HISTORICAL COMMISSION
REGULAR MEETING
AGENDA

January 28, 2026 - 6:00 PM
Manzanita Room, Los Altos Community Center,
97 Hillview Avenue, Los Altos, CA

IN-PERSON PARTICIPATION: Members of the public may participate in-person at the Los Altos Community Center in the Manzanita Room located at 97 Hillview Ave., Los Altos, CA.

REMOTE MEETING PARTICIPATION: Members of the public may attend the meeting virtually via the link below, but will not be permitted to provide public comment via Zoom or telephone.

https://tinyurl.com/57wps8b9

Telephone: 1-669 900-9128 / Meeting ID: 982 4873 6301 / Passcode: 214482

PUBLIC COMMENT: Public comments can be made verbally, in-person at the public hearing, or submitted in writing prior to the meeting. Written comments may be emailed to HCpubliccomment@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 packet.

Public comment will not be taken via Zoom or telephone.

AGENDA

ESTABLISH QUORUM

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. **Historical Commission Minutes**
   Request to approve the minutes of the regular meeting of January 28, 2026

PUBLIC HEARING

2. **H25-0003 - Eric Liu, Orange Engineering - 125 Lyell Street**
   Request for a Historic Alteration Permit (H25-0003) for exterior modifications to an existing single-family home that is listed on the City of Los Altos Historic Resource Inventory. The project is

categorically exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA)..

DISCUSSION ITEM

3. **City of Los Altos - Certified Local Government (CLG) Annual Report**
   Request to review and approve the annual report to the State Office of Historic Preservation

4. **Commission Work Plan**
   Discussion of Historical Commission Work Plan

5. **City of Los Altos - Margaret Thompson Essay Contest**
   Receive an update on the Margaret Thompson Essay Contest.

COMMISSIONERS' REPORTS

STAFF UPDATES

POTENTIAL FUTURE AGENDA ITEMS

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.

HISTORICAL COMMISSION
MEETING MINUTES

6:00 PM – Monday, October 27, 2025

Sequoia Room, Los Altos Community Center, 97 Hillview Avenue, Los Altos, CA

CALL MEETING TO ORDER

At 6:00 p.m. the Chair called the meeting to order.

ESTABLISH QUORUM

PRESENT:	Commissioners Adams, Atkinson, Coe, Maguire-Negus, Scussel
ABSENT:	None
STAFF:	Senior Planners Sean Gallegos and Brittany Whitehill

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Maria Bautista and Jon Baer provided public comments.

SPECIAL ITEM

1. **Election of Chair and Vice-Chair**
   Staff introduced the item and requested nominations for Chair and Vice-Chair to serve until the first meeting in October 2026.

Action: Upon nomination by Commissioner Maguire-Negus and vote, Commissioner Atkinson was elected Chair.

AYES: Adams, Atkinson, Coe, Maguire-Negus, Scussel NOES: None The motion was approved (5–0).

Upon a nomination by Commissioner Coe, Commissioner Maguire-Negus was elected Vice-Chair.

AYES: Adams, Atkinson, Coe, Maguire-Negus, Scussel NOES: None The motion was approved (5–0).

CONSENT CALENDAR.

2. **Historical Commission Meeting Minutes**
   Approval of the DRAFT minutes of the Planning Commission's regular meeting of August 18, 2025.

Public Comment
None

Action: Upon a motion by Commissioner Adams to approve the Historical Commission minutes of August 18, 2025, seconded by Commissioner Scussel.

AYES: Adams, Atkinson, Coe, Maguire-Negus, Scussel; NOES: None; ABSENT: None

The motion was approved (5-0).

DISCUSSION

3. **H25-0001 – James and Effat Parivash – 81 Pepper Drive**
   Request to remove the property located at 81 Pepper Drive from the City of Los Altos Historic Resource Inventory (HRI). The project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Commissioner Scussell recused herself from consideration of this item due to a potential conflict of interest and did not participate in the discussion or vote.

Staff Presentation: Senior Planner Brittany Whitehill provided a presentation.

Applicant Presentation: Property owner James Parivash provided a presentation in support of the request.

Public Comment: The following individuals provided public comment:

Jon Baer (ceded time by Lois Baer)
Maria Bautista (ceded time by Daniil Reouk)
Thomas Chapman
Dee Gibson

Closed Public Comment

Commissioners discussed the item.

Action: Upon a motion by Commissioner Atkinson, seconded by Commissioner Coe, the Historical Commission adopted a resolution removing the property at 81 Pepper Drive from the City of Los Altos Historic Resource Inventory and finding the project exempt from CEQA pursuant to Section 15061(b)(3).

AYES: Adams, Atkinson, Coe, and Maguire-Negus. ABSTAIN: Scussel. NOES: None The motion was approved (4–0).

4. **2026 Historical Commission Meeting Dates**
   Discussion of the Historical Commission Meeting Dates for 2026

Staff Presentation: Senior Planner Gallegos provided a presentation.

Commission Discussion: Commissioners discussed scheduling considerations.

DRAFT

Action: No formal action taken.

5. **City of Los Altos – Mills Act Quinquennial Inspections**
   Receive a status of the Mills Act Quinquennial Inspections.

Staff Presentation: Senior Planner Gallegos provided a presentation.

Public Comment: The following individuals provided public comment:

Jon Baer, Nathan Pooley and Daniil Reoulk provided public comment.

Closed Public Comment

Commissioners provided comments and feedback on the audit process and findings.

Action: No action taken.

ADJOURNMENT

Chair Atkinson adjourned the meeting at 8:08 PM.

_____

Sean Gallegos
Staff Liaision

DRAFT

HISTORICAL COMMISSION
STAFF REPORT

Meeting Date: January 28, 2026

Subject: Historic Alteration Permit for Building Modifications at 125 Lyell Street

Prepared by: Brittany Whitehill, Senior Planner

Initiated by: Eric Liu, Orange Engineering LLC, Applicant

Attachments:

1. Secretary of the Interior's Standards Report for the Project at 125 Lyell Street, Prepared by Evans & De Shazo
2. Department of Parks and Recreation Record Form 523
3. Project Plans

Recommendation

Recommend the Zoning Administrator approve the Historic Alteration Permit (H25-0003) for exterior modifications to an existing single-family home that is listed on the City of Los Altos Historic Resource Inventory, and find the project categorically exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA).

Background

The project site is a 7,500-square foot lot that contains an existing 1,280 square foot single-family home and a detached accessory structure, both originally built in 1925. The property is listed on the Los Altos Historic Resource Inventory (HRI). The original portions of the home feature characteristics of the Colonial Revival style of architecture.

In 1932, the home was modified to add a rear-facing addition, and a small, covered porch on the east elevation of the home. Figure 1 shows the original 1925 home in yellow and the 1932 additions in blue.
Whereas the original home features elements of the Colonial Revival style, including side-facing jerkinhead gable (clipped gable) form with a centered front-facing gable porch, the 1932 rear

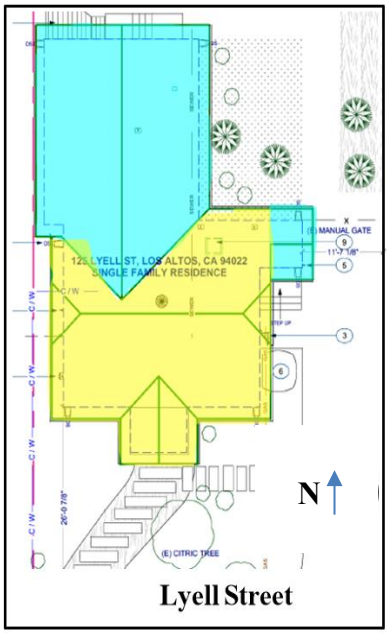

Figure 1: Site Plan

addition was constructed in the Craftsman style, is not consistent with the original Colonial Revival design, and does not contribute to the overall historic character of the home.

Analysis

Proposed Modifications

The applicant is seeking a Historic Alteration Permit to construct minor exterior alterations to the building, in association with an interior remodel. These alterations include:

- Adding two nine-over one double-hung wood windows and one wood casement window to the west elevation.
- Exterior alteration to the non-original, rear façade of the home to convert the space from a sunroom into two bedrooms.
- Demolition of the non-original covered porch on the east elevation.
- Restoration (or replacement in-kind if restoration is not possible) of six existing windows and any deteriorating siding.

No changes are proposed to the existing accessory structure.

Secretary of the Interior's Standards for the Treatment of Historic Structures Evaluation

Stacey De Shazo, Principal Architectural Historian, and Nicole Winton, Architectural Historian, both with Evans & De Shazo, reviewed the project to ensure consistency with The Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings. The historical professionals' evaluation found that the proposed building modifications will not diminish the historic significance of the property. Their evaluation made the following findings with regard to the rehabilitation standards, which are summarized below and described in detail in Attachment 1:

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The existing 1925 home will be continued to be used for residential use. Therefore, the project complies with Rehabilitation Standard 1.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project, while removing 1932 material, restores the 1925 house to its original side-facing jerkinhead (clipped gable) roof form. Alterations that occur on the 1932 rear-facing gable wing do not impact the historic character of the property, as the addition is not a contributor to the overall historic character of the original 1925

house. Additionally, the project involves restoration of the original windows on the original 1925 portion of the house. Therefore, the project complies with Rehabilitation Standard 2.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

There are no proposed changes to the 1925 house that would create a false sense of history. Therefore, the project complies with Rehabilitation Standard 3.

Standard 4*. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

There are no proposed changes to the ca. 1925 house that have become significant in their own right. No elements of the 1932 rear addition have gained independent historic significance. The 1932 addition is a modest and non-notable example of Craftsman architecture and is not significant under architectural (Criterion 3), event (Criterion 1), or person (Criterion 2) criteria. Therefore, proposed changes to the 1932 addition do not affect the historic character of the property, and the project complies with Rehabilitation Standard 4.

Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The project restores and retains key character-defining features of the primary 1925 façade, including the original windows, front porch, door, and distinctive wood clapboard siding, with any deteriorated materials restored or replaced in kind. Most proposed alterations affect only the non-historic 1932 additions rather than the historic portions of the house. Therefore, the project complies with Rehabilitation Standard 5.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project includes the restoration of six nine-over-one, double-hung wood windows that are original to the 1925 house. This restoration will comply with historic standards, as outlined by National Parks Service. Therefore, the project complies with Rehabilitation Standard 6.

Standard 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Chemical or physical treatments are not proposed as part of the project. If such treatment is determined to be necessary as part of the proposed project, it would be undertaken using the gentlest means possible, in accordance with the recommendations outlined in the Secretary of the Interior Standards Report. Therefore, the project complies with Rehabilitation Standard 7.

Standard 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There are no known significant archeological resources at the site. Additionally, the project is limited to modifications to an existing building, and no excavation or ground disturbance is proposed. Therefore, the project complies with Rehabilitation Standard 8.

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The Project does not include any new additions to the massing and restores portions of the original 1925 fenestration, with two windows shifted north but retained to preserve the character of the original house. While the fenestration on the 1932 rear-facing gable addition will be significantly altered, this addition is not characteristic of the 1925 house, and the Project retains as much of the 1932 material as possible, resulting in exterior alterations that remain compatible with the property's historic character. Therefore, the project complies with Rehabilitation Standard 9.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The Project does not include new additions, adjacent or related new construction to the house. Therefore, the project complies with Rehabilitation Standard 10.

As referenced above by historical professionals' evaluation, the proposed project will not alter the homes character defining features of its original 1925 Colonial Revival style, does not diminish the historic significance of the property, and complies with the Secretary of the Interior's Standards for Rehabilitation.

Environmental Review

The project is categorically exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation) because the project consists of rehabilitation of an existing historic structure in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation. The proposed alterations would not deteriorate the character-defining features of the property, which would retain its eligibility for listing on the Los Altos Historical Resource Inventory. The proposed project would therefore not be anticipated to cause a substantial adverse change to a historical resource for the purposes of review under CEQA.

Public Notification

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.

At the time of preparation of the staff report for the project, no public comment has been received by the Planning Division.

FINDINGS

With regard to the Historic Alteration Permit, the Historical Commission finds the following in accordance with Section 14.93.060 of the Municipal Code:

1. The project complies with all provisions of this chapter (Los Altos Municipal Code Chapter 14.93 – Historic Preservation) because the applicant has submitted a Historic Alteration Permit with all required application materials for the proposed exterior modifications of the building in compliance with Section 14.93.050. The application is accompanied by a Secretary of the Interior Standards Report prepared a historian whose qualifications exceeds the National Parks Service qualifications for architectural historians. All procedural requirements in Section 14.93.050 have been met.

2. The project does not adversely affect the physical integrity or the historic significance of the subject property because the project includes minor modifications that allow for adaptive reuse of an existing historic building. The project retains and restores the character defining features that contribute to the property's historic significance as an example of the Colonial Revival architectural style.

3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties because a historian whose qualifications exceeds the National Parks Service standards has prepared a Secretary of the Interior Standards report verifying that the project complies with all ten Secretary of the Interior Standards for Rehabilitation, and has provided evidence and detailed analysis to support each of their findings.

4. The project is categorically exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation) because the project consists of rehabilitation of an existing historic structure in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation. The proposed alterations would not deteriorate the character-defining features of the property, which would retain its eligibility for listing on the Los Altos Historical Resource Inventory. The proposed project would therefore not be anticipated to cause a substantial adverse change to a historical resource for the purposes of review under CEQA.

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Expiration:** The Historic Alteration Permit will expire on January 28, 2026, 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 November 4, 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 approvals may be approved by the Development Services Director.

4. **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.

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. **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.

7. **Exterior Lighting**: All new exterior lighting shall comply with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code.

BUILDING DIVISION

8. **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.

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.

10. **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.

11. **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.

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

A SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES REVIEW FOR THE PROJECT AT 125 LYELL STREET, LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

SUBMITTED TO:
Shufeng Hui and Jie Xue
(Felix and Jie)

SUBMITTED BY:
Stacey De Shazo, M.A.
Principal Architectural Historian
and
Nicole Wyton, M.S., Architectural Historian

September 12, 2025, amended November 3, 2025

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Appendix A: Preservation Brief 9: The Repair of Historic Wooden Windows

INTRODUCTION

As Appendix B to the Historic Resource Evaluation. Local Assessment and Standards Review of the Property at 125 Lyell Street, Los Altos, Santa Clara County, California (2025),[1] Evans & De Shazo, Inc. (EDS) completed a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards) review (36 CFR Part 67) for the project at 125 Lyell Street, Los Altos, Santa Clara County, California, within the 0.17-acre Assessor's Parcel Number (APN) 170-400-09 (Property). The Property currently consists of the ca. 1925 house, ca. 1925 ancillary building, and landscape. The ca. 1925 house within the Property is currently listed on the Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD; P-43-002108)[2] and the City of Los Altos Historic Inventory (2012).[3] Therefore, the ca. 1925 house is considered a Historical Resource as defined in Section (§) 15064.5 of the California Code of Regulations (CCR). A Historic Resource Evaluation (HRE) completed by EDS was utilized to inform the Standards review.[4] The Standards review was completed in compliance with CEQA.

The Standards Review follows the Standards for Rehabilitation. It was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Architectural Historian Nicole Wyton, M.S., who both exceed the Secretary of Interior's qualification standards in Architectural History and History. The results of the Standards review are presented herein.

PREVIOUS DOCUMENTATION

In 2011, the ca. 1925 house was part of a city-wide historic inventory update. In 2012, the ca. 1925 house was listed on the local City of Los Altos Historic Inventory (S-34502). Due to its current listing, the ca. 1925 house is considered a Historical Resource as defined in §15064.5 of the California Environment Quality Act (CEQA) Guidelines; however, the 2012 documentation only evaluates the ca. 1925 house under CRHR Criterion 3 (Architecture) and does not include an evaluation under criteria 1, 2, or 4. Furthermore, the documentation does not include the ca. 1925 ancillary building or landscape.

Because local inventories, including the 2011 documentation of the ca. 1925 house, often do not meet the documentation and evaluation requirements needed to assess impacts to historical resources under CEQA Guidelines, it is important to ensure that the documentation and evaluation of a historic property is complete following these guidelines before proceeding with a Standards review. In addition, the OHP suggests that although "an existing survey over five years old can provide valuable information, it is appropriate to update the survey to ensure that local planning and preservation decisions are based on the most current information

[1] Completing the HRE was necessary to make an informed assessment of the project's impacts on the Historical Resources before completing the Standards review.

[2] P-43-002058 includes documentation completed in 1991 and 1997. In 2011, Circa: Historic Property Development documented the property as part of an updated City of Los Altos Historic Inventory, resulting in the ca. 1932 house being locally listed in 2012. The 2011 documentation was not submitted to the Northwest Information Center (NWIC) and is not part of the P-43-002058 record.

[3] Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

[4] Stacey De Shazo, et. al., "Historic Resource Evaluation and Standards Review of the Property at 125 Lyell Street, Los Altos, Santa Clara County, California," Evans & De Shazo, Inc. 2025.

available."[5]

Therefore, after EDS completed a Standards review based on the HRE completed by EDS to ensure the Project's compliance.

PROPOSED PROJECT

The proposed Project consists of remodeling the ca. 1925 house, which includes restoring several elements of the house, including the six original ca. 1925 nine-over-one, double-hung wood windows and any deteriorating clapboard siding. Alterations to the exterior include adding two nine-over-one, double-hung wood windows and a single wood casement window to the original ca. 1932 west elevation, and alterations to the non-historic, ca. 1932 rear-facing gable addition, and a full remodel of the interior space. For this Project, the ca. 1925 house is the only built environment historical resource within the Property.

PROPERTY LOCATION

The Property is located at 125 Lyell Street, Los Altos, Santa Clara County, California, within APN 170-400-09 (Figure 1). The 0.17-acre Property is on the north side of Lyell Street, approximately 0.22 miles northeast of Foothill Expressway, and approximately 1.4 miles southwest of El Camino Real in the City of Los Altos.

[5] Office of Historic Preservation, "Historic Resource Surveys," (accessed 8/12/2024), https://ohp.parks.ca.gov/?page_id=23317.

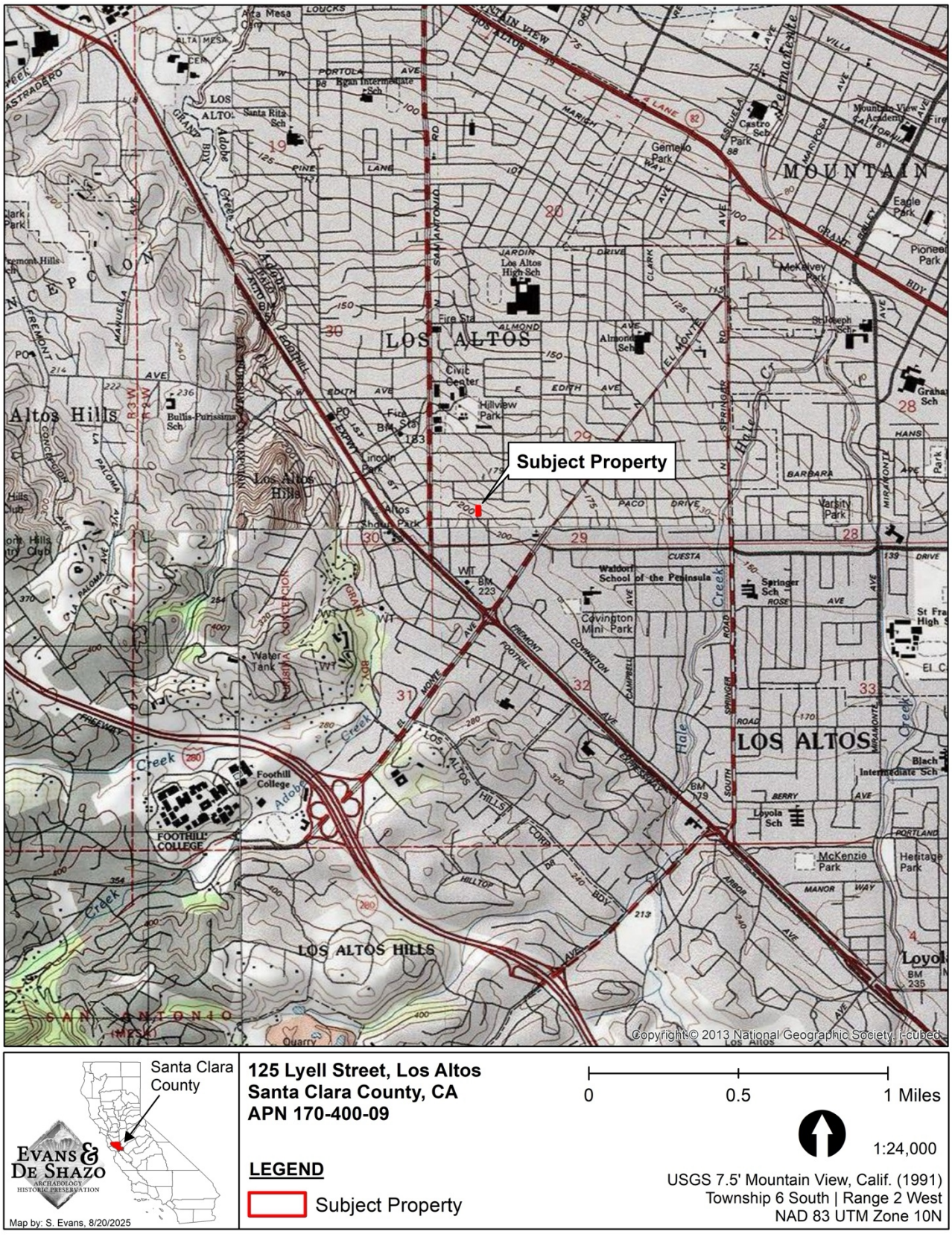


Figure 1. Location Map

REGULATORY SETTING

The CEQA regulations pertain to cultural resources, and the National Park Service (NPS) Standards guidelines are outlined below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) give direction and guidance for evaluating properties and preparing Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Under California State law, the City of Los Altos is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction is primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

(1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC § 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not

historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, 14 CCR § 4852), including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources pursuant to PRC § 5020.1(k), or identified in a historical resources survey meeting the criteria in PRC § 5024.1(g) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC § 5020.1(j) or § 5024.1.

STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation provide directions for making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation, codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program and are the Standards most often used by local historic district commissions nationwide.

The Standards for Rehabilitation are the criteria for determining if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

METHODS

The methods used to complete the Standards review included reviewing the recent HRE completed by EDS, a review of the Project's architectural, engineering, and landscape plans, and details provided by the Property owners. Ms. De Shazo, M.A., and Ms. Wyton, M.S., completed the Standards review, working directly with the architect and owners to identify and address potential adverse impacts on the ca. 1925 house to ensure the current Project complies with the Standards for Rehabilitation.

STANDARDS REVIEW

The ca. 1925 house is currently listed on the City of Los Altos Historic Inventory (2012);[6] as such, the ca. 1925 house is considered a Historical Resource. To ensure the Project meets the Standards, the EDS team worked with the Project's architectural and design team at Orange Engineering, and utilizing the findings in the HRE,

[6] Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

EDS recommended changes to the Project. The review of the drawing set by Orange Engineering, dated September 8, 2025 (Attachment B), is detailed in the section below.

Secretary of Interior Standards for Rehabilitation Review

The following section addresses the current Project within the context of the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

According to the Standards, "some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character-defining, or outside the building's period of significance."

The Standards and EDS' analysis of the current preliminary Project related to the Standards is presented below. The Project was reviewed using the Project description provided by the architect, which was applied to each of the Standards. The results of the Standards analysis are presented below with an "EDS Response" and an "EDS Analysis" that identifies whether the Project conforms with Standards. "EDS Recommendations" are also provided, if warranted.

The following Standards review assesses potential impacts on the locally listed ca. 1925 house. The following Standards review refers to the drawing set by Orange Engineering dated September 8, 2025.

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

   The ca. 1925 house will continue to be for residential use.

   EDS Analysis: The current preliminary Project complies with Standard 1.

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

   The ca. 1925 house consists of a simple, side-facing jerkinhead gable (clipped gable) form with jerkinhead (clipped gables) with a centered front-facing gable porch, associated with Colonial Revival architecture, in ca. 1932, the house was expanded to include the rear-facing gable wing, which cut off the northwest corner of the original ca. 1925 house, and the side-facing gable entrance, which was originally a side-facing gable roof over a side entrance (Figure 2).

   Based on the drawing set completed by Orange Engineering (September 8, 2025), the Project removes the side-facing gable entrance, which restores the simple and original form from ca. 1925 on three elevations (Figure 3). The opening left by the removal of the side-facing gable will be infilled with the

restored existing nine-over-one, double-hung wood window and in-kind wood siding (Figure 4). Additionally, the project retains and repairs the original nine-over-one, double-hung wood windows with decorative horn stiles. As the house is historically a single-family residence with a small, simple form associated with Colonial Revival, the Project does not impact the original, historic character of the Property, and retains character-defining features. Additionally, the project includes the removal of the ca. 1932 side-facing gable entrance, which restores the ca. 1925 house to its original form on three elevations.

Alterations made to the rear-facing gable do not impact the historic character of the house, as the rear wing addition was constructed in ca. 1932 and consists of Craftsman design, which is not consistent with the original Colonial Revival design (Figure 5 and Figure 6).

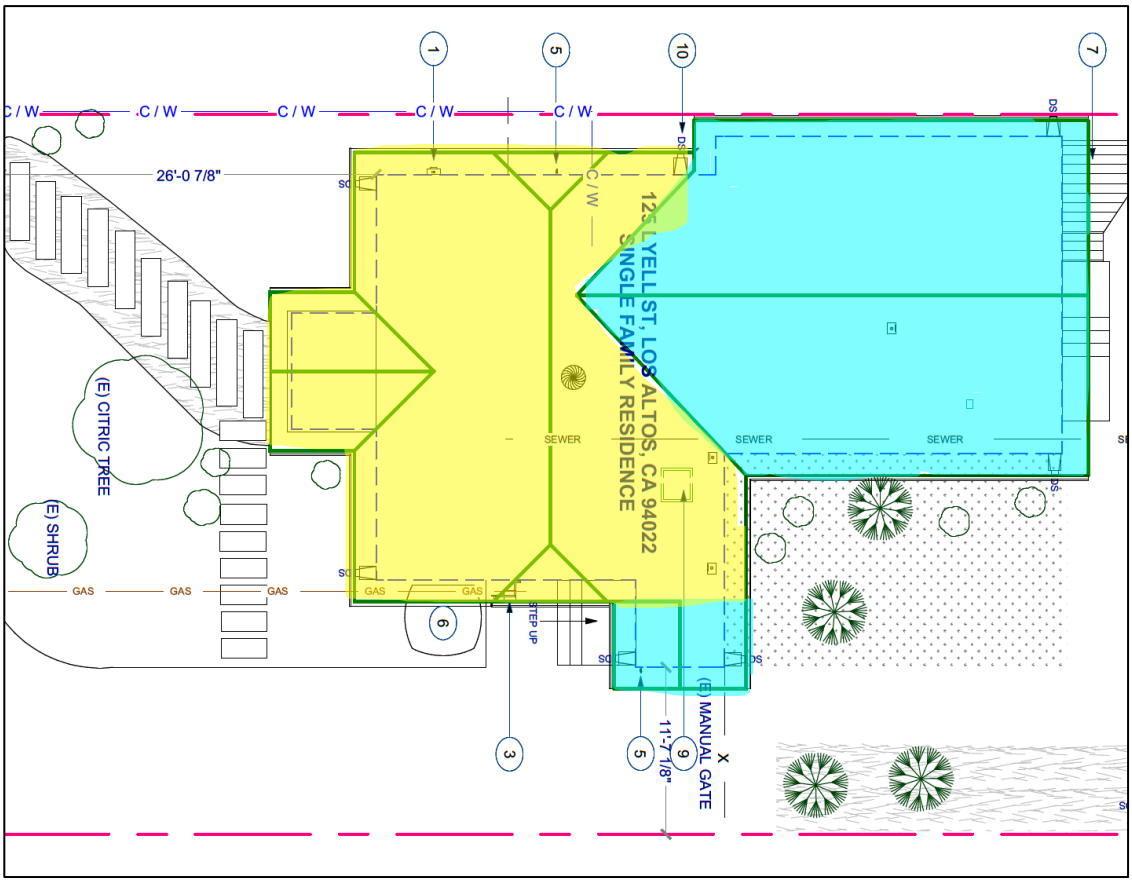


Figure 2. Existing site plan from Page A2.0, with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

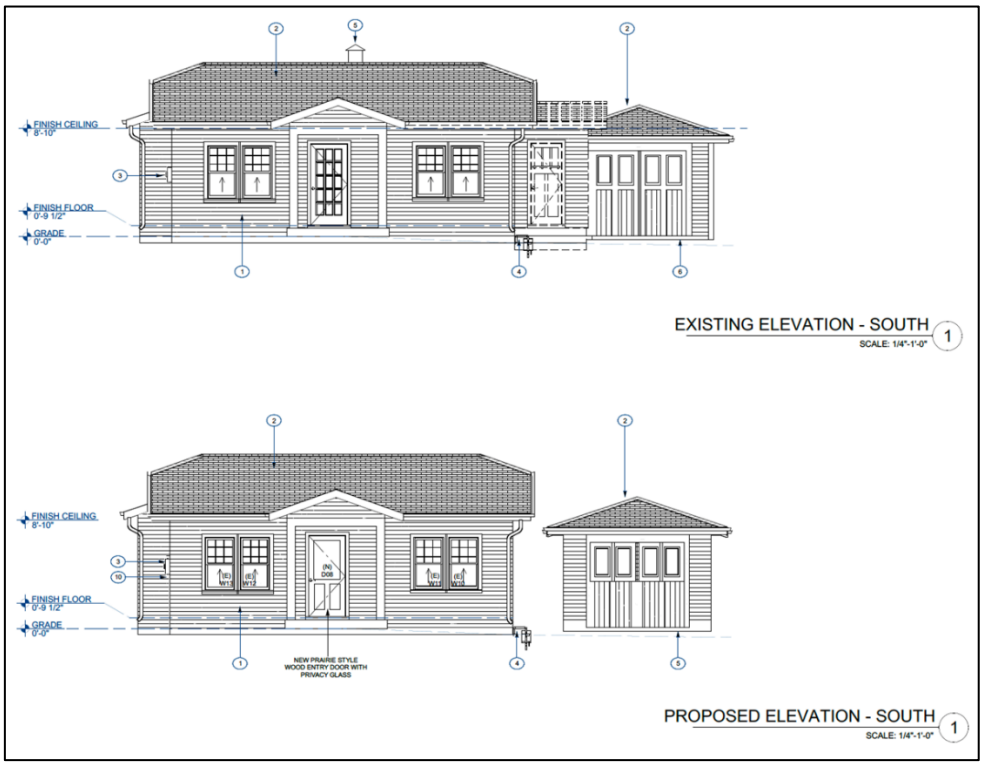


Figure 3. Existing East Elevation (Page A5.0) and Proposed East Elevation (Page A5.2), with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

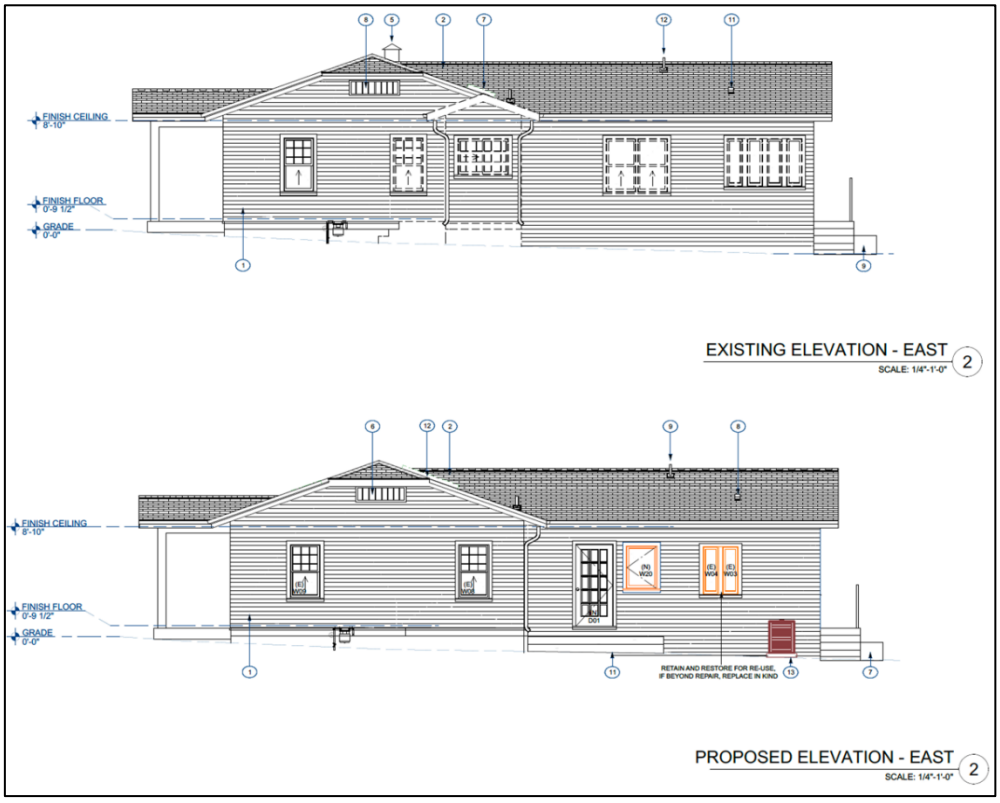


Figure 4. Existing East Elevation (Page A5.) and Proposed East Elevation (Page A5.2), with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

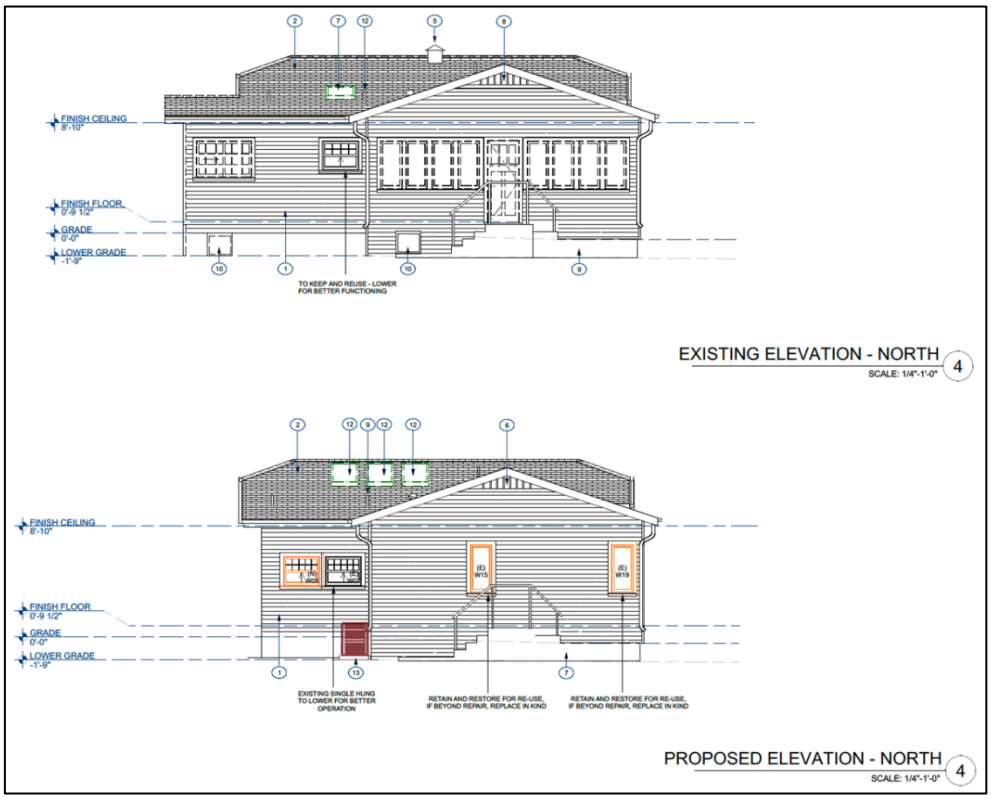


Figure 5. Existing North Elevation (Page A5.1) and Proposed North Elevation (Page A5.3), with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

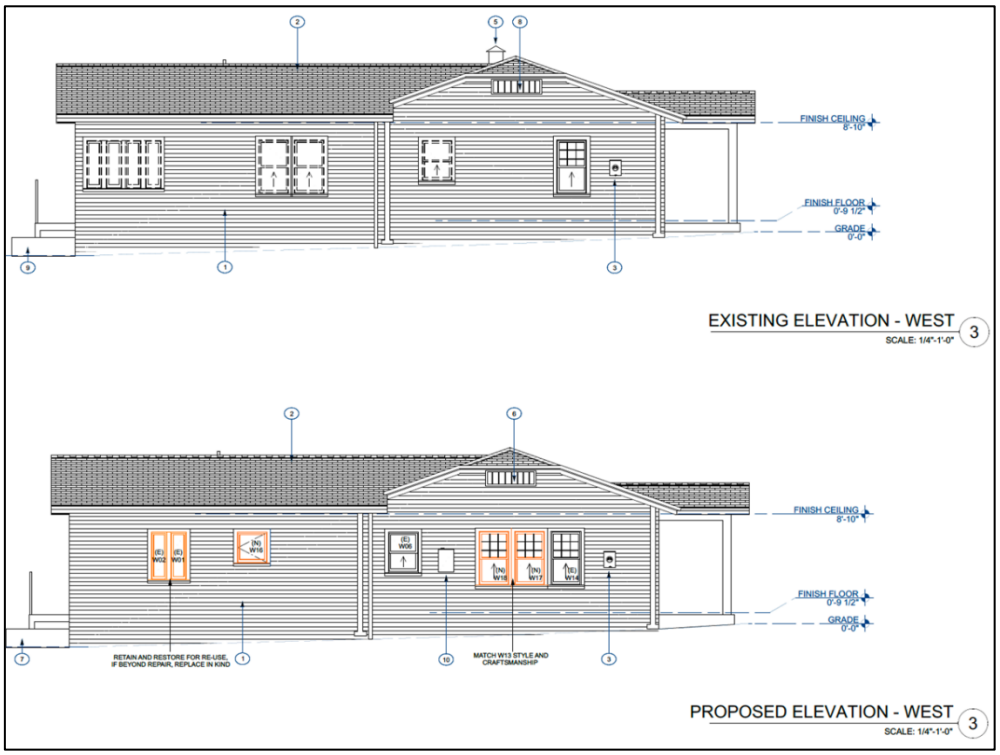


Figure 6. Existing West Elevation (Page A5.1) and Proposed West Elevation (Page A5.3), with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

EDS Analysis: The proposed plan, while removing ca. 1932 material, restores the ca. 1925 house to its original side-facing jerkinhead (clipped gable) form. Alterations that occur on the ca. 1932 rear-facing gable wing do not impact the historic character of the property, as the addition is not a contributor to the overall historic character of the ca. 1925 house. Additionally, the ca. 1925 house restores the original ca. 1925 windows. The Project complies with Standard 2.

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

   There are no proposed changes to the ca. 1925 house that would create a false sense of history.

   EDS Analysis: The Project complies with Standard 3.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

   There are no proposed changes to the ca. 1925 house that have become "significant in their own right." Per the HRE, completed by EDS, the ca. 1925 house is associated with Colonial Revival design, while the ca. 1932 rear-facing gable addition is associated with Craftsman architecture. The addition is a simple instance of Craftsman, with a few details, such as some of its windows and the vents within the gables; however, it does not stand out as an excellent example of the style, nor does it add anything significant to the design of the house. Thus, as established by the requirements of Criterion 3, the addition does not possess any architectural significance. Furthermore, the addition was completed by Genal and Anne Pitts to accommodate their family, rather than in response to an event of local or state significance. As such, the ca. 1932 addition was determined not to be individually eligible for inclusion on the CRHR, or locally significant, for association with an Event (Criterion 1) or for association with the Pitts family under Person (Criterion 2). Thus, while the proposed changes impact the ca. 1932 rear-facing gable addition, this addition does not contribute to the character of the property, and it has not acquired historic significance in its own right.

   EDS Analysis: The Project complies with Standard 4.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

   The Project includes restoring the character-defining features of the nine-over-one, double-hung wood windows with decorative horn stiles, and retains the distinctive features of the south elevation, including the paired windows, centered front-facing gable porch, and off-centered door, which is the primary façade, and the one least impacted by previous alterations. Furthermore, the Project retains the character-defining wood clapboard siding, which is unique in its slight reveal and rounded edges. Additionally, any areas that require its removal, or where it is deteriorated, will be replaced in-kind. The majority of the alterations proposed by the Project impact non-historic and non-distinctive features of the house, as they propose changes to the 1932 additions.

   EDS Analysis: The Project complies with Standard 5.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of**

deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project includes the restoration of six nine-over-one, double-hung wood windows that are original to the ca. 1925 house. This restoration will comply with historic standards, as outlined by NPS Preservation Brief 9: The Repair of Historic Windows (Attachment B)

EDS Analysis: The Project Complies with Standard 6.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No historic materials will be damaged by chemical or physical treatments during the proposed changes to the building. However, if physical treatment is required – such as lead paint removal – the following guidelines should be followed to ensure compliance with Standards 7.

Significant elements should be treated with great care when physical intervention is considered as part of a lead hazard control plan. If the element is extremely significant (e.g., decorative trim work, windows, exterior wood cladding, etc.) and is in good condition, it should be disturbed as little as possible while still ensuring that lead hazards will be controlled or removed. Therefore, careful paint removal and thorough cleaning of the character-defining features, though time-consuming, is appropriate.

NPS recommends the following paint removal techniques:

a. Wet sanding of loose paint to bonded paint.

b. Finish sanding using mechanical sanders with a HEPA vacuum.

c. Low-heat stripping with heat guns or heat plates (less than 450 °F, round-edge scraper)

d. Solvent-based non-caustic stripper in place (not methylene chloride)

e. Offsite stripping with heat, chemicals, or cold-tank dipping (be careful of glued joints)

And recommend that the following methods be avoided:

f. Wet grit blasting (except for limited cast iron or concrete under containment).

g. Caustic strippers that can raise wood grain (unless supervised by a trained specialist).

h. Power sanding that can abrade wood surfaces.

i. Hot-tank dipping that often disintegrates glued joints.

EDS Analysis: Not applicable to the Project.

8. **Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

   EDS Analysis: Not applicable, as a professional archaeologist would need to make this determination.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

   The proposed project does not include any new additions to the massing; however, it alters the fenestration throughout the house. On the west and east elevations, two of the original windows will be shifted north, but will be restored and retained on the elevation, which retains the character of the original ca. 1925 house (Figure 7 and Figure 8). The fenestration on the ca. 1932 rear-facing gable addition will be significantly altered; however, this rear-facing addition is not characteristic of the ca. 1925 house, as the addition consists of Craftsman design, not Colonial Revival, and the windows consist of either one-over-one, double-hung wood windows or vertical, fixed or wood casement windows. Although the addition is not characteristic of the property, it retains six of the original wood casement windows, retaining as much of the ca. 1932 material as possible (Figure 9). As such, the exterior alterations include restoring parts of the original ca. 1925 form, and retains the historic materials that characterize the property. The ca. 1932 rear-facing addition does not characterize the property, and the alterations to the addition are compatible with the ca. 1925 house.

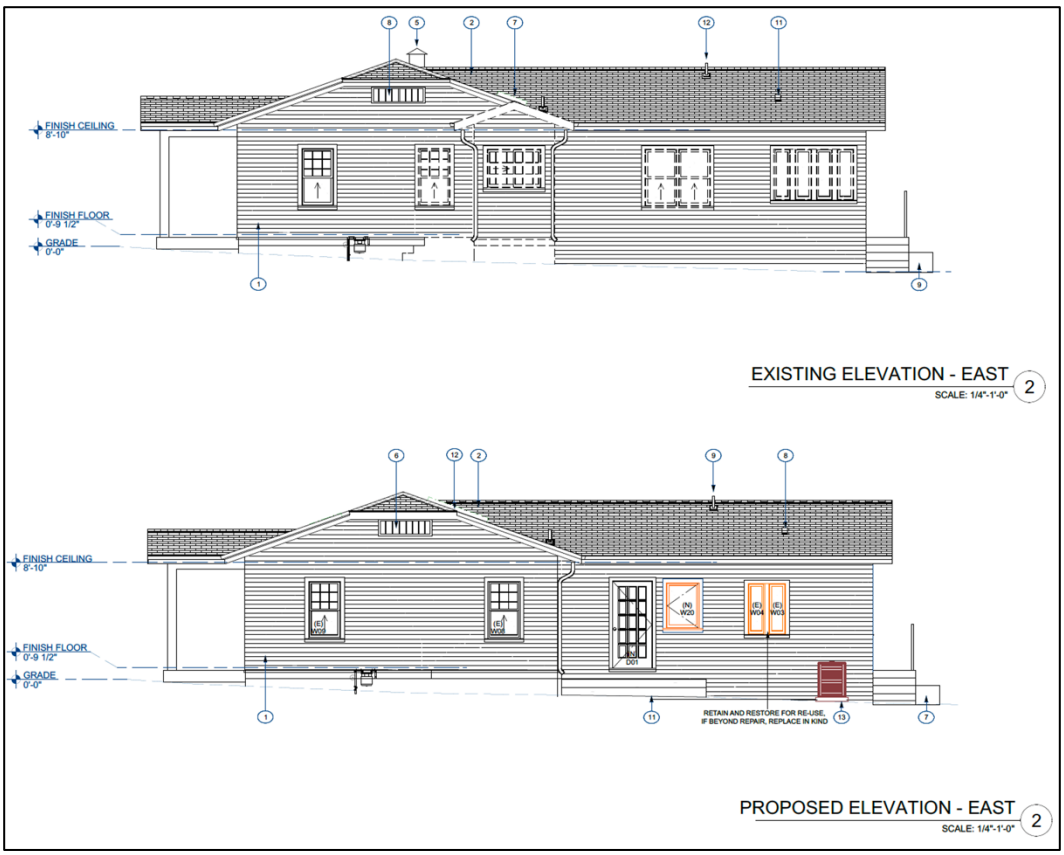


Figure 7. Existing East Elevation (Page A5.) and Proposed East Elevation (Page A5.2), with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

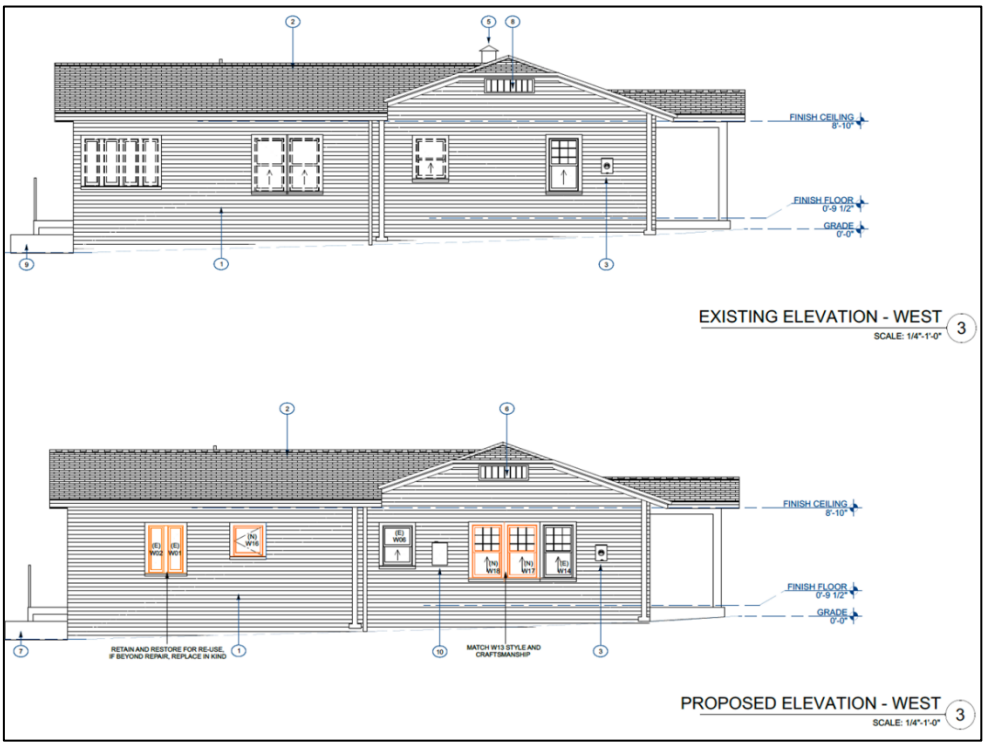


Figure 8. Existing West Elevation (Page A5.1) and Proposed West Elevation (Page A5.3), with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

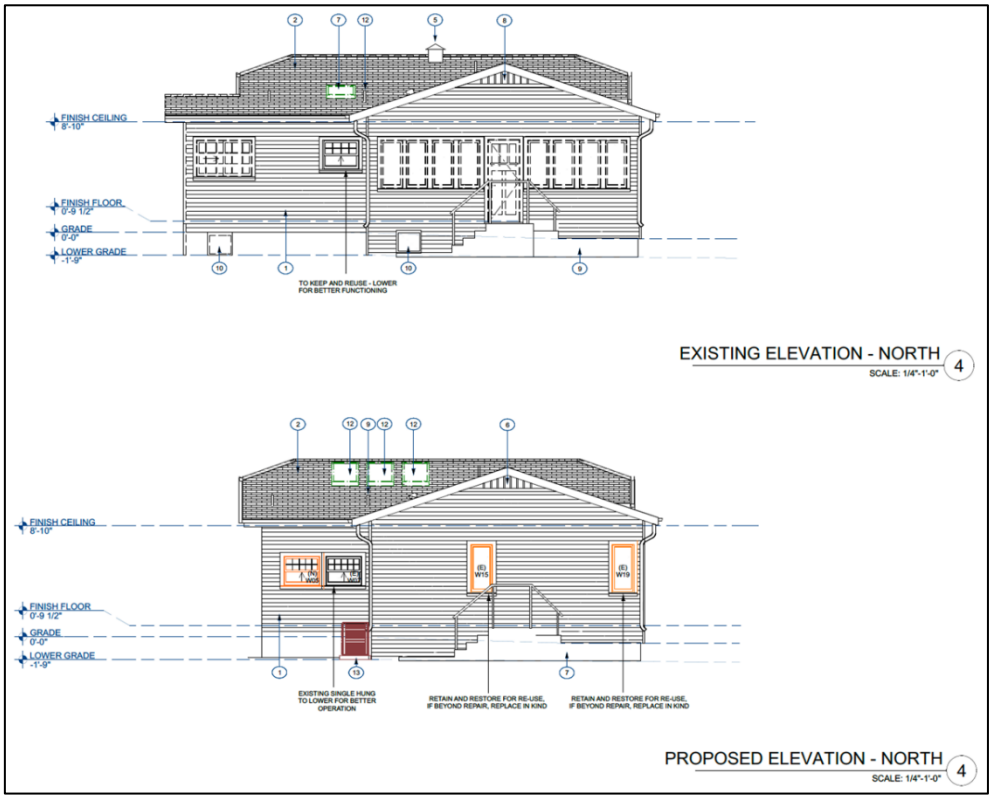


Figure 9. Existing North Elevation (Page A5.1) and Proposed North Elevation (Page A5.3), with original ca. 1925 sections in yellow and ca. 1932 additions in blue (courtesy of Orange Engineering, September 8, 2025)

EDS Analysis: The project is compatible with the existing massing, scale, and size of the existing house and does not add architectural features that compete with the original ca. 1932 design, nor does it create a false sense of history. The Project complies with Standard 9.

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

    The Project does not include new additions, adjacent or relation new construction to the ca. 1925 house.

    EDS Analysis: The Project complies with Standard 10.

CONCLUSION

Based on its local listing, the ca. 1925 house is a historical resource under CEQA. As such, EDS completed the Standards review to determine if the proposed Project would impact the integrity of the ca. 1925 house to remain locally listed. For the Standards review, EDS reviewed drawings completed by Orange Engineering on September 8, 2025. Based on this review, EDS determined that the Project meets the Standards for Rehabilitation and will not significantly impact the integrity of the ca. 1925 house. Therefore, the ca. 1925 house will remain eligible for local listing as a local historical resource.

BIBLIOGRAPHY

De Shazo, Stacey, et. al. "Historic Resource Evaluation and Standards Review of the Property at 125 Lyell Street, Los Altos, Santa Clara County, California." Evans & De Shazo, Inc. 2025.

Los Altos Historic Resources Inventory Update Report. Circa: Historic Property Development, March 2012.

Office of Historic Preservation. "Historic Resource Surveys." (accessed 6/25/2025), https://ohp.parks.ca.gov/?page_id=23317.

Appendix A:

Plans from Orange Engineering, September 8, 2025

Appendix B:

NPS Preservation Brief 9: The Repair of Historic Wooden Windows

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 125 Lyell Street

P1. Other Identifier: "Hollyhock Bungalow"

***P2. Location:** __ **Not for Publication** ✓ **Unrestricted**

***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ **of** __ **of Sec** __; _____ **B.M.**

c. Address 125 Lyell St. City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN: 170 40 009; Block 30, Lot 17

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-story, single family bungalow at 125 Lyell Street is compound in plan and sits on a concrete foundation. The jerkinhead roof is clad in composition shingles and the exterior walls sheathed in drop lap wood siding with cornerboards. A gable roof with pointed bargeboard and open eaves supported by squared wood columns with simple capitols extends from the front (south) elevation, sheltering the concrete front entry porch. A secondary, enclosed entry porch with gable roof projects from the east elevation. An additional gable roofed section of the residence projects toward the rear lot line and a detached, hip-roofed garage/guest cottage is located at the northeast corner of the property. The primary residence retains all of its original nine-over-one wood windows with ogee lugs. All window and door openings are framed with flat-sawn wood trim and wood attic vents are set beneath the two clipped gables. A gabled addition was added to the house in 1928-29 and the house was reroofed in 1995. The property is in excellent condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

***P4. Resources Present:** ✓ Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___Other (Isolates, etc.)

P5b. Description of Photo:
Primary Elevation
June-08

***P6. Date Constructed/Age and Source:** ✓ Historic __ Prehistoric ___ Both
Built c.1920
(Los Altos Planning Dept/Justin Drewes)

***P7. Owner and Address:**
Deborah K. Drewes Trust.
125 Lyell Street Los Altos, CA 94022

***P8. Recorded by:**
Circa: Historic Property Development
1 Sutter St., Ste. 910
San Francisco, CA 94104

***P9. Date Recorded:** _____
June-08

***P10. Survey Type:**
Intensive

***P11. Report Citation**:
Los Altos Historic Resources Inventory Update - Phase III (Circa: Historic Property Development, 2011).

***Attachments:** ___NONE ___Location Map ✓ Continuation Sheet ✓ Building, Structure, and Object Record
___Archaeological Record ___District Record ___Linear Feature Record ___Milling Station Record ___Rock Art Record
___Artifact Record ___Photograph Record ___ Other (List): _____

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** CA Reg. 5S3

Page 2 **of** 3 ***Resource Name or #** (Assigned by recorder) 125 Lyell Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residence B4. Present Use: Residence

***B5. Architectural Style:** Bungalow

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built c.1920. Install 40ft. of wood fencing,1953 (Permit # 309); Boot foundation & shear walls, 1991 (#34002); skylight, n.d. (#52970); reroof guest house, n.d. (#71578). Reroof residence, 1995 .

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

Guest cottage in rear.

B9a. Architect: Unknown b. Builder:

***B10. Significance: Theme** Residential Development **Area** Los Altos

Period of Significance c.1920-1916 (50 year mark) **Property Type** Residence **Applicable Criteria** CR/Los Altos

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Present day Los Altos became part of Santa Clara County in 1851. Associated with the Fremont Township, the area remained largely rural through the latter half of the 19th century, with much of the land devoted to cultivation of wheat crops, orchards and vineyards. By the end of the century, the larger ranches began to give way to a number of smaller farms and orchards. The initial establishment of Los Altos is attributed to Paul Shoup, a Southern Pacific Railroad executive who proposed it as a stop on a commuter rail line between Palo Alto and Los Gatos. Shoup formed the Los Altos Land Company in 1907 and, with the help of his business partners, purchased and laid out the original townsite along the east side of what is now Foothill Expressway, then the future rail line. The Land Company began selling lots for development in 1907 and many of the early houses were used as summer homes for wealthy San Francisco families while others served as year-round residences for commuters. The first steam train service from Los Altos to San Francisco began in 1908 and by 1911, some fifty residences had been constructed and a number of commercial office buildings had been built in the small downtown core. The rail line brought prosperity and growth to Los Altos and existing farms and orchards gradually gave way to residential subdivisions. Better roads and the availability of the automobile continued this development through the through the 1920s and 1930s when a number of (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP4. Ancillary building (guest cottage)

***B12. References:**

Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; Building permit records; Chamber of Commerce (www.losaltoschamber.org/history_two_cities.html); "History of 125 Lyell Street 'Hollyhock Bungalow'" by Justin Drewes (2007) and historic photographs of the property provided by Drewes.

B13. Remarks:

Sketch map created by Circa using Google aerial base map.

***B14. Evaluator:** Circa: Historic Property Development

***Date of Evaluation:** April 2011

(This space reserved for official comments.)

B10. Significance (cont.)

automobile suburbs were developed. The post-World War II population boom led to increased residential and commercial development for the community and the city officially incorporated on December 1, 1952.

Though an exact date of construction for the residence at 125 Lyell Street is unknown, it is estimated to have been built sometime between 1915 and 1925. Physical evidence found within the residence suggests that the house may have been a Minton Company (a lumber and supply based in Mountain View) plan book house. It is suspected that the house was originally built as a one- to two-room bungalow, used as a vacation cottage or modest residence. A quit claim deed for Lot 17 of Block 30, was issued from Eva S. and Harmon D. Jones to Dorothy J. Redfield on July 28, 1925. It is unknown whether the house at 125 Lyell Street was existing at that time or if it was built after the property transfer. However, it is assumed that Ms. Redfield lived in the house alone, and briefly with her husband after being wed. On August 21, 1928 a grant deed was issued to Genal C. and Anne Pitts from Dorothy and E.J. Thompson. On September 12, 1928 a deed of trust was issued to the couple from the San Jose Abstract and Title Insurance Corporation; conditions within this deed indicate that the residence and other buildings already existed on the property at that time.

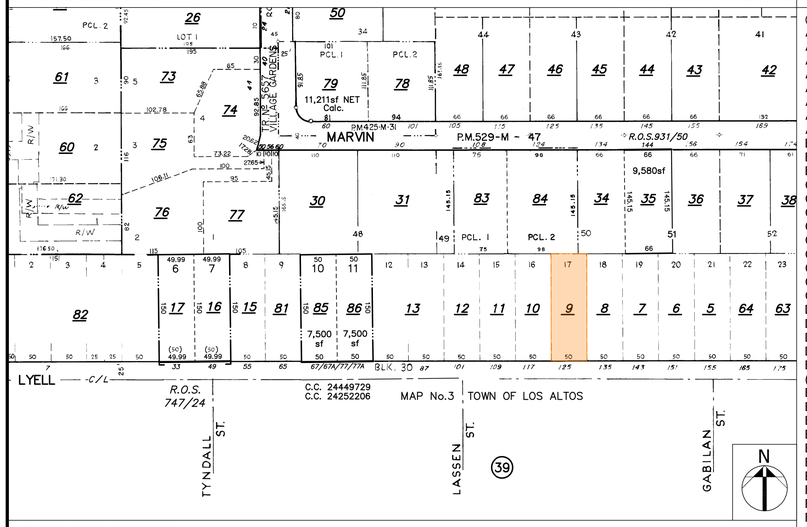
Genal Clause Pitts was born on November 14, 1885 in Kansas, Missouri. An electrician by trade, Pitts converted many houses in the Los Altos area from gas and oil to electricity when the technology became available. Pitts was employed by Al Werry of Werry Electric for a number of years, for the Jones Electric Company in Santa Clara and at Moffett Field during World War II. Anne Giocamazzi (Pitts) was born in Watsonville, California to parents of Italian descent. Anne was a teacher prior to marrying Mr. Pitts. the couple had two daughters, Jeanne and Patricia, in addition to Genal's daughter from an earlier marriage, Ethel. During World War II the garage was converted into a guest cottage for Mrs. Pitts' sister Elvira Wiley to live in. The Pitts family occupied the residence for over four decades until Steve and Deborah Drewes purchased the property in 1974. The Drewes family continues to own the property today and has taken care to preserve the historic character of the residence. An extended account of the property's history as well as that of its residents has been written by Justin Drewes. His account provided the basis of this historical summary.

Character Defining Features: one-story form, jerkinhead roof, drop lap wood siding with cornerboards, pointed bargeboards, open eaves, squared wood porch columns with simple capitols, front entry porch, nine-over-one wood windows with ogee lugs.

Evaluation: The property at 125 Lyell Street retains a high degree of integrity of materials, design, location, workmanship, setting, feeling and association. It was constructed in Los Altos' early (pre-WWII) period of development, has a long-term association with early Los Altos residents, and is an excellent, intact example of a Craftsman Bungalow. As such, it is eligible for listing on the Los Altos Historic Resource Inventory and therefore is assigned the California Register Status Code 5S3: "appears to be individually eligible for local listing or designation through survey evaluation."

PARCEL MAP

SITE



VICINITY MAP

SITE

EXTERIOR MATERIAL AND COLOR WILL REMAIN EXISTING

SITE ABBREVIATIONS

@	AT
ACOUS.	ACCOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE OR ADJACENT
A.G.	ABOVE GRADE
A.F.F.	ABOVE FINISHED FLOOR
AL.	ALUMINUM
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
CH.	CEILING HEIGHT
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CLR.	CLEAR
COL.	COLUMN
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONC.	CONCRETE
D.	DEEP
DIA.	DIAMETER
DS.	DOWNSPOUT
DWG.	DRAWING
ELEV.	ELEVATION
(E)	EXISTING
E.	EAST
EA.	EACH
ELEC.	ELECTRICAL
ENGR.	ENGINEER
EQ.	EQUAL
EXT.	EXTERIOR
EXP.	EXPANSION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FT.	FOOT OR FEET
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS
GYP.	GYPSUM
HT.	HEIGHT
HEX.	HEXAGON
H.	HIGH
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HR.	HOUR
INSUL.	INSULATION
INT.	INTERIOR
L.	LONG
LT.	LIGHT
MIN.	MINIMUM
MTD.	MOUNTED
(N)	NEW
N.	NORTH
NTS.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
PL.	PLATE
PLYWD.	PLYWOOD
(R)	REMOVE(D)
R.	RADIUS
REQ.	REQUIRE(D)
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
SCHED.	SCHEDULED
SHT.	SHEET
SPEC.	SPECIFICATION
STD.	STANDARD
STOR.	STORAGE
SUSP.	SUSPENDED
S/S	STAINLESS STEEL
SQ.	SQUARE
TEL.	TELEPHONE
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.C.T.	VINYL COMPOSITION TILE
W.C.	WATER CLOSET
WD.	WOOD
W/	WITH
W.H	WATER HEATER
W/O	WITHOUT
WP.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT

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SCOPE OF WORK

EXISTING MAIN HOUSE INTERIOR REMODEL, NO SCOPE REFLECTED ON EXISTING ACCESSORY BUILDING

EXTERIOR MATERIAL AND COLOR WILL REMAIN EXISTING

Since the property is listed under HistoricResource property, historian has reviewed and evaluated based on the proposed floor plan.

(E) house has total of 2 bedrooms and 1 bathroom, remodel scope:
- (E) Kitchen will be remodeled and propose a (N) dining space
- (E) Main house Laundry to be restored
- (N) house is proposing total of 3 bedrooms and 1.5 bathrooms
- (N) skylights will be added for more natural lighting access, total of 3

All new windows and exterior door will be proposed to comply historian requirements(Historical characters), for this project, wood-wood is required.

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CODE COMPLIANCE

CITY OF LOS ALTOS MUNICIPAL CODE
CALIFORNIA HISTORICAL BUILDING CODE
2022 CBC, CALIFORNIA BUILDING CODE
2022 CRC, CALIFORNIA RESIDENTIAL CODE
2022 CMC, CALIFORNIA MECHANICAL CODE
2022 CEC, CALIFORNIA ELECTRICAL CODE
2022 CPC, CALIFORNIA PLUMBING CODE
2022 CFC, CALIFORNIA FIRE CODE
2022 CCR, CALIFORNIA CODE OF REGULATIONS, TITLE 24
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2022 CALIFORNIA ENERGY CODE

FULL HOUSE INTERIOR REMODEL

125 LYELL ST, LOS ALTOS, CA 94022

PROPERTY INFORMATION

GENERAL PLAN DESIGNATION:	SF10, ALONG WITH HISTORIC RESOURCE IDENTIFICATION
ZONING:	R1-10
APN:	17040009
TYPE OF CONSTRUCTION:	VB
OCCUPANCY:	Single Family, SMALL LOT (10 du/net acre)
FIRE SPRINKLERS:	NO
PARKING:	N/A
LOT AREA:	7,500 SF

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	1,645 square feet (21.9%)	1611 square feet (21.5 %)	2625 square feet (35 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 1,603 sq ft 2nd Flr: ____ sq ft **Total: 1,603 sq ft** (21.3%)	1st Flr: 1,569 sq ft 2nd Flr: ____ sq ft **Total: 1,569 sq ft** (20.9 %)	2625 square feet (35 %)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 26.09 feet 76.07 feet 11.63 feet/___ feet 4.2 feet/___ feet	 EXISTING REMAIN 17.58 feet/___ feet 4.2 feet/___ feet	 25 feet 25 feet 10 FEET (MIN) NARROW LOT (50')
HEIGHT:	14'2" feet	14'2" feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1,603 square feet	-34 square feet	1,569 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	0 square feet	0 square feet	0 square feet

LOT CALCULATIONS

NET LOT AREA:	7,500 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	600 square feet (8 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 600 sq ft Existing softscape (undisturbed) area: 3800 sq ft New softscape (new or replaced landscaping) area: 0 sq ft *Sum of all three should equal the site's net lot area*

NEW TOTAL LOT COVERAGE: 21.5%
NEW TOTAL FLOOR ARE(EXCLUDING PORCH): 1,569 SQ FT

	EXISTING	PROPOSED	TOTAL
• OF BEDROOM	2	+ 1	3
• OF BATHROOM	1	+ 0.5	1.5

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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: COVER SHEET

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

A 0.0

[15] ADDRESS NUMBERS: SHOW LOCATION OF ADDRESS NUMBERS ON BUILDING ELEVATIONS CLEARLY VISIBLE FROM ADJACENT ACCESS STREET OR ROAD. NUMBERS TO BE MIN 4" HIGH WITH MIN. STROKE WITH OF 1/2" AND SHALL CONTRAST WITH THE BACKGROUND. ADDRESS NUMBER SHALL BE ILLUMINATED AND PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROD FRONTING THE PROPERTY.
[16] WATER HEATER: (GAS STORAGE-TANK TYPE)
A. SEISMIC ANCHORAGE OF WATER HEATER INCLUDE 3 ANCHORS OR STRAPS AT POINTS WITHIN THE TWO UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
B. PRESSURE RELIEF VALVE WITH DRAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
C. PROVIDE 24 INCH MINIMUM WIDE DOOR TO WATER HEATER COMPARTMENT; MIN 30"X30" WORKSPACE BY FIREBOX.
D. DWH LOCATION PROHIBITED IN BDRM; BATHRM; CLOTHES CLST; OR AREA OPEN TO SAME EXCEPT DIRECT VENT APPLIANCE
E. IF LOCATED OVER FRAMING; REQUIRES WATERTIGHT PAN W/1" DRAIN
F. EXTERNALLY WRAPPED WITH MIN. R-12 INSULATION
[17] FORCED AIR FURNACE:
A. FAU LOCATED ON CONC. SLAB MIN3" ABV GRADE;
B. ATTIC ACCESS 22X30" MIN;
C. SWITCH AT ENTRANCE FOR LIGHT AT APPLIANCE:
D. NOT OPEN TO BDRM OR BATHRM;
E. 30" CLR WORKSPACE AT FRONT;
F. TOATAL CLEARANCE 12" GREATER THAN FAU WITH;
G. FURNACE ROOM PASSAGEWAY 24" MIN WIDTH;
H. COMBUSTION CHAMBER 6" MIN. TO CLOSED DOOR
J. RECEPTACLE WITHIN 25' AND NOT ON APPL. CIRCUIT
K. HVAC SUBCONTRACTOR TO VERIFY ALL APPLICABLE INSTALLATION REQUIREMENTS AND INSTALL PER MANUF. SPECIFICATIONS TYPICAL.
L.FAU COMSUTION AIR (SEE CMC AND CPC FOR MORE OPTIONS AND REQ'TS): OPT1: PROVIDE 100 SQ.IN. EXT. OPENINGS WITHIN UPPER AND LOWER 12" OR MECH. CLST; OPT2; ONE EXT. OPENING WITHIN UPPER 12" WITH MIN 1 SQ IN. PER 3KBTU AND >=CROSS SECTIONAL AREA OF ALL VENT CONNECTORS (HIGH EFFICIENCY FAUS OR FAUS IN VENTILATED CRAWLSPACE, GARAGE OR ATTIC HAVE SPECIFIC ALLOWANCES AND REQ'TS PER UMC)
[18] 1-HR WALL BETWEEN GARAGE & HOUSE: 5/8" TYPE X GYP. BD GARAGE INSIDE; 2X4 WD STUDS @16" O.C W/R-13 BATT INSUL; 1/2" GYP BD @ HOUSE SIDE. 1-HR CLG BETWEEN GRAGE AND HOUSE: 2 LAYERS 5/8" TYPE X GYP. BD. GARAGE SIDE (FASTEN PER CBC TABLE 7-C INTEM 21-1.1)
[19] DOOR TO GARAGE: DOOR BETWEEN GARAGE AND HOUSE TO BE SELF-CLOSING: TIGHT-FITTING SOLID WOOD DOOR 1- 3/8" THICK OR APPROVED 20 MIN FIRE-RATED DOOR
[20] CRAWLSPACE VENTILATION: VENT 1 S.F/150 S.F OF UNDER FLOOR AREA: U.O.N., PROVIDE VENTS SHALL BE COVERED WITH 1/4" WIRE MESH
[21] UNDER-FLOOR CLEARANCE: PROVIDE MIN. 18" CLEAR TO EXPOSED GROUND IN CRAWLSPACES FROM JOIST OR STRUCTURAL WOOD FLOORS OR 12" TO WOOD GIRDERS. OTHERWISE, SUCH WOOD FRAMING SHALL BE PRESSURED-TREATED OR HAVE NATURAL RESISTANCE TO DECAY
[22] CRAWLSPACE ACCESS: PROVIDE MIN 18"X24" CRAWLSPACE ACCESS PANEL
[23] ATTIC VENTILATION: VENT 1 S.F/150 S.F OF ATTIC AREA OR 1 S.F/300 S.F IF >50% OF VENTING IS LOCATED ABOVE MID-POINT OF ATTIC.
[24] ATTIC ACCESS PANEL: R807.1: 22"X30" MIN PANEL (SIZE LARGER TO ACCOMMODATE FAU AS REQ'D) LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IF FAU IN ATTIC, PROVIDE 30" MIN DEEP PLATFORM IN FRONT OF FIRE BOX AND LIGHTING OUTLETS SWITCHED AT ACCESS DOOR NEAR FURNACE.
[25] EGRESS WINDOW: 5.7 SQ. FT. MIN (5 SQ.FT. MIN ALLOWABLE AT GROUND LEVEL); 20" WIDE BY 24" HIGH: MAX 44" TO FINISHED SILL OPENS DIRECTLY TO PUBLIC WAY; YARD OR COURT THAT OPENS TO A PUBLIC WAY
[26] ARC-FAULT CIRCUIT INTERRUPTER: AT ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERAGE RECEPTACLE OUTLETS INSTALLED IN ALL DWELLING UNIT ROOMS EXCEPT BATHROOMS AND GARAGES. RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. CEC 210.12(A), CEC 406.12.
[27] SMOKE ALARMS: NEW 110V SMOKE ALARMS (WITH BATTERY BACKUP) WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AND AT THE FOLLOWING LOCATIONS;
1 HALLWAYS LEADING TO BEDROOMS;
2 ABOVE TOPS OF STAIRS;
3 AT LEAST ONE EVERY LEVEL AND ANY AREA WHERE CEILING HEIGHTS IS MORE THAN 24" ABOVE HALLWAY CEILING LEADING TO SLEEPING ROOM. ALL SMOKE DETECTORS ARE TO BE INTERCONNECTED PER 2022 CBC 907.2.11 (ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT AND ALARM WILL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED).
4 SMOKE ALARMS SHALL BE INSTALLED MINIMUM OF 36 INCHES HORIZONTAL PATH AWAY FROM ANY SUPPLY REGISTERS.
5 SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 PER CBC R314.1.1.
6 SMOKE ALARMS INSTALLED 10-FT BUT LESS THAN 20-FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE MUST BE AN IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM PER CFC R907.2.10.8 (NFPA 72 R29.8.3.4 ITEM 4).
7 SMOKE ALARMS MUST BE INSTALLED NOT LESS THAN A 3-FT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER PER NFPA 72 R29.8.3.4 ITEM 5.
[28] CARBON MONOXIDE ALARMS: (SEC: R315) NEW 110V CARBON MONOXIDE ALARM (WITH BATTERY BACK UP) INSTALLED OUTSIDE EACH AREA ADJACENT TO A SLEEPING AREA; EACH STORY OF THE BUILDING; AND IN ANY BASEMENT; CO ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 PER CBC R314.1.1.;WHERE MORE THAN ONE CARBON MONOXIDE DETECTOR IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT PER CRC R315.
[29] FIRE SPRINKLERS: (SEC: R313.3) NEW RESIDENTIAL CONSTRUCTION REQUIRES NEW SPRINKLERS TO PROTECT ALL AREAS OF THE DWELLING UNIT EXCEPT; ATTICS (WITHOUT FUEL-FIRED EQUIPMENT)' CRAWLSPACES; AND NORMALLY UNOCCUPIED CONCEALED SPACES: CLOSETS AND PANTRIES NOT EXCEEDING 24 SF WITH SMALLEST DIMENSION NOT GRATER THAN 3'; BATHROOMS NOT MORE THAN 55 SF; DETACHED GARAGES; CARPORTS WITH NO HABITABLE SPACE ABOVE; OPEN ATTACHED PORCHES; UNHEATED ENTRY AREAS ADJACENT TO ENTRY DOOR. ATTICS AND CRAWLSPACES WITH FUEL-FIRED APPLIANCES REQUIRE A SPRINKLER INSTALLED ABOVE THE EQUIPMENT. 9CALFIRE 903.3.1.2.1) SPRINKLER PROTECTION SHALL BE PROVIDE FOR EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION PROVIDED THERE IS A ROOF OR DECK ABOVE.
[30] WINDOW:
A. ALL SHGC AND U-FACTOR VALUES SHALL BE DETERMINED AND FOLLOWED BY CALIFORNIA CODE OF REGULATION, TITLE 24.
B. ROUGH OPENING FOR WINDOWS TO BE INSTALLED, SHALL INCLUDE PLUS 2" TO THE ACTUAL WINDOW WIDTH DIMENSION AND PLUS 1" FOR THE HEIGHT OF THE WINDOW DIMENSION.
[31] DOOR:
A. ROUGH OPENING FOR DOORS SHALL INCLUDE PLUS 2" FOR THE ACTUAL WIDTH OF THE DOOR TO BE INSTALLED AND DOORS WITH A HEIGHT OF 80" REQUIRES A ROUGH OPENING HEIGHT OF 83" OR PLUS 2-1/2" FOR ALL DOORS.
B. SLIDING DOOR TO BE INSTALLED SHALL INCLUDED PLUS 2" TO THE ACTUAL DOOR WIDTH DIMENSION AND PLUS 1" FOR THE ACTUAL HEIGHT.
[32] SKYLIGHT: OPERABLE SKYLIGHT SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8". VENTS AT THE ROOF TO BE A MINIMUM OF 3' ABOVE OR 10' FEET HORIZONTALLY AWAY FROM OPERABLE SKYLIGHTS PER CPC 906.2.
GLAZING MATERIALS SHALL BE LIMITED TO THE FOLLOWING:
A LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38 MM) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5 M2) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 MM) ABOVE A WALKING SURFACE; FOR HIGHER OR LARGER SIZES, THE INTERLAYER THICKNESS SHALL BE NOT LESS THAN 0.030 INCH (0.76 MM).
B FULLY TEMPERED GLASS.
C HEAT-STRENGTHENED GLASS.
D WIRED GLASS.
E APPROVED RIGID PLASTICS.
[33] LIGHTING:
A. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE CLASSIFIED AS HIGH-EFFICACY LIGHT SOURCES IN ACCORDANCE WITH CALIFORNIA ENERGY CODE TABLE 150.0(K)1A.
B. ALL SCREWED BASED LUMINARIES SHALL HAVE LAMPS INSTALLED MARKED WITH JA8-2022 OR JA8-2022E. ALL SCREWED BASED LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS. (CALIFORNIA ENERGY CODE 150.0(K)2.J.
C. ALL OUTDOOR LIGHTING IS HIGH EFFICACY PLUS MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE THE AUTOMATIC CONTROLS. (CALIFORNIA ENERGY CODE TABLE 150.0(K)3.A) AND WITH PHOTOCONTROL AND MOTION SENSOR.
D. LIGHT FIXTURES INSTALLED IN WET LOCATIONS OR DAMP LOCATIONS SHALL BE LISTED AND MARKED FOR USE IN ITS INTENDED LOCATION. (CAL ELECTRICAL CODE 410.1).
[33] RECEPTACLES: RECEPTACLES ON 120-VOLT 15 AND 20 AMPS CIRCUITS SHALL BE LISTED AS TAMPER RESISTANT EXCEPT WHEN LOCATED MORE THAN 76 INCHES ABOVE THE CASEWORK OR WITHIN CASEWORK OR WHEN PART OF LUMINAIRE OF APPLIANCE. SEE 2022 CEC ART. 406.12.

PLAN NOTES

(NOT ALL OF THESE CODES NECESSARILY APPLY TO THIS PROJECT- SEE SPECIFIC CALLOUTS ON PLANS WHERE EACH APPLIES.)

[1] SAFETY (TEMPERED) GLAZING: AT: (1) HAZARDOUS LOCATIONS-WINDOWS ADJACENT TO: TUBS, SHOWERS, AND TUB/SHOWERS (2)ADJACENT TO AND WITHIN INCHES OF EITHER EDGE OF DOORS (3) GLAZING LESS THAN 60" ABOVE, WALKING SURFACE AT STAIRWAYS OR LANDINGS (4) , WINDOWS WITHIN 3' HORIZ. FROM TUB/SHOWER UNLESS BTM OF GLAZING >60" ABV. STANDING SURFACE OF TUB/SHOWER.
[2] SHOWER/TUB: SHOWERHEAD 1.8 GAL. PER MIN. MAX.
A. SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE, AND ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22" MINIMUM.
B. GLAZING IN ANY PORTION OF THE SHOWER, BATHTUB, OR HYDRO-MASSAGE TUB ENCLOSURE SHALL BE SAFETY GLAZING (IE. TEMPERED GLASS) WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 50" ABOVE THE STANDING, SURFACE OF THE UNIT.
C. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FRO A MINIMUM OF 6' ABOVE THE FLOOR.
D. ANY NEW OR REPLACED MIXING VALVE IN A SHOWER(INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120 F. ANY NEW OR REPLACED WATER-FILTER VALVE IN BATHTUBS/WHIRPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120 E. THE HEATER THERMOSTAT CANNOT BE USED TO MEET THE THESE PROVISIONS.
F. HYDRO-MASSAGE TUBS (IE. JACUZZI TUBS) SHALL HAVE MOTOR ACCESS, A GFCI PROTECTED DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5' OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED
G. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE.
[3] TOILET: MAX 1.28 GAL. PER FLUSH: MIN. 30" WIDTH CLEARANCE: MIN 24" FRONT CLEARANCE: FIXTURE CENTERED MIN 15" FROM SIDE: CAULK AND SEAL FIXTURE WHERE IT MEETS FLOOR.
[4] BATHROOM:
A. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER RESISTANT. NEW/ADDITIONAL OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
B. PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING A 5AIR CHANGES/HR-MECHANICAL SUBCONTRACTOR TO SPECIFY ACCEPTABLE FAN UNIT FOR EACH SPACE; EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES(EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFI PROTECTED CIRCUIT BASED ON THE MANUFACTURERS REQUIREMENTS.
C. BATHROOM FANS SHALL BE 25 CFM CONTINUOUSLY RUNNING OR 50 CFM INTERMITTENTLY RUNNING.
D. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING (I.E DRYERS, BATH AND UTILITY FANS ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
E. LIGHTING FIXTURES LOCATED WITHIN 3'HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
F. SHALL HAVE A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE. ALL OTHER LIGHTING IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
G. MAXIMUM FLOW FOR BATHROOM FAUCET TO BE 1.2 GALLON/MINUTE
H. BATHROOM LIGHTING IN ALL BATHROOMS (INCLUDING THE POWDER ROOMS). AT MINIMUM, ONE LUMINARIES SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY, 150(K)1A
I. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER CRC R307.2.
[5] KITCHEN:
A. CONDUCTOR WIRES WITH AN INSTALLED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
B. PROVIDE TWO SEPARATE 20 AMP CIRCUITS FOR KITCHEN SMALL APPLIANCES, WITH NO OTHER OUTLETS ON THE CIRCUITS.
C. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
D. KITCHEN LIGHTING; ALL LIGHTING SHALL BE HIGH EFFICACY.
E. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
F. GFCI PROTECTION AT ALL RECEPTACLES SERVING KITCHEN COUNTER TOPS; RECEPTACLES WITHIN 6 FEET OF WET BAR SINK; AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12 INCHES TO BE TAMPER RESISTANT
G. MAXIMUM FLOW FOR KITCHEN FAUCET TO BE 1.8 GALLON/MINUTE
H. KITCHEN RANGE HOOD FANS THAT EXHAUST 400 CFM OR LESS SHALL BE VERIFIED BY A HERS RATER TO CONFIRM REQUIRED AIRFLOW AND SOUND REQUIREMENTS SPECIFIED IN ASHRAE 62.2. MIN. 100 CFM RATED KITCHEN HOOD SHALL BE INSTALLED. RANGE FAN HOOD IS RATED/CERTIFIED BY HVI FOR MANUFACTURER, CERTIFIED MODEL, AIR FLOW, AND SOUND RATING PER CENC 150.0(O)1G.
I. GARBAGE DISPOSAL AND DISHWASHER SHALL BE ON SEPARATE BRANCHES TO PROVIDE OVERLOAD PROTECTION FOR MOTOR-OPERATED APPLIANCES. CEC 422.12(G), CEC 430.32.
[6] LAUNDRY:
A. CONDUCTOR WIRES WITH AN INSTALLED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
B. PROVIDE ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.
C . VENT DRYER W/SMOOTH METAL DUCT TO EXT. W/ BACKDRAFT DAMPER. DUCT TO BE 4" MIN DIA.; 14' MAX LENGTH WI/2 ELBOWS, PROVIDE ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.
D. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
E. LAUNDRY ROOM LIGHTING: ALL LIGHTS SHALL BE HIGH EFFICACY AND CONTROLLED BY AN OCCUPANT SENSOR.
F. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
G. ELECTRIC CLOTHES DRYER SHALL HAVE A CIRCUIT HOOKUP TO BE AT MINIMUM 240-VOLTS/30 AMPERAGE OR PER MANUFACTURER'S NAMEPLATE, PER CEC 220.54
[7] GUARD RAILS: GUARD RAILS REQ'D AT WALKING SURFACE 30" OR MORE ABOVE GRADE. GUARDRAILS HEIGHTS SHALL BE MIN. 42" HIGH WITH INTERMEDIATE RAILS SUCH THAT A 4" SPHERE SHALL NOT PASS THROUGH. GUARDRAILS AND CONNECTIONS SHOULD BE CAPABLE OF RESISTING 20 P/F HORIZONTAL LOAD. PERPENDICULAR TO TOP RAIL AND INTERMEDIATE RAILS, PANEL FILTERS AND THEIR CONNECTIONS SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 25 POUNDS PER SQUARE FOOT APPLIED HORIZONTALLY AT RIGHT ANGLES OVER THE ENTIRE TRIBUTARY AREA, INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
[8] STAIRS: CONFORM TO
A. 1 1/4 -2 " DIAMETER HANDRAIL MOUNTED 34 TO 38 IN. ABOVE THE TREAD NOSING. REQUIRED AT ALL STAIRS WITH 4 OR MORE RISER -RETURN AT ENDS
B. HANDRAILS SHALL BE MOUNTED SO THAT THE COMPLETED RAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL CBC-TABLE 16B, FOOT NOTE 9.
C. HEADROOM MIN. 6'8" ABV. STAIR TREADS
D. HANDRAIL PROJECTION MAX 3.5" INTO REQ'D STAIR WIDTH. STRINGERS AND OTHER PROJECTIONS ARE LIMITED TO 1- 1/2" PROJECTION EACH SIDE.
E. RISE AND RUN OF STAIRS (MAX. RISE 7- 3/4"; MIN. RUN 10")
F. HANDRAIL REQUIRED AT STAIRS WITH TWO OR MORE RISERS; HANDRAIL BOTH SIDES REQUIRED AT EXT STAIRS; HANDRAIL AT ONE SIDE ALLOWED AT INT. STAIRS
G. AT EXT. STAIRS; HANDRAILS TO EXTEND 12" HORIZ AT TOP AND EXTEND ONE TREAD LENGTH AT BOTTOM OF RUN AND RETURN TO ADJ. WALL OR POST
[9] LANDINGS: PROVIDE 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS (NO MORE THAN 7-3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1/2' LOWER THAN THRESHOLD FOR OUT SWINGING DOORS; MIN. 1/4 SLOPE FOR WEATHER EXPOSED LANDINGS; BALCONIES AND ROOF DECKS SEALED UNDERNEATH.
[10] STORAGE UNDER STAIRS: PROVIDE 5/8" TYPE X GYP BD UNDER STAIRS AT STORAGE AREA TYP.
[11] PRESSURE TREATED WOOD: TO BE USED FOR WOOD IN CONTACT W/EARTH OR EMBEDDED IN CONCRETE OR MASONRY. 6" MIN. CLEAR FROM GRADE TO FRAMING
[12] HOSE BIBS: PROVIDE A NON-MOVABLE BACKFLOW PREVENTION DEVICE ON ALL NEW EXTERIOR HOSE BIBS, AND LAWN SPRINKLER/IRRIGATION SYSTEMS. ALL HOSE BIBS MUST HAVE APPROVED ANTI-SIPHON DEVICE
[13] SLOPE OF GRADE: AWAY FROM BUILDING AT A MINIMUM OF 2% FOR 4'
[14] WATERPROOF/GFCI PROTECTED OUTLETS: AT EXTERIOR AT FRONT AND REAR OF DWELLING HAVING ACCESS TO GRADE AND AT ALL BALCONIES, DECKS; AND PORCHES GREATER THAN 20 SF

GENERAL NOTES

1. CONTRACTORS SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONTRACTORS SHALL NOTIFY PROJECT DESIGNER IF EXISTING CONDITIONS DIFFER FROM THOSE ON DRAWINGS.
2. ALL DIMENSIONS SHALL BE AS INDICATED ON DRAWINGS OR AS CLARIFIED BY PROJECT DESIGNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT DESIGNER PRIOR TO COMMENCEMENT OF WORK.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND THE HIGHEST STANDARDS OF THE TRADE.
5. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES.
6. NO MATERIALS CONTAINING ASBESTOS MAY BE USED.

GREEN CODE

G1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS PER CGBSC 4.406.1.
G2. MIN. 65% OF THE CONSTRUCTION WASTE GENERATED SHALL BE RECYCLED AND/OR SALVAGED PER CGBSC 4.408.1.
G3. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGBSC 4.410.1.
G4. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR INTAKE AND DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED. TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS ENTERING THE SYSTEM MAY BE USED PER CGBSC 4.504.1.
G5. FINISH MATERIALS SHALL COMPLY WITH SECTION 4.504.2.1 THROUGH 4.504.5.1.
G6. ADHESIVES, SEALANT AND CAULKS SHALL BE COMPLIANT WITH VOC OR OTHER TOXIC COMPOUND LIMIT PER CGBSC 4.504.2.1.
G7. PAINT AND COATING SHALL BE COMPLIANT WITH VOC LIMIT PER CGBSC 4.504.2.2.
G8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC OR OTHER TOXIC COMPOUND PER CGBSC 4.504.2.3.
G9. DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR UPON REQUEST, VERIFYING THAT COMPLIANT VOC LIMIT MATERIALS HAVE BEEN USED PER CGBSC 4.504.2.4.
G10. ALL CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMIT PER CGBSC 4.504.3.
G11. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE PRODUCT (CHPS) LOW-EMITTING MATERIAL LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM PER CGBSC 4.504.3.4.
G12. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL BE COMPLIANT WITH LOW FORMALDEHYDE EMISSIONS STANDARDS PER CGBSC 4.504.5.
G13. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF ½" OR LARGER CLEAN AGGREGATE UNDER A 6-MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGBSC 4.505.2 AND CRC R506.2.3.
G14. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE CGBSC 4.505.3.
G15. INSTALL ENERGY STAR BATHROOM FANS ON TIMER OR HUMIDISTAT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY NEW/REMODELED BATHROOM PER CGBSC 4.506.1.
G16. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS (CGBSC 4.507.2):
1 THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUAL;
2 DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUAL.
3 SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA3 MANUAL S-2014 OR EQUAL
4 EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.
G17. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENTS BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGBSC 702.1.
G18. DOCUMENTATION OF COMPLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY. OTHER SPECIFIC DOCUMENTATION OR SPECIAL INSPECTIONS NECESSARY TO VERIFY COMPLIANCE ARE SPECIFIED IN APPROPRIATE SECTIONS OF CALGREEN PER CGBSC 4.703.

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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: GENERAL NOTES

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

A 0.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

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.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

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

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code.*

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

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

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

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

4.303.1.3 Showerheads.

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

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

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

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

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

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

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

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

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

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: GREEN BUILDING STANDARDS

PROJECT NUMBER:
OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

A 1.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

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

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

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

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

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

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

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

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

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

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

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

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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: GREEN BUILDING STANDARDS

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

A 1.1

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

TREE PROTECTION DURING CONSTRUCTION:
PROTECTED TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING, WHICH MAY BE MODIFIED BY THE DEVELOPMENT SERVICES DIRECTOR:

A.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. THE FENCE SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF A STURDY BUT OPEN MATERIAL (I.E., CHAIN LINK), TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY. THERE SHALL BE NO STORAGE OF ANY KIND WITHIN THE PROTECTIVE FENCING. THE FENCE SHALL BE IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.

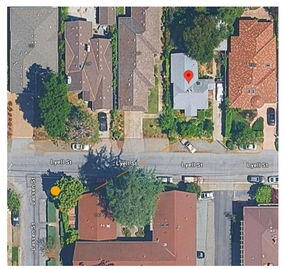
B.THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR.

C.DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).

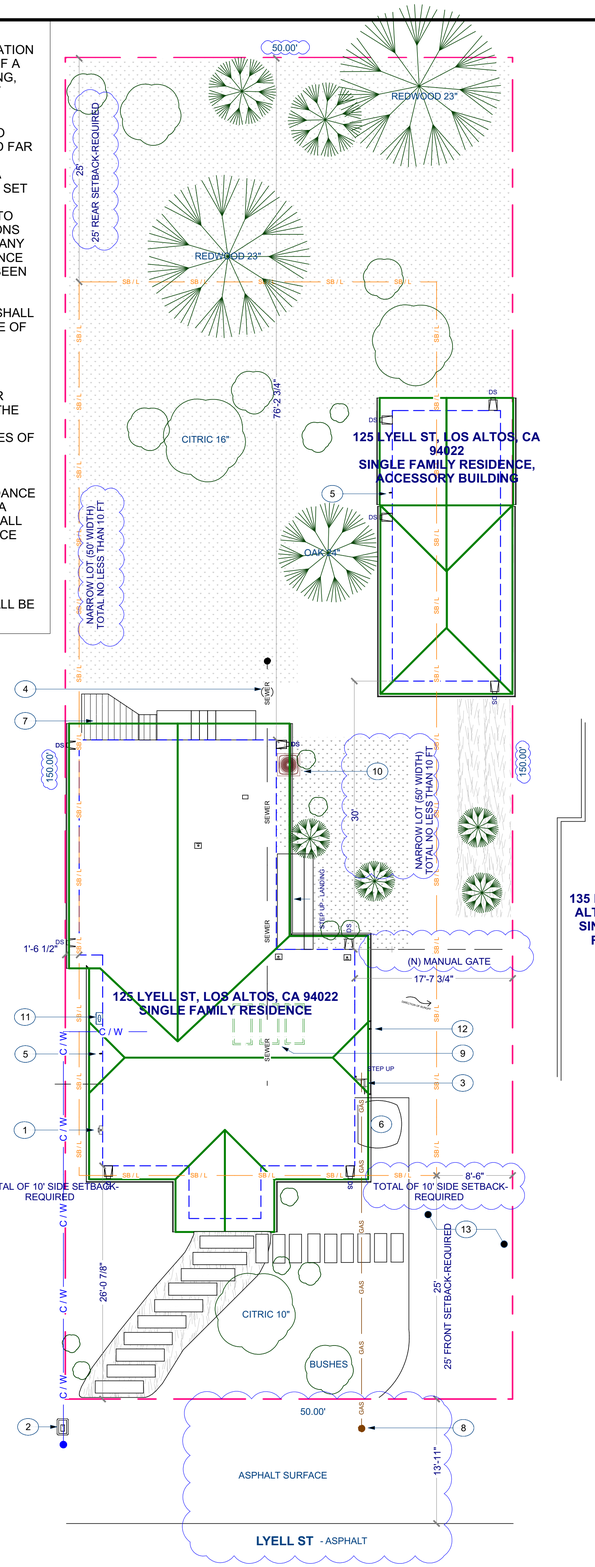
D.TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS. IF A TREE IS DAMAGED BEYOND REPAIR, DAMAGE SHALL BE CATEGORIZED AS A VIOLATION IN ACCORDANCE WITH SECTION 11.08.160 AND SHALL REQUIRE REPLACEMENT TREE(S) IN ACCORDANCE WITH SECTION 11.08.120.

E.NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.

STREET VIEW - ASPHALT SURFACE



FIRE HYDRANT LOCATION, TOTAL TRAVEL DISTANCE 126 FT



SITE PLAN: PROPOSED

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

2

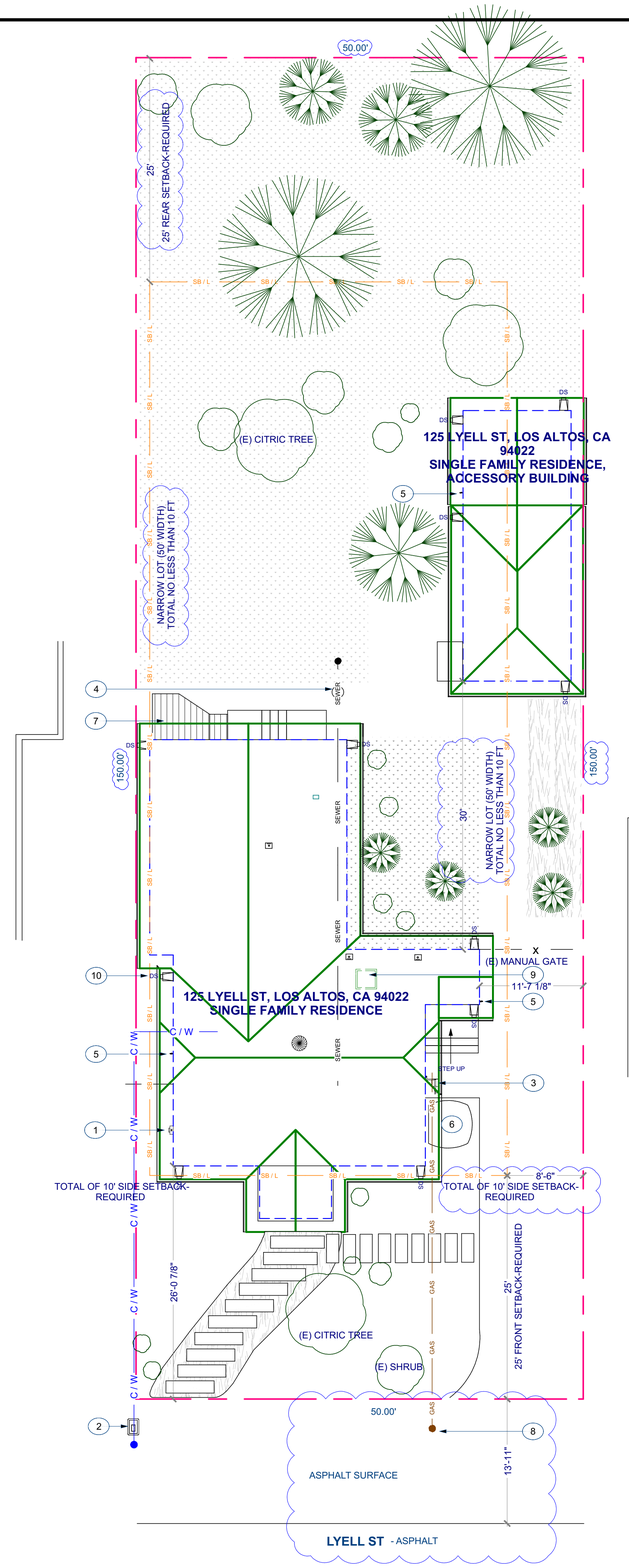
N

NOTES:

1. (E) ELECTRICAL MAIN PANEL, TO BE UPGRADE TO 200 AMPS
2. (E) WATER METER, 5/8" SIZE AND LOCATION V.I.F
3. (E) GAS METER
4. (E) SEWER
5. (E) HOSE BIB, 60PSI
6. (E) POND
7. (E) DECK
8. (E) GAS LINE CONNECT TO THE EXISTING CITY GAS LINE, LOCATION AND SIZE V.I.F
9. (N) SKYLIGHTS
10. (N) HVAC - HEAT PUMP
11. (N) TANKLESS WATER HEATER
12. (N) RELOCATED HOSE BIB, 60PSI
13. (E) DRIVEWAY - CONCRETE

LEGEND

- GAS — GAS LINE
- S — SEWER
- C / W — COLD WATER LINE
- E / L — EASEMENT
- PROPERTY LINE
- X — FENCE LINE



SITE PLAN: EXISTING

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

1

N

NOTES:

1. (E) ELECTRICAL MAIN PANEL, TO BE UPGRADE TO 200 AMPS
2. (E) WATER METER, 5/8" LOCATION AND SIZE V.I.F
3. (E) GAS METER
4. (E) SEWER, LOCATION AND SIZE V.I.F
5. (E) HOSE BIB, 60PSI
6. (E) POND
7. (E) DECK
8. (E) GAS LINE CONNECT TO THE EXISTING CITY GAS LINE, LOCATION AND SIZE V.I.F
9. (E) SKYLIGHTS
10. (E) DOWNSPOUT TO BE RELOCATED

LEGEND

- GAS — GAS LINE
- S — SEWER
- C / W — COLD WATER LINE
- E / L — EASEMENT
- PROPERTY LINE
- X — FENCE LINE

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PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: EXISTING SITE PLAN

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

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1	10/22/25	PLNG RESUB 1
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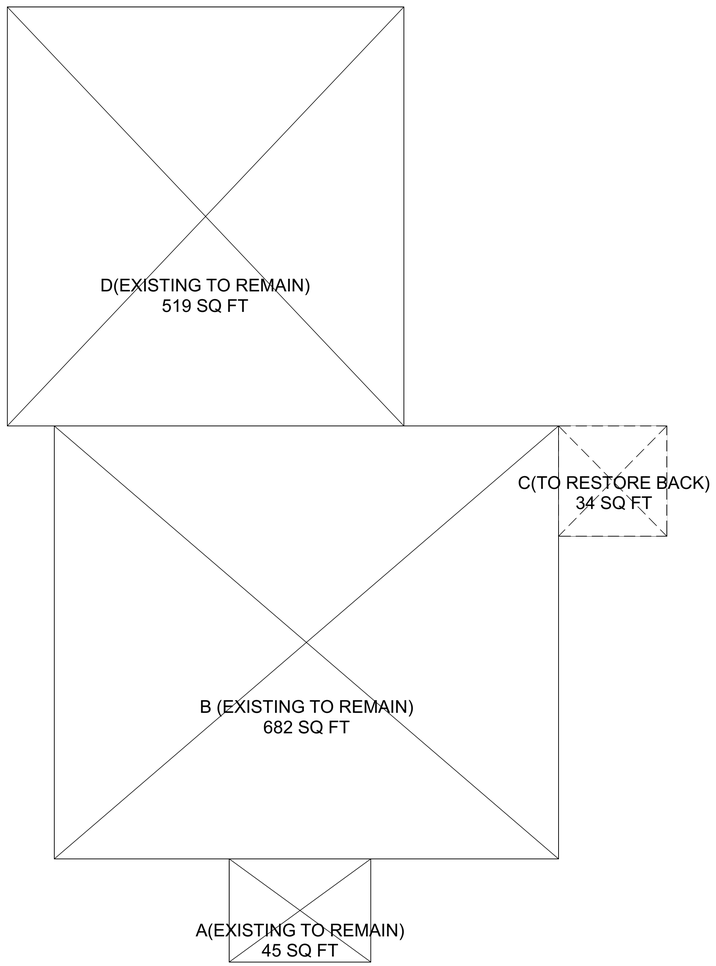
A 2.0



SINGLE FLOOR

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA	DESCRIPTION	HISTORICAL IDENTIFICATION
A	7'11" X 5'9"	45 SQ FT	COVERED PORCH	ORIGINAL
B	28'2" X 24'2"	682 SQ FT	HABITABLE MAIN LIVING	ORIGINAL
C	6' X 6'2"	34 SQ FT	HABITABLE MAIN LIVING	ADDITION
D	22'2" X 23'5"	519 SQ FT	HABITABLE MAIN LIVING	ADDITION

EXISTING TOTAL LOT COVERAGE	1280 SQ FT	(INCLUDING PORCH)
NEW TOTAL LOT COVERAGE	1246 SQ FT	(INCLUDING PORCH)

LEGEND

——— TO REMAIN

– – – – TO RESTORE BACK TO ORIGINAL SHAPE

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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: FLOOR AREA DIAGRAM

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

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1	10/22/25	PLNG RESUB 1
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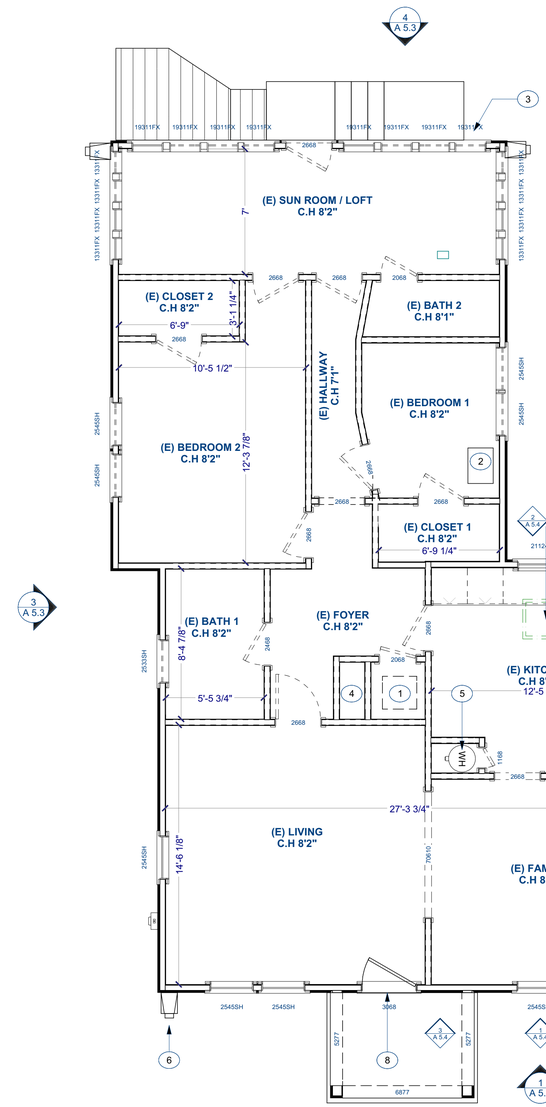
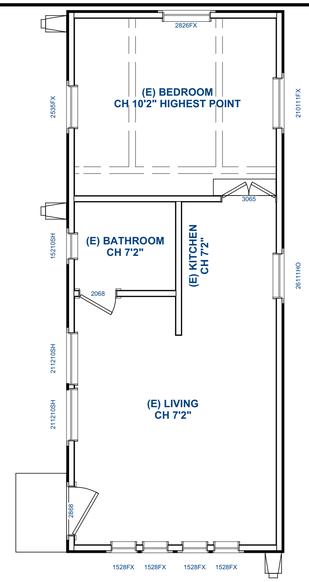
A 2.1

WINDOW NOTES:

TO RETAIN AND RESTORE EXISTING WINDOWS





NO SCOPE REFLECTED ON ACCESSORY BUILDING

DIMENSION NOTE:
ALL DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL, U.O.N.

NOTES:

1. (E) ATTIC ACCESS, TO BE RELOCATED
2. (E) CROW SPACE ACCESS, TO BE RELOCATED
3. (E) CROW SPACE ACCESS ON WALL
4. (E) BUILD-IN CABINET
5. (E) TANKED WATER HEATER-GAS, 38 GAL, TO BE UPGRADE AND RELOCATE
6. (E) DOWNSPOUT
7. (E) SKYLIGHT - TO BE REMOVED
8. (E) FRONT ENTRY DOOR, TO BE REPLACED WITH NEW PRAIRIE STYLE DOOR

FLOOR PLAN: EXISTING

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

1

N

PLAN LEGEND

- 120 — electrical receptacle; "GFI"= ground fault interrupt; "TC"= trash compactor; "DW"= dish washer; "REF"= refrigerator; "RANGE"= range; "D"= disposal; "220"= dedicated 220v receptacle. All receptacles to be tampered resistant Sec. CEC 406.11. Typical Locations Per NEC210-52(A): Provide receptacle outlets 12' O.C max and within 6' of the end of walls, openings, doorways, etc. Mount receptacle 18" above floor to be 14" typ. at room & appliances 7.46" adj. to countertops & Law. sinks u.o.n. Per NEC 210-8: provide GFI protection at:
  a. all receptacles serving kitchen outer tops.
  b. receptacles within 6 feet of a wet bar sink.
  c. at each kitchen and dining area counter space wider than 12 inches
  d. all receptacles in garages and basements.
- garbage disposal receptacle
- dish washer receptacle
- clothes dryer gas outlet
- range gas outlet
- clothes washer receptacle
- wall mounted light switch (center 44" abv. fin.flr.typical u.o.n. "D"= dimmer control; "3"= 3-way; "OC"= occupant sensor; dashed line indicates circuit. "H"= humidistat
- cable television port
- category 6 cable
- smoke detector; interconnected and hardwired to 110v power with battery backup
- carbon monoxide alarm; interconnected and hardwired to 110v power with battery backup
- wall mounted flood light ; all exterior are photocontrol/motion sensor controlled
- wall mounted (exterior light : photocontrol/motion sensor controlled)
- 4" recessed can light (50W PAR Lamp typical u.o.n.); fluorescent with electrical ballast; damp rated at all bathrooms
- pendant light
- Chandeliers
- electrical service panel
- electrical sub panel
- thermostat
- hose bib
- laundry box
- humidity sensor exhaust fan/light combo (25 cfm continuously running or 50 cfm intermittently running) with high efficacy light.(in bathroom with no window min. 5 air changes)
- kitchen hood exhaust fan to be at least 100 cfm.
- tankless water heater
- gas meter, w/ emergency shutoff valve
- ceiling register

WALL LEGEND

- EXISTING WALL
- DEMO

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REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: EXISTING FLOOR PLAN

PROJECT NUMBER:
OEA25010

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DATE	DESCRIPTION
09/16/2025	PLNG

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1	10/22/25	PLNG RESUB 1
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SHEET NO.

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AGING IN PLACE

I. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

II. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

III. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.

IV. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER. [11/2 INCH BY 71/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 391/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

V. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

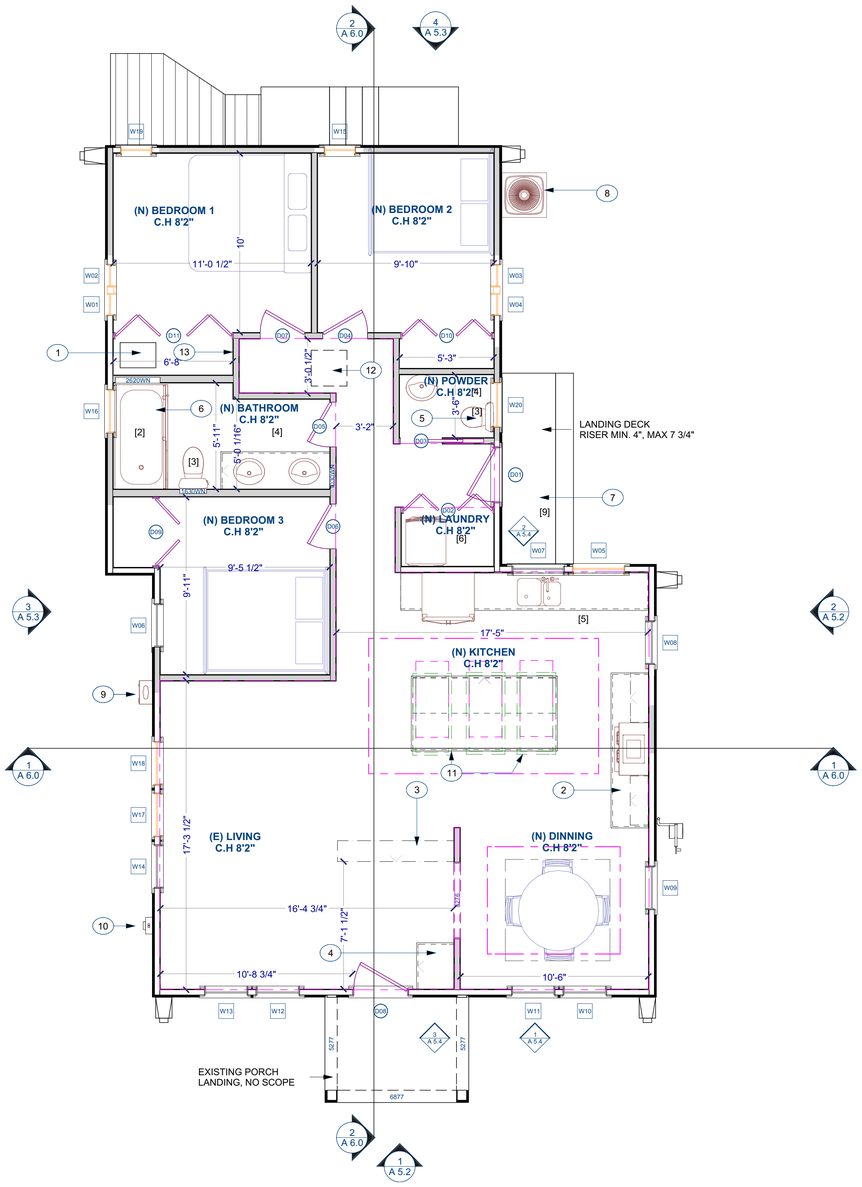
VI. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
VII. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.

FIRE RATED WALL PENETRATION:

- ALL FIRE RATED WALL PENETRATION BY PLUMBING PIPES SHALL SEAL ALL AROUND THE PIPE TO SEAL ANY OFF ANY OPENING WITH "3M FIRE BARRIER SEALANT CP 25WB.
- ALL RECESSED FIXTURES SHALL BE COMPLETELY COVERED WITH 3M FIRE BARRIER MOLDABLE PUTTY PADS AROUND EXTERIOR OF THE PVC OUTLET BOX.

WATER HEATER SYSTEM:

- ALL 120 VOLT ELECTRICAL RECEPTACLE WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION
- A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE HEATER IS INSTALLED
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITH PUMP ASSISTANCE.
- GAS LINE SUPPLY CAPACITY OF 200,000 BTU/HR MINIMUM.
- BURNER AND BURNER -IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR, UNLESS THE APPLIANCE IS LISTED AS FLAMMABLE VAPOR IGNITION PER 2019 CPC 507.13



FS Fixed Skylight
Technical Product Data Sheet

VELUX

Description
- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation
- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings
- EDL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof (1½"-1¾" max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 3½") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

Interior Accessories
- FSCH - Solar powered Room darkening - double pleated shade.
- FSLH - Solar powered Light filtering - single pleated shade.

Type Sign
- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.

Standard Sizes
- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

NOTES:

1. (N) CRAWL SPACE ACCESS
2. (N) BAR
3. (N) FLOOR TO CEILING, SEE THROUGH DISPLAY SHELF
4. (N) SEATING AREA WITH STORAGE
5. (N) WALL MOUNT TOILET
6. (N) CURB LESS SHOWER
7. (N) LANDING
8. (N) HVAC - HEAT PUMP
9. (N) TANKLESS WATER HEATER
10. (N) ELECTRICAL METER - UPGRADE TO 200 AMPS
11. (N) SKYLIGHTS - LOW PROFILE
12. (N) ATTIC ACCESS - FURNACE ON ATTIC
13. (N) ELECTRICAL SUB PANEL

FLOOR PLAN: PROPOSED

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

1

N

NOTE:
PLAN NOTE [#] REFER TO SHEET A 0.1.

DIMENSION NOTE:
ALL DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL, U.O.N.

EXISTING WINDOWS TO RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN KIND WITH MARVIN ULTIMATE WOOD WINDOW.

PLAN LEGEND

- electrical receptacle; "GFI"= ground fault interrupt; "TC"= trash compactor; "DW"= dish washer; "REF"= refrigerator; "RANGE"= range; "D"= disposal; "220"= dedicated 220v receptacle
  All receptacles to be tampered resistant Sec. CEC 406.11
  Typical Location: Sec. CEC 210.52(A). Provide receptacle outlets 12' O.C max and within 6' of the end of walls.
  Countertop spaces separated by range top or sink to be 14" typ. at room & appliances 7'-80" adj. to countertops & Lav. sinks u.o.n
  Per NEC 210-8, provide GFI protection for:
  a. all receptacles serving kitchen couter tops.
  b. receptacles within 6 feet of a wet bar sink.
  c. all each kitchen and dining area counter space wider than 12 inches
  d. all receptacles in garages and basements.
- garbage disposal receptacle
- dish washer receptacle
- clothes dryer gas outlet
- range gas outlet
- clothes washer receptacle
- wall mounted light switch (center 44" abv. fin.flr,typical u.o.n. "D"= dimmer control; "3"= 3-way; "OC"= occupant sensor; dashed line indicates circuit. "H"= humidistat
- cable television port
- category 6 cable
- smoke detector; interconnected and hardwired to 110v power with battery backup
- carbon monoxide alarm; interconnected and hardwired to 110v power with battery backup
- wall mounted flood light - all exterior are photocontrol/motion sensor controlled
- wall mounted (exterior light : photocontrol/motion sensor controlled)
- 4" recessed can light (50W PAR Lamp typical u.o.n.), fluorescent with electrical ballast; damp rated at all bathrooms
- pendent light
- Chandeliers
- electrical service panel
- electrical sub panel
- thermostat
- hose bib
- laundry box
- humidity sensor exhaust fan/light combo (25 cfm continuously running or 50 cfm intermittently running) with high efficacy light,(in bathroom with no window min. 5 air changes)
- kitchen hood exhaust fan to be at least 100 cfm.
- tankless water heater
- gas meter, w/ emergency shutoff valve
- ceiling register

LEGEND

- EXISTING WALL
- NEW WALL
- CEILING PLANE

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DESIGN BY:

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REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED FLOOR PLAN

PROJECT NUMBER: OEA25010

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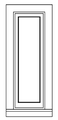
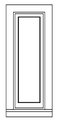
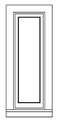
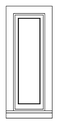
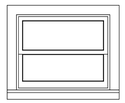
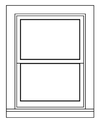
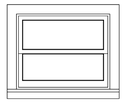
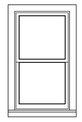
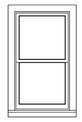
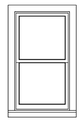
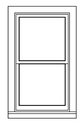
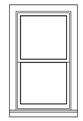
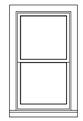
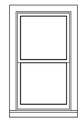
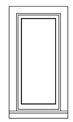
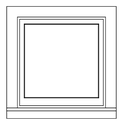
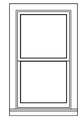
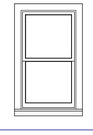
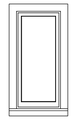
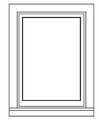
NEW WINDOW SCHEDULE (ACTUAL SIZE)

NUMBER	LABEL	EXISTING OR NEW	3D EXTERIOR ELEVATION	QTY	SIZE	WIDTH	HEIGHT	BOTTOM	EGRESS	TEMPERED	MANUFACTURER	DESCRIPTION	COMMENTS
W01	13311SC	EXISTING		1	13311SC	15"	46 1/2"	34 1/4"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN-KIND
W02	13311SC	EXISTING		1	13311SC	15"	46 1/2"	34 1/4"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN-KIND
W03	13311SC	EXISTING		1	13311SC	15"	46 1/2"	34 1/4"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN-KIND
W04	13311SC	EXISTING		1	13311SC	15"	46 1/2"	34 1/4"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN-KIND
W05	21124SH	NEW		1	21124SH	35"	28 1/4"	41"			MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	TO MATCH EXISTING CHARACTER, WITH 9 LINE GRID DETAIL
W06	2533SH	EXISTING TO REPAIR		1	2533SH	29 1/8"	39 1/4"	41 1/2"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN-KIND
W07	W07-21124SH	EXISTING		1	21124SH	35"	28 1/4"	41"			EXISTING REPAIR	SINGLE HUNG	EXISTING REPAIRED SINGLE HUNG 9 GRID WINDOW
W08	2545SH	EXISTING		1	2545SH	29 1/8"	52 1/2"	29"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	RETAIN AND RESTORE, IF BEYOND REPAIR, REPALCE IN-KIND
W09	2545SH	EXISTING		1	2545SH	29 1/8"	52 1/2"	29"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	EXISTING REPAIR - 9 GIRD WINDOW
W10	2545SH	EXISTING		1	2545SH	29 1/8"	52 1/2"	29"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	EXISTING REPAIR - 9 GIRD WINDOW
W11	2545SH	EXISTING		1	2545SH	29 1/8"	52 1/2"	29"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	EXISTING REPAIR - 9 GIRD WINDOW

NEW WINDOW SCHEDULE (ACTUAL SIZE)

NUMBER	LABEL	EXISTING OR NEW	3D EXTERIOR ELEVATION	QTY	SIZE	WIDTH	HEIGHT	BOTTOM	EGRESS	TEMPERED	MANUFACTURER	DESCRIPTION	COMMENTS
W12	2545SH	EXISTING		1	2545SH	29 1/8"	52 1/2"	29"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	EXISTING REPAIR - 9 GIRD WINDOW
W13	2545SH	EXISTING		1	2545SH	29 1/8"	52 1/2"	29"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	EXISTING REPAIR - 9 GIRD WINDOW
W14	2545SH	EXISTING		1	2545SH	29 1/8"	52 1/2"	29"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	EXISTING REPAIR - 9 GIRD WINDOW
W15	19311SC	EXISTING		1	19311SC	21"	46 1/2"	34 1/4"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN-KIND
W16	2526SC	NEW		1	2526SC	29 1/8"	30"	50 3/4"		YES	MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	TO MATCH EXISTING CHARACTER
W17	2545SH	NEW		1	2545SH	29 1/8"	52 1/2"	29"			MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	TO MATCH EXISTING SINGLE HUNG, WITH 9 LINE GRID DETAIL
W18	2545SH	NEW		1	2545SH	29 1/8"	52 1/2"	29"			MARVIN ULTIMATE WOOD WINDOW	SINGLE HUNG	TO MATCH EXISTING SINGLE HUNG, WITH 9 LINE GRID DETAIL
W19	19311SC	EXISTING		1	19311SC	21"	46 1/2"	34 1/4"			IF EXISTING BEYOND REPAIR, REPLACE WITH MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	RETAIN AND RESTORE, IF BEYOND REPAIR, REPLACE IN-KIND
W20	2636SC	NEW		1	2636SC	30"	42"	39 1/2"		YES	MARVIN ULTIMATE WOOD WINDOW	SINGLE CASEMENT-HL	TO MATCH EXISTING CHARACTER

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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED FLOOR PLAN WINDOW AND DOOR SCHEDULE

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
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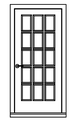
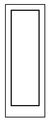
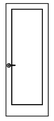
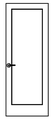
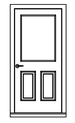
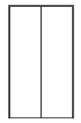
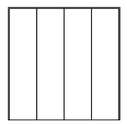
SHEET NO.

A 3.2

NEW DOOR SCHEDULE (ACTUAL SIZE)

NUMBER	LABEL	EXISTING OR NEW	3D EXTERIOR ELEVATION	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D02	3068	NEW		1	3068 R EX	36"	80"	EXT. HINGED-DOOR F07	EXTERIOR DOOR - DUPLICATE EXISTING FRONT DOOR AND UPGRADE HARDWARES
D07	5068	NEW		1	5068 L/R	60"	80"	4 DR. BIFOLD-SLAB	INTERIOR DOOR
D08	2468	NEW		1	2468 L EX	28"	80"	EXT. POCKET-PANEL	INTERIOR DOOR
D13	2668	NEW		1	2668 L EX	30"	80"	EXT. HINGED-PANEL	INTERIOR DOOR
D14	2668	NEW		1	2668 R EX	30"	80"	EXT. HINGED-PANEL	INTERIOR DOOR
D15	2668	NEW		1	2668 R EX	30"	80"	EXT. HINGED-PANEL	INTERIOR DOOR
D16	2668	NEW		1	2668 R EX	30"	80"	EXT. HINGED-PANEL	INTERIOR DOOR
D17	3068	NEW		1	3068 R EX	36"	80"	EXT. HINGED-DOOR E03	EXTERIOR DOOR - TO MATCH OVERALL PRAIRIE STYLE
D19	3968	NEW		1	3968 L/R	45"	80"	1+1 DR. BIFOLD-SLAB	INTERIOR DOOR
D21	5068	NEW		1	5068 L/R	60"	80"	4 DR. BIFOLD-SLAB	INTERIOR DOOR
D22	6768	NEW		1	6768 L/R	78 1/2"	80"	4 DR. BIFOLD-SLAB	INTERIOR DOOR

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REVIEW BY:

PROJECT ADDRESS
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SHEET TITLE
PROPOSED FLOOR PLAN WINDOW AND DOOR SCHEDULE

PROJECT NUMBER:
OEA25010

SUBMITTAL

DATE	DESCRIPTION
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REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
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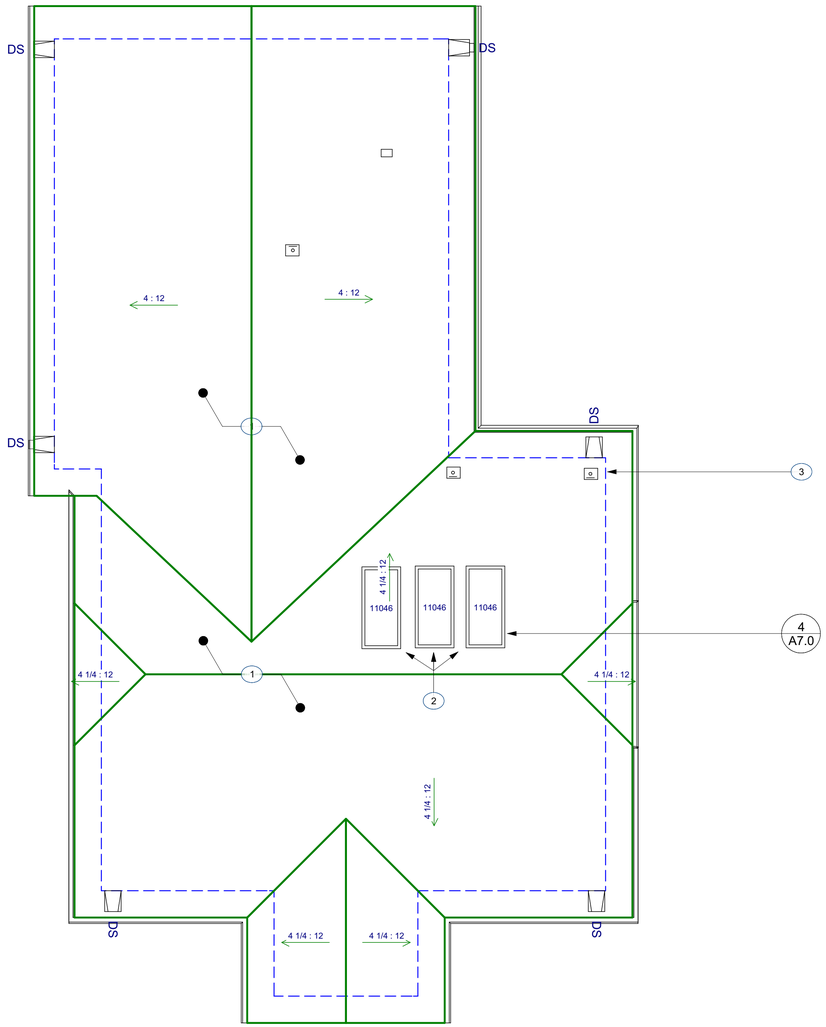
SHEET NO.

A 3.3

NOTES:

1. (E) SHINGLE ROOF
2. (N) SKYLIGHTS - LOW PROFILE
3. (E) VENT



PROPOSED ROOF PLAN 2

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

N

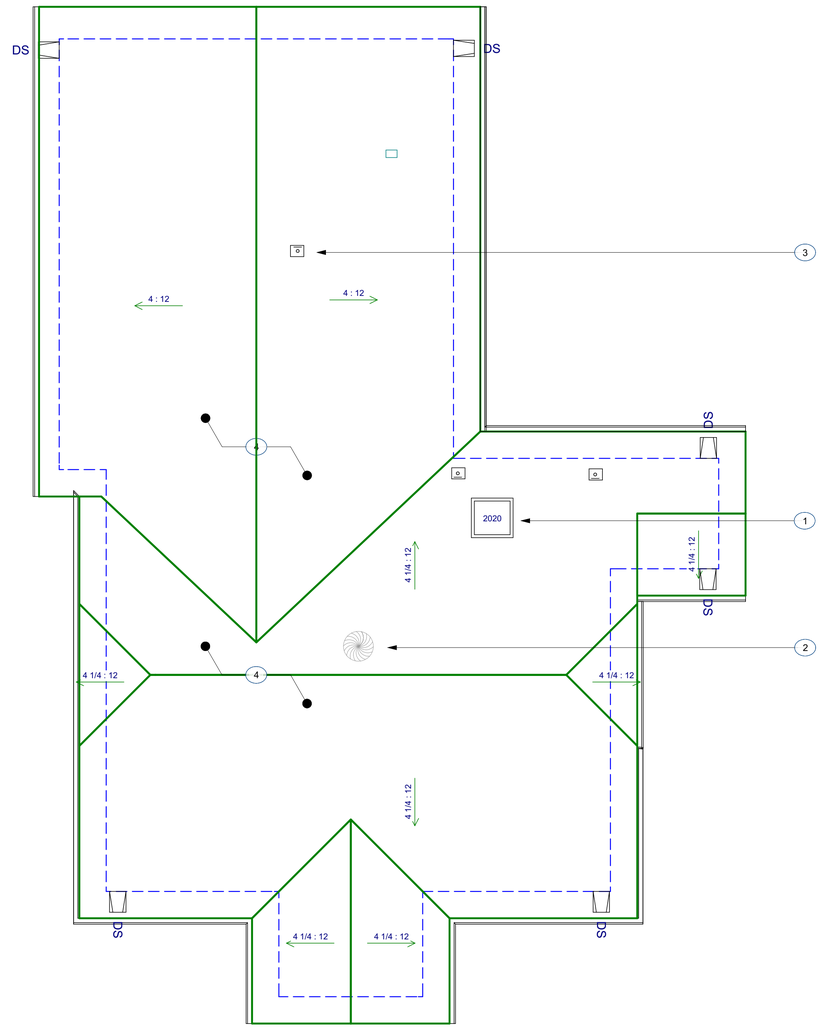
ROOF LEGEND

(E) ROOF

(N) ROOF

NOTES:

1. (E) SKYLIGHT
2. (E) CHIMNEY VENT
3. (E) VENT
4. (E) SHINGLE ROOF



EXISTING ROOF PLAN 1

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

N

ROOF LEGEND

(E) ROOF

(N) ROOF

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SHEET TITLE: EXISTING AND PROPOSED ROOF PLAN

PROJECT NUMBER: OEA25010

SUBMITTAL

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DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
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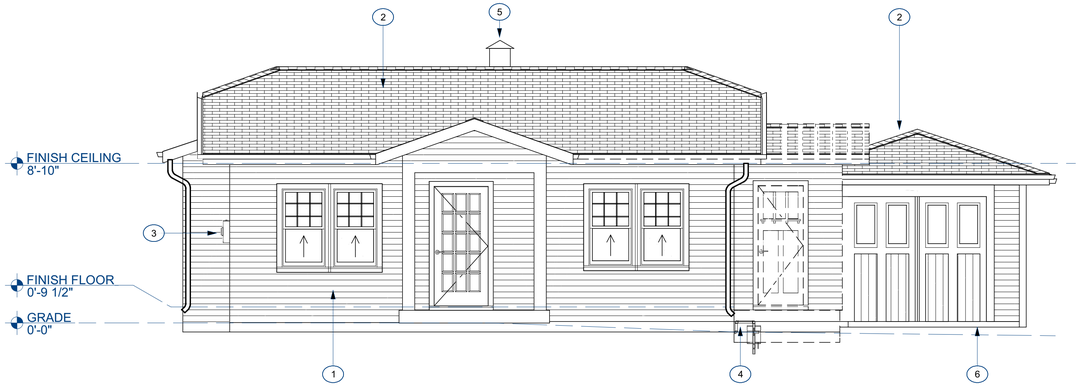
SHEET NO.

A4.0

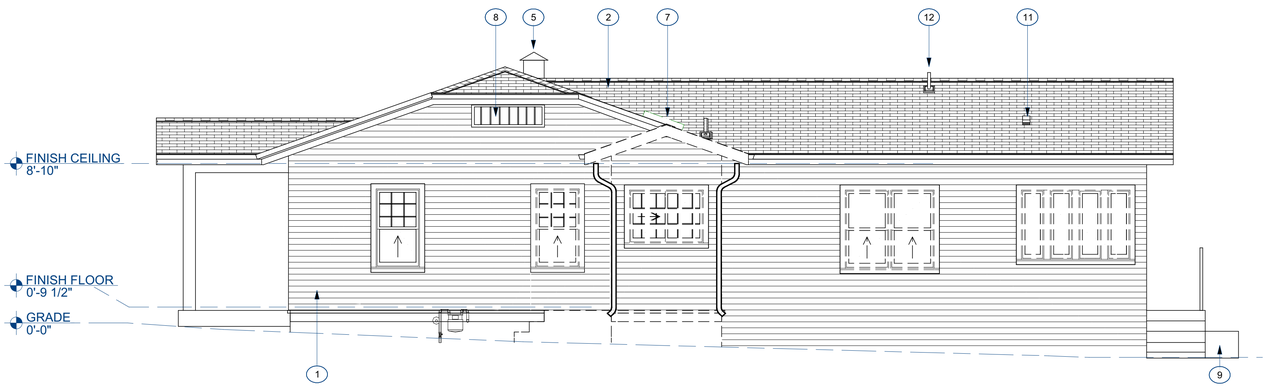
NOTES:

1. (E) SIDING
2. (E) SHINGLE ROOF
3. (E) ELECTRICAL MAIN PANEL
4. (E) GAS METER
5. (E) CHIMNEY VENT
6. (E) BACKYARD SHED
7. (E) SKYLIGHT
8. (E) GABLE VENT
9. (E) DECK
10. (E) CRAWL SPACE ACCESS
11. (E) EYEBROW VENT
12. (E) PIPE VENT



EXISTING ELEVATION - SOUTH 1

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



EXISTING ELEVATION - EAST 2

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

LEGEND

EXISTING

DEMO

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REVIEW BY:

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SHEET TITLE: EXISTING ELEVATIONS

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

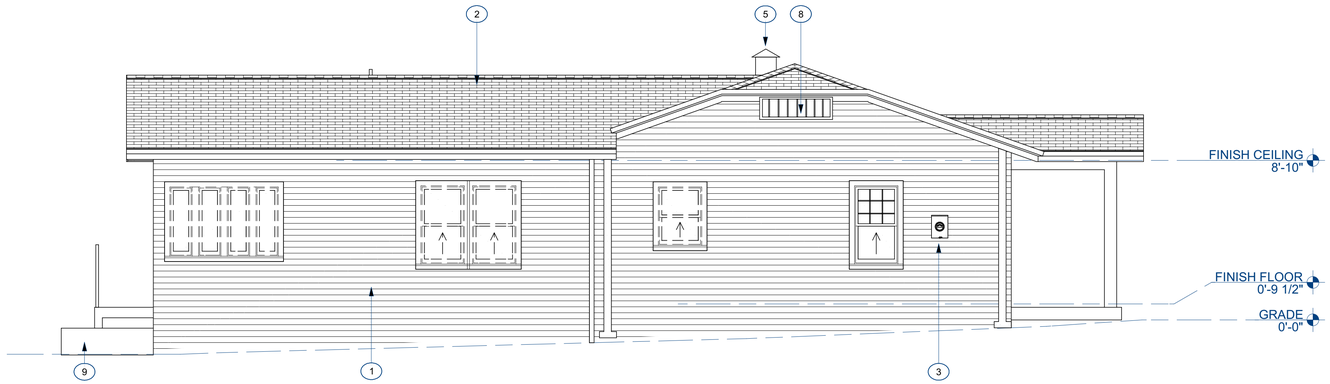
DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

A 5.0

NOTES:

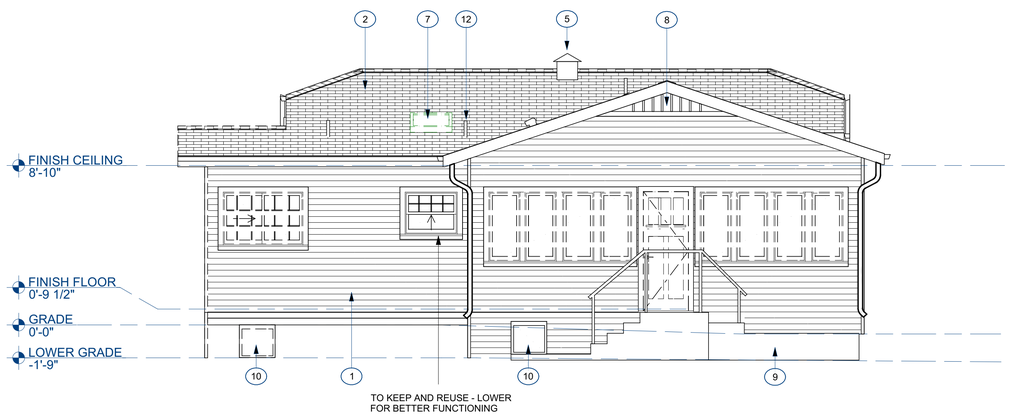
1. (E) SIDING
2. (E) SHINGLE ROOF
3. (E) ELECTRICAL MAIN PANEL
4. (E) GAS METER
5. (E) CHIMNEY VENT
6. (E) BACKYARD SHED
7. (E) SKYLIGHT
8. (E) GABLE VENT
9. (E) DECK
10. (E) CRAWL SPACE ACCESS
11. (E) EYEBROW VENT
12. (E) PIPE VENT



EXISTING ELEVATION - WEST

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

3



EXISTING ELEVATION - NORTH

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

4

LEGEND

EXISTING

DEMO

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DESIGN BY:

WEN QIN

REVIEW BY:

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SHEET TITLE: EXISTING ELEVATIONS

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
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REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

A 5.1

NOTES:

1. (E) SIDING
2. (E) SHINGLE ROOF
3. (E) ELECTRICAL MAIN PANEL
4. (E) GAS METER
5. (E) BACKYARD SHED
6. (E) GABLE VENT
7. (E) DECK
8. (E) EYEBROW VENT
9. (E) PIPE VENT
10. (N) TANKLESS WATER HEATER
11. (N) LANDING
12. (N) SKYLIGHT
13. (N) HVAC

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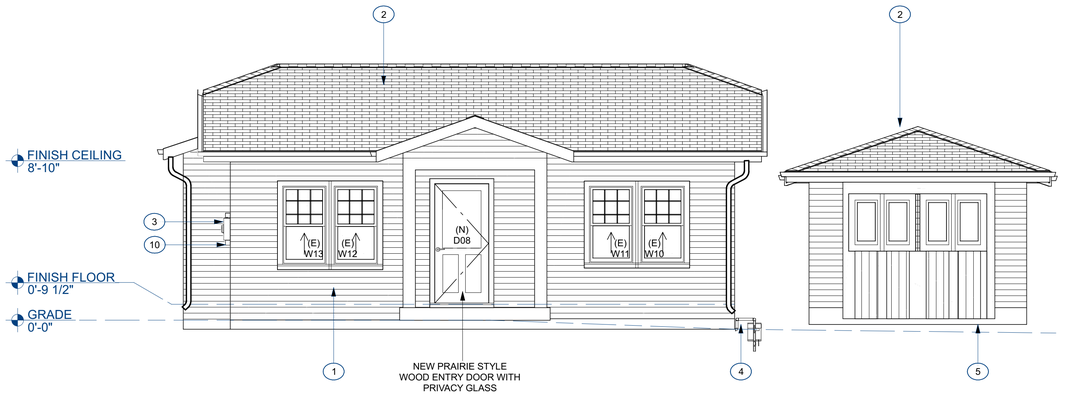
TEL(408) 888-7836

Existing front elevation Window Profile

PROPOSED WINDOW TRIMS WILL MATCH EXISTING COLOR AND TRIM AS EXISTING PROFILE

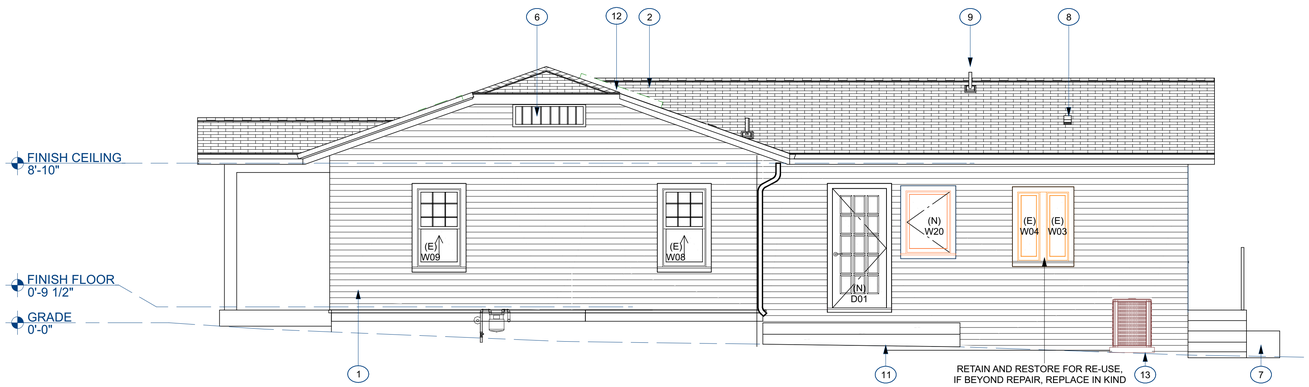


PROPOSED ELEVATION - SOUTH 1

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

existing siding profile

PATCHED SIDING WILL MATCH EXISTING COLOR AND TRIM AS EXISTING PROFILE



PROPOSED ELEVATION - EAST 2

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

DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED ELEVATIONS

PROJECT NUMBER:
OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

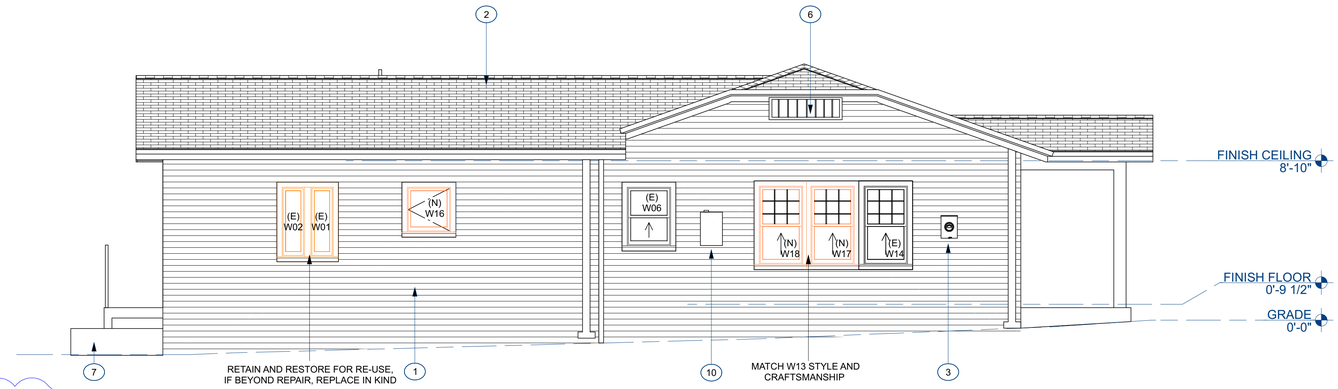
A 5.2

NOTES:

1. (E) SIDING
2. (E) SHINGLE ROOF
3. (E) ELECTRICAL MAIN PANEL
4. (E) GAS METER
5. (E) BACKYARD SHED
6. (E) GABLE VENT
7. (E) DECK
8. (E) EYEBROW VENT
9. (E) PIPE VENT
10. (N) TANKLESS WATER HEATER
11. (N) LANDING
12. (N) SKYLIGHT
13. (N) HVAC

Existing front elevation Window Profile

PROPOSED WINDOW TRIMS WILL MATCH EXISTING COLOR AND TRIM AS EXISTING PROFILE

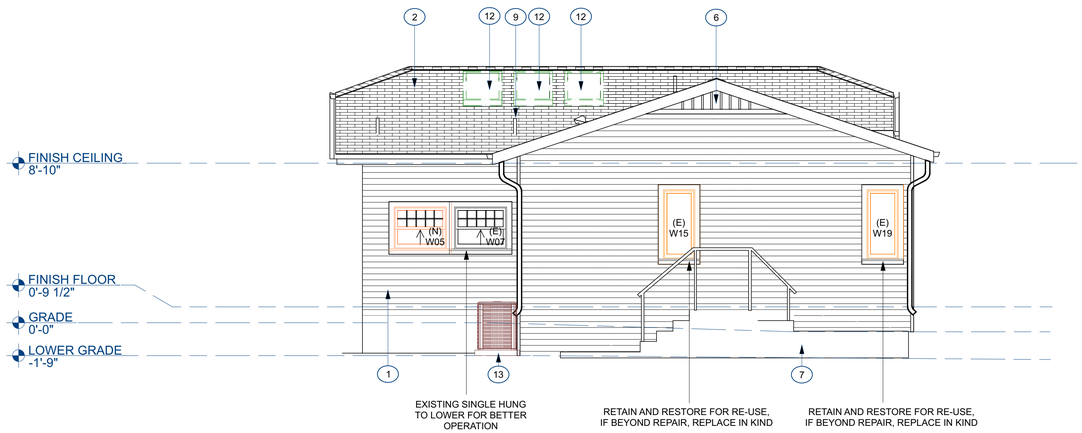


PROPOSED ELEVATION - WEST

SCALE: 1/4"-1'-0" 3

existing siding profile

PATCHED SIDING WILL MATCH EXISTING COLOR AND TRIM AS EXISTING PROFILE



PROPOSED ELEVATION - NORTH

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

ORANGE ENGINEERING
4005 CLIPPER CT.
FREMONT, CA 94538
TEL(408) 888-7836

DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED ELEVATIONS

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

SHEET NO.

A 5.3

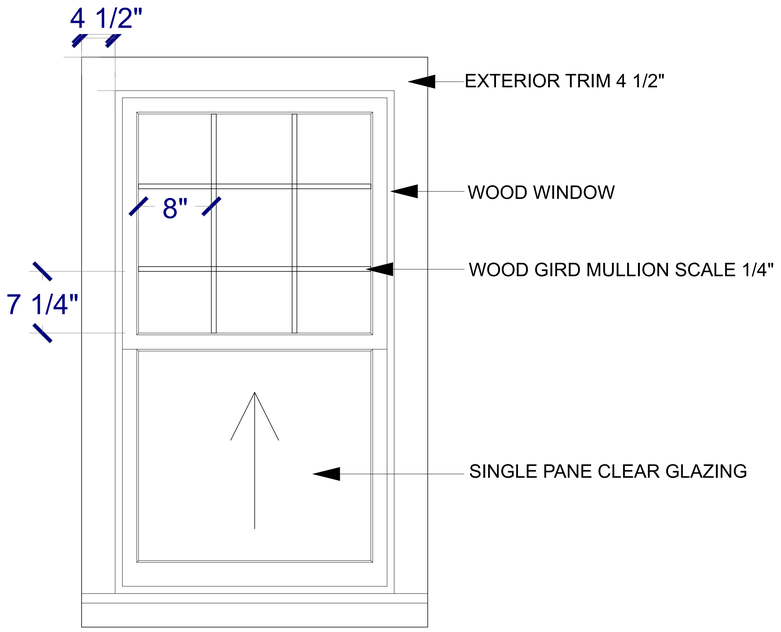
Existing Window Profile 1

Existing Window Profile 2

PROPOSED WINDOW TRIMS WILL MATCH EXISTING COLOR AND TRIM AS EXISTING PROFILE

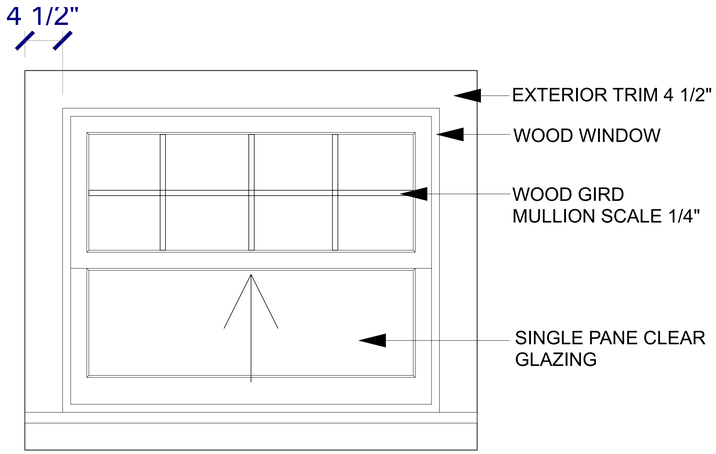
existing siding profile

PATCHED SIDING WILL MATCH EXISTING COLOR AND TRIM AS EXISTING PROFILE



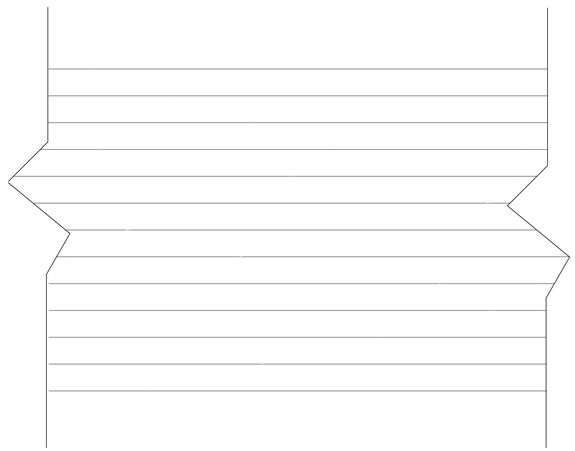
W03, W04, W08, W09, W10, W11, W12
PROFILE LANGUAGE

HISTORICAL WINDOW PROFILE
NTS
1

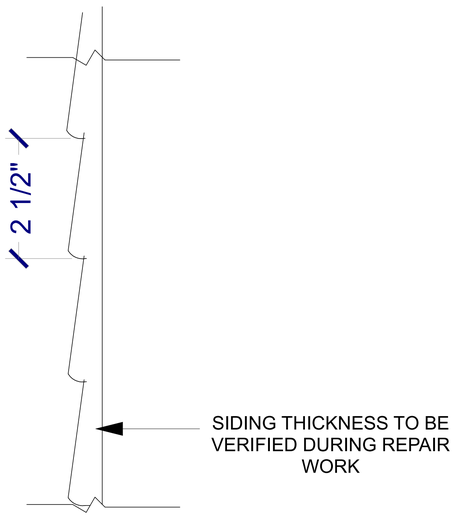


W05, W07 PROFILE LANGUAGE

HISTORICAL WINDOW PROFILE
NTS
2



SIDING MATERIAL FOR EXISTING AND PROPOSED



EXISTING SIDING PROFILE
NTS
3

ORANGE ENGINEERING
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FREMONT, CA 94538
TEL(408) 888-7836

DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS
125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE
EXISTING WINDOW CALLOUT ELEVATION

PROJECT NUMBER:
OEA25010

SUBMITTAL

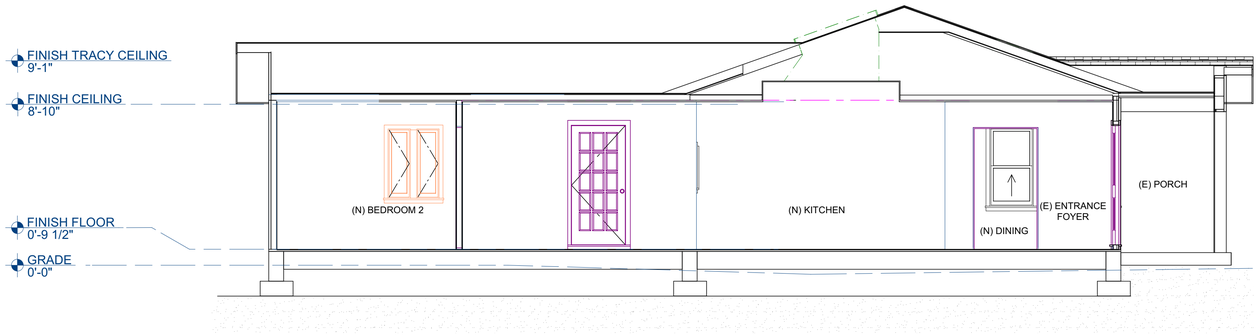
DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

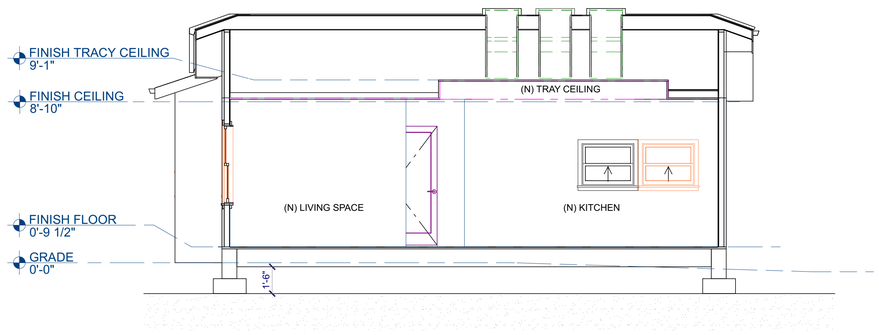
SHEET NO.

A 5.4



LONGITUDINAL SECTION: PROPOSED

SCALE: 1/4"-1'-0" (2)



TRANSVERSE SECTION: PROPOSED

SCALE: 1/4"-1'-0" (1)

ORANGE ENGINEERING
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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED SECTIONS

PROJECT NUMBER: OEA25010

SUBMITTAL

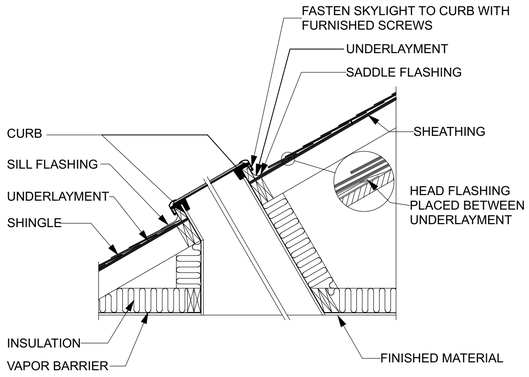
DATE	DESCRIPTION
09/16/2025	PLNG

REVISION

DELTA	DATE	DESCRIPTION
1	10/22/25	PLNG RESUB 1
2		
3		
4		

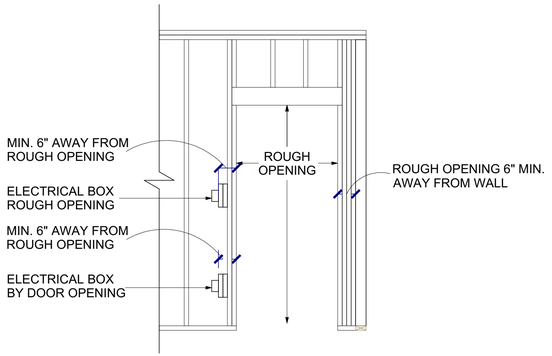
SHEET NO.

A 6.0



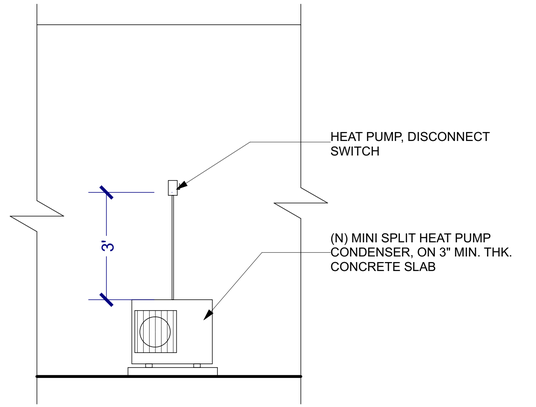
TYP. SKYLIGHT DETAIL 4

SCALE: NTS



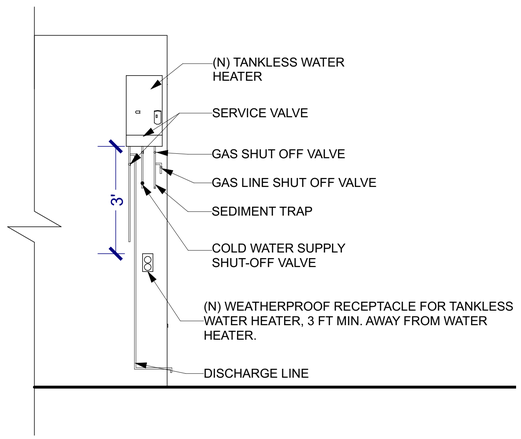
ELEC. AND DOOR ROUGH OPENING CLEARANCE 3

SCALE: NTS



TYP. HEAT PUMP DETAIL 2

SCALE: NTS



TYP. TANKLESS W.H DETAIL 1

SCALE: NTS

ORANGE ENGINEERING
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FREMONT, CA 94538
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DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: DETAILS

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
08/14/2025	BLDG

REVISION

DELTA	DATE	DESCRIPTION
1		
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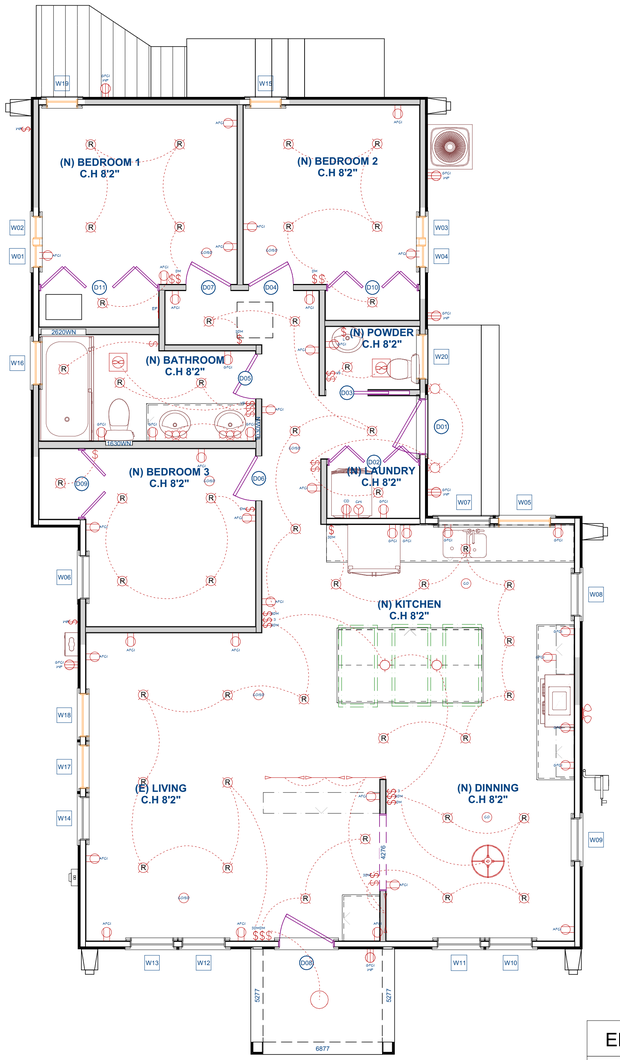
SHEET NO.

A 7.0



PROPOSED ELECTRICAL LAYOUT

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

1

N

ELECTRICAL LEGEND

- SWITCH
- DIMMER SWITCH
- SWITCH WEATHERPROOF
- 3-WAY SWITCH
- 3-WAY DIMMER SWITCH
- PHOTO CONTROL MOTION SENSOR SWITCH
- VACANCY SENSOR
- 110V ARC-FAULT CIRCUIT INTERRUPTER OUTLET
- 110V GROUND FAULT INTERRUPTER OUTLET
- WEATHERPROOF RECEPTACLE GFCI WITH BUBBLE COVERS, PLACE WITHIN 6'6" OF GRADE
- 240V GROUND FAULT INTERRUPTER OUTLET
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 4" RECESSED CEILING LED LIGHT FIXTURE
- 6" RECESSED CEILING LED LIGHT FIXTURE
- WATERPROOF/SHATTERPROOF LIGHT FIXTURE
- EXTERIOR WALL MOUNTED LIGHT W/ MOTION SENSOR AND PHOTOCELL
- MOTION SENSOR LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- UNDER CABINET FLUORESCENT FIXTURE
- CHANDELIERS LIGHT FIXTURE
- ADJUSTABLE DOWNLIGHT
- PENDANT LIGHT FIXTURE
- LED EXTERIOR RECESSED LIGHT FIXTURE W/ MOTION SENSOR AND PHOTOCELL
- PHOTOELECTRIC SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- COMBO SMOKE CARBON MONOXIDE DETECTOR
- HUMIDITY SENSOR EXHAUST FAN/LIGHT COMBO MIN. 50 CFM WITH HIGH EFFICACY LIGHT, (IN BATHROOM WITH NO WINDOW MIN. 5 AIR CHANGES)
- CEILING AIR RETURN REGISTER
- CEILING AIR SUPPLY REGISTER
- CIRCUIT LINE
- IAQ FAN
- MINI-SPLIT WALL MOUNTED HANDLER
- DOORBELL/BUZZER - 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY
- ELECTRICAL VEHICLE CHARGER - INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER).
- CEILING FAN LIGHT FIXTURE
- GARBAGE DISPOSAL RECEPTACLE
- DISH WASHER RECEPTACLE
- CLOTHES DRYER GAS OUTLET
- RANGE GAS OUTLET
- CLOTHES WASHES RECEPTACLE
- CABLE TV PORT
- CATEGORY 6 CABLE
- THERMOSTAT
- HOSE BIB
- LAUNDRY BOX
- TANKLESS WATER HEATER
- GAS METER
- ELECTRICAL METER
- ELECTRICAL SUB PANEL

ORANGE ENGINEERING
4005 CLIPPER CT.
FREMONT, CA 94538
TEL(408) 888-7836

DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED ELECTRICAL LAYOUT

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
08/14/2025	BLDG

REVISION

DELTA	DATE	DESCRIPTION
1		
2		
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SHEET NO.

A 8.0

WATER SUPPLY AND DISTRIBUTION

TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

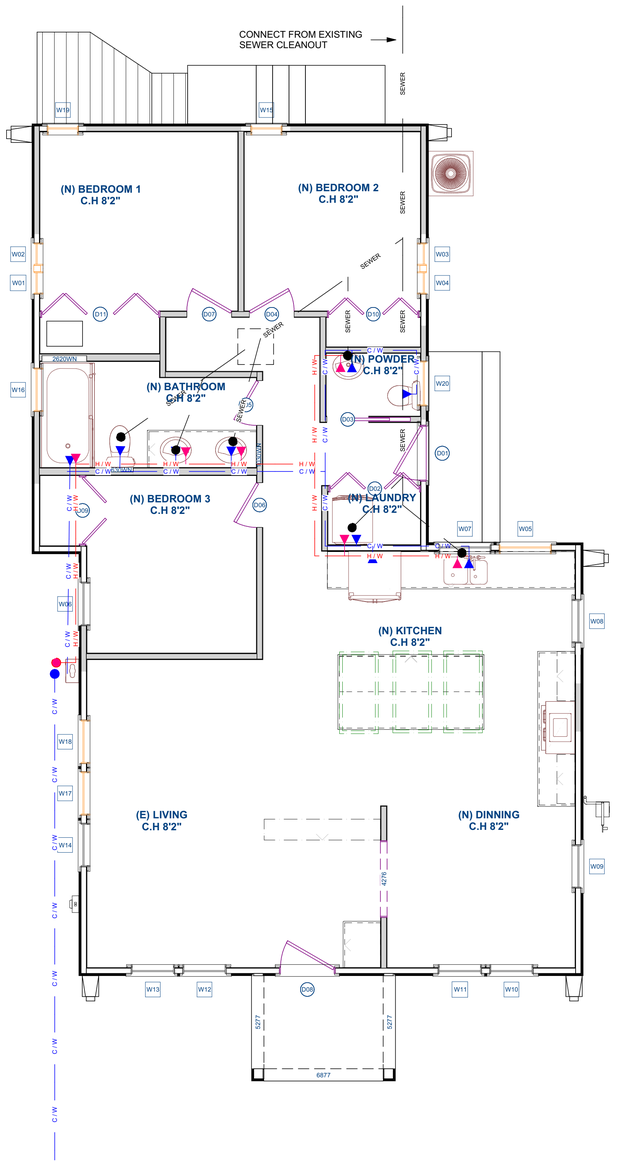
METER AND STREET SERVICE (inches)	BUILDING SUPPLY AND BRANCHES (inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE – 30 to 45 psi[1]																
¾	½[2]	6	5	4	3	2	1	1	1	0	0	0	0	0	0	0
¾	¾	16	16	14	12	9	6	5	5	4	4	3	2	2	2	1
¾	1	29	25	23	21	17	15	13	12	10	8	6	6	6	6	6
1	1	36	31	27	25	20	17	15	13	12	10	8	6	6	6	6
¾	1¼	36	33	31	28	24	23	21	19	17	16	13	12	12	11	11
1	1¼	54	47	42	38	32	28	25	23	19	17	14	12	12	11	11
1½	1¼	78	68	57	48	38	32	28	25	21	18	15	12	12	11	11
1	1½	85	84	79	65	56	48	43	38	32	28	26	22	21	20	20
1½	1½	150	124	105	91	70	57	49	45	36	31	26	23	21	20	20
2	1½	151	129	129	110	80	64	53	46	38	32	27	23	21	20	20
1	2	85	85	85	85	85	85	82	80	66	61	57	52	49	46	43
1½	2	220	205	190	176	155	138	127	120	104	85	70	61	57	54	51
2	2	370	327	292	265	217	185	164	147	124	96	70	61	57	54	51
2	2½	445	418	390	370	330	300	280	265	240	220	198	175	158	143	133
PRESSURE RANGE – 46 to 60 psi[1]																
¾	½[2]	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
¾	¾	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
¾	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
¾	1¼	39	39	39	39	39	34	32	27	25	22	19	19	19	17	16
1	1¼	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1½	1¼	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1½	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1½	1½	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1½	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1½	2	370	370	340	318	272	240	220	198	170	150	135	123	110	103	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2½	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250
PRESSURE RANGE – Over 60 psi[1]																
¾	½[2]	7	7	7	6	5	4	3	3	2	1	1	1	1	1	0
¾	¾	20	20	20	20	17	13	11	10	8	7	6	6	5	4	4
¾	1	39	39	39	39	35	30	27	24	21	17	14	13	12	12	11
1	1	39	39	39	39	38	32	29	26	22	18	14	13	12	12	11
¾	1¼	39	39	39	39	39	39	39	34	28	26	25	23	22	22	21
1	1¼	78	78	78	78	74	62	53	47	39	31	26	25	23	22	21
1½	1¼	78	78	78	78	78	74	65	54	43	34	26	25	23	22	21
1	1½	85	85	85	85	85	85	85	85	81	64	51	48	46	43	40
1½	1½	151	151	151	151	151	151	151	130	113	88	73	51	51	46	43	40
2	1½	151	151	151	151	151	151	151	142	122	98	82	64	51	46	43	40
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
1½	2	370	370	370	370	360	335	305	282	244	212	187	172	153	141	129
2	2	370	370	370	370	370	370	370	340	288	245	204	172	153	141	129
2	2½	654	654	654	654	654	650	610	570	510	460	430	404	380	356	329

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 pound-force per square inch = 6.8947 kPa

Notes:

[1] Available static pressure after head loss.

[2] Building supply, not less than ¾ of an inch (20 mm) nominal size.



PROPOSED WATER AND SEWER LAYOUT

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

1

N

LEGEND:

- C / W — 3/4" HOT WATER LINE, COPPER
- H / W — 3/4" COLD WATER LINE, COPPER
- C / W — 1/2" COLD WATER FIXTURE PIPE SIZE
- H / W — 1/2" HOT WATER FIXTURE PIPE SIZE
- S — SEWER LINE

ORANGE ENGINEERING
4005 CLIPPER CT.
FREMONT, CA 94538
TEL(408) 888-7836

DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED WATER SUPPLY AND SEWER PLAN

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
08/14/2025	BLDG

REVISION

DELTA	DATE	DESCRIPTION
1		
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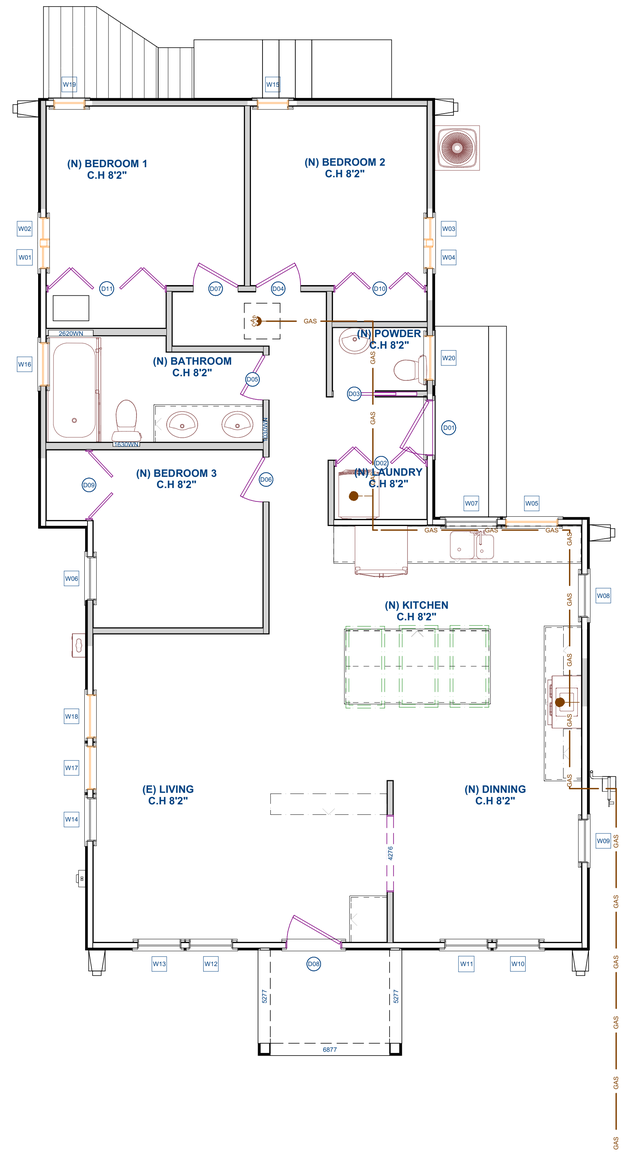
SHEET NO.

A 8.1

APPROXIMATE GAS INPUT FOR TYPICAL APPLIANCES

APPLIANCE	INPUT Btu/h. (Approx.)	Cubic Feet of Gas Per Hour
Space Heating Units		
Warm air furnaces:		
Single family	100,000	91
Multifamily, per unit	60,000	55
Hydronic boilers:		
Single family	100,000	91
Multifamily, per unit	60,000	55
Space-and Water-Heating Units		
Hydronic boilers:		
Single family	120,000	109
Multifamily, per unit	75,000	68
Water-Heating Appliances		
Water heaters, automatic:		
storage 30 to 40 gal. tank	35,000	32
Water heater, automatic		
storage 50 gal. tank	50,000	45
Water heater, automatic instantaneous:		
Capacity at 2 gal./minute	142,800	130
Capacity at 4 gal./minute	285,000	259
Capacity at 6 gal./minute	428,400	389
Water heater, domestic,		
circulation or side-arm	35,000	32
Cooking Appliances		
Range, freestanding, domestic	65,000	59
Built-in oven/ broiler, domestic	25,000	23
Built-in counter-top range, domestic	40,000	36
Other Appliances		
Clothes dryer, domestic	35,000	32
Gas fireplace - direct vent	40,000	36
Gas log unit	80,000	73
Barbecue	40,000	36
Gaslight	2,500	2

For SI units: 1 Btu per hour = .0293 W



PROPOSED GAS LINE LAYOUT

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

1

N

LEGEND:

GAS —— GAS- GAS LINE

ORANGE ENGINEERING
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FREMONT, CA 94538
TEL(408) 888-7836

DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: GAS LINE DIAGRAM

PROJECT NUMBER: OEA25010

SUBMITTAL

DATE	DESCRIPTION
08/14/2025	BLDG

REVISION

DELTA	DATE	DESCRIPTION
1		
2		
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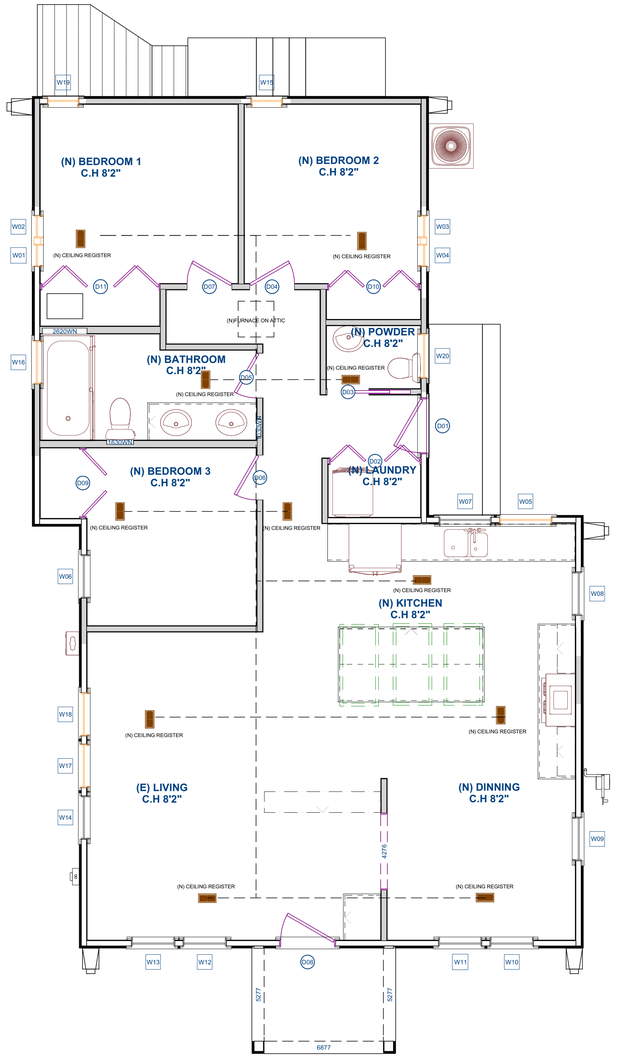
SHEET NO.

A 8.2

LEGEND:

DUCT LINE



PROPOSED AIR DUCTING LAYOUT

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

1

N

ORANGE ENGINEERING
4005 CLIPPER CT.
FREMONT, CA 94538
TEL(408) 888-7836

DESIGN BY:

WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: PROPOSED AIR DUCTING PLAN

PROJECT NUMBER:
OEA25010

SUBMITTAL

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REVISION

DELTA	DATE	DESCRIPTION
1		
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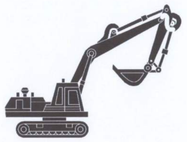
SHEET NO.

A 8.3

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 human health and safety, property or 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/sidewalk/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.

- ☐ 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 (cloth, 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. Shovel 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 liquor in storm drains.

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.

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 most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

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 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 recycle/reuse 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 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 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 liquid or solid 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.

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.

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.

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 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 auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streets or storm drain inlets, bermed 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 whenever 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 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 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 ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site 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.

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.

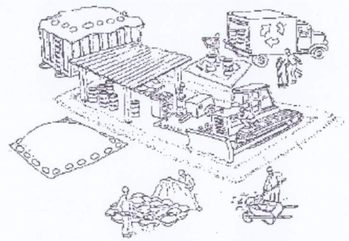
2. Check for Sediment Levels

- ☐ 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		DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		DRAWING NO:

ORANGE ENGINEERING
4005 CLIPPER CT.
FREMONT, CA 94538
TEL(408) 888-7836

DESIGN BY: WEN QIN

REVIEW BY:

PROJECT ADDRESS: 125 LYELL ST, LOS ALTOS, CA 94022

SHEET TITLE: CLEAN BAY BLUE PRINT

PROJECT NUMBER: OEA25010

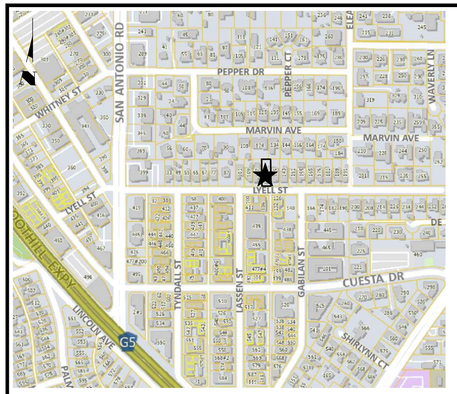
SUBMITTAL

DATE	DESCRIPTION
08/14/2025	BLDG

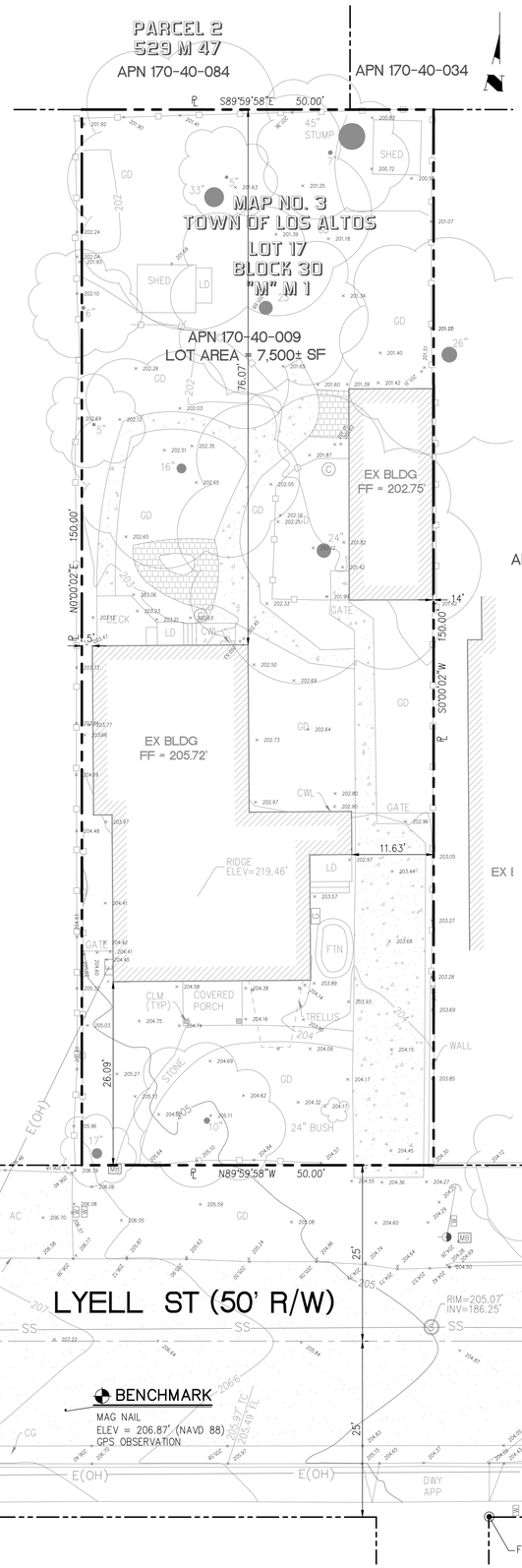
REVISION

DELTA	DATE	DESCRIPTION
1		
2		
3		
4		

SHEET NO. C 1



VICINITY MAP
NTS



FEMA MAP INFORMATION

ZONES:	X
COMMUNITY:	SANTA CLARA COUNTY CITY OF LOS ALTOS
MAP NUMBER:	06085C0038H
EFFECTIVE DATE:	MAY 18, 2009

FEMA INFORMATION
SHOWN ON THIS SURVEY MAP WAS INTERPOLATED
USING FEMA FIRM AND GIS MAPS
FROM FEMA FLOOD MAP SERVICE WEBSITE:
https://msc.fema.gov

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF MARVIN AVENUE, AS SHOWN AS S0°01'28"W ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 747 OF MAPS, AT PAGE 24, SANTA CLARA COUNTY RECORDS.

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
5. EASEMENTS, SETBACKS AND OTHER ENCUMBRANCES SHOWN ON THIS SURVEY MAP ARE OBTAINED FROM THE RECORDED MAPS. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT FOR THIS SURVEY. HENCE, ANY OTHER EASEMENTS, SETBACKS AND ENCUMBRANCES IDENTIFIED IN THE TITLE REPORT ARE NOT SHOWN ON THIS MAP
6. DISTANCES TO BUILDING SHOWN ARE TO THE WALL FINISH SURFACE.
7. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

LEGEND & ABBREVIATIONS

AD	AREA DRAIN	AB	AGGREGATE BASE
	BENCHMARK	AC	ASPHALT CONCRETE/AIR CONDITIONER
B	BOLLARD	AD	AREA DRAIN
	BORDER LINE	AE	ANCHOR EASEMENT
	BOUNDARY	APN	ASSESSOR'S PARCEL NUMBER
	BUILDING OUTLINE	BB	BUBBLER BOX
	CATCH BASIN	BD	BRASS DISK
	CENTERLINE	BLDG	BUILDING
	BRICK	BSL	BUILDING SETBACK LINE
	CONCRETE	BW	BOTTOM OF WALL/BACK OF WALK
	PAVED	CED	COBBLE ROCK ENERGY DISSIPATOR
E(OH)	ELECTRIC OVERHEAD	CG	CURB & GUTTER
69	EXISTING CONTOUR	℄	CENTERLINE
	EASEMENT LINE	CLF	CHAIN LINK FENCE
E	ELECTRICAL METER	CLM	COLUMN
+70.69 OR (70.69)	EXISTING ELEVATION	CO	SANITARY SEWER CLEANOUT
X X	EXISTING CHAIN LINK FENCE	COP	CURB OPENING
	EXISTING FIRE HYDRANT	CONC	CONCRETE
	EXISTING WOOD FENCE	CSD	CITY STANDARD DETAIL
10"	EXISTING TREE AND DIAMETER	CWL	CRAWL SPACE
	FLOW LINE	DE	DRAINAGE EMITTER
G	GAS METER	DI	DRAINAGE INLET
GV	GAS VALVE	DS	DOWNSPOUT
	GUY POLE	DWY	DRIVEWAY
	GUY WIRE ANCHOR	EA	EASEMENT
	INLET	ELEV	ELEVATION
	JOINT POLE	EM	ELECTRIC METER
	LIGHT POST	E(OH)	ELECTRIC OVERHEAD
M	MANHOLE	E(UG)	ELECTRIC UNDERGROUND
	MONUMENT LINE	EG	EDGE OF GUTTER
MB	MAIL BOX	EDG	EDGING
	PROPERTY CORNER MONUMENT	EP	EDGE OF PAVEMENT
	PARCEL LINE / RIGHT OF WAY	EX	EXISTING
4"o	PVC PIPE AND DIAMETER	FC	FACE OF CURB
SS	SANITARY SEWER	FD	FOUND
C	SANITARY SEWER CLEAN OUT	FTN	FOUNTAIN
S	SANITARY SEWER MANHOLE	FF	FINISH FLOOR
	SETBACK LINE	FG	GROUND FINISH GRADE
D	STORM DRAIN MANHOLE	FH	FIRE HYDRANT
	STREET MONUMENT	FL	FLOW LINE
	STREET SIGN	G	GARAGE SLAB ELEVATION/GAS LINE
	STUMP	GD	GROUND
TEL	TELECOMMUNICATION BOX	GPE	GENERAL PUBLIC EASEMENT
10"	TREE STUMP AND DIAMETER	GS	GRASS
UB	UTILITY BOX	GSB	GRADING SETBACK
W	UTILITY: EXISTING	GM	GAS METER
W	WATER METER	HP	HIGH POINT
	WATER VALVE	INV	INVERT
		IP	IRON PIPE
		LIP	LIP OF GUTTER
		LS	LANDSCAPED AREA
		MAX	MAXIMUM
		MH	MANHOLE
		MIN	MINIMUM
		MW	MONUMENT WELL
		(N)	NEW
		N&S	NAIL AND SILVER
		NTS	NOT TO SCALE
		OH	OVERHEAD
		OG	ORIGINAL GROUND
		P	PAVEMENT FINISH GRADE
		PN	PIN
		PAD	PAD ELEVATION
		℄	PROPERTY LINE
		PLNT	PLANTER
		PEE	PEDESTRIAN EQUESTRIAN EASEMENT
		PERF	PERFORATED
		PGE	PACIFIC GAS & ELECTRIC
		PP	POWER POLE PROP PROPOSED
		PSE	PUBLIC SERVICE EASEMENT
		PUE	PUBLIC UTILITY EASEMENT
		PVMT	PAVEMENT
		PVC	POLYVINYL CHLORIDE
		R	RADIUS
		RC	ROLLING OF CURB
		RW	RETAINING WALL
		REM	REMOVE
		RRR	ROCK RIPRAP
		R/W	RIGHT OF WAY
		SD	STORM DRAIN
		SDE	STORM DRAIN EASEMENT
		SE	SLOPE EASEMENT
		SS	SANITARY SEWER/LATERAL
		SSCO	SANITARY SEWER CLEANOUT
		SSE	SANITARY SEWER EASEMENT
		SSMH	SANITARY SEWER MANHOLE
		STA	STATION
		STD	STANDARD DETAIL
		STLT	STREET LIGHTING BOX
		SW	SIDEWALK
		TB	TOP OF BANK
		TC	TOP OF CURB
		TEMP	TEMPORARY
		TELE	TELEPHONE
		TOC	TOP OF COVER
		TOE	TOE OF BANK
		TG	TOP OF GRATE
		TPF	TREE PROTECTION FENCE
		TW	TOP OF WALL
		TYP	TYPICAL
		VG	VALLEY GUTTER
		YS	YELLOW STRIPE
		W	WATER
		WCE	WIRE CLEARANCE EASEMENT
		WLK	WALKWAY
		WM	WATER METER
		WOE	WIRE OVERHANG EASEMENT
		WV	WATER VALVE
		WS	WHITE STRIPE

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

SURVEYOR'S STATEMENT

THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

H. W. CHUI
RCE NO. 32912 EXP.06-30-2026

08/12/2025
DATE

REGISTERED PROFESSIONAL ENGINEER
H. W. CHUI
No. 32912
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

VL DESIGNED 08/06/2025 DATE
VL DRAWN 08/06/2025 DATE
AS SHOWN SCALE
NL CHECKED 08/06/2025 DATE

LC ENGINEERING
598 E Santa Clara St. Ste 270
San Jose, CA 95112
Phone: (408) 806-7187

BOUNDARY AND TOPOGRAPHIC SURVEY
125 LYELL STREET
APN 170-40-009
Los Altos California

PROJECT NO.
CONTRACT NO.
DRAWING NO.
SHT NO. 1 OF 1
FILE NO.

ROAD NAME : LYELL STREET

GENERAL REQUIREMENTS

1. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONFLICTS: NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
3. SUBSTITUTIONS: PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS ICC REPORTS AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION.
4. SIMILAR WORK: WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
5. PIPES, DUCTS, SLEEVES, CHASES, ETC.: SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
6. EXCAVATIONS: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
7. CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
8. CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
9. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.

NAILING

1. ALL NAILING SHALL BE COMMON WIRE NAILS AND FOLLOW THIS TABLE:

SIZE	DIAMETER	WIRE	PENETRATION
PENNY	INCHES	GAGE	INCHES
8D	0.134	10-1/4	1-5/8
10D	0.148	9	1-7/8
16D	0.165	8	2
20D	0.203	6	2-3/8

PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT. 1-1/2 INCHES OF PENETRATION FOR 10D AND 16D NAILS IS ACCEPTABLE FOR TOP PLATES AND DOUBLED 2X MEMBERS. WHERE THE NAIL PENETRATION WILL BE LESS THAN SPECIFIED, INCREASE NAIL LENGTH (SIZE) TO OBTAIN THE PENETRATION REQUIRED FOR THE NAIL SPECIFIED.

2. FASTENER SCHEDULE FOR STRUCTURAL MEMBERS - THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

ROOF

1. CL'G. JOIST/RAFTER/TRUSS TO TOP PLATE/OTHER FRAMING BELOW, EACH END, TOE NAIL BELOW.....3-8D
2. BLOCKING (NOT AT THE WALL TOP PLATE) TO RAFTER OR TRUSS,EACH END, TOE NAIL.....2-8D
3. BLOCKING (NOT AT THE WALL TOP PLATE) TO RAFTER OR TRUSS,END NAIL.....2-16D
4. FLAT BLOCKING TO TRUSS AND WEB FILLER, FACE NAIL .....14D @ 6" O.C.
5. CL'G. JOIST TO TOP PLATE, EACH JOIST, TOENAIL.....3-8D
6. CL'G. JOIST LAPS OVER PARTITIONS(NO THRUST),FACE NAIL 3-16D
7. CL'G. JOIST ATTACHED TO PARALLEL RAFTER(HEEL JOINT), FACE NAIL PER DETAIL
8. COLLAR TIE TO RAFTER,FACE NAIL NAIL.....3-10D
9. RAFTER OR ROOF TRUSS TO TOP PLATE,TOENAIL.....3-10D
10. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS OR RIDGE BOARD,END NAIL.....2-16D
11. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS OR RIDGE BOARD, TOENAIL.....3-10D

WALL

1. STUD TO STUD (NOT AT BRACED WALL PANELS),FACE NAIL.....16D @24" O.C.
2. STUD TO STUD & ABUTTING STUDS AT INTERSECTING WALL CORNER, FACE NAIL .....16D @16" O.C.
3. BUILT-UP HEADER(2" TO 2" HEADER),EACH EDGE, FACE NAIL.....16D @16"O.C.
4. CONTINUOUS HEADER TO STUD,TOENAIL 4-8D
5. TOP PLATE TO TOP PLATE,FACE NAIL.....16D @16"O.C.
6. TOP PLATE TO TOP PLATE(AT END JOISTS),EACH SIDE OF END JOINT, FACE NAIL.....8-16D
7. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS),FACE NAIL.....16D @16"O.C.
8. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING), FACE NAIL .....2-16D@16"O.C.
9. STUD TO TOP OR BOTTOM PLATE,TOENAIL.....4-8D
10. STUD TO TOP OR BOTTOM PLATE,END NAIL.....2-16D
11. TOP PLATES,LAPS AT CORNERS AND INTERSECTIONS,FACE NAIL.....2-16D
12. 1" BRACE TO EACH STUD AND PLATE,FACE NAIL.....2-8D
13. 1"X6" SHEATHING TO EACH BEARING,FACE NAIL.....2-8D
14. 1"X8" AND WIDER SHEATHING TO EACH BEARING,FACE NAIL.....3-8D

FLOOR

1. JOIST TO SILL,TOP PLATE OR GIRDER,TOENAIL.....3-8D
2. RIM /BAND JOIST/ BLK'G TO TOP PLATE/SILL/OTHER FRAMING BELOW, TOENAIL .....8D @ 6" O.C.
3. 1"X6" SUBFLOOR OR LESS TO EACH JOIST,FACE NAIL.....2-8D
4. 2" SUBFLOOR TO JOIST OR GIRDER,FACE NAIL.....2-16D
5. 2"PLANKS(PLANK & BEAM - FLOOR&ROOF),EACH BEATING,FACE NAL.....2-16D
6. BUILT-UP GIRDERS AND BEAM,2" LUMBER LAYERS,FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES.....20D @32" O.C.
   BUILT-UP GIRDERS AND BEAM,2" LUMBER LAYERS, EACH SPLICE,FACE 2-20D
7. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS,EACH JOIST OR RAFTER, FACE NAIL.....3-16D
8. JOIST TO BAND JOIST OR RIM JOIST,END NAIL.....3-16D
9. BRIDGING OR BLOCKING TO JOIST,RAFTER OR TRUSS,EACH END, TOENAIL 2-8D

WOOD

1. GRADE STAMPED DOUGLAS FIR/LARCH (SEE LUMBER GRADES).
2. NAILS: COMMON WIRE UNLESS OTHERWISE NOTED. EDGE SEE NAILING NOTE BELOW.
3. THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS
4. SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
5. ANCHOR BOLTS (FOUNDATION ANCHOR BOLTS): PROVIDE 5/8 INCH DIAMETER ANCHOR OR MACHINE BOLTS WITH A MINIMUM OF 7 INCHES EMBEDMENT INTO THE CONCRETE AND WITHIN 12 INCHES OF EACH END OF EACH PLATE. SPACE ANCHORS AT 48 INCHES ON CENTER U.O.N. ANCHORS SHALL BE LOCATED A MAXIMUM OF 2 INCHES FROM THE FACE OF STUD RECEIVING WOOD STRUCTURAL PANELS. ANCHOR BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE ANCHOR BOLT DIAMETER. HOLES MORE THAN 1/16 INCH LARGER THAN THE ANCHOR BOLT SHALL BE EPOXY FILLED UNDER THE CONTINUOUS SUPERVISION OF A LICENSED SPECIAL INSPECTOR.
6. BOLTS: NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE BOLT DIAMETER. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK OR BEFORE CLOSING IN. THREAD PROJECTION SHALL BE 1/16 INCH MINIMUM BEYOND THE NUT. BOLTS IN SPECIFIED SLOTTED HOLES SHALL BE CENTERED IN THE SLOT UON.
7. LAG SCREW CLEARANCE & LEAD HOLES SHALL BE BORED AS FOLLOWS: THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
8. SQUARE STEEL PLATE WASHERS (PW): ANCHOR BOLTS, BOLTS, LAGS AND NUTS, NOTED PW, SHALL BE SQUARE STEEL PLATE WASHERS:

BOLT DIAM (IN)	THICKNESS (IN)	SIZ (IN)
1/2	1/4	3 X 3
5/8	1/4	3 X 3
3/4	5/16	3 X 3
7/8	5/16	3 X 3
1	3/8	3 1/2 X 3 1/2

9. CUT STEEL WASHERS: FOR BOLTS, LAGS AND NUTS, UON.
10. FRAMING CONNECTORS: PER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS ICC APPROVED AND INSTALLED ACCORDINGLY. SIZE AND NUMBER OF NAILS TO BE MAXIMUM SPECIFIED BY THE MANUFACTURER UON.
11. NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
12. BOLTED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. TIGHTEN HOLD DOWN ANCHOR BEFORE TIGHTENING POST BOLTS. USE EXTRA CARE IN BORING THE POST BOLT HOLES (1/32 TO 1/16 LARGER THAN THE BOLT DIAMETER). THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. THE POST BOLTS SHALL NOT BE COUNTERSUNK INTO THE HOLD DOWN POST UON. DO NOT BEND HOLD DOWN ANCHORS.
13. PRESERVATIVE TREATED WOOD: WOOD EXPOSED TO THE WEATHER; FOUNDATION PLATES ON CONCRETE SLABS, FOUNDATIONS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD WITH PRESERVATIVE RETENTION AS REQUIRED FOR USE. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.
14. TOP PLATES: TWO PIECES, SAME SIZE AS STUDS, STAGGER SPLICE 4'-0" MINIMUM. CENTER SPLICES OVER STUDS. SPLICE WITH 12-16D MINIMUM UON.
15. FULL-DEPTH SOLID BLOCKING OR CROSS BRACING: INSTALLED AT INTERVALS NOTEXCEEDING 8 FEET FOR ALL JOISTS AND RAFTERS 2X12 AND DEEPER.
16. SOLID BLOCKING: TWO INCH FULL WIDTH BLOCKING (FIRE STOPS) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
17. CUTTING AND NOTCHING: DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. HOLES THROUGH PLATES, STUDS AND DOUBLE PLATES IN WALLS SHALL FOLLOW DETAIL 5/SD1.0, THE MEMBER WIDTH AND SHALL BE LOCATED IN THE CENTER OF THE MEMBER.
18. PARTITIONS: DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR TO JOISTS.
19. END SUPPORT: ROOF AND FLOOR JOISTS OVER 4 INCHES DEEP SHALL HAVE THEIR ENDS HELD IN POSITION WITH EITHER: FULL DEPTH SOLID BLOCKING; NAILED BRIDGING; NAILING OR BOLTING TO OTHER FRAMING MEMBERS; OR APPROVED JOIST HANGERS.
20. HOT DIPPED ZINC-COATED GALVANIZING: ALL EXPOSED STEEL TIMBER HARDWARE, FASTENERS AND CONNECTORS.
21. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL.

WOOD STRUCTURAL PANELS (PANEL)

1. REFERENCES: PS1, PS2, APA STANDARD PRP-108, NATIONAL EVALUATION SERVICE REPORT NER-108
2. WALL PANELS.....OSB OR STRUCTURAL I, 15/32 INCH
3. ROOF PANELS.....OSB OR STRUCTURAL I, 15/32 INCH
4. FLOOR PANELS.....STURD-I-FLOOR, SANDED 19/32 INCH 20 OC, T&G (EXTERIOR EXPOSURE AT BALCONIES AND DECKS)
5. BLOCKING:
6. A) WALLS: ALL UNSUPPORTED PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3X BLOCKING
7. B) FLOORS & ROOFS: WHERE NOTED ON THE DRAWINGS, ALL SUPPORT PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3X4 FLAT BLOCKING.
8. NAILING: COMMON WIRE NAILS. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL. FIELD NAILING (FN) SHALL BE 12 INCHES ON CENTER AND THE MINIMUM PANEL EDGE DISTANCES SHALL BE MAINTAINED.
9. MACHINE NAILING: SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR THIS PROJECT AND REVIEW BY THE ENGINEER. THE USE OF MACHINE NAILING IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL AND THE MINIMUM PANEL EDGE DISTANCES ARE MAINTAINED.
10. GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND T&G EDGES PER APA, AFG-01. FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.
11. WOOD STRUCTURAL PANELS (PANELS): WHERE ADJACENT WALLS ARE PANELED, PANELS SHALL BE INSTALLED OVER AND UNDER OPENINGS.

ENGINEERED LUMBER

1. LVL - LAMINATED VENEER LUMBER SHALL BE 2.0E MICROLLAM LVL.
2. PSL - PARALLEL STRAND LUMBER SHALL BE 2.2E PARALLAM PSL.
3. LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E TIMBERSTRAND FOR STUDS, RIM BOARDS AND BLOCKING, 1.55E TIMBERSTRAND FOR JOIST, BEAMS AND HEADERS.

ENGINEERED LUMBER I-JOISTS

I-JOIST SHALL BE APA PERFORMANCE RATED MANUFACTURED IN CONFORMANCE WITH PRI-400, PERFORMANCE STANDARD FOR APA EWS. I-JOIST FLANGES TO HAVE MINIMUM WIDTH OF 1 1/2" 7 MINIMUM THICKNESS OF 1 5/16". WEBS TO BE PLYWOOD OR OSB WITH MINIMUM THICKNESS OF 3/8". FOR ONE HOUR CONSTRUCTION, PRI-50 JOISTS ARE REQUIRED AT 24" OC. MAX., SEE ESR-1405. PROPER STORAGE, HANDLING AND INSTALLATION SHALL BE FOR THESE PLANS AND MANUFACTURER'S RECOMMENDATIONS.

LUMBER GRADES DOUGLAS FIR/LARCH

COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND STANDARD GRADING RULES FOR WESTERN LUMBER. 19% MAXIMUM MOISTURE CONTENT AT TIME OF PLACEMENT.

1. DIMENSION LUMBER: BLOCKING
   (2" TO 4" THICK, 2" TO 4" & NONBEARING STUDS WIDE; STANDARD)
   (10' MAXIMUM)
2. DIMENSION LUMBER: BEARING
   (2" TO 4" THICK, 2" TO 4" STUDS JOISTS & RAFTERS WIDE; NO. 2)
3. DIMENSION LUMBER: JOISTS AND RAFTERS
   (2" TO 4" THICK, 5" AND STUDS, BLOCKING, WIDER; NO. 2)
4. BEAMS AND STRINGERS:
   (6" AND THICKER, WIDTH MORE THAN 2" GREATER THAN THICKNESS; NO. 1)
5. POSTS AND TIMBERS:
   (4" AND 6", AND LARGER, WIDTH NOT MORE THAN 2" GREATER THAN THICKNESS; NO.2)
6. HOLD DOWN POSTS: (NO. 2)

REINFORCED CONCRETE

1. MATERIALS:
   CEMENT.....ASTM C-150 TYPE II
   AGGREGATE.....ASTM C-33 STANDARD WEIGHT
   REINFORCEMENT.....ASTM A-615 GRADE 60 TYPICAL
   ANCHOR BOLTS.....ASTM A-307 HOOKED ANCHOR BOLTS
   ANCHOR BOLTS.....ASTM A-307 HEADED MACHINE BOLTS
2. CONCRETE STRENGTHS: THE CONCRETE STRENGTHS SHOWN IN THE FOLLOWING TABLE ARE THE MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS; AND THE AGGREGATE (AGG) SHOWN IS THE MAXIMUM SIZE. CONCRETE SHALL BE STANDARD WEIGHT CONCRETE (145 PCF).

ITEM OF CONSTRUCTION	STRENGTH (PSI)	AGG (IN)	SLUMP (IN)
FOUNDATIONS	2,500	1 1/2	4
POUR IN PLACE WALL	2,500	1 1/2	4
SLABS-ON-GRADE	2,500	1	4

   (DESIGN STRENGTH BASED ON 2,500 PSI NO SPECIAL INSPECTION IS REQUIRED)
   EXCEPTION:

A) THE WEIGHT PERCENTAGE OF SULFATE	STRENGTH(PSI)
> 1.0	4000
> 2.0	4500

   B) SHOTCRETE CONCRETE STRENGTH = 4000 PSI MIN.
3. REINFORCEMENT:
   A) DETAILING, FABRICATION AND PLACING: SHALL CONFORM TO AND ACI 318.
   B) MINIMUM CONCRETE COVER:
      CAST AGAINST & EXPOSED TO EARTH .....3"
      EXPOSED TO EARTH OR WEATHER .....2"
      NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      SLABS, WALLS, JOISTS .....3/4"
      BEAMS, COLUMNS (TIES, STIRRUPS, SPIRALS).....1-1/2"
   C) CHAIRS, SPACERS AND SAND PLATES: AS REQUIRED TO MAINTAIN CONCRETE COVER.
   D) VERTICAL REINFORCEMENT: SHALL BE DOWELED TO SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS SHOWN IN THE DRAWINGS AND GENERAL NOTES.
   E) SPACING: CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT IN A LAYER SHALL NOT BE LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT, OR 1-1/3 TIMES MAXIMUM SIZE AGGREGATE, NOR LESS THAN 1-1/2".
   F) TACK WELDING, WELDING, HEATING OR CUTTING OF BARS: NOT PERMITTED U.O.N.
   G) SLAB CORNERS: PROVIDE 2-#4 X 4'-0" AT RE-ENTRANT CORNERS AND EACH CORNER OF RECTANGULAR HOLES IN SLABS. PLACE BARS DIAGONALLY.
   H) SPLICES (STANDARD LAPS): LAP SPLICE PER DETAIL 1/SD2.0. STAGGER BOTTOM SPLICES AT LEAST 5'-0" FROM SPLICES IN OTHER BOTTOM REINFORCEMENT. STAGGER SPLICES FOR TOP REINFORCEMENT SIMILARLY.
4. ANCHOR BOLTS, DOWELS AND HOLD DOWN ANCHORS: SECURELY HELD IN PLACE PRIOR TO FOUNDATION INSPECTION BY THE BUILDING OFFICIAL AND OBSERVATION BY THE ENGINEER.
5. PIPES, SLEEVES AND DUCTS:NOT TO BE PLACED IN WALLS, BEAMS, SLABS, FOOTINGS OR COLUMNS UNLESS SPECIFICALLY DETAILED.
6. CHAMFER: 3/4 INCH ON EXPOSED CORNERS.
7. ADMIXTURES: REVIEWED BY THE ENGINEER. CALCIUM CHLORIDE OR ADDED CHLORIDES ARE NOT PERMITTED.
8. CONSTRUCTION JOINTS: ACI 117.9 & 6.4, 1/4 INCH AMPLITUDE MINIMUM OR EYED JOINTS PER PLAN. LOCATION OF JOINTS TO BE REVIEWED BY THE ENGINEER. WAIT 48 HOURS BETWEEN POURS.
9. SLAB-ON-GRADE JOINTS: LOCATION OF ALL CONSTRUCTION, CONTROL AND WEAKENED PLANE JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE PLACING OF REINFORCEMENT. MAXIMUM SPACING 15 FEET ON CENTER.
10. ACTUAL DIMENSIONS: SLAB, WALL, BEAM AND COLUMN DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS NOT NOMINAL DIMENSIONS (i.e. A 4 INCH SLAB IS 4 INCHES THICK, NOT 3-1/2 INCHES.)
11. CONCRETE CURING: ACI 318
12. VIBRATION: ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING CODE, CHAPTER 22 & REFERENCE.
2. STEEL SHALL BE PRIMED WITH A RUST RESISTANCE PRIMER & SHOULD CONFORM TO ASTM A36 (FY=36 KSI) AS A MINIMUM, UNLESS OTHERWISE NOTED. ALL W SHAPES TO BE ASTM A992. (FY=50 KSI)
3. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B (FY=35 KSI).
4. ROUND HSS TUBING SHALL CONFORM TO ASTM A500 GRADE B (FY=42 KSI)
5. RECTANGULAR AND SQUARE HSS TUBING SHALL CONFORM TO ASTM A500, GRADE B (FY=46 KSI).
6. HP SECTIONS SHALL CONFORM TO ASTM A572, GRADE 50 (FY=50 KSI).
7. ALL STRUCTURAL WELDING PROCEDURES AND MATERIALS SHALL CONFORM TO BUILDING CODE, SECTION 2204.1. ALL WELDING SHALL BE BY THE SHIELD METAL ARC WELDING PROCESS OR THE SUBMERGED ARC WELDING PROCESS USING E70XX-LOW HYDROGEN ELECTRODES, UNLESS OTHERWISE NOTED.
8. ALL BOLTS FOR CONNECTIONS OF STEEL MEMBERS SHALL CONFORM TO BUILDING CODE, SECTION 2204.2 & ASTM A325N, UNLESS OTHERWISE NOTED. HOLES FOR BOLTS SHOULD BE DRILLED OR PUNCHED & SHALL BE 1/16" LARGER THAN BOLT DIAMETER.
9. PREFABRICATED STEEL MOMENT FRAMES PER MANUFACTURER. STEEL MOMENT FRAME MANUFACTURER SHALL SUBMIT SHOP DRAWING, DESIGN CALCULATIONS, AND APPROVED MOMENT FRAME TEST REPORT (ICC, IAMPO, OR TEST PER APPENDIX S OF AISC SEISMIC PROVISION) TO E.O.R. FOR REVIEW.
10. ALL SHOP WELDING AND FABRICATION MUST BE DONE IN A SHOP APPROVED BY A SPECIAL INSPECTION AGENCY WHICH IS APPROVED BY THE BUILDING OFFICIAL. ALL FIELD WELDING MUST BE PERFORMED BY A CERTIFIED WELDER AND A SPECIAL INSPECTOR SHALL CONTINUOUSLY INSPECT ALL STRUCTURAL FIELD WELDING. BOTH SHALL BE APPROVED BY THE BUILDING OFFICIAL.

WALL STUD TABLE

TRIB WIDTH = 10 FT, ROOF DL= 20, LL= 20, FLOOR DL=15, LL=40

STUD SIZE	STUD HEIGHT	MAX. SPACING					
		1 STORY	2 STORY		3 STORY		
			2_{ND} LEVEL	1_{ST} LEVEL	3_{RD} LEVEL	2_{ND} LEVEL	1_{ST} LEVEL
2X4	10'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	N/A
2X4	12'-0"	16" O.C.	16" O.C.	12" O.C.	16" O.C.	12" O.C.	N/A
3X4	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.
2X6	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	12" O.C.
2-2X4	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.
2-2X6	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.

*LOWER STUDS MUST BE INLINE WITH UPPER STUDS
*2X BLOCKING BETWEEN STUDS AT 4'-6" O.C.

SHEET INDEX

SN1.0	GENRAL NOTES
S1.0	FOUNDATION PLAN
S2.0	ROOF FRAMING PLAN
SD1.0	FOUNDATION & FRAMING DETAILS
SD2.0	TYPICAL DETAILS

PROJECT DESIGN DATA

GOVERNING CODE: 2022 CALIFORNIA BUILDING CODE (CBC).

STRUCTURAL DESIGN LOADS:	DEAD LOAD	LIVE LOAD
ROOF LOADS	10 PSF	20 PSF
CEILING LOADS (ATTICS WITHOUT STORAGE)	7 PSF	10 PSF
FLOOR LOADS	15 PSF	40 PSF
DECK LOADS	15 PSF	60 PSF

WIND DESIGN

1. WIND SPEED 92 MPH RISK CATEGORY II, EXPOSURE C, WIND PRESSURE MIN 16 PSF USED KH=0.85, KZT=1, KD=0.25, I=1

SEISMIC DESIGN

1. SEISMIC BASE SHEAR FOR LIGHT-FRAME WALLS SHEATHED WITH WOOD STRUCTURAL SYSTEM = 0.259W (ALLOWABLE STRESS DESIGN)
   RISK CATEGORY: II S_S = 2.156 S_1 = 0.773 C_S=0.265
   SEISMIC DESIGN CATEGORY: E S_{DS} = 1.725 S_{D1} = 0.876 P =1.3 FA = 1.2 FV= 1.7
   R= 6.5 (LIGHT-FRAME WALLS SYSTEM)

FOUNDATION

1. FOUNDATION MATERIAL: SEE REINFORCED CONCRETE
2. MINIMUM FOUNDED DEPTH & WIDTH OF FOOTINGS:
   BELOW ROUGH PAD GRADE.....18"
   BELOW LOWEST ADJACENT FINISHED GRADE.....18"
   WIDTH.....16" MIN.
3. BASE OF FOOTINGS & SLABS: SEE PLAN
4. ALLOWABLE SOIL PRESSURES:
   DL + LL LOAD.....1,500 PSF
   ALL LOAD (WIND/SEISMIC) FORCES.....2,000 PSF
5. ROOF AND AREA DRAINAGE: SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS.
6. BACK FILL: EXCAVATIONS SHALL BE PROPERLY BACKFILLED. BACK FILL FOR WALLS SHALL BE PERVIOUS MATERIAL. DO NOT PLACE BACK FILL BEHIND WALLS BEFORE THEY HAVE ATTAINED THEIR DESIGN STRENGTH. SHORE AND PROTECT WALLS FROM LATERAL LOADS UNTIL THE SUPPORTING MEMBERS ARE IN PLACE HAVE DEVELOPED SPECIFIED STRENGTHS.

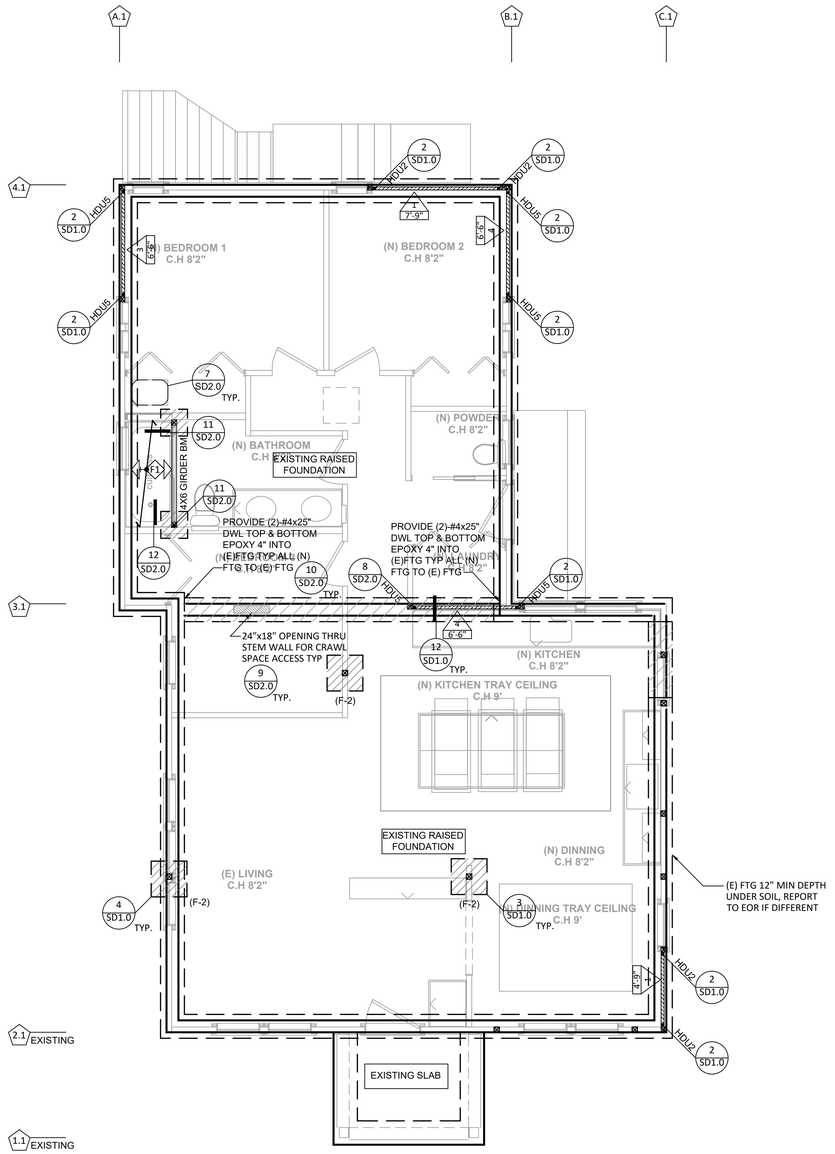
SPECIAL INSPECTION REQUIREMENTS

SPECIAL INSPECTION REQUIREMENTS

1. SPECIAL INSPECTION AGENCY EMPLOYED BY THE OWNER.
2. REPORTS: PREPARED AND SIGNED BY THE INSPECTOR, SUBMITTED TO THE BUILDING OFFICIAL AND THE ENGINEER. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF NOT CORRECTED, TO THE BUILDING OFFICIAL AND THE ENGINEER.
3. CERTIFICATION: INSPECTOR MUST BE CITYCERTIFIED BY THE BUILDING OFFICIAL TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED.
4. RESPONSIBILITY: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY PRIOR TO PERFORMING ANY WORK THAT REQUIRESSPECIAL INSPECTION.
5. SPECIAL INSPECTIONS REQUIRED FOR THE FOLLOWING ITEM.:
   (A) SHEAR WALLS WITH NAILING 4" SPACING OR LESS

ABBREVIATION:

&	AND	JST	JOIST
A.B.	ANCHOR BOLT	JT.	JOINT
ARCH.	ARCHIECTURAL	L.S.	LAG SCREW
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M.B.	MACHINE BOLT
BOT.	BOTTOM	MECH.	MECHANICAL
BTWN.	BETWEEN	MFR.	MANUFACTURER
CONC.	CONCRETE	MIN.	MINIMUM
CONT.	CONTINUOUS	MISC.	MISCELLANEOUS
CTSK.	COUNTERSUNK	N.	NORTH
CTR.	CENTER	N/A	NOT APPLICABLE
DBL.	DOUBLE	N.I.C.	NOT IN CONTRACT
DET.	DETAIL	NO. OR #	NUMBER
DIA.	DIAMETER	N.T.S.	NOT TO SCALE
DN.	DIAMETER	O.C.	ON CENTER
DIM.	DIMENSION	OPP.	OPPOSITE
DN.	DOWN	OWG	OPEN WEB STEEL GIRDER
DWG.	DRAWING	PL.	PLATE
DWLS.	DOWELS	PLYWD	PLYWOOD
(E)	EXISTING	RAD.	RADIUS
EA.	EACA	REF.	REFERENCE
E.E.	EACH END	REINF.	REINFORCED
E.F.	EACH FACE	REQD.	REQUIRED
E.L.	ELEVATION	S.A.D.	SEE ARCH DRAWING
E.N.	EDGE NAILING	SCHED.	SCHEDULED
EQ.	EQUAL	SECT.	SECTION
E.S.	EACH SIDE	SIM.	SIMILAR
E.W.	EACH WAY	SPEC.	SPECIFICATION
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	STAGG.	STAGGERED
F.F.	FINISH FLOOR	STD.	STANDARD
F.A.	FINISH GRADE	STL.	STEEL
FIN.	FINISH	SYM.	SYMMETRICAL
FL.	FLOOR	SPA.	SPACING
F.O.C.	FACE OF CONCRETE	T.&B.	TOP & BOTTOM
FT.	FOOT OR FEET	THK.	THICK
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
GLB	GLU-LAM BEAM	TYP.	TYPICAL
H.D.	HOLDOWN	U.O.N.	UNLESS OTHERWISE NOTED
HGR	HANGER	VERT.	VERTICAL
HGT.	HEIGHT	W/	WITH
HK.	HOOK	W/O	WITHOUT
HORIZ.	HORIZONTAL	WP.	WATERPROOF
H.S.B.	HIGH STRENGTH BOLT	W.W.F.	WELDED WIRE FABRIC



FOUNDATION PLAN

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

PAD FOOTING SCHEDULE			
MARK	FOOTING SIZE	THICKNESS	REINFORCING
(F-1)	1'-6" x 1'-6"	18"	3-#4 EA. WAY
(F-2)	2'-0" x 2'-0"	18"	4-#4 EA. WAY
(F-3)	3'-0" x 3'-0"	18"	4-#5 EA. WAY
(F-4)	4'-0" x 4'-0"	18"	6-#5 EA. WAY
(F-5)	5'-0" x 5'-0"	18"	7-#5 EA. WAY

PLYWOOD SHEAR WALL SCHEDULE														
EDGE NAILING (10d)			FDN. SILL PLATE		ANCHOR BOLT SPACING		A35/LTP4 CLIPS SPACING		PLATE CONNECTION NAILING				CAPACITY (PLF)	
MARK	TYPE	SPACING	1 SIDE	2 SIDE	1 SIDE	2 SIDE	1 SIDE	2 SIDE	1 SIDE	RIM/BLKG	2 SIDE	RIM/BLKG	1 SIDE	2 SIDE
SDS	1	6" O.C.	2x		32" O.C.		16" O.C.		16d @ 6" O.C.	2x			310	
SDS	2	4" O.C.	2x	3x	24" O.C.	12" O.C.	12" O.C.	12" O.C. EA. SIDE	16d @ 4" O.C.	2x	SDS @ 6" O.C.	3x	460	920
SDS	3	3" STAGG.	2x	3x	16" O.C.	8" O.C.	9" O.C.	9" O.C. EA. SIDE	(2) 16d @ 6" O.C.	2x	(2) SDS @ 10" O.C.	4x	600	1200
SDS	4	2" STAGG.	2x	3x	12" O.C.	6" O.C.	6" O.C.	6" O.C. EA. SIDE	SDS @ 6" O.C.	2x	(2) SDS @ 6" O.C.	4x	770	1540

1. ALL SHEAR PANEL SHALL BE 1/2" OSB OR CDX **STRUCTURAL I** PLYWOOD. ALL FIELD NAILING SHALL BE 10d @ 12" O.C. ALL EDGE NAILING SHALL BE 10d.
2. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAIED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
3. STUDS SHALL BE 2X4 MINIMUM AND SPACED @ 16" O.C. MAXIMUM. U.N.
4. INTERIOR SHEAR WALLS SHALL BE EXTENDED THROUGH THE ATTIC TO THE ROOF SHEATHING.
5. NAILS SHALL BE COMMON NAILS, PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 1/2" FROM THE EDGE OF CONNECTION MEMBER OF ALL PANELS.
6. NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAIL SPACING IS 3" OR LESS O.C. (MINIMUM SPACING BETWEEN NAIL LINES IS 1/2")
7. NAILS FOR PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIP GALVANIZED.
8. SDS DENOTES 1/4"Ø SDS WOOD SCREWS WITH 2" MINIMUM PENETRATION INTO FRAMING BELOW. ROWS OF SDS SHALL BE STAGGERED 1/2" APART.
9. ALL ANCHOR BOLTS SHALL HAVE 3"SQ.x1/4" W/ 11/16"x1 3/4"DIAGONAL SLOT "USE STD. CUT WASHER O/ PLATE WASHER) PLATE WASHERS. USE 3"x4 1/2" AT 6" THICK SHEAR WALL. PLATE WASHER. PLATE WASHER TO EXTEND TO WITHIN 1/2" OF THE EDGED OF THE SILL PLATE ON THE SIDE WITH SHEATHING.
   a. 5/8Ø" A.B. W/ x 7" MINIMUM EMBEDMENT INTO CONCRETE. OR
   b. SIMPSON RETROFIT FOUNDATION PLATES URFP/FRFP PER MANUFACTURE'S RECOMENDATION.
   c. IN NON-P.T. SLABS, 5/8Ø" EXPENSION BOLT W/ 2 3/4" MIN. EMBEDMENT W/ MINIMUM 9" EDGE DISTANCE.

SYMBOLS LEGEND

- WOOD POST / WOOD POST ABOVE
- DIRECTION OF JOISTS
- SHEAR PANEL LENGTH AND SCHEDULE
- SHEAR PANEL LENGTH AND SCHEDULE
- DETAIL
- BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- SHEAR LINE
- CALIFORNIA FRAMING
- PAD FOOTING
- (E) FOUNDATION
- (N) FOUNDATION

FRAMING NOTES

- E — EXISTING ROOF RAFTERS & CEILING JOIST
- C1 — 2 X 10 CEILING JOIST @ 16" O.C.
- F1 — 2 X 4 FLOOR JOIST @ 16" O.C.

FOUNDATION NOTES

1. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
   PLAN SHOWS STRUCTURAL SLAB, WALLS, ABOVE FOUNDATION.
   ARCHITECTURAL BACKGROUND INDICATES NON-STRUCTURAL WALLS.
   CONFIRM ALL BACKGROUND INFORMATION WITH CURRENT ARCHITECTURAL DRAWINGS.
2. SEE STRUCTURAL SPECIFICATIONS ON SHEET SN1.0.
3. NEW STEM WALL FTG. SHALL BE 16" WIDE CONT. FTG. W/ (2)-#4 T&B & #4 VERT @ 16" O.C. TYP.
4. PROVIDE 2x SOLID BLOCKING @ 8' OC BETWEEN FL JOIST TYP.
5. ALL FLOOR USE 3/4" PLYWOOD T&G WITH 10d@ 6" O.C. EDGE NAILS 10" O.C. FIELD NAILS TYP AT FLOOR AREA GLUED AND NAILED.
6. PROVIDE FLOOR PLYWOOD EDGE NAILS FULL LENGTH AT ALL SHEAR WALL LINE.
7. FL JST, GIRDER W/ HUTF HGR AT END TO WALL SILL PL TYP.
8. HOLDOWNS SHOULD BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
9. ALL HOLDOWNS REQUIRED 4x4 MINIMUM POST.
10. THE NEW FOUNDATION TYPE MUST MATCH EXISTING FOUNDATION, REPORT TO ENGINEER OF RECORD IF IT IS DIFFERENT.
11. HOLDOWN ANCHOR BOLT TO BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
12. ALL EXISTING FOUNDATION MUST FIELD IN VERIFY.
13. GC SHALL VERIFY ALL EXISTING FOUNDATION AND BEARING WALL LOCATIONS PRIOR TO DEMOLITION AND REPORT TO EOR IF THERE ARE ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.

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REGISTERED PROFESSIONAL ENGINEER
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No. C92766
12/31/25
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:
125 LYELL ST ,
LOS ALTOS, CA 94022

SHEET TITLE:
FOUNDATION PLAN

DATE: 08/27/25

JOB NO. OES25173

REVISION

	MM/DD/YY	DESCRIPTION
1		
2		
3		
4		
5		
6		
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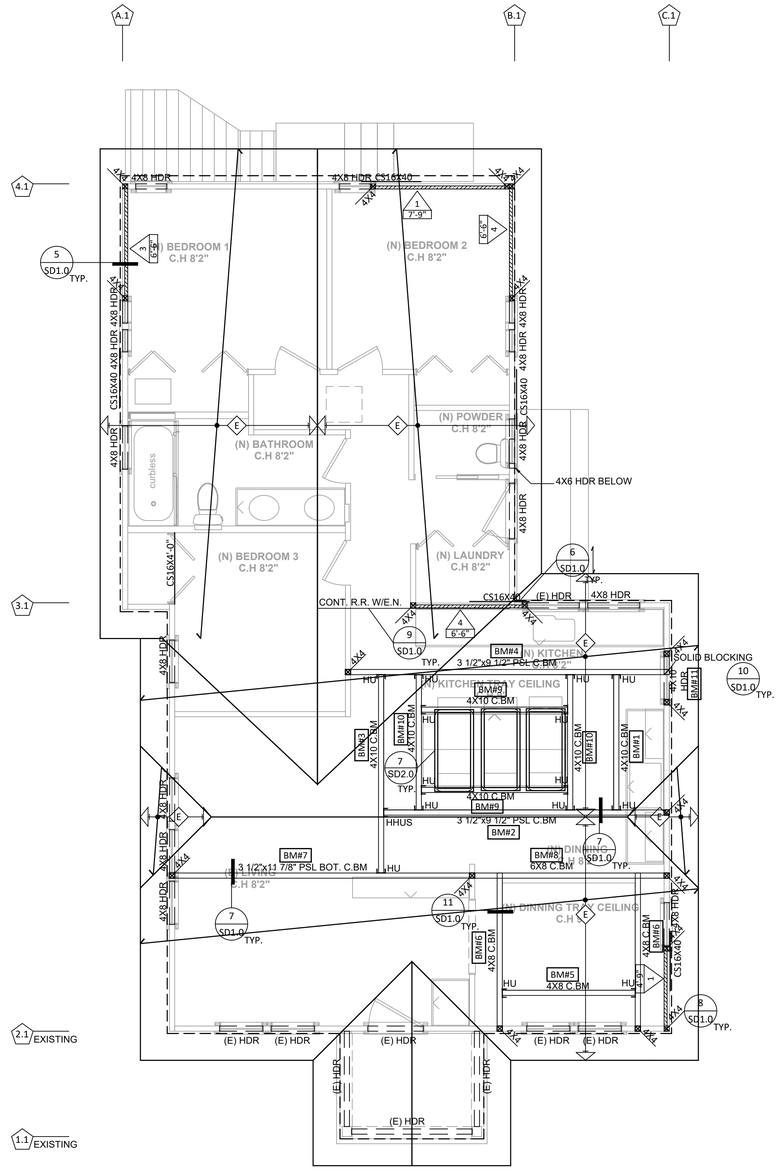
9		

SHEET NO.

S1.0



ROOF FRAMING PLAN

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

CEILING PLAN

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

HANGER SCHEDULE (U.N.O.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	LSSJ, LSSR	- -
2X CEILING / FLOOR JOISTS, DBL. JOISTS	LUS, HU	- -
TJI FLOOR I-JOISTS	ITS	- -
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAM SAWN LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/4" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1 3/4" MICROLAM	LSU, HU	2-2X4 DF#2
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

SYMBOLS LEGEND

- WOOD POST
- WOOD POST ABOVE
- DIRECTION OF JOISTS
- SHEAR PANEL LENGTH AND SCHEDULE
- SHEAR PANEL LENGTH AND SCHEDULE
- DETAIL
- BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- SHEAR LINE
- CALIFORNIA FRAMING
- PAD FOOTING
- (E) FOUNDATION
- (N) FOUNDATION

FRAMING NOTES

- EXISTING ROOF RAFTERS & CEILING JOIST
- 2 X 10 CEILING JOIST @ 16" O.C.

FRAMING NOTES

1. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
   PLAN SHOWS STRUCTURAL WALLS, ROOF LINES ABOVE FOUNDATION.
   ARCHITECTURAL BACKGROUND INDICATES NON-STRUCTURAL WALLS
   CONFIRM ALL BACKGROUND INFORMATION WITH CURRENT
   ARCHITECTURAL DRAWINGS.
2. SEE STRUCTURAL SPECIFICATIONS ON SHEET SN1.0.
3. FULL HEIGHT STUDS SHALL BE USED ON EXTERIOR WALLS OF ROOM WITH VAULTED CEILINGS. 2x6 STUD @ 16" O.C. FOR 12'-0" OR MORE WALL HIGH.
4. ALL ROOF USE 15/32" OSB PLYWOOD EXP I (INDEX 32/16) WITH 10d @ 6" O.C. EDGE NAILS AND 12" OC FIELD NAILS UNBLOCKED TYPICAL.
5. ALL FLOOR 23/32" PLYWOOD EXP IT&G WITH 10d@ 6" OC EDGE NAILS 10" O.C. FIELD NAILS TYP AT FLOOR AREA GLUED AND NAILED.
6. PROVIDE SIMP. CS16x30" @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP AS SHOWN.
7. ALL BEAM TO BEAM SUPPORT USE HANGER PER HANGER SCHEDULE.
8. PROVIDE SIMP. CS16x30"MIN @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP.
9. PROVIDE PC4 CAP & BC4 BASE TYP AT EA END OF DROPPED FLOOR BM EXTEND POST DOWN TO FOUNDATION.
10. SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
11. ALL BEAMS PROVIDE 4x BEAM WIDTH POST.
12. HOLDOWN SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. ALL EXTERIOR WALLS AND WOOD FRAMED CHIMNEYS MUST BE SHEATHED WITH SHEAR PANEL U.N.
14. PLYWOOD OF ALL INTERIOR SHEAR WALL TO BE EXTENDED UP TO ROOF.
15. THE NEW FOUNDATION TYPE MUST MATCH EXISTING FOUNDATION, REPORT TO ENGINEER OF RECORD IF IT IS DIFFERENT.
16. HOLDOWN ANCHOR BOLT TO BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
17. ALL EXISTING FRAMING MUST VERIFY IN FIELD
18. GC SHALL VERIFY ALL EXISTING FRAMING AND BEARING WALL LOCATIONS PRIOR TO DEMOLITION AND REPORT TO EOR IF THERE ARE ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.

PLYWOOD SHEAR WALL SCHEDULE														
EDGE NAILING (10d)			FDN. SILL PLATE		ANCHOR BOLT SPACING		A35/LTP4 CLIPS SPACING		PLATE CONNECTION NAILING				CAPACITY (PLF)	
MARK	TYPE	SPACING	1 SIDE	2 SIDE	1 SIDE	2 SIDE	1 SIDE	2 SIDE	1 SIDE	RIM/BLKG	2 SIDE	RIM/BLKG	1 SIDE	2 SIDE
SDX	1	6" O.C.	2x		32" O.C.		16" O.C.		16d @ 6" O.C.	2x			310	
SDX	2	4" O.C.	2x	3x	24" O.C.	12" O.C.	12" O.C.	12" O.C. EA. SIDE	16d @ 4" O.C.	2x	SDS @ 6" O.C.	3x	460	920
SDX	3	3" STAGG.	2x	3x	16" O.C.	8" O.C.	9" O.C.	9" O.C. EA. SIDE	(2) 16d @ 6" O.C.	2x	(2) SDS @ 10" O.C.	4x	600	1200
SDX	4	2" STAGG.	2x	3x	12" O.C.	6" O.C.	6" O.C.	6" O.C. EA. SIDE	SDS @ 6" O.C.	2x	(2) SDS @ 6" O.C.	4x	770	1540

1. ALL SHEAR PANEL SHALL BE 15/32" OSB OR CDX **STRUCTURAL I** PLYWOOD. ALL FIELD NAILING SHALL BE 10d @ 12" O.C. ALL EDGE NAILING SHALL BE 10d.
2. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAIED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
3. STUDS SHALL BE 2X4 MINIMUM AND SPACED @ 16" O.C. MAXIMUM. U.N.
4. INTERIOR SHEAR WALLS SHALL BE EXTENDED THROUGH THE ATTIC TO THE ROOF SHEATHING.
5. NAILS SHALL BE COMMON NAILS, PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 1/2" FROM THE EDGE OF CONNECTION MEMBER OF ALL PANELS.
6. NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAIL SPACING IS 3" OR LESS O.C. (MINIMUM SPACING BETWEEN NAIL LINES IS 1/2")
7. NAILS FOR PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIP GALVANIZED.
8. SDS DENOTES 1/4"Ø SDS WOOD SCREWS WITH 2" MINIMUM PENETRATION INTO FRAMING BELOW. ROWS OF SDS SHALL BE STAGGERED 1/2" APART.
9. ALL ANCHOR BOLTS SHALL HAVE 3"SQ.x1/4" W/ 1 1/16"x1 3/4"DIAGONAL SLOT *USE STD. CUT WASHER O/ PLATE WASHER) PLATE WASHERS. USE 3"x4 1/2" AT 6" THICK SHEAR WALL. PLATE WASHER. PLATE WASHER TO EXTEND TO WITHIN 1/2" OF THE EDGED OF THE SILL PLATE ON THE SIDE WITH SHEATHING.
   a. 5/8Ø" A.B. W/ x 7" MINIMUM EMBEDMENT INTO CONCRETE. OR
   b. SIMPSON RETROFIT FOUNDATION PLATES URFP/FRFP PER MANUFACTURE'S RECOMENDATION.
   c. IN NON-P.T. SLABS, 5/8Ø" EXPENSION BOLT W/ 2 3/4" MIN. EMBEDMENT W/ MINIMUM 9" EDGE DISTANCE.

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PROJECT ADDRESS:
125 LYELL ST ,
LOS ALTOS, CA 94022

SHEET TITLE:
ROOF FRAMING PLAN

DATE: 08/27/25

JOB NO. OES25173

REVISION

	MM/DD/YY	DESCRIPTION
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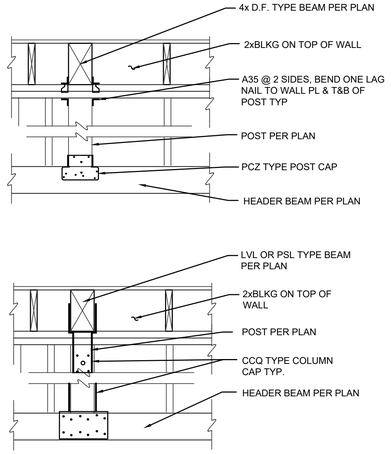
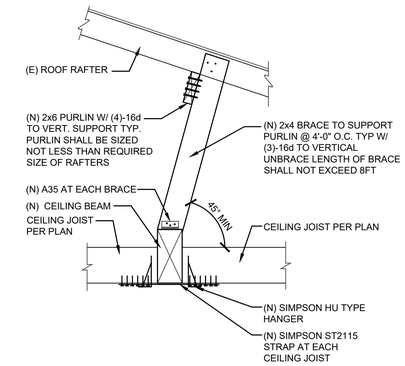
SHEET NO.

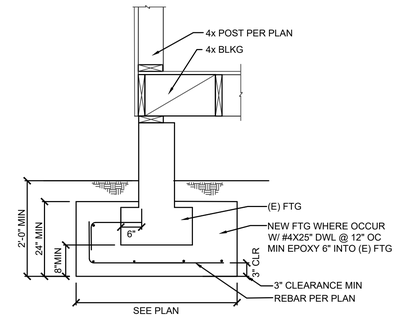
S2.0



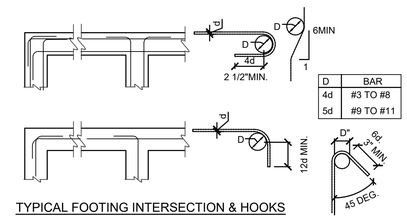
10 BEAM TO POST CONNECTION



7 PURLIN DETAIL

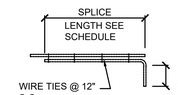


4 (N) PAD FTG TO (E) CONT. FTG EXTERIOR



D	BAR
4d	#3 TO #8
5d	#9 TO #11

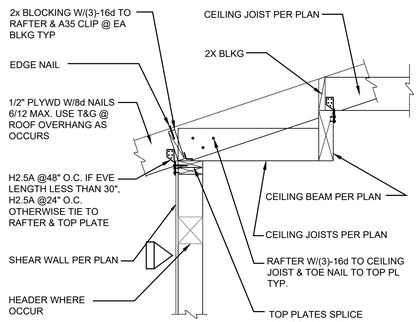
TYPICAL FOOTING INTERSECTION & HOOKS



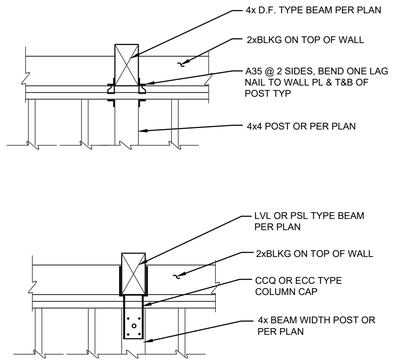
BAR LAP SCHEDULE	
BAR #	LAP IN INCHES
4	24
5	30
6	36

TYPICAL REBAR SPLICE

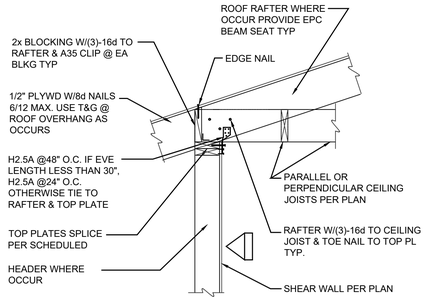
1 REBARS TYPICAL BENDING



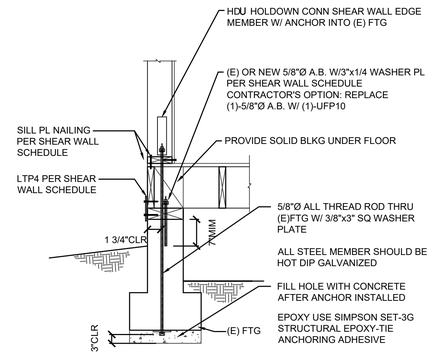
11 RECESSED CEILING



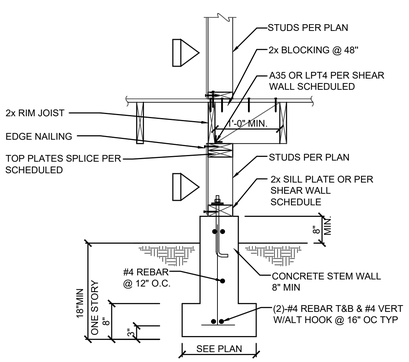
8 BEAM TO POST CONNECTION



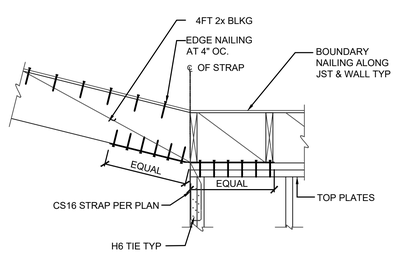
5 SHEAR TRANSFER AT EAVE



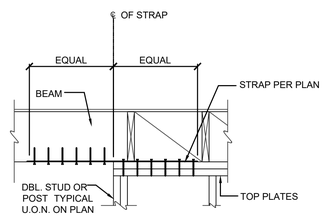
2 HDU DETAIL



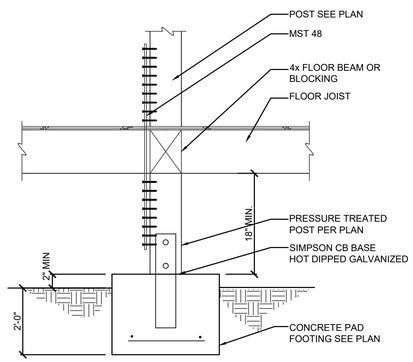
12 INTERIOR FTG SHEAR WALL



9 CONT. R.R. W/E.N.



6 BEAM TO TOP PLATE



3 POST TO PAD FTG

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 508-5595

DESIGN BY:

REGISTERED PROFESSIONAL ENGINEER
DI YANG
No. C92766
12/31/25
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:
125 LYELL ST ,
LOS ALTOS, CA 94022

SHEET TITLE:
FOUNDATION & FRAMING DETAILS

DATE: 08/27/25

JOB NO. OES25173

REVISION

	MM/DD/YY	DESCRIPTION
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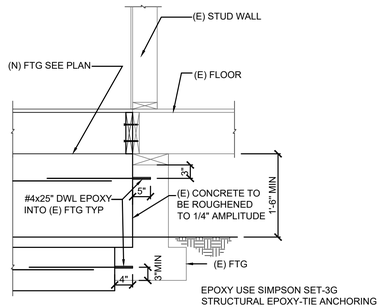
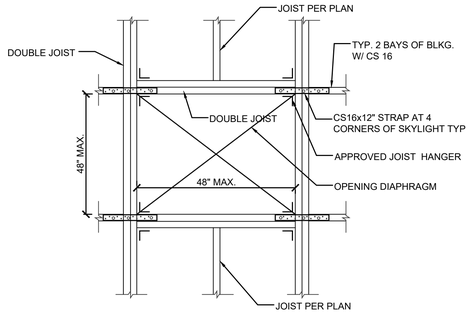
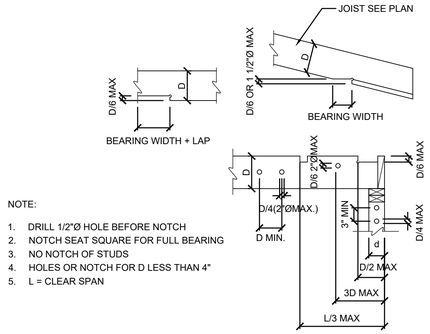


10 DOWEL EPOXY (N) FTG TO (E) FTG



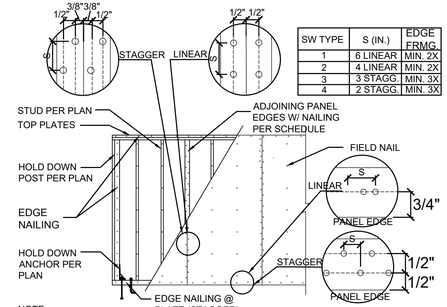
7 TYPICAL OPENING DETAIL



NOTE:

1. DRILL 1/2"Ø HOLE BEFORE NOTCH
2. NOTCH SEAT SQUARE FOR FULL BEARING
3. NO NOTCH OF STUDS
4. HOLES OR NOTCH FOR D LESS THAN 4"
5. L = CLEAR SPAN

4 TYPICAL NOTCH DETAIL



SW TYPE	S (IN.)	EDGE FRMG.
1	6 LINEAR	MIN. 2X
2	4 LINEAR	MIN. 2X
3	3 STAGG.	MIN. 3X
4	2 STAGG.	MIN. 3X

NOTE:

1. FOR ITEMS NOT NOTED SEE PLAN & SHEAR WALL SCHEDULED
2. MINIMUM PANEL DIMENSION IS 1'-0"
3. USE FULL SIZE PANELS WHERE POSSIBLE.
4. FIELD NAILING (FIELD NAIL) @ 12" U.O.N.
5. 3x SOLID BLOCKING @ HORIZONTAL JOINTS.
6. 10d NAIL WITH MIN. 1 1/2" PENETRATION TO FRAMING MEMBER OR BLOCKING

1 TYPICAL SHEAR WALL ELEVATION

11 CURBLESS SHOWER FLOOR CONNECTION

HD	HD ANCHOR	le
HDU2	SB5/8x24	18"
HDU4	SB5/8x24	18"
HDU5	SB5/8x24	18"
HDU8	SB7/8x24	18"
HDU11	SB1x30	24"
HDU14	SB1x30	24"

HDU14 REQUIRES FOOTING WIDTH TO BE 18" WIDTH MIN.

8 HOLDOWN DETAIL

SILL PLATE NAILING (SN) 16d @ 12" OC MIN FOR GYPSUM WALL, 16d @ 6" OC MIN FOR PLYWOOD WALL & SHEAR WALL SEE SHEAR WALL SCHEDULE
EDGE NAILING (EN) 5d COOLER NAILING @ 7" OC MIN FOR GYPSUM WALL, 10d @ 6" OC MIN FOR PLYWOOD WALL & SHEAR WALL SEE SHEAR WALL SCHEDULE TYP

5 STUD WALL CONNECTION

2 DISCONTINUED TOP PLATE

12 CURBLESS SHOWER

9 CRAWL SPACE ACCESS

6 TYPICAL PLATE ANCHOR BOLTS

3 TYPICAL OPENING IN WOOD WALLS

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 508-5595

DESIGN BY:

REGISTERED PROFESSIONAL ENGINEER
DI YANG
No. C92766
12/31/25
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:
125 LYELL ST ,
LOS ALTOS, CA 94022

SHEET TITLE:
TYPICAL DETAILS

DATE: 08/27/25
JOB NO. OES25173

REVISION

	MM/DD/YY	DESCRIPTION
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SHEET NO.
SD2.0

-----Original Message-----

From: Erikka Lenbergs <cabearkai@gmail.com>

Sent: Monday, January 26, 2026 4:06 PM

To: Brittany Whitehill <BWhitehill@losaltosca.gov>

Subject: 125 Lyell Street alteration permit

Hello Ms. Whitehall,

I am writing to express my support for approval of the new owners' plans to modify the home at 125 Lyell Street. Over the years, many, if not a majority, of the single family houses on our street have been demolished and replaced, including one next door to us that was included and subsequently removed from the town's historic resource inventory. Realistically, the home at 125 Lyell was included on the list only at the request of one member of the former owner's family and is an unremarkable, if cute, cottage. There is no reason that the new owners should be constrained from improving the small, dated home.

Regards,

Erikka Lenbergs

87 Lyell Street

Sent from my iPhone

From: Justin Drewes
To: Public Comment - HC
Subject: 125 Lyell St.
Date: Wednesday, January 28, 2026 11:31:51 AM

I read the city staff report on 125 Lyell Street to the Historical Commission with interest. I wanted to point out an error in the report that may be of importance. The small laundry porch area on the east elevation of the house that has been interpreted as an addition, it is in fact original to the home and predates the circa 1932 rear addition. A physical inspection of the foundation and lumber used on the subfloor will reveal that this area was poured and built at the same time the original structure was. Aerial photographic surveys from 1930 supports this. The sole addition to the building was done at the rear about 1933. My family and I as well as the family who owned the house before us were very happy when an independently contracted Architectural Historian found the house worthy of being included on the Historic Resources Inventory. We were very exited to sell the house the current owners who want to keep it for the charming house it is. Thank you for your time and consideration,

Sincerely,

Justin Drewes

HISTORICAL COMMISSION
STAFF REPORT

Meeting Date: January 28, 2026

Subject: Certified Local Government (CLG) Annual Report

Prepared by: Sean Gallegos, Senior Planner

Initiated by: City of Los Altos

Attachment:
1. Certified Local Government (CLG) Annual Report (2024 to 2025)
2. 2024–2025 Historical Commission Meeting Minutes

Recommendation

Approve the 2024 to 2025 Certified Local Government Annual Report consistent with the Conditions of Approval and authorize staff to submit the report to the California Office of Historic Preservation in accordance with CLG program requirements.

Background

The Certified Local Government (CLG) Program is a partnership among local governments, the State Historic Preservation Office (SHPO), and the National Park Service (NPS) to promote historic preservation at the local level. Established under the National Historic Preservation Act of 1966, the program provides technical assistance, resources, and funding opportunities to communities that demonstrate a commitment to preserving their historic and cultural heritage.

In California, the program is administered by the Office of Historic Preservation (OHP). Local governments that meet the program's requirements, including having an active historic preservation ordinance and a qualified historic preservation commission, are eligible for CLG certification.

Key benefits of the CLG program include:

1. **Grant Opportunities:** Access to federal Historic Preservation Fund (HPF) grants, which are exclusively available to CLGs, to support preservation planning, surveys, education, and rehabilitation projects.

2. **Technical Assistance:** Ongoing guidance and training provided by the OHP to support local preservation efforts.

3. **Increased Recognition:** CLG status demonstrates a community's commitment to preservation, fostering public trust and engagement.

Participation in the program also reinforces a local government's role in the broader federal and state preservation framework. By becoming a CLG, communities ensure their preservation efforts align with national standards and best practices.

Currently, California has over 90 designated CLG communities, including the City of Los Altos, each contributing to the protection and enhancement of historic resources statewide. Local governments participating in the program play a critical role in preserving California's diverse heritage while benefiting from access to resources and funding to support these efforts.

Analysis

The 2024 to 2025 Certified Local Government Annual Report documents the activities of the Historical Commission and Planning staff during the reporting period from October 1, 2024 through September 30, 2025. The report has been prepared in the format prescribed by the Office of Historic Preservation and includes all required sections.

Key elements of the report are summarized below.

Commission Meetings and Activities

During the reporting period, the Historical Commission held four meetings and continued to carry out its responsibilities under the Historic Preservation Ordinance. Commission actions included review of projects affecting historic resources, design review and regulatory oversight, and advisory input on preservation related matters.

Attendance records are included in the report and demonstrate that the Commission met the minimum meeting frequency required for CLG certification.

Historic Resource Inventory and Surveys

No new historic resources were added to the City's Historic Resource Inventory during the 2024–2025 reporting period. No new surveys or survey updates were completed during this cycle. The City continues to rely on professional historic evaluations prepared by qualified consultants when projects involve potentially historic resources.

Public Participation and Education

Public outreach efforts during the reporting period included the City's 41st Annual Margaret Thompson Essay Contest, which engaged approximately 300 students from local schools and promoted awareness of local and California history. This program continues to be a longstanding and meaningful component of the City's historic preservation outreach.

Regulatory Programs and Incentives

The City continued to implement its historic preservation regulatory program during the reporting period. Three historic properties were reviewed for compliance with local historic preservation regulations.

The City also maintained its Mills Act program. One new Mills Act contract was approved during the reporting period, bringing the total number of active contracts to seventeen.

The 2023-2024 CLG Annual Report serves as both an accountability tool and a reflection of the community's dedication to historic preservation. It demonstrates the commission's active role in protecting and enhancing local historic resources while maintaining compliance with state and federal standards.

CONDITIONS OF APPROVAL

1. **Approved Report:** The approval is based on the Certified Local Government Report and attachments, except as modified by these conditions as specified below.

2. **Revisions to the Approved Report:** Minor revisions to the approved document and attachments which are found to be in substantial compliance with the approval may be approved by the Development Services Director.

Certified Local Government Program -- 2024-2025 Annual Report

(Reporting period is from October 1, 2024, through September 30, 2025)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.
Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to info.calshpo@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than10mb total), you will need to send them in a second or third email.

Name of CLG
City of Los Altos

Report Prepared by: Sean Gallegos, Senior Planner **Date of commission/board review: January 25, 2026**

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. Are you considering amending or revising your certified ordinance this year?

   REMINDER: Pursuant to the *CLG Agreement,* the Office of Historic Preservation (OHP) must have the opportunity to review and comment on ordinance changes prior to adoption. Please communicate directly with the OHP Local Government Unit staff to coordinate the review. Changes that do not meet the CLG requirements could affect certification status.

   No amendments or revisions to the Historic Preservation Ordinance were adopted during the reporting period.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

   https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TIT12BUCO_CH12.44HIPR

B. New Local Landmark Designations (Comprehensive list of properties/districts designated during the reporting.

1. During the reporting period, October 1, 2024 – September 30, 2025, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
None	N/A	N/A	N/A

Reminder: *Pursuant to California Government Code § 27288.2, "the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof."*

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed	Reason
None	N/A	N/A

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No
   ☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element.

https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/39021/communitydesignhistoricresourceselement.pdf

D. Review Responsibilities

1**. Who takes responsibility for design review or Certificates of Appropriateness?**

☒ All projects subject to design review go the commission.

☐ Some projects are reviewed at the staff level without commission review.
What is the threshold between staff-only review and full-commission review?

2. **California Environmental Quality Act (CEQA)**

- Explain the historic preservation staff and commission role in *providing input* to CEQA documents prepared for or by the local government.

  The majority of projects that are reviewed by the Historical Commission are exempt from CEQA review. For a project that is subject to CEQA review and listed in the City's Historical Resources Inventory, an initial study of environmental effects would be required. The Historical Commission would review the project prior to the start of the initial study and the Commission's input would be incorporated into the initial study as applicable.

- Explain the staff and commission role in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government.

  The majority of projects that are reviewed by the Historical Commission are exempt from CEQA review. For a project that is subject to CEQA review and listed in the City's Historical Resources Inventory, the Historical Commission would review the CEQA documents and provide comments, if any, prior to the CEQA documents reviewed by the City Council.

3. Section 106 of the National Historic Preservation Act

- Explain the staff and commission role in *providing input* to Section 106 documents prepared for, or by, the local government.

  Staff would take the lead on providing any input on Section 106 documents and, if appropriate and/or required by City Ordinance, seek input from the Historical Commission.

- Explain the staff and commission role in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government?

  Staff would take the lead on providing any input on Section 106 documents and, if appropriate and/or required by City Ordinance, seek input form the Historical Commission.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Jonathan Adams	Accountant (retired)	October 2022	September 2026	jeadams@sonic.net
Gina Atkinson	Psychoanalytic Editing and Translation	October 2024	September 2028	gina.atkinson@gmail.com
Liza Coe	Aeronautics and Planetary Science (retired)	October 2022	September 2026	liza.coe55@gmail.com
Suzanne Maguire-Negus	Education	October 2024	September 2028	suzanne@sciton.com
Karen Scussel	Human Resources	October 2025	September 2029	klscussel@gmail.com

Attach resumes and Statement of Professional Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications have not been met and how professional expertise is otherwise being provided.

   The Los Altos Historical Commission currently has no qualified professionals as commissioners. Since Los Altos is a smaller community and the Commission is filled by volunteers, it is always a challenge to recruit qualified professionals to sit on the Historical Commission. However, it should be noted that while the other members of the Commission are not technically "professionals", they include accounting, psychoanalytic scholarship and translation, aeronautics and planetary science, education, human resource, and local residents; all of whom have a professional understanding about various aspects of historical preservation and contribute valuable insight and knowledge into the historic review process. For all projects reviewed by the Historical Commission, the Commission recommends the preparation of professional historic reports (i.e.

Secretary of the Interior Standards for Rehabilitation Evaluations, Historic Resource Evaluation, etc.) by qualified historic professionals to evaluate historic applications consistent with the Historic Preservation Ordinance and the California Environmental Quality Act." Historic professionals must meet the Professional Qualification Standards from the National Parks Service.

2. If all positions are not currently filled, why is there a vacancy, and when will the position be filled?

   N/A

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No

2. If not, please provide the Commission staff member's contact information.

3. If the position(s) is not currently filled, why is there a vacancy?

Attach resumes and Statement of Professional Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Sean Gallegos, Senior Planner	Urban Planning and Architecture	Development Services Department, Planning Division	sgallegos@losaltosca.gov

C. Attendance Record

Please complete the commission meeting attendance chart for each commissioner and staff member. Commissions are required to meet a minimum of four times a year. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Jonathan Adams	☐	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐
Gina Atkinson	☐	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐
Liza Coe	☐	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐

Certified Local Government Program -- 2024-2025 Annual Report

(Reporting period is from October 1, 2024, through September 30, 2025)

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Suzanne Maguire-Negus	☐	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐
Karen Scussel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

D. Training Received

Please indicate the specific training each commissioner received last year.

Reminder: It is a CLG requirement that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Jonathan Adams	No Training	Type here.	Type here.	Type here.
Gina Atkinson	Reframing the Narrative: The Evolving Nature of Language in Preservation Planning	1.5	National Alliance of Preservation Commissioners	5/29/25
Liza Coe	No Training	Type here.	Type here.	Type here.
Suzanne Maguire-Negus	No Training	Type here.	Type here.	Type here.
Karen Scussel	Commissioner Introduction Training: Secretary of the Interior Standards for Rehabilitation, Brown Act, Historic Preservation Ordinance, and discussion of Department of Park and Recreation Forms.	2.0	Sean Gallegos, Historical Commission Liaison	9/23/25

Certified Local Government Program -- 2024-2025 Annual Report

(Reporting period is from October 1, 2024, through September 30, 2025)

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by the OHP)

Reminder: California CLG procedures require CLGs to submit survey results, including historic contexts, to the OHP. If you have not done so, submit an electronic copy or link if available online with this report.

Context Name	Description	How it is Being Used	Date Submitted to the OHP
N/A	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

B. New Surveys or Survey Updates (excluding those funded by the OHP)

Note: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to the OHP
N/A	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

Explain how you are using the survey data: Type here.

Certified Local Government Program -- 2024-2025 Annual Report

(Reporting period is from October 1, 2024, through September 30, 2025)

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

Has your CLG undertaken any public outreach, training, or publications programs this year? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to the OHP.

Item or Event	Description	Date
41st Annual Margaret Thompson Essay Contest	The contest was open to students in grades third through sixth and essays were submitted by 300 students from eight Los Altos schools. encourages students to Walk through the green gate and explore the rich history and natural beauty of Hidden Villa. Students are asked to begin their journey through the eyes of Frank and Josephine Duveneck. Follow in their footsteps, the students should experience the lasting legacy that they left behind on this land. Discover the stories that are brought to life through the photos, narratives, and artifacts. Appreciate the roots and heritage of this special place. The Historical Essay Contest aims to deepen young minds' connection to California's history and heritage while celebrating the diverse stories that have shaped the state.	1/25 to 5/25

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

During the reporting period (October 1, 2024 – September 30, 2025) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. This includes the National Register, California Register, California Historical Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Historic Resource Inventory	None

Certified Local Government Program -- 2024-2025 Annual Report

(Reporting period is from October 1, 2024, through September 30, 2025)

A. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒Yes ☐ No

2. If yes, how many properties have been added to your register or designated from October 1, 2024, to September 30, 2025? None.

C. Local Property Tax Incentive Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a Mills Act program? ☒ Yes ☐ No

2. If yes, how many properties entered into a contract from October 1, 2024, to September 30, 2025?

Name of Program	Number of Properties Added During 2024-2025	Total Number of Properties Benefiting From Program
Mills Act	1	17

D. Local "bricks and mortar" grants/loan program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐Yes ☒No

2. If yes, how many properties have been assisted under the program(s) from October 1, 2024, to September 30, 2025?

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No

2. If yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2024, to September 30, 2025? three

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐Yes ☒ No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2024, to September 30, 2025?

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

IN ADDITION TO THE MINIMUM CLG REQUIREMENT THE OHP IS INTERESTED IN YOUR TRAINING NEEDS

- Whether or not you were able to participate in any of the free CAMP trainings in 2024-2025, would you like to see the OHP fund CAMPs from the NAPC in the future?

  Yes. We would strongly support OHP funding of the NAPC CAMPs (Commission Assistance and Mentoring Program) in the future. These programs provide essential, high quality training workshops that deliver targeted education, practical resources, and mentorship to local historic preservation commissions, staff, and related stakeholders, and they play a critical role in strengthening local preservation capacity and decision making.

- What are your top three topics for future training provided by the OHP?

  1) Commission specific training on the Secretary of the Interior's Standards for Rehabilitation, with an emphasis on practical application during project review and decision making.
  2) Commission specific training to guide Historic Commissioners in evaluating Historic Resource Evaluations, including detailed instruction on the preparation, interpretation, and use of DPR forms 523A and 523B.

3) Legal and ethical responsibilities of historic preservation commissions, with a focus on understanding local, state, and federal preservation laws such as Section 106 of the National Historic Preservation Act, as well as procedural requirements, legal compliance in decision making, and avoidance of conflicts of interest.

XII Attachments (electronic)

☒ Minutes from commission meetings

Email to: info.calshpo@parks.ca.gov

HISTORICAL COMMISSION
STAFF REPORT

Meeting Date: January 28, 2026

Subject: Commission Work Plan

Prepared by: Sean Gallegos, Senior Planner

Initiated by: City of Los Altos

Attachment:
1. Draft 2026 Work Plan

Recommendation

Review the revised work plan and finalize possible topics for the joint meeting with Council.

Background

The Historical Commission advises the City Council on the identification, evaluation, and preservation of historic resources in Los Altos pursuant to the City's Historic Preservation Ordinance. Each year, the Commission adopts a Work Plan to establish priorities and guide its activities in alignment with City Council direction

The attached 2026 Historical Commission Work Plan outlines the Commission's ongoing responsibilities and key initiatives for the upcoming year, including public education and outreach programs, oversight of the Mills Act and Historic Plaque programs, stewardship of City owned historic resources, coordination with the Los Altos History Museum, and completion of required CLG reporting. The Work Plan also identifies topics for discussion at a joint meeting with the City Council to ensure alignment of historic preservation priorities.

Discussion/Analysis

The Commission is tasked with reviewing the attached Work Plan for the upcoming year. As part of this review, commissioners are expected to carefully examine each item, propose any necessary deletions, revisions, or additions, and ensure the Work Plan aligns with the purpose of the Historic Preservation Ordinance.

In addition to this review, the Commission must designate members to manage key ongoing initiatives:

1. Margaret Thompson Essay Contest:

   Commissioners will need to appoint a lead or subcommittee to oversee the organization and management of the Margaret Thompson Essay Contest. This includes working with staff and the History Museum to coordinate with schools, promote participation, and review submissions, and assist with organizing the annual ice cream social to acknowledge winners of the contest.

2. Plaque Program:

   The Commission should select representatives to lead the ongoing effort to provide bronze plaques to property owners.

3. Oversight of the Mills Act Program:

   The Commission must appoint a member to work closely with City staff on the oversight of the Mills Act Program.

4. Advocate for Good stewardship of city-owned historic properties

   The Commission should appoint a member to work with staff on the priority.

The Commission's review and discussion will assist in finalizing the Work Plan and identifying member assignments for key initiatives.

HISTORICAL COMMISSION
2026 Work Plan

Goal	Projects	Due Date	Priority Source		Status	Assignments	Notes
Improve Awareness	Conduct the Margaret Thompson Essay Contest	Begins in December each year Ends in May each year	The priority is related to the Historic Commission's purpose to encourage public knowledge, understanding, and appreciation of the City's past, and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the City's historic resources.		In Progress	The Commission and staff in coordination with the Los Altos History Museum. Commissioner _____ is the primary commissioner assigned to work with staff.	The Ice Cream Social is scheduled to take place on the same day as the first Council meeting in May.
Improve Awareness	Conduct the Historic Plaque program	Begins in December each year Ends in May each year	The priority is related to City Council Resolution No. 2013-05 and the Historic Commission's purpose to encourage public knowledge, understanding, and appreciation of the City's past, and foster civic and neighborhood pride and sense of identity based upon the		In Progress	The Commission in coordination with City staff.	Evaluate and respond to applications for historic designation, as well as applications for permits related to historic alteration and historic advisory reviews. (All Commissioners)

Goal	Projects	Due Date	Priority Source		Status	Assignments	Notes
			recognition and use of the City's historic resources.				
Improve Infrastructure	Rehabilitation of the Historic Landmark Apricot Orchard	No Due Date, the Goal is implemented year-round	The priority is related to City Council Resolution No. 2013-05 and the Historic Commission's purpose to encourage public knowledge, understanding and appreciation of the City's past, and foster civic and neighborhood pride.		In Progress	The Commission in coordination with City staff and the Los Altos History Museum.	
Review Historic Preservation Entitlements	Process and evaluate applications for, historical alteration permits or advisory review, historic landmark designation or historic resource designation and Mills Act applications	No Due Date, the Goal is implemented year-round	The priority is related to the Historic Commission's purpose to (1) Safeguard the heritage of the city by providing for the protection of irreplaceable historic resources representing significant elements of its history; and (2) encourage public knowledge, understanding, and		In Progress	The Commission in coordination with City staff	Evaluate and respond to applications for historic designation, as well as applications for permits related to historic alteration and historic advisory reviews. (All Commissioners)

Goal	Projects	Due Date	Priority Source		Status	Assignments	Notes
			appreciation of the City's past, and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the City's historic resources.				
Improve Awareness	Historic Preservation Award	Begins in December each year Ends in May each year	The priority is related to City Council Resolution No. 2013-05 and the Historic Commission's purpose to encourage public knowledge, understanding and appreciation of the City's past, and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the City's historic resources.		In Progress	The Commission in coordination with City staff.	1) Review nominations and vote on the historic preservation award recipient at the April Historical Commission meeting. (All Commissioners) 2) Staff will provide a status report at the Historical Commission meeting in April.
Improve Compliance with City program	Complete Quinquennial Inspections of Mills Act Properties	Begins in December each year Ends in May each year	The priority is related to City Council Ordinance No. 2011-363 and the Historic Commission's		In Progress	The Commission in coordination with City staff. Commissioner _____ is	Review staff's ongoing efforts on Mills Act compliance.

Goal	Projects	Due Date	Priority Source		Status	Assignments	Notes
			purpose to support the preservation, maintenance, and appropriate rehabilitation of the City's historic resources			the primary commissioner assigned to work with staff	Staff to provide annual report to the Historical Commission in the Spring.
Maintain Compliance with Certified Local Government Status	Complete Certified Local Government Report	April each year	The Certified Local Government Program encourages the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties. The priority is consistent with Goal 6 of the Community Design & Historic Resource Element of the General Plan. The Certified Local Government Program encourages the direct participation of local governments in the identification, evaluation, registration, and preservation of		In Progress	The Commission in coordination with City staff	Historical Commission reviews and approves CLG annual report (All Commissioners).

Goal	Projects	Due Date	Priority Source		Status	Assignments	Notes
			historic properties. The priority is consistent with Goal 6 of the Community Design & Historic Resource Element.				
Foster Partnership with Los Altos History Museum	Hold an annual joint meeting with the Museum Board of Directors Seek opportunities to partner with the Museum on historic education and outreach	Summer each year	The priority is related to the Historic Commission's purpose to encourage public knowledge, understanding and appreciation of the past, and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the city's historic resources.		In Progress	The Commission in coordination with City staff	Coordinate the annual joint meeting with the Museum Board of Directors Actively coordinate with the Los Altos History Museum on current and future education and outreach programs Coordinate with the Los Altos History Museum the establishment of an Apricot Orchard Festival
Advocate for Good stewardship of city-owned historic properties	Evaluate the current status of city-owned historic properties.	No Due Date, the Goal is implemented year-round	The priority is related to City Council Ordinance No. 2011-363 and the Historic Commission's		In Progress	Commissioner _____ is the primary commissioner assigned to work with staff	Evaluate the current status of city-owned historic properties.

Goal	Projects	Due Date	Priority Source		Status	Assignments	Notes
			purpose to support the preservation, maintenance, and appropriate rehabilitation of the City's historic resources.				

HISTORICAL COMMISSION
STAFF REPORT

Meeting Date: January 28, 2026

Subject: Maragaret Thompson Essay Contest

Prepared by: Sean Gallegos, Senior Planner

Initiated by: City of Los Altos

Attachment:
1. Cover Sheet
2. Writing Prompt
3. General Instructions for Teachers, Principals, and Parents
4. Rubric for Essay Contest

Recommendation

Receive an update on the Margaret Thompson Essay Contest.

Background

Margaret Thompson Historical Essay Contest

The Margaret Thompson Historical Essay Contest is an annual program for students in grades three through six. Each year, students write essays responding to a designated historical theme, which are reviewed and scored by community volunteers, with prizes awarded in the spring.

For the 2026 contest, three winners will be selected at each grade level, with monetary prizes of $50 for first place, $30 for second place, and $20 for third place. In addition to individual awards, the Margaret Thompson Essay Contest Trophy will be presented to the school or schools with the most winners.

2026 Essay Contest Theme

The 2026 theme is **"Your Heritage is Calling – Stories from Your Past." S**tudents are invited to explore their personal and family history and to reflect on how heritage, cultural traditions, and everyday experiences contribute to the broader historical narrative. Students are encouraged to engage in conversations with parents, grandparents, or other relatives and to review family photographs or mementos that may spark memories and stories from the past.

The essay prompt emphasizes that history is not only shaped by well-known leaders or major events, but also by the lived experiences of individuals and families. Students are asked to select one meaningful story related to their heritage or cultural traditions and explain its significance, how it has influenced them, and whether it is something they wish to preserve for the future.

As an optional educational opportunity, students and families are invited to visit the Los Altos History Museum exhibition "10,000 Memories: Partition, Independence, and WWII in South Asia," opening in late January 2026. The exhibition provides additional context on how personal stories contribute to collective history.

Students may enhance their essays with an accompanying drawing, painting, or photograph. While visual materials are encouraged, they are not required and are not scored as part of the essay rubric.

Important Contest Requirements

A completed cover sheet with a parent or guardian signature is required for all entries. The signed cover sheet confirms that the essay is the student's original work and that no artificial intelligence tools were used in the writing process. Entries submitted without a completed cover sheet will not be judged.

Essays should be approximately 300 words or less. Student names should appear only on the cover sheet and not within the essay text itself.

Submittal Deadlines

- Student essays are due to classroom teachers by Friday, March 6, 2026.
- Essays from Los Altos School District schools must be submitted to the LASD Assistant Superintendent's Office by Tuesday, March 10, 2026.
- Essays from private schools and home-schooled students must be submitted to the Los Altos History Museum by Tuesday, March 10, 2026.

Essays and any accompanying visual materials will not be returned. Participants are encouraged to retain copies for their records.

Evaluation Criteria

Essays will be evaluated using the 2026 scoring rubric, for a total of 30 possible points. The rubric assesses:

- Clear identification and support of the essay prompt in the opening paragraph
- Strength, focus, and creativity of ideas
- Quality of expression, including vocabulary, sentence variety, and grammar
- Organization and logical flow, including a complete closing paragraph

Awards and Recognition

Contest winners will be recognized in May 2026 at an Ice Cream Social held in the Los Altos History Museum courtyard.

DISCUSSION

The purpose of this item is to provide the Historical Commission with an informational update on the status of the 2026 Margaret Thompson Essay Contest. No action is required.

Los Altos Historical Commission and Los Altos History Museum
42nd Annual Margaret Thompson Historical Essay Contest
For 3rd, 4th, 5th and 6th Graders

2026 Theme – Your Heritage is Calling – Stories from your Past

Essay Contest Cover Sheet

Please PRINT the following information.
STAPLE this COVER SHEET ON TOP of YOUR ESSAY.
PUT ONLY YOUR NAME AND DATE ON THE ESSAY.
Have your parent read and SIGN the statement below.
Essays should be approximately 300 words or less.
Essays are due to your teacher by Friday, March 6, 2026.
Include a COPY of your painting, drawing, or photos with your essay if you wish.

PLEASE NOTE: Essays NOT containing this Cover Sheet (filled out completely) will NOT be judged.
Please print legibly and neatly. Thanks!

Student's Name: (first & last): _____

Parent/Guardian Name (first & last): _____

Address (include city and zip code): _____

_____

Phone Number: _____

School Name: _____ **Grade:** _____

Teacher's Name: _____

Teacher's Email: _____

Parent/Guardian Release:

By signing the following release, I give consent for my child's essay to become part of the collection of Los Altos History Museum and to be used for community enrichment such as exhibits, programs and research. My child and I understand that the use of AI in writing the essay will disqualify it.

I understand that by submitting this essay, I declare that I have full legal right to transfer custody and title of this essay. I hereby transfer such custody, title and interest, and copyright, willingly, unconditionally and without reservation, to the City of Los Altos. I hereby consent to the unrestricted use of the information in furtherance of the mission of Los Altos History Museum.

If my child is a contest winner, I grant permission for Los Altos History Museum to photograph and use my child's image and likeness for publicity and marketing purposes, understanding that Los Altos History Museum may use these images in the local press, on social media, and in marketing materials without any claims or compensation. I also understand that only children's first name and last initial, school name, and grade level may be used to label the photos.

Parent/Guardian Signature: _____ **Date**: _____

Los Altos Historical Commission and Los Altos History Museum
42nd Annual Margaret Thompson Historical Essay Contest
For 3rd, 4th, 5th, and 6th Graders

2026 Theme – Your Heritage is Calling – Stories from your Past

Essay Prompt

Background:

Who gets to tell our historical stories and who gets to write them? Is history just told and written about leaders and events that happen or is history the everyday occurrences that influence our lives? At Los Altos History Museum, we believe that each of us plays a role in creating, remembering, communicating, and writing our history. All of your ancestors have contributed to the story of your roots. YOU can preserve and communicate your family's history to be passed down to others.

Have a conversation with your parents, grandparents, or other relatives. Look through family photos which could spark memories of your family's heritage and cultural traditions. Think about how these events or traditions have had an effect on you and continue to influence you.

To learn about the past and its current influences on some members of the Los Altos community, you are invited to visit the Museum's exhibition opening on January 29, "10,000 Memories: Partition, Independence, and WWII in South Asia." https://www.losaltoshistory.org/exhibit/stories-of-partition/

Writing Prompt:

After your family conversations, pick your favorite ideas and decide on one story you would like to turn into an essay about your family's heritage and cultural traditions. As you think about your writing, focus on the questions below to help you gather your thoughts.

Who opened the door to the past for you? What tradition or cultural experience did they tell you about? Does this make you curious to learn more? Does this new knowledge leave an impact on you? Is this piece of your heritage something that is new to you or is it part of your current family traditions? Is this something you would like to preserve for your future?

Either before or after writing, illustrate your narrative with a drawing, painting or photograph. Your visual contribution will enhance your personal story, but its inclusion is not part of the rubric. (It is not required to send in a visual.)

Now, take your ideas and use them to tell us your personal story. As you write, use interesting vocabulary and communicate your ideas in a creative manner. Originality and descriptive language are greatly encouraged. **Use of AI to help you write your essay will disqualify your entry**. If you desire, please include your drawing, painting or photo with your essay when you submit it. We can't wait to read about your discoveries!

Win Prizes
1st Place - $50 2nd Place - $30 3rd Place - $20
3 Winners Per Grade Level!

Los Altos Historical Commission and Los Altos History Museum
42nd Annual Margaret Thompson Historical Essay Contest
For 3rd, 4th, 5th, and 6th Graders

2026 Theme: Your Heritage is Calling – Stories from your Past

General Instructions for Teachers, Principals, and Parents

1) READ the attached prompt and rubric before you discuss this contest with your students. You may wish to photocopy both the prompt and the rubric for your students to refer to as they write their essay. Unfortunately, the Museum was unable to have a video made this year to accompany the essay prompt.

2) **IMPORTANT INSTRUCTION: A COVER SHEET WITH PARENT RELEASE and SIGNATURE is required.** Remind your students that the **COVER SHEET must be stapled to the top of the essay.** Also, remind students to only put their name and date on the essay. **By signing the cover sheet, parents are stating that their child did NOT use AI to help with the writing of their essay.**

3) READ the grading rubric to the students. This rubric is used to judge the essays.

4) When you receive the completed essays from your students, please put them in a large envelope. Please label the envelope the "MARGARET THOMPSON HISTORICAL ESSAY CONTEST."

5) **Student essays and accompanying photographs, drawings, or paintings** are due to the classroom teacher by **Friday, March 6**. LASD essays must be returned to the LASD Asst. Superintendent's office by **Tuesday, March 10**.

6) Private school/home-schooled essays must be returned to Los Altos History Museum by **Tuesday, March 10.**

7) Cover sheet, prompt, instructions, and rubric are also available at the following websites: Los Altos History Museum, Los Altos School District, and the City of Los Altos.

8) **Essays, paintings, drawings or photos will NOT be returned. Please ask students to make a copy before they turn in their essays and their visual contribution.**

9) **Prizes will be awarded to 1st, 2nd and 3rd place winners. The Margaret Thompson Essay Contest Trophy will be awarded to the school/schools with the most winners. The contest winners will be honored in May at an Ice Cream Social in the Los Altos History Museum courtyard.**

A note of appreciation from the Los Altos Historical Commission and the Education Committee of the Los Altos History Museum to participating teachers:

Thank you for agreeing to participate in this essay contest. We hope that you and your students find it enjoyable and rewarding, and that it encourages interest in the history of our community.

Los Altos Historical Commission and Los Altos History Museum
42nd Annual Margaret Thompson Historical Essay Contest
For 3rd, 4th, 5th, and 6th Graders

2026 Margaret Thompson Essay Contest
Your Heritage is Calling – Stories from your Past

Rubric for Scoring

There will be a total of 30 points possible for an essay. These points will be allotted according to the following criteria:

1. Beginning paragraph clearly identifies and supports essay prompt — 5 points

2. Ideas — 10 points
   - Establish a clear focus
   - Provide relevant information
   - Communicate ideas in a creative manner

3. Expression — 10 points
   - Use interesting vocabulary and descriptive language
   - Use a variety of sentences
   - Use grammar conventions (mechanics) effectively

4. Organization — 5 points
   - Demonstrate a sequential flow of ideas
   - Be sure your closing paragraph completes your essay