



ZONING ADMINISTRATOR REGULAR MEETING AGENDA

**April 15, 2026 - 4:00 PM
Community Meeting Chambers,
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA, 94022**

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

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

<https://tinyurl.com/y5fd5xkr>

Telephone: 1-669-900-9128 / Webinar ID: 919 8198 4000 / Passcode: 701956

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

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

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Zoning Administrator'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 Zoning Administrator. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Zoning Administrator Meeting Minutes**
Approval of the DRAFT minutes of the regular meeting of March 18, 2026.

PUBLIC HEARING

2. **SC24-0004 - Maurits De Gans - 1470 Hollidale Court**

Request for Design Review to construct a new 245 square-foot, first-story addition and 796 square-foot, second-story addition to an existing 3,472 square-foot, single-story home. The project site is located on the south side of Hollidale Court, a cul-de-sac off Colleen Drive. The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

3. **SC25-0022 - Thomas James Homes - 1881 Alford Avenue**

Request for Design Review for the construction of a new 3,352 square-foot two-story house. The project site is located on the east side of Alford Avenue between Holt Avenue and Morton Avenue. The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

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

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

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

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



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, March 18, 2026

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Zoning Administrator Williams

STAFF: Senior Planner Whitehill

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of February 18, 2026.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of February 18, 2026.

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

AYES: Williams

NOES: None

PUBLIC HEARING

2. SC25-0021 - 465 Benvenue Avenue - Yizhou Xu

Request for Design Review for the construction of a new 3,183 square-foot two-story house subject to the listed findings and conditions of approval. The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-00021 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Dan Beyer, Ken Elchert, Erin Miller, Jill Woodford and Fei Fei Feng provided public comments.

Action: Zoning Administrator Williams approved design review application SC25-0021 per the staff report findings and conditions of approval with a modification to condition of approval #10 to consider alternative tree species in the landscape plan.

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

AYES: Williams

NOES: None

ADJOURNMENT

Zoning Administrator Williams adjourned the meeting at 4:31 PM.

Stephanie Williams
Zoning Administrator



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC24-0004 – 1470 Hollidale Court

RECOMMENDATION

Approve design review application SC24-0004 for the construction of a 236 square-foot, first-story addition and 796 square-foot, second-story addition to an existing 3,472 square-foot, single-story house subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

BACKGROUND

Project Description

- Project Location: 1470 Hollidale Court, located on the south side of Hollidale Court, a cul-de-sac off Colleen Drive
- Lot Size: 17,400 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes construction of a 236 square foot first story addition and a 796 square foot second story addition to an existing 3,472 square foot single story residence (see Attachment 1 - Project Plans). A junior accessory dwelling unit is proposed within the existing residence and will be subject to ministerial review as part of the building permit process.

The site contains 10 existing trees located within the rear yard, including Black Acacia (Trees #1 and #3), Blue Gum Eucalyptus (Tree #2), Sycamore (Trees #4, #5, and #6), and Fern Pine (Trees #7 through #10). Based on LAMC Section 11.08.050, Trees #2 (Blue Gum Eucalyptus, 30 inches), #3 (Black Acacia, 19 inches), #4 (Sycamore, 22 inches), and #6 (Sycamore, 12 inches) qualify as protected trees. The remaining trees, including Trees #1, #5, and #7 through #10, are non-protected due to diameters below 12 inches and/or non-native species. All on-site trees are proposed to remain.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	3,698 square feet	4,632 square feet	6,090 square feet
FLOOR AREA:			
1st Floor	3,472 square feet	3,511 square feet	
2nd Floor	-	796 square feet	
Total	3,472 square feet	4,307 square feet	4,490 square feet
SETBACKS:			
Front (Los Ninos)	25.25 feet	25.25 feet	25 feet
Rear	38.9 feet	38.9 feet	25 feet
Right side (Alvarado Ave)	10.25 feet/-	10.5 feet/31.9 feet	10 feet/17 feet
Left side (1 st /2 nd)	10.25 feet/-	10.5 feet/33.9 feet	10 feet/17.5 feet
HEIGHT:	17.25 feet	26.6 feet	27 feet

Two story residences are permitted in the R1-10 District when they comply with the development standards for the district including setbacks, height, and daylight plane. These requirements limit development and ensure compatibility with surrounding homes, while the Single-Family Residential Design Guidelines address bulk, massing, and neighborhood character. The subject property is located on a cul-de-sac characterized by a consistent pattern of one-story ranch homes along the immediate street frontage. However, the broader neighborhood within approximately 300 feet exhibits a more diverse character, including a mix of one- and two-story homes with varied architectural styles and sizes. The home is designed in a Neo-eclectic architectural style with Mediterranean influences, featuring smooth stucco, limestone trim and stone veneer accents, and a dark composition shingle roof. Additional finishes include dark aluminum clad windows, painted wood trim and fascia, a wood clad garage door, and stone or concrete pavers.

As described in the Design Guidelines, compatibility in diverse character neighborhoods is achieved through scale, massing, and proportion rather than uniform design. The proposed residence responds to this context by maintaining comparable setbacks, roof forms, and overall proportions, while introducing a second story that is designed to minimize visual impacts. The design incorporates low-pitched roof forms, including a 4:12 roof pitch, which is consistent with the low-scale pattern of development along the immediate street frontage and reinforces a horizontal emphasis.

The existing residence retains eight-foot plate heights, while the proposed first-story addition at the rear introduces a nine-foot plate height. The second story also utilizes a nine-foot plate height, and the proposed height of 26 feet 10³/₄ inches remains below the maximum allowable height of 27 feet. Although the project increases height relative to adjacent one-story homes, the design minimizes perceived bulk by recessing the upper story within the first-story roof form and

centering it over the primary massing along the front and sides. The second story is further stepped back from building edges, allowing first-story roof forms and horizontal eave lines to remain visually dominant.

The elevations incorporate articulated wall planes and varied roof forms that avoid large, uninterrupted surfaces and reinforce a horizontal emphasis consistent with the surrounding context. These features are consistent with the Design Guidelines related to scale and massing, wall articulation, and upper-story design, and result in a low-profile appearance despite the addition of a second story.

Privacy impacts are minimized through window placement, orientation, and sill heights, consistent with the Residential Design Guidelines related to privacy. Side elevation windows are limited and placed at elevated sill heights, including windows within the vaulted entry at approximately 13 feet 4 inches, which reduces potential views into adjacent properties, and a bathroom window on the east elevation includes a four-foot sill height to further limit direct sightlines. Along the rear elevation, two windows and a balcony with a depth of four feet are proposed; the limited balcony depth, together with existing and proposed evergreen screening along the rear and side property lines, reduces opportunities for direct views and maintains compatibility with adjacent properties.

The landscape plan complements the residence and enhances neighborhood compatibility. Existing mature trees are retained and supplemented with new planting, including evergreen screening along the southwest property line. Layered planting, including shrubs and groundcover, softens the building mass and integrates the residence into the streetscape.

The proposed project meets the R1-10 zoning district development standards and complies with the Single-Family Residential Design Guidelines. The design is compatible with the neighborhood character by maintaining an appropriate relationship with adjacent structures, incorporating articulated massing and roof forms that minimize perceived bulk, and utilizing setbacks and upper story step backs to reduce visual impacts. Existing trees are preserved, and the proposed landscaping enhances the site and contributes to neighborhood compatibility. Therefore, staff recommends the Zoning Administrator approve the Design Review application, subject to the attached findings and conditions of approval.

Housing Accountability Act

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

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) under the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 (Existing Facilities), because it involves an addition to an existing single-family residence less than 10,000 square feet in an area with all public services. The project was evaluated for potential applicability of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2, and none apply.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

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

The applicant's outreach materials indicate that 13 neighboring and adjacent property owners were contacted by mail on November 5, 2025. The neighbors were offered an invitation to meet in person or by Zoom. As of the preparation of this report, no written public comments have been received by the City.

Attachment:

1. Project Plans

Cc: Maurits De Gans, Applicant/Architect
Rick and Jennifer Lin, Owner

FINDINGS

SC24-0004 - 1470 Hollidale Court

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

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the project complies with all R1-10 zoning standards, including height, lot coverage, floor area, and daylight plane. The design is consistent with the Residential Design Guidelines for Diverse Character Neighborhoods by incorporating rooflines, articulation, and landscaping that respect surrounding character while maintaining its own style. The project balances neighborhood compatibility with high-quality architectural expression, consistent with General Plan policies for maintaining livability and character in residential areas.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the site is relatively flat and requires no significant grading. Impervious areas are minimized and balanced with landscaped areas, and a drainage plan is included to manage stormwater effectively and prevent off-site erosion or runoff.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies because the two-story design steps back the upper story to reduce perceived bulk and incorporates hip roof forms that reinforce horizontal emphasis. The elevations include articulated massing that provides variation and depth and avoids large, uninterrupted wall planes. The design incorporates elements that signal habitation, including a defined entry, consistent 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 because the proposed materials include smooth stucco, limestone trim and stone veneer accents, a dark composition shingle roof, painted wood trim, and aluminum-clad windows. These durable, high-quality materials clearly define building elements, while the use of natural textures and muted tones reduces perceived height and softens the overall massing.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the site plan provides standard two-car garage parking and a functional driveway, consistent with neighborhood patterns. Pedestrian access is direct and identifiable from the street, reinforcing the residential character.

- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the landscape plan incorporates a paver driveway and autocourt, along with a mix of drought-tolerant trees, shrubs, and groundcover that provide visual variety and complement the architecture. Existing mature trees are retained and supplemented with new planting, including evergreen screening along the southwest property line, which softens building edges and enhances privacy. The layered planting design integrates the residence into the site and establishes an attractive, water-efficient landscape consistent with City requirements.
- G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only because there is no new signage proposed as part of this project.
- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because all mechanical equipment for the house will be located on the left property line behind a gate and comply with applicable setbacks.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing because trash and service areas will be screened behind a side gate which is designed to complement the building architecture.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code because the project will be required to construct or modify the driveway apron and complete any necessary improvements to the existing rolled curb and gutter along the property frontage, as determined by the City Engineer. All required street improvements shall comply with the City of Los Altos Shoulder Paving Policy and will be subject to review and approval at the building permit stage.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act because no subdivision is proposed; therefore, no off-site improvements are required.
- L. The approval of the Design Review complies with the California Environmental Quality Act (CEQA) because the project qualifies for a Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 (Existing Facilities), because it involves an addition to an existing single-family residence less than 10,000 square feet in an area with all public services. The project was evaluated for potential applicability of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2, and none apply

CONDITIONS OF APPROVAL

SC24-0004 1470 Hollidale Court

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on April 15, 2028, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on February 19, 2026, 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. **JADU Not Reviewed:** The proposed JADU included in the plan set is not part of this design review application. Prior to commencement of the JADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Trees Nos. 1 to 10 qualify as protected trees. These trees shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **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. 1 to 10. 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.

9. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.
10. **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.
11. **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.
12. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

13. **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.
14. **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.
15. **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.

16. **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.
17. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.08 of the Municipal Code.
18. **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.
19. **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.
20. **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.
21. **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).
22. **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.
23. **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

24. **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.
25. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
26. **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.
27. **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.
28. **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.
29. **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.
30. **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

31. **Fire Department Approval and Permits:** Review of this project by the Fire Department is limited to site access and water supply requirements and does not constitute approval of compliance with all applicable codes. Prior to commencement of any work, the applicant shall obtain all required construction permits from the Building Department.

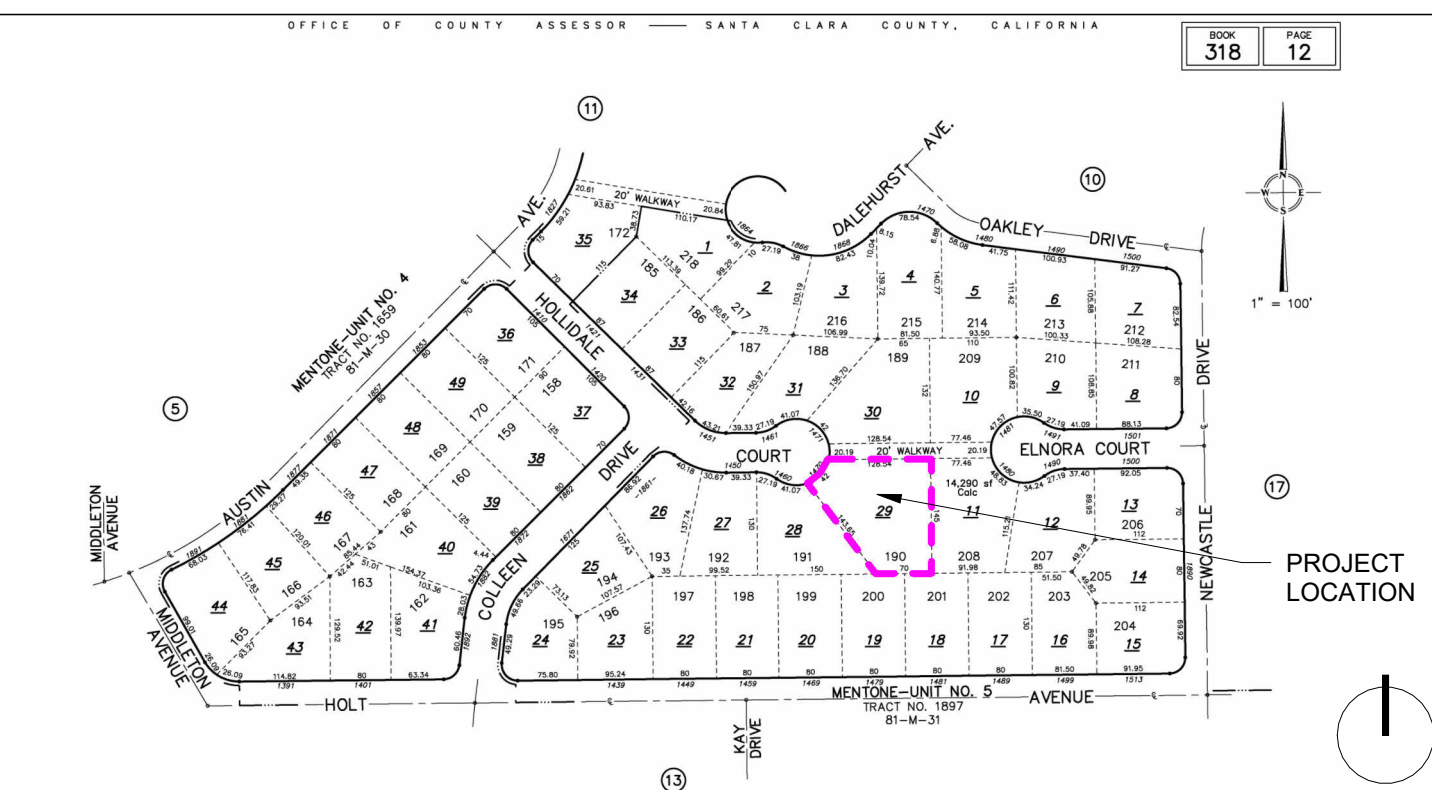
32. **Automatic Fire Sprinklers:** An approved automatic fire sprinkler system shall be installed throughout the existing structure where the addition exceeds fifty (50) percent of the existing floor area or seven hundred fifty (750) square feet, excluding basement areas, in accordance with applicable fire code requirements.
33. **Water Supply Protection:** Potable water supplies shall be protected from contamination caused by fire protection systems. The applicant shall coordinate with the applicable water purveyor and comply with all requirements. Documentation of compliance shall be provided prior to final approval of any fire protection or suppression system.
34. **Address Identification:** The project shall provide approved address numbers that are clearly visible from the street fronting the property. Address numbers shall contrast with the background, be a minimum of six (6) inches in height with a minimum stroke width of 0.5 inch and be installed in additional locations if required by the Fire Code Official. Where the structure is not visible from the public way, additional signage such as a monument or pole sign shall be provided.
35. **Construction Site Fire Safety:** The project shall comply with all applicable provisions of the California Fire Code, including Chapter 33 requirements for construction site fire safety, and applicable Fire Department standard details and specifications. Appropriate notes shall be included on the construction plans.



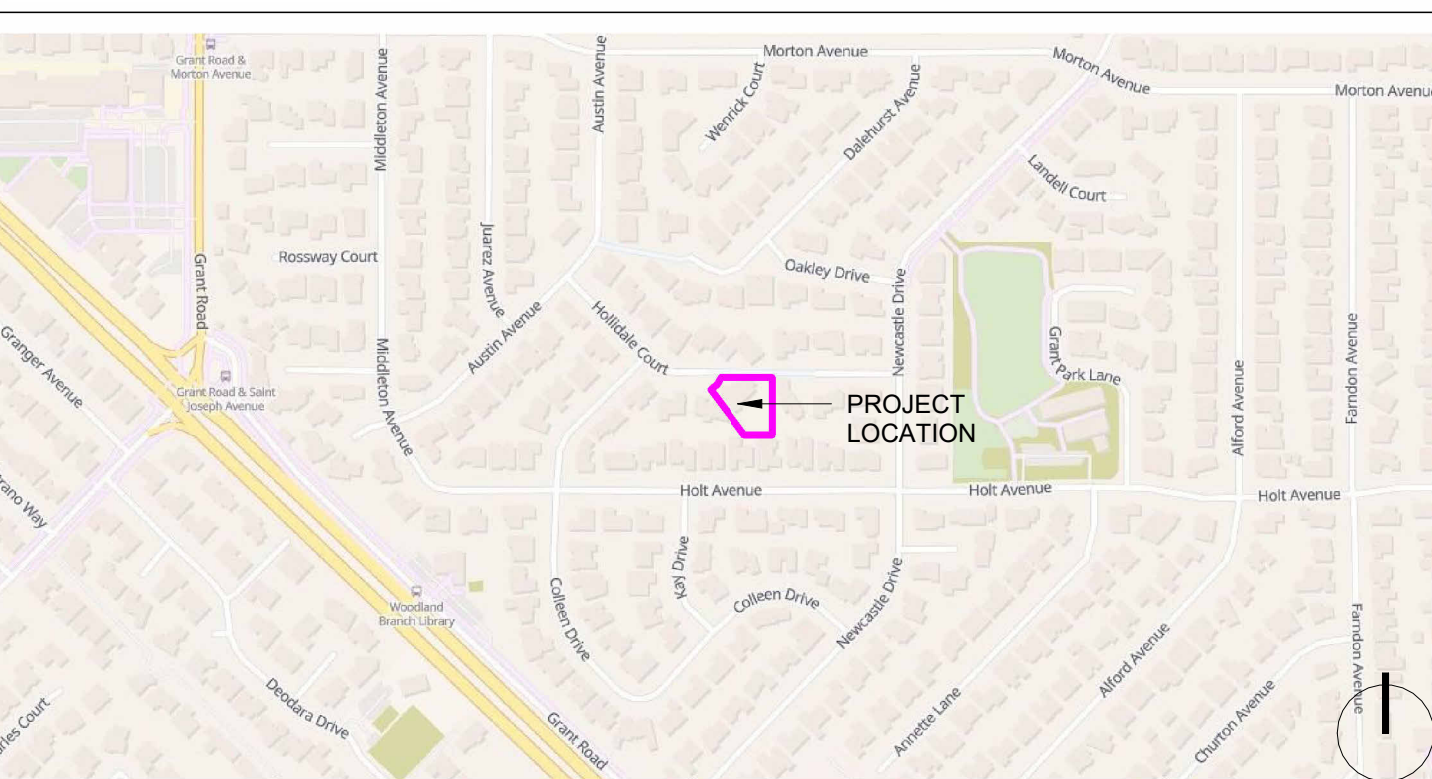
1470 HOLLIDALE CT.
LOS ALTOS, CA 94024

OFFICIAL USE ONLY

PARCEL MAP



VICINITY MAP



CODE COMPLIANCE

APPLICABLE CODES	CODE SUMMARY	
2022 CALIFORNIA BUILDING CODE	APN:	318-12-029
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	ZONING:	R1-10
2022 CALIFORNIA ELECTRICAL CODE	OCCUPANCY:	R3/U
2022 CALIFORNIA MECHANICAL CODE	OCCUPANT LOAD:	200 GROSS
2022 CALIFORNIA PLUMBING CODE	TYPE OF CONSTRUCTION:	V-B
2022 CALIFORNIA FIRE CODE	FIRE SUPPRESSION:	SPRINKLED
2022 CALIFORNIA ENERGY CODE	SOLAR PANELS:	REQUIRED
2022 CALIFORNIA RESIDENTIAL CODE	OCCUPANCY SEPARATION:	1-HOUR
LOS ALTOS MUNICIPAL CODE	FLOOD ZONE:	X

ABBREVIATIONS

A.B.	ANCHOR BOLT	H.B.	HOSE BIBB
ABV.	ABOVE	H.C.	HOLLOW CORE
A.F.F.	ABOVE FINISH FLOOR	H.D.	HOLD DOWN
A/C	AIR CONDITIONING	HDR.	HEADER
ADJ.	ADJUSTABLE	HDWD.	HARDWOOD
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL
BEL.	BELOW	H.P.	HIGH POINT
BLDG.	BUILDING	HT.	HEIGHT
BLKG.	BLOCKING	I.D.	INSIDE DIAMETER
BM.	BEAM	INSUL.	INSULATION
BOT.	BOTTOM	INT.	INTERIOR
BD.	BOARD	INV.	INVERT
BSMT.	BASEMENT	JT.	JOINT
CAB.	CABINET	LAM.	LAMINATE
CALC.	CALCULATIONS	LAV.	LAVATORY
CEM.	CEMENT	LGTH.	LENGTH
CER.	CERAMIC	L.P.	LOW POINT
C.I.	CAST IRON	LT. WT.	LIGHT WEIGHT
C.J.	CONTROL JOINT	MACH.	MACHINE
CLG.	CEILING	MATL.	MATERIAL
CLR.	CLEAR	MAX.	MAXIMUM
CMU.	CONCRETE MASONRY UNIT	MECH.	MECHANICAL
COL.	COLUMN	MEMB.	MEMBRANE
CONC.	CONCRETE	MFR.	MANUFACTURER
CONST.	CONSTRUCTION	MIN.	MINIMUM
CONT.	CONTINUOUS	CONT.	MISCELLANEOUS
CONTR.	CONTRACTOR	MULL.	MULLION
CORR.	CORRIDOR	(N)	NEW
CPT.	CARPET	N.I.C.	NOT IN CONTRACT
CSB.	CONCRETE SPLASH BLOCK	N.T.S.	NOT TO SCALE
CTSK.	COUNTERSUNK	O.C.	ON CENTER
DAT.	DATUM	O.D.	OUTSIDE DIAMETER
DBL.	DOUBLE	O.F.	OUTSIDE FACE
DET.	DETAIL	OBS.	OBSCURE
DEPT.	DEPARTMENT	PL	PROPERTY LINE
DIA.	DIAMETER	PLAM.	PLASTIC LAMINATE
DIAG.	DIAGONAL	PLAS.	PLASTER
DIM.	DIMENSION(S)	PLYWD.	PLYWOOD
DN.	DOWN	PROP.	PROPERTY
DR.	DOOR	P.T.	PRESSURE TREATED
D.S.	DOWNSPOUT	PTD.	PAINTED
DWG.	DRAWING	RA.	RETURN AIR
(E)	EXISTING	R.D.	ROOF DRAIN
EA.	EACH	REF.	REFERENCE
E.J.	EXPANSION JOINT	RET.	RETAINING
EL.	ELEVATION	REQD.	REQUIRED
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
ELEV.	ELEVATOR	S.A.D.	SEE ARCH. DRAWINGS
EQ.	EQUAL	S & P	SHELF AND POLE
EQUIP.	EQUIPMENT	S.M.D.	SEE MECH. DRAWINGS
EXIST.	EXISTING	S.O.G.	SLAB ON GRADE
EXPAN.	EXPANSION	SPEC.	SPECIFICATION
EXT.	EXTERIOR	STOR.	STORAGE
F.A.	FIRE ALARM	STRUCT.	STRUCTURAL
F.B.	FLAT BAR	T&G	TONGUE AND GROOVE
F.D.	FLOOR DRAIN	TEMP.	TEMPERATURE
FDN.	FOUNDATION	T.O.	TOP OF
F.G.	FIXED GLASS	T.O.C.	TOP OF CONCRETE
FIN.	FINISH	T.O.M.	TOP OF MASONRY
FIXT.	FIXTURE	T.O.P.	TOP OF PLATE
FLASH.	FLASHING	T.O.S.	TOP OF SHEATING
FLR.	FLOOR	T.O.W.	TOP OF WALL
F.O.B.	FACE OF BLOCK	TYP.	TYPICAL
F.O.C.	FACE OF CONCRETE	U.L.	UNDERWRITER'S LABORATORY
F.O.F.	FACE OF FINISH	U.N.O.	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUD	VERT.	VERTICAL
FTG.	FOOTING	V.I.F.	VERIFY IN FIELD
FURR.	FURRING	W/	WITH
GA.	GAUGE	W.C.	WATER CLOSET
GALV.	GALVANIZED	WD.	WOOD
G.B.	GRADE BEAM	W.H.	WATER HEATER
G.C.	GENERAL CONTRACTOR	W/O	WITHOUT
GL.	GLASS	W.P.	WATERPROOF
GLM. BM.	GLUE-LAMINATED BEAM		
G.I.	GALVANIZED IRON		
GRD.	GRADE		
GWB.	GYPSUM WALL BOARD		

PROJECT DESCRIPTION

A TWO-STORY ADDITION AND INTERIOR RENOVATION OF A SINGLE FAMILY RESIDENCE. 4 BEDROOM, 4.5 BATH, INCLUDING A 500 SF JADU. WITH AN ATTACHED 2 CAR GARAGE.	DEFERRED SUBMITTALS - PRE-MANUFACTURED GUARDRAILS & HANDRAILS - PRE-MANUFACTURED STAIRWAY - FIRE SUPPRESSION SYSTEM - FIRE ALARM SYSTEM - PHOTOVOLTAIC SYSTEM
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GENERAL PLAN DESIGNATION: SINGLE-FAMILY, MEDIUM LOT (4DU/NET ACRE)

PROJECT TEAM

OWNERS	RICK & JENNIFER LIN	STRUCTURAL ENGINEER
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PROJECT DATA

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height. Exclude ADUs/JADUs.</i>	3698 square feet (21.3%)	4631 square feet (26.6%)	6090 square feet (35.5%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls. Exclude ADUs/JADUs.</i>	1st Flr: 3472 sq ft 2nd Flr: N/A sq ft Total: 3472 sq ft (20.5%)	1st Flr: 3511 sq ft 2nd Flr: 796 sq ft Total: 4307 sq ft (24.8%)	4490 square feet (25.8%)
SETBACKS: Front Rear Right side (1 1/2") Left side (1 1/2")	25'-3" feet 38'-11 1/4" feet 10'-3" feet 10'-2 1/2" feet	25'-3" feet 38'-11 1/4" feet 10'-6 1/2" feet 10'-2 1/2" feet	25' feet 25' feet 10' feet 10' feet
HEIGHT:	17'-6" feet	26'-8" feet	27'-0" feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas.</i>	3046 square feet	844 square feet	3881 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	426 square feet	0 square feet	426 square feet
LOT CALCULATIONS			
NET LOT AREA:	17400 square feet		
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	1340 square feet (48%)		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 7994 sq ft Existing softscape (undisturbed) area: 8166 sq ft New softscape (new or replaced landscaping) area: 1240 sq ft <i>Sum of all three should equal the site's net lot area</i>		

DRAWING INDEX

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 - G-001 GENERAL NOTES
 - G-002 MATERIAL BOARD & EXTERIOR LIGHTING PLAN
 - G-003 CONDITIONS OF APPROVAL
 - G-006 (E) & (P) FAR & COVERAGE DIAGRAMS
 - G-100 DOOR & WINDOW SCHEDULES, NOTES,
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- ARCHITECTURAL
- A-100 (E) SITE PLAN
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 - A-102 (P) TREE PROTECTION PLAN
 - A-103 (P) LANDSCAPE PLAN
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 - A-300 (E) & (P) NORTH ELEVATIONS
 - A-301 (E) & (P) EAST ELEVATIONS
 - A-302 (E) & (P) SOUTH ELEVATION
 - A-303 (E) & (P) WEST ELEVATION
 - A-304 (P) A-A & B-B SECTIONS

- CIVIL
- 1 OF 1 TOPOGRAPHIC SURVEY PLAN

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Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

- All dimensions are shown to F.O. stud unless otherwise noted.
- All specifications are listed in Outline specification document.

Maurits de Gans

DESIGN REVIEW

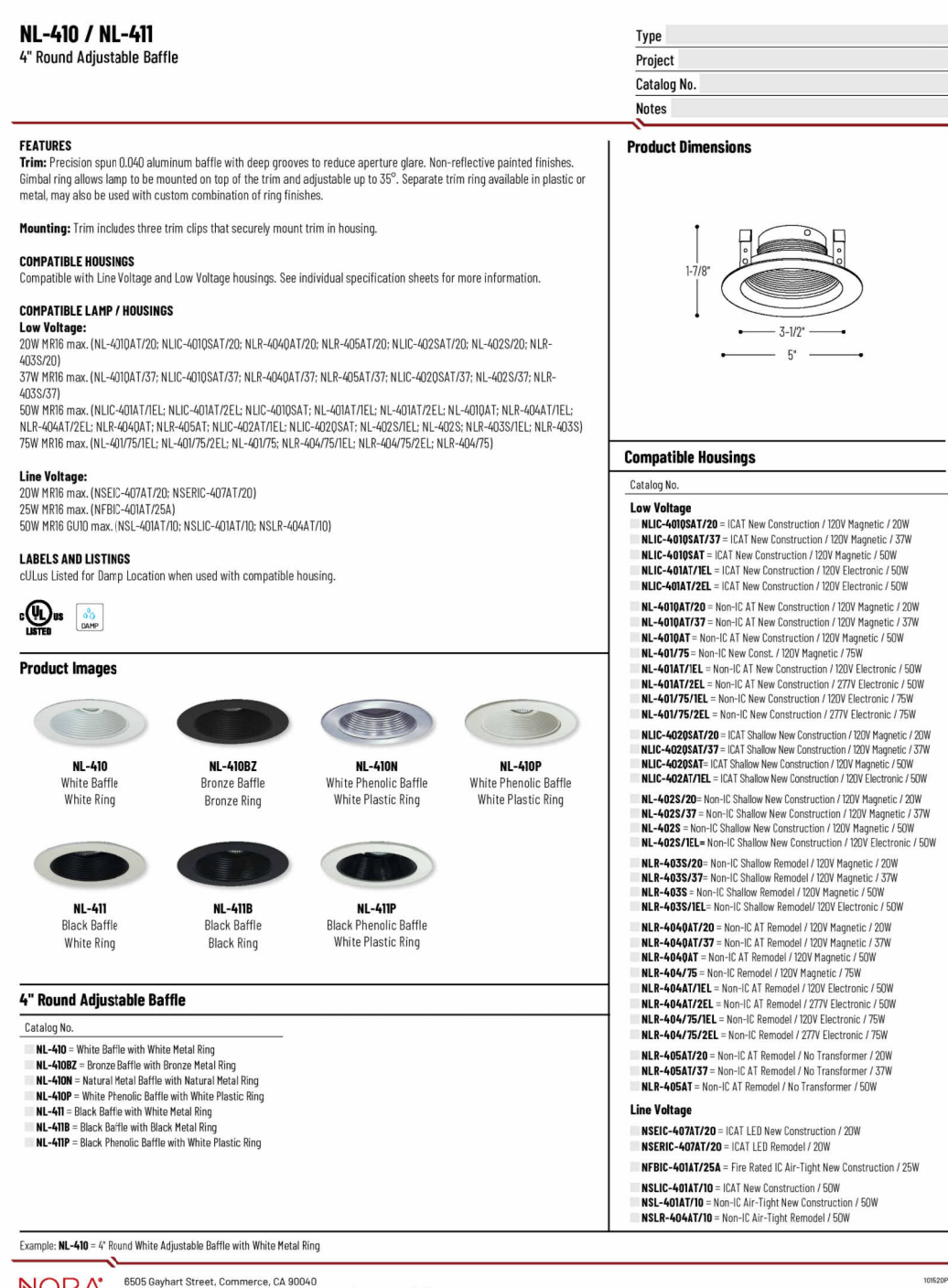
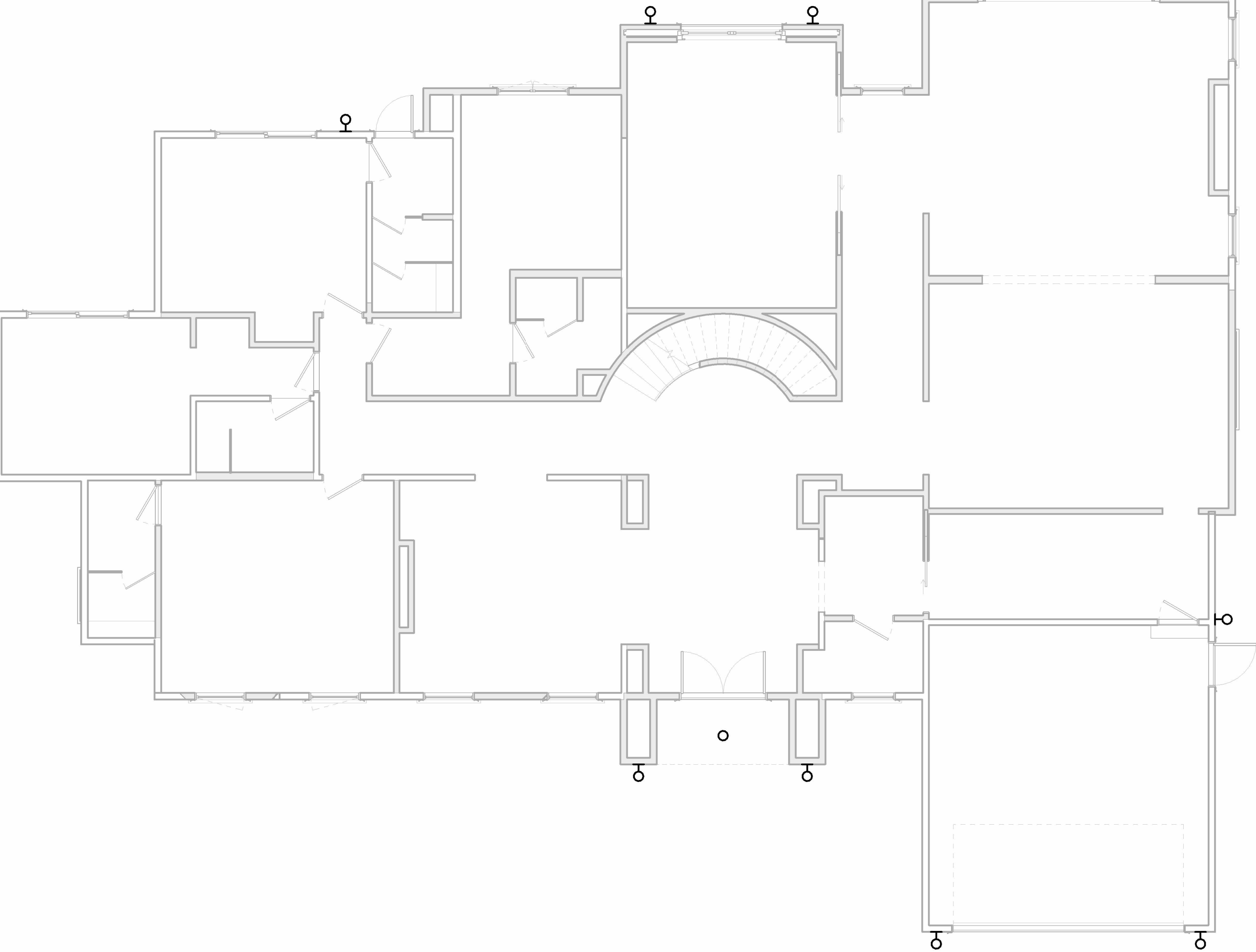
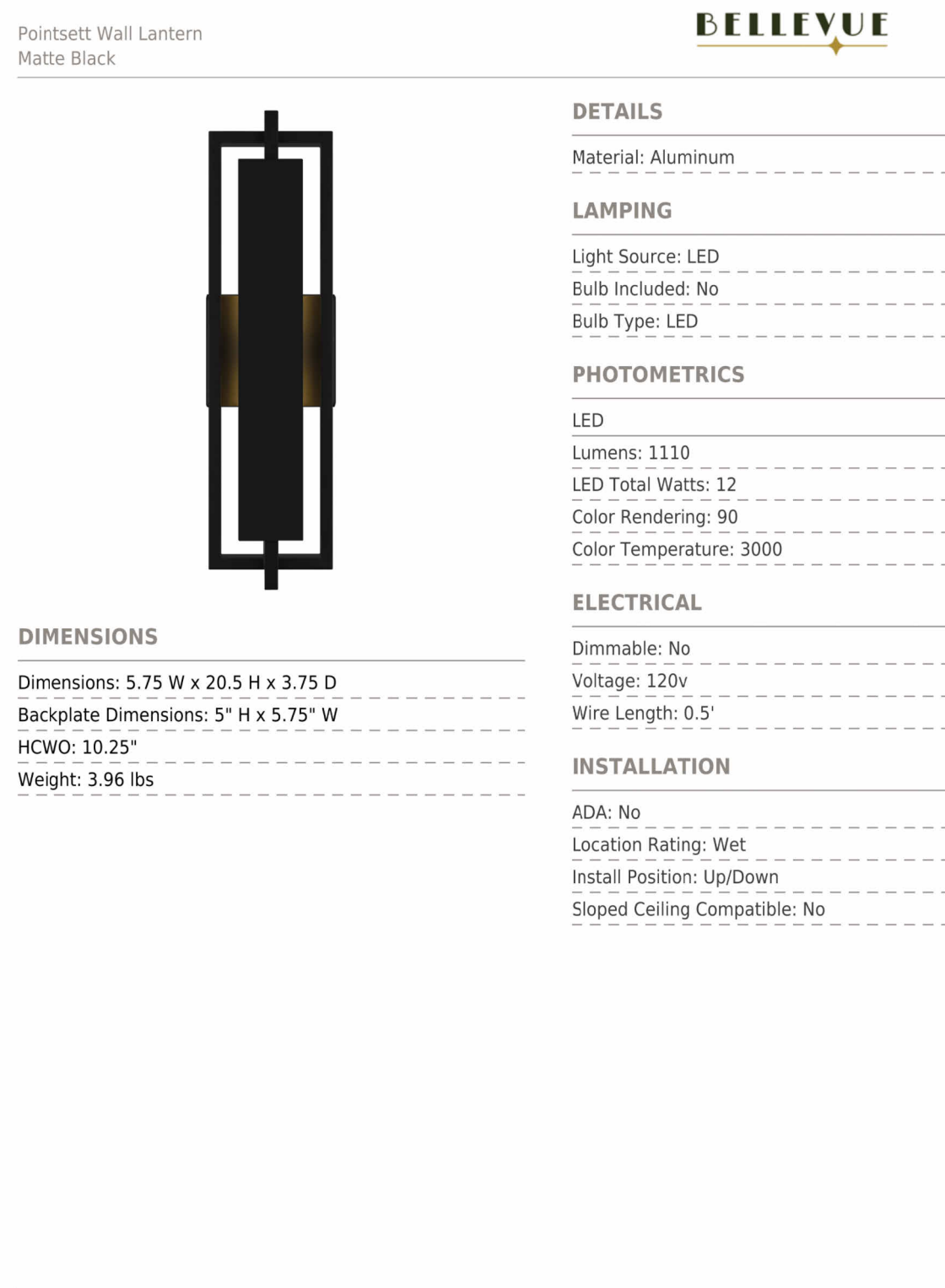
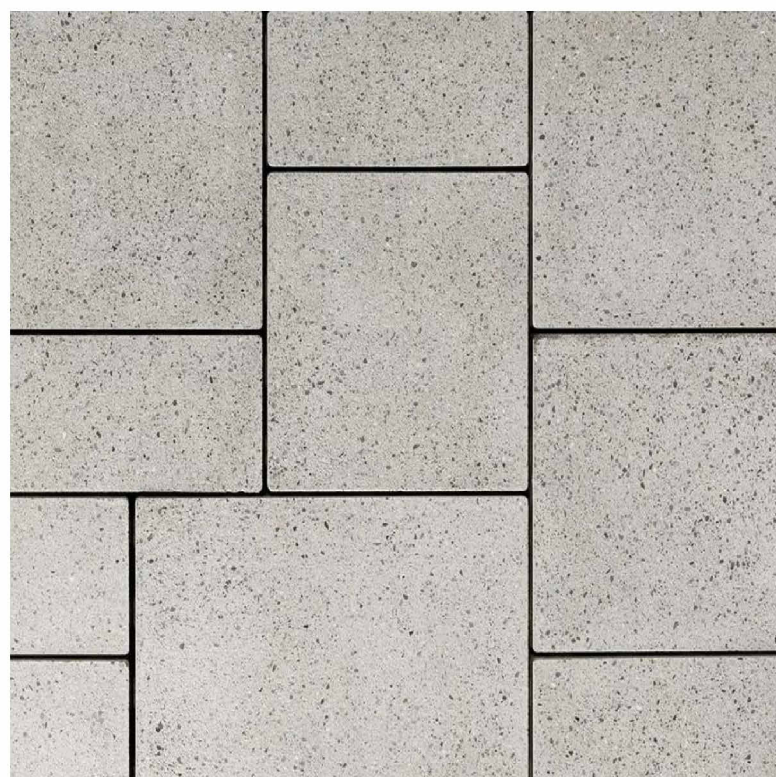
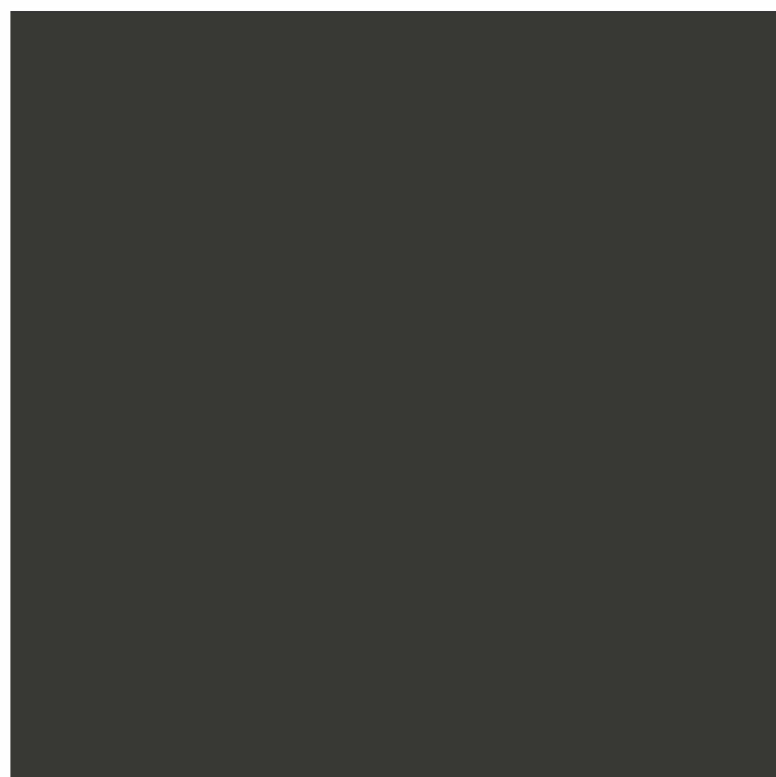
Phase

Scale

TITLE SHEET

G-000

GENERAL ASSEMBLY ROOF: STANDING SEAM METAL ROOFING, TWO LAYERS OF #30 ROOFING FELT, ROOF SHEATHING PER STRUCTURAL PLANS, ROOF RAFTERS PER STRUCTURAL PLANS CEILING: 2X4 CEILING JOISTS, BLOWN-IN OR BLANKET FIBERGLASS INSULATION, 5/8" GYPSUM WALLBOARD FINISH EXTERIOR WALLS: HARDIE PLANK LAP SIDING MECHANICALLY FASTENED, TWO LAYERS OF GRADE "D" BUILDING PAPER, 1/2" TO 3/4" WALL SHEATHING PER STRUCTURAL PLANS, 2X6 WOOD STUD, FIBERGLASS BATT INSULATION, 5/8" GYPSUM WALLBOARD FINISH INTERIOR PARTITION: 5/8" GYPSUM WALLBOARD FINISH, 2X6 WOOD STUD, 5/8" GYPSUM WALLBOARD FINISH PLUMBING PARTITION: 5/8" GYPSUM WALLBOARD FINISH, 2X8 WOOD STUD, 5/8" GYPSUM WALLBOARD FINISH MAIN FLOORING: 3/4" HARDWOOD FINISH THROUGHOUT (UNLESS OTHERWISE SPECIFIED), 3/4" SUBFLOOR PER STRUCTURAL PLANS, FLOOR JOIST PER STRUCTURAL PLANS, FIBERGLASS INSULATION (AT CRAWL SPACE) WET AREA FLOORING: 1/2" CERAMIC OR STONE TILE (UNLESS OTHERWISE SPECIFIED), 1/4" THINSET, WATERPROOF MEMBRANE, 3/4" SUBFLOOR PER STRUCTURAL PLANS, FLOOR JOIST PER STRUCTURAL PLANS, FIBERGLASS INSULATION (AT CRAWL SPACE) INSULATION (SEE A0.08) ROOF: CAVITY / FRAME: NO INSULATION / 2 X 8 CEILING: OVER CEILING JOISTS AND CAVITY / FRAME: R-38 / 2 X 4 WALLS: CAVITY / FRAME: R-21 / 2 X 6 FLOORS: CAVITY / FRAME: R-19 / 11 7/8" TJI 360 GENERAL NOTES 1. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS OTHERWISE NOTED. 2. DO NOT SCALE DRAWINGS. 3. WHERE THE TERMS "APPROVED EQUAL", "EQUAL TO", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT. 4. BIDDERS SHALL BE RESPONSIBLE FOR SCHEDULING A SITE VISIT WITH THE ARCHITECT AND OWNER(S) PRIOR TO SUBMITTING A BID FOR THIS PROJECT. 5. THE CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION MEETING WITH THE ARCHITECT, ENGINEER OF RECORD AND OWNER(S) PRIOR TO COMMENCING WITH ANY SITE WORK. 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WITH ANY SITE WORK. 7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND REQUEST CLARIFICATION PRIOR TO COMMENCING WITH ANY SITE WORK. 8. THE CONTRACTOR SHALL VERIFY HOURS OF CONSTRUCTION OPERATION PRIOR TO COMMENCING WITH ANY SITE WORK. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS OF CONSTRUCTION OPERATION. 10. THE CONTRACTOR SHALL INSTALL REQUIRED AND REQUESTED SECURITY DEVICES PRIOR TO COMMENCING WITH ANY SITE WORK. 11. THE CONTRACTOR SHALL PARK VEHICLES AND STORE MATERIALS PER THE CONSTRUCTION OPERATIONS PLAN. IF A CONSTRUCTION OPERATIONS PLAN ISN'T PROVIDED PRIOR TO PERMIT ISSUANCE, THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTRACTOR'S ENTRANCE AND MATERIAL STORAGE WITH OWNER(S). 12. THE CONTRACTOR SHALL INSTALL TREE PROTECTIVE FENCING PER ARBORIST'S RECOMMENDATIONS PRIOR TO COMMENCING WITH ANY SITE WORK. 13. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER CIVIL ENGINEER'S RECOMMENDATIONS PRIOR TO COMMENCING WITH ANY SITE WORK. 14. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO COMMENCING WITH ANY SITE WORK IN THE PUBLIC RIGHT-OF-WAY. 15. THE CONTRACTOR SHALL PERFORM DEMOLITION OPERATIONS PER CBC CHAPTER 33 SECTION 3303 DEMOLITION AND/OR LOCAL CODE REQUIREMENTS. 16. THE CONTRACTOR SHALL DEMOLISH ONLY THE AREAS AFFECTED BY THE PROPOSED WORK. 17. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL FROM EXCAVATED AREAS ONLY UNLESS OTHERWISE NOTED. 18. THE CONTRACTOR SHALL PERFORM EXCAVATION, FILLING, COMPACTING AND GRADING OPERATIONS BOTH INSIDE AND OUTSIDE BUILDING LIMITS AS REQUIRED FOR BELOW-GRADE IMPROVEMENTS AS INDICATED ON ARCHITECT'S PLANS AND TO ACHIEVE CONTOURS AND GRADE POINTS AS INDICATED ON THE CIVIL ENGINEER'S GRADING PLAN. 19. THE CONTRACTOR SHALL PROVIDE DAILY CLEAN-UP. 20. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS LEGALLY AND AS REQUIRED BY THE JURISDICTION. 21. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING/PROPOSED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS PRIOR TO COMMENCING WITH ANY SITE WORK. 22. THE CONTRACTOR SHALL CONFIRM FINISH MATERIALS AND THEIR LOCATIONS WITH ARCHITECT AND OWNER(S) PRIOR TO INSTALLATION. 23. THE CONTRACTOR SHALL COORDINATE ALL PLUMBING FIXTURES, CASEWORK, AND APPLIANCES WITH THE ARCHITECT AND OWNER(S) PRIOR TO INSTALLATION. 24. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL FIXED BATHROOM ACCESSORIES WITH THE ARCHITECT AND OWNER(S) PRIOR TO INSTALLATION. 25. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE PURCHASED BY OWNER(S) AND INSTALLED BY CONTRACTOR. 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIR AND REPLACEMENT OF ANY STRUCTURE OR SYSTEM DAMAGED DURING CONSTRUCTION. 27. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES, CURBS AND/OR GUTTERS AS A RESULT OF THIS PROJECTS CONSTRUCTION OR AS DIRECTED BY THE CITY'S ENGINEER. CRC 302 FIRE-RESISTANT CONSTRUCTION TABLE CRC 302.1(1) - WITHOUT FIRE-SPRINKLER SYSTEM (NOT APPLICABLE) 1. EXTERIOR WALLS SHALL BE 1-HOUR FIRE-RATED (TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE CALIFORNIA BUILDING CODE WITH EXPOSURE FROM BOTH SIDES) WHEN ≤5FT FROM LOT LINE. 2. PROJECTIONS SHALL BE 1 HOUR ON THE UNDERSIDE, OR HEAVY TIMBER, OR FIRE-RETARDANT-TREATED WOOD WHEN ≤5FT FROM LOT LINE. TABLE CRC 302.1(2) - WITH FIRE-SPRINKLER SYSTEM (APPLICABLE) 1. EXTERIOR WALLS SHALL BE 1-HOUR FIRE-RATED (TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE CALIFORNIA BUILDING CODE WITH EXPOSURE FROM BOTH SIDES) WHEN ≤3FT FROM LOT LINE. 2. PROJECTIONS SHALL BE 1 HOUR ON THE UNDERSIDE, OR HEAVY TIMBER, OR FIRE-RETARDANT-TREATED WOOD WHEN ≤3FT FROM LOT LINE. CRC 302.5.1 OPENING PROTECTION - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE. CRC 302.6 - DWELLING/GARAGE AND/OR CARPORT FIRE SEPARATION 1. FROM RESIDENCE TO ATTIC - NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. 2. FROM HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT - NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. 3. STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATIONREQUIRED BY THIS SECTION - NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. 4. GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT - NOT MORE THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA. CRC 302.7 UNDER-STAIR PROTECTION - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. R302.11 FIREBLOCKING - FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS: 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS. 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM). 2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7. 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL. WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS. CRC 303 LIGHT, VENTILATION AND HEATING CRC 303.1 HABITABLE ROOMS - HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS: 1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE. 2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. CRC 303.3 BATHROOMS - BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH SHALL BE OPENABLE. EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CUBIC FEET PER MINUTE (25 L/S) FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE (10 L/S) FOR CONTINUOUS VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. CRC 304 MINIMUM ROOM AREAS CRC 304.1 MINIMUM AREA - HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M2). CRC 304.2 MINIMUM DIMENSIONS - HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY HORIZONTAL DIMENSION. CRC 305 CEILING HEIGHT CRC 305.1 MINIMUM HEIGHT - HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM). CRC 307 TOILET, BATH AND SHOWER SPACES CRC 307.2 BATHTUB AND SHOWER SPACES - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. CRC 308 GLAZING CRC 308.4.1 GLAZING IN DOORS - GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. CRC 308.4.3 GLAZING IN WINDOWS - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2). 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR. 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR. 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. CRC 308.4.4 GLAZING IN GUARDS AND RAILINGS - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. CRC 308.4.5 GLAZING AND WET SURFACES - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING. CRC 308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. CRC 310 EMERGENCY ESCAPE AND RESCUE OPENINGS CRC 310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. CRC 310.2.1 MINIMUM OPENING AREA - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2), THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). CRC 310.2.2 WINDOW SILL HEIGHT - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3. CRC 310.2.3 WINDOW WELLS - THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. CRC 310.2.3.1 LADDER AND STEPS - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE 20 INCHES (508 MM) WIDE AND SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM). SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. CRC 310.3 EMERGENCY ESCAPE AND RESCUE DOORS - WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDER. WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL. CRC 311 MEANS OF EGRESS CRC 311.2 EGRESS DOOR - NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90 DEGREES (1.57 RAD), THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CRC 311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS - THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). CRC 311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS - LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. CRC 311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. CRC 311.6 HALLWAYS - THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM). CRC 311.7.1 STAIRWAY WIDTH - STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (688 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES. CRC 311.7.2 STAIRWAY HEADROOM - THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. CRC 311.7.5.1 RISERS - THE RISER HEIGHT SHALL BE NOT MORE THAN 7/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT RISERS. THE GREATEST RISER HEIGHT WITHIN A FLIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. CRC 311.7.5.2 TREADS - THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). CRC 311.7.5.3 NOSINGS - NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 6 INCH (152 MM) OR 1/4 INCH (14 MM) BEVEL NOT GREATER THAN 1/2 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY. CRC 311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). CRC 311.7.8.2 HANDRAIL PROJECTION - HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY. CRC 311.7.8.3 HANDRAIL CLEARANCE - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS. CRC 311.7.10.1 SPIRAL STAIRWAYS - THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL BE NOT LESS THAN 26 INCHES (660 MM) AND THE WALKLINE RADIUS SHALL BE NOT GREATER THAN 24 1/2 INCHES (622 MM). EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6 3/4 INCHES (171 MM) AT THE WALKLINE. TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NOT MORE THAN 9 1/2 INCHES (241 MM). HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES (1982 MM). CRC 312 GUARDS AND WINDOW FALL PROTECTION CRC 312.1.2 HEIGHT - REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS. CRC 314 SMOKE ALARMS CRC 314.3 LOCATION - SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADJUNCTION STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS; A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. CRC 314.4 INTERCONNECTION - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE OTHERS WITHIN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. CRC 314.5 COMBINATION ALARMS - COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. CRC 315 CARBON MONOXIDE ALARMS CRC 315.3 LOCATION - CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM. CRC 315.5 INTERCONNECTIVITY - WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. CRC 319 SITE ADDRESS CRC 319.1 ADDRESS IDENTIFICATION - BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM), WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. CRC 322 FLOOD-RESISTANT CONSTRUCTION CRC 322.2.1 ELEVATION REQUIREMENTS - BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, INCLUDING FLOOD HAZARD AREAS DESIGNATED AS COASTAL A ZONES, SHALL HAVE THE LOWEST FLOORS ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT (305 MM), OR THE DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER. CRC 402 GENERAL FOUNDATION CRC 401.3 DRAINAGE - SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). CRC 408 UNDER-FLOOR SPACE CRC 408.1 VENTILATION - THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL, WHERE CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING. CRC 408.4 ACCESS - ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES (457 MM BY 610 MM). OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM). WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS. CRC 807 ATTIC ACCESS CRC 807.1 ATTIC ACCESS - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS. CMC 504.0 ENVIRONMENTAL AIR DUCTS CMC 504.4.1 CLOTHES DRYERS PROVISIONS FOR MAKEUP AIR - MAKEUP AIR SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: 1. MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. [NFPA 54:10.4.3.1] WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.065 M2) FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS. 2. PROVISION FOR MAKEUP AIR SHALL BE PROVIDED FOR TYPE 2 CLOTHES DRYERS, WITH A FREE AREA OF NOT LESS THAN 1 SQUARE INCH (0.0006 M2) FOR EACH 1000 BRITISH THERMAL UNITS PER HOUR (BTU/H) (0.293 kW) TOTAL INPUT RATING OF THE DRYER(S) INSTALLED. [NFPA 54:10.4.3.2] CMC 504.4.2 DOMESTIC CLOTHES DRYERS - WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, NOT LESS THAN 4 INCH DIAMETER (102 MM) EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.0. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), AND THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). CMC 504.4.2.1 LENGTH LIMITATION - UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM), INCLUDING TWO 90 DEGREE (1.57 RAD) ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 RAD) ELBOW IN EXCESS OF TWO. EXCEPTION: WHERE AN EXHAUST DUCT POWER VENTILATOR, IN ACCORDANCE WITH SECTION 504.4.2.3, IS USED, THE MAXIMUM LENGTH OF THE DRYER EXHAUST DUCT SHALL BE PERMITTED TO BE IN ACCORDANCE WITH THE DRYER EXHAUST DUCT POWER VENTILATOR MANUFACTURER'S INSTALLATION INSTRUCTIONS. CPC 402.0 INSTALLATION CPC 402.5 WATER CLOSET AND BIDET SETTING - FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR CLOSER THAN 30 INCHES (762 MM) CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES (610 MM). NO URINAL SHALL BE SET CLOSER THAN 12 INCHES (305 MM) FROM ITS CENTER TO A SIDE WALL OR PARTITION OR CLOSER THAN 24 INCHES (610 MM) CENTER TO CENTER. EXCEPTION: THE INSTALLATION OF PAPER DISPENSERS OR ACCESSIBILITY GRAB BARS SHALL NOT BE CONSIDERED OBSTRUCTIONS. CPC 408.0 SHOWERS CPC 408.5 FINISHED CURB OR THRESHOLD - WHERE A SHOWER RECEPTOR HAS A FINISHED DAM, CURB, OR THRESHOLD, IT SHALL BE NOT LESS THAN 1 INCH (25.4 MM) LOWER THAN THE SIDES AND BACK OF SUCH RECEPTOR. IN NO CASE, SHALL A DAM OR THRESHOLD BE LESS THAN 2 INCHES (51 MM) OR EXCEEDING 9 INCHES (229 MM) IN DEPTH WHERE MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. EACH SUCH RECEPTOR SHALL BE PROVIDED WITH AN INTEGRAL NAILING FLANGE TO BE LOCATED WHERE THE RECEPTOR MEETS THE VERTICAL SURFACE OF THE FINISHED INTERIOR OF THE SHOWER COMPARTMENT. THE FLANGE SHALL BE WATERTIGHT AND EXTEND VERTICALLY NOT LESS THAN 1 INCH (25.4 MM) ABOVE THE TOP OF THE SIDES OF THE RECEPTOR. THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THAN 1/8 INCH PER FOOT (10.4 MM/M), NOR MORE THAN 1/2 INCH PER FOOT (41.6 MM/M). THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCH (559 MM) DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH (559 MM) UNOBSTRUCTED OPENING FOR EGRESS. THE IMMEDIATE ADJOINING SPACE TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A WET LOCATION AND SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, AND CALIFORNIA ELECTRICAL CODE. CPC 408.6 SHOWER COMPARTMENTS - SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (0.6606 M2) AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH (762 MM) CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND A POINT TANGENT TO ITS CENTERLINE. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEADS, SOAP DISHES, SHELVES, AND SAFETY GRAB BARS, OR RAILS. FOLD-DOWN SEATS IN ACCESSIBLE SHOWER STALLS SHALL BE PERMITTED TO PROTRUDE INTO THE 30 INCH (762 MM) CIRCLE.	MAVA MAVArchitects San Francisco, CA. MAVArchitects.com maurits@MAVArchitects.com +1 650 946 6490 1470 HOLLIDALE CT. LOS ALTOS, CA. 94024 Revisions <table><thead><tr><th>Description</th><th>Date</th></tr></thead><tbody><tr><td>REVISION 1</td><td>12/01/2025</td></tr><tr><td>REVISION 2</td><td>02/19/2026</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td>Notes</td><td> </td></tr><tr><td>1.</td><td>All dimensions are shown to F.O. stud unless otherwise noted.</td></tr><tr><td>2.</td><td>All specifications are listed in Outline specification document.</td></tr><tr><td colspan="2"><i>Maurits de Jan</i></td></tr> DESIGN REVIEW Phase Scale GENERAL NOTES G-001 </tbody></table>	Description	Date	REVISION 1	12/01/2025	REVISION 2	02/19/2026															Notes		1.	All dimensions are shown to F.O. stud unless otherwise noted.	2.	All specifications are listed in Outline specification document.	<i>Maurits de Jan</i>	
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Revisions	
Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

1. All dimensions are shown to F.O. stud unless otherwise noted.
2. All specifications are listed in Outline specification document.

Mante de Gam

DESIGN REVIEW

Phase

Scale $3/16" = 1'-0"$
**MATERIAL BOARD &
 EXTERIOR LIGHTING
 PLAN**

G-002



SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

PREPARED BY:

FIRE DEPT PLAN REVIEW #:

260066

NAME/TITLE:

Kenny Ip - Deputy Fire Marshal II

CITY/COUNTY PROJECT #:

SC24-0004

EMAIL:

Kenny.Ip@sccfd.org

LOCATION:

1470 Hollidale Court

DATE:

01/15/2026

PROJECT NAME:

Single Family Dwelling Addition

SCOPE OF WORK:

Proposed 1,041 SF addition to an existing 3,670 SF one-story single-family residence with attached garage.

Plan Status:

Plans are **APPROVED with the following conditions.**

Plan Review Comments:

1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

2. Fire Sprinklers Required: An approved automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas).

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3. 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). 2025 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

4. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

5. 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.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

2



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Revisions

Description	Date
REVISION 2	02/19/2026

Notes

1. All dimensions are shown to F.O. stud unless otherwise noted.
2. All specifications are listed in Outline specification document.

Maurits de Jan

DESIGN REVIEW

Phase

Scale

CONDITIONS OF APPROVAL

G-003

Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

- All dimensions are shown to F.O. stud unless otherwise noted.
- All specifications are listed in Outline specification document.

Maurits de Gans

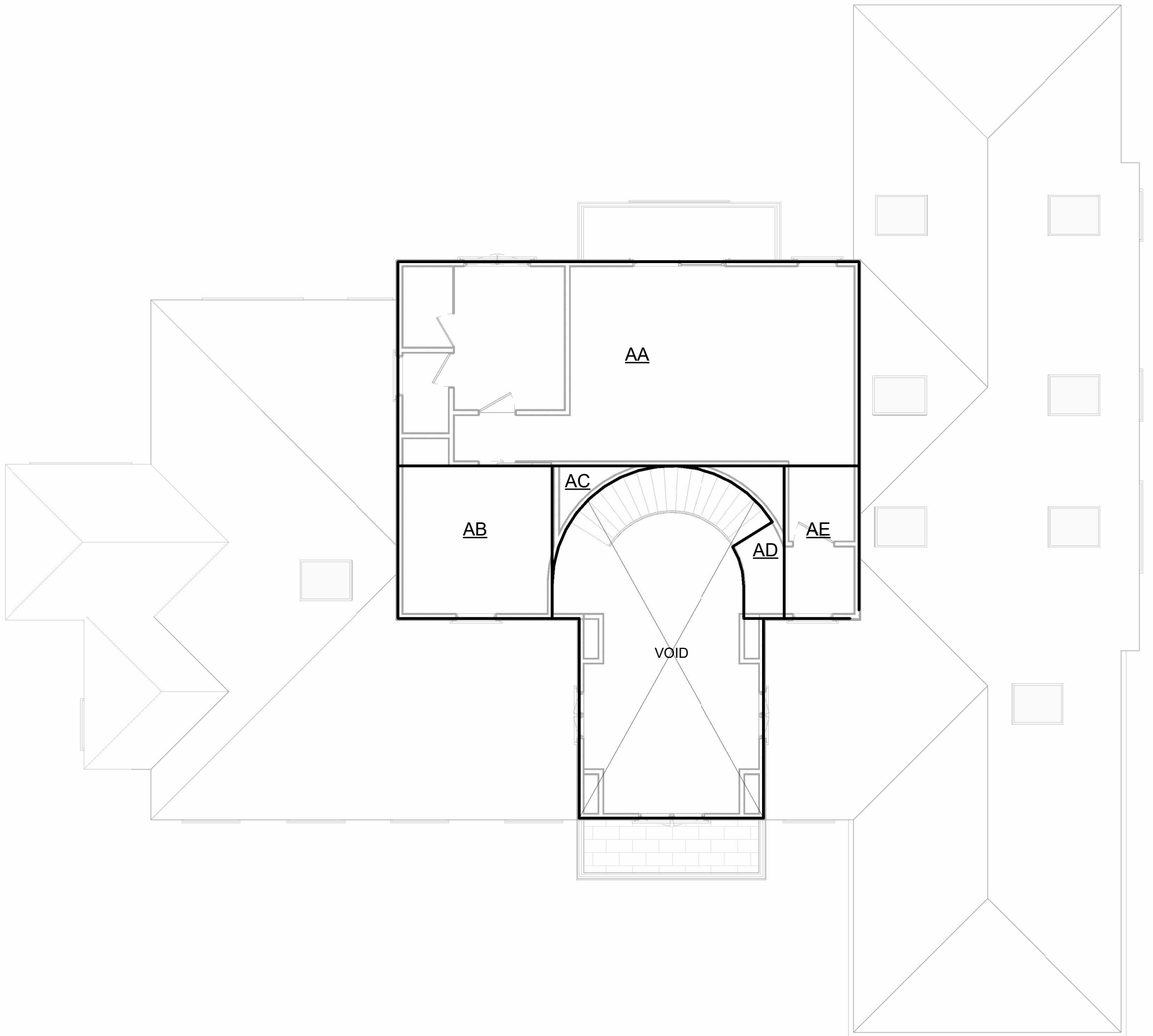
DESIGN REVIEW

Phase

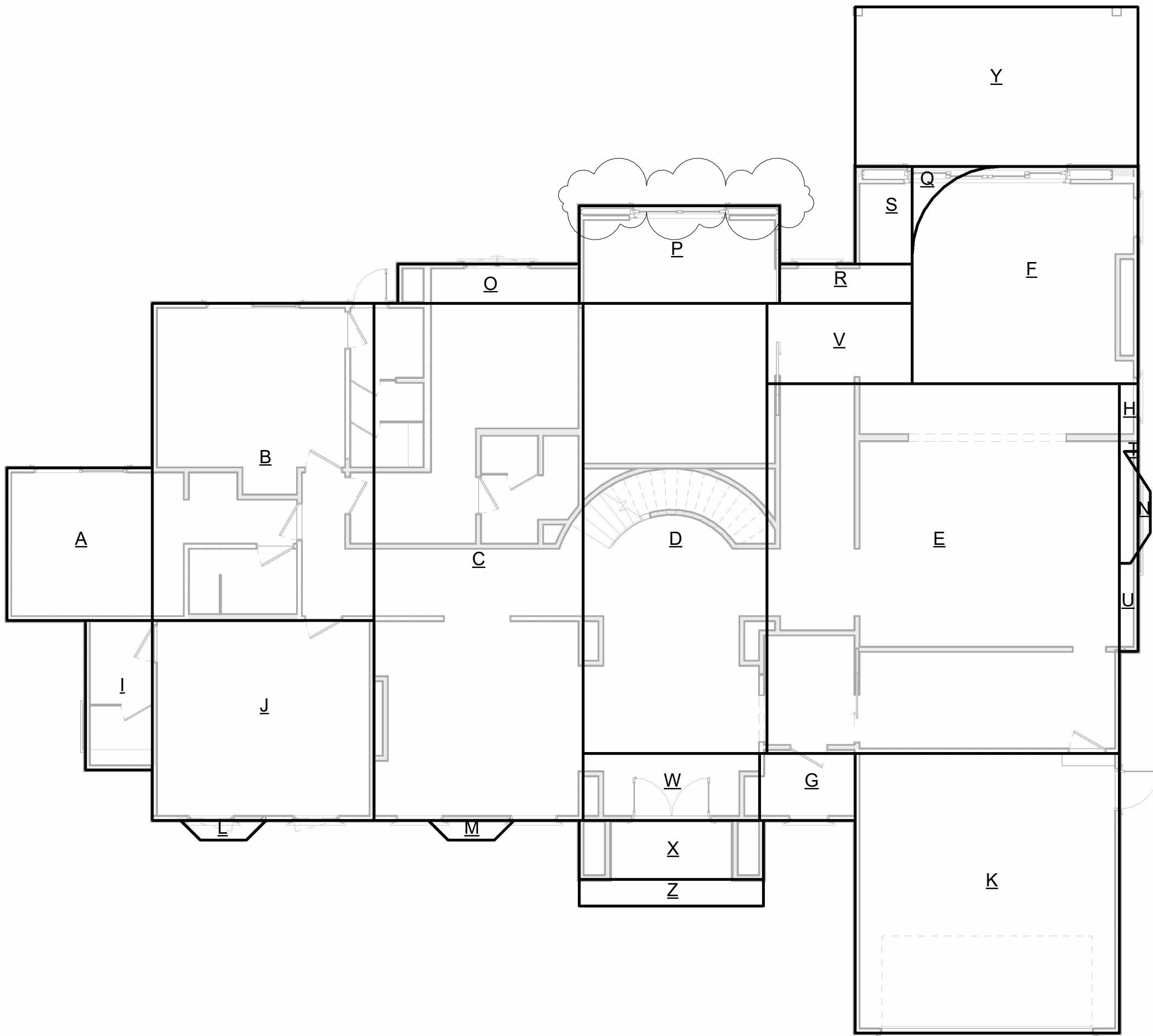
Scale 1/8" = 1'-0"

(E) & (P) FAR &
COVERAGE DIAGRAMS

G-006



② 2ND FLR
1/8" = 1'-0"



① 1ST FLR
1/8" = 1'-0"

(E) FAR			
NO.	WIDTH	LENGTH	AREA

(E) HABITABLE SPACE			
A	11' - 7"	11' - 1"	128 SF
B	24' - 1"	16' - 10"	406 SF
C	39' - 3"	15' - 10"	621 SF
D	34' - 2"	14' - 0"	479 SF
E	28' - 1"	26' - 9"	752 SF
F			273 SF
G	7' - 3"	5' - 1"	37 SF
H	14' - 3"	1' - 3"	18 SF
			2714 SF

(E) HABITABLE SPACE CONVERTED TO JADU			
I	11' - 4"	5' - 1"	58 SF
J	16' - 10"	15' - 2"	256 SF
			313 SF

(E) HABITABLE SPACE TO BE REMOVED			
L	5' - 10"	1' - 3"	8 SF
M	5' - 10"	1' - 3"	8 SF
N	5' - 6"	0' - 9"	4 SF
			19 SF

(E) NON-HABITABLE SPACE			
K	21' - 3"	20' - 1"	426 SF
			426 SF

TOTAL FLOOR AREA **3472 SF**
ALLOWED 3850 + (17400-11000*.10) = **4490 SF**

(E) COVERAGE			
NO.	WIDTH	LENGTH	AREA

(E) COVERAGE			
X	14' - 0"	4' - 6"	63 SF

(E) COVERAGE CONVERTED INTO HABITABLE SPACE			
V	11' - 0"	6' - 1"	67 SF
W	13' - 5"	5' - 1"	68 SF

(E) COVERAGE TO BE REMOVED			
Z	14' - 0"	2' - 0"	28 SF
SUBTOTAL			226 SF
TOTAL LOT COVERAGE			3698 SF
ALLOWED 17400 * .35 =			6090 SF

(P) FAR			
NO.	WIDTH	LENGTH	AREA

(E) COVERAGE CONVERTED INTO HABITABLE SPACE			
V	11' - 0"	6' - 1"	67 SF
W	13' - 5"	5' - 1"	68 SF
			135 SF

(E) HABITABLE SPACE			
A	11' - 7"	11' - 1"	128 SF
B	24' - 1"	16' - 10"	406 SF
C	39' - 3"	15' - 10"	621 SF
D	34' - 2"	14' - 0"	479 SF
E	28' - 1"	26' - 9"	752 SF
F			273 SF
G	7' - 3"	5' - 1"	37 SF
H	14' - 3"	1' - 3"	18 SF
			2714 SF

(E) HABITABLE SPACE CONVERTED TO JADU (EXEMPT)			
I	11' - 4"	5' - 1"	58 SF
J	16' - 10"	15' - 2"	256 SF
			313 SF

(E) NON-HABITABLE SPACE			
K	21' - 3"	20' - 1"	426 SF
			426 SF

(N) HABITABLE SPACE - 1ST FLOOR			
O	13' - 9"	3' - 0"	41 SF
P	15' - 3"	7' - 5"	113 SF
Q	11' - 1"	0' - 10"	10 SF
R	10' - 1"	3' - 0"	30 SF
S	7' - 5"	4' - 4"	32 SF
T	1' - 10"	0' - 6"	1 SF
U	7' - 6"	1' - 3"	10 SF
			236 SF

(N) HABITABLE SPACE - 2ND FLOOR			
AA	35' - 0"	15' - 6"	542 SF
AB	11' - 8"	11' - 7"	135 SF
AC	15' - 0"	1' - 2"	18 SF
AD	18' - 11"	1' - 10"	35 SF
AE	10' - 1"	6' - 6"	66 SF
			796 SF

TOTAL FLOOR AREA **4307 SF**
ALLOWED 3850 + (17400-11000*.10) = **4490 SF**

(P) COVERAGE			
NO.	WIDTH	LENGTH	AREA

(E) COVERAGE			
X	14' - 0"	4' - 6"	63 SF

(N) COVERAGE			
Y	21' - 6"	12' - 1"	260 SF
SUBTOTAL			324 SF
TOTAL LOT COVERAGE			4631 SF
ALLOWED 17400 * .35 =			6090 SF

DOOR SCHEDULE									
NO.	TYPE	LOCATION	WIDTH	HEIGHT	MANUFACTURER	TEMPERED	OBSCUR	U-FACTOR	COMMENTS
Exterior									
100	FRENCH DOOR - ARCHED TOP - INSWING	ENTRY	6'- 0 5/8"	7'- 11 1/2"	MARVIN OR EQUAL				
102	Overhead Sectional	GARAGE	16'- 0"	7'- 0"	TBD.				
104	HINGED DOOR - OUTSWING	GARAGE	3'- 1 7/16"	6'- 11 3/8"	MARVIN OR EQUAL	Yes			
108	PXX-XXP - MULTI-SLIDE	FAMILY	19'- 0"	8'- 0"	MARVIN OR EQUAL	Yes			
110	PXX-XXP - MULTI-SLIDE	FORMAL DINING	15'- 0"	9'- 0"	MARVIN OR EQUAL	Yes			
112	HINGED DOOR - OUTSWING	BATH 2	2'- 9 7/16"	6'- 11 3/8"	MARVIN OR EQUAL	Yes			
113	XO - PATIO DOOR	BDRM 2	7'- 0 5/8"	6'- 11 1/2"	MARVIN OR EQUAL	Yes			
114	XO - PATIO DOOR	BDRM 3	7'- 0 5/8"	6'- 11 1/2"	MARVIN OR EQUAL	Yes			
124	XO - PATIO DOOR	BALCONY	7'- 0 5/8"	7'- 5 1/2"	MARVIN OR EQUAL	Yes			
Interior									
001	Hinged	PWDR	2'- 8"	7'- 0"					1 3/4" SOLID CORE
002	Pocket	COAT CLOSET	3'- 6"	7'- 0"					1 3/4" SOLID CORE
003	Hinged	PANTRY/MUD ROOM	2'- 8"	7'- 0"					1 3/4" SOLID CORE, SELF-CLOSING HINGES
004	Pocket Dbl	HALLWAY	8'- 0"	8'- 0"					1 3/4" SOLID CORE
005	Hinged	JADU BDRM	2'- 8"	7'- 0"					1 3/4" SOLID CORE
006	Hinged	JADU BDRM	2'- 8"	7'- 0"					1 3/4" SOLID CORE
007	Hinged	BDRM 3	2'- 8"	7'- 0"					1 3/4" SOLID CORE
008	Hinged	BATH 3	2'- 8"	7'- 0"					1 3/4" SOLID CORE
009	Hinged	BDRM 2	2'- 8"	7'- 0"					1 3/4" SOLID CORE
010	Hinged	BATH 2	2'- 8"	7'- 0"					1 3/4" SOLID CORE
011	Hinged	BDRM 1	2'- 8"	7'- 0"					1 3/4" SOLID CORE
012	Hinged	BATH 1	2'- 8"	7'- 0"					1 3/4" SOLID CORE
013	Hinged	BDRM 4	3'- 0"	7'- 0"					1 3/4" SOLID CORE
014	Pocket	WIC	2'- 8"	7'- 0"					1 3/4" SOLID CORE
015	Hinged	BATH 4	2'- 8"	7'- 0"					1 3/4" SOLID CORE
016	Hinged	BATH 4	2'- 6"	7'- 0"					1 3/4" SOLID CORE

WINDOW SCHEDULE										
NO.	TYPE	LOCATION	WIDTH	HEIGHT	SILL	MANUFACTURER	TEMPERED	OBSCUR	U-FACTOR	COMMENTS
115	FIXED	JADU BATH	3'- 0"	3'- 6"	3'- 6"	Marvin Windows and Doors	Yes	Yes		
109	FIXED	HALLWAY	3'- 0"	6'- 0"	2'- 0"	Marvin Windows and Doors				
125	CASEMENT	BATH 4	5'- 0"	4'- 11 1/8"	2'- 6"	Marvin Windows and Doors	Yes			
105	CASEMENT	KITCHEN	6'- 0"	3'- 5 1/8"	3'- 6"	Marvin Windows and Doors	Yes			
106	FIXED	FAMILY	3'- 0"	5'- 0"	2'- 0"	Marvin Windows and Doors				
107	FIXED	FAMILY	3'- 0"	5'- 0"	2'- 0"	Marvin Windows and Doors				
123	FIXED	BDRM 4	3'- 0"	5'- 0"	2'- 6"	Marvin Windows and Doors	Yes			
111	CASEMENT	BDRM 1	5'- 0"	5'- 11 1/8"	2'- 0"	Marvin Windows and Doors	Yes			
126	FIXED	BATH 4	3'- 0"	3'- 6"	4'- 0"	Marvin Windows and Doors	Yes			
128	FIXED - ARCHED TOP	ENTRY	3'- 6"	5'- 5 1/8"	2'- 0"	Marvin Windows and Doors	Yes			
121	FIXED - ARCHED TOP	ENTRY	3'- 6"	5'- 5 1/8"	2'- 0"	Marvin Windows and Doors	Yes			
122	FIXED	ENTRY	3'- 0"	4'- 6"	3'- 0"	Marvin Windows and Doors	Yes			
127	FIXED	WIC	3'- 0"	4'- 6"	3'- 0"	Marvin Windows and Doors				
101	FIXED	PWDR	3'- 0"	5'- 0"	2'- 0"	Marvin Windows and Doors	Yes			
119	FIXED	FORMAL LIVING	3'- 6"	5'- 0"	2'- 0"	Marvin Windows and Doors	Yes			
118	FIXED	FORMAL LIVING	3'- 6"	5'- 0"	2'- 0"	Marvin Windows and Doors	Yes			
117	Window-Casement-Marvin-Ultimate	JADU BDRM	3'- 6"	4'- 11 1/8"	2'- 0"	Marvin Windows and Doors	Yes			
120	FIXED - ARCHED TOP	ENTRY	5'- 0"	5'- 5 1/8"	2'- 0"	Marvin Windows and Doors	Yes			
129	Skylight-Flat	HALLWAY	3'- 0"	4'- 0"		VELUX				
131	Skylight-Flat	KITCHEN	3'- 0"	4'- 0"		VELUX				
130	Skylight-Flat	KITCHEN	3'- 0"	4'- 0"		VELUX				
133	Skylight-Flat	FAMILY	3'- 0"	4'- 0"		VELUX				
135	Skylight-Flat	FAMILY	3'- 0"	4'- 0"		VELUX				
134	Skylight-Flat	FAMILY	3'- 0"	4'- 0"		VELUX				
132	Skylight-Flat	FAMILY	4'- 0"	3'- 0"		VELUX				
116	Window-Casement-Marvin-Ultimate	3'- 6"	4'- 11 1/8"	2'- 0"		Marvin Windows and Doors	Yes			
136	Skylight-Flat	3'- 0"	4'- 0"			VELUX				

- DOOR FOOTNOTES
- 1

R308.4 HAZARDOUS LOCATIONS - THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.
- 2

R308.4.1 GLAZING IN DOORS - GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS: GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS.
DECORATIVE GLAZING.
- 3

R308.4.2 GLAZING ADJACENT TO DOORS - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- 4

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- 5

R310.2.1 MINIMUM OPENING AREA - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).
- 6

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS - WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDER. WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL.
- 7

R311.2 EGRESS DOOR - NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 8

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS - THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).
- 9

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS - LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD
- 10

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.
- 11

R337.8.2.1 EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS

- EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
1.

BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
2.

BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3.

HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
4.

BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

- WINDOW FOOTNOTES
- 1

R303.3 BATHROOMS - BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH SHALL BE OPENABLE.
- 2

R308.4 HAZARDOUS LOCATIONS - THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.
- 3

R308.4.2 GLAZING ADJACENT TO DOORS - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- 4

R308.4.3 GLAZING IN WINDOWS - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
- 5

R308.6.8 CURBS FOR SKYLIGHTS - UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH OF LESS THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING NOT LESS THAN 4 INCHES (102 MM) ABOVE THE PLANE OF THE ROOF, UNLESS OTHERWISE SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 6

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- 7

R310.2.1 MINIMUM OPENING AREA - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).
- 8

R310.2.2 WINDOW SILL HEIGHT - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
- 9

R310.2.3 WINDOW WELLS - THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- 10

R310.2.3.1 LADDER AND STEPS - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- 11

R337.8.2.1 EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS

- EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
1.

BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
2.

BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3.

HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
4.

BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.



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Revisions	
Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

- Notes
1.

All dimensions are shown to F.O. stud unless otherwise noted.
2.

All specifications are listed in Outline specification document.

Maurits de Gans

DESIGN REVIEW
Phase

Scale
DOOR & WINDOW
SCHEDULES, NOTES,

G-100

288BNV EVOLUTION® V
VARIABLE SPEED HEAT PUMP
WITH PURON® REFRIGERANT
2, 3, 4 AND 5-TON



Product Data



The Evolution® V heat pump offers high-efficiency variable speed performance in a remarkably small cabinet and provides up to 11 HSPF heating efficiency and up to 18 SEER cooling efficiency. The variable speed inverter capacity control delivers up to 5 stages of operation for exceptional load matching, dehumidification and zoning performance. This product has been designed and manufactured to provide flexible system matching and work with a wide variety of indoor units and controls.

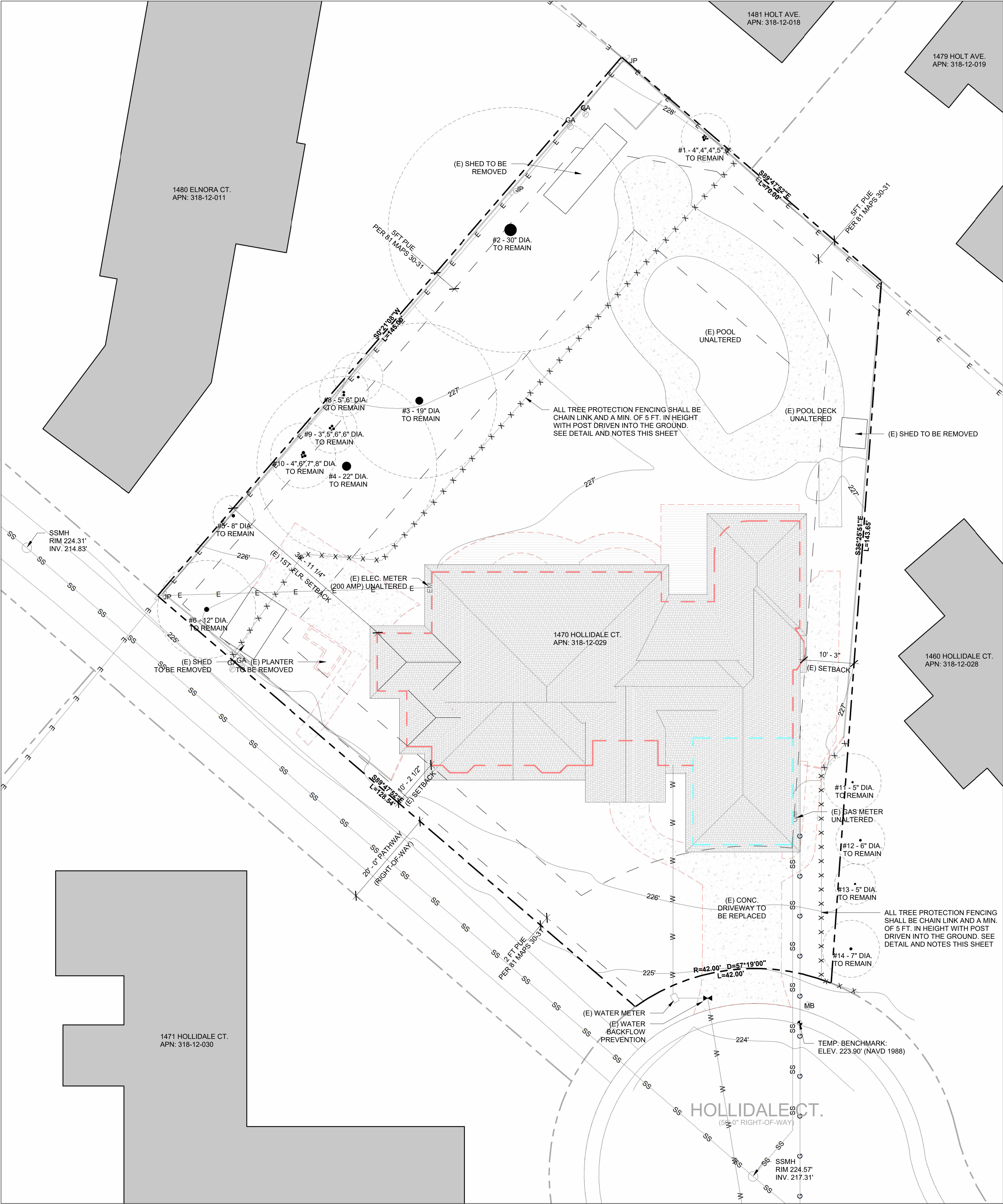
NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

- INDUSTRY LEADING FEATURES / BENEFITS**
- Energy Efficiency**
- Up to 19 SEER /13 EER / 11 HSPF
 - Microtube Technology™ refrigeration system
- Sound**
- Sound level as low as 55 dBA in low speed (Silencer System II).
 - Soft start and smooth ramp to operating speeds
- Comfort**
- Variable speed compressor operates at 5 stages with capacity range from as wide as 25–100%
 - Air cooled Inverter variable speed drive
 - System requires Evolution® Connext™ Control with version 1.1 software or newer for 5-stage operation.
 - Ratings provided with 2-stage thermostats and suitable non-communicating indoor products for 2-stage operation.
 - Energy Tracking capability with the Evolution® Connext™ Wall Control w/software version 1.3 or later
 - Energy Tracking has the ability to monitor and estimate the energy consumption of your Evolution® system.

- Reliability**
- Puron® refrigerant – environmentally sound, won't deplete the ozone layer and low lifetime service cost.
 - Front-sealing service valves
 - Inverter control drives compressor and fan motor
 - No control module attached to fan motor
 - Evolution intelligence monitors critical system parameters
 - Pressure equalizer valve for easy compressor starting
 - High pressure switch
 - Suction pressure transducer
 - Electronic expansion valve (EXV) for heating, TXV for cooling
 - Compressor discharge temperature sensor
 - Suction temperature sensor
 - Filter drier (field installed)
 - Internal crankcase heater standard
- Flexibility and installation:**
- 2 control wires to outdoor unit in complete Evolution system and Connext Control
 - Smaller and lighter than 2-stage units
 - Minimum and Maximum adjustments with Evolution® Connext™ Control
 - Hybrid Heat™ dual fuel capable
 - Compatible with non-communicating thermostats

- Durability**
- DuraGuard™ protection package:
 - Solid, Durable sheet metal construction
 - Steel lower coil guard
 - Haked-on, complete outer coverage, powder paint
- Applications**
- Line sets up to 100 ft (30.5 m) equivalent length
 - No long-line accessories required.

DIMENSIONS - ENGLISH															
UNIT	SERIES	ELECTRICAL CHARACTERISTICS				CAPACITIES				WEIGHTS				DIMENSIONS	
		A	B	C	D	E	F	G	H	I	J	K	L	M	N
288BNV12	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV15	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV18	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV24	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV30	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV36	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV48	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV60	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV72	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV84	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV96	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV108	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV120	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV132	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV144	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV156	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV168	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV180	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV192	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV204	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV216	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV228	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV240	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV252	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV264	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV276	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV288	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV300	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV312	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV324	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV336	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV348	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV360	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV372	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV384	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV396	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV408	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV420	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV432	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV444	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV456	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV468	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV480	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV492	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV504	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV516	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV528	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV540	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV552	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV564	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV576	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV588	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV600	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV612	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV624	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV636	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV648	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV660	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV672	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV684	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV696	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV708	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV720	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV732	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV744	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV756	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV768	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV780	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV792	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV804	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV816	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV828	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV840	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV852	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV864	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV876	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	13.1/14
288BNV888	A	1	2	0	23.1/24	18	13.1/14	3.2/4	8	17.1/18	17.1/18	13.1/14	13.1/14	13.1/14	1



EXISTING STREET VIEW

TREE SCHEDULE:

NR.	TREE SPECIES	DIAM.	STATUS
1	BLACK ACACIA	4" 4" 4" 5" 6"	TO REMAIN
2	BLUE GUM EUCALYPTUS	30"	TO REMAIN
3	BLACK ACACIA	19"	TO REMAIN
4	SYCAMORE	22"	TO REMAIN
5	SYCAMORE	8"	TO REMAIN
6	SYCAMORE	12"	TO REMAIN
7	FERN PINE	6"	TO REMAIN
8	FERN PINE	6"	TO REMAIN
9	FERN PINE	3" 5" 6" 6"	TO REMAIN
10	FERN PINE	4" 6" 7" 8"	TO REMAIN
11	FERN PINE	5"	TO REMAIN
12	FERN PINE	5"	TO REMAIN
13	FERN PINE	6"	TO REMAIN
14	FERN PINE	5"	TO REMAIN

LEGEND

- PROPERTY LINES
- SETBACK LINES
- GARAGE OUTLINE
- 1ST FLOOR OUTLINE
- 2ND FLOOR OUTLINE
- JADU OUTLINE
- ELEC. LINE
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- TREE PROTECTION LINE
- STRAW ROLL

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1470 HOLLIDALE CT.
LOS ALTOS, CA. 94024

Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

- All dimensions are shown to F.O. stud unless otherwise noted.
- All specifications are listed in Outline specification document.

Mauro de Gama

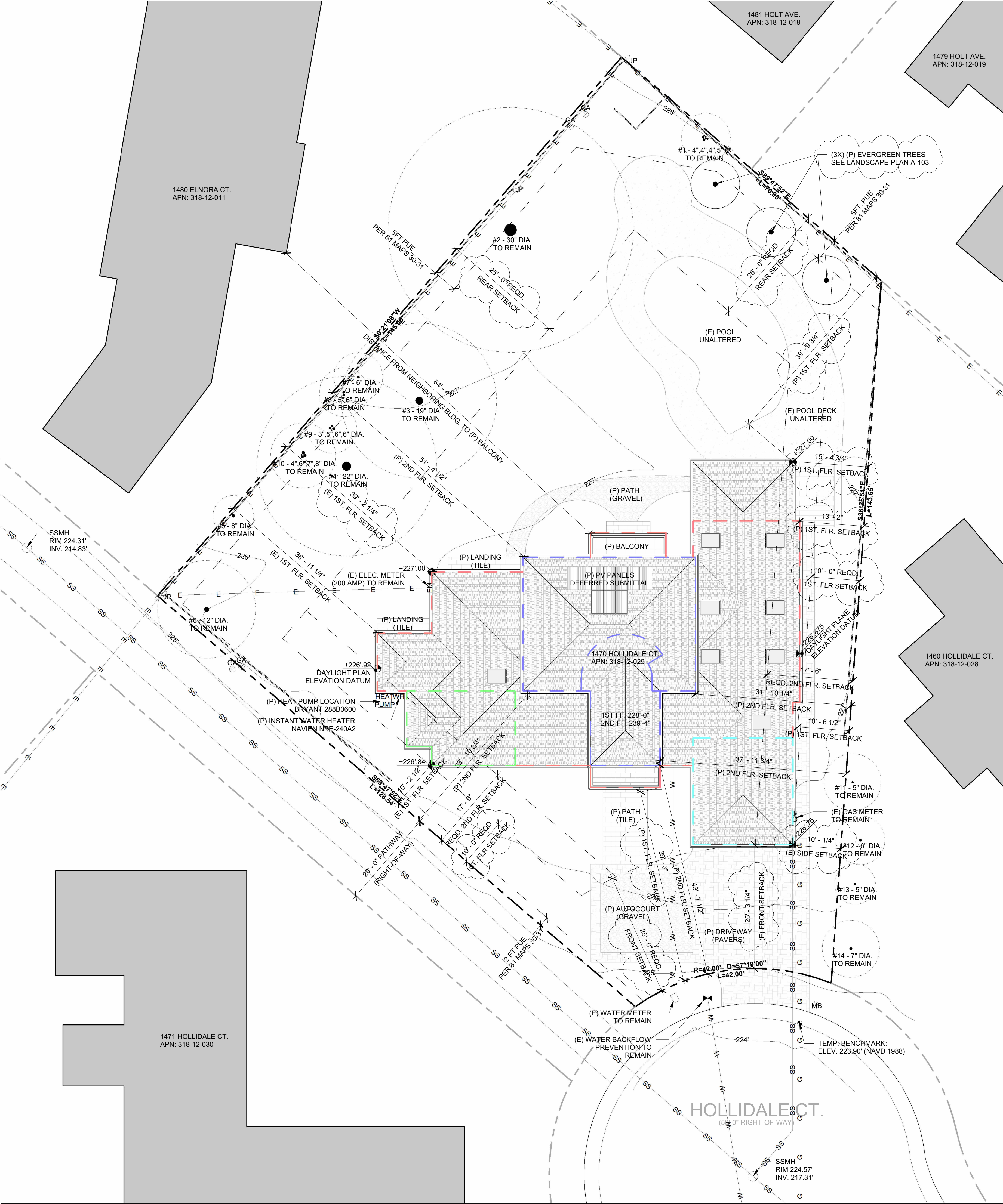
DESIGN REVIEW

Phase

Scale 3/32" = 1'-0"

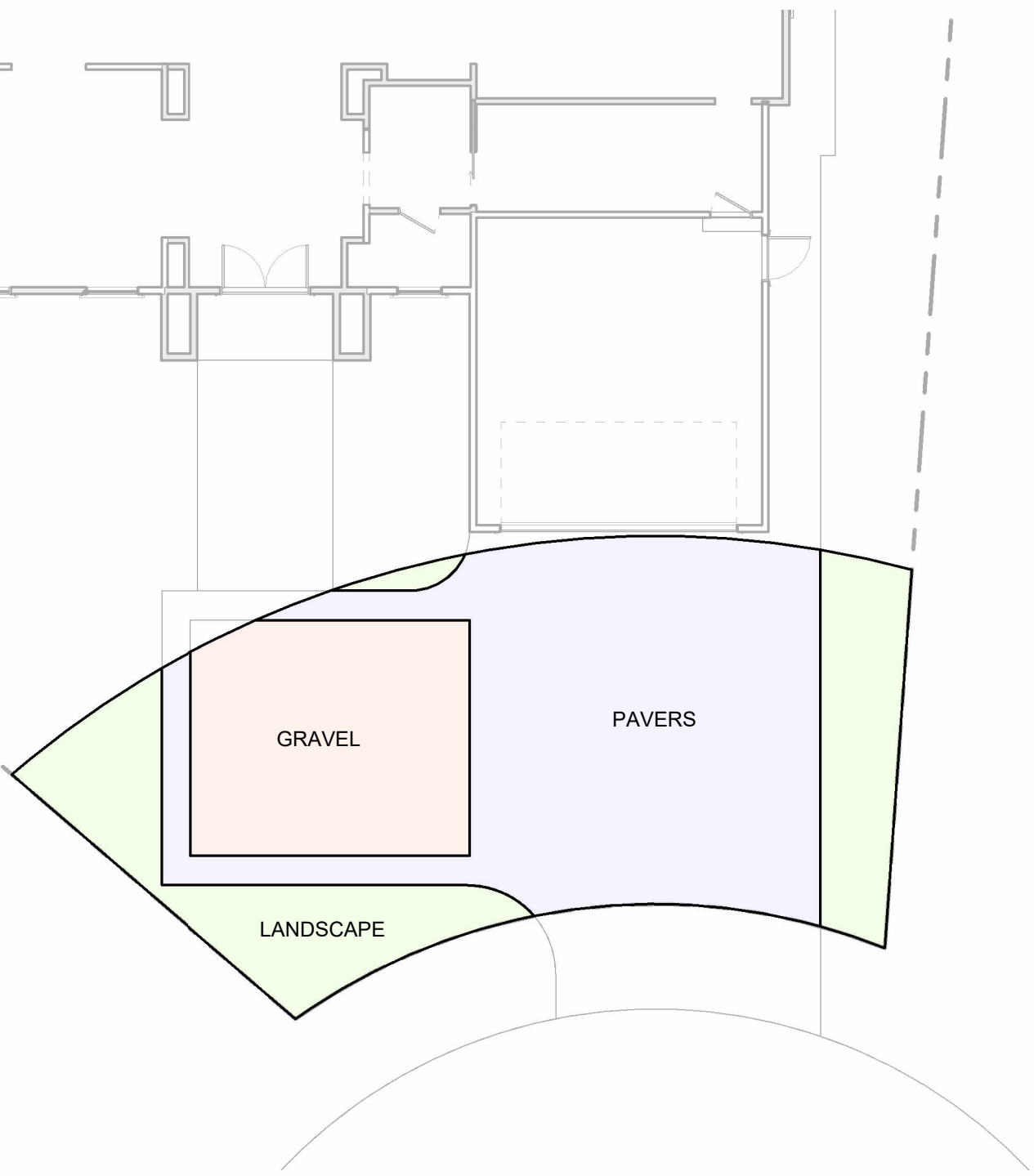
(E) SITE PLAN

A-100



2 FRONT YARD LANDSCAPE CALCS.
3/32" = 1'-0"

IMPERVIOUS SURFACES	652 SF
PERVIOUS SURFACES	688 SF
TOTAL FRONT YARD COVERAGE	48% IMPERVIOUS SURFACES
ALLOWED	50% (1340 SF * .50=670 SF)



LEGEND	
—	PROPERTY LINES
—	SETBACK LINES
—	GARAGE OUTLINE
—	1ST FLOOR OUTLINE
—	2ND FLOOR OUTLINE
—	JADU OUTLINE
—	ELEC. LINE
—	GAS LINE
—	SANITARY SEWER LINE
—	WATER LINE
—	TREE PROTECTION LINE
—	STRAW ROLL

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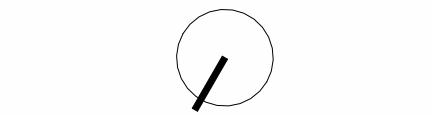
1470 HOLLIDALE CT.
LOS ALTOS, CA. 94024

Revisions	
Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

- Notes
- All dimensions are shown to F.O. stud unless otherwise noted.
 - All specifications are listed in Outline specification document.

Maith de Jan

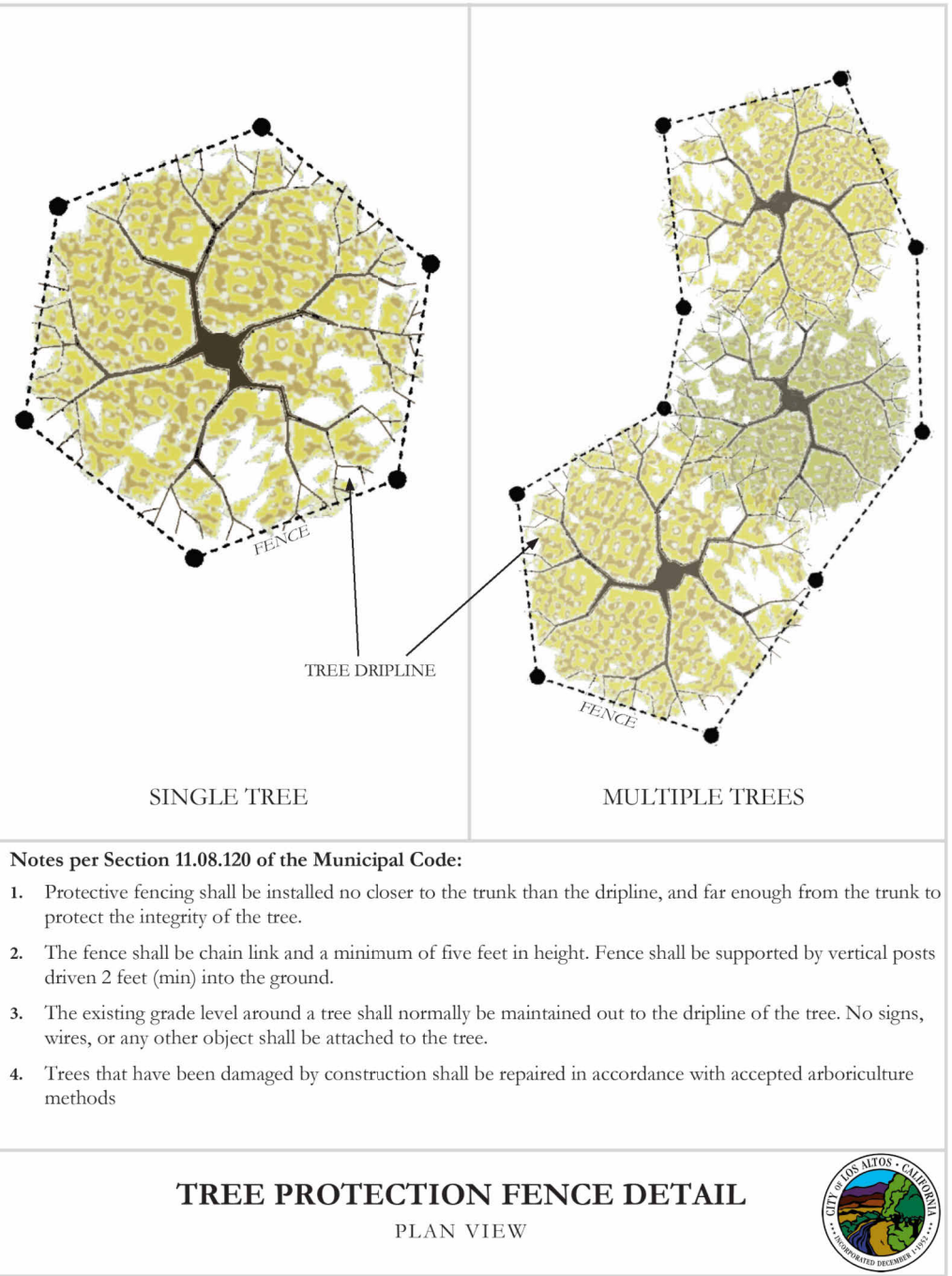
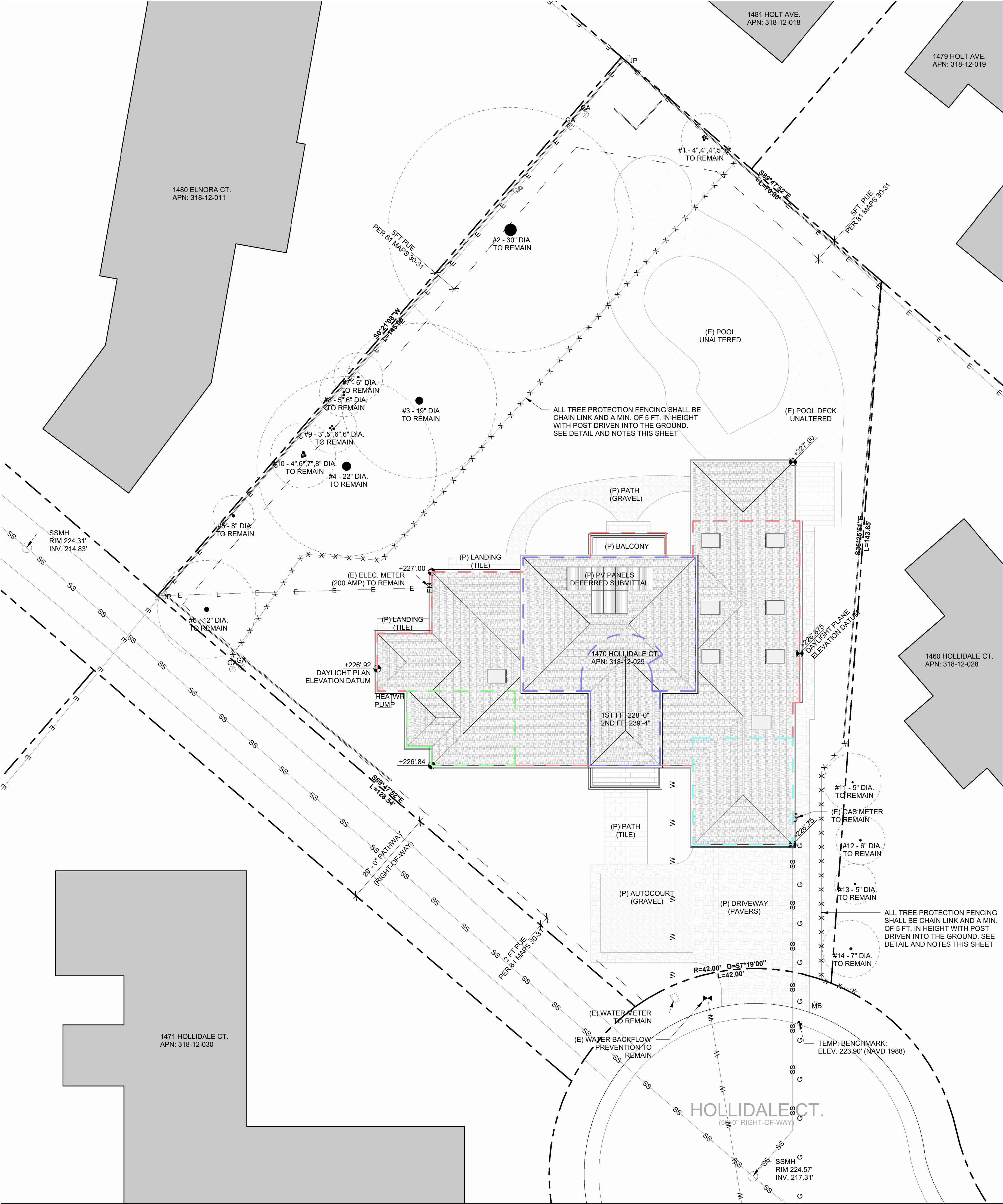
DESIGN REVIEW
Phase



Scale 3/32" = 1'-0"

(P) SITE PLAN

A-101



TREE SCHEDULE:

NR.	TREE SPECIES	DIAM.	STATUS
1	BLACK ACACIA	4", 4", 4", 5", 6"	TO REMAIN
2	BLUE GUM EUCALYPTUS	30"	TO REMAIN
3	BLACK ACACIA	19"	TO REMAIN
4	SYCAMORE	22"	TO REMAIN
5	SYCAMORE	8"	TO REMAIN
6	SYCAMORE	12"	TO REMAIN
7	FERN PINE	6"	TO REMAIN
8	FERN PINE	6"	TO REMAIN
9	FERN PINE	3", 5", 6", 6"	TO REMAIN
10	FERN PINE	4", 6", 7", 8"	TO REMAIN
11	FERN PINE	5"	TO REMAIN
12	FERN PINE	5"	TO REMAIN
13	FERN PINE	6"	TO REMAIN
14	FERN PINE	5"	TO REMAIN

LEGEND

—	PROPERTY LINES
—	SETBACK LINES
—	GARAGE OUTLINE
—	1ST FLOOR OUTLINE
—	2ND FLOOR OUTLINE
—	JADU OUTLINE
E	ELEC. LINE
G	GAS LINE
SS	SANITARY SEWER LINE
W	WATER LINE
X	TREE PROTECTION LINE
□	STRAW ROLL

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Revisions

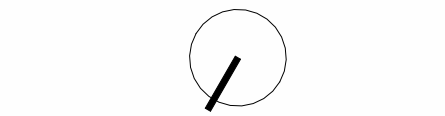
Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

- All dimensions are shown to F.O. stud unless otherwise noted.
- All specifications are listed in Outline specification document.

Mauro de Gama

DESIGN REVIEW
Phase



Scale 3/32" = 1'-0"
(P) TREE PROTECTION PLAN

A-102



NR.	TREE SPECIES	DIAM.	STATUS
1	BLACK ACACIA	4", 4"-4", 5"-6"	TO REMAIN
2	BLUE GUM EUCALYPTUS	30"	TO REMAIN
3	BLACK ACACIA	19"	TO REMAIN
4	SYCAMORE	22"	TO REMAIN
5	SYCAMORE	8"	TO REMAIN
6	SYCAMORE	12"	TO REMAIN
7	FERN PINE	6"	TO REMAIN
8	FERN PINE	6"	TO REMAIN
9	FERN PINE	3", 5", 6", 6"	TO REMAIN
10	FERN PINE	4", 6", 7", 8"	TO REMAIN
11	FERN PINE	5"	TO REMAIN
12	FERN PINE	5"	TO REMAIN
13	FERN PINE	6"	TO REMAIN
14	FERN PINE	5"	TO REMAIN

1240 SF (N) LANDSCAPED AREA

NO	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS FACTOR	SUNSET HARDINESS ZONE
1	2	15 GAL	ARCTOSTAPHYLOS 'DR. HURD'	DR. HURD MANZANITA	LOW 2	4-9, 4-24
2	14	5 GAL	SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT MEXICAN SAGE	LOW 2	12-24
3	5	1 GAL	ARCTOSTAPHYLOS 'IVA-URSI' 'WOOD'S COMPACT'	WOOD'S COMPACT MANZANITA	LOW 2	1-9, 14-24
4	2	5 GAL	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	LOW 2	7-9, 14-24
5	5	5 GAL	HARDENBERGIA 'MEE MA'	LOW GROWING HARDENBERGIA	MOD 5	8-24
6	12	5 GAL	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA RED	LOW 2	7-9, 14-24
7	11	5 GAL	CAMELLIA JAPONICA 'GLEN 40'	CAMELLIA JAPONICA RED	MOD 5	4-9, 12, 14-24
8	20	5 GAL	CAMELLIA SASANQUA 'SHISHI GASHIRA'	LOW FALL BLOOMING CAMELLIA	MOD 5	4-9, 12, 14-24
9	13	5 GAL	DAPHNE ODOIRA 'BANANA SPLIT'	VARIEGATED DAPHNE	LOW 2	4-10, 12, 14-24
10	6	4 INCH	CLINOPODIUM DOUGLASII	YERBA BUENA	LOW 2	4-9, 14-24
11	15	5 GAL	AZALEA 'FORMOSA'	PURPLE AZALEA	MOD 5	8, 9, 14-24
12	10	1 GAL	VINCA MINOR 'ILLUMINATION'	VARIEGATED VINCA MINOR	MOD 5	1-24
13	3	24" BOX	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	MOD 5	4-10, 12, 14-24

	PROPERTY LINES
	SETBACK LINES
	GARAGE OUTLINE
	1ST FLOOR OUTLINE
	2ND FLOOR OUTLINE
	JADU OUTLINE
	ELEC. LINE
	GAS LINE
	SANITARY SEWER LINE
	WATER LINE
	TREE PROTECTION LINE
	STRAW ROLL

[illegible]

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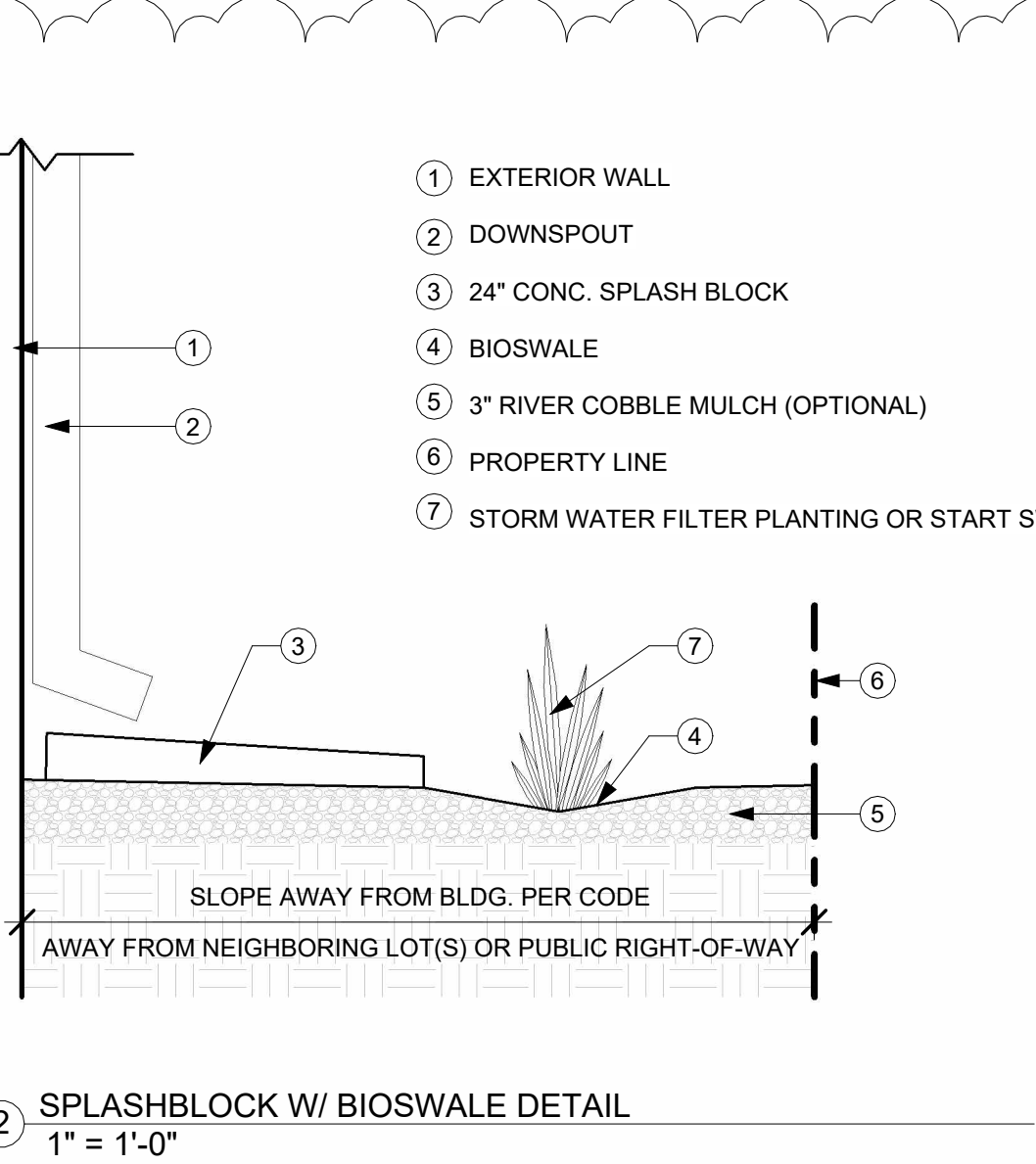
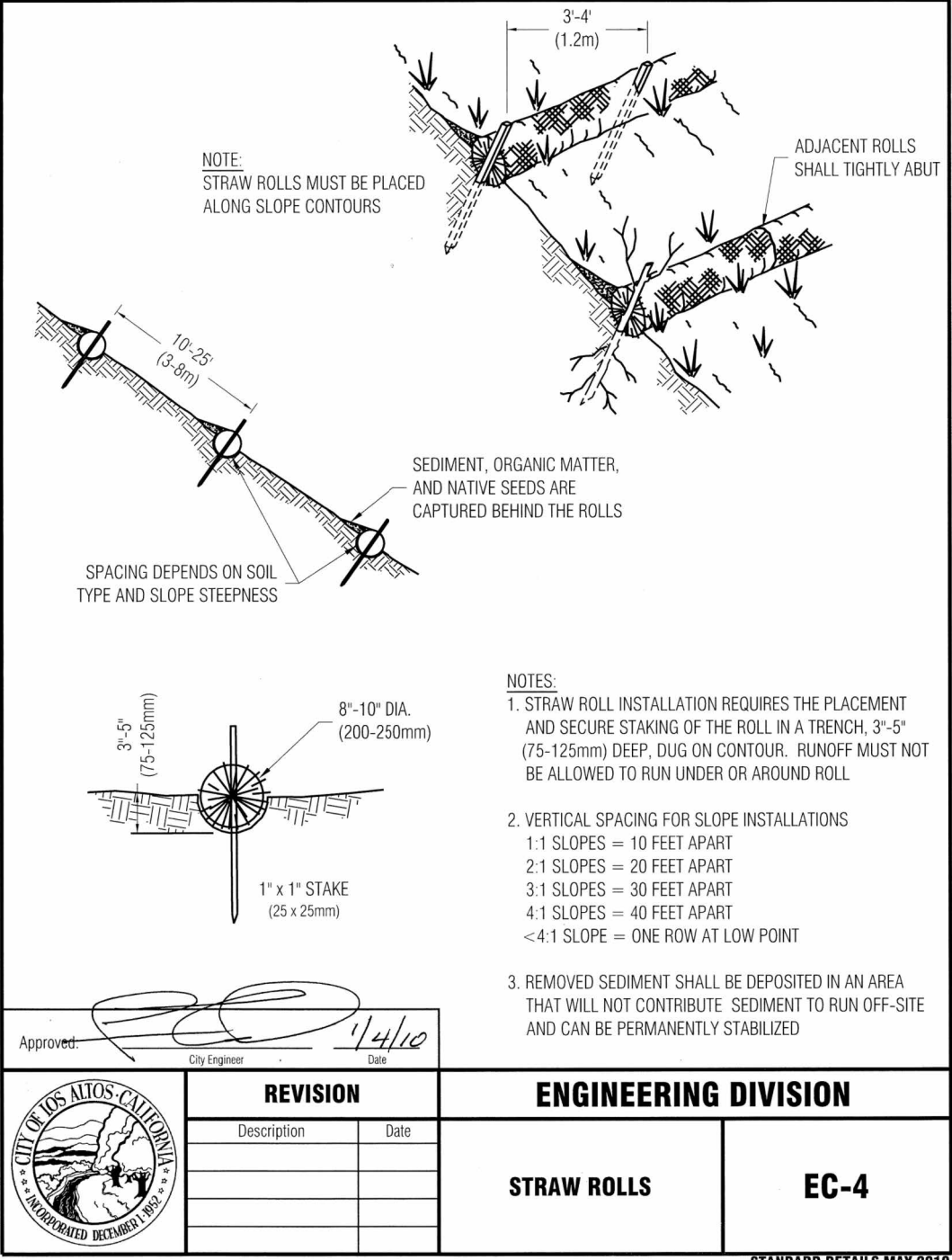
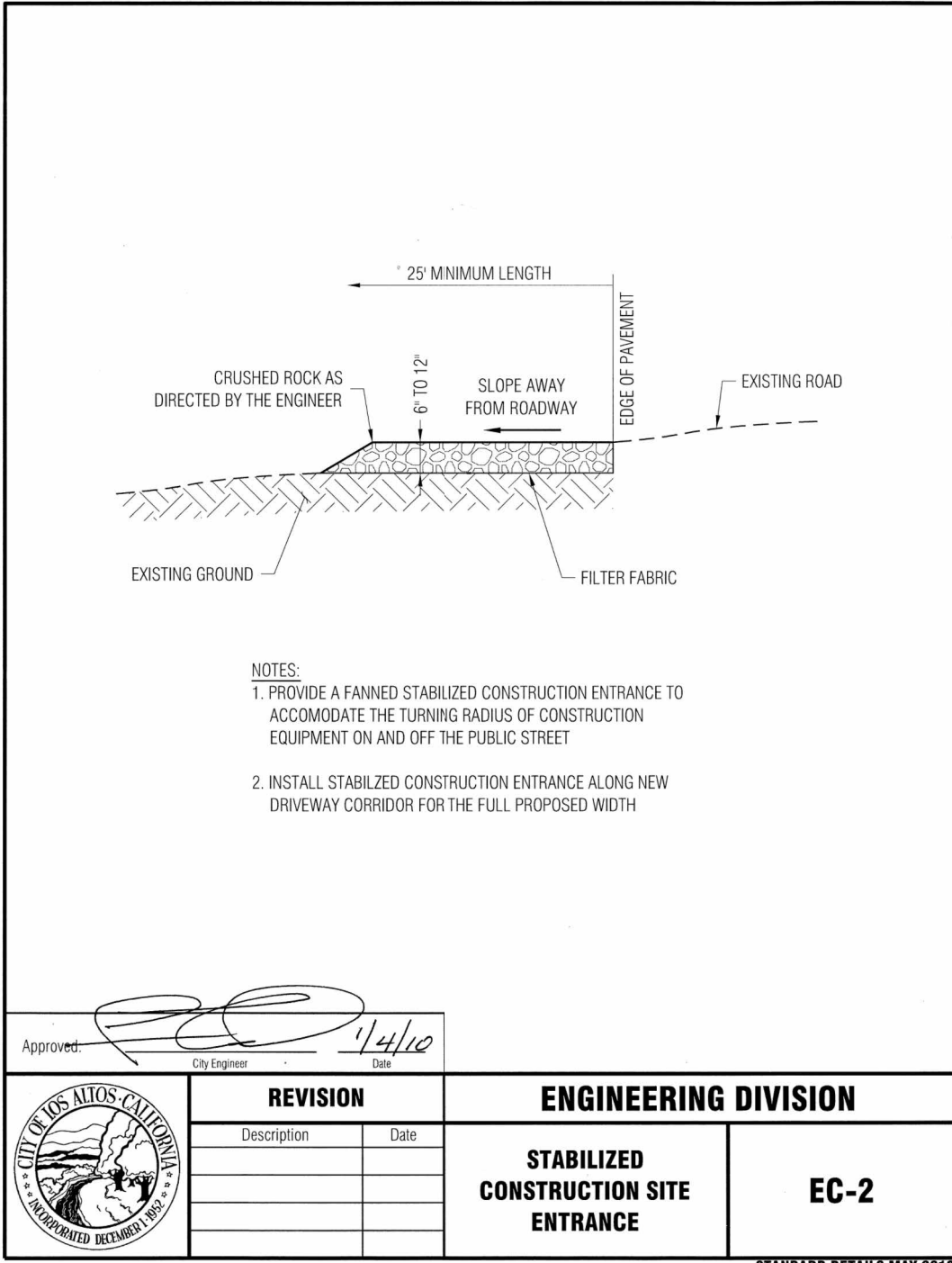
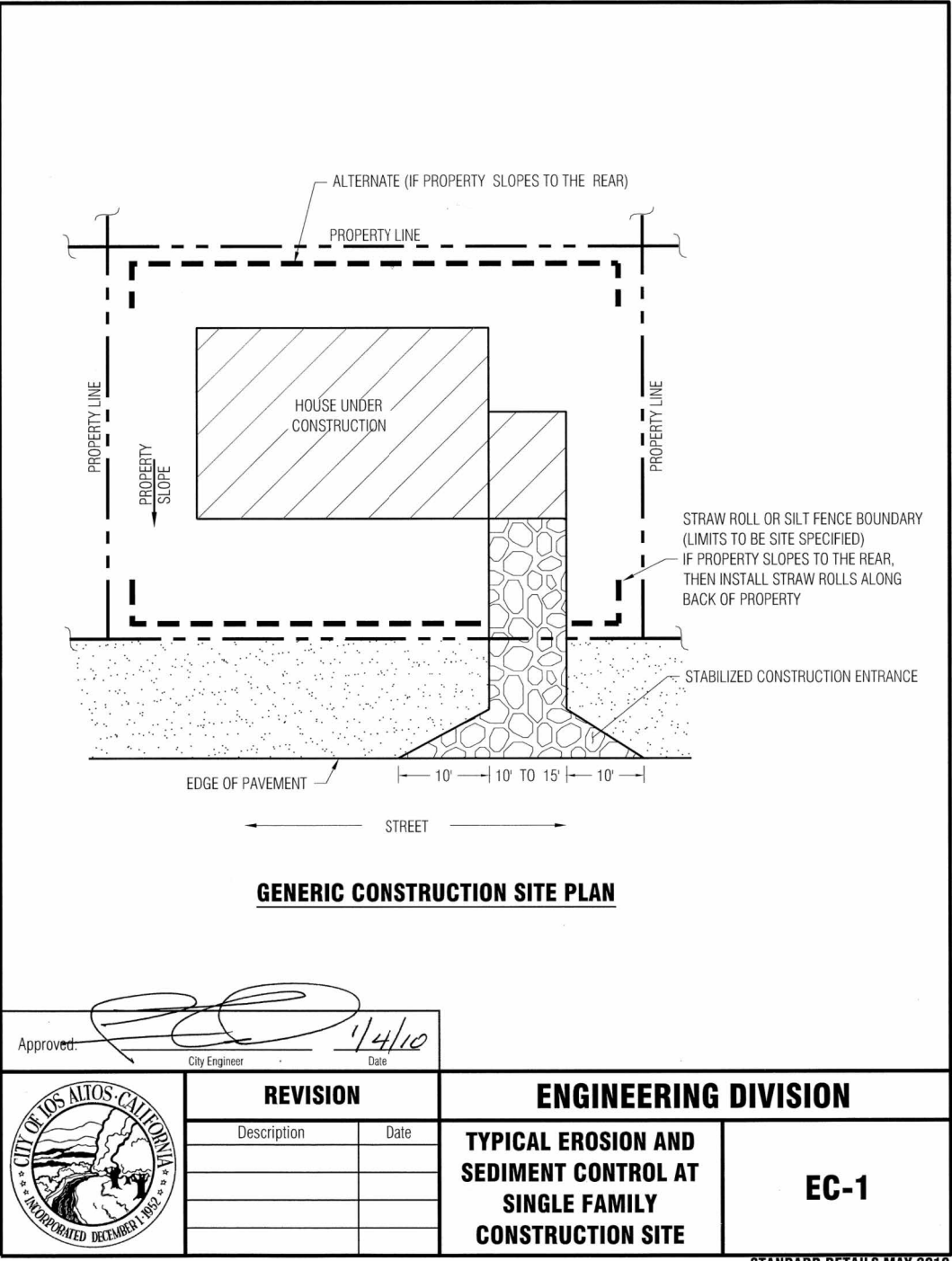
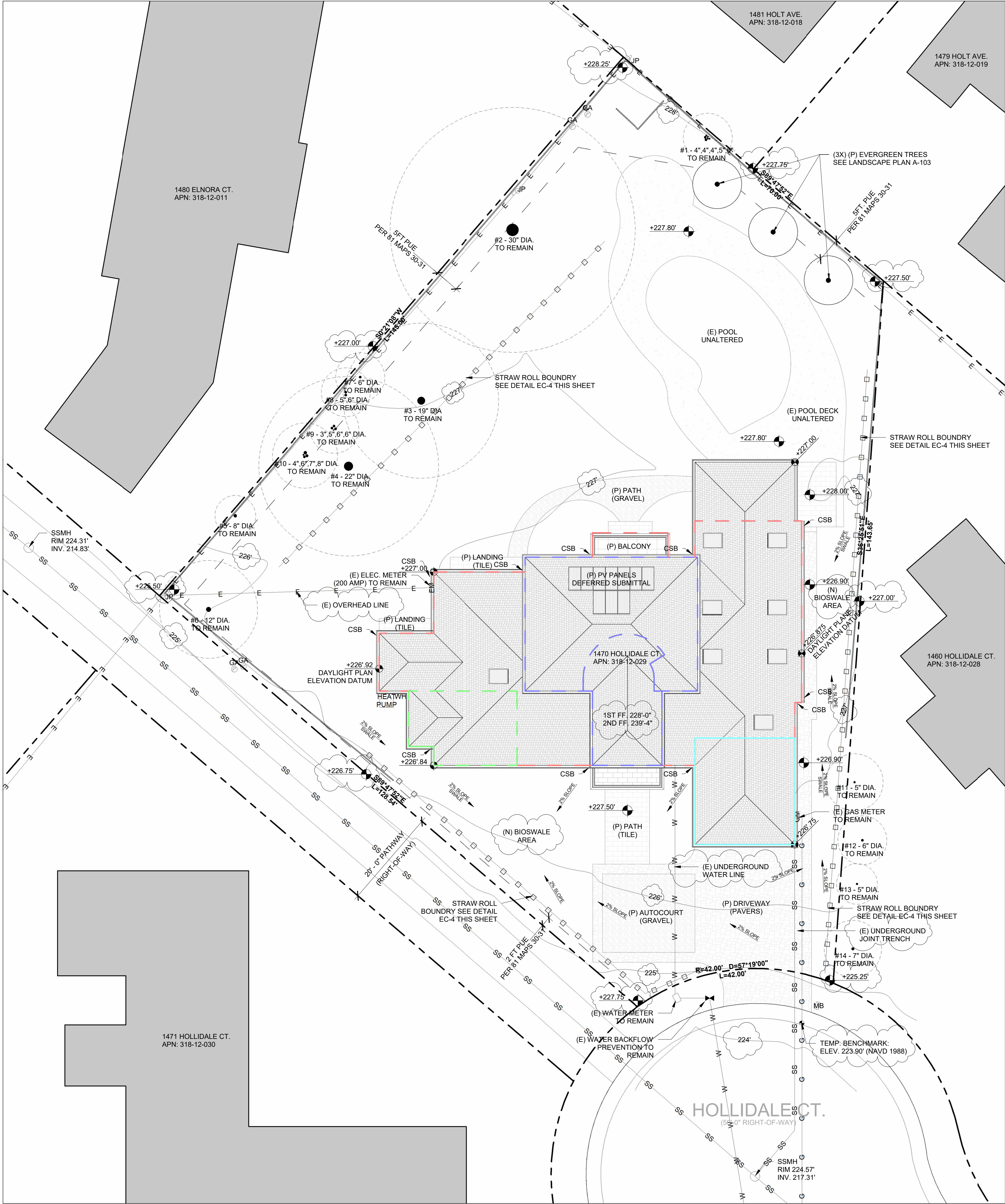
Martin de Gam

Phase



(P) LANDSCAPE PLAN

A-103



TREE SCHEDULE:

NR.	TREE SPECIES	DIAM.	STATUS
1	BLACK ACACIA	4" - 4" 4" 5" 6"	TO REMAIN
2	BLUE GUM EUCALYPTUS	30"	TO REMAIN
3	BLACK ACACIA	19"	TO REMAIN
4	SYCAMORE	22"	TO REMAIN
5	SYCAMORE	8"	TO REMAIN
6	SYCAMORE	12"	TO REMAIN
7	FERN PINE	6"	TO REMAIN
8	FERN PINE	6"	TO REMAIN
9	FERN PINE	3" 5" 6" 6"	TO REMAIN
10	FERN PINE	4" 6" 7" 8"	TO REMAIN
11	FERN PINE	5"	TO REMAIN
12	FERN PINE	5"	TO REMAIN
13	FERN PINE	6"	TO REMAIN
14	FERN PINE	5"	TO REMAIN

GRADING QUANTITIES:

	CUT (C.Y.)	FILL (C.Y.)
BACKYARD GRADING	+/- 0	+/- 2
MAIN HOUSE	+/- 18	+/- 0
TOTAL OFF-HAUL	+/- 16	

THE ARE ESTIMATED VALUES, AND SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES

IMPERVIOUS SURFACES:

BUILDING FOOTPRINT/COVERAGE	4640 SF
IMPERVIOUS SURFACES	3354 SF
PERVIOUS SURFACES	9304 SF
TOTAL IMPERVIOUS AREA	46% IMPERVIOUS SURFACES

LEGEND

—	PROPERTY LINES
—	SETBACK LINES
—	GARAGE OUTLINE
—	1ST FLOOR OUTLINE
—	2ND FLOOR OUTLINE
—	JADU OUTLINE
— E	ELEC. LINE
— G	GAS LINE
— SS	SANITARY SEWER LINE
— W	WATER LINE
— X	TREE PROTECTION LINE
—	STRAW ROLL

MAVA

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1470 HOLLIDALE CT.
LOS ALTOS, CA. 94024

Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

- All dimensions are shown to F.O. stud unless otherwise noted.
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Mauro de Jan

DESIGN REVIEW
Phase

Scale As indicated
(P) PRELIMINARY
GRADING & DRAINAGE
PLAN

A-104

MAVArchitects
460 Seaport Ct. STE 210
Redwood City, CA 94063
maurits@mvarchitects.com
+1 650 946 6490

RE: REMODEL AND ADDITION AT 1470 HOLLIDALE CT.

Date: 11/03/2025

MAVArchitects
460 Seaport Ct. STE 210
Redwood City, CA 94063
maurits@mvarchitects.com
+1 650 946 6490

RE: NEIGHBORHOOD OUTREACH.

Date: 11/17/2025

Dear Neighbors,

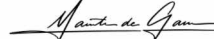
On behalf of the homeowners at 1470 Hollidale Ct, I would like to inform you that we are currently in the design phase of a proposed remodel and addition to their residence. We are reaching out to nearby neighbors as a gesture of good faith and good neighbor communication before the project is submitted for planning review.

The intent of this remodel and addition is to fulfill the long term needs for the family and the home's livability while maintaining harmony with the surrounding neighborhood. Great care has been taken in the design to ensure that the proposed improvements will not impact adjacent properties, including preserving existing views, privacy, and sunlight access.

We believe this project will contribute positively to the neighborhood's overall appearance. The homeowners are committed to completing the process with transparency and consideration for those nearby.

If you have any questions, would like additional information, or wish to review how the proposed design may relate to you. On behalf of the homeowners at 1470 Hollidale Ct.

Sincerely,



Maurits de Gans
Principal
MAVArchitects

Dear Planning Department,

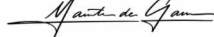
After we send out certified mail to the neighbors, we got response from 1 neighbor who were interested to hear more about the project and the impact to the neighboring properties. Our office offered a virtual meeting, however no further response was received after that offer.

A few days later we received our mailed letters back at our office which were refused by the home-owners at the following addresses:

- 1459 Holt Ave.
- 1469 Holt Ave.
- 1479 Holt Ave.
- 1481 Hollidale Ct.
- 1451 Hollidale Ct.
- 1861 Colleen Dr.

We have tried to reach out, but no interest was shown from the neighbors at 1470 Hollidale Ct.

Sincerely,



Maurits de Gans
Principal
MAVArchitects

ARCHITECTURE &
INTERIOR DESIGN
MAVArchitects.com

MA
VA

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INTERIOR DESIGN
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1 STREET VIEW
3/32" = 1'-0"

MA
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1470 HOLLIDALE CT.
LOS ALTOS, CA. 94024

Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

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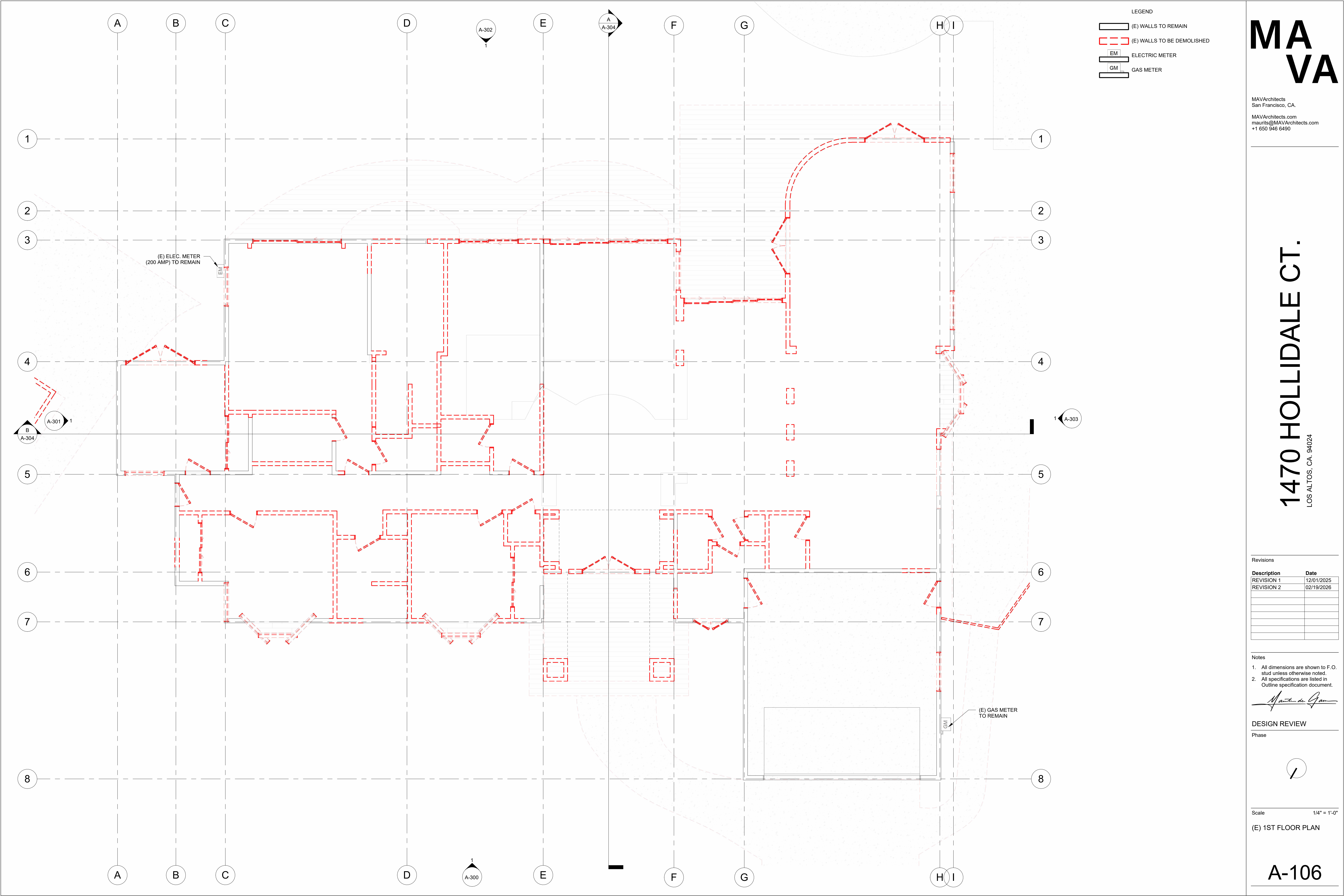
DESIGN REVIEW

Phase



Scale 3/32" = 1'-0"
NEIGHBORHOOD
COMPATABILITY
WORKSHEET

A-105



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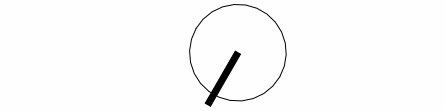
1470 HOLLIDALE CT.
LOS ALTOS, CA. 94024

Revisions	
Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

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Maurits de Gans

DESIGN REVIEW
Phase



Scale 1/4" = 1'-0"
(E) 1ST FLOOR PLAN

A-106



- LEGEND
- (E) WALLS TO REMAIN
 - (P) NEW WALLS
 - 1-HOUR FIRE-RATED WALLS
 - WALL TAG
 - WINDOW TAG
 - DOOR TAG
 - TEMPERED TAG
 - OBS OBBSCURE TAG
 - PLAN NOTE
 - ELECTRIC METER
 - GAS METER

MA
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1470 HOLLIDALE CT.
LOS ALTOS, CA 94024

Revisions	
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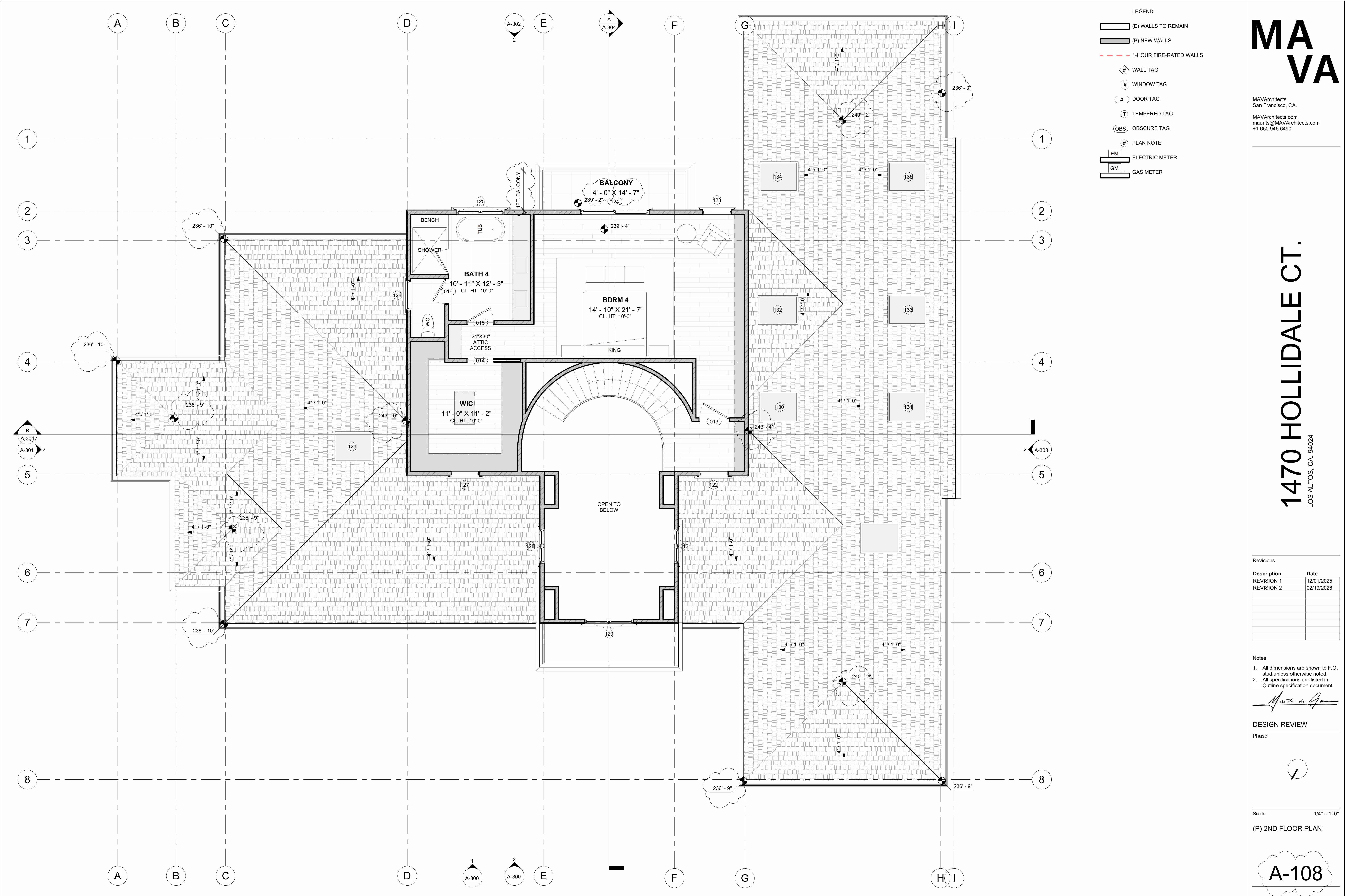
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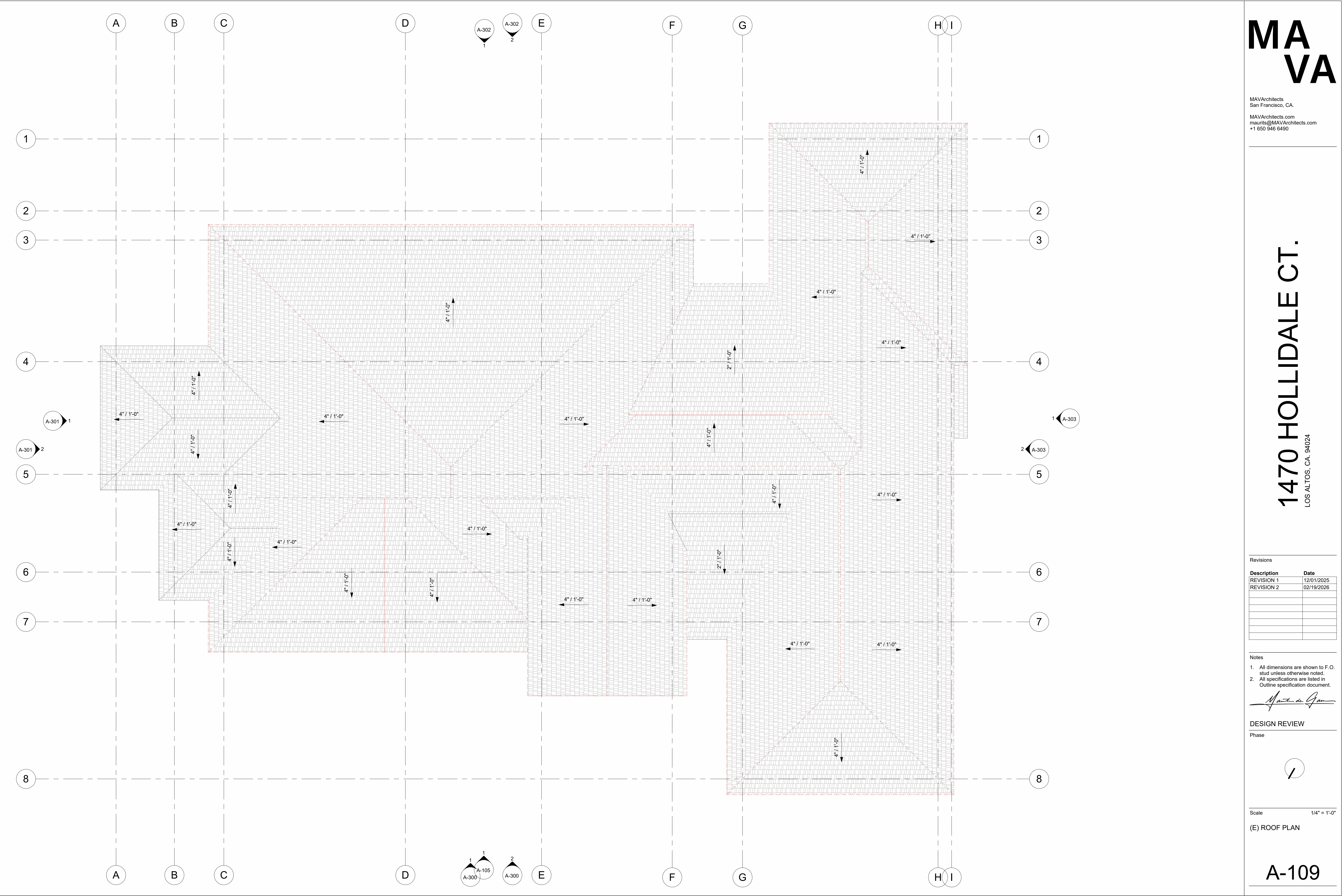
Mauro de Gam

DESIGN REVIEW
Phase

Scale 1/4" = 1'-0"
(P) 1ST FLOOR PLAN

A-107



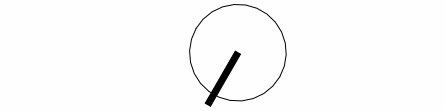


Revisions	
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REVISION 1	12/01/2025
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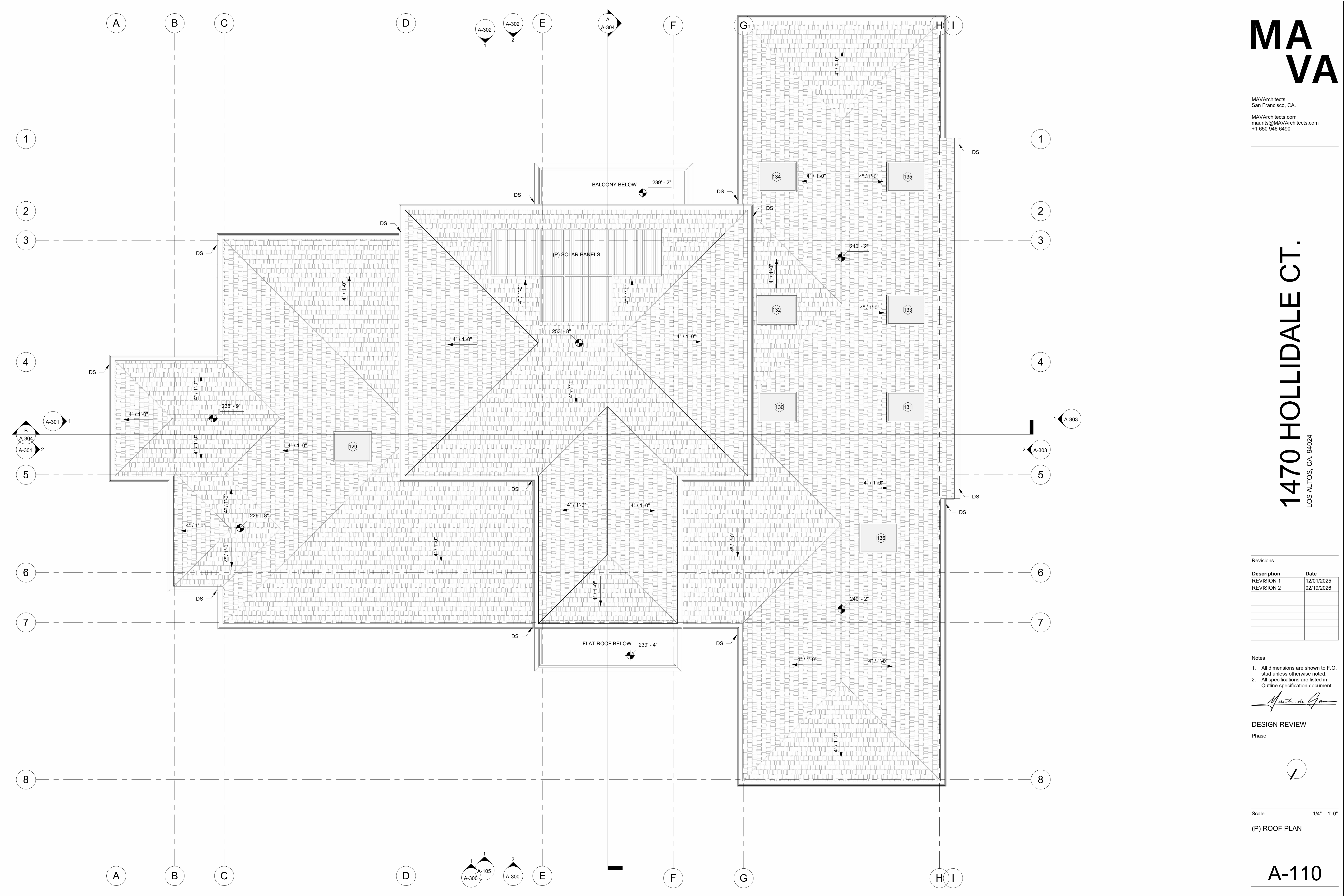
- Notes
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Mark de Gam

DESIGN REVIEW
Phase



Scale 1/4" = 1'-0"
(E) ROOF PLAN



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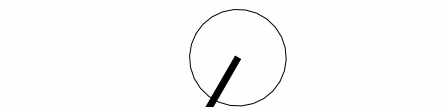
1470 HOLLIDALE CT.
LOS ALTOS, CA 94024

Revisions	
Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

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Maurice de Gam

DESIGN REVIEW
Phase



Scale 1/4" = 1'-0"

(P) ROOF PLAN

A-110

EXTERIOR ASSEMBLY:

- SMOOTH STUCCO, INTEGRAL COLOR - 251 LACE
- LIMESTONE TRIMWORK - CLEAR SEALANT
- GAF ASPHALT SHINGLES - WOODLAND, CASTLEWOOD
- LIMESTONE 12" X 24" VENEER WALL SURFACE
- DBL. GLZ. WINDOWS & DOORS - LOW-E COATING AND DARK BRONZE FRAME
- CONCRETE PAVERS - BLU 80 POLISHED
- SKYLIGHTS NON REFLECTIVE GLASS COATING - DARK BRONZE FRAME TO MATCH WINDOWS & DOORS
- ALUM. GUTTERS & DOWNSPOUTS - DARK BRONZE TO MATCH WINDOW & DOOR FRAMES

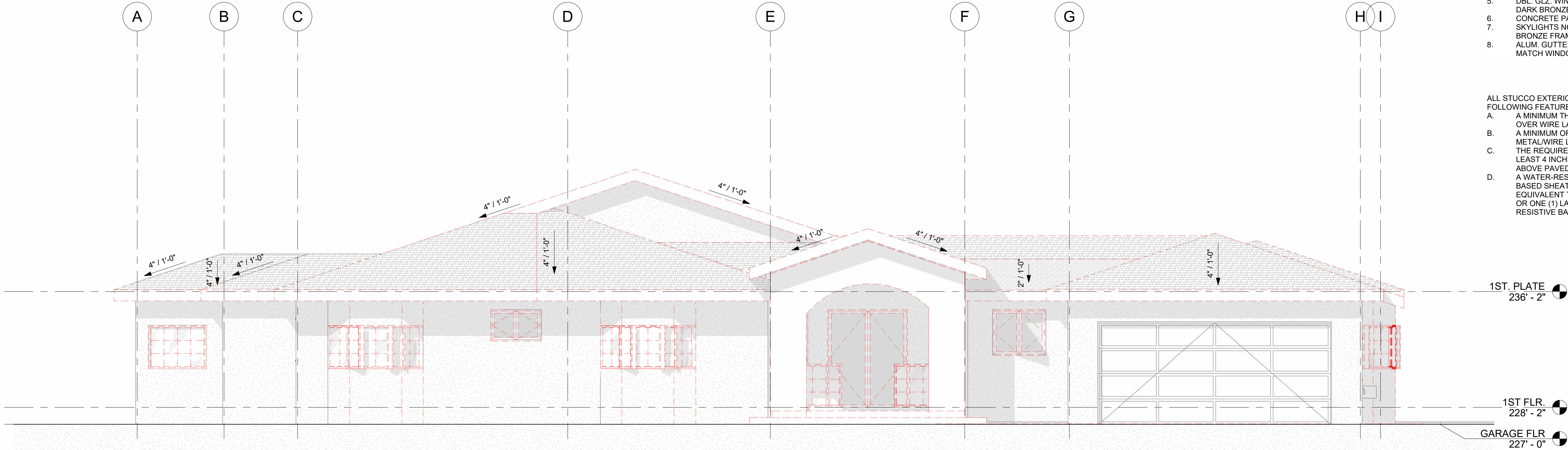
ALL STUCCO EXTERIOR WALL COVERINGS SHALL INCLUDE THE FOLLOWING FEATURES PER CRC SECTIONS R702.1 AND R703.7:

A. A MINIMUM THICKNESS OF 7/8 INCHES FOR STUCCO OVER WIRE LATH/GYPSUM SHEATHING;

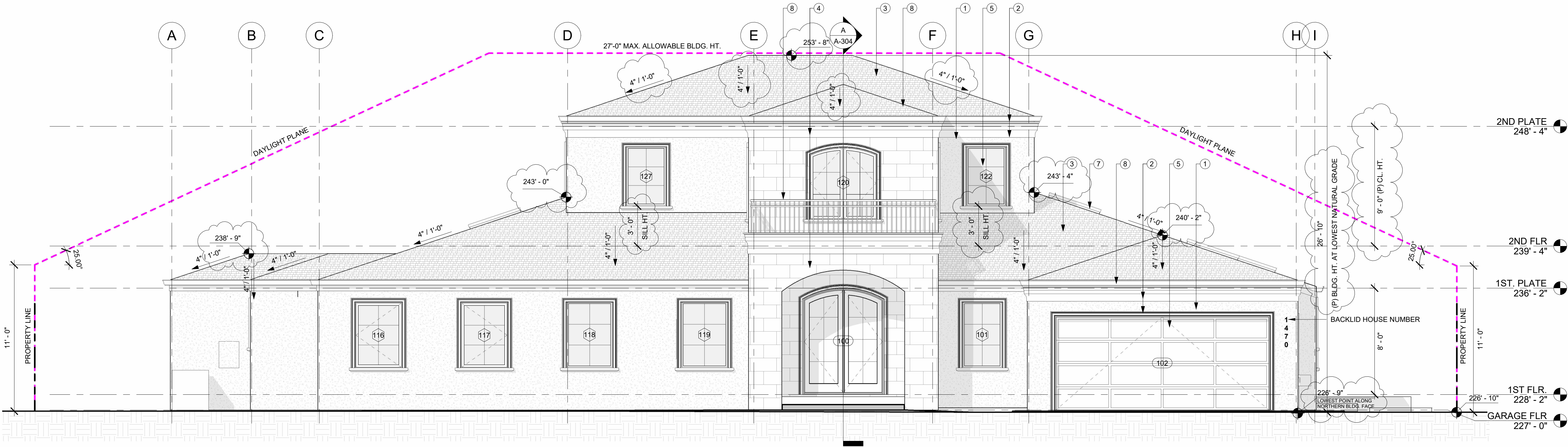
B. A MINIMUM OF THREE (3) COATS FOR STUCCO OVER METAL/WIRE LATH;

C. THE REQUIRED WEEP SCREED SHALL BE LOCATED AT LEAST 4 INCHES ABOVE SOIL AND AT LEAST 2 INCHES ABOVE PAVED AREAS;

D. A WATER-RESISTIVE BARRIER, APPLIED OVER WOOD-BASED SHEATHING, WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO (2) LAYERS OF ASTM E2556, TYPE I OR ONE (1) LAYER OF ASTM E2556, TYPE II WATER-RESISTIVE BARRIER;



① (E) NORTH ELEVATION
1/4" = 1'-0"



② (P) NORTH ELEVATION
1/4" = 1'-0"

LEGEND

- WALL TAG
- WINDOW TAG
- DOOR TAG
- TEMPERED TAG
- OBS OBFUSCATED TAG
- PLAN NOTE

Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

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MAVArchitects

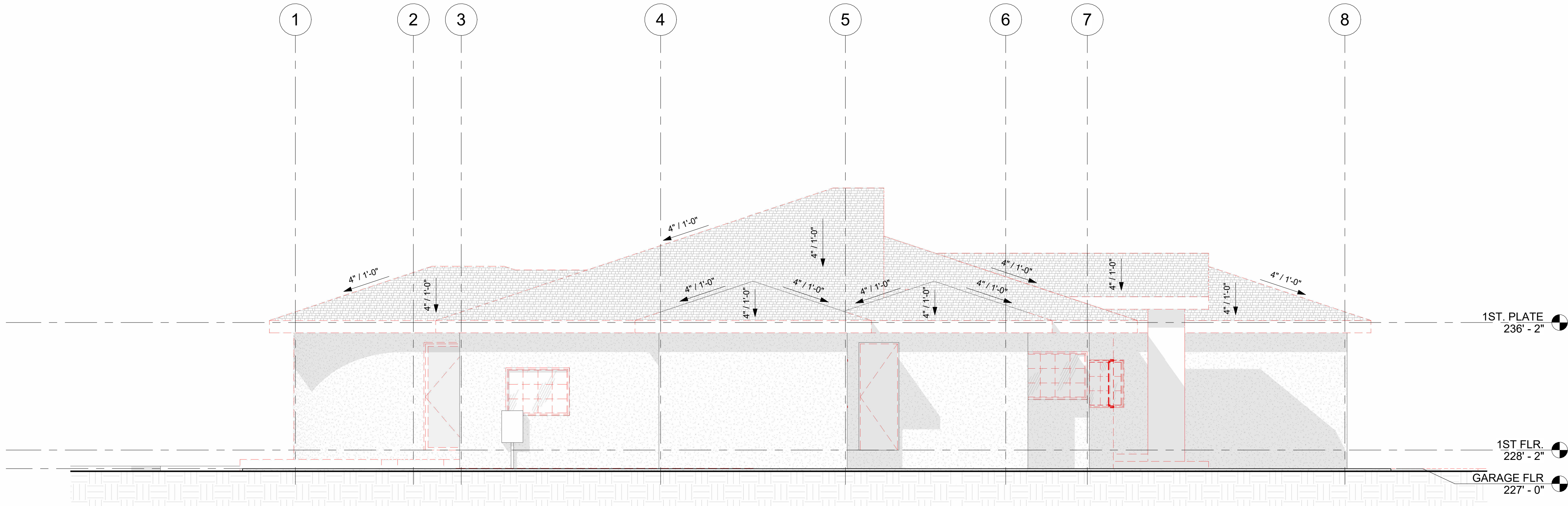
DESIGN REVIEW

Phase

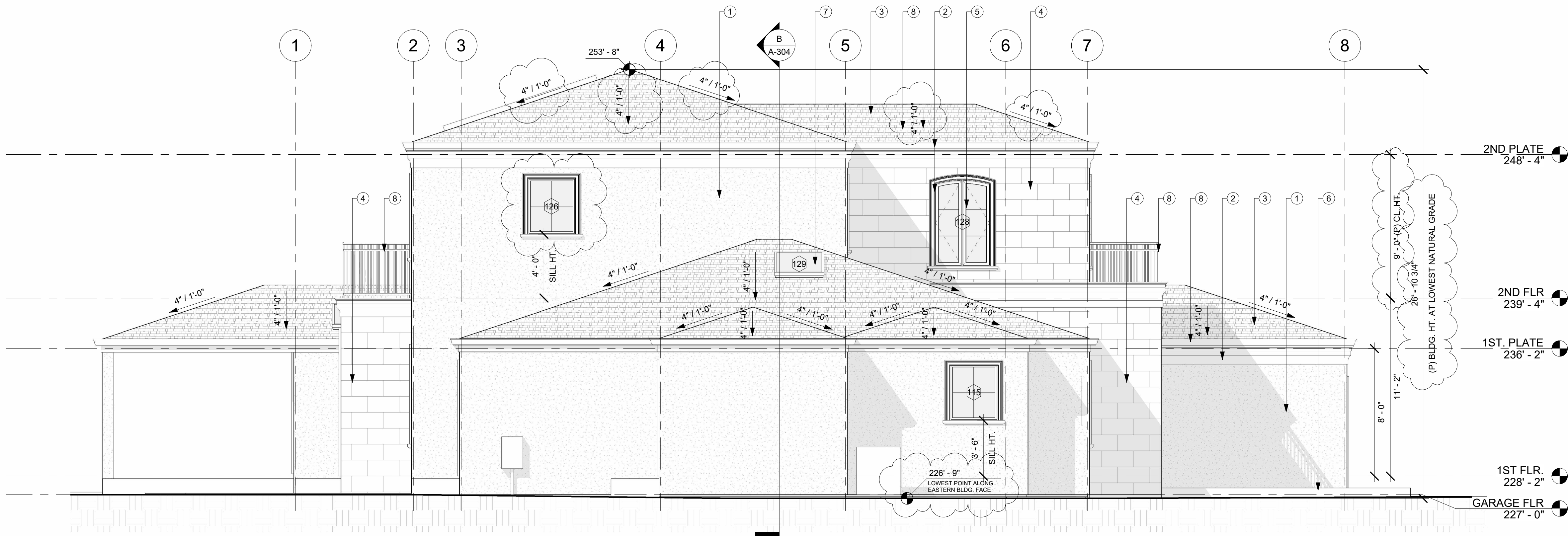
Scale 1/4" = 1'-0"

(E) & (P) NORTH ELEVATIONS

A-300



1 (E) EAST ELEVATION
1/4" = 1'-0"



2 (P) EAST ELEVATION
1/4" = 1'-0"

- LEGEND
- WALL TAG
 - WINDOW TAG
 - DOOR TAG
 - TEMPERED TAG
 - OBSOBSOURE TAG
 - PLAN NOTE

EXTERIOR ASSEMBLY:

- SMOOTH STUCCO, INTEGRAL COLOR - 251 LACE
- LIMESTONE TRIMWORK - CLEAR SEALANT
- GAF ASPHALT SHINGLES - WOODLAND, CASTLEWOOD
- LIMESTONE 12" X 24" VENEER WALL SURFACE
- DBL. GLZ. WINDOWS & DOORS - LOW-E COATING AND DARK BRONZE FRAME
- CONCRETE PAVERS - BLU 80 POLISHED
- SKYLIGHTS NON REFLECTIVE GLASS COATING - DARK BRONZE FRAME TO MATCH WINDOWS & DOORS
- ALUM. GUTTERS & DOWNSPOUTS - DARK BRONZE TO MATCH WINDOW & DOOR FRAMES

ALL STUCCO EXTERIOR WALL COVERINGS SHALL INCLUDE THE FOLLOWING FEATURES PER CRC SECTIONS R702.1 AND R703.7:

- A MINIMUM THICKNESS OF 7/8 INCHES FOR STUCCO OVER WIRE LATH/GYPSUM SHEATHING;
- A MINIMUM OF THREE (3) COATS FOR STUCCO OVER METAL/WIRE LATH;
- THE REQUIRED WEEP/ SCREED SHALL BE LOCATED AT LEAST 4 INCHES ABOVE SOIL AND AT LEAST 2 INCHES ABOVE PAVED AREAS;
- A WATER-RESISTIVE BARRIER, APPLIED OVER WOOD-BASED SHEATHING, WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO (2) LAYERS OF ASTM E2556, TYPE I OR ONE (1) LAYER OF ASTM E2556, TYPE II WATER-RESISTIVE BARRIER;

MA
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1470 HOLLIDALE CT.
LOS ALTOS, CA. 94024

Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

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Mauro de Jan

DESIGN REVIEW

Phase

Scale 1/4" = 1'-0"

(E) & (P) EAST
ELEVATIONS

A-301

EXTERIOR ASSEMBLY:

1. SMOOTH STUCCO, INTEGRAL COLOR - 251 LACE
2. LIMESTONE TRIMWORK - CLEAR SEALANT
3. GAF ASPHALT SHINGLES - WOODLAND, CASTLEWOOD
4. LIMESTONE 12" X 24" VENEER WALL SURFACE
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6. CONCRETE PAVERS - BLU 80 POLISHED
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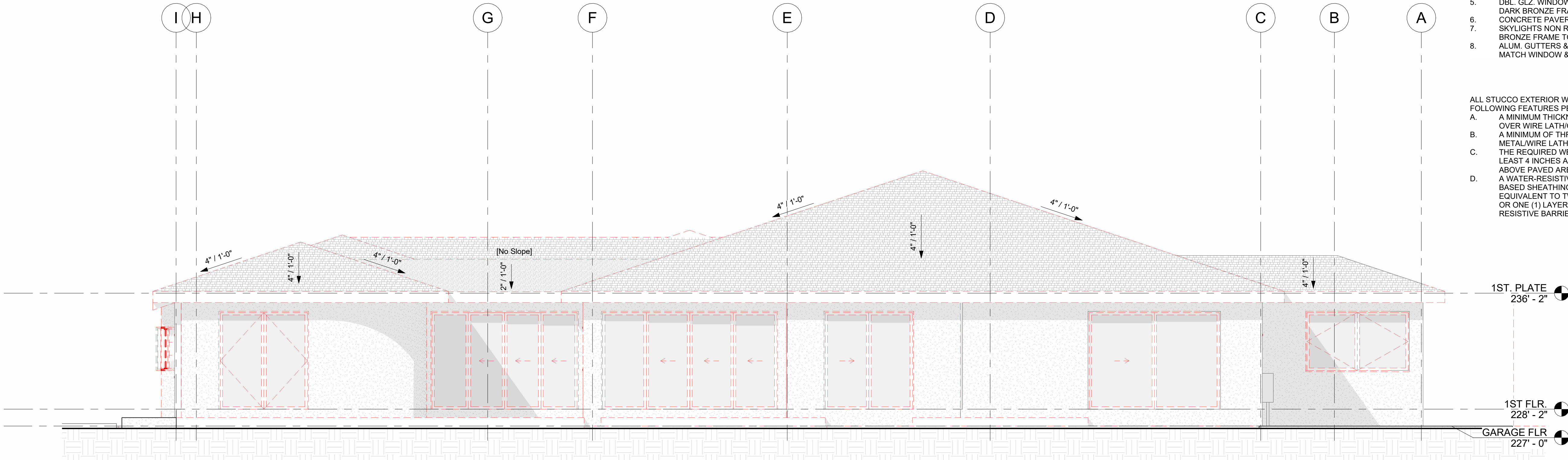
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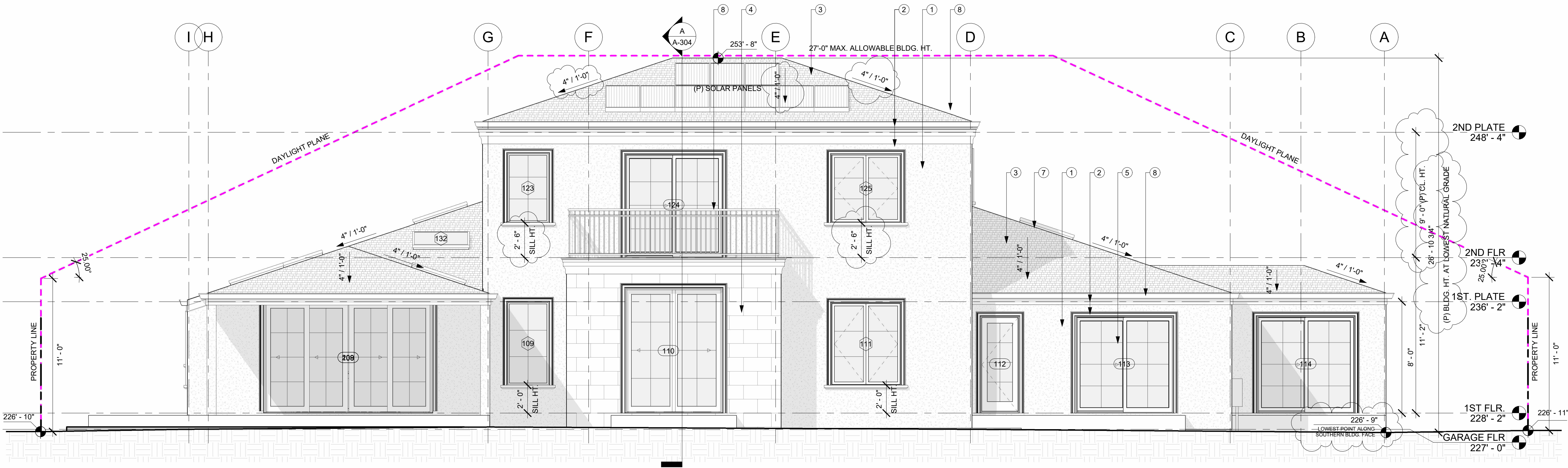
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① (E) SOUTH ELEVATION
1/4" = 1'-0"



② (P) SOUTH ELEVATION
1/4" = 1'-0"

LEGEND

- WALL TAG
- WINDOW TAG
- DOOR TAG
- TEMPERED TAG
- OBS OBLSCURE TAG
- PLAN NOTE

Revisions

Description	Date
REVISION 1	12/01/2025
REVISION 2	02/19/2026

Notes

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Mauro de Gam

DESIGN REVIEW

Phase

Scale 1/4" = 1'-0"

(E) & (P) SOUTH ELEVATION

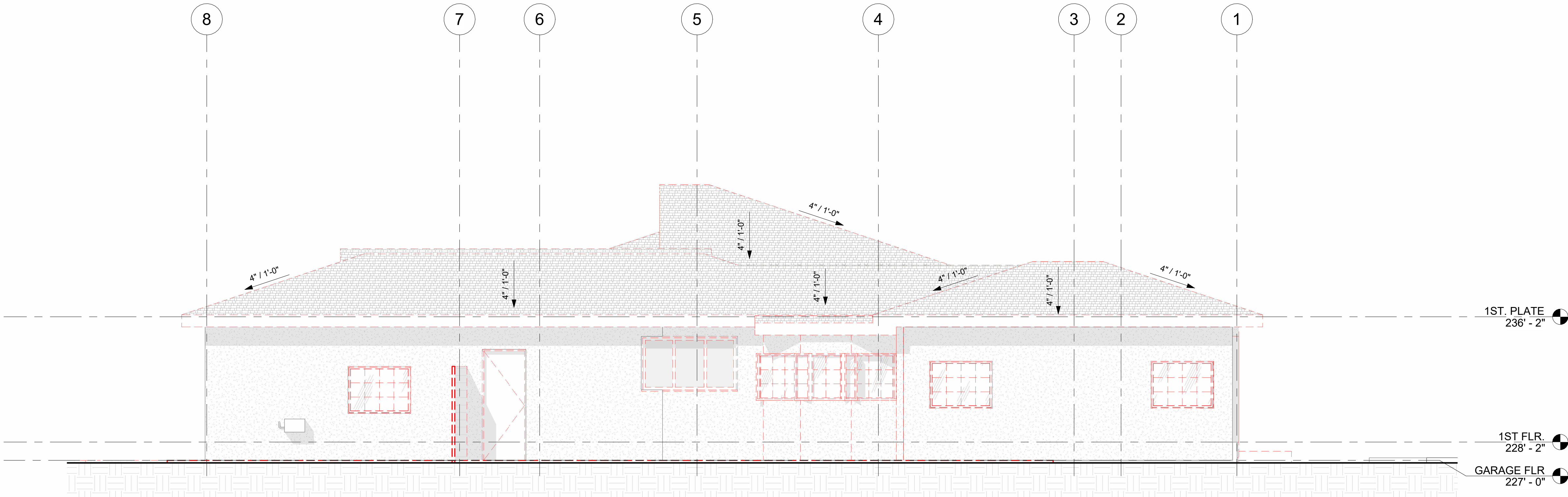
A-302

EXTERIOR ASSEMBLY:

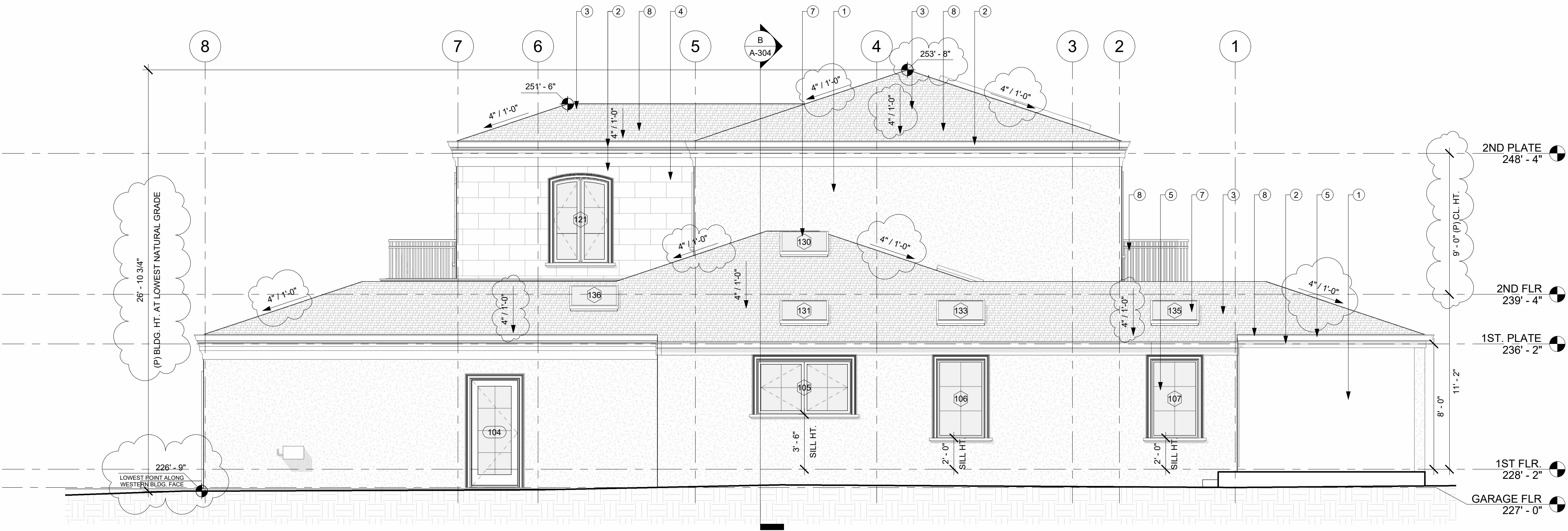
1. SMOOTH STUCCO, INTEGRAL COLOR - 251 LACE
2. LIMESTONE TRIMWORK - CLEAR SEALANT
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- B. A MINIMUM OF THREE (3) COATS FOR STUCCO OVER METAL/WIRE LATH;
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1 (E) WEST ELEVATION
1/4" = 1'-0"



2 (P) WEST ELEVATION
1/4" = 1'-0"

- LEGEND
- WALL TAG
 - WINDOW TAG
 - DOOR TAG
 - TEMPERED TAG
 - OBS OBFUSCATED TAG
 - PLAN NOTE

Revisions

Description	Date
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Mauro de Gam

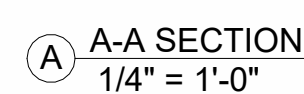
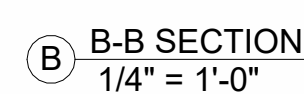
DESIGN REVIEW

Phase

Scale 1/4" = 1'-0"

(E) & (P) WEST
ELEVATION

LOS ALTOS, CA. 94024



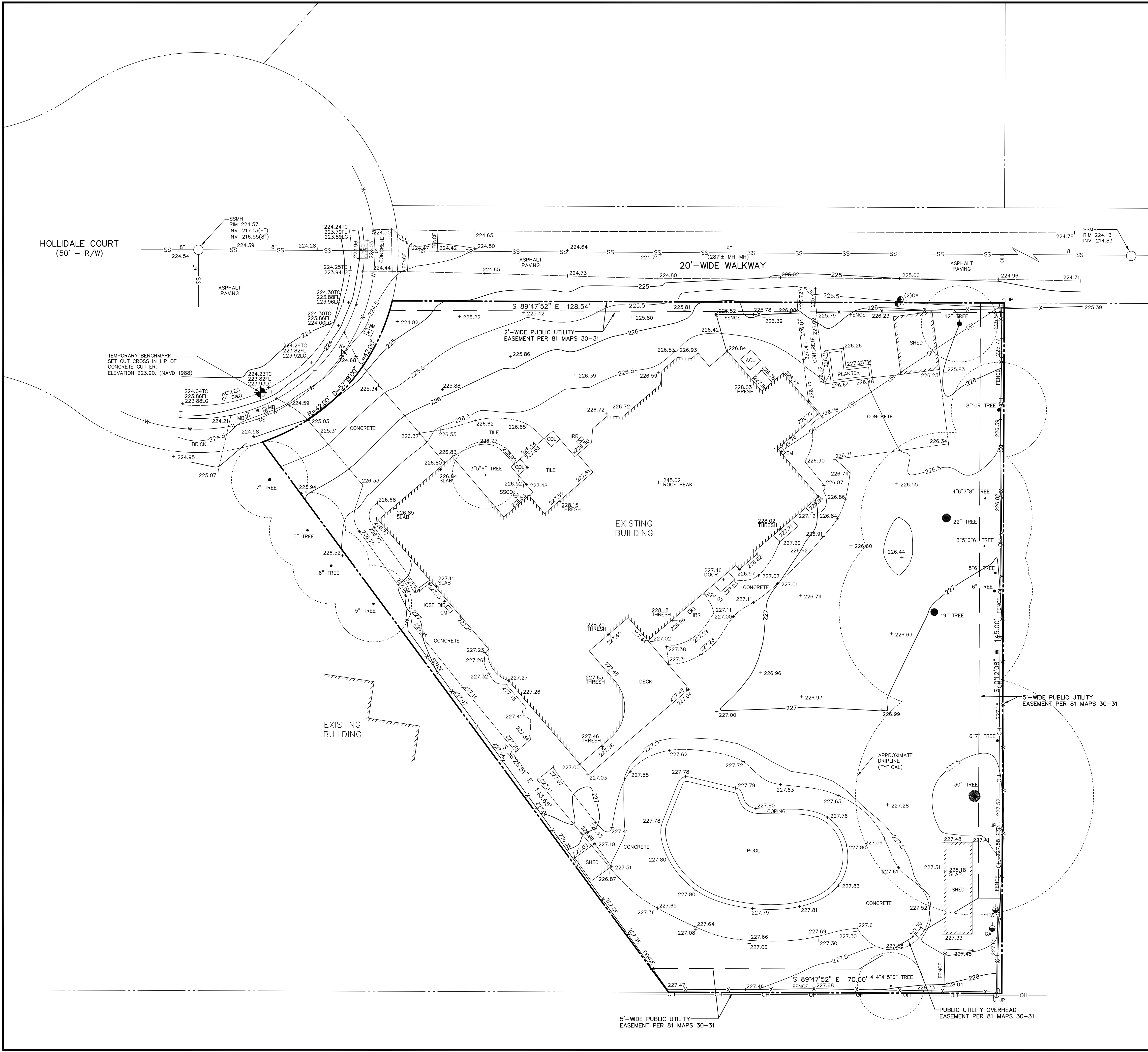
Notes

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DESIGN REVIEW

(P) A-A & B-B SECTIONS

Page 38 of 74



LEGEND

- PROPERTY LINE
- AIR CONDITIONING UNIT
- ACCESS RAMP
- CONCRETE CURB & GUTTER
- COLUMN
- ELECTRIC METER
- FIRE HYDRANT
- FLOWLINE
- GUY ANCHOR
- GAS METER
- INVERT
- IRRIGATION SYSTEM
- JOINT UTILITY POLE
- LIP OF GUTTER
- MAILBOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TOP OF CURB
- THRESHOLD
- TOP OF WALL
- WATER METER
- WATER VALVE
- TREE W/ SIZE
- FENCE
- OVERHEAD LINE
- SANITARY SEWER LINE
- 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:

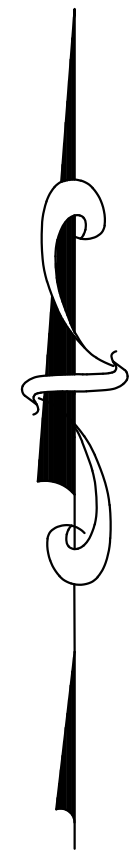
EASEMENTS SHOWN ARE BASED ON A REVIEW OF 81 MAPS 30-31. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

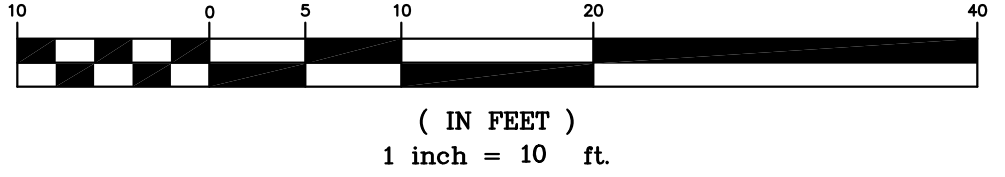
THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (SHADED), BASED ON FLOOD INSURANCE RATE MAP 06085C0202H, DATED MAY 18, 2009.

LOT AREA:

= 17,094 SQ. FT. ±
= 0.392 ACRES ±



GRAPHIC SCALE



DATE:	
BY:	
DESCRIPTION	
REV.	
DAINS LAND SURVEYING rdains@dainslandsurveying.net (650) 743-0831	
PREPARED FOR:	RICK LIN
TOPOGRAPHIC SURVEY PLAN 1470 HOLLIDALE COURT A.P.N. 318-12-029 LOT 190, 81 MAPS 30-31 LOS ALTOS SANTA CLARA COUNTY CALIFORNIA	
DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	10/17/2025
PROJECT NO.	25-1635
SHEET	1 OF 1



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Brittany Whitehill, Senior Planner

SUBJECT: SC25-0022 – 1881 Alford Avenue

RECOMMENDATION

Approve design review application SC25-0022 for the construction of a new 3,352 square-foot two-story house subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND

Project Description

- Project Location: 1881 Alford Avenue, located on the east side of Alford Avenue between Holt Avenue and Morton Avenue
- Lot Size: 9,750 square feet
- General Plan Designation: Single-Family (4 dwelling units/net acre)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes demolition of the existing one-story house and detached garage and construction of a new 3,352 square foot, two-story house with an attached garage (see Attachment 1 – Project Plans). The garage will be accessed via a new driveway from Alford Avenue. Additionally, the site will be improved with landscaping, including various screening trees and shrubs. The plans show an attached Accessory Dwelling Unit (ADU), which will be reviewed ministerially with a building permit submittal.

ANALYSIS

Design Review

The proposed home complies with the R1-10 district development standards found in LAMC Chapter Zoning Administrator
SC25-0022 – 1881 Alford Avenue
April 15, 2026

14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	2,264 sq. ft. (23%)	2,382 sq. ft. (24%)	30%
FLOOR AREA:			
First floor	2,264 sq. ft.	2,012 sq. ft.	-
Second floor	-	1,340 sq. ft.	-
Total	2,264 sq. ft. (23%)	3,352 sq. ft. (34%)	3,412 sq. ft. (35%)
SETBACKS:			
Front	22.9 ft.	25 ft.	25 ft.
Rear	33 ft.	44'-8"	25 ft.
Right Side (1 st /2 nd)	10 ft.	19'-10"/19'-10"	7'-9.5"/15'-4"
Left Side (1 st /2 nd)	11.5 ft.	29'-9"/39'-10"	6 ft./13.5 ft.
HEIGHT:	15'-9"	25'-3"	27'

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

The proposed house features a neo-eclectic design with hip and gable roof forms, articulated massing, and high-quality materials including painted Hardieplank lap siding, wood trim, a composition shingle roof, and Eldorado stone cladding to accent the front entry porch. The home features modest plate heights (approximately 9'-1" at the first floor, and 8'-6" at the second floor) and substantial second-story step backs that reduce the perceived massing, creating a design that is of appropriate scale when compared to neighboring homes. The site design includes a driveway and pedestrian walkway off Alford Avenue and the back yard will include a covered porch, patio and landscaping. The proposed house meets all R1-10 standards and follows the Design Guidelines through articulated massing, roof forms, and landscaping that reduce bulk and integrate the design into the neighborhood.

The project proposes removal of two protected trees: one 17.6-inch Sweetgum tree in fair condition (Tree No. 9) and one 13-inch Black pine tree in poor condition (Tree No. 14). Tree No. 9 is located immediately adjacent to the proposed building footprint, resulting in unavoidable conflicts with the tree's critical root zone. The tree is further constrained within a raised planter, and no feasible alternatives exist to preserve it. Tree No. 14 is approximately 85 percent dead, with several dead large limbs and sparse canopy. Tree No. 8, an approximately 23-inch Chinese elm located at the front of the property, will be preserved.

The proposed landscape plan includes eight new 36-inch box trees (six Natchez Crape Myrtle and two Majestic Beauty Olive) to mitigate the removal of the protected trees, sixty screening shrubs along the perimeter of the site, and additional shrubs and groundcover throughout the site. The plan complies with the Water Efficient Landscape Ordinance (WELo).

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

Housing Accountability Act

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

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) under the Class 3 Categorical Exemption set forth in CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), which applies to the construction of a single-family residence in an urbanized area. The project was evaluated for potential applicability of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2, and none apply.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

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

The applicant conducted neighborhood outreach by mailing a letter and a copy of the proposed plans to all neighbors within 300 feet of the subject site and by hosting a neighborhood meeting to solicit feedback. One neighbor attended the meeting and requested that the existing shrubs between 1881 and 1889 Alford be preserved and that larger screening shrubs be incorporated into the project design. In response, the plans were revised to retain the existing shrubs and include additional, larger screening plantings. As of the preparation of this report, the City has not received any written public comments.

Attachment:

1. Project Plans

Cc: Hannah Chiu, Thomas James Homes

FINDINGS

SC25-0022– 1881 Alford Avenue

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

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the building is on a relatively flat lot and does not include a basement, so minimal grading is required, and the site includes ample landscape areas to minimize impervious surfaces.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies. The building design features modest wall plate heights and substantial second-story step backs all of which serve to visually break up the vertical massing of the building and provide variation in the building facades. The proposed street-facing front porch with Eldorado stone accent cladding serves as an entry feature to the home, signaling habitation.
- 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 painted Hardieplank lap siding, wood trim, a composition shingle roof and Eldorado stone cladding to accent the front entry porch. The materials are of high quality, are characteristic of the proposed neo-eclectic architectural style, and serve to break up the perceived mass and bulk of the building.
- 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 plan includes eight new 36-inch box trees to mitigate the loss of two protected trees, sixty new screening shrubs around the perimeter of the site, and a variety of shrubs and groundcover plants throughout the site. The landscape plan complies with the Water Efficient Landscape Ordinance (WELo).

- G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. This finding is not applicable as no signage is proposed.
- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and complies with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. 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 install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act. This finding is not applicable as no subdivision of land is proposed.
- L. The approval of the Design Review complies with the California Environmental Quality Act (CEQA) because the project qualifies for a Class 3 Categorical Exemption under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), which applies to the construction of a single-family residence in an urbanized area. None of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

CONDITIONS OF APPROVAL

SC25-0022 – 1881 Alford Avenue

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on April 15, 2028, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on April 1, 2026, 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. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Tree No. 8 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **Tree Removal Approved:** Trees No. 9 and 14 shown to be removed on plan Sheet L1.1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or

building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

9. **Replacement Trees:** The applicant shall offset the loss of each protected tree(s) with one replacement tree, for a total of two replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
10. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Tree No. 8. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
11. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
12. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
13. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, 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.
14. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

15. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

16. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
17. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
18. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
19. **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.
20. **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.
21. **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.
22. **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.
23. **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).
24. **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.
25. **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

26. **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.
27. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
28. **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.
29. **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.
30. **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.
31. **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.
32. **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

33. **Required Hydrant Fire Flow:** The minimum required hydrant fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This flow assumes the installation of fire sprinklers. Provide a hydrant fire flow letter from Cal Water confirming the required fire flow of 875 GPM @20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure.

1881 ALFORD AVE. LOS ALTOS, CA

THOMAS JAMES HOMES

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

ktgy

The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 2025-0817

Project Contact: Mohamed Eleraky
Email: meleraky@ktgy.com

Principal: Jill Williams
Project Designer: Amanda House

Developer

275 SHORELINE DR.
SUITE 400

REDWOOD CITY
CA. 94065

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



1881 ALFORD AVE

LOS ALTOS, CA

No.	Date	Description
	10/14/2025	1ST PLANNING SUBMITTAL
	12/10/2025	2ND PLANNING SUBMITTAL
	02/06/2026	3RD PLANNING SUBMITTAL

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

PROJECT DATA,
SHEET INDEX. AND
VICINITY MAP

T1

ABBREVIATIONS

& ∠ @ ¢ Ø # (E)	AND CENTERLINE DIAMETER OR ROUND POUND OR NUMBER EXISTING ANCHOR BOLT	F.A. F.B. F.D. FDN. F.E. F.E.C. F.F. F.G. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S. F.P. FPRF. FRAMG F.S. FT. FTG. FURR. FUT.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FINISH GRADE FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MULLION FACE OF STUDS FIXED PLATE FIREPROOF FRAMING FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE	PRCST. PL. P.LAM. PLAS. PLYWD. PNL. PTD. PLUMB. PLYWD. R. PR. PT. PREFAB P.T.D. P.T.D/R PTN. P.T.R. Q.T. R. RAD. R. R.D. REF. REFR. REV REINF RGTR. REG. RESIL. RM. R.O. RWD. R.W.L.	PRECAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAINTED PLUMBING PLYWOOD PROPERTY LINE PAIR POINT PREFABRICATED PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE RISER RADIUS RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REVERSE REINFORCE, REINFORCED REGISTER REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
AB. ABV. ACOUS. A.D. AGG. A.F.F. AGGR. AL. ALUM. ∠ APPROX. ARCH. ARCHL. ASPH. BD. BITUM. BLDG. BLK. BLKG. BLT. BM. BOT. CAB. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR C.O. COL. CONC. CONN. CONSTR. CONT. C.O.F. CORR. CTSK. CNTR. CTR. DBL. DEPT. D.F. DET. DIA. DIM. DN. D.O. DR. DS. D.S.P. DW. DWG'S DWR.	ACOUSTICAL DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM ALUMINUM APPROXIMATE ARCHITECT ARCHITECTURAL ASPHALT BOARD BITUMINOUS BUILDING BLOCKING BLOCK BEAM CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORNER OF FINISH CORRIDOR COUNTERSUNK COUNTER CENTER DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DOWN DOOR OPENING DOOR DOWNSPOUT DRY STANDPIPE DISHWASHER DRAWINGS DRAWER	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT. H.V.A.C HORZ I.D. INSUL. INT. JAN. JT. LAB. LAM. LAV. LKR. LT. MAX. M.C. M.B. MECH. MEMB. MET. MFG MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL. N. N.I.C. NO. OR # NOM. N.T.S. O/ O.A. OBS. O.C. O.D. OFF. O.H.C. OPNG. OPP.	HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HORIZONTAL HOUR HEIGHT HEATING VENTILATING AIR CONDITIONING HORIZONTAL INSIDE DIAMETER INSULATION INTERIOR JANITOR JOINT LABORATORY LAMINATE LAVATORY LOCKER LIGHT MAXIMUM MEDICINE CABINET MACHINE BOLT MECHANICAL MEMBRANE METAL MANUFACTURING MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER (DIM.) OFFICE OVERHEAD CABINET OPENING OPPOSITE	S.F. SH. SHR. SHT. SIM. SKYLT. SL. S.N.D. S.N.R. SP. SPEC. SQ. S.SK. S.ST. STA. STD. STL. STOR. STRL. STRUCT'L STRUCTURE SUSP. SW SYM. T.B. T.C. TEL. TER. T.& G. THK. T.O.C. T.O.P. T.O.PL T.P. T.P.D. TRD. T.V. T.W. TYP. UNF. U.O.N. UR. VERT. VESTIBULE VENT THROU ROOF	

PROJECT DIRECTORY

BUILDER: THOMAS JAMES HOMES 275 Shoreline Dr. Ste 400 Redwood City, Ca. 94065 (650) 434-7966 Contact: Ken King	ARCHITECT: KTGY GROUP, INC. 1814 Franklin St., Suite 400 Oakland, Ca. 94612 (510) 272-2910 Contact: Mohamed Eleraky meleraky@ktgy.com	CIVIL: CBG, Civil Engineers, Surveyors, Planners 2633 Camino Ramon, Suite 350 San Ramon, CA 94583 (925) 866-0322 Contact: Justin DeKnoblauch	LANDSCAPE: Jorge Daniel Abich Contact: Jorge Daniel Email: j.d.abich@gmail.com
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PROJECT DATA

PROJECT DESCRIPTION:
NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH 4 BEDROOMS, 3.5 BATHROOMS, AND ATTACHED 2-CAR GARAGE AND ATTACHED ADU.
DEMOLISH EXISTING 1-STORY HOUSE WITH ATTACHED GARAGE
PROJECT ADDRESS : 1881 ALFORD AVENUE, LOS ALTOS CA 94024
APN : 318-18-003
ZONING : R1-10
LOT SIZE: 9,750 S.F.

MAX FLOOR AREA (FAR) ALLOWED:
9,750 (LOT SIZE) x 35% = 3,412.5 SQ. FT. (INCLUDES GARAGE)

FAR PROVIDED:
1ST FLOOR: 1563.13 S.F.
GARAGE: 448.77 S.F.
2ND FLOOR: 1,340.26 S.F.
TOTAL: 3,352.16 S.F.

ADU FLOOR AREA = 512.47 SQ.FT.

MAXIMUM BLDG. COVERAGE: 30% Max. (9,750 X .30 = 2,925 SQ. FT.)
ACTUAL COVERAGE AREA = 1563.13 + 448.77 + 370.33 = 2,382.23 SQ. FT. (24.43%)

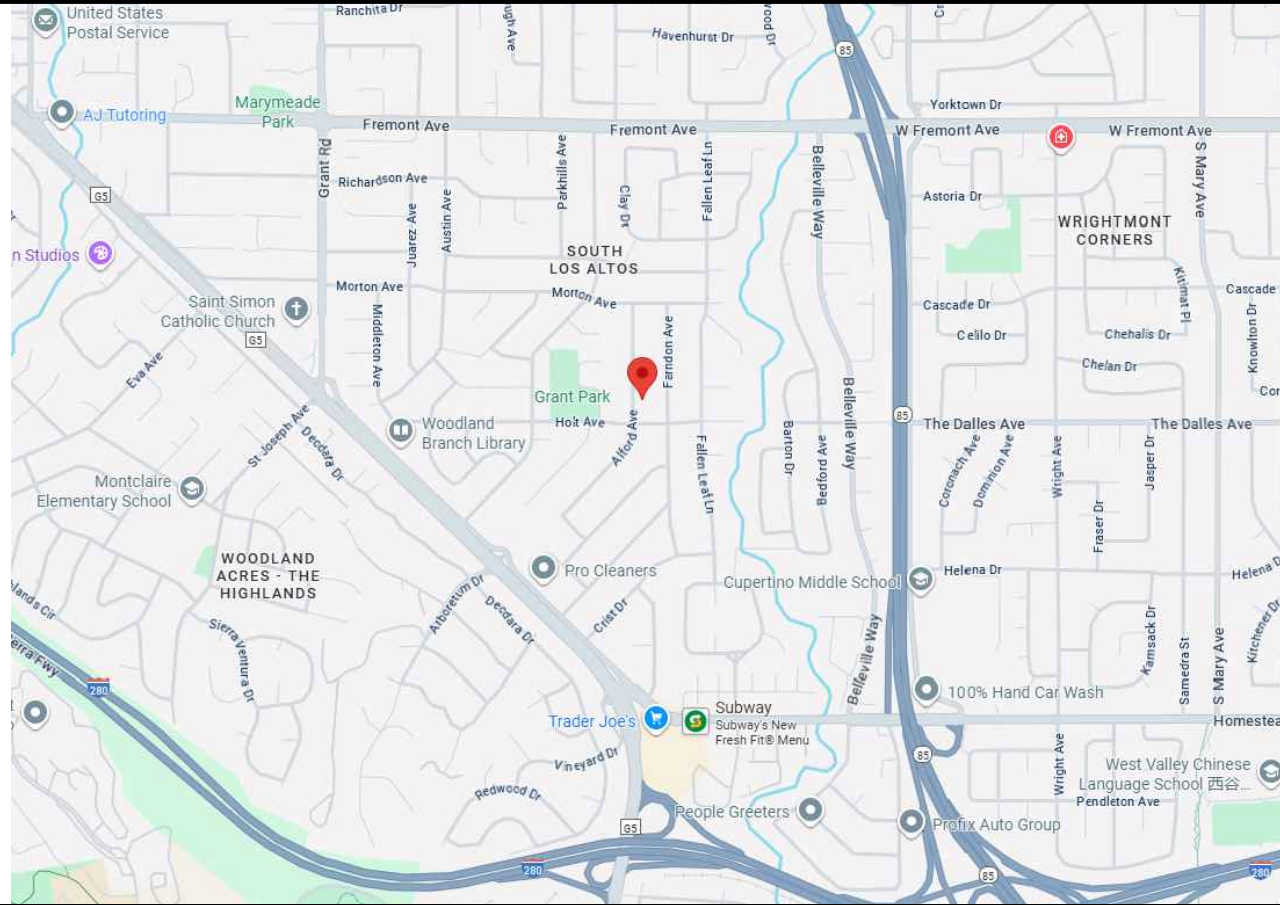
SQUARE FOOTAGE PER INDUSTRY STANDARD:
FIRST FLOOR 1,563 SF
SECOND FLOOR 1,268 SF
TOTAL LIVING: 2,831 SF

GARAGE	448 SF
PORCH	71 SF
OUTDOOR ROOM	292 SF
ADU	493 SF
TOTAL AREA:	4,135 SF

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

VICINITY MAP

NOT TO SCALE



ZONING COMPLIANCE

LOT COVERAGE:	Existing	Proposed	Allowed/Required	
TOTAL LOT COVERAGE: Land area covered by all structures that are over 6' in height. Exclude ADUs/ADUs	2,264 SF (23%)	2,382.23 SF (24%)	2,925 SF (30%)	
FLOOR AREA: Measured to the outside surfaces of exterior walls. Exclude ADUs/ADUs	2,264 SF (23%)	1st Flr: 2,012 SF 2nd Flr: 1,340 SF TOTAL: 3,352 SF (34%)	3,412.5 SF (35%)	
SET BACKS:				
Front	22'-9"	25'	25'	
Rear	33'	44'-8"	25'	
Right side (1st/2nd)	10'	19'-10"/ 19'-10"	7'-9.5"/ 15'-4"	
Left side (1st/2nd)	11.5'	29'-9"/ 39'-10"	7'-9.5"/ 15'-4"	
HEIGHT:	15'-9"	25'-3"	27'-0"	
SQUARE FOOTAGE BREAKDOWN				
	Existing	Change in	Total Proposed	
HABITABLE LIVING AREA: Includes habitable basement areas	1,420 SF	N/A	2,903.39 SF	
NON-HABITABLE AREA: Does not include covered porches or open structures	444 SF	N/A	448.77 SF	
LOT CALCULATIONS				
NET LOT AREA	9,750 SF			
FRONT YEARD HARDSCAPE AREA:	722 SF (37%)			
Hardscape area in the front yard setback shall not exceed 50%				
LANDSCAPE BREAKDOWN:	Total hardscape area (existing and proposed):			4,360 SF
	PHA - BUILDING PAD:			2,538 SF
	Existing softscape (undisturbed) area:			0 SF
	New softscape (new or replaced landscape) area:			5,390 SF
	Sum of all three should equal the site's net lot area			

GENERAL PLAN DESIGNATION (SF4)

GENERAL NOTES

DEFERRED SUBMITTALS

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

- AUTOMATIC FIRE SPRINKLER SYSTEM (N.F.P.A.-13D)
- DESIGN-BUILD ELEMENTS INCLUDING, BUT NOT LIMITED TO: AWNINGS AND SHADE STRUCTURES, WHERE REQUIRED, PROVIDE CALCULATIONS SIGNED AND STAMPED BY AND ENGINEER LICENSED IN THE STATE WHERE WORK IS PERFORMED.
- PHOTOVOLTAIC SYSTEM

SEPARATE PERMIT REQUIRED FOR:
DEMOLITION OF EXISTING STRUCTURES

SHEET INDEX

ARCHITECTURAL

T1	TITLE SHEET
A1	SITE PLAN
A2	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	SQUARE FOOTAGE/ LOT COVERAGE
A4	SECTION
A5	ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
I-1.01	COLOR BOARD

LANDSCAPE

L1.0	NOTES AND CALCULATIONS
L1.1	LAYOUT AND MATERIALS PLAN
L1.2	CONSTRUCTION DETAILS
L2.1	PLANTING PLAN
L2.2	TREE PROTECTION PLAN

CIVIL

1	TOPOGRAPHIC SURVEY
GP-1	GRADING AND DRAINAGE PLAN, NOTES, LEGEND, ABBREVIATIONS & SITE PLAN
GP-2	GRADING AND DRAINAGE PLAN, DETAILS
ECP-1	GRADING AND DRAINAGE PLAN, EROSION CONTROL PLAN
ECP-2	GRADING AND DRAINAGE PLAN, EROSION CONTROL DETAILS
ECP-3	GRADING AND DRAINAGE PLAN, CLEAN BAY BLUEPRINT

AS-BUILT DOCUMENTATION

1	COVER PAGE
2	FLOOR PLAN
3	ROOF PLAN
4	EXTERIOR ELEVATIONS

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SITE PLAN

SITE LEGEND

NEW 2-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 2-CAR GARAGE.

AREA OF SECOND FLOOR RESIDENCE.

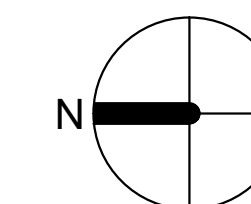
AREA OF COVERED PORCH

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

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

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

* SEE CIVIL AND LANDSCAPE SHEETS FOR INFORMATION NOT SHOWN HERE

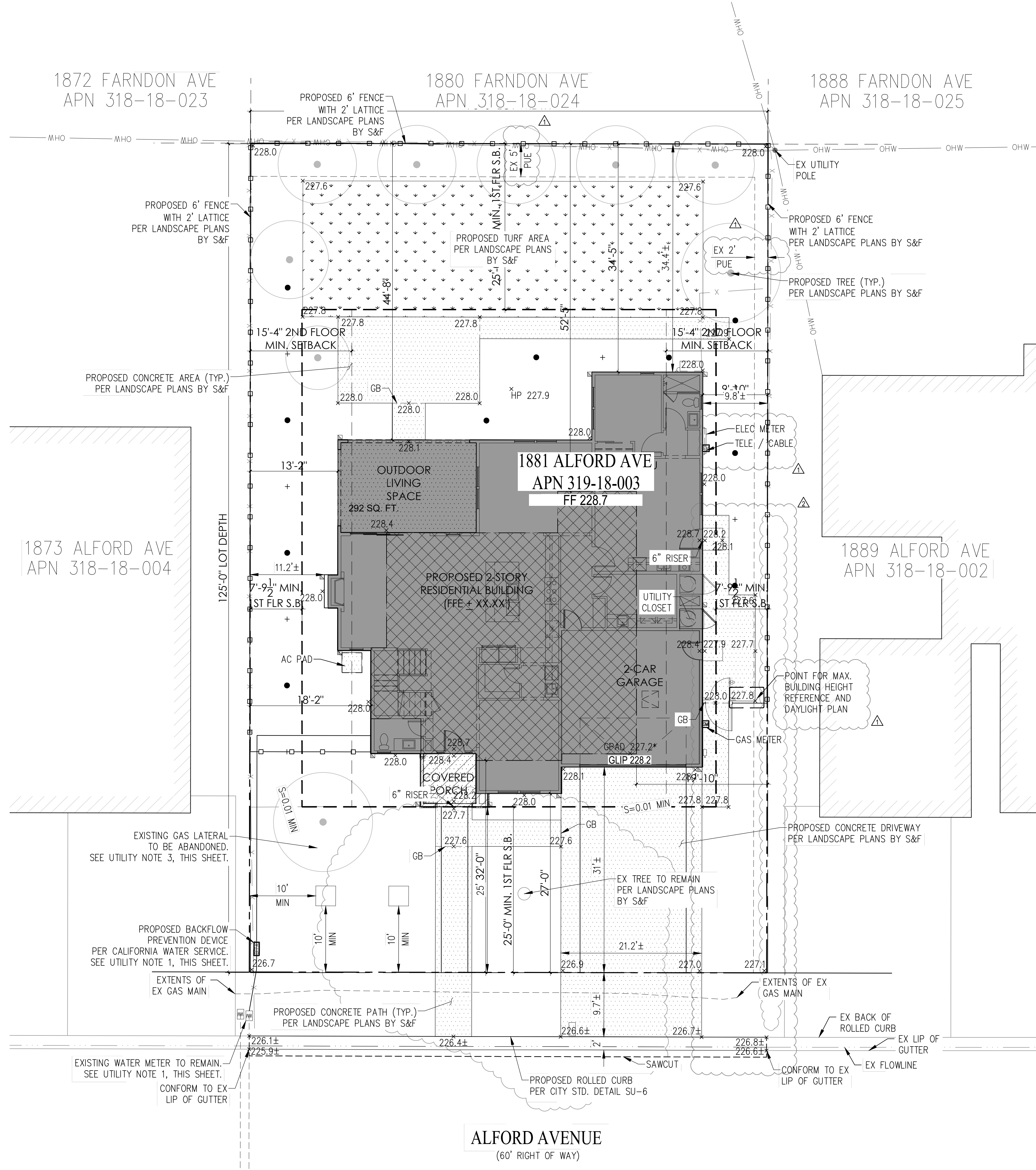


SITE PLAN

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

1

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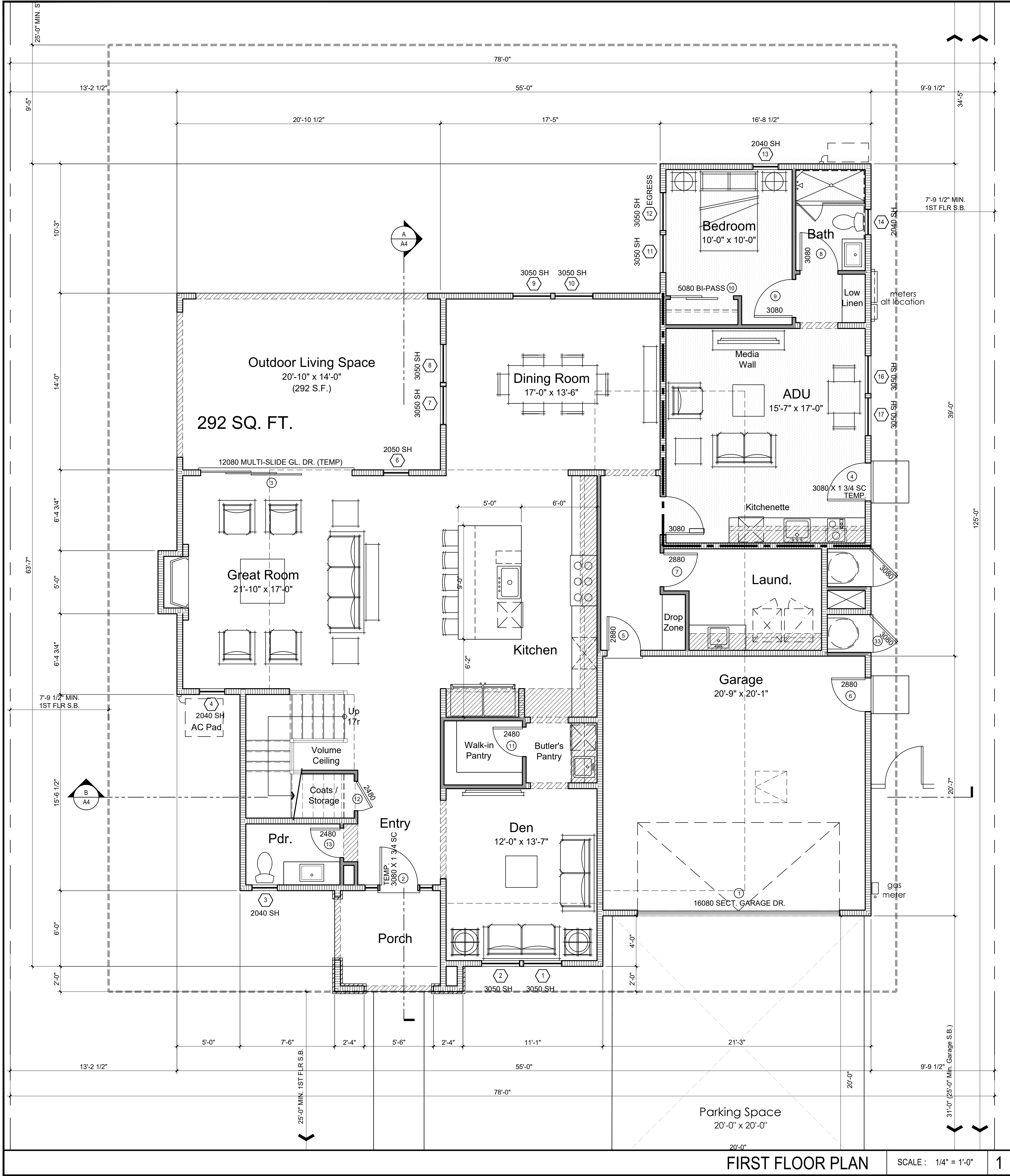
1881 ALFORD AVE

LOS ALTOS, CA

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FIRST FLOOR PLAN



INDUSTRY STANDARD:

1ST FLOOR:
1563.14 SQ.FT (no fireplace)

2ND FLOOR:
1267.80 SQ.FT.
Double-counts area under the stair
above 11th riser

Floor Plan Summary:
4 Bedrooms
3.5 Baths
2,830.94 s.f. Living
494.46 s.f. ADU
3,325.4 s.f. Total

Zoning: R1-10

Lot Coverage:
Lot Size: 9,750.00 s.f.
Coverage Max.: 30%
9750.00 x .30 = 2,925 s.f. Max.
Provided: **2,382.23** (24.4%)

FAR Requirement:
Lot Size: 9750.00 s.f.
FAR Max.: 35%
9750.00 x .35 = 3,412.5 s.f. Max.
(Includes Garage
No Fireplace Counted)

FAR Provided:

1st Floor:	1,563.13 s.f.
Garage:	448.77 s.f.
Subtotal:	2,011.90 s.f.
2nd Floor:	1,340.26 s.f.
Total:	3,352.16 s.f.



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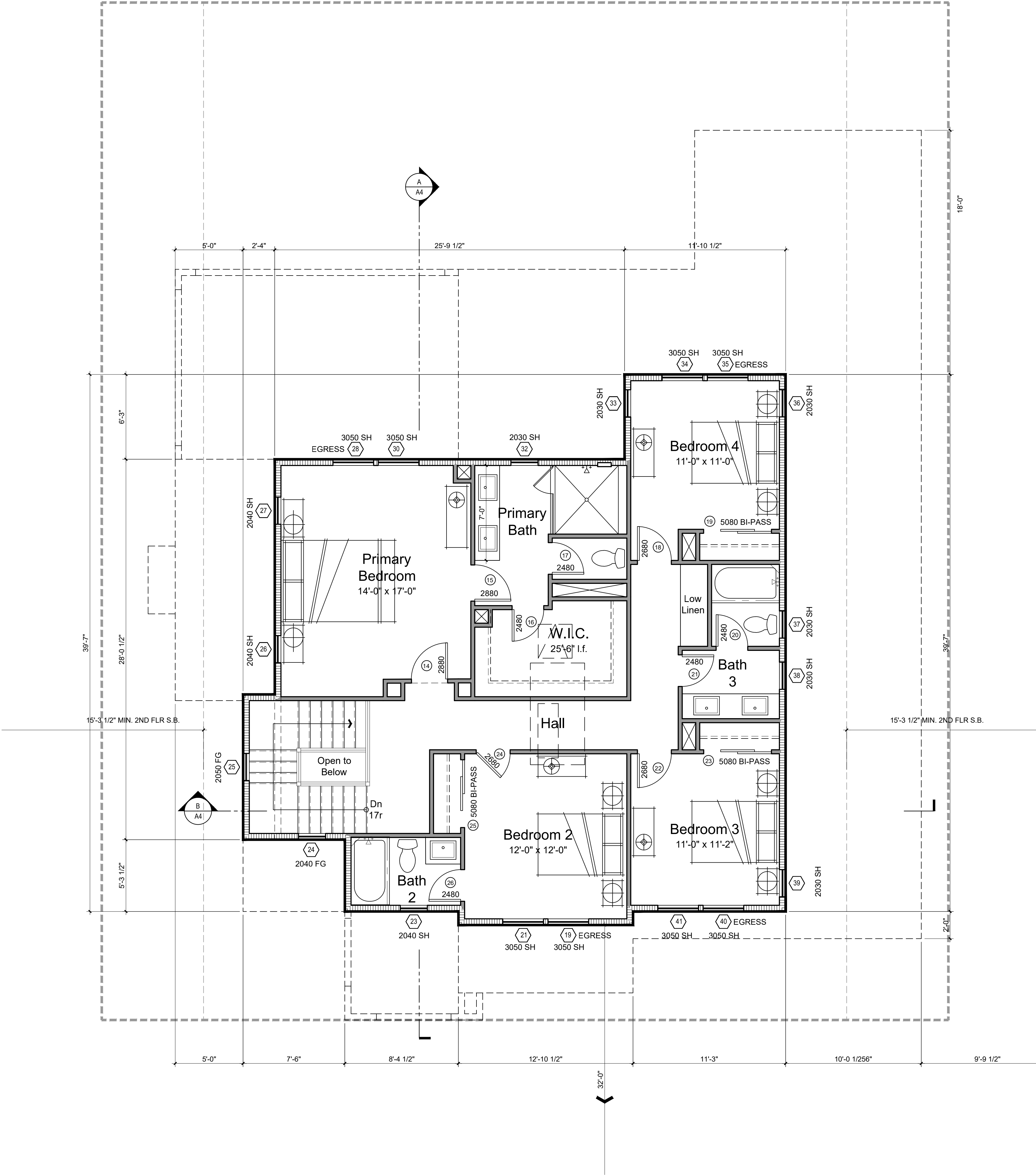
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SECOND
FLOOR PLAN

A2.1



SECOND FLOOR PLAN

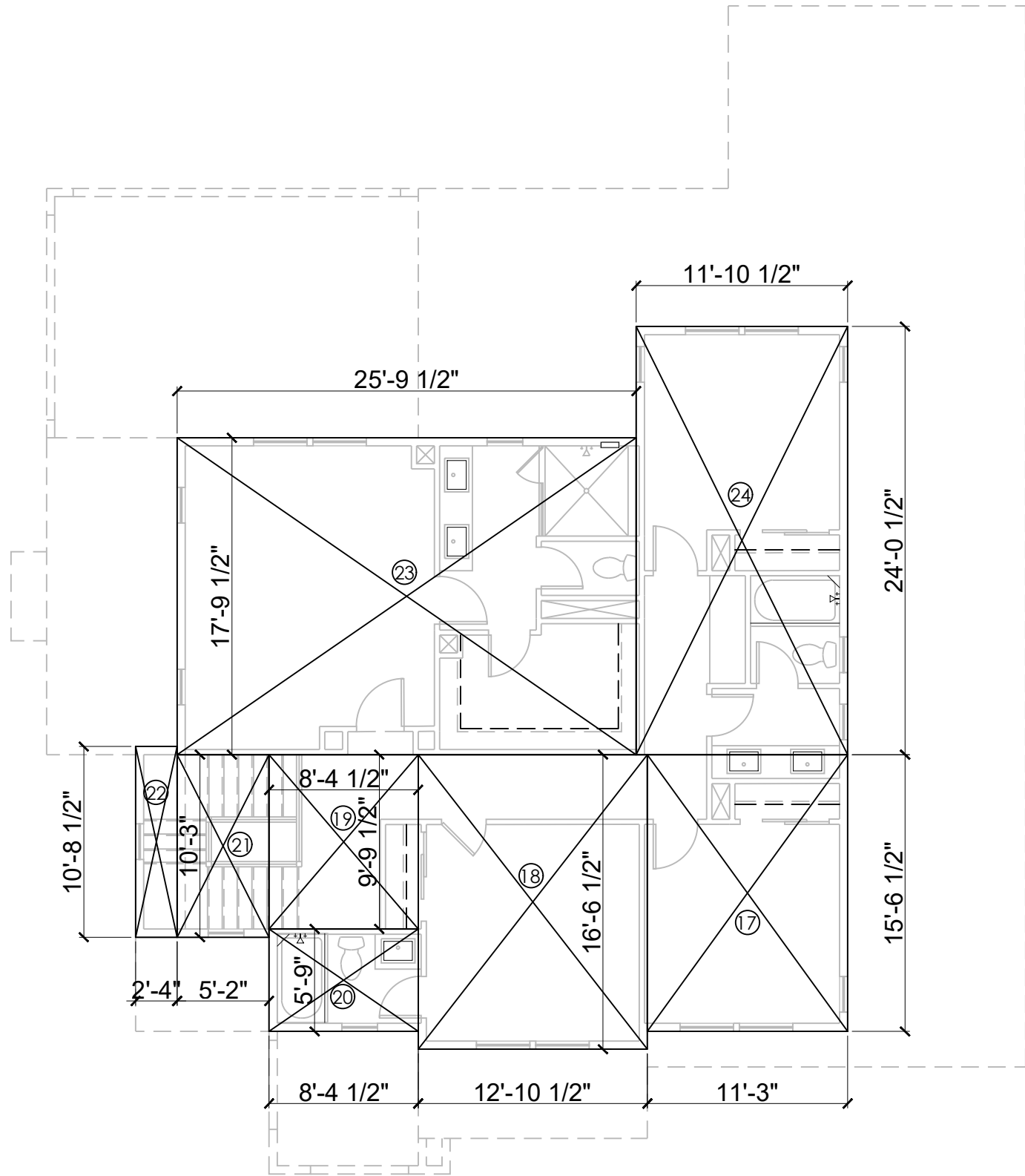
SCALE : 1/4" = 1'-0"

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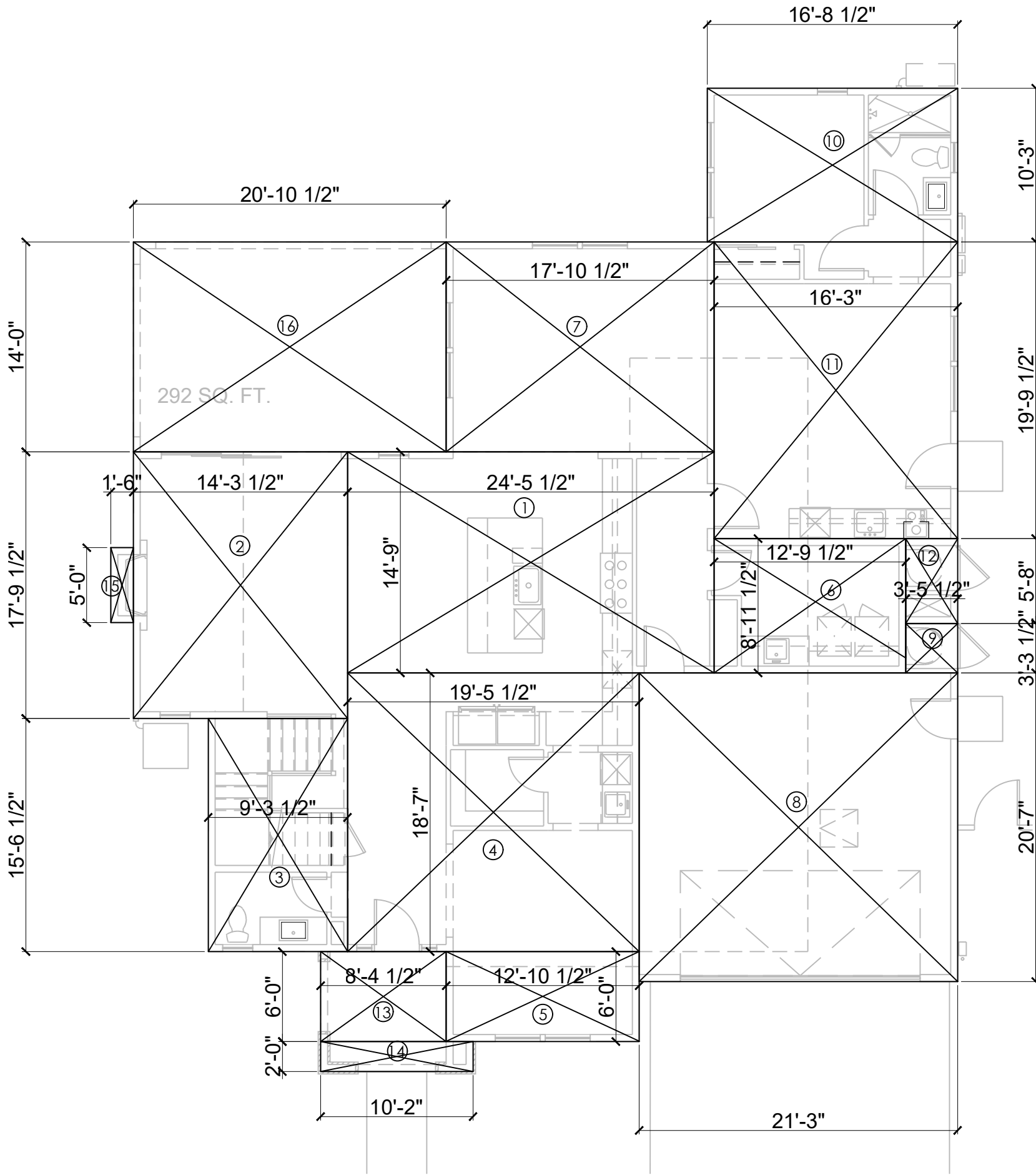


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BLOCK CALCS:			
HOUSE - 2ND FLOOR			
17. 11'-3" x 15'-6.5"	=	174.84 SQ. FT.	
18. 12'-10.5" x 16'-6.5"	=	212.96 SQ. FT.	
19. 8'-4.5" x 9'-9.5"	=	82.00 SQ. FT.	
20. 8'-4.5" x 5'-9"	=	48.16 SQ. FT.	
21. 5'-2" x 10'-3"	=	52.95 SQ. FT.	
22. 2'-4" x 10'-8.5"	=	24.98 SQ. FT.	
23. 25'-9.5" x 17'-9.5"	=	458.88 SQ. FT.	
24. 11'-10.5" x 24'-0.5"	=	285.49 SQ. FT.	
2ND FLOOR TOTAL	=	1340.26 SQ. FT.	



BLOCK CALCS:	
HOUSE - 1ST FLOOR	
1. 24'-5.5" x 14'-9"	= 360.76 SQ. FT.
2. 14'-3.5" x 17'-9.5"	= 254.27 SQ. FT.
3. 9'-3.5" x 15'-6.5"	= 144.41 SQ. FT.
4. 19'-5.5" x 18'-7"	= 361.60 SQ. FT.
5. 12'-10.5" x 6'-0"	= 77.25 SQ. FT.
6. 12'-9.5" x 8'-11.5"	= 114.59 SQ. FT.
7. 17'-10.5" x 14'-0"	= 250.25 SQ. FT.
TOTAL	= 1563.13 SQ. FT.
GARAGE	
8. 21'-3" x 20'-7"	= 437.39 SQ. FT.
9. 3'-5.5" x 3'-3.5"	= 11.38 SQ. FT.
TOTAL	= 448.77 SQ. FT.
1ST FLOOR TOTAL	= 2011.90 SQ. FT.
ADU	
10. 16'-8.5" x 10'-3"	= 171.26 SQ. FT.
11. 16'-3" x 19'-9.5"	= 321.61 SQ. FT.
12. 3'-5.5" x 5'-8"	= 19.60 SQ. FT.
TOTAL	= 512.47 SQ. FT.
PORCH & MISC.	
13. 8'-4.5" x 6'-0"	= 50.25 SQ. FT.
14. 10'-2" x 2'-0"	= 20.33 SQ. FT.
15. 1'-6" x 5'-0"	= 7.50 SQ. FT.
16. 20'-10.5 x 14'-0"	= 292.25 SQ. FT.
TOTAL	= 370.33 SQ. FT.

FAR:

MAXIMUM TOTAL FLOOR AREA:	9,750 (LOT SIZE) x 35%	= 3,412.5 SQ. FT. (INCLUDES GARAGE)
PROPOSED TOTAL FLOOR AREA:	1563.13 (1ST FLOOR) + 448.77 (GARAGE) + 1340.26 (2ND FLOOR)	= 3352.16 SQ. FT.
ADU FLOOR AREA	=	512.47 SQ. FT.

LOT COVERAGE:

MAXIMUM BLDG. COVERAGE:
30% Max. (9,750 X .30 = 2,925 SQ. FT.)
PROPOSED BLDG. COVERAGE (EXCLUDES ADU - INCLUDES 1ST FLOOR LIVING, GARAGE, PORCH):
1563.13 (1ST FL.) + 448.77 (GARAGE) + 370.33 (PORCH & MISC.) = 2382.23 SQ. FT. / 9,750 SQ. FT. = 24.43 %

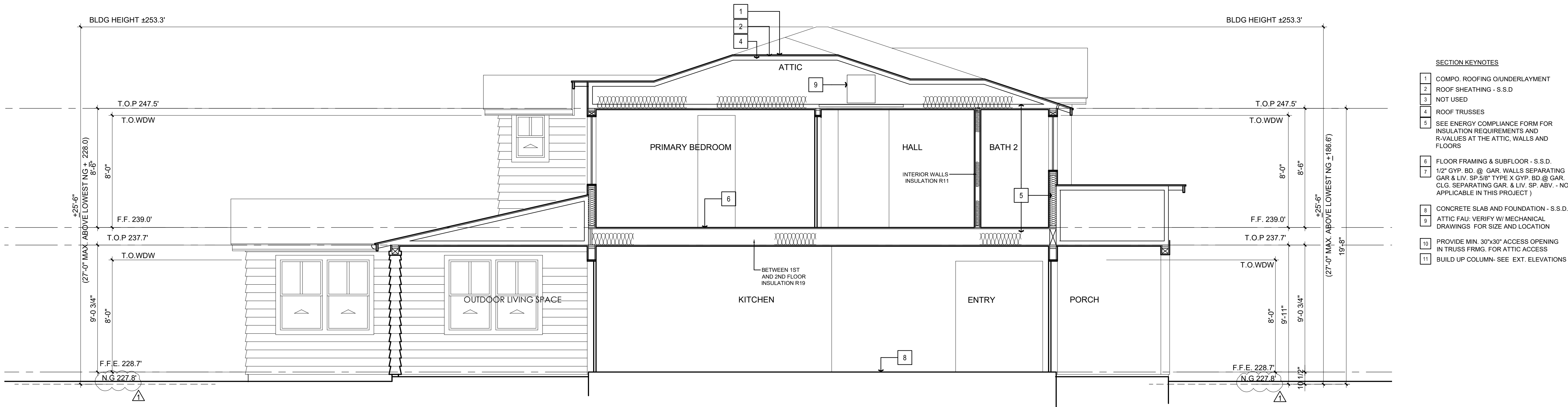
NOTE:
FAR BASED ON PLANNING REQUIREMENTS OF CALCULATIONS



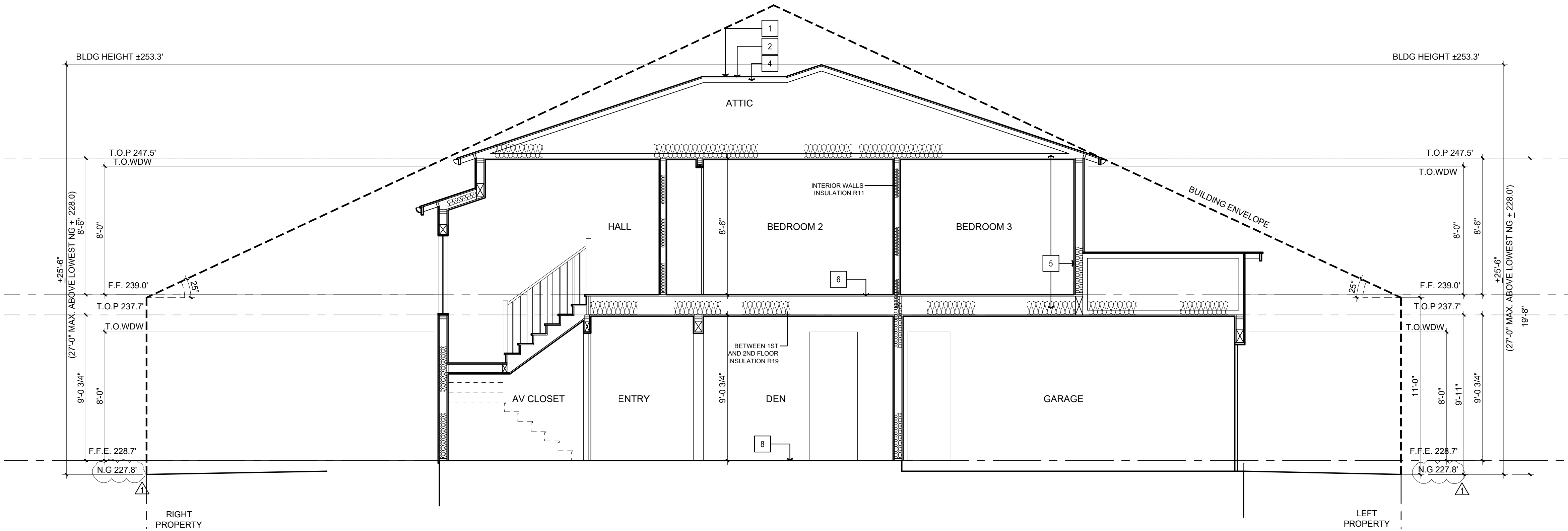
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SECTIONS



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



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



1881 ALFORD AVE

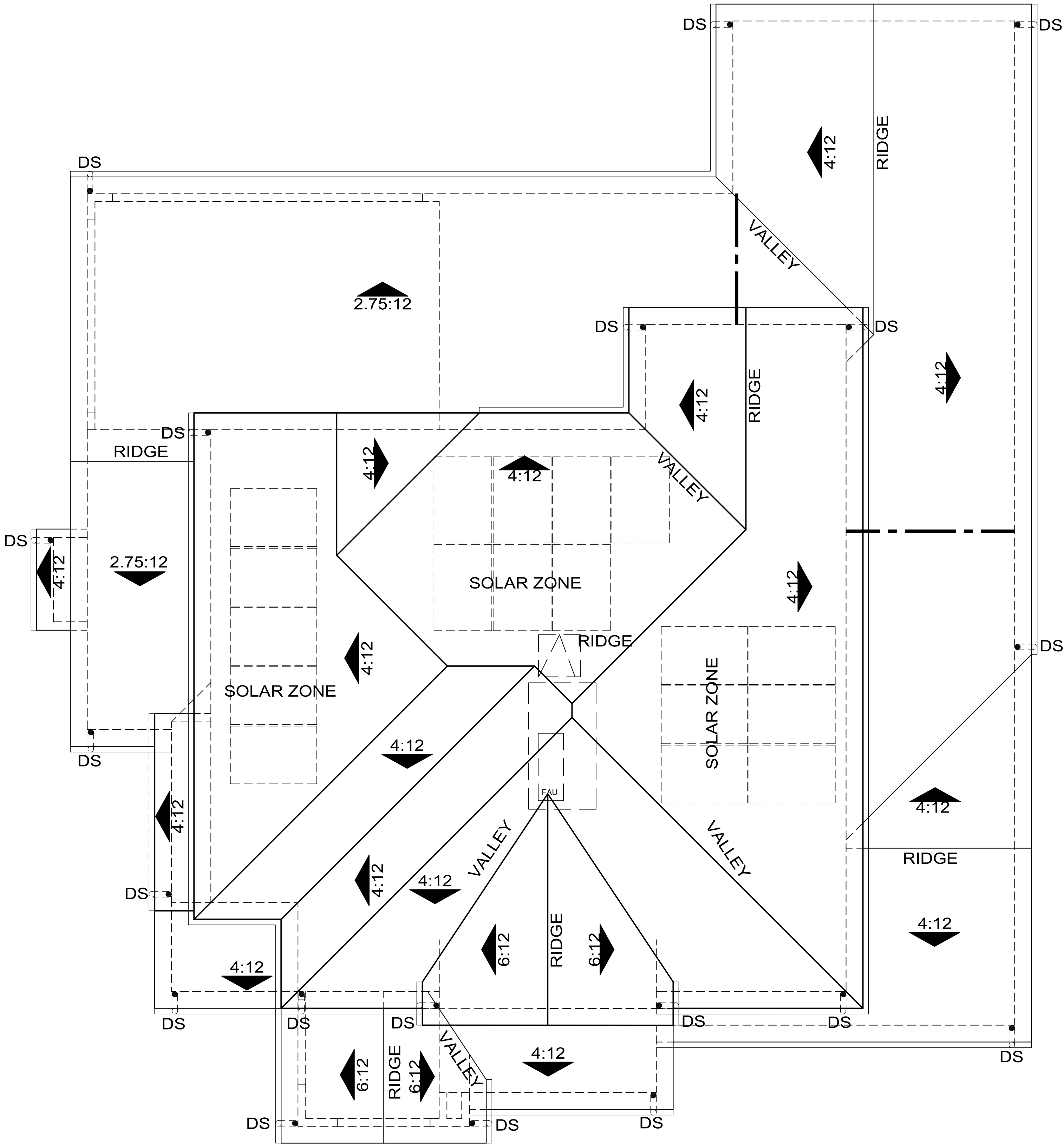
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ROOF PLAN

NOTE:
Solar panels shown are for illustrative purposes.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity and orientation may change.



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

The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 2025-0817

Project Contact: Mohamed Eleraky
Email: meleraky@ktgy.com

Principal: Jill Williams
Project Designer: Amanda House

Developer

275 SHORELINE DR.
SUITE 400

REDWOOD CITY
CA. 94065

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



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EXTERIOR ELEVATIONS



EXT. ELEVATIONS

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

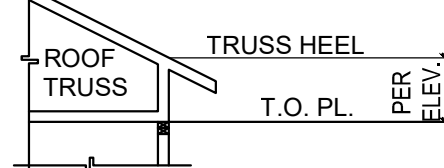
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- [1] ROOF MATERIAL: COMPOSITION FIBERGLASS ASPHALT SHINGLE O/ UNDERLAYMENT O/ ROOF SHTG. - GAF TIMBERLINE HDZ REFLECTOR SERIES. SEE BUILDERS SPEC. ROOFING MATERIAL MUST BE CLASS A BURN RATING, PER CUPERTINO MUNICIPAL CODE SEC. 16.06.100
- [2] EXT. WALL: "HARDIEPLANK" LAP SIDING, SMOOTH FINISH - 7" EXPOSURE (8.25 WIDE) STANDARD, AT GABLE: 5" EXPOSURE (6.25 WIDE) AT CORNERS: WOODGRAIN ALUMINUM PRIMED CORNER MOULDING - 7 1/2" X 1 3/4"
- [3] WINDOW: FIBEREX ANDERSEN
- [4] ENTRY DOOR: MASONITE ® OR EQUIVALENT, FIBERGLASS, GLASS LITES AND SIDELITES TO BE FROSTED- SEE BUILDERLS SPEC.
- [4A] SIDE DOOR: FIBERGLASS EXT. SC. FLUSH
- [4B] REAR DOOR: ANDERSEN ALUMINUM MULTI SLIDE
- [4C] GARAGE DOOR: 25-GAUGE INSULATED STEEL GARAGE DOOR
- [5] DOOR TRIM, HEAD & JAMB: EPS FOAM TRIM 2"x4" TYP. U.O.N. SEE DET.
- [5A] WINDOW TRIM, SILL: 2"x4 TRIM SURROUND WITH 2X ON EDGE AT HEAD AND SILL TYP. SEE EXT. ELEVATIONS AND DET.
- [5B] DOOR FIBER CEMENT HARDIE TRIM, PER DETAILS
- [6] FASCIA: 2X6 PREPRIMED WOOD
- [7] GUTTER AND DOWNSPOUT: PREFINISHED 5" FASCIA GUTTER WITH 3" DIA (1 3/4" X 2 3/4") PREFINISHED DOWNSPOUT. DISCHARGE PER CIVIL DRAWINGS.

- [8] LIGHT FIXTURE: COMPLIANT, SEE ELECTRICAL PLAN & BUILDER'S SPEC
- [9] LIGHT FIXTURE - GARAGE: AT FRONT ELEVATION 24HR. PROGRAMMABLE SWITCH., AND STANDARD ADDRESS NUMBER BELOW PER PRODUCT STANDARDS, SEE ELECTRICAL PLAN
- [10] ADDRESS NUMBERS: ADDRESS NUMBERS EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (CRC 319.1)
- [10A] ADDRESS NUMBERS: ADU ADDRESS SIGN WHERE REQUIRED
- [11] FLASHING: GSM FLASHING AT ROOF TO WALL.
- [12] METER: ELECTRIC METER - SEE EXCERPT FROM PG&E GREENBOOK GUIDELINES FOUND ON SHT. D10
- [12A] ALTERNATIVE UTILITY LOCATION, SUBJECT TO SITE CONDITIONS
- [13] FENCE; SEE LANDSC. DWG.
- [14] CONC: CONC. PORCH FLOOR
- [15] CONC: CONC. STOOP
- [16] VERTICAL CONTROL JOINT: GSM M (1/2") SCREED - SEE DET.
- [17] CEMENTITIOUS PANEL COLUMN

- [18] ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME
- [19] ELECTRIC WEATHER HEAD LOCATION
- 20 GUST GAS METER

- ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR.
- REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
- PROVIDE (2) LAYERS OF MIN. GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
- ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER "HEAT RESISTANT"SELF ADHERING, SELF SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
- ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BD PRIOR TO SOFFIT INSTALLATION.
- DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
- TRUSS HEELS HEIGHTS SHOWN ON EXTERIOR ELEVATIONS ARE THE DISTANCE ABOVE THE STANDARD CONDITION.



KEYNOTES

ELEVATION NOTES



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EXT. ELEVATIONS

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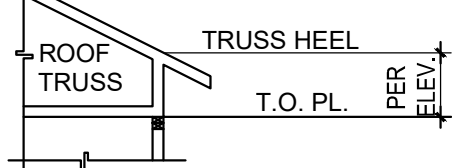
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- 10. ADDRESS NUMBERS: ADDRESS NUMBERS EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (CRC 319.1)
- 10A. ADDRESS NUMBERS: ADU ADDRESS SIGN WHERE REQUIRED
- 11. FLASHING: GSM FLASHING AT ROOF TO WALL.
- 12. METER: ELECTRIC METER - SEE EXCERPT FROM PG&E GREENBOOK GUIDELINES FOUND ON SHT. D10
- 12A. ALTERNATIVE UTILITY LOCATION, SUBJECT TO SITE CONDITIONS
- 13. FENCE: SEE LANDSC. DWG.
- 14. CONC: CONC. PORCH FLOOR
- 15. CONC: CONC. STOOP
- 16. VERTICAL CONTROL JOINT: GSM M (1/2") SCREED - SEE DET.
- 17. CEMENTITIOUS PANEL COLUMN

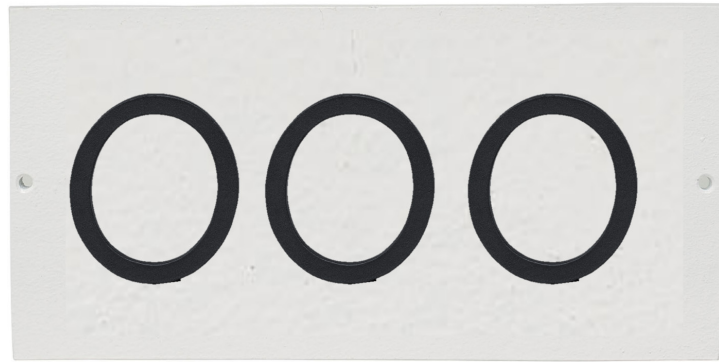
- 18. ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME
- 19. ELECTRIC WEATHER HEAD LOCATION
- 20. GUST GAS METER

- ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR.
- REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
- PROVIDE (2) LAYERS OF MIN. GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
- ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER "HEAT RESISTANT"SELF ADHERING, SELF SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
- ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BD PRIOR TO SOFFIT INSTALLATION.
- DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
- TRUSS HEELS HEIGHTS SHOWN ON EXTERIOR ELEVATIONS ARE THE DISTANCE ABOVE THE STANDARD CONDITION.



KEYNOTES

ELEVATION NOTES



6" HOUSE NUMBERS

REPRESENTS MATERIALS ONLY, NUMBERS TO REFLECT PROPERTY ADDRESS



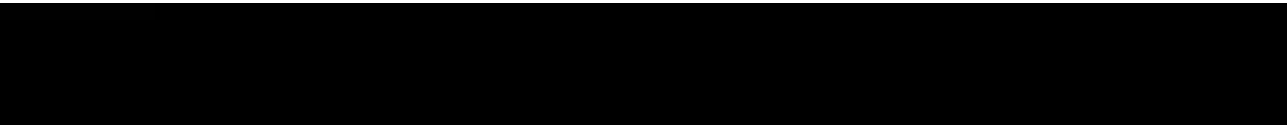
EXTERIOR LIGHT FIXTURE
DARK SKY COMPLIANT



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



GARAGE DOOR
OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS
COLOR: BLACK



WINDOW FRAMES: WHITE



EXTERIOR RENDERINGS

TRADITIONAL - COLOR SCHEME 1

GOSSAMER VEIL

- SW 9165
• SIDING

PURE WHITE

- SW 7005
• DOOR AND WINDOW TRIMS
• WINDOW PANELING
• FASCIA, EAVES, AND GUTTERS
• GARAGE SIDE DOOR

IRON ORE

- SW 7069
• FRONT DOOR AND SIDELITES
• ADU DOOR

ELDORADO STONE

- TUNDRA BRICK - CHALK DUST
• GROUT: OBP GLACIER WHITE

GAF ROOF SHINGLES - RS
CHARCOAL

FENCE STAIN
SEMI-SOLID
SPANISH MOSS

NOTES:
1. RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR ITS SURROUNDINGS.
2. ACTUAL COLORS, MATERIALS, AND FINISHES ARE SUBJECT TO VARIATION AND MAY DIFFER FROM THOSE SHOWN.
3. DOWNSPOUT COLOR TO FOLLOW TJH PRODUCT STANDARDS.



*The Fir Plan
Traditional*
1881 Alford Avenue
Los Altos, California 94024

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

Date 01/06/2025

Designer Calvin Ma

Architect KTGy

COLOR BOARD
I-1.01

GENERAL NOTES

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

IRRIGATION NOTES

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

PLANTING NOTES

1. DRAWING CONFORMANCE
All work shall conform to drawings and planting details. No deviations shall be accepted unless approved by the Owner's Representative.
2. SITE PREPARATION
Remove all vegetation and deleterious materials not shown on plan for retention. Test on-site soils for horticultural suitability and amendments. Preserve all horticulturally suitable topsoil by stockpiling on site. Topsoil shall be replaced in planting areas to achieve final finish grades. Rip and till areas to receive topsoil on the same day topsoil is relocated.
3. DRAINAGE
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building..
4. WORK IN RIGHT OF WAY
Any work conducted within the right of way or to be maintained by local jurisdictional agencies shall be installed per the latest edition of the agency construction standards, and all other agency requirements.
5. UTILITY CLEARANCE
For all trees, a 5' minimum clearance shall be maintained from all water, electric and sanitary sewer utility lines. A 10' minimum clearance shall be maintained from all overhead utilities. All planting except low-growing groundcover shall be 3' clear of all fire appurtenances per NFPA 18.5.7
6. SOIL TESTING
Contractor shall submit soil samples to a certified soil testing laboratory for the determination of soil suitability and amendments. Contractor shall amend soils per the recommendations provided in the soil analysis report at the rates prescribed by the soil testing laboratory. All tree planting pits shall be backfilled with amended planting soil per the soil analysis report. Contractor shall submit a copy of the soil analysis report to the Landscape Architect for review of compliance with Water Efficient Landscape Ordinance.
7. PLANT STANDARDS
All plant material shall comply with ANSI Z60.1 "Standard For Nursery Stock," notes, and details on the drawings.
8. SUBSTITUTIONS
Planting substitutions, if necessary, shall be submitted to the Landscape Architect for approval. Any substitutions made without the approval of the Landscape Architect shall be rejected. Substitutions shall be made at no additional cost to the owner.
9. TREE PLANTING
All planting pits shall be bermed to allow for appropriate drainage. In soils with slow percolation rates, planting pits shall be augured 12" dia. X 8' depth and filled with drain rock to prevent ponding. All planting pits shall drain completely within a time frame of 2 hours.
10. ROOT BARRIERS
Root control barriers shall be utilized at any sidewalks, curbs, or hardscapes that are within 5 feet of trees. Root barrier panels shall be 18" deep and span 10' feet to each side of the centerline of the tree.
11. LAWN INSTALLATION
- Rototill or spade the area to a depth of 4 to 6 inches. Rake and smooth the soil, removing rocks, roots, and large clods
- Ensure proper soil compaction of no more than 85% relative density.
- Roll the area lightly with a lawn roller 1/3 full of water, maintaining the finish grade of soil 1 inch below adjacent paving.
- Water the prepared area to settle the soil and provide a moist base for turf. Moisten the soil to a depth of 6 inches minimum.
- Install turf immediately upon delivery. In hot weather, protect unlaidd turf by placing stacks in shade, covering with moist burlap sacking, and/or sprinkling.
- Begin installing turf along the longest straight line, such as a driveway or sidewalk. Butt and push edges and ends against each other tightly, without stretching. Avoid gaps or overlaps. Stagger the joints in each row in a brick-like fashion at a minimum overlap of 2'. Avoid leaving small strips at outer edges as they will not retain moisture. On slopes, place the turf pieces across the slope.
- Begin watering turf within 30 minutes of installation. To avoid causing indentations or air pockets, avoid repeated walking or kneeling on the turf while it is being installed or just after watering.
- After installation, roll the entire area to improve turf/soil contact and remove air pockets.
12. MULCHING
A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. Contractor shall submit a sample of proposed mulch material to Landscape Architect for review. All areas to receive mulch shall be treated with an organic pre-emergent herbicide to control weed growth.
13. CERTIFICATE OF COMPLETION
A Certificate of Completion shall be certified by the Landscape Contractor upon completion and final review of landscape installation and provided to the Owner's Representative for submittal to the local governing jurisdiction.
14. ESTABLISHMENT PERIOD
The establishment period shall be a minimum of 60 calendar days commencing upon written verification of substantial completion by the Owner's Representative. Contractor shall observe and maintain planting material to ensure planting material is acclimatized and displays healthy and vigorous growth. Any planting in need of replacement shall trigger an additional establishment period of 60 calendar days commencing on the date of replacement.

SITE CALCULATIONS (PERVIOUS/IMPERVIOUS)

	SF	% OF SETBACK AREA	% OF LOT AREA
1881 ALFORD			
TOTAL SITE AREA	9750		100%
FRONT SETBACK AREA	1950	100%	20%
PERVIOUS AREA	1228	63%	
IMPERVIOUS AREA	722	37%	
TOTAL SITE PERVIOUS AREA	5078		52%
LANDSCAPE AREAS	3841		39%
LAWN AREA	1237		13%
TOTAL SITE IMPERVIOUS AREA	4672		48%
BUILDING FOOTPRINTS	2535		26%
EXTERIOR SURFACES (CONC., D.G., PORCHES)	2137		22%

WATER USE CALCULATIONS

EToL:		49.7							
Zone	Plant Type	Plant Factor (PF)	Irrigation Method	Irr. Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	(ETWU)	
Regular Landscape Areas									
A1	Shrubs	0.2	Drip	0.81	0.247	907	224	6,899	
A2	Shrubs	0.2	Drip	0.81	0.247	334	83	2,544	
A2	Shrubs	0.2	Drip	0.81	0.247	124	31	946	
A3	Shrubs	0.2	Drip	0.81	0.247	1,518	375	11,551	
A4	Shrubs	0.2	Drip	0.81	0.247	387	95	2,941	
A5	Turf Grass	0.9	Overhead Spray	0.75	1.2	1,237	1,484	45,734	
						Totals:	4,507	2,282	70,615
Special Landscape Areas									
						Totals:	0	0	0
								ETWU Total:	70,615 gal/yr
								MAWA:	97,216 gal/yr
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area:		2,282							
Total Area:		4,507							
Average ETAF*:		0.51							
All Landscape Areas									
Total ETAF x Area:		2,282							
Total Area:		4,507							
Sitewide ETAF:		0.51							

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



SKETCH & FIELD

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

Project Title:

LANDSCAPE IMPROVEMENTS

1881 ALFORD AVENUE
LOS ALTOS, CA 94024

Stamp:

Date	No.	Revision Notes
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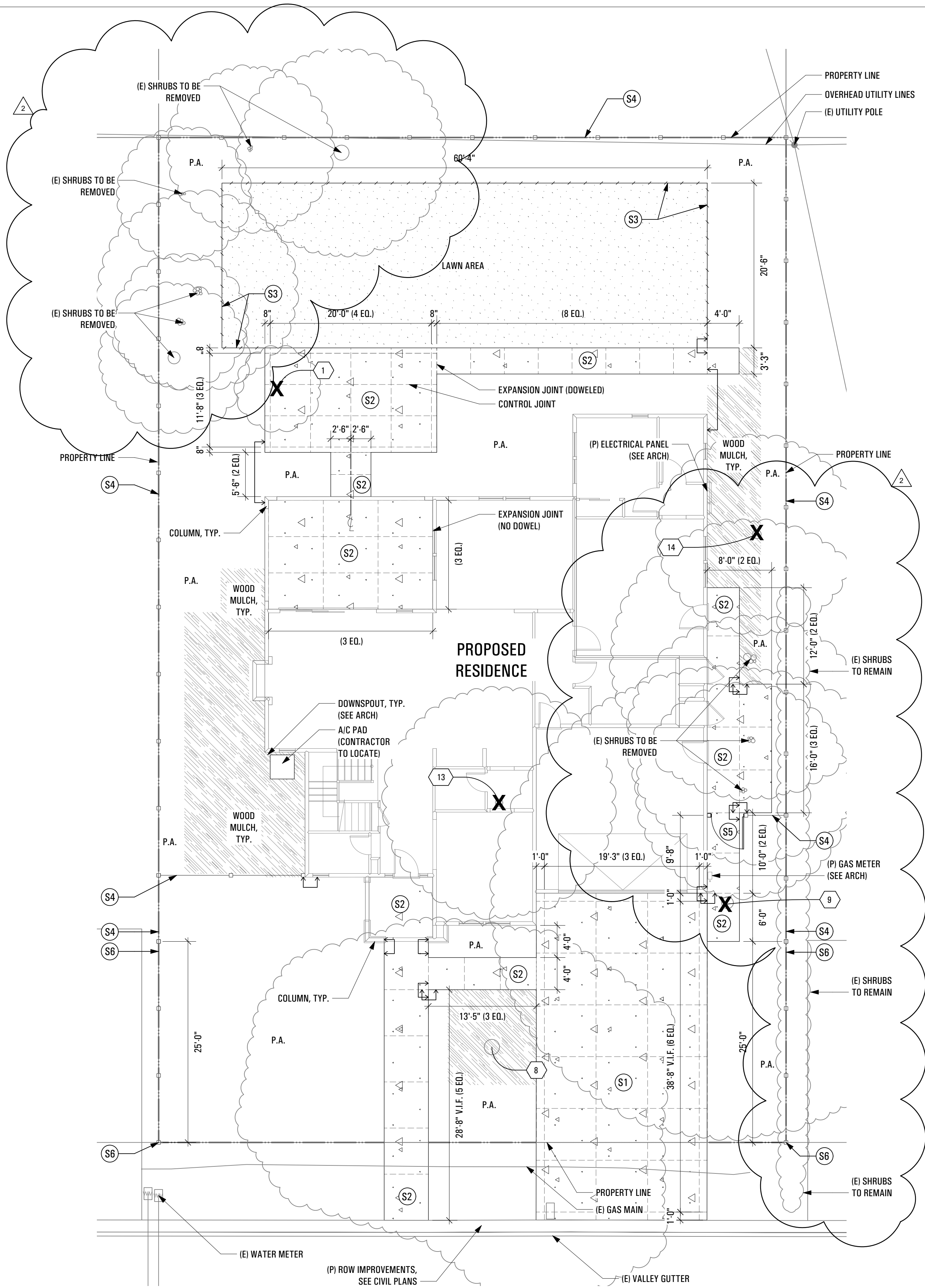
Issue Note	Project ID
DESIGN REVIEW	2509-05
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
10/8/2025	1881 Alford Ave DR_vvwx

Sheet Title:

NOTES AND CALCULATIONS

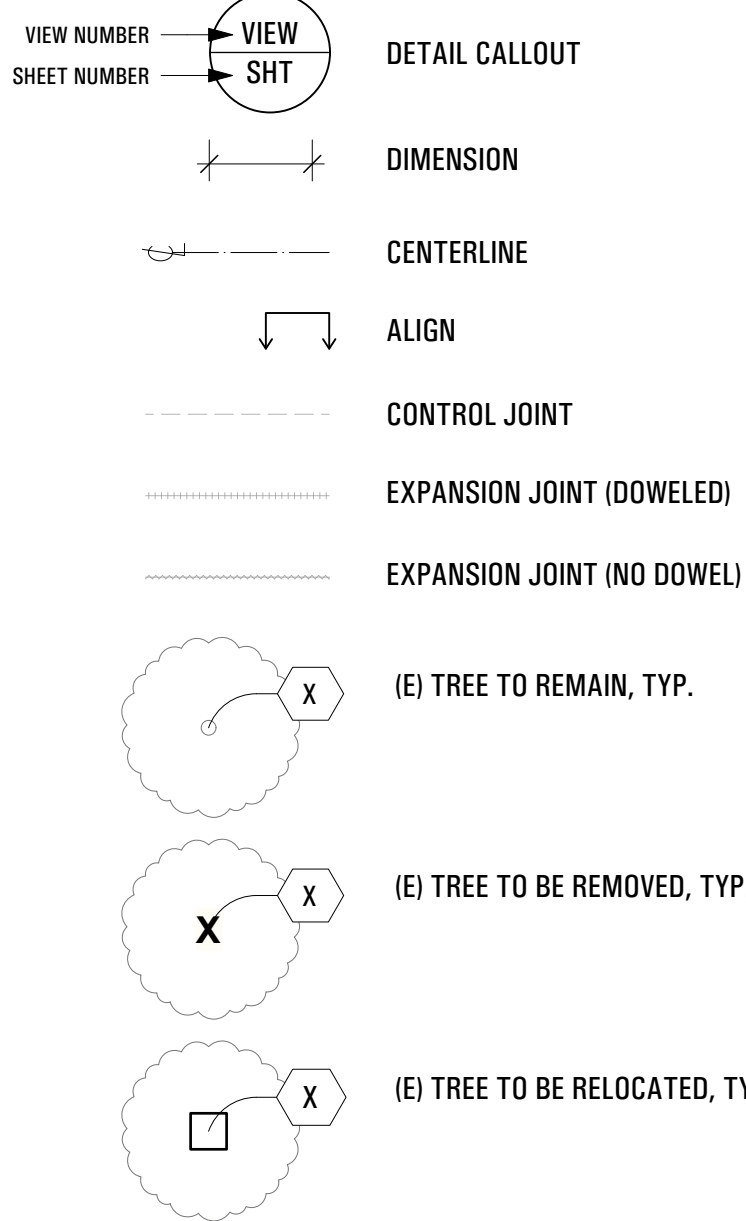
Sheet No.:

L1.0



ALFORD AVENUE

LAYOUT LEGEND



ABBREVIATIONS

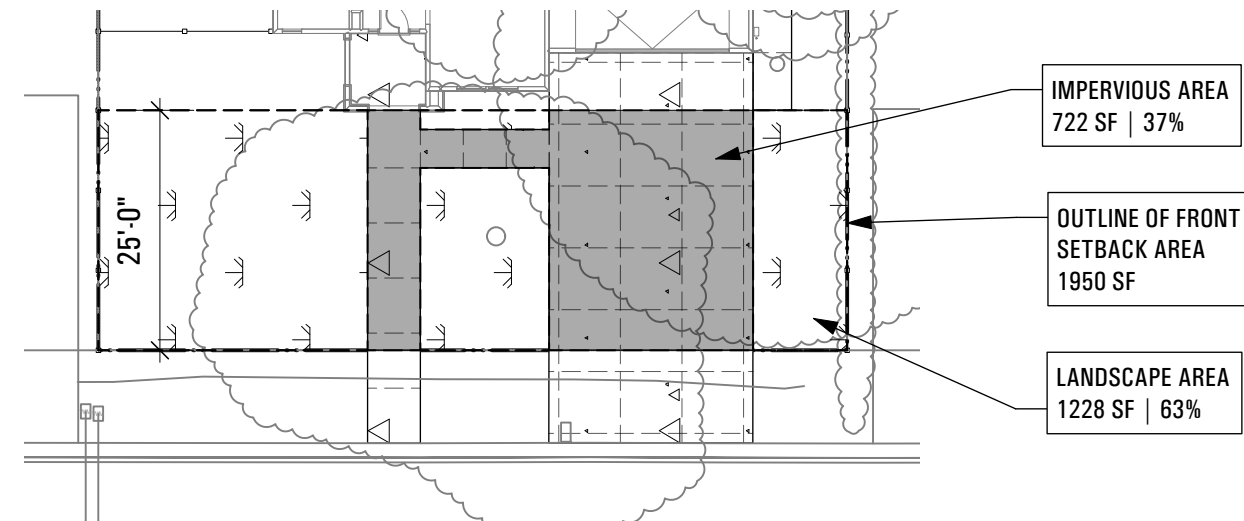
ABV.	ABOVE	F.T.	FLUSH TREAD	PVMT.	PAVEMENT
A.C.	ASPHALT CONCRETE	HORIZ.	HORIZONTAL	R.	RADIUS
ADJ.	ADJACENT	HT.	HEIGHT	REQ'D.	REQUIRED
AVG.	AVERAGE	JT.	JOINT(S)	R.O.W.	RIGHT OF WAY
C.L.	CENTER LINE	MAX.	MAXIMUM	RS.	RISER
C.P.	CENTER POINT	MECH.	MECHANICAL	SIM.	SIMILAR
CLR.	CLEAR	MFG.	MANUFACTURER	SP.	SPACES
CONC.	CONCRETE	MIN.	MINIMUM	T.B.D.	TO BE DETERMINED
(E)	EXISTING	(N)	NEW	TR.	TREAD
E.W.	EACH WAY	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
EQ.	EQUAL SPACES	O.C.	ON CENTER	U.	UNIT(S)
EQPT.	EQUIPMENT	(P)	PROPOSED	VERT.	VERTICAL
F.G.	FINISH GRADE	P.A.	PLANTING AREA	V.I.F.	VERIFY IN FIELD
F.S.	FINISH SURFACE	P.O.B.	POINT OF BEGINNING		

MATERIALS LEGEND

- (S1) VEHICULAR CONCRETE PAVEMENT
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- (S2) CONCRETE PAVEMENT
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- (S3) METAL HEADER
3/16" THK. X 4" MIN. STEEL HEADER, BLACK ENAMEL FINISH
16" LONG STEEL STAKES
- (S4) 6'-0" HIGH WOOD FENCE WITH 1' HIGH HATCHED LATTICE
- (S5) GATE
- (S6) 3'-6" HIGH WOOD FENCE

TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	100	N	N	Lime	Citrus sp.	5	Remove	
8	192	Y	N	Chinese elm	Ulmus parvifolia	22.8	Retain and Protect	
9	193	Y	N	Sweetgum	Liquidambar sp.	17.6	Remove	
13	197	N	N	Loquat	Eriobotrya sp.	11	Remove	
14	198	Y	N	Black pine	Pinus banksiana	13	Remove	



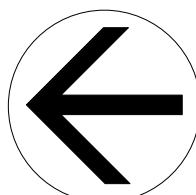
1 FRONT SETBACK LANDSCAPE EXHIBIT
Scale: 1" = 20'-0"

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

Jorge Daniel Abich, PLA (CA #5899)

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS

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



SKETCH & FIELD

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

Project Title:

LANDSCAPE IMPROVEMENTS

1881 ALFORD AVENUE
LOS ALTOS, CA 94024

Stamp:

Date No. Revision Notes
2/9/2026 2 PLAN CHECK #2

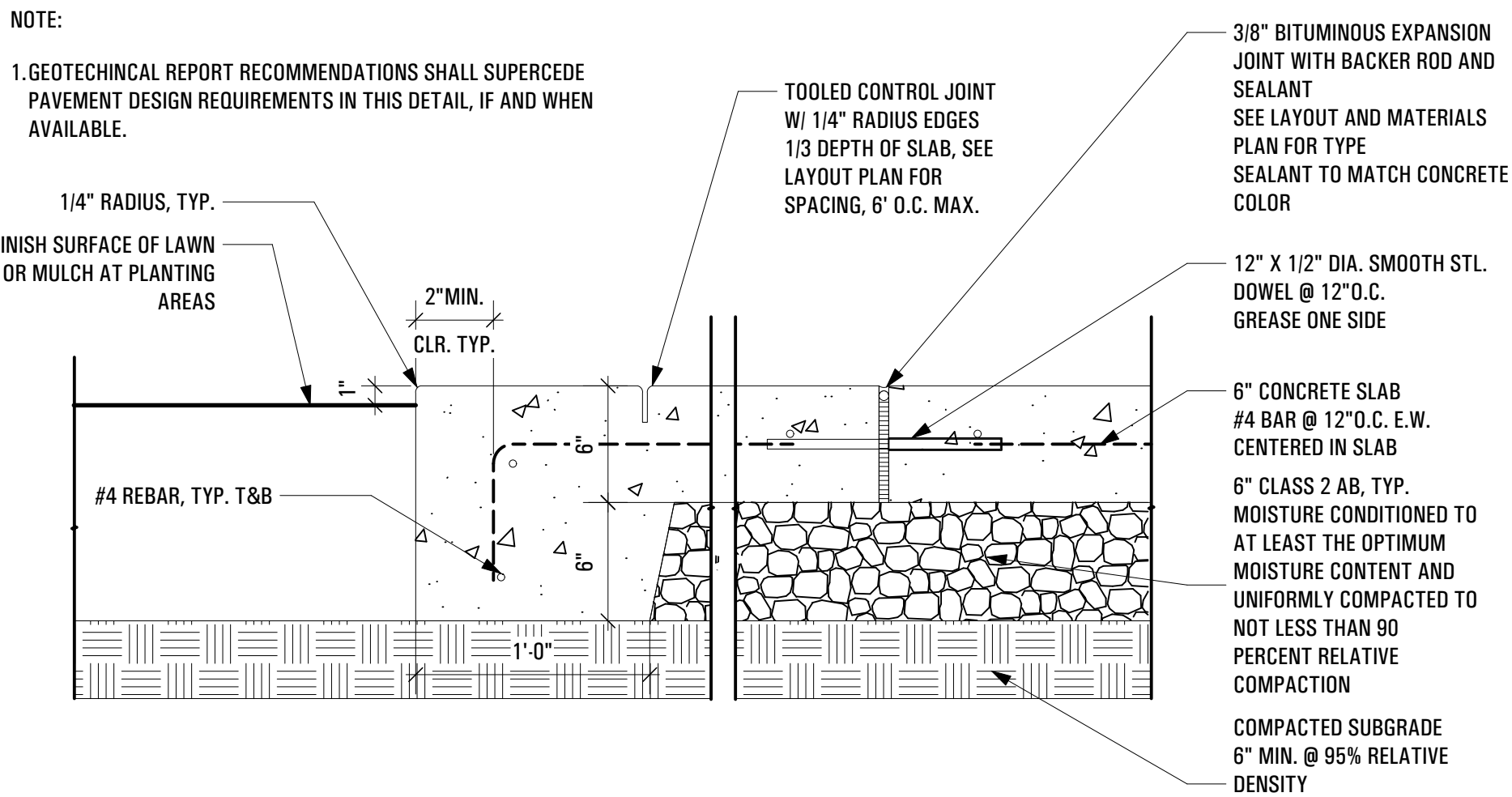
Issue Note	Project ID
DESIGN REVIEW	2509-05
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
10/8/2025	1881 Alford Ave DR.vwx

Sheet Title

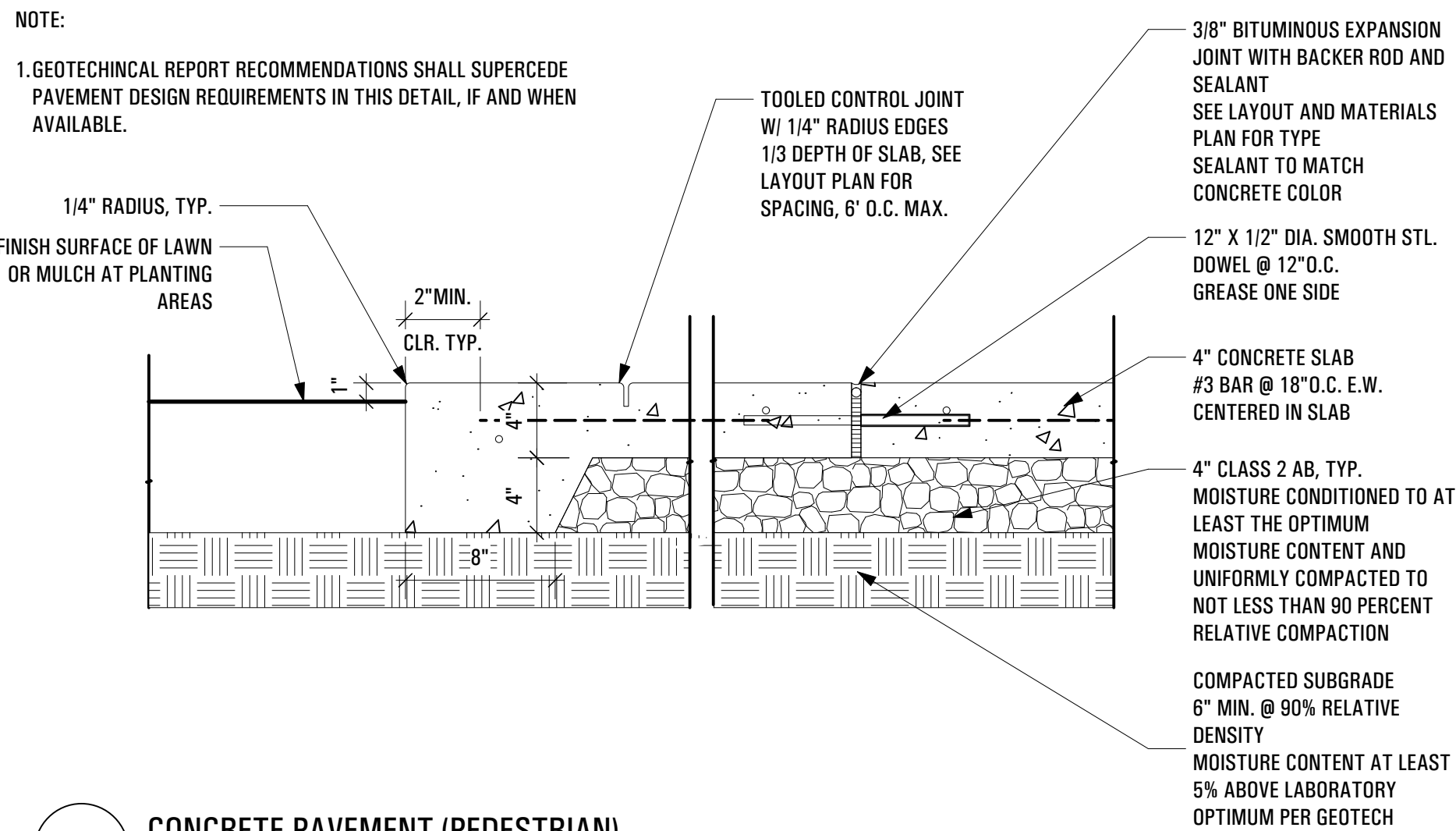
LAYOUT AND MATERIALS PLAN

Sheet No.

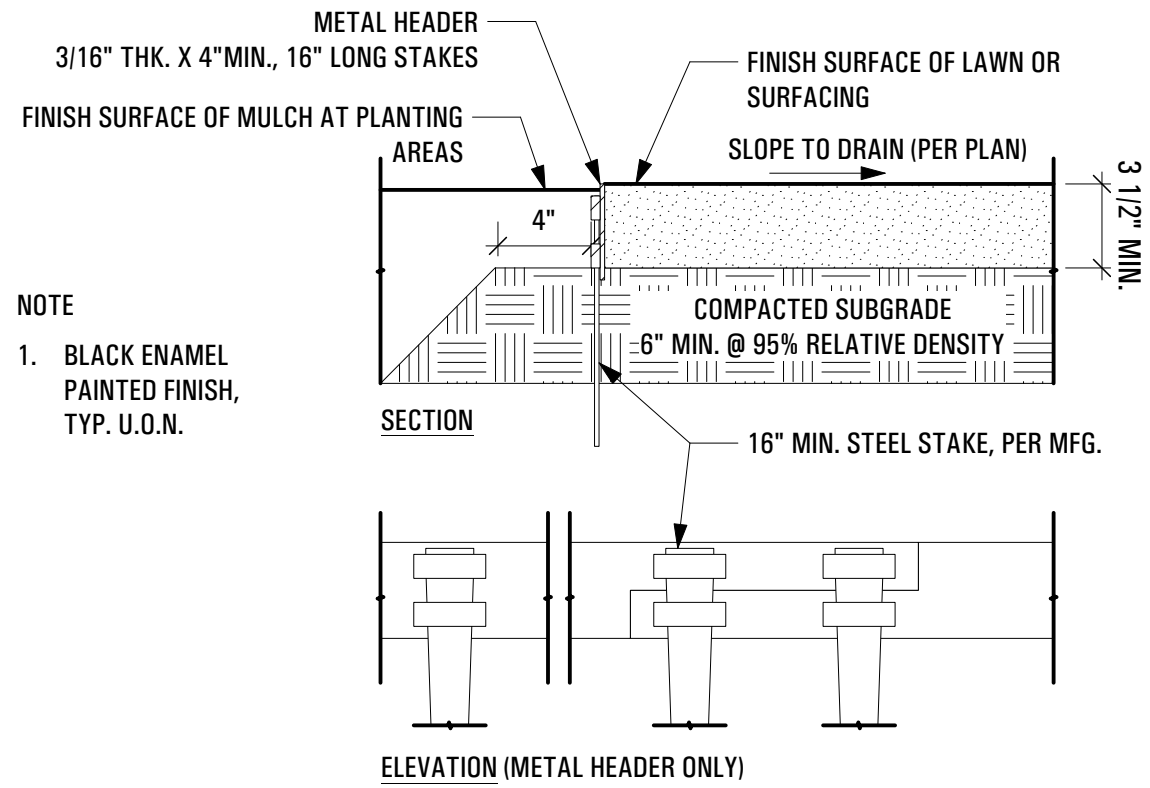
L1.1



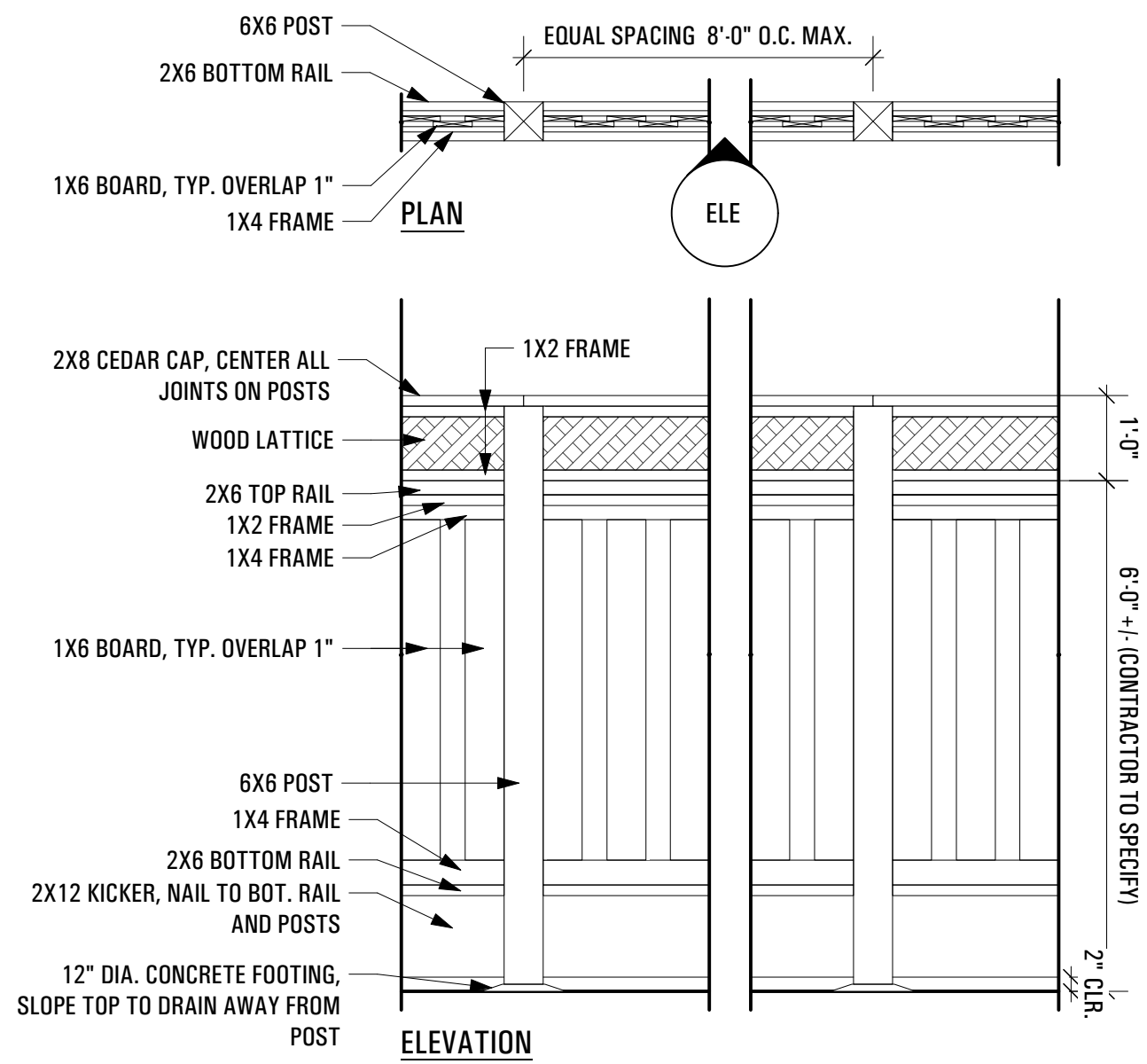
1 CONCRETE PAVEMENT (VEHICULAR)
Scale: 1 1/2" = 1'-0"



2 CONCRETE PAVEMENT (PEDESTRIAN)
Scale: 1 1/2" = 1'-0"

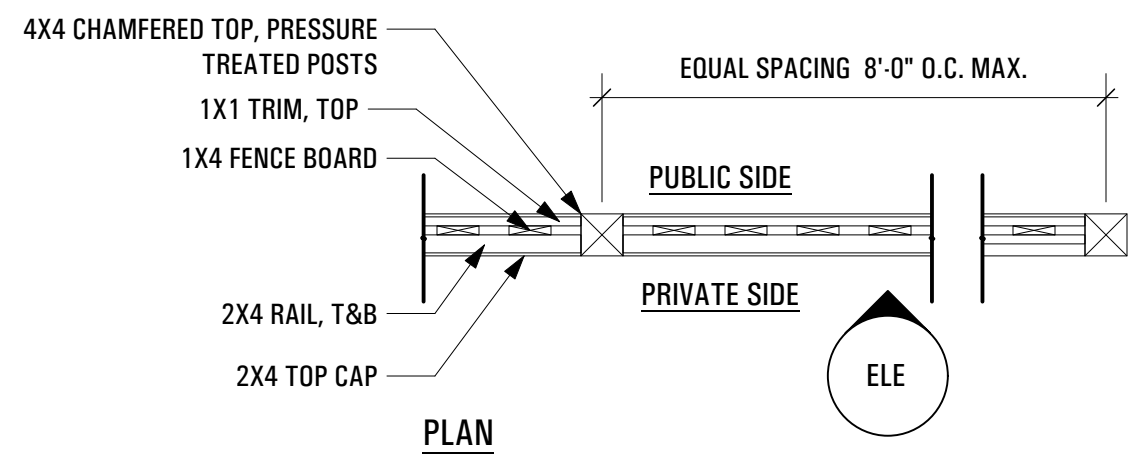


3 METAL HEADER
Scale: 1 1/2" = 1'-0"



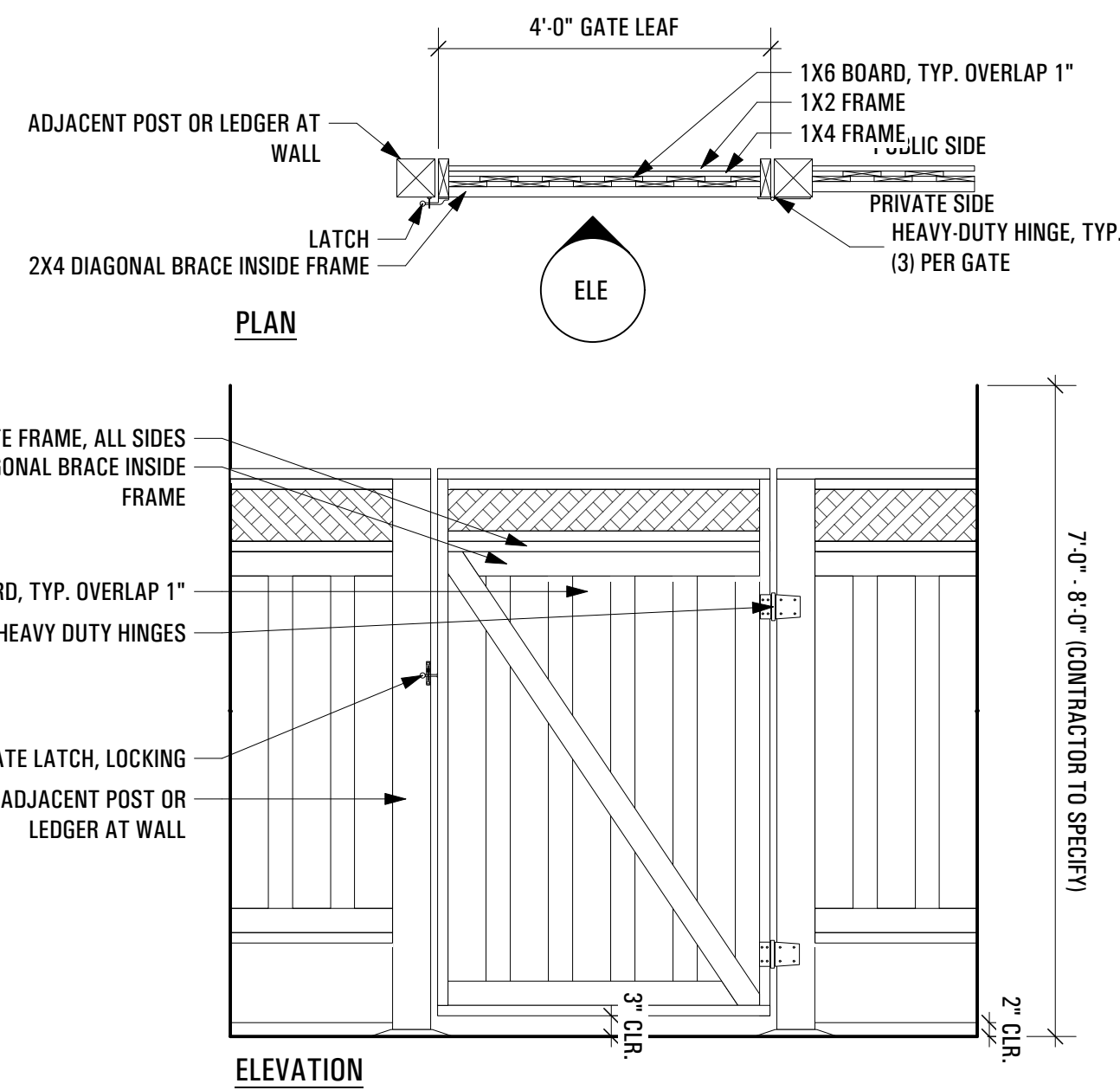
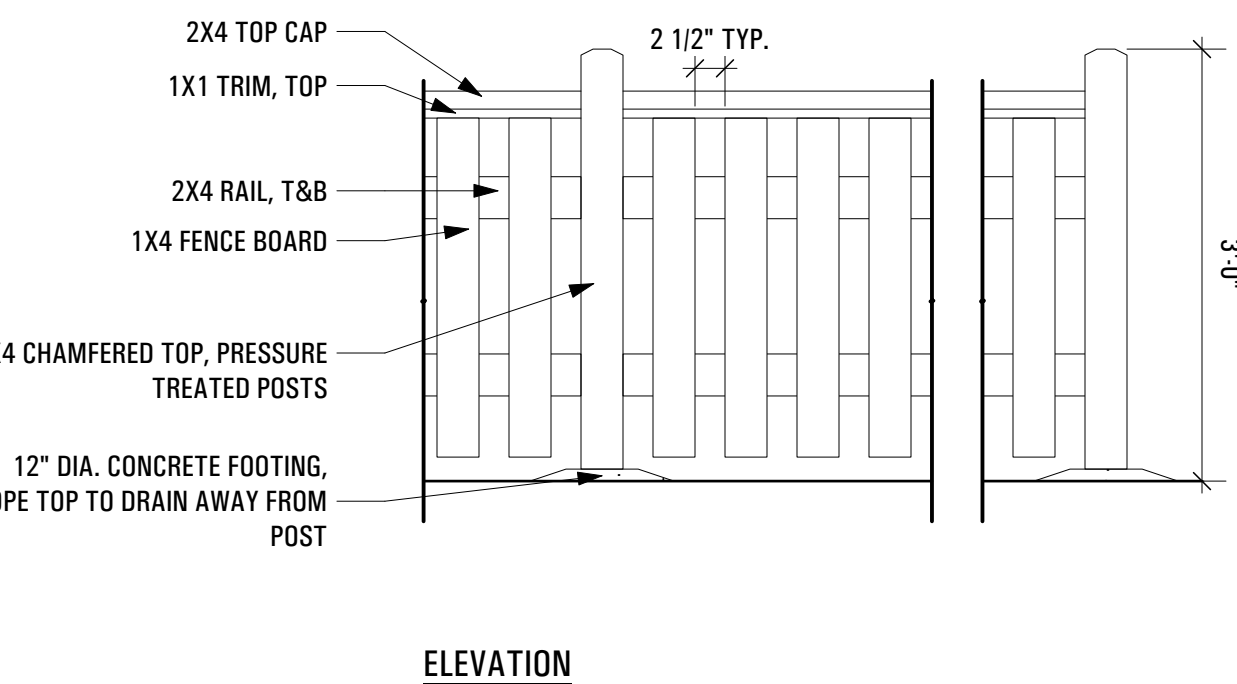
- NOTES:
1. ALL FASTENERS SHALL BE GALVANIZED
 2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
 3. SECURE LEDGER TO BUILDING FRAMING WITH 1/4" X 4" LAG SCREWS AND WASHERS, COUNTERSUNK. APPLY SILICONE CAULKING PRIOR TO INSERTING LAG SCREW.
 4. STAIN RESIDENCE AND FRONTAGE FACING SIDES WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)
 5. STEP FENCE AT POSTS, FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE
- 2X8 CEDAR CAP, CENTER ALL JOINTS ON POSTS
- WOOD LATTICE
- 1X2 FRAME
- 2X6 TOP RAIL
- 1X4 FRAME
- 6X6 POST
- PUBLIC SIDE
- PRIVATE SIDE
- 1X6 BOARD, TYP. OVERLAP 1"
- 1X4 FRAME
- 12" DIA. CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POST
- FINISH GRADE
- 3'-0" MIN.
- 4'-9"
- SECTION

4 BOARD ON BOARD FENCE WITH LATTICE
Scale: 1/2" = 1'-0"



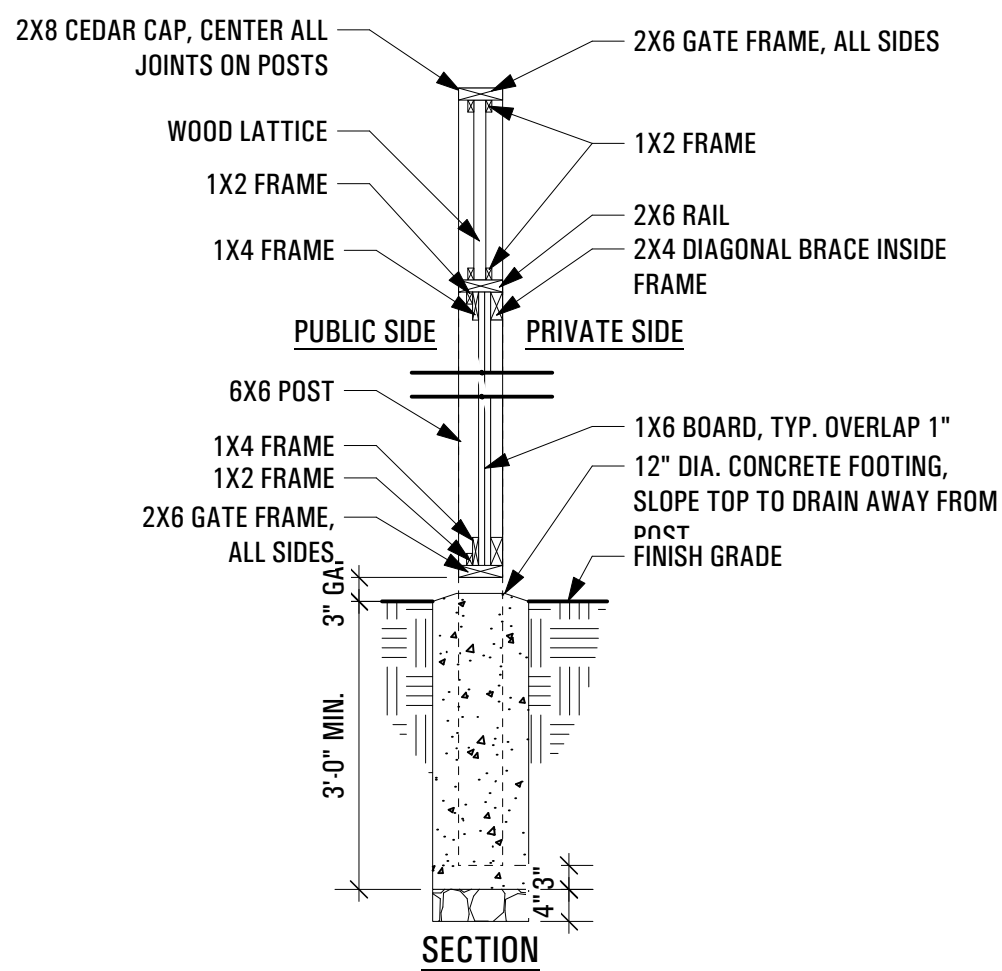
- NOTES:
1. ALL FASTENERS SHALL BE GALVANIZED
 2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
 3. STEP FENCE AT POSTS, FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE
 4. STAIN BOTH SIDES WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)
- 4X4 CHAMFERED TOP, PRESSURE TREATED POSTS
- 2X4 TOP CAP
- 1X1 TRIM, TOP
- 1X4 FENCE BOARD
- 2X4 RAIL, T&B
- PUBLIC SIDE
- PRIVATE SIDE
- 3'-0" MIN.
- 4'-9"
- 12" DIA. CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POST
- SECTION

6 LOW FENCE - VERTICAL BOARD INFILL
Scale: 3/4" = 1'-0"



5 BOARD ON BOARD GATE WITH LATTICE
Scale: 1/2" = 1'-0"

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



REPRESENTATIVE STAIN COLORS



SKETCH & FIELD

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

Project Title:

LANDSCAPE IMPROVEMENTS

1881 ALFORD AVENUE
LOS ALTOS, CA 94024

Stamp:

Date No. Revision Notes

Issue Note	Project ID
DESIGN REVIEW	2509-05
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
10/8/2025	1881 Alford Ave DR.vwx

Sheet Title:

CONSTRUCTION
DETAILS

Sheet No.:

L1.2



TREE AND SCREENING LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	SPACING	QTY	CONT.	MATURE HEIGHT	MATURE SPREAD	GROWTH RATE	WUCOLS
	CER OCC	Cercis occidentalis	Western Redbud	Standard	1	15G	15 ft.	10 ft.	MODERATE	LOW
	LAG NAT	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	Standard	6	36"B	30 ft.	12 ft.	MODERATE	LOW
	LAU NOB	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	48" O.C.	38	15G	15 - 30 ft.	15 - 25 ft.	MODERATE	LOW
	OLE MAJ	Olea europea 'Majestic Beauty'	Majestic Beauty Olive Tree	Standard	2	36"B	25 - 30 ft.	25 ft.	SLOW	LOW
	POD MON	Podocarpus elongatus 'Monmal'	Icee Blue Yellowwood	48" O.C.	21	15G	6 - 25 ft.	6 - 15 ft.	MODERATE	MOD

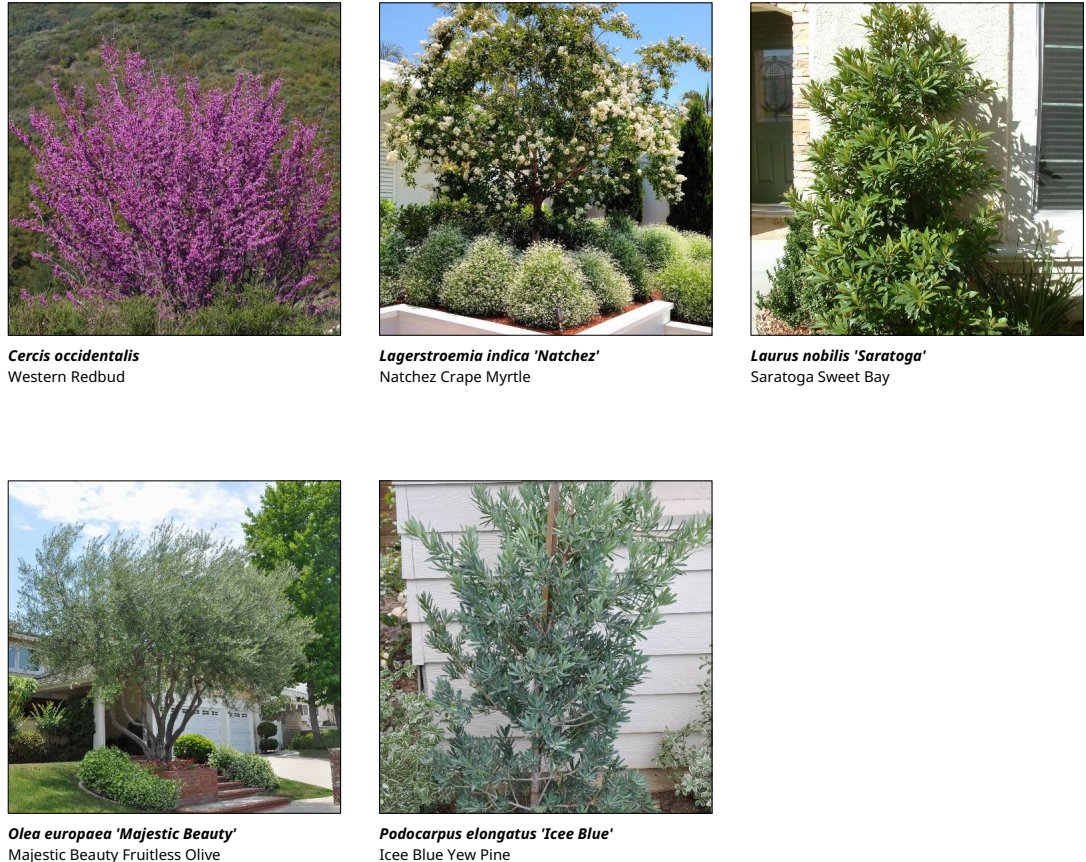
PLANT LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	SPACING	QTY	CONT.	WUCOLS
	ASP DEN	Asparagus densiflorus 'Myers'	Myers Asparagus	36" O.C.	47	1G	LOW
	BUL FRU	Bulbine frutescens 'Yellow'	Yellow Bulbine	36" O.C.	47	1G	LOW
	EUO JAP	Euonymus japonicus 'Green Spire'	Green Spire Euonymus	24" O.C.	8	15G	MOD
	LAV HID	Lavandula intermedia 'Hidcote Giant'	Hidcote Giant Lavender	36" O.C.	34	5G	LOW
	LAV MEE	Lavandula 'Meerlo'	Variegated Allard's Lavender	30" O.C.	18	5G	LOW
	LOM ARC	Lomandra longifolia 'Arctic Frost'	Arctic Frost Lomandra	36" O.C.	35	1G	LOW
	NEP WAL	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	24" O.C.	19	1G	LOW
	SAL BEE	Salvia leucophylla 'Bees Bliss'	Bee's Bliss Purple Sage	42" O.C.	41	5G	LOW
	SEN MAN	Senecio mandraliscae	Kleinia	24" O.C.	92	1G	LOW
	WES FRU	Westringia Fruticosa 'Naringa'	Naringa Coast Rosemary	36" O.C.	56	15G	LOW

LAWN LEGEND

LAWN AREA	1237	90% Tall Fescue / 10% Kentucky Bluegrass
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Trees and Screening



Plants

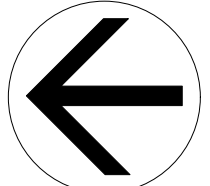


I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

Jorge Daniel Abich
JORGE DANIEL ABICH, PLA (CA #5889)

SEE SHEET L3.2 FOR PLANTING DETAILS AND NOTES

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



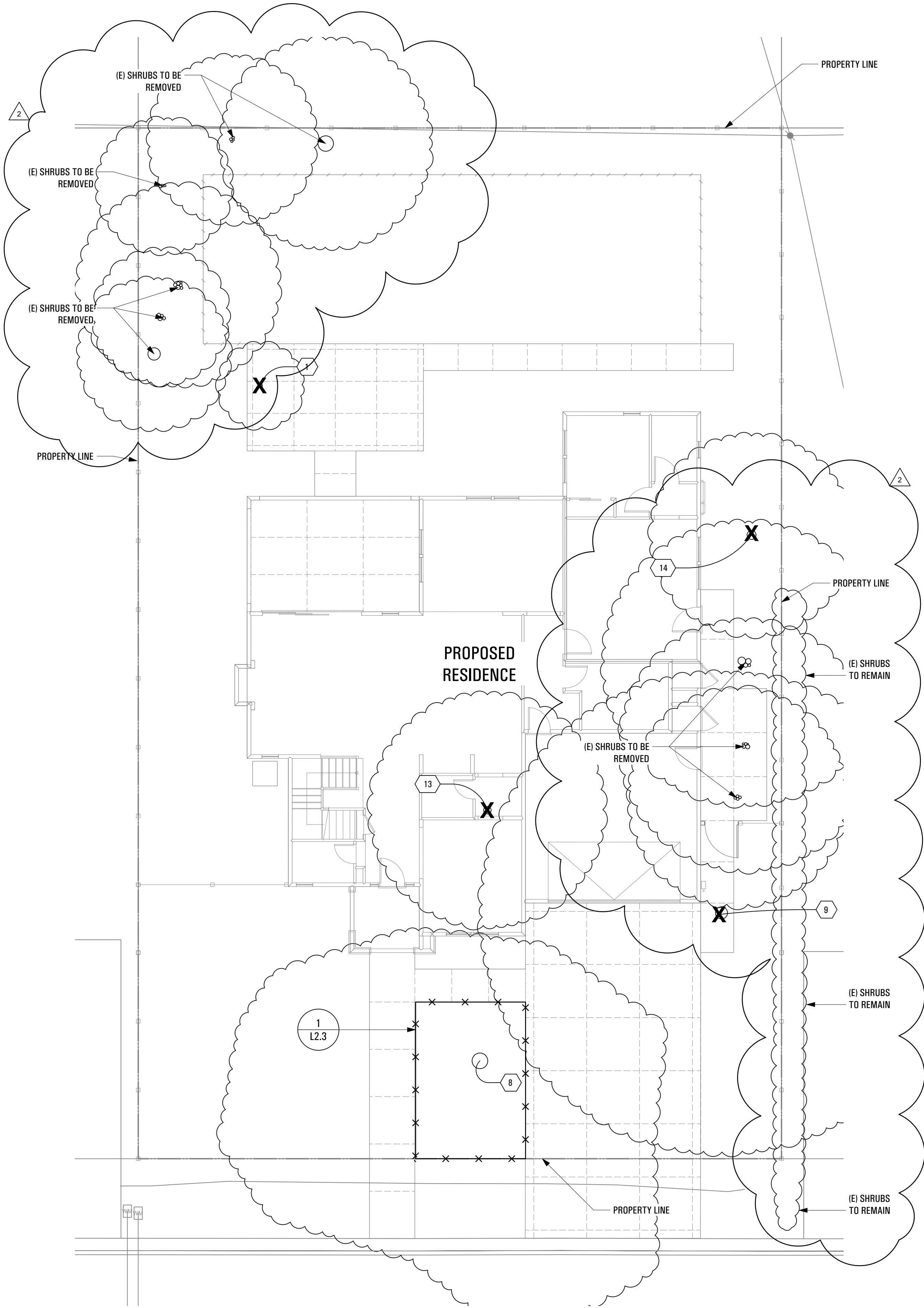
Date	No.	Revision Notes
12/8/2025	1	PLAN CHECK #1
2/9/2026	2	PLAN CHECK #2

Issue Note	Project ID
DESIGN REVIEW	2509-05
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
10/8/2025	1881 Alford Ave DR.vwx

PLANTING PLAN

Sheet No.

L2.1



ALFORD AVENUE

TREE PROTECTION LEGEND

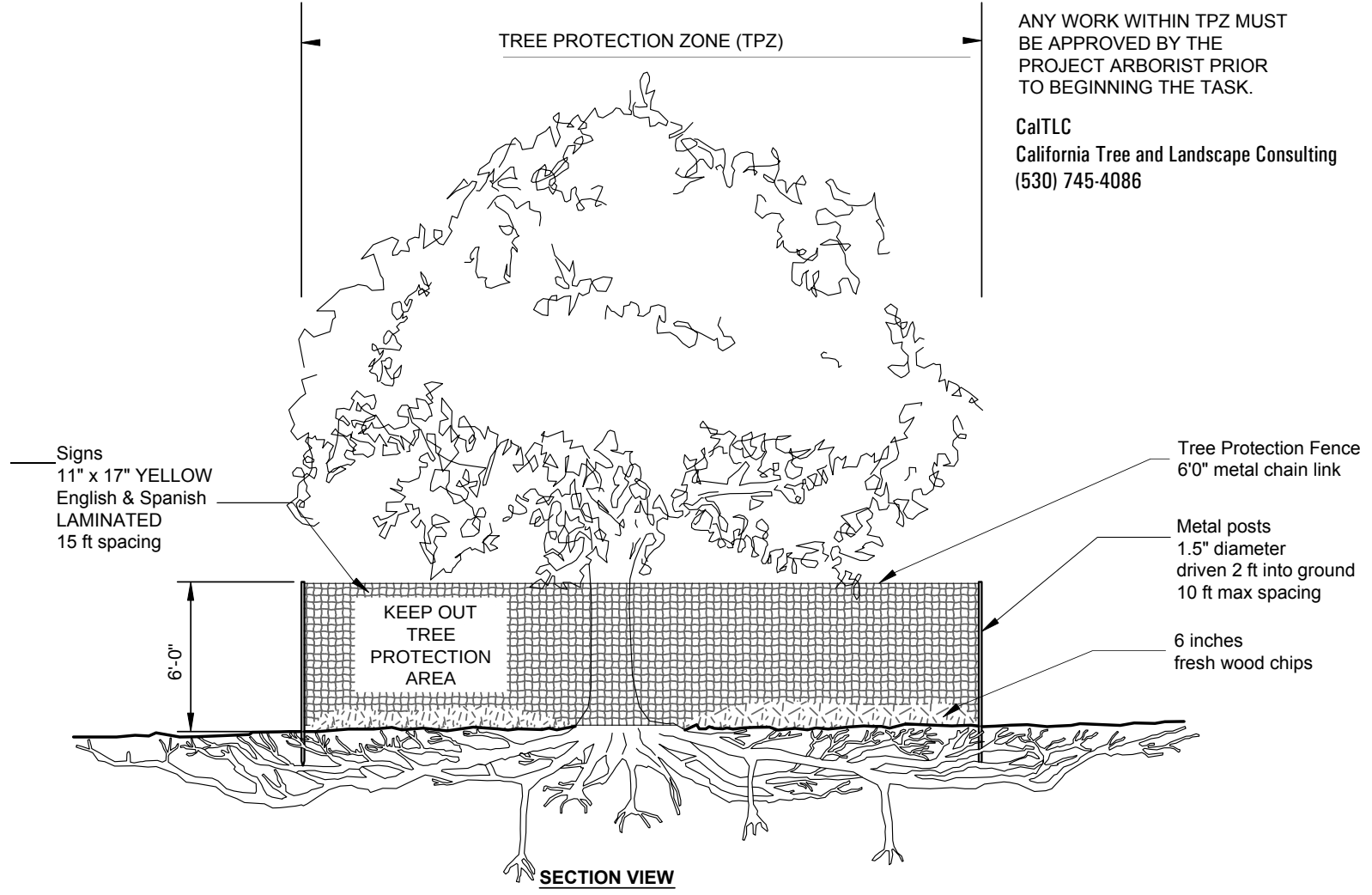
- (E) TREE TO REMAIN, TYP.
- (E) TREE TO BE REMOVED, TYP.
- (E) TREE TO BE RELOCATED, TYP.
- TREE PROTECTION FENCING

TREE PROTECTION NOTES

- Consult the arborist report for tree protection guidelines. Refer to the arborist report "PRELIMINARY ARBORIST REPORT AND TREE INVENTORY, September 24, 2025" prepared by California Tree and Landscape Consulting, Inc.
- Trees and shrubs not identified within the arborist report, but as included in survey drawings, are included for reference only.
- Protect all existing items that are not noted for removal.
- Existing trees to remain unless noted otherwise. Do not stockpile, drive over, or otherwise disturb soil under driplines of existing trees, except as required for planting operations.
- Use hand tools only for work under driplines of existing trees to remain.
- Trees noted to be removed shall be completely removed, including stump and root mass. Refer to arborist report for instructions on removing tree stumps within protected tree root zones.
- No roots over 2" in diameter shall be cut except under the direction of an arborist. All cut roots shall be covered with burlap or straw and shall remain moist until re-buried in soil.
- No mechanized tilling within 8x the trunk diameter of any tree.
- New plantings within 8x the trunk diameter of any protected tree shall be performed by hand, disturbing the minimum surface area necessary to install the plants and without disturbing any roots larger than 1" in diameter.

TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	100	N	N	Lime	Citrus sp.	5	Remove	
8	192	Y	N	Chinese elm	Ulmus parvifolia	22.8	Retain and Protect	
9	193	Y	N	Sweetgum	Liquidambar sp.	17.6	Remove	
13	197	N	N	Loquat	Eriobotrya sp.	11	Remove	
14	198	Y	N	Black pine	Pinus banksiana	13	Remove	

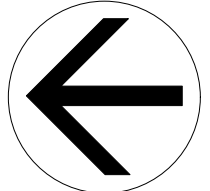


1 TREE PROTECTION FENCING
SCALE: NTS

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

Jorge Daniel Abich, PLA (CA #5899)

SCALE: 1/8" = 1'-0"
0 4 8 12 16 20 FT



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

Project Title:

LANDSCAPE IMPROVEMENTS

1881 ALFORD AVENUE
LOS ALTOS, CA 94024

Stamp:

Date	No.	Revision Notes
2/9/2026	2	PLAN CHECK #2

Issue Note DESIGN REVIEW	Project ID 2509-05
Drawn By D1	Reviewed By P1
Date 10/8/2025	CAD File Name 1881 Alford Ave DR.vwx

Sheet Title:

TREE PROTECTION
PLAN

Sheet No.:

L2.2



GENERAL NOTES

1.

SITE ADDRESS:

1881 ALFORD AVENUE
LOS ALTOS, CA 94024
2.

DEVELOPER:

THOMAS JAMES HOMES
275 SHORELINE DRIVE, SUITE 400
REDWOOD CITY, CA 94065
(650) 434-7966
KEN KING
3.

CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604
4.

SOILS ENGINEER:

MID PACIFIC ENGINEERS, INC (MPE)
8910 EAST VICTOR ROAD
LODI, CA 95240
(209) 625-4400
MARTIN OSIER, R.P.E. 89860
5.

ARCHITECT:

KITGY GROUP, INC.
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 272-2910
MOHAMED ELERAKY
6.

LANDSCAPE ARCHITECT:

SKETCH & FIELD (S&F)
1935 ADDISON STREET, SUITE A
BERKELEY, CA 94704
(510) 905-7444
JORGE ABICH
7.

CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
8.

THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866-0322 IF DISCREPANCIES EXIST ON THESE PLANS OR IF THE WORK TO BE DONE, OR ANY MATTER RELATED THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS.
9.

THE GEOTECHNICAL REPORT, NAMED GEOTECHNICAL ENGINEERING REPORT (MPE NO. 066886-01) SEPTEMBER 23, 2023, SHALL BE RETAINED ON THE CONSTRUCTION SITE.
10.

CONTRACTOR SHALL FOLLOW ALL PROJECT ARBORIST RECOMMENDATIONS FOR GRADING WITHIN TREE PROTECTION AREAS.

UTILITY NOTES

1.

THE EXISTING LOCATION OF THE WATER SERVICE AND METER ARE TO REMAIN. IF THE EXISTING METER IS LESS THAN 1" OR IS INSPECTED AND DEEMED UNSUITABLE FOR REUSE, THE EXISTING METER TO BE REMOVED AND REPLACED WITH A 1" WATER METER PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. WATER PROVIDER TO DETERMINE IF EXISTING SERVICE LATERAL IS SUITABLE FOR PROJECT FLOWS. IF THE EXISTING LATERAL IS INSPECTED AND DEEMED UNSUITABLE FOR REUSE, A NEW WATER SERVICE LATERAL TO BE INSTALLED PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. IF THE WATER METER IS WITHIN THE DRIVEWAY OR AC PARKING STRIP, THE METER BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. INSTALL A BACKFLOW PREVENTION DEVICE PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-762R1. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON PRIVATE PROPERTY AND IS SHOWN FOR REFERENCE ONLY. LAYOUT OF THE WATER SERVICE FROM BACK OF WATER METER TO THE HOUSE IS SHOWN FOR REFERENCE ONLY. SAID LINE SHALL BE CONSTRUCTED PER APPROVED PLUMBING PLANS BY OTHERS.
2.

THE LOCATION OF THE EXISTING PROPERTY LINE SANITARY SEWER CLEANOUT AND LATERAL ARE UNKNOWN. IF THE EXISTING LATERAL IS LOCATED, INSPECTED, AND DEEMED UNSUITABLE FOR REUSE, A NEW 4" SEWER LATERAL TO BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-5. IF THE EXISTING PROPERTY LINE CLEANOUT IS LOCATED, INSPECTED, AND DEEMED UNSUITABLE FOR REUSE, A NEW PROPERTY LINE CLEANOUT TO BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-6. IF THE SANITARY SEWER CLEANOUT IS WITHIN THE DRIVEWAY OR AC PARKING STRIP, THE CLEANOUT BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. LAYOUT OF THE BUILDING SEWER LATERAL, FROM THE PROPERTY LINE CLEANOUT TO THE HOUSE, IS SHOWN FOR REFERENCE ONLY. LAYOUT AND CONSTRUCTION OF BUILDING SEWER SHALL FOLLOW APPROVED PLUMBING PLANS BY OTHERS.
3.

THE EXISTING GAS SERVICE LATERAL TO BE ABANDONED. THE LOCATION OF THE EXISTING GAS MAIN IS KNOWN AND SHALL BE VERIFIED PRIOR TO ANY WORK AFFECTING SAID LINE. THIS PLAN DOES NOT COVER ABANDONMENT OF THE EXISTING GAS LATERAL.
4.

NEW DRY UTILITY SERVICE CONNECTIONS TO FOLLOW PLAN BY DRY UTILITY CONSULTANT.
5.

THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.

CITY NOTES

1.

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR THEIR DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
2.

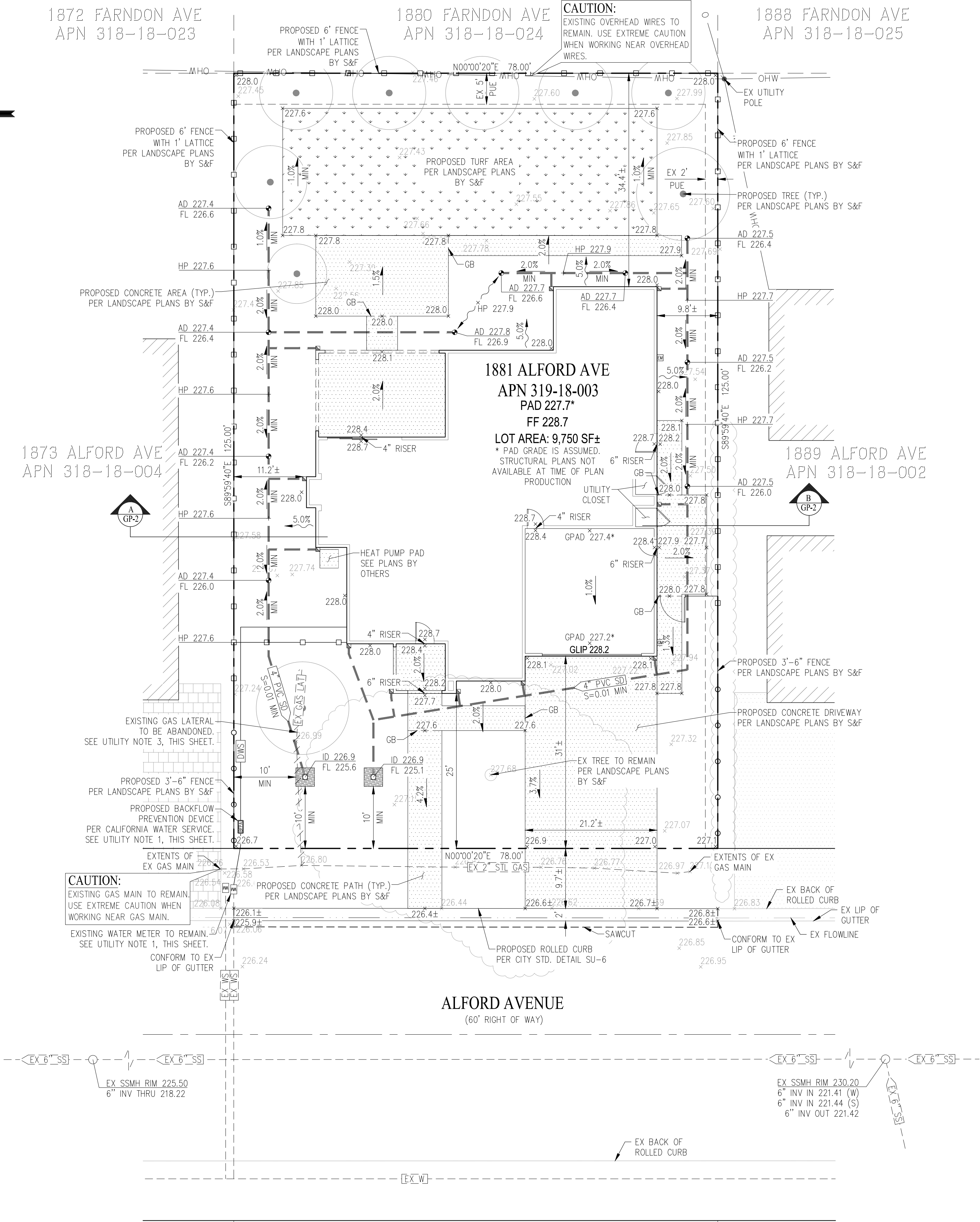
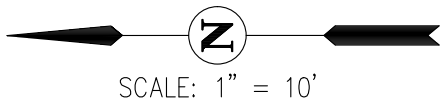
PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR ENCROACHMENT PERMIT WILL BE REQUIRED.

PROJECT DATA

TOTAL PROJECT SITE AREA (SQ. FT.)	9,750
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	402
TOTAL REPLACED IMPERVIOUS SURFACE AREA (SQ. FT.)	4,040
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA (SQ. FT.)	4,040
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA (SQ. FT.)	4,442

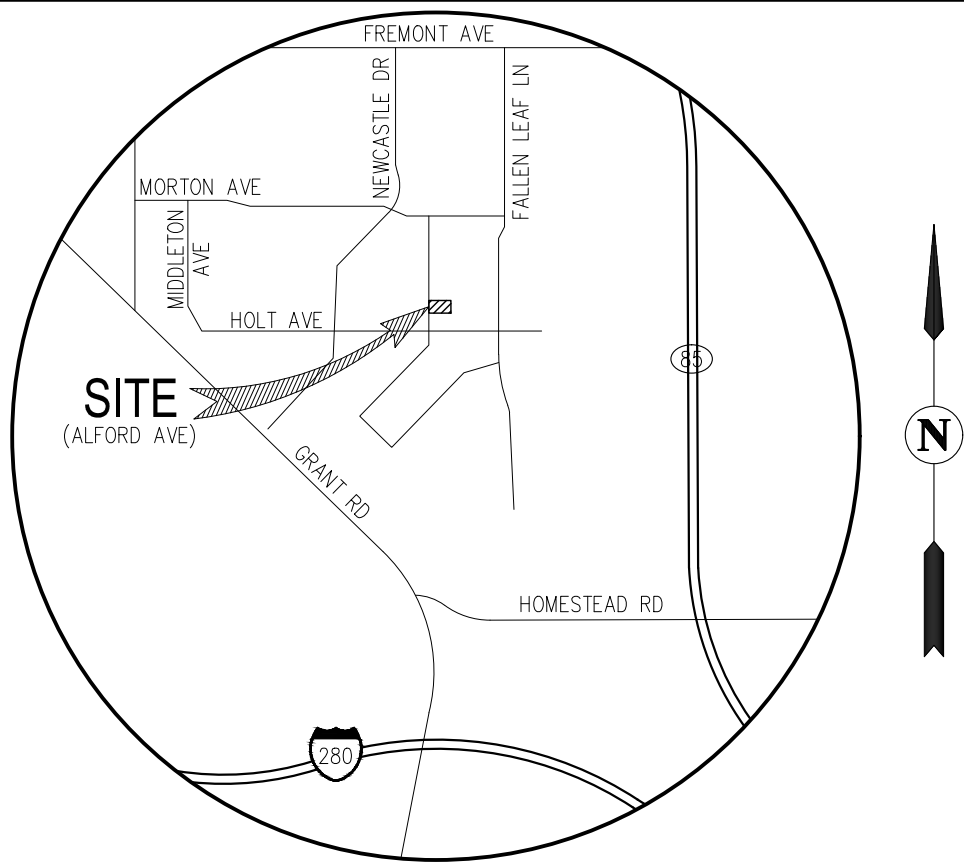
ROUGH EARTHWORK SUMMARY

CUT	105± CY
FILL	170± CY
NET	65± CY



SITE MAP

SCALE: 1"=10'



VICINITY MAP

NOT TO SCALE

LEGEND

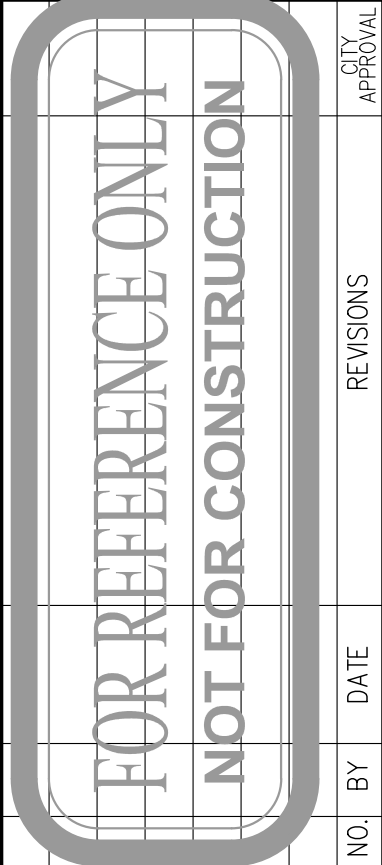
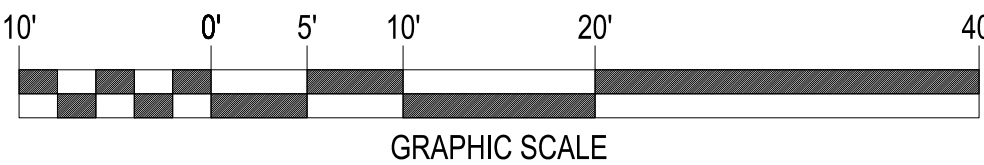
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (PROJECT)
---	---	PROPERTY LINE (ADJOINER)
---	---	RIGHT OF WAY LINE
---	---	CENTER LINE
---	---	STRUCTURE
---	---	4" AREA DRAIN PIPE
---	---	SANITARY SEWER PIPE OR LATERAL
---	---	WATER PIPE
---	---	FENCE
---	---	LOW FENCE
---	---	SPOT ELEVATION
---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

ABBREVIATIONS

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

SHEET INDEX

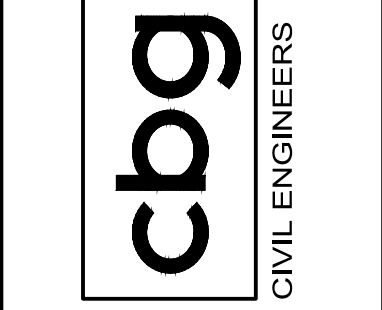
SHEET NO.	SHEET TITLE
GP-1	NOTES, LEGEND, ABBREVIATIONS, & SITE PLAN
GP-2	DETAILS
ECP-1	EROSION CONTROL PLAN
ECP-2	EROSION CONTROL DETAILS
ECP-3	CLEAN BAY BLUEPRINT



DATE:	DEC 2025
DRAWN BY:	KNM
PROJ. ENGR:	SLC
PROJ. MGR:	JRD

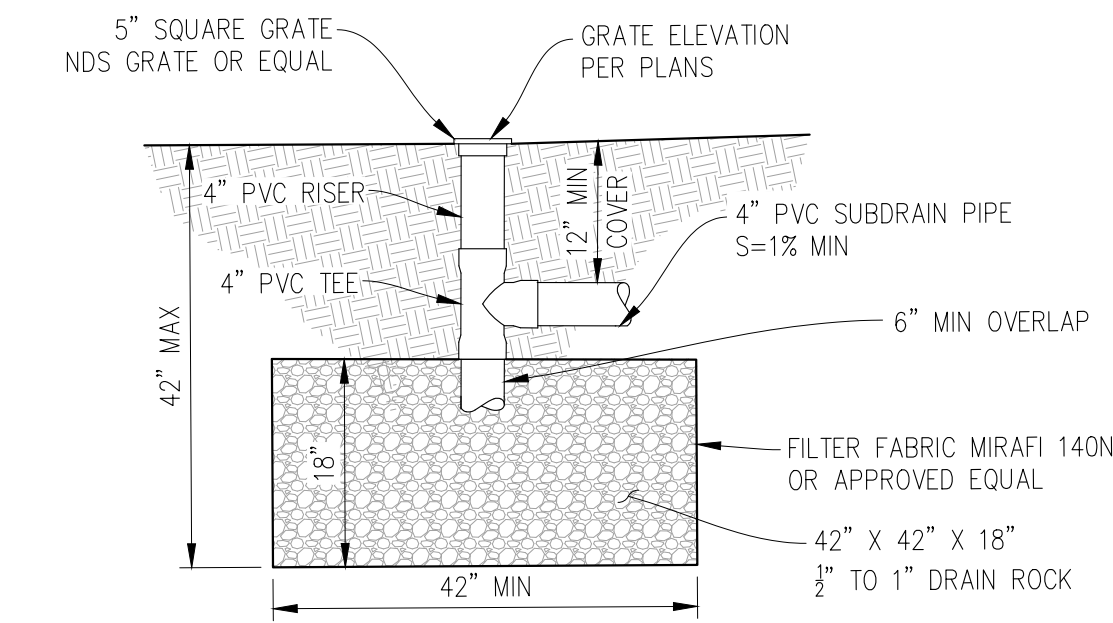
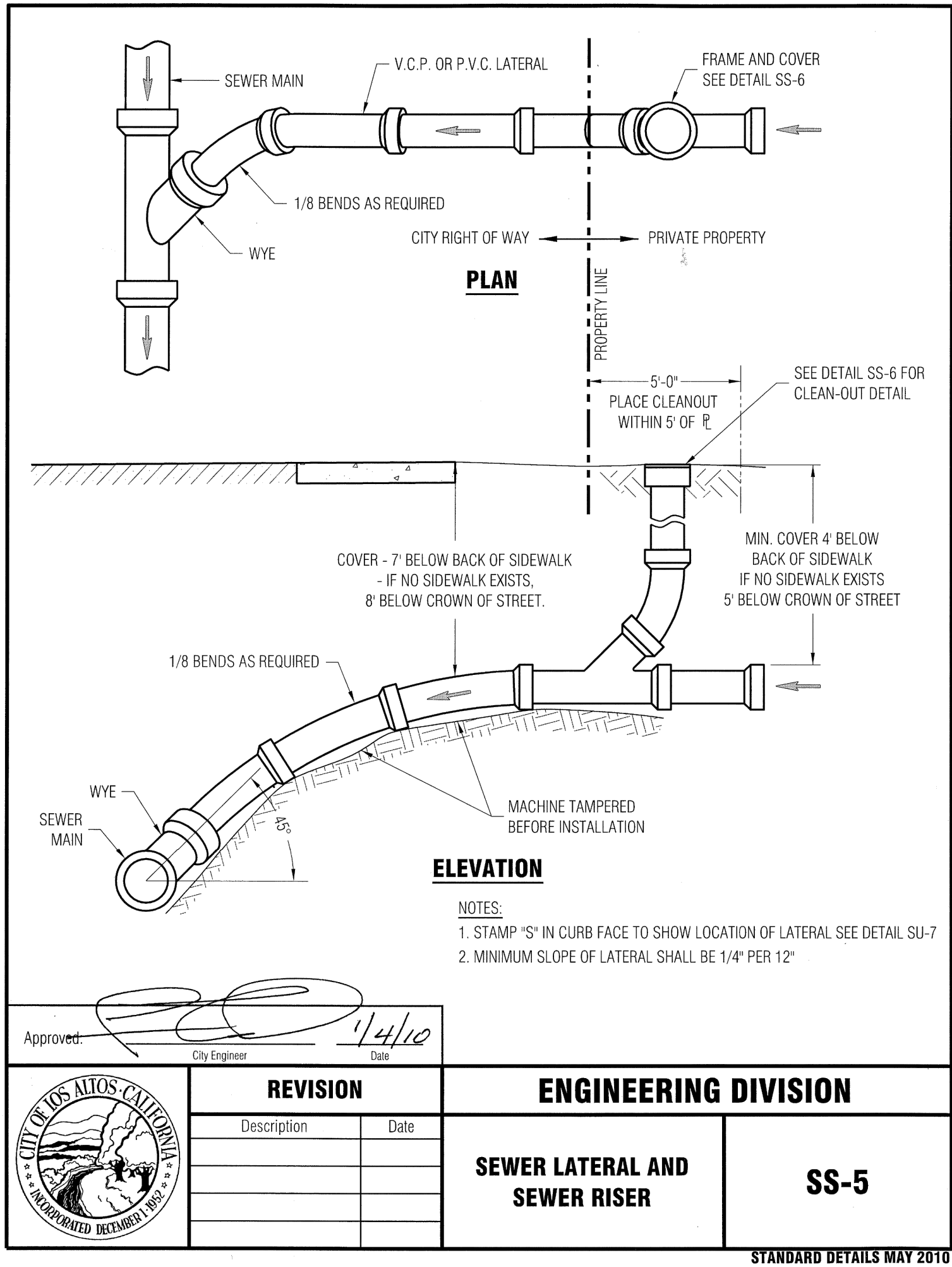
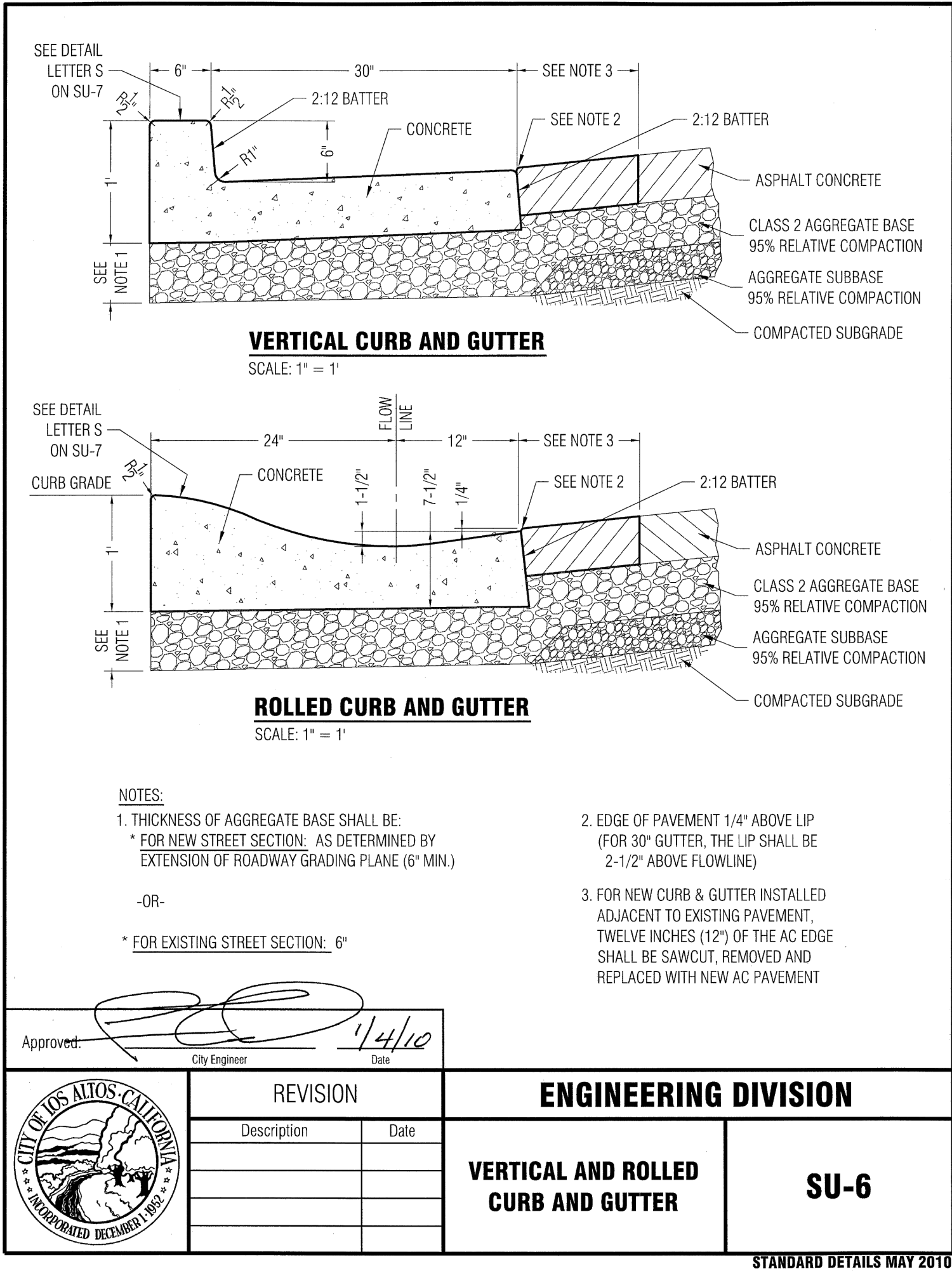


SAN RAMON	(925) 866-0322	PLANNERS
ROSEVILLE	(916) 768-4456	
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CIVIL ENGINEERS		



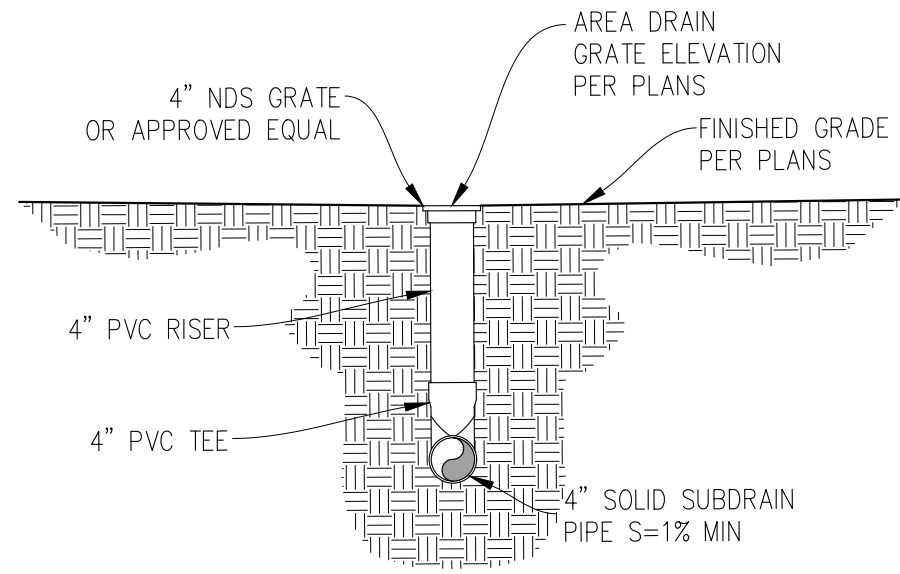
1881 ALFORD AVENUE
GRADING & DRAINAGE PLAN
NOTES, LEGEND, ABBREVIATIONS & SITE PLAN
THOMAS JAMES HOMES
CITY OF LOS ALTOS
CALIFORNIA

SHEET NUMBER	GP-1
1 OF 5	
JOB NUMBER	3085-00



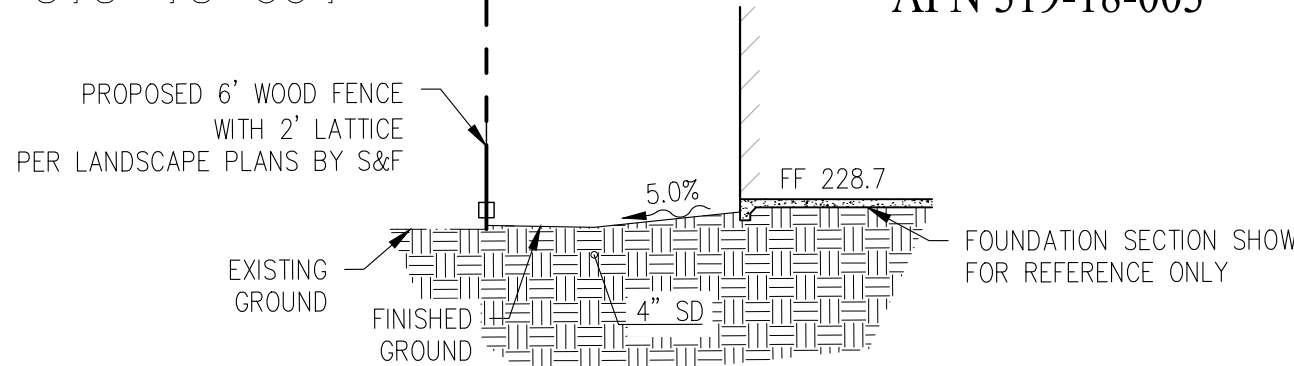
① INFILTRATION DEVICE
NOT TO SCALE

NOTE:
THE LENGTH AND THE WIDTH OF THE INFILTRATION DEVICE CANNOT BE LARGER THAN THE DEPTH OF THE INFILTRATION DEVICE.



② AREA DRAIN
NOT TO SCALE

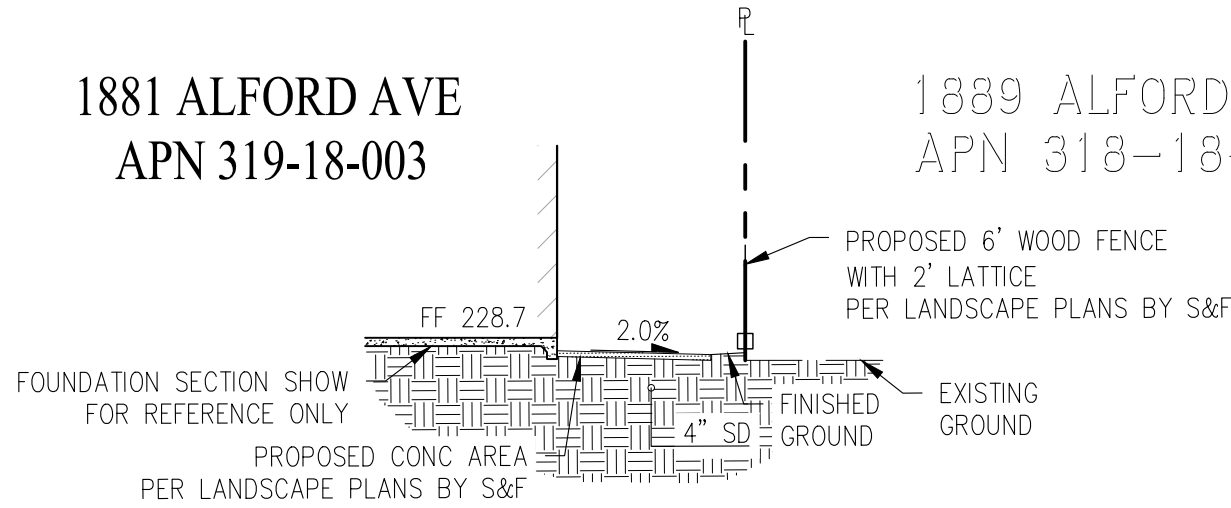
1873 ALFORD AVE
APN 318-18-004



Ⓐ LEFT SIDE SECTION
NOT TO SCALE

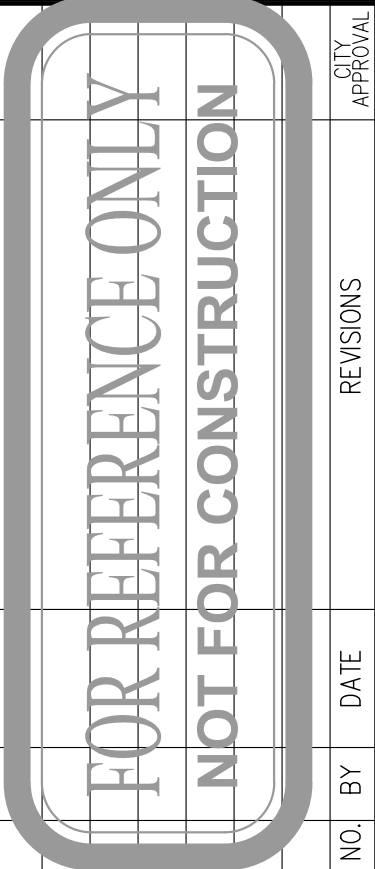
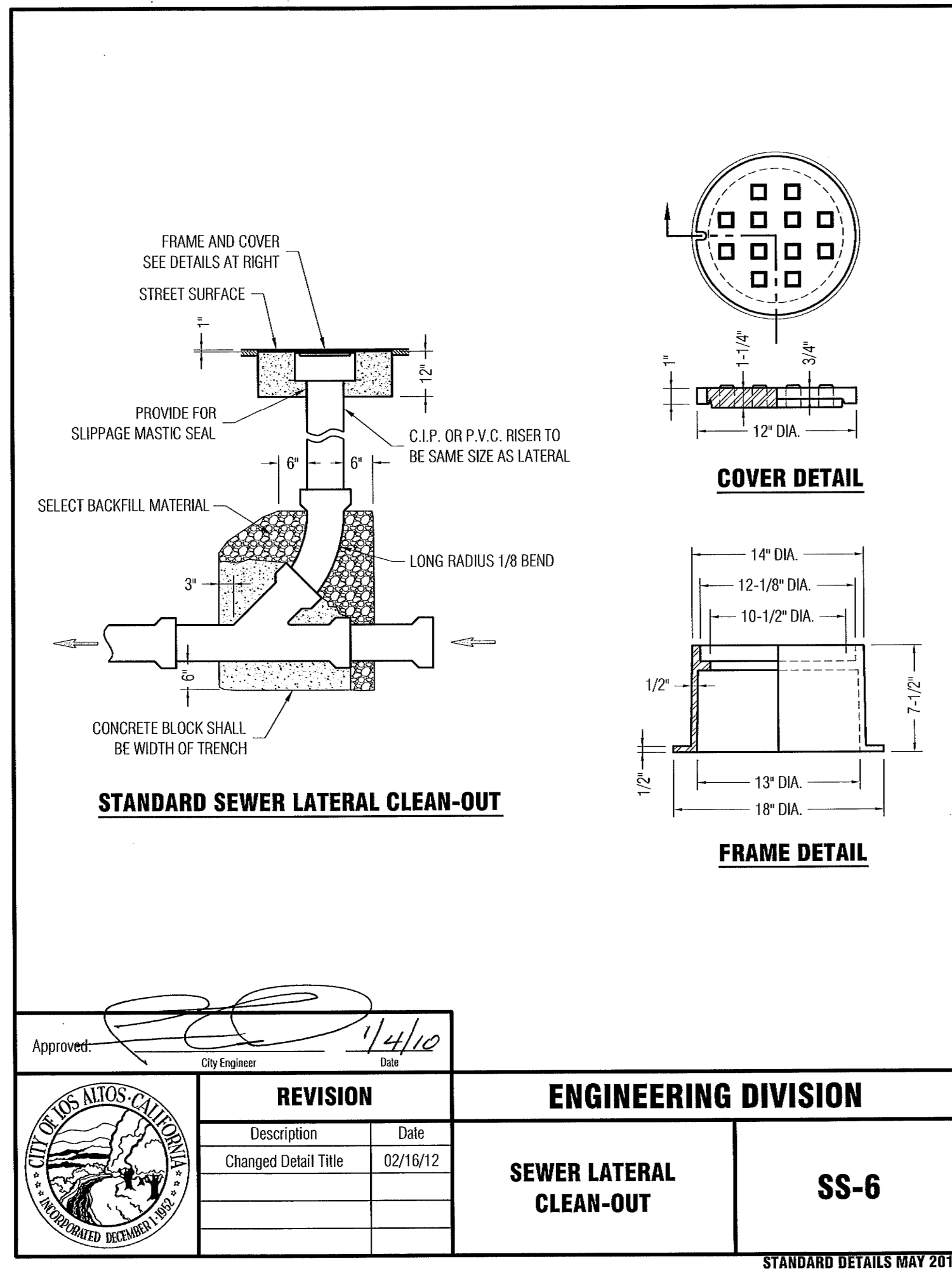
1881 ALFORD AVE
APN 319-18-003

1881 ALFORD AVE
APN 319-18-003

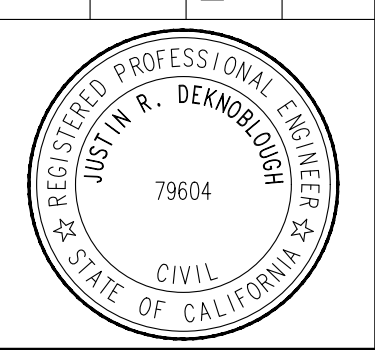


Ⓑ RIGHT SIDE SECTION
NOT TO SCALE

1889 ALFORD AVE
APN 318-18-002

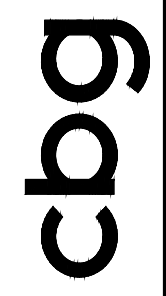


DATE: DEC 2025
DRAWN BY: KMM
PROJ. ENGR: SLG
PROJ. MGR: JPD



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ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

PLANNERS
SURVEYORS



1881 ALFORD AVENUE

GRADING & DRAINAGE PLAN

DETAILS

THOMAS JAMES HOMES

CITY OF LOS ALTOS

CALIFORNIA

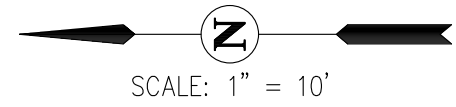
SHEET NUMBER
GP-2
2 OF 5

JOB NUMBER
3085-00



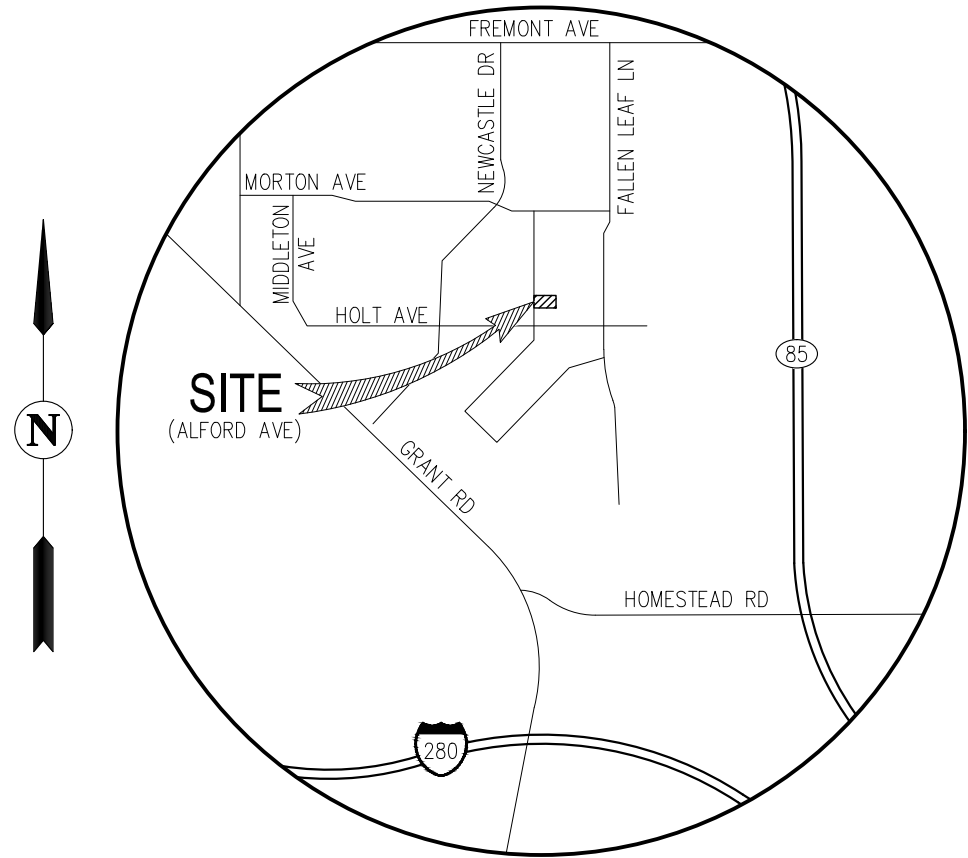
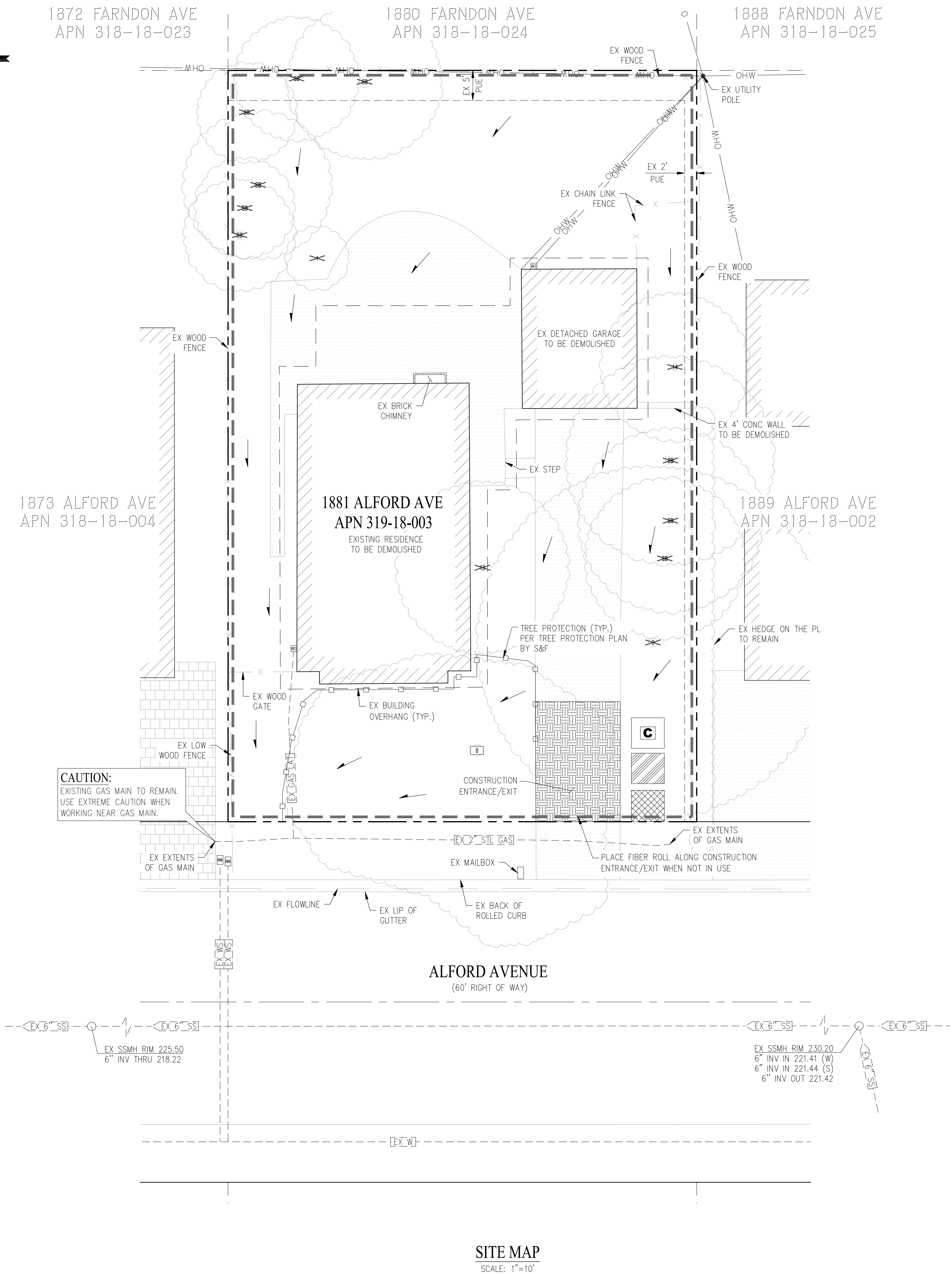
GENERAL NOTES

1. SITE ADDRESS: 1881 ALFORD AVENUE
LOS ALTOS, CA 94024
2. DEVELOPER: THOMAS JAMES HOMES
275 SHORELINE DRIVE SUITE 400
REDWOOD CITY, CA 94065
(650) 434-7966
KEN KING
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604



EXISTING TREES TO BE RETAINED		
TREE NUMBER	COMMON NAME	DBH (IN)
8	CHINESE ELM	22.8

EXISTING TREES TO BE REMOVED		
TREE NUMBER	COMMON NAME	DBH (IN)
1	LIME	5
SB	OLEANDER	18
SB	PRIVET	20
SB	PRIVET	27
SB	PRIVET	7
SB	CHEESEWOOD	14
SB	OLEANDER	22.5
9	SWEETGUM	17.6
SB	PHOTINIA	16
SB	PHOTINIA	20
SB	PHOTINIA	34
13	LOQUAT	11
14	BLACK PINE	13



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- TREE PROTECTION FENCE
- FIBER ROLL - (EC-1 & EC-4)
- TREE NUMBER PER ARBORIST REPORT (RETAINED)
- TREE NUMBER PER ARBORIST REPORT (REMOVE)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (EC-2)
- DIRECTION OF EXISTING RUNOFF FLOW

PROJECT SUPERINTENDENT TO MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1 - WM-3**)
- SANITARY FACILITY (WM-9**)
- CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA AND SANITARY FACILITY WILL BE PLACED AT THE PROJECT SUPERINTENDENT'S DISCRETION AND ARE SUBJECT TO CHANGE.

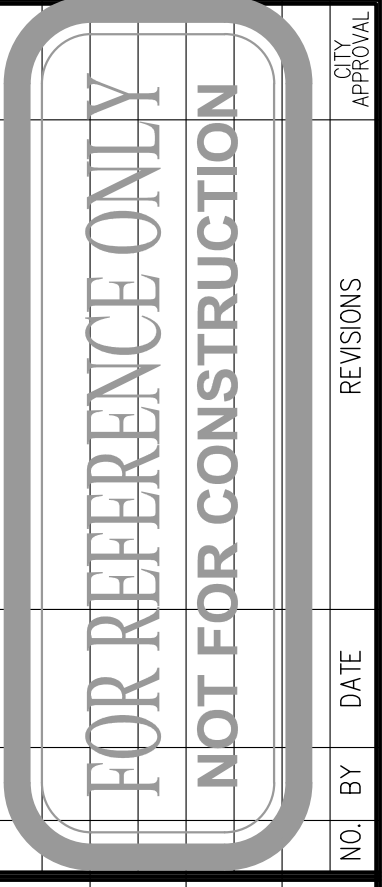
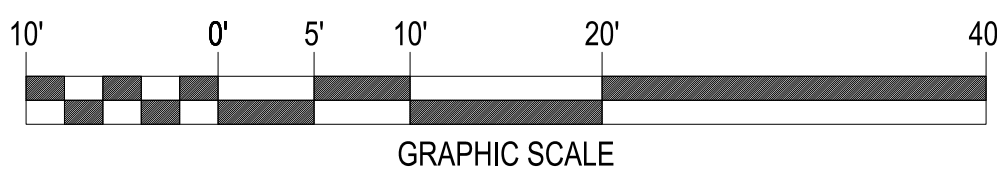
** DENOTES SECTION RELATED TO BMP IN THE CASQA BMP HANDBOOK.

CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK DETAILS

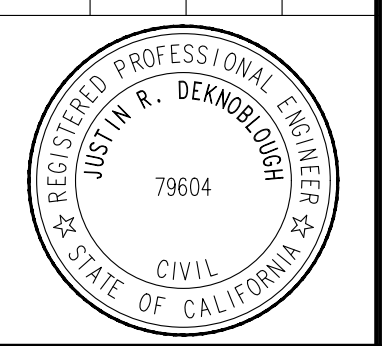
- EC-1 SCHEDULING
- NS-1 WATER CONSERVATION PRACTICES
- NS-8 VEHICLE & EQUIPMENT CLEANING
- NS-9 VEHICLE & EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- SE-1 SILT FENCE
- SE-5 FIBER ROLLS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- WE-1 WIND EROSION CONTROL
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

NOTE:

NOT ALL DETAILS LISTED MAY BE APPLICABLE FOR THIS SITE.



DATE:	DEC 2025
DRAWN BY:	KNM
PROJ. ENGR:	SLC
PROJ. MGR:	JRD



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CIVIL ENGINEERS

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PLANNERS
SURVEYORS

1881 ALFORD AVENUE

GRADING & DRAINAGE PLAN
EROSION CONTROL PLAN

THOMAS JAMES HOMES

CITY OF LOS ALTOS

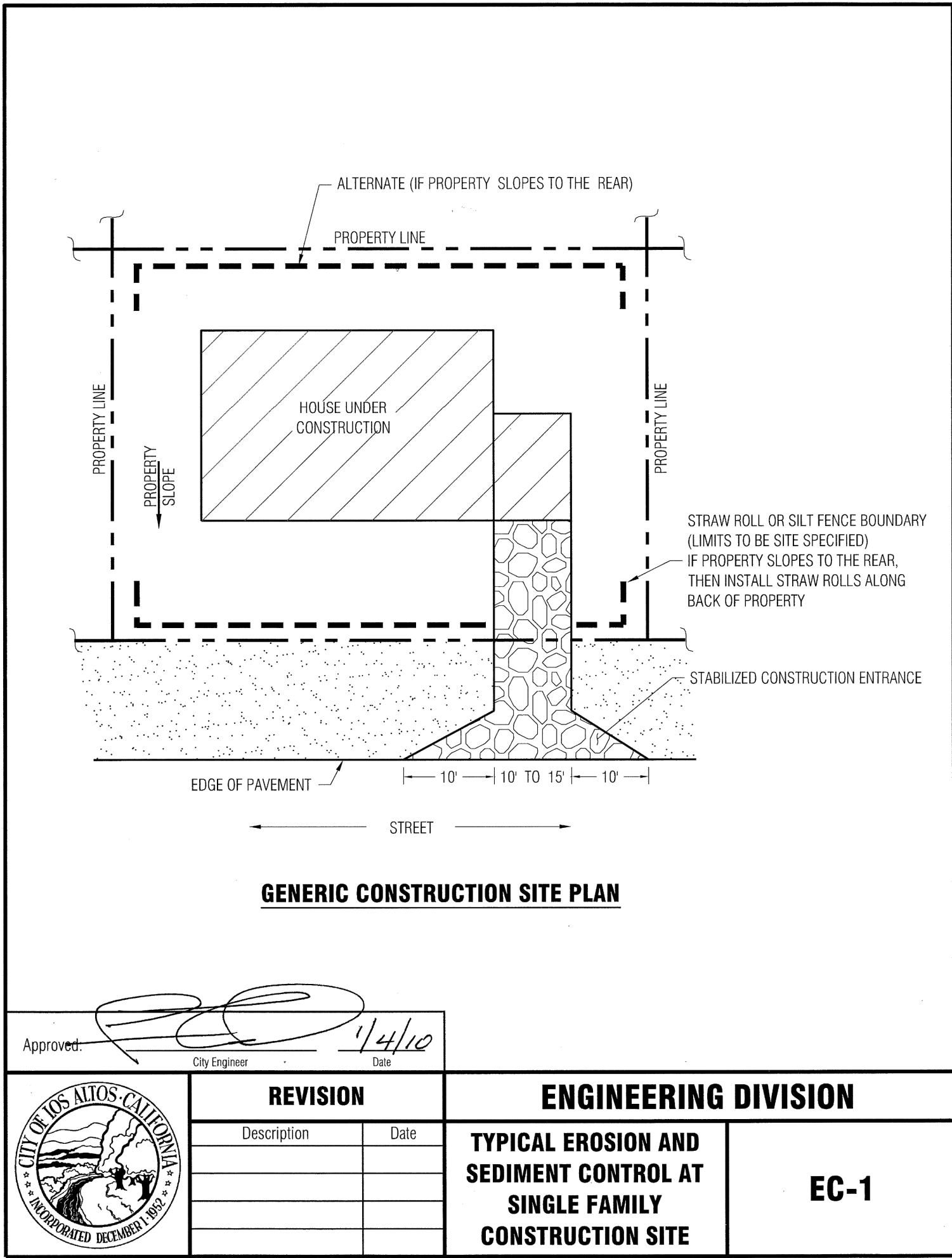
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ECP-1
3 OF 5
JOB NUMBER
3085-00

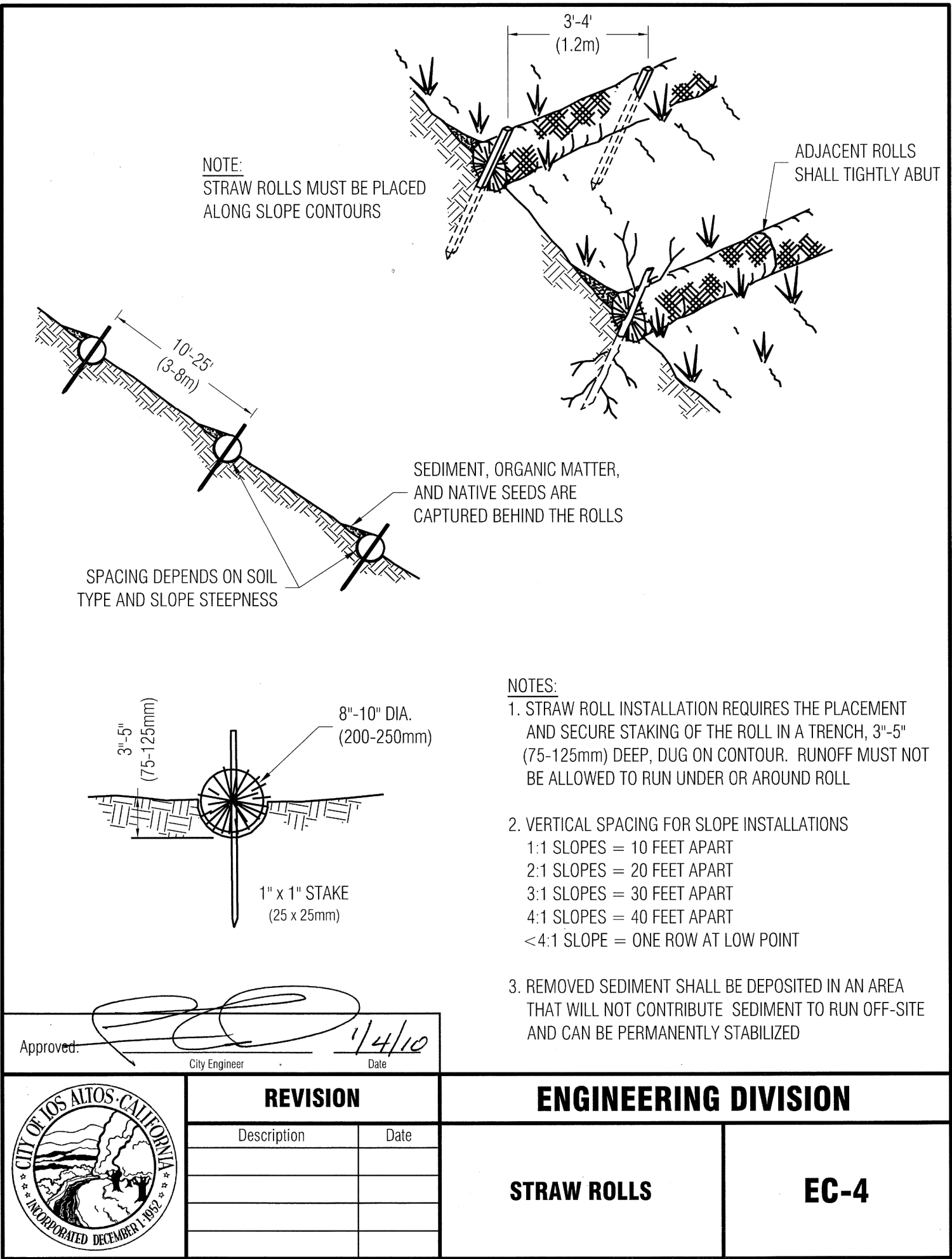
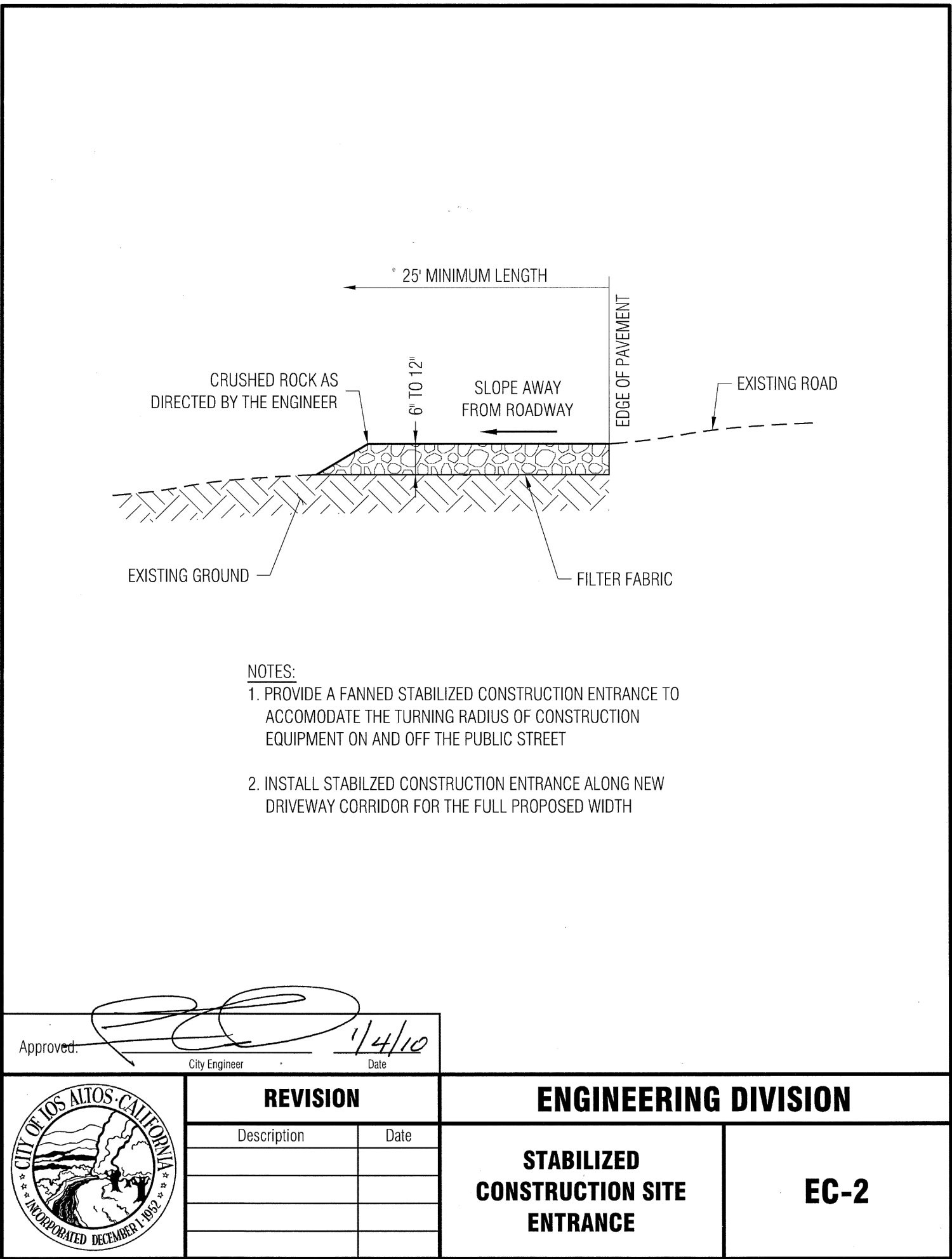
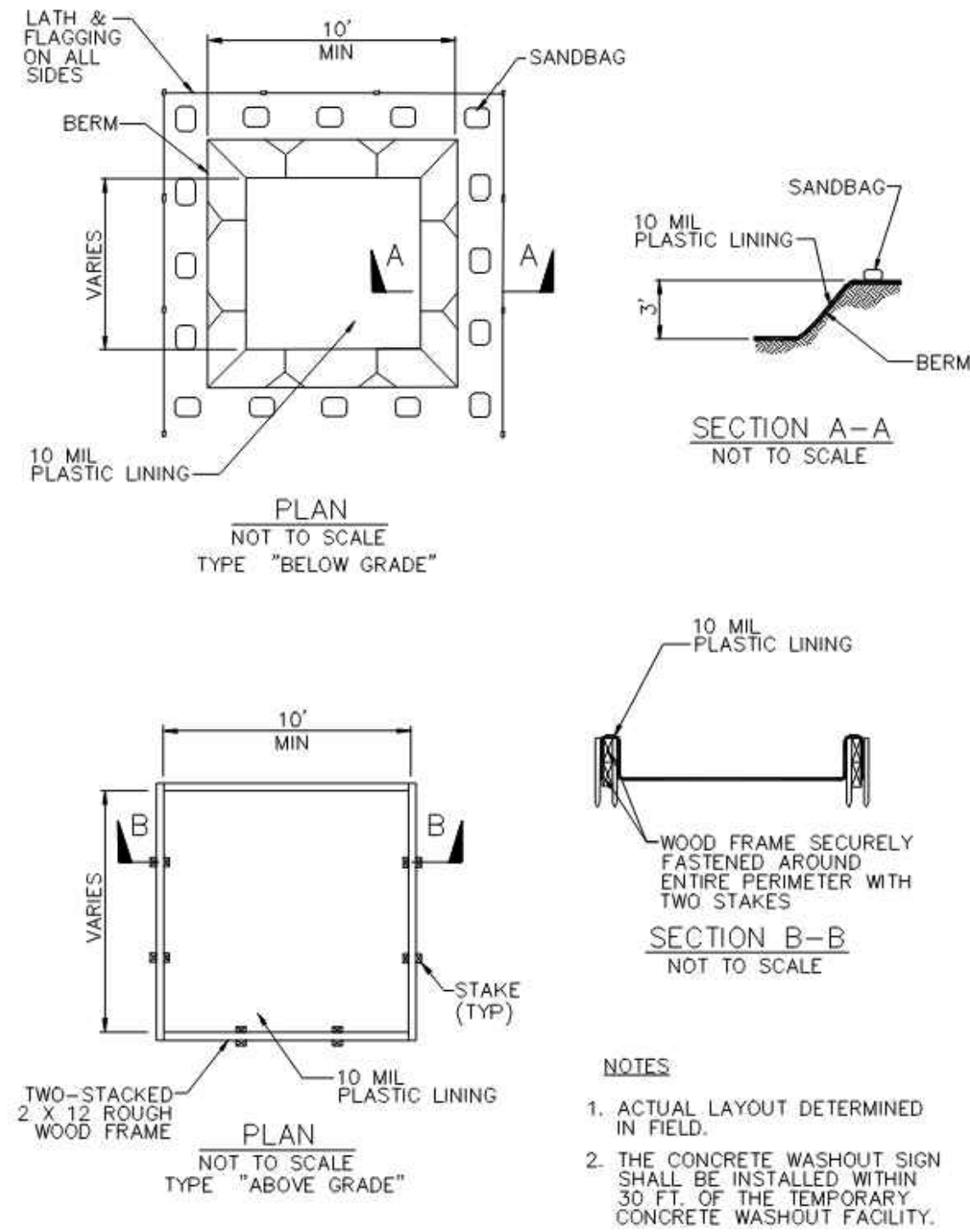


BEST MANAGEMENT PRACTICE NOTES

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



Concrete Waste Management WM-8



FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

DATE: DEC 2025
DRAWN BY: KMM
PROJ. ENGR: SLC
PROJ. MGR: JRD

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CIVIL ENGINEERS

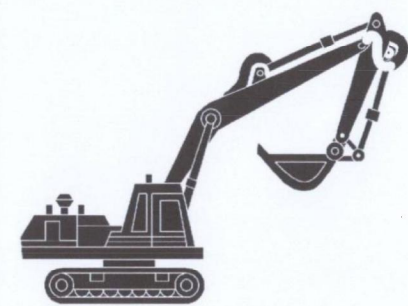
1881 ALFORD AVENUE
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CITY OF LOS ALTOS
CALIFORNIA

SHEET NUMBER
ECP-2
4 OF 5
JOB NUMBER
3085-00



Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors 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 hand spray clean plastic. 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 the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or dirty 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.
- 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.

Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. If you are raking them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.
- 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 flow 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 cartridges and disassemble earth filters onto a dirt area, and space filter residue into soil. Dispose of spent disassembled earth in the garbage.
- If there is no reusable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

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, cleaned 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 cleaned 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.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed sites 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 trashbags and recycling receptacles around the site to minimize litter.

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 drains, creeks, or channels.
- Permits
- In addition to local building permits, you will need to obtain coverage under the State Historic Preservation Act (SHPO) if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

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 embankment, grading, 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.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

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

Doing The Job Right

Handling Paint Products

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

Doing The Job Right

General Business Practices

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

Asphalt/Concrete Removal

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

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 or 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.
- 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.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, blocks, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7650
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Landscaping/Garden Maintenance

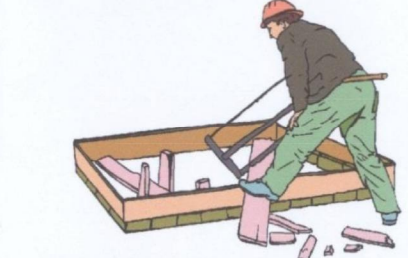
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- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to 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 the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

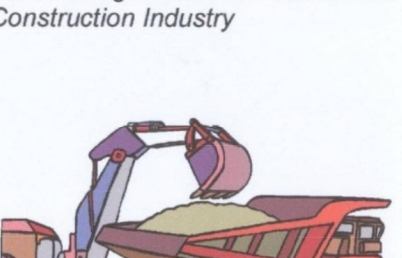
- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drains, creeks, or channels.
- Permits
- In addition to local building permits, you will need to obtain coverage under the State Historic Preservation Act (SHPO) if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Spill Cleanup

- 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 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, cleaned 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 cleaned 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.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed sites 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 trashbags and recycling receptacles around the site to minimize litter.

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 from 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.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, 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.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

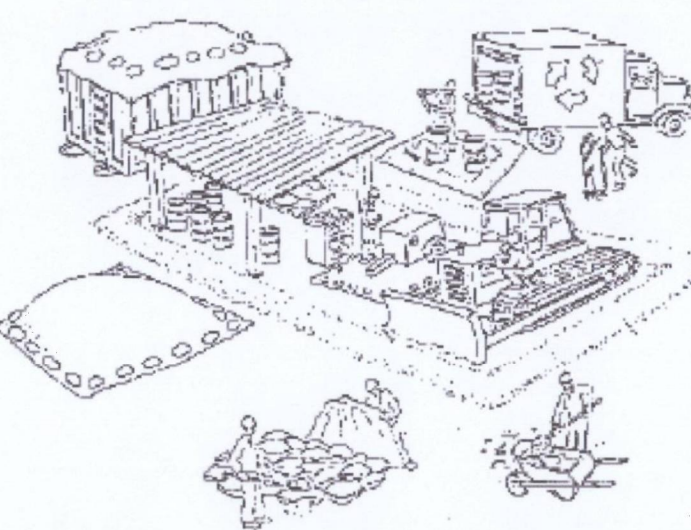
Blueprint for a Clean Bay

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

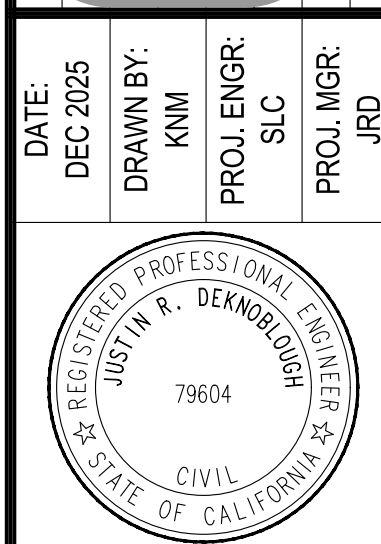
Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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



SAN RAMON
ROSEVILLE
WWW.CBANDS.COM

PLANNERS
SURVEYORS
CIVIL ENGINEERS



1881 ALFORD AVENUE
GRADING & DRAINAGE PLAN
CLEAN BAY BLUEPRINT

THOMAS JAMES HOMES

SHEET NUMBER
ECP-3
5 OF 5
JOB NUMBER
3085-00

SINGLE-FAMILY RESIDENCE

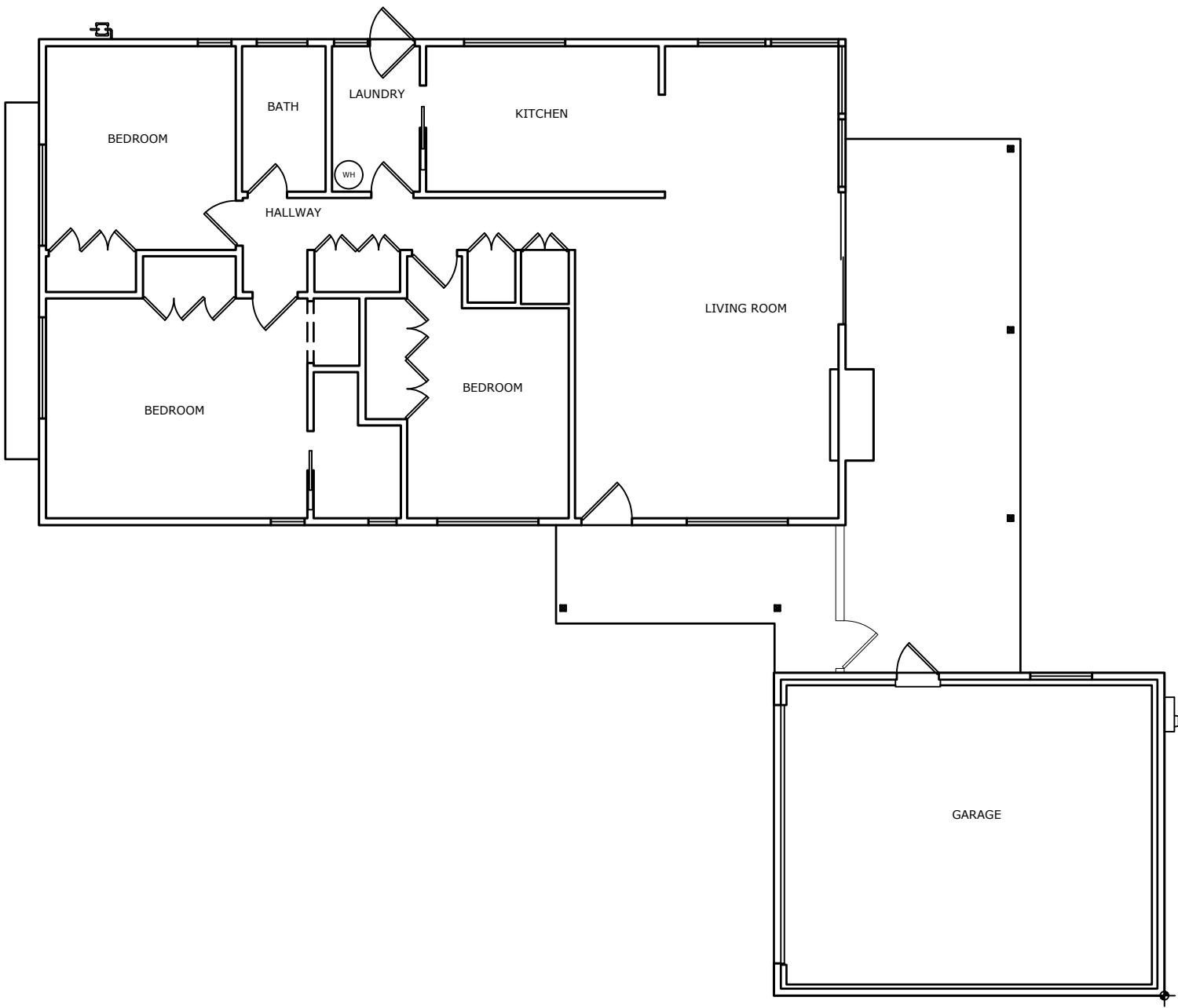
1881 ALFORD AVENUE
LOS ATLOS, CA 94024

AS-BUILT DOCUMENTATION

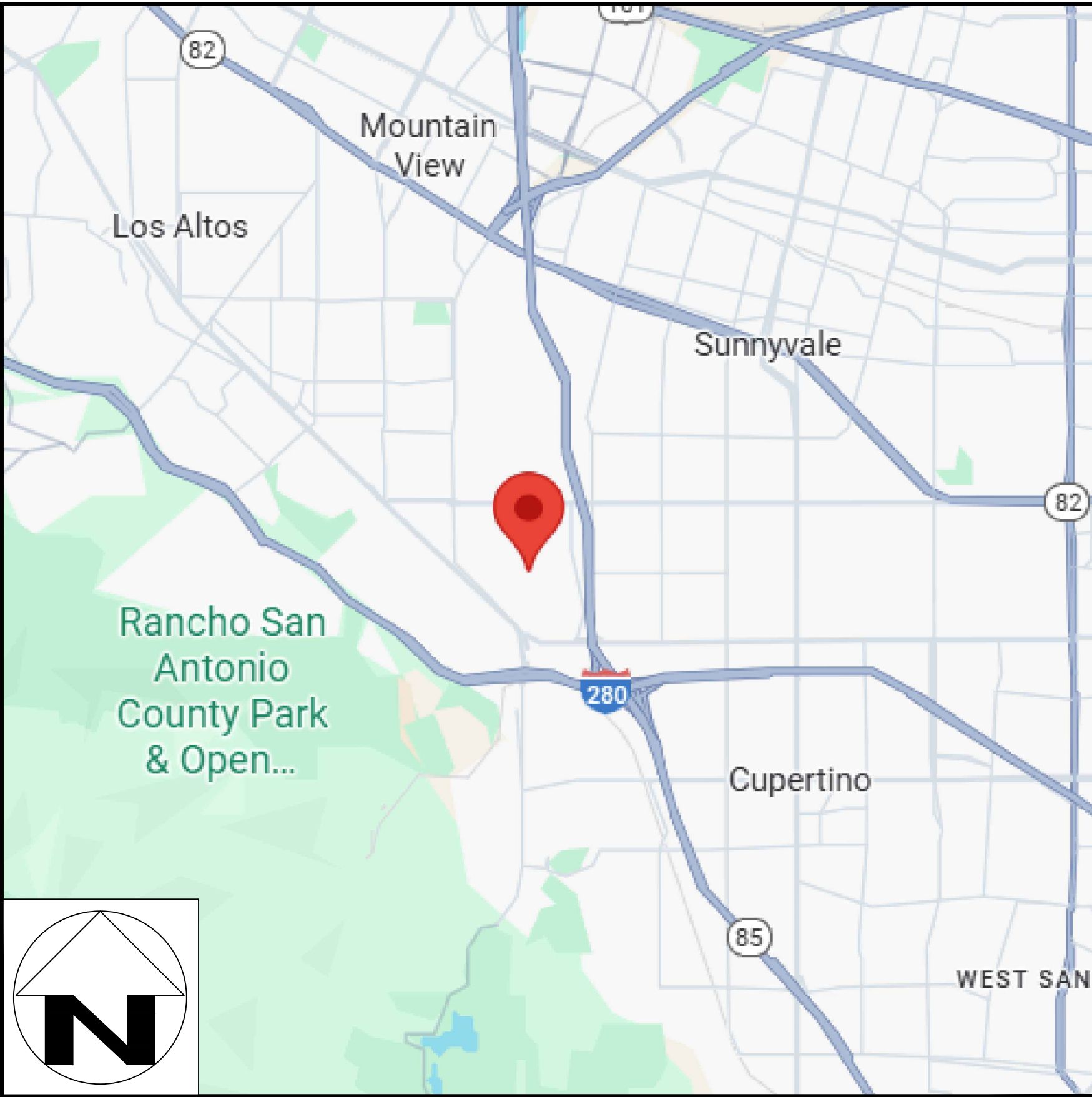
PROJECT LINKS



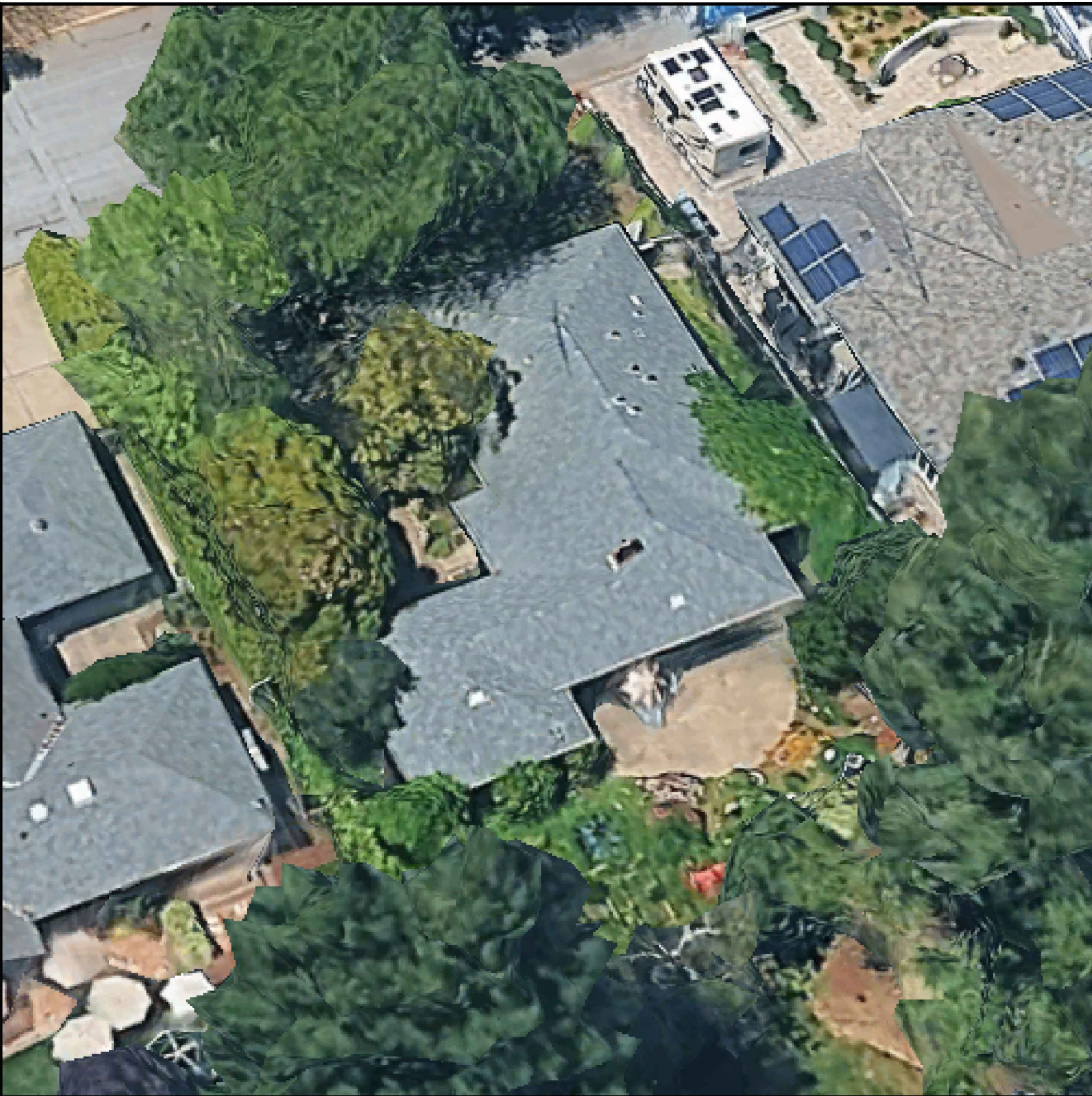
CLICK HERE TO VIEW YOUR PLANS USING
PPM'S WEB VIEWER POWERED BY



VICINITY MAP



AERIAL VIEW



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SHEET INDEX

SHEET	NAME
1	COVER PAGE
2	FLOOR PLAN
3	ROOF PLAN
4	EXTERIOR ELEVATIONS



PREPARED FOR

CASPER LIU

PROJECT NAME

1881 ALFORD AVENUE
LOS ATLOS, CA

PLAN TYPE

COVER PAGE

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), & DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, & AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §8726-8727). IN ADDITION, PPM SERVICES & PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6702-6704), & THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN & CONSTRUCTION & SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

PROJECT NUMBER
7270_BA

DATE
09/08/2025

SCALE

N.T.S.

SHEET

1
OF

4

LEGEND

CHIMNEY OUTLINE

BUILDING FOOTPRINT

AIR CONDITIONER

ROOF DRAIN

DOWNSPOUT

RTU = ROOF TOP UNIT

ROOF TOP HATCH

UTILITY BOX

ROOF VENT

DATUM POINT

The diagram is a detailed roof plan for a building. It shows the building's footprint with various roof sections. Slopes are indicated with arrows and text: '5:12' for several sections and '3.5:12' for a central section. A central area is labeled 'SOLAR PANELS' and contains a grid of 10 rectangles. Various roof features are marked with symbols from the legend: roof drains (circles), roof vents (squares with an 'X'), and roof top units (rectangles with 'RTU'). A chimney outline is shown on the left side. The plan also includes a datum point (a crosshair with a circle) in the bottom right corner. Dashed lines indicate the boundaries of different roof sections and the building footprint.

PPM

PRECISION PROPERTY MEASUREMENTS

PREPARED FOR

CASPER LIU

PROJECT NAME

1881 ALFORD AVENUE
LOS ATLOS, CA

PLAN TYPE

ROOF PLAN

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PROJECT NUMBER

7270_BA

DATE

09/08/2025

N

SCALE

1/4" = 1'-0"

SHEET

3

OF

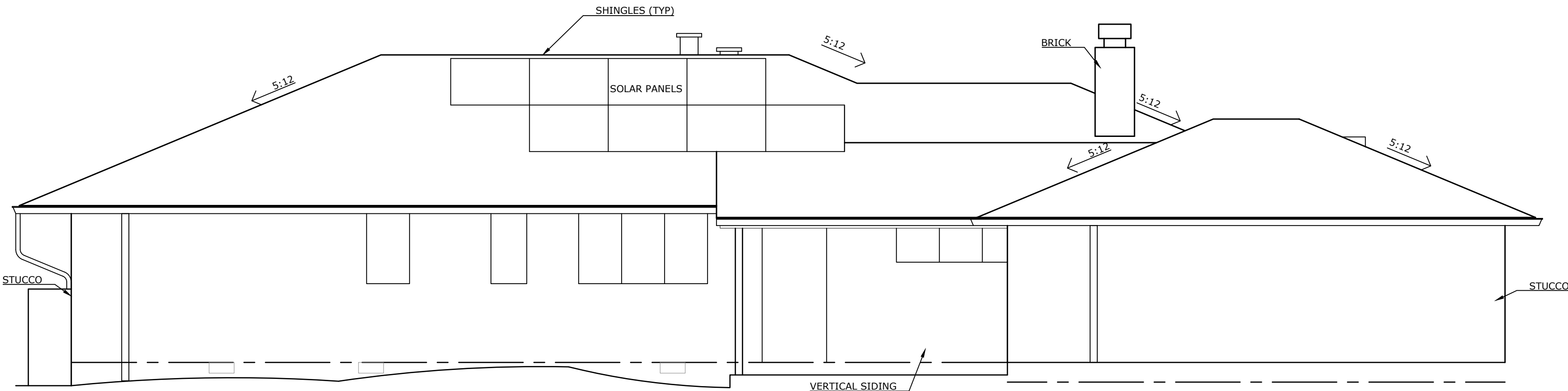
4

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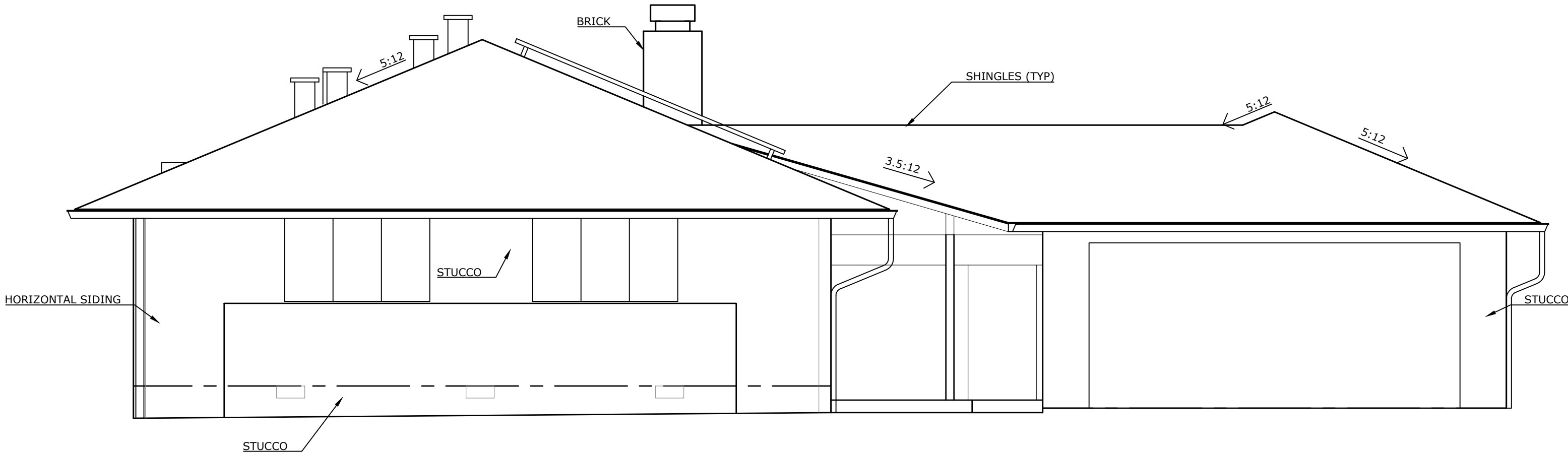
LEGEND

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

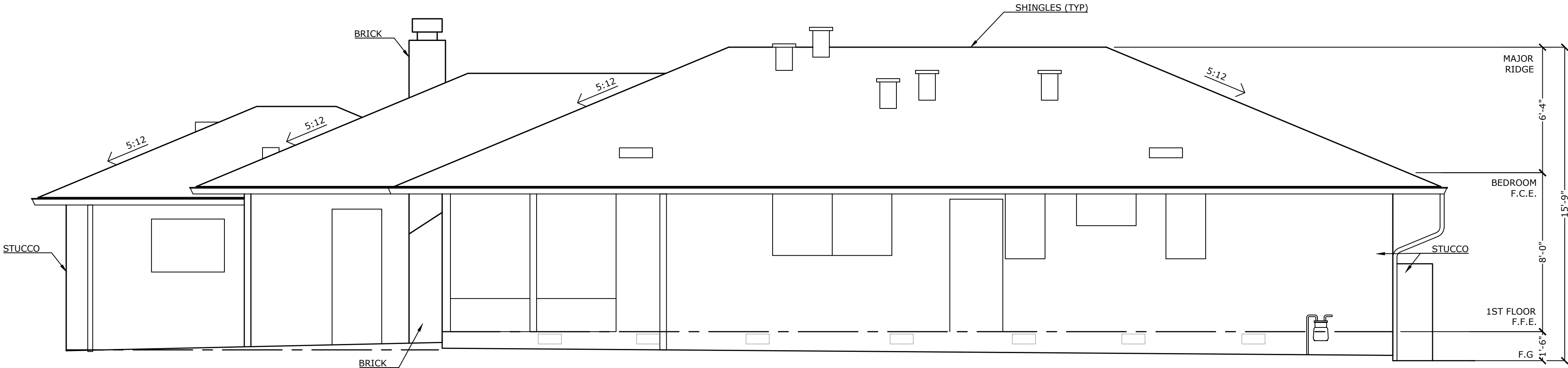
SOUTH



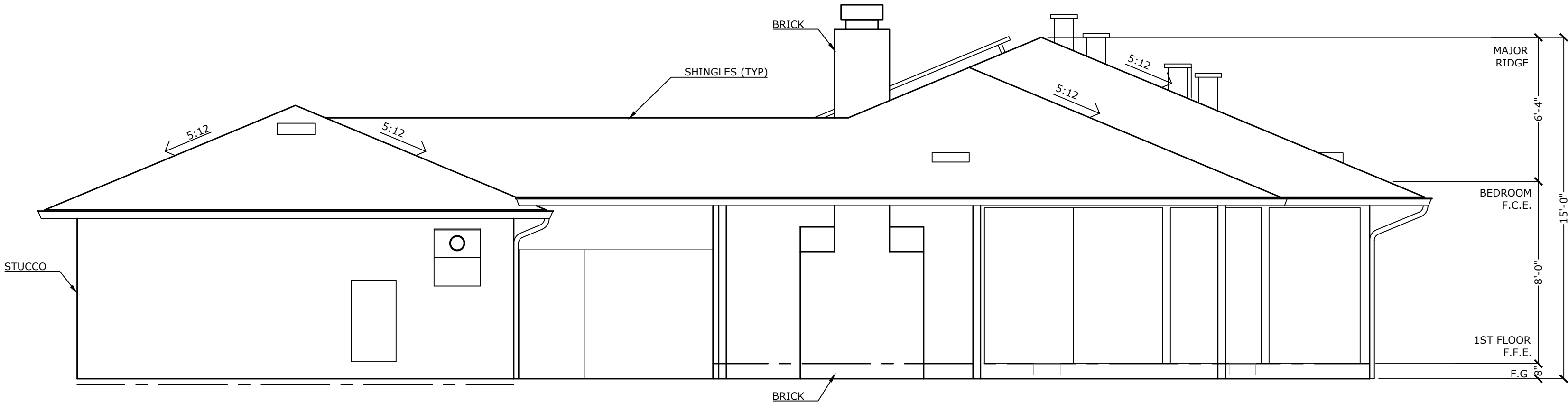
WEST



NORTH



EAST



From: [Becky Bell](#)
To: [Public Comment - ZA](#)
Cc: [Brittany Whitehill](#)
Subject: Public Hearing Comment
Date: Friday, April 10, 2026 12:10:04 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

To Whom It May Concern:

I am emailing in regard to the Request for Design Review for 1881 Alford Ave. I am unable to attend the meeting in person but would like for my comment to be recorded in the public record.

I reside at 1889 Alford Ave, the property adjoining 1881. There is a boxwood hedge planted on the property line between our two parcels that has been there since before I moved into my house in 1983. It extends from the street to the front of the garage at 1881. I want to make sure that hedge is NOT removed when construction begins or any time thereafter. The hedge provides a natural "fence" between our two properties and I would like for it to remain so. Please contact me if there are questions regarding this matter.

Thanks for your consideration of this matter.

Becky A Bell
1889 Alford Ave
Los Altos, CA 94024
[REDACTED]