PLANNING COMMISSION
REGULAR MEETING
AGENDA

March 19, 2026 - 6:00 PM
Community Meeting Chambers,
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA 94022

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to 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/5fttrj63

Telephone: 1-669-900-9128 / Webinar ID: 969 7162 9604 / 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 March 5, 2026.

PUBLIC HEARING

2. **DR25-0062 and V25-0001 - Dennis Sanchez - 1276 Montclaire Way**
   Request for Design Review (DR25-0062) for the construction of a one-story, 3,082 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" right side setbacks in lieu of the required 15' side setback, 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.

3. **D24-0008 and TM24-0005 - Worldco Holding, LLC - 901 Fremont Avenue**
   Request for Design Review to construct a three-story, multiple-family development with nine residential units with a State Density Bonus with a concession and waivers and a Tentative Map application to create nine condominium lots and one common lot. The project site is located on the north side of Fremont Avenue, between Manor Way and Dolores Avenue. The project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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, MARCH 5, 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: Chair Ahi called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM: Pursuant to AB2449, Joe Beninato, 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 February 19, 2026.

Motion by Commissioner Mensinger and second by Commissioner Steinle to approve the consent calendar. **Motion carried unanimously by roll call vote.**

DISCUSSION

2. **DR25-0006 and CUP25-0002 - Michael Boennighausen - 1860 Grant Road**
   Request for Design Review (DR25-0006) and a modification to a previously approved Conditional Use Permit (CUP25-0002) to construct a one-story, 1,711-square-foot classroom building and various site and landscape modifications at an existing church and school campus, per the recommended findings and conditions of approval. The project is categorically exempt from environmental review pursuant to Section 15314 (Minor Additions to Schools) of the California Environmental Quality Act (CEQA) Guidelines, and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

Senior Planner Whitehill and applicant presented the project.

Commissioners asked staff and the applicant questions.

Chair Ahi opened the public comment period.

No public comments.

Chair Ahi closed the public comment period.

The Planning Commission discussed the project.

Motion by Commissioner Steinle, second by Commissioner Mensinger to approve a Design Review (DR25-0006) and a modification to a previously approved Conditional Use Permit (CUP25-0002) to construct a one-story, 1,711-square-foot classroom building and various site and landscape modifications at an existing church and school campus, per the recommended findings and conditions of approval. The project is categorically exempt from environmental review pursuant to Section 15314 (Minor Additions to Schools) of the California Environmental Quality Act (CEQA) Guidelines, and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply. **Motion carried unanimously by roll call vote.**

COMMISSIONERS' REPORTS

Commissioner Beninato reported on a City Council meeting.

POTENTIAL FUTURE AGENDA ITEMS

Commission shared interest and discussed possible future items.

ADJOURNMENT – The meeting adjourned at 6:45 p.m.

_____
Stephanie Williams
Development Services 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 March 19, 2026

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

Prepared by: Brittany Whitehill, Senior Planner

Initiated by: Dennis Sanchez, Applicant

Attachments:
1. Draft Resolution
2. February 19, 2026 Planning Commission Staff Report
3. Project Plans
4. Variance Request Letter
5. Public Comment

Recommendation

Adopt a Resolution approving Design Review (DR25-0062) for the construction of a one-story, 3,082 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" right side setbacks in lieu of the required 15' side setback, 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

Project Overview

On February 19, 2026, the Planning Commission reviewed a proposal for a one-story, 3,469-square-foot single-family residence with associated variances for reduced setbacks and front yard landscaping. Additional site details are provided in the February 19 staff report (Attachment 2). Following the staff presentation and public testimony, the public and Commission raised several concerns including:

- The home's size may be incompatible with surrounding residences.

- Reduced front and left side setbacks. The Commission was generally less concerned about the reduced right-side setback, where the proposed ADU is located and the adjacent property sits at a higher elevation.
- Proposed removal of Tree No. 2, a protected Coast Live Oak.
- Landscape screening and privacy fencing.
- Possibility of a two-story design or basement to reduce the building footprint.
- Limited outreach to neighboring residents.

Two motions were subsequently made, one to approve the project and one to deny it, but neither motion passed by a 3-3 vote. The Commission then unanimously approved a motion to continue the item to the March 19, 2026 meeting for further consideration.

Variance Application Review

State Law authorizes the City to grant variances from Zoning Code development standards when special circumstances applicable to a property mean that strict application of the Zoning Code would deprive the property of privileges enjoyed by other properties in the vicinity that are within the same zoning district.

A variance may not authorize a use that is otherwise prohibited, and it may not be used as a substitute for a zoning amendment or use permit. Variances also may not be granted based on personal, financial, medical, or family circumstances, or on neighboring violations or legal nonconformities. In reviewing a variance request, the Commission's analysis should be limited to the site's physical characteristics and the required findings in the Municipal Code. Each variance request must be evaluated on its own merits. Prior approvals do not establish precedent, as every application is assessed based on the unique physical characteristics of the subject site.

Typical approvable variance requests are usually site-constraint-driven deviations from numeric development standards (setbacks, lot coverage, height, parking, etc.), where a property's *physical characteristics* make strict compliance unusually difficult compared to nearby lots in the same zone, and where the adjustment does not create new impacts or a special privilege. Common examples include setback reductions for irregularly shaped lots, shallow lots, or sites constrained by creeks and top of bank setbacks, easements, or steep slopes, where a code compliant building envelope becomes small or impractical.

A variance may be granted only if the Planning Commission, after a full investigation and public hearing, can make all of the following findings: (1) the variance does not grant or authorize a use or activity that is not otherwise permitted in the zone; (2) special circumstances exist that are applicable to the subject property, including size, shape, topography, location, or surroundings, such that strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and within the same zoning district; (3) the variance does not constitute a grant of special right or privilege inconsistent with the limitations on other properties in the vicinity and within the same zoning district; and (4) approval of the variance 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. Failure to make all

required findings requires denial of the variance. The findings for the variance request are included in Attachment 1 – Draft Resolution.

Analysis

Modifications to Project

After the February 19, 2026 Planning Commission meeting, the applicant met with neighbors and revised the project in response to feedback from neighbors and the Commission. The modifications are summarized below:

1. **Reduction in Home Size**: The overall size of the home has been reduced from 3,469 square feet to 3,082 square feet (comprising 2,658 square feet of living area and a 424 square foot garage) to address concerns regarding compatibility with surrounding residences.

2. **Left Side Setback Compliance**: The left side setback has been increased from 5'–5.5" to the required 15 feet, responding to Commission concerns regarding proximity to adjacent structures.

3. **Enhanced Landscape Screening**: A total of 68 additional shrubs have been incorporated along the front and side property lines to provide improved privacy and visual screening.

4. **Privacy Fencing**: The proposed fence has been revised from vinyl to redwood with a six-foot height plus two-foot lattice, consistent with neighbor requests to provide enhanced privacy.

5. **Updated Variance Analysis**: A revised Variance Request letter has been submitted, including the following exhibits:

    - **Exhibit A:** Estimates separation distances to neighboring residences.
    - **Exhibit B:** Demonstrates that several existing residences in the vicinity do not comply with the top-of-bank setback.
    - **Exhibit C:** Illustrates additional landscape area provided along the left side setback, where the front of the residence is oriented.
    - **Exhibit D:** Depicts the approximate average house size of neighboring residences, demonstrating the proposed project's compatibility with the surrounding neighborhood.

The proposal continues to request the removal of Tree No. 2, a protected Coast Live Oak. An arborist report prepared for the project indicates that the proposed building footprint is located within the critical root zone of this tree, and construction impacts would significantly affect root stability and overall health. Additionally, several large branches would conflict with the new building, requiring extensive pruning which would further impact structural integrity. Redesigning the home to preserve Tree No. 2 would result in substantial reductions to the developable area of the site, in addition to the constraints posed by the creek and regulatory setback. Approving removal of Tree No. 2 is consistent with Los Altos Municipal Code Sec. 11.08.100(A)(5):

Preservation of the tree will impede the use of real property and no reasonable or feasible alternative (as determined by the development services director) exists to preserve the tree in the current location.

Additionally, the applicant continues to propose a one-story design and is not proposing a basement. Several Planning Commission members discussed whether a two-story alternative could reduce the overall building footprint potentially necessitating less of a variance request; however, a second story would likely increase privacy impact concerns from neighbors on adjacent properties. While a basement is permitted, the applicant has not proposed one because the rear portion of the site is adjacent to a creek, which results in high groundwater conditions and can complicate both excavation and long-term waterproofing, drainage, and maintenance within the water table.

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

In advance of the February 19, 2026 Planning Commission meeting, a public meeting notice was mailed to property owners within 300 feet of the project site and published in the newspaper. The item was continued to a date certain of March 19, 2026, in accordance with the requirements for adjournment and continuance in Government Code Section 54955, therefore no additional noticing was required. The public notice sign remains posted at the site.

Following the February 19, 2026, Planning Commission meeting, the City received two written comments, which are provided as Attachment 5 to the staff report. Written comments received prior to the February 19th meeting have also been provided for reference.

RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING DESIGN REVIEW FOR A NEW 3,082 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, 3,082 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" right side setbacks in lieu of the required 15-foot side setback, 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, a 5'-4.5" right side setbacks in lieu of the required 15' side setback, 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 Planning Commission voted 6-0 to continue the item a date certain of the regularly scheduled Planning Commission public hearing of March 19, 2026; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project on March 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 design includes 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, helps reduce 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 groundcover plants and shrubs, including 68 screening shrubs along neighboring property lines to front and both sides to provide enhanced privacy screening. 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 of approximately 75 feet, as opposed to the 25-foot rear setback that would apply on an R1-10 zoned lot without constraints. 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 of the variance will not allow for a larger home or more intensive density than would otherwise be permitted in the R1-10 zoning district and the property's physical characteristics make strict compliance unusually difficult compared to nearby lots in the same zone.

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 March 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 approved as part of the application, 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 landscaping shall be revised as necessary to be comprised of native plant species, consistent with the requirements under Valley Water's Guidelines and Standards for Development Near Streams. The final placement and species of the proposed plants is subject to review and approval by the Development Services Director prior to issuance of the building permit.

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.

PLANNING COMMISSION
STAFF REPORT

Meeting Date February 19, 2026

Subject 1276 Montclaire 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 Montclaire 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 Montclaire 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.

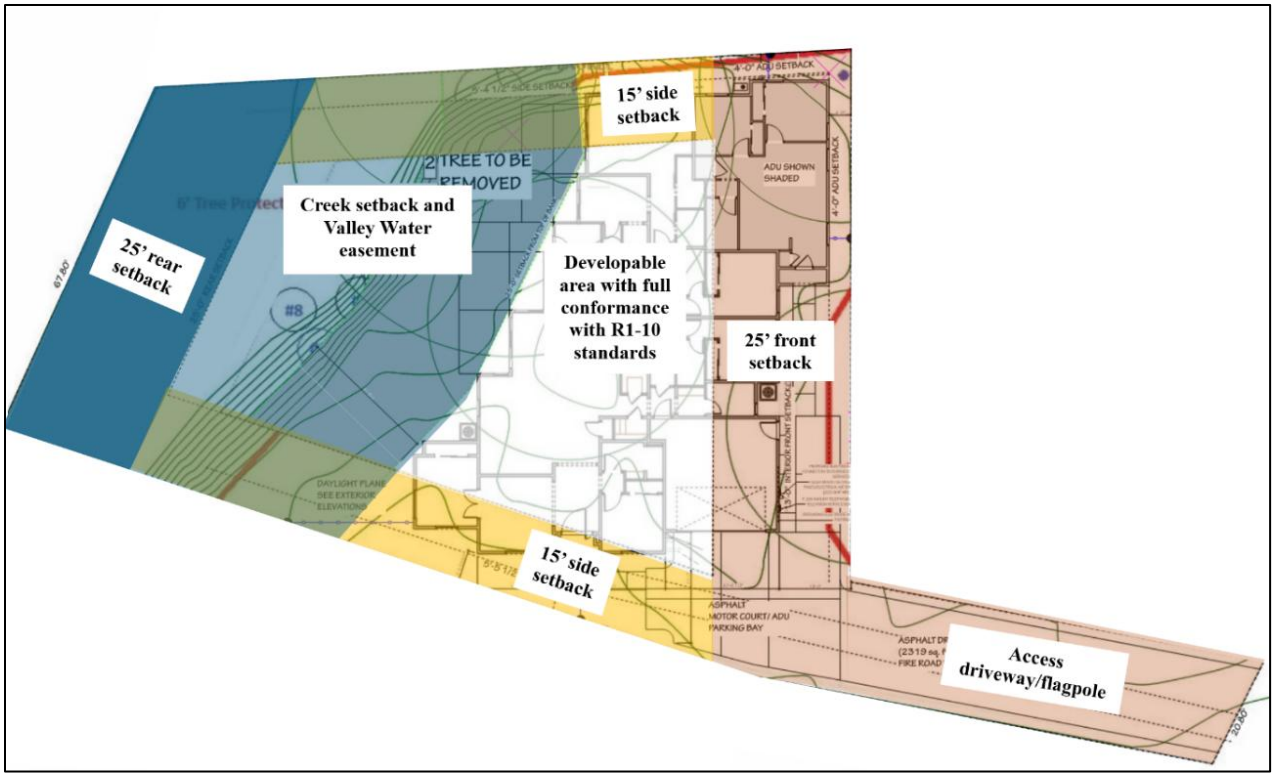


Figure 1: Site Constraints Diagram

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.

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
ANOD.	ANODIZED	MGR.	MANAGER
APPROX.	APPROXIMATE	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
BD.	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	N.I.C.	NOT IN CONTRACT
B.O.F.	BOTTOM OF FRAMING	NO.	NUMBER
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
B.U.R.	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	PD.F.	POWER DRIVEN FASTENER
CLG.	CEILING	PL.	PLATE
CLR.	CLEAR	PLAS.	PLASTIC
C.M.U.	CONCRETE MASONRY UNIT	PLYWD.	PLYWOOD
COL.	COLUMN	PR.	PAIR
CONC.	CONCRETE	PT.	PRESSURE TREATED
CONN.	CONNECTION	PTN.	PARTITION
CONT.	CONTINUOUS	PVC.	POLY VINYL CHLORIDE
CONTR.	CONTRACTOR		
C.S.V.	COVED SHEET VINYL	QTR.	QUARTER
DBL.	DOUBLE	R.	RISER
DEPT.	DEPARTMENT	RAD.	RADIUS
DET.	DETAIL	R.C.T.	RUBBER CARPET TILE
D.F.	DOUGLAS FIR	R.D.	ROOF DRAIN
DIA.	DIAMETER	REINF.	REINFORCING
DIAG.	DIAGONAL	REF.	REFERENCE
DIM.	DIMENSION	REFRIG.	REFRIGERATOR
DISP.	DISPENSER	REQD.	REQUIRED
DR.	DOOR	REP.	REPRESENTATIVE
DS.	DOWNSPOUT	RESIL.	RESILIENT
DWG.	DRAWING	RM.	ROOM
DWR.	DRAWER	R.O.	ROUGH OPENING
DS&DP	DOUBLE SHELF AND DOUBLE POLE	R.S.S.	RUBBER STAIR SKIRT
		R.T.R.	RUBBER TREAD & RISER RWD. REDWOOD
EA.	EACH	R.W.L.	RAINWATER LEADER
E.F.	EXHAUST FAN		
E.J.	EXPANSION JOINT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
ELEC.	ELECTRICAL	S.A.T.	SUSPENDED ACOUSTICAL TILE
ELEV.	ELEVATION	S.B.	SOLID BLOCKING
EMER.	EMERGENCY	S.C.	SOLID CORE
EQ.	EQUAL	S.C.D.	SEE CIVIL DRAWINGS
EQUIP.	EQUIPMENT	SCHD.	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	S.E.D.	SEE ELECTRICAL DRAWINGS
E.W.H.	ELECTRIC WATER HEATER	SG.	SEMI-GLOSS
EXIST.	EXISTING	SHT.	SHEET
EXP.	EXPANSION	SHTG.	SHEATHING
EXPO.	EXPOSED	SIM.	SIMILAR
EXT.	EXTERIOR	SK.	SINK
		S.K.D.	SEE KITCHEN DRAWINGS
F.A.	FIRE ALARM	SL.	SEALER
FAC.	FACTORY FINISH	S.L.D.	SEE LANDSCAPE DRAWINGS
F.F.B.	FLAT BAR.	SLDG.	SLIDING
FF.	FINISH FLOOR	S.M.D.	SEE MECHANICAL DRAWINGS
F.G.	FLOAT GLASS	S.N.D.	SANITARY NAPKIN DISPENSER
F.D.	FLOOR DRAIN	S.P.D.	SEE PLUMBING DRAWINGS
F.E.	FIRE EXTINGUISHER	SPECS	SPECIFICATIONS
FIN.	FINISH	SQ.	SQUARE
FIX.	FIXTURE	S.S.	STAINLESS STEEL
FL.	FLUSH	S.SK.	SERVICE SINK
FLR.	FLOOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FLASHG.	FLASHING	ST.	STIPPLE
FLAT	FLAT LATEX.	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
F.O.	FACE OF	STOR.	STORAGE
F.O.B.	FACE OF BLOCK	STRUCT.	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
F.S.	FLOOR SINK.	T.C.	TOP OF CURB
F.S.R.	FIRE SPRINKLER RISER.	TEL.	TELEPHONE
FT.	FOOT	TEMP.	TEMPERED
FTG.	FOOTING	T.G.	TEMPERED GLASS
FURR.	FURRING	T&G.	TONGUE & GROOVE
		THK.	THICK
GA.	GAUGE	T.O.	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.PL.	TOP OF PLATE
GLU.LAM.	GLUE LAMINATED BEAM	TRANS.	TRANSFORMER
GR.	GRADE	T.S.K.B.	TOPSET RUBBER BASE
G.S.M.	GALVANIZED SHEET METAL GRAVITY	T.S.	TOP OF SHEATHING
G.V.	VENT	T.S.S.	TAPED & SANDED SMOOTH
G.W.B.	GYPSUM WALL BOARD	T.O.W.	TOP OF WALL
GYP.	GYPSUM	TYP.	TYPICAL
H.	HARDENER	U.G.	UNDERGROUND
H.B.	HOUSE BIB	U.N.O.	UNLESS NOTED OTHERWISE
H.B.P.	HARDBOARD PANELING		
H.C.	HOLLOW CORE	VAR.	VARIES
HCP.	HANDICAP	VARN.	VARNISH
HDR.	HEADER.	V.C.T.	VINYL COMPOSITION TILE
HDWR.	HARDWARE	VERT.	VERTICAL
H.M.	HOLLOW METAL	V.G.	VERTICAL GRAIN
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	V.T.	VINYL TILE
		V.T.R.	VENT THROUGH ROOF
I.B.C.	INTERNATIONAL BUILDING CODE	V.W.C.	VINYL WALL COVERING
I.D.	INNER DIMENSION		
INFO.	INFORMATION	W/	WITH
IRRIG.	IRRIGATION	W.C.	WATER CLOSET
INSUL.	INSULATION	WD.	WOOD
INT.	INTERIOR	W.H.	WATER HEATER
INV.	INVERT	WP.	WATERPROOF
		W.R.	WATER RESISTANT
JNT.	JOINT	WT.	WEIGHT
JST.	JOIST	W.W.F.	WELDED WIRE FABRIC
LAC.	LACQUER.		
LAM.	LAMINATE		
LAV.	LAVATORY		
LG.	LARGE		

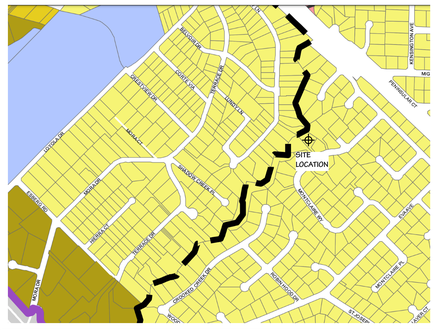
GENERAL NOTES

1. 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 O.S.H.A. SAFETY STANDARDS. ARCHITECTS AND THEIR CONSULTANTS' JOB SITE OBSERVATIONS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
2. 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.
3. 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.
4. 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.
5. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION.
6. 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.
7. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
8. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF FRAMING OR CONCRETE.
9. ALL OPEN JOINTS ON THE EXTERIOR OF THE BUILDING MUST BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.
10. 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.
11. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER STRIPPED, TYP.
12. INSULATION FLAME SPREAD RATING SHALL NOT EXCEED 25, SMOKE DENSITY SHALL NOT EXCEED 450.
13. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND ARCHITECTS ATTENTION IMMEDIATELY.
14. ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
15. ALL OR EQUIVALENT SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.
16. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY. PER 2022 CRC R106.1.1.
17. 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.
18. 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 5'-6" MIN. FROM GRADE. VERIFY WITH LOCAL JURISDICTION STANDARDS.
19. A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION (CBC 3305.1)
20. 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.
21. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE 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 2,658 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
- REVISION SYMBOL (CLOUD REVISION)
- BUILDING SECTION: SECTION IDENTIFICATION / SHEET WHERE SECTION OCCURS
- DETAIL: DETAIL IDENTIFICATION SHEET WHERE DETAIL OCCURS
- G — = GRID LINE
- BUILDING ELEVATION
- WINDOW TAG
- DOOR TAG DOOR NUMBER
- ROOM TAG ROOM NAME ROOM NUMBER
- LEVEL TAG LEVEL NAME LEVEL HEIGHT ABOVE SLAB
- WALL TYPE TAG

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 CGBSC
	CALIFORNIA ENERGY CODE	2022
	ALL APPLICABLE STATE AND LOCAL CODES	
OCCUPANCY GROUPS:	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 130 OR CRC 313.3	
ACCESSOR'S PARCEL #:	342-09-045	

SQUARE FOOTAGES:

ADU	723.00
MAIN FLOOR	2,657.92
TOTAL LIVING AREA	**3,380.92 ft²**
GARAGE	423.79
PORCH	15.00
PORCH ADU	27.00

LOT COVERAGE:
ADU DOES NOT COUNT TOWARD LOT COVERAGE

MAXIMUM ALLOWABLE AREA (LOT COVERAGE) = 35% (14,10.070) BUILDABLE SITE AREA = 2,761 SQUARE FEET
MAXIMUM ALLOWABLE HEIGHT = 20'-0"
MAXIMUM NUMBER OF STORIES = ONE
GENERAL PLAN DESIGNATION = SF4 - SINGLE FAMILY MEDIUM DENSITY AND OS - OPEN SPACE
REAR PORTION OF LOT IS LOCATED IN THE 'X' AND AE FEMA FLOOD ZONES

GROSS LOT SIZE =	14,327 SQUARE FEET
NET LOT SIZE =	12,905 SQUARE FEET
HOUSE =	2,658 SQUARE FEET
ADU (ATTACHED) =	723 SQUARE FEET
GARAGE =	424 SQUARE FEET
HOUSE PORCH =	15 SQUARE FEET
DRIVEWAY =	2,319 SQUARE FEET

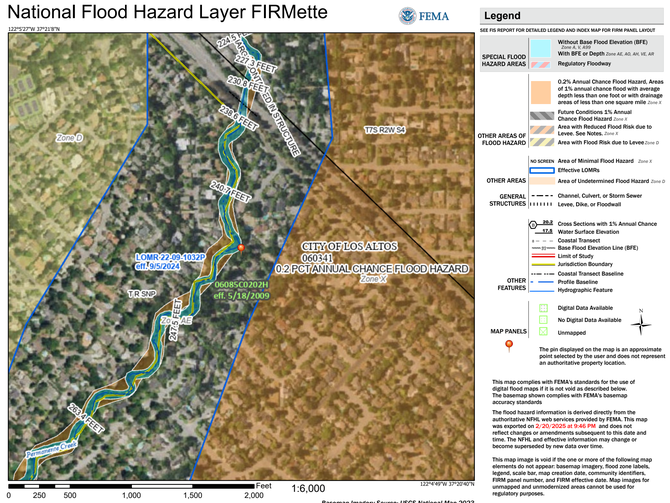
MAIN HOUSE + GARAGE + PORCH = 3097 SQ. FT
GROSS LOT COVERAGE: 3097 / 14,327 = 21.6%
NET LOT COVERAGE: 3097 / 12,905 = 24%

RESIDENTIAL FIRE SPRINKLERS

1. 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.
2. 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.
3. PROVIDE TABLE R313.3.2.2 ON THE FIRE SPRINKLER PLAN. PER 2022 CRC R106.1.1.
4. PROVIDE A "LOOPED" FIRE SPRINKLER LAYOUT.
5. AN OWNER'S MANUAL IS REQUIRED TO BE PROVIDED TO THE HOMEOWNER CONCERNING THE FIRE SPRINKLER SYSTEM. PER 2022 CRC R313.3.7.
6. ALL FIRE SPRINKLER PIPING IN UN-INSULATED AREAS, SUCH AS THE ATTIC AREA OVER THE GARAGE MUST BE COVERED WITH INSULATION. 2022 NFPA 13D 7.7.
7. PROVIDE A DOMESTIC WATER LINE DROP FROM THE SPRINKLER PIPING TO EVERY "NON-POTABLE" PLUMBING FIXTURE, I.E., WATER CLOSETS, BATHTUBS, SHOWERS, ETC.
8. THE FIRE SPRINKLER SYSTEM USED MUST COMPLY WITH NFPA 130, OR R313.3, WHICH IS CONSIDERED TO BE EQUIVALENT. PER 2022 CRC R313.
9. ALL PIPING, FIXTURES, FITTINGS AND SPRINKLER HEADS MUST COMPLY WITH THE LEAD FREE REQUIREMENTS OF **AB1953**. ALL THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.
10. "STAND ALONE" RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE NOT PERMITTED TO USE ANTI-FREEZE. PER 2022 R313.1.
11. MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM ARE PROHIBITED. SPRINKLERS THAT HAVE BEEN PAINTED, CAULKED, MODIFIED, OR DAMAGED MUST BE REPLACED. PER 2022 CRC R313.3.2.6.
12. A SHUT OFF VALVE FOR THE SPRINKLER SYSTEM IS NOT PERMITTED. PER 2022 CRC R313.3.3.2.
13. 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.
15. 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.
16. INDICATE AN ALTERNATE POINT OF CONNECTION FOR THE WATER SERVICE ON THE OPPOSITE SIDE OF THE RESIDENCE. PER 2022 CRC R106.1.1.
17. 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.
18. 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



Basemap Imagery Source: USGS National Map 2023

PROJECT TEAM

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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
A5.0	SITE SURVEY
C1	GRADING TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	GRADING SECTIONS
A5.01	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
A5.01	DETAILS
A5.02	DETAILS
A5.03	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: *Land covered by all structures that are over 6 feet in height. **Exclude ADUs/JADUs.***	0 square feet (0 %)	3097 square feet (21 %)	4516.75 square feet (35 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls. **Exclude ADUs/JADUs.***	1st Flr: 0 sq ft 2nd Flr: 0 sq ft **Total: 0 sq ft** (%)	1st Flr: 3082 sq ft 2nd Flr: 0 sq ft **Total: 3082 sq ft** (%)	4040.5 square feet (35 %)
SETBACKS:			
Front	feet	13'-0 feet	25' feet
Rear	feet	75' feet	25' feet
Right side (1st/2nd)	feet/ feet	5'-4" feet/ feet	15' feet/ feet
Left side (1st/2nd)	feet/ feet	15'-0 feet/ feet	15' feet/ feet
HEIGHT:	feet	18'-9.25 feet 18'-9.25"	20' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	0 square feet	2658 square feet	2658 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	0 square feet	424 square feet	424 square feet

LOT CALCULATIONS

NET LOT AREA:		12,905 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*		2040 square feet (%) 72%
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed):	5689 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	

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JOB NAME:

ZHUO-KIM CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

COVER SHEET

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A0.01

CUSTOM-SPEC

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

Y BUILDER

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

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

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

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

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

NA

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

NA

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

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

DIVISION 4.1 PLANNING AND DESIGN

Y BUILDER

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

NA

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

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

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

NA

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

NA

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

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

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

NA

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

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NA

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

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

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

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

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSTRUCTION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

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

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

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

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.

Y BUILDER

Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

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

Y BUILDER

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

Y BUILDER

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

Y BUILDER

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Y BUILDER

Exceptions:

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

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

Y BUILDER

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

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

Y BUILDER

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

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

NA

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

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

Y BUILDER

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

Y BUILDER

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

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

NA

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

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

SECTION 4.502 DEFINITIONS

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

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

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

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

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JOB NAME:

ZHUO-KIM CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

CAL GREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A0.02

CUSTOM-SPEC

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

NA

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

4.503 FIREPLACES

NA

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

4.504 POLLUTANT CONTROL

BUILDER

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

BUILDER

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

BUILDER

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

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

BUILDER

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

BUILDER

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

BUILDER

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

BUILDER

TABLE 4.504.2 - SEALANT VOC LIMIT

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

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

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

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

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

BUILDER

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

BUILDER

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

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

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

BUILDER

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

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

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

BUILDER

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

BUILDER

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

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

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

BUILDER

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

BUILDER

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

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

4.505 INTERIOR MOISTURE CONTROL

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

BUILDER

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

BUILDER

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

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

BUILDER

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

BUILDER

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

BUILDER

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

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

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

BUILDER

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

BUILDER

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

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JOB NAME:

ZHUO-KIM CUSTOM
1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE BUILDERS
430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

CAL GREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

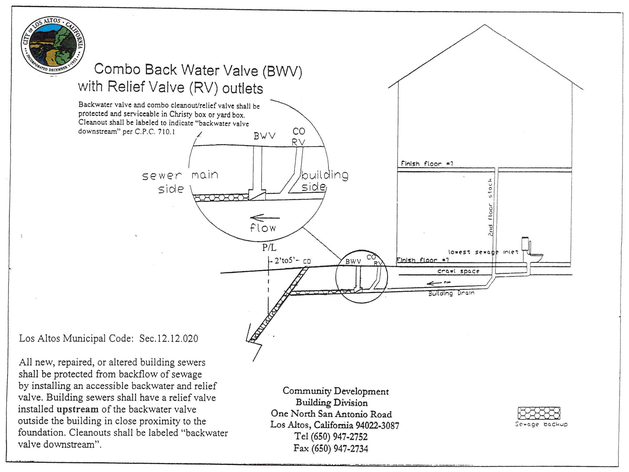
1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A0.03

CUSTOM-SPEC



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

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.

New Single-Family Buildings, Multi-Family Buildings (2 to 9 units) and Detached ADU

All Electric

☐ EXCEPTION: Gas-Fueled Cooking and Fireplace appliances installed (applicant must comply with the prewiring provisions, Subsection 12.22.020 B.3)

☐ No natural gas appliances/equipment installed.

☐ No gas meter infrastructure

EV Charging

☐ At least 1 parking space per dwelling unit shall install at least (1) Level 2 EV ready space.

☐ If multiple (2 or more) garage parking Spaces are provided, install at least (2) level 2 EV ready spaces.

New Multi-Family Buildings (10+ Units)

☐ No natural gas appliances/equipment installed.

☐ No gas meter infrastructure

☐ 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.

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)

1

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):

1. The owner or owner's agent shall employ a licensed qualified green-point rater (www.builditgreen.org) experienced with the 2022 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
2. 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*[3].		
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		

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

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

CALGREEN SIGNATURE DECLARATIONS

Project Name: _____

Project Address: _____

Project Description: _____

SECTION 1 – DESIGN VERIFICATION

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

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

Design Professional's Signature _____ Date _____

Design Professional's Name (Please Print) _____

Signature of Green Point Rater/Certified ICC Cal Green Special Inspector/Consulting Group _____ Date _____

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

Email Address _____ License No. _____

SECTION 2 – IMPLEMENTATION VERIFICATION

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

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

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

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

Email address _____ License No. _____

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JOB NAME:

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LOS ALTOS, CA 94024

NORCAL STATE BUILDERS
430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

MANDATORY MEASURES

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

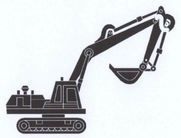
SHEET NO.:

A0.04

CUSTOM-SPEC

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

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

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

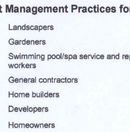
City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

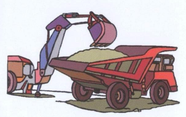
- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper,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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

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

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

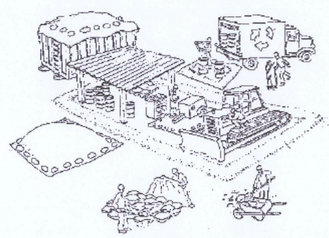
Dewatering Operations

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

studio 81 INTERNATIONAL

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EL DORADO HILLS, CA 95762
PH: 916.343.3737

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JOB NAME:

ZHUO-KIM CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

BLUEPRINT FOR A CLEAN BAY

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

- 1 PLANNING REVISIONS 09-16-25
- 2 PLANNING REVISIONS 12-2-25
- 3 PLANNING REVISIONS 1-9-26
- 4 PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A0.05

CUSTOM-SPEC

studio 81
INTERNATIONAL

LEGEND

	PROPERTY LINE
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
●12" TREE	TREE W/ SIZE
X X	FENCE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE

UTILITY NOTE:

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.

EASEMENT NOTE:

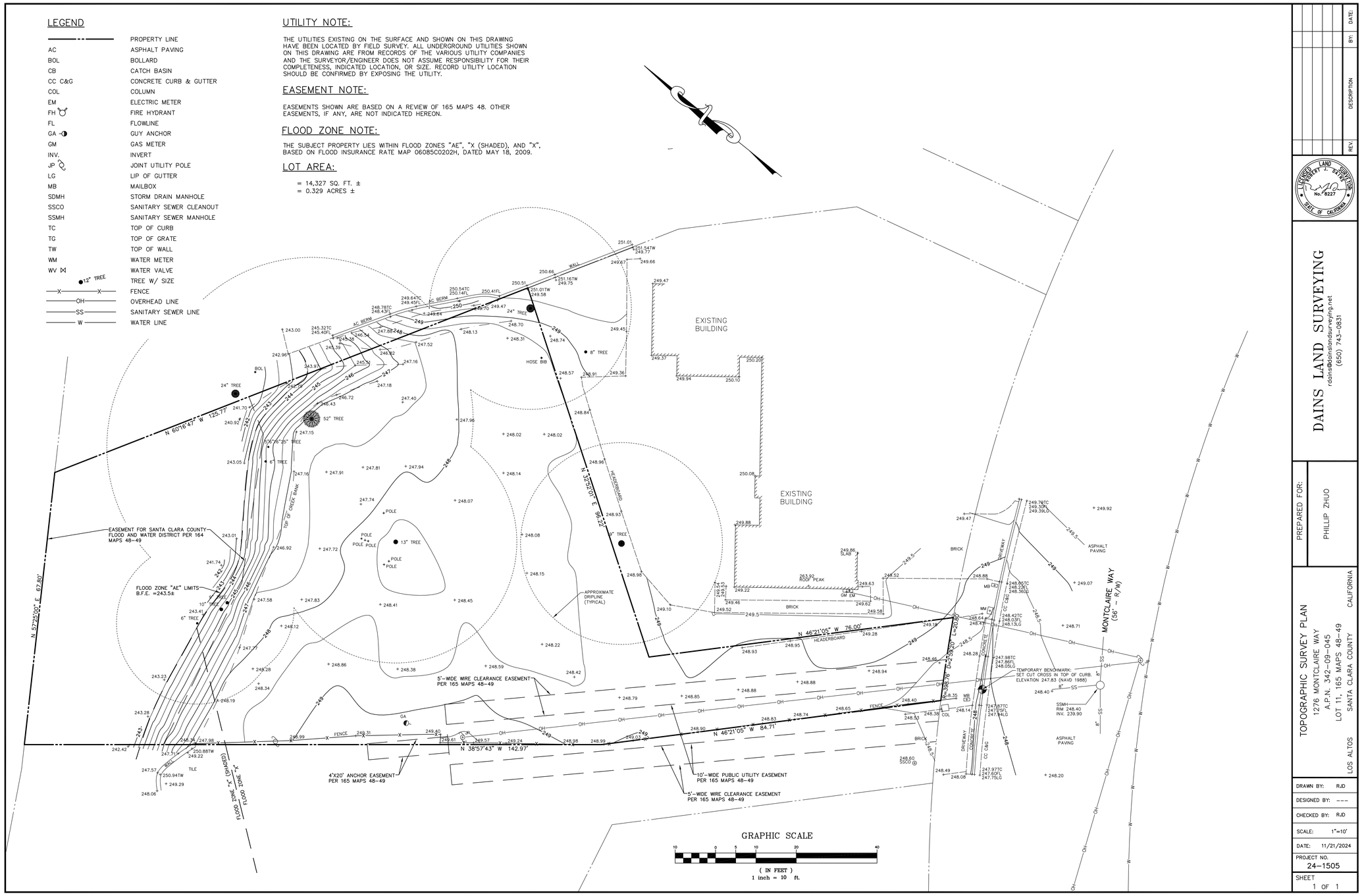
EASEMENTS SHOWN ARE BASED ON A REVIEW OF 165 MAPS 48. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

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.

LOT AREA:

= 14,327 SQ. FT. ±
= 0.329 ACRES ±



GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	11/21/2024
PROJECT NO.	24–1505
SHEET	1 OF 1

PREPARED FOR: PHILLIP ZHUO

TOPOGRAPHIC SURVEY PLAN
1276 MONTCLAIRE WAY
A.P.N. 342–09–045
LOT 11, 165 MAPS 48–49
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

REV.	DESCRIPTION	BY:	DATE:
1	PLANNING REVISIONS 09-16-25		
2	PLANNING REVISIONS 12-2-25		
3	PLANNING REVISIONS 1-9-26		
4	PLANNING REVISIONS 2-23-26		

LICENSED LAND SURVEYOR ROBERT J. DAINS No. 8227 STATE OF CALIFORNIA

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ZHUO-KIM CUSTOM
1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE BUILDERS
430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

SITE SURVEY

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1 PLANNING REVISIONS 09-16-25
2 PLANNING REVISIONS 12-2-25
3 PLANNING REVISIONS 1-9-26
4 PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

AS.0

CUSTOM-SPEC

CITY OF LOS ALTOS

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

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF LOS ALTOS.
2. 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.
3. 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.
4. 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.
5. PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSING WITH 12" OR LESS VERTICAL CLEARANCE.
6. ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FORM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT -OF-WAY AT ALL TIMES.
8. 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.
9. GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
10. 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.
11. 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

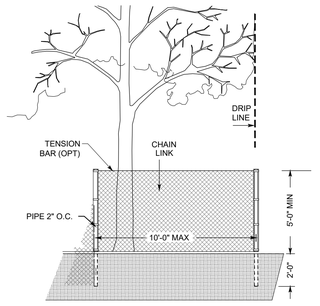
1. DATE OF SURVEY: NOVEMBER 21, 2024.
2. FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 10 FEET.
3. ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATION AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO 521.
4. 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.
5. 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)
6. LOCATION OF METERS ARE AS NOTED.
   COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVIING JURISDICTION.
7. CONTRACTOR SHALL BARRICADE AND PROTECT ALL EXISTING SITE FEATURES INCLUDING TREES, FENCES, GATES, UTILITIES, ETC.
8. 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

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

UNDERGROUND UTILITY NOTES

1. 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.
2. 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

1. 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.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. 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:

1. THE ESTIMATED QUANTITIES PROVIDED BELOW ARE FOR REFERENCE ONLY TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSE ONLY.
2. 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.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION OR ANY OVER EXCAVATION QUANTITIES.
4. 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.
5. 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	34.0 CY	48.0 CY
2. IMPORT	0.0 CY	14.0 CY

1

* 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:

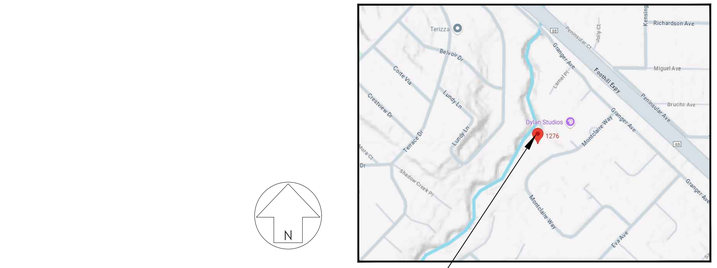
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "AE", "X (SHADED), AND "X", BASED ON FLOOD INSURANCE RATE MAP 06085C0202H, DATED MAY 18, 2009.

TEMPORARY BENCHMARK

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

DISTURBANCE NOTE

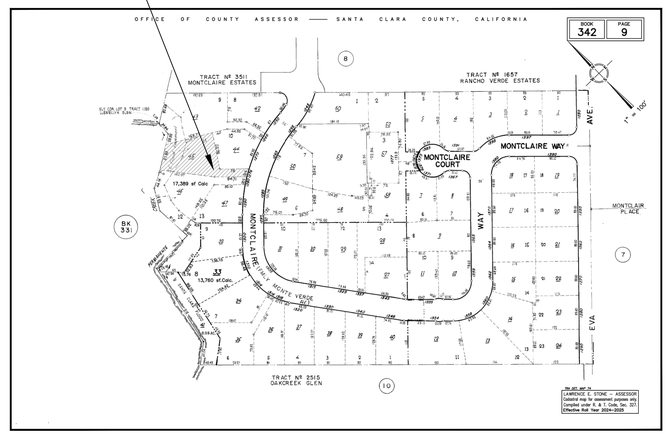
APPROXIMATELY 9006 S.F. (0.206 AC.) WILL BE DISTURBED DURING GRADING ACTIVITIES.



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

REGISTERED PROFESSIONAL ENGINEER JOHN F. HANNA C 71506 EXP. 12/31/27 CIVIL STATE OF CALIFORNIA
John Hanna
02/27/2026

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

PLANS PREPARED BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

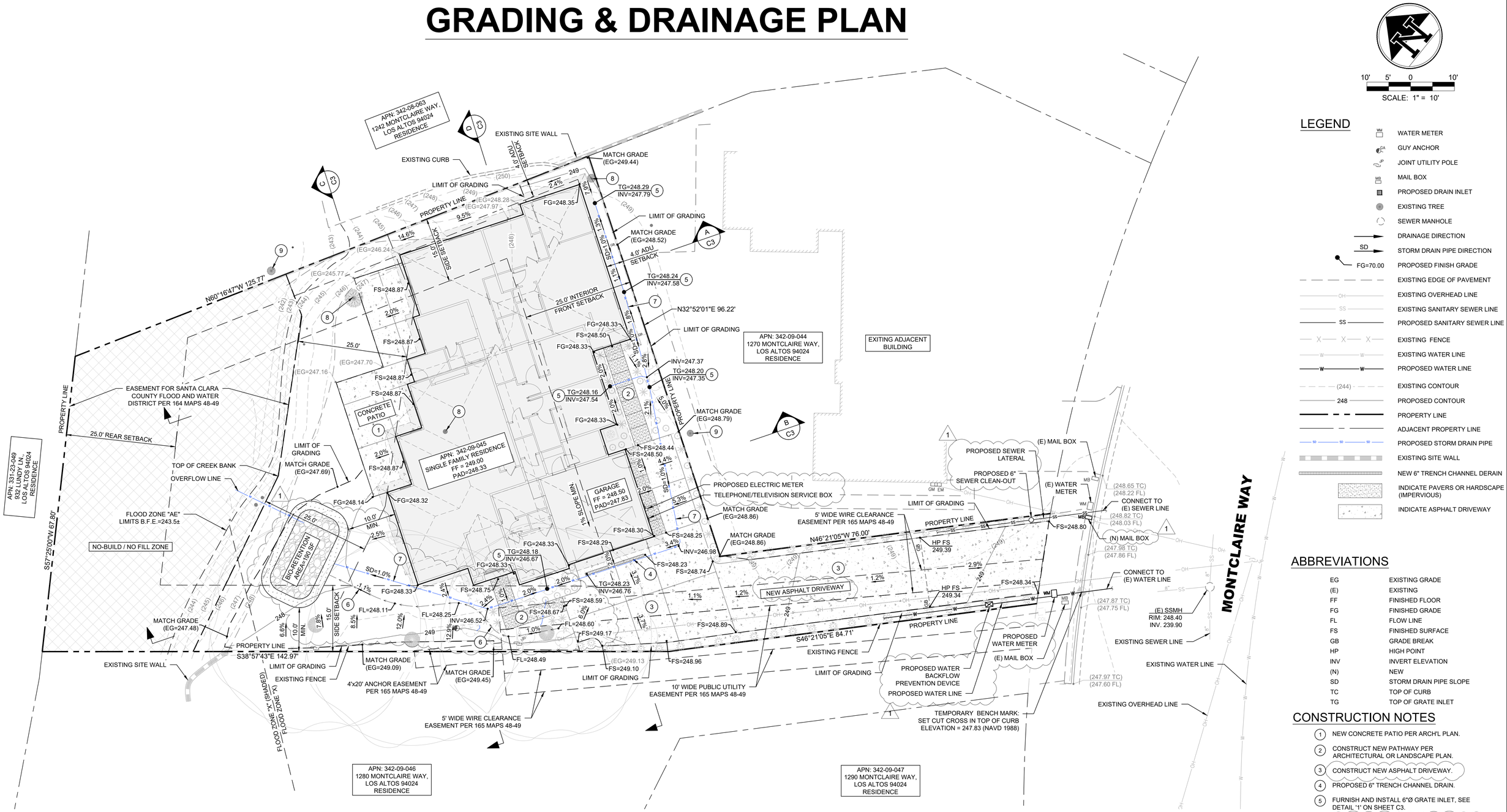
NO.	REVISION	REVISED BY	APPROVED BY	DATE
1.	1	REVISED PER CITY COMMENTS (02/27/2026)		

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



LEGEND

- WATER METER
- GUY ANCHOR
- JOINT UTILITY POLE
- MAIL BOX
- PROPOSED DRAIN INLET
- EXISTING TREE
- SEWER MANHOLE
- DRAINAGE DIRECTION
- STORM DRAIN PIPE DIRECTION
- PROPOSED FINISH GRADE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING FENCE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED STORM DRAIN PIPE
- EXISTING SITE WALL
- NEW 6" TRENCH CHANNEL DERAIN
- INDICATE PAVERS OR HARDSCAPE (IMPERVIOUS)
- INDICATE ASPHALT DRIVEWAY

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

1. NEW CONCRETE PATIO PER ARCH'L PLAN.
2. CONSTRUCT NEW PATHWAY PER ARCHITECTURAL OR LANDSCAPE PLAN.
3. CONSTRUCT NEW ASPHALT DRIVEWAY.
4. PROPOSED 6" TRENCH CHANNEL DRAIN.
5. FURNISH AND INSTALL 6"Ø GRATE INLET, SEE DETAIL '1' ON SHEET C3.
6. CONSTRUCT GRADED SWALE WITH 1.0% LONGITUDINAL SLOPE & 2.0% CROSS SLOPE MIN. SEE DETAIL '2' ON SHEET C3.
7. INSTALL 4" PVC DRAIN PIPE MIN. 1% SLOPE PER DETAIL '3' ON SHEET C3.
8. EXISTING TREE TO BE REMOVED.
9. PROTECT EXISTING TREE TO REMAIN.

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

NOTE: NO STORM CONNECTION TO SANITARY SEWER.

GEOTECHNICAL REVIEW BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

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KOBE STRUCTURAL & DESIGN
13739 VENTURA BLVD
SHERMAN OAKS, CA 91423

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

REGISTERED PROFESSIONAL ENGINEER JOHN F. HANNA C 71506 EXP 12/31/27 CIVIL STATE OF CALIFORNIA 02/27/2026

PLANS PREPARED BY:

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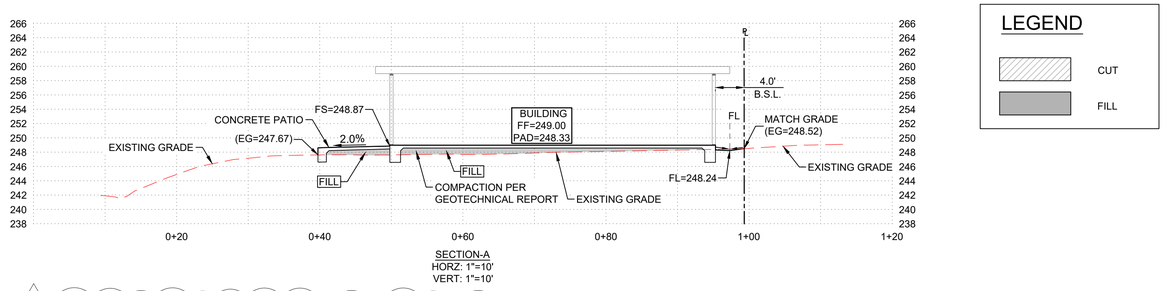
NO.	REVISION	REVISED BY	APPROVED BY	DATE
1.	1	REVISED PER CITY COMMENTS (02/27/2026)		

CITY OF LOS ALTOS

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

AS SHOWN
DATE: 09/18/2025
JOB NO. -
SHEET: C2

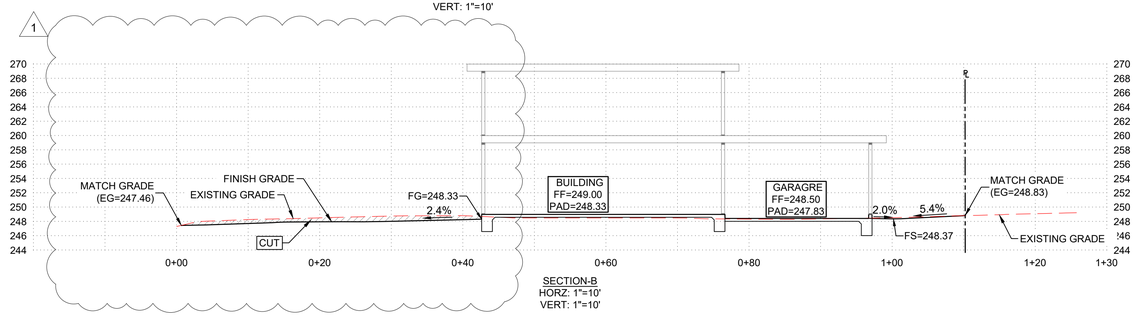


SECTION-A
HORZ: 1"=10'
VERT: 1"=10'

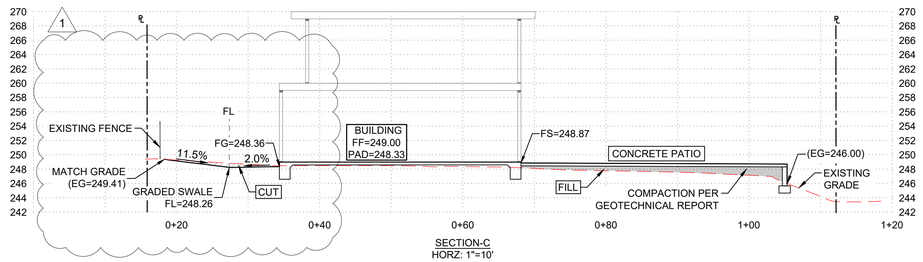
LEGEND

CUT

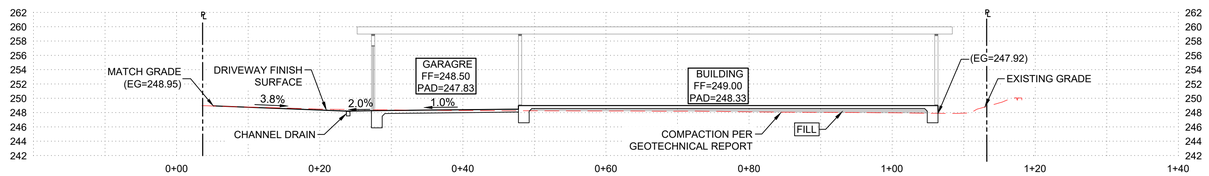
FILL



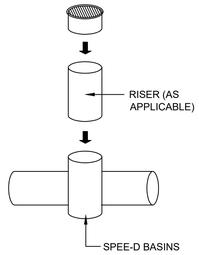
SECTION-B
HORZ: 1"=10'
VERT: 1"=10'



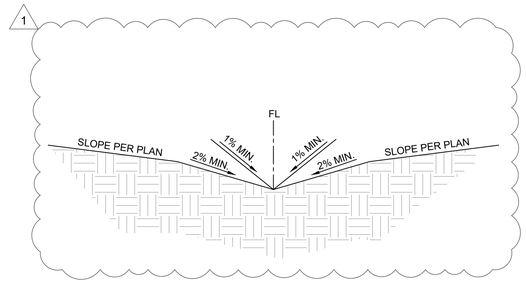
SECTION-C
HORZ: 1"=10'
VERT: 1"=10'



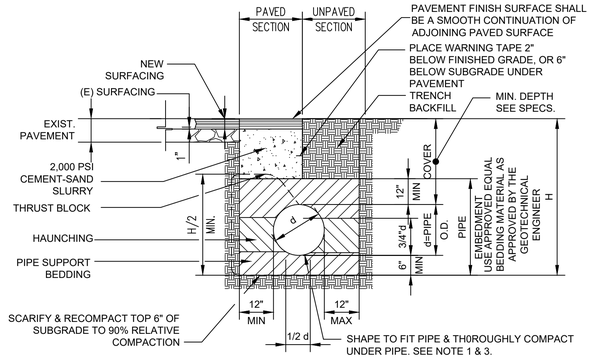
SECTION-D
HORZ: 1"=10'
VERT: 1"=10'



GRATE INLET 1
NTS



GRADED SWALE 2
NTS



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 COURSE 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:

1. EXCAVATE FOR BELLS OR HUBS SO FULL LOAD IS CARRIED BY PIPE BARREL
2. 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).
3. CONSOLIDATED WET FILL SAND OR APPROVED SELECT NATIVE MATERIALS PER SPECIFICATIONS 90% RELATIVE COMPACTION.

PIPE BEDDING DETAIL 3
NTS

GEOTECHNICAL REVIEW BY:

PLANS PREPARED UNDER THE DIRECTION OF:

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KOBE STRUCTURAL & DESIGN
13739 VENTURA BLVD
SHERMAN OAKS, CA 91423

REGISTERED PROFESSIONAL ENGINEER JOHN F. HANNA C 71506 EXP 12/31/27 CIVIL STATE OF CALIFORNIA 02/27/2026

PLANS PREPARED UNDER THE DIRECTION OF:

NAME RCE# DATE

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NAME RCE# DATE

NO.	REVISION	REVISED BY	APPROVED BY	DATE
1.	1	REVISED PER CITY COMMENTS (02/27/2026)		

CITY OF LOS ALTOS

1276 MONTCLAIRE WAY,
LOS ALTOS, CA 94024
SECTION

AS SHOWN
DATE: 09/18/2025
JOB NO. -
SHEET: C3

6' REDWOOD FENCING WITH 2' LATTICE TOP AT PROPERTY LINES WHERE SHOWN

TREE PROTECTION

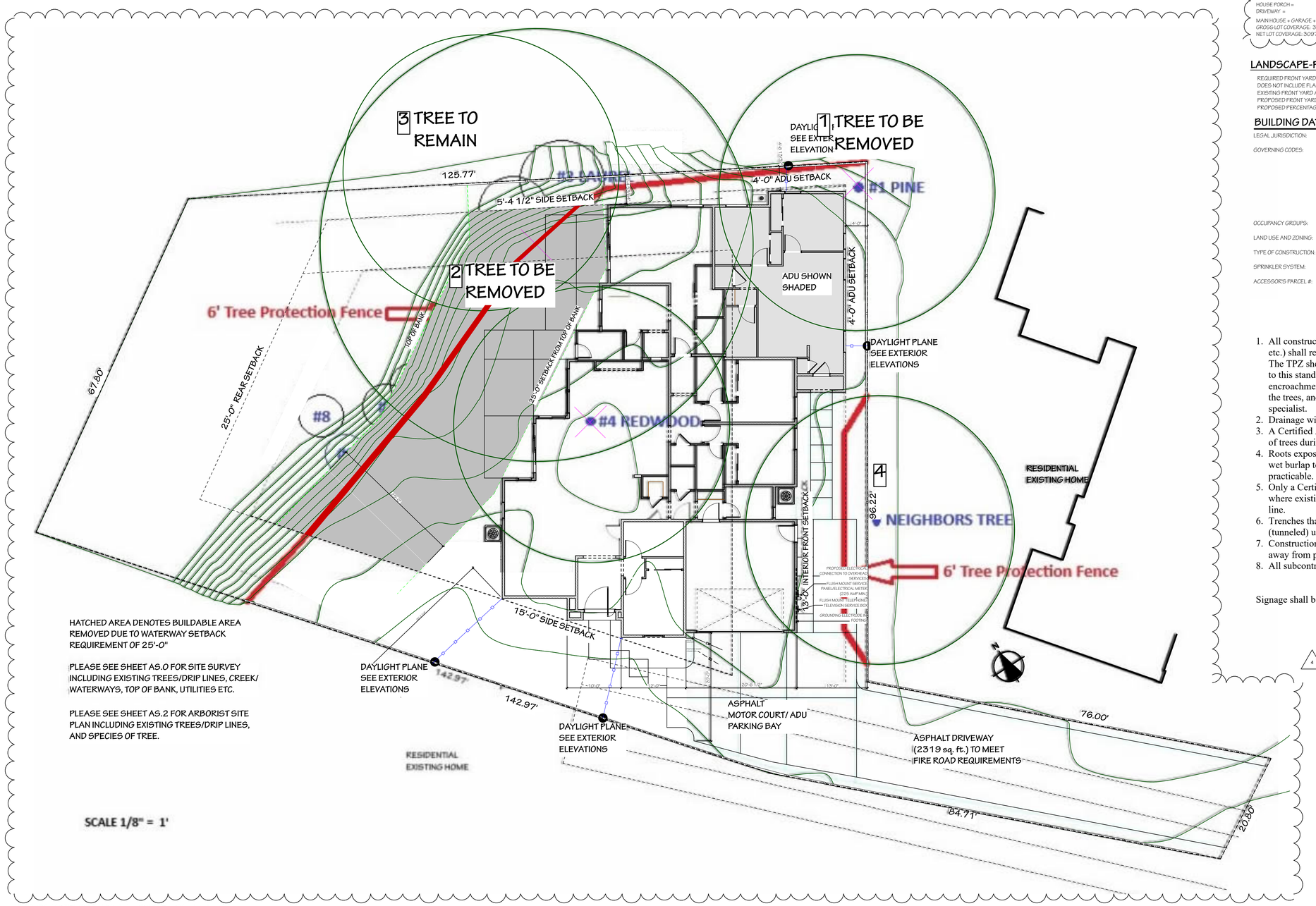
- **No unauthorized entrance**
- **No washout, runoff, or drainage allowed beyond the fence**
- **Construction materials and heavy equipment shall be properly stored away from protected trees to avoid spillage or damage**
- **Trenching, boring, or excavation in the protected area shall be performed only 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 california	36"	75%	Yes	PRESERVE	Healthy and vigorous
4	Coastal Redwood 'Sequoia smpervirens'	24"	45%	Yes	REMOVE	Multitrunk at base. Grew from suckers
5	California Laurel 'Umbellularia california	5"	90%	Yes	PRESERVE	Healthy and vigorous
6	California Laurel 'Umbellularia california	12"	90%	Yes	PRESERVE	Healthy and vigorous
7	California Laurel 'Umbellularia california	13"	90%	Yes	PRESERVE	Healthy and vigorous
8	California Laurel 'Umbellularia california	19"	90%	Yes	PRESERVE	Healthy and vigorous
9	California Laurel 'Umbellularia california	29"	90%	Yes	PRESERVE	Healthy and vigorous

TREE LIST

SCALE: 1:0.36



HATCHED AREA DENOTES BUILDABLE AREA REMOVED DUE TO WATERWAY SETBACK REQUIREMENT OF 25'-0"

PLEASE SEE SHEET A5.0 FOR SITE SURVEY INCLUDING EXISTING TREES/DRIP LINES, CREEK/ WATERWAYS, TOP OF BANK, UTILITIES ETC.

PLEASE SEE SHEET A5.2 FOR ARBORIST SITE PLAN INCLUDING EXISTING TREES/DRIP LINES, AND SPECIES OF TREE.

SCALE 1/8" = 1'

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 (WADDLE) AS REQUIRED AT PROPERTY LINE DURING CONSTRUCTION PERIOD PER CITY REQUIREMENTS.

LOT COVERAGE

MAXIMUM ALLOWABLE AREA (LOT COVERAGE) = 35%
(14.10.070) BUILDABLE SITE AREA = 2,761 SQUARE FEET
MAXIMUM ALLOWABLE HEIGHT = 20'-0"
MAXIMUM NUMBER OF STORIES = ONE
GENERAL PLAN DESIGNATION = SF4 - SINGLE FAMILY MEDIUM DENSITY AND OS - OPEN SPACE
PEAK PORTION OF LOT IS LOCATED IN THE 'X' AND AE FEMA FLOOD ZONES

GROSS LOT SIZE =	14,327 SQUARE FEET
NET LOT SIZE =	12,905 SQUARE FEET
HOUSE =	2,658 SQUARE FEET
ADU (ATTACHED) =	723 SQUARE FEET
GARAGE =	424 SQUARE FEET
HOUSE PORCH =	15 SQUARE FEET
DRIVEWAY =	2,319 SQUARE FEET

MAIN HOUSE + GARAGE + PORCH = 3097 SQ. FT
GROSS LOT COVERAGE: 3097 / 14,327 = 21.6%
NET LOT COVERAGE: 3097 / 12,905 = 24%

LANDSCAPE-PERVIOUS COVERAGE

REQUIRED FRONT YARD PERVIOUS/LANDSCAPE AREA = 50%
DOES NOT INCLUDE FLAG POLE SECTION OF SITE
EXISTING FRONT YARD AREA (25'-0" SETBACK)= 2840.47
PROPOSED FRONT YARD AREA = 1404.93
PROPOSED PERCENTAGE OF PERVIOUS FRONT YARD = 49.5%

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 CGBSC
	CALIFORNIA ENERGY CODE	2022
	ALL APPLICABLE STATE AND LOCAL CODES	
OCCUPANCY GROUPS:	GROUP R-3/U	
LAND USE AND ZONING:	SINGLE FAMILY SMALL LOT (4DU/NET ACRE)	R1-20
TYPE OF CONSTRUCTION:	TYPE V-B	
SPRINKLER SYSTEM:	STAND ALONE PER NFPA 13D OR CRC 313.3	
ACCESSOR'S PARCEL #:	342-09-045	

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:

studio 81 INTERNATIONAL

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

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A5.01

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 LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRE R-VALUE.

B. THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE REQUIREMENTS OF *2022 CBC 720.*

C. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER-STRIPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR INFILTRATION.

D. EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24 PART 6 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 METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE *2022 CALIFORNIA ENERGY CODE* SECTION 110.6(a)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 1.8" MIN. COVERAGE.

B. BTU RATINGS OF GAS APPLIANCE DEMAND DEFAULTS PER *2022 CPC* TABLE 1208.4.1

a. CLOTHES DRYER	35,000 BTU/S
b. FREESTANDING RANGE	65,000 BTU/S
c. OVEN	25,000 BTU/S
d. TOP BURNER RANGE	40,000 BTU/S
e. WATER HEATER (BASE ON 2 GAL/MIN.)	200,000 BTU/S
f. GAS FIREPLACES	40,000 BTU/S
g. FURNACES	100,000 BTU/S

C. PLUMBING FIXTURE FLOW RATES:
- KITCHEN 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 CLOSETS SHALL BE LOW FLOW WATER CLOSETS: 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 14.

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, FIXTURES 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 PEX 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 AT LEAST 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 5 FEET TO THE PROPERTY LINE ARE TO BE OF ONE HOUR CONSTRUCTION, UNLESS THE RESIDENCE IS PROVIDED WITH FIRE SPRINKLERS, THEN THE ONE HOUR CONSTRUCTION IS REQUIRED LESS THAN 3 FEET. *2022 CRC* TABLE 302.1 (2).

D. A SHEETROCK NAILING INSPECTION IS REQUIRED. *2022 CRC* R702 AND *2022 CBC* 110.3.5.

E. ALL DIAGONAL WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.

F. MINIMUM WIDTH OF A CORRIDORS/HALLS IS 36 INCHES. *2022 CRC* R311.6.

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 8 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 OPENING(S) HAVING AN AREA EQUAL TO 8% OR MORE OF THE FLOOR AREA. *2022 CRC* R303.1.

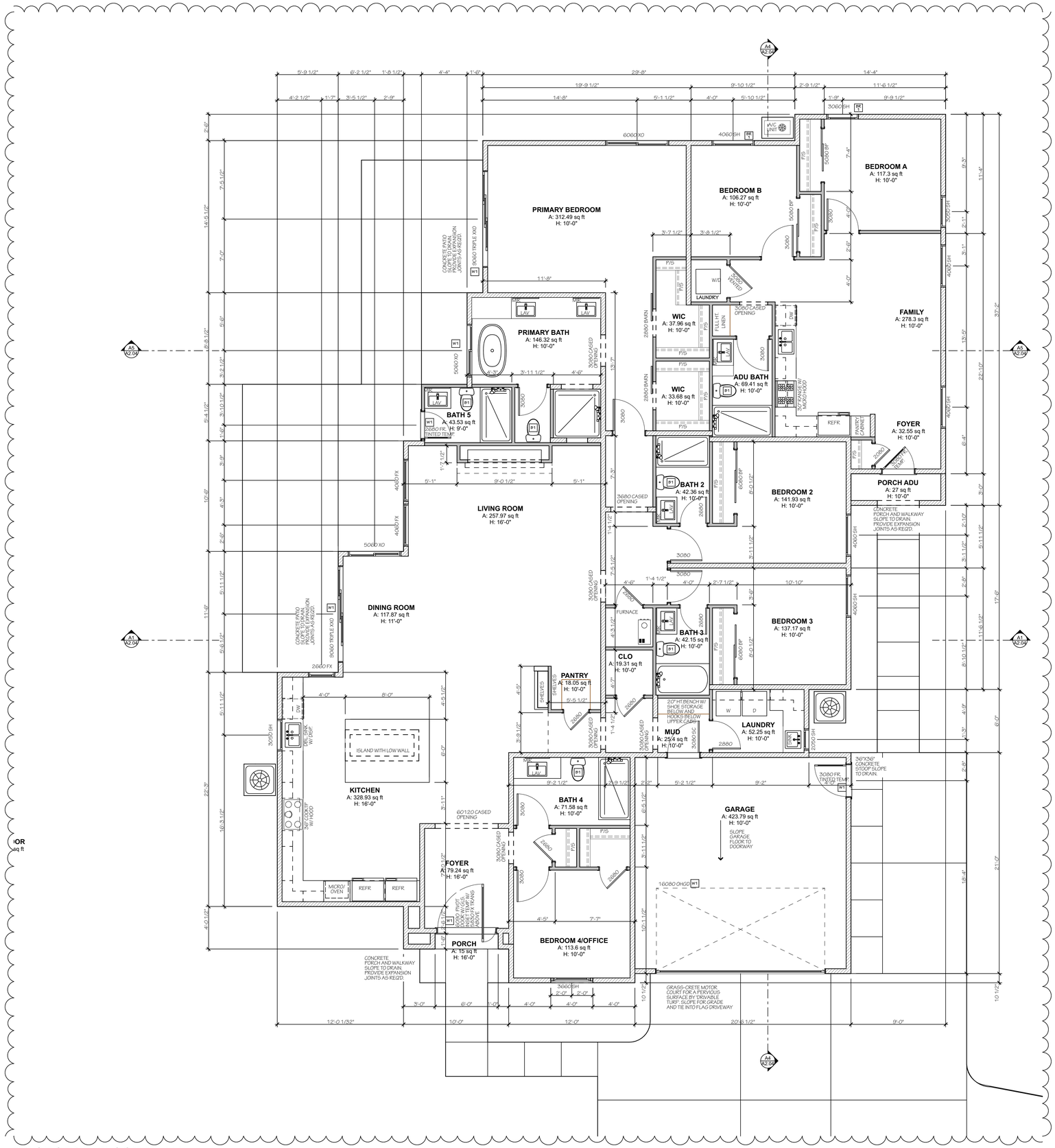
I. ALL HABITABLE ROOMS ARE REQUIRED TO HAVE OPERABLE EXTERIOR OPENING(S) HAVING AN AREA EQUAL TO 4% OR MORE OF THE FLOOR AREA. *2022 CRC* R303.1.

J. A ROOM MUST HAVE LIGHT AND VENTILATION DIRECTLY TO THE EXTERIOR, SHARE 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", U.N.O. ON EXT. ELEVATIONS
- 2ND FLOOR = 8'-0", U.N.O. ON EXT. ELEVATIONS
- DOOR HEIGHTS AS NOTED ON PLANS, (ALIGN ADJACENT WINDOW HEADER HEIGHTS WITH DOOR HEADER.)

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-13 BATT INSULATION.

M. PROVIDE A DRAFTSTOP AT THE FLOOR FRAMING WHEN THE AREA OF THE CONCEALED SPACE EXCEEDS 1,000 S.F. PER *2022 CRC* R302.12.



PROPOSED FLOOR PLAN

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

FLOOR PLAN KEYNOTES

BATHROOMS

B1 ALL WATER CLOSETS OR BIDETS SHALL BE INSTALLED IN AN AREA A 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 OBSTRUCTION. *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 +84".
2022 CRC R702.4 CERAMIC TILE.
R702.4.1 GENERAL. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A118.10, A118.11, A118.14, A118.3, A136.1 AND A137.1.1.
R702.4.2 BACKER BOARDS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R 702.4.2.(GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-CEMENT BACKER BOARD, AND NONASBESTOS FIBER MAT REINFORCED CEMENTIOUS BACKER UNITS.) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2022 CRC R702.3.7 WATER-RESISTANT GYPSUM BACKING BOARD. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 13 96, C 1178, OR C 1278. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS. 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 EDGES, 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 FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 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 +84" CURTAIN ROD AT BOP OR OBSCURED TEMPERED GLASS ENCLOSURE PER BUILDER.

B7 14"x 16" SHAMPOO NICHE, BOTTOM AT +54" INSTALL ELASTOMERIC FLASHING IN ENTIRE NICHE PRIOR TO SCRATCH COAT.

GARAGE

G1 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* R302.6.

G2 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* R302.5.1.

G3 SLOPE GARAGE SLAB A MINIMUM OF 1/8" TO 1/4" PER FOOT FROM THE HOUSE TO THE AUTOMOBILE DOOR TO FACILITATE THE MOVEMENT OF LIQUIDS. *2022 CRC* R309.1

G4 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 FLAMMABLE VAPOR IGNITION RESISTANT, AND GUARDED AGAINST PHYSICAL DAMAGE FROM MOTOR VEHICLES BY BARRIERS OR ELEVATED OUT OF THE NORMAL PATH OF VEHICLES. *2022 CPC* 507.13, 507.13.1.

G5 UNLESS A DIRECT-VENT TYPE, GAS FIRE APPLIANCES LOCATED IN THE GARAGE REQUIRE OUTDOOR COMBUSTION AIR VENTS WITHIN 12" OF THE FLOOR AND CEILING. *2022 CMC* 701.6

GLAZING / WINDOWS

W1 GLAZING IN HAZARDOUS LOCATIONS IS REQUIRED TO BE PROVIDED WITH SAFETY GLAZING AS DEFINED IN *2022 CRC* SECTION R308.4.

W2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.
R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

KITCHEN

K1 36" GAS/ELEC. COOKTOP W/ 36" HOOD W/ LIGHT, EXHAUST FAN ABOVE, VENT PER *2022 CMC* 504.3. (250 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/OVEN") IN 24" DEEP CABINET. INSTALL PER MANUFACTURER REQUIREMENTS.

K5 SOLID SURFACE COUNTER WITH FULL SPLASH.

LAUNDRY

L1 DRYER, PROVIDE DRYER VENT TO THE EXTERIOR OF THE BUILDING. *2022 CMC* 504-4.
DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' INCLUDING TWO (2) 90 DEGREE ELBOWS. *2022 CMC* 504.4.2.
BACK-DRAFT DAMPER IS REQUIRED AT THE DRYER VENT. *2022 CMC* 504.4.
A DOMESTIC CLOTHES DRYER MOISTURE-EXHAUST VENT SHALL BE 4" IN DIAMETER, TYP. *2022 CMC* 504.4.2.

L2 WASHER DRAIN PAN. DRAIN TO EXTERIOR.

L3 TILE DAM AREA BELOW WASHER. DRAIN TO EXTERIOR.

MECHANICAL / HVAC

M1 AIR CONDITIONING (A/C) UNIT ON 30"x30" CONCRETE PAD. SPEC PER BUILDER AND ENERGY CALCULATIONS. INSTALL PER MANUFACTURER INSTRUCTIONS.

M2 FORCED AIR UNIT (F.A.U.). TO BE INSTALLED WITH THE MINIMUM CLEARANCES PER MANUFACTURER'S INSTRUCTIONS, AND PER *2022 CMC* 304.4.

M3 LOCATION OF REQUIRED INDOOR AIR QUALITY FAN FOR WHOLE-BUILDING VENTILATION TO MEET ASHRAE STANDARD 62.2, THE WHOLE-BUILDING AIRFLOW SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING. *2022 CALIFORNIA ENERGY CODE* 150.0(o). SEE THE ENERGY CALCULATIONS FOR C.F.M.

M4 ATTIC ACCESS, MINIMUM 22"x30" OR AS DEFINED BY *GOVERNING JURISDICTION. 2022 CRC* R307.1
WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC, PROVIDE PASSAGEWAY TO EQUIPMENT PER *2022 CMC* 304.4.
PROVIDE FIRE RATED *ATTIC ACCESS DOOR* WHEN LOCATED IN THE GARAGE.

M5 RETURN AIR WITH GRILLE INSTALLED PER *2022 CMC* 311.1

M6 WHOLE HOUSE FAN, PER BUILDER AND ENERGY CALCULATIONS.

MISCELLANEOUS

X1 EXTERIOR SOFFIT OR ARCH. SEE EXTERIOR ELEVATIONS FOR DIMENSIONS.

X2 DASHED LINE INDICATES LINE OF FLOOR ABOVE. SOLID LINE INDICATES LINE OF FLOOR BELOW.

X3 INTERIOR FLAT SOFFIT OR ARCH. FRAME HEIGHT AT 8'-0" U.N.O. SEE INTERIOR ELEVATIONS.

X4 LOW WALL W/ DOUBLE TOP PLATE. (2x6 FRAMING, +42" A.F.F., U.N.O.)

X5 LINEN - FIVE (5) 16" DEEP SHELVES, FACE FRAME PROVIDE SOFFIT ABOVE.

X6 PANTRY - FIVE (5) 16" DEEP SHELVES

X7 RECESSED MEDICINE CABINET, PER BUILDER, COORDINATE WITH FRAMING AND ELECTRICAL.

X8 REINFORCING FOR GRAB BARS SHALL NOT BE LESS THAN 2 BY 8 INCHES LOCATED BETWEEN 32" AND 39 1/4" ABOVE FINISH FLOOR PER *2022 CRC* R327.1.1 #2 THROUGH #5

X9 TRAY CEILINGS - FRAMED W/ 2x4 ON EDGE OR SEE PLAN FOR CEILING HEIGHT, WHERE NOTED, VERIFY ALL CONDITIONS. PROVIDE PERIMETER BLOCKING FOR NAILING OF DRYWALL.

PLUMBING

P1 TANKLESS WATER HEATER, PER BUILDER AND ENERGY CALCULATIONS. GAS LINE TO PROVIDE A MINIMUM OF 200,000 BTU/HR.

P2 THE TEMP. AND PRESSURE RELIEF SHALL HAVE A FULL SIZED DRAIN OF GALV. STEEL OR HAND DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2'-0" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD. THE TERMINAL END BEING UNTHREADED. *2022 CPC* 608.4 AND 608.5.

P3 EXTERIOR HOSE BIBBS: PROVIDE WITH NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICES. *2022 CPC* 603.5.7.

SLEEPING ROOMS

R2 EMERGENCY ESCAPE AND RESCUE OPENINGS. ONE OPENING IN EACH SLEEPING AREA SHALL COMPLY WITH *GOVERNING FIRE AND BUILDING CODES*. OPENINGS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. 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, R310.2, R310.2.1 AND R310.2.2.

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

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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

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

HOUSE =	2,658 SQUARE FEET
GARAGE =	424 SQUARE FEET
HOUSE PORCH =	15 SQUARE FEET
TOTAL =	3,097 SQUARE FEET

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

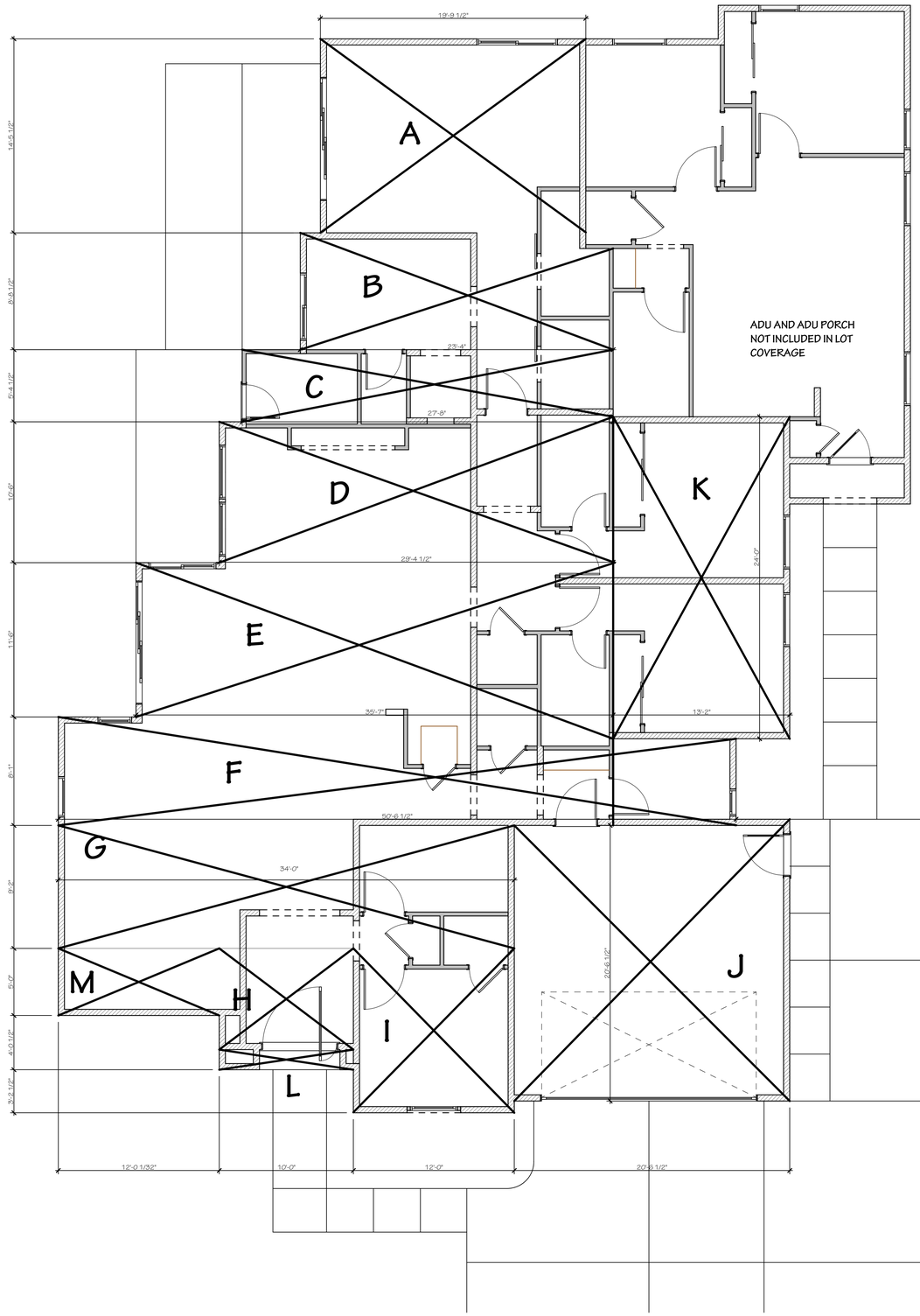
REVISIONS:
1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A1.01

CUSTOM-SPEC



FLOOR AREA CALCULATION DIAGRAM

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 9'-2"	311
H	10'-0" X 7'-6"	75
I	12'-0" X 12'-3"	147
J (GARAGE)	20'-6.5" X 20'-6.5"	544
K	13'-2" X 24'-0"	313
M	5'-0"X 12'-0"	60
TOTAL FLOOR AREA		**3206**
L (PORCH)	10'-0" X 1'-6"	15
TOTAL LOT COVERAGE		**3221**

FLOOR AREA AND LOT COVERAGE

SCALE: 1' = 1'-0"

4

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LOS ALTOS, CA 94024

NORCAL STATE
BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

FLOOR AREA
AND LOT
COVERAGE
CALCULATION
DIAGRAM

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

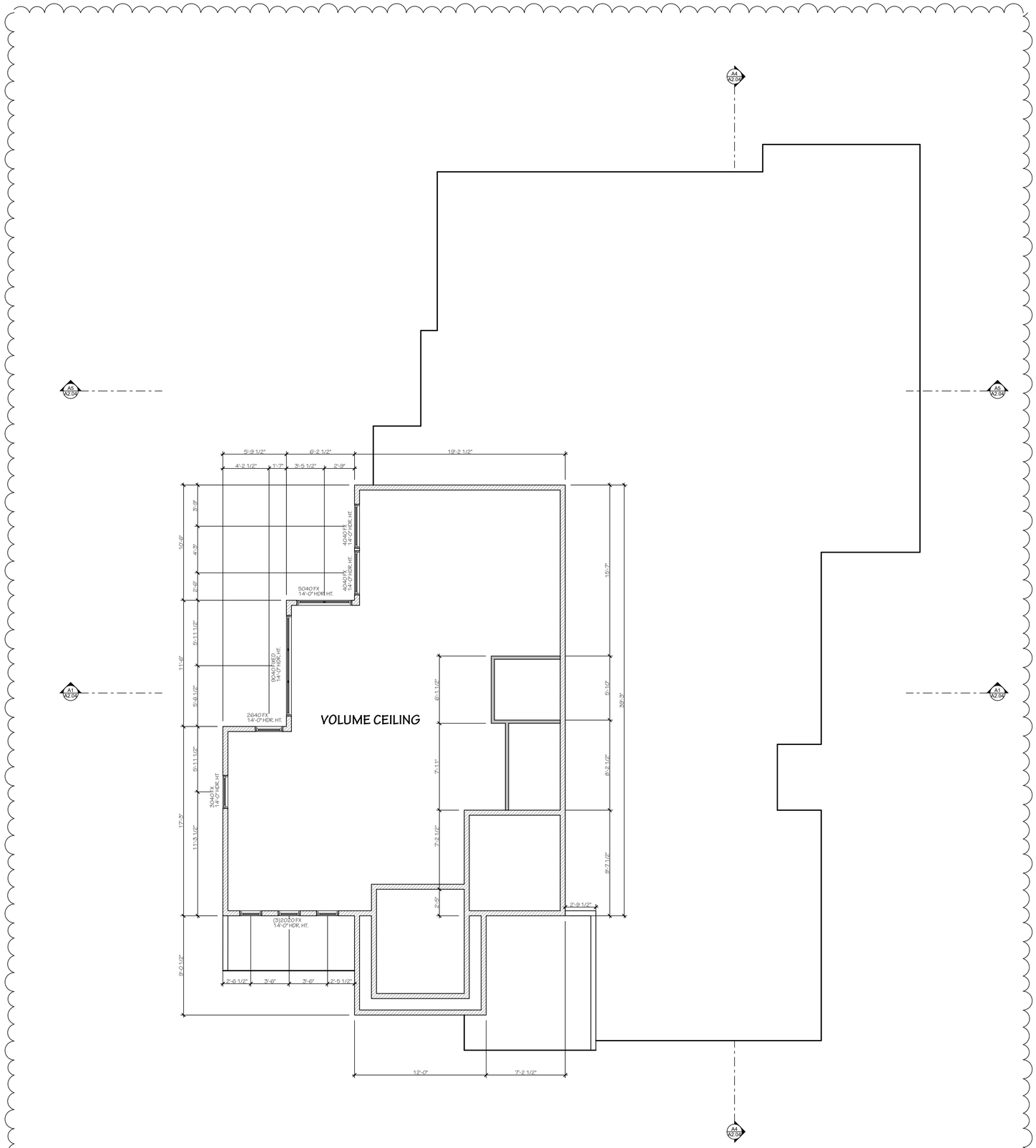
1 PLANNING REVISIONS 09-16-25
2 PLANNING REVISIONS 12-2-25
3 PLANNING REVISIONS 1-9-26
4 PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A1.01a

CUSTOM-SPEC



UPPER FLOOR PLAN

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

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SHEET CONTENT:

UPPER FLOOR PLAN

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

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

FILE: CUSTOM-SPEC

HOUSE =	2,658 SQUARE FEET
GARAGE =	424 SQUARE FEET
HOUSE PORCH =	15 SQUARE FEET
TOTAL =	3,097 SQUARE FEET

SHEET NO.:

A1.02

CUSTOM-SPEC

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WOODLAND, CA 95776

SHEET CONTENT:

3D EXTERIOR ELEVATIONS - MODERN PRAIRIE

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

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"

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SHEET CONTENT:

3D EXTERIOR ELEVATIONS

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

2 PLANNING REVISIONS 09-16-25
1 PLANNING REVISIONS 12-2-25
1 PLANNING REVISIONS 1-9-26
1 PLANNING REVISIONS 2-23-26

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 TH 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 WITH CORROSION RESISTANT WEEP SCREED AT BASE. LATH AND PLASTER TO COMPLY WITH CRC SECTION R703.7. FOR MARINE CLIMATES, INSTALL A 3/16" 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. ADHERED EXTERIOR STONE OR BRICK VENEER. INSTALL PER MANUFACTURER REQUIREMENTS. HEIGHT AS NOTED ON ELEVATIONS. 2022 CRC R703.12.
   EL DORADO STONE, ESR REPORT #1215
4. 16"x8" ROOF DRAIN OPENING AT PARAPET WITH METAL SCUPPER AND COLLECTOR, PROVIDE RAIN CHAINS 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. TAPPERED 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 R319.1.
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 DIVERT THE WATER AWAY FROM WHERE AN EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL, CRICKETS OR SADDLE 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 .019 INCH OR 26 GAUGE THICK PER 2022 R903.2.1 AND R903.2.2.

REAR ELEVATION

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

FRONT ELEVATION

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

4

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NORCAL STATE BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

EXTERIOR ELEVATIONS

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1. PLANNING REVISIONS 09-16-25
2. PLANNING REVISIONS 12-2-25
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

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 TH 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 WITH CORROSION RESISTANT WEEP SCREED AT BASE. LATH AND PLASTER TO COMPLY WITH CRC SECTION R703.7. FOR MARINE CLIMATES, INSTALL A 3/16" 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 SCUPPER AND COLLECTOR. PROVIDE RAIN CHAINS 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. TAPPERED 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 R319.1.
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.

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LEFT ELEVATION

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

RIGHT ELEVATION

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

4

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SHEET CONTENT:

EXTERIOR ELEVATIONS

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

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FILE: CUSTOM-SPEC

SHEET NO.:

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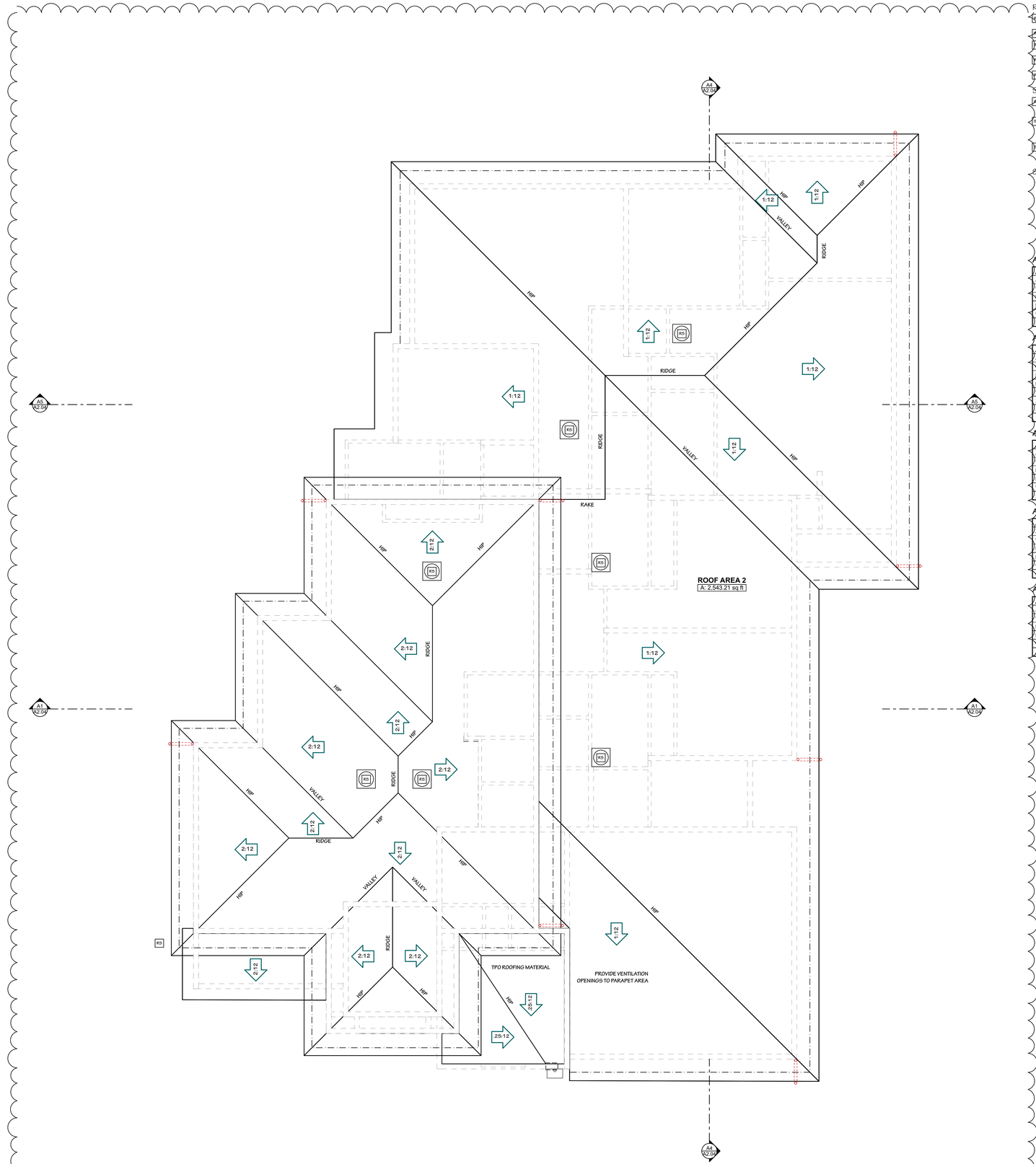
CUSTOM-SPEC



ROOF PLAN

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

ROOF PLAN KEYNOTES

ROOF

K1 DASHED LINE INDICATES OUTLINE OF EXTERIOR FRAME WALL OF BUILDING BELOW.

K2 CORROSION RESISTANT GUTTER, PER BUILDER.

K3 LOCATION OF DOWN SPOUT. VERIFY W/ CIVIL ENGINEER DRAWINGS.

K4 DOWN SPOUT TO DRAIN INTO GUTTER AT LOWER ROOF LEVEL, SEE EXTERIOR ELEVATIONS.

K5 ROOF VENTILATION AS SPECIFIED IN ROOF PLAN NOTES AND CALCULATIONS.

SOLAR

S1 EXTENTS OF SOLAR READY ZONE, PER SOLAR ROOF PLAN NOTE A. VERIFY LOCATION IN FIELD FOR ORIENTATION.

S2 ELECTRICAL CONDUIT LINE TO THE MAIN SERVICE ELECTRICAL PANEL. PROVIDE RESERVED AREA FOR INVERTERS AND METERING EQUIPMENT. 2022 CALIFORNIA ENERGY CODE SECTION 110.(c) 1.

S3 PLUMBING CONDUIT LINE TO THE WATER HEATING SYSTEM. 2022 CALIFORNIA ENERGY CODE SECTION 110.10(c)2.

SYMBOLS:

CONTINUOUS 2" SOFFIT VENT AT OVERHANG. SEE ATTIC VENTILATION CALCS. FOR TYPE

20" GRAVITY ROOF VENTILATOR. SEE ATTIC VENTILATION CALCS. FOR TYPE

ATTIC VENTILATION CALCS:

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.:	QUANITY:	AREA:	TOTAL:
2" CONTINUOUS	145 FT.	9.6 SQ. IN./FT.	1,392 SQ. IN.

ATTIC VENTILATION CALCS:

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.:	QUANITY:	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 CALCS:

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.:	QUANITY:	AREA:	TOTAL:
2" CONTINUOUS	44 FT.	9.6 SQ. IN./FT.	422 SQ. IN.

ATTIC VENTILATION CALCS:

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.:	QUANITY:	AREA:	TOTAL:
2" CONTINUOUS	79 FT.	9.6 SQ. IN./FT.	758 SQ. IN.

ATTIC VENTILATION CALCS:

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.:	QUANITY:	AREA:	TOTAL:
2" CONTINUOUS	52 FT.	9.6 SQ. IN./FT.	499 SQ. IN.

ROOF PLAN NOTES

A. ROOFING MATERIAL:
CLASS "A" FIRE-RETARDANT ROOFING MATERIAL.
MAIN ROOF:
-METAL STANDING SEAM
FLAT PARAPET ROOF:
-MIN. 60 MIL TPO ROOFING

ROOF RIDGES AND RAKE EDGE TRIM CONDITIONS PER MANUFACTURER INSTRUCTIONS.

B. PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS WHERE SCHEDULED AND LOCATE PER CIVIL DRAWINGS AND SOILS REPORT.

C. RADIANT BARRIER TO BE INSTALLED ON THE UNDERSIDE OF THE ROOF SHEATHING AND THE INSIDE SURFACE OF GABLE ENDS PER CALIFORNIA ENERGY CODE SECTION 150.1(c)2. 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 IF 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 R806.2.

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 R806.1.

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 R806.1.

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 R806.3.

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(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(b)1(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(b)3(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(e).

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SHEET CONTENT:

ROOF PLAN

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1 PLANNING REVISIONS 09-16-25
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FILE: CUSTOM-SPEC

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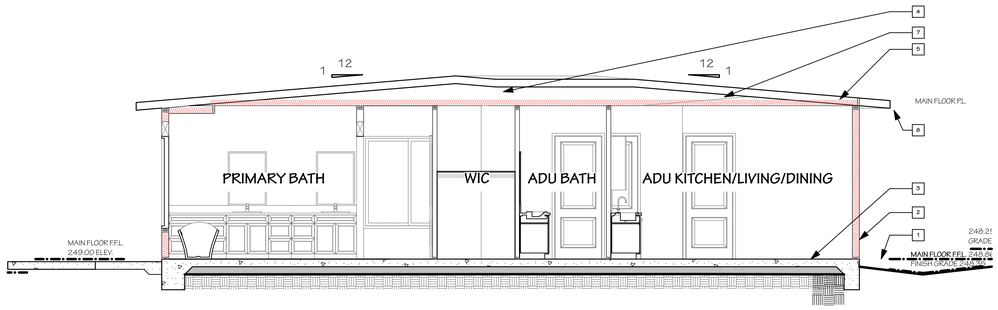
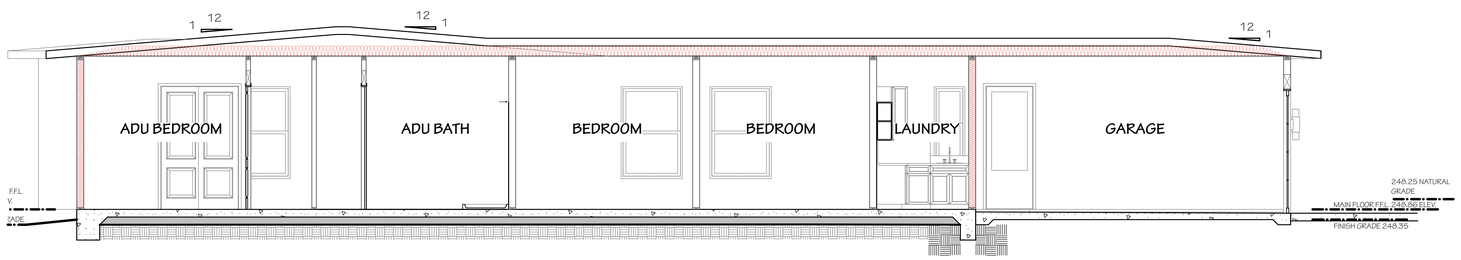


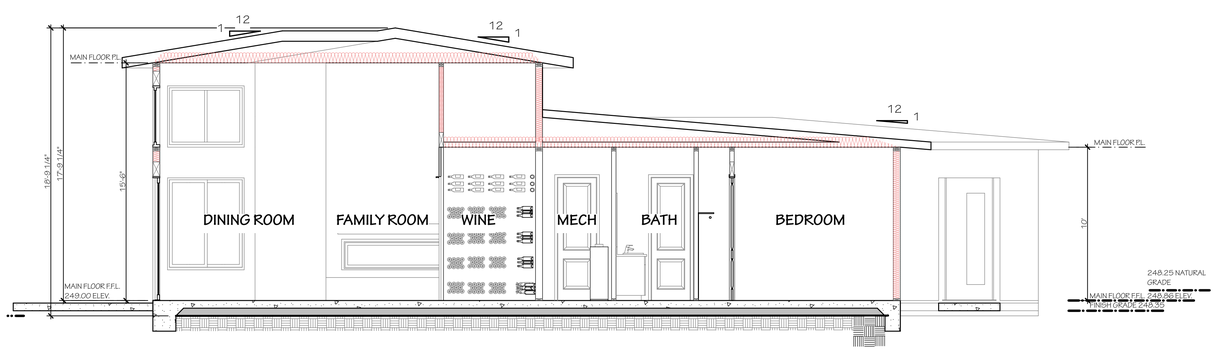
BUILDING SECTION A2

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



BUILDING SECTION A4

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 R302.11.
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 CEILINGS AND COVE CEILINGS.
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, PIPES, 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 R807.1 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 30 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. LOCATE TO BE MORE THAN 10 FEET FROM ANY AIR INTAKE. 2022 CMC 510.9.1(1)

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BUILDING SECTIONS

SCALE: PER DRAWING

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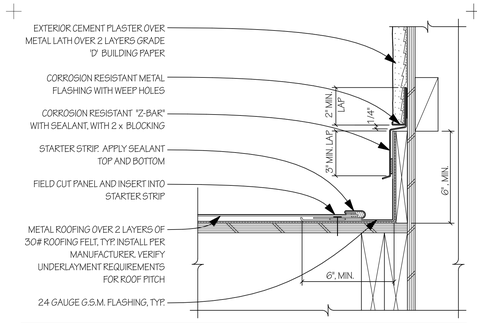
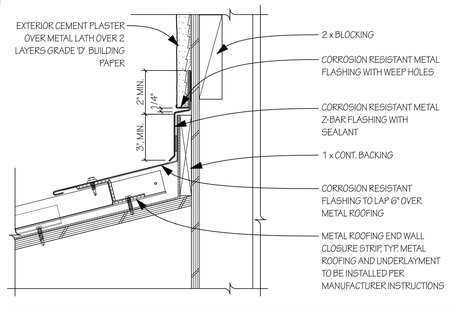


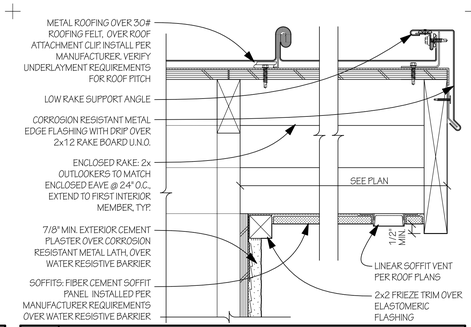
21 Metal Roof @ Sidewall — Scale: 3" = 1'-0"

01-04-02 Metal Roof @ Sidewall



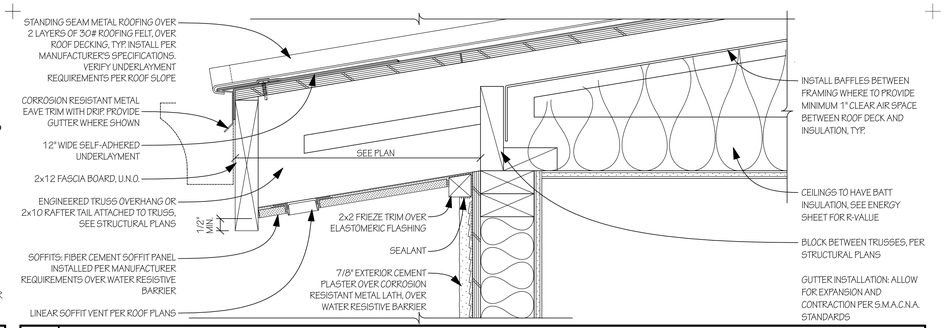
16 Metal Roof to Wall Flashing — Scale: 3" = 1'-0"

01-04-02 Metal Roof to Wall



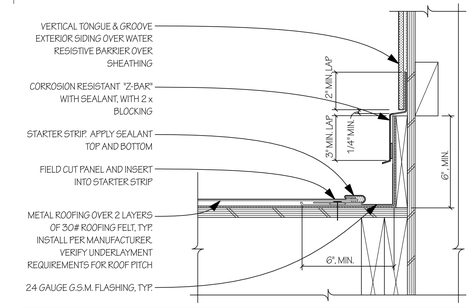
11 Metal Roof @ Enclosed Rake — Scale: 3" = 1'-0"

01-04-02 Metal Roof Rake_ Enclosed Stucco & FC Soffit



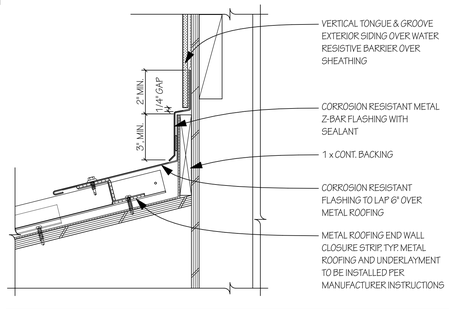
6 Metal Roof - Enclosed Eave — Scale: 3" = 1'-0"

01-04-02 Metal Roof Eave_ Enclosed Stucco & FC Soffit



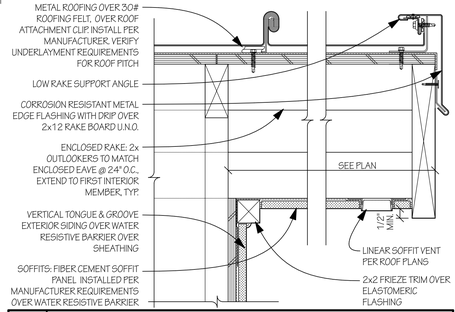
22 Metal Roof @ Sidewall — Scale: 3" = 1'-0"

01-04-06 Metal Roof @ T&G Soffit



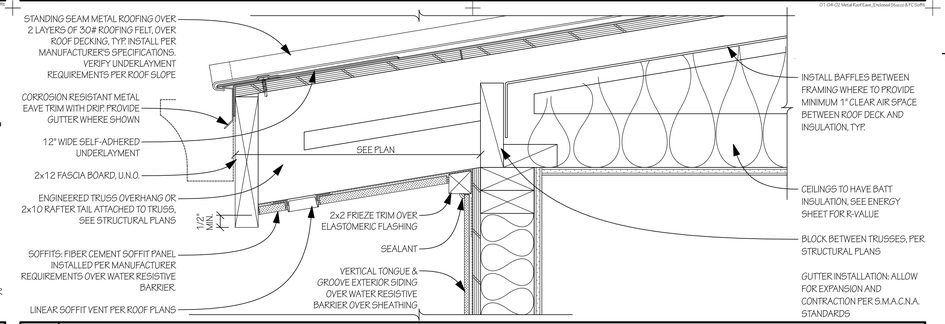
17 Metal Roof to Wall Flashing — Scale: 3" = 1'-0"

01-04-06 Metal Roof to Wall



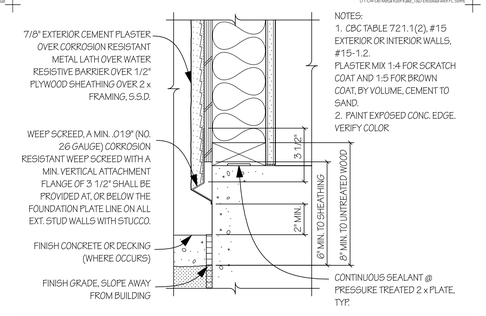
12 Metal Roof @ Enclosed Rake — Scale: 3" = 1'-0"

01-04-06 Metal Roof Rake_ T&G Enclosed with FC Soffit



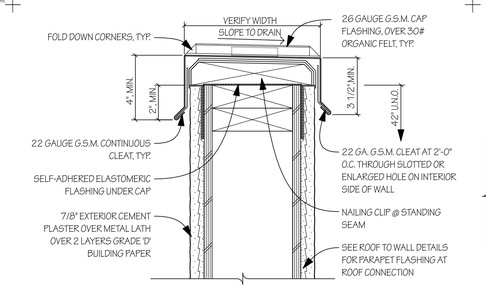
7 Metal Roof - Enclosed Eave — Scale: 3" = 1'-0"

01-04-06 Metal Roof Eave_ T&G Enclosed with FC Soffit



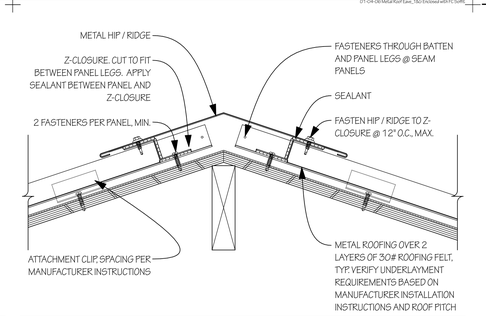
13 Plaster Weep Screed — Scale: 3" = 1'-0"

04-02-02 Weep Screed



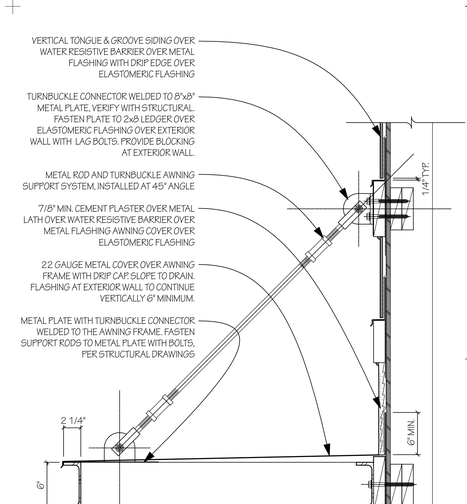
8 Cap Flashing @ Parapet Wall — Scale: 3" = 1'-0"

01-05-02 Cap Flashing at Parapet Wall



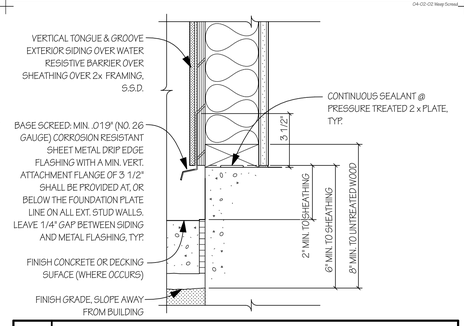
3 Metal Roof - Ridge Flashing — Scale: 3" = 1'-0"

01-04-02 Metal Roof Ridge



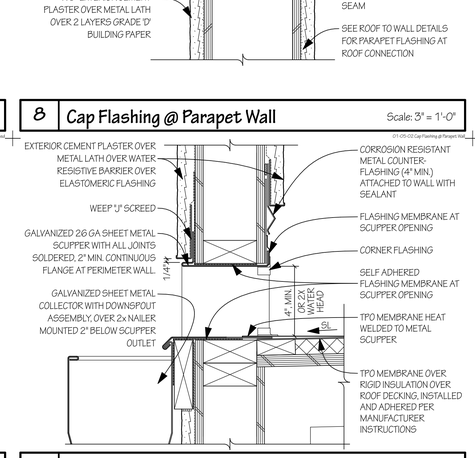
20 Metal Awning — Scale: 1 1/2" = 1'-0"

06-06-02 Metal Awning_MONTCLAIRE LOS ALTOS



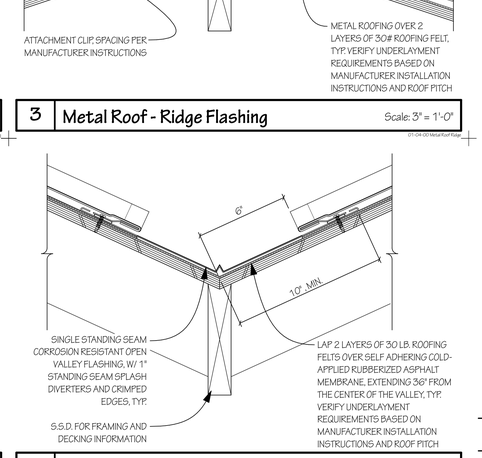
14 Siding Base Screed — Scale: 3" = 1'-0"

04-02-06 T&G Base Screed



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

01-05-02 TPO Scupper Flashing

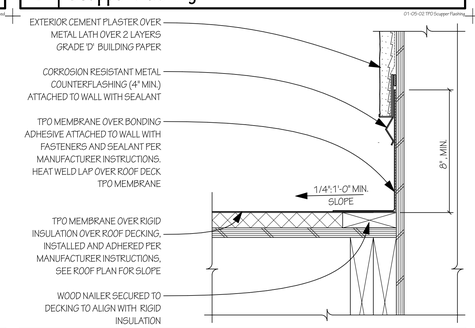


4 Metal Roof @ Valley — Scale: 3" = 1'-0"

01-04-03 Metal Roof @ Valley

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

05-01-1 Material Separation T&G Siding to Tile Cladd



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

01-05-02 TPO Roof to Wall

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SHEET CONTENT:

DETAILS

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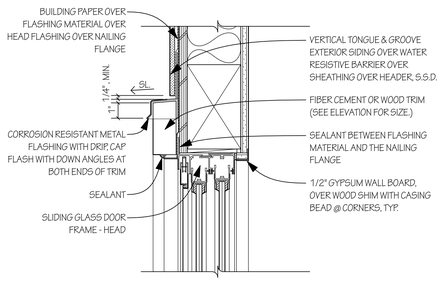
- 1 PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

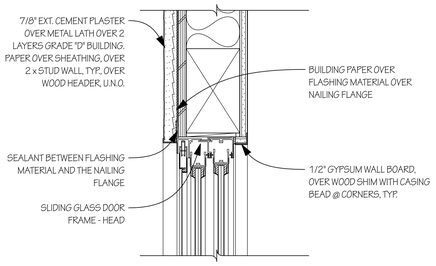
A5.01

CUSTOM-SPEC



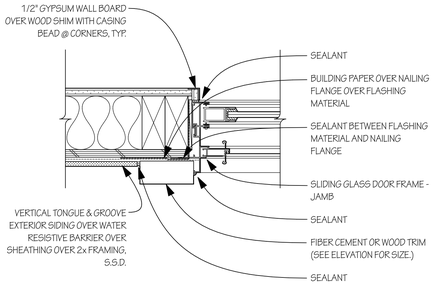
22 Sliding Glass Door - Head — Scale: 3" = 1'-0"

CD-02-06 T&D Sliding Glass Door - Head



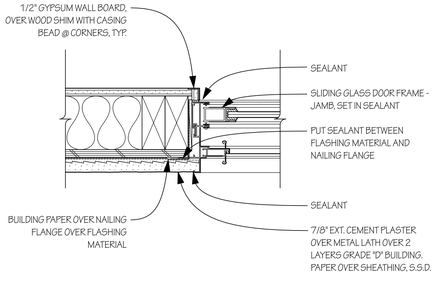
17 Sliding Glass Door - Head — Scale: 3" = 1'-0"

CD-02-02 Sliding Glass Door - Head_No Trim



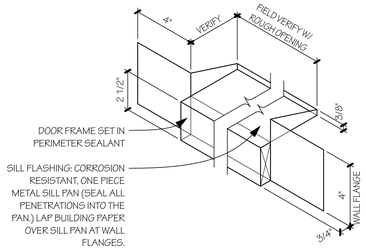
23 Sliding Glass Door - Jamb — Scale: 3" = 1'-0"

CD-02-05 T&D Sliding Glass Door - Jamb



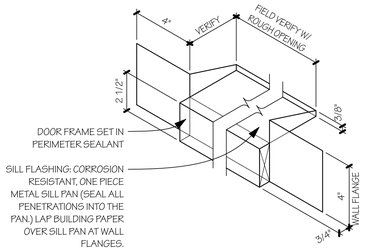
18 Sliding Glass Door - Jamb — Scale: 3" = 1'-0"

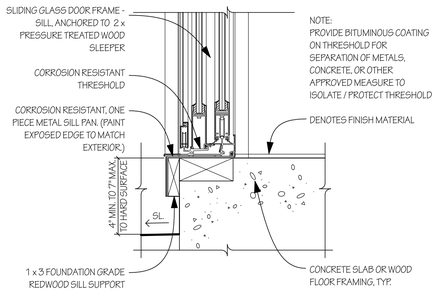
CD-02-03 Sliding Glass Door - Jamb_No Trim



25 Sliding Glass Door - Threshold — Scale 3" = 1'-0"

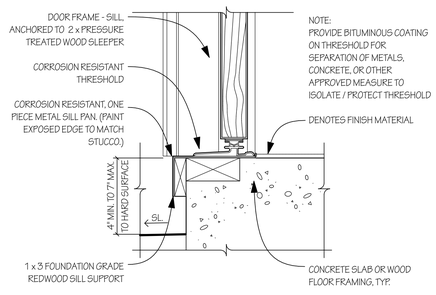
CD-01 Sliding Glass Door - Threshold

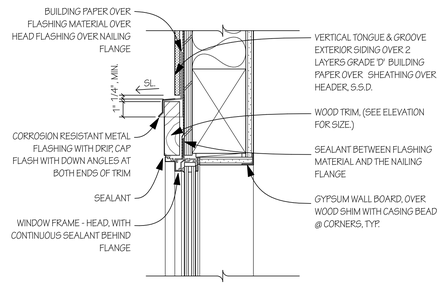




20 Exterior Wood Door - Threshold — Scale 3" = 1'-0"

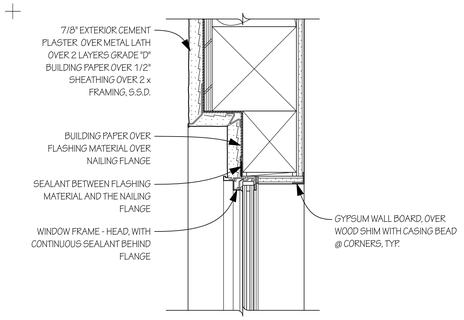
CD-01 Wood Door Ext.01 - Threshold





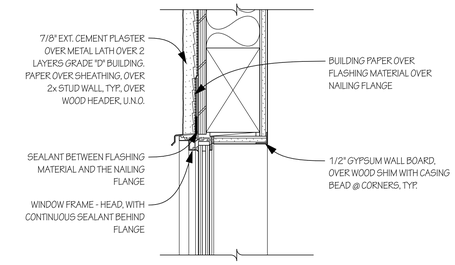
11 Window - Head — Scale: 3" = 1'-0"

CD-02-06 T&D Window - Head



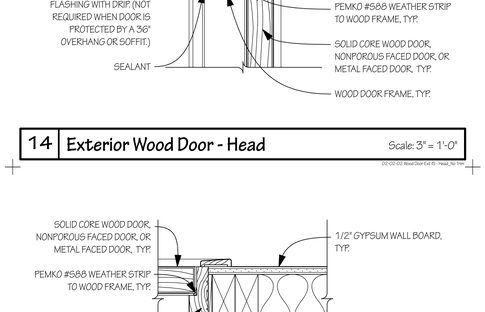
6 Recessed Window - Head — Scale: 3" = 1'-0"

CD-04-02 Recessed Window - Head



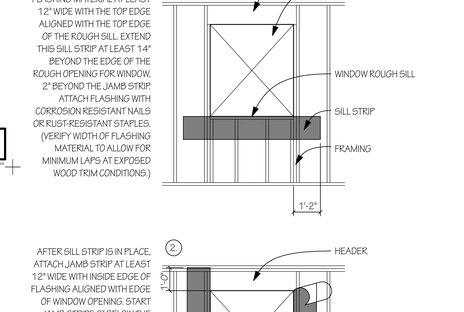
1 Window - Head — Scale: 3" = 1'-0"

CD-02-02 Window - Head No Trim



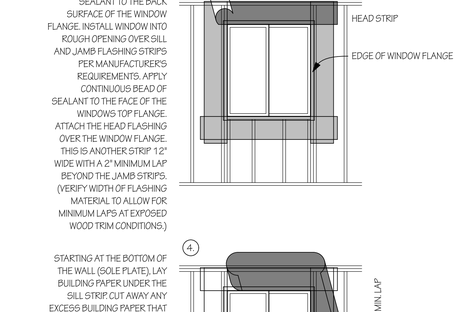
12 Window - Jamb — Scale: 3" = 1'-0"

CD-02-06 T&D Window - Jamb



7 Recessed Window - Jamb — Scale: 3" = 1'-0"

CD-04-03 Recessed Window - Jamb



2 Window - Jamb — Scale: 3" = 1'-0"

CD-02-03 Window - Jamb No Trim

13 Window - Sill — Scale: 3" = 1'-0"

CD-02-06 T&D Window - Sill

8 Recessed Window - Sill — Scale: 3" = 1'-0"

CD-04-03 Recessed Window - Sill

3 Window - Sill — Scale: 3" = 1'-0"

CD-02-02 Window - Sill No Trim

14 Exterior Wood Door - Head — Scale: 3" = 1'-0"

CD-02-02 Wood Door Ext.01 - Head_No Trim

15 Exterior Wood Door - Jamb — Scale: 3" = 1'-0"

CD-02-02 Wood Door Ext.01 - Jamb_No Trim

NOTES: SECTION 1403.2 CALIFORNIA BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. THIS IS OUR RECOMMENDED PROCEDURE FOR STANDARD FLASHING AT OPENINGS IN WOOD FRAMED EXTERIOR WALLS WHERE THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FELT. USE "MOISTOP" FLASHING OR EQUIVALENT WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

THE WIDTH OF FLASHING MATERIAL SHALL PROVIDE FOR A MINIMUM LAP OF 6" AT VERTICAL AND 2" AT HORIZONTAL JOINTS AND OVERLAPS WITH OTHER WEATHER RESISTANT MATERIALS.

LINE-WIRE, WHEN USE AS BACKING TO SUPPORT BUILDING PAPER, BENEATH WIRE LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER THE WIRE BACKING.

ATTACH SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE ALIGNED WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 1.4" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW, 2" BEYOND THE JAMB STRIP. ATTACH FLASHING WITH CORROSION RESISTANT NAILS OR RUST-RESISTANT STAPLES. (VERIFY WIDTH OF FLASHING MATERIAL TO ALLOW FOR MINIMUM LAPS AT EXPOSED WOOD TRIM CONDITIONS.)

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING ALIGNED WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 2" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 12" ABOVE THE LOWER EDGE OF THE HEADER, TOP OF WINDOW OPENING. (VERIFY WIDTH OF FLASHING MATERIAL TO ALLOW FOR MINIMUM LAPS AT EXPOSED WOOD TRIM CONDITIONS.)

APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK SURFACE OF THE WINDOW FLANGE. INSTALL WINDOW INTO ROUGH OPENING OVER SILL AND JAMB FLASHING STRIPS PER MANUFACTURER'S REQUIREMENTS. APPLY CONTINUOUS BEAD OF SEALANT TO THE FACE OF THE WINDOWS TOP FLANGE. ATTACH THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP 12" WIDE WITH A 2" MINIMUM LAP BEYOND THE JAMB STRIPS. (VERIFY WIDTH OF FLASHING MATERIAL TO ALLOW FOR MINIMUM LAPS AT EXPOSED WOOD TRIM CONDITIONS.)

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES , LAPPING EACH COURSE. PAPER SHOULD RUN CONTINUOUSLY OVER HEAD WITH NO SPLICES ABOVE WINDOW.

10 Standard Flashing @ Openings — Scale: 3/8" = 1'-0"

CD-07 General Window Flashing 2

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SHEET CONTENT:

DETAILS

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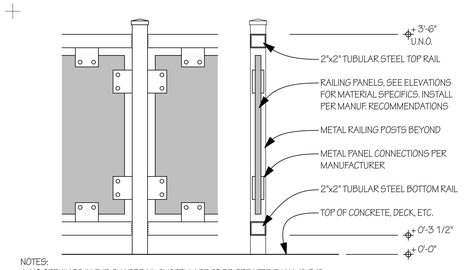
3. PLANNING REVISIONS 1-9-26
4. PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

A5.02

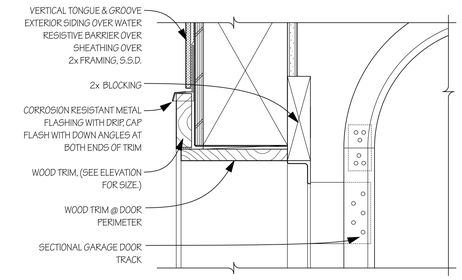
CUSTOM-SPEC



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

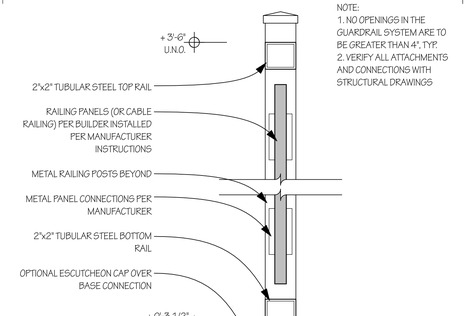
6 Metal Railing Scale: 1 1/2" = 1'-0"

06-05-03 Metal Panel Railing



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

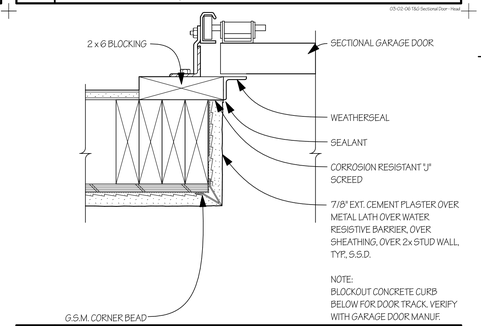
03-02-00 T&G Sectional Door - Head



NOTE:
1. NO OPENINGS IN THE GUARDRAIL SYSTEM ARE TO BE GREATER THAN 4", TYP.
2. VERIFY ALL ATTACHMENTS AND CONNECTIONS WITH STRUCTURAL DRAWINGS

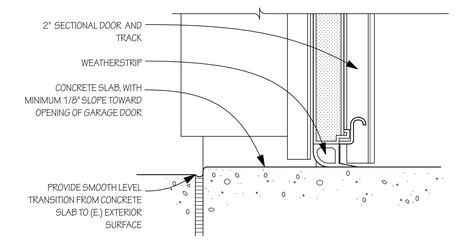
8 Balcony @ Edge Scale: 3" = 1'-0"

06-04-00 Redwood Exposed Balcony @ Edge_Metal Railing



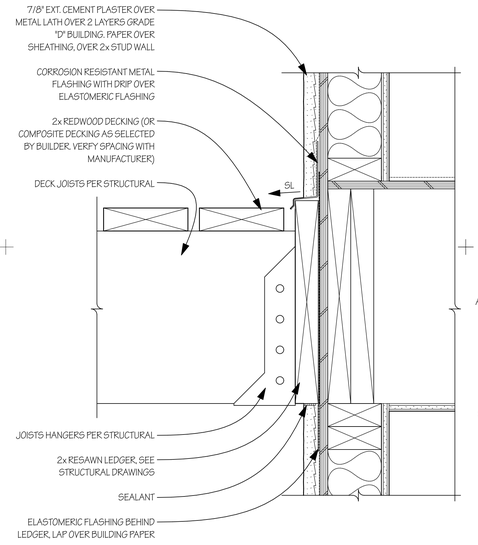
2 Sectional Garage Door - Jamb Scale: 3" = 1'-0"

03-02-02 Sectional Door - Jamb_No Trim



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

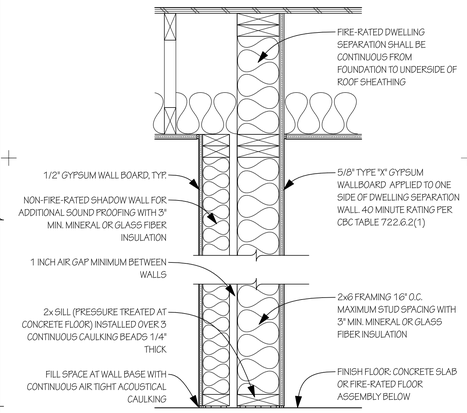
03-01 Sectional Door - Threshold



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

06-04-02 Redwood Exposed Balcony @ Wall

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"

09-07-30 1-Minute Dwelling Separation - Attached ADU with Fire Sprinklers_MONTCLAIRE LOS ALTOS

studio 81 INTERNATIONAL

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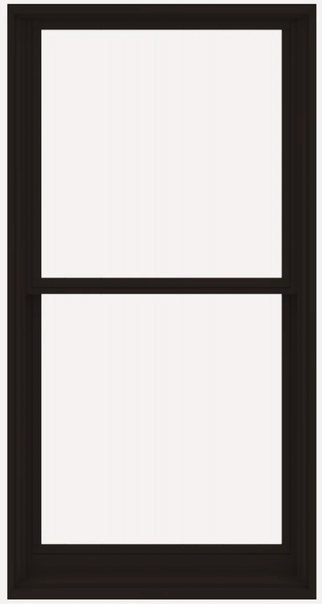
FILE: CUSTOM-SPEC

SHEET NO.:

A5.03

CUSTOM-SPEC

GARAGE DOOR:
DARK BRONZE FRAME WITH TINTED GLASS



WINDOW FRAME :
DARK BRONZE

ROOFING : CHARCOAL
STANDING SEAM METAL ROOF

EAVE/FASCIA/STEEL :
SW-6994 GREENBLACK

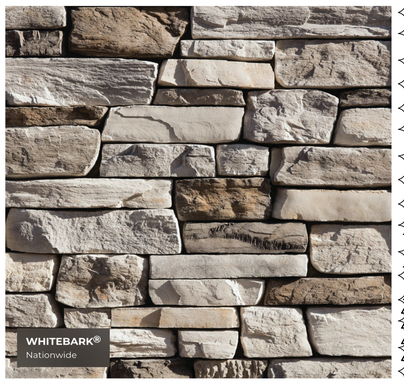
SCUPPER :
DARK BRONZE
OR COPPER

RAIN CHAIN :
DARK BRONZE
OR COPPER

FRONT DOOR :
CORTEEN OR
SW-2839
ROYCROFT COPPER RED

DARK STUCCO BODY :
SW-7640 FAWN BRINDLE

LIGHT STUCCO BODY :
SW-9166 DRIFT OF MIST



EL DORADO STONE :
CLIFFSTONE - WHITEBARK

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

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JOB NAME:

ZHUO-KIM
CUSTOM

1276 MONTCLAIRE WAY
LOS ALTOS, CA 94024

NORCAL STATE
BUILDERS

430 DOUGLAS LANE
WOODLAND, CA 95776

SHEET CONTENT:

COLOR AND
MATERIALS

1

SCALE: PER DRAWING

DATE: SEPTEMBER 16, 2025

REVISIONS:

1 PLANNING REVISIONS 09-16-25
2 PLANNING REVISIONS 12-2-25
3 PLANNING REVISIONS 1-9-26
4 PLANNING REVISIONS 2-23-26

FILE: CUSTOM-SPEC

SHEET NO.:

AC

CUSTOM-SPEC

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 Drip. 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, ASBABE/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 10am. 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

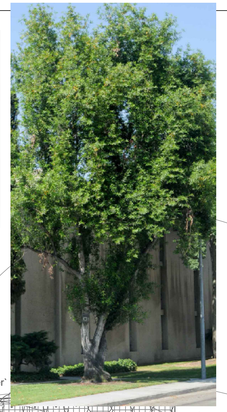
Front Entry
3) Shrubs - LW 0.3

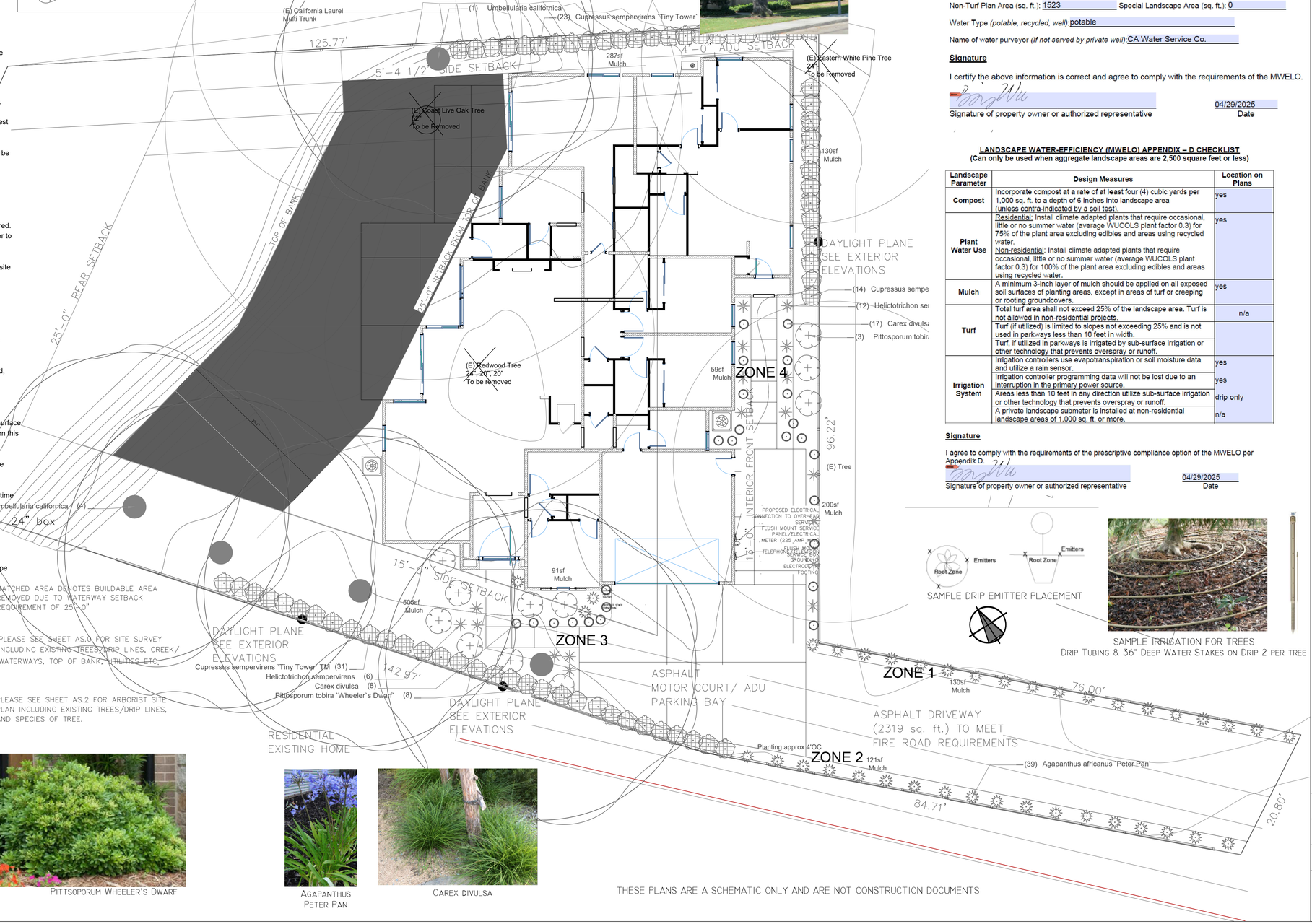
Garage and ADU entry
4) Shrubs - LW 0.3

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
TREES					
	Cupressus sempervirens 'Tiny Tower' TM	Tiny Tower Italian Cypress	15 gal	68	LW - 0.3
NATIVE TREES					
	Umbellularia californica	California Laurel	24"box	5	LW - 0.3
SHRUBS					
	Agapanthus africanus 'Peter Pan'	Dwarf Blue Lily of the Nile	1 gal	39	LW - 0.3
	Carex divulsa	Berkeley Sedge	1 gal	25	LW - 0.3
	Helictotrichon sempervirens	Blue Oat Grass	1 gal	18	LW - 0.3
	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	5 gal	11	LW - 0.3

UMBELLULARIA CALIFORNICA





HELICTOTRICHON SEMPERVIRENS

PITTSOPORUM WHEELER'S DWARF

AGAPANTHUS PETER PAN

CAREX DIVULSA

THESE PLANS ARE A SCHEMATIC ONLY AND ARE NOT CONSTRUCTION DOCUMENTS

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

Applicant Information:

Name: NorCal State Builders Inc
Phone: 530-208-9883
Address: 430 Douglas ln Woodland CA 95776
Email: admin@norcalstatebuilders.com

Project

Site Address: 1276 Montclaire 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 (MWELO) APPENDIX – D CHECKLIST on page two)*:

Total Landscape Area (sq. ft.): 1523 Turf Area (sq. ft.): 0
Non-Turf Plan Area (sq. ft.): 1523 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 MWELO.

Signature of property owner or authorized representative — 04/29/2025 Date

LANDSCAPE WATER-EFFICIENCY (MWELO) 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.	n/a
	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.	
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	yes
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	yes
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	drip only
	A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	n/a

Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELO 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
Revised 022726		KAL

KL DESIGNS LLC
Residential Landscape Planning
www.KLDesigns.Biz
Kimberly Leichner
Award Winning Landscape Designer
(408) 910-3198
Kim@KLDesigns.Biz

KL Designs LLC
kim@KLDesigns.biz

Landscape Plan

Residence
1276 Montclaire Way
Los Altos CA 94024

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

Date: 043025
Drawn By: KAL
Job No 2095

L- 01

RE: Variance Request for 1276 Montclaire Way

To the Planning Commissioners, Planning Division Staff, and Neighbors,

We are writing to formally request a variance from the standard setback requirements for our property located at **1276 Montclaire Way**. Our goal is to develop a residence that provides a high-quality living space while remaining sensitive to the unique constraints of this lot and respecting the established character of our neighborhood.

The Context of the Property

Our property is a flag lot, an inherently unique configuration that presents significant design challenges compared to standard rectangular parcels. Furthermore, the presence of **Permanente Creek** along the rear of the property creates a substantial restrictive setback that severely limits the buildable footprint.

We have prepared the following exhibits to provide necessary context for our variance request:

- **Exhibit A (Structural Proximity):** This illustration demonstrates the distances from our proposed structure to the surrounding homes of our immediate neighbors. This comparison confirms that the separation provided by our project is comparable to—and in most cases, greater than—the distances between existing adjacent structures in the immediate area.
- **Exhibit B (Valley Water Top-of-Bank Setback):** This exhibit identifies the **V**alley Water Top-of-Bank setback line for Permanente Creek. While we are strictly adhering to this modern requirement, the exhibit highlights a critical hardship: many neighboring properties built prior to these regulations are located well within the current setback zone. This demonstrates the unique constraint placed upon our parcel that does not apply to many of our neighbors.
- **Exhibit C (Landscaping and Curb Appeal):** This exhibit details our strategy to enhance the southwest side of the property. While this area is not technically classified as the "front yard," its positioning makes it the most visible area from the street. We believe that prioritizing intensive landscaping here will boost the neighborhood's curb appeal more effectively than standard compliance in less visible areas.
- **Exhibit D (Neighborhood Gross Living Area):** The proposed development at the vacant 15,214 square foot lot located at 1276 Montclaire Way consists of a 2,658 square foot Gross Living Area (GLA) primary residence and a legally distinct 723 square foot Accessory Dwelling Unit (ADU). An analysis of twenty surrounding properties demonstrates that the proposed 2,658 square foot primary structure aligns closely with the neighborhood average building size of approximately 2,615 square feet. The subject property's lot size accommodates this development well, as it exceeds the neighborhood average lot size of roughly 13,807 square feet. While the ADU is not part of the variance request, combining the GLA and ADU yields a total structural footprint of 3,381 square feet, which remains well within the established characteristics of the area and is smaller

than several existing neighborhood homes, such as the 4,771 square foot home at 1242 Montclaire Way , the 3,472 square foot home at 1285 Montclaire Way , and the 3,425 square foot home at 1266 Montclaire Way. The generous lot size ensures the structures will harmonize with the surrounding properties without disrupting the established visual character of the street.

Our Commitment to Compatibility

We value our relationship with our neighbors and the standards upheld by the City of Los Altos. Throughout this process, we have actively engaged with the Planning Division and have taken the guidance of the Planning Commission to heart. Key adjustments made to mitigate the impact on surrounding properties include:

- **Size and Massing:** We have significantly reduced the overall size and scale of the proposed project to better align with the neighborhood context.
- **Setback Adjustments:** We have minimized the variances requested to the absolute minimum required for a functional design, based on direct feedback from City staff.
- **Privacy and Buffering:** To protect neighbor privacy, the home has been designed to avoid placing windows or entryways near the setback areas. Additionally, we are committed to planting numerous privacy-screening trees around the property perimeter to act as a natural, aesthetic buffer.

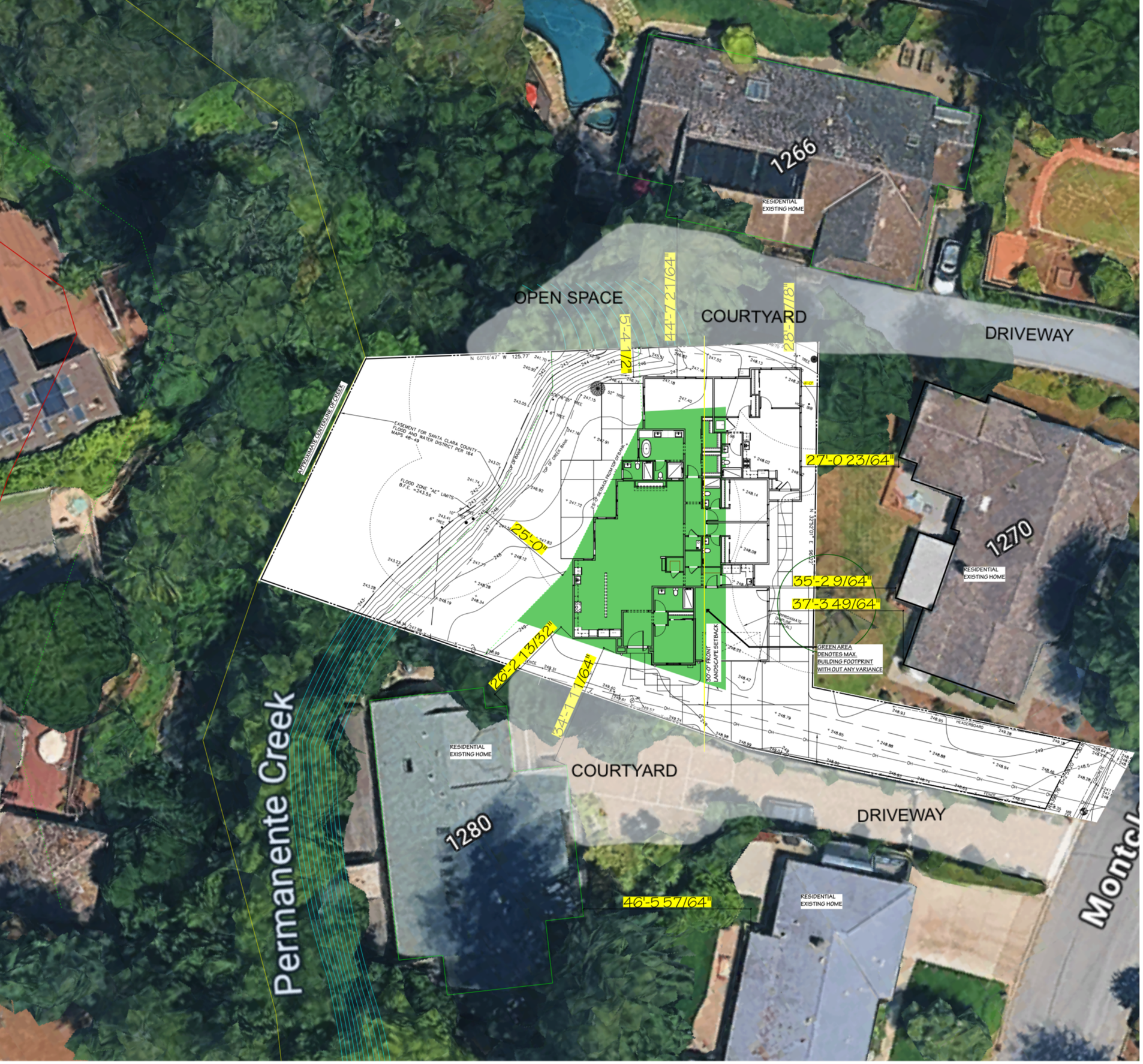
Conclusion

We believe this project represents a thoughtful balance between our private property needs and our responsibility to the community. We are confident that these design choices—supported by the visual evidence in our attached exhibits—will result in a project that is a welcome addition to the neighborhood.

We respectfully request that the Planning Commission and the Planning Division approve these variances. We remain open to further dialogue and are happy to address any specific concerns from our neighbors or the City.

Sincerely,

Dennis Sanchez
Founder & CEO
NorCal State Builders Inc.



E REFERENCE EXHIBIT

3/32" = 1'-0"

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CA License No 1091305

1276 MONTCLAIRE WAY
LOS ALTOS, CA

AS.01a

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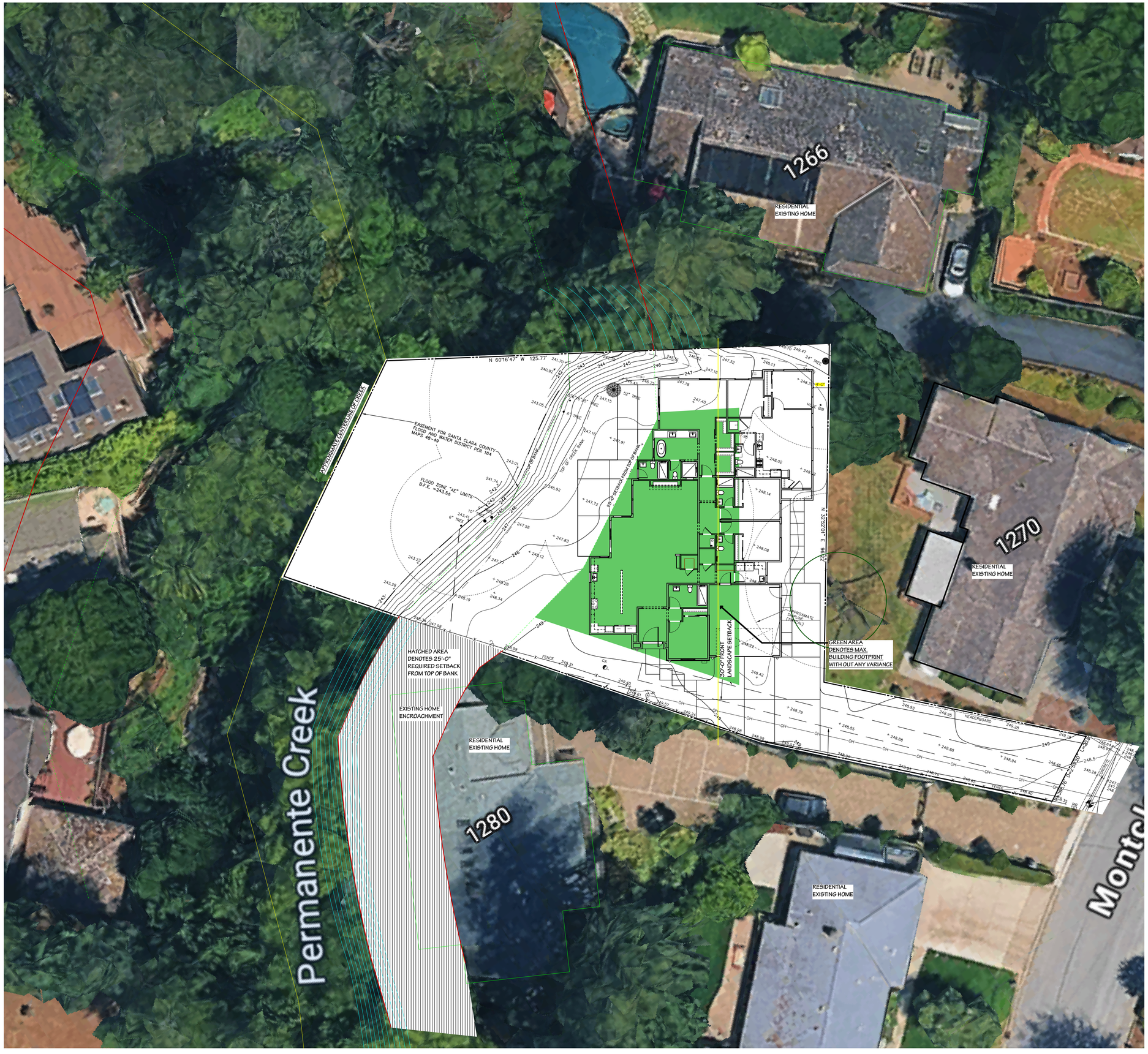

SITE REFERENCE EXHIBIT

SCALE: 3/32" = 1'-0"

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NSB
NORCAL STATE BUILDERS
CA License No 1091305

1276 MONTCLAIRE WAY
LOS ALTOS, CA

AS.01b

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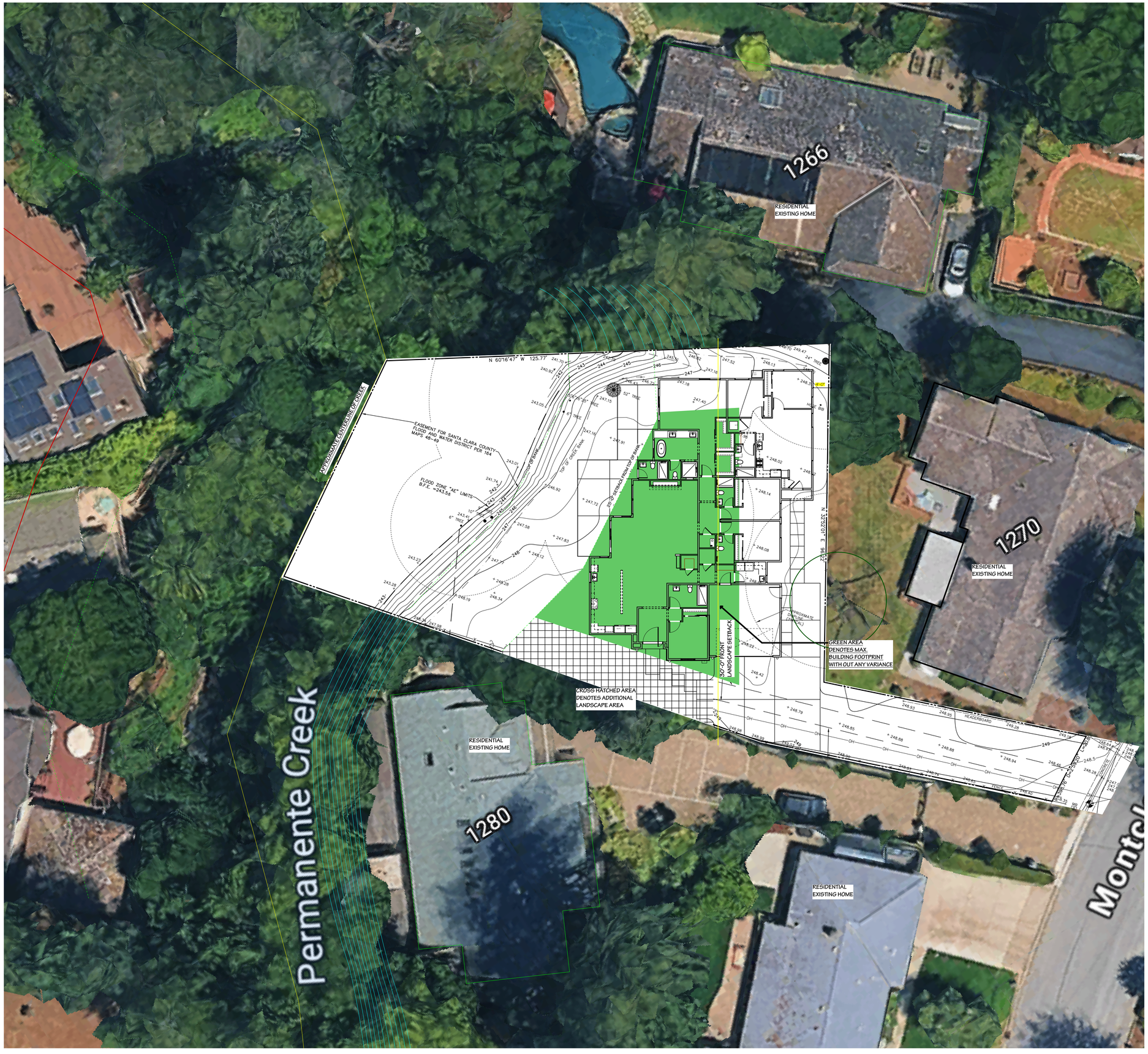


SITE REFERENCE EXHIBIT

SCALE: 3/32" = 1'-0"

NSB
NORCAL STATE BUILDERS
CA License No 1091305

1276 MONTCLAIRE WAY
LOS ALTOS, CA

AS.01c

Neighborhood Overview and Character

The provided data encompasses the Subject Property (1276 Montclaire Way) , which is currently vacant land , alongside 20 immediately surrounding neighboring properties. A review of these homes reveals a neighborhood that supports a diverse range of home sizes and substantial lots, establishing a precedent for both moderate and large-scale residences.

- Lot Sizes: The neighborhood features lots ranging from 7,800 sq ft to as large as 26,880 sq ft. The average lot size among the 20 developed neighbors is approximately 13,807 sq ft. The Subject Property boasts a generous lot size of 14,327 sq ft, placing it comfortably above the neighborhood average.
- Building Square Footage: Existing homes in this area range from 936 sq ft up to 4,771 sq ft. The average building size across these 20 homes is roughly 2,615 sq ft.

Justification for the Proposed Development

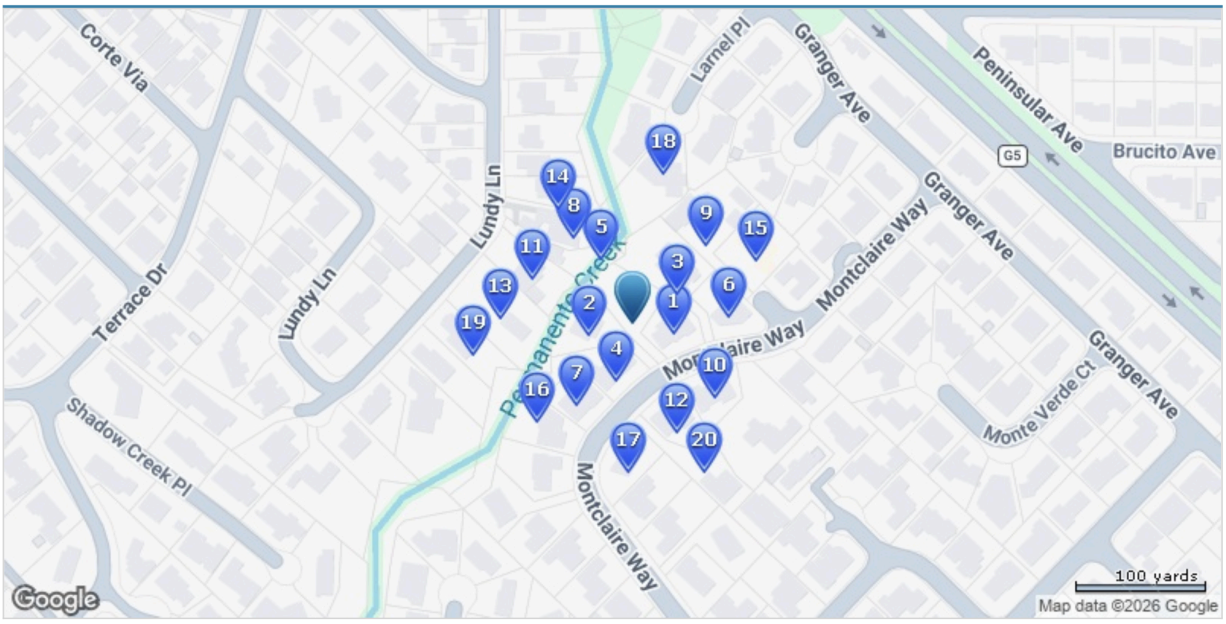
Proposal Summary: Construction of a new primary residence with a 2,658 sq ft Gross Living Area (GLA) and a 723 sq ft Accessory Dwelling Unit (ADU).

1. The Primary Residence is Aligned with the Neighborhood Average The proposed main dwelling's GLA of 2,658 sq ft is nearly identical to the neighborhood's average building size of 2,615 sq ft. Rather than pushing the boundaries of the community's established character, the primary residence represents the median of what currently exists. It will blend seamlessly with the scale of the adjacent homes.
2. The ADU is Contextually Appropriate (Even When Combined with the GLA) While the 723 sq ft ADU is a separate entity and is not part of the variance request, it is vital to demonstrate that the total built footprint remains highly characteristic of the immediate area. If we combine the proposed GLA and the ADU, the total structure size equates to 3,381 sq ft.This combined total is substantially smaller than the neighborhood's maximum building sizes. For instance, Neighbor 9 (1242 Montclaire Way) features a 4,771 sq ft home , Neighbor 12 (1285 Montclaire Way) is 3,472 sq ft , and Neighbor 3 (1266 Montclaire Way) is 3,425 sq ft.
3. The Lot Size Easily Accommodates the Development Because the Subject Property's lot (14,327 sq ft) is larger than the neighborhood average (~13,807 sq ft), the lot-to-building ratio remains highly favorable. The property can easily support the 2,658 sq ft GLA and the 723 sq ft ADU without appearing overcrowded or reducing the open-space feel of the street.

Summary Conclusion

The variance request for the primary structure should be viewed favorably because the 2,658 sq ft GLA is effectively the neighborhood average. Furthermore, the inclusion of a 723 sq ft ADU—while legally distinct from the variance—results in a total property footprint that is still notably smaller than several existing homes on the street. The generous 14,327 sq ft lot size ensures that the proposed structures will harmonize with the surrounding properties without disrupting the established visual character of Montclaire Way.

1276 Montclaire Way, Los Altos, CA 94024-6728, Santa Clara County
APN: 342-09-045 CLIP: 8284219754



Rank	Neighbor	Address	Building Sq Ft
1	Neighbor 9	1242 Montclaire Way	4,771 sq ft
2	Neighbor 12	1285 Montclaire Way	3,472 sq ft
3	Neighbor 3	1266 Montclaire Way	3,425 sq ft
4	Neighbor 19	926 Lundy Ln	3,425 sq ft
5	Neighbor 8	934 Lundy Ln	3,415 sq ft
6	Neighbor 15	1240 Montclaire Way	3,071 sq ft
7	Neighbor 20	1295 Montclaire Way	3,030 sq ft
8	Neighbor 7	1300 Montclaire Way	2,705 sq ft
9	Neighbor 2	1280 Montclaire Way	2,638 sq ft
10	Neighbor 6	1250 Montclaire Way	2,588 sq ft
11	Neighbor 16	1310 Montclaire Way	2,554 sq ft
12	Neighbor 17	1305 Montclaire Way	2,471 sq ft
13	Neighbor 10	1265 Montclaire Way	2,349 sq ft
14	Neighbor 1	1270 Montclaire Way	2,295 sq ft
15	Neighbor 11	930 Lundy Ln	2,235 sq ft
16	Neighbor 18	1235 Larnel Pl	2,179 sq ft
17	Neighbor 4	932 Lundy Ln	2,029 sq ft
18	Neighbor 5	1290 Montclaire Way	1,578 sq ft
19	Neighbor 13	928 Lundy Ln	1,144 sq ft
20	Neighbor 14	936 Lundy Ln #A	936 sq ft

Received after February 19 Meeting

From: Anjali Sridhar
Sent: Tuesday, March 10, 2026 10:43 AM
To: Brittany Whitehill <BWhitehill@losaltosca.gov>; Sunil Srinivasa
Subject: Formal Objection: 1276 Montclaire Way (Application Under Review) – Setback Violations & Heritage Tree Protection

To the Los Altos Planning Commission,
I am writing as a neighboring resident to formally object to the current proposed plans for **1276 Montclaire Way**. As this project is currently under planning review, I request that the following non-compliance issues be addressed before any approvals are granted:

1. **Setback Non-Compliance (LAMC 14.06.080)** The proposed plans indicate living space situated only 4.5 to 5 feet from the property boundary. According to **LAMC 14.06.080**, the minimum interior side yard setback for a primary residence in this district is **10 feet**. Even for a flag lot, the city's intent is to maintain adequate separation between structures for fire safety, privacy, and neighborhood character. A 5-foot setback is unacceptable for a primary dwelling and lacks the necessary transition for a lot of this size (14,327 sq. ft.).

2. **Illegal Removal of Protected Oak (LAMC 11.08)** The property contains a significant Oak tree that qualifies as a **Protected Tree** under **LAMC 11.08.040**. Los Altos policy requires that preservation be prioritized. I contest the removal of this tree and request that the Planning Division require a "Tree Protection Plan" from a Certified Arborist. The applicant should be required to shift the footprint of the 3,034 sq. ft. residence to accommodate the tree's critical root zone, as feasible alternatives clearly exist given the lot's large size. I request that we consider partial trimming instead of complete tree removal because this is a healthy tree. This will severely affect the environment and the tree canopy in this area. Attaching a picture of the tree for your kind perusal.

I request that these concerns be documented in the project file and addressed during the upcoming Planning Commission proceedings.
Sincerely,
Anjali Sridhar
1266 Montclaire Way, Los Altos
217-819-8100

Received after February 19 Meeting

From: Thu Nguyen
Sent: Sunday, February 22, 2026 10:01 PM
To: Brittany Whitehill <BWhitehill@losaltosca.gov>
Subject: [External Sender]Fw: re 1276 Montclaire way project

Dear city planners regarding 1276 Montclaire:

Please let us be good neighbors and scale back the proposed construction at **1276 Montclaire 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** Montclaire 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 rooms 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 Montclaire way

Received before February 19 Meeting

From: Cheryl Reicker
Sent: Thursday, February 19, 2026 1:42 PM
To: Public Comment - PC <PCpubliccomment@losaltosca.gov>
Cc: Brittany Whitehill <BWhitehill@losaltosca.gov>
Subject: [External Sender]Public Comment for Public Hearing 2: 1276 Montclaire Way

I have several concerns about the proposed construction at 1276 Montclaire 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 Montclaire 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 Montclaire Way, surrounding development does include a two-story home, right next door at 1266 Montclaire 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.

Received before February 19 Meeting

From: Tianqiong Luo
Sent: Wednesday, February 18, 2026 5:00 PM
To: Brittany Whitehill <BWhitehill@losaltosca.gov>
Cc: Public Comment - PC <PCpubliccomment@losaltosca.gov>
Subject: Public comments about 1276 Montclarie Way

Hi,

I am a neighbor located at 1270 Montclaire Way, Los Altos, CA 94024.
Regarding the planning at 1276 Montclaire 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

PLANNING COMMISSION
STAFF REPORT

Meeting Date: March 19, 2026

Subject: 901 Fremont Avenue – 9 Unit Residential Development

Prepared by: Jia Liu, Associate Planner

Initiated by: Alvin Chan, on behalf of Worldco Holding, LLC

Attachments:

1. Draft Resolution - Design Review
2. Draft Resolution - Tentative Map
3. Project Plans
4. Density Bonus Report
5. Art Proposal
6. Public Comment

Recommendation

1. Adopt a Resolution approving a Design Review (D24-0008) for the construction of a three-story, multi-family development with nine residential units with a State Density Bonus with a concession and waivers at 901 Fremont Avenue, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

2. Recommend the City Council adopt a Resolution approving a Tentative Map (TM24-0005) for the creation of nine condominium lots and one common lot at 901 Fremont Avenue, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Background

Property Description

The project site is approximately 0.70-acres located on the north side of Fremont Avenue within the CN (Commercial Neighborhood) Zoning District. The site is currently developed with a vacant one-story commercial building and surface-level parking lot that was previously occupied by Bank of America.

Surrounding land uses include single-family residential homes to the north, a two-story dental office building to the west, a two-story office building to the south, and a multi-family residential development to the east. Across Fremont Avenue and Foothill Expressway are single-family residential neighborhoods located within the County of Santa Clara.

Preliminary Project Review

The applicant submitted an SB 330 preliminary application on April 25, 2024. Under the Housing Crisis Act, this preliminary filing "freezes" the applicable fees and development standards as of that date, referred to in this staff report and the accompanying resolutions as the Effective Zoning Standards, so long as the applicant files a formal application within 180 days and the project scope remains substantially consistent. The developer submitted the required formal applications on October 9, 2024, with a substantially consistent scope. As a result, the City standards that apply to this project are those in effect on April 25, 2024, and all analysis in this staff report is based on those zoning standards.

Project Overview

The proposed project involves the demolition of the existing vacant commercial building on the site and the construction of two stand-alone, three-story multifamily residential buildings. In addition to the new buildings, the project includes associated landscaping and site improvements. Building 1 is located on the west side of the site and contains five residential units and building 2 is situated on the east side of the site and contains four residential units, resulting in a total of nine units within the development. An access driveway is situated between the two buildings, and a landscaped open space area is located at the rear of the site. Each unit includes four bedrooms and either four or four-and-one-half bathrooms. The units vary in size, ranging from approximately 3,400 square feet to 4,250 square feet. The project includes one very low-income affordable unit (Attachment 3).

Design

The proposed buildings are designed in a modern architectural style, incorporating a combination of flat and gable roofs and a mix of exterior finish materials, including stucco, wood siding, aluminum metal panels, fiber cement panels, and stone veneer. Additional architectural elements, such as wood entry and garage doors, aluminum window frames, and glass balcony railings, enhance visual interest and provide articulation to the building façades.

The primary component of the ground floor consists of a two-car garage for each unit, providing independent vehicle and bicycle access. Additional ground-floor spaces include a separate pedestrian entry, a small living room, one full bathroom, and a den. Each unit also includes a private yard ranging in size from 540 square feet to 818 square feet, enclosed by a six-foot-high wood fence. The exterior material on the ground floor is characterized by manufactured ledgestone veneer, complemented by wood garage and entry doors. Projected canopies and recessed entries establish a pedestrian-scale environment and provide weather protection.

The second floor contains the primary living areas, including the kitchen, living area, laundry room, one bedroom, and one full or half bathroom. A projecting balcony, accessed from the kitchen, provides additional outdoor space. The third floor includes three bedrooms and three full bathrooms, along with a small balcony accessed from Bedroom 1. Architecturally, the upper floors incorporate aluminum metal panel projections with a depth of approximately one foot along the building elevations, which articulate the design and break up the wall plane. Horizontal elements, including projecting balconies, glass railings, and metal awnings, contribute to visual balance and enhance architectural interest.

Parking and Circulation

The project provides a total of 21 vehicle parking spaces and 20 bicycle parking spaces. 18 covered parking spaces and 18 long-term bicycle spaces are accommodated within each unit's two-car garage. The remaining three uncovered parking spaces, including one accessible space, and two short-term bicycle parking spaces are provided in the surface parking lot.

A primary driveway from Fremont Avenue provides vehicular access to eight units within Building 1 and Building 2. A secondary driveway from Loraine Avenue is provided exclusively to serve the end unit of Building 2. Pedestrian circulation is accommodated throughout the site via an internal walkway system. Walkways run adjacent to the main driveway along the frontage of both buildings and connect directly to Fremont Avenue.

Trees and Landscaping

The site currently contains 11 existing trees that have a diameter in four inches or greater, eight of which are protected, including one Chinese Pistache, five Cork Oak, one multi-trunk Coast Live Oak, and one Evergreen Pear tree. Five protected trees are proposed for removal due to building footprints, necessary site improvements, and/or grading limits for the proposed buildings and three protected trees will be retained. The project proposes twenty-three (23) new trees of various species, significantly exceeding the minimum replacement requirement of five trees and substantially enhancing the site's long-term urban tree canopy.

In addition to preserving the existing protected trees on-site, the project includes a comprehensive landscape plan designed to improve the site's visual quality, shade coverage, and overall environmental character. Site improvements also include new sidewalks and gutters that will enhance the pedestrian environment, as well as residential amenities such as tables, benches, and outdoor barbeque areas to support outdoor gathering and recreation. The proposed landscaping

incorporates a diverse palette of vegetation, including tall canopy trees, mid-sized shrubs, and ground cover strategically distributed throughout the site to create a more attractive and cohesive landscape setting for the development.

Analysis

General Plan

The project is consistent with the Los Altos General Plan, including the Housing Element, which establishes City policy to promote the production of new housing, encourage a diversity of housing types, and rely on infill and redevelopment within the existing urban area to meet regional housing needs. As Los Altos is a largely built-out community with limited vacant land, the General Plan anticipates that new housing opportunities will occur primarily through modest-scale infill projects such as the proposed development.

The project directly advances these policies by adding nine new residential units to the City's housing stock on an infill site, thereby making efficient use of existing land and infrastructure. In addition, the project will contribute toward meeting the City's Regional Housing Needs Allocation (RHNA) and is aligned with the City's adopted 6th Cycle Housing Element, which relies on incremental residential development across multiple sites to satisfy state-mandated housing obligations. One of the nine units will be restricted as a very low-income unit, further supporting the Housing Element's objective to provide housing opportunities across a range of income levels and to affirmatively further fair housing within the community.

Zoning

The project complies with the Zoning Standards of the CN Zoning District, as modified by State Density Bonus Law. An analysis of the project's compliance with CN standards is provided in the table below:

CN Zoning District Zoning Standards			
	Requirement	**Proposal**	**Project Compliance**
Density	6 units	9 units	The project complies with Density Bonus Law; additional information provided under "Density Bonus Request" section
Front Setback	0	8'	Project Complies
Side Setback	0	0'	Project Complies
Rear Setback	20'	20'	Project Complies
Height	45' and 4 stories	35' and 3 stories	Project Complies

Floor Area Ratio	0	1.15	Project Complies
Vehicle and Bicycle Parking Zoning Standards			
Vehicle Spaces	23 spaces	21 spaces	Waiver requested; additional information provided under "Density Bonus Request" section
Bicycle Spaces	Short-term (Class-II) bicycle parking: 1 space Long-term (Class-I) bicycle parking: 14 spaces	Short-term (Class-II) bicycle parking: 2 spaces Long-term (Class-I) bicycle parking: 18 spaces	Project Complies

Objective Design Control Standards for CN Zoning District

In addition to the zoning standards noted above, the project is subject to the City's Objective Design Control Standards per Los Altos Municipal Code (LAMC) Section 14.40.150 for the CN Zoning District and Section 14.66.280 for all multi-family and mixed-use projects. With the exception of the Density Bonus Concession and Waivers requested by the applicant to deviate from some of the objective standards, the project is found consistent with all objective design control standards. The concession and waivers requested for the objective design control standards are provided under the "Density Bonus Request" section.

Density Bonus Request

The Neighborhood Commercial (NC) General Plan designation and zoning district do not establish a fixed maximum dwelling unit density. In the absence of such a limit, LAMC Section 14.28.050.2 requires calculation of a base density based on a hypothetical development that complies with all applicable development standards and uses an average unit size consistent with the proposed project.

The project's base density was calculated assuming a development consistent with all applicable standards, resulting in a base density of six dwelling units per acre for the site. Under California's Density Bonus Law (Government Code Section 65915), the applicant proposes one very-low-income unit, which qualifies the project for a 50 percent density bonus. This allows three additional units, for a total of nine units on the site. A Density Bonus Report (Attachment 4) has been submitted documenting compliance with state and local requirements, including the following requested concession and waivers.

Concession

Pursuant to LAMC Section 14.44.030, mixed-use developments with commercial and residential uses are permitted in the CN Zoning District. The applicant requests a concession to eliminate the required nonresidential component and allow a 100 percent residential project. The concession is needed because it is found that commercial uses at this location are economically infeasible, as constructing commercial space would not generate sufficient income to justify the costs, rendering the project financially unviable. Allowing the entire project to be residential reduces development costs, provides additional space for units, and helps support the inclusion of affordable housing.

Waivers

Density Bonus Law allows eligible density bonus projects to request unlimited waivers. Waivers are a reduction in site development standards or a modification of zoning code requirements that would otherwise be required that would have the effect of physically precluding the development, including the affordable units and density bonus units, from being constructed. The project requests waivers from 12 development standards, which are described below:

- Upper-Story Step-Backs: Per LAMC Section 14.40.150.B.1, along all frontages except for El Camino Real, the third story must be either stepped back a minimum five feet from the ground floor façade or embedded in a sloped roof form. The project requests a waiver to permit zero setbacks on the third story.

- Horizontal Articulation: Per LAMC Section 14.40.150 B.4, the top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. These elements shall be consistent with the overall architectural style of the building mass/bay. The project requests a waiver to not include any defining elements.

- Adjacencies – Balconies abutting R-1 Zones: Per LAMC Section 14.40.150 B.5, balconies, roof decks, and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones. The project requests a waiver to permit balconies on upper-story facades abutting R-1 zones.

- Adjacencies – Sliding Glass Doors abutting R-1 Zones: Per LAMC Section 14.40.150 B.5, sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones. The project requests a waiver to permit sliding glass doors on upper-story facades abutting R-1 zones.

- Roofline and Roof Design – Roof Design: Per LAMC Section 14.40.150. B.7, a parapet roof design in frontages facing Fremont Avenue is not allowed. The project requests to permit the placement of a parapet roof design facing Fremont Avenue.

- Roofline and Roof Design – Building Facades. Per LAMC Section 14.40.150. B.7, it requires that building façades facing an R-1 district must have a hipped or gable roof and may

incorporate dormers. The project requests a waiver to permit a mix of flat roof and gable roof on the proposed building facades facing R-1 district.

- Pedestrian-Scaled Entrances Standard: Per LAMC Section 14.40.150 C.2, building entrances must at least incorporate one of the entry features as set forth in Section 14.77.275 G including but not limited to stoop, dooryard, shopfront, gallery, arcade or forecourt. The project requests a waiver to permit building entries to be recessed two feet and six inches from the wall plane that does not comply with any of the allowed building entrances' design and requirements.

- Window Design: Per LAMC Section 14.40.150 D.1, the windowsill shall extend horizontally beyond the window opening or frame/casing (if present) at each end. The project requests a waiver to permit windowsills to be terminated at the end of each window.

- Landscaping: Per LAMC Section 14.40.150 G.3 and Section 14.70.070, landscaped strips with a minimum depth of five feet along property lines adjoining residential sites and public streets are required, planted with appropriate fast-growing materials and permanently maintained. The project requests a waiver to permit one unit (Unit 9), which is the end unit located in Building 2 to be constructed at zero setback adjacent to the existing multi-family development along the eastern property line. The proposed encroachment is driven by the zero-side setback requirement per the CN district.

- On-Site Landscaping: Per LAMC Section 14.66.280 J.4, vegetation shall be installed along all exposed east and west facing walls. The project requests a waiver to omit vegetation installed along exposed east facing walls to the end unit (Unit 9) of Building 2 along the eastern property line. The proposed design is consistent with the zero-side setback requirement per the CN district.

- Colors: Per LAMC Section 14.66.280 E.1, a maximum of four façade colors is permitted, consisting of one primary color (minimum 50%), one secondary color (maximum 30%), one tertiary color (maximum 20%), and one accent color for trim and architectural details. The project requests a waiver to reduce the primary color to be less than 50% to incorporate natural ledgestone at the tall ground level base and accents of natural wood and aluminum panel throughout.

- Required Parking Stalls: Per LAMC Section 14.74.030, a minimum of two and one-half parking spaces is required for units with four or more bedrooms, resulting in a total requirement of 23 vehicle parking spaces. The project requests a waiver to allow a reduced total of 21 vehicle parking spaces, consisting of two covered garage spaces per unit and three on-site guest parking spaces.

Inclusionary Housing

The project complies with the City's Inclusionary Housing Requirements by designating 15 percent (or one unit) of the base units as affordable housing. The affordable unit provided to satisfy

the City's Inclusionary Housing Requirements may also be applied toward compliance with the State Density Bonus Law.

Subdivision

The project includes a Tentative Map for residential condominium purposes. The subdivision will divide the site into nine individual residential condominium units and one common lot. The subdivision conforms to the General Plan, Subdivision Ordinance, and provisions of the Subdivision Map Act as documented in the Draft Resolution recommending approval of the Tentative Map (Attachment 2).

Public Art

To satisfy the public art requirements outlined in the Public Art Ordinance (LAMC Chapter 3.52), the applicant proposes to install publicly accessible art on the project site. The proposed artwork features a decorative metal fence along Fremont Street, approximately 48 inches tall and extending 50 to 60 feet, framing the central drive aisle of the project. Artist Sage Loring of Local Edition Creative has developed a preliminary rationale and design for review (Attachment 5). If the total cost for acquiring and installing the artwork falls below the minimum required contribution of one percent of total construction costs exceeding one million dollars (up to a maximum of $200,000), minus costs directly attributed to the affordable unit, the remaining balance will be paid as an in-lieu fee, as specified in the conditions of approval.

In accordance with the Public Art Ordinance, applications for the placement of public art on private property are reviewed and approved by the Parks, Arts, Recreation, and Cultural Commission (PARC) prior to final action by the project's decision-making body and again after approval. However, this application is part of a housing development project subject to the hearing limitations established in LAMC Section 14.77.100 which limits housing development projects to no more than three public hearings. To ensure compliance with applicable statutory hearing limits and to facilitate timely processing of the housing development application, the proposed on-site public art is included for consideration by the Planning Commission as part of the overall project review. PARC would then review and consider the detailed public art plans prior to issuance of a building permit.

Housing Accountability Act

The Housing Accountability Act (HAA) (Government Code Section 65589.5) establishes the State's overarching policy that local governments may not deny, reduce the density of, or render infeasible a housing development project that complies with applicable, objective local development standards. For purposes of the HAA, a housing development project includes projects resulting in more than two housing units, including subdivisions of land. Before taking any such action, a local government must make specific written findings, based on a preponderance of the evidence, that the project would result in a specific, adverse impact to public health or safety. Legislative intent language makes clear that such impacts are expected to occur infrequently.

The proposed project qualifies as a housing development project under the HAA because it would create additional housing stock within the City of Los Altos and complies with all applicable objective development standards, as modified by State Density Bonus Law. As such, the project is protected under the HAA, and the City's discretion to deny or condition the project is strictly limited.

State Density Bonus Law and Relevant Case Law

The California Density Bonus Law (Gov. Code § 65915) requires cities and counties to grant increased density, incentives, and waivers of development standards to qualifying housing projects that provide specified levels of affordable housing. These benefits are mandatory unless the local agency makes specific written findings, supported by substantial evidence that one of the law's limited statutory grounds for denial applies.

California courts have consistently reinforced the mandatory nature of the State Density Bonus Law and the limited circumstances under which a city may deny requested waivers or reductions of development standards. In *Bankers Hill 150 v. City of San Diego*, the court held that density bonus waivers must be granted when application of a development standard would physically preclude construction of a project at the permitted density, even if the project could theoretically be redesigned to comply with that standard. The court emphasized that local agencies may not require applicants to pursue alternative designs as a condition of granting a waiver.

Similarly, in *Schreiber v. City of Los Angeles*, the court confirmed that local agencies may not deny waivers or impose additional evidentiary or design-based requirements based on alternative design preferences. The court held that waivers and incentives are presumed to reduce development costs and must be granted unless the city makes specific written findings supported by substantial evidence that one of the limited statutory bases for denial applies.

Taken together, the HAA, State Density Bonus Law, and the above case law make clear that the City may deny a requested waiver or reduction of development standards only for the limited statutory reasons expressly identified in State Law, namely, a specific adverse impact to public health or safety, a specific adverse impact to historic resources, or a conflict with state or federal law. A waiver may not be denied based on discretionary design considerations or on the assertion that the project could be redesigned to avoid the waiver. Accordingly, the City may not deny the requested waivers simply because an alternative design might eliminate the need for them, as doing so would impose an unauthorized evidentiary or design burden under State Law.

Environmental Review

The project is categorically exempt pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines because (1) the project is consistent with the General Plan and Zoning Ordinance; (2) occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; (3) is located on a site that does not have value as habitat for endangered, rare, or threatened species; (4) would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and (5) is adequately served by all required

utilities and services. Additionally, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project.

Based on the City's adopted vehicle miles traveled (VMT) policy and CEQA Guidelines Section 15064.3, transportation effects under CEQA are evaluated using VMT. The project is screened out under the City's VMT Policy based on the small-projects screening criteria; therefore, transportation impacts are presumed less than significant.

Public Notification

A public meeting notice was mailed to property owners and commercial business tenants 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 received one comment letter on the proposed project (Attachment 6).

Next Steps

The Planning Commissions decision on the Design Review application is final unless appealed to Council. The Planning Commission's consideration and recommendation on the Tentative Map application will be forwarded to Council for consideration at a future meeting and will be noticed separately.

RESOLUTION NO. PC 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING A DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF A THREE-STORY, NINE-UNIT MULTIFAMILY DEVELOPMENT WITH A STATE DENSITY BONUS WITH A CONCESSION AND WAIVERS AT 901 FREMONT AVENUE

WHEREAS, the City of Los Altos received a development application from Worldco Holding, LLC (Applicant), for a nine-unit multifamily development at 901 Fremont Avenue that includes Design Review Application No. D24-0008, referred to herein as the "Project"; and

WHEREAS, said Project applied for an SB330 Preliminary Application on April 25, 2024; and submitted the formal Planning applications within 180 days with a substantially consistent project scope. Pursuant to the Housing Crisis Act of 2019 (SB 330), said Project shall be subject to the City's development standards and applicable fees effective as of the submittal date of April 25, 2024; and

WHEREAS, the approximately 0.70-acre project site is currently developed with a single-story commercial building and surface parking lot that would be demolished for the project; and

WHEREAS, the Neighborhood Commercial (NC) General Plan designation and Commercial Neighborhood (CN) Zoning District do not establish a fixed maximum dwelling unit density, and pursuant to Los Altos Municipal Code §14.28.050.2, the base density was determined through a hypothetical development meeting all applicable development standards and using an average unit size consistent with the project, resulting in a base density of six dwelling units on the site; and

WHEREAS, pursuant to California's Density Bonus Law (Government Code Section 65915 et seq.), the applicant proposes one very-low-income unit, which qualifies the project for a 50 percent density bonus. This bonus allows for three additional dwelling units, for a total of nine dwelling units on the site, as well as eligibility for three concessions and unlimited waivers; and

WHEREAS, pursuant to California's Density Bonus Law, the Applicant has elected to utilize one concession to eliminate the nonresidential component otherwise permitted on the site, resulting in a one hundred percent (100%) residential project and has requested 12 waivers of development standards to allow deviations from the following standards, each of which would physically preclude construction of the project as designed at the permitted density absent such waivers: Upper-Story Step-Backs; Horizontal Articulation; Adjacency standards for balconies abutting R-1 zones; Adjacency standards for sliding glass doors abutting R-1 zones; Roofline and roof design standards applicable to roof design; Roofline and roof design standards applicable to building façades; Pedestrian-scaled entrance standards; Window design standards; Landscaping strip requirements; On-site landscaping requirements; Color standards; and Required parking stall standards; and

WHEREAS, said 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 March 19, 2026 and considered the written record and all public comment; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; 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, approval of the Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because (1) the project is consistent with the General Plan and Zoning Ordinance, as modified by State Density Bonus Law; (2) occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; (3) is located on a site that does not have value as habitat for endangered, rare, or threatened species; (4) would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and (5) is adequately served by all required utilities and services. Additionally, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves Design Review Application No. D24-0008 for a nine-unit multi-family development, based on the following findings attached hereto as "Exhibit A" and conditions of approval attached hereto as "Exhibit B" and incorporated by this reference.

EXHIBIT A

FINDINGS

With regard to the Design Review (Application NO. D24-0008), the Planning Commission finds the following pursuant to Section 14.78.060 (Effective Zoning Standards on April 25, 2024) of the Los Altos Municipal Code:

A. The Project aligns with the goals, policies, and objectives outlined in the General Plan and adheres to the applicable provisions of the objective design guidelines and ordinance design criteria for the Commercial Neighborhood (CN) Zoning District. The project meets applicable zoning standards except where deviations are granted through one concession and waivers in accordance with Government Code Section 65915 (Density Bonus Law).

B. The Project demonstrates architectural integrity through cohesive design elements, including consistent facade treatments, articulation, quality materials, window styles, railings, and color palette across all elevations. The structure maintains an appropriate relationship with surrounding properties, matching in height, massing, floor elevations, and number of stories, creating harmony within the neighborhood's modern architectural style.

C. The Project's design effectively relates to the human scale through thoughtful horizontal and vertical articulation including but not limited to consistent vertical windows, recessed entries, projecting balconies, glass railings, metal awnings along with aluminum metal panel projection that will provide sufficient depth and visual interest to prevent large, blank wall surfaces. The Project further signals habitation with identifiable, pedestrian-scaled entrances, along with bays and balconies that enhance the building's residential character and connection to the street.

D. The Project incorporates durable, high-quality materials that convey a sense of permanence and enhance its architectural integrity. Stucco and aluminum metal panels are prominently used on the building's main facades, while a colorful stone veneer grounds the structure as a base material, complemented by a mix of flat roof with parapet walls and gable roof design. Architectural details such as metal awnings, glass balcony railings, wood doors, and aluminum windows further contribute to the design. These materials and finishes work effectively reduce the perceived height, bulk, and mass of the building, harmonizing with other structures in the immediate area.

E. The Project's landscaping plan is designed to be both generous and inviting, complementing the building's architecture and integrating with the surrounding streetscape. Three protected trees will be preserved, maintaining existing natural elements where feasible. Due to poor conditions and grading constraints, eight protected trees will be removed, with the landscape plan compensating for this by introducing 23 new trees, achieving a replacement ratio exceeding 1:1. Additional shrubs, ground cover, and thoughtfully designed hardscape enhance the building's architecture, contributing to a cohesive and welcoming environment.

F. No signage is currently proposed as part of the Project. If any signage is introduced, it shall be reviewed under Chapter 14.68 sign regulations to ensure compatibility with the building's architecture, including alignment in style, materials, colors, and proportions, thereby maintaining architectural cohesion.

G. The Project ensures that all mechanical equipment is fully screened from public view using parapet walls and screen panels and designed to complement the building architecture. These parapets are proportionate to the overall structure and are constructed with the same stucco material as the building, creating a cohesive and integrated appearance.

H. Service, trash, and utility areas are screened from public view or are enclosed in structures that are consistent with the building architecture in materials and detailing. A separate trash enclosure will be constructed in the materials and detailing with main building and will be further screened by trees and landscaping.

I. The Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because (1) the project is consistent with the General Plan and Zoning Ordinance, as modified by State Density Bonus Law; (2) occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; (3) is located on a site that does not have value as habitat for endangered, rare, or threatened species; (4) would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and (5) is adequately served by all required utilities and services. Additionally, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project.

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans, support materials, and technical reports approved as part of Los Altos planning application D24-0008, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire on March 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.

3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the overall approvals may be approved by the Development Services Director.

4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

6. **Certification of Building Permit Plans:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Division.

7. **Affordable Housing Agreements:** All applicable affordable housing agreements including one very low-income below market rate ownership unit for the project shall be executed and recorded on a form provided by the City to the satisfaction of the Development Services Director and City Attorney prior to recordation of the final map.

8. **Single-Phase Development:** Construction of the project shall be done in a single phase and shall not be considered a multi-phased development.

9. **Exterior Materials:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.

10. **Special Paving Materials:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.

11. **Windows:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Development Services Director or their designee prior to the issuance of building permits.

12. **Paint Color-Coding:** Color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names shall be included in the building permit plans.

13. **Rooftop Equipment Screen:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and shall be equal to, or taller than the equipment it is intended to screen.

14. **Fences and Walls:** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. The design and location must be approved by the Development Services Director or their designee and comply with all code requirements including setback and traffic visibility area requirements prior to building permit issuance.

15. **Public Art:** Consistent with Los Altos Municipal Code Chapter 3.52, the proposed public artwork on private property shall be reviewed and approved by the Parks, Arts, Recreation, and Cultural Commission prior to issuance of a building permit. If the total cost for acquiring and installing the artwork falls below the minimum required contribution of one percent of total construction costs exceeding one million dollars (up to a maximum of $200,000), minus

costs directly attributed to the affordable unit, the remaining balance will be paid as an in-lieu fee paid prior to building permit issuance.

16. **Public Art Maintenance**: The approved public artwork on private property shall be maintained for the life of the development. The artwork shall not constitute a donation to the City and ownership shall continue with the current and successive owners. The City shall bear no obligation nor assume any responsibility or liability with respect to the installation, operation or maintenance of any art installed on private property, which obligations, responsibilities and liabilities shall be borne by the property owner. The owner shall be required to carry insurance to cover the full replacement cost of the public art installed pursuant to LAMC Chapter 3.52. Such insurance shall include coverage resulting from any loss or damage to, including but not limited to vandalism. Any material damage to, or removal or replacement of public art installed pursuant to LAMC Chapter 3.52 shall require immediate written notification to the City and, within thirty (30) days thereof, full repair or in-kind replacement of same, or payment of a public art in-lieu contribution as defined in Section 3.52.030.

17. **Accessory Structure(s):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.

18. **Lighting Plan:** The applicant shall submit a lighting plan in building permit drawings. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

19. **Landscaping:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Development Services Director or their designee prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and shall comply with the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

20. **Landscape Screening:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

21. **Protected Trees:** Trees Nos. 402, 411, & 413 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.

22. **Tree Removal Approved:** Trees Nos. 403 through 407 shown to be removed on plan Sheet L0.04 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 issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submission of written justification.

23. **Replacement Trees:** The applicant shall offset the loss of each protected tree with one replacement tree, for a total of five 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.

24. **Monthly Arborist Inspections:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division.

25. **Tree Protection Fencing:** The grading and tree or landscape plan of the Building Permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 402, 411, & 413. 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.

26. **Signage:** No signs are approved as part of this application. The existing commercial sign utilized by the previous commercial tenant shall be removed from the site. Any new signage will require separate planning and/or building permits and shall be designed in compliance with Chapter 14.68 of the Los Altos Municipal Code.

27. **Solid Waste and Recyclables Disposal Plan:** The applicant shall submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

28. **Trash Enclosure:** Details of an opaque screen trash enclosure are to be shown on building permit drawings and be approved by the Development Services Director or their designee

prior to permit issuance. The trash enclosure shall comply with the City's Commercial and Multifamily Trash and Recycling Enclosure Design Requirements.

29. **Site-Specific Building Acoustical Analysis:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A)L_{dn} or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise. Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented as recommended by the qualified acoustical consultant to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

30. **Construction Noise Reduction:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.

31. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment and demonstrate compliance with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

32. **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.

33. **Air Quality:** The applicant is required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.

34. **Basic Air Quality Construction Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions.

Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; and (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

35. **Discovery of Contaminated Soils:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.

36. **Discovery of Archaeological Resources:** If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

37. **Discovery of Human Remains:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make

a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, the Coroner shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Development Services Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Development Services Director.

38. **Discovery of Paleontological Resources:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the finding is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

39. **Preconstruction Nesting Bird Survey:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests. The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

BUILDING DIVISION

40. **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.

41. **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.

42. **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.

43. **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.

44. **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.

45. **Disturbance Coordinator:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.

46. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of any new units or tenant spaces on the property.

47. **California Water Service Upgrades:** You are 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.

48. **Americans with Disabilities Act:** All improvements shall comply with Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way. Compliance with all ADA requirements shall be shown on all building permit plans.

49. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

50. **Geotechnical Report:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures causes by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

ENGINEERING DIVISION

51. **Public Utility Dedication:** The applicant shall dedicate public utility easements as required by the City of Los Altos and utility companies to serve the site.

52. **Condominium Map:** The applicant shall record the condominium map as required by the City Engineer prior to the final occupancy.

53. **Public Infrastructure Repairs:** The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The applicant is responsible to resurface (grind and overlay) half of the street along the frontage of Fremont Avenue as directed by the City Engineer or his designee.

54. **Construction Management Plan:** The applicant shall submit a construction management plan for review and approval. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regards to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. Sidewalks, parking and travel lanes along Fremont Avenue and Loraine Avenue shall not be closed for the full duration of the project. Closures will be reviewed and approved with Encroachment Permit submittals. The applicant shall be required to have a pre-construction meeting with all abutting property owners to discuss the project schedule and to prominently display a sign with the single point of contact the community should interface with for any construction related impacts from the project.

55. **Maintenance Bond:** A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

56. **SWMP Certification:** The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed by design. The applicant shall submit a maintenance agreement to City for review and approval of the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement.

57. **Label Catch Basin Inlets:** The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO HALE CREEK" logo as required by the City.

58. **Payment of Impact and Development Fees:** The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees, traffic impact fees, and public art development fee as required by the City of Los Altos Municipal Code prior to issuance of a building permit.

59. **Right-of-Way or Easement Abandonment:** The applicant shall vacate all existing public easements which are or will no longer be needed or conflict with the proposed buildings and structures. All vacations shall be completed and recorded prior to the issuance of a building permit.

60. **Public Improvements:** The applicant shall install new sidewalk, ADA ramps, curb and gutter along the project frontages of Fremont Ave. The sidewalk width along Fremont Avenue shall be 5', not including the 6" concrete curb. The applicant shall install new ADA ramps on each side of the driveway entrances. All sidewalks in the public right-of-way shall be City Standard concrete sidewalks.

61. **Traffic Control Plans:** Upon submitting the initial building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD).

62. **Final Map Recordation:** The applicant shall record the final map prior to the issuance of the building permits.

63. **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. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building permit plans.

64. **Pollution Prevention:** The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

65. **Storm Water Filtration Systems:** The applicant shall insure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation.

66. **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.

67. **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.

68. **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.

69. **Grading and Drainage Plan:** The applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Division.

70. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

71. **Streetlights:** The applicant shall protect the existing two decorated lights along Fremont Avenue during construction and at all times.

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

73. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

74. **Solid Waste Ordinance Compliance:** The Applicant shall be in compliance with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance (LAMC Chapter 6.12) which includes a mandatory requirement that all multi-family dwellings provide for recycling and organics collection programs prior to the issuance of Building permit.

75. **Solid Waste and Recyclables Disposal Plan:** The Applicant shall contact Mission Trail Waste Systems and submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division prior to the issuance of Building permit. The Applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure prior to the issuance of Building permit. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, Applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

76. **Underground Utilities:** Prior to the issuance of Final Occupancy, the applicant shall underground the existing overhead utilities, extending from the pole located at the southwest corner of 901 Fremont Ave to the pole situated at the northwest corner of 901 Fremont Ave.

77. **Existing Storm Drain Inlets:** Prior to the issuance of demolition permits, the existing storm drain inlets with storm drainpipes on site shall be capped near the downstream connection to the storm drain main.

78. **Sewage Capacity Study:** The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing sewer main will not exceed two-thirds full due to the additional sewage capacity from the proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line to appropriate size. The proposed 8-inch sewer line upgrade and relocation of the sewer easement will be evaluated upon finalization of the on-site improvement design and sewage capacity study.

FIRE DEPARTMENT

79. **Fire Sprinklers Required:** (NFPA 13R as noted on sheet G0.00) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2.

80. **Fire Alarm System:** (As noted on sheet G0.00) Fire Alarm requirement will be determined during building permit.

81. **Fire Department Connection:** (As noted on sheet G3.02) The fire department connection (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard]. FDC for both structures is not allowed for NFPA 13R system.

82. **Public Fire Hydrant Required**: (New hydrant shown on sheet G3.02 and as Noted on Sheet G0.00) Provide a public fire hydrant at a final location to be determined jointly by the Fire Department and San Jose Water Company. Maximum distance of 437 feet between hydrants, 262 feet from the building frontage and a maximum of 100 feet from the FDC, with a minimum hydrant flow of 2812 GPM @ 20 psi residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. Note that a separate hydrant plan will be required as a deferred submittal.

83. **Required Fire Flow:** The minimum require fireflow for this project is 2812 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.2]. New hydrant shall meet required fireflow.

84. **Buildings and Facilities Access:** (As noted on sheet G3.02) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1].

85. **Fire Apparatus (Engine)Access Roadway Required:** (As Noted on Sheet G3.02) Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 30 feet inside, 50 feet outside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

86. **Fire Lanes Required:** (As noted on sheet G3.02) The minimum clear width of fire department access roads shall be 20 feet. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code. Revise plans to show any proposed red curbs or marked fire lanes. Show location of fire lane access signs as described in CA Vehicle Code.

87. **Knox Key Boxes/Locks Where Required for Access: (**As noted on sheet G3.02) Where access to or within a structure or an area is restricted because of secured openings or where

immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be a of an approved type and shall contain keys to gain necessary access as required by the fire code official. Locks. An approved Knox Lock shall be installed on gates or similar barriers when required by the fire code official. Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box. [CFC Sec. 506]. On sheet G3.02, knox box for each unit gate at the rear yard is not efficient for fire operation. One Knox box at the first gate with a master key inside to unlock all unit rear gates shall provided..

88. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

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

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

91. **Parking:** When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following:
    - Parking is permitted both sides of the street with street widths of 36 feet or more
    - Parking is permitted on one side of the street with street widths of 28 – 35 feet
    - No parking is permitted when street widths are less than 28 feet

    NOTE: Fire lane and turnaround striping shall be provided and verified by site inspection.

92. **Ground Ladder Access:** (As noted on sheet G3.02) Ground-ladder rescue from second and third floor rooms with egress windows, shall be made possible for fire department operations. With the climbing angle of seventy-five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1031.2 NFPA 1932 Sec. 5.1.8 through 5.1.9. Ladder access (one for each emergency egress window) of an all-weather supportive surface along with an approved access walkway leading from the fire apparatus access road to them, shall be provided.

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A TENTATIVE MAP TO SUBDIVIDE ONE LOT INTO NINE CONDOMINIUM LOTS AND ONE COMON LOT AT 901 FREMONT AVENUE

WHEREAS, the applicant, Worldco Holding, LLC, submitted an application for a Tentative Map (TM24-0005) to subdivide an existing 30,699 square foot lot into nine (9) condominium lots and one (1) common lot; and

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

WHEREAS, on March 19, 2026, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment on the project, and at the conclusion of the meeting, the Planning Commission recommended the City Council approve the Tentative Map; and

WHEREAS, on XXXXXX, the City Council held a duly noticed public hearing as prescribed by law and considered public testimony and evidence and recommendations presented by staff in connection with the Project; and

WHEREAS, the finding and conclusions made by the City Council in the 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 on the information provided in this Resolution; and

WHEREAS, approval of the Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because (1) the project is consistent with the General Plan and Zoning Ordinance, as modified by State Density Bonus Law; (2) occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; (3) is located on a site that does not have value as habitat for endangered, rare, or threatened species; (4) would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and (5) is adequately served by all required utilities and services. Additionally, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Tentative Map subject to the findings (Exhibit A) and Conditions of Approval (Exhibit B) attached hereto and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the XXXXXX day of XXXXX, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Sally Meadows, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

EXHIBIT A

FINDINGS

With regard to the Tentative Map (Application No. TM24-0005), the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

A. The proposed subdivision is not consistent with applicable general and specific plans as specified in 65451.

This finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including both the Land Use Element and the Housing Element. The project site is designated Neighborhood Commercial, which allows subdivision for the creation of nine condominium lots and one common lot. The resulting lots comply with the land use and density provisions of the General Plan, as modified by State Density Bonus Law, and are consistent with Housing Element policies that promote the development of new housing opportunities. The project site is not located within an area governed by an adopted specific plan.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

This Finding cannot be made. The design and improvement of the proposed subdivision are consistent with the Los Altos General Plan, including the Land Use Element and the Housing Element. The project site is designated Neighborhood Commercial, which allows subdivision to create nine condominium lots and one common lot. The resulting lots comply with the land use and density standards established by the General Plan, as modified by State Density Bonus Law, and further support the Housing Element's goals and policies to facilitate the development of housing opportunities. The project site is not located within an area subject to an adopted specific plan.

C. That the site is not physically suitable for the type of development.

This Finding cannot be made. The project site is physically suitable for the proposed type of development. The subdivision is consistent with the General Plan and complies with all applicable development standards of the CN Zoning District, as modified by State Density Bonus Law. The site is located within an established, urbanized area of the City and is surrounded by similar commercial and residential uses. The size, configuration, and physical characteristics of the site support the proposed development type, and the site is adequately served by existing public infrastructure and services. No physical constraints have been identified that would preclude development of the proposed type at this location.

D. That the site is not physically suitable for the proposed density of development.

This Finding cannot be made. The project site is physically suitable for the proposed density of development. The subdivision is consistent with the General Plan and complies with all applicable development standards of the CN Zoning District, as modified by State Density

Bonus Law. The site is located within an urbanized area of the City that is served by existing public infrastructure and services and is surrounded by similar development patterns. The size, configuration, and location of the site support the proposed density, and no physical constraints exist that would preclude development at the proposed density.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

This Finding cannot be made. The design of the subdivision and the proposed improvements will not result in substantial environmental damage, nor will they substantially or avoidably injure fish or wildlife or their habitat. The project site is located within a fully developed, urbanized area of the city and is not situated within or adjacent to any environmentally sensitive habitat areas, riparian corridors, wetlands, or wildlife movement corridors. The proposed subdivision involves development on an infill site with no known biological resources of concern, and the design and improvements are consistent with applicable city policies and development standards intended to avoid or minimize environmental impacts.

F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

This Finding cannot be made. The design of the subdivision will not cause serious public health problems because the site is located within an urban context and has access to existing services, including sewer, water, electricity, and public street circulation system. The site is, and will continue to be, served by the Los Altos Police Department and Santa Clara County Fire Department.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

This Finding cannot be made. The design of the subdivision will not conflict with any easements acquired by the public at large for access through or use of property within the proposed subdivision. An existing sanitary sewer easement of record abutting Loraine Avenue will be relocated as part of the project. The relocated easement will continue to provide substantially equivalent access and use for public utility purposes and will be designed to avoid conflicts with proposed structures and improvements. No other easements of record or court-established easements have been identified that would be adversely affected by the subdivision.

H. Approval of the Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because (1) the project is consistent with the General Plan and Zoning Ordinance, as modified by State Density Bonus Law; (2) occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; (3) is located on a site that does not have value as habitat for endangered, rare, or threatened species; (4) would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and (5) is adequately served by all required utilities and services. Additionally, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project.

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans and support materials and technical reports approved as part of Los Altos planning application TM24-0005, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire on April 14, 2028, unless prior to the date of expiration, the Final Map is recorded, or an extension is granted pursuant to the Los Altos Municipal Code.

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 and City Engineer.

4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

ENGINEERING DIVISION

6. **Public Utility Dedication:** The applicant shall dedicate public utility easements as required by the City of Los Altos and utility companies to serve the site.

7. **Subdivision Agreement:** The applicant shall sign and return Subdivision Improvement Agreement to the City for records and recordation prior to the recordation of the final map.

8. **Condominium Map:** The applicant shall record the condominium map as required by the City Engineer prior to the final occupancy.

9. **Maintenance Bond:** A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

10. **Right-of-Way or Easement Abandonment:** The applicant shall vacate all existing public easements which are or will no longer be needed or conflict with the proposed buildings and structures. All vacations shall be completed and recorded prior to the issuance of a building permit.

11. **Public Improvements:** The applicant shall install new sidewalk, ADA ramps, curb and gutter along the project frontages of Fremont Ave. The sidewalk width along Fremont Avenue shall be 5', not including the 6" concrete curb. The applicant shall install new ADA ramps on each side of the driveway entrances. All sidewalks in the public right-of-way shall be City Standard concrete sidewalks.

12. **Final Map Recordation:** The applicant shall record the final map prior to the issuance of the building permits.

13. **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.

14. **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.

15. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

16. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

17. **Sewage Capacity Study:** The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing sewer main will not exceed two-thirds full due to the additional sewage capacity from the proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line to appropriate size. The proposed 8-inch sewer line upgrade and relocation of the sewer easement will be evaluated upon finalization of the on-site improvement design and sewage capacity study.

901 FREMONT AVE

LOS ALTOS, CA

ABBREVIATIONS

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
ARCH.	ARCHITECT(URAL)
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
℄/CL	CENTER LINE
CAB.	CABINET
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CTR.	CENTER
DET.	DETAIL
DIAØ	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
DS.	DOWN SPOUT
(E)	EXISTING
EA.	EACH
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN.	FINISH
FL.	FLOOR
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GR.	GRADE
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIB
HDWR.	HARDWARE
HGT.	HEIGHT
H.W.	HOT WATER
JT.	JOINT
MAX	MAXIMUM
M.D.	MOTION DETECTOR
MECH.	MECHANICAL
MIN	MINIMUM
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
PR.	PAIR
PTD.	PAINTED
PLYWD.	PLYWOOD
R.D.	ROOF DRAIN
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
STOR.	STORAGE
SHT.	SHEET
SIM.	SIMILAR
STRL.	STRUCTURAL
T.O.	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WD.	WOOD
W.P.	WATERPROOF

LEGEND

- DETAIL REFERENCE NUMBER / SHEET WHERE DETAIL IS LOCATED
- DIRECTION OF SECTION VIEW / INTERIOR SECTION IDENTIFICATION / SHEET WHERE SECTION IS LOCATED
- SHEET WHERE ELEVATION IS LOCATED / ELEVATION REFERENCE NUMBER
- DOOR SYMBOL
- WINDOW SYMBOL
- WALL / FLOOR TYPE SYMBOL
- ELEVATION DATUM
- CEILING HEIGHT
- REVISION SYMBOL
- WALL-MOUNTED INCANDESCENT SCONCE LIGHT FIXTURE
- WALL-MOUNTED COMPACT FLUORESCENT SCONCE LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE AT CEILING
- RECESSED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING
- SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING
- COMBINATION EXHAUST FAN AND COMPACT FLUORESCENT LIGHT FIXTURE, RECESSED AT CEILING
- SURFACE-MOUNTED FLUORESCENT STRIP LIGHT FIXTURE, CEILING-MOUNTED (WITH LENGTH AS INDICATED)
- SURFACE-MOUNTED TRACK LIGHT FIXTURE, CEILING-MOUNTED (WITH LENGTH AS INDICATED)
- EMERGENCY LIGHT FIXTURE WITH BATTERY PACK, CEILING OR WALL-MOUNTED
- EXIT LIGHT FIXTURE WITH BATTERY BACK-UP, CEILING OR WALL-MOUNTED (WITH DIRECTIONAL ARROWS AS REQUIRED)

GENERAL NOTES

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.

EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.

COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS.

CONSTRUCTION HOURS:
VERIFY WITH CITY OF LOS ALTOS FOR CONSTRUCTION HOURS

ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.

AN OSHA PERMIT TO BE OBTAINED FOR THE SHORING* AT THE EXCAVATION IN THE BASEMENT PER CAL/OSHA REQUIREMENTS. SEE CAL/OSHA HANDBOOK.
*CONSTRUCTION SAFETY ORDERS: CHAPTER 4, SUBCHAPTER 4, ARTICLE 6, SECTION 1541.1.

GRADING PERMIT, IF REQUIRED, TO BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

WHEN PLANS ARE SUBMITTED FOR BUILDING CODE PLAN CHECK, THEY WILL INCLUDE A COMPLETE UNDERGROUND PLUMBING PLAN INCLUDING COMPLETE DETAILS FOR THE LOCATION OF ALL REQUIRED GREASE TRAPS AND CITY-REQUIRED BACKWATER PREVENTION DEVICES.

APPLICABLE CODES AND REGULATIONS

2022 CBC CHAPTER 35: PROVIDE ALL THE APPLICABLE/ADOPTED STANDARDS. WHERE A PARTICULAR STANDARD IS REFERENCED IN THE CODE BUT DOES NOT APPEAR AS AN ADOPTED STANDARD IT STILL MAY BE USED. APPLY ONLY THE POTION OF THE STANDARD THAT IS APPLICABLE TO THE CODE SECTION WHERE STANDARD IS REFERENCED, NOT THE ENTIRE SECTION.

APPLICABLE CODES
- 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, CCR
- 2022 CALIFORNIA BUILDING CODE, PART 2, TITLE 24, CCR
- 2022 CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24, CCR
- 2022 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24, CCR
- 2022 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24, CCR
- 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24, CCR
- 2022 SAFETY CODE FOR ELEVATORS AND ESCALATORS (ASME A17.1-2010)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, TITLE 24, CCR
- 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24, CCR
- 2022 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITTLES 24 CCR
- 2022 CALIFORNIA "GREEN" BUILDING REQUIREMENTS, PART 11, TITLE 24 CCR
- 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 CCR
- TITLE 8 CCR CH. 4 SUB-CH. 6 - ELEVATOR SAFETY ORDERS
- TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
- THIS DESIGN IS IN COMPLIANCE WITH THE FAIR HOUSING ACT DESIGN REFERENCE MANUAL
- CALIFORNIA CODE OF REGULATIONS TITLE 8 ELEVATOR SAFETY ORDERS
- UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- INCLUDING ANY AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2010 AS WELL AS ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

APPLICABLE STANDARDS
- NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2022 EDITION
- NFPA 13 AUTOMATIC SPRINKLER SYSTEMS, 2022 EDITION
- NFPA 14 STANDPIPE SYSTEMS, 2022 EDITION
- NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS, 2021 EDITION
- NFPA 17a WET CHEMICAL SYSTEMS, 2021 EDITION
- NFPA 20 STATIONARY PUMPS, 2022 EDITION
- NFPA 24 PRIVATE FIRE MAINS, 2022 EDITION
- NFPA 72 NATIONAL FIRE ALARM CODE, 2022 EDITION
- NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, 2023 EDITION
- NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2022 EDITION
- ASME 17.1 ELEVATOR STANDARD, 2022 EDITION
- ASME/ANSI A18.1 SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIR LIFTS
- ADA STANDARDS FOR ACCESSIBLE DESIGN; ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), (28 CFR PART 36, APPENDIX A)

RENDERING

PLANNING DATA (SEE G1.01 FOR MORE INFO & TABLES)

ADDRESS:	901 FREMONT AVE, LOS ALTOS, CA 94024
ASSESSOR PARCEL NUMBER:	189-15-106
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD COMMERCIAL
ZONING DESIGNATION:	CN
FLOOD HAZARD ZONE:	ZONE X (0.2% ANNUAL CHANCE FLOODPLAIN)
LOT SIZE:	±30,622 SQ. FT.
LOT COVERAGE:	±11,082 SQ. FT. (SEE G2.00A)
AFFORDABLE BMR UNIT:	UNIT #2 PROPOSED TO MEET BMR REQ'S

PARKING SPACES:
4
- REQUIRED:
- 0 GUEST SPACES REQUIRED FOR MULTI-FAMILY DEVELOPMENTS
- 23 RESIDENT SPACES (2.5 PER 4-BR+ UNIT)

PROVIDED:
21 INCLUDING 1 ADA (SEE DENSITY BONUS LETTER WAIVER #12)
(9) LEVEL 2 EV READY SPACES (1 PER UNIT IN PRIVATE GARAGE)

PROJECT DESCRIPTION

901 FREMONT AVENUE IS A PRIVATELY FUNDED DEVELOPMENT PROJECT IN LOS ALTOS, CALIFORNIA PROPOSING TO REPLACE A VACANT 1-STORY COMMERCIAL BUILDING AND PARKING LOT WITH (2) NEW 3-STORY BUILDINGS TOTALING (9) RESIDENTIAL TOWNHOME UNITS.

WASTE & RECYCLING

TRASH ENCLOSURE TO BE PROVIDED PER MISSION TRAILS REQUIREMENTS AND SHALL INCLUDE SERVICE FOR GARBAGE, COMPOST, AND RECYCLING. SEE WASTE MANAGEMENT DIAGRAMS ON G3.03

BUILDING DATA

CONSTRUCTION TYPE: TYPE V-B
FIRE RATINGS: UNRATED PER 2022 CBC TABLE 601

LOCATION	BUILDING 01	BUILDING 02
PROPOSED OCCUPANCY	R-2 (RESIDENTIAL)	R-2 (RESIDENTIAL)
CONSTRUCTION*	TYPE V-B	TYPE V-B
SPRINKLERED	YES; NFPA 13R	YES; NFPA 13R
AREA		
ALLOWABLE AREA (2022 CBC TABLE 506.2)	28,000 SF (SM W/O HEIGHT INCREASE)	28,000 SF (SM W/O HEIGHT INCREASE)
ALLOWABLE AREA DETERMINATION (SINGLE-OCCUPANCY BUILDINGS) (2022 CBC 506.2.1)		
ALLOWABLE AREA PER STORY : $A_a = A_t + (NS \times I_f)$	A_a = 7,000 + (7,000 x 0) A_a = 7,000 SF PER STORY	A_a = 7,000 + (7,000 x 0) A_a = 7,000 SF PER STORY
TOTAL ALLOWABLE BUILDING AREA: $A_a = [A_t + (NS \times I_f)] X S_a$	A_a = [7,000 + (7,000 x 0)] X 4 A_a = 28,000 SF TOTAL BLDG. AREA	A_a = [7,000 + (7,000 x 0)] X 4 A_a = 28,000 SF TOTAL BLDG. AREA
TOTAL PROPOSED BUILDING AREA: (SEE G2.00, G2.00A, & G2.00B FOR MORE INFO)	19,239 SF	16,114 SF
HEIGHT & STORIES		
ALLOWABLE HEIGHT (2022 CBC TABLE 504.3)	40'-0" (S13R**)	40'-0" (S13R**)
PROPOSED HEIGHT	35'-0" TO T.O. ROOF	35'-0" TO T.O. ROOF
ALLOWABLE STORIES (2022 CBC TABLE 504.4)	3 (S13R**)	3 (S13R**)
PROPOSED STORIES	3	3

** FULLY SPRINKLERED WITH NFPA 13R SPRINKLER SYSTEM PER 2022 CBC 903.2.8 & 903.3.1.2

DRAWING INDEX

GENERAL SHEETS:

G0.00	COVER SHEET
G1.00	EXISTING CONTEXT
G1.01	PLANNING CODE ANALYSIS
G1.01A	PLANNING CODE ANALYSIS: PRIMARY MATERIALS
G1.01B	PLANNING CODE ANALYSIS: PRIMARY MATERIALS
G1.01C	PLANNING CODE ANALYSIS: PRIMARY COLORS
G1.01D	PLANNING CODE ANALYSIS: PRIMARY COLORS
G2.00	BUILDING AREA CALCULATIONS
G2.00A	AREA CALCULATION ILLUSTRATIONS: TOTALS & UNIT TYPES A, A1, & B
G2.00B	AREA CALCULATION ILLUSTRATIONS: UNIT TYPES B1, C, D, & E
G3.00	EGRESS PLANS
G3.01	EGRESS PLANS (CONTINUED)
G3.02	FIRE PREVENTION DIAGRAMS
G3.03	WASTE MANAGEMENT DIAGRAMS
G4.00	ACCESS PLANS
G4.01	DETAILS: TYPICAL ACCESSIBILITY
G4.02	DETAILS: TYPICAL ACCESSIBILITY
G4.03	DETAILS: TYPICAL ACCESSIBILITY
G4.04	DETAILS: TYPICAL ACCESSIBILITY

SURVEY & TENTATIVE MAP SHEETS:

1 OF 2	TOPOGRAPHIC AND BOUNDARY SURVEY
2 OF 2	TOPOGRAPHIC AND BOUNDARY SURVEY
1 OF 5	TENTATIVE MAP
2 OF 5	TENTATIVE MAP
3 OF 5	TENTATIVE MAP
4 OF 5	TENTATIVE MAP - PROPOSED UTILITY PLAN
5 OF 5	TENTATIVE MAP - PROPOSED UNITS

CIVIL ENGINEERING SHEETS:

C4.1	GRADING PLAN: ELEVATIONS
C5.1	UTILITY PLAN
C6.1	STORMWATER TREATMENT PLAN
IMP-4.1	IMPROVEMENT PLAN: GRADING ELEVATIONS
IMP-5.1	IMPROVEMENT PLAN: UTILITIES
S5-1	SEWER EXHIBIT

LANDSCAPE ARCHITECTURE SHEETS:

L0.00	LANDSCAPE NOTES AND LEGENDS
L0.01	LANDSCAPE NOTES AND LEGENDS
L0.02	LANDSCAPE NOTES AND LEGENDS
L0.03	ARBORIST REPORT TREE PROTECTION MEASURES
L0.04	TREE DISPOSITION PLAN
L0.05	LANDSCAPE ILLUSTRATIVE
L1.00	LANDSCAPE MATERIALS PLAN
L2.00	LANDSCAPE IRRIGATION PLAN
L3.00	LANDSCAPE PLANTING PLAN
L3.01	LANDSCAPE PLANT IMAGES
L4.00	LANDSCAPE DETAILS
L4.01	LANDSCAPE DETAILS
L4.02	LANDSCAPE DETAILS
L5.00	LANDSCAPE PLANTING DETAILS

ARCHITECTURAL SHEETS:

A1.00	SITE PLAN: DEMOLITION
A1.01	SITE PLAN: PROPOSED
A2.01	FLOOR PLAN: FIRST FLOOR
A2.02	FLOOR PLAN: SECOND FLOOR
A2.03	FLOOR PLAN: THIRD FLOOR
A2.04	ROOF PLAN
A3.00	MATERIAL BOARD
A3.00A	RENDERINGS
A3.00B	RENDERINGS
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A3.03	ELEVATIONS
A3.04	ELEVATIONS
A4.01	SECTIONS: BUILDINGS
A5.01	ENLARGED UNIT PLAN: UNIT A
A5.02	ENLARGED UNIT PLAN: UNIT B
A5.02A	ENLARGED UNIT PLAN: UNIT B1
A5.03	ENLARGED UNIT PLAN: UNIT C
A5.04	ENLARGED UNIT PLAN: UNIT D
A5.05	ENLARGED UNIT PLAN: UNIT E
A5.05A	ENLARGED UNIT PLAN: UNIT E (CONTINUED)

DEFERRED SUBMITTALS

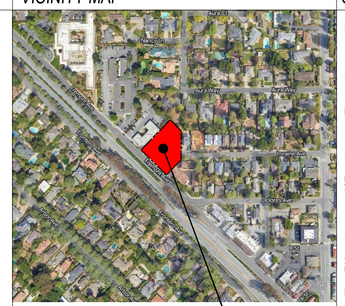
1. FIRE HYDRANT PLAN TO COMPLY WITH FIRE HYDRANT REQUIREMENTS
2. FIRE ALARM SYSTEM
3. FIRE SPRINKLERS PER NFPA 13R

UNIT MATRIX

UNIT TYPE	UNIT NUMBER	TOTAL UNIT COUNT	# OF BEDROOMS	# OF BATHROOMS	NET FLOOR AREAS/UNIT ^	TOTAL NET FLOOR AREAS ^
A	2, 3, 4	3	4	4.5	2,715	8,145
A1	7	1	4	4.5	2,696	2,696
B	1*	1	4	4.5	2,583	2,583
B1	8	1	4	4.5	2,745	2,745
C	6	1	4	4.5	2,832	2,832
D	5	1	4	4.5	2,915	2,915
E	9	1	4	5	3,365	3,365
Total		9			TOTAL NSF:	25,281

* ADAPTABLE UNIT. GROUND LEVEL BATHROOMS MUST MEET CBC 1134A.2, OPTION 2 ITEMS #1-12
^ NOTE: FOR UNIT FLOOR AREAS, SEE ENLARGED UNIT PLANS IN A5 SERIES

VICINITY MAP



TRUE NORTH

PROJECT NORTH

CONTACT LIST

OWNER
WORLDCO HOLDING, LLC
1388 SUTTER ST., SUITE 730
SAN FRANCISCO, CA 94109
TEL: 415-775-0717
CONTACT: ANTHONY CHAN OR ALVIN CHAN

ARCHITECT
LDP ARCHITECTURE
557 PACIFIC AVE.
SAN FRANCISCO, CA 94133
TEL: 415-777-0561
CONTACT: TOBY LEVY OR BRIAN SIU YANG

LANDSCAPE ARCHITECT
OREO LANDSCAPE ARCHITECTURE
466 GEARY ST. #300
SAN FRANCISCO, CA 94102
TEL: 415-260-7332
CONTACT: TODD LANSING OR SEAN HENDERSON

CIVIL ENGINEER
LUK AND ASSOCIATES
738 ALFRED NOBEL DR.
HERCULES, CA 94547
TEL: 510-724-3388
CONTACT: JACKIE LUK OR CHRIS WOOD

ARBORIST
TREE MANAGEMENT EXPERTS
3109 SACRAMENTO ST.
SAN FRANCISCO, CA 94115
TEL: 415-606-3610
CONTACT: ROY LEGGITT

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

LICENSED ARCHITECT — BRIAN SIU YANG — No. C-31277 — 31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
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4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

COVER SHEET

G0.00

1. PROJECT SITE - EXISTING BUILDING PROPOSED TO BE REMOVED (LOOKING NORTH-WEST FROM FREMONT AVE)

2. PROJECT SITE (LOOKING WEST FROM LORAINE AVE)

3. PROJECT SITE (LOOKING NORTH-EAST FROM FREMONT AVE)

4. 851 FREMONT AVE

AERIAL VIEW OF SITE AND SURROUNDING AREA

5. 881 FREMONT AVE

6. 914 LORAINE AVE

11. 921 LORAINE AVE

7. 921 FREMONT AVE

8. 934 LORAINE AVE

12. 927 FREMONT AVE (LOOKING FROM INTERSECTION OF FREMONT AVE & DOLORES AVE)

9. 917 AND 921 FREMONT AVE (LOOKING EAST FROM PROJECT SITE)

10. 901 LORAINE AVE

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

LICENSED ARCHITECT
Brian Siu Yang
C-31-31-27
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

EXISTING CONTEXT

G1.00

PLANNING DATA

	PERMITTED / REQUIRED	BASE PROJECT	DENSITY BONUS ALLOWABLE	PROPOSED W/ DENSITY BONUS
ZONING	CN	CN	CN	CN
USE	MIXED USE W/ RESIDENTIAL	MIXED USE W/ RESIDENTIAL	RESIDENTIAL ONLY	RESIDENTIAL ONLY
NUMBER OF DWELLING UNITS	N/A	6	N/A	9
NUMBER OF BEDROOMS	N/A	30	N/A	36
LOT AREA (SF)	30,622 SF	30,622 SF	30,622 SF	30,622 SF
NONRESIDENTIAL (COMMERCIAL) FLOOR AREA	N/A	10,060 SF	N/A	0 SF
NONRESIDENTIAL (COMMERCIAL) FLOOR AREA RATIO (%)	20% MIN - 33% MAX	33%	0%	0%
BUILDING FOOTPRINT	N/A	25,829 SF	N/A	12,335 SF
LOT COVERAGE	N/A	84%	N/A	40%
SETBACKS & STEPBACKS				
FRONT YARD SETBACK	N/A	0 SF	N/A	8'
FRONT 3RD FLR STEPBACK	5'	5'	0'	8' SETBACK W/ 0' STEPBACK
SIDE YARD SETBACK	N/A	0'	N/A	8'-6" / 0'
REAR YARD SETBACK	20'	20'	20'	20'-1 1/2"
REAR 3RD FLR STEPBACK @ R1	10'	10'	10'	10'
BUILDING HEIGHT	45'	45'	45'	35'
BUILDING STORIES	4	3	4	3

BASE PROJECT PARKING REQUIREMENTS

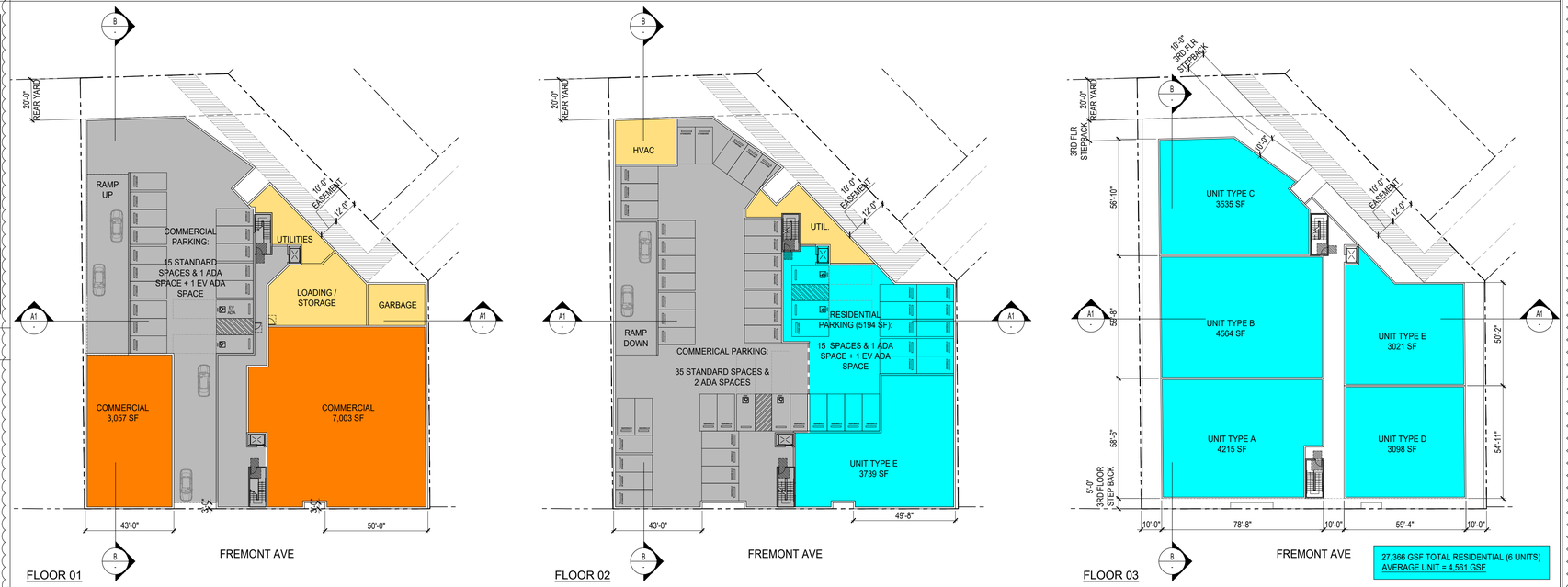
COMMERCIAL PARKING:
1 SPACE PER 200 SF;
10,060 SF / 200 =
51 + 3 ADA (PER 2022 CBC TABLE 11B-206.8) =
54 SPACES

RESIDENTIAL PARKING:
2 SPACES PER UNIT & 1 VISITOR SPACES PER 4 UNITS; 14 SPACES + 1 ADA =
15 SPACES

TOTAL REQ. PARKING =
69 SPACES

EV SPACES:
6% OF TOTAL PARKING;
5 SPACES + 1 ADDITIONAL VAN ACCESSIBLE SPACE

BASE PROJECT AREA DIAGRAM

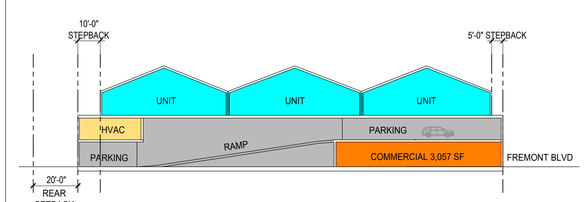


27,366 GSF TOTAL RESIDENTIAL (6 UNITS)
AVERAGE UNIT = 4,561 GSF

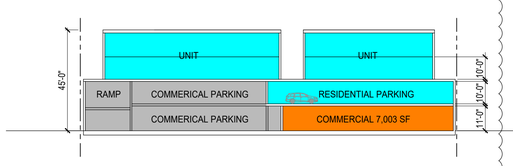
DENSITY BONUS AREA DIAGRAM

32,928 GSF TOTAL RESIDENTIAL (9 UNITS)
AVERAGE UNIT = 3,658 GSF

BASE PROJECT SECTION DIAGRAMS

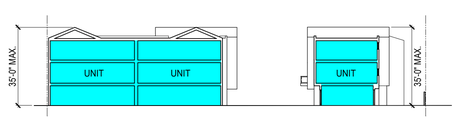


SECTION B



SECTION A1

DENSITY BONUS SECTION DIAGRAM



SECTION A2

LEGENDS

- PROPERTY LINE
- PARKING
- COMMERCIAL
- UTILITIES
- RESIDENTIAL

1/32"=1'-0" 0 10 20 30 40

PROJECT NORTH

TRUE NORTH

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

PLANNING CODE ANALYSIS

G1.01

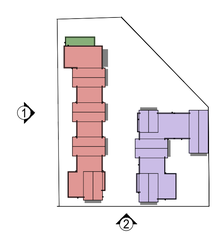
1 *BUILDING 01 : PRIMARY MATERIALS DIAGRAM AT WEST ELEVATION*
1/8"=1'-0"

0 5 10 15 20

2 *BUILDING 01 & BUILDING 02 : PRIMARY MATERIALS DIAGRAM AT SOUTH ELEVATION (AT FREMONT AVE)*
1/8"=1'-0"

0 5 10 15 20

KEY PLAN



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901 FREMONT AVE LOS ALTOS, CA

LICENSED ARCHITECT — 01-31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

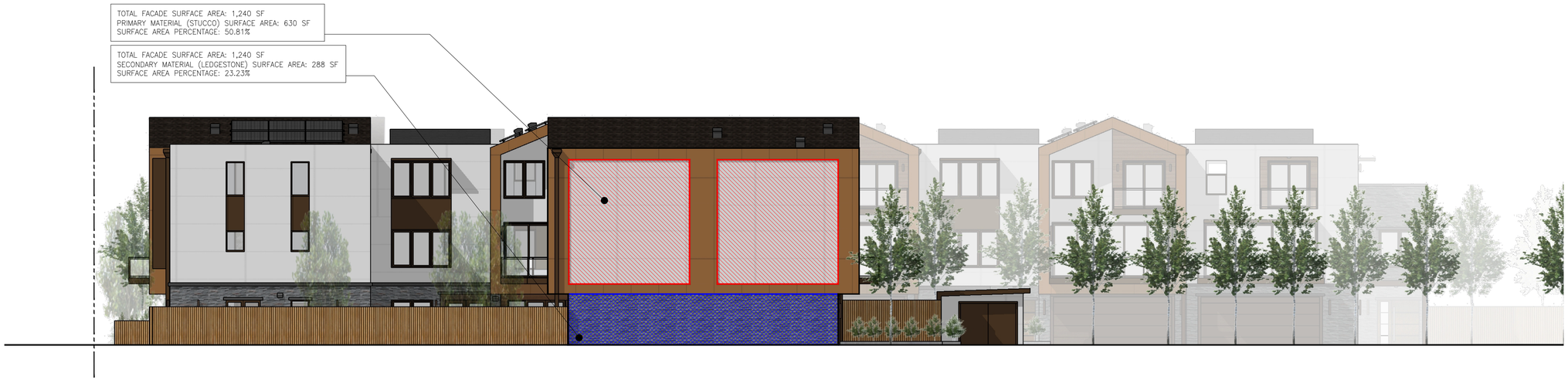
SCALE:
AS NOTED

PLANNING CODE ANALYSIS: PRIMARY MATERIALS

G1.01A

1 *BUILDING 01 & BUILDING 02 : PRIMARY MATERIALS DIAGRAM AT NORTH ELEVATION (AT REAR YARD)*
1/8"=1'-0"

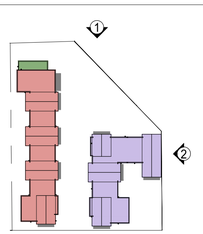
0 5 10 15 20



2 *BUILDING 02 : PRIMARY MATERIALS DIAGRAM AT EAST ELEVATION*
1/8"=1'-0"

0 5 10 15 20

KEY PLAN



LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

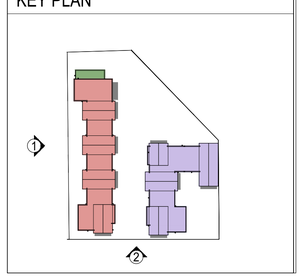
PLANNING CODE ANALYSIS: PRIMARY MATERIALS

G1.01B

1 BUILDING 01 : PRIMARY COLORS DIAGRAM AT WEST ELEVATION
1/8"=1'-0"

2 BUILDING 01 & BUILDING 02 : PRIMARY COLORS DIAGRAM AT SOUTH ELEVATION (AT FREMONT AVE)
1/8"=1'-0"

KEY PLAN



LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA
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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

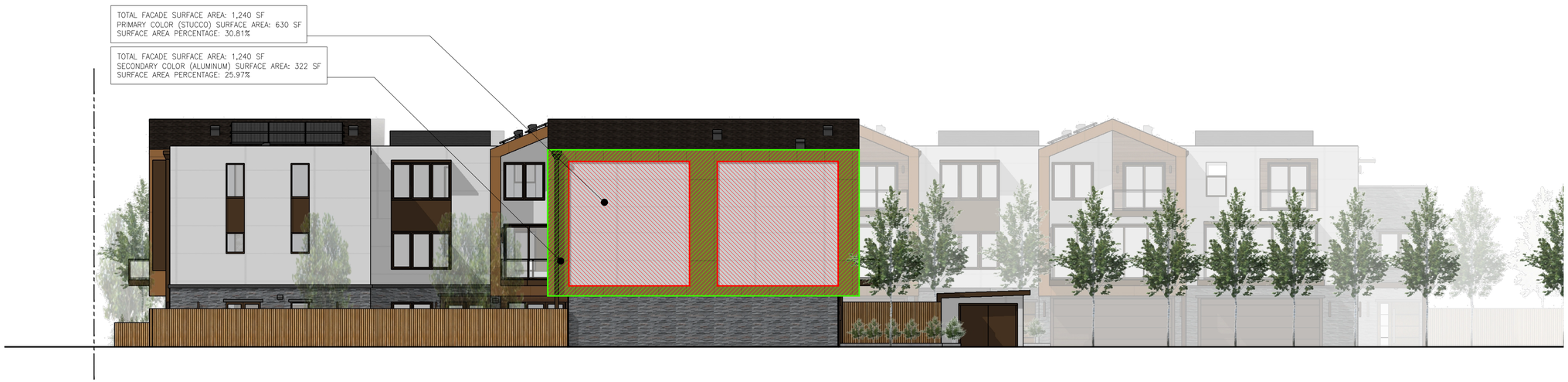
SCALE: AS NOTED

PLANNING CODE ANALYSIS: PRIMARY COLORS

G1.01C

1 *BUILDING 01 & BUILDING 02 : PRIMARY COLORS DIAGRAM AT NORTH ELEVATION (AT REAR YARD)*
1/8"=1'-0"

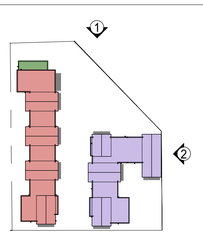
0 5 10 15 20



2 *BUILDING 02 : PRIMARY DIAGRAM AT EAST ELEVATION*
1/8"=1'-0"

0 5 10 15 20

KEY PLAN



LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

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CONTACT: BRIAN SIU YANG

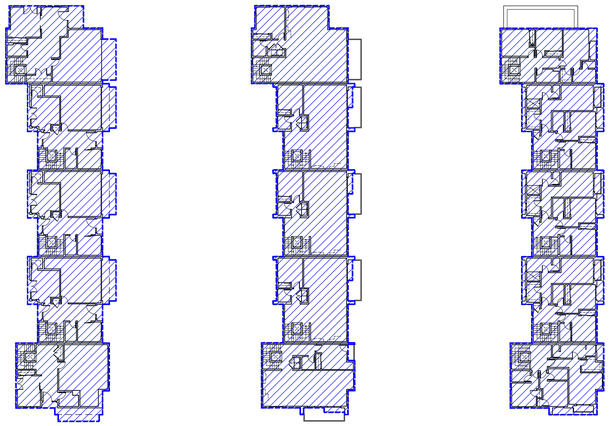
(415) 777-0561 P

SCALE:
AS NOTED

PLANNING CODE ANALYSIS: PRIMARY COLORS

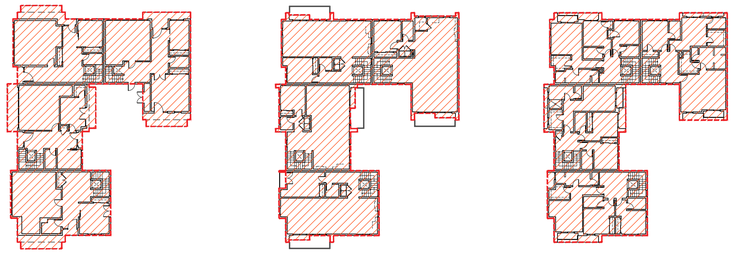
G1.01D

BUILDING AREA DIAGRAMS & CALCULATIONS



FIRST FLOOR SECOND FLOOR THIRD FLOOR

BUILDING 01



FIRST FLOOR SECOND FLOOR THIRD FLOOR

BUILDING 02

BUILDING AREA CALCULATIONS

901 FREMONT (TYPE VB)	BLDG. 01
ALLOWED AREA PER 2022 CBC	
FRONTAGE INCREASE	0
BUILDING AREA MODIFICATION	
AREA (At), SM W/O HEIGHT (T506.2)	7,000 SF
NS (T506.2)	7,000 SF
ALLOWABLE STORIES (Sa)	4
Aa=[At+(NSxlf)] x Sa	**28,000 SF**
PROPOSED AREA	
1ST FLOOR	6,827 SF
2ND FLOOR	6,246 SF
3RD FLOOR	6,166 SF
TOTAL BLDG. AREA	**19,239 SF**
BUILDING AREA <Aa	**YES**

901 FREMONT (TYPE VB)	BLDG. 02
ALLOWED AREA PER 2022 CBC	
	28,000 SF
PROPOSED AREA	
1ST FLOOR	5,592 SF
2ND FLOOR	5,148 SF
3RD FLOOR	5,372 SF
TOTAL BLDG. AREA	**16,113 SF**
BUILDING AREA <Aa	**YES**

SEE SHEETS G2.00A & G2.00B FOR ILLUSTRATIONS OF AREA CALCULATIONS

LEGENDS

PROPERTY LINE

BUILDING 01 (TYPE V-B)

BUILDING 02 (TYPE V-B)

PROJECT NORTH N

TRUE NORTH N

LDP ARCHITECTURE

NOTICE:
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901 FREMONT AVE
LOS ALTOS, CA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
	09-10-2024	PLANNING APPLICATION
1	01-31-2025	PLANNING RESPONSE 01
2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

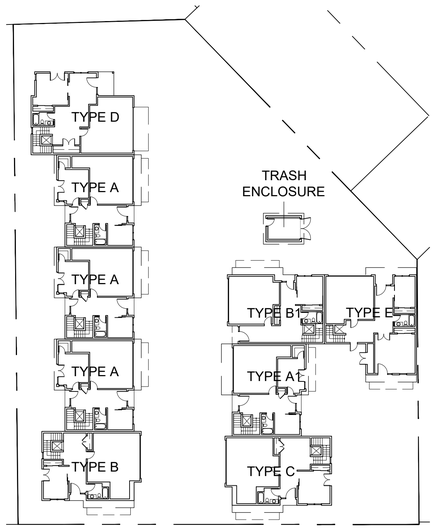
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

BUILDING AREA CALCULATIONS

G2.00



BUILDING 01 BUILDING 02

BUILDING AREA CALCULATIONS:

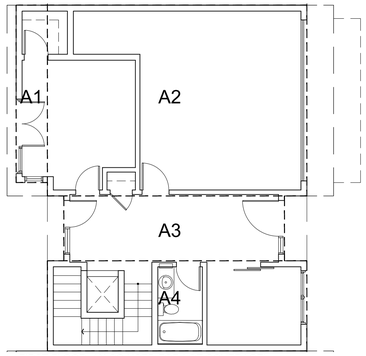
UNIT TYPE	UNIT AREA	UNIT TYPE	UNIT AREA
D	3,787.21	B1	3,460.42
A	3,547.87	E	4,248.84
A	3,547.87	A1	3,518.09
A	3,547.87	C	3,765.33
B	3,504.34		
BLDG. 01 SUBTOTAL:	17,935.16	BLDG. 02 SUBTOTAL:	14,992.68

TRASH ENCLOSURE (DIMENSIONS = 17'-0" X 13'-0") 221.00

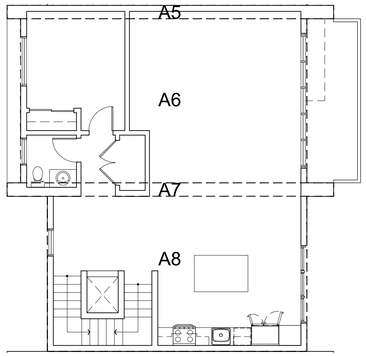
TOTAL BUILDING AREA: 33,148.84

LOT COVERAGE CALCULATIONS:

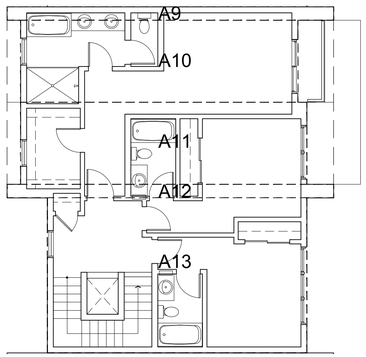
UNIT TYPE	LOT COVERAGE AREA
D	1,336.97
A	1,159.36
A	1,159.36
A	1,159.36
B	1,167.84
B1	1,123.58
E	1,369.67
A1	1,129.58
C	1,254.83
TRASH ENCLOSURE (DIMENSIONS = 17'-0" X 13'-0")	221.00
LOT COVERAGE:	11,081.55



FIRST FLOOR (ALSO USED FOR LOT COVERAGE)



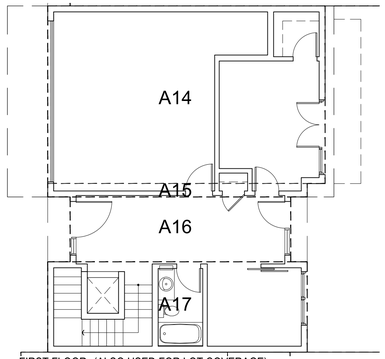
SECOND FLOOR



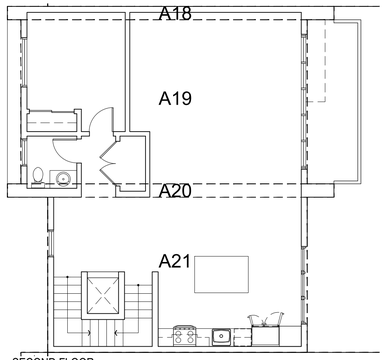
THIRD FLOOR

SECTION	DIMENSIONS	AREA	
A1	3'-6" x 19'-10"	69.44	LOT COVERAGE = 1,159.36
A2	29'-0" x 21'-4"	618.67	
A3	24'-8" x 7'-3"	178.83	
A4	29'-0" x 10'-1"	292.42	
A5	36'-6" x 1'-6"	54.75	
A6	32'-0" x 18'-4"	586.67	
A7	36'-6" x 1'-6"	54.75	
A8	29'-0" x 17'-4"	502.67	
A9	36'-6"x 1'-6"	54.75	
A10	31'-0" x 9'-2"	284.17	
A11	32'-0" x 9'-2"	293.33	
A12	36'-6" x 1'-6"	54.75	
A13	29'-0" x 17'-4"	502.67	
UNIT TOTAL:		3,547.87	

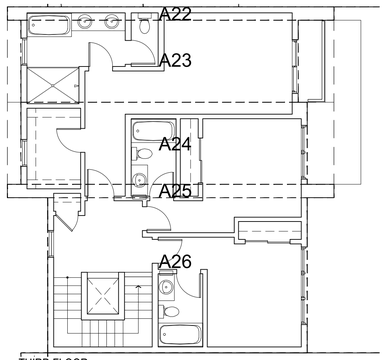
1 *AREA CALCULATIONS: BUILDING TOTALS*
1" = 30'-0"



FIRST FLOOR (ALSO USED FOR LOT COVERAGE)



SECOND FLOOR

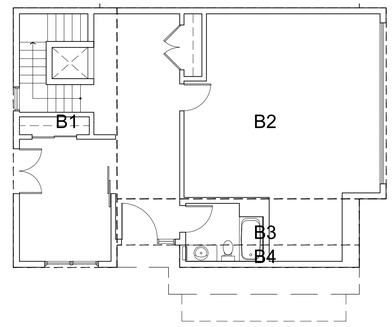


THIRD FLOOR

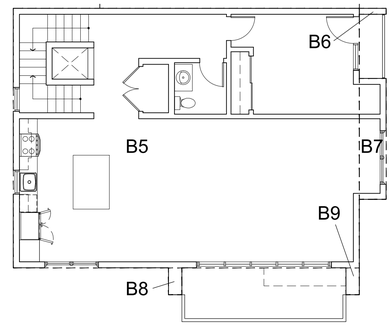
SECTION	DIMENSIONS	AREA	
A14	31'-0" x 19'-10"	614.83	LOT COVERAGE = 1,129.58
A15	29'-0" x 1'-6"	43.50	
A16	24'-8" x 7'-3"	178.83	
A17	29'-0" x 10'-1"	292.42	
A18	36'-6" x 1'-6"	54.75	
A19	32'-0" x 18'-4"	586.67	
A20	36'-6" x 1'-6"	54.75	
A21	29'-0" x 17'-4"	502.67	
A22	36'-6" x 1'-6"	54.75	
A23	31'-0" x 9'-2"	284.17	
A24	32'-0" x 9'-2"	293.33	
A25	36'-6" x 1'-6"	54.75	
A26	29'-0" x 17'-4"	502.67	
UNIT TOTAL:		3,518.09	

2 *AREA CALCULATIONS: UNIT TYPE A*
1/8" = 1'-0"

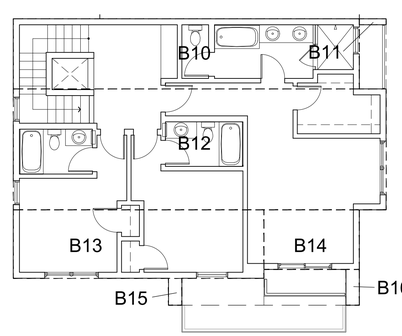
3 *AREA CALCULATIONS: UNIT TYPE A1*
1/8" = 1'-0"



FIRST FLOOR (ALSO USED FOR LOT COVERAGE)



SECOND FLOOR



THIRD FLOOR

SECTION	DIMENSIONS	AREA	
B1	11'-7" x 29'-0"	335.92	LOT COVERAGE = 1,167.84
B2	30'-1" x 21'-4"	641.78	
B3	27'-1" x 5'-2"	139.93	
B4	20'-1" x 2'-6"	50.21	
B5	38'-8" x 29'-0"	1121.33	
B6	3'-0" x 0'-8"	2.00	
B7	3'-0" x 13'-6"	40.50	
B8	1'-6" x 3'-0"	4.50	
B9	1'-6" x 3'-0"	4.50	
B10	38'-8" x 7'-10"	302.89	
B11	3'-0" x 0'-8"	2.00	
B12	41'-8" x 13'-6"	562.50	
B13	38'-8" x 7'-8"	214.67	
B14	10'-8" x 6'-8"	71.11	
B15	1'-6" x 3'-0"	4.50	
B16	1'-6" x 4'-0"	6.00	
UNIT TOTAL:		3,504.34	

4 *AREA CALCULATIONS: UNIT TYPE B*
1/8" = 1'-0"

LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA
APN: 189-15-106
LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
	09-10-2024	PLANNING APPLICATION
1	01-31-2025	PLANNING RESPONSE 01
2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

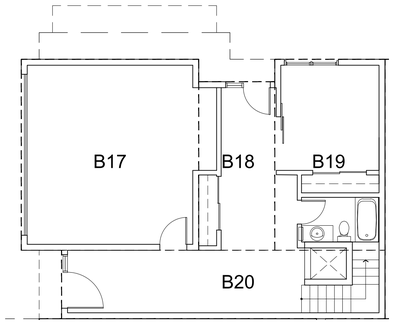
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

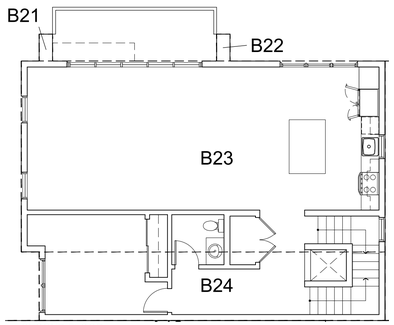
SCALE: AS NOTED

AREA CALC. ILLUSTRATIONS: TOTALS & UNIT TYPES A, A1, & B

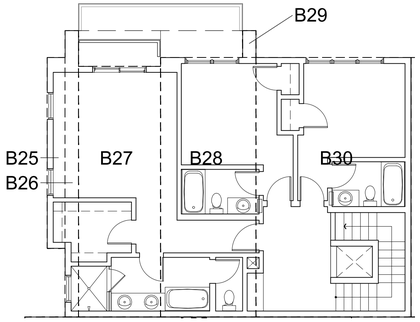
G2.00A



FIRST FLOOR (ALSO USED FOR LOT COVERAGE)



SECOND FLOOR

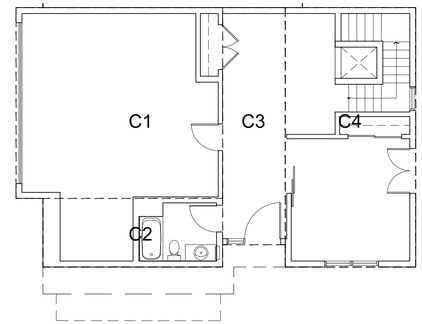


THIRD FLOOR

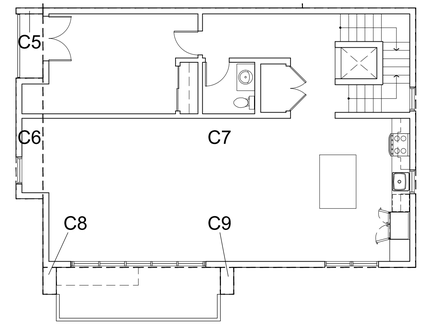
SECTION	DIMENSIONS	AREA	
B17	19'-10" x 21'-4"	423.11	LOT COVERAGE = 1,123.58
B18	8'-6" x 18'-10"	160.08	
B19	12'-4" x 21'-4"	263.11	
B20	36'-2" x 7'-8"	277.28	
B21	1'-6" x 3'-0"	4.50	
B22	1'-6" x 3'-0"	4.50	
B23	40'-8" x 21'-4"	867.56	
B24	38'-8" x 7'-8"	296.44	
B25	2'-0" x 21'-4"	42.67	
B26	1'-6" x 32'-0"	48.00	
B27	9'-2" x 28'-0"	256.67	
B28	10'-8" x 29'-0"	309.33	
B29	1'-6" x 3'-0"	4.50	
B30	17'-4" x 29'-0"	502.67	
	UNIT TOTAL:	3,460.42	

1 AREA CALCULATIONS: UNIT TYPE B1

1/8" = 1'-0"



FIRST FLOOR (ALSO USED FOR LOT COVERAGE)



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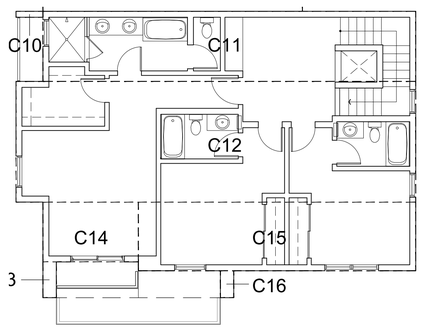
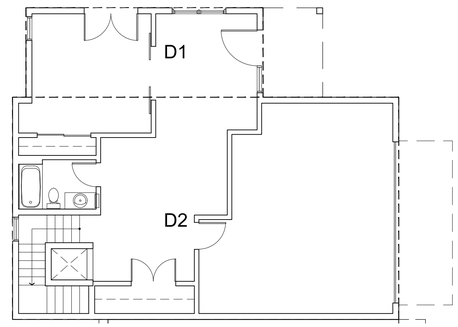


THIRD FLOOR

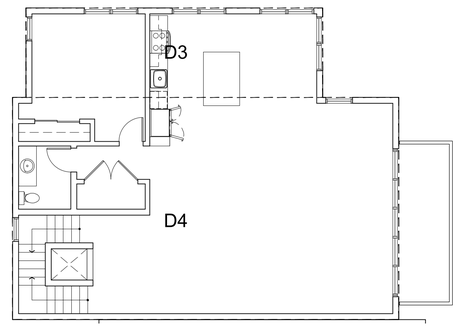
SECTION	DIMENSIONS	AREA	
C1	23'-1" x 21'-4"	492.44	LOT COVERAGE = 1,254.83
C2	20'-1" x 7'-8"	153.97	
C3	7'-0" x 26'-6"	185.50	
C4	14'-7" x 29'-0"	422.92	
C5	3'-0" x 0'-8"	2.00	
C6	3'-0" x 13'-6"	40.50	
C7	41'-8" x 29'-0"	1208.33	
C8	1'-6" x 3'-0"	4.50	
C9	1'-6" x 3'-0"	4.50	
C10	3'-0" x 0'-8"	2.00	
C11	41'-8" x 7'-10"	326.39	
C12	44'-8" x 13'-6"	603.00	
C13	1'-6" x 4'-0"	71.11	
C14	10'-8" x 6'-8"	6.00	
C15	31'-0" x 7'-8"	237.67	
C16	1'-6" x 3'-0"	4.50	
	UNIT TOTAL:	3,765.33	

2 AREA CALCULATIONS: UNIT TYPE C

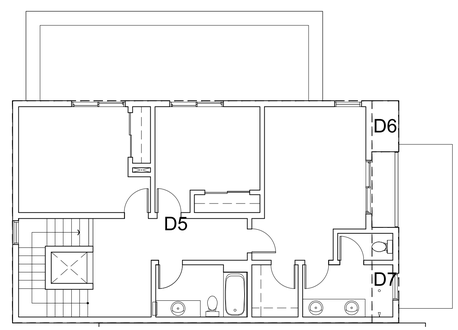
1/8" = 1'-0"



FIRST FLOOR (ALSO USED FOR LOT COVERAGE)



SECOND FLOOR

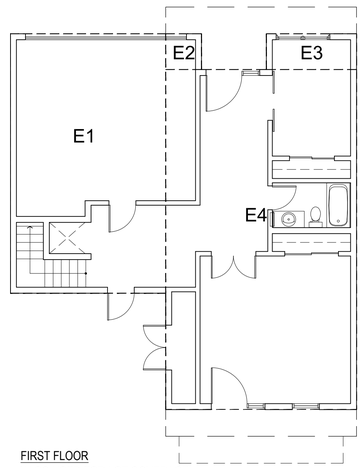


THIRD FLOOR

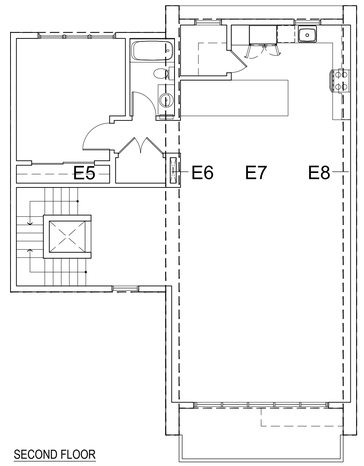
SECTION	DIMENSIONS	AREA	
D1	26'-6" x 10'-0"	265.00	LOT COVERAGE = 1,336.97
D2	43'-2" x 24'-10"	1071.97	
D3	33'-2" x 10'-0"	331.67	
D4	43'-2" x 24'-10"	1071.97	
D5	40'-2" x 24'-10"	997.47	
D6	3'-0" x 5'-8.5"	17.13	
D7	3'-0" x 10'-8"	32.00	
	UNIT TOTAL:	3,787.21	

3 AREA CALCULATIONS: UNIT TYPE D

1/8" = 1'-0"



FIRST FLOOR
(ALSO USED FOR LOT COVERAGE)



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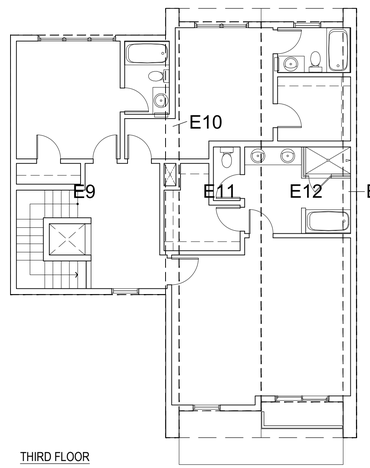

THIRD FLOOR

SECTION	DIMENSIONS	AREA	
E1	17'-4" x 29'-0"	502.67	LOT COVERAGE = 1,369.67
E2	4'-0" x 4'-0"	16.00	
E3	10'-1" x 4'-0"	40.33	
E4	21'-4" x 38'-0"	810.67	
E5	17'-4" x 29'-0"	502.67	
E6	1'-6" x 48'-0"	72.00	
E7	18'-4" x 43'-6"	797.50	
E8	1'-6" x 48'-0"	72.00	
E9	17'-4" x 29'-0"	502.67	
E10	1'-6" x 48'-0"	72.00	
E11	9'-2" x 43'-6"	398.75	
E12	9'-2" x 42'-6"	389.58	
E13	1'-6" x 48'-0"	72.00	
	UNIT TOTAL:	4,248.84	

4 AREA CALCULATIONS: UNIT TYPE E

1/8" = 1'-0"

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

LICENSED ARCHITECT — Brian Siu Yang — Exp. 01-31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
	09-10-2024	PLANNING APPLICATION
1	01-31-2025	PLANNING RESPONSE 01
2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

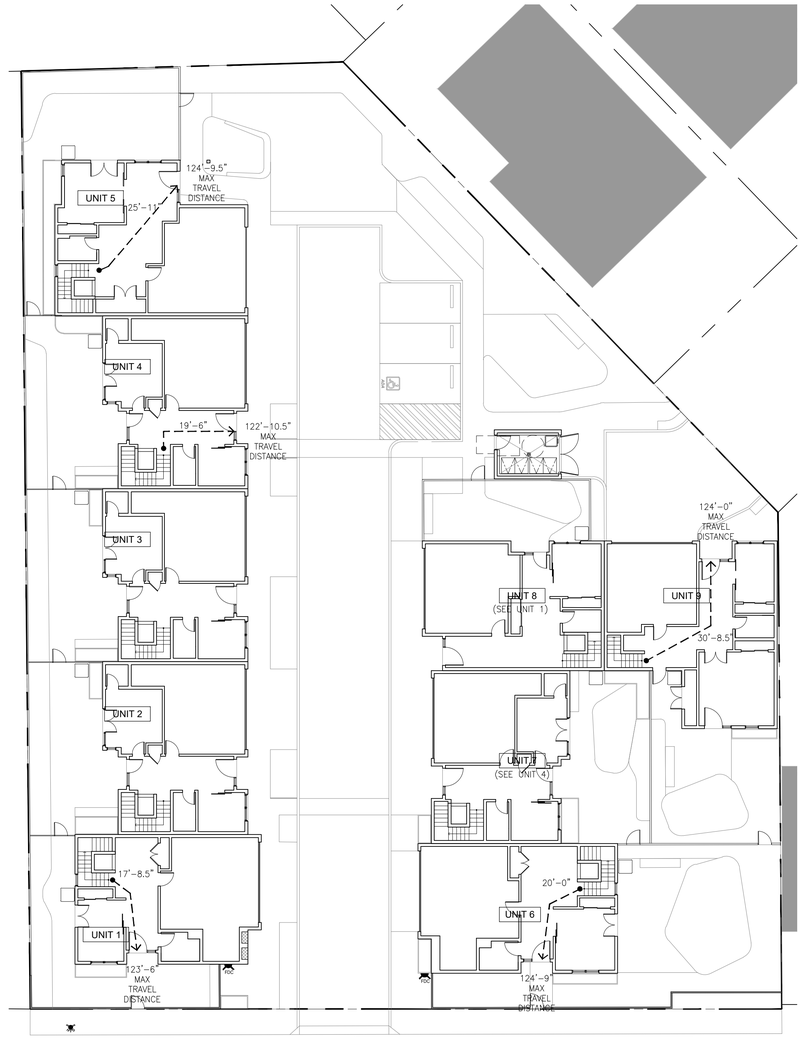
(415) 777-0561 P

SCALE:
AS NOTED

AREA CALC. ILLUSTRATIONS: UNIT TYPES B1, C, D, & E

1 2

G2.00B



1 EGRESS PLAN: FIRST FLOOR
1/16"=1'-0"

RESIDENTIAL		
OCCUPANCY TYPE / USE		RESIDENTIAL
OCCUPANT LOAD FACTOR*		200
UNIT #	AREA	OCCUPANT LOAD
1	3,186 SF	16
2	3,353 SF	17
3	3,353 SF	17
4	3,353 SF	17
5	3,724 SF	19
6	3,434 SF	18
7	3,353 SF	17
8	3,186 SF	16
9	3,943 SF	20
EXITS REQUIRED***		1
EXITS PROVIDED		1
MIN. EGRESS WIDTH**		36"
MIN. STAIR WIDTH^		36"
EGRESS WIDTH PROVIDED		36"
STAIR WIDTH PROVIDED		36"
MAX. ALLOWED TRAVEL DISTANCE***		125'
TRAVEL DISTANCE		SEE PLANS ON G3.00 & G3.01

* PER CBC TABLE 1004.5
** PER CBC 1005.3 & TABLE 1020.3
*** PER CBC TABLE 1006.3.4(1)
^ 36" STAIRWAY PER 1011.2

PROJECT NORTH N

TRUE NORTH N

LDP ARCHITECTURE

NOTICE:
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901 FREMONT AVE
LOS ALTOS, CA

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901 FREMONT AVE,
LOS ALTOS, CA
APN: 189-15-106
LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
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	09-10-2024	PLANNING APPLICATION
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3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

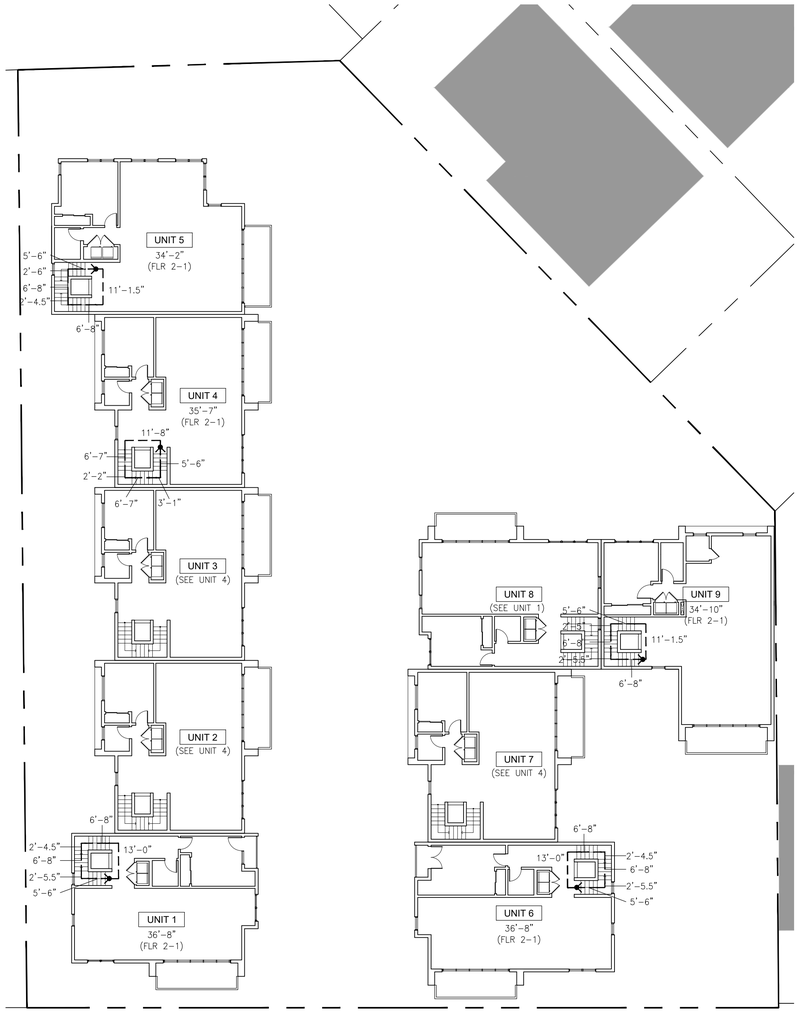
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

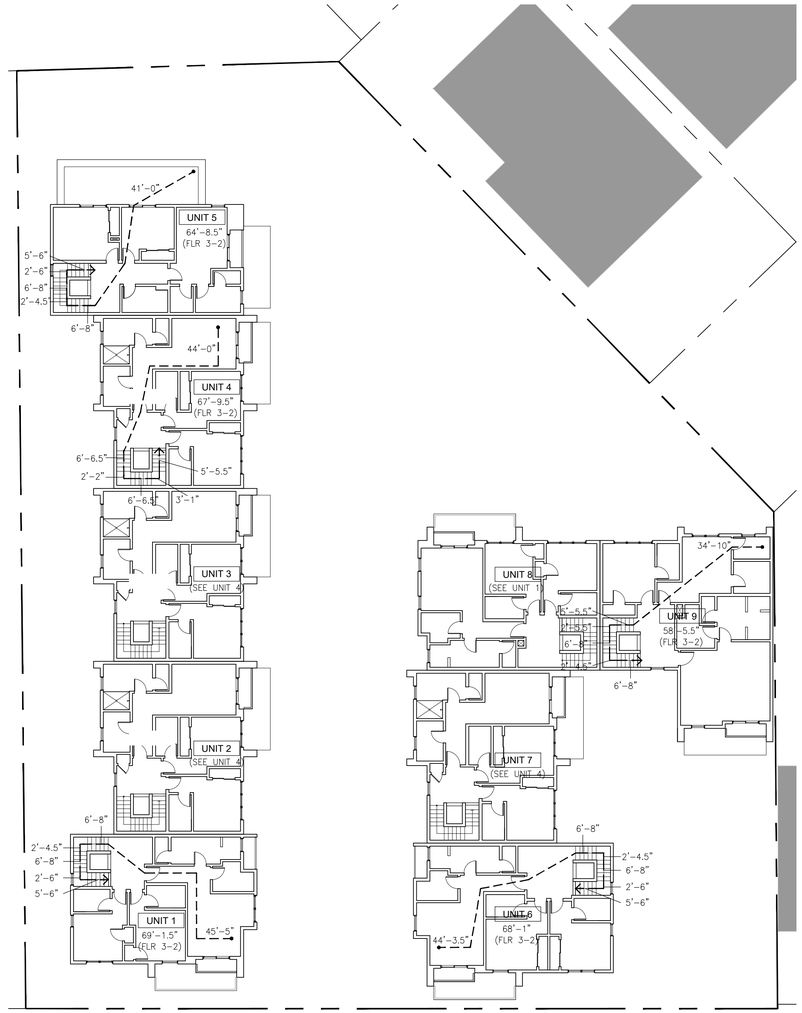
SCALE: AS NOTED

EGRESS PLANS

G3.00



1 EGRESS PLAN: SECOND FLOOR
1/16"=1'-0"



2 EGRESS PLAN: THIRD FLOOR
1/16"=1'-0"

RESIDENTIAL		
OCCUPANCY TYPE / USE		RESIDENTIAL
OCCUPANT LOAD FACTOR*		200
UNIT #	AREA	OCCUPANT LOAD
1	3,186 SF	16
2	3,353 SF	17
3	3,353 SF	17
4	3,353 SF	17
5	3,724 SF	19
6	3,434 SF	18
7	3,353 SF	17
8	3,186 SF	16
9	3,943 SF	20
EXITS REQUIRED***		1
EXITS PROVIDED		1
MIN. EGRESS WIDTH**		36"
MIN. STAIR WIDTH^		36"
EGRESS WIDTH PROVIDED		36"
STAIR WIDTH PROVIDED		36"
MAX. ALLOWED TRAVEL DISTANCE***		125'
TRAVEL DISTANCE		SEE PLANS ON G3.00 & G3.01

* PER CBC TABLE 1004.5
** PER CBC 1005.3 & TABLE 1020.3
*** PER CBC TABLE 1006.3.4(1)
^ 36" STAIRWAY PER 1011.2

PROJECT NORTH N

TRUE NORTH N

LDP ARCHITECTURE

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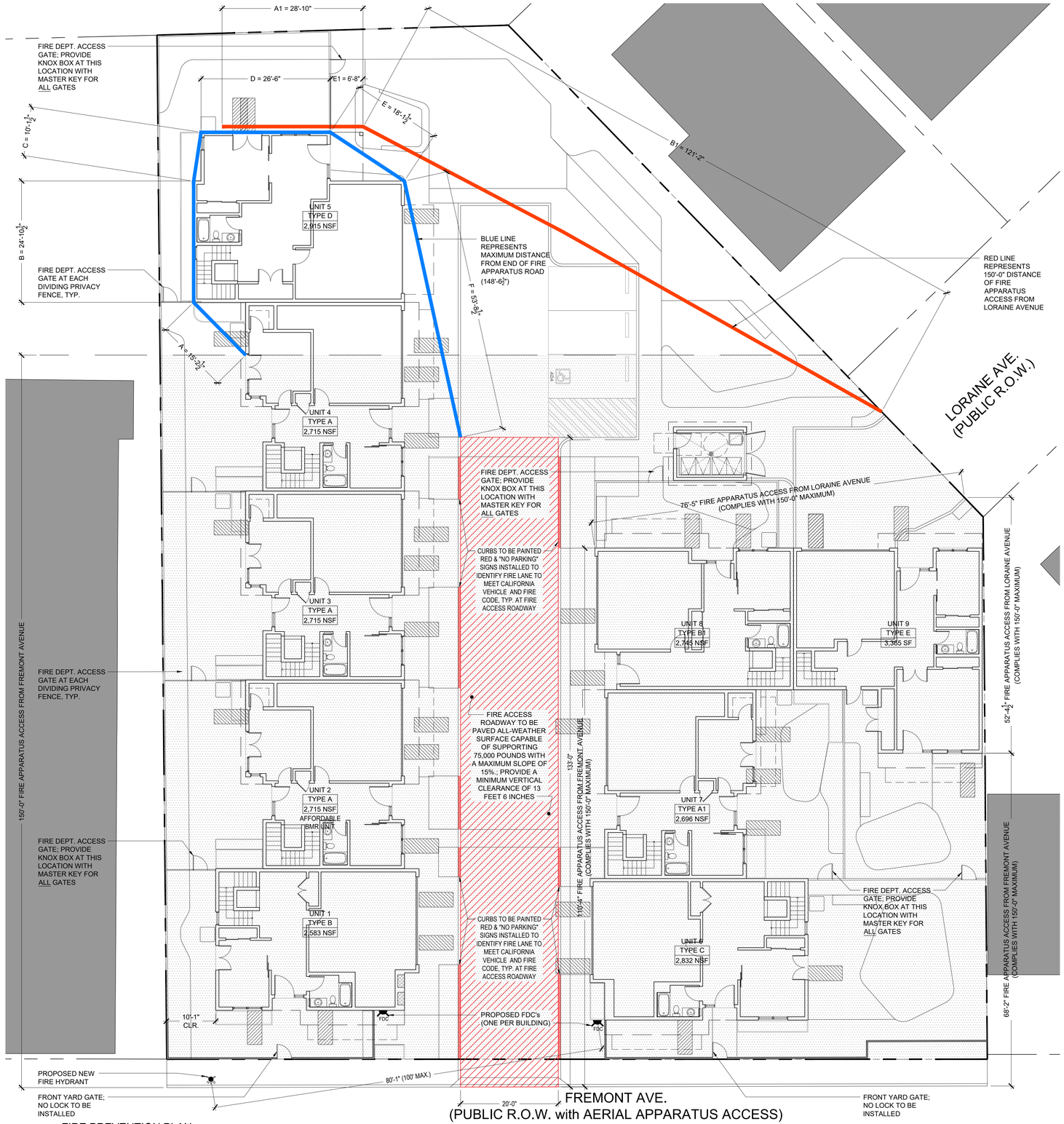
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

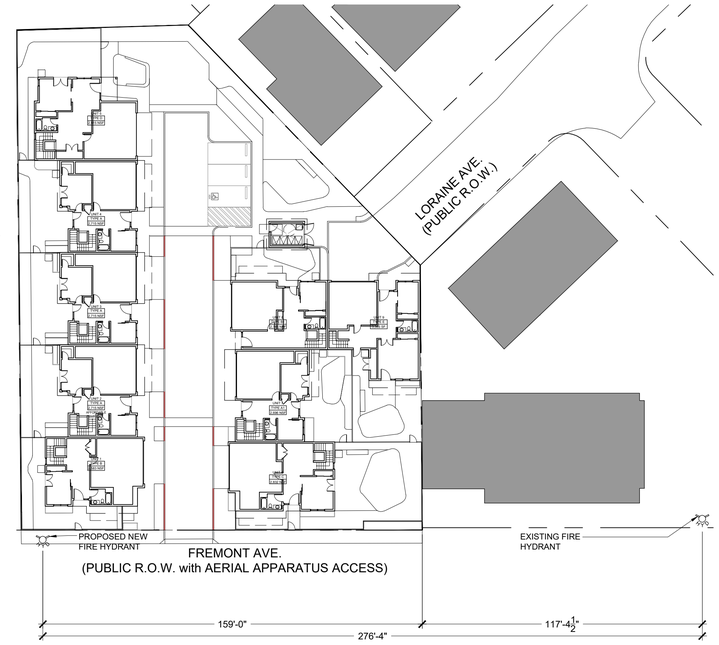
SCALE: AS NOTED

EGRESS PLANS (CONTINUED)

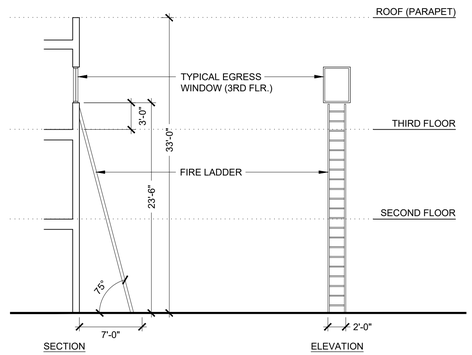
G3.01



1 *FIRE PREVENTION PLAN*
3/32"=1'-0"



2 *FIRE HYDRANT LOCATIONS*
1"=30'-0"



3 *LADDER PAD DIAGRAMS*
1/8"=1'-0"

DISTANCE CALCULATIONS

TOTAL DISTANCE FROM END OF FIRE APPARATUS ROAD =
A + B + C + D + E + F =
15'-2½" + 24'-10½" + 10'-1½" + 26'-6" + 18'-1½" + 53'-8½" = 148' - 6½"

150' DISTANCE FROM LORAINE AVENUE =
A1 + B1 =
28'-10" + 121'-2" = 150' - 0"

LEGEND

TYP. FIRE DEPARTMENT LADDER PAD AT GROUND FLOOR FOR EMERGENCY RESCUE OPENING AT SLEEPING ROOM ABOVE (3'-0" WIDE X 7'-0" DEEP)

PROJECT NORTH

TRUE NORTH

LDP ARCHITECTURE

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LOS ALTOS, CA

LICENSED ARCHITECT BRIAN SIU YANG C-31,027 01-31-27 STATE OF CALIFORNIA

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901 FREMONT AVE,
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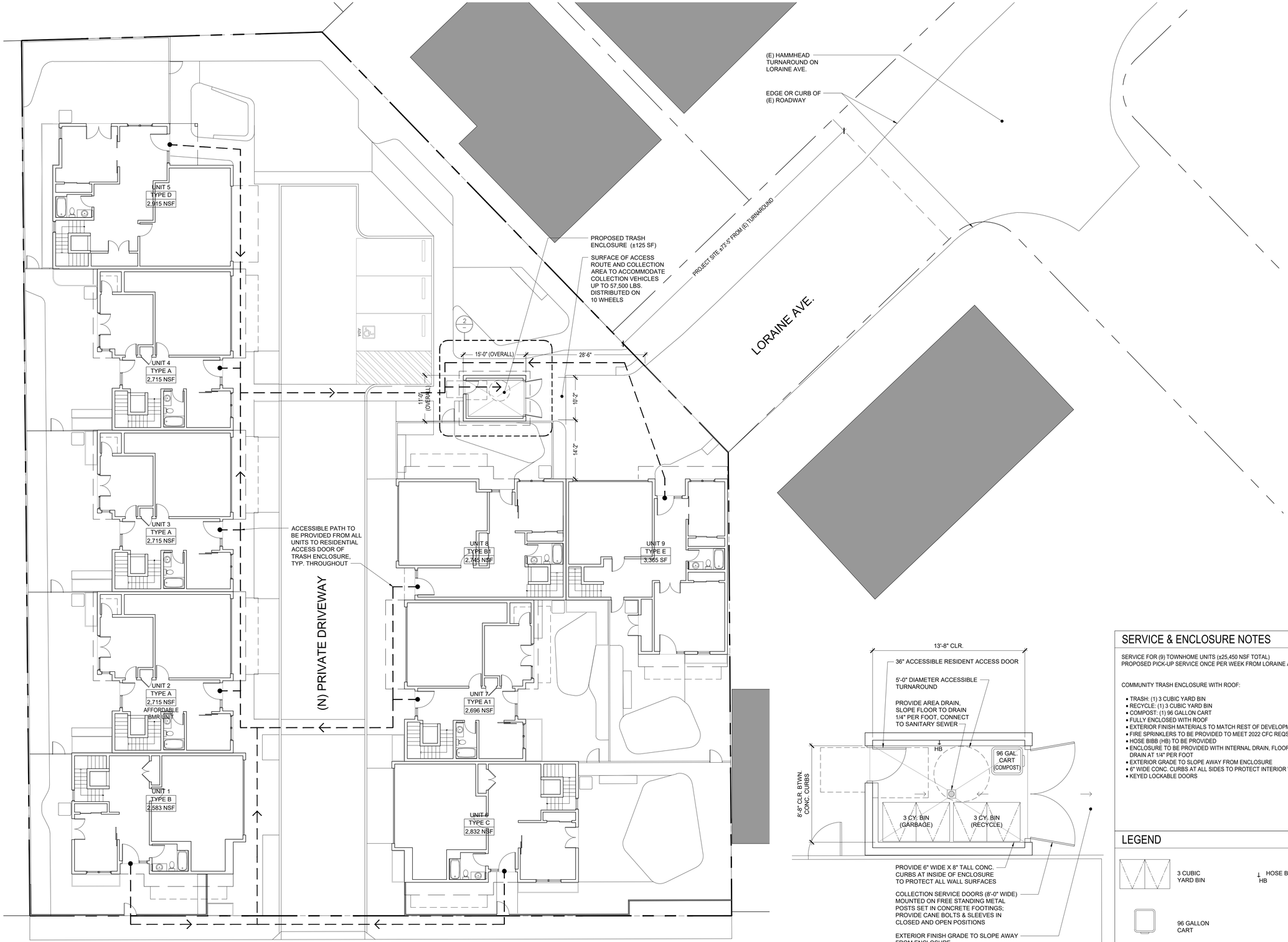
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

FIRE PREVENTION DIAGRAMS

G3.02



1 SITE PLAN: WASTE MANAGEMENT
3/32"=1'-0"

2 ENLARGED PLAN: TRASH ENCLOSURE
1/4"=1'-0"

SERVICE & ENCLOSURE NOTES

SERVICE FOR (9) TOWNHOME UNITS (±25,450 NSF TOTAL)
PROPOSED PICK-UP SERVICE ONCE PER WEEK FROM LORAINE AVENUE

COMMUNITY TRASH ENCLOSURE WITH ROOF:

- TRASH: (1) 3 CUBIC YARD BIN
- RECYCLE: (1) 3 CUBIC YARD BIN
- COMPOST: (1) 96 GALLON CART
- FULLY ENCLOSED WITH ROOF
- EXTERIOR FINISH MATERIALS TO MATCH REST OF DEVELOPMENT
- FIRE SPRINKLERS TO BE PROVIDED TO MEET 2022 CFC REQS.
- HOSE BIBB (HB) TO BE PROVIDED
- ENCLOSURE TO BE PROVIDED WITH INTERNAL DRAIN, FLOOR SLOPED TO DRAIN AT 1/4" PER FOOT
- EXTERIOR GRADE TO SLOPE AWAY FROM ENCLOSURE
- 6" WIDE CONC. CURBS AT ALL SIDES TO PROTECT INTERIOR WALL FINISHES
- KEYED LOCKABLE DOORS

LEGEND

3 CUBIC YARD BIN

HOSE BIBB HB

96 GALLON CART

PROJECT NORTH N

TRUE NORTH N

LDP ARCHITECTURE

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LOS ALTOS, CA

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LICENSED ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
SEP. 01-31-27
STATE OF CALIFORNIA

901 FREMONT AVE,
LOS ALTOS, CA
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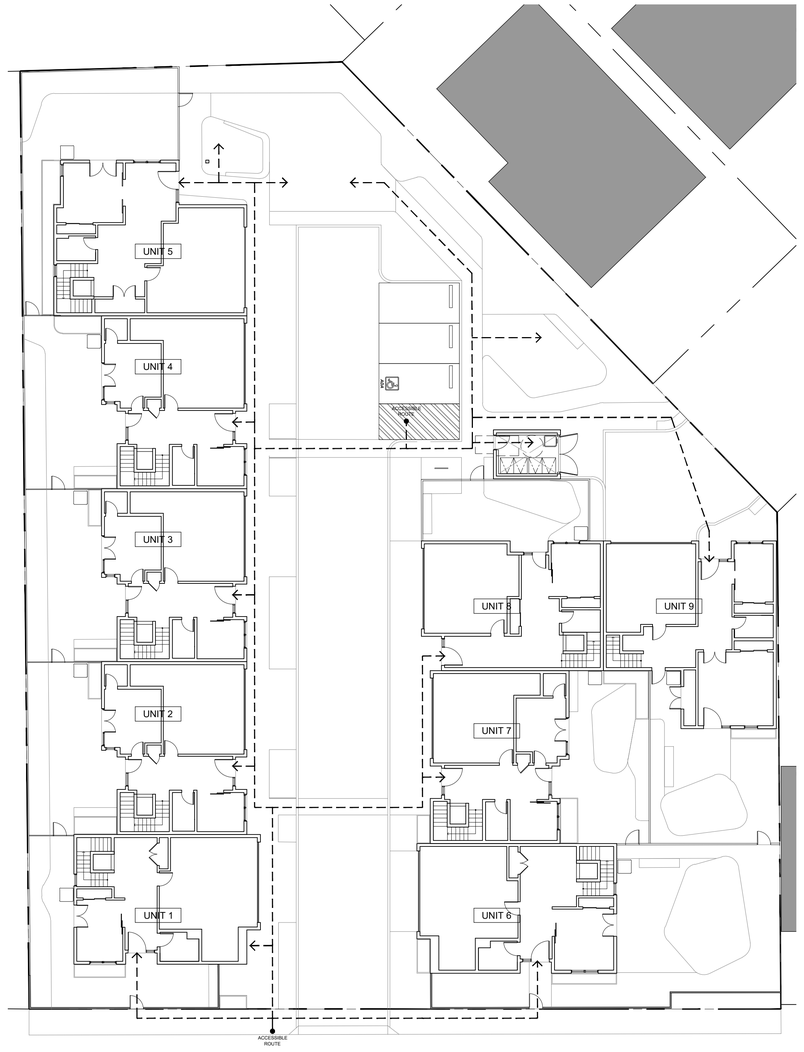
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

WASTE MANAGEMENT DIAGRAMS

G3.03



1 *ACCESSIBILITY PLAN*
1/16"=1'-0"

LDP ARCHITECTURE

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LICENSED ARCHITECT
Exp. 11-31-27
STATE OF CALIFORNIA

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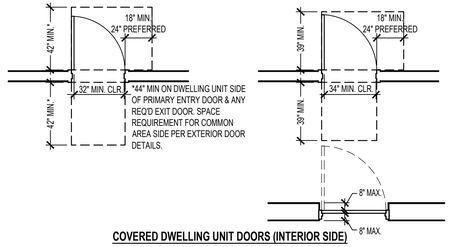
(415) 777-0561 P

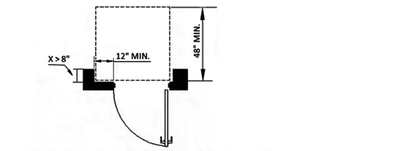
SCALE:
AS NOTED

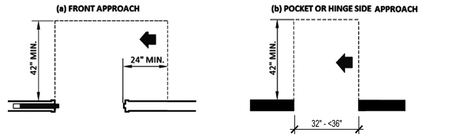
ACCESS PLANS

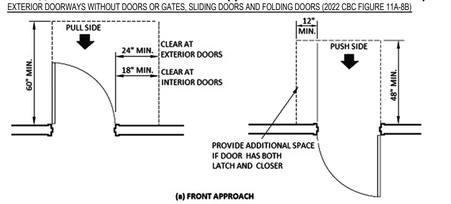
G4.00



COVERED DWELLING UNIT DOORS (INTERIOR SIDE)





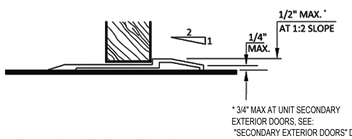


EXTERIOR SWINGING DOORS & GATES (2022 CBC FIGURE 11A-8A)

GENERAL NOTES:

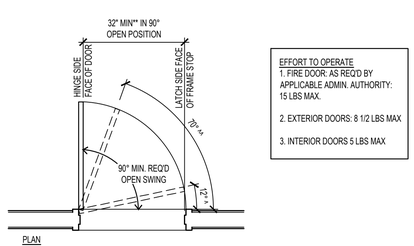
- FLOOR OR LANDING AREA W/IN REQ'D MANEUVERING CLEARANCE TO BE LEVEL & CLEAR. NO SLOPE IN ANY DIRECTION W/IN MANEUVERING CLEARANCE SHALL EXCEED 1/4"/FT FROM HORIZONTAL, TYP. ALL DOORS & GATES.
- @DWELLING UNIT DOORS, RO/MTS SHALL APPLY ONLY TO MANEUVERING CLEARANCES AT SIDE OF DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES. FOR UNIT SIDE OF DOOR, SEE "COVERED DWELLING UNIT DOORS".

COMMON USE & PRIMARY UNIT ENTRY/EXIT

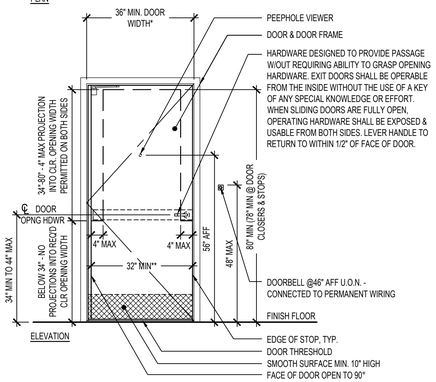


14 *TYP. DOOR THRESHOLD*
NOT TO SCALE 2022 CBC FIGURE 11A-8I

12 *TYP. DOOR ACCESSIBILITY & CLEARANCE DETAILS*
N.T.S.



EFFORT TO OPERATE
1. FIRE DOOR: AS REQ'D BY APPLICABLE ADMIN. AUTHORITY: 15 LBS MAX.
2. EXTERIOR DOORS: 8 1/2 LBS MAX
3. INTERIOR DOORS 5 LBS MAX



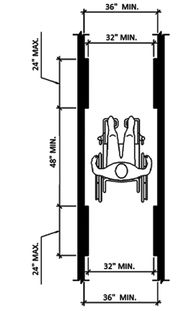
*IF PROVIDING ACCESS TO COMMON USE AREAS OR SERVINGS AS PRIMARY ENTRY DOOR OR REQUIRED EXIT FOR COVERED MULTIFAMILY DWELLING UNIT.

**36" MIN IF DOORWAY DEEPER THAN 24"

^IF A DOOR OR GATE HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90°, THE DOOR OR GATE WILL TAKE 5 SECONDS MIN TO MOVE TO A POSITION OF 12° FROM THE LATCH.

^^SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70° THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.

9 *TYP. DOOR ACCESSIBILITY & CLEARANCE DETAILS*
NOT TO SCALE 2022 CBC FIGURE 11A-8D

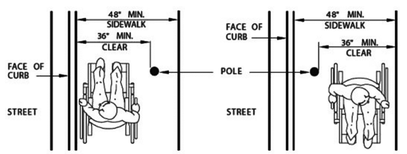


MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

NOTE:

- COMMON AREAS – INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44 INCHES IN WIDTH. INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH.
- WITHIN COVERED MULTIFAMILY DWELLING UNITS – FROM UNIT PRIMARY ENTRY DOOR PROVIDE A 36" WIDE ACCESSIBLE ROUTE WHICH CONNECTS AND PASSES THROUGH ALL ROOMS AND SPACES AND CONNECTS TO ANY ADDITIONAL EXTERIOR DOORS.

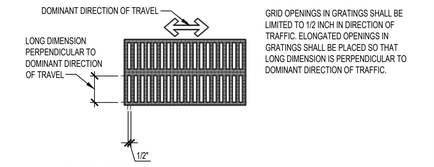
7 *INTERIOR ACCESSIBLE ROUTE WIDTHS*
NOT TO SCALE 2022 CBC FIGURE 11A-1D



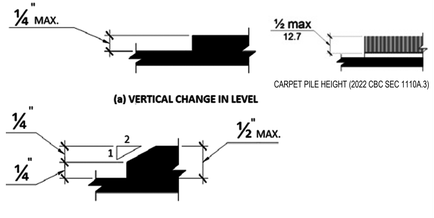
(a) SIDEWALK OBSTRUCTIONS

* WHERE SERVING AN INDIVIDUAL DWELLING UNIT IN COVERED MULTIFAMILY BUILDINGS, OVERALL UNOBSTRUCTED WIDTH OF WALK CAN BE REDUCED TO 36"

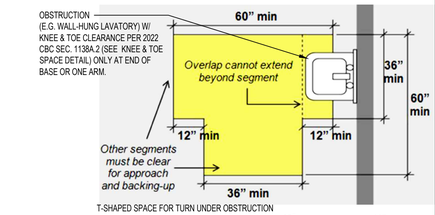
5 *SIDEWALKS & EXTERIOR WALKS*
NOT TO SCALE 2022 CBC FIGURE 11A-5A

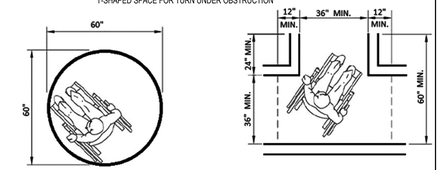


4 *GRATINGS*
NOT TO SCALE 2022 CBC SEC 1113A.5

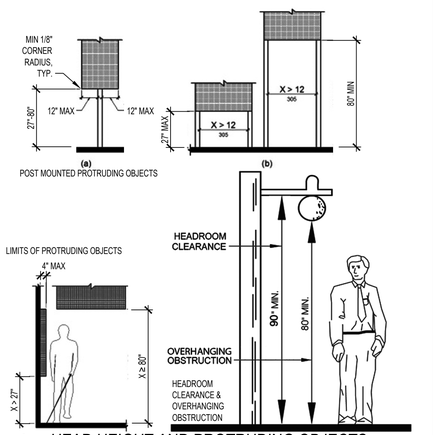


3 *CHANGES IN LEVEL*
NOT TO SCALE 2022 CBC FIGURE 11A-1F





2 *WHEELCHAIR TURNING SPACE*
NOT TO SCALE 2022 CBC FIGURE 11A-1D



1 *HEAD HEIGHT AND PROTRUDING OBJECTS*
NOT TO SCALE 2022 CBC FIGURE 11A-1B

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LICENSED ARCHITECT — 01-31-27 — STATE OF CALIFORNIA

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

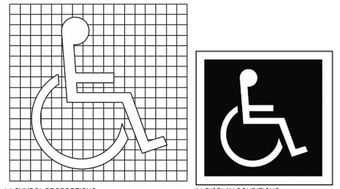
DETAILS:
TYPICAL ACCESSIBILITY

G4.01

NOTE: "UNAUTHORIZED VEHICLES" SIGNAGE SHALL NOT BE LESS THAN 17" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, AND SHALL CLEARLY AND CONSPICUOUSLY STATE THE FOLLOWING:

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ BY TELEPHONING _____.

BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS PERMANENT PART OF SIGN.



(a) SYMBOL PROPORTIONS (b) DISPLAY CONDITIONS

15 INTERNATIONAL ACCESSIBILITY SYMBOL
N.T.S. 2022 CBC FIGURE 11A-1A

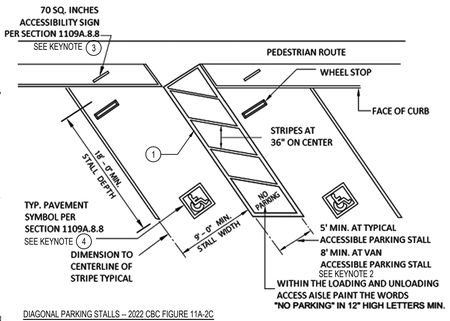
14 UNAUTHORIZED VEHICLES SIGN
NOT TO SCALE 2022 CBC SEC 1109A.8.8.1

GENERAL NOTES:

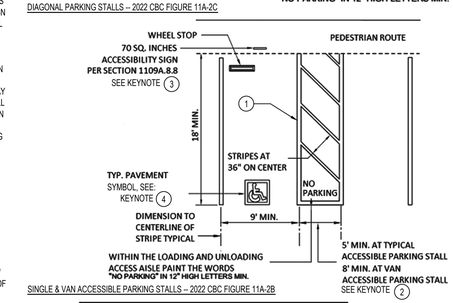
- RAMPS, INCLUDING CURB RAMPS, SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR ADJACENT LOADING AND UNLOADING ACCESS AISLE.
- MAX 1/4" PER FOOT SLOPE @ PARKING SPACES & ACCESS AISLES.
- PROVIDE "UNAUTHORIZED VEHICLES SIGN" PER DETAIL.

KEY NOTES:

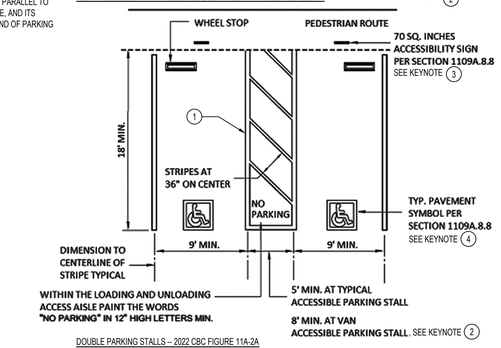
1. LOADING & UNLOADING ACCESS AISLE BORDERS TO BE PAINTED BLUE. STRIPES WITHIN BOARDER PAINTED A COLOR TO CONTRAST PARKING SURFACE, PREFERABLY BLUE OR WHITE. "NO PARKING" LETTERS TO BE PAINTED WHITE.
2. VAN ACCESSIBLE SPACE SHALL BE DESIGNATED AS "VAN ACCESSIBLE", 17' WIDE MIN, AND EITHER: PROVIDE 12' WIDE PARKING AREA WITH 5' WIDE MIN LOADING AND UNLOADING ACCESS AISLE, OR; PROVIDE 9' WIDE PARKING AREA AND 8' WIDE LOADING AND UNLADING ACCESS AISLE.
3. EACH ACCESSIBLE PARKING SPACE RESERVED FOR PERSONS W/ DISABILITIES SHALL BE IDENTIFIED BY REFLECTIVE SIGN CONSISTING OF "INTERNATIONAL SYMBOL OF ACCESSIBILITY" VISIBLE FROM EACH PARKING SPACE THEY SERVE, AND BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO PARKING SPACE OR WITHIN PROJECTED PARKING SPACE WIDTH @ HEAD END OF PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON WALL @ INTERIOR END OF PARKING SPACE. VAN ACCESSIBLE SPACES SHALL HAVE ADDITIONAL SIGN OR LANGUAGE STATING "VAN ACCESSIBLE" BELOW SYMBOL OF ACCESSIBILITY.
4. PARKING SPACE SHALL BE EITHER: (1.) OUTLINED OR PAINTED BLUE, & SHALL BE MARKED W/ "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE OR SUITABLE CONTRASTING COLOR, OR; (2.) MARKED W/INTERNATIONAL SYMBOL OF ACCESSIBILITY", IN WHITE ON BLUE BACKGROUND. "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE 36"X36" MIN, W/ CENTERLINE 6" MAX FROM CENTERLINE OF PARKING SPACE, ITS SIDES PARALLEL TO LENGTH OF PARKING SPACE, AND ITS LOWER SIDE ALIGNED W/ END OF PARKING SPACE.



DIAGONAL PARKING STALLS – 2022 CBC FIGURE 11A-2C



SINGLE & VAN ACCESSIBLE PARKING STALLS – 2022 CBC FIGURE 11A-2B



DOUBLE PARKING STALLS – 2022 CBC FIGURE 11A-2A

13 ACCESSIBLE PARKING
NOT TO SCALE 2022 CBC FIGURE 11A-2A-C

LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

LICENSED ARCHITECT — Brian Siu Yang — 04-30-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
	09-10-2024	PLANNING APPLICATION
1	01-31-2025	PLANNING RESPONSE 01
2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

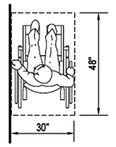
(415) 777-0561 P

SCALE:
AS NOTED

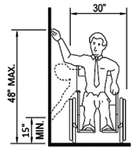
DETAILS:
TYPICAL ACCESSIBILITY

G4.02

* KITCHEN COUNTERTOPS IN DWELLING UNITS, & TOPS OF WASHING MACHINES / CLOTHES DRYERS SHALL BE PERMITTED TO BE 36" MAXIMUM AFF.
**25 1/2" MAX @ COUNTERTOPS IN DWELLING UNITS.

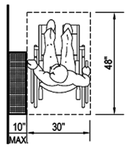


CLEAR FLOOR SPACE FOR PARALLEL APPROACH

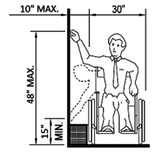


HIGH AND LOW SIDE REACH LIMITS

(a) UNOBSTRUCTED SIDE REACH

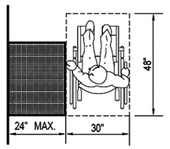


CLEAR FLOOR SPACE FOR PARALLEL APPROACH

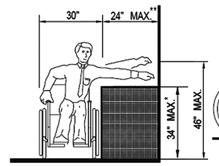


HIGH AND LOW SIDE REACH LIMITS

(b) SIDE REACH OVER OBSTRUCTION 10" MAXIMUM



CLEAR FLOOR SPACE FOR PARALLEL APPROACH



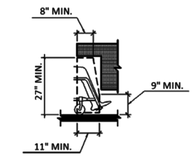
MAXIMUM SIDE REACH OVER OBSTRUCTION

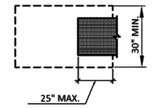
(c) SIDE REACH OVER OBSTRUCTION > 10" AND 24" MAXIMUM

5 SIDE REACH RANGES

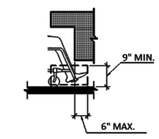
NOT TO SCALE — 2022 CBC FIGURE 11A-1J

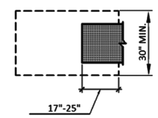
NOTES:
- ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR SPACE OR TURNING SPACE.
- WHERE LAVATORIES & SINKS REQUIRED TO BE ACCESSIBLE, DIP OF OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.
- COMBINED KNEE AND TOE SPACE SHALL EXTEND 19" MIN UNDER BUILT-IN DINING/WORK SURFACES & SINKS REQUIRED TO BE ACCESSIBLE. SEE FIGURE (c) BELOW FOR LAVATORIES.
- BETWEEN 9"-27" AFF, KNEE SPACE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT.



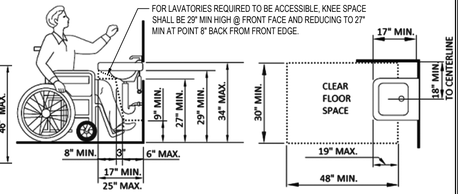


(a) KNEE SPACE - GENERAL REQUIREMENT





(b) TOE SPACE - GENERAL REQUIREMENT

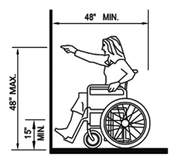


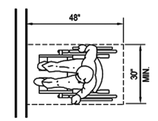
(c) KNEE AND TOE SPACE FOR LAVATORIES

3 KNEE & TOE SPACE

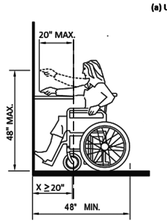
NOT TO SCALE — 2022 CBC SEC 1138A.2

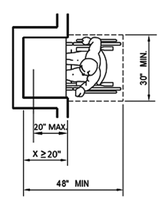
NOTE: WHEN THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REACH DEPTH OVER THE OBSTRUCTION.

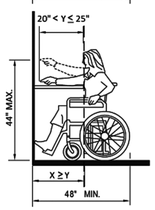


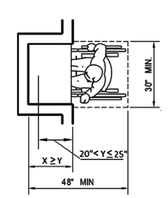


(a) UNOBSTRUCTED FORWARD REACH







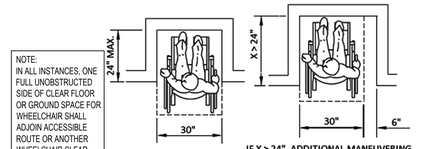


(b) FORWARD REACH OVER OBSTRUCTION

4 FORWARD REACH RANGES

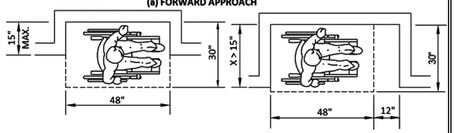
NOT TO SCALE — 2022 CBC FIGURE 11A-1I

NOTE:
IN ALL INSTANCES, ONE FULL UNOBSTRUCTED SIDE OF CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIR SHALL ADJOIN ACCESSIBLE ROUTE OR ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.



IF X > 24", ADDITIONAL MANEUVERING CLEARANCE OF 6" SHALL BE PROVIDED.

(a) FORWARD APPROACH

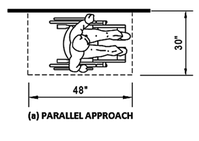


IF X > 15", ADDITIONAL MANEUVERING CLEARANCE OF 12" SHALL BE PROVIDED.

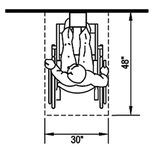
(b) PARALLEL APPROACH

2 MIN. CLR. FLR. SPACE IN ALCOVES

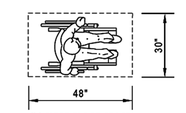
NOT TO SCALE — 2022 CBC FIGURE 11A-1H



(a) PARALLEL APPROACH



(c) FORWARD APPROACH



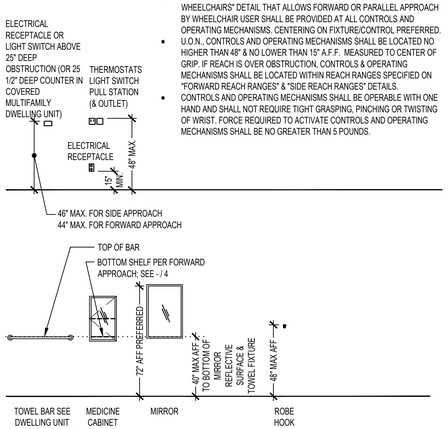
(b) CLEAR FLOOR SPACE

NOTE: CLEAR FLOOR OR GROUND SPACE MAY BE PART OF THE KNEE AND TOE SPACE REQUIRED UNDER SOME OBJECTS UNLESS OTHERWISE SPECIFIED, SEE "KNEE & TOE SPACE" DETAIL.

1 TYP. MIN. CLR. FLR. SPACE FOR WHEELCHAIRS

NOT TO SCALE — 2022 CBC FIGURE 11A-1G

NOTES:
- CLEAR FLOOR SPACE COMPLYING W/ "TYP. MIN. CLR. FLR. SPACE FOR WHEELCHAIRS" DETAIL THAT ALLOWS FORWARD OR PARALLEL APPROACH BY WHEELCHAIR USER SHALL BE PROVIDED AT ALL CONTROLS AND OPERATING MECHANISMS. CENTERING ON FIXTURE/CONTROL PREFERRED.
- U.O.N., CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48" & NO LOWER THAN 15" A.F.F. MEASURED TO CENTER OF GRIP. IF REACH IS OVER OBSTRUCTION, CONTROLS & OPERATING MECHANISMS SHALL BE LOCATED WITHIN REACH RANGES SPECIFIED ON "FORWARD REACH RANGES" & "SIDE REACH RANGES" DETAILS.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.



6 MISC. CONTROL & FIXTURE MOUNTING RQMTS.

NOT TO SCALE

LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

LICENSED ARCHITECT — 01-31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
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2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

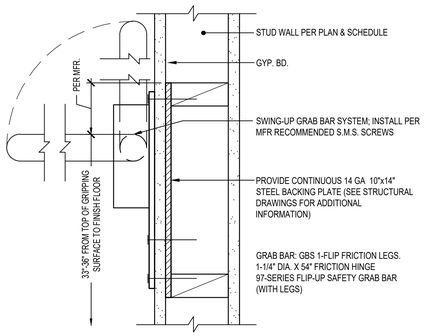
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

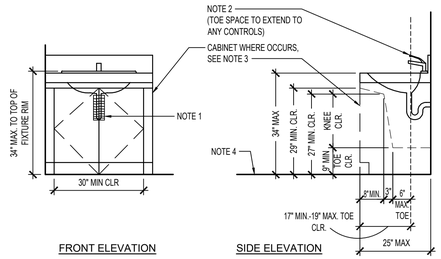
DETAILS:
TYPICAL
ACCESSIBILITY

G4.03



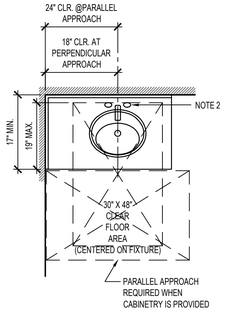
13 UNIT FOLD-DOWN GRAB BAR REINFORCEMENT

NOT TO SCALE



FRONT ELEVATION

SIDE ELEVATION



PLAN VIEW

KEYNOTES:

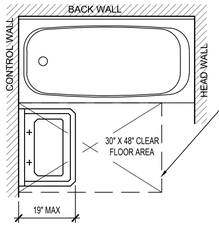
1. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES
2. FAUCET CONTROLS & OPERATING MECHANISMS FOR LAVS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISMS FOR LAVS SHALL BE NO GREATER THAN 5 LBS. LEVER OPERATED, PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
3. ANY CABINET BENEATH LAVATORY SHALL BE REMOVABLE WITHOUT USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR DOORS TO CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.
4. FINISHED FLOOR BENEATH LAVATORY SHALL BE EXTENDED TO WALL.

10 UNIT LAVATORY/VANITY

NOT TO SCALE

NOTES:

- FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2 N). LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
- A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.
- DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER-RESISTANT MATERIALS. HINGED DOORS SHALL OPEN OUTWARD.



PLAN VIEW

CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO SIDE OF BATHTUB OR BATHTUB-SHOWER COMBINATION TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR & TRANSFER TO AND FROM BATHING FACILITIES. CONTROLS SHALL BE ON WALL AT FOOT OF TUB. EDGE OF CLEAR FLOOR SPACE SHALL BE FLUSH W/CONTROL WALL SURFACE. AREA UNDER LAVATORY, LOCATED AT THE CONTROL END OF THE TUB, MAY BE INCLUDED IN CLEAR FLOOR SPACE PROVIDED LAVATORY IS 19" MAX DEEP, & KNEE AND TOE SPACE COMPLY W/ 2022 CBC SEC 1134A.8 (SEE "KNEE & TOE SPACE" DETAIL). CABINETS UNDER LAVATORIES & TOILETS SHALL NOT ENCROACH INTO CLEAR FLOOR SPACE.

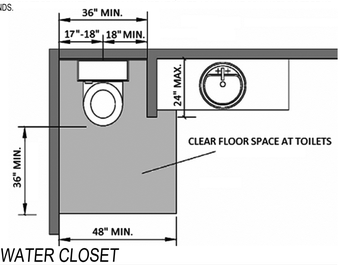
8 UNIT BATHTUB - FLOOR SPACE & MISC RQMTS.

NOT TO SCALE

2022 CBC SEC 1134A.5

NOTES:

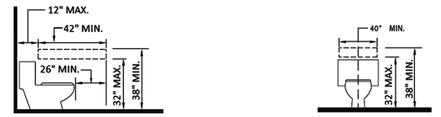
- WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS GRAB BAR TO BE INSTALLED ON AT LEAST ONE SIDE OF FIXTURE. WHERE WATER CLOSET IS NOT PLACED ADJACENT TO SIDE WALL CAPABLE OF ACCOMMODATING GRAB BAR, BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS.
- MIN HEIGHT OF WATER CLOSET SEATS SHALL BE 15 " AFF.
- WATER CLOSET CONTROLS SHALL BE MOUNTED 44" MAX AFF. FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.



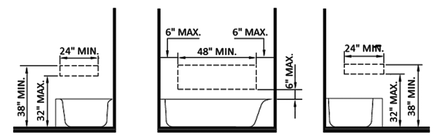
12 UNIT WATER CLOSET

NOT TO SCALE

2022 CBC FIGURE 11A-9M



(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS

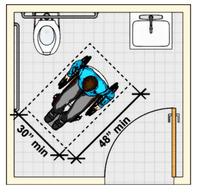
9 UNIT BATH/TOILET GRAB BAR REINFORCEMENTS

NOT TO SCALE

2022 CBC FIGURE 11A-9G

NOTES:

- WHERE DOOR SWINGS INTO BATHROOM OR POWDER ROOM, THERE SHALL BE CLEAR MANEUVERING SPACE OUTSIDE SWING OF DOOR OF AT LEAST 30" X 48" WITHIN ROOM.
- DOORS MAY SWING INTO REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE SWING OF DOOR.
- MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.



7 UNIT BATH/TOILET ROOM MANEUVERING SPACE

NOT TO SCALE

2022 CBC SEC 1134A.4

LDP ARCHITECTURE

NOTICE:
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF LEVY DESIGN PARTNERS, INC. (LDP ARCHITECTURE) AND SHALL NOT BE USED EXCEPT BY WRITTEN AGREEMENT WITH LEVY DESIGN PARTNERS.

901 FREMONT AVE LOS ALTOS, CA

LICENSED ARCHITECT Brian Siu Yang No. C-31-27 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
	09-10-2024	PLANNING APPLICATION
1	01-31-2025	PLANNING RESPONSE 01
2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

DETAILS:
TYPICAL
ACCESSIBILITY

G4.04

REFERENCES

(R1) RECORD OF SURVEY, FILED MARCH 28, 1960 IN BOOK 118 OF MAPS, AT PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

(R2) MAP ENTITLED "TRACT NO. 9557, LOYOLA PLAZA SUBDIVISION", FILED FEBRUARY 12, 2004 IN BOOK 767 OF MAPS, AT PAGES 52 TO 55 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

(R3) PARCEL MAP, FILED DECEMBER 17, 1969 IN BOOK 262 OF MAPS, AT PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

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(R5) GRANT DEED, RECORDED SEPTEMBER 19, 2023 AS DOCUMENT NUMBER 25532544, OFFICIAL RECORDS OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

(R6) MAP ENTITLED "TRACT NO. 1861, PETERSON SUBDIVISION", FILED APRIL 15, 1957 IN BOOK 81 OF MAPS, AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

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NOTES

1. DATE OF FIELD SURVEY: NOVEMBER 9, 14, 2023, APRIL 18 AND JULY 17, 2024 AS TO THE BOUNDARY SURVEY OF THE SUBJECT PROPERTY.

BENCHMARK

BM PID DG6887, DESIGNATION: LOCKHEED, STATE/COUNTY: CA/SANTA CLARA. ELEVATION = 36.1 FEET, NAVD 88 DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN JULY 2024.

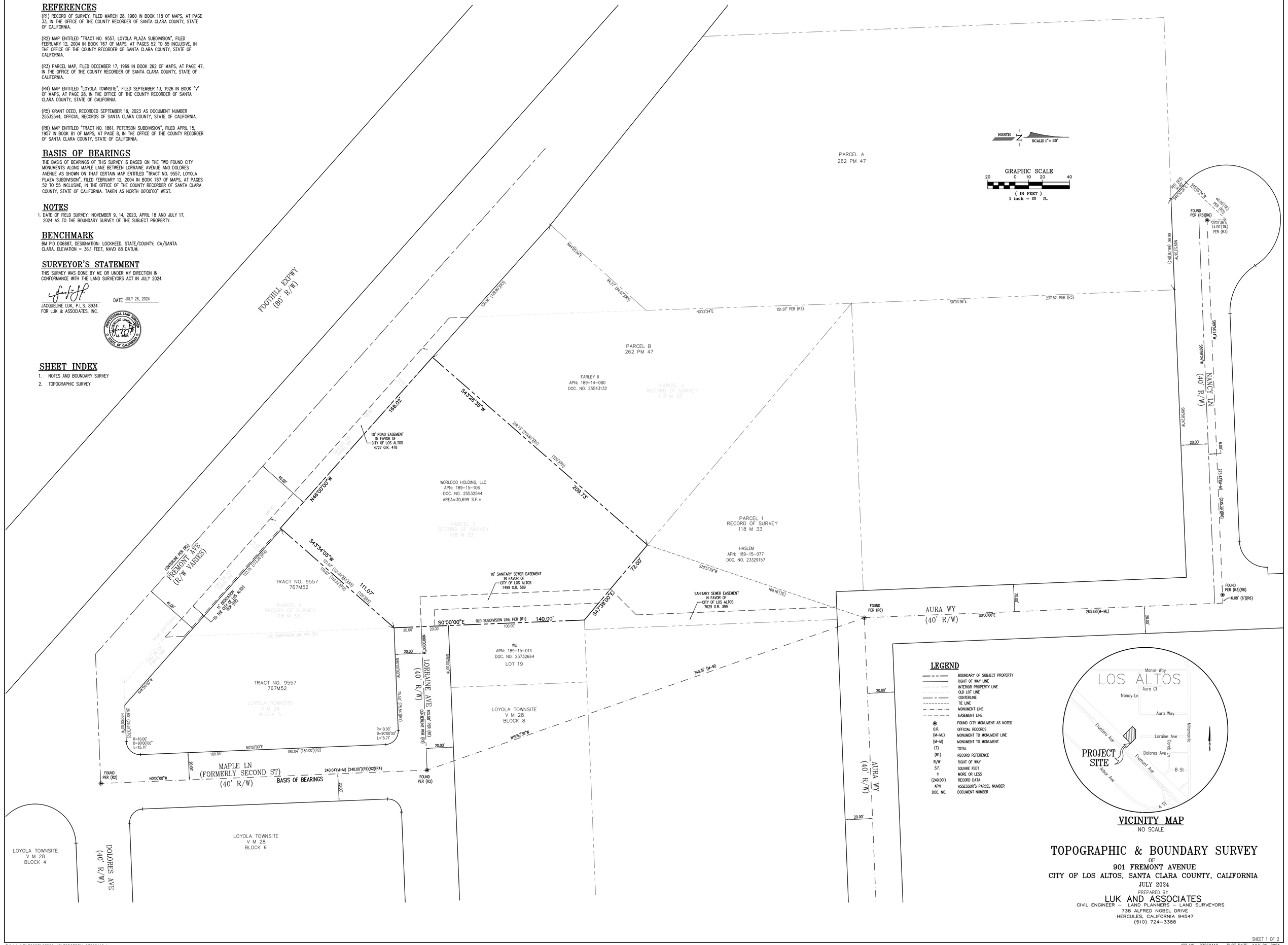
JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE JULY 26, 2024

PROFESSIONAL LAND SURVEYOR JACQUELINE LUK LS 8934 STATE OF CALIFORNIA

SHEET INDEX

1. NOTES AND BOUNDARY SURVEY
2. TOPOGRAPHIC SURVEY



VICINITY MAP

NO SCALE

TOPOGRAPHIC & BOUNDARY SURVEY

OF

901 FREMONT AVENUE

CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

JULY 2024

PREPARED BY

LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

LEGEND

SYMBOLS	DESCRIPTION
— — —	BOUNDARY – SUBJECT PROPERTY
———	RIGHT-OF-WAY LINE
———	CENTERLINE
— — —	EASEMENT LINE
———	BUILDING LINE
GAS	GAS LINE LINE
W	WATER LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
AC PAVEMENT	ASPHALT CONCRETE PAVEMENT
WM	WATER METER
BOL	BOLLARD
UTIL	UTILITY BOX
JP	JOINT POLE
SSMH	SANITARY SEWER MAN HOLE
SSCO	SANITARY SEWER CLEAN OUT
HC	HOSE CONNECTION
HB	HOSE BIB
GUY	GUY WIRE
HCR	HANDICAP RAMP
ELEC	ELECTRIC BOX
DI	DRAIN INLET
SL	STREET LIGHT
GR	GAS RISER
SDMH	STORM DRAIN MAN HOLE
AD	AREA DRAIN
SLB	STREET LIGHT BOX
UTIL VAULT	UTILITY VAULT
BSW 65.60	BACK OF SIDEWALK ELEVATION
TC 65.64	TOP OF CURB ELEVATION
TP 65.64	TOP OF PAVEMENT ELEVATION
FL 65.64	FLOW LINE ELEVATION
LIP 65.60	LIP OF GUTTER ELEVATION
TOP ADJ. BLDG 65.64	TOP OF ADJACENT BUILDING ELEVATION
WINDOW BOT 65.60	BOTTOM OF WINDOW ELEVATION
WINDOW TOP 65.60	TOP OF WINDOW ELEVATION
	TREE

NORTH

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 10 20

(IN FEET)

1 inch = 10 ft.

TOPOGRAPHIC & BOUNDARY SURVEY

OF

901 FREMONT AVENUE

CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

JULY 2024

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

GENERAL NOTES

1. OWNER: WORLDCO
1388 SUTTER STREET, SUITE 730
SAN FRANCISCO, CA 94109
ALVIN CHAN
2. ENGINEER: (415) 775-0717

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
JACKIE LUK PLS 8934
(510) 724-3388

3. ASSESSOR'S PARCEL NO.: APN: 189-15-106
4. TOTAL LOT AREA: 0.705 ACRES (30,699 S.F.)
5. ZONING: EXISTING: CN- COMMERCIAL NEIGHBORHOOD
6. PROPOSED USE: MULT-FAMILY RESIDENTIAL
7. FLOOD ZONE DESIGNATION: THE PROPERTY IS LOCATED IN ZONE "X" (SHADED) DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0202H, EFFECTIVE DATE: MAY 18, 2009.

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF FREMONT AVENUE DISTANT THEREON NORTH 46°00' WEST 284.00 FEET FROM AN IRON PIPE ON THE SAID NORTHEASTERLY LINE OF FREMONT AVENUE AT THE SOUTHWESTERLY CORNER OF LOYOLA TOWNSITE, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF LOYOLA TOWNSITE, SANTA CLARA COUNTY, CALIFORNIA, WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON SEPTEMBER 13, 1926 IN BOOK "V" OF MAPS, PAGE 28; THENCE RUNNING ALONG SAID LINE OF FREMONT AVENUE, SOUTH 46°00' EAST 168.00 FEET; THENCE LEAVING SAID LINE OF FREMONT AVENUE AND RUNNING NORTHEASTERLY IN A DIRECT LINE 120.00 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF LOT 3 IN BLOCK 5, AS SAID LOT AND BLOCK ARE SHOWN UPON SAID MAP HEREINABOVE REFERRED TO; THENCE RUNNING NORTH ALONG THE WESTERLY LINE OF SAID LOYOLA TOWNSITE, AS SHOWN UPON SAID MAP 140.00 FEET TO AN IRON PIPE AT THE NORTHWESTERLY CORNER OF SAID LOYOLA TOWNSITE, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 19 IN BLOCK 8, AS SHOWN UPON SAID MAP; THENCE RUNNING NORTH 47°38' WEST 72.00 FEET; THENCE RUNNING SOUTHWESTERLY IN A DIRECT LINE, 220.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND BEING A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 WEST, M.D.M.

EXCEPTING THEREFROM THAT PORTION IN GRANT DEED TO THE CITY OF LOS ALTOS BY DOCUMENT RECORDED OCTOBER 30, 1978 IN BOOK E062, PAGE 126 AS INSTRUMENT NO. 6186743 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY.

NOTES

1. DATE OF FIELD SURVEY: APRIL 18 AND JULY 17, 2024 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF LOS ALTOS
SANITARY SEWER: CITY OF LOS ALTOS
WATER: CALIFORNIA WATER SERVICE COMPANY
ELECTRICITY AND GAS: PACIFIC GAS AND ELECTRIC COMPANY
4. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
5. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM FREMONT AVENUE, A PUBLIC RIGHT OF WAY.
6. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.

REFERENCES

(R1) RECORD OF SURVEY, FILED MARCH 28, 1960 IN BOOK 118 OF MAPS, AT PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

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NOTES

1. DATE OF FIELD SURVEY: NOVEMBER 9, 14, 2023, APRIL 18 AND JULY 17, 2024 AS TO THE TOPOGRAPHIC AND BOUNDARY SURVEY OF THE SUBJECT PROPERTY.

BENCHMARK

BM PID DG6887, DESIGNATION: LOCKHEED, STATE/COUNTY: CA/SANTA CLARA. ELEVATION = 36.1 FEET, NAVD 88 DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN JANUARY 2025.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE JANUARY 22, 2025

PROFESSIONAL LAND SURVEYOR
JACQUELINE LUK
LS 8934
STATE OF CALIFORNIA

SHEET INDEX

1. NOTES
2. BOUNDARY SURVEY
3. TOPOGRAPHIC SURVEY
4. PROPOSED UTILITY PLAN
5. PROPOSED UNIT DIMENSIONS & AREAS

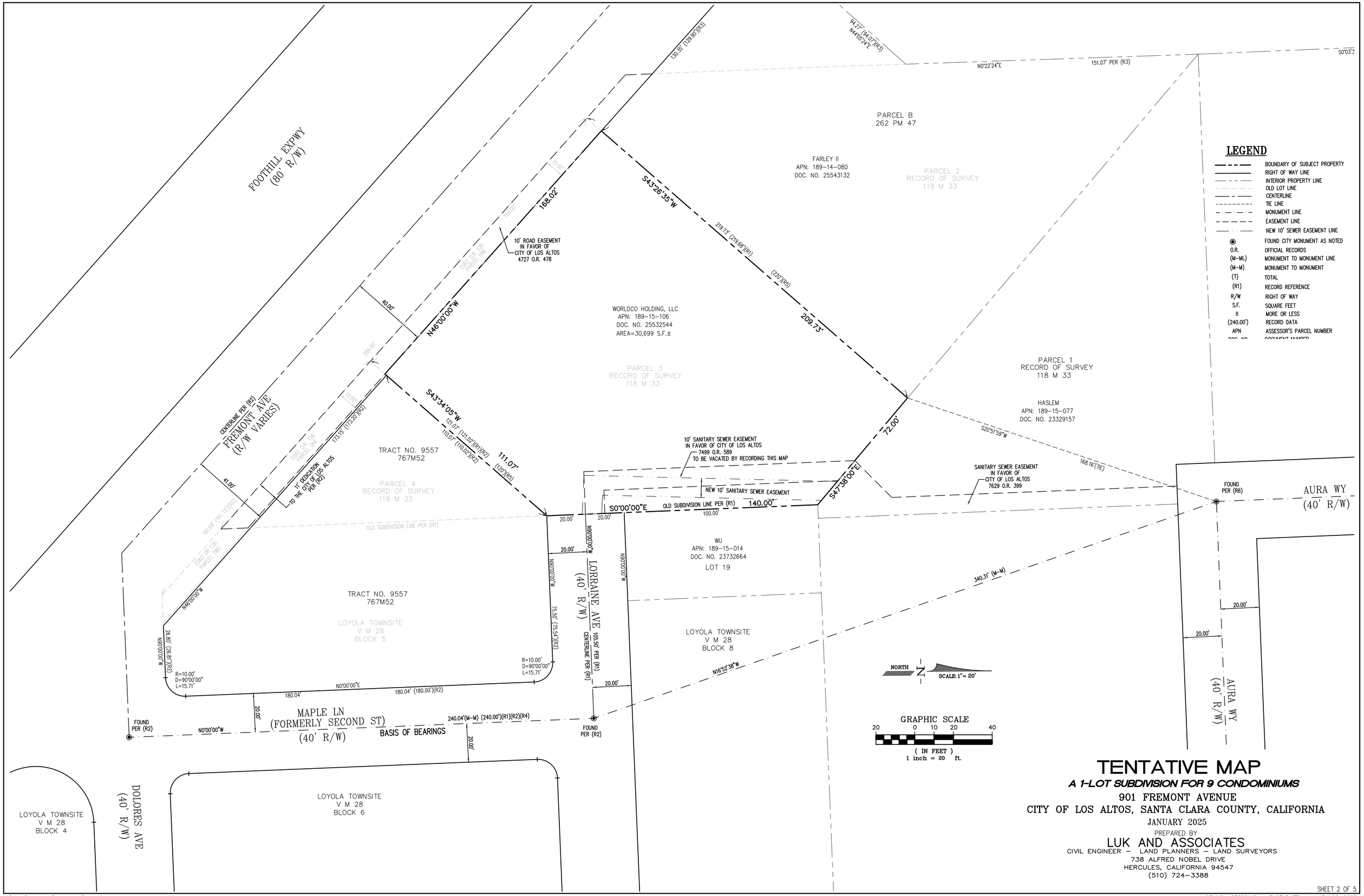
VICINITY MAP
NO SCALE

TENTATIVE MAP

A 1-LOT SUBDIVISION FOR 9 CONDOMINIUMS

901 FREMONT AVENUE
CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA
JANUARY 2025

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



TENTATIVE MAP

A 1-LOT SUBDIVISION FOR 9 CONDOMINIUMS

901 FREMONT AVENUE

CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

JANUARY 2025

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

SHEET 2 OF 5

F:\Jobs\FILE2023\23262A10\TENT-MAP-23262A10.dwg

JOB NO.: 23262A10 PLOT DATE: JANUARY 22, 2025

TENTATIVE MAP

A 1-LOT SUBDIVISION FOR 9 CONDOMINIUMS

901 FREMONT AVENUE

CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

JANUARY 2025

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724–3388

NORTH

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 10 20

(IN FEET)

1 inch = 10 ft.

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT–OF–WAY LINE
	CENTERLINE
	EASEMENT LINE
	NEW 10' SEWER EASEMENT LINE
	BUILDING LINE
GAS	GAS LINE LINE
W	WATER LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
AC PAVEMENT	ASPHALT CONCRETE PAVEMENT
WM	WATER METER
BOL	BOLLARD
UTIL	UTILITY BOX
JP	JOINT POLE
SSMH	SANITARY SEWER MAN HOLE
SSCO	SANITARY SEWER CLEAN OUT
HC	HOSE CONNECTION
HB	HOSE BIB
GUY	GUY WIRE
HCR	HANDICAP RAMP
ELEC	ELECTRIC BOX
DI	DRAIN INLET
SL	STREET LIGHT
GR	GAS RISER
SDMH	STORM DRAIN MAN HOLE
AD	AREA DRAIN
SLB	STREET LIGHT BOX
UTIL VAULT	UTILITY VAULT
BSW 65.60	BACK OF SIDEWALK ELEVATION
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TP 65.64	TOP OF PAVEMENT ELEVATION
FL 65.64	FLOW LINE ELEVATION
LIP 65.60	LIP OF GUTTER ELEVATION
TOP ADJ. BLDG 65.64	TOP OF ADJACENT BUILDING ELEVATION
WINDOW BOT 65.60	BOTTOM OF WINDOW ELEVATION
WINDOW TOP 65.60	TOP OF WINDOW ELEVATION
	TREE

PROPOSED UTILITY PLAN

TENTATIVE MAP

A 1-LOT SUBDIVISION FOR 9 CONDOMINIUMS

901 FREMONT AVENUE

CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

JANUARY 2025

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

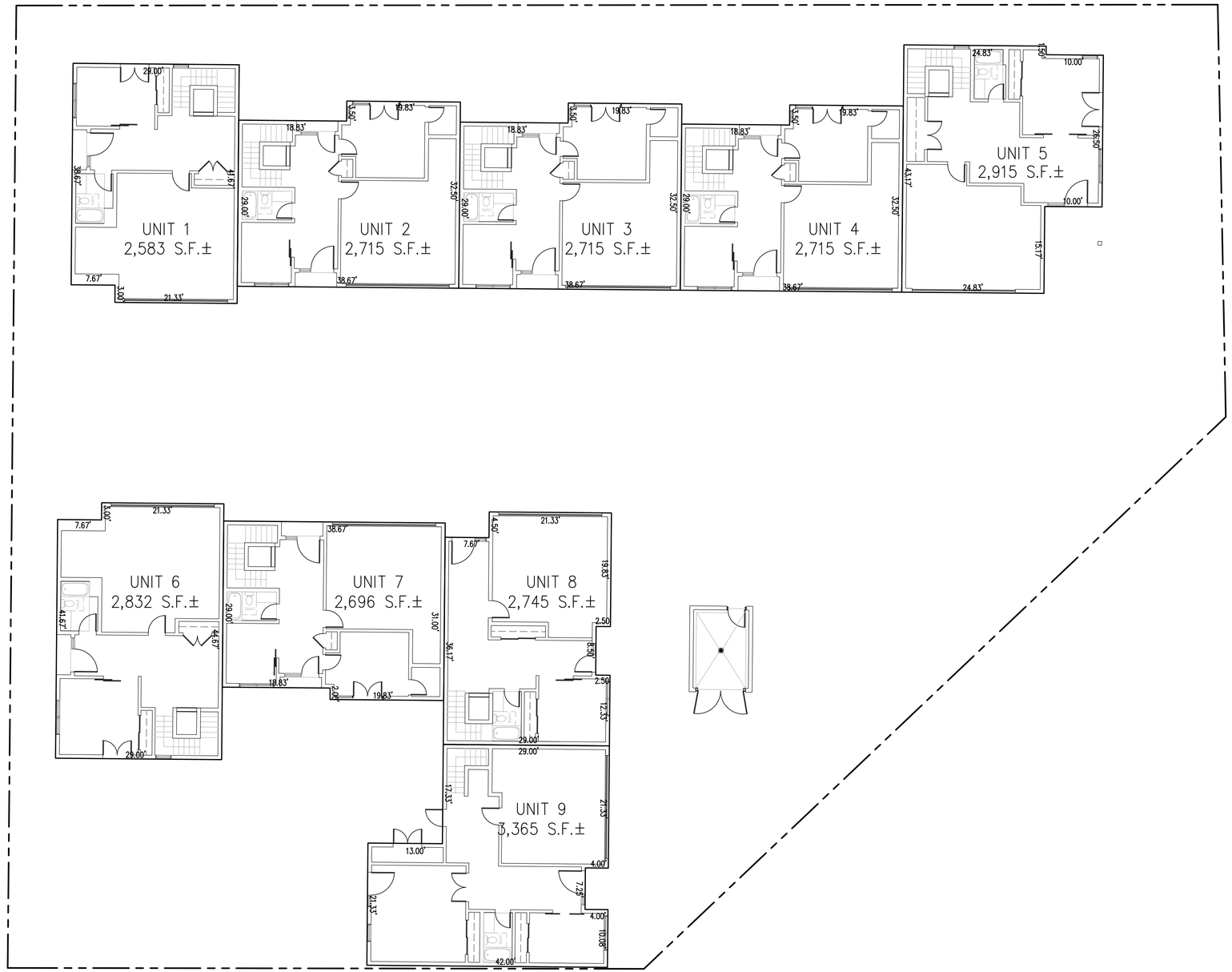
GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

NORTH SCALE: 1" = 10'



PROPOSED UNITS

TENTATIVE MAP

A 1-LOT SUBDIVISION FOR 9 CONDOMINIUMS

901 FREMONT AVENUE

CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

JANUARY 2025

PREPARED BY

LUK AND ASSOCIATES

CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS

738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

CITY NOTES

1. THE SIDEWALK SHALL BE SUCH THAT THERE IS 4' WIDE SIDEWALK CLEARANCE TO MEET CURRENT ADA REQUIREMENTS.

2. FREMONT IN FRONT OF THE PROJECT SHALL BE GRIND AND OVERLAY ALONG THE FRONTAGE OF THE PROJECT.
   2.1. STREET FRONTAGE PAVEMENT IS SUBJECT TO REPAVING AT THE DISCRETION OF CITY ENGINEER. MAJOR DAMAGE MAY REQUIRE REPLACEMENT. MODERATE DAMAGE MAY REQUIRE REPAVING (2" GRIND AND OVERLAY). MINOR DAMAGE MAY INCLUDE OTHER APPROACHES [TBD].

1. ADDITIONAL SEWER EASEMENT SHALL BE DEDICATED TO THE CITY. CURRENTLY SEWER EASEMENT IS TEN (10) FEET WIDE. THE PROJECT SHALL DEDICATE AN ADDITIONAL TEN (10) FEET EASEMENT (ADDITIONAL 5 FEET EASEMENT) ON EITHER SIDE OF THE CURRENT EASEMENT. THE TOTAL EASEMENT WIDTH SHALL BE TWENTY (20) FEET WIDE.

2. ANY SIDEWALK DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED BASED ON FIELD INSPECTION AT THE CONCLUSION OF THE PROJECT.

3. THE EXISTING DRIVEWAY SHALL MEET CURRENT ADA REQUIREMENTS.

4. EXISTING SEWER MAIN (6") SHALL BE UPGRADED TO 8" WITHIN EXISTING PROJECT PROPERTY.

5. THE PROJECT SHALL CAPTURE ALL STORM DRAIN RUN-OFF WITHIN THE PROJECT SITE AND CONVEY IT TO THE NEAREST STORM DRAIN MAIN.

6. EXISTING STORM DRAIN THAT IS LOCATED ON LORAINE AVE, SOUTH SIDE OF LORAINE AVE SHALL BE CONNECTED TO THE SITE STORM DRAIN

FEMA MAP

SITE IS LOCATED WITHIN "ZONE-X" PER FEMA MAP PANEL "06085C0202H" EFFECTIVE 5/18/2009, AND DEFINED AS HAVING A FLOOD RISK OF "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL FLOOD WITH AVERAGE FLOOD DEPTH OF LESS THAN ONE FOOT, OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE."

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BENCHMARK

BM PID DG6887, DESIGNATION: LOCKHEED, STATE/COUNTY: CA/SANTA CLARA. ELEVATION = 36.1 FEET, NAVD 88 DATUM.

NORTH

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

VICINITY MAP

NO SCALE

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

Seal:

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES WOOD
No. C72184
CIVIL
STATE OF CALIFORNIA

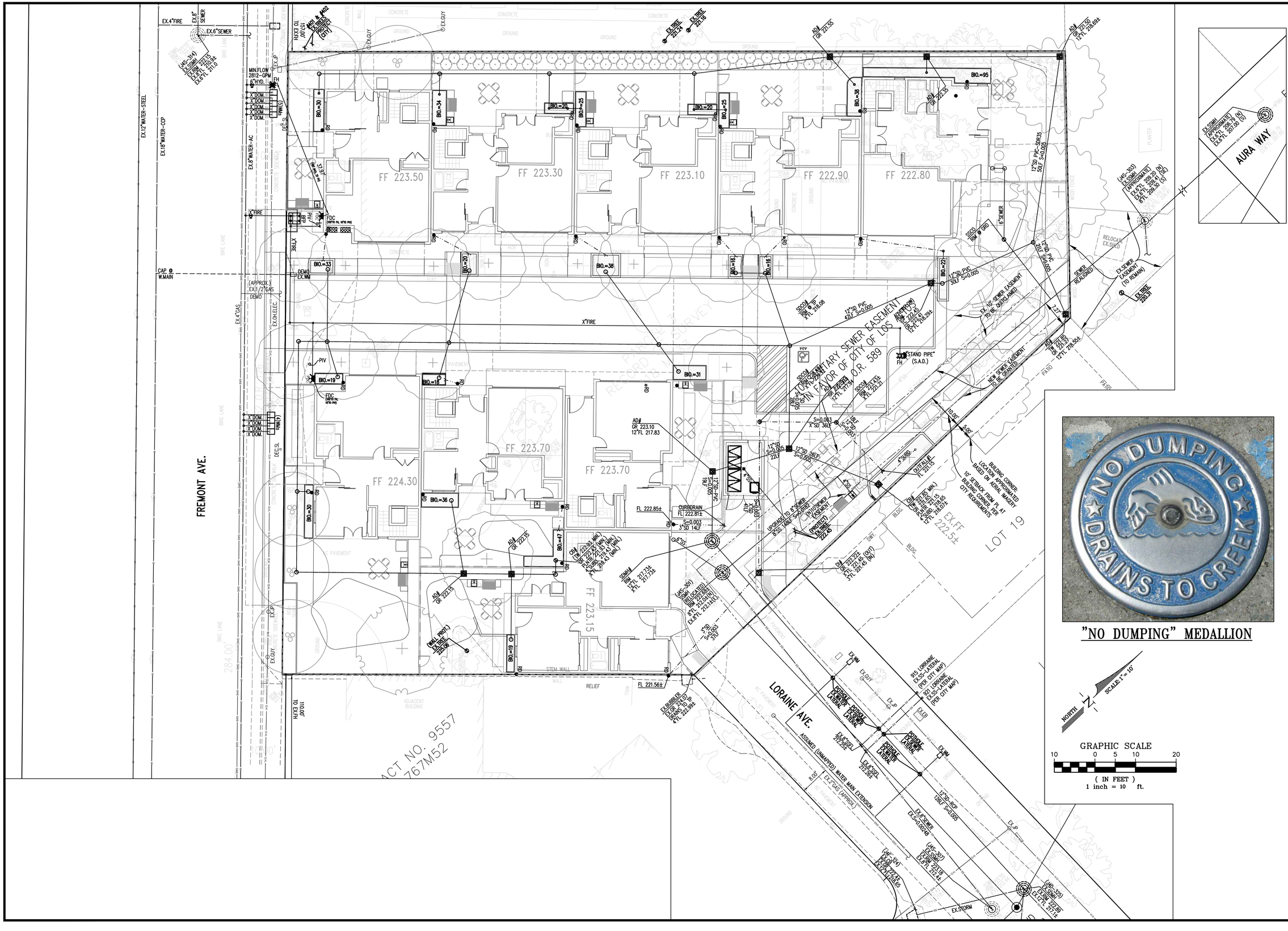
901 FREMONT AVENUE

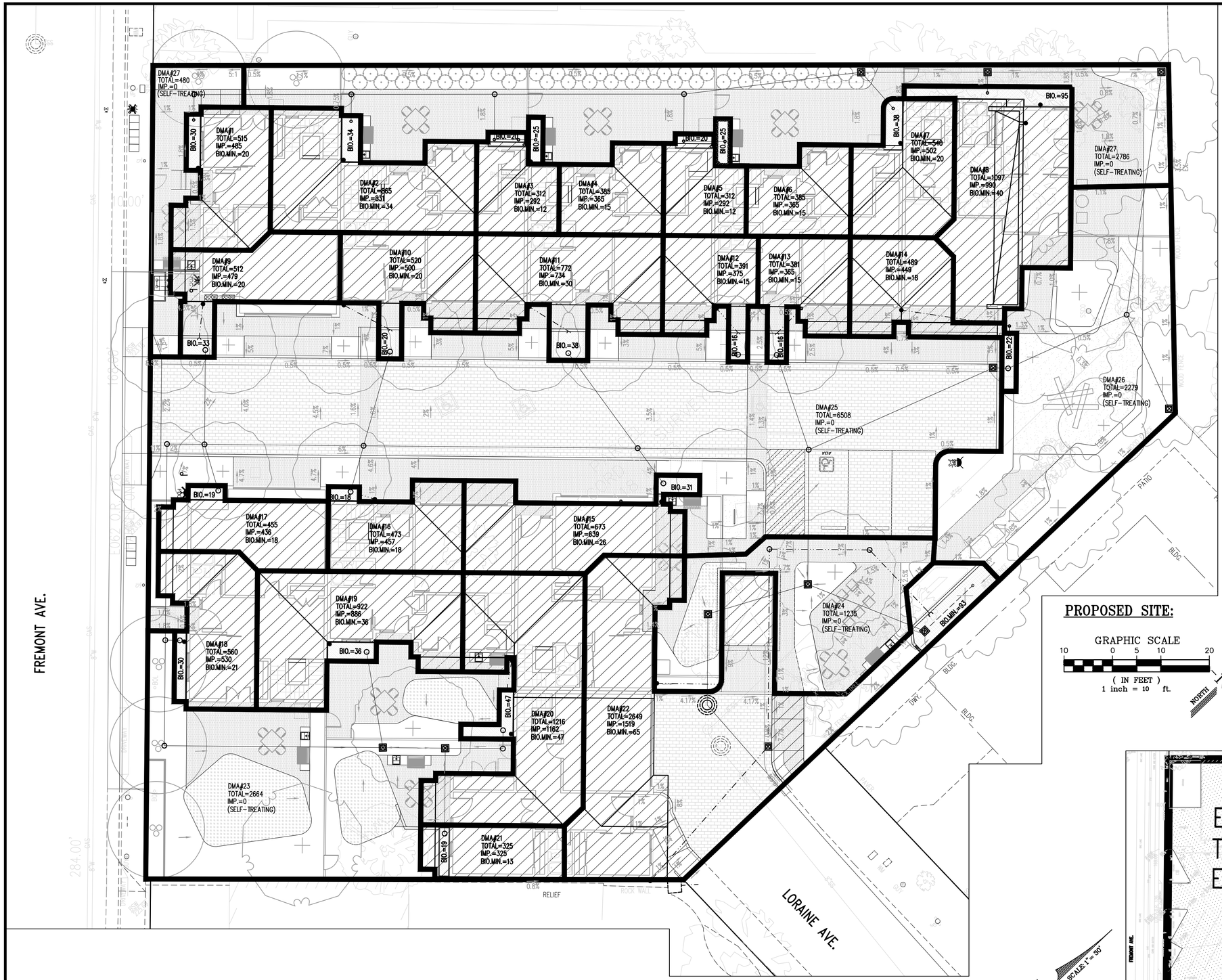
901 FREMONT AVENUE
LOS ALTOS, CALIFORNIA 94024

REVISIONS		
NO.	DATE	DESCRIPTION
	04/12/2024	PRELIM.PLANNING APP. SB330
	09/10/2024	PLANNING APPLICATION
1	01/31/2025	PLANNING RESPONSE 01
2	08/08/2025	PLANNING RESPONSE 02

Title:
GRADING PLAN:
ELEVATIONS

Date:	FEB. 2024
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	23262A10
Drawing No.:	MASTER-23262A10
Plot Date:	2025-10-10
Sheet No.:	C-4.1


FREMONT AVE.
LORAINE AVE.
AURA WAY
EX.12"WATER-STEEL
EX.16"WATER-CCP
EX.8"WATER-AC
EX.4"FIRE
EX.6"SEWER
EX.4"GAS
EX.OH.ELEC.
EX.GUY
EX.I.P.
EX.CURB
EX.CONCRETE SIDEWALK
EX.CONCRETE GUTTER
EX.CONCRETE WALL
EX.BUILDING
EX.TREE 221.44
EX.TREE 221.16
EX.TREE 220.51
MW1 & MW2 TO REMAIN PROTECT (OTT)
MIN.FLOW 2812 GPM
6"HYD.
FH
X"DOM.
DCVA
DEC.SL
X"FIRE
FDC (WITH PIV, WITH PW)
PIV
CAP @ W.MAIN
(APPROX.) EX1"/2"GAS
DEMO
DEMO EX.WM
FF 223.50
FF 223.30
FF 223.10
FF 222.90
FF 222.80
FF 223.70
FF 224.30
FF 223.15
EX.FF 222.5±
LOT 19
BIO.=95
BIO.=38
BIO.=30
BIO.=34
BIO.=24
BIO.=25
BIO.=20
BIO.=33
BIO.=16
BIO.=22
BIO.=19
BIO.=18
BIO.=31
BIO.=36
BIO.=47
BIO.=49
ADJ GR 227.50 12"FL 218.69±
ADJ GR 227.05
ADJ GR 202.35
ADJ GR 223.10 12"FL 217.83
ADJ GR 222.15
ADJ GR 221.15
12"SD PVC 30LF S=0.005
12"SD PVC 47LF S=0.005
12"SD PVC 28LF S=0.005
12"SD PVC 38LF S=0.005
12"SD PVC 12LF S=0.005
12"SD PVC 126LF S=0.005
12"SD PVC 3LF S=0.005
12"SD PVC 3LF S=0.003
12"SD PVC 14LF S=0.003
12"SD PVC 36LF S=0.003
12"SD PVC 3LF S=0.003
12"SD PVC 3LF S=0.003
12"SD PVC 3



PROPOSED SITE:

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

NORTH SCALE: 1" = 10'

NORTH SCALE: 1" = 30'

EXISTING SITE:

STORM TREATMENT NOTES:

PER SAN MATEO COUNTY CLEAN WATER PROGRAM PUBLICATION: "C.3 REGULATED PROJECTS GUIDE" VERSION-2.0 DATED NOVEMBER 2023.

1) HYDRO-MODIFICATION & STORM TREATMENT:

A) THE PROJECT SITE CREATES OVER 5,000-SF OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PRIVATE PROPERTY. THUS THE PROJECT WILL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN AND INCLUDE LID MEASURES CONSSITENT WITH SIZING FACTORS AND CRITERIA FOR "TREATMENT ONLY".

B) AS THE PROJECT PROPOSES LESS THAN 1-ACRE OF IMPERVIOUS SURFACES ON THE SITE, HYDROMODIFICATION (FLOW CONTROL) IS NOT A REQUIREMENT PER THE GUIDEBOOK.

2) THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.

3) FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

A = CONFIGURATION OF AREA
V1 = SURFACE RESERVOIR VOLUME
V2 = SUB-SURFACE RESERVOIR VOLUME

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT ONLY):
- **SIZING FACTOR [BIO.RETENTION] = 4% OF IMPERVIOUS AREA**
- SURFACE RESERVOIR DEPTH = 6 INCHES TYPICAL
- SOIL MIX DEPTH = 18 INCHES (5 IN/HR MIN. SUSTAINED)
- UNDERDRAIN = 4 INCHES PVC PIPE MIN. (SDR-35 OR EQ.)

4) FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS*.

5) FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS**.

LEGEND

	IMPERVIOUS SURFACE
	PERMEABLE SURFACES (SEE LANDSCAPE PLANS)
BIO.=10	BIORETENTION AREA
	DRAINAGE MANAGEMENT AREA LIMIT
AREA#	DRAINAGE MANAGEMENT AREA
TOTAL =	TOTAL DRAINAGE AREA
IMP. =	IMPERVIOUS AREA
BIO.MIN. =	MIN. REQUIRED TREATMENT AREA

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
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Seal:

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES WOOD
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901 FREMONT AVENUE

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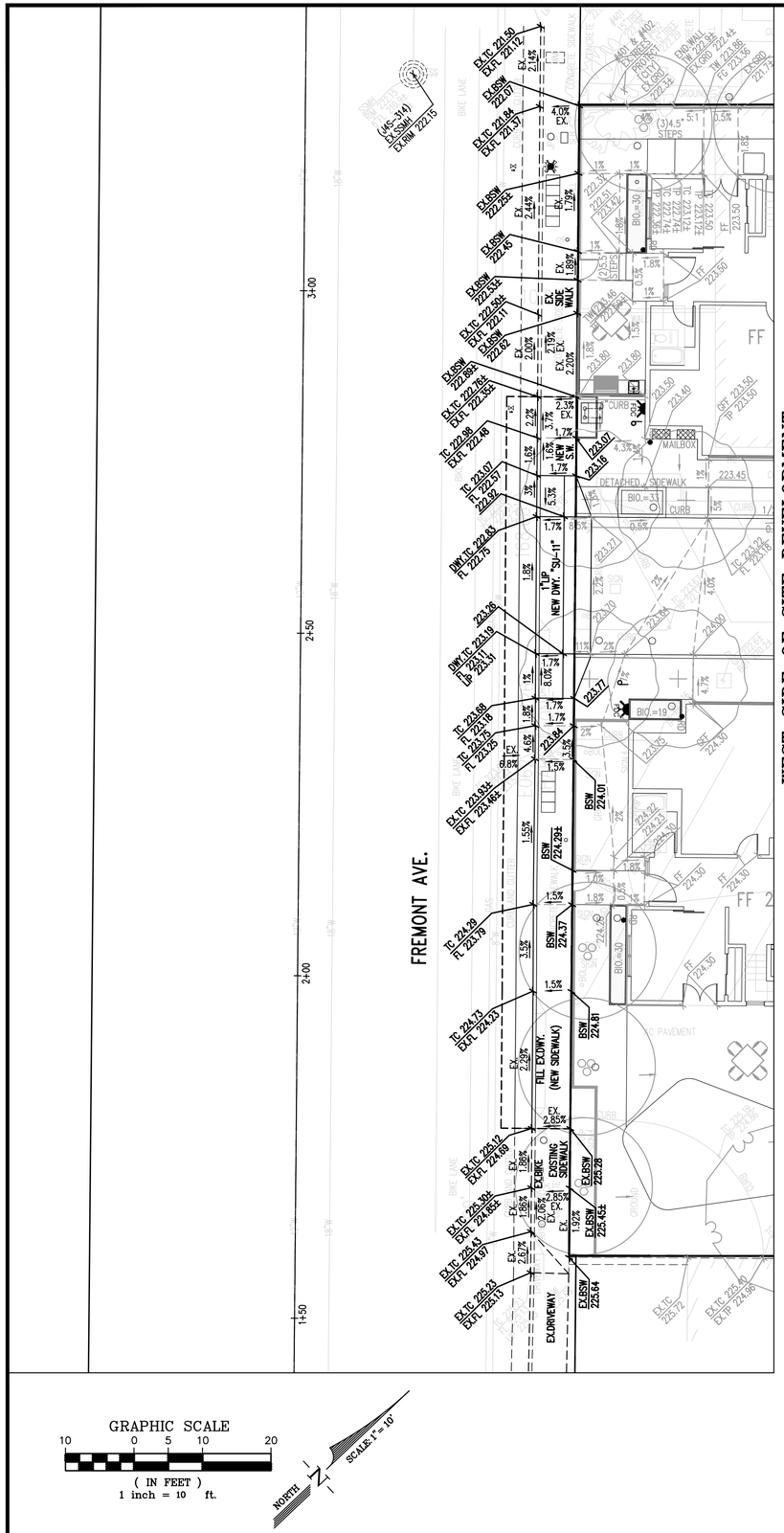
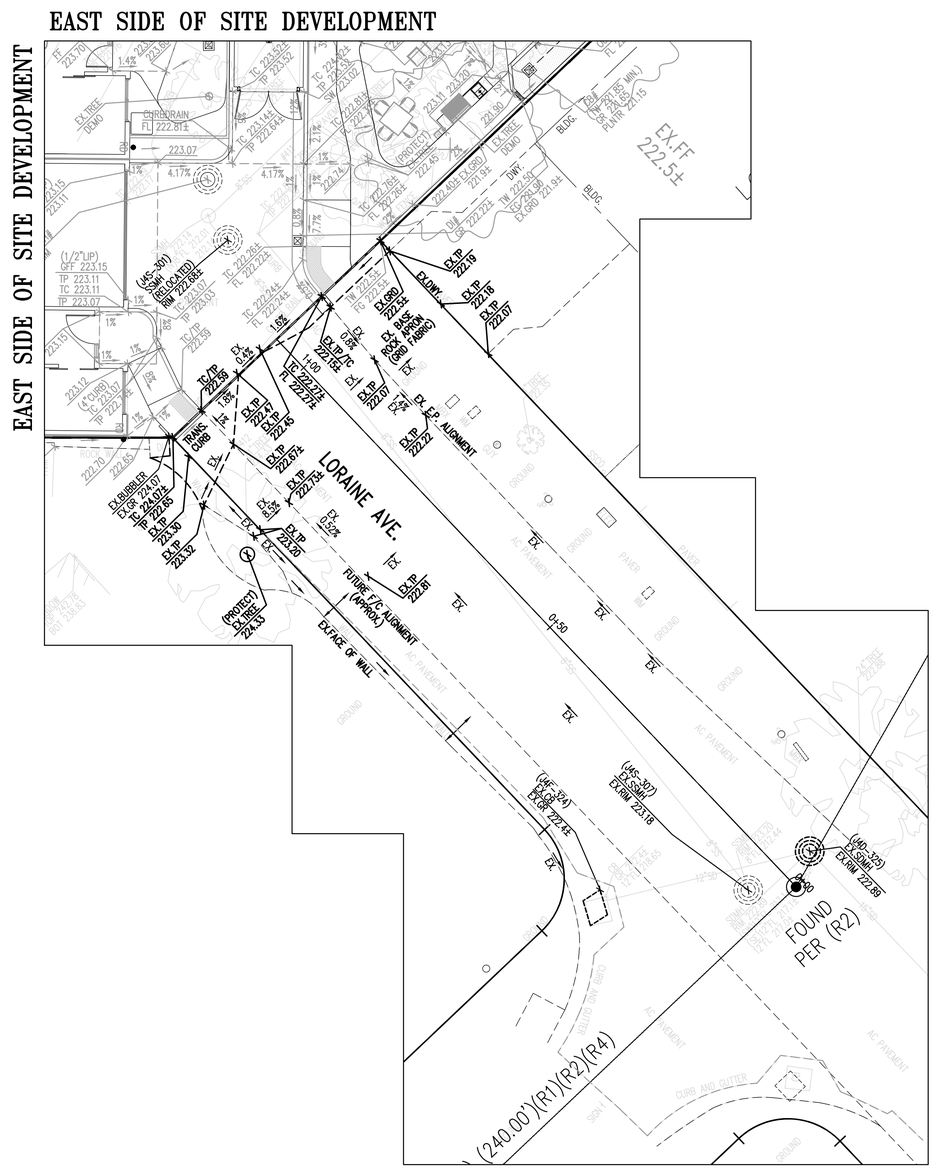
REVISIONS

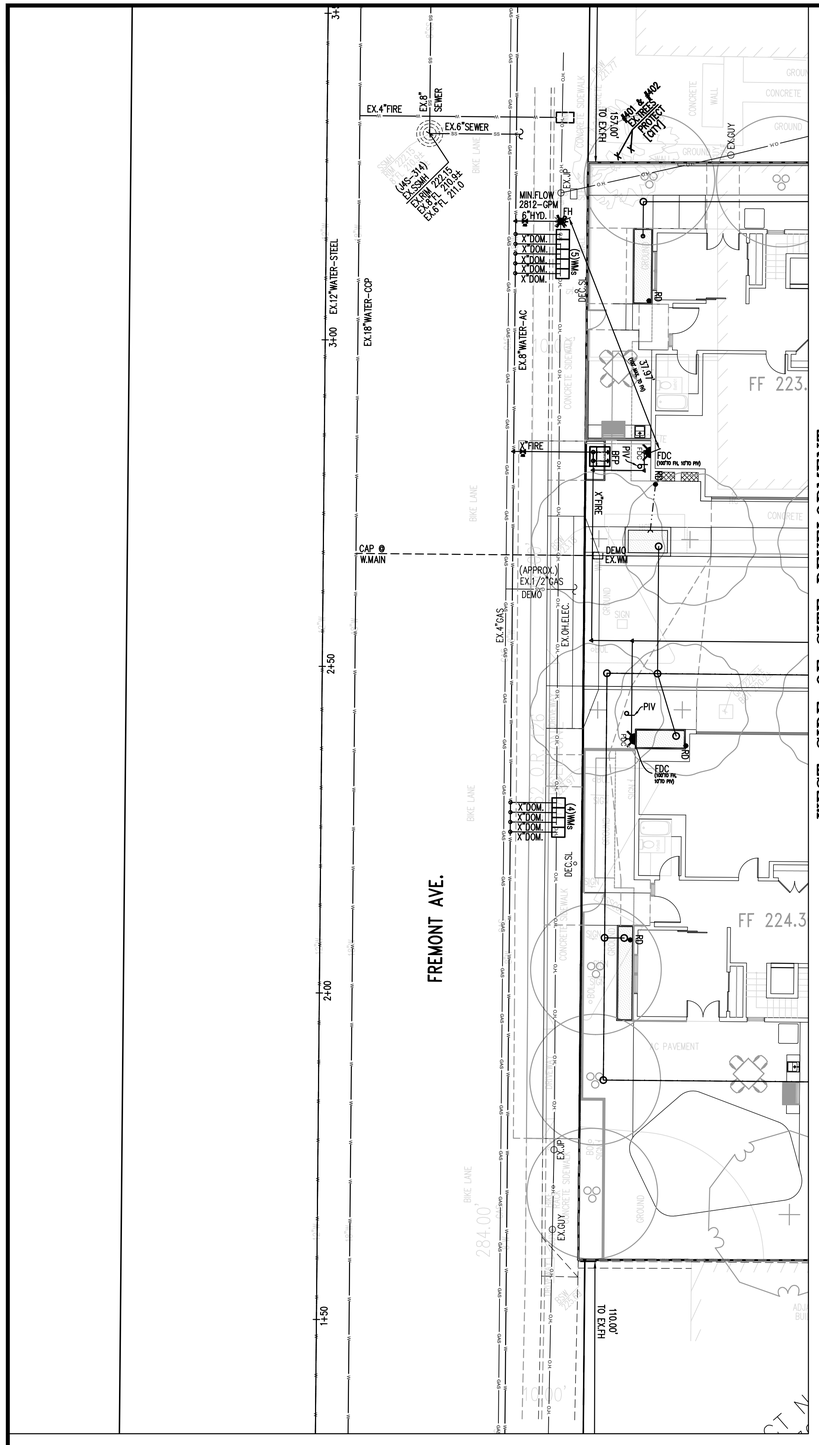
NO.	DATE	DESCRIPTION
	04/12/2024	PRELIM.PLANNING APP. SB330
	09/10/2024	PLANNING APPLICATION
1	01/31/2025	PLANNING RESPONSE 01
2	08/08/2025	PLANNING RESPONSE 02

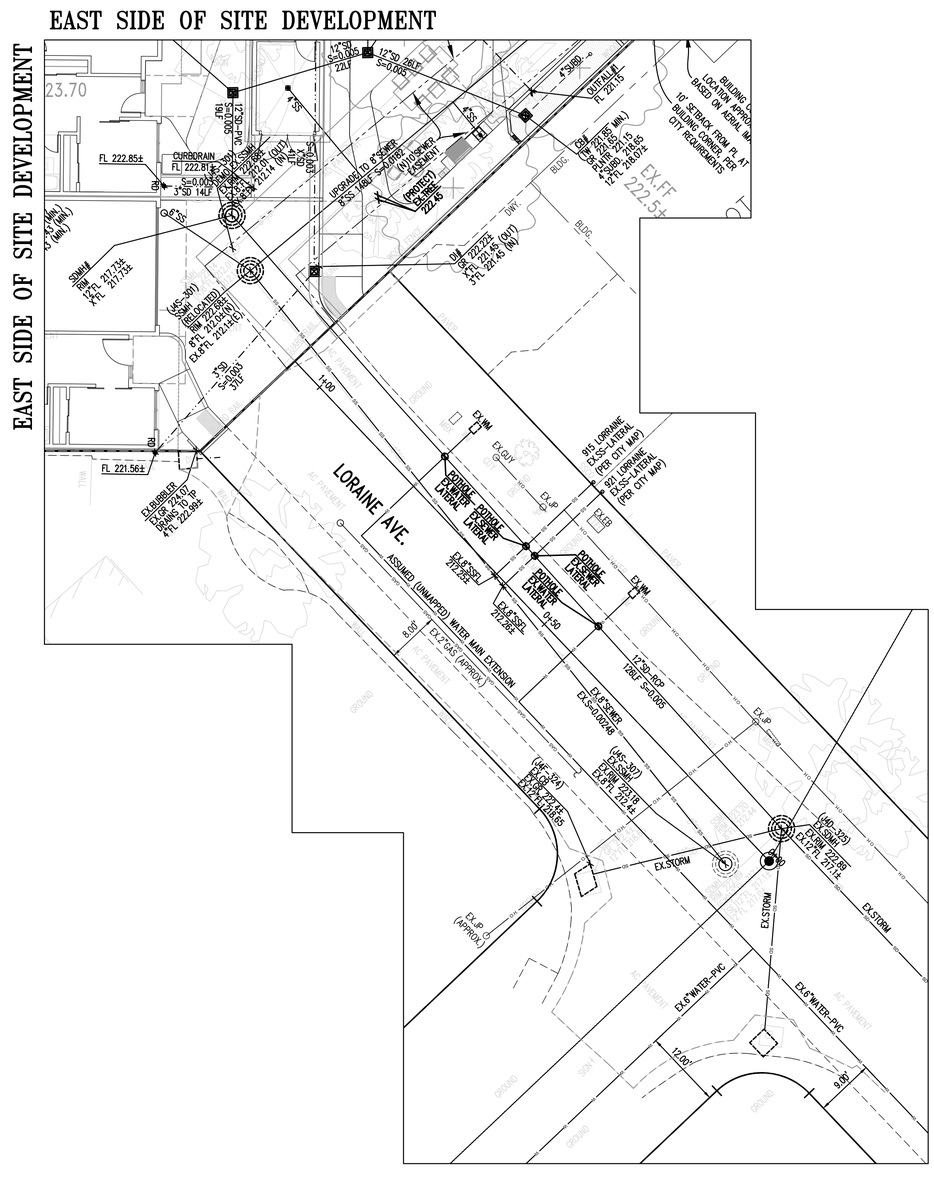
Title:
STORMWATER TREATMENT PLAN

Date:	FEB. 2024
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	23262A10
Drawing No.:	MASTER-23262A10
Plot Date:	2025-10-10
Sheet No.:	C-6.1




EAST SIDE OF SITE DEVELOPMENT
EAST SIDE OF SITE DEVELOPMENT
LORAINE AVE.
FUTURE F/C ALIGNMENT (APPROX.)
EX.EDGE OF WALL
EX.F.F. 222.5±
FOUND PER (R2)
(240.00')(R1)(R2)(R4)
0+30
(MS-301) EX.SSMH RELOCATED RIM 223.64
(MS-324) EX.SSMH EX.RIM 223.16
(MS-327) EX.SSMH EX.RIM 223.16
(MS-325) EX.SSMH EX.RIM 222.89
(MH-324) EX.MH EX.RIM 222.44
(1/2"LIP) GFF 223.15
TP 223.11
TP 223.11
TP 223.07
CONCRETE FL 222.81±
EX.TREE DEMO
(PROTECT) EX.TREE
EX.BUBBLER EX.GF 224.01
EX.TC 222.65
EX.TC 222.27±
EX.FL 222.17±
EX.TC 222.74
EX.FL 222.44
EX.TC 222.70
EX.FL 222.40
EX.TC 223.07
EX.FL 222.67
EX.TC 223.15
EX.FL 222.75
EX.TC 223.12
EX.FL 222.72
EX.TC 223.17
EX.FL 222.77
EX.TC 223.01
EX.FL 222.61
EX.TC 223.11
EX.FL 222.71
EX.TC 223.15
EX.FL 222.75
EX.TC 223.11
EX.FL 222.71
EX.TC 223.07
EX.FL 222.67
EX.TC 223.03
EX.FL 222.63
EX.TC 222.99
EX.FL 222.59
EX.TC 222.95
EX.FL 222.55
EX.TC 222.91
EX.FL 222.51
EX.TC 222.87
EX.FL 222.47
EX.TC 222.83
EX.FL 222.43
EX.TC 222.79
EX.FL 222.39
EX.TC





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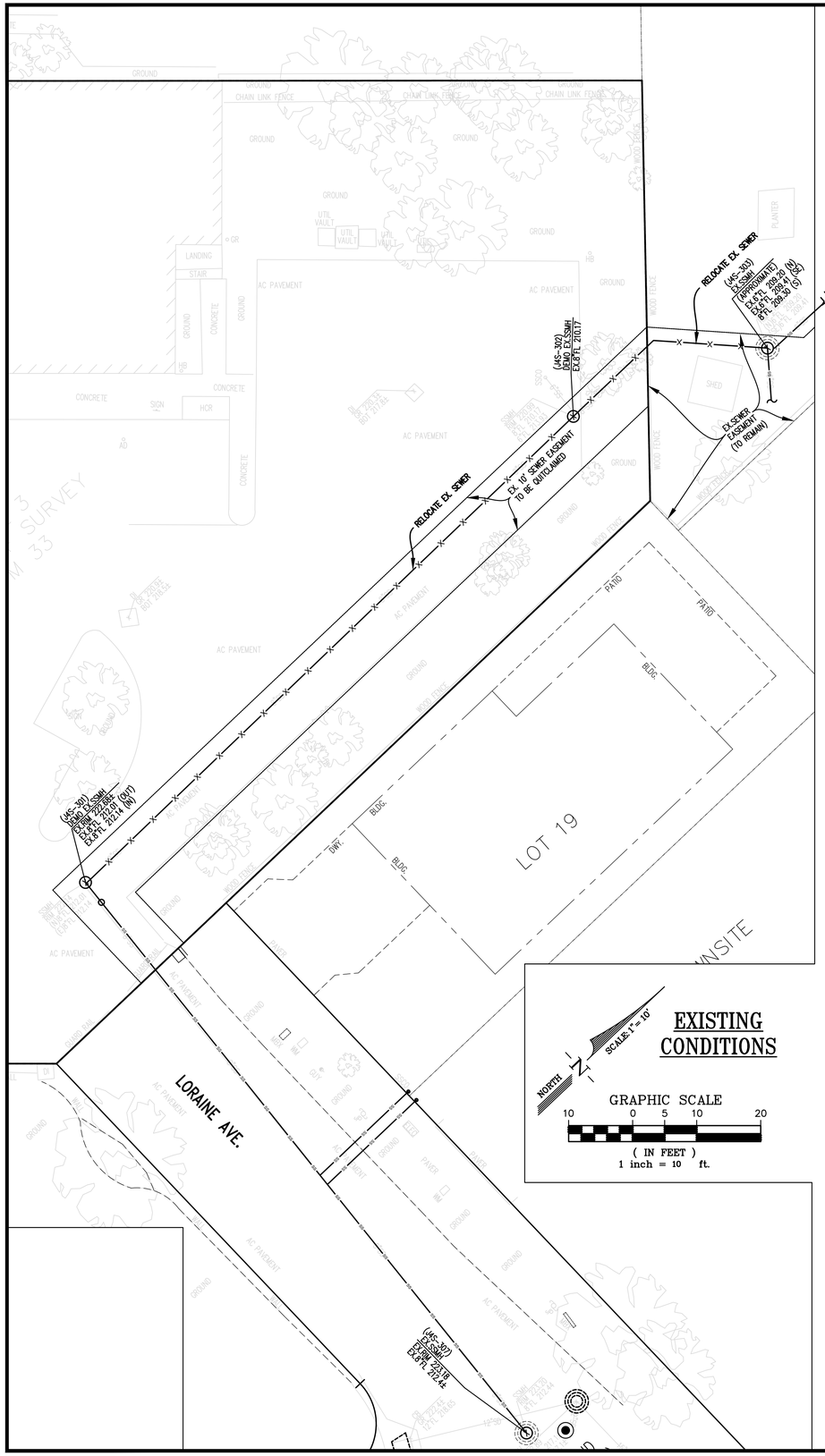
2	08/08/2025	PLANNING RESPONSE 02

Title:
IMPROVEMENT PLAN: UTILITIES

Date:	FEB. 2024
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	23262A10
Drawing No.:	MASTER-23262A10
Plot Date:	2025-10-10
Sheet No.:	

IMP-5.1


EX.SSMH
(APPROXIMATE)
EX.S.FL. 209.78 (N)
EX.S.FL. 207.93 (S)
AURA WAY
RELOCATE EX. SEWER
(MS-303)
EX.SSMH
(APPROXIMATE)
EX.S.FL. 209.29 (N)
EX.S.FL. 209.41 (S)
6"FL. 209.30 (S)
(MS-302)
(NEW) EX.SSMH
EX.S.FL. 210.17
EX. 10' SEWER EASEMENT
TO BE QUITCLAIMED
EX.SEWER
EASEMENT
(TO REMAIN)
(MS-301)
(NEW) EX.SSMH
EX.S.FL. 210.18 (OUT)
EX.S.FL. 212.14 (IN)
LOT 19
LORAINE AVE.
(MS-306)
EX.SSMH
EX.S.FL. 211.18
EX.S.FL. 211.44
PATIO
BLDG.
DWY.
AC PAVEMENT
CONCRETE
GROUND
CHAIN LINK FENCE
WOOD FENCE
PLANTER
SHED
LANDING
STAIR
SIGN
HCR
HB
UTIL VAULT
SEWER MH
EX. FIRE HYDRANT
EX. WATER VALVE
EX. GAS VALVE
EX. TREE
EX. SIGN
EX. MAILBOX
EX. POWER POLE
EX. GUY WIRE
EX. LIGHT POLE
EX. STREET LIGHT
EX. TRAFFIC SIGNAL
EX. TRAFFIC SIGNAL BOX
EX. TELEPHONE RISER
EX. TELEPHONE MANHOLE
EX. TELEPHONE PEDESTAL
EX. ELECTRIC MANHOLE
EX. ELECTRIC PEDESTAL
EX. ELECTRIC VAULT
EX. ELECTRIC METER
EX. ELECTRIC BOX
EX. GAS METER
EX. GAS BOX
EX. CABLE TV BOX
EX. CABLE TV RISER
EX. CABLE TV PEDESTAL
EX. CABLE TV MANHOLE
EX. CABLE TV VAULT
EX. CABLE TV METER
EX. CABLE TV BOX
EX. MONITORING WELL
EX. IRRIGATION CONTROL VALVE
EX. IRRIGATION VALVE
EX. IRRIGATION BOX
EX. IRRIGATION METER
EX. IRRIGATION BACKFLOW PREVENTER
EX. IRRIGATION CONTROLLER
EX. IRRIGATION SPRINKLER
EX. IRRIGATION VALVE BOX
EX. IRRIGATION VALVE BOX
EX. IRRIGATION VALVE BOX

Sheet List Table	
Sheet Number	Sheet Title
L0.00	LANDSCAPE NOTES & LENGENDS
L0.01	LANDSCAPE NOTES & LENGENDS
L0.02	LANDSCAPE NOTES & LENGENDS
L0.03	ARBORIST REPORT TREE PROTECTION MEASURES
L0.04	TREE DISPOSITION PLAN
L0.05	LANDSCAPE ILLUSTRATIVE
L1.00	LANDSCAPE MATERIALS PLAN
L2.00	LANDSCAPE IRRIGATION PLAN
L3.00	LANDSCAPE PLANTING PLAN
L3.01	LANDSCAPE PLANT IMAGES
L4.00	LANDSCAPE DETAILS
L4.01	LANDSCAPE DETAILS
L4.02	LANDSCAPE DETAILS
L5.00	LANDSCAPE PLANTING DETAILS

PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
AD	AREA DRAIN
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALL AND BURLAP
BC	BACK OF CURB
BF	BOTTOM OF FENCE
BLDG	BUILDING
BOR	BACK OF RAMP
BOS	BOTTOM OF SLOPE
BR	BIKE RACK
BS	BOTTOM OF STEP (STAIR)
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN OR CEMENT BASE
CH	CHANNEL OR CHILLER
CHD	CONCRETE HEADER
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COJ	CONSTRUCTION JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTER POINT
CTR	CENTER
D/B	DESIGN/BUILD
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EJS	EXPANSION JOINT W/ SEALANT
EL	ELEVATION
ENGR	ENGINEER
EP	EDGE OF PAVEMENT
EQ	EQUAL
EW	EACH WAY
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISHED SURFACE
GC	GENERAL CONTRACTOR
GB	GRADE BREAK
GJ	GROUT JOINT
H	HANDICAP PARKING STALL
HC	HANDICAP
HDR	HEADER
HH	HANDHOLE
HP	HIGH POINT
HV	HOSE VALVE
HVP	HANDICAP VAN PARKING STALL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERTED
LOW	LIMIT OF WORK
LPT	LOW POINT
LSJ	LONGITUDINAL SHRINKAGE JOINT
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MM	MILLIMETERS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMTER
OPP	OPPOSITE
PA	PIPE ANCHOR
PLA	PLANTING AREA
PED	PEDESTAL
PDSN	PEDESTRIAN
PERF	PERFORATED
PIP	POURED-IN-PLACE
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
R	RADIUS
RB	ROOT BARRIER
RGB	ROUNDED FRADE BREAK
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SB	SPLASH BLOCK
SBSD	SEE BUILDING STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SD	STORM DRAIN
SED	SEE ELECTRICAL DRAWINGS
SG	SUBGRADE
SF	SQUARE FEET
SHP	SWALE FLOWLINE HIGH POINT
SIM	SIMILAR
SJ	SCORE JOINT
SLD	SEE LIGHTING DRAWINGS
SPECS	SPECIFICATIONS
SSL	STRAIGHT SLOPE
SSD	SEE STRUCTURAL DRAWINGS
SSGD	SEE SIGN DRAWINGS
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBD	TO BE DETERMINED
TD	TOP OF DRAIN
TOC	TOP OF CURB
TOR	TOP OF RAMP
TPTL	TREE PLANTING TRENCH LIMIT
TOBR	TOP OF BERM
TOF	TOP OF FENCE
TOFG	TOP OF FOOTING
TOFN	TOP OF FOUNDATION
T&B	TOP AND BOTTOM
TOP	TOP OF POST
TOS	TOP OF SLOPE
TS	TOP OF STEP (STAIR)
TSS	TOP OF STRUCTURAL SLAB
TW	TOP OF WALL
TWL	TREE WELL
TYP	TYPICAL
UFC	UNIFORM FIRE CODE
VEH	VEHICULAR
WPM	WATER PROOF MEMBRANE
WWF	WELDED WIRE FABRIC

GENERAL LANDSCAPE PROJECT NOTES

1. ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING, PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS.
4. CONTRACTOR SHALL FIELD MARK ALL UTILITY LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RECORD & MONITOR WORK IN THESE AREAS AND POTHOLE AS NEEDED TO IDENTIFY OBJECTS.
5. FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING: 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
6. PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
7. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
8. CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES or OWNER'S REPRESENTATIVE.
9. REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
10. REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
11. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
12. REFER TO CIVIL DRAWINGS FOR ALL UTILITIY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
13. REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS.
14. EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.
15. STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
16. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION, AT HIS OWN EXPENSE. TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTOR'S OWN EXPENSE ANY DRAINAGE STRUCTURES, UTILITIES, WALLS, EXISTING PLANTS, FURNITURE, LIGHTS, WALKWAYS, PAVING, SIGNAGE, OR OTHER EXISTING IMPROVEMENTS TO REMAIN WHICH ARE DAMAGED OR DESTROYED BY OPERATION OF THIS CONTRACT. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S OPERATION, ONSITE, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
18. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
19. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED ARE IN PLACE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
21. ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL EXISTING PLANT MATERIAL TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT TO ENSURE HEALTH OF PLANT MATERIAL TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, SEE SPEC. SECTIONS 32-93-00, PLANTING.
23. KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.

LANDSCAPE MATERIAL & DIMENSION NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. SIDEWALKS & ACCESS RAMPS WITHIN CITY RIGHT OF WAY SHALL BE INSTALLED ACCORDING TO CITY DESIGN STANDARDS. VERIFY W/ OWNER'S REPRESENTATIVE.
3. DIMENSIONS ARE MEASURED TO FACE OF BLDG., FACE OF CURB, EDGE OF PAVING, FACE OF HEADER, CENTERLINE OF POST, CENTERLINE OF FIXTURE, CENTERLINE OF COLUMN/BLDG. GRIDLINE, CENTERLINE OF PAVING BAND, OR CENTERLINE OF DOOR UNLESS NOTED OTHERWISE.
4. STAKE LOCATION OF LANDSCAPE ELEMENTS INCLUDING PAVING, BENCHES, POTS, ETC. FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. SPACING OF SCORE MARKS EQUALS WIDTH OF WALK, EXCEPT WHERE DRAWN OTHERWISE. ALIGN WITH OBVIOUS PAVING EDGES, AND PERPENDICULAR TO EDGE OF CURVED WALKWAYS UNLESS SHOWN OTHERWISE.
6. PROVIDE EXPANSION JOINTS WITH SEALANT WHERE CONCRETE PAVING MEETS EXISTING PAVING WHETHER SHOWN ON PLAN OR NOT. AT NEW CONCRETE PAVING, SPACING OF EXPANSION JOINTS IS TYPICALLY 20' MIN. O.C., OR WHERE SHOWN. REFER TO SPECIFICATIONS. PROVIDE DOWELS INTO BACK OF CURB, FACE OF WALL, BOTTOM OF STAIRS, ETC. TO PREVENT DIFFERENTIAL SETTLEMENT AS SHOWN ON DETAILS.
7. ALL CURVES SHALL BE CONSTRUCTED SMOOTH AND TANGENT WITH OTHER CURVES OR STRAIGHT LINES WHEREVER POSSIBLE. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO ABRUPT CHANGES.
8. LIGHTING SHOWN FOR POSITION ONLY, REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, INSTALLATION AND LIGHTING REQUIREMENTS.
9. SET LIGHT POLE BASES 1-1/2" ABOVE FINISH GRADE TO ALLOW INSTALLATION OF MULCH. TOP OF LIGHT POLE BASES SHALL BE FLUSH W/ SIDEWALK FINISH GRADE.
10. REFER TO LANDSCAPE SPECIFICATIONS FOR ALL PAVEMENT TYPES & FINISHES.
11. REFER TO LANDSCAPE SPECIFICATIONS FOR FURNISHINGS

LANDSCAPE IRRIGATION NOTES

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND THE CITY OF NAPA WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEM ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A) LOCATION AND SIZE OF DEDICATED WATER METER FOR THE LANDSCAPE IRRIGATION SYSTEM.
   B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
9. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
10. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
    A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
    B) CONTROLLERS WITH MULTIPLE PROGRAMS.
    C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
    D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
    E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
    F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PLANNING APPLICATION
	01-31-2025	PLANNING RESUBMITTAL
	06-26-2025	PLANNING RESUBMITTAL
	08-08-2025	PLANNING RESPONSE 02
	12-05-2025	PLANNING RESPONSE 03
	02-09-2026	PLANNING RESPONSE 04

CONTACT:

SCALE:

LANDSCAPE NOTES & LENGENDS

L0.00

GENERAL LANDSCAPE PROJECT LEGEND

KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	
	PROPERTY LINE	
	BREAK LINE	
	EXISTING TREE TO REMAIN, SEE ARBORIST REPORT	
	EXISTING TREE REMOVAL, SEE ARBORIST REPORT	
SS	(E) SANITARY LINE	
SD	(E) STORM DRAIN LINE	
W	(E) WATER LINE	
E	(E) WATER LINE	
G	(E) GAS LINE	
XX / XX	DETAIL CALLOUT	
XX / XX	ELEVATION INDICATOR	
XX / XX	SECTION / ELEVATION DETAIL	
	TREE, REFER TO PLANTING PLAN	
	TREE PROTECTION FENCING	SEE ARBORIST REPORT

LANDSCAPE MATERIAL & DIMENSION LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PAVING	1/L4.00
EJS	EXPANSION JOINT W/ SEALANT (EJS)	2/L4.00
	SCORE JOINT (SAWCUT OR TOOLED)	2/L4.00
	VEHICULAR PAVER	3/L4.00
	PEDESTRIAN PAVER	4/L4.00
	DECOMPOSED GRANITE	6/L4.00
	SYNTHETIC TURF	7/L4.00
	PLANTING AREA	1,2/L5.00
	BIOTREATMENT PLANTING AREA	6,7/L5.00
	4' HIGH FENCE + GATE, SEE PLANS FOR LOCATIONS	2/L4.01
	6' HIGH FENCE + GATE, SEE PLANS FOR LOCATIONS	2/L4.01
	DECORATIVE METAL FENCE TO FULFILL PUBLIC ART REQUIREMENT	S.A.D.
MTL	METAL EDGE RESTRAINT/HEADER	5/L4.00

TOTAL AREA OF HARDSCAPE* 13,198 SQ FT
TOTAL AREA OF SOFTSCAPE** 5,934 SQ FT
SQUARE FOOTAGE OF OPEN AREA*** 11,983 SQ FT

* INCLUDING ALL CONCRETE PAVING, PAVERS AND DECOMPOSED GRANITE PAVING.
** INCLUDING ALL PLANTING AREAS AND SYNTHETIC TURF.
*** INCLUDING ALL COMMON OPEN AREA, EXCLUDING PRIVATE PATIOS

SITE FURNISHING LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	OUTDOOR KITCHEN. UTILITIES TO BE PROVIDED FOR OPTIONAL FUTURE OUTDOOR KITCHEN BY RESIDENT.	1/L4.01
	COMMUNITY TABLE + CHAIRS	2/L4.02
	CAFE TABLE + CHAIRS	3/L4.02
	SIDE TABLE + CHAIRS	4/L4.02
	HAMMOCK	5/L4.02
RT	TRASH & RECYCLING RECEPTACLE	6/L4.02
	TIERED BENCH	7/L4.02
	PRECAST CONCRETE SEATWALL	8/L4.02
	BIKE RACKS	9/L4.02
	METAL BIOTREATMENT PLANTER	6/L5.00

LDP ARCHITECTURE

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LOS ALTOS, CA
APN: 189-15-106
LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PLANNING APPLICATION
	01-31-2025	PLANNING RESUBMITTAL
	06-26-2025	PLANNING RESUBMITTAL
	08-08-2025	PLANNING RESPONSE 02
	12-05-2025	PLANNING RESPONSE 03
	02-09-2026	PLANNING RESPONSE 04

CONTACT:

SCALE:

LANDSCAPE NOTES & LENGENDS

L0.01

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE	QTY
TREES								
	ACE ARM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	36" BOX	AS SHOWN	M	50' H X 20' W	8
	ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	AS SHOWN	L	30' H X 20' W	3
	BAM TEX	BAMBUSA TEXTILIS VAR. GRACILIS 'SLENDER WEAVERS'	GRACEFUL BAMBOO	15 GAL.	3'-0"	L	25' H X 3' W	48
	BET NIG	BETULA NIGRA 'BNMTF'	DURA HEAT® RIVER BIRCH	36" BOX	AS SHOWN	H	35' H X 25' W	3
	LAG IND	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	AS SHOWN	L	25' H X 20' W	3
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	48" BOX	AS SHOWN	VL	30' H X 25' W	2
	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	AS SHOWN	L	35' H X 30' W	7
BIORETENTION PLANTING								
	BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL.	3`-0"	L	1` H X 3` W	52
	LEY CON	LEYMUS CONDENSATUS	GIANT WILD RYE	5 GAL.	3`-0"	L	3` H X 3` W	24
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL.	2`-0"	L	2` H X 2` W	123
	SAL CLE	SALVIA CLEVELANDII 'ALLEN CHICKERING'	ALLEN CHICKERING CLEVELAND SAGE	5 GAL.	4`-0"	L	3' H X 4' W	12
SHRUBS - SHADE								
	ARC EME	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL.	3`-0"	M	1` H X 3` W	22
	ARC SUN	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL.	5`-0"	L	5` H X 5` W	4
	MAH EUR	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL.	3`-0"	L	3' H X 4' W	13
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL.	4`-0"	M	4` H X 4` W	3
	RHA UMB	RHAPHIOLEPIS UMBELLATA	YEDDA HAWTHORN	5 GAL.	3`-0"	L	3` H X 3` W	23
SHRUBS, GRASSES, AND GROUND COVERS - FULL SUN								
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	1`-6"	L	2` H X 2` W	25
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL.	2`-0"	L	2` H X 2` W	42
	CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	4`-0"	M	6' H X 4' W	4
	OLE LIT	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE OLIVE	5 GAL.	4`-0"	VL	4` H X 4` W	20
	YUC FIL	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE ADAM'S NEEDLE	5 GAL.	3`-0"	L	3' H X 4' W	26
SHRUBS, GRASSES, PERENNIALS - SUN/PART SUN								
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	5`-0"	L	4` H X 6` W	12
	ASP DEN	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	5 GAL.	2`-0"	M	2' H X 2' W	42
	COL PUL	COLEONEMA PULCHELLUM	PINK BREATH OF HEAVEN	5 GAL.	4`-0"	M	4` H X 4` W	32
	ERI ARB	ERIOGONUM ARBORESCENS	SANTA CRUZ ISLAND BUCKWHEAT	5 GAL.	4`-0"	L	3` H X 4` W	3
	MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	5 GAL.	4`-0"	VL	4` H X 4` W	4
	MUH CAP	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	5 GAL.	3`-0"	L	3` H X 3` W	38
	RHA CAL	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL.	5`-0"	L	5` H X 5` W	20
	RIB SAN	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 GAL.	5`-0"	L	5` H X 5` W	19
	SEN MAN	SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	5 GAL.	2`-0"	L	1.5' H X 2' W	31

LANDSCAPE PLANTING NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. ALL GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OF ANY PLANT MATERIALS.
3. REFER TO SPECIFICATIONS FOR PLACEMENT OF TOPSOIL, SOIL AMENDMENTS, FERTILIZERS AND ADDITIONAL PLANTING INFORMATION.
4. A COPY OF THE NURSERY INVOICE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE TO VERIFY COMPLIANCE WITH DRAWINGS AND SPECS.
5. ALL PLANTS SHALL BE OF THE GENUS, SPECIES, VARIETY, CULTIVAR, AND SIZES AS SHOWN ON THE PLANS. UNDER NO CONDITION WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE
6. ALL PLANTS SHALL BE TRUE TO NAME, AND SHALL BE TAGGED WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. IMPORT TOPSOIL MEETING SPECIFICATIONS SHALL BE INSTALLED IN ALL ON GRADE PLANTING AREAS. A SAMPLE OF IMPORT TOPSOIL, ALONG WITH A COMPLETE SOIL ANALYSIS REPORT AS SPECIFIED, SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO DELIVERY OF IMPORT TOPSOIL TO THE SITE.
8. CALIPER OF TREES SHALL BE MEASURED 6" ABOVE FINISH GRADE.
9. PROVIDE 3" MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS.
10. PLANT TREES A MINIMUM OF 4'-0" FROM EDGE OF PAVING, UTILITY STRUCTURES, WALLS AND BUILDINGS UNLESS RESTRICTED BY SIZE OF PLANTER. NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS PRIOR TO PLANTING.
11. ALL TREES 36" BOX AND LARGER SHALL BE GUYED. REFER TO DETAILS.
12. ALL 15" GALLON AND 24" BOX SIZED TREES SHALL BE DOUBLE STAKED. REFER TO DETAILS
13. ALL SHRUBS AND GROUNDCOVERS SHALL BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS AND WALLS UNLESS OTHERWISE SHOWN.
14. ALL SHRUB AND GROUNDCOVER SPACING SHALL BE EITHER LINEAR OR TRIANGULAR UNLESS DRAWN OTHERWISE. REFER TO PLANS AND DETAILS FOR PATTERNS.
15. WHERE CIRCLES SHOW PLANTS, TRUNK OF PLANT EQUALS CENTER POINT OF CIRCLE.
16. FOR DESCRIPTION OF PLANTERS SEE LANDSCAPE SPECIFICATIONS.
17. PROVIDE HEALTHY, VIGOROUS PLANTS TYPICAL OF THE SPECIES, FREE OF PESTS OR INJURIES.
18. ORIENT PLANTS IN PLANTERS SO THAT THEIR BEST APPEARANCE IS MOST VISIBLE.
19. VINEs SHALL BE TRAINED TO SUPPORTING STRUCTURE, WALL OR FENCE AS INDICATED ON PLANS AND DETAILS.
20. FOR HYDROZONES, SEE IRRIGATION PLANS.
21. ALL PROPOSED TREES SHALL BE PRUNED FOR STRUCTURAL SOUNDNESS AND THINNED TO REDUCE WIND SAIL AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
22. WHERE PROPOSED TREE ROOTBALL IS ADJACENT TO EXISTING PROTECTED UTILITY LINE, A TREE ROOT BARRIER IS REQUIRED. SEE DETAILS.
23. NOTE: REFER TO SPECIFICATION SECTION 32-93-00 PLANTING FOR NOTES ON CONTRACT GROWN/PRE-PURCHASE OF TREES BY OWNER. CONTRACTOR'S BID PRICE SHALL INCLUDE BALANCE OF CONTRACT GROW PRICE, FEES, TAXES, FREIGHT, ANY STORAGE FEES,TREE PLANTING HOLES, IMPORT TOP SOIL BACKFILLING WITH COMPOST AMENDMENT, IRRIGATION SYSTEM, SAWCUT ROOT BALL, STAKING OR GUYING, 60 DAY MAINTENANCE, 1 YEAR WARRANTY, ETC. TO PROVIDE COMPLETE INSTALLATION TO THE OWNER'S SATISFACTION.

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SCALE:

LANDSCAPE NOTES & LENGENDS

L0.02

TREE PROTECTION MEASURES FOR ALL AREAS

1. TO IMPLEMENT TREE PROTECTION MEASURES EFFECTIVELY, PRECISE MEASUREMENT FOR FENCE LOCATIONS IS CRITICAL. PROPER SKILLS AND EQUIPMENT ARE REQUIRED TO PLACE FENCES WHERE THEY BELONG. IT IS ESSENTIAL THAT THE FENCE INSTALLER REFER TO A COPY OF THE TREE PROTECTION PLAN AT ALL TIMES.
2. MEASUREMENT OF DISTANCES MUST BE TO WITHIN 6 INCHES, AND CANNOT BE COMPLETED PROPERLY BY USING EITHER ESTIMATED OR "PACED OFF" DISTANCES. REQUIRED EQUIPMENT WILL INCLUDE EITHER A LASER RANGE FINDER OR A 100-FOOT TAPE MEASURE WITH A HELPER.
3. IT IS RECOMMENDED THAT FENCE POSTS BE INSTALLED FIRST. MEASURE EACH TREE PROTECTION ZONE (TPZ) REFERRING TO THE SCALE SITE PLAN AND THE TABLE ABOVE, AND MARKING THE TPZ LOCATIONS WITH MARKING PAINT. SIMILARLY, WHERE ROOT BUFFERS ARE TO BE INSTALLED, MEASURE THE PRECISE LOCATION OF THE CONSTRUCTION ENVELOPE, SCALING DISTANCES OFF THE APPROVED PLANS AND MARKING THE FOOTING LOCATIONS WITH MARKING PAINT. MEASURE FENCE LOCATIONS AT THE APPROPRIATE DISTANCE AWAY FROM THE CONSTRUCTION ENVELOPE.
4. FENCE BOUNDARIES MUST MEET, MATCH AND ENCLOSE AREAS DEFINED BY EXISTING BOUNDARIES AND PROPERTY LINE FENCES. THE EXACT LOCATION OF BOUNDARIES AND FENCES IS NOT KNOWN AND MUST BE DETERMINED IN THE FIELD.
5. SURFACE INSTALLATIONS SUCH AS ROOT BUFFERS, IRRIGATION AND MULCH MUST BE INSTALLED IN APPROPRIATE LOCATIONS BETWEEN AREAS IDENTIFIED BY FENCE POSTS AND THE CONSTRUCTION ENVELOPE, AS SHOWN ON THE SITE PLAN.
6. FOLLOWING SURFACE INSTALLATIONS, CHAIN LINK FENCING MUST BE STRUNG TIGHTLY AND CLOSED OFF AT ALL LOCATIONS, INCLUDING WHERE ABUTTING EXISTING WOODEN FENCES.

TREE PROTECTION MEASURES FOR ALL AREAS

1. TREE PROTECTIVE FENCING AND WARNING SIGNS:

   A. PLACEMENT: ALL FENCE INSTALLATION LINES ARE INDICATED ON THE TREE PROTECTION PLAN. TREES REQUIRING FENCING INCLUDE TREES 401, 402, 411 AND 413.
   B. TYPE AND SIZE: ALL FENCES ARE INSTALLED OVER SOIL WHERE 5 OR 6-FOOT HIGH CHAIN LINK FENCING SHALL BE PLACED ON 2-INCH TUBULAR GALVANIZED IRON POSTS DRIVEN A MINIMUM OF 2 FEET INTO UNDISTURBED SOIL AND SPACED NOT MORE THAN 10 FEET ON CENTER.
   C. DURATION: TREE FENCING SHALL BE ERECTED PRIOR TO ANY DEMOLITION ACTIVITY, AND SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
   D. 'WARNING' SIGNS: 'WARNING' SIGNS SHALL BE POSTED ON TREE PROTECTIVE FENCING NOT MORE THAN EVERY 20 FEET STATING "WARNING – TREE PROTECTIVE ZONE – THIS FENCE SHALL NOT BE REMOVED"

2. IRRIGATION LINES:
   A. LONG-TERM TEMPORARY IRRIGATION MUST BE ESTABLISHED WITH A SUPPLY LINE, DEDICATED IRRIGATION CONTROL VALVE AND BUBBLERS OR SOAKER HOSES.
   B. TREES 401, 402, 411 AND 413 ARE TO BE IRRIGATED DURING SUMMER MONTHS. WATER SUPPLIED TO THESE TREES IS TO BE AT THE RATE OF 10 GALLONS PER TRUNK DIAMETER INCH, ONCE PER WEEK, FROM MAY THROUGH OCTOBER.
   C. IRRIGATION LINES MAY BEST BE PUT IN PLACE BEFORE MULCH IS INSTALLED.

3. MULCH:
   A. PLACEMENT: ALL AREAS ENCLOSED BY TREE PROTECTIVE FENCING SHALL HAVE A 4 TO 6-INCH DEEP LAYER OF MULCH APPLIED, LEAVING A 12-INCH DISTANCE AROUND EACH TREE TRUNK FREE OF MULCH.
   B. TYPE AND SIZE: MULCH MATERIAL SHALL BE 2-INCH UNPAINTED, UNTREATED WOOD CHIP MULCH OR AN APPROVED EQUAL.
   C. DURATION: MULCH SHALL BE PLACED IN ALL DESIGNATED AREAS PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY.

4. ROOT BUFFER:
   A. PLACEMENT: A TEMPORARY PROTECTIVE ROOT BUFFER MUST BE INSTALLED IN ANY TPZ AREA THAT IS NOT FENCED OR PROTECTED BY ASPHALT FLATWORK. THE NEED FOR A ROOT BUFFER MAY CHANGE DURING CONSTRUCTION SHOULD EXISTING SURFACES BE REMOVED AND NOT BE REPLACED IMMEDIATELY.
   B. TYPE AND SIZE: THE ROOT BUFFER SHALL CONSIST OF A BASE COURSE OF TREE CHIPS SPREAD OVER EACH DESIGNATED AREA TO A MINIMUM DEPTH OF 6 INCHES, AND TOPPED WITH A 3/4-INCH PLYWOOD LAYER AS A WORKING SURFACE. THE PLYWOOD LAYER MUST BE SECURED WITH MENDING PLATES OR SIMILAR TO LOCK PLYWOOD PANELS TOGETHER. BECAUSE OF THE SLOPING LANDSCAPE, CONTRACTOR'S STAKES MAY BE NEEDED TO SECURE THE PLYWOOD TO THE GROUND.
   C. DURATION: ALL ROOT BUFFERS SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.

CONSTRUCTION PROCEDURES

1. DEMOLITION:
   A. ALL TREE PROTECTIVE FENCING, ROOT BUFFERS, MULCH AND IRRIGATION MUST BE IN PLACE PRIOR TO DEMOLITION.
   B. AT NO TIME IS ANY WHEELED EQUIPMENT, A BOBCAT® OR AN EXCAVATOR ALLOWED TO ENTER OR CROSS OVER TPZ AREAS, EXCEPT WHERE EXISTING ASPHALT FLAT WORK REMAIN AS A TEMPORARY ROOT BUFFER DURING CONSTRUCTION, OR WHERE A ROOT BUFFER HAS BEEN INSTALLED.
   C. SPECIAL WORK ZONES HAVE BEEN IDENTIFIED ON THE SITE PLAN AND ARE BENEATH TREES 401, 402, 411 AND 413. THE PROJECT ARBORIST MUST BE ON SITE DURING ALL DEMOLITION, GRADING AND CONSTRUCTION IN THE AREAS IDENTIFIED.

2. STAGING AREAS:
   A. STAGING AREAS ARE AVAILABLE IN THE AREAS OF EXISTING ASPHALT FLATWORK AND ON THE STREET FRONTAGE.

3. FILL SOIL:
   A. ALL FILL SOIL WITHIN A TPZ AREA SHALL BE COMPRISED OF CLEAN NATIVE TOPSOIL, AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PROJECT ARBORIST. SOIL MUST BE PLACED WITHOUT TAMPING, VIBRATION, ROLLING, SATURATING OR OTHERWISE CAUSING COMPACTION THAT EXCEEDS 85 PERCENT. NO FILL SOIL MOVEMENT MAY BE DONE DURING WET SOIL CONDITIONS.

4. SWALE EXCAVATION:
   A. GRADING CHANGES SHALL NOT EXCEED 4 INCHES OF DEPTH IN CUTS, OR 6 INCHES OF DEPTH IN FILL WHERE SUCH GRADE CHANGES ARE WITHIN TREE PROTECTION ZONES. SWALE EXCAVATION AREAS WILL BE SUBJECT TO MULCHING AND IRRIGATION, AND ARE NOT ANTICIPATED TO REQUIRE FURTHER MITIGATION.

5. UTILITY TRENCHING:
   A. ALL NEW UTILITIES WILL BE INSTALLED WITHOUT ANY EXCAVATION THROUGH TPZ AREAS. IF ANY UTILITY TRENCHES MUST BE EXCAVATED THROUGH ANY TPZ AREA, EITHER DIRECTIONAL BORING OR AIR-SPADE®(OR EQUIVALENT) EXCAVATION WOULD BE REQUIRED.

6. FOUNDATION CONSTRUCTION:
   A. FOUNDATION CONSTRUCTION WILL CAUSE ROOT IMPACTS FROM EXCAVATION, WITH ROOT LOSSES TO TREES 401, 402, 411 AND 413. THE FOLLOWING MITIGATION IS REQUIRED AND MUST BE COMPLETED WITH OVERSIGHT BY THE PROJECT ARBORIST:
   B. SPECIAL WORK ZONES HAVE BEEN IDENTIFIED ON THE SITE PLAN AND ARE BENEATH TREES 401, 402, 411 AND 413. THE PROJECT ARBORIST MUST BE ON SITE DURING ALL DEMOLITION, GRADING AND CONSTRUCTION IN THE AREAS IDENTIFIED.

7. HAND EXCAVATION:
   A. ALL PORTIONS OF FOUNDATION EXCAVATION OCCURRING WITHIN TPZ AREAS SHALL BE COMPLETED BY HAND. ALL ROOTS ENCOUNTERED OF ANY SIZE WHATSOEVER SHALL BE CLEANLY CUT WITH A SHARP TOOL AT THE EXCAVATION PERIMETER.

8. EXCAVATION TAILINGS:
   A. ALL TAILINGS DERIVED FROM EXCAVATION OF THE PERIMETER FOOTINGS SHALL BE IMMEDIATELY PLACED WITHIN THE CONFINES OF THE PERIMETER FOUNDATION, OR OUTSIDE ALL TPZ AREAS. NO TAILINGS SHALL BE STOCKPILED, ABANDONED OR ALLOWED TO REMAIN OVERNIGHT IN ANY TPZ.

9. SOIL FRACTURING:
   A. ALL INADVERTENT COMPACTION OF SOIL WITHIN ANY TPZ SHALL BE LOOSENED BY SOIL FRACTURING WITH AIR-SPADE® (OR EQUIVALENT) EXCAVATION EQUIPMENT SUBSEQUENT TO ALL EQUIPMENT ACCESS NEEDS.

EXISTING TREE SURVEY INVENTORY TABLE

TREE #	SPECIES	COMMON NAME	TRUNK DIAMETER	PROTECTED	STATUS	TPZ DIAMETER
401	PISTACIA CHINENSIS	CHINESE PISTACHE	16.9"	YES	PRESERVE	28'
402	PISTACIA CHINENSIS	CHINESE PISTACHE	15.6"	YES	PRESERVE	26'
403	QUERCUS SUBER	CORK OAK	28.5"	YES	REMOVE	-
404	QUERCUS SUBER	CORK OAK	17.8"	YES	REMOVE	-
405	QUERCUS SUBER	CORK OAK	21.5"	YES	REMOVE	-
406	QUERCUS SUBER	CORK OAK	17.8"	YES	REMOVE	-
407	QUERCUS SUBER	CORK OAK	20.2"	YES	REMOVE	-
408	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	3" EQUIV.	NO	REMOVE	-
409	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	3" EQUIV.	NO	REMOVE	-
410	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	3" EQUIV.	NO	REMOVE	-
411	QUERCUS AGRIFOLIA	COAST LIVE OAK	8.4", 6.4"	YES	PRESERVE	12'
412	CEDRUS DEODARA	DEODAR CEDAR	26.9"	YES	PRESERVE	22'
413	PYRUS KAWAKAMII	EVERGREEN PEAR	15.9"	YES	PRESERVE	13'
414	ULMUS PARVIFOLIA	CHINESE ELM	11.5"	NO	REMOVE	13'
415	ULMUS PARVIFOLIA	CHINESE ELM	10.6"	NO	REMOVE	-
416	ULMUS PARVIFOLIA	CHINESE ELM	10.5"	NO	REMOVE	-

NOTE:

1. THE TREE PROTECTION ZONE (TPZ) DIAMETER IS 20X THE TRUNK DIAMETER. THE TPZ DIAMETERS ARE ROUNDED TO THE NEAREST FOOT.
2. SEE ARBORIST REPORT DATED 01/17/25 FOR ADDITIONAL INFORMATION.

MAINTENANCE AND ONGOING CARE

TREE MAINTENANCE AND ONGOING CARE IS NECESSARY IN PREPARATION FOR CONSTRUCTION, AND THROUGHOUT THE ENTIRE TIMELINE FOR CONSTRUCTION. ANTICIPATED NEEDS INCLUDE ONGOING PRUNING, IRRIGATION AND TREE PROTECTION DURING LANDSCAPING.

1. PRUNING:
   A. ALL TREE P TREES 401 AND 402 REQUIRE PRUNING AT THIS TIME. END-HEAVY AND LOWER BRANCHES THAT ARE LIKELY TO INTERFERE WITH CONSTRUCTION, BUILDING ENVELOPES AND/OR VEHICLES NEED TO BE PRUNED ACCORDING TO ANSI A300 INDUSTRY STANDARDS, BY A LICENSED CONTRACTOR FOR TREE SERVICE (C-61/D-49),AND WITH OVERSIGHT BY THE PROJECT ARBORIST.
   B. PRUNING MAY BE REQUIRED BEFORE COMPLETION OF THE PROJECT, AND AS THOSE NEEDS DEVELOP THEY WILL BE IDENTIFIED BY THE PROJECT ARBORIST DURING MONTHLY INSPECTIONS. SPECIFICATIONS FOR ADDITIONAL PRUNING WILL BE DETERMINED BASED ON PROJECT NEEDS AND/OR TREE MAINTENANCE NEEDS.

2. IRRIGATION OPERATION:
   A. STAGING AREAS ARE AVAILABLE IN THE AREAS OF EXISTING ASPHALT FLATWORK AND ON THE STREET FRONTAGE. LONG-TERM TEMPORARY IRRIGATION MUST BE SUPPLIED TO ALL PROTECTED TREES. ALL WATER SUPPLYLINES SHALL BE RUN ABOVE SOIL SURFACES AND WITHOUT ANY TRENCHING IN ANY TPZ AREA. WATER SHALL BE PROVIDED TO ALL TPZ AREAS INDICATED AS RECEIVING MULCH AND IRRIGATION ON THE SITE PLAN, THROUGH STANDARD BUBBLERS, GEAR-DRIVEN HEADS OR THROUGH SOAKER HOSES.
   B. WATER QUANTITY AND FREQUENCY SHALL OCCUR 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH OCTOBER). AN AUTOMATED WATERING SYSTEM SHALL BE USED TO PROVIDE 10 GALLONS OF WATER PER INCH OF TRUNK DIAMETER.

3. LANSDCAPE:
   A. ALL FILL SOIL WITHIN OTHEL SOIL CARE MUST BE EXERCISED DURING LANDSCAPING TO AVOID ANY TRENCHES ACROSS EXISTING TPZ AREAS. IF SUB-SURFACE TRENCHES MUST BE INSTALLED, COMMON TRENCHES SHOULD BE USED AND THEY SHOULD STAY AS FAR AWAY FROM THE TREES AS POSSIBLE. A TRENCH RUNNING ALONG A RADIUS LINE DIRECTLY TOWARD A TREE IS PREFERABLE TO A CROSS TRENCH. IF EXTENSIVE TRENCHING IS DONE, AIR-SPADE® EXCAVATION IS HIGHLY RECOMMENDED.
   B. CARE MUST BE TAKEN TO KEEP MULCH AWAY FROM THE BASE OF ALL TREES AND OTHER WOODY PLANTS. SIMILARLY, SOIL GRADES MUST BE CAREFULLY MONITORED TO KEEP EXCESS SOIL FROM ACCUMULATING AROUND THE BASE OF TREES AND SHRUBS.

PROJECT ARBORIST SCHEDULE

THE PROJECT ARBORIST IS TO BE AUTHORIZED TO REGULARLY INSPECT AND PROVIDE A LETTER REPORT:

1. AFTER TREE PROTECTION IS IN PLACE AND BEFORE ANY DEMOLITION BEGINS
2. AFTER MEETING WITH THE GENERAL CONTRACTOR ON A JOB BRIEFING TO REVIEW THIS REPORT AND THE TREES ON SITE MONTHLY BETWEEN THE 1ST AND THE 10TH
3. ANY SPECIAL INSPECTIONS BASED ON INTERIM CONSTRUCTION NEEDS WITHIN TPZ AREAS WITH THE LANDSCAPE CONTRACTOR PRIOR TO ANY LANDSCAPE CONSTRUCTION AT THE CLOSE OF CONSTRUCTION

LDP ARCHITECTURE

NOTICE:
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LOS ALTOS, CA

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
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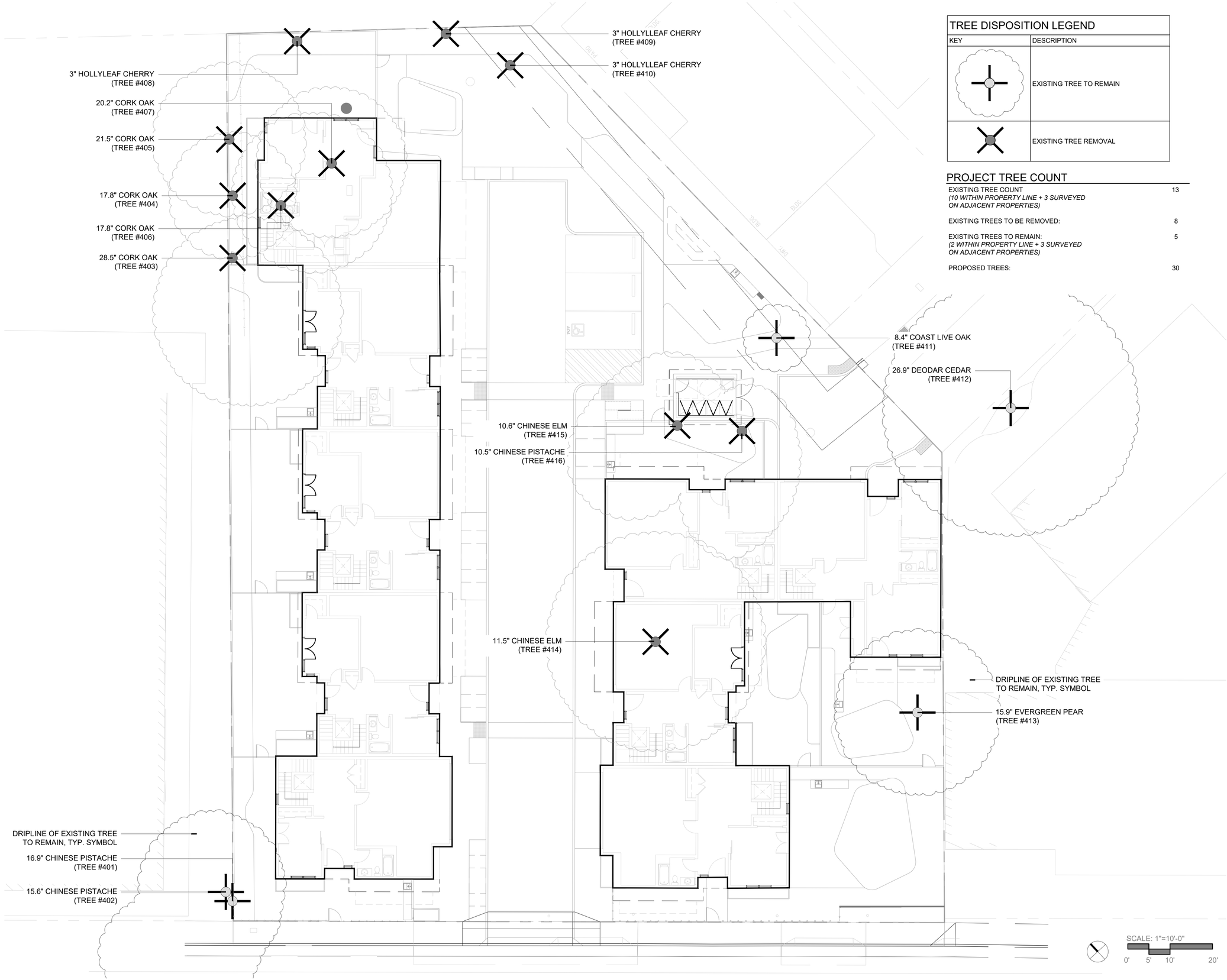
	01-31-2025	PLANNING RESUBMITTAL
	06-26-2025	PLANNING RESUBMITTAL
	08-08-2025	PLANNING RESPONSE 02
	12-05-2025	PLANNING RESPONSE 03
	02-09-2026	PLANNING RESPONSE 04

CONTACT:

SCALE:

ARBORIST REPORT
TREE PROTECTION
MEASURES

L0.03



TREE DISPOSITION LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO REMAIN
	EXISTING TREE REMOVAL

PROJECT TREE COUNT

EXISTING TREE COUNT *(10 WITHIN PROPERTY LINE + 3 SURVEYED ON ADJACENT PROPERTIES)*	13
EXISTING TREES TO BE REMOVED:	8
EXISTING TREES TO REMAIN: *(2 WITHIN PROPERTY LINE + 3 SURVEYED ON ADJACENT PROPERTIES)*	5
PROPOSED TREES:	30

LDP ARCHITECTURE

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CONTACT:

SCALE:

TREE DISPOSITION PLAN

L0.04

SCALE: 1"=10'-0"

0' 5' 10' 20'

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CONTACT:

SCALE:

LANDSCAPE
ILLUSTRATIVE

L0.05

SIDE TABLE AND CHAIRS 4 L4.02

PROPERTY LINE

5'-0" TYP.

PEDESTRIAN PAVER 4 L4.00

METAL HEADER PEDESTRIAN 5 L4.00

5'-0" TYP.

6' HIGH FENCE AND GATE, TYP. 2 L4.01

VEHICULAR PAVER 3 L4.00

DECORATIVE METAL FENCE TO FULFILL PUBLIC ART REQUIREMENT, S.A.D.

8 L4.02 PRECAST CONCRETE WALL

6 L4.00 DECOMPOSED GRANITE

7 L4.02 TIERED BENCH

5 L4.02 HAMMOCK, TYP.

7 L5.00 BIOTREATMENT SWALE

2 L4.02 COMMUNITY TABLE

6 L4.02 TRASH & RECYCLING RECEPTACLE

(E) TREE TO REMAIN, TYP SYMBOL, SEE ARBORIST REPORT

TRASH ENCLOSURE, S.A.D.

9 L4.02 BIKE RACK

2 L4.01 6' HIGH FENCE AND GATE, TYP.

6 L5.00 BIOTREATMENT PLANTER

(E) TREE TO REMAIN, TYP SYMBOL, SEE ARBORIST REPORT

7 L4.00 SYNTHETIC TURF

1 L4.01 OUTDOOR KITCHEN. UTILITIES TO BE PROVIDED FOR OPTIONAL FUTURE OUTDOOR KITCHEN BY RESIDENT, TYP.

3 L4.02 CAFE TABLE AND CHAIRS

DECORATIVE METAL FENCE TO FULFILL PUBLIC ART REQUIREMENT, S.A.D.

4' HIGH FENCE AND GATE, TYP.

6' HIGH FENCE AND GATE, TYP.

SCALE: 1"=10'-0"

0' 5' 10' 20'

LDP ARCHITECTURE

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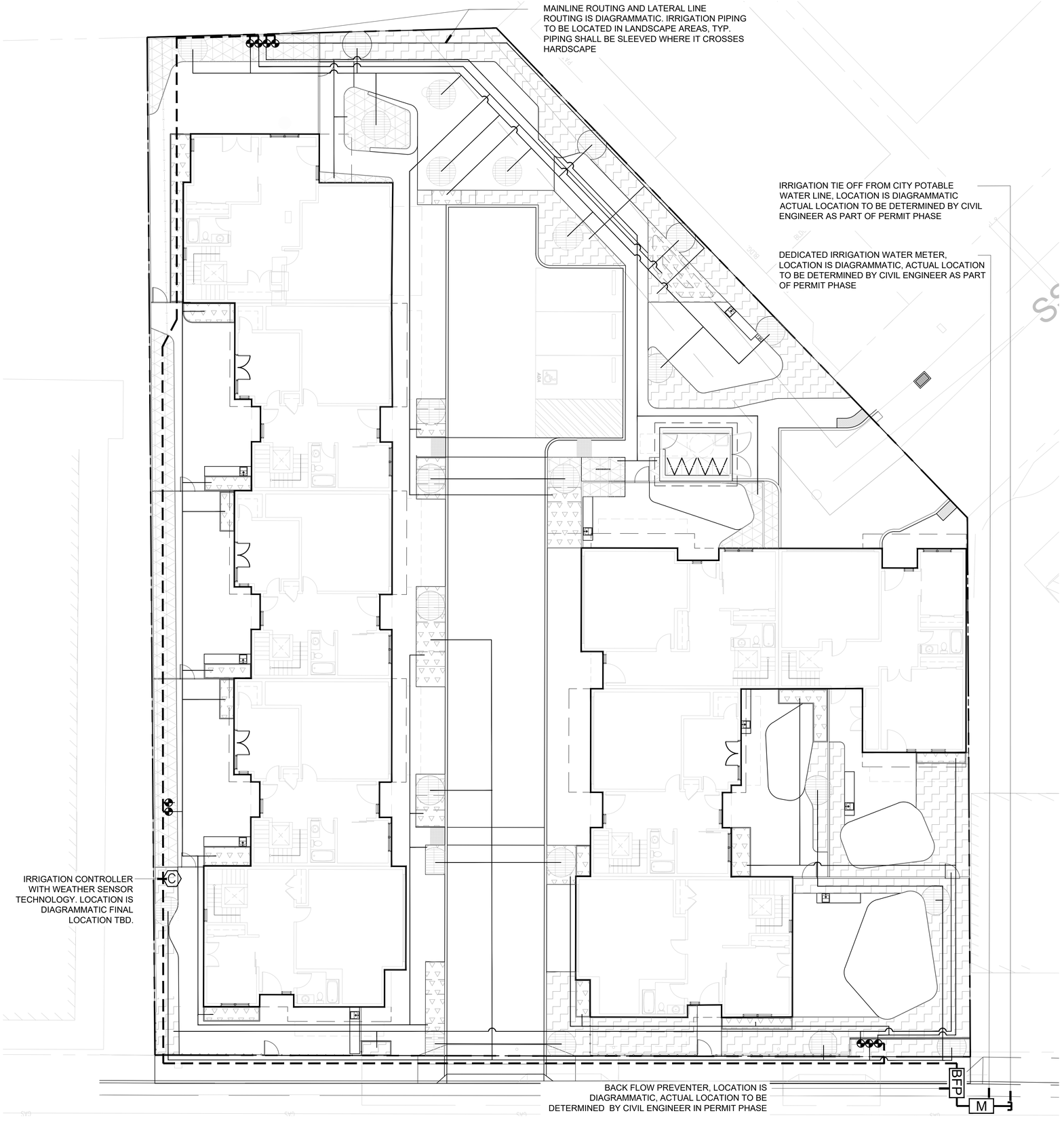
CONTACT:

SCALE:

LANDSCAPE MATERIALS PLAN

L1.00



IRRIGATION DATA SUMMARY	
TOTAL LANDSCAPE AREA:	5,079 SQFT
PROJECT TYPE:	NEW, PRIVATE
WATER SUPPLY TYPE:	POTABLE

IRRIGATION HYDROZONE LEGEND

KEY	ZONE	IRRIGATION TYPE	TOTAL AREA
	HYDROZONE 1 - LOW SHRUBS	DRIP	2,464
	HYDROZONE 2 - MEDIUM SHRUBS	DRIP	1058
	HYDROZONE 3 - LOW TREES	DRIP	647
	HYDROZONE 4 - MEDIUM STORMWATER	DRIP	910

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	REMOTE CONTROL VALVE
M	WATER METER
BFP	BACKFLOW PREVENTER
C	AUTOMATIC IRRIGATION CONTROLLER
	MAINLINE, SLEEVE UNDER HARDSCAPE, MAINLINE ROUTING IS DIAGRAMMATIC
	LATERAL LINE, SLEEVE UNDER HARDSCAPE, LATERAL LINE ROUTING IS DIAGRAMMATIC

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 43 — Project Type: Residential — 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 - Low Shrubs	0.3	Drip	0.81	0.37	2464	913	24330
2 - Medium Shrubs	0.6	Drip	0.81	0.74	1058	784	20894
3 - Low Trees	0.2	Drip	0.55	0.36	647	235	6272
4- Medium Stormwater	0.6	Drip	0.81	0.74	910	674	17971
				Totals	5079	2606	69466
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	69466
						Maximum Allowed Water Allowance (MAWA)	74473

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

SCALE: 1"=10'-0"

0' 5' 10' 20'

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CONTACT:

SCALE:

LANDSCAPE IRRIGATION PLAN

L2.00

2 ARB UNE 24" BOX
1 ARC SUN 5 GAL.
7 RHA UMB 5 GAL.
7 ARC EME 5 GAL.
4 MAH EUR 5 GAL.
2 ARC SUN 5 GAL.
3 SAL CLE 5 GAL.
8 MUH DUB 5 GAL.
4 LEY CON 5 GAL.
4 LEY CON 5 GAL.
5 MUH DUB 5 GAL.
48 BAM TEX 15 GAL.
6 BOU GRA 1 GAL.
6 BOU GRA 1 GAL.
5 ASP DEN 5 GAL.
2 RHA CAL 15 GAL.
1 ARB UNE 24" BOX
4 MUH CAP 5 GAL.
5 ASP DEN 5 GAL.
2 RIB SAN 5 GAL.
4 MUH CAP 5 GAL.
1 AGA ATT 5 GAL.
3 SEN MAN 5 GAL.
3 SAL CLE 5 GAL.

2 POL MUN 5 GAL.
3 MUH CAP 5 GAL.
2 RIB SAN 5 GAL.
7 ARC EME 5 GAL.
4 MAH EUR 5 GAL.
2 BET NIG 36" BOX
8 RHA UMB 5 GAL.
6 ARC EME 5 GAL.
2 BOU GRA 1 GAL.
6 MUH DUB 5 GAL.
3 LAG IND 24" BOX
6 OLE LIT 5 GAL.
2 BOU GRA 1 GAL.
8 MUH DUB 5 GAL.
8 MUH DUB 5 GAL.
2 BOU GRA 1 GAL.
4 BOU GRA 1 GAL.
6 MUH DUB 5 GAL.
2 LEY CON 5 GAL.
6 MUH DUB 5 GAL.
4 BOU GRA 1 GAL.
4 BOU GRA 1 GAL.
9 MUH DUB 5 GAL.
8 ACE ARM 36" BOX
6 MUH DUB 5 GAL.
4 BOU BLO 5 GAL.
4 MUH DUB 5 GAL.
3 LEY CON 5 GAL.
3 MUH DUB 5 GAL.
2 YUC FIL 5 GAL.
4 BOU BLO 5 GAL.

13 COL PUL 5 GAL.
3 RHA CAL 15 GAL.
5 ASP DEN 5 GAL.
3 MUH CAP 5 GAL.
7 ASP DEN 5 GAL.
1 AGA ATT 5 GAL.
8 RHA CAL 15 GAL.
26 MUH DUB 5 GAL.
2 AGA ATT 5 GAL.
3 COL PUL 5 GAL.
7 MUH CAP 5 GAL.
4 BOU GRA 1 GAL.
13 ASP DEN 5 GAL.
4 MUH CAP 5 GAL.
1 OLE EUR 48" BOX
2 AGA ATT 5 GAL.
3 RHA UMB 5 GAL.
5 LEY CON 5 GAL.
8 MUH DUB 5 GAL.
6 LEY CON 5 GAL.
8 MUH DUB 5 GAL.
2 BOU GRA 1 GAL.
3 MUH CAP 5 GAL.
7 ASP DEN 5 GAL.
6 ACH MIL 1 GAL.
5 BOU BLO 5 GAL.
2 AGA ATT 5 GAL.
5 SEN MAN 5 GAL.
3 BOU GRA 1 GAL.
1 RIB SAN 5 GAL.
2 OLE LIT 5 GAL.
5 ACH MIL 1 GAL.
3 YUC FIL 5 GAL.
6 BOU BLO 5 GAL.
3 YUC FIL 5 GAL.

3 SAL CLE 5 GAL.
3 PIS CHI 36" BOX
5 RIB SAN 5 GAL.
15 SEN MAN 5 GAL.
5 COL PUL 5 GAL.
2 ARC EME 5 GAL.
1 ARC SUN 5 GAL.
5 RHA UMB 5 GAL.
1 POL MUN 5 GAL.
5 MAH EUR 5 GAL.
7 BOU GRA 1 GAL.
4 ACH MIL 1 GAL.
3 YUC FIL 5 GAL.
1 OLE EUR 48" BOX
4 BOU BLO 5 GAL.
3 COL PUL 5 GAL.
3 SAL CLE 5 GAL.
3 RHA CAL 15 GAL.
8 YUC FIL 5 GAL.
5 BOU BLO 5 GAL.
1 AGA ATT 5 GAL.
8 SEN MAN 5 GAL.
2 RHA CAL 15 GAL.
7 MUH DUB 5 GAL.
4 YUC FIL 5 GAL.
5 MUH CAP 5 GAL.
4 COL PUL 5 GAL.
3 OLE LIT 5 GAL.
3 YUC FIL 5 GAL.
2 AGA ATT 5 GAL.
5 MUH DUB 5 GAL.
2 MIM AUR 5 GAL.
8 BOU BLO 5 GAL.
2 RIB SAN 5 GAL.
5 MUH CAP 5 GAL.
2 OLE LIT 5 GAL.
2 RHA CAL 15 GAL.
4 CAR CAL 5 GAL.
1 BET NIG 36" BOX
10 ACH MIL 1 GAL.
4 COL PUL 5 GAL.
2 MIM AUR 5 GAL.
3 ERI ARB 5 GAL.
3 RIB SAN 5 GAL.
7 OLE LIT 5 GAL.
4 PIS CHI 36" BOX
4 RIB SAN 5 GAL.
6 BOU BLO 5 GAL.

SCALE: 1"=10'-0"
0' 5' 10' 20'

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CONTACT:

SCALE:

LANDSCAPE PLANTING PLAN

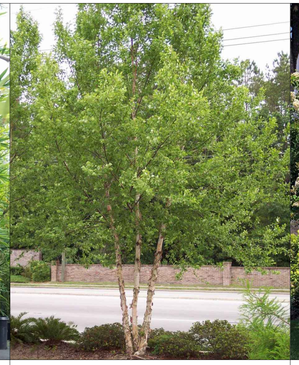
L3.00

TREES + HEDGES

ACER RUBRUM 'ARMSTRONG'

ARBUTUS UNEDO

BAMBUSA TEXTILIS VAR. GRACILIS "SLENDER WEAVERS"



BETULA NIGRA 'DURA HEAT'

LAGERSTROEMIA 'NATCHEZ'

OLEA EUROPAEA 'SWAN HILL'

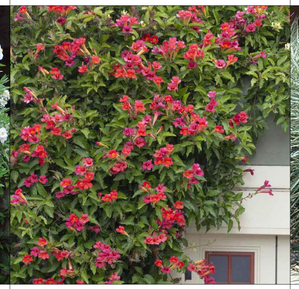
PISTACIA CHINENSIS

SHRUBS, GRASSES + VINES - FULL SUN

ACHILLEA MILLEFOLIUM

BOUTELOUA GRACILIS 'BLONDE AMBITION'

CARPENTERIA CALIFORNICA



DISTICTIS BUCCINATORIA

LEYMUS CONDENSATUS

SALVIA CLEVELANDII X SALVIA LEUCOPHYLLA

YUCCA FILAMENTOSA 'BRIGHT EDGE'

SHRUBS + GRASSES - PART SUN

AGAVE ATTENUATA 'RAY OF LIGHT'

ASPARAGUS DENSIFLORUS 'MYERS'

COLEONEMA PULCHELLUM

ERIOGONUM ARBORESCENS

MIMULUS AURANTIACUS

MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'

RHAMNUS CALIFORNICA

SENECIO MANDRALISCAE

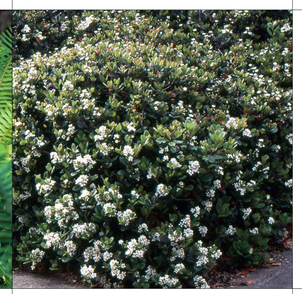
SHRUBS - SHADE

ARCTOSTAPHYLOS 'EMERALD CARPET'

HETEROMELES ARBUTIFOLIA

MAHONIA EURYBRACTEATA 'SOFT CARESS'

POLYSTICHUM MUNITUM



RHAPHIOLEPIS UMBELLATA

BIO RETENTION TREATMENT PLANTS

BOUTELOUA GRACILIS

LEYMUS CONDENSATUS

MUHLENBERGIA DUBIA

SALVIA CLEVELANDII X SALVIA LEUCOPHYLLA

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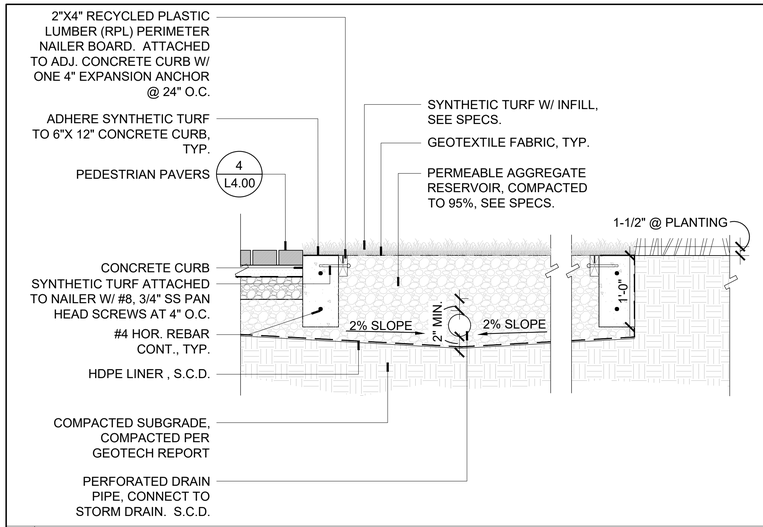
CONTACT:

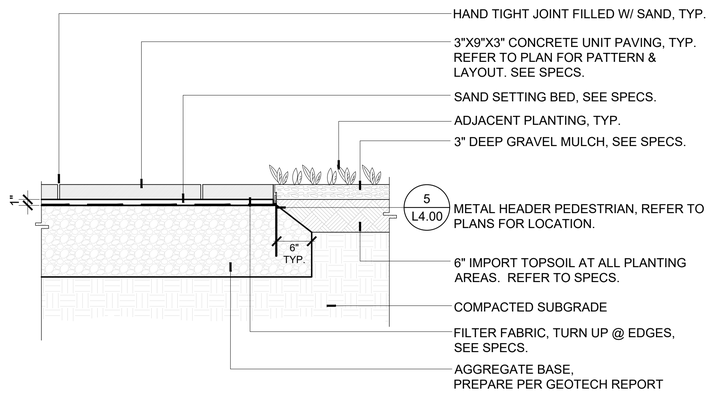
SCALE:

LANDSCAPE
PLANT IMAGES

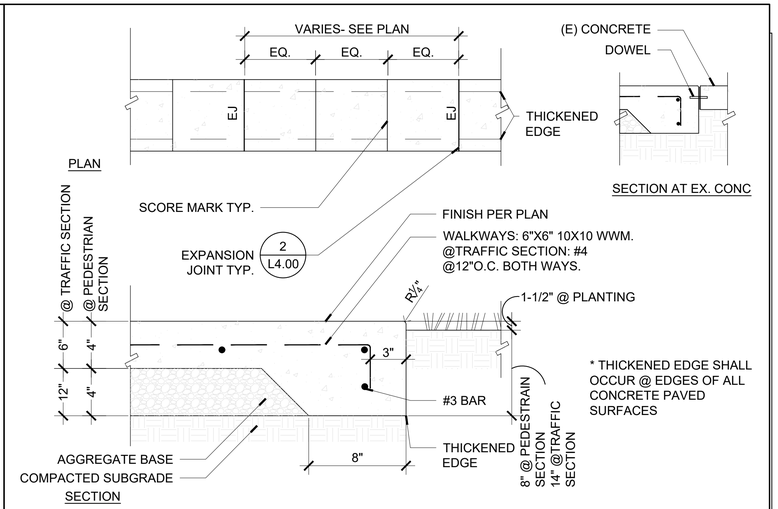
L3.01



7 SYNTHETIC TURF NTS



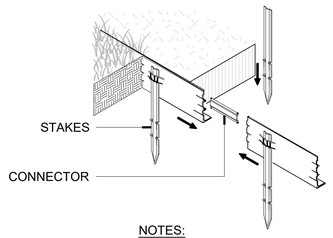
4 PEDESTRIAN PAVER NTS



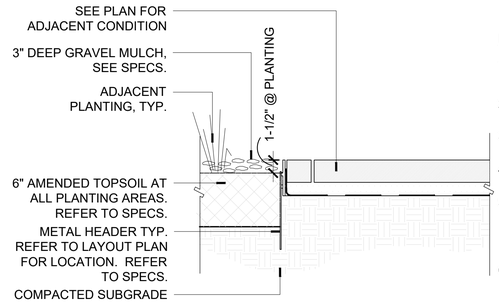
1 CONCRETE PAVING NTS

SIZE:
3/16" X 4" (3.2 MM x 89 MM), 0.060" (1.52 MM) THICK W/ 0.200" (5.08 MM) EXPOSED TOP LIP W/ 12" STAKES

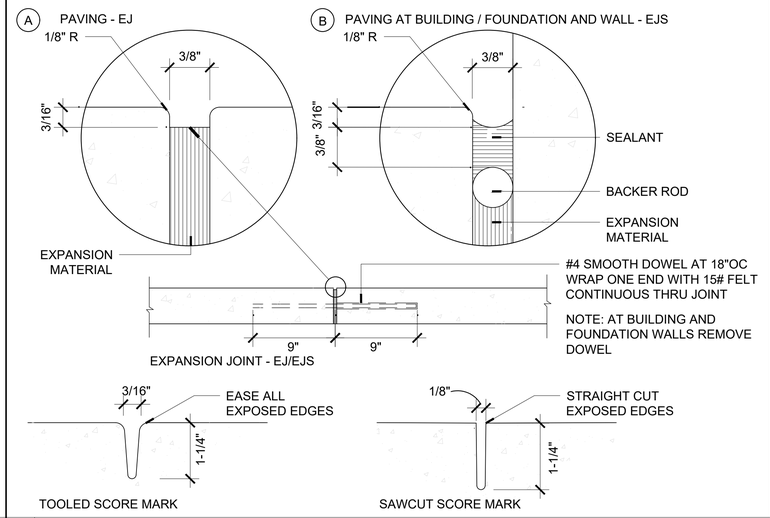
FINISH LEGEND:
MILL FINISH PER MANUFACTURER



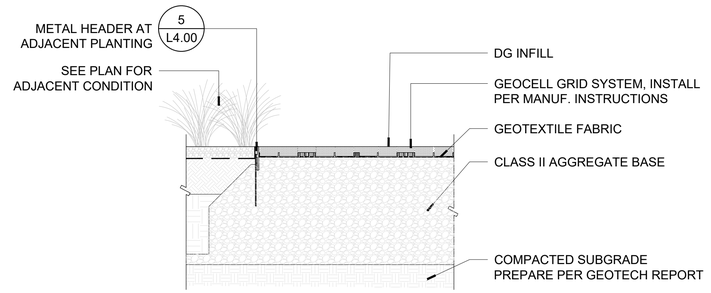
NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (8) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.
5. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT:WWW.PERMALOC.COM



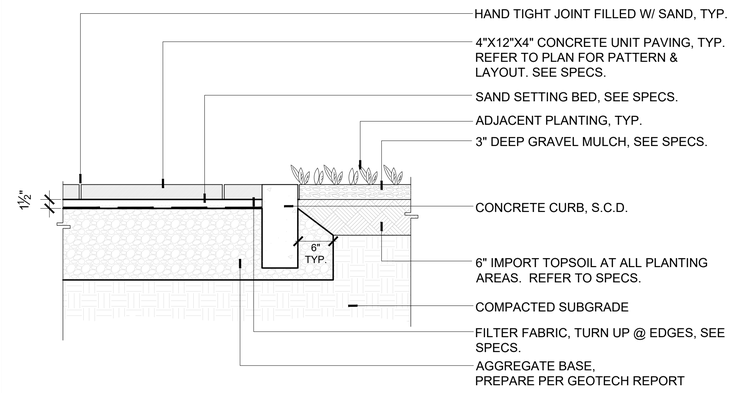
5 METAL HEADER PEDESTRIAN NTS



2 CONCRETE JOINT NTS



6 DECOMPOSED GRANITE NTS



3 VEHICULAR PAVER NTS

LDP ARCHITECTURE

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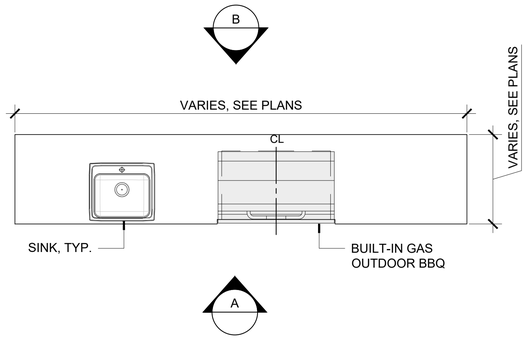
CONTACT:

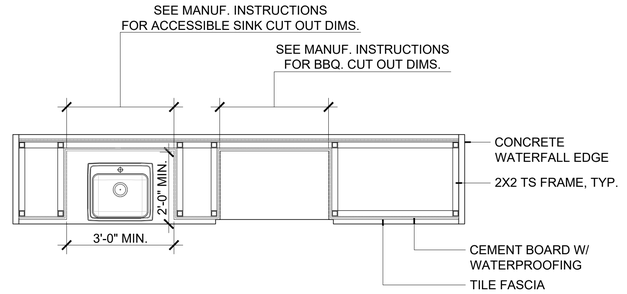
SCALE:

LANDSCAPE DETAILS

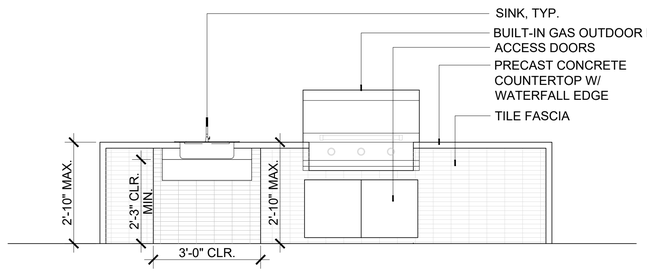
L4.00



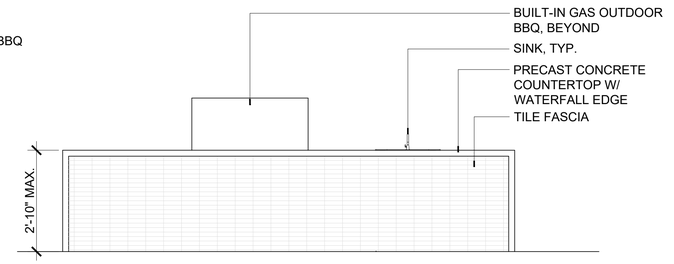
PLAN



FRAMING PLAN



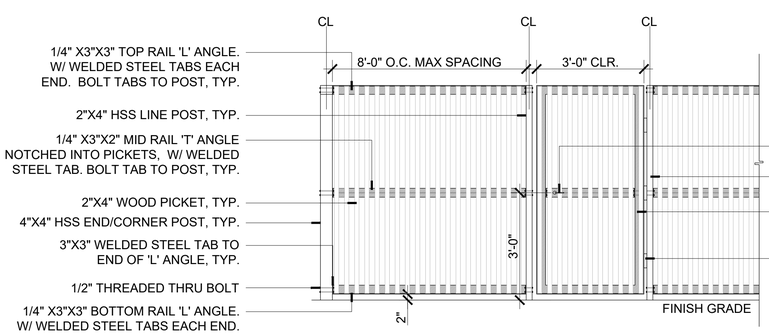
ELEVATION A.

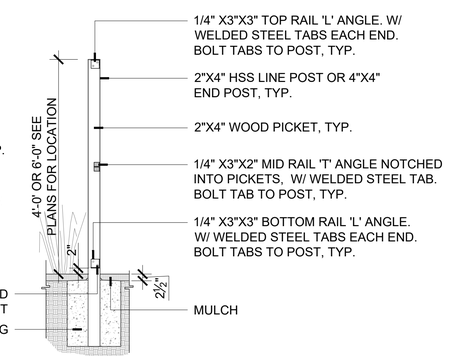


ELEVATION B

1 OUTDOOR KITCHEN NTS

NOTE:
1. ALL EXTERIOR TIMBER OF FENCES AND GATES SHALL BE PROTECTED FROM DECAY BY STAINING AND SEALING.





2 4' AND 6' TALL WOOD FENCE AND GATE NTS

LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PLANNING APPLICATION
	01-31-2025	PLANNING RESUBMITTAL
	06-26-2025	PLANNING RESUBMITTAL
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	12-05-2025	PLANNING RESPONSE 03
	02-09-2026	PLANNING RESPONSE 04

CONTACT:

SCALE:

LANDSCAPE DETAILS

L4.01

7 TIERED BENCH NTS

4 SIDE TABLE AND CHAIRS NTS

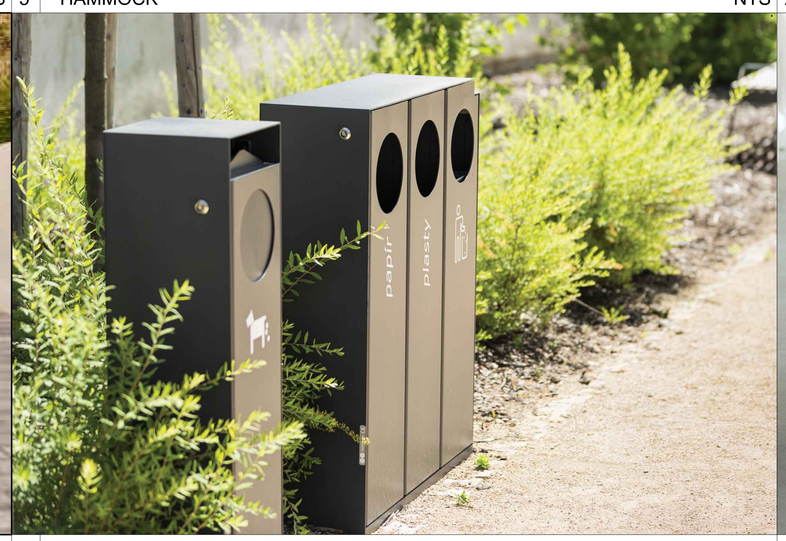
1 WOOD FENCE AND GATE, HEIGHT VARIES, SEE PLAN NTS

8 PRECAST CONCRETE SEATWALL NTS

5 HAMMOCK NTS

2 COMMUNITY TABLE NTS

9 BIKE RACK NTS



6 TRASH & RECYCLING RECEPTACLE NTS

3 CAFE TABLE AND CHAIRS NTS

LDP ARCHITECTURE

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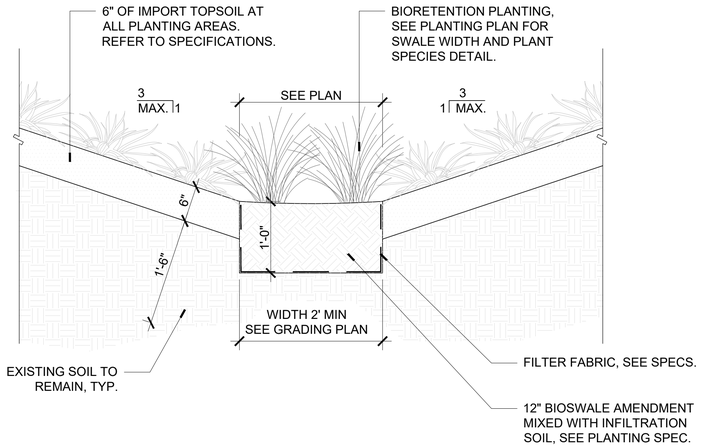
CONTACT:

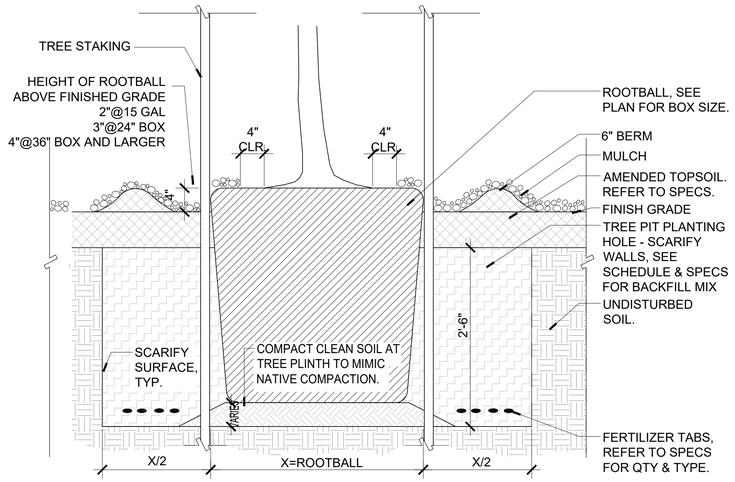
SCALE:

LANDSCAPE DETAILS

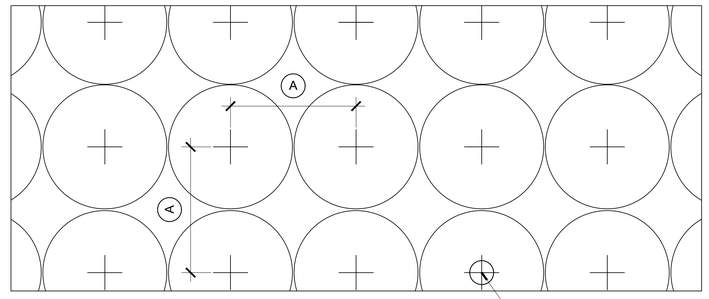
L4.02



7 BIOTREATMENT SWALE NTS



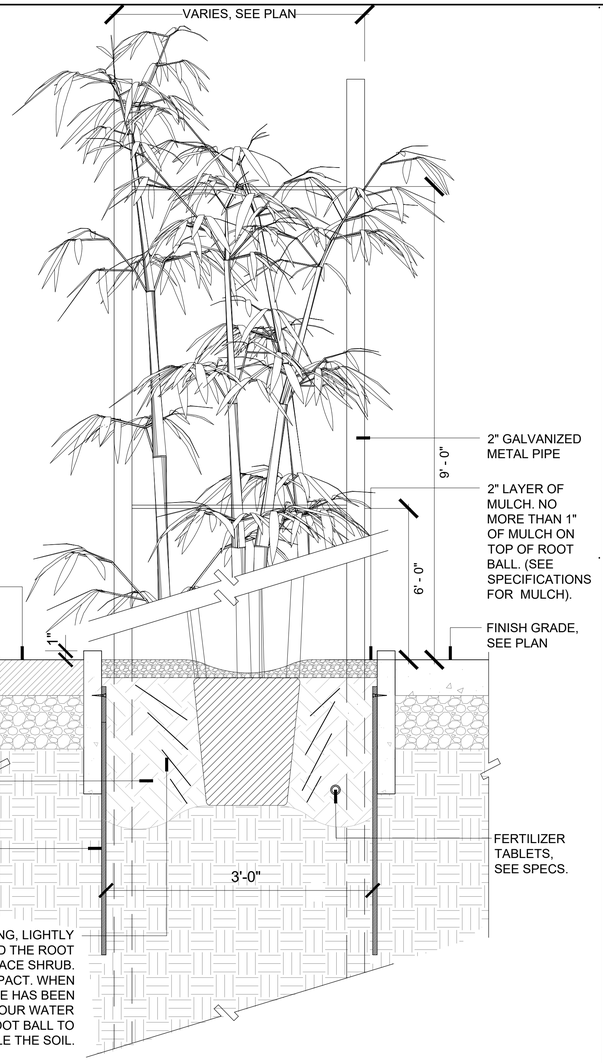
4 TREE PLANTING NTS



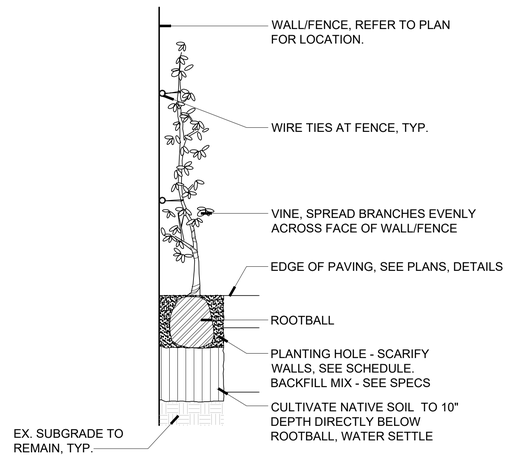
NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, LINEAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

FOR PLANT SPACING - SEE PLANTING PLAN

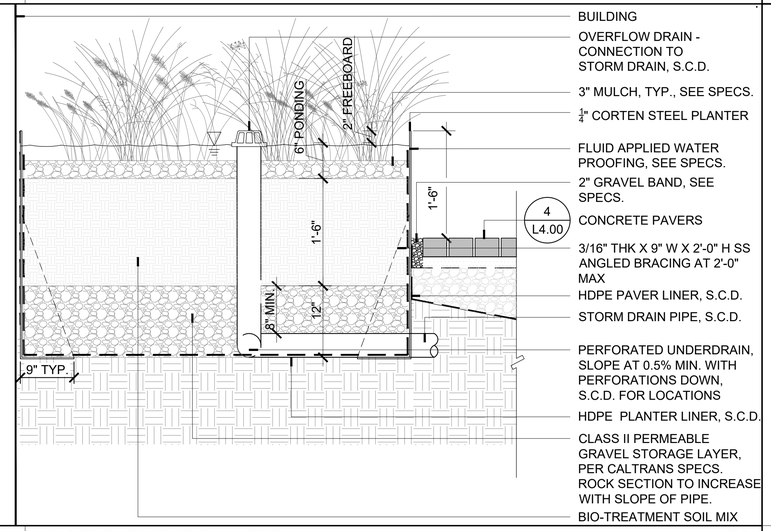
1 HORIZONTAL PLANT SPACING NTS



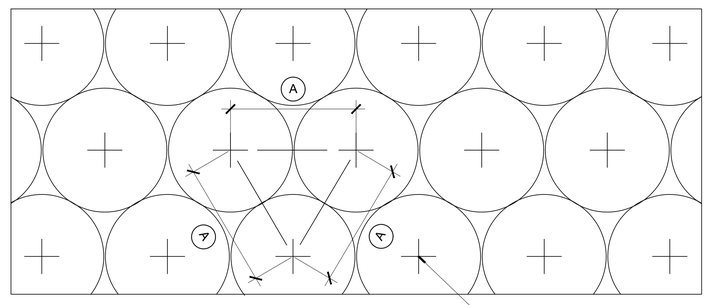
8 BAMBOO PLANTING NTS



5 VINE PLANTING NTS



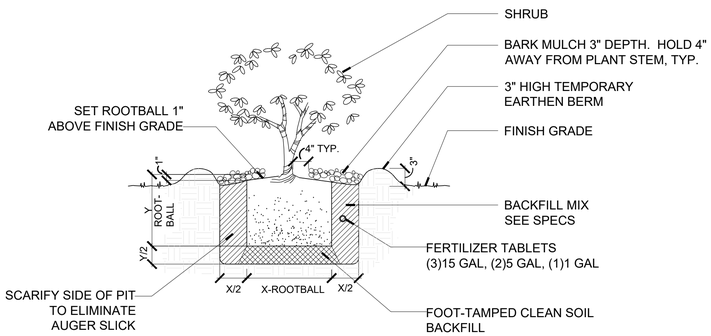
6 BIOTREATMENT PLANTER NTS



NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, TRIANGULAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

PLANT SPACING - SEE PLANTING PLAN

2 TRIANGULAR PLANT SPACING NTS



NOTE: REFER TO DETAIL #2 FOR TRIANGULAR SPACING NOTES & #1 FOR LINEAR.

3 SHRUB PLANTING NTS

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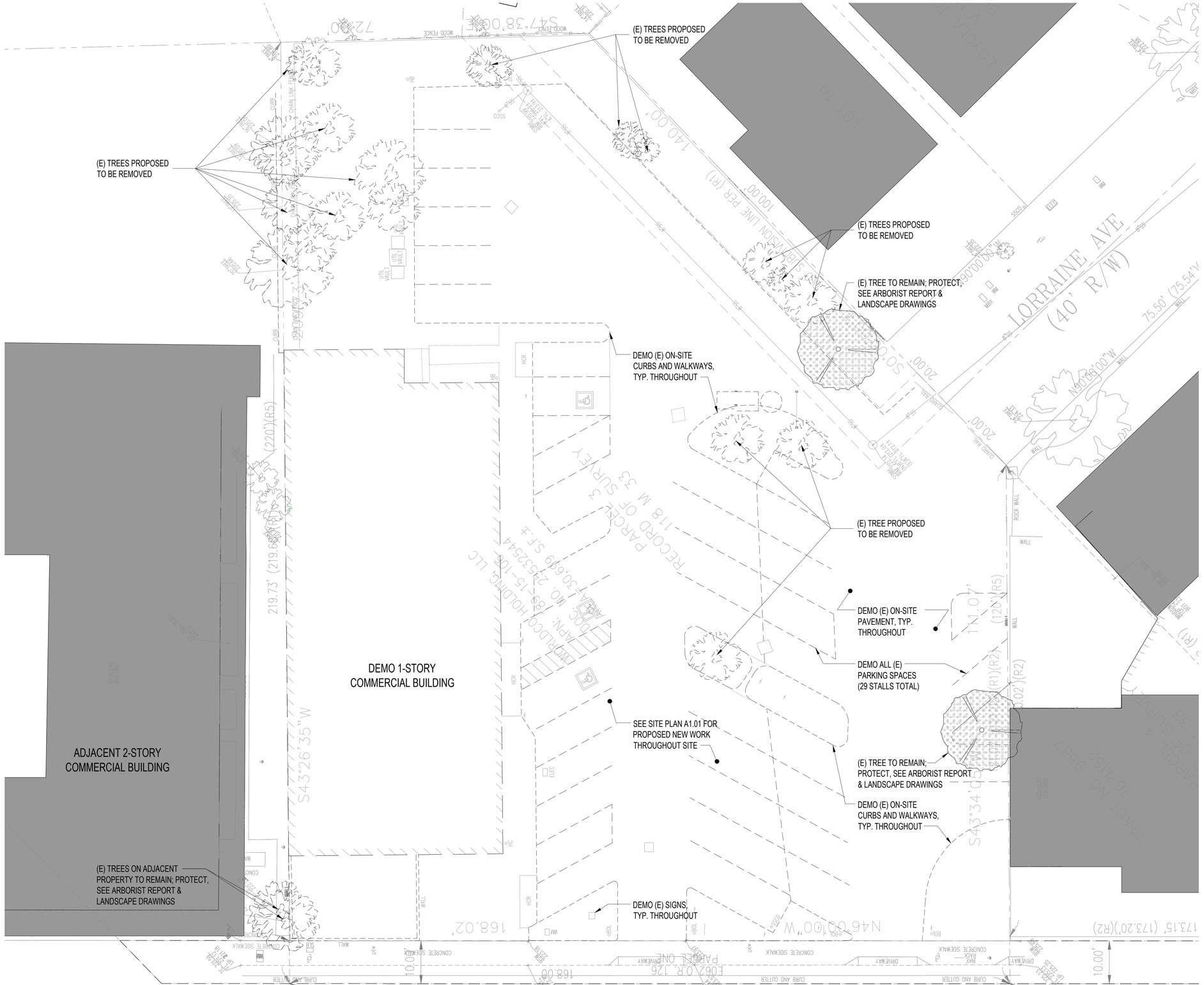
CONTACT:

SCALE:

LANDSCAPE PLANTING DETAILS

L5.00



1 *SITE PLAN: DEMO*
1/16"=1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED IN THIS PLAN.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.
3. CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL LAWS.
4. THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING UTILITIES AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.
5. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR. PROTECT ALL EXISTING UTILITIES IN PLACE.
6. CONTRACTOR TO CAP EXISTING WATER LINES AT THE PROPERTY LINE FOR FUTURE USE. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AND PROVIDE TO ENGINEER.
7. CONTRACTOR TO PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC SIGNALS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS AND UTILITY BOXES IN THE SIDEWALK; UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AS REQUIRED FROM THE CITY OF LOS ALTOS, OR ANY OTHER AGENCY HAVING JURISDICTION.
9. CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL AIR QUALITY AND WASTE/RECYCLING REQUIREMENTS.

SHEET NOTES

LEGEND

FENCE

PROPERTY LINE

PROJECT NORTH

TRUE NORTH

LDP ARCHITECTURE

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APN: 189-15-106

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4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

SITE PLAN: DEMO

A1.00

1 *SITE PLAN: NEW*
3/32"=1'-0"

GENERAL NOTES

1. ALL REQUIRED ACCESSIBLE DOORS TO HAVE A 32" CLEAR OPENING MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS TO BE PROVIDED WITH 18" PULL-SIDE CLEARANCE AT INTERIOR DOORS AND 24" AT EXTERIOR DOORS. CLEARANCE IN FRONT OF PUBLIC DOORS TO EXTEND 60" PAST FACE OF DOOR. CLEARANCE IN FRONT OF INTERIOR UNIT DOORS TO EXTEND 42" PAST FACE OF DOOR.
2. FOR INFORMATION AT INDIVIDUAL RESIDENTIAL UNITS, SEE ENLARGED UNIT PLANS ON A5-SERIES DRAWINGS.

SHEET NOTES

1. (N) OR (E) SIDEWALK & WALKWAY; S.C.D. & S.L.D.
2. (N) PRIVATE DRIVEWAY; S.C.D. & S.L.D.
3. (N) PROPOSED SANITARY SEWER EASEMENT; FOR MORE INFORMATION S.C.D.
4. LINE OF REAR YARD SETBACK PER PLANNING CODE, SEE DIMENSIONS
5. LINE OF STEPBACK AT THIRD FLOOR PER PLANNING CODE, SEE DIMENSIONS
6. (N) RESIDENTIAL TOWNHOUSE UNIT, 9-UNITS TOTAL; FOR MORE INFORMATION SEE ENLARGED UNIT PLANS ON A5-SERIES DRAWINGS
7. PRIVATE YARD AT EACH UNIT, UTILITIES TO BE PROVIDED FOR OPTIONAL FUTURE OUTDOOR KITCHEN BY RESIDENT (GRILL & SINK); S.L.D.
8. (N) COMMON OPEN SPACE; S.L.D.
9A. (N) 4' LOW DECORATIVE METAL ART FENCE TO MEET PUBLIC ART REQUIREMENTS; SEE PROPOSAL BY ART CONSULTANT LOCAL EDITION CREATIVE
9B. (N) 4' LOW WOOD FENCE; S.L.D.
9C. (N) 6' HIGH WOOD FENCE; S.L.D.
9D. (N) FIRE DEPT. ACCESS GATE, PROVIDE KNOX BOX AT THIS LOCATION WITH MASTER KEY FOR ALL GATES; ALSO S.L.D.
9E. (N) FIRE DEPT ACCESS GATES AT EACH DIVIDING PRIVACY FENCE; ALSO S.L.D.
9F. (N) GATE AT FENCE, NO LOCK TO BE INSTALLED; ALSO S.L.D.
10. (N) FIRE DEPARTMENT CONNECTION (F.D.C.)
10A. CURBS TO BE PAINTED RED & "NO PARKING" SIGNS INSTALLED TO IDENTIFY FIRE LANE TO MEET CALIFORNIA VEHICLE AND FIRE CODE
11. (N) TWO-CAR PRIVATE GARAGE WITH OVERHEAD DOOR, 1 PER UNIT
12. (N) GUEST PARKING SPACES, (3) TOTAL INCLUDING (1) ADA SPACE
13. AIR CONDITIONING CONDENSOR UNIT; MUST COMPLY WITH AUDIBLE SOUND LEVELS PER LAMC 6.16.050
14. PRIVATE UNIT BALCONY OR DECK AT SECOND FLOOR (ABOVE)
15. EDGE OF BUILDING (ABOVE)
16. BICYCLE RACK TO MEET CITY REQUIREMENTS; S.L.D.
17. TRASH ENCLOSURE WITH ROOF, SEE WASTE MANAGEMENT PLANS ON G3.03
18. (N) LANDSCAPE & STORMWATER PLANTERS; S.C.D. & S.L.D. FOR ALL LOCATIONS
19. (N) LANDSCAPE LAYOUT, FURNITURE & PLANTING; S.L.D. FOR MORE INFORMATION
20A. (N) TREES, TYP.; S.L.D. FOR MORE INFORMATION & ALL LOCATIONS
20B. (E) TREE TO REMAIN; S.L.D. & ARBORIST REPORT FOR MORE INFORMATION
21. ADDRESS SIGNAGE ON LOW WALL
22. APPROVED USPS MAILBOXES

(AC) UNIT 1 TO MEET PROJECT REQUIREMENT FOR 10 PERCENT ACCESSIBILITY FOR A MULTISTORY BUILDING WITH NO ELEVATOR PER 2022 CBC SECTION 1102A.3.1. ALL SPACES ON THE PRIMARY ENTRY LEVEL (GROUND FLOOR) WILL BE SERVED BY A FULLY ACCESSIBLE ROUTE AND COMPLY WITH THE PROVISIONS OF DIVISION IV.

LEGEND

- PROPERTY LINE
- ROOF SLOPE (MIN. 1:48)
- (N) COMMON OPEN SPACE & LANDSCAPING; S.L.D.
- (N) PRIVATE OPEN SPACE & LANDSCAPING; S.L.D.
- UTILITY AREAS
- BUILDING 1 (THREE STORIES)
- BUILDING 2 (THREE STORIES)
- DESIGNATED FUTURE SOLAR ACCESS ROOF AREA (SARA) TO MEET ALL REQUIREMENTS FOR SOLAR READY BUILDING. AREA REQUIRED TO BE A MIN. 15% OF TOTAL ROOF AREA (EXCLUDING SKYLIGHTS) 11,844 SF ROOF AREA x 0.15 = 1,777 SF MIN. SOLAR ACCESS ROOF AREA

PROJECT NORTH | TRUE NORTH

LDP ARCHITECTURE

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4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

SITE PLAN: PROPOSED

A1.01

1 *PLAN: FIRST FLOOR*
3/32"=1'-0"

GENERAL NOTES

1. ALL REQUIRED ACCESSIBLE DOORS TO HAVE A 32" CLEAR OPENING MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS TO BE PROVIDED WITH 18" PULL-SIDE CLEARANCE AT INTERIOR DOORS AND 24" AT EXTERIOR DOORS. CLEARANCE IN FRONT OF PUBLIC DOORS TO EXTEND 60" PAST FACE OF DOOR. CLEARANCE IN FRONT OF INTERIOR UNIT DOORS TO EXTEND 42" PAST FACE OF DOOR.
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SHEET NOTES

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2. (N) PRIVATE DRIVEWAY; S.C.D. & S.L.D.
3. (N) PROPOSED SANITARY SEWER EASEMENT; FOR MORE INFORMATION S.C.D.
4. LINE OF REAR YARD SETBACK PER PLANNING CODE, SEE DIMENSIONS
5. LINE OF STEPBACK AT THIRD FLOOR PER PLANNING CODE, SEE DIMENSIONS
6. (N) RESIDENTIAL TOWNHOUSE UNIT, 9-UNITS TOTAL; FOR MORE INFORMATION SEE ENLARGED UNIT PLANS ON A5-SERIES DRAWINGS
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9B. (N) 4' LOW WOOD FENCE; S.L.D.
9C. (N) 6' HIGH WOOD FENCE; S.L.D.
9D. (N) FIRE DEPT. ACCESS GATE, PROVIDE KNOX BOX AT THIS LOCATION WITH MASTER KEY FOR ALL GATES; ALSO S.L.D.
9E. (N) FIRE DEPT ACCESS GATES AT EACH DIVIDING PRIVACY FENCE; ALSO S.L.D.
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15. EDGE OF BUILDING (ABOVE)
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19. (N) LANDSCAPE LAYOUT, FURNITURE & PLANTING; S.L.D. FOR MORE INFORMATION
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LEGEND

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- (N) COMMON OPEN SPACE & LANDSCAPING; S.L.D.
- (N) PRIVATE OPEN SPACE & LANDSCAPING; S.L.D.
- UTILITY AREAS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D
- UNIT TYPE E

PROJECT NORTH | TRUE NORTH

LDP ARCHITECTURE

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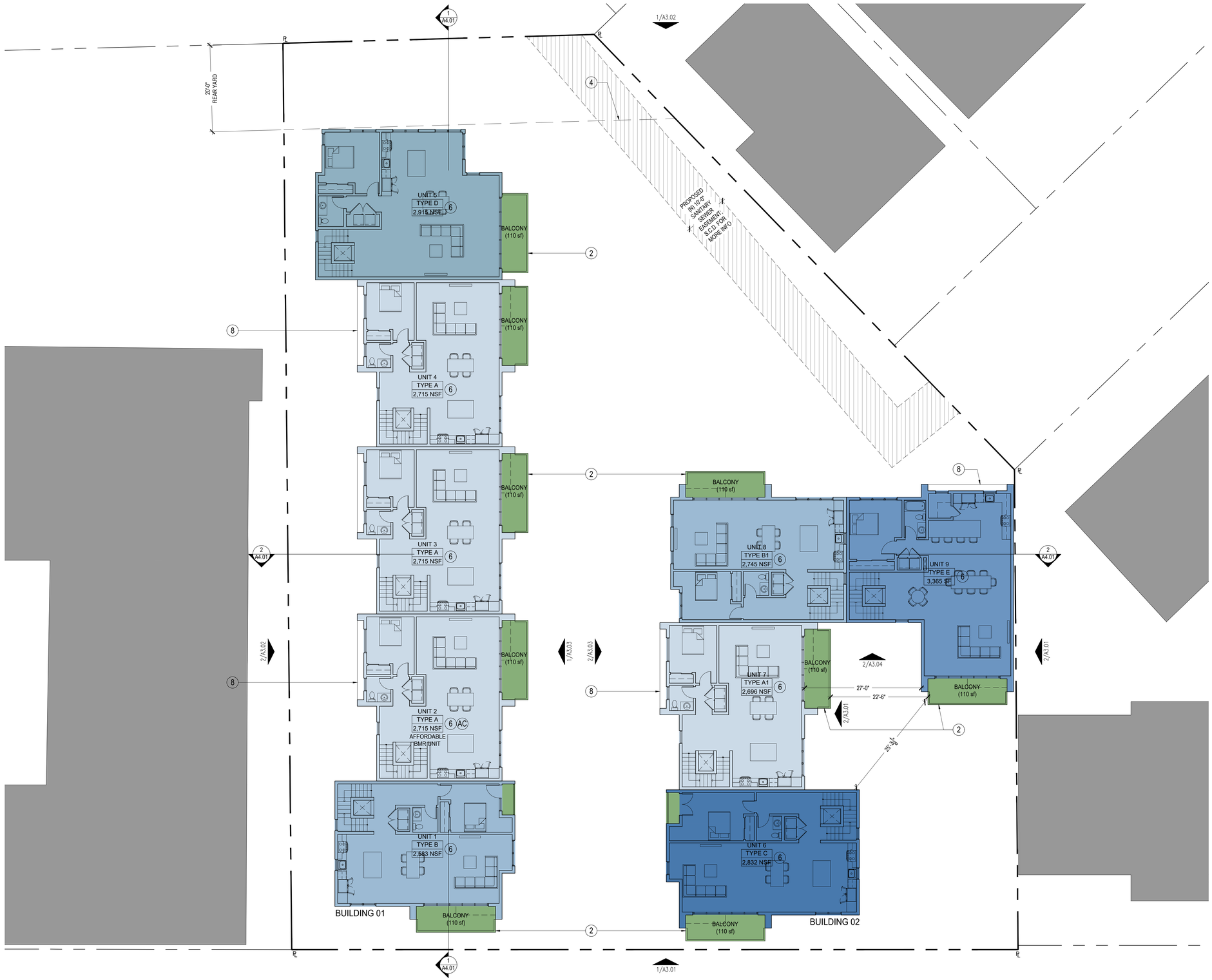
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

FLOOR PLAN: FIRST FLOOR

A2.01



1 PLAN: SECOND FLOOR
3/32"=1'-0"

GENERAL NOTES

1. ALL REQUIRED ACCESSIBLE DOORS TO HAVE A 32" CLEAR OPENING MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS TO BE PROVIDED WITH 18" PULL-SIDE CLEARANCE AT INTERIOR DOORS AND 24" AT EXTERIOR DOORS. CLEARANCE IN FRONT OF PUBLIC DOORS TO EXTEND 60" PAST FACE OF DOOR. CLEARANCE IN FRONT OF INTERIOR UNIT DOORS TO EXTEND 42" PAST FACE OF DOOR.
2. FOR INFORMATION AT INDIVIDUAL RESIDENTIAL UNITS, SEE ENLARGED UNIT PLANS ON A5-SERIES DRAWINGS.

SHEET NOTES

1. DOWNSPOUT, CONNECT TO BIORETENTION PLANTERS BELOW; S.C.D.
2. OCCUPIABLE BALCONY OR DECK, PROVIDE MIN. 1/4" PER FOOT SLOPE TO DRAIN
3. (E) SANITARY SEWER EASEMENT; FOR MORE INFORMATION S.C.D.
4. LINE OF REAR YARD SETBACK PER PLANNING CODE, SEE DIMENSIONS
5. LINE OF STEPBACK AT THIRD FLOOR PER PLANNING CODE, SEE DIMENSIONS
6. (N) RESIDENTIAL TOWNHOUSE UNIT, 9-UNITS TOTAL; FOR MORE INFORMATION SEE ENLARGED UNIT PLANS ON A5-SERIES DRAWINGS
7. EDGE OF FLOOR OR ROOF ABOVE, TYP.
8. EDGE OF BUILDING BELOW, PROVIDE MIN. 1/4" PER FOOT SLOPE TO DRAIN, TYP.

LEGEND

- PROPERTY LINE
- ROOF SLOPE (MIN. 1:48)
- (N) COMMON OPEN SPACE & LANDSCAPING; S.L.D.
- (N) PRIVATE OPEN SPACE & LANDSCAPING; S.L.D.
- UTILITIES
- UNIT TYPE A & A1
- UNIT TYPE B & B1
- UNIT TYPE C
- UNIT TYPE D
- UNIT TYPE E

PROJECT NORTH | TRUE NORTH

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

LICENSED ARCHITECT — BRIAN SIU YANG — 01-31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA
APN: 189-15-106
LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
	09-10-2024	PLANNING APPLICATION
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3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

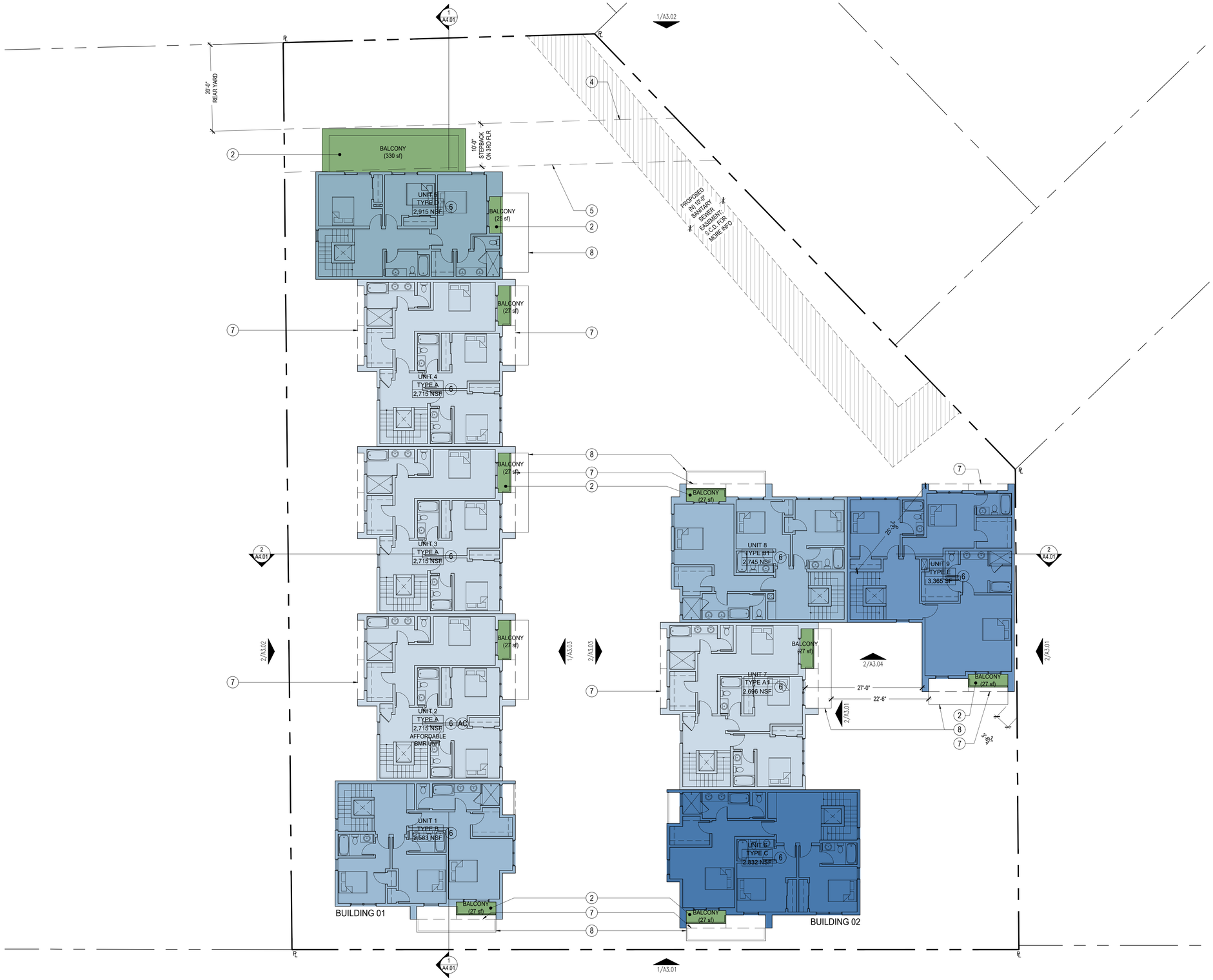
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

FLOOR PLAN:
SECOND FLOOR

A2.02



1 PLAN:THIRD FLOOR
3/32"=1'-0"

GENERAL NOTES

1. ALL REQUIRED ACCESSIBLE DOORS TO HAVE A 32" CLEAR OPENING MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS TO BE PROVIDED WITH 18" PULL-SIDE CLEARANCE AT INTERIOR DOORS AND 24" AT EXTERIOR DOORS. CLEARANCE IN FRONT OF PUBLIC DOORS TO EXTEND 60" PAST FACE OF DOOR. CLEARANCE IN FRONT OF INTERIOR UNIT DOORS TO EXTEND 42" PAST FACE OF DOOR.
2. FOR INFORMATION AT INDIVIDUAL RESIDENTIAL UNITS, SEE ENLARGED UNIT PLANS ON A5-SERIES DRAWINGS.

SHEET NOTES

1. DOWNSPOUT, CONNECT TO BIORETENTION PLANTERS BELOW; S.C.D.
2. OCCUPIABLE BALCONY OR DECK, PROVIDE MIN. 1/4" PER FOOT SLOPE TO DRAIN
3. (E) SANITARY SEWER EASEMENT; FOR MORE INFORMATION S.C.D.
4. LINE OF REAR YARD SETBACK PER PLANNING CODE, SEE DIMENSIONS
5. LINE OF STEPBACK AT THIRD FLOOR PER PLANNING CODE, SEE DIMENSIONS
6. (N) RESIDENTIAL TOWNHOUSE UNIT, 9-UNITS TOTAL; FOR MORE INFORMATION SEE ENLARGED UNIT PLANS ON A5-SERIES DRAWINGS
7. EDGE OF FLOOR OR ROOF ABOVE, TYP.
8. EDGE OF BUILDING BELOW, PROVIDE MIN. 1/4" PER FOOT SLOPE TO DRAIN, TYP.

LEGEND

- PROPERTY LINE
- ROOF SLOPE (MIN. 1:48)
- (N) COMMON OPEN SPACE & LANDSCAPING; S.L.D.
- (N) PRIVATE OPEN SPACE & LANDSCAPING; S.L.D.
- UTILITIES
- UNIT TYPE A & A1
- UNIT TYPE B & B1
- UNIT TYPE C
- UNIT TYPE D
- UNIT TYPE E

PROJECT NORTH | TRUE NORTH

LDP ARCHITECTURE

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

FLOOR PLAN:
THIRD FLOOR

A2.03

1 ROOF PLAN
3/32"=1'-0"

GENERAL NOTES

1. FOR INFORMATION ON C.3 STORMWATER MANAGEMENT REQUIREMENTS, SEE CIVIL DRAWINGS

SHEET NOTES

1A NON-OCCUPIABLE SLOPED ROOF, PROVIDE SLOPE AS NOTED
1B NON-OCCUPIABLE "FLAT" ROOF, MIN. 1/4" PER FOOT TO DRAIN
2 ROOF DRAIN, CONNECT TO BIORETENTION PLANTERS BELOW; S.C.D.
3 DOWNSPOUT, CONNECT TO BIORETENTION PLANTERS BELOW; S.C.D.
4 LINE OF REAR YARD SETBACK PER PLANNING CODE, SEE DIMENSIONS
5 LINE OF STEPBACK AT THIRD FLOOR PER PLANNING CODE, SEE DIMENSIONS
6 PARAPET WITH SHEET METAL COPING PAINTED TO MATCH WALL BELOW
7 EDGE OF BUILDING BELOW, TYP.
8A SOLAR PANELS ON SLOPED ROOF, MOUNTED TO MATCH ROOF SLOPE
8B SOLAR PANELS ON "FLAT ROOF", RACK MOUNTED AT ANGLE

DESIGNATED FUTURE SOLAR ACCESS ROOF AREA (SARA) TO MEET ALL REQUIREMENTS FOR SOLAR READY BUILDING. AREA REQUIRED TO BE A MIN. 15% OF TOTAL ROOF AREA (EXCLUDING SKYLIGHTS)
11,844 SF ROOF AREA x 0.15 = 1,777 SF MIN. SOLAR ACCESS ROOF AREA

9 MECHANICAL SCREEN TO SHIELD EQUIPMENT, SEE DETAIL 3/A3.03, TYP.

LEGEND

PROPERTY LINE
ROOF SLOPE (MIN. 1:48)
(N) COMMON OPEN SPACE & LANDSCAPING; S.L.D.
(N) PRIVATE OPEN SPACE & LANDSCAPING; S.L.D.
UTILITIES
BUILDING 1 (THREE STORIES)
BUILDING 2 (THREE STORIES)
DESIGNATED FUTURE SOLAR ACCESS ROOF AREA (SARA) TO MEET ALL REQUIREMENTS FOR SOLAR READY BUILDING. AREA REQUIRED TO BE A MIN. 15% OF TOTAL ROOF AREA (EXCLUDING SKYLIGHTS)
11,844 SF ROOF AREA x 0.15 = 1,777 SF MIN. SOLAR ACCESS ROOF AREA

PROJECT NORTH N
TRUE NORTH N

LDP ARCHITECTURE

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

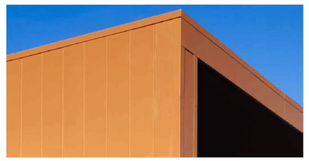
SCALE: AS NOTED

ROOF PLAN

A2.04

1 GLASS RAILING

2 ASPHALT SHINGLE
HICKORY (COLOR)



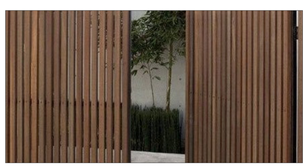
3 ALUMINUM METAL PANEL
COPPER (COLOR)

4 STUCCO
WHITE (COLOR)

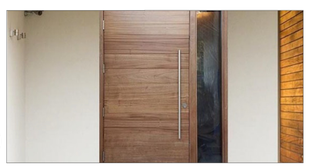
5 ALUMINUM WINDOW FRAME
BRONZE (COLOR)

6 MANUFACTURED LEDGESTONE
BLACK FOREST

7 6" WOOD SIDING

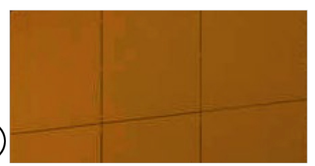


8 WOOD FENCE

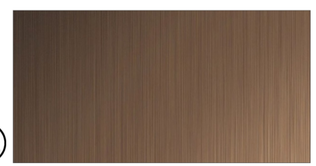


9 WOOD ENTRY DOOR

10 WOOD GARAGE DOOR



11 FIBER CEMENT PANEL
BRONZE (COLOR)



12 ALUMINUM DOWNSPOUT
BRONZE (COLOR)

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

MATERIAL BOARD

A3.00

1 RENDERING: FREMONT AVE (LOOKING NORTHWEST)

2 RENDERING: FREMONT AVE (LOOKING NORTHEAST)

LDP ARCHITECTURE

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CONTACT: BRIAN SIU YANG

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SCALE: AS NOTED

RENDERINGS

A3.00A

1 *RENDERING: AERIAL (LOOKING WEST)*

2 *RENDERING: FREMONT AVE (LOOKING NORTH INTO DRIVE AISLE)*

LDP ARCHITECTURE

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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

RENDERINGS

A3.00B

1 *BUILDING 01 : WEST ELEVATION*
1/8"=1'-0"

2 *BUILDING 01 & BUILDING 02 : SOUTH ELEVATION (AT FREMONT AVE)*
1/8"=1'-0"

GENERAL NOTES

1. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE OF WORK.

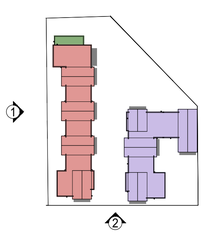
SHEET NOTES

1. ASPHALT SHINGLE ROOF
2. STUCCO; COLOR 1
3. ALUMINIUM METAL PANEL; COLOR 2
4. MANUFACTURED LEDGESTONE VENEER
4A. 4" TALL STONE CORNICE CAP, 2" PROJECTION & COLOR TO MATCH LEDGESTONE BELOW
4B. ALL WINDOWS, DOORS, & OPENINGS BELOW LEDGESTONE TO RECEIVE LINTEL, TYP.; SEE DETAILS 4 & 5 / A3.04
4C. 6" TALL STONE WATERTABLE WITH 3" PROJECTION, FINISH & COLOR TO MATCH LEDGESTONE BELOW
5. 4' HIGH DECORATIVE METAL FENCE TO MEET PUBLIC ART REQUIREMENTS, S.L.D.
6. 6' HIGH WOOD FENCE, S.L.D. (STAIN OR SEAL ALL WOOD)
6A. 4' HIGH WOOD FENCE, S.L.D. (STAIN OR SEAL ALL WOOD)
7. 6" HORIZONTAL WOOD SIDING (STAIN OR SEAL ALL WOOD)
8. GLASS GUARDRAIL
9. WOOD GARAGE DOOR (STAIN OR SEAL ALL WOOD)
10. FIBER CEMENT PANEL BETWEEN WINDOWS; COLOR 2
11. 6" HORIZONTAL WOOD SIDING BETWEEN WINDOWS
12. UNIT ENTRY DOOR (STAINED OR SEALED WOOD WITH GLASS)
13. MAILBOX
14. BUILDING ADDRESS SIGNAGE
15. PARAPET; MAX. 30' HEIGHT, PROVIDE METAL COPING
16. EXISTING ADJACENT BUILDING
17. TREES AND PLANTS, S.L.D.
18. ARCHITECTURAL METAL CANOPY OR SHADING DEVICE
19. METAL COPING AT PARAPET, PAINTED TO MATCH SURROUNDING FINISH
20. WINDOW OR DOOR OPENING, MIN. 3" RECESS FROM WALL; SEE DETAIL 4 / A3.04
21. RAINWATER SCUPPER OR DOWNSPOUT, CONNECT TO C.3 STORMWATER PLANTERS; S.C.D. FOR MORE INFORMATION
22. SOLAR PANELS
22A. ±34" TALL SCREEN AT SOLAR PANELS, PAINTED BLACK; SEE DETAIL 3/A3.03
23. BATHROOM AND KITCHEN EXHAUST VENT
24. DRYER EXHAUST VENT
25. TRASH ENCLOSURE WITH ROOF; MATERIALS TO MATCH BUILDINGS. SEE SHEET G3.03 FOR MORE INFORMATION
26. WALL MOUNTED SCONCE LIGHT FIXTURE
27. SURFACE MOUNTED DOWN LIGHT FIXTURE IN CEILING, SOFFIT, OR DECK ABOVE
28. SURFACE INSET 3" FROM SURROUNDING FINISHES

DIMENSION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

KEY PLAN



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CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

ELEVATIONS

A3.01

1 *BUILDING 01 : EAST ELEVATION (AT DRIVEWAY)*
1/8"=1'-0"

0 5 10 15 20

2 *BUILDING 01 & BUILDING 02 : NORTH ELEVATION (AT REAR YARD)*
1/8"=1'-0"

0 5 10 15 20

GENERAL NOTES

1. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE OF WORK.

SHEET NOTES

1. ASPHALT SHINGLE ROOF
2. STUCCO; COLOR 1
3. ALUMINIUM METAL PANEL; COLOR 2
4. MANUFACTURED LEDGESTONE VENEER
4A. 4" TALL STONE CORNICE CAP, 2" PROJECTION & COLOR TO MATCH LEDGESTONE BELOW
4B. ALL WINDOWS, DOORS, & OPENINGS BELOW LEDGESTONE TO RECEIVE LINTEL, TYP.; SEE DETAILS 4 & 5 / A3.04
4C. 6" TALL STONE WATERTABLE WITH 3" PROJECTION, FINISH & COLOR TO MATCH LEDGESTONE BELOW
5. 4' HIGH DECORATIVE METAL FENCE TO MEET PUBLIC ART REQUIREMENTS, S.L.D.
6. 6' HIGH WOOD FENCE, S.L.D. (STAIN OR SEAL ALL WOOD)
6A. 4' HIGH WOOD FENCE, S.L.D. (STAIN OR SEAL ALL WOOD)
7. 6" HORIZONTAL WOOD SIDING (STAIN OR SEAL ALL WOOD)
8. GLASS GUARDRAIL
9. WOOD GARAGE DOOR (STAIN OR SEAL ALL WOOD)
10. FIBER CEMENT PANEL BETWEEN WINDOWS; COLOR 2
11. 6" HORIZONTAL WOOD SIDING BETWEEN WINDOWS
12. UNIT ENTRY DOOR (STAINED OR SEALED WOOD WITH GLASS)
13. MAILBOX
14. BUILDING ADDRESS SIGNAGE
15. PARAPET; MAX. 30' HEIGHT, PROVIDE METAL COPING
16. EXISTING ADJACENT BUILDING
17. TREES AND PLANTS, S.L.D.
18. ARCHITECTURAL METAL CANOPY OR SHADING DEVICE
19. METAL COPING AT PARAPET, PAINTED TO MATCH SURROUNDING FINISH
20. WINDOW OR DOOR OPENING, MIN. 3" RECESS FROM WALL; SEE DETAIL 4 / A3.04
21. RAINWATER SCUPPER OR DOWNSPOUT, CONNECT TO C.3 STORMWATER PLANTERS; S.C.D. FOR MORE INFORMATION
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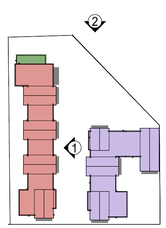
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

KEY PLAN



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CONTACT: BRIAN SIU YANG

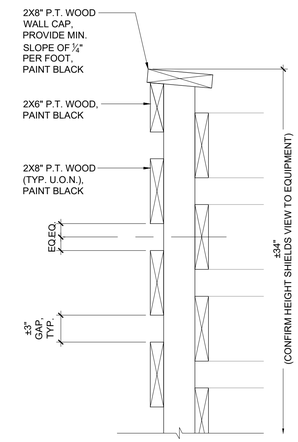
(415) 777-0561 P

SCALE: AS NOTED

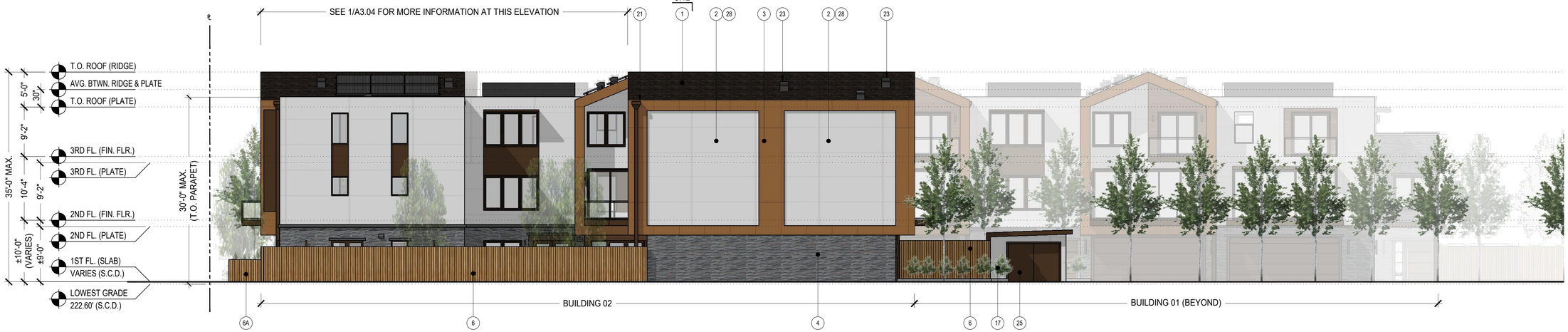
ELEVATIONS

A3.02

1 *BUILDING 02 : WEST ELEVATION (AT DRIVEWAY)*
1/8"=1'-0"



3 *ROOF EQUIPMENT SCREEN DETAIL*
NOT TO SCALE



2 *BUILDING 02 : EAST ELEVATION*
1/8"=1'-0"

GENERAL NOTES

1. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE OF WORK.

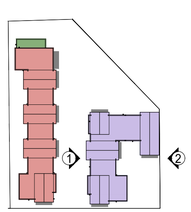
SHEET NOTES

1. ASPHALT SHINGLE ROOF
2. STUCCO; COLOR 1
3. ALUMINIUM METAL PANEL; COLOR 2
4. MANUFACTURED LEDGESTONE VENEER
4A. 4" TALL STONE CORNICE CAP, 2" PROJECTION & COLOR TO MATCH LEDGESTONE BELOW
4B. ALL WINDOWS, DOORS, & OPENINGS BELOW LEDGESTONE TO RECEIVE LINTEL, TYP.; SEE DETAILS 4 & 5 / A3.04
4C. 6" TALL STONE WATERTABLE WITH 3" PROJECTION, FINISH & COLOR TO MATCH LEDGESTONE BELOW
5. 4' HIGH DECORATIVE METAL FENCE TO MEET PUBLIC ART REQUIREMENTS, S.L.D.
6. 6' HIGH WOOD FENCE, S.L.D. (STAINED OR SEAL ALL WOOD)
6A. 4' HIGH WOOD FENCE, S.L.D. (STAIN OR SEAL ALL WOOD)
7. 6" HORIZONTAL WOOD SIDING (STAIN OR SEAL ALL WOOD)
8. GLASS GUARDRAIL
9. WOOD GARAGE DOOR (STAIN OR SEAL ALL WOOD)
10. FIBER CEMENT PANEL BETWEEN WINDOWS; COLOR 2
11. 6" HORIZONTAL WOOD SIDING BETWEEN WINDOWS
12. UNIT ENTRY DOOR (STAINED OR SEALED WOOD WITH GLASS)
13. MAILBOX
14. BUILDING ADDRESS SIGNAGE
15. PARAPET; MAX. 30' HEIGHT, PROVIDE METAL COPING
16. EXISTING ADJACENT BUILDING
17. TREES AND PLANTS, S.L.D.
18. ARCHITECTURAL METAL CANOPY OR SHADING DEVICE
19. METAL COPING AT PARAPET, PAINTED TO MATCH SURROUNDING FINISH
20. WINDOW OR DOOR OPENING, MIN. 3" RECESS FROM WALL; SEE DETAIL 4 / A3.04
21. RAINWATER SCUPPER OR DOWNSPOUT, CONNECT TO C.3 STORMWATER PLANTERS; S.C.D. FOR MORE INFORMATION
22. SOLAR PANELS
22A. ±34" TALL SCREEN AT SOLAR PANELS, PAINTED BLACK; SEE DETAIL 3/A3.03
23. BATHROOM AND KITCHEN EXHAUST VENT
24. DRYER EXHAUST VENT
25. TRASH ENCLOSURE WITH ROOF; MATERIALS TO MATCH BUILDINGS. SEE SHEET G3.03 FOR MORE INFORMATION
26. WALL MOUNTED SCONCE LIGHT FIXTURE
27. SURFACE MOUNTED DOWN LIGHT FIXTURE IN CEILING, SOFFIT, OR DECK ABOVE
28. SURFACE INSET 3" FROM SURROUNDING FINISHES

DIMENSION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

KEY PLAN



LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

LICENSED ARCHITECT — BRIAN SIU YANG — 01-31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
	09-10-2024	PLANNING APPLICATION
1	01-31-2025	PLANNING RESPONSE 01
2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

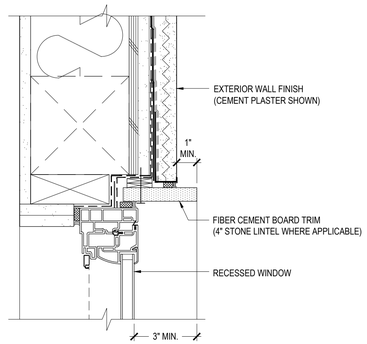
ELEVATIONS

A3.03

1 *BUILDING 02 : EAST ELEVATION (AT PRIVATE YARDS)*
1/8"=1'-0"

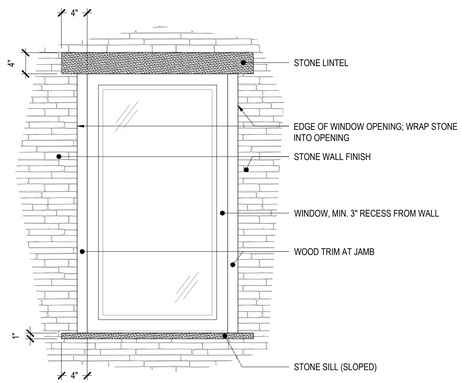
2 *BUILDING 02 : SOUTH ELEVATION (AT PRIVATE YARDS)*
1/8"=1'-0"

3 *BUILDING 02 : NORTH ELEVATION (AT REAR YARD)*
1/8"=1'-0"



TYPICAL WINDOW JAMB DETAIL (HEAD & SILL SIMILAR)

4 *TYPICAL WINDOW DETAILS*
NOT TO SCALE



WINDOW FRAME & TRIM DETAIL

5 *WINDOW DETAIL AT STONE WALLS*
NOT TO SCALE

GENERAL NOTES

1. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE OF WORK.

SHEET NOTES

1. ASPHALT SHINGLE ROOF
2. STUCCO; COLOR 1
3. ALUMINIUM METAL PANEL; COLOR 2
4. MANUFACTURED LEDGESTONE VENEER
4A. 4" TALL STONE CORNICE CAP, 2" PROJECTION & COLOR TO MATCH LEDGESTONE BELOW
4B. ALL WINDOWS, DOORS, & OPENINGS BELOW LEDGESTONE TO RECEIVE LINTEL, TYP.; SEE DETAILS 4 & 5 / A3.04
4C. 6" TALL STONE WATERTABLE WITH 3" PROJECTION, FINISH & COLOR TO MATCH LEDGESTONE BELOW
5. 4' HIGH DECORATIVE METAL FENCE TO MEET PUBLIC ART REQUIREMENTS, S.L.D.
6. 6' HIGH WOOD FENCE, S.L.D. (STAIN OR SEAL ALL WOOD)
6A. 4' HIGH WOOD FENCE, S.L.D. (STAIN OR SEAL ALL WOOD)
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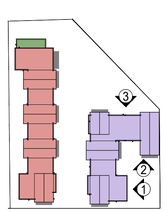
KEY PLAN



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901 FREMONT AVE LOS ALTOS, CA

LICENSED ARCHITECT — BRIAN SIU YANG — 01-31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

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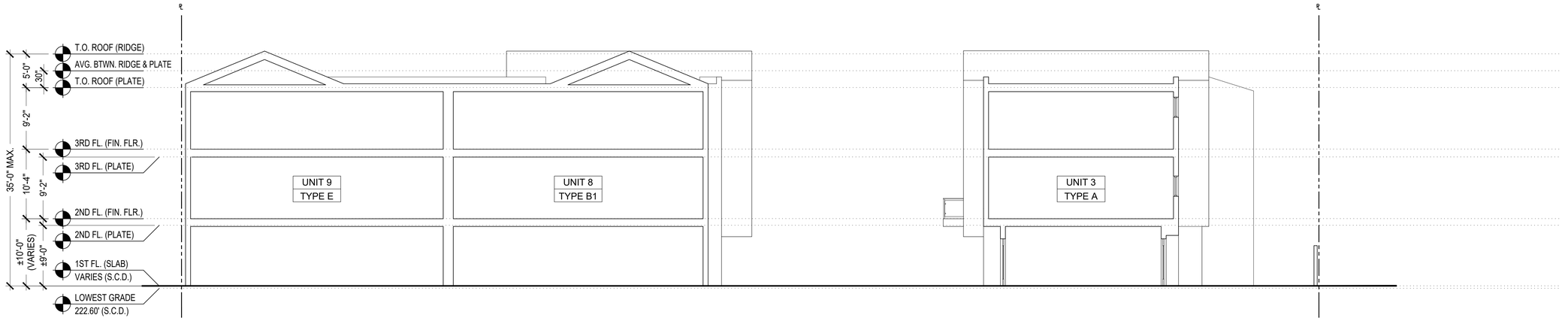
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE: AS NOTED

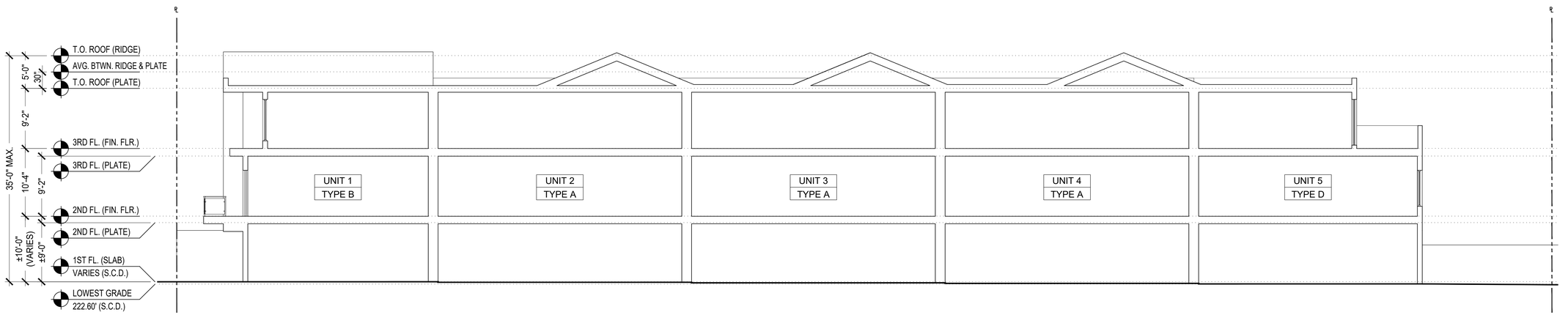
ELEVATIONS

A3.04



2 EW SECTION

1/8"=1'-0"



1 NS SECTION

1/8"=1'-0"

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

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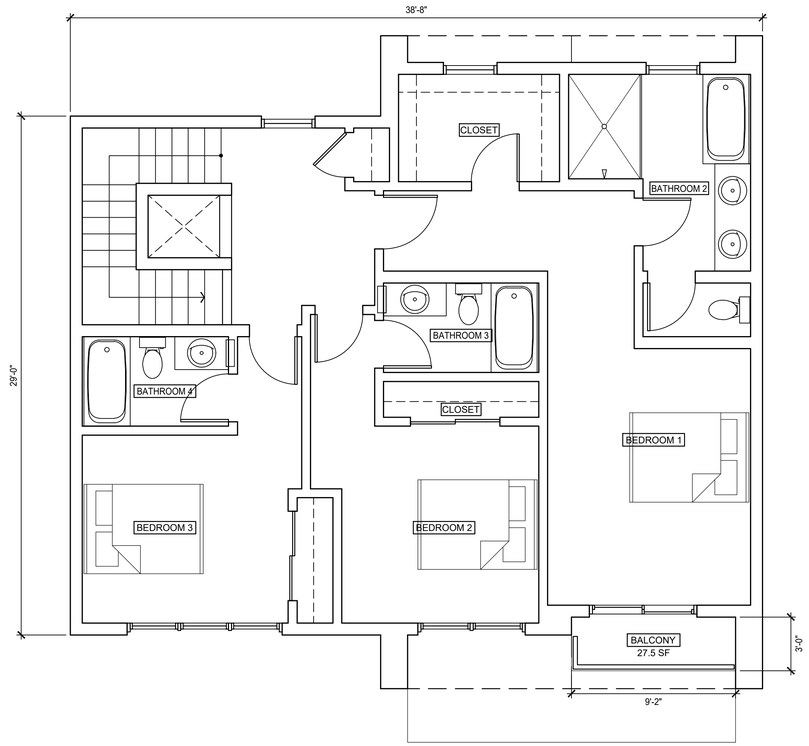
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

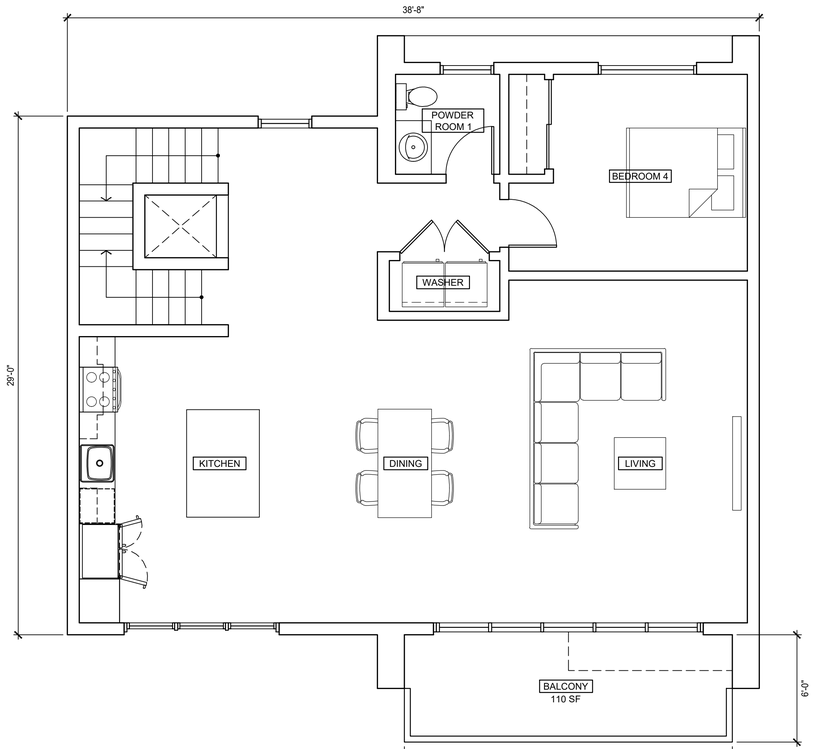
SCALE: AS NOTED

SECTIONS:
BUILDING

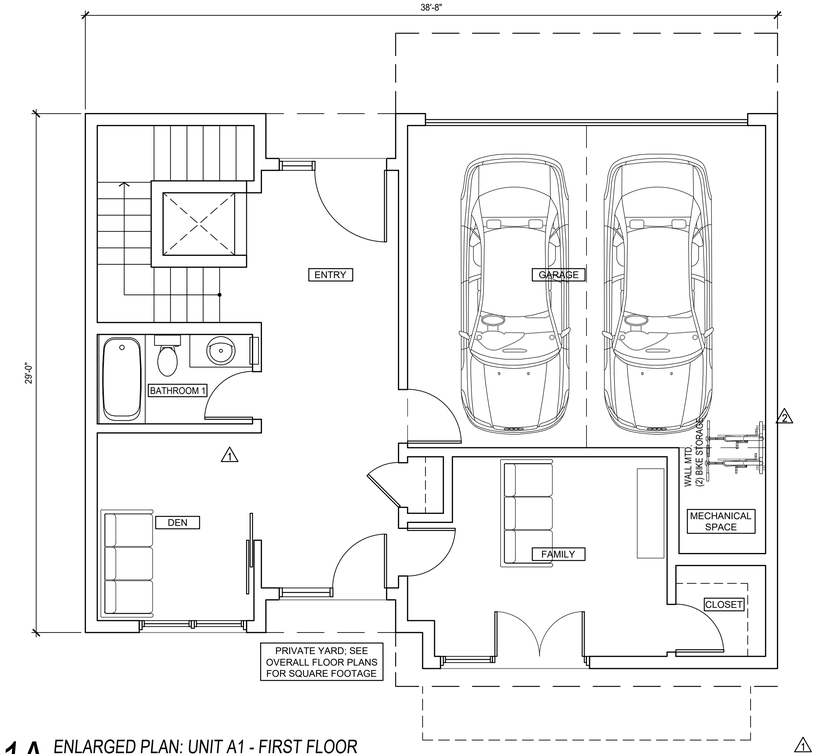
A4.01



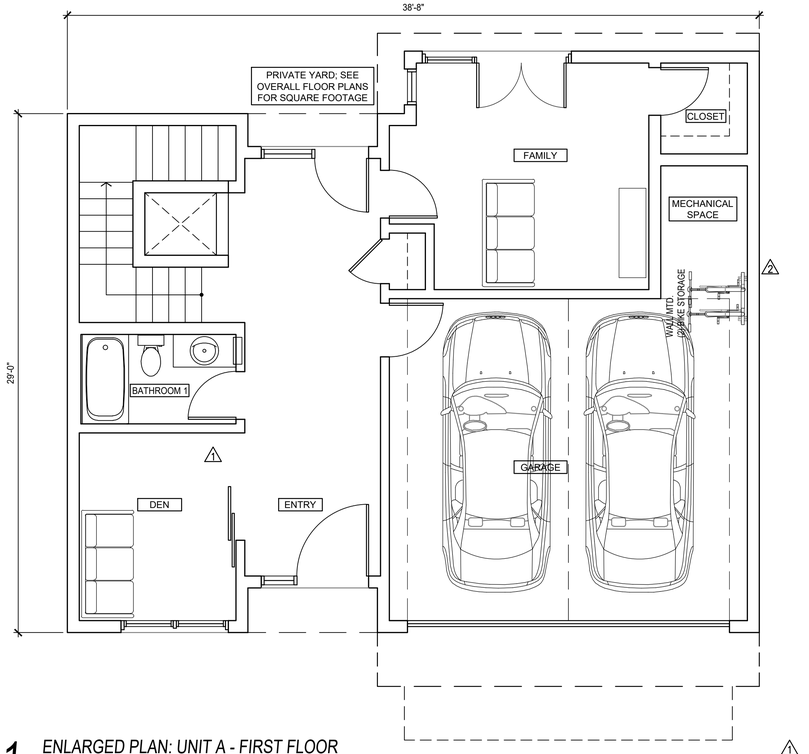
3 ENLARGED PLAN: UNIT A & A1 - THIRD FLOOR
1/4"=1'-0"
UNITS #2, 3, 4, & 7



2 ENLARGED PLAN: UNIT A & A1 - SECOND FLOOR
1/4"=1'-0"
UNITS #2, 3, 4, & 7



1A ENLARGED PLAN: UNIT A1 - FIRST FLOOR
1/4"=1'-0"
UNIT #7



1 ENLARGED PLAN: UNIT A - FIRST FLOOR
1/4"=1'-0"
UNITS #2, 3, & 4

UNIT A (3 units)
±3,548 GSF + 137 SF decks

UNIT A1 (1 units)
±3,518 GSF + 137 SF decks

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

LICENSED ARCHITECT Brian Siu Yang 12-31-27 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA
APN: 189-15-106
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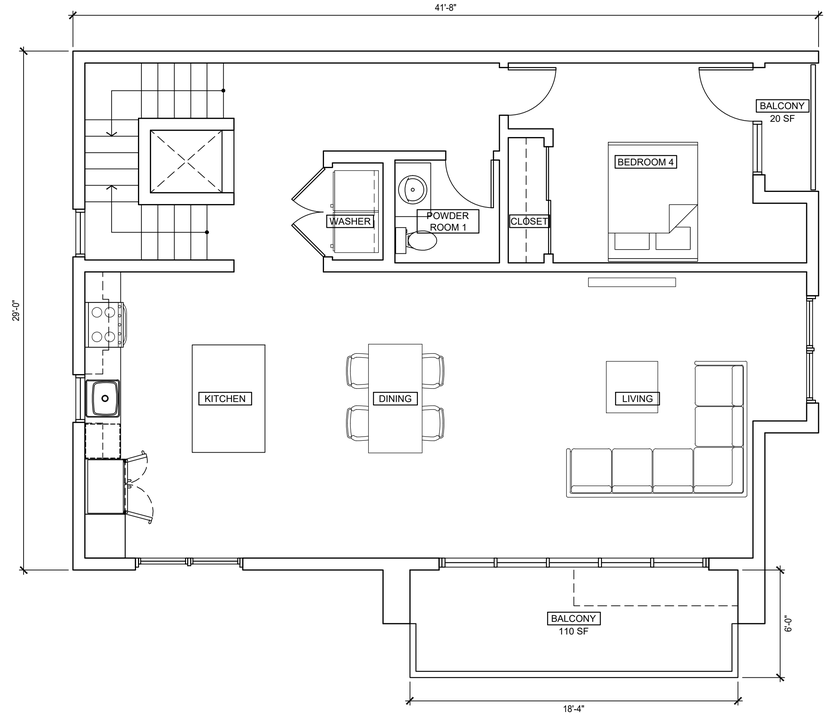
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

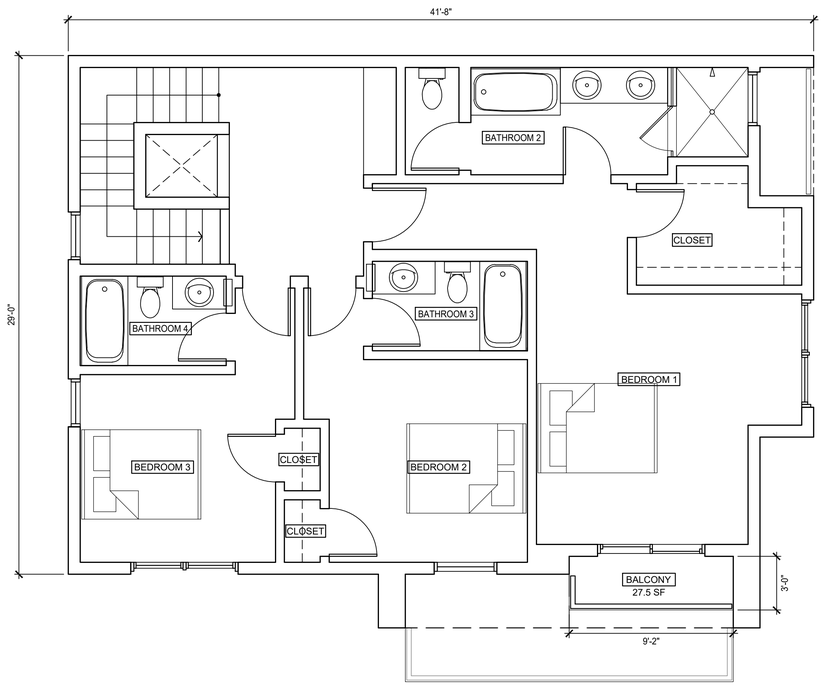
SCALE:
AS NOTED

ENLARGED UNIT PLAN: UNITS A & A1

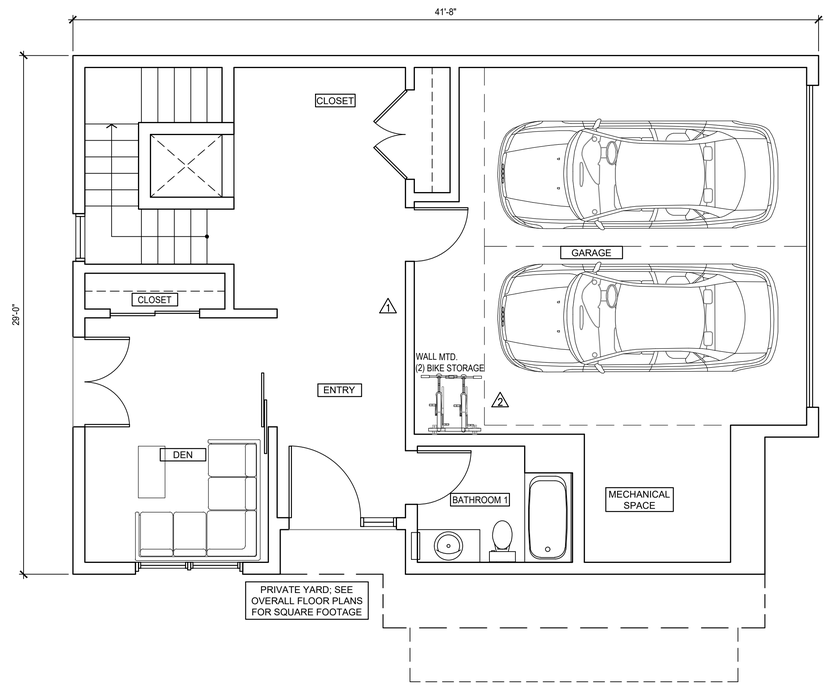
A5.01



2 ENLARGED PLAN: UNIT B - SECOND FLOOR
1/4"=1'-0"
UNIT #1



3 ENLARGED PLAN: UNIT B - THIRD FLOOR
1/4"=1'-0"
UNIT #1



1 ENLARGED PLAN: UNIT B - FIRST FLOOR
1/4"=1'-0"
UNIT #1

TYPICAL UNIT B
±3,504 GSF + 157 SF deck

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA
APN: 189-15-106
LDP PROJECT NUMBER: 23-03

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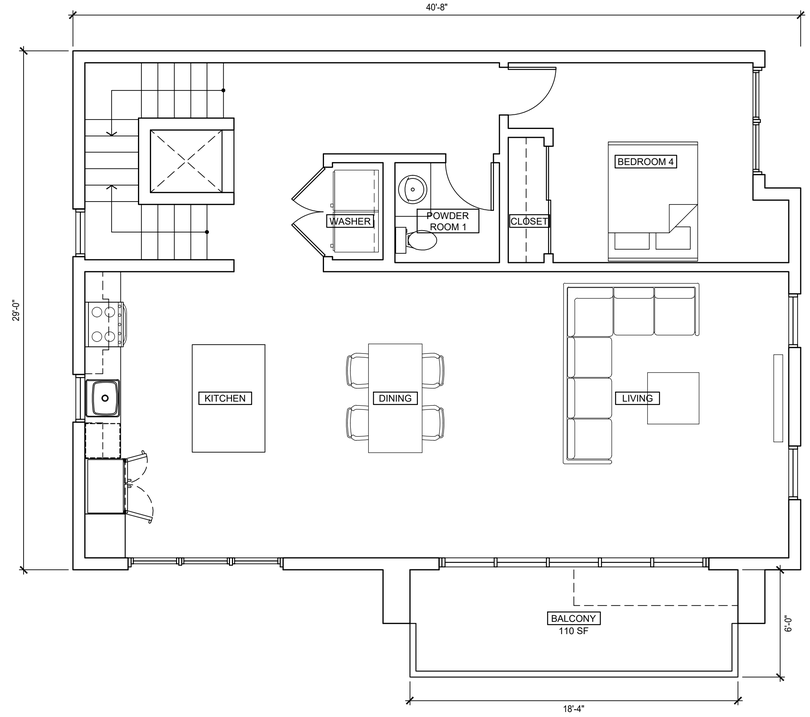
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

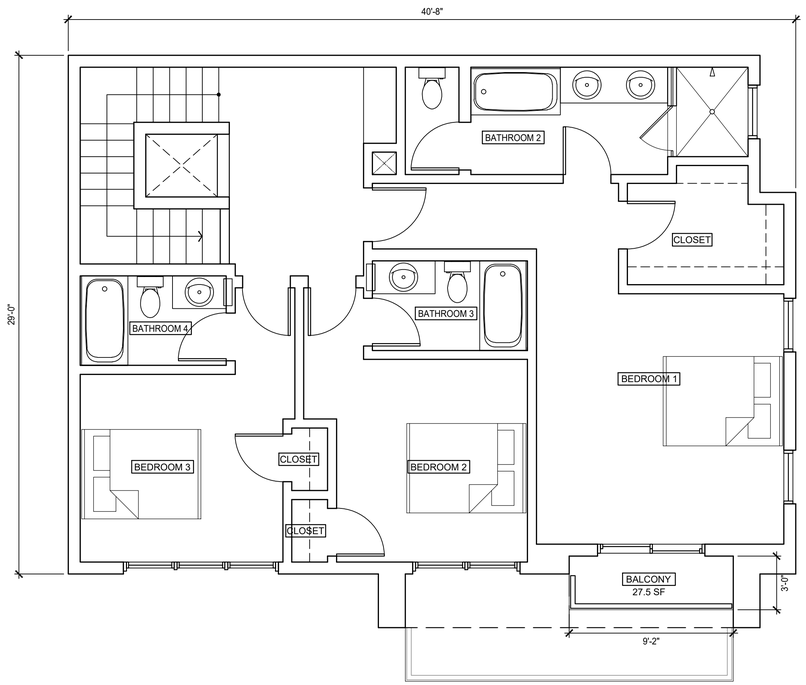
SCALE:

ENLARGED UNIT PLAN: UNIT B

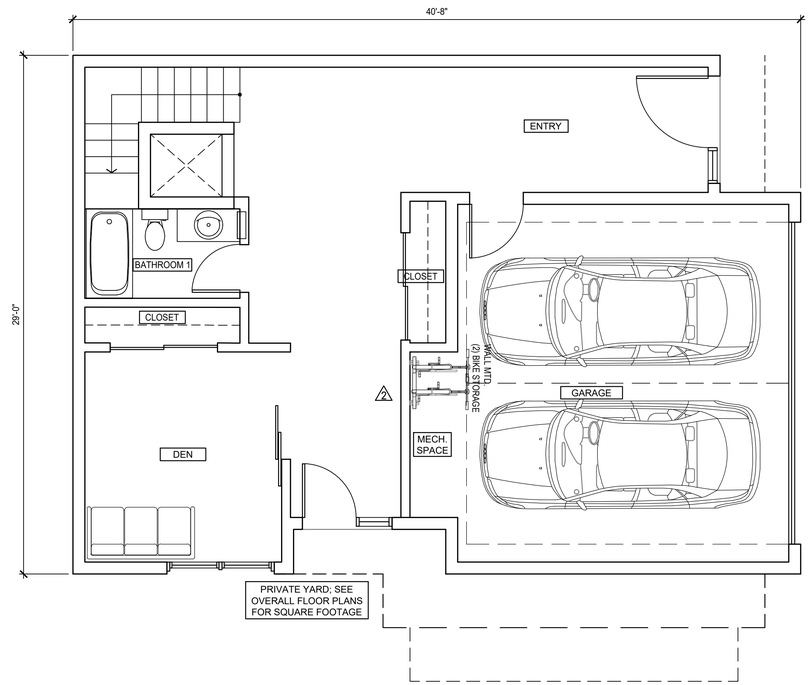
A5.02



2 ENLARGED PLAN: UNIT B1 - SECOND FLOOR
1/4"=1'-0"
UNIT #8



3 ENLARGED PLAN: UNIT B1 - THIRD FLOOR
1/4"=1'-0"
UNIT #8



1 ENLARGED PLAN: UNIT B1 - FIRST FLOOR
1/4"=1'-0"
UNIT #8

UNIT B1:
±3,460 GSF + 137 SF deck

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

NOT FOR CONSTRUCTION

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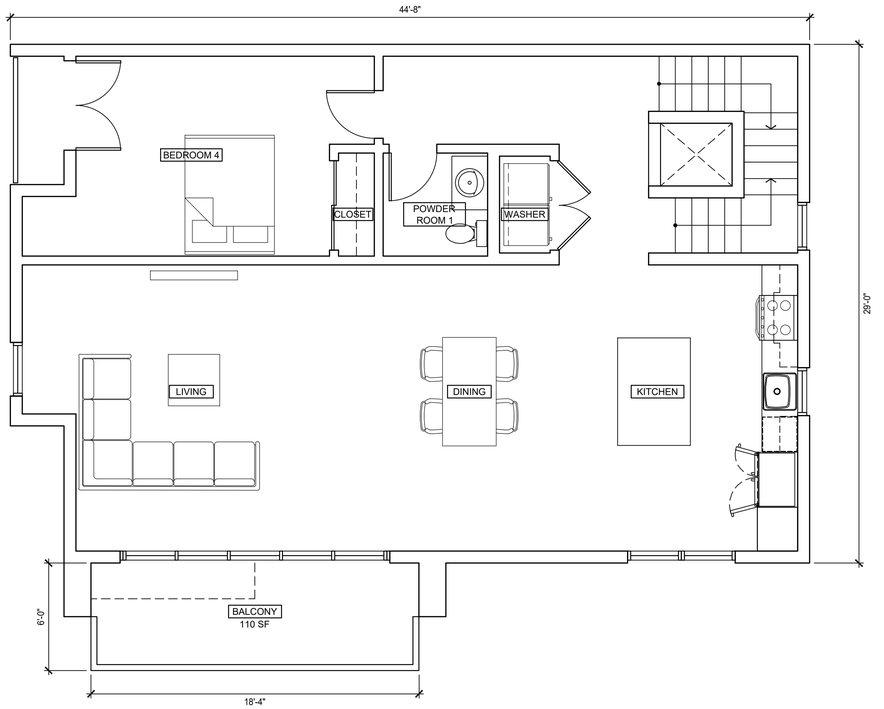
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

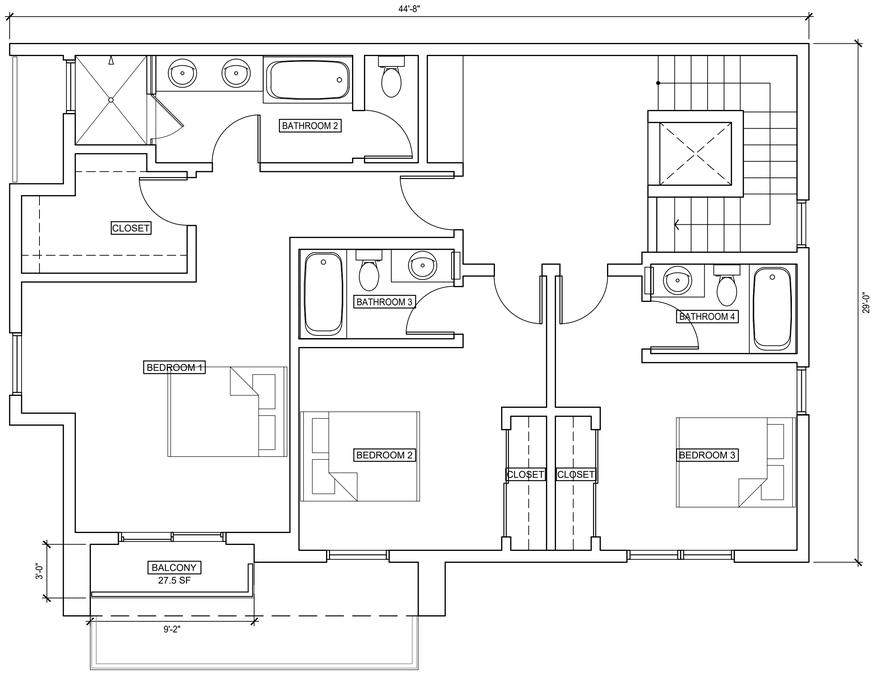
SCALE:

ENLARGED UNIT PLAN: UNIT B1

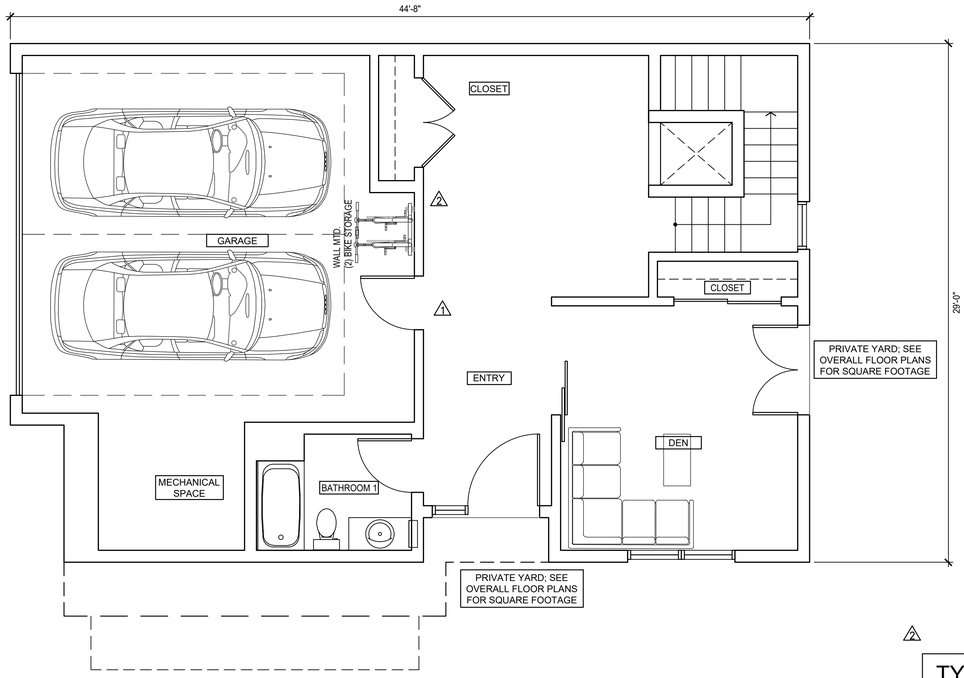
A5.02A



2 *ENLARGED PLAN: UNIT C - SECOND FLOOR* ⚠2
1/4"=1'-0" *UNIT #6*



3 *ENLARGED PLAN: UNIT C - THIRD FLOOR* ⚠1
1/4"=1'-0" *UNIT #6*



1 *ENLARGED PLAN: UNIT C - FIRST FLOOR* ⚠1
1/4"=1'-0" *UNIT #6*

TYPICAL UNIT C (1 unit)
±3,765 GSF + 137 SF decks

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

LICENSED ARCHITECT Kelly Wallace 11-31-27 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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LOS ALTOS, CA
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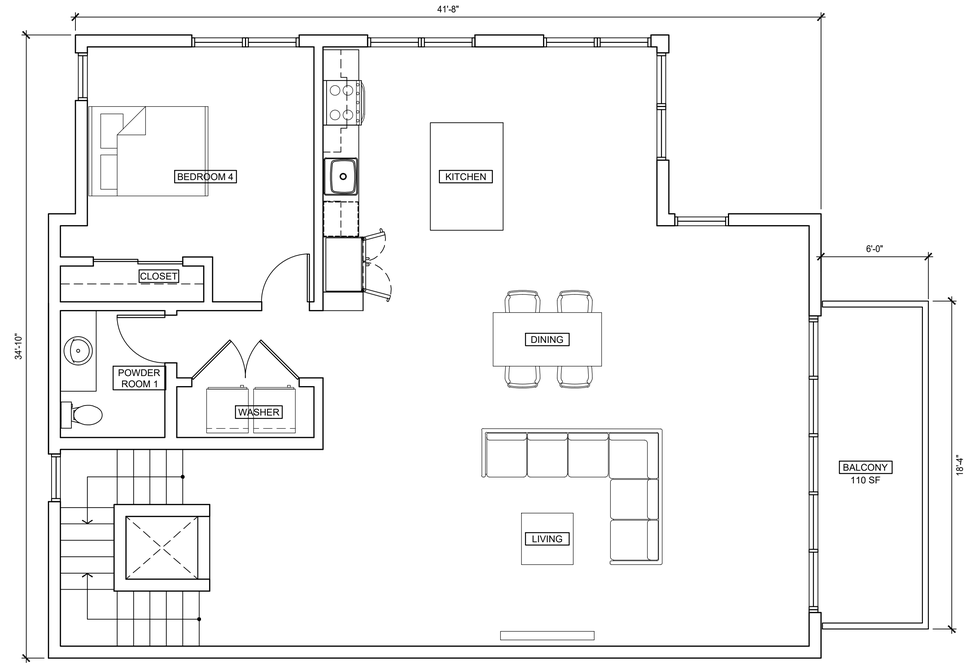
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

ENLARGED UNIT PLAN: UNIT C

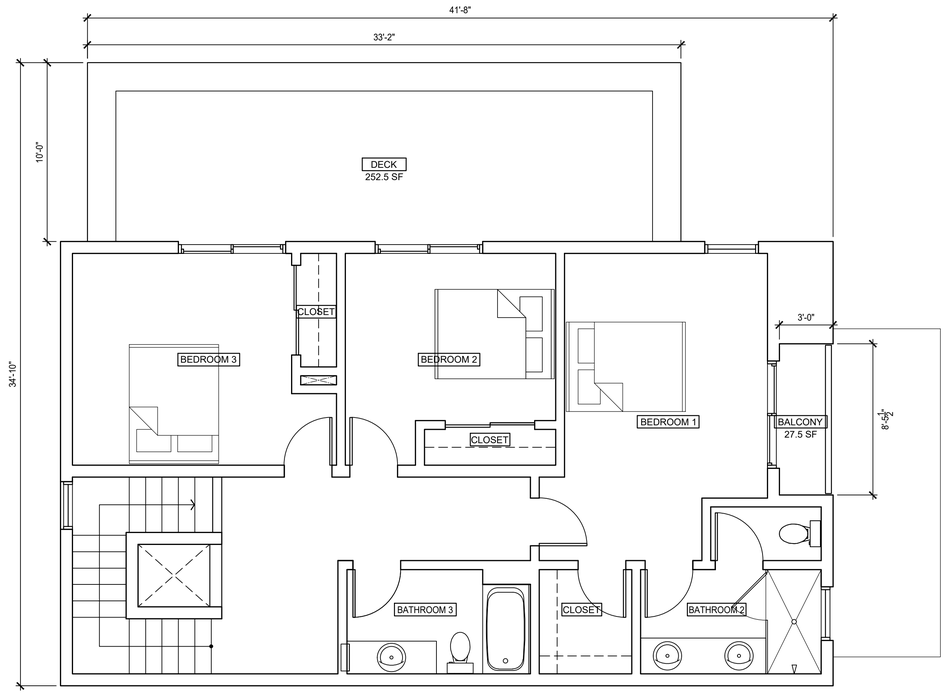
A5.03



2 ENLARGED PLAN: UNIT D - SECOND FLOOR

1/4"=1'-0"

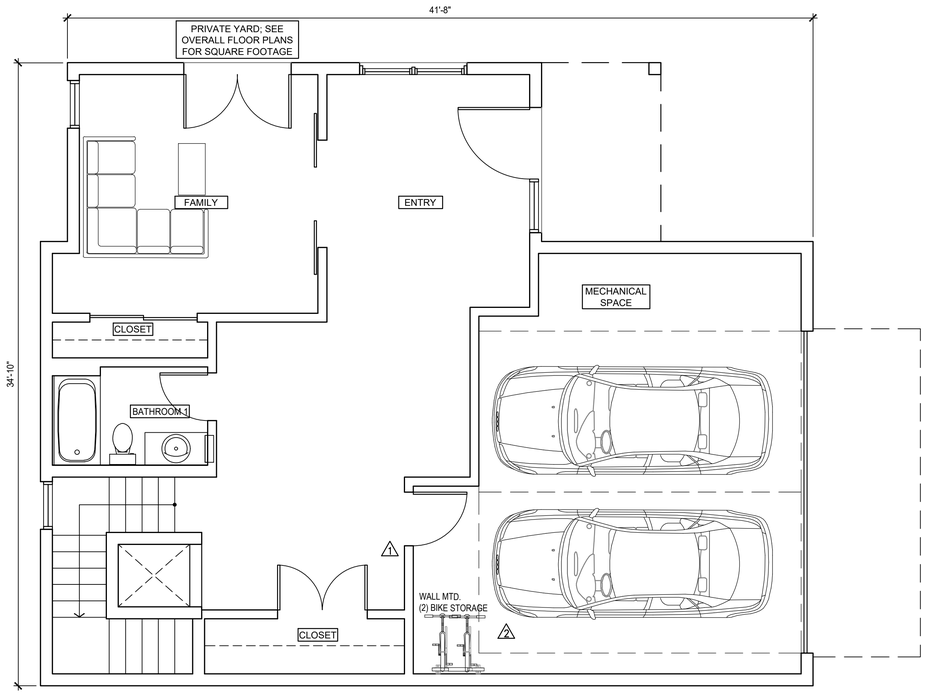
UNIT #5



3 ENLARGED PLAN: UNIT D - THIRD FLOOR

1/4"=1'-0"

UNIT #5



1 ENLARGED PLAN: UNIT D - FIRST FLOOR

1/4"=1'-0"

UNIT #5

TYPICAL UNIT D (1 unit)
±3,787 GSF + 390 SF decks

LDP ARCHITECTURE

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901 FREMONT AVE LOS ALTOS, CA

LICENSED ARCHITECT — 31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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LOS ALTOS, CA

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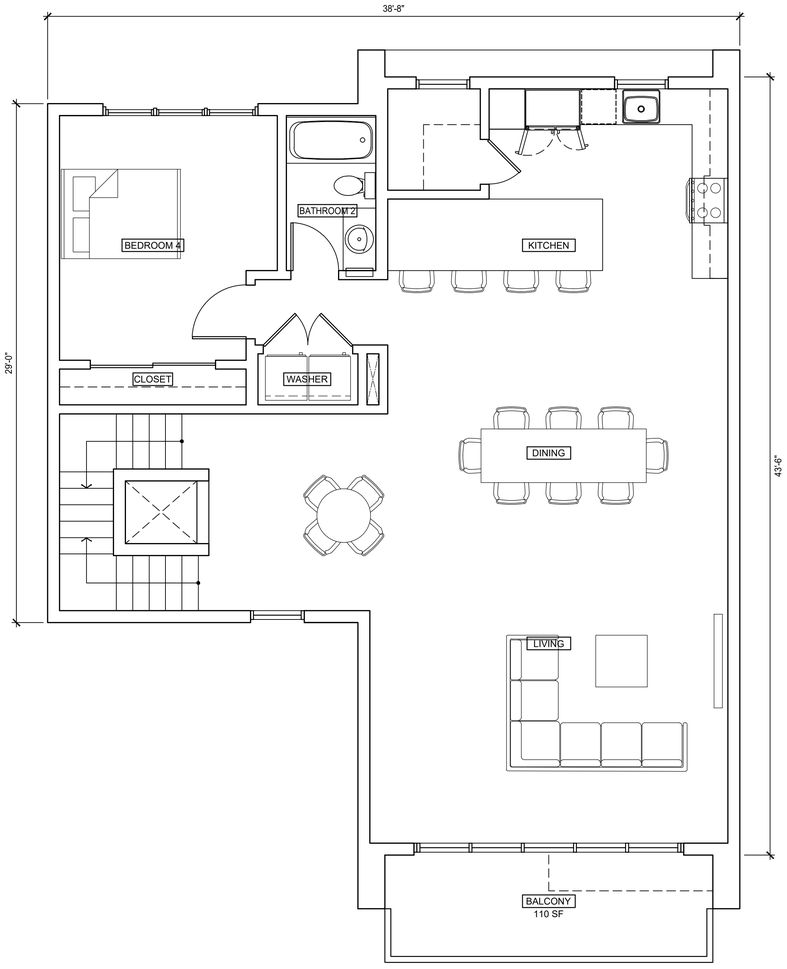
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

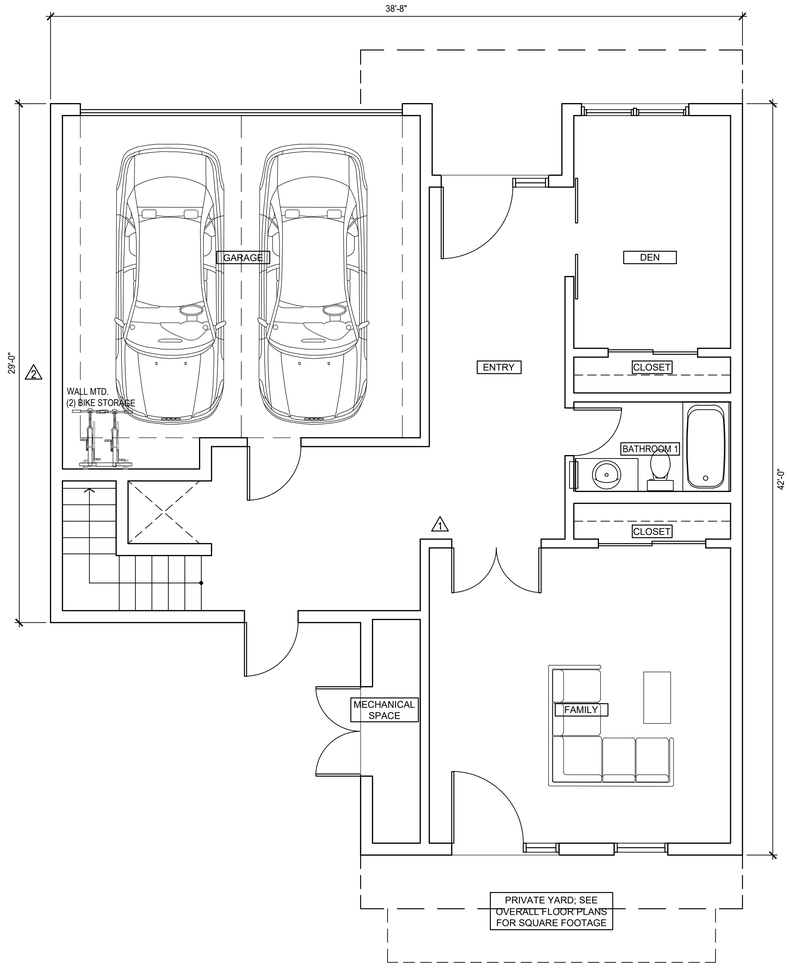
ENLARGED UNIT PLAN: UNIT D

A5.04



2 ENLARGED PLAN: UNIT E - SECOND FLOOR
1/4"=1'-0"

UNIT #9



1 ENLARGED PLAN: UNIT E - FIRST FLOOR
1/4"=1'-0"

UNIT #9

TYPICAL UNIT E (1 unit)
±4,249 GSF + 434 SF decks

LDP ARCHITECTURE

NOTICE:
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF LEVY DESIGN PARTNERS, INC. (LDP ARCHITECTURE) AND SHALL NOT BE USED EXCEPT BY WRITTEN AGREEMENT WITH LEVY DESIGN PARTNERS.

901 FREMONT AVE
LOS ALTOS, CA

LICENSED ARCHITECT — 01-31-27 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA

APN: 189-15-106

LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330) 30)
	09-10-2024	PLANNING APPLICATION
1	01-31-2025	PLANNING RESPONSE 01
2	08-20-2025	PLANNING RESPONSE 02
3	12-05-2025	PLANNING RESPONSE 03
4	02-11-2026	PLANNING RESPONSE 04

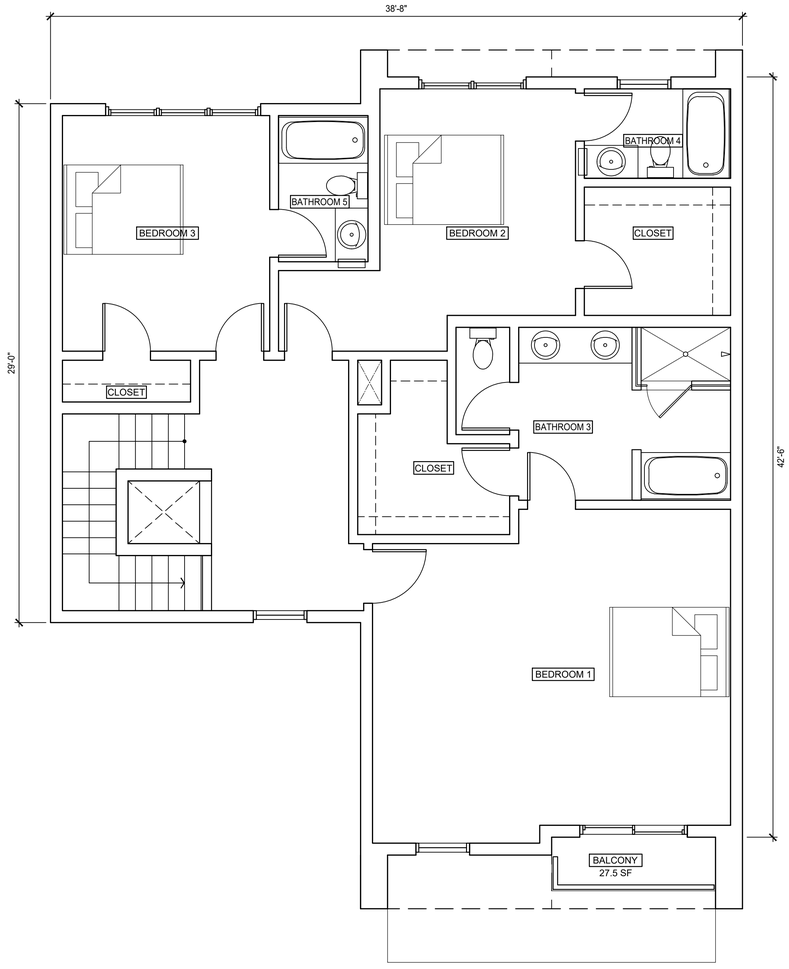
CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

ENLARGED UNIT PLAN: UNIT E

A5.05



3 ENLARGED PLAN: UNIT E - THIRD FLOOR
1/4"=1'-0"
UNIT #9

2

TYPICAL UNIT E (1 unit)
±4,249 GSF + 434 SF decks

LDP ARCHITECTURE

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901 FREMONT AVE
LOS ALTOS, CA

NOT FOR CONSTRUCTION

901 FREMONT AVE,
LOS ALTOS, CA
APN: 189-15-106
LDP PROJECT NUMBER: 23-03

REV	DATE	DESCRIPTION
	04-12-2024	PRELIM PLANNING APP (SB330)
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4	02-11-2026	PLANNING RESPONSE 04

CONTACT: BRIAN SIU YANG

(415) 777-0561 P

SCALE:
AS NOTED

ENLARGED UNIT PLAN: UNIT E (CONTINUED)

1

A5.05A

Affordable Housing Proposal and Density Bonus Report

February 11th, 2026

The Project

901 Fremont Avenue (APN 189-15-106) is a 0.70-acre lot that is currently improved with a one-story commercial building and a surface parking lot. The property is within the Commercial Neighborhood (CN) zoning district and is designated as Neighborhood Commercial under the General Plan. No dwelling units currently exist on the site or have existed in the last 5 years.

The project sponsor proposes to utilize the state Density Bonus Law to redevelop this underutilized site with nine townhomes in a common interest development (the "Project"). Six townhomes are proposed in the "base project" (i.e., prior to application of the density bonus), one of which is affordable to very low income residents. The affordable townhome qualifies the Project for a 50% density bonus (i.e., three additional market rate townhomes). With the density bonus units incorporated, the Project includes a total of nine townhomes, one of which is affordable to very low income residents.

Affordable Housing Proposal

For ownership projects of five to nine units, the City's Inclusionary Housing Ordinance ("Ordinance") requires that 15% be designated as affordable housing units.[1] The affordable units can be provided at the moderate, low or very low income level.[2] When the 15% requirement results in a fractional unit, the fractional unit shall be rounded up to the next whole number.[3]

The project meets the requirements of the Ordinance by designated 15% of the six-unit "base project" as affordable to very low income households. The 15% requirement yields 0.9 affordable units, which rounds up to one affordable unit. The proposed affordable unit is Unit #2 located along the West property line (second from Fremont Avenue), as shown on the Project plans, meeting the Ordinance's requirement that affordable units be dispersed throughout the Project.[4] As required by the Ordinance, the affordable unit is not significantly distinguishable as to its size, design, construction, and materials.[5]

The one very low income affordable townhome qualifies the Project for a 50% density bonus, as described below.

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[1] Los Altos Municipal Code ("Municipal Code") § 14.28.020, subd. (A)(1).
[2] *Id*.
[3] Municipal Code §§ 14.28.10, subd. (A); 14.28.030, subd. (A).
[4] Municipal Code § 14.28.030, subd. (C).
[5] *Id*.

Density Bonus Report

The State Density Bonus Law ("SDBL") provides that when a project includes a certain percentage of affordable housing, it is eligible for a density bonus, a limited number of concessions from otherwise applicable development standards that would result in cost reductions for the project, and unlimited waivers from development standards that would physically preclude the construction of the project as proposed. While concessions are based on identifiable cost reductions, a city can only reject an applicant's requested waivers if it finds that granting the waiver would have a specific, adverse impact on health and safety. (§ 65915(e).) Accordingly, we are requesting concessions from design standards as described below.

If a project provides affordable housing as required by the SDBL, then a city cannot apply any development standard that would physically preclude construction of the project as proposed. Recent caselaw makes clear that this is true even if the project includes amenities, such as a courtyard or high ceilings. (See Wollmer v. City of Berkeley, 193 Cal. App. 4th 1329 (2011); Bankers Hill 150 v. City of San Diego, 74 Cal. App. 5th 755 (2022).)

The viability of the Project, and the construction of the affordable unit in particular, depends on generating enough revenue from the market rate units to subsidize the affordable unit. In a city where most homes are single family houses, this Project aims to attract potential buyers to a townhouse development by providing contemporary and beautifully designed spacious units with house-like amenities. In the case of 901 Fremont, elements including the modern aesthetic, height and size of the bedrooms in each unit, and balconies are crucial amenities of the Project as proposed. Accordingly, we are requesting waivers from several design standards as described below.

The project proposes to utilize the State Density Bonus Law ("SDBL") to increase the residential density permitted on the site, in furtherance of the City's Housing Element and RHNA goals, while also being sensitive to the scale of development in the area.

The CN zoning district does not apply a numerical density limit. Instead, the density is limited by the other zoning constraints on the site.[6] Sheet G1.01 of the drawings submitted with the application illustrate a hypothetical, code compliant "base project" of six townhomes.

The Project will designate 15% of the six townhomes (i.e., 1 unit) as affordable to very low income residents, allowing for a 50% density bonus.[7] The 50% bonus yields three additional market rate units.

[6] Municipal Code § 14.28.050, subd. (C).
[7] Gov. Code § 65915, subd. (f)(2).

Density Bonus Calculation					
Base Density	**Affordable Housing**	**Density Bonus Permitted**	**Density Bonus Requested**	**Density Bonus Units**	**Total Units**
6 units	15% at 50% AMI (1 units)	50%	50%	3 units	9 units

State Density Bonus Law: Proposed Concessions

Because the Project provides 15% of the units as affordable to very low income families, it is entitled to three "concessions" under the Density Bonus Law.[8] Concessions can include, among other things, modifications to Zoning Code requirements that result in identifiable and actual cost reductions, to provide for affordable housing costs. Here, the project proposes to utilize one of the three available concessions to (1) eliminate nonresidential uses. The remaining concessions are not proposed to be used at this time, but the applicant reserves its ability to apply the third concession to the Project in the future.

Concession #1: Ground Floor Residential

The CN zoning district requires housing projects to include a minimum floor area ratio of 20% nonresidential uses.[9] A concession will be applied to allow a 100% residential project and eliminate the requirement for 20% of the floor area ratio to be dedicated to nonresidential uses. Allowing the entire project to be utilized for residential use will result in identifiable cost reductions because it will remove the need to subsidize commercial uses at the property. As described in the attached letter from Annie Prupas, Senior VP at Retail West Inc., commercial uses are economically infeasible at this location. Inclusion of commercial uses would require the developer to build space that does not generate sufficient income to justify the construction costs and make the entire development financially infeasible. Allowing a 100% residential project will permit the owner to avoid these costs and instead use the space in a way that provides more space for the families who will occupy the residential units.

State Density Bonus Law: Proposed Waivers

Waiver #1: 14.40.150.B.1.a: Upper-Story Step-Back

City Standard: Along all frontages except El Camino Real, the third story must be either stepped back a minimum five feet from the ground floor façade or embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.40.150.B.7.

[8] Gov. Code § 65915, subd. (d)(2)(C). The Density Bonus Law also allows a project to apply unlimited "waivers" as necessary to allow for construction of the density bonus units. No waivers are currently requested, but may be requested in response to the Planning Department's comments on the Project.
[9] Municipal Code § 14.40.030, subd. (I).

Requested Modification: Providing the Upper Story Step-backs would reduce the square footage of the units and reduce the number of bedrooms. The smaller units would not justify the sales price required to make the development financially infeasible. As such, the Upper-Story Step-Back is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #2: 14.40.150.B.4.b: Horizontal Articulation, Top of Building

City Standard: The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under Section 17.40.150.B.7. These elements shall be consistent with the overall architectural style of the building mass/bay.

Requested Modification: New developments with a modern architectural style command a price premium over traditional styles. This premium is necessary to make the development financially feasible. The modern architectural style of the building is a project amenity that contributes to the viability of the project. In a neighborhood where most properties are single family homes, the proposed massing and parapets are intended to create privacy and differentiate between the units, creating separation and the feel of single-family living in a multi-unit community. A consistent raked roof line at all locations would remove definition between individual units and massing and make the project look more like a typical multi-family building, which would reduce the desirability of the units and therefore, reduce the viability of the project. Accordingly, the Horizontal Articulation, Top of Building requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #3: 14.40.150.B.5.a.iii: Adjacencies, Facades adjacent to an R-1 District, Balconies.

City Standard: Balconies, roof decks, and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.

Requested Modification: Units with balconies and functional outdoor space sell at a premium to units without this amenity. This premium is necessary to make the development financially feasible. The modern architectural style of the building is a project amenity that contributes to the viability of the project. As such, the Adjacencies, Facades Adjacent to an R-1 District, Balconies requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #4: 14.40.150.B.5.a.iv: Adjacencies, Facades adjacent to an R-1 District, Sliding glass doors.

City Standard: Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.

Requested Modification: New developments with a modern architectural style, that include floor to ceiling windows and abundant natural light, command a price premium over traditional styles. This premium is necessary to make the development financially feasible. The project will continue to propose balconies at Units 4, 5, and 8. Tall balcony doors (and/or windows) add to the residential character of the buildings, create valuable access to light and air, and are attractive to potential buyers. Their minimization or loss would reduce the marketability and therefore financial viability of the project and especially negatively impact the ability to include the below market rate density bonus units. Additionally, the significant distances from proposed unit balconies to adjacent property lines and/or neighboring structures are great enough that they essentially do not abut (lean on or against) the R-1 zones. Given all of the above, the Adjacencies, Facades Adjacent to an R-1 District, Sliding Glass Doors requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #5: 14.40.150.B.7.a.v.(a): Roofline and Roof Design, Parapet, Fremont Avenue.

City Standard: (Parapets) Not allowed on frontages facing Fremont Avenue.

Requested Modification: New developments with a modern architectural style command a price premium over traditional styles. This premium is necessary to make the development financially feasible. The modern architectural style of the building is a project amenity that contributes to the viability of the project. In a neighborhood where most properties are single family homes, the proposed massing and parapets are intended to create privacy and differentiate between the units, creating separation and the feel of single-family living in a multi-unit community. A consistent raked roof line at all locations would remove definition between individual units and massing and make the project look more like a typical multi-family building, which would reduce the desirability of the units and therefore, reduce the viability of the project. As such, the Roofline and Roof Design, Parapet, Fremont Avenue requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #6: 14.40.150.B.7.c: Roofline and Roof Design, Building Facades facing R-1.

City Standard: Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.

Requested Modification: New developments with a modern architectural style command a price premium over traditional styles. This premium is necessary to make the development financially feasible. The modern architectural style of the building is a project amenity that contributes to the viability of the project. In a neighborhood where most properties are single family homes, the proposed massing and parapets are intended to create privacy and differentiate between the units, creating separation and the feel of single-family living in a multi-unit community. A consistent raked roof line at all locations would remove definition between individual units and massing and make the project look more like a typical multi-family building, which would reduce the desirability of the units and therefore, reduce the viability of the project. As such, the Roofline and Roof Design, Building Facades facing R-1 requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #7: 14.40.150.C.2.a: Building Design, Pedestrian-Scaled Entrances.

City Standard: Building entrances must incorporate at least one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.

Requested Modification: The current configuration of unit entries meets the residential spirit of the Planning Code. Expanding them to 8’ minimum would reduce the interior square footage of the units and in some instances cause the loss of the powder room. These changes would eliminate the viability of the project. As such, the Building Design, Pedestrian-Scaled Entrances requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

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Waiver #8: 14.40.150.D.1: Window Design, Sills.

City Standard: The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.

Requested Modification: New developments with a modern architectural style command a price premium over traditional styles. This premium is necessary to make the development financially feasible. Extending the sills beyond the window openings, frames, and casings, would counter the modern aesthetic of the design that is necessary to meet the market demands for the project. The loss of modern windows would be inconsistent with the aesthetic of the project and would negatively impact the financial viability of the project, which depends on generating enough revenue from the market rate units to subsidize the affordable unit. As such, the Window Design, Sills requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #9: 14.40.150.G.3 & 14.70.070: Landscaping, Landscaped Strips.

City Standard:
14.40.150.G.3: A landscaped strip or other landscaped area provided in compliance with district regulations or as a condition approval shall be planted with fast growing materials as identified by a landscape architect licensed in California suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be replaced as needed to screen or ornament the site. Landscaped strips and other landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, or otherwise maintained as deemed necessary by the building inspector.
&
14.70.070: A landscaped strip not less than five feet in depth shall be planted and permanently maintained throughout the length of all property lines adjoining residential sites and throughout the length of all property lines on adjoining streets, as approved by the architecture and site control committee.

Requested Modification: The current configuration of Unit #9 meets the spirit of the Planning Code as the zoning controls do not require a side yard and the project provides a generous open space immediately adjacent. Providing an additional side setback here in order to provide a planting strip with vegetation would significantly reduce the interior square footage of Unit #9. These changes would negatively impact the financial viability of the project, which depends on generating enough revenue from the market rate units to subsidize the affordable unit. As such, the Landscaping, Landscaped Strips requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #10: 14.66.280.J.4: On-Site Landscaping, Walls.

City Standard: Vegetation shall be installed along all exposed east and west facing walls.

Requested Modification: The current configuration of Unit #9 meets the spirit of the Planning Code as the zoning controls do not require a side yard and the project provides a generous open space with vegetation immediately adjacent. Providing an additional side setback here in order to provide a planting strip with vegetation would significantly reduce the interior square footage of Unit #9. These changes would negatively impact the financial viability of the project, which depends on generating enough revenue from the market rate units to subsidize the affordable unit. As such, the On-Site Landscaping, Walls requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #11: 14.66.280.E.1 & E.2: Colors, Maximum.

City Standard:
E1. A maximum of four colors shall be applied to be the building façade:
a. One primary color comprising fifty (50) percent or more of the façade excluding transparent surfaces.
b. One secondary color comprising no more than thirty (30) percent of the façade excluding transparent surfaces.
c. One tertiary color comprising no more than twenty (20) percent of the façade excluding transparent surfaces.
d. One accent color for use on trim and architectural details.

E2. Materials with intrinsic, naturally-occurring coloration shall not count towards this maximum. Such materials are limited to copper, Corten steel, unpainted wood, tile, and brick. Materials with prefinished color (stucco, cement fiberboard, colorized metal) shall count towards the maximum.

Requested Modification: New developments with a modern architectural style command a price premium over traditional styles. The generous use of natural ledgestone at the tall ground level base and accents of natural wood and aluminum panel throughout conveys a highly valuable quality and adds to the modern aesthetic of the design. While in some elevations this reduces the primary material and color (white stucco) below 50% of wall area, it is necessary for the project to achieve a premium character to meet the market demands for the project and to make the development financially feasible. The financial viability of the project depends on generating enough revenue from the market rate units to subsidize the affordable unit. As such, the Colors,

Maximum requirement is a development standard that would have the effect of physically precluding the construction of the Project, including the proposed affordable units and concessions.

Waiver #12: 14.74.030 & 14.74.130(A)(3): Minimum Number of Required Parking Stalls.

City Standard:
A site plan shall be submitted for all required parking facilities. The plan shall consist of a detailed layout of the existing and proposed parking facilities, including the site, grades, drainage, utilities, easements, all structures, landscaping, walls and fences, parking stalls, drive aisles, and ingress and egress drives. & When the calculation of required parking stalls results in a fractional number, the number of required stalls shall be rounded up to the next whole number when the fraction is equal to or greater than .5 and may be rounded down to the next whole number when the fraction is less than .5. & For 4 or more Bedroom Unit(s) Two and one-half stalls per unit. Guest Parking (For Multiple Family Housing Development(s) Only) zero stalls are required. (9) 4-Bedroom units x 2.5 stalls per unit = 22.5 = 23 stalls required

Requested Modification: 21 parking stalls proposed (2 per private garage (9 units) and 4 additional common spaces). Site constraints and requirements for the drive aisle dimensions, utilities, easements, and setbacks limit the physical area available for additional exterior parking stalls that meet the definition of the code. Removal or further reduction of site amenities such as the common open space and private open spaces would remove the premium necessary to make the development financially feasible. Allotting habitable space within the units for additional private garage parking would remove significant saleable square footage from the project. The financial viability of the project depends on generating enough revenue from the market rate units to subsidize the affordable unit. As such, the Minimum Number of Required Parking Stalls requirement is a development standard that would have the effect of physically precluding the construction of the project, including the proposed affordable units and concessions. Furthermore, two dedicated spaces per unit with four additional common/flexible spaces is commensurate with typical units of the proposed project's size.

This concludes our affordable housing proposal and state density bonus report for the proposed project at 901 Fremont Avenue in Los Altos, California. If you have any further questions or comments, please reach me by phone at 415-528-2940 or email at Brian@LDParchitecture.com

Sincerely,
Brian Siu Yang, AIA
Associate
LDP Architecture

retailwest

September 26, 2024

Nazaneen Healy, RLA
Associate Planner
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022
650-947-2640
nhealy@losaltosca.gov

Subject: Support for Concession on Commercial Zoning Requirement – 901 Fremont Ave., Los Altos

Dear Ms. Healy,

I am writing in support of the proposed 9-unit townhome project at 901 Fremont Ave., Los Altos, CA 94024, specifically in regard to the requested concession on the ground-floor commercial zoning requirement. As a commercial broker familiar with the Los Altos market, I would like to provide some context regarding the limited demand for commercial space in this location.

The current market conditions show that demand for commercial space in this part of Los Altos is not particularly strong, and rents for ground-floor commercial units are unlikely to cover the high costs associated with building them. The low demand and insufficient market rents would make the inclusion of commercial space financially unfeasible for this project, potentially jeopardizing its success.

By allowing this concession, the project can focus entirely on residential units, which are in much higher demand in the area. This would not only make the project economically viable but also contribute to the housing needs of the community.

Thank you for considering this request, and I am happy to discuss any market data or further insights if needed.

Sincerely,
Annie Prupas
Senior Vice President
Retail West Inc.
annie@retailwestinc.com
415-919-7944

LDP ARCHITECTURE

Revised December 5th, 2025

Planning Division
City of Los Altos
1 N San Antonio Road
Los Altos, CA 94022

901 Fremont: Public Art Proposal

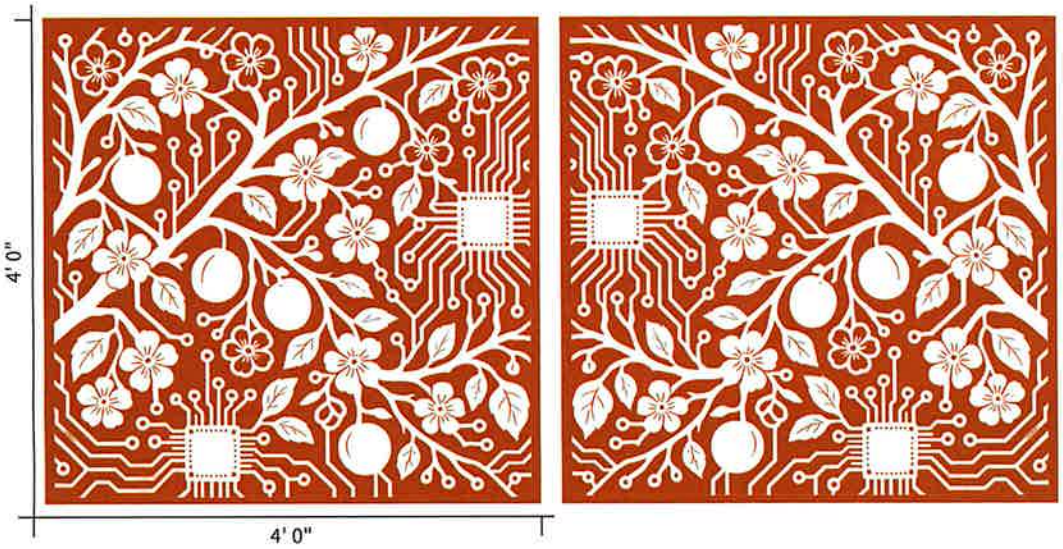
To meet the public art requirements of Public Art Ordinance Section 3.52.030, the development project at 901 Fremont Avenue proposes a decorative metal fence along Fremont Street that would be approximately 48" tall for a total length of 50-60 feet along Fremont Avenue. Artist Sage Loring of Local Edition Creative has created a preliminary rationale and design and received estimates from several local fabricators to determine a reasonable estimate for the public art contribution. The piece will be along Fremont Street bookending the project's central drive aisle. Please see attached proposal and location on the floor plans and elevations. Note that the graphics depicted in the drawing set are placeholders to identify location – refer to Local Edition Creative's design for specifics.

The proposed budget for the art fence assumes a project construction budget of $450 /SF x 2,500 SF per unit x 8 units (BMR unit excluded) = +/- $90,000 including all costs to hire and manage artist team, manufacture and fabricate, and install final piece. Per city requirements, costs for ongoing maintenance and insurance are included and will be covered by project sponsor and/or managing team/HOA.

Sincerely,
Brian Siu Yang, AIA
Associate
LDP Architecture

557 Pacific Avenue, San Francisco, CA 94133
415.777.0561 / ldparchitecture.com

Gate access to building entrance



CORTEN STEEL

EXAMPLE OF CUTOUT

The Orchard & The Circuit: One Story, One City

Artwork by Sage Loring

This Los Altos story stretches from orchards to innovation - from rows of fruit trees that once lined the valley to the technology that now connects it to the world. This concept artwork blends nature with technology, reminding us that growth comes from both roots and imagination. By pairing the organic beauty of the land with the creative power of innovation, the idea of this concept illustrates where we've come from and where we're headed. It becomes a symbol of balance, showing that even at the center of global technology, we should remain grounded in the agricultural heritage that first shaped this Los Altos community.

Design Inspiration:
https://lets.explorelosaltos.com/explorelosaltos/tech-history-trail

https://www.losaltoshistory.org/2023/08/how-three-heritage-apricot-orchards-tell-the-story-of-silicon-valleys-bountiful-agricultural-history/

Made out of laser cut Corten steel panels, the design would blend together as one "cyborg tree". The circuitry and the apricot tree represent the organic and manufactured elements as cohesive; leaning on 65% more tree and 35% digital circuitry in the design.

Material: Corten Steel
Specs: 4' (h) x 4' (w), each panel

© Artwork design and concept are the property and copyright of Sage Loring and Local Edition Marketing, LLC (Local Edition Creative).

LOCAL EDITION CREATIVE

Sage Loring, Creative Director/Artist

December 5th, 2025

Los Altos Cultural Commission
City of Los Altos
Los Altos, CA

Dear Members of the Cultural Commission,

I'd like to introduce myself as the Creative Director for Local Edition Creative, and to express interest and excitement in contributing to the City of Los Altos' public art collection. Our agency has built a reputation for creating interesting installations that resonate with diverse audiences while enhancing the character of the environment. As Creative Director, I have personally conceived of the design on many of our projects, and curated numerous others in partnership with other artists.

Local Edition Creative has successfully delivered dozens of high-profile public art projects in the Bay Area that balance aesthetic excellence with creativity. Our portfolio includes large-scale murals as well as both permanent and temporary sculpture work. We have over ten years of comprehensive experience in all phases of public art development, from initial concept and design through project managing fabrication, installation, and long-term maintenance planning. Our work has been recognized for its ability to reflect local identity while creating lasting impressions for all to enjoy.

We believe that public art should serve as more than decoration—it should spark conversation and enhance the daily experience of all who encounter it.

I would be honored to bring my creative vision to the City of Los Altos. I look forward to the opportunity to contributing meaningfully to your community's cultural landscape.

Sincerely,

Sage Loring
Creative Director

Local Edition Creative

Project Overview & Budget

50' -60' Linear Feet of Corten Steel Fence with 1/4" thickness and 4ft height, including two Corten swing gates. This comprehensive estimate covers design, fabrication, delivery, and installation. At the time of this quote, the fabrication and installation are planned to be done by DEKA – a reputable Bay Area fabricator of artistic gates.

Category / Item
Shop Drawings & Project Management
Project Management
Design - Shop Drawings (incl. one revision)
Corten Fence Panels & Gates
Metal Fabrication Labor
1/4" Corten Steel Panels
Corten Embed Plates
Hardware - Anchorage
Gate Fabrication Labor
Corten Gates & Posts (2 gates)
Gate Fixtures & Fittings
Delivery & Installation
Install Lead (4 days)
Installers (2 @ 4 days)

Category / Item	
Packing/Loading	
Equipment - 26ft Truck	
Equipment - Pickup Truck	
5k Telehandler (1 week)	
Contingency	
Cost, Tariff & Tax Increase Allowance/Contingency	
Subtotal	$81,000
Santa Clara Sales Tax (9.125%)	$7,400.50
***Grand Total (with tax)**	**$88,400.50**
**Prices are subject to change since project is several years out*	

Scope of Work

- 50' – 60' Feet of Corten Steel Fence with 1/4" thickness and 4ft height
- Two (2) Corten swing gates with 4x4 posts, maximum width 4ft per gate
- Fence anchorage at cementitious footing below grade
- Installer coordination for embed posts and template prior to pour
- Minimum 1/4" clearance edge to edge on fence panels

Exclusions

Not included in scope:

- Engineering and permitting
- Testing and inspections
- Traffic management
- Sand blasting of Corten panels
- Electrified entry and panic hardware

Corten Steel Fence Maintenance Plan

Project Information

Project Element: Corten Steel Fence

Owner/Developer: Worldco Holding, LLC

Location: 901 Freemont

Prepared by: Sage Loring (Local Edition Creative)

Date: 12-05-2025

1. Overview

The Corten steel fence will be constructed using ASTM A606 or A588 grade weathering steel panels, designed to naturally develop a protective patina over time. Unlike traditional steel, Corten does not require painting or chemical sealing once its patina stabilizes. However, a light, proactive maintenance schedule will ensure optimal visual quality, safety, and longevity of the installation.

2. Objectives of the Maintenance Plan

- Preserve the intended aesthetic character of the rusted patina surface.
- Ensure structural integrity and prevent damage from physical impact or environmental exposure.
- Maintain public safety and compliance with local property standards.
- Prevent runoff staining or corrosion transfer to adjacent materials.

3. Maintenance Schedule

Phase	Timeframe	Maintenance Activity	Purpose/Notes
Initial Conditioning	First 3–6 months after installation	Visual inspection every 2 months	Monitor patina development; ensure uniform weathering; check for uneven runoff or streaking.
Annual Inspection	Once per year	Full inspection of panels, posts, and hardware	Check for damage, graffiti, or abnormal corrosion. Tighten or replace hardware if needed.

Cleaning	As needed (typically annually)	Rinse with low-pressure water and soft brush	Remove dirt, debris, or organic buildup; avoid detergents or solvents that alter patina.
Graffiti Removal	As needed	Use solvent-safe graffiti remover or sand sponge	Apply only to affected areas; avoid pressure washing.
Runoff Control	Ongoing	Inspect adjacent surfaces and ground for staining	Apply catch pans or sealants to nearby materials if staining occurs.
Protective Reassessment	Every 5 years	Professional condition review	Ensure Corten surface remains stable; verify no deep pitting or flaking.

4. Maintenance Methods

• Surface Cleaning: Use a soft nylon brush and plain water. Avoid steel brushes or high-pressure washing.

• Rust Stabilization: If patina develops unevenly or shows accelerated rust, lightly brush with a Scotch-Brite pad and rinse; surface will re-patinate naturally.

• Hardware Care: All bolts and fasteners to be stainless steel or galvanized; inspect annually for rust bleed or loosening.

• Staining Management: If rust runoff stains concrete or pavers, treat those surfaces with mild oxalic acid cleaner and seal the affected area.

• Damage Repair: Replace any severely bent, warped, or corroded panels. The patina will match naturally over time.

5. Estimated Maintenance Costs

Activity	Frequency	Estimated Annual Cost
Visual inspections	1–2 times/year	$250–$500
Cleaning (light water rinse, brush)	1 time/year	$150–$300
Minor graffiti or stain removal	As needed	$100–$200
Professional 5-year review	Every 5 years	$400–$600
Average Annual Maintenance Cost (over 10 years)		≈ $300–$400/year

6. Responsible Party

The property homeowner's owner will oversee all maintenance activities. A professional fabricator or installer familiar with Corten steel may be consulted for periodic inspections or repairs if needed.

7. Summary

Corten steel fencing requires minimal maintenance compared to painted or galvanized steel. Regular visual inspection and gentle cleaning will maintain the intended natural patina while ensuring safety and durability for 40+ years. The proposed maintenance plan demonstrates responsible stewardship and long-term sustainability for the installation.

DATE: March 9, 2026
TO: Los Altos Planning Division; City Engineering Department
FROM: Randy Wong, Deanna Wu
SUBJECT: Formal Request for Conditions of Approval
PROJECT: 901 Fremont Ave (PC24-0272)
RE: Formal Request for Conditions of Approval

Dear Members of the Planning Commission,

We are the residents of 915 Loraine Ave, the immediate single-family residential neighbor to the proposed 901 Fremont development. We formally request that the following Conditions of Approval be integrated into the Staff Report for the March 19th hearing to protect neighborhood safety and infrastructure integrity:

1. Cumulative Impact & VMT Saturation

The City must evaluate the localized **VMT (Vehicle Miles Traveled) saturation** caused by the cumulative addition of **901 Fremont**, **982 Dolores Ave**, and **996 Loraine**. We demand a **"Joint Infrastructure Load Study"** that accounts for these three concurrent developments. The City must stop issuing "Categorical Exemptions" for traffic when the collective reality exceeds local infrastructure capacity.

2. Drainage & Sewer Infrastructure

The existing drainage infrastructure shared by 919-927 and 901 Fremont is **non-compliant** and causes active surface water to flood our property in **violation of LAMC § 10.08**.

- **Mandatory Flagging:** We request the City officially **flag the 919-927 parcel for a code violation** and issue a **"Correction Notice"** immediately.
- **Coordinated Remediation:** 919-927 must be required to correct its discharge failure **concurrently** with 901 Fremont's utility work to prevent further disruption and redundant street excavations.
- **Engineering Specs for 901 Fremont:** As a **Condition of Approval**, the independent lateral for 901 Fremont must include:
    - A **Certified Grading Plan** showing **zero net-increase in runoff** toward our property.
    - A **Backflow Preventer** to ensure 919-927's failing system cannot back-feed into the new lateral.
    - A **Rainy Season Site Inspection** by the City Engineer prior to granting the Final Occupancy Permit.
    - A **City Verified "No-Build" Sewer Easement Zone** along the shared property line; no structures may encroach on this buffer.

3. Traffic Mitigation / Pedestrian & Child Safety (Safe Routes to School)

Our street is designated as a **Safe Route to School** for a high volume of children and pedestrians. We request **Transportation Impact Fees** from the above three projects be applied to **Loyola Corners** to mitigate traffic flow, including installation of a **Smart, Camera-Controlled Traffic Signal**

at Loraine & Miramonte and modernization and **synchronization of the signal at Fremont & A Street** with camera-based detection. These improvements are essential to maintain functional traffic levels and fulfill the City's commitment to **Vision Zero** safety standards under the increased density.

4. Solar Access & Privacy Mitigations

- **Solar Protection:** In accordance with the CA Solar Shade Control Act **(CA Pub. Res. Code § 25980)**, all mutually agreed-upon screening vegetation along shared property line shall be managed to **protect the existing solar array**. Specifically, vegetation must not obscure more than 10% of the solar array's absorption area during peak sunlight hours (10:00 AM – 2:00 PM), and should not exceed a maximum height of 30 feet. This restriction, including the responsibility for regular pruning to **maintain these standards**, shall be incorporated into the project's recorded **Maintenance Agreement**.
- **Sight-Line Study:** Applicant must provide a formal study demonstrating the line-of-sight from all 2nd and 3rd-story balconies.
- **Physical Privacy Mitigations:** All residential-facing balconies must be equipped with **solid vertical "Privacy Fins"** and **42" opaque/frosted glass railings**.
- **Windows:** All East-facing upper windows must be **clerestory (5'+ sill)** or use **permanent obscured glazing**.

5. Refuse & Fence Restoration

- **Refuse:** Relocate garbage collection to the **Fremont Ave frontage** or require a **masonry enclosure with a sound-dampening lid** to baffle noise and block the visual impact.
- **Fence Restoration:** The Developer shall be solely responsible for the full **repair and structural reinforcement** of the shared fence line damaged by vegetation originating from the commercial property. For privacy, fence height shall be increased to a total of **9 feet** (consisting of solid structural base and a decorative lattice extension), subject to City of Los Altos height exception approvals. All structural posts must be reinforced to support the additional wind load of the heightened profile. This restoration, including the **long-term maintenance** of the lattice and structural integrity, shall be recorded in the project's **Maintenance Agreement**.

We look forward to a **formal response** from both the **Planning Division** and the **Engineering Department** regarding these critical conditions of approval.

Sincerely,

Randy Wong, Deanna Wu
915 Loraine Ave, Los Altos, CA 94024