



ZONING ADMINISTRATOR REGULAR MEETING AGENDA

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

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

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

<https://tinyurl.com/38b3ssmr>

Telephone: 1-669-900-9128 / Webinar ID: 916 4422 8355 / Passcode: 701956

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

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

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Zoning Administrator Meeting Minutes**
Approval of the DRAFT minutes of the regular meeting of January 21, 2026.

PUBLIC HEARING

2. **SC25-0017 – Mike Amini – 1111 Buckingham Drive**

Request for Design Review to construct a new 3,513-square foot, two-story home. The project site is located on the east side of Buckingham Drive between Suffolk Way and Portland Avenue. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

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

Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at <https://ca-losaltos.civicplus.com/527/Zoning-Administrator>.

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



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, January 21, 2025

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Zoning Administrator Williams

STAFF: Senior Planner Whitehill, Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of November 5, 2025.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of November 5, 2025.

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

AYES: Williams

NOES: None

PUBLIC HEARING

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

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

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC25-0018 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Ralph Saviano and Kate Disney provided public comments.

Action: Zoning Administrator Williams approved design review application SC25-0018 per the staff report findings and conditions of approval.

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

AYES: Williams

NOES: None

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

Request for Design Review to construct a new 3,228 square-foot, two-story home. The project site is located on the west side of Miramonte Avenue, between Berry Avenue and Altos Oaks Drive. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC25-0020 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Margaret Goosens provided public comments.

Action: Zoning Administrator Williams approved design review application SC25-0020 per the staff report findings and conditions of approval.

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

AYES: Williams

NOES: None

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

Request for Permit Modification MOD25-0013 to a previously approved Design Review application (DR21-0154) to allow the construction of a new front porch, modified exterior architectural features, and an Administrative Modification of Standards to allow a 9'-8" side setback in lieu of the required 10-foot side setback, subject to the listed findings and conditions of approval; and find the project categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

STAFF PRESENTATION

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

PUBLIC COMMENT

None.

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

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

AYES: Williams

NOES: None

ADJOURNMENT

Zoning Administrator Williams adjourned the meeting at 4:28 PM.

Stephanie Williams
Zoning Administrator



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Xiomara Aguirre, Assistant Planner

SUBJECT: SC25-0017 – 1111 Buckingham Drive

RECOMMENDATION

Approve design review application SC25-0017 for the construction of a new 3,513 square-foot two-story residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND

Project Description

- Project Location: 1111 Buckingham Drive, located on the east side of Buckingham Drive between Suffolk Way and Portland Avenue
- Lot Size: 10,080 square feet
- General Plan Designation: Single-Family (4 dwelling units/net acre)
- Zoning Designation: R1-10
- Current Site Conditions: Two-story house

The proposed project includes demolition of the existing two-story house and construction of a new 3,513 square foot, two-story house with an attached garage (see Attachment 1 – Project Plans). A new driveway and walkway would be installed from the front of the property. The plans include an attached accessory dwelling unit (ADU) which will be reviewed ministerially with a building permit submittal.

The new residence is designed in a contemporary architectural style, featuring smooth stucco walls and a charcoal black asphalt shingle roof. Additionally, the house features black Anderson windows and garage door.

One protected Purple Leaf Plum tree is proposed for removal and replaced with three new trees: one 24” box Chinese Pistache tree, one 15-gallon Marina Strawberry tree, and one 15-gallon Tuscarora tree. Additionally, there is a previously approved Chinese Pistache replacement tree planted in the front

Zoning Administrator
SC25-0017 – 1111 Buckingham Dr
February 4, 2026

yard to be maintained and protected.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	18%	25.65%	30%
FLOOR AREA:			
First floor	1,711 square feet	2,425 square feet	-
Second floor	1,244 square feet	1,088 square feet	-
Total	2,955 square feet (29.31%)	3,513 square feet (34.85%)	3,528 square feet (35%)
SETBACKS:			
Front	25'	25'	25'
Rear	40'-5"	40'-5"	25'
Right Side (1 st /2 nd)	25"/25"	20'-11"/ 25'	10'/ 17'-6"
Left Side (1 st /2 nd)	10'/17'-6"	20'/23'-1.5"	20'/17'-6"
HEIGHT:	23'	25'	27'

Two story residences are permitted in the R1-10 District when they comply with the development standards for the district including setbacks, height, and daylight plane. These requirements limit development and ensure compatibility with surrounding homes, while the Single-Family Residential Design Guidelines address bulk, massing, and neighborhood character. The immediate neighborhood is a transitional character neighborhood, comprised of a combination of one and two-story homes featuring a variety of architectural styles.

The proposed house has a relatively simple gable and hip roof form which is compatible with the neighborhood character. The home features modest plate heights (9' at the first floor, and 9' at the second floor) and second-story step backs reduce the perceived massing, creating a design that is of appropriate scale when compared to neighboring homes. The proposed house meets all R1-10 standards and follows the Design Guidelines through articulated massing, roof forms, and landscaping that reduce bulk and integrate the design into the neighborhood.

The landscape plan proposes three new trees and a variety of shrubs and groundcover which will provide privacy screening and result in a varied and abundant landscape design. An existing pool would remain in the rear yard area. The proposed landscaping complies with the Water Efficient Landscape Ordinance (WELO), which requires water-efficient landscaping for new residences with landscaped areas over 500 square feet.

The proposed project meets the R1-10 zoning district development standards and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and enhances onsite landscaping. Therefore, staff recommends the Zoning Administrator approve

Zoning Administrator

SC25-0017 – 1111 Buckingham Dr

February 4, 2026

the Design Review application, subject to the attached findings and conditions of approval.

Housing Accountability Act

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

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

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

The project applicants conducted neighborhood outreach to solicit project feedback. The applicant sent out letters to the neighbors within the project vicinity which included proposed floor plans and elevations. No comments from the public have been received by staff as of the writing of this report.

FINDINGS

SC25-0017– 1111 Buckingham Dr

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

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the site is relatively flat and requires no significant grading. Impervious areas are minimized and balanced with landscaped areas, and a drainage plan is included to manage stormwater effectively and prevent off-site erosion or runoff.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies. The building design features modest wall plate heights, second-story step backs and gabled and hipped roof forms, all of which serve to visually break up the vertical massing of the building. Additionally, each side of the building includes horizontal breaks in massing to avoid large blank wall surfaces.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including an asphalt shingle roof and smooth stucco siding; all of which convey high quality, integrity, permanence and durability.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the home features a two-car garage and driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.
- F. The general landscape design ensures visual relief, complement structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of an existing protected tree and installation of new ground cover, shrubs, and trees of varying heights. The landscape plan complies with the Water Efficient Landscape Ordinance (WELo).
- G. Signage when proposed or required is designed to complement the building architecture in

terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. This finding is not applicable as no signage is proposed.

- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be located in the side yard screened from public view by a six foot tall fence and complies with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. The trash and recycling bin storage area will be screened by a fence, ensuring it is not readily visible from the public right-of-way.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code will be constructed because the project will install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act because no subdivision is proposed; therefore, no off-site improvements are required.
- L. The approval of the Design Review complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

CONDITIONS OF APPROVAL

SC25-0017 – 1111 Buckingham Dr

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on February 4, 2028, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on December 16, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
6. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Trees No(s). T-3 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **Tree Removal Approved:** Trees No. T-1 shown to be removed on plan Sheet A1.1-3 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

9. **Replacement Trees:** The applicant shall offset the loss of each protected tree(s) with one replacement tree, for a total of 1 replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
10. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Tree No. T-3. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
11. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
12. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
13. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.
14. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle estimates, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

BUILDING DIVISION

15. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
16. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

17. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
18. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
19. **Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.
20. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.08 of the Municipal Code.
21. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.
22. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.38 of the Municipal Code.
23. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
24. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
25. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
26. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

27. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

28. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
29. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
30. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main. Lot to utilize the existing tap via the easement provided by 2040 Longden Cir.
31. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
32. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
33. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
34. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

35. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements apply to all improvements in public right-of-way.

FIRE DEPARTMENT

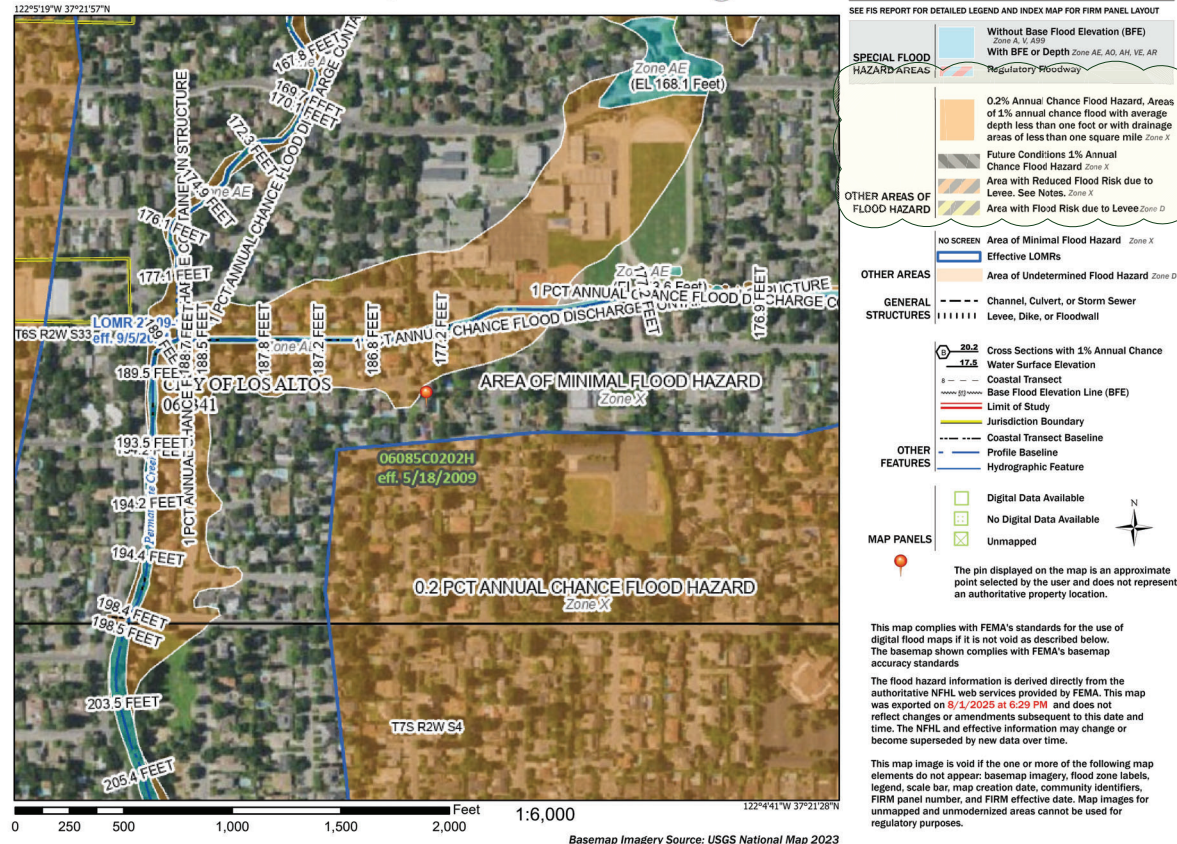
36. **Applicable Review:** Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to and receive from the Building Department all applicable construction permits.
37. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
38. **Fire Sprinklers Required:** As Noted on Sheet A-1.1-1) An approved automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas).
39. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].
40. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
41. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

42. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.

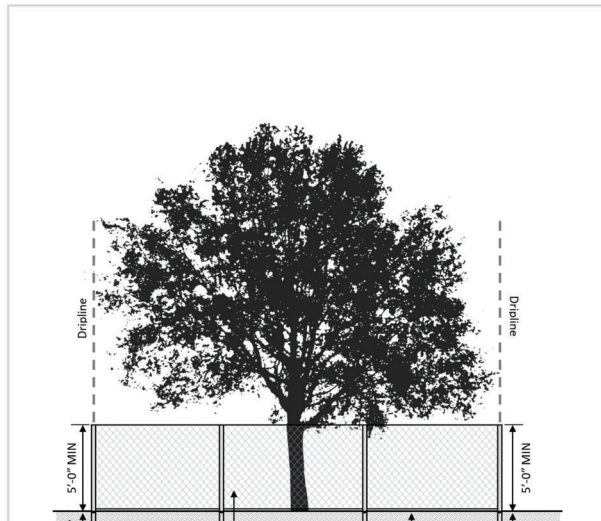
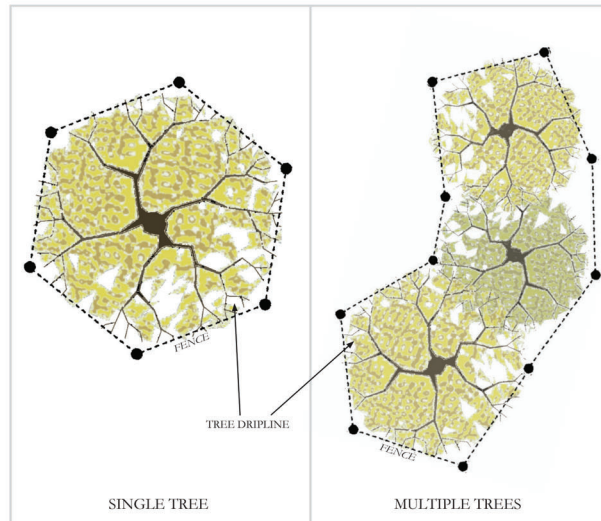


NATIONAL FLOOD HAZARD "FEMA"

National Flood Hazard Layer FIRMette



TREE PROTECTION FENCE DETAIL



TREE PROTECTION FENCE DETAIL

TREE PROTECTION FENCE DETAIL

COVER SHEETS

FIRE HYDRANT LOCATION AND DISTANCE



FIRE FLOW LETTER TEST FROM CALIFORNIA WATER SERVICE/REQUIRED FIRE FLOW

CALIFORNIA WATER SERVICE
Los Altos District 949 B Street
Los Altos, CA 94024 Tel: (650) 917-0152

The results of the fire flow test that was requested for the address above are as follows:

DATE TESTED: 9/10/2025
TIME TESTED: 2 PM
WEATHER: SUNNY
FLOWED BY: California Water Service Company
STATIC PSI: 70
RESIDUAL: 49
G.P.M. OBSERVED: 1968
AVAILABLE @ 20 PSI: 3145
LOCATION FLOW TESTED: 1061 SUFFOLK
HYDRANT NUMBER: 720
ELEVATION: 150'
HYDRANT TYPE: GREENBURG
MAIR: 37' AC
PRESSURE ZONE: 340

NOTES:

1. Stated in the following excerpt from the P.U.O tariff schedule: "the utility California Water Service Company will supply only such pressure as may be available from time to time as a result of its normal operation of the system."
2. The elevation at hydrant provided is an estimate, there also is likely to be an elevation difference from your house to where the hydrant was flowed. Please take distance and elevation into consideration in design and in calculations for your fire protection system.
3. A reduced pressure principle (RPP) backflow prevention assembly will be required on this fire service, unless a sprinkler system design review and water use survey is completed by California Water Service in advance of system installation. A lower level of backflow prevention may be permitted based on a sprinkler system design review, and a water use survey.
4. Contact California Water Service Company at customerservice@calwater.com to submit your design that has been reviewed and approved by the required City, County or State municipal and fire agencies to initiate the service upgrade and backflow inspection process.

California Water Service
Distribution Dept.

Quality, Service, Value:
calwater.com

FIRE DEPARTMENT NOTES

FIRE SPRINKLER:

THE RESIDENTIAL SPRINKLERS WILL BE A "DEFERRED SUBMITTAL" AND SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY A LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

WATER SUPPLY PROTECTION:

THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST CONTAMINATION AS REQUIRED BY CFC §903.3.5 AND HEALTH & SAFETY CODE 13114.7. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED PER REQUIREMENTS OF THE WATER PURVEYOR

CONSTRUCTION FIRE SAFETY:

ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CALIFORNIA FIRE CODE CHAPTER 33 AND SANTA CLARA COUNTY FIRE DISTRICT STANDARD DETAIL AND SPECIFICATION S1-7.

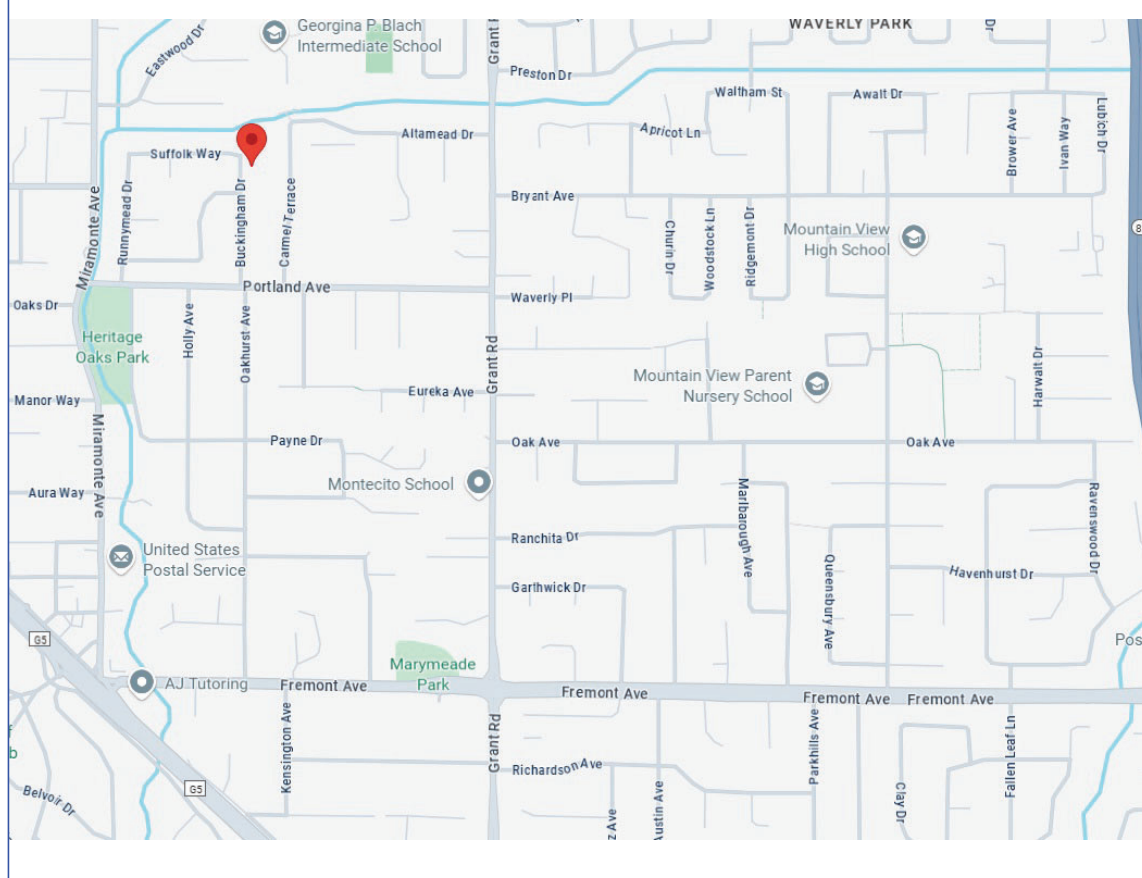
FIRE FLOW REQUIREMENT:

THE REQUIRED FIRE FLOW FOR THIS PROJECT IS 875 GPM @ 20 PSI RESIDUAL PRESSURE, AS CONFIRMED BY THE OFFICIAL FIRE FLOW LETTER PROVIDED BY CALIFORNIA WATER SERVICE, IN ACCORDANCE WITH CFC §903.3.1.

ADDRESS IDENTIFICATION:

APPROVED ADDRESS NUMBERS SHALL BE INSTALLED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE ARABIC OR ALPHABET LETTERS, MINIMUM 6 INCHES HIGH WITH A MINIMUM STROKE OF 0.5 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND PER CFC §505.1. WHERE THE BUILDING IS SET BACK, ADDRESS NUMBERS SHALL ALSO BE PLACED ON A MONUMENT, POLE, OR OTHER SIGN VISIBLE FROM THE STREET.

VICINITY MAP



SHEET INDEX

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- A1.1-2 GENERAL NOTE
- A1.1-3 EXISTING & PROPOSED SITE PLAN
- A1.1-4 TOPO SURVEY
- A1.1-5 FAR & LOT COVERAGE CALCULATION
- A2.1 EXISTING & DEMO FLOOR PLAN
- A2.2-1 PROPOSED FLOOR PLAN - LOWER FLOOR
- A2.2-2 PROPOSED FLOOR PLAN - UPPER FLOOR
- A2.3 EXISTING & PROPOSED ROOF PLAN
- A3.1 EXISTING & PROPOSED ELEVATIONS
- A3.2 EXISTING & PROPOSED ELEVATIONS
- A3.3 EXISTING & PROPOSED ELEVATIONS
- A3.3-1 SECTIONS
- A3.3-2 SECTIONS & STREETSCAPE
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STRUCTURAL PLAN

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- S2 FOUNDATION PLAN
- S3 FIRST FLOOR CEILING PLAN
- S4 FIRST FLOOR ROOF PLAN
- S5 SECOND FLOOR CEILING PLAN
- S6 SECOND FLOOR ROOF PLAN
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- SF-2 FOUNDATION DETAIL
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS
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TITLE 24 CALCULATION

- T24-1 TITLE 24 CALCULATIONS
- T24-2 TITLE 24 CALCULATIONS
- T24-3 TITLE 24 CALCULATIONS

CONSULTANTS

DESIGNER

AMINI MIKE
(408) 366-1000
CRAFTSMEN'S GUILD INC,
152 MARICOPA DR.
LOS GATOS, CA 95032

STRUCTURAL ENG:

AMS DESIGN LLP
(415) 254-2634
1920 GEARY RD,
PLEASANT HILL, CA.94523
[ARMINI@AMSDIGNLLP.COM](mailto:ARMINI@AMSDSIGNLLP.COM)

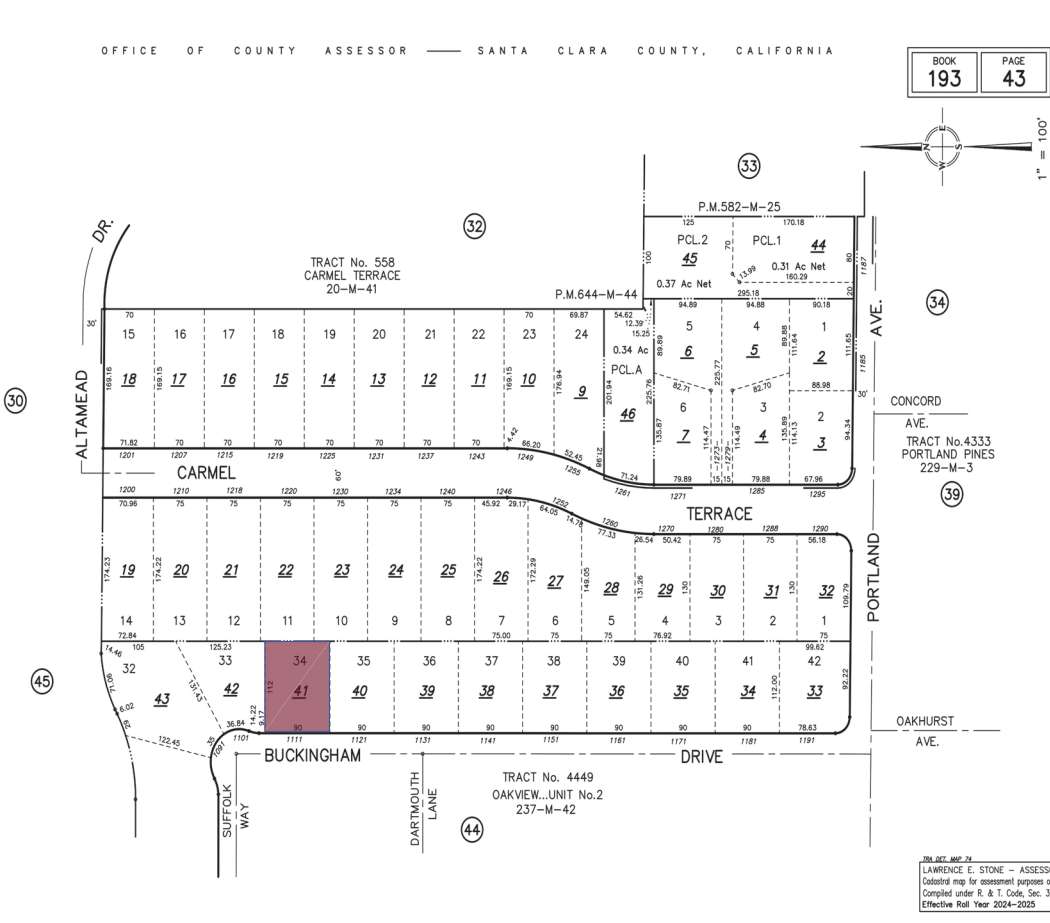
TITLE 24:

CARSTAIRS ENERGY
805.904.9048
2238 BAYVIEW HEIGHTS DRIVE,
SUITE E
LOS OSOS, CA 93402

SOIL REPORT:

FARSHAD SAFAIAN.
(408) 505-3165
12193 BROOK GLEN DR.
SARATOGA, CA 95070
FARSHADSAFAIAN@GMAIL.COM

PARCEL MAP



SCOPE OF WORK

1- MAIN HOUSE – REMODELING AND ADDITION

THIS PROJECT INCLUDES A MAJOR REMODEL AND EXPANSION OF THE EXISTING SINGLE-FAMILY RESIDENCE. THE ENTIRE MAIN HOUSE IS FULLY REDESIGNED AND RECONFIGURED—EXCEPT FOR THE GARAGE, WHERE THE WALLS AND LOCATION REMAIN UNCHANGED. DEMOLITION & REDESIGN: APPROXIMATELY 547 SQ. FT. WILL BE REMOVED FROM THE SECOND FLOOR. THE INTERIOR LAYOUT AND BUILDING SYSTEMS WILL BE RECONFIGURED AS NEEDED TO SUPPORT THE NEW DESIGN AND ADDITIONS. ADDITIONS: - FIRST FLOOR (1,248 SQ. FT.): INCLUDES ONE MASTER BEDROOM, KITCHEN, LIVING ROOM, FAMILY ROOM, LAUNDRY ROOM, AND ONE HALF BATHROOM - SECOND FLOOR (1,222 SQ. FT.): INCLUDES TWO MASTER BEDROOMS (EACH WITH ENSUITE BATHROOMS), ONE OFFICE, AND A LOFT

2- ATTACHED ACCESSORY DWELLING UNIT (ADU)

A NEW TWO-STORY ATTACHED ADU WILL BE CONSTRUCTED ON THE RIGHT SIDE OF THE EXISTING RESIDENCE, TOTALING APPROXIMATELY 1,142 SQ. FT. ADU LAYOUT: - FIRST FLOOR: ONE MASTER BEDROOM, ONE ADDITIONAL BEDROOM, KITCHEN, AND GREAT ROOM - SECOND FLOOR: ONE MASTER BEDROOM

CODE CONDITION

CALIFORNIA RESIDENTIAL CODE	2022 EDITION
CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA ELECTRICAL CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA FIRE CODE	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
CALIFORNIA GREEN BUILDING CODE	2022 EDITION
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE	2022 EDITION
CITY OF LOS ALTOS MUNICIPAL CODE	2022 EDITION

SITE INFORMATION

- APN#	193-43-041
- ADDRESS	1111BUCKINGHAM DR LOS ALTOS, CA 94024 R1-10
- ZONING:	10080 S.Q.F.T.
- LOT AREA:	R-3
- OCCUPANCY GROUP:	TWO-FAMILY DWELLINGS.
- STORY OF THE BUILDING:	VB
- TYPE OF CONSTRUCTION:	
- FLOOD ZONE BASED AS SHOWN ON "FEMA MAP":	ZONE X

NOTE: BASED ON THE FEMA DOCUMENT (CASE NO. 22-09-1032P, ISSUED APRIL 24, 2024), OUR PROPERTY HAS BEEN REMOVED FROM THE FLOOD ZONE AND IS NOW CLASSIFIED AS ZONE X

DESIGNER SIGNATURE

CITY ACCEPTANCE STAMP

REVISION No.	
09.23.2025	
11.12.2025	
12.16.2025	

NOTICE TO ALL CONTRACTORS:
These drawings embody ideas, which are proprietary to the Craftsman's Guild, Inc. (CGI) and are designed, created, evolved and developed for construction performed solely by the CGI. The CGI will not be responsible for these plans and drawings if construction is performed by others. All contractors are responsible for obtaining all necessary permits and approvals from the local building department. All materials and connections shall meet local and National building codes and shall be the responsibility of all contractors.

THE DESIRAZU RESIDENCE
1111 BUCKINGHAM DRIVE,
LOS ALTOS, CA 94024

Craftsmen's Guild Inc.
10666 South Dr. Area Blvd., Cupertino, CA 95014
Phone: (408) 366-1000 Fax: (408) 366-1100
California State Contractors License Number: 507159



DESIGNER

COVER SHEET

DESIGNED BY	MARTIN
SCALE	
DATE ISSUED	
PROJECT/FILE NAME	DESIRAZU
PROJECT NUMBER	

A1.1-1

GENERAL NOTES

• CONTRACTOR SHALL PICK UP ALL PERMITS.
• CONTRACTOR SHALL PROVIDE WORK COMPLETELY AND IN ACCORDANCE WITH CURRENT APPLICABLE CODES.
• CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED THROUGH ANY ERRORS OR OMISSIONS WITHIN HIS WORK TO THIS PROPERTY OR TO THE ADJACENT AND PUBLICLY OWNED PROPERTIES.
• WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE THE DRAWINGS. NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
• CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS BEFORE STARTING CONSTRUCTION. VERIFY ALL DISCREPANCIES OR VARIATIONS TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
• CONTRACTOR TO REPORT ON THE PROGRESS OF WORK TO THE DESIGNER, AT A MINIMUM, ON A BI-WEEKLY BASIS OR MORE FREQUENTLY AS CONDITIONS WARRANT. MEETINGS WITH THE DESIGNER SHALL BE SCHEDULED TO ALLOW FOR TIME REQUIRED TO PROVIDE APPROPRIATE RESPONSE TO ANY QUESTIONS OR SITE CONDITIONS.
• CONTRACTOR SHALL ARRANGE FOR A MEETING AFTER DETERMINING THE PROJECT DIMENSIONAL LAYOUT FOR REVIEW BY THE DESIGNER AND OWNER.
• CHANGE ORDERS MUST BE PROVIDED IN WRITING AND SHALL BE FOR EITHER ADDITIONS OR SUBTRACTIONS TO THE CONSTRUCTION CONTRACT. CHANGE ORDERS MUST BE SIGNED BY ALL PARTIES BEFORE THE WORK PROCEEDS.
• CONTRACTOR TO REVIEW ALL DESIGN CHANGES OR SUBSTITUTIONS WITH THE DESIGNER AND RECEIVE APPROVAL FOR ALL CHANGES.
• CODE UPGRADE WORK NOT REQUIRED BY BUILDING INSPECTORS IS TO BE REVIEWED WITH THE DESIGNER AND OWNER TO DETERMINE COURSE OF ACTION. IF THE CONTRACTOR BELIEVES CODE UPGRADE IS NECESSARY AND IT HAS NOT BEEN REQUIRED BY THE BUILDING INSPECTOR, THE DESIGNER AND OWNER SHALL DETERMINE WHETHER THE WORK IS TO BE UNDERTAKEN.
• VERIFY ALL EQUIPMENT SIZES BEFORE COMMENCEMENT OF THE WORK.
• ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS ARE "DESIGN/BUILD." PERFORMANCE SPECIFICATIONS ARE TO BE REVIEWED BY THE DESIGNER AND OWNER BEFORE COMMENCEMENT OF THE WORK, I.E., FURNACE SIZE AND TYPE, ELECTRICAL PANEL SIZES, ETC.
• INSTALL ALL EQUIPMENT, FIXTURES, AND MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.
• CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER-PROVIDED MATERIALS AND PRODUCTS.
• PROVIDE COMPLETE FURRING AND SOFFITS TO INSTALL ALL HORIZONTAL AND VERTICAL HVAC DUCTS, VENTING, AND PLUMBING.
• CONTRACTOR TO COMBINE VENTS WHEREVER FEASIBLE TO MINIMIZE PIPE PENETRATIONS THROUGH ROOF. SEE ALSO ROOF PLAN FOR LOCATION OF FALSE CHIMNEYS FOR VENTING.
• PROVIDE FIBERGLASS BATT INSULATION IN WALLS, FLOORS, CEILINGS, AND ROOFS ADJOINING EXTERIOR OR UNCONDITIONED SPACES. --SEE T-24 COMPLIANCE FORMS FOR SCHEDULE.
• PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATH, TOILET, AND LAUNDRY ROOM WALLS THAT WILL BE PAINTED. PROVIDE WATER-RESISTANT GYP. BD. AT ALL WALL AND CEILING SURFACES THAT MAY BE FINISHED WITH TILE.
• ALL WOOD SHALL BE PAINTED AS FOLLOWS:
• EXTERIOR: THREE COAT OVER PRIMER
INTERIOR: TWO COAT OVER PRIMER STAIN AND SEAL WHERE INDICATED STAIN AND SEAL WHERE INDICATED
• COLORS TO BE SELECTED BY DESIGNER AND OWNER. FINAL ACCEPTANCE OF COLORS WILL BE FROM JOB-APPLIED SAMPLES. PROVIDE FULL-COAT FINISH SAMPLES ON SURFACE WITH A MINIMUM SIZE OF 25 S.F. FOR APPROVAL BY DESIGNER AND OWNER.
• CONTRACTOR SHALL PICK UP ALL PERMITS.
• ADEQUATE PREPARATION OF THE SUBSTRATE IS IMPERATIVE TO PROPER BONDING OF THE PAINT. PREP EACH SUBSTRATE AS RECOMMENDED BY MANUFACTURER. THOROUGHLY CLEAN ALL SURFACES. REMOVE ANY PAINT WHERE BONDING FAILURE IS EVIDENT AND ROUGHEN SURFACES AS REQUIRED FOR ADHESION OF NEW PAINT.
• TILE FLOORING TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR (I.B.C.), UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH OWNER FOR REQUIRED SCHEDULING AND ORDERING INFORMATION. CONTRACTOR SHALL ASSIST IN DETERMINING QUANTITIES WHEN REQUIRED.
• CONTRACTOR SHALL PROVIDE OWNER WITH REQUESTED DATES FOR DELIVER OF ALL P.B.O. PRODUCTS AND KEEP OWNER ABREAST OF SCHEDULE. OWNER SHALL DETERMINE LEAD TIME FOR ALL PRODUCTS AND PROVIDE DELIVERY WHEN REQUIRED BY CONTRACTOR.
• FOR ALL MATERIALS PROVIDED BY CONTRACTOR WHICH REQUIRE COLOR OR FINISH SELECTION, CONTRACTOR SHALL CONTACT DESIGNER FOR ALL DECISIONS.
• THE CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND SAFE AT ALL TIMES AND SHALL LEAVE THE PREMISES CLEAN AND ORDERLY, AND READY FOR OCCUPANCY.
• THE CONTRACT FOR CONSTRUCTION SHALL GENERALLY FOLLOW THE GENERAL CONDITIONS OF AIA CONTRACT A201, 2007 VERSION.
• USE QUARTER ROUND TRIM PIECES (FOR FULL MORTAR BED) OR BULLNOSE EDGE TRIM PIECES (FOR THINSET) FOR EXPOSED OUTSIDE EDGE CONDITIONS.

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED CPC CODES.
2. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
3. PROJECT TO INCLUDE NEW COPPER HOT AND COLD SUPPLY LINES IN AREA OF WORK.
4. FAUCETS WITH ATTACHED HOSE SPRAYS SHALL VENT TO ATMOSPHERE UNDER BACK SIPHONAGE CONDITIONS (CPC SECTION 603.3.15). ALL SHOWERS SHALL HAVE ANTI-SCALD VALVE.
5. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DISCHARGE SYSTEM OR FOOD DISPOSAL WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.
6. ALL BUILDING SUPPLY WATER SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB THE HAMMER CAUSED BY HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMERS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THESE VALVES.
7. WASHING MACHINE TO HAVE DEDICATED DRAIN LINE.
8. GARAGE MOUNTED WATER HEATERS (GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS) SHALL BE INSTALLED 16" ABOVE GARAGE FLOOR PER CPC SEC 508.14. SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER 1/3RD OF ITS VERTICAL DIMENSION, THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN A MIN. DISTANCE OF 4" ABOVE CONTROLS PER CPC SEC. 508.2. WATER HEATERS OVER 50 GALLONS TO HAVE THREE STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE @ WATER HEATER PER CPC SEC.608.5. PROVIDE AIR FOR COMBUSTION AND VENTILATION PER MANUF. INSTRUCTION AND CPC SEC 507.1.1
9. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC 2406.3
10. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.3.8
11. PLUMBING AND EQUIPMENT VENTING: WHERE FEASIBLE, VENT ALL PLUMBING FIXTURES, EXHAUST VENTS, FURNACE, AND WATER HEATER TO ROOF. VERIFY ALL LOCATIONS OF VENTS WITH OWNER PRIOR TO INSTALLATION.
12. ALL HOSE BIBS OTHER THAN WATER HEATER DRAINS AND WASHER CONNECTIONS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACK FLOW PREVENTER OR BY A RATED ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST 6'-0" ABOVE THE HIGHEST POINT OF USAGE AND LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE.
13. WHEN GAS FIRED WATER HEATER COMPARTMENTS ARE USED, PROVIDE AN UPPER AND LOWER COMBUSTION AIR DUCTS/ OPENINGS. THE SUPPLY OF COMBUSTION AIR MUST BE DIVIDED EQUALLY WITH 1/2 OF THE REQUIRED MINIMUM 100 SQUARE INCHES OF VENT-ABLE AREA SHALL BE LOCATED WITHIN THE UPPER AND LOWER 12" OF THE ENCLOSURE.
14. SHOWERS, TUB-SHOWER COMBINATIONS, AND WHIRLPOOL TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF BOTH THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED TO DELIVER A MAX. MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT. CPC SEC 414
15. ENTIRE LENGTH OF RECIRCULATING DISTRIBUTION SECTIONS OF DOMESTIC HOT WATER MUST BE INSULATED. NON-RECIRCULATING SYSTEMS MUST HAVE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR A LENGTH OF 5 FEET FROM THE WATER HEATER WITH THE EXCEPTION THAT HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN BE INSULATED.
16. WHERE WATER PRESSURE EXCEEDS 80 PSI, AN APPROVED REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED PER CPC SERC 608.2
17. PROVIDE MINIMUM 4" SEWER SERVING THE BUILDING
18. EXTEND ALL CLEANOUTS TO THE EXTERIOR OF THE BUILDING IF MORE THAN 20" FROM THE CRAWL HOLES.
19. PROVIDE A CLEAN OUT SERVING THE KITCHEN SINK AND WITHIN 2' OF THE BUILDING FOUNDATION ON THE EXTERIOR OF THE BUILDING.
20. PLUMBING SUB CONTRACTOR WILL PROVIDE THE SPECIFICATION FOR MAIN GAS LINE AND WATER LINE BASE ON THE PROJECT SIZE
21. THE LAVATORY WATER FIXTURE FLOW RATE SHALL BE 1.2 GMP IN LIEU OF 1.5 GMP.

MECHANICAL NOTES

1. ALL MECHANICAL WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED CMC CODES.
2. FURNACE LOCATION SHOWN ON PLANS- EXTENDS EXISTING DUCT RUNS TO SERVE NEW LOCATIONS.
3. MECHANICAL CONTRACTOR/PLUMBING CONTRACTOR TO SHOW THE TERMINATION LOCATION OF FLUES AND PLUMBING VENTS IN RELATION TO OPENINGS IN THE STRUCTURE (ESPECIALLY OPERABLE SKYLIGHTS) ON THEIR RESPECTIVE DESIGN DRAWINGS. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, PROPERTY LINES, OPENING SKYLIGHTS OR ATTIC VENTS.) PER CMC SEC. 504.5. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 AND 802.8.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
5. ALL MECHANICAL VENTILATION SYSTEMS SHALL HAVE BACK DRAFT DAMPERS.
6. MECHANICAL VENTILATION SYSTEMS IN BATHROOMS ARE REQUIRED TO BE VENTILATED WITH A MINIMUM 50 CUBIC FOOT PER MINUTE INTERMITTENT OR 25 CUBIC FOOT PER MINUTE CONTINUOUS EXHAUST FANS CRC SEC. 1203.4.2.1
7. BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED (NATURAL VENTILATION IS NOT AN ALTERNATIVE REPLACEMENT).
8. SUPPLY A SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE OF BUILDING (14'-0" MAXIMUM LENGTH, INCLUDING TWO ELBOWS) WITH BACK DRAFT DAMPER, UNLESS MANUFACTURER PERMITS LONGER RUNS OR A POWER EXHAUST IS PROVIDED.
9. MECHANICAL DUCT PENETRATIONS AT OCCUPANCY SEPARATION WALLS SHALL BE CONSTRUCTED OF STEEL HAVING A THICKNESS OF NOT LESS THAN 0.019", No. 26 GALVANIZED SHEET GAGE, & HAVE NO OPENINGS INTO THE GROUP U OCCUPANCIES.
10. HEATING EQUIPMENT GENERATING A GLOW SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED A MINIMUM OF 18 INCHES ABOVE THE GARAGE FLOOR.
11. WHEN A CLOSET IS DESIGNED FOR INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR FLOOR AND CEILING OR BY OTHER APPROVED MEANS.
12. WHEN GAS FIRED FURNACE COMPARTMENTS ARE USED, PROVIDE AN UPPER AND LOWER COMBUSTION AIR OPENINGS. THE OPENINGS SHALL BE LOCATED WITH-IN THE UPPER AND LOWER 12" OF THE ENCLOSURE. COMBUSTION AIR REQUIREMENTS TO COMPLY WITH CMC CHAPTER 7.
13. ALL AIR CONDITIONER UNITS OR AIR CONDITIONER CONDENSERS SHALL BE LOCATED AWAY FROM PROPERTY LINE AS PER LOCAL CODE REGULATIONS.
14. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED SECION 303.4 OF THE CMC.
15. MAINTAIN PROPER WORKING CLEARANCE FOR ALL DISCONNECTS SERVING THE AC UNITS
16. 904.11 Appliances in Attics & Under-floor Spaces.
 - 904.11.1 Access. An attic/under-floor space in which an appliance is installed shall be accessible through an opening and passageway at least as large as the largest component of the appliance and not less than 22 inches x 30 inches.
 - 904.11.2 Passageway Height. Where the height of the passageway is less than 6 feet, the distance from the passageway access to the appliance shall not exceed 20 feet measured along the center line of the passageway.
 - 904.11.3 Passageway. The passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from the entrance opening to the appliance.
 - 904.11.4 Work Surface. A level working platform or grade surfaces not less than 30 inches by 30 inches shall be provided in front of the service side of the appliance.
 - 904.11.6 Furnace (Upright and Horizontal). Upright furnaces may be installed in an attic, furred, or under-floor space more than 5 feet in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces may be installed in an attic, furred, or under-floor space, provided the required listings and furnace and duct clearances are observed
17. DRYER VENTS TO BE EXTENDED TO THE EXTERIOR MINIMUM 36" TO OPENINGS.

ELECTRICAL NOTES

1. KITCHENS - ALL INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY (FLUORESCENT) AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER CA ENERGY CODE 150.0(K)21. OCCUPANCY SENSOR IS A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (d) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON.
3. OTHER ROOMS - ALL LUMINAIRES SHALL BE HIGH EFFICACY. CLOSETS THAT ARE LESS THAN 70 SQ FT ARE EXEMPT FROM THESE REQUIREMENTS.
4. OUTDOOR LIGHTING - ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY .
5. SERVICE PANEL SHALL COMPLY WITH NEC ARTICLE 240-24.
6. CLOSET LIGHT FIXTURES SHALL COMPLY WITH NEC ARTICLE 410-8.
7. PROVIDE UL LISTED FIXTURES IN DAMP LOCATIONS.
8. CEILING FANS OR CHANDELIERS ARE TO BE SUPPORTED PER NEC 370-27(C) AND SHALL NOT USE OUTLET BOXES AS THE SOLE MEANS OF SUPPORT.
9. ELECTRICIAN TO REVIEW FIXTURE, SWITCH, DIMMER, AND OUTLET LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
10. KITCHEN HOOD NOT SHOWN FOR CLARITY - OWNER TO PROVIDE HOOD CONTRACTOR TO INSTALL - PROVIDE ELECTRICAL CONNECTION PER MFR. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING PER CMC SEC. 504.5
11. ALL ROOMS CONTAINING BATH TUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES MUST HAVE MECHANICAL EXHAUST FANS PER CRC SEC. 1203.4.2.1. BATHROOM CEILING FANS SHOULD BE CENTERED OVER TOILET.
12. CONTRACTOR TO VERIFY IF EXISTING PANEL MUST BE UPGRADED.
13. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES, CEC ARTICLE 406.11
14. ELECTRICAL BOXES ON OPPOSITE SIDES OF RATED GARAGE WALL TO BE SEPARATED BY HORIZONTAL DISTANCE OF 24" MIN.
15. PROVIDE LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) (COMBINATION TYPE) PROTECTION FOR ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, 15 & 20 AMP OUTLETS (FOR RECEPTACLES, LIGHTS, & SMOKE ALARMS) INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS,LAUNDRY ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS PER CEC 210.12(B).
16. ALL OUTLETS TO SERVE KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED PER THE ELECTRICAL CODE.
17. TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OULETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-- ONLY THE REQUIRED COUTERTOP/ WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210.11(C)(1) & 210.52 (R)
18. LAUNDRY RECEPTACLE OUTLET TO BE A DEDICATED 20-AMP BRANCH CIRCUIT PER CEC 210.11(C) (2) & 210.52(F)
19. DEDICATED 20-AMP CIRCUIT REQUIRED TO SERVE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(C)(3) & 210.52(D)
20. PLACE OUTLETS IN REMODELED AREAS @ 12 FEET O.C. MAXIMUM AND WITHIN 6 FEET OF END WALLS. WALL SPACES INCLUDE FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS AND ALSO FIXED ROOM DIVIDERS SUCH AS BAR TYPE COUNTERS OR RAILINGS. CEC 210.52(A)(1) & 210.52 (A) (2) (2) & (3)
21. ALL HARD WIRED 120 VOLT SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED AND WIRED ON A LIGHTING CIRCUIT WITH A BATTERY BACK UP AND ARE AUDIBLE IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM SUPPLY OR RETURN REGISTERS OF HEATING OR COOLING SYSTEMS CRC SEC. R314 AND 315
22. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE IC RATED AND AIR-TIGHT (AT) LABELED AND SHALL HAVE AN ELECTRONIC BALLAST. FIXTURES NOT IC RATED CAN BE USED IN NON-INSULATED AREAS AND SHALL BE SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIALS.
23. RECEPTACLES INSTALLED OUTDOORS IN LOCATIONS UNPROTECTED FROM THE WEATHER SHALL HAVE AN ENCLOSURE THAT IS WATERPROOF WHETHER OR NOT A PLUG IS INSERTED. ALL 15 & 20 AMP 125 & 250 VOLT NON-LOCKING RECEPTACLES SHALL BE LISTED WEATHER AND TAMPER RESISTANT TYPE (AND MARKED "WR" & "TR") CEC SECTIONS 201.52(E) AND 406.8(A)(B)

ELECTRICAL NOTES

24. ALL MULTI WIRE BRANCH CIRCUITS REQUIRE SIMULTANEOUS DISCONNECT AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. MULTI WIRE BRANCH CIRCUITS IN A PANELBOARD OR OTHER ENCLOSURE MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS TO IDENTIFY THE CORRESPONDING GROUNDED AND UNGROUDED CONDUCTORS OF THE CIRCUIT.
25. Provide proper working clearance at AC electrical disconnects
26. All receptacles must be tamper proof

CALGREEN NOTES

1. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2.HAVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
2. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
3. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)
4. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
5. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
6. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3)VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
7. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
8. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
9. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARD WOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.4.504.5
10. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2)
11. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)
12. THE NEW BATHROOM SHALL BE MECHANICALLY VENTILATED AND BE EITHER ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING OR MUST BE CONTROLLED BY HUMIDITY CONTROL PER CGBC 4.506.1.
13. ALL NEW , REMODEL OR RENOVATED AREAS SHALL MEET THE PRESCRIPTIVE PLUMBING FIXTURE REQUIREMENTS CGBC 4.303.1:(PERFORMANCE METHOD HAS BEEN REMOVED FROM THE CODE)
 1. WATERS CLOSETS: ≤ 1.28 GAL/FLUSH. CGBSC 4.303.1.1
 2. SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI. CGBSC 4.303.1.3
 3. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGBSC 4.303.1.3.2
 4. RESIDENTIAL LAVATORY FAUCETS: ≤ 1.2 GPM @ 60 PSI. CGBSC 4.303.1.4.1
 5. KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM. 4.303.1.4.4

REVISION No.	
09.23.2025	
11.12.2025	
12.16.2025	

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THE DESIRAZU RESIDENCE
1111 BUCKINGHAM DRIVE,
LOS ALTOS, CA 94024

Craftsman's Guild Inc.

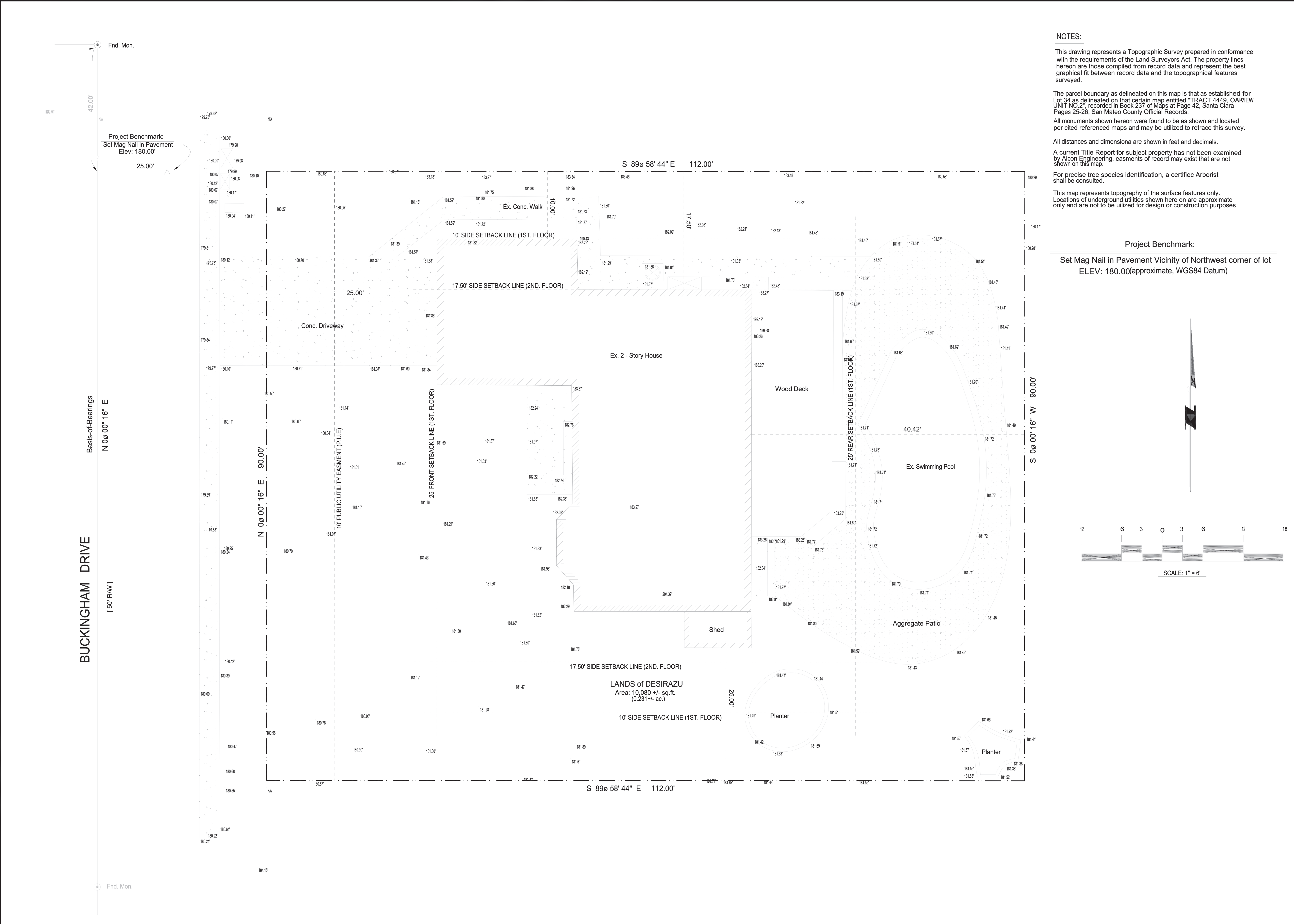
10666 South De Anza Blvd., Cupertino, CA 95014
Phone: (408) 366-1000 Fax: (408) 366-1100
California State Contractors License Number: 507159

William

GENERAL
NOTE

DESIGNED BY MARTIN
SCALE
DATE ISSUED
PROJECT/FILE NAME DESIRAZU
PROJECT NUMBER

A1.1-2



NOTES:

This drawing represents a Topographic Survey prepared in conformance with the requirements of the Land Surveyors Act. The property lines hereon are those compiled from record data and represent the best graphical fit between record data and the topographical features surveyed.

The parcel boundary as delineated on this map is that as established for Lot 34 as delineated on that certain map entitled "TRACT 4449, OAKVIEW UNIT NO.2", recorded in Book 237 of Maps at Page 42, Santa Clara Pages 25-26, San Mateo County Official Records.

All monuments shown hereon were found to be as shown and located per cited referenced maps and may be utilized to retrace this survey.

All distances and dimensiona are shown in feet and decimals.

A current Title Report for subject property has not been examined by Alcon Engineering, easments of record may exist that are not shown on this map.

For precise tree species identification, a certifiec Arborist shall be consulted.

This map represents topography of the surface features only. Locations of underground utilities shown here on are approximate only and are not to be utilized for design or construction purposes

Project Benchmark:

Set Mag Nail in Pavement Vicinity of Northwest corner of lot
ELEV: 180.00(approximate, WGS84 Datum)

REVISIONS		
1		
2		
3		
4		
5		
6		

Alcon Engineering

2243 La Loma Dr., Los Altos 94022
(650) 308-3228

LANDS OF DESIRAZU

1111 BUCKINGHAM DRIVE

LOS ALTOS, CALIFORNIA

TOPOGRAPHIC SURVEY

LAND SURVEYOR

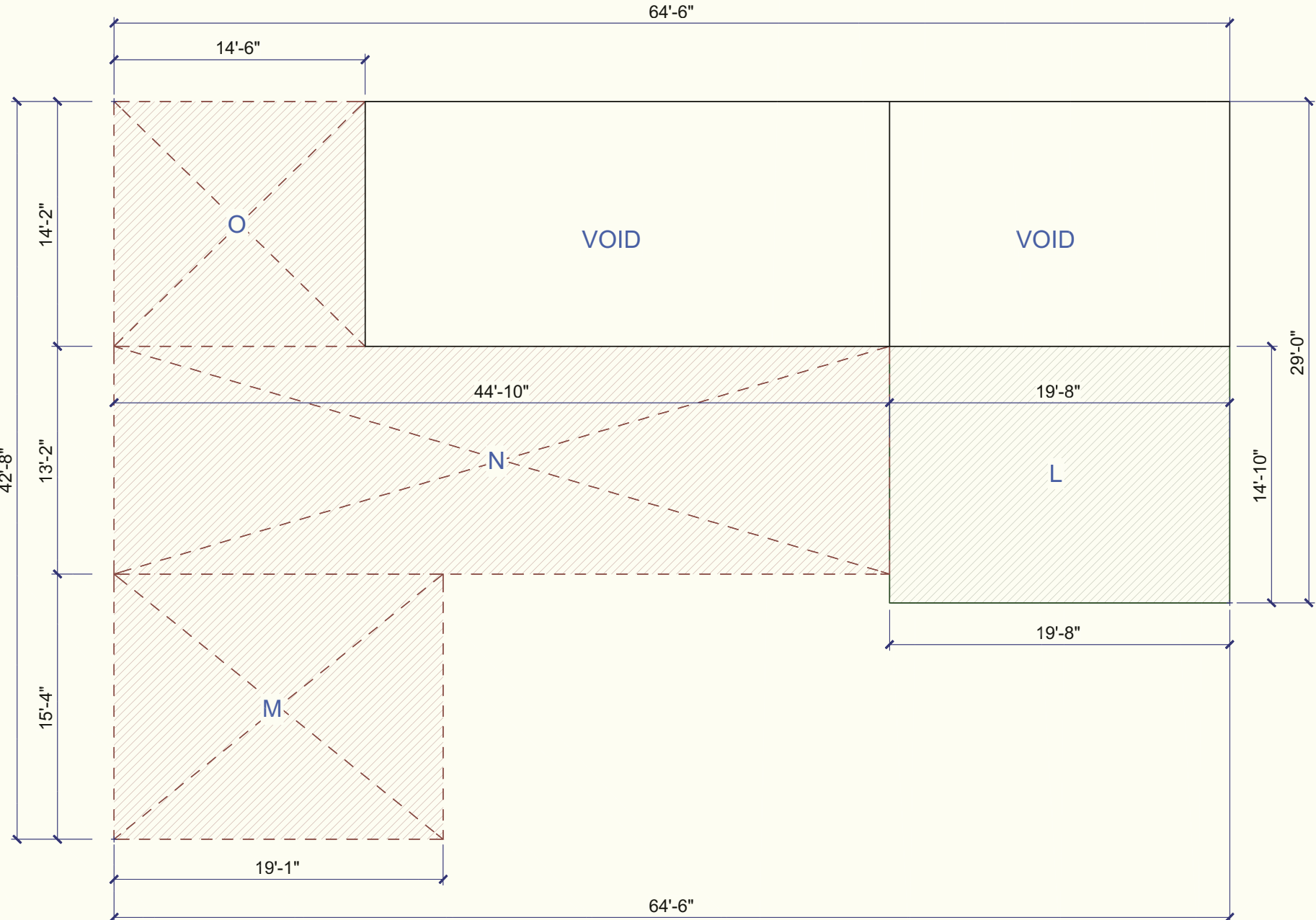
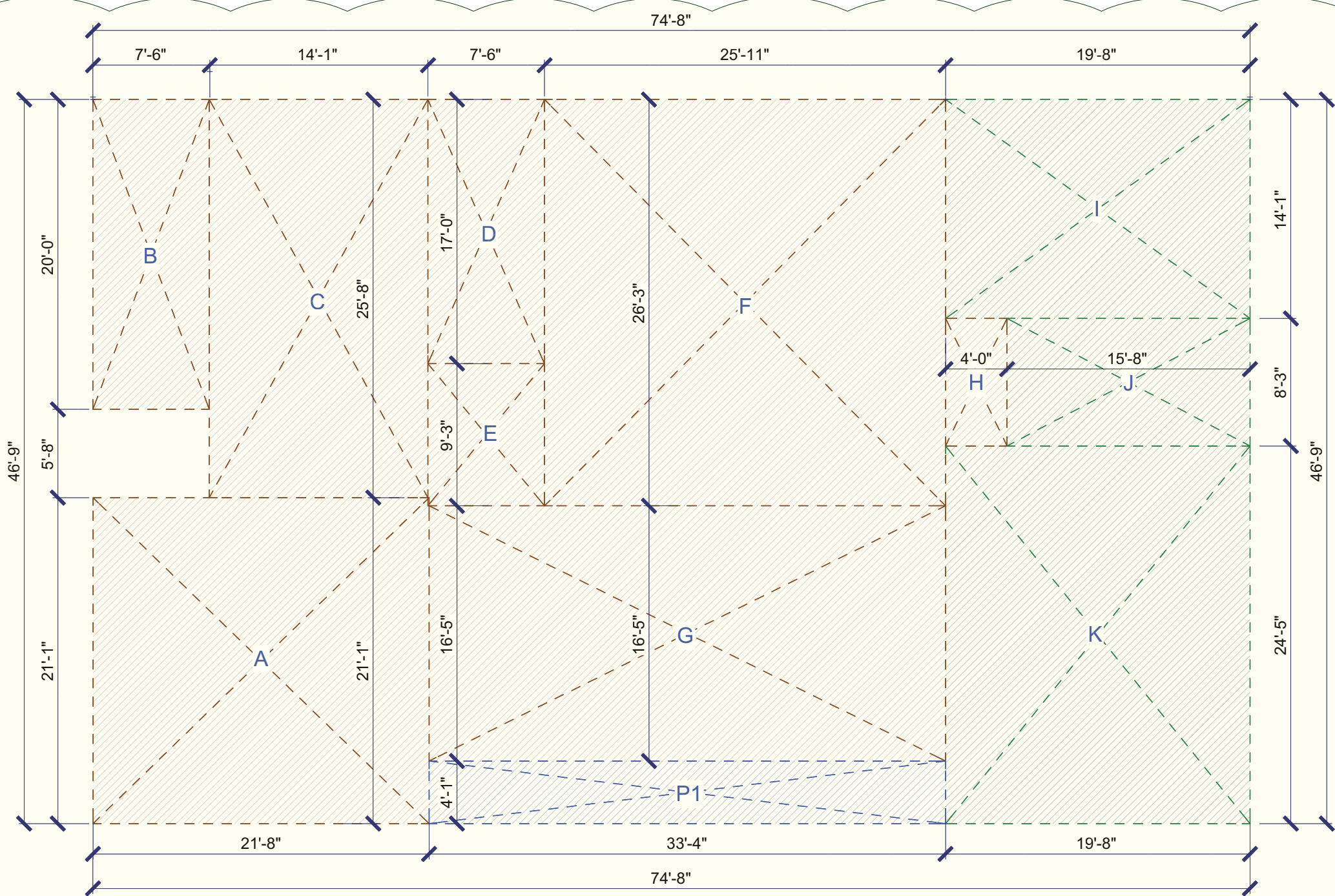
ALCON ENGINEERING

L.S. 9298

EXP 9/30/26

STATE OF CALIFORNIA

DATE	6/12/25
SCALE	AS NOTED
JOB #	3152-125
FILE	
DRAWN BY	SD
SHEET	
A1.1-4	



FLOOR AREA CALCULATION

MAXIMUM ALLOWED FLOOR AREA 10080 SQ.FT. (35%) = 3528 SQ.FT.

SECTION	W	L	H	SF
A	21'1"	21'8"		457
B	20'	7'6"		150
C	25'8"	14'1"		361
D	17'	7'6"		128
E	9'3"	7'6"		69
F	26'3"	25'11"		680
G	16'5"	33'4"		547
H	8'3"	4'		33

FIRST STORY SUBTOTAL 2425 SQ.FT.

M	15'4"	19'1"		293
N	13'2"	44'10"		590
O	14'2"	14'6"		205

SECOND STORY SUBTOTAL 1088 SQ.FT.

TOTAL FLOOR AREA (1ST +2ND) = 3513 SQ.FT.

FLOOR AREA OF BONUS ADU

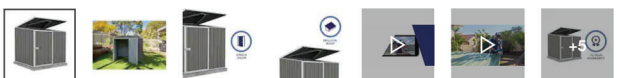
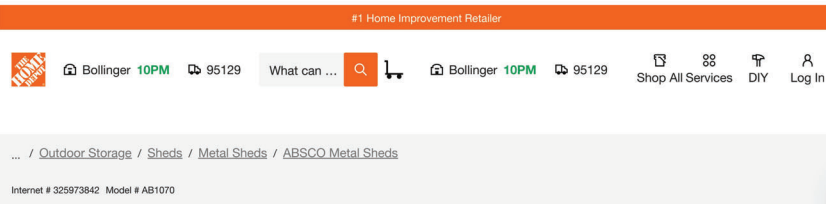
SECTION	DIMENSIONS			AREA
	W	L	H	SQFT
I	14'1"	19'8"		277
J	8'3"	15'8"		129
K	24'5"	19'8"		480
FIRST STORY SUBTOTAL				886
L	14'10"	19'8"		292
SECOND STORY SUBTOTAL				292
TOTAL FLOOR "ADU" AREA				1178 SQ.FT.

1

FLOOR AREA DIAGRAM

SCALE 1/8" = 1'-0"

1



ABSCO
Multi-purpose Pool Pump 5 ft. W x 5 ft. D Metal Shed with Single Front Door and Easy Opening
Lid 24 sq. ft.

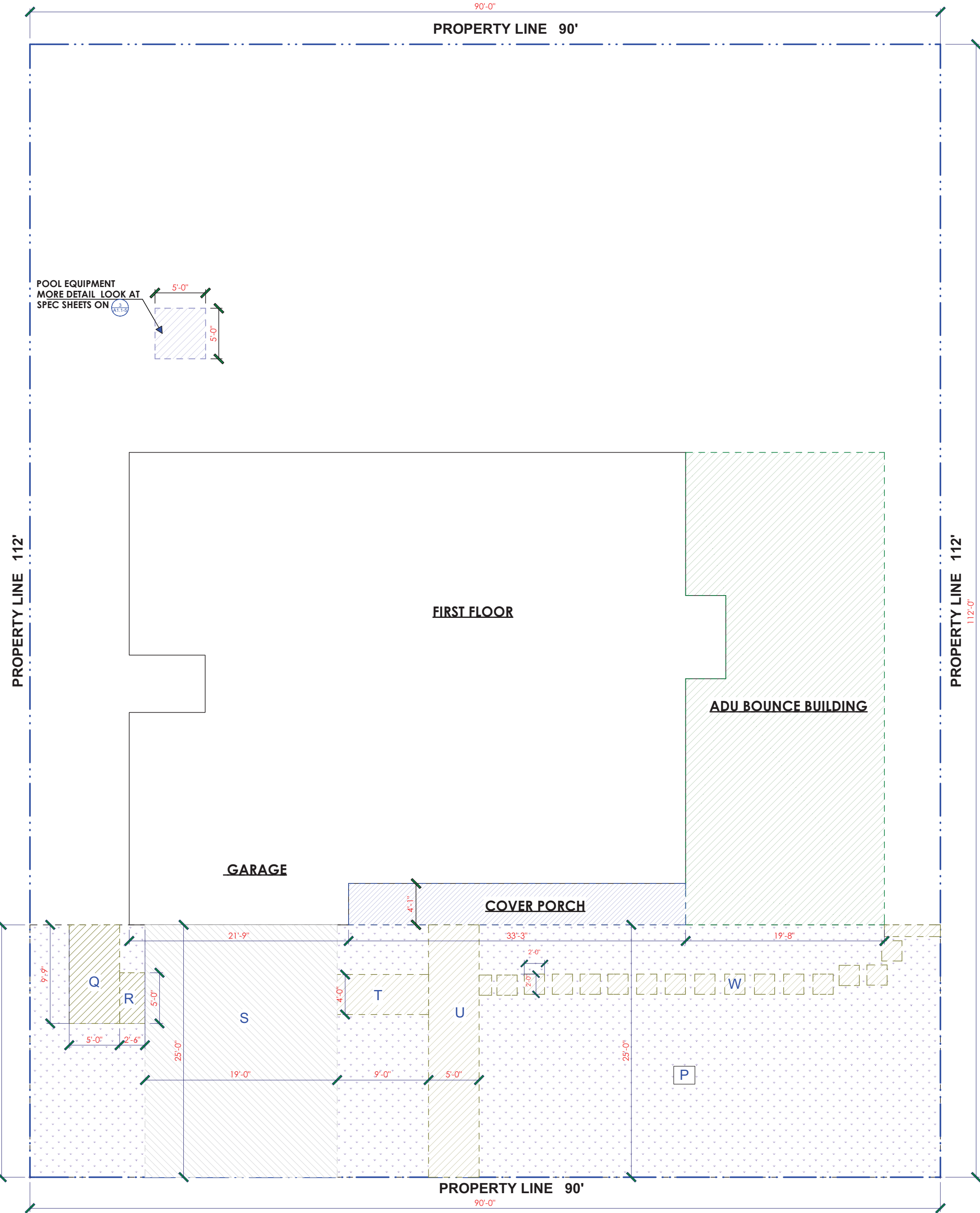
Product Details	
About This Product	
The ABSCO Multi-purpose Pool Pump 5 ft. W x 5 ft. D Metal Shed with Single Front Door and Easy Opening Lid 24 sq. ft. is a perfect addition to your pool area. It is made of galvanized steel and is resistant to rust. The shed is easy to assemble and disassemble. It is also easy to move. The shed is perfect for storing pool equipment, pool toys, and pool accessories. It is also perfect for storing pool chemicals. The shed is perfect for storing pool equipment, pool toys, and pool accessories. It is also perfect for storing pool chemicals. The shed is perfect for storing pool equipment, pool toys, and pool accessories. It is also perfect for storing pool chemicals.	
Highlights	
• Don't let your pool equipment, pool toys, and pool accessories get lost in the garage. The ABSCO Multi-purpose Pool Pump 5 ft. W x 5 ft. D Metal Shed with Single Front Door and Easy Opening Lid 24 sq. ft. is the perfect solution. It is made of galvanized steel and is resistant to rust. The shed is easy to assemble and disassemble. It is also easy to move. The shed is perfect for storing pool equipment, pool toys, and pool accessories. It is also perfect for storing pool chemicals. The shed is perfect for storing pool equipment, pool toys, and pool accessories. It is also perfect for storing pool chemicals.	
Product Information	
Model # AB1011	
Additional Resources	
From the Manufacturer	
• ABSCO	
• ABSCO Multi-purpose Pool Pump 5 ft. W x 5 ft. D Metal Shed with Single Front Door and Easy Opening Lid 24 sq. ft.	
• ABSCO Multi-purpose Pool Pump 5 ft. W x 5 ft. D Metal Shed with Single Front Door and Easy Opening Lid 24 sq. ft.	
Specifications	
Dimensions: 5 ft. W x 5 ft. D x 5 ft. H	
Approximate Depth (ft.)	5
Approximate Width (ft.)	5
Approximate Height (ft.)	5

Assembled Height (ft.)	5.0
Assembled Width (ft.)	5.0
Coverage Area (sq. ft.)	24 sq. ft.
Door Opening Height (ft.)	4.8
Door Opening Width (ft.)	5.0
Shed Height (ft.)	4.8
Details	
Assembly Required	Yes
Capacity (sq. ft.) - Total	118.5 sq. ft.
Color Family	Gray
Door Type	LH
Features	Location: Floor
Floor Options	Without Floor
Foundation	Foundation Not Included
Included	No Additional Items Included
Maximum Roof Load	10'
Maximum Wind Resistance	90'
Number of Windows	0
Returnable	30-Day
Roof Color Family	Gray
Roof Material	Galvanized Steel
Roof Pitch	2:4:12
Roof Shape	Wing
Roof Type	Metal
Roofing Color Family	Gray
Storage Capacity (sq. ft.)	205.0 sq. ft.
Style	Traditional
Warranty / Certifications	
Manufacturer Warranty	10 Years

3

POOL EQUIPMENT SPECS

3



IMPERVIOUS COVERAGE MAX IN FRONT SETBACK

SECTION	AREA NAME	W	H	NUMBER	SF
P	FRONT SETBACK AREA	90'	25'		2250
IMPERVIOUS COVERAGE MAX IN FRONT SETBACK = %50 X 2250 =1125 SQFT					
SECTION		W	H	NUMBER	SF
Q	WALKWAY	5'	9'9"		49
R	WALKWAY	2'6"	5'		13
T	WALKWAY	9'	4'		36
U	WALKWAY	5'	25'		125
W	WALKWAY	2'	2'	16	64
S	DRIVEWAY	19'	25'		475
TOTAL PROPOSED IMPERVIOUS COVERAGE (Q+R+T+U+W+S)					762

LOT COVERAGE CALCULATION

LOT SIZE	10080 SQ.FT.
MAXIMUM LOT COVERAGE= (10080 X 30%)=	3024 SQ.FT.
FIRST STORY SUBTOTAL	2425
COVER PORCH (P1)	136
POOL EQUIPMENT	25
TOTAL LOT COVERAGE	2586 SQ.FT.

2

LOT COVERAGE DIAGRAM

1/8" = 1'-0"

1

REVISION No.	
09.23.2025	Δ
11.12.2025	Δ
12.16.2025	Δ

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1111 BUCKINGHAM DRIVE,
LOS ALTOS, CA 94024

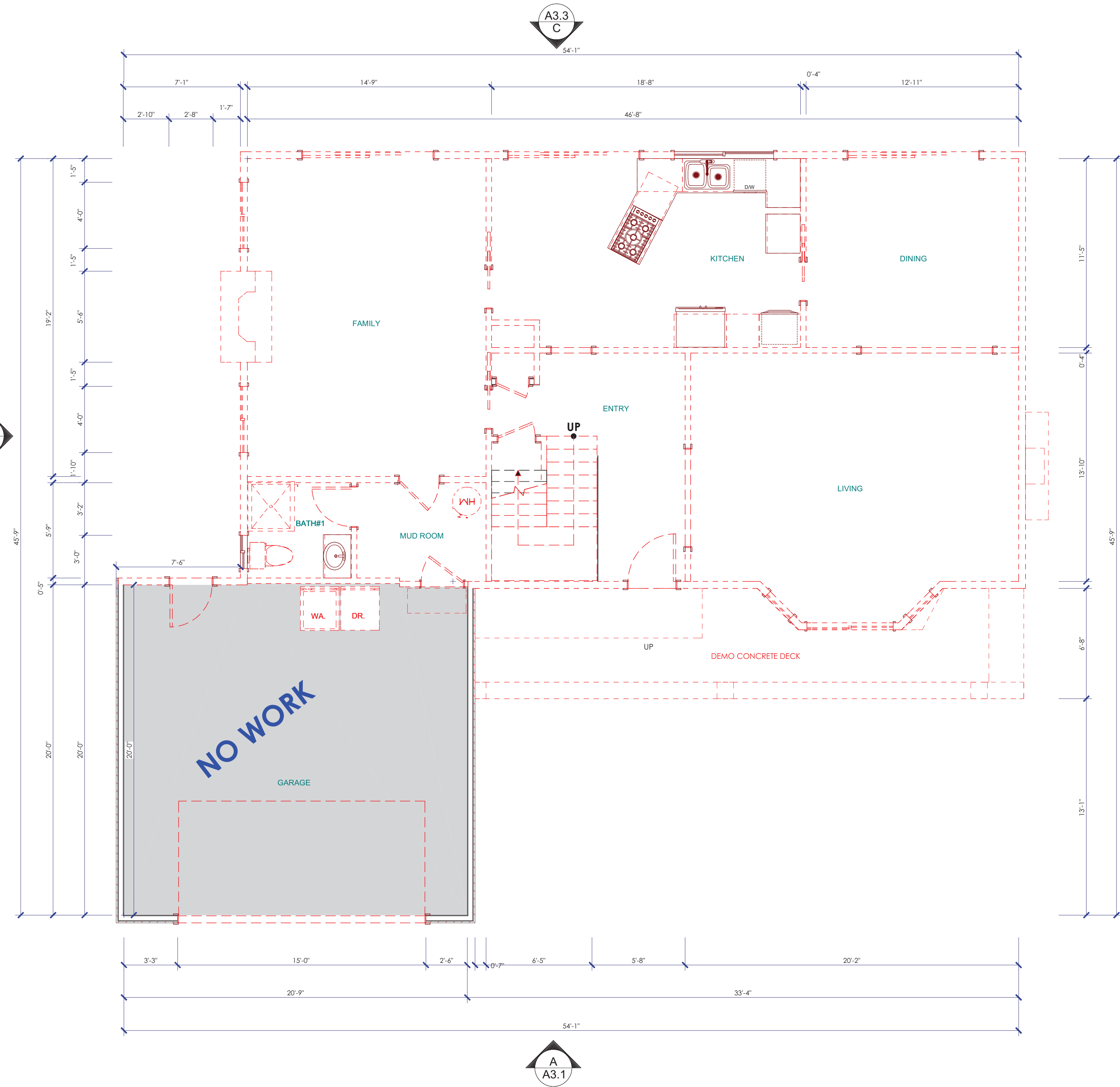
Craftsman's Guild Inc.
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Phone: (408) 366-1000 Fax: (408) 366-1100
California State Contractor's License Number: 507159



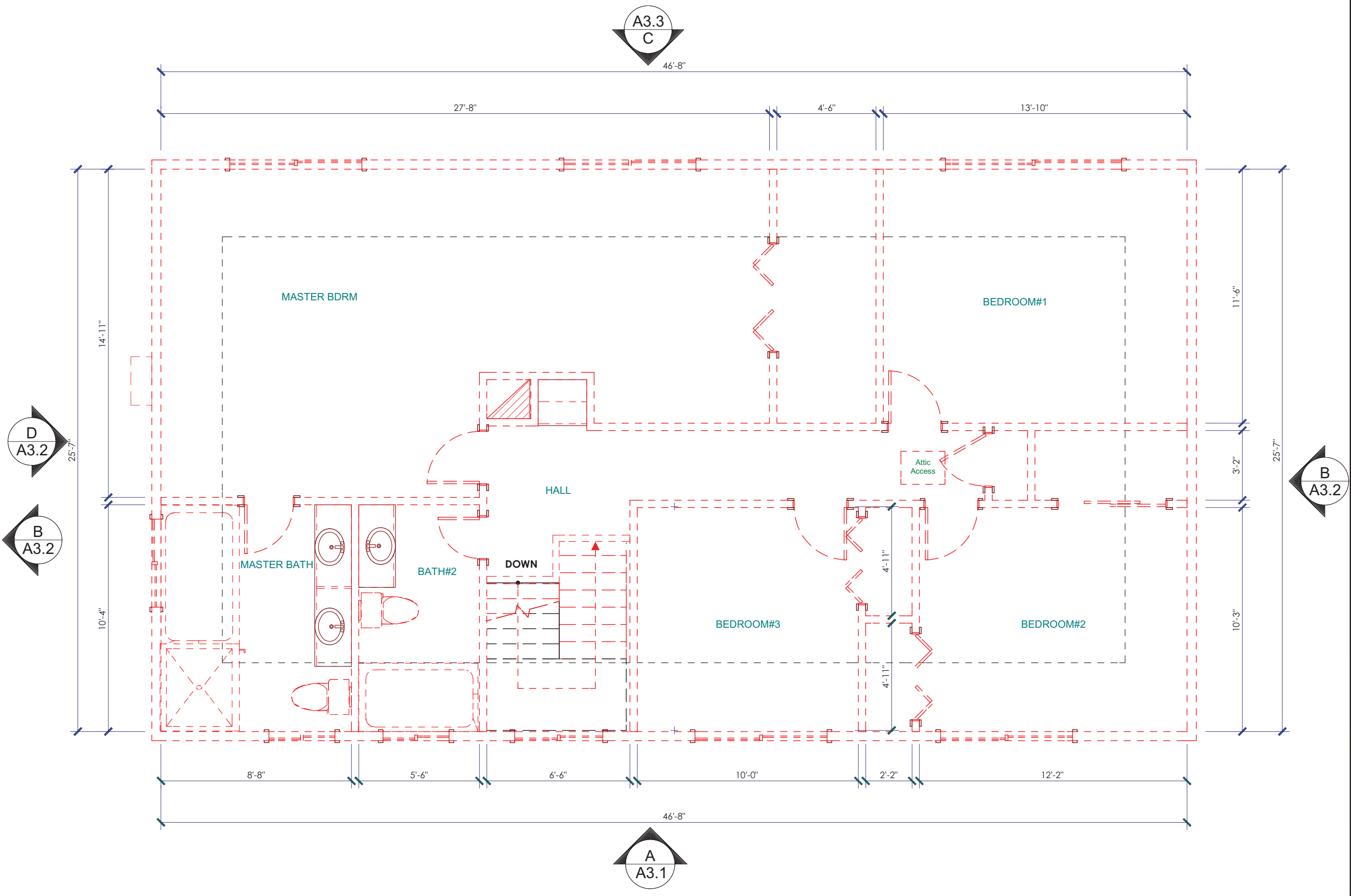
DESIGNED BY
MARTIN

SCALE
DATE ISSUED
PROJECT/FILE NAME
DESIRAZU
PROJECT NUMBER

A1.1-5



LOWER FLOOR



UPPER FLOOR FLOOR

FLOOR PLAN LEGEND	
ALL BLACK	= EXISTING TO REMAIN
ALL RED DASH	= DEMO ELEMENT
ALL BLUE	= NEW
[Solid Blue Line]	= (E) WALL TO REMAIN
[Dashed Blue Line]	= (E) PONY WALL TO REMAIN
[Dashed Red Line]	= (E) WALL TO REMOVE
[Hatched Blue Box]	= (N) WALL
[Hatched Blue Box]	= (N) PONY WALL
[Patterned Blue Box]	= (N) 1 HR. FULL HT. FIRE RATED WALL WITH 5/8" TYPE 'X' GYP. BOARD

EXISTING & DEMOLISH FLOOR PLAN - LOWER & UPPER FLOORS

SCALE 1/4" = 1'-0"

REVISION No.	
09.23.2025	A
11.12.2025	B
12.16.2025	C

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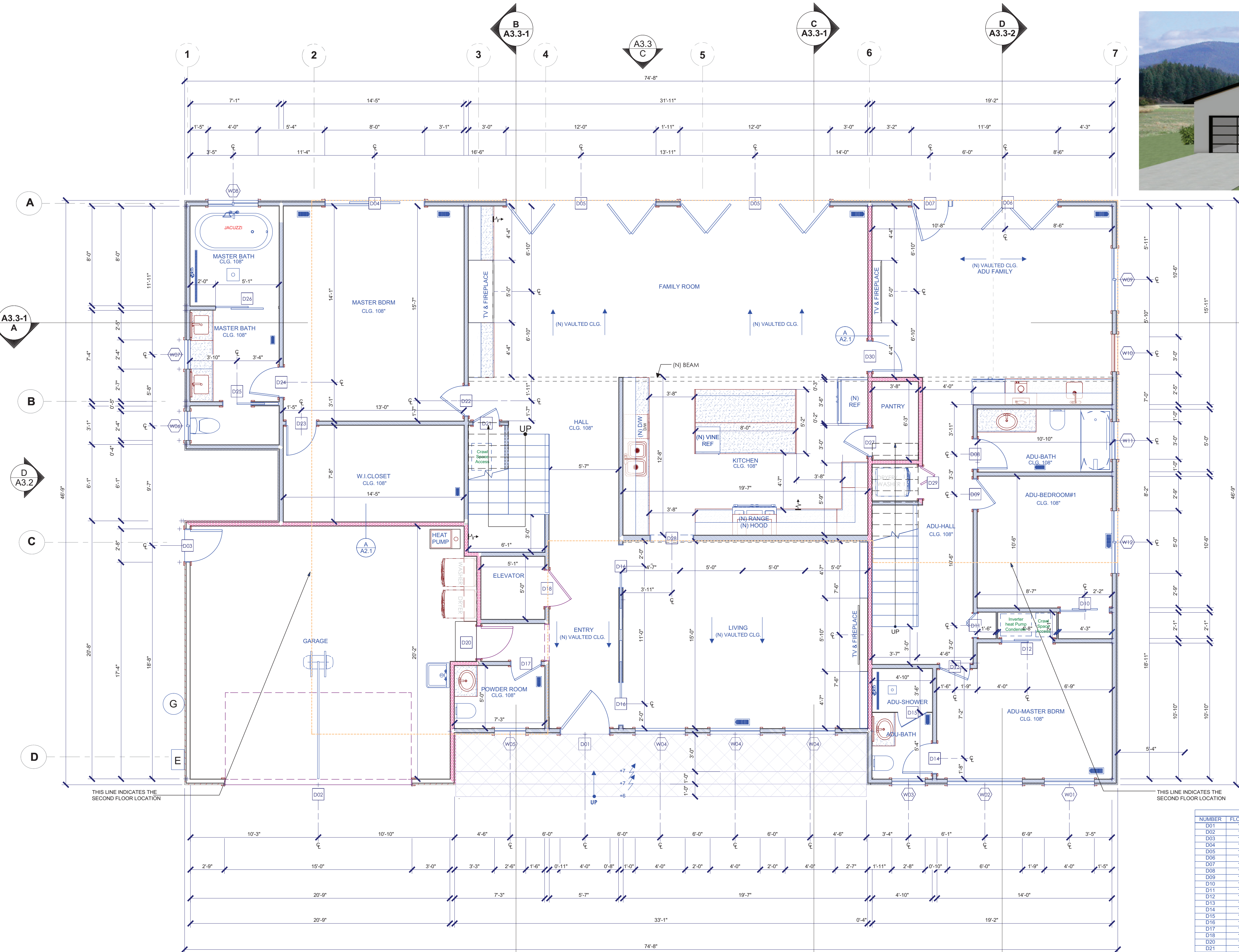


Martin

EXISTING AND DEMO FLOOR PLAN

DESIGNED BY MARTIN
SCALE
DATE ISSUED
PROJECT FILE NAME DESIRAZU
PROJECT NUMBER

A2.1



EMERGENCY EGRESS NOTE:

EMERGENCY WINDOW COMPLIES WITH SECTION R310.1 THROUGH R310.2.2 CRC. INCLUDE THE MINIMUM REQUIREMENTS ON THE PLANS AS FOLLOWS:

- A) REQUIRED OPENING WITH OF 20" WIDE
- B) REQUIRED OPENING HEIGHT 24" TALL
- C) REQUIRED CLEAR OPENING 5.7SF
- D) THE MAXIMUM OF 44" FROM THE FINISH FLOOR TO THE WINDOW OPENING
- E) THE WINDOW OPERATION SHALL BE WITHOUT SPECIAL KNOWLEDGE PER SECTION R310.1.1 CRC

PROPOSED FLOOR PLAN - LOWER FLOOR

SCALE 1/4" = 1'-0"



ADU KITCHEN NOTE:

PER SECTION OF 14.14.021 THE ZONING CODE, AN ADU MUST INCLUDE AT LEAST A SINK, A REFRIGERATOR OF NO LESS THAN 10 CUBIC FEET, AND EITHER A COOKTOP AND AN OVEN, OR A RANGE, A FOOD PREPARATION COUNTER AND STORAGE CABINETS THAT ARE OF REASONABLE SIZE IN RELATION TO THE SIZE OF THE ADU ARE ALSO REQUIRED

SHOWER DOORS NOTE:

SHOWER DOOR INSTALLATIONS SHALL BE TEMPERED SAFETY GLASS PER SECTION R308 CRC. SHOWER DOOR TO BE MINIMUM OF 22" WIDE AND SWING OUT.

DOOR LANDING & STEP NOTE:

THE MAXIMUM RISE FROM A LANDING OR STEP SHALL BE 7-3/4".

ATTIC ACCESS NOTE:

THE ATTIC ACCESS SHALL BE LOCATED WHERE 30" CAN BE PROVIDED DIRECTLY ABOVE ACCESS HOLE PER R807.1 CRC.

FIRE RATED WALL NOTE:

THE FIRE RATED WALL SHALL BE CONSTRUCTED FROM THE FOUNDATION TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING..

FLOOR PLAN LEGEND

ALL BLACK	= EXISTING TO REMAIN
ALL RED DASH	= DEMO ELEMENT
ALL BLUE	= NEW
	= (E) WALL TO REMAIN
	= (E)PONY WALL TO REMAIN
	= (E) WALL TO REMOVE
	= (N) WALL
	= (N) PONY WALL
	= (N) 1 HR. FULL HT. FIRE RATED WALL WITH 5/8" TYPE 'X' GYP. BOARD
	= INDICATED THE SECOND FLOOR LOCATION

		DOOR SCHEDULE							
NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	HEIGHT	TYPE	MANUFACTURER	COMMENTS	
D01	1	ENTRY	1	48"	96"	HINGED			
D02	1	GARAGE	1	180"	84"	GARAGE			
D03	1	MASTER BDRM	1	32"	80"	HINGED			
D04	1	ADU FAMILY	1	96"	96"	SLIDER			
D05	1	FAMILY ROOM	2	144"	96"	4 DR. BIFOLD			
D06	1	ADU FAMILY	1	102"	96"	3/4 DR. BIFOLD			
D07	1	ADU FAMILY	1	36"	96"	HINGED			
D08	1	ADU-HALL/ADU-BATH	1	30"	96"	HINGED			
D09	1	ADU-HALL/ADU-BEDROOM#1	1	30"	96"	HINGED			
D10	1	ADU-HALL/ADU-BEDROOM#1	1	48"	96"	SLIDER			
D11	1	ADU-HALL/ADU-BEDROOM	1	24"	96"	2 DR. BIFOLD			
D12	1	ADU-MASTER BDRM/ADU-BEDROOM	1	50"	96"	SLIDER			
D13	1	ADU-HALL/ADU-MASTER BDRM	1	30"	96"	HINGED			
D14	1	ADU-BATH/ADU-MASTER BDRM	1	30"	96"	HINGED			
D15	1	ADU-SHOWER/ADU-BATH	1	28"	96"	POCKET			
D16	1	LIVING/ENTRY	2	42"	96"	POCKET			
D17	1	POWDER ROOM/ENTRY HALL	1	30"	96"	HINGED			
D18	1	LAUNDRY/ENTRY	1	36"	96"	HINGED			ELEVATOR DOOR
D19	1	ENTRY HALL/GARAGE	1	32"	80"	HINGED			1 HOUR FIRE RATED
D20	1	CLOSET/HALL	1	26"	96"	HINGED			
D21	1	HALL/MASTER BDRM	1	30"	96"	HINGED			
D22	1	MASTER BDRM/MASTER BATH	1	30"	96"	HINGED			
D23	1	MASTER BATH/MASTER BATH	1	30"	96"	HINGED			
D24	1	MASTER BATH/MASTER BATH	1	30"	96"	HINGED			
D25	1	MASTER BATH/MASTER BATH	1	28"	96"	POCKET			
D26	1	MASTER BATH/MASTER BATH	1	60"	96"	SLIDER			
D27	1	PANTRY/KITCHEN	1	28"	80"	HINGED			1 HOUR FIRE RATED
D28	1	LIVING/KITCHEN	1	42"	96"	DOORWAY			
D29	1	ADU-HALL/ADU-HALL	1	32"	80"	2 DR. BIFOLD			1 HOUR FIRE RATED
D30	1	ADU FAMILY/FAMILY ROOM	1	30"	96"	HINGED			
TOTALS:			31						

		WINDOW SCHEDULE							
NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	HEIGHT	TEMPERED	TYPE	MANUFACTURER	COMMENTS
W01	1	ADU-MASTER BDRM	1	48"	70"		SINGLE CASEMENT		
W02	1	ADU-MASTER BDRM	1	72"	70"		SINGLE CASEMENT		
W03	1	ADU-BATH	1	32"	70"		SINGLE CASEMENT		
W04	1	LIVING	3	48"	94"		FIXED GLASS		
W05	1	POWDER ROOM	1	30"	48"		SINGLE CASEMENT		
W06	1	MASTER BATH	1	28"	48"		RIGHT SLIDING		
W07	1	MASTER BATH	1	28"	48"		FIXED GLASS		
W08	1	MASTER BATH	1	48"	60"		RIGHT SLIDING		
W09	1	ADU FAMILY	1	60"	48"		RIGHT SLIDING		
W10	1	ADU FAMILY	1	36"	90"		FIXED GLASS		
W11	1	ADU-BATH	1	36"	48"		RIGHT SLIDING		
W12	1	ADU-BEDROOM#1	1	60"	48"		RIGHT SLIDING		

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11.12.2025	
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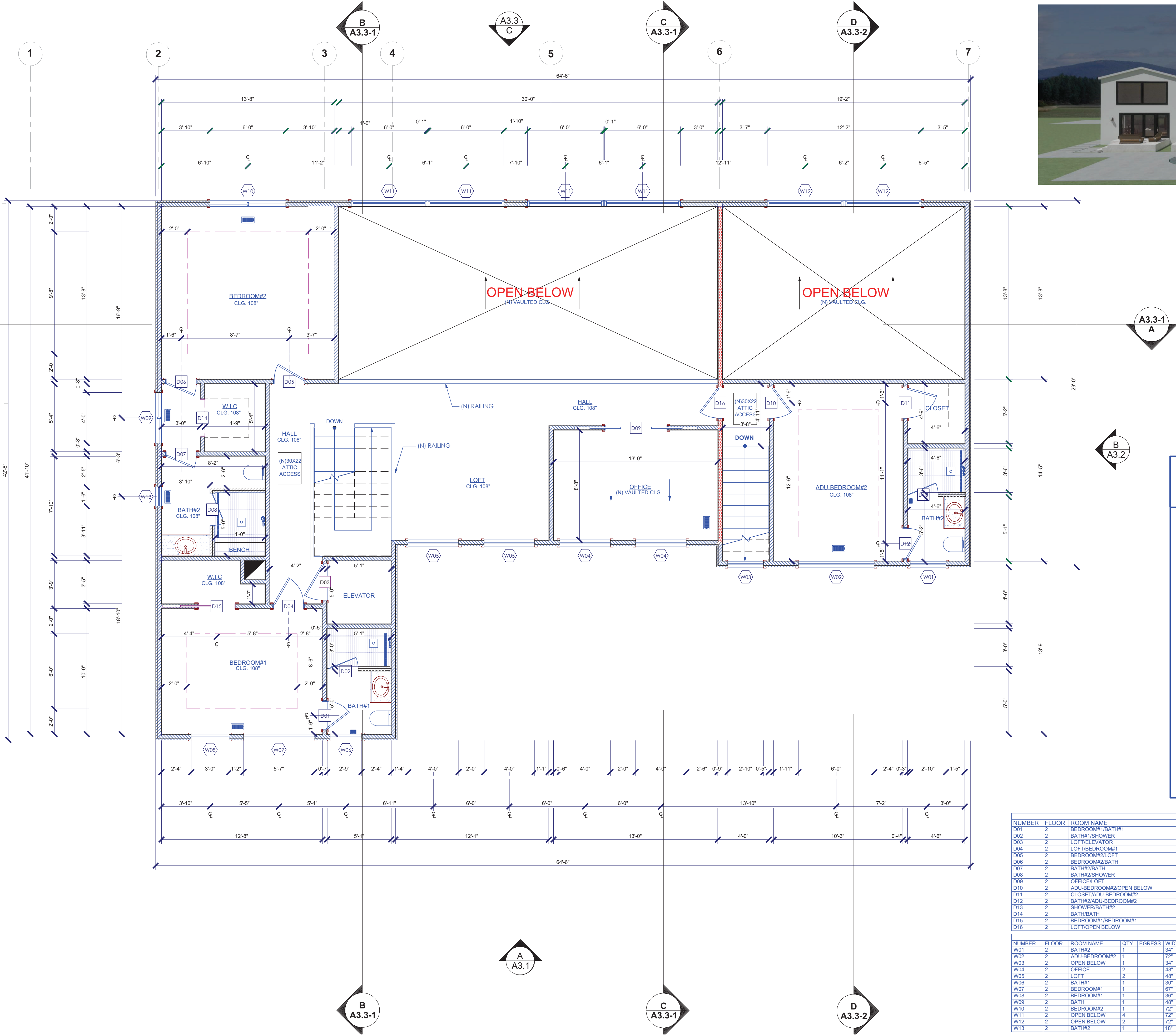
PROPOSED
FLOOR PLAN -
LOWER FLOOR

DESIGNED BY MARTIN
SCALE
DATE ISSUED
PROJECT/FILE NAME DESIRAZU
PROJECT NUMBER

A2.2-1

PROPOSED FLOOR PLAN - UPPER FLOORS

SCALE 1/4" = 1'-0"



FLOOR AREA LEGEND

- ALL BLACK = EXISTING TO REMAIN
- ALL RED DASH = DEMO ELEMENT
- ALL BLUE = NEW
- (E) WALL TO REMAIN
- (E) PONY WALL TO REMAIN
- (E) WALL TO REMOVE
- (N) WALL
- (N) PONY WALL
- (N) PONY WALL
- (N) CEILING BOX

DOOR SCHEDULE									
NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	HEIGHT	TYPE	MANUFACTURER	COMMENTS	
D01	2	BEDROOM#1/BATH#1	1	28"	80"	HINGED			
D02	2	BATH#1/SHOWER	1	28"	80"	SHOWER			
D03	2	LOFT/ELEVATOR	1	36"	80"	HINGED			
D04	2	LOFT/BEDROOM#1	1	30"	80"	HINGED			
D05	2	BEDROOM#2/LOFT	1	30"	80"	HINGED			
D06	2	BEDROOM#2/BATH	1	30"	80"	HINGED			
D07	2	BATH#2/BATH	1	30"	80"	HINGED			
D08	2	BATH#2/SHOWER	1	30"	80"	SHOWER			
D09	2	OFFICE/LOFT	1	60"	96"	DOUBLE POCKET			
D10	2	ADU-BEDROOM#2/OPEN BELOW	1	30"	80"	HINGED			
D11	2	CLOSET/ADU-BEDROOM#2	1	30"	80"	HINGED			
D12	2	BATH#2/ADU-BEDROOM#2	1	30"	80"	HINGED			
D13	2	SHOWER/BATH#2	1	28"	80"	SHOWER			
D14	2	BATH#1/BATH	1	36"	96"	DOORWAY			
D15	2	BEDROOM#1/BEDROOM#1	1	36"	96"	POCKET			
D16	2	LOFT/OPEN BELOW	1	30"	80"	HINGED			1 HOUR FIRE RATED

WINDOW SCHEDULE									
NUMBER	FLOOR	ROOM NAME	QTY	EGRESS	WIDTH	HEIGHT	TYPE	MANUFACTURER	COMMENTS
W01	2	BATH#2	1		34"	48"	SINGLE CASEMENT		
W02	2	ADU-BEDROOM#2	1		72"	48"	SINGLE AWNING		
W03	2	OPEN BELOW	1		34"	48"	SINGLE CASEMENT		
W04	2	OFFICE	2		48"	48"	SINGLE CASEMENT		
W05	2	LOFT	2		48"	48"	SINGLE CASEMENT		
W06	2	BATH#1	1		30"	48"	SINGLE CASEMENT		
W07	2	BEDROOM#1	1		80"	48"	SINGLE AWNING		
W08	2	BEDROOM#1	1		36"	48"	SINGLE CASEMENT		
W09	2	BATH	1		48"	48"	RIGHT SLIDING		
W10	2	BEDROOM#2	1		72"	84"	RIGHT SLIDING		
W11	2	OPEN BELOW	4		72"	60"	SINGLE AWNING	MARVIN WINDOWS AND DOORS	
W12	2	OPEN BELOW	2		72"	84"	SINGLE AWNING	MARVIN WINDOWS AND DOORS	
W13	2	BATH#2	1		18"	48"	SINGLE CASEMENT		



REVISION No.		
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11.12.2025		
12.16.2025		

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THE DESIRAZU RESIDENCE
1111 BUCKINGHAM DRIVE,
LOS ALTOS, CA 94024

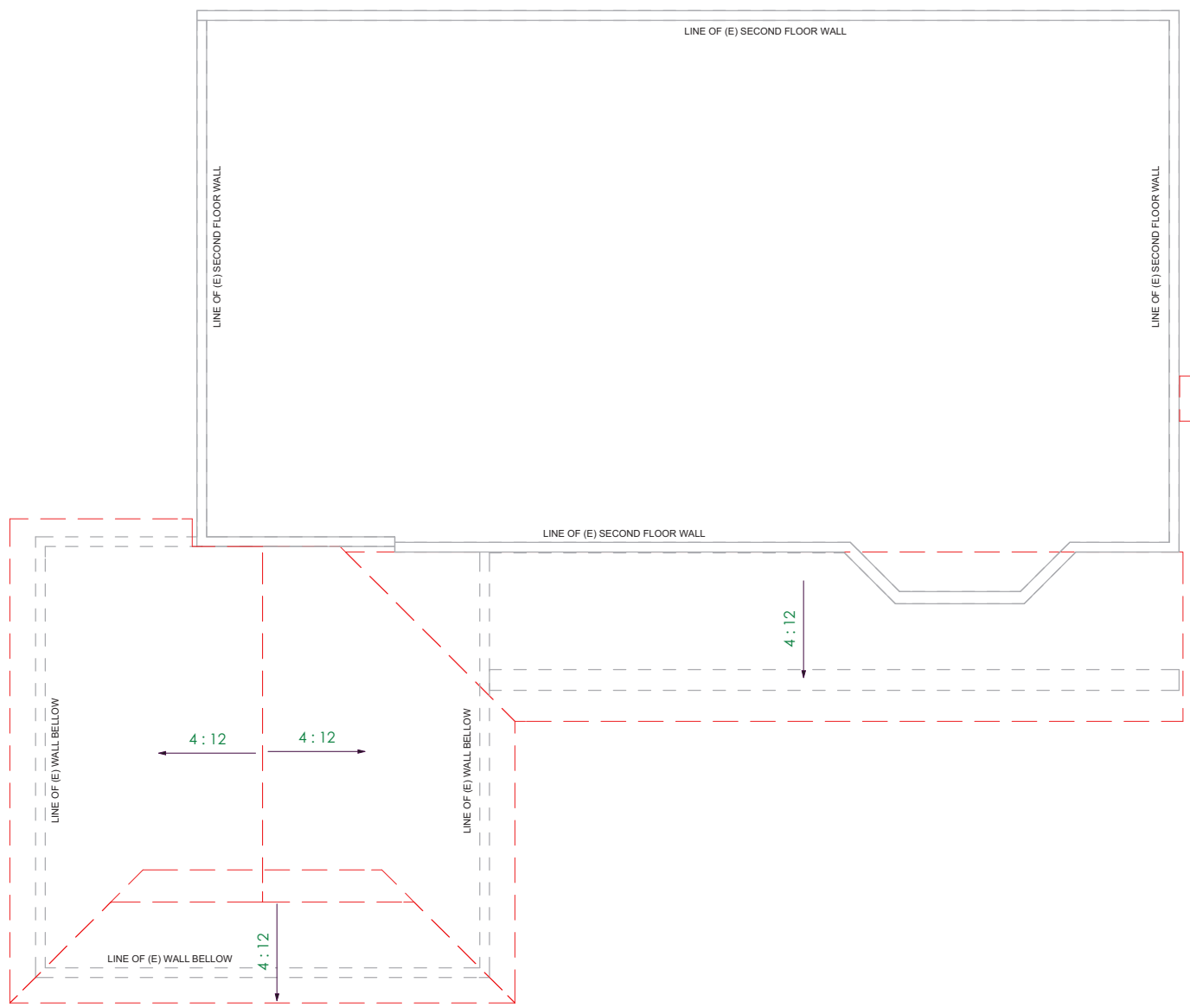
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10656 South De Anza Blvd., Cupertino, CA 95014
Phone: (408) 366-1000 Fax: (408) 366-1100
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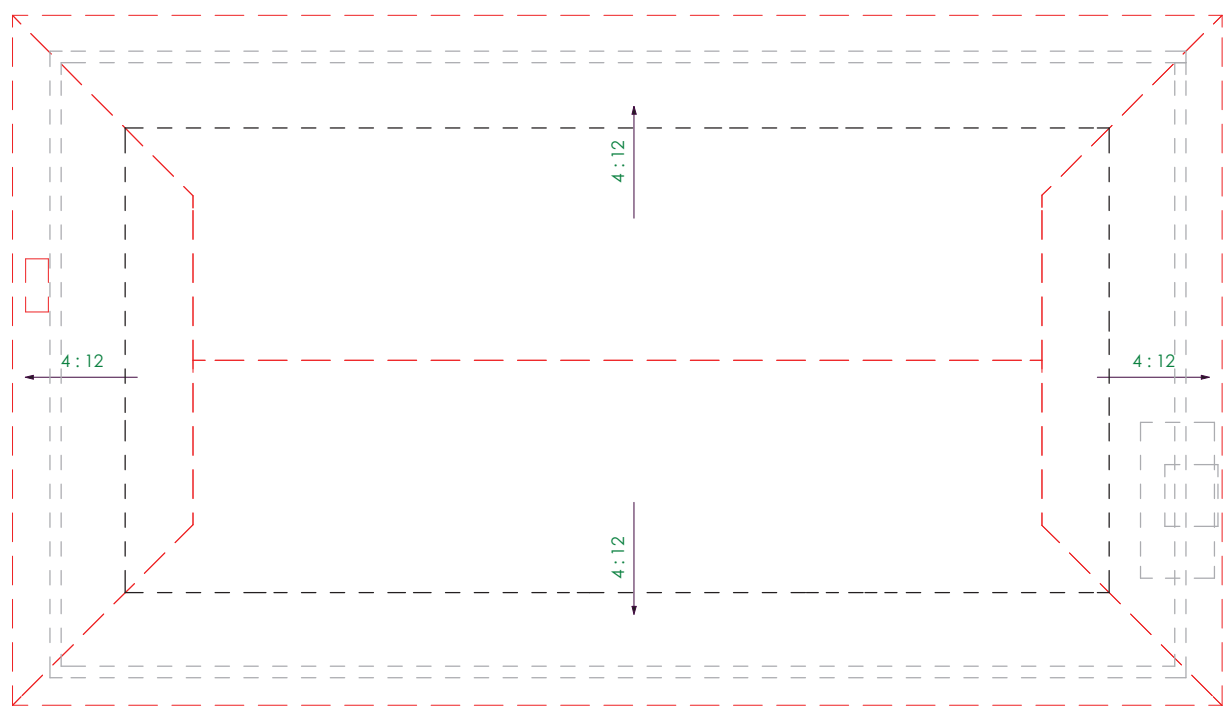
PROPOSED
FLOOR PLAN -
UPPER FLOOR

DESIGNED BY MARTIN
SCALE
DATE ISSUED
PROJECT/FILE NAME DESIRAZU
PROJECT NUMBER

A2.2-2



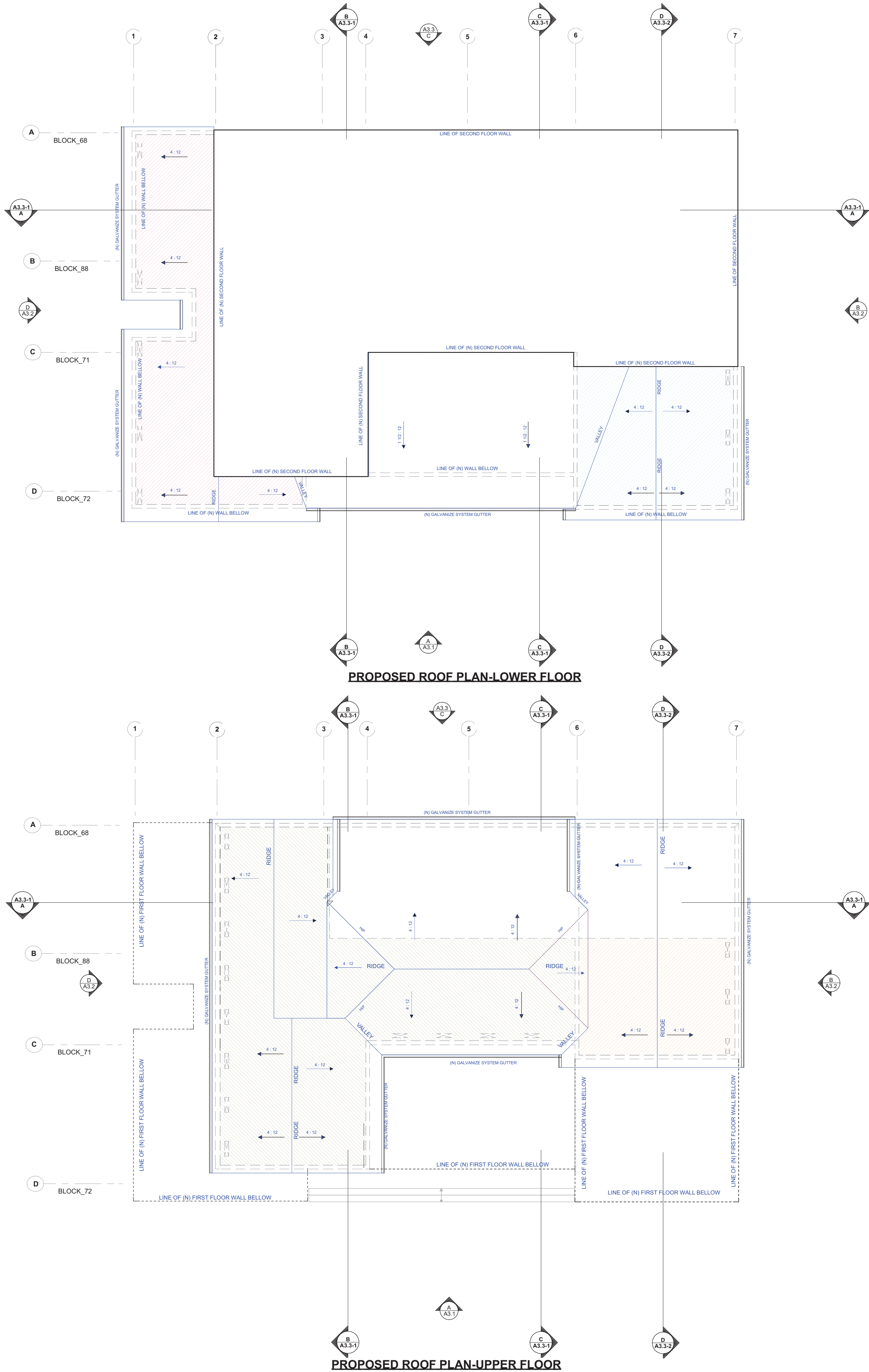
EXISTING ROOF PLAN-LOWER FLOOR



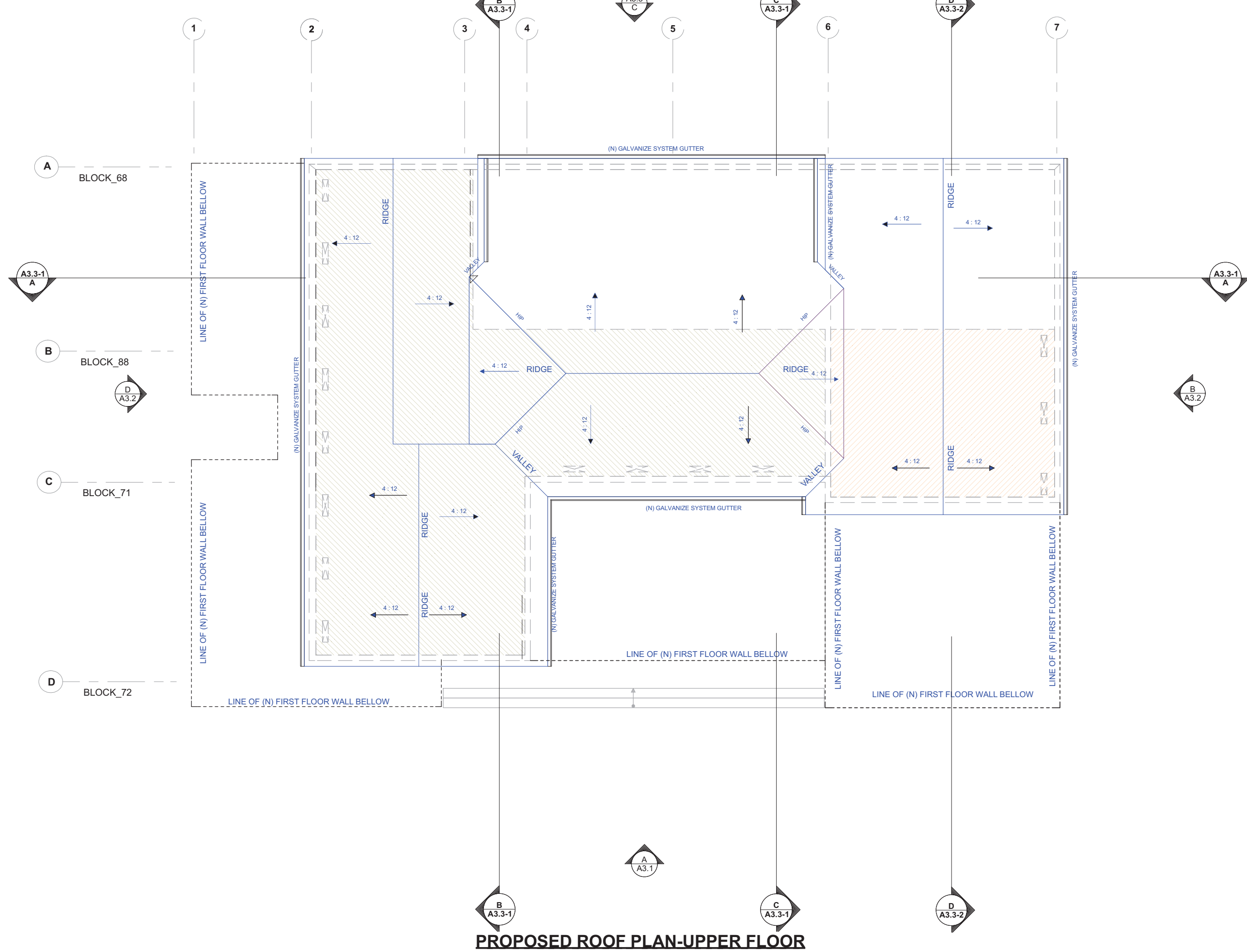
EXISTING ROOF PLAN-UPPER FLOOR

EXISTING ROOF PLAN

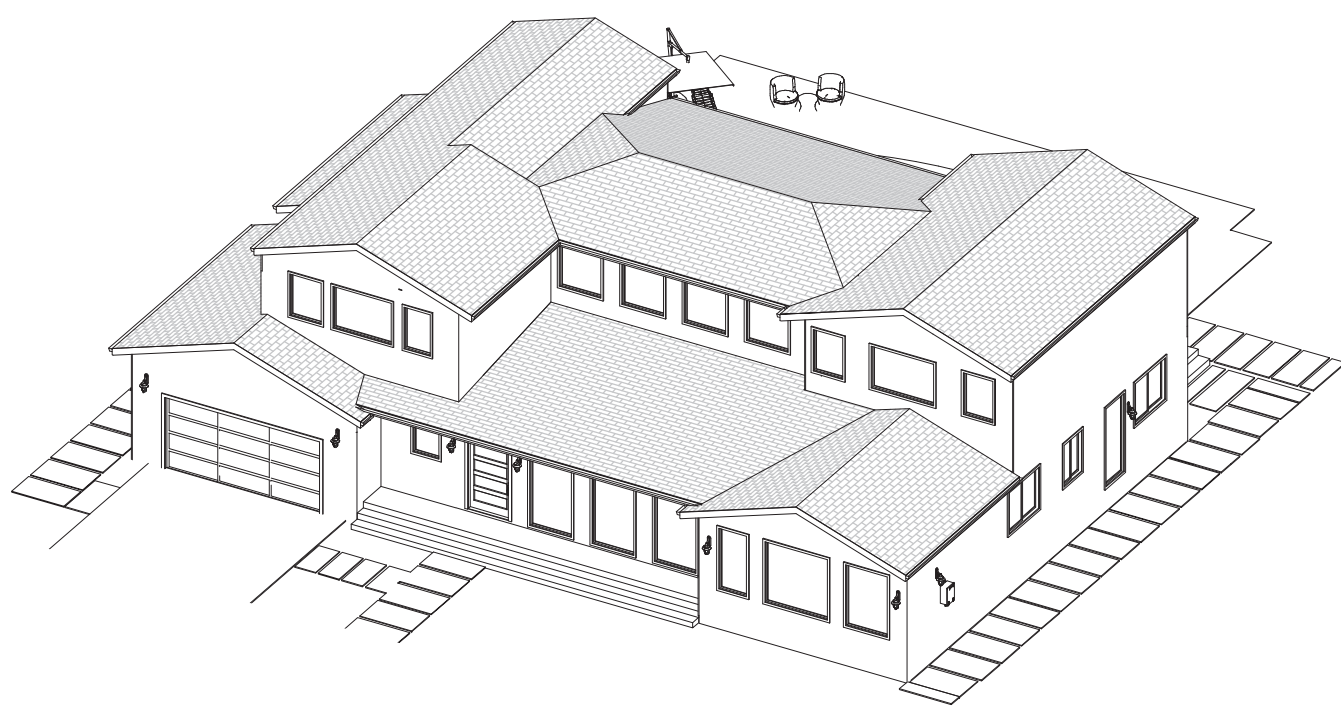
SCALE 1/8" = 1'-0"



PROPOSED ROOF PLAN-LOWER FLOOR



PROPOSED ROOF PLAN-UPPER FLOOR



ATTIC VENT CALCULATION-LOWER FLOOR-LEFT SID OF HOUSE

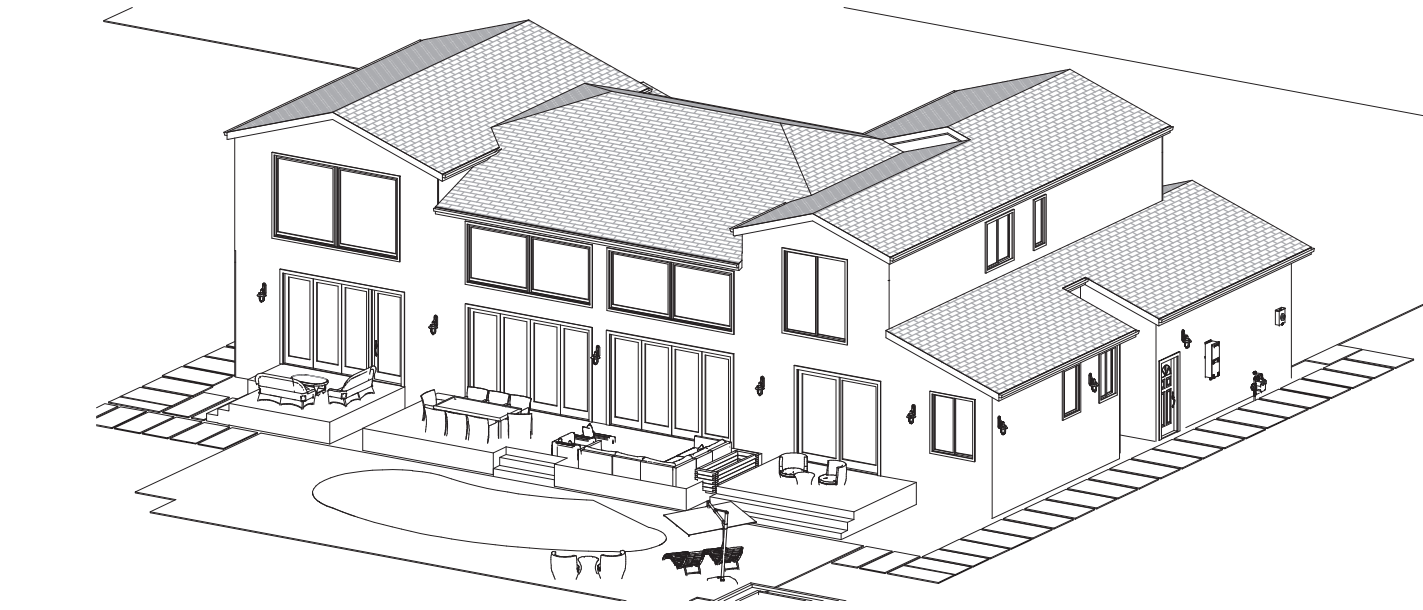
REQUIRED VENTILATION AREA / 150 = SQ.FT OF VENT REQUIREMENT
430/ 150 =286 SQ. FT
2.86 SQ.FT X144= 413 SQ.IN
413 /81 (81 SQ.INCH VENT) =5.09 ~ 5 ATTIC VENTS REQUIRED FOR NEW ROOF VENTILATION.
1/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM LOWER PART AND 2/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM UPPER PART.

ATTIC VENT CALCULATION-LOWER FLOOR-RIGHT SIDE OF HOUSE

REQUIRED VENTILATION AREA / 150 = SQ.FT OF VENT REQUIREMENT
331/ 150 =2.20 SQ. FT
2.20 SQ.FT X144= 318 SQ.IN
318 /81 (81 SQ.INCH VENT) =3.92 ~ 4 ATTIC VENTS REQUIRED FOR NEW ROOF VENTILATION.
1/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM LOWER PART AND 2/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM UPPER PART.

ROOF UNDERLAYMENT NOTE: ONE-LAYER OF 15# FELT UNDER ALL ROOFING MATERIALS FOR SLOPES 4/12 OR GREATER, OR PER THE ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS, OR PER TABLE R905.1.1 (2) CRC.

ROOF PLAN LEGEND:	
ATTIC AREA OF	
ATTIC AREA OF	
ATTIC AREA OF	
ATTIC AREA OF	
EAVE VENT	



ATTIC VENT CALCULATION- UPPER FLOOR - LEFT SID OF HOUSE

REQUIRED VENTILATION AREA / 150 = SQ.FT OF VENT REQUIREMENT
1015.63/ 150 =6.77 SQ. FT
6.77 SQ.FT X144= 975 SQ.IN
975/81 (81 SQ.INCH VENT) =12.03 ~12 ATTIC VENTS REQUIRED FOR NEW ROOF VENTILATION.
1/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM LOWER PART AND 2/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM UPPER PART.

ATTIC VENT CALCULATION- UPPER FLOOR - RIGHT SIDE OF HOUSE

REQUIRED VENTILATION AREA / 150 = SQ.FT OF VENT REQUIREMENT
278/ 150 =1.85 SQ. FT
1.85 SQ.FT X144= 266.88 SQ.IN
266.88 /81 (81 SQ.INCH VENT) =3.29 ~ 3 ATTIC VENTS REQUIRED FOR NEW ROOF VENTILATION.
1/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM LOWER PART AND 2/3 OF VENTILATION IN ATTIC SPACE SHALL BE FROM UPPER PART.

REVISION No.	
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LOS ALTOS, CA 94024

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ROOF PLAN

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SCALE	
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PROJECT FILE NAME	DESIRAZU
PROJECT NUMBER	

A2.3

MATERIAL BOARD

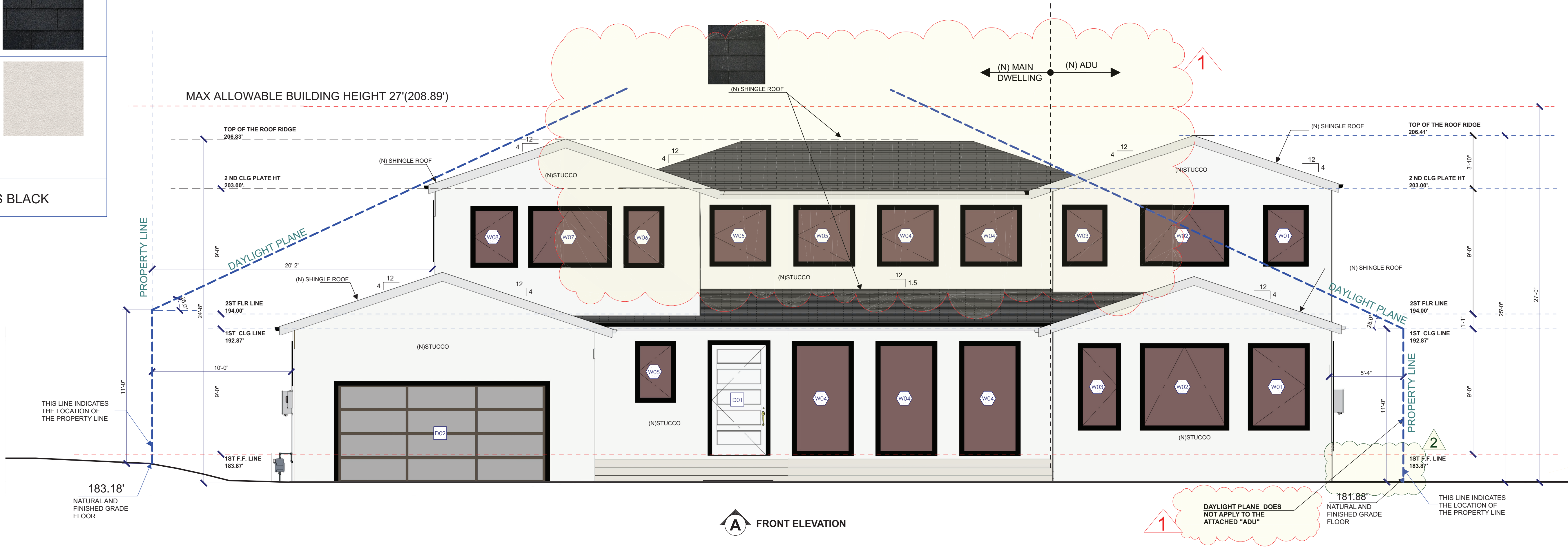
ROOF IS SHINGLE ROOF

ASPHALT SHINGLE ROOF - COLOR:CHARCOAL
BLACK- PRESIDENTIAL SHAKE, LUXURY
SHINGLES, MANUFACTURE: CERTAINTeed
SAINT- GOBAIN

EXTERIOR WALL IS WHITE
STUCCO

SMOOTH STUCCO FINISH EXTERIOR - ULTRA
PURE WHITE FROM BEHR COMPANY ALL THE
EXTERIOR WALL WILL BE 3-COAT STUCCO, 7/8
INCH THICKNESS & HAS 26 GALVANIZED WEEP
SCREED AT FOUNDATION PLATE LINE LEAST 4"
ABOVE GRADE.(OR 2 INCHES ABOVE CONCRETE
OR PAVING). CRC SECTION R703.7

ANDERSON WINDOW AND DOOR IS BLACK



2

PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"



1

EXISTING ELEVATIONS

SCALE 1/4" = 1'-0"

REVISION No.	
09.23.2025	1
11.12.2025	2
12.16.2025	3

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EXTERIOR
ELEVATION

DESIGNED BY	MARTIN
SCALE	
DATE ISSUED	
PROJECT/FILE NAME	DESIRAZU
PROJECT NUMBER	

A3.1



D EXISTING LEFT ELEVATION

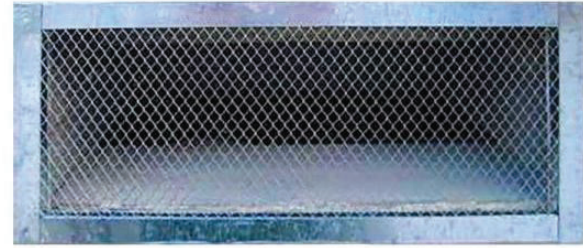
FOUNDATION VENT CALCULATION

ADDITION AREA / 150 = SQ.FT OF VENT REQUIREMENT

REAR SIDE OF THE HOUSE (ADU):

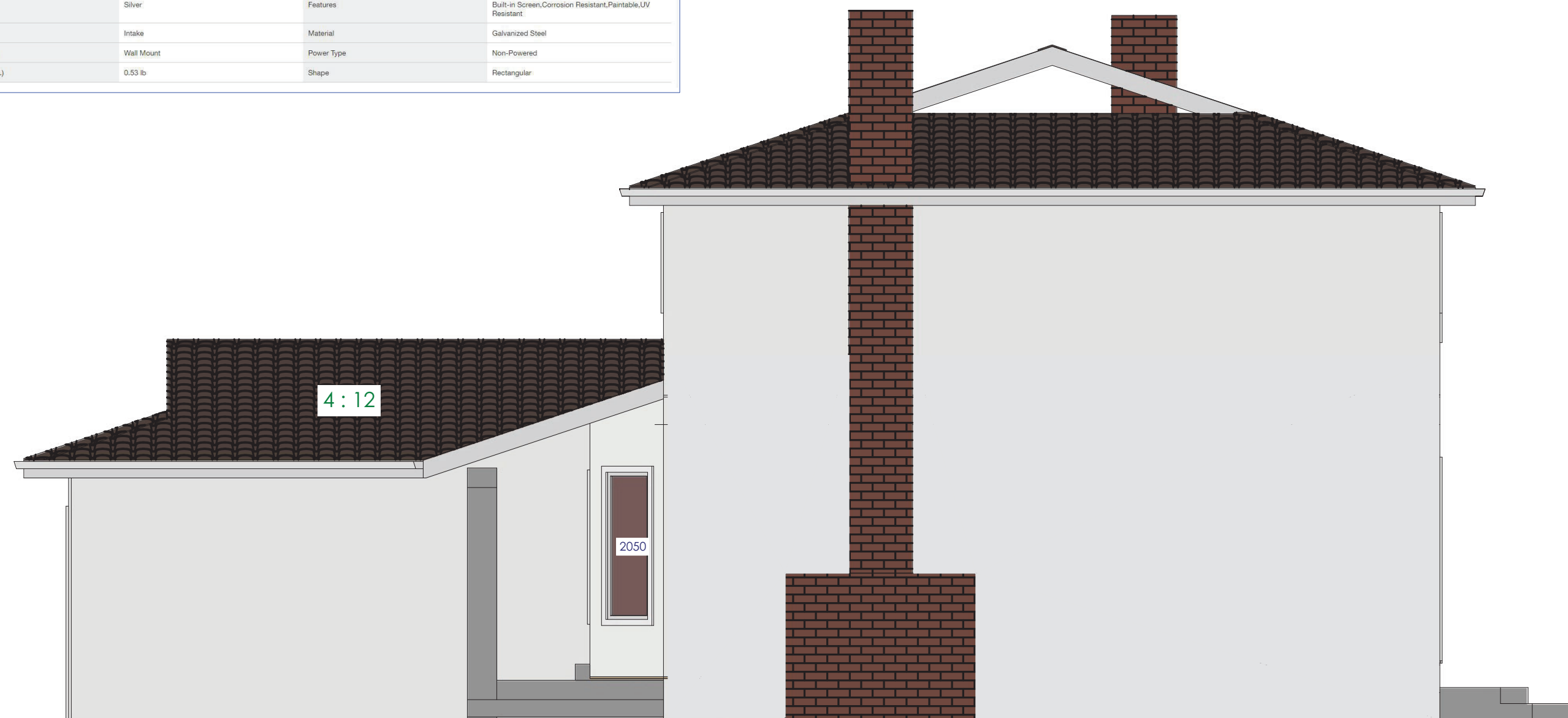
2838.04 / 150 = 18.92 SQ.FT

18.92 / 0.667 (6"X16"VENT) = 28.36 ~ 28 VENT REQUIRED



Specifications

Dimensions			
Net Free Area (Sq. Ft.)	50	Product Depth (in.)	0.55 in.
Product Height (in.)	6.55 in.	Product Width (in.)	15.55 in.
Rough Opening Height (in.)	6	Rough Opening Width (in.)	14
Details			
Automatic Material	Automatic	Color Family	Silver
Color Finish	Silver	Features	Built-in Screen, Corrosion Resistant, Paintable, UV Resistant
Installation	Slide	Material	Galvanized Steel
Mounting Position	Wall Mount	Frame Type	Non-Flushed
Product Height (in.)	6.55 in.	Shape	Rectangular



B EXISTING RIGHT ELEVATION

EXISTING ELEVATIONS

SCALE 1/4" = 1'-0"



D PROPOSED LEFT ELEVATION

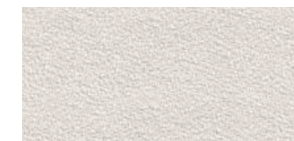
MATERIAL BOARD

ROOF IS SHINGLE ROOF



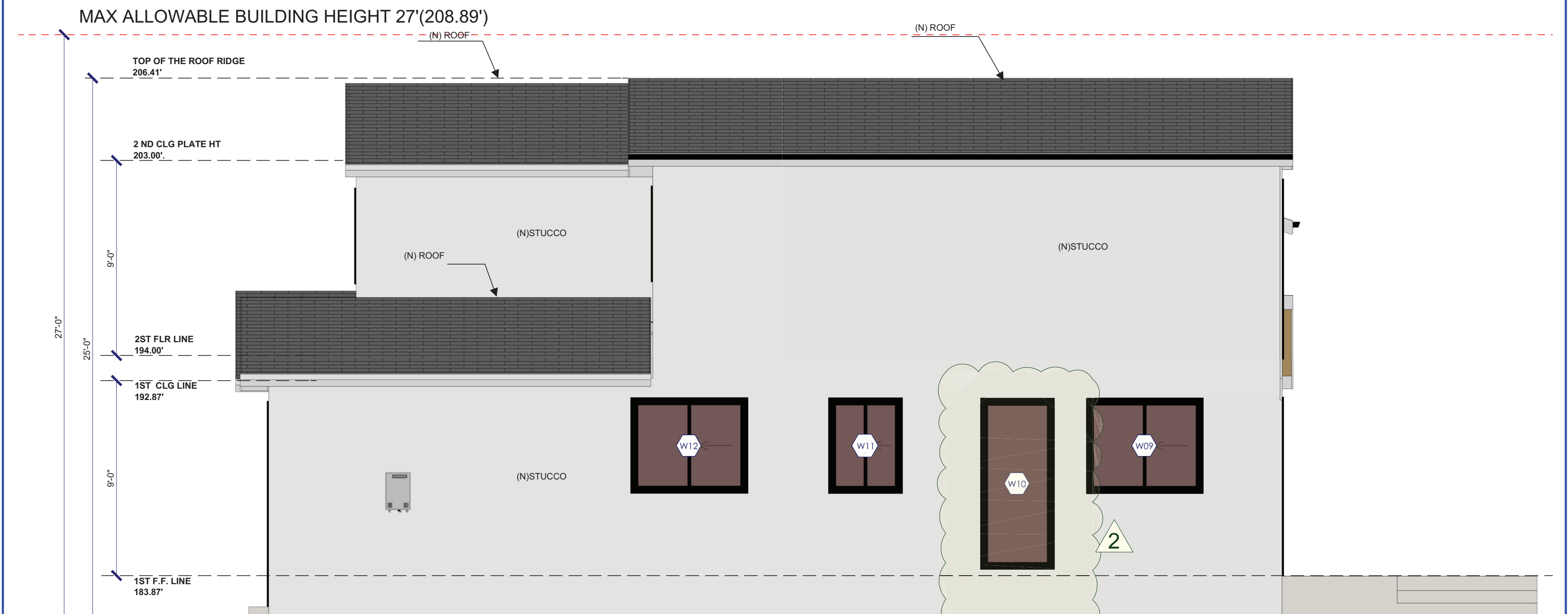
ASPHALT SHINGLE ROOF- COLOR:CHARCOAL BLACK-PRESIDENTIAL SHAKE, LUXURY SHINGLES, MANUFACTURE: CERTAINTED SAINT- GOBAIN

EXTERIOR WALL IS WHITE STUCCO



SMOOTH STUCCO FINISH EXTERIOR - ULTRA PURE WHITE FROM BEHR COMPANY ALL THE EXTERIOR WALL WILL BE 3-COAT STUCCO, 7/8 INCH THICKNESS & HAS 26 GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE LEAST 4" ABOVE GRADE.(OR 2 INCHES ABOVE CONCRETE OR PAVING). CRC SECTION R703.7

ANDERSON WINDOW AND DOOR IS BLACK



B PROPOSED RIGHT ELEVATION

PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"

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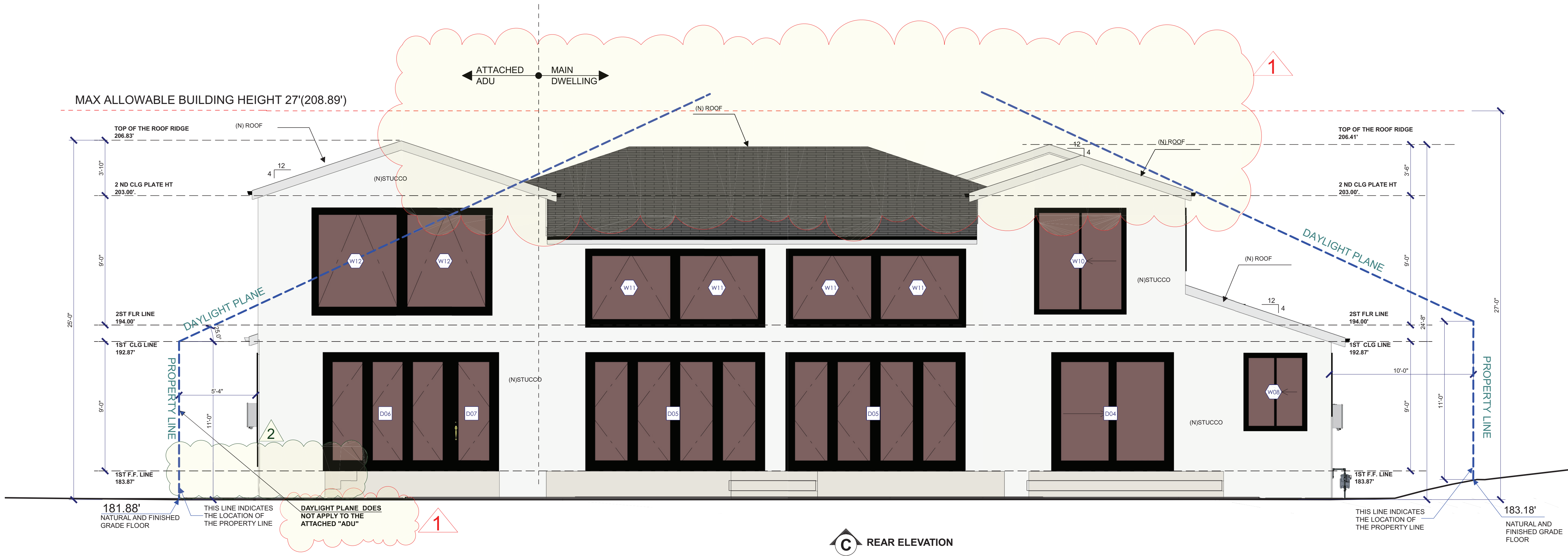


EXTERIOR ELEVATION

EXTERIOR ELEVATION

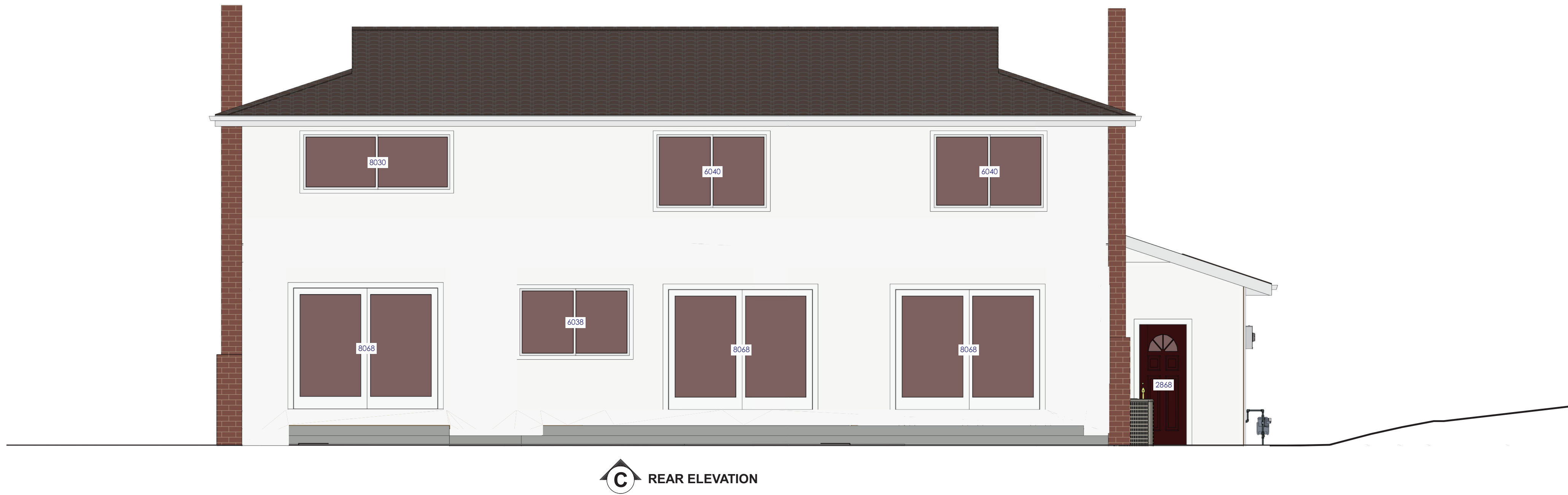
DESIGNED BY	MARTIN
SCALE	
DATE ISSUED	
PROJECT FILE NAME	DESIRAZU
PROJECT NUMBER	

A3.2



2 PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"



1 EXISTING ELEVATIONS

SCALE 1/4" = 1'-0"

REVISION No.	
09.23.2025	1
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12.16.2025	3

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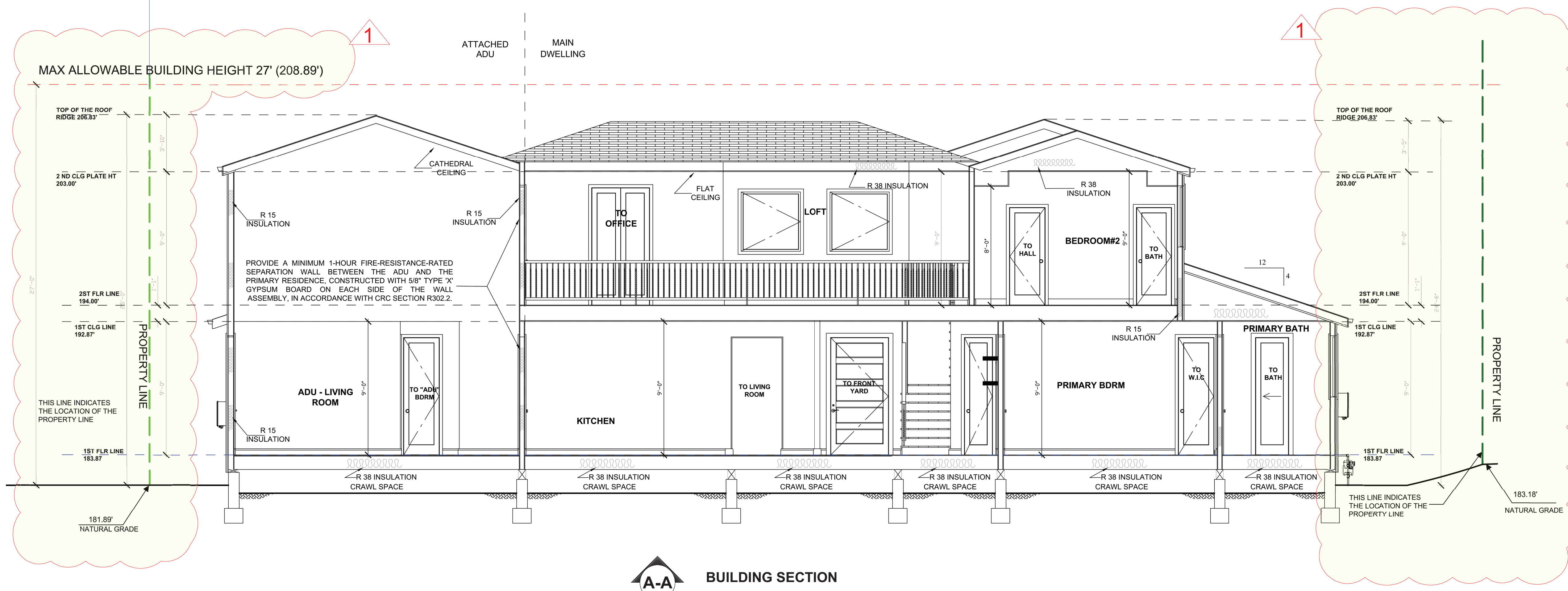


DESIRAZU

EXTERIOR
ELEVATION

DESIGNED BY MARTIN
SCALE
DATE ISSUED
PROJECT/FILE NAME DESIRAZU
PROJECT NUMBER

A3.3



NOTE

WATER-RESTIVE BARRIER EXTERIOR STUCCO WALL SHALL HAVE A PERFORMANCE RATING OF AT LEAST TWO LAYERS OF GRADE "D" PAPER.THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.CRC R703.6.3

THE ADDITION AREA ROOF WILL BE COVERED BY NEW ASPHALT COMPOSITION MINIMUM BY CLASS A ROOFING MATERIAL.

THE GROUND IMMEDIATELY ADJACENT TO THE NEW FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6"(5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING. R401.3

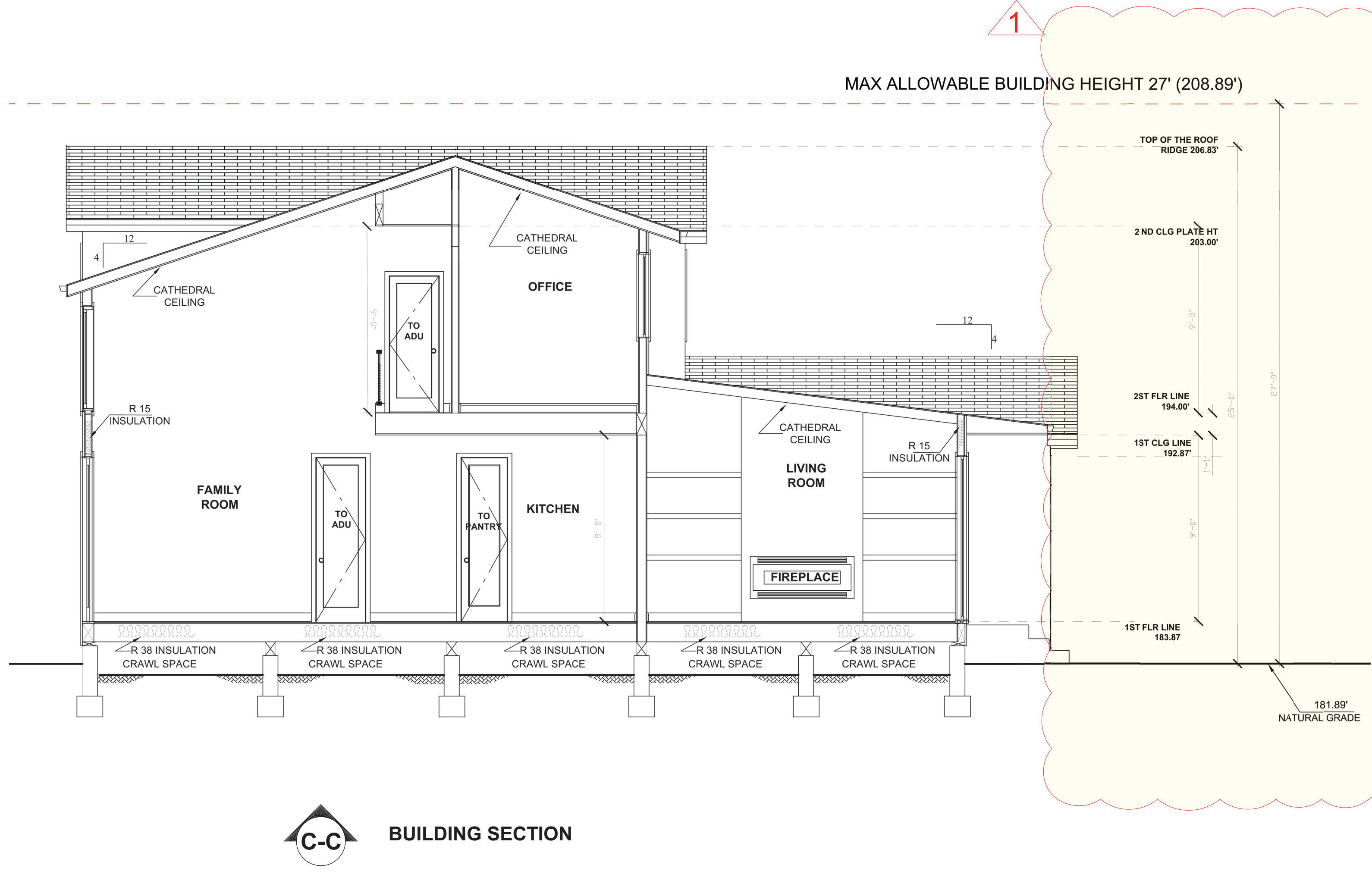
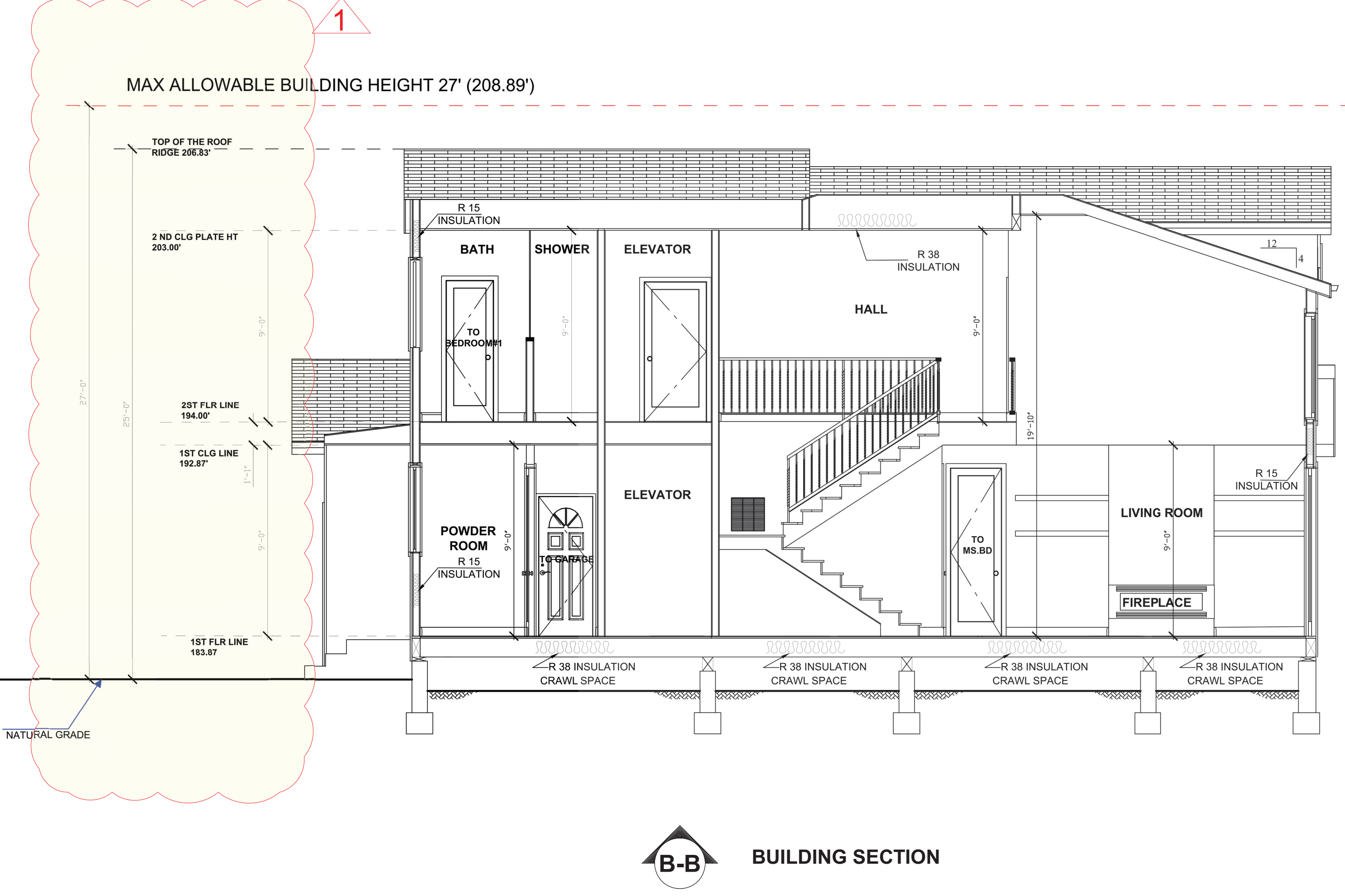
APPROVED BUILDING NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF. R319.1

NOTE

All the exterior walls will be 3-coat stucco, 7/8 inch thickness & has 26 ga. galvanized weep screed at foundation plate line at least 4" above grade (or 2inches above concrete or paving). CRC section R703.7

The building address numbers shall be installed and be a minimum of 4 inches high with a minimum stroke width of ½ inch. Numbers shall contrast with their background and be placed in a position that is plainly visible from the street fronting the property. [CRC §R319.1]

Address letters/numbers shall be minimum 4-inches high, with a minimum stroke width of 1/2 inch, and shall contrast with their background.



PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"

REVISION No.		
09.23.2025		
11.12.2025		
12.16.2025		

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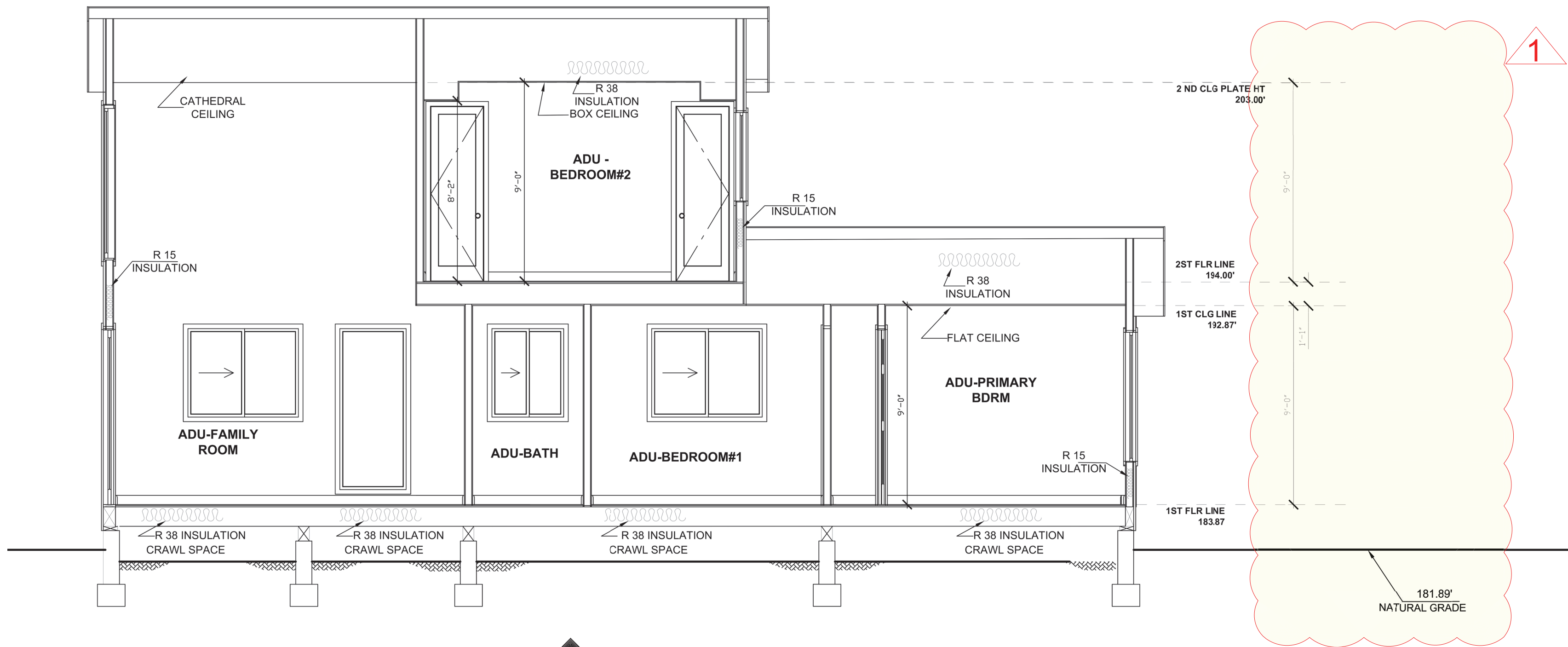
Craftsman's Guild Inc.
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SECTIONS

DESIGNED BY	MARTIN
SCALE	
DATE ISSUED	
PROJECT/FILE NAME	DESIRAZU
PROJECT NUMBER	

A3.3-1



BUILDING SECTION

1

PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"

NOTE

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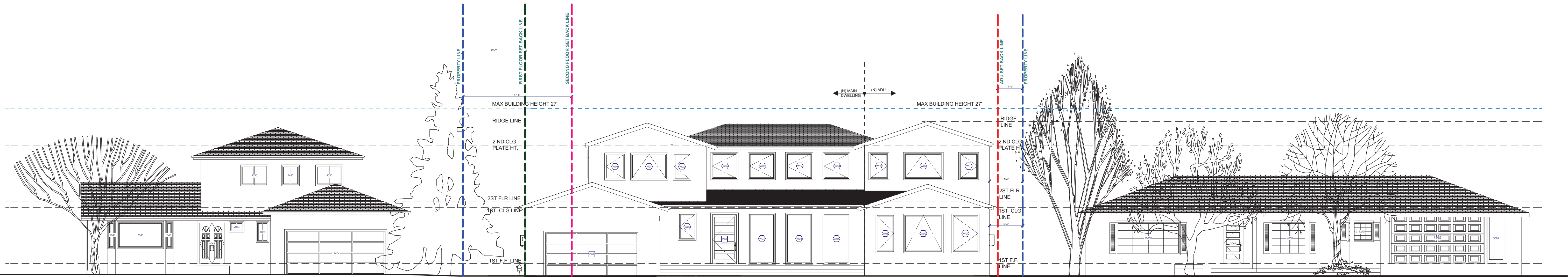
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Address letters/numbers shall be minimum 4-inches high, with a minimum stroke width of 1/2 inch, and shall contrast with their background.



2

STREETSCAPE

SCALE 1/8" = 1'-0"

REVISION No.	
09.23.2025	Δ
11.12.2025	Δ
12.16.2025	Δ

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Martin

SECTIONS

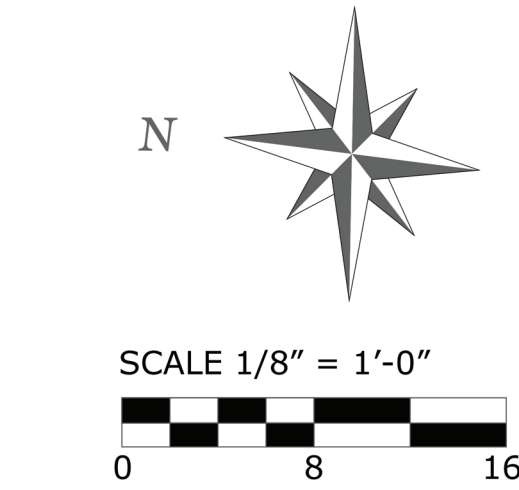
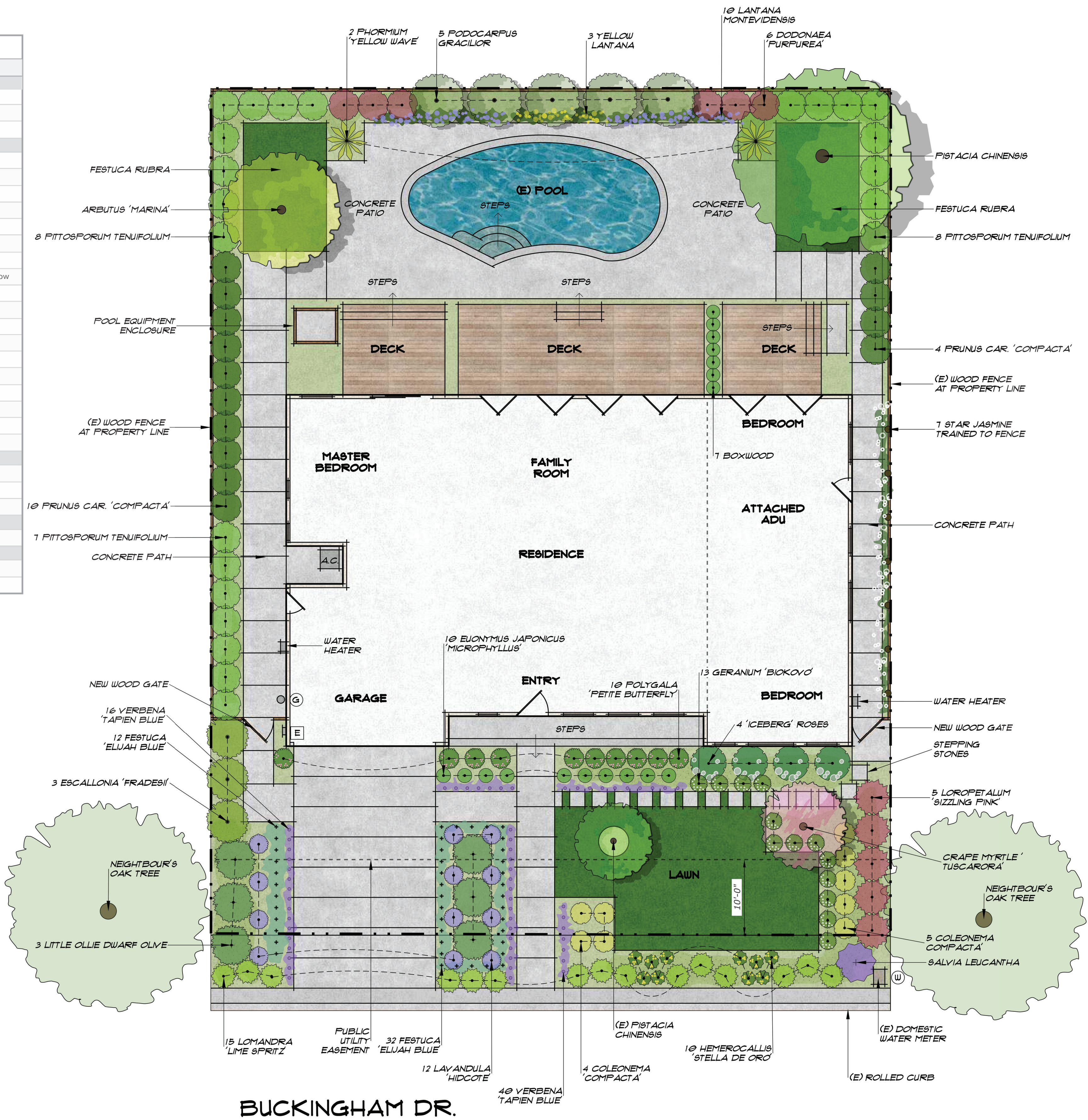
DESIGNED BY MARTIN
SCALE:
DATE ISSUED:
PROJECT/FILE NAME DESIRAZU
PROJECT NUMBER

A3.3-2

PLANT LEGEND				
BOTANICAL	COMMON	SIZE	QTY	WATER
Tree				
Arbutus 'Marina'	Marina Strawberry Tree	15 gal	1	Low
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	15 gal	1	Low
Pistacia chinensis	Chinese Pistache	24" box	1	Low
Shrub				
Buxus microphylla japonica	Japanese Boxwood	1 gal	7	Medium
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	9	Medium
Dodonaea viscosa 'Purpurea'	Purple Hop Bush	5 gal	6	Very Low
Escallonia x exoniensis 'Fradesii'	Frades Compact Escallonia	5 gal	3	Low
Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus	1 gal	10	Medium
Geranium x cantabrigiense 'Biokovo'	Biokovo Geranium	1 gal	13	Low
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal	10	Low
Lantana camara 'Trailing Yellow'	Trailing Lantana Yellow	5 gal	3	Very Low, Low
Lantana montevidensis	Trailing Lantana	5 gal	10	Low
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	5 gal	12	Low
Loropetalum chinense 'Sizzling Pink'	Sizzling Pink' Fringe Flower	5 gal	5	Medium
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	5 gal	3	Very Low
Phormium 'Yellow Wave'	Yellow Wave Flax	5 gal	2	Medium
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	23	Medium
Polygala fru. 'Petite Butterfly'	Butterfly Pea Shrub	5 gal	10	Medium
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	5 gal	14	Low
Rosa 'Iceberg'	Iceberg Floribunda Rose	5 gal	4	Medium
Salvia leucantha	Mexican Sage	5 gal	1	Low
Ground cover				
Festuca rubra	Creeping Red Fescue, Red Fescue	1 gal	190	Medium
Verbena 'Tapien Blue'	Tapien Blue Hybrid Verbena	5 gal	40	Very Low
Verbena 'Tapien Purple'	Tapien Purple Hybrid Verbena	5 gal	16	Very Low
Vine				
Trachelospermum jasminoides	Star Jasmine	5 gal	7	Low
Grass				
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal	32	Very Low
Lomandra hybrid 'Lime Spritz'	Lime Spritz Lomandra	5 gal	15	Low

AT LEAST 4 CU. YDS. OF COMPOST, SIX (6) INCHES DEEP, SHALL BE APPLIED PER 1,000 SQ. FT. OF LANDSCAPE AREA.

A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION (E.G. HYDRO-SEEDING).



LEGEND

- [E] ELECTRIC METER
- [G] GAS METER
- [W] WATER METER

* NOTES (E) = EXISTING

REVISIONS	BY



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LANDSCAPE PLAN



DATE 11-06-25

SCALE 1/8"=1'-0"

DRAWN DI

JOB DESIRAZU

L-1

IRRIGATION KEY/ DOMESTIC	
	IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200
	IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 5-15 GPM. 150
	HUNTER DRIPLINE HDL-06-12-CV HUNTER DRIPLINE W/ 0.9 GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	TREE RING IRRIGATION DRIPLINE W/ 0.9 DRIPEMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.
	HUNTER SOIL-CLIK SENSOR THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.
	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
	HUNTER SOLAR-SYNC W80-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER FCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
	SUPERIOR BRASS VALVE 3100 1" MASTER VALVE
	WILKINS 915 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
	SUPERIOR BRASS VALVE 3100 1" MASTER VALVE
	HUNTER PRO8-06-PR830 TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESING IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE AND FIFING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADDE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AND NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST OF OWNER.
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
1. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX D PRESCRIPTIVE REQUIREMENTS AND HAVE APPLIED THE FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE & IRRIGATION DESING PLAN

Karen Aitken

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HYDROZONES	
1	100 SF MED. WATER DRIP (SHRUBS)
2	620 SF LOW WATER DRIP (SHRUBS)
3	60 SF LOW WATER DRIP (TREES)
4	520 SF MED. WATER DRIP (SHRUBS)
5	320 SF MED. WATER DRIP (GROUNDCOVER)
6	410 SF MED. WATER DRIP (SHRUBS)
7	60 SF LOW WATER DRIP (TREES)
8	620 SF HIGH WATER SPRAY (LAWN)

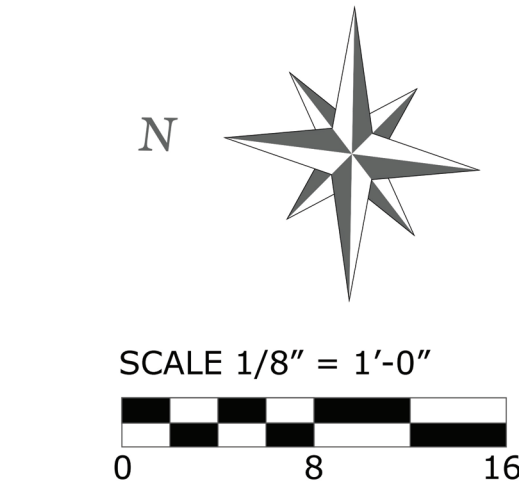
TOTAL IRRIGATED LANDSCAPE AREA REPRESENTED 3,310 SF.

* NOTE: REFER TO L-3 FOR WATER CALCULATIONS & IRRIGATION DETAILS

COLOR INDICATES THE IRRIGATED AREA

HYDROZONE NUMBER (VALVE)

WATER USE (LOW, MODERATE OR HIGH)



LEGEND

- ELECTRIC METER
- GAS METER
- WATER METER

* NOTES (E) = EXISTING

REVISIONS	BY



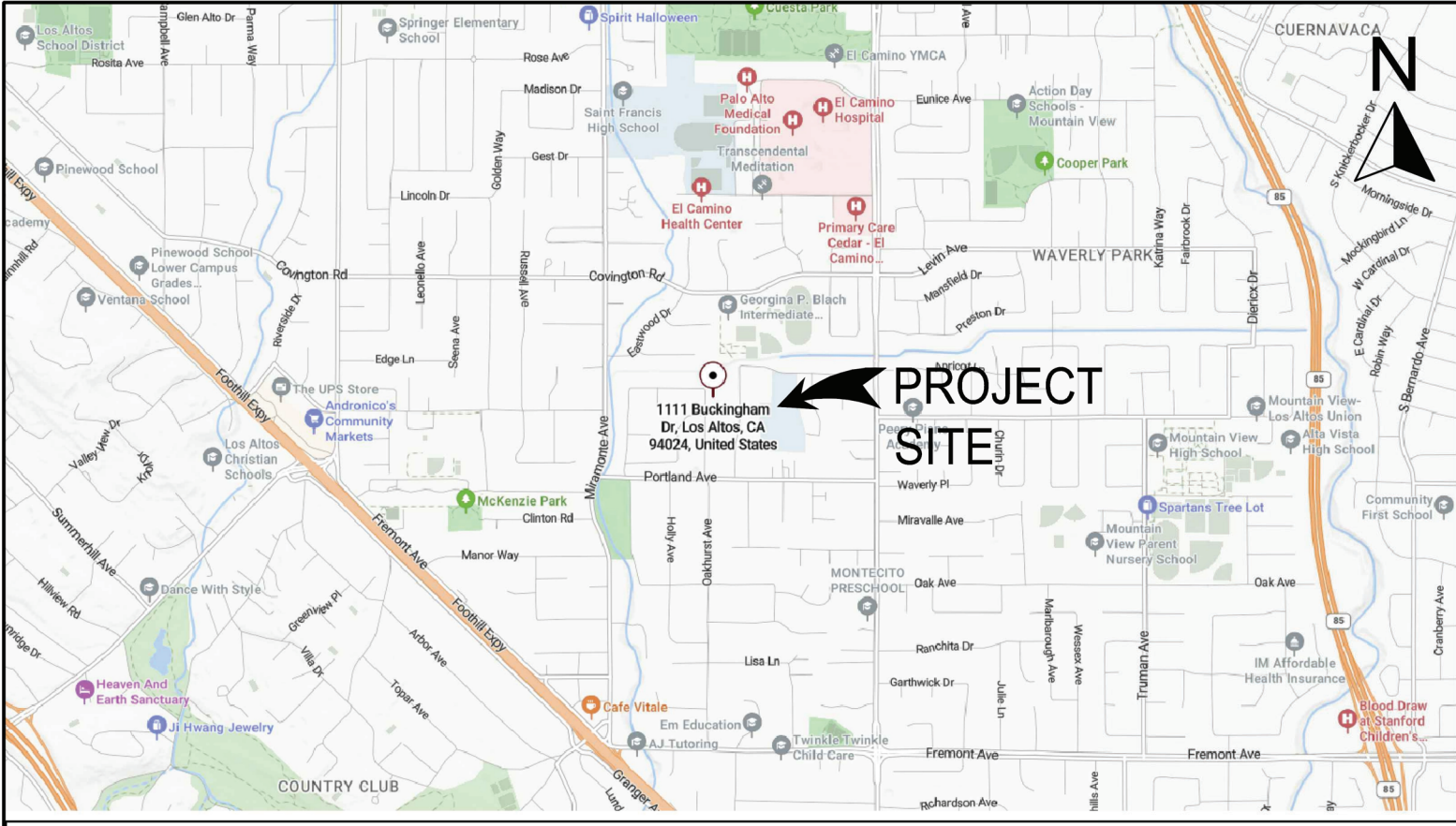
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DATE 11-06-25
SCALE 1/8"=1'-0"
DRAWN DI
JOB DESIRAZU

L-2



VICINITY MAP

GRADING/DRAINAGE NOTES:

- THE DESIGN AND LOCATIONS OF SUBDRAINAGE SYSTEMS AROUND THE FOUNDATION PERIMETER ARE DEPEND ON THE AVAILABLE INFORMATION DURING DESIGN PHASE. GEOTECHNICAL CONSULTANT SHALL REVIEW AND PROVIDE THE RECOMMENDATIONS BEFORE GRADING WORKS BEGIN.
- IT IS EXTREMELY IMPORTANT THAT STRONG MEASURES BE TAKEN TO CONTROL AND CONDUCT ALL SURFACE AND SUBSURFACE WATERS AWAY FROM THE PROJECT SITE SO THAT THEY DO NOT ADVERSELY AFFECT THE FOUNDATION OF THE STRUCTURE OR THE STABILITY OF ADJACENT SLOPES, AND THAT ALL DRAINAGE FACILITIES BE DILIGENTLY MAINTAINED.
- PROTECTIVE NATURAL VEGETATION, AND EVEN PLANTING TREES AND SHRUBS ON BARREN SLOPES WILL ALSO HELP TO MAINTAIN SLOPE STABILITY AND LIMIT EROSION.
- THE CONTRACTOR SHALL POTHOLE AND VERIFY LOCATIONS AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING UNDERGROUND FACILITIES BEFORE ANY CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS SO THAT DESIGN CHANGES CAN BE MADE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND DRAIN PIPES. CALL USA (UNDERGROUND SERVICE ALERT) 2 WORKING DAYS BEFORE DIGGING AT 811. LOCATIONS SHOWN ON THE PLANS WERE TAKEN FROM AVAILABLE RECORDS AND ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY, AND MAY BE INCOMPLETE. RELOCATION OR REPAIR OF ANY DAMAGE TO UTILITIES OR PIPELINES AND PLUGGING OR REMOVAL OF ABANDONED LINES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ACCESSING AND EXITING THE SITE MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- INFORMATION REGARDING EXISTING UTILITIES IS FROM RECORD DATA AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD EVALUATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE CALIFORNIA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
- BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND PERMIT.
- MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
- PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
- DO NOT CONDUCT WORK ON ADJOINING PROPERTY UNLESS DIRECTED BY ENGINEER.
- DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATION.
- PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
- PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST. REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.
- EXCAVATE BY HAND AROUND TREE TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES. USE NARROW-TIME SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. DO NOT BREAK, TEAR, OR CHOP EXPOSED ROOTS. DO NOT USE MECHANICAL EQUIPMENT THAT RIPS, TEARS, OR PULLS ROOTS.
- UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- NO CUT OR FILL SLOPES MAY BE STEEPER THAN 2:1 (H:V) MAXIMUM.
- IN THE EVENT ADVERSE BEDDING PLANES ARE DISCOVERED DURING CONSTRUCTION REQUIRING SLOPE STABILIZATION TECHNIQUES, SUCH WORK SHALL BE APPROVED BY THE CITY ENGINEER UNDER A REVISED GRADING PLAN AND CHANGE ORDER.
- FINE GRADING AROUND STRUCTURES SHALL DRAIN AWAY FROM FOOTINGS, TO THE SATISFACTION OF THE CITY INSPECTOR, TO SWALES WITH 1% MINIMUM SLOPE TO APPROVED DRAINAGE POINTS OR NOTED OTHERWISE ON PLANS.
- ANY CHANGES IN THE WORK SHOWN HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- NO STOCKPILING AND/OR IMPORT/EXPORT HAULING SHALL BE PERMITTED UNLESS APPROVED ON THE GRADING PERMIT.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER OR SOIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS.
- WHERE IMPORT MATERIALS ARE REQUIRED FOR USE ON SITE, THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF IMPORTING IN ORDER TO SAMPLE AND TEST MATERIALS FROM PROPOSED BORROW SITES.
- AREAS TO RECEIVE FILL OR FLATWORK SHALL BE CLEARED OF VEGETATION AND STRIPPED TO A SUFFICIENT DEPTH TO REMOVE MAJOR ROOT SYSTEMS. THE STRIPPED ORGANIC TOP SOIL MATERIAL MAY BE STOCK PILED FOR LATER USE IN LANDSCAPING AREAS.
- PERMANENT CUT SLOPES SHALL BE AT A MAXIMUM INCLINATION OF 2:1 (HORIZONTAL TO VERTICAL) OR SHALL BE RETAINED BY STRUCTURAL WALLS.
- FILLS PLACED ON SLOPING GRADES SHALL BE KEYED INTO FIRM SOIL AT THE BASE (OR RETAINED BY ENGINEERED WALLS), AND PROGRESSIVELY STEP-BENCHED UP THE SLOPE. THE UNDERSIGNED GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE SUBGRADE PREPARATION PRIOR TO PLACEMENT OF FILL. FILLS SHALL BE PLACED IN LEVEL LIFTS NO MORE THAN 8 INCHES IN THICKNESS, AND SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER ALL BUILDING AND PAVEMENT AREAS, AND TO 90% RELATIVE COMPACTION UNDER ALL OTHER AREAS. EXISTING SITE SOILS ARE SUITABLE AS FILL PROVIDED THEY ARE FREE OF ORGANIC MATERIAL AND ROCKS OR RUBBLE OVER 6 INCHES IN DIAMETER.
- DRAINAGE SYSTEM REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING. CATCH BASINS AND DOWNSPOUT PIPES SHOULD BE FLUSHED REGULARLY (DEPENDANT ON THE RATE OF FALLING LEAF LITTER). IT IS CRITICAL THAT OUTLET DISSIPATERS/BIOFILTRATION BASINS BE INSPECTED AND FLUSHED ON A REGULAR BASIS. IT IS RECOMMENDED THAT AN ACCURATE AS-BUILT PLAN OF THE DRAINAGE SYSTEMS BE PREPARED, AND THAT MAINTENANCE REQUIREMENTS BE DISCLOSED TO ALL FUTURE BUYERS OF THE PROPERTY.
- ALL ORGANIC SURFACE MATERIAL AND DEBRIS, INCLUDING ORGANICALLY RICH TOPSOIL ESTIMATED TO BE 2-4 INCHES DEEP, SHALL BE STRIPPED BEFORE ANY OTHER GRADING OPERATIONS AND TRANSPORTED AWAY FROM ALL AREAS TO RECEIVE IMPROVEMENTS OR STRUCTURAL FILL. THESE ORGANICALLY CONTAMINATED SOILS MAY BE STOCKPILED FOR LATER USE IN LANDSCAPING AREAS, BUT THEY ARE NOT SUITABLE FOR USE AS STRUCTURAL FILL. IN ADDITION, ANY TREES THAT ARE NOT INCLUDED IN THE FINAL DEVELOPMENT MUST BE REMOVED. THIS REMOVAL INCLUDES A THOROUGH CLEANING OF ALL UNDERGROUND ROOTS.

GRADING AND DRAINAGE PLANS

1111 BUCKINGHAM DR

LOS ALTOS, CA 94024

SHEET INDEX:

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	GRADING, DRAINAGE & UTILITY PLAN
C-3	SECTIONS & DETAILS
C-4	EROSION AND SEDIMENT CONTROL PLAN

EARTHWORK QUANTITIES

CUT:	64 CY
FILL:	31 CY
EXPORT:	33 CY
IMPORT:	0 CY

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

ADDITIONAL NOTES:

SITE CLEARING & PREPARATION:

- THE SOIL UNDER NEW BUILDING SHOULD BE EXCAVATED TWO FEET (2) DOWN, THEN THE SITE SHOULD BE CLEARED OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIALS SUCH AS ABANDONED UTILITY LINES (IF PRESENT). AFTER CLEARING, THE SOIL UNDER NEW BUILDING SHOULD BE EXCAVATED TWO FEET (2) DOWN ALL AREAS SHOULD BE STRIPPED OF ALL ORGANIC LADEN SOIL. WE ESTIMATE STRIPPING DEPTH OF 12 INCHES. FINAL STRIPPING DEPTH SHOULD BE DETERMINED BY THE SOIL ENGINEER IN THE FIELD. ORGANICLADEN MATERIALS SHOULD BE REMOVED FROM THE SITE OR STOCKPILED FOR USE IN LANDSCAPE AREAS ONLY. DEMOLITION OF EXISTING BUILDING SHOULD BE SUPERVISED BY SOIL ENGINEER.
 - AT THE COMPLETION OF THE CLEARING AND STRIPPING OPERATIONS, ALL LAND AREA SHOULD BE SCARIFIED BY MINIMUM DEPTH OF 12 INCHES; MOISTURE-CONDITIONED BY AERATING OR ADDING WATER AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENT OF THIS REPORT. FINAL SCARIFYING DEPTH SHOULD BE DETERMINED BY THE SOIL ENGINEER IN THE FIELD. IN THIS PROJECT SITE STRIPPING AND SCARIFYING SHALL BE DETERMINED BY SOIL ENGINEER ON-SITE.
 - SOFT AREAS ENCOUNTERED SHOULD BE EXCAVATED TO THE FIRM BASE PRIOR TO COMMENCE OF FILL OPERATION. THIS SHOULD INCLUDE ANY SOFT FILL OR NATIVE MATERIAL. REQUIRED DEPTH TO BE DETERMINED IN FIELD BY THE SOIL ENGINEER.
 - FILL PLACEMENT AT THE SITE SHALL BE LIMITED TO PREVENT EXISTING SLOPES FROM BECOMING STEEPER THAN 2H:1V. ALL FILLS SHOULD BE KEYED AND BENCHED TO BEDROCK OR FIRM GROUND BELOW THE CLAYEY ZONE NEAR THE SURFACE. SUB-DRAINS SHALL BE INSTALLED IN AREAS WHERE GROUNDWATER SEEPAGE IS ENCOUNTERED.
 - PERMANENT CUT/FILL SLOPES SHALL HAVE A MAXIMUM GRADIENT OF 2H:1V STEEPER CUT/FILL SLOPES SHALL BE DESIGNED WITH STABILIZATION AND EROSION CONTROL MEASURES AND SHALL BE APPROVED BY GEOTECHNICAL ENGINEER (AS NEEDED).
- EXISTING SLOPES AT THE SITE SHALL NOT BE DISTURBED OR STEEPENED BEYOND 2H:1V GRADIENT. ANY EXISTING SLOPE WITH GRADIENTS STEEPER THAN 2H:1V SHALL BE PROTECTED BY IMPLEMENTATION OF EROSION CONTROL MEASURES SUCH AS DEEP-ROOTED VEGETATION AND JUTENETTING. IN ADDITION, DRAINAGE CONTROL MEASURES SHOULD BE DESIGNED TO DIRECT SURFACE RUNOFF AWAY FROM THE SLOPES (AS NEEDED).
 - TEMPORARY SLOPES DURING CONSTRUCTION SHOULD CONFORM TO OSHA REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SLOPES AND SHORING DESIGN (AS NEEDED).

ON-SITE & IMPORT MATERIAL:

- ALL ON-SITE MATERIAL HAVING AN ORGANIC CONTENT OF LESS THAN 1% BY VOLUME AND FREE FROM OTHER DELETERIOUS MATERIALS ARE SUITABLE FOR USE AS FILL ON SITE. ALL FILL MATERIAL SHOULD HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES WITH NO MORE THAN 15% LARGER THAN 2.5 INCHES. THE SOIL ENGINEER NEEDS TO TEST ANY FILL MATERIAL USED ON THE JOB SITE.
- ANY IMPORT FILL WHICH IS PREDOMINATELY GRANULAR IN NATURE AND WITH PLASTICITY INDEX OF 12 OR LESS, LIQUID LIMIT OF 30% OR LESS, EXPANSION INDEX OF 20% OR LESS, RESISTANCE R-VALUE NOT LESS THAN 25, % PASSING SIEVE #200 BETWEEN 10% AND 20% AND MAXIMUM ROCK SIZE THREE (3) INCHES CAN BE USED. THE SOIL ENGINEER SHOULD GIVE FINAL APPROVAL OF ANY IMPORT FILL MATERIAL PRIOR TO PLACEMENT. THE CONTRACTOR SHALL NOTIFY 5 WORKING DAYS IN ADVANCE OF HIS INTENTION TO IMPORT SOIL FROM ANY OTHER SOURCE OUTSIDE THE SITE AREA AND SHALL PERMIT THE ENGINEER TO SAMPLE AS NECESSARY FOR THE PURPOSE OF PERFORMING TESTS TO ESTABLISH THE QUALITIES OF THE MATERIAL.

COMPACTION:

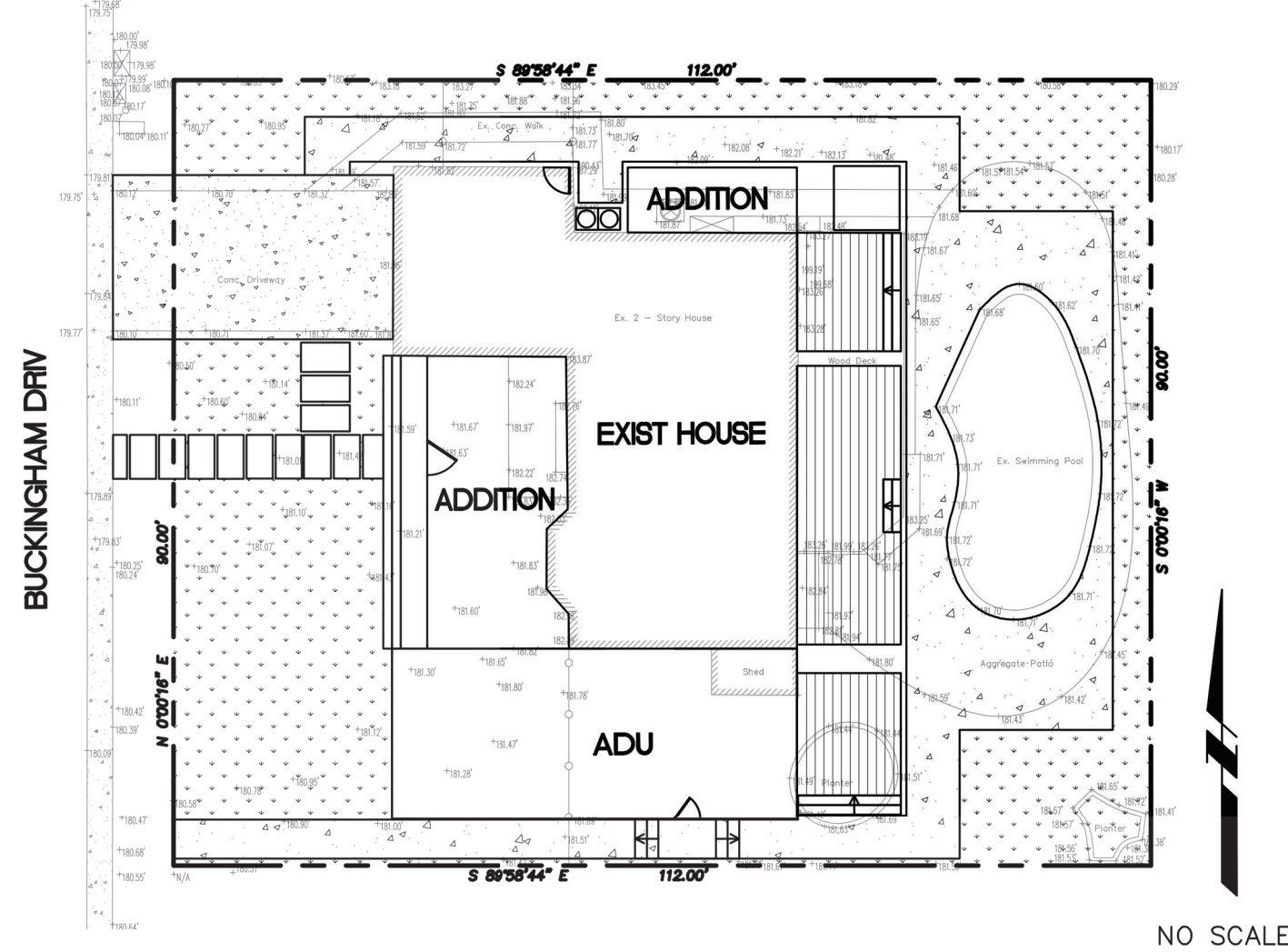
- AFTER PREPARATION OF THE NATIVE GROUND SOILS, THE SITE MAY BE BROUGHT TO THE DESIRED FINISH GRADE BY PLACING ON-SITE NATIVE MATERIAL IN LIFTS NOT TO EXCEED 6" INCHES FOR HAND OPERATED MECHANICAL COMPACTORS AND NOT TO EXCEED 8" INCHES FOR HEAVY EQUIPMENT COMPACTORS IN INCOMPACT THICKNESS AND COMPACTED TO A MINIMUM OF 90% AND LAST 24 INCHES OF BACKFILL TO A MINIMUM 95% IN THE BUILDING AND TRAFFIC AREAS. ALL BACKFILL, AND LIFTS OF THE SUBGRADE AND THE AGGREGATE BASE ROCK SHOULD BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.

SURFACE DRAINAGE & IRRIGATION

- ALL FINISH GRADES SHOULD PROVIDE A POSITIVE GRADIENT TO AN ADEQUATE DISCHARGE POINT TO PROVIDE RAPID REMOVAL OF SURFACE WATER RUNOFF AWAY FROM ALL FOUNDATION. NO PONDING OF WATER SHOULD BE ALLOWED ON THE PAD OR ADJACENT TO THE FOUNDATIONS. THESE LOT SLOPES SHOULD BE PROVIDED TO AID IN THE REMOVAL OF WATER FROM THE FOUNDATIONS AND PADS AND TO REDUCE THE AMOUNT OF WATER WHICH MAY SEEP BENEATH THE BUILDING. SURFACE DRAINAGE SHOULD BE PROVIDED AS DESIGNED BY THE PROJECT ENGINEER AND ALWAYS MAINTAINED BY THE PROPERTY OWNER AFTER WORK.
- CONSIDERATION SHOULD BE GIVEN TO GRADING THE CRAWL SPACE UNDER THE BUILDING (RAISED FLOOR SYSTEM) AND TO PROVIDE AN OUTLET TO REMOVE ANY WATER TRAPPED UNDER THE BUILDING.
- ALL FINISH GRADE DRAINAGE SWALES MUST BE CUT INTO COMPACTED FINISH GRADE. CONSTRUCTION OF THE DRAINAGE SWALES USING INCOMPACT LOOSE SURFACE FILL DOES NOT MEET THE RECOMMENDED GRADING REQUIREMENT (AS NEEDED).
- CONTINUOUS ROOF GUTTERS ARE RECOMMENDED. DOWNSPOUTS FROM THE GUTTERS MAY BE PROVIDED WITH ADEQUATE PIPE CONDUITS TO CARRY STORM WATER AWAY FROM THE FOUNDATION AND GRADED AREAS, THUS REDUCING THE POSSIBILITY OF SOIL SATURATION ADJACENT TO THE FOUNDATIONS AND ENGINEERED FILL.
- PLANTERS SHOULD BE AVOIDED ADJACENT TO THE FOUNDATION. SHOULD PLANTERS BE CONSTRUCTED, FOLIAGE REQUIRING LITTLE IRRIGATION SHOULD BE CONSIDERED TO FURTHER REDUCE THE AMOUNT OF WATER THAT COULD AFFECT THE FOUNDATION. ALTERNATIVELY, A WATERTIGHT PLANTER BOX WITH CONTROLLED DISCHARGE SHOULD BE PROVIDED.

UTILITY TRENCHES:

- ANY UTILITY TRENCHES EXTENDING UNDER THE BUILDING AREAS SHOULD BE BACKFILLED WITH NATIVE ON-SITE SOIL OR APPROVED IMPORT MATERIALS. BACKFILL SHOULD BE PROPERLY COMPACTED TO PREVENT WATER MIGRATION THROUGH THE UTILITY TRENCHES EXTENDING UNDERNEATH THE STRUCTURE.
- UTILITY TRENCHES UNDERNEATH ALL TRAFFIC AREAS MUST BE BACKFILLED WITH NATIVE OR APPROVED IMPORT MATERIAL AND COMPACTED TO A RELATIVE COMPACTION OF 90% TO WITHIN 12 INCHES OF THE SUB-GRADE. THE UPPER 12 INCHES SHOULD BE COMPACTED TO 95% RELATIVE COMPACTION. THE BACKFILLING AND COMPACTION OF THESE TRENCHES MUST MEET THE REQUIREMENTS SET FORTH BY THE LOS ALTOS CITY DEPARTMENT OF PUBLIC WORKS.
- THE SOIL GENERATED FROM TRENCHING MAY BE USED AS BACKFILL WITH THE EXCEPTION OF COBBLE GREATER THAN 6 INCHES IN LARGEST DIMENSION. COMPACTION OF THE TRENCH BACKFILL SHOULD COMPLY WITH THE REQUIREMENTS SET FORTH BY THE LOS ALTOS CITY, DEPARTMENT OF PUBLIC WORKS.
- BEDDING AND EMBEDMENT MATERIALS TO BE USED AROUND UNDERGROUND UTILITIES PIPES SHOULD BE WELL GRADED SAND OR GRAVEL AND SHOULD BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, LOCAL REQUIREMENT AND GOVERNING JURISDICTIONS. ALL THE UNDERGROUND UTILITY TRENCHES ON-SITE MUST BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION PER REQUIREMENTS OF THE LOCAL AGENCY / PROJECT SOIL ENGINEER AND IN ACCORDANCE WITH THE TEST PROCEDURE ASTM D1557-LATEST EDITION. THE TRENCHES SHOULD BE BACKFILLED AS FOLLOWS:
- UTILITY TRENCHED IN AND AROUND THE STRUCTURES WITH SHALLOW FOUNDATION. THE UTILITY TRENCHES ADJACENT TO THE STRUCTURES SHALL NOT BE PLACED CLOSER TO THE FOUNDATION THAN THE REQUIRED 2:1 SLOPE CRITERIA. THIS MEANS THAT NO TRENCHES SHOULD BE LOCATED WITHIN AN AREA, WHICH WOULD INTERCEPT THE HYPOTHETICAL SLOPE LINE DRAWN FROM THE BOTTOM EDGE OF THE SLAB AND FOOTING AT A 2:1 (HORIZONTAL TO VERTICAL) SLOPE. THE TRENCHES IN THE BUILDING PAD COULD BE BACKFILLED WITH NATIVE MATERIAL, BASE ROCK, QUARRY FINES, CEMENT SLURRY OR WITH CONCRETE DENSIFIED FILL (COF) ALL THE WAY UP TO THE REQUIRED SUBGRADE ELEVATION. THE MATERIAL SHALL BE PLACED IN 6 TO 8 INCHES UN-COMPACTED LIFTS AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. HOWEVER, THE UTILITY TRENCHES CROSSING THE BUILDING FOUNDATIONS SHALL BE BACKFILLED WITH CONCRETE / CEMENT SLURRY WITH 2:1 SLOPE CRITERIA FROM THE BOTTOM EDGE OF THE FOOTING ON EITHER SIDE OR WITH NATIVE MATERIAL, A MINIMUM OF FOUR (4) FEET ON EITHER SIDE OF THE FOOTING. THE TRENCHES SHALL NOT BE BACKFILLED WITH PEA GRAVEL OR CRUSHED ROCK, EXCEPT AS APART OF BEDDING MATERIAL. NO JETTING WILL BE ALLOWED / PERMITTED AT ANY TIME DURING THE BACKFILL OF THE MATERIAL. WHEN TRENCHES ARE DEEPER THAN FIVE (5) FEET, SHORING IS REQUIRED AND SHALL BE INSTALLED ON ACCORDANCE WITH O.S.H.A. REGULATIONS.
- TRENCH SHORING & TEMPORARY SLOPES: APPLICABLE SAFETY STANDARDS REQUIRE THAT TRENCHES MORE THAN 5 FEET DEEP, MUST BE PROPERLY SHORED OR THAT THE WALLS OF TRENCH SLOPE BACK TO PROVIDE SAFETY FOR INSTALLATION OF LINES. IF TRENCH WALL SLOPING IS PERFORMED, THE INCLINATION SHOULD VARY WITH THE SOIL TYPE. THE UNDERGROUND CONTRACTOR SHOULD REQUEST AN OPINION FROM THE SOIL ENGINEER AS TO THE TYPE OF SOIL AND THE RESULTING INCLINATION. SLOPES OF 1:1 (HORIZONTAL TO VERTICAL) MAY BE UTILIZED FOR STABLE COHESIVE SOIL WHILE 2:1 WILL BE REQUIRED FOR THE MORE GRANULAR LOOSE SOIL.



ABBREVIATIONS:

AB	AGGREGATE BASE
A/C	ASPHALT AND CONCRETE
A.P.N.	ASSESSOR'S PARCEL NUMBER
ASB	ASBESTOS
BC	BEGIN OF CURVE
BS	BOTTOM STEP
BW	BOTTOM OF WALL
CB	CATCH BASIN
CO	CLEAN OUT
COTG	CLEAN OUT TO GRADE
E	EAST
EC	END OF CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HMA	HOT MIX ASPHALT
INV	INVERT
LOL	LAYOUT LINE
LP	LOW POINT
LS	LANDSCAPE SURFACE
(N)	NEW
O.C.	ON CENTER
OG	ORIGINAL GROUND
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RET	RETAINING
ROW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSF	SANITARY SEWER (FORCE)
SUB	SUBDRAIN
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
W	WATER LINE
WM	WATER METER
W/	WITH

BENCHMARK:

A SET MAG NAIL PAVEMENT VICINITY OF NORTHWEST CORNER OF LOT
ELEVATION = 180.00 (APPROXIMATE, WGS84 DATUM)

LEGEND:

	EXISTING BUILDING
	LANDSCAPE AREA
	PROPERTY LINE
	SPOT ELEVATION
	CONSTRUCTION REFERENCE NOTE
	DAYLIGHT GRADING LINE
	EXISTING COMCAST CONDUIT
	EXISTING SEWER MAIN
	EXISTING STORM DRAIN LINE
	EXISTING WATER MAIN



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STATEMENT OF RESPONSIBILITY:

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THIS PROJECT.
- PROTECT TREES TO REMAIN, UNLESS OTHERWISE NOTED, BOTH ON-SITE AND ADJACENT PROPERTIES.
- PROTECT NEIGHBORING PROPERTIES FROM DAMAGE DURING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND PRESERVE THE EXISTING MONUMENTS OF RECORD. SHOULD THE CONTRACTOR DESTROY OR DISTURB ANY MONUMENTS OF RECORD, THE CONTRACTOR SHALL, AT ITS SOLE EXPENSE, RETAIN A CALIFORNIA LICENSED LAND SURVEYOR TO REPLACE SAID MONUMENTS AND FILE AN APPROPRIATE CORNER RECORD.
- CONTRACTOR SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, OR IMPROVEMENTS IN KIND.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS RELATED TO SHORING OF EXCAVATIONS.
- CONTRACTOR SHALL CLEAN STREETS TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FORM CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO EXISTING PAVEMENT, ADJACENT LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALK, ETC. TO AVOID ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS
- CONTRACTOR TO OBTAIN REQUIRED PERMITS FOR HAUL ROUTES PRIOR TO DEMOLITION AND CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AS REQUIRED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT THOSE TREES AND ANY FENCES WHICH MAY BE REQUIRED TO REMAIN BY THE OWNER.
- ANY/ALL PUBLIC IMPROVEMENTS THAT WILL BE DAMAGED AS RESULTING FROM THE CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED BY THE OWNER'S CONTRACTOR AT HIS/HER OWN COST. RESTORATION WORK SHOULD BE DONE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS & UTILITY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.



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450 FOLSOM STREET, #1502
SAN FRANCISCO, CA 94105
+1 844-750-0773

DESCRIPTION

DATE

REV



DATE: 09-22-2025

SCALE: AS NOTED

DRAWN BY: -

DESIGN BY: CK

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LOS ALTOS, CA 94024

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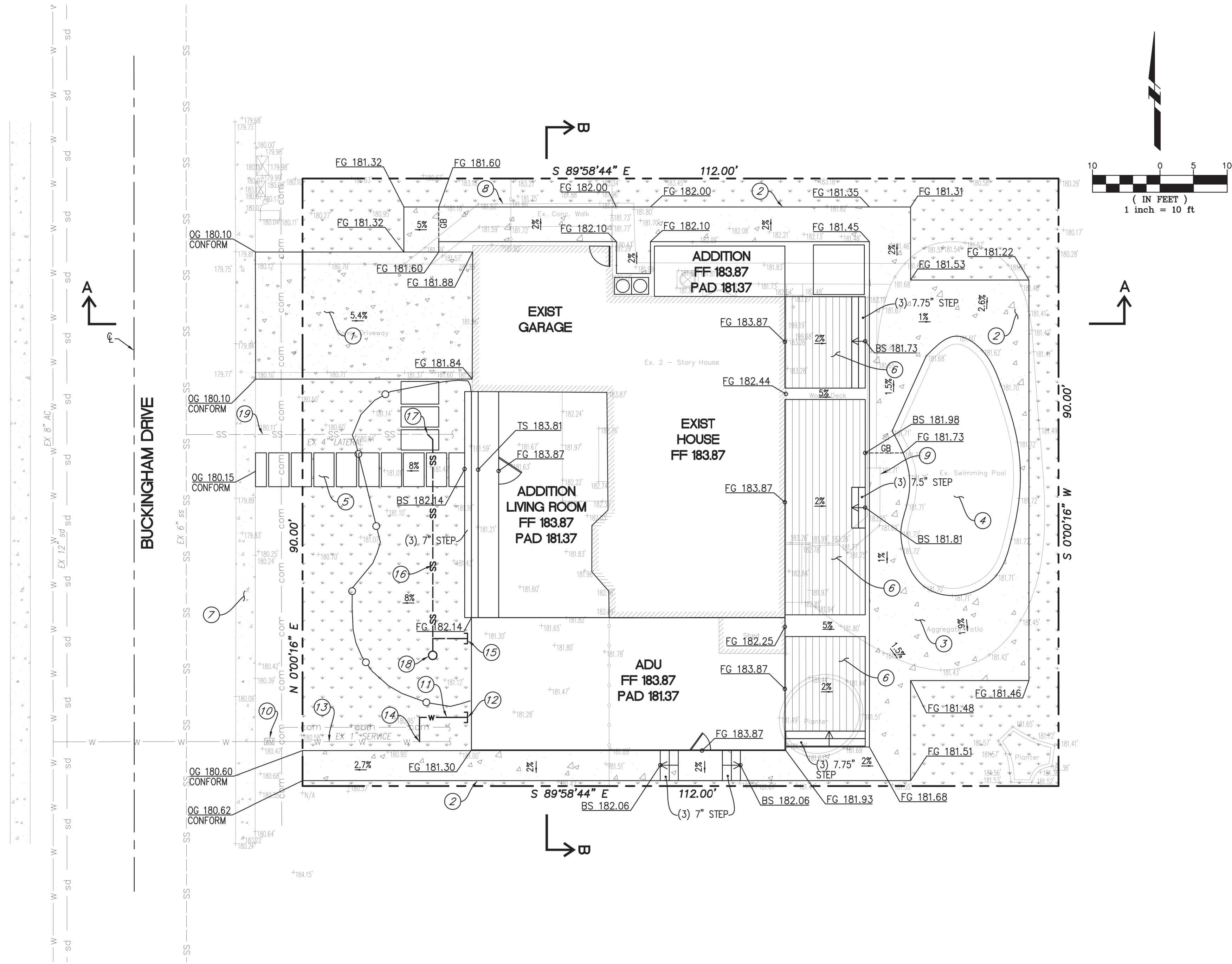
Project No.#: 2025083001

Sheet:

1 C-1

CONSTRUCTION NOTES:

- 1 CONSTRUCT 6" CONCRETE DRIVEWAY OVER 6" CLASS 2 AB
- 2 CONSTRUCT 4" CONCRETE WALKWAY/PAD WITH #4 WELDED WIRE MESH @ 12" X 12"
- 3 REMOVE EXISTING CONCRETE PAD
- 4 EXISTING SWIMMING POOL TO REMAIN AND TO BE PROTECTED IN PLACE
- 5 INSTALL STEP STONE WALKWAY (SEE ARCHITECT PLANS)
- 6 CONSTRUCT WOOD DECK (SEE ARCHITECT PLANS)
- 7 EXISTING ROLLED GUTTER TO REMAIN AND TO BE PROTECTED IN PLACE
- 8 REMOVE EXISTING CONCRETE WALKWAY
- 9 REMOVE EXISTING WOOD DECK
- 10 EXISTING 5/8" WATER METER TO REMAIN AND TO BE PROTECTED IN PLACE
- 11 INSTALL 1" DOMESTIC WATER SERVICE LINE (COPPER TUBING TYPE K)
- 12 DOMESTIC SERVICE POINT OF ENTRY
- 13 EXISTING 1" DOMESTIC SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE
- 14 CONTRACTOR TO FIELD ADJUSTMENT/VERIFY TO CONNECT TO EXISTING WATER SERVICE LINE
- 15 SEWER LATERAL POINT OF ENTRY
- 16 INSTALL 4" SEWER LATERAL PVC SDR26 (MIN @ 2% SLOPE AND AT LEAST 2' AWAY FROM BUILDING STRUCTURES)
- 17 CONTRACTOR TO FIELD ADJUSTMENT/VERIFY TO CONNECT TO EXISTING SEWER LATERAL
- 18 INSTALL SEWER LATERAL CLEAN-OUT (PER CITY STD DETAILS SS-6)
- 19 EXISTING 4" SEWER LATERAL TO REMAIN AND TO BE PROTECTED IN PLACE



Know what's below.
Call before you dig.

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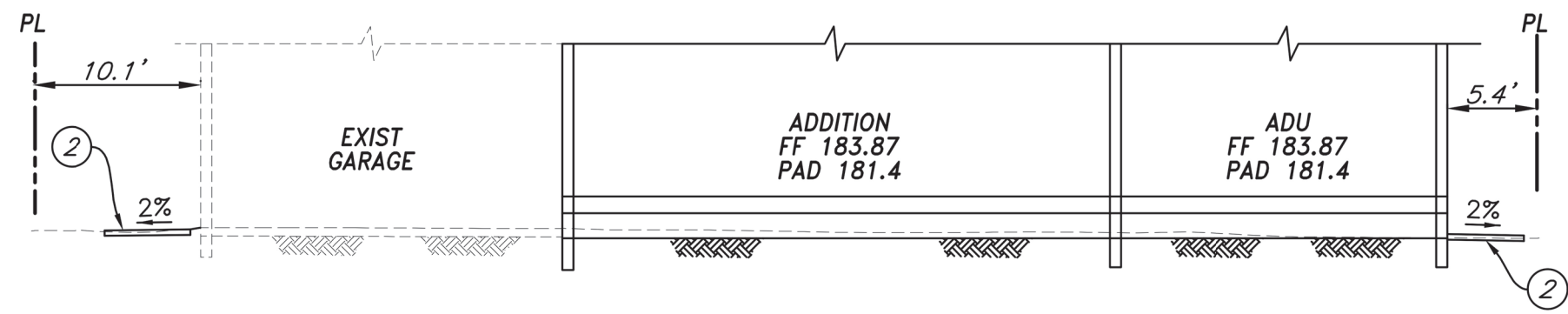
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Sheet Title:
GRADING, DRAINAGE
& UTILITY PLAN

Project No.#: 2025083001

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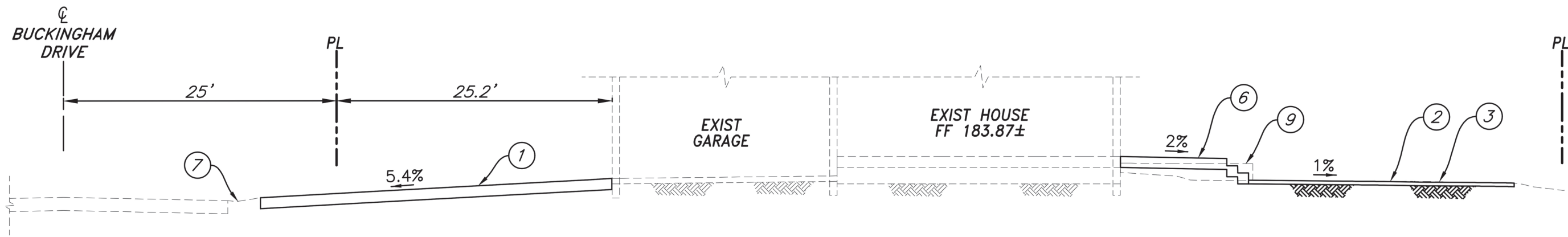
C-2



SECTION B-B
SCALE: 1"=10'

CONSTRUCTION NOTES:

1. CONSTRUCT 6" CONCRETE DRIVEWAY OVER 6" CLASS 2 AB
2. CONSTRUCT 4" CONCRETE WALKWAY/PAD WITH #4 WELDED WIRE MESH @ 12" X 12"
3. REMOVE EXISTING CONCRETE PAD
6. CONSTRUCT WOOD DECK (SEE ARCHITECT PLANS)
7. EXISTING ROLLED GUTTER TO REMAIN AND TO BE PROTECTED IN PLACE
9. REMOVE EXISTING WOOD DECK



SECTION A-A
SCALE: 1"=10'



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Sheet Title:
SECTIONS &
DETAILS

Project No.#: 2025083001

Sheet:
1 C-3

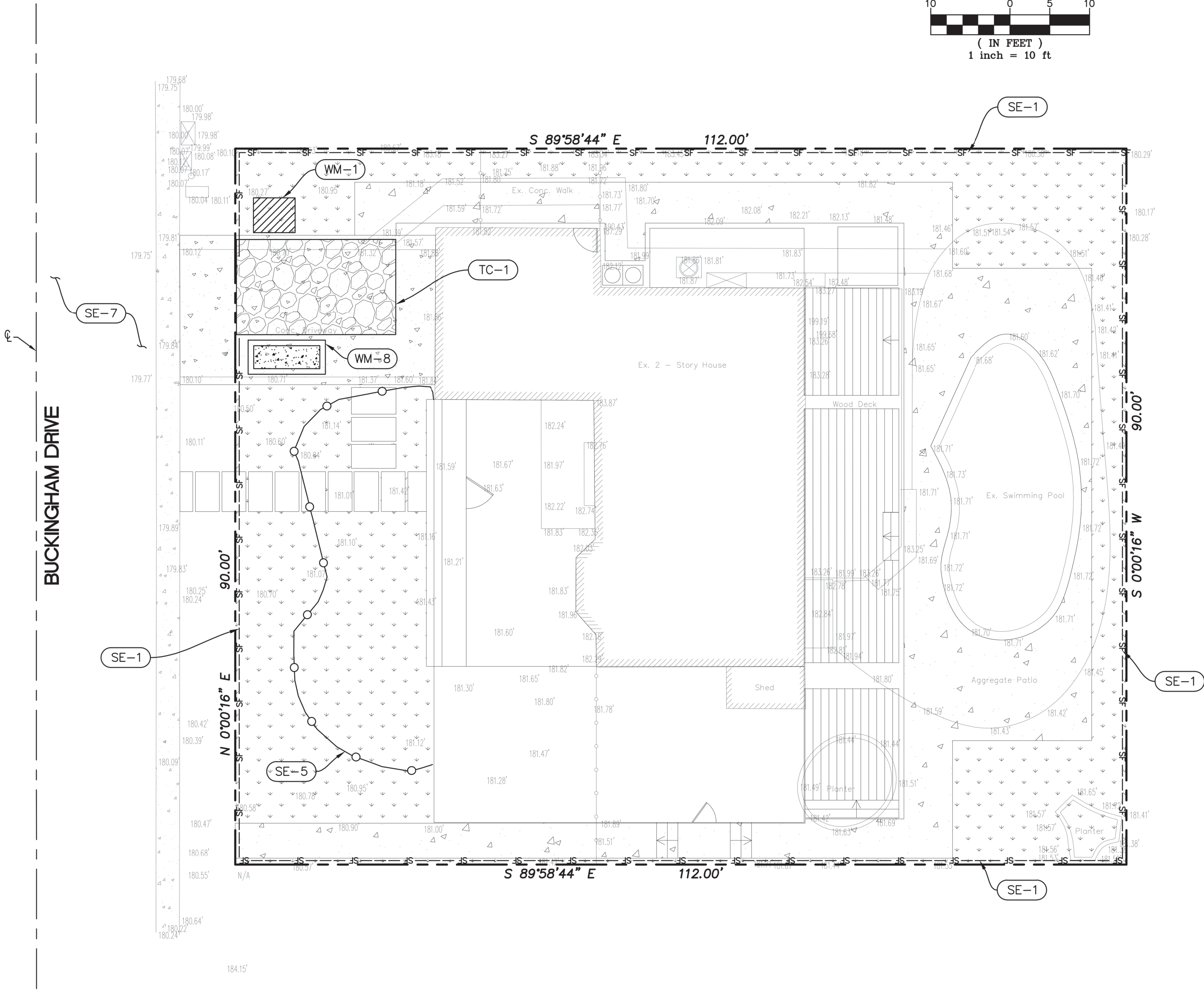
BMPS	MAINTENANCE		
SILT FENCE	1. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS. 2. IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP SHOULD BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS, SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD THE DESIGNATED STORAGE DEPTH.	CONCRETE WASHOUTS	1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4IN. FOR ABOVE GRADE FACILITIES, MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHOULD BE REMOVED AND PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL, STATE OR LOCAL REGULATION. 2. CONCRETE WASHOUTS SHALL BE CLEANED WHEN THE WASTE VOLUME IN THE WASHOUT REACHES 75 PERCENT OF CAPACITY. 3. INSPECT WASHOUT FACILITIES FOR DAMAGE (E.G. TORN LINER, EVIDENCE OF LEAKS, SIGNAGE, ETC.). REPAIR ALL IDENTIFIED DAMAGE.
MATERIAL & WASTE DIPOSAL LOCATION	1. INSPECT SITE ON A WEEKLY BASIS TO EXAMINE CONSTRUCTION MATERIALS ARE PROPERLY STORED AND WASTE IS PROPERLY DISPOSED TO PREVENT WATER POLLUTION.		
STREET SWEEPING	1. WHEN ACTIVITY IS USE, POINT OF INGRESS AND EGRESS MUST BE INSPECTED DAILY. 2. WHEN TRACKED OR SPILLED SEDIMENT IS OBSERVED OUTSIDE THE CONSTRUCTION LIMIT, IT MUST BE REMOVED AT LEAST DAILY. 3. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.	STABILIZED CONSTRUCTION ACCESS	1. INSPECT STABILIZED CONSTRUCTION ACCESS DAILY FOR DAMAGE AND EFFECTIVENESS OF PREVENTING SOIL, SEDIMENT, AND CONSTRUCTION DEBRIS FROM BEING TRACKED ONTO PUBLIC STREETS. STREETS ADJACENT TO STABILIZED CONSTRUCTION ACCESS AREAS SHALL BE SWEEPED DAILY TO REMOVE LOOSE MATERIALS. 2. REMOVE AGGREGATE, SEPARATE, AND DISPOSED OF SEDIMENT IF CONSTRUCTION ACCESS IS CLOGGED WITH SEDIMENT OR AS DIRECTED BY THE COUNTY INSPECTOR.

ALL EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.

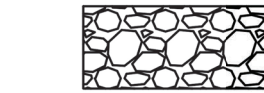


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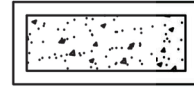
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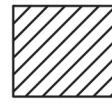
BMP LEGEND



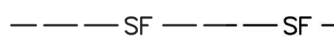
STABILIZED CONSTRUCTION
ENTRANCE/EXIT



CONCRETE WASHOUT AREA (WM-8)



MATERIAL STORAGE (WM-1)



SILT FENCE (SE-1)



FIBER ROLLS (SE-5)

BMP REFERENCE ID

TEMPORARY TRACKING CONTROL	CASQA ID
STABILIZED CONSTRUCTION ENTRANCE/EXIT	TC-1

SEDIMENT CONTROL	CASQA ID
SILT FENCE	SE-1
FIBER ROLLS	SE-5
STREET SWEEPING	SE-7

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL	CASQA ID
MATERIAL DELIVERY AND STORAGE	WM-1
CONCRETE WASTE MANAGEMENT	WM-8

NOTE:
FOR DETAILS ON CONSTRUCTION AND IMPLEMENTATION OF BMPs REFER CASQA MANUAL 2009



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Sheet Title:
EROSION AND
SEDIMENT
CONTROL PLAN

Project No.#: 2025083001

Sheet:

1 C-4