doors not less than 2, 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage have fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & T-R302.6)

36) Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)

37) Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4.

38) Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)

39) Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. (CMC 305.1.1) Provide pro-TECTive post or other impact barrier from vehicles. (CMC 305.1.1)

40) Appliances in private garages and carports shall be installed with a minimum clearance of 6ft above the floor unless they are protected from vehicular impact. (CRC 406.2.9.3)

STAIRWAYS & RAMPS

41) Stair landings required every 12"7" of vertical rise. (CRC R311.7.3)

42) Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)

43) Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'8" minimum; width 36" minimum, 31.5" minimum a handrail on one side and 27" with hakes. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inch-es. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the pas-sage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R311.7)

44) Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have a diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"-6.25" with a maximum cross-sectional dimension of 2.25". See R311.7.8.3 item# 2 for type II handrails with a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safety terminals. (CRC R311.7.8.2)

45) Guards shall be 42" minimum height, unless acting as a handrail/guard for a stairway; the guard height may be 34"-38" in height), with openings less than 4" maximum clear. Guards on the open sides of stairs may have 4 3/8" openings. (CRC R312)

46) Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (CRC R311.7.6)

47) Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of ½" gypsum board. (CRC R302.7)

48) Ramps serving the egress door shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R311.8.1). Provide 3'x3' landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)

DECKS

49) Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4". (CRC R312) Guardsrails shall be designed and detailed for lateral forces according to CRC Table 301.5.

50) Provide deck lateral load connections at each end of the deck and at deck intersections per CRC R507.9.2. Specify connectors with a minimum allowable stress design capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DDT1Z as example) if located at 4 points along the deck.

51) Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3

52) Joists, girders, structural blocking and support posts shall be wood of natural resistance to de-cay or pressure-treated lumber when exposed to the weather. (CRC R317.1.(8))

ELECTRICAL

53) Never install electrical panels in closets of bedrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CPC 110.2.6)

54) Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CRC 250.94)

55) Provide a four-wire feed (two ungrounded conductors, one grounded conductor and an equip-ment grounding conductor) to all detached structures.

56) Provide electrical service load calculations for dwellings over 3,000 sq. ft. services 400 amperes or greater or as determined by the Plans Examiner.

57) All automatic garage door openers that are installed in a residence shall have a battery backup function that is designed to operate when activated because of an electrical outage. (CRC 406.2.1)

58) A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)

59) All 15/20 ampere receptacles installed per CEC 210.52 including attached and detached garages and accessory buildings shall be listed tamper-resistant receptacles. (CEC 406.12)

60) All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)

61) Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2))

62) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))

63) Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))

64) Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)

65) All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))

66) Provide a minimum of one 20A circuit for attached and detached garage outlets. The circuit shall supply no other receptacle outlet. Exception: Garage circuit may serve readily accessible outdoor receptacle outlets. ((CEC 210.11 (C) (4))

67) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))

68) At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallway, stairways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc). (CEC 210.70)

69) Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar are-as as counter outlets must be installed in every counter space 12" inches or wider; not greater than 4" o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C))

• On every level of a dwelling unit including basements, one receptacle is required for first 9 ft2 two receptacles required from 10 ft2 – 27 ft2 three receptacles required for 28 ft2 – 47 ft2 and four receptacles required for 48 ft2 or more. (CEC 210.52(C)(1)) Island counter spaces shall have at least 1 receptacle for every 10 sq. ft. range top or sink is smaller than 2.2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. • Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))

70) Receptacles shall be installed at 12" o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))

71) Stairways with 6 or more risers shall have wall switch at each floor level at the stair landings. (CEC 210.70(A)(2))

72) Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C)) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))

73) All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)

74) GFCI outlets are required: for all kitchen receptacles that are designed to serve counter surfaces, dishwashers, bathrooms, in under-floor outlets or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, indoor damp locations, mud rooms, finished basements, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)

75) Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315): • Outside of each separate sleeping area in the immediate vicinity of bedrooms • On every level of a dwelling unit including basements • Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)

76) Smoke alarms shall be installed (CRC R314): • In each room used for sleeping purposes. • Outside of each separate sleeping area in the immediate vicinity of bedrooms. • In each story, including basements. • At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector. • Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (R314.3(4)). • Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated) • All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2) • Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. (CRC R314.3.3)

77) All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

ENERGY STORAGE SYSTEMS

78) Energy storage systems shall only be installed in detached garages and accessory structures, attached garages, outdoor not less than 3' from door and windows and enclosed utility closets, basements, storage or utility closets within dwelling units with finished or noncombustible walls and ceiling. (CRC R328.4)

79) Individual ESS units shall have a maximum rating of 20 kWh. The aggregate rating of the ESS shall not exceed 40 kWh within utility closets, basements and storage or utility spaces, 80 kWh in attached or detached garages or detached accessory structures, 80 kWh in exterior walls and 80 kWh outdoors on the ground. (CRC R328.5)

80) Rooms and areas within structures in which ESS are installed shall be protected by smoke alarms. A heat detector shall be installed in locations within structures where smoke alarms cannot be installed based on their listing. (CRC R328.7)

81) ESS installed in locations subject to vehicle damage shall be provided with impact protection. (CRC R328.8)

PLUMBING

82) Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)

83) Kitchen sinks require a cleanout above the floor level of the lowest floor of the building.

84) ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)

85) PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)

86) Underground water supply lines shall have a 14 awg blue tracer wire. (CPC 604.10.1)

87) The entire floor space in a room containing a shower without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)

88) Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Pro-vide curtain rod or door a minimum of 22" in width (CPC 408.5). Showers and tubs with show-ers require a non-absorbent surface up to 6" above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5)

89) Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6)

90) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2)

91) Water heaters using gas or propane shall designate a space 2.5 feet by 2.5 feet and 7 feet tall suitable for future installation of a heat pump water heater. Additional features are required. (California Energy Code 150.0(n))

92) Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.12)

93) A 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protects. From block-slab. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 8.8)

94) Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)

95) Water closets shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5) Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3.2)

96) Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)

97) Floor drains shall be provided with a trap primer. (CPC 1007) 98) Clearly label on the plans the maximum water flow rates per the (CGBSC 4.303.1): • Water Closets: 1.28gpf • Urinals: 1.25gpf • Kitchen Faucets: 1.8gpm @ 60psi • Lavatory Faucets: 1.2gpm @ 60psi • Showerheads: 1.8gpm

MECHANICAL

99) All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)

100) Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits.

101) Top of chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 602.5.4)

102) Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (California Energy Code 150.0(e))

103) Provide combustion air for all gas fired appliances per CMC Chapter 7.

104) Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)

105) Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ¼"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)

106) Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)

107) Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)

108) Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))

109) Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)

TITLE 24 ENERGY

110) Provide compliance documentation for mandatory measures to shown throughout the plans. All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)(9) Minimum heating and cooling filter ratings shall be MERV 13. (California Energy Code 150.0(m)12)

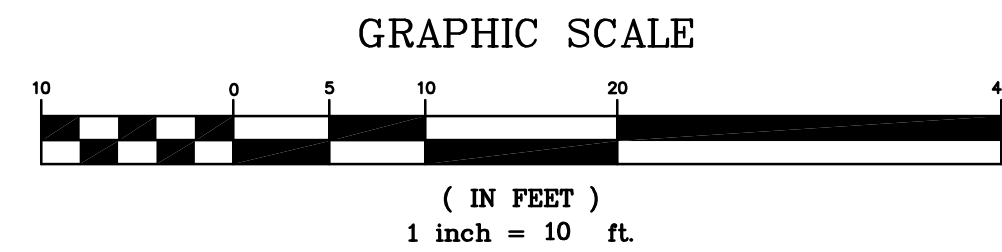
111) Isolation water valves required for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (California Energy Code 110.3(c)(6)

112) Energy storage system (ESS) ready. At least one of the following shall be provided: • ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or • A dedicated raceway from the main service panel to a panelboard (subpanel) that sup-plies the following branch circuit: refrigerator, lighting circuit near primary egress door, sleeping room receptacle and one additional.

113) The main panelboard shall have a minimum busbar rating of 225 amps. Space shall be re-served to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment to allow the connection of backup power source.

114) Heat pump space heater ready. Systems using a gas or propane furnace shall include a dedicated 240 volt branch circuit with 3 feet of the furnace. The branch circuit shall be rated at 30 amps minimum. The main electrical service shall have a reserved space to allow for the installation of a double pole circuit breaker. The reserved space shall be permanently marked as "For future 240V use". (California Energy Code 150.0(t))

115) Electric cooktop ready. Systems using a gas or propane cooktop shall include a dedicated 240 volt branch circuit with 3 feet of the cooktop. The branch circuit shall be rated at 50 amps minimum. The main electrical service shall have a reserved space



LEGEND:

- PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
WOOD FENCE
CENTERLINE
OVERHEAD UTILITIES
SEWER LINE
EDGE OF PAVEMENT
SPOT ELEVATION

- AC ASPHALTIC CONCRETE
CONC CONCRETE
C&G CURB & GUTTER
EM ELECTRIC METER
FF FINISH FLOOR
FL FLOWLINE
GM GAS METER
PP POWER POLE
R/W RIGHT OF WAY
SSMH SEWER MANHOLE
CO SEWER CLEANOUT
UTIL UTILITY
WMB WATER METER BOX
STONE PILLAR
CONCRETE

EXISTING RESIDENCE
(DIMENSIONS ARE MEASURED FROM THE EXTERIOR STUCCO SURFACE)

TREE SIZE WITH DRIPLINE
NOTE:
ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

NOTES:

BENCHMARK :

ELEVATIONS ARE BASED ON NAVD DATUM.
PROJECT BENCHMARK BENCHMARK IS THE SET MAG NAIL IN DEL MONTE AVE AS SHOWN. ELEVATION = 97.74'

PROJECT SITE(S)

212 DEL MONTE AVE
LOS ALTOS CA 94022
APN-167-18-017
5,815 sq.ft. 0.13 acres

IMPERVIOUS AREA:

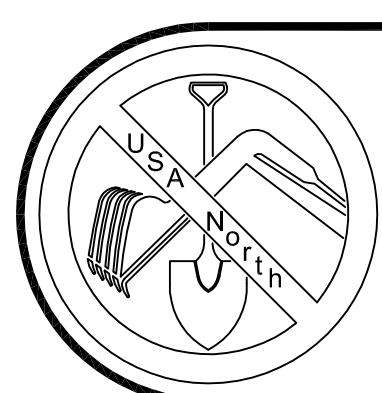
AC DRIVEWAY = 353 sq.ft.
CONC DRIVEWAY = 375 sq.ft.
BRICK WALK/ENTRY = 168 sq.ft.
CONC PAD/WALK = 481 sq.ft.
FOOTPRINT SHED = 457 sq.ft.
FOOTPRINT GARAGE = 241 sq.ft.
FOOTPRINT RESIDENCE = 1,057 sq.ft.

OWNER(S):

DINESH AND VISHWA RAMASAMY

I HEREBY STATE THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN FEBRUARY 2022, AND THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

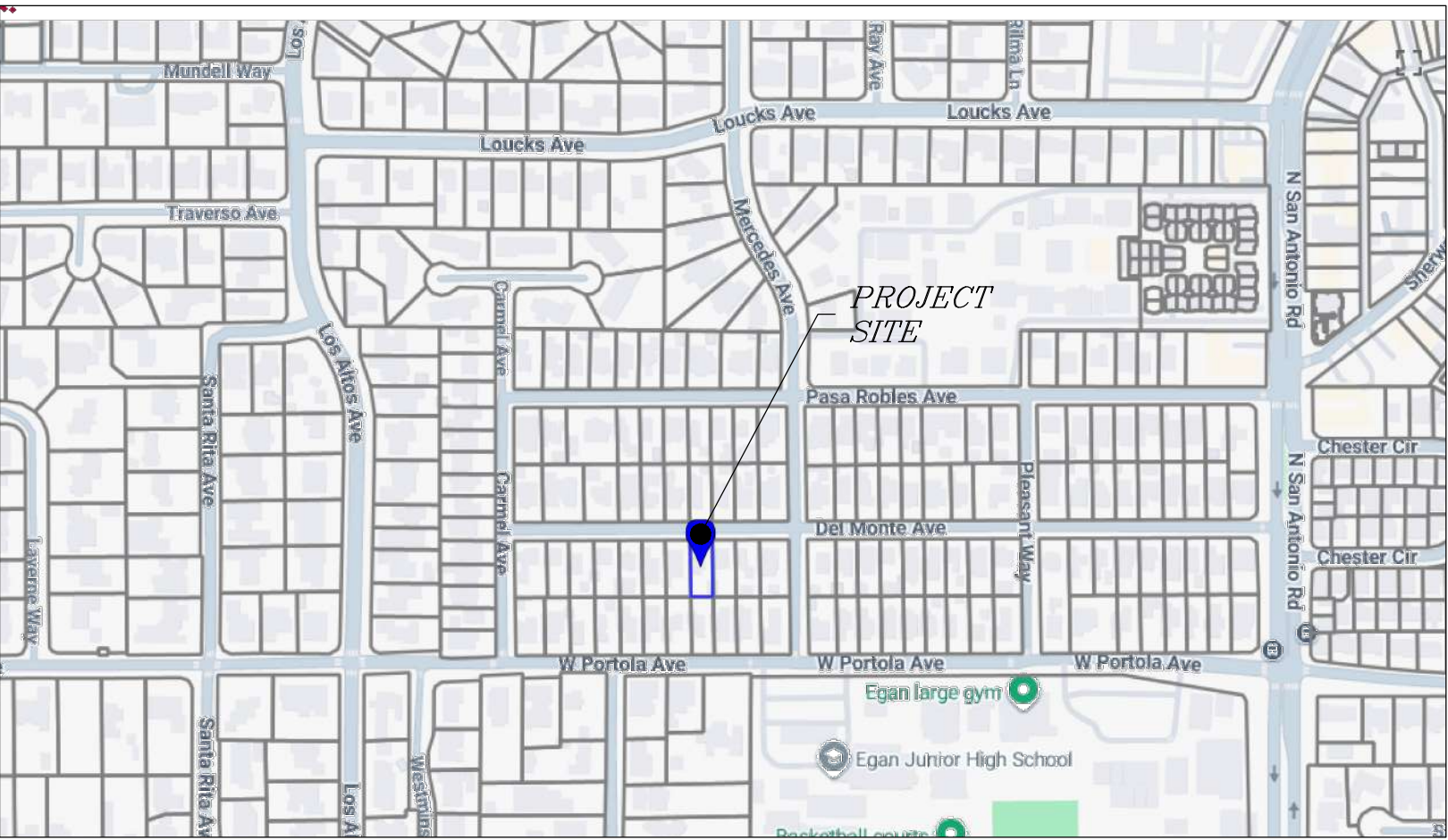
IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.



BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

CIVIL IMPROVEMENT PLANS
RAMASAMY RESIDENCE REMODEL
212 DEL MONTE AVE, LOS ALTOS, CA



VICINITY MAP
N.T.S.

trid/holmes assoc.
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
MARIE Y. PAVLOVSKY
NO. C 90878
CIVIL
STATE OF CALIFORNIA

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this Document, Without
the Expressed Written
Consent of Triad/Holmes,
is Prohibited.

GRADING AND SITEWORK SPECIFICATIONS

1. SITE-DISTURBING CONSTRUCTION ACTIVITIES MUST BE RESTRICTED TO THE BOUNDARIES OF THIS SITE. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR TO A DESIGNATED DUMP SITE OR OTHER LOCATION APPROVED BY THE CITY OR COUNTY. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER AREAS, AS APPROVED BY THE OWNER, FOR RE-USE ON SLOPES AND DISTURBED AREAS. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OR COUNTY ORDINANCES AND STANDARDS.
2. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
4. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. 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) 947-2780.

EROSION CONTROL NOTES

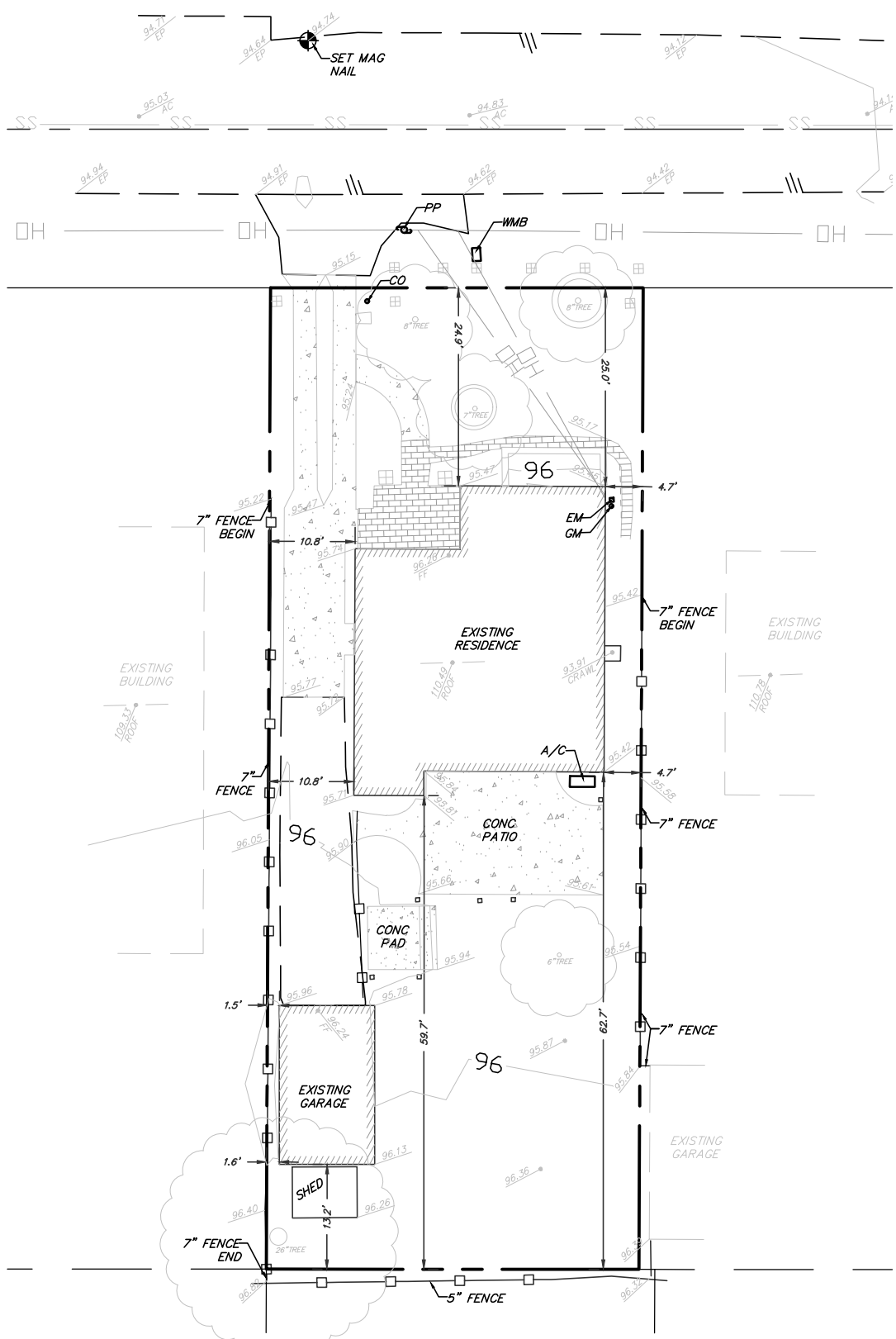
1. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS.
2. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES, IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
4. BMP'S SHALL BE MAINTAINED AND OPERATED SUCH THAT THEY REDUCE OR ELIMINATE POLLUTANTS FROM EXITING THE SITE TO THE GREATEST EXTENT POSSIBLE. IF SELECTED BMP'S ARE NOT WORKING AS REQUIRED, THE BMP INSTALLATION MUST BE IMPROVED, OR NEW BMP'S SHALL BE SELECTED.
5. EROSION CONTROL MEASURES SHALL BE IN PLACE THROUGHOUT THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 30.

UTILITY NOTE

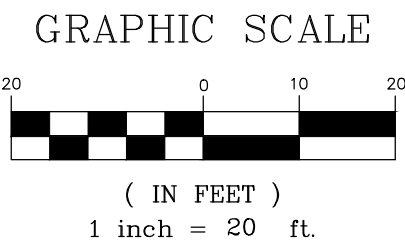
THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

INDEX TO SHEETS

- SHEET C1 - COVER SHEET
SHEET C2 - GRADING AND DRAINAGE PLAN
SHEET C3 - CONSTRUCTION BMPs



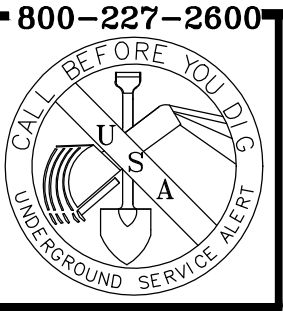
EXISTING PROJECT SITE



- LEGEND**
- 92.6' EXISTING ELEVATION
 - 100' EXISTING CONTOUR LINE
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING BENCHMARK
 - EXISTING SEWER MANHOLE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE AS NOTED
 - EXISTING OVERHEAD UTILITY
 - 100.0' PROPOSED ELEVATION
 - 100' PROPOSED CONTOUR LINE
 - DIRECTION OF SURFACE DRAINAGE FLOW
 - PROPOSED GRADING FLOWLINE
 - EXISTING TREE
 - AC ASPHALT
 - AD AREA DRAIN
 - BS BOTTOM OF STAIRS
 - CB CATCH BASIN
 - CO CLEANOUT
 - CONC CONCRETE
 - DI DROP INLET
 - DIAM DIAMETER
 - (E) EXISTING
 - EMB ELECTRIC METER BOX
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - GM GAS METER
 - INV INVERT
 - NEW NEW
 - (N) SANITARY SEWER
 - SS TOP OF CURB
 - TC TOP OF GRATE
 - TS TOP OF STAIRS
 - WMB WATER METER BOX

RAMASAMY RESIDENCE REMODEL
COVER SHEET
CITY OF LOS ALTOS, CA

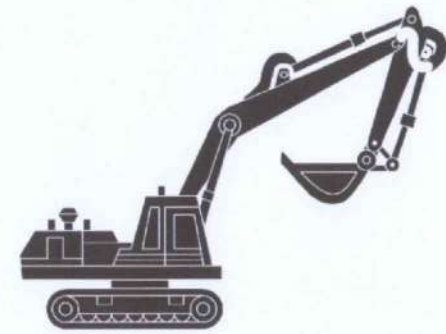
DATE	09/17/2025
SCALE	AS NOTED
DRAWN	MYP
JOB NO.	09.2267.1
DWG	C1
SHEET	1 OF 3



800-227-2600

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately.
- ❑ If the spill poses a significant hazard to the environment, you must also report it to the State Office of Emergency Services

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveway/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ❑ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ❑ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

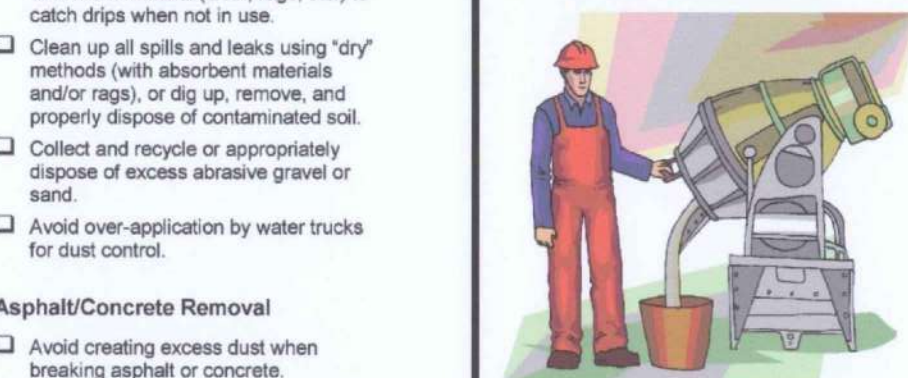
- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage.
- ❑ Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ❑ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ❑ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ❑ Schedule grading and excavation projects during dry weather.
- ❑ Use temporary check dams or ditches to divert runoff away from storm drains.
- ❑ Protect storm drains with sandbags or other sediment controls.
- ❑ Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- ❑ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ❑ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ❑ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recirculate water by draining it gradually onto a landscaped area.
- ❑ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- ❑ Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ❑ When thoroughly dry, empty paint cans, used paint, rags, and brushes may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.

- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See "Yellow Pages" for a state-certified laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from oil-based products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled wherever possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Recycle or donate excess water-based (latex) paint, or return to supplier.
- ❑ Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

- ❑ Keep an orderly site and ensure good housekeeping practices are used.
- ❑ Maintain equipment properly.
- ❑ Cover materials when they are not in use.
- ❑ Keep materials away from streets, storm drains and drainage channels.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ❑ Designate one area of the site for oil parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
- ❑ Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods wherever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

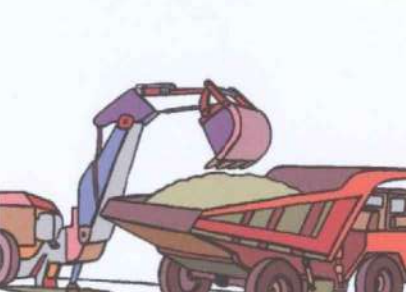
- ❑ Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ❑ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect down slope drainage courses, streams, and storm drains with berms, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened groundcover. A common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxic (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

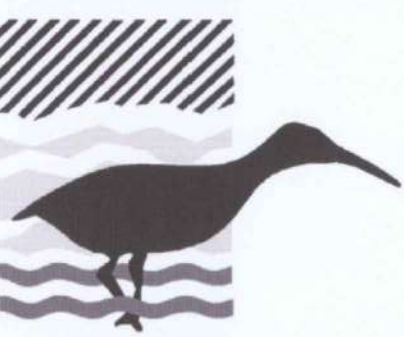
Dewatering Operations

1. **Check for Toxic Pollutants**
 - ❑ Check for odors, discoloration, or an oily sheen on groundwater.
 - ❑ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
 - ❑ If contamination is suspected, have the water tested by a certified laboratory.
 - ❑ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
2. **Check for Sediment Levels**
 - ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
 - ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
 - ❑ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
 - Pumping from a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
 - ❑ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

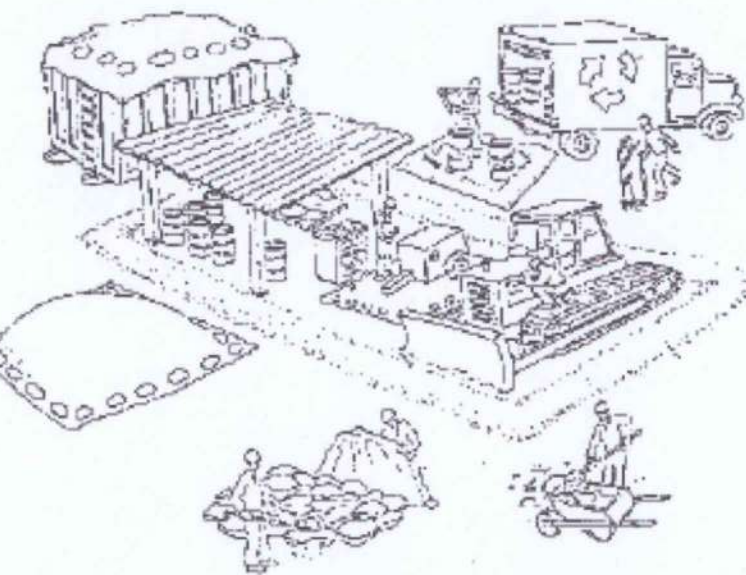
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



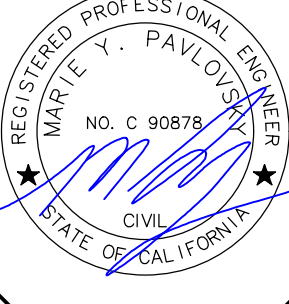
Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS 48056 R.C.E.	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	SHEET OF SHEETS	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON			DRAWING NO:

DATE: 09/17/2025	SCALE: AS NOTED
DRAWN: MYP	JOB NO: 09.2267.1
DWG: C3	SHEET 3 OF 3

PREPARED & SUBMITTED BY:



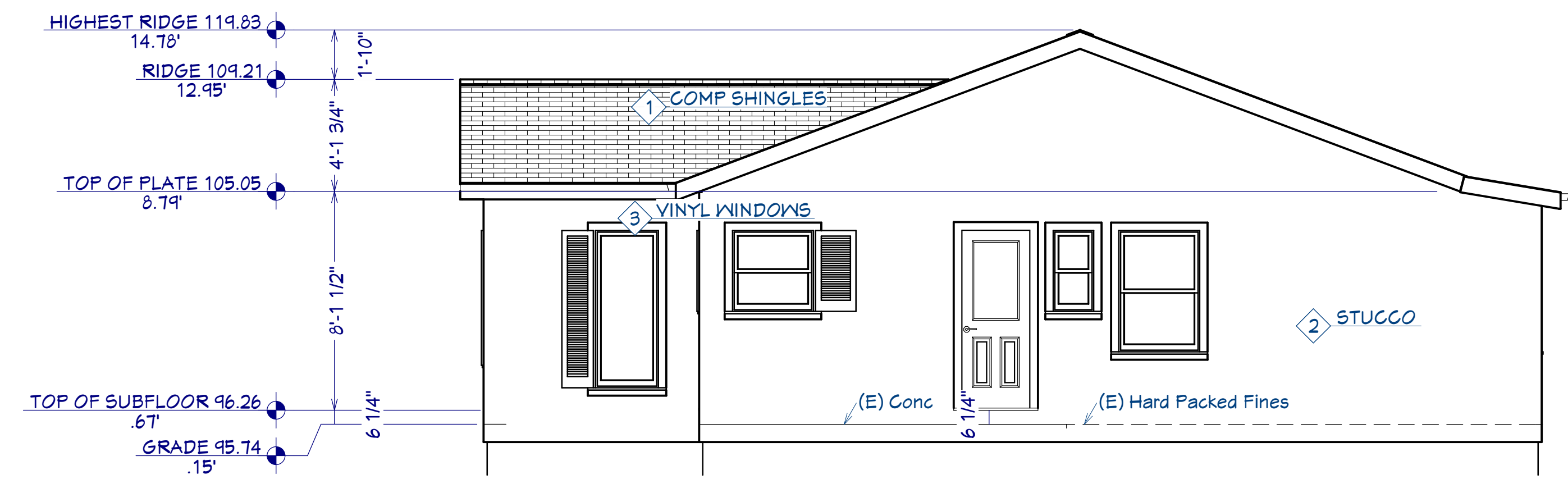
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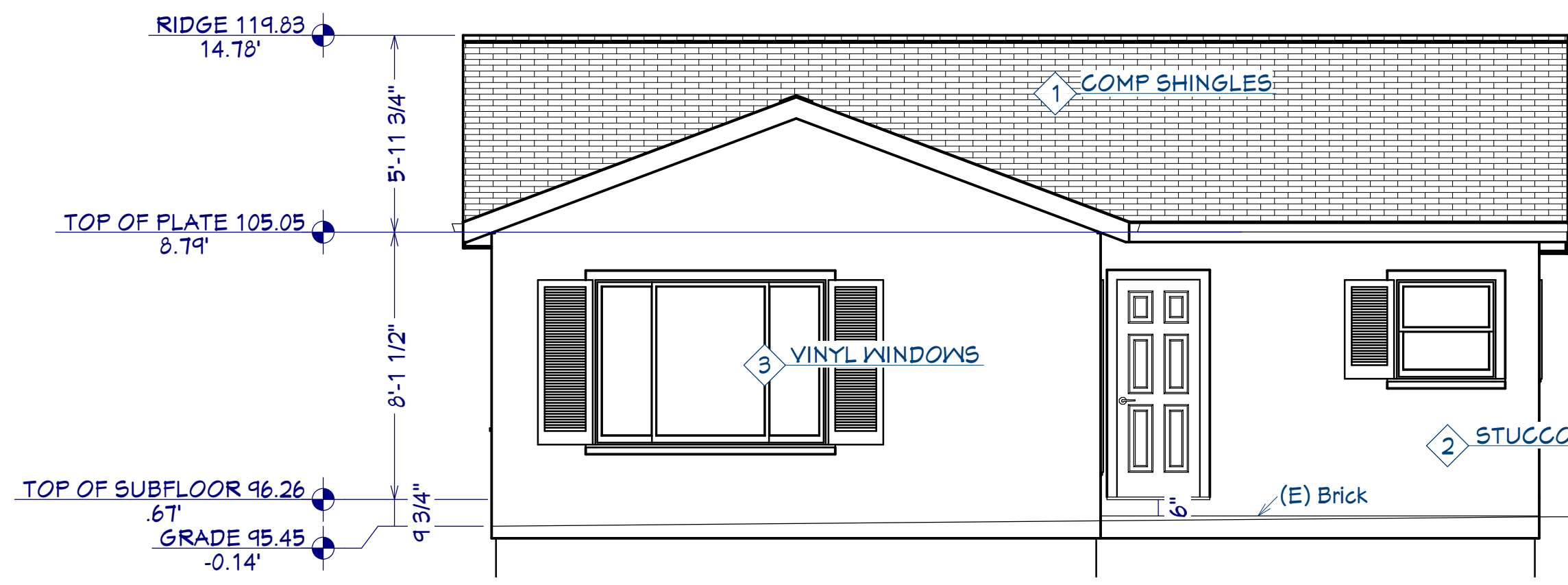
PREPARED FOR:

KISHNA JOSHI AND
DINESH RAMASAMY
212 DEL MONTE AVE
LOS ALTOS, CA 94022

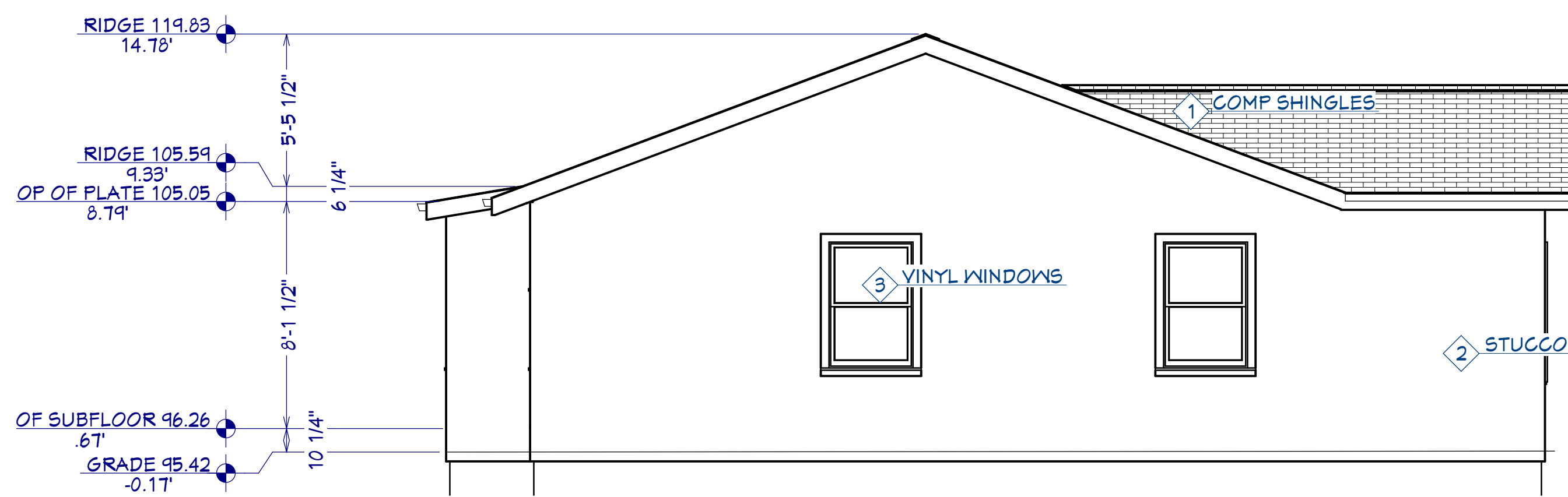
RAMASAMY RESIDENCE REMODEL
CONSTRUCTION BMPs
CITY OF LOS ALTOS, CA



West Elevation



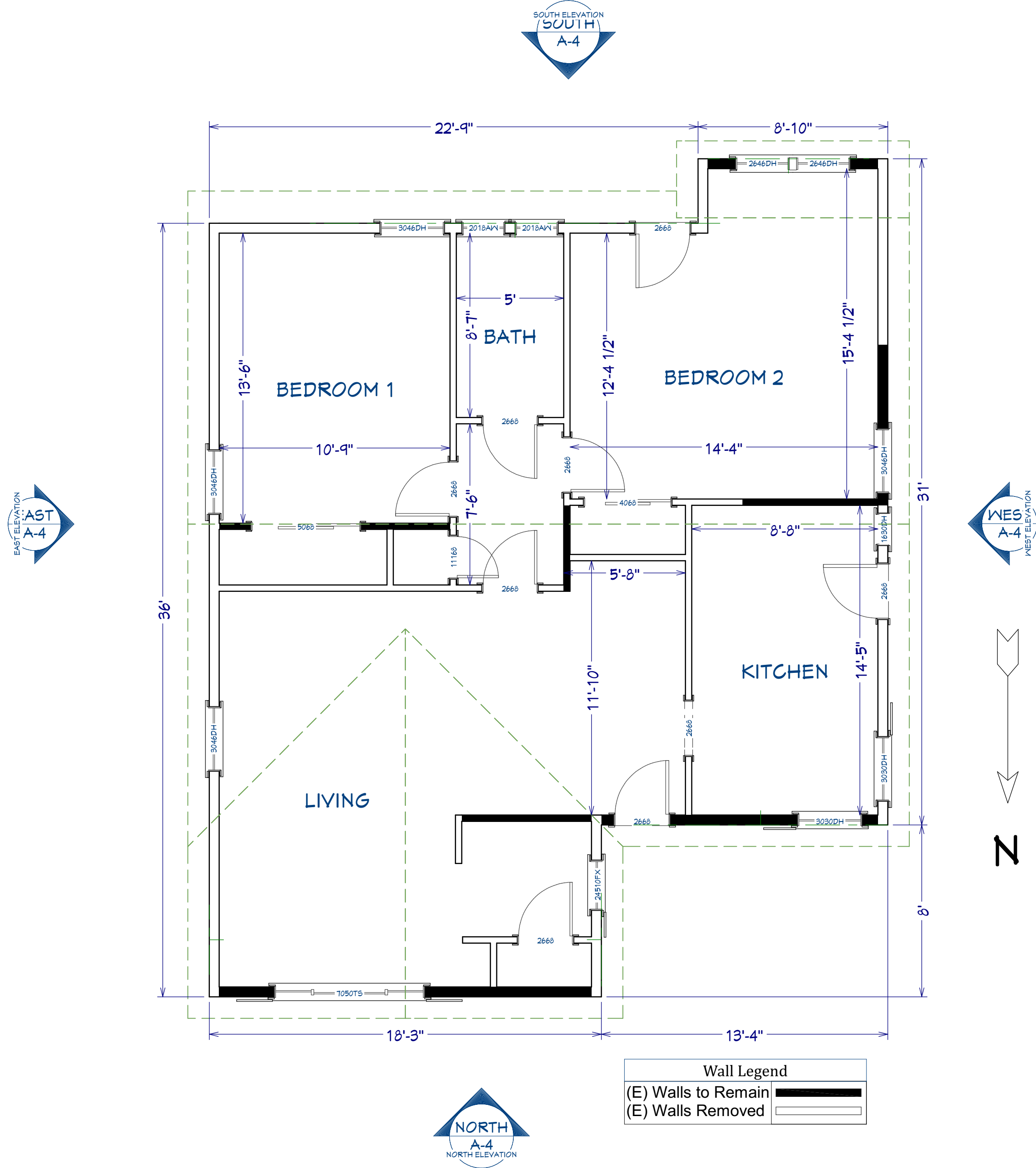
North Elevation



East Elevation



South Elevation



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212 Del Monte Ave
Los Altos 94024
APN 167-18-017

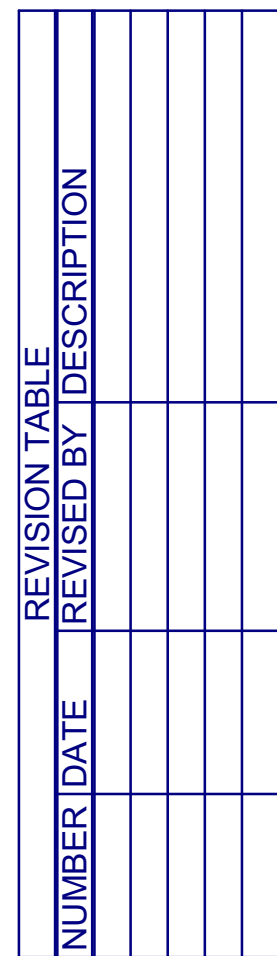
Existing Conditions
for the 7th

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Via Builders, Inc.
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Los Altos, CA 94022-1328

DATE:
11/10/2025

SCALE:
1/4" = 1'

SHEET:
A-4



212 Del Monte Ave
Los Altos 94024
APN 167-18-017

penetration

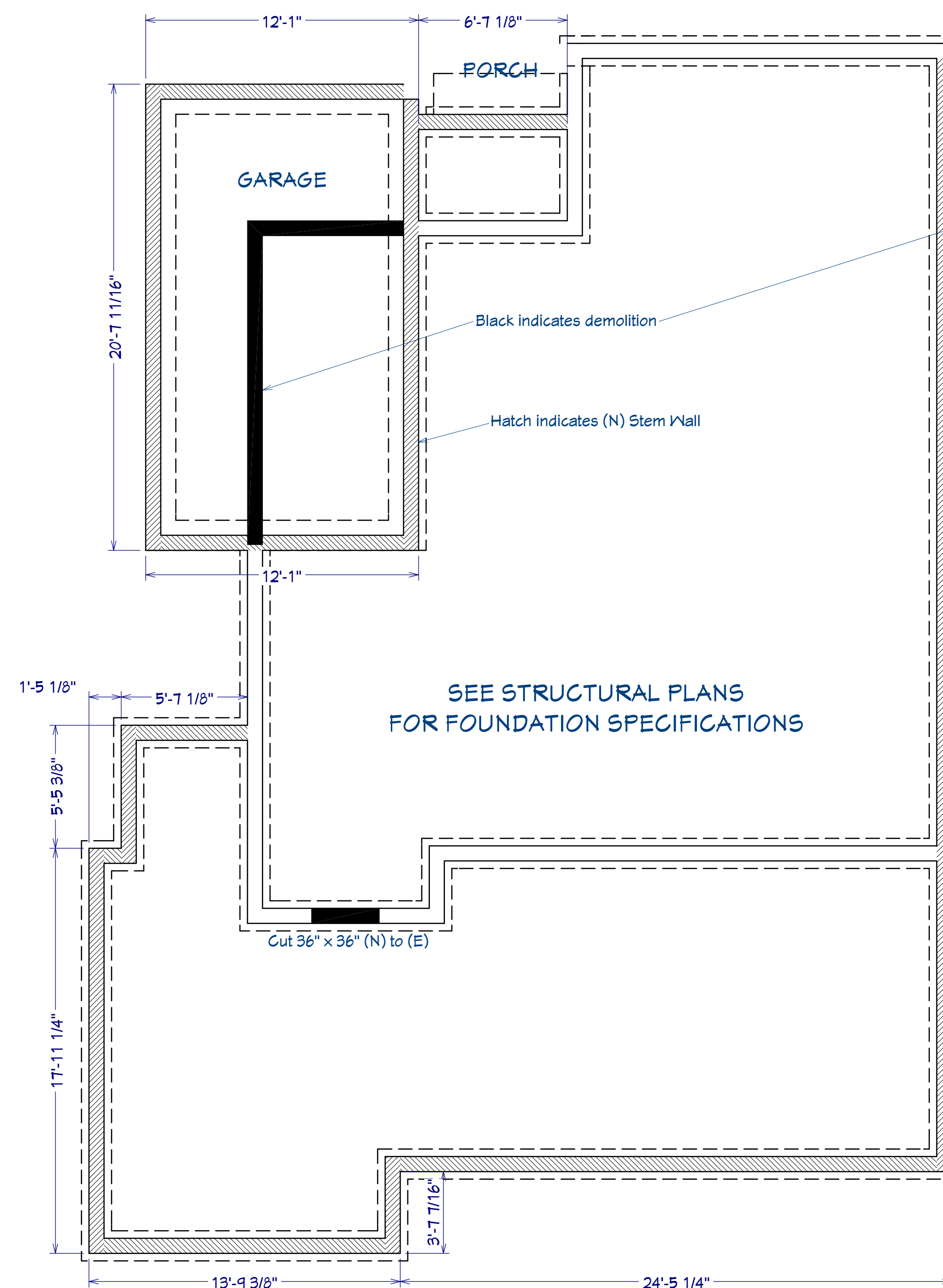
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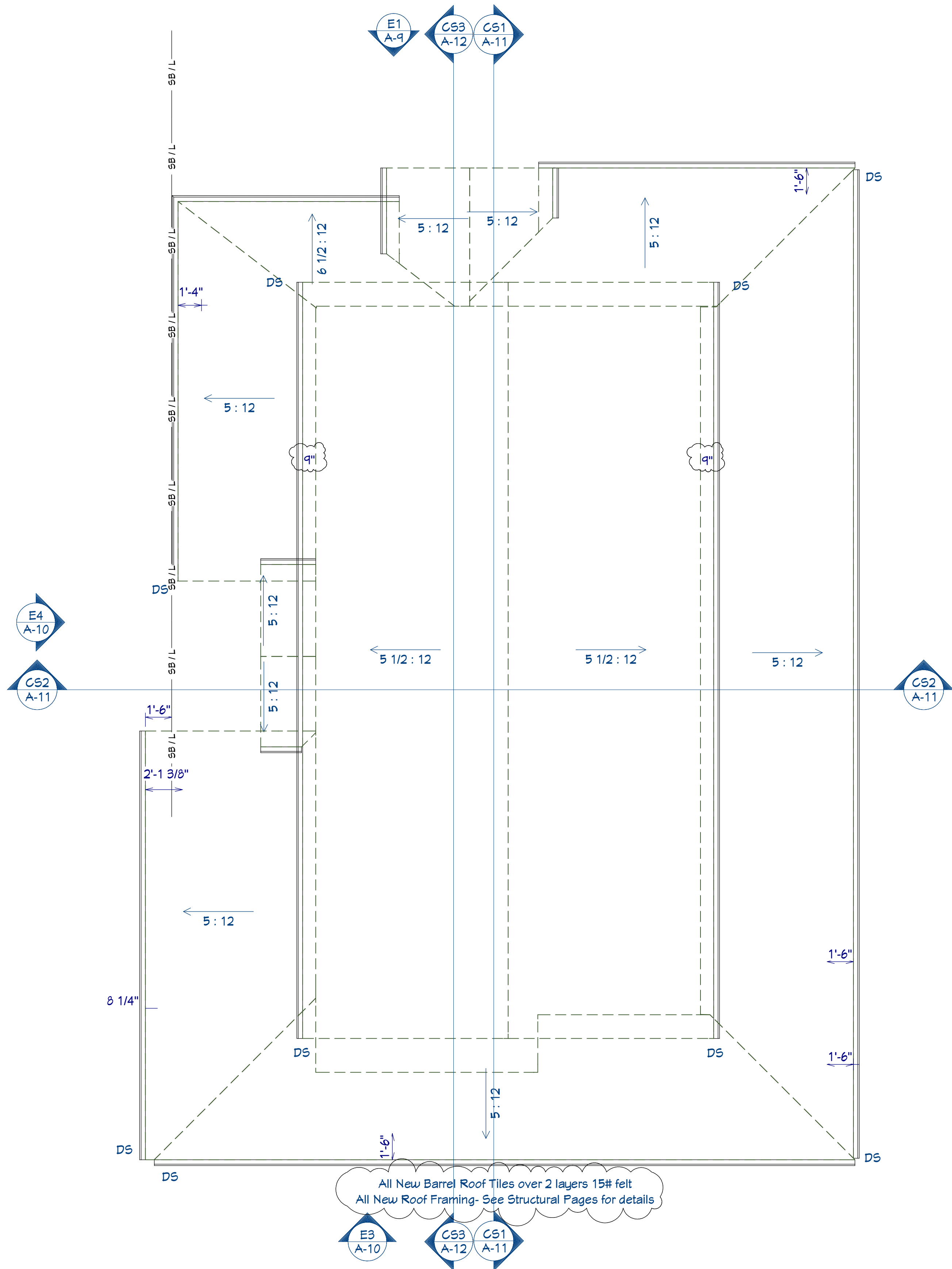
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Roof Plan View



REVISION TABLE	
NUMBER	DATE

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Roof Plan

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DATE:

11/10/2025

SCALE:

1/4" = 1'

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- 1

Tile Roofing over 2 layers 15# felt
- 2

Stained Rustic V Groove T & G at Eaves
- 3

Faux Clay Pipe Ventilation
- 4

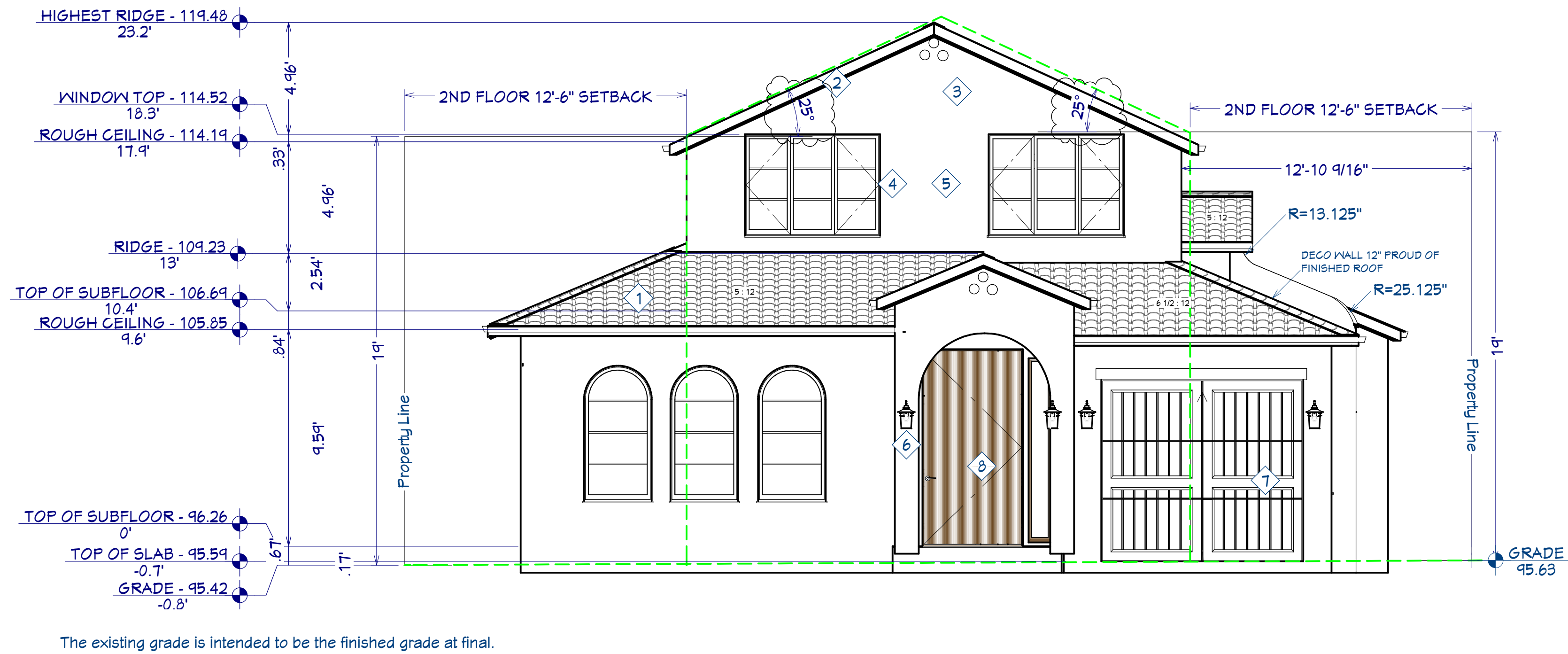
Dark Metal Clad Windows
- 5

Santa Barabra Stle 3 coat stucco over 2 layers Grade D paper
- 6

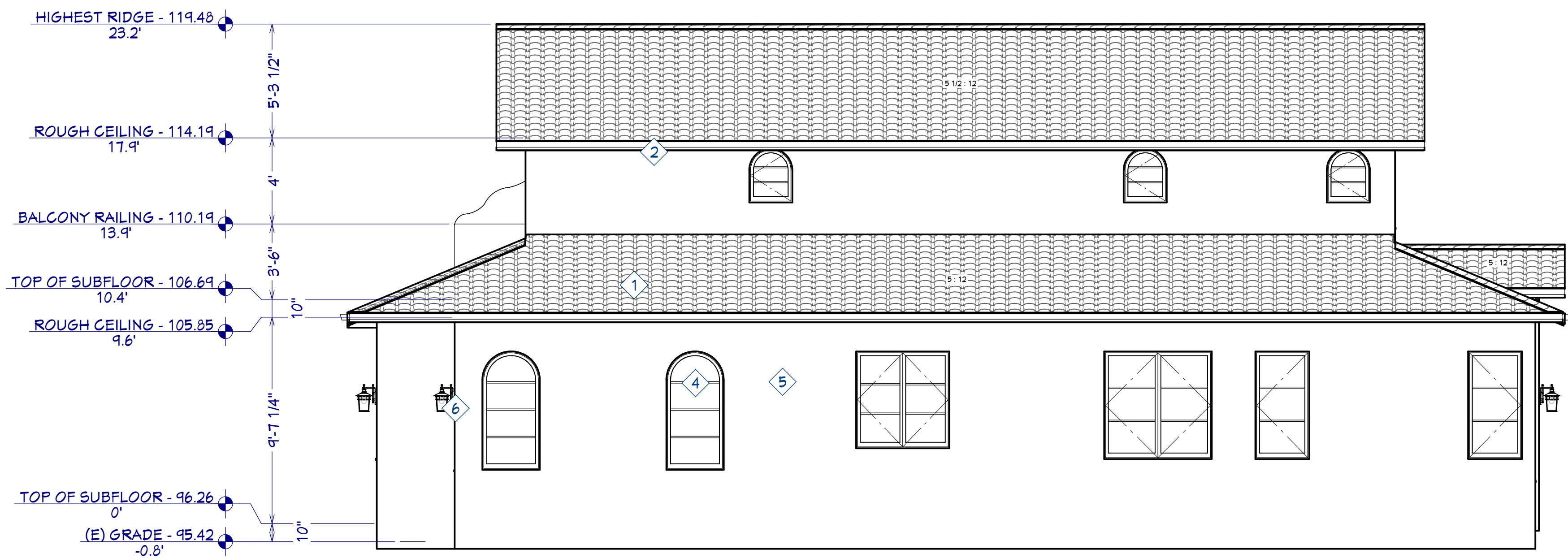
Lantern Style Wall Sconces
- 7

Wood or wood like composte carriage style roll up garage door
- 8

Wood or wood like composite pivot door



North Elevation 1



East Elevation 2

REVISION TABLE	
NUMBER	DATE

Ramasamy Residence
212 Del Monte Ave
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APN 167-18-017

Elevations

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DATE:

11/10/2025

SCALE:

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- 1

Tile Roofing over 2 layers 15# felt
- 2

Stained Rustic V Groove T & G at Eaves
- 3

Faux Clay Pipe Ventilation
- 4

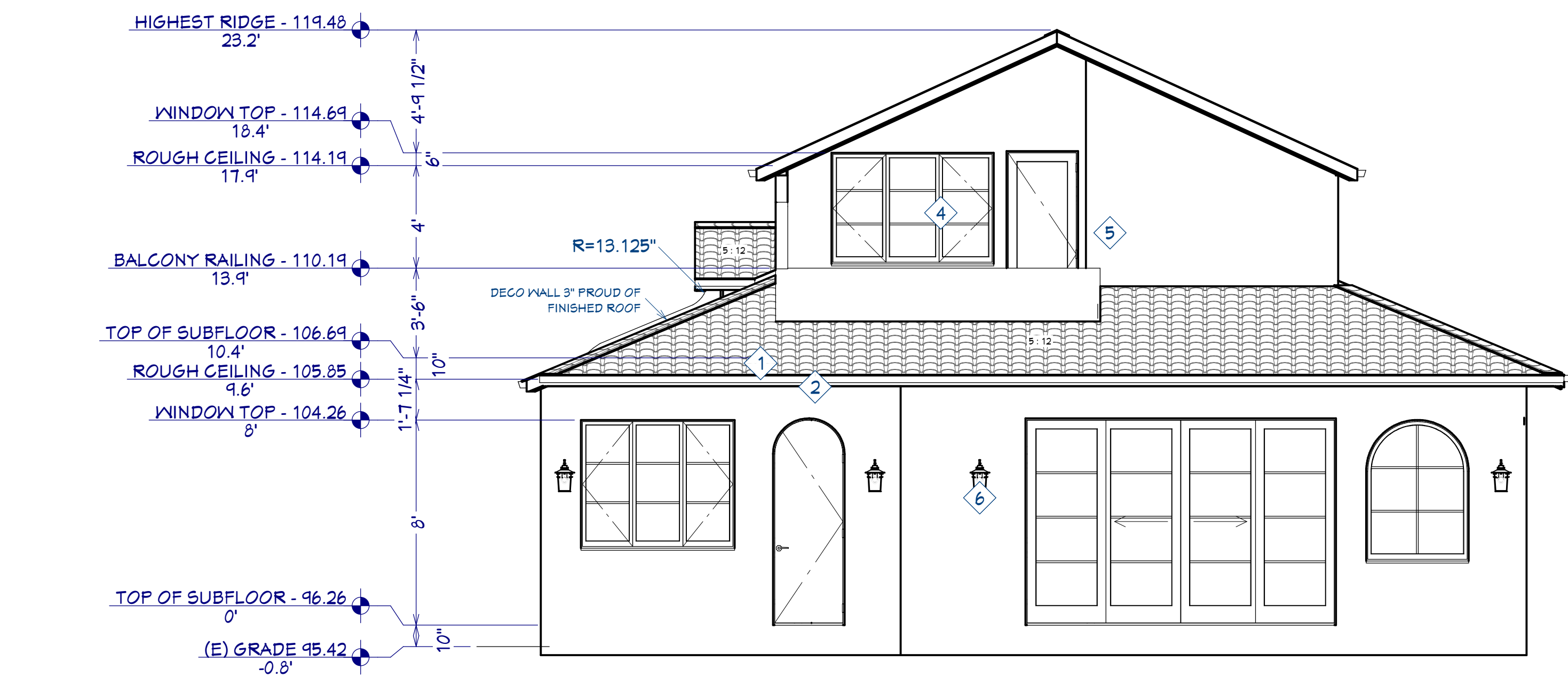
Dark Metal Clad Windows
- 5

Santa Barabra Stle 3 coat stucco over 2 layers Grade D paper
- 6

Lantern Style Wall Sconces
- 7

Wood or wood like composte carriage style roll up garage door
- 8

Wood or wood like composite pivot door



South Elevation 3



West Elevation 4



REVISION TABLE		NUMBER	DATE	REVISOR	DESCRIPTION

Ramasamy Residence
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Los Altos 94024
APN 167-18-017

Elevations
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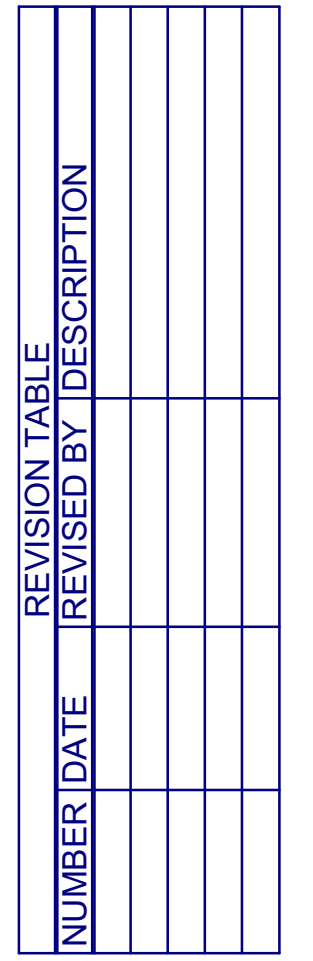
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Via

DATE:
11/10/2025

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Ramasamy Residence
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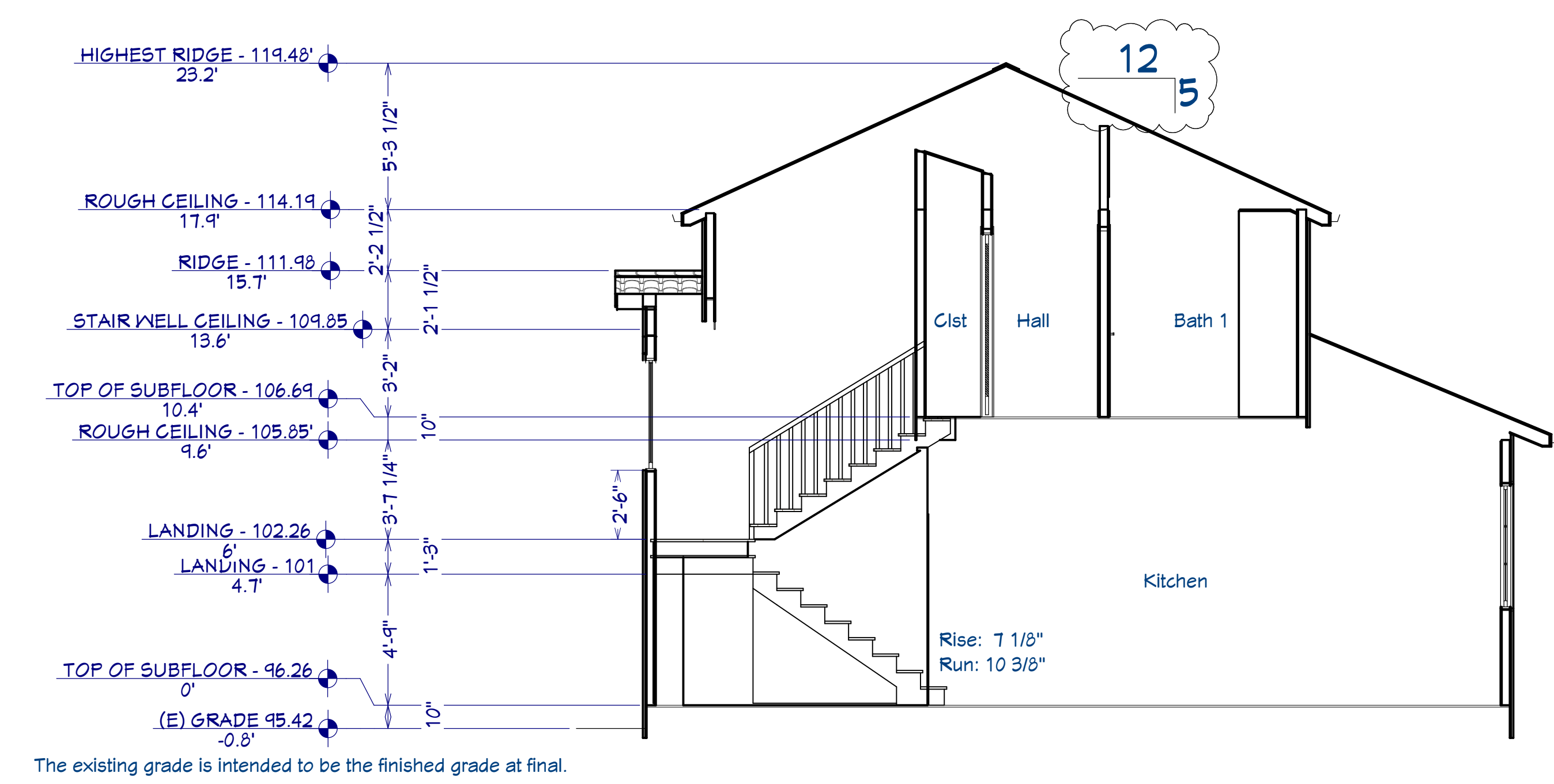
Cross Sections

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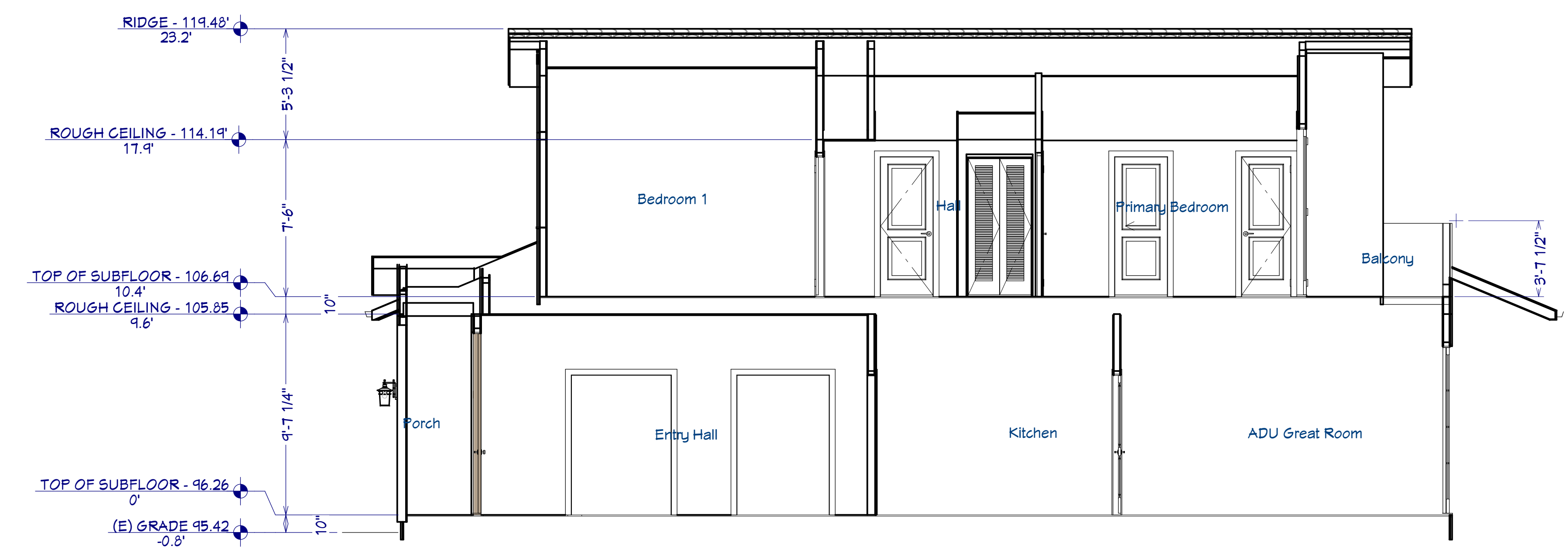
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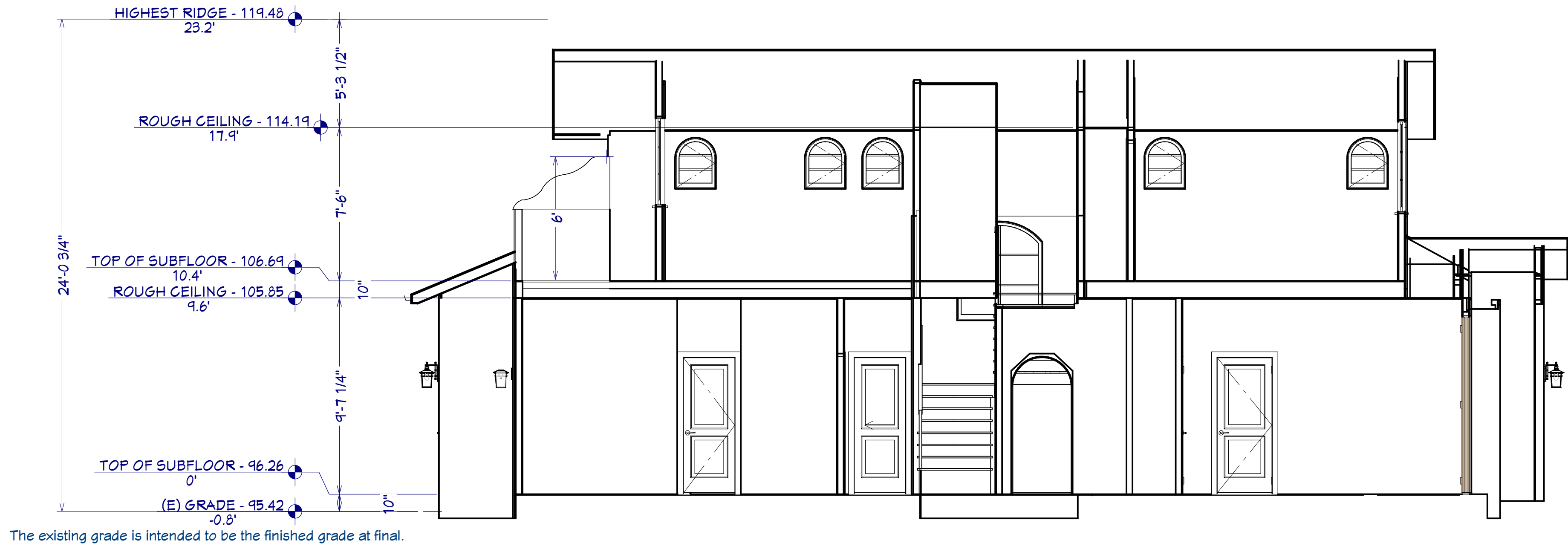
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11/10/2025
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Cross Section 2



Cross Section 1



Cross Section 3



REVISION TABLE	
NUMBER	DATE
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Cross Sections

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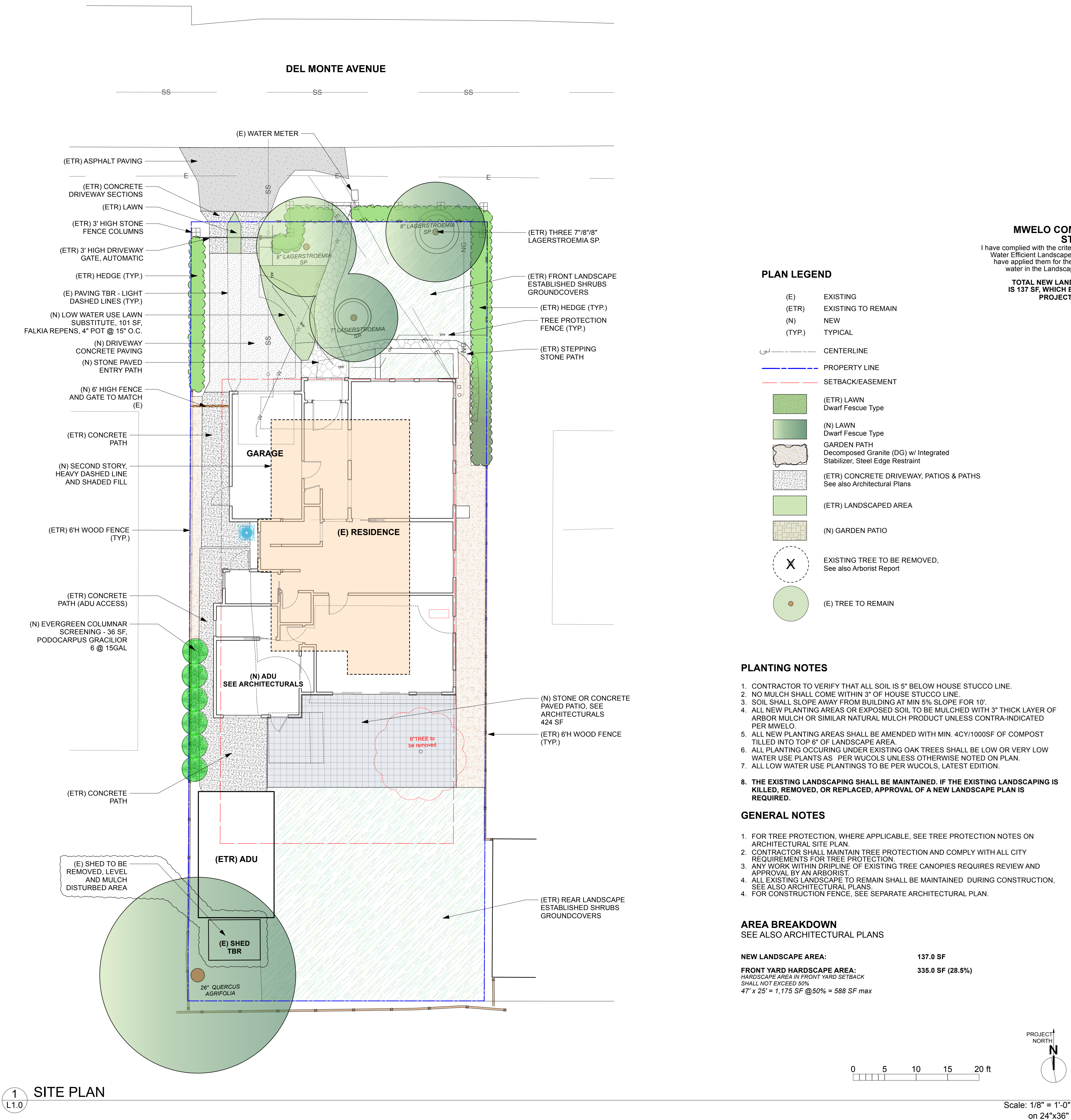
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Jenna Bayer
Garden Design, Inc.



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California 94043
Tel: 650.988.9600
Fax: 650.988.9602

info@jennabayer.com
www.jennabayer.com



Issue/Revision:

Date	Description
#	

Ramasamy Residence
Landscape Design
212 Del Monte Avenue
Los Altos, California 94024

Project ID:
212DelMonte.Via

Issue Date:
09.04.2025

Drawn by:
DM

Reviewed by:
JB/Via

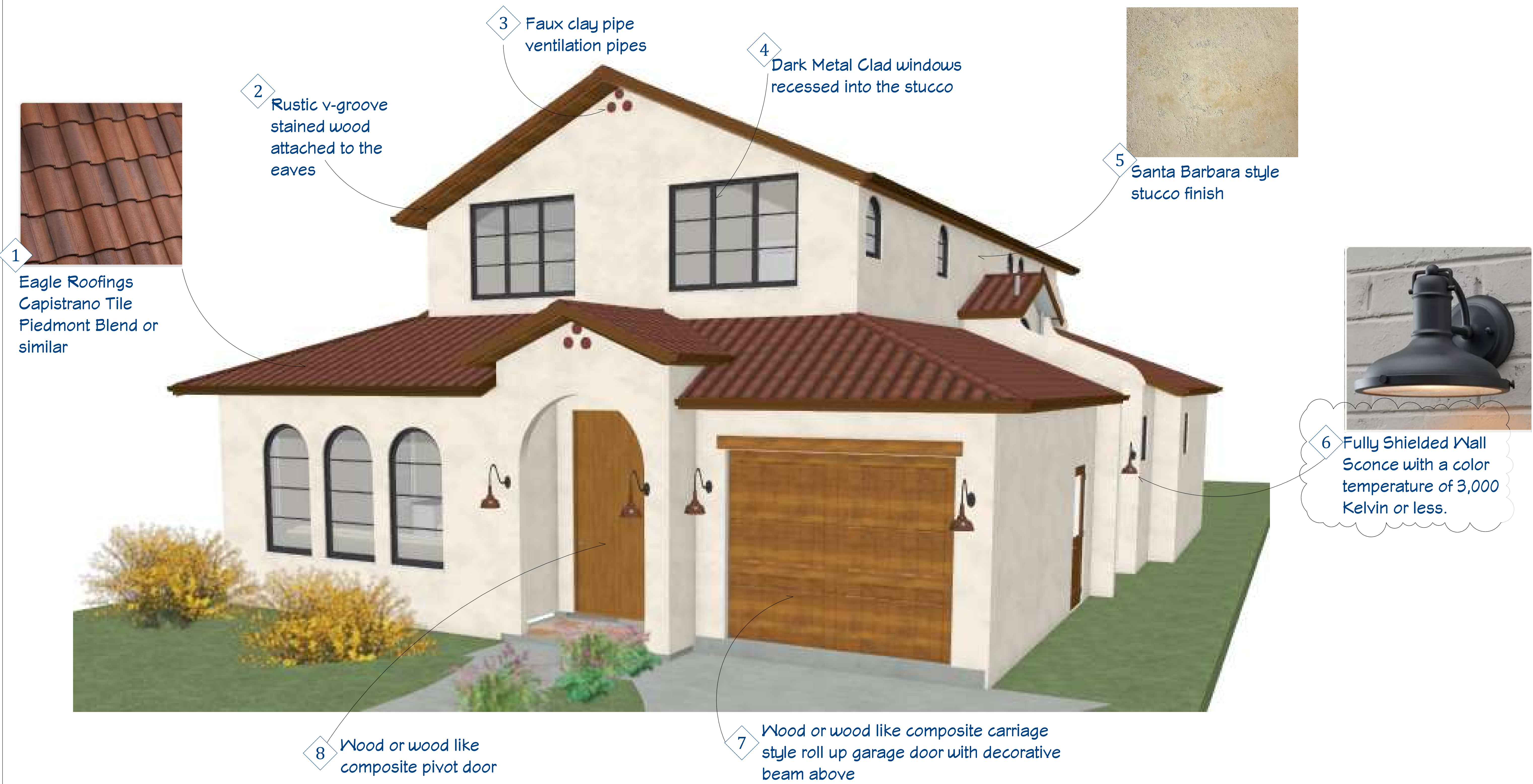
Issued for:
Client

Preliminary
Landscape Plan

L1.0

212 Del Monte Ave

Los Altos, CA 94024



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NUMBER	DATE

Ramasamy Residence
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Materials Board

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DATE:
11/11/2025

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A-13



North Streetscape



REVISION TABLE	
NUMBER	DESCRIPTION

Ramasamy Residence
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APN 167-18-017

Streetscape

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11/10/2025

SCALE:

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SHEET:

A-14



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC25-0020 – 1230 Miramonte Avenue

RECOMMENDATION

Approve Design Review application SC25-0020 for the construction of a new 3,228 square-foot, two-story residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND

Project Description

- Project Location: 1230 Miramonte Avenue, on the west side of Miramonte Avenue, between Berry Avenue and Altos Oaks Drive
- Lot Size: 9,807 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a new two-story house with an attached garage (see Attachment 1 – Project Plans). An attached accessory dwelling unit is proposed as part of the redevelopment of the site, which will be reviewed ministerially as part of the building permit submittal.. The home is designed in a modern craftsman architectural style, incorporating high-quality materials including composition shingles roof, horizontal Hardie Board lap sidings, and Fiberex window frame with fiber-cement trims.

There are 13 trees on the property, including four protected trees. Two protected Black Walnut trees are proposed to be removed as part of the project.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table. The project includes an attached ADU which Pursuant to LAMC Section 14.14.060, has not been included in the floor area or lot coverage calculations for the site.

	Existing	Proposed	Allowed/Required
COVERAGE:	2,869 square feet	2,207 square feet	2,925 square feet
FLOOR AREA:			
First floor	2,869 square feet	2,109 square feet	
Second floor	----	1,119 square feet	
Total	2,869 square feet	3,228 square feet	3,413 square feet
SETBACKS:			
Front	25.09 feet	25.00 feet	25 feet
Rear	27.17 feet	43.67 feet	25 feet
Right side (1st/2nd)	10.00 feet/---- feet	12 feet/22 feet	10 feet/17.50 feet
Left side (1st/2nd)	16.17 feet/---- feet	18.09 feet/23 feet	10 feet/17.50 feet
HEIGHT:	18.92 feet	24.25 feet	27 feet

Pursuant to Chapter 14.77 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines (Design Guidelines). The surrounding neighborhood is considered a Consistent Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and consistent massing. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first floor and seven feet to eight feet at the second floor. All of the homes in the neighborhood feature attached garages in the front yard facing the street.

The massing of the proposed new residence is compatible with the immediate neighborhood. The first story features one uniformed plate height of nine feet while the second story also has a consistent plate height of seven feet and 10 inches. The proposed residence retains key design attributes indicative of the neighborhood including pitched roof lines at the second story, traditional exterior materials such as horizontal Hardie Board lap siding, and maintains a moderate scale found in the neighborhood. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

There is a total of 13 trees on the property, including four protected trees. Two protected Black Walnut trees are proposed for removal. According to the arborist report prepared for the project by Matthew Fried, the two Black Walnut trees proposed for removal are structurally unsound and cannot be mitigated. The two remaining protected trees will be preserved and protected during construction. To mitigate the loss of the two protected trees proposed for removal, a tree replacement plan with a total of three new replacement trees is included in the landscaping plans.

The proposed landscaping includes a total of three new trees that are required replacement trees and a number of shrubs and ground cover in the front yard. The landscaping plan 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, preserves existing trees, and enhances landscaping to the extent possible.

Housing Accountability Act

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units) that are consistent with objective local development standards unless the City makes specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently. The proposed project is protected under the HAA, as it creates additional housing stock within the City of Los Altos and meets all applicable objective development and design standards.

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 reached out to the neighbors in the immediate area by mailing the project proposal and held an online community meeting for the community outreach. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Thomas James Homes c/o Hannah Chiu, Applicant
Olive Chuang Revocable Trust, Property Owners

FINDINGS

SC25-0020 – 1230 Miramonte Avenue

With regard to the proposed new two-story residence, the Zoning Administrator makes the following findings in accordance with Section 14.77.070 of the Los Altos Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residential 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 proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the site is relatively flat and requires no significant grading. Impervious surfaces are minimized and balanced with permeable paving and landscaped areas, and the drainage plan directs stormwater to onsite infiltration areas, preventing runoff or erosion.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies because the two-story design incorporates horizontal and vertical articulation that provides human scale and visual variety. The upper story is stepped back, and varied rooflines, recessed entries, and window groupings create depth and reduce mass consistent with the Design Guidelines for neighborhood compatibility.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass because the proposed materials include a composition shingles roof, horizontal Hardie Board siding exterior finish, and Fiberex framed windows and doors with fiber-cement trims. These materials are applied consistently to define building elements and reduce the perceived scale and massing of the structure.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the site plan provides a standard two-car garage with a functional driveway design consistent with neighborhood patterns. Pedestrian access is direct from the street to the entry walkway, reinforcing the residential character.
- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of an existing protected tree and installation of new ground cover, shrubs, and trees of varying heights. The landscape plan complies with the Water Efficient Landscape Ordinance (WELO).
- G. Signage when proposed or required is designed to complement the building architecture in terms

of style, materials, colors, proportions, and serves as identification of the building or business(es) only because there is no new signage proposed as part of this project.

- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing because trash and service areas will be screened behind a side gate which is designed to complement the building architecture.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code because the project will install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act because no subdivision is proposed; therefore, no off-site improvements are required.
- L. The approval of the design review complies with the California Environmental Quality Act (CEQA) because the project is exempt under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) as it involves the construction of a single-family residence in a residential zone.

CONDITIONS OF APPROVAL

SC25-0020 – 1230 Miramonte Avenue

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on January 21, 2028, 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 December 2, 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/JADU Not Reviewed:** The proposed ADU/JADU included in the plan set is not part of this design review application. Prior to commencement of the ADU/JADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Trees No. T12 and T13 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **Tree Removal Approved:** Trees Nos T7 & T11 shown to be removed on plan Sheet L1.1 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/street tree with one replacement tree, for a total of two replacement trees. 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 dripline(s), or as required by the project arborist, of trees No. T12 & T13. 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. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.
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. **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 Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen 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 12.08 of the Municipal Code.
21. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.
22. **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 12.38 of the Municipal Code.
23. **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.
24. **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.
25. **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).
26. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 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.

27. **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

28. **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.
29. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
30. **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.
31. **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.
32. **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.
33. **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.
34. **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

35. **2025 California Fire Code:** During building permit phrase, 2025 California Fire Code and California Building Code will be utilized for this project.
36. **Fire Sprinklers Required:** (As Noted on sheet T1) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
37. **Required Fire Flow:** The minimum required fire flow for this project is 875 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.
38. **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 Chp. 33.
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.

RECEIVED

Date: 1/7/2026

CITY OF LOS ALTOS
PLANNING

1230 MIRAMONTE AVENUE
LOS ALTOS, CA

THOMAS JAMES HOMES
275 SHORE LINE Dr. Suite 400
REDWOOD CITY. CA . 94065
(650) 980 - 8340

ABBREVIATIONS

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AND
ANGLE
CENTERLINE
DIAMETER OR ROUND
EXISTING
PENNY
PROPERTY LINE
POUND OR NUMBER
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AREA DRAIN
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BEDROOM
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CATCH BASIN
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CERAMIC
CAST IRON
CIRCLE
CORNER GUARD
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CLEARANCE
CONCRETE MASONRY UNIT
CASED OPENING
COLUMN
CONCRETE
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CONSTRUCTION
CONTINUOUS
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DRINKING FOUNTAIN
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DOUBLE HUNG
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DISPENSER
DIVERTER
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DOWNSPOUT
DRY STANDPIPE
DISHWASHER
DRAWINGS
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DRINK FOUNTAIN
EXPANSION JOINT
ELEVATION
ELECTRICAL
ELEVATOR
EMERGENCY
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ELECTRICAL PANELBOARD
EQUAL
EQUIPMENT
ELECTRIC WATER COOLER
EXHAUST
EXISTING
EXPANSION
EXPOSED
EXTERIOR
EXISTING
FIRE ALARM
FORCED AIR UNIT
FLAT BAR
FLOOR DRAIN
FOUNDATION
FIRE EXTINGUISHER
FIRE EXTINGUISHER CABINET
FINISH FLOOR
FINISH FLOOR
FINISH GRADE / FUEL GAS
FIBERGLASS
FIRE HOSE CABINET
FINISH
FLOOR JOIST
FLASHING
FLASHING
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FLUORESCENT
FACE OF CONCRETE
FACE OF FINISH
FACE OF MULLION

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FACE OF STUDS
FIREPLACE
FIREPROOF
FRENCH
FRAMING
FULL SIZE
FOOT OR FEET
FOOTING
FURRING
FUTURE
FIXED
GUAGE
GALVANIZED
GARAGE
GRAB BAR
GROUND FAULT INTERRUPTER
GALVANIZED IRON
GLASS / GLAZING
GLUE LAMINATED BEAM
GROUND
GRADE
GALVANIZED SHEET METAL
GYPSUM
GYPSUM BOARD
GYPSUM BOARD
HOSE BIBB
HOLLOW CORE
HEADER
HARDWOOD
HARDWARE
HOLLOW METAL
HORIZONTAL
HOUR
HEIGHT
HEATING VENTILATION AIR CONDITIONING
HORIZONTAL
INSIDE DIAMETER
INSULATION
INTERIOR
JANITOR
JOINT
KITCHEN
LABORATORY
LAMINATE
LAVATORY
LOCKER
LIGHT
MAXIMUM
MACHINE BOLT
MASTER BATHROOM
MASTER BEDROOM
MEDICINE CABINET
MECHANICAL
MEDIUM
MEMBRANE
METAL
MANUFACTURING
MANUFACTURER
MANHOLE
MINIMUM
MIRROR
MISCELLANEOUS
MOULDING
MASONRY OPENING
MOUNTED
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NATURAL
NATURAL GRADE
NOT IN CONTRACT
NUMBER
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NOT TO SCALE
OVER
OVERALL
OBSURE
ON CENTER
OUTSIDE DIAMETER (DIM.)
OFFICE
OVERHEAD CABINET
OPENING
OPPOSITE
OUTSIDE AIR
PUSH BUTTON
POWDER ROOM
PRECAST
PLATE
PLASTIC LAMINATE
PLASTER
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POINT OF CONNECTION
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POINT
PREFABRICATED
PAPER TOWEL DISPENSER
COMBINATION PAPER TOWEL
DISPENSER & RECEPTACLE
PARTITION
PAPER TOWEL RECEPTACLE
QUARRY TILE
RISER
RADIUS
RADIUS
RETURN AIR GRILLE
ROOF DRAIN
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REFRIGERATOR
REGULAR
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STRUCTURE
STRUCTURE
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TERRAZZO
T&G
THK.
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TOP OF PAVEMENT
T.P.
TOILET PAPER DISPENSER
TOP PLATE
TREAD
TRSM.
T.V.
TELEVISION
TYPICAL
TOP OF SHEATHING
TOP OF CONCRETE
TOP OF PARAPET
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WS
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PROJECT DIRECTORY

BUILDER:
THOMAS JAMES HOMES
275 Shoreline Dr. Ste 400
Redwood City, Ca. 94065
(650) 434-7966
Contact: Ken King

ARCHITECT:
KTGY GROUP, INC.
1814 Franklin St., Suite 400
Oakland, Ca. 94612
(510) 272-2910
Contact: Mohamed Eleraky
meleraky@ktgy.com

CIVIL:
CBG, Civil Engineers, Surveyors,
Planners
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
(925) 866-0322
Contact: Jorge Daniel Abich
Contact: Justin DeKnoblauch

LANDSCAPE:
SKETCH & field
Landscape Arch / Exterior Design
1935 Addison Street, Suite A
Berkeley, CA 94704
(510) 905-7444
Contact: Jorge Daniel Abich
j.d.abich@gmail.com

PROJECT DESCRIPTION:
NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH 4 BEDROOMS, 3.5 BATHROOMS, AND ATTACHED 2-CAR GARAGE AND ATTACHED ADU.
DEMOLISH EXISTING 1-STORY HOUSE WITH ATTACHED GARAGE
PROJECT ADDRESS : 1230 MIRAMONTE AVENUE, LOS ALTOS CA 94024
APN : 189-12-030
ZONING : R1-10
LOT SIZE: 9,807 S.F.

MAX FLOOR AREA (FAR) ALLOWED:
9,807 (LOT SIZE) x 35% = 3,432.45 SQ. FT. (INCLUDES GARAGE)

FAR PROVIDED:
1ST FLOOR: 1630.06 S.F.
GARAGE: 478.63 S.F.
SUBTOTAL: 2,108.69 S.F.
2ND FLOOR: 1,119.04 S.F.
TOTAL: 3,227.73 S.F.

ADU FLOOR AREA = 558.17 SQ.FT.

MAXIMUM BLDG. COVERAGE: 30% Max. (9,807 X .30 = 2,942.1 SQ. FT.)
ACTUAL COVERAGE AREA = 1630.06 + 478.63 + 98.66 = 2,207.35 SQ. FT. (22.64%)

SQUARE FOOTAGE PER INDUSTRY STANDARD:
FIRST FLOOR 1,630 SF
SECOND FLOOR 1,082 SF
TOTAL LIVING: 2,712 SF

GARAGE 479 SF
PORCH 90 SF
ADU 558 SF
TOTAL AREA: 3,839 SF

DWELLING SHALL COMPLY WITH CURRENT APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF LOS ALTOS BUILDING REGULATIONS & ORDINANCES
TYPE OF CONSTRUCTION: VB
OCCUPANCY GROUP: R3 & U (Garage)
AUTOMATIC SPRINKLER SYSTEM - NFPA 13D

VICINITY MAP NOT TO SCALE

ZONING COMPLIANCE

LOT COVERAGE:

Existing

Proposed

Allowed/Required

TOTAL LOT COVERAGE:
Land area covered by all structures that are over 6' in height. Exclude ADUS/JADUS

2,869 SF

2,207.35 SF (23%)

2,925 SF (30%)

FLOOR AREA:

Measured to the outside surfaces of exterior walls. Exclude ADUS/JADUS

2,869 SF

1st Flr: 2108.69 SF
2nd Flr: 119.04 SF
TOTAL: 3,227.73 SF

3,412.5 SF

SET BACKS:

Front

±25.1'

25'

25'

Rear

±27.2'

43'-8"

25'

Right side (1st/2nd)

±10'

12/ 22'

7.5/ 15'

Left side (1st/2nd)

±16.2'

18'-11/ 23'

7.5/ 15'

HEIGHT:

±18'-11"

24'-3"

27'-0"

SQUARE FOOTAGE BREAKDOWN

Existing

Change in

Total Proposed

HABITABLE LIVING AREA:
Includes habitable basement areas

2,398

N/A

2,749.1 SF

NON-HABITABLE AREA:
Does not include covered porches or open structures

471

N/A

479 SF

LOT CALCULATIONS

NET LOT AREA

9,807 SF

FRONT YARD HARDSCAPE AREA:

907 SF (48%)

Hardscape area in the front yard setback shall not exceed 50%

LANDSCAPE BREAKDOWN:

Total hardscape area (existing and proposed): 2,524 SF
PHA - BUILDING PAD: 2,606 SF
Existing softscape (undisturbed) area: 0 SF
New softscape (new or replaced landscaping) area: 4,677 SF
Sum of all three should equal the site's net lot area

GENERAL NOTES

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEY ARE REVIEWED BY ALL GOVERNING AGENCIES AND THE ARCHITECT. THREE (3) COPIES OF THE FOLLOWING SYSTEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

AUTOMATIC FIRE SPRINKLER SYSTEM (N.F.P.A.-13D)

DESIGN-BUILD ELEMENTS INCLUDING, BUT NOT LIMITED TO: AWNINGS AND SHADE STRUCTURES, WHERE REQUIRED, PROVIDE CALCULATIONS SIGNED AND STAMPED BY AN ENGINEER LICENSED IN THE STATE WHERE WORK IS PERFORMED.

PHOTOVOLTAIC SYSTEM

SEPARATE PERMIT REQUIRED FOR:

DEMOLITION OF EXISTING STRUCTURES

SHEET INDEX

ARCHITECTURAL

T1
A1
A2
A2.1
A2.2
A4
A5
A6
A7
I-1.01

TITLE SHEET
SITE PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
SQUARE FOOTAGE/ LOT COVERAGE
SECTION
ROOF PLAN
EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
COLOR BOARD

LANDSCAPE

L1.0
L1.1
L1.2
L2.1
L2.2

NOTES & CALCULATIONS
LAYOUT AND MATERIALS PLAN
CONSTRUCTION DETAILS
PLANTING PLAN
TREE PROTECTION PLAN

CIVIL

GP-1
GP-2
ECP-1
ECP-2
ECP-3

GRADING & DRAINAGE PLAN- NOTES, LEGEND, ABBREV. & SITE PLAN
GRADING & DRAINAGE PLAN - DETAILS
GRADING & DRAINAGE PLAN - EROSION CONTROL PLAN
GRADING & DRAINAGE PLAN - EROSION CONTROL DETAILS
GRADING & DRAINAGE PLAN - CLEAN BAY BLUEPRINT

AS-BUILT DOCUMENTATION

1
2
3
4
5

COVER PAGE
FLOOR PLAN - 1ST FLOOR
ROOF PLAN
EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS

1230 MIRAMONTE AVENUE
LOS ALTOS, CA

275 SHORELINE DR.
SUITE 400
REDWOOD CITY
CA. 94065
PHONE NO. (650) 980-8340
FAX NO.

KTGY Project No: 2025-0542
Project Contact: Mohamed Eleraky
Email: meleraky@ktgy.com
Principal: Jill Williams
Project Designer: Amanda House
Developer
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

PROJECT DATA,
SHEET INDEX. AND
VICINITY MAP

T1

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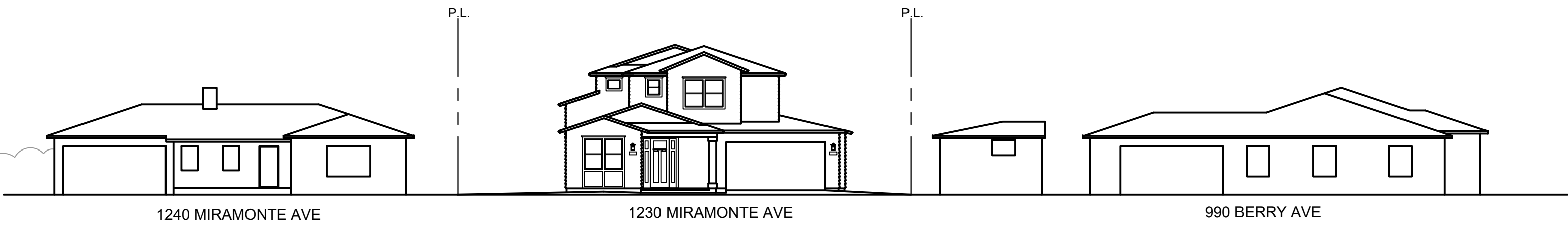
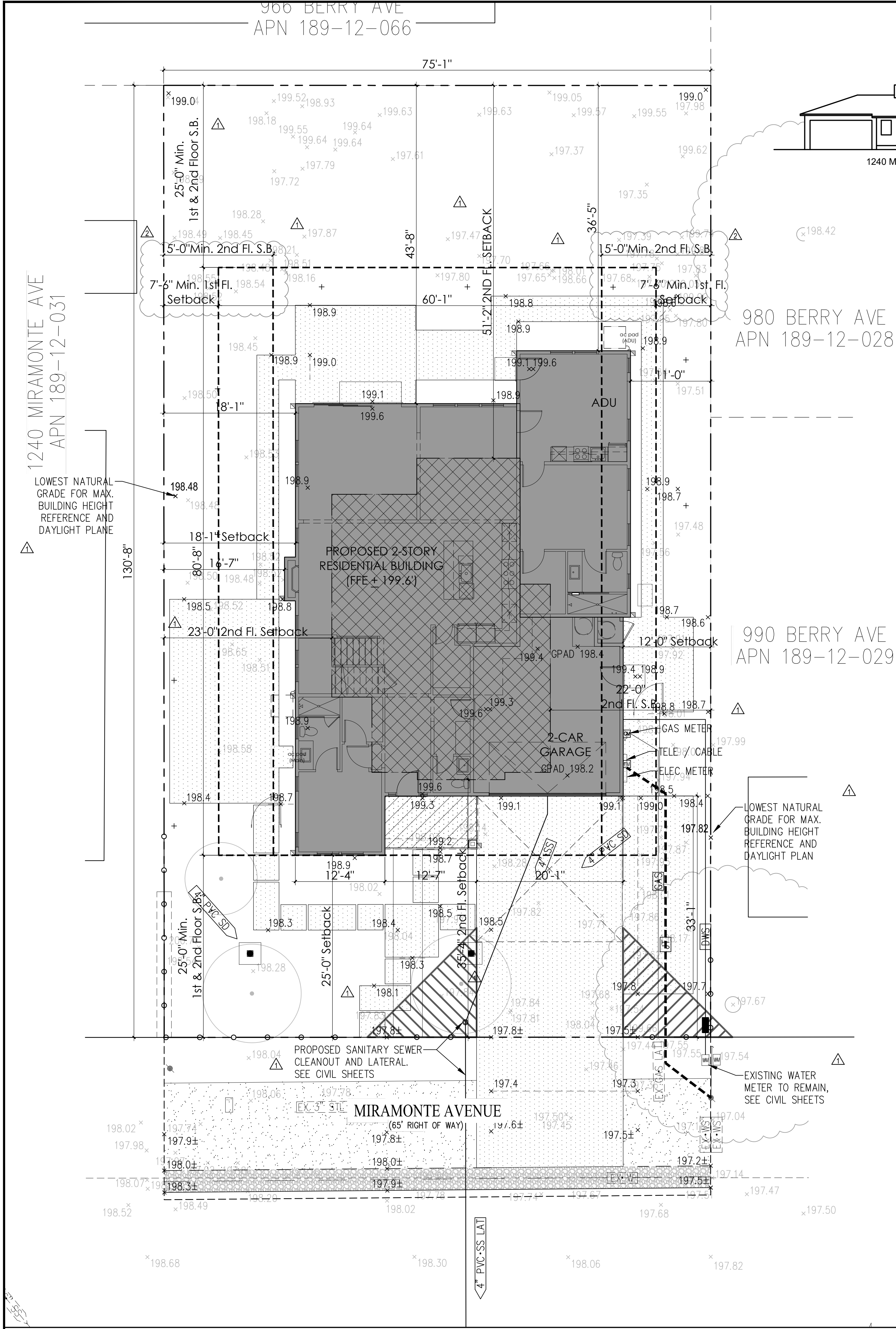
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PROJECT DATA,
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T1

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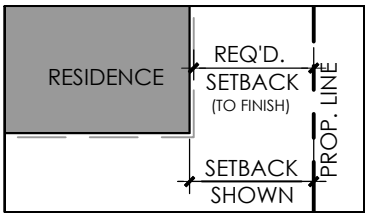
1230 MIRAMONTE AVE. STREETSCAPE
SCALE: 1/16" = 1'

SITE LEGEND

New 2-Story Single Family Residence with an Attached 2-Car Garage.

Area of Second Floor Residence.

Area of Covered Porch and Covered Outdoor Room.

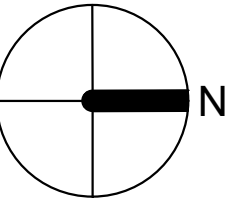


MIN. SETBACKS ARE TO FINISH.
DIMENSIONS SHOWN ARE TO FRAMING
WITH 2" ADDED TO ACCOUNT FOR
FINISH MATERIAL.

TREES SHOWN ARE EXISTING. SEE
LANDSCAPE PLANS FOR TREES TO BE
REMOVED AND TO REMAIN.

- SITE PLAN NOTES:**
- 1. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE DEPARTMENT FOR REMOVAL, RELOCATION, AND RECONNECTING OF EXISTING UTILITIES. ALL TO BE VERIFIED IN FIELD.
 - 2. A SEPARATE PERMIT IS REQUIRED FOR WORK TO BE DONE IN THE PUBLIC RIGHT OF WAYS.
 - 3. ALL ROOF DRAINAGE FROM DOWNSPOUTS SHALL BE CONNECTED INTO A CLOSED PIPE DRAINAGE SYSTEM THAT DISCHARGES TO A DRY WELL IN THE REAR YARD
 - 4. EXTERIOR SURFACES TO SLOPED AWAY FROM THE RESIDENCE FOUNDATION AT 5% MINIMUM FOR LANDSCAPE AREAS AND AT 2 % MINIMUM FOR PAVED AREAS

* SEE CIVIL AND LANDSCAPE SHEETS FOR INFORMATION NOT SHOWN HERE



SITE PLAN

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

1

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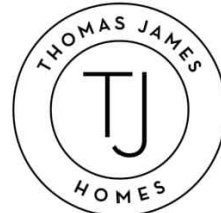
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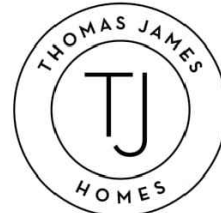
1230 MIRAMONTE
AVENUE
LOS ALTOS, CA

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SITE PLAN

A1



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AVENUE
LOS ALTOS, CA

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FIRST
FLOOR PLAN

INDUSTRY STANDARD:
1ST FLOOR:
1630.06 SQ.FT

2ND FLOOR:
1082.05 SQ.FT.
Double-counts area under the
stair above 11th riser

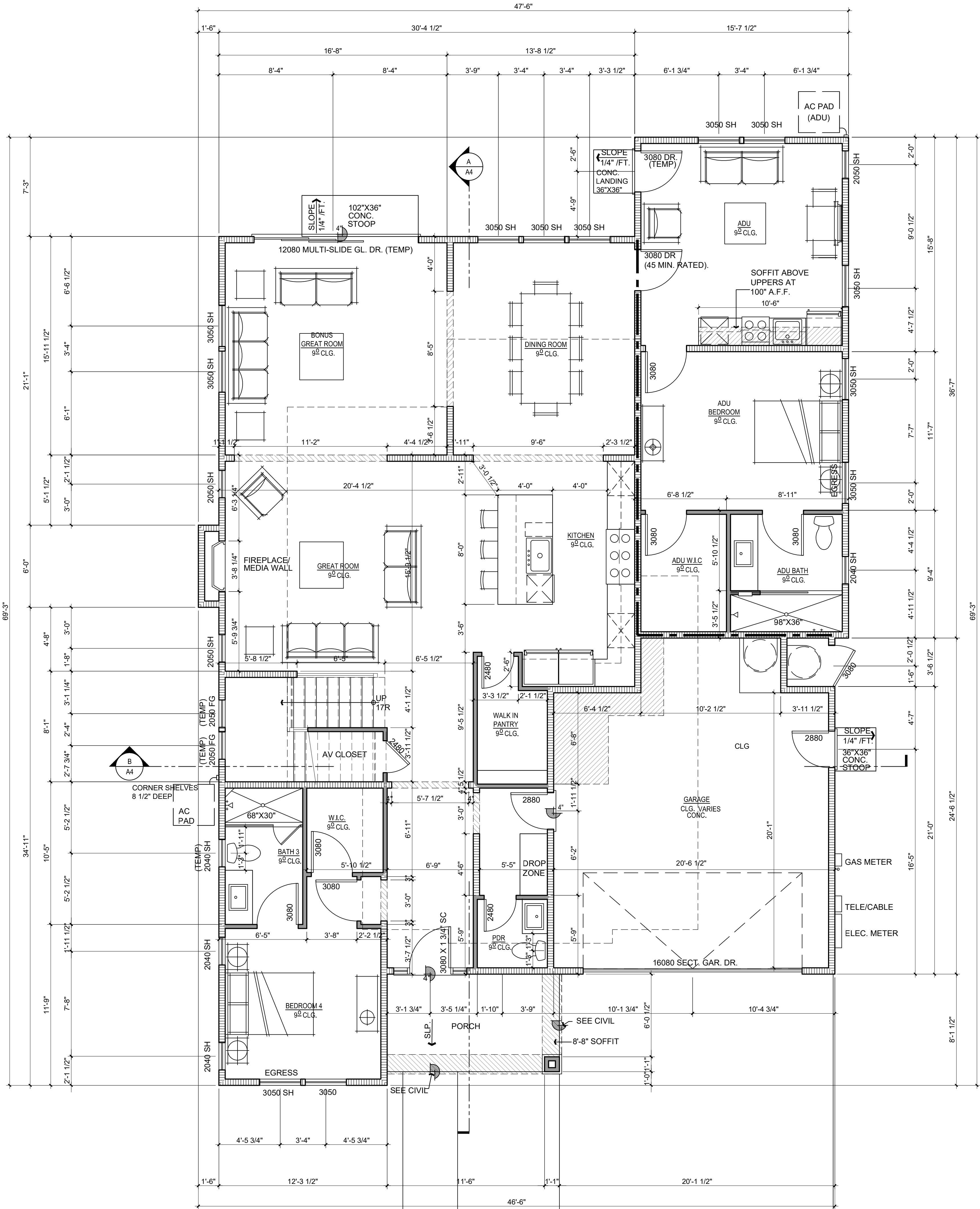
Floor Plan Summary:
4 Bedrooms
3.5 Baths
2,712.11 s.f. Living
558.17 s.f. ADU
3,270.28 s.f. Total

Zoning: R1-10

Lot Coverage:
Lot Size: 9,750 s.f.
Coverage Max.: 30%
9,750 x .30 = 2,925 s.f. Max.
Provided: 2213.88 (22.7%)

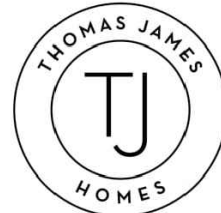
FAR Requirement:
Lot Size: 9,750 s.f.
FAR Max.: 9,750 x 35%= 3,412.5 s.f. Max.
(Includes Garage)

FAR Provided:
1st Floor (Living): 1630.06 s.f.
Garage: 478.63 s.f.
Subtotal (Living+ Garage): 2,108.69 s.f.
2nd Floor (Living): 1119.02 s.f.
Total: 3,227.71 s.f.



FIRST FLOOR PLAN

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



1230 MIRAMONTE
AVENUE

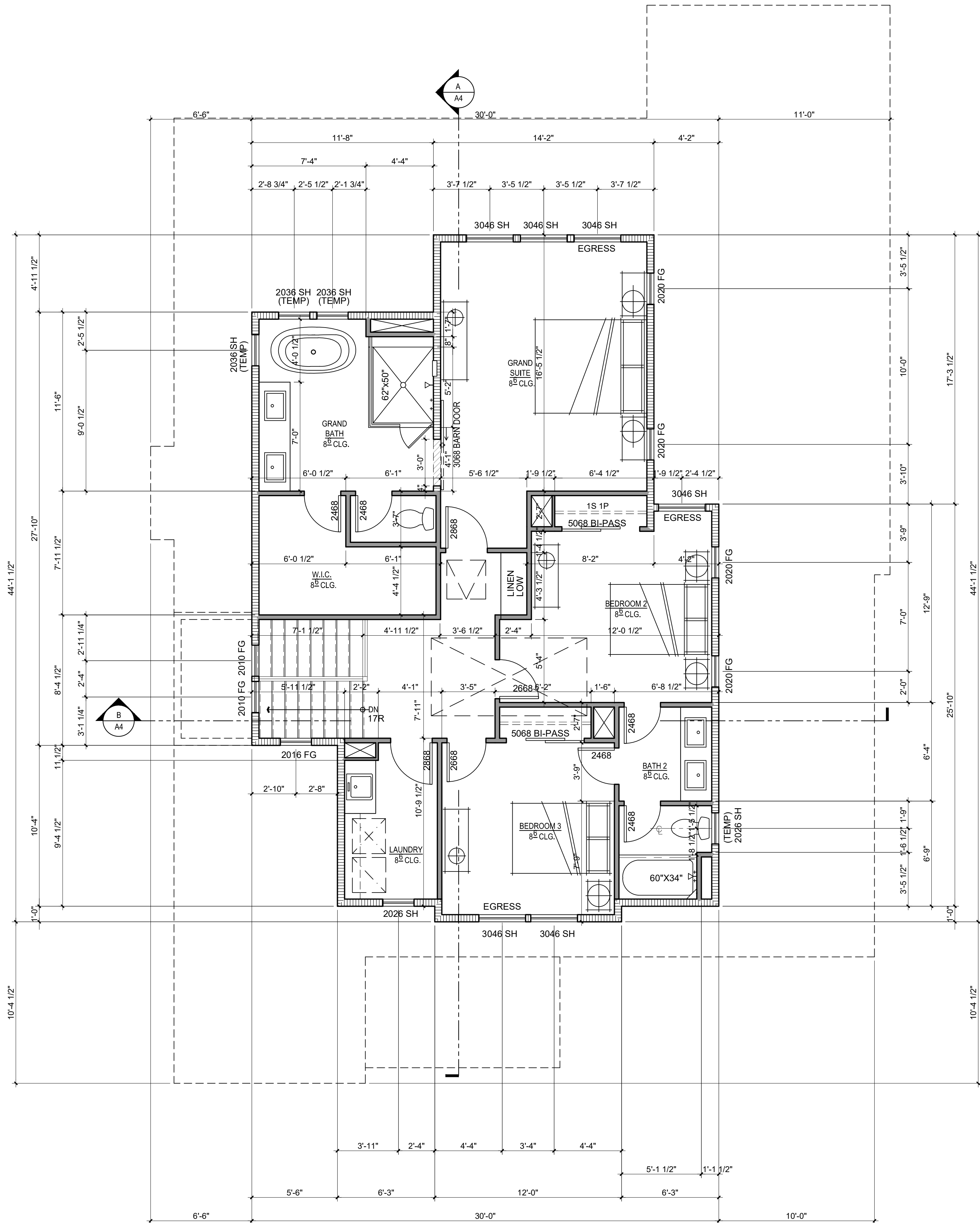
LOS ALTOS, CA

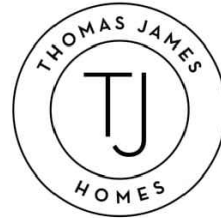
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SECOND
FLOOR PLAN

A2.1





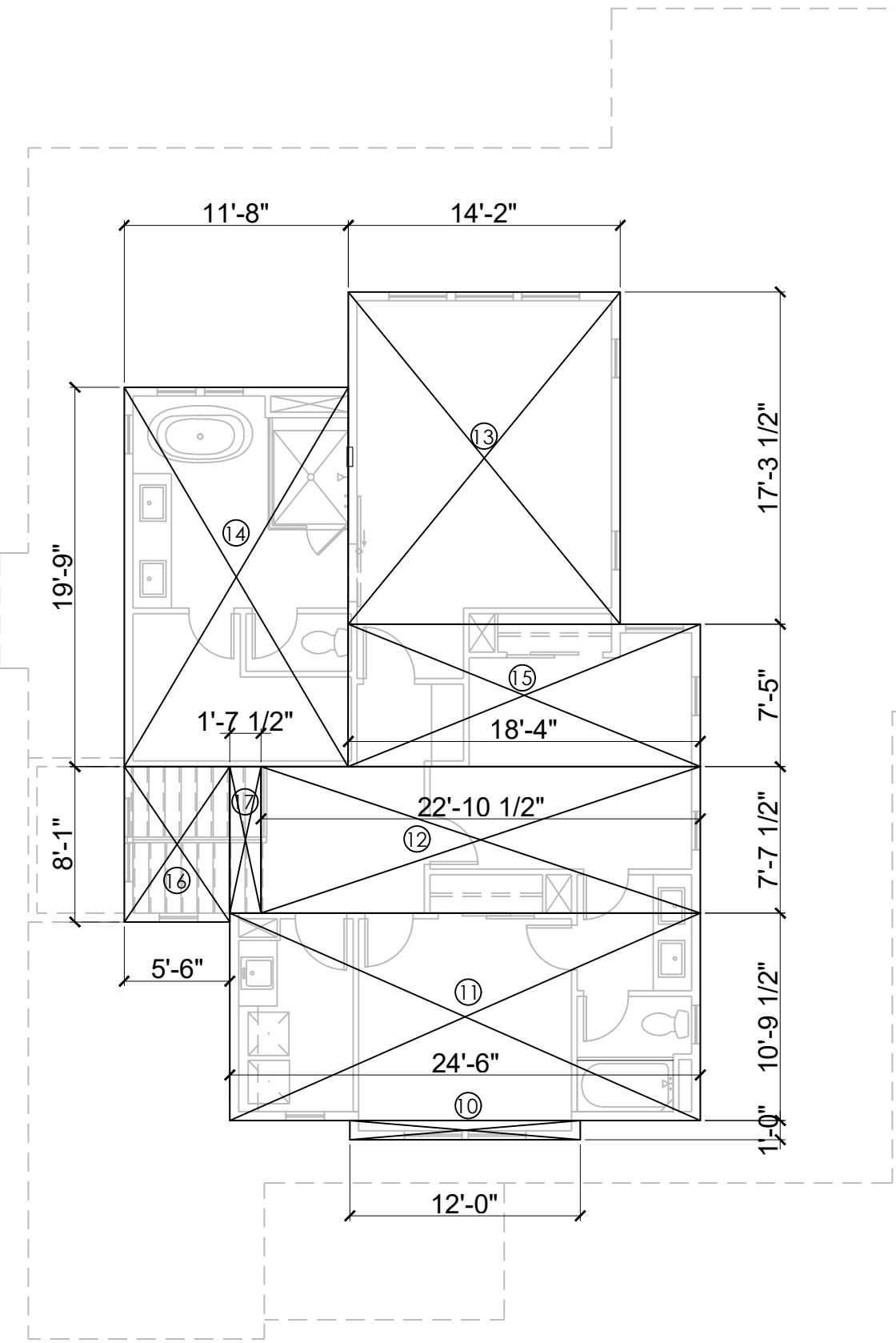
1230 MIRAMONTE
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SQUARE FOOTAGE/
LOT COVERAGE

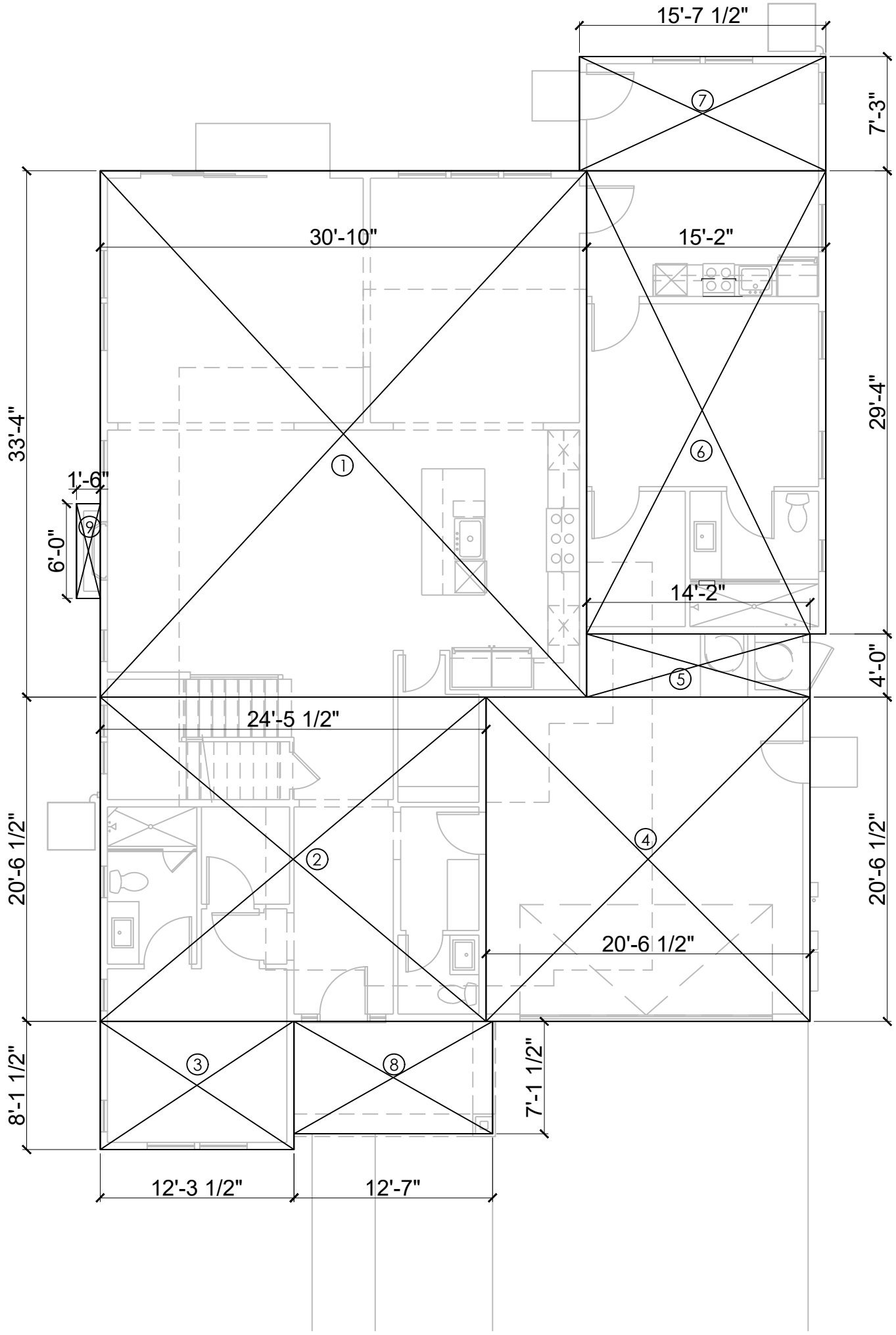


BLOCK CALCS:

HOUSE - 2ND FLOOR

10. 12'-0" x 1'-0"	=	12.00 SQ.FT.
11. 24'-6" x 10'-9.5"	=	264.39 SQ.FT.
12. 22'-10.5" x 7'-7.5"	=	174.42 SQ.FT.
13. 14'-2" x 17'-3.5"	=	245.02 SQ.FT.
14. 11'-8" x 19'-9"	=	230.34 SQ.FT.
15. 18'-4" x 7'-5"	=	136.02 SQ.FT.
16. 5'-6" x 8'-1"	=	44.46 SQ.FT.
17. 1'-7.5" x 7'-7.5"	=	12.39 SQ.FT.

2ND FLOOR TOTAL = 1119.04 SQ. FT.



BLOCK CALCS:

HOUSE - 1ST FLOOR

1. 30'-10" x 33'-4"	=	1027.78 SQ. FT.
2. 24'-5.5" x 20'-6.5"	=	502.41 SQ. FT.
3. 12'-3.5" x 8'-1.5"	=	99.87 SQ. FT.
TOTAL	=	1630.06 SQ. FT.

GARAGE		
4. 20'-6.5" x 20'-6.5"	=	421.96 SQ. FT.
5. 3'-5.5" x 3'-3.5"	=	56.67 SQ. FT.
TOTAL	=	478.63 SQ. FT.

1ST FLOOR TOTAL = 2108.69 SQ. FT.

ADU		
6. 15'-2" x 29'-4"	=	444.89 SQ. FT.
7. 15'-7.5" x 7'-3"	=	113.28 SQ. FT.
TOTAL	=	558.17 SQ. FT.

PORCH & MISC.		
8. 12'-7" x 7'-1.5"	=	89.66 SQ. FT.
9. 1'-6" x 6'-0"	=	9.00 SQ.FT.
TOTAL	=	98.66 SQ. FT.

FAR:

MAXIMUM TOTAL FLOOR AREA: 9,807 (LOT SIZE) x 35% = 3,432.45 SQ. FT. (INCLUDES GARAGE)
PROPOSED TOTAL FLOOR AREA: 1630.06 (1ST FLOOR) + 478.63 (GARAGE) + 1119.04 (2ND FLOOR) = 3227.73 SQ. FT.

ADU FLOOR AREA = 558.17 SQ.FT.

LOT COVERAGE:

MAXIMUM BLDG. COVERAGE:
30% Max. (9,807 X .30 = 2,942.1 SQ. FT.)

PROPOSED BLDG. COVERAGE (EXCLUDES ADU - INCLUDES 1ST FLOOR LIVING, GARAGE, PORCH):
1630.06 (1ST FL.) + 478.63 (GARAGE) + 98.66 (PORCH & MISC.) = 2207.35 SQ. FT. / 9,807 SQ. FT. = 22.64 %

NOTE:
FAR BASED ON PLANNING REQUIREMENTS OF CALCULATIONS

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510.272.2910

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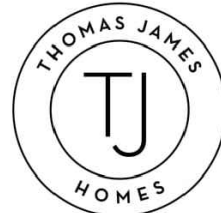
Principal: Jill Williams
Project Designer: Amanda House

Developer

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PHONE NO. (650) 980-8340
FAX NO.



1230 MIRAMONTE
AVENUE

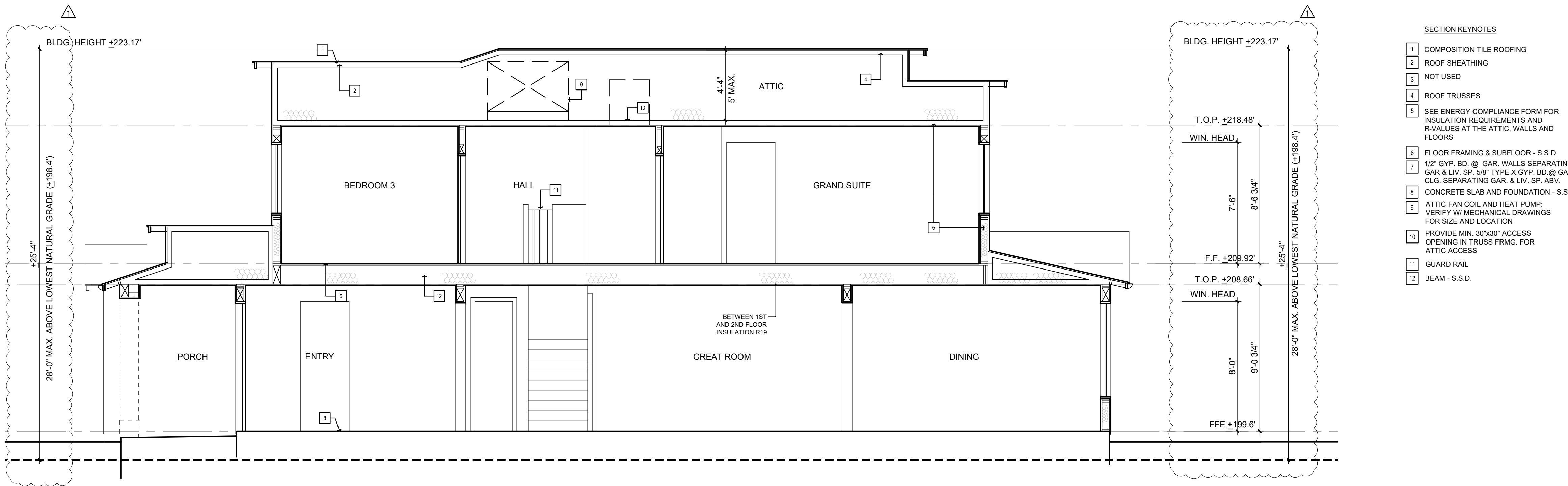
LOS ALTOS, CA

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SECTIONS

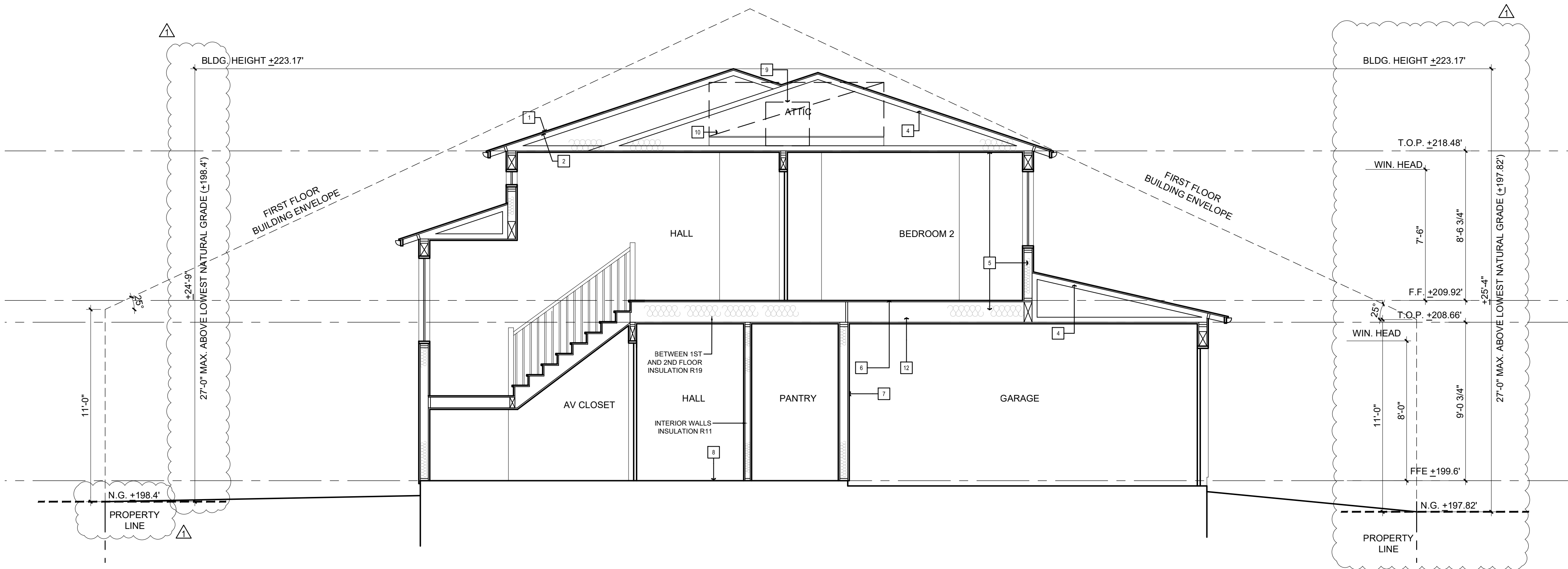
A4



SECTION A

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

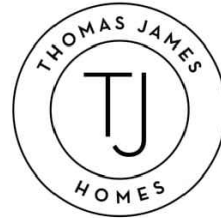
A



SECTION B

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

B



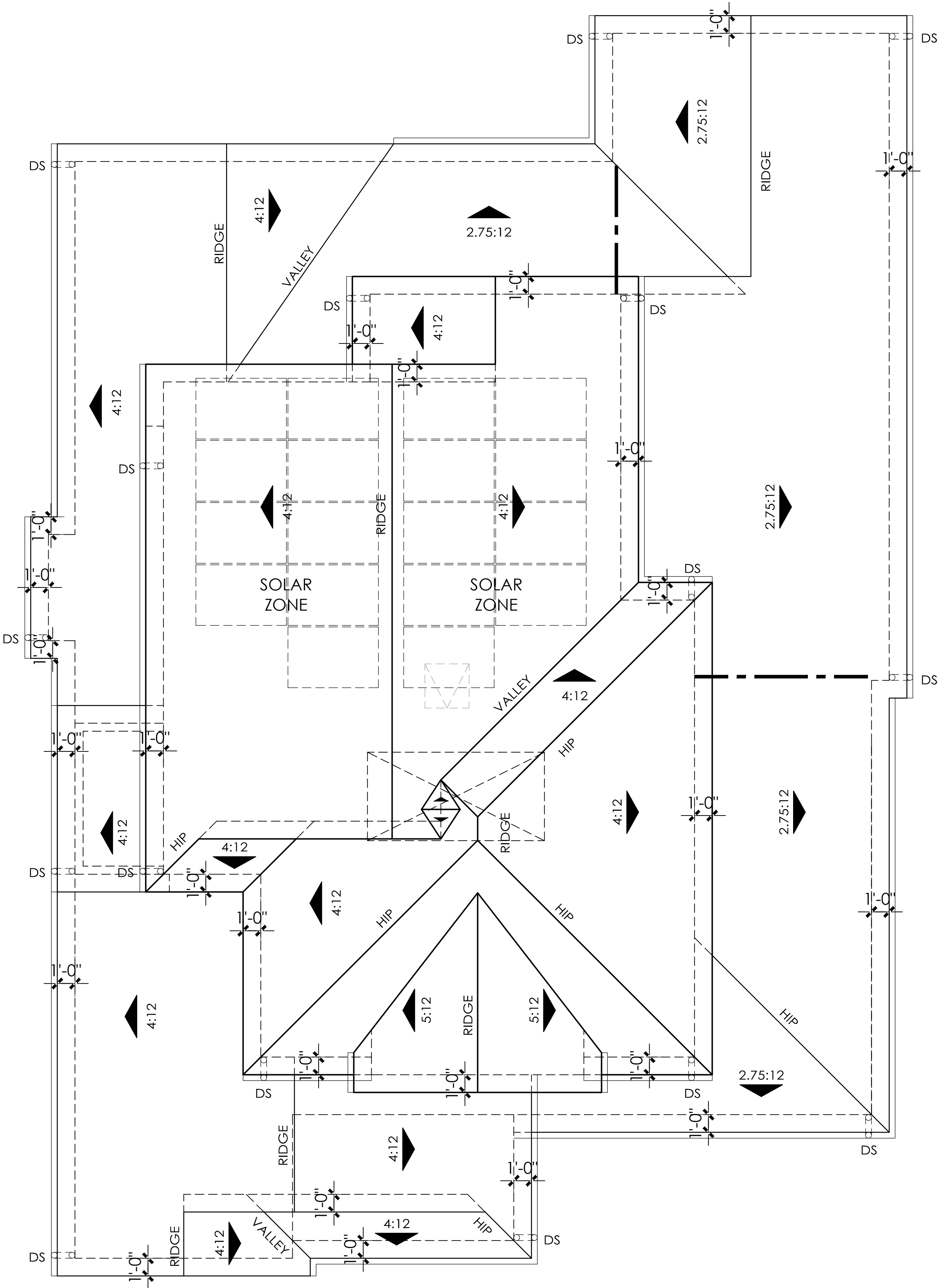
1230 MIRAMONTE
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ROOF PLAN



ROOF PLAN

OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

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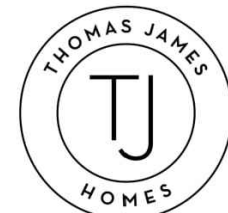
Principal: Jill Williams
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Developer

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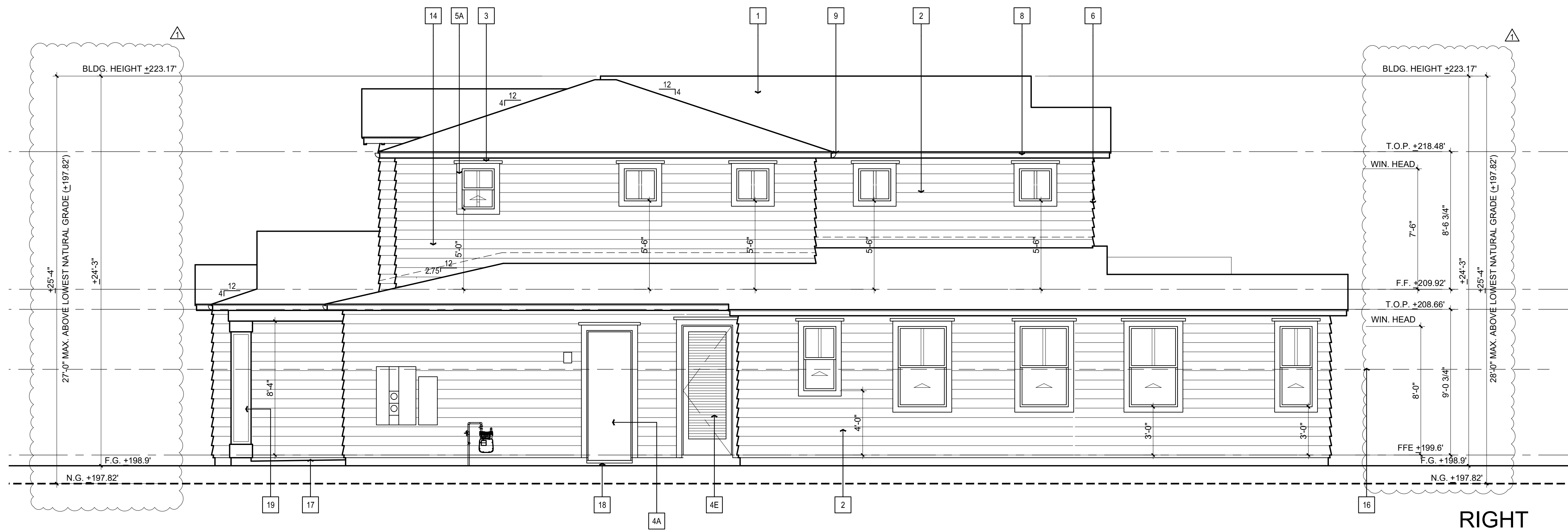
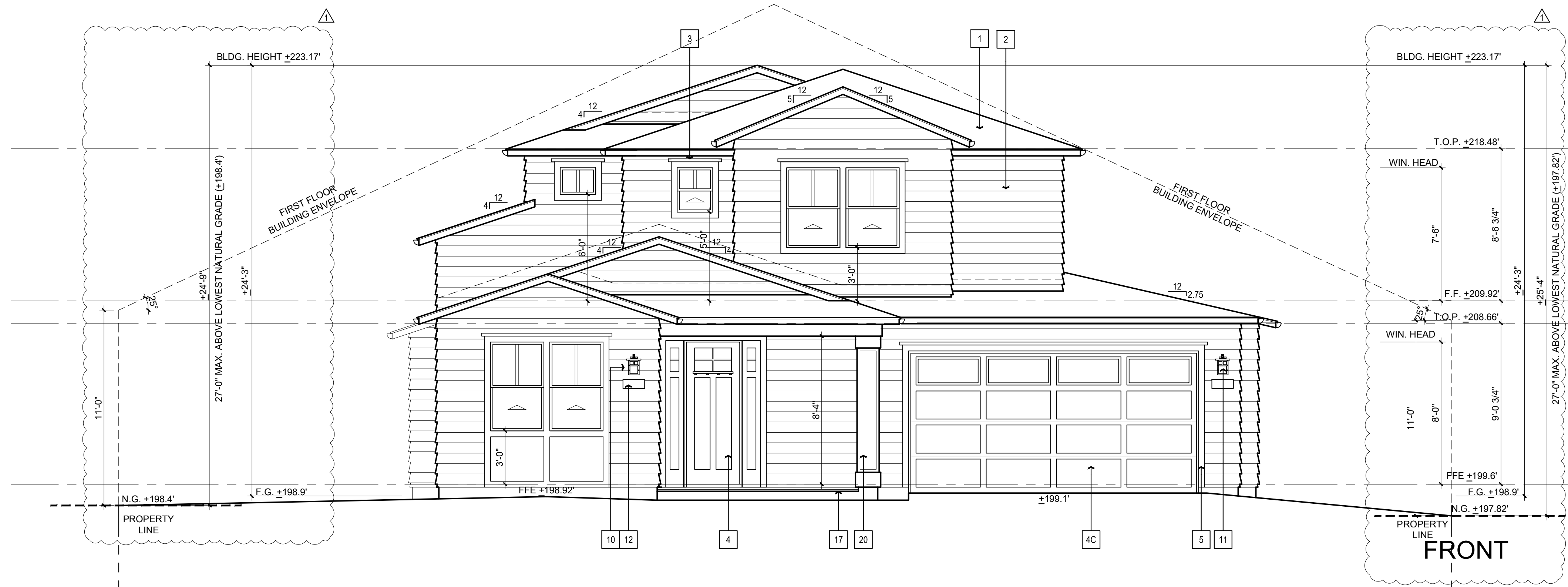


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EXT. ELEVATIONS

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

1

- 1 ROOF: GAF COMPOSITION TIMBERLINE HD SHINGLES ROOFING O/ 2 LAYERS UNDERLAYMENT O/ ROOF SHTG. - GAF WEATHERWATCH AT HIPS, RIDGES, AND VALLEY. 26GA VALLEY METAL FLASHING. GRACE ICE AND WATER SHIELDS AT CRICKETS. SEE BUILDER'S SPEC
- 2 EXT. HORIZ. LAP SIDING: "HARDIE" CEMENT FIBER LAP SIDING - HARDIEPLANK LAP NER-405 - SMOOTH -PAINTED - STANDARD 7" EXPOSURE (8.25WIDE) - AT GABLE 5" EXPOSURE (8.25 WIDE) - SEE DETAILS
- 3 WINDOW: FRAME WINDOWS - ANDERSEN 100 SERIES, FIBREX MATERIAL FOR FRAME AND TRIMS
- 4 ENTRY DOOR: FIBERGLASS DOOR - SEE ELEVATION
- 4A SIDE DOOR: FIBERGLASS EXT. SC. FLUSH - SEE BUILDER'S SPEC.
- 4B REAR DOOR: 3 PANEL SLIDING GLASS DOORS - ANDERSEN HERITAGE
- 4C GARAGE DOOR: SEE ELEVATION - 25 Ga. INSULATED STEEL GARAGE DOOR CLOPAY OR EQUIVALENT
- 4D ADU ENTRY DOOR
- 4E LOUVERED WATER HEATER CLOSET DOOR

- 5 DOOR TRIM, HEAD & JAMB: FIBER CEMENT TRIM 2"x4" TYP. U.O.N. SEE DETAIL
- 5A WINDOW TRIM, SILL: 5/4" X 3 3/8" FIBER CEMENT TRIM WITH 2X ON EDGE AT HEAD AND SILL (TYP.) SEE EXT. ELEVATIONS AND DET.
- 6 CORNER TRIM: WOODGRAIN ALUMINUM PRIMED CORNER MOULDING - 7 1/2" X 1 3/4"
- 7 NOT USED
- 8 FASCIA: 2X6 PREPRIMED WOOD
- 9 GUTTER AND DOWNSPOUT: PREFINISHED 5" FASCIA GUTTER WITH 3" DIA (1 3/4" X 2 3/4") PREFINISHED DOWNSPOUT, DISCHARGE PER CIVIL DRAWINGS
- 10 LIGHT FIXTURE: SEE ELECTRICAL PLAN & BUILDER'S SPEC.
- 11 LIGHT FIXTURE - GARAGE, WITH 24 HR PROGRAMMABLE SWITCH AND STANDARD ADDRESS NUMBER BELOW PER PRODUCT STANDARDS, EXTERIOR LIGHTING IS DARK SKY COMPLIANT CONSISTENT WITH CMC SECTION 13.102.040

- 12 PRIMARY ADDRESS NUMBER: VERTICALLY INSTALLED NUMBERS - ILLUMINATE BY LIGHT DIRECTLY OVERHEAD
- 13 NOT USED
- 14 FLASHING: GSM FLASHING AT ROOF TO WALL.
- 15 METER, ELECTRIC - PER PGE
- 16 FENCE: SEE LANDSC. DWG.
- 17 CONC. CONC. PORCH FLOOR
- 18 CONC. CONC. STOOP
- 19 COLUMNS: CEMENTITIOUS

NOTE: ALL CORBEL TAILS TO BE PRIMED

- ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR.
- REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
- PROVIDE (2) LAYERS OF MIN. GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
- ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER HEAT RESISTANT SELF ADHERING, SELF SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
- ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BD PRIOR TO SOFFIT INSTALLATION.
- DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
- COPPER METAL ROOFING, COPPER GRANULE-CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED. (CUPERTINO MUNICIPAL CODE SECTION 9.18.210)

KEYNOTES

ELEVATION NOTES



1230 MIRAMONTE
AVENUE

LOS ALTOS, CA

No.	Date	Description
	06-30-2025	1ST PLANNING SUBMITTAL
	10-15-2025	2ND PLANNING SUBMITTAL
	11-26-2025	3RD PLANNING SUBMITTAL

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



EXT. ELEVATIONS

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

1

- 1 ROOF: GAF COMPOSITION TIMBERLINE HD SHINGLES ROOFING O/ 2 LAYERS UNDERLAYMENT O/ ROOF SHTG. - GAF WEATHERWATCH AT HIPs, RIDGES, AND VALLEY. 26GA VALLEY METAL FLASHING. GRACE ICE AND WATER SHIELDS AT CRICKETS. SEE BUILDER'S SPEC
- 2 EXT. HORIZ. LAP SIDING: "HARDIE" CEMENT FIBER LAP SIDING - HARDIEPLANK LAP NER-405 - SMOOTH -PAINTED - STANDARD 7" EXPOSURE (8.25WIDE) - AT GABLE 5" EXPOSURE (8.25 WIDE) - SEE DETAILS
- 3 WINDOW: FRAME WINDOWS - ANDERSEN 100 SERIES, FIBREX MATERIAL FOR FRAME AND TRIMS
- 4 ENTRY DOOR: FIBERGLASS DOOR - SEE ELEVATION
- 4A SIDE DOOR: FIBERGLASS EXT. SC. FLUSH - SEE BUILDER'S SPEC.
- 4B REAR DOOR: 3 PANEL SLIDING GLASS DOORS - ANDERSEN HERITAGE
- 4C GARAGE DOOR: SEE ELEVATION - 25 Ga. INSULATED STEEL GARAGE DOOR CLOPAY OR EQUIVALENT
- 4D ADU ENTRY DOOR
- 4E LOUVERED WATER HEATER CLOSET DOOR

- 5 DOOR TRIM, HEAD & JAMB: FIBER CEMENT TRIM 2"x4" TYP. U.O.N. SEE DETAIL
- 5A WINDOW TRIM, SILL: 5/4" X 3 3/8" FIBER CEMENT TRIM WITH 2X ON EDGE AT HEAD AND SILL (TYP.) SEE EXT. ELEVATIONS AND DET.
- 6 CORNER TRIM: WOODGRAIN ALUMINUM PRIMED CORNER MOULDING - 7 1/2" X 1 3/4"
- 7 NOT USED
- 8 FASCIA: 2X6 PREPRIMED WOOD
- 9 GUTTER AND DOWNSPOUT: PREFINISHED 5" FASCIA GUTTER WITH 3" DIA (1 3/4" X 2 3/4") PREFINISHED DOWNSPOUT, DISCHARGE PER CIVIL DRAWINGS
- 10 LIGHT FIXTURE: SEE ELECTRICAL PLAN & BUILDER'S SPEC.
- 11 LIGHT FIXTURE - GARAGE, WITH 24 HR PROGRAMMABLE SWITCH AND STANDARD ADDRESS NUMBER BELOW PER PRODUCT STANDARDS, EXTERIOR LIGHTING IS DARK SKY COMPLIANT CONSISTENT WITH CMC SECTION 13.102.040

- 12 PRIMARY ADDRESS NUMBER: VERTICALLY INSTALLED NUMBERS - ILLUMINATE BY LIGHT DIRECTLY OVERHEAD
- 13 NOT USED
- 14 FLASHING: GSM FLASHING AT ROOF TO WALL.
- 15 METER, ELECTRIC - PER PGE
- 16 FENCE: SEE LANDSC. DWG.
- 17 CONC. CONC. PORCH FLOOR
- 18 CONC. CONC. STOOP
- 19 COLUMNS: CEMENTITIOUS

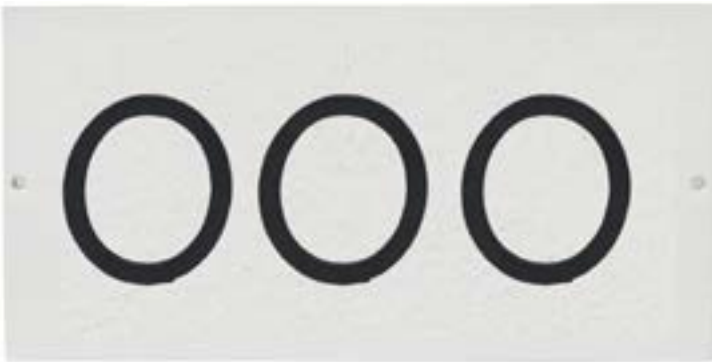
NOTE: ALL CORBEL TAILS TO BE PRIMED

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KEYNOTES

ELEVATION NOTES

EXTERIOR
ELEVATIONS



4" HOUSE NUMBERS

REPRESENTS MATERIALS ONLY; NUMBERS TO REFLECT PROPERTY ADDRESS



EXTERIOR LIGHT FIXTURE



FRONT DOOR

3/4 LITE 1 PANEL FIBERGLASS DOOR
FULL LITE FIBERGLASS SIDELITE
WITH SATIN ETCH GLASS



GARAGE DOOR

OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS
COLOR: WHITE

WINDOW FRAMES: WHITE



EXTERIOR RENDERINGS

TRADITIONAL - COLOR SCHEME 1

GOSSAMER VEIL

SW 9165
• SIDING

PURE WHITE

SW 7005
• DOOR AND WINDOW TRIMS
• WINDOW PANELING
• PORCH BEAMS AND COLUMN
• FASCIA, EAVES, AND GUTTERS
• GARAGE SIDE DOOR
• UTILITY DOOR

IRON ORE

SW 7069
• FRONT DOOR AND SIDELITES

ELDORADO STONE

TUNDRA BRICK - CHALK DUST
• GROUT: OBP GLACIER WHITE

GAF ROOF SHINGLES - RS
CHARCOAL

FENCE STAIN
SEMI-SOLID
PEPPERWOOD

NOTES:
1. RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE
HOME OR IT'S SURROUNDINGS.
2. DOWNSPOUT COLOR TO FOLLOW TJH PRODUCT STANDARDS



Hackberry KTGy 2302-45
Traditional
1230 Miramonte Ave
Los Altos, California 94024

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale, at any time without notice or obligation. Square footages and lot dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Room size, walls, windows, doors, porches and balconies vary per home elevation and location. Not an offer or solicitation to sell real property. Thomas James Homes is a registered trademark of Thomas James Homes, LLC. ©2018 Thomas James Homes. All rights reserved. CA DRE license #02057367

Date 07/11/25

Designer Kristin Lasky

Architect KTGy

COLOR BOARD
I-1.01

GENERAL NOTES

1. DRAWINGS
The drawings are for information only. The Contractor shall check and verify all dimensions, and existing conditions including structures, surface and subsurface utilities, pavements, and landscaping at site prior to commencement of the work. Any discrepancies in drawings shall be brought to the attention of the Owner's Representative and Landscape Architect. No work shall proceed until a resolution has been agreed upon to the satisfaction of the Owner's Representative.
2. SITE ACCEPTANCE
The Contractor shall review the project site to verify that conditions are suitable to receive work and that no defects or errors are present which would cause defective installation of products or cause latent defects in workmanship and function. Any discrepancies shall be brought to the attention of the Owner's Representative in writing. Commencement of work constitutes the Contractor's acceptance of the site conditions.
3. CODES AND ORDINANCES
All work and materials shall be in full accordance with all applicable federal, state, and local laws or codes and the applicable requirements of all regulatory agencies.
4. UTILITIES
Contact Common Ground Alliance (C.G.A.) at 811, at least two working days in advance of work (per CA GOV. CODE 4216). Protect existing features and utilities to remain during construction until final completion. If live utilities are encountered which were not indicated previously, protect the same from damage and immediately notify the owner's representative and affected utility provider. Do not proceed until further instructions are received from the owner's representative. The contractor is solely responsible and shall pay for repairs to damaged utilities due to the contractor's operations.
5. EXISTING CONSTRUCTION
The project involves construction within existing infrastructure systems and adjacent to existing facilities which are to remain operational and accessible at all times. All existing construction to remain shall be protected. New work shall meet existing construction level, plumb, and consistent. Any existing construction damaged by Contractor shall be replaced at Contractor's expense. Any disturbed areas outside project limit of work are to be restored to original conditions at Contractor's expense.
6. CONSTRUCTION MEANS AND COORDINATION
The Contractor:
- Shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of work under the contract.
- Shall supervise and direct the work, using the Contractor's best skill and attention.
- Shall coordinate the location and installation of all site work.
- Shall coordinate all trades. Any work that must be removed or relocated due to lack of coordination of the trades is solely the Contractor's responsibility. Lack of specific details shall not be an excuse for improper installation of any material, device, or system.
- Shall maintain a secure site throughout the construction process.
7. LAYOUT NOTES
Written dimensions take precedence over scaled dimensions. Dimensions indicated on plans for horizontal control are accurate if measured on a level line. Measure horizontal control dimensions on a level line, not parallel with ground slope. Dimensions are to face of finish unless otherwise noted. Where dimensions are noted to be verified in field (VIF) the dimension shown is the design basis but may differ from actual conditions. Contractor shall verify these dimensions while laying out the work and report any discrepancies between the design basis and actual dimensions to the owner's representative prior to proceeding with the work. Where dimensions are noted "+/-" field dimensions may vary from the noted dimensions by minor amounts.
8. VERTICAL CONSTRUCTION
All vertical construction shall be installed true and plumb. All unit coursing, tops of walls, fences, and other vertical elements, shall be level unless otherwise noted. All curves shall be continuous and consistent tangential arcs, with no breaks or angles at points of tangency or formwork jointing.
9. FENCING
Fence locations and heights shown are diagrammatic. Final locations and heights are to be coordinated in the field by the landscape contractor.

IRRIGATION NOTES

1. CODES AND ORDINANCES
The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances by licensed contractors and experienced workmen. Contractor shall obtain and pay for all required permits and fees relating to their work.
2. DIAGRAMMATIC PLANS
This design is diagrammatic. All piping, valves, etc. shown within paved areas is for design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, planting and architectural features. Parallel pipes may be installed in common trench. Pipes are not to be installed directly above one another. Valve locations shown are diagrammatic. Install in ground cover/shrub areas where possible (not in lawn area.)
3. ELECTRICAL CONNECTIONS
Electrical contractor to supply 120 VAC (2.5 amp) GFCI Receptacle service to controller location. Irrigation contractor to make final connection from electrical stub-out to controller. Irrigation control wire shall be #16, U.L. approved for direct burial. Common wire shall be #14 U.L. approved and shall be white in color. Wiring to individual remote control valves shall be color other than white.
4. FIELD OBSTRUCTIONS
Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. If this notification is not performed, the irrigation Contractor shall assume full responsibility for any revisions necessary at no cost to the Owner. When vertical obstructions (street lights, trees, fire hydrants, etc.) interfere with the spray pattern of the heads so as to prevent proper coverage, the irrigation contractor shall field adjust the sprinkler system by installing a quarter, third, or half circle head at the sides of the obstruction so as to provide proper coverage. All adjustments shall be made at no additional cost to the Owner.
5. FIELD COORDINATION
It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. The Contractor shall coordinate their work with the general Contractor and other Subcontractors for the location and the installation of pipe sleeves through walls, under paving, structures, etc. Contractor to verify the location of existing underground utilities and structures prior to the excavation of trenches. Contractor is to repair any damage caused by his work at no additional cost to the Owner.
6. FLOW AND OPERATING PRESSURE
The sprinkler system design is based on a 50 psi minimum operating pressure. The irrigation Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Owner's Representative.
7. EXCAVATIONS AND TRENCHING
All excavations are to be filled with compacted backfill. Contractor to repair all settled trenches promptly, for a period of 1 year after completion of work. Additionally, Contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of 1 year after final acceptance of work.
8. SLEEVING AND CONDUITS
In addition to the sleeves and conduits shown on the drawings, the irrigation contractor shall be responsible for coordinating the installation of sleeves and conduits of sufficient size under all paved areas.
9. CONTROL WIRE CONNECTIONS
Remote control valves shall be wired to controller in sequence as shown on plans. Run wire from each RCV to the controller. Splicing wires together outside of valve boxes will not be permitted. Splicing of 24-volt wires will not be permitted except in valve boxes. Leave a 36" coil of excess wire at each splice and 100 feet on center along wire run. Tape wire in bundles 10 feet on center. No taping permitted inside sleeves.
10. SPARE CONTROL WIRE
Install two (2) spare control wire for every 6 (six) stations on the controller along the entire main line. Spare wires shall be the same color (one with a white stripe) and of a different color than other control wires. Loop 36" excess wire into each single valve box and into one valve box in each group of valves.
11. PRESSURE REGULATION AND FLUSHING
The irrigation contractor shall adjust pressure regulating module at each valve to obtain the optimum operating pressure for each system. All main lines shall be flushed prior to the installation of irrigation dripline and bubblers. At 30 days after installation each system shall be flushed to eliminate glue and dirt particles from the lines.
12. IRRIGATION COVERAGE
Notify Owner's Representative of any aspects of layout that will provide incomplete or insufficient water coverage of plant material and do not proceed until instructions are obtained.
13. SPRINKLER ORIENTATION
All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.
14. CHECK VALVES
In locations where low head drainage will cause erosion and excess water, install King Bros. CV series check valves in lateral lines for every 5' of elevation change.

PLANTING NOTES

1. DRAWING CONFORMANCE
All work shall conform to drawings and planting details. No deviations shall be accepted unless approved by the Owner's Representative.
2. SITE PREPARATION
Remove all vegetation and deleterious materials not shown on plan for retention. Test on-site soils for horticultural suitability and amendments. Preserve all horticulturally suitable topsoil by stockpiling on site. Topsoil shall be replaced in planting areas to achieve final finish grades. Rip and till areas to receive topsoil on the same day topsoil is relocated.
3. DRAINAGE
All softscapes and hardscapes shall slope to drain away from buildings towards drainage appurtenances at a rate of .5% minimum to 1% maximum, unless otherwise noted.
4. WORK IN RIGHT OF WAY
Any work conducted within the right of way or to be maintained by local jurisdictional agencies shall be installed per the latest edition of the agency construction standards, and all other agency requirements.
5. UTILITY CLEARANCE
For all trees, a 5' minimum clearance shall be maintained from all water, electric and sanitary sewer utility lines. A 10' minimum clearance shall be maintained from all overhead utilities. All planting except low-growing groundcover shall be 3' clear of all fire appurtenances per NFPA 18.5.7
6. SOIL TESTING
Contractor shall submit soil samples to a certified soil testing laboratory for the determination of soil suitability and amendments. Contractor shall amend soils per the recommendations provided in the soil analysis report at the rates prescribed by the soil testing laboratory. All tree planting pits shall be backfilled with amended planting soil per the soil analysis report. Contractor shall submit a copy of the soil analysis report to the Landscape Architect for review of compliance with Water Efficient Landscape Ordinance.
7. PLANT STANDARDS
All plant material shall comply with ANSI Z60.1 "Standard For Nursery Stock," notes, and details on the drawings.
8. SUBSTITUTIONS
Planting substitutions, if necessary, shall be submitted to the Landscape Architect for approval. Any substitutions made without the approval of the Landscape Architect shall be rejected. Substitutions shall be made at no additional cost to the owner.
9. TREE PLANTING
All planting pits shall be bermed to allow for appropriate drainage. In soils with slow percolation rates, planting pits shall be augured 12" dia. X 8' depth and filled with drain rock to prevent ponding. All planting pits shall drain completely within a time frame of 2 hours.
10. ROOT BARRIERS
Root control barriers shall be utilized at any sidewalks, curbs, or hardscapes that are within 5 feet of trees. Root barrier panels shall be 18" deep and span 10' feet to each side of the centerline of the tree.
11. TURF INSTALLATION
- Rototill or spade the area to a depth of 4 to 6 inches. Rake and smooth the soil, removing rocks, roots, and large clods
- Ensure proper soil compaction of no more than 85% relative density.
- Roll the area lightly with a lawn roller 1/3 full of water, maintaining the finish grade of soil 1 inch below adjacent paving.
- Water the prepared area to settle the soil and provide a moist base for turf. Moisten the soil to a depth of 6 inches minimum.
- Install turf immediately upon delivery. In hot weather, protect unlaaid turf by placing stacks in shade, covering with moist burlap sacking, and/or sprinkling.
- Begin installing turf along the longest straight line, such as a driveway or sidewalk. Butt and push edges and ends against each other tightly, without stretching. Avoid gaps or overlaps. Stagger the joints in each row in a brick-like fashion at a minimum overlap of 2'. Avoid leaving small strips at outer edges as they will not retain moisture. On slopes, place the turf pieces across the slope.
- Begin watering turf within 30 minutes of installation. To avoid causing indentations or air pockets, avoid repeated walking or kneeling on the turf while it is being installed or just after watering.
- After installation, roll the entire area to improve turf/soil contact and remove air pockets.
12. MULCHING
A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. Contractor shall submit a sample of proposed mulch material to Landscape Architect for review. All areas to receive mulch shall be treated with an organic pre-emergent herbicide to control weed growth.
13. CERTIFICATE OF COMPLETION
A Certificate of Completion shall be certified by the Landscape Contractor upon completion and final review of landscape installation and provided to the Owner's Representative for submittal to the local governing jurisdiction.
14. ESTABLISHMENT PERIOD
The establishment period shall be a minimum of 60 calendar days commencing upon written verification of substantial completion by the Owner's Representative. Contractor shall observe and maintain planting material to ensure planting material is acclimatized and displays healthy and vigorous growth. Any planting in need of replacement shall trigger an additional establishment period of 60 calendar days commencing on the date of replacement.

SITE CALCULATIONS (WATER BUDGET COMPLIANCE)

1230 MIRAMONTE AVENUE	SF	% OF LOT AREA
EXISTING		
TOTAL LOT SF	9807	100%
TOTAL PERMEABLE AREA	4677	48%
TREES, SHRUB AND GROUNDCOVER AREA (% OF TOTAL LANDSCAPE AREA)	1095	23%
PROPOSED TURF AREA (% OF TOTAL LANDSCAPE AREA)	0	0%
MISC. PERMEABLE AREAS (% OF TOTAL LANDSCAPE AREA)	3582	77%
TOTAL IMPERMEABLE AREA	5130	52%
BUILDING FOOTPRINTS (% OF TOTAL AREA)	2606	51%
EXTERIOR SURFACES (CONC., D.G., PORCHES)	2524	49%

WATER USE CALCULATIONS

(EToi):		49.7						
Zone	Plant Type	Plant Factor (PF)	Irrigation Method	Irr. Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	(ETWU)
Regular Landscape Areas								
A1	Shrubs	0.2	Drip	0.81	0.247	85	21	645
A1	Shrubs	0.2	Drip	0.81	0.247	41	10	309
A1	Shrubs	0.2	Drip	0.81	0.247	132	33	1,005
A1	Shrubs	0.2	Drip	0.81	0.247	217	54	1,653
A1	Shrubs	0.2	Drip	0.81	0.247	593	147	4,515
A2	Trees	0.5	Drip	0.81	0.617	9	6	171
A2	Trees	0.5	Drip	0.81	0.617	9	6	171
A2	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Other	0	Non-Irrigated	1	0	2,826	0	0
						Totals:	3,921	280
Special Landscape Areas								
						Totals:	0	0
							0	0

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area: 280
Total Area: 3,921
Average ETAF*: 0.07

All Landscape Areas

Total ETAF x Area: 280
Total Area: 3,921
Sitewide ETAF: 0.07

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

Jorge Daniel Abich

JORGE DANIEL ABICH, PLA (CA #5899)

* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Appendix D
Prescriptive Compliance Option Checklist

These requirements may be used to comply with the City's Water Efficient Landscape Ordinance if the total landscape area is less than 2,500 square feet. Compliance with all items is mandatory and must be documented on a landscape plan.

Cover Sheet

- Contact information for the project applicant and property owner, project address and parcel number(s)
- Total landscape area (square feet), including a breakdown of turf and plant material
- Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
- Water supply type and the local retail water purveyor (California Water Service Company)
- Applicant signature and date with the following statement: "I agree to comply with the requirements of the prescriptive compliance option to the Water Efficient Landscape Ordinance."
- Include the following note: "All landscape areas shall incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches"

Planting Materials

- For residential areas, install climate adapted plants that require occasional, little or no summer water (avg. WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
- For non-residential areas, install climate adapted plants that require occasional, little or no summer water for 100% of the plant area excluding edibles and areas using recycled water.
- A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Turf Areas (Grass)

- Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas.
- Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length.
- Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.

Irrigation Systems

- Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor
- Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted
- Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range
- Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply
- All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard," All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

*At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

LANDSCAPE DESIGN PLAN NOTES

1. ALL LANDSCAPE AREAS SHALL INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES



SKETCH
& FIELD

Landscape Architecture | Exterior Design

1935 Addison Street, Suite A
Berkeley, CA 94704
(510) 905-7444

Project Title:

LANDSCAPE IMPROVEMENTS

1230 MIRAMONTE AVENUE
LOS ALTOS, CA 94024

Stamp:

Date	No.	Revision Notes
10/10/2025	1	PLAN CHECK 1

Issue Note	Project ID
DESIGN REVIEW	2506-02
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
6/30/2025	1230 Miramonte Ave.vwx

Sheet Title:

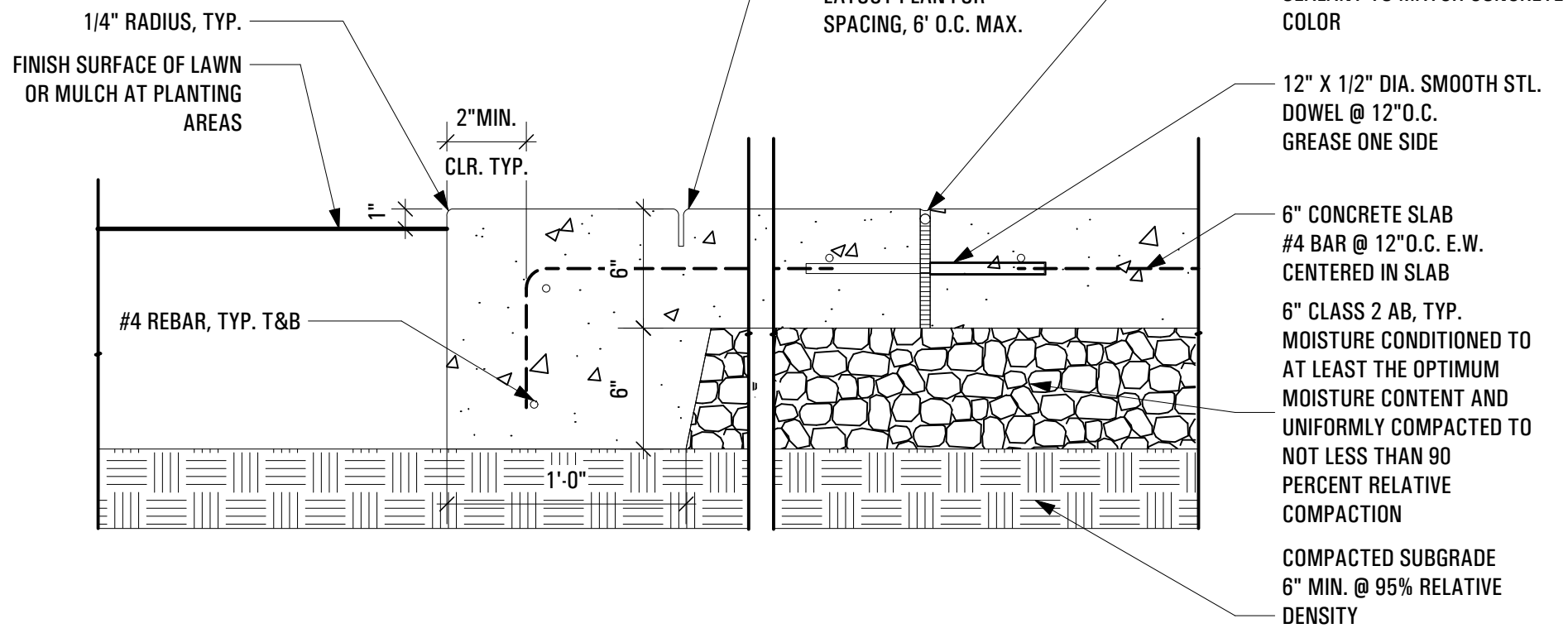
NOTES AND
CALCULATIONS

Sheet No.:

L1.0

NOTE:

1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.

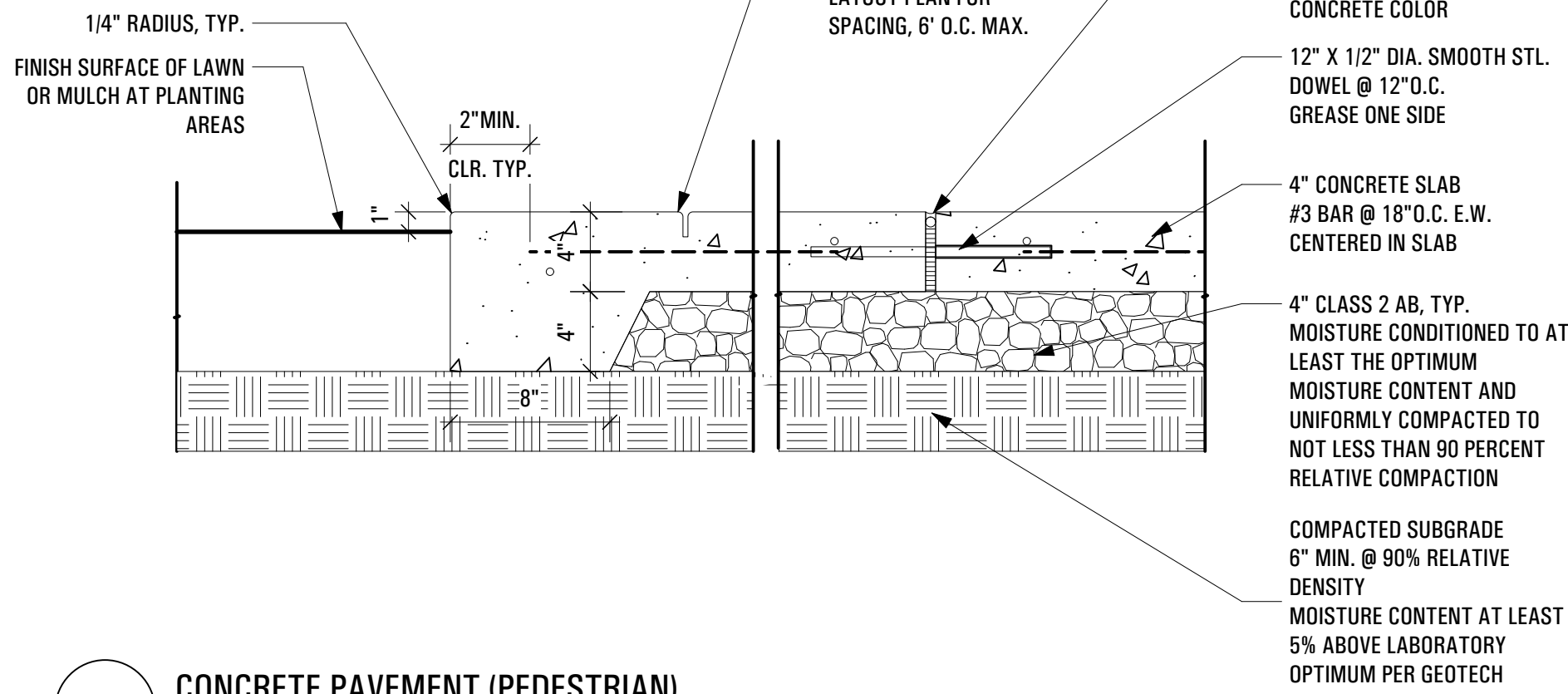


1 CONCRETE PAVEMENT (VEHICULAR)

Scale: 1 1/2" = 1'-0"

NOTE:

1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.

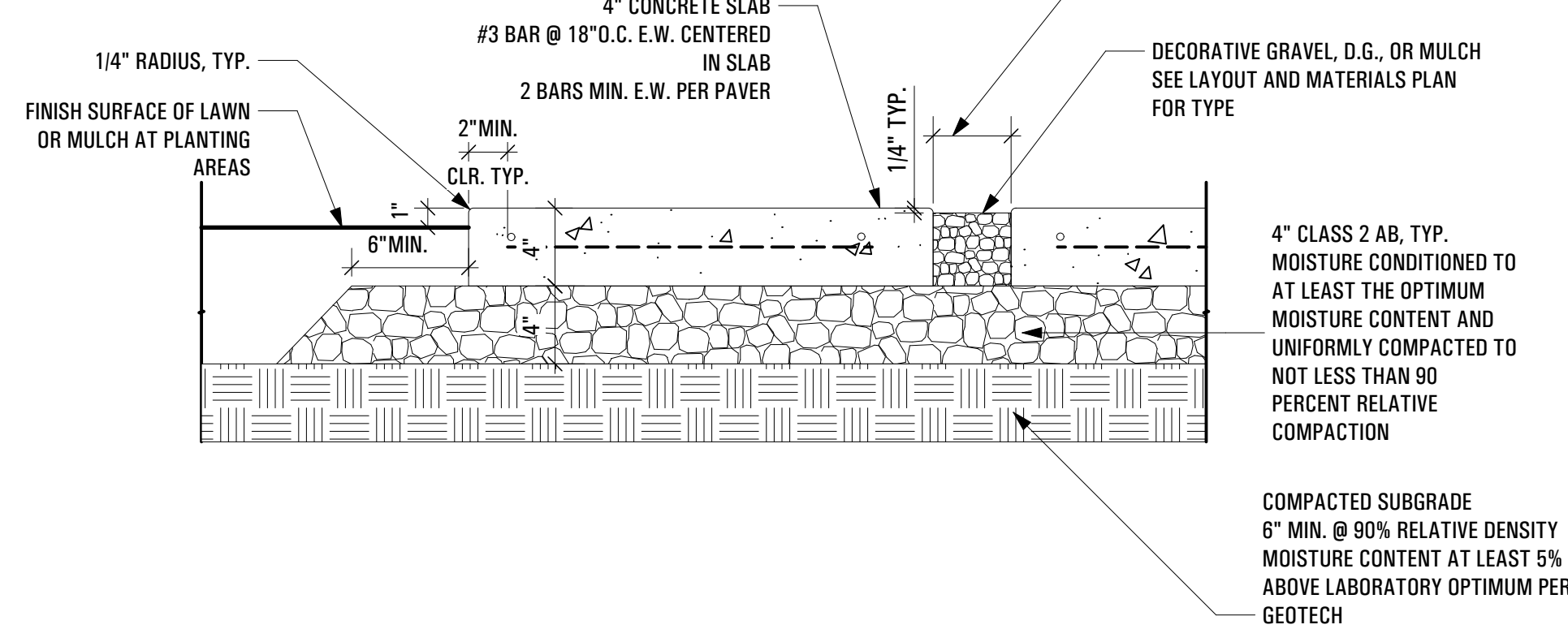


2 CONCRETE PAVEMENT (PEDESTRIAN)

Scale: 1 1/2" = 1'-0"

NOTE:

1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.

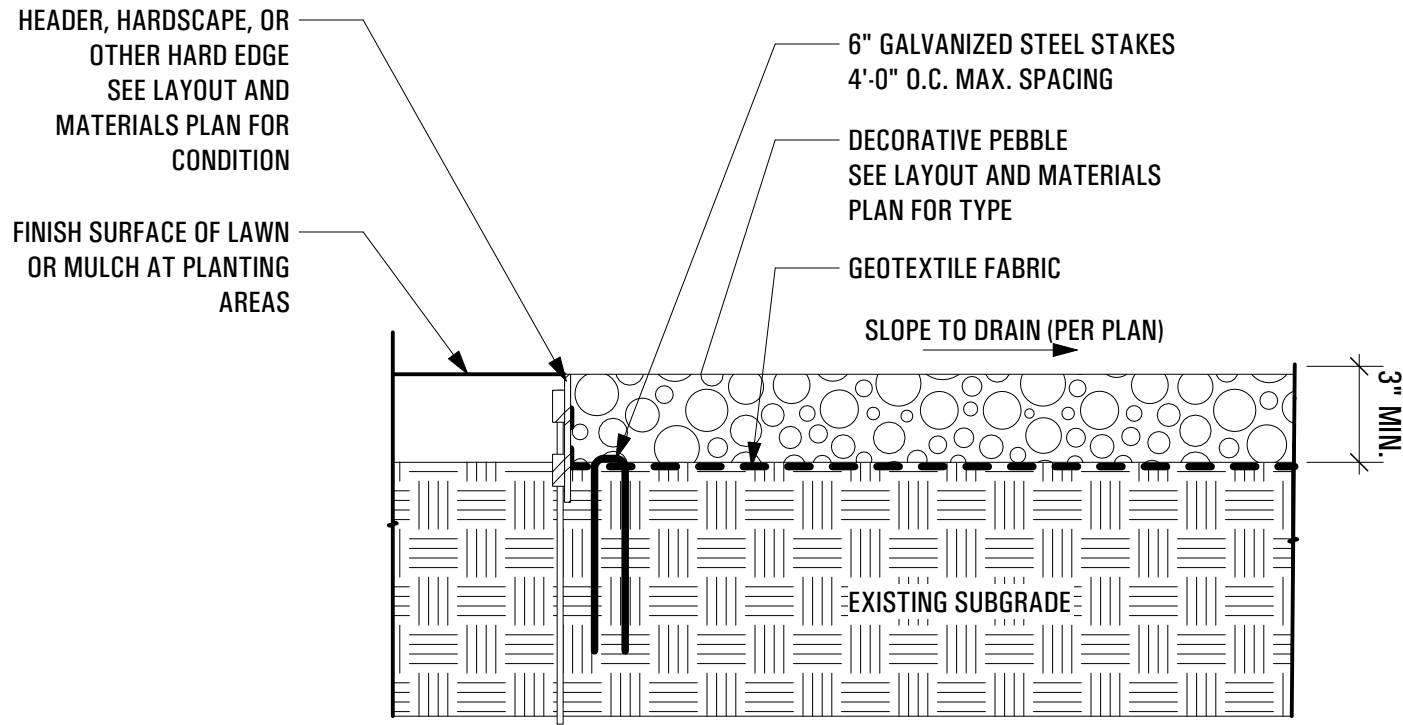


3 CONCRETE PAVERS

Scale: 1 1/2" = 1'-0"

NOTE:

1. DO NOT COMPACT SOIL IN TREE DRIPLINES OR AREAS OF UNDISTURBED SUBGRADING

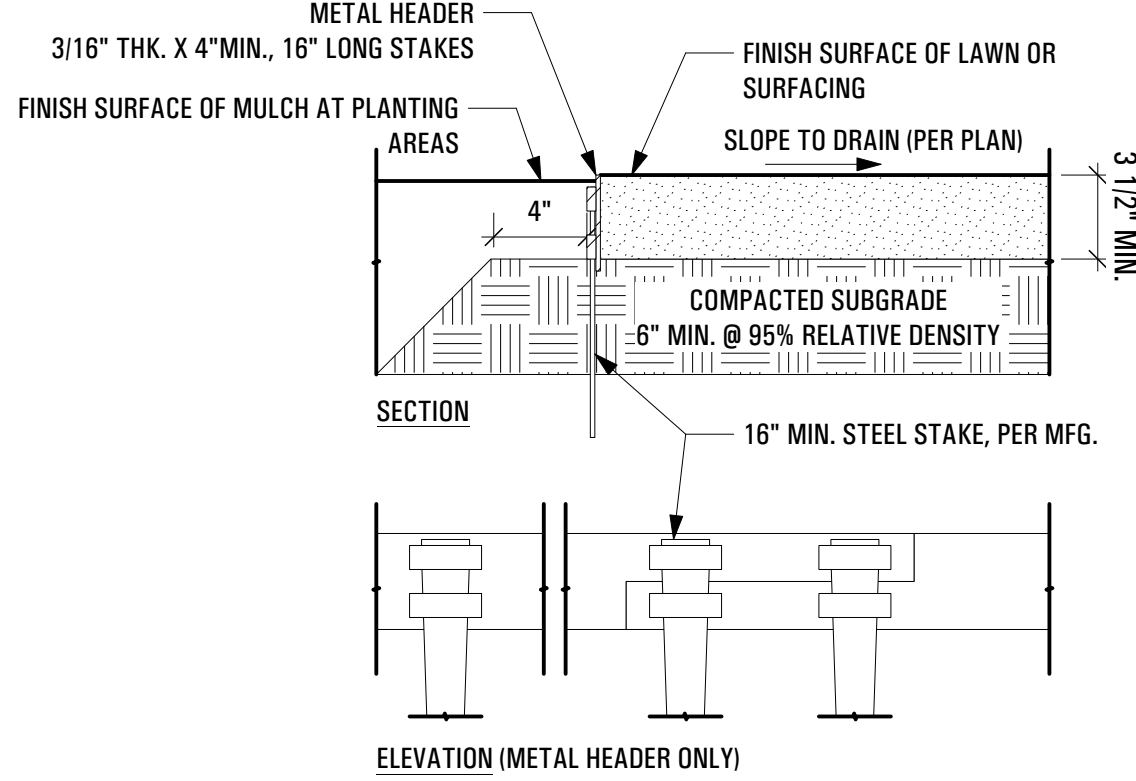


4 DECORATIVE PEBBLE

Scale: 2" = 1'-0"

NOTE:

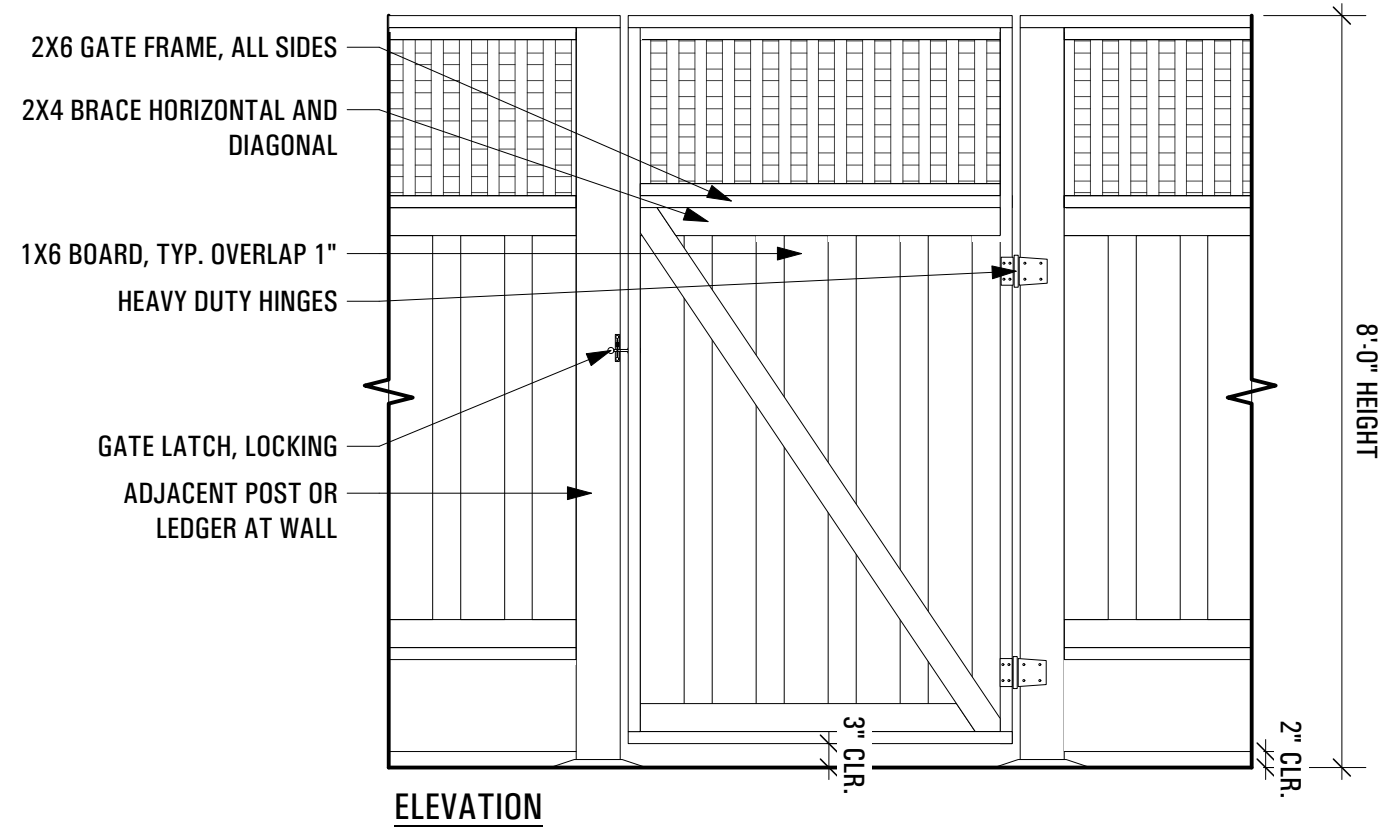
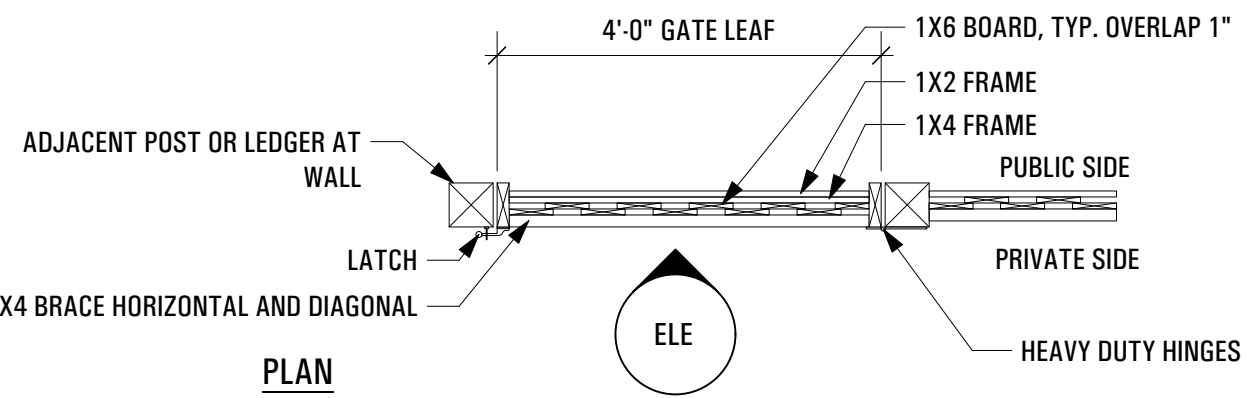
1. BLACK ENAMEL PAINTED FINISH, TYP. U.O.N.



5 METAL HEADER

Scale: 1 1/2" = 1'-0"

REPRESENTATIVE STAIN COLORS

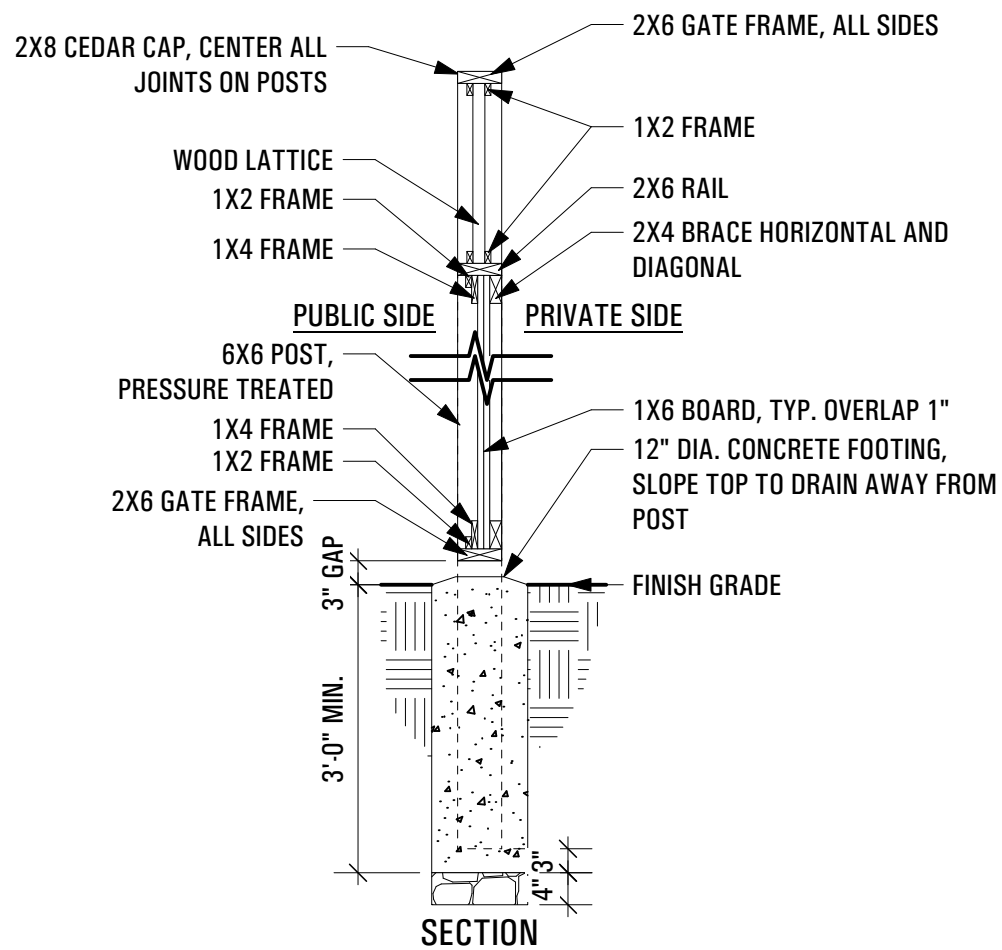


7 GATE

Scale: 1/2" = 1'-0"

NOTES:

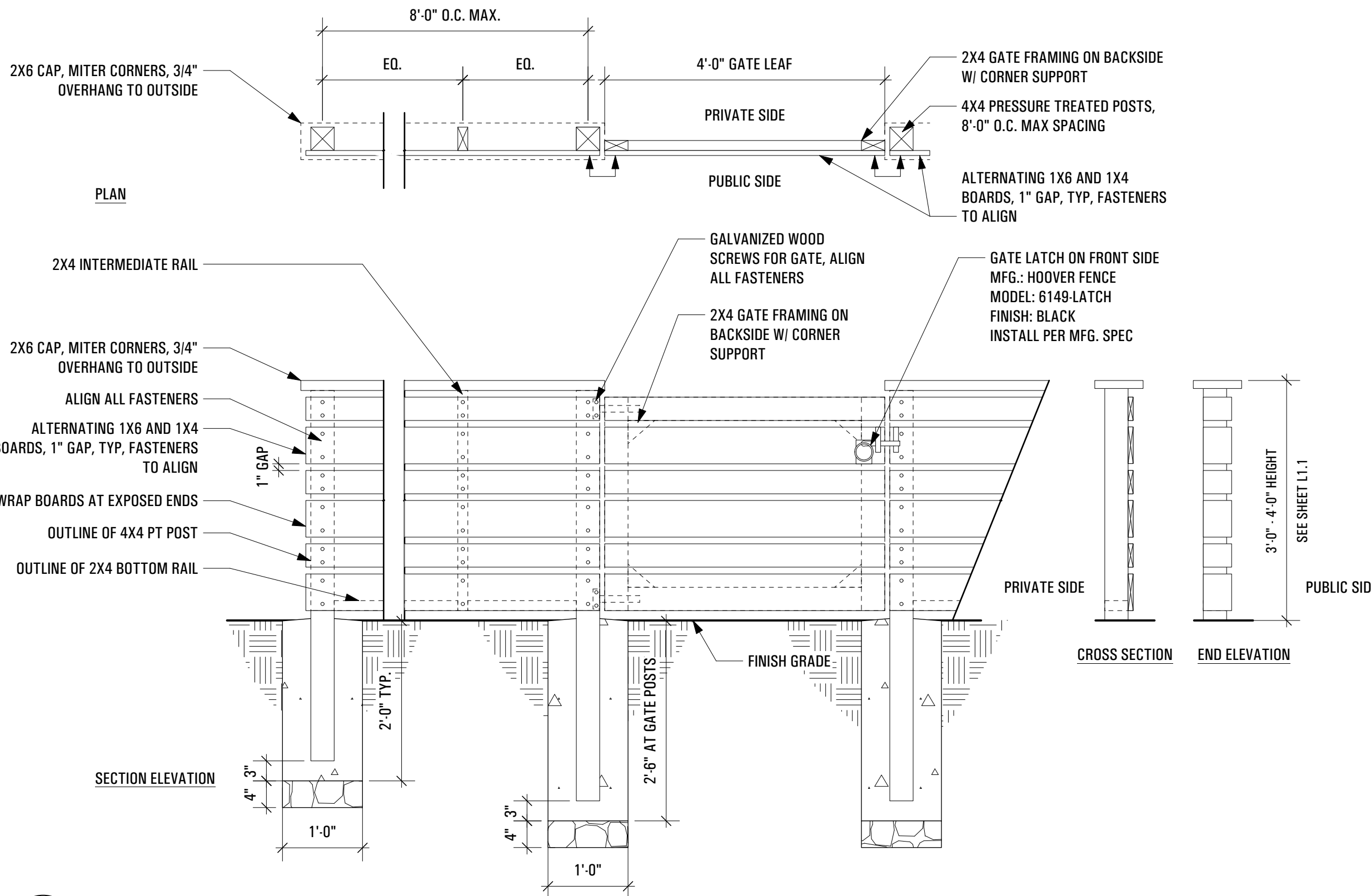
1. ALL FASTENERS SHALL BE GALVANIZED
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
3. SECURE LEDGER TO BUILDING FRAMING WITH 1/4" X 4" LAG SCREWS AND WASHERS, COUNTERSUNK. APPLY SILICONE CAULKING PRIOR TO INSERTING LAG SCREW.
4. STAIN RESIDENCE AND FRONTAGE FACING SIDES WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)
5. STEP FENCE AT POSTS, FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE



6

6'-0" HIGH FENCE WITH 2' HATCHED LATTICE

Scale: 1/2" = 1'-0"



8

4'-0" FENCE AND GATE

Scale: 3/4" = 1'-0"



SKETCH
& FIELD

Landscape Architecture | Exterior Design
1935 Addison Street, Suite A
Berkeley, CA 94704
(510) 905-7444

Project Title:

LANDSCAPE IMPROVEMENTS

1230 MIRAMONTE AVENUE
LOS ALTOS, CA 94024

Stamp:

Date No. Revision Notes

Issue Note	DESIGN REVIEW	Project ID	2506-02
Drawn By	D1	Reviewed By	P1
Date	6/30/2025	CAD File Name	1230 Miramonte Ave.vwx

Sheet Title:

CONSTRUCTION DETAILS

Sheet No.:

L1.2



SKETCH
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D1	P1
Date	CAD File Name
6/30/2025	1230 Miramonte Ave.vwx
Sheet Title	

PLANTING PLAN

Sheet No.

L2.1

TREE LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	QTY	CONT.	MATURE SPREAD	WUCOLS
	ACE RUB	Acer rubrum	Red Maple	2	36"B	> 35 ft	MOD
	CER OCC	Cercis occidentalis	Western Redbud	1	24"B	7 - 12 ft.	MOD

PLANT LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	SPACING	QTY	CONT.	WUCOLS
	ARC JOH	Arctostaphylos 'John Dourley'	John Dourley Manzanita	48"O.C.	10	15G	LOW
	CAR CAL	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	42" O.C.	4	15G	LOW
	CAR DIV	Carex divulsa	Grassland Sedge	36" O.C.	37	1G	LOW
	CEA DIA	Ceanothus 'Diamond Heights'	Diamond Heights Ceanothus	48" O.C.	19	5G	LOW
	OSM FRA	Osmanthus fragrans	Sweet Olive	72" O.C.	2	15G	LOW
	SAL API	Salvia apiana 'Compacta'	Compact White Sage	36" O.C.	8	5G	LOW



Acer rubrum
Red Maple



Arctostaphylos 'John Dourley'
John Dourley Manzanita



Carex divulsa
Grassland Sedge



Carpenteria californica 'Elizabeth'
Elizabeth Bush Anemone



Ceanothus 'Diamond Heights'
Diamond Heights Ceanothus



Cercis occidentalis
Western Redbud



Osmanthus fragrans
Sweet Olive



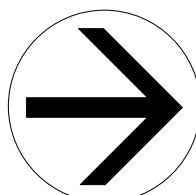
Salvia apiana 'Compacta'
Compact White Sage

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER
CONSERVATION IN LANDSCAPE ORDINANCE AND
HAVE APPLIED THEM FOR THE EFFICIENT USE OF
WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

Jorge Daniel Abich

JORGE DANIEL ABICH, PLA (CA #58899)

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



PROPERTY LINE

PROPOSED
RESIDENCE

(E) SHRUBS TO REMAIN

PROPERTY LINE

1

IRRIGATION HYDROZONE PLAN

Scale: 1" = 30'-0"

ZONE A2
TREES
27 SF

ZONE A1
FRONT SHRUBS
1001 SF

CEA DIA 7

OSM FRA 2

CAR DIV 3

CER OCC 1

ARC JOH 4

SAL API 3

5 / ARC JOH

1 / ARC JOH

3 / CAR DIV

3 / SAL API

2 / SAL API

2 / ACE RUB

5 / CAR DIV

3 / CEA DIA

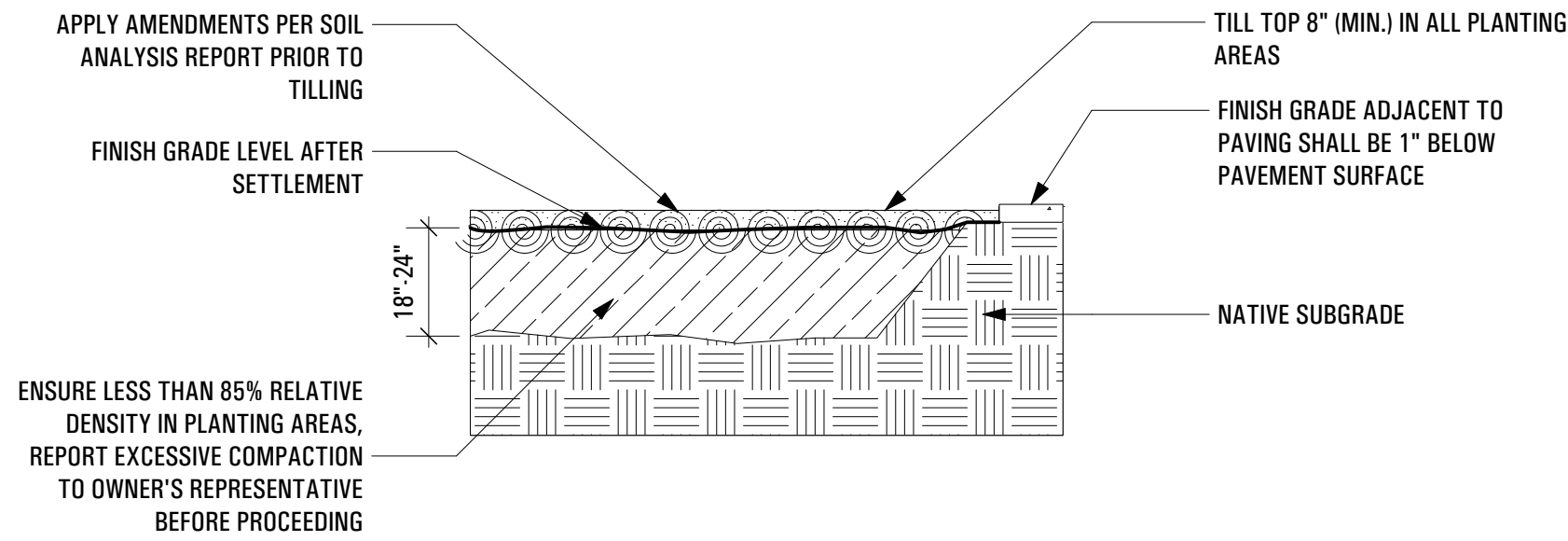
2 / CAR CAL

3 / CEA DIA

12 / CAR DIV

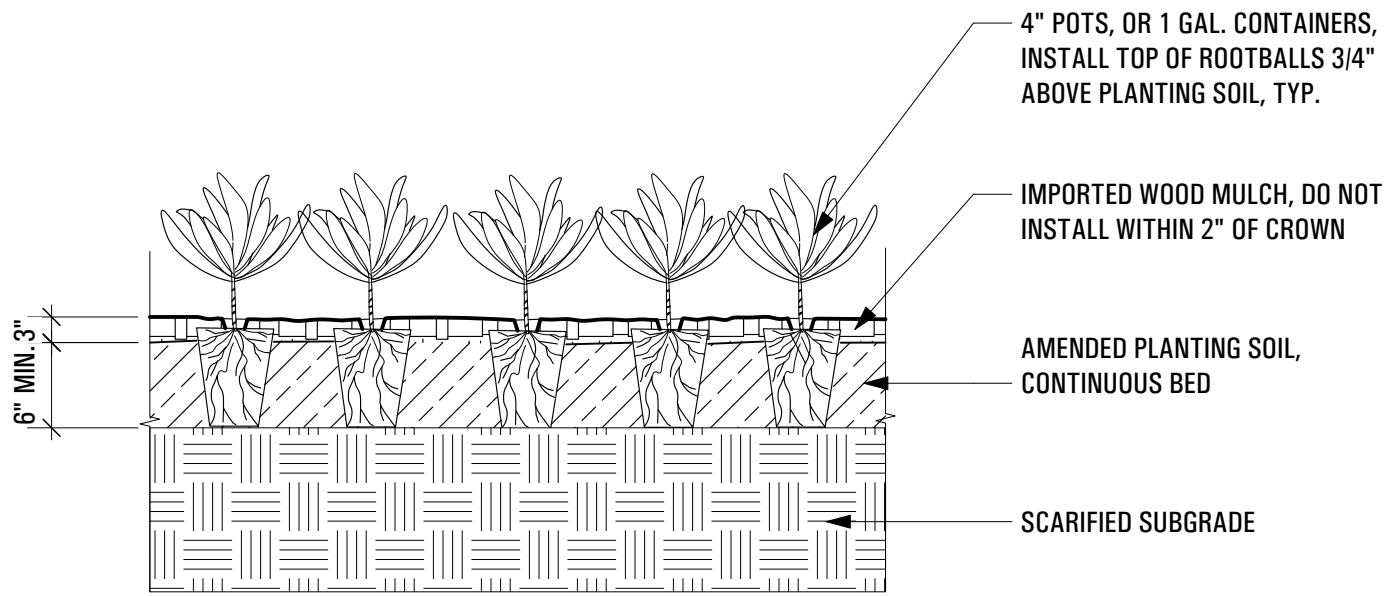
6 / CEA DIA

MIRAMONTE AVENUE



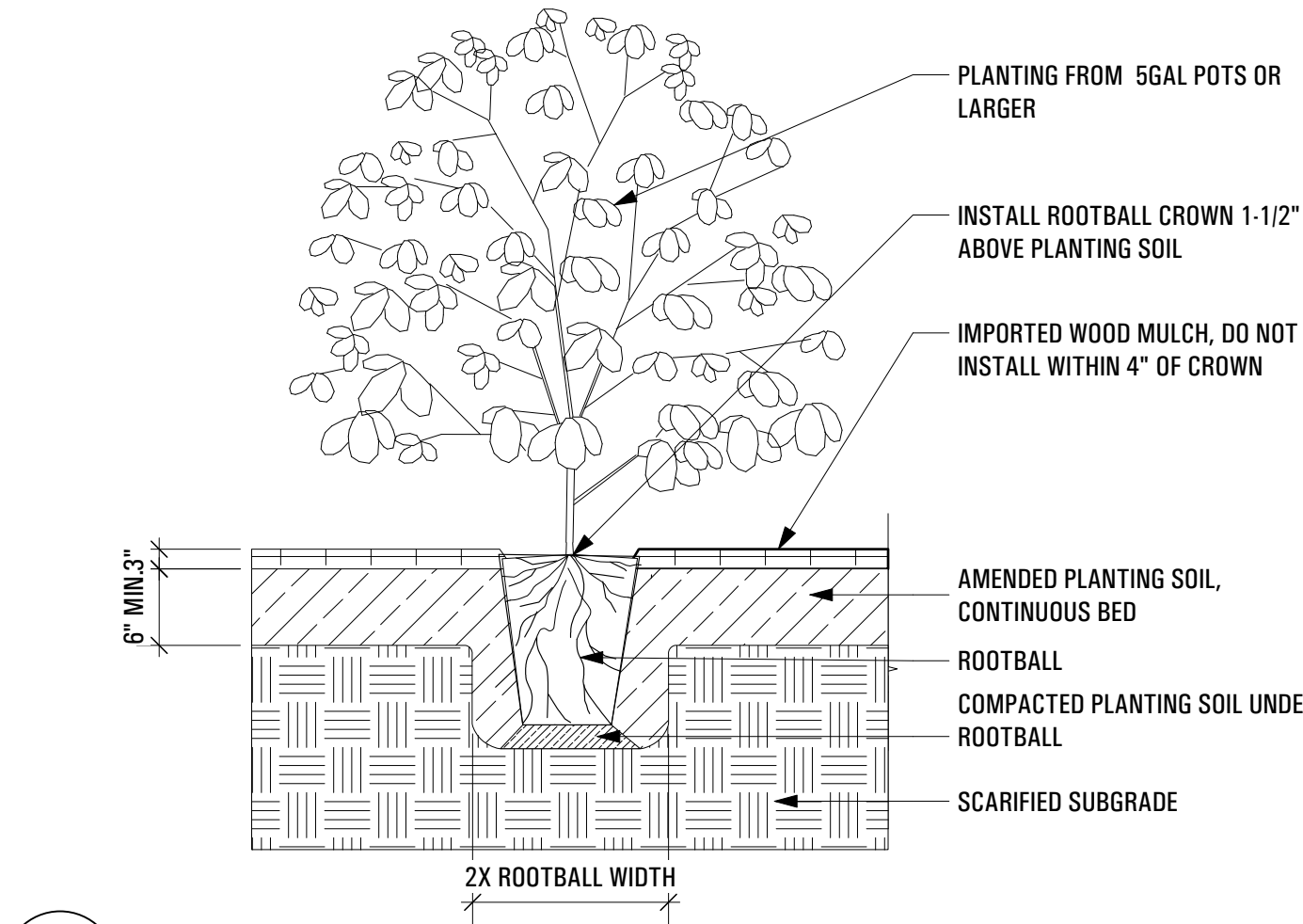
1 SOIL PREPARATION

SCALE: NTS



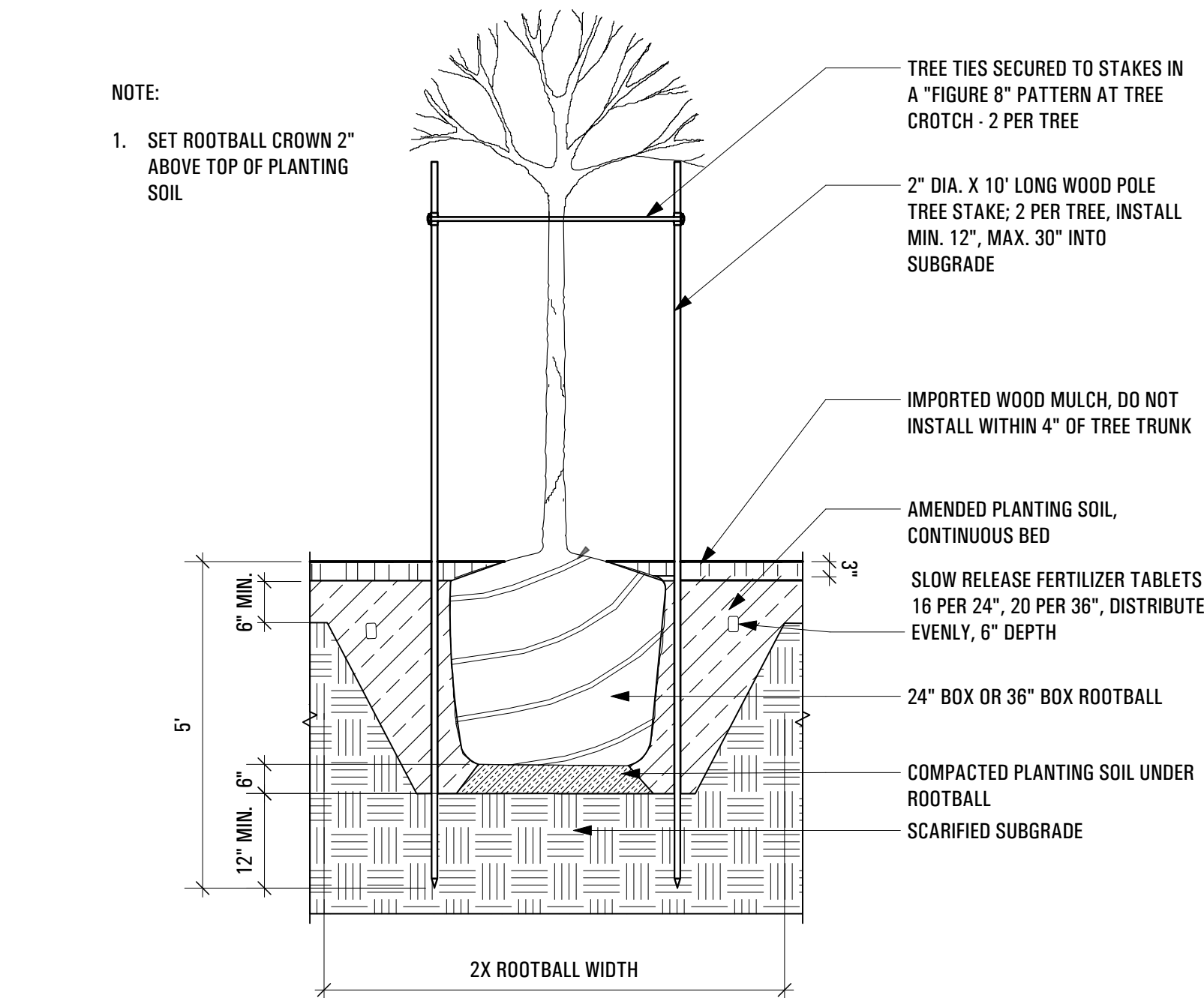
2 GROUND COVER PLANTING

SCALE: NTS



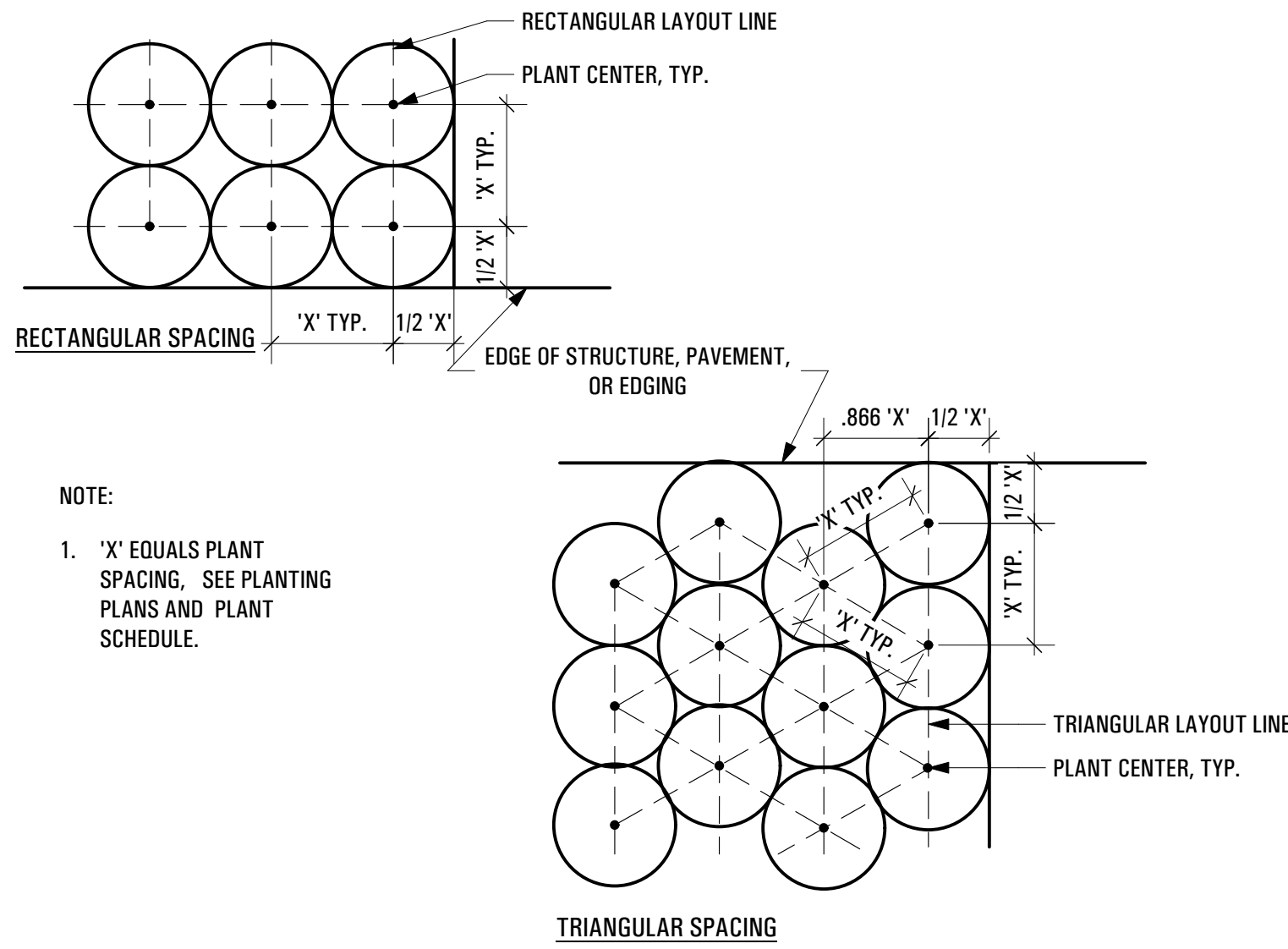
3 SHRUB PLANTING

SCALE: NTS



4 TREE PLANTING

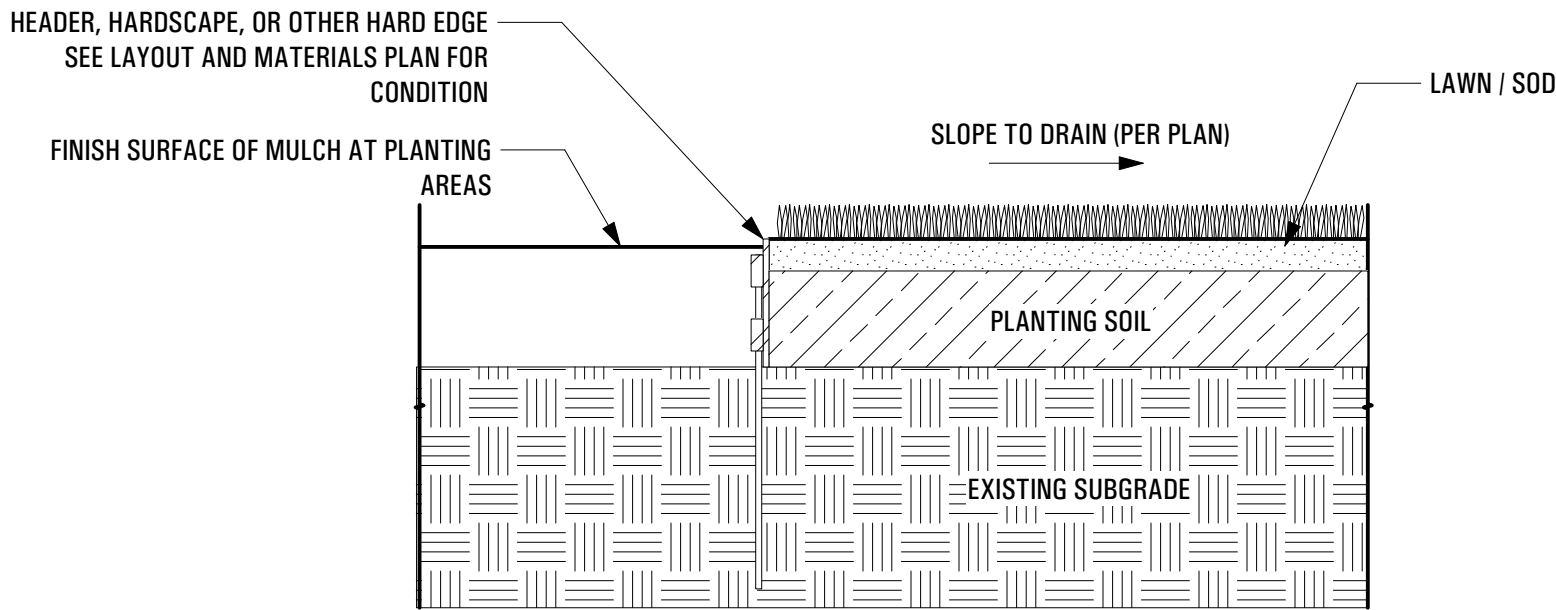
SCALE: NTS



5 PLANT SPACING

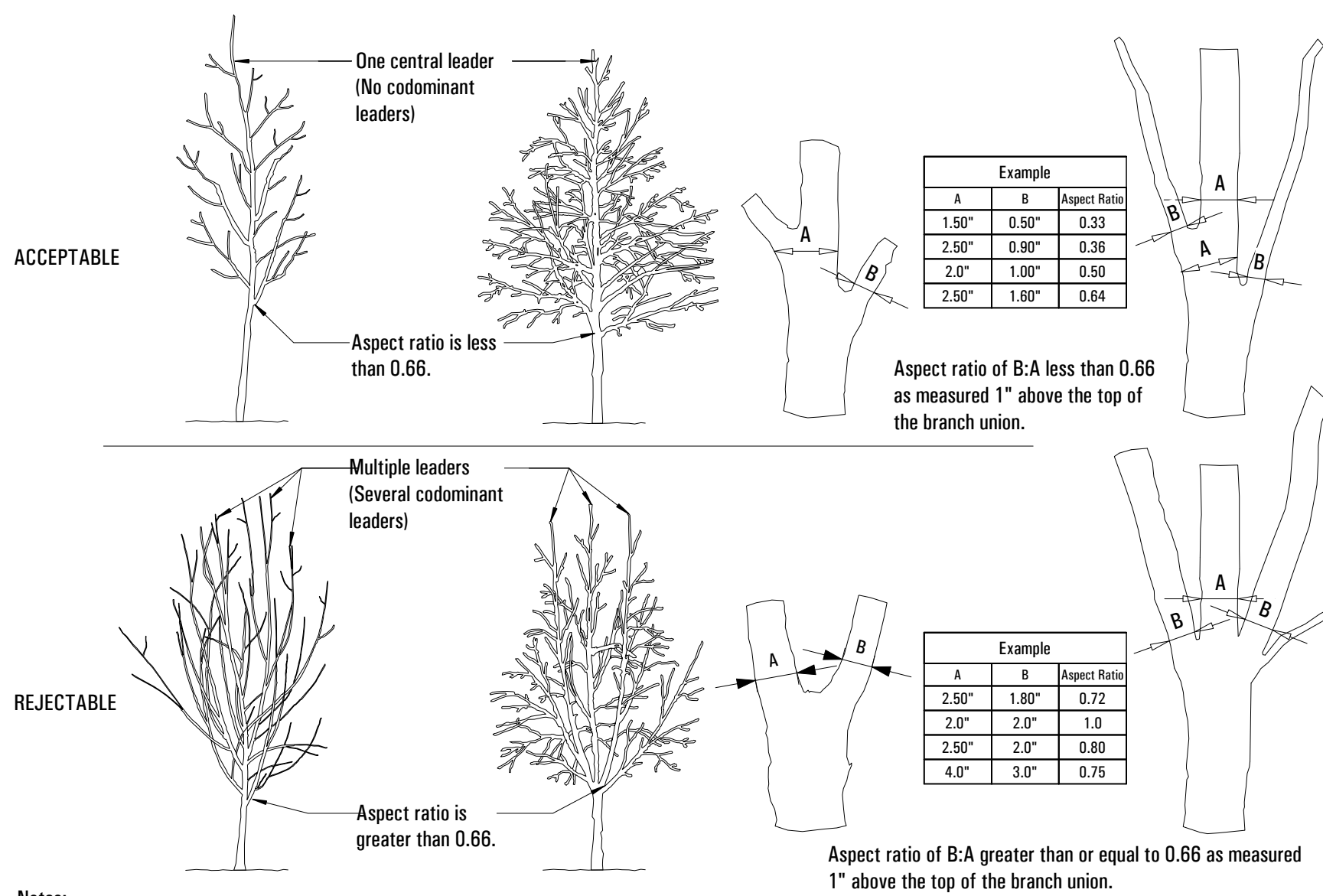
SCALE: NTS

- NOTE:
1. SEE PLANTING NOTES FOR ADDITIONAL INSTALLATION INSTRUCTIONS



6 TREE BRANCHING STRUCTURE

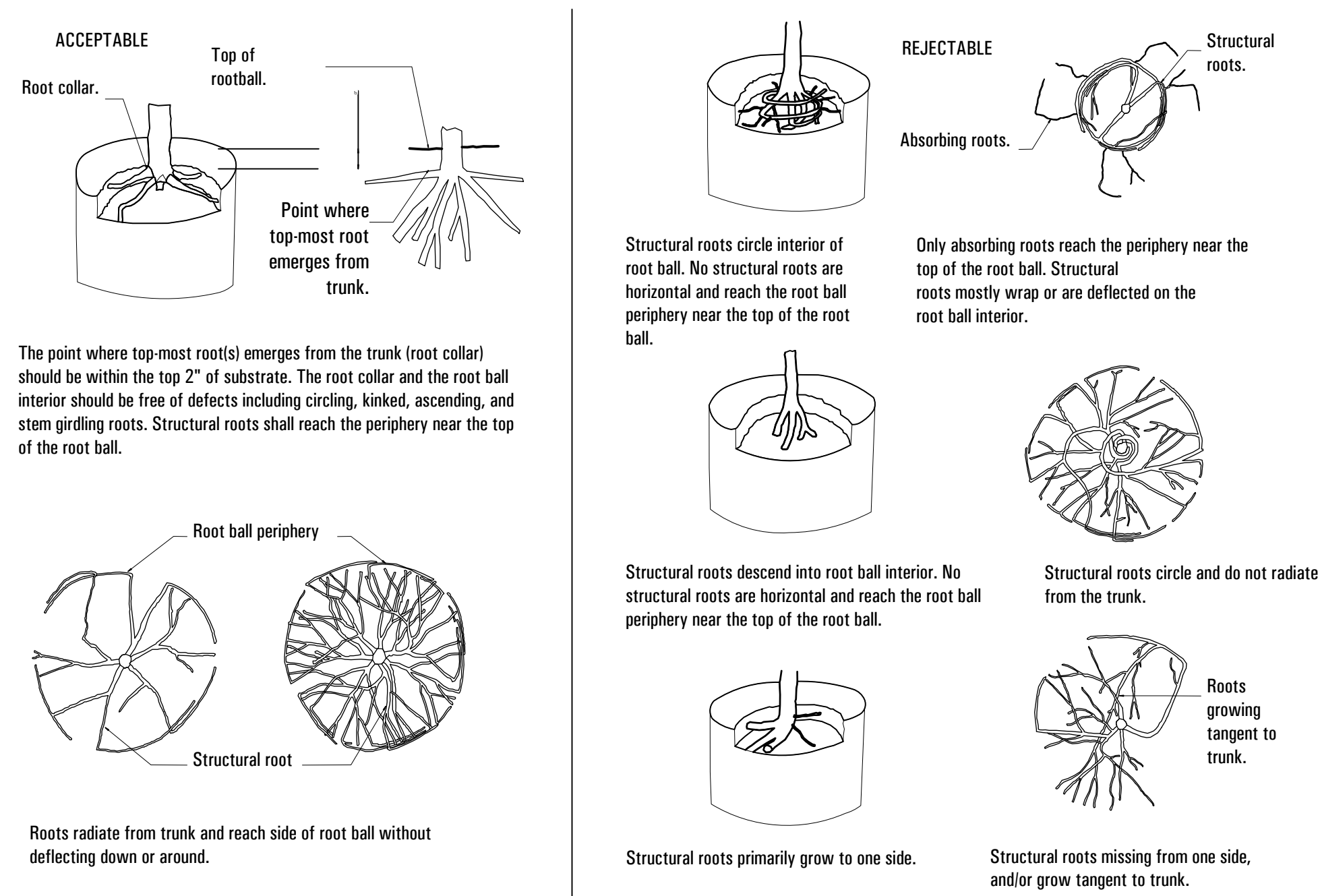
SCALE: NTS



- Notes:
- 1- Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.
 - 2- Any tree not meeting the crown observations detail may be rejected.

7 ROOT CONTAINER STRUCTURE

SCALE: NTS



- Notes:
- 1- Observations of roots shall occur prior to acceptance. Roots and substrate may be removed during the observation process; substrate/soil shall be replaced after observation has been completed.
 - 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
 - 3- See specifications for observation process and requirements.

8 LAWY

Scale: 2" = 1'-0"



**SKETCH
& FIELD**

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Berkeley, CA 94704
(510) 905-7444

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1230 MIRAMONTE AVENUE
LOS ALTOS, CA 94024

Stamp:

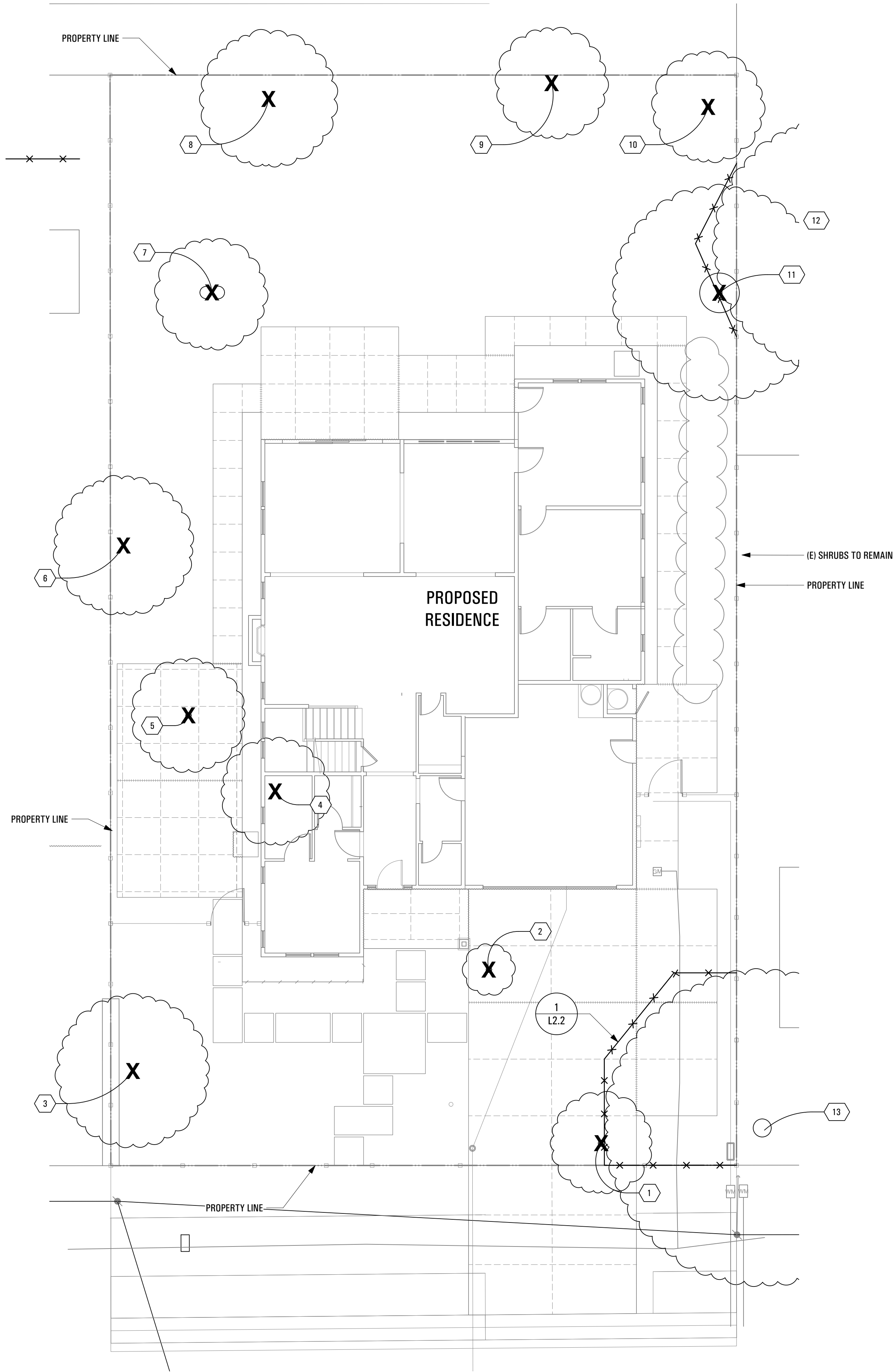
Date No. Revision Notes

Issue Note	Project ID
DESIGN REVIEW	2506-02
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
6/30/2025	1230 Miramonte Ave.vwx
Sheet Title	

PLANTING DETAILS

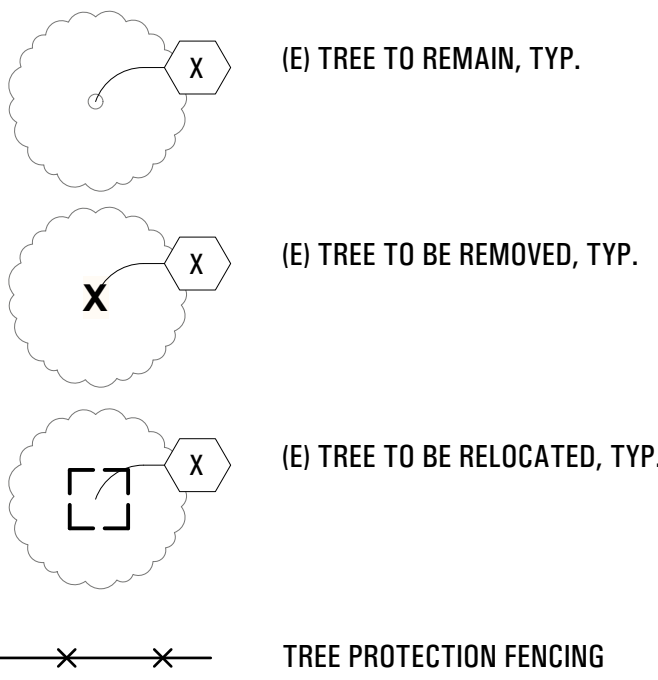
Sheet No.

L2.2



M I R A M O N T E A V E N U E

TREE PROTECTION LEGEND

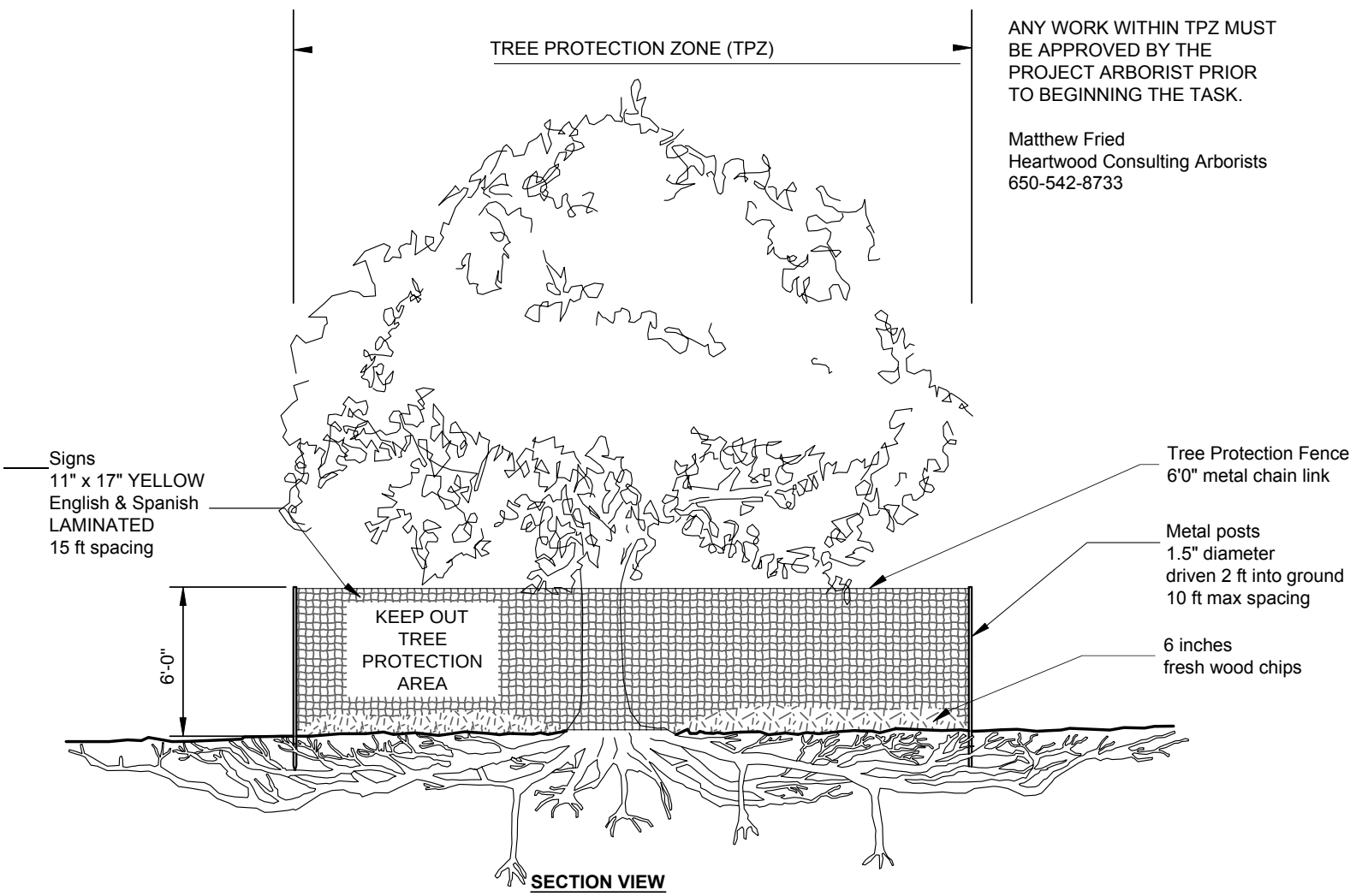


TREE PROTECTION NOTES

1. Consult the arborist report for tree protection guidelines. Refer to the arborist report "ARBORIST REPORT, August 6, 2025" prepared by Heartwood Consulting Arborists.
2. Trees and shrubs not identified within the arborist report, but as included in survey drawings, are included for reference only.
3. Protect all existing items that are not noted for removal.
4. Existing trees to remain unless noted otherwise. Do not stockpile, drive over, or otherwise disturb soil under driplines of existing trees, except as required for planting operations.
5. Use hand tools only for work under driplines of existing trees to remain.
6. Trees noted to be removed shall be completely removed, including stump and root mass. Refer to arborist report for instructions on removing tree stumps within protected tree root zones.
7. No roots over 2" in diameter shall be cut except under the direction of an arborist. All cut roots shall be covered with burlap or straw and shall remain moist until re-buried in soil.
8. No mechanized tilling within 8x the trunk diameter of any tree.
9. New plantings within 8x the trunk diameter of any protected tree shall be performed by hand, disturbing the minimum surface area necessary to install the plants and without disturbing any roots larger than 1" in diameter.

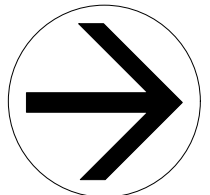
TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	26	No	N	Weeping bottlebrush	Callistemon viminalis	9	Remove	
2	27	No	N	Juniper	Juniperus species	8	Remove	
3	28	No	N	Plum	Prunus species	4	Remove	
4	29	No	N	Yulan Magnolia	Magnolia denudata	5	Remove	
5	30	No	N	Arizona cypress	Cupressus arizonica	8	Remove	
6	31	No	N	Cherry plum	Prunus cerasifera	5	Remove	
7	32	Yes	N	Black walnut	Juglans nigra	18, 17.5	Remove	
8	33	No	N	Unknown fan palm	Unknown fan palm	6	Remove	
9	34	No	N	Chinese privet	Ligustrum lucidum	6	Remove	
10	35	No	N	Incense cedar	Calocedrus decurrens	7	Remove	
11	36	Yes	N	Black walnut	Juglans nigra	57	Remove	
12	37	Yes	Y	Coast redwood	Sequoia sempervirens	22	Preserve	
13	38	Yes	N	Monterey pine	Pinus radiata	26	Preserve	



1 TREE PROTECTION FENCING
SCALE: NTS

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



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6/30/2025	1230 Miramonte Ave DR.vwx

Sheet Title

TREE PROTECTION
PLAN

Sheet No.

L2.3

FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FSBC-0302500352-DG
DATED: APRIL 18, 2025

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

EXCEPTIONS AND EXCLUSIONS:

ITEM (10) RELATES TO A DEED OF TRUST, AND CANNOT BE PLOTTED.

	BOUNDARY LINE
	RIGHT OF WAY
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EXISTING STRUCTURE
	EXISTING UTILITY PIPE
	OVERHEAD WIRES
	FENCE LINE
	EXISTING ELECTRIC METER
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	GROUND ELEVATION
	EXISTING SANITARY SEWER MANHOLE
CONC	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DW	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT
LAT	LATERAL
PUE	PUBLIC UTILITY EASEMENT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
W	WATER
WM	WATER METER
WS	WATER SERVICE



- 1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON. THIS IS NOT A BOUNDARY SURVEY.
- 2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- 3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- 4) STRUCTURES AND IMPROVEMENTS ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREON ARE APPROXIMATE.
- 5) SQUARE FOOTAGE NOTED FOR STRUCTURES IS APPROXIMATE. THE TRUE VALUE MAY DIFFER FROM THE AREA REPORTED IN THIS SURVEY.
- 6) TREE INFORMATION SHOWN IS PER PROJECT ARBORIST REPORT DATED 06/02/2025, PREPARED BY HEARTWOOD CONSULTING ARBORISTS.

BENCHMARK ID: BM 31 (CITY OF LOS ALTOS)
DESCRIPTION: TOP OF CURB AT WEST END OF BRIDGE ON NORTH SIDE OF PORTLAND AVENUE AT MIRAMONTE AVENUE.
ELEVATION: 203.366' (NAVD 88)

ZONE X: AREAS OF MINIMAL FLOOD HAZARD

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0202H

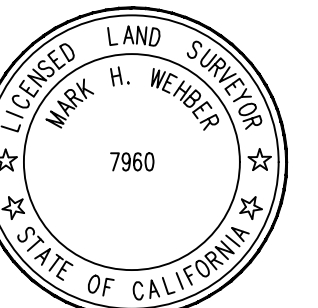
DATED: MAY 18, 2009

189-12-030

9,807 SQ. FT. MORE OR LESS.

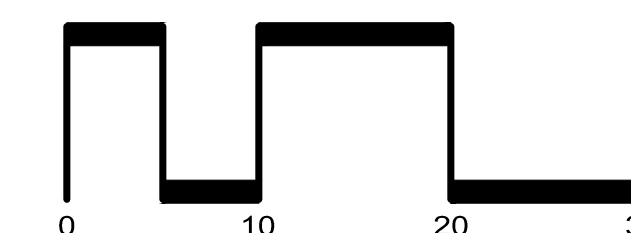
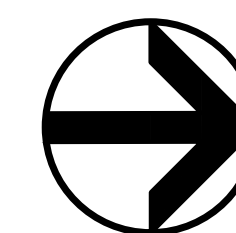
THIS TOPOGRAPHIC SURVEY REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960



CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 10' DATE: JUNE 5, 2025



SAN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 375-1877

WWW.CBANDG.COM

- SURVEYORS
- PLANNERS

SHEET NO.
1
1 SHEETS

JOB NO.: 3085-000

F:\3085-000\LOS ALTOS\1230 MIRAMONTE AVE\ACAD\EXHIBITS\6X8-LOT SURVEY 1230 MIRAMONTE AVE.DWG



GENERAL NOTES

1. SITE ADDRESS: 1230 MIRAMONTE AVENUE
LOS ALTOS, CA 94024
2. DEVELOPER: THOMAS JAMES HOMES
275 SHORELINE DRIVE, SUITE 400
REDWOOD CITY, CA 94063
(650) 434-7966
KEN KING
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604
4. SOILS ENGINEER: MID PACIFIC ENGINEERS, INC (MPE)
8910 EAST VICTOR ROAD
LODI, CA 95240
(209) 625-4400
MARTIN OSIER, R.P.E. 89860
5. ARCHITECT: KITY GROUP, INC.
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 272-2910
FRANKLIN LA POINTE
6. LANDSCAPE ARCHITECT: SKETCH & FIELD (S&F)
1935 ADDISON STREET, SUITE A
BERKELEY, CA 94704
(510) 905-7444
JORGE ABICH
7. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
8. THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866-0322 IF DISCREPANCIES EXIST ON THESE PLANS OR IF THE WORK TO BE DONE, OR ANY MATTER RELATED THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS.
9. THE GEOTECHNICAL REPORT, NAMED GEOTECHNICAL ENGINEERING REPORT (MPE NO. 06871-01) JULY 1, 2025, SHALL BE RETAINED ON THE CONSTRUCTION SITE.
10. CONTRACTOR SHALL FOLLOW ALL PROJECT ARBORIST RECOMMENDATIONS FOR GRADING WITHIN TREE PROTECTION AREAS.

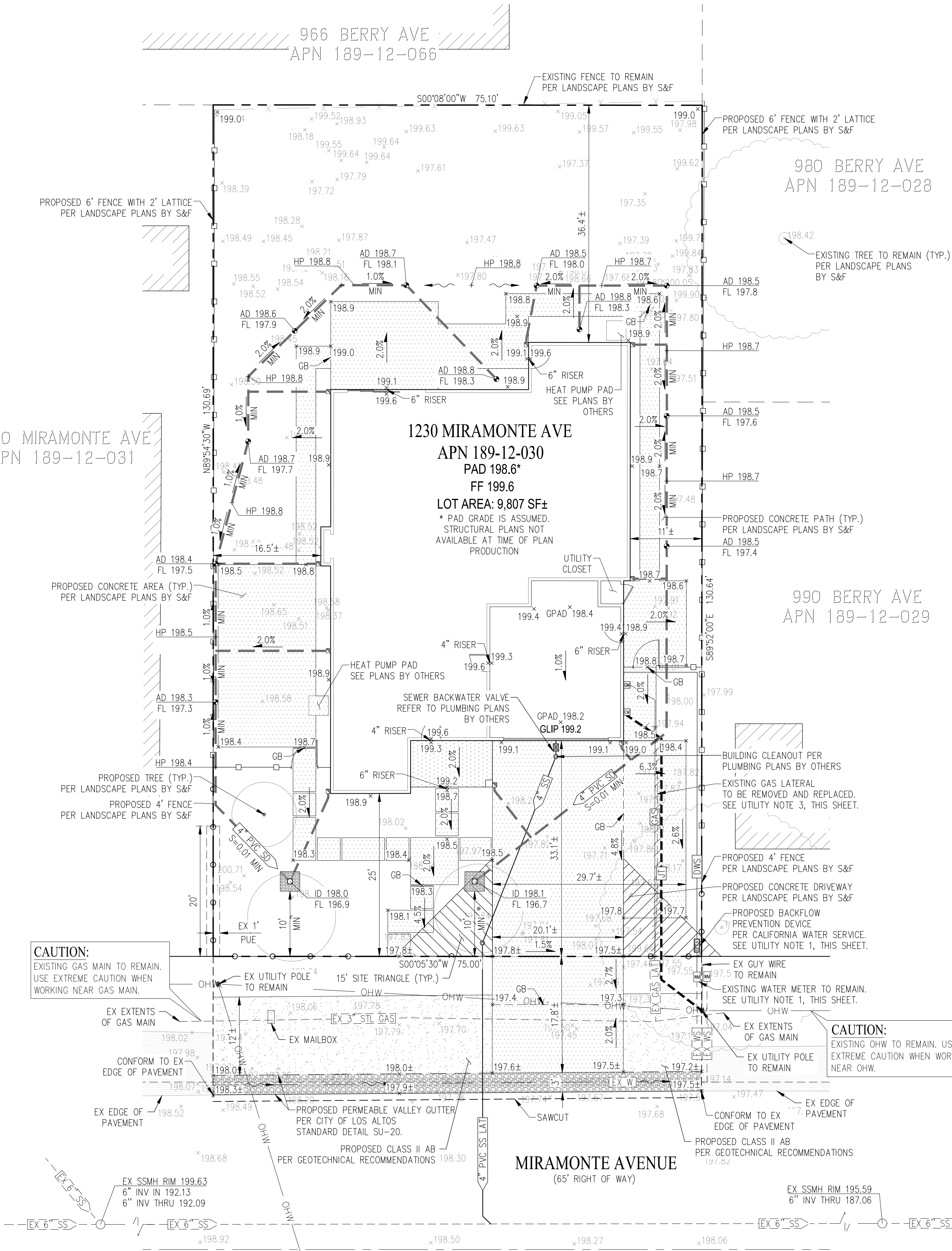
UTILITY NOTES

1. THE EXISTING LOCATION OF THE EXISTING WATER SERVICE AND MAIN ARE TO REMAIN, IF EXISTING METER IS LESS THAN 1" METER, EXISTING METER IS TO BE REMOVED AND REPLACED WITH 1" WATER METER PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. WATER PROVIDER TO DETERMINE IF EXISTING SERVICE LATERAL IS SUITABLE FOR PROJECT FLOWS, IF EXISTING LATERAL IS INSPECTED AND DEEMED UNSUITABLE, INSTALL A NEW WATER SERVICE LATERAL PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. IF WATER METER IS WITHIN DRIVEWAY OR CAR PARKING STRIP, THE METER BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. INSTALL A BACKFLOW PREVENTION DEVICE PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-762R1. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON PRIVATE PROPERTY AND IS SHOWN FOR REFERENCE ONLY. LAYOUT OF WATER SERVICE FROM BACK OF WATER METER TO THE HOUSE IS SHOWN FOR REFERENCE ONLY. SAID LINE SHALL BE CONSTRUCTED PER APPROVED PLUMBING PLANS BY OTHERS.
2. EXISTING SANITARY SEWER LATERAL WERE NOT LOCATED DURING INITIAL INSPECTION. ONCE LOCATED, THE CLEANOUT AND LATERAL ARE TO BE REMOVED AND REPLACED, INSTALL A NEW 4" SEWER LATERAL PER CITY OF LOS ALTOS STANDARD DETAIL SS-5. INSTALL A NEW PROPERTY LINE CLEANOUT SHALL PER CITY OF LOS ALTOS STANDARD DETAIL SS-6. IF SANITARY SEWER CLEANOUT IS WITHIN DRIVEWAY OR CAR PARKING STRIP, THE CLEANOUT BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. LAYOUT OF THE BUILDING SEWER LATERAL, FROM THE PROPERTY LINE CLEANOUT TO THE HOUSE, IS SHOWN FOR REFERENCE ONLY. LAYOUT AND CONSTRUCTION OF BUILDING SEWER SHALL FOLLOW APPROVED PLUMBING PLANS BY OTHERS.
3. THE EXISTING GAS SERVICE LATERAL TO BE REMOVED AND REPLACED. THE LOCATION OF THE EXISTING GAS MAIN IS KNOWN AND SHALL BE VERIFIED PRIOR TO ANY WORK AFFECTING SAID LINE.
4. NEW DRY UTILITY SERVICE CONNECTIONS TO FOLLOW PLAN BY DRY UTILITY CONSULTANT.
5. THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.

CITY NOTES

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 THEIR 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 ENCROACHMENT PERMIT WILL BE REQUIRED.

ROUGH EARTHWORK SUMMARY	
CUT	295± CY
FILL	325± CY
NET	30± CY



VICINITY MAP

NOT TO SCALE

LEGEND

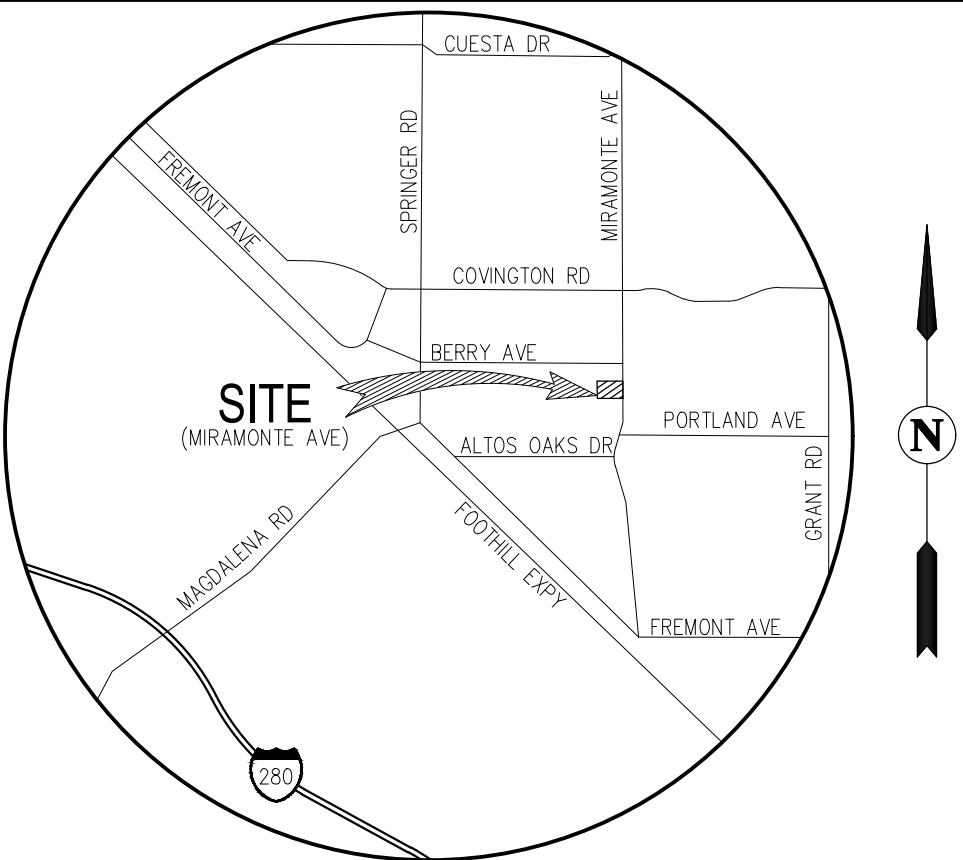
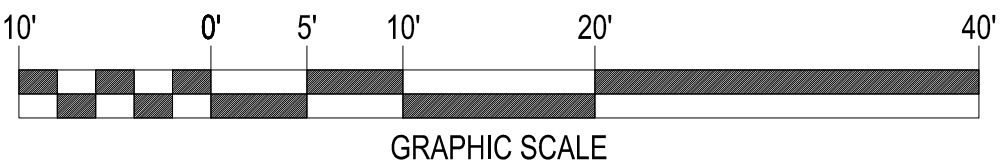
<u>EXISTING</u>	<u>PROPOSED</u>	
		PROPERTY LINE (PROJECT)
		PROPERTY LINE (ADJOINER)
		RIGHT OF WAY LINE
		CENTER LINE
		STRUCTURE
		4" AREA DRAIN PIPE
		SANITARY SEWER PIPE OR LATERAL
		WATER PIPE
		FENCE
		LOW FENCE
		SPOT ELEVATION
		DOWNSPOUT (PER ARCHITECTURE)
		AREA DRAIN
		BUBBLE UP
		PROPOSED INFILTRATION DEVICE
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		WATER METER
		ELECTRIC METER (PER ARCHITECTURE)
		TREE (SEE LANDSCAPE PLANS)
		STRUCTURAL CONCRETE
		CONCRETE PAVEMENT
		ASPHALT CONCRETE PAVEMENT
		AGGREGATE BASE

ABBREVIATIONS

AD	AREA DRAIN	LAT	LATERAL
APN	ASSESSORS' PARCEL NUMBER	LS	LANDSCAPE
DW	DRIVEWAY	MAX	MAXIMUM
DWS	DOMESTIC WATER SERVICE	MIN	MINIMUM
EX	EXISTING	OHW	OVERHEAD WIRES
FF	FINISHED FLOOR	PUE	PUBLIC UTILITY EASEMENT
FL	FLOW LINE	S	SLOPE
GLIP	GARAGE LIP	SD	SUBDRAIN
GB	GRADE BREAK	SS	SANITARY SEWER
GPAD	GARAGE PAD	SSCO	SANITARY SEWER CLEANOUT
HP	HIGH POINT	SSMH	SANITARY SEWER MANHOLE
ID	INFILTRATION DEVICE	TYP.	TYPICAL
INV	INVERT	W	WATER
JT	JOINT TRENCH	WM	WATER METER
L	LENGTH	WS	WATER SERVICE

SHEET INDEX

SHEET NO.	SHEET TITLE
GP-1	NOTES, LEGEND, ABBREVIATIONS, & SITE PLAN
GP-2	DETAILS
ECP-1	EROSION CONTROL PLAN
ECP-2	EROSION CONTROL DETAILS
ECP-3	CLEAN BAY BLUEPRINT



FOR REFERENCE ONLY NOT FOR CONSTRUCTION	NO.	BY	DATE	REVISIONS	CITY APPROVAL



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cbg

1230 MIRAMONTE AVENUE

GRADING & DRAINAGE PLAN

NOTES, LEGEND, ABBREVIATIONS & SITE PLAN

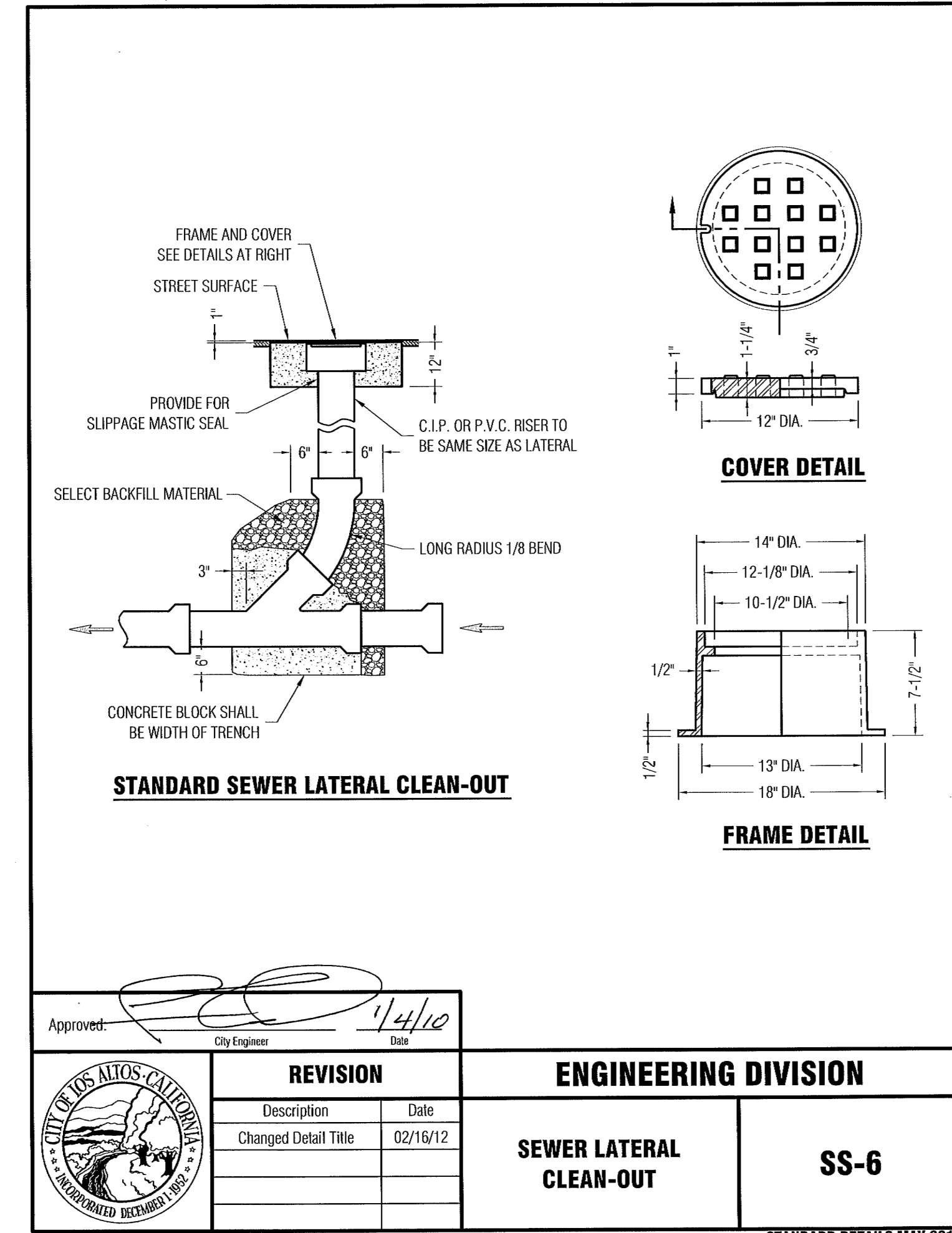
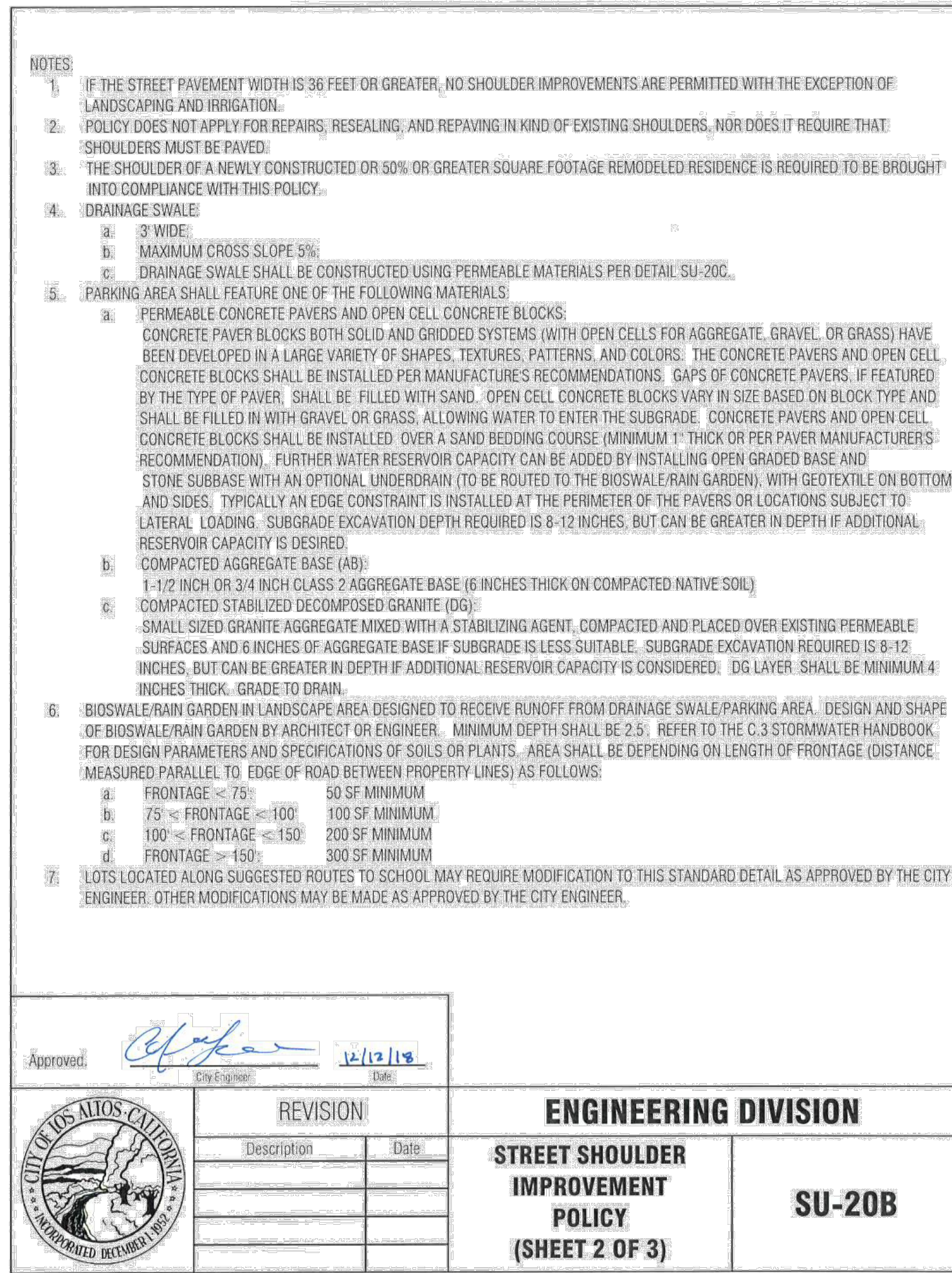
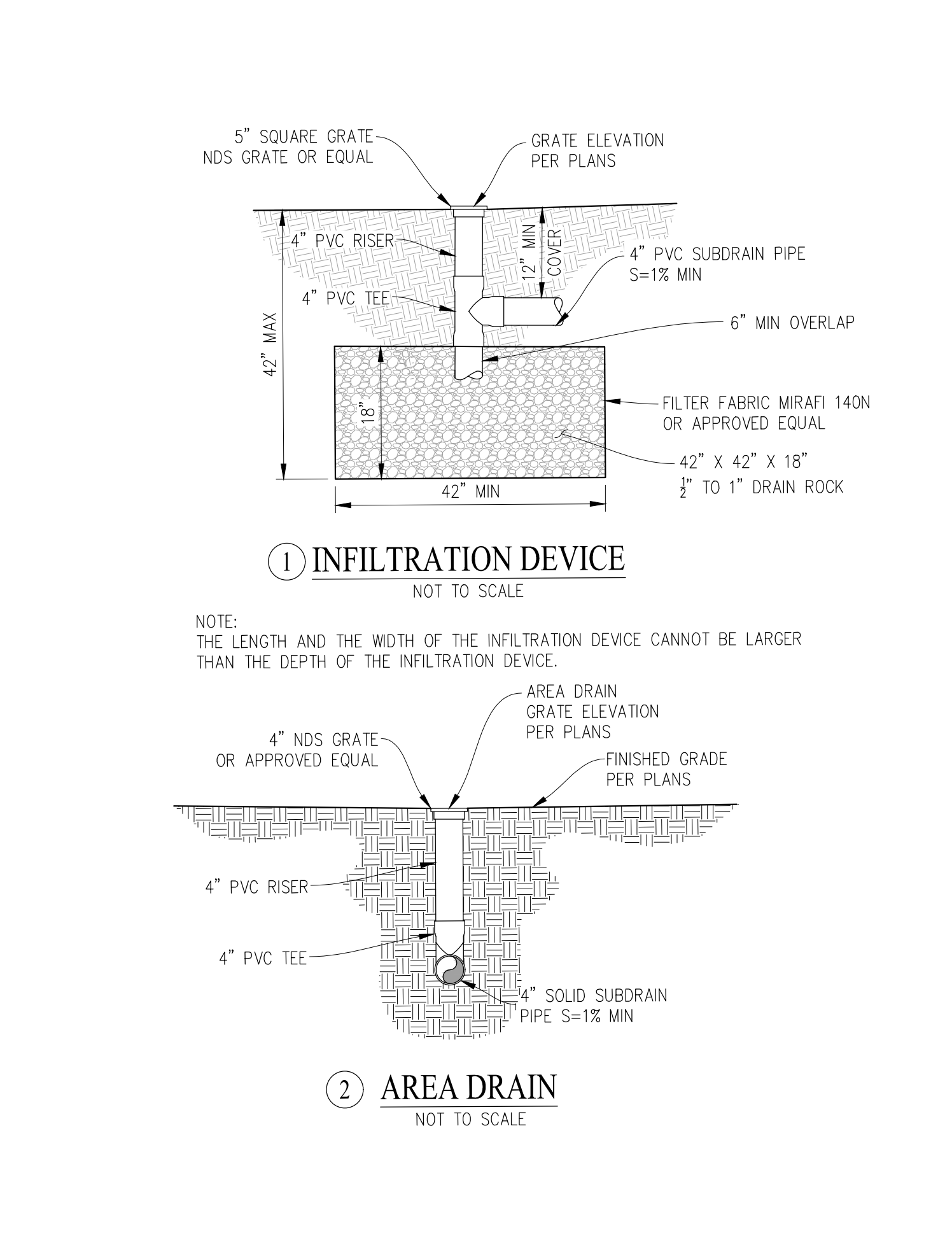
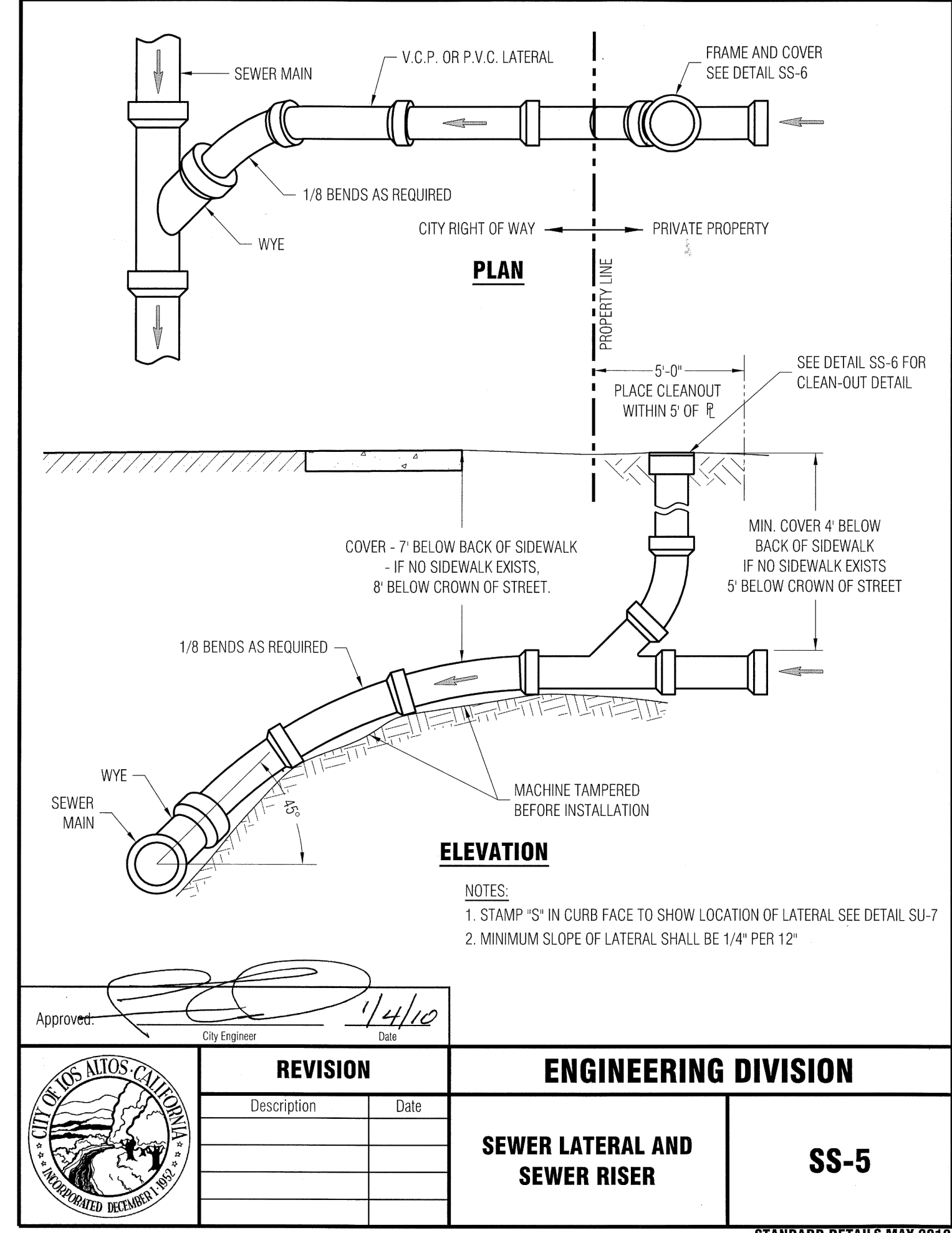
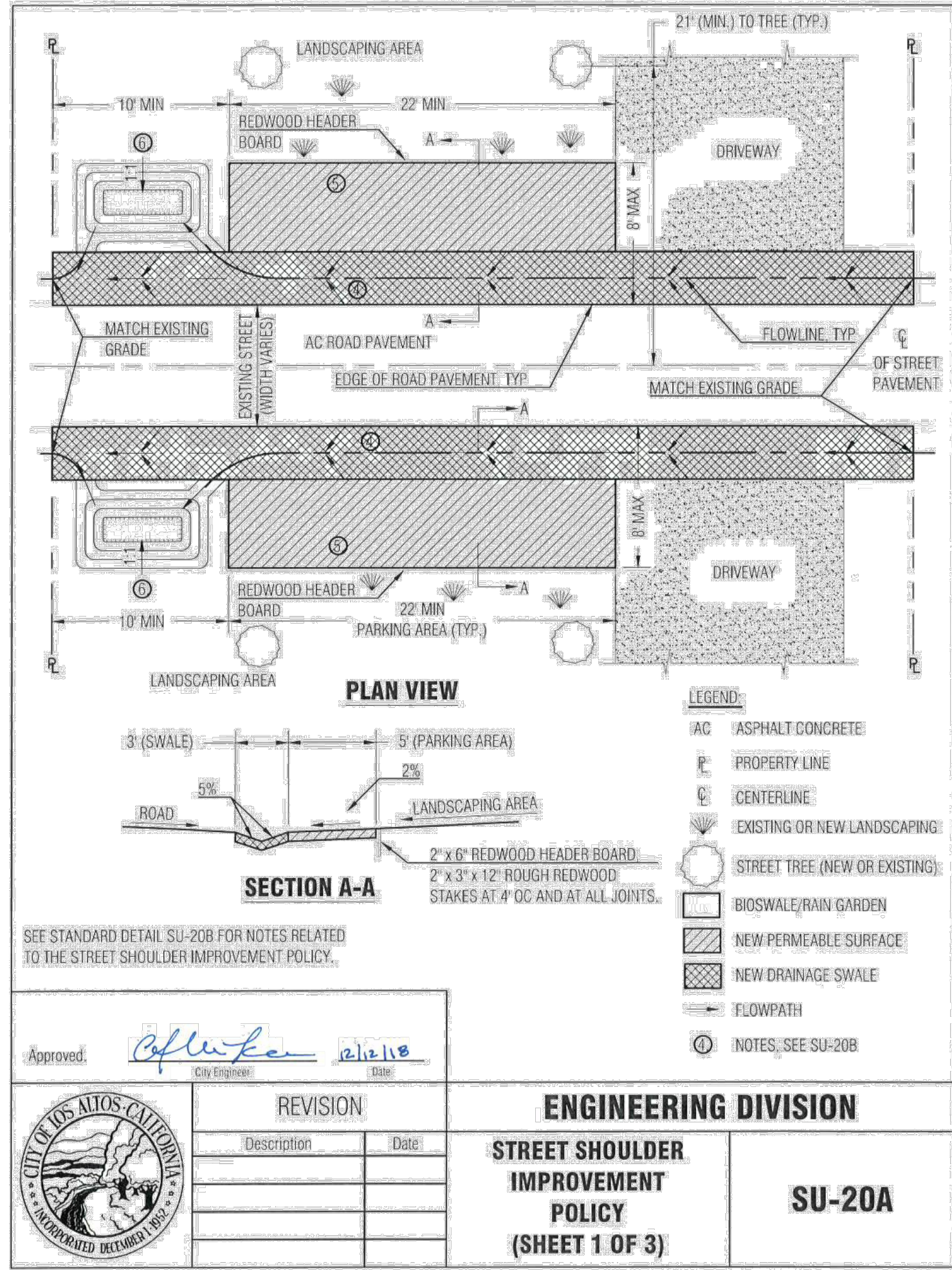
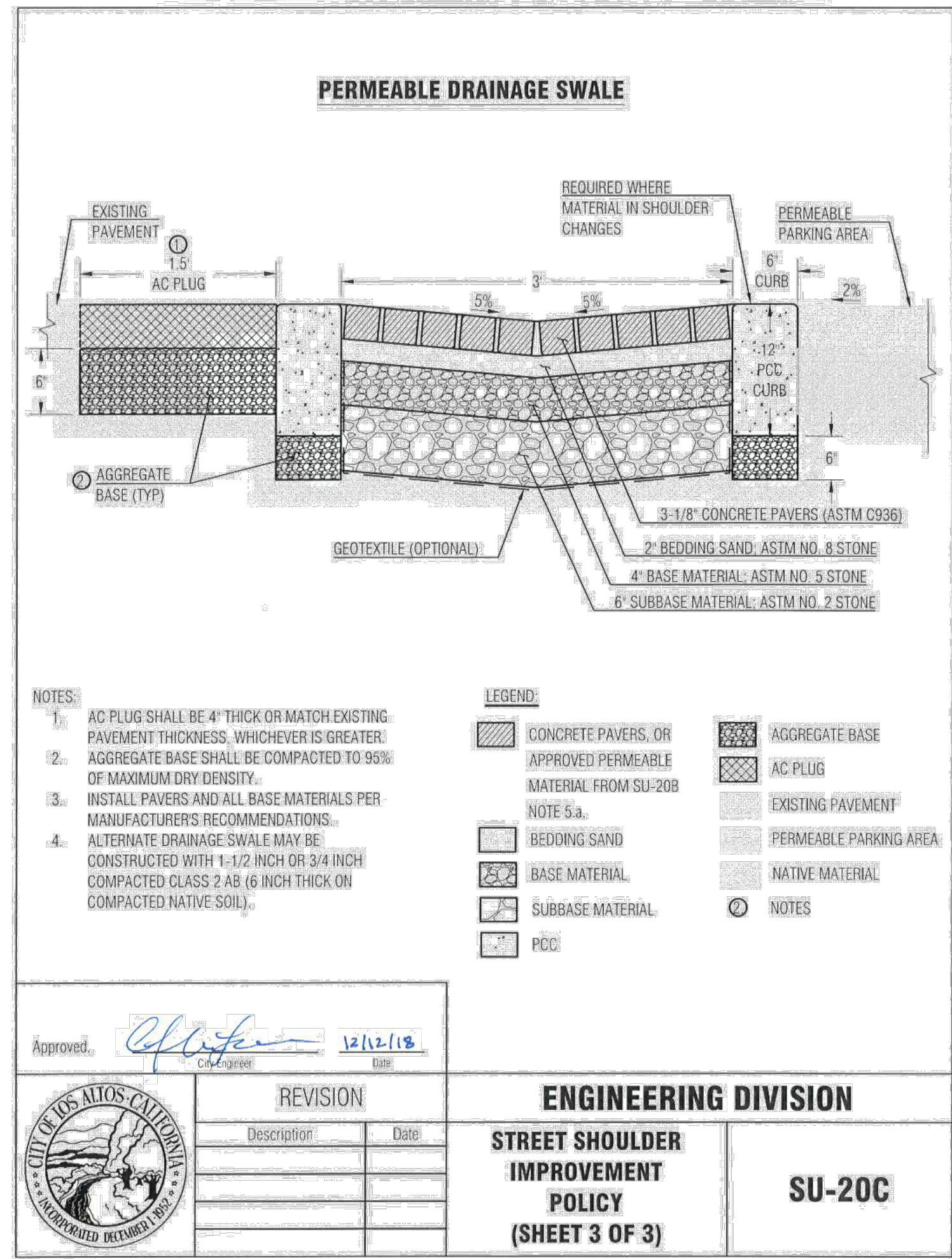
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CALIFORNIA

CITY OF LOS ALTOS

SHEET NUMBER
GP-1

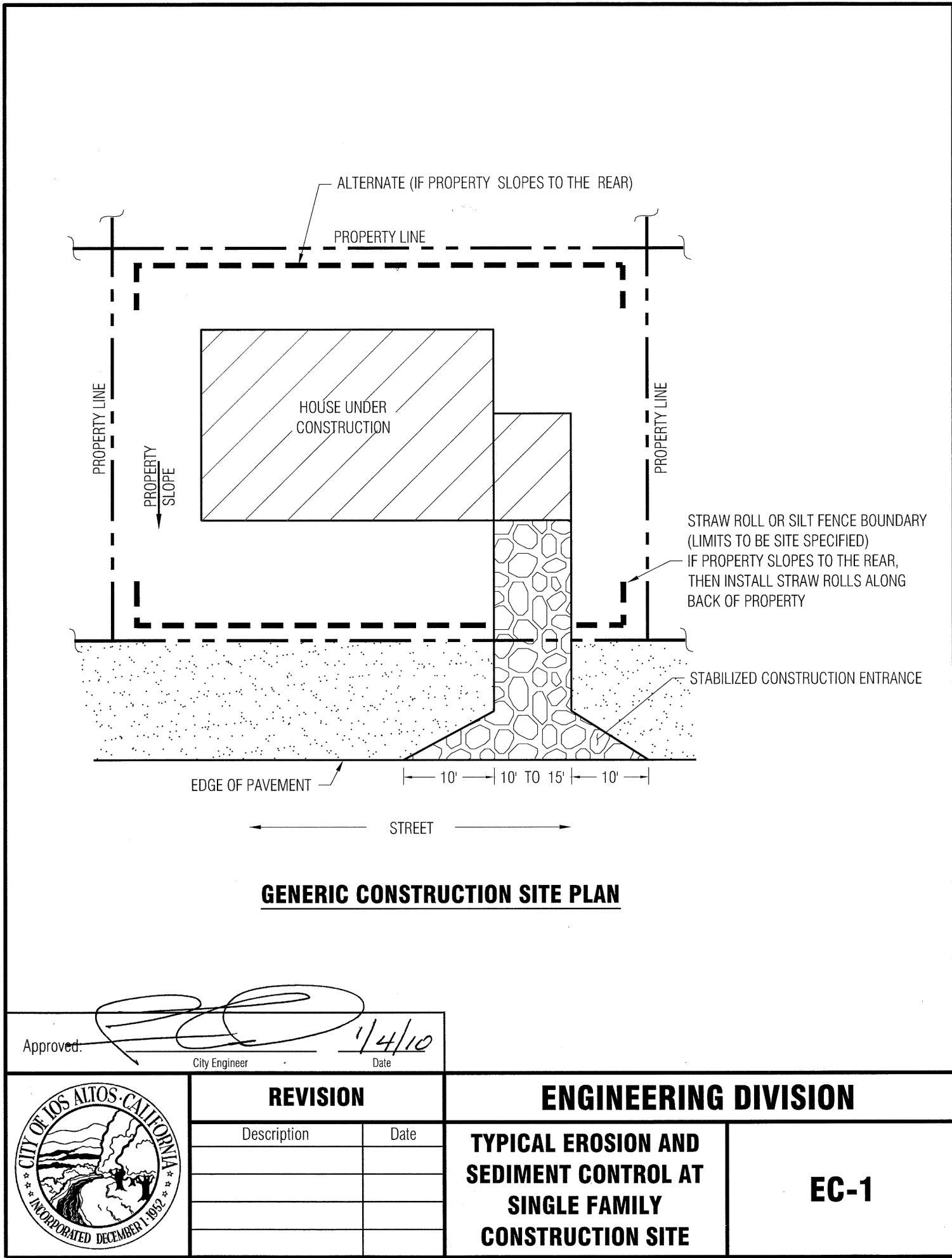
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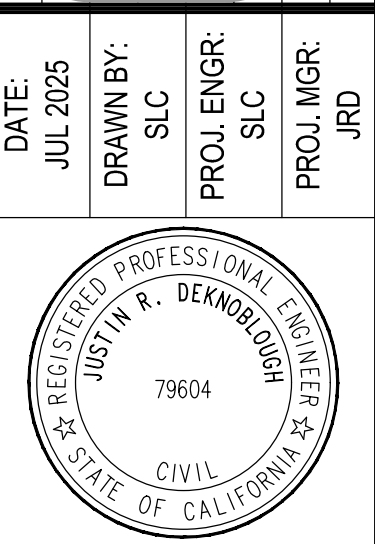
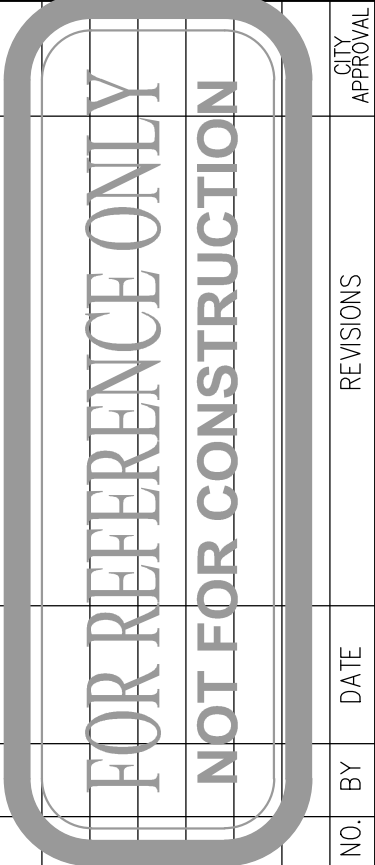
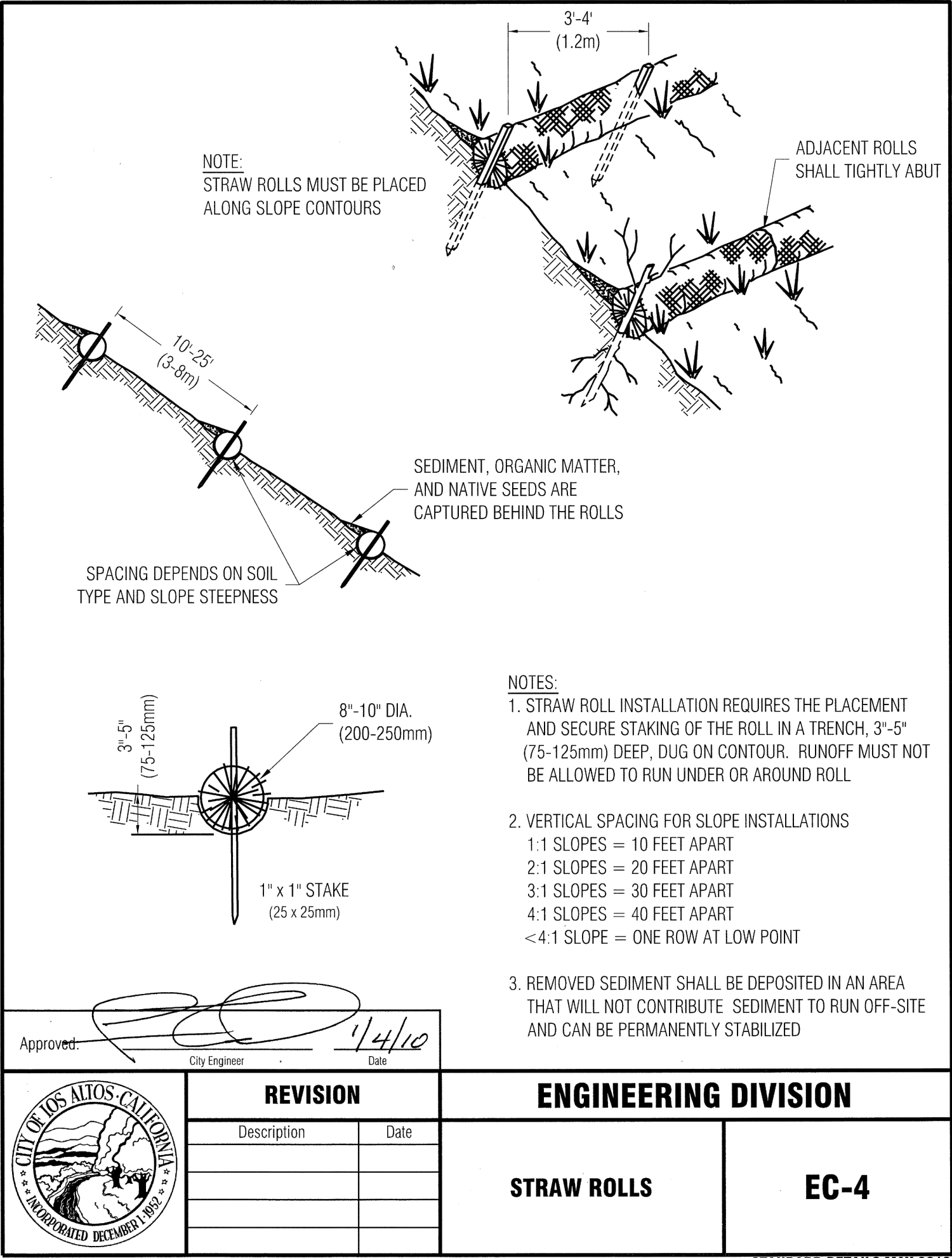
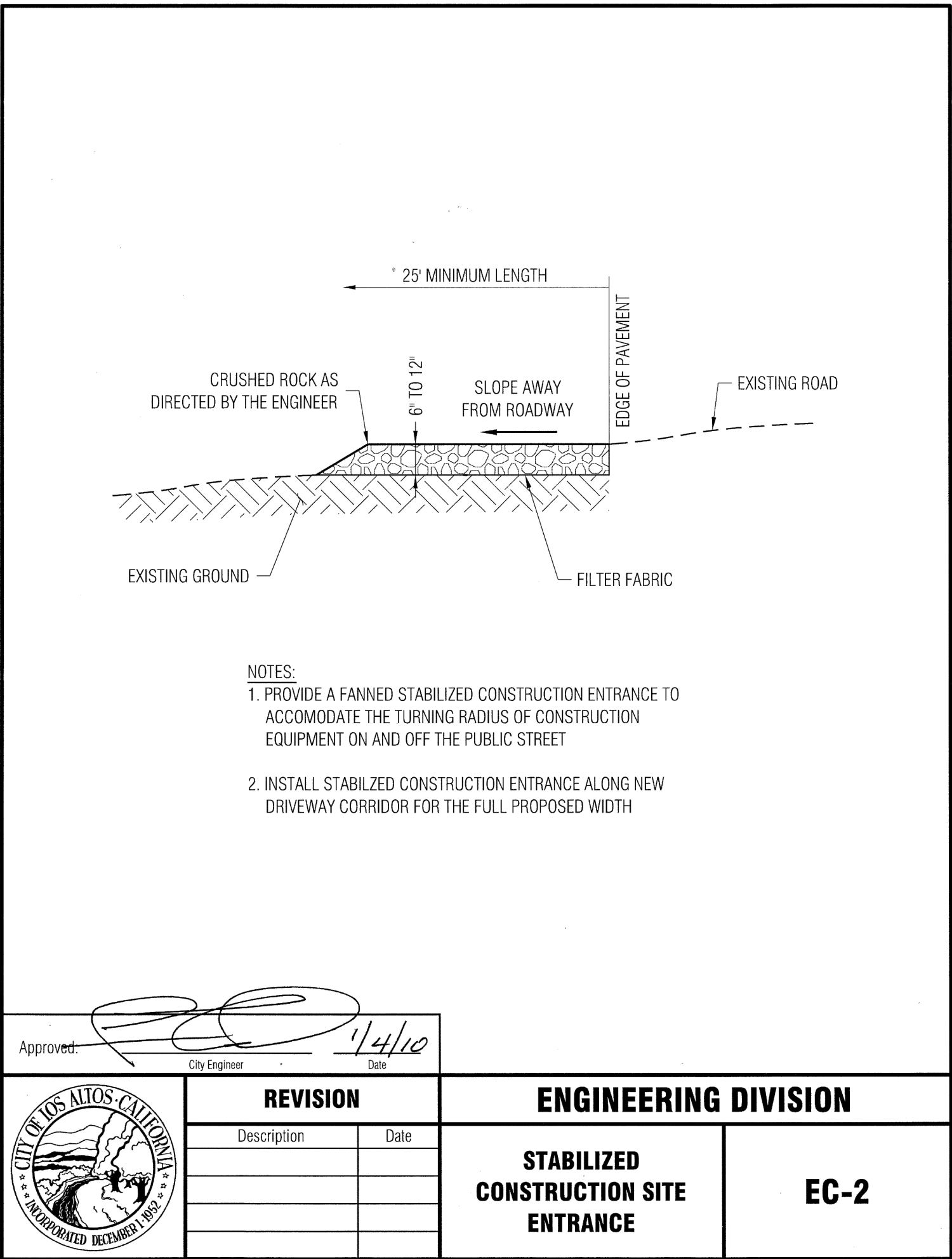


BEST MANAGEMENT PRACTICE NOTES

- IT SHALL BE THE OWNER'S DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH LOCAL ORDINANCES PROTECTION THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL FOLLOW THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THE CONTRACTOR OR OWNER SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER.
- THE CONTRACTOR OR OWNER SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
- EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
- INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
- TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
- SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
- ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
- AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
- INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND DURING CONSTRUCTION OR DEMOLITION.
- AT A MINIMUM, TREE PROTECTION FENCING IS TO BE ORANGE CONSTRUCTION FENCING AND PLACED AROUND TREE TO CREATE A TREE PROTECTION ZONE AND SHALL BE INSTALLED AROUND TREES THAT ARE TO REMAIN. IF PROJECT ARBORIST REQUIRES ADDITIONAL PROTECTIONS, THE CONTRACTOR SHALL FOLLOW AND INSTALL SAID PROTECTIONS.



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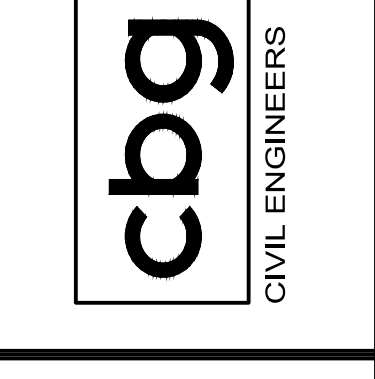


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PROJ. ENGR: SLC
PROJ. MGR: JRD

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THOMAS JAMES HOMES

1230 MIRAMONTE AVENUE

GRADING & DRAINAGE PLAN

EROSION CONTROL DETAILS

CITY OF LOS ALTOS

CALIFORNIA

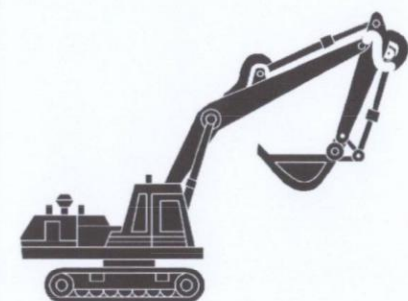
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4 OF 5

JOB NUMBER
3085-00



Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by testing equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chop if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave all or discharge to storm drains.
- Clean up spills on storm drains by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Pool/Fountain/Spa Maintenance

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on how to drain. Discharge flow shall not exceed 100 gallon per minute.

Painting and Application of Solvents and Adhesives

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. If you are raking them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on how to drain. Discharge flow shall not exceed 100 gallon per minute.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveaway/deliver/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 buildings, test paint for lead by taking paint scrapings to a local laboratory. See "Yellow Pages" for a state-certified laboratory.
- If there is a loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on how to drain. Discharge flow shall not exceed 100 gallon per minute.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid paint products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and degrade water quality. The Bay's Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or other measures.

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Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and degrade water quality. The Bay's Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or other measures.

Doing The Job Right

General Business Practices

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (soak rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Show or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquid in storm drains.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that contain pesticides or weed killers are toxic to fish and the aquatic environment. Disposing of these materials in the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, blocks, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that contain pesticides or weed killers are toxic to fish and the aquatic environment. Disposing of these materials in the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7650

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598

Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

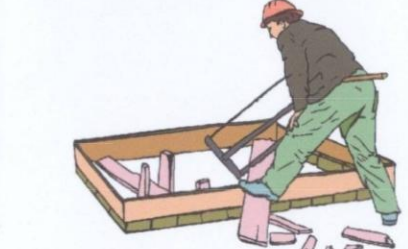
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- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chop if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Doing The Job Right

General Principals

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

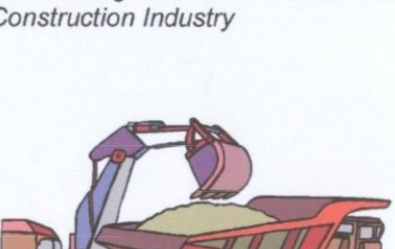
- Designate one area of the site for site parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streets or storm drains, creeks, or channels. If necessary, make major repairs off site.
- In addition to local building permits, you will need to obtain coverage under the State History, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, permit or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozer, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and degrade water quality. The Bay's Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or other measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and degrade water quality. The Bay's Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or other measures.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools, spas, and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

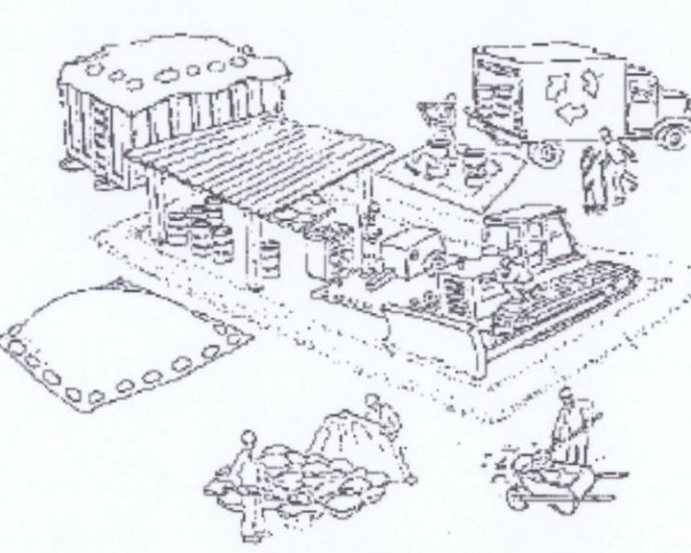
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

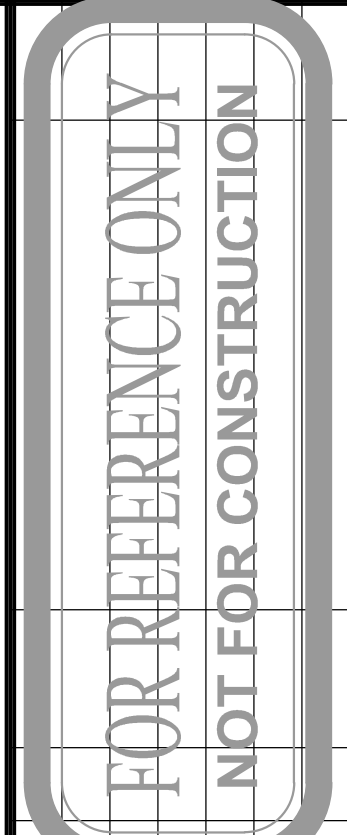
Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF	DRAWING NO.:



DATE: JUL 2005
DRAWN BY: SLC
PROJECT: SLC
PROJ. MGR: JPD



State Office of Emergency Services Warning Center (24 hours): 800-852-7650

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598

Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Civil Engineers

Surveyors

Planners

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

Criminal and judicial penalties can be assessed for non-compliance.

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that

SINGLE-FAMILY RESIDENCE

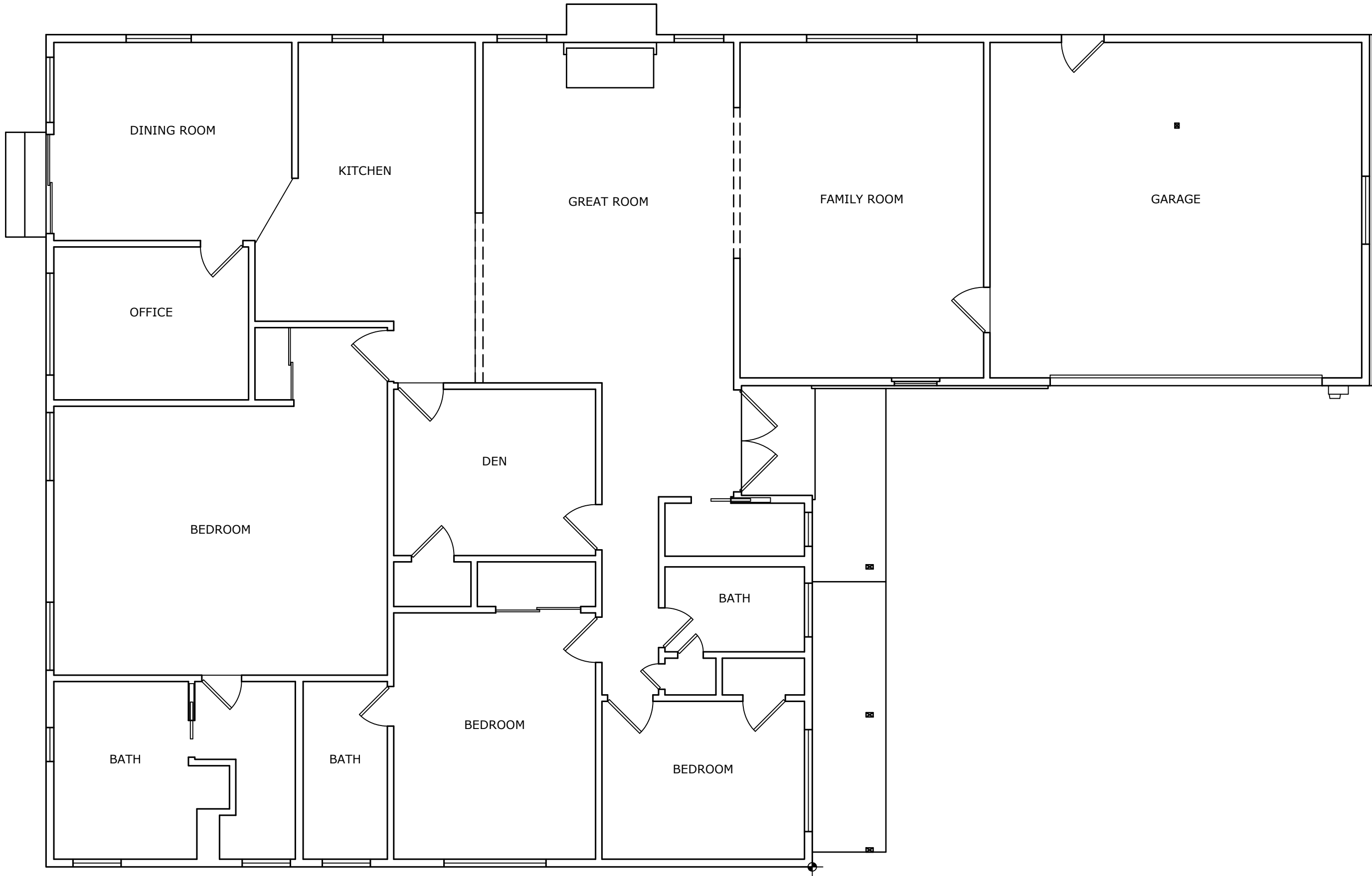
1230 MIRAMONTE AVE
LOS ALTOS, CA 94024

AS-BUILT DOCUMENTATION

PROJECT LINKS



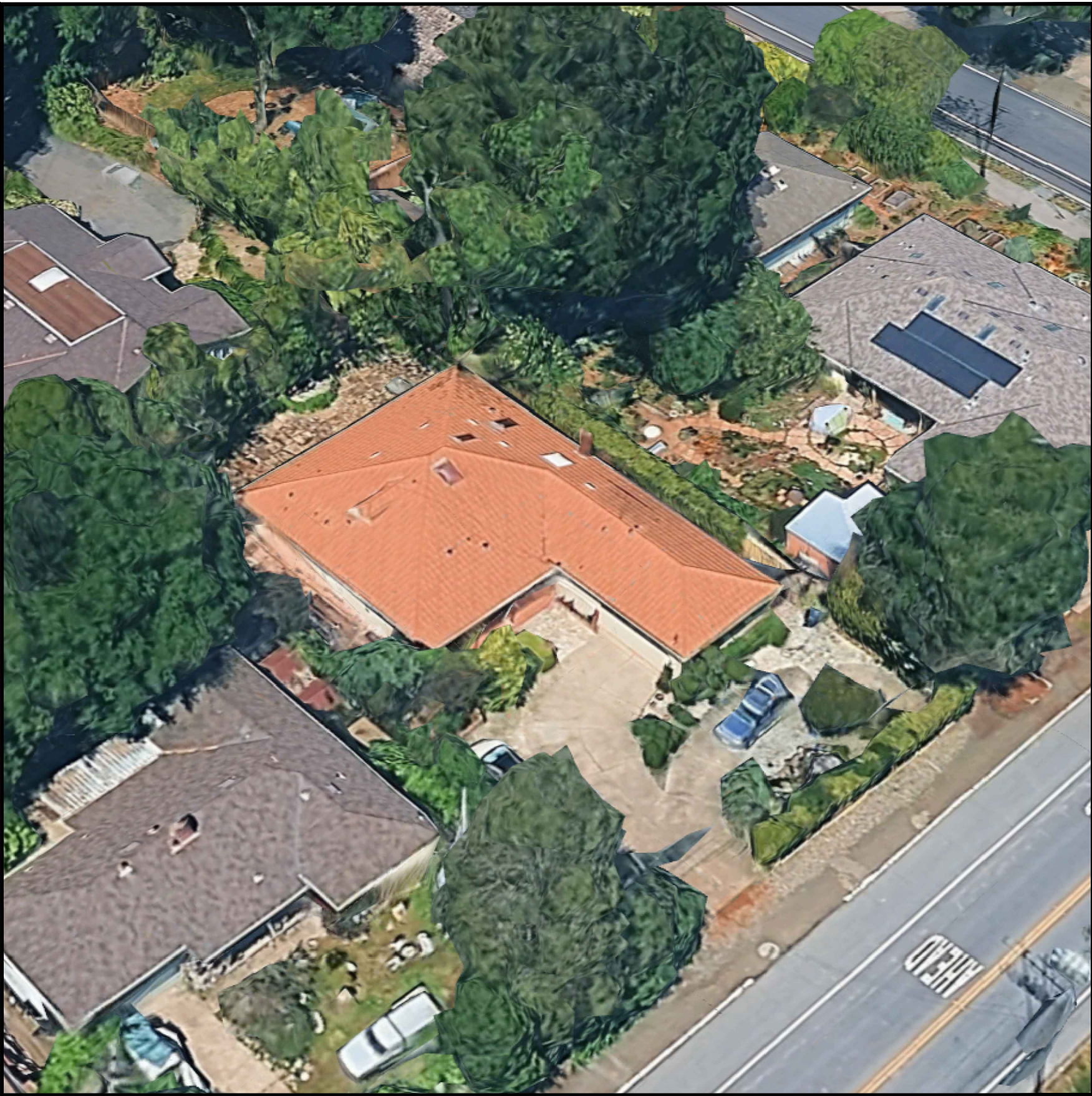
CLICK HERE TO VIEW YOUR PLANS USING
PPM'S WEB VIEWER POWERED BY



VICINITY MAP



AERIAL VIEW



PPM PROJECT CONTACTS

NORTHERN CALIFORNIA OFFICE

MICHAEL LI
REGIONAL DIRECTOR
NORCAL@PPMCO.NET
(510) 479-7109

LINDSEY GREENE
PROJECT MANAGER
LGREENE@PPMCO.NET
(510) 479-7109 EXT. 222

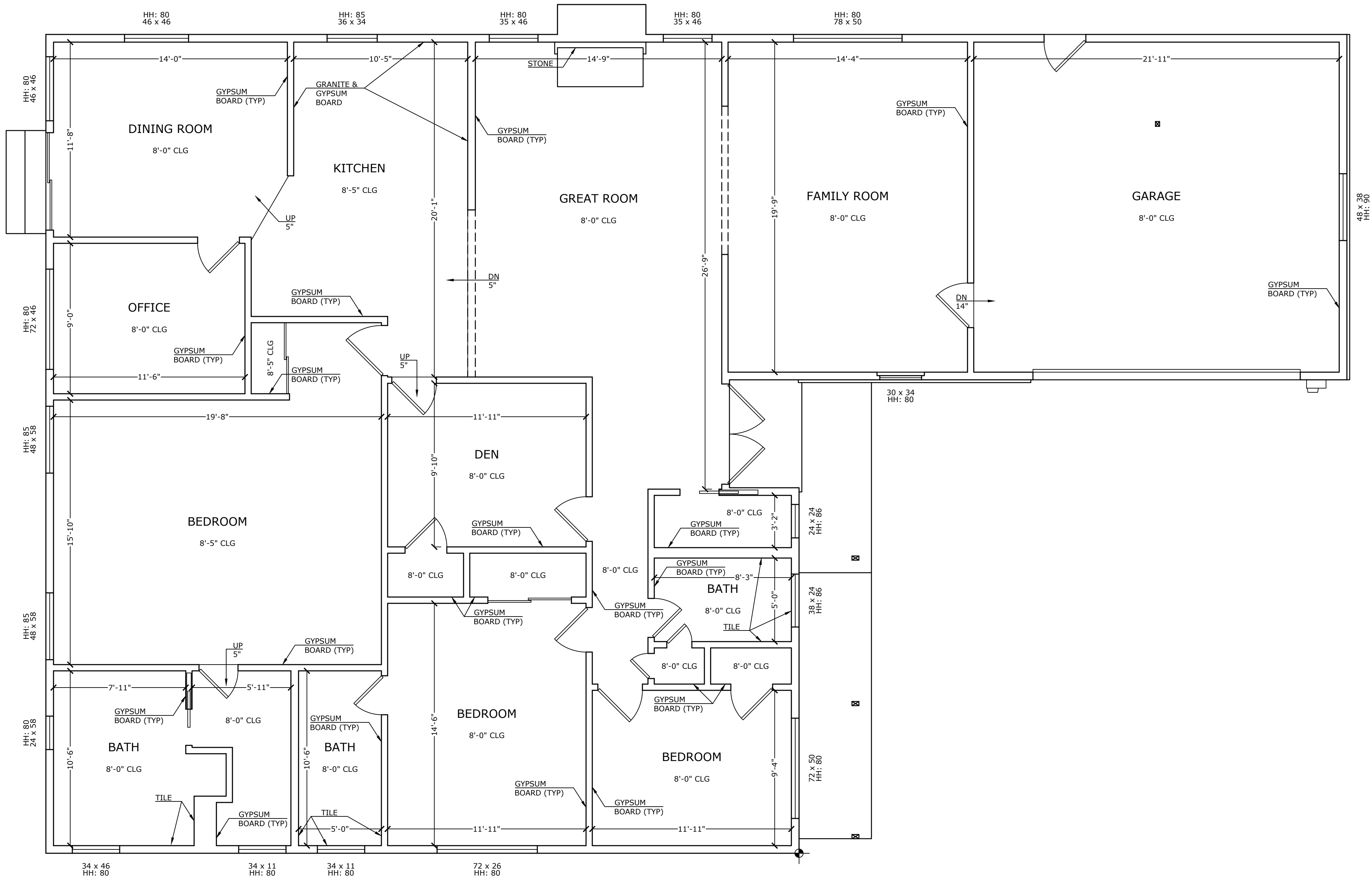
CORPORATE OFFICE

OFFICE@PPMCO.NET
(855) 272-8458 EXT. 100
HTTPS://ASBUILTDRAWINGS.COM/

SHEET INDEX

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3	ROOF PLAN
4	EXTERIOR ELEVATIONS 1
5	EXTERIOR ELEVATIONS 2

LEGEND			
LOW CASEWORK	REF	= RANGE	[TWH] = TANKLESS WATER HEATER
UPPER CASEWORK	OV	= REFRIGERATOR	[WH] = WATER HEATER
FULL HEIGHT CASEWORK	DW	= OVEN	[WS] = WATER SOFTNER
[W/D] = WASHER/DRYER COMBO	TC	= DISH WASHER	[FD] = FLOOR DRAIN
[W] = WASHER	[TC] = TRASH COMPACTOR	[G] = GAS METER	[DP] = DATUM POINT
[D] = DRYER	[FUR] = FURNACE	[EM] = ELECTRIC METER	CLG = CEILING HEIGHT
			HH = HEADER HEIGHT
			[EP] = ELECTRICAL PANEL
			[WH] = WALL HEATER



LEGEND

CHIMNEY OUTLINE

BUILDING FOOTPRINT

AIR CONDITIONER

ROOF DRAIN

DOWNSPOUT

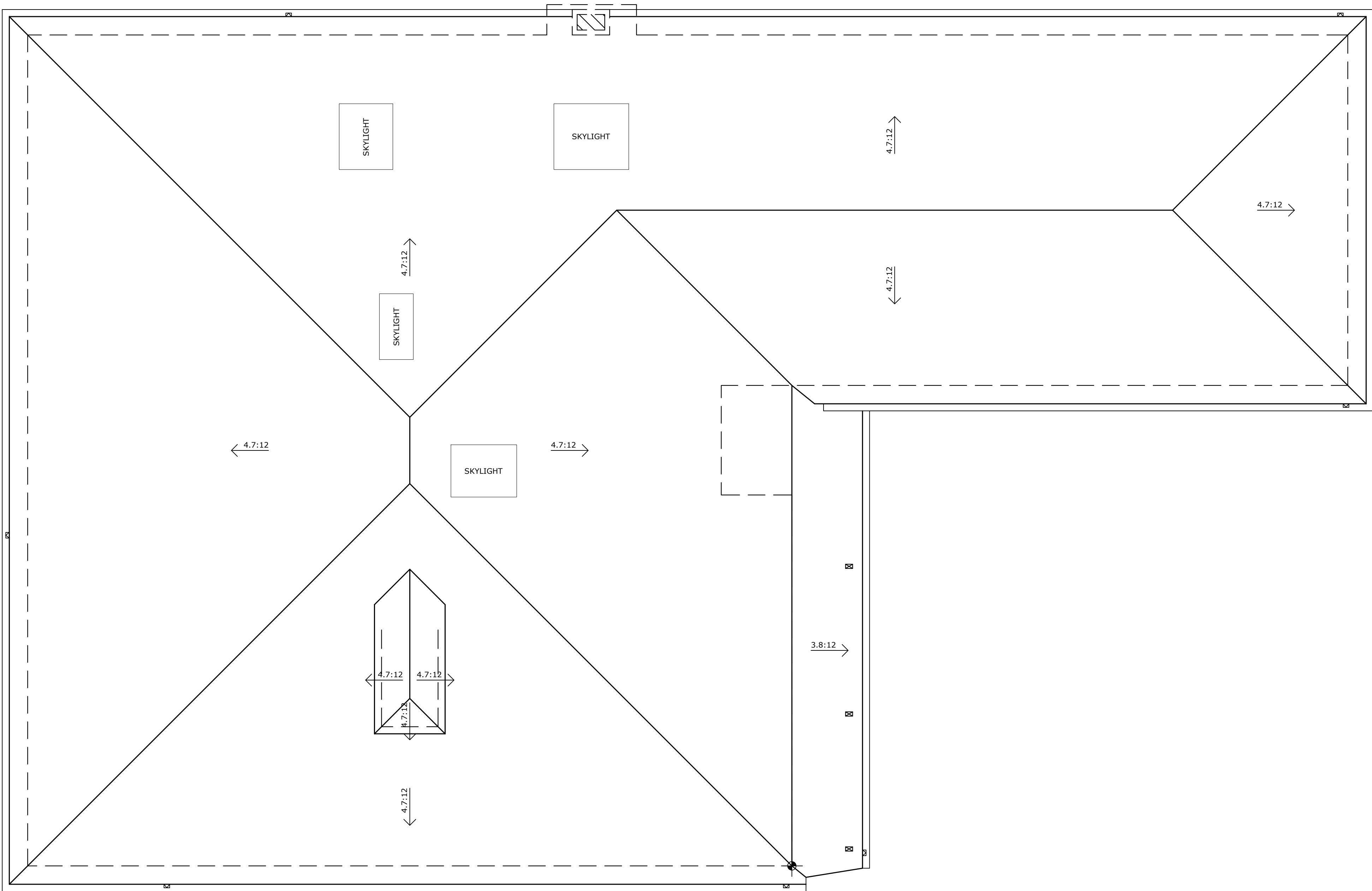
ROOF TOP UNIT

ROOF TOP HATCH

UTILITY BOX

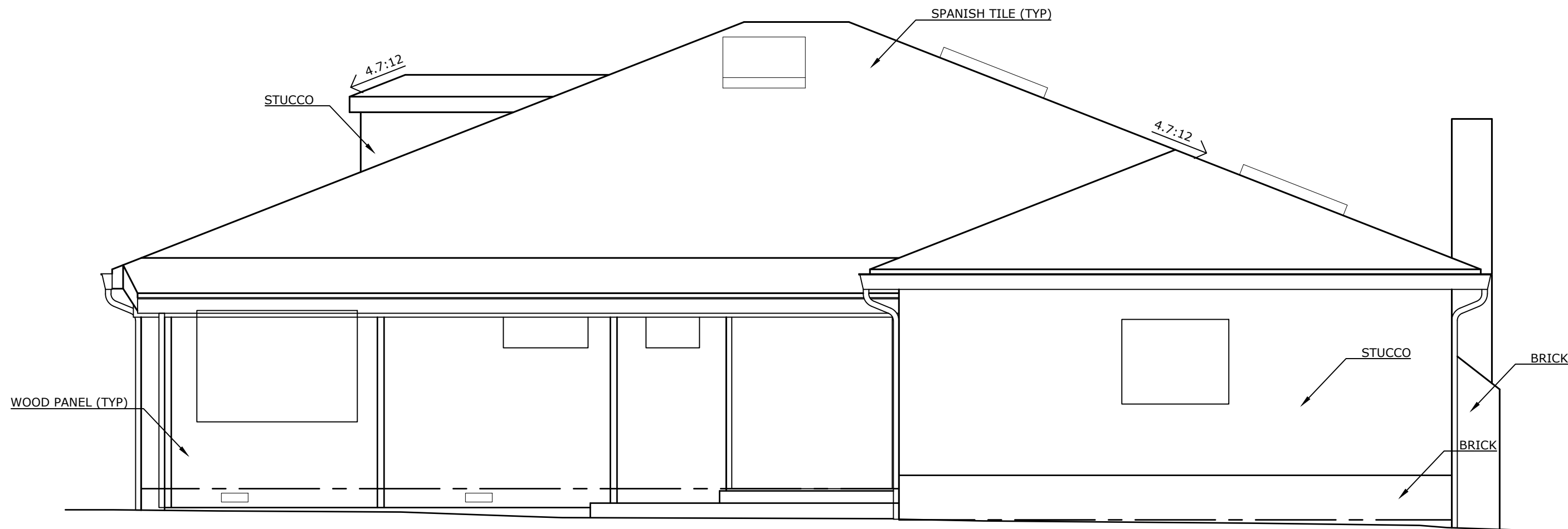
ROOF VENT

DATUM POINT

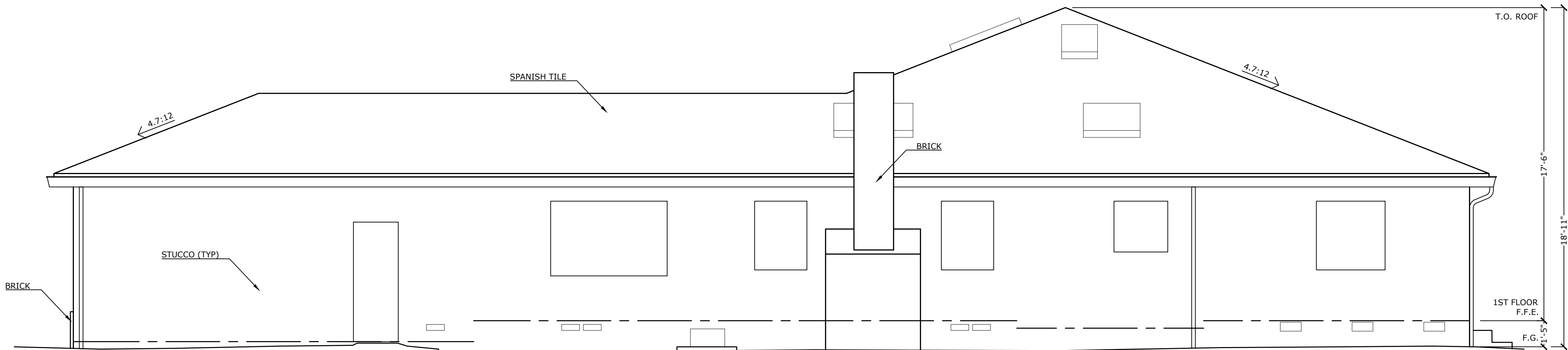


LEGEND

FINISHED GRADE LINE	ROOF PITCH LABEL (RISE:RUN)
FINISHED FLOOR LINE	X:12
F.F.E.= FINISHED FLOOR ELEVATION	F.G.= FINISHED GRADE
T.O.= TOP OF	



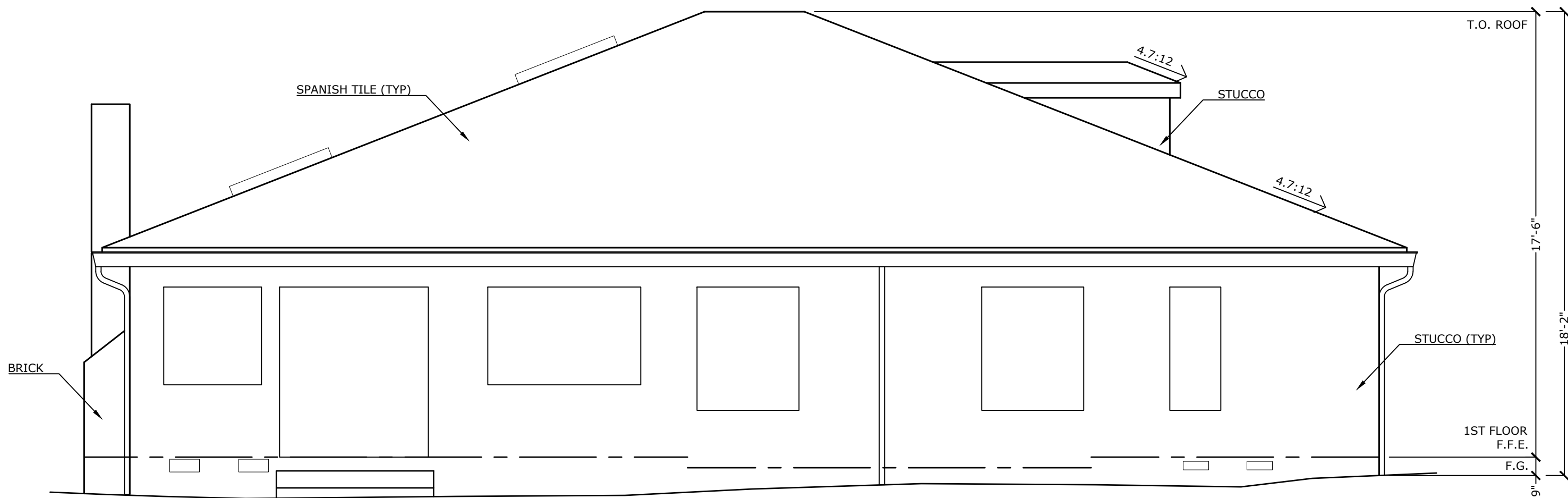
EAST



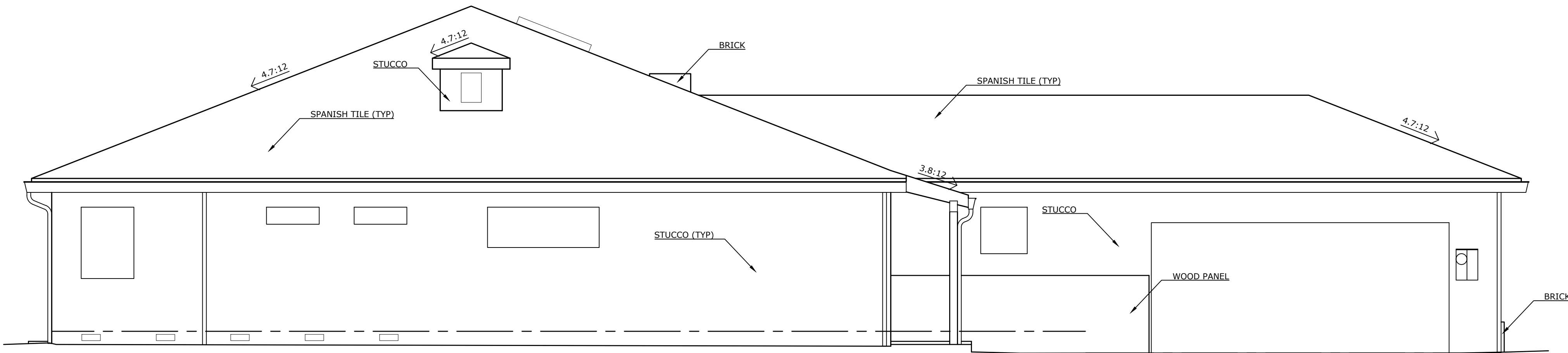
NORTH

LEGEND

FINISHED GRADE LINE	ROOF PITCH LABEL (RISE:RUN)
FINISHED FLOOR LINE	X:12
F.F.E.= FINISHED FLOOR ELEVATION	F.G.= FINISHED GRADE
T.O.= TOP OF	



WEST



SOUTH

Zoning Administrator Staff Report



Meeting Date: January 21, 2026

Prepared By:

Subject: MOD25-0013 - Alesha Walker - 883 Highlands Circle

RECOMMENDATION

Request for Permit Modification MOD25-0013 to a previously approved Design Review application (DR21-0154) to allow the construction of a new front porch, modified exterior architectural features, and an Administrative Modification of Standards to allow a 9'-8" side setback in lieu of the required 10-foot side setback, 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

DISCUSSION

ATTACHMENTS

1. Staff Report
2. Attachment 1 - Project Plans



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Brittany Whitehill, Senior Planner

SUBJECT: MOD25-0013 – 883 Highlands Circle

RECOMMENDATION

Approve Permit Modification MOD25-0013 to a previously approved Design Review application (DR21-0154) to allow the construction of a new front porch, modified exterior architectural features, and an Administrative Modification of Standards to allow a 9'-8" side setback in lieu of the required 10-foot side setback, 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

The project site contains an existing one-story, single-family home. In 2022, Design Review application DR21-0154 was approved for the construction of a first-floor addition to the home which contains existing front and side nonconforming setbacks that were to remain and an attached ADU. A portion of the existing home has a nonconforming front setback of 24'-1", in lieu of the minimum required 25-foot front setback, along the east side of the front elevation where the attached garage is located. Additionally, the residence has a nonconforming side setback along the east side of the structure, ranging from 9'-8" at the front corner to 9'-10" at the rear corner, in lieu of the required 10-foot side setback.

During construction of the project, the existing nonconforming walls at the front and side of the home that were shown on the approved plans to remain were demolished. When a structure contains a nonconforming wall which is demolished, the replacement wall must be reconstructed in conformance with current setback requirements, unless otherwise approved through an appropriate City permit. Construction is currently paused pending consideration of this permit.

The applicant has revised the project plans to relocate the front wall of the attached garage to provide a 25'-1" front setback, thereby bringing the front setback into conformance with the R1-10 zoning district standards. The applicant is requesting approval of a Permit Modification (MOD25-0013) to a previously approved Design Review application (DR21-0154) to allow the construction of a new front

porch, modified exterior architectural features, and an Administrative Modification of Standards to permit a 9'-8" side setback in lieu of the required 10-foot side setback (see Attachment 1 – Project Plans).

ANALYSIS

Pursuant to Los Altos Municipal Code Section 14.01.120 (Administrative Modification of Standards), the Zoning Administrator may approve a one-time modification of one development standard, resulting in a deviation of up to ten percent from the required standard, due to site constraints. The applicant requests an Administrative Modification of Standards to allow the demolished side wall to be reconstructed in its previous location, with a side setback ranging from 9'-8" to 9'-10", in lieu of the required 10-foot side setback.

The requested deviation of approximately two to four inches does not exceed ten percent of the required side setback and will not result in any appreciable impacts to adjacent properties. The reconstructed wall will be located in the same position as the previous wall prior to demolition and therefore will not create any new or increased impacts to neighboring properties.

In addition to the Administrative Modification of Standards, the project requests design modifications to the previously approved design review application. These modifications include:

- A new front porch designed with a gable roof.
- An arched front door in lieu of the previously approved rectangular front door.
- Stone veneer at the front entry.
- Two additional chimneys, which will be clad in stone veneer to match the front entry.

Except as modified by the approved Administrative Modification of Standards, the project remains in compliance with all applicable provisions of the Los Altos Municipal Code. The residence, which features a neo-eclectic architectural style, remains consistent with the Single-Family Residential Design Guidelines. The home is one story in height, with an overall height of approximately 16 feet and a wall plate height of approximately 10 feet. The size and scale of the residence are comparable to existing homes in the surrounding neighborhood. The design incorporates high-quality materials, including stucco, horizontal wood siding, a composition shingle roof, and stone veneer accents.

Housing Accountability Act

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units) that are consistent with objective local development standards unless the City makes specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently. The proposed project is protected under the HAA, as it creates additional housing stock within the City of Los Altos and meets all applicable objective development and design standards.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) because it involves minor alterations and additions to an existing single-family residence within a residential zoning district.

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 the public notice sign on the property in conformance with the Planning Division posting requirements.

The project applicants conducted neighborhood outreach to solicit project feedback. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Alesha Walker of Walker Homes (Applicant)
Vipul and Swati Sharma (Property Owners)

FINDINGS

MOD25-0013 – 883 Highlands Circle

With regard to the project, the Zoning Administrator finds the following in accordance with Section 14.77.070 and 14.01.120 of the Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residence is consistent with the development standards of the R1-10 zoning district policies and implementation techniques described in the Single-Family Residential Design Guidelines, except as modified by the requested Administrative Modification of Standards.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the modifications to the approved project will not necessitate any additional grading or impervious cover on the site.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies. The building design features modest wall plate heights and gabled roof forms, which serve to visually break up the vertical massing of the building. The proposed fenestration and use of accent stone veneer at the front entry both break up the horizontal massing of the building. Long, uninterrupted expanses of blank walls are avoided.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including a composition shingle roof, a combination of stucco and horizontal wood siding, stone veneer accents and high-quality doors and windows, all of which convey high quality, integrity, permanence and durability.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the home features a two-car garage and driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.
- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the proposed modifications will not result in any changes to the approved landscape plans, which proposed to preserve the majority of the existing landscaping onsite, and add 15 additional screening and ornamental shrubs. The landscape plan complies with the Water Efficient Landscape Ordinance (WELO).

- G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. This finding is not applicable as no signage is proposed.
- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. Because the project consists of a single-family home, it does not require a designated trash or service area; however, the design of the site can accommodate trash storage that is not readily visible from the public right of way.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code will be constructed because the project will construct any necessary improvements and repairs to the existing rolled curb and gutter along the frontage of the property. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act. This finding is not applicable as no subdivision of land is proposed.
- L. The requested Administrative Modification of Standards is consistent with the intent, purpose, and requirements of Los Altos Municipal Code Section 14.01.120 because the project requests a two- to four-inch reduction in the required 10-foot side setback, and the requested reduction does not exceed ten percent of the required setback. The project requests an Administrative Modification of Standards for only one development standard, consistent with Section 14.01.120(D). All procedural requirements have been satisfied, as the requested Administrative Modification of Standards was considered at a duly noticed regular meeting of the Zoning Administrator as part of a Design Review Permit.
- M. The requested Administrative Modification of Standards will not result in adverse impacts to the health, safety, or general welfare of adjacent properties because the modification will allow the wall on the east side of the property to be constructed in its previously approved location, resulting in no new or more severe impacts to neighboring properties. Additionally, the building setback will remain sufficient to meet fire and life safety requirements, and the project will be subject to all applicable Building and Fire Department permits and inspection requirements.
- N. The project complies with the California Environmental Quality Act (CEQA) because it qualifies for a categorical exemption pursuant to Section 15301 (Existing Facilities), because it involves the construction of an addition to an existing single-family residence within a single-family residential zoning district.

CONDITIONS OF APPROVAL

MOD25-0013 – 883 Highlands Circle

PLANNING DIVISION

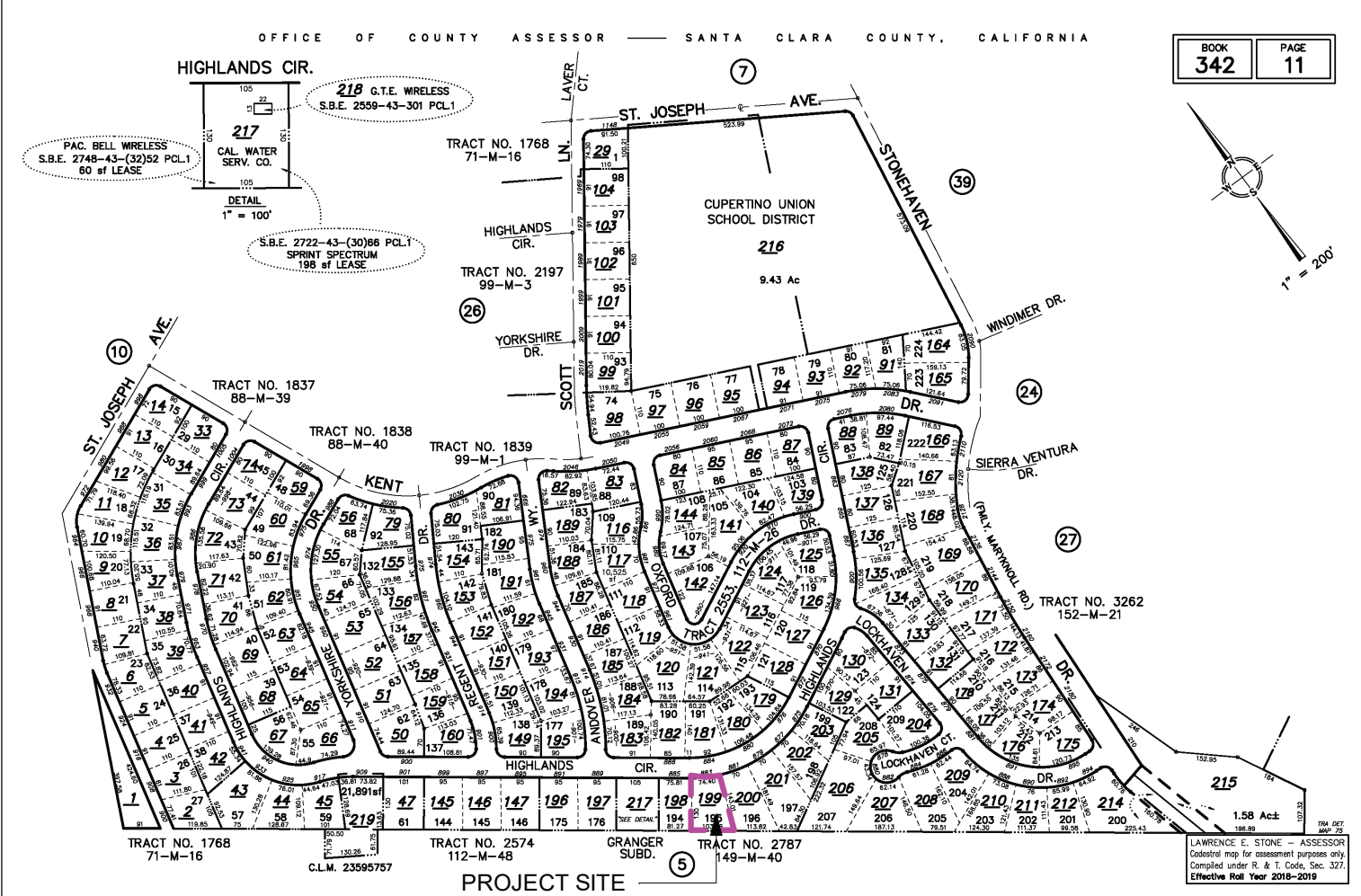
1. **Prior Conditions of Approval Shall Remain in Effect:** The Conditions of Approval for application DR21-0154 shall remain in effect, except as modified by these conditions as specified below.
2. **Expiration:** The Design Review Approval will expire on January 21, 2028, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
3. **Approved Plans:** The approval is based on the plans and materials received on December 16, 2025, except as modified by these conditions as specified below.
4. **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.
5. **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.
6. **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.
7. **Administrative Modification of Standards:** This approval includes an Administrative Modification of Standards as allowed per Section 14.01.120 of the Zoning Code to allow for a side setback ranging from 9'8" to 9'10" along the east side of the home, in lieu of the minimum required 10' side setback. Only one such Administrative Modification of Standards may be permitted for the life of the building.

BUILDING DIVISION

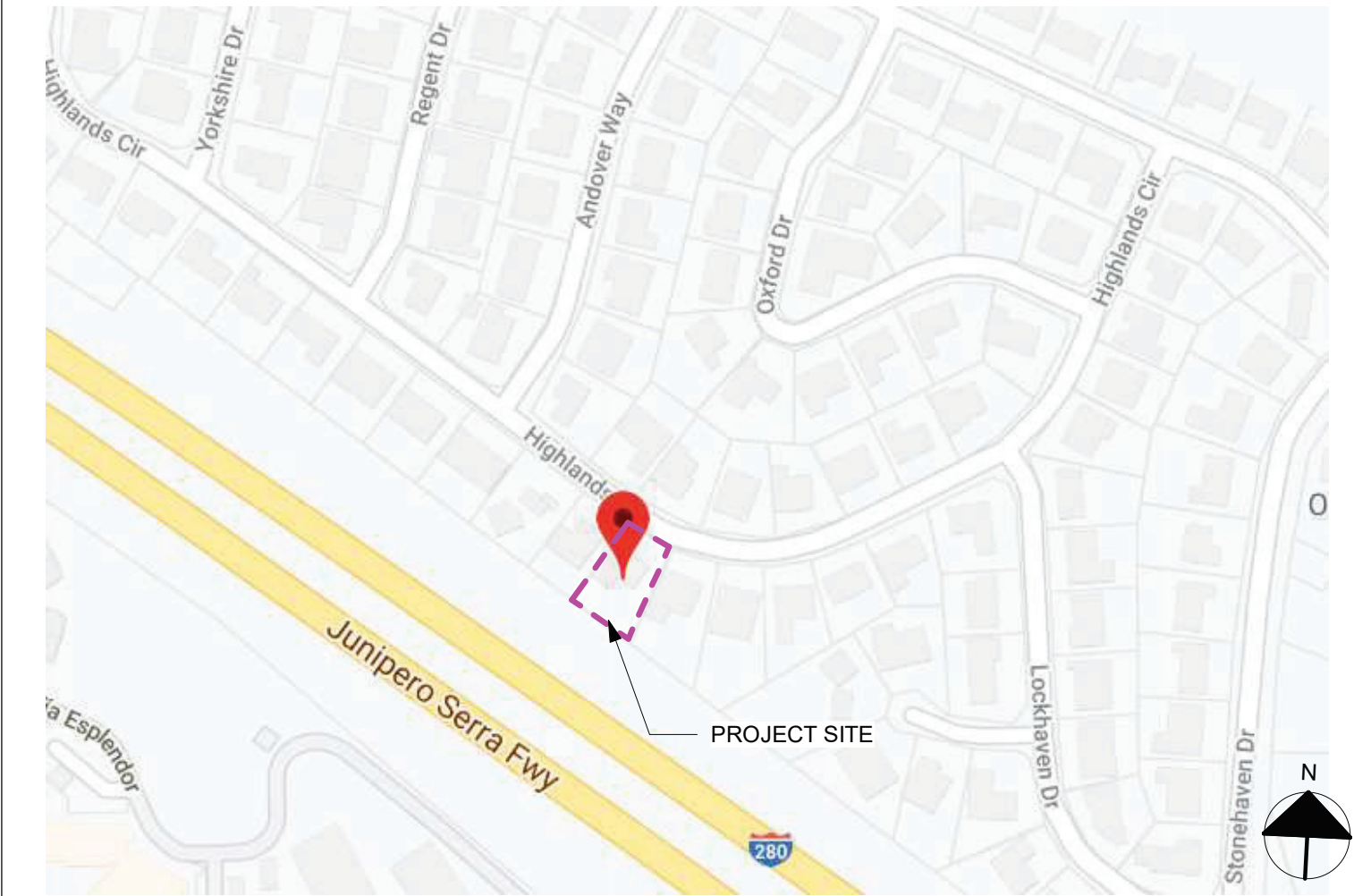
8. **Building Permit:** The applicant shall revise Building Permit BLD24-01132 to incorporate all changes authorized by this permit.
9. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

SHARMA RESIDENCE
883 HIGHLANDS CIRCLE, LOS ALTOS,
CA 92024
APN: 342-11-199

PARCEL MAP



VICINITY MAP



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CODE COMPLIANCE

APPLICABLE CODES 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA RESIDENTIAL CODE CITY OF LOS ALTOS MUNICIPAL CODE	CODE SUMMARY OCCUPANCY: R3/U OCCUPANT LOAD: 200 GROSS TYPE OF CONSTRUCTION: V-B NON-RATED FIRE SUPPRESSION: SPRINKLED OCCUPANCY SEPARATION: 1-HOUR HEIGHT MAXIMUM: 27'-0" ALLOWABLE MAINHOUSE FLOOR AREA: 3,944 SF ALLOWABLE MAINHOUSE LOT COVERAGE: 4,180 SF
--	--

DEFERRED SUBMITTALS
FIRE SPRINKLER SYSTEM
LANDSCAPE PLANS AND WELO

NOTE:
THE FIRE SPRINKLER PLANS SHALL BE SUBMITTED DIRECTLY TO THE COUNTY FIRE DEPARTMENT BY CA LICENSED C-16 FIRE SPRINKLER CONTRACTOR(CITY OF LOS ALTOS REQUIREMENT)

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GENERAL CONTRACTOR
CONTACT: TBD
EMAIL: TBD
PHONE: TBD

ZONING COMPLIANCE WORKSHEET

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are ≥6 feet in height</i>	2,720 square feet (22.78%)	3,643 square feet (30.50%)	4,180 square feet (35.00%)
FLOOR AREA: <i>Enclosed structures that are ≥6 feet in height measured to the outside surfaces of exterior walls</i>			
<i>Excluding ADU</i>			
1 st Story (including Carport/garage)	2,568 square feet	3,132 square feet	3,944 square feet
2 nd Story	2,568 square feet	26.22 square feet	33.02 square feet
Total Floor Area	21.50 square feet	26.22 square feet	33.02 square feet
<i>Including ADU</i>			
ADU Floor Area	544 square feet	544 square feet	800 square feet
Total Floor Area w/ ADU (Total Floor Area + ADU Floor Area = 850sf)	2,568 square feet	3,676 square feet	3,944 square feet
BASEMENT AREA			
Basement Floor Area	544 square feet	544 square feet	800 square feet
SETBACKS:			
Front	24'-1" feet	25'-1" feet	25'-0" feet
Rear	47'-4" feet	35'-6" feet	25'-0" feet
Right side (1 st /2 nd)	9'-10" feet/_____feet	9'-10" feet/_____feet	10'-0" feet/_____feet
Left side (1 st /2 nd)	11'-4" feet/_____feet	10'-3" feet/_____feet	10'-0" feet/_____feet
HEIGHT:	17'-4" feet	20'-0" feet	27'-0" feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
CONDITIONED SPACE: <i>Including conditioned basement areas</i>	2,000 square feet	+1,153 square feet	3,153 square feet
UNCONDITIONED SPACE: <i>Does not include garages, covered porches, open structures</i>	535 square feet	+9 square feet	544 square feet

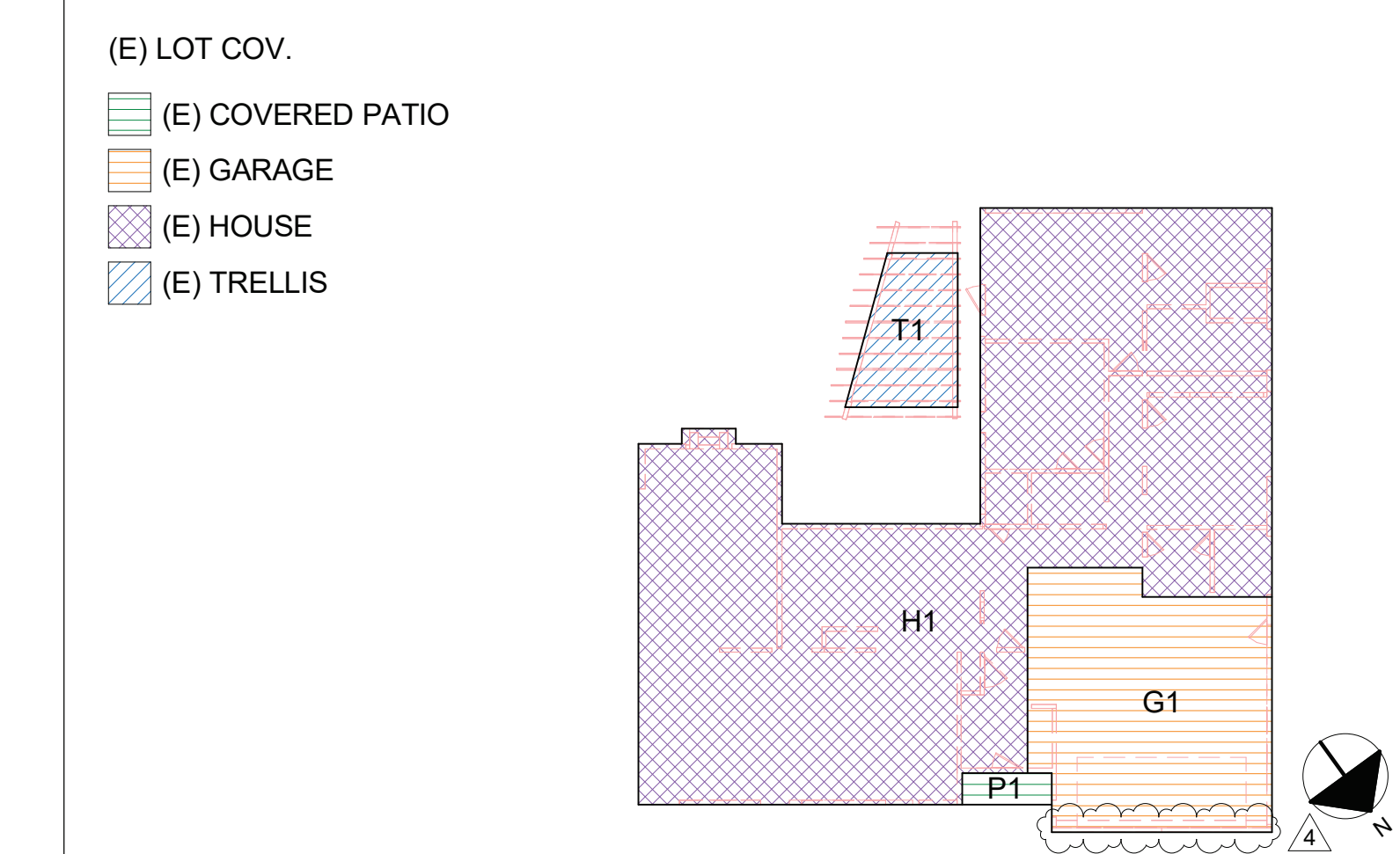
LOT CALCULATIONS	
NET LOT AREA:	11,943.10 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	626 square feet (32.5 %)
LANDSCAPING BREAKDOWN:	
Hardscape area (existing and proposed):	5,849 sq ft
Undisturbed irrigated landscape area:	6,072 sq ft
New irrigated landscape area:	0 sq ft
Other unirrigated landscaping area:	0 sq ft
<i>Sum of all three should equal the site's net lot area</i>	

PROJECT SUMMARY

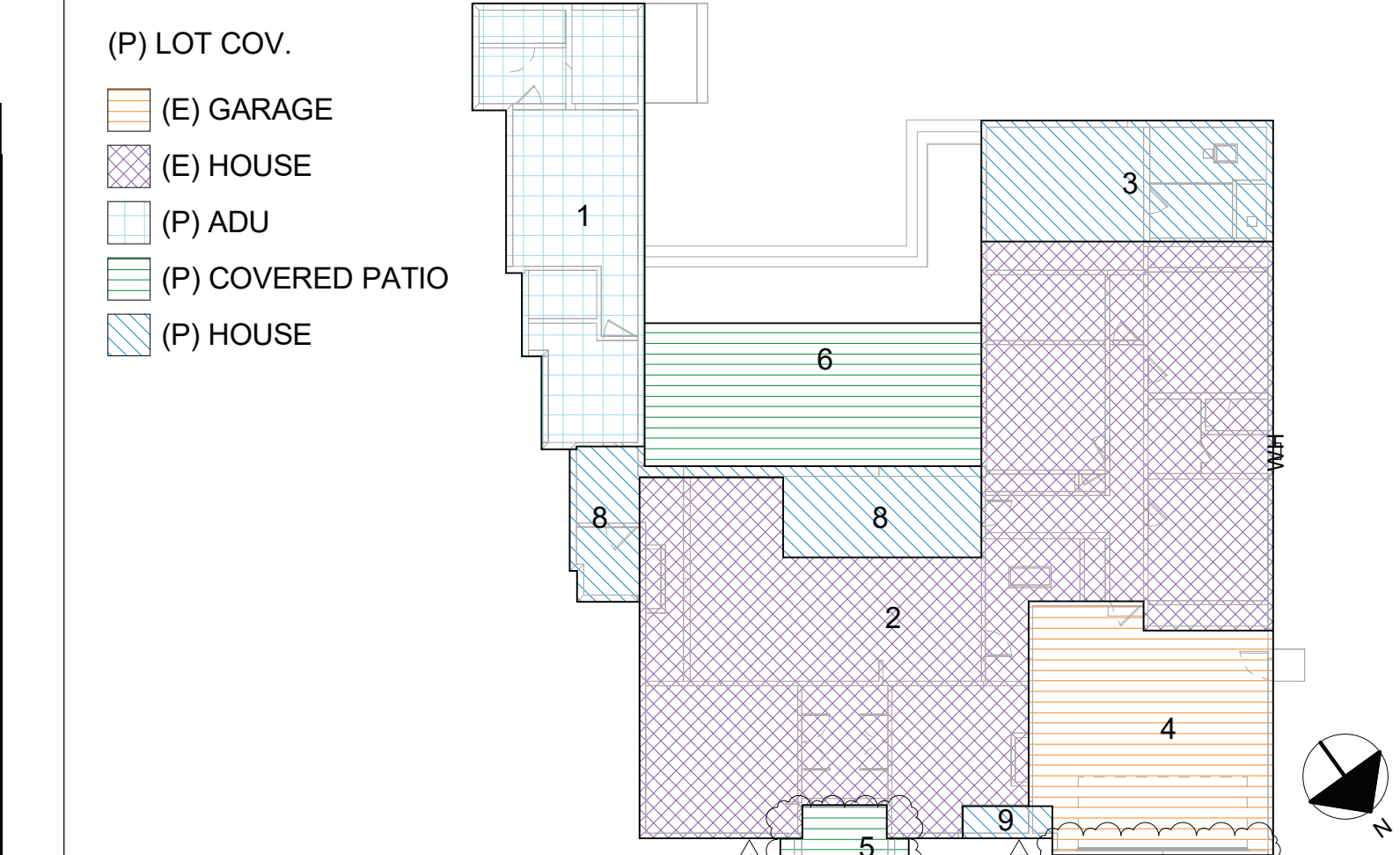
ZONING SUMMARY
ZONE: R1-10
APN: 342-11-199
FLOOD ZONE: NO
PUBLIC R.O.W.: 50'-0"
CONFORMITY: NONCONFORMING
LOT DIMENSIONS: 35% X LOT AREA 11,943.10 SQ.FT = 4180 SQ.FT
SCOPE OF WORKS:
PROJECT SUMMARY
REMODEL AND ADDITION OF A SINGLE STORY HOME. ADDITION OF ATTACHED ADU.
PROPOSED MAINHOUSE TO HAVE 3 BED, 2.5 BATH, LIVING, DINING, FAMILY, KITCHEN, STUDY, GYM & GARAGE.
PROPOSED ADU TO HAVE 1 BED, 1 BATH, KITCHEN & STUDY

FLOOR AREA SUMMARY		LOT COVERAGE SUMMARY	
TOTAL PROPOSED MAIN HOUSE AREA:	3,132 SF	TOTAL PROPOSED MAIN HOUSE AREA:	3,643 SF
TOTAL PROPOSED ADU AREA:	544 SF	TOTAL PROPOSED ADU AREA:	544 SF
TOTAL AREA OF DWELLINGS:	3,676 SF	TOTAL LOT COVERAGE:	4,187 SF

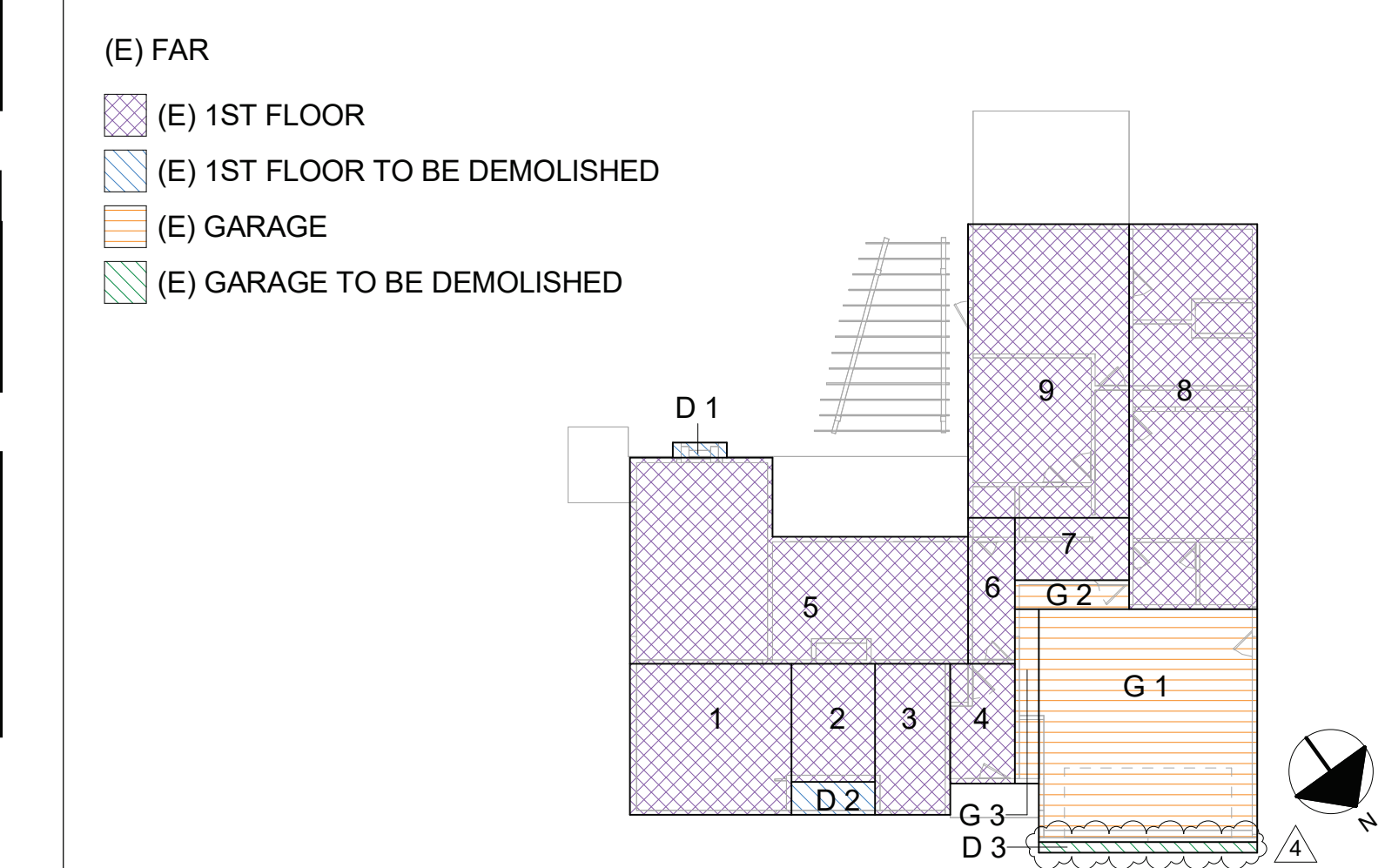
(E) LOT COVERAGE KEY PLAN



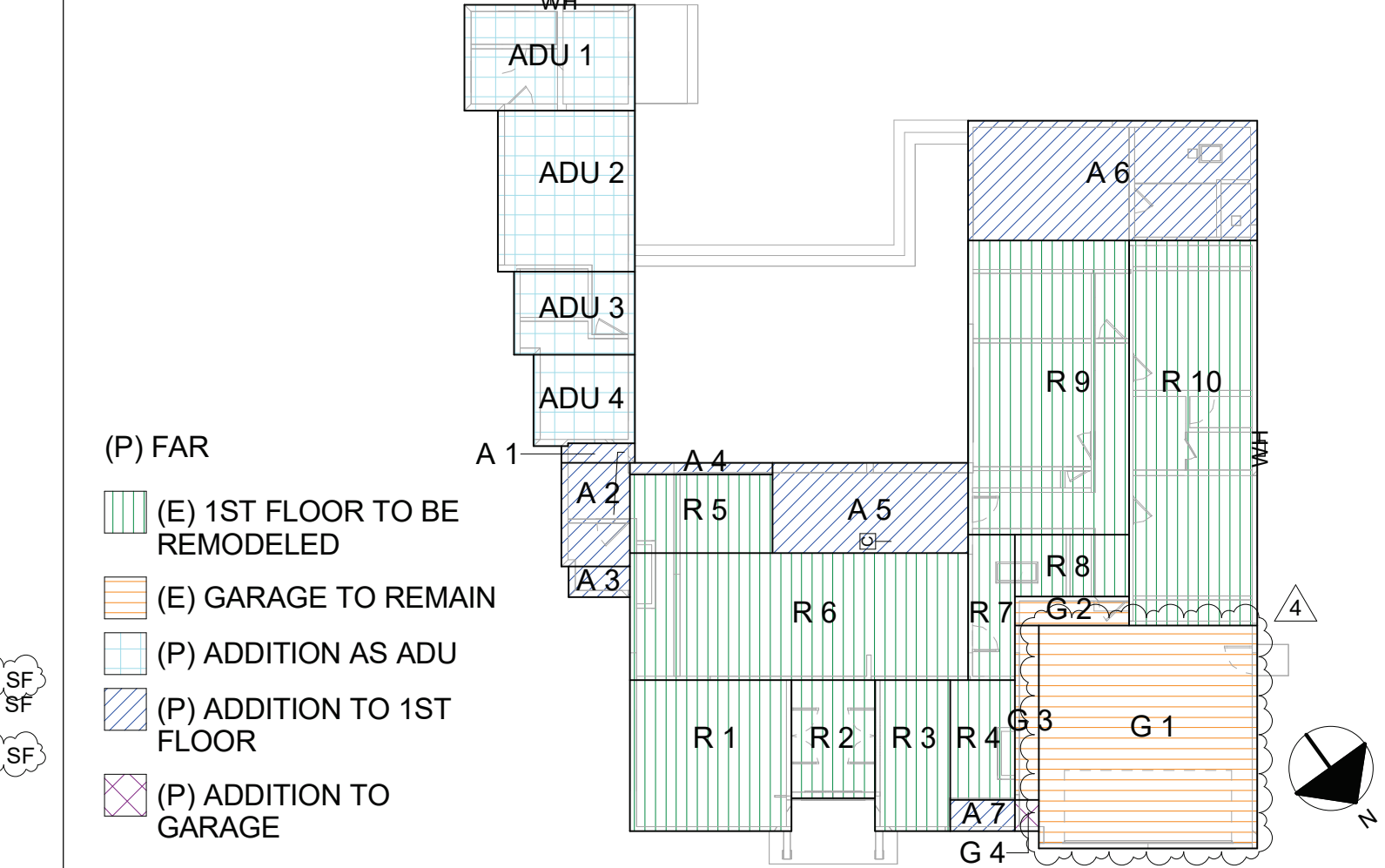
(P) LOT COVERAGE KEY PLAN



(E) FIRST FLOOR KEY PLAN



(P) FIRST FLOOR KEY PLAN



Description
1ST BUILDING SUBMITTAL
PLAN CHECK COMMENTS
PLAN CHECK COMMENTS
FIELD CHANGE 1
DESIGN REVIEW
REVISION 1

Date
2024.07.22
2025.03.07
2025.03.26
2025.05.15
2025.11.07

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LICENSED ARCHITECT
MALIKA JUNAI
C-32842
RENEWAL DATE

SHARMA RESIDENCE
883 HIGHLANDS CIRCLE, LOS ALTOS, CA 92024



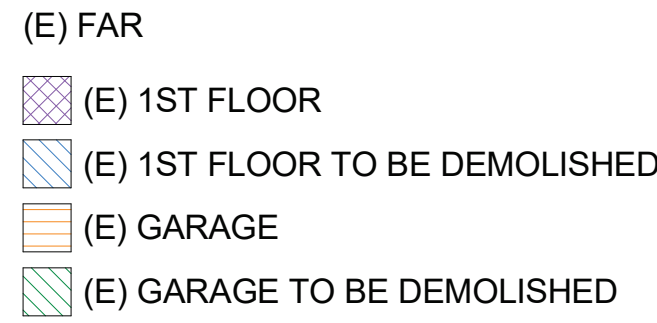
CONSTRUCTION DOCUMENTS

TITLE SHEET

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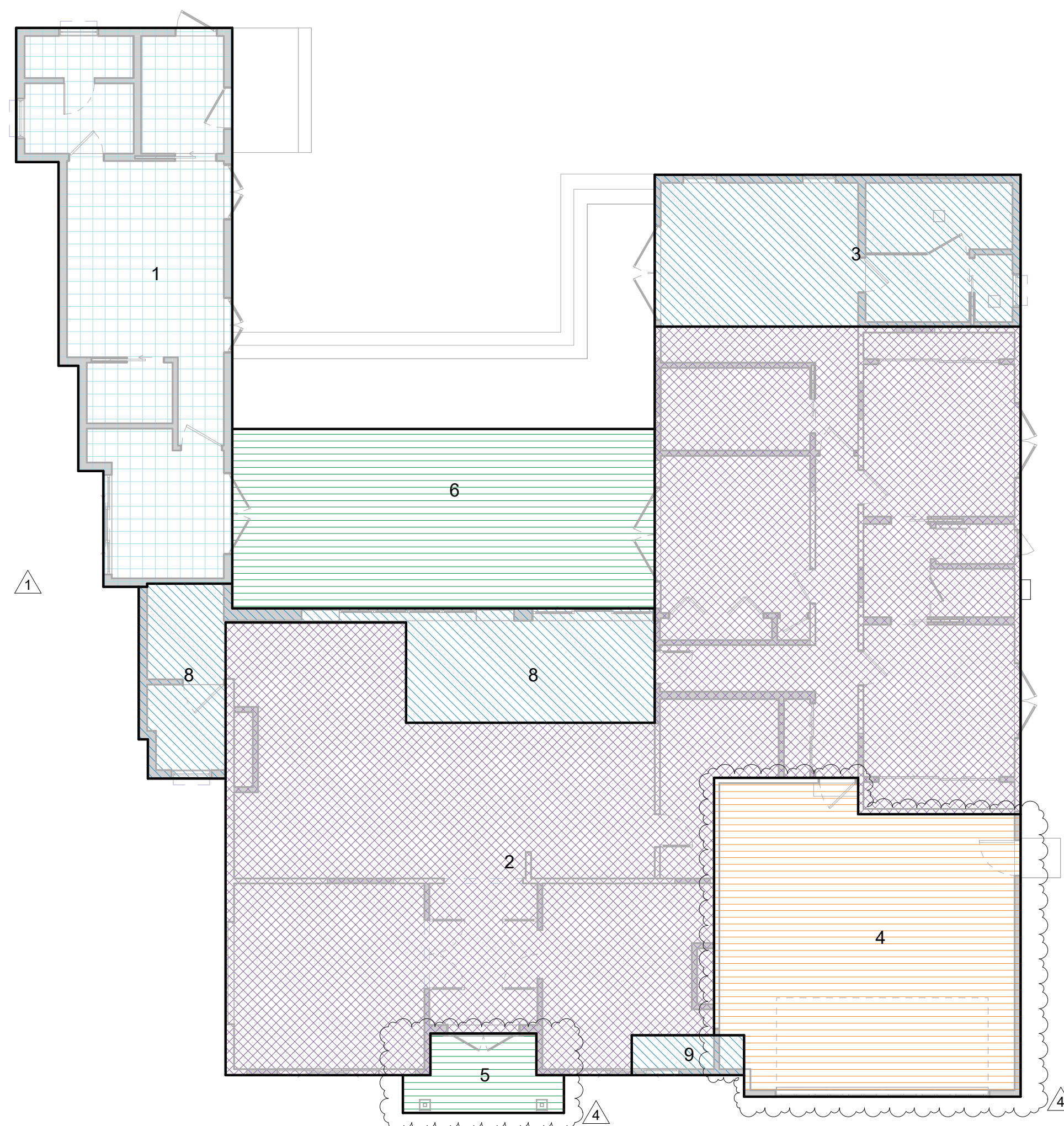
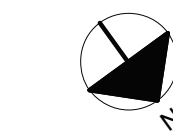
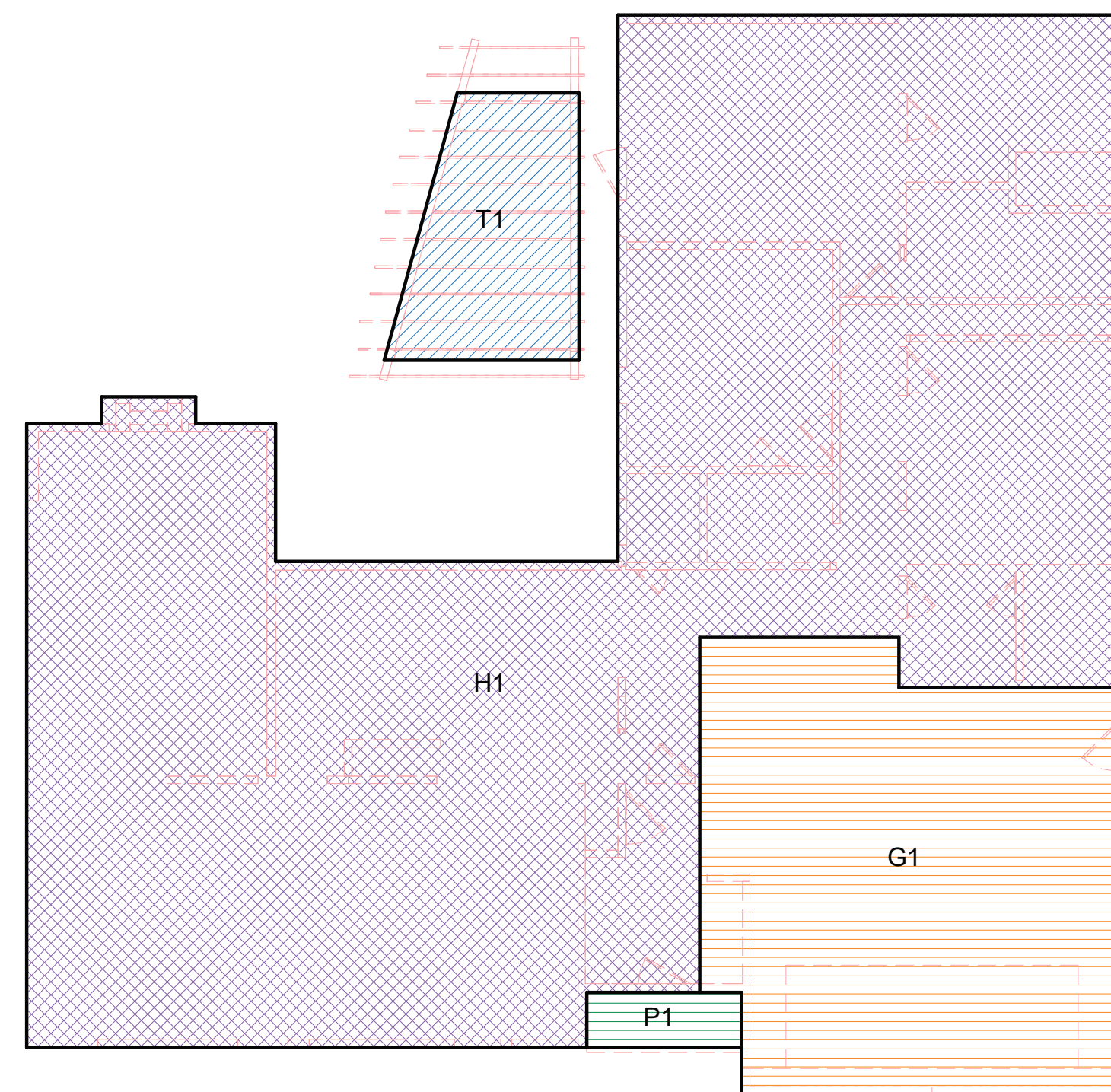


(E) 1ST FLOOR TO BE DEMOLISHED			
NO.	WIDTH	LENGTH	AREA
D 1	5' - 2"	1' - 6"	8 SF
D 2	8' - 0"	3' - 2"	25 SF
D 3	20' - 11"	1' - 0"	21 SF
			54 SF
(E) F.A.R.			2589 SF



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2



Description	Date
1ST BUILDING SUBMITTAL	2024.07.22
PLAN CHECK COMMENTS	2025.03.07
DESIGN REVIEW REVISION 1	2025.11.07



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SHARMA RESIDENCE
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CONSTRUCTION DOCUMENTS

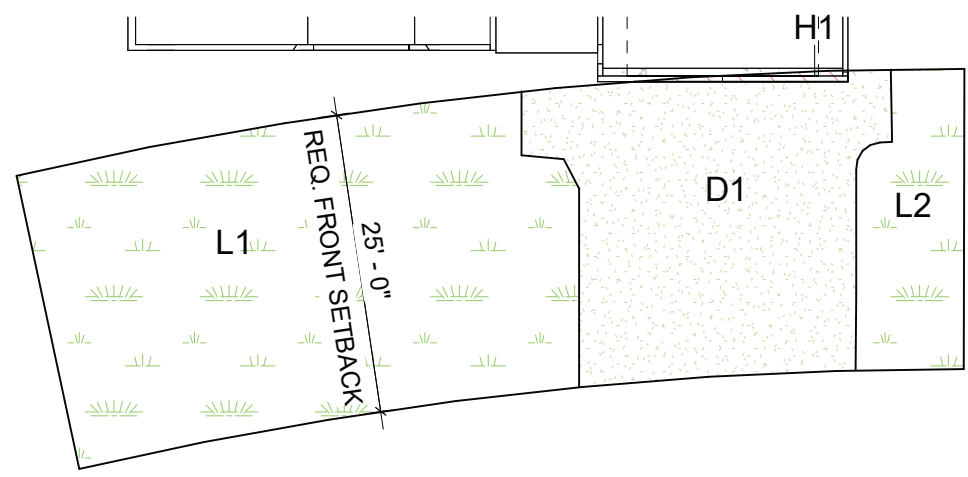
HARDSCAPE CALCULATIONS

2023.11.09

1/4

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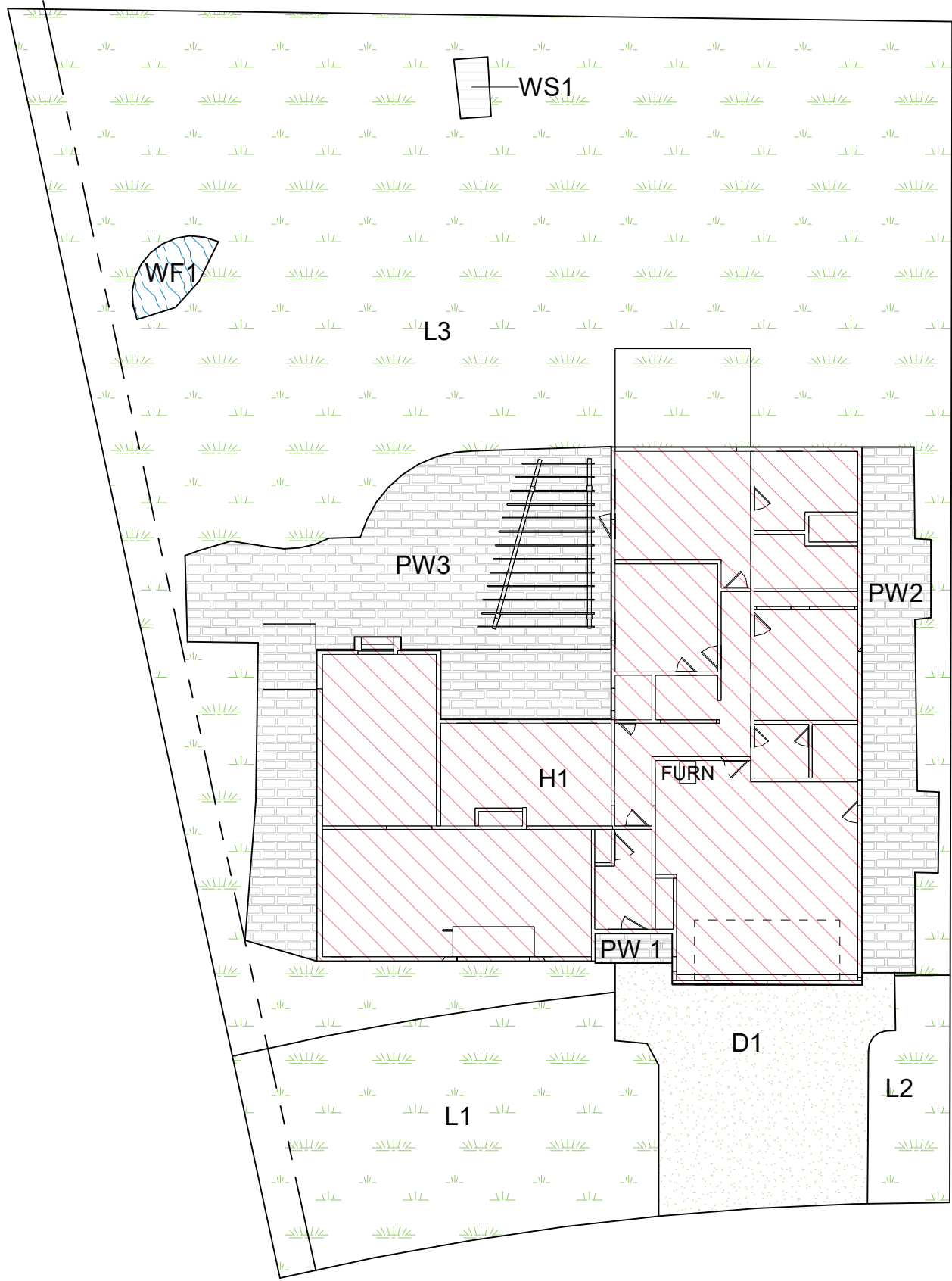
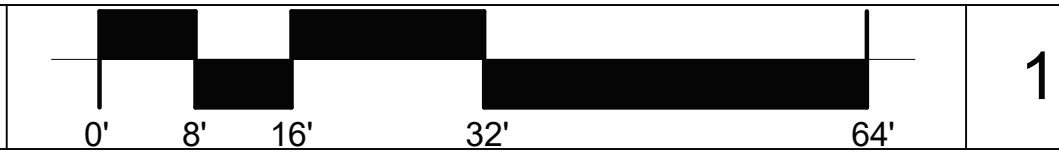


- (E) FRONT HARDSCAPE
- (E) DRIVEWAY
 - (E) HOUSE
 - LAWN

(E) FRONT HARDSCAPE		
No.	Area	%
(E) DRIVEWAY		
D1	617 SF	32.00%
(E) HOUSE		
H1	10 SF	0.50%
(E) FRONT HARDSCAPE	626 SF	32.50%

NOTE:
EXISTING FRONT YARD LANDSCAPE / HARDSCAPE TO BE RETAINED

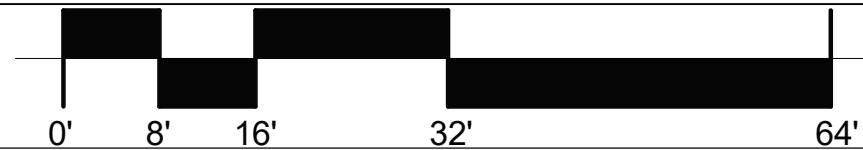
(E) FRONT HARDSCAPE



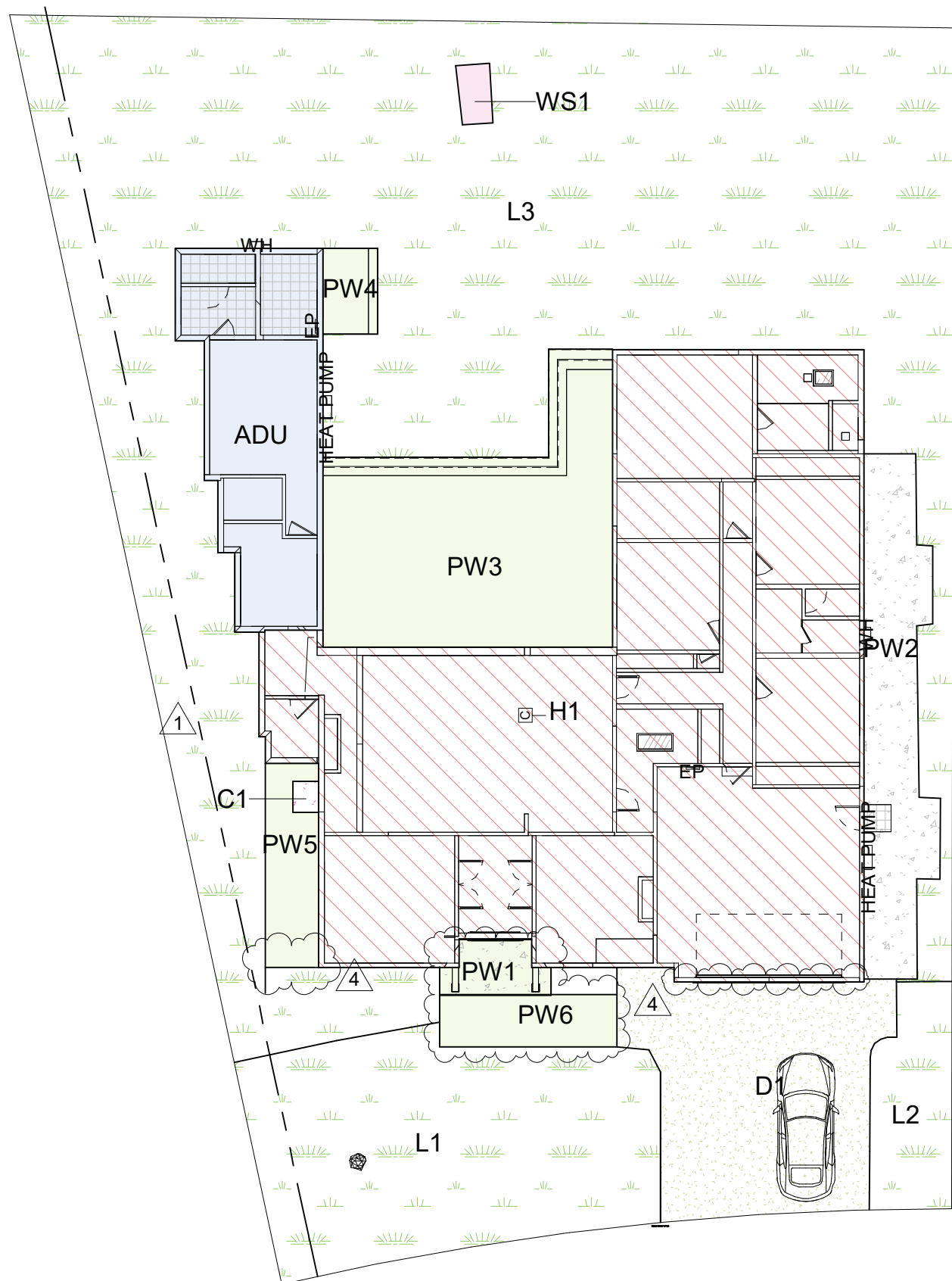
- (E) HARDSCAPE
- (E) DRIVEWAY
 - (E) HOUSE
 - (E) PATIO / WALKWAY
 - (E) WATER FOUNTAIN
 - (E) WOOD STEPS
 - LAWN

(E) HARDSCAPE		
NO.	Area	%
(E) DRIVEWAY		
D1	637 SF	5.34%
(E) HOUSE		
H1	2567 SF	21.49%
(E) PATIO / WALKWAY		
PW 1	28 SF	0.23%
PW2	378 SF	3.17%
PW3	1162 SF	9.73%
	1568 SF	13.13%
(E) WATER FOUNTAIN		
WF1	54 SF	0.45%
(E) WOOD STEPS		
WS1	23 SF	0.20%
(E) HARDSCAPE	4849 SF	40.60%

(E) HARDSCAPE



2

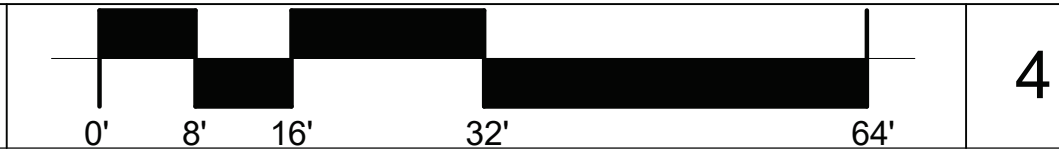


- (P) FRONT PERMEABLE AREA
- (E) DRIVEWAY
 - (E) PATIO / WALKWAY
 - (E) WOOD STEPS
 - (P) ADU
 - (P) CONC
 - (P) HOUSE
 - (P) PATIO / WALKWAY
 - LAWN

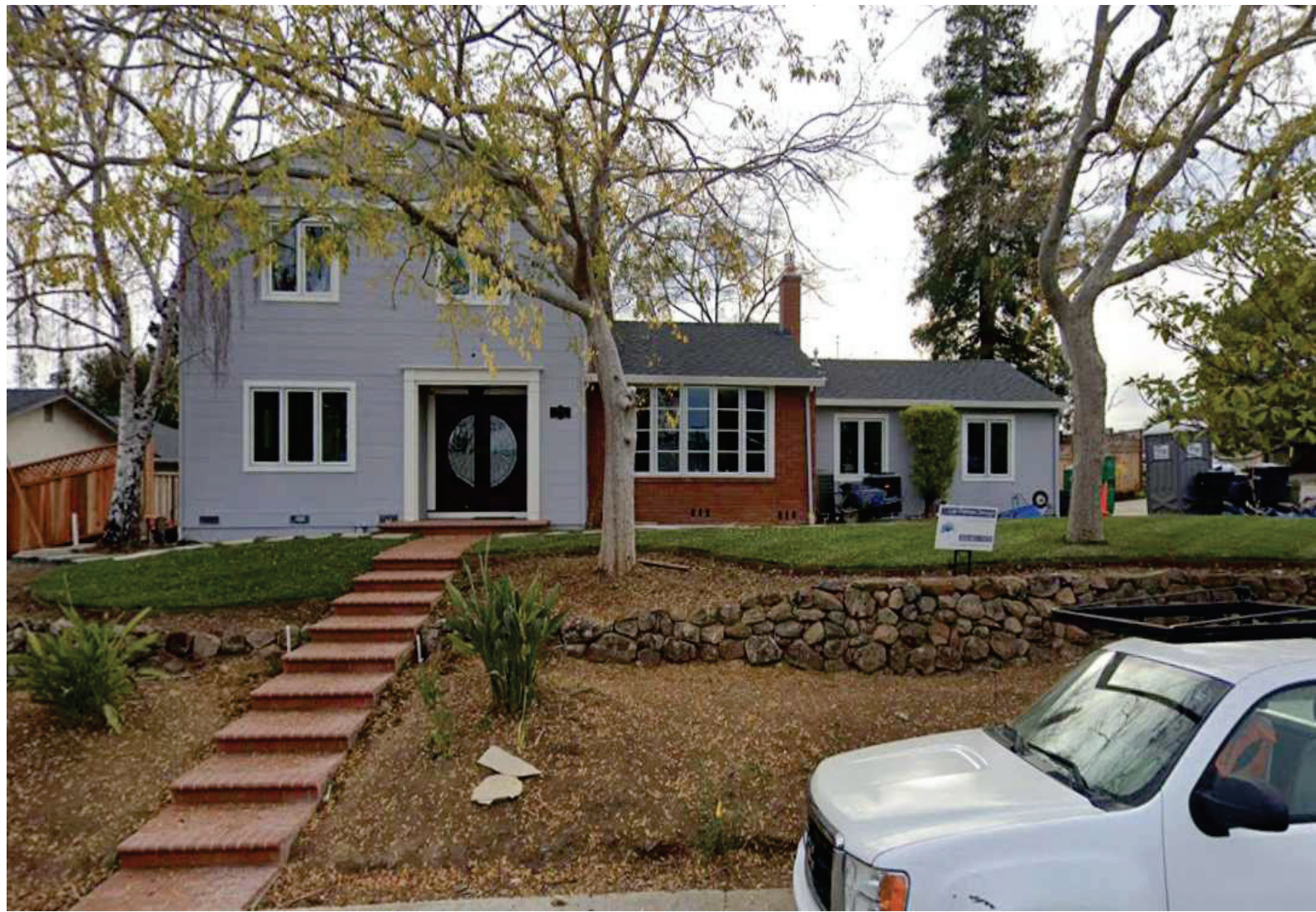
(P) HARDSCAPE		
NO.	Area	%
(E) DRIVEWAY		
D1	659 SF	5.52%
(E) PATIO / WALKWAY		
PW2	378 SF	3.17%
(E) WOOD STEPS		
WS1	23 SF	0.20%
(P) ADU		
ADU	544 SF	4.55%
(P) CONC		
C1	10 SF	0.08%
(P) HOUSE		
H1	3130 SF	26.20%
(P) PATIO / WALKWAY		
PW1	63 SF	0.52%
PW3	751 SF	6.29%
PW4	57 SF	0.47%
PW5	123 SF	1.03%
PW6	113 SF	0.94%
(P) HARDSCAPE	5849 SF	48.97%

(E) SOFTSCAPE		
NO.	Area	%
LAWN		
L1	1013 SF	8.49%
L2	207 SF	1.73%
L3	4852 SF	40.63%
(P) SOFTSCAPE	6072 SF	50.84%

(P) HARDSCAPE



4



900 ANDOVER WAY , LOS ALTOS
TWO -STORY RESIDENCE



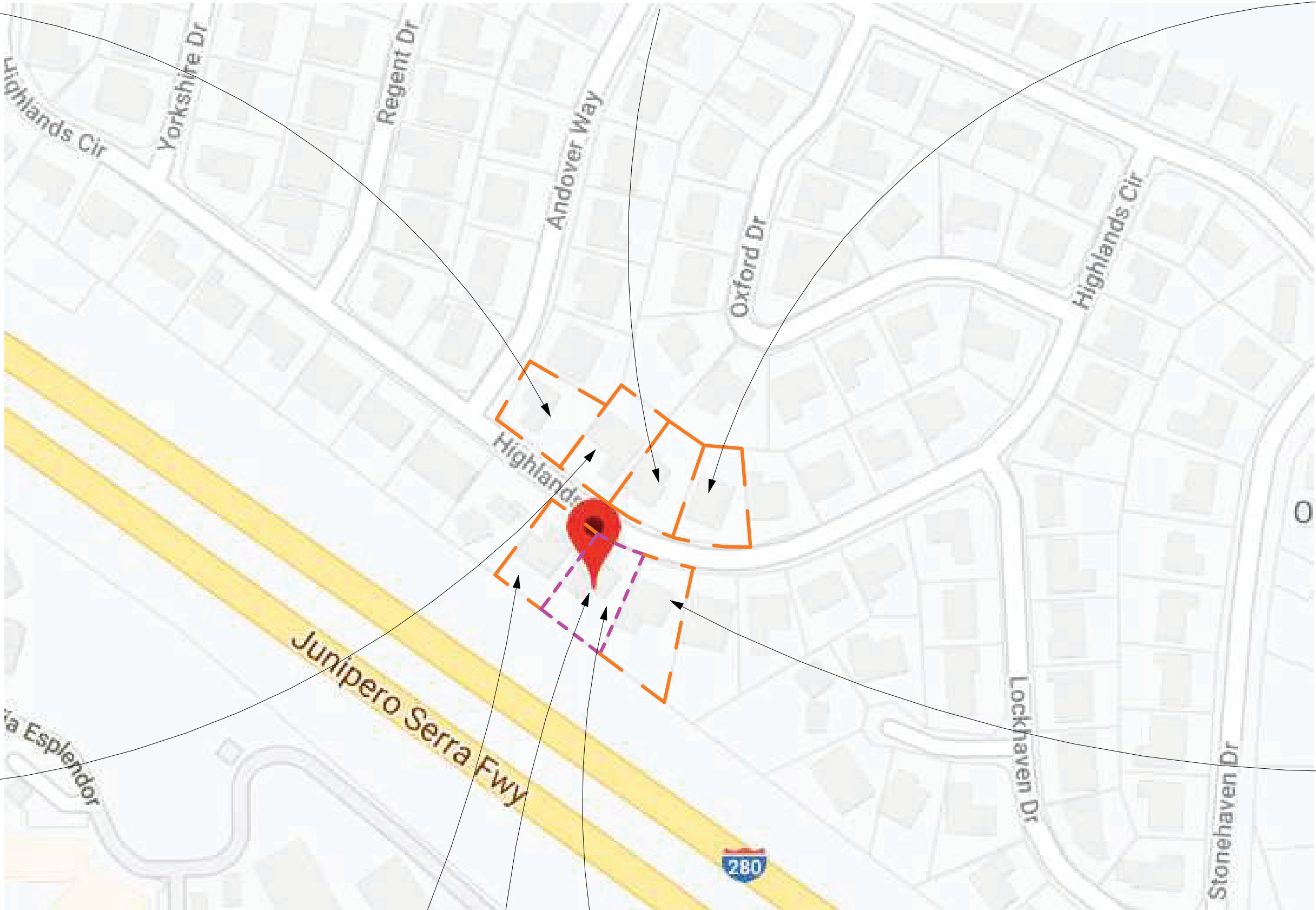
884 HIGHLANDS CIRCLE , LOS ALTOS
SINGLE-STORY RESIDENCE



880 HIGHLANDS CIRCLE , LOS ALTOS
SINGLE-STORY RESIDENCE



886 HIGHLANDS CIRCLE , LOS ALTOS
SINGLE-STORY RESIDENCE



881 HIGHLANDS CIRCLE , LOS ALTOS
SINGLE-STORY RESIDENCE



885 HIGHLANDS CIRCLE , LOS ALTOS
TWO -STORY RESIDENCE



883 HIGHLANDS CIRCLE , LOS ALTOS
SINGLE-STORY RESIDENCE (PROPOSED DESIGN)



883 HIGHLANDS CIRCLE , LOS ALTOS
SINGLE-STORY RESIDENCE

Description	Date
1ST BUILDING SUBMITTAL	2024.07.22
DESIGN REVIEW REVISION 1	2025.11.07



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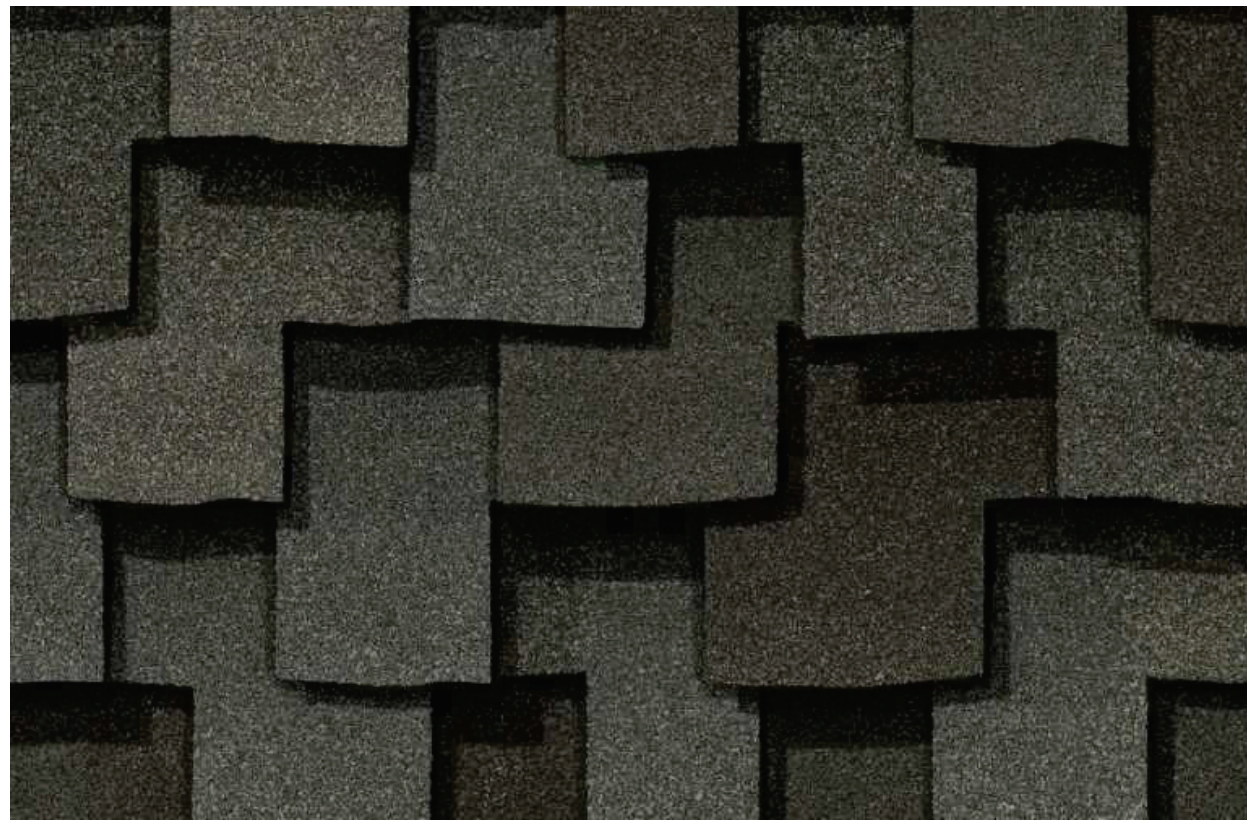


SHARMA RESIDENCE
883 HIGHLANDS CIRCLE, LOS ALTOS, CA 92024

CONSTRUCTION DOCUMENTS
NEIGHBORHOOD CONTEXT MAP

2023.11.09

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COUNTRY GREY PRESIDENTIAL
SHAKE ROOFING



DARK OAK GARAGE DOOR



DARK OAK ARCHED FRONT DOOR



EAVES & PORCH CEILING



SHOJI WHITE SIDING



BUECHEL STONE - FOND DU LAC TAILORED BLEND



MARVIN ULTIMATE WINDOW

Description	Date
DESIGN REVIEW	4. 2025.11.07
REVISION 1	



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ALTOS, CA 92024

CONSTRUCTION DOCUMENTS

MATERIAL BOARD

2023.11.09

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LEGEND

PROPERTY LINES

MAINHOUSE SETBACK LINES

ADU SETBACK LINES

(P) 1ST FLOOR OUTLINE

(P) ADU 1ST FLOOR OUTLINE

E

E

ELEC. LINE

G

G

GAS LINE

SS

SS

SANITARY SEWER LINE

W

W

WATER LINE

O

O

FENCE LINE

X

X

TREE PROTECTION LINE

OH

OH

OVERHEAD POWER LINE

TREE DRIPLINE

JT

JT

JOINT TRENCH LINE

(P) NEW ROOF

(E) ROOF TO REMAIN

(E) ROOF TO BE MODIFIED

TREE LEGEND

FRUIT TREE

PITTOSPORUM 5 GAL

PODOCARPUS 5 GAL

LOROPETALUM 5 GAL

FLOWER TREE

Air Handling Equipment/Air Conditioning Unit Setback Guidelines

Air handling equipment, including air conditioning equipment must be located to comply with the City's Noise Control Ordinance (Municipal Code Chapter 6.16). The Planning Division has estimated the following setback guidelines for locating air handling equipment, including air conditioning units in order to meet the Noise Control Ordinance limit of 50 dBA at the property line for most residentially zoned properties. In addition, if the unit is visible from the street, appropriate screening should be provided.

Sound Rating (Decibels)

Distance to Property Line

64

6 feet

66

8 feet

68

11 feet

70

14 feet

72

18 feet

74

22 feet

Notes:

1. Air conditioning equipment must maintain a minimum setback of five feet from a property line.

2. If the air conditioning unit is later determined by the City to exceed the limits of the noise ordinance, it must be relocated, replaced, or otherwise modified to achieve compliance with Municipal Code Chapter 6.16.

TREE TABLE

NO.	TYPE	REMOVAL (Y/N)
1	30"ø	(E) TREE TO REMAIN AND BE PROTECTED
2	45"ø	(E) TREE TO REMAIN AND BE PROTECTED
3	<varies>	(E) TREE TO REMAIN AND BE PROTECTED
4	4"ø	(E) TREE TO BE REMOVED
5	4"ø	(E) TREE TO BE REMOVED
6	24"ø	(E) TREE TO REMAIN AND BE PROTECTED

NOTE: THE CLOSEST FIRE HYDRANT IS LOCATED APPROXIMATELY 133 FEET AWAY FROM THE EAST CORNER OF THE PROPERTY. THE FIRE HYDRANT IS SITUATED BETWEEN 879 AND 877 HIGHLANDS CIRCLE.

NOTES:
CALIFORNIA GREEN BUILDING CODE 2022
1. 4.106.1 GENERAL - PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.
2. 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.
2.1 RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2.2 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.
2.3 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.
3. 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:
3.1 SWALES
3.2 WATER COLLECTION AND DISPOSAL SYSTEMS
3.3 FRENCH DRAINS
3.4 WATER RETENTION GARDENS.
3.5 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. 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:
4.1 EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
4.2 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.
4.3 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.
5. 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.
5.1 IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR REUSE.
5.2 SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
5.3 IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
5.4 IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5.5 SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
6. 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. CALIFORNIA BUILDING CODE 2022
7. 701A.5 VEGETATION MANAGEMENT COMPLIANCE - PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182. ACCEPTABLE METHODS OF COMPLIANCE INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY AND SHALL BE PERMITTED TO INCLUDE ANY OF THE FOLLOWING:
7.1 LOCAL, STATE OR FEDERAL FIRE AUTHORITY OR DESIGNEE AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS.
7.2 ENFORCING AGENCY.
7.3 THIRD PARTY INSPECTION AND CERTIFICATION AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS.
7.4 PROPERTY OWNER CERTIFICATION AUTHORIZED BY THE ENFORCING AGENCY. CALIFORNIA RESIDENTIAL CODE 2022
8. CRC R319.1 ADDRESS NUMBERS - 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. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
TREE PROTECTION NOTES:
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF 5'-0" IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.
NOTES PER SECTION 11.08.120 OF THE MUNICIPAL CODE:
1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE.
2. THE FENCE SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND.
3. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE. NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS

Description

Date

1ST BUILDING SUBMITTAL

2024.07.22

PLAN CHECK COMMENTS

2025.03.07

PLAN CHECK COMMENTS

2025.03.26

FIELD CHANGE 1

2025.05.15

DESIGN REVIEW REVISION 1

2025.11.07

M

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LICENSED ARCHITECT

MALKA JUVAT

C-32842

RENEWAL DATE

STATE OF CALIFORNIA

SHARMA RESIDENCE

883 HIGHLANDS CIRCLE, LOS ALTOS, CA 92024

(P) SITE PLAN

CONSTRUCTION DOCUMENTS

2023.11.09

1

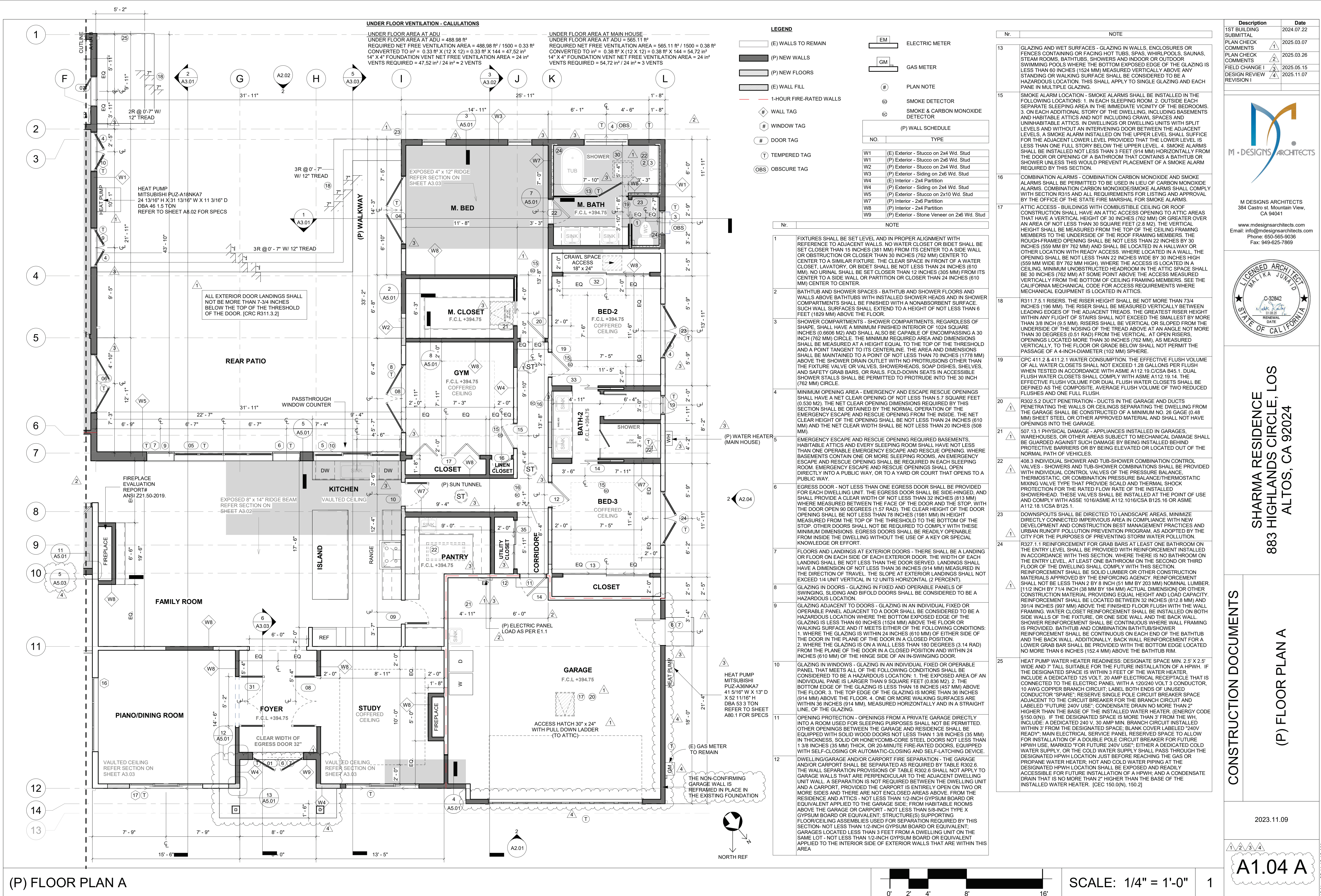
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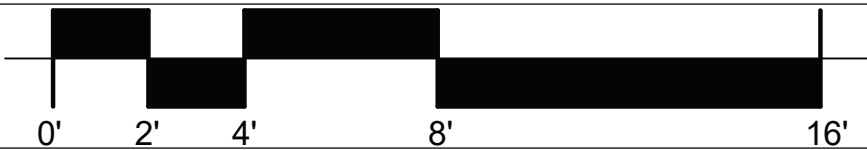
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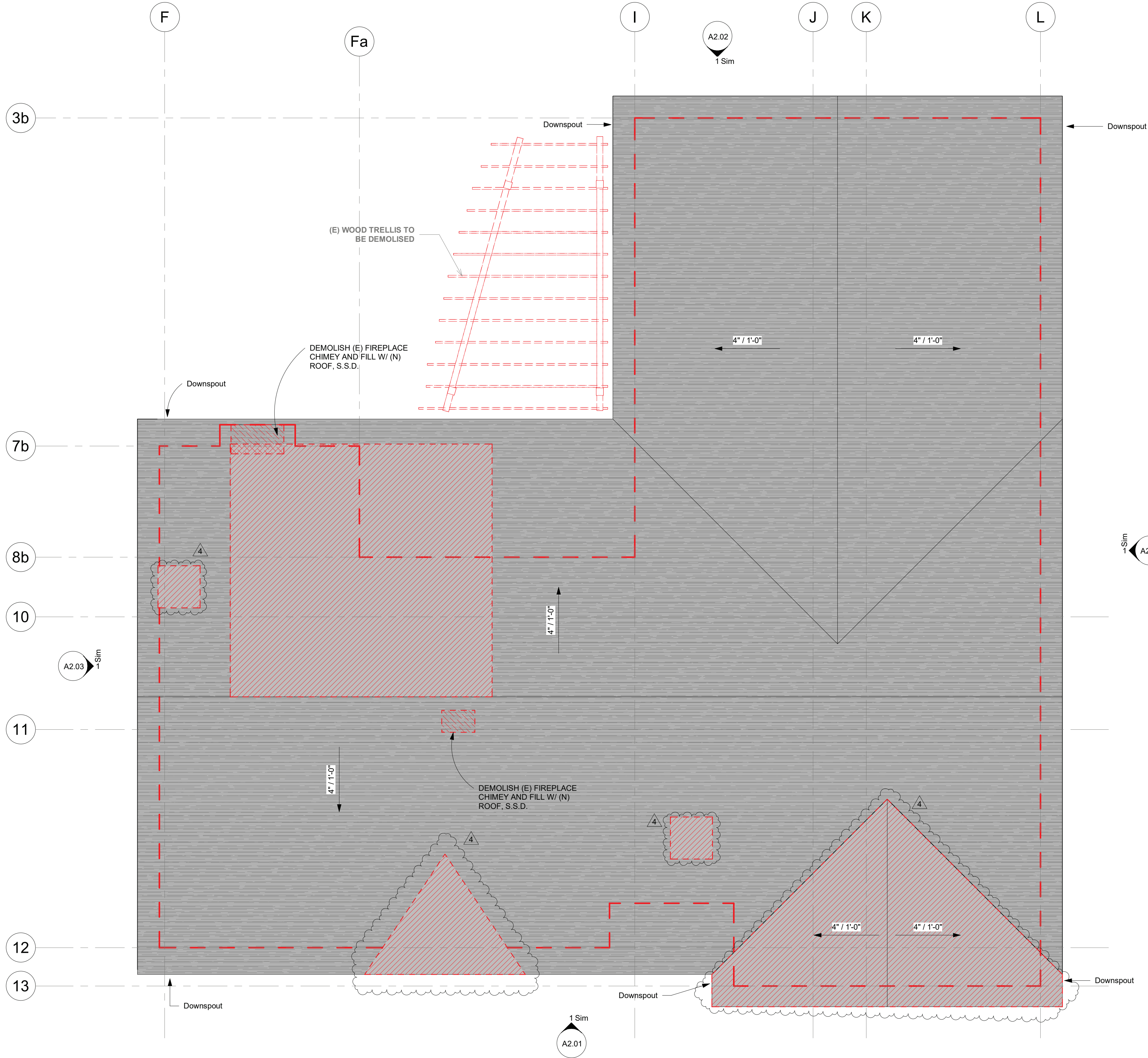
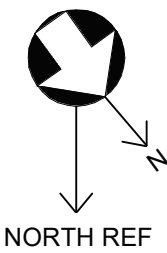
Page 86 of 98



(E) ROOF PLAN



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



- LEGEND
- (E) ROOF
 - (E) ROOF TO BE MODIFIED
 - # PLAN NOTE
 - SPOT SLOPE
 - 1ST FLOOR OUTLINE

Description	Date
1ST BUILDING SUBMITTAL	2024.07.22
DESIGN REVIEW REVISION 1	2025.11.07



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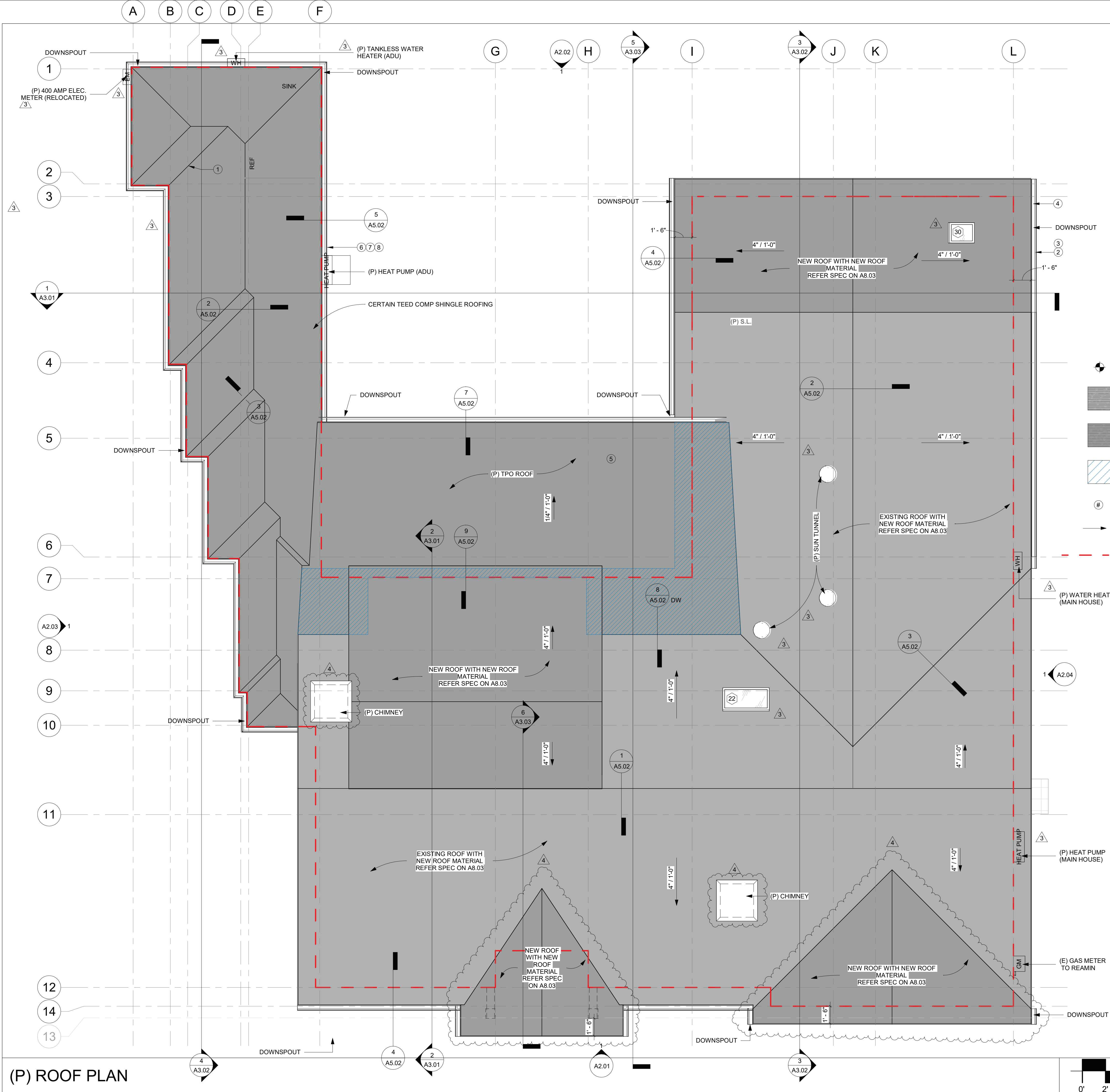
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(E) ROOF PLAN

2023.11.09

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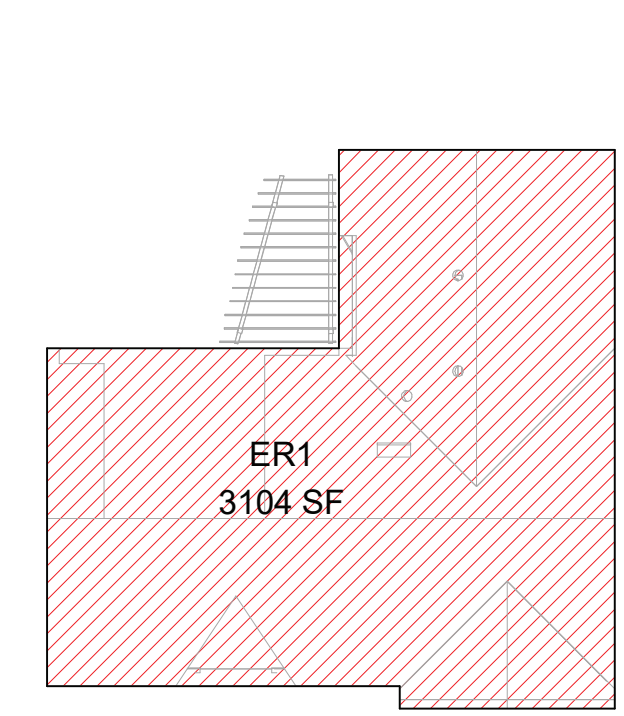
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ROOF AREA LEGEND

EXISTING ROOF



EXISTING ROOF		
NAME	AREA	%
ER1	3104 SF	100.0%
	3104 SF	100.0%

LEGEND

SPOT ELEVATION

E) ROOF TO REMAIN

(P) ADDITIONAL ROOF- CERTAIN TEED COMP SHINGLE ROOFING

(E) CALIFORNIA FRAMING

PLAN NOTE

ROOF SLOPE

1ST FLOOR OUTLINE

(P) WATER HEATER (MAIN HOUSE)

(P) HEAT PUMP (MAIN HOUSE)

(E) GAS METER TO REMAIN

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

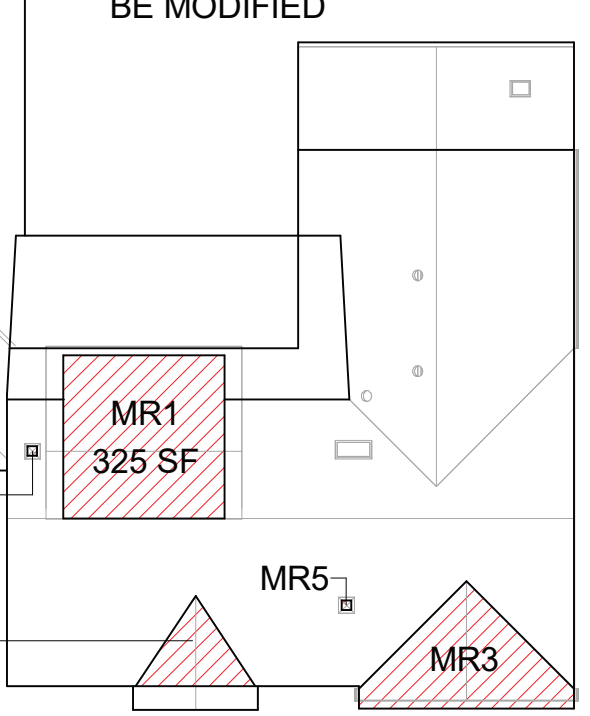
DOWNSPOUT

DOWNSPOUT

DOWNSPOUT

ROOF AREA LEGEND

EXISTING ROOF TO BE MODIFIED



EXISTING ROOF TO BE MODIFIED/ DEMOLISHED		
NAME	AREA	%
MR1	325 SF	10.5%
MR2	67 SF	2.0%
MR3	195 SF	6.5%
MR5	1 SF	0.0%
MR6	1 SF	0.0%
	590 SF	19.0%

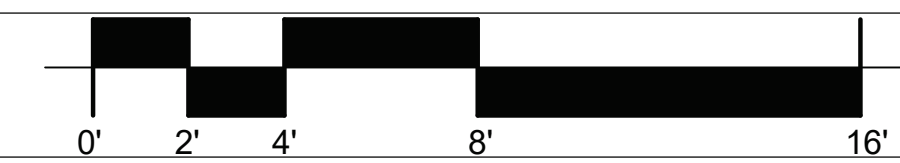
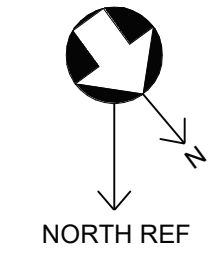
ROOF VENTILATION - CALULATIONS

FIRST FLOOR ROOF ABOVE ADU
ATTIC AREA AT HOUSE = 488.98 ft²
REQUIRED NET FREE VENTILATION AREA = 488.98 ft² / 300 = 1.63 ft²
CONVERTED TO in² = 1.63 ft² X (12 X 12) = 1.63 ft² X 144 = 234.72 in²
COR-A-VENT V-300E (OR APPROVED EQUAL) = 13.5 in² PER LINEAR FOOT
COR-A-VENT RS-400 (OR APPROVED EQUAL) = 18.75 in
RIDGE VENTS REQUIRED = (234.72 in² / 2) / 13.5 in² = 8.7 LINEAR FEET
SOFFIT VENTS REQUIRED = (234.72 in² / 2) / 18.75 in² = 7 VENTS (RAFTER BAYS)

FIRST FLOOR ROOF ABOVE MAIN HOUSE NEW ROOF
ATTIC AREA AT HOUSE = 261.81 ft²
REQUIRED NET FREE VENTILATION AREA = 261.81 ft² / 300 = 0.88 ft²
CONVERTED TO in² = 0.88 ft² X (12 X 12) = 0.88 ft² X 144 = 126.72 in²
COR-A-VENT V-300E (OR APPROVED EQUAL) = 13.5 in² PER LINEAR FOOT
COR-A-VENT RS-400 (OR APPROVED EQUAL) = 18.75 in
RIDGE VENTS REQUIRED = (126.72 in² / 2) / 13.5 in² = 5 LINEAR FEET
SOFFIT VENTS REQUIRED = (126.72 in² / 2) / 18.75 in² = 4 VENTS (RAFTER BAYS)

Nr.	NOTE
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- 705A.3 ROOF VALLEYS - WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.
- ROOF GUTTERS - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF, UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRIMARY DRAINAGE SHALL BE SIZED BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD. REFER TO TABLE D 101.1 (IN APPENDIX D) FOR 100 YEARS, 60-MINUTE STORMS AT VARIOUS LOCATIONS.
- 1503.2 FLASHING - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT WATER FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH FUTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- EXTERIOR PORCH CEILINGS - THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL.
 - IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R307.4.2.
 - FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.
 - MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.
 - ONE LAYER OF 5/8-INCH (16 MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING.
 - THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
 - PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R307.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2657.
 - PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
- ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS - THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL.
- ROOF COVERINGS - WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES" SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE, HIP AND RIDGE.
- 1507.1.1 UNDERLAYMENT - UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES, WOOD SHAKES, METAL ROOF PANELS AND PHOTOVOLTAIC SHINGLES SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE WITH THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE 1507.1.1(1). UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH TABLE 1507.1.1(2). UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE 1507.1.1(3).
- FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION[CITY OF LOS ALTOS REQUIREMENT]



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

(P) ROOF PLAN

Description	Date
1ST BUILDING SUBMITTAL	2024.07.22
PLAN CHECK COMMENTS	2025.03.07
FIELD CHANGE 1	2025.05.15
DESIGN REVIEW REVISION 1	2025.11.07

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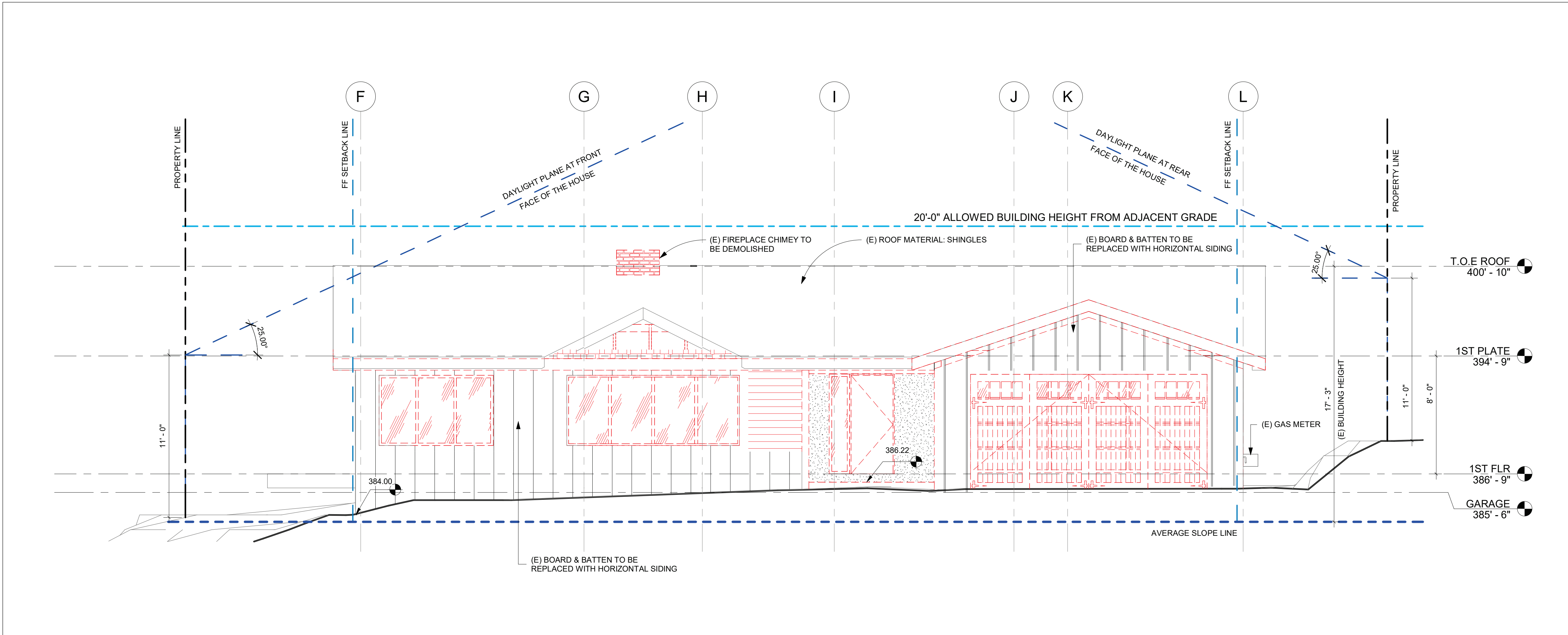
CONSTRUCTION DOCUMENTS

(P) ROOF PLAN

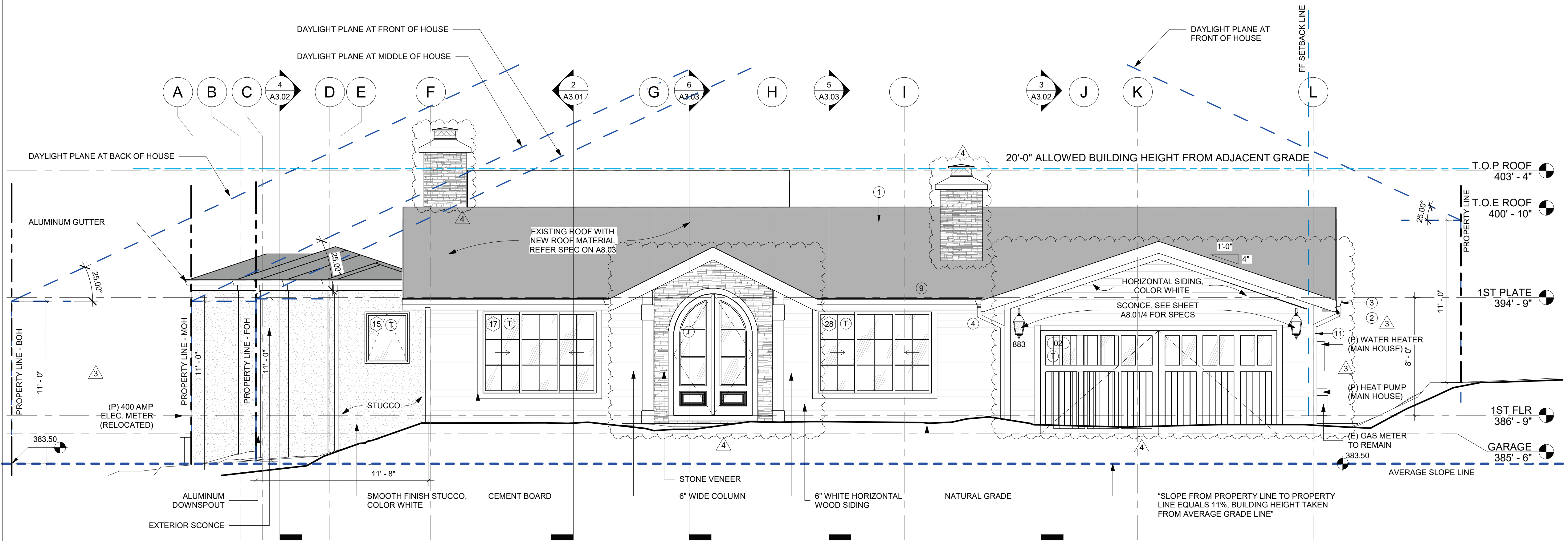
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(E) WEST ELEVATIONNN



(P) NORTH ELEVATION

LEGEND

(E) WALLS TO REMAIN

(E) WALLS TO BE DEMOLISHED

ALLOWED BUILDING HEIGHT

AVERAGE SLOPE LINE

DAYLIGHT PLANE

SPOT ELEVATION

WALL TAG

WINDOW TAG

DOOR TAG

TEMPERED TAG

OBSCURE TAG

PLAN NOTE

Nr.	NOTE
0	HEIGHTS, BUILDING: THE PLUMB VERTICAL DISTANCE FROM ANY ROOF OR PARAPET POINT ON THE TOP OF A BUILDING TO THE GRADE DIRECTLY BELOW PRIOR TO ANY GRADING AS DOCUMENTED BY TOPOGRAPHIC DATA. IF FINISHED, NATURAL, OR EXISTING GRADES ARE DIFFERENT AT THE BUILDING'S EXTERIOR, THE LOWEST OF THESE WILL BE USED IN APPLYING THIS DEFINITION. EXCEPTIONS TO HEIGHT LIMITS FOR ELEMENTS SUCH AS CHIMNEYS ARE REGULATED IN MUNICIPAL CODE SECTION 38-106.
1	ROOF COVERINGS - WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72LB. (32.7KG) CAP SHEET COMPLYING WITH AS TM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS ROOF GUTTERS - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
2	FLASHING - FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
3	ROOF GUTTERS - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
4	EXTERIOR WALL COVERINGS - THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION R337.7.4: 1. NONCOMBUSTIBLE MATERIAL.
5	EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS - EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: 1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR 3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
6	THE TREAD DEPTH SHALL BE NOT LESS THAN 10" CRC R311.7.5.2.
7	RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4" PER CRC R311.7.5.1.
8	GUARDRAIL HEIGHT - REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.
9	ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS - THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL.
10	1. R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION - VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED. 1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK. 2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK. 3. CAST-IRON GRILL OR GRATING. 4. EXTRUDED LOAD-BEARING BRICK VENTS. 5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER. 6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM) THICK. EXCEPTIONS: 1. THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL. 2. WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.
11	DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPE AREAS, MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREA IN COMPLIANCE WITH NEW DEVELOPMENT AND CONSTRUCTION BEST MANAGEMENT PRACTICES AND URBAN RUNOFF POLLUTION PREVENTION PROGRAM, AS ADOPTED BY THE CITY FOR THE PURPOSES OF PREVENTING STORM WATER POLLUTION.

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LICENSED ARCHITECT

MALIKA JUVAT

C-32842

RENEWAL DATE

SHARMA RESIDENCE

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CONSTRUCTION DOCUMENTS

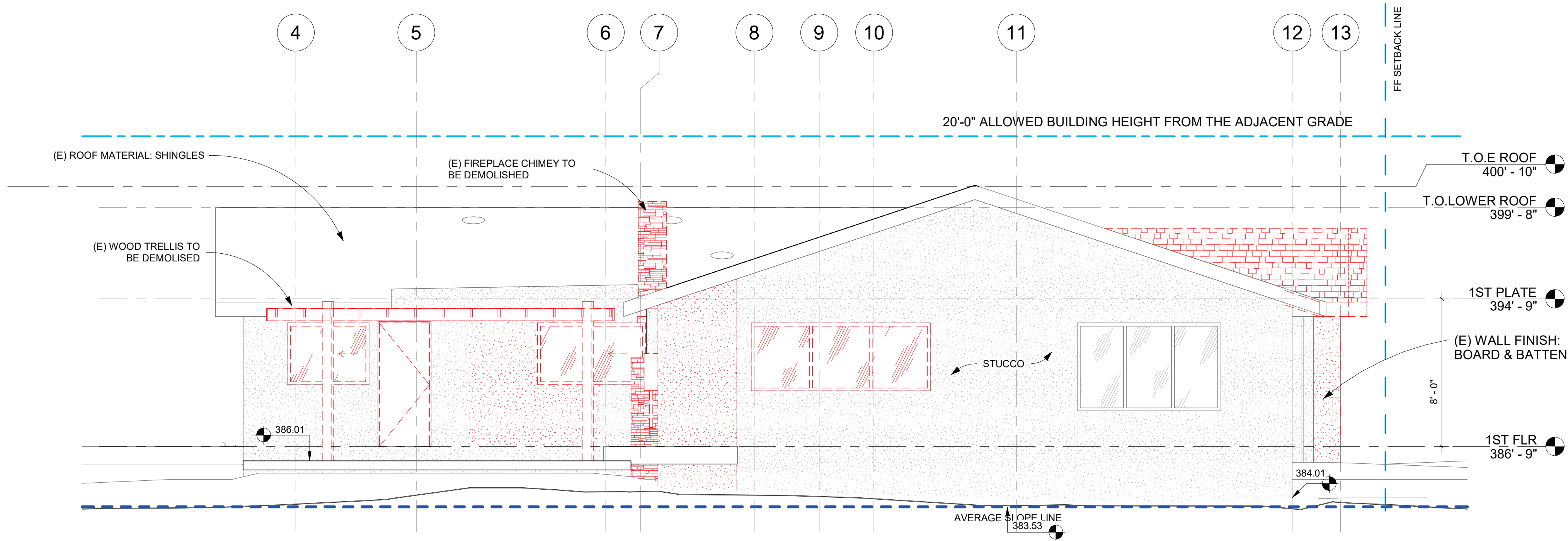
(E) & (P) NORTH ELEVATION

2023.11.09

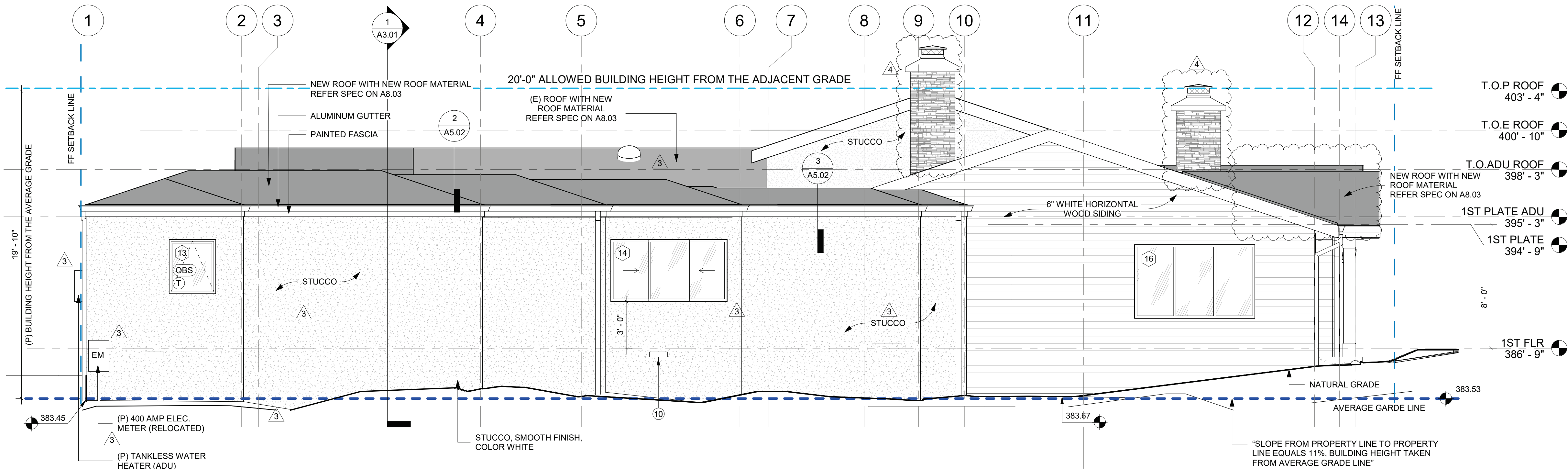
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(E) EAST ELEVATION



(P) EAST ELEVATION



- LEGEND
- (E) WALLS TO REMAIN
 - (E) WALLS TO BE DEMOLISHED
 - ALLOWED BUILDING HEIGHT
 - AVERAGE SLOPE LINE
 - DAYLIGHT PLANE
 - SPOT ELEVATION
 - WALL TAG
 - WINDOW TAG
 - DOOR TAG
 - TEMPERED TAG
 - OBSCURE TAG
 - PLAN NOTE

UNDER FLOOR VENTILATION - CALCULATIONS

UNDER FLOOR AREA AT ADU
UNDER FLOOR AREA AT ADU = 488.98 ft²
REQUIRED NET FREE VENTILATION AREA = 488.98 ft² / 1500 = 0.33 ft²
CONVERTED TO in² = 0.33 ft² X (12 X 12) = 0.33 ft² X 144 = 47.52 in²
14" X 4" FOUNDATION VENT NET FREE VENTILATION AREA = 24 in²
VENTS REQUIRED = 47.52 in² / 24 in² = 2 VENTS

UNDER FLOOR AREA AT MAIN HOUSE
UNDER FLOOR AREA AT ADU = 565.11 ft²
REQUIRED NET FREE VENTILATION AREA = 565.11 ft² / 1500 = 0.38 ft²
CONVERTED TO in² = 0.38 ft² X (12 X 12) = 0.38 ft² X 144 = 54.72 in²
14" X 4" FOUNDATION VENT NET FREE VENTILATION AREA = 24 in²
VENTS REQUIRED = 54.72 in² / 24 in² = 3 VENTS

Nr.	NOTE
0	HEIGHTS, BUILDING: THE PLUMB VERTICAL DISTANCE FROM ANY ROOF OR PARAPET POINT ON THE TOP OF A BUILDING TO THE GRADE DIRECTLY BELOW PRIOR TO ANY GRADING AS DOCUMENTED BY TOPOGRAPHIC DATA. IF FINISHED, NATURAL, OR EXISTING GRADES ARE DIFFERENT AT THE BUILDING'S EXTERIOR, THE LOWEST OF THESE WILL BE USED IN APPLYING THIS DEFINITION. EXCEPTIONS TO HEIGHT LIMITS FOR ELEMENTS SUCH AS CHIMNEYS ARE REGULATED IN MUNICIPAL CODE SECTION 38-106.
1	ROOF COVERINGS - WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72LB. (32.7KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS ROOF GUTTERS - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
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4	EXTERIOR WALL COVERINGS - THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION R337.7.4: 1. NONCOMBUSTIBLE MATERIAL.
5	EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS - EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: 1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR 3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
6	THE TREAD DEPTH SHALL BE NOT LESS THAN 10" CRC R311.7.5.2.
7	RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4" PER CRC R311.7.5.1.
8	GUARDRAIL HEIGHT - REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.
9	ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS - THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL.
10	1. R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION - VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED: 1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK. 2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK. 3. CAST-IRON GRILL OR GRATING. 4. EXTRUDED LOAD-BEARING BRICK VENTS. 5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER. 6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM) THICK. EXCEPTIONS: 1. THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL. 2. WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.
11	DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPE AREAS, MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREA IN COMPLIANCE WITH NEW DEVELOPMENT AND CONSTRUCTION BEST MANAGEMENT PRACTICES AND URBAN RUNOFF POLLUTION PREVENTION PROGRAM, AS ADOPTED BY THE CITY FOR THE PURPOSES OF PREVENTING STORM WATER POLLUTION.

Description

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FIELD CHANGE 1	2025.05.15
DESIGN REVIEW	2025.11.07
REVISION 1	

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LICENSED ARCHITECT
MALIKA JUNWAL
C-32842
RENEWAL DATE

SHARMA RESIDENCE
883 HIGHLANDS CIRCLE, LOS
ALTOS, CA 92024

CONSTRUCTION DOCUMENTS

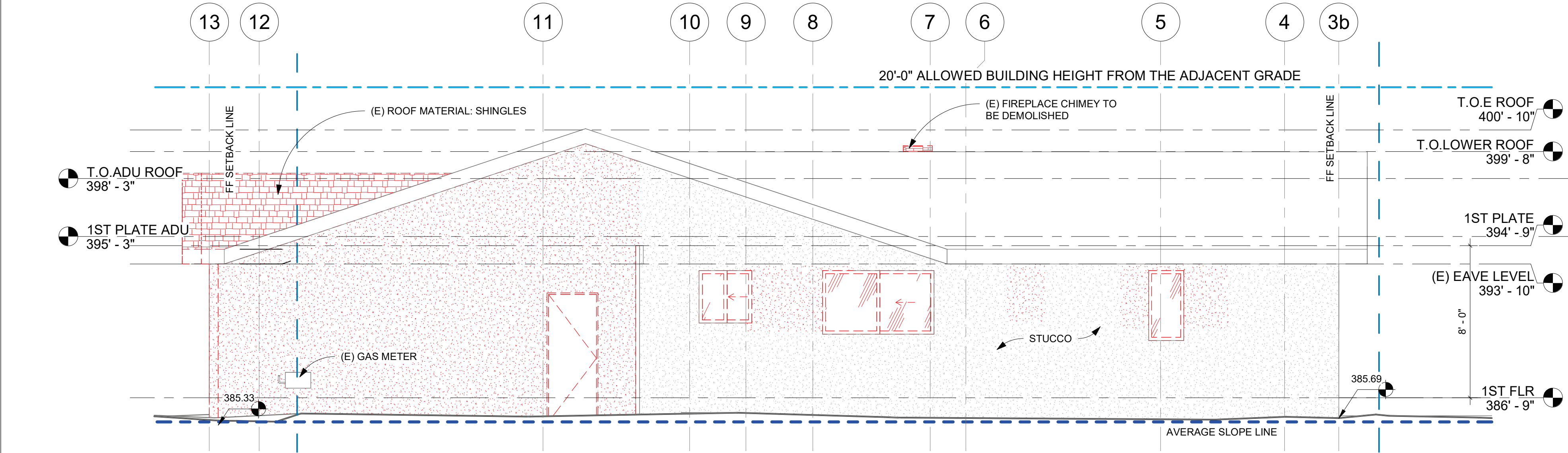
(E) & (P) EAST ELEVATION

2023.11.09

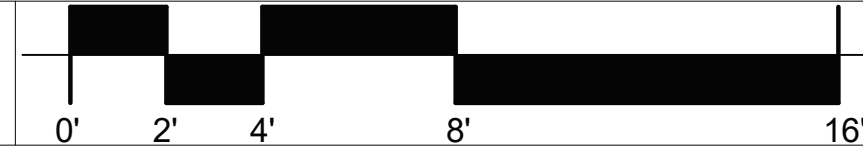
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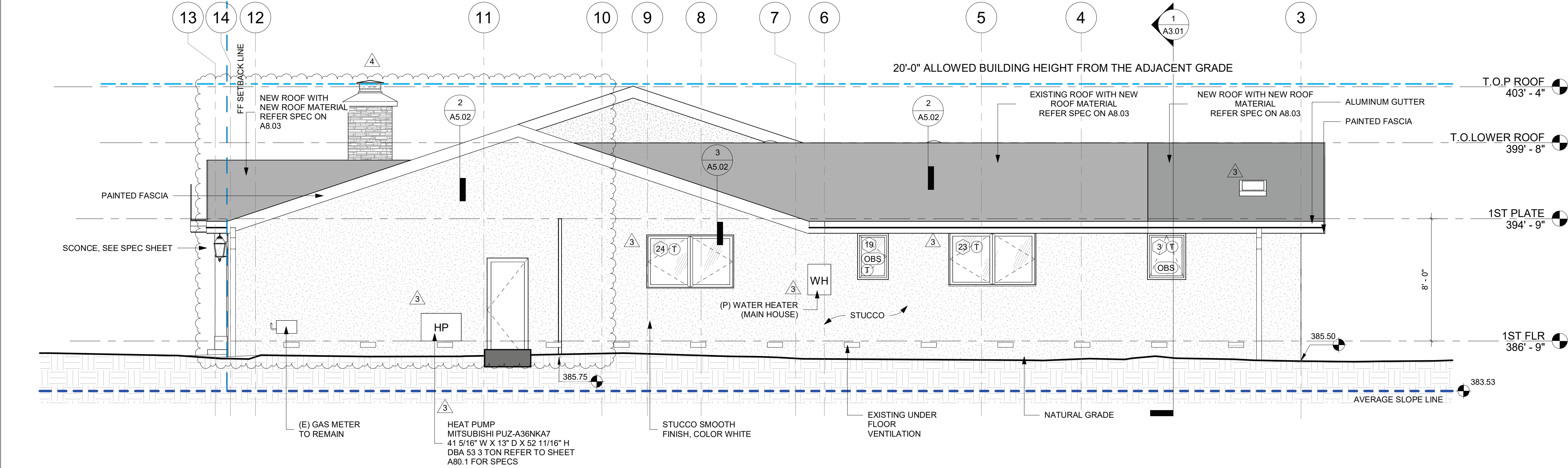


(E) WEST ELEVATION



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

1



(P) WEST ELEVATION



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

2

LEGEND	
	(E) WALLS TO REMAIN
	(E) WALLS TO BE DEMOLISHED
	ALLOWED BUILDING HEIGHT
	AVERAGE SLOPE LINE
	DAYLIGHT PLANE
	SPOT ELEVATION
	WALL TAG
	WINDOW TAG
	DOOR TAG
	TEMPERED TAG
	OBSCURE TAG
	PLAN NOTE

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REVISION 1	

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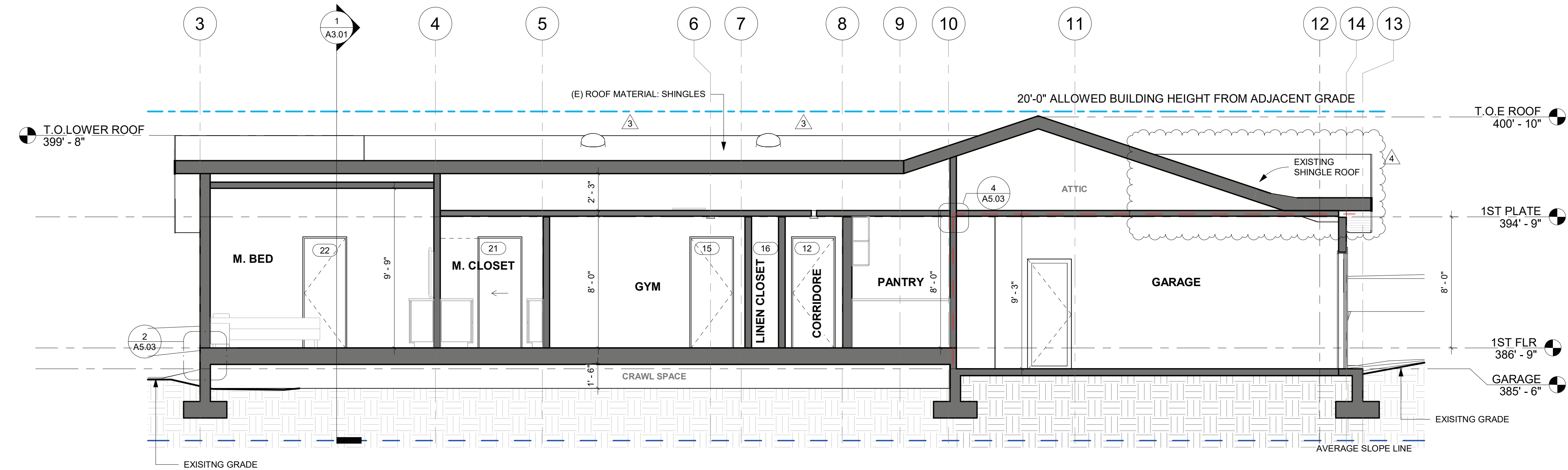
CONSTRUCTION DOCUMENTS

(E) & (P) WEST ELEVATION

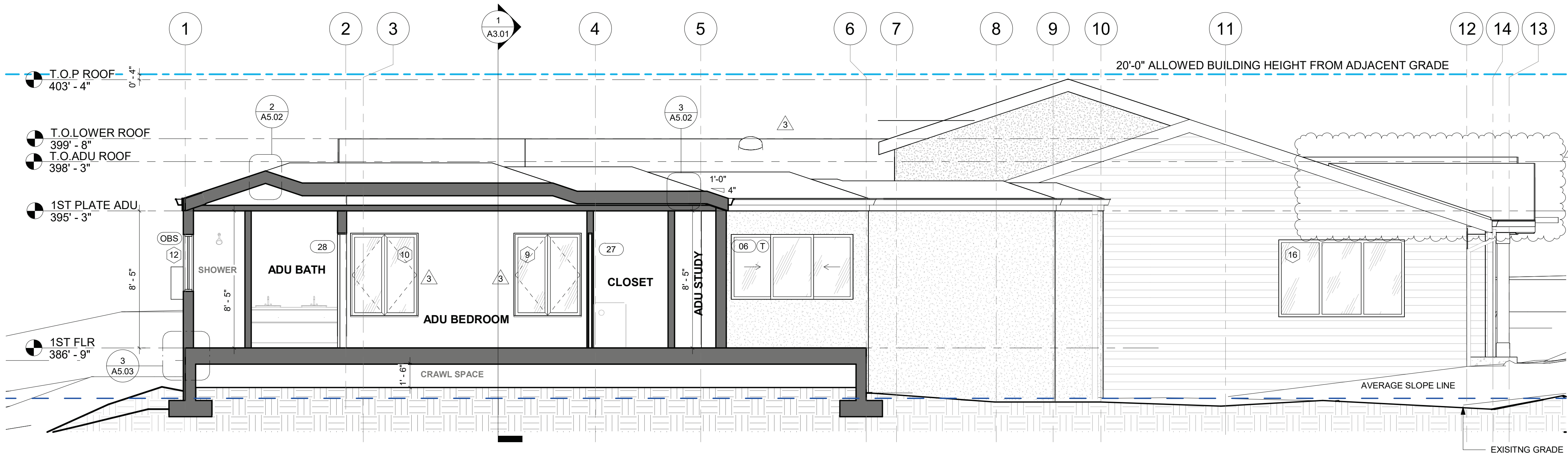
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(P) SECTION 3



(P) SECTION 4



- LEGEND
- (E) WALLS, FLOORS, AND ROOFS TO REMAIN
 - (P) NEW WALLS, FLOORS AND ROOFS
 - WALL TAG
 - WINDOW TAG
 - DOOR TAG
 - TEMPERED TAG
 - OBSOLETE TAG
 - PLAN NOTE

Nr.	NOTE
1	ROOF COVERINGS - WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72LB. (32 TKS) CAP SHEET COMPLYING WITH AS TM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS ROOF GUTTERS - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
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9	ROOFING COVERING MATERIALS - ROOFS SHALL BE COVERED WITH MATERIALS AS SET FORTH IN SECTIONS R904 AND R905. A MINIMUM CLASS A, B OR C ROOFING SHALL BE INSTALLED IN AREAS DESIGNATED BY THIS SECTION OR WHERE THE EDGE OF THE ROOF IS LESS THAN 3 FEET (914 MM) FROM A LOT LINE. CLASS A, B AND C ROOFING REQUIRED BY THIS SECTION TO BE LISTED SHALL BE TESTED IN ACCORDANCE WITH UL 790 OR ASTM E108. EXCEPTIONS: 1. CLASS A ROOF ASSEMBLIES INCLUDE THOSE WITH COVERINGS OF BRICK, MASONRY AND EXPOSED CONCRETE ROOF DECK. 2. CLASS A ROOF ASSEMBLIES INCLUDE FERROUS OR COPPER SHINGLES OR SHEETS, METAL SHEETS AND SHINGLES, CLAY OR CONCRETE ROOF TILE, OR SLATE INSTALLED ON NONCOMBUSTIBLE DECKS. 3. CLASS A ROOF ASSEMBLIES INCLUDE MINIMUM 16 OUNCES PER SQUARE FOOT COPPER SHEETS INSTALLED OVER COMBUSTIBLE DECKS. 4. CLASS A ROOF ASSEMBLIES INCLUDE SLATE INSTALLED OVER UNDERLAYMENT OVER COMBUSTIBLE DECKS

INSULATION R-VALUE SCHEDULE	
DESCRIPTION	R-VALUE
R-0 Wall	R-0
R-19 Wall	R-19
(2) R-21 Wall	R-21
R-21 Wall	R-21
(3) R-21 Wall	R-21
R-30 Roof Attic 1	R-30
R-30 Roof No Attic	R-30
R-38 Roof No Attic	R-38
(2) R-0 Wall	R-0
R-19 Wall 1	R-19
R-0 Wall 1	R-0
Attic Garage Roof Cons.	R-0
Attic Roof Existing	R-0
Attic Roof Addition	R-19
Attic Roof ADU	R-19
(2) R-19 Floor Crawlspc	R-19
R-30 Floor Crawlspc	R-30
(2) R-30 Floor Crawlspc	R-30
R-0 Roof Attic	R-0
R-30 Roof Attic	R-30
R-38 HP Attic	R-38

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CONSTRUCTION DOCUMENTS

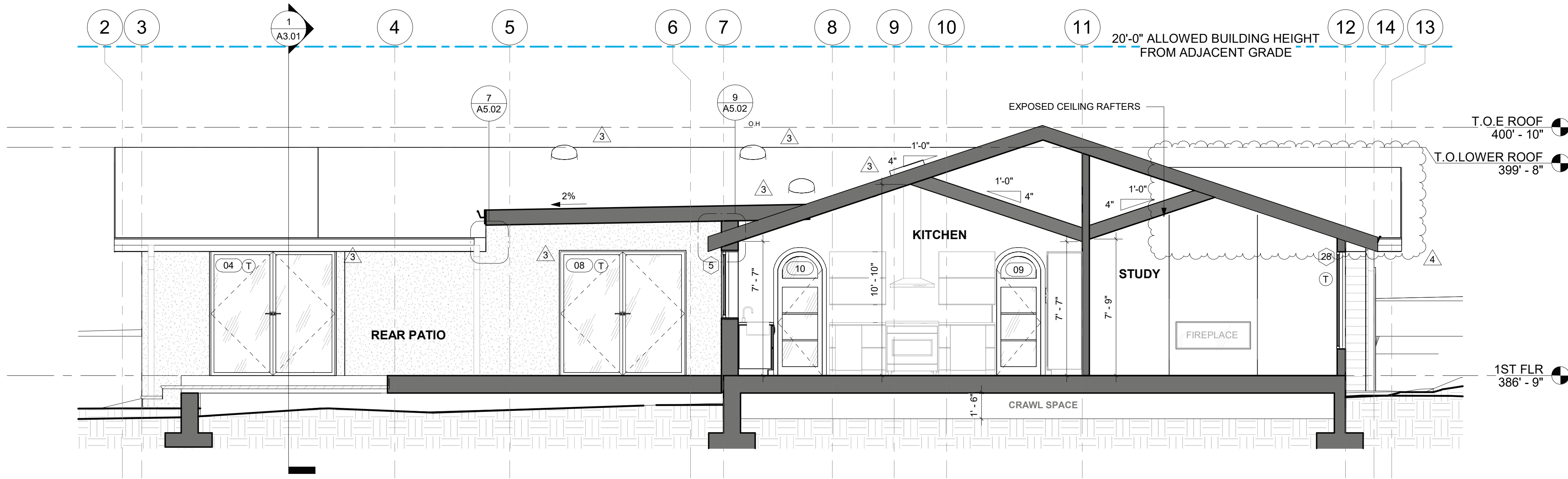
PROPOSED SECTION 3 & 4

2023.11.09

3/4

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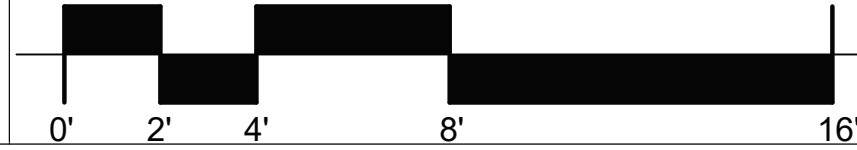
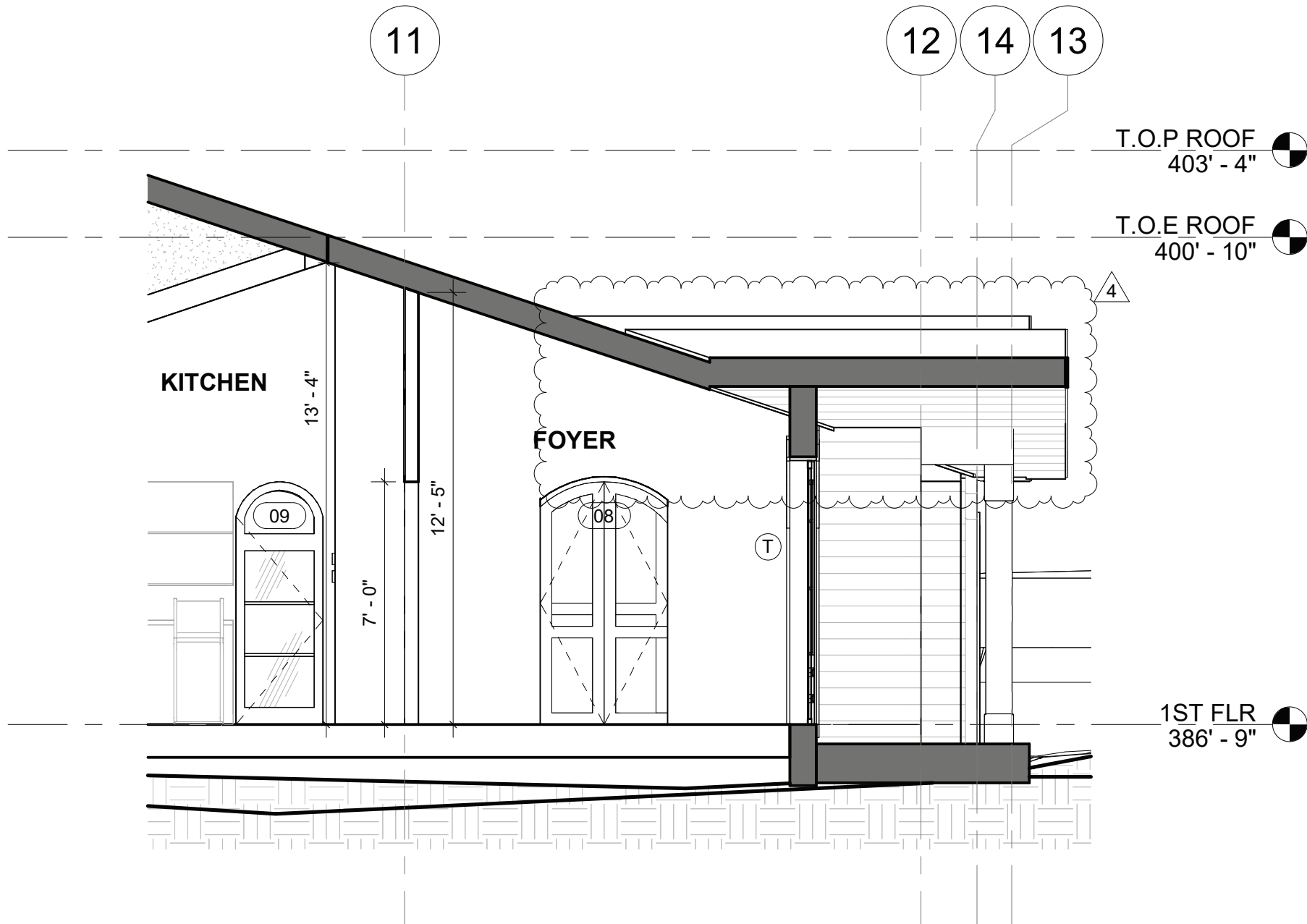
(P) SECTION 5



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

1

(P) SECTION 6



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

2

(E) WALLS, FLOORS,
AND ROOFS TO REMAIN

(P) NEW WALLS, FLOORS
AND ROOFS

WALL TAG

WINDOW TAG

DOOR TAG

TEMPERED TAG

OBSCURE TAG

PLAN NOTE

Nr.

NOTE

1

ROOF COVERINGS - WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A T2LB (32.7KG) CAP SHEET COMPLYING WITH AS TM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS ROOF GUTTERS - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER

2

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4

EXTERIOR WALL COVERINGS - THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION R337.7.4:
1. NONCOMBUSTIBLE MATERIAL.

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2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

6

THE TREAD DEPTH SHALL BE NOT LESS THAN 10" CRC R311.7.5.2.

7

RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4" PER CRC R311.7.5.1.

8

ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS - THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
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R-19 Wall 1	R-19
R-0 Wall 1	R-0
Attic Garage Roof Cons.	R-0
Attic Roof Existing	R-0
Attic Roof Addition	R-19
Attic Roof ADU	R-19
(2) R-19 Floor Crawlspace	R-19
R-30 Floor Crawlspace	R-30
(2) R-30 Floor Crawlspace	R-30
R-0 Roof Attic	R-0
R-30 Roof Attic	R-30
R-38 HP Attic	R-38

1ST BUILDING SUBMITTAL

2024.07.22

FIELD CHANGE 1

2025.05.15

DESIGN REVIEW REVISION 1

2025.11.07

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LICENSED ARCHITECT
MALIKA JUVAT
C-32842
RENEWAL DATE

SHARMA RESIDENCE
883 HIGHLANDS CIRCLE, LOS
ALTOS, CA 92024

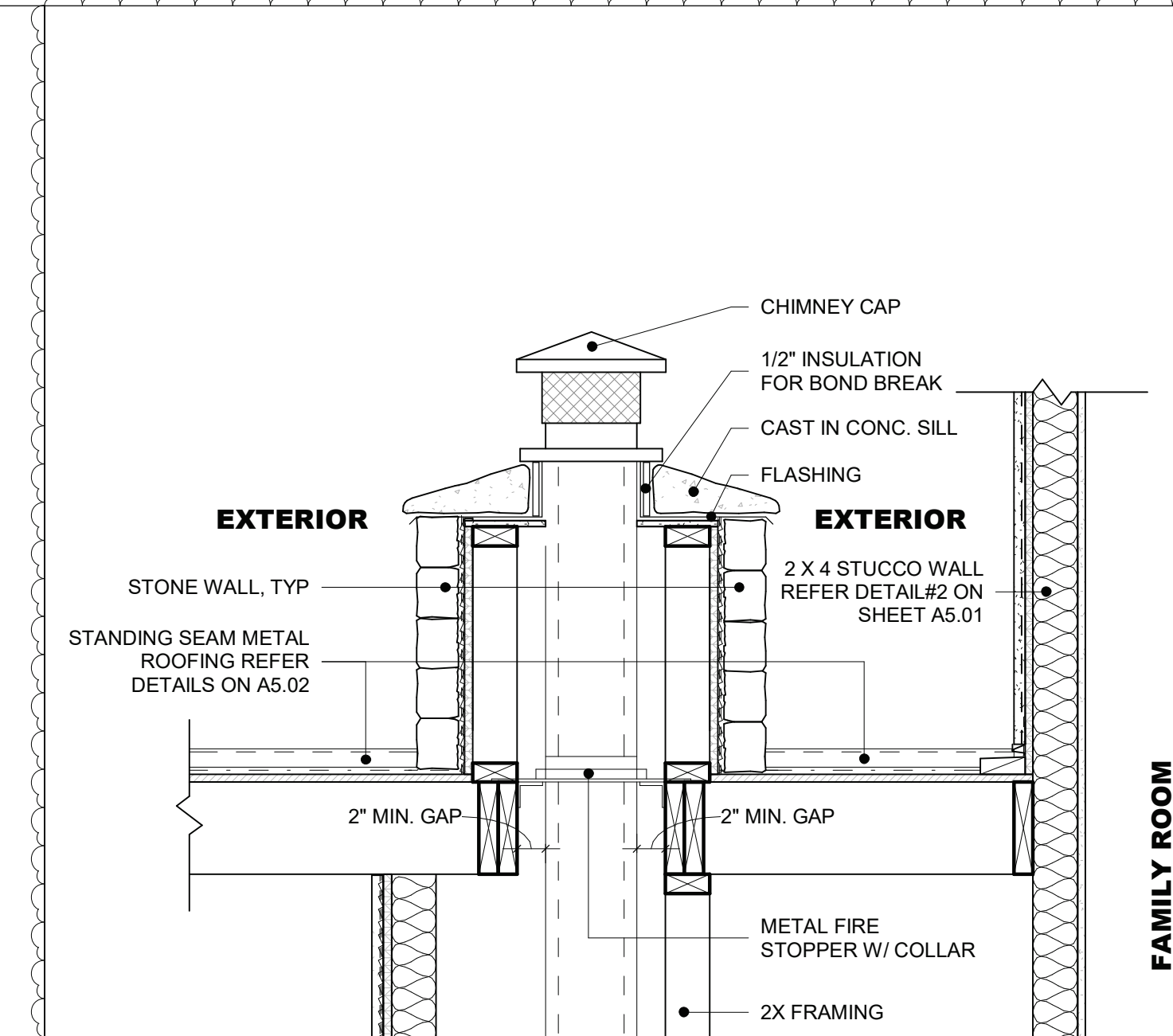
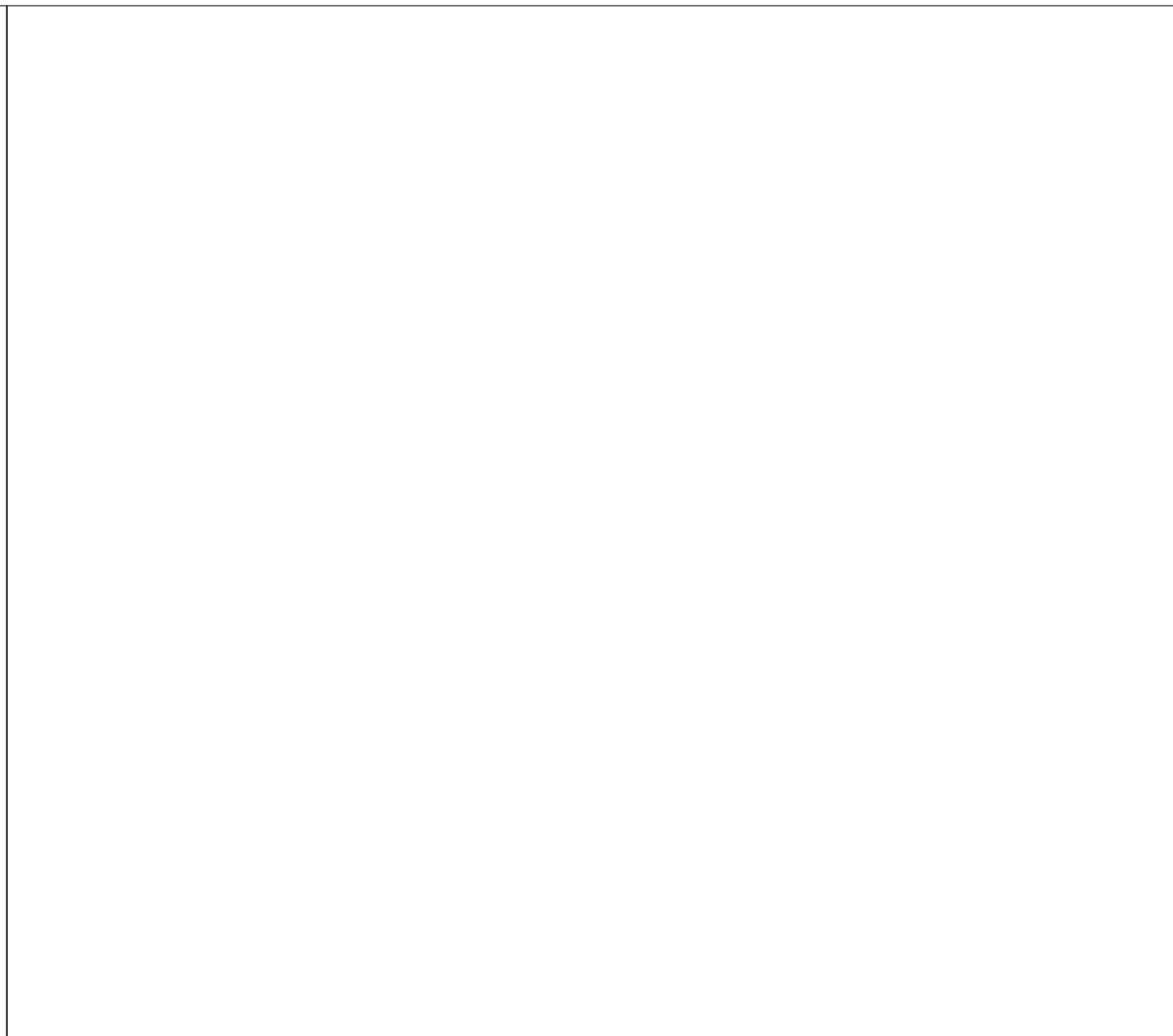
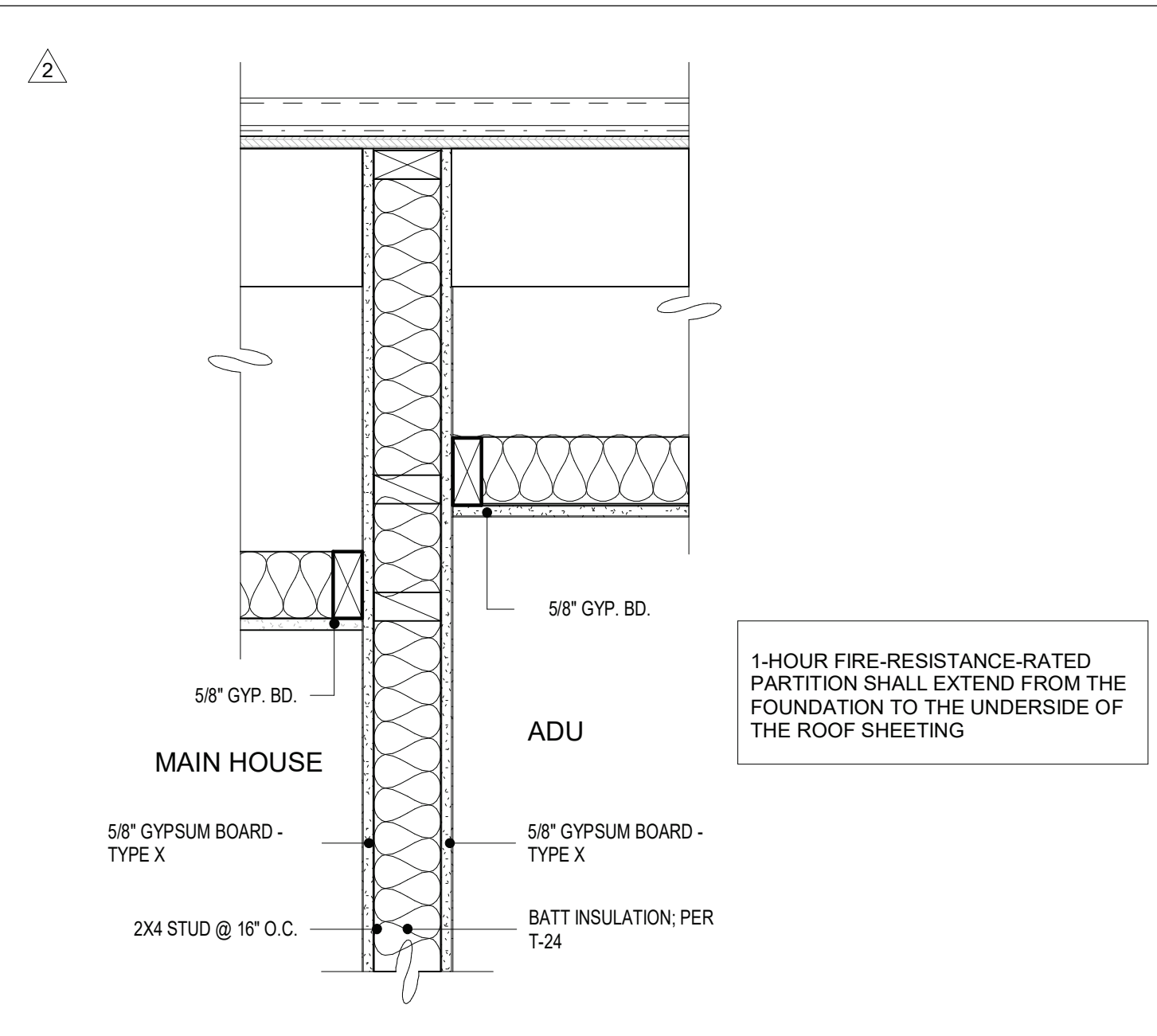
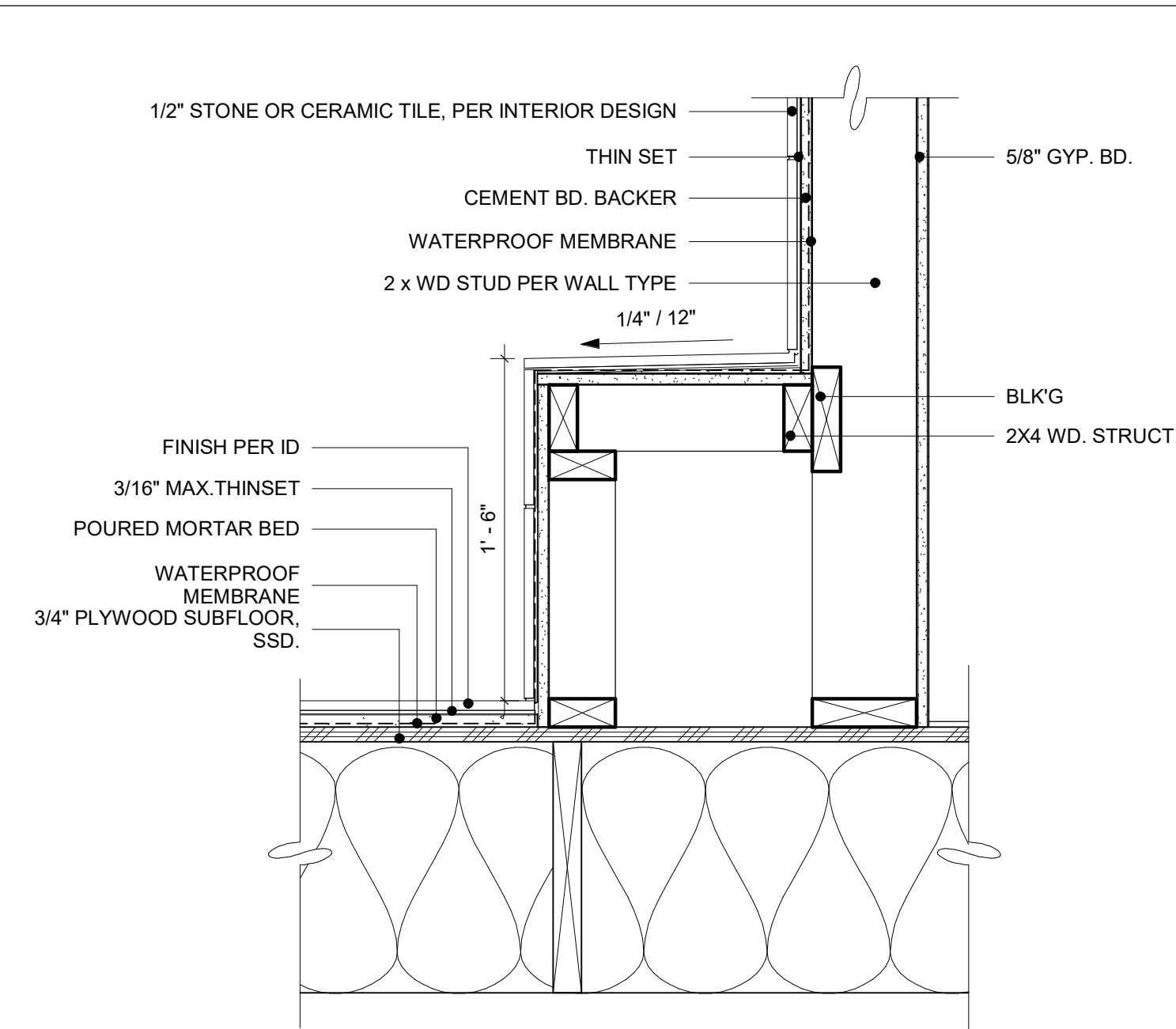
CONSTRUCTION DOCUMENTS

PROPOSED SECTION 5 & 6

2023.11.09

A3.03

Page 95 of 98



Description	Date
1ST BUILDING SUBMITTAL	2024.07.22
PLAN CHECK COMMENTS	2025.03.26
DESIGN REVIEW REVISION I	2025.11.07



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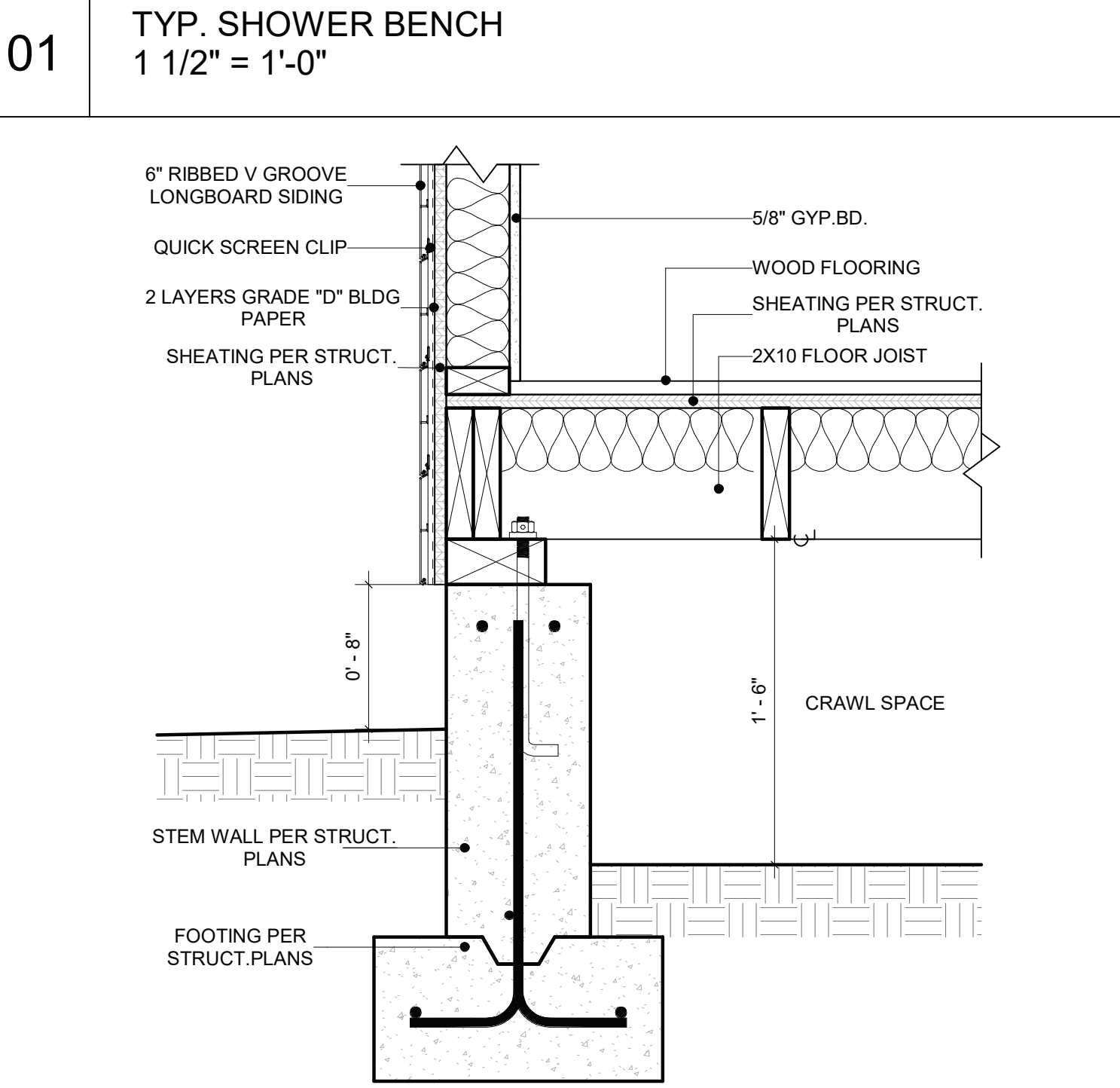
SHARMA RESIDENCE
883 HIGHLANDS CIRCLE, LOS
ALTOS, CA 92024

CONSTRUCTION DOCUMENTS

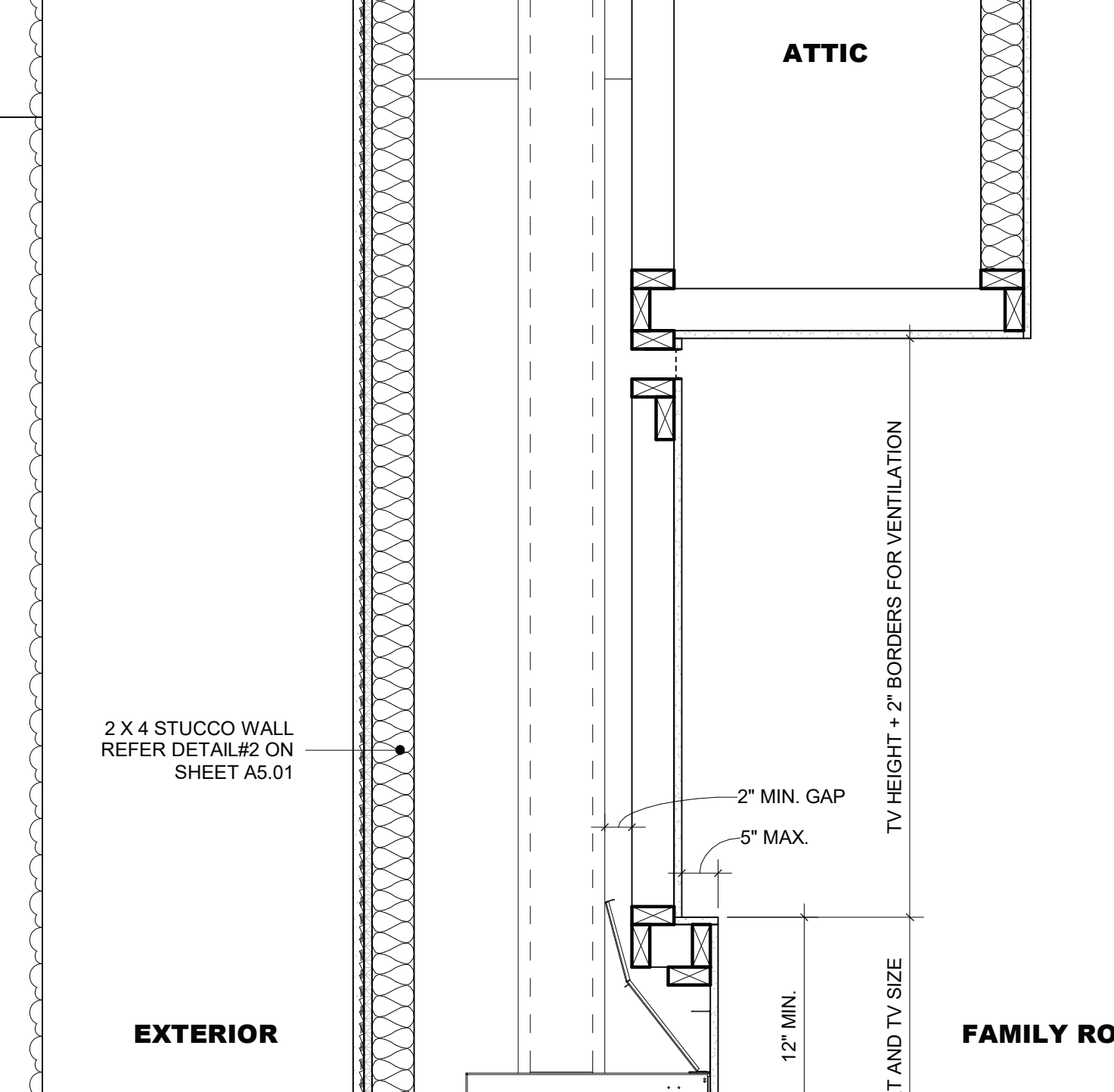
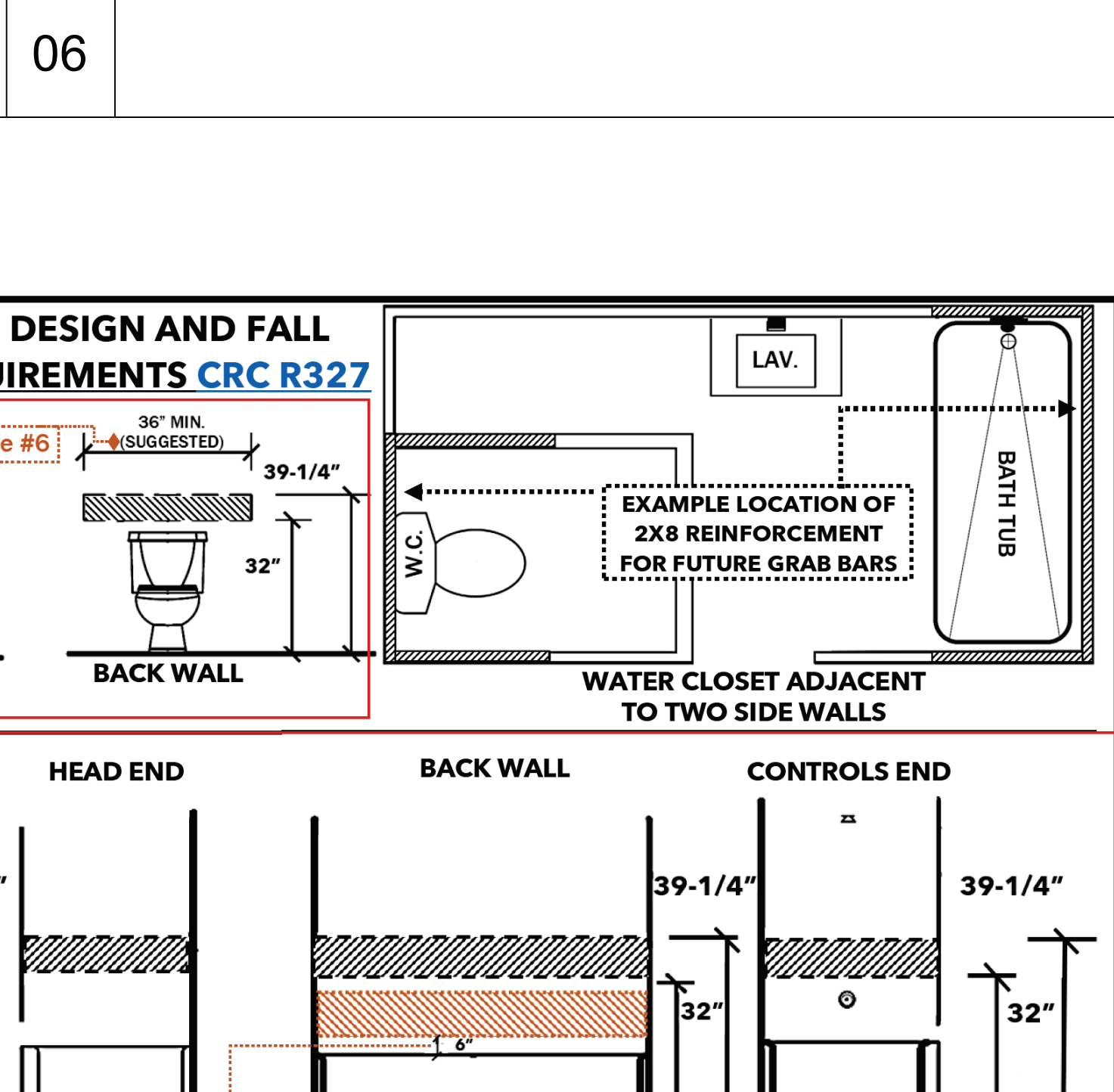
TYP. ARCHITECTURAL DETAILS

2023.11.09

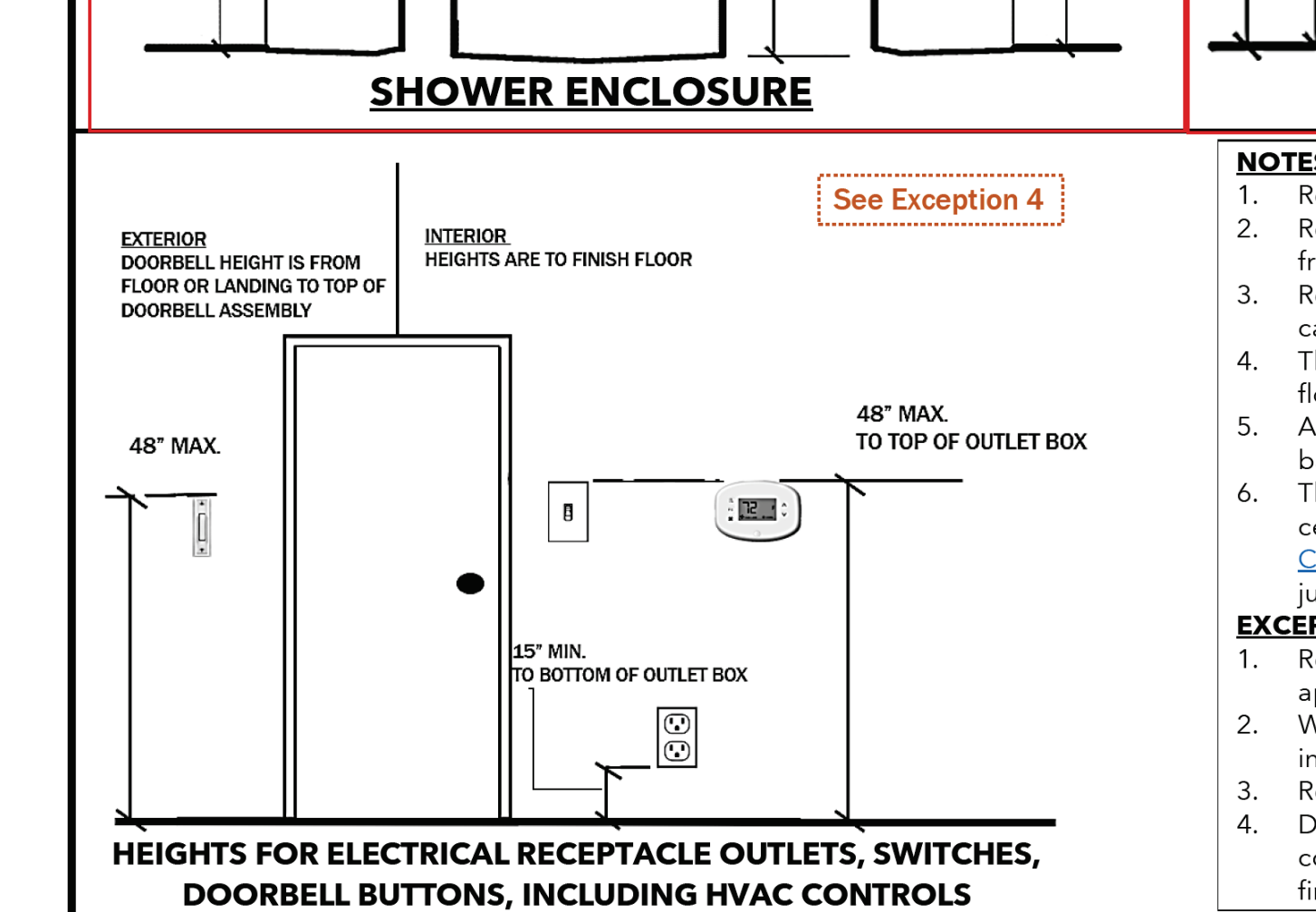
A5.03



04 | 2x4 WALL CONNECTION WITH CEILING (1HR FIRE RATED)
1 1/2" = 1'-0"



02 FOUNDATION @ 2X10 FLOOR JOISTS WITH SIDING
1 1/2" = 1'-0"



- BATHTUB OR TUB/SHOWER**

Reinforcement must be located between the dimensions specified.

Reinforcement must be continuous in bathtub, bathtub combo and shower wall enclosures, where wall joint is provided.

Reinforcement may be solid lumber or other construction materials that provide equal height and load capacity.

Location of the reinforcement must be incorporated in the Operation and Maintenance Manual (e.g., plan and elevation details) required by [CAL Green Section 4.410.1](#).

Vertical back wall reinforcement must be installed with the bottom edge no more than 6-inches above the tub rim.

Suggested dimensions are to accommodate the minimum required 36-inches clearance, center to center, at a water closet; and minimum 24-inches clear space in front of water closet ([CPC 402.5](#)). At this time [R327](#) does not specify the minimum lengths at these locations. However, please consult with the local jurisdiction.

PN3:

Reinforcement for future floor-mounted, foldaway or similar alternate grab bar may be installed with prior approval from the enforcing agency.

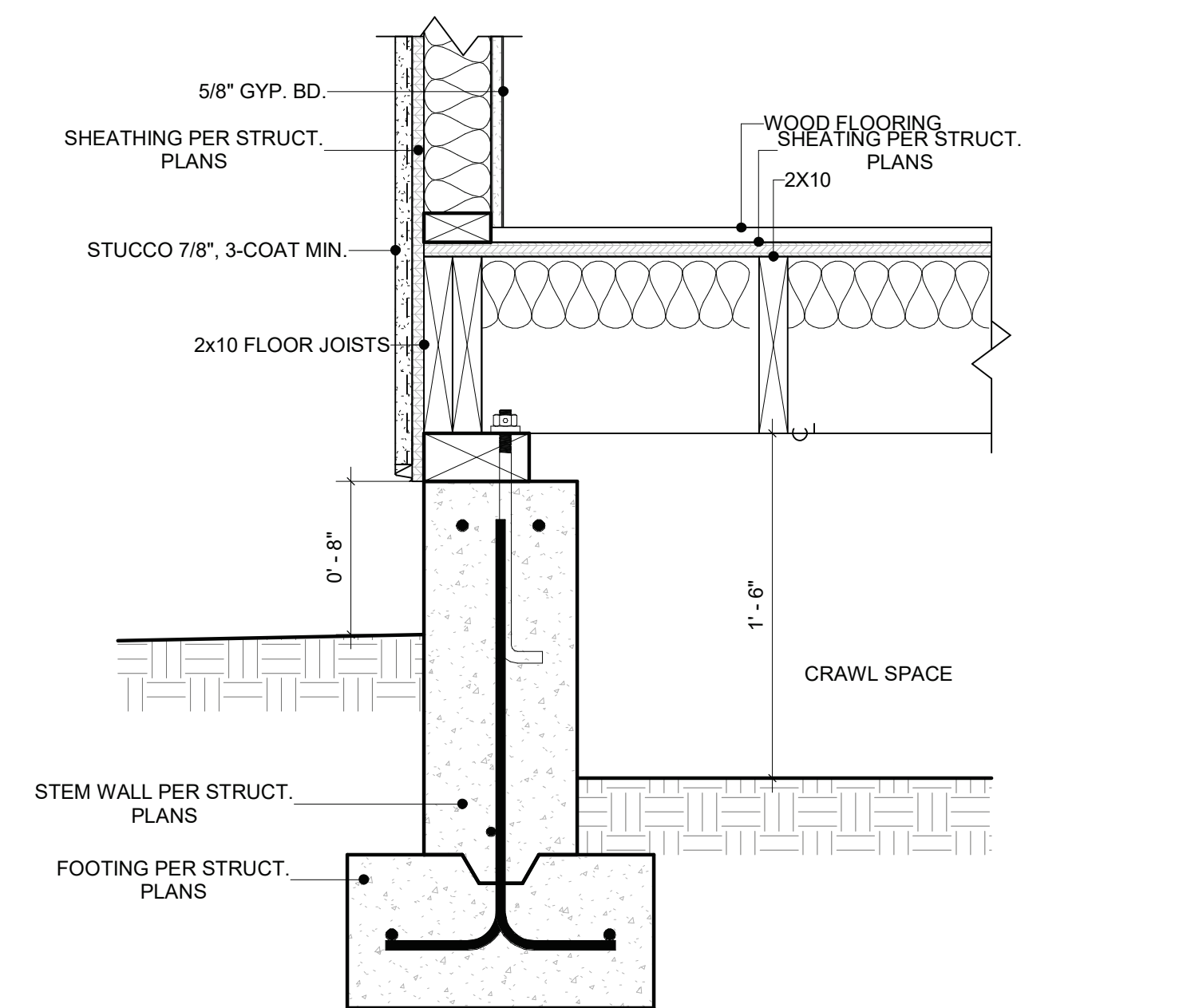
Reinforcement is not required where pre-fabricated shower & bathtub panels that have integral factory-installed grab bars, or when factory-installed reinforcement for grab bars is provided.

Reinforcement of floor is not required for bathtubs and water closets installed on concrete floors.

Receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights and controls located on appliances; and required receptacles on a wall space that has a built-in feature above the floor less than 15-inches.

EFFECTIVE JULY, 2024 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL MUST PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32-INCHES MEASURED WITH THE DOOR POSITIONED AT AN 90 DEGREE ANGLE. IN A 2- OR 3- STORY SFD, ON THE SECOND OR THIRD FLOOR IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3](#)

DOCUMENT SOURCE: [BUILDING CODEBUDDY ONLINE](#)

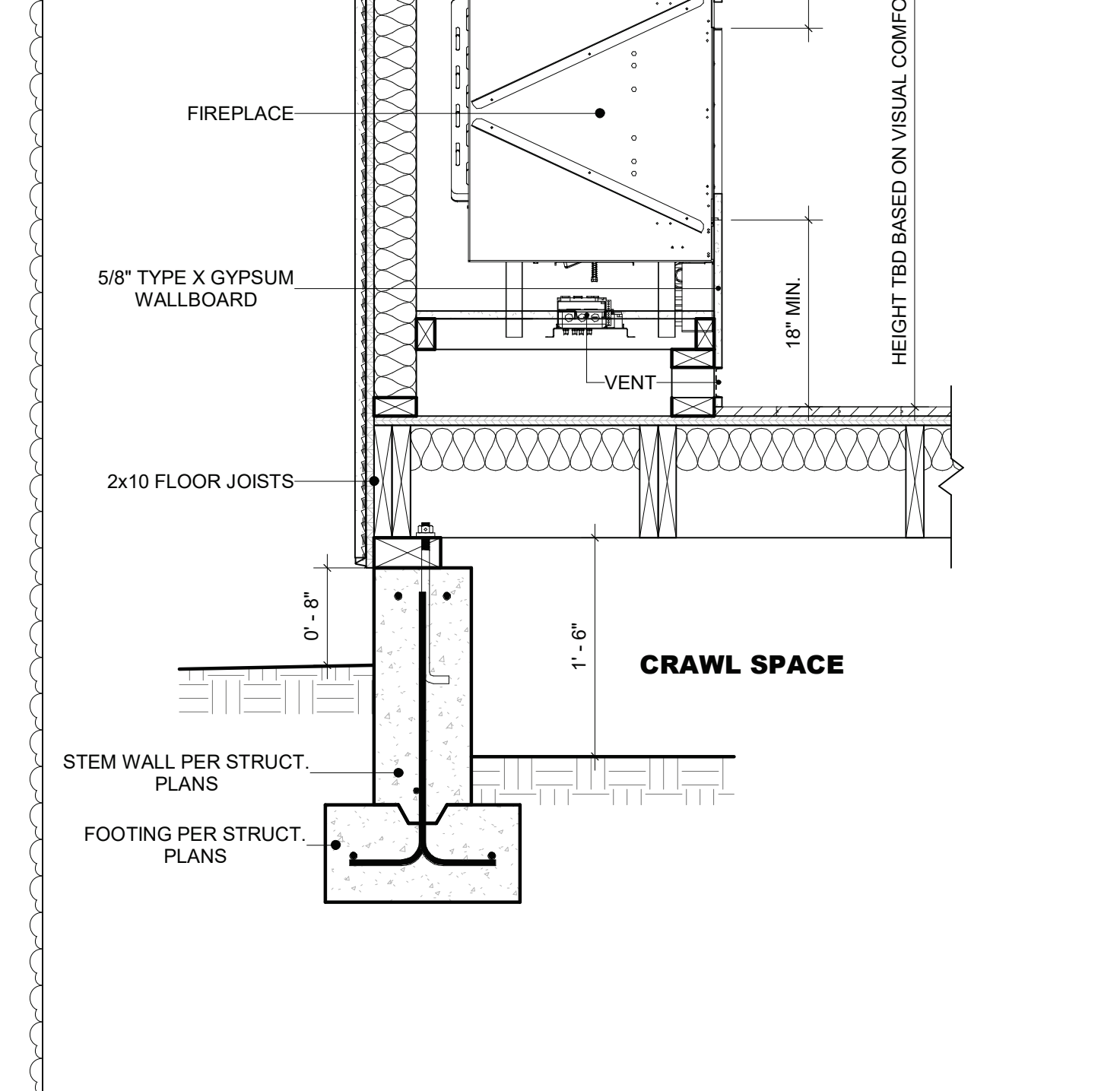


EFFECTIVE JULY, 2024 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL MUST PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32-INCHES MEASURED WITH THE DOOR POSITIONED AT AN 90 DEGREE ANGLE. IN A 2- OR 3- STORY SFD, ON THE SECOND OR THIRD FLOOR IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3](#)

DOCUMENT SOURCE: [BUILDING CODEBUDDY ONLINE](#)

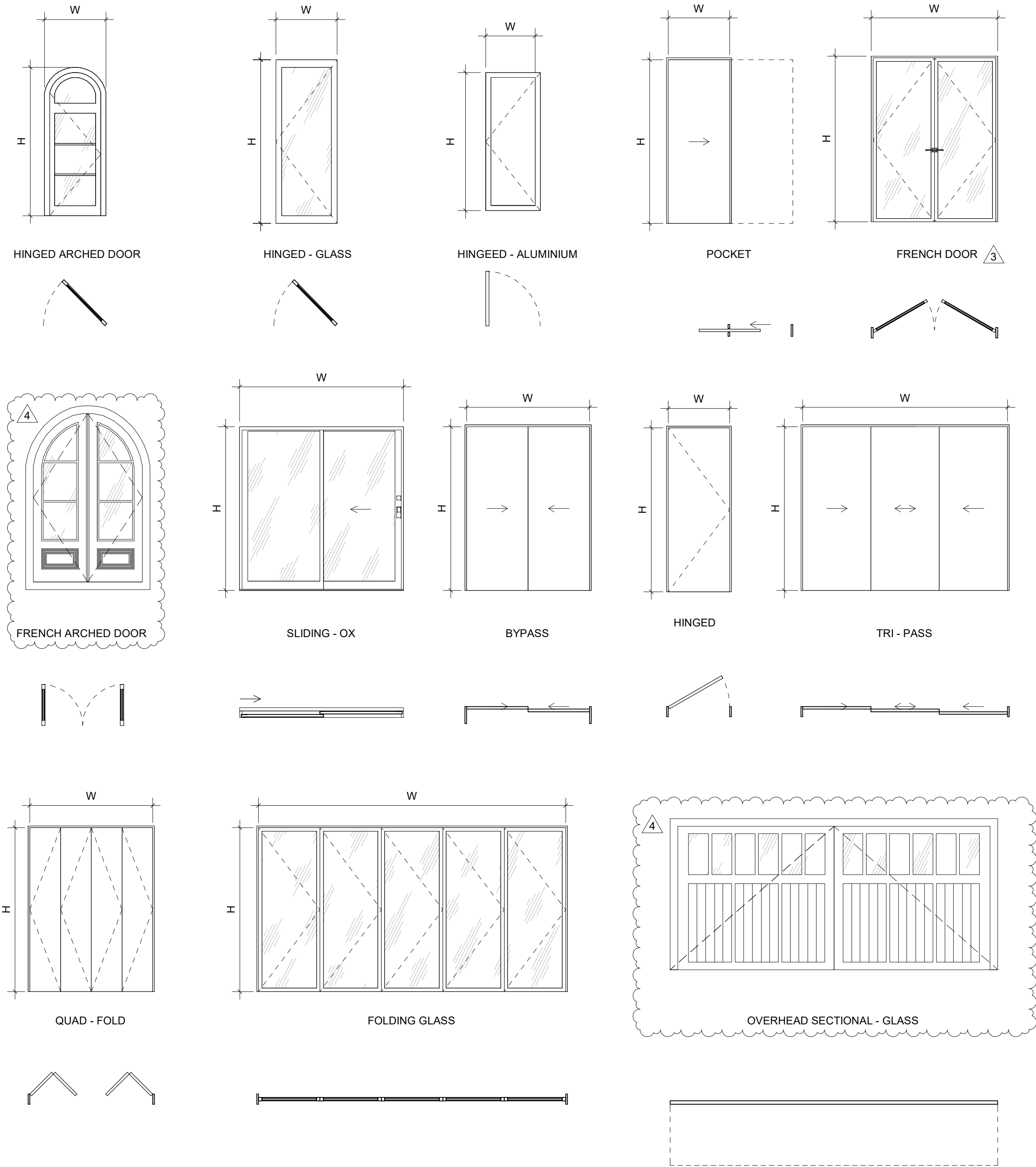
03	FOUNDATION @ 2X10 FLOOR JOISTS WITH STUCCO 1 1/2" = 1'-0"
----	--

05	AGING IN PLACE DESIGN AND FALL PREVENTION REQUIREMENTS PER CRC327
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06	FIREPLACE DETAIL - GENERIC 1" = 1'-0"
----	--

DOOR SCHEDULE										
NO.	TYPE	LOCATION	WIDTH	HEIGHT	MANUFACTURER	Type Comments	TEMPERED	OBSCURE	U-FACTOR	COMMENTS
Exterior										
01	FRENCH - ARCHED (CUSTOM)	FOYER	5' - 3 3/4"	6' - 2 3/4"	ANDERSEN WINDOWS & DOORS (OR EQUAL BRAND)		Yes	No		ONE OF THE TWO DOOR LEAVES SHALL PROVIDE A MIN. CLEAR WIDTH NOT LESS THAN 32" WITH THE DOOR OPEN 90 DEGREES (CBC SECTION 1010.1)
02	OVEHEAD SECTIONAL (CUSTOM)	GARAGE	16' - 0"	7' - 0"	TBD					
03	HINGED - ALUMINIUM	GARAGE	2' - 8"	6' - 9"	EXISTING TO STAY		No	No	N/A	
04	FRENCH - GLASS	M. BED	7' - 0"	7' - 0"	TBD		Yes	No		
05	FOLDING - GLASS	KITCHEN	10' - 4"	7' - 0"	ANDERSEN WINDOWS & DOORS (OR EQUAL BRAND)	WOOD DOORS	Yes	No	N/A	
06	FRENCH - GLASS	ADU STUDY	6' - 0"	7' - 0"	TBD		Yes	No		
07	HINGED - GLASS (I)	ADU KITCHEN	3' - 0"	7' - 0"	ANDERSEN WINDOWS & DOORS (OR EQUAL BRAND)	WOOD DOORS	No	No	N/A	
08	FRENCH - GLASS	REAR PATIO	7' - 0"	7' - 0"	TBD					
Interior										
08	FRENCH - ARCHED	STUDY	5' - 4"	7' - 0"	TBD	WOOD DOORS	No	No	N/A	ARCHED DOOR
09	HINGED - ARCHED - GLASS	PANTRY	2' - 6"	7' - 0"	TBD		No	No	N/A	ARCHED DOOR
10	HINGED - ARCHED - GLASS	CORRIDORE	2' - 6"	7' - 0"	TBD		No	No	N/A	ARCHED DOOR
12	HINGED	BED-3	2' - 6"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
13	BYPASS	BED-3	9' - 0"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
14	POCKET	BED-3	2' - 8"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
15	HINGED	GYM	2' - 6"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
16	HINGED	GYM	2' - 0"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
17	QUAD - FOLD	GYM	7' - 0"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
18	POCKET	BATH-2	2' - 8"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
19	HINGED	BED-2	2' - 6"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
20	HINGED	M. BED	2' - 6"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
21	POCKET	M. CLOSET	2' - 6"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
22	HINGED	M. BATH	2' - 6"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
23	POCKET	M. BATH	2' - 6"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
25	HINGED	PWDR	3' - 0"	7' - 0"	TBD	WOOD DOORS	No	No	N/A	
26	HINGED	ADU BEDROOM	3' - 0"	7' - 0"	TBD	WOOD DOORS	No	No	N/A	
27	POCKET	ADU BEDROOM	2' - 8"	7' - 0"	TBD	WOOD DOORS	No	No	N/A	
28	HINGED	ADU BATH	2' - 6"	7' - 0"	TBD	WOOD DOORS	No	No	N/A	
29	HINGED - GLASS (II)	ADU BATH	2' - 4"	7' - 0"	TBD		No	No	N/A	
30	POCKET	ADU KITCHEN	3' - 0"	7' - 0"	TBD	WOOD DOORS	No	No	N/A	
31	FRENCH - ARCHED	FOYER	5' - 4"	7' - 0"	TBD	WOOD DOORS	No	No	N/A	
32	BYPASS	BED-2	9' - 0"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
33	POCKET	BED-2	2' - 8"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	
34	HINGED - GLASS (II)	BATH-2	2' - 4"	7' - 0"	TBD		No	No	N/A	
35	BYPASS	COAT CLOSET	5' - 0"	6' - 8"	TBD	WOOD DOORS	No	No	N/A	



DOOR SCHEDULE	1	DOOR LEGENDS	SCALE: 1/4" = 1'-0"	2
DOOR FOOTNOTES 1R308.4.2 GLAZING ADJACENT TO DOORS - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. 2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR. 2R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. 3R310.2.1 MINIMUM OPENING AREA - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). 4R310.3 EMERGENCY ESCAPE AND RESCUE DOORS - WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDER. WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL. 5R311.2 EGRESS DOOR - NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90 DEGREES (1.57 RAD), THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 6R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS - THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). 7R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS - LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD 8R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. 9R337.8.2.1 EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: 1.BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR 2.BE CONSTRUCTED OF GLASS BLOCK UNITS, OR 3.HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR 4.BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. 10R308.4.1 GLAZING IN DOORS - GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. EXCEPTIONS: GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS. DECORATIVE GLAZING.				
FOOTNOTES	3			

Description	Date
1ST BUILDING SUBMITTAL	2024.07.22
PLAN CHECK COMMENTS	2025.03.07
FIELD CHANGE I	2025.05.15
DESIGN REVIEW	2025.11.07
REVISION I	

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SHARMA RESIDENCE
883 HIGHLANDS CIRCLE, LOS
ALTOS, CA 92024

CONSTRUCTION DOCUMENTS	DOOR SCHEDULE
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2023.11.09

1234

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Description	Date
DESIGN REVIEW	2025.11.07
REVISION 1	



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SHARMA RESIDENCE
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ALTOS, CA 92024

CONSTRUCTION DOCUMENTS

SPECIFICATION - ROOF
MATERIAL

2023.11.09



A8.03

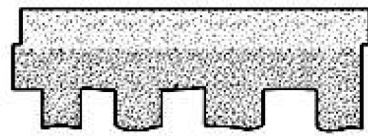
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Technical Data Sheet

PRESIDENTIAL® SHAKE® TL SHINGLES

PRODUCT INFORMATION
Presidential® Shake® TL, with its sculpted rustic edges, is constructed using three laminated layers of the industry's strongest, most durable materials, making it one of the thickest, toughest and best looking shingles on the market. It has the beauty of a wood shake with less cost and better performance. It is designed to resist blow off in high wind conditions up to 110-mph with normal installation and 130-mph with special installation.



Presidential Shake TL AR (Algae Resistant) shingles help protect against staining or discoloration caused by algae (gloeocapsa magma).

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: It is recommended to apply these shingles at slopes of 4° per foot slope and greater in order to achieve optimum appearance. Low slope applications (2:12 to < 4:12) of Presidential TL shingles require CertainTeed's WinterGuard® Waterproofing Shingle Underlayment, or its equivalent meeting ASTM D1970, be applied to the entire deck surface, according to application instructions provided with the product and on the shingle package. In areas where icing along the eaves can cause the back-up of water (all slopes), apply WinterGuard, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21° per foot, use nine nails and apply spots of roofing cement under each shingle tab, according to application instructions provided with the product and the shingle package.

Product Composition: Presidential Shake TL shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. The laminated pieces are firmly adhered in a special tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive applied.

Applicable Standards: ASTM D3018 Type 1 ASTM D3462 ASTM E108 Class A Fire Resistance ASTM D3161 Class F Wind Resistance ASTM D7158 Class H Wind Resistance UL 790 Class A Fire Resistance ICC-ES ESR-1389 & ESR-3537 CSA Standard A123.5	CAN/ULC S107 Class A Fire Resistance Miami-Dade County Product Control Approved (Pres Shake TL – Shakopee only) Florida Product Approval # FL5444 Meets TDI Windstorm Requirements UL 2218 Class 4 Impact Resistance (at time of manufacture)
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Technical Data: Weight/Square (approx.): Dimensions (overall): Shingles/Square: Weather Exposure:	Presidential Shake TL 468 lb. 14 1/4" x 40" 90 4"
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INSTALLATION
Detailed installation instructions are supplied on each bundle of Presidential Shake TL shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

IMPORTANT NOTE - Presidential Starter or an approved alternative starter system must be used for the two-layered starter course.

Hips and Ridges: For a complementary color, use Cedar Crest® or CertainTeed's enhanced high profile accessory shingle, Mountain Ridge® shingles of a like color for capping the hips and ridges.

MAINTENANCE
Presidential Shake TL shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY
Presidential Shake TL carry a lifetime or 50-year transferable limited warranty (depending on ownership and building type) against manufacturing defects for the original owner when applied to stated CertainTeed application instructions. In addition, Presidential Shake TL shingles also carry 10-years of SureStart™ Protection. Presidential Shake TL AR shingles carry a 30-year algae resistance warranty when installed with CertainTeed Hip & Ridge accessories mentioned above. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT
Technical Service Department: 1-800-345-1145
e-mail: RPGTS@saint-gobain.com

FOR MORE INFORMATION
Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

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