ZONING ADMINISTRATOR
REGULAR MEETING
AGENDA

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

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

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below. Public comment will be taken in-person, via Zoom, and members of the public may provide written public comment by following the instructions below.

https://tinyurl.com/43a7ubzm

Telephone: 1-669-900-9128 / Webinar ID: 883 0027 5698 / 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 June 3, 2026.

PUBLIC HEARING

2. **SC25-0011 - Veronique Garcia - 811 Nash Road**
   Request for Design Review to construct a new 1,121 square foot, second-story addition to an existing 4,302 square foot, single-story home. The project site is located on the north side of Nash Road. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

3. **SC25-0012 - Mehran Soltanzadeh - 671 Covington Road**
   Request for Design Review to construct a new 3,720 square-foot, two-story home. The project site is located on the north side of Covington Road between Springer Road and Riverside Drive. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

4. **SC25-0025 - Weiran Jia, Alignment Architects, Inc. - 399 Hawthorne Avenue**
   Request for design review application SC25-0025 for the construction of a new 3,471 square-foot two-story house subject to the listed findings and conditions of approval. The project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

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, June 3, 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 Gallegos

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 May 20, 2026.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of May 20, 2026.

The motion was approved (1-0) by the following vote:
AYES: Williams
NOES: None

PUBLIC HEARING

2. **SC26-0001 - Siyue Wu - 1847 Fallen Leaf Lane**
   Request for Design Review to construct a new 3,253 square foot, two-story home. The project site is located on the east side of Fallen Leaf Lane, between Lantis Lane and Penny Way. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC26-0001 subject to the listed findings and conditions of approval.

PUBLIC COMMENT
Grace Siu and Yafei Li provided public comments.

Action: Zoning Administrator Williams approved design review application SC26-0001 per the staff report findings and conditions of approval.

The motion was approved (1-0) by the following vote:
AYES: Williams
NOES: None

ADJOURNMENT

Zoning Administrator Williams adjourned the meeting at 4:11 PM.

_____
Stephanie Williams
Zoning Administrator

ZONING ADMINISTRATOR
STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC25-0011 – 811 Nash Road

RECOMMENDATION

Approve design review application SC25-0011 for the construction of a new 1,131 square-foot, second-story addition to an existing one-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: 811 Nash Road, located on the north side of Nash Road
- Lot Size: 31,429 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 1,131 square-foot second-story addition to an existing 4,302 square foot single story residence (see Attachment 1 - Project Plans). The arborist report identifies 45 trees on the property. Of these, 20 are protected trees: the Monterey pines (Nos. 1, 2, 27, 29, 30, and 31), Scots pine (No. 8), Incense cedar (No. 15), Deodar cedar (No. 16), California pepper (No. 19), Coast live oaks (Nos. 20, 21, 23, 24, and 26), Yucca (No. 22), Japanese pittosporum (No. 28), Pistache (No. 32), and Green ash trees (Nos. 33 and 34). The proposed project retains all protected and non-protected trees.

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:	4,462 square feet	4,462 square feet	9,429 square feet
FLOOR AREA: 1st Floor 2nd Floor Total	 4,302 square feet - 4,302 square feet	 4,302 square feet 1,131 square feet 5,433 square feet	 5,893 square feet
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 29 feet 62 feet 49 feet/- 50 feet/-	 29 feet 62 feet 49 feet/52 feet 50 feet/ 107 feet	 25 feet 25 feet 10 feet/17 feet 10 feet/17.5 feet
HEIGHT:	20 feet	27 feet	27 feet

Two-story residences are permitted in the R1-10 District when they comply with the applicable development standards, 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 in a Diverse Character Neighborhood that includes a mix of one- and two-story residences with varied architectural styles, roof forms, setbacks, materials, and landscaping patterns. In this context, compatibility is achieved through appropriate scale, massing, articulation, material consistency, and landscape screening rather than strict uniformity of architectural style.

The proposed project consists of a second-story addition to an existing one-story residence. The addition maintains a low-scale relationship to nearby houses through an eight-foot plate height, low-pitched 4:12 roof forms, articulated wall and roof planes, horizontal siding, and substantial setbacks from the side and rear property lines. Although the addition is located near the front setback line and driveway frontage, these features reduce the apparent mass of the second story and relate to the scale and roof forms of nearby homes.

The Residential Design Guidelines state that two-story additions should be carefully integrated with the existing house through attention to proportion, scale, composition, and balance, and should avoid appearing as a separate upper story addition (Residential Design Guidelines, pp. 12 to 13). The Guidelines also identify methods to reduce perceived bulk, including varied wall and roof planes, horizontal elements, low second-story wall heights, low to medium roof pitches, compatible materials, and landscaping. The project incorporates these measures by matching the existing exterior materials, preserving substantial landscape area, and adding evergreen screening along portions of the front, right side and rear property lines.

The proposed materials support durability, architectural integration, and neighborhood compatibility. The second story addition will use materials and colors that match the existing first floor, including smooth Hardie Plank lap siding, composition shingles, and casement windows with simulated checkrails. These materials help integrate the addition with the existing residence

and are consistent with the Residential Design Guidelines' direction to use compatible materials, reduce perceived bulk, and soften two-story construction through landscaping.

The project will retain existing landscaped areas and add supplemental screening to soften views of the residence and maintain its established relationship with the neighborhood. Privacy impacts from the second-story addition are minimized through substantial setbacks, window placement, roof forms, vegetation, and site topography. The left-side second-story windows are set back approximately 107 feet, and the rear elevation includes only one second-story window, with views further limited by the roof form, line-of-sight, vegetation, and sloping topography. Along the right-side property line, the applicant proposes six Western rosebud trees to screen views from the three second-story windows. The front yard is heavily screened by mature vegetation; however, staff recommends condition of approval 6a that requires additional evergreen screening to fill any unscreened portions and further limit privacy impacts from windows facing the front property line. With these measures, the project is consistent with the Residential Design Guidelines' direction to minimize privacy impacts from second-story construction.

The project meets the R1-10 development standards and is consistent with the Residential Design Guidelines by maintaining neighborhood compatibility, minimizing bulk, preserving existing trees, and retaining established landscaping. Therefore, staff recommend approval of the Design Review application, subject to the attached findings and conditions of approval.

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 CORRESPONDENCE

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 nine neighboring and adjacent property owners were contacted by mail on April 10, 2026, April 12, 2026, and April 13, 2026. Each was invited to review the proposed plans for the second story addition. The applicant indicated that no responses or feedback had been received from the contacted neighbors. At the time this report was prepared, the City had not received any written public comments.

Attachment:
1. Project Plans

Cc: Veronique Garcia, Applicant/Architect

Henry and Sonya Li Trustee, Owner

FINDINGS

SC25-0011 - 811 Nash Road

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 design maintains neighborhood compatibility through low-pitched roof forms, articulated elevations, matching materials, and landscape screening.

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 second story addition is located above the existing residence and does not substantially alter the existing site grading, drainage pattern, or terraced landscape areas. The existing site includes sloped and retained yard areas, and the project avoids significant new ground disturbance by maintaining the existing building footprint and site improvements.

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. The second story addition incorporates an eight-foot plate height, low pitched roof forms, varied rooflines, offset wall planes, window groupings, and horizontal siding. These features break up the second story mass and help the addition remain visually compatible with the existing residence and nearby homes.

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 second story addition will use materials and colors that match the existing first floor, including smooth Hardie Plank lap siding, composition shingles, coordinated trim, gutters, fascia, and corner boards, and windows designed to match the existing windows.

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. The project will retain the existing mature landscaping with no substantial landscape alterations, which helps soften the residence and screen views from adjacent properties. The applicant also proposes six Western rosebud trees along the right-side property line, and condition 6a requires additional evergreen screening along the front property line to enhance landscape screening. If new or replaced landscaping meets the applicable WELO threshold, the project shall comply with Chapter 12.36 of the Municipal Code.

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 all mechanical equipment for the house will be screened from off-site views.

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 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 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

SC25-0011 811 Nash Road

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on July 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 May 28, 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's fees, incurred by the City in connection with the City's defense of its actions.

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

6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on building permit drawings:

    a. Landscaping shall be revised to include additional evergreen screening. At least two 24-inch box evergreen trees shall be planted in the front property line, as determined necessary by staff to ensure continuous screening. The final landscape plan shall demonstrate compliance with the Water Efficient Landscape Ordinance.

7. **Protected Trees:** Trees Nos. 1, 2, 8, 15, 16, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, and 34 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 driplines, or as required by the project arborist, of trees Nos. 1, 2, 8, 15, 16, 32, 33, and 34. 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. **Exterior Lighting**: All new exterior lighting shall comply with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code.

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 and shall be screened from off-site views with fencing, walls, landscaping, or other screening methods approved by the Planning Division.

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 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. **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.

18. **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.

19. **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.

20. **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).

21. **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.

22. **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

23. **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.

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

25. **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.

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

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

32. **Enhanced 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).

33. **Fire Apparatus (Engine) Access Roadway Required:** (Approved AMMR PC 260246) Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503. Per approved AMMR condition PC 260246, a copy of the Alternate Means/Methods application form with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

34. **Required Fire Flow**: The minimum required fire flow for this project is 1000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

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

36. **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

37. **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

TWO-STORY ADDITION TO EXISTING ONE-STORY RESIDENCE FOR

SONYA LI & HENRY LI
811 NASH ROAD
LOS ALTOS, CA. 94024

GENERAL NOTES

. All work to be performed in accordance with the:

2025 Calif. Building Code
2025 Calif. Residential Code
2025 Calif. Electrical Code
2025 Calif. Energy Code
2025 Calif. Plumbing
2025 Calif. Fire Code
2025 Calif. Mechanical Code
2025 Calif. Green Building Standards Code
CITY OF LOS ALTOS CODE

. Contractor shall be licensed, fully insured and experienced in local construction practices, codes and regulations.

. The contractor shall carefully inspect all excavation work for compliance to requirements of the prevailing building code. Should any conditions appear questionable due to excessive dampness, granular composition, sluffing, softness or other defect, the contractor shall contact the engineer or designer.

. All information pertaining to the site shall be, and shall remain, the owner's responsibility. This information shall include legal description, deed descriptions, easements, site survey, topographic survey, position of existing improvements, soils report and all related data. Theses documents have been prepared on the information available to the designer.

. It is the responsibility of the contractor and all subcontractors to check and verify all dimensions and conditions indicated on these drawings and make known any discrepancies prior to commencing their work.

. Contractor shall examine all relevant plans, specifications and other construction documents prior to commencement of work. Any omissions or discrepancies in any part of the construction documents shall be reported to owner prior to commendement of work. Scale shall not be used for determining the exact dimensions.

. These drawings are intended for use in a negotiated construction contract and, therefore, may not specifically detail or specify materials and/or manufacturers. The contractor shall provide all samples and/or cuts as required assisting ouner or his agent in making material selections.

. No guarantee for quality of construction is implied or intended by the architectural documents and the contractor shall assume full responsibility for any or all construction deficiencies.

. The developer and/or general contractor shall hold harmless, indemnify and defend the designer from any action initiated by the initial owner or any subsequent owners for construction deficiencies, modifications or such conditions, which may be beyond the control of the designer.

. Contractor shall be solely responsible for safety of people and porperty on the project site. Contractor shall carefully check the stability of tall existing elements prior to construction. Fire extinguisher shall be provided and maintained during construction.

. Contractor shall be responsible for repairing at his/her own expense any damage to any public or private property that is caused by his/her work

. Contractor shall coordinate with owner prior to ordering any fixtures, equipment, cabinetry, etc. for owner's approval.

. Sheet metal contractor shall provide owner with heating duct & register location prior to installation for owner's approval.

. All dimensions to face of stud unless otherwise noted.

. Electrical contractor to verify with owner type and locations of all electrical fixtures, outlets, switches and subpanels prior to installation.

. Plumbing contractor to verify with owner type and locations of all plumbing fixtures, faucets, etc. prior to installation.

PROJECT NOTES

A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED OR SALVAGED PER CALGREEN SECTION 4.408.1

FIRE SPRINKLER SYSTEM NOTE

.Fire Sprinklers required

2

- THIS PROJECT WILL BE PROVIDED WITH A ENHANCE NFPA 13D SPRINKLER SYSTEM.
- ENHANCE SPRINKLER HEAD SHALL BE PROVIDED FOR COVERED PORCH AND PATIO.
- NASH ROAD SHALL MAINTAIN 13'6" VERTICAL CLEARANCE OVER REQUIRED VEHICULAR ACCESS ROAD AT ALL TIME.

. Obtain separate fire permit. Design and install in accordance with NFPA 13D, 2022, and CMV Residential Fire Sprinkler System requirements (See City website under 'Fire Handouts. Coordinate water meter and water main sizes with approved fire sprinkler shop drawings. (Minimum 1" meter and 1" service unless hydraulic calculations prove existing adequate).

.DEFERRED SUBMITTAL

.Prior approval shall be obtained from CALIFORNIA WATER SERVICE (650) 917-0152, before submitting plans to the PORTOLA VALLEY Department for water meter sizing and backflow prevention for the fire suppression system.

NOTE

- CURRENT CONSTRUCTION NOISE HOURS ARE:
7:00AM TO 5:30PM MONDAY THROUGH FRIDAY.
9:00AM TO 3:00PM ON SATURDAY.

NO CONSTRUCTION IS PERMITTED DURING SUNDAYS AND CITY-OBSERVED HOLIDAYS.

SCOPE OF WORK

TWO-STORY ADDITION OF 1,131 Sq. FT. TO INCLUDE:

TWO NEW BEDROOMS
ONE NEW BATHROOM
NEW LANDING/GAME ROOM
NEW OFFICE NOOK

PORTION OF EXISTING OFFICE TO BE RECONFIGURED TO ACCOMMODATE NEW STAIRCASE TO PROPOSED SECOND FLOOR.

INDEX TO DRAWINGS

A0.0 COVER SHEET

A1.0 EXTERIOR MATERIALS & COLOR PLAN
A1.1 PROPOSED SITE PLAN
SU1 TOPOGRAPHIC SURVEY
SU2 TOPOGRAPHIC SURVEY
SU3 TOPOGRAPHIC SURVEY
C-1.0 TITLE SHEET
C-2.0 GRADING & DRAINAGE PLAN
C-2.1 GRADING & DRAINAGE PLAN
C-5 GRADING SPECIFICATION
ER-1 EROSION CONTROL PLAN
ER-2 EROSION CONTROL DETAILS
BMP BEST MANAGEMENT PRACTICES
HYD IMPERVIOUS AREA EXHIBIT

A2.1 EXISTING FLOOR PLAN
A2.2 PROPOSED 1st FLOOR
A2.2 PROPOSED 2nd FLOOR

A3.0 PROPOSED ROOF PLAN

A4.0 EXISTING EXTERIOR ELEVATIONS
A4.1 EXISTING EXTERIOR ELEVATIONS
A4.2 PROPOSED EXTERIOR ELEVATIONS
A4.3 PROPOSED EXTERIOR ELEVATIONS

A5.0 PROPOSED SECTIONS

A6.0 COLOR PERSPECTIVES & STREETSCAPE

A7.0 ARBORIST REPORT & TREE PROTECTION PLAN
A7.1 ARBORIST REPORT & TREE PROTECTION PLAN
A7.2 TREE PROTECTION PLAN

A8.0 FLOOR AREA & LOT COVERAGE BLOCK DIAGRAM

VICINITY MAP



PROJECT SUMMARY TABLES

APN/PARCEL ID :	336-020-61
ZONING:	R1-10
1 GENERAL PLAN DESIGNATION:	SINGLE FAMILY, MEDIUM LOT (4 DU/NET ACRE)
GROUP OF OCCUPANCY:	R-3/U
TYPE OF CONSTRUCTION:	VB
YEAR BUILT:	1,942
STORIES EXISTING:	ONE
STORIES PROPOSED:	TWO
FEMA FLOOD:	ZONE "X"
FIRE SPRINKLERS:	PROPOSED

Project Summary Table Template

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Requirred
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	4,462 square feet (14.2 %)	4,462 square feet (14.2 %)	9,429 square feet (35 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 4,302 sq ft 2nd Flr: _____ sq ft **Total: 4,302 sq ft** (13.7 %)	1st Flr: 4,302 sq ft 2nd Flr: 1,131 sq ft **Total: 5,433 sq ft** (17.3 %)	5,893 square feet (18.8 %)
SETBACKS:			
Front	29' feet	29' feet	29' feet
Rear	62' feet	62' feet	62' feet
Right side (1st/2nd)	49' feet/___ feet	49' feet/52' feet	10' feet/17.5' feet
Left side (1st/2nd)	50' feet/___ feet	50' feet/107' feet	10' feet/17.5' feet
HEIGHT:	20' feet	25'6" feet	27' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	3,421 square feet	1,131 square feet	4,552 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	881 square feet	N/A square feet	881 square feet

LOT CALCULATIONS

NET LOT AREA:	31,429 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	656 square feet (12 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 7,300 sq ft Existing softscape (undisturbed) area: 24,132 sq ft New softscape (new or replaced landscaping) area: N/A sq ft *Sum of all three should equal the site's net lot area*

CONSULTANTS

OWNER: Sonya Li & Henry Li
811 Nash Road,
Los Altos, CA 94024

DESIGNER: Vero3Design, Inc
2033 Mezes Avenue
Belmont CA 94002
PH: (415) 516-0764
Contact: Veronique Garcia
Email: veronique@vero3design.com

CIVIL & SURVEY: LEA & BRAZE ENGINEERING, INC.
PH: 510-887-4086

ARBORIST: DAVEY Resource Group
5955 Capistrano Ave.
Atascadero, CA 93422
PH: 831-291-2245
Sabrina.huey@davey.com

Véro3Design

REVISION TABLE

#	DATE	RESPONSE TO
1	01.05.2025	PLANNING PCC
2	05.26.2026	PLANNING PCC

DRAWINGS BY:
Vero3Design
License # 0361 7552 Exp. Date: 12/31/2026
415-516-0764
2033 Mezes Av. Belmont CA 94002

INTERIOR REMODELING AND ADDITION TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

COVER SHEET

DATE:
5/29/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A0.0



Cobblestone

HARDIE PLANK LAP SIDING SMOOTH.
COLOR: COBBLE STONE TO MATCH EXISTING.



MARVIN ESSENTIAL CASEMENT WINDOWS TO MEET EGRESS W/SIMULATED CHECKRAIL - MIMIC EXISTING DOUBLE HUNG.
TRIM TO MATCH EXISITNG.
COLOR: STONE WHITE

GUTTER PROFIL & TRIM TO MATCH EXISTING.
COLOR: STONE WHITE





VELUX FIXED SKYLIGHT



LANDMARK UL 2218 CLASS A SHINGLES.
COLOR: DRIFTWOOD TO MATCH EXISTING

CORNER BOARDS
COLOR: COBBLE STONE TO MATCH EXISTING

ALL FIRST-FLOOR EXISTING EXTERIOR FNISHES TO REMAIN



PROPOSED LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

Véro3Design

REVISION TABLE

#	DATE	RESPONSE TO
1	01.05.2025	PLANNING PCC
2	05.26.2026	PLANNING PCC

DRAWINGS BY:
Vero3Design
License # 0361 7552 Exp. Date: 12/31/2026
415-516-0764
2033 Mezes Av. Belmont CA 94002

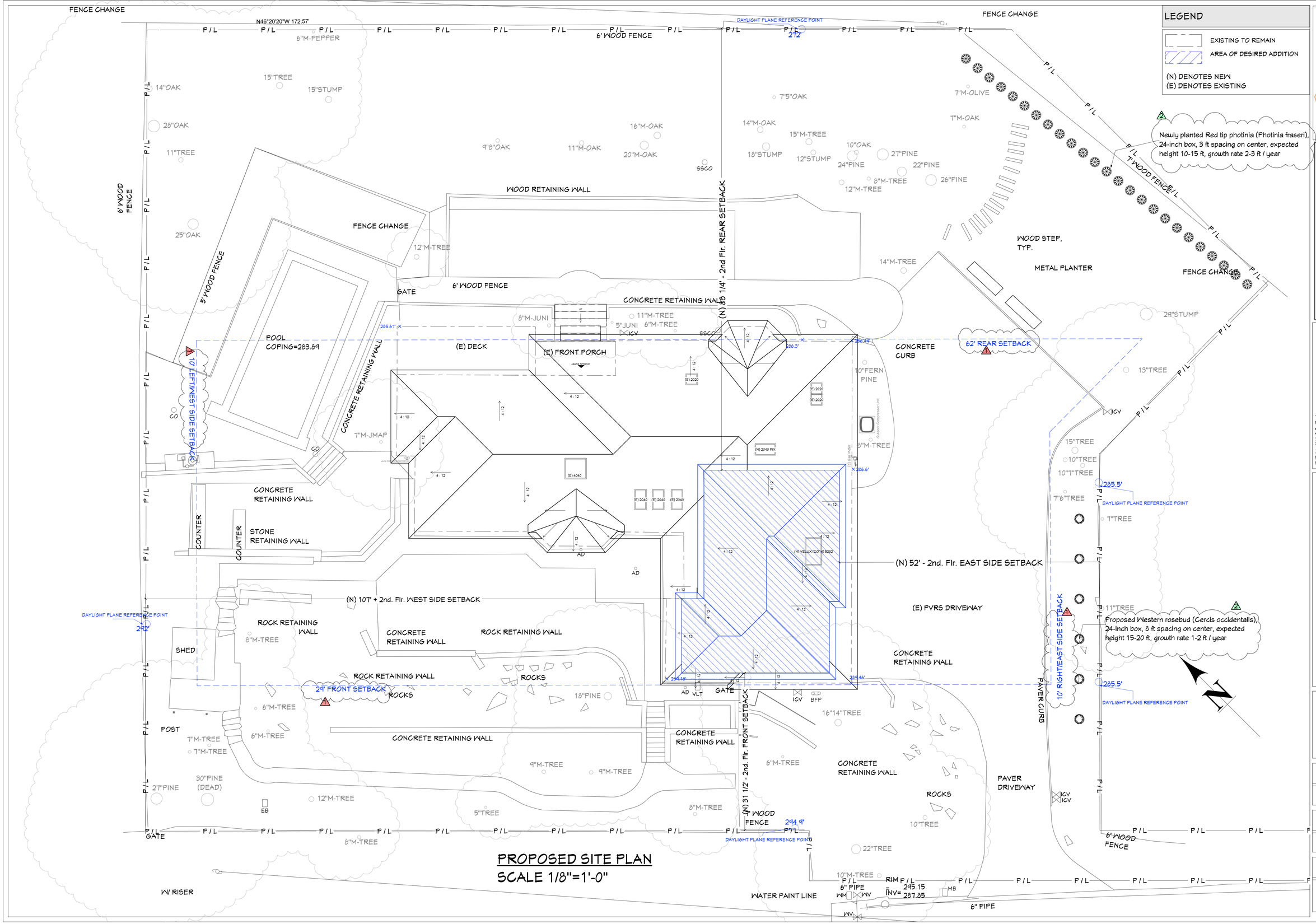
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

EXTERIOR MATERIALS & COLOR PLAN

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A1.0



#	DATE	REVISION TABLE RESPONSE TO
1	01.05.2025	PLANNING FCC
2	05.26.2026	PLANNING FCC

DRAWINGS BY:
Vero3Design
License # 0361 7532 Exp. Date: 12/31/2026
415-516-0764
2033 Mezes Av. Belmont CA 94002

INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONTA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED SITE PLAN

DATE:
5/26/26

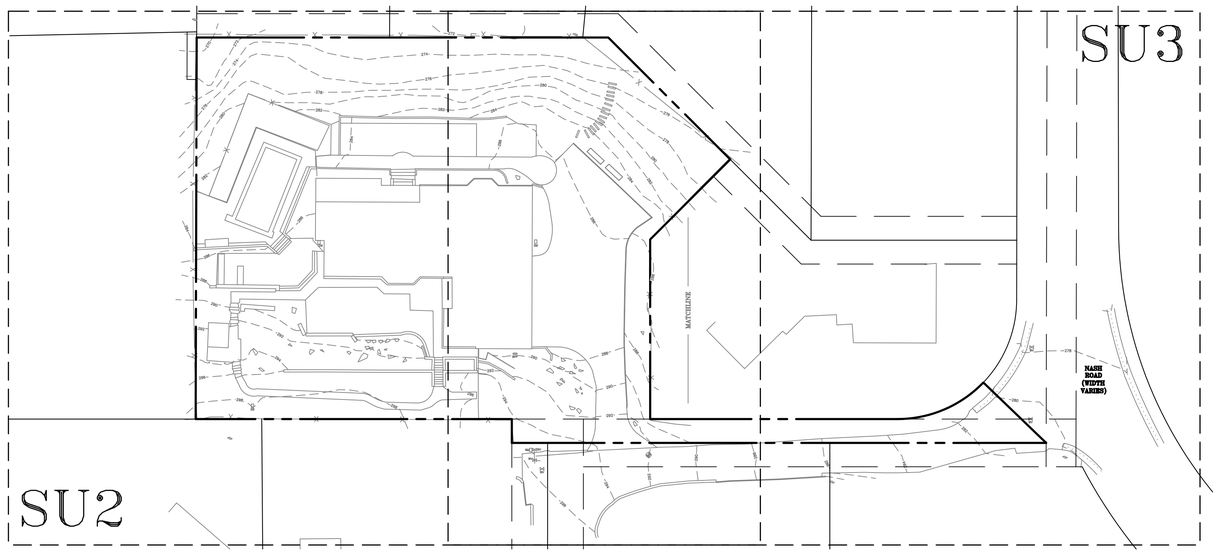
SCALE:
AS SHOWN
24 X 36D

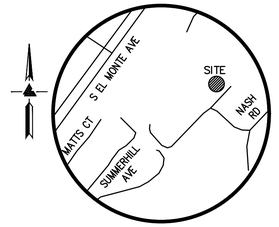
SHEET:
A1.1

LEGEND AND NOTES

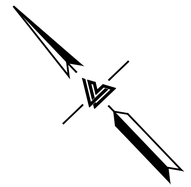
- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE (PAINT MARKINGS)
- W — WATER LINE (PAINT MARKINGS)
- A/C — AIR CONDITIONING UNIT
- AD — AREA DRAIN
- BFP — BACK FLOW PREVENTER
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- CO — CLEAN-OUT BOX
- EB — ELECTRICAL BOX
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JMAP — JAPANESE MAPLE
- JOINT POLE
- JUNI — JUNIPER
- M— — MULTI-TRUNK TREE
- MB — MAIL BOX
- POOL EQUIPMENT
- RF — ROOF FLAT
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- TW — TOP OF RETAINING WALL
- VLT — UTILITY VAULT
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- DECOMPOSED GRANITE
- GRAVEL
- LAWN
- PAVERS
- STONE
- TILE
- WOOD
- POOL

SHEET LAYOUT OF SURVEY AREA





VICINITY MAP
NO SCALE



0 15 30 60

SCALE: 1" = 30'

FEMA FLOOD NOTE

FLOOD ZONE: X (SHADED)

AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR (1% ANNUAL CHANCE) AND 500-YEAR FLOODS (0.2% ANNUAL CHANCE) AND OUTSIDE THE SPECIAL FLOOD HAZARD AREA (SFHA)

FEMA FLOOD INSURANCE RATE MAP NO.: 06085C0201H
EFFECTIVE DATE: MAY 18, 2009

EASEMENT NOTE

EASEMENTS ARE SHOWN PER CONDITION OF TITLE GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. FWPS-T025000367, DATED MARCH 26, 2025.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS
33,909± SQUARE FEET / 0.778± ACRES (GROSS)
31,427± SQUARE FEET / 0.721± ACRES (NET)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

CITY OF LOS ALTOS BENCHMARK
BM25

3½" BRASS DISC LOCATED AT TOP OF CURB @ NORTH SIDE NW RETURN UNIVERSITY AVE & LEE ST @ NORTH SIDE OF HC RAMP

ELEVATION = 240.37'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 292.02'
(NAVD 88 DATUM)

GREGORY E BRAZE No. 7623 — LICENSED LAND SURVEYOR — STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO

WWW.LEABRAZE.COM

811 NASH ROAD
LOS ALTOS
CALIFORNIA

APN: 336-02-061

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2251806
DATE:	11-24-25
SCALE:	1"=30'
BNDY BY:	MT
FIELD BY:	JC
DRAWN BY:	KF
SHEET NO:	SU1

1 OF 3 SHEETS

SCALE: 1" = 10'

RETAINING WALL SPOTGRADES

①	296.16TW 292.66BW	⑦	292.12TW 292.12BW
②	292.25TW 289.25BW	⑧	293.38TW 289.78BW
③	292.62TW 289.52BW	⑨	291.72TW 291.72BW
④	296.32TW 292.32BW	⑩	289.69TW 287.49BW
⑤	294.11TW 292.61BW	⑪	289.67TW 289.67BW
⑥	290.84TW 290.34BW		

LOT 14
116 MAPS 31

LOT 15
116 MAPS 31

LOT 16
116 MAPS 31

LOT 10
103 MAPS 48

LANDS OF CILKER

PARCEL 2
285 MAPS 11

PARCEL A
391 MAPS 26

LANDS OF MACDONALD

PARCEL B
391 MAPS 26
33,309 SQ.FT.
0.776 ACRES
(GROSS)
31,427 SQ.FT.
0.721 ACRES
(NET)

N46°20'20"W 172.57'

N01°20'20"W 72.30'

N43°39'40"E 10.00'

N46°20'20"W 132.55'

N43°39'40"E 75.30'

N88°39'40"E 47.48'

N46°20'20"W 224.04'

N43°49'00"E 160.00'

FENCE CHANGE

6' WOOD FENCE

5' WOOD FENCE

7' WOOD FENCE

4' X 20' ANCHOR EASEMENT (103 MAPS 49)

10.00' PUBLIC UTILITY EASEMENT (116 MAPS 31)

10.00' PRIVATE STORM DRAIN EASEMENT (391 MAPS 26)

20.00' EASEMENT FOR WATER PIPE LINE (2706 O.R 63) PG&E EASEMENT (3687 O.R. 145) INGRESS-EGRESS EASEMENT (6230 O.R. 481) (7090 O.R. 624) (8553 O.R. 39)

30.00' EASEMENT FOR WATER PIPE LINE (2706 O.R 63) INGRESS-EGRESS EASEMENT (7090 O.R. 624)

POOL COPING=283.89

WOOD SIDING HOUSE

WOOD RETAINING WALL

CONCRETE RETAINING WALL

ROCK RETAINING WALL

STONE RETAINING WALL

BRICK FASCIA

CONCRETE CURB

METAL PLANTER

WOOD STEP TYP.

PAVER DRIVEWAY

PAVER CURB

GARAGE

SHED

GATE

POST

ROCKS

COUNTER

MATCHLINE

NEIGHBORING BUILDING

W/ RISER

WATER PAINT LINE

EDGE OF PAVEMENT

6" PIPE

SSMH RIM=295.15 INV=287.85

14"OAK
15"TREE
15"STUMP
28"OAK
11"TREE
25"OAK
7"M-OLIVE
7"5"OAK
16"M-OAK
14"M-OAK
9"8"OAK
11"M-OAK
20"M-OAK
15"M-TREE
10"OAK
18"STUMP
12"STUMP
27"PINE
24"PINE
22"PINE
26"PINE
8"M-TREE
12"M-TREE
14"M-TREE
29"STUMP
13"TREE
10"FERN PINE
8"M-TREE
6"M-TREE
2"M-TREE
7"M-TREE
9"M-TREE
30"PINE (DEAD)
12"M-TREE
5"TREE
8"M-TREE
22"TREE
10"M-TREE
10"TREE
10"7"TREE
7"6"TREE
7"TREE
11"TREE
18"PINE
16"14"TREE
6"M-TREE
8"M-JUNI
5"JUNI 6"M-TREE
7"M-JMAP

GREGORY F. BRAZE No. 7623 — LICENSED LAND SURVEYOR — STATE OF CALIFORNIA

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811 NASH ROAD
LOS ALTOS
CALIFORNIA

APN: 336-02-061

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2251806
DATE:	11-24-25
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	JC
DRAWN BY:	KF
SHEET NO:	SU2

2 OF 3 SHEETS

RETAINING WALL SPOTGRADES

1	296.16TW 292.66BW	7	292.12TW 292.12BW
2	292.25TW 289.25BW	8	293.38TW 289.78BW
3	292.62TW 289.52BW	9	291.72TW 291.72BW
4	296.32TW 292.32BW	10	289.69TW 287.49BW
5	294.11TW 292.61BW	11	289.67TW 289.67BW
6	290.84TW 290.34BW		

0 5 10 20

SCALE: 1" = 10'

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LOS ALTOS
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APN: 336-02-061

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2251806
DATE:	11-24-25
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	JC
DRAWN BY:	KF
SHEET NO:	

SU3

3 OF 3 SHEETS

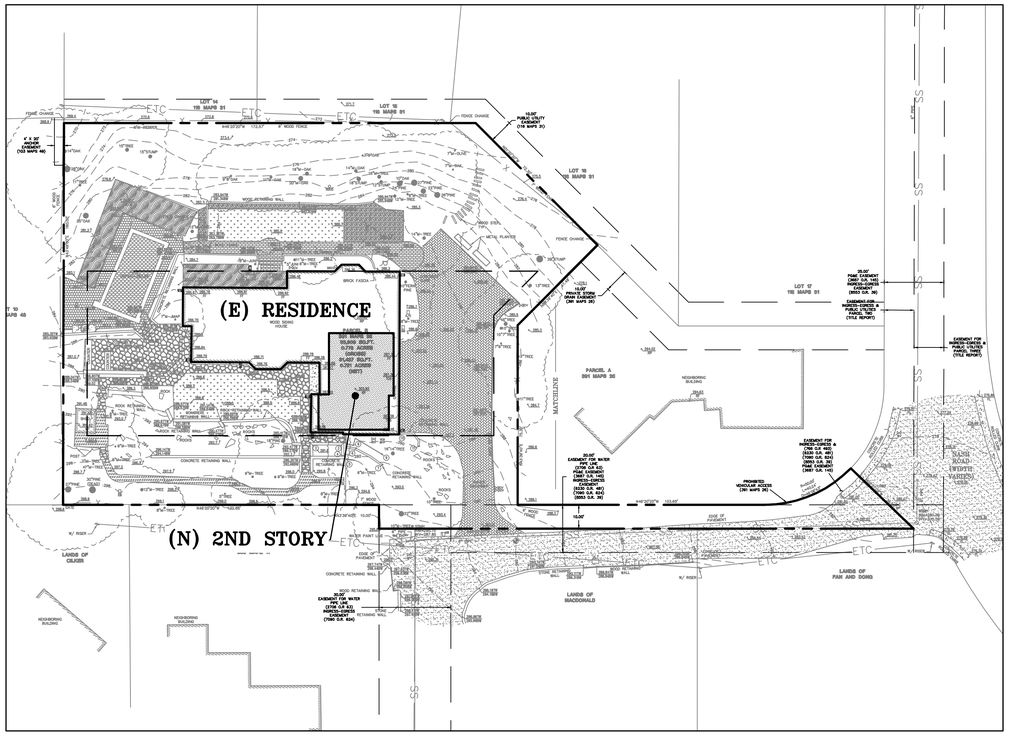
LI RESIDENCE
811 NASH ROAD
LOS ALTOS, CALIFORNIA

LEGEND

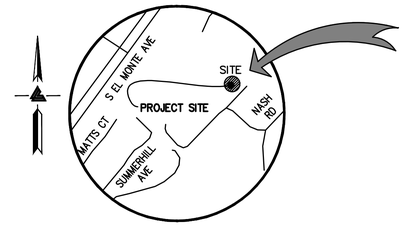
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
222.57	222.57	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P℄	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 30'



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
HENRY LI
811 NASH ROAD
LOS ALTOS, CA 94024

APN: 336-02-061

REFERENCES

THIS **GRADING AND DRAINAGE** PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED;
   "TOPOGRAPHIC SURVEY"
   811 NASH ROAD
   LOS ALTOS, CA
   DATED: 11-24-2025
   JOB# 2251806

2. SITE PLAN BY VERO3 DESIGN, INC., ENTITLED:
   "TWO-STORY ADDITION TO EXISTING ONE-STORY RESIDENCE FOR SONYA LI & HENRY LI"
   811 NASH ROAD
   LOS ALTOS, CA

3. SOIL REPORT BY GEOENGINEERING CONSULTANTS, INC. (GEC) ENTITLED:
   "PROPOSED RESIDENTIAL ADDITIONS/REMODELING"
   811 NASH ROAD
   LOS ALTOS, CA
   JOB# P23-298
   DATE: 09-30-2023

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	0	0
FILL	0	0	0
EXPORT / IMPORT			0

NOTE: NO GRADING IS PROPOSED WITH THIS PERMIT

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
BMP	BEST MANAGEMENT PRACTICES

REGISTERED PROFESSIONAL ENGINEER — No. C79556 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

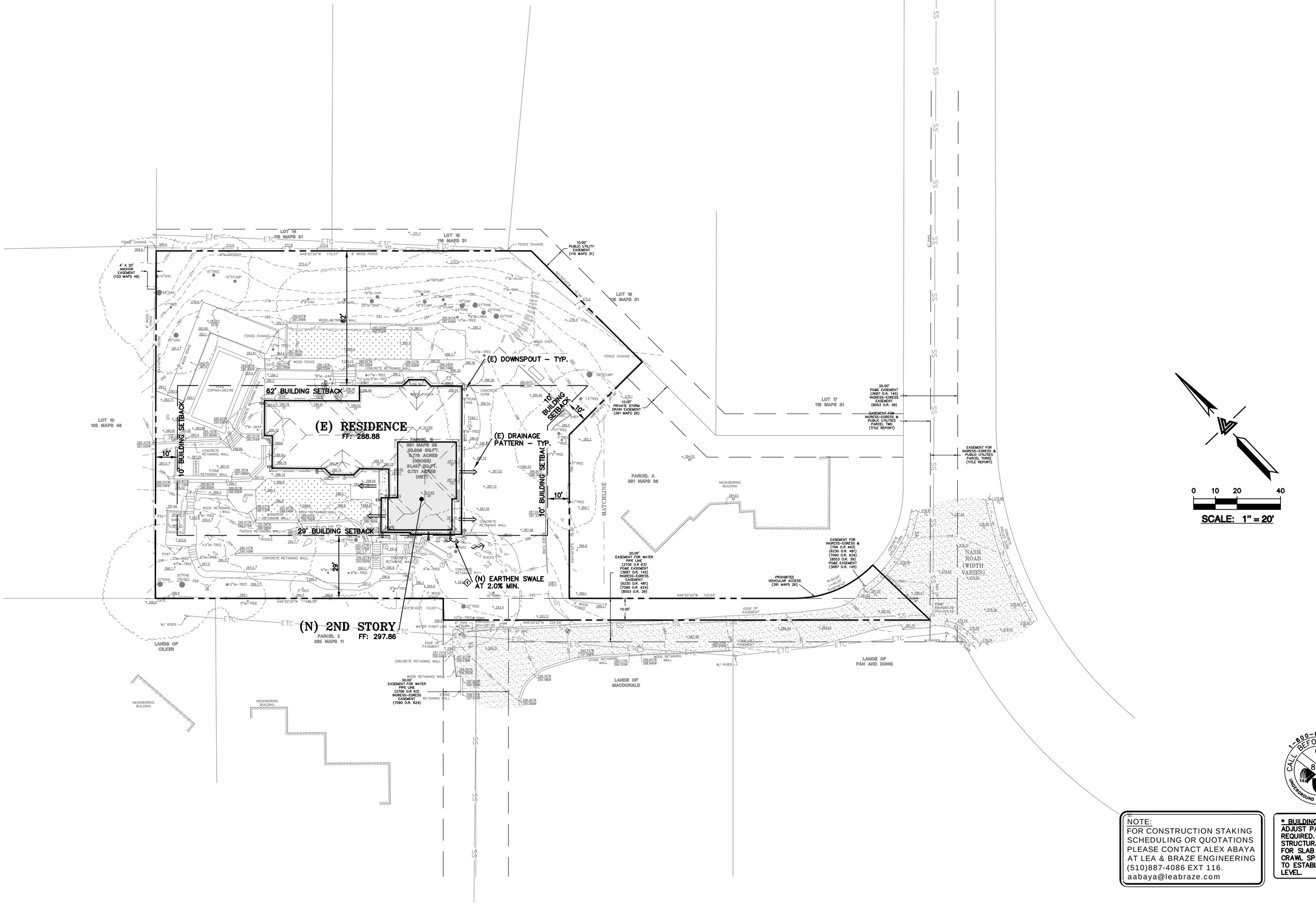
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

LI RESIDENCE
811 NASH ROAD
LOS ALTOS, CALIFORNIA
APN: 336-02-061
SANTA CLARA COUNTY

TITLE SHEET

REVISIONS	BY
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JOB NO: 2260673
DATE: 05-04-26
SCALE: AS NOTED
DESIGN BY: BD
CHECKED BY: RB
SHEET NO:
C-1.0
1 OF 7 SHEETS



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER — No. C79556 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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LI RESIDENCE
811 NASH ROAD
LOS ALTOS, CALIFORNIA
APN: 336-02-061
SANTA CLARA COUNTY

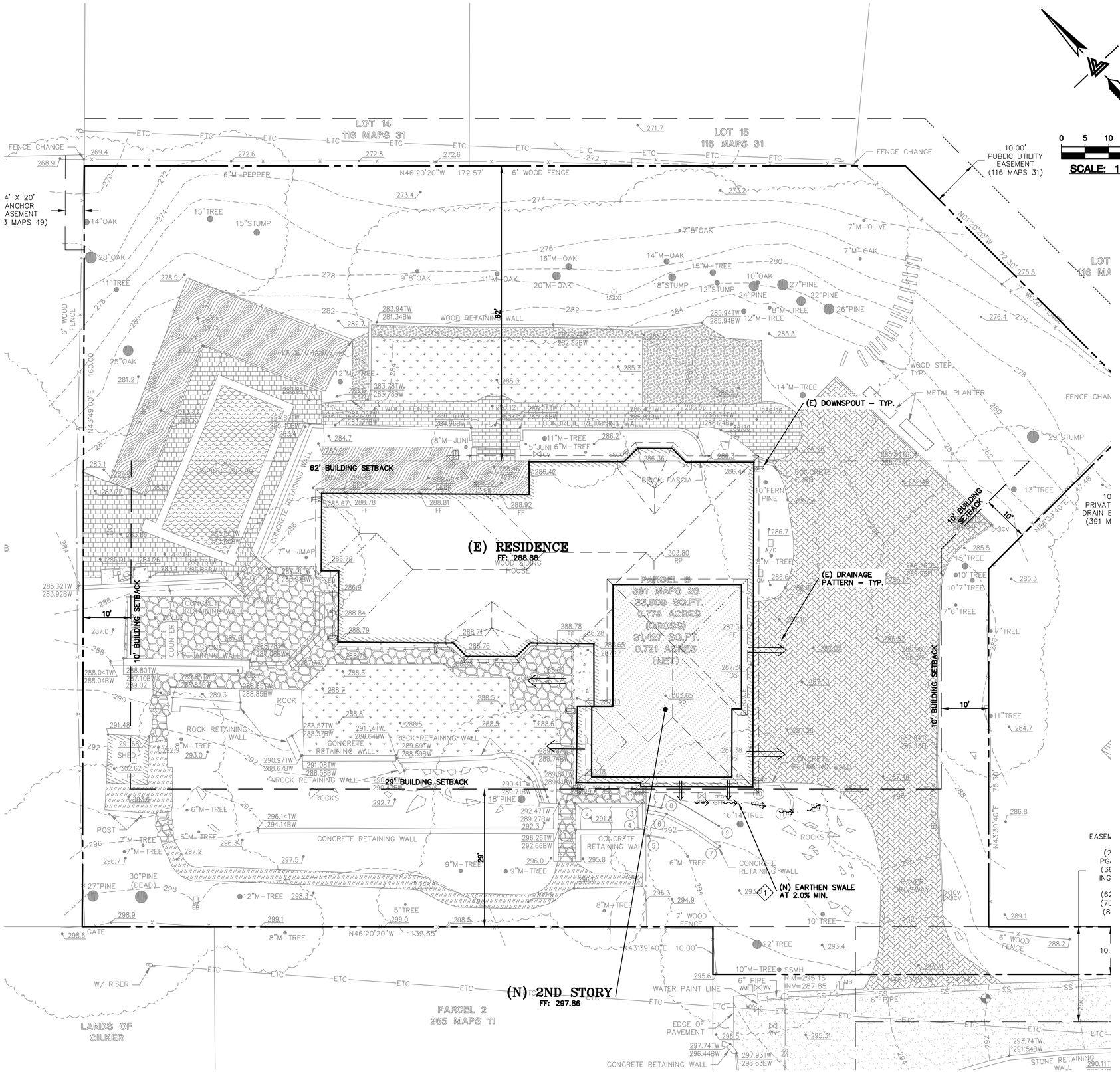
GRADING & DRAINAGE PLAN

REVISIONS	BY
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JOB NO:	2260673
DATE:	05-04-26
SCALE:	AS NOTED
DESIGN BY:	BD
CHECKED BY:	RB
SHEET NO:	C-2.0

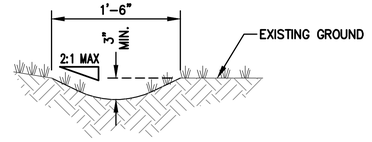
2 OF 7 SHEETS

CALL BEFORE YOU DIG 811 1-800-642-2444 UNDERGROUND SERVICE ALERT



0 5 10 20

SCALE: 1" = 10'



1 / C-2.1 **EARTHEN SWALE DETAIL**

NTS

FLATWORK KEYNOTES 1 TO 1

1 (N) EARTHEN SWALE. SEE DETAIL 1 ON SHEET C-2.1.

ALL UTILITIES SHALL BE REUSED. THERE ARE NO NEW UTILITY CONNECTIONS OR UPGRADES PROPOSED.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER PETER CARLO No. C79556 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
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LI RESIDENCE
811 NASH ROAD
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 336-02-061

GRADING & DRAINAGE PLAN

REVISIONS	BY
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JOB NO:	2260673
DATE:	05-04-26
SCALE:	AS NOTED
DESIGN BY:	BD
CHECKED BY:	RB

SHEET NO: C-2.1

3 OF 7 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 1 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY GEOENGINEERING CONSULTANTS, INC.; AND THE CITY OF LOS ALTOS.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TESTS AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE CITY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER 1 AND APRIL 15. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE CITY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE CITY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER
PETER CARLSON
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 336-02-061

GRADING SPECIFICATIONS

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REVISIONS		BY

JOB NO: 2260673
DATE: 05-04-26
SCALE:
DESI

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1 THROUGH APRIL 15, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM OCTOBER 1 THROUGH APRIL 15.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE CITY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

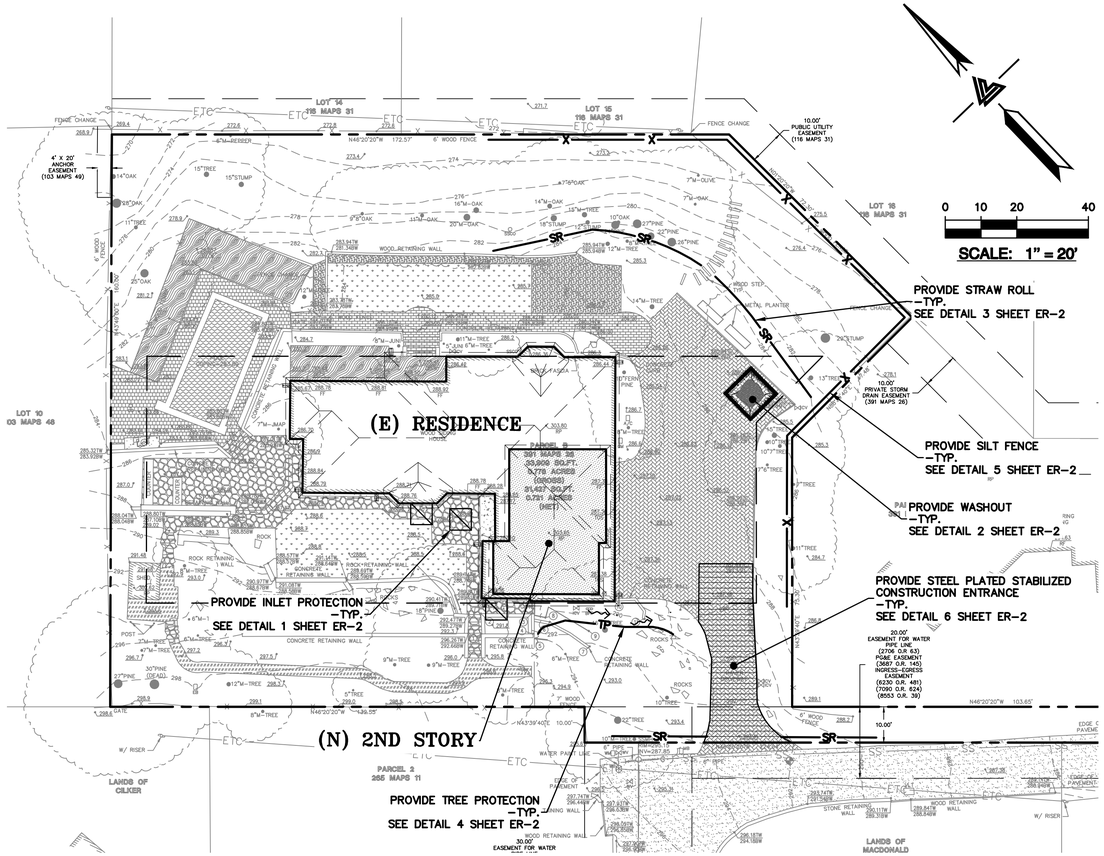
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL 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 IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. –TYP

REGISTERED PROFESSIONAL ENGINEER — No. C79556 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

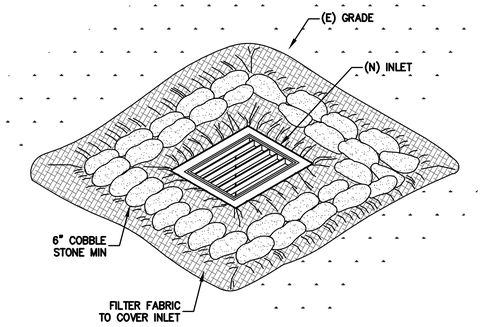
LEA & BRAZE ENGINEERING, INC.
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APN: 336–02–061
SANTA CLARA COUNTY

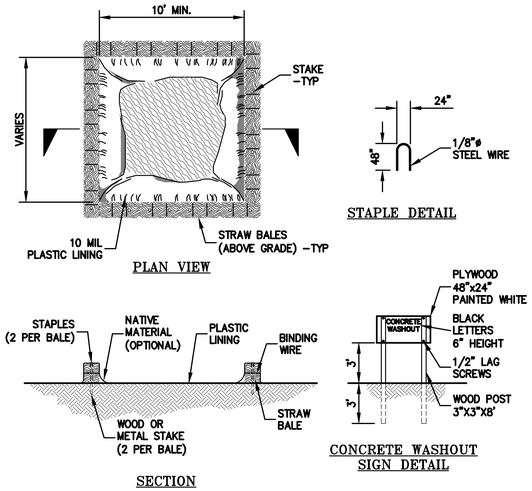
EROSION CONTROL PLAN

REVISIONS	BY
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JOB NO:	2260673
DATE:	05–04–26
SCALE:	AS NOTED
DESIGN BY:	BD
CHECKED BY:	RB
SHEET NO:	ER–1
	5 OF 7 SHEETS



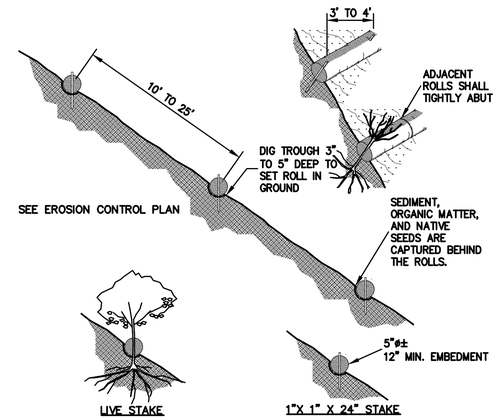
1 ER-2 **INLET PROTECTION**
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NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

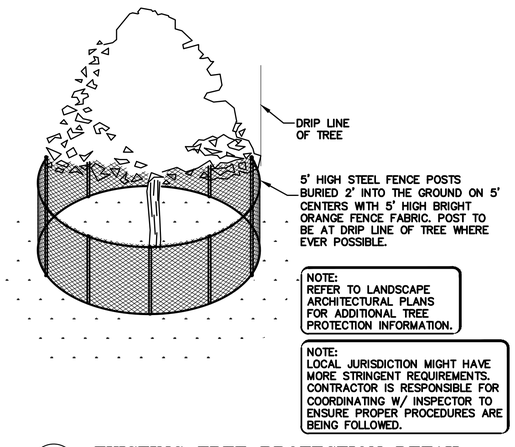
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 ER-2 **CONCRETE WASHOUT**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

3 ER-2 **STRAW ROLLS**
NTS

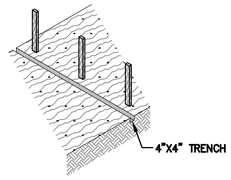


NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

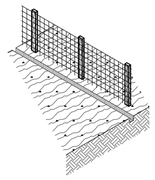
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

4 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

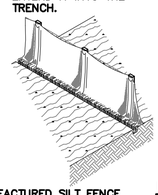
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.



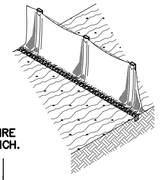
2. STAPLE WIRE FENCE TO THE POSTS.



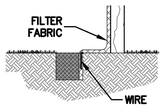
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

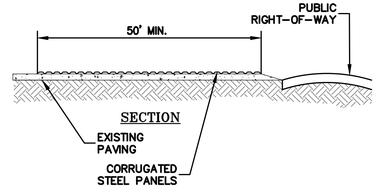


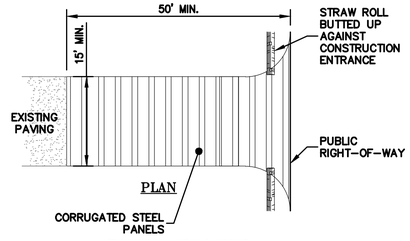
NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.



NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

5 ER-2 **SILT FENCE**
NTS





6 ER-2 **STEEL PLATED CONSTRUCTION ENTRANCE**
NTS

NOTES:
CORRUGATED STEEL PANELS SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

REGISTERED PROFESSIONAL ENGINEER
PETER CARRALO
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ORIGINAL SIGNATURES IN BLUE INK

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LI RESIDENCE
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SANTA CLARA COUNTY
APN: 336-02-061

EROSION CONTROL DETAILS

REVISIONS	BY
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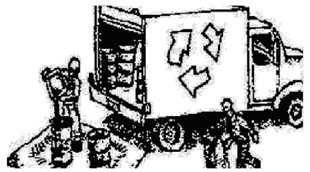
JOB NO:	2260673
DATE:	05-04-26
SCALE:	AS NOTED
DESIGN BY:	BD
CHECKED BY:	RB

SHEET NO:
ER-2
6 OF 7 SHEETS

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ 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. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



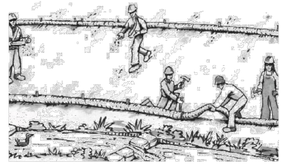
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ 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, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

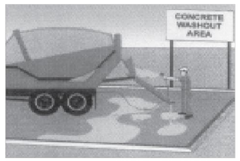
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



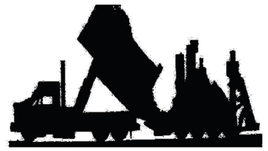
Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



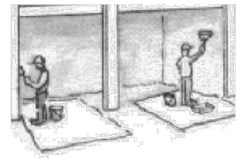
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

April 2024

REGISTERED PROFESSIONAL ENGINEER
PETER CARRALO
No. C79556
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ORIGINAL SIGNATURES IN BLUE INK

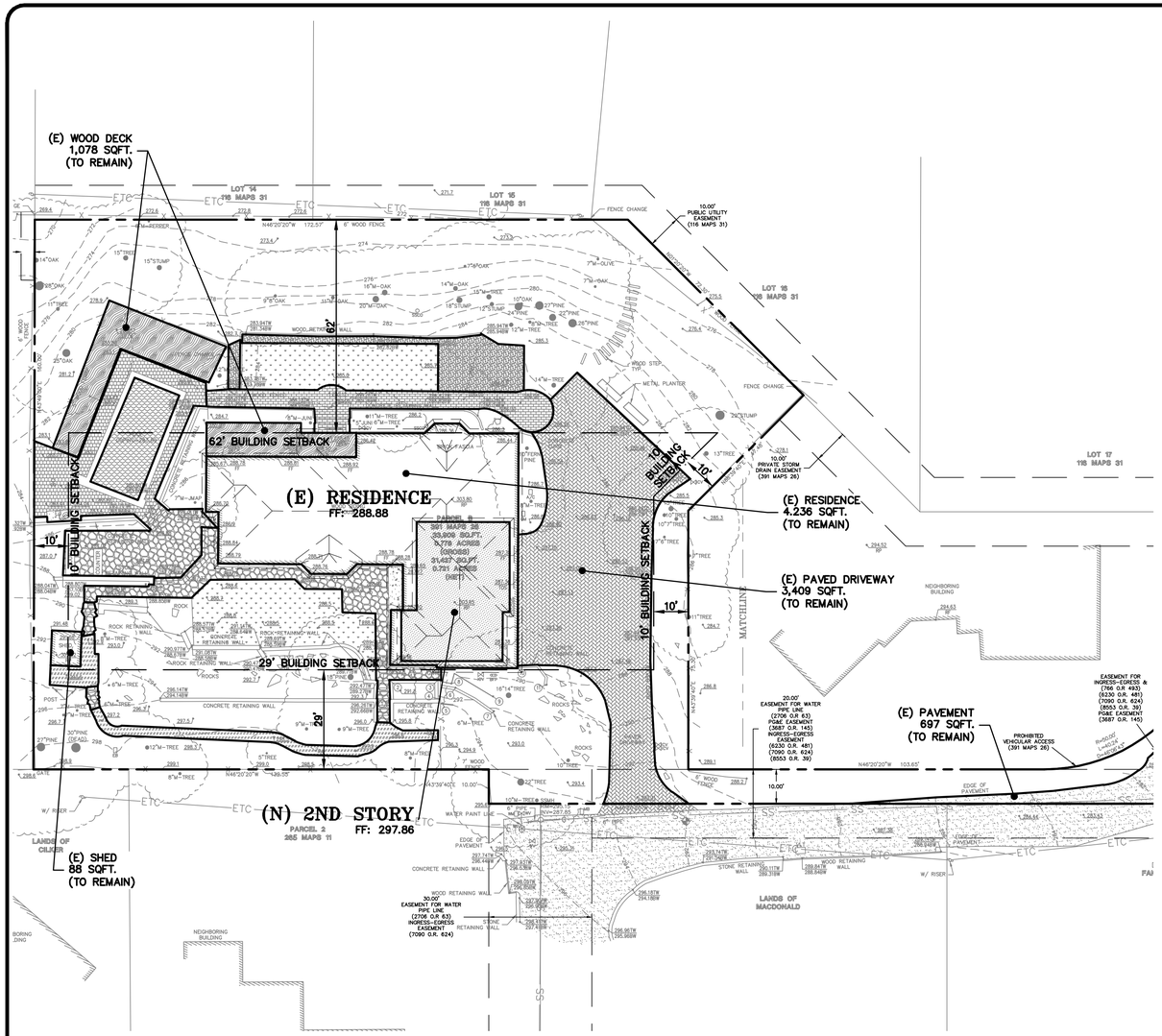
LEA & BRAZE ENGINEERING, INC.
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APN: 336-02-061
SANTA CLARA COUNTY

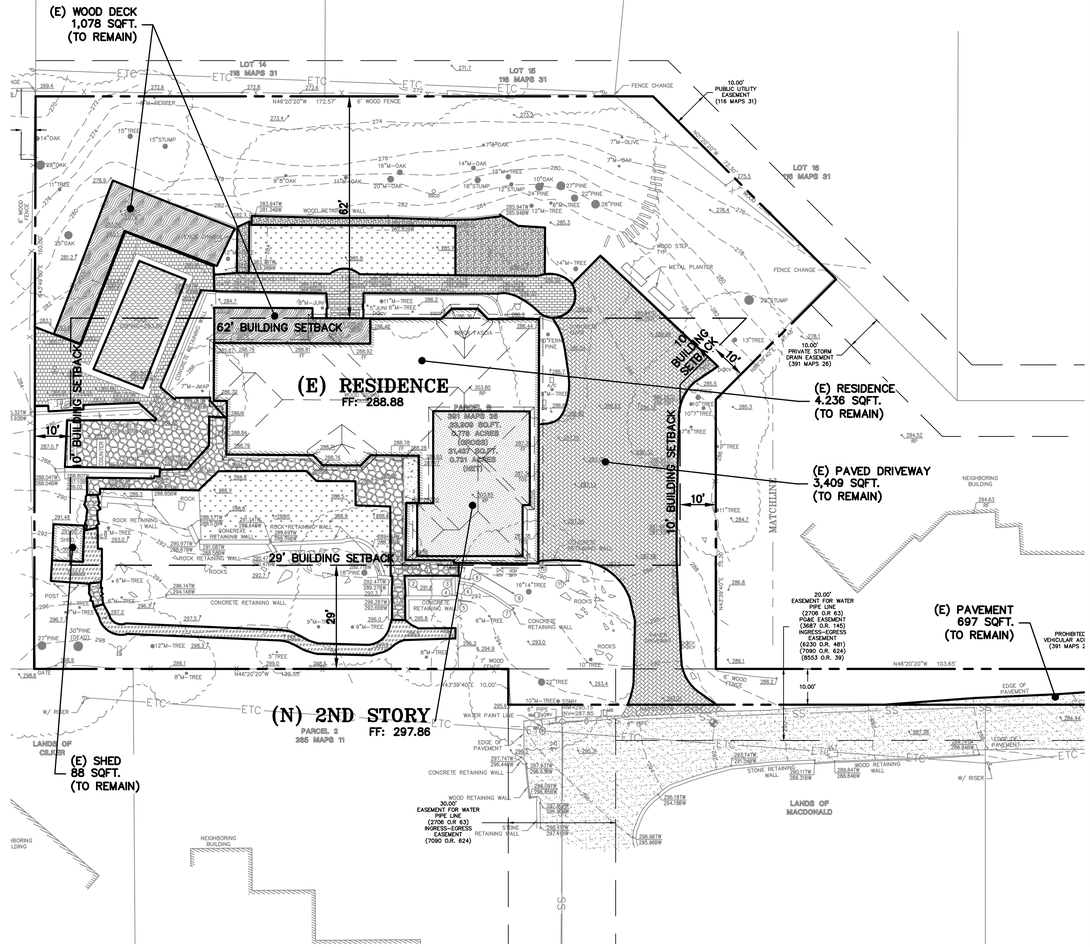
BEST MANAGEMENT PRACTICES

REVISIONS	BY
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JOB NO:	2260673
DATE:	05-04-26
SCALE:	AS NOTED
DESIGN BY:	BD
CHECKED BY:	RB
SHEET NO:	BMP
7 OF 7 SHEETS	



EXISTING



PROPOSED

BREAKDOWN OF DEVELOPMENT AREA

Impervious:	**Existing**	**Proposed**
Residence	4,236 sqft.	4,236 sqft.
A.D.U.	0 sqft.	0 sqft.
Detached Garage	0 sqft.	0 sqft.
Shed	88 sqft.	88 sqft.
Driveway	3,409 sqft.	3,409 sqft.
Patios, Walkways & Pads	4,142 sqft.	4,142 sqft.
TOTAL	**11,875 sqft.**	**11,875 sqft.**
Pervious Paving:		
Wood Deck	1,078 sqft.	1,078 sqft.
TOTAL	**1,078 sqft.**	**1,078 sqft.**
Landscape	**20,956 sqft.**	**20,956 sqft.**

0 10 20 40

SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
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ORIGINAL SIGNATURES IN BLUE INK

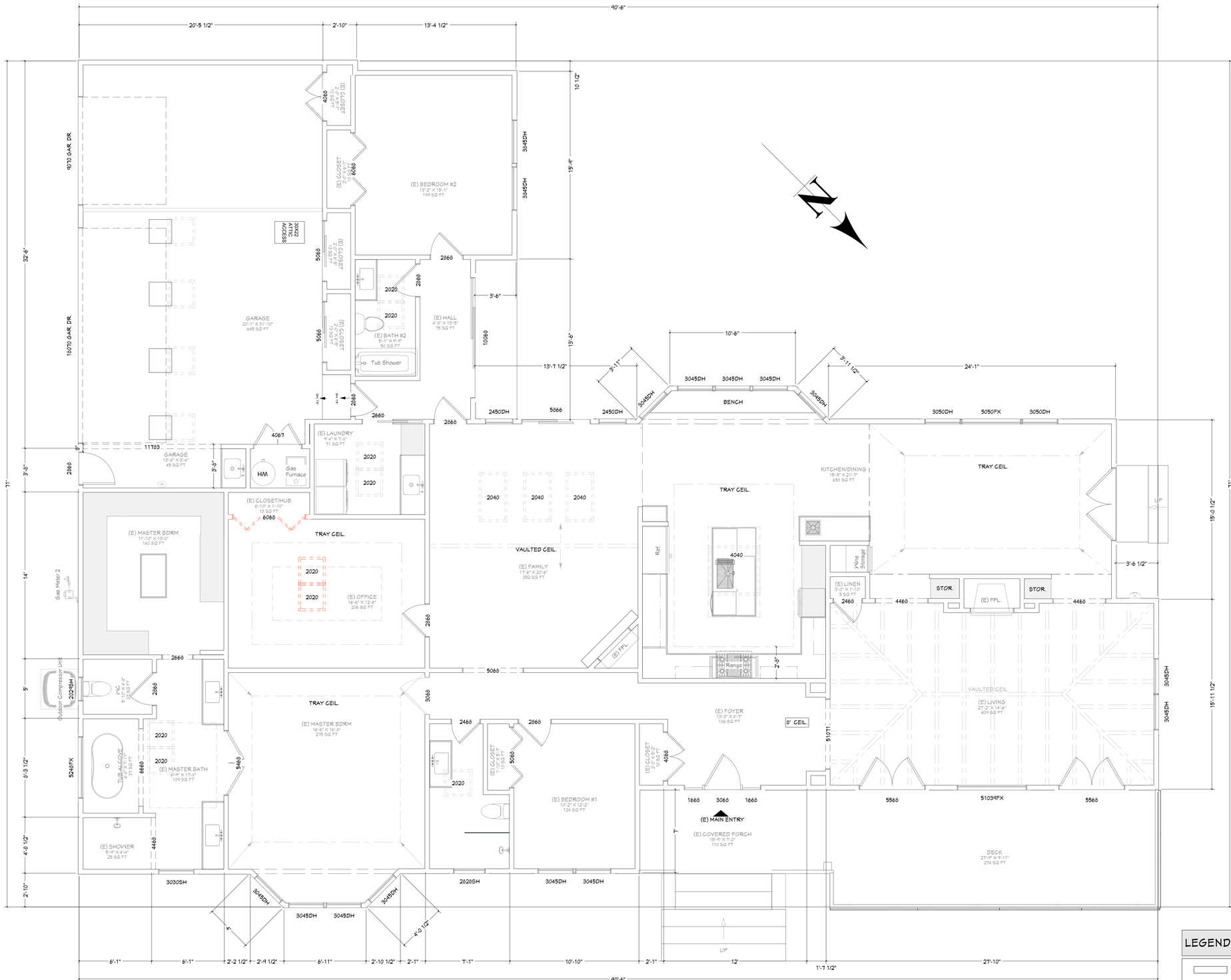
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IMPERVIOUS AREA EXHIBIT

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REVISIONS	BY
JOB NO:	2260673
DATE:	05-04-26
SCALE:	AS NOTED
DESIGN BY:	BD
CHECKED BY:	RB
SHEET NO:	HYD-1

1 OF 1 SHEETS



EXISTING FLOOR PLAN

SCALE 1/4"=1'-0"

LEGEND

- (E) TO REMAIN
- (E) TO BE REMOVED OR RELOCATED

(N) DENOTES NEW
(E) DENOTES EXISTING
(R) DENOTES REMODELING
(R&R) DENOTES REMOVE & REPLACE

Vero3Design

#	DATE	REVISION TABLE RESPONSE TO
1	01.05.2025	PLANNING PCC
2	05.26.2026	PLANNING PCC

DRAWINGS BY:
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License # 0361 7532 Exp. Date: 12/31/2026
415-516-0764
2033 Mezes Av. Belmont CA 94002

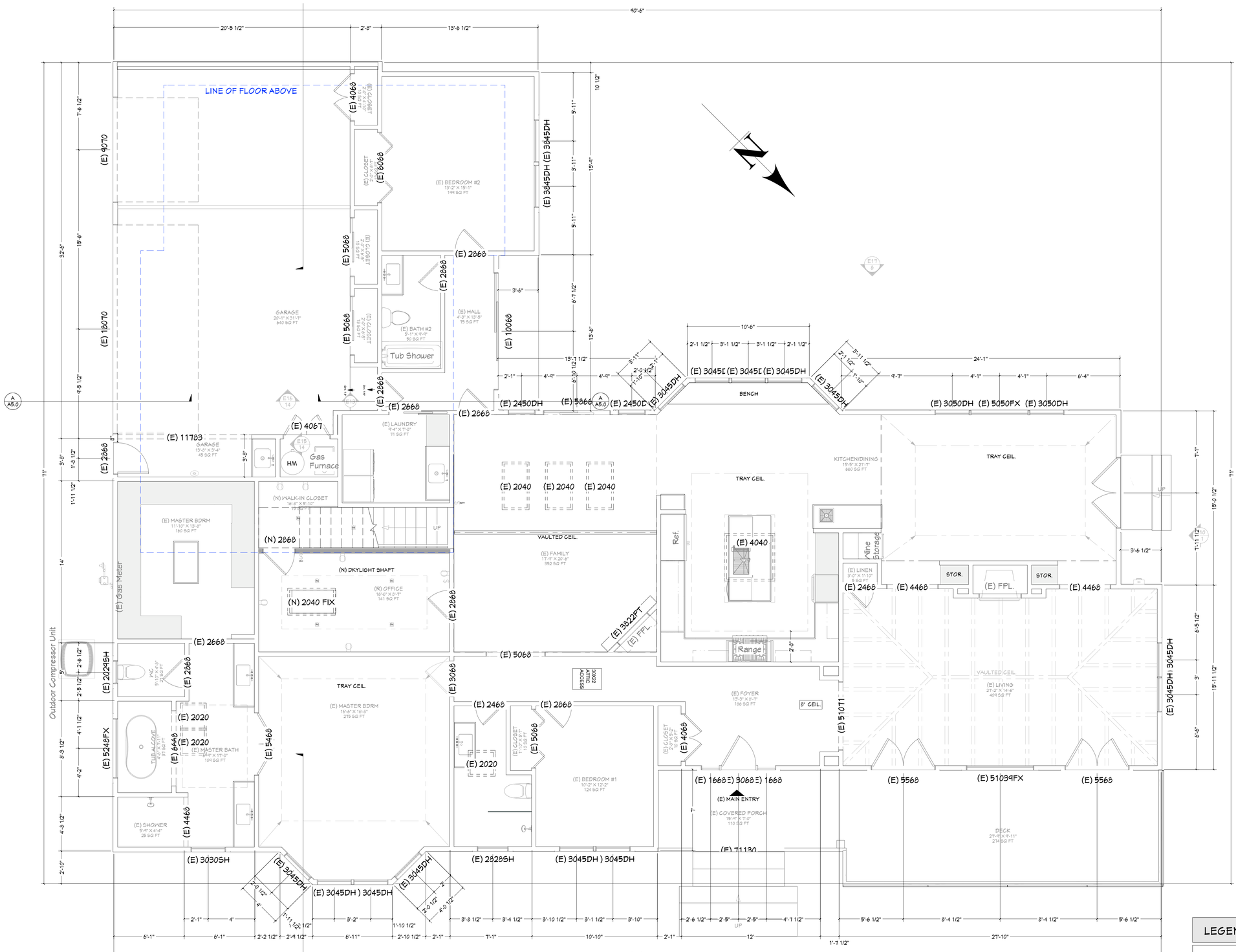
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

EXISTING FLOOR PLAN

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A2.0



PROPOSED 1st FLOOR

SCALE 1/4"=1'-0"

B A5.0

LEGEND

- NEW 2X STUDS @ 16" O.C UNLESS OTHERWISE NOTED
- NEW 2X EXTERIOR WALLS

(N) DENOTES NEW
(E) DENOTES EXISTING
(R) DENOTES REMODELING OR RELOCATING
(R&R) DENOTES REMOVE & REPLACE

Vero3Design

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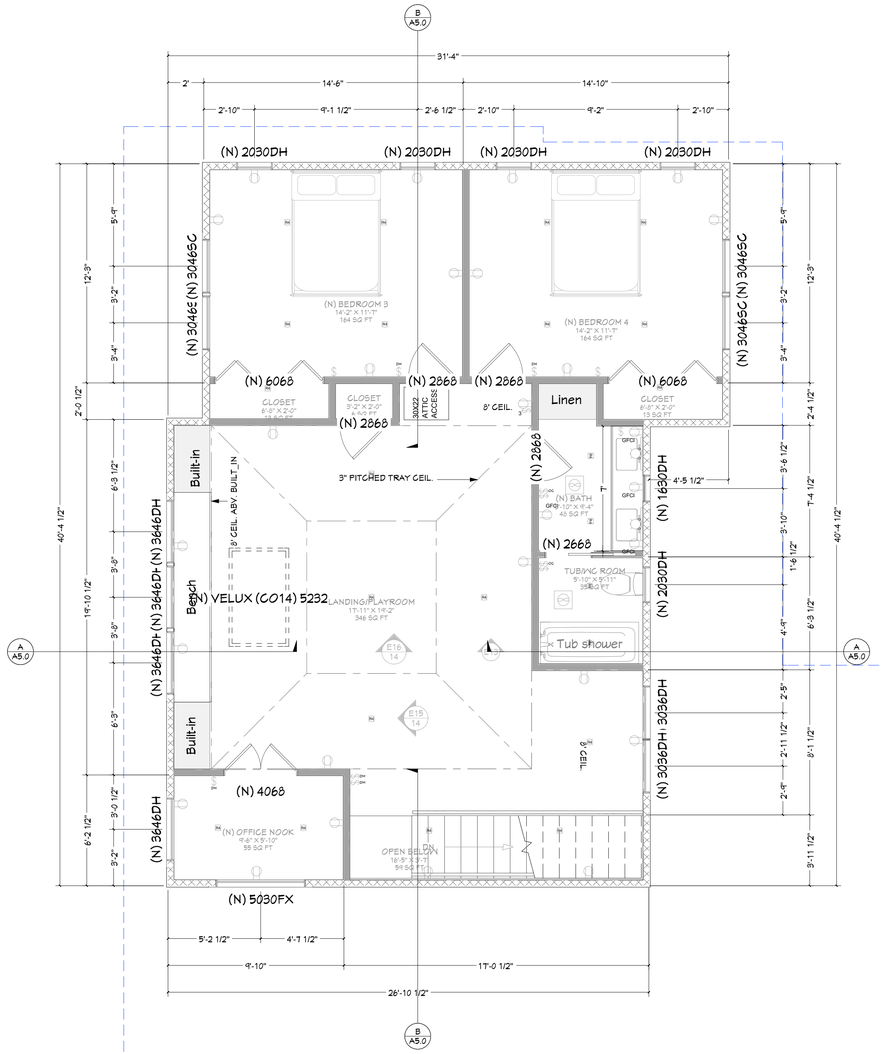
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED
1st
FLOOR PLAN

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A2.1



PROPOSED 2nd FLOOR

SCALE 1/4"=1'-0"

LEGEND

- NEW 2X STUDS @ 16" O.C UNLESS OTHERWISE NOTED
- NEW 2X EXTERIOR WALLS

(N) DENOTES NEW
(E) DENOTES EXISTING
(R) DENOTES REMODELING OR RELOCATING
(R&R) DENOTES REMOVE & REPLACE

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1	01.05.2025	PLANNING PCC
2	05.26.2026	PLANNING PCC

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2093 Mezes Av. Belmont CA 94002

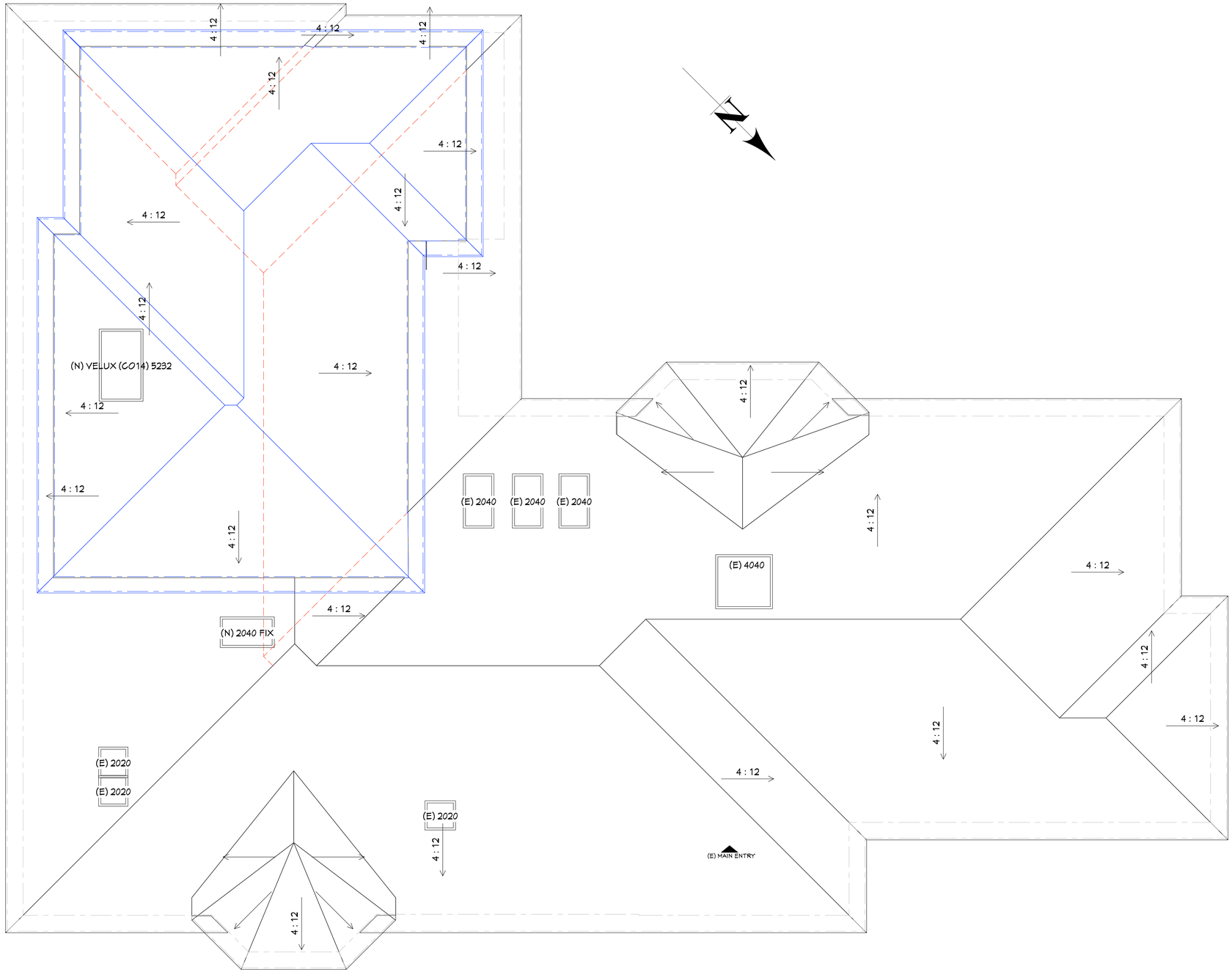
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED
2nd
FLOOR PLAN

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A2.2



PROPOSED ROOF PLAN

SCALE 1/4"=1'-0"

LEGEND

- (E) ROOF TO REMAIN
- (E) ROOF TO BE REMOVED
- (N) ROOF STRUCTURE

(N) DENOTES NEW
(E) DENOTES EXISTING
(R) DENOTES REMODELING
(R&R) DENOTES REMOVE & REPLACE

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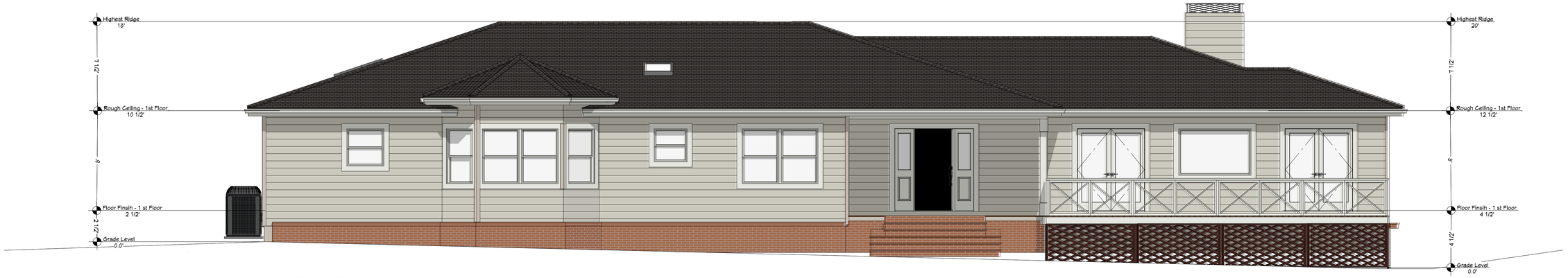
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED ROOF PLAN

DATE: 5/26/26

SCALE: AS SHOWN 24 X 36D

SHEET: A3.0



EXISTING REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING FRONT ELEVATION

SCALE 1/4"=1'-0"



EXISTING FRONT ELEVATION

SCALE 1/4"=1'-0"

2

REFERENCE ONLY, NO CHANGE TO BE MADE

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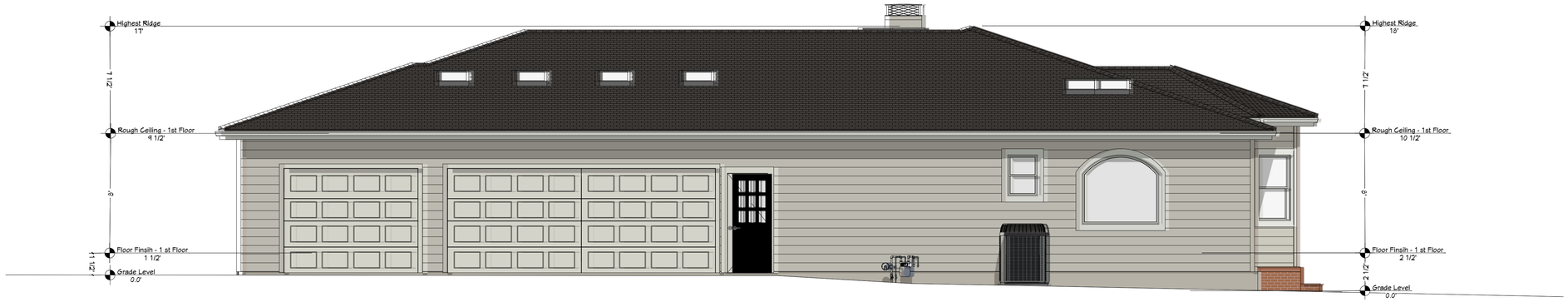
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

EXISTING EXTERIOR ELEVATIONS

DATE:
5/26/26

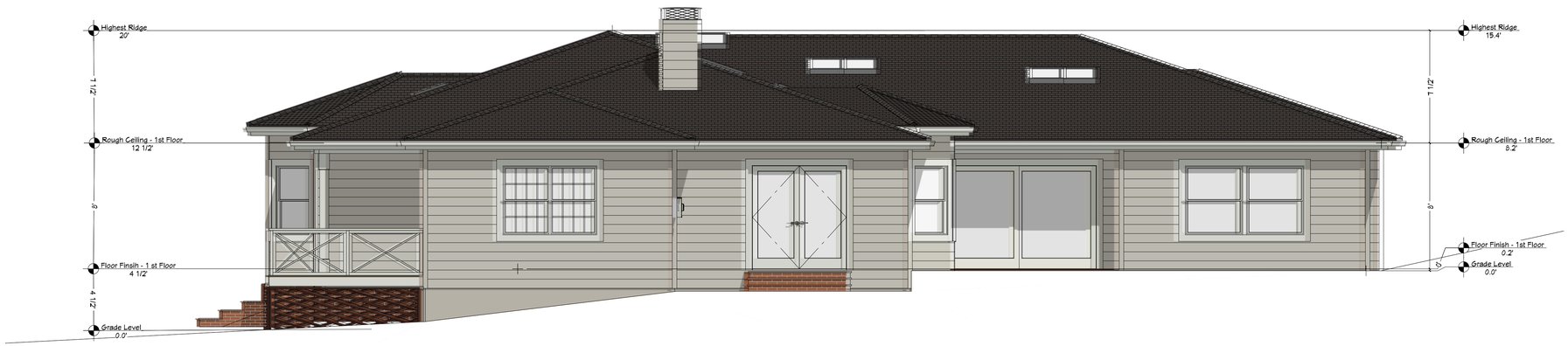
SCALE:
AS SHOWN
24 X 36D

SHEET:
A4.0



EXISTING EAST RIGHT/SIDE ELEVATION

SCALE 1/4"=1'-0"



EXISTING LEFT/WEST SIDE ELEVATION

SCALE 1/4"=1'-0"

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REVISION TABLE

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INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

EXISTING EXTERIOR ELEVATIONS

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A4.1



PROPOSED REAR ELEVATION

SCALE 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/4"=1'-0"

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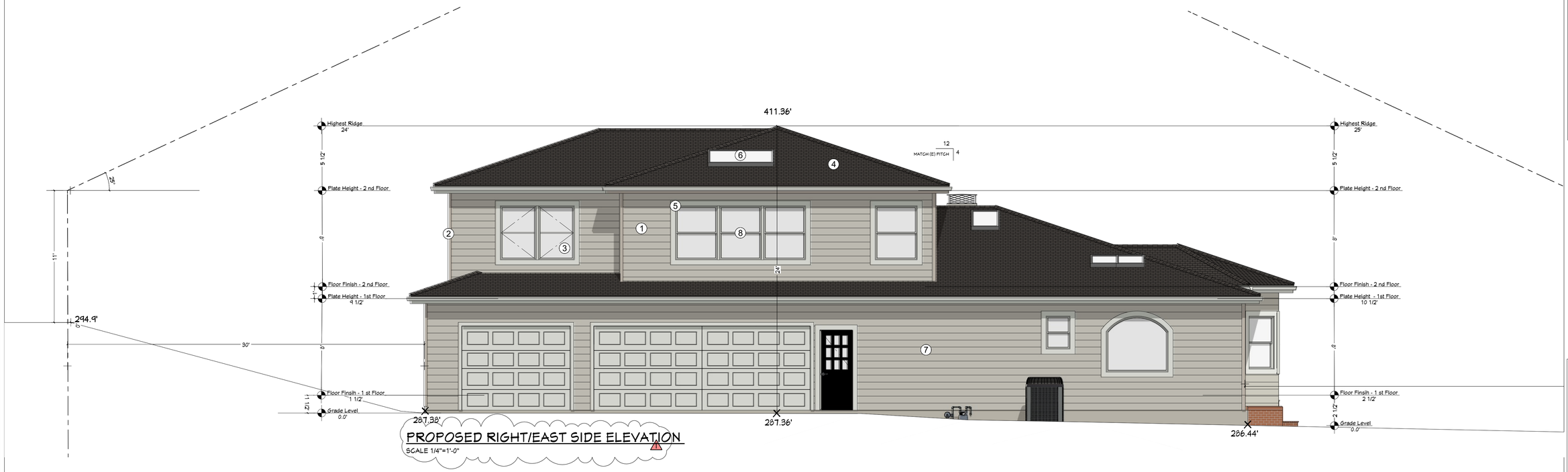
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED EXTERIOR ELEVATIONS

DATE:
5/26/26

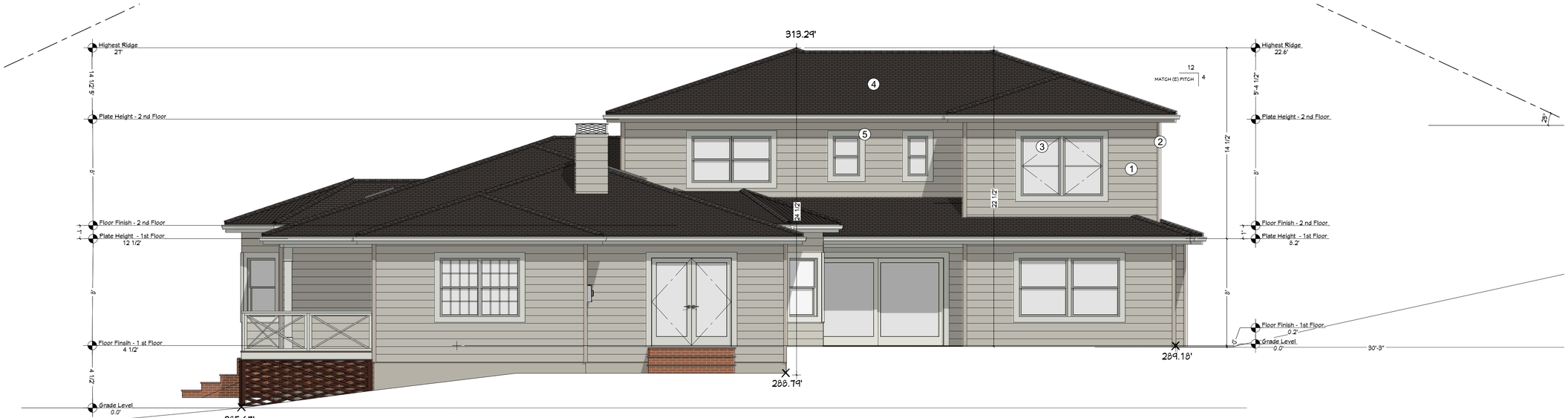
SCALE:
AS SHOWN
24 X 36D

SHEET:
A4.2



PROPOSED RIGHT/EAST SIDE ELEVATION

SCALE 1/4"=1'-0"



PROPOSED LEFT/WEST SIDE ELEVATION

SCALE 1/4"=1'-0"

MATERIALS SCHEDULE	
1	HARDIE PLANK LAP SIDING SMOOTH COLOR: COBBLE STONE TO MATCH EXISTING
2	CORNER BOARDS COLOR: COBBLE STONE TO MATCH EXISTING
3	MARVIN ESSENTIAL CASEMENT WINDOWS TO MEET EGRESS W/SIMULATED CHECKRAIL - MIMIC EXISTING DOUBLE HUNG. TRIM TO MATCH EXISTING. COLOR: STONE WHITE
4	LANDMARK UL 2218 CLASS A SHINGLES. COLOR: DRIFTWOOD TO MATCH EXISTING
5	GUTTER PROFIL & TRIM TO MATCH EXISTING. COLOR: STONE WHITE
6	VELUX FIXED SKYLIGHT
7	ALL FIRST-FLOOR EXISTING EXTERIOR FINISHES TO REMAIN
8	MARVIN ESSENTIAL DOUBLE HUNG WINDOWS TRIM TO MATCH EXISTING. COLOR: STONE WHITE
9	MARVIN ESSENTIAL FIXED WINDOW TRIM TO MATCH EXISTING. COLOR: STONE WHITE

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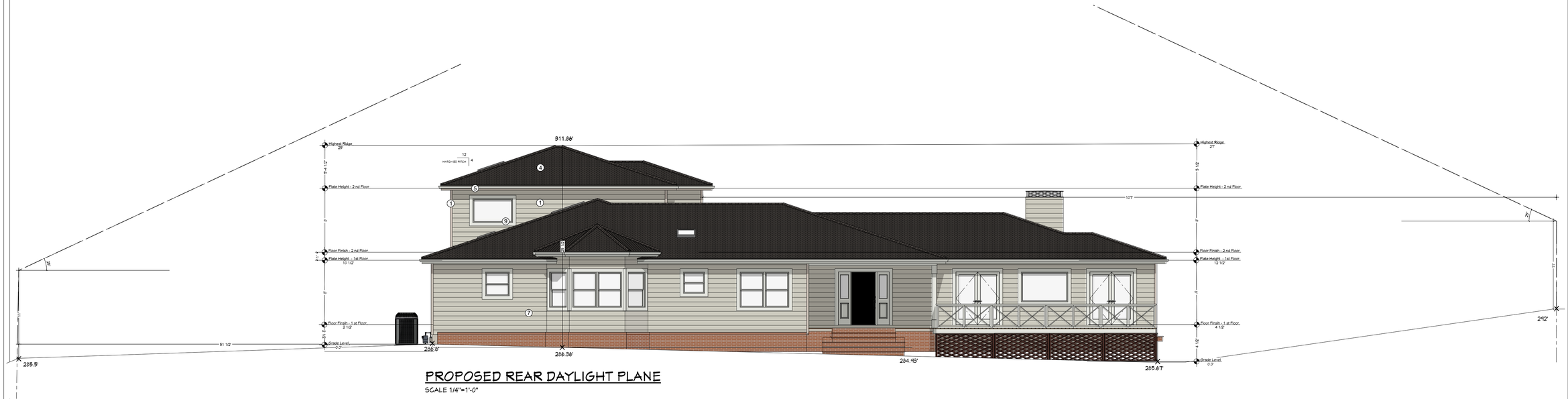
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRT LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED EXTERIOR ELEVATIONS

DATE:
5/26/26

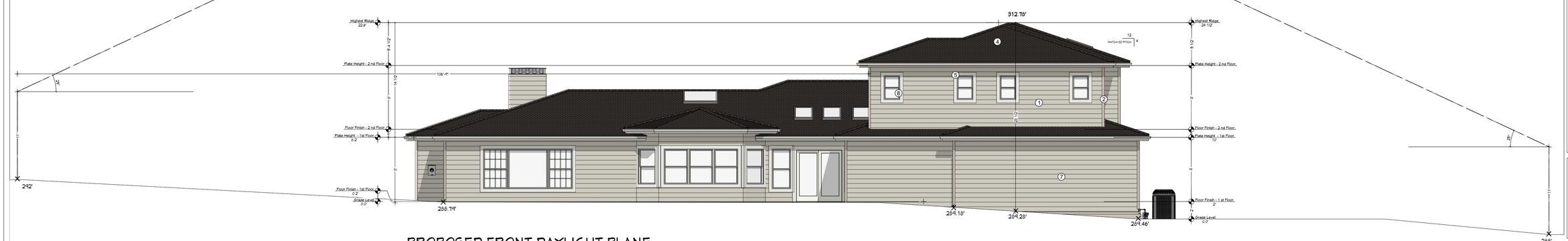
SCALE:
AS SHOWN
24 X 36D

SHEET:
A4.3



PROPOSED REAR DAYLIGHT PLANE

SCALE 1/4"=1'-0"



PROPOSED FRONT DAYLIGHT PLANE

SCALE 1/4"=1'-0"

MATERIALS SCHEDULE	
1	HARDIE PLANK LAP SIDING SMOOTH. COLOR: GOBBLE STONE TO MATCH EXISTING
2	CORNER BOARDS COLOR: GOBBLE STONE TO MATCH EXISTING
3	MARVIN ESSENTIAL CASEMENT WINDOWS TO MEET EGRESS W/SIMULATED CHECKRAIL - MIMIC EXISTING DOUBLE HUNG. TRIM TO MATCH EXISTING. COLOR: STONE WHITE
4	LANDMARK UL 2218 CLASS A SHINGLES. COLOR: DRIFTWOOD TO MATCH EXISTING
5	GUTTER PROFIL & TRIM TO MATCH EXISTING. COLOR: STONE WHITE
6	VELUX FIXED SKYLIGHT
7	ALL FIRST-FLOOR EXISTING EXTERIOR FINISHES TO REMAIN
8	MARVIN ESSENTIAL DOUBLE HUNG WINDOWS TRIM TO MATCH EXISTING. COLOR: STONE WHITE
9	MARVIN ESSENTIAL FIXED WINDOW TRIM TO MATCH EXISTING. COLOR: STONE WHITE

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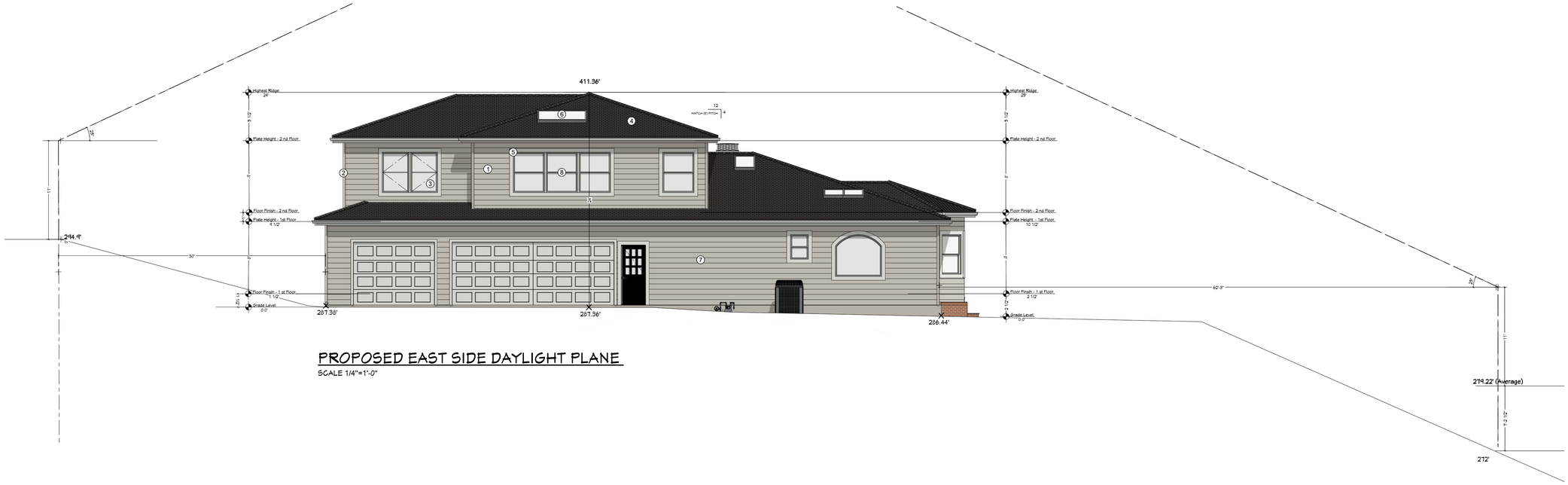
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYTA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED DAYLIGHT PLANE

DATE:
5/26/26

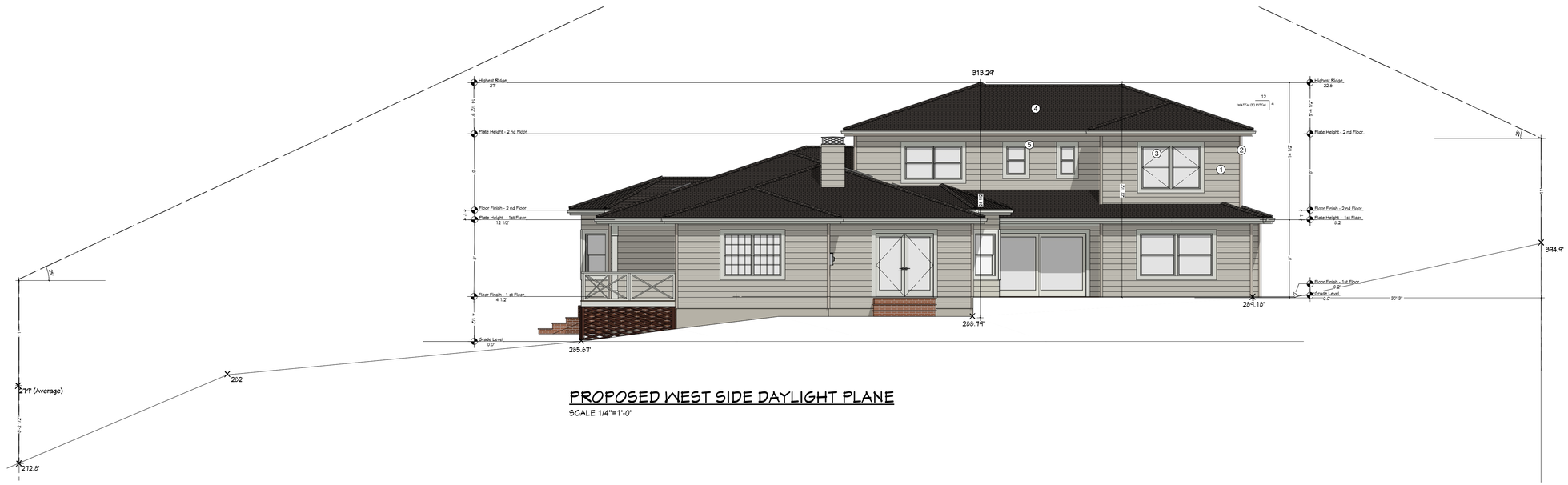
SCALE:
AS SHOWN
24 X 36D

SHEET:
A4.4



PROPOSED EAST SIDE DAYLIGHT PLANE

SCALE 1/4"=1'-0"



PROPOSED WEST SIDE DAYLIGHT PLANE

SCALE 1/4"=1'-0"

REVISION TABLE

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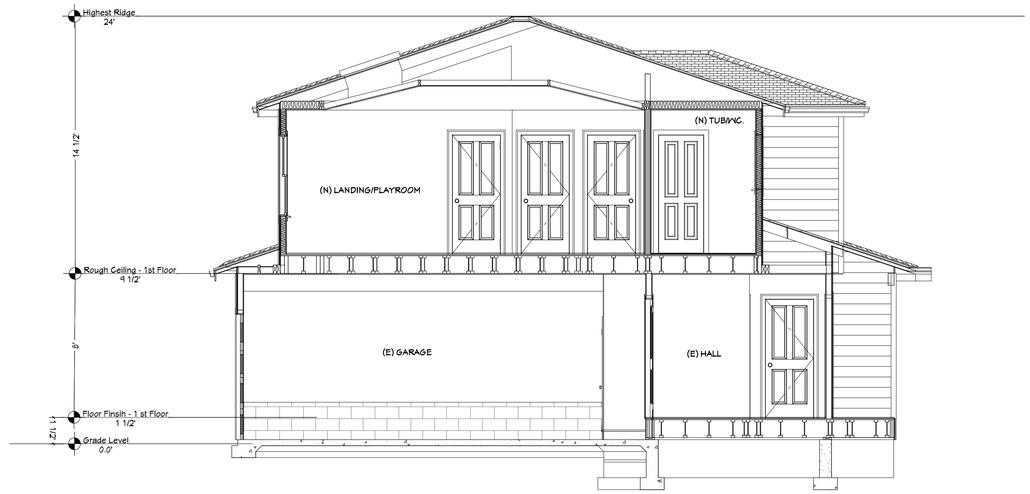
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED DAYLIGHT PLANE

DATE:
5/26/26

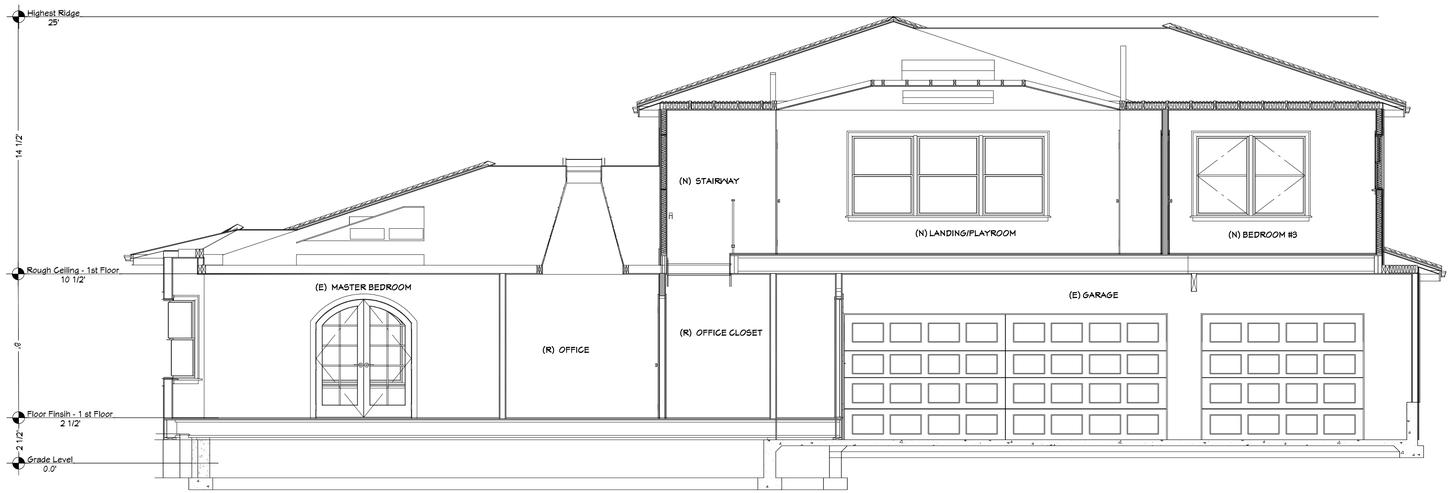
SCALE:
AS SHOWN
24 X 36D

SHEET:
A4.5



PROPOSED SECTION A

SCALE 1/4"=1'-0"



PROPOSED SECTION B

SCALE 1/4"=1'-0"

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INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

PROPOSED SECTIONS

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A5.0













795 Nash Rd.

803 Nash Rd.



Subject property
811 Nash Rd.

NASH ROAD STREETSCAPE

SCALE 1/12"=1'-0"

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INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

COLOR PERSPECTIVES & STREETSCAPE

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A6.0

DAVEY Resource Group

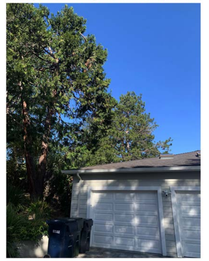
Corporate Headquarters
1500 North Mantua Street
P.O. Box 1193
Kent, OH 4240-1193
330-673-9855
Toll-Free 1-800-828-3312
Fax: 330-673-9860

Western Region Office
5955 Capistrano Ave.
Atascadero, CA 93422
831-291-2245
Sabrina.huey@davey.com

Arborist Report and Tree Protection Plan

811 Nash Rd, Los Altos, CA

April 2025 - Updated January 2026



#	DATE	REVISION TABLE
1	01.05.2025	RESPONSE TO PLANNING PCC
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INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

ARBORIST REPORT & TREE PROTECTION PLAN

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A7.0

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DAVEY Resource Group

Arborist Report & Tree Protection Plan for
811 Nash Rd
Los Altos, CA 95065

Prepared for:

Henry Li
811 Nash Rd.
Los Altos, CA 94024

April 2025 - Updated January 2026

Prepared by:

Davey Resource Group, Inc.
Western Region Office
5955 Capistrano Ave.,
Atascadero, CA 93422

Contact:

Sabrina Huey
ISA Arborist #WE-14060A
TRAQ Qualified
www.daveyresourcegroup.com

Notice of Disclaimer
Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource Group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

Summary

In June of 2024, Davey Resource Group (DRG) was contracted by Henry Li to conduct a tree inventory and develop a tree protection plan for the trees in the area of impact on the property at 811 Nash Rd in Los Altos, CA. The request was made to assess the current condition of the trees and establish a protection plan based on the findings. In March of 2025, the site was revisited due to a change of plans, and in January of 2026, an additional assessment was conducted at the City of Los Altos's request.

On June 19, 2024, an International Society of Arboriculture (ISA) Certified and TRAQ Qualified Arborist (Sabrina Huey, WE-#14060A) from Davey Resource Group evaluated twenty-five (25) trees. On April 3, 2025, three (3) trees were re-evaluated for impacts by development. On January 14, 2026, an additional seventeen (17) trees were inventoried. The trees were assessed by their location, size, current condition, health, structure, and form. The current site plan was used to estimate the construction footprint in relation to the critical root zones (CRZ) of the trees to help guide construction and reduce potential impacts on the trees. Current plans include the construction of a second story over a portion of the existing house. Tree information is summarized as follows:

- Thirty four (34) trees were assessed, consisting of fourteen (14) distinct species, which consist of Monterey pine (*Pinus radiata*), toyon (*Heteromeles arbutifolia*), Japanese photinia (*Photinia glabra*), coast live oak (*Quercus agrifolia*), Scots pine (*Pinus sylvestris*), loquat (*Eriobotrya japonica*), deodar cedar (*Cedrus deodara*), Chinese pistache (*Pistacia chinensis*), incense cedar (*Calocedrus decurrens*), California pepper (*Schinus molle*), Yucca (*Yucca gigantea*), Japanese pittosporum (*Pittosporum tobira*), and Green ash (*Fraxinus pennsylvanica*).
- The inventory encompasses all of the trees on the property at the request of the City of Los Altos.
- Three (3) trees were in good condition, twenty-three (23) trees were in fair condition, and eight (8) trees were in poor condition.
- Tree canopy heights ranged from 10 to 50 feet.
- Tree canopy spreads (radius) ranged from 2 to 20 feet.
- Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 0.5 to 30 inches.
- Thirteen (13) trees meet the ordinance requirements of a protected tree as a tree with a trunk diameter measurement of 15 inches or larger per Chapter 11.08.040 - Protected trees of the City of Los Altos Tree Protection Ordinance. These trees are not recommended for removal.
- One (1) tree might require removal under the current plans. That tree will require a permit.
- Thirty-three (33) trees may be retained; tree protection measures are provided in this report.

This report focuses on tree protection recommendations for tree preservation and provides the Critical Root Zones (CRZ) and Structural Root Zones (SRZ) of these trees for planning purposes. DRG has provided general site preservation recommendations based on the provided construction plans. Arborist monitoring of construction is required whenever work is performed within the drip line of significant trees. Trenching must be done by hand or with pneumatic air spade excavation tools. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Background

Current plans for new construction at 811 Nash Rd. in Los Altos, CA include the construction of a second story over the existing structure. All trees on the property were assessed and evaluated for impacts, and to determine if any trees meet the criteria for protected tree status as defined by the City of Los Altos.

Assignment

The arborist visually assessed each tree on the site, and the required tree data were collected using a portable tablet device. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. This report establishes the condition of the trees and their canopies within the project area. The trees were visually assessed, and photo documented so that changes in condition can be evaluated if needed.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and the potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on April 3, 2025, and no soil excavation to expose roots was performed. The most recent development plans were available to determine potential construction impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees. The site plans that were referenced on-site were dated 3/10/25.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan and planting recommendations for all evaluated trees/canopies that construction plans may impact. The findings in this report can be used to make informed decisions on design planning and guide the trees' long-term care. This report and detailed tree protection plan can also be submitted to the City of Los Altos for permitting purposes.

Observations

Methods

A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter at significant trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition.

Site Observations

The project site is located in the City of Los Altos on Nash Rd, off of University Ave. and south of Foothill Expressway. A single-family home stands on the parcel. The property slopes slightly, with a small lawn in the front and side of the property, with a large paved driveway. There is landscaping in the back with many shrub species.

Tree Observations

Thirty four (34) trees were assessed, consisting of fourteen (14) distinct species, which consist of Monterey pine (*Pinus radiata*), toyon (*Heteromeles arbutifolia*), Japanese photinia (*Photinia glabra*), coast live oak (*Quercus agrifolia*), Scots pine (*Pinus sylvestris*), loquat (*Eriobotrya japonica*), deodar cedar (*Cedrus deodara*), Chinese pistache (*Pistacia chinensis*), incense cedar (*Calocedrus decurrens*), California pepper (*Schinus molle*), Yucca (*Yucca gigantea*), Japanese pittosporum (*Pittosporum tobira*), and Green ash (*Fraxinus pennsylvanica*). Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 0.5 to 30 inches. Three (3) trees were in good condition, twenty-three (23) trees were in fair condition, and eight (8) trees were in poor condition. Tree heights ranged from 10 to 50 feet, and tree canopies (radius) ranged from 2 to 20 feet.

Root Zone Calculations

The trunk diameters of the assessed trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area for a tree. It can be calculated by adding 1 foot of radius for every inch of trunk diameter measured at 4.5 feet from grade/breast height (DBH). For example, a tree with a DBH of 10 inches has a calculated CRZ radius of 10 feet from the trunk. The CRZ, also referred to as the tree protection zone (TPZ), represents the typical rooting area required for tree health and survival. Some impact (25% or less) within this zone is typically acceptable for average to good-condition trees with basic mitigation/stress-reduction measures. Construction activities should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment (concrete, paint, etc.), or changing soil grade.

The structural root zone was calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites*.[1] In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and the limit of disruption based upon tree DBH are considered as a minimum distance that any disruption should occur during construction. A significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. The CRZ (also known as the TPZ) and SRZ for the surveyed trees are listed in Appendix B, Table 2.

Conclusion and Recommendations

Based on visual evaluations and the impacts of the proposed development, the following recommendations will minimize the impacts as much as possible:

- Trees #1-7 were previously inventoried due to previous plans. These trees will not be affected by the current plans. Impacts are expected to be none. Tree protection measures can be installed along trees #7 and 14.
- Tree #8 is about 10 ft. away from the existing house. The foundation will need to be reinforced to accommodate the extra weight from the proposed addition. Impacts are expected to be low from the reinforced foundation. The tree will also require a side prune of the existing canopy for building clearance. The trimming should be less than 20% of the canopy, and impacts are expected to be moderate. The tree has some signs of stress, and additional watering and additives of phosphates are recommended to improve the health of the tree. The tree protection fencing should be installed along the edge of the existing walkway.
- Trees #9-14 and 16 were previously inventoried due to previous plans. These trees will not be affected by the current plans. Impacts are expected to be none. Tree protection measures can be installed along trees #7 and 14.
- Tree #15 is about 8 ft. away from the existing house. Impacts from the foundation reinforcement are expected to be low to moderate. The tree will also require pruning of the canopy at about 25% for building clearance, and will create an unbalanced canopy. The impacts are expected to be moderate. To retain the tree, exploratory trenching with hand tools should be done to determine the root quantity and size in the area for the boring. The bored area for the additional support should be adjusted to accommodate roots that can not be pruned. This would avoid impacting the structural roots. The tree protection zone should be installed along the dripline of the tree and can only be moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo documented. If the arborist determines that severing roots would increase failure risk beyond the property owner's tolerance, the arborist may recommend tree removal, and a permit would be required for the removal of the tree.
- Tree #17 is outside the construction area but is located along the path of the driveway. Impacts from construction are expected to be low. The tree protection fencing should be installed along the edge of the driveway and the edge of the canopy.
- Trees #18-34 are all trees that were additionally inventoried. The trees are all far away from the proposed construction and will not be affected by the proposed work. Impacts are expected to be none.
- A grading plan was not provided for review, but minimal grading of 6 inches or less is recommended within the CRZ of the trees to be retained. When working in the CRZ, all excavation must be hand-dug or excavated by air-spade, supervised by the project arborist, and approval from the arborist must be obtained before pruning any roots over 2 inches.
- A 1-1 replacement ratio is recommended for the tree removals, suggesting that one (1) tree should be planted. To encourage a drought-tolerant tree palette, recommended replanting species include blue oak (*Quercus douglasii*), black oak (*Quercus kelloggii*), Pacific wax myrtle (*Myrica californica*), and/or 'Pacific Sunset' flannel bush (*Fremontodendron x 'Pacific Sunset'*).

In addition to the project-specific recommendations listed above:

- TPZ fencing for these trees to be retained should be installed to encompass as much of the TPZ as possible, taking into consideration the sidewalk. If the pavement or asphalt is opened up for the project, the TPZ should be extended.
- Arborist monitoring must be performed during excavation, compaction, or other grade change work in the TPZ of the trees to retain. All excavation within the CRZ must be hand-dug or performed by air spade with the project arborist on site, and the arborist must approve the pruning of roots over 2 inches. Any roots uncovered or pruned must be wrapped in damp burlap and moistened daily until the roots can be covered over with soil.
- TPZ fencing should be 6 feet in height and constructed of chain link fencing. The fencing may be moved within the dripline if directed by the project arborist or City Arborist, but cannot be moved within 2 feet of the trunk. Fence posts should be 2-inch in diameter and galvanized, and installed 2 feet below grade. Posts may be movable rather than below grade if instructed by the City Arborist and may not be spaced more than 10 feet apart. Signs must be posted stating: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY/PROJECT ARBORIST. NO STORING OF MATERIALS OR MACHINERY." The fence may not be moved without authorization from the project arborist or City Arborist.
- TPZ fencing must be in place before any equipment is on-site and must remain in place for the entirety of the project and only be removed, temporarily or otherwise, with the approval of a Certified Arborist while activities are directly supervised, and replaced immediately after.
- Monitoring of the tree protection specifications by an ISA Certified Arborist or ASCA Registered Consulting Arborist is required monthly. A corresponding monitoring letter should be provided to the project confirming the results of the project monitoring.
- No material shall be stored, nor concrete basins washed, nor any chemical materials or paint stored within the TPZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate the soil.
- After construction is complete, the property owner should monitor the trees for at least one year and contact a Certified Arborist to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops.

[1] Dr. Kim Coder. Conserving Trees During Site Development: A Training Manual. University of Georgia. 2018.

Appendix A – Location Map



Map 1. Full Property View

TREE PROTECTION PLAN



Map 2. Close-up view of trees 1-17.



Map 3. Close-up view of trees 1-7, 9, 18-32.



Map 4. Close-up view of trees 8, 14-15, 22-34.

Appendix B – Photos

Additional photos are available upon request.



Photo 1. Full view of trees #1-2.



Photo 2. Full view of tree # 8 in fair condition.



Photo 3. View of the canopy that will need to be removed from tree #8 due to the second-story addition.

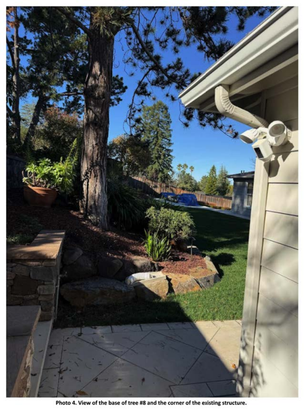


Photo 4. View of the base of tree #8 and the corner of the existing structure.

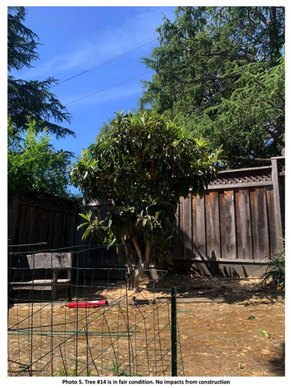


Photo 5. Tree #14 is in fair condition. No impacts from construction



Photo 6. View of the canopy of tree #15 that is overhanging the proposed area for the second-story addition.



Photo 7. View of the distance between the existing structure and the base of tree #15 (behind shrubs).

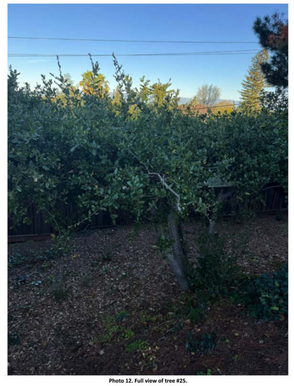


Photo 12. Full view of tree #25.



Photo 11. Full view of tree #22.



Photo 10. Full view of tree #21.

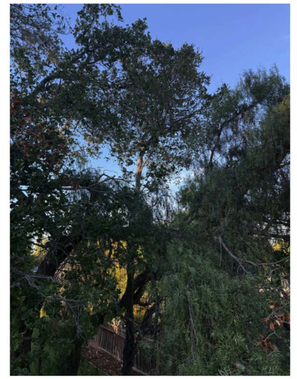


Photo 10. View of trees #18 and 19.



Photo 9. Another view of tree #15 from the backyard.



Photo 8. Full view of tree #17.

					existing foundation; co-dom stems; the canopy will need to be pruned and raised for t he second-story addition.
16	Deodar cedar	Fair (60-79%)	Y	N	Along the pathway for large equipment. Inventoried due to previous plans.
17	Pistache	Fair (60-79%)	N	N	Adjacent to the pathway for the large equipment route.
18	Coast live oak	Poor (40-59%)	N	N	Raised canopy. Inventoried at the City's request. Not impacted by construction.
19	California pepper	Fair (60-79%)	Y	N	Inventoried at the City's request. Not impacted by construction.
20	Coast live oak	Fair (60-79%)	Y	N	Inventoried at the City's request. Not impacted by construction.
21	Coast live oak	Poor (40-59%)	Y	N	Inventoried at the City's request. Not impacted by construction.
22	Yucca	Poor (40-59%)	N	N	Inventoried at the City's request. Not impacted by construction.
23	Coast live oak	Fair (60-79%)	N	N	Inventoried at the City's request. Not impacted by construction.
24	Coast live oak	Fair (60-79%)	N	N	Inventoried at the City's request. Not impacted by construction.
25	Coast live oak	Fair (60-79%)	N	N	Inventoried at the City's request. Not impacted by construction.
26	Coast live oak	Fair (60-79%)	N	N	Inventoried at the City's request. Not impacted by construction.
27	Monterey pine	Poor (40-59%)	Y	N	Previously topped. Inventoried at the City's request. Not impacted by construction.
28	Japanese pittosporum	Fair (60-79%)	N	N	Growing as a shrub. Inventoried at the City's request. Not impacted by construction.
29	Monterey pine	Poor (40-59%)	Y	N	Previously topped. Inventoried at the City's request. Not impacted by construction.
30	Monterey pine	Poor (40-59%)	Y	N	Previously topped. Inventoried at the City's request. Not impacted by construction.

Tree #	Common Name	Condition	Ordinance Size (Y/N)	Removal Proposed (Y/N)	Notes
1	Monterey pine	Poor (40-59%)	Y	N	The tree has an extremely raised canopy, the tree is pruned for the powerline, high cone density, lots of dieback. Inventoried due to previous plans.
2	Monterey pine	Fair (60-79%)	Y	N	There is a slight lean and unbalanced canopy. Inventoried due to previous plans.
3	Toyon	Fair (60-79%)	N	N	This is a shrub. Inventoried due to previous plans.
4	Toyon	Fair (60-79%)	N	N	This is a shrub. Inventoried due to previous plans.
5	Japanese photinia	Good (80-99%)	N	N	Inventoried due to previous plans.
6	Japanese photinia	Good (80-99%)	N	N	This is a shrub. Inventoried due to previous plans.
7	Japanese photinia	Good (80-99%)	N	N	This is a shrub. Inventoried due to previous plans.
8	Scots pine	Fair (60-79%)	Y	N	Signs of stress. The tree is over 10 ft away from the foundation of the existing house; the canopy will need to be pruned and raised for the second-story addition.
9	Loquat	Fair (60-79%)	N	N	Along the pathway for large equipment. Inventoried due to previous plans.
10	Loquat	Fair (60-79%)	N	N	Along the pathway for large equipment. Inventoried due to previous plans.
11	Cherry	Fair (60-79%)	N	N	Along the pathway for large equipment. Inventoried due to previous plans.
12	Loquat	Fair (60-79%)	N	N	Along the pathway for large equipment. Inventoried due to previous plans.
13	Loquat	Fair (60-79%)	N	N	Along the pathway for large equipment. Inventoried due to previous plans.
14	Loquat	Fair (60-79%)	N	N	Along the pathway for large equipment. Inventoried due to previous plans.
15	Incense cedar	Fair (60-79%)	Y	N	The tree is about 8 ft away from the

21	1	15	Coast live oak	*Quercus agrifolia*	30	8	8	15
22	5	1,1,1,1 ,1	Yucca	*Yucca gigantea*	20	4	2	3
23	5	0.5,1, 2,2, 0.5	Coast live oak	*Quercus agrifolia*	12	6	2	4
24	3	2,2,2	Coast live oak	*Quercus agrifolia*	12	6	2	4
25	4	2,4,1,1	Coast live oak	*Quercus agrifolia*	10	6	3	6
26	5	4,4,4,2	Coast live oak	*Quercus agrifolia*	30	12	5	9
27	1	24	Monterey pine	*Pinus radiata*	50	16	12	24
28	4	1,1,1,1	Japanese pittosporum	*Pittosporum tobira*	30	12	2	3
29	1	27	Monterey pine	*Pinus radiata*	50	16	14	27
30	1	22	Monterey pine	*Pinus radiata*	50	16	11	22
31	1	26	Monterey pine	*Pinus radiata*	50	16	13	26
32	6	6,4,5,5 ,5,4	Pistache	*Pistacia chinensis*	30	14	9	18
33	1	13	Green ash	*Fraxinus pennsylvanica*	40	18	7	13
34	1	15	Green ash	*Fraxinus pennsylvanica*	40	20	8	15

Bold indicates removal

Table 2. Condition Assessment June 2024- Updated March 2025 - Updated January 2026

Appendix C– Tables

Table 1. Tree Inventory and Root Zones

	Stems	DBH (in.)	Common Name	Botanical Name	Height (ft)	Canopy (Radius in ft)	SRZ (Radius in ft)	CRZ (Radius in ft)
1	1	30	Monterey pine	*Pinus radiata*	50	18	14	30
2	1	30	Monterey pine	*Pinus radiata*	50	20	14	30
3	3	4,2,1	Toyon	*Heteromeles arbutifolia*	18	6	2	5
4	2	2,1	Toyon	*Heteromeles arbutifolia*	16	6	1	2
5	3	5,1,1. 5	Japanese photinia	*Photinia glabra*	25	8	2	5
6	3	1, 0.5, 0.5	Japanese photinia	*Photinia glabra*	25	2	1	1
7	5	3,4,4,4 ,3	Japanese photinia	*Photinia glabra*	25	6	4	8
8	1	18	Scots pine	*Pinus sylvestris*	40	16	8	18
9	6	4,4,1,4 ,4,4	Loquat	*Eriobotrya japonica*	12	5	4	9
10	3	6,2,2	Loquat	*Eriobotrya japonica*	12	4	3	7
11	1	6	Cherry	*Prunus avium*	15	8	3	6
12	2	5,5	Loquat	*Eriobotrya japonica*	12	6	3	7
13	3	4,4,4	Loquat	*Eriobotrya japonica*	12	4	3	7
14	3	2,2,2	Loquat	*Eriobotrya japonica*	12	4	2	3
15	2	18,17	Incense cedar	*Calocedrus decurrens*	40	12	8	17
16	1	22	Deodar cedar	*Cedrus deodara*	50	18	10	22
17	1	11	Pistache	*Pistacia chinensis*	30	14	5	11
18	1	14	Coast live oak	*Quercus agrifolia*	40	6	7	14
19	1	28	California pepper	*Schinus molle*	35	12	14	28
20	1	25	Coast live oak	*Quercus agrifolia*	35	12	13	25



Photo 14. Full view of tree #33.

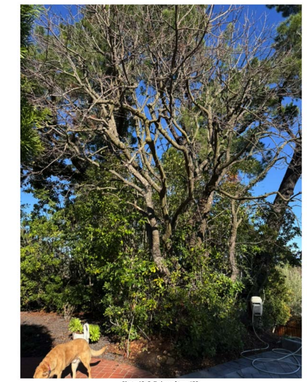


Photo 13. Full view of tree #32.

Number	Species	Diameter at 48" above grade (in.)	Protected / Ordinance Size (Y/N)	Proposed Removal (Y/N)
35	Green ash (Fraxinus pennsylvanica)	10	N	N
36	Green ash (Fraxinus pennsylvanica)	10	N	N
37	Green ash (Fraxinus pennsylvanica)	7	N	N
38	Mediterranean cypress (Cupressus sempervirens)	8 (multiple)	N	N
39	Mediterranean cypress (Cupressus sempervirens)	5 (multiple)	N	N
40	Toyon (Heteromeles arbutifolia) (shrub)	11 (multiple)	N	N
41	Japanese camellia (Camellia japonica)	6 (multiple)	N	N
42	Fern pine (Afrocarpus gracilior)	10	N	N
43	Pomegranate (Punica granatum)	8 (multiple)	N	N
44	Cherry (Prunus avium)	6	N	N
45	Toyon (Heteromeles arbutifolia) (shrub)	10 (multiple)	N	N

31	Monterey pine	Poor (40-59%)	Y	N	Previously topped. Inventoried at the City's request. Not impacted by construction.
32	Pistache	Fair (60-79%)	N	N	Inventoried at the City's request. Not impacted by construction.
33	Green ash	Fair (60-79%)	N	N	Inventoried at the City's request. Not impacted by construction.
34	Green ash	Fair (60-79%)	Y	N	Inventoried at the City's request. Not impacted by construction.

Bold indicates removal

Véro3Design

#	DATE	REVISION TABLE
1	01.05.2025	RESPONSE TO PLANNING PCC
2	05.26.2026	PLANNING PCC

DRAWINGS BY:
Vero3Design
License # 0361 7532 Exp. Date: 12/31/2026
415-516-0764
2033 Mezes Av. Belmont CA 94002

INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

ARBORIST REPORT & TREE PROTECTION PLAN

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A7.1

FENCE CHANGE

N46°20'20"W 172.57'

6"M-PEPPER

6' WOOD FENCE

FENCE CHANGE

15"TREE 21

15"STUMP

14"OAK 18

28"OAK 19

11"TREE

6' WOOD FENCE

20 25"OAK

5' WOOD FENCE

9"8"OAK

11"M-OAK

16"M-OAK 24

20"M-OAK 23

WOOD RETAINING WALL

FENCE CHANGE

12"M-TREE 22

GATE

6' WOOD FENCE

CONCRETE RETAINING WALL

8"M-JUNI 38

40 11"M-TREE

5"JUNI 39 ICV

6"M-TREE 41

POOL
COPING=283.89

10' LEFT/NEST SIDE SETBACK

CONCRETE RETAINING WALL

7"M-JMAP

CONCRETE RETAINING WALL

COUNTER

COUNTER

STONE RETAINING WALL

ROCK RETAINING WALL

7 8"M-TREE

SHED

CONCRETE RETAINING WALL

ROCK RETAINING WALL

ROCK RETAINING WALL

PROTECTION FENCING

ROCKS

ROCKS

24' FRONT SETBACK

8 6"M-TREE

5 6"M-TREE

POST

7"M-TREE 9

4 7"M-TREE

CONCRETE RETAINING WALL

12 9"M-TREE

13 9"M-TREE

30"PINE (DEAD) 1

2 27"PINE

3 12"M-TREE

5"TREE 11

14 8"M-TREE

10 8"M-TREE

GATE

W/ RISER

7"5"OAK

14"M-OAK 25

15"M-TREE 26

18"STUMP

12"STUMP

10"OAK 27

24"PINE

29 27"PINE

30 22"PINE

28 12"M-TREE

8"M-TREE

31 26"PINE

7"M-OLIVE

7"M-OAK

Newly planted Red tip photinia (Photinia frase 24-inch box, 3 ft spacing on center, expected height 10-15 ft, growth rate 2-3 ft / year

7' WOOD FENCE

FENCE CHANGE

WOOD STEP, TYP.

METAL PLANTER

14"M-TREE 32

FENCE CHANGE

29"STUMP

CONCRETE CURB

62' REAR SETBACK

42 10"FERN PINE

13"TREE 33

43 8"M-TREE

Outdoor Compressor Unit

Electric Meter

(N) 2040 FIX

(E) 4040

(E) 2040 (E) 2040 (E) 2040

(E) 2020

(E) 2020

(E) 2020

(N) YELUX (CCM) 5252

AD

AD

AD

GATE

ICV

16"14"TREE 15

CONCRETE RETAINING WALL

44 6"M-TREE

CONCRETE RETAINING WALL

PAVER DRIVEWAY

ROCKS

17 10"TREE

7' WOOD FENCE

16 22"TREE

45 10"M-TREE

6" PIPE

WATER PAINT LINE

6" PIPE

PAVER CURB

10' RIGHT/EAST SIDE SETBACK

ICV

ICV

34 15"TREE

35 10"TREE

36 10"T"TREE

T"6"TREE 37

T"TREE

11"TREE

Proposed Western rosebud (Cercis occidentalis), 24-inch box, 8 ft spacing on center, expected height 15-20 ft, growth rate 1-2 ft / year

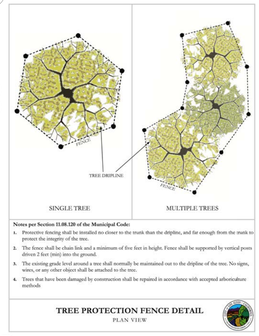
6' WOOD FENCE

LEGEND

EXISTING TO REMAIN

AREA OF DESIRED ADDITION

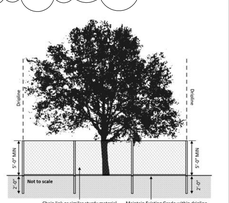
(N) DENOTES NEW
(E) DENOTES EXISTING



Notes per Section 11.08.120 of the Municipal Code:

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

Véro3Design

#	DATE	REVISION TABLE
1	01.05.2025	RESPONSE TO PLANNING PCC
2	05.26.2026	PLANNING PCC

DRAWINGS BY:
Vero3Design
License # 0361 7532 Exp. Date: 12/31/2026
415-516-0764
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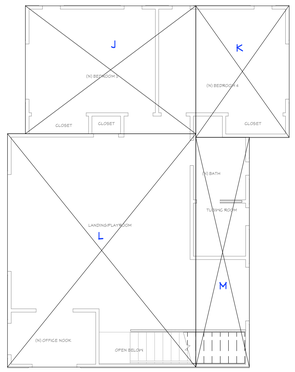
INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRI LI
811 NASH RD., LOS ALTOS, CA 94024

TREE PROTECTION PLAN

DATE:
5/26/26

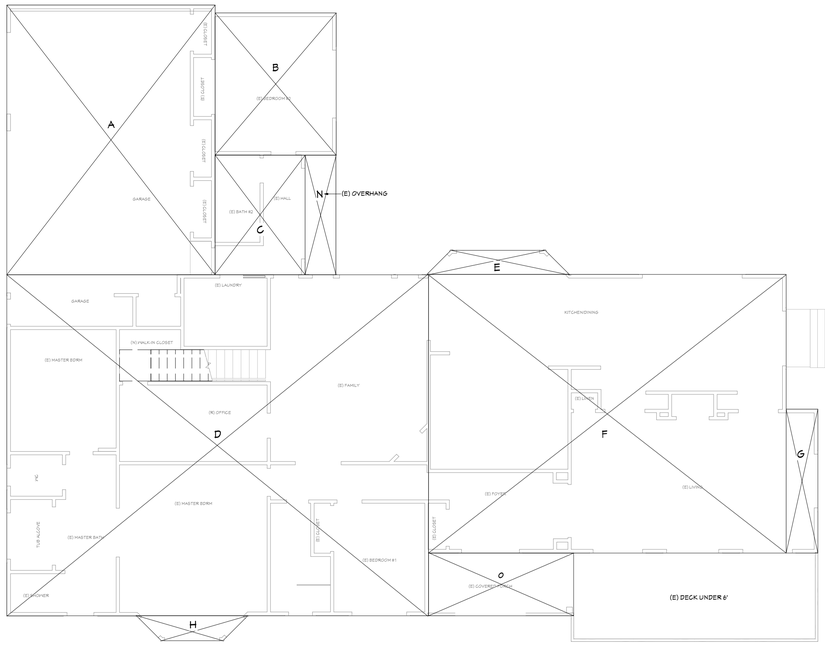
SCALE:
AS SHOWN
24 X 36D

SHEET:
A1.2



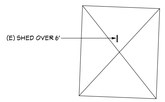
PROPOSED SECOND STORY

SCALE 1/8"=1'-0"



EXISTING FIRST STORY

SCALE 1/8"=1'-0"



SECTION	DIMENSIONS	AREA IN SQ. FT.
A	23'-3 1/2" X 30'-2"	702
B	13'-6 1/2" X 15'-11"	215
C	10'-0 1/2" X 13'-4 1/2"	135
D	47'-1 1/2" X 38'-1 1/2"	1,797
E	[(10'-6 1/2" + 16'-1 1/2") X 2'-8 1/2"] / 2	36
F	40' X 31'-2"	1,246
G	3'-6 1/2" X 16'-1 1/2"	57
H	[(10'-6" + 6'-11 1/2") X 2'-9 1/2"] / 2	27
I	8'-7 1/2" X 10'-1"	87
EXISTING FIRST STORY SUBTOTAL=		**4,302 SQ. FT.**
J	19'-1" X 14'-3 1/2"	273
K	10'-5" X 14'-8 1/2"	154
L	21'-1" X 26'-1 1/2"	550
M	5'-11 1/2" X 25'-8 1/2"	154
PROPOSED SECOND STORY SUBTOTAL=		**1,131 SQ. FT.**
TOTAL PROPOSED FLOOR AREA =		**5,433 SQ. FT.**
N	3'-5 1/2" X 13'-4 1/2"	46
O	16'-3" X 7'	114
EXISTING FIRST STORY SUBTOTAL=		4,302 SQ. FT.
TOTAL EXISTING LOT COVERAGE =		**4,462 SQ. FT.**

Vero3Design

#	DATE	REVISION TABLE RESPONSE TO
1	01.05.2025	PLANNING FCC
2	05.26.2026	PLANNING FCC

DRAWINGS BY:
Vero3Design
License # 0361 7552 Exp. Date: 12/31/2026
415-516-0764
2033 Mezes Av. Belmont CA 94002

INTERIOR REMODELING AND ADDITION
TO EXISTING RESIDENCE OF:
SONYA LI & HENRY LI
811 NASH RD., LOS ALTOS, CA 94024

FLOOR AREA & LOT COVERAGE BLOCK DIAGRAM

DATE:
5/26/26

SCALE:
AS SHOWN
24 X 36D

SHEET:
A8.0

ZONING ADMINISTRATOR
STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC25-0012 – 671 Covington Road

RECOMMENDATION

Approve Design Review application SC25-0012 for the construction of a new 3,720 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: 671 Covington Road, on the north side of Covington Road, between Springer Road and Riverside Drive
- Lot Size: 10,670 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a new two-story house with an attached garage (see Attachment 1 – Project Plans). An attached accessory dwelling unit is proposed as part of the redevelopment of the site, which will be reviewed ministerially with a building permit submittal. Two protected trees including one Norway spruce and one Black Walnut are proposed to be removed as part of the project.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table. The project includes an attached ADU which Pursuant to LAMC Section 14.14.060, has not been included in the floor area

or lot coverage calculations for the site.

	Existing	Proposed	Allowed/Required
COVERAGE:	2,139 square feet	2,790 square feet	3,201 square feet
FLOOR AREA:			
First floor	1,987 square feet	2,207 square feet	
Second floor	----	1,513 square feet	
Total	1,987 square feet	3,720 square feet	3,735 square feet
SETBACKS:			
Front	24.79 feet	25.13 feet	25 feet
Rear	58.80 feet	50.39 feet	25 feet
Right side (1st/2nd)	9.86 feet/---- feet	26.11 feet/22.30 feet	10 feet/17.50 feet
Left side (1st/2nd)	9.92 feet/---- feet	10.04 feet/22.30 feet	10 feet/17.50 feet
HEIGHT:	15.44 feet	24.94 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 surrounding neighborhood is considered a Consistent Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and consistent massing. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first floor and seven feet to eight feet at the second floor. All the homes in the neighborhood feature attached garages in the front yard facing the street.

The home is designed in a modern transitional architectural style, incorporating high-quality materials including asphalt shingles roof, stucco exterior finish with stone veneer accent, and fiberglass window frame. The massing of the proposed new residence is compatible with the immediate neighborhood. The first story features a major plate height of 10 feet and six inches except for the garage with a plate height of nine feet and nine inches while the second story has a consistent plate height of nine feet. The proposed residence retains key design attributes indicative of the neighborhood including pitched roof lines at both first and second story, traditional exterior materials such as stucco exterior with stone veneer accent, and maintains a moderate scale found in the neighborhood. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

There is a total of 11 trees on the property, including eight protected trees. Two protected trees including one Norway spruce and one Black walnut are proposed for removal. According to the arborist report prepared by Kaitlyn Meyer, the Black walnut is structurally unsound and cannot be mitigated. The Norway spruce exhibits poor structural condition as well and is also located within the footprint of the proposed driveway, with no feasible alternative site design available to preserve the tree. The six remaining protected trees will be preserved and protected during construction. To mitigate the loss of the two protected trees proposed for removal, a tree replacement plan with a total of four new

replacement trees is included in the landscaping plans.

The proposed landscaping includes a total of four new trees including the required replacement trees and several shrubs and ground cover in the front yard. The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district 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, preserves existing trees, and enhances landscaping to the extent possible.

Housing Accountability Act

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

ENVIRONMENTAL REVIEW

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 a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant reached out to and shared the project details with the neighbors in the immediate area. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Ehsan Maani, Property Owner

FINDINGS

SC25-0012 – 671 Covington Road

With regard to the proposed project, the Zoning Administrator makes the following findings in accordance with Section 14.77.070 of the Los Altos 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 residential addition is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.

B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the site is relatively flat and requires no significant grading. Impervious surfaces are minimized and balanced with permeable paving and landscaped areas, and the drainage plan directs stormwater to onsite infiltration areas, preventing runoff or erosion.

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 because the two-story design incorporates horizontal and vertical articulation that provides human scale and visual variety. The upper story is stepped back, and varied rooflines, recessed entries, and window groupings create depth and reduce mass, consistent with the Design Guidelines for neighborhood compatibility.

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, 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 an asphalt shingles roof, stucco exterior finish with stone veneer accent, and fiberglass framed windows. These materials are applied consistently to define building elements and reduce the perceived scale and massing of the structure.

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 a standard two-car garage with a functional driveway design consistent with neighborhood patterns. Pedestrian access is direct from the street to the entry walkway, reinforcing the residential character.

F. The general landscape design ensures visual relief, complement structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of an existing protected tree and installation of new ground cover, shrubs, and trees of varying heights. The landscape plan complies with the Water Efficient Landscape Ordinance (WELO).

G. Signage when proposed or required is designed to complement the building architecture in terms

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

H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply 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 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

SC25-0012 – 671 Covington Road

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on July 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 June 8, 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. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

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

6. **ADU/JADU Not Reviewed:** The proposed ADU/JADU included in the plan set is not part of this design review application. Prior to commencement of the ADU/JADU construction, a separate building permit issued by the Building Division shall be obtained.

7. **Protected Trees:** Trees No. 1, 4, & 8-11 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 Nos. 2 & 3 shown to be removed on plan Sheet A1.01 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

9. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with two replacement trees, for a total of four 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 Trees Nos. 1, 4, & 8-11. 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, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

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. **Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.

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

21. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.

22. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.38 of the Municipal Code.

23. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

24. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

25. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

26. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

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

ENGINEERING DIVISION

28. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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

30. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

31. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.

32. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.

33. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.

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

FIRE DEPARTMENT

35. **Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

36. **Required Fire Flow:** The minimum required fire flow for this project is 1,000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 1,000 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.

37. **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.

38. **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 system, 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

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

Planning Application For:

Maani Residence

671 Covington Rd. Los Altos, CA 94024

RECEIVED
Date: 6/8/2026
CITY OF LOS ALTOS PLANNING

PROJECT DATA

- JURISDICTION: LOS ALTOS
- APN: 189-43-002

- ZONING: R1-10
- LOT SIZE: 10,670 SF.
- MAXIMUM FAR: 0.35 OR 3,735 SF.
- MAXIMUM LOT COVERAGE: 0.30 OR 3,201 SF.
- SETBACKS:
  - 20' -0" FRONT SETBACK
  - 10'-0" & 17' 6" SIDE SETBACKS
  - 25'-0" REAR SETBACK

- OCCUPANCY TYPE: R3/U
- CONSTRUCTION TYPE: VB

- FLOOD ZONE: X
- FIRE SPRINKLER SYSTEM REQUIRED

PROJECT DESCRIPTION

THIS IS A NEW TWO STORY SINGLE FAMILY HOUSE FOR 3,720 WITH AN ATTACHED ADU FOR 963 SF. WORK INCLUDES:

- CONSTRUCTION OF EXTERIOR WALLS.
- CONSTRUCTION OF PARTITIONS.
- CONSTRUCTION OF DOORS AND WINDOWS.
- CONSTRUCTION OF ROOF AND CEILINGS..
- NEW WATER HEATER AND HVAC SYSTEM.
- NEW ELECTRICAL - PANEL 400 AMP

SITE IMPROVEMENT INCLUDES:
3 TREE REMOVAL, AND GRADING PROPOSED.

ZONING COMPLIANCE

LOT COVERAGE	EXISTING	PROPOSED	ALLOWED/REQ.
FIRST FLOOR	2,139. REMOVED	2,709 SF.	3,201 SF.

FLOOR AREA	EXISTING	PROPOSED	ALLOWED/REQ.
FIRST FLOOR	1,987SF. REMOVED	2,207 SF.	2,222 SF.
SECOND FLOOR	N/A	1,513 SF.	1,513 SF.
TOTAL	1,987 REMOVED	3,720 SF.	3,735 SF.

SETBACKS	EXISTING	PROPOSED	ALLOWED/REQ.
FRONT	24.97'	25.13'	25'
REAR	58.80'	50.39'	25'
RIGHT SIDE (1ST/2ND)	9.86'	26.11' / 22.30'	10' / 17.50'
LEFT SIDE (1ST/2ND)	9.92'	10.04' / 22.30'	10' / 17.50'

	EXISTING	PROPOSED	ALLOWED/REQ.
HEIGHT	15.44'	24.94'	27'

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,465 SF. REMOVED.	1,818 SF.	3,283 SF.
ADU HABITABLE LIVING AREA	-	963	963
NON-HABITABLE AREA	522 SF. REMOVED	-85 SF.	437 SF.

LOT CALCUALTIONS

NET LOT AREA	10,670 SF.
FRONT YARD HARDSCAPE AREA	763 SF. OR 36%

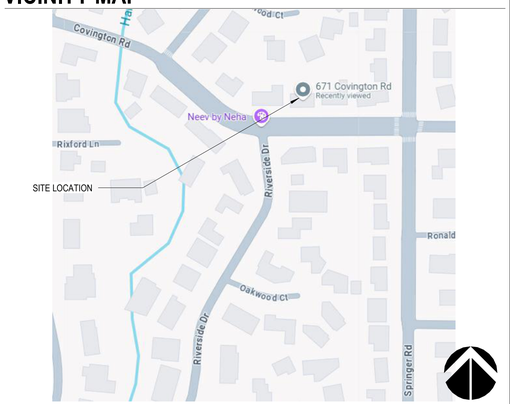
LANDSCAPING BREAKDOWN	
TOTAL HARDSCAPE AREA (EXISTING & PROPOSED)	4,766 SF.
EXISTING SOFTSCAPE (UNDISTURBED) AREA	5,449 SF.
NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING)	455 SF.

APPLICABLE CODES

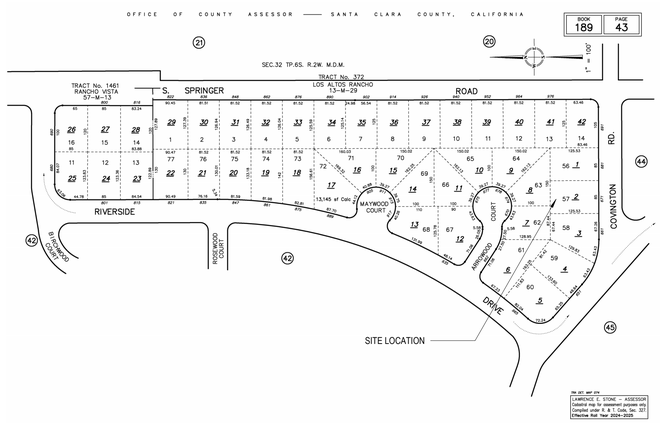
- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA GREEN BUILDING CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA FIRE CODES



VICINITY MAP



PARCEL MAP



PROJECT TEAM

OWNER

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Los Altos, CA 94024
P: 773-290-7601
F:
E: emaani82@gmail.com
CONTACT: Ehsan Maani

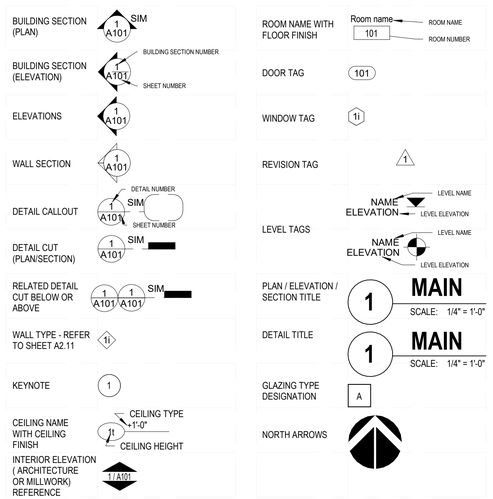
DESIGNER

Rolm Design Studio
18809 Cox Avenue unit 100
Saratoga, CA 95070
P: 925.949.6052
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E: mehran@rolmdesignstudio.com
CONTACT: Mehran Soltanzadeh

DRAWING INDEX AND ISSUDE DATES

Sheet Number	Sheet Name	1st. PLNG Submittal	Revision No.	Revision Date
A0.00	COVER SHEET	▲	2	04.13.2026
I. GENERAL				
A0.01	GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-01	O		
A0.02	GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-02	O		
II. CIVIL AND SURVEY				
C0	BOUNDARY AND TOPOGRAPHIC SURVEY	O		
C1	COVER SHEET	O		
C2	GRADING & DRAINAGE PLAN	O		
C3	EROSION AND SEDIMENT CONTROL PLAN	O		
C4	UTILITY PLAN	O		
C5	STORM WATER PLAN	O		
C6	SPP NOTES	O		
C7	BMPs	O		
III. ARCHITECTURAL				
A1.01	EXISTING AND DEMOLITION SITE PLAN	▲	1	09.24.2025
A1.02	PROPOSED SITE PLAN	▲	2	04.13.2026
A1.03	TREE PROTECTION PLAN	O		
A1.04	3D RENDERS, MATERIAL BOARD AND STREETSCAPE	O		
A1.05	AREA CALCULATION	▲	2	04.13.2026
A2.11	MAIN LEVEL FLOOR PLAN	O		
A2.12	UPPER LEVEL FLOOR PLAN	O		
A2.21	MAIN LEVEL REFLECTED CEILING PLAN	O		
A2.22	UPPER LEVEL REFLECTED CEILING PLAN	O		
A2.40	ROOF PLAN	O		
A3.01	NORTH AND SOUTH ELEVATIONS	O	2	04.13.2026
A3.02	EAST AND WEST ELEVATIONS	O		
A4.01	BUILDING SECTIONS	O		
A7.01	DOOR AND WINDOW SCHEDULE	O		
IV. LANDSCAPE				
L0	COVER SHEET	▲	2	04.13.2026
L1	PLANTING PLAN	▲	2	04.13.2026
L2	IRRIGATION PLAN	▲	1	09.24.2025
L4	IRRIGATION DETAILS	▲	1	09.24.2025

DRAWING SYMBOL LEGEND



RESERVES ITS' COMMON LAW COPYRIGHT RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN PERMISSION CONSENT OF DESIGNER.

Rolm Design Studio

Planning Application For:
Maani Residence
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description
2	04.13.2026	PLNC02
1	09.24.2025	PLNC01

Description
COVER SHEET

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	As indicated

A0.00

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

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

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

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

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

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

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

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

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

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

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

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

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

SECTION 4.502 DEFINITIONS

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

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

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

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

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

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Planning Application For:

Maani Residence

671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description	GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-01
Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	12" = 1'-0"

A0.01

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

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

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

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

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

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

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT

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

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

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

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

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

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

Rolm Design Studio

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Planning Application For:

Maani Residence

671 Covington Rd. Los Altos, CA 94024

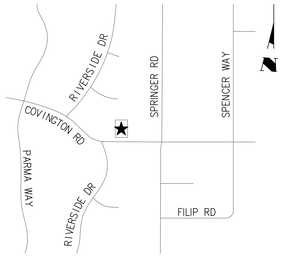
Revisions

No.	Date	Revision Description

Description
GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-02

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	12" = 1'-0"

A0.02



VICINITY MAP
NTS

NOTES

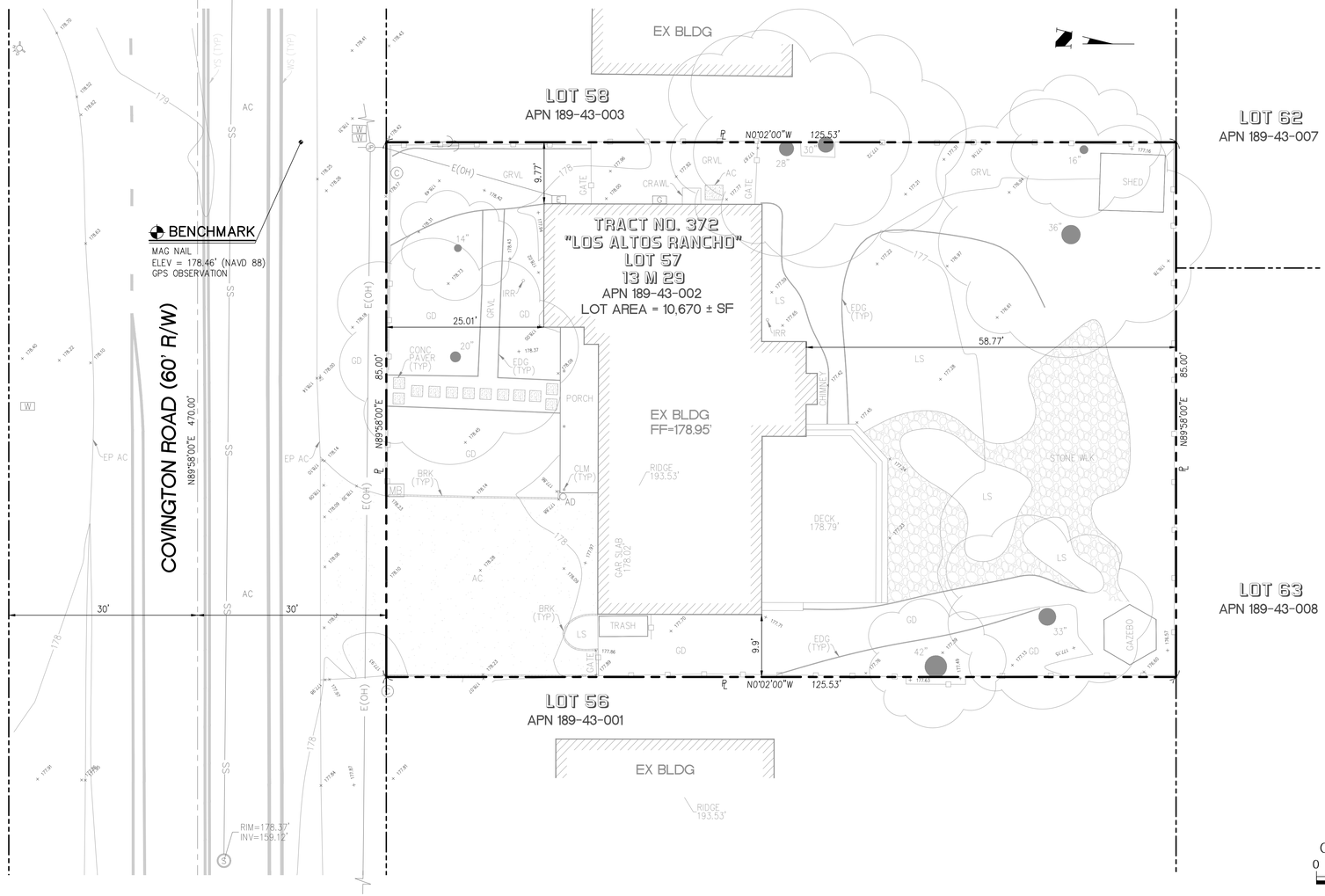
1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE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

BASIS OF BEARINGS

THE BEARING N48°30'00"W OF THE CENTERLINE OF COVINGTON ROAD AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 372 "LOS ALTOS RANCHO" RECORDED IN BOOK 13 OF MAPS AT PAGE 29, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS FOR THIS MAP.

LEGEND & ABBREVIATIONS

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



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

SURVEYOR'S STATEMENT

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

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

08/17/2024
DATE

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

NO.	REVISIONS	APP'D	DATE	BY

HN DESIGNED 08/17/2024 DATE
HN DRAWN 08/17/2024 DATE
AS SHOWN SCALE
VL CHECKED 08/17/2024 DATE

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

BOUNDARY AND TOPOGRAPHIC SURVEY
671 COVINGTON ROAD
APN 189-43-002
Los Altos California

PROJECT NO.
CONTRACT NO.

DRAWING NO. C0
SHT NO. 1 OF 1
FILE NO.

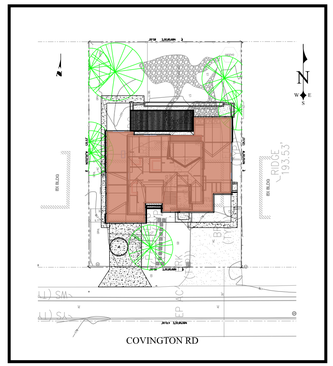
ROAD NAME : COVINGTON ROAD

CIVIL IMPROVEMENT PLANS FOR

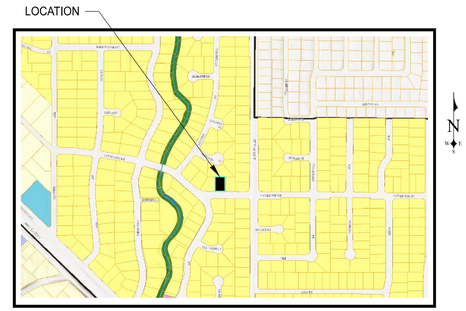
671 COVINGTON ROAD, LOS ALTOS, CA 94024

ABBREVIATIONS

AB - AGGREGATE BASE
AC - ASPHALT CONCRETE
ARV - AIR RELEASE VALVE
BF - BLIND FLANGE
B/W - BACK OF WALK
CL - CENTER LINE / CLASS
CONC. - CONCRETE
CU - COPPER
DI - DRAIN INLET
DIP - DUCTILE IRON PIPE
DWY - DRIVEWAY
Ø - DIAMETER
EL - ELEVATION
EP - EDGE OF PAVEMENT
EXIST/EX - EXISTING
FF - FINISH FLOOR
FL - FLOWLINE
FG - FINISH GRADE
FH - FIRE HYDRANT
FOC - FACE OF CURB
GB - GRADE BREAK
GR - GRATE ELEVATION
HP - HIGH POINT
IE - INVERT ELEVATION
INV - INVERT
L - LENGTH
LP - LOW POINT
MAX - MAXIMUM
MIN - MINIMUM
NAPOTS - NOT A PART OF THIS SUBDIVISION
P - PAD ELEVATION
PL - PROPERTY LINE
PP - POWER POLE
PVC - POLYVINYLCHLORIDE
PVMT - PAVEMENT
R - RADIUS
RIM - RIM ELEVATION
R/W - RIGHT OF WAY
S - SLOPE, SOUTH
SD - STORM DRAIN
SS - SANITARY SEWER
STD - STANDARD
S/W - SIDEWALK
TB - TOP OF BANK
TC - TOP OF CURB
TCD - THROUGH CURB DRAIN
TF - TOP OF FOOTING
TW - TOP OF WALL
TYP - TYPICAL
UE- UNDERGROUND ELECTRICAL
UG- UNDERGROUND GAS
UT-UNDERGROUND TELEPHONE
W - WATER MAIN
WM - WATER METER / MAIN
WS - WATER SERVICE



SITE PLAN
SCALE: 1" 40'



LOCATION MAP
NTS

SYMBOL LEGEND

EXISTING	PROPOSED	CONTRACTOR TO INSTALL STANDARD
SSMH — SANITARY SEWER MANHOLE	SSMH	SEWER MANHOLE
SDMH — STORM DRAIN MANHOLE		DROP INLET
CATCH BASIN		CATCH BASIN
CURB AND GUTTER		CURB & GUTTER
CATCH BASIN	WV	WATER VALVE
SIGN	WM	1" WATER SERVICE & CHECK VALVE
SIGN	FH WV	FIRE HYDRANT ASSEMBLY
WATER VALVE	BO	BLOWOFF ASSEMBLY
POWER POLE WITH GUY	SSCO	CLEANOUT
6"G — HP GAS LINE		CONCRETE
T — TELEPHONE		WELL TYPE MONUMENT
6"W — WATER LINE	SL	70W HPSV STREET LIGHT
85 — EXISTING CONTOUR		EROSION CONTROL FILTER
TOP/TOE BANK	SD	NEW STORM DRAIN
PROPERTY LINE	WL	NEW WATER LINE
CENTERLINE		

DATUM

MAG NAVD88 ELEV 461.78 (NAVD 88) (GPS) BASED ON STATION

BASIS OF BEARINGS

THE BEARING N48 30'00"W OF THE CENTERLINE OF COVINGTON ROAD AS N48°30'00"W OF THE CENTERLINE OF COVINGTON ROAD AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 372 "LOS ALTOS RANCHO" RECORDED IN BOOK 13 OF MAPS AT PAGE 29, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS. THE BEARING N48 30'00"W OF THE CENTERLINE OF COVINGTON ROAD AS N48°30'00"W OF THE CENTERLINE OF COVINGTON ROAD AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 372 "LOS ALTOS RANCHO" RECORDED IN BOOK 13 OF MAPS AT PAGE 29, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS.

SURVEY NOTE

BOUNDARY & TOPOGRAPHY ARE BASED ON A SURVEY BY LE ENGINEERING, SAN JOSE, CA DATED 8/17/2024.

FLOOD INFORMATION

PROPERTY IS LOCATED IN ZONE "X" - 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON FIRM MAP #06085C0201H7H, EFFECTIVE 5/18/2009

EARTH WORK QUANTITIES

CUT: 11 CU YDS
FILL: 51 CU YDS
EXPORT: 0 CU YDS
IMPORT: 40 CU YDS

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE. DOES NOT INCLUDE PAVEMENT, UTILITY SPOILS, SHRINKAGE OR SWELL.

CITY ENGINEER'S SIGNATURE

APPROVED BY: _____ DATE _____

SHEET INDEX

C1 COVER SHEET
C2 GRADING & DRAINAGE PLAN
C3 EROSION & SEDIMENT CONTROL PLAN
C4 UTILITY PLAN
C5 STORM WATER PLAN
C6 SPP NOTES
C7 BMPs

BY	DATE	CLA	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER — LAWRENCE ANDRUS — Exp. 12/31/27 — No. 47013 — CIVIL — STATE OF CALIFORNIA

Date:	May 5, 2026
Scale:	As Noted
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	25-16

Plans Prepared By:
CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

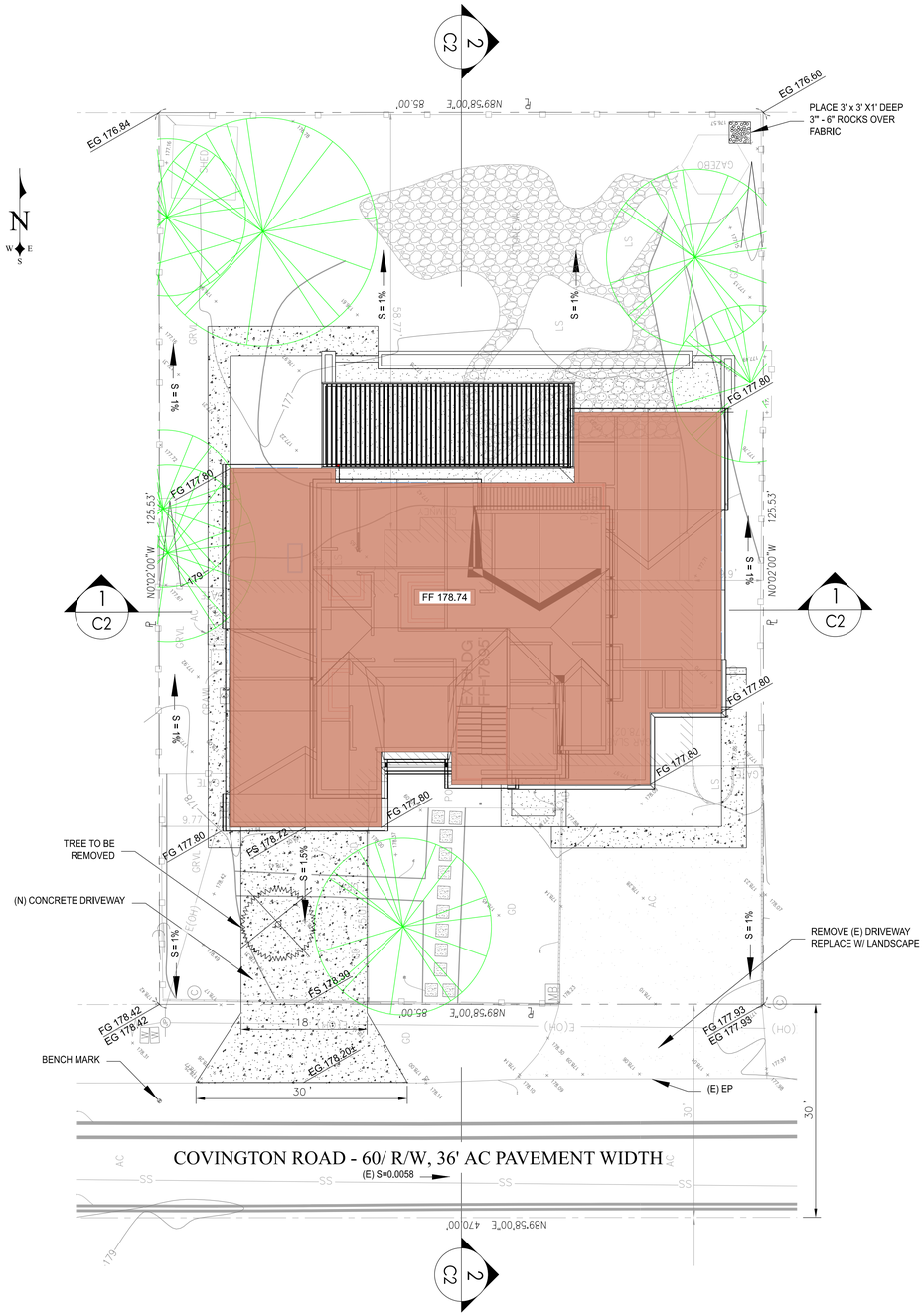
CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

671 COVINGTON ROAD, LOS ALTOS, CA 94024

COVER SHEET

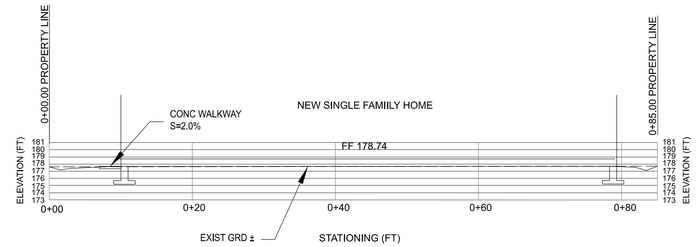
SHEET C1
1 OF 7 SHEETS

APN 18943002



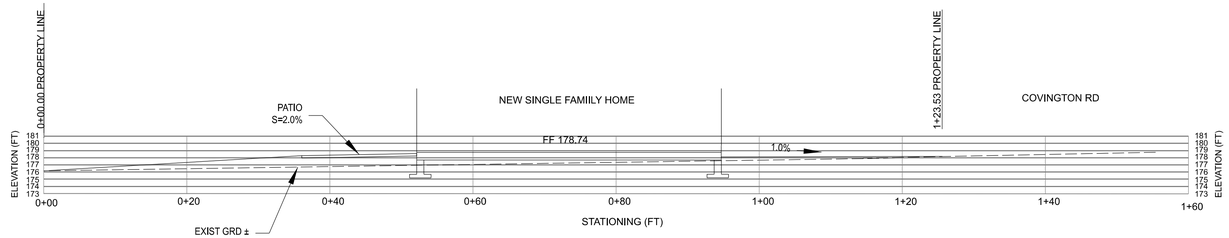
GRADING & DRAINAGE PLAN

SCALE: 1" = 10'



1 / C2 SECTION

1" = 10' HORIZ
1" = 10' VERT



2 / C2 SECTION

1" = 10' HORIZ
1" = 10' VERT

GRADING LEGEND

AC	Asphalt Concrete
BVC	Begin Vertical Curve
BW	Bottom of Wall
B/W	Back of Walk
DI	Drain Inlet
DW	Driveway
EG	Existing Grade
EP	Edge of Pavement
EVC	End Vertical Curve
FF	Finish Floor
FG	Finish Grade
FL	Flowline (of Gutter)
INV	Invert Elevation
GR	Grate Elevation
PVI	Point of Vertical Intersection
RG	Rough Grade
RW	Retaining Wall
S	Slope
SD	Storm Drain
SS CO	Sanitary Sewer Clean Out
TW	Top of Wall

NOTE:

SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)

NOTES:

1. DISPOSITION & TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHAGE ELIMINATION SYSTEM STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM. PROGRAM.
2. MAXIMUM DEPTH OF CUT: 3.0' ±
3. MAXIMUM DEPTH OF FILL: 3.0' ±

SCALE: 1" = 10'

0 5 10 20

1' = 10'

	BY	DATE	CLA	DATE	REVISIONS
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△					
△					
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△					
△					

CITY OF LOS ALTOS · CALIFORNIA · INCORPORATED DECEMBER 1952

REGISTERED PROFESSIONAL ENGINEER · LAURENCE ANDRONG · Exp. 12/31/27 No. 47013 · CIVIL · STATE OF CALIFORNIA

Date:	May 5, 2026
Scale:	
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2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

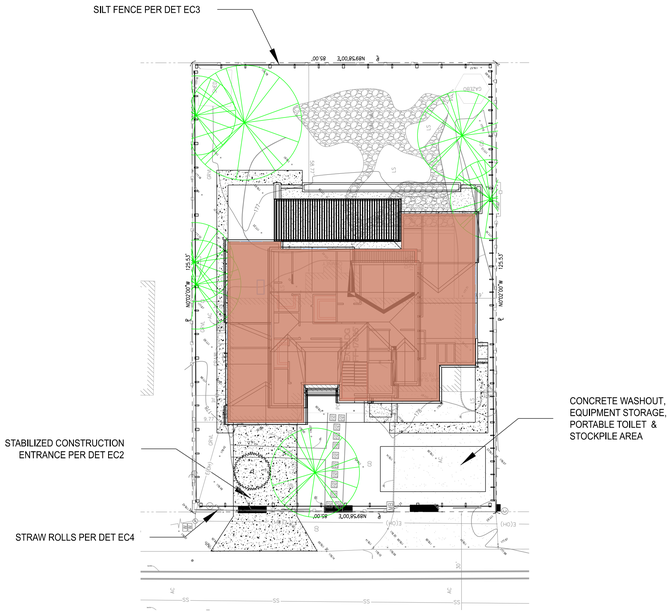
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671 COVINGTON ROAD, LOS ALTOS, CA 94024

GRADING & DRAINAGE PLAN

SHEET
C2
2 OF 7 SHEETS

APN 18943002

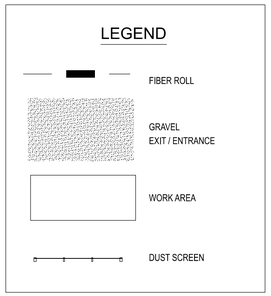


EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

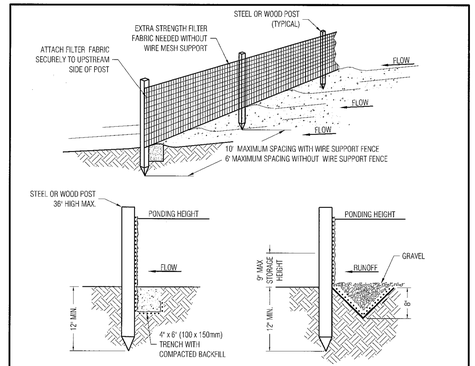
SCALE: 1" = 20'

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EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN HEREON, WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALSO, STREETS SHALL BE CLEANED DAILY.
3. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS-FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OR A CROWNED STREET.
4. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
5. ALL DEBRIS AND SILT SHALL BE REMOVED WITHIN TWENTY-FOUR (24) HOURS AFTER EACH STORM IN ALL BASINS.
6. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH APPROVAL OF OR AT THE DIRECTION OF THE AGENT FOR THE RESPONSIBLE PARTY.
7. ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT SEDIMENT LADEN RUNOFF DOES NOT ENTER THE STORM DRAINAGE SYSTEM ALL YEAR.
8. AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OR SILT BY SILT BAGS AND SAND BAGS PER DETAILS.
9. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURE MADE NECESSARY BY A CONSTRUCTION OPERATION ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
10. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC. ON A DAILY BASIS.
11. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON-SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER HIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCE. DUST CONTROL WILL BE PERFORMED ON A DAILY BASIS.



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

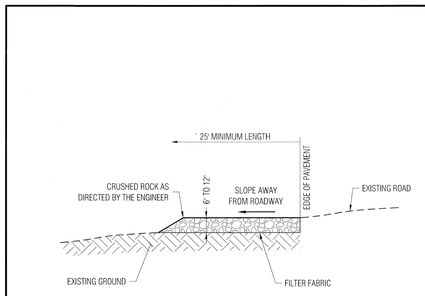
ALTERNATE DETAIL TRENCH WITH GRAVEL

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHERE NECESSARY
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY

Approved: City Engineer — 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA	REVISION (Description / Date)	ENGINEERING DIVISION	
		SILT FENCE	EC-3

STANDARD DETAILS MAY 2010

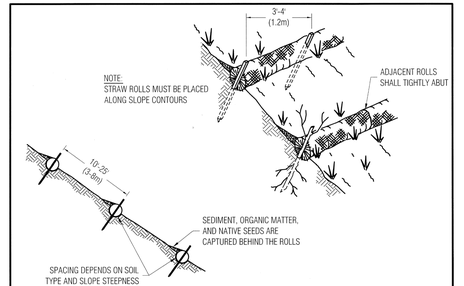


NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer — 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA	REVISION (Description / Date)	ENGINEERING DIVISION	
		STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: City Engineer — 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA	REVISION (Description / Date)	ENGINEERING DIVISION	
		STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

	BY	DATE	CLA	DATE	REVISIONS
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REGISTERED PROFESSIONAL ENGINEER — LAURENCE ANDREWS — Exp. 12/31/27 — No. 47013 — CIVIL — STATE OF CALIFORNIA

Date:	May 5, 2026
Scale:	1" = 20'
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	25-16

Plans Prepared By:
CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

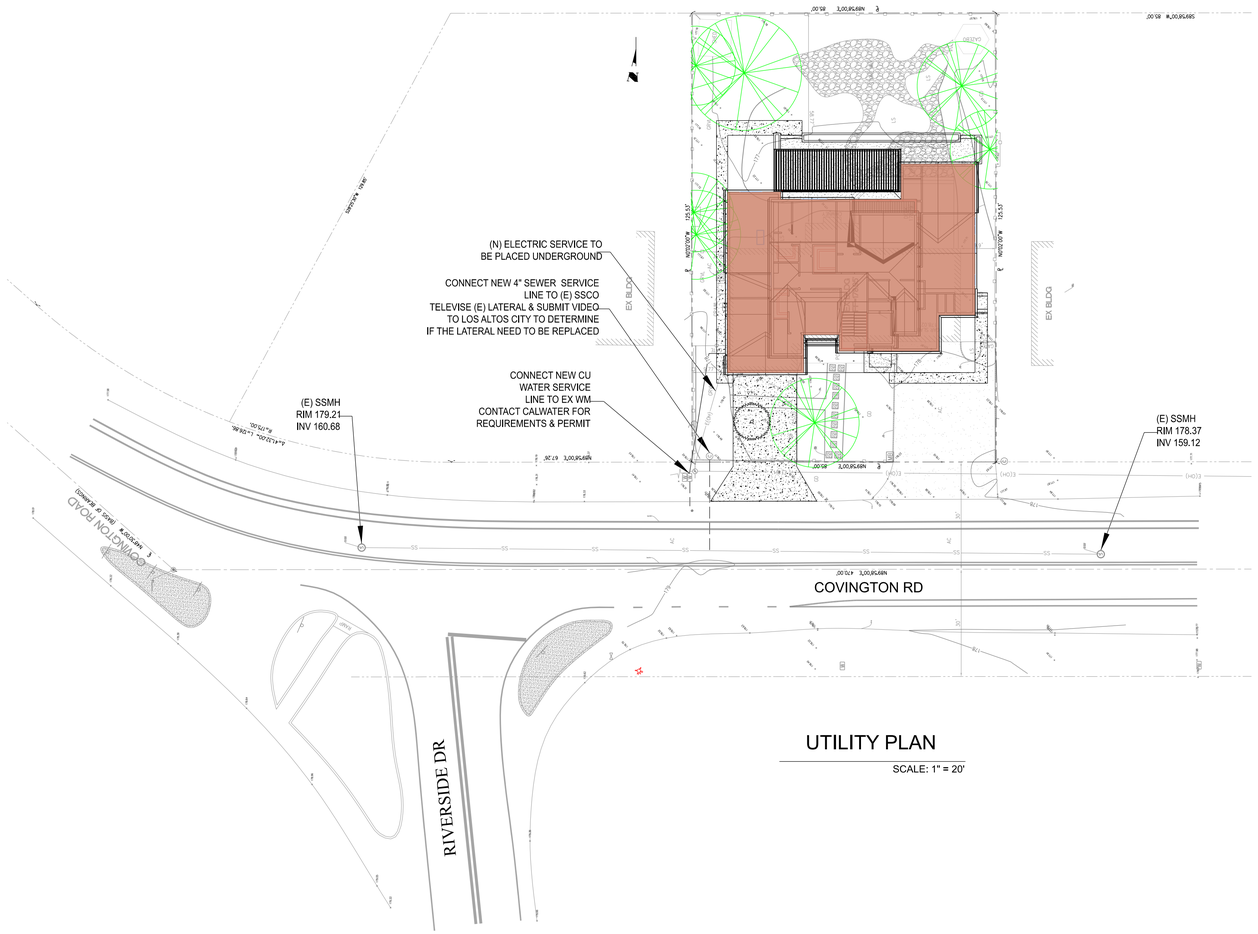
CONTACT 811 BEFORE YOU DIG — 811 SAVES DIGGING PARTNER

671 COVINGTON ROAD, LOS ALTOS, CA 94024

EROSION AND SEDIMENT CONTROL PLAN

SHEET C3
3 OF 7 SHEETS

APN 18943002



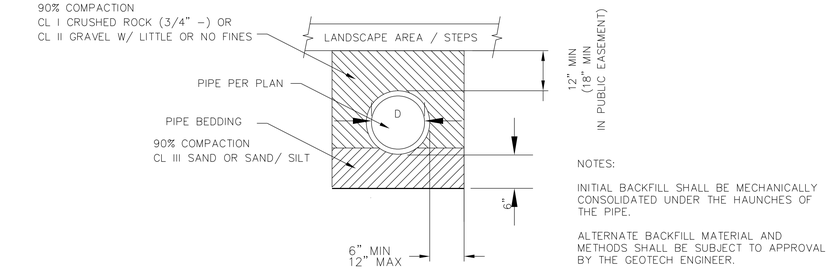
UTILITY PLAN

SCALE: 1" = 20'

SCALE: 1" = 20'

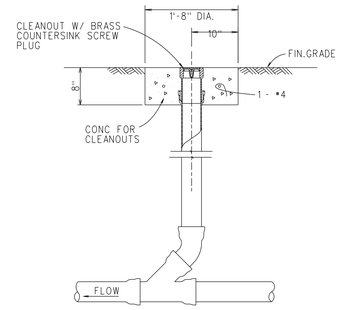
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IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.



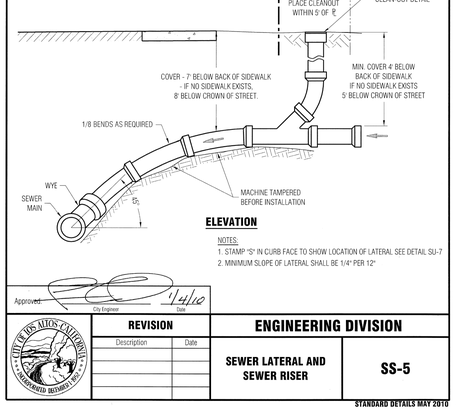
2 / C4 ON-SITE UTILITY TRENCH DETAIL

NTS



1 / C4 CLEAN-OUT DETAIL

NTS



	BY	DATE	CLA	DATE	REVISIONS
1					
2					
3					
4					
5					
6					

Date:	May 5, 2026
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671 COVINGTON ROAD, LOS ALTOS, CA 94024

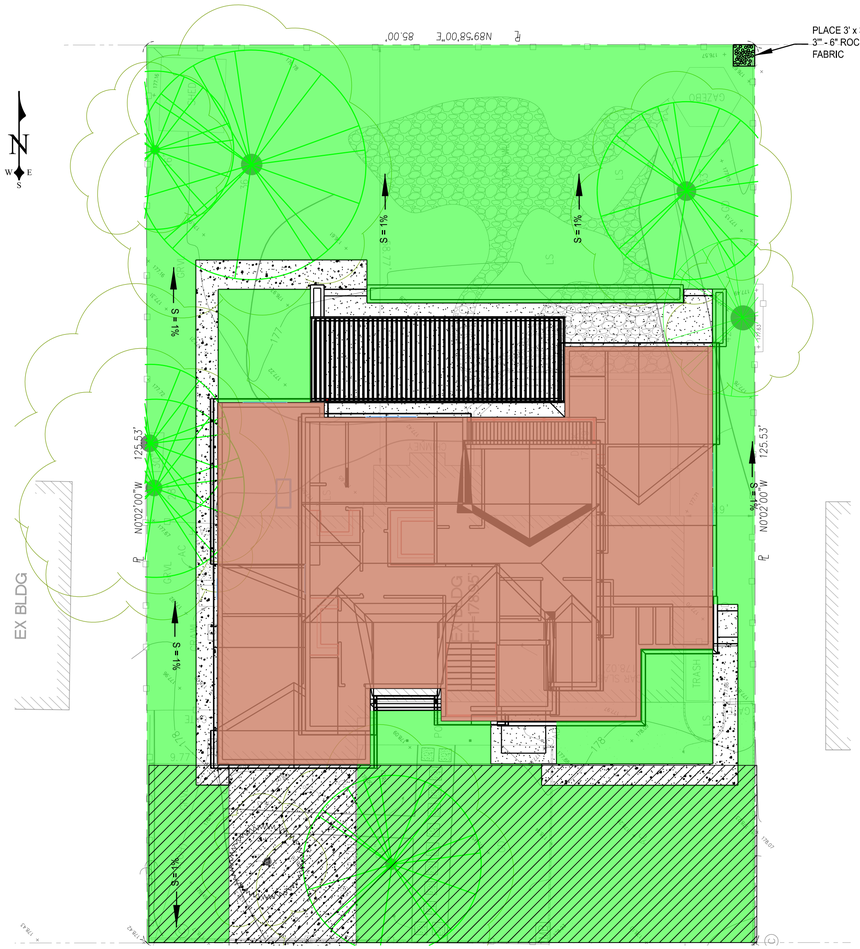
UTILITY PLAN

SHEET C4 4 OF 7 SHEETS

APN 18943002

NOTE:

PRESERVE & PROTECT ALL TREES
UNLESS APPROVED FOR REMOVAL



671 COVINGTON ROAD, LOS ALTOS

STORMWATER DATA

Existing Conditions

All drainage to rear of property	
Impervious area:	4,192 SF
Pervious area:	6,478
Total lot area:	10,670

Proposed Conditions

North area drains to rear:	8,565 SF
Impervious area:	4,115 SF
Pervious area:	4,450
South area drains to street	2,105
Impervious area:	690 SF
Pervious area:	1,415

LEGEND

(N) PERVIOUS AREA

(N) IMPERVIOUS ROOFTOP

(N) IMPERVIOUS PAVEMENT

DRAINS TO STREET

SITE DESIGN CONTROL MEASURES UTILIZED

1. REDUCE THE AMOUNT OF LAND DISTURBANCE AND IMPERVIOUS SURFACE (ESPECIALLY PARKING AREAS) AT A SITE.
2. CLUSTER THE PLACEMENT OF STRUCTURES AND PAVEMENT.
3. DIRECT ROOF AND HARDSCAPE RUNOFF TO LAWNS OR LANDSCAPED AREAS.
4. USE LANDSCAPING AS A STORMWATER DRAINAGE AND TREATMENT FEATURE.
5. STENCILING OR MARKING STORM DRAINS WITH MESSAGES "NO DUMPING, FLOWS TO BAY".
6. INCORPORATING DESIGNS FOR LANDSCAPES THAT MINIMIZE IRRIGATION NEEDS AND WATER RUN-OFF, MINIMIZE THE NEED FOR PESTICIDE AND FERTILIZER USE, AND INCORPORATE SUSTAINABLE LANDSCAPE DESIGN AND MAINTENANCE PRACTICES SUCH AS THOSE PROMOTED BY *SANTA CLARA VALLEY GREEN GARDENER* AND *BAY FRIENDLY* PROGRAMS. (Visit www.mywatershedwatch.org or www.bayfriendly.org for information on these programs.)

STORMWATER PLAN

SCALE: 1" = 10'

SCALE: 1" = 10'

0 5 10 20

IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

	BY	DATE	CLA	DATE	REVISIONS
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Date:	May 5, 2026
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CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

671 COVINGTON ROAD, LOS ALTOS, CA 94024

STORM WATER PLAN

SHEET
C5
5 OF 7 SHEETS

APN 18943002

SECTION 20 STORMWATER POLLUTION PREVENTION

20-01 GENERAL

The work shall consist of implementation of measures to achieve conformance with requirements of the municipal stormwater permit. In general, the following goals should be met:

Prohibition of illicit discharge (non-rainwater) into the storm drain system.

Construction of any and all necessary systems to eliminate contaminants from entering the storm water system.

Clean up and control of work site materials, spoils and debris.

Removal of contaminants produced by the project.

The work shall include the provision of all labor, materials, equipment and apparatus not specifically mentioned herein or noted on the plans, but which are incidental and necessary to complete the work specified.

20-01.01 Applicable Publications

National Pollution Discharge Elimination system (NPDES) Permit No. CA0029921.

California Storm Water Best Management Practice Handbooks: Municipal, Industrial/Commercial, Construction Activity.

20-01.02 Quality Assurance

All work performed under contract and all contractors and their associates and/or employees are required to comply with all applicable storm water regulations and to implement Best Management Practices (BMP's) at all times.

A plan shall be submitted for the proposed control of contaminants entering the storm water system. The plan must be approved by the Engineer prior to the commencement of work.

All employees and subcontractors shall be trained on the storm water pollution prevention requirements contained in these specifications.

A supply of spill clean-up materials such as rags or absorbents shall be kept readily accessible on-site.

20-02 MATERIALS

None.

20-03 CONSTRUCTION

20-03.01 Job Site Responsibility

At the end of each working day, all scrap, debris and waste material shall be collected and materials disposed of properly.

Dry, empty paint cans/buckets, old brushes, rollers, rags and drop cloths shall be disposed of in approved waste collection.

Dumpsters shall be inspected for leaks. As leaks are detected, the trash hauling contractor shall be contacted to replace of repair dumpsters that leak.

Water from cleaning dumpsters shall not be discharged on-site.

Regular waste collection shall be arranged for before dumpsters overflow.

20-03.02 Hazardous Material/Waste Management

Designated areas of the project site shall be proposed by the Contractor for approval by the Engineer suitable for material delivery, storage and waste collection as far from catch basins, gutters, drainage courses and creeks as possible.

All hazardous materials such as pesticides, paints, thinners, solvents and fuels; and all hazardous wastes such as waste oil and antifreeze shall be labeled and stored in accordance with State and Federal regulations, on a paved impervious surface within a secondary containment.

All hazardous materials and all hazardous wastes shall be stored in accordance with secondary containment regulations. These materials and wastes shall be covered to avoid potential management of collected rain water as a hazardous waste.

The Contractor shall dispose of all excess thinners, solvents, chemicals, oil-based and water-based paint as hazardous waste.

Regular hazardous waste collection shall be arranged to comply with time limits on the storage of hazardous wastes.

Granular materials shall be stored a minimum of ten feet from the closest catch basin and curb return. They are not allowed to be stockpiled on the roadway. The Contractor shall not allow these granular materials to enter any storm drain or creek. Stockpiles of raw material must be covered and contained in a manner that will prevent stormwater from running into the covered piles. The covers must be in place at all times when work with the stockpiles is not occurring.

Warning signs shall be posted in areas containing or treated with chemicals.

An accurate up-to-date inventory, including Material Safety Data Sheets (MSDS) of hazardous wastes stored on site shall be kept and available to assist emergency response personnel in the event of a hazardous materials incident.

Maintenance and fueling of vehicles and equipment shall be performed in a designated, bermed area, or over a drip pan that will not allow run-off of spills. Vehicles and equipment shall be regularly checked and have leaks repaired promptly. Secondary containment shall be used to catch leaks or spills any time that vehicle or equipment fluids are dispensed, changed or poured.

20-03.03 Chemical Usage

When rain is forecast within 24 hours, or during wet weather, the Engineer may prevent the Contractor from applying chemicals in outside areas.

Pesticides or fertilizers shall not be over-applied and material manufacturer's instructions shall be followed regarding uses, protective equipment, ventilation, flammability and mixing of chemicals. Over-application of a pesticide constitutes a "label violation" subject to an enforcement action by the San Mateo County Agriculture Commissioner.

20-03.04 Dust Control

Reclaimed water shall be used to control dust on a daily basis as directed by the Engineer.

At the end of each working day, or as directed by the Engineer, the roadways and on-site paved areas shall be cleaned and swept of all materials attributed to or involved in the work. Streets shall not be washed down into a storm drain or creek in lieu of street sweeping. Water wash may be picked up by a vacuum unit in lieu of sweeping.

20-03.05 Sawcutting

The Contractor shall cover or barricade catch basins using control measures such as filter fabric, straw bales, sand bags and fine earthen dams to keep slurry out of the storm drain system. The Contractor shall ensure that the entire opening is sealed.

Sawcutting debris and spoils be removed by shovel, absorption, vacuum or pick up of waste prior to moving to the next location or at the end of each working day, whichever is sooner.

If slurry enters a catch basin, the slurry shall be removed from the storm drain immediately.

20-03.06 Watering Operations

Water shall be routed through a control measure as determined and approved by the Engineer such as a sediment trap, sediment basin or Baker tank to remove

settleable solids prior to discharge to the storm drain system. Filtration of the water following the control measure may be required on a case-by-case basis.

The filtered water shall be reused for other purposes such as dust control or irrigation to the extent possible.

If the project is within an area of known groundwater contamination, the water from dewatering operations shall be tested prior to discharge. If the water meets the Regional Water Quality Control Board standards, it may be discharged into the storm drain. With South Bay System Authority (SBSA) permit, water may be discharged into the sanitary sewer. Otherwise, the water shall be treated and hauled off-site for proper disposal.

20-03.07 Concrete Grout and Mortar Waste Management

Concrete, grout and mortar shall be stored away from the drainage areas and ensure that these materials do not enter the storm drain system.

Concrete trucks shall not be washed out into streets, gutters, storm drains, drainage channels or creeks.

Concrete trucks and equipment shall be washed out off-site or in a designated area on-site where the water will flow onto dirt or into a temporary pit or bermed area. The water shall percolate into the soil and the hardened concrete placed in a waste container for disposal. If a suitable soil or bermed area is not available on-site, the wash water shall be collected and removed off-site and disposed of properly.

Water created by the washing of exposed aggregate concrete finish shall be collected in a suitable dirt area or filtered through straw bales or equivalent material before entering the storm drain system. Sweepings from exposed aggregate finish shall be collected and disposed of in a waste container or removed off-site and disposed of properly.

20-03.08 Paving Operations

Catch basins and manholes shall be covered when paving or applying seal coat, tack coat or slurry seal.

The Engineer may direct the Contractor to protect drainage courses by using control measures such as earth dike, straw bale and sand bag to divert run-off or trap filter sediment.

Excess sand (placed as part of a sand seal or to absorb excess oil) shall not be swept or washed down into gutters, storm drains or creeks. The sand shall be collected and returned to the stockpile or disposed of in a trash container or hauled to an approved dump site. Water shall not be used to wash down fresh asphalt concrete.

20-03.09 Painting

The cleaning of painting equipment and tools shall be performed in a designated area that will not enter the gutters, storm drains or creeks.

Excess paint shall be removed from brushes, rollers and equipment prior to cleanup.

Wash water from aqueous cleaning of water-based paint tools and equipment shall be disposed of in a sanitary sewer or onto a designated dirt area.

Paint thinners and solvents from oil-based paints shall be filtered and re-used when possible. Waste sludge, thinner and solvent from cleaning tools and equipment shall be disposed of as a hazardous waste.

20-03.10 Site Cleanup

The cleaning of equipment of materials shall not be performed on-site or in the street using soaps, solvents, degreasers, steam cleaning or equivalent methods.

All cleanup must be performed in a designated area that will not allow the cleaning rinse to flow off-site or into streets, gutters, storm drains, or creeks.

	BY	DATE	CLA	DATE	REVISIONS
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REGISTERED PROFESSIONAL ENGINEER — LAURENCE ANDRONG — Exp. 12/31/27 — No. 47013 — CIVIL — STATE OF CALIFORNIA

Date:	May 5, 2026
Scale:	1" = 10'
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	25-16

Plans Prepared By:

CSI Engineering
2795 E. Bidwell St #100-346
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(707) 372-6634

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

671 COVINGTON ROAD, LOS ALTOS, CA 94024

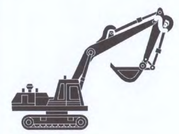
SPP NOTES

SHEET
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6 OF 7 SHEETS

APN 18943002

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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



Los Altos Municipal Code Requirements



Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

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

Dewatering Operations

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

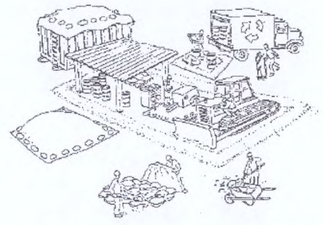
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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

	BY	DATE	CLA	DATE	REVISIONS
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CITY OF LOS ALTOS · CALIFORNIA · INCORPORATED DECEMBER 1952

REGISTERED PROFESSIONAL ENGINEER · LAURENCE E. ANDERS · Exp. 12/31/27 · No. 47013 · CIVIL · STATE OF CALIFORNIA

Date:	May 5, 2026
Scale:	None
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	25-16

Plans Prepared By:

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2795 E. Bidwell St #100-346
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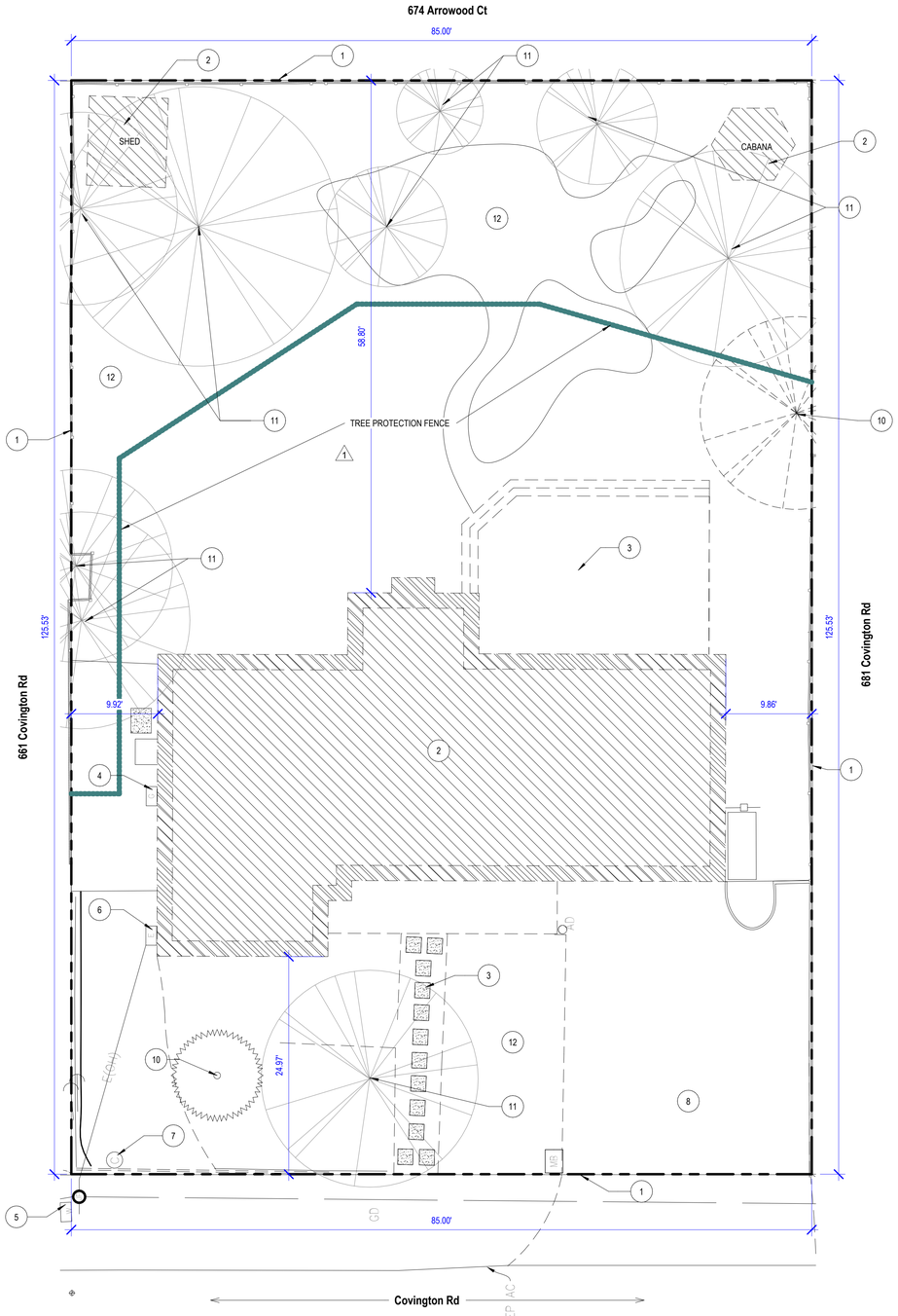
CONTACT 811 BEFORE YOU DIG · 811 · SAFE DIGGING PARTNER

671 COVINGTON ROAD, LOS ALTOS, CA 94024

BMPs

SHEET C7 7 OF 7 SHEETS

APN 18943002



1 **EXISTING AND DEMOLITION SITE PLAN**

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

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
B. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-496-5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
C. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
D. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
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G. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
H. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
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O. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
P. COVINGTON RD IS RECENTLY PAVED; THEREFORE, A STREET CUT MORATORIUM IS IN PLACE FOR A PERIOD OF THREE YEARS. HOWEVER, EXCEPTIONS CAN BE GRANTED WITH PROPER PAVEMENT RESTORATION SUCH AS SLURRY SEAL. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT.
Q. IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
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V. CONTRACTOR SHALL REVIEW CITY DETAIL TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
W. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

KEYNOTES

1. PROPERTY LINE.
2. STRUCTURE TO BE REMOVED, INCLUDING FOUNDATION.
3. HARDSCAPE TO BE REMOVED.
4. GAS METER TO BE RELOCATED, SEE PROPOSED SITE PLAN FOR THE NEW LOCATION.
5. WATER METER TO REMAIN.
6. ELECTRICAL PANEL TO BE REMOVED.
7. SEWER CLEAN OUT TO BE REMOVED, INCLUDING THE SEWER LINE.
8. CONCRETE DRIVE TO BE REMOVED, PREPRATION AS IT'S OCCURED FOR NEW DRIVEWAY.
10. TREE TO BE REMOVED, SEE TREE PROTECTION SHEET A1.03
11. TREE TO REMAIN AND PROTECTED, SEE A1.03
12. LANDSCAPE TO REMAINS.

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Planning Application For:

Maani Residence

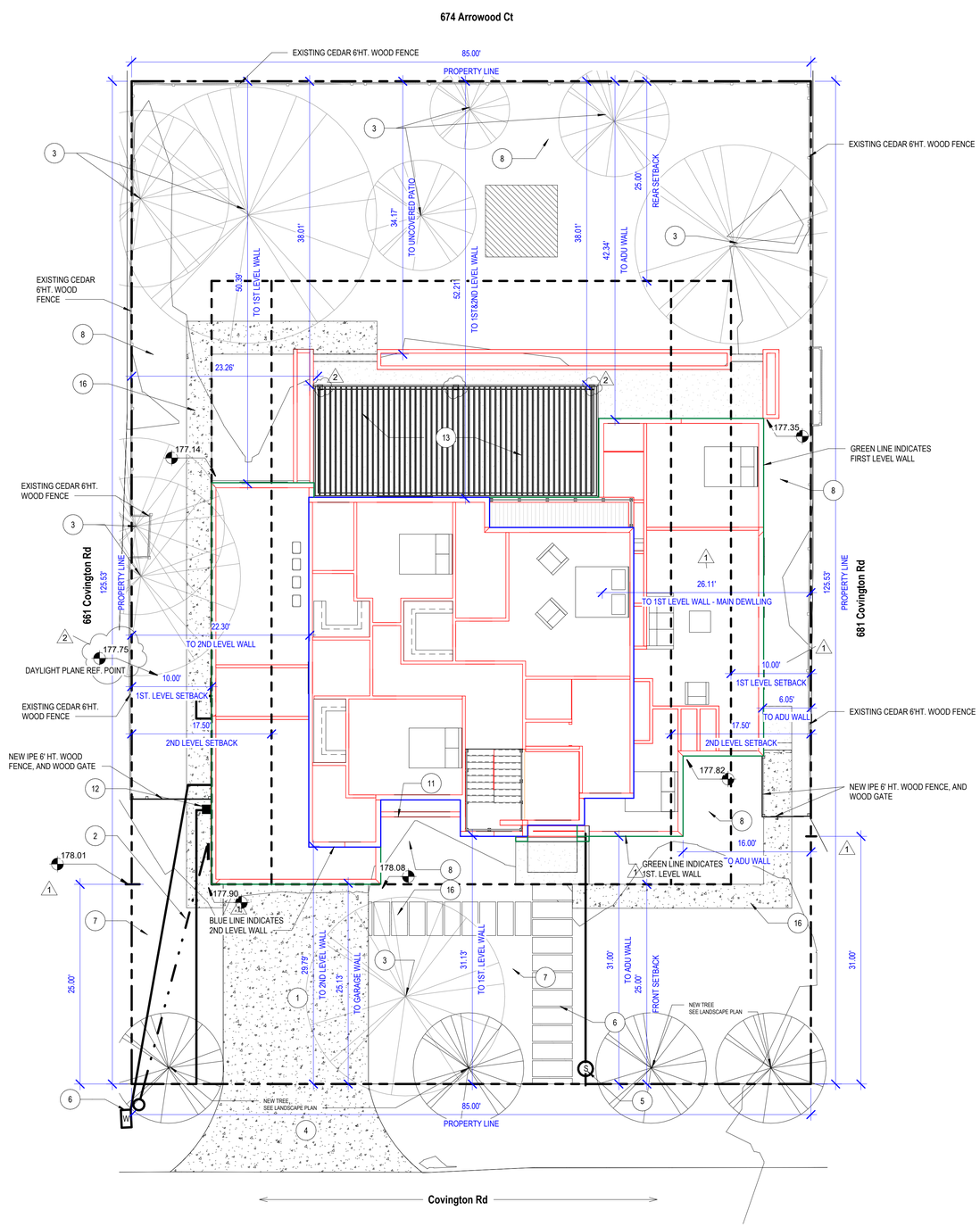
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description
1	09.24.2025	PLNC01

Description
EXISTING AND DEMOLITION SITE PLAN

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/8" = 1'-0"

A1.01



1 PROPOSED SITE PLAN

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

KEYNOTES

1. NEW CONC. WALKWAY
2. NEW ELECTRICAL 400 AMP PANEL AND OVERHEAD LINE -CONTRACTOR TO COORDINATE WITH PG&E.
3. EXISTING TREE PROTECTION FENCE, SEE SHEET A1.03 FOR TREE PROTECTION INFO.
4. NEW DRIVEWAY APPROACH PER CITY STANDARD DETAILS
5. NEW 4" SEWER LINE AND 4" SS LATERAL PER DISTRICT STDS WITH CLEAN OUT AND BACKFLOW VALVE, SEE CIVIL DWG
6. EXISTING WATER METER TO BE UPGRADED TO COMPLY WITH FIRE DEPARTMENT REQUIRMENT FOR THE SPRINKLER, CONNECT NEW 1-1/2" CUWATER SERVICE LINE TO EX WM, SEE CIVIL DWG
7. LAWN / SHRUBS
8. EXISTING LANDSCAPE
9. PROPOSED FRONT 24" BOX TREE
10. AC UNIT WITH 3" CONC. PAD
11. RED LINE INDICATES PROPOSED WALL OUTLINE
12. NEW LOCATION OF GAS METER
13. COVERED PATIO
14. ADU ACCESS
15. EXISTING 6' HT. WOOD FENCE
16. NEW STONE WALK - PERMEABLE WALKWAY
17. GRAY AREA INDICATES THE PROPOSED ATTACHED ADU.

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FIRE NOTES AND ADDRESS IDENTIFICATION

- WATER SUPPLY REQUIREMENTS: POTABLE WATER 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 DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM, 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 UNDER CONSIDERATION WILL BOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
- 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. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1. WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS, APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDUSTRIAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OFFICIAL.
- ALLL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 .

TABLE 505.1

DISTANCE TO BUILDING ADDRESS AS MEASURED FROM THE STREET OR ROAD FRONTING THE PROPERTY	MINIMUM HEIGHT OF NUMBER
LESS THAN 26 FEET	4 INCHES
LESS THAN 26 FEET	4 INCHES
26-40 FEET	5 INCHES
41-55 FEET	9 INCHES
OVER 55 FEET	12 INCHES

- GATE MAY BE INSTALLED ACROSS A REQUIRED FIRE DEPARTMENT ACCESS ROAD OR DRIVEWAY. WITHOUT APPROVAL FROM THE FIRE DEPARTMENT. A DETAILED, PLAN SHALL BE SUBMITTED FOR REVIEW. AND APPROVAL PRIOR TO INSTALLATION. THE FOLLOWING APPLY TO ALL GATE INSTALLATIONS:
- 1. SECURITY GATES EQUIPPED WITH ELECTRONIC CONTROL DEVICES SHALL HAVE AN APPROVED FIRE.
- DEPARTMENT OVERRIDE KEY SWITCH, AND SHALL ALLOW OPERATION OF THE GATE DURING POWER OUTAGES.
- 2. MANUAL LOCKING MECHANISMS, SUCH AS PADLOCKS, SHALL BE APPROVED BY THE FIRE DEPARTMENT.
- 3. FORMS FOR ORDERING FIRE DEPARTMENT APPROVED KEY SWITCHES AND PADLOCKS SHALL BE OBTAINED FROM THE FIRE PREVENTION DIVISION.
- 4. ALL MANUALLY OPERATED GATES SHALL BE DESIGNED TO REMAIN IN THE OPEN POSITION WHEN LEFT UNATTENDED. ACTIVATION OF AN APPROVED KEY SWITCH FOR AN ELECTRONICALLY CONTROLLED GATE SHALL OPEN THE GATE AND CAUSE IT TO REMAIN IN THE OPEN POSITION UNTIL RESET BY EMERGENCY RESPONSE PERSONNEL.
- 5. WHEN OPEN, GATES SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE ADEQUATELY SUPPORTED TO PREVENT DRAGGING AND SHALL BE OPERABLE BY ONE PERSON. SLIDING GATES SHALL SLIDE PARALLEL TO THE SECURITY FENCE. SWING+STYLE GATES SHALL OPEN A FULL 90 DEGREES (MINIMUM) AND MAY SWING IN EITHER DIRECTION.
- 6. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN DEFECTIVE.
- 7. A DURABLE SIGN STATING "NO PARKING ▸ FIRE LANE" SHALL BE PROVIDED ON BOTH SIDES OF THE GATE.

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Planning Application For:

Maani Residence

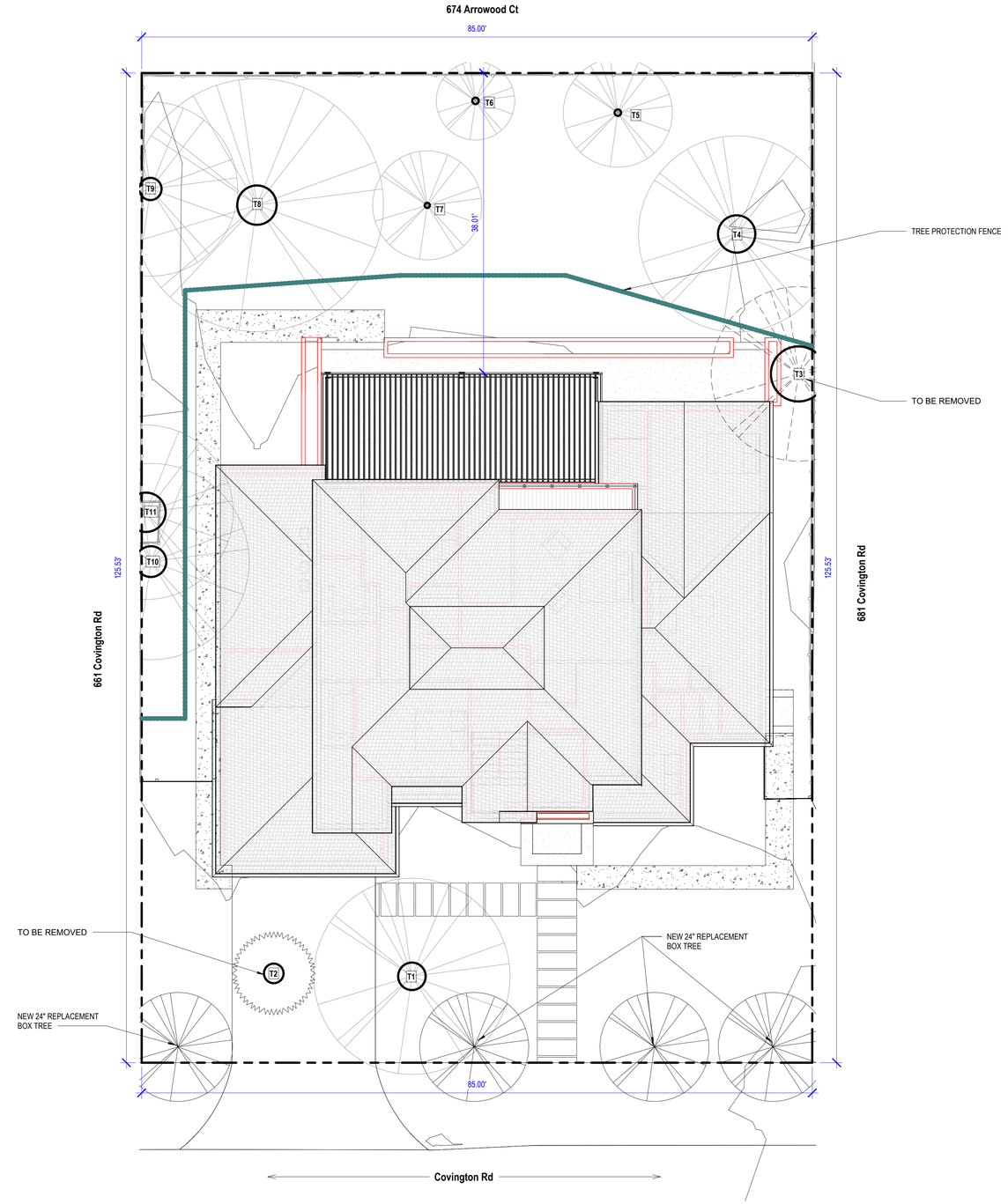
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description
2	04.13.2026	PLNC02
1	09.24.2025	PLNC01

Description
PROPOSED SITE PLAN

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/8" = 1'-0"

A1.02



1 **TREE PROTECTION PLAN**
SCALE: 1/8" = 1'-0"

TREE INVENTORY - 671 Covington Rd., Los Altos 94024

pg. 21

Date: rev. 01/30/2026

ALL TREES 4" AND OVER ON OR OVERHANGING THE PROPERTY

								TREE IMPACT ASSESSMENT							
Number	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Status	Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
1	Silver Maple	*Acer saccharinum*	21	21	45	35	**Protected**	GOOD	MATURE	MODERATE	12	21	MODERATE	HIGH	PRESERVE
2	Norway Spruce	*Picea abies*	15	15	45	20	**Protected**	FAIR	MATURE	MODERATE	12	15	SEVERE	LOW	REMOVE (X)
3	Black Walnut	*Juglans nigra*	42	42	70	35	**Protected**	VERY POOR	MATURE	LOW	15	53	SEVERE	LOW	REMOVE (X)
4	Italian Stone Pine	*Pinus pinea*	28.5	28.5	65	35	**Protected**	GOOD	MATURE	MODERATE	12	29	MODERATE	HIGH	PRESERVE
5	Japanese Maple	*Acer palmatum*	(2) 5	7	25	20	not protected	GOOD	MATURE	MODERATE	12	7	VERY LOW	HIGH	PRESERVE
6	Cabbage Tree	*Cordyline sp.*	(2) 5, 1.5	7	30	7	not protected	FAIR	MATURE	MODERATE	12	7	VERY LOW	MODERATE	PRESERVE
7	Lemon	*Citrus limon*	4	4	10	10	not protected	FAIR	MATURE	MODERATE	12	4	VERY LOW	MODERATE	PRESERVE
8	Coast Live Oak	*Quercus agrifolia*	30	30	60	45	**Protected**	GOOD	MATURE	HIGH	8	20	LOW	HIGH	PRESERVE
9	Coast Live Oak	*Quercus agrifolia*	17	17	40	30	**Protected**	FAIR	MATURE	HIGH	8	11	VERY LOW	MODERATE	PRESERVE
10	Coast Live Oak	*Quercus agrifolia*	23.5	23.5	45	45	**Protected**	GOOD	MATURE	HIGH	8	16	MODERATE	HIGH	PRESERVE
11	Coast Live Oak	*Quercus agrifolia*	est. 30	30	60	50	**Protected**	GOOD	MATURE	HIGH	8	20	MODERATE	HIGH	PRESERVE
KEY:															
#	**Neighboring / City Street Tree**														
	Removal Request														

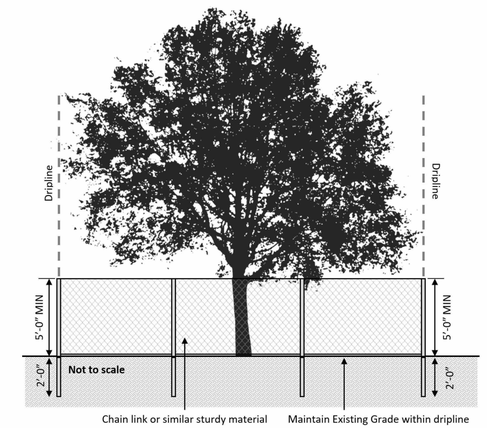
SEE GLOSSARY FOR DEFINITION OF TERMS

****ASSUMES STANDARD AND SPECIAL TREE PROTECTION MEASURES ARE FOLLOWED.**

TREE PROTECTION FENCING REQUIREMENTS AS REQUIRED BY THE CITY OF LOS ALTOS:

1. **PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE.**
2. **THE FENCE SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND.**
3. **THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.**
4. **TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.**

Prepared by Kaitlyn Meyer
ISA Certified Arborist #WE-14992A



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

Rolm Design Studio

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Planning Application For:

Maani Residence

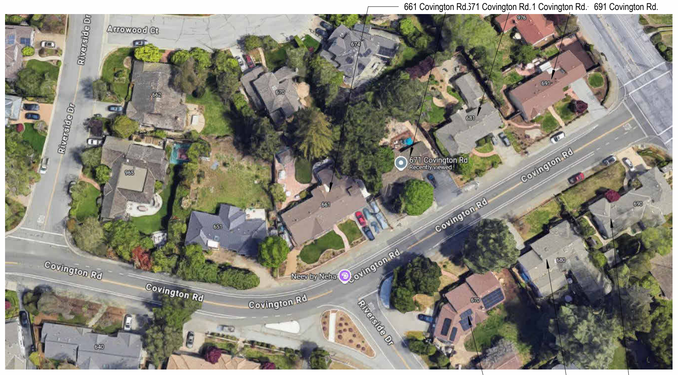
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
TREE PROTECTION PLAN

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/8" = 1'-0"

A1.03





661 Covington Rd. 671 Covington Rd. 681 Covington Rd. 691 Covington Rd.



670 Covington Rd. 680 Covington Rd. 690 Covington Rd.

1 NEIGHBOR BIRD EYE VIEW



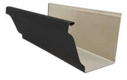
2 STREETSCAPE

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





3 3D RENDERS

MATERIAL BOARD	
FINE SAND FINISH - ACRYLIC STUCCO	
BLACK ALUMINUM GUTTER AND FAISCIA	
ELDORADO LEDGE STONE - STACKED STONE - DAYBREA	
" CLASS A" 12" STANDING SEAM METAL ROOF - CHARCOAL	
BLACK FIBERGLASS WINDOWS - ANDERSON	

4 MATERIAL BOARD

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Planning Application For:

Maani Residence

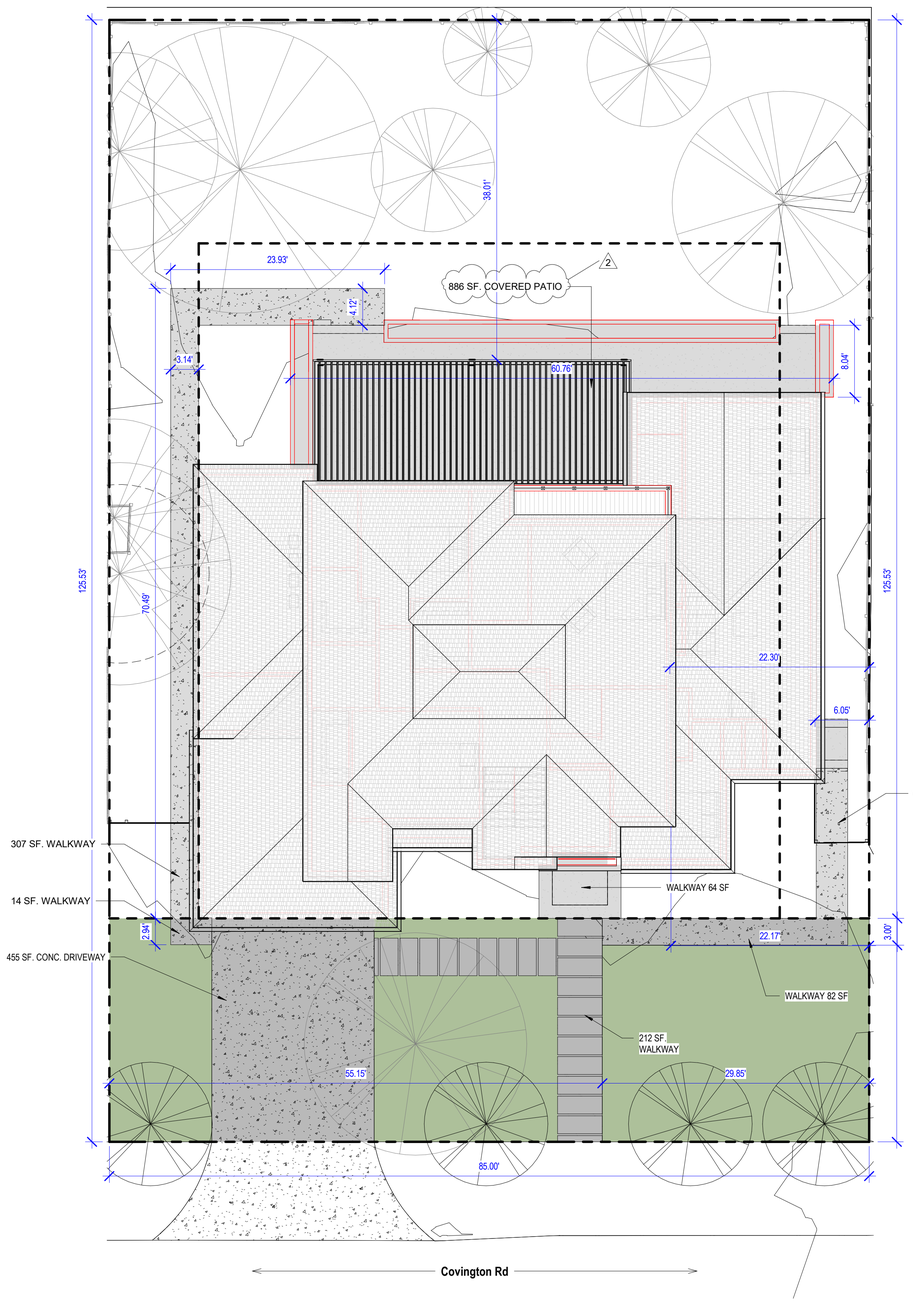
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
3D RENDERS, MATERIAL BOARD AND STREETSCAPE

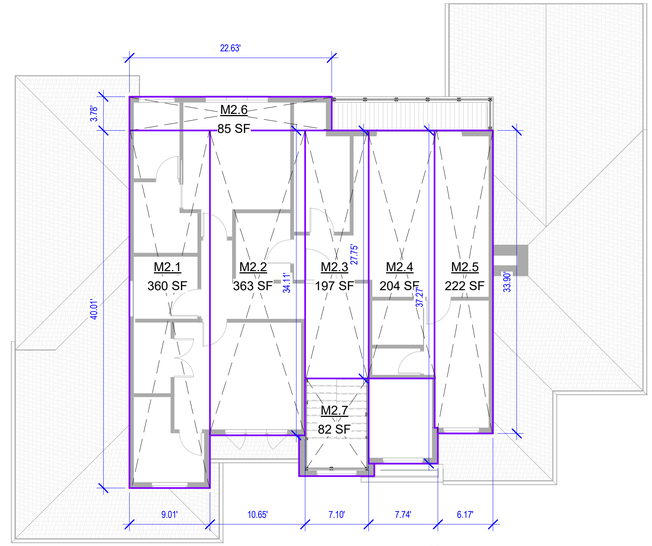
Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	As indicated

A1.04



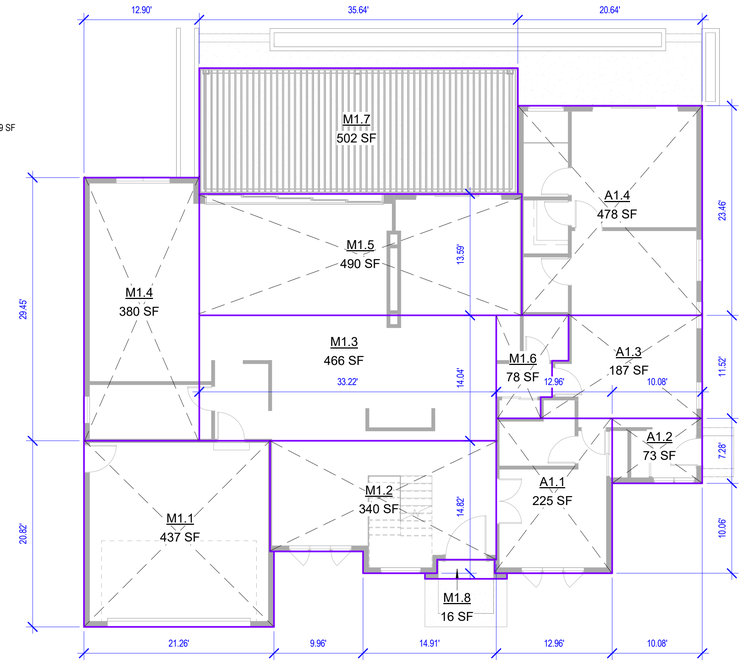
3 FRONT YARD HARDSCAPE DIAGRAM

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



2 UPPER T.O. SUBFLOOR

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



1 MAIN T.O. SUBFLOOR

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

AREA CALCUALTION

Area Schedule (Gross Building)				
Name	Type of Area	Area	Floor Area	Lot Coverage
A1.1	ADU FLOOR AREA	225 SF	No	No
A1.2	ADU FLOOR AREA	73 SF	No	No
A1.3	ADU FLOOR AREA	187 SF	No	No 1
A1.4	ADU FLOOR AREA	478 SF	No	No
M1.1	GARAGE	437 SF	Yes	Yes
M1.2	1ST FLOOR AREA	340 SF	Yes	Yes
M1.3	1ST FLOOR AREA	466 SF	Yes	Yes
M1.4	1ST FLOOR AREA	380 SF	Yes	Yes
M1.5	1ST FLOOR AREA	490 SF	Yes	Yes
M1.6	1ST FLOOR AREA	78 SF	Yes	Yes
M1.7	COVERED PATIO	502 SF	No	Yes
M1.8	FRONT PORCH	16 SF	Yes	Yes
M2.1	2ND FLOOR AREA	360 SF	Yes	
M2.2	2ND FLOOR AREA	363 SF	Yes	
M2.3	2ND FLOOR AREA	197 SF	Yes	
M2.4	2ND FLOOR AREA	204 SF	Yes	
M2.5	2ND FLOOR AREA	222 SF	Yes	
M2.6	2ND FLOOR AREA	85 SF	Yes	
M2.7	STAIRS	82 SF	Yes	

2

- LOT AREA: 10,670 SF.
- PROPOSED FIRST LEVEL: 2,207 SF.
- PROPOSED SECOND LEVEL: 1,513 SF.
- PROPOSED FAR : 3,720 SF<35% or 3734 SF.
- FAR (0.35 X 10,670 SF.) = 3,734 SF.
- PROPOSED ATTACHED ADU: 963 SF.

1

- PROPOSED LOT COVERAGE: 2,709 SF.<3,201 SF.
- LOT COVERAGE: (0.30 X 10,670 SF.) = 3,201 SF.
- FRONT LANDSCAPE (0.50 X 1,700 SF.) = 850 SF. MINIMUM

ZONING COMPLIANCE

LOT COVERAGE	EXISTING	PROPOSED	ALLOWED/REQ.
FIRST FLOOR	2,139. REMOVED	2,709 SF.	3,201 SF.

FLOOR AREA	EXISTING	PROPOSED	ALLOWED/REQ.
FIRST FLOOR	1,987SF. REMOVED	2,207 SF.	2,222 SF.
SECOND FLOOR	N/A	1,513 SF.	1,513 SF.
TOTAL	1,987 REMOVED	3,720 SF.	3,735 SF.

SETBACKS	EXISTING	PROPOSED	ALLOWED/REQ.
FRONT	24.97'	25.13'	25'
REAR	58.80'	50.39'	25'
RIGHT SIDE (1ST/2ND)	9.86'	26.11' / 22.30'	10' / 17.50'
LEFT SIDE (1ST/2ND)	9.92'	10.04' / 22.30'	10' / 17.50'

	EXISTING	PROPOSED	ALLOWED/REQ.
HEIGHT	15.44'	24.94'	27'

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,465 SF. REMOVED	1,818 SF.	3,283 SF.
ADU HABITABLE LIVING AREA	-	963	963
NON-HABITABLE AREA	522 SF. REMOVED	-85 SF. 2	437 SF.

LOT CALCUALTIONS

NET LOT AREA	10,670 SF.
FRONT YARD HARDSCAPE AREA	763 SF. OR 36%

LANDSCAPING BREAKDOWN	
TOTAL HARDSCAPE AREA (EXISTING & PROPOSED)	4,766 SF.
EXISTING SOFTSCAPE (UNDISTURBED) AREA	5,449 SF.
NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING)	455 SF.

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Planning Application For:

Maani Residence

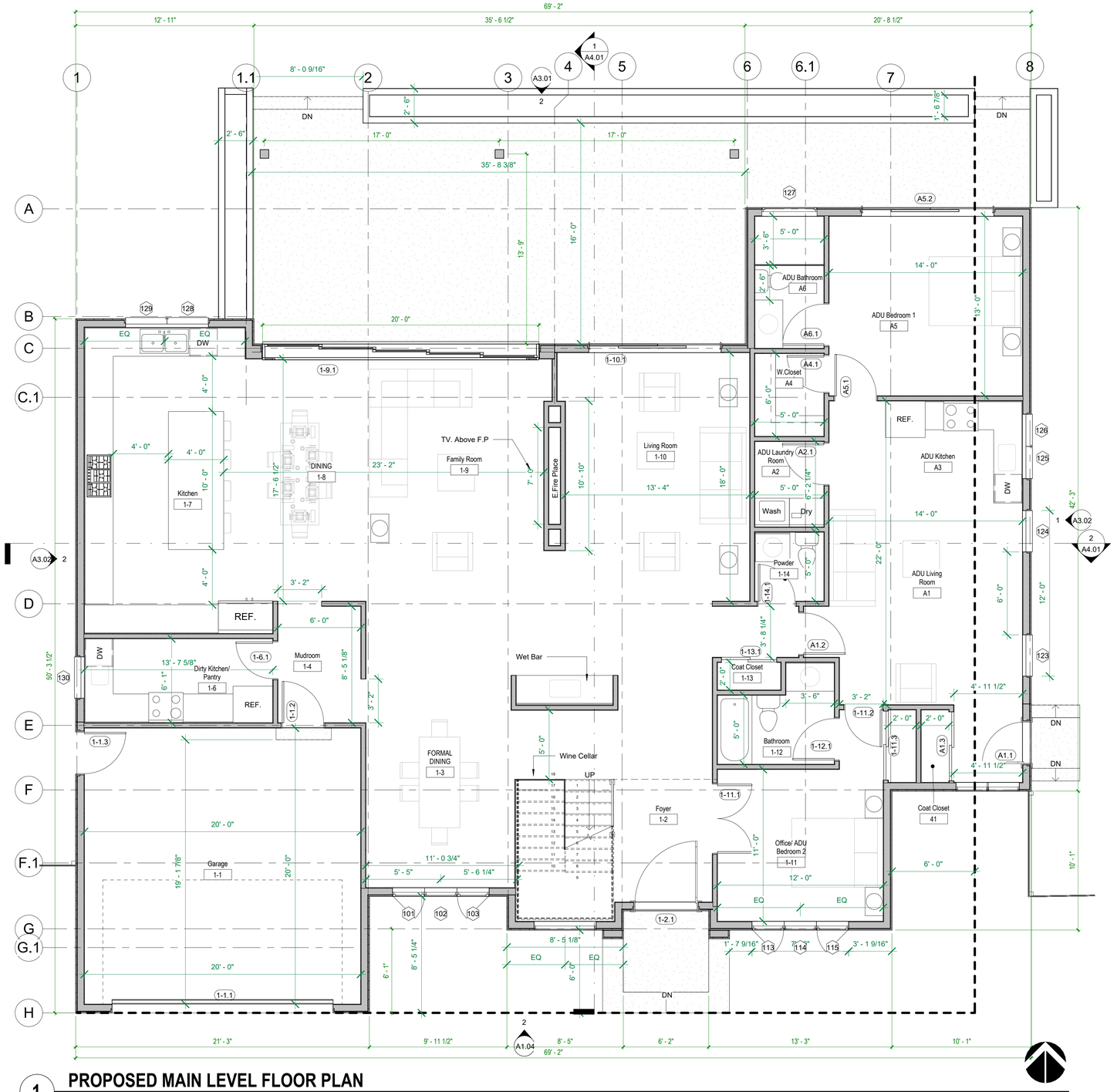
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description
2	04.13.2026	PLNC02
1	09.24.2025	PLNC01

Description
AREA CALCULATION

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	As indicated

A1.05



1 PROPOSED MAIN LEVEL FLOOR PLAN

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

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
B. ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.
C. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
D. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
E. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
F. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
G. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
H. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
I. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
J. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIB BONED-OFF ZONES.
K. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
L. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
M. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
N. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

FLOOR PLAN SYMBOLS LEGEND

NEW WALL, SEE WALL TYPE NOTES		NEW DOOR	
EXISTING WALL		EXISTING DOOR	
NEW WINDOW			
EXISTNG WINDOW		8"X16" G.I. FOUNDATION VENT, SEE VENT CALCUALTION ON SHEET A2.11	
NEW 1HR. RATED WALL A LAYER OF 5/8" TYPE"X" GYP BD. FROM FOUDNATION TO ROOF STRUCTURE			

EGRESS NOTES (2022 CRC)

A. WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" (1118 MM) MEASURED FROM THE FLOOR.(R310.1)
B. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ.F. (0.503 SQ.M.)
C. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1
D. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1.2
E. THE MNIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1.3
F. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. R310.1.4

CRC SECTION R327 NOTES

A. REINFORCEMENT SHALL BE NOT LESS THAN SOLID 2X8 NOMINAL LUMBER, FLUSH WITH THE WALL FRAMING, AND LOCATED BETWEEN 32 INCHES AND 39¼ INCHES ABOVE THE FINISH FLOOR.
B. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
C. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED
D. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
E. IF ANY OF THE EXCEPTIONS TO CRC §R327.1.1 WILL BE UTILIZED, PLEASE CLEARLY DOCUMENT ON THE DRAWINGS.
F. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 4, DIVISION 4.4. [CRC §R327.1.1.1]

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Planning Application For:

Maani Residence

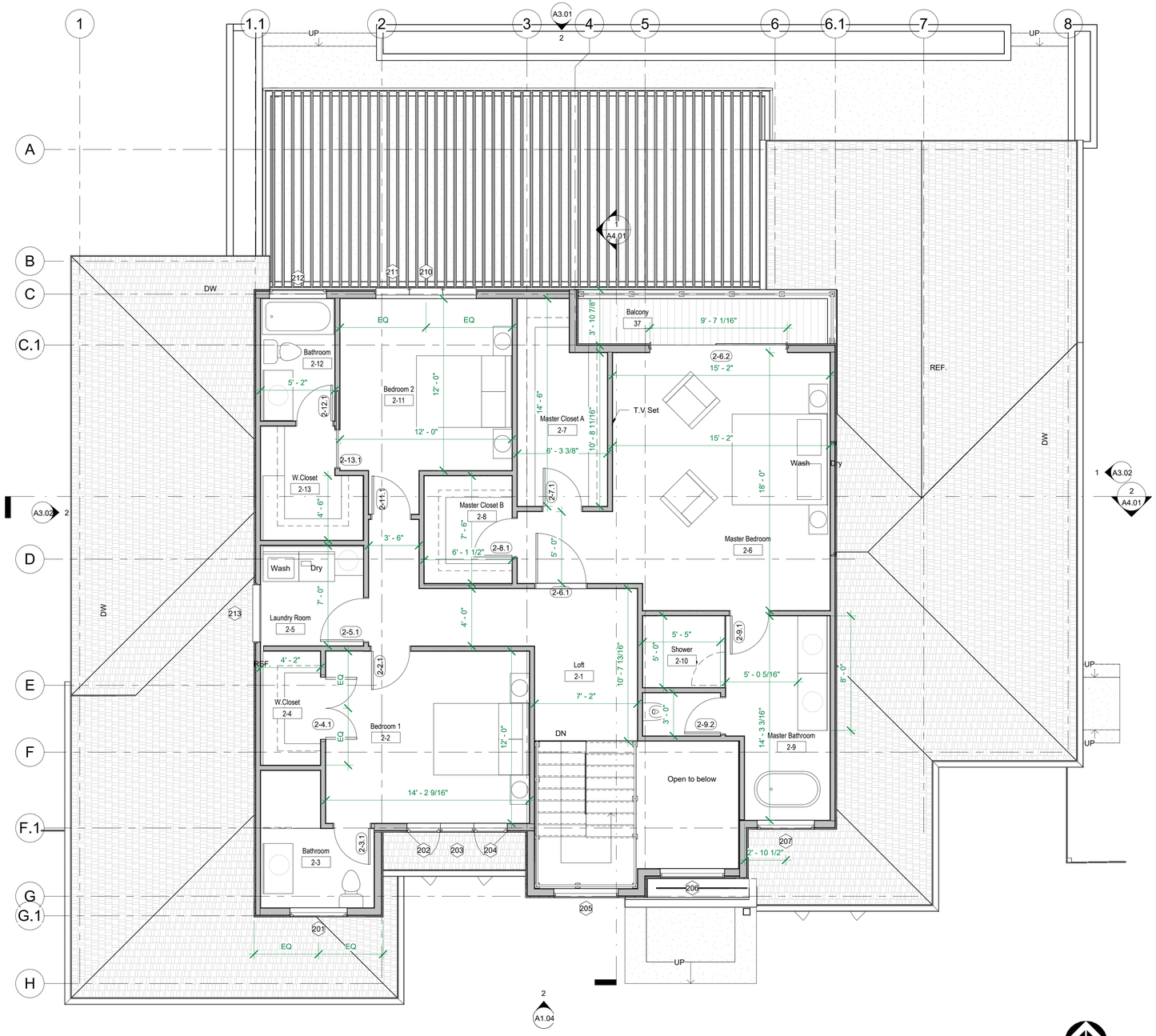
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
MAIN LEVEL FLOOR PLAN

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

A2.11



1 PROPOSED UPPER LEVEL FLOOR PLAN

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

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
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C. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
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E. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
F. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
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H. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
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N. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

FLOOR PLAN SYMBOLS LEGEND

NEW WALL, SEE WALL TYPE NOTES		NEW DOOR	
EXISTING WALL		EXISTING DOOR	
NEW WINDOW			
EXISTNG WINDOW		8"X16" G.I. FOUNDATION VENT, SEE VENT CALCUALTION ON SHEET A2.11	
NEW 1HR. RATED WALL A LAYER OF 5/8" TYPE"X" GYP BD. FROM FOUDNATION TO ROOF STRUCTURE			

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C. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1
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Planning Application For:

Maani Residence

671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
UPPER LEVEL FLOOR PLAN

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

A2.12



1 MAIN LEVEL REFLECTED CEILING PLAN

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

GENERAL NOTES

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B. ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.
C. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
D. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
E. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
F. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
G. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
H. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
I. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
J. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIB BONED-OFF ZONES.
K. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
L. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
M. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
N. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

KEYNOTES

1. SECOND LEVEL FLOOR JOIST
2. CEILING JOIST, WITH BATT INSUALTION BY CONTRACTOR TO ACHIEVE A MINIMUM OF R30 THICKNESS
3. VAULTED CEILING, SPRAY FOAM BY CONTRACTOR TO ACHIEVE A MINIMUM OF R30 THICKNESS
4. NEW SKYLIGHT, SEE WINDOWS SCHUDLE A7.01, AND EVELUATION REPORT ON SHEET A8.03,4,5
5. DOUBLE VOLUME CEILING, REFER TO SECOND LEVEL CEILING JOIST PLAN

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Planning Application For:

Maani Residence

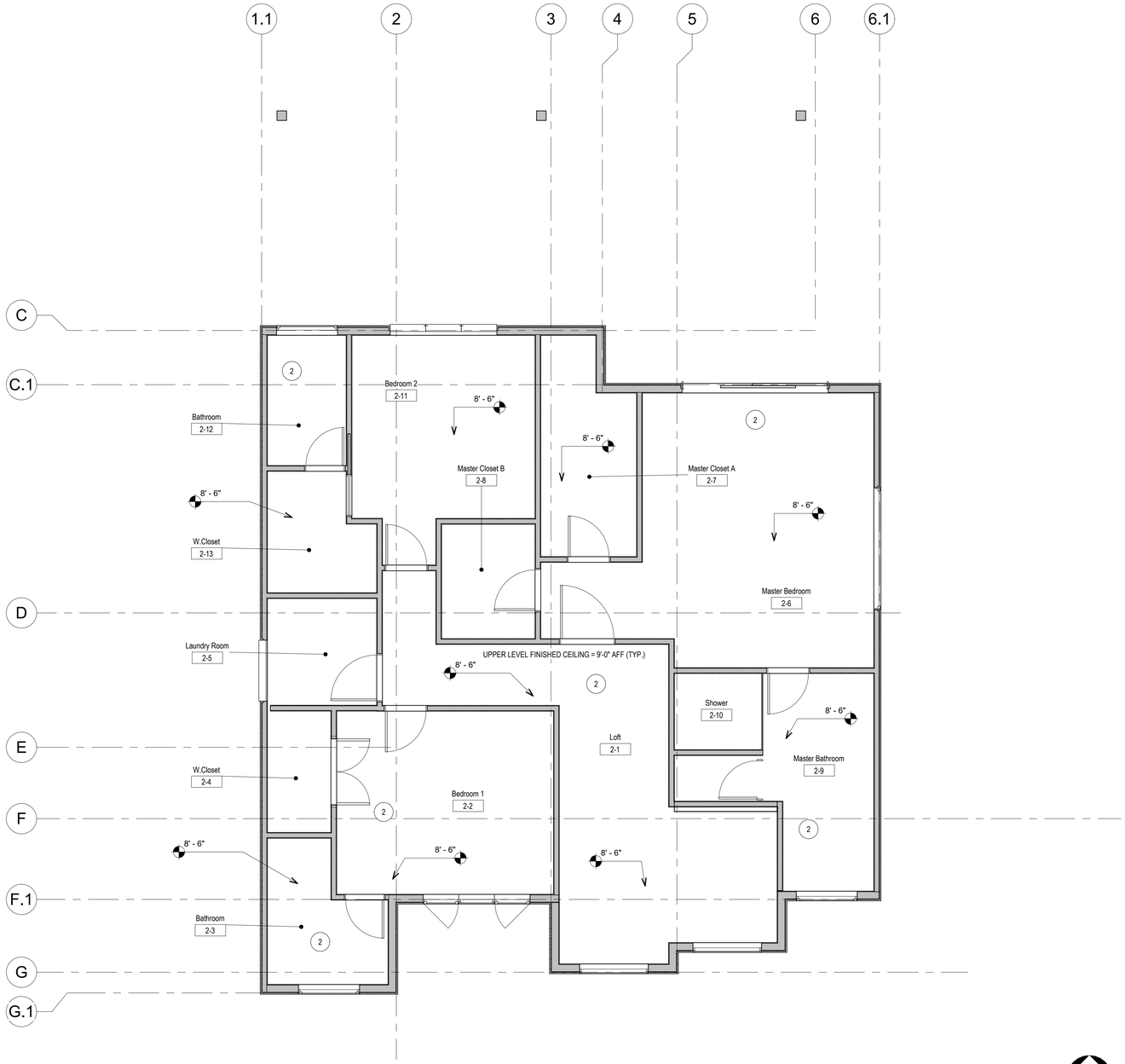
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
MAIN LEVEL REFLECTED CEILING PLAN

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

A2.21



1 UPPER LEVEL REFLECTED CEILING PLAN

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

GENERAL NOTES

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KEYNOTES

1. SECOND LEVEL FLOOR JOIST
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Planning Application For:

Maani Residence

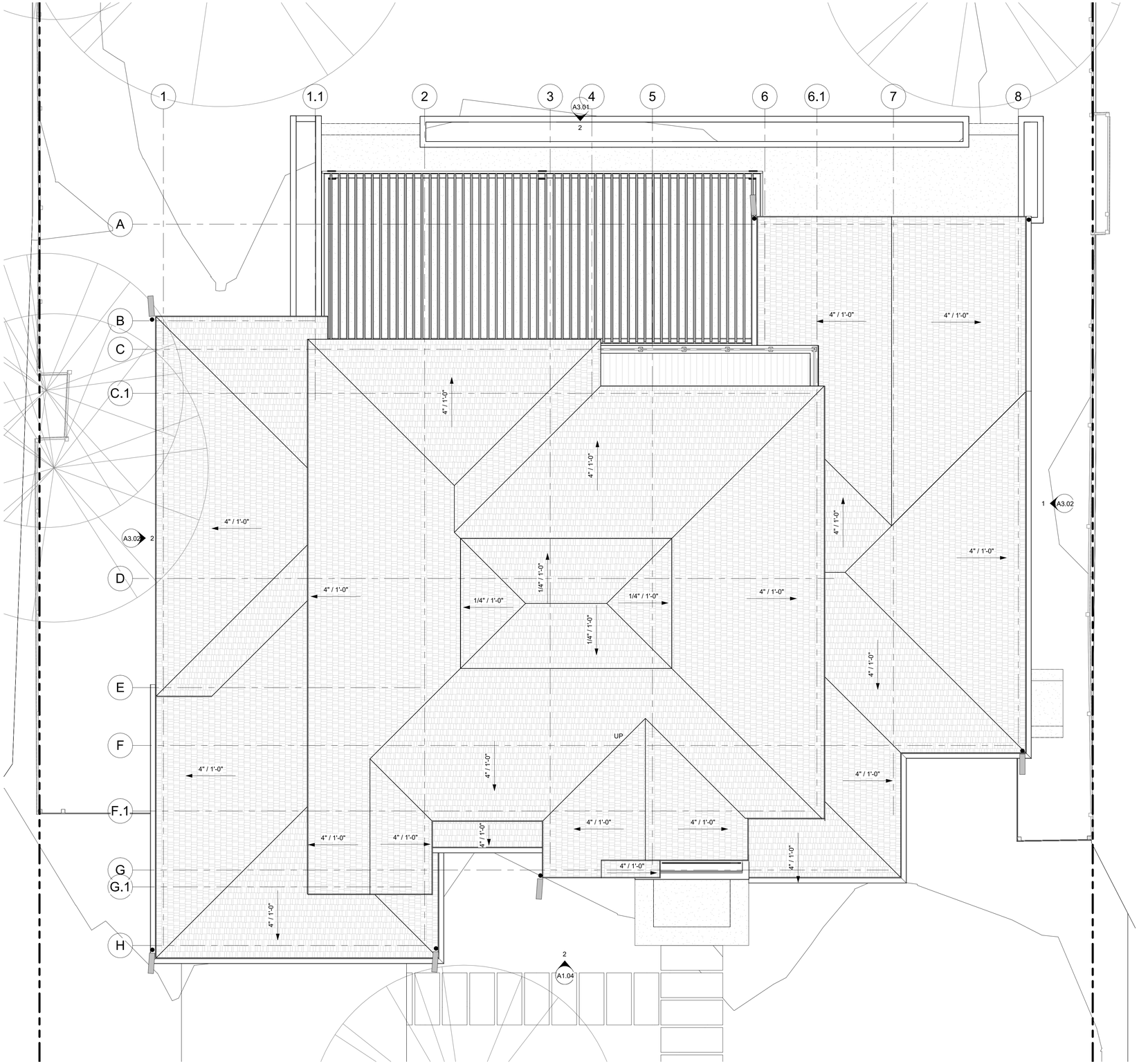
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
UPPER LEVEL REFLECTED CEILING PLAN

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

A2.22



1 ROOF PLAN

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

GENERAL NOTES

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B. ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.

C. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-496-5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.

D. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

E. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.

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K. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.

L. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

M. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF/OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITYTO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.

N. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.

O. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

P. CONTRACTOR SHALL REVIEW CITY DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.

Q. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.

R. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.

S. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT. "

T. "IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED. "

ROOF PLAN SYMBOL LEGEND

SUNTUNNEL, SEE WINDOW SCHUDLE SHEET A7.01

SKYLIGHT, SEE WINDOW SCHUDLE SHEET A7.01

DOWNSPOUT W/SPLASH BLOCK
SEE 7,8/A8.02

GRASS SWALE

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Planning Application For:

Maani Residence

671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
ROOF PLAN

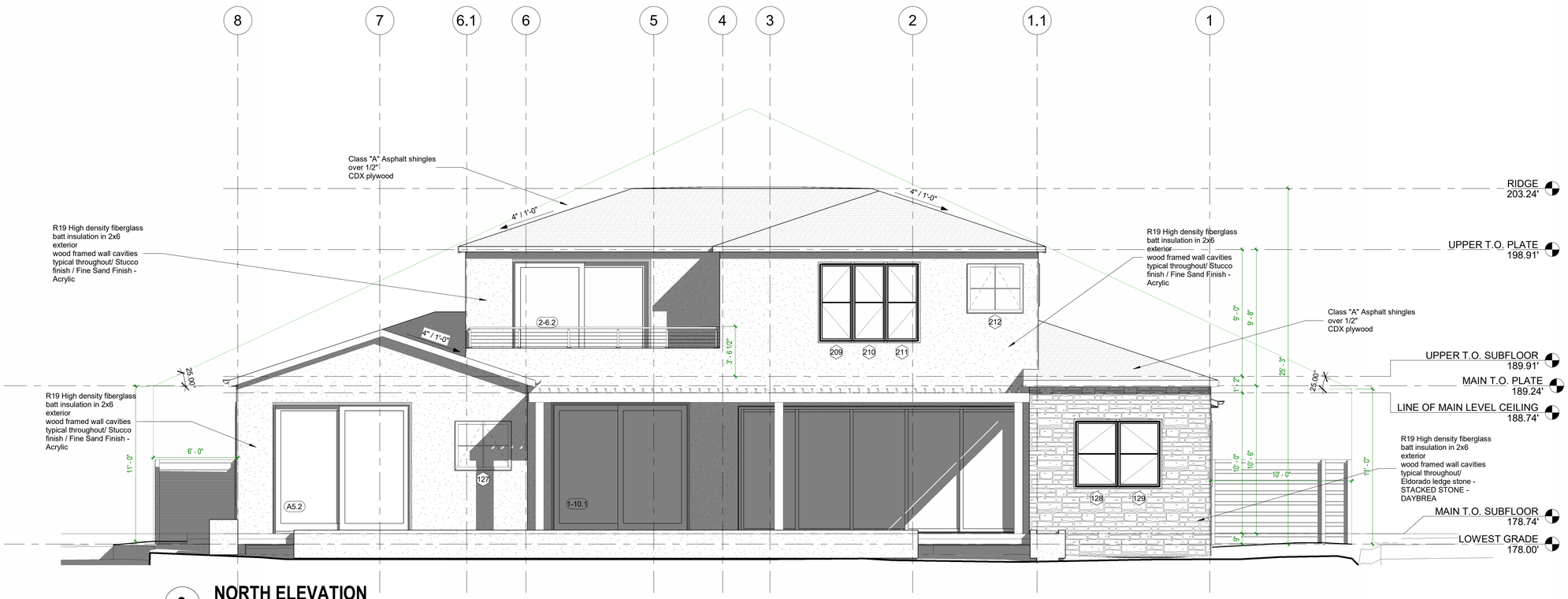
Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

A2.40



1 **SOUTH ELEVATION**

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



2 **NORTH ELEVATION**

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

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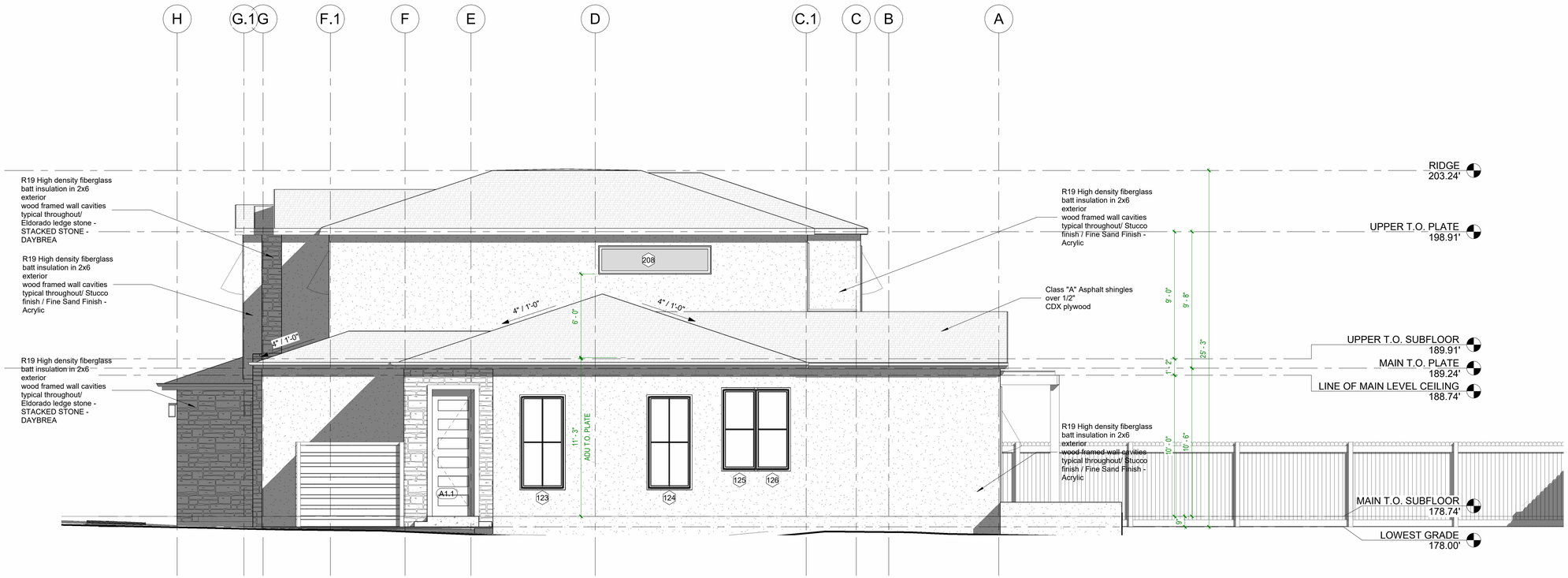
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description
2	04.13.26	PLNC02

Description
NORTH AND SOUTH ELEVATIONS

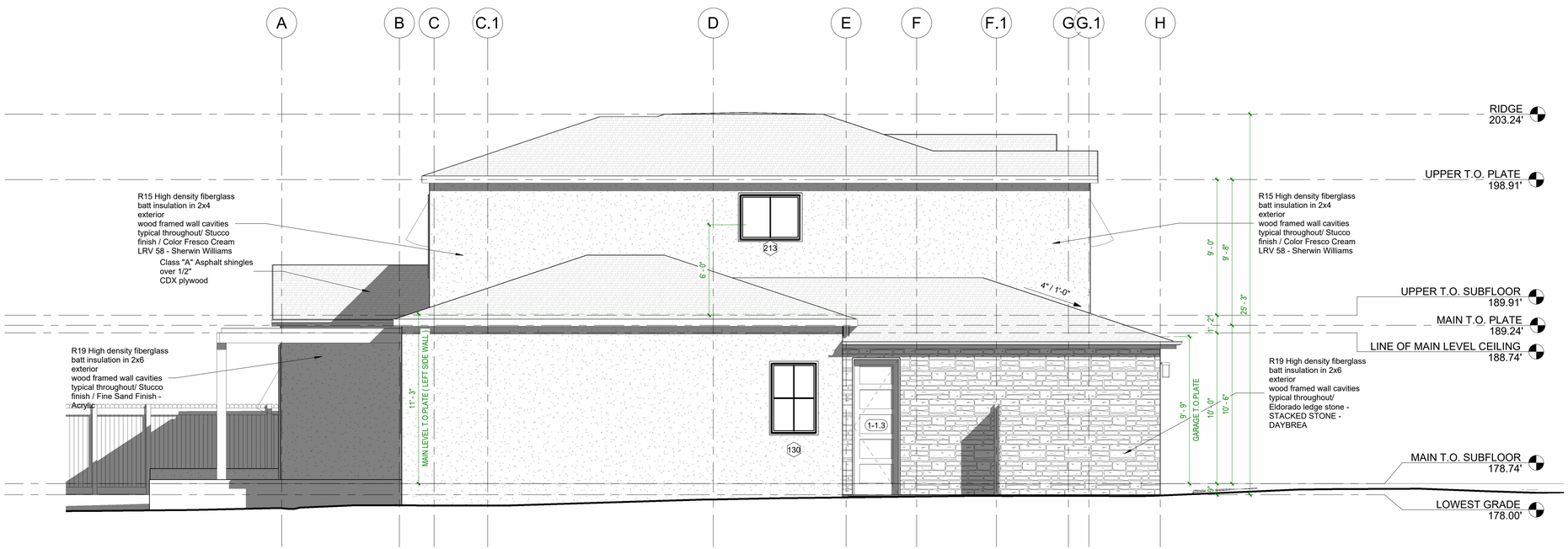
Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

2 **A3.01**



1 EAST ELEVATION

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



2 WEST ELEVATION

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

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Planning Application For:

Maani Residence

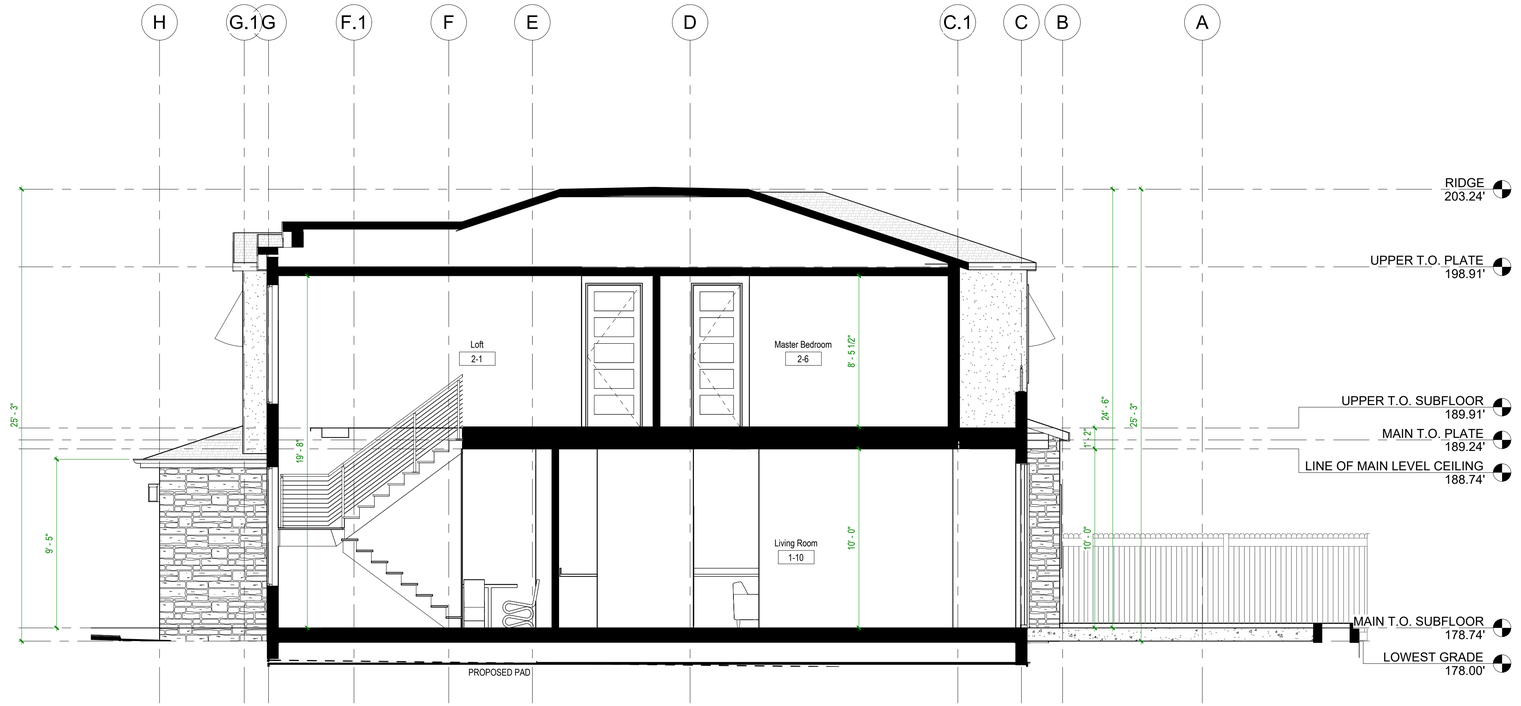
671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
EAST AND WEST ELEVATIONS

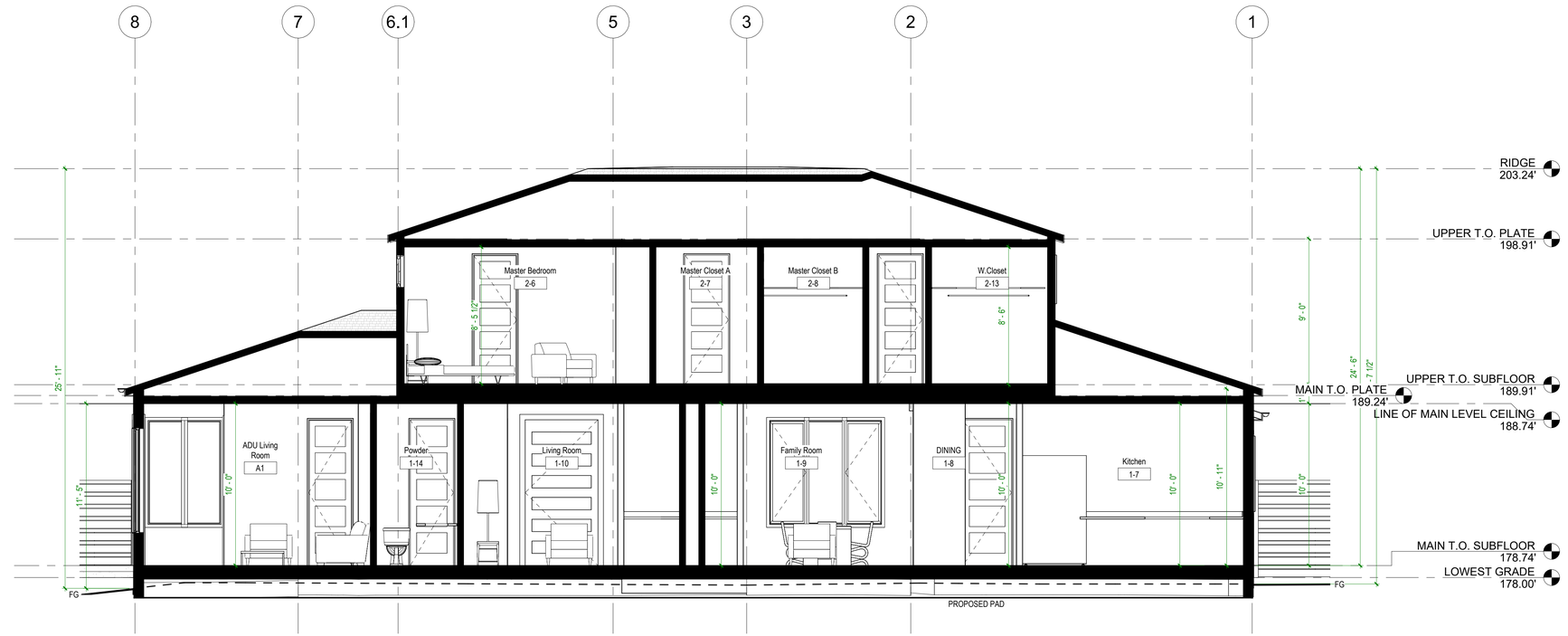
Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

A3.02



1 Section 1

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



2 Section 2

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

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Planning Application For:

Maani Residence

671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
BUILDING SECTIONS

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	1/4" = 1'-0"

A4.01

MATERIAL KEY

ALUM	ALUMINUM
PL	PLASTIC LAMINATE
VL/GL	VINYL AND TEMPERED GLASS
AL/GL	ALUMINUM AND TEMPERED GLASS
SC/WD	SOLID CORE WOOD
HC/WD	HOLLOW CORE WOOD
GL	TEMPERED GLASS
SC/WD	SOLID CORE WITH WOOD VENEER
HM	HOLLOW METAL
STL	STEEL
HM/GL	HOLLOW METAL AND TEMPERED GLASS
WD/GL	WOOD AND TEMPERED GLASS
VL	VINYL

DOOR FINISHES

TYPICAL INTERIOR DOOR:	MANUFACTURER: JELDWEN; FINISH: TEXTURED 4 PANELS; COLOR: WHITE

REMARKS KEY

1. PROVIDE 100 SQ.IN GRILL FOR AIR VENTILATION.
2. 20 MIN. RATED DOOR WITH METAL SELF CLOSING HINGE ANDTHERSHOLD.
3. FRAME ASSEMBLY TO BE PROVIDED BY DOOR MANUFACTURER.
4. POCKET DOOR; PROVIDE TRIMCO 1069 (PASSAGE).
5. DOOR FRAME TO BE DARK BRONZE AND DOOR TO BE PAINTED TO MATCH
6. ENTRY DOORS SHALLL BE WATERPROOF.
7. THE WIDTH OF DOOR LEAFS IN A PAIR OF DOORS SHALL BE EQUAL, U.N.O.
8. PROVIDE CASTED OPENING AT BI-FOLD DOORS.
9. EGRESS WINDOW, OPERABLE WINDOW (EMERGENCY EXIT AND RESCUE OPENING).
10. 180 DEGREE SWING DOORS.
11. OVERHEAD SECTIOBAL GARAGE DOOR WITH COMPLIES WITH SFM STANDARD 12-7A-1
12. CENTER CORE INSUALTION WITH POLYSTYRENE

WINDOW SCHEDULE

WINDOW NO.	SIZE AND HEIGHT CLEARNACE				TYPE	ENGRESS	ENERGY COMPLIANCE		SUNTUNNEL SIZE		MATERIAL			REMARKS
	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT			U VALUE	SGHC	FLEX INNER RADIUS	FLEX RADIUS	MATERIAL	COLOR	GLASS TYPE	
101	2' - 4"	6' - 6"	2' - 6"	9' - 0"	CASEMENT									
102	2' - 4"	6' - 6"	2' - 6"	9' - 0"	FIX									
103	2' - 4"	6' - 6"	2' - 6"	9' - 0"	CASEMENT									
111	4' - 6"	6' - 8"	2' - 4"	9' - 0"	FIX									
113	2' - 4"	6' - 6"	2' - 6"	9' - 0"	CASEMENT									
114	2' - 4"	6' - 6"	2' - 6"	9' - 0"	FIX									
115	2' - 4"	6' - 6"	2' - 6"	9' - 0"	CASEMENT									
119	2' - 4"	6' - 6"	2' - 6"	9' - 0"	FIX									
120	2' - 4"	6' - 6"	2' - 6"	9' - 0"	CASEMENT									
123	3' - 0"	7' - 0"	2' - 0"	9' - 0"	CASEMENT									
124	3' - 0"	7' - 0"	2' - 0"	9' - 0"	CASEMENT									
125	2' - 4"	5' - 8"	3' - 4"	9' - 0"	CASEMENT									
126	2' - 4"	5' - 8"	3' - 4"	9' - 0"	CASEMENT									
127	4' - 0"	3' - 6"	4' - 6"	8' - 0"	AWNING									
128	3' - 6"	4' - 8"	3' - 4"	8' - 0"	CASEMENT									
129	3' - 6"	4' - 8"	3' - 4"	8' - 0"	CASEMENT									
130	3' - 0"	4' - 8"	3' - 4"	8' - 0"	CASEMENT									
201	4' - 0"	3' - 6"	4' - 6"	8' - 0"	AWNING									
202	2' - 4"	5' - 0"	3' - 0"	8' - 0"	CASEMENT									
203	2' - 4"	5' - 0"	3' - 0"	8' - 0"	FIX									
204	2' - 4"	5' - 0"	3' - 0"	8' - 0"	CASEMENT									
205	4' - 6"	6' - 8"	2' - 6"	9' - 2"	FIX									
206	4' - 6"	6' - 8"	1' - 4"	8' - 0"										
207	4' - 0"	3' - 6"	4' - 6"	8' - 0"	AWNING									
208	8' - 0"	2' - 0"	6' - 0"	8' - 0"										
209	2' - 4"	5' - 6"	2' - 6"	8' - 0"	CASEMENT									
210	2' - 4"	5' - 6"	2' - 6"	8' - 0"	FIX									
211	2' - 4"	5' - 6"	2' - 6"	8' - 0"	CASEMENT									
212	4' - 0"	3' - 6"	4' - 6"	8' - 0"	AWNING									
213	4' - 0"	3' - 0"	5' - 0"	8' - 0"	AWNING									

Grand total: 30

DOOR SCHEDULE

DOOR NO.	SIZE			TYPE	MATERIAL			RATING (MINUTES)	REMARKS
	THICKNESS	WIDTH	HEIGHT		LEAF	FRAME MATERIAL	GLAZING MATERIAL		
1-1.1		16' - 0"	9' - 0"						
1-1.2		3' - 0"	9' - 0"						
1-1.3		3' - 0"	9' - 0"						
1-2.1		4' - 6"	9' - 0"						
1-6.1		2' - 8"	9' - 0"						
1-9.1		20' - 0"	9' - 0"						
1-10.1		10' - 0"	9' - 0"						
1-11.1		5' - 0"	9' - 0"						
1-11.2		2' - 8"	9' - 0"						
1-11.3		5' - 0"	9' - 0"						
1-12.1		3' - 0"	9' - 0"						
1-13.1		4' - 0"	9' - 0"						
1-14.1		2' - 8"	9' - 0"						
2-2.1		2' - 8"	8' - 0"						
2-3.1		2' - 6"	8' - 0"						
2-4.1		4' - 4"	8' - 0"						
2-5.1		3' - 0"	8' - 0"						
2-6.1		3' - 6"	8' - 0"						
2-6.2		10' - 0"	8' - 0"						
2-7.1		2' - 8"	8' - 0"						
2-8.1		2' - 8"	8' - 0"						
2-9.1		2' - 8"	8' - 0"						
2-9.2		2' - 6"	8' - 0"						
2-11.1		2' - 8"	8' - 0"						
2-12.1		2' - 6"	8' - 0"						
2-13.1		2' - 8"	8' - 0"						
A1.1		3' - 0"	9' - 0"						
A1.2		3' - 0"	9' - 0"						
A1.3		5' - 0"	9' - 0"						
A2.1		3' - 0"	9' - 0"						
A4.1		2' - 8"	9' - 0"						
A5.1		3' - 0"	9' - 0"						
A5.2		10' - 0"	9' - 0"						
A6.1		3' - 0"	9' - 0"						

Grand total: 34

Rolm Design Studio

RESERVES ITS' COMMON LAW COPYRIGHT RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED,NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN PERMISSION CONSENT OF DESIGNER.

Planning Application For:

Maani Residence

671 Covington Rd. Los Altos, CA 94024

Revisions		
No.	Date	Revision Description

Description
DOOR AND WINDOW SCHEDULE

Project Date	10/17/2024
Drawn by	RDS
Checked by	RDS
Project Number	240601
Scale	

A7.01

PROJECT DATA

Project Applicant: Ehsan Maani

Property Owner: Ehsan Maani

Project Address: 671 Covington Rd, Los Altos, CA 94024

Parcel Number: 189 43 002

Front Yard Area: 2630Sf

Total Landscape Area: 1897 Sf, meets minimum 50% requirement for plants and permeable material in front yard area.

Turf: 0 Sf

Plants and pervious landscape material: 1897 Sf

Landscape area is less than 2500 sf with no turf, therefore complies with prescriptive compliance option of the water efficient landscape ordinance.

Plant Type

Landscape Area with WUCOLS low water use Plant factor (.1-.3): 1602sf

Percent of Landscape Area with WUCOLS Plant factor (.1-.3): $\frac{1607}{1897}$ = 84% therefore meets minimum of 75%

Project Type: New residential two story home with ADU

Water Supply Type: Potable

Retail Water Purveyor: California Water Service Company

Statement:

"I agree to comply with the requirements of the prescriptive compliance option to the Water Efficient Landscape Ordinance"

applicant signature date

Project Note:
All landscape areas shall incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches.

Living Landscape Design

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California Landscape Architect license # 5784

LICENSED LANDSCAPE ARCHITECT
Jennifer Clark Colfer
No. 5784
(Exp 10/31/25)
STATE OF CALIFORNIA

Client:
Ehsan Maani

Project Address:
671 Covington Rd, Los Altos, CA 94024

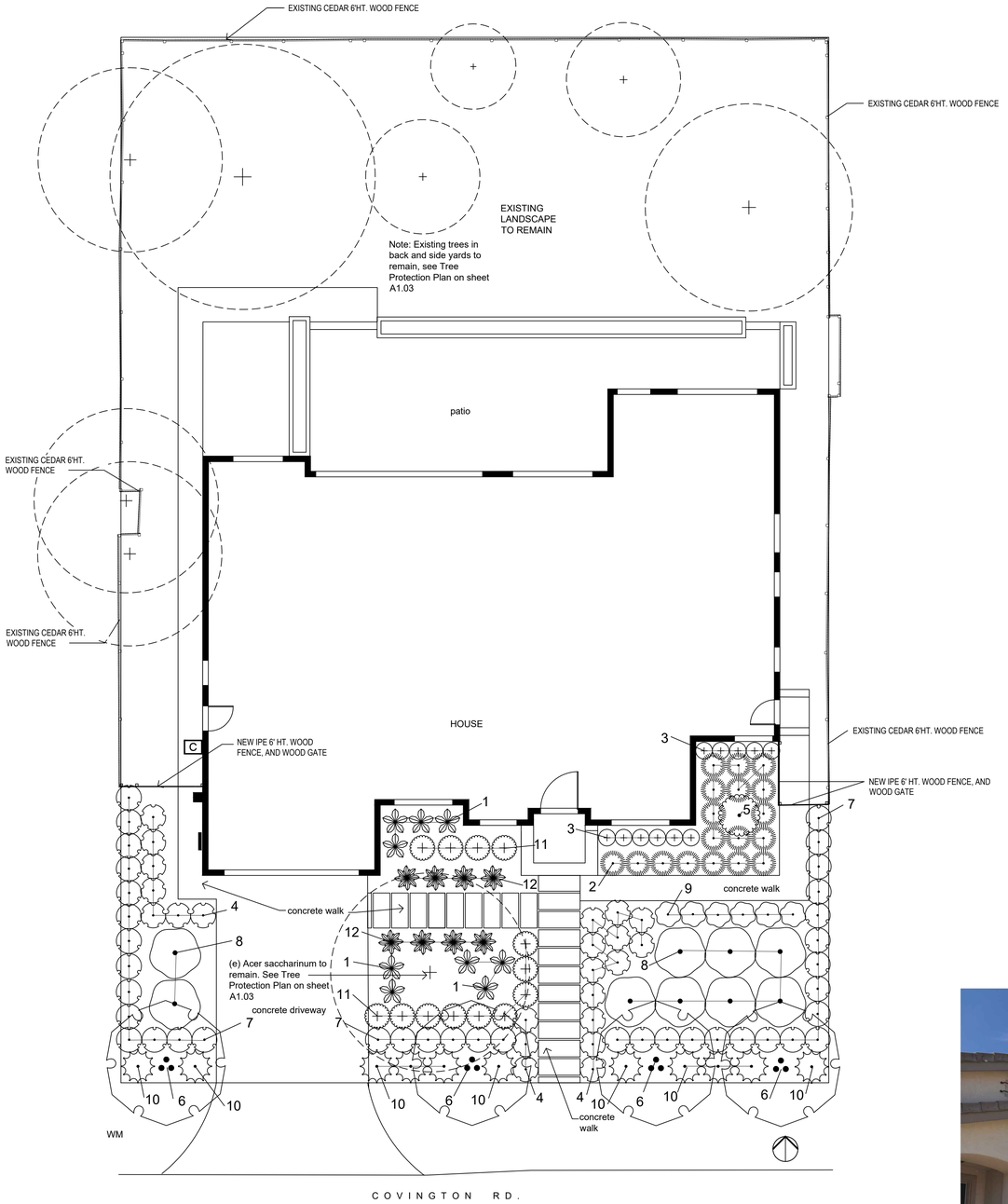
Parcel number:
189 43 002

Drawing Title:
COVER SHEET

Date:
12.22.2025

Revisions:
1 4.13.2026: WELO compliance per city comment 3.5.2026

Sheet number:
L0



PLANT LIST

key	Botanical Name/Common Name	Size	Quan.	WUCOLS PF
1	Loropetalum chinense `Jazz Hands` / Dwarf Pink Loropetalum	5 G	9	Low
2	Lomandra longifolia `Breeze` / Dwarf Mat Rush	1 G	18	Low
3	Anigozanthos flavidus 'Bush Gold' | Bush Gold Kangaroo Paw	5 G	11	Low
4	Westringia fruticosa `Grey Box` / Coast Rosemary	5 G	22	Low
5	Leucadendron 'Red Tulip' | Red Tulip Conebush	15 G	1	Low
6	Olea europaea `Fruitless` Multi-Trunk/ Fruitless Olive	24" Box	4	Very Low
7	Ficus microcarpa nitida column | Indian Laurel Fig Hedge	15 G	39	Moderate
8	Myoporum parvifolium / Myoporum	1 G	9	Low
9	Nepeta racemosa 'Walker's Low' | Walker's Low Catmint	1 G	6	Low
10	Lomandra longifolia `Platinum Beauty` / Variegated Mat Rush	5 G	11	Low
11	Pittosporum tobira `Shima` / Dwarf Mock Orange	5 G	13	Low
12	Asparagus densiflorus 'Meyer' / Foxtail Fern	5 G	8	Moderate

WUCOLS plant Factor:
Low: .1-.3
Moderate: .4-.6

1

Soil Preparation: All landscape areas shall incorporate compost at a rate of at least four cubic yards per 1000 square feet to a depth of six inches.

GENERAL NOTES:

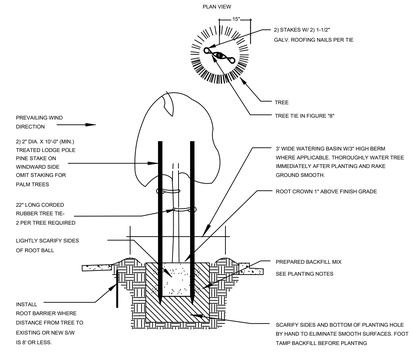
1. Location of proposed and existing elements are approximate.
2. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans.
3. Existing site plan measurements have been provided by the owner. Living Landscape Design Inc. assumes no liability for the accuracy of said measurements.

PLANTING NOTES:

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.
3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. All plants to be planted in gopher baskets if evidence of gophers on site or as directed by owner
9. All newly planted material shall be watered by deep soaking within 3 hours of planting.
10. All planting areas shall receive 3" (three inch) layer of mulch.
11. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
12. Thirty days after planting Contractor shall restake and straighten all trees as necessary to be approved by Landscape Architect.



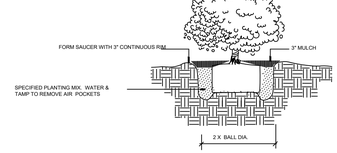
Proposed tree: Olea europaea `Fruitless` Multi-Trunk/ Fruitless Olive, growth rate 2"-12"/year, mature height and spread 25' x 25'



NOTES:
1. Planting hole shall be minimum 24" dia. and 1-1/2 times depth of root ball.
2 Species and plant stock shall be pre-approved by Landscape Architect prior to planting.
3. Contractor shall notify Underground Service Alert @ (800) 642.2444 prior to excavating planting holes.

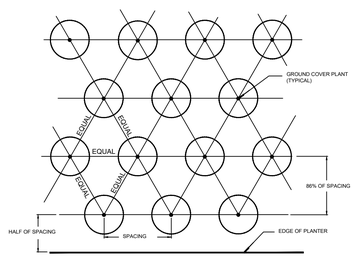
TREE PLANTING + STAKING DETAIL

SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



NOTE: REFER TO PLANTING LEGEND FOR SPACING DISTANCES ROWS ARE AT 86% OF SPECIFIED SPACING

GROUNDCOVER PLANTING DETAIL

SCALE: NOT TO SCALE

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Jennifer Clark Colfer
No. 5784
(Exp 10/31/25)
STATE OF CALIFORNIA

Client:

Ehsan Maani

Project Address:

671 Covington Rd, Los Altos, CA 94024

Parcel number:

189 43 002

Drawing Title:

Planting Plan

Date:

12.22.2025

Revisions:

1 4.13.2026: WELO compliance per city comment 3.5.2026

Scale:

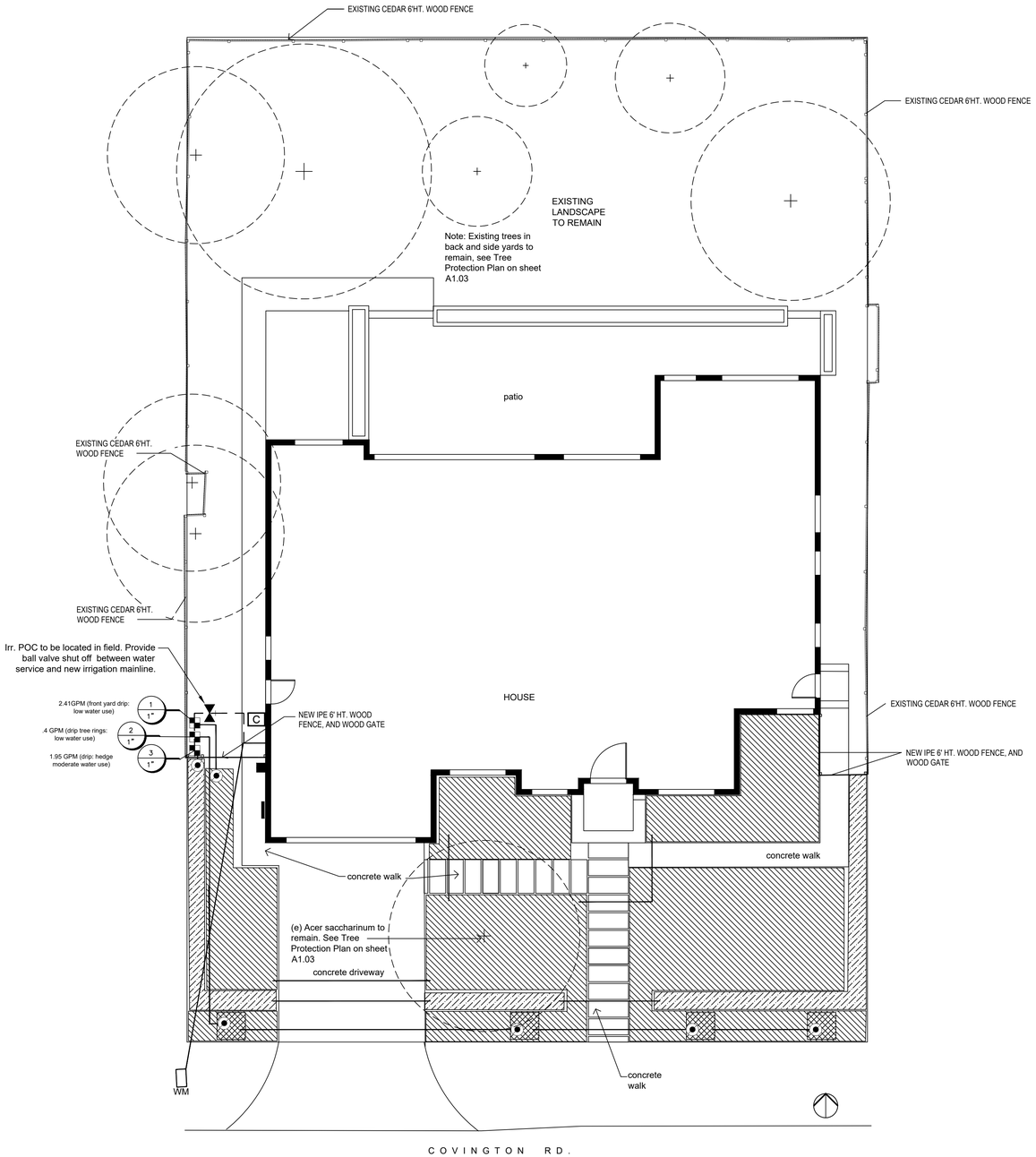
0 8' 16'

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

Sheet number:

L1

page 2 of 4



IRRIGATION_SCHEDULE

SYMBOL MANUFACTURER/MODEL/DESCRIPTION

- Spears Compact 1" Ball Valve
- Hunter ICZ-101-40
  Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
- Hunter PGV-101-ASV 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. With Flow Control and pressure regulator.
- Pipe Transition Point above grade
  Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
- Area to Receive Drip Emitters
  Rain Bird PC
  Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5gph=light brown; 7gph=violet; 10gph=green; 12gph=dark brown; 18gph=white; 24gph=orange.
  Emitter Notes:
  0.5 GPH emitters (2 assigned to each 1 gal plant)
  0.5 GPH emitters (3 assigned to each 5 gal plant)
  1.0 GPH emitters (3 assigned to each 15 gal plant)
- Tree Rings: Hunter HDL-09-12-CV drip line .9 GPH emitters 12" spacing (6 assigned to each 24" box in ring see detail 5)
- C — HCC Controller, Hydrawise enabled with Wi-Fi connection, 8-station base model, gray metal wall mount cabinet (add water proof enclosure if needed for outdoor installation)
- Irrigation Lateral Line: PVC Class 315 SDR
- Irrigation Mainline: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

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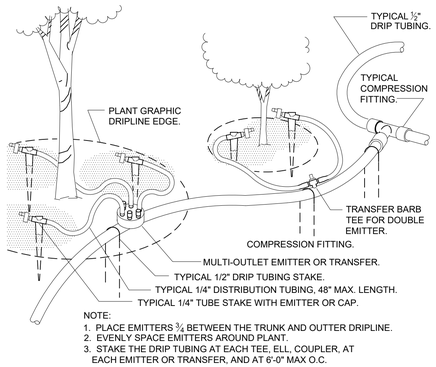
Drawing Title:
Irrigation Plan

Date:
12.22.2025

Revisions:

Scale:
0 8' 16'
scale: 1/8" = 1'- 0"

Sheet number:
L2



NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

1 TYPICAL DRIP TUBING

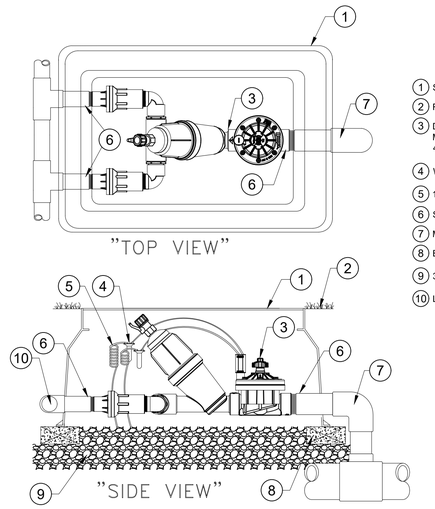
1 1/2" = 1'-0" DETAIL-FILE

1. PVC SUPPLY HEADER
2. PVC TEE SxSxT
3. LANDSCAPE PRODUCTS 17MM DRIPLINE MALE ADAPTER
4. LANDSCAPE PRODUCTS 17MM BLANK TUBING
5. LANDSCAPE PRODUCTS 17MM EZ-ID CV COLOR CODED DRIPLINE
6. LANDSCAPE PRODUCTS 17MM DRIPLINE INSERT TEE
7. LANDSCAPE PRODUCTS 17MM DRIPLINE INSTER COUPLING
8. LANDSCAPE PRODUCTS 17MM DRIPLINE ELBOW
9. LANDSCAPE PRODUCTS 17MM 2-WAY MALE ADAPTER
10. INLINE DRIP EMITTER
11. FINISH GRADE
12. MULCH

4 17 MM EZ-ID CV DRIPLINE RISER ASSEMBLY

NOT TO SCALE FX-IR-LPI-DREQ-02

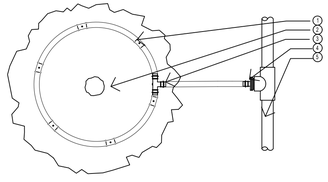
Hunter®



1. SUPER JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL ICZ-151-40 WITH FILTER (TIP 45 DEGREES) REGULATOR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (7)
9. 3/4" MINUS WASHED GRAVEL
10. LATERAL PIPE AND FITTINGS

2 ICZ-151-40 DRIP CONTROL KIT

1 1/2" = 1'-0" FX-IR-HUNT-DRIP-20



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

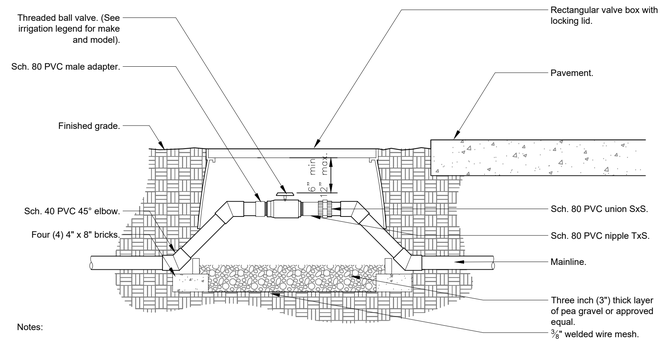
NOTES
AIR RELIEF VALVE (FLO-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

5 TREE RING

NOT TO SCALE



Notes:

1- Locate valve boxes in planting areas.

2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.

3- All threaded connection to be made using teflon tape.

4- All changes in elevation shall be made using Sch. 40 PVC 45° elbows.

3 BALL VALVE - 3" AND SMALLER

1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-IR-FX-SHUT-01

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Parcel number:

189 43 002

Drawing Title:

Irrigation Details

Date:

12.22.2025

Revisions:

Scale:

as noted

Sheet number:

L4

ZONING ADMINISTRATOR
STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Brittany Whitehill, Senior Planner

SUBJECT: SC25-0025 – 399 Hawthorne Avenue

RECOMMENDATION

Approve design review application SC25-0025 for the construction of a new 3,471 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: 399 Hawthorne Avenue, on the north side of Hawthorne Avenue between South El Monte Avenue and South Gordon Way
- Lot Size: 10,044 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 3,471 square foot, two-story house with an attached garage (see Attachment 1 – Project Plans). The garage will be accessed via a new driveway from Hawthorne 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.

On March 9, 2026, a Lot Line Adjustment application was approved to relocate a lot line between the subject property and the adjacent lot at 244 South El Monte Avenue. A Condition of Approval requiring the Lot Line Adjustment be recorded prior to issuance of the building permit for the new home has been included in the draft conditions of approval.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	1,802 sq. ft. (18%)	2,603 sq. ft. (26%)	3,013 sq. ft. (30%)
FLOOR AREA:			
First floor Second floor Total	1,802 sq. ft. - 1,802 sq. ft. (18%)	1,954 sq. ft. 1,517 sq. ft. 3,471 sq. ft. (34%)	- - 3,515 sq. ft. (35%)
SETBACKS:			
Front	33 ft.	28'-6"	25 ft.
Rear	30 ft.	30'-5"	25 ft.
Right Side (1st/2nd)	10 ft.	10'-7"/23'-2"	10'/17'-6"
Left Side (1st/2nd)	14 ft.	10'-2"/25'-1"	10'/17'-6"
HEIGHT:	16 ft.	25'-11"	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 contemporary design with flat and gable roof forms, articulated massing, and high-quality materials including a smooth white painted stucco finish, vertical wood accent walls with a cedar stain, a charcoal asphalt shingle roof, and a main door and garage door in a redwood stain, with contrasting black window frames, fascia, and gutters. The home features modest plate heights (approximately 10' at the first floor, and 9' 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 two pedestrian walkways off Hawthorne Avenue and the back yard includes a covered porch and landscaping. The proposed house meets all R1-10 development standards and complies with 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 orange tree in poor condition (Tree No.16) and one southern magnolia tree in poor condition, with significant dieback and little remaining foliage (Tree No. 29). The project will preserve six trees onsite, two of which qualify as protected.

The proposed landscape plan includes three new 24-inch box trees (African Fern Pine) to, two of which mitigate the removal of the two protected trees, twenty-three 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 neighbors within 300 feet of the subject site. The applicants have indicated that they received one comment regarding leaf clearing and site maintenance and have indicated a willingness to coordinate with the neighbor to address their concerns. Staff have received one comment related to potential construction impacts, which is included as Attachment 2.

Attachments:

1. Project Plans
2. Public Comment

Cc: Weiran Jia, Alignment Architects, Inc.

FINDINGS

SC25-0025– 399 Hawthorne 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 home features an identifiable main entrance door with a redwood stain and a covered porch in the back yard, signaling habitation while integrating into the surrounding neighborhood scale.

D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including a smooth white painted stucco finish, vertical wood accent walls with a cedar stain, a charcoal asphalt shingle roof, and a main door and garage door in a redwood stain, with contrasting black window frames, fascia, and gutters. The materials are of high quality, are characteristic of the proposed contemporary 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, complement structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan includes three new 24-inch box trees to mitigate the loss of two protected trees, twenty-three 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

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on July 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 June 9, 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:** Trees Nos. 34 and 35 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 Nos. 16 and 29 shown to be removed on plan Sheet L-1.0 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 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 driplines, or as required by the project arborist, of Tree Nos. 34 and 35. 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.

15. **Lot Line Adjustment:** The Lot Line Adjustment LLA25-0001 shall be recorded prior to issuance of the building permit associated with this project.

BUILDING DIVISION

16. **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.

17. **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.

18. **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.

19. **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.

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

21. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.

22. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.38 of the Municipal Code.

23. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

24. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

25. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

26. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

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

ENGINEERING DIVISION

28. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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

30. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

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

32. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.

33. **Grading and Drainage Plan**: The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Division.

34. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.

35. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to

neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

36. **Dedication Map Recordation**: The applicant shall record the dedication prior to the issuance of the building permit. The dedication shall be completed through a Grant Deed, or other dedication instrument acceptable to the City Attorney and City Engineer. Plats and legal description of the map shall be submitted for review by the City Land Surveyor. The applicant shall provide a sufficient fee retainer at the time of the first map review to cover the City's review costs.

FIRE DEPARTMENT

37. **Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

38. **Required Fire Flow**: The minimum require fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.3.1]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.

39. **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.

40. **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.

41. **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.



Hawthorne Villa

399 Hawthorne Los Altos, CA 94022

NEW SINGLE FAMILY HOUSE

SYMBOLS LEGEND

REFER TO ARCHITECTURAL FLOR PLAN SHEETS AND CONSULTANT DRAWINGS FOR ADDITIONAL SYMBOLS AND REFERENCE DESIGNATIONS

DIMENSION REFERENCE

DIM — FACE OF OBJECT

DIM — CENTER LINE OF OBJECT

DETAIL REFERENCE

SIM / 1 / A12.08 — DETAIL NUMBER; REFERENCE LABEL WHERE OCCURES; SHEET NUMBER

SECTION REFERENCE

SIM / 1 / A12.08 — SECTION NUMBER; REFERENCE LABEL WHERE OCCURES; SHEET NUMBER

TAGS AND MARKERS

0 — PLAN REF. GRID AND/OR INTERIOR FIN.TYPE

1 — REVISION MARKER

Room name — ROOM LABEL

100a — ROOM NAME; ROOM NUMBER

150 SF

1 — WALL TYPE MARKER

101a — DOOR ID; DOOR DESIGNATION; ROOM NUMBER

℄ — CENTER LINE

MATERIALS REFERENCE

- EARTH
- GRAVEL / ROCK
- CONCRETE
- CONCRETE BLOCK (CMU)
- SAND, GROUT, OR PLASTER
- STEEL
- PLYWOOD
- WOOD, CONTINUOUS MEMBER
- WOOD, BLOCKING
- WOOD, FINISH GRADE

CABINET TYPES

- (PC) - PREFINISHED CABINETS
- (PM) - PREFINISHED MOBILE CABINETS
- (PR) - PREFINISHED MOVEABLE CABINETS
- (PU) - PREFINISHED UTILITY CABINETS
- (PS) - SCIENCE CABINETS

NOTE: REFER TO SPECIFICATIONS FOR SPECIFIC CABINET TYPE REQUIREMENTS.

APPLICABLE CODES AND REGULATIONS

CALIFORNIA BUILDING STANDARDS CODE

1 2025 CBC (CALIFORNIA BUILDING CODE)
2 2025 CRC (CALIFORNIA RESIDENTAIL CODE)
3 2025 CMC (CALIFORNIA MECHANICAL CODE)
4 2025 CEC (CALIFORNIA ELECTRICAL CODE)
5 2025 CPC (CALIFORNIA PLUMBING CODE)
6 2025 CEC (CALIFORNIA ENERGY CODE)
7 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
8 LOS ALTOS MUNICIPAL CODE

PROJECT INFORMATION / SCOPE OF WORK

CONSTRUCTION OF NEW 3,471.08 SF (SFD+GARAGE) DETACHED SINGLE FAMILY HOME AND 1,194.98 SF ADU

UNDER SEPARATE PERMITS: LOT LINE ADJUSTMENT, DEMOLITION OF EXISTING HOUSE

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS
2. PV SYSTEM

PROJECT TEAM

OWNER
CHUN YI | KELLOGG & KAY, LLC
10050 N FOOTHILL BLVD, STE 500A-1,
CUPERTINO, CA 95014.
TEL: (818)-818-3888
EMAIL: PROJECTS@ALPHANIBAY.COM

ARBORIST
SEAN MURGATROYD
ALIGN TREE MANAGEMENT
TEL: 707-703-6926
EMAIL: SEAN@ALIGNTREEMGMT.COM

SURVEY
STERLING CONSULTANTS
46560 FREMONT BOULEVARD SUITE #205
FREMONT, CA 94538
TEL: 510.344.8955
EMAIL: 1STERLINGCONSULTANTS@GMAIL.COM

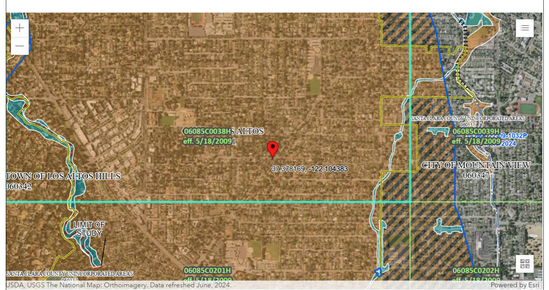
GEOTECH
CALGEOTECH ENGINEERING
3329 PINE VALLEY RD.
SAN RAMON, CA 94583
TEL: 925-551-0774
EMAIL: INFO@CALGEOTECH.COM
MANNY@CALGEOTECH.COM

ARCHITECT
WEIRAN JIA
ALIGNMENT ARCHITECTS INC.
10050 N FOOTHILL BLVD STE 100,
CUPERTINO, CA 95014
TEL: (408) 581-0188
EMAIL: PERMIT@AEDDYNAMIC.COM

CIVIL
JMH WEISS
10050 N. FOOTHILL BLVD
CUPERTINO, CA 95014
TEL: 408-286-4555
EMAIL: KEVIN@JMHWEISS.COM

LANDSCAPE
ANYI LANDSCAPE STUDIO
TEL: 650-533-0107
EMAIL: ANYIHUANG@GMAIL.COM

FEMA MAP



Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

DRAWING INDEX

GENERAL
A0.01 TITLE SHEET
A0.02 PROJECT SIGN POSTING
A0.1 GENERAL NOTES
A0.2 GENERAL NOTES
A0.3 BEST MANAGEMENT PRACTICES
A0.4 CAL. GREEN REQUIREMENTS
A0.5 CAL. GREEN REQUIREMENTS

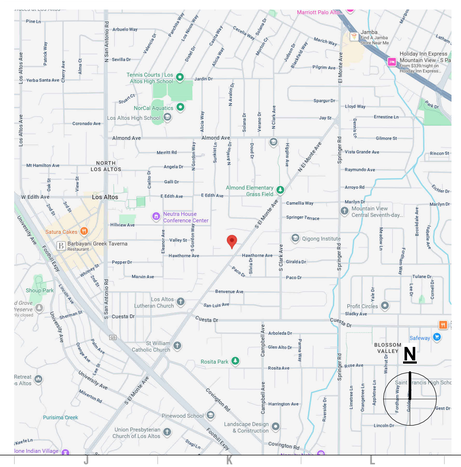
AD1.0 ARCHITECTURAL DETAILS
AD2.0 ARCHITECTURAL DETAILS
AD3.0 ARCHITECTURAL DETAILS
AD4.0 EXTERIOR LIGHT SPECS SHEET

CIVIL
C1 BOUNDARY & TOPOGRAPHIC SURVEY
C2 BOUNDARY & TOPOGRAPHIC SURVEY
C3 BOUNDARY & TOPOGRAPHIC SURVEY
C - 1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C - 2.0 GRADING DRAINAGE & DEMOLITION PLAN
C - 3.0 EROSION CONTROL PLAN

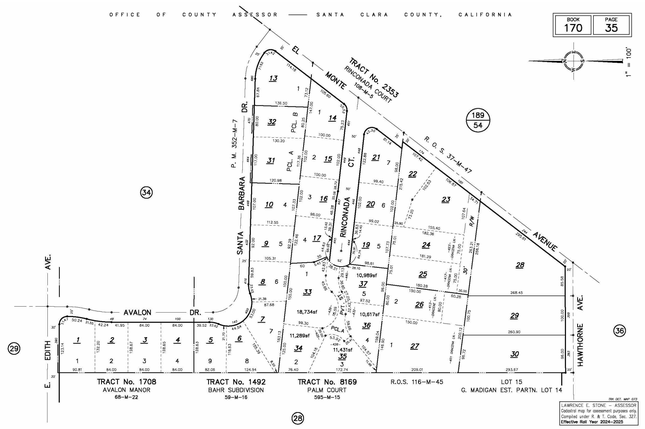
ARCHITECTURAL
A1.0 EXISTING & DEMOLITION PLAN
A2.0 PROPOSED LOT LINE ADJUSTMENT
A3.0 PROPOSED SITE PLAN
A4.0 PROPOSED FIRST FLOOR PLAN
A4.1 PROPOSED SECOND FLOOR PLAN
A5.0 NORTH AND WEST ELEVATION
A5.1 SOUTH AND EAST ELEVATION
A6.0 STREETSCAPE ELEVATION
A7.0 COLORED MATERIAL ELEVATION
A8.0 PROPOSED SECTIONS
A9.0 PROPOSED ROOF PLAN
A10.0 LEVEL 1 AREA PLAN & AREA CALCULATIONS
A10.1 LEVEL 2 AREA PLAN, ATTIC & CRAWL SPACE VENTILATION CALCULATIONS
A11.0 CALLOUT PLANS - PROPOSED FIRST FLOOR
A11.1 CALLOUT PLANS - PROPOSED SECOND FLOOR
A12.0 PROPOSED FIRST FLOOR ELECTRICAL PLAN
A12.1 PROPOSED SECOND FLOOR ELECTRICAL PLAN

LANDSCAPE
L1.0 LANDSCAPE CONSTRUCTION PLAN
L1.1 LANDSCAPE CONSTRUCTION DETAILS
L2.0 LANDSCAPE IRRIGATION PLAN
L3.0 LANDSCAPE PLANTING PLAN
L4.0 LANDSCAPE HYDROZONE AND WELO WORKSHEET

VICINITY MAP



PARCEL MAP



PROJECT SUMMARY TABLE

APN:	170-35-029
ADDRESS:	339 HAWTHORNE LOS ALTOS, CA 94022
ZONING:	R1-10
GENERAL PLAN:	SF4
FEMA HAZARD ZONE:	X
CONSTRUCTION TYPE:	VA
OCCUPANCY:	R3/U

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE: *LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT. EXCLUDE ADU/ JADUS.*	_1,802_SQUARE FEET (_18_%)	_2,602.58_SQUARE FEET (_26_%)	_3,013.2_SQUARE FEET (_30_%)
FLOOR AREA: *MEASURED TO THE OUTSIDESURFACES OF EXTERIOR WALLS. EXCLUDE ADU/SJADUS.*	1ST FLR: _1,802_SQ FT 2ND FLR: _/_ SQ FT **TOTAL: _1,802_SQ FT** (_18_%)	1ST FLR: _1,954.19_SQ FT 2ND FLR: _1,516.89_SQ FT **TOTAL: _3,471.08_SQ FT** (_34.6_%)	_3,515.4_SQUARE FEET (_35_%)
SETBACKS: FRONT REAR RIGHT SIDE (1ST/2ND) LEFT SIDE (1ST/2ND)	_25'_ FEET _25'_ FEET _10_FEET/_N/A_FEET _10'_FEET/_N/A_FEET	_28'-6"_ FEET _30' - 5"_ FEET _10' - 7" FEET/_23' -2"_ FEET _10'-2"_FEET/_25' - 1"_FEET	_25'_FEET _25'_FEET _10'_FEET/_17' - 6"_ FEET _10'_FEET/_17' - 6"_FEET
HEIGHT:	_16'_FEET	_25' - 11"_FEET	_27'_ ___FEET
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: *INCLUDES HABITABLE BASEMENT AREAS*	_1,322_SQUARE FEET	_1,728.83_SQUARE FEET	_3,050.83_SQUARE FEET
NON-HABITABLE AREA: *DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES.*	_480_SQUARE FEET	_59.75_SQUARE FEET	420.25__SQUARE FEET
LOT CALCULATIONS			
NET LOT AREA:	_10,044_SQUARE FEET		
FRONT YARD HARDSCAPE AREA: *HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%*	_1,005.31_SQUARE FEET (___40.2__%)		
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 1,005.31 SQ FT EXISTING SOFTSCAPE (UNDISTURBED) AREA: 3,811.03 SQ FT NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 5,227.66 SQ FT *SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA*		

ALIGNMENT
10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SUBMITTAL
399 HAWTHORNE AVE. LOS ALTOS, CA 94022
RESIDENTIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2026
2	Revision 2	04/13/2026
3	Revision 3	06/09/2026

DATE 6/10/2026 8:38:51 AM

AGENCY # ########

TDDG JOB # 504.001

TITLE SHEET

A0.01

3' - 0"

2' - 0"

NOTICE OF DEVELOPMENT PROPOSAL

Project Title - 399 HAWTHORNE AVE. LOS ALTOS, CA 94022

Project Description:

Request for Design Review to construct a new two-story, 3,471-square foot house on a 10,044 square foot lot. The project is exempt from environmental review under section 15303 (new construction or conversion of small structures) of the California Environmental Quality Act.

Applicant:

Alignment Architects INC.
Tel: 408-581-0188
Email: permit@aeddynamic.com

Owner:

Kellogg & Kay, LLC
Tel: 818-818-3888
Email: projects@alphainbay.com

Project Planner:

To submit comments or get additional information, please contact:

Name: Brittany Whitehill
Phone: (650) 947 - 2675
Email: bwhitehill@losaltosca.gov

4'-6" FROM THE GRADE TO TOP OF THE SIGN

Notes:

- The sign shall be a minimum size of two (2) feet tall and three (3) feet wide.
- The height from grade to the top of the sign shall be between four (4) and six (6) feet tall.
- The sign shall be posted within three (3) feet of the front property line.
- The sign shall be posted in a location that is readily viewable from the adjacent public right of way, sidewalk and/or street.
- The sign shall be constructed of durable and weatherproof materials.
- The sign shall be maintained in its approved location until final action on the application is taken.
- To document the start date of the public notice sign, the applicant shall take a photo of the public notice sign and email it to planning@losaltosca.gov and their project planner with “Proof of Public Notice Posting for <site address>” in the subject line.

1 PROJECT SIGN POSTING
6" = 1'-0"

ALIGNMENT
10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
2	Revision 2	04/13/2026

DATE 6/9/2026 9:15:31 AM

AGENCY # ########

TDDG JOB # 504.001

PROJECT SIGN POSTING

A0.02

TITLE 24 ENERGY

1. All luminaires must be high efficacy (150.0(k)1A)
2. Luminaries recessed in insulated ceilings must meet five requirements (150.0(k)1C):
   A. They must be rated for direct insulation contact (IC).
   B. They must be certified as airtight (AT) construction.
   C. They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity.
   D. Hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible from below the ceiling without requiring cutting holes inceiling.
   E. They may not contain a screw base sockets
3. In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)2I)
4. Joint Appendix A (JA8) certified lamps shall be considered high efficacy.
5. JA8 compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception:<70sf closets and hallway) (150.0(k)2K)
6. Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)
7. All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)
   A. Photo-control and motion sensor
   B. Photo-control and automatic time switch control
   C. Astronomical time clock control turning lights off during the day
8. All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
9. Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))
10. The number of blank electrical boxes more than 5' above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
11. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
12. Provide verification on the plans how the building will meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation airflow required. This is subject to HERS testing.
    A. The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan control should be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(o))
1. A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)9)
2. Minimum heating and cooling filter ratings shall be MRV 13. (California Energy Code 150.0(m)12)
3. Energy storage system (ESS) ready. At least one of the following shall be provided:
   A. ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
   B. A dedicated raceway from the main service panel to a panelboard (subpanel) that supplies the following branch circuits: refrigerator, lighting circuit near primary egress door, sleeping room receptacle and one additional.
4. The main panelboard shall have a minimum busbar rating of 225 amps. Space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard.
5. Raceways shall be installed between the panelboard and the system isolation equipment to allow the connection of backup power source.
6. Heat pump space heater ready. Systems using a gas or propane furnace shall include a dedicated 240 volt branch circuit with 3' of the furnace. The branch circuit shall be rated at 30 amps minimum.
7. The main electrical service shall have a reserved space to allow for the installation of a double pole circuit breaker. The reserved space shall be permanently marked as "For future 240V use". (California Energy Code 150.0(t))
8. Electric cooktop ready. Systems using a gas or propane cooktop shall include a dedicated 240 volt branch circuit with 3' of the cooktop. The branch circuit shall be rated at 50 amps minimum. The main electrical service shall have a reserved space to allow for the installation of a double pole circuit breaker. The reserved space shall be permanently marked as "For future 240V use". (California Energy Code 150.0(u))
9. Electrical clothes dryer ready. Systems using a gas or propane dryer shall include a dedicated 240 volt branch circuit with 3' of the clothes dryer. The branch circuit shall be rated at 30 amps minimum. The main electrical service shall have a reserved space to allow for the installation of a double pole circuit breaker. The reserved space shall be permanently marked as "For future 240V use". (California Energy Code 150.0(v))
10. Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens and bedrooms, shall have readily accessible dimming controls. (California Energy Code 150(k)2F)

AGING-IN-PLACE

1. For new construction at least one bathroom on the entry level shall be provided with grab bar reinforcement. If no entry level bathroom is present at least one bathroom on second or third floor shall comply with this section (CRC R327.1.1)
2. Reinforcement shall be nominal 2x8 lumber or equal and shall be located between 32" and 39.25" above the finished floor flush with wall framing.Water closet reinforcement shall be installed on both side walls of the fixture, or on the side wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided.
3. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Back wallreinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6" above the bathtub rim. Information identifying the location of the reinforcement shall be placed in the operations and maintenance manual.
4. Electrical receptacles outlets, switches and controls shall be located not more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finished floor. (CRC R327.1.2)
5. Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)
6. Effective July 1st, 2024, at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32" measured with the door open at a 90-degree angle. (CRC R327.1.3)

WILDLAND URBAN INTERFACE (WUI)

1. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)
2. Exterior wall coverings shall extend from the foundation to the roof and terminate at 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.7.3.2)
3. Open/enclosed roof eaves and soffit, exterior porch ceilings, floor projections, underfloor areas and undersides of appendages to comply with ignition resistant construction requirements. (CRC R337.5-9)
4. Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72lb mineral surfaced non perforated cap sheet complying with ASTM D 3909. (CRC R337.5.2
5. Where valley flashing is installed, the flashing shall be not less than 26 awg and installed over not less than one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36" wide running the full length. (CRC R337.5.3)
6. All vents are required to resist building ignition from the intrusion of flame and burning embers through the ventilation openings including crawlspace vents, gable end vents, eave vents, etc. Exception: Ridge vents and vents installed in a sloped roof. (CRC R337.6)
7. Indicate on plans exterior glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet performance requirements of SFM Standard 12-7A-2. (CRC R337.8.2)
8. Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2)
9. Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20-minute fire resistive rating or shall be tested to meet the performance requirements of SFM Standard 12-7A-1. (CRC R337.8.3)
10. Garage door perimeter gap maximum 1/8". Metal flashing, jamb and header overlap, and weather-stripping meeting section requirements are permitted. (R337.8.4)
11. The walking surface material of decks, porches, balconies and stairs within 10' of the building shall be ignition resistant material, exterior fire-retardant treated wood or noncombustible material. (CRC R337.9)

FOUNDATIONS & CONCRETE SLABS

1. Slope drainage 6" within the first 10' from the foundation wall. If physical obstructions or lot lines prohibit the 10' distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10' away from structures to an approved drainage way. (CRC R401.3)
2. Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V:H).
3. Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)
4. Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs shall have a 4" thickness of 3/8" minimum gravel under the concrete slab. Separate from soil with a 10-mil polyethylene vapor retarder with joints lapped not less than 6". A capillary break shall be installed when a vapor retarder is required per CGBC Section 4.505.
5. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence, is required. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
6. Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction.
7. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1

GENERAL CONSTRUCTION NOTES

1. All work shall conform to the standards, codes, and ordinances of the City of San Jose.
2. All work shall comply with the latest editions of applicable codes and trade standards, which govern each phase of work, including but not limited to: California Residential Code (CRC), Uniform Mechanical Code (2025 UMC), National Electrical Code (2025 NEC), Uniform Plumbing Code (2025 UPC), American Concrete Institute Code (ACI), As amended by the state of California.
3. The contractors shall maintain the integrity of all scaffolding, shoring, and bracing systems as required for the installation of all work.
4. Dimensions refer to rough concrete surfaces, centerline of columns, and beams or top of slab, unless otherwise noted. do not scale structural drawings. If details or dimensions are not clear, or discrepancies exist, contact engineer at this office.

GENERAL NOTES

GLAZING

The following windows shall be fully tempered: (CRC R308.4)
- Sliding/swinging glass doors
- Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60" above the standing surface within the compartment and within 60" horizon- tally of the water's edge (CRC R308.4.5)
- Glazing within a 24" arc of a door that is less than 60" above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swing door. (R308.4.2)
- Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18" and at least 36" above the floor, and adjacent to a walking surface
- Within 60" of the bottom tread of a stairway and less than 36" above the landing
- Glazing in guards and railings
- Glazing adjacent to stairways, landings, and ramps within 36" horizontally of the walking surface less than 36" above the walking surface

Provide fall protection in accordance with C.R.C. Section R312.2.1 for the operable windows with sills located less than 24" above finished floor and greater than 72" above the finished grade, or surface on the outside of the building. C.R.C. Section R312.2

EGRESS AND RESCUE OPENINGS

1. Provide each bedroom, basement, and habitable attic with a minimum of one exterior egress and rescue opening.
2. Such opening shall lead directly to the public way. The egress and rescue opening shall have a clear net opening of 5.7 square feet (5ft for gradefloor).
3. The minimum net clear height shall be 24" and the minimum net clear width shall be 20".
4. The opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor. (CRC R310.1 – R310.3) Area Wells, ladders, steps, and area well drainage shall comply with CRC R310.4. Bars, grilles, covers, and screens or similar devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs. (CRC R310.4.4)
5. Photovoltaic panels & modules shall not be placed on the portion of the roof below an emergency escape and rescue openings within 36". (CRC 324.6.3)
6. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3' deep x width of door. Landings at required egress doors may step down a maximum of 7.75" when the door does not swing over the landing and 1.5" when door swings onto the landing.
7. Other than required exterior exit doors may have a threshold of 7.75" maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
8. At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32"; the minimum clear openable height shall be 78" minimum (other doors shall not be required to comply with these dimensions).
9. Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R311.2)

WALLS

1. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)
2. Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10' intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
3. Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2)
4. Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
5. Stucco shall be not less than three coat where applied over metal lath or wire fabric lath, and shall have a minimum clearance to earth of 4" and 2" to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

1. Roof sheathing can only cantilever 9" beyond a gable end wall unless supported by overhang framing. (CRC 802.5.2.1)
2. Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the CMC.
3. Roof drains/gutters required to be installed per the CPC with leaf/ debris protection also installed. (CRC R337)
4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
5. Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.
6. A minimum of one layer of no. 15. felt for roof slope equal to 4:12 slope or greater, and 2 layers of no. 15. felt for a roof with a slope of less than 4:12. CRC Table 905.1.1(2).

1 GENERAL NOTES - 1. NEW
1/4" = 1'-0"

ALIGNMENT
10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE

DATE 6/9/2026 9:15:32 AM

AGENCY # ########

TDDG JOB # 504.001

GENERAL NOTES

A0.1

PLUMBING

1. Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
3. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
4. Underground water supply lines shall have a 14 awg blue tracer wire. (CPC 604.10.11)
5. The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
6. Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5)
7. Showers and tubs with showers require a non- absorbent surface up to 6' above the floor. (CRC R307.2)
8. Minimum shower receptor slope is 1/8" per foot. (CPC 408.5)
9. Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
10. Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)
11. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
12. The maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3)
13. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6)
14. Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2)
15. Water heating systems using gas or propane water heaters to serve individual dwelling units shall designate a space at least 2.5' by 2.5' wide and 7' tall suitable for the future installation of a heat pump water heater (HPWH) by meeting either A or B below.

A) If the designated space is within 3' from the water heater, then this space shall include the following:
i. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3' from the water heater and accessible to the water heater with no obstructions; and
ii. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and
iii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use"; and
iv. A condensate drain that is no more than 2" higher than the base of the installed water heater, and allows natural draining without pump assistance.

B) If the designated space is more than 3' from the water heater, then this space shall include the following:
i. A dedicated 240 volt branch circuit shall be installed within 3' from the designated space. The branch circuit shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready"; and
ii. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 240V use"; and
iii. Either a dedicated cold water supply, or the cold water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and
iv. The hot water supply pipe coming out of the gas or propane water heater shall be routed first through the designated HPWH location before serving any fixtures; and
v. The hot and cold water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and
vi. A condensate drain that is no more than 2" higher than the base of the installed water heater, and allows natural draining without pump assistance.

16. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)

17. Floor drains shall be provided with a trap primer. (CPC 1007)

18. Clearly label on the plans the maximum water flow rates per the (CGBSC 4.303.1):

- Water Closets: 1.28gpf
- Urinals: .125gpf
- Kitchen Faucets: 1.8gpm @ 60psi
- Lavatory Faucets: 1.2gpm @ 60psi
- Showerheads: 1.8gpm

MECHANICAL

1. All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
2. Wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits Top of the chimney must extend a minimum of 2' above any part of the building within 10'(CMC 802.5.4
3. Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))
4. Provide combustion air for all gas fired appliances per CMC Chapter 7 Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
5. Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504
6. Rooftop equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
7. Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ¼"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
8. Vent dryer to outside of building (not to under-floor area). Vent length shall be 14'. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
9. Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
10. Provide minimum 100 square " make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
11. Heating system is required to maintain 68 degrees at 3' above floor level and 2' from exterior walls in all habitable rooms. (CRC R303.10)

INTERIOR NOTES

1. All interior materials, finishes, and applications shall be reviewed by the owner and/or the designer for approval prior to ordering, purchasing, or implementation.
2. All gypsum wallboard surfaces shall match texture and detail of existing unless otherwise specified. installation of all gypsum wallboard materials shall follow specifications and recommended practices
3. Owner shall make available all intentions for finishes if not already specified in the drawings. the general contractor shall review with the owner prior to texturing of any surface. painting specifications shall be provided by the owner or by the designer upon further review with the owner.
4. All new wood moulding and millwork shall match existing unless otherwise specified. all woodwork shall follow in strict conformance with performance guidelines outlined by the wood work institute of California (WIC). the general contractor shall provide samples of all trim, casings, and mouldings for both new and match-existing applications. do not re-use any trim or casings.
5. The general contractor's cabinet contractor shall provide him with shop drawings or documents assuring his understanding of the designer's drawings/specifications. the general contractor shall in turn submit those shop drawings/documents to the designer and owner for review and approval. Failure to do so, will subject the general contractor to possible unacceptable work ,with all corrections provided at the general contractor's expense. the shop drawings/ documents shall specify material type/species, grade, fabrication, hardware, and finish for each separate application. Samples shall be provided as required to insure matching of any existing finishes.
6. All cabinet finish hardware shall match existing where applicable, otherwise shall be provided by owner for installation.
7. All closet shelving shall be 3/4" shop grade birch with 3/4" hardwood edging. All shelves shall be adjustable with metal recessed guides. Closet poles shall have polished metal finish.
8. All new interior doors shall be paint grade to match existing unless otherwise specified by the owner.
9. All door hardware shall match existing or shall be selected by owner. provide an allowance for door hardware, not including hardware for cabinets.
10. all mirrors shall be first quality plate. 1/4 inch thick with polished edges and quality silver backing. install with palmer's mirro-mastic or equal. apply mirro-bak paint to all mirror edges in bathrooms to protect silvering from moisture. do not use metal "J" moulds or clips unless specified by owner.
11. cabinet and pad specifications shall be provided by owner.
12. all new flooring shall be chosen by the owner. contractor shall inform the owner of any repairs
13 alterations required to install new flooring, prior to ordering an installation.
14. All outdoor lighting that is mounted to the building is to be specified as high efficacy lighting (i.e. pin-based CFL; pulse-start MH, HPS, GU-24 sockets other than LEDs, LED luminaires with integral source, etc.) CEC Table 150.0-A. Show the selected lighting/switches on the plans (i.e. the electrical legend, all switches in each room, and each light fixture).

ELECTRICAL

1. No electrical panels in clothes closets or bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 110.26)
2. Provide a minimum 3 lug intersystem bonding bus bar at the main electrical service. (CEC 250.94)
3. All automatic garage door openers that are installed in a residence shall have a battery backup function that is designed to operate when activated because of an electrical outage. (SB-969)
4. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3))
5. Bond all metal gas and water pipes to ground. All ground clamps shall be accessibleand of an approved type. (CEC 250.104)
6. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
7. All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms,nliving rooms, parlors, libranes, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter by any means described in 210.12(A)(1) through (6). CEC 210.12(A).
8. Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3)
9. Provide at least one outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
10. Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)
11. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
12. Garage receptacles shall not serve outlets outside the garage. Exception: Garage circuit may serve readily accessible outdoor receptacle outlets. ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))
13. At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc.). (CEC 210.70)
14. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c., within 24" of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))
15. The main service disconnect shall have a rating of not less than 100 amps. C.E.C. Article 230.79(C)
16. Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls two feet or longer shall have a receptacle. Hallway walls longer than 10' shall have a receptacle in hallways. (CEC 210.52(A))
17. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3' horizontally and 8' vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
18. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)
19. GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)
20. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- On every level of a dwelling unit including basements

Smoke alarms shall be installed (CRC (R314):
- In each room used for sleeping purposes.
- Outside of each separate sleeping area in the immediate vicinity of bedrooms.
- In each story, including basements.
- At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.
- Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3' to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
- All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
- Smoke detectors within 10' to 20' of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.

21. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

1 GENERAL NOTES - 2 NEW
1/4" = 1'-0"

ALIGNMENT
10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE

DATE 6/9/2026 9:15:33 AM
AGENCY # #######
TDDG JOB # 504.001

GENERAL NOTES

A0.2

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ 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 hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving

Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering

Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ 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) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work

Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal

Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to $10,000 per day!

ALIGNMENT

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CUPERTINO, CA 95014

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C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

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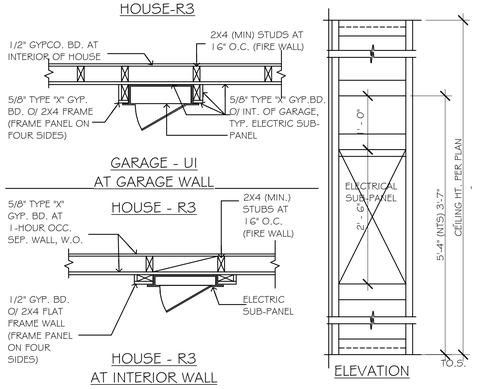
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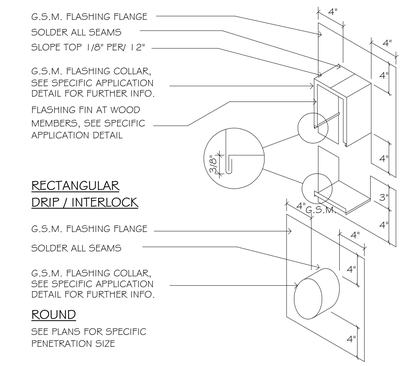
TDDG JOB # 504.001

BEST MANAGEMENT PRACTICES

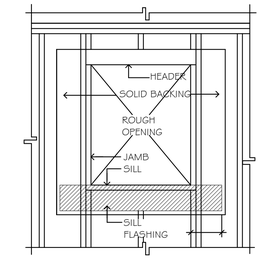
A0.3



1 ELECTRICAL SUB-PANEL
SCALE: 3/4" = 1'-0"



4 TYPICAL PENETRATION FLASHING
SCALE: 1" = 1'-0"



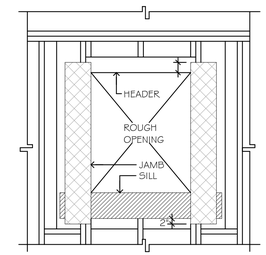
STEP 1:

· ATTACH SILL STRIP OF 9" WIDE VYCOR V40 WEATHER BARRIER STRIP WITH TOP EDGE EVEN WITH THE TOP OF THE ROUGH SILL.

· PROVIDE SOLID BACKING AT ALL AREAS WHERE FLASHING MATERIAL LAPPING WILL OCCUR.

· EXTEND THIS STRIP AT LEAST 11" BEYOND THE EDGE OF THE ROUGH OPENING.

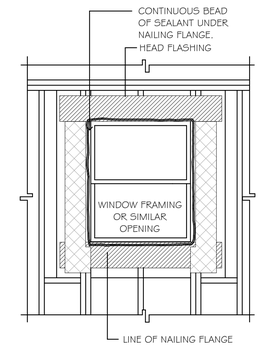
· ATTACH FLASHING MATERIAL WITH GALVANIZED ROOFING NAILS OR CORROSION-RESISTANT STAPLES.



STEP 2:

· ATTACH JAMB STRIPS OF 9" WIDE MOISTOP FLASHING MATERIAL WITH INSIDE EDGE EVEN WITH THE JAMB OF THE ROUGH OPENING.

· START JAMB STRIPS 2" BELOW SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF HEADER.



STEP 3:

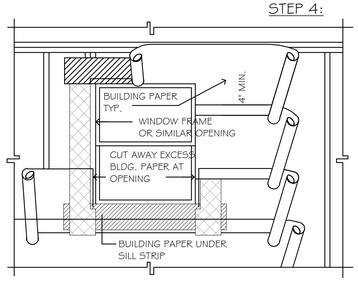
· APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK OF THE FRAME NAILING FLANGE

· PLACE AND SECURE FRAME INTO ROUGH OPENING WITH FLANGES OVER THE INSTALLED JAMB AND SILL MOISTOP FLASHING MATERIAL.

· APPLY AN ADDITIONAL LAYER OF 9" WIDE VICOR V40 WEATHER OVER THE JAMB NAILING FLANGE.

· ATTACH 9" WIDE VYCOR V40 WEATHER BARRIER STRIP OVER THE HEAD FLANGE. EXTEND THIS STRIP 2" BEYOND THE OUTER EDGE OF THE JAMB FLASHING MATERIAL.

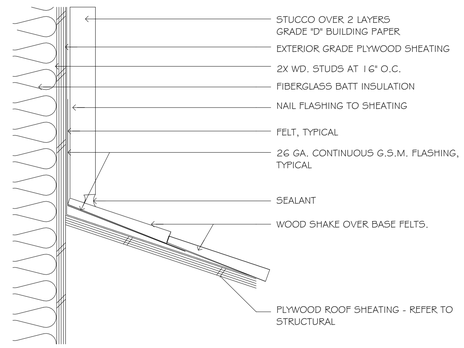
STEP 4:



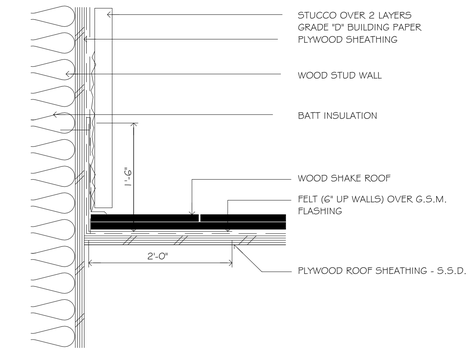
-STARTING FROM THE BASE OF THE WALL, APPLY BUILDING PAPER UNDER THE SILL STRIP AND CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL AND BETWEEN THE JAMBS OF THE OPENING.
-APPLY THE NEXT COURSE OF BUILDING PAPER (BUTTING TO THE FRAME OPENING) OVER THE JAMB FLASHING MATERIAL.
-APPLY SUCCEEDING LAYERS OF BUILDING PAPER IN SHINGLE BOARD FASHION UP THE WALL, LAPPING COURSES A MINIMUM OF 6".

NOTES:
1. SECTION 1402 OF THE 2019 EDITION OF THE U.B.C. STATES "EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN A MANNER AS TO MAKE THEM WEATHERPROOF." THE PROCEDURE ABOVE IS RECOMMENDED TO ACHIEVE THIS INTENT FOR THE FLASHING OF WALL OPENINGS TO INCLUDE BUT NOT LIMITED TO: WINDOWS, DOORS, VENTS, ETC.
2. ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH U.B.C. STANDARD 14-1
3. APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.
4. ADDITIONAL MATERIALS, ie. METAL HEAD FLASHING, ELASTOMERIC SHEET WATERPROOFING ETC. MAY OCCUR, DEPENDING ON THE SPECIFIC FINISH MATERIALS BEING USED. REFER TO INDIVIDUAL DETAILS FOR ADDITIONAL INFORMATION.

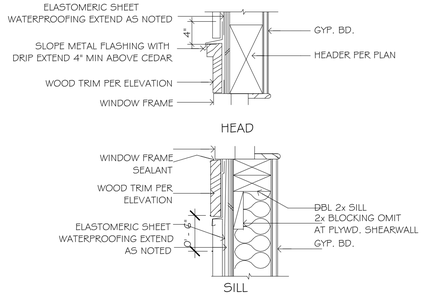
7 FLASHING AT OPENINGS
SCALE: 1" = 1'-0"



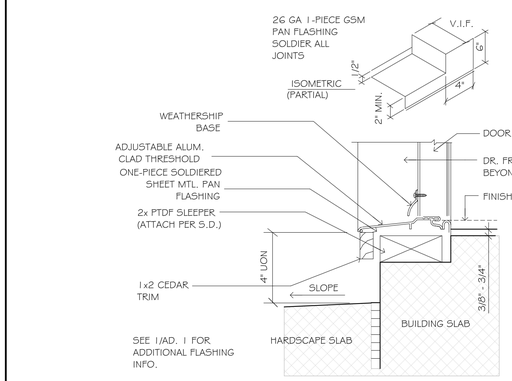
8 FLASHING AT ROOF
SCALE: 1" = 1'-0"



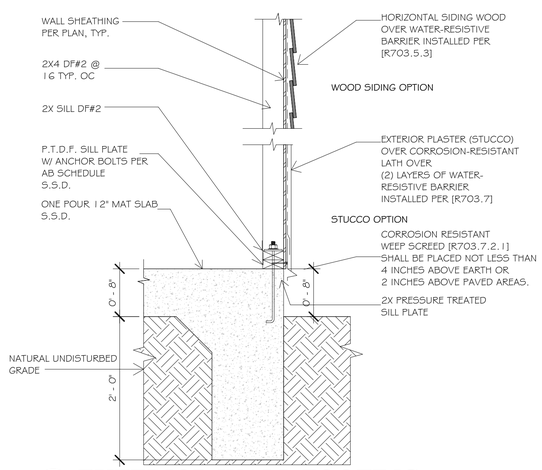
9 FLASHING AT SIDEWALL OF ROOF
SCALE: 1" = 1'-0"



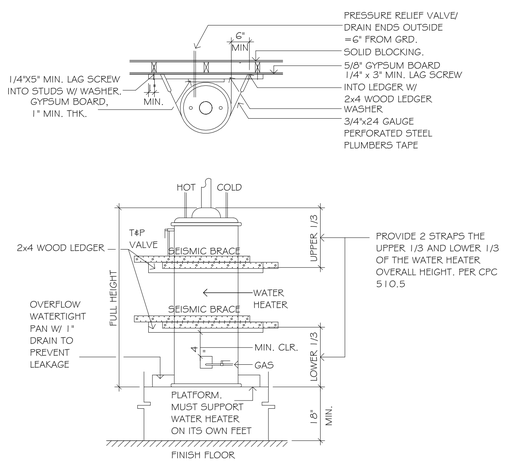
2 TYPICAL HEAD & SILL DETAIL
SCALE: 1" = 1'-0"



5 INSWINGING DOOR SILL AT SLAB
SCALE: 1" = 1'-0"



3 EXTERIOR WALL FOOTING
SCALE: 1" = 1'-0"



6 WATER HEATER SEISMIC BRACE
SCALE: 1" = 1'-0"

ALIGNMENT
10050 N FOOTHILL BLVD
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LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

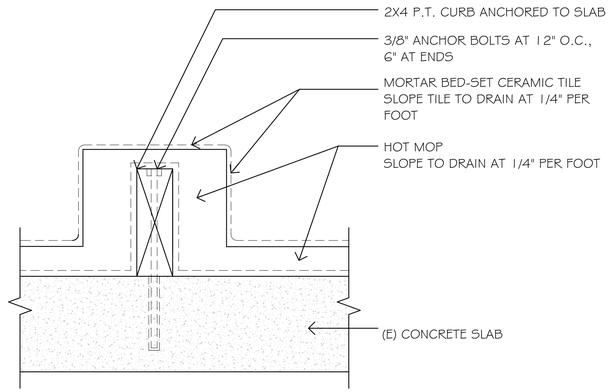
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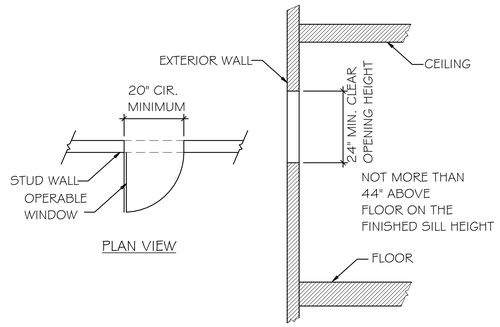
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TDDG JOB # 504.001

ARCHITECTURAL DETAILS

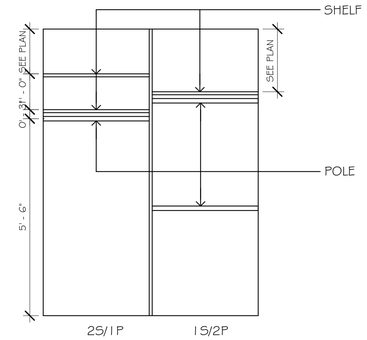
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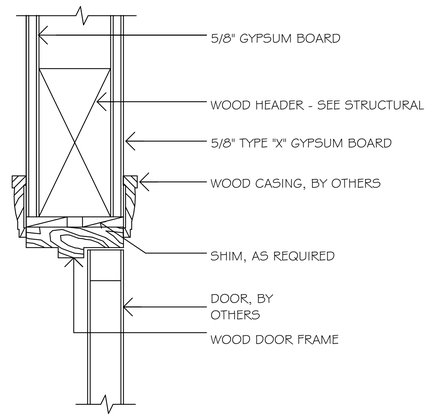
1 CURB AT SHOWER ENTRY
SCALE: 3" = 1'-0"



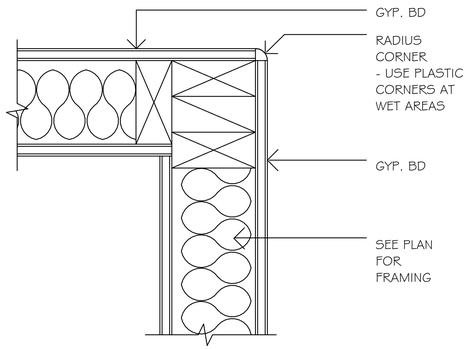
4 EMERGENCY EGRESS DETAIL
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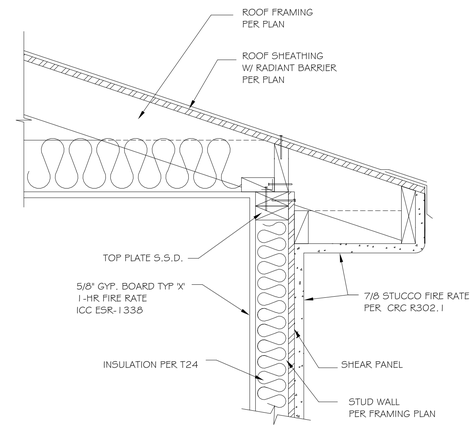
7 CLOSET SHELVING
SCALE: 1/2" = 1'-0"



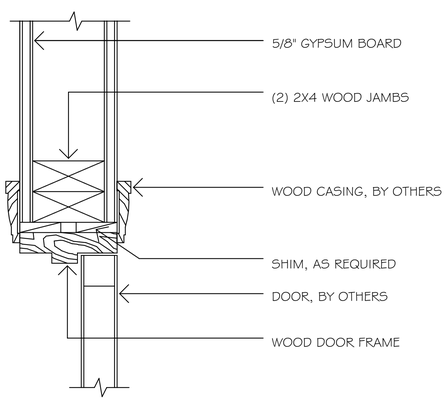
3 TYP. WOOD FRAME INTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



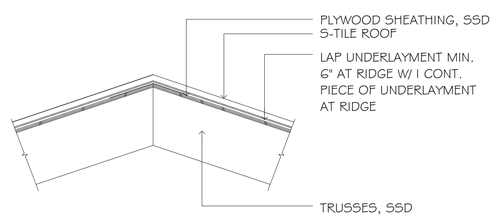
5 ROUND GYPSUM BOARD CORNER
SCALE: 3" = 1'-0"



8 FIRE RATED EAVE
SCALE: 1 1/2" = 1'-0"



2 TYP. WOOD FRAME INTERIOR DOOR JAMB
SCALE: 3" = 1'-0"



6 TYPICAL AT RIDGE
SCALE: 1" = 1'-0"

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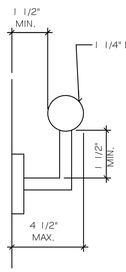
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TDDG JOB # 504.001

ARCHITECTURAL DETAILS

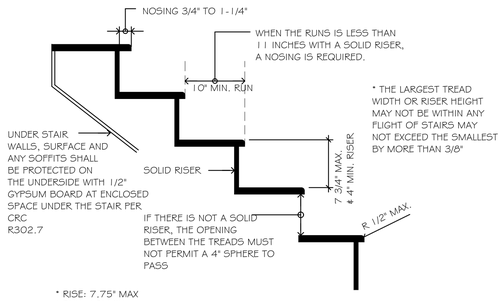
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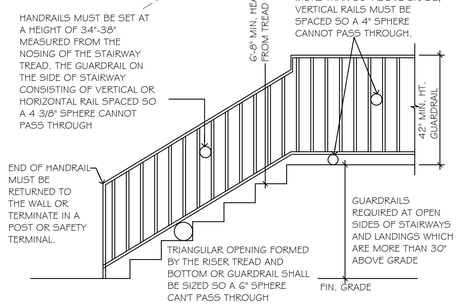
THE HANDGRIP PORTION OF HANDRAILS SHALL BE ROUNF AND NORT LESS THAN 1-1/4" OR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. IF NOT ROUND THEN THE HANDGRIP PORTION MUST HAVE A 2-1/4" MAXIMUM CROSS SECTION ANS A DIAMETER OF 4" MINIMUM TO 6.25" MAXIMUM,

THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. OTHER SHAPES MAY BE ACCEPTABLE IF THEY PROVIDE AN EQUIVALENT GRIPPING.

HANDRAIL

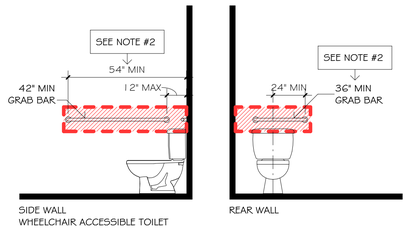


* RISE: 7.75" MAX
* RUN: 10" MIN.
* NOSING: 3/4" - 1 1/2" WHEN TREAD IS < 11" SOLID
* WINDERS: 6" MIN. & 10" AT 12" OUT
* SPIRAL: NO LIMITS ON SQ. FOOTAGE R-3
* HANDRAIL PROJECTION: 4 1/2"
* GUARDS: 42" HIGH WITH 4" OPENING EXCEPT WHEN USED HANDRAIL THEN 34"-38" WITH 4 3/8" OPENING



5 STAIR REQUIREMENT

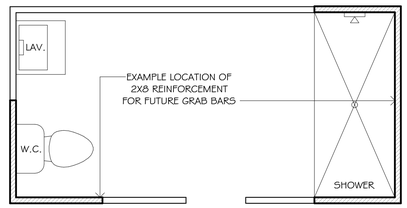
SCALE: 1" = 1'-0"



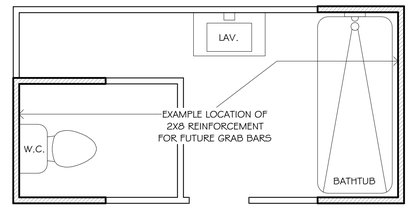
WHEELCHAIR ACCESSIBLE TOILET

1. SIDE GRAB BAR IS 42" MINIMUM IN LENGTH
2. GRAB BAR AT REAR IS 36" MINIMUM IN LENGTH
3. INSTALLATION HEIGHT IS BETWEEN 33" AND 36" MEASURED ON CENTER

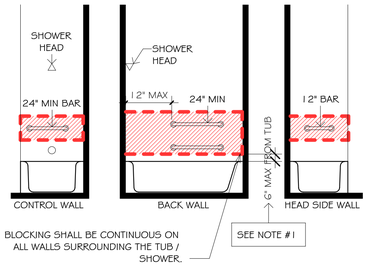
TOILET



WATER CLOSET ADJACENT TO ONE SIDE WALL AND A BACK WALL



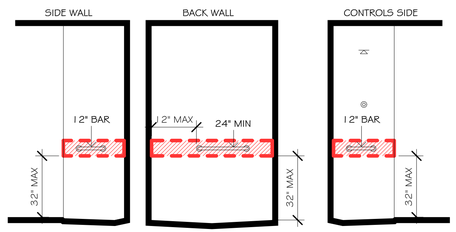
WATER CLOSET ADJACENT TO TWO SIDE WALLS



BLOCKING SHALL BE CONTINUOUS ON ALL WALLS SURROUNDING THE TUB / SHOWER.

A CODE COMPLYING BATH TUB HAS FOUR GRAB BARS.

BATHTUB OR TUB/SHOWER



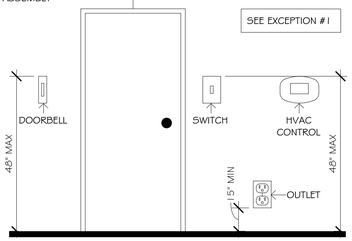
SHOWER ENCLOSURE

4 AGING-IN-PLACE - GRAB BAR BLOCKING DETAIL

SCALE: 1" = 1'-0"

EXTERIOR
DOORBELL HEIGHT IS FROM FLOOR OR LANDING TO TOP OF DOORBELL ASSEMBLY

INTERIOR
HEIGHTS ARE TO FINISH FLOOR



HEIGHTS FOR ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, DOORBELL BUTTONS, INCLUDING HVAC CONTROLS

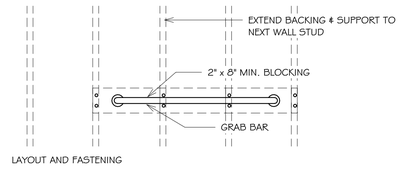
NOTES:

1. ADDITIONAL BACK WALL REINFORCEMENT MUST BE INSTALLED WITH THE BOTTOM EDGE NO MORE THAN 6-INCHES ABOVE THE BATHTUB RIM.
2. THE SUGGESTED DIMENSIONS ARE TO ACCOMMODATE THE MINIMUM REQUIRED 36 INCHES CLEARANCE, CENTER TO CENTER, AT A WATER CLOSET; AND MINIMUM 24 INCHES CLEAR SPACE IN FRONT OF WATER CLOSET (CPC 402.5). AT THIS TIME CRC R327 DOES NOT SPECIFY THE MINIMUM LENGTHS AT THESE LOCATIONS. HOWEVER, PLEASE CONSULT WITH THE LOCAL JURISDICTION.

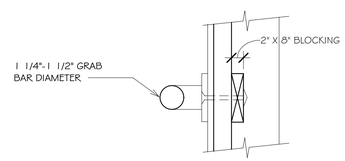
EXCEPTIONS:

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS AND CONTROLS LOCATED ON APPLIANCES; AND REQUIRED RECEPTACLES ON A WALL SPACE THAT HAS A BUILT-IN FEATURE ABOVE FINISH FLOOR LESS THAN 15 INCHES.

IN COMPLIANCE WITH CRC R327.1.1 AGING-IN-PLACE REQUIREMENTS



LAYOUT AND FASTENING



CONDITION WITH BLOCKING SUPPORT IN WALL

NOTE: INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SUBMITTAL
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE

DATE 6/9/2026 9:15:38 AM

AGENCY # ########

TDDG JOB # 504.001

ARCHITECTURAL DETAILS

AD3.0



LKZ-B120

Long Strip Wall Light - Modern LED Outdoor Sconce

Modern long strip LED wall light designed for durable outdoor performance and sleek architectural appeal. Constructed with electroplated stainless steel and high-strength optical acrylic, this fixture features an advanced waterproof structure and integrated light sensor for efficient, automatic illumination. Ideal for exterior walls, entrances, patios, and walkways.

Specifications & Features:

- Lamp Type: LED wall sconce
- Design: Long strip, modern style
- **Lamp Body:**
  - Electroplated stainless steel
  - Surface electrostatic spraying
  - High-strength glass / imported optical acrylic
- **Waterproof Structure:**
  - Structural waterproofing
  - Glue-filled waterproof sealing
  - Waterproof light guide lens
- Protection Level: IP65
- Voltage: AC 110V
- Power: 24W (with built-in light sensor)
- Color Temperature: 3000K (Warm White)
- Material: Electroplated stainless steel + surface electrostatic spraying + imported optical acrylic

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
3	Revision 3	06//09/2026

DATE 6/9/2026 9:15:39 AM

AGENCY # ########

TDDG JOB # 504.001

EXTERIOR LIGHT SPECS SHEET

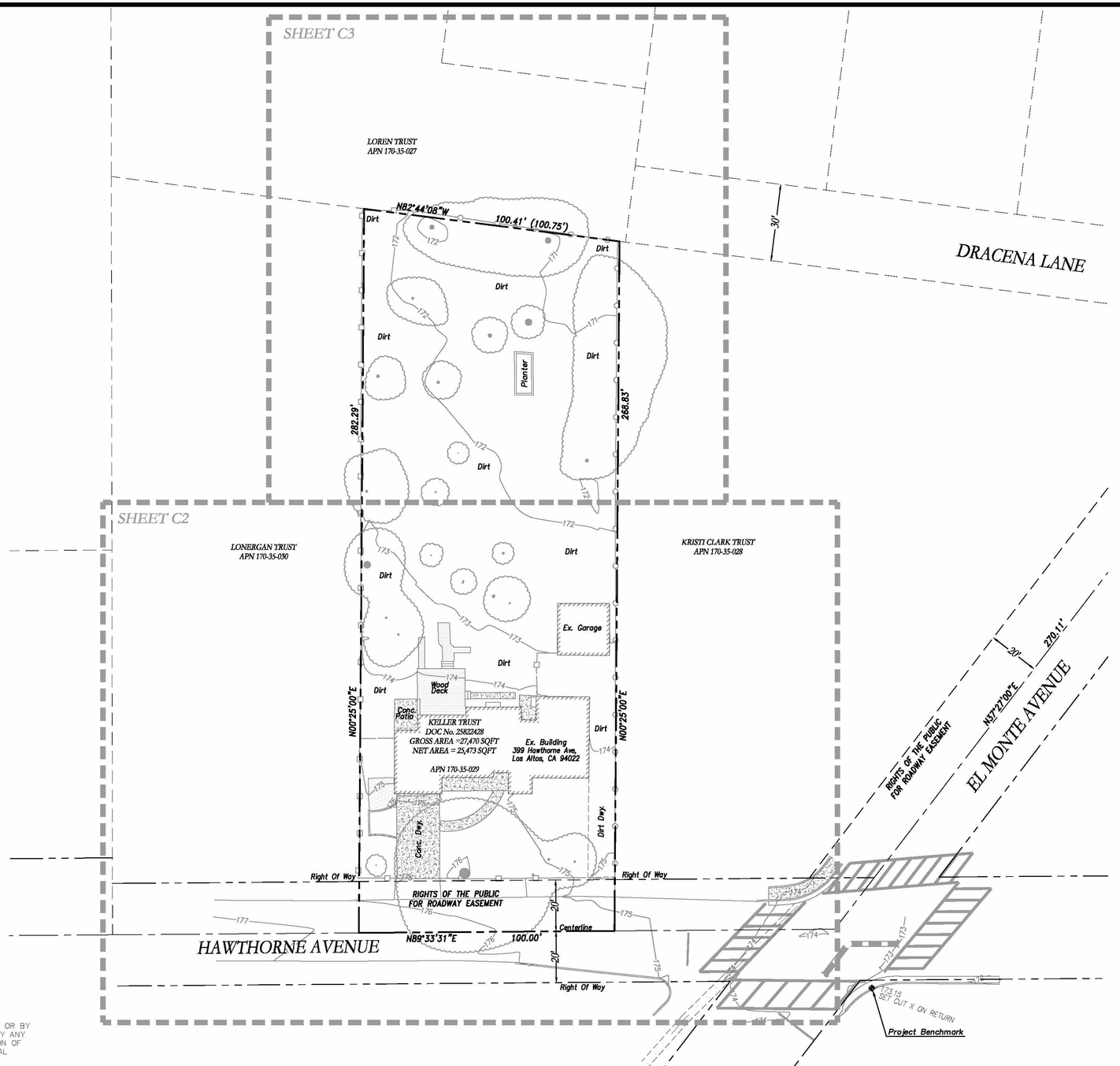
AD4.0

ABBREVIATIONS

CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
COR	CORNER
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GND	GROUND
DGW/GWA	DOWN GUY WIRE/ GUY WIRE
INV	INVERT
(N)	NEW
O/H	OVERHEAD LINES
P	PAVEMENT GRADE
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY LINE
	ADJOINER LOT LINE
	EASEMENT LINE
	CENTERLINE (℄)
	RIGHT OF WAY
	SETBACK LINE
	EX. FENCE (CHAIN LINKED)
	EX. FENCE (WOOD)
O/H	EX. OVERHEAD POWER LINES
SS	EX. SEWER MAIN OR LATERAL
W	EX. WATER MAIN OR LATERAL
	EX. STORM DRAIN PIPE
2%	PERCENT GRADE
607.00	FINISHED GRADE ELEVATION
× 167.20	EXISTING GRADE ELEVATION
T.48"	EX. TREE – 48" DIAMETER



NORTH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BENCHMARK:
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BASIS OF BEARINGS:
THE BEARINGS SHOWN ARE BASED ON THE MONUMENT LINE OF EL MONTE AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 37 OF MAPS, AT PAGE 47, SANTA CLARA COUNTY RECORDS, TAKEN AS NORTH 37°27'00" EAST.

TITLE NOTE:
A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED BY CLIENT.

UTILITY NOTE:
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TREE NOTE:
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FEMA FLOOD NOTE:
THE SUBJECT PROPERTY HAS THE FOLLOWING FEMA FLOOD INFORMATION:

FEMA FLOOD ZONE: X
FIRM NUMBER: 06085C0038H
EFFECTIVE DATE: 05 / 18 / 2009

SURVEY NOTES:
1. *ALL DISTANCES AND DIMENSIONS ARE IN DECIMAL FEET.*
2. *BUILDING FOOTPRINTS SHOWN ON THE SURVEY ARE TO FINISHED MATERIALS, I.E., STUCCO OR SIDING MEASURED AT APPROXIMATELY FIVE FEET ABOVE GROUND LEVEL.*
3. *FINISH FLOOR ELEVATIONS SHOWN ON THE SURVEY ARE TAKEN AT DOOR THRESHOLDS (BOTH INTERNAL & EXTERNAL) AS SHOWN.*

GROSS LOT AREA:
THE AREA OF THE SURVEYED LOT IS:
GROSS AREA= 27,470 SQ. FT. (0.631)
NET AREA= 25,473 SQ. FT. (0.585 ACRES)

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

PROFESSIONAL LAND SURVEYOR — DAN S. SCOTT — No. L7840 — STATE OF CALIFORNIA

27-FEB-2026

DAN S. SCOTT III, PLS 7840 *DATE*

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DATE: JULY 24, 2025
SCALE: AS NOTED
DRAWN: DSK
DESIGNED: DSK
ENGINEER: DSK
MANAGER: DSK

NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
ALPHA X
399 HAWTHORNE AVENUE
LOS ALTOS, CA 94022

APN: 170-35-029 — 399 HAWTHORNE AVENUE

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS — COUNTY OF SANTA CLARA — CALIFORNIA

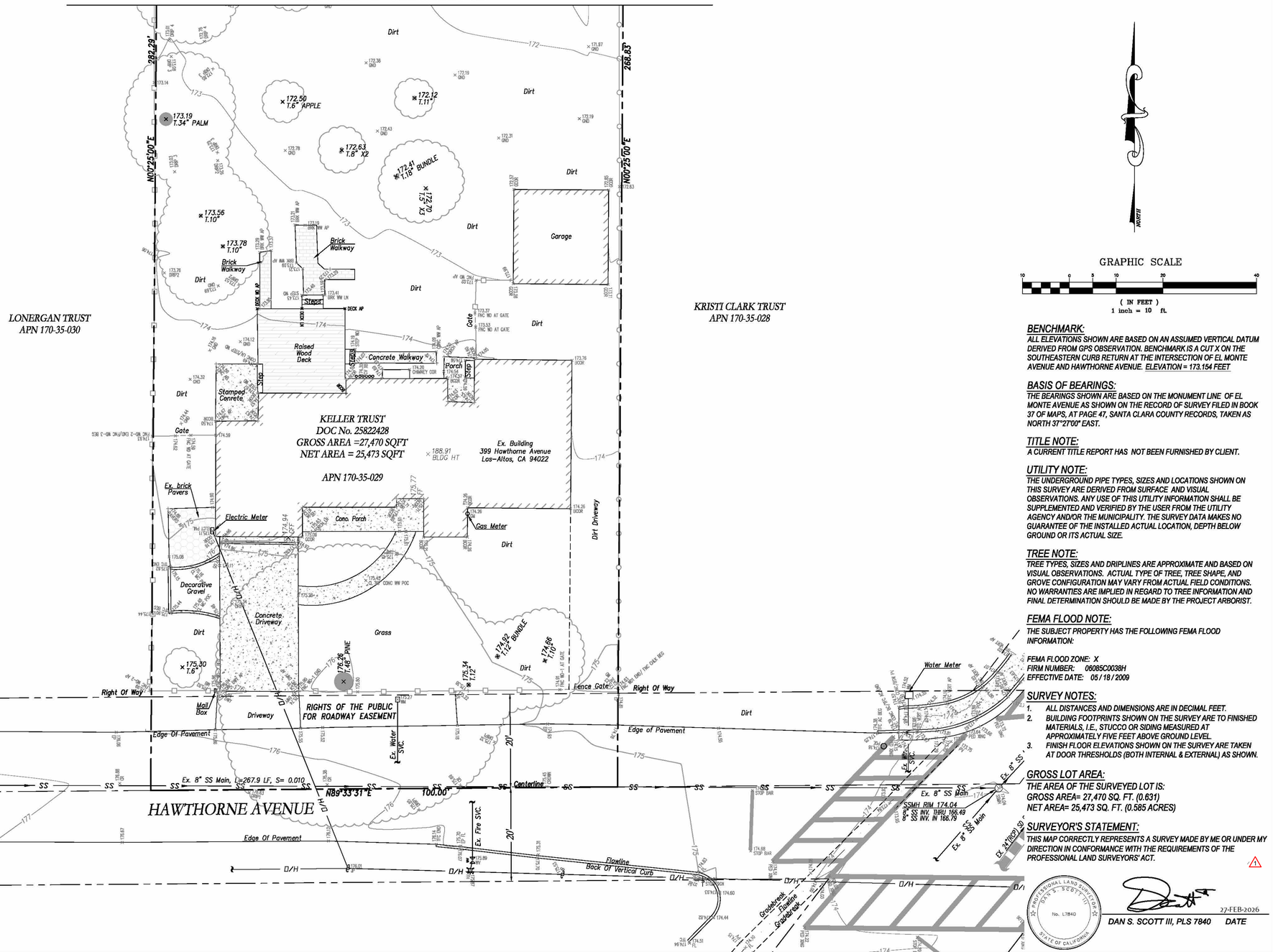
SHEET NO. C1
1 OF 3 SHEETS
JOB NO. 2025-221

ABBREVIATIONS

CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
COR	CORNER
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
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GND	GROUND
DGW/GWA	DOWN GUY WIRE/ GUY WIRE
INV	INVERT
(N)	NEW
O/H	OVERHEAD LINES
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PIV	POST INDICATOR VALVE
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PRC	POINT OF REVERSE CURVATURE
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PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY LINE
	ADJOINER LOT LINE
	EASEMENT LINE
	CENTERLINE (℄)
	RIGHT OF WAY
	SETBACK LINE
	EX. FENCE (CHAIN LINKED)
	EX. FENCE (WOOD)
O/H	EX. OVERHEAD POWER LINES
SS	EX. SEWER MAIN OR LATERAL
W	EX. WATER MAIN OR LATERAL
	EX. STORM DRAIN PIPE
2% / 607.00	PERCENT GRADE
× 187.20	FINISHED GRADE ELEVATION
T.48"	EXISTING GRADE ELEVATION
	EX. TREE – 48" DIAMETER



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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FEMA FLOOD NOTE:
THE SUBJECT PROPERTY HAS THE FOLLOWING FEMA FLOOD INFORMATION:

FEMA FLOOD ZONE: X
FIRM NUMBER: 06085C0038H
EFFECTIVE DATE: 05/18/2009

SURVEY NOTES:
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SURVEYOR'S STATEMENT:
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PROFESSIONAL LAND SURVEYOR DAN S. SCOTT No. LS7840 STATE OF CALIFORNIA

27-FEB-2026
DAN S. SCOTT III, PLS 7840 *DATE*

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DATE: JULY 24, 2025					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
ALPHA X
399 HAWTHORNE AVENUE
LOS ALTOS, CA 94022

APN: 170-35-029 399 HAWTHORNE AVENUE

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS COUNTY OF SANTA CLARA CALIFORNIA

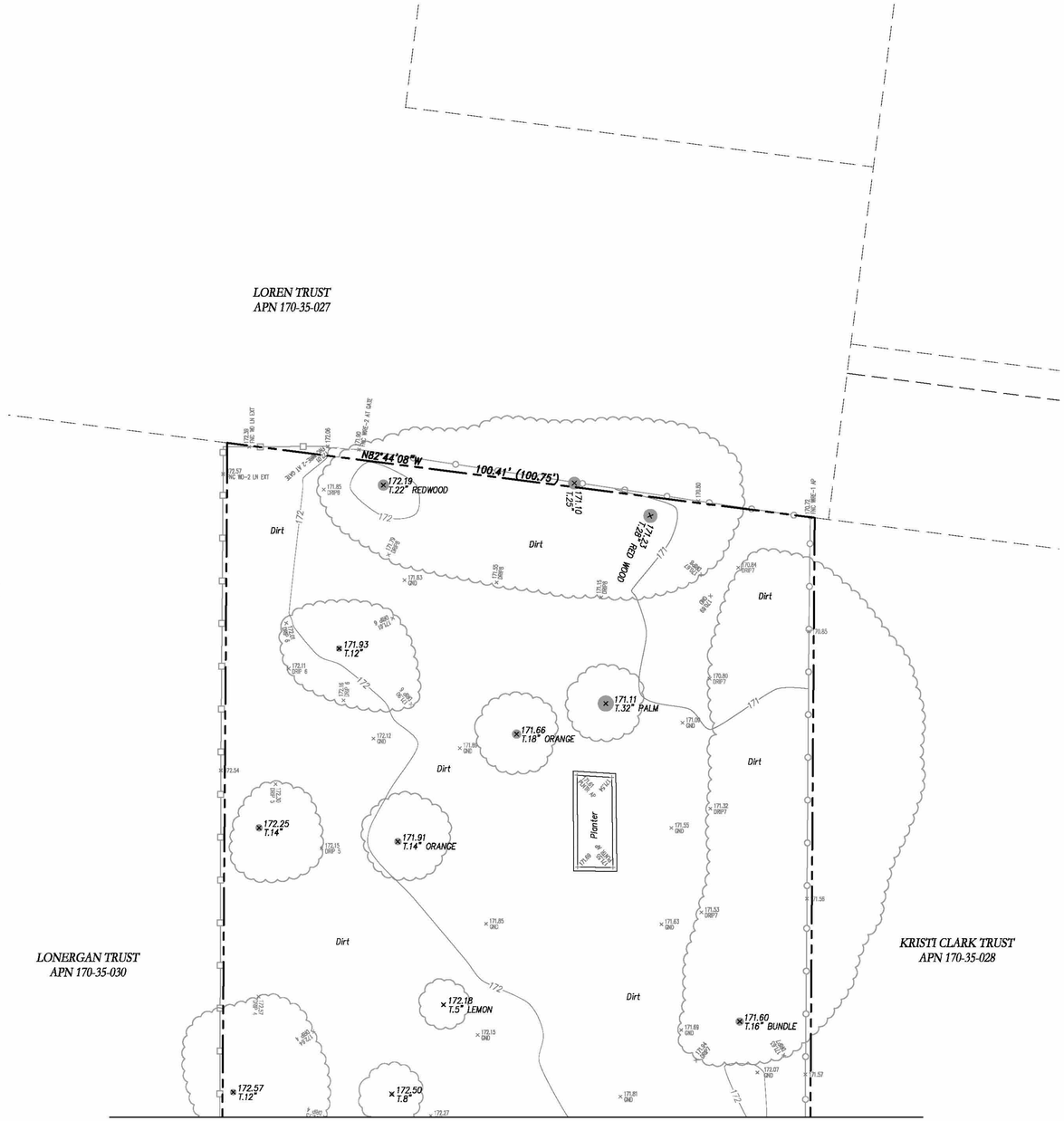
SHEET NO. C2
2 OF 3 SHEETS
JOB NO. 2025-221

ABBREVIATIONS

CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
COR	CORNER
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GND	GROUND
DGW/GWA	DOWN GUY WIRE/ GUY WIRE
INV	INVERT
(N)	NEW
O/H	OVERHEAD LINES
P	PAVEMENT GRADE
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POC	POINT ON CURVE
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SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY LINE
	ADJOINER LOT LINE
	EASEMENT LINE
	CENTERLINE (℄)
	RIGHT OF WAY
	SETBACK LINE
	EX. FENCE (CHAIN LINKED)
	EX. FENCE (WOOD)
O/H	EX. OVERHEAD POWER LINES
SS	EX. SEWER MAIN OR LATERAL
W	EX. WATER MAIN OR LATERAL
	EX. STORM DRAIN PIPE
2%	PERCENT GRADE
607.00	FINISHED GRADE ELEVATION
× 167.20	EXISTING GRADE ELEVATION
T.48"	EX. TREE – 48" DIAMETER



MATCHLINE - SEE SHEET C2



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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TITLE NOTE:

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FEMA FLOOD ZONE: X
FIRM NUMBER: 06085C0038H
EFFECTIVE DATE: 05 / 18 / 2009

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PROFESSIONAL LAND SURVEYOR · DAN S. SCOTT III · No. LS7840 · STATE OF CALIFORNIA

27-FEB-2026

DAN S. SCOTT III, PLS 7840 DATE

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DATE: JULY 24, 2025					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
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399 HAWTHORNE AVENUE
LOS ALTOS, CA 94022

APN: 170-35-029 399 HAWTHORNE AVENUE

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C3
3 OF 3 SHEETS
JOB NO. 2025-221

ABBREVIATIONS

CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
COR	CORNER
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GND	GROUND
DGW/GWA	DOWN GUY WIRE/ GUY WIRE
INV	INVERT
(N)	NEW
O/H	OVERHEAD LINES
P	PAVEMENT GRADE
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY LINE
	ADJOINER LOT LINE
	EASEMENT LINE
	CENTERLINE (℄)
	RIGHT OF WAY
	SETBACK LINE
	EX. FENCE (CHAIN LINKED)
	EX. FENCE (WOOD)
O/H	EX. OVERHEAD POWER LINES
SS	EX. SEWER MAIN OR LATERAL
W	EX. WATER MAIN OR LATERAL
SD	EX. STORM DRAIN PIPE
2%	PERCENT GRADE
607.00	FINISHED GRADE ELEVATION
× 167.20	EXISTING GRADE ELEVATION
T.48"	EX. TREE – 48" DIAMETER

BASIS OF BEARINGS

THE BEARING SHOWN ARE BASED ON THE MONUMENT LINE OF EL MONTE AVENUE AS SHOWN ON THE RECORD OF SURVEY FIELD IN BOOK 37 OF MAPS, AT PAGE 47, SANTA CLARA COUNTY RECORDS, TAKEN AS NORTH 37°27'00" EAST.

VERTICAL DATUM

ALL ELEVATIONS SHOWN ARE AN ASSUMED VERTICAL DATUM DERIVED FROM GPS OBSERVATION. BENCHMARK IS A CUT X ON THE SOUTHEASTERN CURB RETURN AT THE INTERSECTION OF EL MONTE AVENUE AND HAWTHORNE AVENUE.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT) AT (800)-642-2444 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS.
4. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
5. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
6. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS. SEE EROSION CONTROL PLAN DETAILS.
7. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY ALONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR THEIR DESIGNEE.

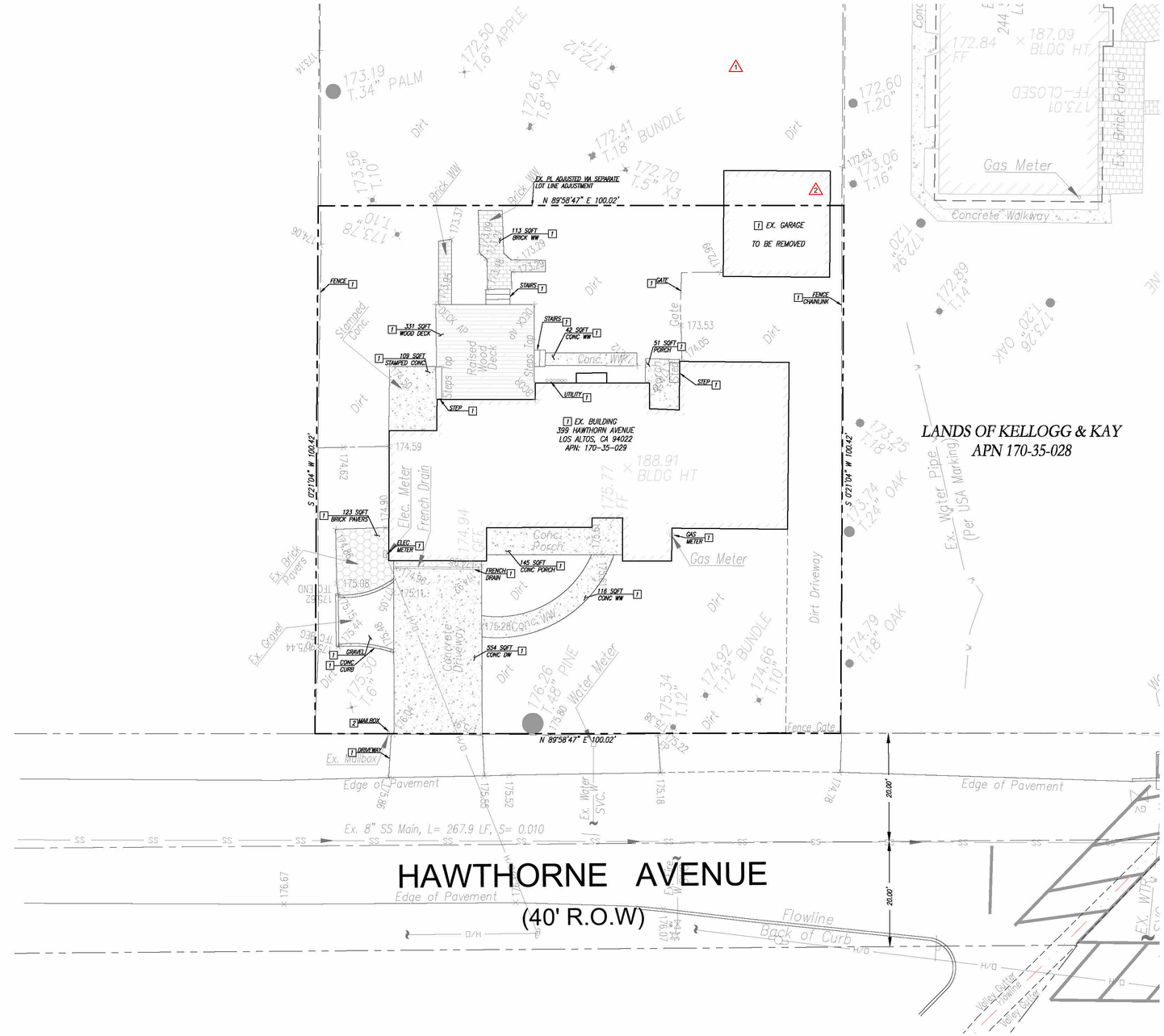
LEGEND

1	TO BE REMOVED
2	TO REMAIN
	EX CONCRETE TO BE REMOVED
	EX ASPHALT TO BE REMOVED
	EX BRICK PAVER TO BE REMOVED
	EX WOOD DECK TO BE REMOVED
	EX BRICK TO BE REMOVED
	TREE TO BE REMOVED

N

0 5' 10' 20'

SCALE: 1" = 10'



LANDS OF KELLOGG & KAY
APN 170-35-028

DATE: APRIL 16, 2025					
SCALE: AS NOTED					
DRAWN: JD					
DESIGNED: DG					
ENGINEER: KW					
MANAGER: KW	NO.	BY	DATE	REVISIONS	CITY APPR

JMH weiss
Real Estate Development Consultants
Planning and Engineering
10050 N. FOOTHILL BLVD, CUPERTINO CA 95014
TEL: (408) 286-4555

REGISTERED PROFESSIONAL ENGINEER — KEVIN R. WEISS — No. C 49987 — CIVIL — STATE OF CALIFORNIA

PREPARED FOR:
WEIRAN JIA
10050 N. FOOTHILL BOULEVARD, SUITE 100
CUPERTINO, CA 95014
TEL: (818) 818-3888

APN: 170-35-029 — 399 HAWTHORNE AVE

EXISTING CONDITIONS AND DEMOLITION PLAN

CITY OF LOS ALTOS — COUNTY OF SANTA CLARA — CALIFORNIA

SHEET NO. C-1.0
1 OF 3 SHEETS
JOB NO. 5365

GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF SAN JOSE'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

2. Project Size

a. Total Site Area: 10,041 (ft²) — **b. Total Land Area Disturbed During Construction:** 10,166 (ft²) (including clearing, grading, stockpiling, or excavating)

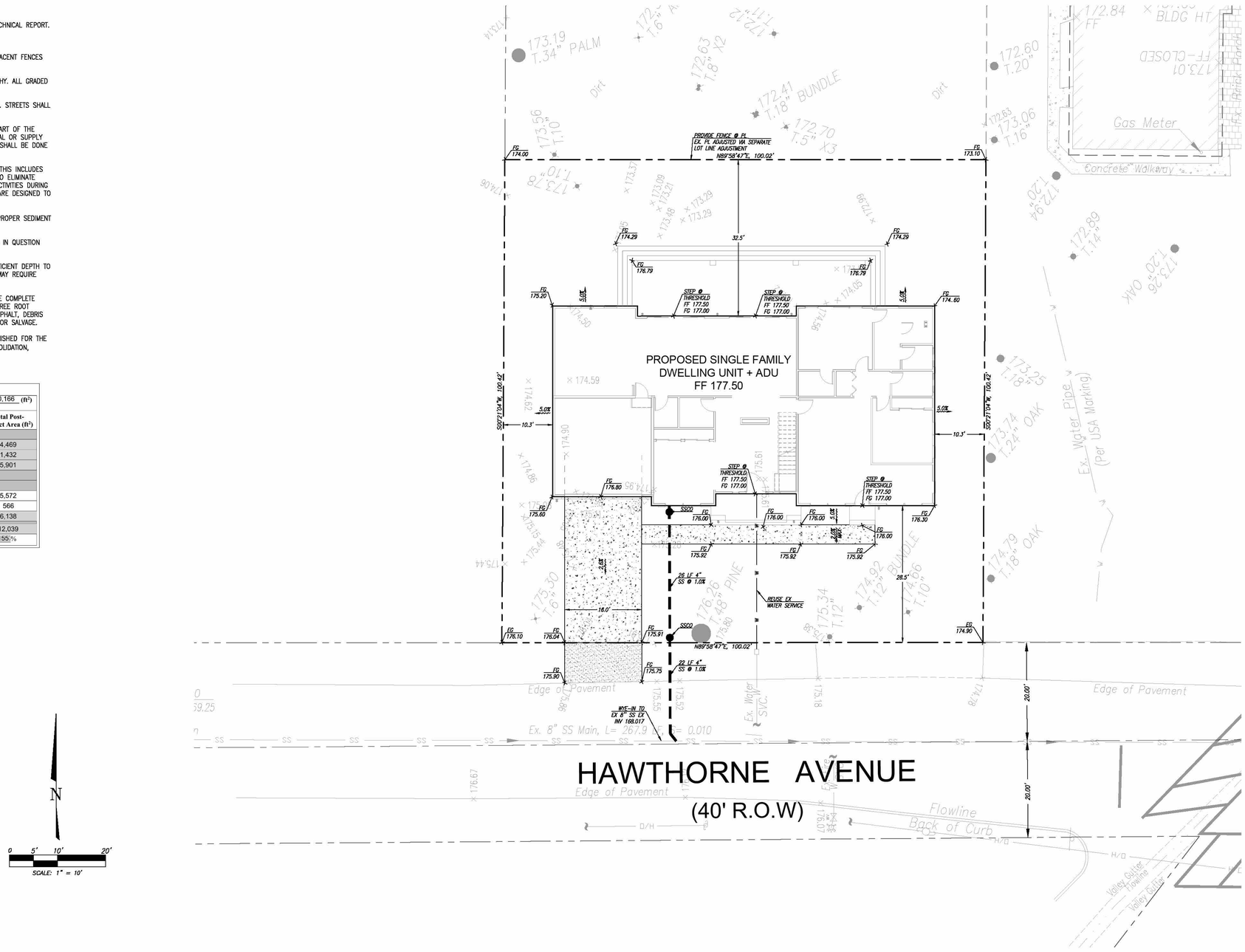
Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	4,199	0	4,199	270	4,469
d. Total off-site IA[3]	1,444		1,432	0	1,432
e. Total project IA	5,643	0	5,631	270	5,901
f. Total new and replaced IA			5,901		
Pervious Area (PA)[4]					
g. Total on-site PA	5,842				5,572
h. Total off-site PA[3]	554				566
i. Total project PA	6,396				6,138
j. **Total Project Area (2.e+2.i.)**	12,039				12,039
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 347155%					

EARTHWORK SUMMARY

MEASURED RAW CUT: (UNDER FOOTPRINT & OUTSIDE)	0 CY
MEASURED RAW FILL: (UNDER FOOTPRINT & OUTSIDE)	85 CY
ESTIMATED EXPORT:	85 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BIDS AND/OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL. GRADES UNDER AND AROUND EXISTING BUILDINGS MAY CHANGE POST-DEMOLITION AND THE ABOVE QUANTITIES ARE ESTIMATED BASED ON A REASONABLE ASSUMPTION OF CONDITIONS.



DATE: APRIL 16, 2025						
SCALE: AS NOTED						
DRAWN: JD						
DESIGNED: DG						
ENGINEER: KW						
MANAGER: KW	NO.	BY	DATE	REVISIONS	CITY APPR	

J M H Weiss
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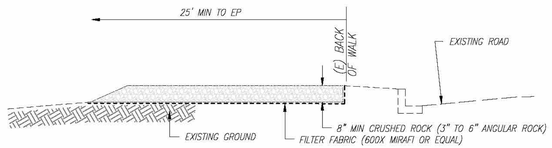
GRADING DRAINAGE AND UTILITY PLAN

CITY OF LOS ALTOS — COUNTY OF SANTA CLARA — CALIFORNIA

SHEET NO. C-2.0
2 OF 3 SHEETS
JOB NO. 5365

EROSION CONTROL NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF MENLO PARK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-6" FRACTURED STONE AGGREGATE UNDERLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

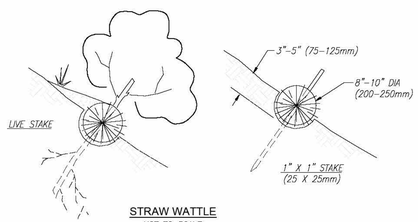


NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL 12 FEET WIDE STABILIZED CONTRUCTION ENTRANCE AT EXISTING DRIVEWAY ENTRANCES TO SITE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING W/ ADDITIONAL STONE AS CONDITION DEMANDS.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



STRAW WATTLE

NOT TO SCALE

NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" (75 TO 125 MM) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. FOR SECURING STRAW ROLLS IN EXISTING PAVEMENT AREA USE APPROPRIATE STEEL REBAR STAKES.
3. FOR SECURING STRAW ROLLS ADJACENT TO EXISTING AND/OR NEW CONSTRUCTION FENCE USE APPROPRIATE GAUGED WIRE OR STAKES.*
4. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
5. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.

EROSION CONTROL LEGEND

STRAW WATTLES

CONSTRUCTION ENTRANCE

N

0 5' 10' 20'

SCALE: 1" = 10'



DATE: APRIL 16, 2025						
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TEL: (818) 818-3888

APN: 170-35-029

399 HAWTHORNE AVE

EROSION CONTROL PLAN

CITY OF LOS ALTOS COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C-3.0

3 OF 3 SHEETS

JOB NO. 5365

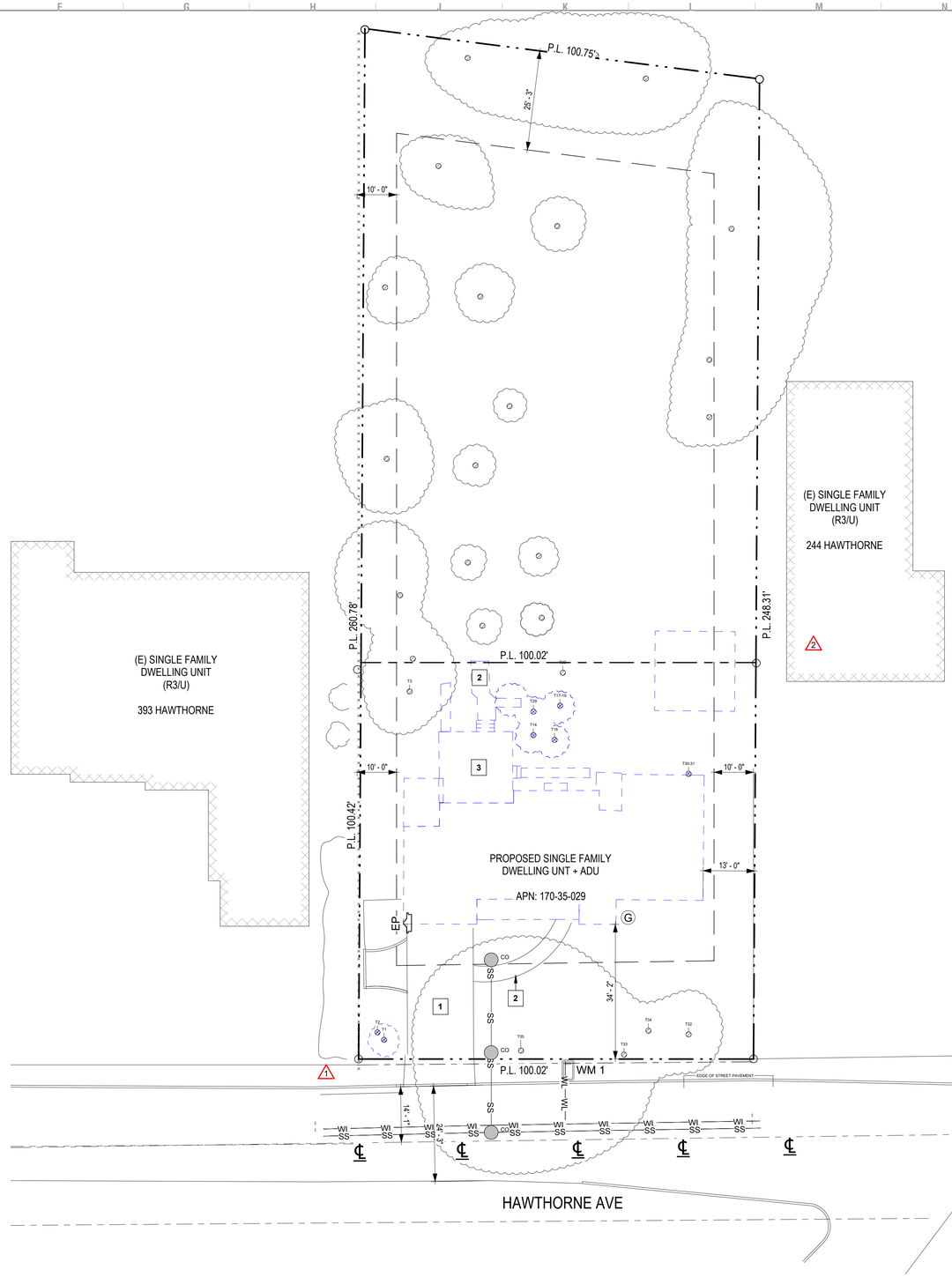
ALIGN TREE
— MANAGEMENT —

Appendix B: Tree Data

ID	Species	Botanical	Height	DBH	Health	Protected ?	Remove or Retain? (Criteria #)	Notes
1	Holly	*Ilex aquifolium*	15'	5"	60% - Fair	No	Remove (#5)	Upright tree with large aspect ratio, first order limbs. Foliage of good color and density.
2	Oak, Coast Live	*Quercus agrifolia*	15'	3"	40% - Poor	No	Remove (#5)	Probable volunteer tree growing a long fence. Constricted by fence and poor condition.
3	Apricot	*Prunus armeniaca*	15'	9"	60% - Fair	No	Retain	Fruit tree with buried trunk flare. Codominant above 1 foot with narrow union. Heavy pruning in past with excessive adventitious growth.
14	Apple	*Malus sp.*	10'	6"	40% - Poor	No	Remove (#5)	Small multi stem fruit tree. In declining condition.
16	Orange	*Citrus sp.*	10'	16"	40% - Poor	Yes	Remove (#5)	Small ornamental tree surrounded by ground cover. Codominant stems above 1 foot with very typical narrow attachments. Foliage color and density is fair for age of tree and species.
17	Oak, Coast Live	*Quercus agrifolia*	15'	3"	60% - Fair	No	Remove (#5)	Small possible volunteer growing and cluster. Slightly buried trunk flare and fair form and structure. Foliage of fair color and density.
18	Oak, Coast Live	*Quercus agrifolia*	15'	4"	60% - Fair	No	Remove (#5)	Small possible volunteer growing and cluster. Slightly buried trunk flare and fair form and structure. Foliage of fair color and density.
19	Oak, Coast Live	*Quercus agrifolia*	15'	5"	60% - Fair	No	Remove (#5)	Small possible volunteer growing and cluster. Slightly buried trunk flare and fair form and structure. Foliage of fair color and density.
20	Apricot	*Prunus armeniaca*	10'	3"	60% - Fair	No	Retain	Small multi stem fruit tree. In declining condition.
29	Magnolia, Southern	*Magnolia grandifolia*	30'	8", 7"	20% - Critical	Yes	Remove (#5)	Codominant trunks from base. Significant die back with very little remaining foliage.
30	Plum, Purple Leaf	*Prunus cerasifera*	20'	1"	60% - Fair	No	Remove (#5)	Small ornamental planted near foundation of house. Tree is developing phototropic lean

ALIGN TREE
— MANAGEMENT —

31	Plum, Purple Leaf	*Prunus cerasifera*	20'	1"	60% - Fair	No	Remove (#5)	Small ornamental planted near foundation of house. Tree is developing phototropic lean
32	Cherry, Carolina Laurel	*Prunus caroliniana*	20'	8"	60% - Fair	No	Retain	Generally upright tree with buried trunk flare. Minor die back through a canopy. Crowded structure with crossing limbs. Foliage of good color and density.
33	Cherry, Carolina Laurel	*Prunus caroliniana*	20'	9"	60% - Fair	No	Retain	Leaning tree due to proximity to fence. Foliage of good color and density. Trunk appears to be crowded out by larger trees nearby. Berry trunk flare, and poor structure.
34	Loquat	*Eriobotrya japonica*	20'	6",5",5"	60% - Fair	Yes	Retain	Multi stem tree from base. Approximately 30% die back through upper portions of canopy. Tree is crowded out by adjacent trees.
35	Cedar, Deodar	*Cedrus deodara*	60'	37"	80% - Good	Yes	Retain	Upright Tree with good trunk flare. Very good quantity of lower scaffolding limbs with fair spacing. Needles appear healthy, good color and density.



N

1 EXISTING & DEMOLITION PLAN
1/16" = 1'-0"

GENERAL SHEET NOTES

A. CONTRACTORS TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206

B. CONTRACTOR SHALL MAINTAIN FIRE LANE ACCESS THROUGHOUT PROJECT.

C. DO NOT INTERRUPT EXISTING UTILITY SERVICES SERVING OCCUPIED OR USED FACILITIES WHEN EXCEPT WHEN AUTHORIZED IN WRITING BY AND COORDINATED WITH THE OWNER.

D. PROTECT EXISTING AND NEW STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION.

E. REFER TO CIVIL, PLUMBING, ELECTRICAL, AND LANDSCAPE DRAWINGS FOR EXTENT OF CIVL, PLUMBING, ELECTRICAL, AND LANDSCAPE WORK.

F. COORDINATE WITH PLANT ALPHA SITE ASSEMBLY AND LOGISTICS TEAM PRIOR TO COMMENCING SITE PREPARATION WORK

SITE LEGEND

- PROPERTY LINE
- EXISTING TO BE REMOVED
- FENCE
- —SS—SS—SS— (E) 4" SEWER LINE
- —WL—WL—WL— (E) 1" WATER LINE
- WM 1 (E) WATER METER
- G (E) GAS METER
- (E) TREE DRIP LINE
- 1 (E) DRIVEWAY
- 2 (E) WALKWAY
- 3 (E) PATIO

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2026
2	Revision 2	04/13/2026

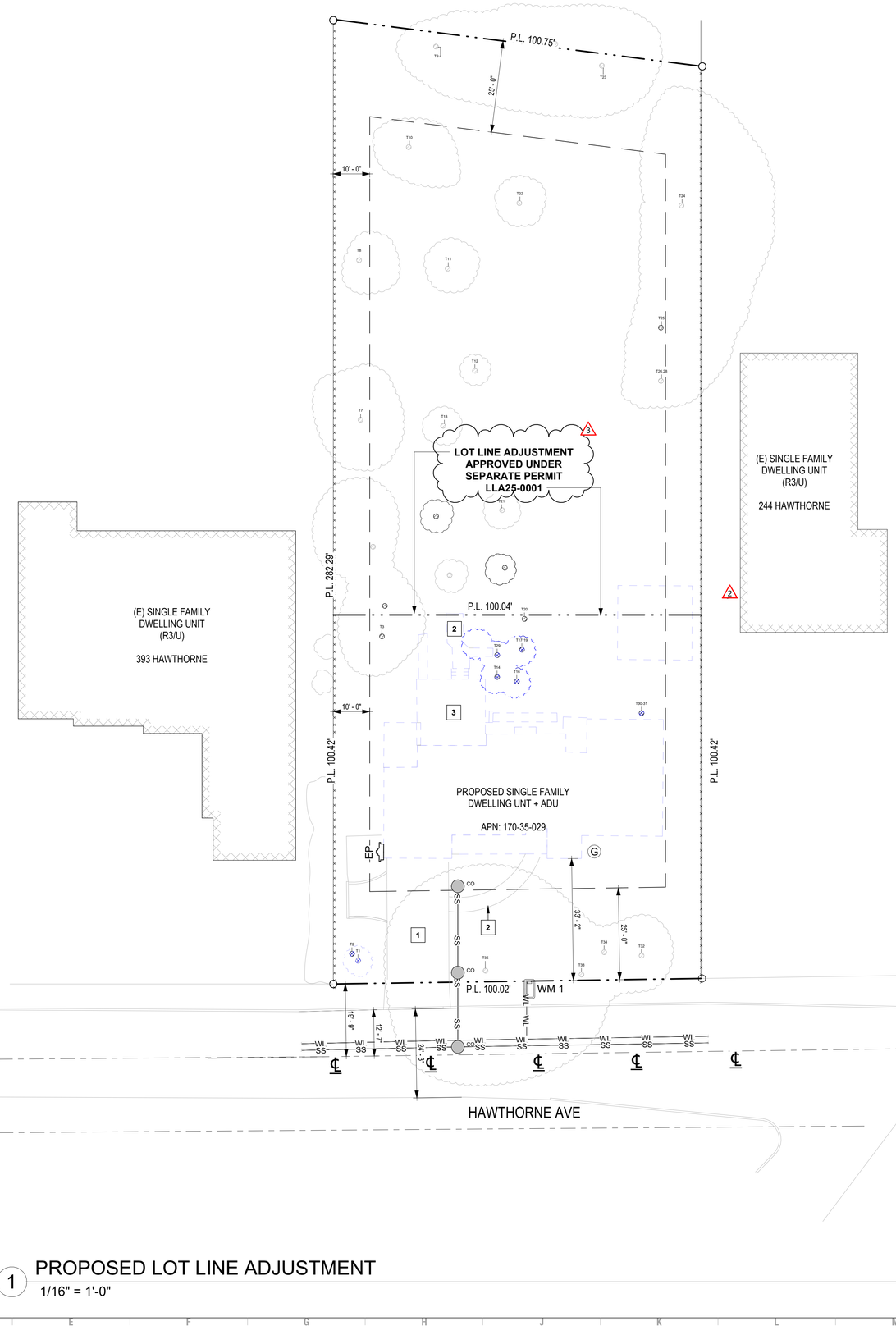
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AGENCY # ########

TDDG JOB # 504.001

EXISTING & DEMOLITION PLAN

A1.0



1 PROPOSED LOT LINE ADJUSTMENT

1/16" = 1'-0"

GENERAL SHEET NOTES

A. CONTRACTORS TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206

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F. COORDINATE WITH PLANT ALPHA SITE ASSEMBLY AND LOGISTICS TEAM PRIOR TO COMMENCING SITE PREPARATION WORK

SITE LEGEND

- PROPERTY LINE
- EXISTING TO BE REMOVED
- FENCE
- —SS—SS—SS— (E) 4" SEWER LINE
- —WL—WL—WL— (E) 1" WATER LINE
- WM 1 (E) WATER METER
- G (E) GAS METER
- (E) TREE DRIP LINE
- 1 (E) DRIVEWAY
- 2 (E) WALKWAY
- 3 (E) PATIO

ALIGNMENT
10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
2	Revision 2	04/13/2026
3	Revision 3	06/09/2026

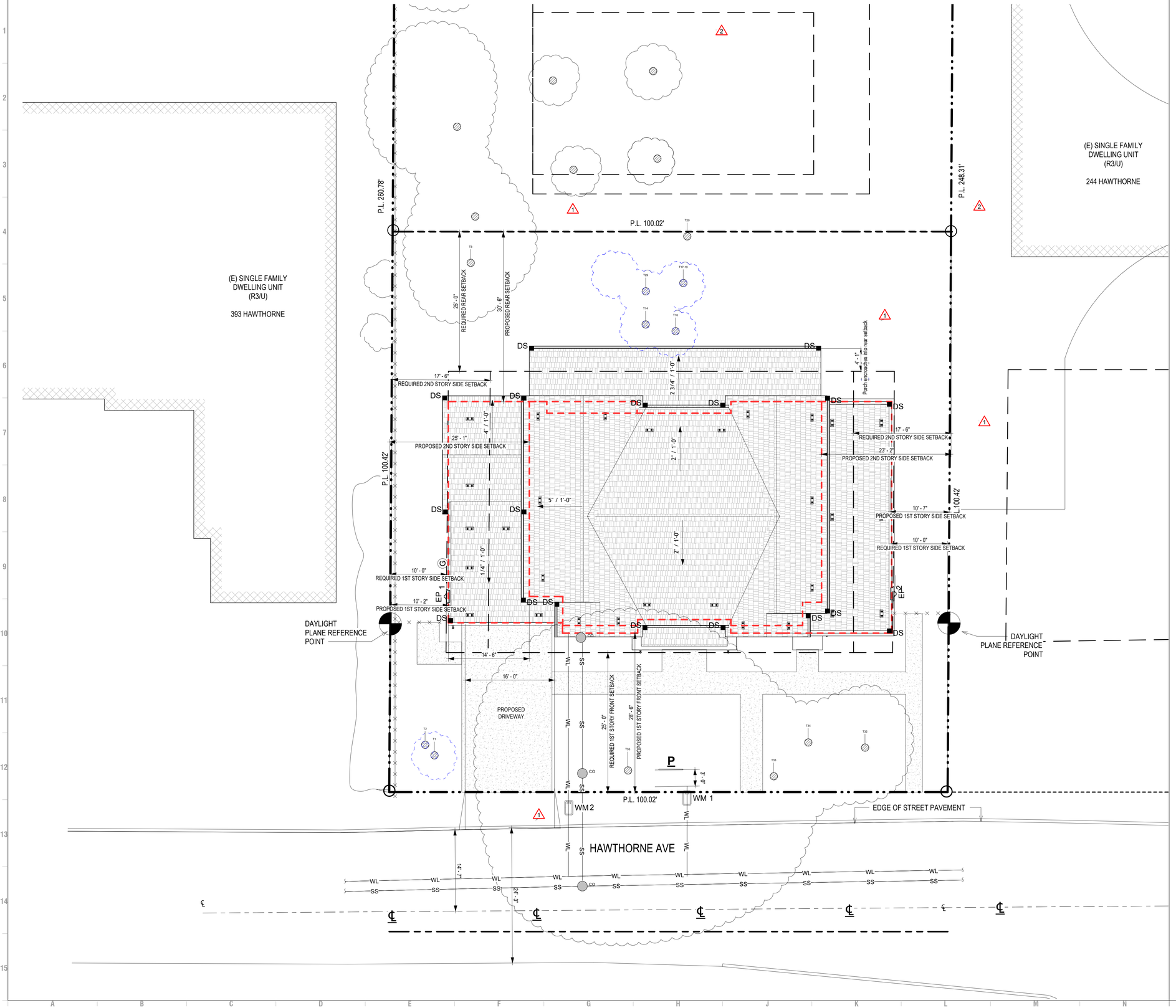
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AGENCY # ########

TDDG JOB # 504.001

PROPOSED LOT LINE ADJUSTMENT

A2.0



GENERAL SHEET NOTES

A. CONTRACTORS TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206

B. CONTRACTOR SHALL MAINTAIN FIRE LANE ACCESS THROUGHOUT PROJECT.

C. DO NOT INTERRUPT EXISTING UTILITY SERVICES SERVING OCCUPIED OR USED FACILITIES WHEN EXCEPT WHEN AUTHORIZED IN WRITING BY AND COORDINATED WITH THE OWNER.

D. PROTECT EXISTING AND NEW STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION.

E. REFER TO CIVIL, PLUMBING, ELECTRICAL, AND LANDSCAPE DRAWINGS FOR EXTENT OF CIVL, PLUMBING, ELECTRICAL, AND LANDSCAPE WORK.

F. COORDINATE WITH PLANT ALPHA SITE ASSEMBLY AND LOGISTICS TEAM PRIOR TO COMMENCING SITE PREPARATION WORK

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING TO BE REMOVED
- FENCE
- (N) 4" SEWER LINE
- (N) 1" WATER LINE
- EP 1 (N) MAIN HOUSE ELECTRIC METER 200 AMP
- EP 2 (N) ADU ELECTRIC METER 200 AMP
- WM 1 (E) WATER METER
- WM 2 (N) WATER METER
- C SSCO
- AC AC UNIT
- G (E) GAS METER
- P PROJECT SIGN POSTING

N

0' 4' 8' 16' 32'

1 PROPOSED SITE PLAN
1/8" = 1'-0"

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10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

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LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2026
2	Revision 2	04/13/2026

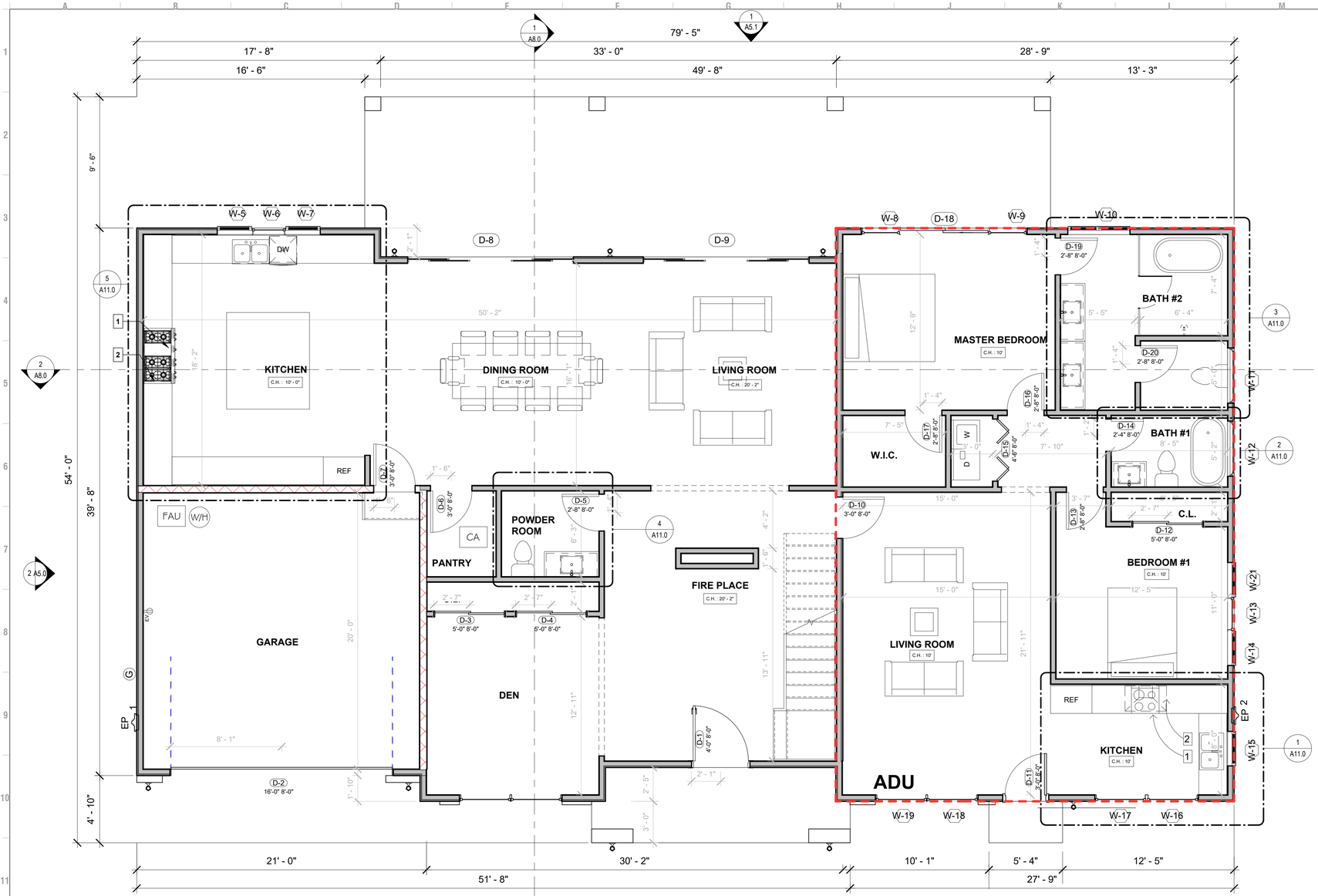
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AGENCY # ########

TDDG JOB # 504.001

PROPOSED SITE PLAN

A3.0



KEYNOTES

1. RANGE, GAS
2. LOCAL EXHAUST VENTILATION HOOD, MIN. 100 CFM
3. WATER HEATER, HEAT PUMP
4. HEAT PUMP

LEGEND

- EP — (N) ELECTRIC PANEL, SFD MIN. 200 AMP, ADU MIN. 150 AMP
- AA — 22" X 30" ATTIC ACCESS
- CA — CRAWL SPACE ACCESS OPENING 22" x 24"
- EQ — EQUAL
- C.H. — CEILING HEIGHT IS 10 FEET UNLESS OTHERWISE NOTED.
- G — GAS METER

DOOR SCHEDULE - FIRST FLOOR

MARK	TYPE	WIDTH	HEIGHT	TEMPERED	NOTE
D-1	MAIN ENTRANCE DOOR	4' - 0"	8' - 0"	No	
D-2	GARAGE DOOR	16' - 0"	8' - 0"	No	
D-3	SLIDING CLOSET DOOR	5' - 0"	8' - 0"	No	
D-4	SLIDING CLOSET DOOR	5' - 0"	8' - 0"	No	
D-5	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No	
D-6	SINGLE FLUSH DOOR	3' - 0"	8' - 0"	No	20-MINUTE FIRE-RATING, EQUIPPED WITH SELF CLOSING AND SELF-LATCHING DEVICES
D-7	SINGLE FLUSH DOOR	3' - 0"	8' - 0"	No	20-MINUTE FIRE-RATING, EQUIPPED WITH SELF CLOSING AND SELF-LATCHING DEVICES
D-8	SLIDING GLASS DOOR	12' - 0"	8' - 0"	Yes	
D-9	SLIDING GLASS DOOR	12' - 0"	8' - 0"	Yes	
D-10	SINGLE FLUSH DOOR	3' - 0"	8' - 0"	No	
D-11	SINGLE FLUSH DOOR	3' - 0"	8' - 0"	No	
D-12	SLIDING CLOSET DOOR	5' - 0"	8' - 0"	No	
D-13	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No	
D-14	SINGLE FLUSH DOOR	2' - 4"	8' - 0"	No	
D-15	BI-FOLD DOOR	4' - 6"	8' - 0"	No	
D-16	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No	
D-17	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No	
D-18	SLIDING GLASS DOOR	6' - 4"	8' - 0"	Yes	
D-19	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No	
D-20	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No	

WINDOW SCHEDULE - FIRST FLOOR

MARK	DESCRIPTION	WIDTH	HEIGHT	SILL HEIGHT	EGRESS
W-5	CASEMENT WINDOW	2' - 6"	5' - 6"	3' - 6"	Yes
W-6	FIXED WINDOW	2' - 6"	5' - 6"	3' - 6"	No
W-7	CASEMENT WINDOW	2' - 6"	5' - 6"	3' - 6"	Yes
W-8	FIXED WINDOW	2' - 10"	8' - 0"	0' - 0"	No
W-9	FIXED WINDOW	2' - 10"	8' - 0"	0' - 0"	No
W-10	AWNING WINDOW	4' - 6"	5' - 5 1/2"	2' - 6"	No
W-11	AWNING WINDOW	4' - 0"	2' - 6"	5' - 6"	No
W-12	AWNING WINDOW	4' - 0"	2' - 6"	5' - 6"	No
W-13	FIXED WINDOW	2' - 6"	5' - 6"	2' - 6"	Yes
W-14	CASEMENT WINDOW	2' - 6"	5' - 6"	2' - 6"	Yes
W-15	CASEMENT WINDOW	2' - 6"	5' - 6"	2' - 6"	Yes
W-16	FIXED WINDOW	3' - 9"	8' - 0"	0' - 0"	No
W-17	FIXED WINDOW	3' - 9"	8' - 0"	0' - 0"	No
W-18	FIXED WINDOW	3' - 9"	8' - 0"	0' - 0"	No
W-19	FIXED WINDOW	3' - 9"	8' - 0"	0' - 0"	No
W-21	CASEMENT WINDOW	2' - 6"	5' - 6"	2' - 6"	Yes
W-45	FIXED WINDOW	3' - 9"	8' - 0"	0' - 0"	No
W-46	FIXED WINDOW	3' - 9"	8' - 0"	0' - 0"	No

FLOOR PLAN NOTES

(REF: 2022 CALIFORNIA RESIDENTIAL CODE)

1. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" UNLESS OTHERWISE NOTED (OR PER BUILDER/CLIENT DIRECTION)
2. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FLO MARKING AT/ ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD, WHICHEVER IS HIGHER. CPC SEC.807.3
3. DRYER: PROVIDE 4"" DIA. SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE W/ BACK DRAFT DAMPER(36"" MIN. AWAY FROM OPENING); MAX. VENT FUCT LENGTH OF 14'; DOOR AT LAUNDRY ROOM MUST BE LOUVERED TO ALLOW DRYERS TO HAVE SUFFICIENT MAKE-UP AIR; THE DRYER MOISTURE EXHAUST DUCT TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE W/O SCREWS
4. SHOWER OR TUB/SHOWER COMBINATION: MIN. SHOWER SIZE 1,024 SQ.IN. WITH NO LESS THAN 30" IN ANY DIRECTIOON (MSHOWER OR TUB/SHOWER COMBINATION: MIN. SHOWER SIZE 1,024 SQ.IN. WITH NO LESS THAN 30" IN ANY DIRECTIOON (MUST ENCOMPASS A 30" CIRCLE). SHOWER DOOR MIN. 22" WIDE, TEMPERED. WATER CLOSET MUST BE CENTERED IN A 30" CLEAR SPACE AND MUST HAVE A 24" CLEAR IN FRONT. FLOORS AND WALL SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFAVES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2]UST ENCOMPASS A 30" CIRCLE). SHOWER DOOR MIN. 22" WIDE, TEMPERED. [CRC R307.2]
5. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE W/ CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +72" (84" PREFERRED), ABOVE FLOOR PER CRC R307.2
6. PROVIDE 5/8" (1/2" MIN.) TYPE X GYP. BD. @ GARAGE SIDE OF COMMON WALLS, CEILING & SUPPORTING MEMBERS (EG. BEAMS, COLUMNS & BEARING WALLS) FOR OCCUPANCY SEPARATION FROM FOUNDATION TO ROOF SHEATHING
7. CRC TABLE R302.6
8. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE -PER CRC R302.5.2.
9. PROVIDE LANDING AT EXTERIOR DOORS WHICH SHALL NOT BE LESS THAN THE DOOR WIDTH, SHALL BE 36" MIN. IN THE DIRECTION OF TRAVEL & 7 3/4" MAX. BELOW THE TOP OF THE THRESHOLD (1-1/2" MAX. @ OUTSWING DOORS) PER CRC R311.3.1 R311.3.2)
10. BATHROOMS AND LAUNDRY ROOMS WITHOUT OPERABLE WINDOWS SHALL BE MECHANICALLY VENTILATED (5 AIR CHANGES PER HOUR). THE POINT OF DISCHARGE MUST BE 3'-0" MIN. FROM ANY BUILDING OPENINGS.
11. WATER CLOSETS SHALL BE LOW FLUSH TYPE (1.28 GAL PER FLUSH OR DUAL FLUSH).
12. WATER HEATER & FAU SHALL BE STRAPPED FOR SEISMIC LOAD AND A SWITCH-OPERATED LIGHT FIXTURE PROVIDED.
13. 26 GAUGE MATERIAL MINIMUM AT PENETRATIONS IN GARAGE OCCUPANCY SEPARATION.
14. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN CORRIDORS GIVING ACCESS TO SUCH ROOMS AS REQUIRED BY THE CRC R314 AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE DETECTORS SHALL BE INTERCONNECTED AND HARDWIRED TO 110V WITH A BATTERY BACKUP.
15. PROVIDE MINIMUM 30" X 30" ACCESS TO ATTIC TO SERVICE ATTIC FURNACE. PROVIDE MINIMUM 24" WIDE PLATFORM FROM ACCESS TO UNIT, 30" X 30" PLATFORM ON WORKING SIDE OF UNIT, MINIMUM 30" HEADROOM ABOVE PLATFORMS. RECEPTACLE AT UNIT FOR MAINTENANCE, LIGHT AT UNIT SWITCHED AT ACCESS, GAS SUPPLY AND NECESSARY COMBUSTION AIR. REQUIREMENTS SIMILAR FOR CRAWL SPACE FURNACE (INSTALL ON CONCRETE SLAB NOT LESS THAN 3" ABOVE ADJOINING GROUND LEVEL) CMC SECTION 904.3.1.1.
16. TEMPERED (SAFETY) GLAZING IS REQUIRED IF THE WINDOW IN QUESTION MEETCOS ALL OF THE FOLLOWING CONDITIONS (PER CEC R308.4.3):
    A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2)
    B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
    C. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
    D. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

    FOR WET SURFACES AT BATHTUBS, SHOWERS, POOLS ETC.:
    E. THE BOTTOM EXPOSED EDGE OF THE GLAZING MUST INSTEAD BE 60 INCHES (1524 MM) ABOVE STANDING OR WALKING SURFACES. UNLESS THE GLAZING IS MORE 60 INCHES (1524 MM) MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM WATER'S EDGE. (PER. CEC R308.4.5)

    FOR WINDOWS ADJACENT TO DOORS:
    F. WINDOWS WITHIN 24" OF DOORS MUST BE TEMPERED. UNLESS THE GLAZING IS MORE 60 INCHES (1524 MM) MEASURED VERTICALLY AND IN A STRAIGHT LINE FROM ABOVE THE FLOOR.
17. RISERS ON STAIRWAYS SHALL NOT BE LESS THAT 4", NOR GREATER THAN 7-3/4". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10", NOSING TO NOSING. THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
18. GUARDRAILS SHALL BE 42" MINIMUM HIGH, WITH INTERMEDIATE RAILS SPACED A MAXIMUM OF 4", AND SHALL HAVE MATERIALS AND FASTENERS CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED 200 LB5. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE R3015 & R301.5 ITEM D.
19. HANDRAILS SHALL BE BETWEEN 34"-38" ABOVE TREAD NOSING, AND BE 1-1/4" TO 2" IN CROSS SECTION & EXTEND FROM TOP TO BOTTOM RISER AND TERMINATE AT NEWEL POTS OR RETURN TO WALL.
20. SLOPE OF ALL EXTERIOR LANDINGS SHALL NOT EXCEED 2% SLOPE
21. ALL DIMENSIONS AT WINDOWS & DOORS ARE THE CENTERLINE (U.O.N)
22. BATH:
    A. 30" WIDE CLEAR SPACE (15" MIN. FROM WALL OR OBSTRUCTION TO CENTER OF W/C), 30" MIN. CENTER TO CENTER TO SIM. FIXTURE, EXTENDING AT LEAST 24" IN FRONT OF W/C - CPC 402.5 - TYP.
    B. WATER CLOSETS TO HAVE A SIDE CLEARANCE OF 15 INCHES ON EACH SIDE MEASURED FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALLS OR OTHER OBSTRUCTIONS -PER CPC 402.5.
23. STAIRWAY:
    A. 36" WIDE MIN., 7.75" MAX. RISER, 10" MIN. TREAD - CRC R311.7 PROVIDE 42" MIN. TALL GUARDRAIL PER CRC R312.1.2
    B. 6'-8" MIN. HEADROOM @ STAIRWAY - CRC R311.7.2

WALL LEGEND

- (N) 2x6 STUDS (EXTERIOR)
- (N) 2X6 STUDS (INTERIOR)
- (N) 2X6 STUDS, 1-HOUR FIRE RATED, SEE WALL SCHEDULE NOTE 1
- (N) 2X6 STUDS, GRAB BAR REINFORCEMENT, SEE DETAIL 4 / SHEET AD.3

WALL SCHEDULE NOTES

1. PROVIDE 5/8" (1/2" MIN.) TYPE X GYP. BD. @ GARAGE SIDE OF COMMON WALLS, CEILING & SUPPORTING MEMBERS (EG. BEAMS, COLUMNS & BEARING WALLS) FOR OCCUPANCY SEPARATION FROM FOUNDATION TO ROOF SHEATHING. CRC TABLE R302.6. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE -PER CRC R302.5.2.

ALIGNMENT
10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

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05/31/27
STATE OF CALIFORNIA
DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE

DATE 6/9/2026 9:15:54 AM

AGENCY # ########

TDDG JOB # 504.001

PROPOSED FIRST FLOOR PLAN

A4.0



N

1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

A5.0 / 1

0' 2' 4' 8' 16'

KEYNOTES

1. RANGE, GAS
2. LOCAL EXHAUST VENTILATION HOOD, MIN. 100 CFM
3. WATER HEATER, HEAT PUMP
4. HEAT PUMP

LEGEND

- EP — (N) ELECTRIC PANEL, SFD MIN. 200 AMP, ADU MIN. 150 AMP
- AA — 22" X 30" ATTIC ACCESS
- CA — CRAWL SPACE ACCESS OPENING 22" x 24"
- EQ — EQUAL
- C.H. — CEILING HEIGHT IS 10 FEET UNLESS OTHERWISE NOTED.
- G — GAS METER

DOOR SCHEDULE - SECOND FLOOR				
TAG	TYPE	WIDTH	HEIGHT	Tempered
D-21	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-22	SINGLE FLUSH DOOR	3' - 0"	8' - 0"	No
D-23	SINGLE FLUSH DOOR	3' - 0"	8' - 0"	No
D-24	SINGLE FLUSH DOOR	2' - 0"	6' - 8"	No
D-25	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-26	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-27	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-28	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-29	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-30	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-31	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No
D-32	SINGLE FLUSH DOOR	2' - 8"	8' - 0"	No

WINDOW SCHEDULE - SECOND FLOOR					
MARK	DESCRIPTION	WIDTH	HEIGHT	SILL HEIGHT	EGRESS
W-23	CASEMENT WINDOW	3' - 8 1/2"	5' - 6"	2' - 6"	Yes
W-24	FIXED WINDOW	3' - 8"	5' - 6"	2' - 6"	No
W-25	FIXED WINDOW	3' - 4"	3' - 0"	4' - 6 1/32"	No
W-26	FIXED WINDOW	3' - 4"	3' - 0"	4' - 6 1/32"	No
W-27	FIXED WINDOW	3' - 4"	3' - 0"	4' - 6 1/32"	No
W-34	CASEMENT WINDOW	6' - 3 1/2"	5' - 6"	2' - 6"	Yes
W-35	AWNING WINDOW	2' - 6"	2' - 6"	5' - 6"	No
W-36	FIXED WINDOW	2' - 6"	4' - 0"	4' - 0"	No
W-37	FIXED WINDOW	2' - 6"	4' - 0"	4' - 0"	No
W-38	FIXED WINDOW	2' - 6"	4' - 0"	4' - 0"	No
W-39	FIXED WINDOW	2' - 6"	4' - 0"	4' - 0"	No
W-40	FIXED WINDOW	2' - 10"	5' - 6"	2' - 6"	No
W-41	CASEMENT WINDOW	6' - 3 1/2"	5' - 6"	2' - 6"	Yes
W-42	FIXED WINDOW	2' - 10"	5' - 6"	2' - 6"	No
W-43	AWNING WINDOW	4' - 0"	2' - 6"	5' - 6"	No
W-44	AWNING WINDOW	4' - 0"	2' - 6"	5' - 6"	No
W-47	CASEMENT WINDOW	3' - 8 1/2"	5' - 6"	2' - 6"	Yes
W-48	FIXED WINDOW	3' - 8"	5' - 6"	2' - 6"	No
W-49	CASEMENT WINDOW	2' - 6"	5' - 6"	2' - 6"	Yes
W-50	CASEMENT WINDOW	2' - 6"	5' - 6"	2' - 6"	Yes

FLOOR PLAN NOTES

(REF: 2022 CALIFORNIA RESIDENTIAL CODE)

1. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" UNLESS OTHERWISE NOTED (OR PER BUILDER/CLIENT DIRECTION)
2. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FLO MARKING AT/ ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD, WHICHEVER IS HIGHER. CPC SEC.807.3
3. DRYER: PROVIDE 4"" DIA. SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE W/ BACK DRAFT DAMPER(36"" MIN. AWAY FROM OPENING); MAX. VENT FUCT LENGTH OF 14'; DOOR AT LAUNDRY ROOM MUST BE LOUVERED TO ALLOW DRYERS TO HAVE SUFFICIENT MAKE-UP AIR; THE DRYER MOISTURE EXHAUST DUCT TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE W/O SCREWS
4. SHOWER OR TUB/SHOWER COMBINATION: MIN. SHOWER SIZE 1,024 SQ.IN. WITH NO LESS THAN 30" IN ANY DIRECTIOON (MSHOWER OR TUB/SHOWER COMBINATION: MIN. SHOWER SIZE 1,024 SQ.IN. WITH NO LESS THAN 30" IN ANY DIRECTIOON (MUST ENCOMPASS A 30" CIRCLE). SHOWER DOOR MIN. 22" WIDE, TEMPERED. WATER CLOSET MUST BE CENTERED IN A 30" CLEAR SPACE AND MUST HAVE A 24" CLEAR IN FRONT. FLOORS AND WALL SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFAVES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2]UST ENCOMPASS A 30" CIRCLE). SHOWER DOOR MIN. 22" WIDE, TEMPERED. [CRC R307.2]
5. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE W/ CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +72" (84" PREFERRED), ABOVE FLOOR PER CRC R307.2
6. PROVIDE 5/8" (1/2" MIN.) TYPE X GYP. BD. @ GARAGE SIDE OF COMMON WALLS, CEILING & SUPPORTING MEMBERS (EG. BEAMS, COLUMNS & BEARING WALLS) FOR OCCUPANCY SEPARATION FROM FOUNDATION TO ROOF SHEATHING
7. CRC TABLE R302.6
8. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE -PER CRC R302.5.2.
9. PROVIDE LANDING AT EXTERIOR DOORS WHICH SHALL NOT BE LESS THAN THE DOOR WIDTH, SHALL BE 36" MIN. IN THE DIRECTION OF TRAVEL & 7 3/4" MAX. BELOW THE TOP OF THE THRESHOLD (1-1/2" MAX. @ OUTSWING DOORS) PER CRC R311.3.1 R311.3.2)
10. BATHROOMS AND LAUNDRY ROOMS WITHOUT OPERABLE WINDOWS SHALL BE MECHANICALLY VENTILATED (5 AIR CHANGES PER HOUR). THE POINT OF DISCHARGE MUST BE 3'-0" MIN. FROM ANY BUILDING OPENINGS.
11. WATER CLOSETS SHALL BE LOW FLUSH TYPE (1.28 GAL PER FLUSH OR DUAL FLUSH).
12. WATER HEATER & FAU SHALL BE STRAPPED FOR SEISMIC LOAD AND A SWITCH-OPERATED LIGHT FIXTURE PROVIDED.
13. 26 GAUGE MATERIAL MINIMUM AT PENETRATIONS IN GARAGE OCCUPANCY SEPARATION.
14. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN CORRIDORS GIVING ACCESS TO SUCH ROOMS AS REQUIRED BY THE CRC R314 AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE DETECTORS SHALL BE INTERCONNECTED AND HARDWIRED TO 110V WITH A BATTERY BACKUP.
15. PROVIDE MINIMUM 30" X 30" ACCESS TO ATTIC TO SERVICE ATTIC FURNACE. PROVIDE MINIMUM 24" WIDE PLATFORM FROM ACCESS TO UNIT, 30" X 30" PLATFORM ON WORKING SIDE OF UNIT, MINIMUM 30" HEADROOM ABOVE PLATFORMS, RECEPTACLE AT UNIT FOR MAINTENANCE, LIGHT AT UNIT SWITCHED AT ACCESS, GAS SUPPLY AND NECESSARY COMBUSTION AIR. REQUIREMENTS SIMILAR FOR CRAWL SPACE FURNACE (INSTALL ON CONCRETE SLAB NOT LESS THAN 3" ABOVE ADJOINING GROUND LEVEL) CMC SECTION 904.3.1.1.
16. TEMPERED (SAFETY) GLAZING IS REQUIRED IF THE WINDOW IN QUESTION MEETCOS ALL OF THE FOLLOWING CONDITIONS (PER CEC R308.4.3):
    A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2)
    B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
    C. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
    D. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

    FOR WET SURFACES AT BATHTUBS, SHOWERS, POOLS ETC.:
    E. THE BOTTOM EXPOSED EDGE OF THE GLAZING MUST INSTEAD BE 60 INCHES (1524 MM) ABOVE STANDING OR WALKING SURFACES. UNLESS THE GLAZING IS MORE 60 INCHES (1524 MM) MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM WATER'S EDGE. (PER. CEC R308.4.5)

    FOR WINDOWS ADJACENT TO DOORS:
    F. WINDOWS WITHIN 24" OF DOORS MUST BE TEMPERED. UNLESS THE GLAZING IS MORE 60 INCHES (1524 MM) MEASURED VERTICALLY AND IN A STRAIGHT LINE FROM ABOVE THE FLOOR.
17. RISERS ON STAIRWAYS SHALL NOT BE LESS THAT 4", NOR GREATER THAN 7-3/4". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10", NOSING TO NOSING. THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
18. GUARDRAILS SHALL BE 42" MINIMUM HIGH, WITH INTERMEDIATE RAILS SPACED A MAXIMUM OF 4", AND SHALL HAVE MATERIALS AND FASTENERS CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED 200 LB5. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE R3015 & R301.5 ITEM D.
19. HANDRAILS SHALL BE BETWEEN 34"-38" ABOVE TREAD NOSING, AND BE 1-1/4" TO 2" IN CROSS SECTION & EXTEND FROM TOP TO BOTTOM RISER AND TERMINATE AT NEWEL POTS OR RETURN TO WALL.
20. SLOPE OF ALL EXTERIOR LANDINGS SHALL NOT EXCEED 2% SLOPE
21. ALL DIMENSIONS AT WINDOWS & DOORS ARE THE CENTERLINE (U.O.N)
22. BATH:
    A. 30" WIDE CLEAR SPACE (15" MIN. FROM WALL OR OBSTRUCTION TO CENTER OF W/C), 30" MIN. CENTER TO CENTER TO SIM. FIXTURE, EXTENDING AT LEAST 24" IN FRONT OF W/C - CPC 402.5 - TYP.
    B. WATER CLOSETS TO HAVE A SIDE CLEARANCE OF 15 INCHES ON EACH SIDE MEASURED FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALLS OR OTHER OBSTRUCTIONS -PER CPC 402.5.
23. STAIRWAY:
    A. 36" WIDE MIN., 7.75" MAX. RISER, 10" MIN. TREAD - CRC R311.7 PROVIDE 42" MIN. TALL GUARDRAIL PER CRC R312.1.2
    B. 6'-8" MIN. HEADROOM @ STAIRWAY - CRC R311.7.2

WALL LEGEND

- (N) 2x6 STUDS (EXTERIOR)
- (N) 2X6 STUDS (INTERIOR)
- (N) 2X6 STUDS, 1-HOUR FIRE RATED, SEE WALL SCHEDULE NOTE 1
- (N) 2X6 STUDS, GRAB BAR REINFORCEMENT, SEE DETAIL 4 / SHEET AD.3

WALL SCHEDULE NOTES

1. PROVIDE 5/8" (1/2" MIN.) TYPE X GYP. BD. @ GARAGE SIDE OF COMMON WALLS, CEILING & SUPPORTING MEMBERS (EG. BEAMS, COLUMNS & BEARING WALLS) FOR OCCUPANCY SEPARATION FROM FOUNDATION TO ROOF SHEATHING. CRC TABLE R302.6. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE -PER CRC R302.5.2.

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

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AlphaX RE Capital

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399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2026

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AGENCY # ########

TDDG JOB # 504.001

PROPOSED SECOND FLOOR PLAN

A4.1

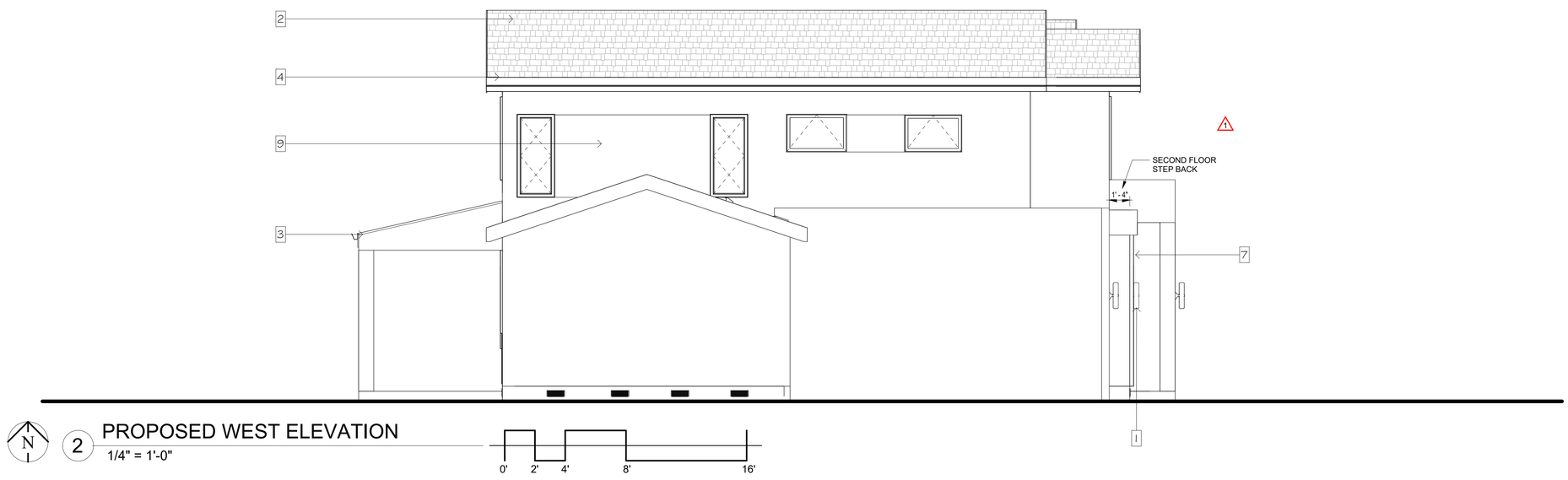


N

1 PROPOSED NORTH ELEVATION

1/4" = 1'-0"

0' 2' 4' 8' 16'



N

2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION NOTES

(REF: 2022 CALIFORNIA RESIDENTIAL CODE)

1. BUILDING ADDRESS: NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH WITH THEIR A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY. CONTRAST SHALL SAID NUMBERS BACKGROUND, AND BE A MINIMUM 4" HIGH, WITH A MINIMUM OF ONE-HALF INCH STROKE AND SHALL BE OF" EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL POWER OF SUCH NEW CONSTRUCTION, ALTERATIONS OR REPAIR EXISTING CONSTRUCTION. ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.
2. EXTERIOR STUCCO: 3-COAT3, 7/8" MINIMUM THICK WI TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING W/ 2G GA GALV. WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).
3. EXTERIOR WOOD SIDING OVER 2 LAYERS GRADE 'D' PAPER OVER PLYWOOD SHEATHING. FLASHING WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).
4. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURES AND OTHER ELECTRICAL DEVICES.
5. ALL SURFACES NOT ELEVATED OR CALLED OUT SHALL MATCH ADJACENT SURFACES.
6. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET (OR AT A HORIZONTAL REAVEAL OR JOINT, WHICHEVER IS HIGHER), MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
7. SHOP DRAWINGS FOR ARCHITECTURAL METAL SHALL SHOW DIMENSIONS, WEIGHT, AND CONNECTIONS REQUIRED TO ACCOMMODATE THE GALVANIZING AND SPECIAL PAINTING PROCESSES. SHOP DRAWINGS SHALL INCLUDE OVERALL DIAGRAM FOR CONNECTIONS AND DETAILS OF THOSE CONNECTIONS. ALL CONNECTIONS SHALL BE WELDED, GRIND, SMOOTH, AND SHOP PRIMED AND PAINTED.
8. FINISHES SHOWN CAN BE ASSUMED TO WRAP AROUND PROJECTING ELEMENTS UNLESS NOTED OTHERWISE.
9. PAINT CONDUIT TO MATCH ADJACENT SURFACE.
10. ALL AREAS WHERE SMOOTH PLASTER OCCURS, CONTRACTOR TO PROVIDE BASE COAT AND MESH-CRACK I SOLATION SYSTEM, REFER TO SPECIFICATION.
11. GLASS DOOR, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF SAFETY GLAZING, REFER TO SPECIFICATION. REFER TO "T" NOTATION ON STOREFRONT AND WINDOW LEGENDS.

KEYNOTES

1	EXTERIOR LIGHT SCONCE	6	ARCHITECTURAL BRACKET
2	COMPOSITION SHINGLE ROOF	7	WOOD VENEER
3	GUTTER	8	STONE VENEER
4	FASCIA	9	BLACK WOOD TRIM
5	WOOD SIDING	10	GRAY COLOR PAINT

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

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AlphaX RE Capital

INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW

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LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

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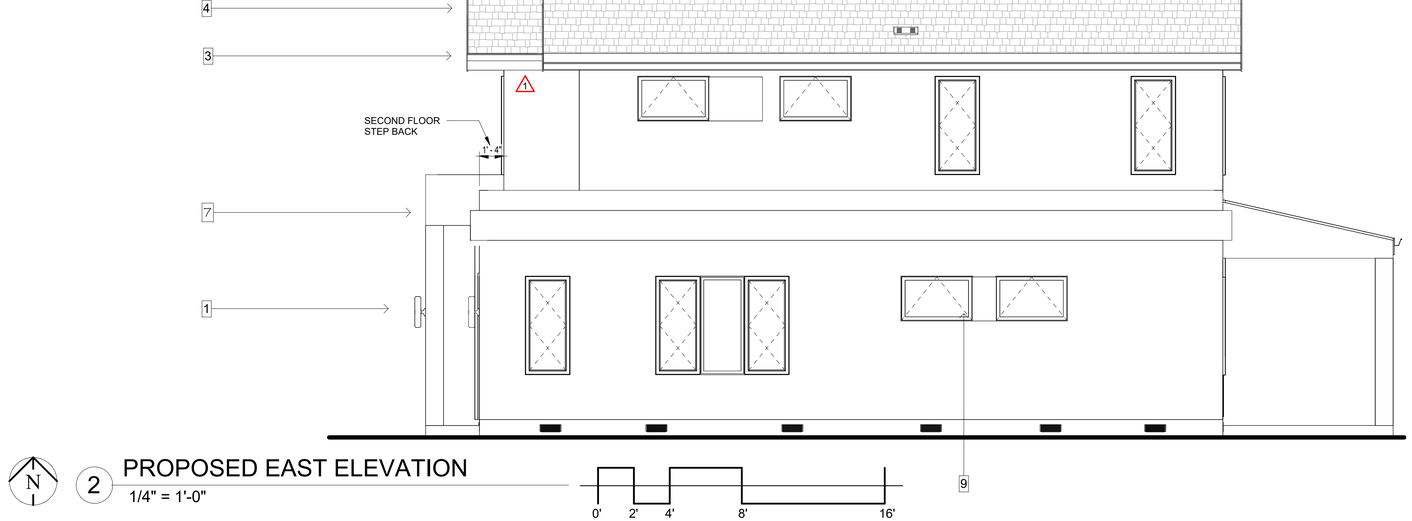
NORTH AND WEST ELEVATION

A5.0



1 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

(REF: 2022 CALIFORNIA RESIDENTIAL CODE)

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KEYNOTES

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2	COMPOSITION SHINGLE ROOF	7	WOOD VENEER
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5	WOOD SIDING	10	GRAY COLOR PAINT

ALIGNMENT

10050 N FOOTHILL BLVD
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PROJECT ADDRESS

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LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2026
2	Revision 2	04/13/2026

DATE 6/9/2026 9:16:02 AM

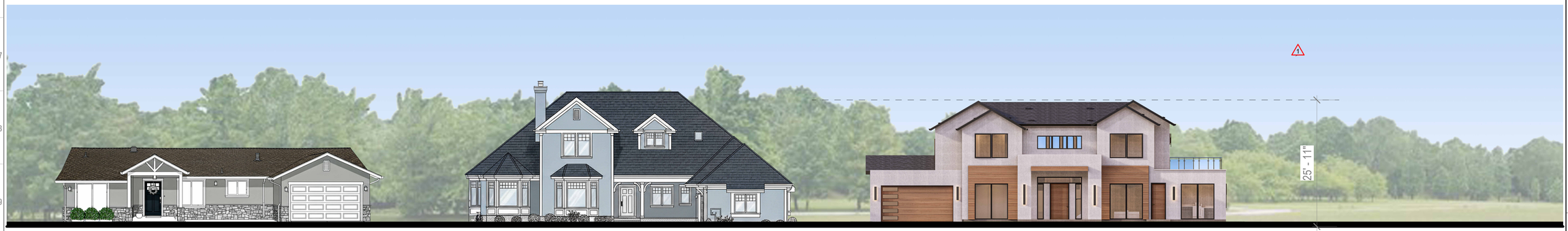
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SOUTH AND EAST ELEVATION

A5.1

STREETSCAPE ELEVATION



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LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

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1	Revision 1	03/13/2026

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STREETSCAPE ELEVATION

A6.0



COLORED ELEVATION

LEGEND:



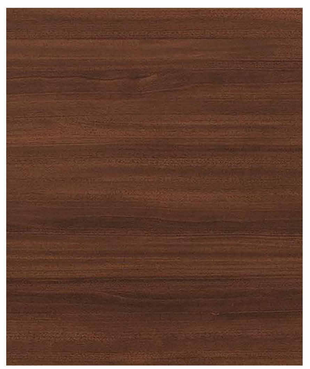
1. SMOOTH STUCCO
PAINTED FINISH
SW 7006 EXTRA WHITE
SHERWIN WILLIAMS



2. WINDOW FRAMES,
FASCIA & GUTTERS
SW 6258 TRICORN BLK
SHERWIN WILLIAMS



3. ACCENT WALL
VERTICAL WOOD
SIDING CEDAR STAIN



4. MAIN DOOR,
GARAGE DOOR
REDWOOD STAIN



5. GAF NS TIMBERLINE
ASPHALT SHINGLE ROOF
CHARCOAL

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

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399 HAWTHORNE AVE. LOS ALTOS, CA 94022

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C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

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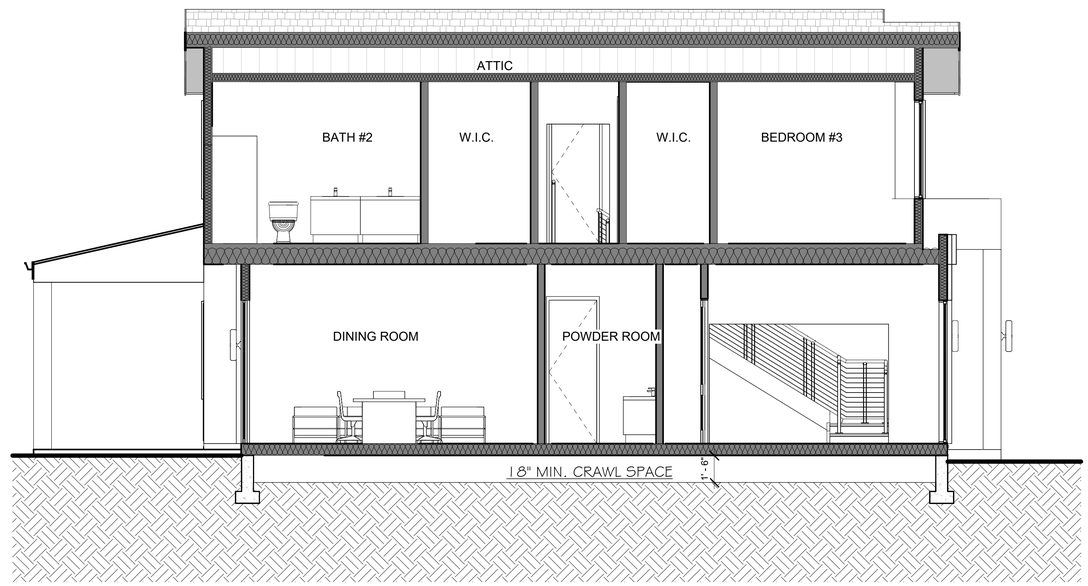
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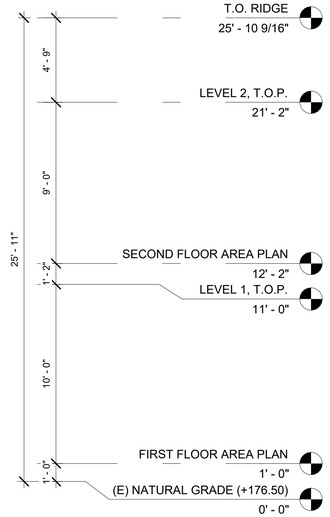
AGENCY # ########

TDDG JOB # 504.001

COLORED MATERIAL ELEVATION

A7.0





1 PROPOSED SECTION A-A

1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTION NOTES

1. ALL WATERPROOFING ELEMENTS ARE TO BE UNDER THE CONTRACTOR'S SCOPE OF WORK. THIS INCLUDES THE ROOF MEMBRANE, WALL SCUPPER, PARAPET CORNER, PARAPET WALL FLASHING, AND TYPICAL FLASHING DETAILS PER MANUFACTURER STANDARDS. CONTRACTOR TO VERIFY WITH ROOFING MANUFACTURE IF WALK PADS ARE REQUIRED.
2. BUILDING TO BE PROTECTED WITH SPRINKLER SYSTEM PER CURRENT NFPA STANDARDS. PROVIDE SPRINKLERS WITHIN ROOF, FLOOR, AND CEILING ASSEMBLIES.
3. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURES.
4. AT EVERY PRIMARY PUBLIC ENTRANCE 60" A.F.F., ADJOINING THE ENTRY DOOR, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE COLOR SHALL BE PER GOVERNING CODE REQUIREMENTS.
5. ALL SURFACES NOT ELEVATED OR CALLED OUT SHALL MATCH ADJACENT SURFACES.
6. SHOP DRAWINGS FOR ARCHITECTURAL METAL SHALL SHOW DIMENSIONS, WEIGHT, AND CONNECTIONS REQUIRED TO ACCOMMODATE THE GALVANIZING AND SPECIAL PAINTING PROCESSES. SHOP DRAWINGS SHALL INCLUDE OVERALL DIAGRAM FOR CONNECTIONS AND DETAILS OF THOSE CONNECTIONS. ALL CONNECTIONS SHALL BE WELDED, GROUND SMOOTH, AND SHOP PRIMED AND PAINTED.
7. FINISHES SHOWN CAN BE ASSUMED TO WRAP AROUND PROJECTING ELEMENTS UNLESS NOTED OTHERWISE.

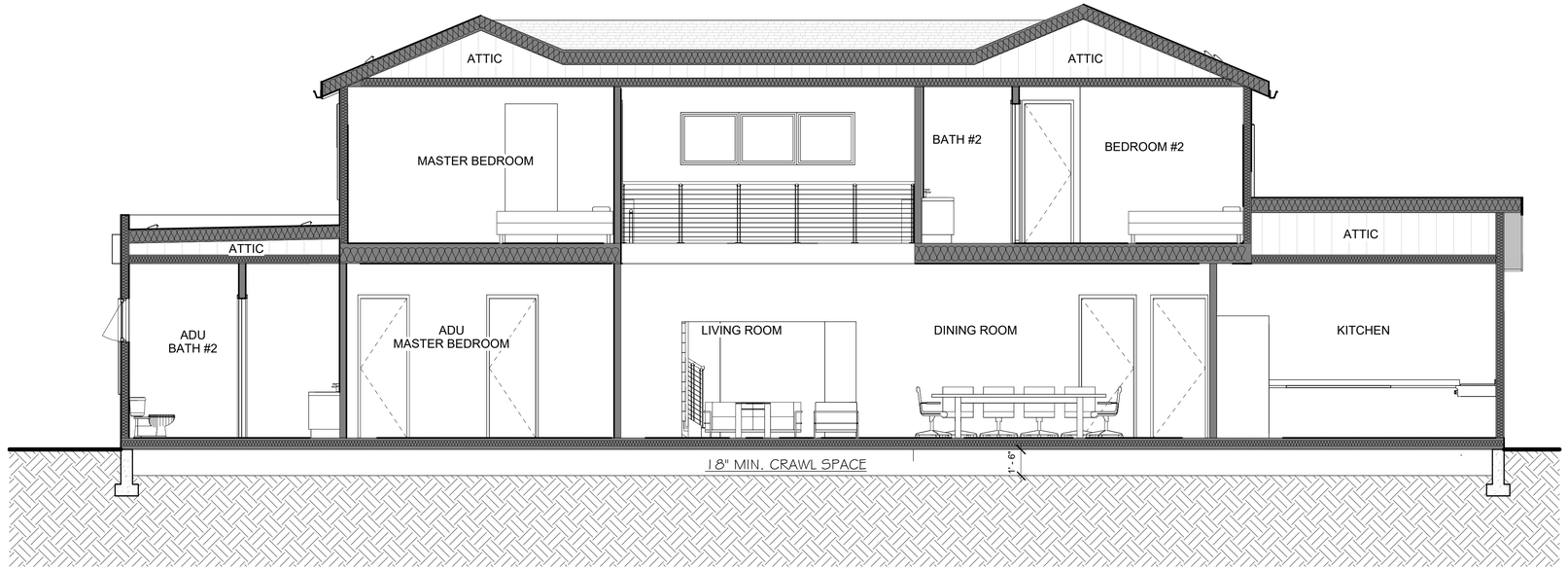
KEYNOTES

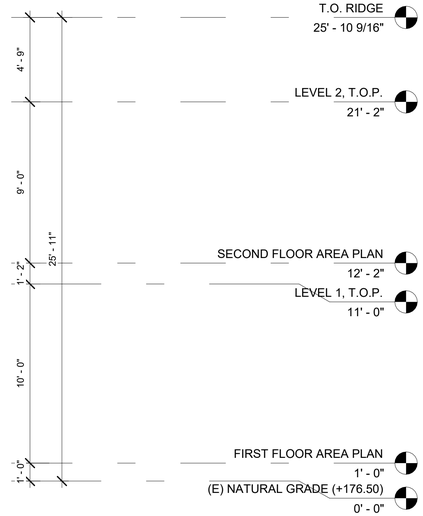
1 R-19 INSULATION, 2X6 WALL, 2X6 @ 16" O.C. FRAMING, U-FACTOR-0.074, SEE TITLE 24 REPORT

2 R-19 INSULATION, 2X4 @ 24 IN. O.C. WOOD FRAMED CEILING, U-FACTOR-0.055, SEE TITLE 24 REPORT

3 R-38 INSULATION, 2X4 @ 16 IN. O.C. WOOD FRAMED CEILING, U-FACTOR-0.025, SEE TITLE 24 REPORT

4 SLAB EDGE FOUNDATION - REFER TO STRUCTURAL DRAWINGS





2 PROPOSED SECTION B-B

1/4" = 1'-0"

0' 2' 4' 8' 16'

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

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399 HAWTHORNE AVE. LOS ALTOS, CA 94022

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DESIGNER: WEIRAN JIA

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DATE 6/9/2026 9:16:08 AM

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PROPOSED SECTIONS

A8.0

KEYNOTES

1 BUILDING FOOTFRINT

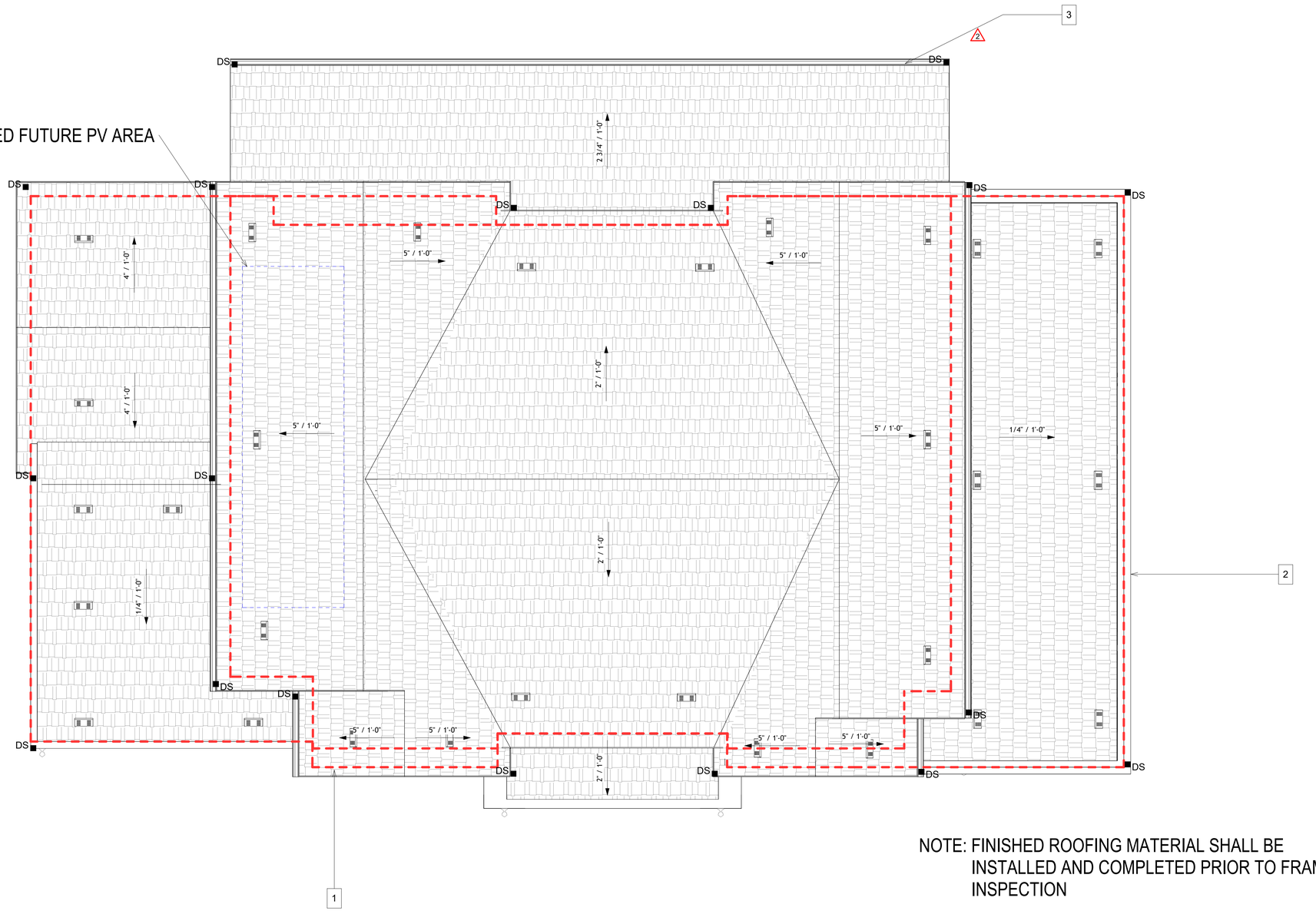
2 GUTTER

3 FASCIA

ROOF VENT

DS DOWNSPOUT

NOTE: PROPOSED FUTURE PV AREA



NOTE: FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION

N

1 PROPOSED ROOF PLAN

1/4" = 1'-0"

0' 2' 4' 8' 16'

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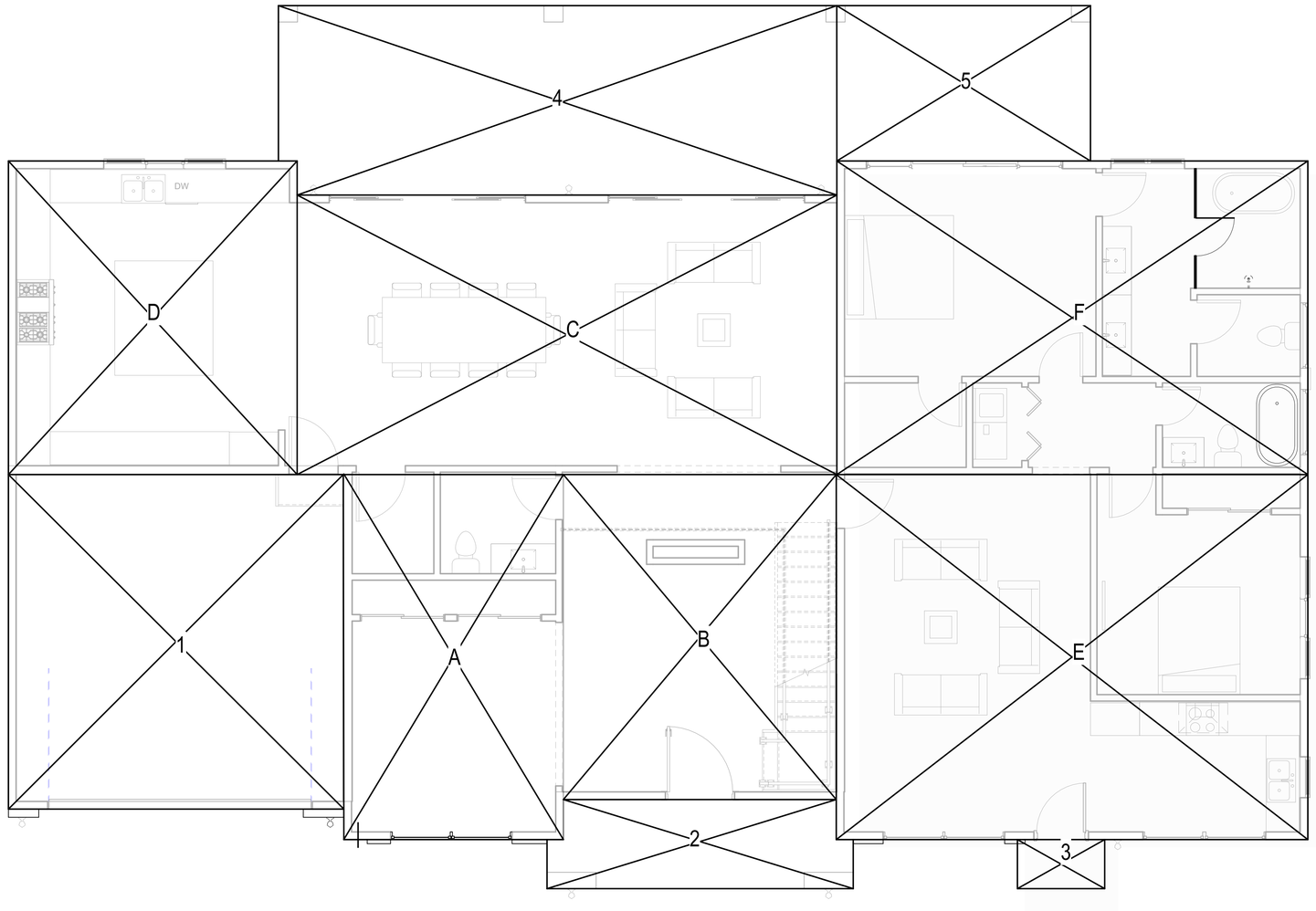
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TDDG JOB # 504.001

PROPOSED ROOF PLAN

A9.0



1 FIRST FLOOR AREA PLAN

1/4" = 1'-0"

0' 2' 4' 8' 16'

PROPOSED FLOOR AREA COMPUTATIONS

PRIMARY SFD			
AREA MARK	WIDTH	DEPTH	SQUARE FOOTAGE
A	13' - 5"	22' - 4"	299.64 SQFT
B	16' - 8"	19' - 11"	331.94 SQFT
C	33' - 0"	17' - 1"	563.75 SQFT
D	17' - 8"	19' - 2"	338.61 SQFT
TOTAL PROPOSED FIRST FLOOR AREA:			1, 533.94 SQFT
G	16' - 3"	18' - 3"	296.56 SQFT
H	16' - 3"	17' - 8"	287.08 SQFT
I	12' - 9"	4' - 3"	54.19 SQFT
J	16' - 9"	4' - 0"	67.00 SQFT
K	19' - 5"	34' - 11"	677.97 SQFT
L	13' - 5"	5' - 3"	70.44 SQFT
M	3' -10"	15'-11"	61.01 SQFT
TOTAL PROPOSED SECOND FLOOR AREA:			1,514.25 SQFT
TOTAL PROPOSED AREA:			3,048.19 SQFT

DECK & PATIO (SFD)			
AREA MARK	WIDTH	DEPTH	SQUARE FOOTAGE
4	34' - 1"	11' - 7"	394.80 SQFT
5	15' - 6"	9' - 6"	147.25 SQFT
PATIO FLOOR AREA:			542.05 SQFT

GARAGE AND PORCH AREA (SFD)			
AREA MARK	WIDTH	DEPTH	SQUARE FOOTAGE
2	18' - 9"	5' - 5"	101.56 SQFT
PORCH FLOOR AREA:			101.56 SQFT
1	20' - 6"	20' - 6"	420.25 SQFT
GARAGE FLOOR AREA:			420.25 SQFT

ADU			
AREA MARK	WIDTH	DEPTH	SQUARE FOOTAGE
E	28' - 10"	22' - 4"	643.94 SQFT
F	28' - 9"	19' - 2"	551.04 SQFT
TOTAL PROPOSED ADU AREA:			1,194.98 SQFT

ADU PORCH AREA			
AREA MARK	WIDTH	DEPTH	SQUARE FOOTAGE
3	5' - 4"	3' - 0"	16 SQFT
PORCH FLOOR AREA:			16 SQFT

NOTE:
FAR AND LOT COVERAGE INCLUDE THE SQUARE FOOTAGE OF THE MAIN DWELLING, GARAGE (ATTACHED OR DETACHED), AND ALL ACCESSORY STRUCTURES ON THE LOT.

ADUS AND JADUS ARE EXEMPT FROM FAR AND LOT COVERAGE CALCULATIONS.

2 AREA CALCULATIONS

1/4" = 1'-0"

ALIGNMENT

10050 N FOOTHILL BLVD
CUPERTINO, CA 95014

PROJECT ADDRESS
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

CLIENT
AlphaX RE Capital

AlphaX RE Capital
INITIAL SINGLE FAMILY RESIDENTIAL DESIGN REVIEW
399 HAWTHORNE AVE. LOS ALTOS, CA 94022

LICENSED ARCHITECT
WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2026
2	Revision 2	04/13/2026

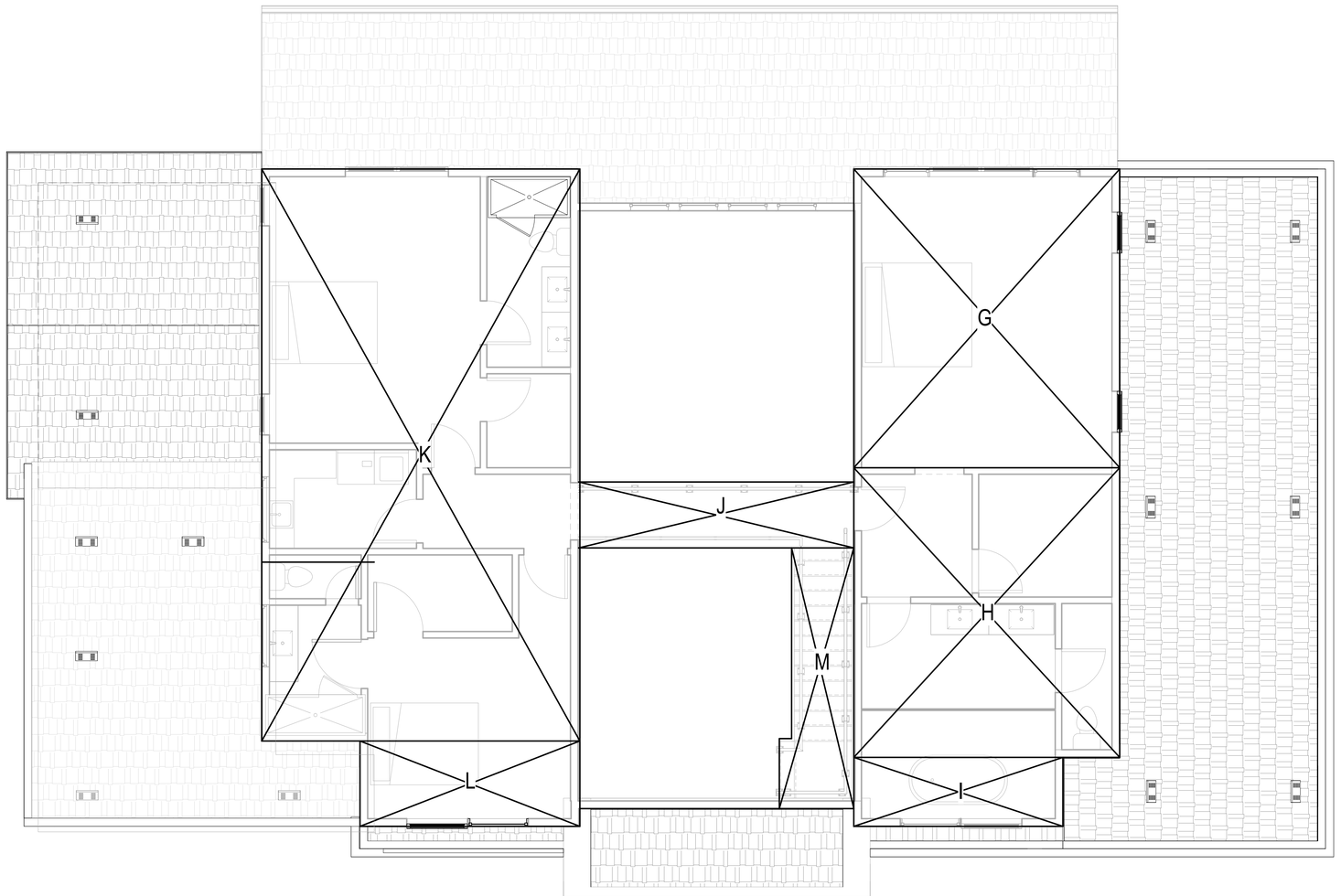
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TDDG JOB # 504.001

LEVEL 1 AREA PLAN & AREA CALCULATIONS

A10.0



1 SECOND FLOOR AREA PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

ATTIC VENTILATION CALCULATIONS

PROPOSED ATTIC AREA TO BE VENTILATED (PRIMARY SFD):
AREA: G+H+I+J+K+L+ D = 1,502.86 SQFT +270.31
1,791.85 SQFT / 150 = 11.94 SQFT REQUIRED
11.82 X 144 = 1,720.18 SQ IN REQUIRED

VENTS FOR TOTAL ATTIC AREA:
MODEL: FLAT = 98.75 SQ IN PER VENT
1,702.24 / 98.75 = 17.42 VENTS REQUIRED

PROVIDE EIGHTEEN (18) 98.75 SQ IN VENTS

PROPOSED ATTIC AREA TO BE VENTILATED (PORTION OF GARAGE):
AREA: I = 420.25 SQFT
420.25 SQFT / 150 = 2.80 SQFT REQUIRED
2.80 X 144 = 403.44 SQ IN REQUIRED

VENTS FOR TOTAL ATTIC AREA:
MODEL: FLAT = 98.75 SQ IN PER VENT
403.44 / 98.75 = 4.09 VENTS REQUIRED

PROVIDE FIVE (5) 98.75 SQ IN VENTS

PROPOSED ATTIC AREA TO BE VENTILATED (ADU):
AREA: E+F = 613.49
613.49 SQFT / 150 = 4.09 SQFT REQUIRED
4.09 X 144 = 588.95 SQ IN REQUIRED

VENTS FOR TOTAL ATTIC AREA:
MODEL: FLAT = 98.75 SQ IN PER VENT
588.95 / 98.75 = 5.96 VENTS REQUIRED

PROVIDE SIX (6) 98.75 SQ IN VENTS

2 ATTIC VENTILATION CALCULATIONS
1/4" = 1'-0"

CRAWL SPACE VENTILATION CALCULATIONS

PROPOSED CRAWL SPACE TO BE VENTILATED (SFD):
AREA A+B+C+D = 1,533.94 SQFT
1,533.94 SQFT / 150 = 10.23 SQFT REQUIRED
10.23 X 144 = 1,472.58 SQ IN REQUIRED

VENTS FOR TOTAL CRAWL SPACE AREA:
16" X 8" = 128 SQ IN PER VENT
1,472.58 / 128 = 11.50 VENTS REQUIRED

PROVIDE TWELVE (12) 16" X 8" VENTS (SFD)

PROPOSED CRAWL SPACE TO BE VENTILATED (ADU):
AREA: E+F = 1,194.98 SQFT
1,194.98 SQFT / 150 = 7.97 SQFT REQUIRED
7.97 X 144 = 1,147.18 SQ IN REQUIRED

VENTS FOR TOTAL CRAWL SPACE AREA:
16" X 8" = 128 SQ IN PER VENT
1,147.18 / 128 =8.96 VENTS REQUIRED

PROVIDE NINE (9) 16" X 8" VENTS (ADU)

AREAS SHALL BE NET FREE FLOW
NOTE: LOCATE OPENINGS FOR CRAWLSPACE WITHIN 3'-0" OF CORNERS ¢ SHALL NOT BE PLACED CLOSE TO HOLDOWNS ¢ BELOW STRONG WALLS OR HARDY FRAMES

3 CRAWL SPACE VENTILATION CALCULATIONS
1/4" = 1'-0"

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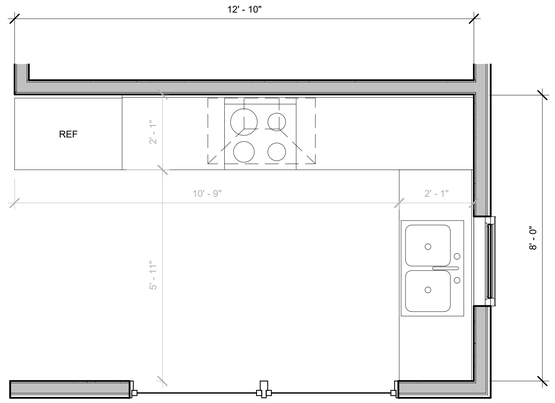
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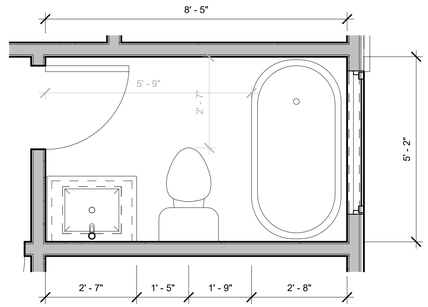
TDDG JOB # 504.001

LEVEL 2
AREA PLAN, ATTIC & CRAWL SPACE VENTILATION CALCULATIONS

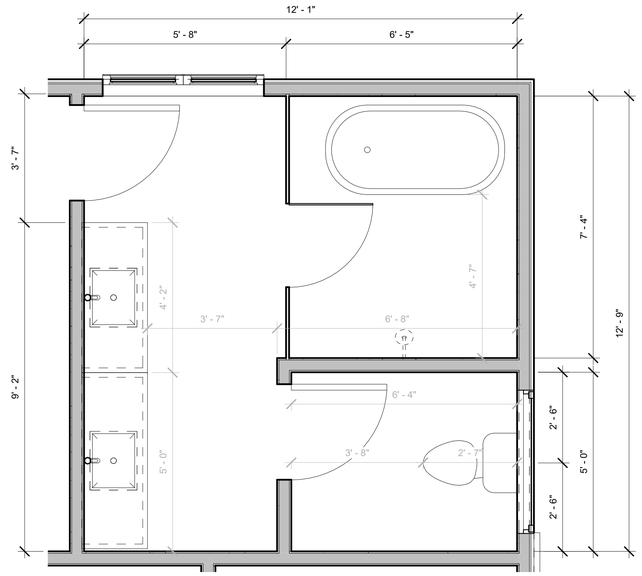
A10.1



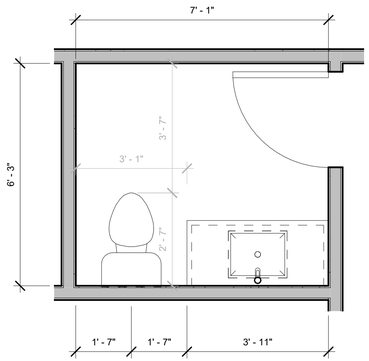
1 ADU KITCHEN CALLOUT PLAN
1/2" = 1'-0"



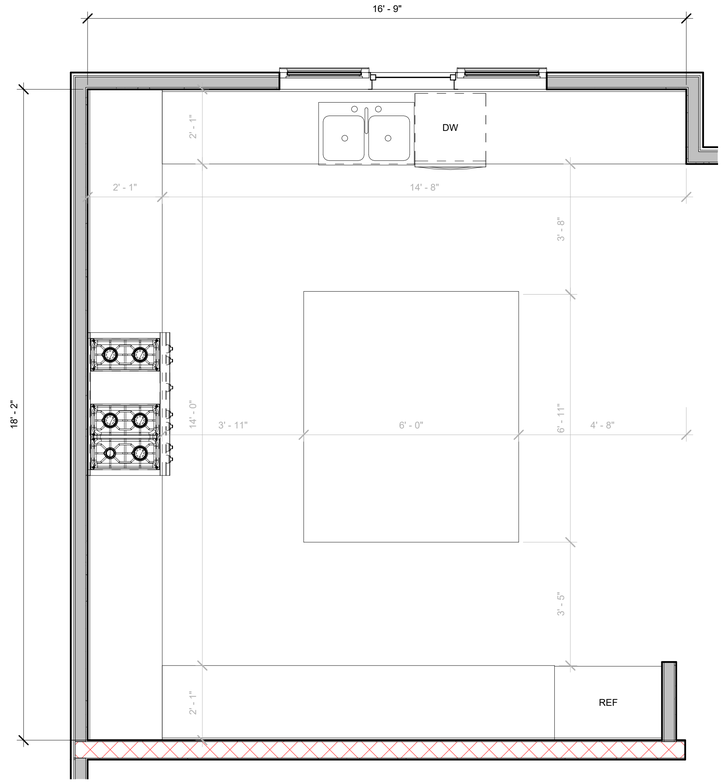
2 ADU BATH #1 CALLOUT PLAN
1/2" = 1'-0"



3 ADU BATH #2 CALLOUT PLAN
1/2" = 1'-0"



4 POWDER ROOM CALLOUT PLAN
1/2" = 1'-0"



5 KITCHEN CALLOUT PLAN
1/2" = 1'-0"

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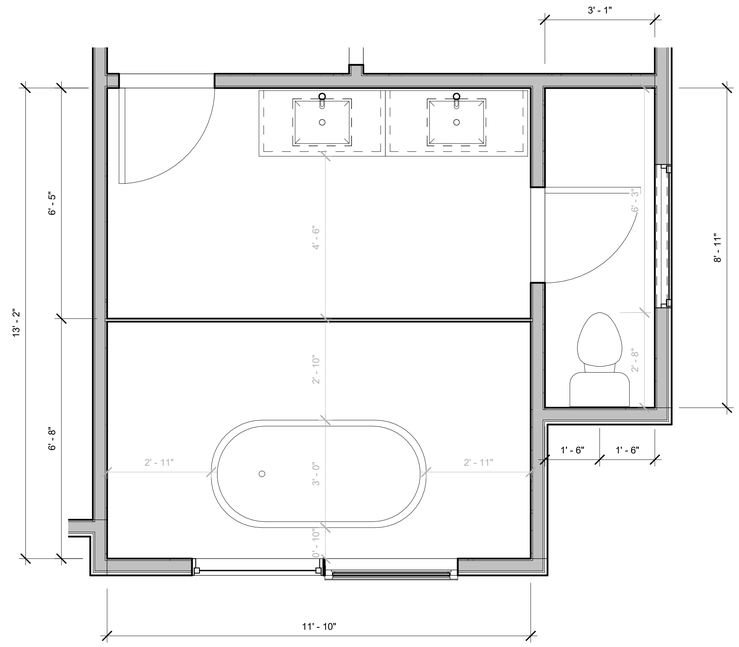
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TDDG JOB # 504.001

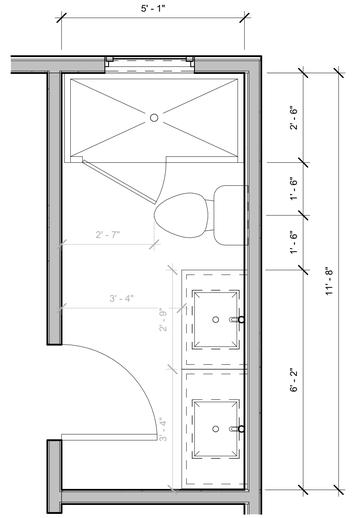
CALLOUT PLANS - PROPOSED FIRST FLOOR

A11.0



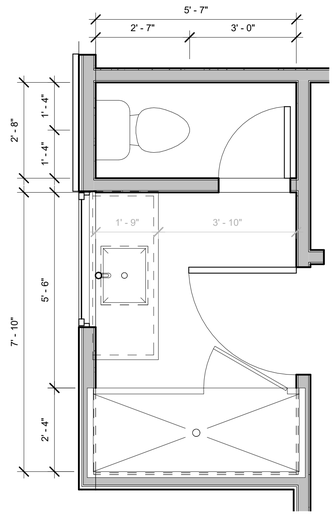
1 MASTER BATHROOM CALLOUT PLAN

1/2" = 1'-0"



2 BATH #2 CALLOUT PLAN

1/2" = 1'-0"



3 BATH #3 CALLOUT PLAN

1/2" = 1'-0"

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TDDG JOB # 504.001

CALLOUT PLANS - PROPOSED SECOND FLOOR

A11.1



1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS

- ARC FAULT, CIRCUIT INTERRUPTER DUPLEX OUTLET
- GFI — DUPLEX OUTLET-GFI PROTECTED
- GFI/WP — DUPLEX OUTLET-GFI PROTECTED, WATERPROOF
- 30A — 30 AMP GFCI PROTECTED CIRCUIT FOR ELECTRIC DRYER - PER CEC 220.54 AND CEC 210.8
- 220V — OUTLET-220 VOLT CIRCUIT
- GRD — CEILING-MOUNTED DUPLEX OUTLET FOR GARAGE ROLLER DOOR
- EV — ELECTRIC VEHICLE CHARGER
- S — WALL SWITCH
- D — DIMMER SWITCH
- VS — VACANCY SENSOR SWITCH
- 3 — WALL SWITCH-3 WAY
- 4 — WALL SWITCH-4 WAY
- P/M — PHOTOELECTRIC/MOTION SENSOR
- 220 — 220V FUSED SWITCH
- GD — GARBAGE DISPOSAL AIR SWITCH
- RECESSED LED FIXTURE. SLOPE ADAPTED AS REQ'D. RECESSED FIXTURE IN INSULATED CEILINGS TO BE IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT
- GFI — RECESSED FIXTURE RATED FOR DAMP LOCATIONS
- WALL SCONCE
- WP — WALL SCONCE, WATERPROOF
- P — PENDANT FIXTURE
- FLOURESCENT LIGHT
- LED STRIP (LENGTH AS REQUIRED)
- MIRROR WITH LED LIGHT
- EXHAUST FAN (TO BE SWITCHED SEPERATELY FROM LIGHTING SYSTEMS W/ EXCEPTION OF FAN/LIGHT COMBO UNIT) CEC 150(K) 7(B)
- VENT / LIGHT COMBO
- SDCM — COMBINED SMOKE DETECTOR & CARBON MONOXIDE ALARM
- SD — SMOKE DETECTOR. -PHOTOELECTRIC OR IONIZATION PER CRC R314. I 20 VOLT PERMANENTLY WIRED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT WHEN ONE DEVICE SENSES SMOKE, ALL SHALL OPERATE. THE POWER TO THE SMOKE DETECTORS SHALL BE DERIVED FROM THE LIGHTING CIRCUIT IN WHICH THEY ARE LOCATED.
- CM — CARBON MONOXIDE ALARM TO COMPLY WITH THE REQ. OF UL 2034. CARBON MONOXIDE DETECTOR TO COMPLY WITH REQ. OF UL 2075. INSTALL PER THE CURRENT EDITION OF NFPA 720 "STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT AND MANUFACTURERS INSTALLATION INSTRUCTIONS. CRC R315 POWER SUPPLY- REQUIRED CO ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING SERVES FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP INTERCONNECTION- WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE BUILDING UNIT.
- EP — (N) ELECTRIC PANEL, SPD MIN. 200 AMP, ADU MIN. 150 AMP
- AIR RETURN
- REGISTER
- HB — HOSE BIB - COORDINATE LOCATION W/ OWNERS
- T — THERMOSTAT
- AC — AIR CONDITIONER CONDENSER
- WHOLE HOUSE VENTILATION SYSTEM

ELECTRICAL NOTES

CODE REFERENCES BASED ON
2025 CALIFORNIA ELECTRICAL CODE

1. ALL 120-V, SINGLE PHASE, 15- AND 20-AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT ITERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12
2. FIXTURES SPECIFIED MAY NOT MEET REQUIREMENTS FOR IC RATED AND CERTIFIES AT HOUSING FOR RECESSED LIGHT FIXTURES. CONTRACTOR SHALL PROVIDE ALTERNATES WHERE FIXTURES ARE TO BE IN CONTACT WITH INSULATION.
3. CONTRACTOR TO LAY-OUT ELECTRICAL BOXES FOR REVIEW PRIOR TO WIRING. ADJUSTMENTS SHOULD BE EXPECTED WITHOUT ADDITIONAL CHARGES.
4. PROVIDE POWER TO ALL BUILT-IN ELEMENTS AS REQUIRED.
5. ALL RECEPTACLES SHALL BE TAMPER PROOF - CEC 406.8
6. PROVIDE WORKING CLEARANCE AT THE AC ELECTRICAL DISCONNECTS.
7. PROVIDE SEPARATE ELECTRICAL CIRCUITS FOR THE FOLLOWING: 20 AMPS @ BATHROOMS, MOTOR (FAU), GARBAGE DISPOSAL, DISHWASHER, AND 20 AMP LAUNDRY CIRCUIT.
8. PROVIDE DEDICATED CIRCUIT FOR MICROWAVE.
9. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) SHALL BE LOGATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR-PER CRC R327.1.2
10. LIGHT FIXTURES IN TUBS & SHOWER TO BE "SUITABLE FOR DAMP LOCATIONS" - TYP. - CEC 410.4(A)
11. PROVIDE DEDICATED 20-AMP CIRCUIT TO SERVE BATH OUTLETS. CIRCUIT CANNOT SUPPLY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION: CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) - CEC 210.11 (C) (3) & 210.52 (D).
12. PROVIDE A GFCI RECEPTACLE OUTLET WITHIN THREE FEET OF EACH BATHROOM SINK BASINS EDGE. CEC 210.8 & 210.52(P)
13. EACH DOMESTIC CLOTHES WASHER & EACH LAUNDRY TUB SHALL BE CONNECTED TO A SEPARATE AND INDEPENDENT TRAP, EXCEPT THAT A TRAP SERVING A LAUNDRY TUB SHALL BE PERMITTED TO ALSO RECEIVE THE WASTE FROM A CLOTHES WASHER SET ADJACENT THERETO. NO CLOTHES WASHER OR LAUNDRY TUB SHALL BE CONNECTED TO ANY TRAP FOR A KITCHEN SINK. -PER CPC 1001.3.
14. PROVIDE 30 AMP CIRCUIT FOR ELECTRIC WASHER/DRYER PER CEC 220.54. - TYP.
15. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO-CMC 504.4.2.1
16. PROVIDE A MIN. OF ONE RECEPTACLE OUTLET IN EACH HALLWAY - PER CEC 210.52
17. PROVIDE VACANCY SENSORS AT ALL- BATHS, LAUNDRY, UTILITY AND GARAGE - CEES 150 (K)(3)
18. PROVIDE AT LEAST ONE WALL- SWITCH-CONTROLLED LIGHTING OUTLET IN HABITABLE ROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, ETC. -PER CEC 210.70(A)
19. PROVIDE ARC-FAULT INTERRUPT-CIRCUITS AT ALL BEDROOM LIGHTS AND OUTLETS

LUMINAIRE NOTES

1. ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE W/ CEC TABLE 150.0-A - CEC 150(K)1(A)
2. THE HIGH EFFICACY LUMINAIRES TO BE SEPARATELY SWITCHED FROM THE LOW-EFFICACY LUMINAIRES - PER CEC 150(K)(2)(A).
3. FAN & LIGHT COMBINATION FIXTURE TO BE SEPARATELY SWITCHED - PER CEC 150(K)(2)(B).
4. UNDERCABINET LIGHTING TO BE SEPARATELY SWITCHED FROM OTHER LIGHTING SYSTEMS - PER CEC TABLE 150(K)(2)(K).
5. AT BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS, PROVIDE AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES TO BE CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO HAVE DIMMING CONTROLS - PER CEC 150.0(K)(2)(J).
6. LUMINAIRES THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO HAVE DIMMING CONTROLS - PER CEC 150.0(K)(2)(J).
7. FOR RECESSED LUMINAIRES, FIXTURES TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY - PER CEC 150(K)1)C).
8. EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE - PER CEC 150.0(K)(3):
   - A. CONTROLLED BY A MANUAL "ON" & "OFF" SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW; &
   - B. CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO "ON" SHALL NOT BE ALLOWED UNLESS OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR
   - C. CONTROLLED BY ONE OF THE FOLLOWING METHODS:
     - A. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL
     - B. ASTRONOMICAL TIME CLOCK
     - C. ENERGY MANAGEMENT CONTROL SYSTEM

ELECTRIC PANEL NOTES

1. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING PER CENERGYC 150.0(S):
   - A. AT LEAST ONE OF THE FOLLOWING:
     - A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
     - B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANEL BOARD THAT SUPPLIES THE BRANCH CIRCUITS MUST BE LABELLED SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS.
   - B. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUIITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
   - C. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
   - D. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE OCNNECTION OF BACKUP POWER SOURCE.

SMOKE & CARBON MONOXIDE ALARM NOTES

1. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED BY CALIFORNIA RESIDENTIAL CODE (CRC) SECTION R314.3 IN ADDITION, SMOKE ALARMS (DETECTORS) SHALL BE POSITIONED IN ACCORDANCE WITH NFPA 72, THE FIRE ALARM CODE, W/ DETECTORS PLACED A MAXIMUM OF 15'-0" FROM WALL IN THE AREAS PROTECTED.
2. CARBON MONOXIDE AND SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
3. FOR THE PLACEMENT OF SMOKE AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATION IN CEILING HEIGHT, REFER TO MANUF. GUIDELINES FOR PROPER PLACEMENT
4. SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.
5. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.
6. WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURS, ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS WILL BE LISTED BY THE STATE FIRE MARSHAL AND HAVE A 10-YEAR SEALED BATTERY AND BE INTERCONNECTED AND HARD-WIRED. CRC R314 AND R315
7. PROVIDE SMOKE ALARM OR SMOKE DETECTOR 20 FEET MIN. HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS W/ AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10' OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE -PER CRC R314
8. PROVIDE SMOKE DETECTORS IN- BEDROOMS AND HALLWAYS LEADING TO BEDROOMS - CRC 314.3 - TYP.
9. PROVIDE CARBON MONOXIDE ALARM AT AREA NEAR BEDROOMS - CRC 315.2 - TYR (PROVIDE COMBINATION SMOKE AND CARBON MONOXIDE ALARM & HALLWAY)

MECHANICAL NOTES

CODE REFERENCES BASED ON
2025 CALIFORNIA MECHANICAL CODE

1. APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTRUCTIONS (CMC 902.0(A))
2. APPLIANCES SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS PER CMC 303.4
3. PROVIDE COMBUSTION AIR FOR A WATER HEATER AND/OR AN FAU LOCATED WITHIN 12" OF TOP AND BOTTOM OF THE COMPARTMENT (CMC 701.10 & 701.3)
4. ALL EXHAUST DUCTS SHALL BE SMOOTH INTERIOR SURFACE AND TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER - PER CMC 504.1, 504.4
5. EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
6. DUCTED KITCHEN EXHAUST IS REQUIRED TO HAVE A METAL, SMOOTH INTERIOR SURFACE DUCT FOR VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER - PER CMC 504.3
7. DRYER EXHAUST VENT WILL MAINTAIN A MINIMUM 5 FT. DISTANCE FROM AN AC CONDENSER. SECTION 150.5-A.
8. THE INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) OF THE PROPOSED AC CONDENSER SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DETERIORATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE - PER ENERGY 150.0(M)9
9. THE REFRIGERANT CIRCUIT ACCESS PORT FOR THE AC CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. CMC 1105.11
10. - A MINIMUM OF TWO 20-AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES - PER CEC 210.52(C)(3).
11. EXHAUST FANS WA MIN. VENTILATION RATE OF- 50 CFM ARE REQUIRED IN ALL BATHROOMS BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING (MIN. 3 FEET FROM PROPERTY LINE & 3 FEET FROM OPENINGS INTO BUILDING) AND CONTROLLED BY HUMIDITY CONTROL - TYP - CMC 504.5
12. EXHAUST FAN & LIGHTS SHALL BE SWITCHED & CONTROLLED SEPARATELY -PER CALIFORNIA ENERGY EFFICIENCY STANDARDS 150.0(O)

PLUMBING NOTES

1. PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED - PER CPC 906.2
2. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT - PER CPC 708.1
3. DOMESTIC HOT WATER PIPING SHALL BE INSULATED - PER CPC 609.11.1
4. PROVIDE A DEDICATED FUEL SHUT-OFF VALVE WITHIN 6 FEET OF THE GAS APPLIANCE IT SERVES - PER CPC 1212.5 & CMC 1313.4
5. PROVIDE SEDIMENT TRAP ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR - PER CPC 1212.8

KEYNOTES

1. EXHAUST TERMINATION OF THE KITCHEN HOOD TO BE 3'-0" FROM OPENINGS INTO THE BUILDING -PER CMC 502.2.1
   100-CFM (MIN.) VENTED RANGE FAN HOOD (RATED/CERTIFIED BY HV, E MAX, SOUND RATING PER CERC 150.0(O)1G), AT MAIN RESIDENCE & ADU KITCHEN, AS MEANS OF LOCAL AREA EXHAUST-PER ASHRAE 62.2
2. 80 GAL HPWH W/ FIRST HOUR RATING OF 75 GALLONS
   PROVIDE STRAPPING, BRAGING, OR ANCHORAGE OF THE WATER HEATER AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION (THE LOW POINT IS TO BE 4 ABOVE CONTROLS) - CPC 507.2
   PROVIDE T & P RELIEF VALVE, 18" PLATFORM, PAN, SEISMIC STRAPS, COMBUSTION AIR, ETG. -PER CPC 507, 508, 509, & 506.0
3. ATTIC ACCESS
   THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22" X 30" (30" X 30" MIN. FOR FAU) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS W/ 30 MIN. CLEAR UNOBSTRUCTED HEADROOM ABOVE THE CEILING -PER CRC R807
   ATTIC ACCESS-(N) HEAT PUMP LOCATED IN ATTIC
4. EV CHARGER
   A) INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. THE RACEWAY SHALL NOT BE LESS THAN 1 NOMINAL INSIDE DIAMETER
   B) THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. C) THE SERVICE PANEL AND/OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE, 208/240-VOLT MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
   D) THE SERVICE PANEL OR SUB-PANEL DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE
   E) THE RACEWAY TERMINATION LOCATION
   SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"
5. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY - CRC R3271.4
6. CONTINUOUSLY RUNNING 30 CFM MIN. EXHAUST FAN "BROAN® ROOMSIDE SERIES EXHAUST FAN MODEL: AERSO MAX SOUND RATING: 150NE
7. HEAT PUMPS

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WEIRAN JIA
C-41209
05/31/27
STATE OF CALIFORNIA

DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE

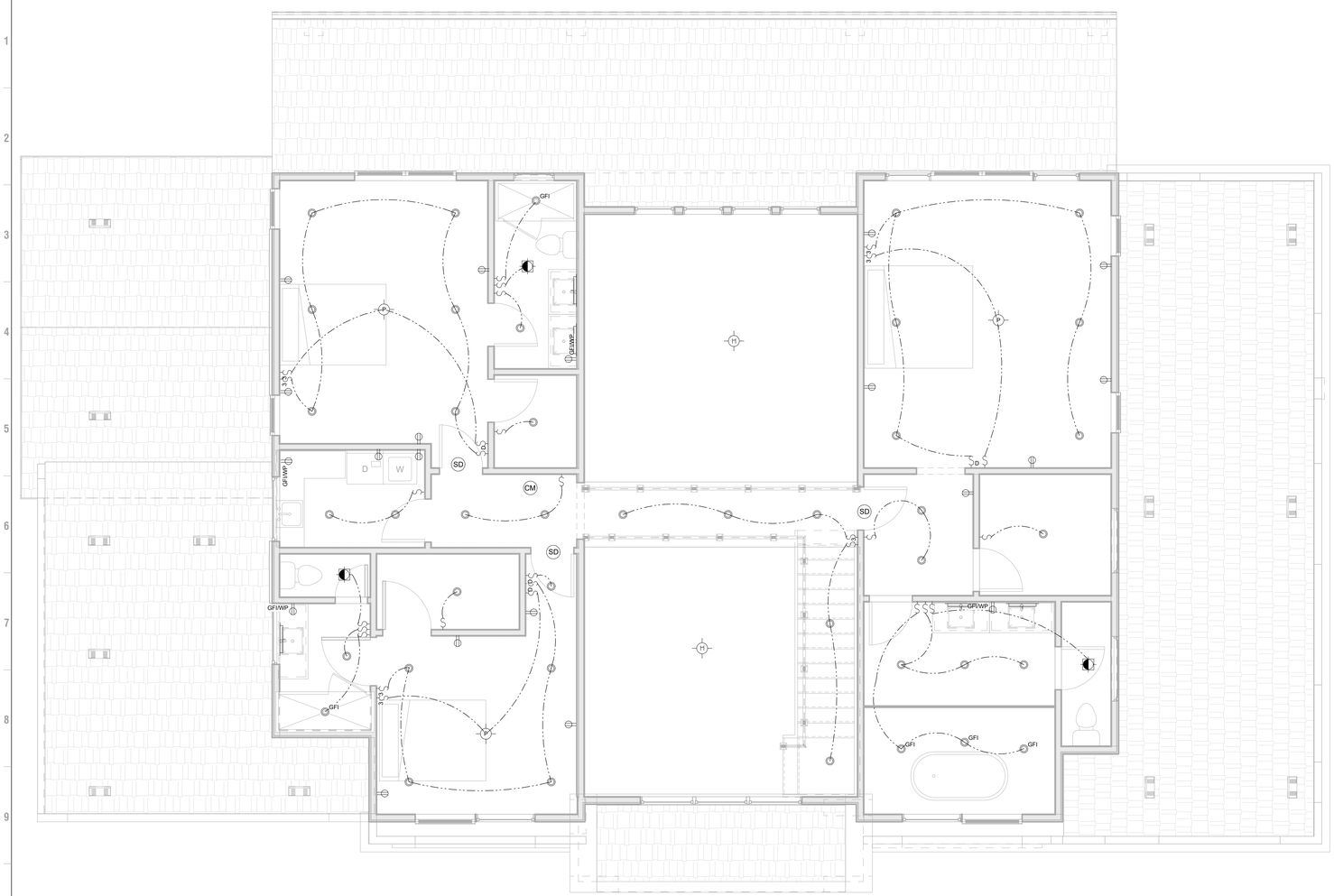
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AGENCY # ########

TDDG JOB # 504.001

PROPOSED FIRST FLOOR ELECTRICAL PLAN

A12.0



1 PROPOSED SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS

- ARC FAULT, CIRCUIT INTERRUPTER DUPLEX OUTLET
- GFI — DUPLEX OUTLET-GFI PROTECTED
- GFI/WP — DUPLEX OUTLET-GFI PROTECTED, WATERPROOF
- 30A — 30 AMP GFCI PROTECTED CIRCUIT FOR ELECTRIC DRYER - PER CEC 220.54 AND CEC 210.8
- 220V — OUTLET-220 VOLT CIRCUIT
- GRD — CEILING-MOUNTED DUPLEX OUTLET FOR GARAGE ROLLER DOOR
- EV — ELECTRIC VEHICLE CHARGER
- WALL SWITCH
- D — DIMMER SWITCH
- VS — VACANCY SENSOR SWITCH
- 3 — WALL SWITCH-3 WAY
- 4 — WALL SWITCH-4 WAY
- P/M — PHOTOELECTRIC/MOTION SENSOR
- 220 — 220V FUSED SWITCH
- GD — GARBAGE DISPOSAL AIR SWITCH
- RECESSED LED FIXTURE. SLOPE ADAPTED AS REQ'D. RECESSED FIXTURE IN INSULATED CEILINGS TO BE IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT
- GFI — RECESSED FIXTURE RATED FOR DAMP LOCATIONS
- WALL SCONCE
- WP — WALL SCONCE, WATERPROOF
- P — PENDANT FIXTURE
- FLOURESCENT LIGHT
- LED STRIP (LENGTH AS REQUIRED)
- MIRROR WITH LED LIGHT
- EXHAUST FAN (TO BE SWITCHED SEPERATELY FROM LIGHTING SYSTEMS W/ EXCEPTION OF FAN/LIGHT COMBO UNIT) CEC 150(K) 7(B)
- VENT / LIGHT COMBO
- SDCM — COMBINED SMOKE DETECTOR & CARBON MONOXIDE ALARM
- SD — SMOKE DETECTOR, -PHOTOELECTRIC OR IONIZATION PER CRC R314. 120 VOLT PERMANENTLY WIRED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT WHEN ONE DEVICE SENSES SMOKE, ALL SHALL OPERATE. THE POWER TO THE SMOKE DETECTORS SHALL BE DERIVED FROM THE LIGHTING CIRCUIT IN WHICH THEY ARE LOCATED.
- CM — CARBON MONOXIDE ALARM TO COMPLY WITH THE REQ. OF UL 2034. CARBON MONOXIDE DETECTOR TO COMPLY WITH REQ. OF UL 2075. INSTALL PER THE CURRENT EDITION OF NFPA 720 "STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT AND MANUFACTURERS INSTALLATION INSTRUCTIONS. CRC R315 POWER SUPPLY- REQUIRED CO ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP INTERCONNECTION- WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE BUILDING UNIT.
- EP — (N) ELECTRIC PANEL, SPD MIN. 200 AMP, ADU MIN. 150 AMP
- AIR RETURN
- REGISTER
- HB — HOSE BIB - COORDINATE LOCATION W/ OWNERS
- T — THERMOSTAT
- AC — AIR CONDITIONER CONDENSER
- WHOLE HOUSE VENTILATION SYSTEM

ELECTRICAL NOTES

CODE REFERENCES BASED ON
2025 CALIFORNIA ELECTRICAL CODE

1. ALL 120-V, SINGLE PHASE, 15- AND 20-AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT ITERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12
2. FIXTURES SPECIFIED MAY NOT MEET REQUIREMENTS FOR IC RATED AND CERTIFIES AT HOUSING FOR RECESSED LIGHT FIXTURES. CONTRACTOR SHALL PROVIDE ALTERNATES WHERE FIXTURES ARE TO BE IN CONTACT WITH INSULATION.
3. CONTRACTOR TO LAY-OUT ELECTRICAL BOXES FOR REVIEW PRIOR TO WIRING. ADJUSTMENTS SHOULD BE EXPECTED WITHOUT ADDITIONAL CHARGES.
4. PROVIDE POWER TO ALL BUILT-IN ELEMENTS AS REQUIRED.
5. ALL RECEPTACLES SHALL BE TAMPER PROOF - CEC 406.8
6. PROVIDE WORKING CLEARANCE AT THE AC ELECTRICAL DISCONNECTS.
7. PROVIDE SEPARATE ELECTRICAL CIRCUITS FOR THE FOLLOWING: 20 AMPS @ BATHROOMS, MOTOR (FAU), GARBAGE DISPOSAL, DISHWASHER, AND 20 AMP LAUNDRY CIRCUIT.
8. PROVIDE DEDICATED CIRCUIT FOR MICROWAVE.
9. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) SHALL BE LOGATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR-PER CRC R327.1.2
10. LIGHT FIXTURES IN TUBS & SHOWER TO BE "SUITABLE FOR DAMP LOCATIONS" - TYP. - CEC 410.4(A)
11. PROVIDE DEDICATED 20-AMP CIRCUIT TO SERVE BATH OUTLETS. CIRCUIT CANNOT SUPPLY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION: CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) - CEC 210.11 (C) (3) & 210.52 (D).
12. PROVIDE A GFCI RECEPTACLE OUTLET WITHIN THREE FEET OF EACH BATHROOM SINK BASINS EDGE. CEC 210.8 & 210.52(P)
13. EACH DOMESTIC CLOTHES WASHER & EACH LAUNDRY TUB SHALL BE CONNECTED TO A SEPARATE AND INDEPENDENT TRAP, EXCEPT THAT A TRAP SERVING A LAUNDRY TUB SHALL BE PERMITTED TO ALSO RECEIVE THE WASTE FROM A CLOTHES WASHER SET ADJACENT THERETO. NO CLOTHES WASHER OR LAUNDRY TUB SHALL BE CONNECTED TO ANY TRAP FOR A KITCHEN SINK. -PER CPC 1001.3.
14. PROVIDE 30 AMP CIRCUIT FOR ELECTRIC WASHER/DRYER PER CEC 220.54. - TYP.
15. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO-CMC 504.4.2.1
16. PROVIDE A MIN. OF ONE RECEPTACLE OUTLET IN EACH HALLWAY - PER CEC 210.52
17. PROVIDE VACANCY SENSORS AT ALL- BATHS, LAUNDRY, UTILITY AND GARAGE - CEES 150 (K)(3)
18. PROVIDE AT LEAST ONE WALL- SWITCH-CONTROLLED LIGHTING OUTLET IN HABITABLE ROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, ETC. -PER CEC 210.70(A)
19. PROVIDE ARC-FAULT INTERRUPT-CIRCUITS AT ALL BEDROOM LIGHTS AND OUTLETS

LUMINAIRE NOTES

1. ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE W/ CEC TABLE 150.0-A - CEC 150(K)1(A)
2. THE HIGH EFFICACY LUMINAIRES TO BE SEPARATELY SWITCHED FROM THE LOW-EFFICACY LUMINAIRES - PER CEC 150(K)(2)(A).
3. FAN & LIGHT COMBINATION FIXTURE TO BE SEPARATELY SWITCHED - PER CEC 150(K)(2)(B).
4. UNDERCABINET LIGHTING TO BE SEPARATELY SWITCHED FROM OTHER LIGHTING SYSTEMS - PER CEC TABLE 150(K)(2)(K).
5. AT BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS, PROVIDE AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES TO BE CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO HAVE DIMMING CONTROLS - PER CEC 150.0(K)(2)(J).
6. LUMINAIRES THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO HAVE DIMMING CONTROLS - PER CEC 150.0(K)(2)(J).
7. FOR RECESSED LUMINAIRES, FIXTURES TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY - PER CEC 150(K)1)C).
8. EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE - PER CEC 150.0(K)(3):
   - A. CONTROLLED BY A MANUAL "ON" & "OFF" SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW; &
   - B. CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO "ON" SHALL NOT BE ALLOWED UNLESS OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR
   - C. CONTROLLED BY ONE OF THE FOLLOWING METHODS:
     - A. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL
     - B. ASTRONOMICAL TIME CLOCK
     - C. ENERGY MANAGEMENT CONTROL SYSTEM

ELECTRIC PANEL NOTES

1. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING PER CENERGYC 150.0(S):
   - A. AT LEAST ONE OF THE FOLLOWING:
     - A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
     - B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANEL BOARD THAT SUPPLIES THE BRANCH CIRCUITS MUST BE LABELLED SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS.
   - B. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUIITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
   - C. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
   - D. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE OCNNECTION OF BACKUP POWER SOURCE.

SMOKE & CARBON MONOXIDE ALARM NOTES

1. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED BY CALIFORNIA RESIDENTIAL CODE (CRC) SECTION R314.3 IN ADDITION, SMOKE ALARMS (DETECTORS) SHALL BE POSITIONED IN ACCORDANCE WITH NFPA 72, THE FIRE ALARM CODE, W/ DETECTORS PLACED A MAXIMUM OF 15'-0" FROM WALL IN THE AREAS PROTECTED.
2. CARBON MONOXIDE AND SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
3. FOR THE PLACEMENT OF SMOKE AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATION IN CEILING HEIGHT, REFER TO MANUF. GUIDELINES FOR PROPER PLACEMENT
4. SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.
5. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.
6. WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURS, ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS WILL BE LISTED BY THE STATE FIRE MARSHAL AND HAVE A 10-YEAR SEALED BATTERY AND BE INTERCONNECTED AND HARD-WIRED. CRC R314 AND R315
7. PROVIDE SMOKE ALARM OR SMOKE DETECTOR 20 FEET MIN. HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS W/ AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10' OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE -PER CRC R314
8. PROVIDE SMOKE DETECTORS IN- BEDROOMS AND HALLWAYS LEADING TO BEDROOMS - CRC 314.3 - TYP.
9. PROVIDE CARBON MONOXIDE ALARM AT AREA NEAR BEDROOMS - CRC 315.2 - TYP. (PROVIDE COMBINATION SMOKE AND CARBON MONOXIDE ALARM & HALLWAY)

MECHANICAL NOTES

CODE REFERENCES BASED ON
2025 CALIFORNIA MECHANICAL CODE

1. APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTRUCTIONS (CMC 902.0(A))
2. APPLIANCES SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS PER CMC 303.4
3. PROVIDE COMBUSTION AIR FOR A WATER HEATER AND/OR AN FAU LOCATED WITHIN 12" OF TOP AND BOTTOM OF THE COMPARTMENT (CMC 701.10 & 701.3)
4. ALL EXHAUST DUCTS SHALL BE SMOOTH INTERIOR SURFACE AND TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER - PER CMC 504.1, 504.4
5. EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
6. DUCTED KITCHEN EXHAUST IS REQUIRED TO HAVE A METAL, SMOOTH INTERIOR SURFACE DUCT FOR VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER - PER CMC 504.3
7. DRYER EXHAUST VENT WILL MAINTAIN A MINIMUM 5 FT. DISTANCE FROM AN AC CONDENSER. SECTION 150.5.A.
8. THE INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) OF THE PROPOSED AC CONDENSER SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DETERIORATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE - PER ENERGY 150.0(M)9
9. THE REFRIGERANT CIRCUIT ACCESS PORT FOR THE AC CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. CMC 1105.11
10. - A MINIMUM OF TWO 20-AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES - PER CEC 210.52(C)(3).
11. EXHAUST FANS WA MIN. VENTILATION RATE OF- 50 CFM ARE REQUIRED IN ALL BATHROOMS BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING (MIN. 3 FEET FROM PROPERTY LINE & 3 FEET FROM OPENINGS INTO BUILDING) AND CONTROLLED BY HUMIDITY CONTROL - TYP - CMC 504.5
12. EXHAUST FAN & LIGHTS SHALL BE SWITCHED & CONTROLLED SEPARATELY -PER CALIFORNIA ENERGY EFFICIENCY STANDARDS 150.0(0)

PLUMBING NOTES

1. PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED - PER CPC 906.2
2. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT - PER CPC 708.1
3. DOMESTIC HOT WATER PIPING SHALL BE INSULATED - PER CPC 609.11.1
4. PROVIDE A DEDICATED FUEL SHUT-OFF VALVE WITHIN 6 FEET OF THE GAS APPLIANCE IT SERVES - PER CPC 1212.5 & CMC 1313.4
5. PROVIDE SEDIMENT TRAP ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR - PER CPC 1212.8

KEYNOTES

1. EXHAUST TERMINATION OF THE KITCHEN HOOD TO BE 3'-0" FROM OPENINGS INTO THE BUILDING -PER CMC 502.2.1
   100-CFM (MIN.) VENTED RANGE FAN HOOD (RATED/CERTIFIED BY HV, E MAX, SOUND RATING PER CERC 150.0(0)1G), AT MAIN RESIDENCE & ADU KITCHEN, AS MEANS OF LOCAL AREA EXHAUST-PER ASHRAE 62.2
2. 80 GAL HPWH W/ FIRST HOUR RATING OF 75 GALLONS
   PROVIDE STRAPPING, BRAGING, OR ANCHORAGE OF THE WATER HEATER AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION (THE LOW POINT IS TO BE 4 ABOVE CONTROLS) - CPC 507.2
   PROVIDE T & P RELIEF VALVE, 18" PLATFORM, PAN, SEISMIC STRAPS, COMBUSTION AIR, ETG. -PER CPC 507, 508, 509, & 506.0
3. ATTIC ACCESS
   THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22" X 30" (30" X 30" MIN. FOR FAU) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS W/ 30 MIN. CLEAR UNOBSTRUCTED HEADROOM ABOVE THE CEILING -PER CRC R807
   ATTIC ACCESS-(N) HEAT PUMP LOCATED IN ATTIC
4. EV CHARGER
   A) INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. THE RACEWAY SHALL NOT BE LESS THAN 1 NOMINAL INSIDE DIAMETER
   B) THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. C) THE SERVICE PANEL AND/OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE, 208/240-VOLT MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
   D) THE SERVICE PANEL OR SUB-PANEL DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE
   E) THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"
5. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY - CRC R3271.4
6. CONTINUOUSLY RUNNING 30 CFM MIN. EXHAUST FAN "BROAN® ROOMSIDE SERIES EXHAUST FAN MODEL: AERSO MAX SOUND RATING: 1.5ONE
7. HEAT PUMPS

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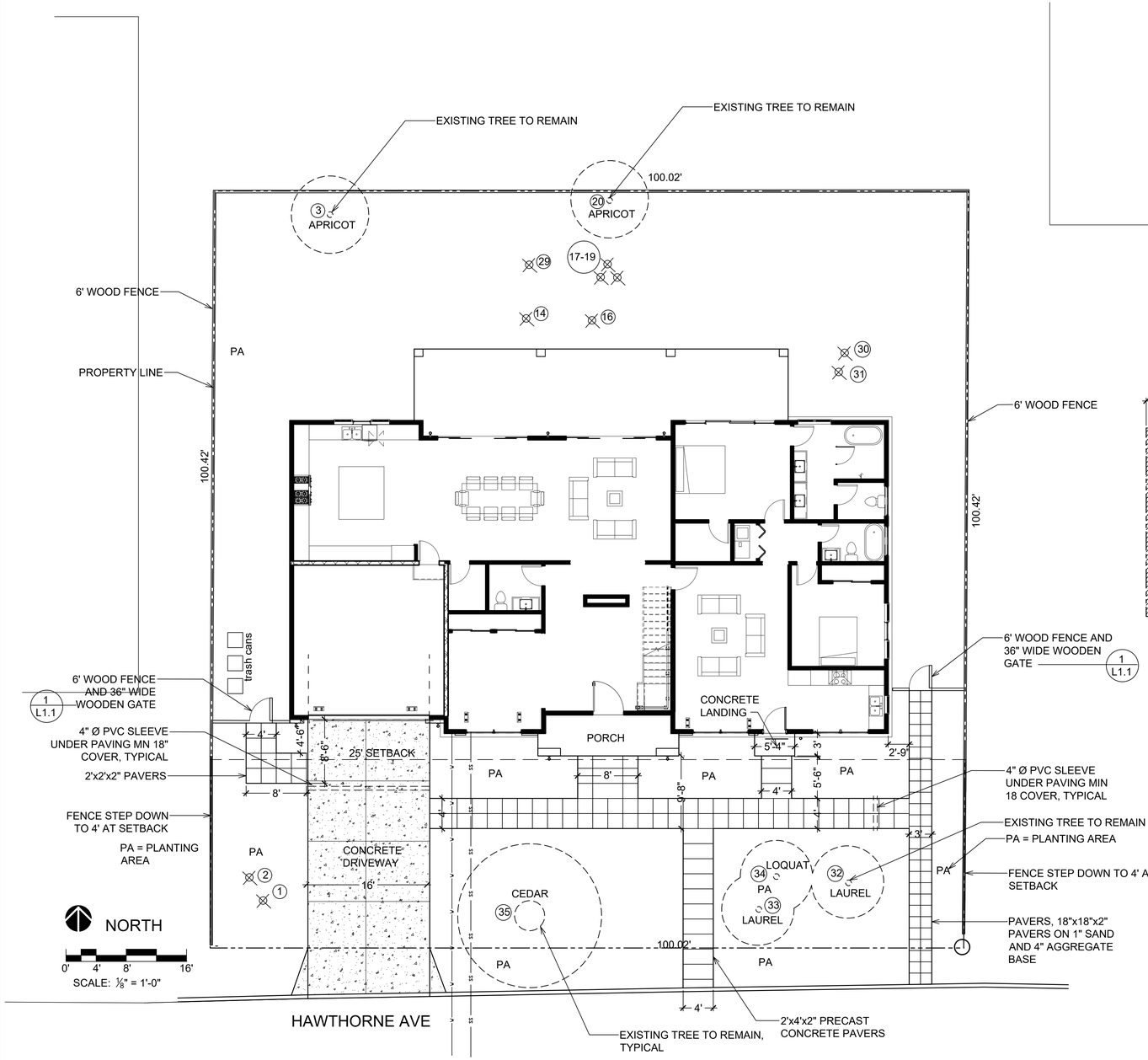
DESIGNER: WEIRAN JIA

PROJECT STATUS

NO.	DESCRIPTION	DATE

DATE 6/9/2026 9:16:22 AM
AGENCY # ########
TDDG JOB # 504.001

PROPOSED SECOND FLOOR ELECTRICAL PLAN
A12.1



LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

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.

FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN TO THE SOIL.

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7)

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

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

PROJECT INFORMATION

PROJECT ADDRESS: 399 HAWTHORN AVE.
LOS ALTOS, CA 94022

TOTAL LANDSCAPE AREA: 2852 SF

PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,

WATER SUPPLY TYPE: POTABLE WATER
WATER PURVEYOR: CALIFORNIA WATER COMPANY

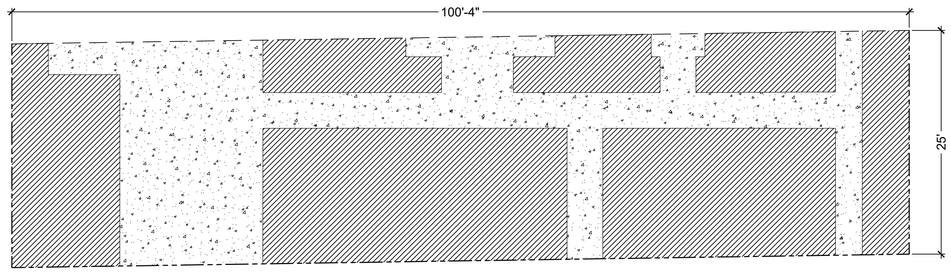
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

DATE: _____

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

DATE: 12/3/2025

ANYI HUANG
LANDSCAPE ARCHITECT
LIC. #4987



FRONT YARD SETBACK PAVING CALCULATION

TOTAL FRONT YARD (25' SETBACK) : 2505 SF

LANDSCAPE AREA: 1586 SF (>63%)

PAVING: 919 SF (< 37%)

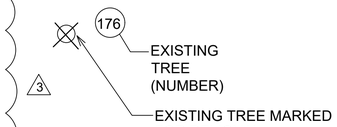
EXISTING TREE SURVEY

#	NAME	HEIGHT	SIZE (DBH)	NOTE	PROTECTED
1	HOLLY	15'	5"	REMOVE	NO
2	COAST OAK	15'	3"	REMOVE	NO
3	APRICOT	15'	9"	SAVE	NO
14	APPLE	10'	6"	REMOVE	NO
16	ORANGE	10'	16"	REMOVE	YES
17	COAST LIVE OAK	15'	3"	REMOVE	NO
18	COAST LIVE OAK	15'	4"	REMOVE	NO
19	COAST LIVE OAK	15'	5"	REMOVE	NO
20	APRICOT	10'	3"	SAVE	NO
29	SOUTHERN MAGNOLIA	30'	8",7"	REMOVE	YES
30	PURPLE LEAF PLUM	20'	1"	REMOVE	NO
31	PURPLE LEAF PLUM	20'	1"	REMOVE	NO
32	CAROLINA LAUREL	20'	8"	SAVE	NO
33	CAROLINA LAUREL	20'	9"	SAVE	NO
34	LOQUAT ERIOBOTRYA	20'	6", 5",5"	SAVE	YES
35	DEODAR CEDRUS	60'	37"	SAVE	YES

TOTAL EXISTING TREES TO BE REMOVED: 10

TOTAL EXISTING PROTECTED TREES TO BE REMOVED: 2

SYMBOL FOR EXISTING TREE



UNDERGROUND SERVICE ALERT (USA) - 800-227-2600 CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

SHEET INDEX

L-1.0 LANDSCAPE CONSTRUCTION PLAN
L-1.1 CONSTRUCTION DETAILS
L-2.0 LANDSCAPE IRRIGATION PLAN
L-3.0 LANDSCAPE PLANTING PLAN
L-4.0 HYDROZONE MAP AND WELO WORKSHEET

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650-533-0107

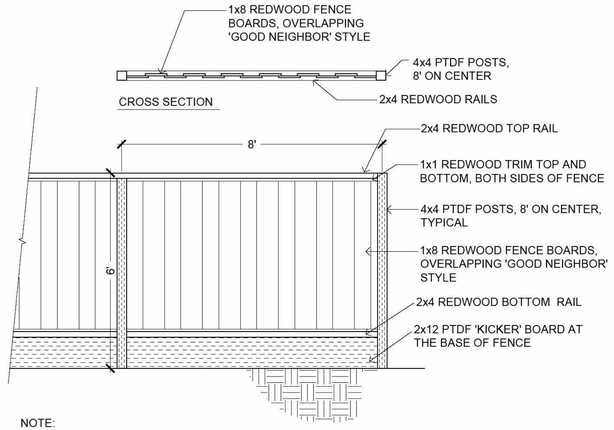
REVISION DATE	NO.
3/10/2026 PC 1	1
5/04/2026	2
6/25/2026	3

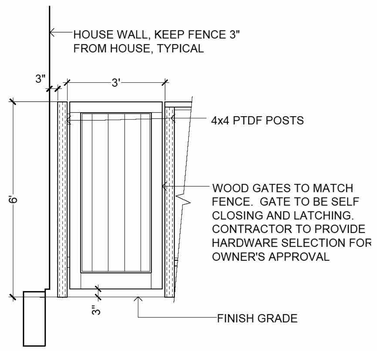
SHEET TITLE: LANDSCAPE CONSTRUCTION PLAN

LICENSED LANDSCAPE ARCHITECT ANYI HUANG Signature 5/31/2027 Renewal Date 12/3/2025 Date STATE OF CALIFORNIA

PROJECT ADDRESS: 399 HAWTHORN AVE. LOS ALTOS, CA 94022

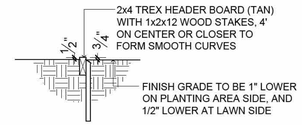
DATE: 12/3/2025
SCALE: 1/8" =1'-0"
DRAWN BY: AH
PROJECT # 25050
SHEET L-1.0
TOTAL SHEETS: 5





NOTE:
1. POSTS RAILS AND KICKER BOARDS TO BE PRESSURE TREATED DOUGLAS FIR.
2. REDWOOD FENCE BOARDS AND TRIM TO BE CONSTRUCTION HEART REDWOOD OR BETTER GRADE FENCE MATERIAL (NO WHITE SAP WOOD)
3. USE HOT DIPPED GALVANIZES NAILS AND STAINLESS STEEL SCREWS TO FASTEN WOOD MEMBERS
4. CONCRETE FOOTINGS TO BE REDIMIX 2500 PSI CONCRETE
5. FENCE TO REDUCE TO 4' HEIGHT IN FRONT SETBACK

1 / L-1.1 — 6' WOOD FENCE AND GATE DETAILS
SCALE: 1/2 " = 1'-0"



2 / L-1.1 — HEADER BOARD DETAIL
SCALE: 3/4 " = 1'-0"

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600 CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

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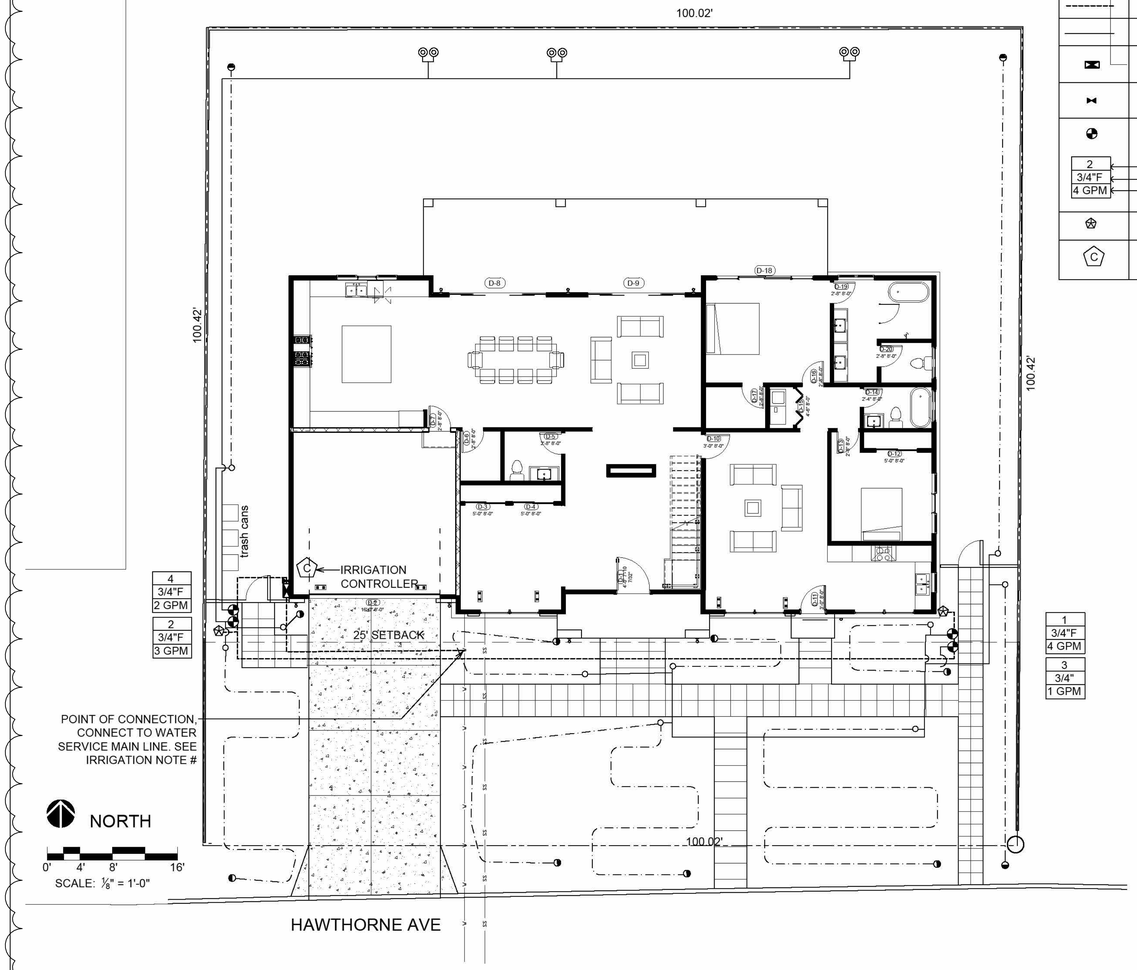
REVISION DATE	NO.
3/10/2026 PC 1	1
5/04/2026	2

SHEET TITLE: CONSTRUCTION DETAILS

LICENSED LANDSCAPE ARCHITECT — ANYI HUANG — Signature — 6/31/2027 Renewal Date — 12/3/2025 Date — STATE OF CALIFORNIA

PROJECT ADDRESS: 399 HAWTHORN AVE LOS ALTOS, CA 94022

DATE: 12/3/2025
SCALE: ---
DRAWN BY: AH
PROJECT # 25050
SHEET L-1.1
TOTAL SHEETS: 5



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	½" POLYETHYLENE DISTRIBUTION TUBING (RAINBIRD XT-700). SECURE IN PLACE WITH GALVANIZED TIE-DOWN STAKE EVERY 4', UNDER MULCH. USE RAINBIRD XERI-BUG EMITTERS XB-10PC (1 GPH) FOR PLANTS, AND 2-XB-10PC FOR EACH 15 GALLON PLANT. INSTALL ¼" TUBING WITH STAKE AND DIFFUSER BUG CAP TO EACH PLANT. INSTALL FLUSH CAP (RAINBIRD MDCFCAP) AT THE END OF XT-700 TUBING.
	RAIN BIRD 18" DEEP ROOT WATERING TUBE WITH .25 GPM BUBBLER AND GRATE. RWS-M-B-C-1401. INSTALL 2 PER TREE
	1" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE, BURY 18" DEEP.
	CLASS 200 PVC LATERAL LINE, SIZE PIPE AS NOTED. BURY 12" MINIMUM.
	BACKFLOW PREVENTER: FEBCO 765 PRESSURE VACUUM BREAKER INSTALLED ON COPPER RISER 12" ABOVE GRADE.
	BRASS BALL SHUT-OFF VALVE, LINE SIZE. LOCATE IN VALVE BOX BELOW GRAD
	HUNTER PGV VALVE, SIZE AS INDICATED.(VALVE FOR DRIP SYSTEM INSTALL 3/4" PR RBY FILTER AFTER VALVE). LOCATE IN VALVE BOX BELOW GRADE.
2 3/4"F 4 GPM	INDICATES IRRIGATION CONTROLLER AND STATION NUMBER INDICATES VALVE SIZE, F = HY-FILTER INDICATES FLOW RATE (GALLON PER MINUTE)
	3/4" BRASS HOSE BIB ON COPPER RISER. WALL MOUNT ON WALL
C	RACHIO 3 SMART IRRIGATION CONTROLLER. 8-ZONE. MOUNT INSIDE GARAGE

IRRIGATION NOTES:

1. CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
2. TEST PIPES FOR LEAKS BEFORE BACKFILL.
3. INSTALL 4" PVC SLEEVE UNDER PAVING, COORDINATE WITH OTHER CONTRACTORS.
4. INSTALL PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

IRRIGATION STATIONS INFORMATION

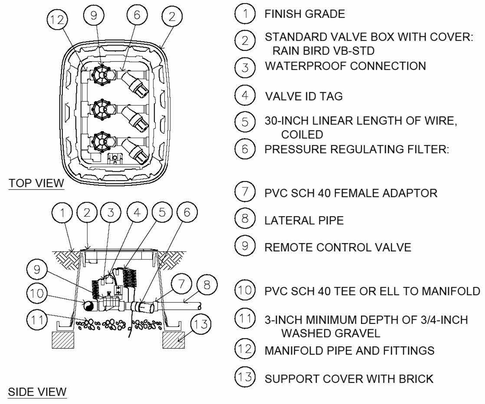
HYDROZONE VALVE #	VALVE SIZE	FLOW RATE (GPM)	APPLICATION TYPE / RATE (IN/HR)	DESIGN OPERATION PRESSURE (PSI)	HYDROZONE / PLANT TYPES
1	3/4"F	4	DRIP/N/A	30 PSI	Low / shrubs
2	3/4"F	3	DRIP/N/A	30 PSI	Low / shrubs
3	3/4"	1	BUBBLER/ N/A	30 PSI	Low / trees
4	3/4"	2	BUBBLER/ N/A	30 PSI	Moderate / trees

* F = 'WYE' FILTER, INSTALL AFTER VALVE

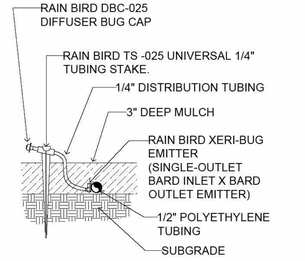
IRRIGATION SCHEDULE NOTE:

1. ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.
2. IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

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



1 IRRIGATION CONTROL VALVE IN VALVE BOX



2 DRIP LINE AND EMITTER

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600 CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

ANYI
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2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/10/2026 PC 1	1
5/04/2026	2

SHEET TITLE: LANDSCAPE IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT ANYI HUANG
Signature
5/31/2027
Renewal Date
12/3/2025
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
398 HAWTHORN AVE
LOS ALTOS, CA 94022

DATE: 12/3/2025
SCALE: 1/8" =1'-0"
DRAWN BY: AH
PROJECT # 25050
SHEET L-2.0
TOTAL SHEETS: 5

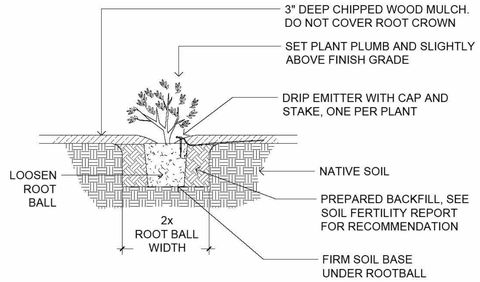
SCREENING TREES AND SHRUBS



T1 - Afrocarpus gracilior - Fern Pine
Mature size: 35' H x 25' W
Growth rate: 12" - 36" per year



PT - Pittosporum tenuifolium - Kohuhu
Mature size: 25' H x 12' W
Growth rate: 36" per year



SHRUB PLANTING DETAIL

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600 CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

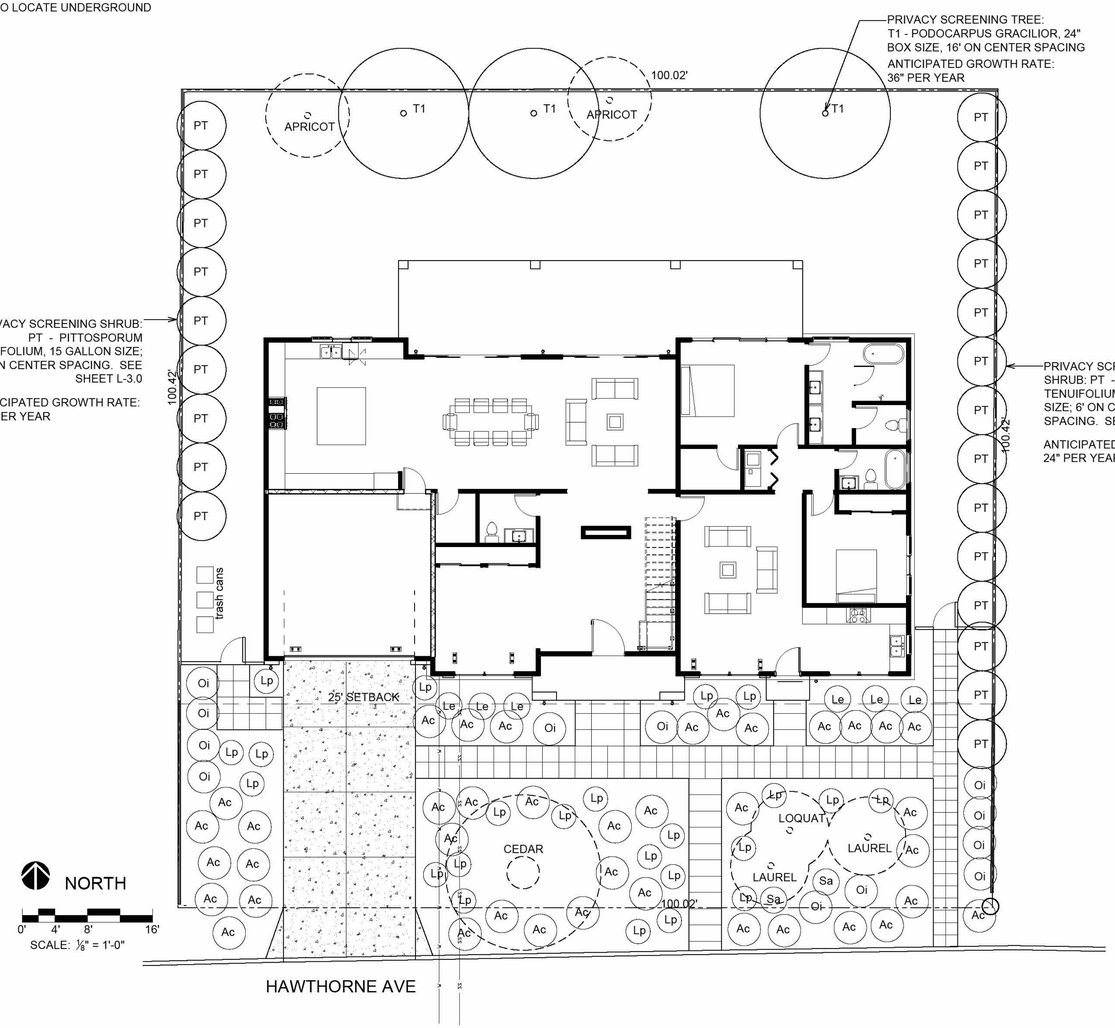
PLANTING LIST

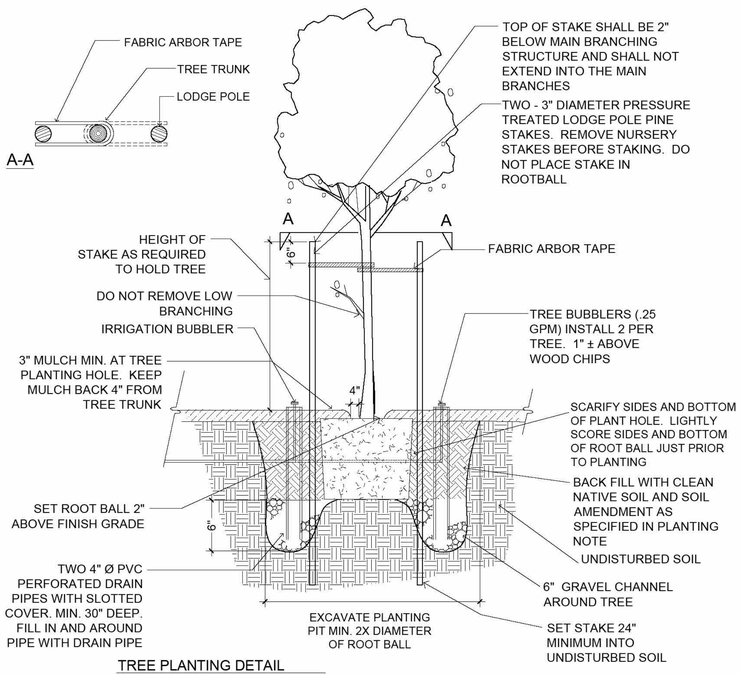
SYMBOL	BOTANICAL NAME - COMMAN NAME	QTY.	SIZE	WUCOLS	NOTE	SPACING (@PROX.)	MATURE SIZE (H x W)	GROWTH RATE (INV/M)
TREE								
T1	Afrocarpus gracilior - Fern Pine (privacy screening non-deciduous tree)	3	24" box	M	standard	16'	40' X 30'	36"
SHRUB								
Ac	Acacia cognata 'Cousin Itt' - Cousin Itt Acacia	39	5 gallon	L		4'	2' X 4'	
Le	Leucadendron salignum 'Jester' - Conebush	6	5 gallon	L		4'	4' X 4'	
LP	Lomandra longifolia 'Platinum Beauty' - Mat Rush	23	5 gallon	L		3'	3' X 3'	
Oi	Olea europaea 'Petite Olive' - Dwarf Olive	12	5 gallon	L		4'	4' X 4'	
Pt	Pittosporum tenuifolium - Kohuhu (privacy screening, evergreen)	23	15 gallon	L		6'	30' X 15'	24"
Sa	Salvia microphylla 'Hot Lips' - Salvia	2	5 gallon	L		3'	3' X 3'	

WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE.
SOURCE BOOK: SUNSET WESTERN GARDEN BOOK. MWELO 2015

NOTE:
1. Before planting, contractor to obtain a soil fertility report from reputable soil lab. follow soil report recommendation to improve fertility and prepare for turf and mass planting. Do not rototil soil to incorporate soil amendments within heritage tree protection zone (see arborist report for tree protection zone).
2. Mulch all planted areas with a 3" thick layer of medium recycled wood chips, provide sample for Landscape Architect's approval.
3. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties. See tree planting detail.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. Tree missing central leader will be rejected. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Landscape Architect to approve plant locations prior to planting.
6. The Contractor shall be responsible for the adequate protection of the improvements during construction period and through maintenance period. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

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





TREE PLANTING DETAIL

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

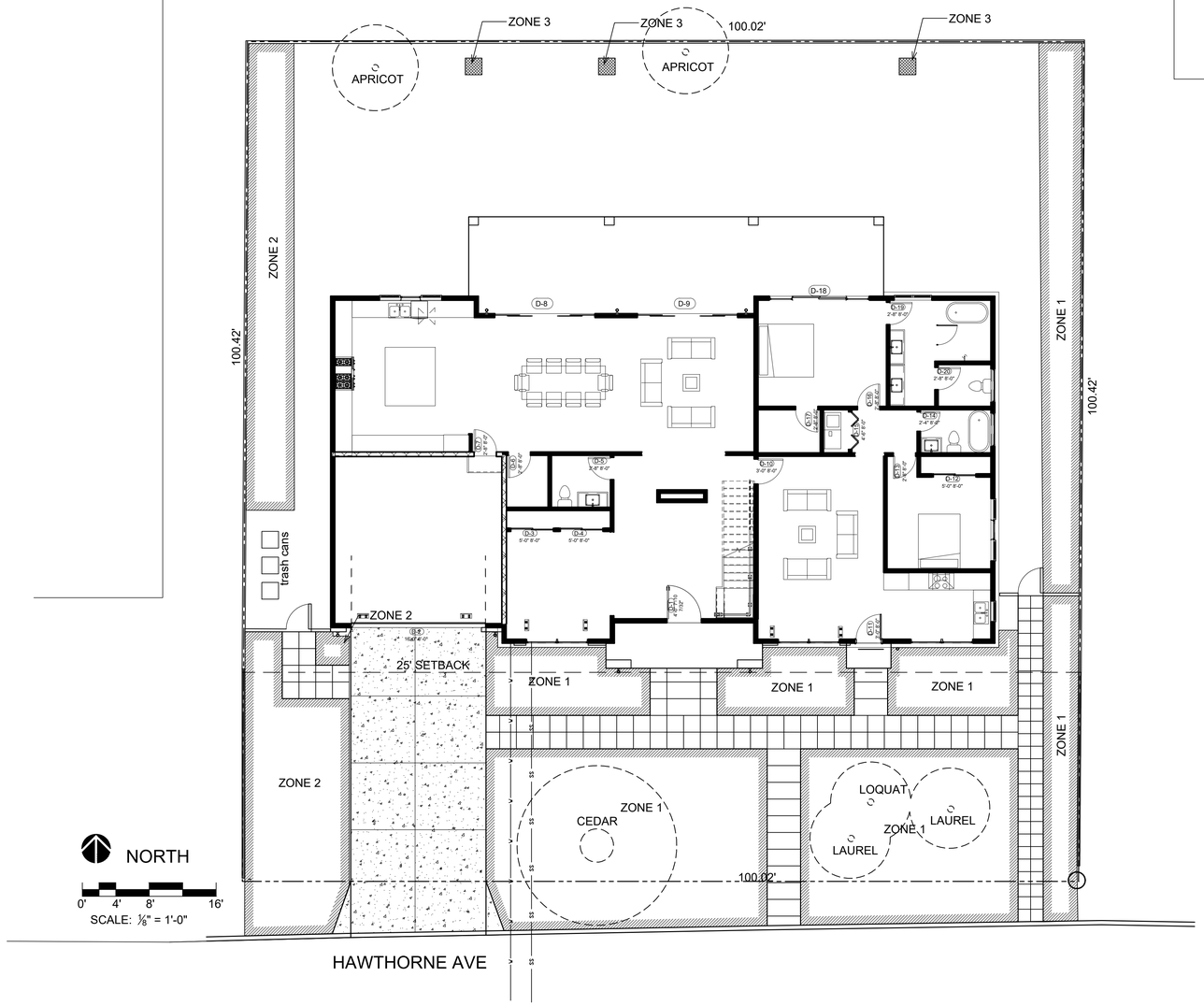
REVISION DATE	NO.
3/10/2026 PC 1	1
5/04/2026	2

SHEET TITLE: LANDSCAPE PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG
Signature
5/31/2027
Renewal Date
12/3/2025
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
399 HAWTHORN AVE
LOS ALTOS, CA 94022

DATE: 12/3/2025
SCALE: 1/8" =1'-0"
DRAWN BY: AH
PROJECT # 25050
SHEET L-3.0
TOTAL SHEETS: 5



3

JOB ADDRESS: 399 Hawthorne Ave. Los Altos, CA 94022

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 43

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Waer Use (ETWU)
Regular Landscape Areas							
1 / low water use shrubs	0.2	drip	0.81	0.25	2,130	525.93	14021.19
2 / low water use shrubs	0.2	drip	0.81	0.25	710	175.31	4673.73
4/ moderate water use trees	0.5	bubbler	0.81	0.62	12	7.44	197.48
				Totals	**2840**	**701.23**	
Special Landscape Areas							
				1	0	0.00	
				Totals	0	0.00	
						ETWU Total	**18892.40**
						Maximum Allowed Water Allowance (MAWA)	**41642.92**

Hydrozone #/Planting Description
E.g
1.) front Lawn
2.) low Water use plantings
3.) medium water use planting

Irrigation Method
overhead spray
or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

ETWU (Annual Gallons Required) = Eto X 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF X Area	701.23
Total Area	2840.00
Average ETAF	0.25

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

All Landscape Areas

Total ETAF x Area	701.23
Total Area	2840.00
Sitewide ETAF	0.25

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REVISION DATE	NO.
3/10/2026 PC 1	1
5/04/2026	2
6/25/2026	3

SHEET TITLE: HYDROZONE MAP AND WELO WORKSHEET

LICENSED LANDSCAPE ARCHITECT ANYI HUANG No. 6362 Signature 5/31/2027 Renewal Date 12/3/2025 Date STATE OF CALIFORNIA

PROJECT ADDRESS: 399 HAWTHORN AVE. LOS ALTOS, CA 94022

DATE: 12/3/2025
SCALE: 1/8" =1'-0"
DRAWN BY: AH
PROJECT # 25050
SHEET L-4.0
TOTAL SHEETS: 5

From: Melissa Renee Waggenspack <mel.spack@gmail.com>
Sent: Wednesday, June 3, 2026 10:24 AM
To: Brittany Whitehill <BWhitehill@losaltosca.gov>
Cc: Brian Waggenspack <brianwaggenspack@gmail.com>
Subject: Public Comment: Safety Considerations for Proposed Rebuild at 399 Hawthorne Ave

Dear Council Members,

We are residents writing to express a safety concern regarding the proposed demolition and rebuild at 399 Hawthorne Avenue.

This property sits at the corner of El Monte Avenue and Hawthorne Avenue, an actively used intersection where visibility and maneuvering space are already constrained for commuters and students. This intersection backs up during the morning commute and is regularly used by a mix of drivers, pedestrians, and cyclists, including students traveling to and from Los Altos High School.

In practice, many students travel down Hawthorne to access Gordon Way because it is the most direct route to the high school, even though a designated bike route exists along El Monte toward Almond. Consequently, consistent foot and bike traffic occurs on Hawthorne before and after school. This is already challenging because the section of the road in front of 399 Hawthorne is so narrow that two cars can barely pass.

Based on our observations during the past school year, construction on other local streets that students use to travel to schools, such as Gordon Way and Linden Avenue, often involves large trucks arriving during peak school commute times without any safety measures in place. Students are frequently left to navigate around these vehicles on their own.

Given the existing congestion, the narrow width of Hawthorne, and the location of this property at the intersection, construction vehicles or staging could further restrict the roadway or reduce visibility at the very times when risk is highest.

We ask that the City require a construction management plan that ensures safe passage during peak school commute periods, such as formal traffic control, no staging that encroaches on the intersection or Hawthorne, and limits on truck arrival times.

This is already a busy, constrained intersection. Proactive planning will help prevent avoidable safety issues for students.

Thank you for your consideration.

Sincerely,

Melissa & Brian Waggenspack
361 Edna Court
Los Altos, CA 94022