



PLANNING COMMISSION REGULAR MEETING AGENDA

February 19, 2026 - 6:00 PM
Community Meeting Chambers,
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to PCPublicComment@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/t6atna9f>

Telephone: 1-669-900-9128 / Webinar ID: 926 9312 3453 / Passcode: 242017

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 PCPublicComment@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 Planning Commission packet.

AGENDA

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Planning Commission Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of January 15, 2026.

PUBLIC HEARING

2. DR25-0062 and V25-0001 - Brooke McCue - 1276 Montclair Way

Request for Design Review (DR25-0062) for the construction of a one-story, 3,469 square-foot single-family home, and Variance (V25-0001) to allow a 13' front setback in lieu of the required 25' front setback, 5'-4.5" and 5'-5.5" side setbacks in lieu of the required 15' side setbacks, and 28 percent front yard landscape area in lieu of the required 50 percent front yard landscape area per the recommended findings and conditions of approval. 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), and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

COMMISSIONERS' REPORTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

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

Agendas, Staff Reports and some associated documents for the Planning Commission items may be viewed on the Internet at <https://ca-losaltos.civicplus.com/524/Planning-Commission>.

Decisions of the Planning Commission 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.



**CITY OF LOS ALTOS
PLANNING COMMISSION MEETING
MINUTES
THURSDAY, JANUARY 15, 2026
6:00 p.m.
1 N. San Antonio Road, Los Altos, CA**

*Mehruss Jon Ahi, Chair
Richard Roche, Vice Chair
Joe Beninato, Commissioner
Susan Mensinger, Commissioner
Eric Steinle, Commissioner
Daphne Ross, Commissioner*

CALL MEETING TO ORDER: Mehruss Jon Ahi, Chair, called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM: Pursuant to AB2449, Eric Steinle, Planning Commissioner, requested to attend the meeting remotely due to a medical issue. All other commissioners were present at the meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

No public comments were received.

CONSENT CALENDAR

1. **Planning Commission Meeting Minutes**
Approval of the DRAFT minutes of the Planning Commission meeting of November 6, 2025.
2. **Planning Commission 2026 Meeting Dates**
Approval of the 2026 Planning Commission meeting dates.

Motion by Commissioner Beninato and Second by Commissioner Roche to approve the consent calendar. **Motion carried unanimously by roll call vote.**

DISCUSSION

3. **Planning Commission Work Plan**
Discuss the Planning Commission 2026 work plan. *Presented by: Director Williams*
4. **General Plan Update Presentation**
Presented by: Senior Planner Whitehill

COMMISSIONERS' REPORTS

None.

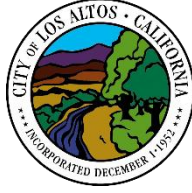
POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT – The meeting adjourned at 6:27 p.m.

Stephanie Williams
Development Services Deputy Director

The Planning Commission Meeting recording may be viewed via the following external website: <https://www.youtube.com/@CityofLosAltosCA>. The City of Los Altos does not own or operate YouTube. The video referenced on these minutes were live at the time the minutes were published.



PLANNING COMMISSION STAFF REPORT

Meeting Date February 19, 2026

Subject 1276 Montclair Way– New Single-Family Residence with Variance Request

Prepared by: Brittany Whitehill, Senior Planner

Initiated by: Brooke McCue, Applicant

Attachments:

1. Draft Resolution
2. Project Plans
3. Variance Request Letter

Recommendation

Adopt a Resolution approving Design Review (DR25-0062) for the construction of a one-story, 3,469 square-foot single-family home, and Variance (V25-0001) to allow a 13' front setback in lieu of the required 25' front setback, 5'-4.5" and 5'-5.5" side setbacks in lieu of the required 15' side setbacks, and 28 percent front yard landscape area in lieu of the required 50 percent front yard landscape area per the recommended findings and conditions of approval; and find 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), and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

Background

Property Overview

The approximately 14,327-square-foot vacant property is located on the north side of Montclair Way, between Granger and Eva Avenues. The site is a flag lot with Permanente Creek running through its rear, which is also restricted by a Valley Water easement and lies within the AE FEMA flood zone. The front of the lot where the home is proposed has a General Plan designation of SF4 (Single-Family, Medium Lot), while the rear within the easement is designated OS (Open Space). The property is zoned R1-10 (Single-Family Residential). The surrounding neighborhood is primarily one-story, single-family homes and includes several other flag lots.

The flag lot originated from a 1963 subdivision, when a one-story, approximately 2,300-square-foot home was built on the front lot at 1270 Montclair Way. The rear flag lot has remained undeveloped since then.

Project Description

The project proposes a one-story, 3,469 square-foot, home with an attached garage. The project plans also include an attached accessory dwelling unit (ADU), which will be reviewed ministerially with a building permit.

Analysis

General Plan Consistency

The portion of the site proposed for development has a General Plan designation of SF4 (Single-Family, Medium Lot), which allows detached single-family homes. The proposed home and ADU are consistent with these allowed uses. The rear of the site is designated “Open Space,” intended for preservation of natural resources, managed resource use, outdoor recreation, and protection of health and safety. The project is designed to protect the creek from potential development impacts and is therefore consistent with this designation.

Zoning Consistency

Because the site is a flag lot, Los Altos Municipal Code Section 14.06.090 restricts building height to one story (as opposed to two stories for a single-family home on a standard R1-10 lot) and Section 14.08.080.D requires 15-foot side setbacks (as opposed to 10-foot side setbacks for a single-family home on a standard R1-10 lot).

The project complies with the R1-10 zoning development standards as shown in the following table, except as modified by the variance request which is discussed later in the report:

R1-10 District Zoning Standards			
Standard	Requirement	Proposal	Project Compliance
Coverage	Max. 5,014 sq. ft.	3,497 sq. ft.	Project complies
Floor Area Ratio	Max. 4,195 sq. ft.	3,469 sq. ft.	Project complies
Front Setback	25 ft.	13 ft.	Variance requested
Rear Setback	25 ft.	Ranges (75-80 ft.)	Project complies
Right Side Setback	15 ft.	5 ft – 4.5 in.	Variance requested
Left Side Setback	15 ft.	5 ft – 5.5 in.	Variance requested
Top-of-Bank Setback	25 ft.	25 ft.	Project complies
Building Height	20 ft. & 1 story	19 ft. & 1 story	Project complies
Front Yard Landscaping	Min. 50%	28%	Variance requested

In addition to the R1-10 development standards, single-family homes are required to comply with the Single-Family Residential Design Guidelines, which address building bulk, massing, and neighborhood character. The surrounding area is a transitional character neighborhood comprised primarily of one-story homes, with some two-story homes, and a variety of architectural styles.

The proposed house features a hipped roof that complement the existing neighborhood character. The design incorporates varying plate heights of approximately 10 feet at the front and 15 feet at the center and rear and substantial vertical and horizontal articulation. These elements, including breaks in massing, varied plate heights, and the hipped roof form, reduce the perceived bulk and scale of the residence, ensuring visual compatibility with neighboring homes and consistency with the Residential Design Guidelines.

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.

Landscaping and Trees

The undeveloped project site contains nine trees, eight of which qualify as protected trees under the City's Tree Protection regulations. An arborist report was prepared by a certified arborist to evaluate the location, health, condition, and potential construction impacts of all trees on the site.

The project proposes to remove three protected trees: Tree No. 1, an Eastern White Pine with poor structure and generally good health; Tree No. 2, a Coast Live Oak with good health and structure; and Tree No. 4, a multi-trunk Coast Redwood with good health and structural weakness. The critical root zones of these trees are located within the proposed building footprint. Due to the constraint posed by the 25-foot setback from top-of-bank, modifying the building footprint to preserve these trees is not possible. Preservation of the trees will impede the use of real property, and no reasonable or feasible alternative exists to preserve these trees in their current locations.

The three trees proposed for removal will be replaced with three 24-inch box California laurel trees, as recommended by the project arborist. In addition to the proposed replacement trees, the plan includes a variety of shrubs and ground cover throughout the site. The landscape plan complies with the Water Efficient Landscape Ordinance (WELo), and no landscape modifications are proposed within Valley Water's easement.

Variance Request

Pursuant to the Los Altos Municipal Code and State law, the City may grant a variance from development standards when special circumstances applicable to a property result in the strict application of the Zoning Code depriving the property of development privileges enjoyed by other properties within the same zoning district.

The subject property is affected by a creek located near the rear property line. While the property line extends beyond the creek, the creek bank and the associated regulatory setback substantially

reduce the developable area of the lot. All development adjacent to creeks must comply with the Santa Clara Valley Water District's *Guidelines and Standards for Land Uses Near Streams*, which require a 25-foot setback measured from the top of the creek bank in order to protect the creek from erosion, slope instability, and water quality impacts. Due to the location of the creek bank and the required top-of-bank setback, the allowable building area is significantly constrained and irregularly shaped.

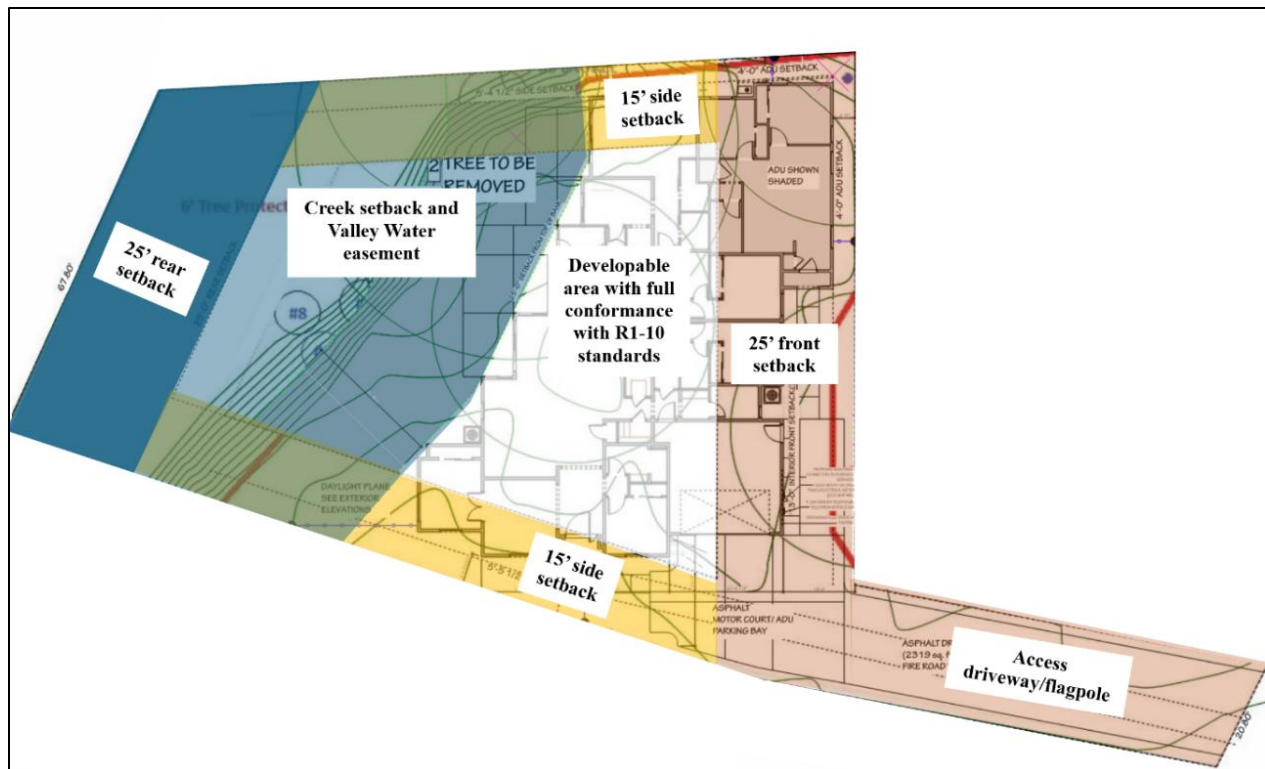


Figure 1: Site Constraints Diagram

The applicant is requesting a variance to allow construction of a residence totaling approximately 3,469 square feet, as described in the applicant's letter dated December 2, 2025 (Attachment 3). The request would allow for construction of a home consistent with those typically built today and with what is generally achievable on similarly sized lots in the R1-10 zoning district, while remaining sensitive to the adjacent creek corridor.

Staff estimates that a home developed in full compliance with all R1-10 zoning standards and the creek setback would be limited to approximately 2,200 square feet, representing approximately 15 percent lot coverage and floor area ratio. This is notably smaller than what is typically feasible on similarly sized R1-10 zoned properties that are not affected by creek constraints. Additionally, the applicant is not requesting a variance from the one-story height requirement applicable to flag lot developments. Although a two-story home could reduce the building footprint and potentially lessen the need for setback reductions, by complying with this standard and avoiding a two-story design, the proposal maintains a lower building profile that is more consistent with other one-story flag lot developments and surrounding development.

Due to the site constraints posed by the creek, the project requests a Variance for the following development standards:

- 1. Reduction of the required front setback from 25 feet to 13 feet:** The required 25-foot top-of-bank setback effectively creates a 75 to 80-foot rear setback for the property, which would otherwise be subject to a 25-foot rear setback. To accommodate the creek setback, the project proposes to shift the building envelope forward, towards the front property line, resulting in a 13-foot front setback.
- 2. Reduction of the required side setbacks from 15' to 5'- 4.5" and 5'-5.5":** The project requests a reduction in the side setback requirements to increase the buildable footprint of the site.
- 3. Front Yard Landscaping:** The R1-10 zoning district requires at least 50% of the front setback area to be landscaped. Due to the requested reduced front setback, a portion of the required front yard will be occupied with the building's footprint. In addition, portions of the front yard will be paved to accommodate vehicle and pedestrian circulation, as well as required fire access. As a result, the applicant is requesting approval to reduce the required front yard landscaping to 28%.

Environmental Review

The approval of the project complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) because it involves the construction of a single-family residence in a residential zone and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

Public Notification

A public meeting notice was mailed to property owners within 300 feet of the project site and published in the newspaper. The applicant also posted the site with a public notice sign in conformance with the Planning Division posting requirements.

At the time of preparation of this report, the Planning Division has not received comments on the proposed project.

RESOLUTION NO. 2026-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS
APPROVING DESIGN REVIEW FOR A NEW 3,469 SQUARE FOOT SINGLE-FAMILY
HOME AND A VARIANCE FROM THE FRONT AND SIDE SETBACK
REQUIREMENTS AND MINIMUM FRONT YARD LANDSCAPING REQUIREMENT
AT 1276 MONTCLAIRE WAY**

WHEREAS, an application has been submitted for a Design Review Permit (DR25-0062) for the construction of a one-story, 3,469 square-foot single-family home, and a Variance (V25-0001) to allow a 13-foot front setback in lieu of the required 25-foot front setback, 5'-4.5" and 5'-5.5" side setbacks in lieu of the required 15-foot side setbacks, and 28 percent front yard landscape area in lieu of the required 50 percent; and

WHEREAS, the approximately 14,327-square-foot site is a vacant flag lot located within the R1-10 (Single-Family Residential) Zoning District and the SF4 (Single-Family, Medium Lot) and OS (Open Space) General Plan Land Use Designations; and

WHEREAS, the R1-10 Zoning District and SF4 General Plan Land Use Designation permit single-family homes, and no work is proposed within the portion of the site designated OS; and

WHEREAS, Permanente Creek runs through the rear portion of the site, and the rear of the site is restricted by an easement benefitting Valley Water and is located within the AE FEMA flood zone; and

WHEREAS, all properties adjacent to creeks must comply with *Valley Water's Guidelines and Standards for Land Uses Near Streams*, which require a 25-foot setback from the top of the creek bank; and

WHEREAS, to accommodate the required creek setback, the project requests a variance to allow a 13' front setback in lieu of the required 25' front setback, 5'-4.5" and 5'-5.5" side setbacks in lieu of the required 15' side setbacks, and 28 percent front yard landscape area in lieu of the required 50 percent front yard landscape area; and

WHEREAS, except as modified by the requested variance, the project complies with all applicable provisions of the Los Altos Municipal Code and General Plan; and

WHEREAS, the Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project on February 19, 2026, and considered the written record and all public comment; and

WHEREAS, the findings and conclusions made by the Planning Commission in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, this 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 and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves Design Review Permit (DR25-0062) and Variance (V25-0001) for a single-family home based on the findings attached hereto as “Exhibit A” and conditions of approval attached hereto as “Exhibit B” and incorporated by this reference.

EXHIBIT A

Findings

Design Review

With regard to the design review for the Project, the Planning Commission finds the following pursuant to Section 14.77.070 of Los Altos Municipal Code (LAMC):

- 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 project proposes a single-family home which is an allowed use in the R1-10 zoning district and SF4 general plan land use designation, the project is consistent with several policies of the General Plan related to protection of streams and flood mitigation, and 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, except as modified by the requested variance.
- 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 proposed home has been sited on a relatively flat portion of the lot, away from the creek bank, minimizing grading and disturbance to existing soils. The design does not include a basement, further reducing grading, and maintains the required 25-foot top-of-bank setback per Valley Water's *Guidelines and Standards for Land Uses Near Streams*, thereby reducing potential erosion and slope instability and maximizing protection of the creek.
- 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 proposed house incorporates a hipped roof form that is compatible with and responsive to the existing neighborhood character. The proposed house features a hipped roof form compatible with the existing neighborhood and varying plate heights of approximately 10 feet at the front and 15 feet at the center and rear. Substantial vertical and horizontal articulation, including breaks in massing, varied plate heights, and the hipped roof form, reduces the perceived bulk and scale of the residence, ensuring visual compatibility with neighboring homes and consistency with the Residential Design Guidelines.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including a standing-seam metal roof, stucco siding, a glass garage door, and stone-clad accents; all of which convey high quality, integrity, permanence and durability.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the home features a two-car garage and

driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.

- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the design includes the protection of several existing protected trees. For the three trees proposed for removal, replacement trees are proposed in accordance with the requirements of the Los Altos Municipal Code and the recommendations for the project arborist. The project also proposes a variety of shrubs and groundcover. The landscape plan complies with the Water Efficient Landscape Ordinance (WELo), and no landscape modifications are proposed within Valley Water's easement.
- 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 Conditions of Approval will require the proposed mechanical equipment will be placed at the rear of the building or behind an equipment screen or enclosure that is compatible with the building.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. Because the project consists of a single-family home, it does not require a designated trash or service area; however, the design of the site can accommodate trash storage that is not readily visible from the public right of way.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code will be constructed because the project will utilize the existing driveway apron and construct any necessary improvements to the existing curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act. This finding is not applicable because no subdivision of land is proposed.
- L. The approval of the design review complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) because it involves the construction of a single-family residence in a residential zone and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

Variance

With regard to the variance for the Project, the Planning Commission finds the following pursuant to Section 14.81.040 of Los Altos Municipal Code (LAMC):

- A. The variance does not grant or authorize a use or activity that is not otherwise allowed in the zone because the project proposes a one-story single-family home, which is a permitted use in the R1-10 zoning district; and
- B. Special circumstances exist applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and the same zoning district because the rear portion of the site is constrained by the creek and the required 25-foot top of bank setback established in Valley Water's *Guidelines and Standards for Land Uses Near Streams* to protect the creek from erosion and slope instability. As a result, approximately half of the lot is effectively undevelopable, creating a substantially larger rear setback than would otherwise apply. Strict adherence to the standard zoning setbacks would prevent the construction of a single-family home of the size typically allowed in the R1-10 zoning district.
- C. The granting of the variance does not constitute a grant of special right or privilege inconsistent with the limitations upon other properties in the vicinity and the same zoning district because the proposed home is a permitted use in the R1-10 zoning district, and complies with the lot coverage, floor area ratio, height and daylight plane requirements of the R1-10 zoning district, as well as the Single Family Residential Design Guidelines. Granting the variance will not allow for a larger home or more intensive density than would otherwise be permitted in the underlying zoning district; instead, it will allow for the development footprint to be sited away from the creek, thereby avoiding any potential impacts from the development.
- D. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience because the project proposes a single-family home on an R1-10 zoned lot, which is an allowed and anticipated use, the home will be constructed in accordance with all applicable building and fire code requirements, and the site is adequately served by public services and utilities.
- E. The approval of the variance complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) because it involves the construction of a single-family residence in a residential zone and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Expiration:** The approval will expire on February 19, 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 19, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions
6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on building permit drawings:
 - a. The proposed HVAC unit located at the front of the house shall be relocated to the side or rear of the house, shall be screened from view, and shall comply with all applicable setback requirements. Alternatively, the building permit plans shall include an equipment screen or enclosure to screen the unit from view, subject to the approval of the Development Services Director or their designee.

7. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this approval. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
8. **Protected Trees:** Trees Nos. 3, 5, 6, 7, 8 and 9 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
9. **Tree Removal Approved:** Trees No. 1, 2, and 4 shown to be removed on plan Sheet AS.01 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
10. **Replacement Trees:** The applicant shall offset the loss of each protected tree(s) with one replacement tree, for a total of three 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.
11. **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. 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.
12. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
13. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
14. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle readings, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours and footcandle readings that extend beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

15. **Exterior Copper:** All copper roofs, gutters and/or downspouts, and other architectural copper shall drain to a landscaped area and comply with the requirements for copper roofs and other architectural copper features.
16. **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.
17. **Santa Clara Valley Water:** The applicant is required to secure a permit from Santa Clara Valley Water or provide written assurance that no permit is required prior to issuance of a building permit.

BUILDING DIVISION

18. **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.
19. **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.
20. **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.
21. **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.
22. **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.
23. **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.
24. **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.

25. **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.
26. **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).
27. **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.
28. **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

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

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

FIRE DEPARTMENT

36. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from CalWater confirming the required fire flow of 875 GPM at 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure. Contact CalWater for details on how to obtain the fire flow letter.
37. **Automatic Fire Sprinkler System:** An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings.
38. **Access Driveway:** The access driveway shall be paved with an all-weather surface capable of supporting apparatus weighing at least 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.

ZHUO-KIM CUSTOM

1276 MONTCLAIRE WAY

LOS ALTOS, CA 94024

ABBREVIATIONS

A.C.	ASPHALT CONCRETE	MAT.	MATERIAL
ACOUS.	ACOUSTICAL	MAX.	MAXIMUM
ADJ.	ADJACENT	M.B.	MACHINE BOLT
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
ALUMIN.	ALUMINUM	MEZZ.	MEZZANINE
AND.	AND/ODD	MGR.	MANAGER
APPROX.	APPROXIMATE	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
B.D.	BOARD	M.P.	MOISTURE PROOF
BKPR.	BOOKKEEPER	MTL.	METAL
BLDG.	BUILDING		
BLKG.	BLOCKING	N.A.	NOT APPLICABLE
B.M.	BENCH MARK	NAT.	NATURAL
B.O.	BOTTOM OF	NCT.	NOT IN CONTRACT
B.O.F.	BOTTOM OF FRAMING	NO.	NUMBER
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
BLUR.	BUILT-UP ROOF		
		O/	OVER
CAB.	CABINET	O.C.	ON CENTER
CAR.	CARPET	O.F.	OVERFLOW
CAR. B.	CARPET BASE	O.F.D.	OVERFLOW DRAIN
C.B.	CATCH BASIN	OPNG.	OPENING
C.B.C.	CALIFORNIA BUILDING CODE	OPP.	OPPOSITE
CER.	CERAMIC		
C.I.	CAST IRON	P/	PAINT
C.J.	CONTROL JOINT	P.D.F.	POWER DRIVEN FASTENER
C.G.	CEILING	PL.	PLATE
CLR.	CLEAR	PLAS.	PLASTIC
C.M.U.	CONCRETE MASONRY UNIT	PLYWD.	PLYWOOD
COL.	COLUMN	PAR.	PART
CONC.	CONCRETE	PT.	PRESSURE TREATED
CONN.	CONNECTION	PTN.	PARTITION
CONT.	CONTINUOUS	PVC.	POLYVINYL CHLORIDE
CONTR.	CONTRACTOR		
C.S.V.	COVERED SHEET VINYL	QTR.	QUARTER
		R.	RISER
DBL.	DOUBLE	RAD.	RADIUS
DEPT.	DEPARTMENT	R.C.T.	RUBBER CARPET TILE
DET.	DETAIL	R.D.	ROOF DRAIN
D.F.	DOUGLAS FIR	REINF.	REINFORCING
DIA.	DIAMETER	REF.	REFERENCE
DAG.	DIAGONAL	REFRG.	REFRIGERATOR
DM.	DIMENSION	REQD.	REQUIRED
DISP.	DISPENSER	REP.	REPRESENTATIVE
DR.	DOOR	RESIL.	RESILIENT
DS.	DOWNSPOUT	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
DWR.	DRAWER	R.S.S.	RUBBER STAR SKIRT
DS&DP.	DOUBLE SHELF AND DOUBLE POLE	R.T.R.	RUBBER TREAD & RISER RWD. REDWOOD
		R.W.L.	RAINWATER LEADER
EA.	EACH		
E.F.	EXHAUST FAN	S.A.D.	SEE ARCHITECTURAL DRAWINGS
E.J.	EXPANSION JOINT	S.A.T.	SUSPENDED ACOUSTICAL TILE
ELEC.	ELECTRICAL	S.B.	SOLID BLOCKING
ELEV.	ELEVATION	S.C.	SOLID CORE
EMER.	EMERGENCY	S.C.D.	SEE CIVIL DRAWINGS
EQ.	EQUAL	SCHD.	SCHEDULE
EQUP.	EQUIPMENT	SEE ELEC.	SEE ELECTRICAL DRAWINGS
E.W.C.	ELECTRIC WATER COOLER	S.G.	SEMI-GLOSS
E.W.H.	ELECTRIC WATER HEATER	S.H.	SHEET
EXT.	EXISTING	SHG.	SHEATHING
EXP.	EXPANSION	SIM.	SIMILAR
EXFO.	EXPOSED	SK.	SINK
EXT.	EXTERIOR	S.K.D.	SEE KITCHEN DRAWINGS
		S.L.	SEALER
FA.	FIRE ALARM	S.L.D.	SEE LANDSCAPE DRAWINGS
PAC.	FACTORY FINISH	S.LDG.	SOLID
F.B.	FLAT BAR	S.M.D.	SEE MECHANICAL DRAWINGS
FF.	FINISH FLOOR	S.N.D.	SANITARY NAPKIN DISPENSER
FG.	FLOOR GLASS	S.D.	SEE PLUMBING DRAWINGS
FD.	FLOOR DRAIN	SPECOS.	SPECIFICATIONS
FE.	FIRE EXTINGUISHER	SG.	STAINLESS STEEL
FIN.	FINISH	S.S.	SERVICE SINK
FL.	FLUTTER	S.S.K.	SEE STRUCTURAL DRAWINGS
FLR.	FLOOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FLASHG.	FLASHING	ST.	STIFFLE
FLU.	FLUORESCENT	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FO.	FACE OF	STOR.	STORAGE
F.O.B.	FACE OF BLOCK	STRCT.	STRUCTURAL
F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	S.V.	SHEET VINYL
F.O.W.	FACE OF WALL	S&P.	SHELF AND POLE
FRMG.	FRAMING		
FRP.	FIBER REINFORCED PANEL	T.	TREAD
FS.	FLOOR SINK	T.C.	TOP OF CURB
F.S.R.	FIRE SPRINKLER RISER	TEL.	TELEPHONE
FT.	FOOT	TEMP.	TEMPERED
FTD.	FOOTING	T.G.	TEMPERED GLASS
FURK.	FURNING	T&G.	TONGUE & GROOVE
		THK.	THICK
GA.	GAUGE	TOP OF	TOP OF
GAL.	GALLON	T.O.M.	TOP OF MASONRY
GALV.	GALVANIZED	T.O.S.	TOP OF SHEATHING
G.B.	GRAB BAR	T.P.D.	TOILET PAPER DISPENSER
GL.	GLASS	T.P.L.	TOP OF PLATE
GLULAM.	GLUE LAMINATED BEAM	TRNS.	TRANSFORMER
GR.	GRADE	TS&R.	TARGET RUBBER BASE
G.S.M.	GALVANIZED SHEET METAL GRAVITY	TS.	TOP OF SHEATHING
G.V.	VENT	T.S.S.	TAPED & SANDED SMOOTH
G.W.B.	GYPSSUM WALL BOARD	T.O.W.	TOP OF WALL
G.Y.T.	GYPSSUM	TYP.	TYPICAL
		U.G.	UNDERGROUND
H.	HARDENER	UNLESS NOTED OTHERWISE	
H.B.P.	HOUSE BB	V.A.R.	VARIABLE
H.C.	HOLLOW CORE	VARN.	VARNISH
HCP.	HANDICAP	V.C.T.	VINYL COMPOSITION TILE
HDK.	HEAD	VERT.	VERTICAL
HDWR.	HARDWARE	V.G.	VERTICAL GRAIN
H.M.	HOLLOW METAL	V.H.F.	VERTICAL FIELD
HORZ.	HORIZONTAL	V.T.	VINYL TILE
HT.	HEIGHT	V.T.R.	VENT THROUGH ROOF
		V.N.C.	VINYL WALL COVERING
I.B.C.	INTERNATIONAL BUILDING CODE	W.	WITH
I.D.	INNER DIMENSION	W.C.	WATER CLOSET
INFO.	INFORMATION	WD.	WOOD
IRRG.	IRRIGATION	WH.	WATER HEATER
INSUL.	INSULATION	WP.	WATERPROOF
INT.	INTERIOR	WR.	WATER RESISTANT
INVT.	INVERT	WT.	WEIGHT
JNT.	JOINT	W.W.F.	WELDED WIRE FABRIC
JST.	JOIST		
LAC.	LACQUER		
LAM.	LAMINATE		
LAV.	LAVATORY		
LG.	LARGE		

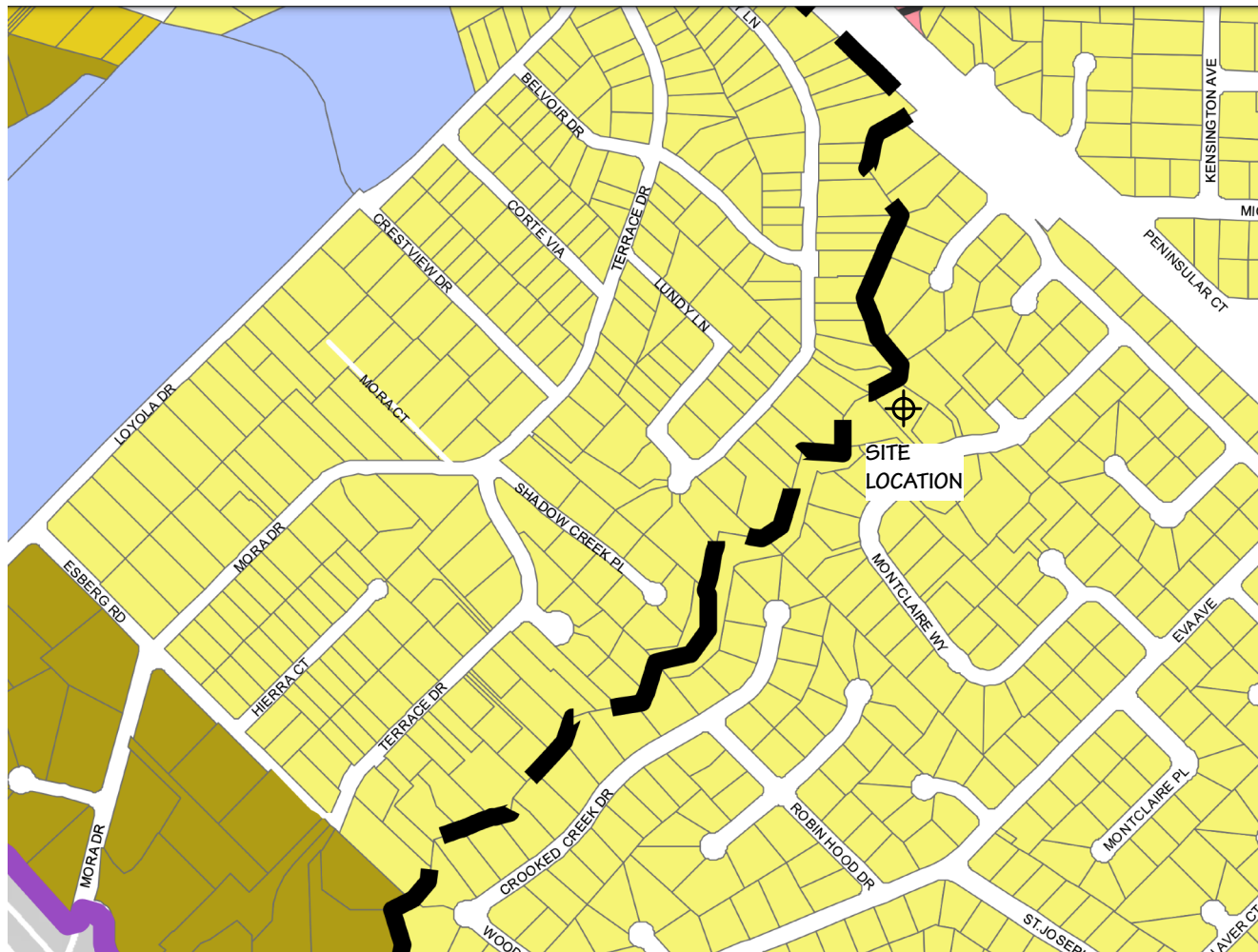
GENERAL NOTES

- CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND FOR COMPLIANCE WITH OSHA SAFETY STANDARDS, ARCHITECTS AND THEIR CONSULTANTS' JOB SITE OBSERVATIONS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL SPECIFIED PRODUCTS RELATING TO THEIR WORK. THEY ARE TO SUBMIT WRITTEN OBJECTIONS PRIOR TO BIDDING. IF THE CONTRACTOR HAS AN OBJECTION TO ANY PRODUCT AND/ OR DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. THE ARCHITECT AND THE DEVELOPER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND HOLD ALL WORK IN THAT AREA UNTIL SUCH DISCREPANCIES ARE RESOLVED.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE INTERNATIONAL CALIFORNIA BUILDING CODE, INTERNATIONAL CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE STATE OR LOCAL LAWS AND REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED AS TO PERMIT WORK WHICH IS NOT CONFORMING TO THE PREVIOUS LISTED CODES.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION.
- THE DISCHARGE OF WASTEWATER GENERATED DURING CONSTRUCTION TO THE STORM DRAIN IS PROHIBITED. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR MUST MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
- DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF FRAMING OR CONCRETE.
- ALL OPEN JOINTS ON THE EXTERIOR OF THE BUILDING MUST BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.
- AUTOMATIC TEMPERATURE CONTROL DEVICES FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55° TO 85° F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. IF BOTH ARE PROVIDED, CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE UP TO 10° F BETWEEN FULL COOLING AND HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70° F, AND COOLING TEMPERATURE NOT LESS THAN 78° F.
- ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER STRIPPED, TYP.
- INSULATION FLAME SPREAD RATING SHALL NOT EXCEED 25, SMOKE DENSITY SHALL NOT EXCEED 450.
- ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND ARCHITECTS ATTENTION IMMEDIATELY.
- ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL OR EQUIVALENT SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY. PER 2022 CRC R106.1.1.
- STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. PER 2022 CRC R319.1.
- PROVIDE TEMPORARY STREET SIGNAGE. IN LARGE BOLD TYPE NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 6" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAME SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-6" MIN. FROM GRADE. VERIFY WITH LOCAL JURISDICTION STANDARDS.
- A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION (CRC 3305.1)
- PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL. PER GOVERNING JURISDICTION.
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS ARE AMENDED BY THE DESIGNER AND SUBMITTED TO THE REQUIRED JURISDICTION FOR REVIEW AND APPROVAL. (2022 CRC R106.4.)

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF DEVELOPING AN EXISTING PARCEL (FLAG LOT) LOCATED AT 1276 MONTCLAIRE WAY IN LOS ALTOS WITH A NEW CUSTOM HOME WHICH INCLUDES AN ATTACHED ADU. THE MAIN HOUSE WILL BE 3,035 SQUARE FEET WITH A TWO-CAR GARAGE AND THE ATTACHED ADU WILL BE 723 SQUARE FEET. THE MAIN HOUSE INCLUDES 4-BEDROOMS, 5 1/2 BATHS, AN OFFICE, LIVING ROOM, DINING ROOM, KITCHEN, FAMILY ROOM, AND LAUNDRY/MUD AREA. THE ADU INCLUDES 2-BEDROOMS, 1 BATH, FAMILY ROOM, DINING, KITCHEN AND A STACKED WASHER/DRYER. THERE IS ONE UNCOVERED PARKING SPACE ALLOCATED TO THIS UNIT.

VICINITY MAP



SYMBOL LEGEND

	KEYNOTE SYMBOL		WINDOW TAG
	REVISION SYMBOL (CLOUD REVISION)		DOOR TAG DOOR NUMBER
	BUILDING SECTION IDENTIFICATION SHEET WHERE SECTION OCCURS		ROOM TAG ROOM NAME ROOM NUMBER
	DETAIL-DETAIL IDENTIFICATION SHEET WHERE DETAIL OCCURS		LEVEL TAG LEVEL NAME LEVEL HEIGHT ABOVE SLAB
	GRID LINE		WALL TYPE TAG
	BUILDING ELEVATION		

BUILDING DATA

LEGAL JURISDICTION	CITY OF LOS ALTOS, CALIFORNIA
GOVERNING CODES:	CALIFORNIA RESIDENTIAL CODE 2022 CRC CALIFORNIA BUILDING CODE 2022 CBC CALIFORNIA MECHANICAL CODE 2022 CMC CALIFORNIA ELECTRICAL CODE 2022 CEC CALIFORNIA PLUMBING CODE 2022 CPC CALIFORNIA FIRE CODE 2022 CFC CALIFORNIA GREEN BUILDING STANDARDS 2022 CGBC CALIFORNIA ENERGY CODE 2022 ALL APPLICABLE STATE AND LOCAL CODES
OCCUPANCY GROUP:	GROUP R-3/U
LAND USE AND ZONING:	SINGLE FAMILY DISTRICT R1-10
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLER SYSTEM:	STAND ALONE PER NFPA 13D OR CRC R13.3
ACCESSORS PARCEL #:	342-09-045

SQUARE FOOTAGES:	
ADU	723.00
MAIN FLOOR	3,034.81
TOTAL LIVING AREA	3,757.81 sq
GARAGE	434.49
PORCH	28.00
PORCH ADU	27.00

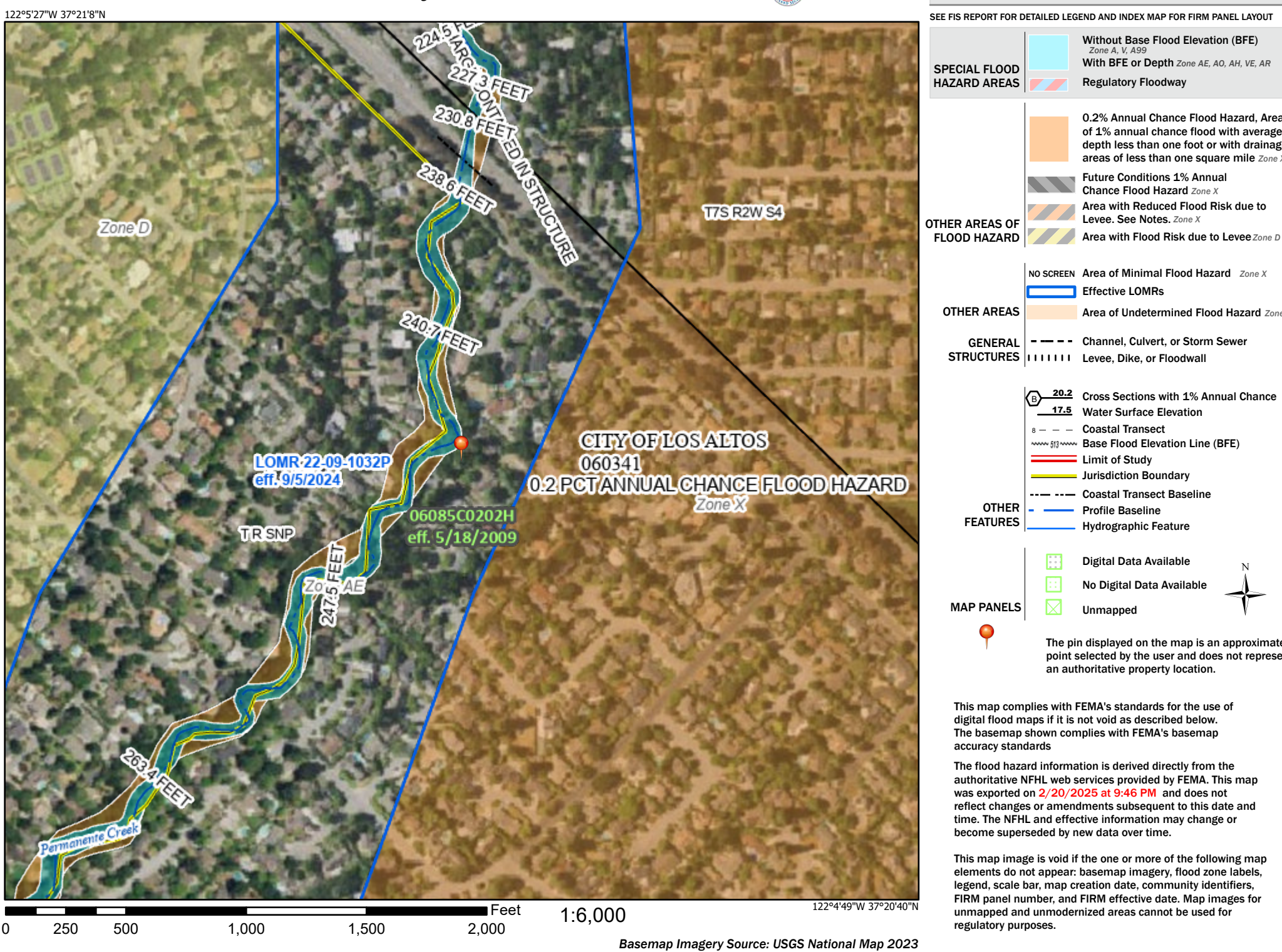
LOT COVERAGE:
ADU DOES NOT COUNT TOWARD LOT COVERAGE.

RESIDENTIAL FIRE SPRINKLERS

- RESIDENTIAL FIRE SPRINKLER PLAN IS PROVIDED FOR THIS RESIDENCE. A COMPLETE AND SEPARATE SPRINKLER PLAN IS REQUIRED FOR EACH INDIVIDUAL FLOOR PLAN OPTION. PER 2022 CRC R106.1.1.
- PROVIDE A LEGEND ON THE COVER SHEET OF THE FIRE SPRINKLER PLAN THAT INCLUDES EACH OF THE DIFFERENT HEAD TYPES FOR THE RESIDENCE. PER 2022 CRC R106.1.1.
- PROVIDE TABLE R313.3.2.2.2 ON THE FIRE SPRINKLER PLAN. PER 2022 CRC R106.1.1.
- PROVIDE A "LOOPEE" FIRE SPRINKLER LAYOUT.
- AN OWNERS MANUAL IS REQUIRED TO BE PROVIDED TO THE HOMEOWNER CONCERNING THE FIRE SPRINKLER SYSTEM. PER 2022 CRC R13.3.7.
- ALL FIRE SPRINKLER PIPING IN UNINSULATED AREAS, SUCH AS THE ATTIC AREA OVER THE GARAGE MUST BE COVERED WITH INSULATION. 2022 NFPA 13D 7.7.
- PROVIDE A DOMESTIC WATER LINE DROP FROM THE SPRINKLER PIPING TO EVERY "NON-POTABLE" PLUMBING FIXTURE, I.E., WATER CLOSETS, BATHTUBS, SHOWERS, ETC.
- THE FIRE SPRINKLER SYSTEM USED MUST COMPLY WITH NFPA 13D, OR R313.3, WHICH IS CONSIDERED TO BE EQUIVALENT. PER 2022 CRC R13.5.
- ALL PIPING, FITTINGS AND SPRINKLER HEADS MUST COMPLY WITH THE LEAD FREE REQUIREMENTS OF AB 1953. ALL THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.
- "STAND ALONE" RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE NOT PERMITTED TO USE ANTI-FREEZE. PER 2022 R313.1.
- MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM ARE PROHIBITED. SPRINKLERS THAT HAVE BEEN PAINTED, CAULKED, MODIFIED, OR DAMAGED MUST BE REPLACED. PER 2022 CRC R313.5.2.6.
- A SHUT OFF VALVE FOR THE SPRINKLER SYSTEM IS NOT PERMITTED. PER 2022 CRC R313.3.3.2.
- AT THE MAIN SHUT OFF VALVE FOR THE SPRINKLER SYSTEM, A TAG OR A SIGN STATING THE FOLLOWING IS REQUIRED: "WARNING: THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUT OFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN" PER 2022 CRC R313.3.7.
- PROVIDE A SPARE FIRE SPRINKLER HEAD BOX THAT INCLUDES AT LEAST 1 SPRINKLER HEAD OF EACH TYPE USED IN THIS RESIDENCE. THE SPARE HEAD BOX IS TO LOCATED IN THE LAUNDRY ROOM.
- INDICATE AN ALTERNATE POINT OF CONNECTION FOR THE WATER SERVICE ON THE OPPOSITE SIDE OF THE RESIDENCE. PER 2022 CRC R106.1.1.
- THE CEILING HEIGHT OF ALL ROOMS IN THE RESIDENCE THAT REQUIRE FIRE SPRINKLERS, INCLUDING THE GARAGE, ARE NOTED ON THE FIRE SPRINKLER PLAN. PER 2022 CRC R106.1.1.
- THE FIRE SPRINKLER'S DESIGNERS SHALL PROVIDE SIGNATURES ON THE PLANS AND THE CALCULATIONS. PER 2022 CRC R106.1.1.

FEMA MAP

National Flood Hazard Layer FIRMette



PROJECT TEAM

Architect:
STUDIO 81 INTERNATIONAL
4944 WINDPLAY DRIVE, SUITE 116
EL DORADO HILLS, CA 95762
PH: 916.801.2053
EMAIL: rmacias@studio81int.com

Civil and Structural Engineer:
KOBE STRUCTURAL ENGINEERING AND DESIGN INC.
1055 E. BRICKAW ROAD, SUITE #30, #316
SAN JOSE, CA 95131
PH: 408-624-2092
Jonathan Fontanilla
EMAIL: sjoffice@kobestructural.com

Surveyor:
DAINS LAND AND SURVEYING
ADDRESS LINE
CITY, STATE ZIP CODE
PH: 650-743-0631
EMAIL: rdaines@dainslandsurveying.net

Builder / Developer:
NORCAL STATE BUILDERS
430 DOUGLAS LANE
WOODLAND, CA 95776
DENNIS SANCHEZ
PH: 415-300-0183
EMAIL: dennis@berrmalestate.com

Energy Consultant:
VALLEY DUCT TESTING
4321 ANTHONY COURT, SUITE 1
ROCKLIN, CA 95677
PH: 916-624-2092
Jonathan Fontanilla
EMAIL: jonathan@valleyducttesting.com

4944 WINDPLAY DRIVE, #116
EL DORADO HILLS, CA 95762
PH: 916.343.3737

©2025 Studio 81 International, Inc.

JOB NAME:

**ZHUO-KIM
CUSTOM**

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

**NORCAL STATE
BUILDERS**

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET INDEX

SHEET #	NAME
A0.01	COVER SHEET
A0.02	CAL GREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST
A0.03	CAL GREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST
A0.04	MANDATORY MEASURES
A0.05	BLUEPRINT FOR A CLEAN BAY
AS.0	SITE SURVEY
C1	GRADING TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	GRADING SECTIONS
AS.01	ARCHITECTURAL SITE PLAN
A1.01	MAIN FLOOR PLAN
A1.01a	FLOOR AREA AND LOT COVERAGE CALCULATION DIAGRAM
A1.02	UPPER FLOOR PLAN
A2.00	3D EXTERIOR ELEVATIONS - MODERN PRAIRIE
A2.00a	3D EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	ROOF PLAN
A2.04	BUILDING SECTIONS
E1.01	MAIN FLOOR ELECTRICAL PLAN
AS.01	DETAILS
AS.02	DETAILS
AS.03	DETAILS
AC	COLOR AND MATERIALS
L-01	LANDSCAPE PLAN

Attachment A Project Summary Table Template

NOTE: ADUs and JADUs shall be excluded from lot coverage and floor area calculations.

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height. Exclude ADUs/JADUs.</i>	0 square feet (0 %)	3497 square feet (24 %)	5,014 square feet (35 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls. Exclude ADUs/JADUs.</i>	1st Flr: 0 sq ft 2nd Flr: 0 sq ft Total: 0 sq ft (____ %)	1st Flr: 3499 sq ft 2nd Flr: 0 sq ft Total: 3499 sq ft (____ %)	4195 square feet (____ %)
SETBACKS: Front Rear Right side (1 1/2") Left side (1 1/2")	____ feet ____ feet ____ feet/____ feet ____ feet/____ feet	13'-0" feet 35' feet 5'-4" feet/____ feet 5'-5" feet/____ feet	25' feet 15' feet/____ feet 15' feet/____ feet
HEIGHT:	____ feet	19' feet	20' feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	0 square feet	3035 square feet	3035 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	0 square feet	434 square feet	434 square feet
LOT CALCULATIONS			
NET LOT AREA:	14,327 square feet		
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	2040 square feet (____ %) 72%		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 5889 sq ft Existing softscape (undisturbed) area: 7841 sq ft New softscape (new or replaced landscaping) area: 797 sq ft Sum of all three should equal the site's net lot area		

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

- PLANNING REVISIONS 09-16-25
- PLANNING REVISIONS 12-2-25
- PLANNING REVISIONS 1-9-26

FILE: CUSTOM-SPEC

SHEET NO.:

A0.01
CUSTOM-SPEC

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

Page 2



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

PURPOSE:

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

Project Name: _____

Project Address: _____

Project Description: _____

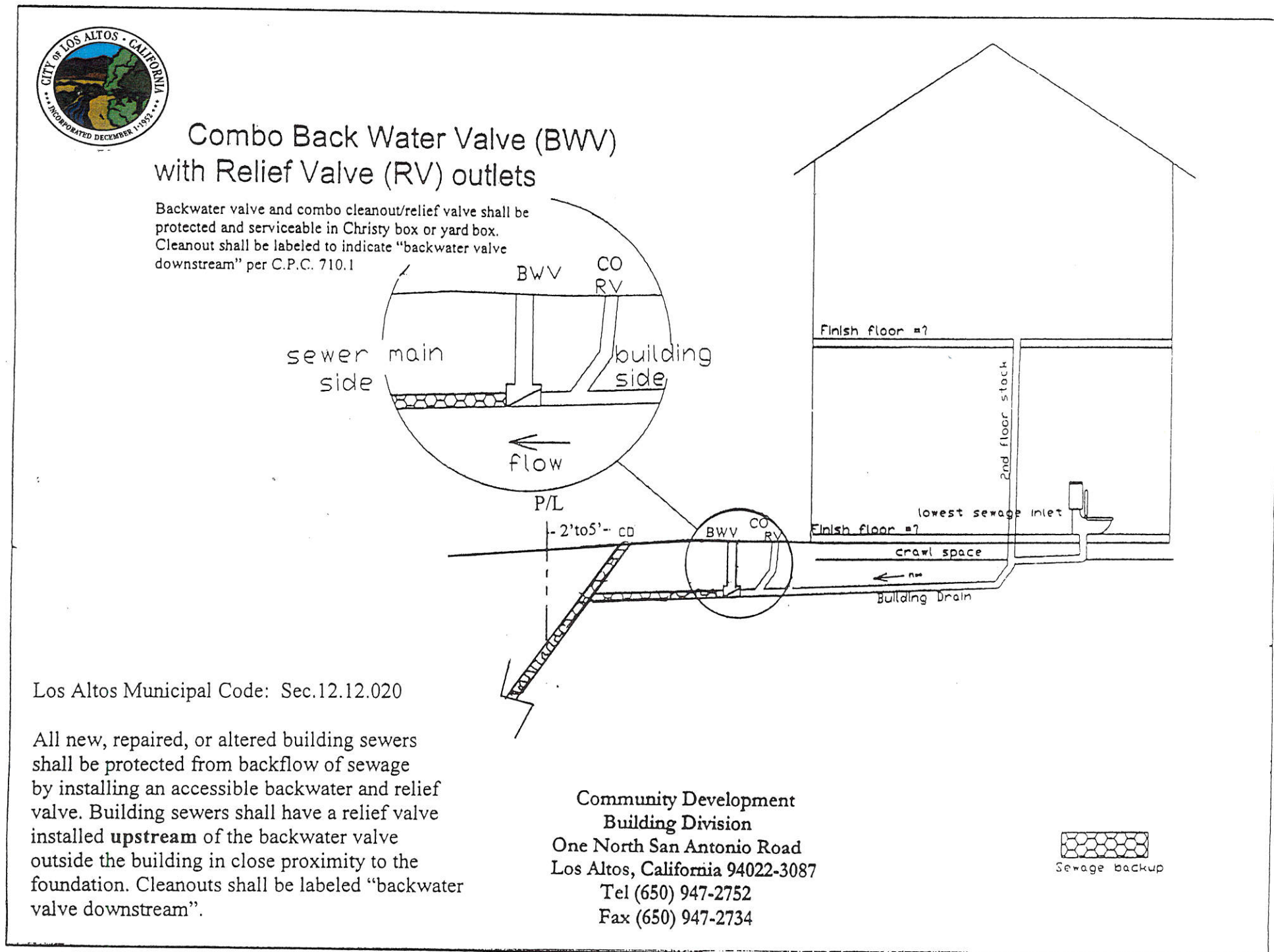
Instructions (for projects of 300 sq. ft. or more):

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

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

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

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



cleanouts-backwater_valve

SCALE: 1" = 1'-0"

LOCAL BUILDING ENERGY STANDARDS
FOR RESIDENTIAL NEW CONSTRUCTION
SINGLE FAMILY BUILDINGS, MULTI-FAMILY BUILDINGS, and DETACHED ADUs

These building standards have been established for new residential construction in the City of Los Altos. This checklist provides applicants with the requirements that apply to their project and must be submitted with the Planning application. **Approved Reach Code Checklist must be incorporated into all Building submittal plan sets.**

DEFINITION OF "NEW CONSTRUCTION"
A building that has never been used or occupied for any purpose and supported by 1) a new structural foundation, 2) an existing structural foundation where a building has been demolished and removed to floor or below, or 3) a combination of 1) and 2).

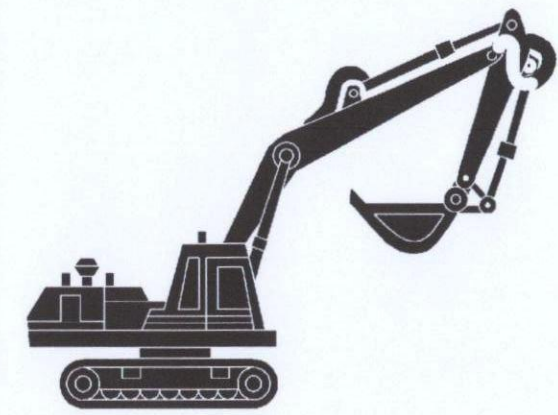
PROJECT ADDRESS: _____
☐ Single Family Dwelling ☐ Multi-family (2-9 Units) ☐ Multi-Family (10+ units) ☐ Detached ADU

ENERGY EFFICIENCY, ELECTRIFICATION AND ELECTRIC VEHICLE (EV) CHARGING AND READINESS	
<i>Note: all projects must comply with mandatory elements of the 2022 Building Energy Efficiency Standards, 2022 California Green Building Code as well as the local and state code requirements.</i>	
New Single-Family Buildings, Multi-Family Buildings (2 to 9 units) and Detached ADU	EV Charging
All Electric	
☐ EXCEPTION: Gas-Fueled Cooking and Fireplace appliances installed (applicant must comply with the prevailing provisions, Subsection 12.22.020 B.3)	☐ At least 1 parking space per dwelling unit shall install at least (1) Level 2 EV ready space.
☐ No natural gas appliances/equipment installed.	☐ If multiple (2 or more) garage parking Spaces are provided, install at least (2) level 2 EV ready spaces.
☐ No gas meter infrastructure	
New Multi-Family Buildings (10+ Units)	☐ EV Capable. 25% of total number of parking spaces on building site shall be capable of supporting future Level 2 EVSE. All remaining spaces shall be Level 2 EV Ready.
☐ No natural gas appliances/equipment installed.	
☐ No gas meter infrastructure	

I certify that the information provided in this form is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that I understand my responsibility for knowing and complying with all relevant local and state codes and regulations.
Signature: _____ Date: _____
(Property Owner/Applicant/Agent/Legal Representative)

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Right Job

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.
- Landscaping/Garden Maintenance
- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that accepts yard waste. No curbside pick-up of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Paint Removal
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water into a dirt area and spend into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.
- Recycle/Reuse Leftover Paints Whenever Possible
- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

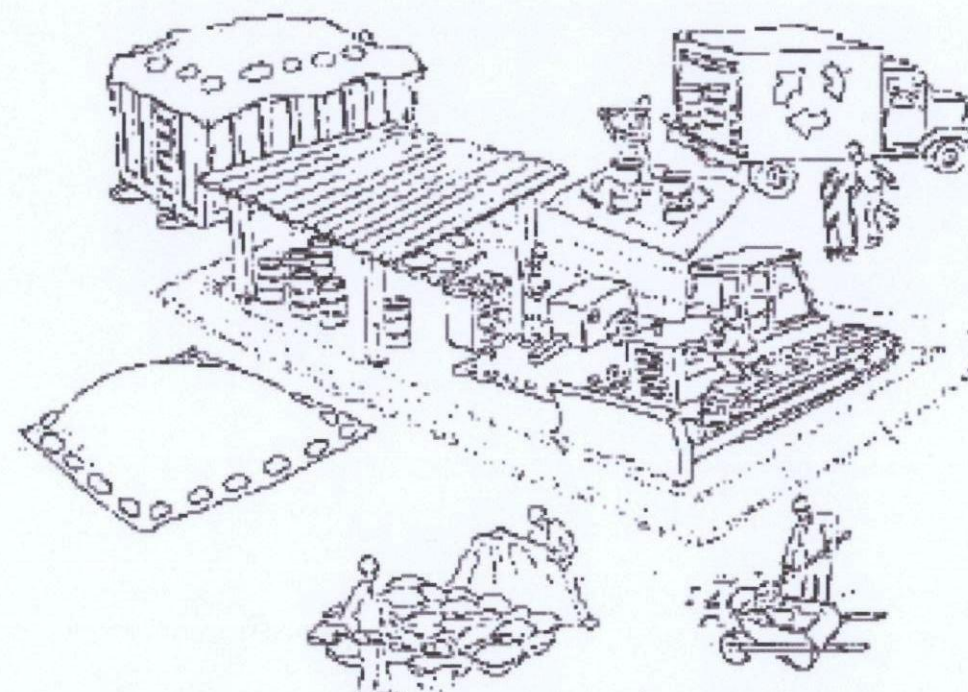
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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

SHEET NO.:

A0.05
CUSTOM-SPEC

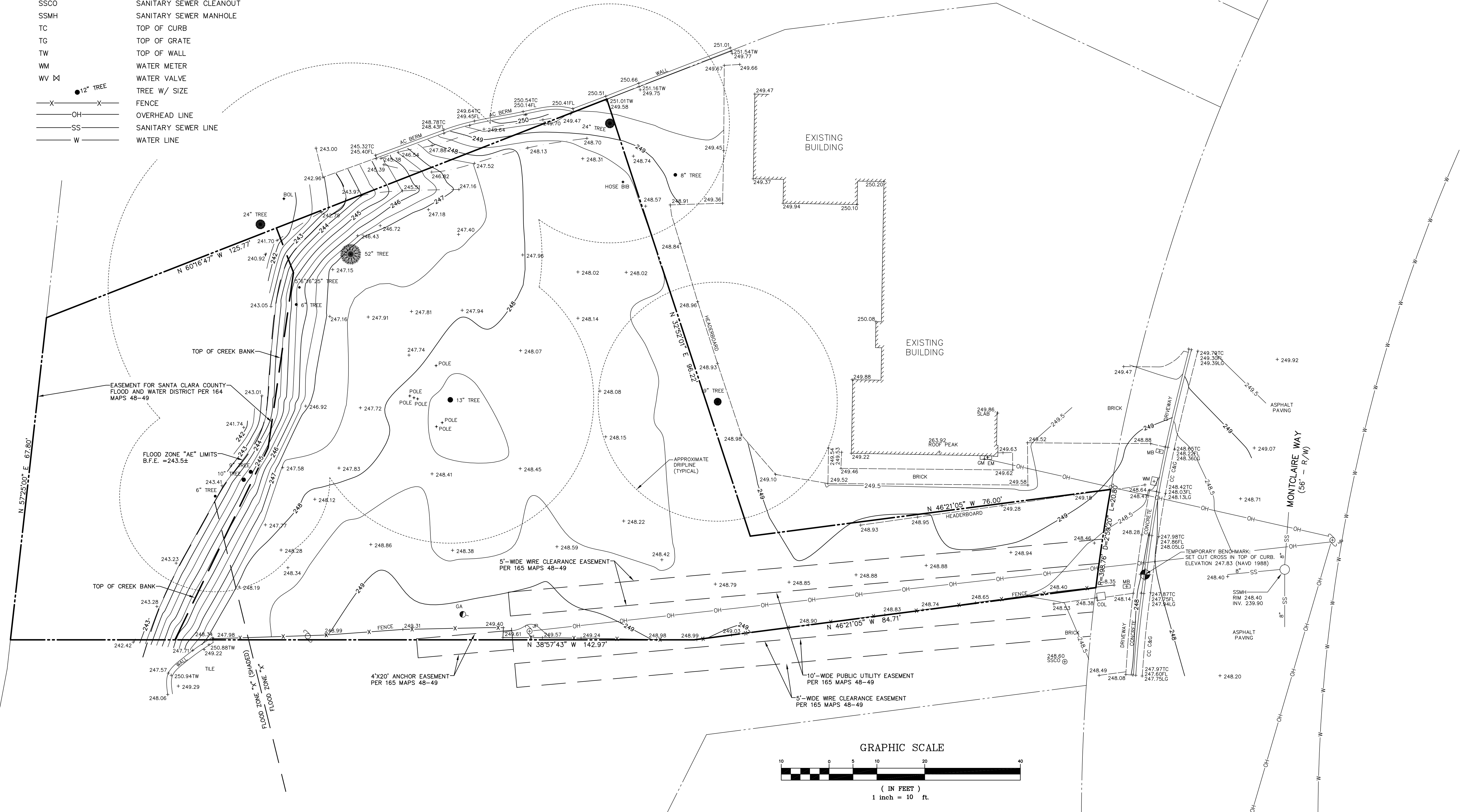
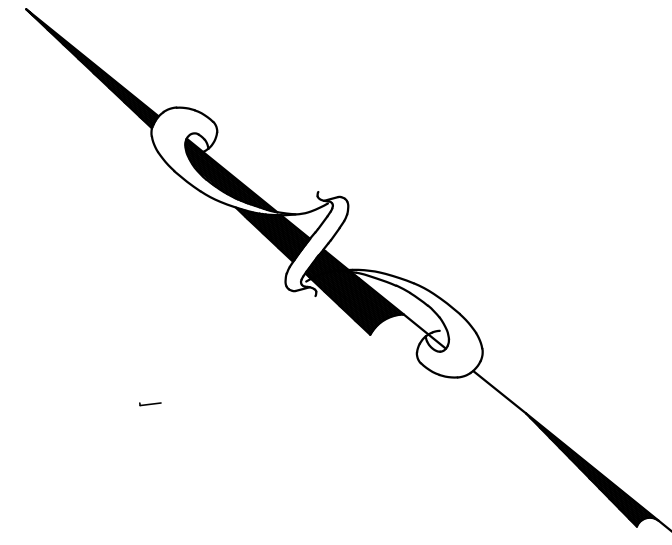
AC	ASPHALT PAVING
BOL	BOLLARD
CB	CATCH BASIN
CC C&G	CONCRETE CURB & GUTTER
COL	COLUMN
EM	ELECTRIC METER
 FH	FIRE HYDRANT
FL	FLOWLINE
 GA	GUY ANCHOR
GM	GAS METER
INV.	INVERT
 JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
MB	MAILBOX
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
WM	WATER METER
 WV	WATER VALVE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENTS SHOWN ARE BASED ON A REVIEW OF 165 MAPS 48. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "AE", "X (SHADED)", AND "X",
BASED ON FLOOD INSURANCE RATE MAP 06085C0202H, DATED MAY 18, 2009.

= 14,327 SQ. FT. ±
= 0.329 ACRES ±



TOPOGRAPHIC SURVEY PLAN		DRAWN BY: RJD	
1276 MONTCLAIRE WAY		DESIGNED BY: ---	
A.P.N. 342-09-045		CHECKED BY: RJD	
LOT 11, 165 MAPS 48-49		SCALE: 1"=10'	
LOS ALTOS		DATE: 11/21/2024	
SANTA CLARA COUNTY		PROJECT NO. 24-1505	
CALIFORNIA		SHEET 1 OF 1	

CITY OF LOS ALTOS

GRADING AND DRAINAGE PLAN FOR 1276 MONTCLAIRE WAY, LOS ALTOS, CA 94024

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF LOS ALTOS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
- EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.
- PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSING WITH 12" OR LESS VERTICAL CLEARANCE.
- ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FORM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT -OF-WAY AT ALL TIMES.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
- CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM, TO ENSURE COMPLIANCE , THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM. TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION, THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE TRAFFIC ENGINEER.

GRADING NOTES

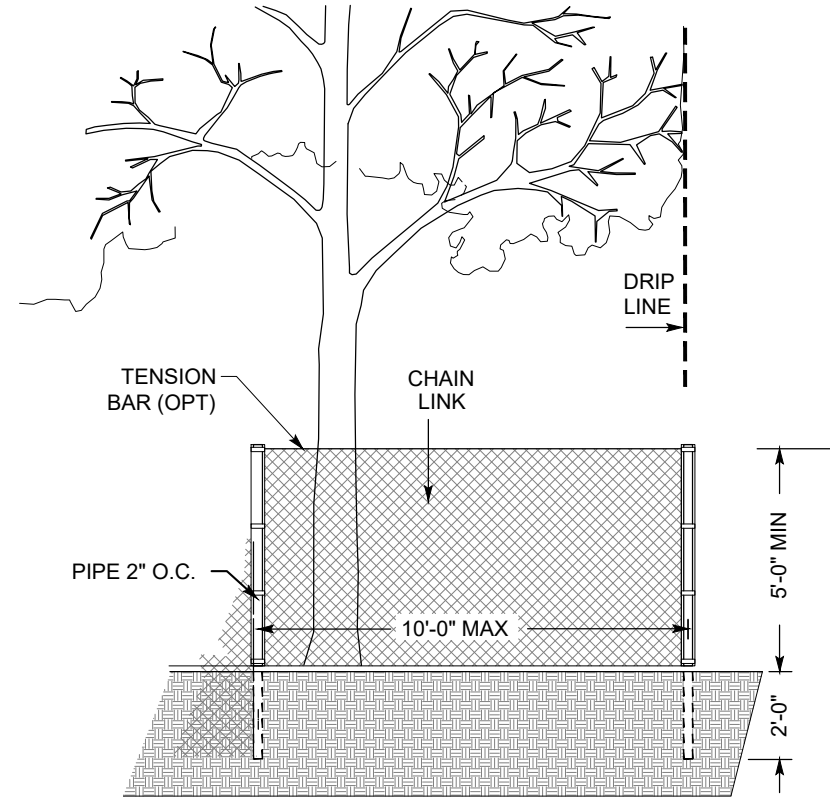
- DATE OF SURVEY: NOVEMBER 21, 2024.
- FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 10 FEET.
- ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATION AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO 521.
- ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AL LEAST 90% RELATIVE COMPACTION.
- LOCATION OF TRESS SHOWN HEREON ARE TAKEN AT A POINT THAT THE TREE ENTERS THE GROUND, SIZES OF TREES SHOWN HEREON ARE TAKEN AT DBH (DIAMETER AT BREAST HEIGHT)
- LOCATION OF METERS ARE AS NOTED.
COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
- CONTRACTOR SHALL BARRICADE AND PROTECT ALL EXISTING SITE FEATURES INCLUDING TREES, FENCES, GATES, UTILITIES, ETC.
- ALL ON-SITE STORM DRAINAGE AND SANITARY SEWER PIPE TO BE PVC SCHEDULE 40.

CITY REQUIREMENTS FOR CERTIFICATES OF SURVEY BY A LICENSED CIVIL SURVEYOR OR CIVIL ENGINEER

- AT THE TIME OF FOUNDATION AND / OR FOOTING PRE-POUR INSPECTION TO VERIFY BUILDING SETBACKS FROM PROPERTY LINES, BUILDING DIMENSIONS AND FINISHED FLOOR ELEVATION.
- AT ROOF NAIL TO VERIFY COMPLIANCE WITH THE DAYLIGHT PLANE, AVERAGE HEIGHT AND TOTAL HEIGHT BASED ON THE JOB SITE PLANS AND SPECIFICATIONS.
- AT FINAL INSPECTION TO VERIFY COMPLIANCE WITH GRADING AND DRAINAGE PLAN.

UNDERGROUND UTILITY NOTES

- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.



EXISTING TREE PROTECTION DETAILS

- PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
- FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
- FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
- TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.

ESTIMATED EARTHWORK QUANTITY NOTES:

- THE ESTIMATED QUANTITIES PROVIDED BELOW ARE FOR REFERENCE ONLY TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSE ONLY.
- ESTIMATED EARTHWORK BELOW IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES IN SURVEY. THE ESTIMATED EARTHWORK DOES NOT CONSIDER THE THICKNESS OF EACH PAYMENT MATERIAL, FOUNDATION AND SLAB ON GRADE VOLUME, THE REMOVAL OF ANY UNSUITABLE MATERIAL, AND THE REMOVAL OF EXISTING BASEMENTS, PITS, VAULTS, POOL, TOP SOIL OR VEGETATION.
- THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION OR ANY OVER EXCAVATION QUANTITIES.
- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK. THE CIVIL ENGINEER ON RECORD IS NOT RESPONSIBLE AND LIABLE FOR THE CONTRACTOR'S EARTHWORK CALCULATIONS.
- ESTIMATED EARTHWORK QUANTITIES BELOW ASSUME THAT ALL ON-SITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ON-SITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER OR CITY INSPECTOR PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

SUMMARY OF ESTIMATED EARTHWORK QUANTITIES

ITEM	A CUT (CY)	B FILL (CY)
1. LAND DEVELOPMENT PROGRAM FOR PURE VOLUME (RAW) ON-SITE	31.0 CY	142.0 CY
2. SWELL @ 25% / SHRINKAGE @ 10%	7.75 CY	14.2 CY
3. SUBTOTALS	38.75 CY	156.2 CY
4. IMPORT	0.0 CY	117.45 CY

* THE QUANTITIES SHOWN ARE FOR PERMIT AND BONDING PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY.

OWNER

GOGO WU
39679 LUPINE COURT,
DAVIS, CA 95616
PHONE: XXXX
EMAIL: XXXX

SITE ADDRESS

1276 MONTCLAIRE WAY,
LOS ALTOS, CA 94024

APN: 342-09-045
LOT: XXXX
ZONING: R1E1
LOT SIZE: 14,327 SF± (0.329 AC.±)

SOIL CONSULTANT

AMERICAN SOIL TESTING & ENGINEERING
1141 RINGWOOD COURT, SUITE 130,
SAN JOSE, CA 95131
(408) 559-6400
Email: bruce@AmericanSoilTesting.com

CIVIL ENGINEER

KOBE STRUCTURAL ENGINEERING
13739 VENTURA BLVD.
SHERMAN OAKS, CA 91423
INFO@KOBESTRUCTURAL.COM
(818) 309-2921

SURVEYOR

DAINS LAND SURVEYING
PHONE: (650) 743-0831
EMAIL: rdains@dainslandsurveying.net

EASEMENT NOTE:

EASEMENTS SHOWN ARE BASED ON A REVIEW OF 165 MAPS 48. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (SHADED), AND "X", BASED ON FLOOD INSURANCE RATE MAP 06085C0202H, DATED MAY 18, 2009.

TEMPORARY BENCHMARK

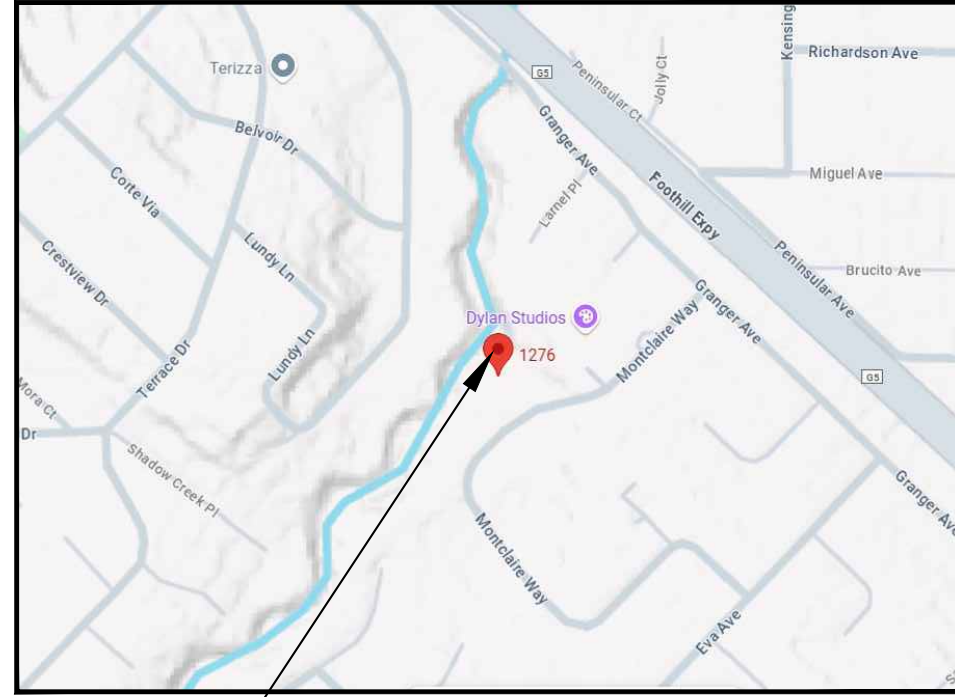
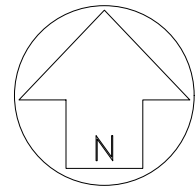
SET CUT CROSS IN TOP OF CURB.
ELEVATION = 247.83 (NAVD 1988)

DISTURBANCE NOTE

APPROXIMATELY 9163 S.F. (0.208 AC.) WILL BE DISTURBED DURING GRADING ACTIVITIES.

LOT COVERAGE SUMMARY

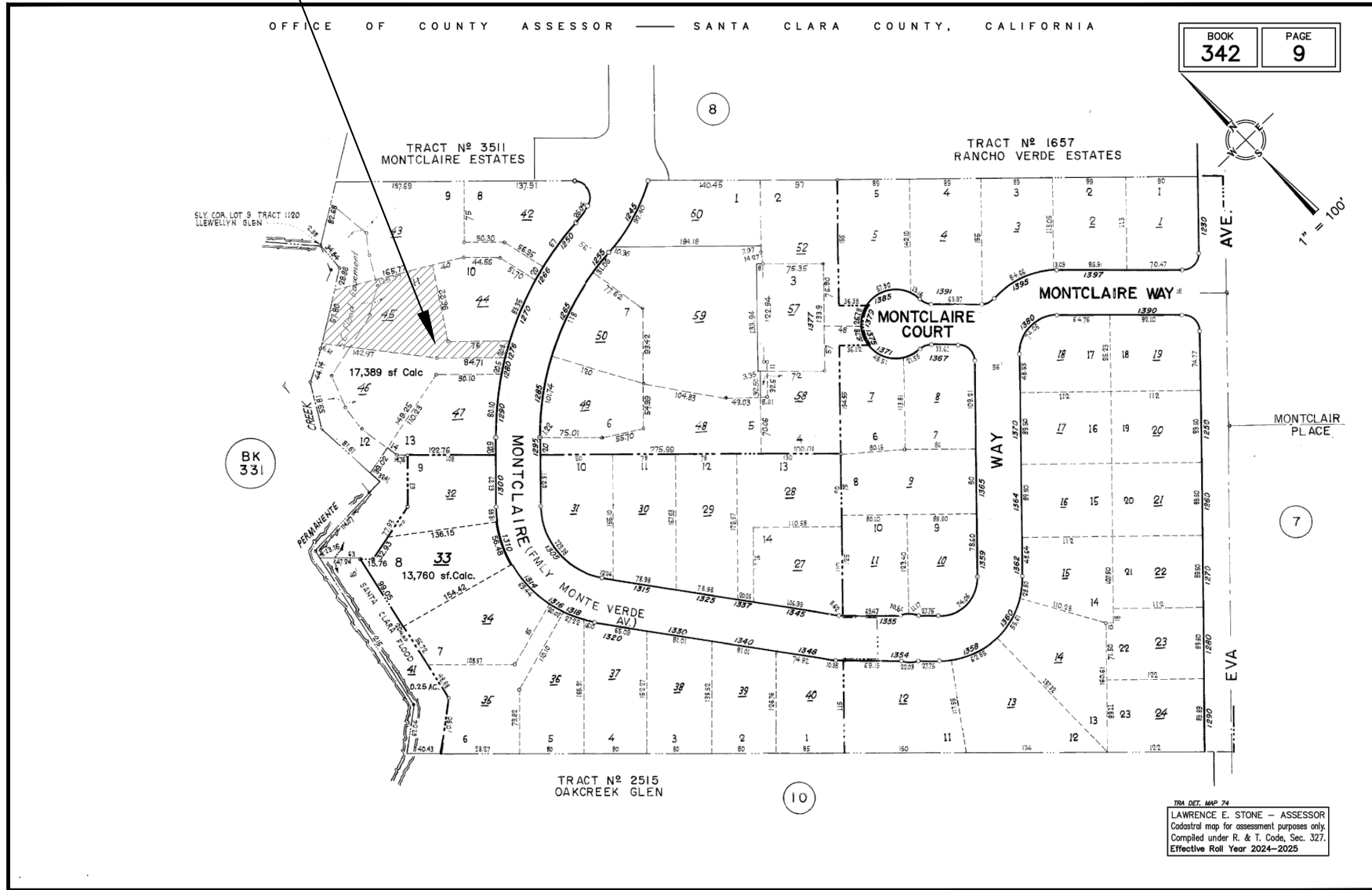
TOTAL LOT AREA	= 14,327 SF.
MAX ALLOWABLE AREA	= 35% OF LOT AREA = 5014.45 SF.
ATTACHED ADU	= 859.00 SF.
MAIN FLOOR	= 3400.00 SF.
LIVABLE (MAIN HOUSE & ADU)	= 4259.00 SF.
GARAGE	= 423.00 SF.
PORCH	= 28.00 SF.
TOTAL BUILDING FOOTPRINT	= 4710.00
LOT COVERAGE (DEVELOPMENT)	= 4710.00/14327 x 100 = 32.87% < 35.00% = 4710.00 SF. < 5014.45 SF.



SITE:
1276 MONTCLAIRE WAY,
LOS ALTOS, CA 94024

VICINITY MAP
N.T.S.

PROJECT SITE



PARCEL MAP
N.T.S.

SHEET INDEX

C1	COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	SECTION

STATEMENT TO BE SIGNED BY SOILS ENGINEER/GEOLOGIC REPORTS :

"THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED _____," SIGNATURE AND DATE _____

AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE."

CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE)

DATE

ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS
I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS; SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SURVEYOR.

ENGINEER/SURVEYOR SEAL & SIGNATURE

DATE

GEOTECHNICAL REVIEW BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

PLANS PREPARED BY:
KOBE STRUCTURAL & DESIGN
13739 VENTURA BLVD
SHERMAN OAKS, CA 91423

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE



PLANS PREPARED BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

NO.

REVISION

REVISED BY

APPROVED BY

DATE

CITY OF LOS ALTOS

1276 MONTCLAIRE WAY,
LOS ALTOS, CA 94024
COVER SHEET

AS SHOWN

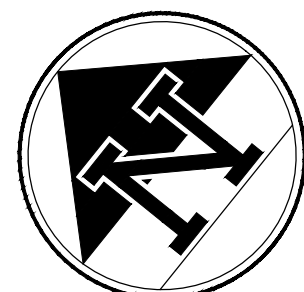
DATE: 09/18/2025

JOB NO. .

SHEET:

C1

GRADING & DRAINAGE PLAN



10' 5' 0' 10'
SCALE: 1" = 10'

LEGEND

- WM WATER METER
- GA GUY ANCHOR
- JUP JOINT UTILITY POLE
- MB MAIL BOX
- PD PROPOSED DRAIN INLET
- ET EXISTING TREE
- SM SEWER MANHOLE
- DR DRAINAGE DIRECTION
- SD STORM DRAIN PIPE DIRECTION
- FG=70.00 PROPOSED FINISH GRADE
- EXISTING EDGE OF PAVEMENT
- OH EXISTING OVERHEAD LINE
- SS EXISTING SANITARY SEWER LINE
- SS PROPOSED SANITARY SEWER LINE
- X X X EXISTING FENCE
- W W EXISTING WATER LINE
- W W PROPOSED WATER LINE
- (244) EXISTING CONTOUR
- 248 PROPOSED CONTOUR
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED STORM DRAIN PIPE
- EXISTING SITE WALL
- NEW 6" TRENCH CHANNEL DRAIN
- INDICATE PAVERS OR HARDSCAPE (IMPERVIOUS)
- INDICATE CONCRETE DRIVEWAY OR HARDSCAPE (IMPERVIOUS)
- GRASS OR LANDSCAPE (PERVIOUS)

ABBREVIATIONS

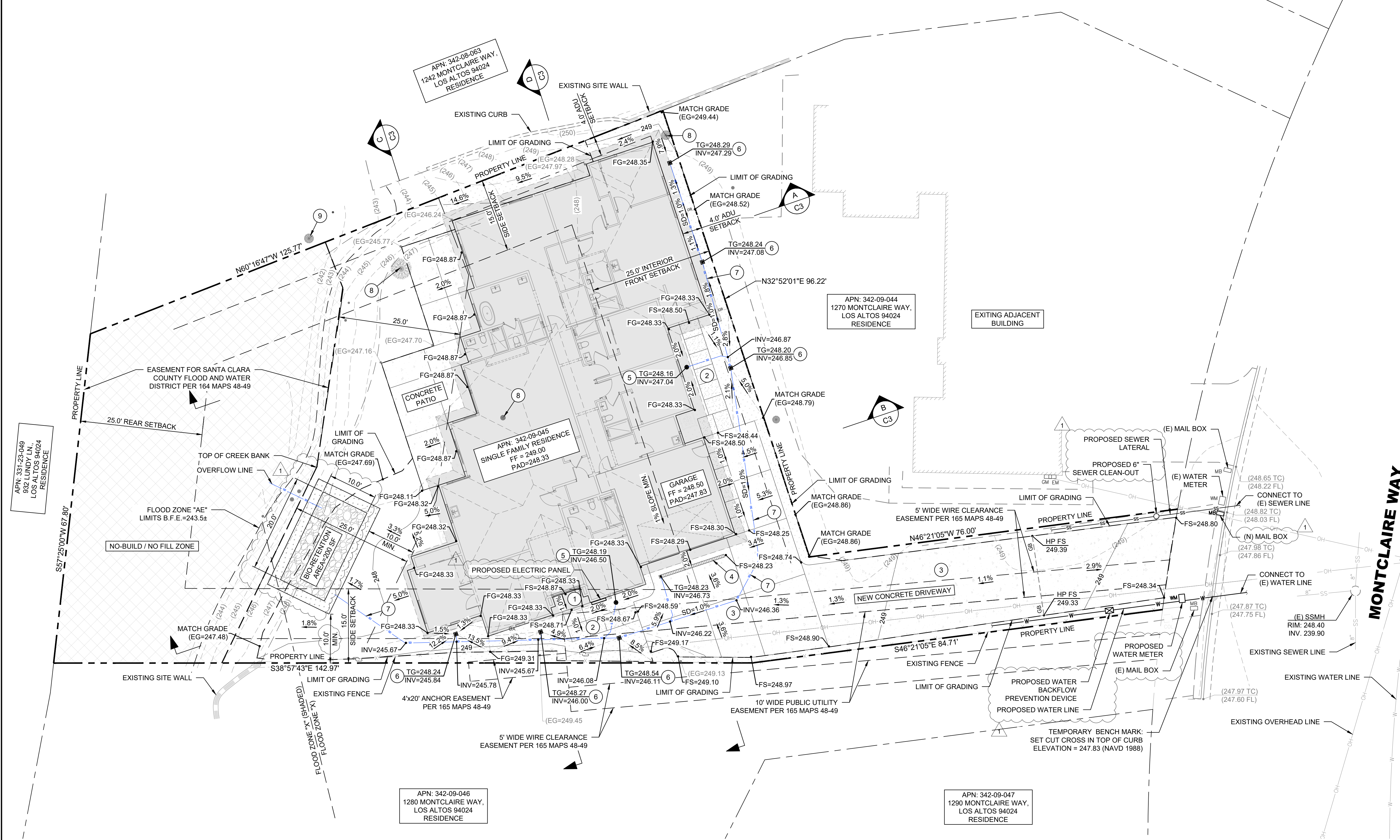
- EG EXISTING GRADE
- (E) EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT ELEVATION
- (N) NEW
- SD STORM DRAIN PIPE SLOPE
- TC TOP OF CURB
- TG TOP OF GRATE INLET

CONSTRUCTION NOTES

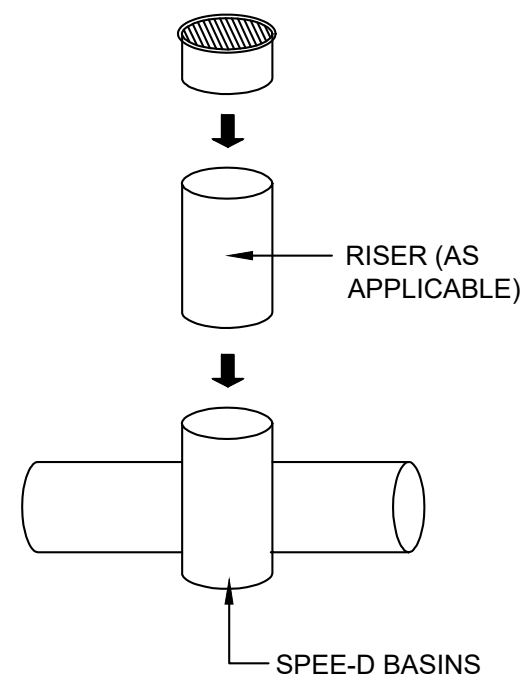
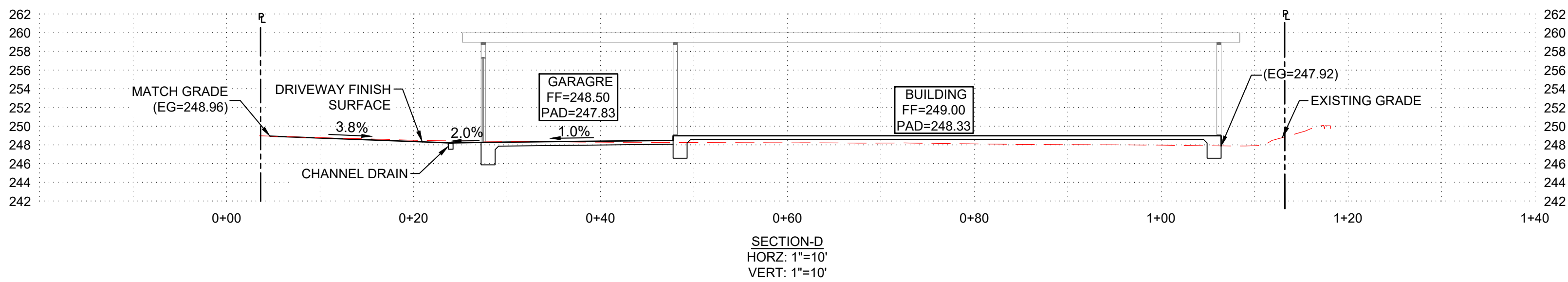
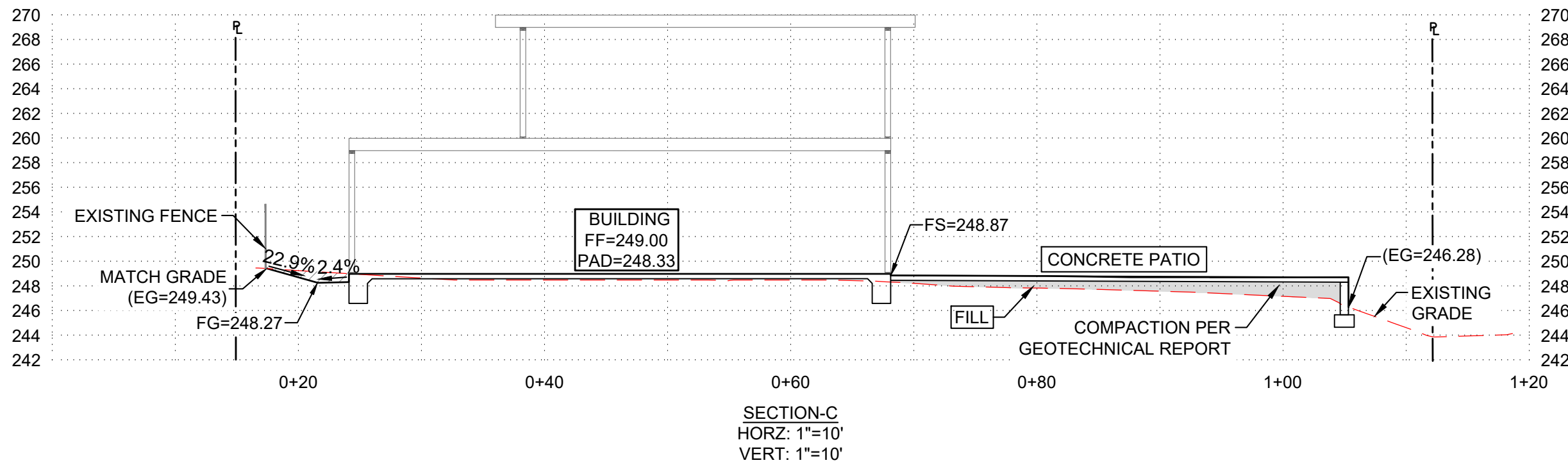
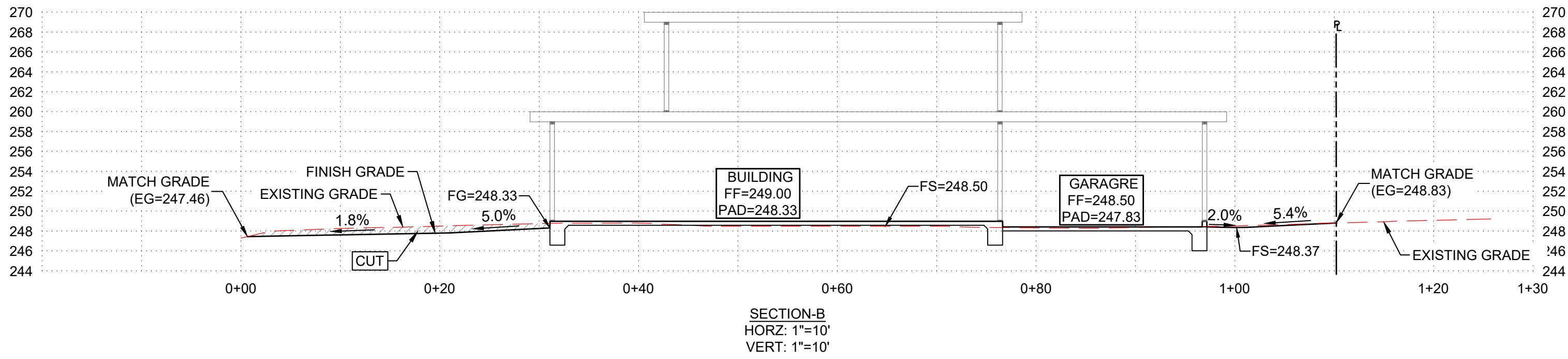
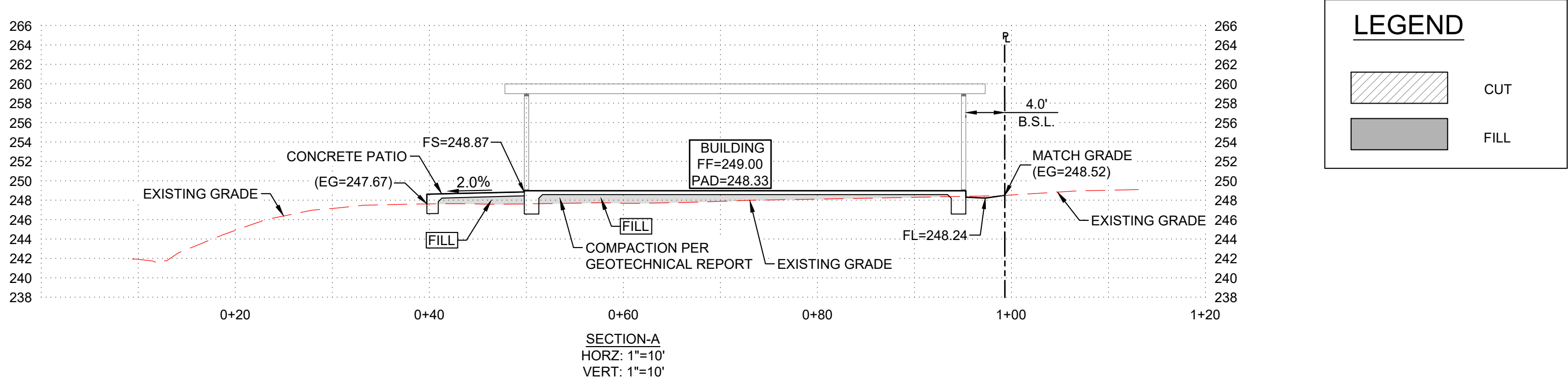
- NEW CONCRETE LANDING.
- CONSTRUCT NEW PATHWAY PER ARCHITECTURAL OR LANDSCAPE PLAN.
- CONSTRUCT NEW CONCRETE DRIVEWAY.
- PROPOSED 6" TRENCH CHANNEL DRAIN.
- FURNISH AND INSTALL 6"Ø GRATE INLET, SEE DETAIL '1' ON SHEET C3.
- FURNISH AND INSTALL 9"X9" GRATED PRECAST CATCH BASIN, SEE DETAIL '2' ON SHEET C3.
- INSTALL 4" PVC DRAIN PIPE MIN. 1% SLOPE PER DETAIL '3' ON SHEET C3.
- EXISTING TREE TO BE REMOVED.
- PROTECT EXISTING TREE TO REMAIN.

NOTE: FFE > BFE, NO FILL BELOW BFE UNLESS PERMITTED, OVERFLOW TO SAFE PONT.

NOTE: NO STORM CONNECTION TO SANITARY SEWER.

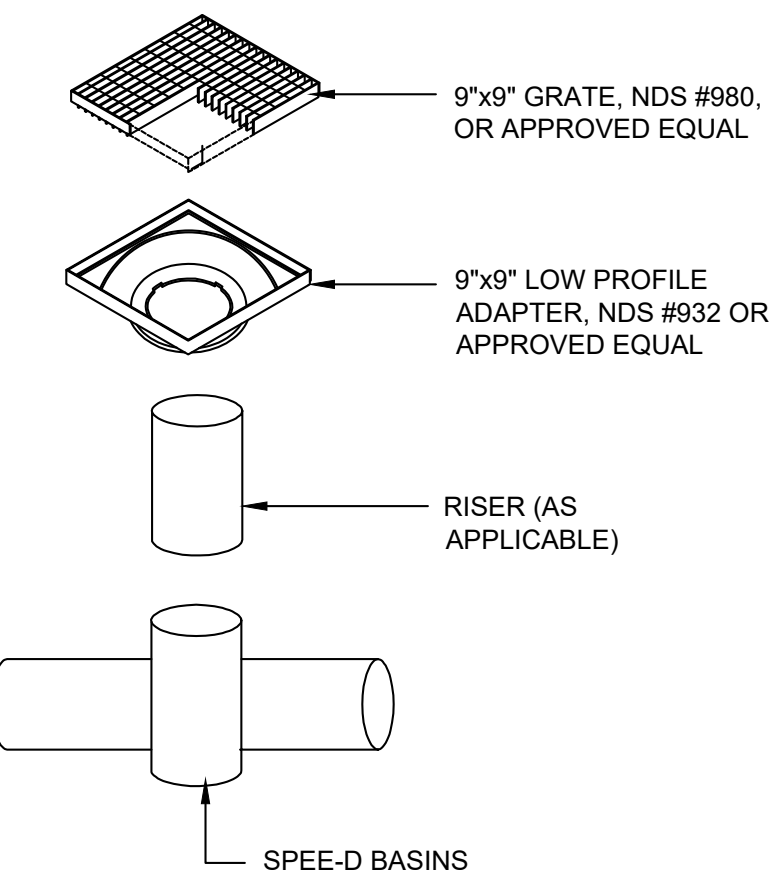


GEOTECHNICAL REVIEW BY:		PLANS PREPARED BY: KOBÉ STRUCTURAL & DESIGN 13739 VENTURA BLVD SHERMAN OAKS, CA 91423		PLANS PREPARED UNDER THE DIRECTION OF:		CITY OF LOS ALTOS		AS SHOWN	
PLANS PREPARED UNDER THE DIRECTION OF:		PLANS PREPARED UNDER THE DIRECTION OF:		1276 MONTCLAIRE WAY, LOS ALTOS, CA 94024 GRADING AND DRAINAGE PLAN		DATE: 09/18/2025		JOB NO.	
NAME RCE# DATE		NAME RCE# DATE 12/16/2025		NAME RCE# DATE		SHEET:		C2	



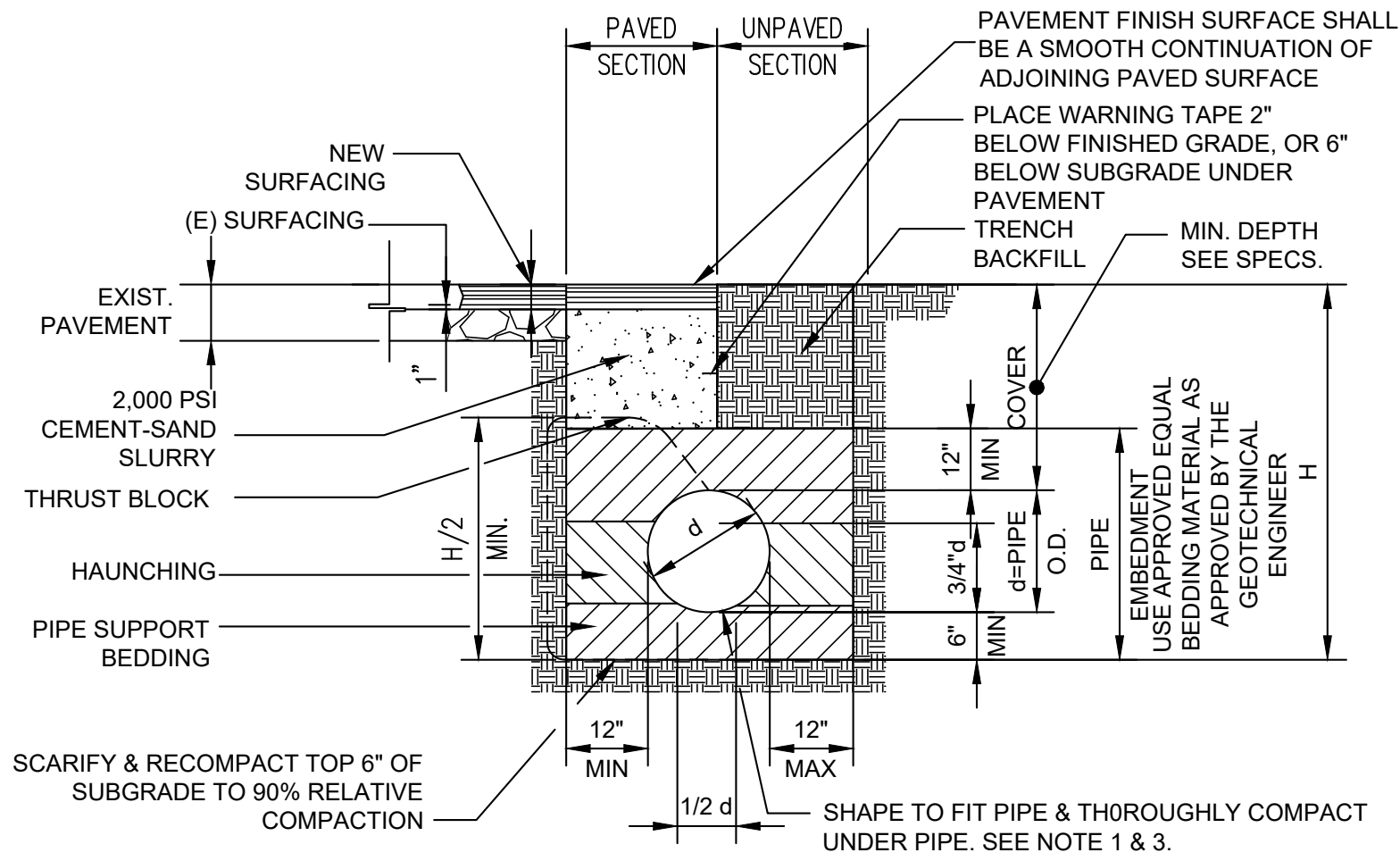
GRATE INLET
NTS

1



GRATE INLET
NTS

2



BEDDING CLEAN COARSE SAND EQUIVALENT (SE) OF 30 OR GREATER.

*INITIAL BACKFILL APPROVED GRANULAR SOIL MATERIAL - MAXIMUM SIZE NOT TO EXCEED 8" TRENCH BACKFILL APPROVED GRANULAR SOIL MATERIAL 90% COMPACTION

LOAD CONDITION	COVER	BEDDING MATERIAL
NON-TRAFFIC/TRAFFIC	1.0' MIN TO 3.0'	APPROVED GRANULAR SOIL MATERIAL-MAX SIZE NOT TO EXCEED 1/2", EXCEPT WHERE NOTED
NON-TRAFFIC	3.0' MIN TO 18.0'	CLEAN COARSE SAND
TRAFFIC	5.1' TO 18.0'	CLEAN COARSE SAND

CLEAN COARSE SAND: SHALL CONFORM TO THE REQUIREMENTS OF SAND FOR PORTLAND CEMENT CONCRETE AS SPECIFIED IN SECTION 200-1.5.5 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.

NATIVE MATERIAL: UP TO CLASS IV SOILS, TYPE ML, CL, FINE GRAINED, LL < 50, MEDIUM TO NO PLASTICITY

* NOTE: FOR CLASS IV SOIL, TYPE MH OR ALL CLASS V SOILS, USE CLEAN COARSE SAND.

COMPACTION: PIPE EMBEDMENT AND TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 306-1.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. WATER DENSIFIED BACKFILL SHALL NOT BE USED UNLESS APPROVED BY THE SOILS ENGINEER.

NARROW UNSUPPORTED VERTICAL WALLED TRENCH WIDTH

NARROW TRENCH WIDTH MIN. (INCHES)	18	18	24	30
NOMINAL PIPE DIAMETER (INCHES)	4	6	8	12

NOTES:

- EXCAVATE FOR BELLS OR HUBS SO FULL LOAD IS CARRIED BY PIPE BARREL
- HAUNCHING MATERIAL SHALL BE PLACED IN A MANNER SUCH AS SLICING SHOVEL-SPADING OR SHOVEL RODDING TO INSURE COMPLETE FILLING OF THE "HAUNCH AREAS" BELOW THE PIPE. (JETTING OF SAND MATERIAL IS NOT REQUIRED).
- CONSOLIDATED WET FILL SAND OR APPROVED SELECT NATIVE MATERIALS PER SPECIFICATIONS 90% RELATIVE COMPACTION.

PIPE BEDDING DETAIL
NTS

3

GEOTECHNICAL REVIEW BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

PLANS PREPARED BY:
KOBÉ STRUCTURAL & DESIGN
13739 VENTURA BLVD
SHERMAN OAKS, CA 91423

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE



PLANS PREPARED BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

NO.	REVISION	REVISED BY	APPROVED BY	DATE

CITY OF LOS ALTOS

1276 MONTCLAIRE WAY,
LOS ALTOS, CA 94024
SECTION

AS SHOWN

DATE: 09/18/2025

JOB NO. .

SHEET:

C3



VINYL FENCING TO MATCH EXISTING

EXCLUSIVE

Freedom Emblem 6-ft H x 8-ft W Clay Privacy Vinyl Flat-top Fence panel
Item #5277907 | Model #73053904

Shop Freedom

★★★★☆ 3.8 49

\$180⁸¹

\$171.77 When you choose 5% savings on eligible purchases every day.
[Learn How](#)

TREE PROTECTION

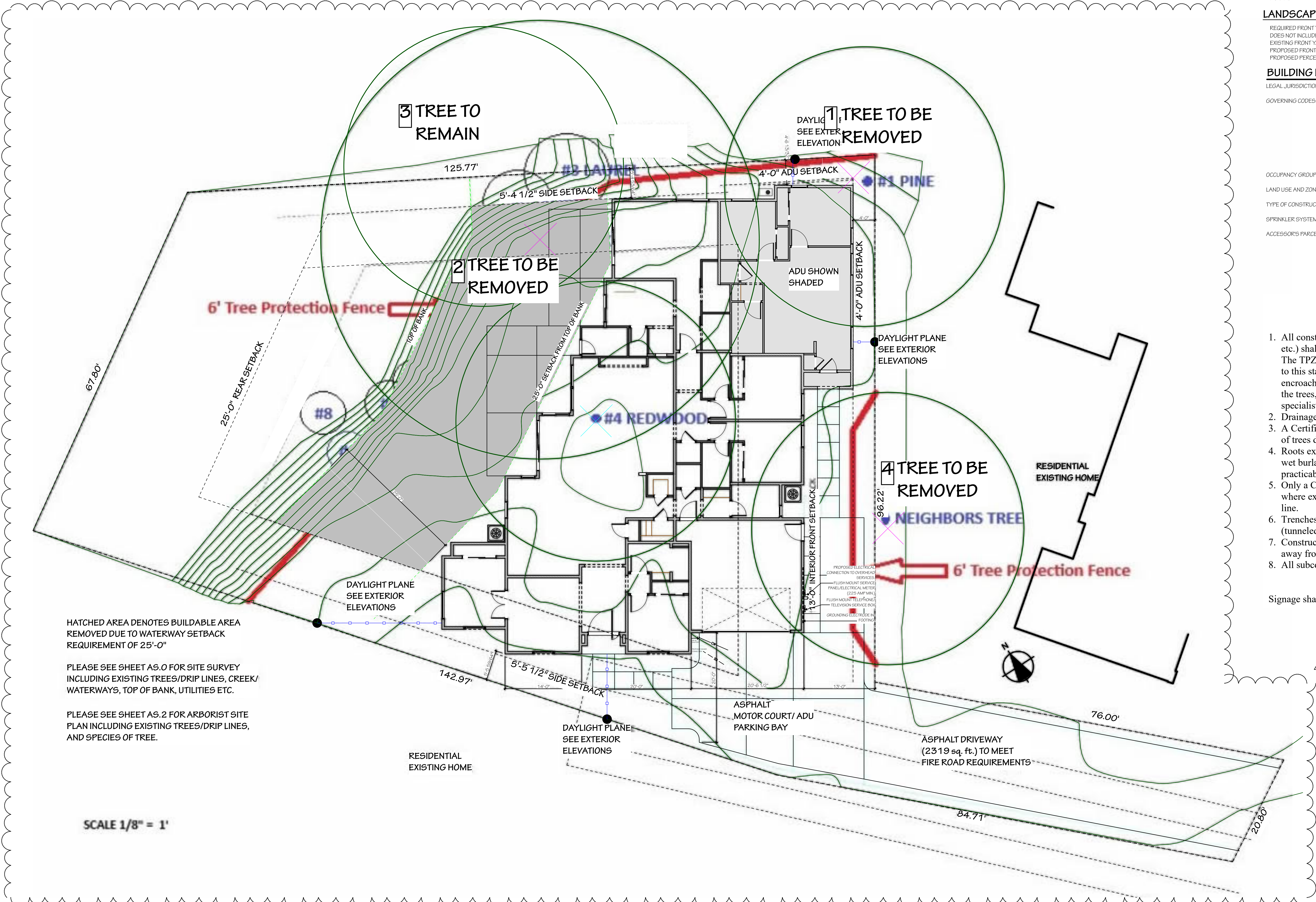
- No unauthorized entrance
- No washout, runoff, or drainage allowed beyond the fence
- Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage
- Trenching, boring, or excavation in the protected area shall be performed only under the direction of a Certified Arborist

Arborist Info: Ron Carden 510-881-8733

Tree #	Species	DBH	Health	Protected	Action	Comments
1	Eastern White Pine 'Pinus strobus'	24"	80%	Yes	REMOVE	Codominant leaders, Canopy has been raised significantly
2	Coast Live Oak 'Quercus agrifolia'	52"	90%	Yes	REMOVE	Healthy and vigorous
3	California Laurel 'Umbellularia californica'	36"	75%	Yes	PRESERVE	Healthy and vigorous
4	Coastal Redwood 'Sequoia sempervirens'	24"	45%	Yes	REMOVE	Multitrunk at base. Grew from suckers
5	California Laurel 'Umbellularia californica'	5"	90%	Yes	PRESERVE	Healthy and vigorous
6	California Laurel 'Umbellularia californica'	12"	90%	Yes	PRESERVE	Healthy and vigorous
7	California Laurel 'Umbellularia californica'	13"	90%	Yes	PRESERVE	Healthy and vigorous
8	California Laurel 'Umbellularia californica'	19"	90%	Yes	PRESERVE	Healthy and vigorous
9	California Laurel 'Umbellularia californica'	29"	90%	Yes	PRESERVE	Healthy and vigorous

TREE LIST

SCALE: 1:0.36



ARCHITECTURAL SITE PLAN

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

GENERAL NOTES

1. CONTRACTOR TO PROVIDE SUITABLE PAD FOR NEW CONSTRUCTION.
2. CONTRACTOR TO PROVIDE SUITABLE DRAINAGE AWAY FROM BUILDING - FINISH GRADE TO SLOPE 5% MIN OVER A DISTANCE OF 10'-0" MIN AWAY FROM HOUSE.
3. CONTRACTOR TO FOLLOW ALL PERTINENT CITY AND BUILDING CODE REQUIREMENTS.
4. ALL DOWNSPOUT DRAINAGE SHALL BE CAPTURED IN A PERIMETER TIGHT LINE SYSTEM AND PIPED TO AN APPROVED DISCHARGE POINT.
5. DOWNSPOUTS DRAINING THE ROOF SHALL BE GRAVITY DRAINED OVERLAND OR DIRECTED WITH NON-PERFORATED DRAIN PIPE TO SIDE YARD SWALE.
6. CONTRACTOR SHALL FOLLOW ALL CC&R GUIDELINES FOR SITE CONSTRUCTION.
7. VERIFY ALL UTILITY LOCATIONS IN FIELD.
8. THIS DRAWING IS NOT A CIVIL SURVEY; VERIFY ALL CONDITIONS IN FIELD.
9. GRAVITY DRAIN ALL DOWNSPOUTS.

EROSION CONTROL NOTES

1. PROVIDE STABILIZER ROCK AT CONSTRUCTION ENTRANCE.
2. PROVIDE COMPOST FILTER SOCK (WOODED) AS REQUIRED AT PROPERTY LINE DURING CONSTRUCTION PERIOD PER CITY REQUIREMENTS.

LOT COVERAGE

MAXIMUM ALLOWABLE AREA (LOT COVERAGE) = 95%
(14,10.070) NET SITE AREA = 5,003
MAXIMUM ALLOWABLE HEIGHT = 20'-0"
MAXIMUM NUMBER OF STORES = ONE
GROSS LOT SIZE = 14,327 SQUARE FEET
HOUSE = 3,400 SQUARE FEET
ADU (ATTACHED) = 859 SQUARE FEET
GARAGE = 425 SQUARE FEET
HOUSE PORCH = 28 SQUARE FEET
DRIVEWAY = 2,519 SQUARE FEET
LOT COVERAGE:
MAIN HOUSE + GARAGE + PORCH = 3851 SQ. FT
26.87%

4944 WINDPLAY DRIVE, #116
EL DORADO HILLS, CA 95762
PH: 916.343.3737

©2025 Studio 81 International, Inc.

JOB NAME:

ZHUO-KIM
CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE
BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

ARCHITECTURAL
SITE PLAN

TREE PROTECTION PLAN

1. All construction activity (grading, filling, paving, excavation landscaping etc.) shall respect a **Tree Protection Zone** (TPZ) around protected trees. The TPZ should be a distance of 10 times the trunk of the tree. Exception to this standard could be considered provided it is demonstrated that an encroachment into the TPZ will not affect the root system or the health of the trees, and it is authorized by a certified Arborist or comparable specialist.
2. Drainage will not be allowed to pond around the base of any tree.
3. A Certified Arborist shall be retained to perform any necessary pruning of trees during construction activity.
4. Roots exposed, as a result of construction activities shall be covered with wet burlap to avoid desiccation and should be buried as soon as practicable.
5. Only a Certified Arborist shall make specific recommendations as to where existing trees can safely tolerate some level of fill within the drip line.
6. Trenches that are required within the TPZ shall be hand-dug or bored (tunneled) under the root(s) to minimize damage.
7. Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage.
8. All subcontractors shall be provided a copy of the Tree Protection Plan

Signage shall be placed on fencing and should state the following:

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

- △ PLANNING REVISIONS 09-16-25
- △ PLANNING REVISIONS 12-2-25

FILE: CUSTOM-SPEC

SHEET NO.:

AS.01
CUSTOM-SPEC

ENERGY NOTES

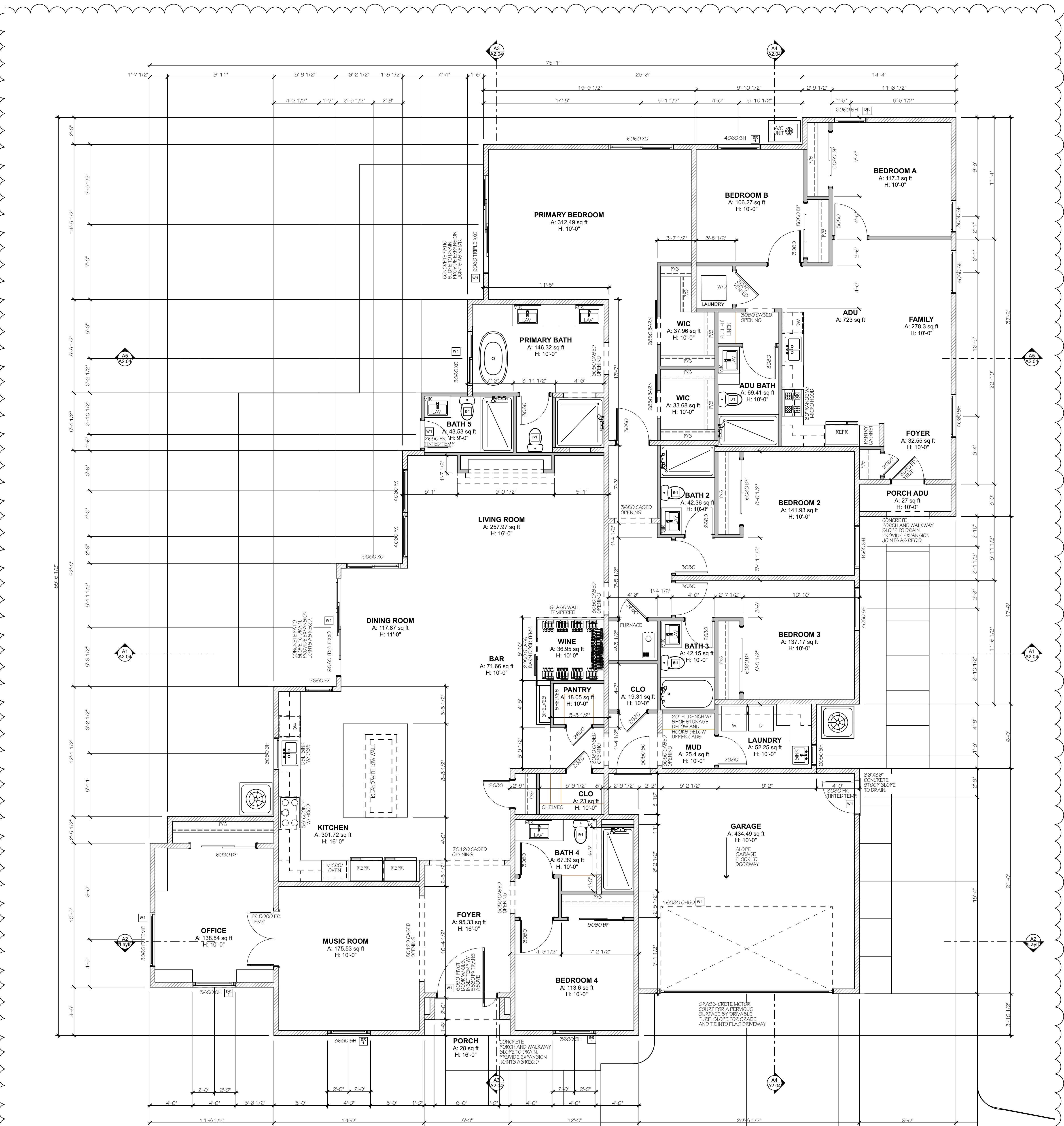
- A. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATION OF DOUBLE INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.
- B. THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE REQUIREMENTS OF 2022 CRC 720.
- C. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION.
- D. EVERY MANUFACTURED AND SITE-BUILT PENETRATION PRODUCT OR PENETRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24 PART 6.9 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT, AND THE METHOD USED TO DETERMINE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE 2022 CALIFORNIA ENERGY CODE SECTION 110.6(9)(1). THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR, PER 2022 CALIFORNIA ENERGY CODE SECTION 110.6.5(A).

PLUMBING NOTES

- A. PIPES IN TRENCHES REQUIRE AN 18" MIN. COVERAGE.
- B. BTU RATINGS OF GAS APPLIANCE DEMAND DEFAULTS PER 2022 CPC TABLE 120B.4.1
- a. CLOTHES DRYER 35,000 BTUS
 - b. FREESTANDING RANGE 65,000 BTUS
 - c. OVEN 25,000 BTUS
 - d. TOP BURNER RANGE 40,000 BTUS
 - e. WATER HEATER (BASE ON 6 GALL/MIN) 200,000 BTUS
 - f. GAS FIREPLACES 40,000 BTUS
 - g. FURNACES 100,000 BTUS
- C. PLUMBING FIXTURE FLOW RATES:
- *TICHER FAUCET: MAXIMUM FLOW RATE IS 1.8 GALLONS PER MINUTE AT 60 PSI.
 - *LAVATORY FAUCET: MAXIMUM FLOW RATE IS 1.2 GALLONS PER MINUTE AT 60 PSI.
 - *SHOWER HEADS: MAXIMUM FLOW RATE IS 1.8 GALLONS PER MINUTE AT 80 PSI.
 - *ALL WATER CLOSURES SHALL BE LOW FLOW WATER CLOSURES WITH A MAXIMUM CAPACITY OF 1.28 GALLON PER FLUSH.
- D. PLASTIC PIPE AND FITTINGS, OTHER THAN THOSE USED FOR GAS, SHALL MEET THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 1.4.
- E. ALL PIPE, TUBE, FITTINGS, SOLVENT, CEMENT, THREAD SEALANT, SOLDER, AND/OR FLUX USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 61.
- F. AB1953 LEAD FREE COMPLIANT NOTE ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FITTINGS AND FITTINGS. ALL OF THE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.
- G. CLEARLY IDENTIFY PIPING MATERIAL FOR THE WATER DELIVERY SYSTEM IF PEI IS USED. A NOTE MUST BE PROVIDED ON THE DOCUMENTS TO STATE: "AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING: 'THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON (DATE) BY (NAME)'. THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR A FULL TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE OWNER OR THE OCCUPANT." 2022 CPC 604.1.2.

FLOOR PLAN NOTES

- A. REFER TO GENERAL NOTE SHEETS FOR PLAN GENERAL NOTES.
- B. REFER TO ENERGY SHEETS FOR CERTIFICATE OF COMPLIANCE AND INSULATION VALUES.
- C. ANY PART OF THE EXTERIOR WALL THAT ARE LESS THAN 9 FEET TO THE PROPERTY LINE AND 10 FEET OF ONE HOUR CONSTRUCTION, UNLESS THE RESIDENCE IS PROVIDED WITH FIRE SPRINKLERS, THEN THE ONE HOUR CONSTRUCTION IS REQUIRED LESS THAN 5 FEET. 2022 CRC TABLE 302.1 (2).
- D. A SHEET/ROCK NAILING INSPECTION IS REQUIRED. 2022 CRC R702.5 AND 2022 CRC 110.3.5.
- E. ALL DIAGONAL WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
- F. MINIMUM WIDTH OF A CORRIDOR/HALLS IS 36 INCHES. 2022 CRC R301.1.6.
- G. HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 9 INCHES. FOR ROOMS WITH SLOPED CEILINGS, THE MINIMUM CEILING HEIGHT MUST BE 5 FEET WITH 50% OF THE FLOOR AREA HAVING A MINIMUM HEIGHT OF 7 FEET. PER 2022 CRC R305.1.
- H. ALL HABITABLE ROOMS ARE REQUIRED TO HAVE GLAZED OPENINGS HAVING AN AREA EQUAL TO 2% OR MORE OF THE FLOOR AREA. 2022 CRC R303.1.
- I. ALL HABITABLE ROOMS ARE REQUIRED TO HAVE OPERABLE EXTERIOR OPENINGS HAVING AN AREA EQUAL TO 4% OR MORE OF THE FLOOR AREA. 2022 CRC R303.1.
- J. A ROOM MUST HAVE LIGHT AND VENTILATION DIRECTLY TO THE EXTERIOR. SHAKE LIGHT AND VENTILATION WITH ANOTHER ROOM TO SHARE 1/2 OF THE AREA OF THE COMMON WALL MUST BE OPEN AND UNOBSTRUCTED. 2022 CRC R303.2.
- K. WINDOW HEAD HEIGHTS:
- *1ST FLOOR - 8'-0" UNO ON EXT. ELEVATIONS
 - *2ND FLOOR - 8'-0" UNO ON EXT. ELEVATIONS
 - *DOOR HEIGHTS AS NOTED ON PLANS, (ALIGN ADJACENT WINDOW HEADER HEIGHTS WITH DOOR HEADERS)
- L. UNCONDITIONED UTILITY CLOSETS SHALL HAVE SOLID CORE DOORS WITH HEAD & JAMB COMPLETELY WEATHERSTRIPPED. INSTALL METAL THRESHOLD DOORS TO HAVE THE BOTTOMS GASKETED. TYP. DOORS ARE TO BE SELF-CLOSING WITH DOOR CLOSING HARDWARE INSTALLED. WALLS AT UTILITY CLOSET ARE TO BE INSULATED WITH R-19 BATT INSULATION.
- M. PROVIDE A DRAFTSTOP AT THE FLOOR FRAMING WHEN THE AREA OF THE CONCEALED SPACE EXCEEDS 1,000 SF PER 2022 CRC R302.12.



FLOOR PLAN KEYNOTES

- BATHROOMS**
- [B1]** ALL WATER CLOSETS OR BIDETS SHALL BE INSTALLED IN AN AREA OF 30" CLEAR WITH MIN 24" CLEAR FROM THE FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTACLE. 2022 CPC 402.5. WATER CLOSET TO BE LOW FLOW WITH A MAXIMUM CAPACITY OF 1.28 GALLONS PER FLUSH. 2022 CPC 411.0.
- [B2]** PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB-SHOWER COMBINATION. THE DEVICE IS REQUIRED TO LIMIT WATER TEMP. TO A MAX. OF 120°. 2022 CPC 408.3.
- [B3]** CERAMIC TILE SHOWER WITH PREFABRICATED BASE. SHOWER HEAD - 4"4".
- 2022 CRC 702.4.1 GENERAL CERAMIC TILE
- R702.4.1 GENERAL CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A116.1, A116.3, A136.1 AND A371.1.
- R702.4.2 BACKER BOARDS. MATERIALS USED AS BACKERS FOR WALL, TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 (GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-GLASS MAT BACKER BOARD, AND NONASBESTOS FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 2022 CRC 702.5.7 WATER-RESISTANT GYPSUM BACKING BOARD. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONASBESTOS FINISH MATERIAL SHALL CONFORM TO ASTM C1396, C1178, OR C1278. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILING.
- WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, CUT OR EXPOSED JOINTS, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- R702.3.7.1 LIMITATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- [B4]** A MINIMUM 30" CIRCLE IS PROVIDED AT THE SHOWER LOOK. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 102.4 SQ. INCHES. PER 2022 CPC 408.6.
- [B5]** SHOWER DOORS TO BE MIN. 22" CLEAR, TEMPERED GLASS.
- [B6]** PREFABRICATED FIBERGLASS TUB-SHOWER COMBO WITH INTEGRAL SURROUND 70" MIN. ABOVE DRAIN. SHOWER HEAD - 4"4". CURTAIN ROD AT 80" OR OBSCEURED TEMPERED GLASS ENCLOSURE PER BUILDER.
- [B7]** 4" X 10" SHAMPOO NICHES. BOTTOM AT -54". INSTALL ELASTOMERIC FLASHING IN ENTIRE NICHES PRIOR TO SCRATCH COAT.
- BATHROOMS**
- [B1]** THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS WITH 1/2" GYI BOARD APPLIED TO THE GARAGE SIDE. WHEN HABITABLE ROOMS ARE LOCATED ABOVE THE GARAGE, MINIMUM HORIZONTAL SEPARATION SHALL BE 5/8" TYPE X GYI BOARD. 2022 CRC 302.6.
- [B2]** WHEN PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING AND SELF-LATCHING. 2022 CRC R302.3.1.
- [B3]** SLOPE GARAGE SLAB A MINIMUM OF 1/8" TO 1/4" PER FOOT FROM THE HOUSE TO THE MAIN VEHICLE DOOR TO FACILITATE THE MOVEMENT OF LIQUIDS. 2022 CRC R309.1.
- [B4]** APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT BURNERS AND BURNER/IGNITION DEVICES ARE LOCATED NOT LESS THAN 18" ABOVE THE FLOOR UNLESS LISTED AS NON-FLAMMABLE VAPOR/IGNITION RESISTANT, AND GUARDED AGAINST DAMAGE WITH PROTECTIVE BARRIERS OR ELEVATED OUT OF THE NORMAL PATH OF VEHICLES. 2022 CPC 507.1.3, 507.13.1.
- [B5]** UNLESS A DIRECT-VENT TYPE GAS FIRE APPLIANCE IS LOCATED IN THE GARAGE, REQUIRE OUTDOOR COMBUSTION AIR VENTS WITHIN 12" OF THE FLOOR AND CEILING. 2022 CMC 701.1.6.
- BATHROOMS**
- [B1]** EXTERIOR HOSE BIBBS: PROVIDE WITH NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICES. 2022 CPC 603.5.7.
- SLEEPING ROOMS**
- [B1]** EMERGENCY ESCAPE AND RESCUE OPENINGS: ONE OPENING IN EACH SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND SLEEPING AREA OPENING REQUIREMENTS. THE NET CLEAR OPENABLE AREA ON THE FIRST FLOOR MAY BE 5.0 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20". WINDOW OPENINGS SHALL HAVE THE SILL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. PER 2022 CRC R310.1.1, R310.2, R310.2.1 AND R310.2.2.
- KITCHEN**
- [K1]** 36" GAS/ELEC. COOKTOP W/ 36" HOOD W/ LIGHT. EXHAUST FAN ABOVE. VENT PER 2022 CMC 304.3. (280 CFM INSTALL PER MANUFACTURER REQUIREMENTS. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" PROTECTED. HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT. 2022 CMC 921.3 AND 921.4.
- [K2]** DISHWASHER. PER BUILDER.
- [K3]** WALL MOUNTED CABINET ABOVE 24" DEEP UPPER CABINETS ABOVE REFRIGERATOR. UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISHED DECK.
- [K4]** 30" GAS/ELEC. DOUBLE OVEN (OR MICRO/DOVE) IN 24" DEEP CABBINETS. INSTALL PER MANUFACTURER REQUIREMENTS.
- [K5]** SOLID SURFACE COUNTER WITH FULL SPLASH.

4944 WINDPLAY DRIVE, #116
EL DORADO HILLS, CA 95762
PH: 916.343.3737

©2025 Studio 81 International, Inc.

JOB NAME:

ZHUO-KIM
CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE
BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

MAIN FLOOR
PLAN

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

- PLANNING REVISIONS 09-16-25
- PLANNING REVISIONS 12-2-25
- PLANNING REVISIONS 1-9-26

FILE: CUSTOM-SPEC

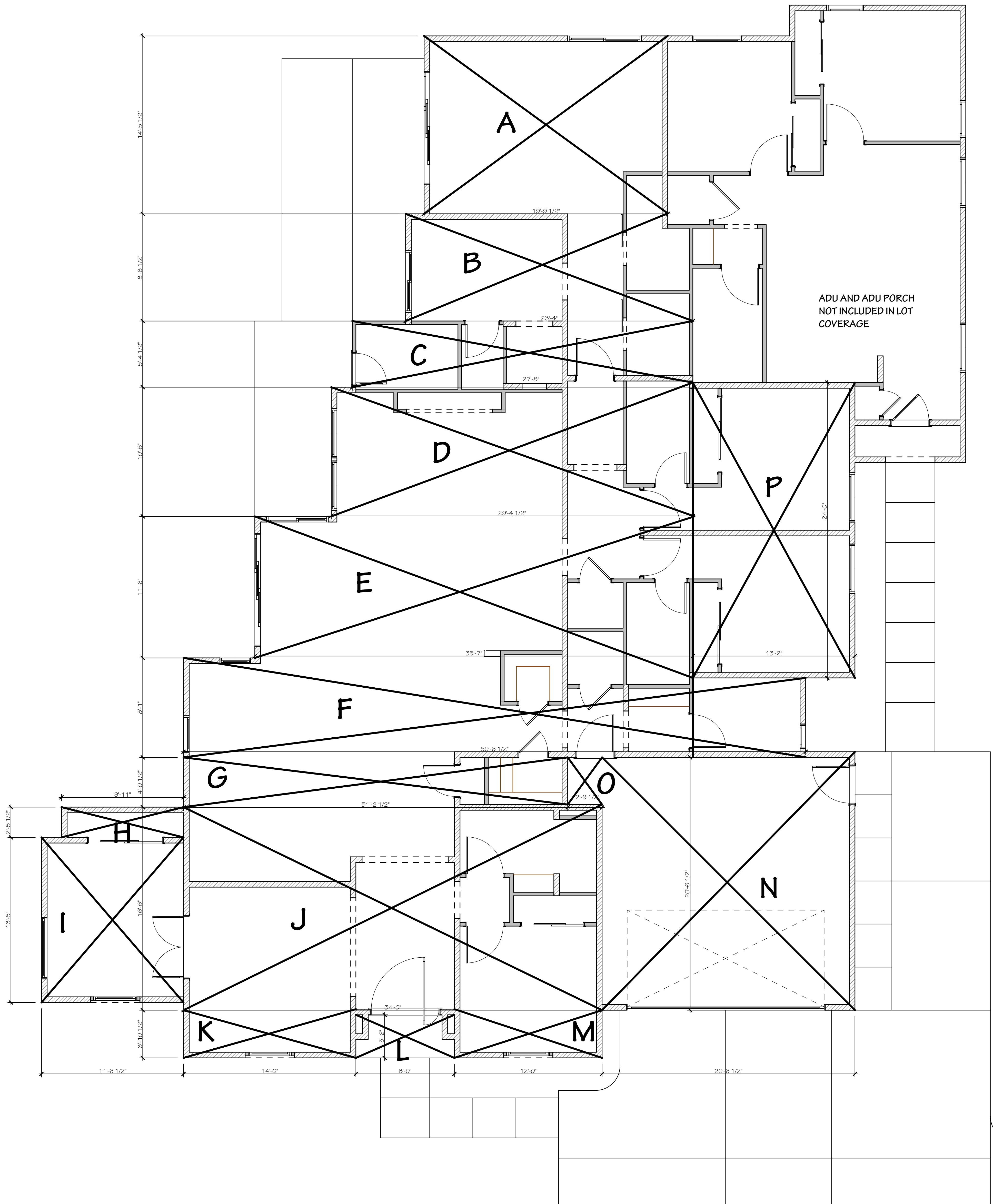
SHEET NO.:

A1.01
CUSTOM-SPEC

HOUSE = 3,035 SQUARE FEET
GARAGE = 434 SQUARE FEET
HOUSE PORCH = 28 SQUARE FEET
TOTAL = 3,497 SQUARE FEET

PROPOSED FLOOR PLAN

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



SECTION	DIMENSIONS	AREA
A	19'-9.5" X 14'-5.5"	285
B	23'-4" X 8'-8.5"	201
C	27'-8" X 5'-4.5"	147
D	29'-4" X 10'-6"	307
E	35'-7" X 11'-6"	409
F	50'-6.5" X 8'-1"	407
G	34'-0" X 4'-0"	136
H	9'-11" X 2'-5.5"	24
I	11'-6" X 13'-5"	154
J	34'-0" X 16'	544
K	14'-0" X 3'-10.5"	54
M	12'-0" X 3'-10.5"	46
N (GARAGE)	20'-6.5" X 21'-0"	431
O (GARAGE)	2'-9.5" X 4'-1/2"	11
P	13'-2" X 24'-0"	313
TOTAL FLOOR AREA		3469
L (PORCH)	8'-0" X 3'-6"	28
TOTAL LOT COVERAGE		3497

FLOOR AREA CALCULATION DIAGRAM

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

FLOOR AREA AND LOT COVERAGE

SCALE: 1" = 1'-0"



WALL LEGEND:	
	2x4 WALL
	2x6 WALL
	2x8 WALL

HOUSE = 3,035 SQUARE FEET
GARAGE = 434 SQUARE FEET
HOUSE PORCH = 28 SQUARE FEET
TOTAL = 3,497 SQUARE FEET



4944 WINDPLAY DRIVE, #116
EL DORADO HILLS, CA 95762
PH: 916.343.3737

©2025 Studio 01 International, Inc.

JOB NAME:
**ZHUO-KIM
CUSTOM**
1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

**NORCAL STATE
BUILDERS**
430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:
**3D EXTERIOR
ELEVATIONS -
MODERN
PRAIRIE**

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

PLANNING REVISIONS 09-16-25
PLANNING REVISIONS 12-2-25

FILE: CUSTOM-SPEC

SHEET NO.:

A2.00
CUSTOM-SPEC



FRONT ELEVATION

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



REAR ELEVATION

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



VIEW TO ADU

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

SCALE: PER DRAWING

DATE: **SEPTEMBER 16, 2025**

REVISIONS:

- △ PLANNING REVISIONS 09-16-25
- △ PLANNING REVISIONS 12-2-25

FILE: CUSTOM-SPEC

SHEET NO.:

A2.00a
CUSTOM-SPEC

ELEVATION KEYNOTES

- 1

SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET, WHERE THIS REQUIREMENT CANNOT BE MET AND ALTERNATE METHOD WILL BE REQUIRED. PER 2022 CRC R401.3.
- 2

3 COAT STUCCO SYSTEM, MIN. 7/8" THICK, OVER CORROSION RESISTANT EXPANDED METAL OR WOVEN WIRE LATH OVER WATER RESISTIVE BARRIER WITH CORROSION RESISTANT WEEP SCALED AT BASE. LATH AND PLASTER TO COMPLY WITH CRC SECTION R703.7 FOR MARINE CLIMATES. INSTALL A 5/16" SPACE OR DRAINAGE MATERIAL AT THE EXTERIOR SIDE OF THE WATER RESISTIVE BARRIER OR A LAYER OF FOAM PLASTIC INSULATED SHEATHING OR OTHER NON-WATER ABSORBING LAYER WITH A WATER RESISTIVE BARRIER HAVING A DRAIN EFFICIENCY OF NOT LESS THAN 90 PERCENT. CRC R703.7.3.2.
- 3

CEMENTITIOUS VERTICAL TONGUE & GROOVE SIDING WITH METAL CORNER TRIM PER BUILDER. INSTALL PER MANUFACTURER REQUIREMENTS.
- 4

16"x8" ROOF DRAIN OPENING AT PARAPET WITH METAL SCUPPERS AND COLLECTOR. PROVIDE RAIN CHANG CONNECTED TO SITE DRAINAGE. SEE DETAILS.
- 5

ROOFING MATERIAL. REFER TO ROOF PLAN NOTES FOR SPECIFICATIONS.
- 6

PROVIDE WEEP SCREEDS TO COMPLY WITH 2022 CRC R703.7.2.1. SEE DETAILS.
- 7

CORROSION RESISTANT ROOF TO WALL FLASHING PER ELEVATION NOTES. SEE DETAILS.
- 8

FOAM TRIM WITH STUCCO OVER. SEE ELEVATIONS FOR SIZES.
- 9

CEMENTITIOUS TRIM. SEE ELEVATIONS FOR SIZES. INSTALL PER MANUFACTURER REQUIREMENTS.
- 10

2"x FASCIA WITH CORROSION RESISTANT GUTTER. SEE ELEVATION FOR SIZE. TAPPED 7" FASCIA GUTTER. PER BUILDER.
- 11

2"x RAKE BOARD. SEE ELEVATION FOR SIZE. MATERIAL PER BUILDER.
- 12

EXTERIOR COACH LIGHTS, PER BUILDER.
- 13

ILLUMINATED ADDRESS SIGN. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 1/2 INCH. INSTALL THE ADDRESS SIGN SO IT IS CLEARLY SEEN FROM THE STREET. 2022 CRC R519.1.
- 14

BLACK TUBULAR STEEL OR WROUGHT IRON FRAME WITH TEMPERED GLASS OR CABLE RAILING. PER OWNER SELECTION. SEE DETAILS.
- 15

BLACK STEEL FRAME AWNING WITH SUSPENSION RODS CONNECTED TO WALL ANCHOR PLATES. SEE DETAIL.
- 16

CORROSION RESISTANT METAL PARAPET COPING/CAP. SEE DETAILS.
- 17

RAISED AND EXPOSED WOOD DECK AND SURFACE PLANKS, PER BUILDER. SEE STRUCTURAL PLANS.

ELEVATION NOTES

- A. SEE ELEVATIONS FOR HEIGHTS OF THE BUILDING ABOVE THE ADJACENT FINISH GRADE.
- B. ALL EXTERIOR WALLS SHALL HAVE A WATER RESISTIVE BARRIER INSTALLED OVER WOOD STUDS OR SHEATHING ACCORDING TO MANUFACTURER INSTRUCTIONS AND 2022 CRC R703.
- C. FLASHING AND COUNTER FLASHING SHALL BE INSTALLED AT PARAPETS, ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVER THE WATER AWAY FROM WHERE AN EAWE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL, CRICKETS OR GABLE FLASHING SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION. WHEN OCCURS METAL FLASHING OR CRICKETS SHALL BE CORROSION RESISTANT AND NOT LESS THAN 0.19 INCH OR 26 GAUGE THICK. PER 2022 R503.2.1 AND R503.2.2.

4944 WINDPLAY DRIVE, #116
EL DORADO HILLS, CA 95762
PH: 916.343.3737

©2025 Studio 81 International, Inc.

JOB NAME:

ZHUO-KIM
CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE
BUILDERS

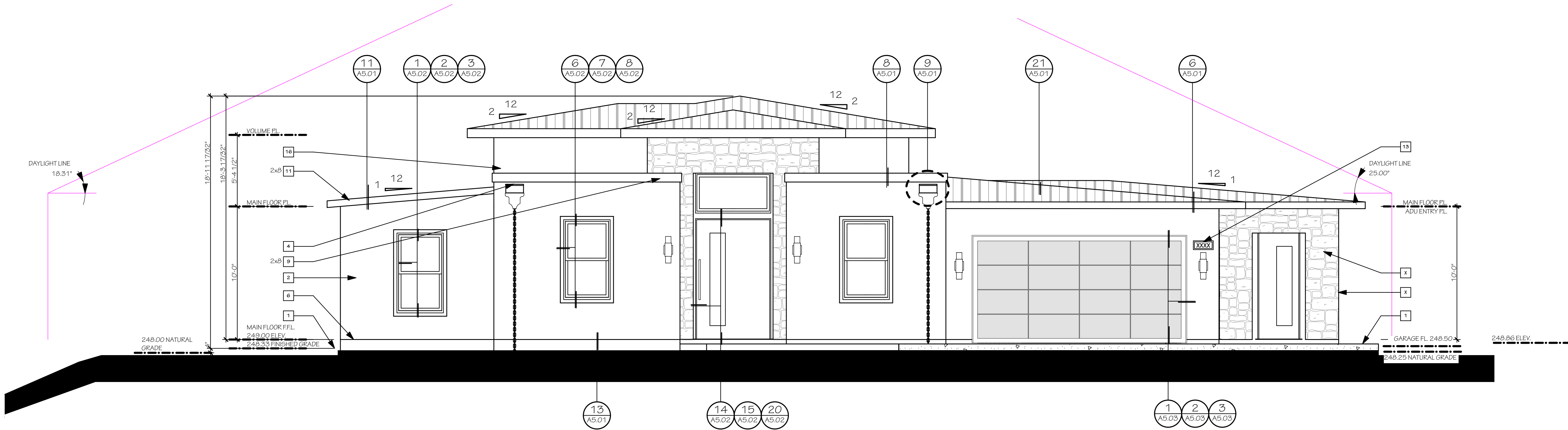
430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

EXTERIOR
ELEVATIONS

REAR ELEVATION

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



FRONT ELEVATION

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

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

- PLANNING REVISIONS 09-16-25
- PLANNING REVISIONS 12-2-25

FILE: CUSTOM-SPEC

SHEET NO.:

A2.01
CUSTOM-SPEC

ELEVATION KEYNOTES

- 1 SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. WHERE THIS REQUIREMENT CANNOT BE MET AND ALTERNATE METHOD WILL BE REQUIRED, PER 2022 CRC R401.3.
- 2 3 COAT STUCCO SYSTEM, MIN. 7/8" THICK, OVER CORROSION RESISTANT EXPANDED METAL OR WOVEN WIRE LATH, OVER WATER RESISTIVE BARRIER WITH CORROSION RESISTANT WEEP SCALED AT BASE, LATH AND PLASTER TO COMPLY WITH CRC SECTION R703.7 FOR MARINE CLIMATES. INSTALL A 5/16" SPACE OR DRAINAGE MATERIAL AT THE EXTERIOR SIDE OF THE WATER RESISTIVE BARRIER OR A LAYER OF FOAM PLASTIC INSULATED SHEATHING OR OTHER NON-WATER ABSORBING LAYER WITH A WATER RESISTIVE BARRIER HAVING A DRAIN EFFICIENCY OF NOT LESS THAN 90 PERCENT, CRC R703.7.3.2.
- 3 CEMENTITIOUS VERTICAL TONGUE & GROOVE SIDING WITH METAL CORNER TRIM PER BUILDER. INSTALL PER MANUFACTURER REQUIREMENTS.

- 4 1/8"x8" ROOF DRAIN OPENING AT PARAPET WITH METAL SCUPPER AND COLLECTOR. PROVIDE RAIN CHANG CONNECTED TO SITE DRAINAGE. SEE DETAILS.
- 5 ROOFING MATERIAL. REFER TO ROOF PLAN NOTES FOR SPECIFICATIONS.
- 6 PROVIDE WEEP SCREEDS TO COMPLY WITH 2022 CRC R703.7.2.1. SEE DETAILS.
- 7 CORROSION RESISTANT ROOF TO WALL FLASHING PER ELEVATION NOTES. SEE DETAILS.
- 8 FOAM TRIM WITH STUCCO OVER. SEE ELEVATIONS FOR SIZES.
- 9 CEMENTITIOUS TRIM. SEE ELEVATIONS FOR SIZES. INSTALL PER MANUFACTURER REQUIREMENTS.
- 10 2x FASCIA WITH CORROSION RESISTANT GUTTER. SEE ELEVATION FOR SIZE. TAPPED 7" FASCIA GUTTER, PER BUILDER.
- 11 2x RAKE BOARD. SEE ELEVATION FOR SIZE. MATERIAL PER BUILDER.

- 12 EXTERIOR COACH LIGHTS, PER BUILDER.
- 13 ILLUMINATED ADDRESS SIGN. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 1/2 INCH. INSTALL THE ADDRESS SIGN SO IT IS CLEARLY SEEN FROM THE STREET. 2022 CRC R519.1.
- 14 BLACK TUBULAR STEEL OR WROUGHT IRON FRAME WITH TEMPERED GLASS OR CABLE RAILING, PER OWNER SELECTION. SEE DETAILS.
- 15 BLACK STEEL FRAME AWNING WITH SUSPENSION RODS CONNECTED TO WALL AND ANCHOR PLATES. SEE DETAIL.
- 16 CORROSION RESISTANT METAL PARAPET COPING/CAP. SEE DETAILS.
- 17 KAISED AND EXPOSED WOOD DECK AND SURFACE PLANKS, PER BUILDER. SEE STRUCTURAL PLANS.

ELEVATION NOTES

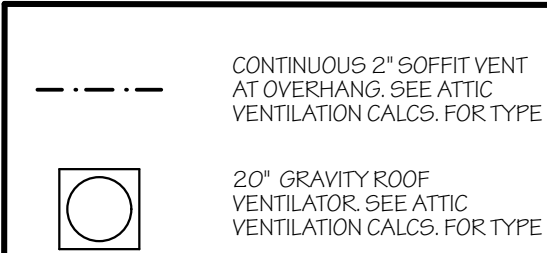
- A. SEE ELEVATIONS FOR HEIGHTS OF THE BUILDING ABOVE THE ADJACENT FINISH GRADE.
- B. ALL EXTERIOR WALLS SHALL HAVE A WATER RESISTIVE BARRIER INSTALLED OVER WOOD STUDS OR SHEATHING ACCORDING TO MANUFACTURER INSTRUCTIONS AND 2022 CRC R703.
- C. FLASHING AND COUNTER FLASHING SHALL BE INSTALLED AT PARAPETS, ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVER THE WATER AWAY FROM WHERE AN EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL, CRICKETS OR GABLE FLASHING SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION. WHEN OCCURS METAL FLASHING OR CRICKETS SHALL BE CORROSION RESISTANT AND NOT LESS THAN 0.19 INCH OR 26 GAUGE THICK, PER 2022 R903.2.1 AND R903.2.2.



ROOF PLAN KEYNOTES

- ROOF
- DASHED LINE INDICATES OUTLINE OF EXTERIOR FRAME WALL OF BUILDING BELOW.
 - CORROSION RESISTANT GUTTER, PER BUILDER.
 - LOCATION OF DOWN SPOUT. VERIFY W/ CIVIL ENGINEER DRAWINGS.
 - DOWN SPOUT TO DRAIN INTO GUTTER AT LOWER ROOF LEVEL. SEE EXTERIOR ELEVATIONS.
 - ROOF VENTILATION AS SPECIFIED IN ROOF PLAN NOTES AND CALCULATIONS.
- SOLAR
- EXTENTS OF SOLAR READY ZONE, PER SOLAR ROOF PLAN NOTE A. VERIFY LOCATION IN FIELD FOR ORIENTATION.
 - ELECTRICAL CONDUIT LINE TO THE MAIN SERVICE ELECTRICAL PANEL. PROVIDE RESERVED AREA FOR INVERTERS AND METERING EQUIPMENT. 2022 CALIFORNIA ENERGY CODE SECTION 110.0.1.
 - PLUMBING CONDUIT LINE TO THE WATER HEATING SYSTEM. 2022 CALIFORNIA ENERGY CODE SECTION 110.10.02.

SYMBOLS:



ATTIC VENTILATION CALCCS:

AREA #1			
ATTIC AREA:		867 SQ. FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION: (SF x (1/150) x 144)		832 SQ. IN.	
PROPOSED VENTILATION:			
VENT TYPE MFR:	QUANTITY:	AREA:	TOTAL:
2" CONTINUOUS	149 FT.	9.6 SQ. IN./FT.	1,392 SQ. IN.

ATTIC VENTILATION CALCCS:

AREA #2			
ATTIC AREA:		2,710 SQ. FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION: (SF x (1/150) x 144)		2,602 SQ. IN.	
PROPOSED VENTILATION:			
VENT TYPE MFR:	QUANTITY:	AREA:	TOTAL:
2" CONTINUOUS	158 FT.	9.6 SQ. IN./FT.	1,516 SQ. IN.
20" ROOF VENT	4	314 SQ. IN.	1,256 SQ. IN.
			2,772 SQ. IN.

ATTIC VENTILATION CALCCS:

AREA #3			
ATTIC AREA:		266 SQ. FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION: (SF x (1/150) x 144)		255 SQ. IN.	
PROPOSED VENTILATION:			
VENT TYPE MFR:	QUANTITY:	AREA:	TOTAL:
2" CONTINUOUS	44 FT.	9.6 SQ. IN./FT.	422 SQ. IN.

ATTIC VENTILATION CALCCS:

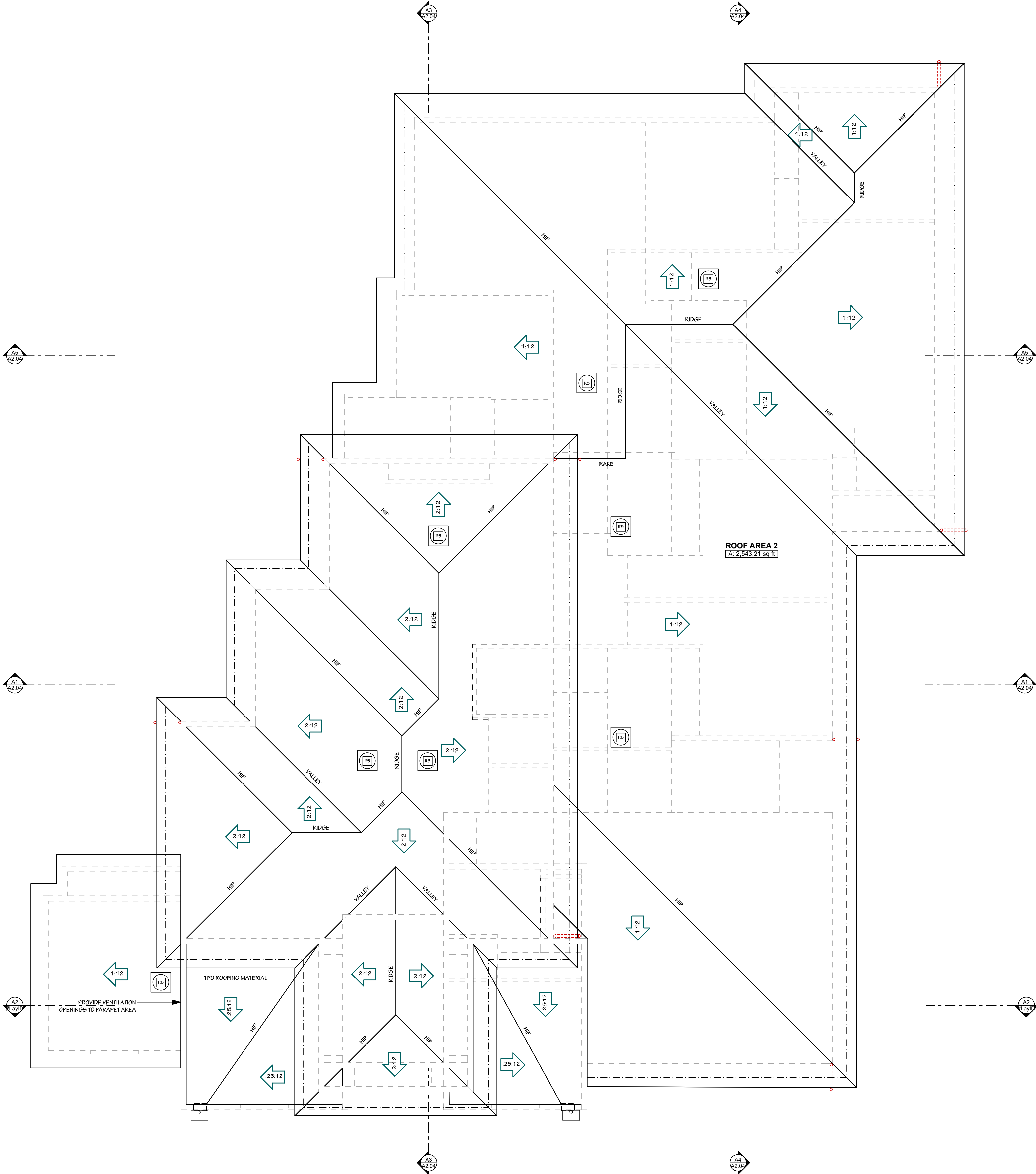
AREA #4			
ATTIC AREA:		776 SQ. FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION: (SF x (1/150) x 144)		745 SQ. IN.	
PROPOSED VENTILATION:			
VENT TYPE MFR:	QUANTITY:	AREA:	TOTAL:
2" CONTINUOUS	79 FT.	9.6 SQ. IN./FT.	758 SQ. IN.

ATTIC VENTILATION CALCCS:

AREA #5			
ATTIC AREA:		100 SQ. FT.	
VENT RATIO:		1/150	
REQUIRED VENTILATION: (SF x (1/150) x 144)		96 SQ. IN.	
PROPOSED VENTILATION:			
VENT TYPE MFR:	QUANTITY:	AREA:	TOTAL:
2" CONTINUOUS	52 FT.	9.6 SQ. IN./FT.	499 SQ. IN.

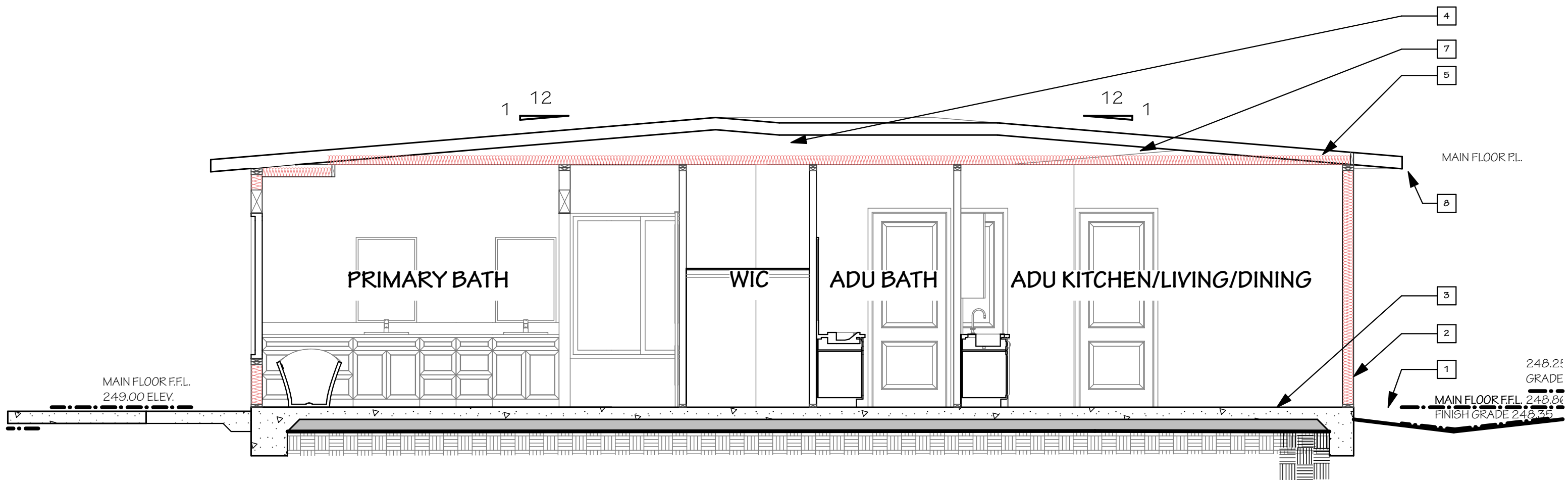
ROOF PLAN NOTES

- A. ROOFING MATERIAL: CLASS 1 FIRE-RETARDANT ROOFING MATERIAL. MAIN ROOF: -METAL STANDING SEAM. FLAT PARAPET ROOF: -MIN. 60 MIL TPO ROOFING.
- B. ROOF RIDGES AND RAKE EDGE TRIM CONDITIONS PER MANUFACTURER INSTRUCTIONS.
- C. PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS WHERE SCHEDULED AND LOCATE PER CIVIL DRAWINGS AND SOILS REPORT.
- D. RADIANT BARRIER TO BE INSTALLED ON THE UNDERSIDE OF THE ROOF SHEATHING AND THE INSIDE SURFACE OF GABLE ENDS PER CALIFORNIA ENERGY CODE SECTION 150.10.02. OMIT AT NON-VENTED ATTIC ASSEMBLIES.
- ATTIC VENTILATION
- A. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1:150 OF THE ATTIC AREA. THE MINIMUM NET FREE VENTILATION AREA MAY BE 1,300 SF AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. LOCATED WITHIN 3 FEET, MEASURED VERTICALLY, OF THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. 2022 CRC R206.2.
- B. ENCLOSED RAFTER SPACES WHERE THE CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. PROVIDE ATTIC VENTILATION FOR EACH SEPARATE ATTIC SPACE. PER 2022 CRC R206.1.
- C. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
- D. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CBC AND CRC REQUIREMENTS.
- E. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" IN DIMENSION. PER 2022 CRC R206.1.
- F. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. THERE IS TO BE A MINIMUM 1" AIR SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING. PER 2022 CRC R206.3.
- G. EAVE VENTS ARE NOT PERMITTED WITHIN STRUCTURAL SHEAR WALLS. FIELD VERIFY LOCATION OF SHEAR WALLS PER STRUCTURAL DRAWINGS.
- SOLAR
- A. PROVIDE SOLAR READY REQUIREMENTS FOR NEWLY CONSTRUCTED SINGLE FAMILY RESIDENCES LOCATED IN SUBDIVISIONS WITH 10 OR MORE RESIDENCES. 2022 CALIFORNIA ENERGY CODE SECTION 110.10.0(a).
- B. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET. 2022 CALIFORNIA ENERGY CODE SECTION 110.10.01(a). OBSTRUCTIONS, INCLUDING VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT SHALL NOT BE LOCATED IN THE SOLAR ZONE. 2022 CALIFORNIA ENERGY CODE SECTION 110.10.03(a).
- C. RESERVE A SPACE ON THE MAIN ELECTRICAL SERVICE PANEL, PERMANENTLY MARKED FOR FUTURE SOLAR. ELECTRIC THE MAIN ELECTRICAL SERVICE PANEL SHALL BE A MINIMUM OF 200 AMPS. 2022 CALIFORNIA ENERGY CODE SECTION 110.10.06.



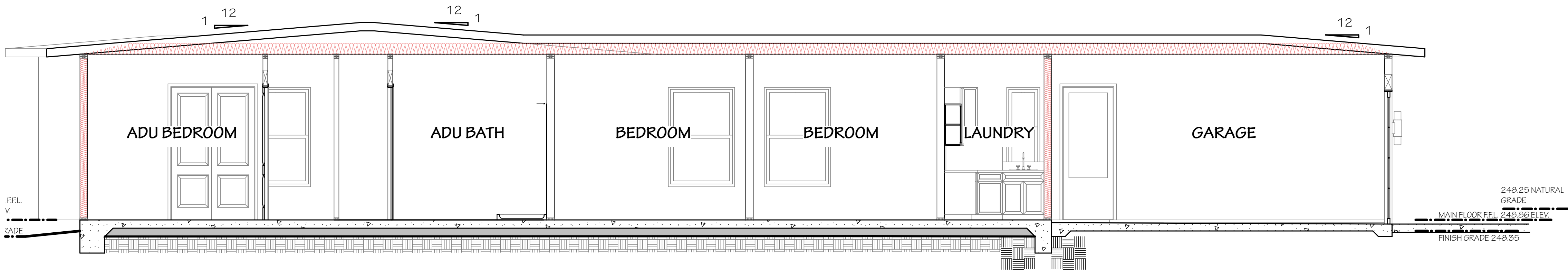
ROOF PLAN

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



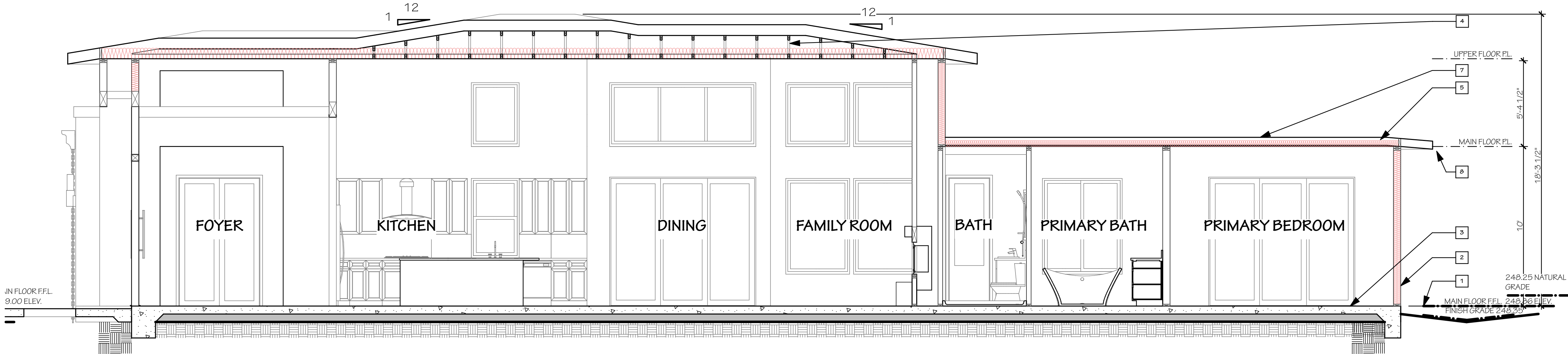
BUILDING SECTION A2

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



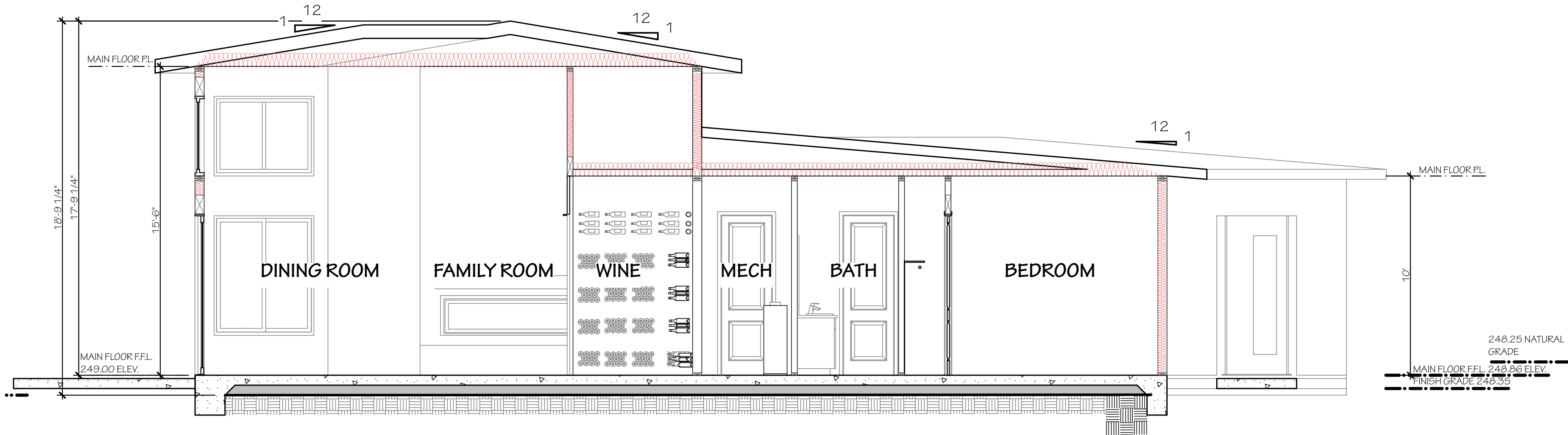
BUILDING SECTION A4

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



BUILDING SECTION A3

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



BUILDING SECTION A1

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

SECTION KEYNOTES

- 1 SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. WHERE THIS REQUIREMENT CANNOT BE MET AND ALTERNATE METHOD WILL BE REQUIRED, PER 2022 CRC R401.3.
- 2 EXTERIOR WALL FINISH MATERIAL. REFER TO ELEVATION NOTES FOR SPECIFICATIONS.
- 3 CONCRETE SLABS / CURBS. REFER TO STRUCTURAL DRAWINGS.
- 4 ROOFING MATERIAL. REFER TO ROOF PLAN NOTES FOR SPECIFICATIONS.
- 5 INSULATION. VALUE AS NOTED. REFER TO ENERGY SHEETS FOR TYPE AND TITLE 24 REQUIREMENTS.
- 6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS WITH 1/2" GYP BOARD APPLIED TO THE GARAGE SIDE. WHEN HABITABLE ROOMS ARE LOCATED ABOVE THE GARAGE, THE HORIZONTAL SEPARATION SHALL BE 5/8" TYPE X GYP BOARD. 2022 CRC 302.6.
- 7 ROOF TRUSSES. REFER TO STRUCTURAL DRAWINGS AND TRUSS CALCULATIONS.
- 8 FASCIA BOARD. REFER TO ELEVATIONS FOR SIZE AND SPECIFICATIONS.

SECTION NOTES

- A BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO THE STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS BY OTHERS FOR ALL INFORMATION NOT SHOWN.
- B FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS. 2022 CRC R502.1.1.
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACE UNDER THE STAIR TO COMPLY WITH CRC R302.7.
 4. AT OPENINGS AROUND VENTS, PYPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 5. FOR FIRE BLOCKING OF CHIMNEYS, SEE CRC R1003.9

INSULATION

REFER TO ENERGY SHEETS FOR INSULATION, TITLE 24 INSTRUCTIONS AND VALUES.

EXTERIOR 2x6 WALLS:	R-21
EXTERIOR 2x4 WALLS:	R-13
INTERIOR 2x4 WALLS @ UTILITY CLOSET:	R-13
FLOOR / CRAWL SPACE:	R-19
ROOF / ATTIC SPACE:	R-30

ATTIC FAU

- A FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN FURRED SPACE.
- B FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING. CLEARANCES FROM COMBUSTIBLES AS RECOMMENDED BY THE MANUFACTURER.
- C PROVIDE ATTIC ACCESS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22" PER 2022 CRC R507.1 AND CMC 304.4.
- D INSTALL FURNACE ACCORDING TO MANUFACTURER REQUIRED CLEARANCES AND PER 2022 CMC 304.4.
 1. LENGTH OF PASSAGEWAY WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET.
 2. WIDTH OF PASSAGEWAY SHALL BE UNOBSTRUCTED AND HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDTH FROM THE ENTRANCE OPENING TO THE APPLIANCE.
 3. WORK PLATFORM: A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 50 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE.
 4. LIGHTING AND CONVENIENCE OUTLET: A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.
- E INSTALL A SHEET METAL DRAINAGE PAN UNDER THE FURNACE. CONNECT AN 1 1/2 INCH DRAIN LINE FROM THE PAN TO AN APPROVED EXTERIOR LOCATION.
- F INSTALL FURNACE ON RAISED PLATFORM SO THAT THE INSULATION BENEATH WILL NOT BE COMPRESSED.
- G PROVIDE EXHAUST TERMINATION VENT THROUGH ROOF LOCATED TO BE MORE THAN 10 FEET FROM ANY AIR INTAKE. 2022 CMC 510.9.1(1).

ELECTRICAL NOTES

- A. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES, RECEPTACLES, ETC. AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
- | | |
|-----------------------------|-----|
| OUTLETS: | 14" |
| TELEPHONE: | 48" |
| TELEVISION: | 14" |
| SWITCHES: | 48" |
| BATH COUNTERTOP OUTLETS: | 44" |
| KITCHEN COUNTERTOP OUTLETS: | 44" |
| THERMOSTAT: | 58" |
| CHIMES: | 54" |
- OUTLETS
- B. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY AN AFCI-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. PER 2022 CEC 210.12(A).
- C. ALL AREAS IN THE DWELLING AS SPECIFIED IN CEC 210.52, ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. 2022 CEC 406.1.2.
- D. RECEPTACLES IN HABITABLE SPACES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET. WALL SPACES INCLUDE ANY SPACE 2 FEET OR MORE, FIXED PANELS, OR FIXED ROOM DIVIDERS. 2022 CEC 210.52(A)(1).
- E. HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. 2022 CEC 210.52(H).
- F. FLOORS THAT ARE NOT PART OF A HALLWAY AND HAVE AN AREA GREATER THAN 60 S.F. SHALL HAVE A RECEPTACLE INSTALLED IN EACH WALL SPACE THAT IS 5 FEET OR MORE IN WIDTH. 2022 CEC 210.52(I).
- G. PROVIDE A RECEPTACLE OUTLET WITHIN 25 FEET OF MECHANICAL EQUIPMENT AND LOCATED ON THE SAME LEVEL FOR THE SERVING OF THE EQUIPMENT. 2022 CEC 210.63.
- H. ALL PHONE LINES TO BE CAT 5 HOME-RUN LINES, (PER EIA/TIA-568A AND EIA/TIA-570). ALL CABLE, WHERE SPECIFIED, TO BE RG-6 HOME-RUN LINES.
- LIGHTING & CONTROLS
- I. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. 2022 CALIFORNIA ENERGY CODE SECTION 150.0(b)1.

- J. AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM. IN HALLWAYS, BATHROOMS, STAIRWAYS, ATTACHED GARAGES AND OUTDOOR ENTRANCES. 2022 CEC 210.70(A), (1) AND (2).
- K. IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. 2022 CALIFORNIA ENERGY CODE SECTION 150.0(b)2(i).
- L. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL FIXTURES WITH JAS COMPLIANT LUMINAIRES, INCLUDING ALL RECESSED LUMINAIRES IN CEILINGS PER CALIFORNIA ENERGY CODE 150.0(i)10 EXCEPT IN CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS. 2022 CALIFORNIA ENERGY CODE 150.0(i)11.
- M. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE RESIDENCE SHALL BE HIGH EFFICACY AND BE CONTROLLED BY PHOTOCELL AND MOTION SENSOR OR OTHER APPROVED METHODS. 2022 CALIFORNIA ENERGY CODE SECTION 150.0(b)3.
- N. INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING. 2022 CEC R314.3. THE SPECIFIC LOCATION AND PLACEMENT OF SMOKE ALARMS SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CEC R314.3.3.
- O. ALL SMOKE ALARMS THROUGHOUT THIS RESIDENCE SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND BE CLEARLY AUDIBLE IN ALL BEDROOMS. SMOKE ALARMS SHALL BE EQUIPPED WITH A BATTERY BACKUP AND EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. 2022 CEC R314.4 AND R314.6.
- P. CARBON MONOXIDE ALARMS ARE TO BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY FLOOR LEVEL IN THE DWELLING UNIT. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. ALARMS SHALL BE EQUIPPED WITH BATTERY BACKUP. PER 2022 CEC R315.

VENTILATION

- Q. INDOOR AIR QUALITY AND EXHAUST
- R. EQUIPMENT WHICH IS REGULATED BY THE MECHANICAL CODE REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. PER 2022 CMC 301.4, AND 2022 CEC 440.14.
- S. WORKING CLEARANCES AROUND OR ADJACENT TO SUB PANELS OR SERVICE EQUIPMENT MUST BE MAINTAINED PER 2022 CEC TABLE 110.26(A)(1).
- T. ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT. INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. PER 2022 CEC 230.85.

MISCELLANEOUS

- W. PROVIDE A DEDICATED 120V RECEPTACLE OUTLET FOR THE GAS WATER HEATER LOCATED WITHIN 5 FEET WITH NO OBSTRUCTIONS. 2022 CALIFORNIA ENERGY CODE SECTION 150.0(i).
- X. PROVIDE AT LEAST ONE GFCI RECEPTACLE OUTLET AT THE FRONT AND THE REAR OF THE STRUCTURE. 2022 CEC 210.8(3) AND 2022 CEC 210.52(E)(1).
- Y. BALCONIES, PORCHES AND DECKS SHALL HAVE AT LEAST ONE GFCI OUTLET. 2022 CEC 210.52(E)(2). ALL EXTERIOR OUTLETS MUST BE A WATER-PROOF TYPE. 2022 CEC 406.8(A) AND (B).

ELECTRICAL KEYNOTES

OUTLETS

01. ALL KITCHEN RECEPTACLES LOCATED WITHIN 6 FEET FROM THE TOP INCHES OF THE SINK AND ABOVE THE COUNTER SHALL HAVE GFCI PROTECTION. 2022 CEC 210.8(A)(6) AND (7). ABOVE COUNTER OUTLETS IN KITCHENS, BREAKFAST ROOMS, DINING ROOMS, OR SIMILAR AREAS SHALL BE INSTALLED AT EACH WORK AREA AND LOCATED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET. EXCEPTION: OUTLETS ARE NOT REQUIRED DIRECTLY BESIDE A RANGE, COOKING UNIT, OR SINK. 2022 CEC 201.52(C).
02. ALL BATHROOM OUTLETS SHALL BE GFCI PROTECTED. 2022 CEC 210.8(B)(1). ONE GFCI OUTLET PER BATHROOM OUTLETS AT LEAST ONE GFCI OUTLET SHALL BE LOCATED WITHIN 36 INCHES OF THE FREE EDGE OF EACH LAVATORY BASIN. 2022 CEC 210.52(D). A 20 AMP CIRCUIT IS REQUIRED FOR BATHROOM RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THE 20 AMP CIRCUIT MAY BE SHARED BY MORE THAN ONE BATHROOM. PER 2022 CEC 210.11(C)(3).
03. ALL RECEPTACLES IN LAUNDRY AREAS SHALL BE GFCI PROTECTED. 2022 CEC 210.8(A)(10). A 20 AMP CIRCUIT IS REQUIRED FOR LAUNDRY RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. PER 2022 CEC 210.11(C)(2).
04. ALL RECEPTACLES, (INCLUDING DEDICATED CIRCUITS) WITHIN THE GARAGE(S) SHALL BE GFCI PROTECTED. 2022 CEC 210.8(A)(2). PROVIDE AT LEAST ONE OUTLET FOR EACH GAR SPACE. 2022 CEC 210.52(G).
05. PROVIDE A DEDICATED 120V RECEPTACLE OUTLET FOR THE GAS WATER HEATER LOCATED WITHIN 5 FEET WITH NO OBSTRUCTIONS. 2022 CALIFORNIA ENERGY CODE SECTION 150.0(i).
06. PROVIDE AT LEAST ONE GFCI RECEPTACLE OUTLET AT THE FRONT AND THE REAR OF THE STRUCTURE. 2022 CEC 210.8(3) AND 2022 CEC 210.52(E)(1).
07. BALCONIES, PORCHES AND DECKS SHALL HAVE AT LEAST ONE GFCI OUTLET. 2022 CEC 210.52(E)(2). ALL EXTERIOR OUTLETS MUST BE A WATER-PROOF TYPE. 2022 CEC 406.8(A) AND (B).
- LIGHTING & CONTROLS
11. FIELD VERIFY LOCATION OF FIXTURE WHERE INDICATED.
12. LIGHT FIXTURES IN CLOSETS ARE TO BE INSTALLED A MINIMUM HORIZONTAL DISTANCE OF 12 INCHES (OR THE WIDTH OF THE SHELF, WHICHEVER IS GREATER) FROM THE SIDE AT REAR WALLS OF THE CLOSET. IF THE LIGHT FIXTURE IS INSTALLED WITHIN 6 FEET MEASURED VERTICALLY FROM THE FLOOR, THE MINIMUM HORIZONTAL DISTANCE FROM THE SIDE AND REAR WALLS IS 24 INCHES. 2022 CEC 410.2.
13. LIGHT FIXTURES WITHIN THE ACTUAL OUTSIDE DIMENSION OF A TUB OR SHOWER SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS" OR "SUITABLE FOR WET LOCATIONS" WHERE SUBJECT TO SHOWER SPRAY. 2022 CEC 410.10(D).

VENTILATION

- V1. BATHROOMS AND WATER CLOSET COMPARTMENTS WITHOUT OPERABLE GLAZING SHALL BE MECHANICALLY VENTED BY AN EXHAUST FAN WITH A MINIMUM 50 CFM FOR INTERMITTENT FANS OR 20 CFM FOR CONTINUOUS EXHAUST. PER 2022 CEC R303.3.
- V2. EACH ROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBO SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL. 2022 CEC R303.3.1.
- V3. RANGE HOOD VENT WITH LIGHT AND EXHAUST FAN, INSTALL VENT PER MANUFACTURER REQUIREMENTS AND PER 2022 CMC 504.4.
- V4. EXHAUST FAN FOR WHOLE-BUILDING VENTILATION AND INDOOR AIR QUALITY TO MEET ASHRAE STANDARD 62.2 VENT TO EXTERIOR. 2022 CALIFORNIA ENERGY CODE SECTION 150.0(g).

MISCELLANEOUS

- M1. ILLUMINATED ADDRESS SIGN. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 1/2 INCH. INSTALL THE ADDRESS SIGN SO IT IS CLEARLY SEEN FROM THE STREET. 2022 CEC R319.1.
- M2. GARBAGE DISPOSAL SWITCH TO BE MOUNTED INSIDE CABINET UNDER SINK W/EXFLEX CONDUIT.
- M3. CLOTHES DRYERS SHALL BE INSTALLED IN ACCORDANCE WITH 2022 CEC 220.54.
- M4. ELECTRIC RANGES, AND OTHER COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH 2022 CEC 220.55.
- M5. ELECTRICAL SERVICE PANEL. SEE PLAN FOR SIZE. 2022 CEC 220.10.
- M6. RESERVE/IDENTIFY A MIN OF 4 BRANCH CIRCUITS ON THE MAIN ELECTRICAL SERVICE PANEL. PERMANENTLY MARKED FOR FUTURE 80A ELECTRIC. THE MAIN ELECTRICAL SERVICE PANEL SHALL BE A MINIMUM OF 200 AMPS, W/ A BUSBAR RATING OF 225 AMPS 2022 CEC 150.0(a) 150.0(a)(2).
- M7. PROVIDE UFER, BONDING CONDUCTOR OR GROUNDING ELECTRODE CONDUCTOR. PER 2022 CEC 250.50 AND 800.1.
- M8. PROVIDE PERMANENT ELECTRICAL OUTLET AND AT LEAST ONE HIGH EFFICACY LIGHTING FIXTURE, CONTROLLED BY A SWITCH LOCATED IN THE ATTIC, UNDER FLOOR SPACE, UTILITY ROOM, AND BASEMENT USED FOR STORAGE OR CONTAINING EQUIPMENT WHICH REQUIRES SERVICING. ACCESS PER 2022 CMC 504.0, 504.10.4, AND 2022 CEC 210.70(A)(3). 2022 CEC 508.4.4.
- M9. PROVIDE AFCI DISCONNECT READILY ACCESSIBLE FROM THE EQUIPMENT. THE DISCONNECT MEANS SHALL BE PERMITTED TO BE INSTALLED ON OR WITHIN THE AFCI UNIT. 2022 CEC 440.14.
- M10. CONTINUOUS, LISTED RACEWAY(CONDUIT) NOT LESS THAN 1" IN DIAMETER FROM THE SERVICE PANEL TO A LISTED ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. THE SERVICE PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MIN. DEDICATED BRANCH CIRCUIT AND (SPACING) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACE) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". 2022 CGESC 4.106.4.1.
- M11. A BATTERY BACKUP SHALL BE PROVIDED AT AN AUTOMATIC GARAGE DOOR OPENER TO ALLOW OPERATION WHEN ACTIVATED DURING AN ELECTRICAL OUTAGE. (SP-969)
- M12. PROVIDE EITHER A TYPE 1 OR TYPE 2 SURGE PROTECTIVE DEVICE AT THE MAIN SERVICE PANEL. CEC 230.67(A-C).
- M13. PROVIDE SUFFICIENT SPACE TO ALLOW FOR FUTURE SYSTEM ISOLATION EQUIP/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANEL. CEC 150.0(g).

AGING-IN-PLACE REQUIREMENTS

ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. 2022 R327.1.2

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE OUTLET
- ABOVE COUNTER DUPLEX OUTLET
- WALL SWITCHED HALF-HOT DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- OVERHEAD DUPLEX OUTLET
- AFCI-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- WEATHERPROOF GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- 220 VOLT OUTLET
- 4 PLEX OUTLET
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- VACANCY SENSOR SWITCH
- OCCUPANCY SENSOR SWITCH
- CEILING MOUNTED HIGH EFFICACY LIGHT FIXTURE
- WALL MOUNTED HIGH EFFICACY LIGHT FIXTURE
- RECESSED CEILING HIGH EFFICACY LIGHT FIXTURE
- HANGING PENDANT HIGH EFFICACY LIGHT FIXTURE
- WEATHERPROOF WALL MOUNTED HIGH EFFICACY LIGHT FIXTURE
- WEATHERPROOF RECESSED CEILING HIGH EFFICACY LIGHT FIXTURE
- UNDER CABINET HIGH EFFICACY ACCENT LIGHTING
- FLOOD LIGHT
- HIGH EFFICACY TRACK LIGHTING
- HIGH EFFICACY WALL SCONCE
- REINFORCED JUNCTION BOX
- 2'-0" X 4'-0" HIGH EFFICACY LED LIGHT FIXTURE
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH HIGH EFFICACY LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR) OR IN2 FAN FOR WHOLE-BUILDING VENTILATION WHERE NOTED
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- COMBINATION SMOKE/CARBON MONOXIDE ALARM
- THERMOSTAT
- SPEAKER
- CENTRAL VACUUM
- WHOLE HOUSE FAN CONTROL
- CHIMES
- PHONE
- TELEVISION
- SPRINKLER TIMER BOX
- PUSH BUTTON
- USB OUTLET
- DATA ETHERNET
- TECH PLATE
- WEATHERPROOF GROUND-FAULT CIRCUIT-INTERRUPTER OUTLET AT EAVE
- GROUND-FAULT CIRCUIT-INTERRUPTER OUTLET FOR GARAGE DOOR OPENER
- DISCONNECT SWITCH
- GAS METER
- ELECTRIC METER
- MASTER TECH SYSTEMS HUB
- ELECTRICAL SERVICE PANEL
- GAS SUPPLY WITH VALVE
- 1/4" WATER STUB OUT (REFRIGERATOR)
- HOSE BIBB
- HOSE BIBB WITH SHUTOFF

4944 WINDPLAY DRIVE, #116
EL DORADO HILLS, CA 95762
PH: 916.343.3737

©2025 Studio 81 International, Inc.

JOB NAME:

ZHUO-KIM
CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE
BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

MAIN FLOOR
ELECTRICAL
PLAN

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

- PLANNING REVISIONS 09-16-25
- PLANNING REVISIONS 12-2-25

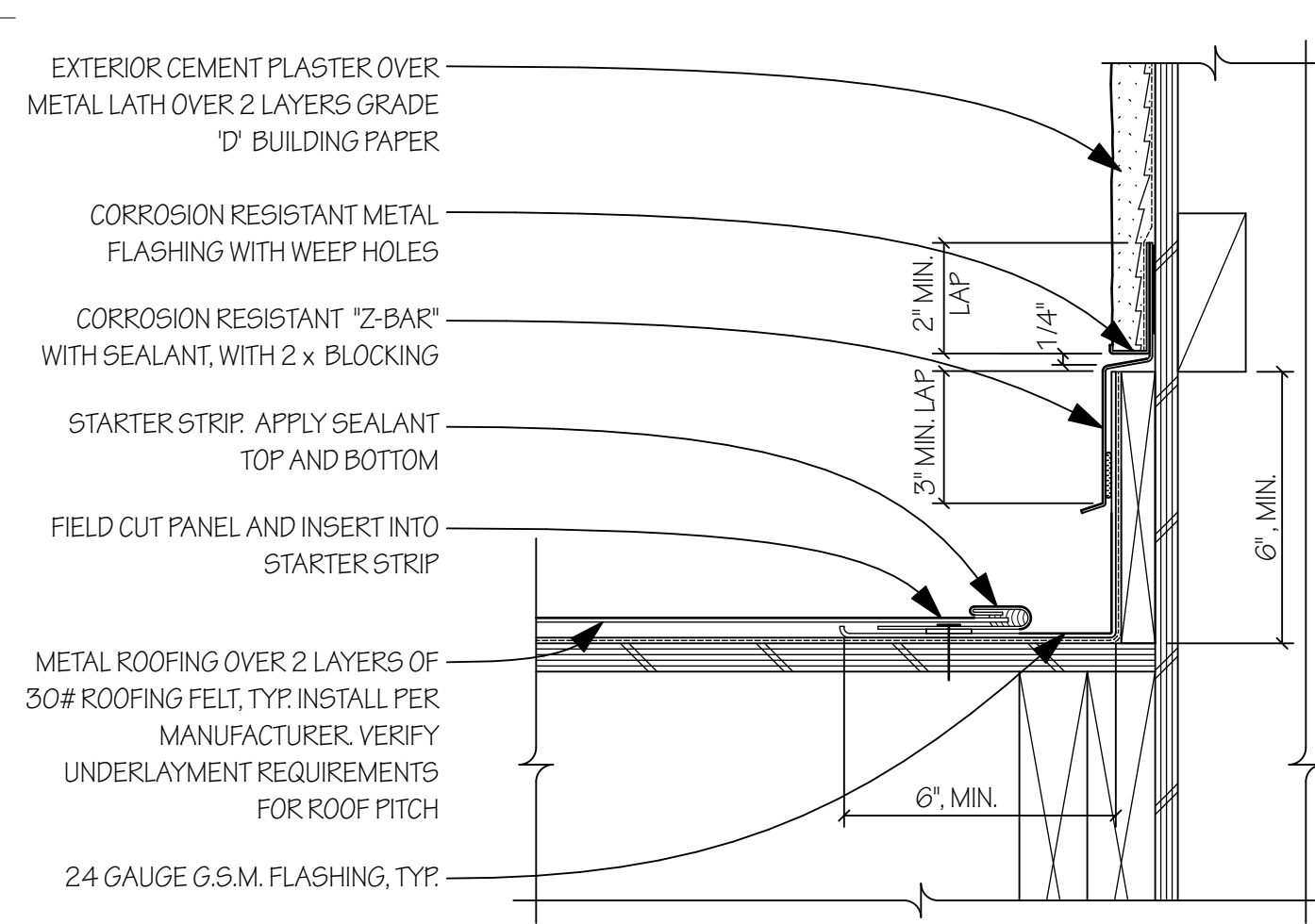
FILE: CUSTOM-SPEC

SHEET NO.:

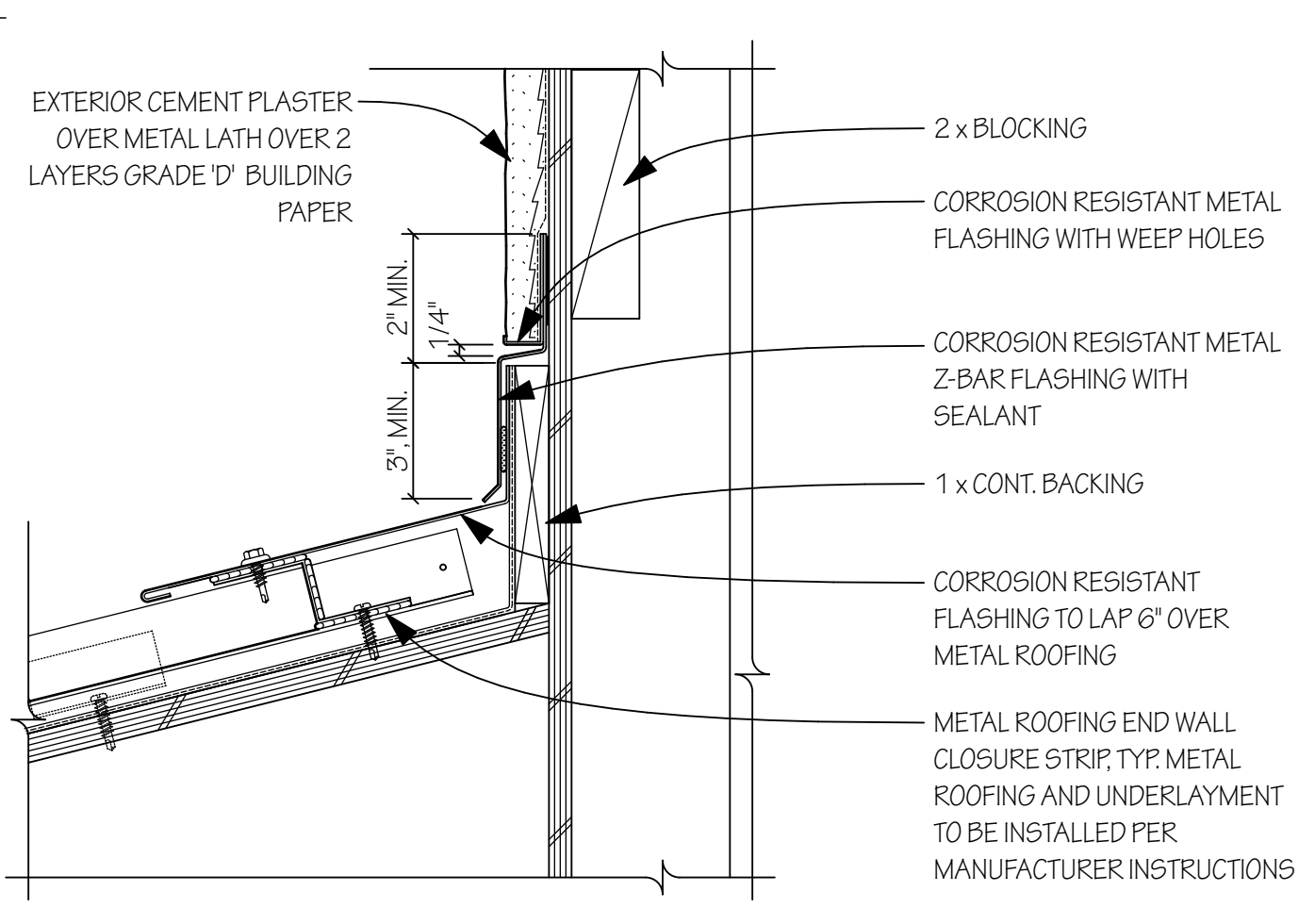
E1.01
CUSTOM-SPEC

MAIN FLOOR ELECTRICAL PLAN

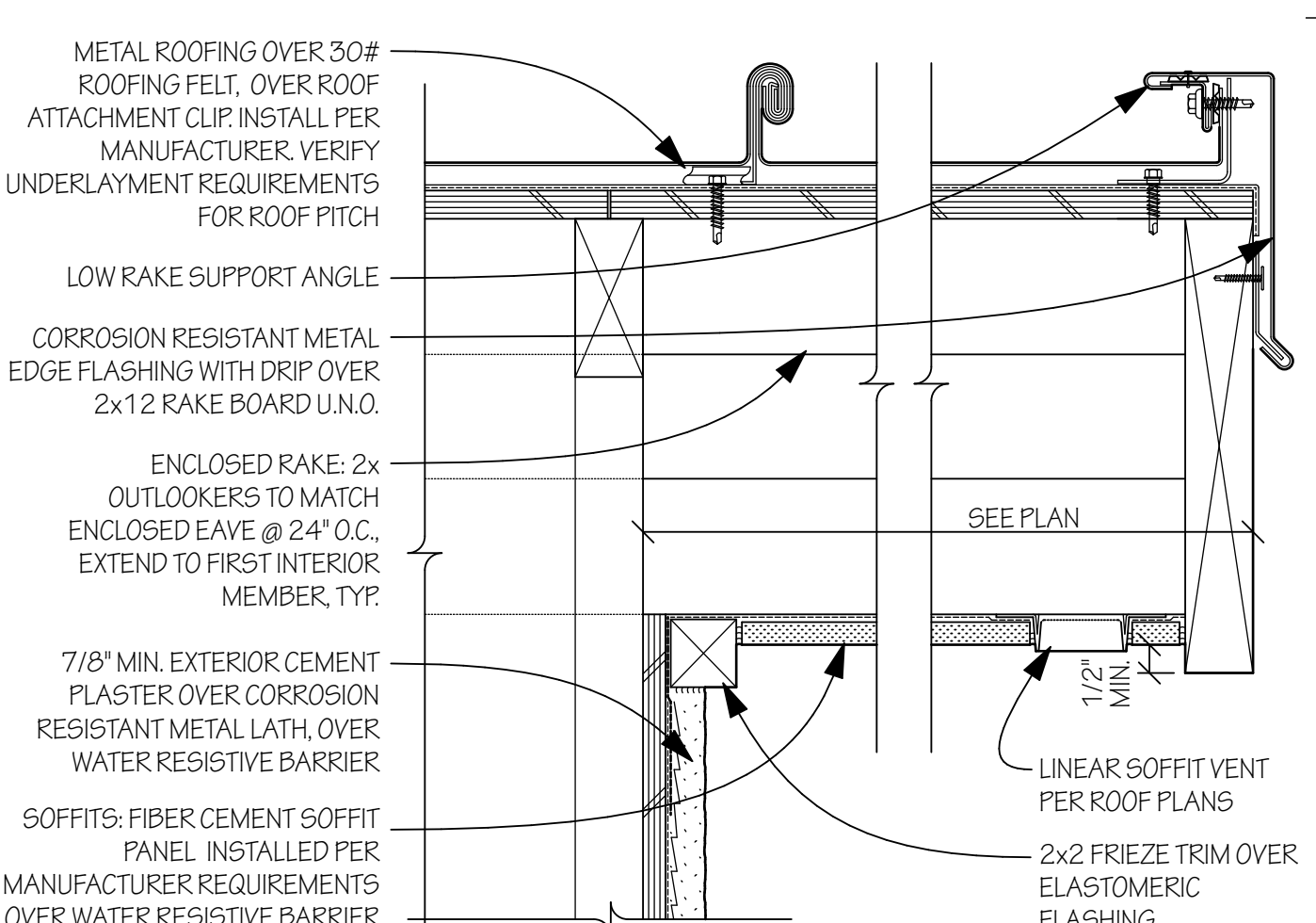
SCALE: 1/4" = 1'-0"



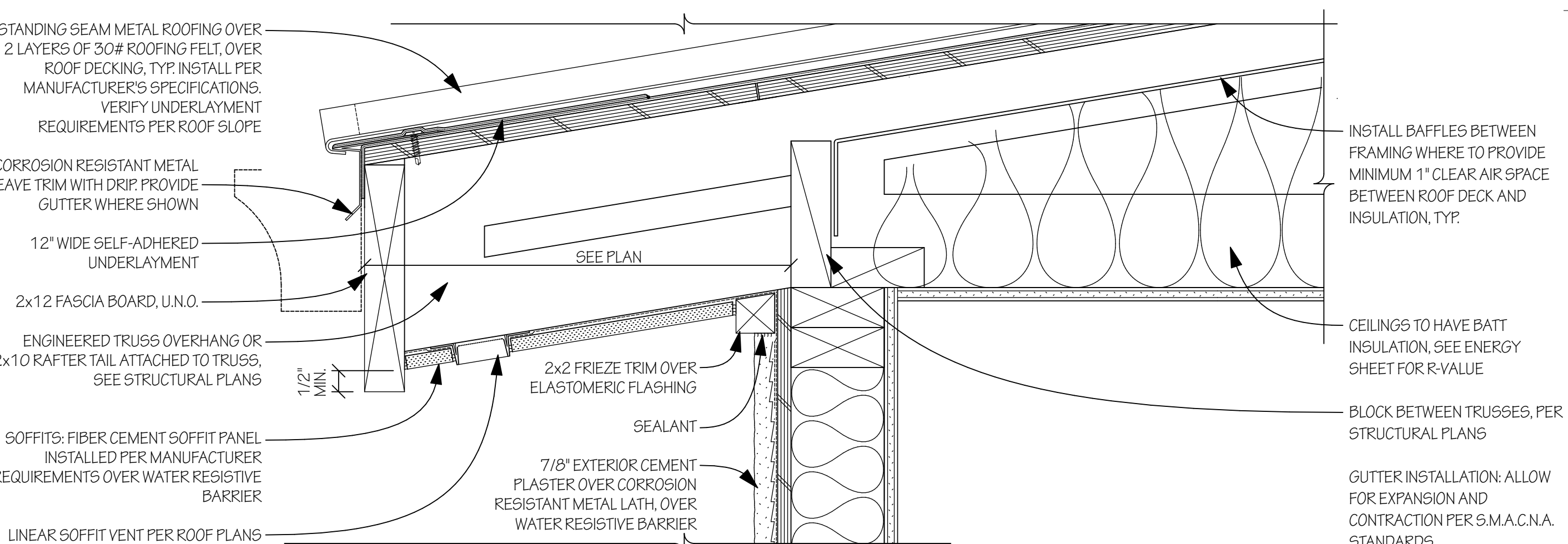
21 Metal Roof @ Sidewall Scale: 3" = 1'-0"



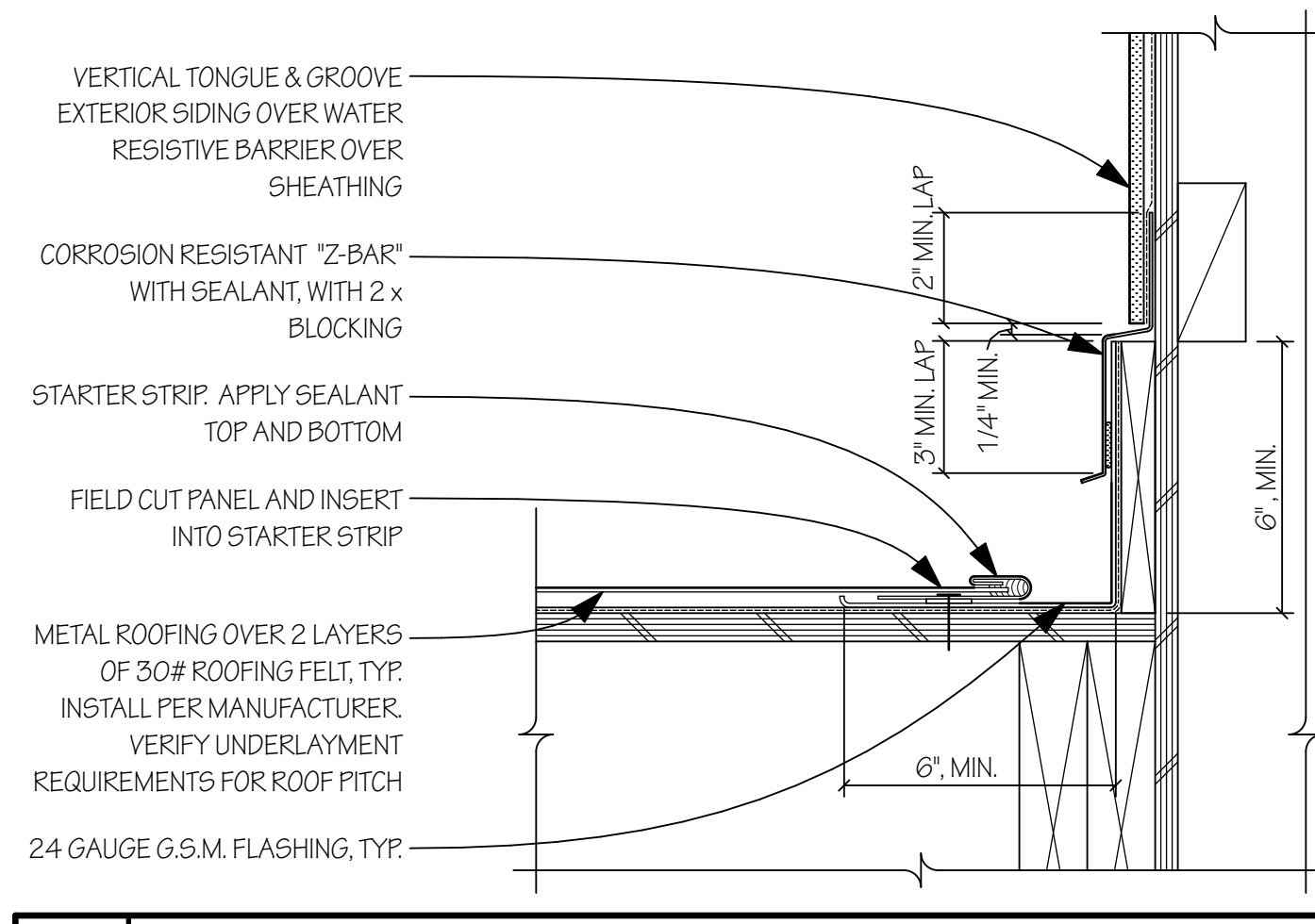
16 Metal Roof to Wall Flashing Scale: 3" = 1'-0"



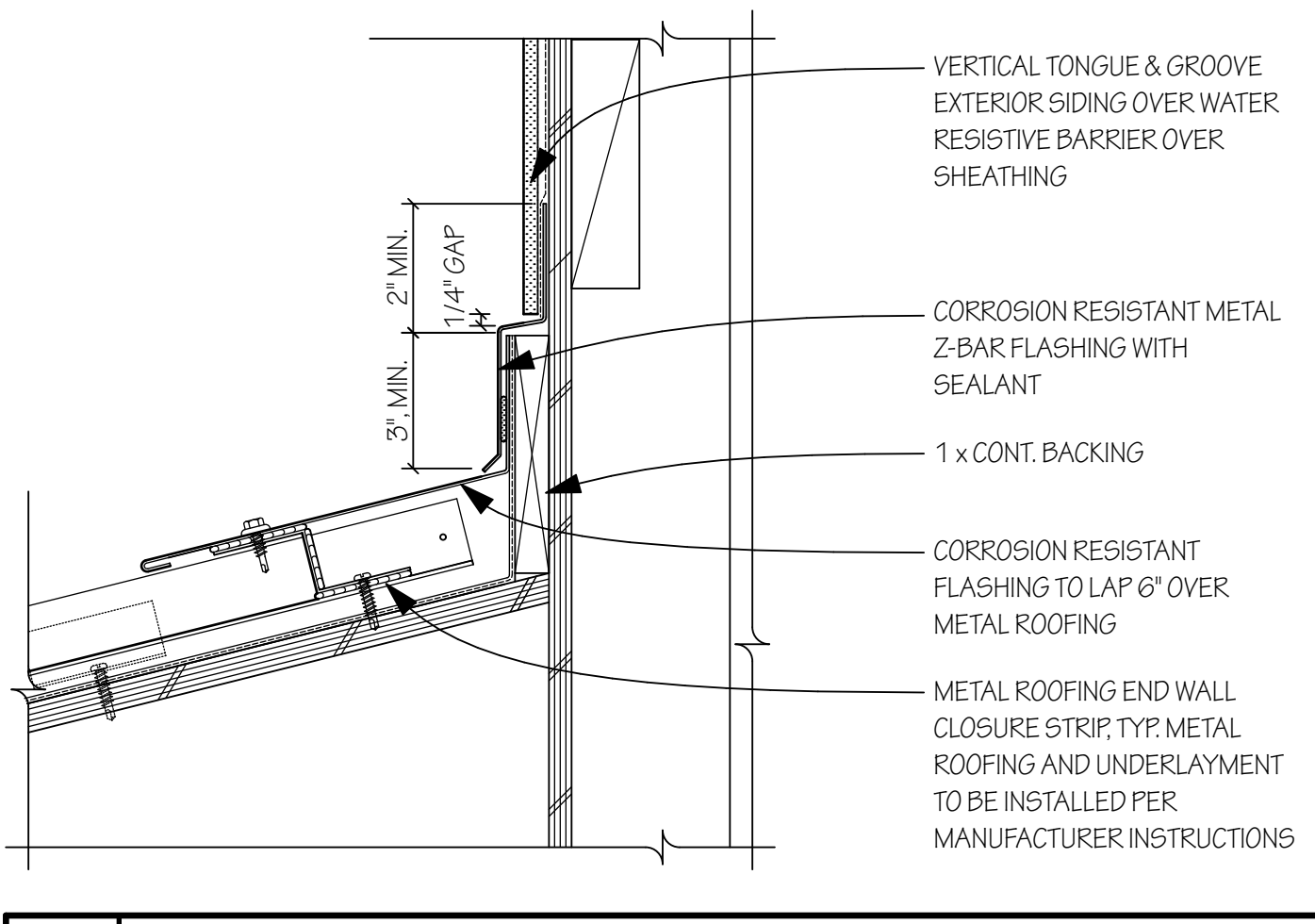
11 Metal Roof @ Enclosed Rake Scale: 3" = 1'-0"



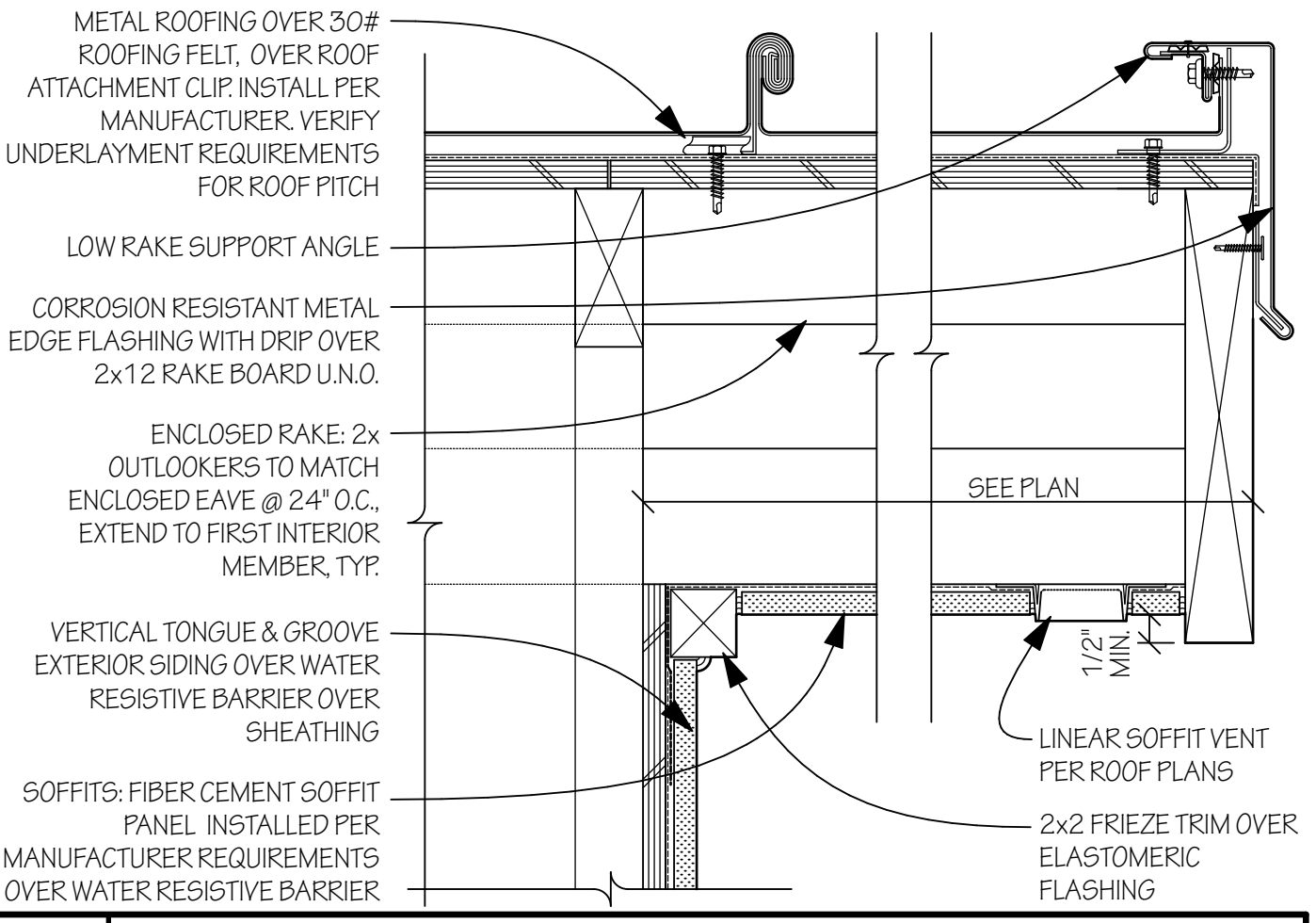
6 Metal Roof - Enclosed Eave Scale: 3" = 1'-0"



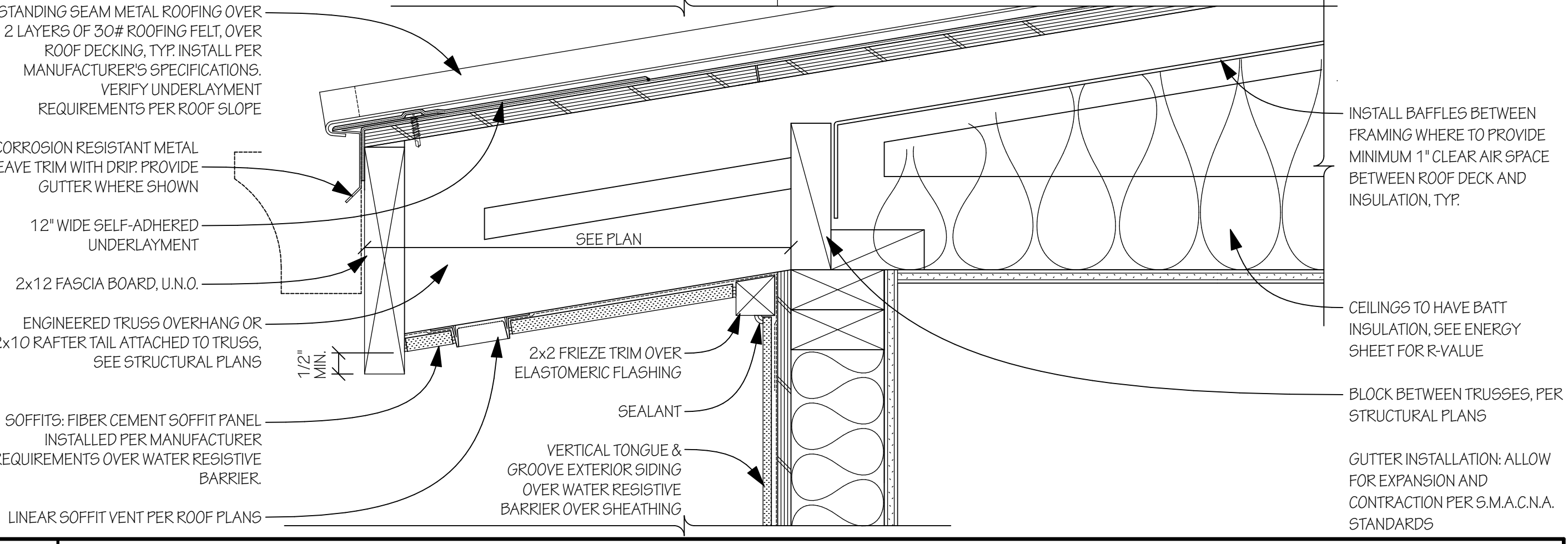
22 Metal Roof @ Sidewall Scale: 3" = 1'-0"



17 Metal Roof to Wall Flashing Scale: 3" = 1'-0"



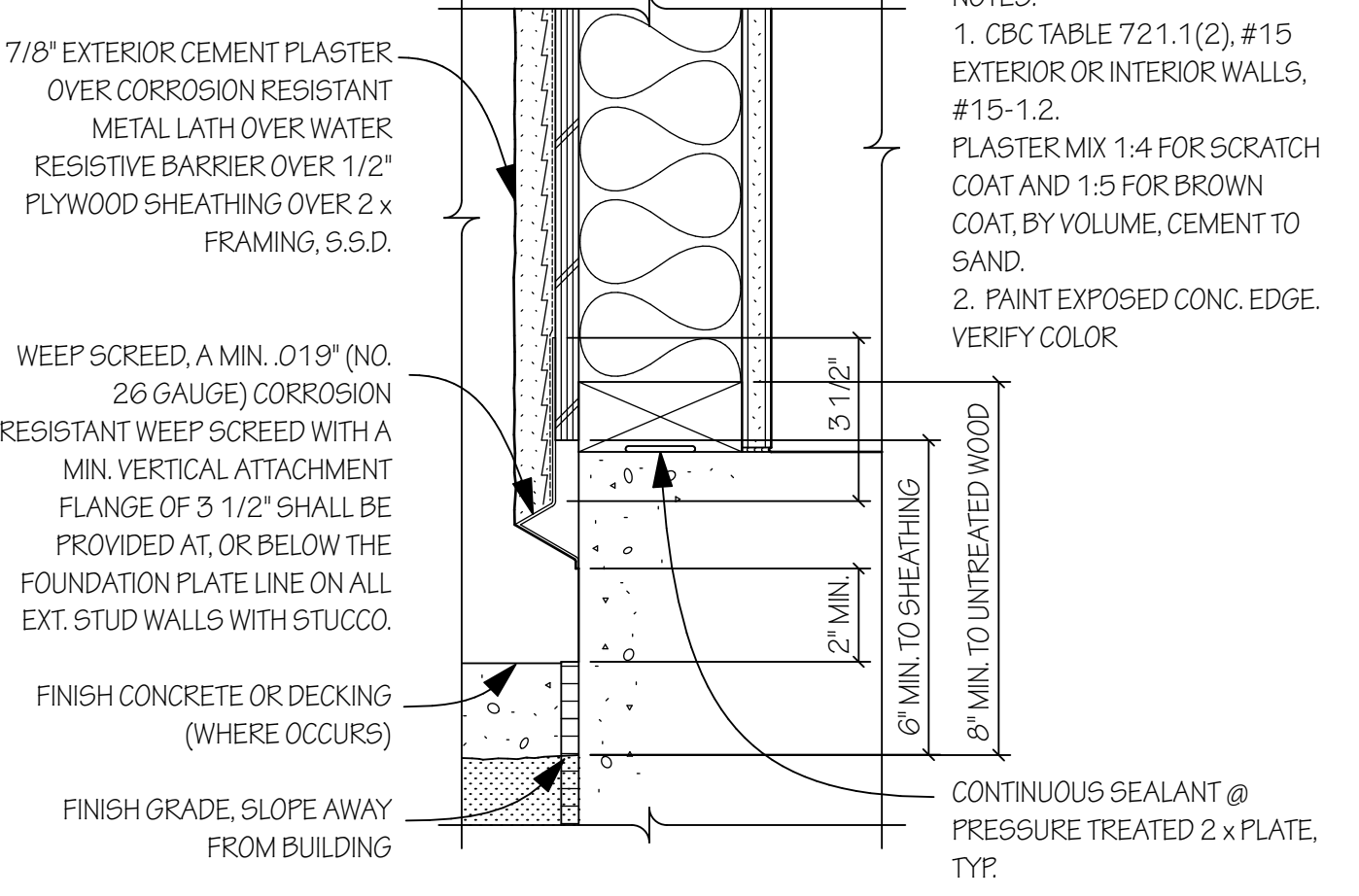
12 Metal Roof @ Enclosed Rake Scale: 3" = 1'-0"



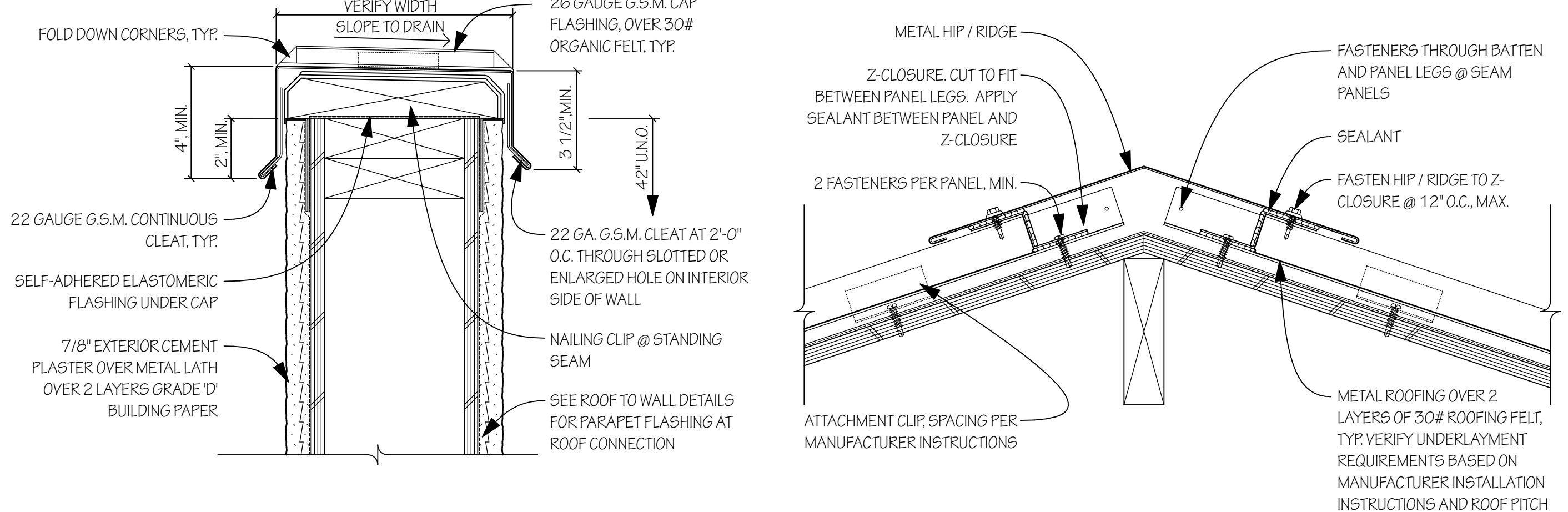
7 Metal Roof - Enclosed Eave Scale: 3" = 1'-0"



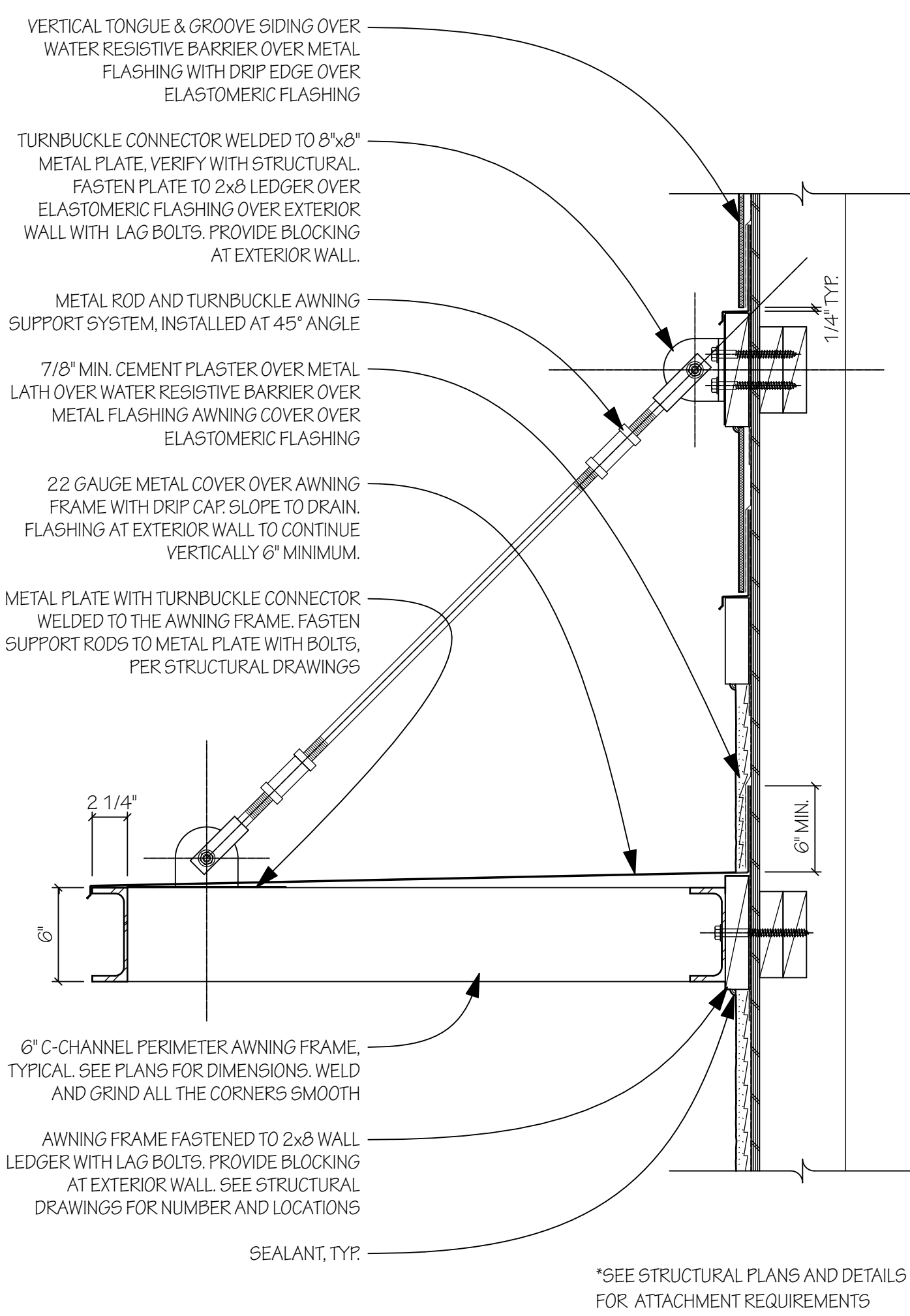
13 Plaster Weep Screed Scale: 3" = 1'-0"



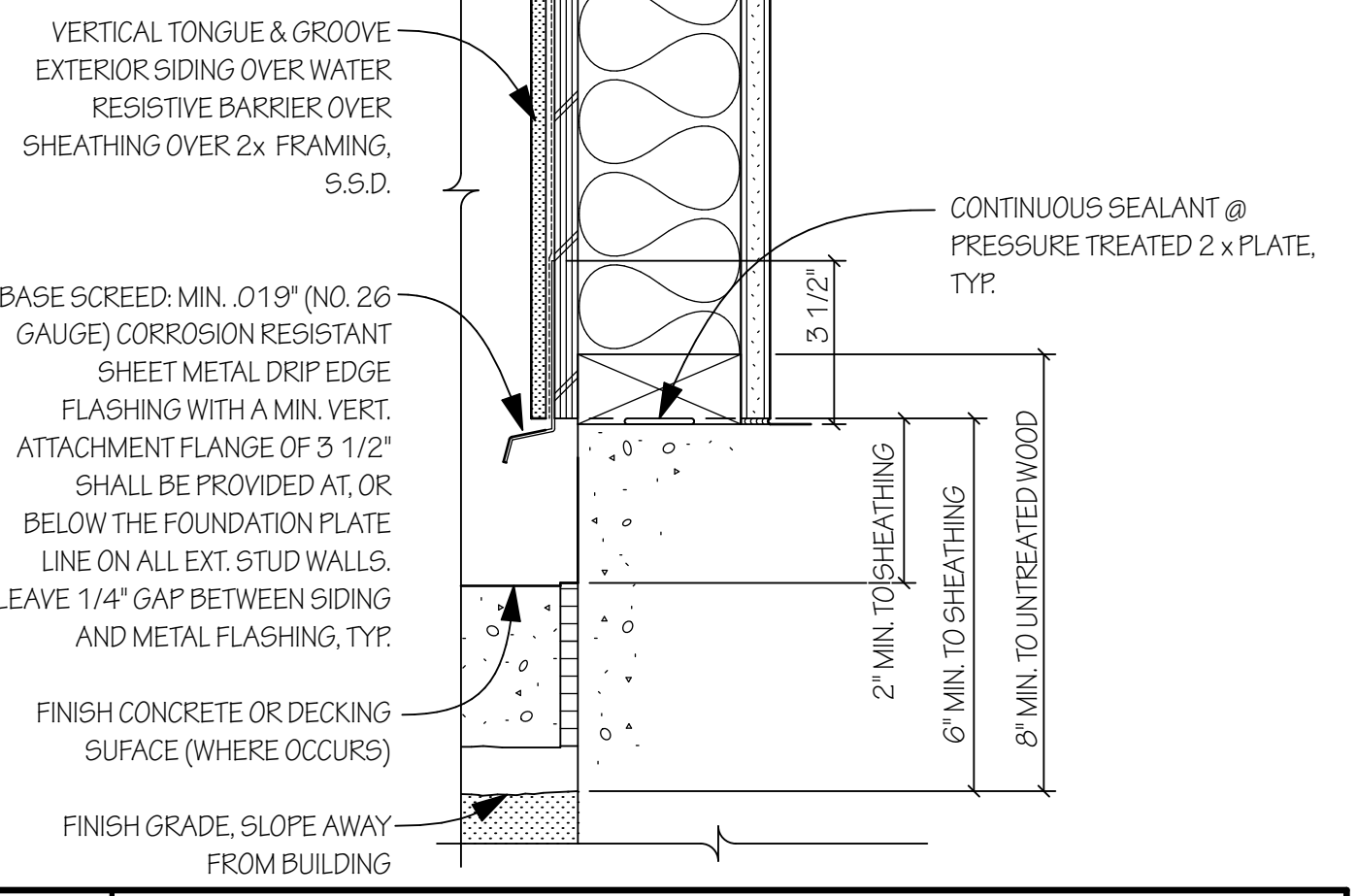
8 Cap Flashing @ Parapet Wall Scale: 3" = 1'-0"



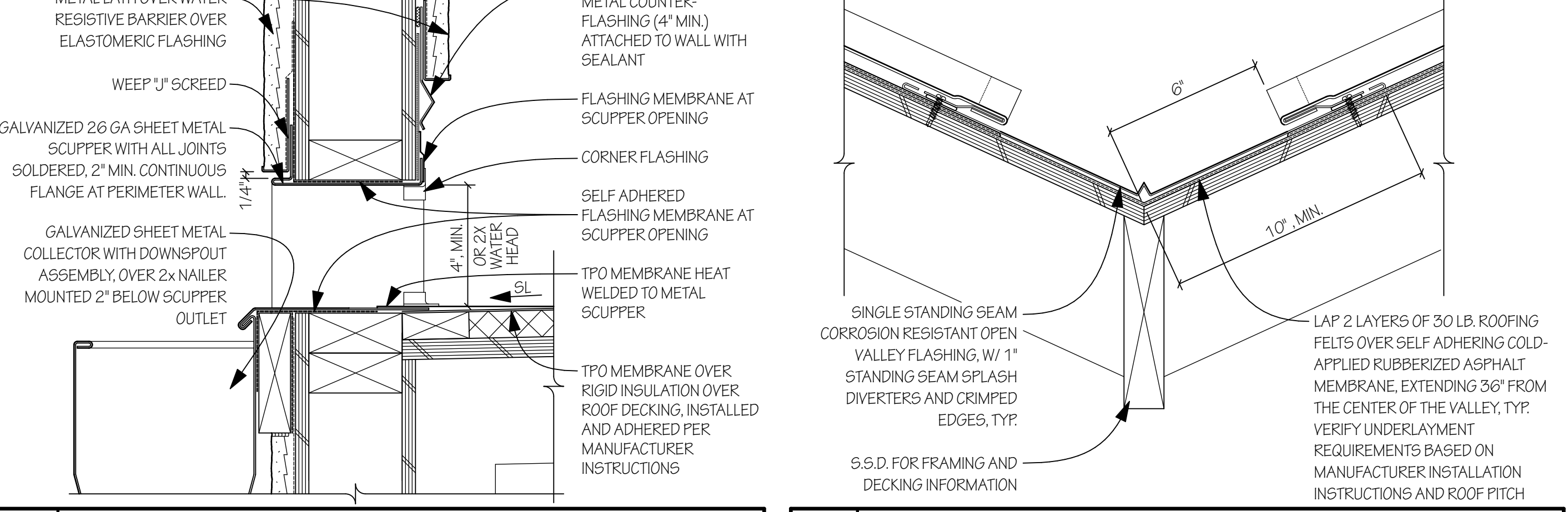
3 Metal Roof - Ridge Flashing Scale: 3" = 1'-0"



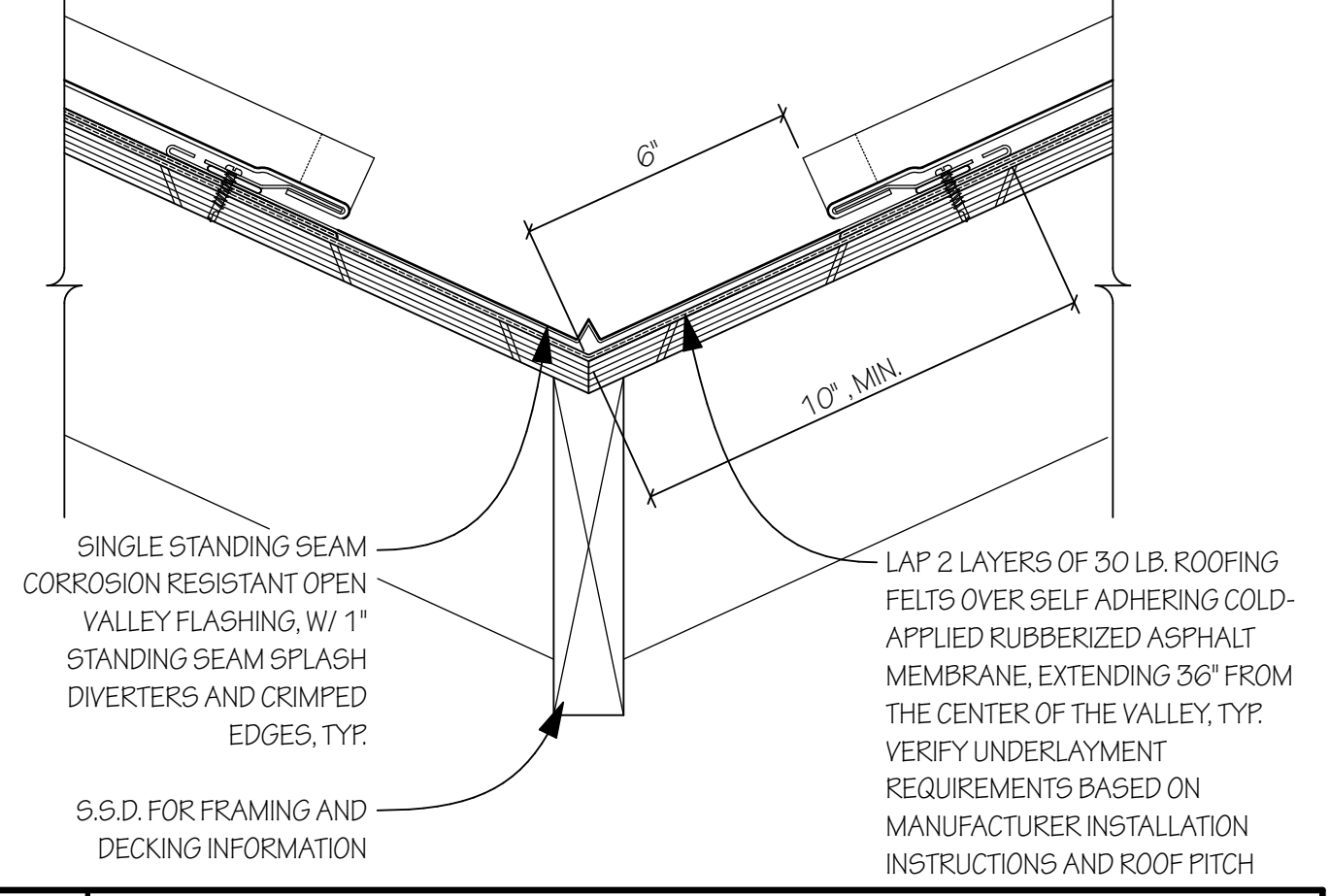
20 Metal Awning Scale: 1 1/2" = 1'-0"



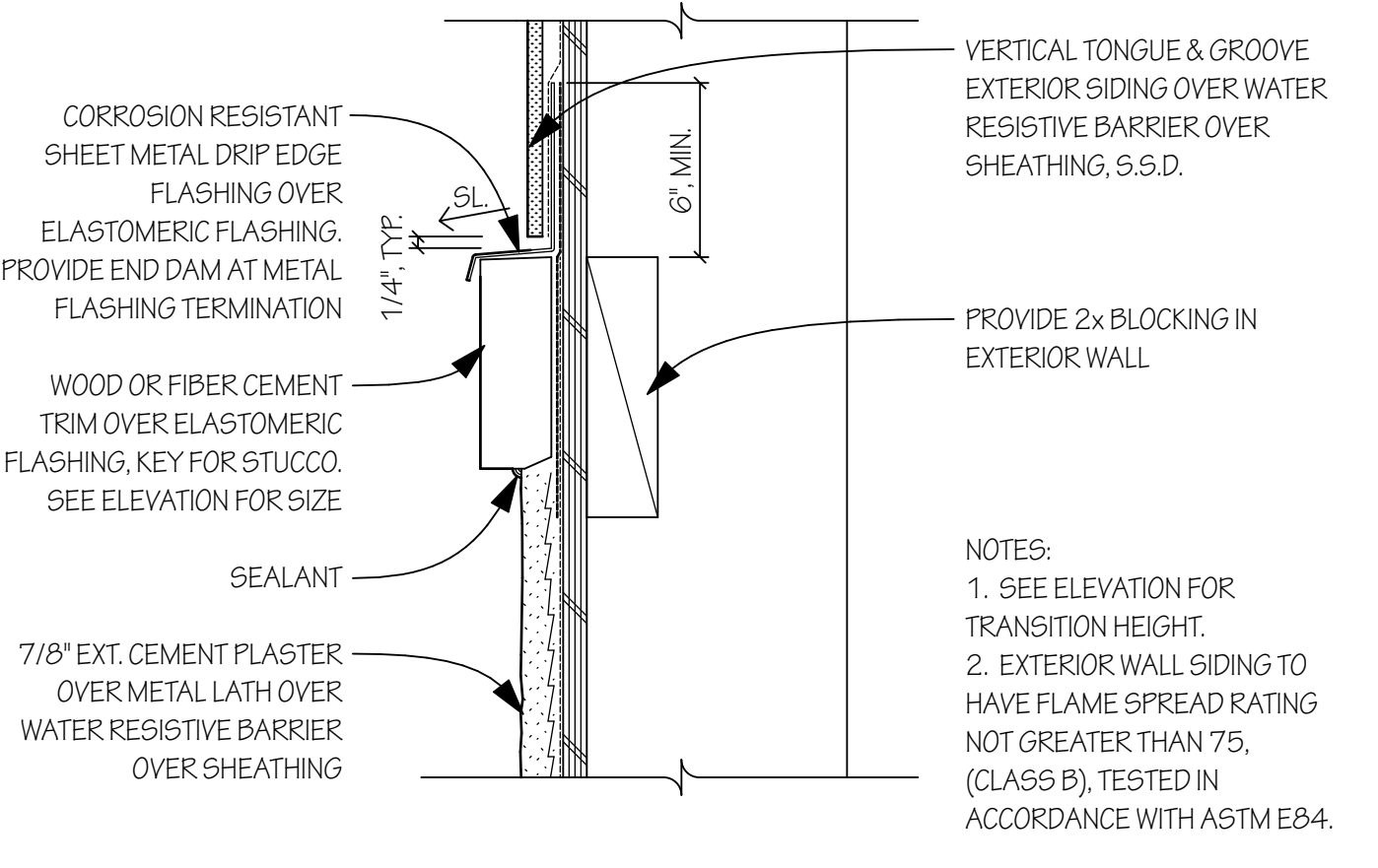
14 Siding Base Screed Scale: 3" = 1'-0"



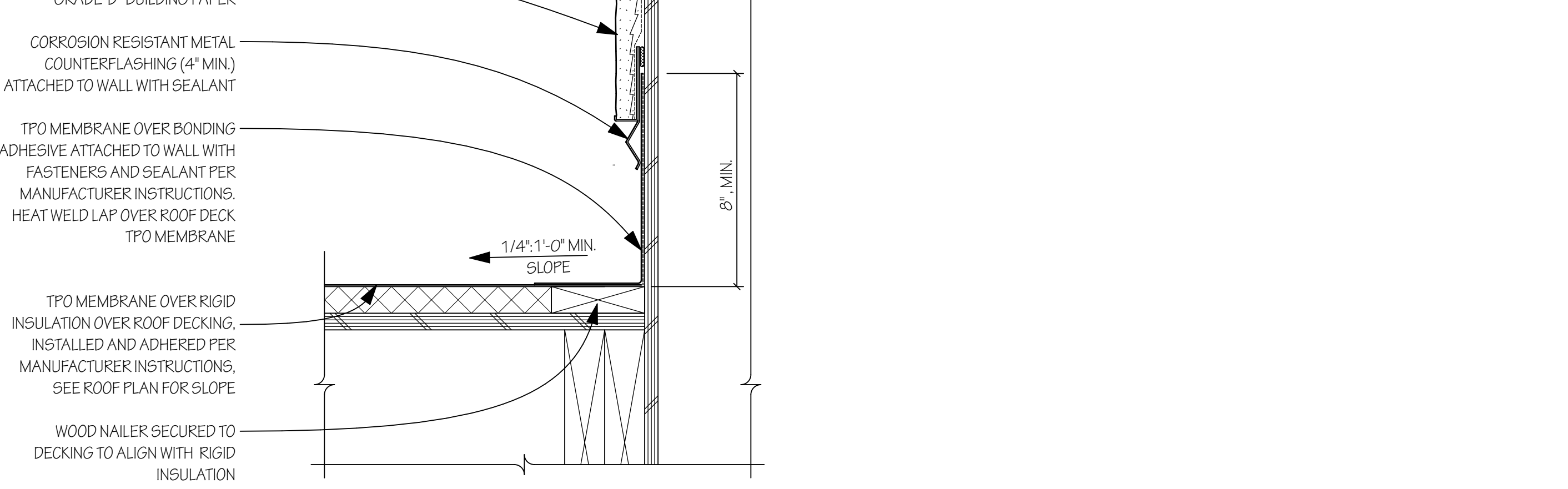
9 Scupper Flashing Scale: 3" = 1'-0"



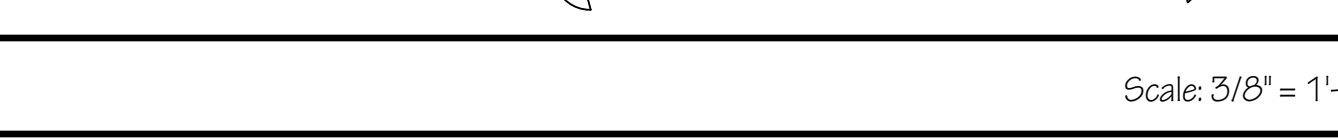
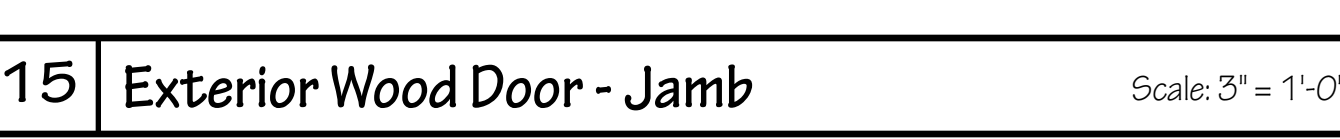
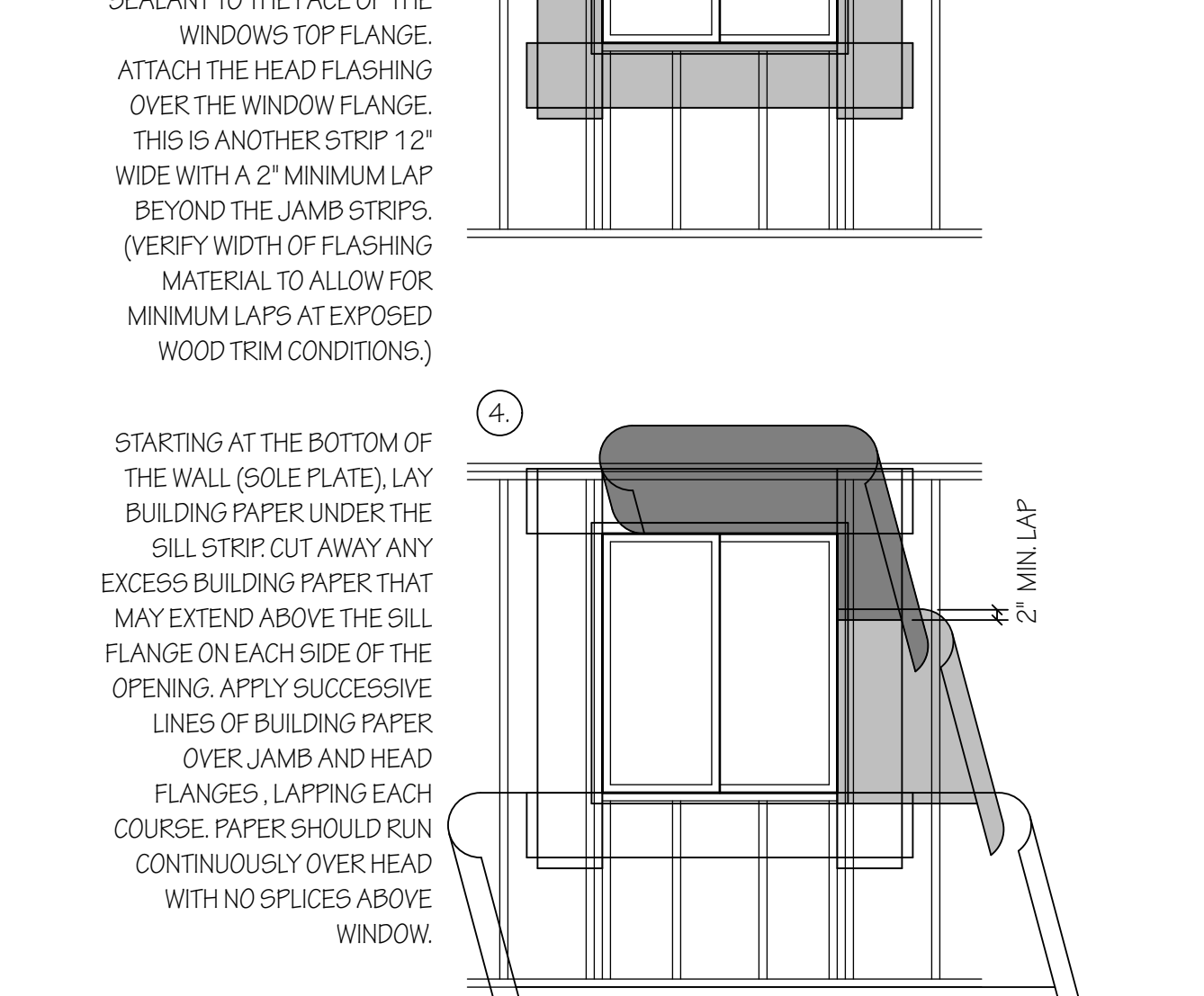
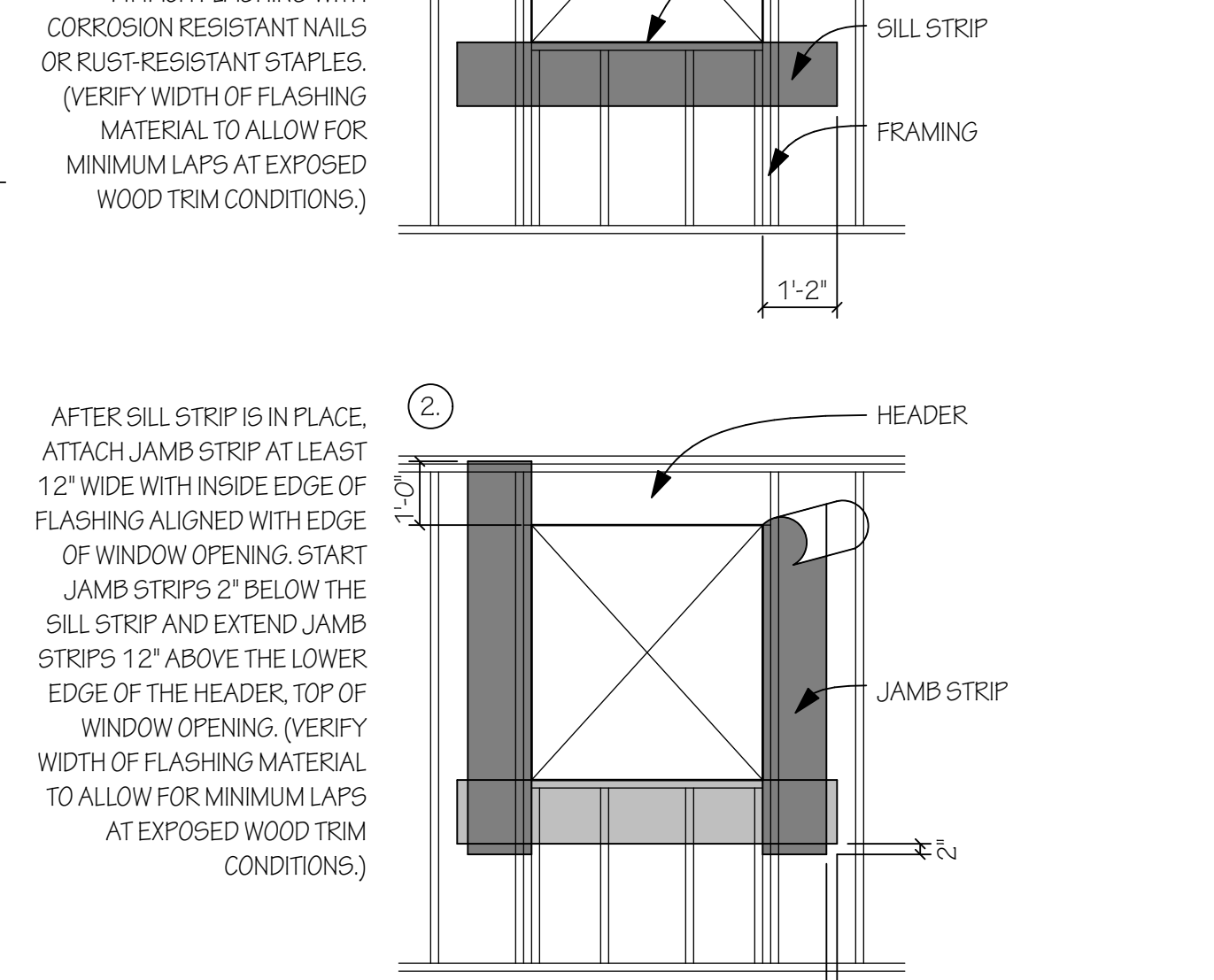
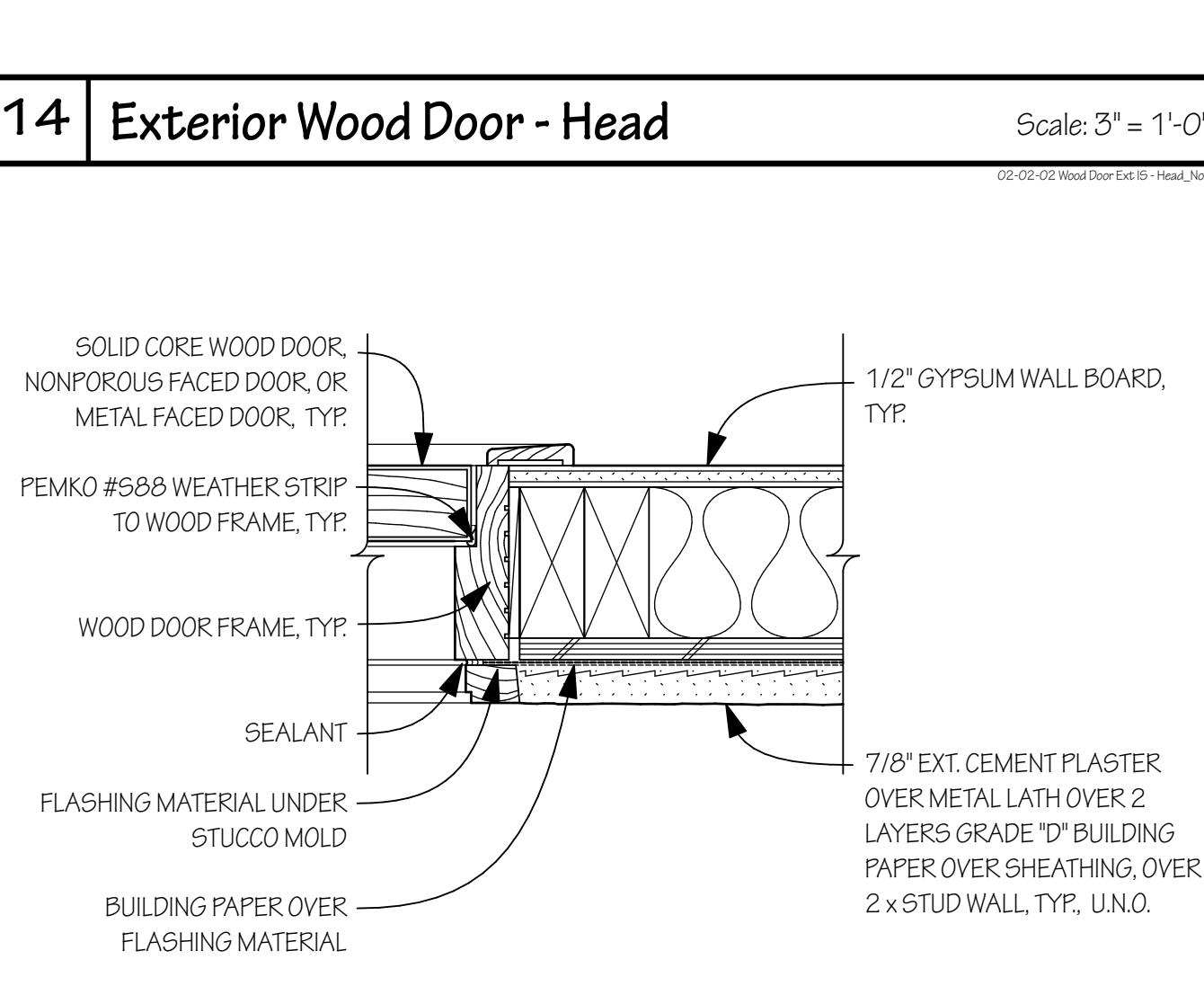
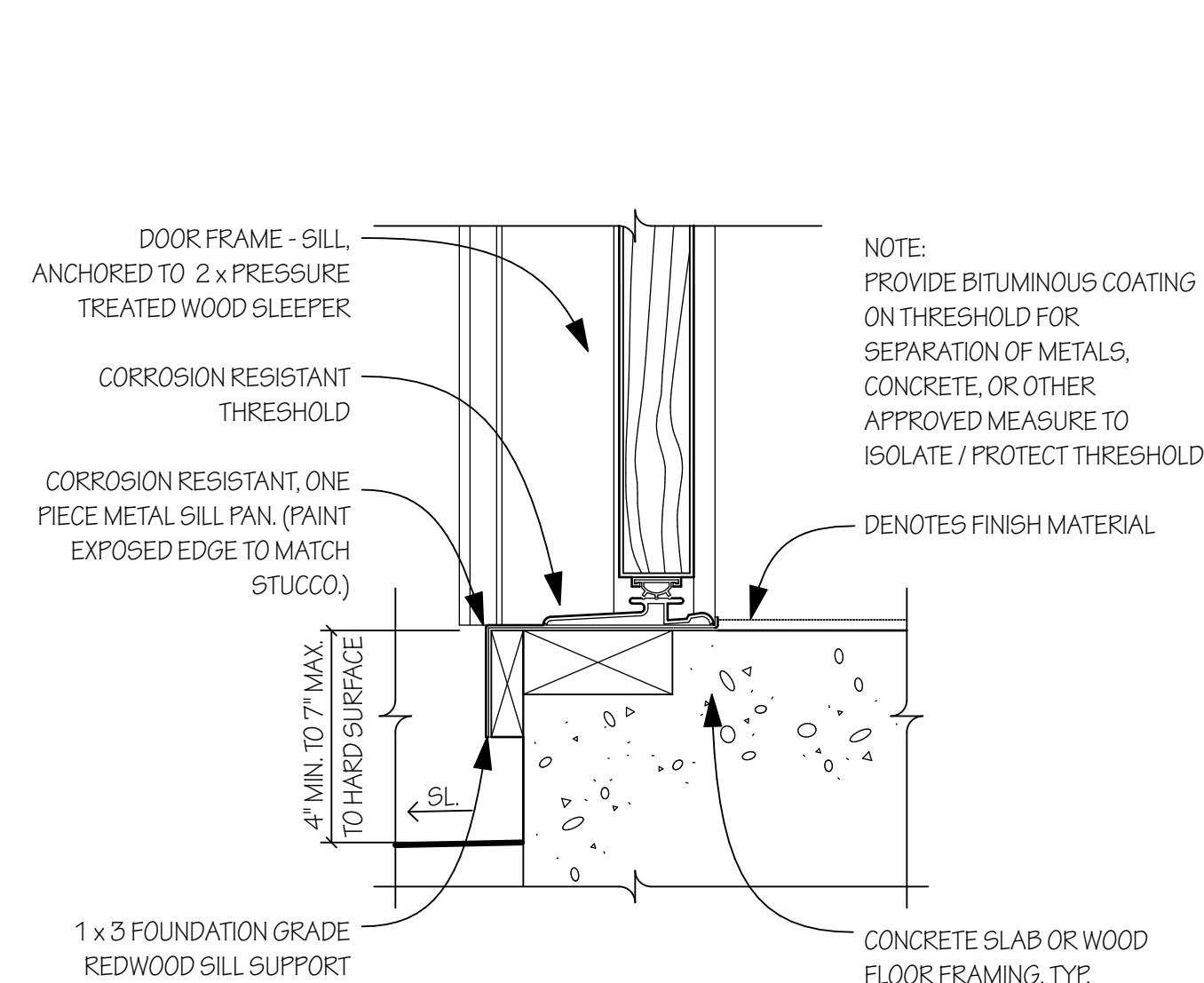
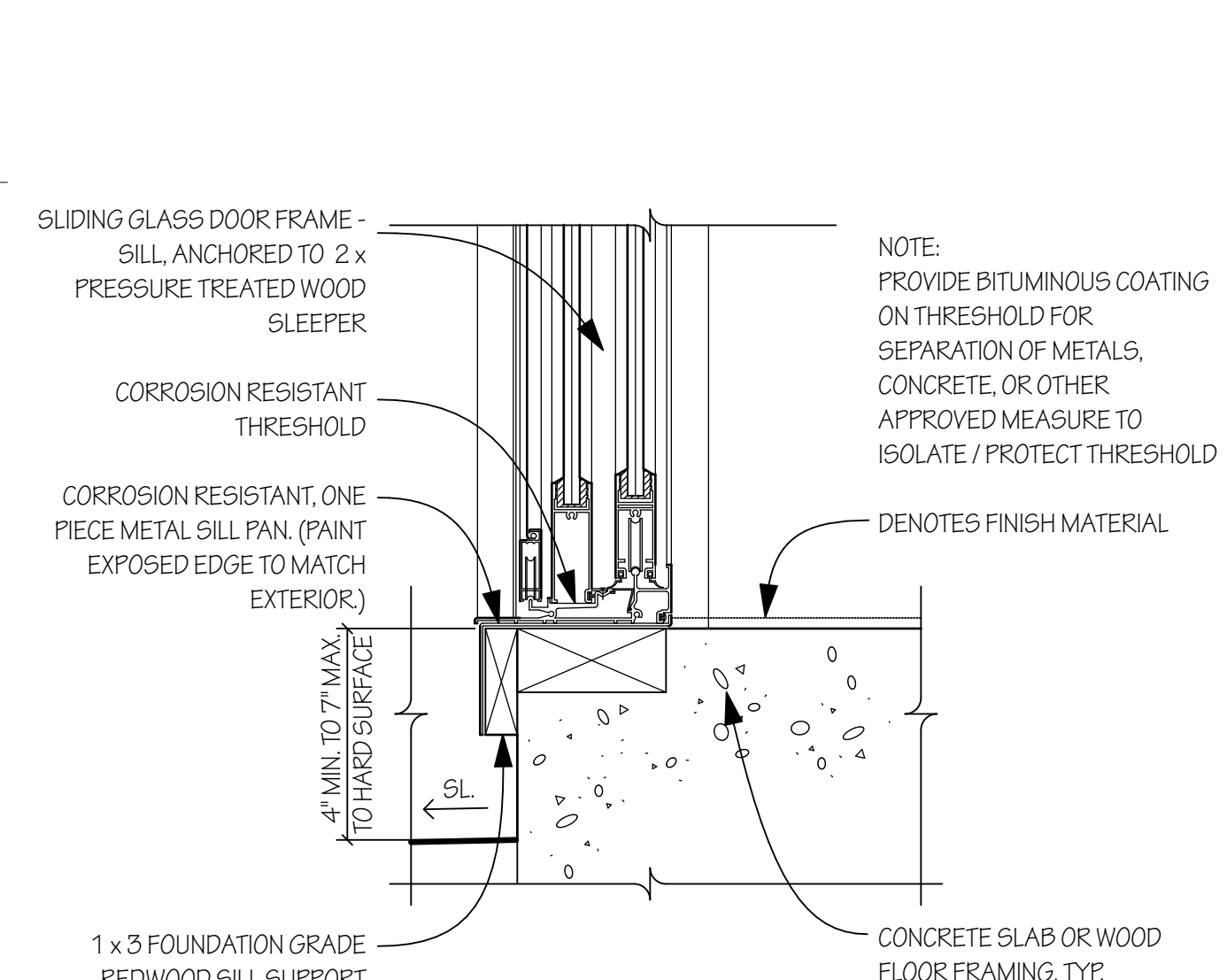
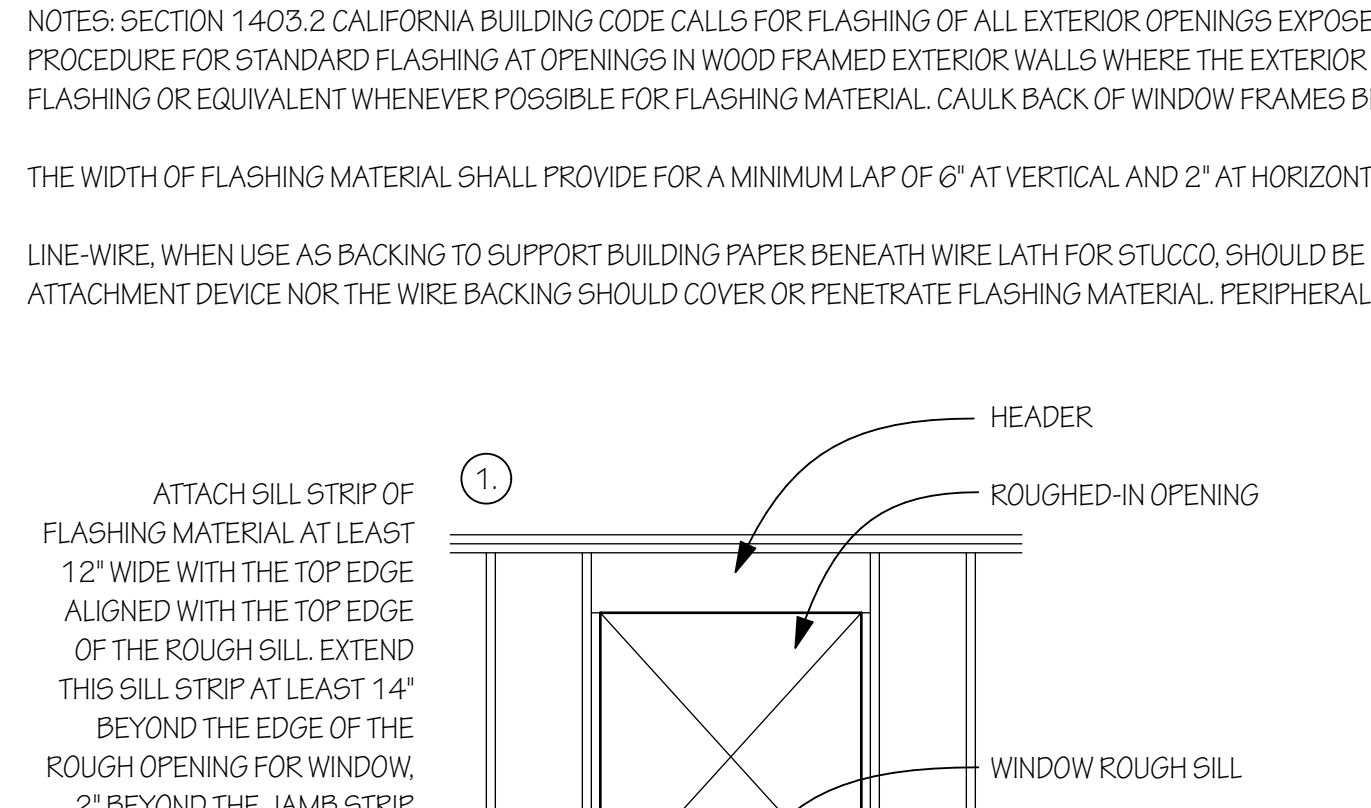
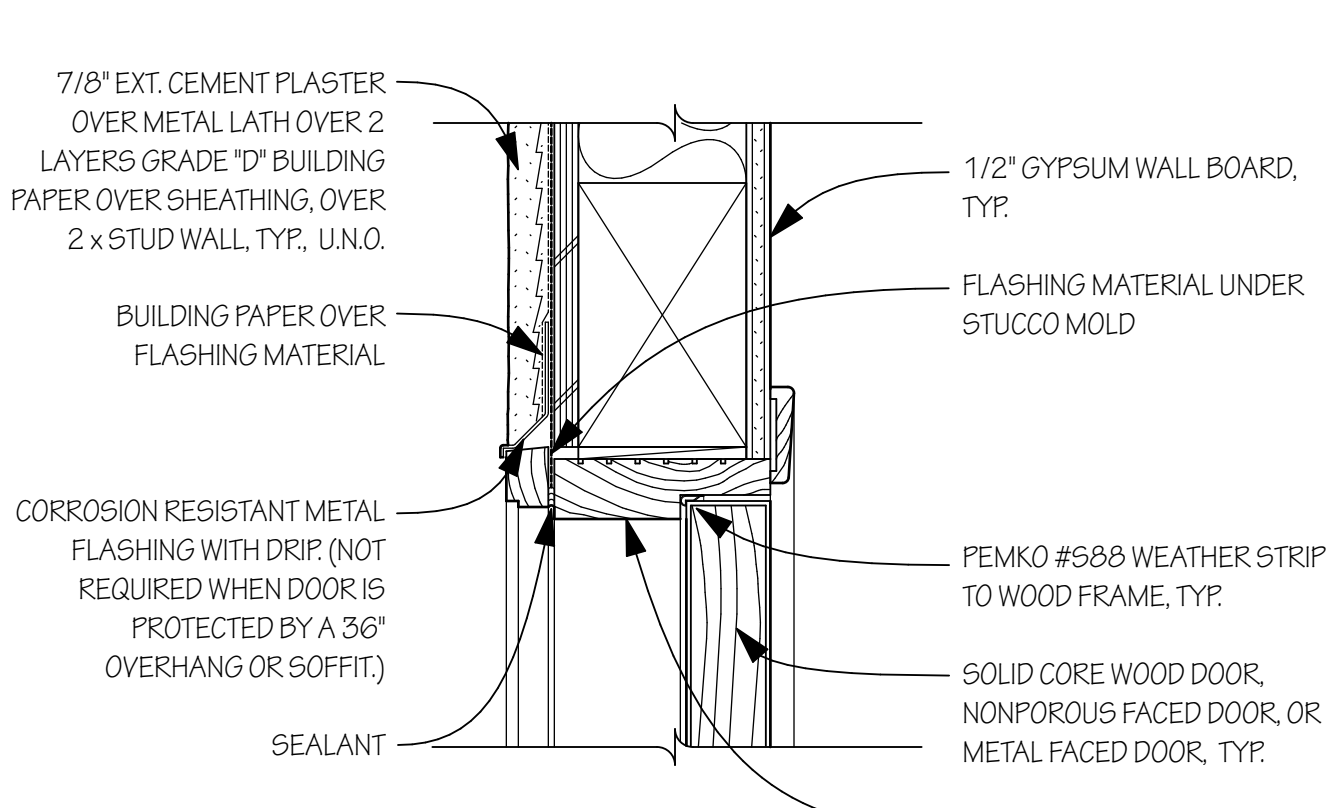
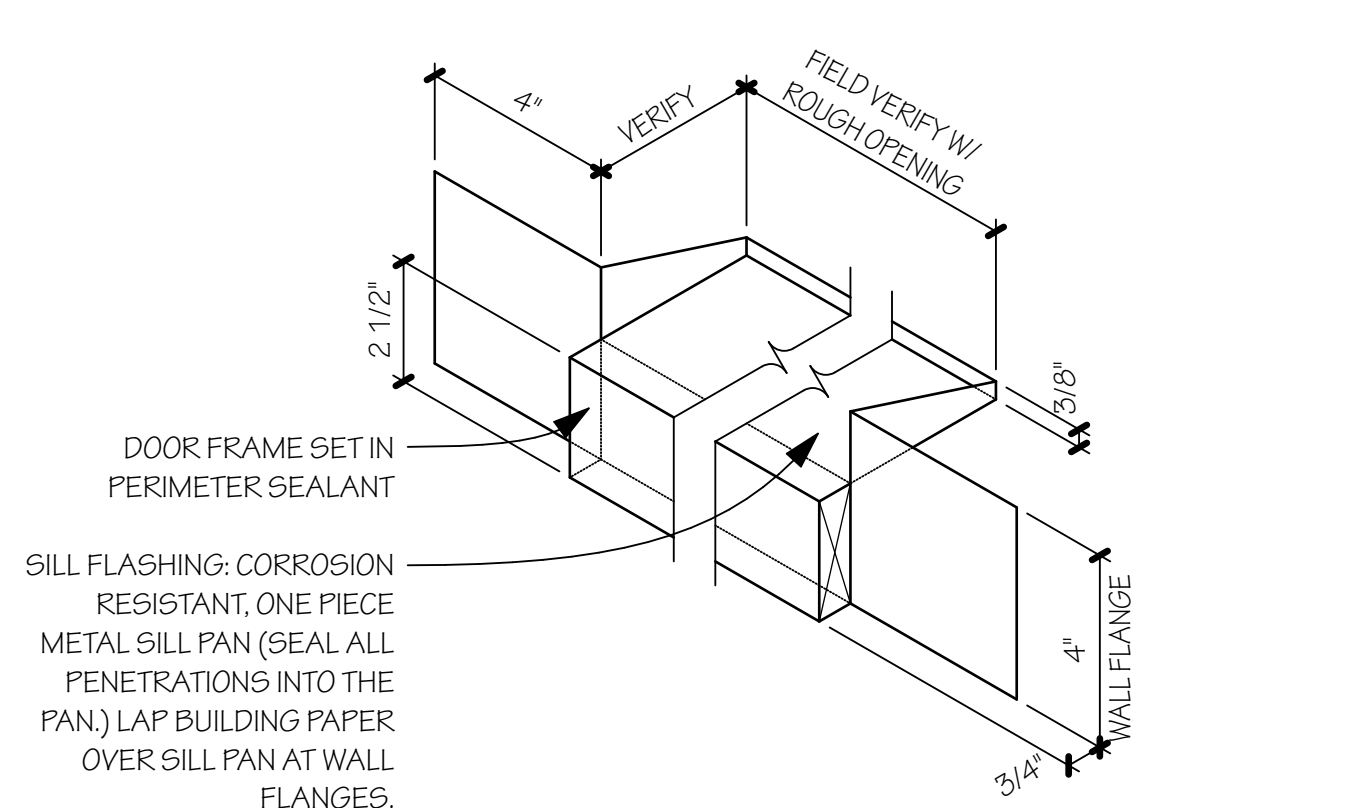
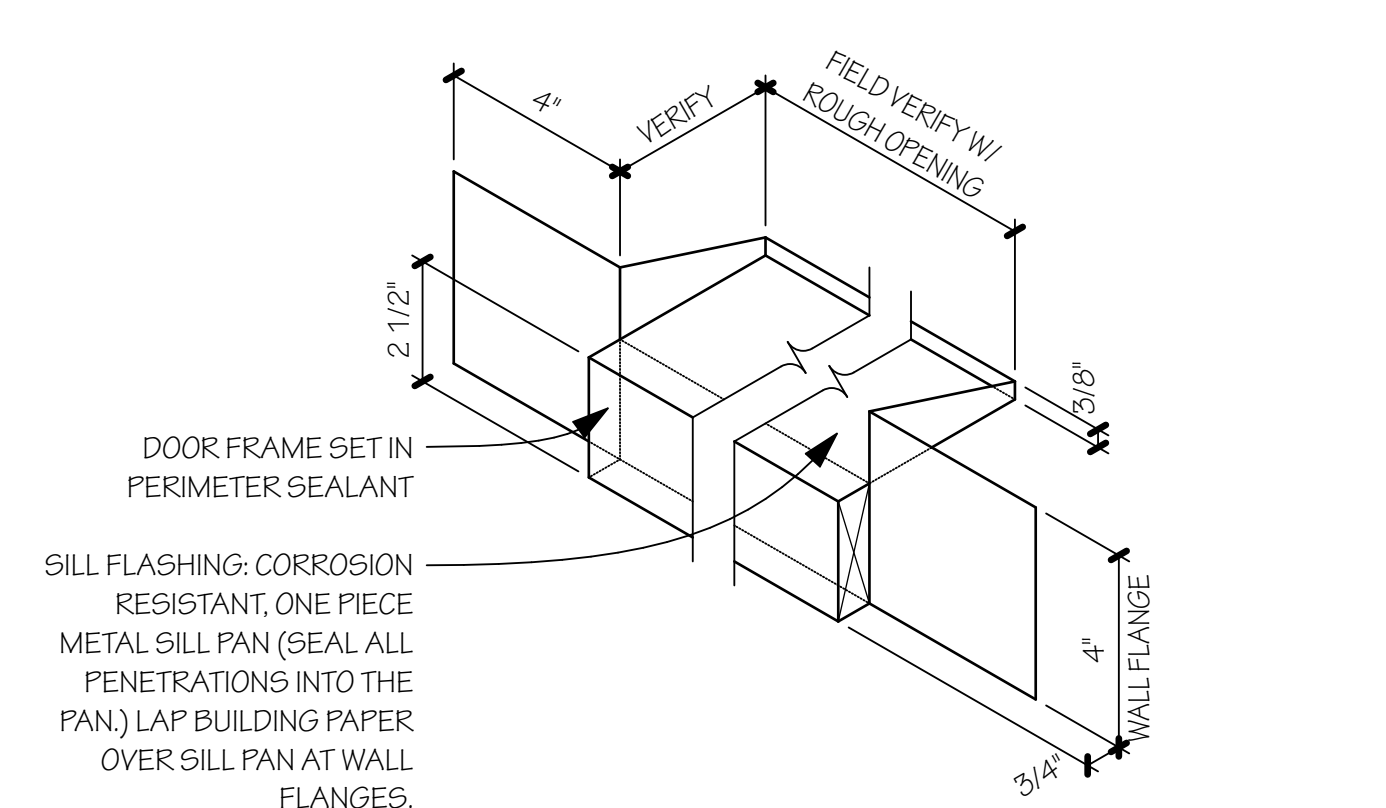
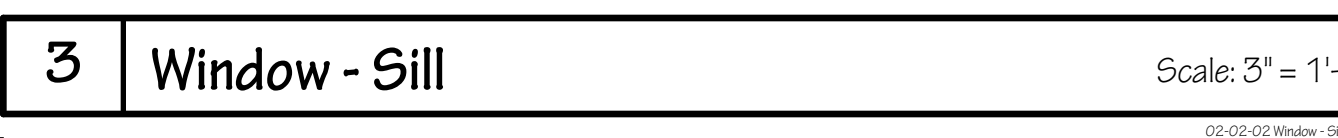
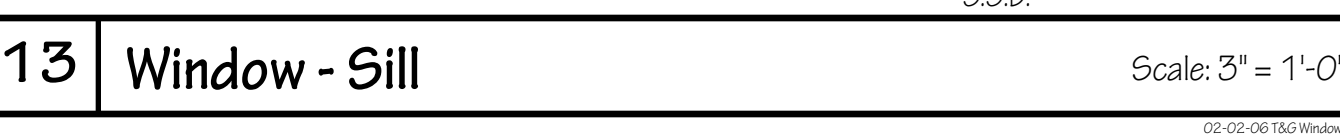
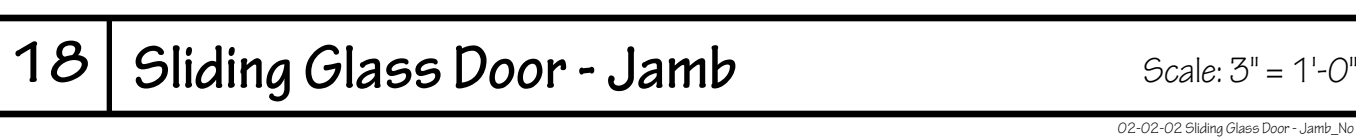
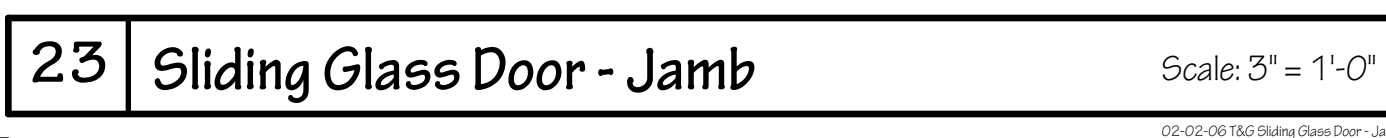
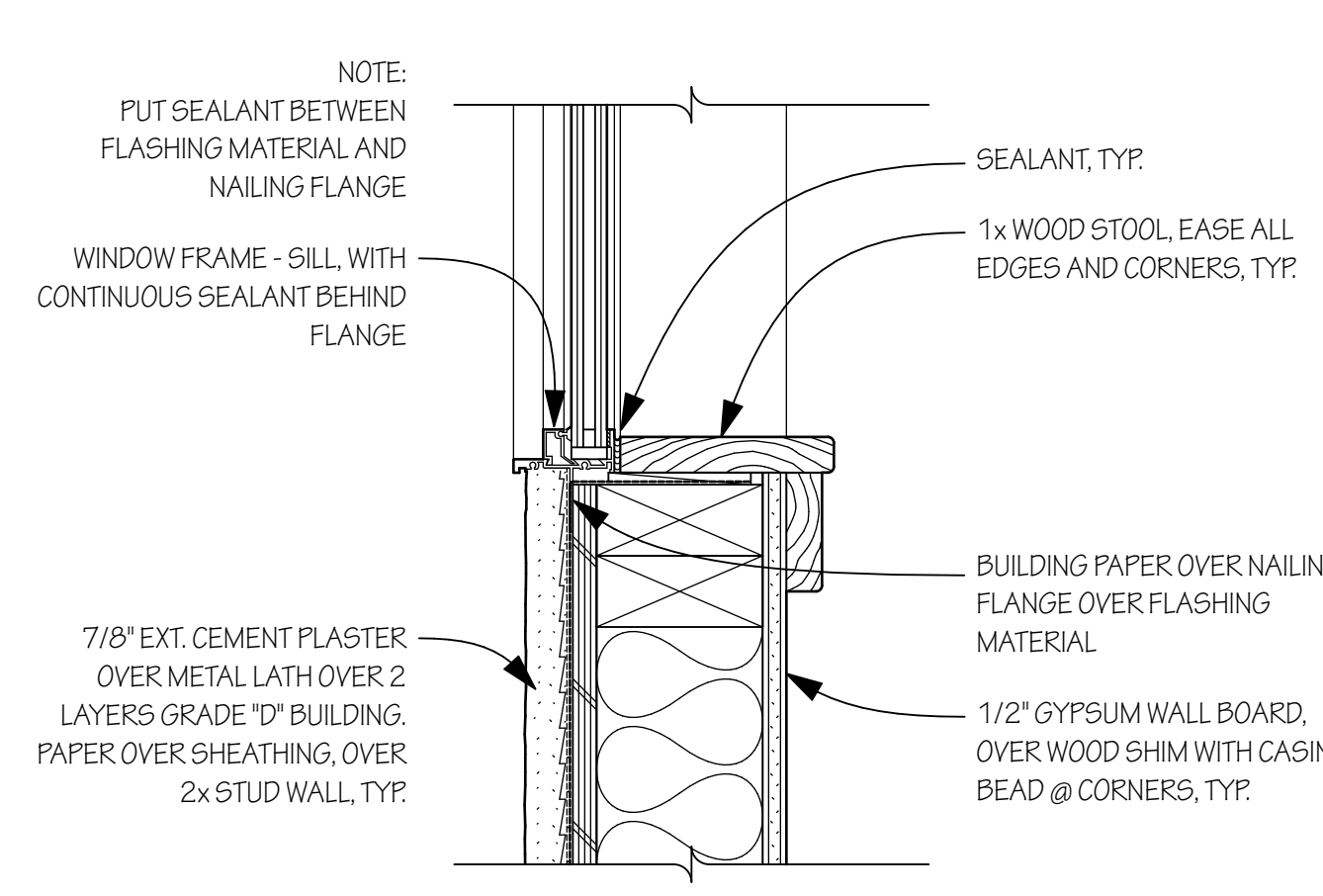
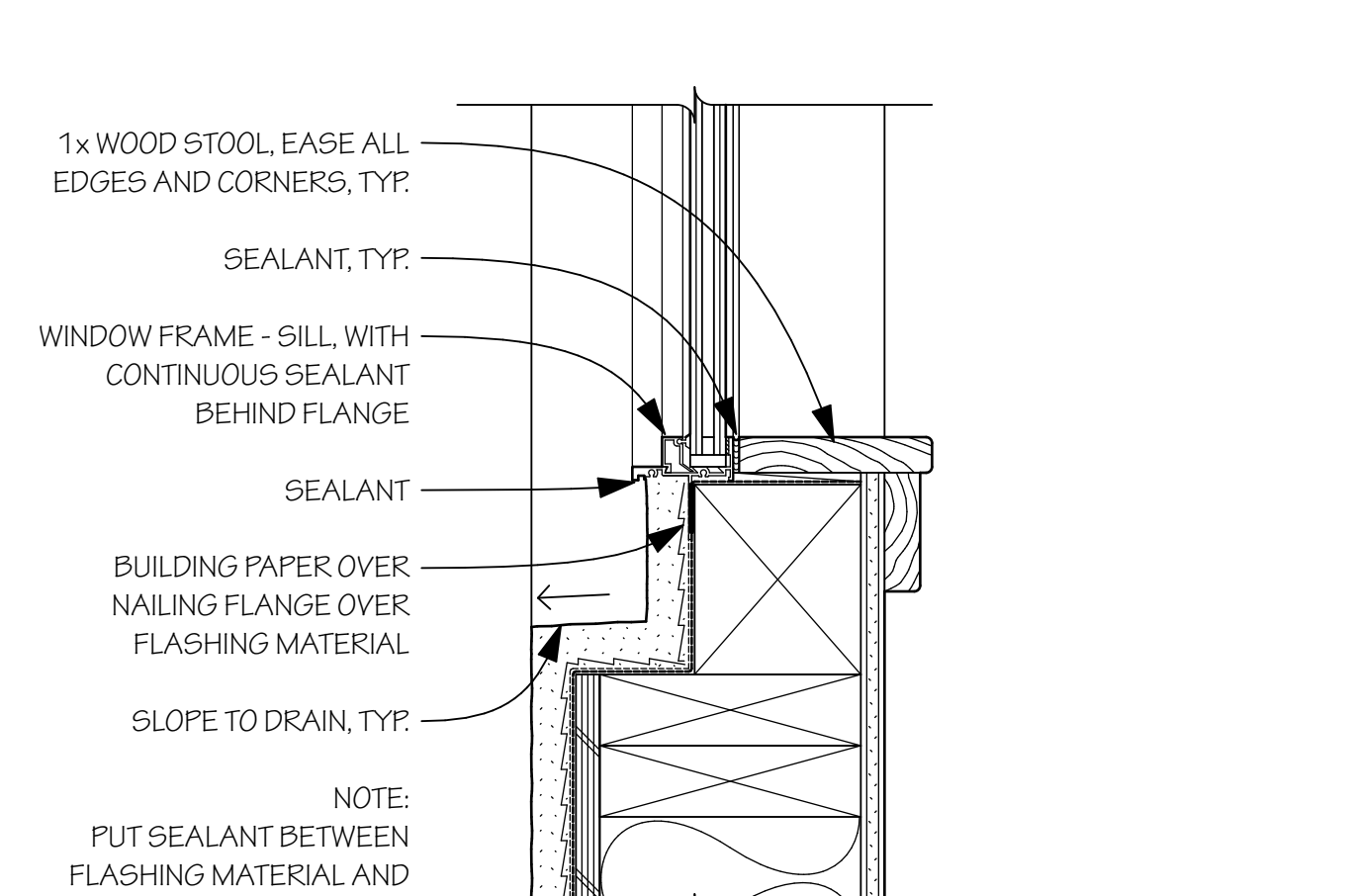
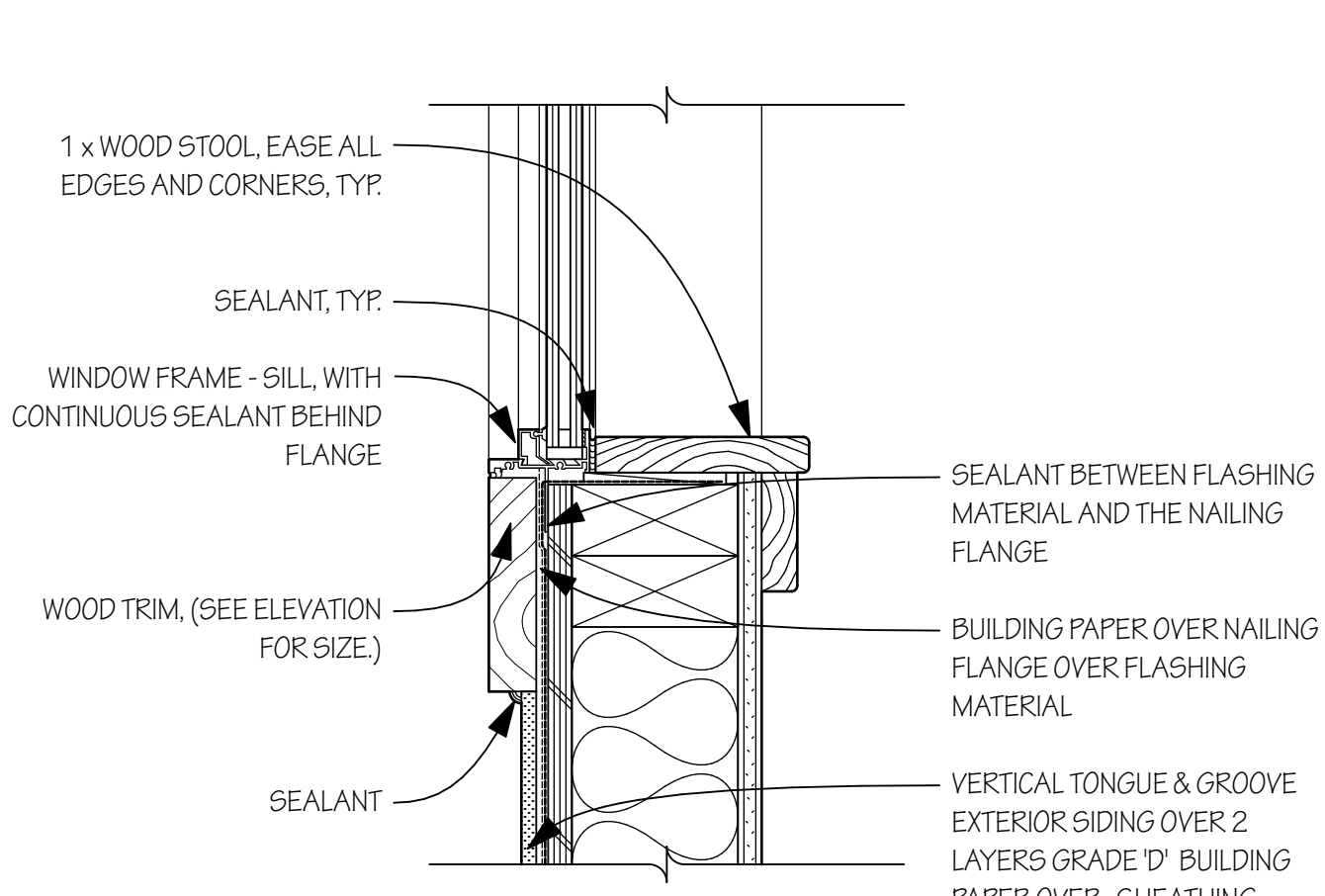
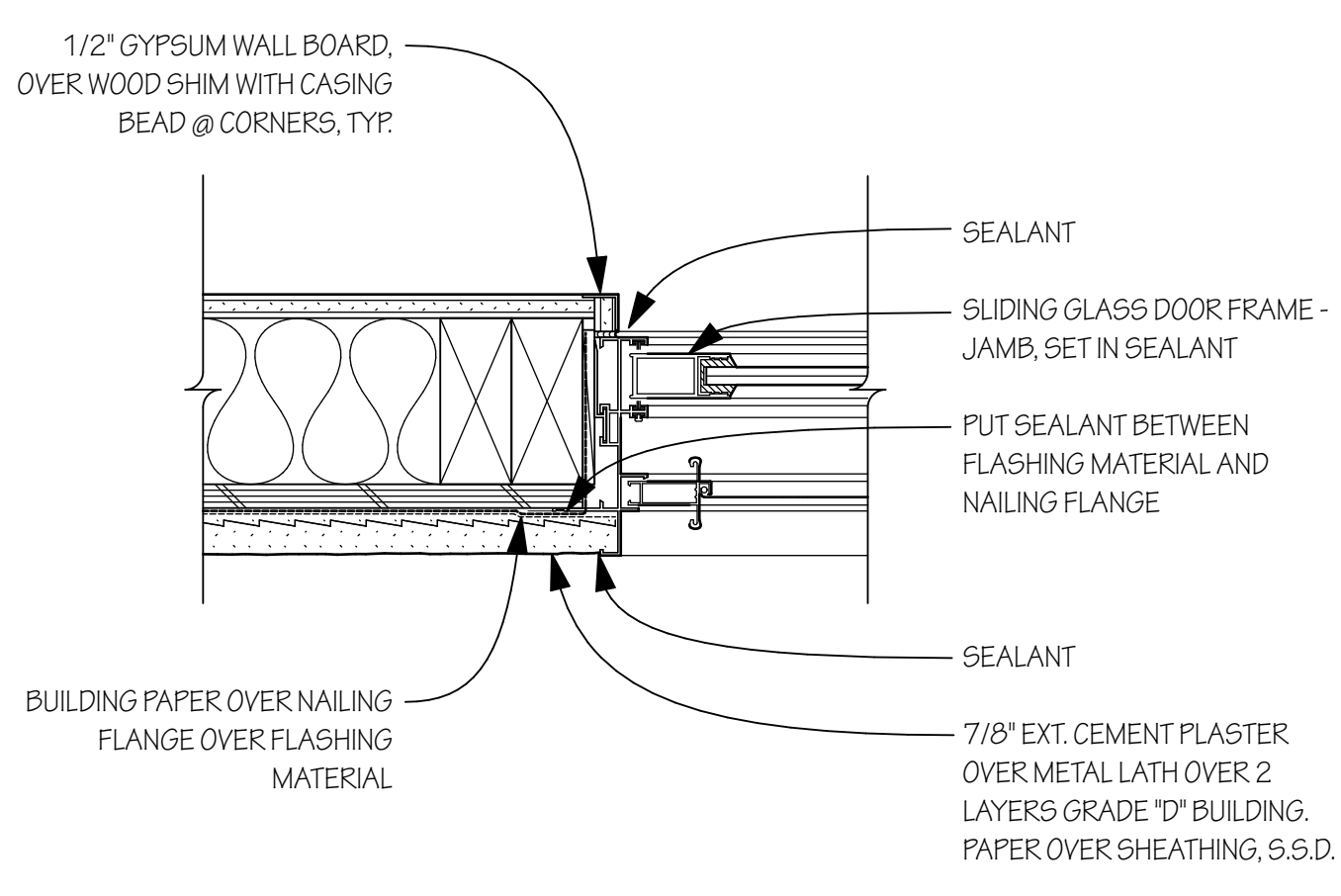
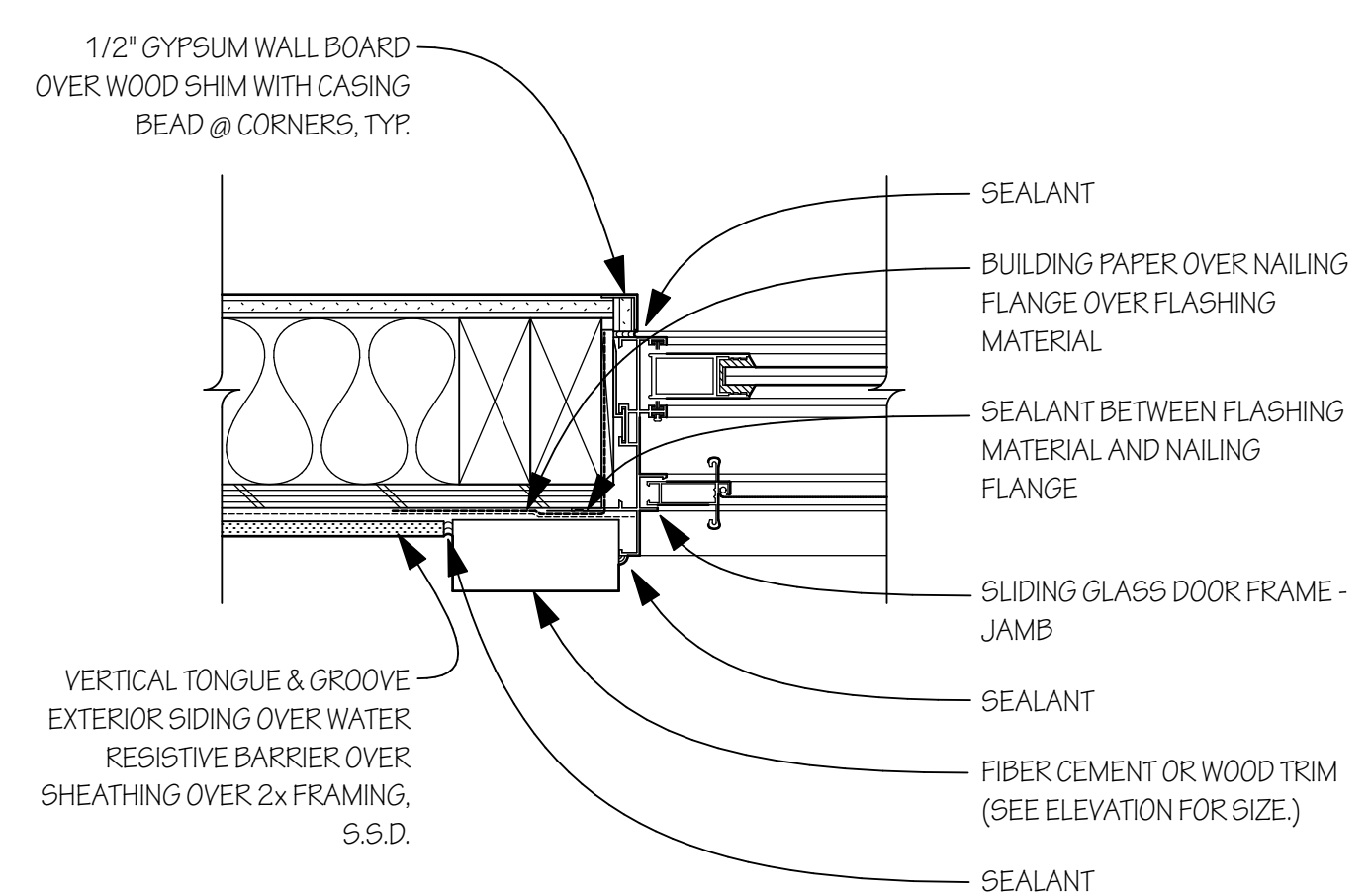
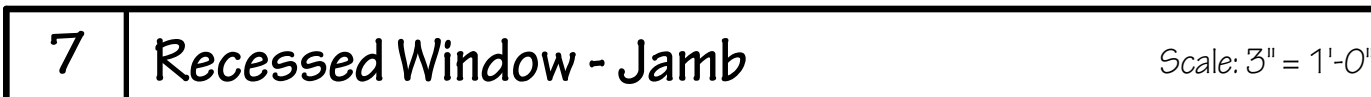
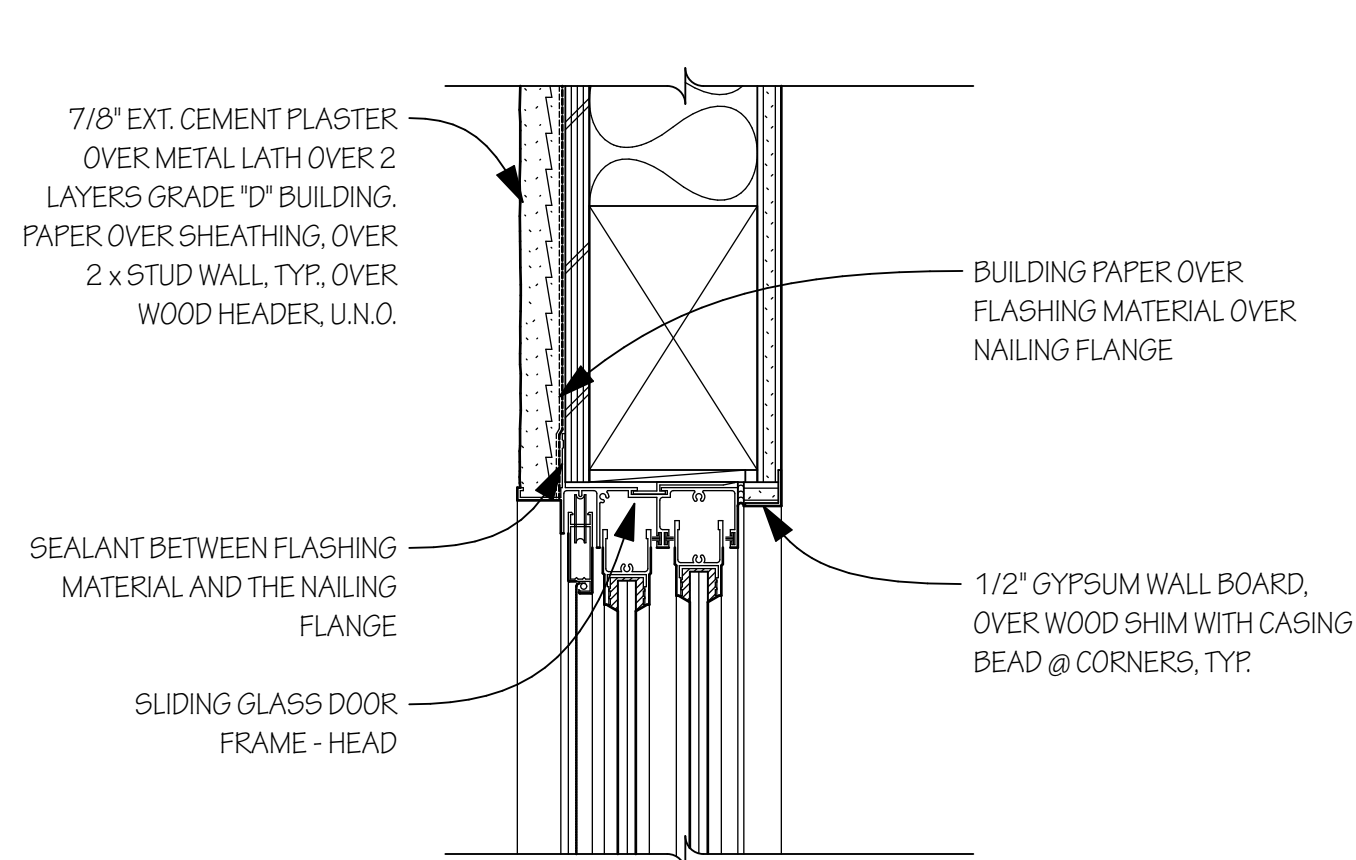
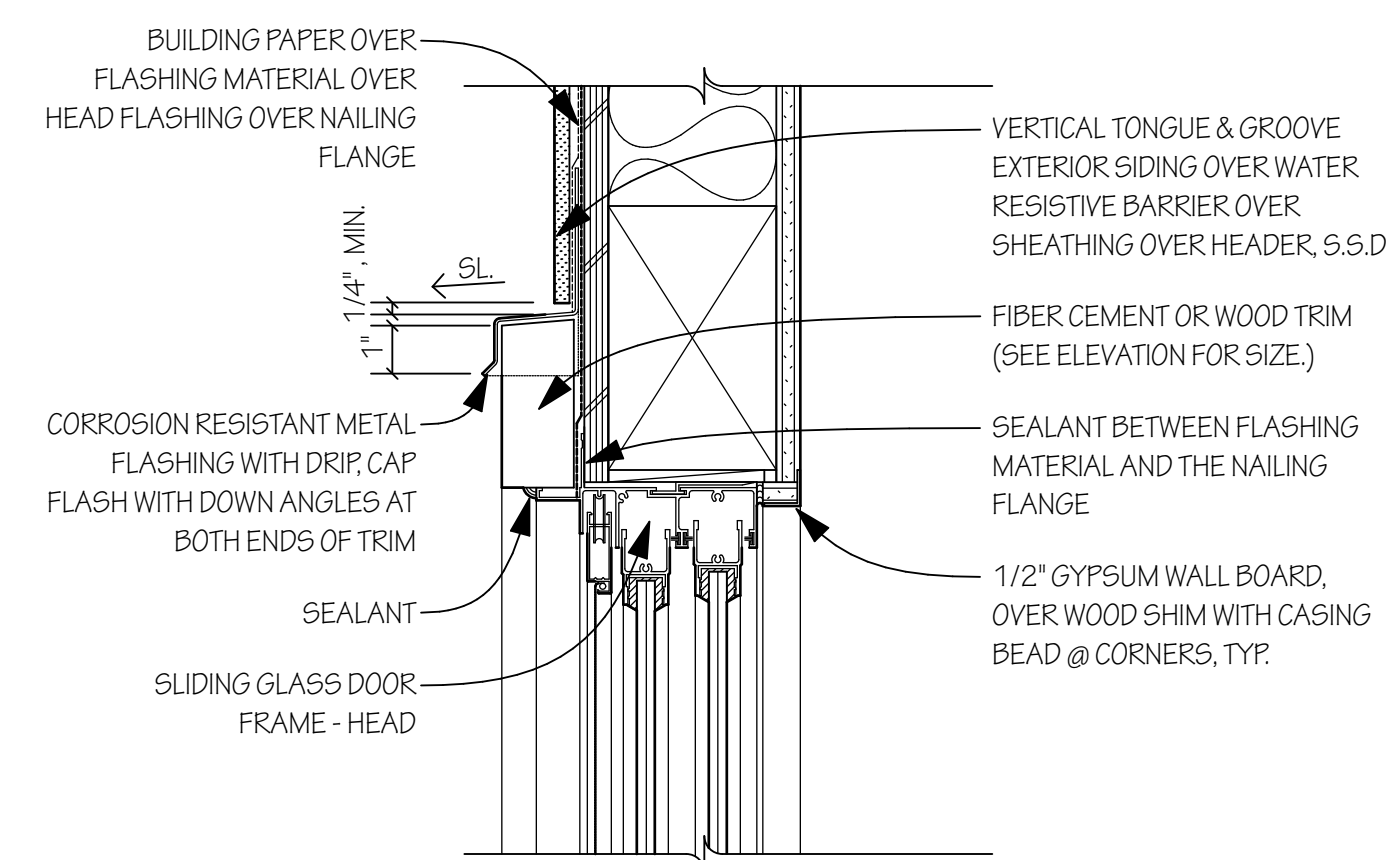
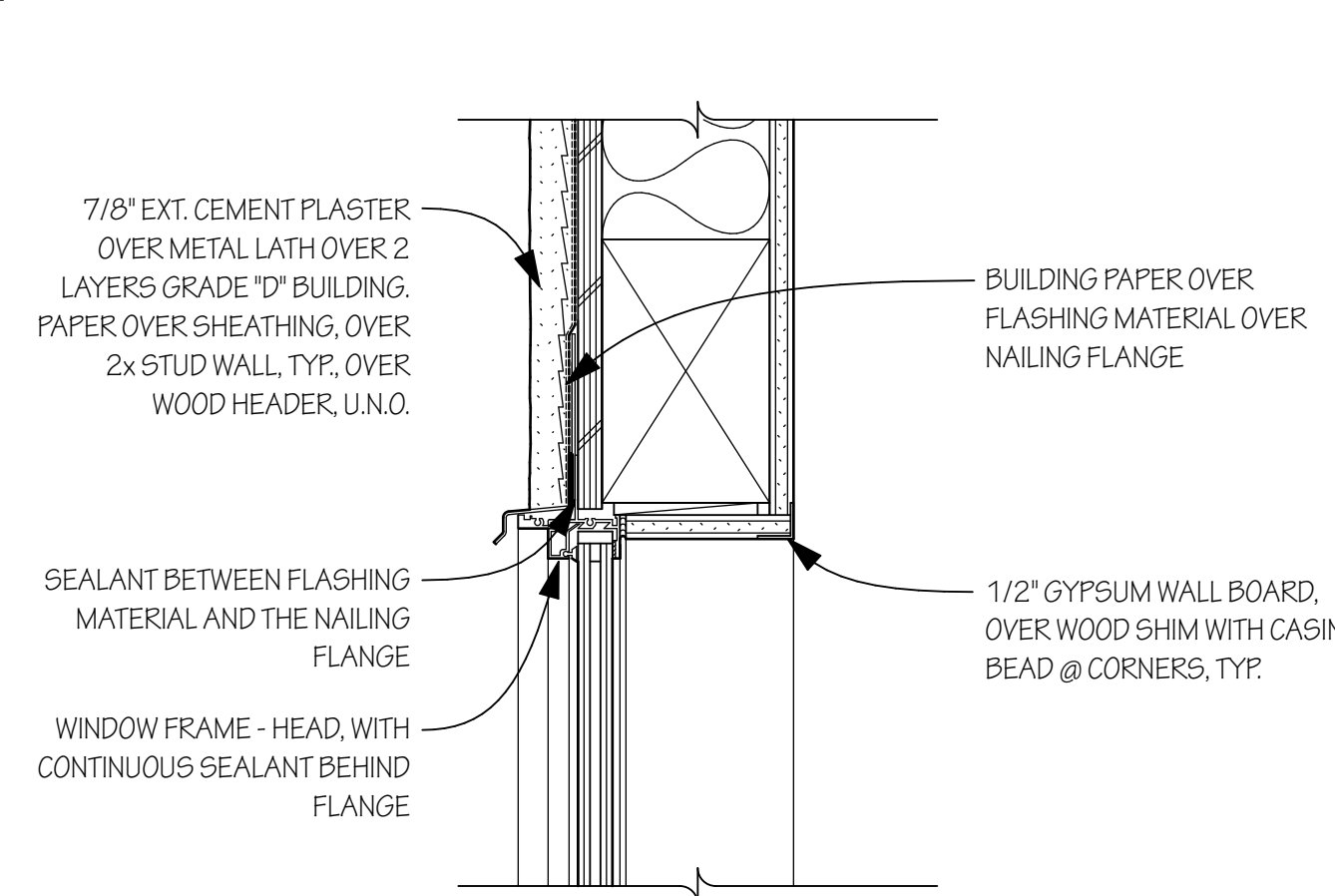
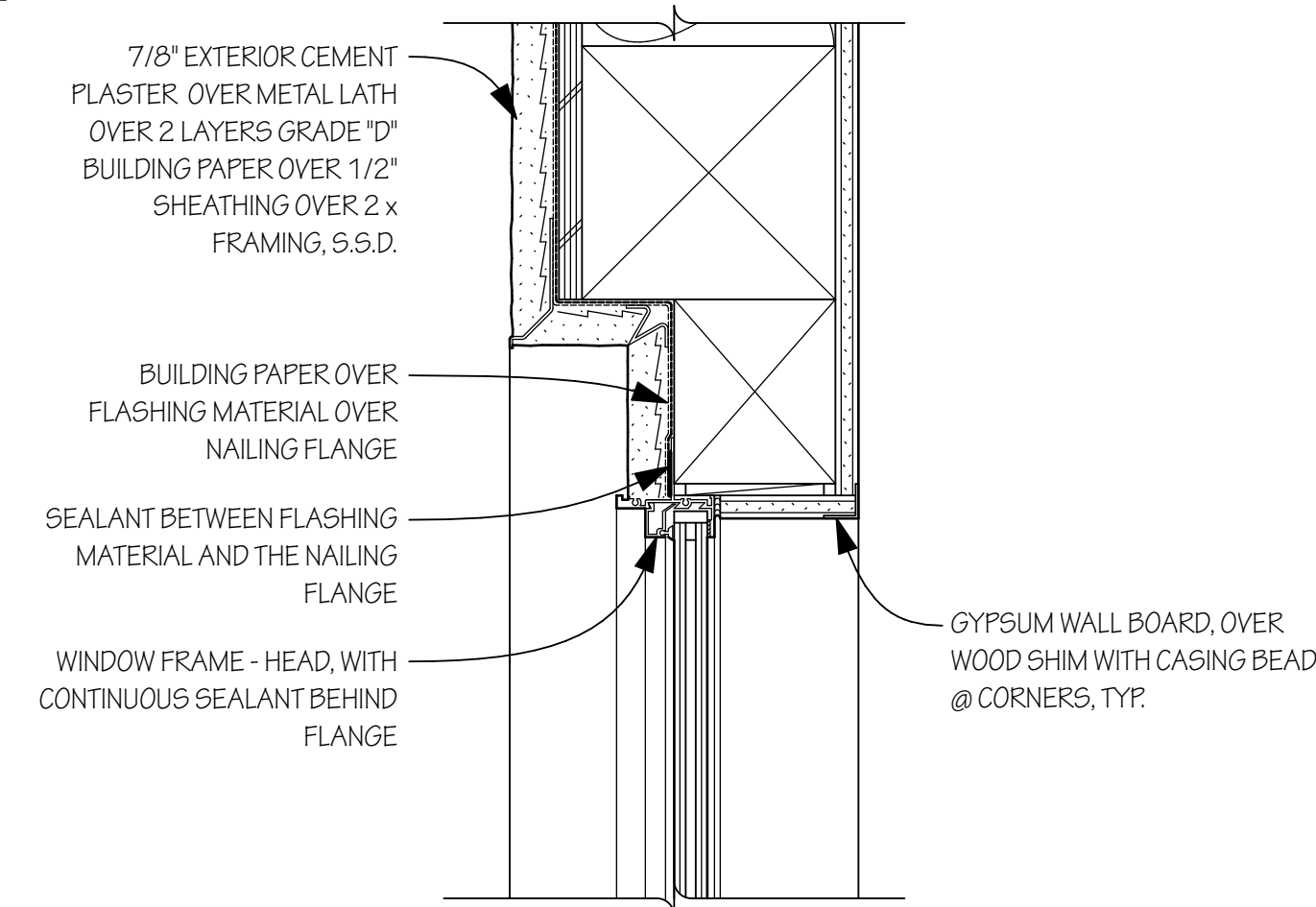
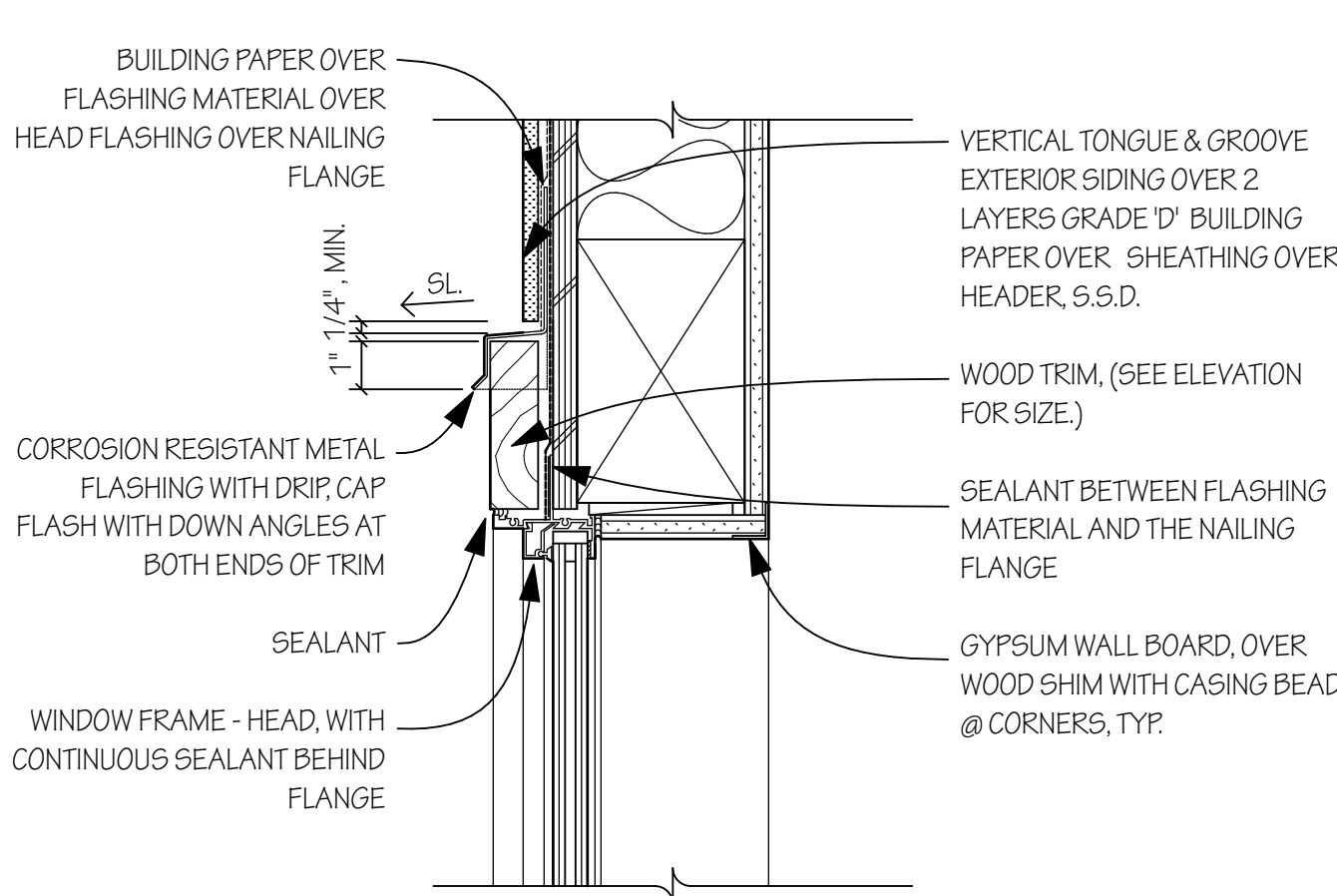
4 Metal Roof @ Valley Scale: 3" = 1'-0"

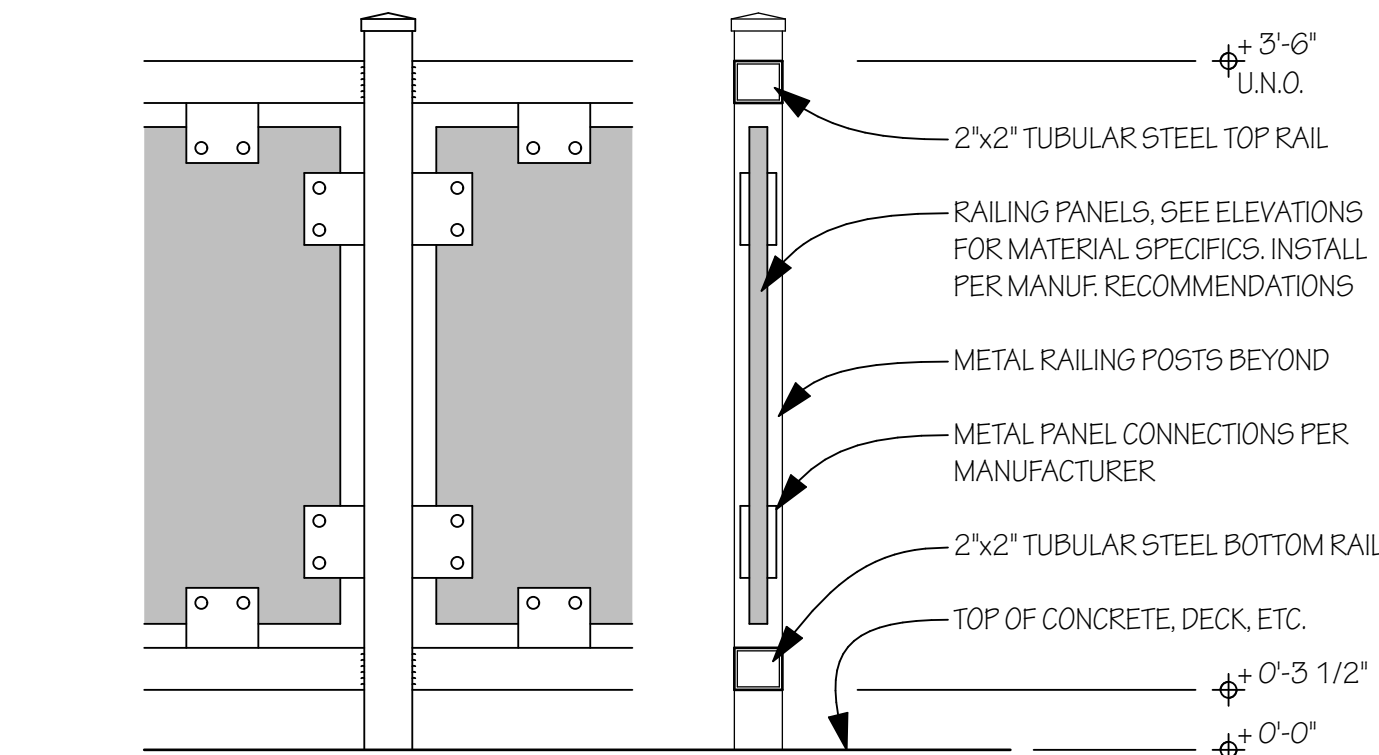


15 Material Change Scale: 3" = 1'-0"



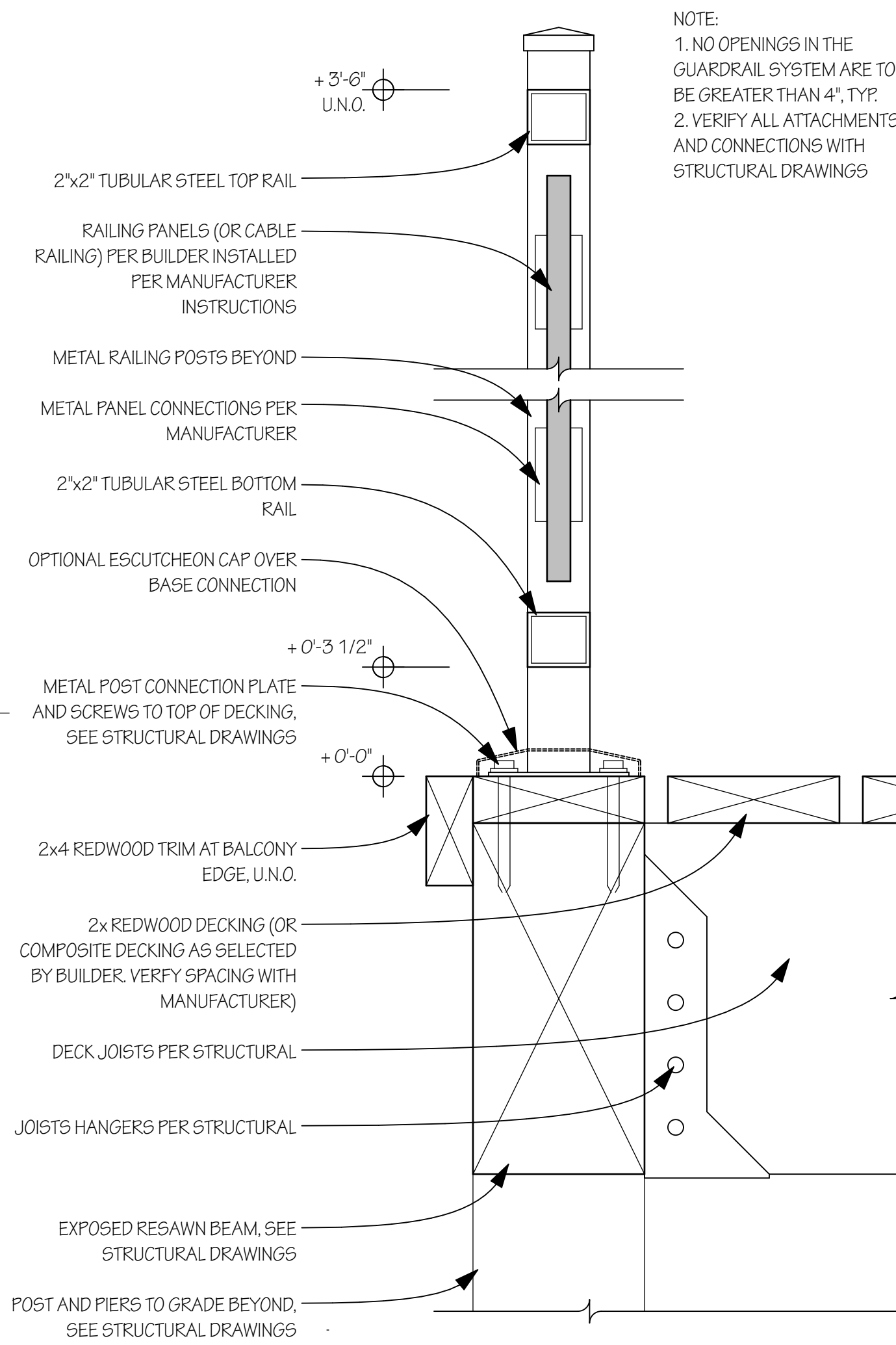
10 Flat Roof to Wall Scale: 3" = 1'-0"



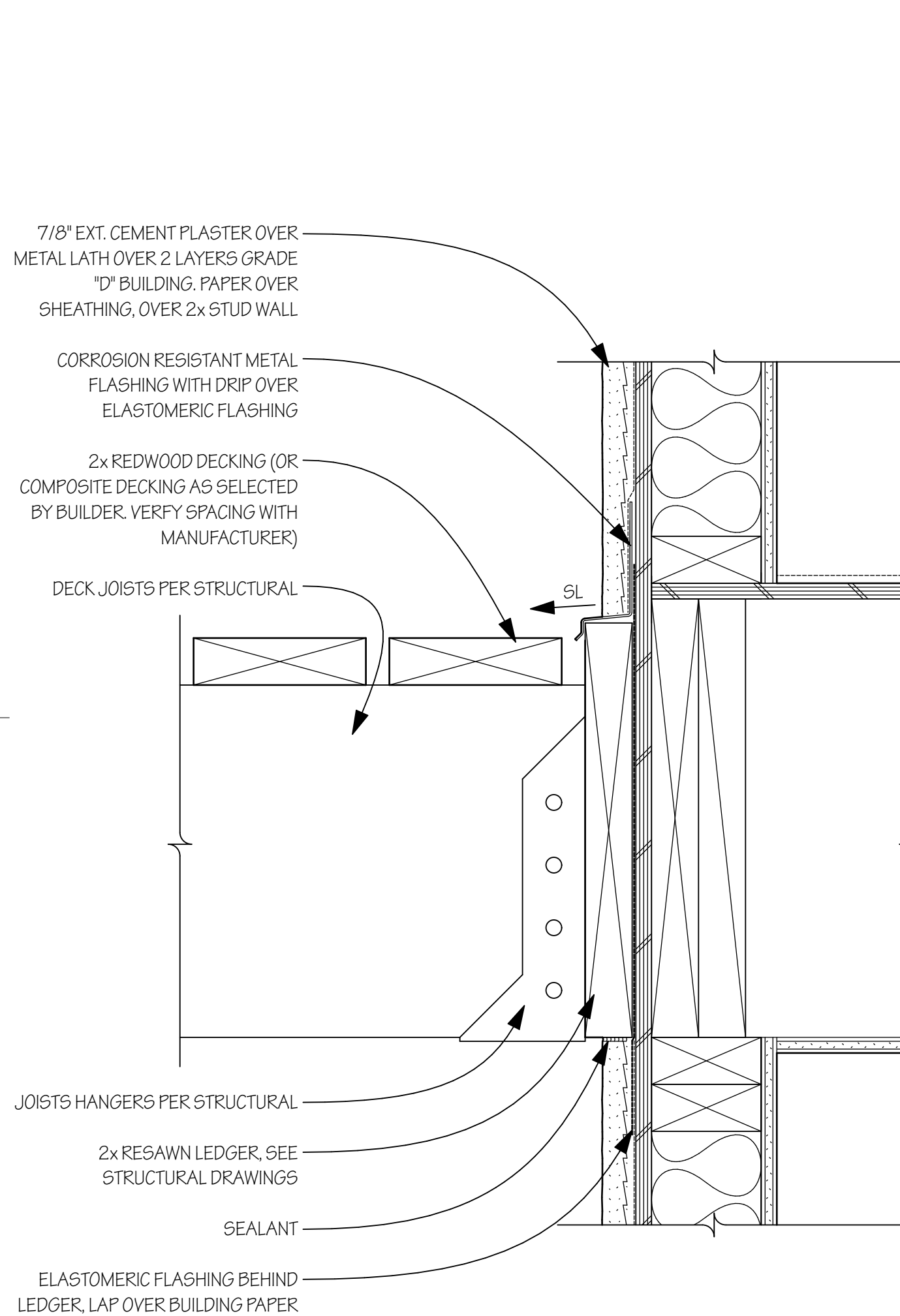


NOTES:
1. NO OPENINGS IN THE GUARDRAIL SYSTEM ARE TO BE GREATER THAN 4", TYP.
2. RAILS ARE TO BE PREPARED TO RECEIVE PAINT FINISH, TYP.
3. ATTACH TO SOLID BLOCKING @ COLUMN AS REQUIRED.
4. ALL SHARP EDGES ON TOP AND BOTTOM RAIL ARE TO BE GROUND SMOOTH, TYP.
5. VERIFY WITH STRUCTURAL DRAWINGS AND MANUFACTURER INSTALLATION INSTRUCTIONS

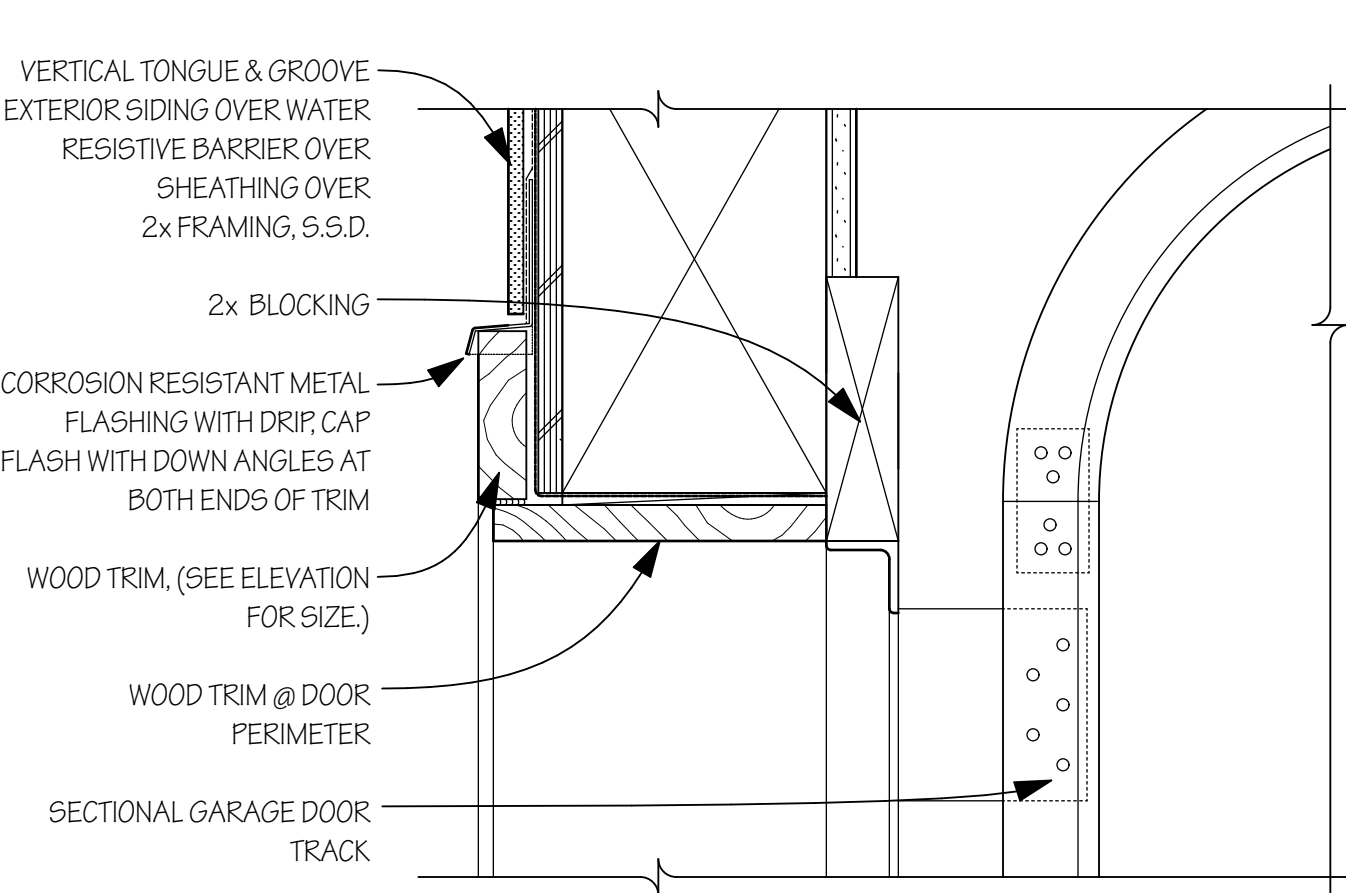
6 Metal Railing Scale: 1 1/2" = 1'-0"



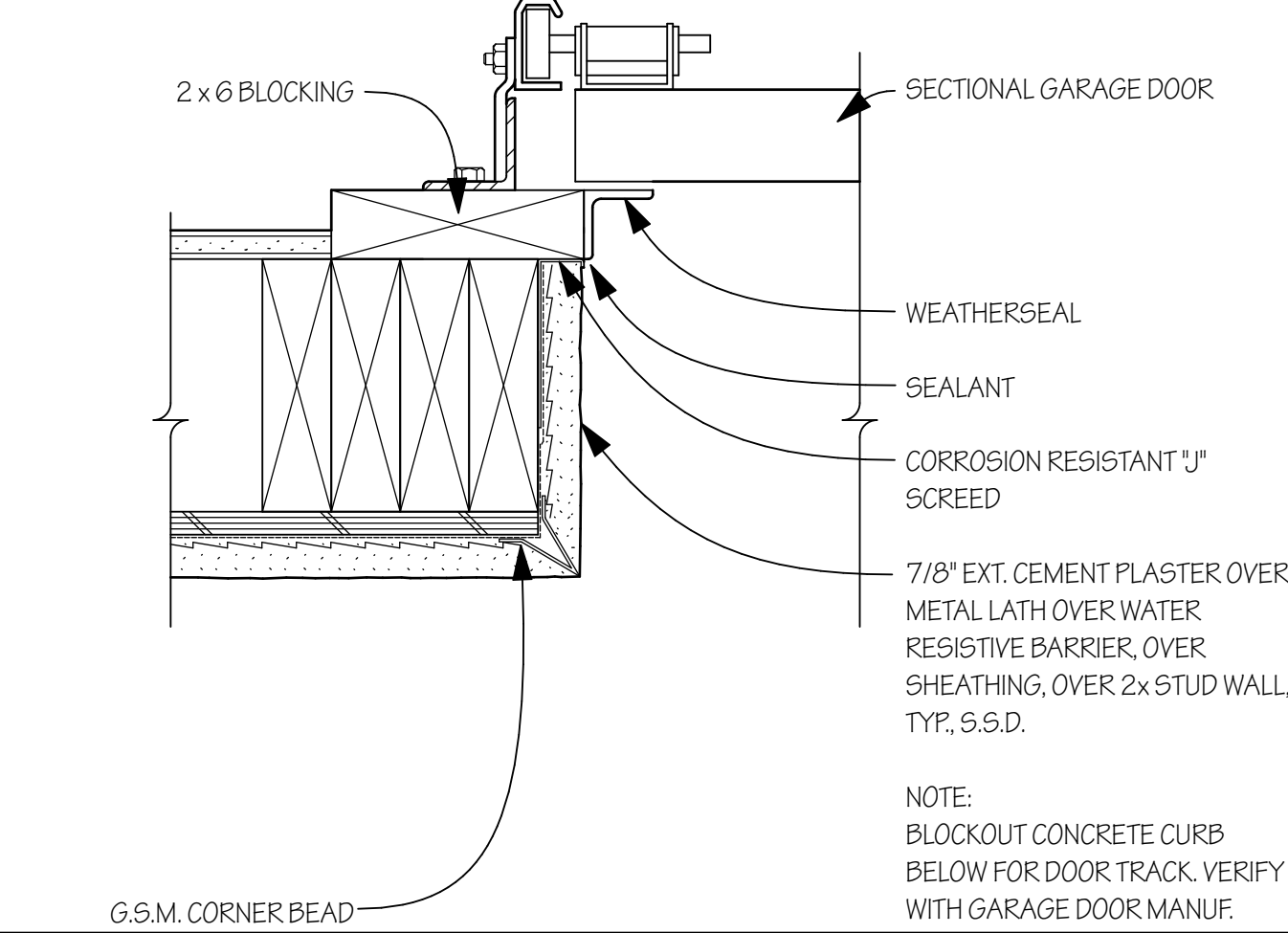
8 Balcony @ Edge Scale: 3" = 1'-0"



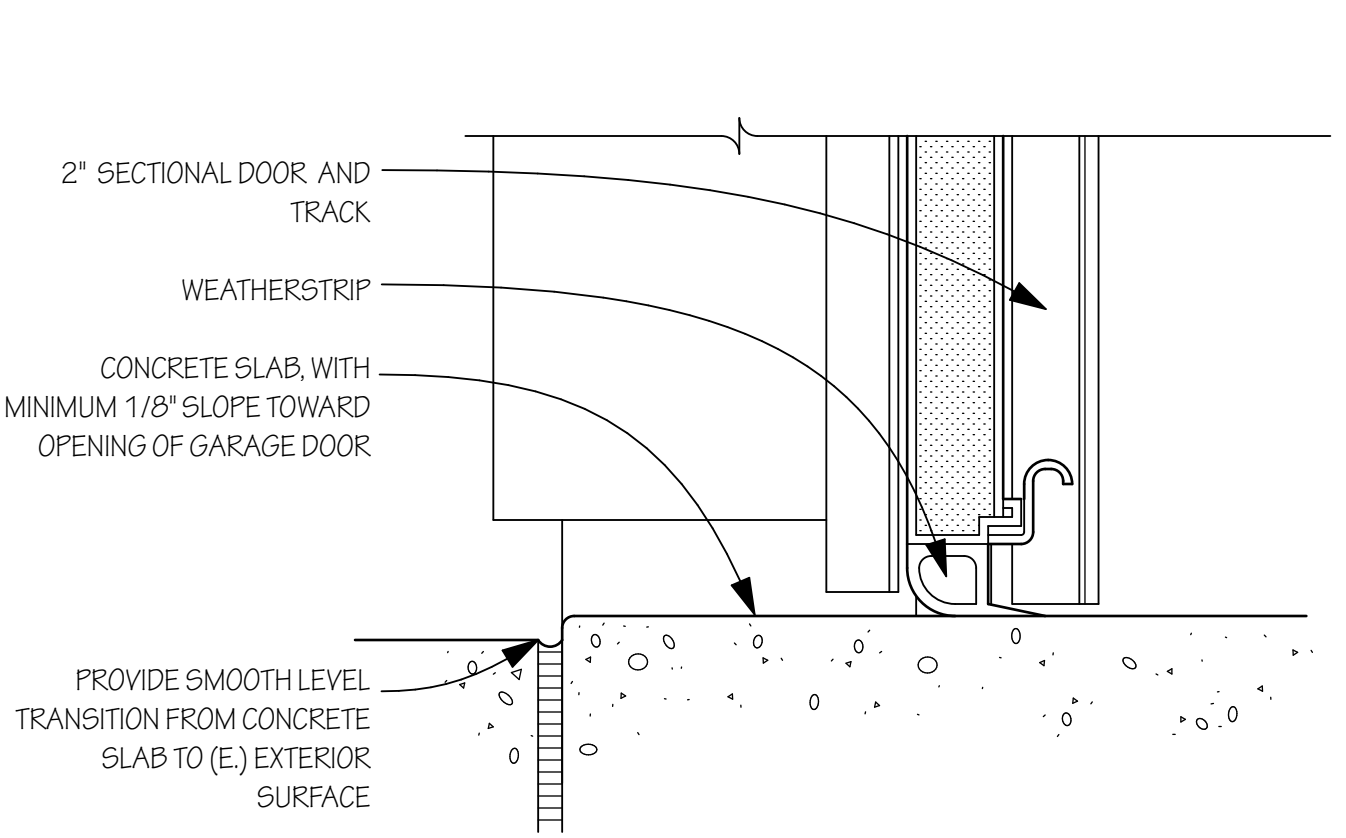
10 Balcony @ Wall Scale: 3" = 1'-0"



1 Sectional Garage Door - Head Scale: 3" = 1'-0"

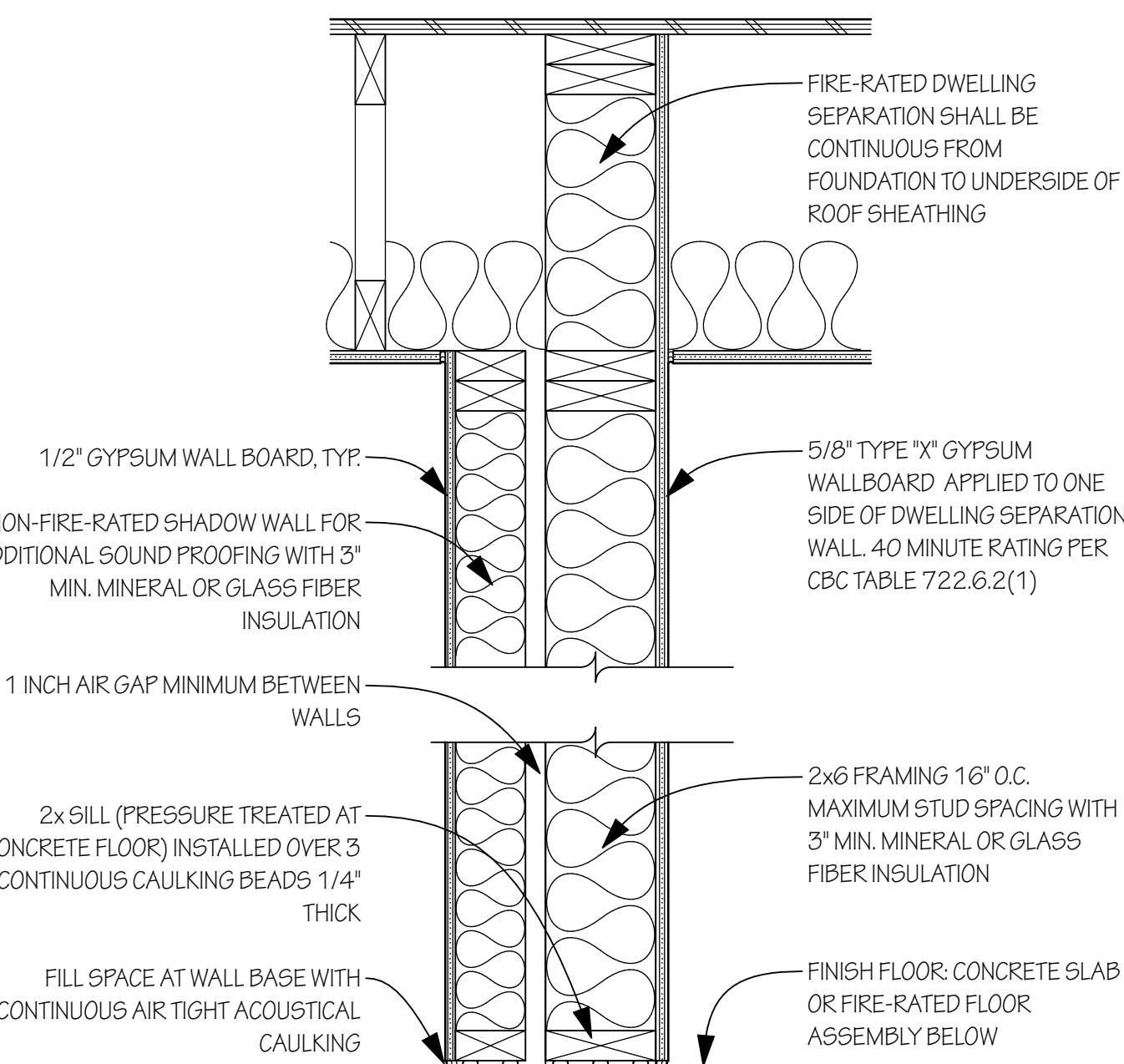


2 Sectional Garage Door - Jamb Scale: 3" = 1'-0"



3 Sectional Door - Threshold Scale: 3" = 1'-0"

FIRE-RESISTANCE RATED ASSEMBLY:
• WHEN EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, DWELLING UNITS SHALL BE SEPARATED BY A WALL ASSEMBLY WITH A FIRE-RESISTANCE RATING OF 1/2 HOUR, CRC 302.3 EXCEPTION 1.
• DWELLING SEPARATION WALLS SHALL BE CONTINUOUS FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING, CRC 302.3.
• MEMBRANE PENETRATIONS (STEEL ELECTRICAL BOXES) ON OPPOSITE SIDES OF THE DWELLING SEPARATION WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES MINIMUM, OR OTHER MEANS AS DESCRIBED IN CRC R302.4.2.
• THROUGH PENETRATIONS (FIRE SPRINKLERS AND OTHER CONDUITS) SHALL BE SEALED, CAULKED OR OTHERWISE PROTECTED PER R302.4.1.



1/2 HOUR FIRE RATED DWELLING SEPARATION AS CALCULATED BY CBC TABLE 722.6.2(1)

5 Dwelling Separation Section Scale: 1 1/2" = 1'-0"

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

PLANNING REVISIONS 09-16-25

PLANNING REVISIONS 12-2-25

FILE: CUSTOM-SPEC

SHEET NO.:

A5.03

CUSTOM-SPEC

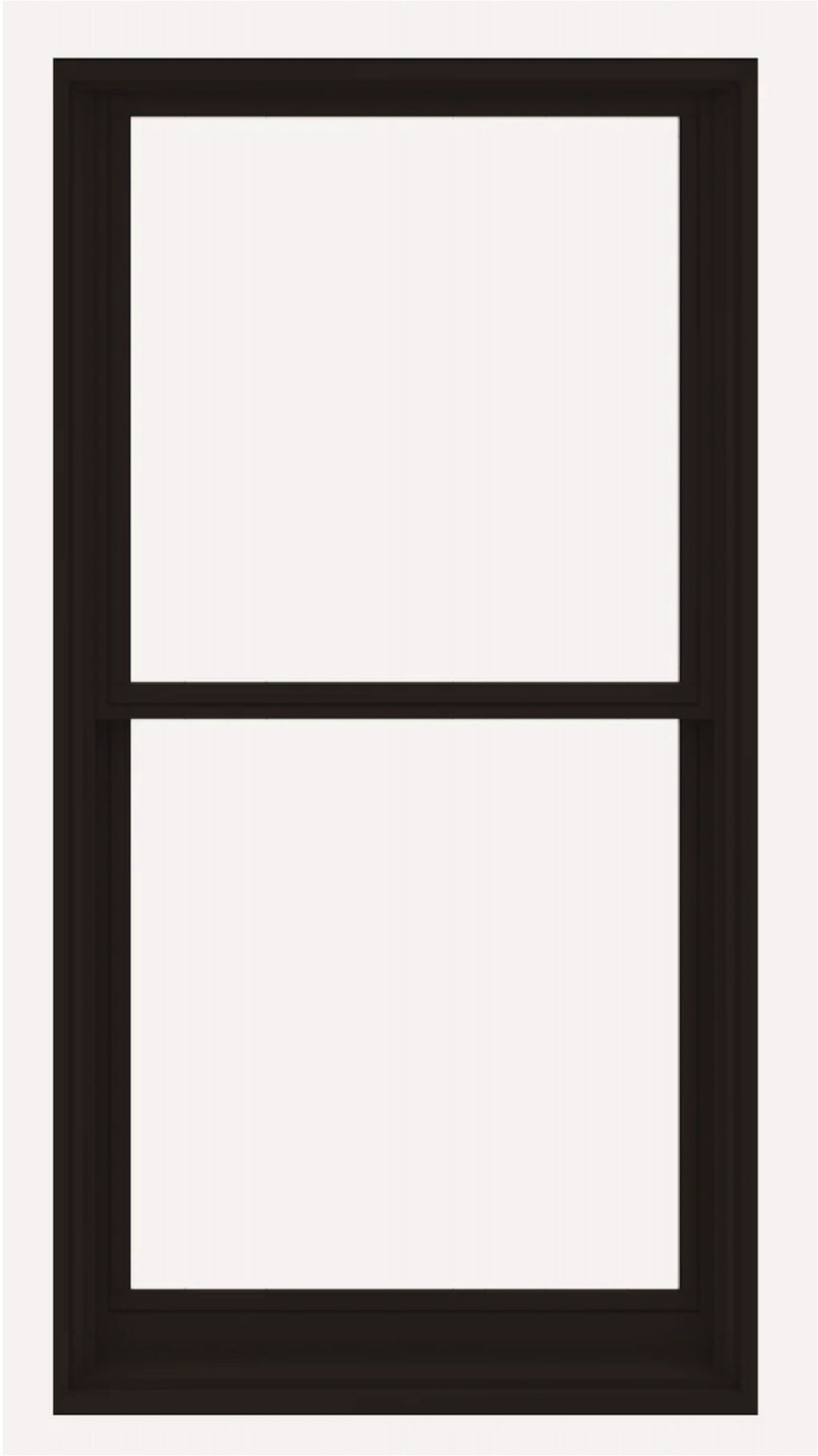
**ROOFING : CHARCOAL
STANDING SEAM METAL ROOF**



**EAVE/FASCIA/STEEL :
SW-6994 GREENBLACK**



WHITEBARK®
Nationwide



**WINDOW FRAME :
DARK BRONZE**



**DARK STUCCO BODY :
SW-7640 FAWN BRINDLE**



**FRONT DOOR :
CORTEEN OR
SW-2839
ROYCROFT COPPER RED**



**GARAGE DOOR:
DARK BRONZE FRAME WITH TINTED GLASS**

**SCUPPER :
DARK BRONZE
OR COPPER**



**RAIN CHAIN :
DARK BRONZE
OR COPPER**



Plant Material shall comply with the following:

For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

Mulch & Soil Preparation

1 Incorporate organic compost at a rate of at least four cubic yards per 1,000 square feet to a depth of 6" into landscape area (unless contra-indicated by a soil test).

2 A minimum of 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, direct seeding applications where mulch is contra-indicated.

3 Turf is not allowed on slopes greater than 25% where toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length.

4 Prior to planting, compacted materials shall be transformed to a friable condition.

5 For soils less than 6% organic matter in the top 6" of soil, add organic compost to planting areas equal to a rate of minimum 4 cubic yards per 1,000sf of permeable area to a minimum depth of 6" into the soil.

6 A soils report may be required.

Tree Protection

Tree protection guidelines outlined in the arborist report by Arbortech Corporation to be followed.

Landscape & Irrigation Maintenance

1. Maintenance may include but not limited to the following: routine inspection, auditing, pressure testing, adjustment, and repair of the irrigation system; top dressing with compost, replenishing mulch, fertilizing, pruning, replanting of failed plants, weeding, pest control.

2. Failed plants shall be replaced with the same functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments to water, nutrients, pest control or other factors recommended by landscape professional.

IRRIGATION

1 Irrigation Controller with rain sensing shut off device either integral or auxiliary required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.

2. Valve Boxes: Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and Filter appropriate for 1/2" A Manual Shut Off Valve shall be installed with Valve Nest.

3. Irrigation for each hydro-zone shall have a separate valve as indicated. Root Well Bubblers recommended for each new tree.

4. Manual Shut Off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

5. All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard."

6. NO new lawn or sprinkler heads to be installed.

7. For areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff. Only drip irrigation will be installed on this site.

8. Irrigation shall be designed, maintained and managed to meet or exceed an average landscape efficiency of 70%.

9. Irrigation run times shall be scheduled between 8pm and 10pm. Operation outside time window is allowed for auditing and system maintenance.

10. A diagram or list of the hydro-zones shall be kept with the irrigation controller for subsequent management purposes.

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

12. An irrigation audit report shall be completed at the time of final inspection.

HYDRO-ZONES

FRONT DRIP

Right side of driveway
1) Shrubs - LW 0.3

Left side of driveway
2) Shrubs - LW 0.3

Front Entry
3) Shrubs - LW 0.3

Garage and ADU entry
4) Shrubs - LW 0.3



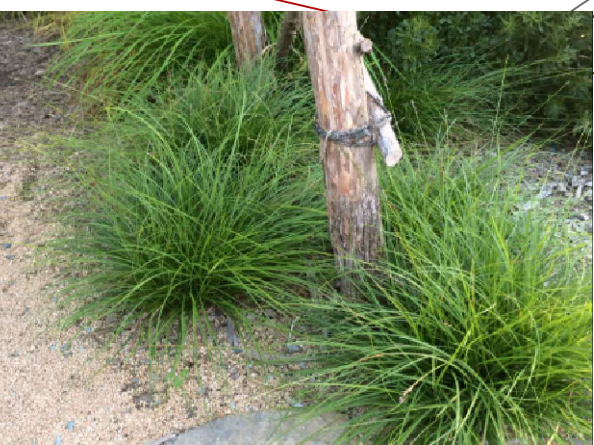
HELICOTOTRICHON
SEMPERVIRENS



PITTOSPORUM WHEELER'S DWARF



AGAPANTHUS
PETER PAN



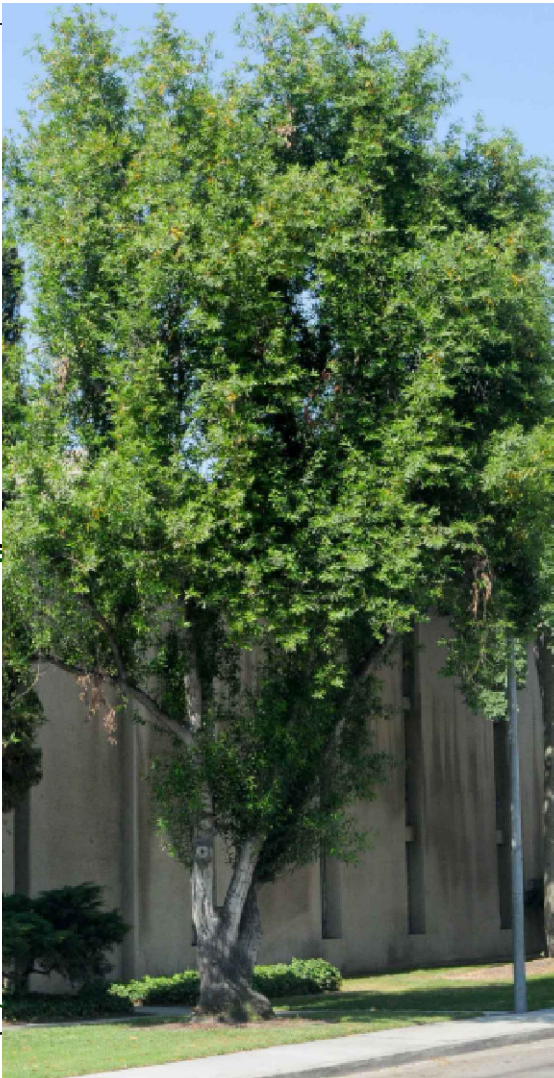
CAREX DIVULSA

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
NATIVE TREES					
(•)	Umbellularia californica	California Laurel	4" box	3	LW - 0.3
SHRUBS					
(*)	Agapanthus africanus 'Peter Pan'	Dwarf Blue Lily of the Nile	1 gal	45	LW - 0.3
(•)	Carex divulsa	Berkeley Sedge	1 gal	23	LW - 0.3
(*)	Helictotrichon sempervirens	Blue Oat Grass	1 gal	18	LW - 0.3
(+)	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	5 gal	10	LW - 0.3



UMBELLULARIA CALIFORNICA



(E) Eastern White Pine Tree
24" To be Removed

Any new fencing required
will be added to stay consistent
with existing surrounding fencing

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELQ)
SHORT FORM PRESCRIPTIVE COMPLIANCE

Applicant Information:

Name: NorCal State Builders Inc

Phone: 530-208-9883

Address: 430 Douglas in Woodland CA 95776

Email: admin@norcalstatebuilders.com

Project

Site Address: 1276 Montclair Way Los Altos CA 94024

Project Type (new dwelling, commercial, or rehab): New Dwelling

☒ This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. (Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELQ) APPENDIX - D CHECKLIST on page two).

Total Landscape Area (sq. ft.): 1082 Turf Area (sq. ft.): 0

Non-Turf Plan Area (sq. ft.): 1082 Special Landscape Area (sq. ft.): 0

Water Type (potable, recycled, well): potable

Name of water purveyor (If not served by private well): CA Water Service Co.

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELQ.

Signature of property owner or authorized representative

04/29/2025
Date

LANDSCAPE WATER-EFFICIENCY (MWELQ) APPENDIX - D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

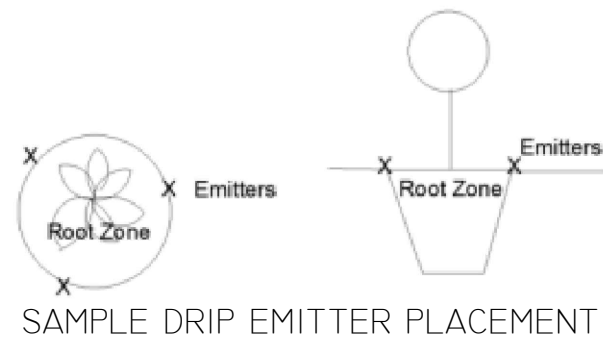
Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	yes
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	yes
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	yes
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	n/a
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	yes yes drip only n/a

Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELQ per Appendix D.

Signature of property owner or authorized representative

04/29/2025
Date



SAMPLE DRIP EMITTER PLACEMENT



SAMPLE IRRIGATION FOR TREES
DRIP TUBING & 36" DEEP WATER STAKES ON DRIP 2 PER TREE

Revisions Date By

Revised 090325 KAL

Revised 112625 KAL



KL DESIGNS LLC
Residential Landscape Planning
www.KLDesigns.Biz

Kimberly Lechner
Award Winning Landscape Designer
(408) 910-3198
Kim@KLDesigns.Biz

KL Designs LLC
kim@KLDesigns.biz

Landscape Plan

Residence
1276 Montclair Way
Los Altos CA 94024



0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Date: 043025

Drawn By: KAL

Job No 2095

L- 01

THESE PLANS ARE A SCHEMATIC ONLY AND ARE NOT CONSTRUCTION DOCUMENTS

December 2, 2025

City of Los Altos – Planning Department
1 North San Antonio Road
Los Altos, CA 94022-3087

Re: Request for Variance

Dear Brittany Whitehill,

Request for Variance from Front Setback, Side Setback and Front Yard Landscape Area Requirements Due to Unique Circumstances, Including Creek Setback

This summary outlines a request for a variance as noted above. The applicant is seeking relief due to unique circumstances that prevent full compliance with the current setback regulations. Specifically, the property in question is significantly impacted by the extensive stream buffer, which limits the feasible area for development or improvement.

The unique circumstance cited involves the property's geography and the necessity to balance environmental protection with reasonable use of the land. The applicant asserts that strict enforcement of the setback would create undue hardship and prevent utilization of the property in a manner consistent with surrounding land uses. The request emphasizes that granting the variance would not adversely affect the surrounding residences and feel that the request is a reasonable mitigation to maintain a single story design as prescribed in the flag lot requirements.

Current required setbacks include a 30'-0" rear setback in addition to this setback there is the 25'-0" stream setback. The required side setbacks are 15'-0" we are requesting 5'-0" at a minimum while respecting the existing easements. The front setback is 25'-0" and we are requesting 13'-0" for the main residence. We are requesting a variance from the 50% front yard landscape requirement to 28% of landscape. The ADU will maintain a minimum of 4'-0". In summary, the variance request is based on the presence of a unique site condition that justifies an exception to the standard setback, while still maintaining environmental safeguards and compatibility with local land use objectives.

Kindest Regards,

Philip Zu, Property Owner
Dennis Sanchez, NorCal State Builders
Kerrin West, Studio 81 International Inc.

From: [Tianqiong Luo](#)
To: [Brittany Whitehill](#)
Cc: [Public Comment - PC](#)
Subject: Public comments about 1276 Montclair Way
Date: Wednesday, February 18, 2026 5:00:29 PM

Hi,

I am a neighbor located at 1270 Montclair Way, Los Altos, CA 94024.
Regarding the planning at 1276 Montclair way, I have concerns on privacy.

I'd like to make suggestions on adding privacy trees/landscaping along the fence on the border adjacent to us, and possibly add to the planning.

I am more than happy to discuss the privacy landscaping design if needed.

Best,
Tia

From: [Cheryl Reicker](#)
To: [Public Comment - PC](#)
Cc: [Brittany Whitehill](#)
Subject: [External Sender]Public Comment for Public Hearing 2: 1276 Montclair Way
Date: Thursday, February 19, 2026 1:41:29 PM

I have several concerns about the proposed construction at 1276 Montclair Way.

1. Variances: The requested variances are excessive. Reducing the **side yard setbacks** from 15' to ~ 5.5' (63% reduction!) and the **front setback** from 25' to 13' (almost 50% reduction) will undoubtedly adversely impact the quality of life for residents both on the sides and front of the property due to reduced privacy, greater light egress, more noise, etc. The nature of this property, being a flag lot and along a creek, should define what's built on it. Variances should be minimal, if any at all. One can use the adjacent property at 1280 Montclair Way as a good example. It's also a creekside flag lot, with a 2,178 sq. ft. single story home. If the Planning Commission and City Planners can justify a 3,500 sq. ft. home at 1276 Montclair Way, surrounding development does include a two-story home, right next door at 1266 Montclair Way. Even though a variance would still be required, the overall footprint would be materially smaller, thereby protecting setbacks.

2. Tree Removal: It appears the Coast Live Oak proposed for removal is within the area restricted by a Valley Water easement. According to Valley Water's Guidelines and Standards for Land Uses Near Streams, "*Native riparian vegetation is not allowed to be removed unless there is a threat to public health and safety including an imminent danger of induced flooding and/or a biologist/arborist confirms that it will improve the stream ecology or habitat. If vegetation is proposed for removal in conjunction with a development project, mitigation will be provided as defined through the CEQA process and as agreed to by the local agencies and appropriate regulatory agencies.*" From the documents provided, I didn't see any mention of a threat to public health or safety justifying this tree's removal. Removing such a large tree so close to the creek bank could also increase erosion since roots hold surface soil and stabilize bank materials. This is especially relevant given the property is also in a FEMA AE flood zone. And perhaps the future homeowners* would actually want such a beautiful heritage tree on their property, and therefore work to design around it?

* The property is currently for sale. After selling in 9/24 for \$2.3M, it went back on the market just 15 months later (1/26) for \$3.25M.

3. Replacement Trees: It seems like minimal thought was given to the proposal to replace the oak, redwood, and pine trees with more California Laurels. All of the remaining trees on the property are California Laurels. Homebuilding, especially in sensitive riparian zones, should include consideration of how to best support the environment and maintain biodiversity. There are many other tree species which thrive along Santa Clara County Creeks (e.g., Oak, Cottonwood) that could be planted instead.

The variances requested are too significant and will have a forever, and likely adverse, impact on surrounding neighbors and the creekside ecosystem. A more balanced solution is needed, and hopefully this will be considered when assessing the proposal.

Thank you,
Cheryl R.

From: [Thu Nguyen](#)
To: [Public Comment - PC](#)
Cc: bwwhite@losaltosca.gov
Subject: [External Sender]project 1276 Montclair way
Date: Sunday, February 22, 2026 9:41:47 PM

Dear city planners regarding 1276 Montclair:

Please let us be good neighbors and scale back the proposed construction at **1276 Montclair Way**.

Los Altos is a beautiful quiet city in the Silicon Valley - blessed with many green spaces. The streets are wide and full of beautiful landscaping thanks to the foresight of our city planners. The houses are surrounded by old trees, lovely plantings attracting a plethora of birds and squirrels. Our neighborhood in particular attracts many deers traversing the Permanente creek. We are definitely not Milpitas or San Jose where you can put your arms out and be able to touch both your house and the fence. We are good neighbors because we can't hear each other and respect each other's privacy.

We do understand the challenge of building on a flag lot because we have lived on **1280 Montclair Way**, a flag lot, for 23 years and have fully remodeled it in 2006 — adding only 500 sq ft to a total of 2660 sq ft without asking for any variance from our neighbors. We do understand the time have changed, and some people need 4 bedroom, 5 bath, office, music room, wine cellar, etc and 720 sq ft ADU to have a quality life. or to flip the property for profit. But ultimately, it is your job to help your citizens and plan a cohesive neighborhood despite what one developer wants. If this developer wants to build such a big house, he should have bought a bigger parcel instead to try to stuff everything into a

small and unconventional lot.

For such a big house to shine, it needs more space for plantings and to frame it properly. That is why the city has the 50% landscaping rule. Even if you are on a flag lot, you still need to maintain curb appeal just like the rest of the neighborhood. If this beautiful creek side lot is filled fence to fence with concrete, stone and metal, the house will be very harsh. Then there is the plan to take down 3 big trees including a 100+ yo Coast live oak and replace them with 3 small bay laurel trees. These bay Laurel trees will be dead shortly because they are placed so tightly to our fence against our existing 2 oak trees and 2 redwoods. If their arborist knows any better, they definitely will either move or make more room for those trees and avoid the canopy of redwood and oak where nothing will grow.

From the street, we will just see this white massive house 19 ft tall against everyone's 16ft roofline. The white stone house while beautiful will look unbalanced with little landscape to frame it. So **28% LANDSCAPE** is way too little for this house.

From across the creek , and from **1266**, the neighbor to the right and behind, they will see a big white house barren and not adorned by the pretty Live coastal oak and the Eastern white pine. **1276** standing tall and so white will forever pop out intrusively reminding human and wildlife of its presence. Please consider not approving the cutting down those 2 trees since they bring so much beauty to this house. The oak in particular will help mitigate erosion issue of the creek bank

which is a plus for **1276**. For wildlife to continue passing by, please plant more and consider not being so bright and blend in with nature.

From the left side being 5'4" from fence, their office and music room will be so close to our family room, garage, outdoor kitchen, trash and compost bin, and our pickleball/badminton court. This unnecessary proximity will cause noise annoyance and make us bad neighbors to each other. Side yard setback variance here while seems like nothing to someone who doesn't live here, but it is important to us who actually live here. Also since their roof is 19' tall, being at 15' setback is already very intrusive to us. It is like you have lost the usual street spacer between 2 houses. If their house faces our side, shouldn't the 25' front setback applies here?

We sincerely hope **1276** gets build soon. We look forward to have an actual conversation with our new neighbor/developer. We are very tired of seeing rental metal fences on our street for the past year.

Thank you for your help.

Thu Nguyen, DDS
1280 Montclair way