

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, May 15, 2024

***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, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

[**https://tinyurl.com/yepe4e2k**](https://tinyurl.com/yepe4e2k)

Telephone: 1-253-215-8782 / Webinar ID: 818 1268 4637 / 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. The Zoning Administrator will announce the time speakers will be granted before comments begin. 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 noted on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Zoning Administrator.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of April 3, 2024.

PUBLIC HEARING**2. SC23-0018 - Joanna Li - 131 San Juan Court**

Design review for a new 3,502 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

ADJOURNMENT**SPECIAL NOTICES TO 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 <http://losaltosca.gov/meetings>.

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, April 3, 2024

*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 Zornes and Development Services Deputy Director Williams

STAFF: Senior Planner Gallegos, Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**

Approval of the DRAFT minutes of the regular meeting of March 20, 2024.

Action: Zoning Administrator Zornes approved the meeting minutes for regular meeting of March 20, 2024.

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

AYES: Zornes

NOES: None

PUBLIC HEARING

2. **SC24-0001 – Steven Collom – 284 Alvarado Avenue**

Design Review for a new 3,540 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos THIS ITEM HAS BEEN CONTINUED FROM THE MARCH 20, 2024 ZONING ADMINISTRATOR MEETING*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC24-0001 subject to the listed findings and conditions.

PUBLIC COMMENT

Project applicant Steven Collum spoke to the project. Jaime Cheng provided public comment.

Action: Zoning Administrator Zornes approved design review application SC23-0017 per the staff report findings and conditions with the following list of conditions:

- trees #5 and #6 are to be looked at by a certified arborist who will prepare a report on the current and predicted health of the tree for consideration of removal.

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

AYES: Zornes

NOES: None

3. SC23-0016 – Marta Andersson – 1358 Montclair Way

Design Review for the construction of a residential addition including a 30 square-foot addition at the first story and a 700 square-foot addition at the second story. This project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC23-0012 subject to the listed findings and conditions.

Action: Zoning Administrator Zornes approved design review application SC23-0016 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

4. SC23-0019 - Yingxi Chen - 16 Otis Way

Design review for a new 3,638 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC23-0019 subject to the listed findings and conditions.

PUBLIC COMMENT

Werner Schmidt provided public comments.

Action: Zoning Administrator Zornes approved design review application SC23-0019 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:21 PM.

Nick Zornes
Zoning Administrator



TO: Nick Zornes, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC23-0018 – 131 San Juan Court

RECOMMENDATION

Approve design review application SC23-0018 for the construction of a new 3,502 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: 131 San Juan Court, located on the east side of San Juan Court, north of Jordan Avenue.
- Lot Size: 10,013 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 the existing one-story house and replacement with a new 3,502 square-foot two-story house (see Attachment A – Project Plans). An 849 square foot attached accessory dwelling unit is also proposed but is not subject to design review and will be reviewed under a separate Building Permit application.

The new residence is designed in a neo-eclectic architectural style that combines various decorative techniques from different house styles with exterior materials that include a standing seam metal roof, stucco exterior and stone veneer finish with wood trims, aluminum framed windows, and wood doors.

The subject property is an interior lot, and it does not have a uniform rectangular shape. The proposed construction involves maintaining a footprint similar to that of the original house and the proposed site improvements include a new driveway to the attached garage along the southern side of the property and new hardscape and softscape throughout the property.

On the subject site, there is a single protected Crape Myrtle tree, measuring 18 inches in diameter, located in the front yard. An arborist’s evaluation determined that the tree's health is fair and that it would not withstand the development due to its five-foot distance from the new house. The decision to remove the tree adheres to the criteria outlined in the Tree Protection Regulations, specifically criterion No. 5, which permits removal for reasons related to the impact of preserving the tree

impeding the use of real property and no reasonable or feasible alternative existing to preserve the tree in the current location.

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:	2,204 square feet	2,762 square feet	3,003 square feet
FLOOR AREA:			
1st Floor	2,204 square feet	1,990 square feet	
2nd Floor	-	1,512 square feet	
Total	2,204 square feet	3,502 square feet	3,505 square feet
SETBACKS:			
Front	25.08 feet	25.08 feet	25 feet
Rear	43.75 feet	27.5 feet	25 feet
Right side (1 st /2 nd)	10 feet/-	10 feet/20.3 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	11.66 feet/-	10.2 feet/ 20.6 feet	10 feet/17.5 feet
HEIGHT:	18.6 feet	24.8 feet	27 feet

Per Chapter 14.76 of the LAMC, new two-story residences must comply with the Single-Family Residential Design Guidelines. The surrounding neighborhood is considered a Diverse Character Neighborhood according to the Design Guidelines. In a Diverse Character neighborhood, the guidelines advise integrating existing design elements, materials, and scales while maintaining distinctiveness. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar massing, a combination of simple and complex roof forms, and distinctive front setback patterns due to the cul-de-sac, resulting in irregular front yards. The horizontal eave lines at the first story typically range from approximately eight to nine feet in height. The homes in the neighborhood feature attached garages in the front yard facing the street.

The design of the new residence adopts a neo-eclectic architectural style, blending various decorative techniques from different house styles. It incorporates elements of a traditional two-story layout, such as simple massing and a projecting front porch, alongside contemporary features like simplified forms, open floor plans, and flat roof and mansard roof forms. Notably, the inclusion of flat roof forms along the front elevation contributes to a modern aesthetic, while hipped mansard elements along the sides and rear maintain a traditional appearance. This balanced fusion of styles results in a cohesive design that respects both tradition and modernity. Externally, carefully chosen materials, including standing seam metal roof, stucco exterior, stone veneer finish with wood trims, aluminum-framed windows, and wood doors, ensure compatibility with the surrounding area.

The design guidelines and review findings emphasize the importance of minimizing the structure's bulk. In line with these requirements, the design effectively breaks down the massing and enhances the visual interest of the facade. The low-pitched roof and roof form play a crucial role in reducing the perceived bulk of the structure. The first-story roof form and horizontal eave line create visual breaks in the wall plane, while the articulation and roof forms of the first and second story further break down the massing into smaller sections, resulting in an aesthetically appealing and less bulky appearance. Additionally, the second story, recessed and centrally positioned over the first, contributes to a softened appearance.

Moreover, the proposed height of the 24.8-foot-tall house aligns with the scale of neighboring houses in the area considering that the neighborhood consists of one-story houses ranging from 14 to 17 feet in height, as well as two-story houses ranging from 22 to 25 feet. This ensures that the building blends in harmoniously with the overall character of the neighborhood, avoiding any visual discrepancies or disruptions to the character of the neighborhood.

The design incorporates a single balcony facing the rear yard, though its depth exceeds the recommendation outlined in the Single-Family Residential Design Guidelines. While the guidelines suggest a maximum depth of four feet, the proposed balcony extends to five feet in depth. To mitigate potential privacy concerns, the proposal includes a five-foot-tall screening wall along the right side elevation and landscaping with evergreen trees along the side and rear property lines. However, to align with Single-Family Residential Design Guidelines, staff recommends two conditions: Condition No. 4a, which mandates reducing the balcony depth to a maximum of four feet, and Condition No. 4b, requiring the landscape plan be revised to show evergreen screening plants along the unscreened portions of the side and rear property lines.

The proposed landscaping includes one new Chinese Pistache tree in the front yard, one new Water Gum tree in the rear yard, and evergreen screening vegetation along the left property line which will be integrated with existing vegetation to remain. 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, ensuring compatibility with neighboring structures, reducing perceived bulk, and prioritizing the preservation of existing trees.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier newspaper. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

The applicant sent out emails to nine neighbors in the immediate area. As of the drafting of this report, staff has received no comment letters from neighbors.

Attachment:

- A. Project Plans

Cc: Joanna Li, Applicant
Jackie Terrell, Designer
Aditya Kuruganti and Jolly Diya Trustees, Owners

FINDINGS

SC23-0018 - 131 San Juan Court

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed residence complies with all provision of this chapter 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 height, elevations and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and complies with the allowable floor area, lot coverage, height maximums, and daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. A total of one protected tree in the front yard is set for removal. The proposed landscaping including a new Chinese Pistache tree, shrubs, and ground cover will be in compliance with the Water Efficient Landscape Ordinance.
- D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed structure incorporates architectural design features first-story roof form and horizontal eave line create visual breaks in the wall plane, while the articulation and roof forms of the second story further break down the massing into smaller sections, and the proposed design utilizes stucco and board and batten siding along segments of the first story and second story visually break down the massing and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and new house, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed house meets the floor area, lot coverage, and height limitations specified in LAMC Chapter 14.06, and its size and scale harmonize with the neighborhood. This is achieved through a combination of a low-pitched roof and flat roof forms, horizontal eave lines on both the first and second stories, segmented massing, and a height that avoids excessive bulkiness.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimal impervious cover, and maximum erosion protection because the because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

CONDITIONS OF APPROVAL

SC23-0018 - 131 San Juan Court

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on May 15, 2024, unless prior to the date of expiration, a building permit is issued or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on April 9, 2024, 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 overall approvals may be approved by the Development Services Director.
4. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design and landscaping, and/or other site or building design details and shall be shown on building permit drawings:
 - a. The project plans shall be revised to reduce the balcony depth to a maximum of four feet.
 - b. The landscape plan be revised to show evergreen screening plants along the unscreened portions of the side and rear property lines.
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. **Tree Removal Approved:** The 18-inch Crape Myrtle tree shown to be removed on plan Sheet A0.4 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.
8. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the

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

BUILDING DIVISION

12. **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.
13. **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.
14. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
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 prior to issuance of a building permit. Payments shall be made directly to the school districts.

16. **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.
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 12.68 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 12.68 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. **Storm Water Management:** Show how the project is in compliance with the Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution. 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.
25. **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 Traffic Engineer.
26. **Grading and Drainage Plan:** The building permit submittal shall include on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by the City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Department.
27. **Public Infrastructure Repairs:** The Applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter, and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee.
28. **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 shall apply to all improvements in the public right-of-way.
29. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed.
30. **Sewer Cleanout:** The building permit submittal shall show the relocation of the existing sewer cleanout from the public right-of-way to private property within 5' from the property line.

FIRE DEPARTMENT

31. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code 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 an application to, and receive from, the Building Department all applicable construction permits.
32. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming

to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].

- 33. **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 Chapter. 33.

- 34. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from 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.

- 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). 2019 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 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.

- 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 Chapter. 33.

- 38. **Fire Sprinklers Required.** (As Noted on Sheet A0.1) 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. 1.An automatic sprinkler system shall be provided

throughout all new buildings and structures, other than Group R occupancies, except as follows:

- a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.
- b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.
- c. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.
- d. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:
 - i. Noncombustible construction.
 - ii. Maximum 5,000 square feet in not less than three (3) sides nor 75% of structure perimeter.
 - iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706. 2.

An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area. Exception: Detached Accessory Dwelling Unit, provided that all of the following are met:

- a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
- b. The existing primary residence does not have automatic fire sprinklers.
- c. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
- d. The unit is on the same lot as the primary residence.
- e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

4. 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).
5. An approved automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%.
6. An approved automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.18.
7. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety 1 or increased fire risk 2, shall require the installation of an approved fire automatic fire sprinkler system.
8. The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.

- a. Any submittal for building permits which 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 and any non-habitable floor areas i.e., garages) during the three-year period shall comply with fire sprinkler regulations.

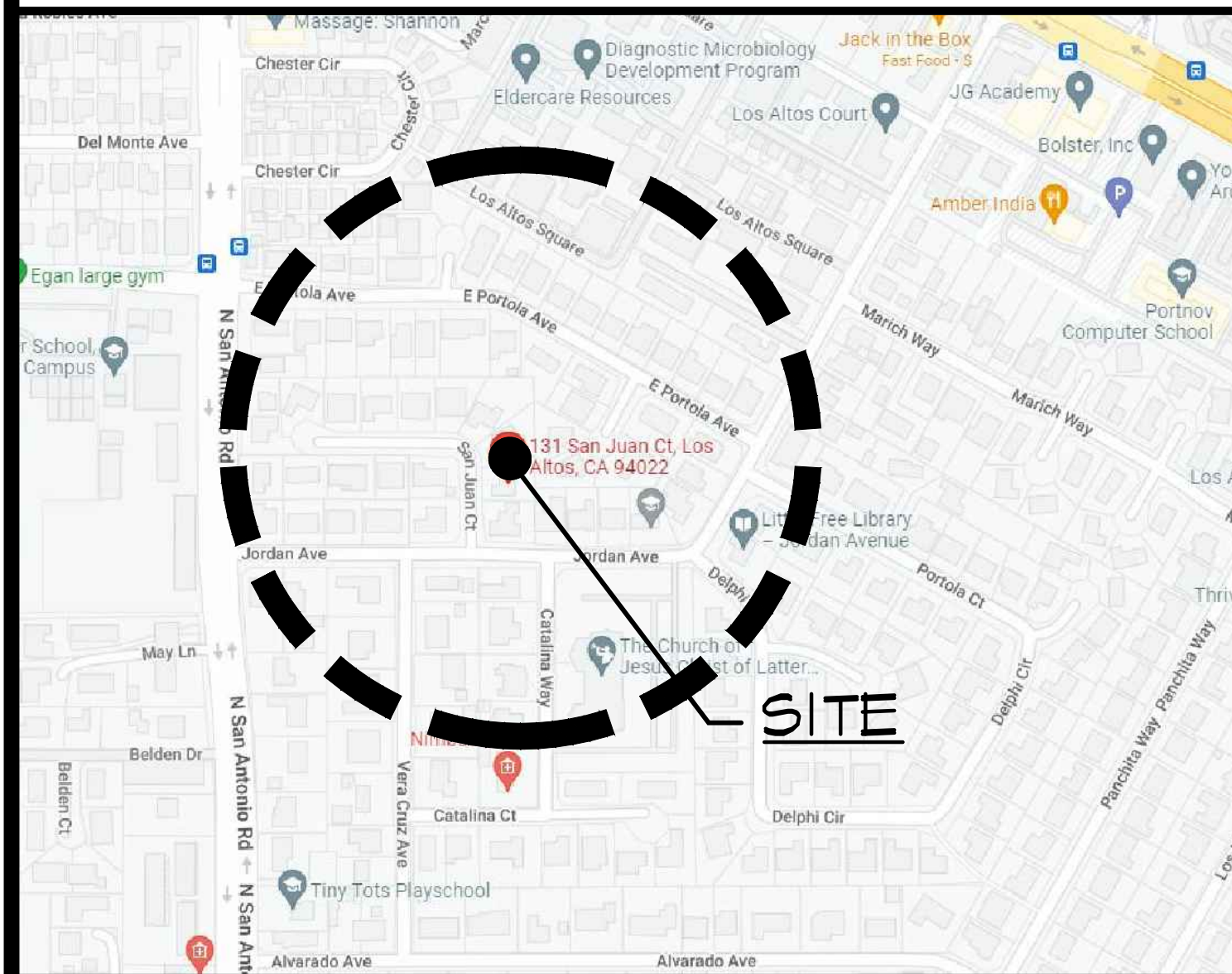
KURUGANTI RESIDENCE

LOS ALTOS, CALIFORNIA



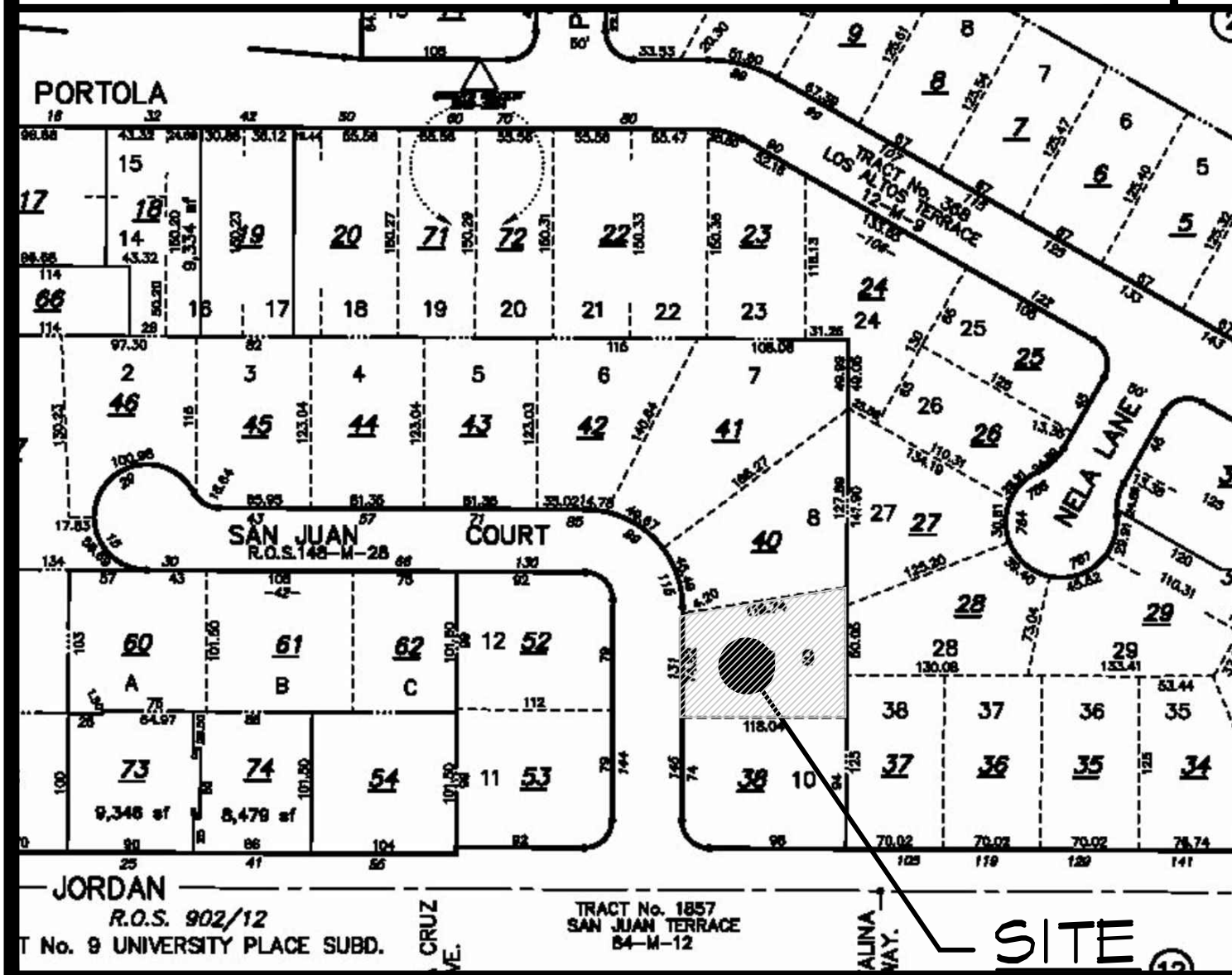
PROPOSED FRONT ELEVATION VIEW (FOR REFERENCE ONLY)

2



VICINITY MAP

6



PARCEL MAP

5

LANDSCAPE ARCHITECT
BONNIE BROCK LANDSCAPE DESIGN
 948 CLARA DRIVE
 PALO ALTO, CA 94303
 TEL: (650) 465-9073
 ATTN: BONNIE BROCK
 bonnie@bbrocksdesign.com

SOILS ENGINEER
ROMIG ENGINEERS
 1390 EL CAMINO REAL, 2nd FLOOR
 SAN CARLOS CA, 94070
 TEL: (650) 591-5224
 ATTN: COLEMAN K. NG

CIVIL ENGINEER
GREEN CIVIL ENGINEER
 1900 SOUTH NORFOLK ST., SUITE 350
 SAN MATEO, CA 94403
 TEL: (650) 931-2514
 ATTN: AMBROSE WONG
 green-eng@hotmail.com

ARCHITECT
YOUNG AND BORLIK ARCHITECTS, INC.
 4962 EL CAMINO REAL, SUITE 218
 LOS ALTOS, CA 94022
 TEL: (650) 688-1950
 ATTN: JACKIE TERRELL
 jackie@ybarchitects.com

SURVEYOR
LEA & BRAZE ENGINEERING INC.
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 TEL: (510) 887-4086
 ATTN: PETE CARLINO
 pcarlino@leabraze.com

ARBORIST
URBAN TREE MANAGEMENT
 PO BOX 971
 LOS GATOS CA 95031
 TEL: (650) 321-0202
 office@urbantreemanagement.com

INTERIOR DESIGNER
BJORN DESIGN
 151 VERMONT STREET, SUITE 6
 SAN FRANCISCO, CA 94103
 TEL: (415) 915-8228
 ATTN: DAVID BJORNGAARD
 info@bjorndesign.net

DEFERRED SUBMITTAL

POOL UNDER SEPARATE PERMIT

INTERIOR CUSTOM BUILT STAIRS, STAIR MANUFACTURER TO SUBMIT SHOP DRAWING TO ARCHITECT, ENGINEER, & BUILDING DEPARTMENT

NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT. PROVIDE FULL SPRINKLER COVERAGE IN THE ATTIC.

STREET WORK IN THE PUBLIC R.O.W. UNDER SEPARATE PERMIT.

PROJECT DESIGN DATA:

2022 CALIFORNIA BUILDING CODE - VOL. 1&2
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRIC CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING CODE (CalGreen)
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
 ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE, I.E. SOILS REPORT, TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

CONSULTANTS

4

- ARCHITECTURAL**
- A0.1 COVER SHEET, VICINITY MAP, CONSULTANTS, SHEET INDEX, PROJECT SUMMARY
 - A0.1.1 3D RENDERING
 - A0.3.1 NEIGHBORHOOD CONTEXT SITE PLAN
 - A0.3.2 SECOND FLOOR PRIVACY STUDY WITH SCREENING
 - A0.4 EXISTING SITE PLAN
 - A0.5 PROPOSED SITE PLAN
 - A0.6 AREA CALCULATIONS
 - A2.1.1 PROPOSED FIRST FLOOR PLAN
 - A2.2.1 PROPOSED SECOND FLOOR PLAN
 - A2.3 ROOF PLAN
 - A3.1 PROPOSED FRONT & REAR ELEVATIONS
 - A3.2 PROPOSED LEFT & RIGHT SIDE ELEVATIONS
 - A4.1 PROPOSED SECTION
 - A4.2 PROPOSED SECTION
 - A6.1 ARCHITECTURAL SPECIFICATIONS
 - A6.2 ARCHITECTURAL SPECIFICATIONS
 - A8.1 ARCHITECTURAL DETAIL
- SURVEY**
- SU-1 TOPOGRAPHIC SURVEY PLAN
- CIVIL**
- C1 GRADING AND DRAINAGE PLAN
 - C2 UTILITY PLAN
 - C3 EROSION CONTROL PLAN
 - C4 DETAILS
 - C5 DETAILS
 - C6 CONSTRUCTION BMPS
- LANDSCAPE**
- A-1 HARDSCAPE PLAN
 - A-2 LANDSCAPE PLAN
 - A-3 WATER BUDGET
 - A-4 IRRIGATION PLAN

SHEET INDEX

3

SCOPE:
 NEW 2 STORY 3502.2 SF HOME WITH ATTACHED 848.8 SF ADU.

APN#: 170-13-039

OWNER: ADITYA KURUGANTI & DIYA JOLLY

PROJECT ADDRESS: 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

BUILDING OCCUPANCY: R-3/ U

TYPE OF CONSTRUCTION: V-B

ZONING: R-1 10

LOT SIZE: 10,013 sf (.23 ACRE)

HISTORIC STATUS: NO

FLOOD ZONE: X

STORIES: 2

ACCESSORY STRUCTURE: NO

FIRE SPRINKLERS: YES

ALLOWABLE LOT COVERAGE: 3,504.5 sf

ALLOWABLE F.A.R.: 3,504.5 sf

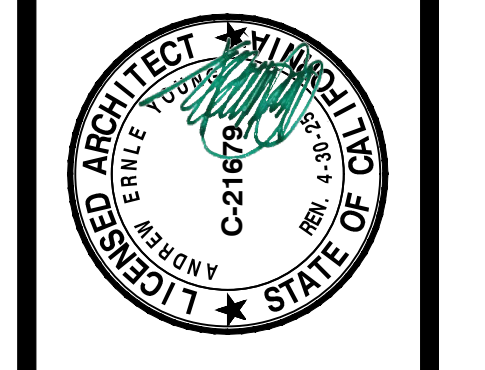
ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,204 sq. ft.	2,762.1 sqft	3,003.9 sq. ft.
FLOOR AREA: <i>Measured to the outside surface of exterior walls</i>	1st Flr: 2,002 sq ft Total: 2,002 sqft	1st Flr: 1,989.9 2nd Flr: 1,512.3 sqft Total: 3,502.2 + 848.9 sq ft	3,504.5 sqft
SETBACKS:			
Front	25'-1"	25'-1"	25 feet
Rear	43'-9"	27'-6"	25 feet
Right Side (1st/2nd)	11'-9"	10'-0" / 21'-4"	10 feet / 17.5 feet
Left Side (1st/2nd)	10'	4'-11" / 20'-7"	20 feet / 17.5 feet
HEIGHT:	18'-6"	24'-10"	27 feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Include habitable basement area</i>	1,602 sq. ft.	1,382 sq. ft.	2,984 sq. ft.
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	400 sq. ft.	118.2 sq. ft.	518.2 sq. ft.
LOT CALCULATIONS			
NET LOT AREA:		10,013 sq ft	
FRONT YARD HARDSCAPE AREA: N/A <i>Hardscape area in the front yard setback shall not exceed 50%</i>		877 sqft	46%
LANDSCAPING BREAKDOWN:			
	Total hardscape area (existing and proposed) 5,510 sq ft		
	Existing softscape (undisturbed area): 4,503 sq ft		
	Sum of all three should equal the site's net lot area 10,013 sq ft		

PROJECT SUMMARY

1

ISSUE LOG

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PLANNING REVS.	APR. 09, 2024 2



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 650-688-1950 | YBarchitects.com



NEW RESIDENCE:
 ADITYA KURUGANTI & DIYA JOLLY
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

AP.N. 170-33-039

CHECKED: JT DRAWN: TP, JL

DATE: OCT. 05, 2023

JOB #: KURUGANTI - JOLLY

A0.1

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SW 9541
White Snow
 Interior / Exterior

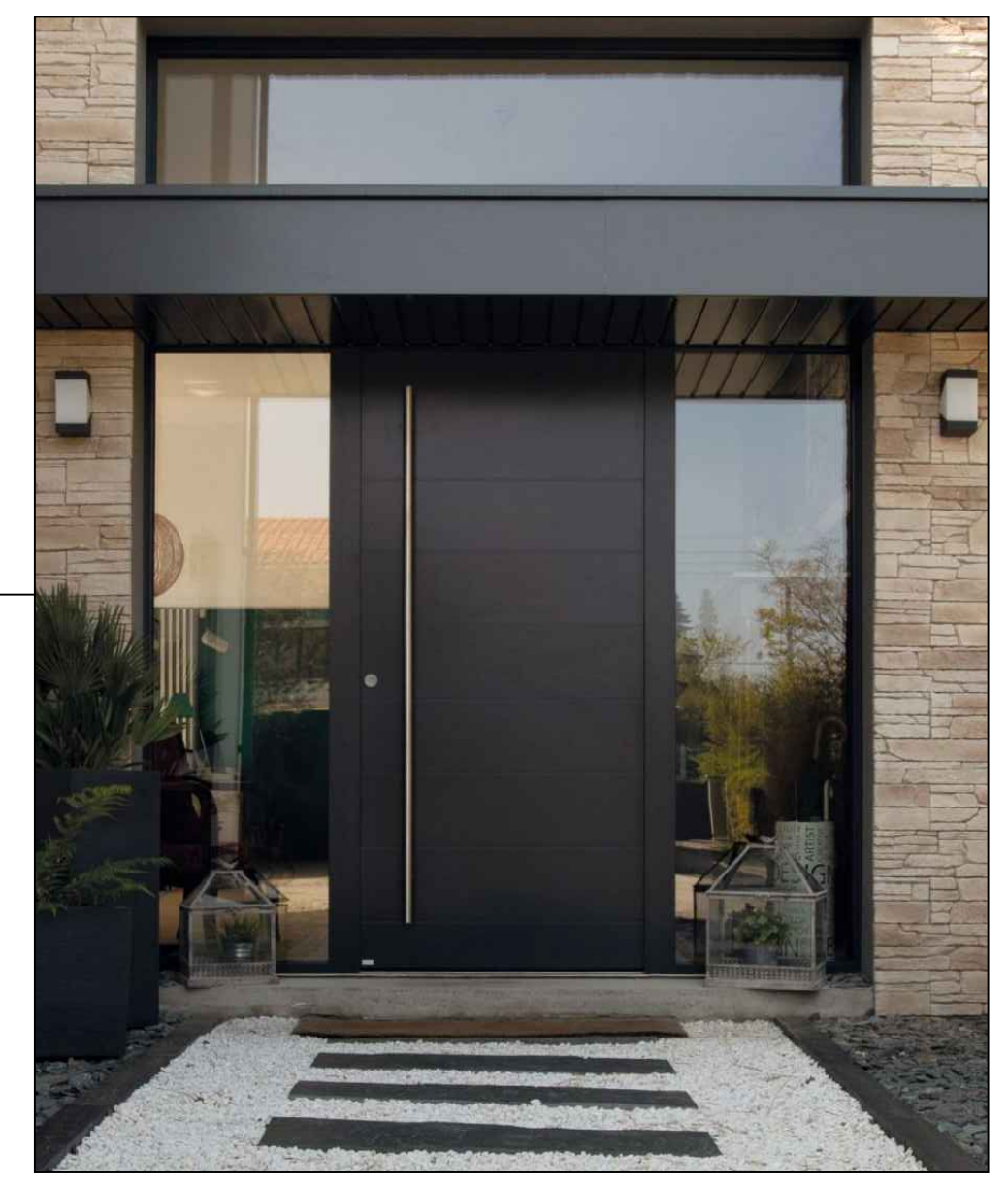
PROPOSED CEMENT PLASTER STUCCO FINISH PAINTED WHITE SNOW - SW 9541 BY SHERWIN-WILLIAMS OR EQUAL



PROPOSED EXTERIOR STONE FINISH - COTTONWOOD LIMESTONE OR EQUAL

Black
 SR-25.00 E-85 SRI-23

PROPOSED METAL SEAM ROOF - BLACK COLOR FROM CUSTOM BUILT METAL OR EQUAL. SEE SPEC ON SHEET A6.1



PROPOSED FRONT DOOR OR EQUAL



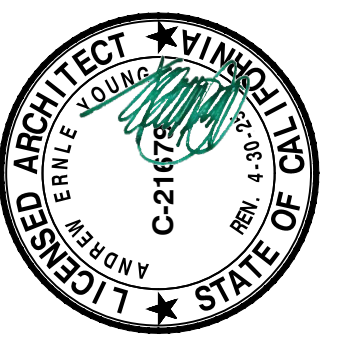
PROPOSED KOLBE VISTA LUX WINDOWS AND DOORS OR EQUAL. SEE SPEC ON SHEET A6.1



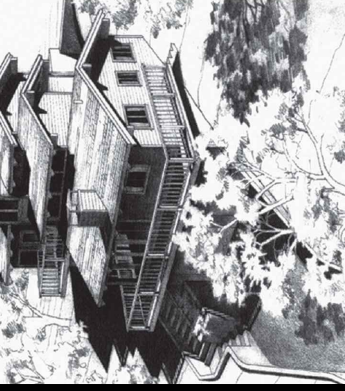
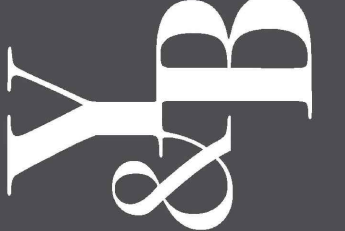
PROPOSED FRONT & REAR ELEVATION 3D RENDERING (FOR REFERENCE ONLY) w/ MATERIAL BOARD

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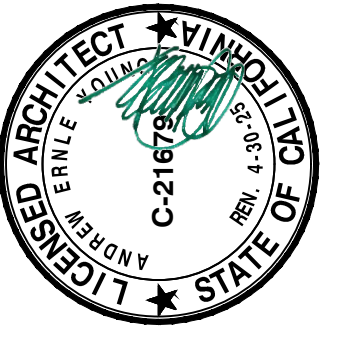
NEW RESIDENCE:
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 LOS ALTOS, CA 94022

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CHECKED JT	DRAWN TP, JL
DATE OCT. 05. 2023	
JOB # KURUGANTI - JOLLY	

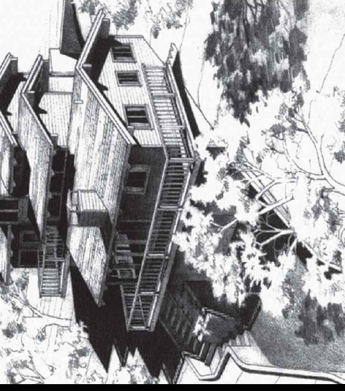
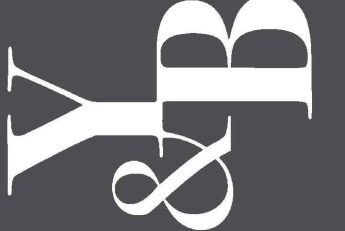
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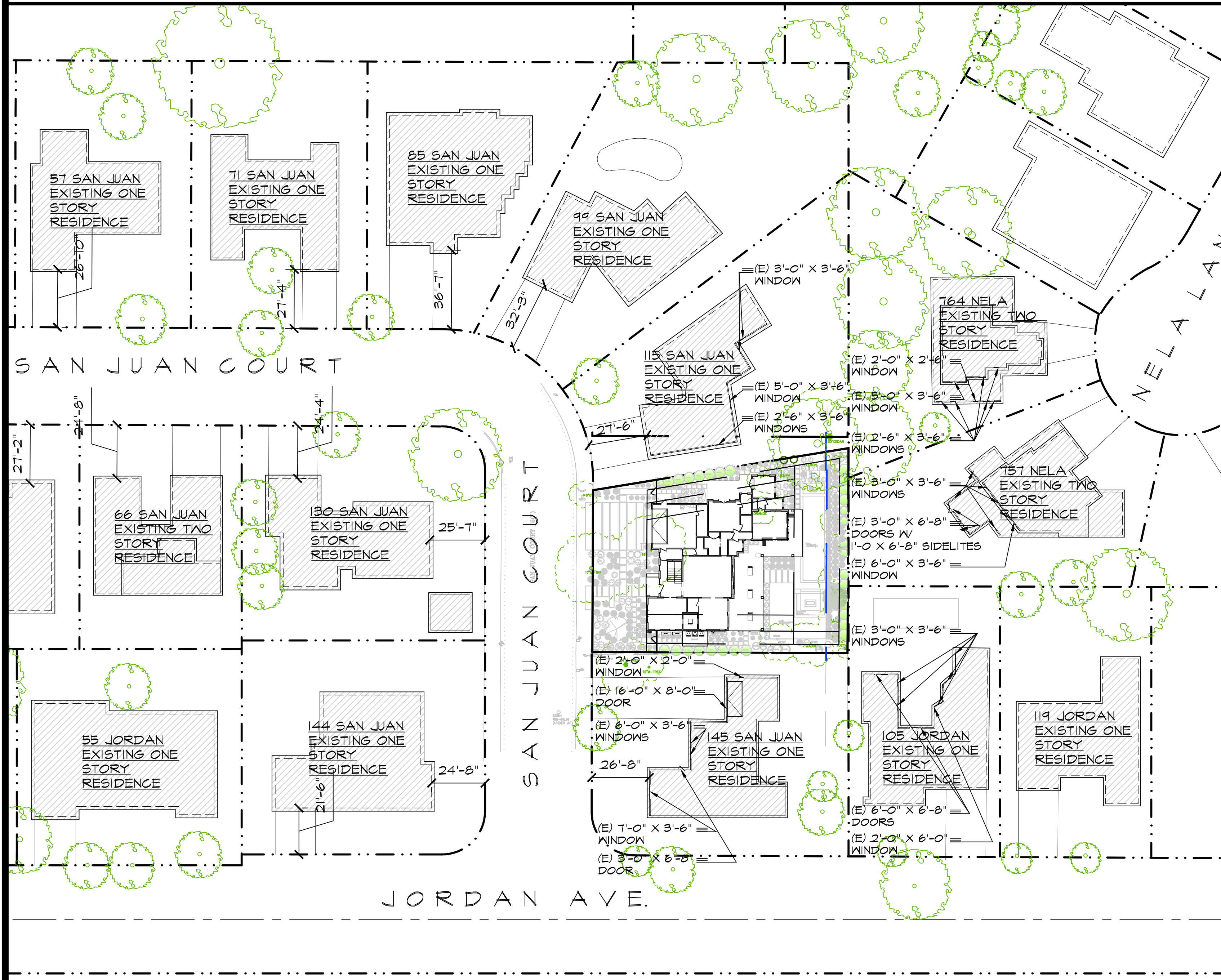
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A0.3.1



CONTEXTUAL NEIGHBORHOOD FRONT ELEVATIONS

3/32" = 1'-0" **3**



115 SAN JUAN



145 SAN JUAN



130 SAN JUAN



144 SAN JUAN



99 SAN JUAN



85 SAN JUAN

NEIGHBORHOOD CONTEXT - SITE PLAN

1/32" = 1'-0" **1**

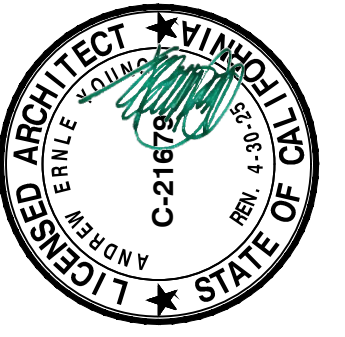
NEIGHBORHOOD PHOTOS

N.T.S. **1**

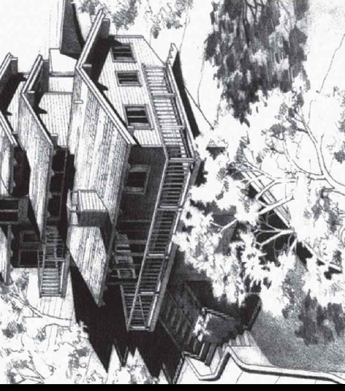
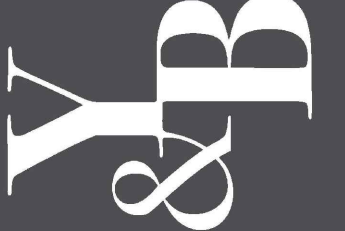
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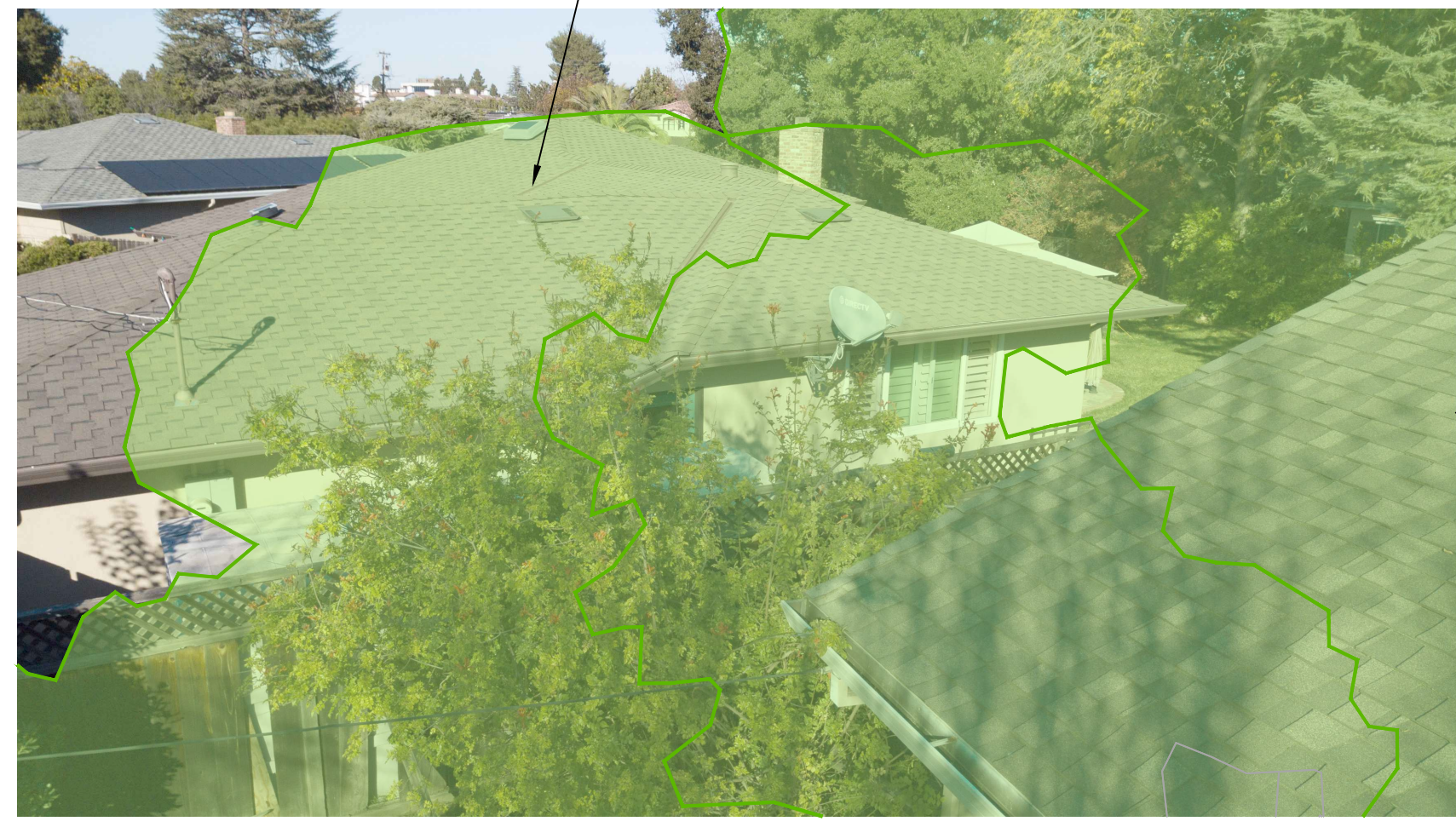
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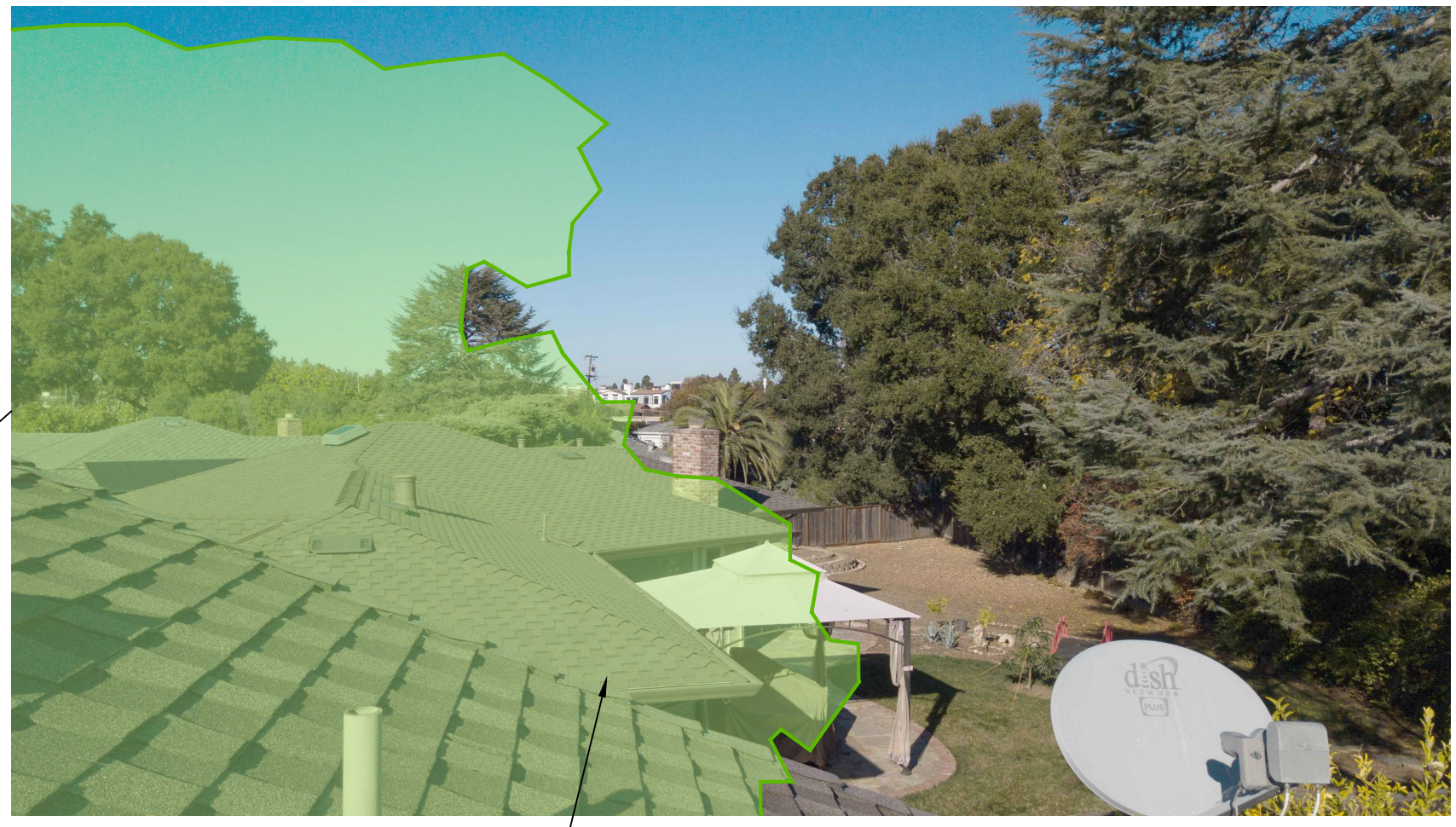
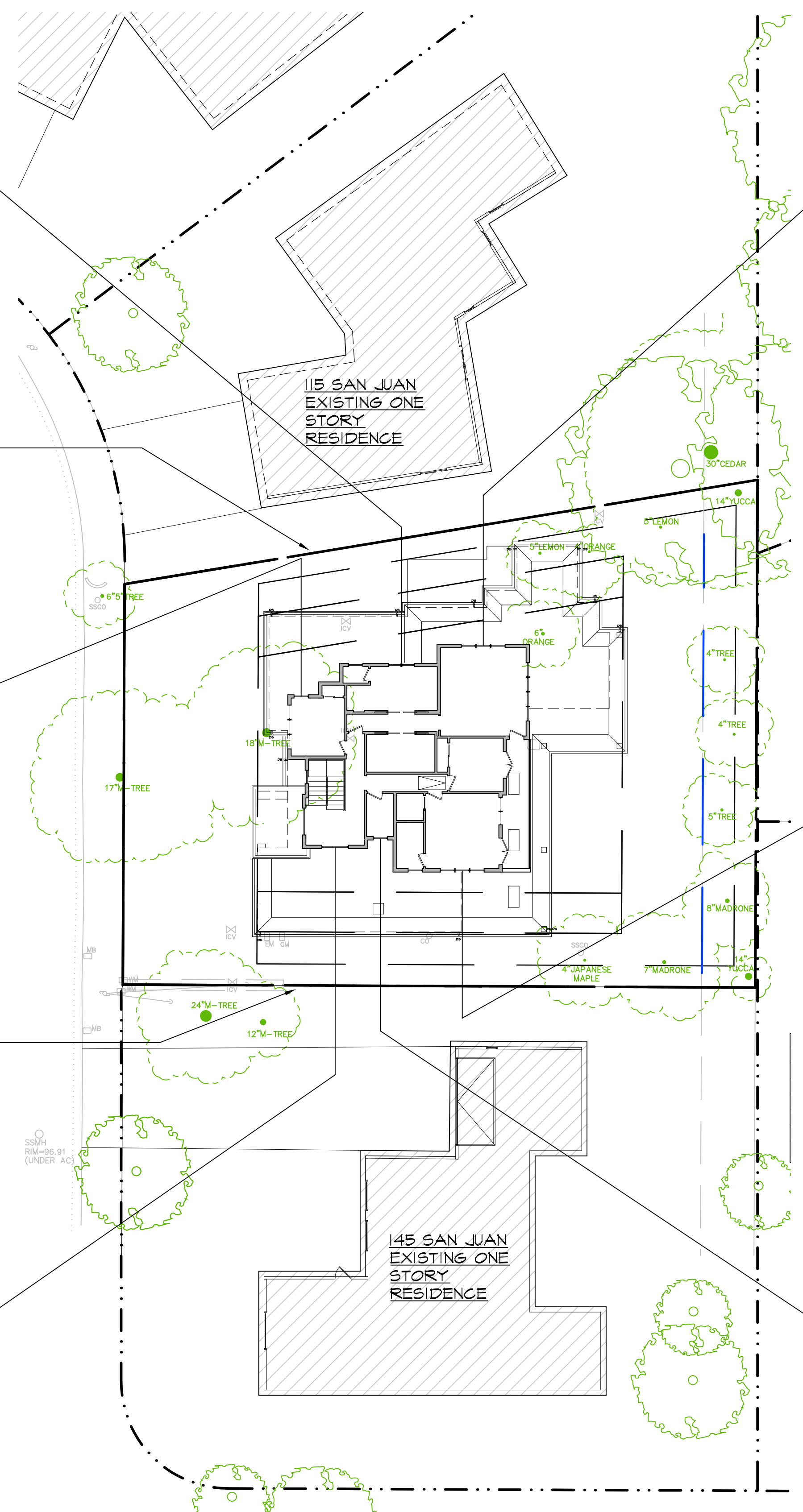
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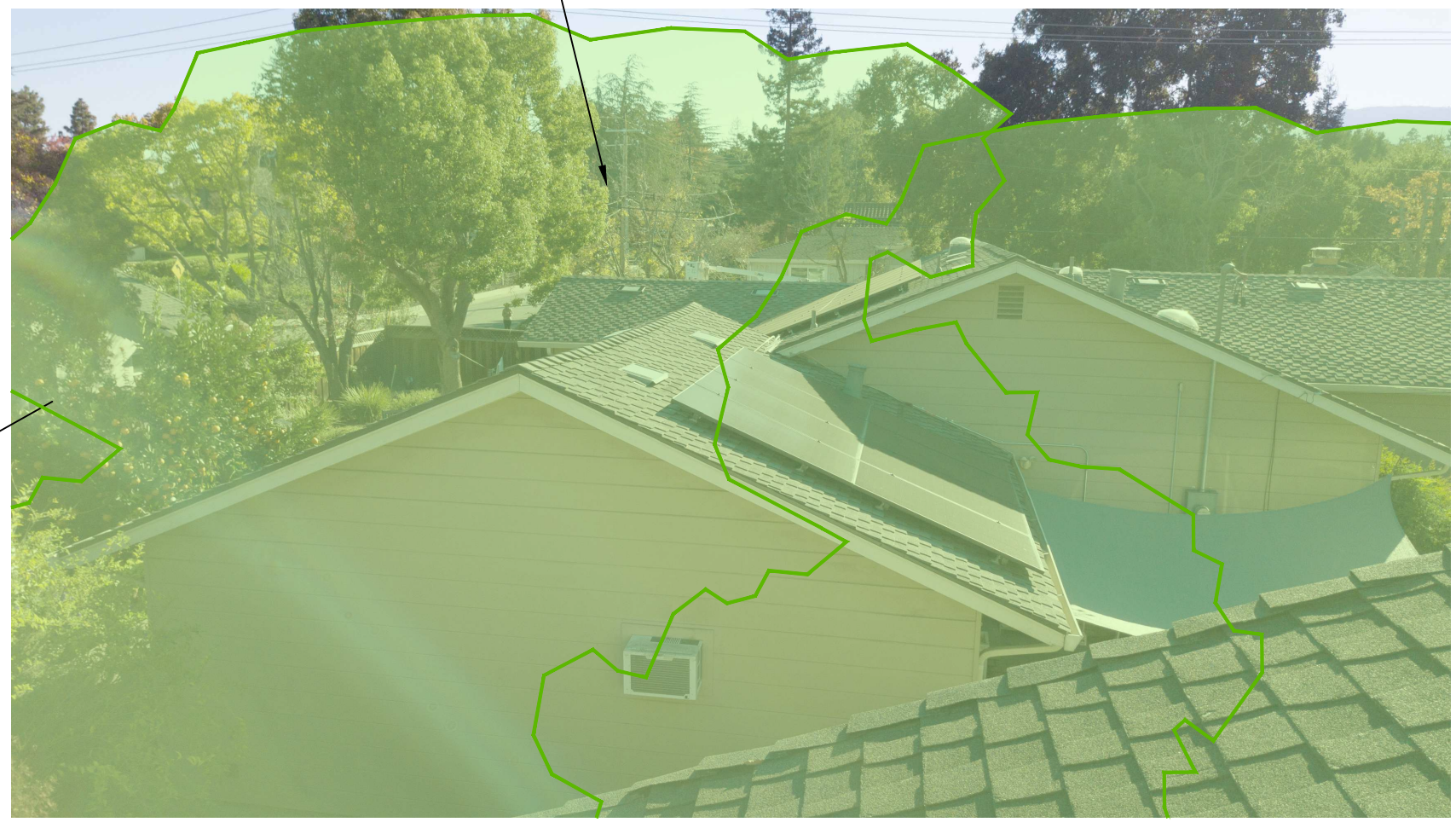
SCREENING SHADED
CAROLINA CHERRY LAUREL TREES
LINED ALONG SIDES OF PROPERTY TO
PROVIDE SCREENING. SEE LANDSCAPE
PLANS. AT MATURITY, TREES WILL BE
10-25' TALL.



CAROLINA CHERRY LAUREL TREES
LINED ALONG SIDES OF PROPERTY TO
PROVIDE SCREENING. SEE LANDSCAPE
PLANS. AT MATURITY, TREES WILL BE
10-25' TALL.



SCREENING SHADED



SCREENING SHADED

SECOND FLOOR PRIVACY STUDY WITH SCREENING

ARBORIST REPORT

Assignment

It was our assignment to physically inspect one crape myrtle on the property and assess the feasibility of removing it on a proposed demolition and rebuild site. We recommend removal due to poor structure, tree being well out of native range, and proximity to proposed new construction and lack of feasibility of retention.

Summary

There is one (1) protected Crape myrtle (Lagerstroemia sp.) that was deemed to merit removal due to poor structure, being well out of native range, and being under five (5) feet of proximity to proposed new construction, resulting in lack of feasible retention options. Please refer to the discussion section below for details.

Discussion

The tree was examined and then rated based on its individual health and structure according to the following table:

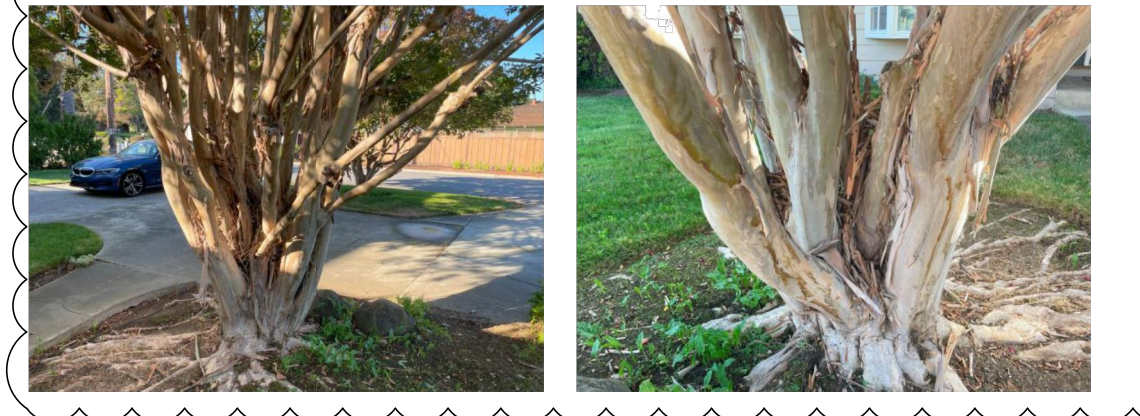
Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

The tree is a crape myrtle (Lagerstroemia sp.) with a DBH of 61.5", height of approximately 32', and canopy spread of approximately 30'. This tree received a "fair" rating for health and a "fair/poor" rating for structure. All of its stems are codominant with weak attachments originating from a single point at or just above the base. While not hazardous at this time due to small diameter of the stems and fairly short fall distance of falling parts, this poor structure would likely eventually result in failure, which will become increasingly hazardous as the tree increases in size.

The tree was given a health rating of "fair" due to moderate vigor, slight leaf chlorosis, and presence of sooty mold on inspection of the leaves.

Furthermore, this tree is well out of its native range of East Asia.

Finally, the proposed development is less than 5 feet from the trunk of this tree, and would likely result in serious impacts to or death of the tree. Options for retention would involve serious re-designs that are not financially feasible or reasonable.



ARBORIST REPORT



ARBORIST REPORT

Local Regulations Governing Trees

As outlined in the City's Tree Protection Ordinance (LAMC Chapter 11.08), all trees, regardless of species, that are 48-inches or larger in circumference (approx. 15-inches in diameter) are protected and require a Tree Removal Permit before they can be removed.

PROTECTED TREES

The following list of trees are protected and require City approval before removal and/or significant pruning can occur:

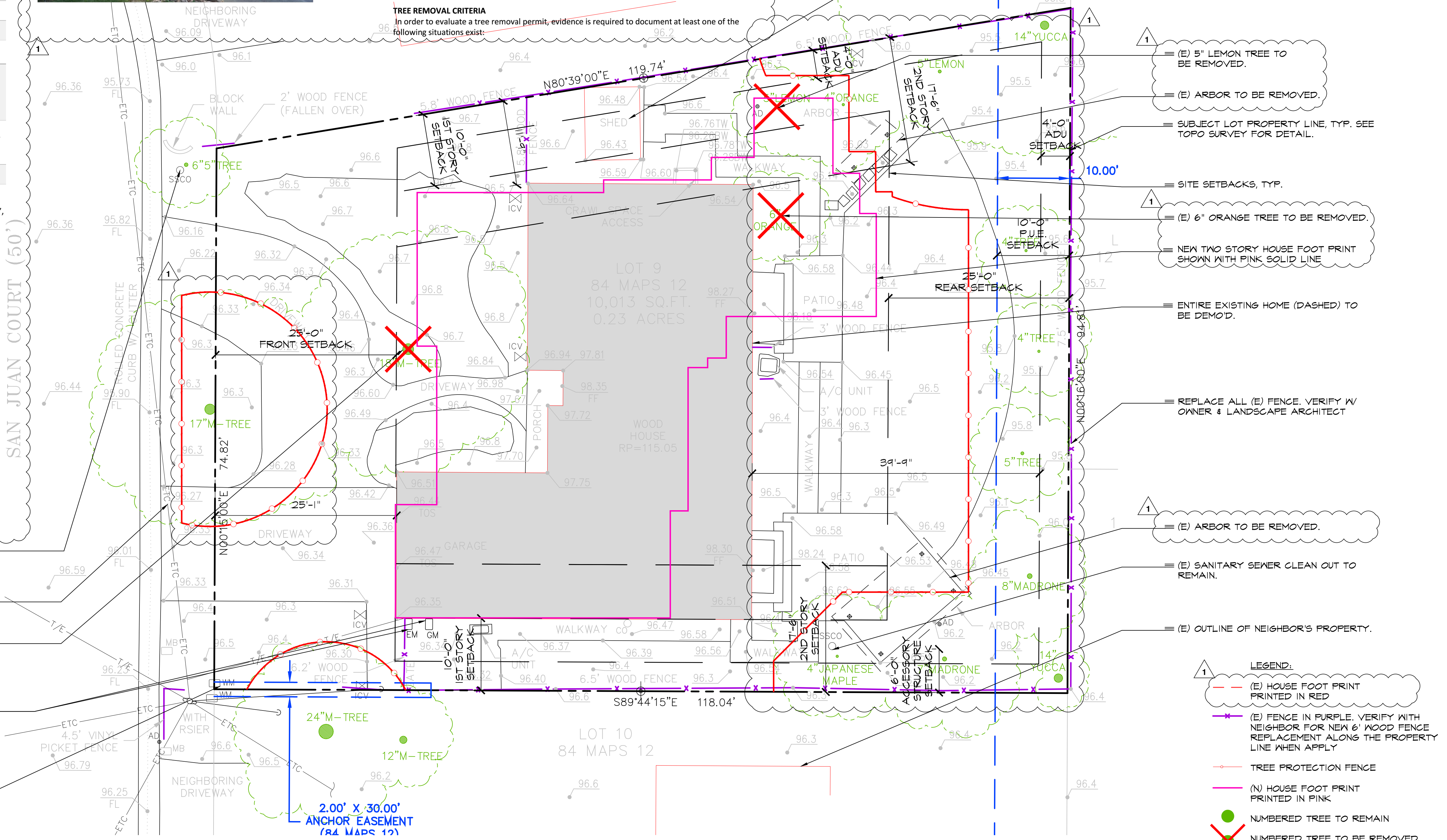
- Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
- Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration by the Historical Commission for a Heritage Tree designation.
- Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
- Any tree located within a public right-of-way.
- Any tree located on property zoned other than single-family residential.

TREE REMOVAL CRITERIA

In order to evaluate a tree removal permit, evidence is required to document at least one of the following situations exist:

ARBORIST REPORT

- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.
- The necessity to remove the tree for economic or other enjoyment of the property.
- The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters.
- The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area.
- The number of healthy trees the property is able to support according to good forestry practices.
- The approximate age of the tree compared with average life span for that species.



LEGEND:

- (E) HOUSE FOOT PRINT PRINTED IN RED
- (E) FENCE IN PURPLE. VERIFY WITH NEIGHBOR FOR NEW 6" WOOD FENCE REPLACEMENT ALONG THE PROPERTY LINE WHEN APPLY
- TREE PROTECTION FENCE
- (N) HOUSE FOOT PRINT PRINTED IN PINK
- NUMBERED TREE TO REMAIN
- NUMBERED TREE TO BE REMOVED

- (E) SANITARY SEWER CLEAN OUT TO REMAIN.
- (E) ELECTRICAL, CABLE TV, TELEPHONE OVERHEAD LINE.
- (E) 10" TREE TO BE REMOVED. SEE ARBORIST REPORT ON THIS SHEET
- (E) ELECTRIC & GAS METER TO BE RELOCATED. VERIFY REQUIREMENT W/ OWNER & PG&E
- (E) WATER METER TO REMAIN

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PLANNING REV.	MAR 01, 2024

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Y & B

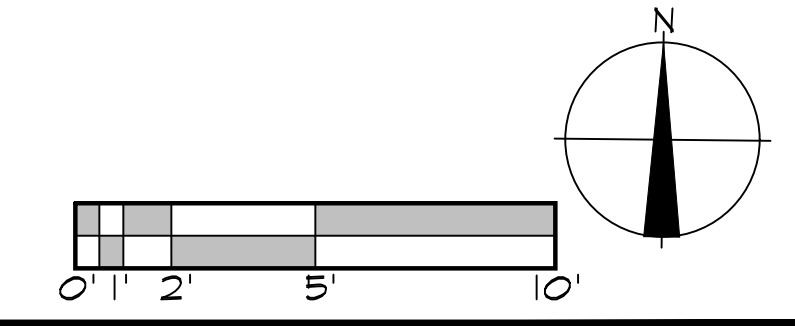


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 LOS ALTOS, CA 94022

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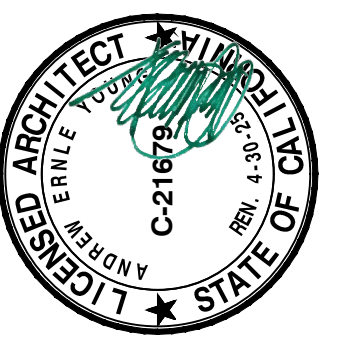
EXISTING SITE PLAN



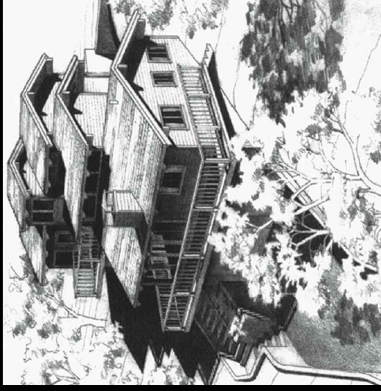
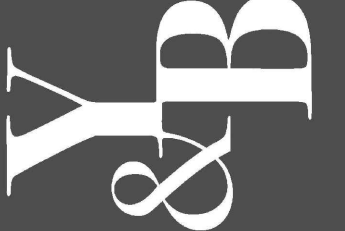
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PLANNING REVS	MAR 01, 2024 (1)
PLANNING REVS	APR. 09, 2024 (2)



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JOB #	KURUGANTI - JOLLY		

A0.5

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GENERAL NOTES:

ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT BY ROMIG ENGINEERS (REPORT DATE JUNE 2, 2022.)

SEE GEOTECHNICAL INVESTIGATION REPORT BY "ROMIG ENGINEERS", DATED JUNE 2022, FOR SOILS CONDITIONS & ANALYSIS WITH RECOMMENDATIONS FOR SUBSURFACE PREPARATION, STRUCTURAL DESIGN, & DRAINAGE.

SOILS ENGINEER SHALL OBSERVE AND TEST GRADING INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATIONS ARE FOUNDED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.

SEE CIVIL DRAWINGS FOR ALL GRADING & DRAINAGE WORK, UTILITY CONNECTIONS & DETAILS. VERIFY ALL HARDSCAPE & SITE FINISH MATERIALS & SELECTIONS W/ OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PLANTING & IRRIGATION SYSTEMS.

MAINTAIN MIN. 5% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS, MIN. 2% SLOPE AWAY AT PAVED AREAS, WITHIN 5' OF STRUCTURE.

(N) CAROLINA CHERRY LAUREL TREES LINED ALONG SIDES OF PROPERTY TO PROVIDE SCREENING. SEE LANDSCAPE PLANS.

(E) SANITARY SEWER CLEAN OUT TO REMAIN.

(N) DRIVEWAY. SEE LANDSCAPE PLAN FOR THE MATERIAL FINISH.

(E) ELECTRICAL, CABLE TV, TELEPHONE OVERHEAD LINE.

PROVIDE ADDRESS SIGNAGE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2", CRC R319.1.

(E) MULTI-TRUNK STREET TREE TO BE PROTECTED WITH CHAIN LINK FENCE AT MIN. 5'-0" IN HEIGHT. SEE ADDITIONAL TREE PROTECTION NOTE ON THIS SHEET BELOW.

(N) PISTACHE CHINENSIS TREE TO REPLACE REMOVAL OF 18" TREE.

(N) LOCATION FOR ELECTRIC METER 400 AMP ELECTRIC METER. VERIFY REQUIREMENT W/ OWNER & PG&E

UPGRADE (E) WATER FOR FIRE SPRINKLER AS NECESSARY

(N) OUTDOOR AC UNIT & PAD LOCATION NOISE PRODUCING EQUIPMENT SHALL BE INSULATED. HOUSED TO COMPLY W/ CITY REQUIRED SETBACK AND MEET NOISE CONTROL ORDINANCE

NEW TRASH ENCLOSURE

TREE PROTECTION NOTE:

THE TREE PROTECTION FENCING SHOULD BE PLACED AT THE DRIPLINES OF ALL TREES TO BE PRESERVED ON-SITE AND OFF-SITE OR NO LESS THAN 2/3'S OF THE DRIPLINE AREA IF PROTECTING THE COMPLETE DRIPLINE AREA IS NOT POSSIBLE. THE TREE PROTECTION FENCING SHALL BE A MINIMUM OF 5 FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.

GENERAL NOTES:

SETBACK VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURES ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.

VERIFY SEPARATE ENCROACHMENT PERMIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

SEE LANDSCAPE PLANS FOR ALL FINISHED SURFACES, PLANTING LAYOUTS & SELECTIONS, AND IRRIGATION DESIGN. VERIFY ALL HARDSCAPE & SITE FINISH MATERIALS & SELECTIONS W/ OWNER PRIOR TO CONSTRUCTION.

VERIFICATION OF ALL NEW UTILITY CONNECTIONS PER CITY APPROVAL

DAYLIGHT PLANE 1 SEE ELEVATION

DAYLIGHT PLANE 2 SEE ELEVATION

DAYLIGHT PLANE 3 SEE ELEVATION

DAYLIGHT PLANE 4 SEE ELEVATION

DAYLIGHT PLANE 5 SEE ELEVATION

PROPOSED SIDE SETBACK

PROPOSED SIDE SETBACK

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GENERAL NOTES:

APPROVED ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONT THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBER OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2" WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR TOGETHER SIGNS OR MEAN SHALL BE USED TO IDENTIFY THE STRUCTURES. PER CRC R319.1. SEE EXTERIOR ELEVATIONS A3.1 FOR PROPOSED LOCATIONS.

ALL NEW UTILITY CONNECTIONS PER CITY APPROVAL

DAYLIGHT PLANE 1 SEE ELEVATION

DAYLIGHT PLANE 2 SEE ELEVATION

DAYLIGHT PLANE 3 SEE ELEVATION

DAYLIGHT PLANE 4 SEE ELEVATION

DAYLIGHT PLANE 5 SEE ELEVATION

PROPOSED SIDE SETBACK

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CRC SECTION 319.3.7 AN OWNER'S MANUAL FOR THE FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO THE OWNER. A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

PROPOSED SIDE SETBACK

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"ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS."

"ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED."

(E) 30" CEDAR TREE TO BE PROTECTED ALONG WITH (E) TREES AT REAR LOT WITH CHAIN LINK FENCE AT MIN. 5'-0" IN HEIGHT. SEE ADDITIONAL TREE PROTECTION NOTE ON THIS SHEET BELOW.

(N) LOCATION OF POOL EQUIPMENT

SUBJECT LOT PROPERTY LINE, TYP. SEE TOPO SURVEY FOR DETAIL.

10'-0" PUBLIC UTILITY EASEMENT

SITE SETBACKS, TYP.

848.9 SF ATTACHED ADU SHOWN WITH DASHED PINK LINE

NEW TWO STORY HOUSE FOOT PRINT SHOWN SHADED

NEW SECOND STORY FOOT PRINT SHOWN WITH BLUE DASHED LINE

OUTLINE OF (N) LAP POOL AND SPA, SHOWN SCHEMATICALLY AND TO BE CONSTRUCTED BASED ON FINAL LANDSCAPE & ARCHITECTURAL DRAWINGS. UNDER SEPRATE PERMIT

REPLACE ALL (E) FENCE. VERIFY W/ OWNER & LANDSCAPE ARCHITECT

NEW FIREPLACE AND PATIO PER LANDSCAPE PLAN

(E) SANITARY SEWER CLEAN OUT TO REMAIN.

(N) LOCATION FOR GAS METER

(N) CAROLINA CHERRY LAUREL TREES LINED ALONG SIDES OF PROPERTY TO PROVIDE SCREENING. SEE LANDSCAPE PLANS.

(E) SANITARY SEWER CLEAN OUT TO REMAIN.

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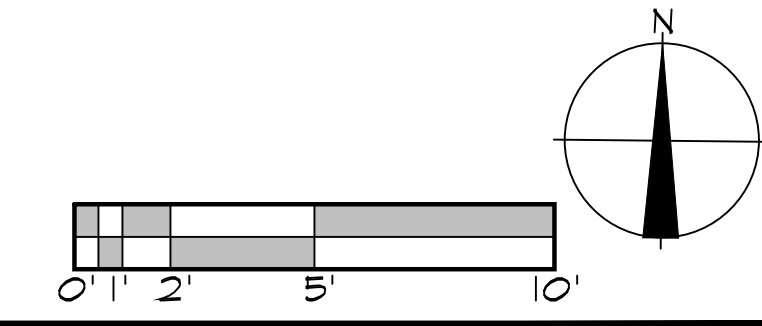
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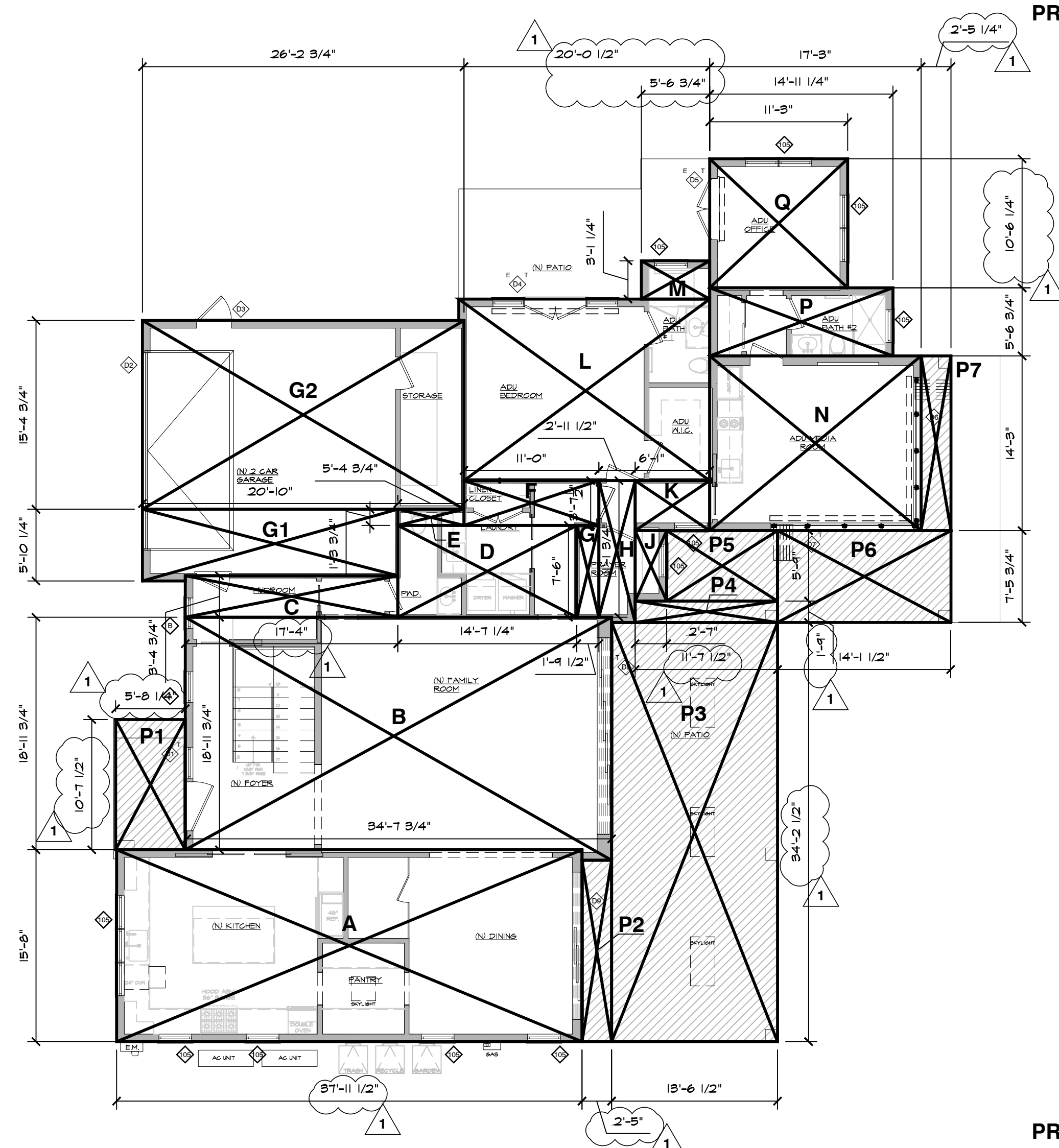
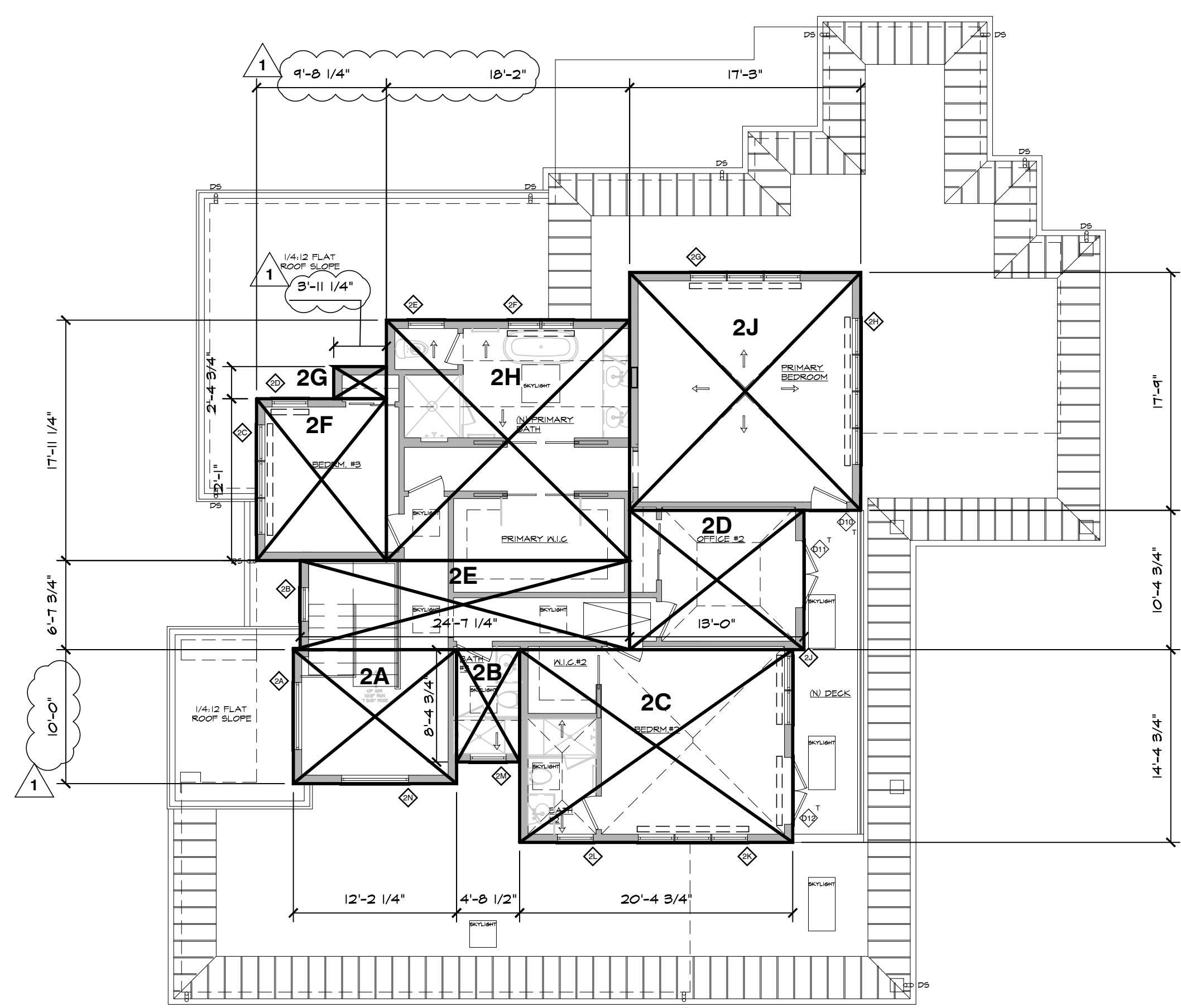
PROPOSED SIDE SETBACK

PROPOSED SITE PLAN



1/8" = 1'-0"

1



PROPOSED SECOND FLOOR

PROPOSED FIRST FLOOR

AREA CALCULATIONS

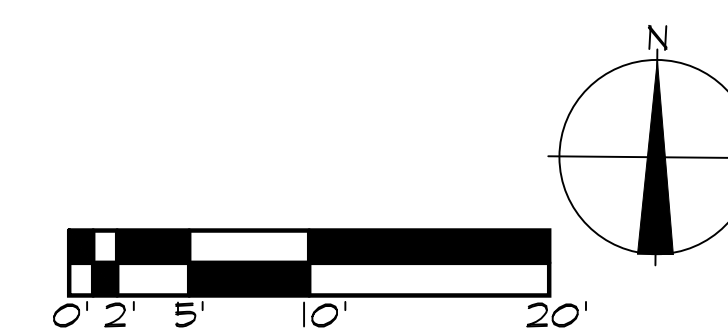
CALCULATIONS		
PROPOSED FIRST FLOOR CALCULATIONS (CONDITIONED)		
BOX	Area (SF)	NOTES
A	594.6	
B	661.6	
C	58.8	
D	109.5	
E	7.1	
F	40.1	
G	13.4 ADU	
H	33.8 ADU	
J	14.8 ADU	
K	24.8 ADU	
L	297.8 ADU	
M	17.3 ADU	
N	245.6 ADU	
P	83.1 ADU	
Q	118.3 ADU	
TOTAL PROPOSED ADU	848.9	
PROPOSED MAIN HOUSE FIRST FLOOR CONDITIONED AREA	1471.7	

PROPOSED GARAGE		
BOX	Area (SF)	NOTES
G1	114.3	
G2	403.9	
PROPOSED MAIN HOUSE GARAGE	518.2	
PROPOSED MAIN HOUSE FIRST FLOOR AREA (SF)	1,989.9	

PROPOSED COVERED PATIO		
BOX	Area (SF)	NOTES
P1	60.3	
P2	35.7	
P3	463.1	
P4	20.3	
P5	52.0	
P6	106.0	
P7	34.8	
PROPOSED COVERED PORCH FLOOR AREA (SF)	772.2	

PROPOSED SECOND FLOOR CALCULATIONS (CONDITIONED)		
BOX	Area (SF)	NOTES
2A	121.9	
2B	39.5	
2C	293.5	
2D	135.2	
2E	163.6	
2F	117.1	
2G	9.4	
2H	326.0	
2J	306.1	
PROPOSED MAIN HOUSE SECOND FLOOR CONDITIONED AREA (SF)	1,512.3	
TOTAL PROPOSED ADU SQUARE FOOTAGE	848.9	
TOTAL PROPOSED MAIN HOUSE SQUARE FOOTAGE	3,502.2	< 3,504.5 SF MAX
TOTAL PROPOSED LOT COVERAGE (SF)	3,611.0	< 3,504.5 SF MAX ALLOWABLE + 850 SF ADU

LEGEND
 COVERED PORCH OR LIGHTWELL



Agenda Item 2.

ISSUE LOG
 PLANNING SUBMITTAL
 OCT. 23, 2023
 PLANNING REV.
 MAR 01, 2024

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NEW RESIDENCE:
ADITYA KURUGANTI & DIYA JOLLY
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

A.P.N. 170-33-039
 CHECKED JT DRAWN TP, JL
 DATE OCT. 05. 2023
 JOB # KURUGANTI - JOLLY

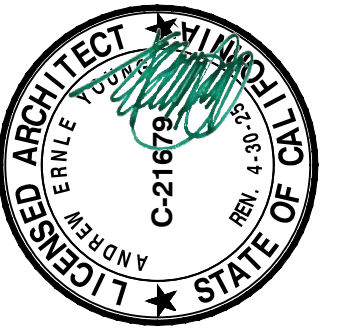
A0.6

1/8" = 1'-0" **1**

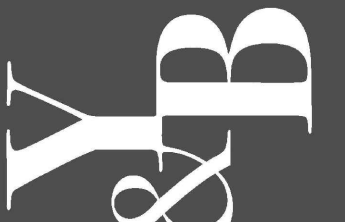
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ISSUE LOG

PLANNING SUBMITTAL	OCT. 23, 2023
PLANNING REVS	MAR 01, 2024 1
PLANNING REVS	APR. 09, 2024 2



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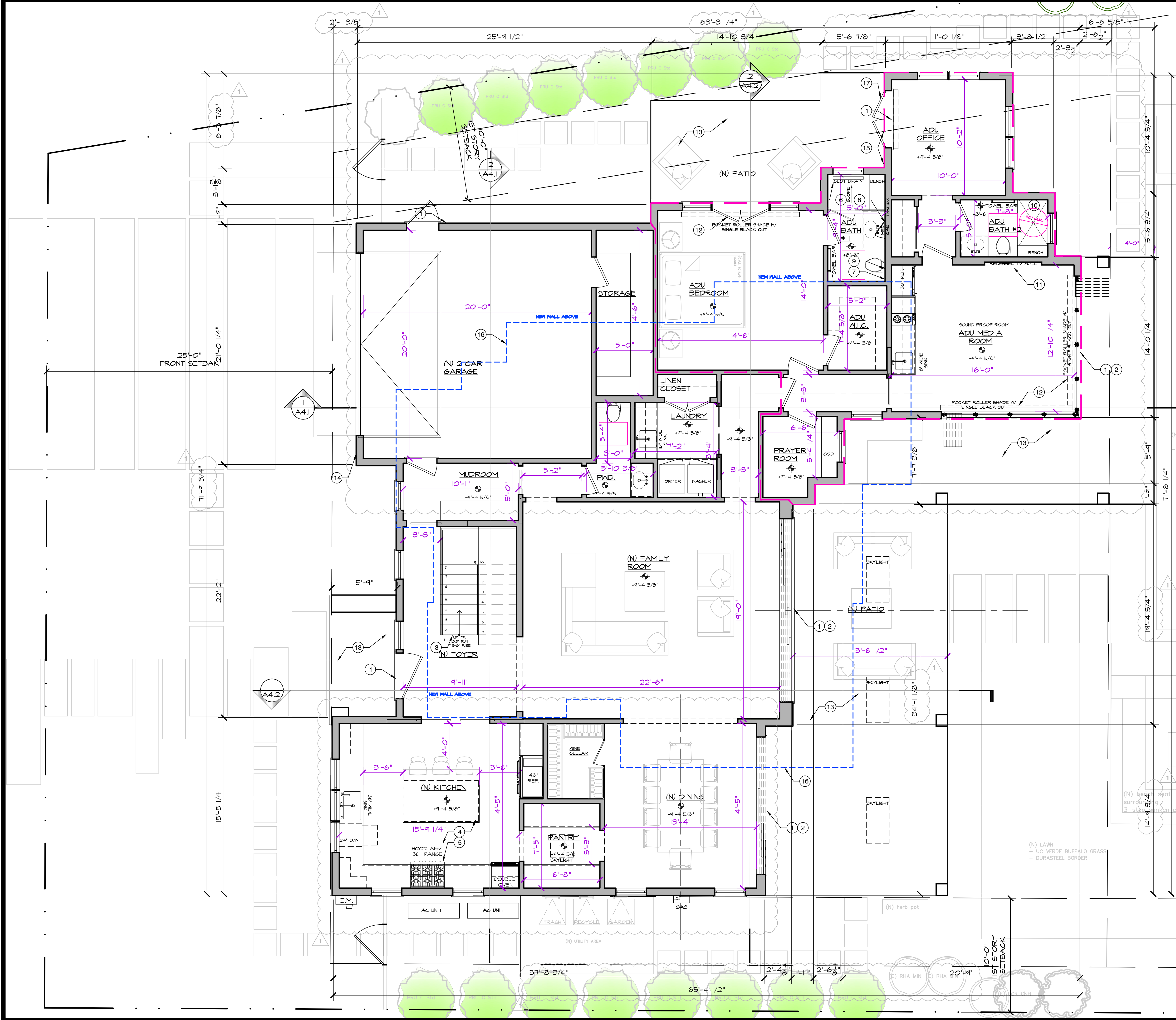
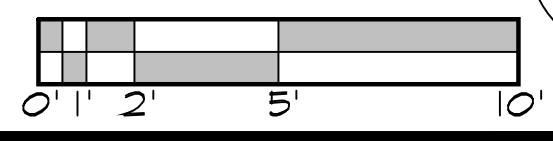
KEYNOTES

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R311.3. THERE SHALL BE 1/4" SLOPE AWAY FROM THE BUILDING AT ALL PORCHES AND FLATWORK.
2. FLEETWOOD SLIDING DOOR SYSTEM AT DINING, LIVING ROOM AND ADU MEDIA ROOM. VERIFY WITH OWNER PRIOR TO ORDER
3. CUSTOM GLASS RAILING AND WOOD STAIR. VERIFY MANUFACTURE AND DESIGN WITH INTERIOR DESIGNER, ARCHITECT AND OWNER
4. (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER, TYPICAL, PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION. PROVIDE BUILT-IN RECYCLING CENTER NEXT TO TRASH COMPACTOR.
5. 36" ELECTRIC RANGE AND WALL HOOD, KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM, WITH A MIN. 5" SMOOTH DUCT, NO LONGER THAN 85' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. PROPOSE EXHAUST DUCT TERMINATED AT WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD. VERIFY SELECTION WITH OWNER AND INTERIOR DESIGNER
6. CURBLESS SHOWER AND INFINITE DRAIN IN ADU BATH #1. VERIFY INTERIOR DESIGNER, OWNER AND ARCHITECT. SEE STRUCTURAL FOR THE FRAMING SIZES.
7. PROVIDE DRAIN NEAR TOILET TO ACCOMMODATE BIDET. VERIFY INTERIOR DESIGNER, OWNER AND ARCHITECT. SEE STRUCTURAL FOR THE FRAMING SIZES.
8. PROVIDE MEDICINE CABINET AT ADU BATH #1
9. PROVIDE WALL MOUNTED BATHROOM TOILET.
10. CURB SHOWER IN ADU BATH #2.
11. PROVIDE RECESSED TV WALL IN MEDIA ROOM. VERIFY TV SIZE AND DESIGN WITH OWNER, INTERIOR DESIGNER AND ARCHITECT PRIOR TO CONSTRUCTION
12. ROLLER POCKET SHADE W/ SINGLE BLACK OUT IN ADU BEDROOM AND MEDIA ROOM. VERIFY MANUFACTURE AND SELECTION WITH OWNER AND INTERIOR DESIGNER.
13. ALL FLATWORK TO SLOPE 1/4" PER 1'-0" TO DRAIN. VERIFY WITH CONTRACTOR IN FIELD.
14. PROVIDE ADDRESS SIGN IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". CRC R319.1.
15. MAGENTA LINE OF REQUIRED 1-HOUR FIRE & SOUND RATED SEPARATION ASSEMBLY BETWEEN ADU & MAIN HOUSE SHOWN DASHED. PROVIDE INTER-CONNECTED SMOKE DETECTORS BETWEEN MAIN HOUSE AND ATTACHED ADU. REFER TO DETAIL A8.1 FOR SPECIFICATIONS.
16. FLOOR LINE ABOVE - BLUE DASHED MEASURED TO FINISH
17. ADU REQUIRED EGRESS DOORS TO HAVE KEYPAD-LOCKSET.
18. DOORS WHERE ADU CONNECTS TO PRIMARY RESIDENCE SHALL BE DUAL LOCKING AND LOCKABLE FROM THE INSIDE AND OUTSIDE. THE ADU AND MAIN RESIDENCE SHALL BE A 45-MINUTE FIRE-RATED DOOR.
19. PENETRATIONS AT THE FIRE-RESISTANCE RATED ASSEMBLIES SHALL COMPLY WITH CRC R302.4.
20. PROVIDE SINK, RANGE, PREP COUNTER AND STORAGE FOR ADU. VERIFY SELECTION WITH OWNER & INTERIOR DESIGNER.

KEY TO SYMBOLS:

- PROPOSED WALL
- (11) FLOOR PLAN KEY NOTES
- E WINDOW UNIT SYMBOL, SEE SHEET A4.1
- T "E" FOR EGRESS "T" FOR TEMPERED
- 1 DOOR UNIT SYMBOL, SEE SHEET A4.1

(N) LAWN
 - UC VERDE BUFFALO GRASS
 - DURASTEEL BORDER



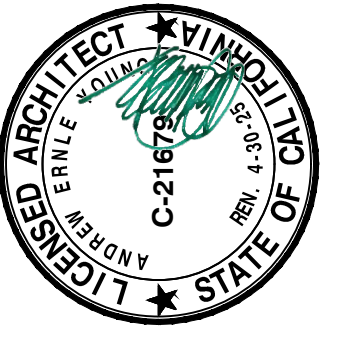
PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0" 1

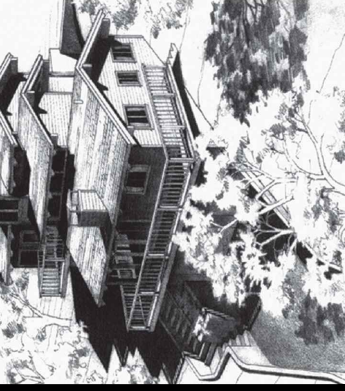
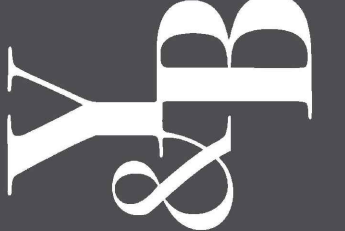
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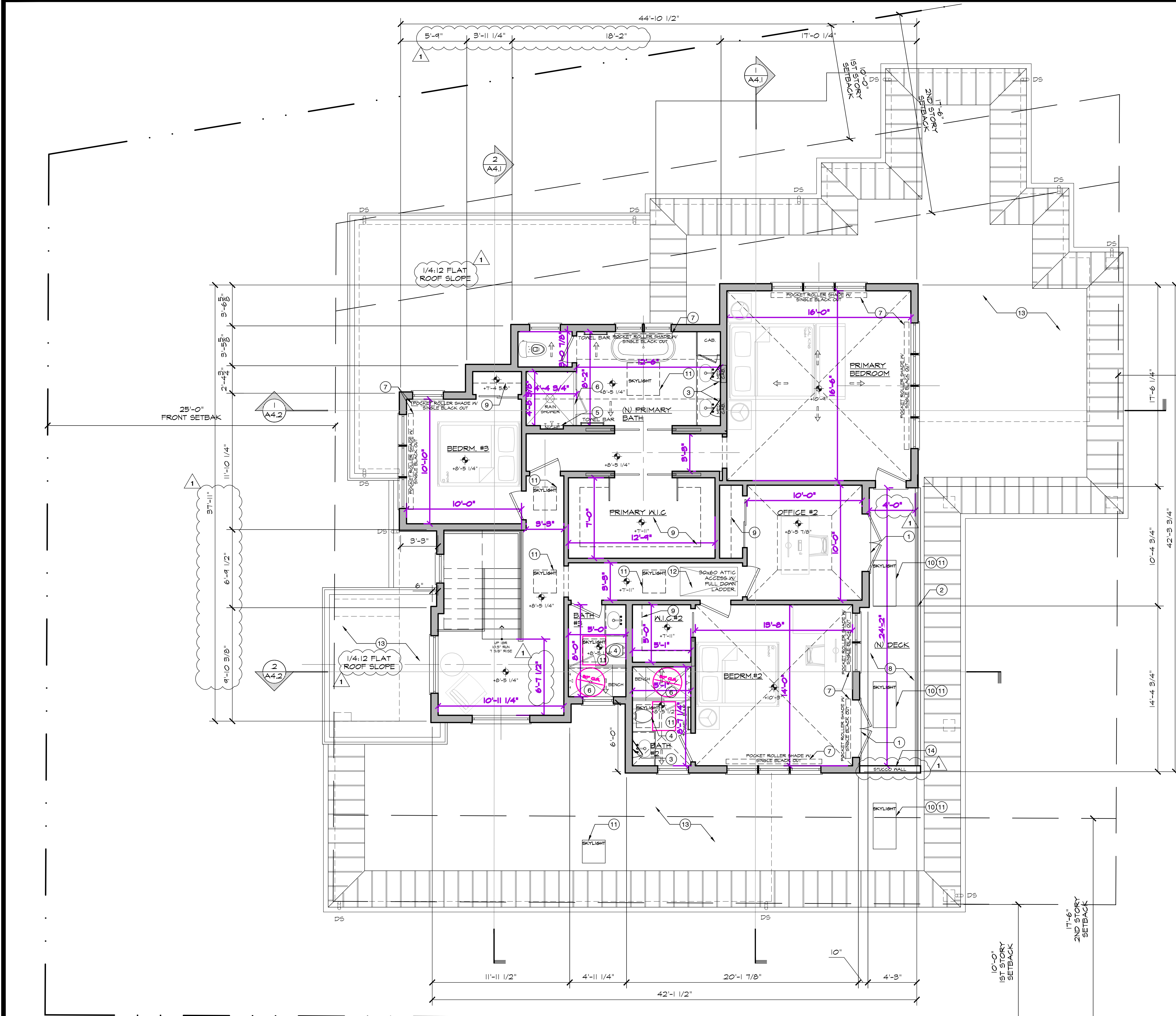
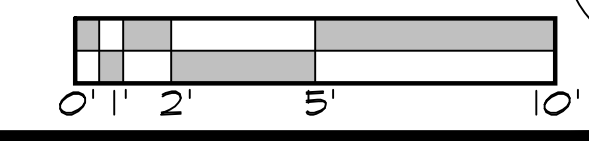
A2.2.1

KEYNOTES

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R310.3. THERE SHALL BE 1/4" SLOPE AWAY FROM THE BUILDING AT ALL PORCHES AND FLATWORK.
2. GLASS RAILING AT REAR SIDE OF (N) DECK. VERIFY MANUFACTURE AND DESIGN WITH INTERIOR DESIGNER, ARCHITECT AND OWNER.
3. PROVIDE MEDICINE CABINETS AT PRIMARY BATH.
4. PROVIDE WALL MOUNTED BATHROOM TOILET.
5. PROVIDE NICHE IN PRIMARY BATHROOM. VERIFY SIZE AND DESIGN WITH OWNER, INTERIOR DESIGNER, AND ARCHITECT PRIOR TO CONSTRUCTION.
6. CURB SHOWER IN PRIMARY BATH, BATH #2, AND BATH #3.
7. ROLLER POCKET SHADE W/ SINGLE BLACK OUT IN PRIMARY BEDROOM, PRIMARY BATH, BEDRM. #2, AND BEDRM. #3. VERIFY MANUFACTURE AND SELECTION WITH OWNER AND INTERIOR DESIGNER.
8. ALL FLATWORK TO SLOPE 1/4" PER 1'-0" TO DRAIN. VERIFY WITH CONTRACTOR IN FIELD.
9. PROVIDE CLOSET POLE AND SHELF AS SHOWN. VERIFY W/ OWNER AND INTERIOR DESIGNER FOR SELECTION.
10. (N) WALKABOUT SKYLIGHTS AT (N) DECK. VERIFY SIZE AND SELECTION WITH OWNER AND ARCHITECT.
11. (N) SKYLIGHTS. SEE ROOF PLAN.
12. (N) ATTIC ACCESS. VERIFY DOOR SIZE AND SELECTION WITH OWNER AND ARCHITECT.
13. FLAT ROOF SLOPE - 1/4" PER 12".
14. (N) 5'-0" STUCCO WALL AT SIDE OF (N) DECK FOR PRIVACY.

KEY TO SYMBOLS:

- PROPOSED WALL
- (11) FLOOR PLAN KEY NOTES
- E WINDOW UNIT SYMBOL, SEE SHEET A4.1
- T "E" FOR EGRESS
- "T" FOR TEMPERED
- (1) DOOR UNIT SYMBOL, SEE SHEET A4.1



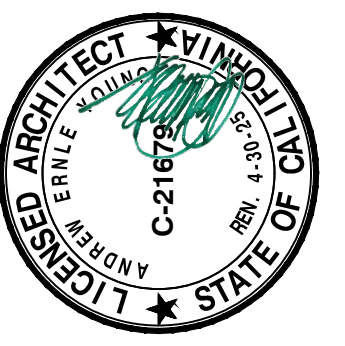
PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0" 1

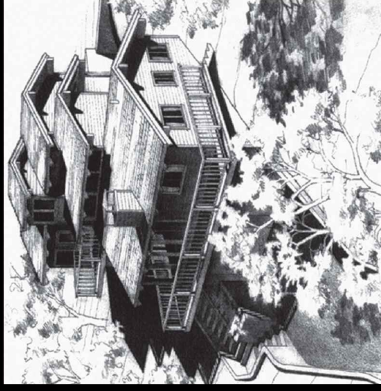
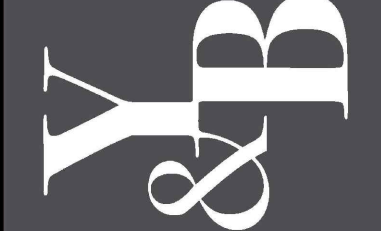
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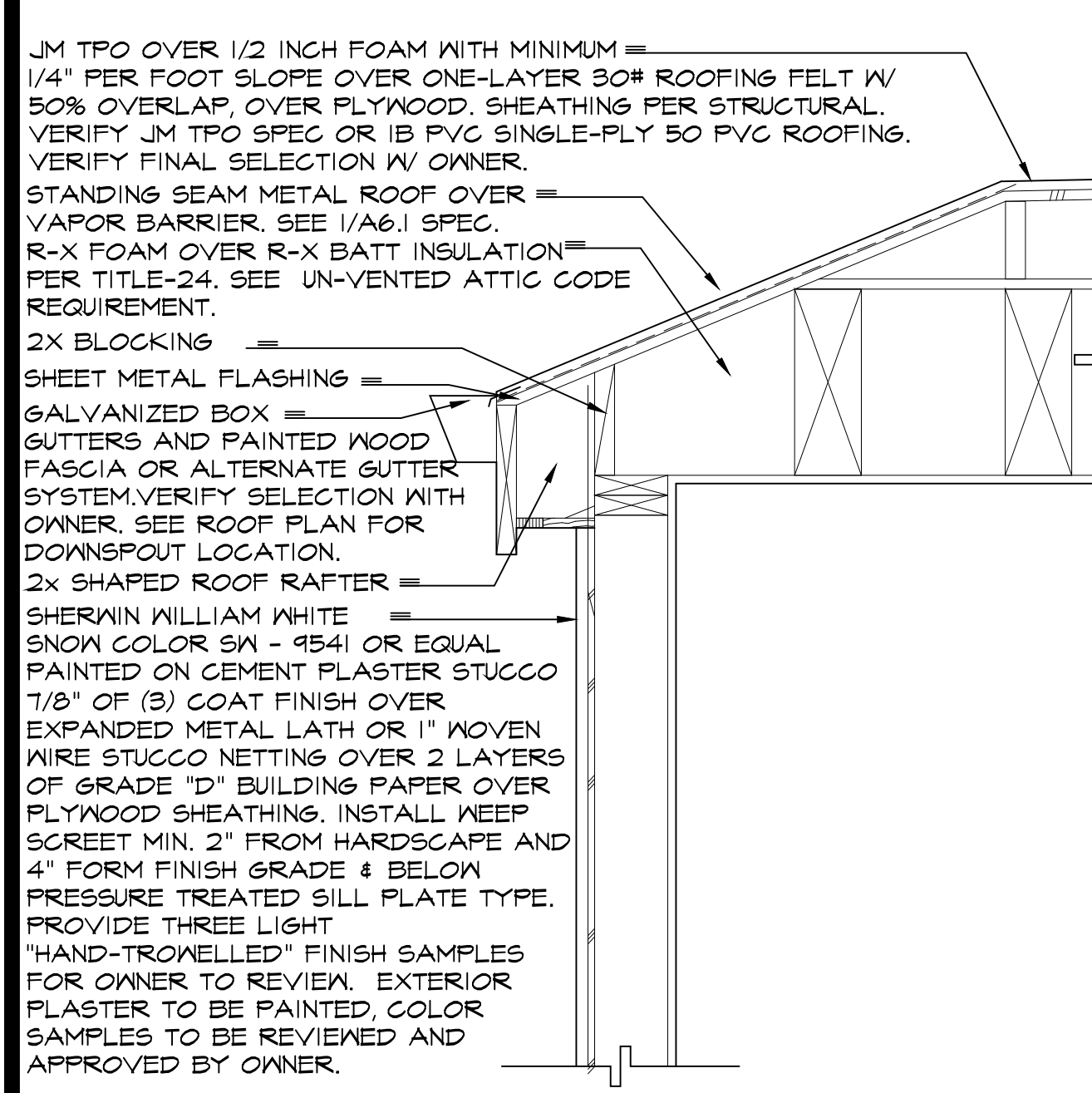
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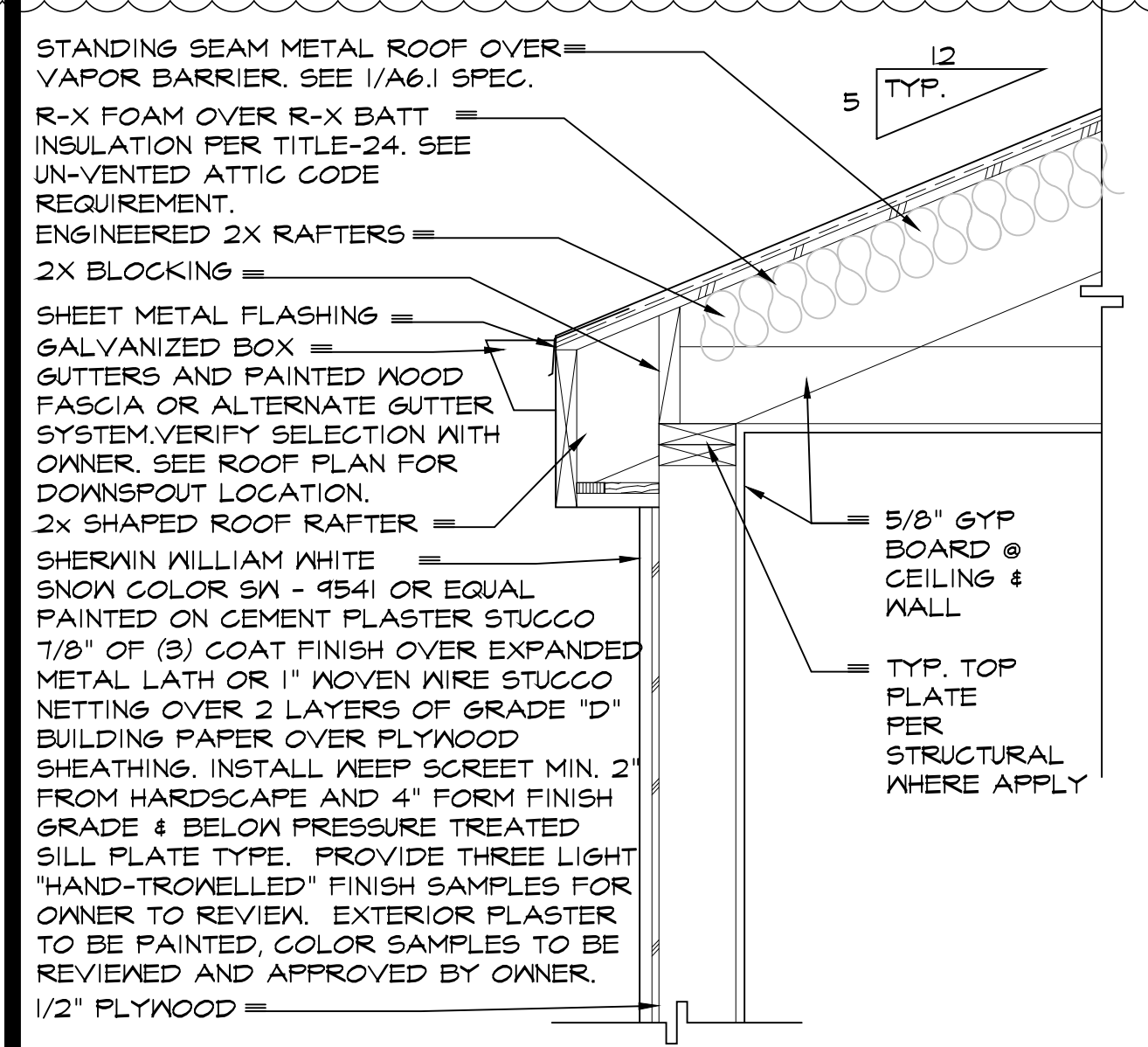
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KEYNOTES:

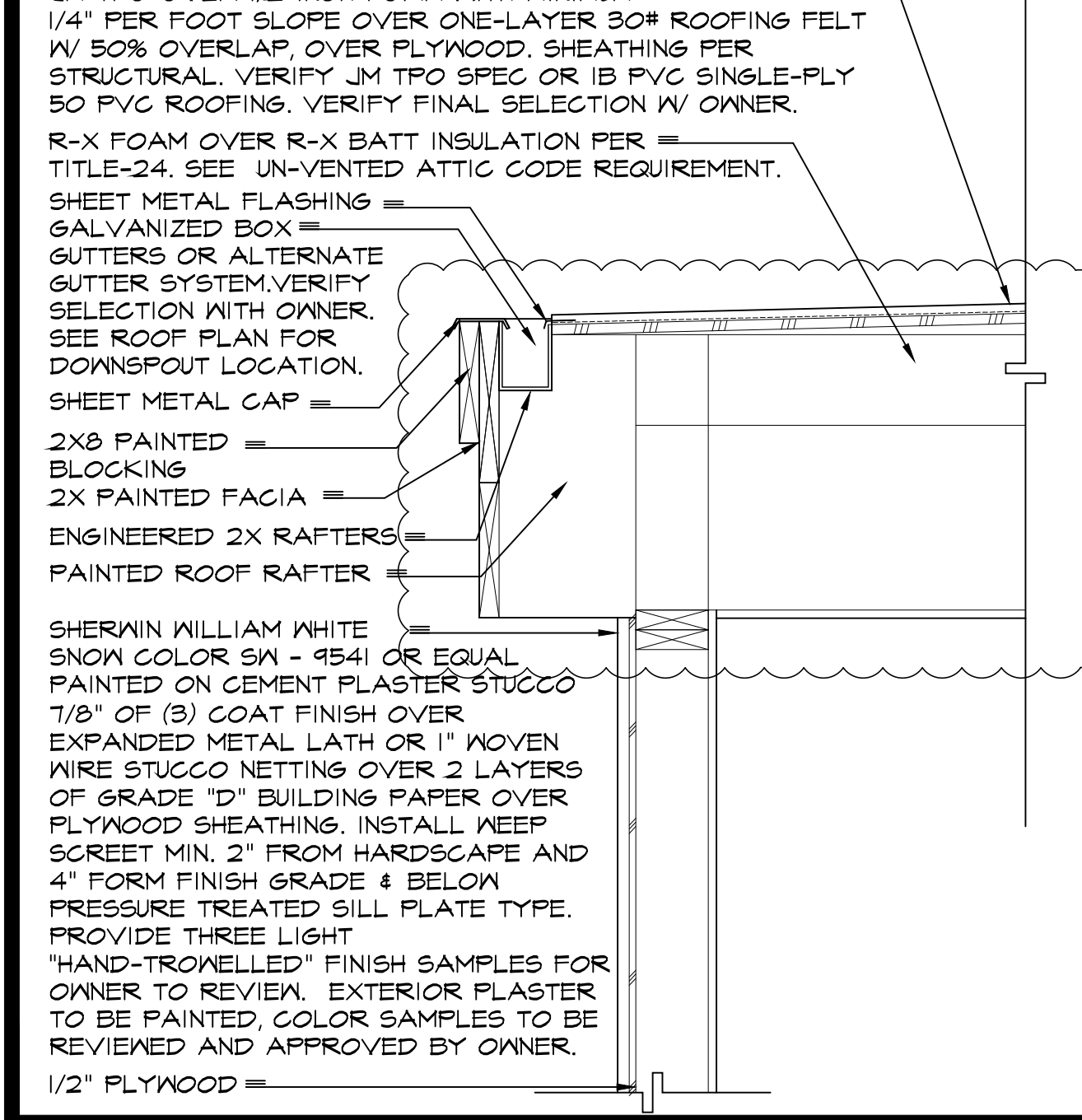
- JM TPO OVER 1/2 INCH FOAM WITH MINIMUM 1/4" PER FOOT SLOPE OVER ONE-LAYER 30# ROOFING FELT W/ 50% OVERLAP, OVER PLYWOOD, SHEATHING PER STRUCTURAL. VERIFY JM TPO SPEC OR IB PVC SINGLE-PLY 50 PVC ROOFING. VERIFY FINAL SELECTION W/ OWNER.
- STANDING SEAM METAL ROOF OVER 30# FELT OVER PLYWOOD SHEATHING OVER 2X ROOF RAFTER PER STRUCTURAL.
- BOX GUTTERS W/ GUTTER GUARD TO PREVENT ACCUMULATION OF LEAVES & DEBRIS, VERIFY SELECTION W/ OWNER. GUTTERS ARE TO BE OF NON-COMBUSTIBLE MATERIAL. (I.E. SHEET METAL) WITH RIAL DISCHARGE TO SUB-DRAIN TIGHT LINE OR TO SPLASH CONCRETE BLOCK PER CIVIL.
- NO PLUMBING OR FURNACE VENTS AT FRONT ELEVATION OF HOUSE.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 10 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH, AND UTILITY FANS, ETC. MUST BE 10 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). WHERE SPACE LIMITATION ABSOLUTELY PREVENTS A 10 FEET HORIZONTAL SEPARATION FROM AN AIR INTAKE, A VERTICAL SEPARATION SHALL BE PERMITTED, WITH THE EXHAUST OUTLET BEING A MINIMUM OF 3 FEET ABOVE ANY AIR INTAKE LOCATED WITHIN TEN FEET HORIZONTAL.
- RAIN WATER LEADER AT UPPER ROOF DISCHARGE TO LOWER ROOF, TYP.
- RAIN WATER LEADER AT LOWER ROOF DISCHARGE TO 4" PVC SUBDRAIN TIGHTLINE OR CONCRETE SPLASH BLOCK PER CIVIL PLANS.
- BALCONY AT SECOND FLOOR W/ PEDESTAL SYSTEM.
- SANITARY SEWER VENTS SHALL TERMINATE AT LEAST 10'-0" AWAY FROM, OR AT LEAST 3' ABOVE ANY ENVIRONMENTAL AIR DUCTS OR OPERABLE SKYLIGHTS. REVIEW MEP PLANS FOR SUGGESTED ENVIRONMENTAL AIR DUCTS TERMINATION LOCATION.
- WALKABOUT SKYLIGHTS AT (N) DECK. VERIFY SIZE AND SELECTION WITH OWNER AND ARCHITECT.
- (N) SKYLIGHTS.



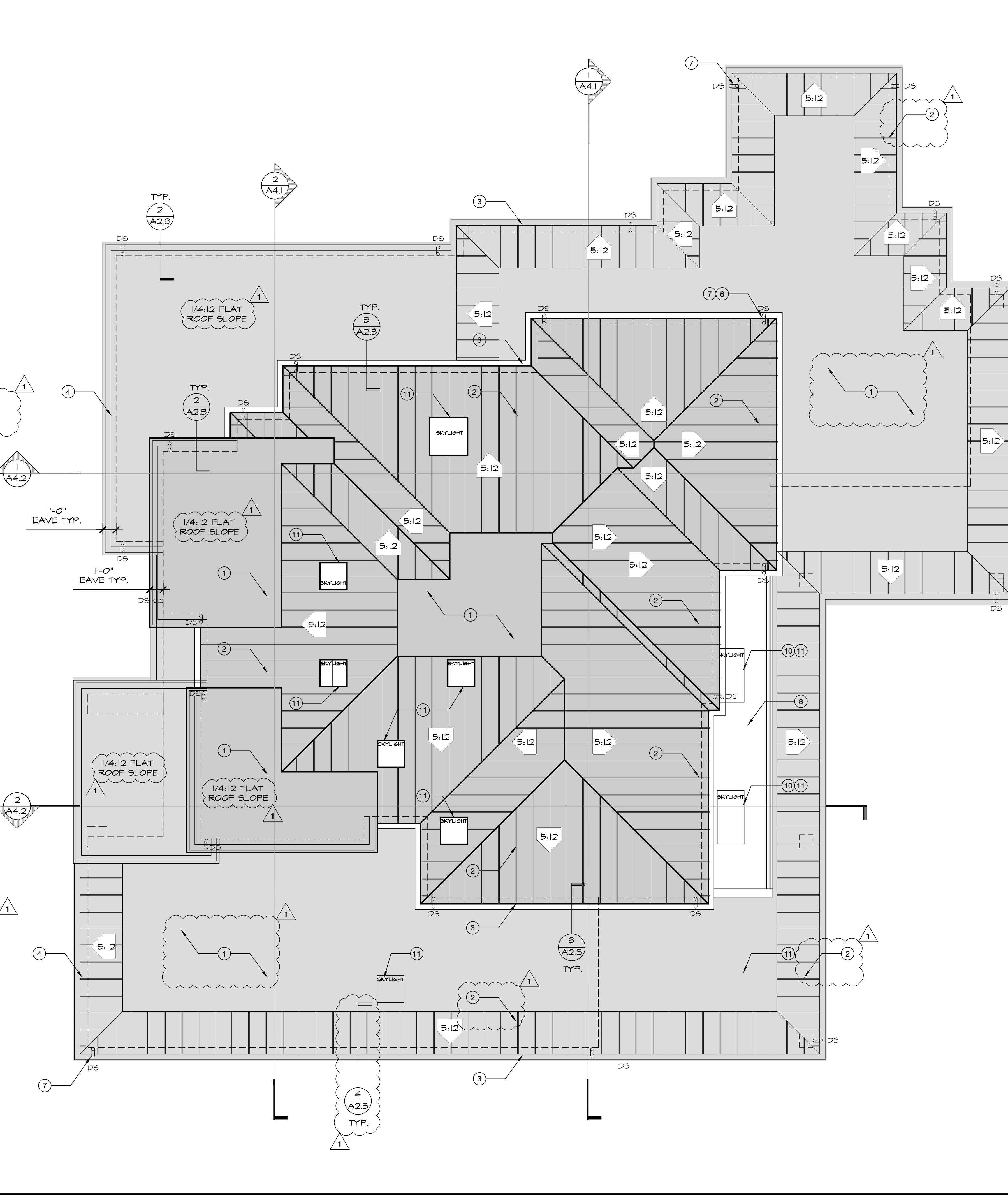
FIRST FLR. ROOF EAVE TYP. 1" = 1'-0" 4



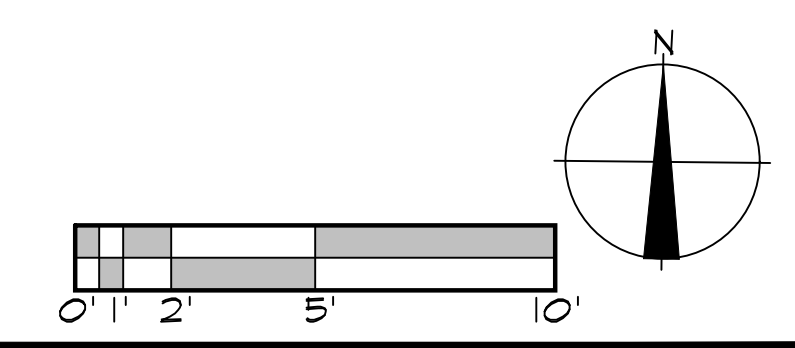
SECOND FLR. ROOF EAVE TYP. 1" = 1'-0" 3



FLAT ROOF EAVE TYP. 1" = 1'-0" 2

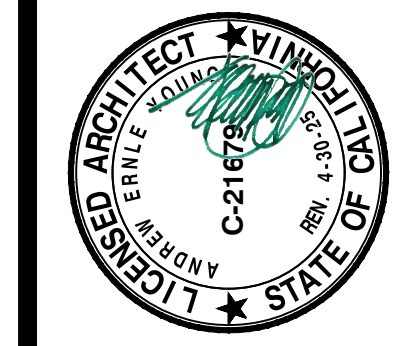


ROOF PLAN

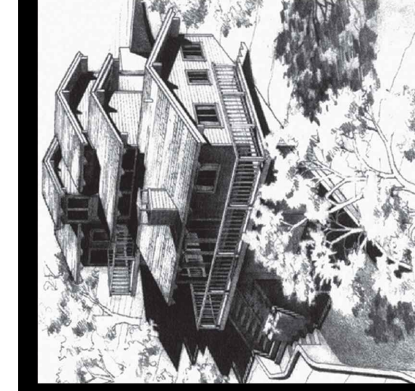
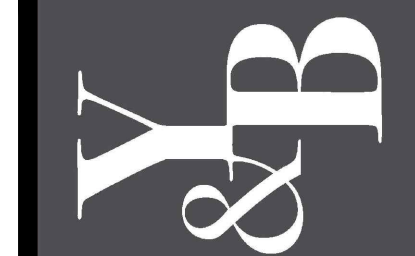


1/4" = 1'-0" 1

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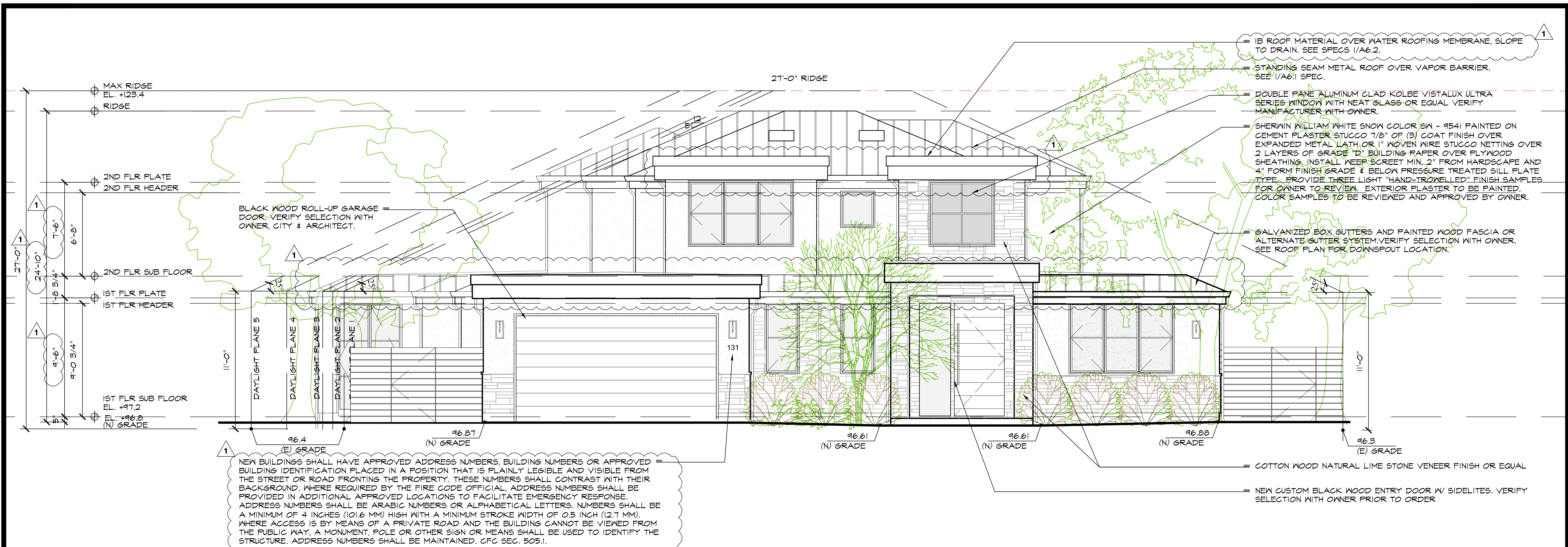
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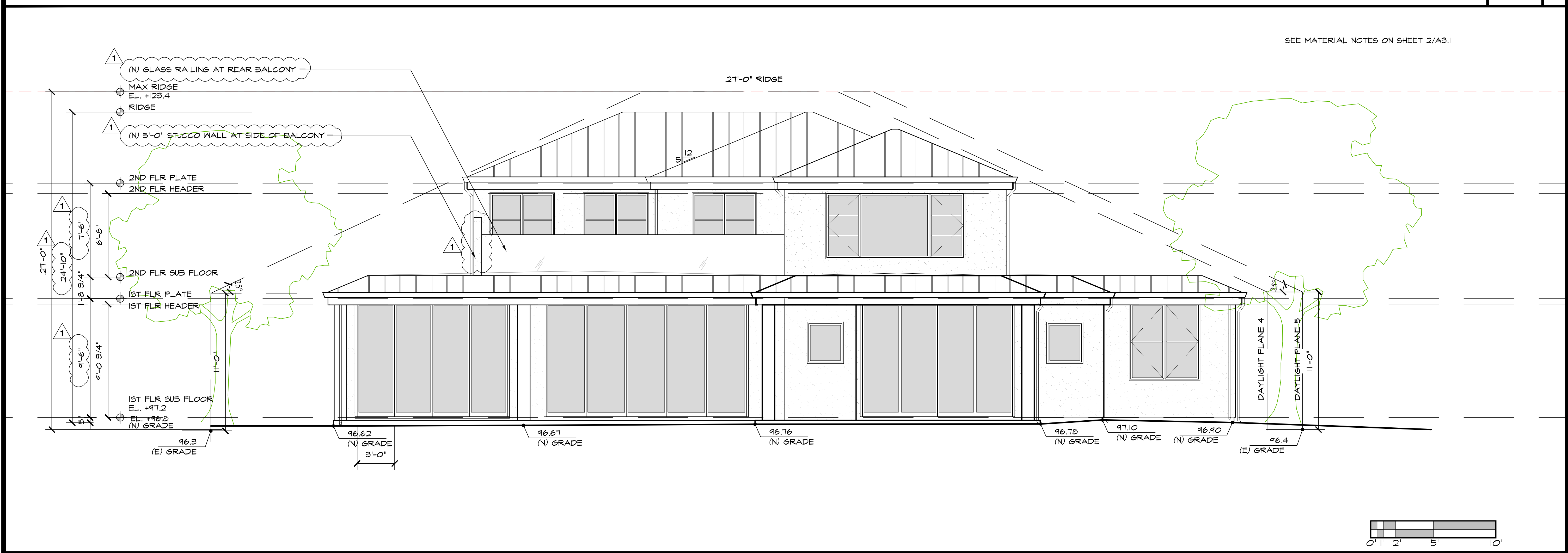
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PROPOSED FRONT ELEVATION

1/4" = 1'-0" **2**

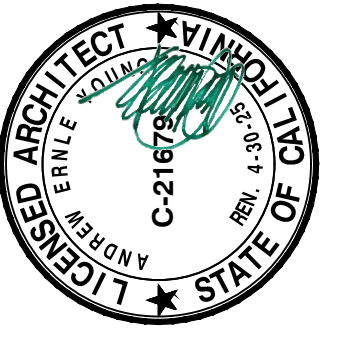


PROPOSED REAR ELEVATION

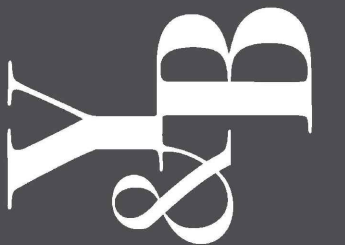
1/4" = 1'-0" **1**

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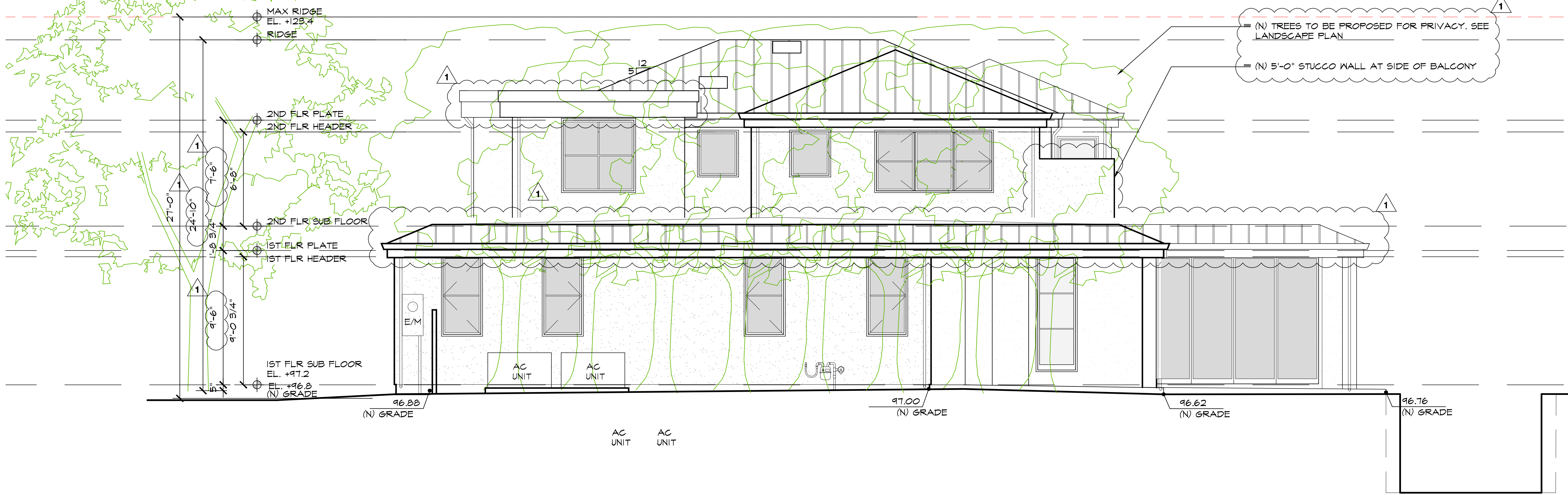


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A3.2

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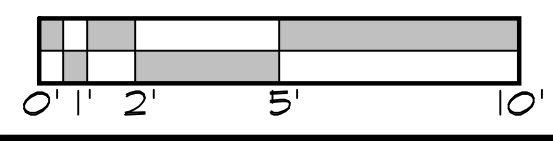


PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0" 2

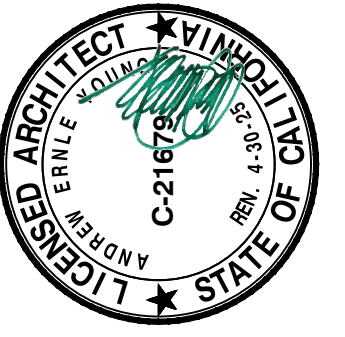


PROPOSED LEFT SIDE ELEVATION

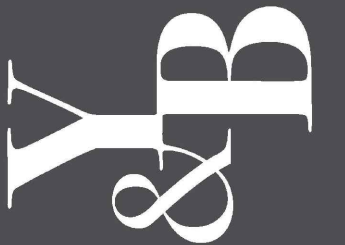


1/4" = 1'-0" 1

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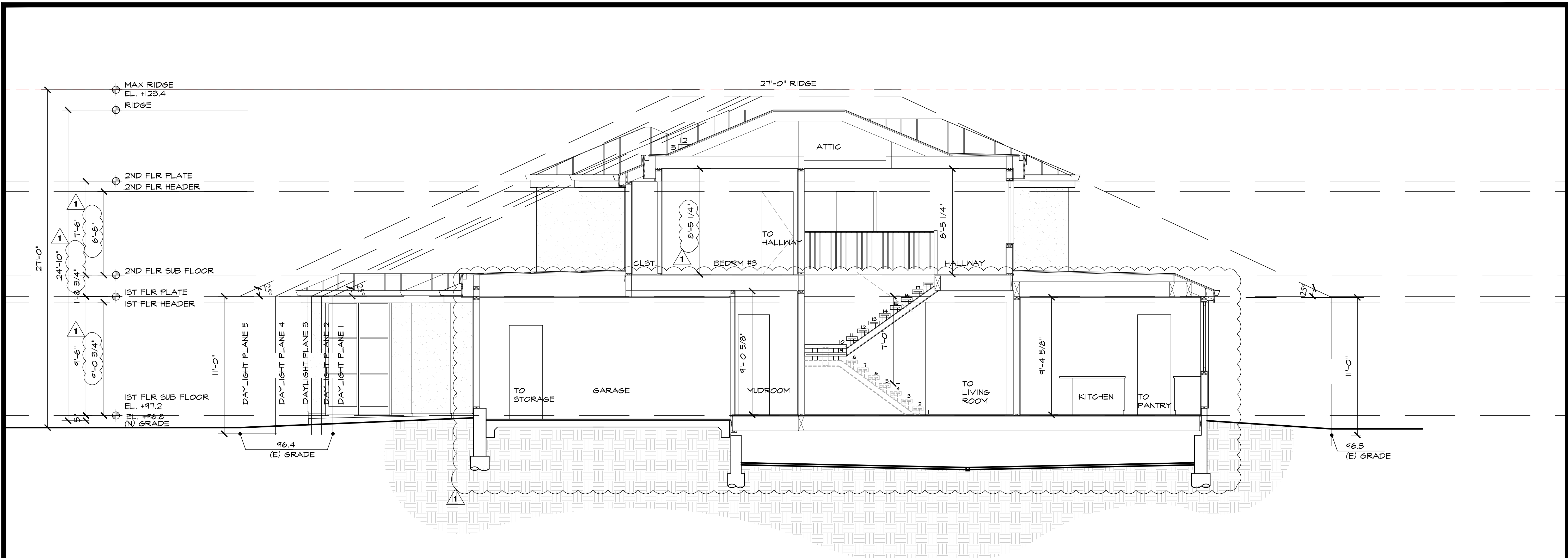
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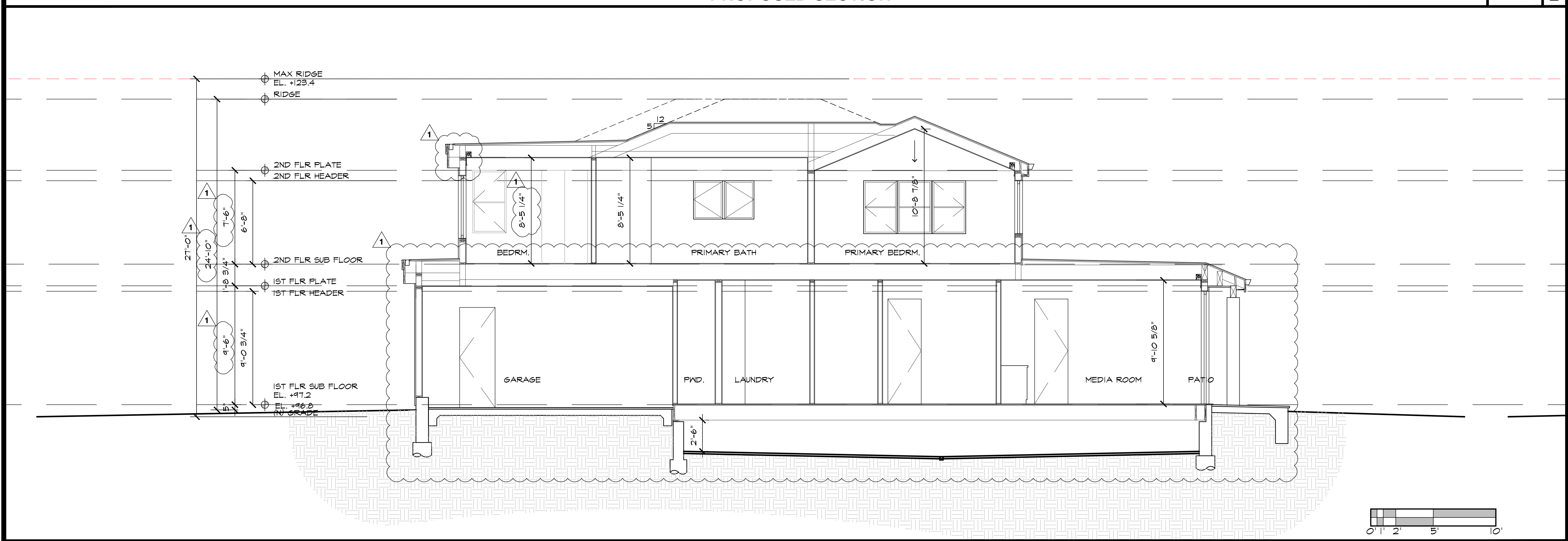
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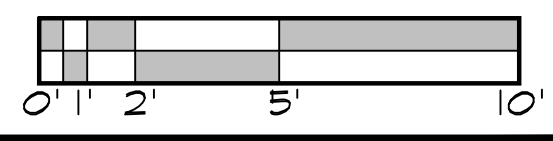


PROPOSED SECTION

1/4" = 1'-0" **2**



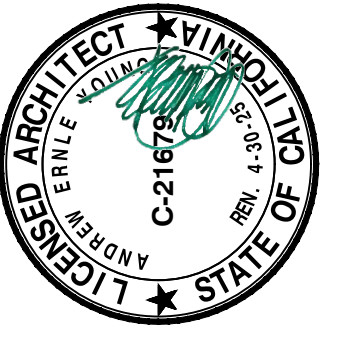
PROPOSED SECTION



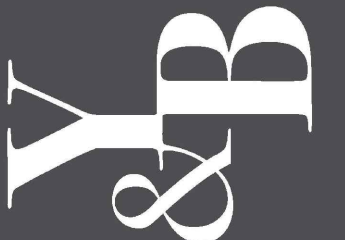
1/4" = 1'-0" **1**

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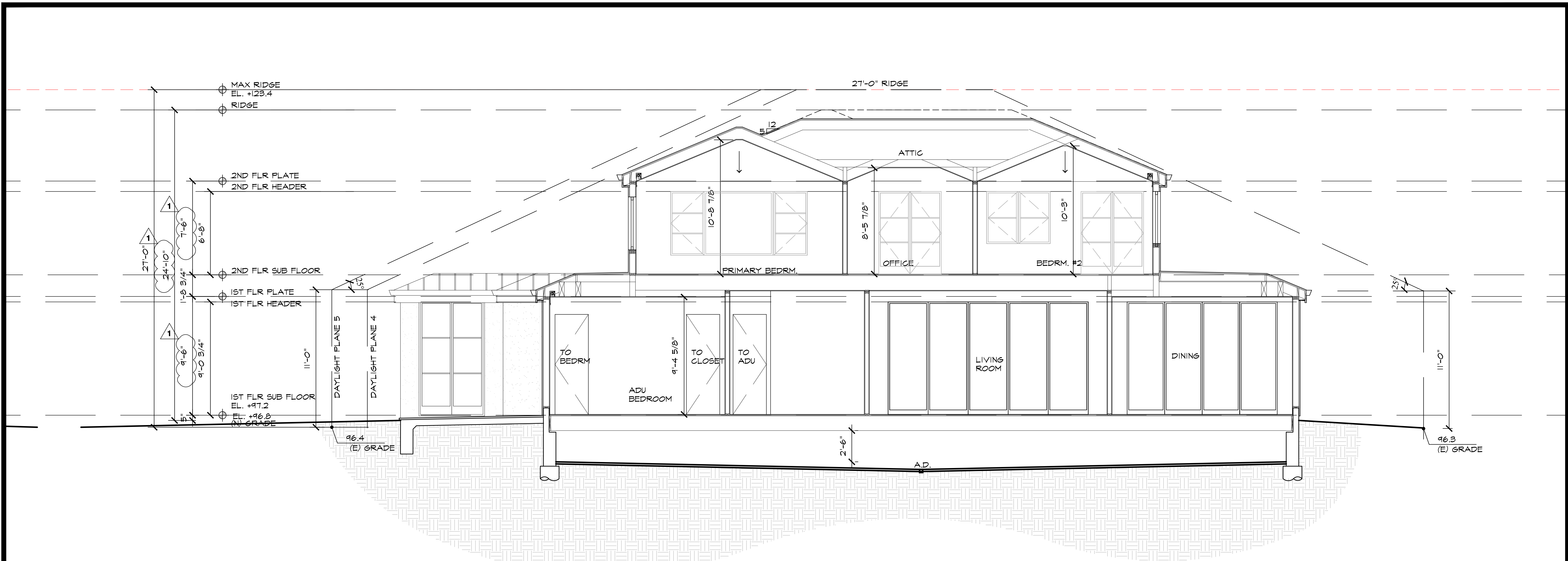
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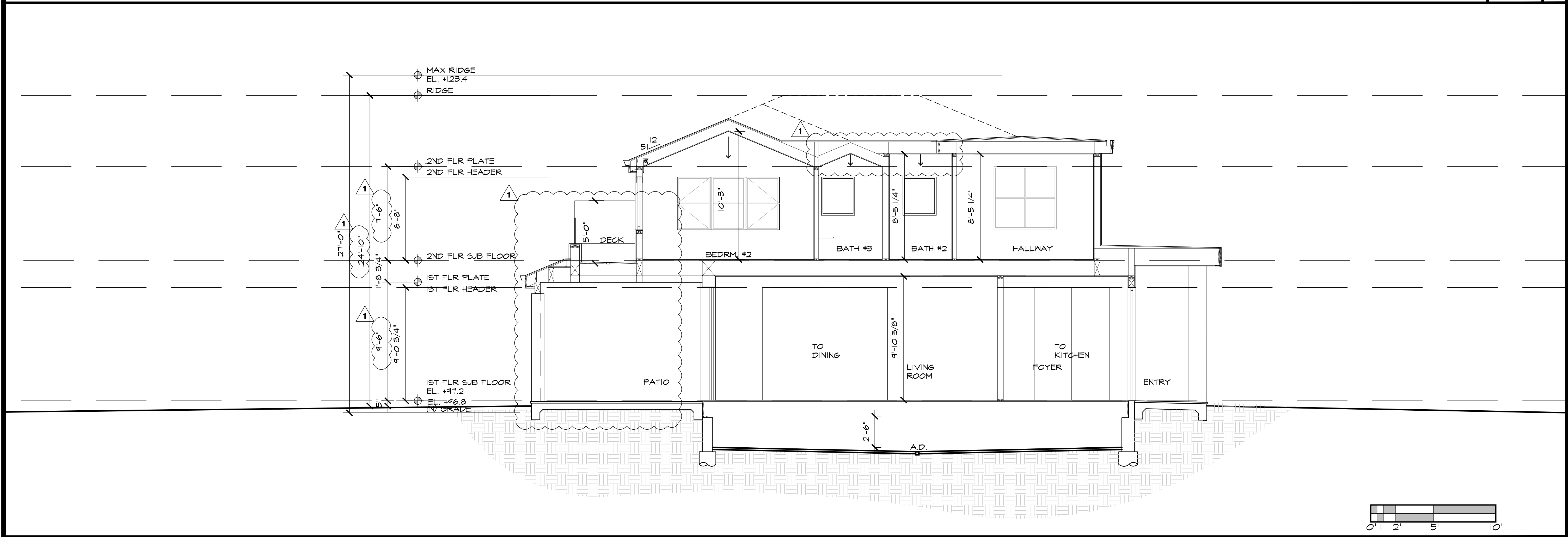
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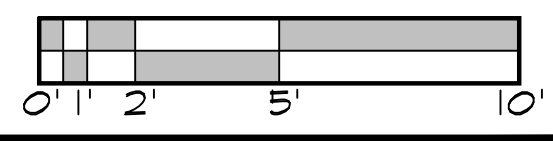


PROPOSED SECTION

1/4" = 1'-0" **2**



PROPOSED SECTION



1/4" = 1'-0" **1**

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Energy Efficiency

Kolbe participates in ENERGY STAR® and WDMA Hallmark Certification programs to ensure that our products are tested to industry standards, in order to meet or exceed today's strict building codes.

Many Ultra Series products can also meet California's Title 24 Building Energy Efficiency Standards, as well as PHIUS verification.

See kolbewindows.com/ultra/energy-efficiency for energy performance data and climate zone maps.

Impact Performance

Specially designed with the strength and durability to withstand hurricane force winds and flying debris, Kolbe's Ultra Series impact performance products are independently tested for coastal regions. There are no unsightly rods or extra locks to fasten, so Kolbe's impact-certified products offer the same beautiful appearance as non-impact products.

See our Impact Performance brochure for our full listing of products for coastal areas.

Sustainability & Resilient Design

Whether building a new house or updating an existing one, thoughtful choices create enduring homes that are beautiful, comfortable and instill peace of mind. Our wood species are renewable resources sourced from managed forests, and our standard glass contains 26-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®) certified wood species for many products (FSC® license code FSC®-C019541).

Virtual Showroom

Explore numerous displays from Kolbe's VistaLuxe® Collection, Ultra Series & Forgent® Series product lines. kolbewindows.com/virtual-showroom

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

AIA/CES Courses
As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Product Sizes

We're pushing the limits of Ultra Series windows and doors, with large sizes for generous openings. The chart below features at-a-glance maximum dimensions for some of these versatile products.

Sizes listed below provide a quick overview of maximum size capabilities. For exact dimensions, detailed limitations and product options, contact your kolbe window and door expert to discuss our full capabilities and custom solutions.

Window Product	Net Frame Size	
	Largest Size with Maximum Width (WxH)	Largest Size with Maximum Height (WxH)
Crank-out Casement Operable	42" x 77"	33" x 96"
Crank-out XL Casement Operable	48" x 84"	42" x 96"
Push-out Casement Operable	36" x 90"	33" x 96"
Crank-out & Push-out Casement Picture	147" x 86"	86" x 147"
Crank-out Awning Operable	72" x 36"	54" x 48"
Crank-out XL Awning Operable	78" x 64"	60" x 84"
Push-out Awning Operable	72" x 24"	41" x 42"
Crank-out & Push-out Awning Picture	147" x 86"	86" x 147"
Sterling Double Hung	53-1/2" x 80-7/16"	41" x 104-7/16"
XL Sterling Double Hung	60" x 92"	46-1/2" x 120"
Sterling Double Hung Studio Picture	119" x 89"	83" x 149"
Beveled Direct Set	144" x 95"	95" x 144"
Single/Double Sliding Window		95-1/2" x 71-1/2"
Triple Sliding Window		119-1/2" x 71-1/2"
Quad Sliding Window		167-1/2" x 71-1/2"
90° Corner Direct Set		96" & 8AR sides combined) x 96"
Folding Window (up to 16 panels with 42" max. panel width)		576" x 72"

Door Product	Nominal Maximum Panel Size (WxH)	Maximum Net Frame Size (WxH)
Inswing Door (Double)	3-6 x 10-0	86-3/16" x 122-23/32"
Inswing Door Sidelite Fixed Sash	6-0 x 12-0	74-3/16" x 146-23/32"
Inswing Door Venting Sidelite	3-0 x 10-0	37-5/8" x 122-23/32"
Outswing Door (Single)	4-0 x 10-0	50-13/32" x 122-19/32"
Outswing Door (Double)	3-6 x 10-0	86-7/8" x 122-19/32"
Outswing Door Sidelite Fixed Sash	6-0 x 12-0	74-7/8" x 146-19/32"
Outswing Door Venting Sidelite	3-0 x 10-0	38-13/32" x 122-19/32"
Pivot Door*	5-0 x 10-0	62-3/8" x 122-5/16"
Folding Door (up to 16 panels)	3-6 x 10-0	576" x 125-1/8"
Sliding Patio Door (2 panels)	5-0 x 10-0	120" x 122-7/16"
Sliding Patio Door (3 panels)	5-0 x 10-0	182-1/2" x 122-7/16"
Sliding Patio Door (4 panel Bi-Folding)	5-0 x 10-0	238-9/16" x 122-7/16"
Multi-Slide Door (up to 16 panels)	5-0 x 10-0	558" x 122-7/16"

Door Product	Largest Panel Size with Maximum Width (WxH)	Largest Panel Size with Maximum Height (WxH)	Maximum Net Frame Size (WxH)
Life & Slide Door (up to 10 panels)	89" x 121"	72" x 149"	720" x 151-13/16"

NOTE: Not an Ultra Series product as represented.

Style & Design Options

Kolbe's endless variety of options allows you to choose wood species, divided lite patterns, sizes, shapes, interior and exterior finishes, hardware, and more - or create an even more personalized design with our custom solutions.

Scan the QR code to explore our full selection of Ultra Series products & endless options.

kolbewindows.com/ultra

Windows

- Casements* (crank-out, push-out, XL)
- Awnings (crank-out, push-out, XL*)
- Double hungs* (Sterling, XL Sterling)
- Sliding (single, double, triple, quad)
- Folding (square, beveled, geometric, radius)
- Corner direct sets

Doors

- Sliding patio*
- Multi-slide
- TerraSpan® lift & slide*
- Folding
- Swinging patio*
- Entrance*
- Pivot
- Commercial*

Exterior Trim

- Brickmoulds
- Casings

Inset Screens

- BetterVue® mesh
- UltraVue® mesh
- Aluminum mesh
- Retractable
- WaterShe® Technology

Divided Lites

- Performance divided lites (beveled, ovolo & square profiles)

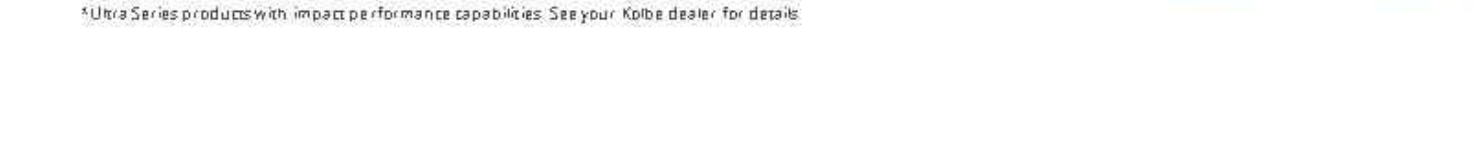
Hardware

Kolbe's Ultra Series windows and doors are available with numerous styles and finishes to complement your décor and match the aesthetic of your design.

Universal Design & Automation

Kolbe offers options for a variety of individuals of diverse physical ability levels, Kolbe offers options for a variety of windows and doors for ease of use. Kolbe integrates advanced technology or specialized hardware into select products, putting the control of your fingertips - with remotes, keypads, touch screens, and other devices.

*Ultra Series products with impact performance capabilities. See your Kolbe dealer for details.



TITAN® STANDING SEAM METAL ROOFING PANEL CB-100

ENERGY EFFICIENCY WITH STYLE & DURABILITY

METAL ROOFING FOR RESIDENTIAL AND COMMERCIAL APPLICATIONS.

Featuring the TITAN® Cool Roof Reflective Paint System. Available in over 25 ULTRA-Cool® colors.

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ICC EVALUATION SERVICE

ICC-ES Report ESR-1306

Reissued 09/2018 | This report is subject to renewal 09/2018.

DIVISION: 07 00 00 - THERMAL AND MOISTURE PROTECTION
SECTION: 07 30 05 - ROOFING FELT AND UNDERLAYMENT

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VANCOUVER, BRITISH COLUMBIA V6E 2K3
CANADA
(800) 567-9727
www.interwrap.com

EVALUATION SUBJECT:
TITANIUM PSU™ AND TITANIUM™ PSU 30 PEEL AND STICK ROOFING UNDERLAYMENT

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Page 2 of 2

5.2 Installation is limited to use on plywood roof decks on structures located in areas where nonclassified (in the IBC or IRC) or nonrated (in the UBC) roof coverings are permitted. Where Titanium PSU™ membrane is used and where classified (rated) roof coverings are required, substantiating data must be provided to the code official for approval. Titanium PSU 30 which may be used where Class A, B or C roof coverings are required.

5.3 Installation is limited to roofs having a slope of 2:12 (17%) or greater.

5.4 Installation is limited to use with roof coverings that do not involve hot asphalt or coal-tar pitch.

5.5 Installation is limited to use with roof coverings that are mechanically fastened through the underlayment to the sheathing or rafters.

5.6 Installation is limited to roofs with ventilated attic spaces, in accordance with the requirements of the applicable code.

5.7 The Titanium PSU™ membrane is manufactured in Mission, British Columbia, Canada, and the Titanium™ PSU 30 membrane is manufactured in the United Arab Emirates. Both membranes are manufactured under a quality-control program with inspections provided by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Roof Underlayment for Use in Severe Climate Areas (AC44), dated October 2008 (industrial revised August 2007), based on data in accordance with ASTM D1970.

6.2 Report of testing performed in accordance with ASTM E108 for Titanium™ PSU 30.

7.0 IDENTIFICATION

The Titanium PSU™ and Titanium™ PSU 30 Peel and Stick Roofing Underlayment described in this report must be identified by a label on the packaging of each roll of membrane, bearing the InterWrap Inc. name, the product name, the manufacturer's location, and the evaluation report number (ESR-1306).

LAST-TIME CUSTOM-BILT METALS

TITAN® STANDING SEAM PANEL CB-100

MATERIALS:
Published or Best Zincalume/Aluminum or G90 Galvalume Steel in 24 & 30 gauge
Copper Flax or 20oz Interwrap®
Published Aluminum or D32 Titanium

PAIN AND COLOR:
Titan Cool Roof Reflective Paint offering R-9.5 and Super 303 technology in 25 colors. See architectural color selection chart and request an actual paint sample for full color and color consistency.

SPECIFICATIONS:
Mechanical seam locking standing seams 1" high with a panel width of 13" or 17" (25" width available on request)

RECOMMENDED OPTIONS:
Sliding ribs or struts.

TITAN® COOL ROOF
Our reflective panel features BASF® and 3M™ 500 reflective pigments technology to deliver highly efficient cooling performance. Testing data supports reflectivity of up to 92% of the roof from the sun and energy savings of up to 20%. Now you can have darker roof colors and still enjoy energy savings.

COMPARE PANEL FEATURES
The adjacent chart allows you to compare the various features, options and benefits of different standing seam metal panel systems. Select the seam height, panel width, options, locking system, gauge and engineering suited best for your job.

CLASSIC STYLING
Standing Seam metal roofing is one of the oldest and most practical roofing solutions. It's classic look works on the roofing of virtually all architectural styles. It produces dramatic shadow lines that run continuously from ridge to eave accentuating the peak and plane of every roof angle. Panels may be roll formed for your jobsite or in our factories.

LAST-TIME DURABILITY
The CB-100 is available in 25 colors featuring TITAN® COOL ROOF Reflective panel system. This system offers an incredible 35 year no fade warranty.

LOCATIONS
New York, NJ, Chicago, IL, Dallas, TX, Denver, CO, Houston, TX, Los Angeles, CA, Miami, FL, New Orleans, LA, Phoenix, AZ, San Diego, CA, Seattle, WA, Tampa, FL, Washington, DC, Wichita, KS, York, PA

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ICC-ES Evaluation Report ESR-1306
Reissued September 2018
This report is subject to renewal September 2018.

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A Subsidiary of the International Code Council®

DIVISION: 07 00 00 - THERMAL AND MOISTURE PROTECTION
SECTION: 07 30 05 - ROOFING FELT AND UNDERLAYMENT

REPORT HOLDER:
INTERWRAP INC.
1818-1177 WEST HASTINGS STREET
VANCOUVER, BRITISH COLUMBIA V6E 2K3
CANADA
(800) 567-9727
www.interwrap.com

EVALUATION SUBJECT:
TITANIUM PSU™ AND TITANIUM™ PSU 30 PEEL AND STICK ROOFING UNDERLAYMENT

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2008 International Building Code® (IBC)
- 2008 International Residential Code® (IRC)
- 1997 Uniform Building Code® (UBC)

Properties evaluated:

- Ice barrier
- Severe climate underlayment
- Fire classification (PSU 30 only)

1.2 Evaluation to the following green code(s) and/or standards:

- 2013 California Green Building Standards Code (CALGreen), Title 24, Part 11
- 2012 and 2008 ICC 700 National Green Building Standards® (ICC 700-2012 and ICC 700-2008)

Attributes verified:

- See Section 3.0

2.0 USES

The InterWrap Inc. Titanium PSU™ and Titanium™ PSU 30 underlayments are self-adhering membranes used as an alternate to the ice barrier specified in Chapter 15 of the IBC and Chapter 6 of the IRC. Additionally, the membranes are used as the underlayment in severe climate areas specified in Tables 15-B-1, 15-B-2, 15-C-1 and 15-D-2 of the UBC.

3.0 DESCRIPTION

Titanium PSU™ Peel and Stick Roofing Underlayment is a nominally 41-oz-thick (0.041 inch (1.04 mm)) membrane. Titanium™ PSU 30 Peel and Stick Roofing Underlayment is a nominally 87-oz-thick (0.087 inch (1.44 mm)) membrane. Both membranes consist of an unreinforced polymer modified bitumen material adhered to the underside of a polymer-coated, synthetic woven material. The underside of the membrane (bitumen material) is backed with a release film that is removed prior to application of the membrane to the roof deck. The release film serves to protect the bitumen material and to prevent self-adhesion of the material. The top surface of the membrane is grey in color. The membrane is produced in 36-inch-wide-by-72-foot-long (914 by 2164 mm) rolls.

The attributes of the Titanium PSU™ and Titanium™ PSU 30 underlayments have been verified as conforming to the provisions of (i) CALGreen Section A4.407.5; (ii) ICC 700-2012 Sections 802.1.15, 11.052.1.13 and 12.6.002.1.4; and (iii) ICC 700-2008 Section 602.10 for ice barriers. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

4.0 INSTALLATION

4.1 General:
Installation of the membranes must comply with the applicable code, this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions must be available at the jobsite at all times during installation.

4.2 Preparation of the Substrates:
Prior to application of the membrane, the deck surface must be dry and free of frost, dust, dirt, loose fasteners, and other protrusions. Damaged sheathing must be replaced. Installation is limited to plywood substrates. The membrane must be applied only when the ambient air and substrate temperatures are above 40°F (4°C).

4.3 Underlayment Application:
The membrane must be cut into 10- to 15-foot (3048 to 4572 mm) lengths and rerolled with the release film side

Agenda Item 2

ISSUE LOG
PLANNING SUBMITTAL
OCT 23, 2023
PLANNING REVS.
MAR 01, 2024 | 1

ED ARCHITECT VINCENZO INC
1565 AVENUE OF THE STARS
SUITE 210
LOS ANGELES, CALIFORNIA 90024

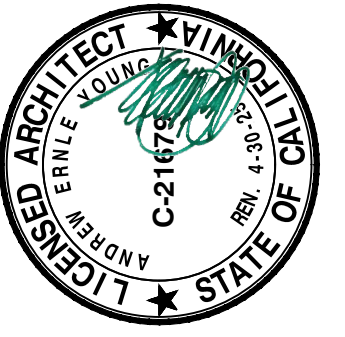
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NEW RESIDENCE:
ADITYA KURUGANTI & DIYA JOLLY
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LOS ALITOS, CA 94022

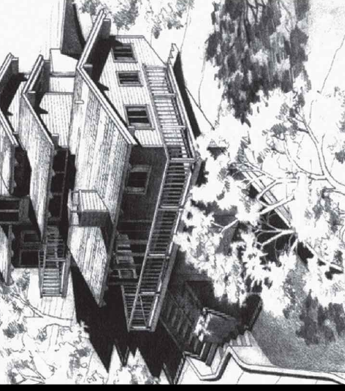
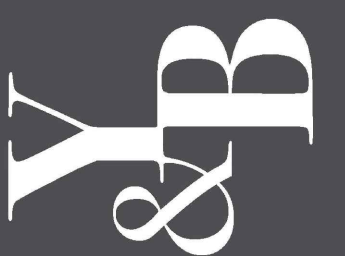
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DATE OCT. 05. 2023
JOB # KURUGANTI - JOLLY

A6.1

ISSUE LOG	
PLANNING SUBMITTAL	OCT. 23, 2023
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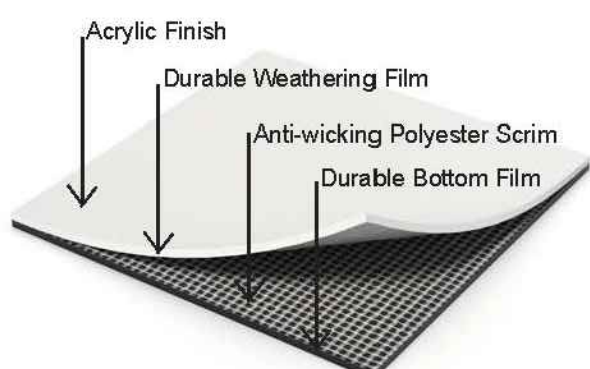
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DATE OCT. 05. 2023	
JOB # KURUGANTI - JOLLY	

A6.2

Technical Data Sheet
IB PVC Single-Ply 50



Product Description:
 IB PVC Single-Ply 50 is a polyester scrim reinforced, compounded pvc resin based sheet with plasticizers, stabilizers, fillers, pigments and other proprietary materials meeting ASTM D4434, Type III. Rolls are manufactured in a nominal 50 mil thickness and use an anti-wicking scrim for added strength, tear resistance and enhanced moisture resistance.



Packaging:
 Size Sq. Ft. / Weight per roll (approx.)
 6' x 90' 540 sq. ft. / 175 lbs.
 3' x 90' 270 sq. ft. / 90 lbs.

- Features:**
- Meets and exceeds ASTM D 4434-12, Type III Thermoplastic Membrane
 - 15-Year Limited Material Warranty
 - Excellent flexibility in all climates
 - Highly reflective IB PVC Single-Ply can help to reduce heat transfer through the roof into the building's interior
 - Thick, heavy duty 24 mil top ply weathering film
 - Thermally welded seams provide superior seam strength
 - Exceeds Energy Star™ and California Title 24 requirements for Solar Reflectance and Emissivity (White, Cool Sand)

Solar Reflectance / Thermal Emittance / Calculated SRI Values					
Membrane Color	Solar Reflectance	Thermal Emittance	SRI Value Initial	SRI Value 3-Year Aged	LRV
White	0.870	0.88	110	91	94.3
tan	0.366	0.87	39	N/A	30.2
Gray	0.163	0.88	13	N/A	18.1
Brown	0.079	0.87	2	N/A	7.2

Use:
 IB PVC Single-Ply 50 can be installed in new, recover, and re-roof constructions as the primary field membrane and base flashing at all roof to wall transitions. It can be mechanically attached or fully adhered to a properly prepared substrate with approved fasteners and membrane plates or approved membrane adhesive.

Warranties:
 IB PVC Single-Ply 50 has a 15-Year Limited Material Warranty and is available for 'Warranty Plus' and 'Total Systems' warranties for IB Roof Systems Authorized Applicators.

Available Colors:
 White, tan, gray and brown.

Approvals:
 IB PVC membranes are listed with various component assemblies at UL and Factory Mutual (F.M. Global) for fire, wind uplift and impact resistance. Visit our website for links to these agencies and listings at: www.ibroof.com.

Property	Method	Requirement	50 Mil
Overall thickness of PVC sheet, min. (in.)	ASTM D751	0.045	0.050 min.
Breaking strength, min. (lb/ft.)	ASTM D751	200 x 200	332 x 256
Elongation at the break, min. %	ASTM D751	12' x 12'	34 x 29
Retention of properties after heat aging (min. % of original)	ASTM D3045		
Bursting strength	ASTM D751	90	Pass
Elongation	ASTM D751	90	Pass
Tearing strength, min. (lb/ft)	ASTM D751	45.0	54 x 68
Low temperature bend	ASTM D2136	-60°F	Pass
Accelerated weathering test:	ASTM G154		
Cracking (7x magnification)		None	None
Cracking (2x magnification)		None	None
Linear dimension change, max%	ASTM D1294	+/- 0.5	-0.30 MD 0.027 MD
Change in weight after immersion in water, max. %	ASTM D570	+/- 3.0	1.1
Static puncture resistance	ASTM D5692	Pass	Pass
Dynamic puncture resistance	ASTM 5635	Pass	Pass

Recycle Content	
Pre Consumer	20%

IB Roof Systems, Inc. | www.ibroof.com | technical@ibroof.com | toll free: 800.426.1626 Rev-11.2015

IB ROOF MATERIAL OR EQUAL

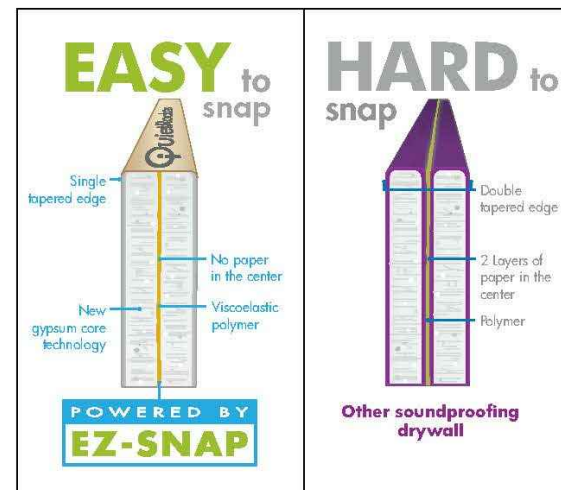
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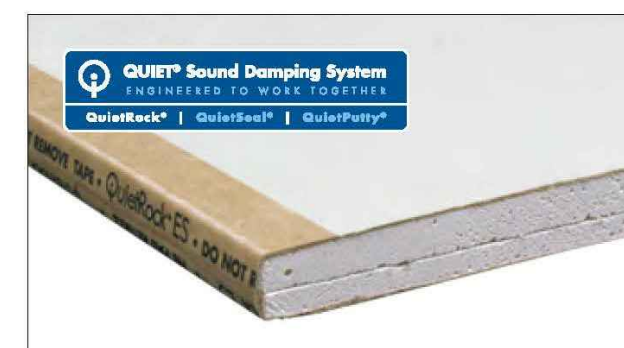
Low cost, true score and snap with EZ-SNAP® technology

QuietRock® ES is the first sound reducing drywall that easily scores and snaps using breakthrough EZ-SNAP™ technology. QuietRock® ES has no paper and no metal on the inside of the panel yet delivers acoustical ratings on single stud construction. This patented product is easier to install and is less expensive than any other sound reducing drywall and is ideal for residential and commercial construction.



QuietRock ES Benefits

- Powered by EZ-SNAP™ for true score and snap
- Easier to snap than other acoustical drywall
- Installs quickly for increased productivity and lower labor costs
- Maximizes usable floor space by using just a single layer
- Outperforms other sound isolation methods, including soundboard and resilient channel
- High reliability: unlike resilient channel, cannot be easily short circuited
- Abrasion resistant paper



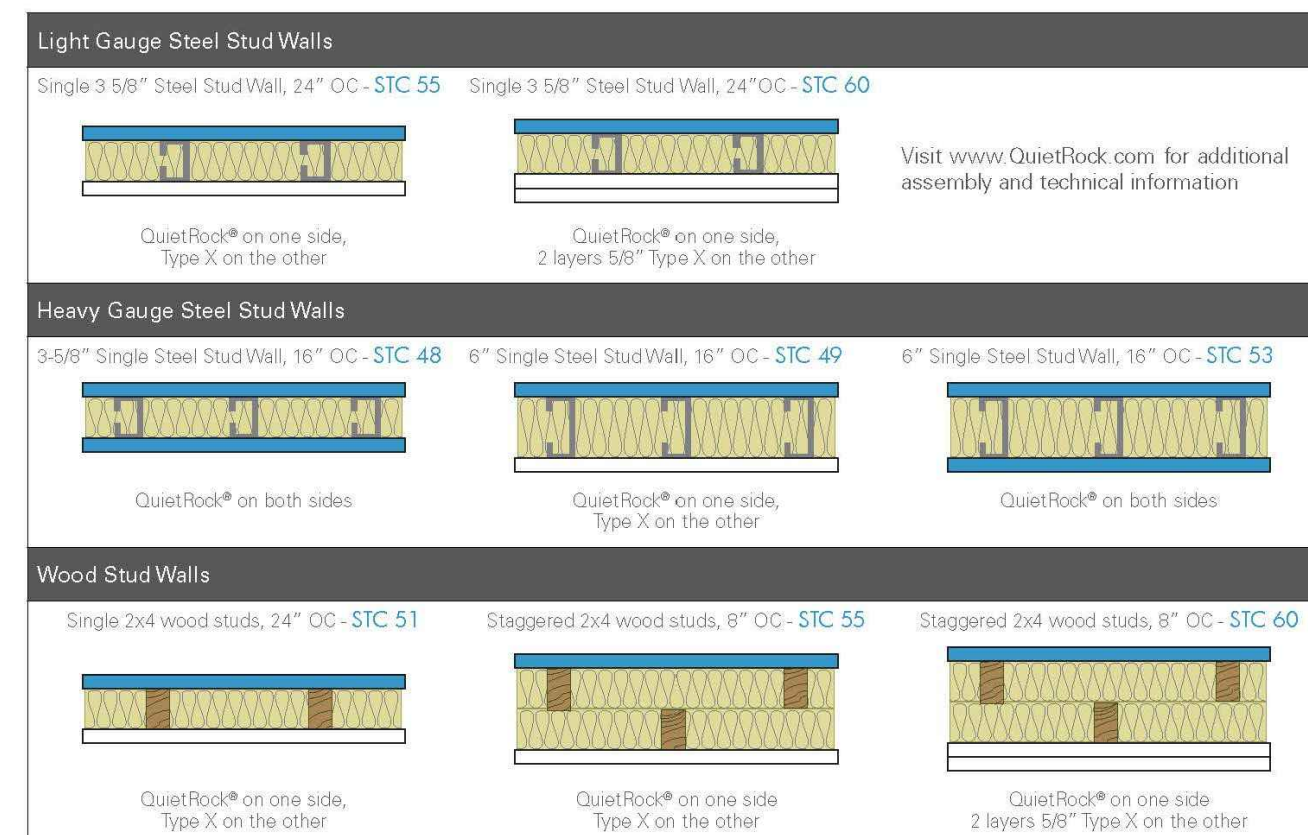
Type X, 5/8" sound damping gypsum panel without paper or metal in the core. Cuts and installs similar to regular gypsum panel products. QuietRock® ES is the professional's choice for acoustic walls in residential and commercial applications.

Product Specifications:

Thickness: 5/8" (15.9mm), tapered edges
Width: 4' (1220mm)
Lengths: 8' (2439mm), 9' (2743mm), 10' (3048mm)
Weight: 2.6 lbs/sqft
STC-rated Assemblies (per ASTM E 90): 48-60
Fire-rated (per ASTM E 119, UL263): 1 hour, Type X
Flame Spread (per ASTM E 84): Class A
Product Standards: ASTM C 1396
Installation Standards: ASTM C 840, GA-214, GA-216
UL Assembly:

Approved for use in many one and two-hour fire-rated assemblies including U305, U309, U340, U341, U376, U396, U425, U465, V419, V463, V464, W313, W317, W459, and W460. Go to www.QuietRock.com for additional information on fire-rated assemblies. QuietRock® ES can be incorporated in several one and two-hour fire-rated UL designs. However, it is not intended as a direct substitute for a UL Classified Gypsum Board in all fire assemblies. Refer to the specific UL designs for assembly details.

Common Wall Assemblies:



The information contained in this document is for general purposes only. Features and specifications are subject to change. The diagrams and stated STC ratings are intended to serve as a guide. Construction practices based on influence on final STC ratings. PABCO® Gypsum rated assemblies apply STC ratings. Studs used govern the integrity of the wall, and construction methods factor in absorption sound control. Systems for residential or commercial construction and increase responsibility of 20% RDT or above. QuietRock® should be stored flat in a dry area, under cover, on supported floor to prevent damage to product. Proper care should be taken while transporting, storing, applying and maintaining QuietRock.

PABCO® Gypsum | 37851 Cherry Street, Newark, CA 94560 | 1.800.737.9159 | www.PabcoGypsum.com | P.N. 101-00045-025134
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CBC 714 PENETRATIONS IN

6 FIRE WALL & CEILINGS 4

- 714.4.2 Membrane penetrations.** Membrane penetrations shall comply with Section 714.4.1. Where walls or partitions are required to have a fire-resistance rating, recessed fixtures shall be installed such that the required fire resistance will not be reduced.
- Exceptions:**
1. Membrane penetrations of maximum 2-hour fire-resistance-rated walls and partitions by steel electrical boxes that do not exceed 16 square inches (0.0103 m²) in area, provided that the aggregate area of the openings through the membrane does not exceed 100 square inches (0.0645 m²) in any 100 square feet (9.29 m²) of wall area. The annular space between the wall membrane and the box shall not exceed 1/4 inch (3.2 mm). Such boxes on opposite sides of the wall or partition shall be separated by one of the following:
 - 1.1. By a horizontal distance of not less than 24 inches (610 mm) where the wall or partition is constructed with individual noncommunicating stud cavities.
 - 1.2. By a horizontal distance of not less than the depth of the wall cavity where the wall cavity is filled with cellulose loose-fill, rockwool or slag mineral wool insulation.
 - 1.3. By solid fireblocking in accordance with Section 718.2.1.
 - 1.4. By protecting both outlet boxes with listed putty pads.
 - 1.5. By other listed materials and methods.
 2. Membrane penetrations by listed electrical boxes of any material, provided that such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The annular space between the wall membrane and the box shall not exceed 1/4 inch (3.2 mm) unless listed



SSP Putty & Putty Pads

SpecSeal SSP Firestop Putty excels at sealing cabling penetrations and outlet boxes. SSP Putty is non-hardening and easily hand works around grouped cabling penetrations forming a re-enterable seal allowing for future work. When applied with outlet boxes, SSP Putty easily works into voids and seams forming a continuous seal against fire and the products of combustion.

- Product Data Sheets
- Safety Data Sheets
- Installation Sheet
- Watch Videos
- BIM Object
- 3D Model
- Product Brochure

Test Standards
 ASTM E814 (UL1479)
 CAN/ULC-S115
 UL263 (ASTM E119, NFPA 251)

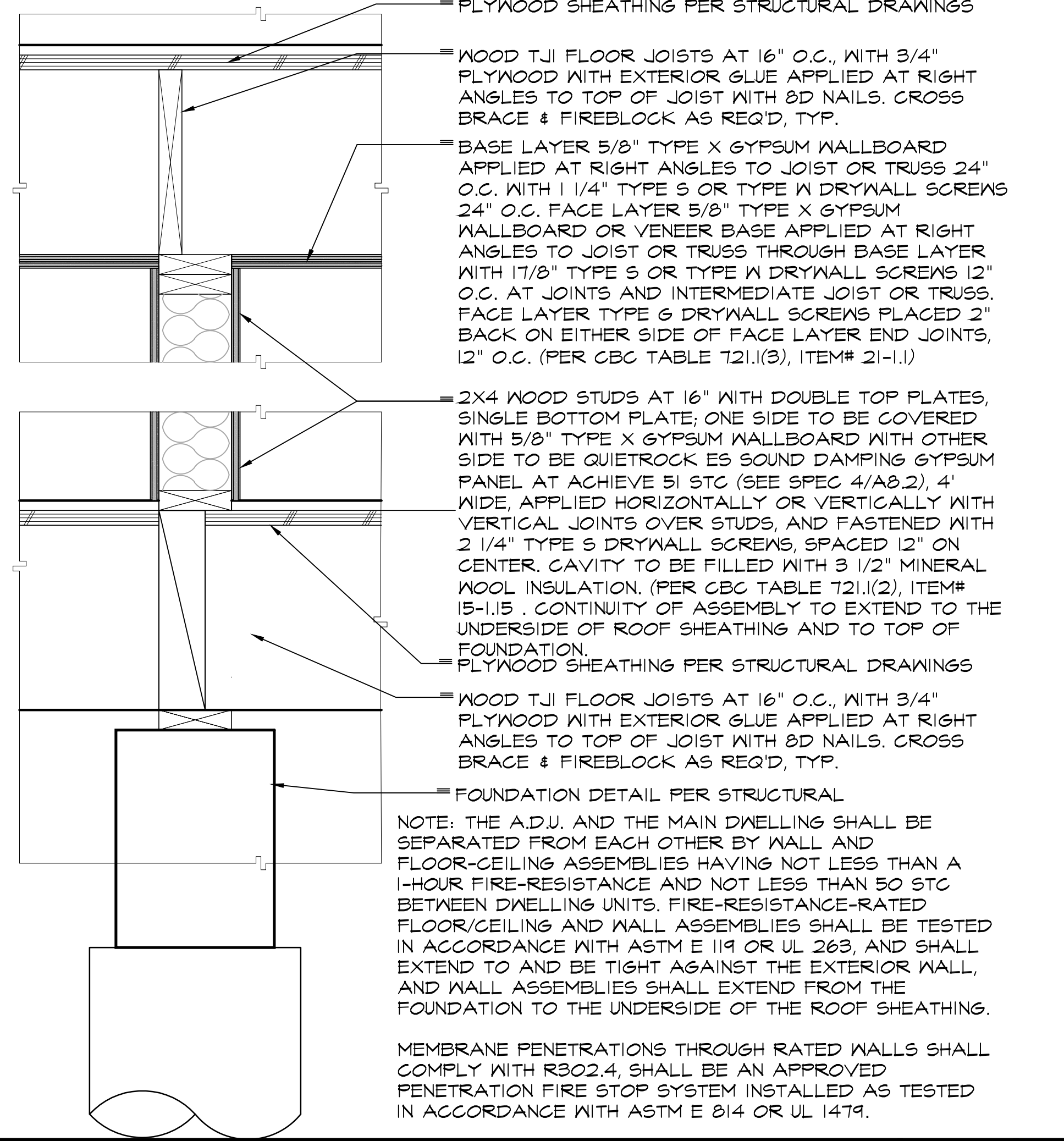
Third Party Approvals



QUIETROCK ES PANELS SPEC OR EQUAL

6

FIRE WALL & CEILINGS 4



1-HR. FIRE-RATED WALL DETAIL

N.T.S. 5

Physical Properties

Property	Value
Color	Red
Odor	None
Density	1.45 kg/L (12.08 lb/gal)
Solids Content	100%
Mold & Fungus Growth Rating (ASTM G21)	1
Volume Expansion	Greater than 500% (free expansion)
Expansion Begins	230°F (110°C)
In Service Temperature	10°F (-23°C) to 120°F (49°C)
Installation Temperature	Less than 100°F (38°C)
Storage Temperature	Less than 100°F (38°C)
STC Rating (ASTM E 90-04/ASTM C919)	62 (Relates to Specific Construction)
VOC	0 g/L*
Shelf Life	No Limit

*Per SCAQMD Rule 1168 (EPA Method 24)



SSP FIRE PUTTY (OR APPROVED EQUAL) SPEC 2

N.T.S. 3

SSP FIRE PUTTY (OR APPROVED EQUAL) DETAIL

N.T.S. 2

SSP Putty & Putty Pads

SpecSeal SSP Firestop Putty excels at sealing cabling penetrations and outlet boxes. SSP Putty is non-hardening and easily hand works around grouped cabling penetrations forming a re-enterable seal allowing for future work. When applied with outlet boxes, SSP Putty easily works into voids and seams forming a continuous seal against fire and the products of combustion.

- Product Data Sheets
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- Watch Videos
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Test Standards
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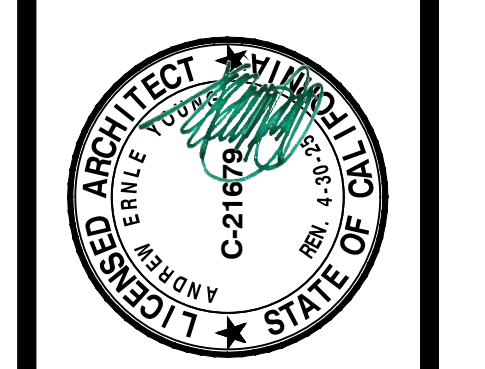
Third Party Approvals

SSP FIRE PUTTY (OR APPROVED EQUAL) SPEC 1

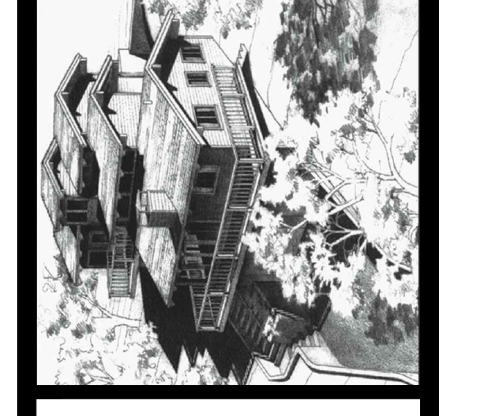
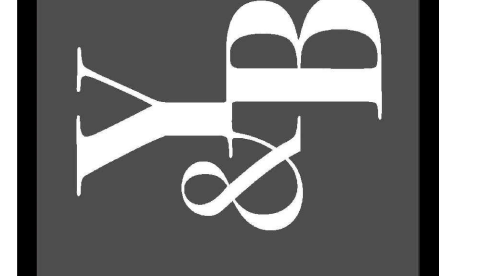
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ISSUE LOG

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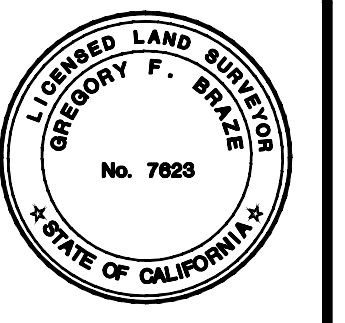
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131 SAN JUAN COURT
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A.P.N. 170-33-039

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DATE	OCT. 05. 2023		
JOB #	KURUGANTI - JOLLY		

A8.1

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**131 SAN JUAN COURT
 LOS ALTOS
 CALIFORNIA**

TOPOGRAPHIC SURVEY

TREE UPDATE	2-9-24	DB
REVISIONS		BY
JOB NO:	2220635	
DATE:	5-23-22	
SCALE:	1"=10'	
BNDY BY:	DN	
FIELD BY:	BC	
DRAWN BY:	SM	
SHEET NO:		

SU1
 1 OF 1 SHEETS

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT, ISSUED BY CHICAGO TITLE COMPANY, ORDER NO 13-99906898-KMB, DATED AUGUST 7, 2013.

TREE NOTE

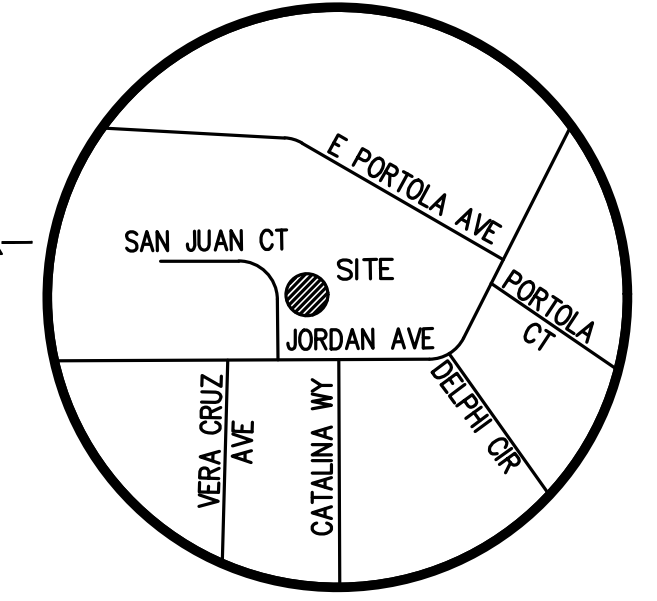
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE AREA OF THE SURVEYED LOT IS 10,013± SQUARE FEET / 0.23± ACRES

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.



VICINITY MAP
 NO SCALE

BENCHMARK

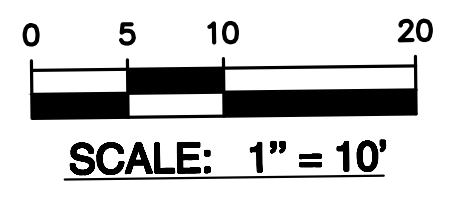
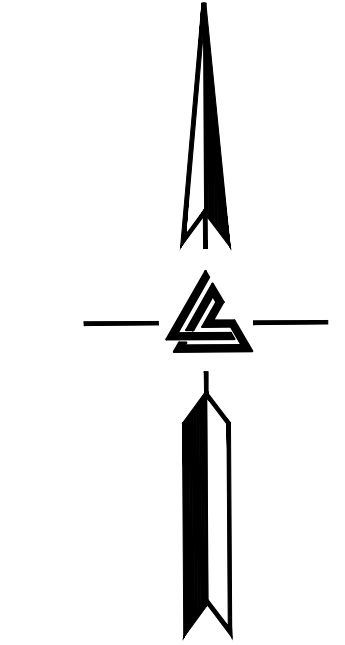
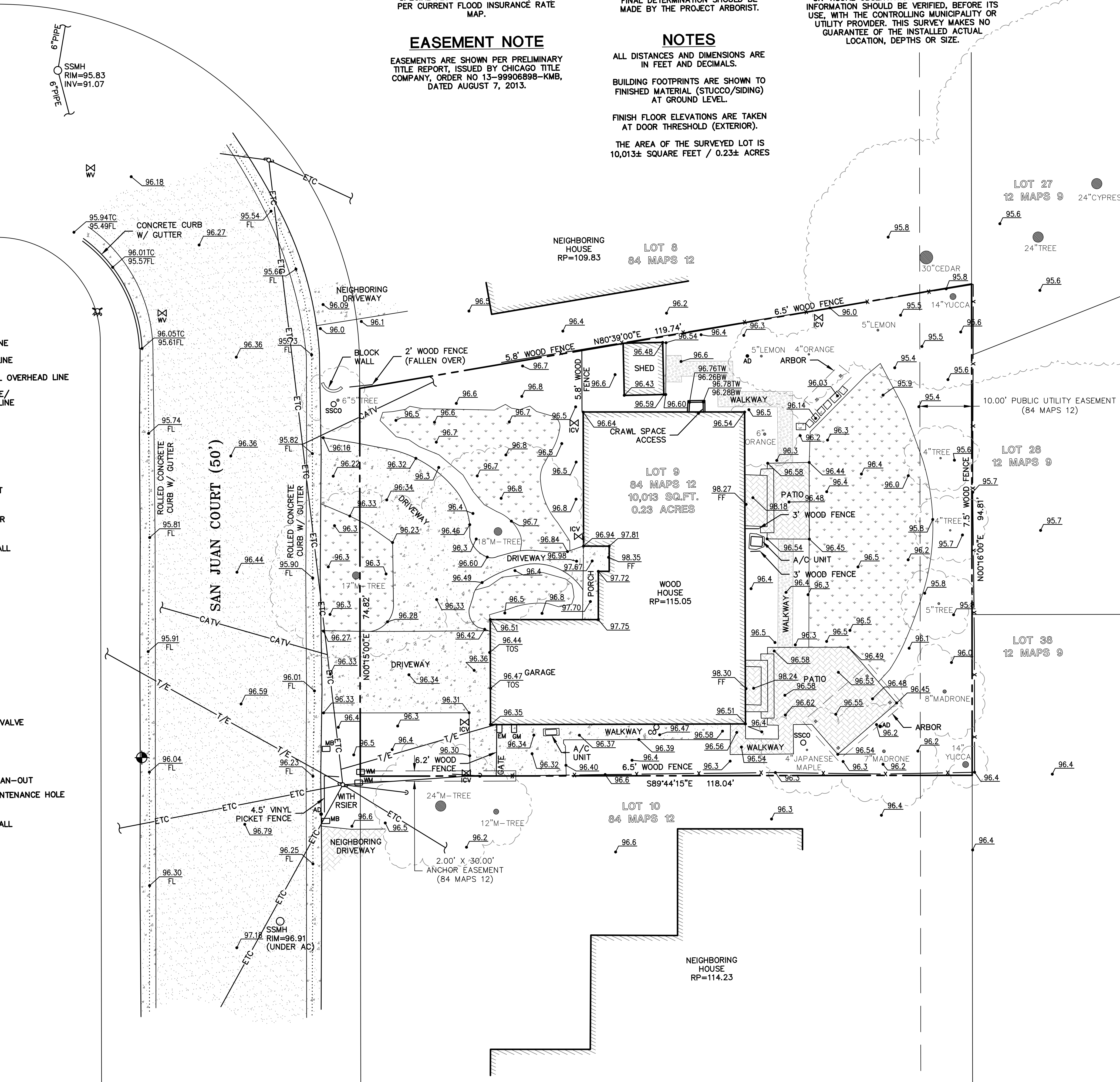
CITY OF LOS ALTOS BENCHMARK 06. TOP OF CURB @ NOSE OF CENTER LINE MEDIAN @ SAN ANTONIO @ JORDAN, SOUTH END OF NORTH MEDIAN. ELEVATION = 100.79' (NAVD 88 DATUM)

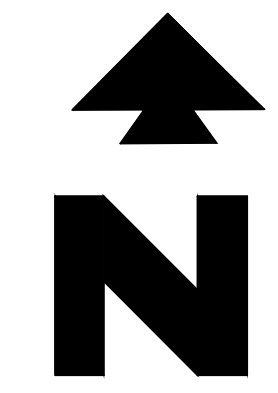
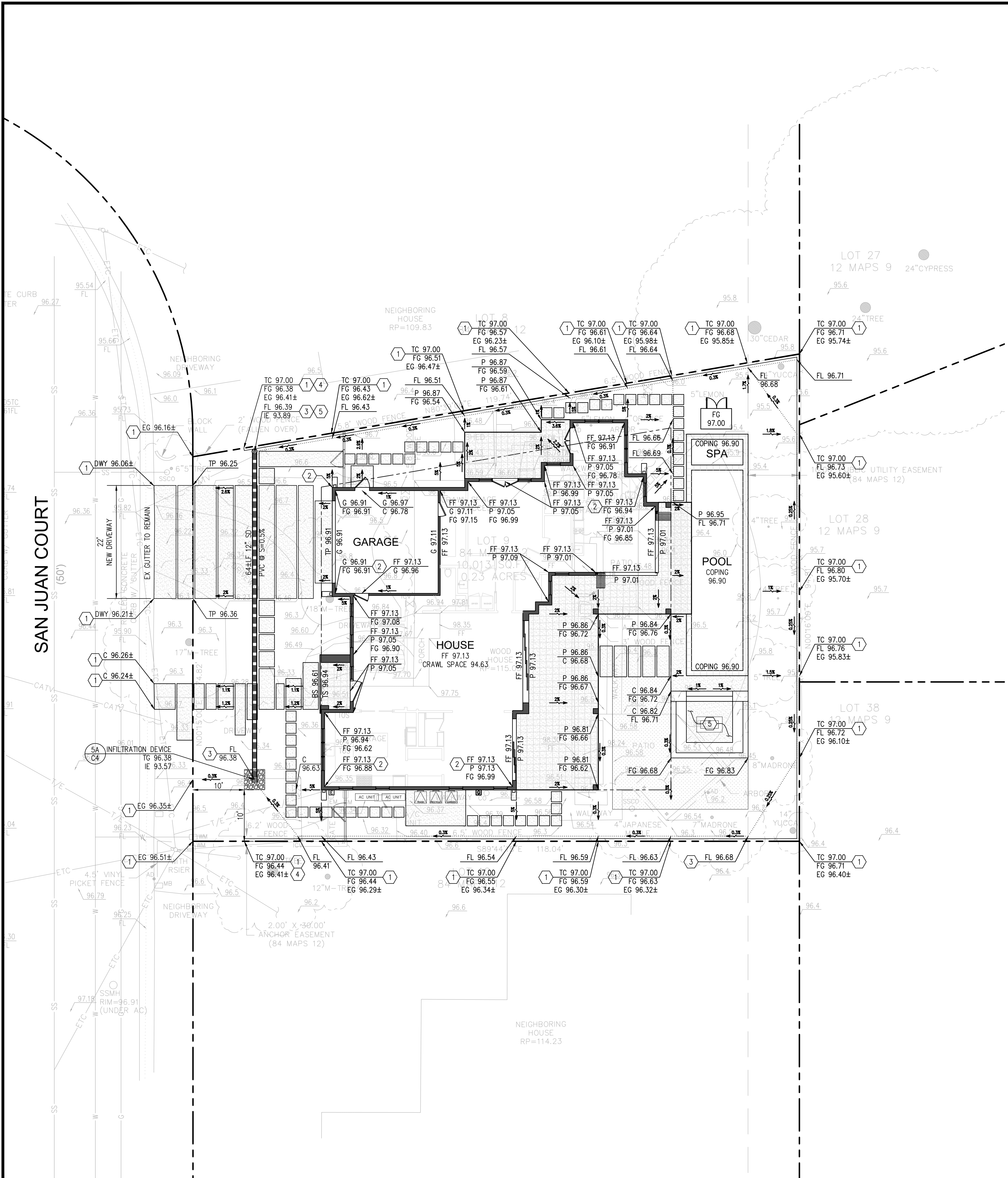
SITE BENCHMARK

SURVEY CONTROL POINT CUT CROSS IN CONCRETE ELEVATION = 96.39' (NAVD 88 DATUM)

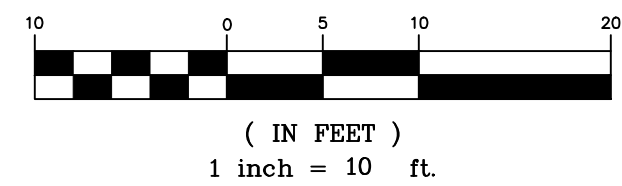
LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- CATV --- CABLE TV OVERHEAD LINE
- T/E- TELEPHONE/ELECTRICAL OVERHEAD LINE
- ETC- ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- - - EASEMENT
- X- FENCE LINE
- - - FLOW LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- ▢BFP BACK FLOW PREVENTER
- ⊕ BENCHMARK
- ▢BW BOTTOM RETAINING WALL
- ⊠ COLUMN/POST
- CO CLEAN-OUT BOX
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- ⊠ FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- ⊠GV GAS VALVE
- ← GUY ANCHOR
- INV INVERT
- ⊠ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- M- MULTI-TRUNK TREE
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- TC TOP OF CURB
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- WM WATER METER
- ⊠WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- PAVERS





GRAPHIC SCALE



SITE BENCHMARK

CITY OF LOS ALTOS BENCHMARK 06.TOP OF CURB @NOSE OF CENTER LINE MEDIAN @ SAN ANTONIO @ JORDAN, SOUTH END OF NORTH MEDIAN.
 ELEVATION = 100.79'
 (NAVD 88 DATUM)

PROJECT BENCHMARK

SURVEY CONTROL POINT CUT CROSS IN CONCRETE ELEVATION = 96.39' (NAVD 88 DATUM)

GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
- GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	10,013 SF	10,013 SF
	0.230 ACRE	0.230 ACRE
HOUSE (ROOF)		
	2,189	3,792*
SHED/POOL EQUIPMENT		
	77	24
PATIO/HARDSCAPE/PAVEMENT		
	964	1,184
DRIVEWAY		
	1,053	508
TOTAL IMPERVIOUS AREA		
	4,283	5,508
NET IMPERVIOUS AREA INCREASED:		
		1,225
GRAVEL/FIREPIT		
	187	15
POOL		
	N/A	564
PERVIOUS AREA		
	5,543	3,926
TOTAL PERVIOUS AREA		
	5,730	4,505

* INCLUDES BUILDING ROOF OVERHANG AREA

EARTHWORK VOLUME:

(INCLUDES BUILDING PAD, BASEMENT & POOL)	
EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	20
COMPACTION RATE: 15%	20 x 0.15 = 3
TOTAL FILL	23
CUT	110
TOTAL EARTHWORK	87 (HAUL OFF)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA INCREASED = 1,225 SF = 0.028 ACRE

PRE-CONDITION VOLUME REQUIRED:
 Q=CIA C=0.35 V=1.5(Q POST - Q PRE) X 10 MIN
 Q=0.35 X 2.57 X 0.028 Q=1.5(0.065 - 0.025) X 600
 Q=0.025 CFS Q=36 CF

POST-CONDITION VOLUME PROVIDED:
 Q=CIA V=64 LF X 12" STORAGE PIPE
 Q=0.90 X 2.57 X 0.028 V=50.3 CF (TOTAL)
 Q=0.065 CFS

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- - - = GRADE BREAK
- = FLOW LINE
- = CONCRETE SPLASH PAD
- = INFILTRATION DEVICE
- = AREA INLET
- = STORM DRAIN PIPE

ABBREVIATIONS:

- BS = BOTTOM OF STEP
- BOW = BACK OF WALK
- BW = BOTTOM OF WALL
- C = CONCRETE
- DWY = DRIVEWAY
- EG = EXISTING GRADE
- EX = EXISTING
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOW LINE
- G = GARAGE
- GB = GRADE BREAK
- IE = INVERT ELEVATION
- L = LAWN
- LF = LINEAL FOOT
- LP = LOW POINT
- N = NEW
- P = PATIO OR PORCH
- PG = PERGOLA
- R.O.W. = RIGHT-OF-WAY
- S = SLOPE
- SD = STORM DRAIN
- SR = STRAW ROLL
- TC = TOP OF CURB
- TG = TOP OF GRATE
- TP = TOP OF PAVEMENT
- TS = TOP OF STEP
- TW = TOP OF WALL
- TYP = TYPICAL

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C4
- BEGIN/END SWALE PER DETAIL #2A/C4
- BEGIN/END DEEPEENED CURB PER DETAIL #20/C4
- DRAIN INLET PER DETAIL #3A/C4
- FIRE PIT WITH SEATING (SEE LANDSCAPE PLANS)

REV.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN
ADITYA & JOLLY RESIDENCE
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

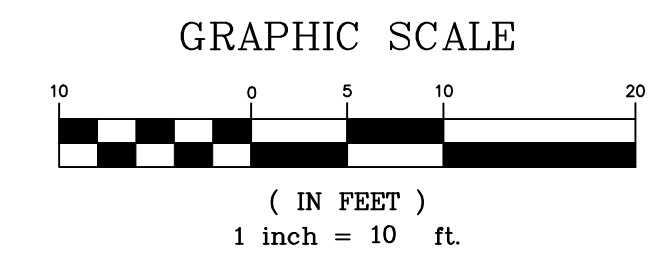
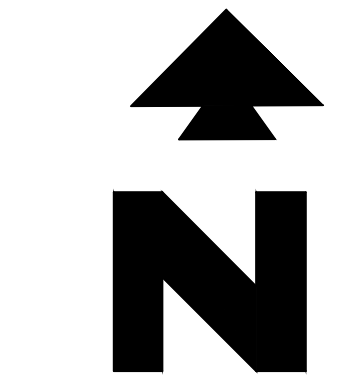
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 CIVIL ENGINEERING, INC
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403



SCALE

VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

DATE: 07/17/2023
 DESIGNED: HCL
 DRAWN: BL
 REVIEWED: HCL
 JOB NO.: 20230035



GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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LEGEND

- PROPERTY LINE
- UNDERGROUND ELECTRICAL LINE
- GAS LINE
- EX. GAS LINE
- EX. SEWER LINE
- EX. WATER LINE
- NEW WATER LINE
- SANITARY SEWER CLEANOUT
- PROPOSED JOINT TRENCH
- NEW 4" SEWER LATERAL

ABBREVIATIONS:
 EX = EXISTING
 LF = LINEAL FOOT
 S = SLOPE

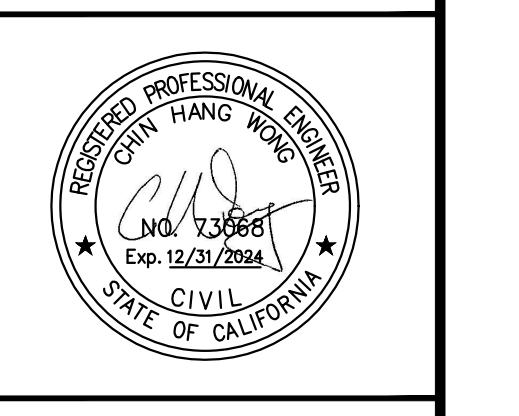
UTILITY NOTES

- CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING SEWER LATERAL ALONG UTILITY EASEMENT BEFORE ANY CONSTRUCTION/PIPE LAYING. CONNECT NEW 4" SANITARY SEWER LATERAL WITH 2% MINIMUM SLOPE TO EXISTING SEWER CLEANOUT.
- INSTALL A NEW SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAILS #SS-6/C4. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
- INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION.
- SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING
- EXISTING WATER METER TO REMAIN
- PROVIDE NEW WATER LINE FROM EXISTING WATER METER TO NEW BUILDING
- NEW WATER SERVICE ENTRY
- CONNECTION TO EXISTING UTILITY POLE. CONTRACTOR SHALL COORDINATE WITH PG&E PRIOR TO ANY CONSTRUCTION
- EXISTING OVERHEAD ELECTRICAL, TELECOMMUNICATION TO BE REMOVED
- REMOVE EXISTING OVERHEAD ELECTRICAL, TELECOMMUNICATION AND CABLE TV SERVICE LINE AND INSTALL NEW UNDERGROUND JOINT TRENCH (ELECTRICAL, TELECOMMUNICATION AND CABLE TV) LINE TO BUILDING. COORDINATE WITH PG&E FOR LINE RELOCATION.
- NEW ELECTRICAL METER AND ELECTRICAL SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION
- SERVICE CONNECTION AT EXISTING GAS MAIN
- PROVIDE NEW GAS LATERAL FROM EXISTING GAS MAIN TO BUILDING
- NEW GAS METER LOCATION AND GAS SERVICE ENTRY TO BUILDING. SEE ARCH. PLANS FOR EXACT LOCATION

REV.	DATE	DESCRIPTION

UTILITY PLAN
ADITYA & JOLLY RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

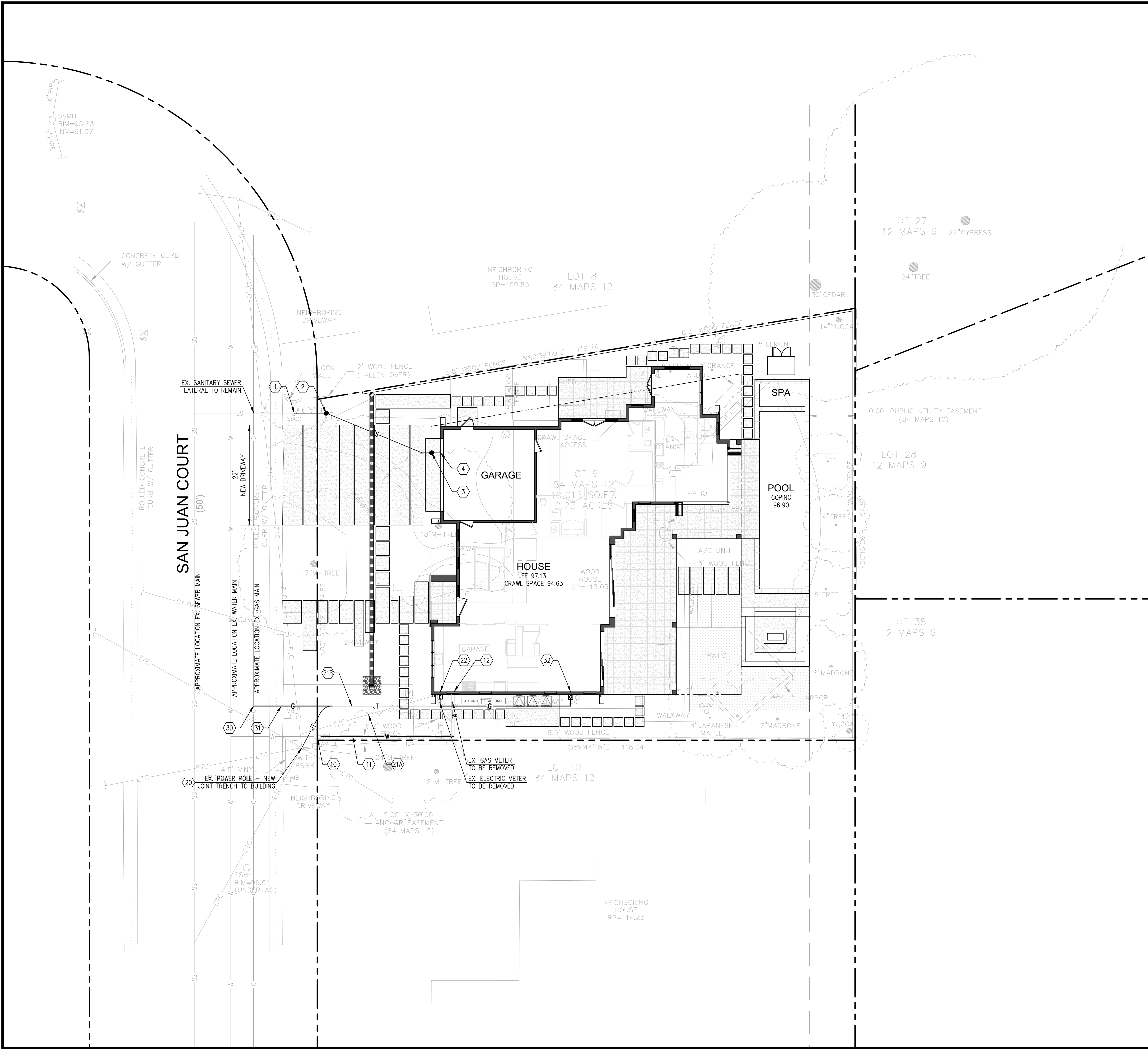
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SHEET
C2
 2 OF 6 SHEETS



EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

- GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF THE LOS ALTOS GRADING OFFICIAL. REFER TO CITY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
 - PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO SANTA CLARA COUNTY ROAD RIGHT OF WAY.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDEED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
- IF HYDROSEEDING IS NOT USED, THEN OTHER 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. CONTACT CITY OF LOS ALTOS FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
- DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
- 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.
- 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. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 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 SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

DEMOLITION NOTES:

- EXISTING BUILDING TO BE REMOVED.
- LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

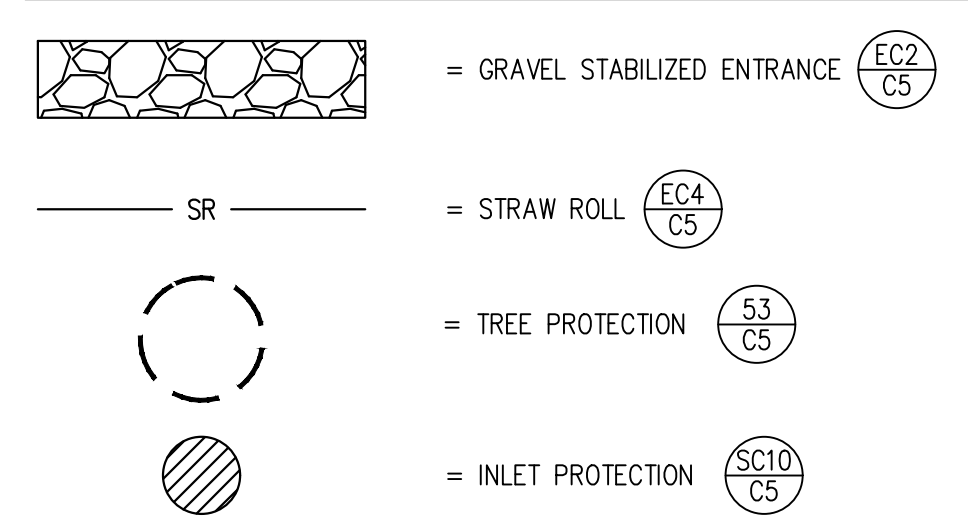
WATER SERVICE

- EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

GAS SERVICE

- A GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND



EROSION CONTROL POINT OF CONTACT:
 NAME: CHIN HANG WONG
 TITLE/QUALIFICATION: PE, QSD
 PHONE: (650) 931-2514
 PHONE:
 E-MAIL: c.wong@green-ce.com

REV.	DATE	DESCRIPTION

EROSION CONTROL PLAN
ADITYA & JOLLY RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

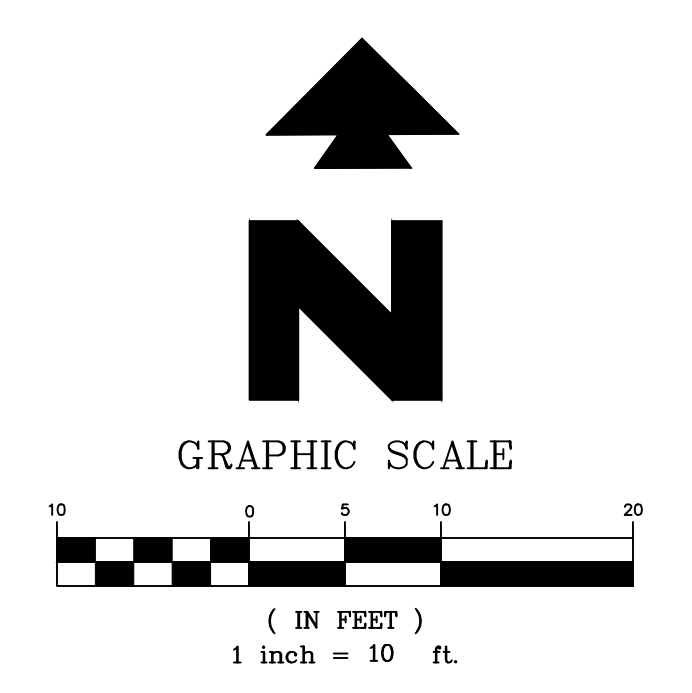
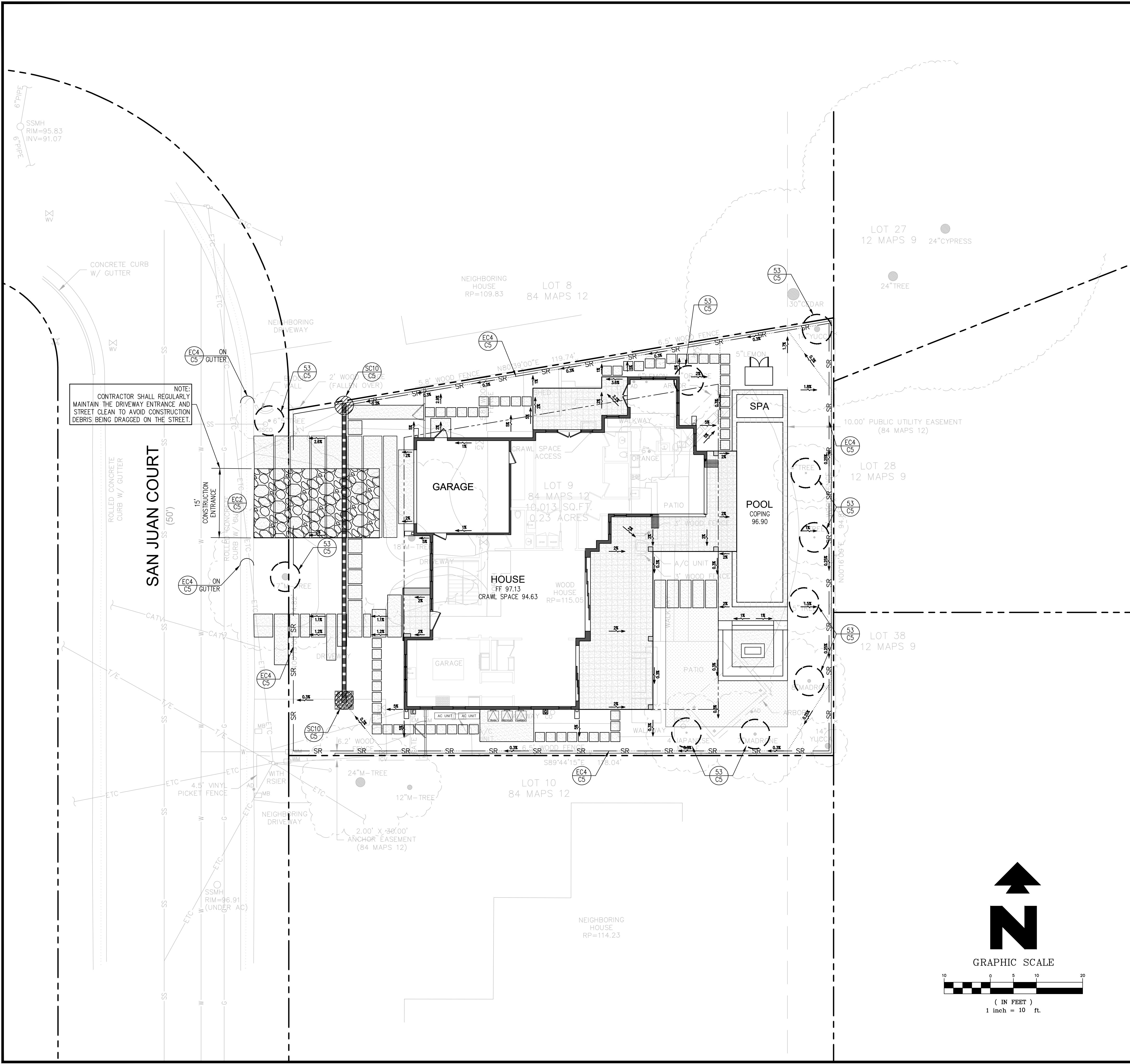
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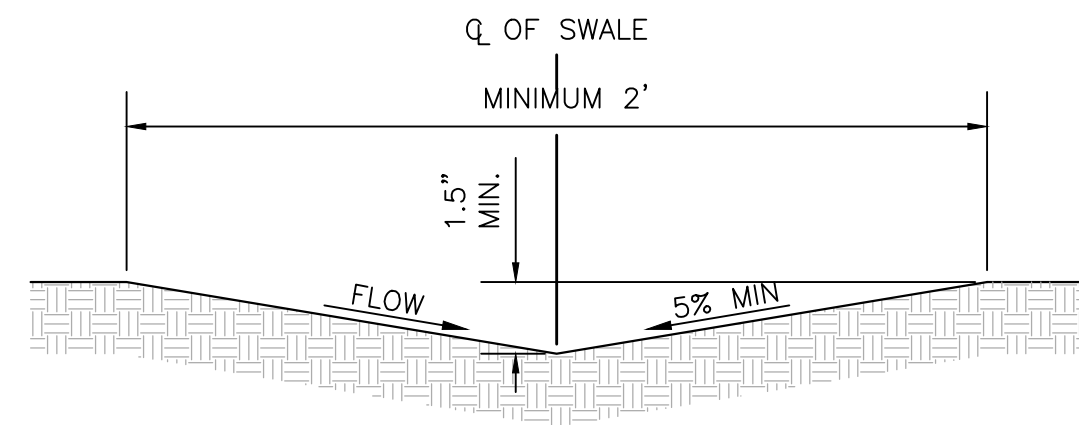
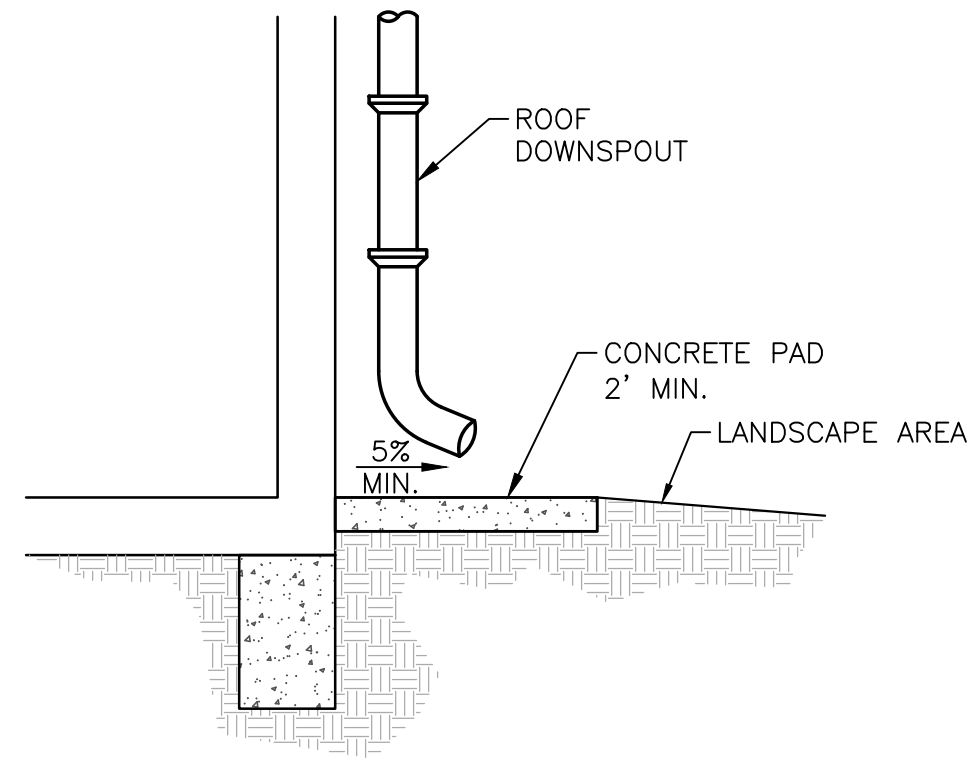
REGISTERED PROFESSIONAL ENGINEER
 CHIN HANG WONG
 No. 13368
 Exp. 12/31/2024
 CIVIL
 STATE OF CALIFORNIA

SCALE
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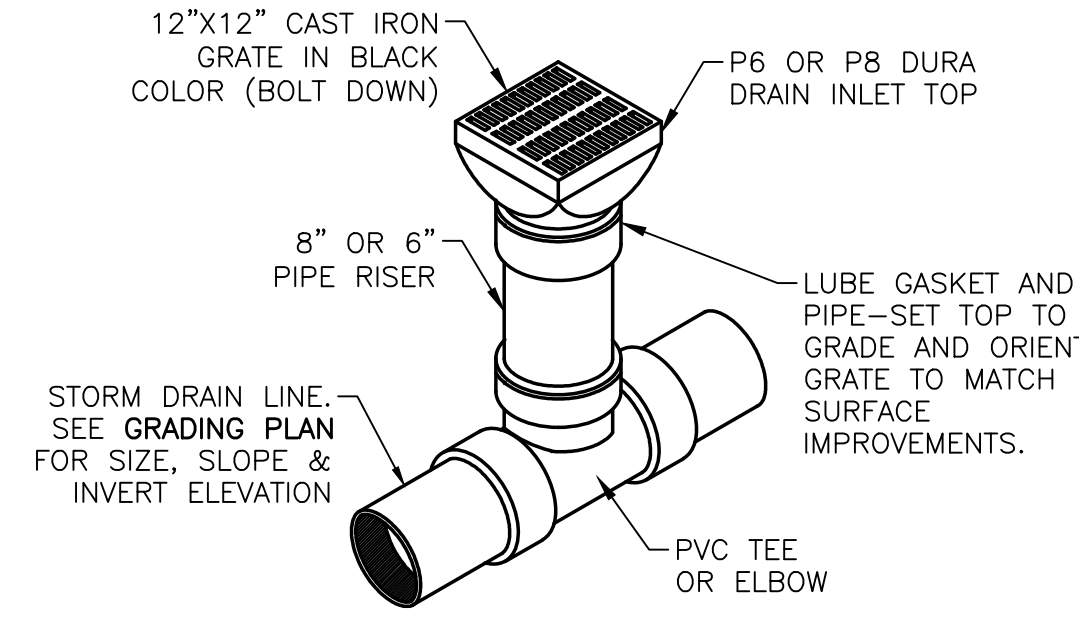
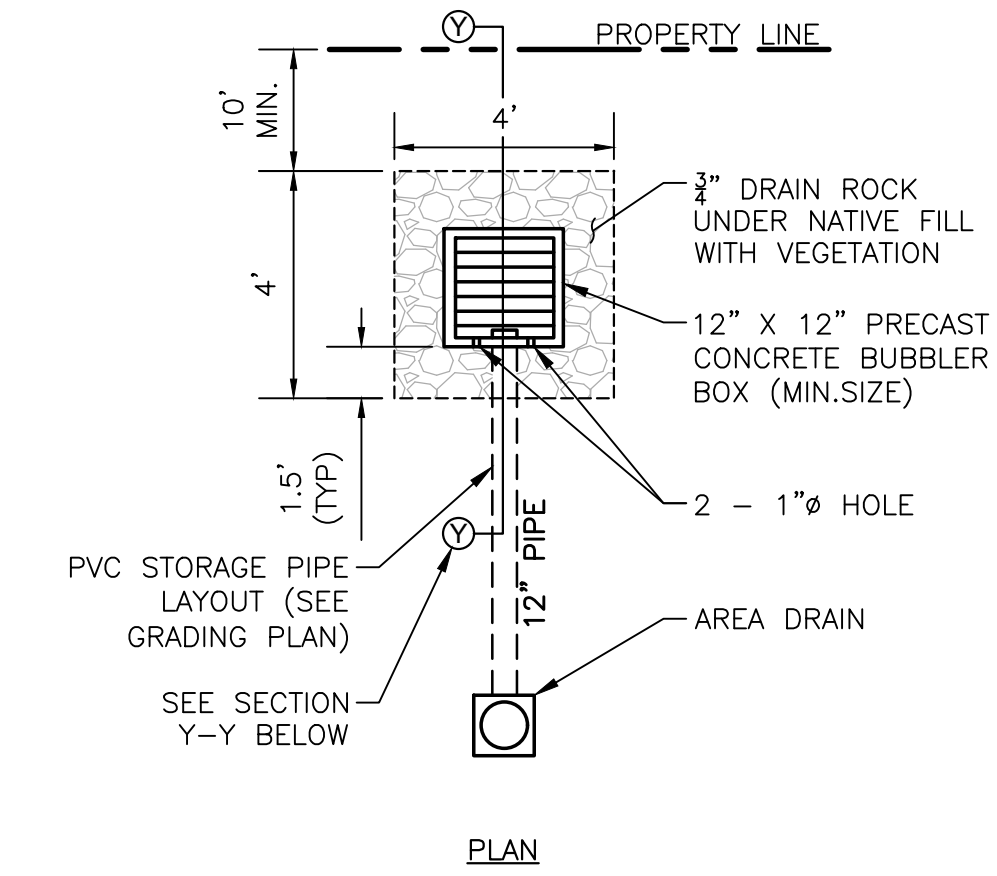
SHEET
C3
 3 OF 6 SHEETS



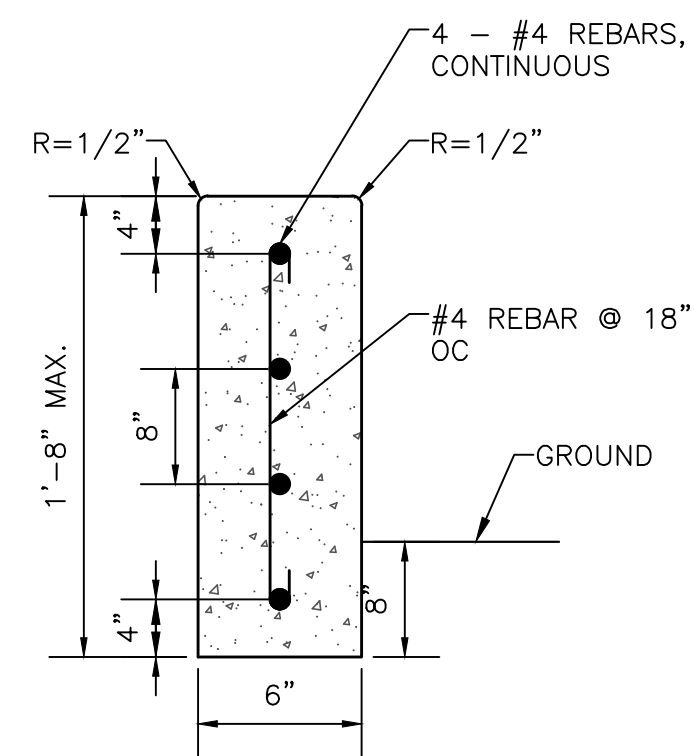
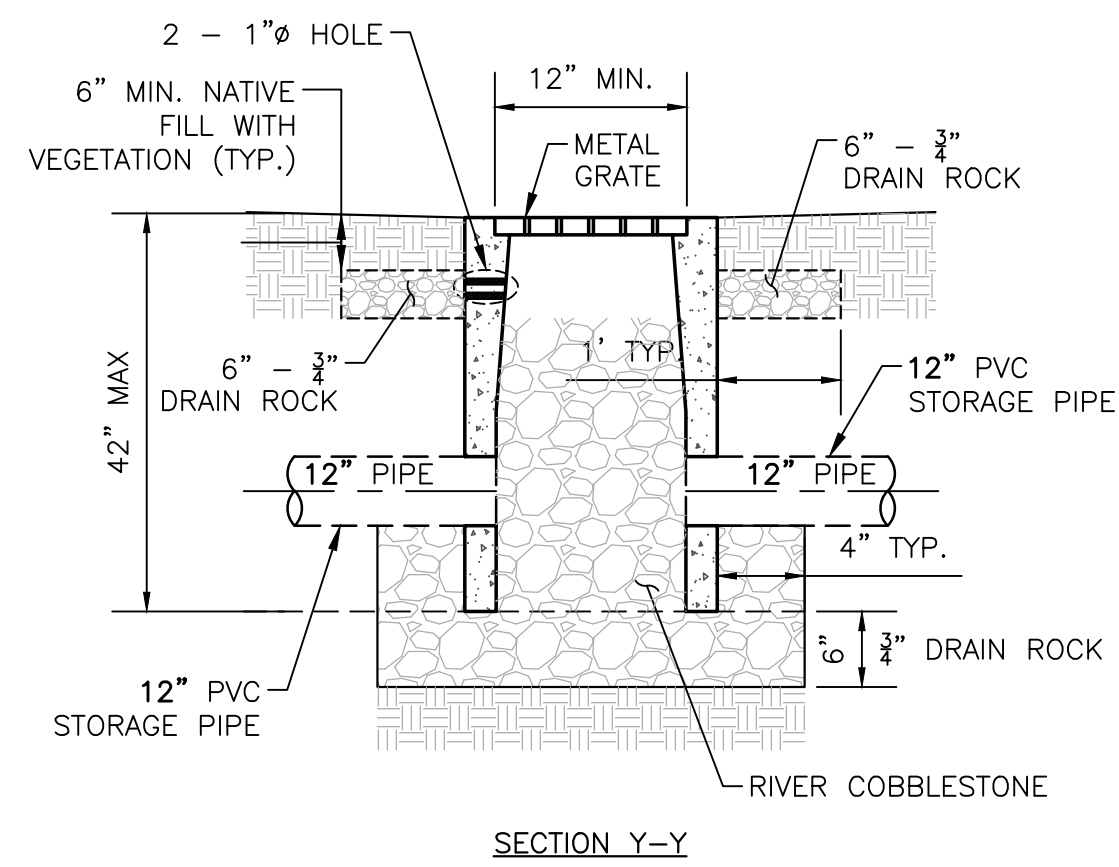


1A CONCRETE SPLASH PAD

2A TYPICAL VEGETATED SWALE



3A 12"X12" LANDSCAPE AREA DRAIN



5A INFILTRATION DEVICE

20 DEEPENED CURB

COVER DETAIL

FRAME DETAIL

STANDARD SEWER LATERAL CLEAN-OUT

REVISION		ENGINEERING DIVISION	
Description	Date		
Changed Detail Title	02/16/12	SEWER LATERAL CLEAN-OUT	SS-6

APPROVED: [Signature] 1/4/10
City Engineer Date

STANDARD DETAILS MAY 2010

REV.	DATE	DESCRIPTION

DETAIL SHEET
ADITYA & JOLLY RESIDENCE
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

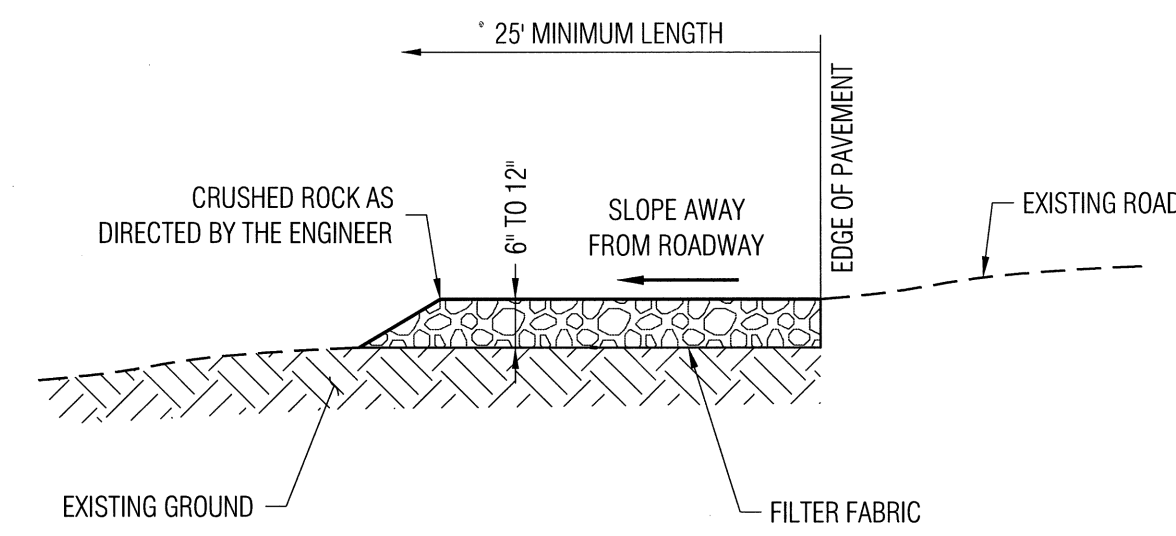
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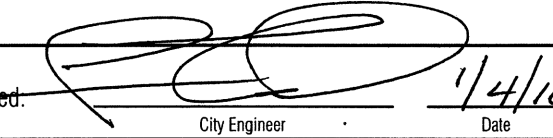
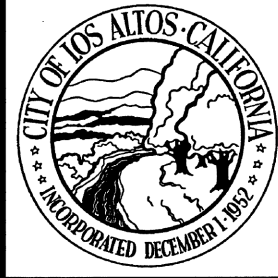
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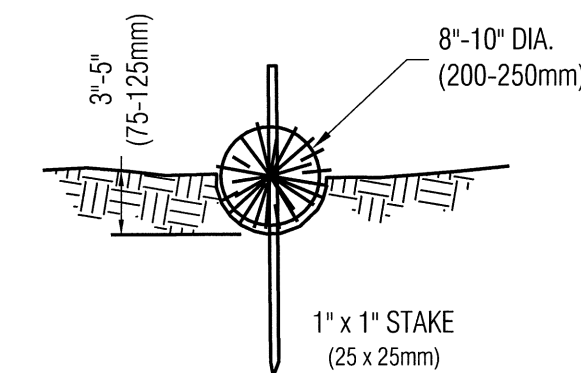
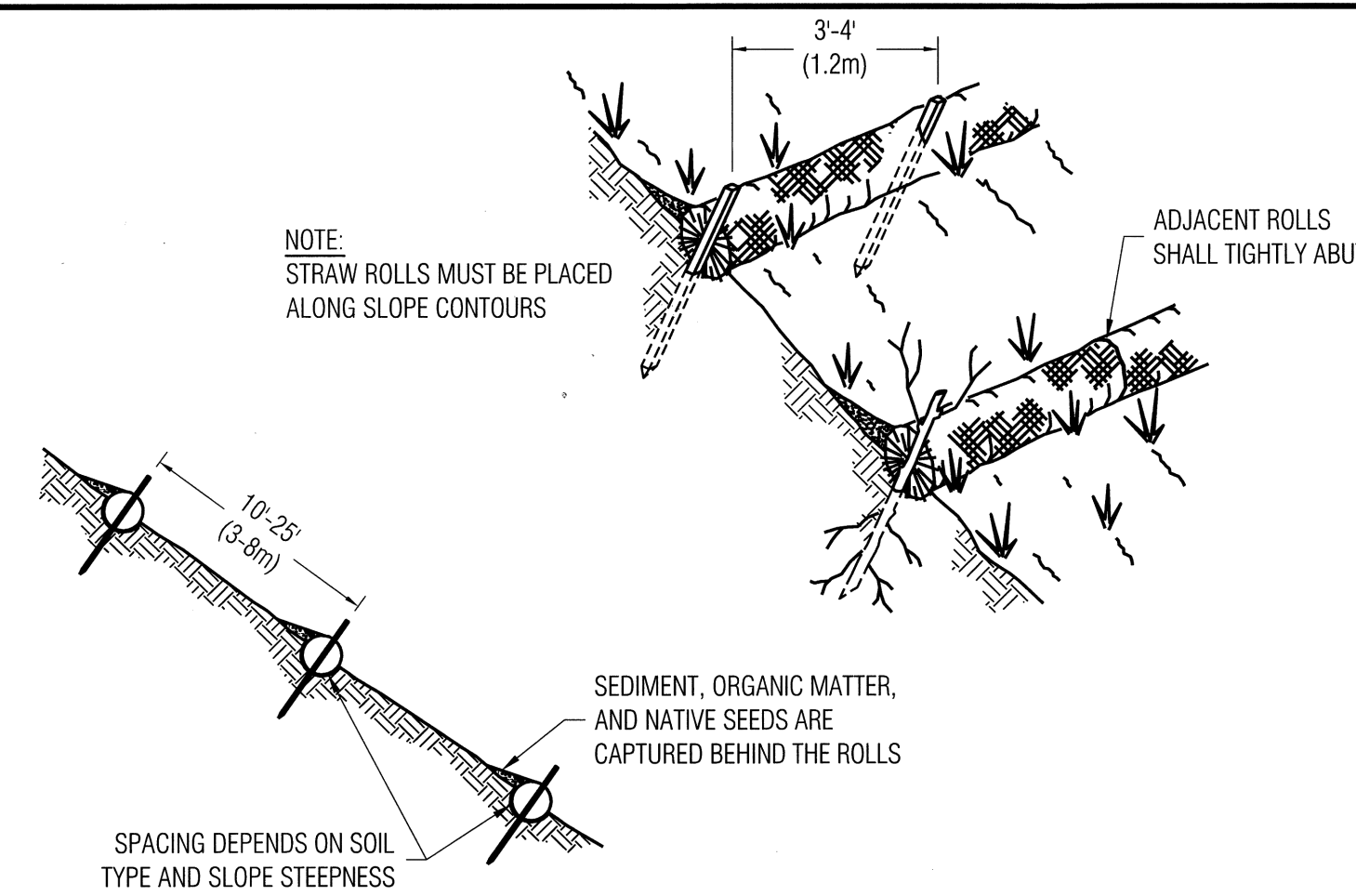
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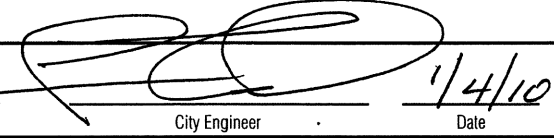

- NOTES:
1. PROVIDE A FANDED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved:  City Engineer Date: 1/4/10	ENGINEERING DIVISION											
	<table border="1"> <thead> <tr> <th>REVISION</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION	Date							<table border="1"> <tr> <td>STABILIZED CONSTRUCTION SITE ENTRANCE</td> <td>EC-2</td> </tr> </table>	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2
REVISION	Date											
STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2											

STANDARD DETAILS MAY 2010



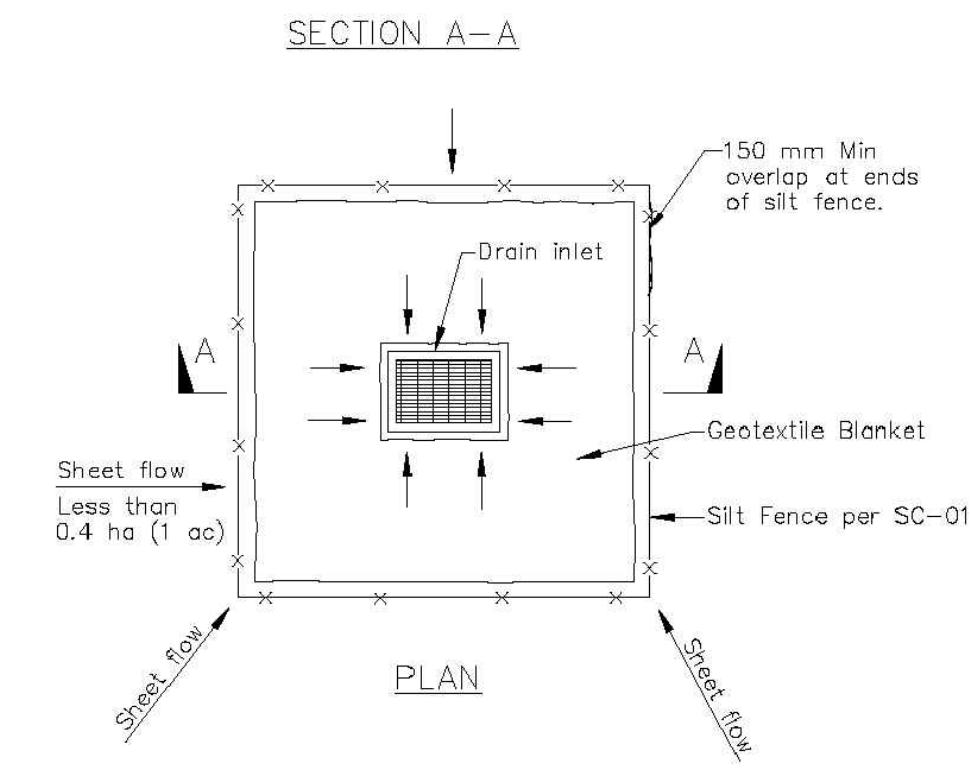
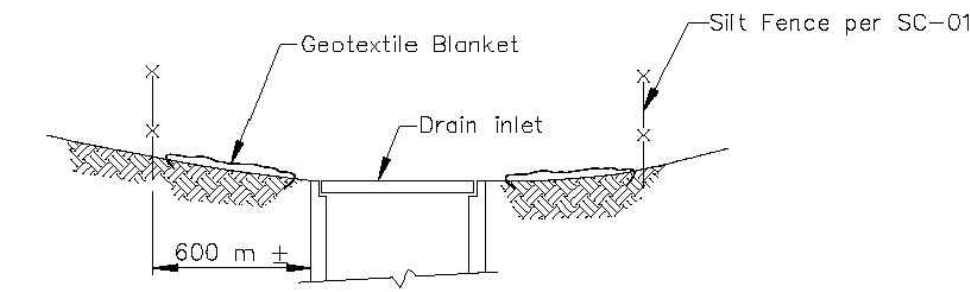
- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
 - 1:1 SLOPES = 10 FEET APART
 - 2:1 SLOPES = 20 FEET APART
 - 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 Date: 1/4/10	ENGINEERING DIVISION											
	<table border="1"> <thead> <tr> <th>REVISION</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION	Date							<table border="1"> <tr> <td>STRAW ROLS</td> <td>EC-4</td> </tr> </table>	STRAW ROLS	EC-4
REVISION	Date											
STRAW ROLS	EC-4											

STANDARD DETAILS MAY 2010

Storm Drain Inlet Protection

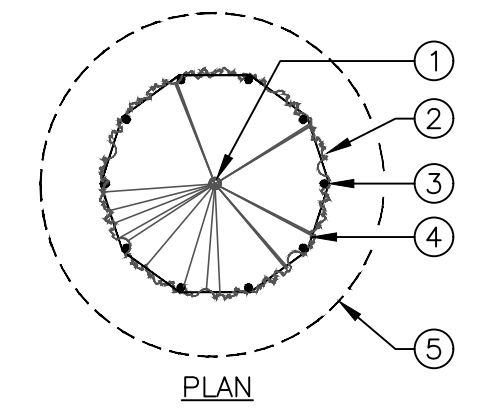
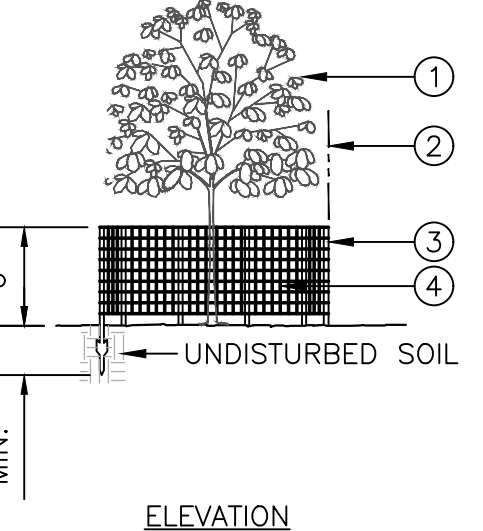
SC-10



DI PROTECTION TYPE 1
NOT TO SCALE

- NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 2. Not applicable in paved areas.
 3. Not applicable with concentrated flows.

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003
Section 4
Storm Drain Inlet Protection SC-10
5 of 7

LEGEND:		
1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.		
2. TREE DRIP LINE.		
3. STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.		
4. CHAIN LINK FENCING, 6' TALL.		
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.		
53	TREE PROTECTION FENCING	N.T.S.

REV.	DATE	DESCRIPTION

DETAIL SHEET
ADITYA & JOLLY RESIDENCE
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

GREEN
 CIVIL ENGINEERING, INC
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403



SCALE

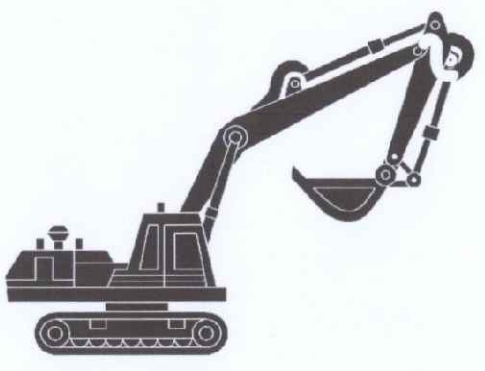
VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

DATE:	07/17/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230035

SHEET
C5
 5 OF 6 SHEETS

Heavy Equipment Operation

Best Management Practices for the Construction Industry



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 crate cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

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.

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.

Best Management Practices for the

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Doing the Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors 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.

Drainage 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.

Pool/Fountain/Spa Maintenance

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

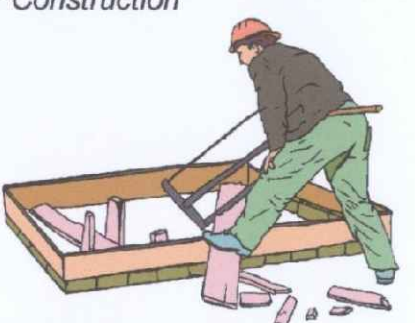
Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are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

Best Management Practices for the

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

General Construction And Site Supervision

Best Management Practices For Construction



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.
- 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, berms or a creek or stream bed.
- 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.

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.

Best Management Practices for the

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

Roadwork and Paving

Best Management Practices for the Construction Industry



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.
- 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.

Best Management Practices for the

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



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.
- Paints from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 buildings exterior with water under high pressure, test paint chips for lead. Or, check with the 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.

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 assure left over water may be recycled as wastewater.

Recycle/Reuse Leftover Paints Whenever Possible

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

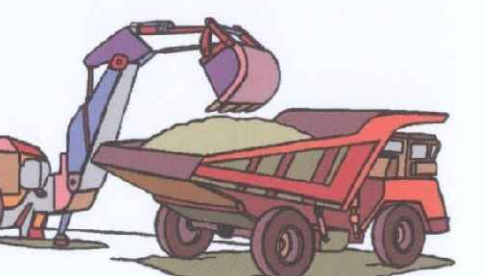
All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled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

Best Management Practices for the

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



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.

Best Management Practices for the

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



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.

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.

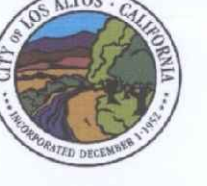
Best Management Practices for the

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

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 it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

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

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

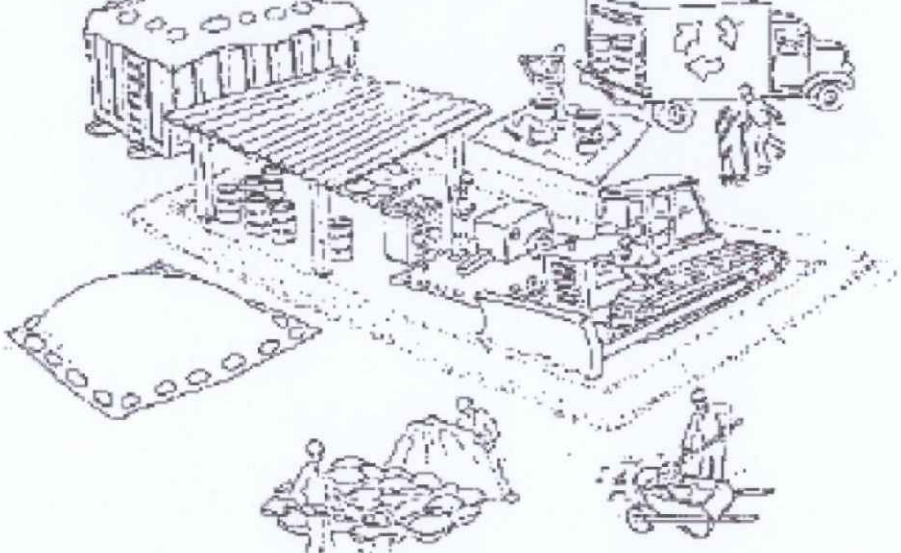
D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system, nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

DESIGNED BY: LARRY LIND
DRAWN BY: VICTOR CHEN
CHECKED BY: JIM GUSTAFSON

APPROVED BY: [Signature]
CITY ENGINEER

CITY OF LOS ALTOS
R.C.E.

DATE: OCTOBER, 2003
SCALE: N.T.S.
DRAWING NO.:

DATE: 07/17/2023
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20230035

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

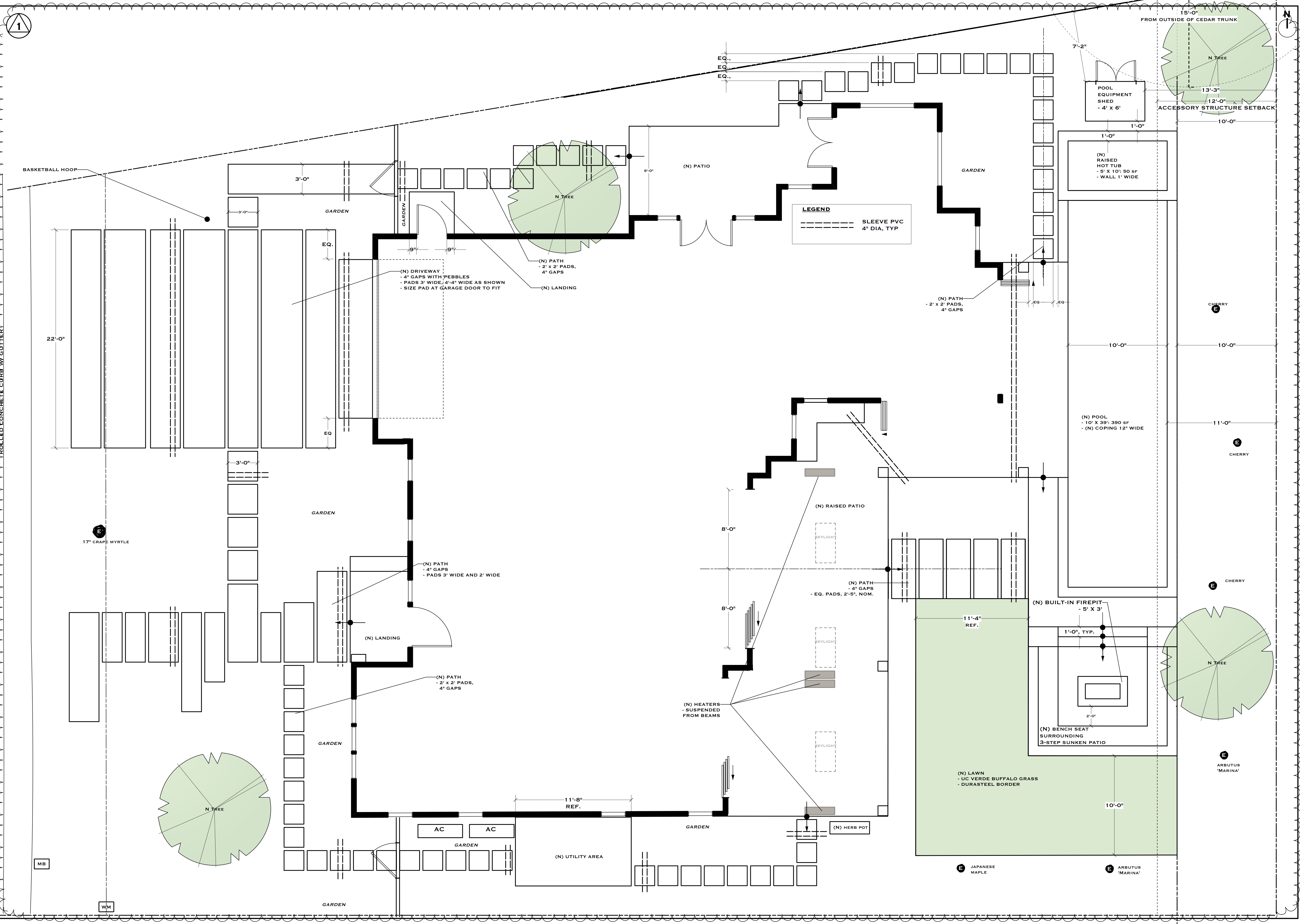
SHEET
C6
6 OF 6 SHEETS

REV.	DATE	DESCRIPTION

CONSTRUCTION BMPS
ADITYA & JOLLY RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

GREEN
CIVIL ENGINEERING, INC
 INFO@GREEN-GE.COM
 1900 S. NORFOLK ST., SUITE #350
 SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
 NO. 13358
 Exp. 12/31/2024
 CIVIL
 STATE OF CALIFORNIA



Agenda Item 2.

REVISIONS	
1	PLANNING REVS 11.27.23

BONNIE BROCK
LANDSCAPE DESIGN

JOLLY KURUGANTI RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

948 CLARA DRIVE
PALO ALTO, CA 94303
PHONE: 650.465.9672
EMAIL: BONNIE@BROCKDESIGN.COM

DRAWN	MBD
CHECKED	
DATE	08.09.23
SCALE	1/4" = 1'-0"
HARDSCAPE PLAN	
SHEET	A-1
OF	SHEETS

CHECKLIST OF DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE:

- A-2. LANDSCAPE PLAN WITH PROJECT INFORMATION
- A-3. WATER BUDGET PLAN
- A-4. IRRIGATION PLAN

PROJECT INFORMATION
 TOTAL LANDSCAPE AREA: 4354 SQ.FT.
 WATER SUPPLY TYPE: POTABLE

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

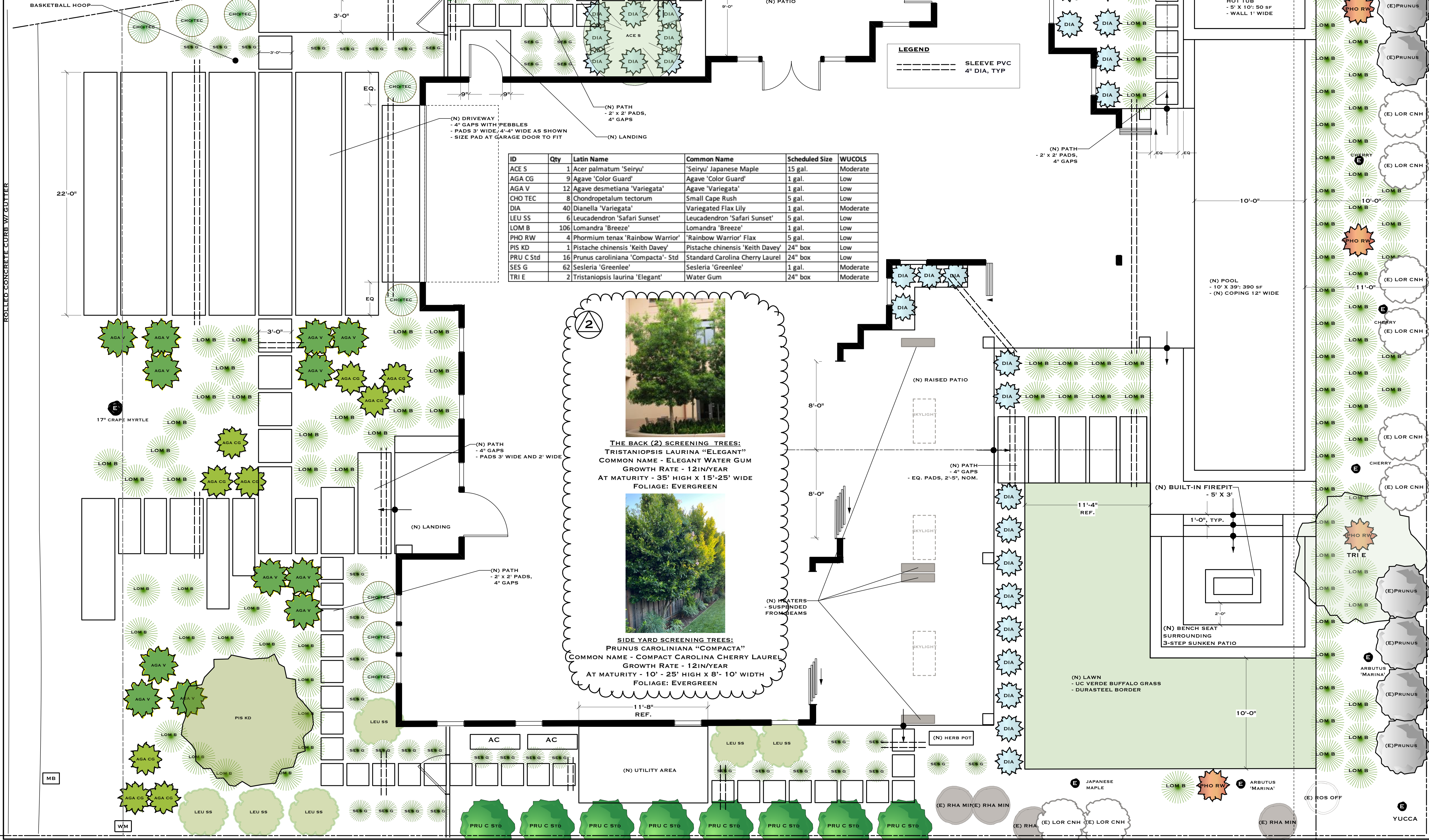
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

MB
 BONNIE BROCK, CLIA #84840

APPLICANT AND/OR OWNER


NOTES:

1. COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1000 SQ.FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.
2. A MINIMUM OF 3" OF MULCH, COMPARABLE TO LYGNSO SMALL FIR BARK MULCH, SHALL BE APPLIED TO ALL PLANTING BEDS.




ID	Qty	Latin Name	Common Name	Scheduled Size	WUCOLS
ACE S	1	Acer palmatum 'Seiryu'	'Seiryu' Japanese Maple	15 gal.	Moderate
AGA CG	9	Agave 'Color Guard'	Agave 'Color Guard'	1 gal.	Low
AGA V	12	Agave desmetiana 'Variegata'	Agave 'Variegata'	1 gal.	Low
CHO TEC	8	Chondropetalum tectorum	Small Cape Rush	5 gal.	Low
DIA	40	Dianella 'Variegata'	Variegated Flax Lily	1 gal.	Moderate
LEU SS	6	Leucadendron 'Safari Sunset'	Leucadendron 'Safari Sunset'	5 gal.	Low
LOM B	106	Lomandra 'Breeze'	Lomandra 'Breeze'	1 gal.	Low
PHO RW	4	Phormium tenax 'Rainbow Warrior'	'Rainbow Warrior' Flax	5 gal.	Low
PIS KD	1	Pistache chinensis 'Keith Davey'	Pistache chinensis 'Keith Davey'	24" box	Low
PRU C Std	16	Prunus caroliniana 'Compacta'- Std	Standard Carolina Cherry Laurel	24" box	Low
SES G	62	Sesleria 'Greenlee'	Sesleria 'Greenlee'	1 gal.	Moderate
TRI E	2	Tristaniopsis laurina 'Elegant'	Water Gum	24" box	Moderate

THE BACK (2) SCREENING TREES:
 TRISTANIOPSIS LAURINA "ELEGANT"
 COMMON NAME - ELEGANT WATER GUM
 GROWTH RATE - 12IN/YEAR
 AT MATURITY - 35' HIGH X 15'-25' WIDE
 FOLIAGE: EVERGREEN



SIDE YARD SCREENING TREES:
 PRUNUS CAROLINIANA "COMPACTA"
 COMMON NAME - COMPACT CAROLINA CHERRY LAUREL
 GROWTH RATE - 12IN/YEAR
 AT MATURITY - 10' - 25' HIGH X 8' - 10' WIDTH
 FOLIAGE: EVERGREEN



Agenda Item 2.

REVISIONS	PLANNING REVS
2	4.2.24

BONNIE BROCK
 LANDSCAPE DESIGN
 948 CLARA DRIVE
 PALO ALTO, CA 94303
 PHONE: 650.465.9672
 EMAIL: BONNIE@BROCKDESIGN.COM

JOLLY KURUGANTI RESIDENCE
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

DRAWN	MBD
CHECKED	
DATE	08.09.23
SCALE	1/4"=1'-0"
LANDSCAPE PLAN	
SHEET	A-2
OF	42 SHEETS

REVISIONS

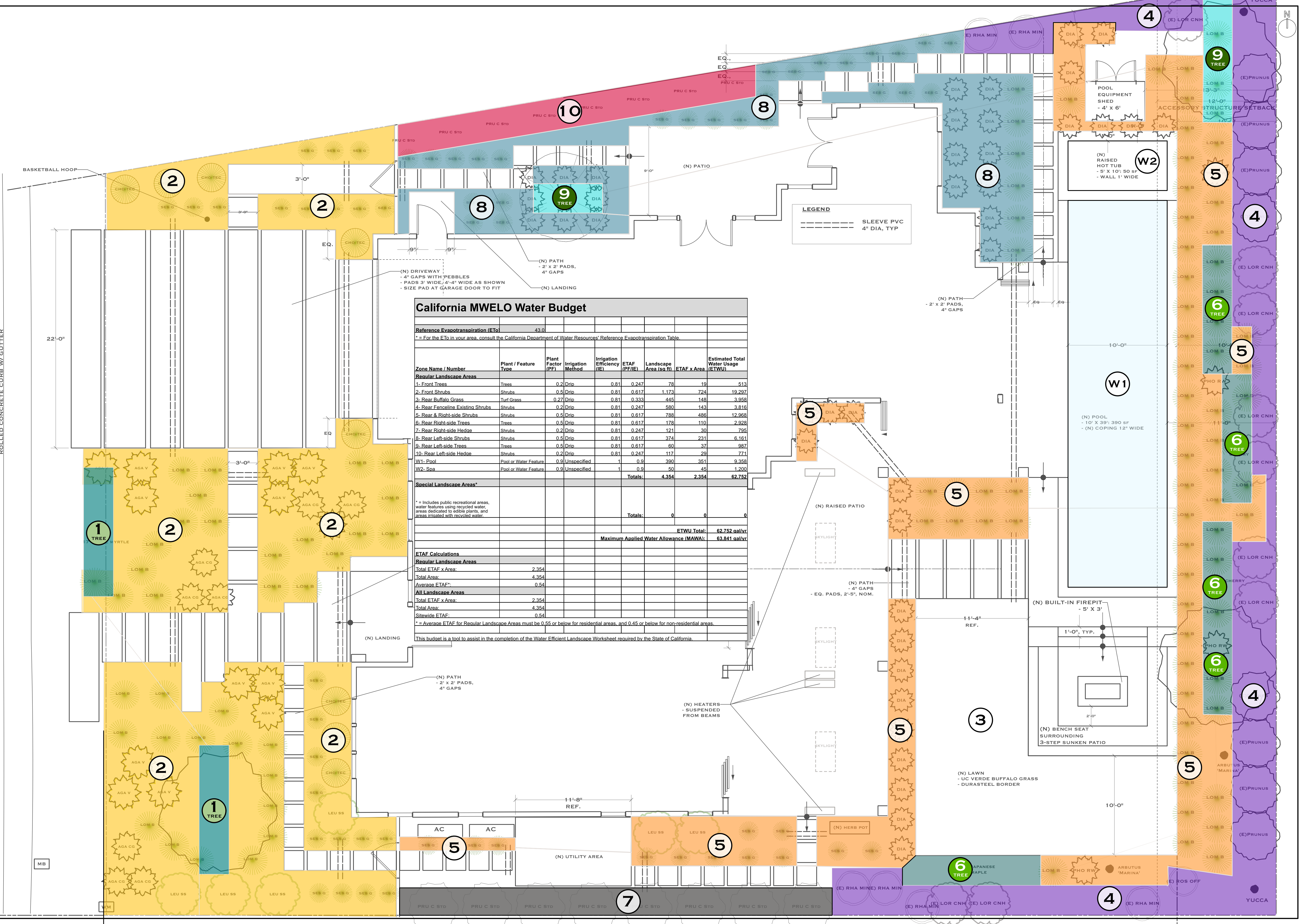
NO.	DESCRIPTION

948 CLARA DRIVE
PALO ALTO, CA 94303
PHONE: 650.465.9672
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BONNIE BROCK
LANDSCAPE DESIGN

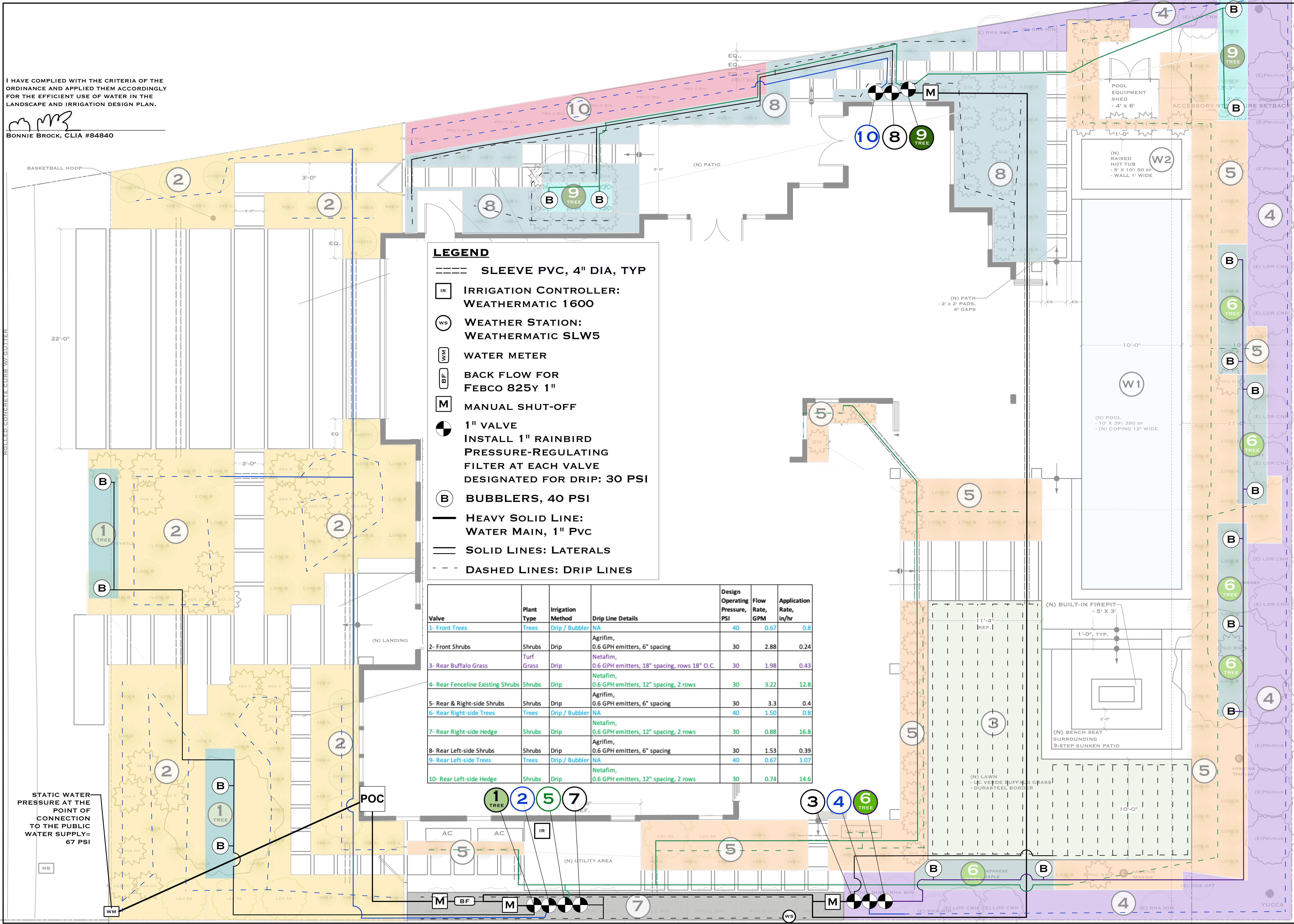
JOLLY KURUGANTI RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

DRAWN	MBD
CHECKED	
DATE	08.09.23
SCALE	1/4"=1'-0"
WATER BUDGET	
SHEET	A-3
OF	43 SHEETS



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

B. Brock
 BONNIE BROCK, CLIA #84840



- LEGEND**
- ==== SLEEVE PVC, 4" DIA, TYP
 - IR IRRIGATION CONTROLLER: WEATHERMATIC 1600
 - WS WEATHER STATION: WEATHERMATIC SLW5
 - WM WATER METER
 - BF BACK FLOW FOR FEBCO 825Y 1"
 - M MANUAL SHUT-OFF
 - 1" VALVE
 - INSTALL 1" RAINBIRD PRESSURE-REGULATING FILTER AT EACH VALVE DESIGNATED FOR DRIP: 30 PSI
 - B BUBBLERS, 40 PSI
 - HEAVY SOLID LINE: WATER MAIN, 1" PVC
 - SOLID LINES: LATERALS
 - DASHED LINES: DRIP LINES

Valve	Plant Type	Irrigation Method	Drip Line Details	Design Operating Pressure, PSI	Flow Rate, GPM	Application Rate, in/hr
1- Front Trees	Trees	Drip / Bubbler	NA	40	0.67	0.8
2- Front Shrubs	Shrubs	Drip	Agrifim, 0.6 GPH emitters, 6" spacing	30	2.88	0.24
3- Rear Buffalo Grass	Turf Grass	Drip	Netafim, 0.6 GPH emitters, 18" spacing, rows 18" O.C.	30	1.98	0.43
4- Rear Fenceline Existing Shrubs	Shrubs	Drip	Netafim, 0.6 GPH emitters, 12" spacing, 2 rows	30	3.22	12.8
5- Rear & Right-side Shrubs	Shrubs	Drip	Agrifim, 0.6 GPH emitters, 6" spacing	30	3.3	0.4
6- Rear Right-side Trees	Trees	Drip / Bubbler	NA	40	1.50	0.8
7- Rear Right-side Hedge	Shrubs	Drip	Netafim, 0.6 GPH emitters, 12" spacing, 2 rows	30	0.88	16.8
8- Rear Left-side Shrubs	Shrubs	Drip	Agrifim, 0.6 GPH emitters, 6" spacing	30	1.53	0.39
9- Rear Left-side Trees	Trees	Drip / Bubbler	NA	40	0.67	1.07
10- Rear Left-side Hedge	Shrubs	Drip	Netafim, 0.6 GPH emitters, 12" spacing, 2 rows	30	0.74	14.6

STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY= 67 PSI

REVISIONS

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 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

DRAWN	MBD
CHECKED	
DATE	08.09.23
SCALE	1/4"=1'-0"
IRRIGATION PLAN	
SHEET	A-4
OF	4 SHEETS