DESIGN REVIEW COMMISSION
MEETING AGENDA

7:00 PM - Wednesday, September 07, 2022

Telephone/Video Conference Only

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 837 0293 7523 or via the web at https://tinyurl.com/2u9rv8da with Passcode: 599116). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

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 Chair.

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of August 17, 2022.

PUBLIC HEARING

2. **V22-0002 – Danielle DiVittorio – 725 University Avenue**
   Variance request for a front setback of 2.75 feet where a minimum setback of 25 feet is required for a 63 square-foot addition to an accessory structure (garage) at a historic resource property. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

DISCUSSION

3. **SC22-0005 - Mike Vfierhus - 1180 St. Charles Ct**
   This project includes adding 53 square feet of living space to the first story and a new 562 square-foot square-foot second story. The project will convert 459 square feet of the first story and the second story addition to create a 1,021 square-foot accessory dwelling unit (ADU). This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: S. Golden*

4. **SC22-0007 – Hao Qiao – 1405 Highland View Court**
   Design Review for a 638 square-foot first story addition, second story window changes and a balcony. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

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. The City ADA Coordinator can be reached at (650) 947-2607 or by email: *ada@losaltosca.gov*.

Agendas, Staff Reports and some associated documents for Design Review Commission items may be viewed on the Internet at *http://losaltosca.gov/meetings*.

If you wish to provide written materials, please provide the Commission Staff Liaison with 10 copies of any document that you would like to submit to the Commissioners in order for it to become part of the public record.

For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.

DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, August 17, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

At 7:00 p.m. Chair Blockhus called the meeting to order.

ESTABLISH QUORUM

PRESENT:	Chair Blockhus, Vice-Chair Ma, Commissioners Harding and Kirik
ABSENT:	Commissioner Bishop
STAFF:	Interim Planning Services Manager Golden, Senior Planner Gallegos and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of August 3, 2022.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of August 3, 2022 as written.
The motion was approved (4-0) by the following vote:
AYES: Blockhus, Ma, Harding, and Kirik
NOES: None
ABSENT: Bishop

DISCUSSION

2. **SC20-0018 – Cornelia Haber – 1800 Alford Avenue**
   Design review for a new two-story single-family residence. The project includes 2,641 square feet on the first story and 802 square feet on the second story. A 382 square-foot attached ADU is also proposed. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. This item was continued from the January 19, 2022 DRC meeting. *Project Manager: Golden*

STAFF PRESENTATION
Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC20-0018 subject to the listed findings and conditions.

APPLICANT PRESENTATION
Project applicant Cornelia Haber spoke on the project and answered Commissioner questions.

Property owner Ariel Faigon was present at the meeting.

PUBLIC COMMENT
None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved design review application SC20-0018 subject to the listed findings and conditions.
The motion was approved (4-0) by the following vote:
AYES: Blockhus, Ma, Harding, and Kirik
NOES: None
ABSENT: Bishop

3. SC22-0004 – Amee Sonani – 390 Cecelia Way

Design Review for a new two-story house. The project consists of 2,515.03 square feet at the first story and 1,574.99 square feet at the second story with a 2,814.36 square-foot basement. The project includes a 761.58 square-foot, attached accessory dwelling unit, which is not part of the design review application This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION
Associate Planner Liu presented the staff report recommending approval of design review application SC22-0004 subject to the listed findings and conditions and answered Commissioner questions.

APPLICANT PRESENTATION
Chepe Mantica with Timeline Design + Build provided a project presentation and answered Commissioner questions.

Property owners Jess Dany and Tim Holme spoke on the project.

PUBLIC COMMENT
Neighbor Saunder Hatterfield provided public comment.

The applicant provided a rebuttal.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC22-0024 subject to the staff report findings and conditions with the following additional condition:

- The two trees in front of the staircase along Casita Way shall be increased to 36-inch box size.

The motion was approved (4-0) by the following vote:
AYES: Blockhus, Ma, Harding, and Kirik
NOES: None

ABSENT: Bishop

4. SC21-0050 – Todd Bayless – 614 Torwood Lane

Design review for a 421 square-foot first story and 730 square-foot second-story addition to an existing one-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC21-0050 subject to the listed findings and conditions and answered a question from Chair Blockhus.

APPLICANT PRESENTATION
Project designer Bob Flury presented the project.

Property owners Nitin and Ruchira Sood were present at the meeting.

PUBLIC COMMENT
None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Harding, the Commission approved design review application SC21-0050 per the staff report findings and conditions.
The motion was approved (4-0) by the following vote:
AYES: Blockhus, Ma, Harding, and Kirik
NOES: None
ABSENT: Bishop

5. SC22-0008 – Nick McCracken – 331 Edna Court

Design review for a 933 square-foot second-story addition to an existing one-story house. The project includes a 667 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0008 subject to the listed findings and conditions.

APPLICANT PRESENTATION
Project applicant/architect Nick McCracken presented the project and answered questions from Commissioner Kirik and Vice-Chair Ma.

Property owners Tanya Shastri and Rudramahesh Rugge spoke on the project.

PUBLIC COMMENT
Neighbors George Farber, Mary Lou Newmann, and Brian Waggenspack provided public comment.

The applicant thanked the neighbors for their support.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved design review application SC22-0008 subject to the listed findings and conditions, with the following change:

- Remove Condition No. 2a.

The motion was approved (4-0) by the following vote:
AYES: Blockhus, Ma, Harding, and Kirik
NOES: None
ABSENT: Bishop

COMMISSIONERS' REPORTS AND COMMENTS
None.

POTENTIAL FUTURE AGENDA ITEMS
Senior Planner Gallegos went over the upcoming tentative meeting agendas.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 8:48 PM.

_____
Sean Gallegos
Senior Planner

DATE: September 7, 2022

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sean K. Gallegos, Associate Planner

SUBJECT: V20-0001 and DR22-0098 – 725 University Avenue

RECOMMENDATION:

Approve variance application V20-0001 and design review application DR22-0098 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is an application that includes a variance to allow a front yard setback encroachment and design review for a one-story addition to an accessory structure on a designated historic resource property at 725 University Avenue. The project includes a variance to allow a front yard setback of 2.77 feet, where 25 feet is required; and design review for 63 square-foot addition to the one-story accessory structure (garage) and exterior alterations to the exterior side and rear of the structure, including demolition of 85 square feet, for an accessory structure with a total area of 403 square feet.

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	19,800 square feet (net)
MATERIALS:	Composition roof, painted wood shingle siding, exposed rafters and roof beam ends, and wood windows and doors

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	3,220 square feet	3,198 square feet	5,490 square feet
FLOOR AREA:			
Main residence, and Accessory structures)	4,727 square feet	4,705 square feet	4,730 square feet
SETBACKS:			
Front	2.77 feet	2.77 feet	25 feet
Rear	121 feet	126 feet	25 feet
Right side (1st/2nd)	107.77 feet	107.77 feet	20 feet
Left side (1st/2nd)	3.5 feet	3.5 feet	10 feet/17.5 feet
HEIGHT:	11.2 feet	11.5 feet	12 feet

BACKGROUND

The residence at 725 University Avenue, known as the Scheid Residence was constructed in 1911 during Los Altos' early residential development period. This large, rambling two-story Craftsman-style house is a good representative example of its style and retains a good degree of integrity of location, workmanship, feeling, design, and materials. The 2011 Department Parks and Recreation (DPR) forms provide additional information about the structure's historic significance and physical integrity, which is included in Attachment D.

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood tend to have varied setbacks and characteristics with different architectural styles and massing. However, the homes also have some similar characteristics such as low eave lines and the use of rustic materials. There is a combination of one-story and two-story homes, with predominately one-story homes on the south side of the street and two-story homes on the north side. The houses on the south side of University Avenue have front-facing garages, while the houses on the north side have detached garages in the rear. The garages in the rear can be accessed from an alley which parallels University Avenue. The landscaping along University Avenue varies; however, portions of the street have a distinct landscape pattern, such as the subject property with a public sidewalk and a planted shoulder.

Zoning Compliance

The subject property was annexed into the City of Los Altos in 1956 with the existing house approved under Santa Clara County's jurisdiction. The existing site and accessory structure are non-conforming with a front yard setback of 2.77 feet, where 25 feet is required; and it encroaches into the daylight plane along the interior side elevation. As required in the R1-10 Zoning District, the daylight plane starts on the side property line at a height of 11 feet and an angle of twenty-five (25) degrees from the horizontal. Since the project will be encroaching into the front setback, a variance is required for the proposed additions.

Application History

On April 27, 2020, the Historical Commission recommended approval of an application for alterations to the historic resource property at 725 University Avenue. The scope of work included a 60 square-foot addition at the second story and exterior alterations to the front, interior side, exterior side and rear of the structure, including demolition of 40 square feet of a 160 square-foot non-historic accessory structure (shed), and window and door replacements.

On May 20, 2020, the Design Review Commission approved a variance to allow a daylight plane encroachment and design review for a second story addition. The project includes a variance to allow a daylight plane intrusion along the interior side elevation for a new dormer and second story addition; and design review for a 60 square-foot second story addition and dormer at the second story.

On August 8, 2022, the Historical Commission approved of an application for alterations to a 403 square-foot accessory structure on a designated historic resource property at 725 University Avenue.

DISCUSSION

Variance

The project is seeking a variance to allow request for a front setback of 2.77 feet where a minimum setback of 25 feet is required for a 63 square-foot addition to an accessory structure (garage).

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

1. The granting of the variance will be consistent with the objectives of the City's zoning plan;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variance is consistent with the objectives of the zoning plan because maintaining and continuing the existing nonconforming setback would still ensure the Zoning Code's objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1911 when the residence and the accessory structure was constructed. The addition will maintain the existing nonconforming accessory structure, which is not permitted in a required front yard per Section 14.15.020.A of the Zoning Code.

The granting of the variances will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because it is a single-family use and the proposed addition has been designed to have appropriate relationships with the surrounding properties and the persons living or working in those surrounding areas, and would not further impact the relationship of the structure to surrounding properties and the persons living in those houses.

The special circumstance applicable to this property is that the house was previously approved as a one-story accessory structure with the primary ridge encroaching into the daylight plane along the interior side elevation and the structure being located in the required front yard. The height of the accessory structure will be maintained. The zoning code allows for nonconforming residential structures to be altered or enlarged if such change does not increase the nonconformity. The variance would allow for the existing accessory structure to be altered, where the strict application of the code would require the accessory structure to be maintained as existing.

Granting a variance for the addition will give the property owners the ability to maintain the historic accessory structure that was permitted in 1911. The granting of the variance will not diminish the historic setting and maintain the viability of the historic structure and not detract from the visual character of the historic structure

Staff recommends approval of the variance application subject to the findings and conditions attached to the agenda report. The applicant's variance justification letter is provided as attachment B.

Design Review

The project includes a design review application for a 63 square-foot one-story addition to the one-story accessory structure (garage) and exterior alterations to the exterior side and rear of the structure, including demolition of 85 square feet, for an accessory structure with a total area of 403 square feet.

The historic character of the accessory structure is commensurate with that of a circa 1911 Gates House. The project historian has noted the east wall has already been compromised by the non-historic addition. While the accessory structure (garage) is being slightly enlarged, the proposed addition and exterior modifications continue to maintain the building's character, as a simple ancillary building.

The accessory structure alterations include minor changes to the roof and elevations that alter but maintain the mass and general appearance of the structure. The proposed alterations are only visible from Lee Street and the alley and will not compromise the historic character of the house or overall property. The building addition extends an existing gable roof form. The garage will be clad in painted wood shingles with an asphalt roof shingle matching that of the house. The double hung and casement windows will be painted wood. The new Lee Street garage door while slightly wider, will follow the same design as the existing door. The window and door replacements will occur with acceptable wood-frame assemblies are compatible with the original material, shapes, and styles, and the window and door replacements do not impact overall character-defining features of the site or its historical integrity.

The 63 square-foot addition will not destroy historic materials because the work is additive. The applicant's changes to the interior were required to accommodate the current lifestyles of a family that would otherwise preserve the character of the house. The building's wall plate height of eight feet will be maintained for the 63 square-foot addition on the front and side elevations. The massing, size, and scale of the building will retain its original 1911 architectural character.

The project will include high-quality materials consistent with the existing structure, such as a composition roof, painted wood shingle siding, and wood windows and doors. Overall, the project design has architectural integrity and the design and materials are compatible within the diverse character neighborhood. The project is consistent with the Residential Design Guidelines, required design findings, and neighborhood context; therefore, the staff is in support of the proposed house design.

Historical professional, Charles Duncan with Interactive Resource reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures (SOIS) is provided as Attachment B and C in the Historical Commission Agenda Report (Attachment D).

Pursuant to Section 14.76.030 of the Zoning Code, the first story addition and exterior modifications would normally be reviewed and approved administratively by the Development Services Director or their designee. Staff finds the proposed first-story addition and exterior modifications to be in compliance with the R1-10 zoning district development standards, the Single-Family Residential Design Guidelines, and the design review findings pursuant to Section 14.76.060 of the Zoning Code and therefore recommends design review approval of the first-story addition and exterior modifications. A materials board is provided as Attachment C.

Privacy
There are no potential privacy impacts due to the structure being one-story and any new windows or doors being oriented toward a public right-of-way (Lee Street).

Landscaping
The property contains sixteen trees and a mixture of mature landscaping species. All trees are proposed to be maintained, as well as the existing front and rear yard landscaping. Tree protection fencing will be required around existing trees during construction (Condition No. 4) to ensure they are not impaired. Since the project is an addition/remodel and with less than 2,500 square feet of new or replaced landscaping, it is not subject to the City's Water Efficient Landscape Regulations.

Environmental Review
This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

Public Notification
A public meeting notice was posted on the property and mailed to 15 property owners on Lee Street, University Avenue and Orange Avenue. The Notification Map is included in Attachment B. Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to the neighbors in the immediate neighborhood context. A document from the applicant regarding outreach is included in Attachment E. No further correspondence was received before the publication of this report.

Cc: D. DiVittorio, Applicant and Architect
E. and L. Albert, Owners

Attachments:
A. Justification Letter
B. Notification Map
C. Materials Sample Board
D. Historical Commission Agenda Report, August 8, 2022
E. Applicant's Community Outreach letter
F. Project Plans

FINDINGS

V20-0001 and DR22-0098 – 725 University Avenue

1. With regard to the front setback variance, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:

   a. The granting of the variance is consistent with the objectives of the zoning plan because maintaining the nonconforming front setback of 2.77 feet would still ensure the Zoning Code's objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1911 when the accessory structure was constructed. The addition will maintain the existing front yard setback.

   b. The granting of the variances will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because it is a single-family use and the proposed addition has been designed to have appropriate relationships with the surrounding properties and the persons living or working in those surrounding areas, and would not further impact the relationship of the structure to surrounding properties and the persons living in those houses; and

   c. There is a special circumstance applicable to the property since the accessory structure was previously approved with a nonconforming setback of 2.77 feet, and the structure being located in the required front yard. Granting a variance for the one-story addition will give the property owners the ability to have a functional accessory structure that was permitted in 1911. Given its location on the structure, the addition and dormer will not be visible from University Avenue. The granting the variance will improve the historic setting and maintain the viability of the historic structure and not detract from the visual character of the historic structure.

2. With regard to one-story addition and remodel of the existing accessory structure, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

   a. The proposed addition complies with all provision of this chapter;

   b. The height, elevations, and placement on the site of the addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

   c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

   d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated to ensure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

V20-0001 and DR22-0098 – 725 University Avenue

GENERAL

1. **Expiration**
   The Design Review Approval will expire on September 7, 2024, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on July 6, 2022, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.

3. **Protected Trees**
   Trees Nos. 1-16 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

4. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

6. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

7. **Applicant Acknowledgement of Conditions of Approval**
   The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

8. **Tree Protection Note**
   On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

9. **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.

10. **Air Conditioner Sound Rating**
    Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s). Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

11. **Storm Water Management**
    Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing stormwater pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

12. **Tree Protection**
    Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 4-6, 11, and 13 as shown on the site plan. 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.

PRIOR TO FINAL INSPECTION

13. **Landscaping Installation**
    All front yard, exterior side, interior side, and rear yard landscaping, street trees, and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

14. **Green Building Verification**
    Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

March 24, 2022

Variance Justification Letter for 725 University Avenue Garage Remodel
Project Address: 725 University Avenue, Los Altos (detached garage only)
Homeowners: Lauren and Eric Albert
Architectural Designer: Danielle DiVittorio

To the Members of the Los Altos Design Review Commission,

In late 2019 we purchased this home, a Los Altos Historic Resource, intending to do a significant remodel of the interior while preserving the historic exterior. That remodel is nearly complete and we are looking forward to moving in this spring.

Recently we came to realize that the house's garage, a detached unit facing Lee St., is not wide enough to fit two cars, though it had been described as a two-car garage when we purchased the house. We hope to receive your approval for a minor modification to allow us to park two cars in the garage.

The modification in question is:
Remodel the old garage, which was originally built within the modern day setback, to functionally fit two cars. Do this by removing non-historic storage space at the rear of the garage and reusing that square footage at the side to widen the garage, maintaining the garage's physical character in accordance with the historic nature of the property.

The majority of the garage footprint and square footage remains, and the proposed remodel would reduce the total square footage of the garage. However, the garage currently sits within the setback, so we are proposing work in a nonconforming location.

We request a variance to remodel the garage as noted above, within the front setback, for your consideration in accordance with Section 14.76.070 of the Los Altos Zoning Code. Section 14.76.070 specifies that the Design Review Commission must make three findings to approve an application for a variance:

1. The granting of the variance(s) will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 of the Los Altos Municipal Code.

In accordance with the objectives of Los Altos's zoning plan, a variance for this modification would "conserve the city's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character". The proposed modification preserves the physical character of this garage while creating the necessary square footage for improved functionality of the space. We are respecting the natural beauty of the yard and decreasing the size of the garage's footprint. The remodel to the garage will "enhance real property values within the city" by allowing two cars to sit inside the garage, rather than park on the street, and by allowing EV chargers to be installed inside the garage to slightly reduce Los Altos' use of gasoline and help the city move to a more environmentally friendly future.

2. The granting of the variance(s) will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity.

The minor remodel to the garage would enhance the welfare, health, and safety of the persons living and working in the vicinity. By making this a true two-car garage, we eliminate street parking and allow for two electric vehicle charging stations within the garage. This is one step towards eliminating gas. There would be no harm to health, safety, or welfare by remodeling this garage. Also, the garage's orientation and location faces a small side street, Lee St. This remodel will mostly go unnoticed for persons who do not use the garage.

3. The variance(s) shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of the Zoning Ordinance deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

The location of the home, combined with its designation as a historic resource, create special circumstances which deprive this property of privileges which other properties in the vicinity under identical zoning classifications enjoy. Many other homes within the same zoning which have a 3-bedroom home or more get to enjoy and utilize a 2- or even 3-car garage. By allowing this small remodel within the setback we can preserve the existing physical character of the garage and use the existing square footage, but also make it a functional two-car garage. As the house is a historic resource, we do not have the option to demolish the garage and rebuild outside of the setbacks. The garage was built before any zoning codes were put into place. A variance is therefore the only option for us to modify the garage to be able to fit two cars while preserving the historic character of the property.

We hope we have provided sufficient justification for this variance. We look forward to working with your commission and city staff to arrive at the best solution here.

Sincerely,

Eric Albert
Homeowner

Lauren Albert
Homeowner

Notification Map

Print Date: August 24, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

725 University Ave, Los Altos CA
Garage Remodel
Variance Application
Materials Board
6/1/2022

COMPOSTION ROOF - NEW FINISH TO MATCH COMPOSITION ROOF OF MAIN DWELLING - PRESIDENTIAL SHAKE - COUNTRY

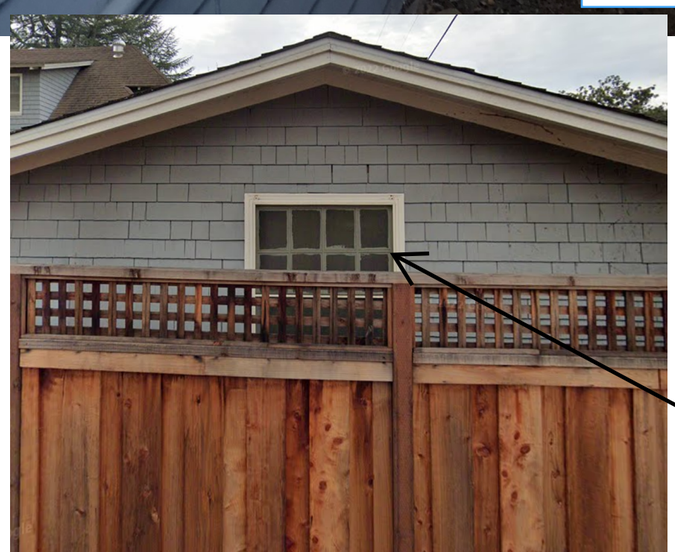
NEW SWING DOOR TO BE WOOD SLAB, PAINT GRADE FINISH, PAINT COLOR WHITE, TO MATCH EXISTING HOUSE AND GARAGE WHITE PAINT FINISHES

WOOD SHINGLES - MATCH EXISTING MATERIAL- PAINT COLOR MATCH MAIN DWELLING

EXISTING GARAGE DOOR

EXISTING SIDE WINDOW TO REMAIN

NEW GARAGE DOOR TO BE SAME STYLE AS EXISTING 16 GRID PATTER. DOOR TO BE A PAINT GRADE FINISH, PAINT COLOR WHITE, TO MATCH EXISTING HOUSE AND GARAGE WHITE PAINT FINISHES



EXISTING SIDE WINDOW TO REMAIN

DATE: August 8, 2022

AGENDA ITEM #6

AGENDA REPORT

TO: Historical Commission

FROM: Sean Gallegos, Senior Planner

SUBJECT: H22-0002 – 725 University Avenue

RECOMMENDATION:

Recommend approval of an addition and minor exterior alterations to a Historic Resource property subject to the listed findings

---

PROJECT DESCRIPTION

The project is an application for alterations to a 403 square-foot accessory structure on a designated historic resource property at 725 University Avenue. The scope of work includes a 63 square-foot addition to the one-story accessory structure (garage) and exterior alterations to the exterior side and rear of the structure, including demolition of 85 square feet, for an accessory structure with a total area of 403 square feet.

BACKGROUND

On July 27, 2018, the Historical Commission approved an application for alterations to the historic resource property at 725 University Avenue. The scope of work includes modifications to the front, side, and rear yard areas of the property, including demolition of a non-historic pergola and accessory structure, construction of a new accessory structure along the rear property line, new landscaping, decks, garden tower, outdoor kitchen, fire pit, new spa, and associated hardscape and landscaping improvements.

On April 27, 2020, the Historical Commission approved a Historical Advisory Review for a second-story addition and exterior modifications to the existing two-story historic resource structure. The scope of work includes a 60 square-foot addition at the second story and exterior alterations to the front, interior side, exterior side, and rear of the structure, including demolition of 40 square feet of a 160 square-foot non-historic accessory structure (shed).

The residence at 725 University Avenue, known as the Scheid Residence was constructed in 1911 during Los Altos' early residential development period. This large, rambling two-story Craftsman style house is a good representative example of its style, and retains a good degree of integrity of location, workmanship, feeling, design and materials. The 2011 Department Parks and Recreation (DPR) forms that provides additional information about the structure's historic significance and physical integrity is included as Attachment A.

DISCUSSION

The historic character of the accessory structure is commensurate with that of a circa 1911 Gates House. The project historian has noted the east wall has already been compromised by the non-historic addition. While the accessory structure (garage) is being slightly enlarged, the proposed addition and exterior modifications continue to maintain the building's character, as a simple ancillary building.

The accessory structure alterations include minor changes to the roof and elevations that alter but maintain the mass and general appearance of the structure. The proposed alterations are only visible from Lee Street and the alley and will not compromise the historic character of the house or overall property. The garage will be clad in painted wood shingles with an asphalt roof shingle matching that of the house. The double hung and casement windows will be painted wood. The new Lee Street garage door while slightly wider, will follow the same design as the existing door.

Historical professional, Charles Duncan with Interactive Resource reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures (SOIS) (Attachment B and C), and the historian's and staff's comments are provided below:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

   Response: This application assumes the structure's continued use as a garage The proposed alterations are required to slightly enlarge the original garage footprint to create a full two car garage. The alterations will not change the defining characteristics of the building nor its site and environment.

2. *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

   Response: The mass, scale, general geometry, and appearance will remain. The removal of the addition to the east is a part of a non-historic structure.

3. *"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

   Response: The limited project scope only includes an enlargement of the garage. It is a very simple, restrained building that does not add conjectural features or elements from other buildings.

4. *"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."*

   Response: The garage currently has an addition that is not considered a contributor to the historic character of the property. There are no apparent changes that have acquired historic significance.

5. *"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."*

   Response: While the garage is being slightly enlarged, it is an extremely simple ancillary building. The east wall has already been compromised by the non-historic addition. The south wall will be reconstructed only 2'-4" to the south of the original wall using the same framing techniques with the same wood shingle cladding.

6. *"Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."*

   Response: There are no deteriorated features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

   Response: Because the work is limited, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

   The project scope does not include invasive foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. *"New additions, exterior alterations, or related new construction shall destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and environment.*

   Response: The scope of this project is minimal involving moving two walls of a roughly square garage out by a maximum of 2'-4". Rather than differentiating, the new work from the old, it seems more appropriate, because the scale is so small, to rebuild the new walls to match the existing original walls.

10. *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

    Response: There would be no impetus with historical meaning to make this work reversible. As a garage, which is a minor ancillary building, the posed work would have no impact on the overall character of the property.

As outlined in the report from the Historical professional, Charles Duncan with Interactive Resource, the proposed demolition, addition, and exterior alterations do not adversely affect the physical integrity or the historic significance of the property and are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent with the provisions of the Historic Preservation Ordinance and does not adversely affect the physical integrity or the historic significance of the property. Once the Commission provides a recommendation, the project will be reviewed by the Design Review Commission.

Community Outreach
The applicant conducted community outreach by mailing a letters with renderings of the accessory structure to neighbors in the immediate neighborhood context. A copy of the letter mailed to neighbors is provided as attachment B. Staff has not received any public comment regarding the proposed project.

Cc: D. DiVittorio, Applicant and Architect
E. and L. Albert, Owners

Attachments
A. Secretary of the Interior's Standards Review Report, Interactive Resources
B. Community Outreach Letter
C. Project Plans

FINDINGS

H22-0002 – 725 University Avenue

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44); and

2. The project does not adversely affect the physical integrity or the historic significance of the subject property.

CONDITIONS

H20-0001 – 725 University Avenue

GENERAL

1. **Expiration**
   The Historical Commission Advisory Review approval will expire on August 8, 2024, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on July 6, 2022, except as may be modified by these conditions.

3. **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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

4. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

ATTACHMENT A

725 University Avenue Garage Alterations
Los Altos, CA
Secretary of the Interior's Standards Project Analysis

Interactive Resources
Project No. 2021-053

Report Date:
February 25, 2022

Prepared for:
Eric and Lauren Albert
1757 Pilgrim Avenue
Mountain View, CA
94022

INTERACTIVE RESOURCES
architects + engineers
117 Park Place
Richmond, CA 94801

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Introduction

At the request of Eric and Lauren Albert, and their Architect Danielle DiVitorio, Interactive Resources, Inc. (IR) has prepared this Project Analysis Report to assess the proposed garage alterations at 725 University Avenue, Los Altos California, relative to its adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties Standards (SOIS). The subject property is identified as an individual historic resource in the City of Los Altos Historic Resources Inventory, Section IV, resource number 75 as the Scheid Residence. A larger project was analyzed for the main house in a report issued on January 28, 2020 by Interactive Resources. The garage alterations discussed in this report were not contemplated at that time. This report serves as an adjunct to the original report. The purpose of this analysis is to demonstrate that the proposed work adheres to the SOIS applying the Rehabilitation Treatment.

Methodology

Interactive Resources conducted a site visit on January 10th, 2020. Attending from IR was Charles Duncan, Preservation Architect. The purpose of the visit was to gather information on the property through direct observation, photograph the property, understand the neighborhood context and to gauge the nature of the proposed alterations. During that visit, sufficient information was collected to address the current and more modest garage alteration without an additional site visit. The proposed design was obtained by IR through the office of Di Vittorio Architecture and Design. In addition, the online Sanborn Map archive at the San Francisco Public Library was used to determine the earliest recorded (1926) configuration of the garage.

Descriptions

Property Description

The property (APN 175-18-057) is located on the north side of University Avenue at the intersection of Lee Street. It is bound by an alley at the rear and an adjacent property to the east. The lot is approximately one-third of an acre. There is no Sanborn Fire Insurance Map available from the 1911 construction date of the house; however, the 1926 Sanborn map shows that the property was composed of three combined lots which is the current condition. (Figure 1)

Figure 1 – 1926 Sanborn Fire Insurance Map of the vicinity showing the property

At the extreme northwest corner of the property at the corner of Lee Street and the alley is an ancillary building that shows up on the 1926 map. This may have been an early garage. The DPR forms are silent on the presence of the garage as contributor to the historic character of the property; however, the 1926 map shows a square ancillary building (designated by an "A"- looking more like a "D") at the corner of Lee Street and the alley at the north property line. At the time of construction of the house in 1911, it was not unusual for turn of the twentieth century houses of this type to have detached garages for early automobiles set apart from the main house. The earliest house with a garage that this author has encountered is the 1903 Gates House in San Jose which was owned by a physician who used a car in his practice. There is no direct evidence that the ancillary building at 725 University Avenue was a garage, but the term ancillary building was commonly used for "garage" in Sanborn Maps, and the structure faces directly onto Lee Street. In addition, the architectural stature of the subject house is commensurate with that of the Gates House. The original owner of the property was a salesman (as described in the DPR Forms) which could suggest that he owned a car as well. It seems reasonable to conclude that the garage is original to the property's1911 construction. (Figure 2)

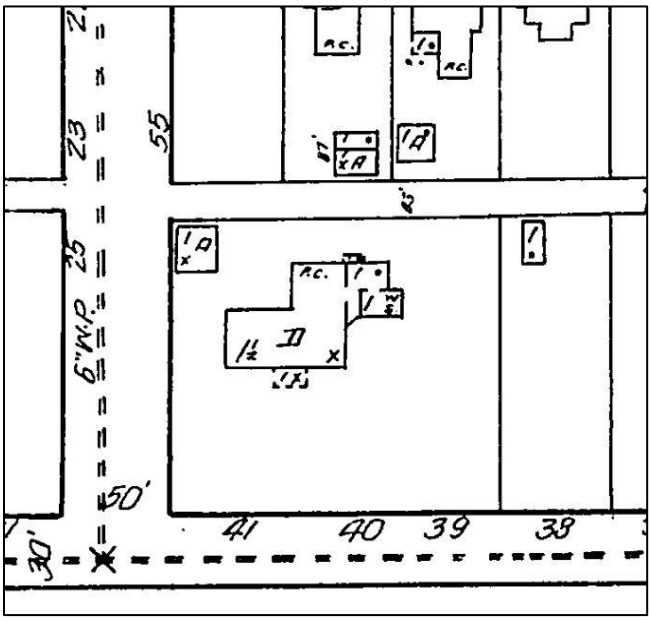


Figure 2 – 1926 Sanborn Map of the property showing the garage in the upper left-hand corner

Existing Garage Description

The garage is located at the intersection of Lee Street and the alley at the rear of the property. It is comprised of two sections. The original part is a rough square of 20'-2½" x 18'-4 ¼" with the 20-foot side being the Lee Street front. The second portion is an addition to the rear of the garage that is 8'-6" by 14'-4". The roof of the larger portion is gable ended with the ridge paralleling Lee Street and the addition perpendicular to Lee Street. It has large overhangs with exposed rafters at the eaves. The roof is clad in asphalt shingles. The building is clad in painted wood shingles. A wide roll up wooden door is the automobile entry facing Lee Street and there are wood double hung and casement windows facing the alley to the north and yard to the east.

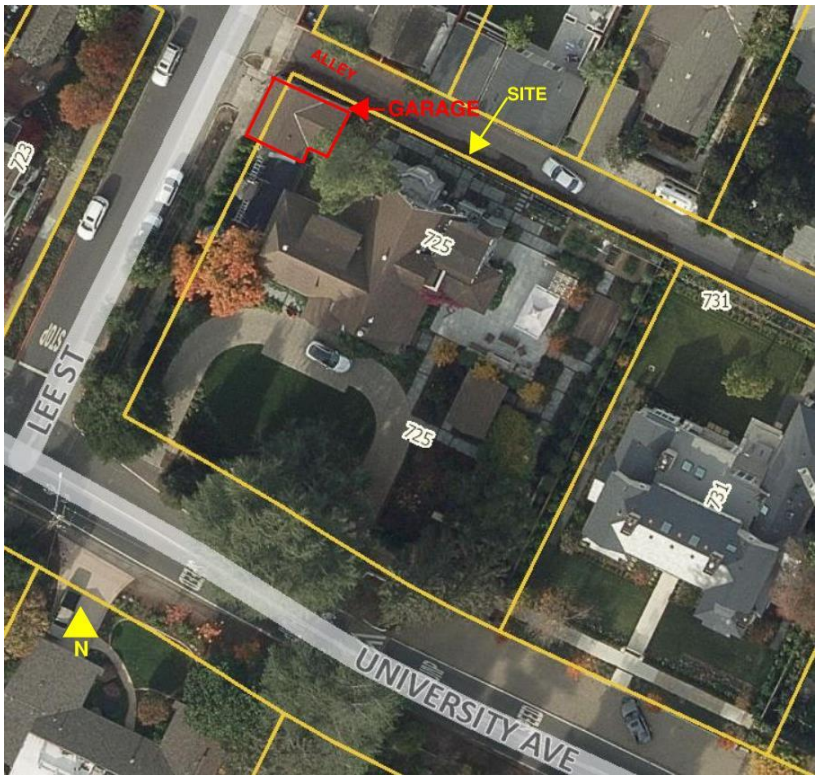


Figure 3 – Current satellite image of the site (County Assessor's Office overlayed on Google Maps image) Note that the Assessor's property lines (yellow) are imprecise relative to the satellite image

The 1926 Sanborn Map and its subsequent 1932 amendment show a square ancillary structure. The scale of Sanborn maps is very small - at one foot to one fiftieth of an inch, but they are notable for their accurate footprints. The current Google Maps configuration shows an extension of the garage to the east (rear) giving the garage an "L" configuration. We believe that the date of this addition is 1959. We also believe that this addition to the garage is not a contributor to the historic fabric of the property. (Figures 4 through 8)

Figure 4 – Lee Street (front) elevation

Figure 5 – Lee Street (front) elevation

Figure 6 –North (alley side) elevation

Figure 7 –East (addition) elevation

Figure 8 – South (garage – to left, and addition – to right) elevation

Project Description

The current garage is not large enough to park two cars side by side. The owners wish to alter the existing garage to accommodate a two-car configuration. This entails moving the south wall to the south by 2'-4"and the east (rear wall) to the east by 1'4". However, this increase in footprint puts the overall lot coverage over the allowable limit. To that end, the 1959 addition will be demolished to bring the square footage of lot coverage to within the allowable limit.

The garage alterations include minor changes to the roof and elevations that alter but maintain the mass and general appearance of the structure. The proposed alterations are only visible from Lee Street and the alley and will not compromise the historic character of the house or overall property. The garage will be clad in painted wood shingles with an asphalt roof shingle matching that of the house. The double hung and casement windows will be painted wood. The new Lee Street garage door while slightly wider, will follow the same design as the existing door. (Figures 9 through 12)

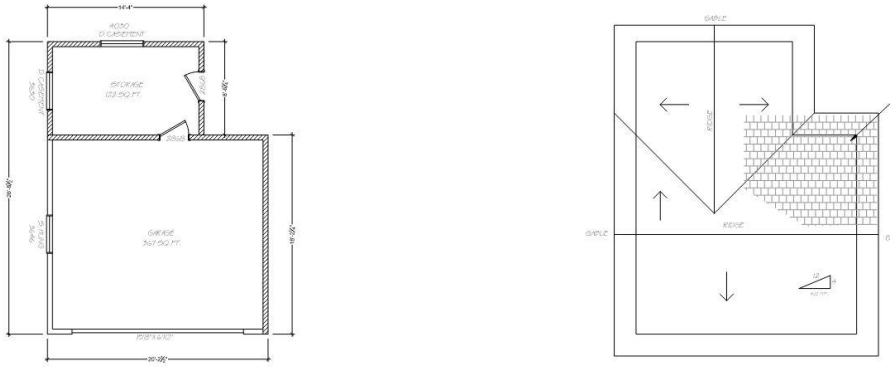


Figure 9 –Existing garage plan to left, and existing roof plan to right

Figure 10 –Proposed garage plan to left, and proposed roof plan to right

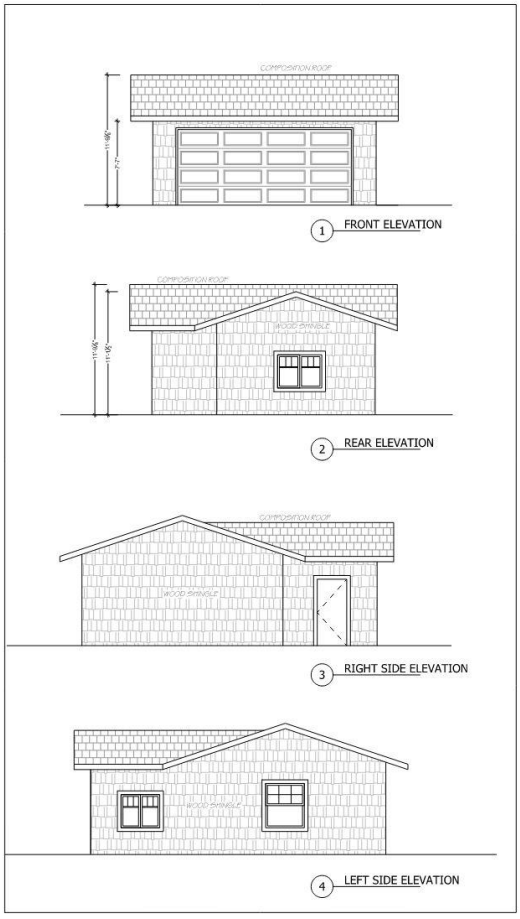


Figure 11 –existing elevations

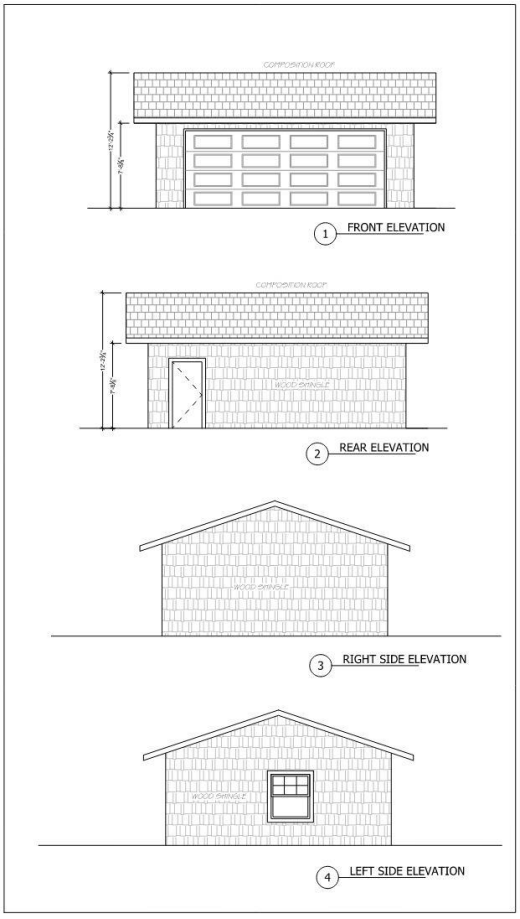


Figure 12 – proposed elevations

Consistency with the Secretary of the Interior's Standards

Regulatory Setting

In accordance with the requirements of the California Environmental Quality Act (CEQA), any proposed work on properties appearing on a historical inventory at the local, state, or federal level, should be done in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995).

The subject property is identified as an historic resource in the City of Los Altos Historic Inventory. As it is currently understood, the proposed work involving the alterations to 725 University Avenue qualifies as a Rehabilitation project as defined by the *Secretary's Standards and Guidelines*:

The Secretary of the Interior defines Rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural value.

The *2017 CEQA Statute and Guidelines* publication states that a proposed project may have a significant effect on the environment if it would create "an effect that may cause a substantial adverse change in the significance of a historical resource." Specifically, substantial adverse changes include "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (*CEQA Guidelines* section 15064.5(b)(1)).

The *2017 CEQA Statute and Guidelines* publication further states that:

> "Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for… Rehabilitating…Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995) shall be considered as mitigated to a level of less than a significant impact on the historical resource (*CEQA Guidelines* section15064.5(b)(3))".

A project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Project Analysis using the Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Treatment

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   Commentary: This application assumes the structure's continued use as a garage The proposed alterations are required to slightly enlarge the original garage footprint to create a full two car garage. The alterations will not change the defining characteristics of the building nor its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   Commentary: The mass, scale, general geometry, and appearance will remain. The removal of the addition to the east is a non-historic structure.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   Commentary: The limited project scope only includes an enlargement of the garage. It is a very simple, restrained building that does not add conjectural features or elements from other buildings.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   Commentary: The garage currently has an addition that is not considered a contributor to the historic character of the property. There are no apparent changes that have acquired historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

   Commentary: While the garage is being slightly enlarged, it is an extremely simple ancillary building. The east wall has already been compromised by the non-historic addition. The south wall will be reconstructed only 2'-4" to the south of the original wall using the same framing techniques with the same wood shingle cladding

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   Commentary: There are no deteriorated features.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

   Commentary: Because the work is limited, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   Commentary: The project scope does not include invasive foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

   Commentary: The scope of this project is minimal involving moving two walls of a roughly square garage out by a maximum of 2'-4". Rather than differentiating, the new work from the old, it seems more appropriate, because the scale is so small, to rebuild the new walls to match the existing original walls.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    Commentary: There would be no impetus with historical meaning to make this work reversible. As a garage, which is a minor ancillary building, the posed work would have no impact on the overall character of the property.

Conclusion and Finding

Under CEQA, a project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Based on the above analysis, the proposed design appears to be consistent with the Secretary *of Interior's Standards for the Treatment* of *Historic Properties – Rehabilitation Treatment.*

Consultant Qualifications

Pursuant to Code of Federal Regulations, 36 CFR Part 61, the author, Charles Duncan meets the Secretary of the Interior's qualification standards for professionals in historic architecture and architectural history.

References

California Natural Resources Agency. *2017 California Environmental Quality Act (CEQA) Stature and Guidelines.* Palm Desert, CA: Association of Environmental Professionals (AEP) 2017.

City of Los Altos Historic Preservation Ordinance and Resource Inventory

City of Los Altos, Historical Commission Staff Report 15-H-02 – 725 University Avenue, Gallegos, Sean

DiVittorio Architecture & Design, Architectural site plan floor plans, and elevations used in this report, February 2022

Google Maps, www.google.com/maps, accessed, January 15, 2020

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1992.

Sanborn Fire Insurance Maps, Los Altos, 1926 and 1926 –1932 editions, San Francisco Public library Online Archive.

Santa Clara County Assessor's Office. Property records for APN 175-18-057. Accessed on-line.

State of California Department of Parks and Recreation (DPR) Primary Record Forms, Scheid Residence. Recorded by Circa: Historic Property Development. Recorded 2011.

Weeks, Kay and Grimmer, Anne. *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings.* Washington D. C.: National Park Service, 1995.

June 1, 2022

Hi Neighbors!

We wanted to say HI as we're preparing to *finally* move into 725 University Ave, likely by the end of June. When we bought the house in September 2019 we never anticipated it'd take us so long to move. We and our son Sammy (who is now 4 and a half!) can't wait to be in the neighborhood and to get to meet all of you.

We do have one more thing to ask of the city as we attempt to wrap up the remodel, and we wanted to let you know about it. When we bought the house its detached garage was described as a 2-car garage. Unfortunately that's not quite the case — it's not deep or wide enough to fit two modern cars. Fortunately there's an extra storage area in the back of the garage which is not historical. We are proposing to remove that extra storage area while making the garage about 3' wider and 2.5' deeper, reducing the overall square footage of the detached garage building by a little bit while giving us space to fit 2 cars inside. We'll keep the exterior style of the garage the same as it is today; it'll just be a little bit wider. We've included another page which shows what it will look like.

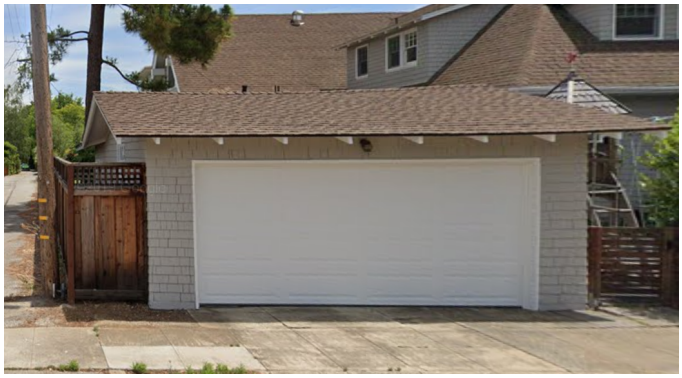
Due to the unusual layout of the property and the house's classification as a Los Altos Historic Resource, this change requires a variance from the city's Design Review Commission and approval from the Historical Review Commission. This will be discussed at upcoming hearings from those commissions. Dates and times are available on the city's web site, losaltosca.gov.

Having garage space for 2 cars turns out to be even more important to us than it was back in 2019. We're thrilled that after 3 years of IVF, we're expecting identical twin girls this fall! We can't wait to have all 3 kids playing in the neighborhood and joining the huge crowds for Halloween.

If you have any questions or thoughts on the garage change (or about anything else about our multi-year remodel), or if you'd like to say hi, or if you have little kids who would love playmates, we'd love to hear from you! Please drop us a note or give us a call. Thanks!

Eric, Lauren, and Sammy Albert
408-460-8354
laurenanderic@lmfeja.com

Here is what the garage looks like today, followed by renderings of what it will look like after the changes:



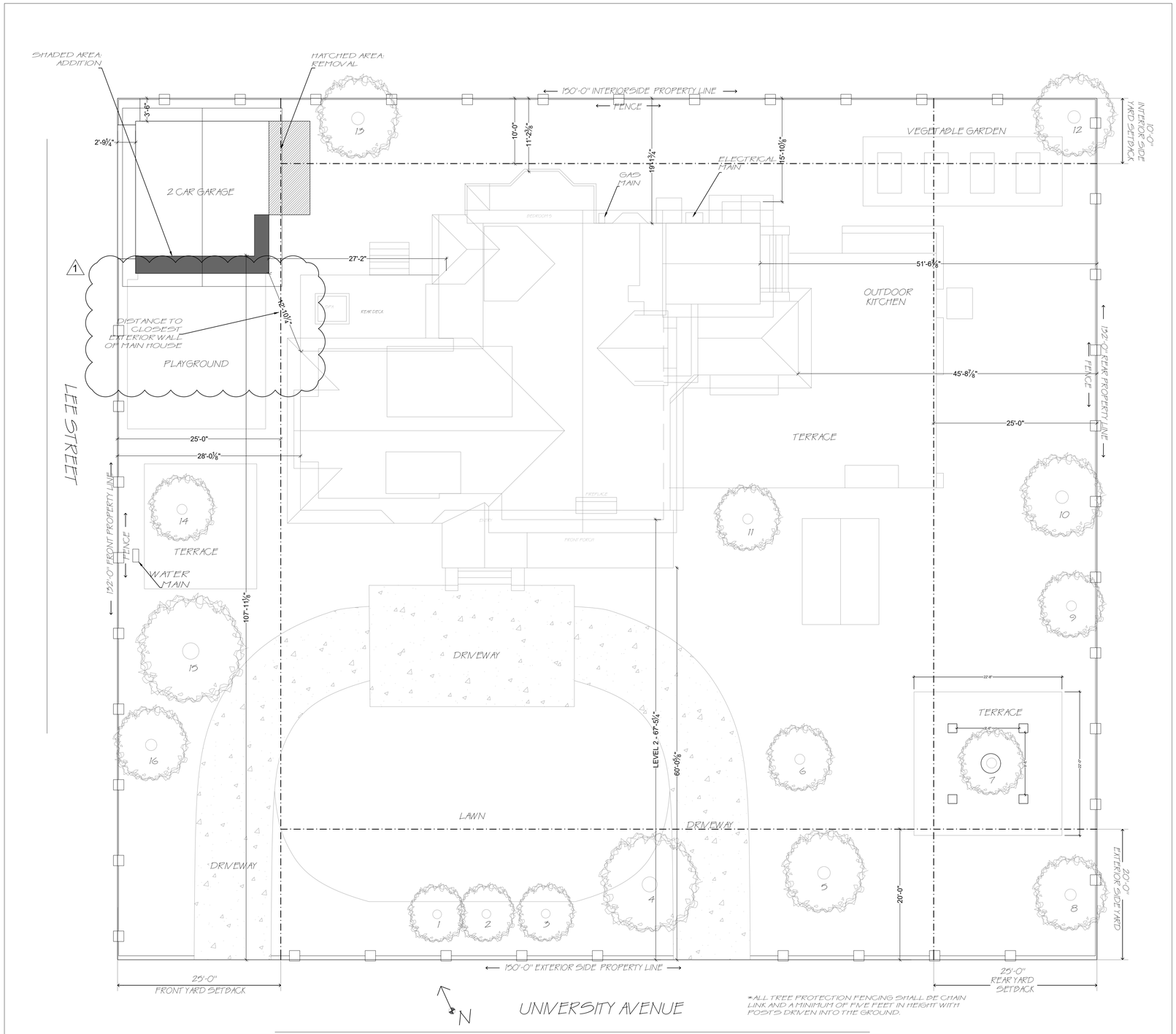
EXISTING GARAGE IMAGES

PROPOSED RENDERINGS

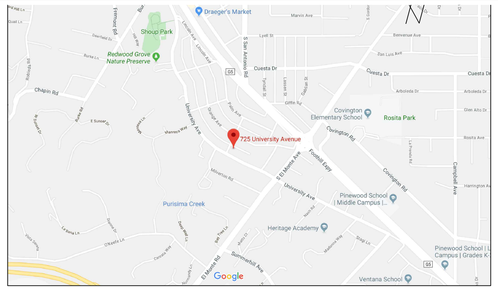
Please Note: The rendering inadvertently leaves out the exposed roof rafters at the bottom of the roof. They will still be there, maintaining the style of the garage as it is today.

ATTACHMENT C

SITE PLAN



VICINITY MAP



SHEET INDEX

SA.1	SITE PLAN & COVER
A1.1	EXISTING FLOOR PLAN AND ROOF PLAN
A1.2	PROPOSED FLOOR PLAN AND ROOF PLAN
A1.3	EXISTING AND PROPOSED ELEVATIONS
A1.4	AREA OF WORK SECTIONS
E1	PROPOSED ELECTRICAL
GB-1	CA GREEN CODE 2019

PROJECT TEAM

ARCHITECTURAL DESIGNER
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EMAIL: D_DIVITTORIO@YAHOO.COM

GENERAL CONTRACTOR
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JIMWALTERSCONSTRUCTION@GMAIL.COM

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PH: 408.316.9281
EMAIL: JAD_ENG1@YAHOO.COM

PROJECT NOTES

SCOPE OF WORK:

REMODEL OF GARAGE TO MAKE TRUE TWO CAR GARAGE. REMOVE STORAGE AREA AT BACK OF SHED, 80 SQ.FT. TOTAL. ADDITION TO SIDE OF GARAGE OF 63 SQ.FT. TOTAL GARAGE SQUARE FOOTAGE DECREASED BY 22 SQ.FT. SIDE WINDOW TO REMAIN AS IS. NEW GARAGE DOOR AND NEW DOOR OUTSIDE OF BACK OF GARAGE. PROPOSED 2 EV CHARGERS.

ZONING R-1-10 LOT #57 APN #175-18-057 - YEAR BUILT: 1911 HISTORIC RESOURCE
LOT SIZE: 19,800 SF.

EXISTING HOUSE: 4,122 SF.
EXISTING GARAGE: 425 SF.

OCCUPANCY - R-3; TYPE OF CONSTRUCTION - VB

NOTE
THE FOLLOWING CODES AND REGULATIONS AS MENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CRC 2019 CALIFORNIA RESIDENTIAL CODE
CEC 2019 CALIFORNIA ELECTRICAL CODE
CBC 2019 CALIFORNIA BUILDING CODE
CPC 2019 CALIFORNIA PLUMBING CODE
CMC 2019 CALIFORNIA MECHANICAL CODE
CEC 2019 CALIFORNIA ENERGY CODE
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ.
Lot Coverage: *Land area over 6' in height*	3220 sq.ft. 16.3%	3198sq.ft. 16.1%	5940 sq.ft. 30 %
Floor Area: *Measured to outside surface of exterior walls - garage included in totals*	4727 sq.ft. GARAGE: 425 sq. ft.	4705 sq.ft. GARAGE: 403 sq.ft.	4730 sq.ft. 35%
SETBACKS:			
Front	2 ft. 10 in.	2 ft. 10 in.	25 ft.
Rear	121 ft.	126 ft.	25 ft.
Right Side (1st/2nd) EXTERIOR	107 ft. 10 in.	105 ft. 2 in.	20 ft./ 20 ft.
Left Side (1st/2nd) INTERIOR	3 ft. 6 in.	3 ft. 6 in.	10 ft./ 17.5 ft.
HEIGHT - GARAGE	11 ft. 2 3/4 in.	11 ft. 6 1/2 in.	12 ft.

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROP.
HABITABLE LIVING AREA: *Includes habitable basement*	4182 sq.ft.	n/a	4182 sq.ft.
NON- HABITABLE AREA: *Covered porches/open structures not included*	425 sq.ft.	-22 sq.ft.	403 sq.ft.

LOT CALCULATIONS

NET LOT AREA:		19800 sq.ft.
FRONT YARD HARDSCAPE AREA: *Shall not exceed 50% of setback*	(garage, playground floor, driveway)	1471 sq.ft. 44%
LANDSCAPE BREAKDOWN:	Total hardscape area (existing and prop)	6435 sq. ft.
	Existing softscape (undisturbed) area	13365 sq. ft.
	(N) softscape (new or replaced landscape) area	0 sq. ft.
	Sum of all three should equal the site's net lot area	

SITE PLAN AND COVER SHEET

REVISIONS	BY
1 5/13/2022	

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1512 WALNUT DRIVE
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PROPOSED REMODEL TO:
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408.460.8354

DRAWN BY: DANIELLE DIVITTORIO
CHECKED BY:
SCALE: 1/8" = 1'0"
DATE: FEB. 28, 2022
SHEET NO. SA.1

WALL LEGEND

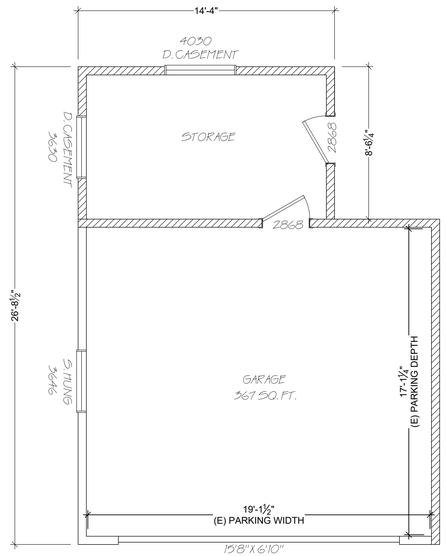
EXISTING WALL TO REMAIN

WALL TO REMOVE

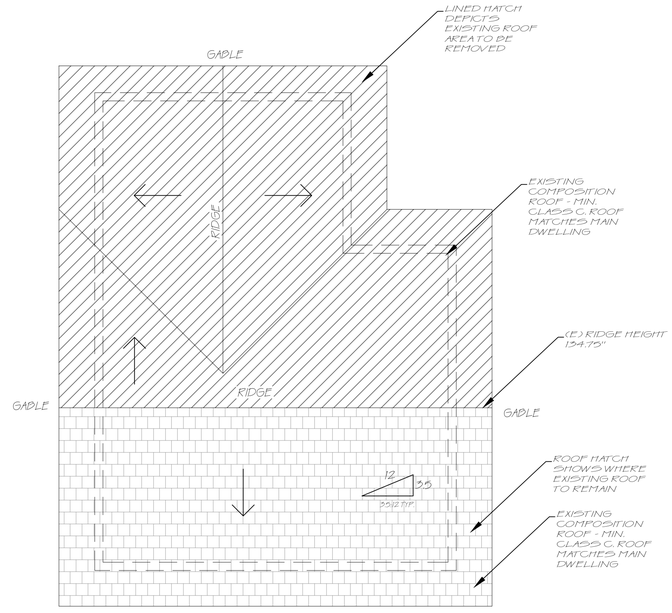
NEW WALL

EXTERIOR WALL TO BE INTERIOR WALL

DIMENSIONS TO FINISHED WALL



EXISTING FLOOR PLAN - GARAGE



EXISTING ROOF PLAN - GARAGE

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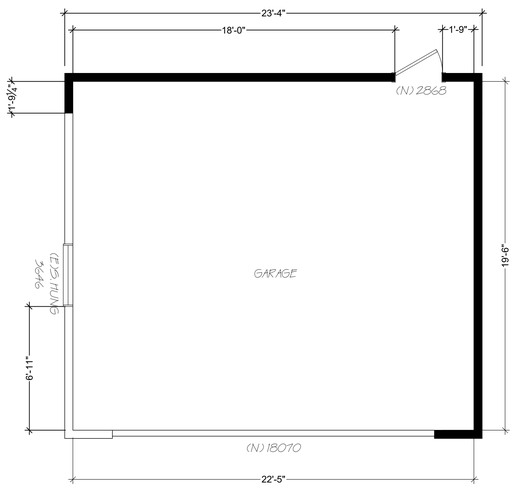
SHEET NO. A1.1

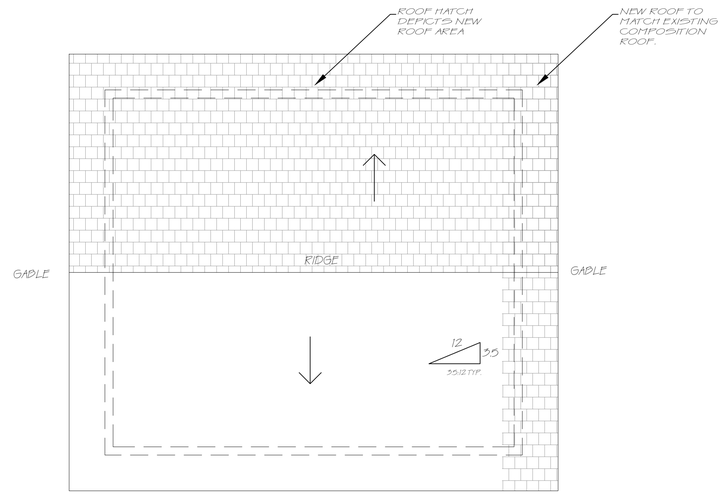
WALL LEGEND

- EXISTING WALL TO REMAIN
- WALL TO REMOVE
- NEW WALL
- EXTERIOR WALL TO BE INTERIOR WALL

NOTE: DIMENSIONS TO ROUGH FRAMING STUDS



PROPOSED FLOOR PLAN - GARAGE



PROPOSED ROOF PLAN - GARAGE

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SHEET NO. A1.2

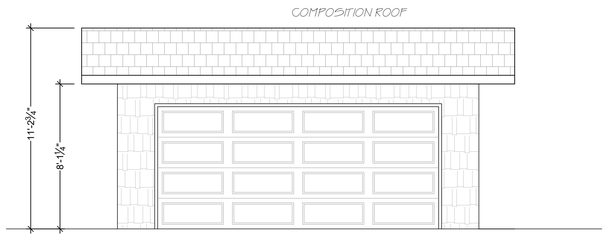
KEY

- FOUNDATION VENTS
- COMPOSITION ROOF
- EXISTING SHINGLE SIDING
- EXISTING FIREPLACE BRICK
- ATTIC VENT AT GABLE

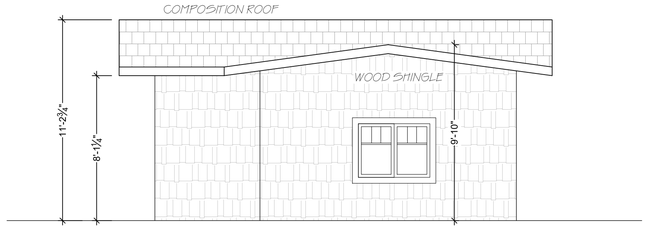
TREAD, RISER, HANDRAIL SPECS:
HAND RAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½" BETWEEN THE WALL AND THE HANDRAIL.
HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 ¼" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSIONS AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.

36" DEEP LANDING AS REQUIRED; 4" MIN. 7¾" MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE

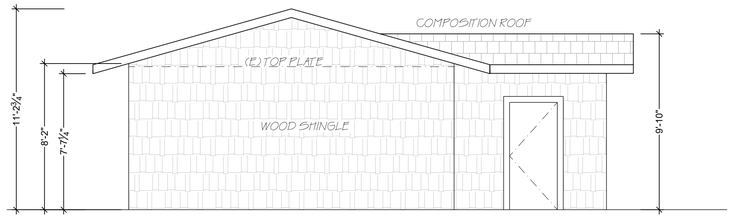
ALL STAIRWAYS TO BE MIN. 36" WIDE FOR RISE, RUN HANDRAIL AND GUARDRAIL REQUIREMENTS.



1 FRONT ELEVATION



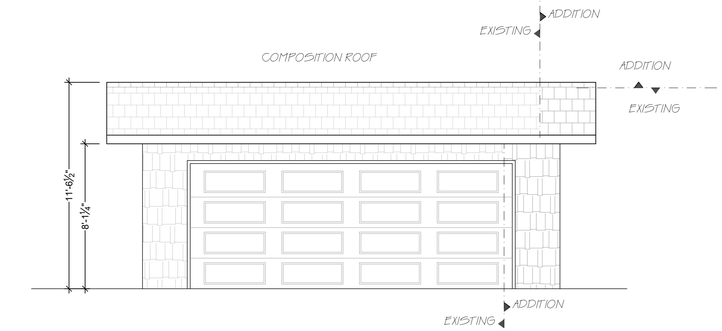
2 REAR ELEVATION



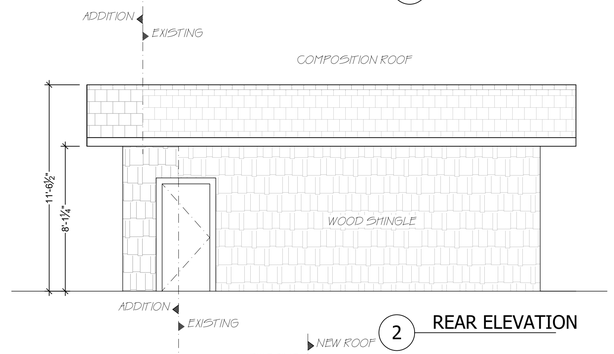
3 RIGHT SIDE ELEVATION

4 LEFT SIDE ELEVATION

EXISTING ELEVATIONS



1 FRONT ELEVATION



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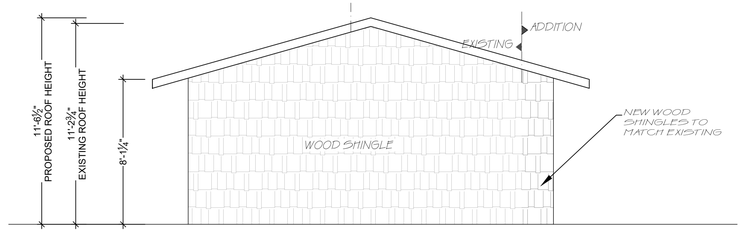
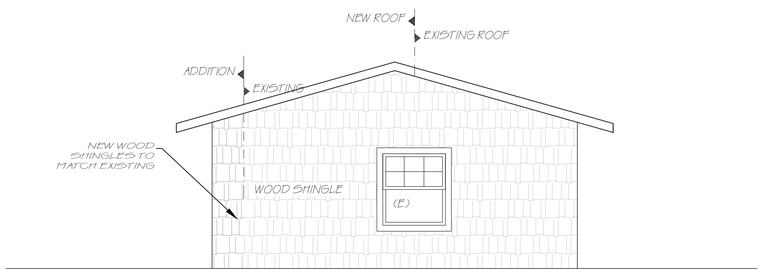


3 RIGHT SIDE ELEVATION



4 LEFT SIDE ELEVATION

PROPOSED ELEVATIONS

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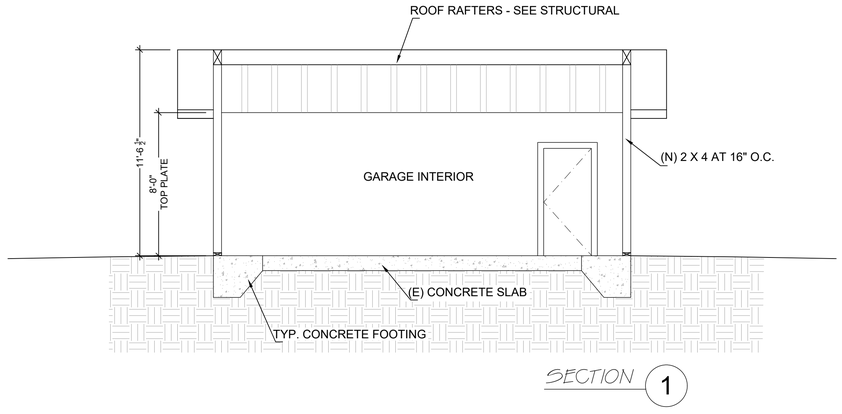
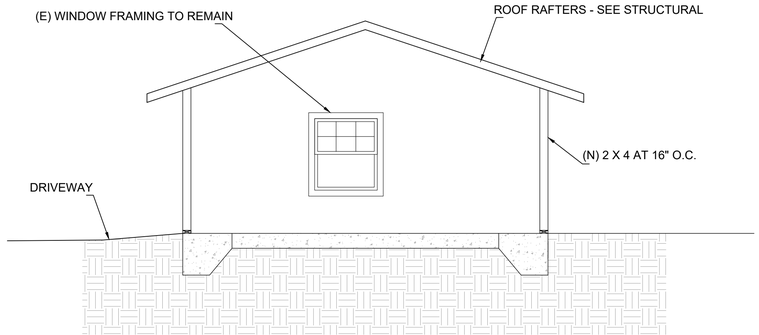
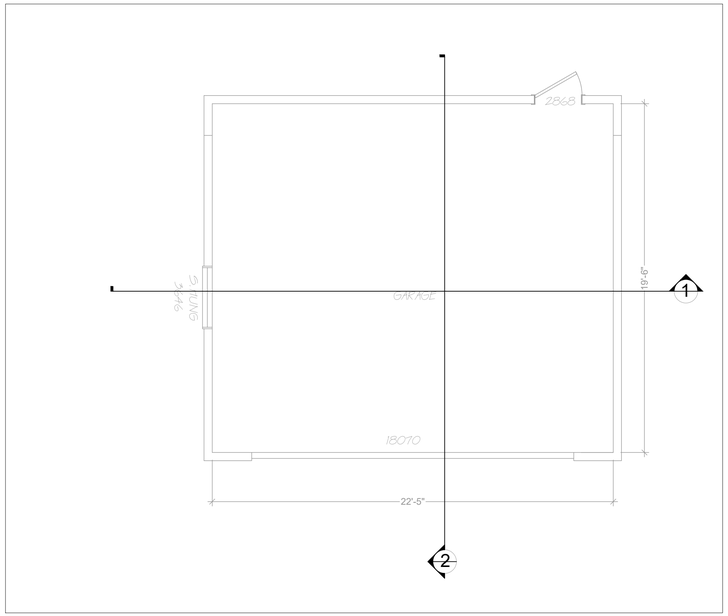


SECTION 1



SECTION 2



REFERENCE PLANS

PLAN NOTES

A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3)
B. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2)
C. A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1)
1. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

PROPOSED SECTIONS

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LIGHT FIXTURE NOTES:

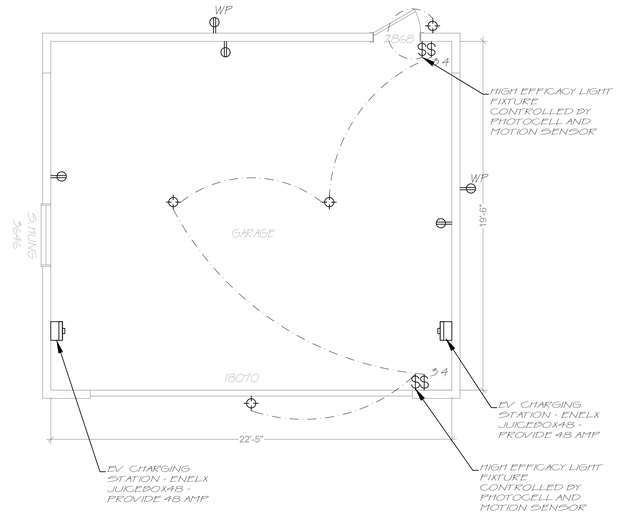
- ALL LIGHTING TO BE HIGH EFFICACY (ie pin based CFL; pulse-start MH, HPS, GU-24 sockets other than LEDs, LED luminaries with integral source)
- SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016 OR JA8-2016-E"
  - JA8-2016-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES.
- ALL CAN LIGHTS TO BE IC/AT RATED.
- THE FOLLOWING LOCATIONS TO HAVE JA8 COMPLIANT LIGHT SOURCES, CONTROLLED BY VACANCY SENSORS OR DIMMERS (exception closets less than 70SF and hallways):
  - CEILING RECESSED DOWNLIGHT LUMINAIRES
  - LED LUMINAIRES WITH INTEGRAL SOURCES
  - PIN-BASED LED LAMPS
  - GU-24 BASED LED LIGHT SOURCES
- ONE FIXTURE IN BATHROOM TO BE CONTROLLED BY VACANCY SENSOR.
- EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING.
- OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND PHOTOCONTROL AND MOTION SENSOR.

ELECTRICAL NOTES:

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING. (DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
- MINIMUM TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLY WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, DINING SPACE, OR SIMILAR AREAS. Note: these circuits cannot serve outside plugs, range hood, disposals, dishwashers, or microwaves -- only the required countertop/wall outlets including the refrigerator.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT kitchens, family rooms, dining rooms, living rooms, bedrooms, sunrooms, closets, hallways, laundry areas or similar rooms SHALL BE BE PROTECTED BY AN ARCH FAULT CIRCUIT.
- MAINTAIN THE REQUIRED WORKING CLEARANCES AT THE AC EXTERIOR ELECTRICAL DISCONNECT.
- VACANCY SENSOR'S ON ONE LIGHT IN THE FOLLOWING ROOMS: BATHROOMS, GARAGE, LAUNDRY, AND UTILITY ROOMS PER 150.0 (k)2 CEC.
- MINIMUM SEPARATE ELECTRICAL CIRCUITS FOR:
  - 20AMPS FOR THE BATHROOMS 210.11B(3) CEC
  - 20 AMP LAUNDRY CIRCUIT 210.11 (B) (2) CEC
  - DRYER 30 AMP MINIMUM 220V
  - MOTOR (FAU)

ELECTRICAL LEGEND

$	SWITCH
$DIM	DIMMER SWITCH
$3 4	3 AND 4 WAY SWITCH
	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
	DEDICATED CIRCUIT
WP	WATERPROOF DUPLEX RECEPTACLE OUTLET
GFI	GROUND FAULT INTERRUPTER RECEPTACLE OUTLET
U	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET W/ USB
	SURFACE MOUNTED LED LIGHT FIXTURE
P	PENDANT LOW VOLTAGE LIGHT FIXTURE
	RECESSED LED LIGHT FIXTURE - ALL CANNED LIGHTS TO BE IT/AT RATED
	ENERGY STAR - EXHAUST VENTILATION FAN EQUIPPED WITH BACKDRAFT DAMPERS
	CEILING FAN WITH LED LIGHT FIXTURE
	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP AND INTERCONNECTED
	CARBON MONOXIDE /SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP
	HEATING REGISTERS PER R309.9 CRC



PROPOSED ELECTRICAL PLAN

REVISIONS	BY
1 5/13/2022	

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SHEET NO. E1

2019 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS
(CALGreen Code or CGC)

Feature or Measure
(For full details of the code requirements see the 2019 Cal Green Code)

SITE DEVELOPMENT 4.106
- A plan has been developed and will be implemented to manage storm water drainage during construction per CGC4.106.2 AND 4.106.3
- 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. NOTE: REFER TO THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH DISTURB ONE ACRE OR MORE OF SOIL OR ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURB ONE ACRE OR MORE OF SOIL.
- 4.106.3 GRADING AND PAVING - CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. 4.106.4
- New construction shall comply with Section 4.106.4.1, 4.106.4.2, 4.106.4.3, to facilitate future installation and use of EV chargers. Electrical vehicle supply shall be installed in accordance with California Electrical Code, Article 625.

Exceptions:
- On a case by case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  1.1 Where there is no commercial power supply
  1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit
- ADU and JADU without additional parking facilities

INDOOR WATER USE 4.303
- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 4.303.1.4
- 4.303.1.1 Water Closets - The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.
- 4.303.1.2 Urinals - The effective flush volume of wall mounted urinals shall note exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
- 4.303.1.3 Showerheads. Single Shower heads shall have a max. flow rate of not more than 1.8 gallons per minute at 80psi. Showerheads shall be certified to the performance criteria of US EPA WaterSense Specification for showerheads.
  -- Multiple Showerheads serving one shower - the combined flow rate of all shower heads and/or other shower outlets controlled by a single valve shall note exceed 1.8 gallons/min at 80 psi. Or shower designed to only allow one shower outlet to be in operation at a time.
- 4.303.1.4 FAUCETS - Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate shall note be less than 0.8 gallons per min at 20 psi.
  4.303.1.4.4 Kitchen faucets. The max. flow rate shall note exceed 1.8 gallons per min at 60 psi. They may temporarily increase above the flow rate but not to exceed 2.2 gallons/min at 60 psi and must default to a max. flow rate of 1.8 gallons/min at 60 psi.

ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406
- Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408
- Recycle and/or salvage for reuse a min. of 65% of nonhazardous construction and demolition was in accordance with either Section 4.408.2, 4.408.3, 4.408.4 or meet a more stringent local construction and demolition waste management ordinance. Exceptions see 4.408.1.
  4.408.2 Construction waste management plan
  4.408.3 Waste management company
  4.408.5 Documentation - Notes: Sample forms found in "A Guide to California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standards/calgreen/cal-green-form.shtml may be used to assist in documenting compliance with this section.

BUILDING MAINTENANCE AND OPERATION 4.410
- 4.410.1 Operation and maintenance manual. At the time of final inspection, a manual shall be placed in the building. Manual to include what is listed 4.410.1

ENVIRONMENTAL QUALITY 4.501
- The provisions of this chapter outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

FIREPLACES 4.503
- Any installed gas fireplace shall be a direct vent sealed combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards emission limits as applicable and have permit label indicating they are certified.

POLLUTANT CONTROL 4.504
- 4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

INTERIOR MOISTURE CONTROL 4.505
- Shall meet or exceed the provisions of the California Building Standards Code
- 4.505.2 Concrete Slab foundation - required to have a vapor retarder by the CBC Chapter 19 or concrete slab on ground floors require a vapor retarder by CRC Chapter 5 and comply with this section.
- 4.404.3 Moisture content of building materials - Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content.

INDOOR AIR QUALITY AND EXHAUST 4.506
- 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with listings in section 4.508.1 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Humidity controls shall be capable of adjustment between a relative humidity range of less than or equal 50% to a max. 80%.

ENVIRONMENTAL COMFORT 4.507
4.507.2 Heating and air conditioning system design. Shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gains is established according to ANSI/ACCA 2 Manual J 2016
2. Duct systems sized according to ANSI/ACCA 1 Manual D - 2016
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014

RESIDENTIAL BATHROOM (2019 CRC, CPC)

TUB AND SHOWER REQUIREMENTS
- The mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120˚ F. The water-filler valve in bathtubs/whirlpools shall have a temperature limiting device setat a maximum of 120˚ F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- New or reconfigured shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30 inch diameter circle. Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. (CPC 408.5, 408.6)
- Shower stalls and bathtubs with shower heads installed, shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor. (CBC 1209 and CRC R307.2)
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydromassage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.70)
- Underlayment material used as backers for wall tile or solid surface material in tub and shower enclosures shall be either glass mat/fiber-reinforced gypsum backing panels (i.e. DensShield, Dens Armor Plus), non-asbestos fiber-cement/fiber mat back board (i.e. Hardibacker, cement board). All material shall be installed in accordance with the manufacturer's recommendations. Water-resistant gypsum board (i.e. purple board) may be used when attached directly to studs, overlaid with minimum Grade B building paper and wire lath. Tile shall be attached to the wire lath. (CBC 2509 and CRC R702.4)
- Shower floors shall be lined with an approved shower pan or an on-site built watertight approved lining (i.e. hot mop). On-site built shower linings shall extend a minimum of 3 inches vertically up the wall and shall be sloped ¼" per foot to weep holes. (CPC 408.7)
- When a curb is provided at a shower, it shall be a minimum of 1 inch above the shower floor and between 2 inches and 9 inches above the top of the drain. A watertight nailing flange that extends a minimum of 1 inch high shall be installed where the shower floor meets the vertical surface of the shower compartment. The finished floor of the shower compartment shall be uniformly sloped between ⅛" and ½" per foot towards to the drain. (CPC 408.5) Where a curb is not provided at the shower compartment, the entire bathroom shall be considered a wet location. The flooring in the entire bathroom shall comply with the water proofing requirements described above for shower floors (previous bullet) and all lighting fixtures shall be approved for wet locations.
- If installing a tub next to an existing fire rated wall/walls (i.e. between apartment units or townhomes, etc.) the integrity of the fire rated wall/walls construction shall be maintained (i.e., fire-blocking shall be installed in the wall/walls per R302.11 and R302.11.1 of the CRC andshall be constructed per CRC 302 Fire-Resistant Construction. Continuity of such fire-resistancerated wall/walls shall be per R302.2.3 of the CRC. (i.e., continuity of protection shall be full height from floor to ceiling, etc.)
- A Fire Permit "FP" shall be required when remodeling structures that have existing fire sprinklers. A fire inspection shall be required prior to a building rough inspection all trades anda fire final inspection shall be required before a building final can be signed-off. Fire inspectorsshall sign-off all fire inspections on the building permit.

WATER CLOSET REQUIREMENTS
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front. (CPC 402.5)
- Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. (CPC 402.2)

TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1 R308.4)
- Tempered glazing shall be installed in the locations listed below. Tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed).
- Within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
- Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.
- Glazing within 24 inches of either side of the door in the plane of the door in a closed position.
- Glazing on the hinge-side of an in-swinging door that is installed perpendicular to a door in a closed position and within 24 inches of the door.

ELECTRICAL AND LIGHTING REQUIREMENTS
- All receptacles shall be GFCI protected and tamper-resistant (TR). If any new/additional outletsare installed, the bathroom shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.12)
- Exhaust fans with a minimum ventilation rate of 50 CFM are required in all bathrooms, even if anoperable window is installed. Exhaust fans and lighting shall have separate control switches (evenif a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protectedcircuit based on the manufacturer's requirements. (CEES 150.0(k), 150.0(o))
- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim orshower stall threshold shall be listed for a damp location, or listed for wet locations where subjectto shower spray. (CEC 410.10)
- Receptacles exceeding 20 amperes in a wet location shall have an enclosure that is weatherproofwhen the attachment plug is removed. (CEC 406.9(B)2)
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C))
-
- All installed lighting fixtures shall be high efficiency.At least one light fixture shall be controlled by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. All other light fixtures shall be controlled by a vacancy sensor or dimmer.
- All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens orrecessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), besealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket,and contain bulbs marked with JA8-2019-E efficiency label. (CEES 150.0(k))

WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1, 40.303)
- Residential buildings undergoing permitted alterations, additions, or remodels are required to replace all non-compliant plumbing fixtures (based on water efficiency) throughout the house with water-conserving plumbing fixtures. The following table shows what is considered to be a non-compliant plumbing fixture and the current water efficiency standards for various plumbing fixtures. All existing non-compliant plumbing fixtures shall be replaced with fixtures meeting the current standards.

- Residential building constructed after January 1, 1994 are exempt from this requirement.

Plumbing Fixture	Non-complaint Plumbing Fixture	Current Standard for the max flow Rate of newly installed plumbing fixtures
Water Closet (toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/min	1.8 gallons/min at 80 psi
Faucet - Bathroom	Greater than 2.2 gallons/min	1.2 gallons/min at 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/min	1.8 gallons/min at 60 psi (average)

SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.10, CRC 314 and 315)
- Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.
- Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuelburning appliance or fireplace in the house and where the garage is detached from the house.

EGRESS NOTE (CRC 2019)
- 1002.1 Maintenance
  Means of egress shall be maintained in accordance with the California Fire Code.
- 1003.2 Ceiling height -The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.

Exceptions:
Sloped ceilings in accordance with Section 1207.2.
Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1207.2.
Allowable projections in accordance with Section 1003.3.
Stair headroom in accordance with Section 1011.3.
Door height in accordance with Section 1010.1.1.
Ramp headroom in accordance with Section 1012.5.2.
The clear height of floor levels in vehicular and pedestrian traffic areas of public and private parking garages in accordance with Section 406.2.2.
Areas above and below mezzanine floors in accordance with Section 505.2.
In Group I-2, I-2.1 and I-3 occupancies, the means of egress shall have a ceiling height of not less than 8 feet (2439 mm).

ELEVATION DETAILS (2019 CRC, CBC)

The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3(1), the wall covering material requirements of this section, and the wall covering manufacturer's installation instructions. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16 inches (406 mm) on center.
- Stucco shall be $\frac{7}{8}$" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide Weep Screed. (CBC 2510.6/crc R703.2)
- Provide spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC 1003.9.1)
- Roof Slopes >2:12 AND <4:12 with asphalt shingles have two layers of 15 lbs felt applied shingle style (CBC 1507.2)
- Provide all under - floor areas with cross ventilation at $\frac{1}{150}$ for the entire area with 50% of the required vent area be ventilators located at a minimum of 3' above eave or cornice vents. Screens over the openings shall have $\frac{1}{8}$" to $\frac{1}{4}$" openings. (CBC 1203/CRC R806)
- Provide Attic Access (22"x30" min) and Under floor access (18"x24" min) for new areas (CRC R408.4/ CBC 1209)
- Provide under-floor clearance of 18" for joists to earth and 12" clearance from girders to earth (CBC 2304.11.2/CRC R317.1)

RESIDENTIAL LIGHTING (2019 CALIFORNIA TITLE 24 SECTION 150)
1. Luminaire Requirement
A. Luminaire Efficacy. All installed luminaires shall meet the requirements in TABLE 150.0-A.
B. Blank Electrical Boxes--The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
C. Recessed Downlight Luminaires in Ceilings -- In addition to complying with 150.0(k)1A, luminaires recessed into ceilings shall meet all of the following requirements:
i. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and
iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
iv. For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
v. Shall not contain screw base sockets.

A. Electronic Ballasts for Fluorescent Lamps. - Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
B. Night Lights, Step Lights and Path Lights. Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
C. Lighting Integral to Exhaust Fans - Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k).
D. Screw based luminaires - Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
EXCEPTION to Section 150.0(k)1G: Luminaires with hard-wired ballasts for high intensity discharge lamps.
E. Light Sources in Enclosed or Recessed Luminaires - Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
F. Light Sources in Drawers, Cabinets and Linen Closets.
Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

2. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS
A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
B. Exhaust fans shall be controlled separately from lighting systems.
EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
F. Lighting controls shall comply with the applicable requirements of Section 110.9.
G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4 meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
EXCEPTION 1 to Section 150.0(k)2K: Luminaires in closets less than 70 square feet.
EXCEPTION 2 to Section 150.0(k)2K: Luminaires in hallways.
K. Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other.

ELECTRICAL NOTES (2019 CEC)
- Provide general use electrical receptacles so that no point along the floor line is more than 6' from receptacle and any wall space > 2' has a receptacle (except in bathrooms and kitchen countertops) (210.52)
- All 15-20 amp, 125 and 250 volt non locking type receptacles in the areas specified in 406.12 (1)-(7) shall be listed tamper resistant receptacles. (406.12)
- All new outlets (receptacles, switches, lighting, etc) in family, dining, livign, bedrooms, hallways, etc. shall be on circuits protected with combination arc-fault circuit interrupter (210.12)
- Smoke (with 10 year battery) and carbon monoxide alarms in new construction and additions shall hardwire with a battery back-up and interconnected (CBC 907.2 CRC R314-R315)
- Closet lights shall be fluorescent, have sealed lens, or LED listed for the storage area. (410.16)
- Provide a dedicated 20 AMP circuit for the furnace and provide a receptacle within 25' (210.63)
- All lighting as high efficacy (ie pin based CFL; Pulse - start MH, HPS, GU24 sockets other than LEDS, LED Luminaires with integral source, etc) CEC table 150.0A
- All compliant light sources in the following locations are controlled by vacancy sensors or dimmers (exception closets less than 70 sf and hallways:
  -- ceiling recessed downlight luminaries
  -- LED luminaries with integral sources
  -- Pin based LED lamps
  -- GU-24 based LED light sources
- At least one fixture in each bathroom controlled by a vacancy sensor. CEC 150.0
- Separate switching for any under cabinet lighting (including kitchen lighting) from other lighting systems. CEC 150.
- Exhaust fans (excludes kitchen exhaust hood) switched separate from lighting (or utilize a device where lighting can be turned off while the fan is running).
- All other bathroom lights are high efficacy luminaries or controlled by a vacancy sensor that complies with CEC section 110.9 and shall not have a control that allows the luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.

GREEN CODE

REVISIONS	BY

DI VITTORIO
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PROPOSED REMODEL TO:
ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS, CA 94022

DRAWN BY: DANIELLE DIVITTORIO

CHECKED BY:

SCALE: NOT TO SCALE

DATE: FEB. 28, 2022

SHEET NO. GB.1

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, PLUMBING CODE, MECHANICAL CODE; NATIONAL ELECTRIC CODE AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND STANDARDS.
2. CONTRACTOR SHALL INFORM THE DESIGNER OF ANY AND ALL MODIFICATIONS TO THE DRAWINGS AS REQUESTED AND/OR REQUIRED BY INSPECTOR AND/OR ANY GOVERNING AGENCY.
3. THE CONTRACTOR, SUB CONTRACTOR, AND OWNER SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE PLAN MAKER AND THEIR CONSULTANTS FROM ANY AND ALL LIABILITY CLAIMS, LOSES, OR DAMAGES ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.

FOUNDATION NOTES:

1. Foundation concrete shall have a minimum compressive strength of 2500 psi.
2. Unless specified otherwise, reinforcing steel shall be deformed bars of billet or axle steel per ASTM A615 Grade 40. For #5 and bigger bars, Grade 60 shall be used.
3. Rebar, dowels and other embedded elements shall be ssecured in place before pouring concrete. Reinforcement shall be clean and free of extraneous material.
4. Rebar Clearance:
   a. 3" clearance shall be provided where concrete is cast again earth,
   b. 2" clearance for concrete exposed to earth or weather but cast against forms,
   c. 3/4" clearance for slabs and walls where concrete is not exposed to earth or weather.
5. Lap all reinforcing splices a minimum of 48 bar diameters but in no case less than 24".
6. Anchor Bolts:
   a. Anchor bolts shall be A307 steel, with an actural diameter of 5/8" and shall be 10" long minimum. Embedment into concrete shall be 7" minimum.
   b. Each anchor bolt shall be attached to mud/ sill plate with an iron plate washer of 3"x3"x1/4".
   c. Two bolts minimum each piece of mudsill plate.
   d. Anchor bolts shall be minimum of 6", but no more than 12" from each end of the sill plate.
   e. Anchor bolts may be substituted by epoxy anchors of equal diameter, and installation shall follow approved ICC report.
7. Holdowns:
   a. Holdown locations shall not be scaled off of foundation plans. They shall be located by close evaluation of architectural floor plans, shearwall plans, and the framing plans.
   b. For all holdown installations, contractor shall refer to manufacturer's specifications for embedment, coverage and other requirements.
8. Fasteners
   a. Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

FRAMING NOTES:

1. Floor/ Roof Sheathing Notes:
   a. Floor and Roof sheathing panels shall not be less than 24" inches wide, unless all edges are solidly blocked.
   b. Floor and Roof sheathing shall be installed with the face grain perpendicular to framing members below, stagger the adjacent panels by 4 feet, glued and nailed with 10d screw shank common nails at 6" o.c. at all panel edges and at 10" o.c. at all intermediate supports for the floor sheathing; and nailed (with no glue) with 8d common nails at 6" o.c. at all panel edges and at 12" o.c. at all intermediate support for roof sheathing.
   c. The sheathing panels shall be installed such that there is an 1/8" gap between panel edges to allow for possible swelling and/ or expansion.
2. Wall Framing Notes:
   a. CDX or OSB sheathing with APA span rating of 24/0 or better shall be used with all panel edges blocked and nailed per the Shear Wall Schedule. All intermediate supports shall be nailed with 8d common or galvanized box nails at 12" o.c.
   b. 2x joists and 4x beams shall be Douglas-Fir Larch #2 or better.
   c. Studs, top plates, sill plates and posts shall be Douglas-Fir Larch Standard Grade or better for heights up to 10ft., and Douglas-Fir Larch #2 or better for height greater than 10ft.
   d. Mud sill, wood in direct contact with concrete and other members located within 6" of finish grade shall be pressure treated Douglas-Fir Larch.
   e. All lumber shall have a moisture content of 19% or less prior to placement.
3. Stick Framing Notes:
   a. U.O.N., all ceiling joists shall be 2x6 at 24" o.c. (Maximum span is 10'-0")
   b. U.O.N., all hips, valleys and ridges shall be 2x8.
   c. Kickers supporting purlins are to be 2x4 spaced no more than 4'-0" o.c.
4. Hardware:
   a. All framing anchors, straps, hangers, post caps, column bases, holdowns, angles and clips shall be manufactured by SIMPSON or equal. Nailing schedule shall be in accordance with the product requirements for maximum tabulated loads. Unless noted otherwise, Simpson type "N" nails shall be used with the above framing connectors.
   b. U.O.N. all flush mounted single floor joists shall use LU210 hangers and all flush mounted single roof rafters shall use "LSU" hangers.
   c. U.O.N. all flush mounted sawn lumber beams or multiple joists shall use "HHUS" hangers.
   d. 16d and 10d fasteners are common nails and shall be used throughout this project except all toe nailing shall be 8d nails. 10d common nails may be replaced with 16d sinkers. Box nails shall not be used unless specified.
   e. All nails exposed to the weather shall be hot-dipped galvanized nails.

APPROVAL LISTINGS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS:

1. TJI Floor Joists/ LSL Beams/ PSL Beams: ICC ES ESR-1153; ESR-1387
2. Simpson Strong-Tie Steel Strong-Walls: ICC ES ESR-1679

DESIGN CRITERIA:

1. DESIGN LOADS:

	DEAD LOAD	LIVE LOAD
Roof:	16 psf	20 psf
Exterior Walls:	12 psf	
Interior Walls:	8 psf	

2. SOIL CRITERIA:

Minimum Width of Footing:	12 inches
Minimum Depth of Footing:	12 inches
Soil Bearing Pressure:	1500 psf
Coefficient of Friction:	0.30

3. SEISMIC:

Site Class: D
Seismic Design Category: E
Seismic Force Resisting System: Bearing Wall (Light-Framed Walls with Wood Structural Panels)

I = 1.0
Ss = 2.244
S1 = 0.807
Fa = 1.2
Fv = 1.7
R = 6.5
Ω_o = 3
Cd = 4

4. WIND:

Basic Wind Speed = 92 MPH
Exposure Category = B
Topographic Factor, K_{zt} = 1.0
Risk Category: II
Enclosure Classification: Enclosed

5. LUMBER PROPERTIES:

	Fv (psi);	Fb (psi);	E (ksi);
Douglas Fir Larch #2:	180	900	1,600
Douglas Fir Larch #1:	180	1000	1,700
Timberstrand (LSL):	310	2325	1,550
Microllam (LVL):	285	2600	1,900
Parallam (PSL):	290	2900	2,000

ABBREVIATIONS

A & B	ABOVE AND BELOW	F.F.	FINISH FLOOR	(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
A.B.	ANCHOR BOLTS	F.H.	FULL HEIGHT	N/A	NOT APPLICABLE	U.O.N.	UNLESS OTHERWISE NOTED
ABV	ABOVE	F.H.O.B.	FULL HEIGHT OF BLDG.	NAIL'G	NAILING	VERT.	VERTICAL
A.F.F.	ABOVE FINISH FLOOR	FIN	FINISH	N.T.S.	NOT TO SCALE	WDW.	WINDOW
A.P.A.	AMERICAN PLYWOOD ASSO.	F.J.	FLOOR JOIST	O/	OVER	W.W.F.	WELDED WIRE FABRIC
ARCH	ARCHITECTURAL	FLR	FLOOR	O.C.	ON CENTER	W/	WITH
B.F.W.	BALLOON FRAMED WALL	F.N.	FIELD NAIL	OPEN'G	OPENING	W/O	WITHOUT
BEL.	BELOW	F.N.	FACE NAIL	OPT.	OPTIONAL	@	AT
BLK'G	BLOCKING	FNDN.	FOUNDATION	O.S.B.	ORIENTED STRAND BOARD	||	PARALLEL
BM.	BEAM	F.O.C.	FACE OF CONCRETE	PC'S	PIECES	⊥	PERPENDICULAR
BTM	BOTTOM	F.O.S.	FACE OF STUDS	PERIM.	PERIMETER	℄	CENTER LINE
BRG	BEARING	F.P.	FIREPLACE	PERP.	PERPENDICULAR	U	HANGER
C	CAMBER	FTG.	FOOTING	PL/PLT	PLATE	/_	STEEL ANGLE
CANT.	CANTILEVER	FRM'G	FRAMING	PLC'S	PLACES		
C.J.	CEILING JOIST	F.W.O.B.	FULL WIDTH OF BLDG.	PLY'D	PLYWOOD	NOTE:	REFER TO SIMPSON STRONG-TIE CO'S CATALOG FOR HARDWARE ABBREVIATION.
CLG	CEILING	g	GAUGE	P.T	PRESSURE TREATED		
CLR	CLEARANCE	GALV.	GALVANIZED	RAF.	RAFTERS		
C.M.U.	CONC. MASONRY UNIT	GAR.	GARAGE	RDWD	REDWOOD		
CONC	CONCRETE	G.E.T.	GABLE END TRUSS	REQ'D	REQUIRED		
CONN	CONNECT, CONNECTION	GEN.	GENERAL	RET.	RETAINING		
CONST	CONSTRUCTION	GLB.	GLU-LAM BEAM	RDG.	RIDGE		
CONT	CONTINUOUS	G.T.	GIRDER TRUSS	RR	ROOF RAFTER		
CS'K	COUNTERSINK	GR.	GRADE	S.A.D.	SEE ARCH. DRW'GS		
CTR	CENTER	HDR	HEADER	SCH.	SCHEDULE		
DBL.	DOUBLE	HGR	HANGER	SEC.	SECTION		
DET	DETAIL	HORIZ.	HORIZONTAL	SHT.	SHEET		
D.F.	DOUGLAS FIR	H.I.	HEIGH I	SHT'G	SHEATHING		
DIA	DIAGONAL	INFO.	INFORMATION	SIM.	SIMILAR		
DIAPH	DIAPHRAGM	INT.	INTERIOR	SIMP.	SIMPSON STRONG-TIE COMPANY		
DIM	DIMENSION	J.H.	JOIST HANGER	S.O.G.	SLAB-ON-GRADE		
DIR	DIRECTION	J.T.	JACK TRUSS	SPC'G	SPACING		
DR	DOOR	K.P.	KING POST	SPECS	SPECIFICATIONS		
DWG	DRAWING	K.S.	KING STUD	SQ.	SQUARE		
(E)	EXISTING	LOC.	LOCATION	STRUCT.	STRUCTURAL		
EA	EACH	MANUF.	MANUFACTURER	S.W.S.	SHEAR WALL SCHEDULE		
E.F.	EACH FACE	MAT'L	MATERIAL	S.W.T.	SHEAR WALL TYPE		
ELE/ELEV	ELEVATION	MAX.	MAXIMUM	T&B	TOP AND BOTTOM		
EMB	EMBEDMENT	M.B.	MACHINE BOLT	T&G	TONGUE AND GROOVE		
E.N.	EDGE NAIL	MEZZ.	MEZZANINE	T.N.	TOE NAIL		
EQ.	EQUAL	M.I.	MALLEABLE IRON	T.O.	TOP OF		
E.W.	EACH WAY	MIN	MINIMUM	T.O.C.	TOP OF CONCRETE		
E.W.E.F.	EACH WAY EACH FACE			T.O.S.F.	TOP OF SUB-FLOOR		
EXP	EXPANSION			T.O.W	TOP OF WALL		
EXT.	EXTERIOR			TOT	TOTAL		
				TYP.	TYPICAL		

SHEAR WALL SCHEDULE

PW1 = 260 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 6" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(4) 16d Common every 16" into 1-1/2" min. Joist/Block; or LTP4 at 24" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 24" o.c. @ 2X Blocking/Rim

PW2 = 350 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 4" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(6) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 16" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 16" o.c. @ 2X Blocking/Rim

PW3 = 490 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	8d Common @ 3" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(8) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 12" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 12" o.c. @ 2X Blocking/Rim

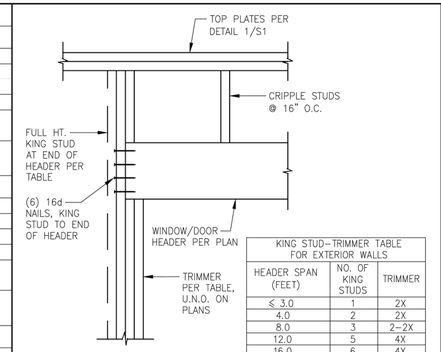
PW4 = 640 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	8d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(10) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 10" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 10" o.c. @ 2X Blocking/Rim

PW8 = 770 PLF

Shear Material:	1/2" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	10d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	10d Common @ 12" o.c.
Sill Nailing:	(3) 3/8" Dia. x 6" Lag Bolts every 16" into min. 3-1/2" Beam/Blk; or LTP4 at 8" o.c.
Block Nailing:	A35/LTP4 at 8" o.c.

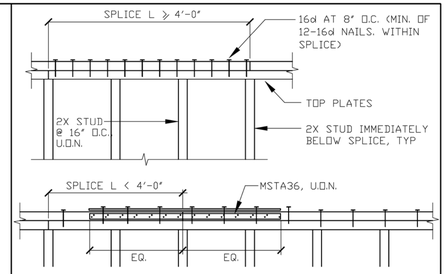
NOTES:
1. a. Contractor shall review all typical shearwall connection details prior to the start of construction.
   b. All shear material on shearwalls shall be extended from horizontal diaphragm to horizontal diaphragm.
2. SILL NAILING
   a. Sill nailing is the fastening of the sill plate located at the bottom of the shear wall, through the horizontal diaphragm (floor sheathing) into the framing member below. Care must be taken to ensure the penetration of these fasteners into the blocking, rim joists, or beam below.
   b. Sill nailing does not apply when the sill plate is resting directly over the concrete surface. In this case, anchor bolts as indicated on the foundation plans shall be used.
   c. Sill nailing may be amitted and replaced with a minimum of (2)16d at 16" o.c. for the following conditions:
      * at all non-shear wall locations
      * At exterior shear walls where the shear material (panel) covering the upper level shear wall is one-piece and extends continuously across the floor thickness to the rim joist (upper floor condition) or the mud sill (ground floor condition) below. In this case, shear wall edge nailing must be provided along the rim joist or blocking at the floor level, and along the sill plate of the upper level shear wall.
3. BLOCK NAILING
   a. Block nailing is the fastening of blocking, rim joists or the beam located directly below the shearwall above to the top plates or beams immediately below.
   b. All blocking other than those located underneath the shearwall shall be held in place by one of the following methods:
      * for 2x blocking/joists: 8d toe nails spaced a maximum of 8" on center.
      * for Tjl or similar blocking/joists: 16d Sinkers at 8" on center applied vertically through the bottom chord.
      * for TimberStrand or similar vertical-laminated lumber: A35 at 24" o.c.
4. PANEL JOINTS & 3X FRAMING
   Where shear material is applied on both faces of a shearwall and nail spacing is closer than 6" on center, all of the following requirements shall be met:
   a. When the horizontal shear panel joints occur at the sill and top plates, 3x members shall be used for the sill and top plates.
   b. the vertical shear panel joints of shear walls on opposite faces of the same wall shall fall on different framing members, unless such framing members are 3x or thicker. When 3x framing is used, the nails on both sides of the 3x shall be staggered.
5. NAILS:
   All Common nails specified in the above Schedule may be replaced with hot-dipped galvanized box nails. Minimum nail diameter shall be 0.131" for 8d nails and 0.148" for 10d nails.



KING STUD-TRIMMER TABLE FOR EXTERIOR WALLS

HEADER SPAN (FEET)	NO. OF KING STUDS	TRIMMER
≤ 3.0	1	2X
4.0	2	2X
8.0	3	2-2X
12.0	5	4X
16.0	6	4X

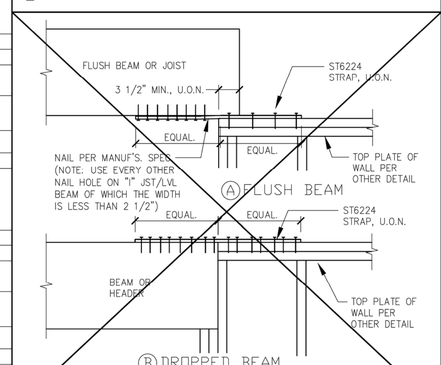
5 TYP. WINDOW/DOOR FRAMING DETAIL



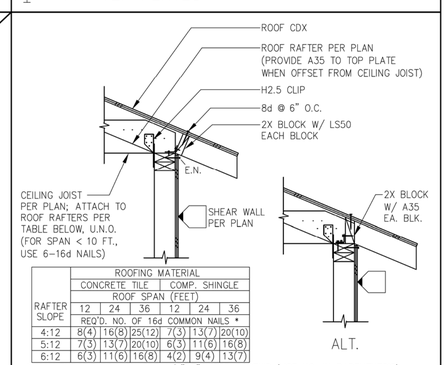
NOTE: STRAPS WIDER THAN 1 1/2" SHALL BE NAILED FLATWISE ACROSS TOP PLATE ONLY

NOTE:
THIS DETAIL SHALL APPLY TO ALL EXTERIOR WALLS; AND THE ENTIRE LENGTH OF ANY WALL THAT CONTAINS A SHEAR WALL.

1 TYP TOP PLATES



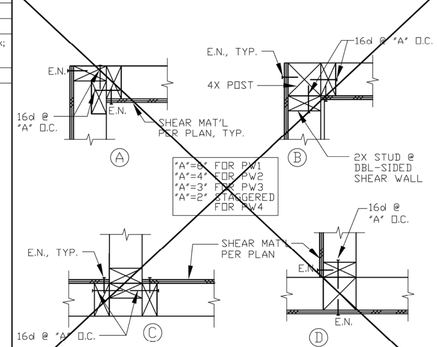
6 BEAM-TO-TOP PLATES CONNECT.



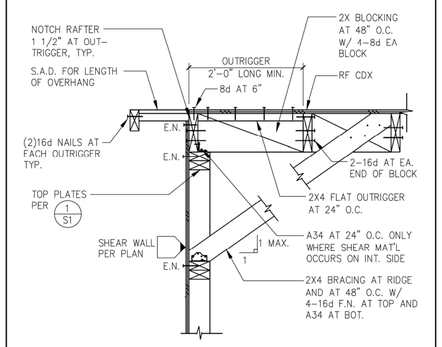
RAFTER SLOPE	ROOFING MATERIAL: CONCRETE TILE, ROOF SPAN (FEET) 12	24	36	COMP. SHINGLE, ROOF SPAN (FEET) 12	24	36
	REQ'D. NO. OF 16d COMMON NAILS *					
4:12	8(4)	16(8)	25(12)	7(3)	13(7)	20(10)
5:12	7(3)	13(7)	20(10)	6(3)	11(6)	16(8)
6:12	6(3)	11(6)	16(8)	4(2)	9(4)	13(7)

* MAY SUBSTITUTE WITH SDS 1/4"X3" WOOD SCREWS (USE NO. IN PARENTHESIS)

2 TYP. EAVE DETAIL



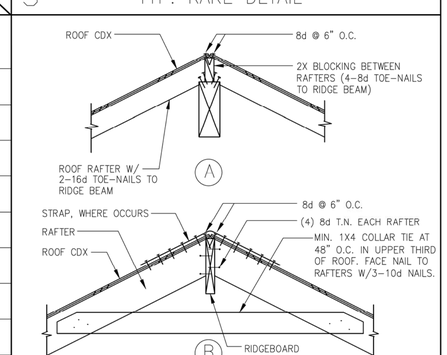
7 SHEAR WALL CORNERS



3 TYP. RAKE DETAIL

SHEET INDEX

S1	STRUCTURAL NOTES/ DETAILS
S2	STRUCTURAL DETAILS
S3	ROOF FRAMING AND FOUNDATION PLANS



4 TYP. RIDGE DETAIL

BY | REVISIONS | DATE | NO.

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San Jose, CA 95118
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ALBERT RESIDENCE

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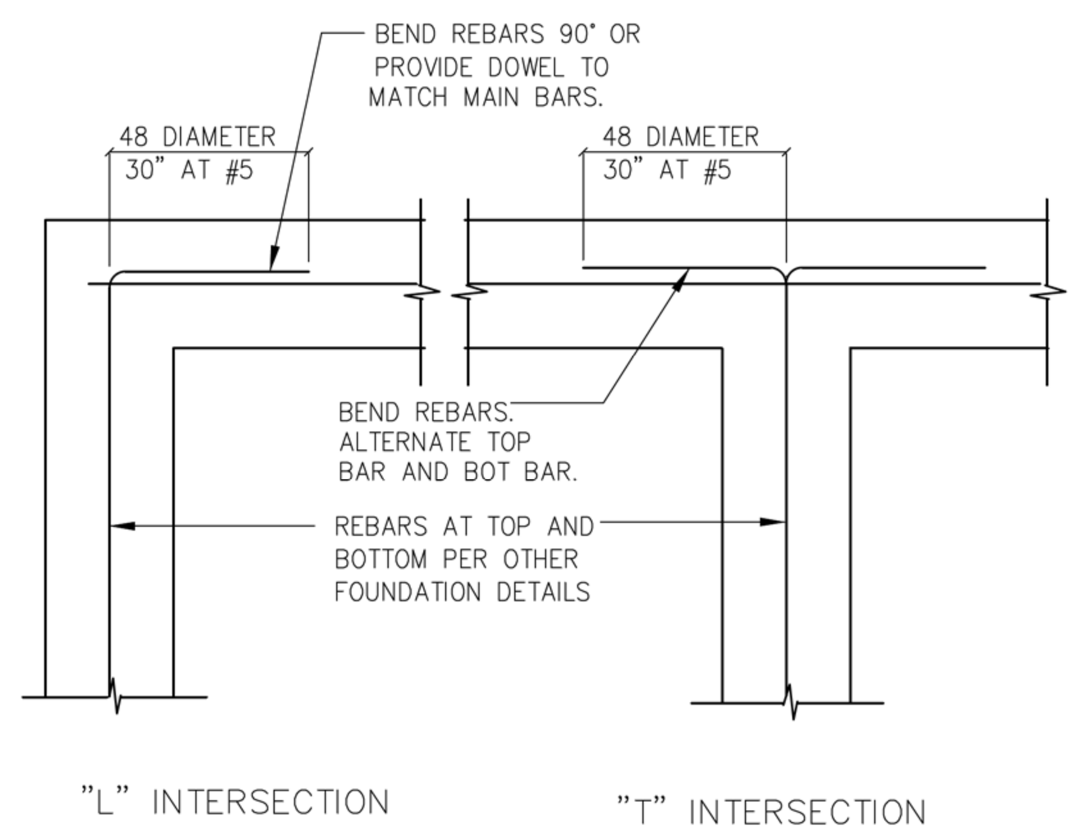
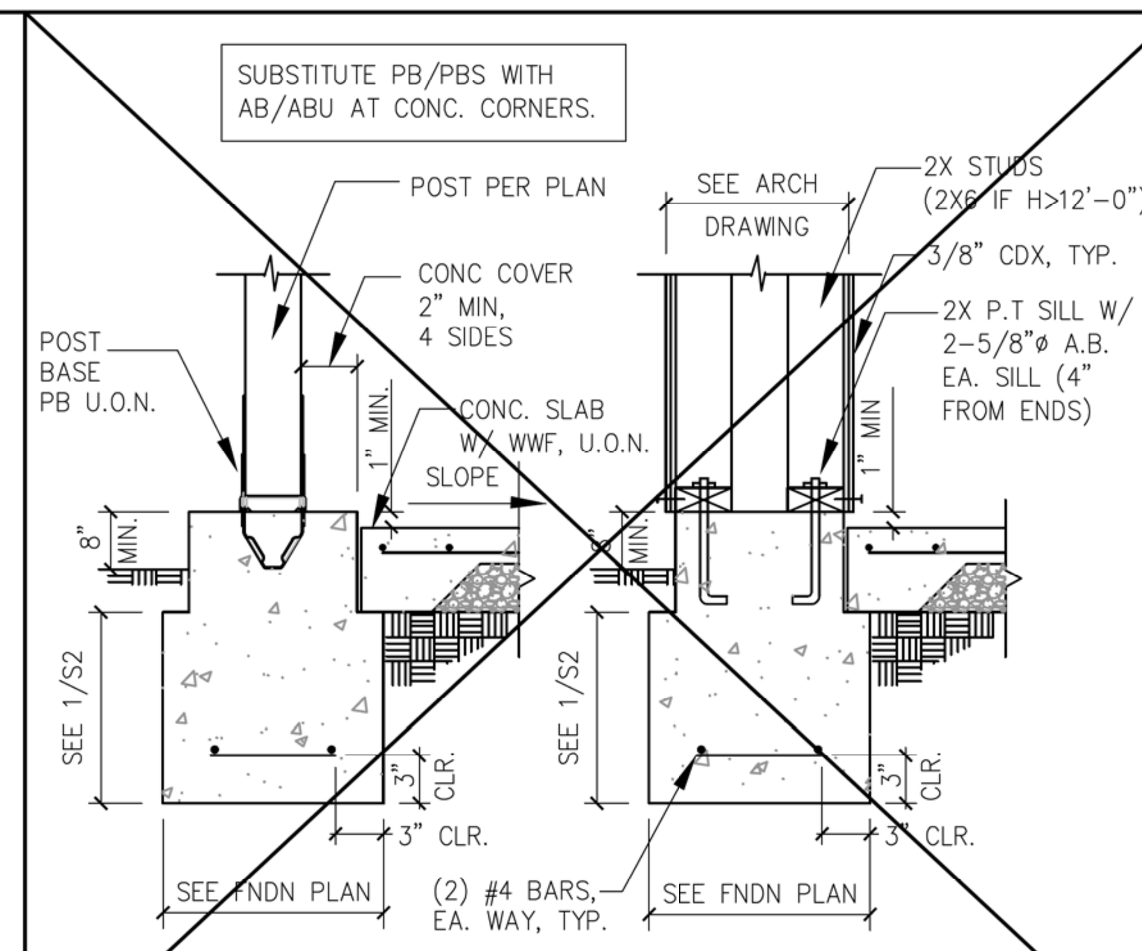
REGISTERED PROFESSIONAL ENGINEER
DIV.
No. C58895
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

DATE	02-02-2022
SCALE	1" = 1'-0"
PROJECT	
DRAWN BY	
SHEET NO.	S1
OF	— SHEETS

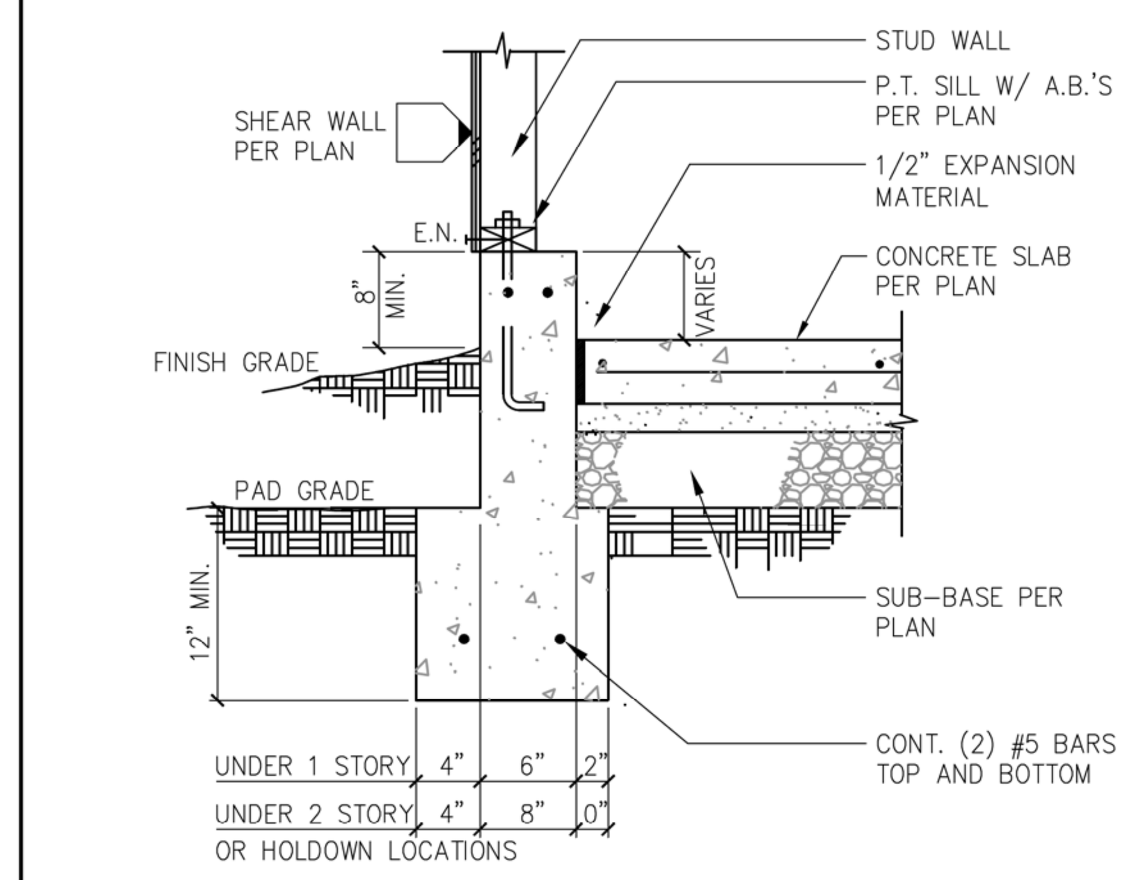


17

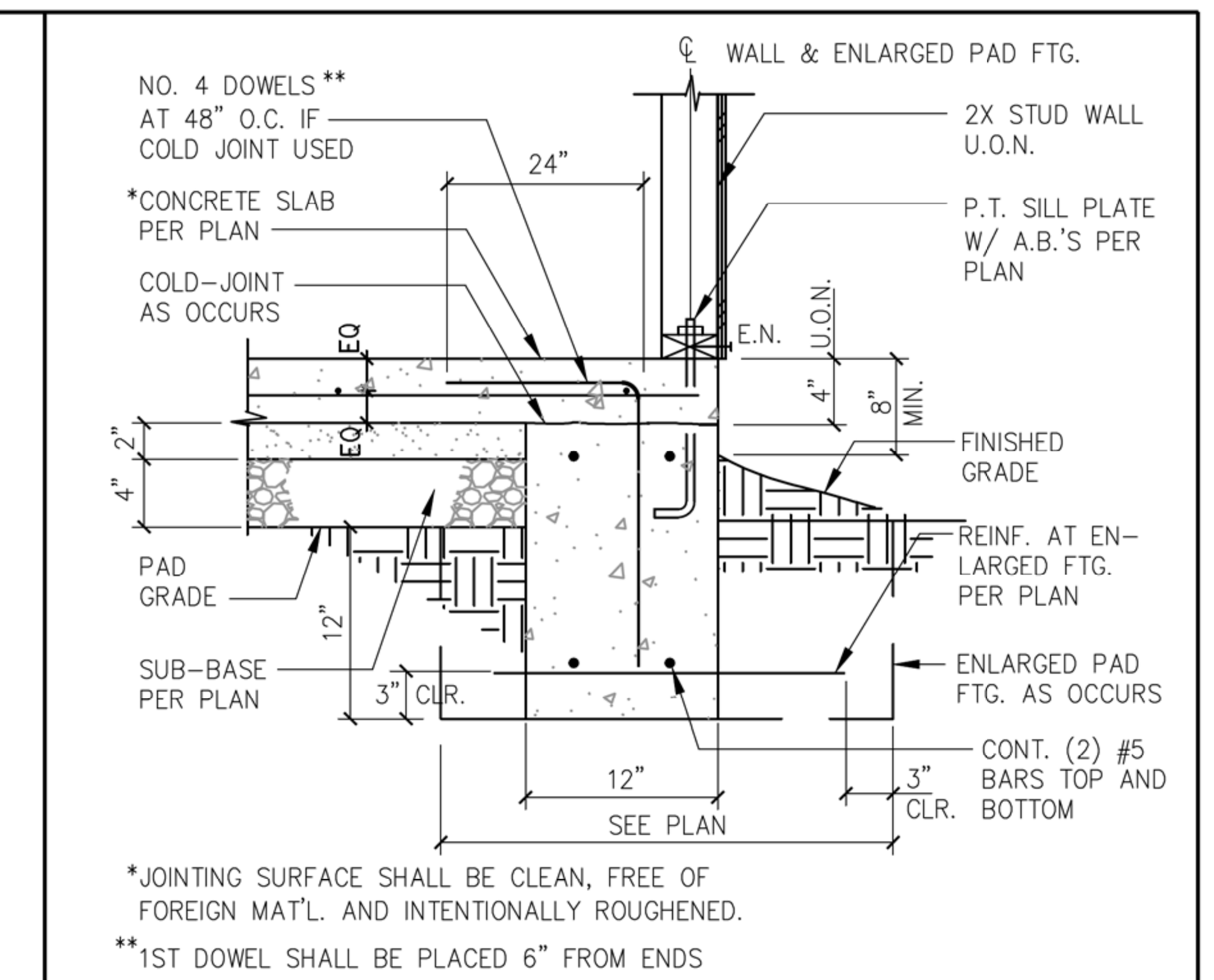
13 TYP. LAPPING



9 TYP. PAD FTG AT PORCH



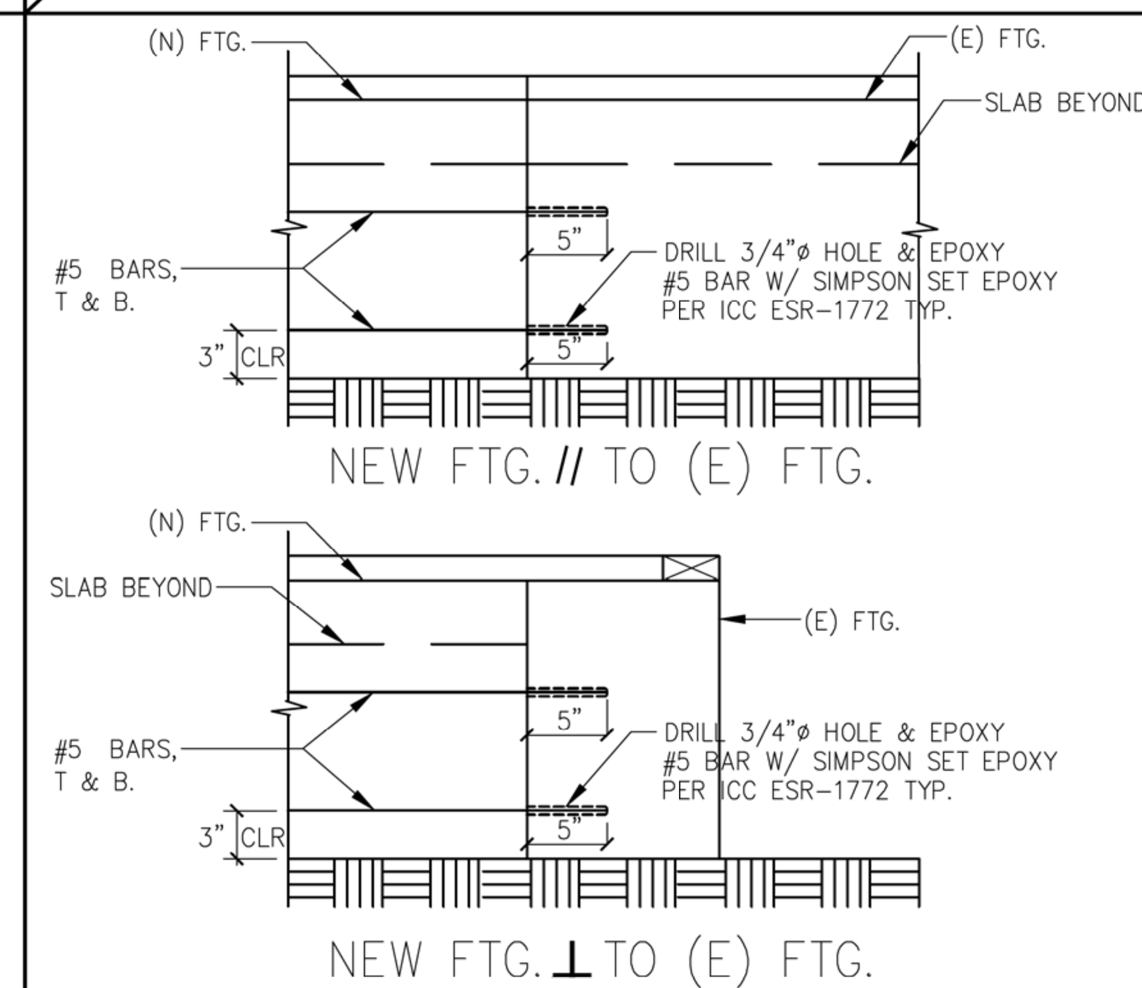
5 EXT. FTG AT GARAGE



1 TYP. EXTERIOR FOOTING

18

14



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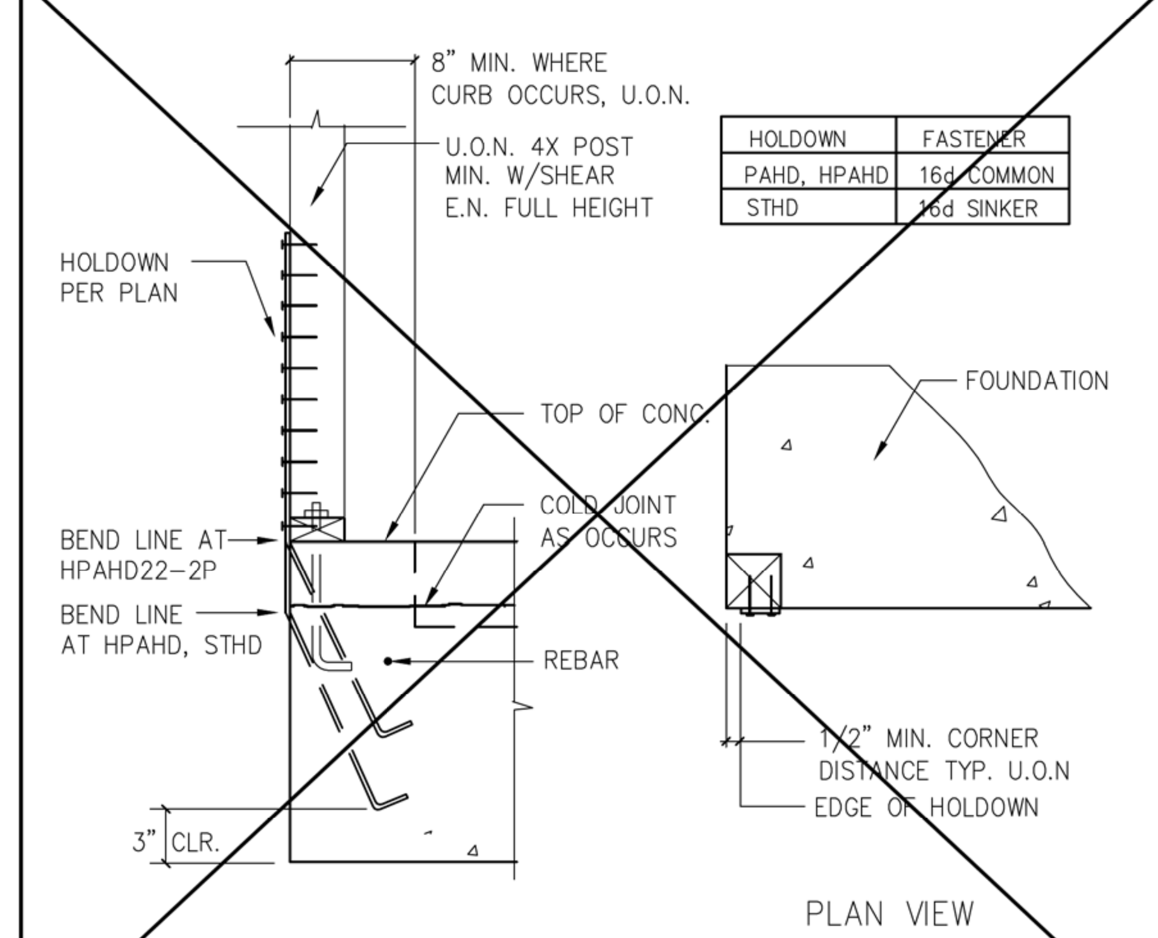
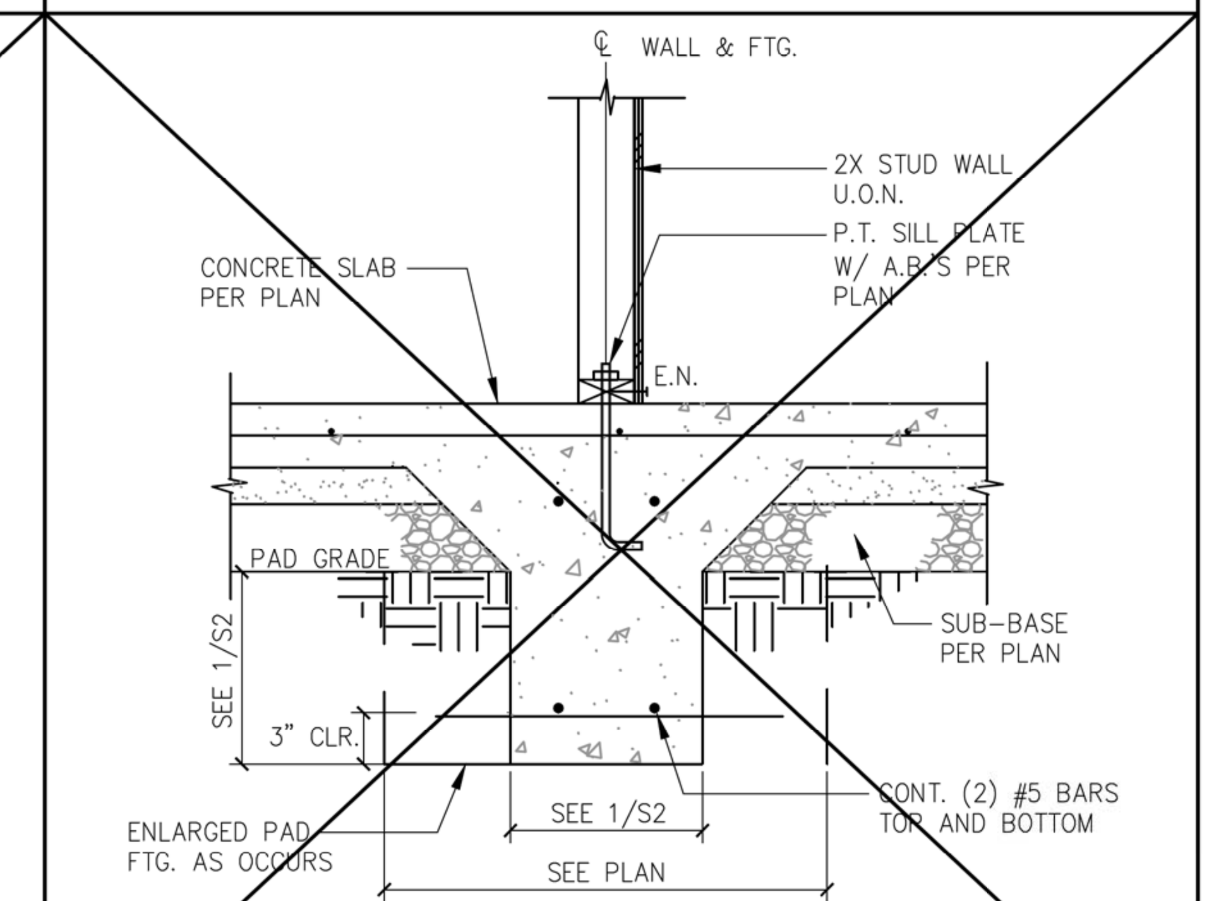
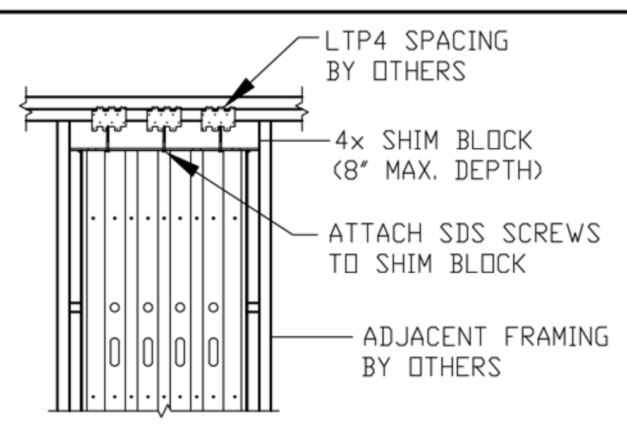


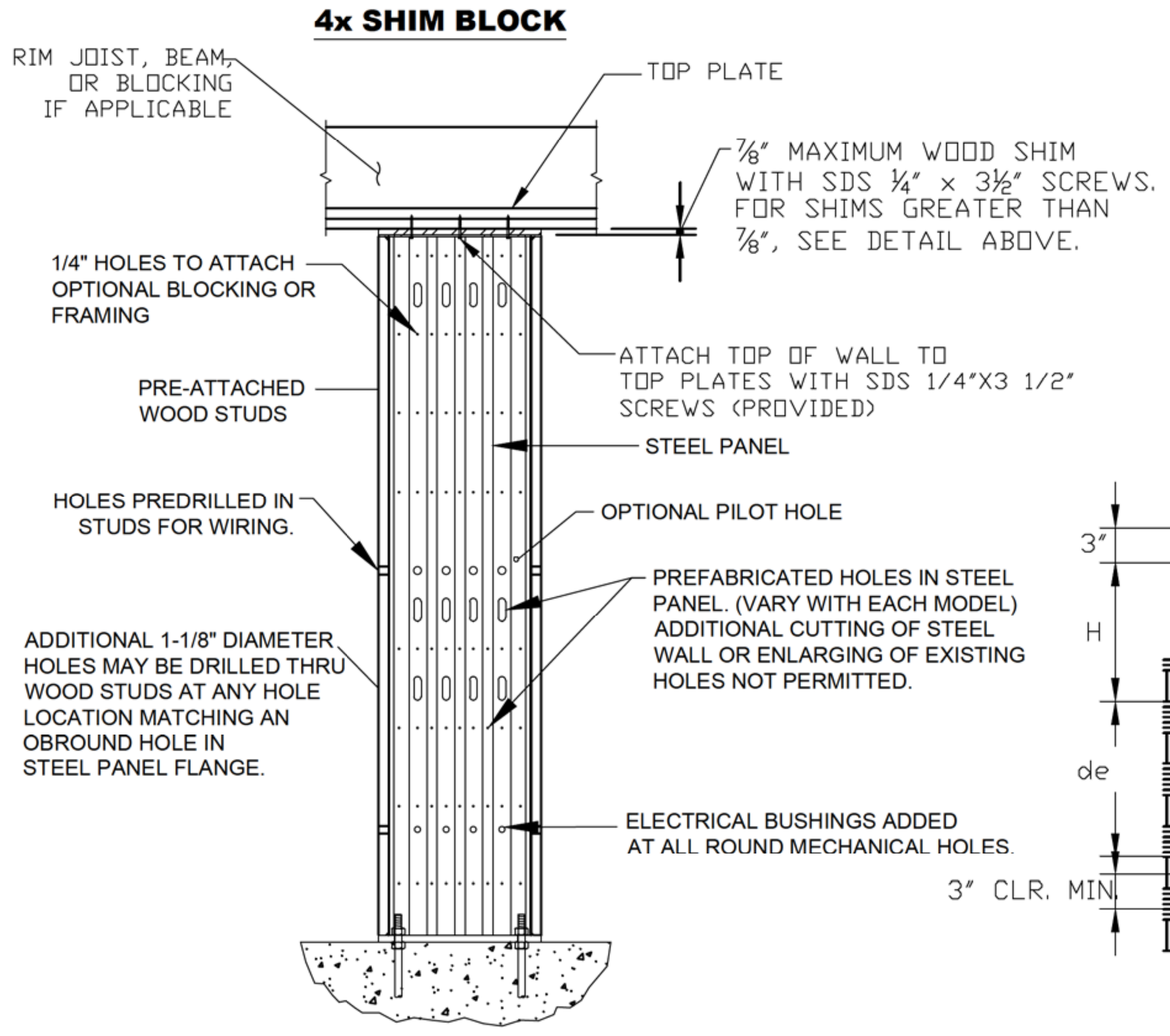
6 TYP. PA, HPA, STHD HOLDOWN

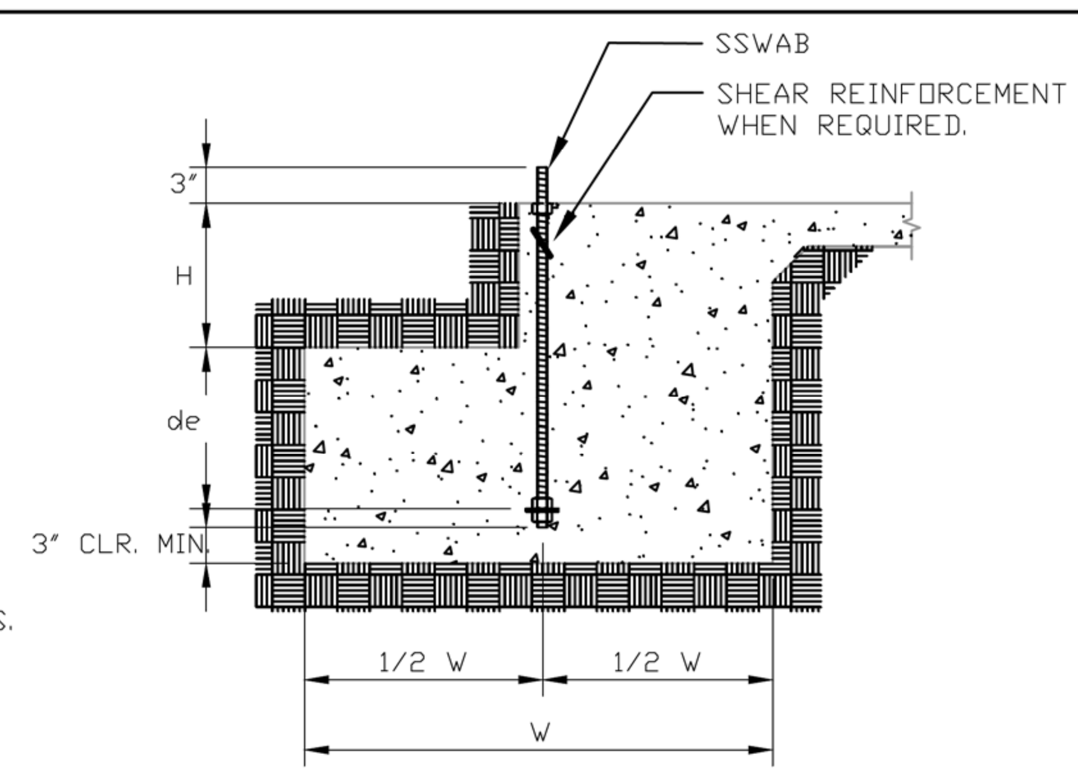


2 TYP. INTERIOR FOOTING

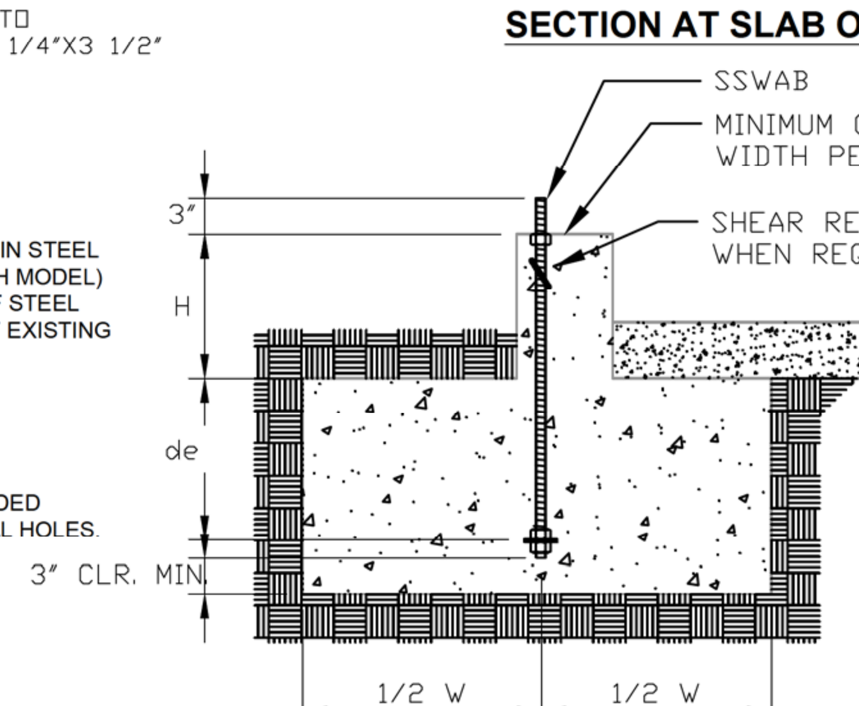


4x SHIM BLOCK

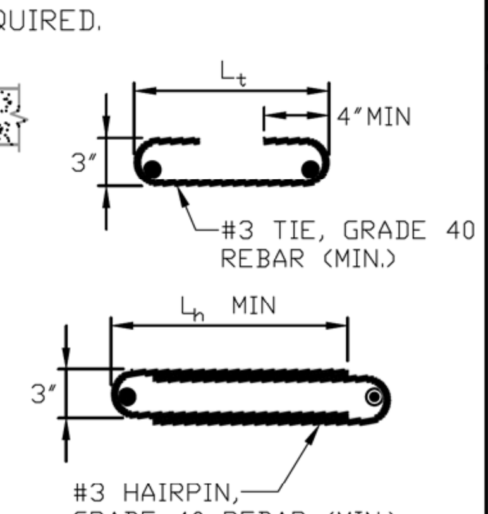




SECTION AT SLAB ON GRADE



SECTION AT CURB OR STEMWALL



FIELD TIE AND SECURE DURING CONCRETE PLACEMENT. OVERLAP VARIES WITH BOLT SPACING.

SHEAR REINFORCEMENT

MODEL	SHEAR REINF.	L_t/L_h
SSW12	(1) #3 TIE	9"
SSW15	(1) #3 TIE	12"
SSW18	(1) #3 HAIRPIN	14"
SSW21	(1) #3 HAIRPIN	15"
SSW24	(2) #3 HAIRPINS	17"

SSW ANCHOR BOLTS

STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

ANCHORAGE SOLUTIONS FOR 2003 AND 2006 IBC LOADS[1,4]

MODEL WIDTH	2500 PSI		3000 PSI		4500 PSI	
	WIND[2]	SEISMIC[3]	WIND[2]	SEISMIC[3]	WIND[2]	SEISMIC[3]
	W/W_1	W/W_1	W/W_1	W/W_1	W/W_1	W/W_1
12" WALL	20/8	30/12	21/7	28/11	15/4	24/8
15" WALL	26/9	43/16	22/8	45/20	16/6	38/16
18" WALL	31/12	43/16	34/13	45/20	24/8	38/16
21" WALL	36/15	43/16	38/15	45/20	27/11	38/16
24" WALL	41/17	43/16	38/15	45/20	28/12	38/16

1. ASSUMES CRACKED CONCRETE WITH NO SUPPLEMENTARY REINFORCEMENT PER ACI 318.
2. WIND INCLUDES SEISMIC DESIGN CATEGORY A & B.
3. SEISMIC DENOTES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 & 2 FAMILY DWELLINGS IN SDC C MAY USE WIND SOLUTIONS.

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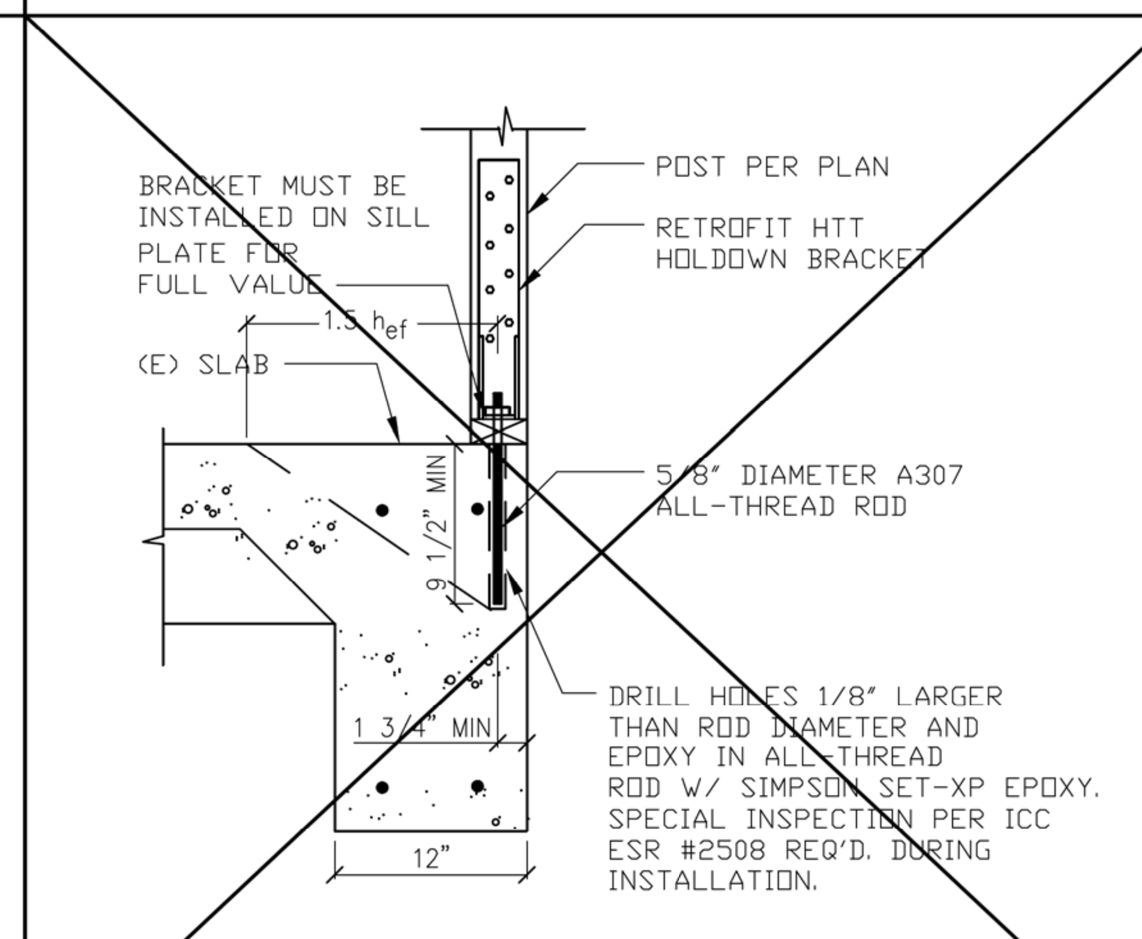
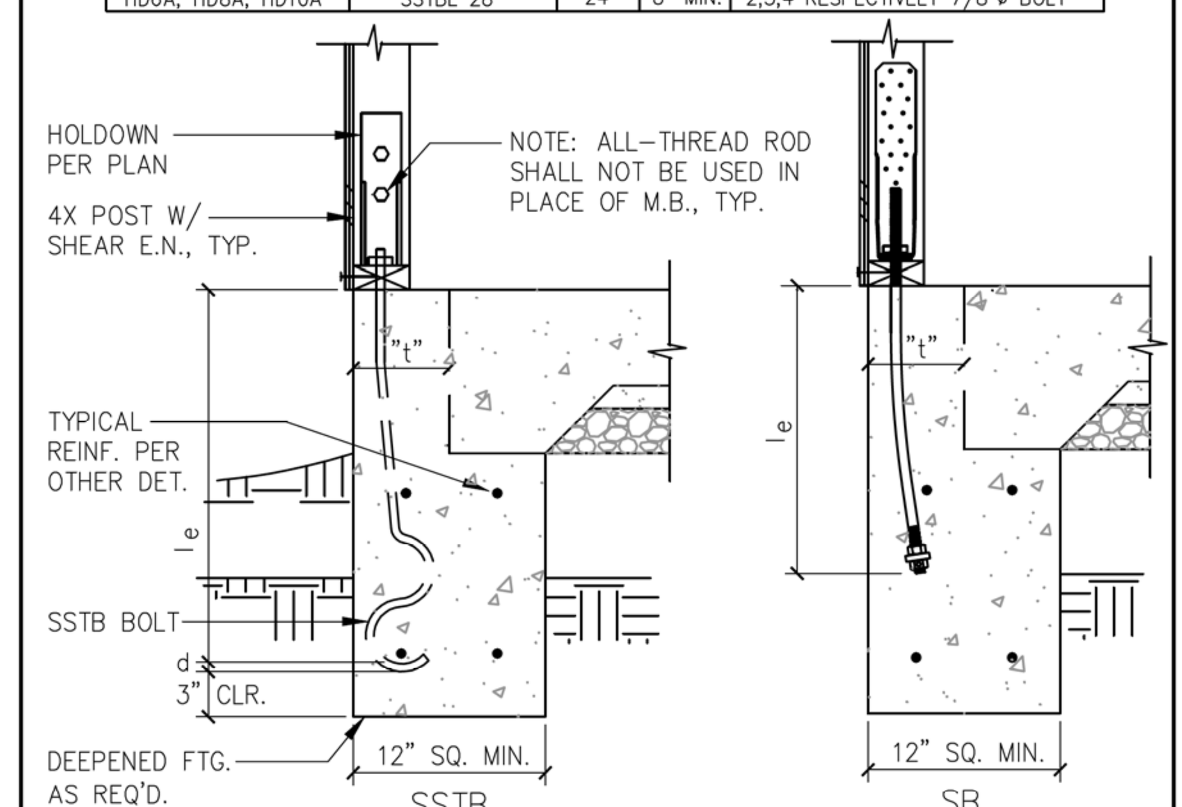


11 RETROFIT HOLDOWN DETAIL

HD TYPE	ANCHOR TYPE U.O.N. ON PLAN	l_e	t	FASTENERS
HTT4, HTT5, [HDU5]	SB 5/8X24	18"	6" MIN.	(18,26)–16d SINKERS [SDS SCREWS]
HDU8, HDQ8	SSTBL 28	24"	8" MIN.	SIMPSON SDS 1/4x3" WOOD SCREW
HD6A, HD8A, HD10A	SSTBL 28	24"	8" MIN.	2,3,4 RESPECTIVELY 7/8"ø BOLT



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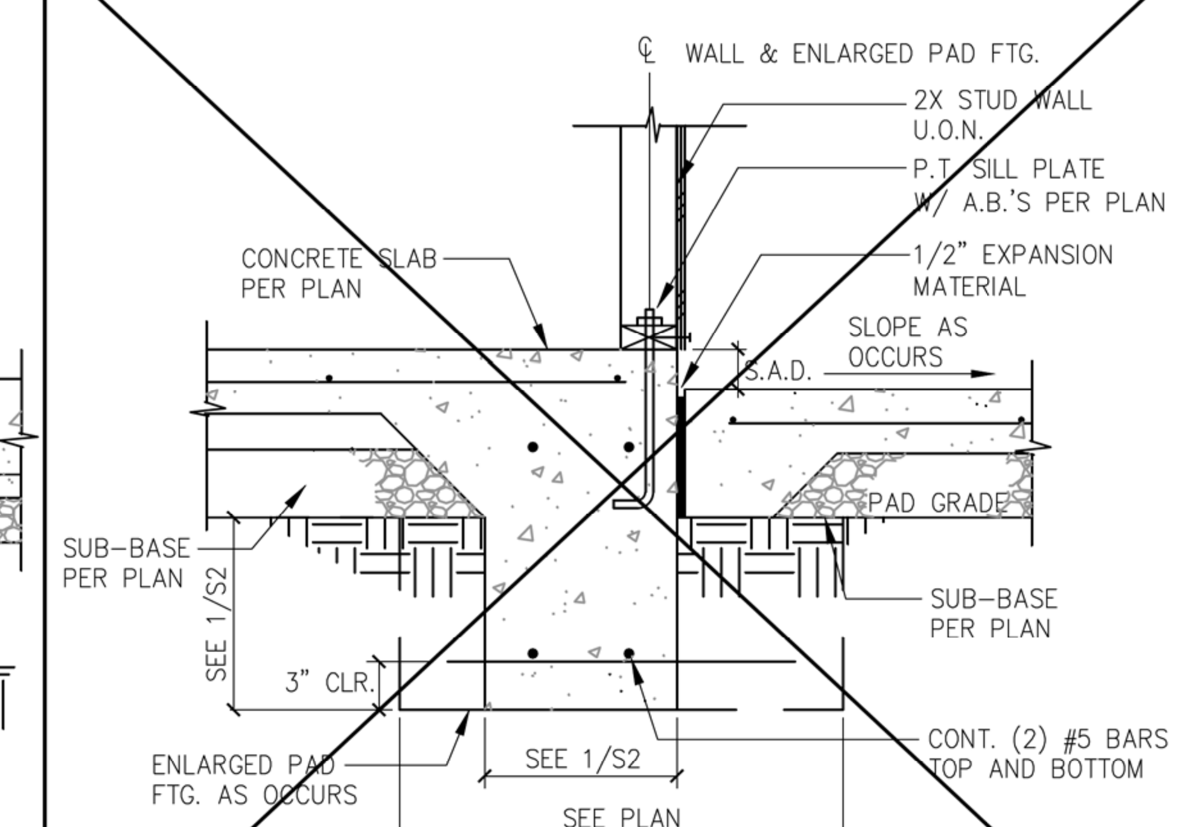

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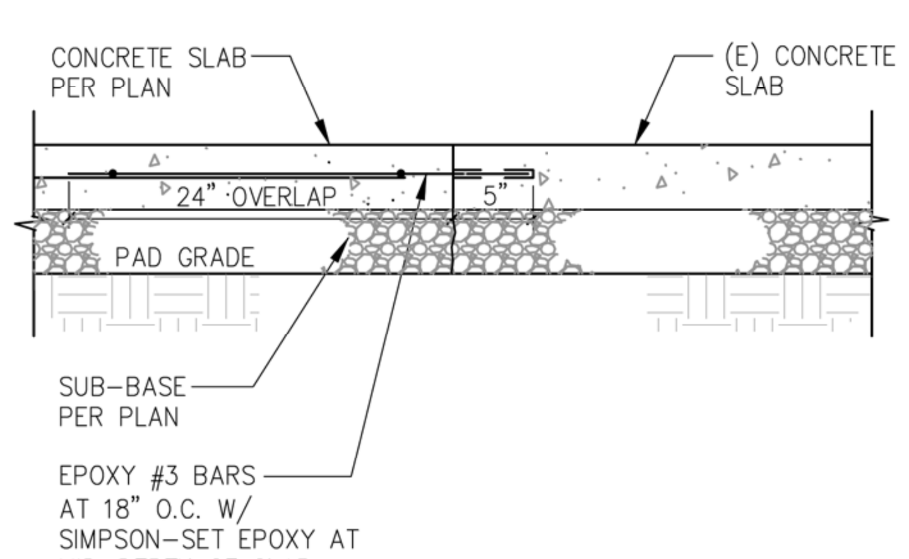

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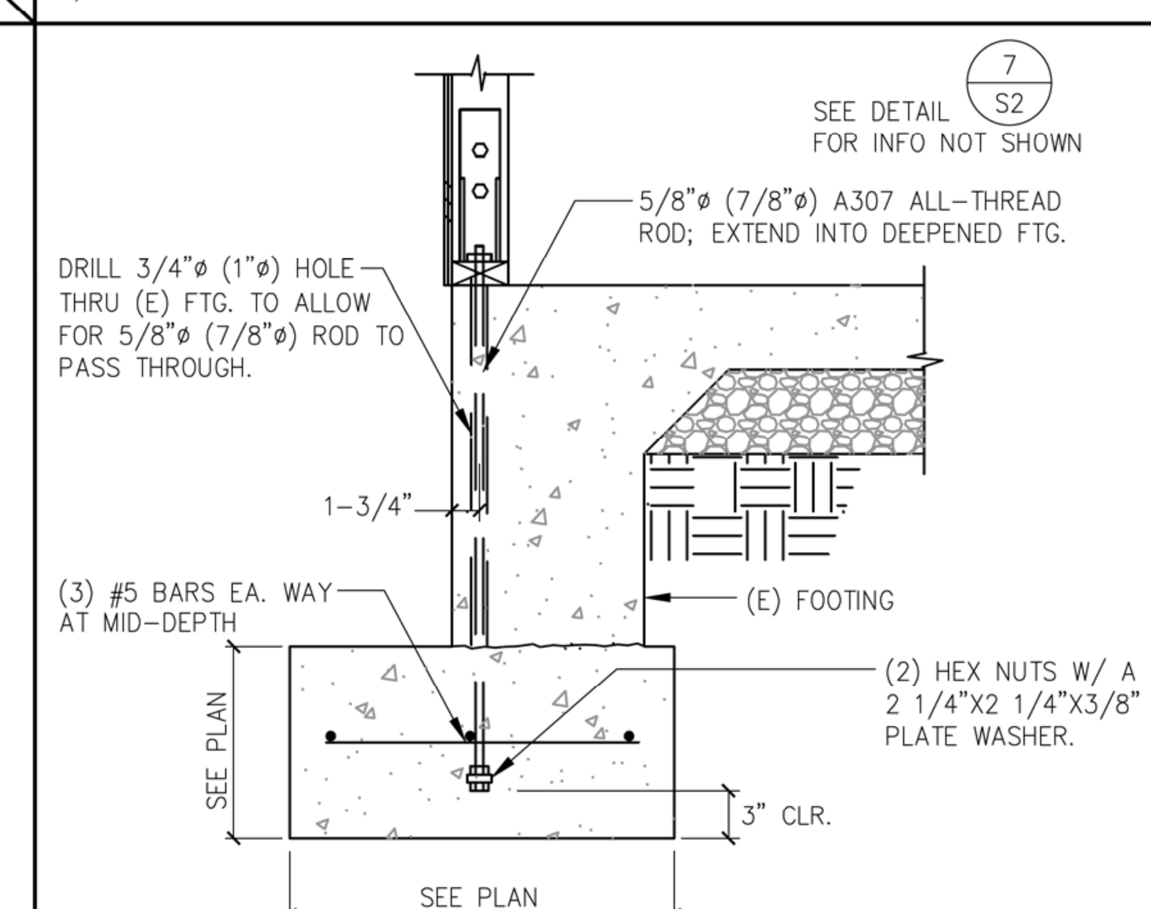

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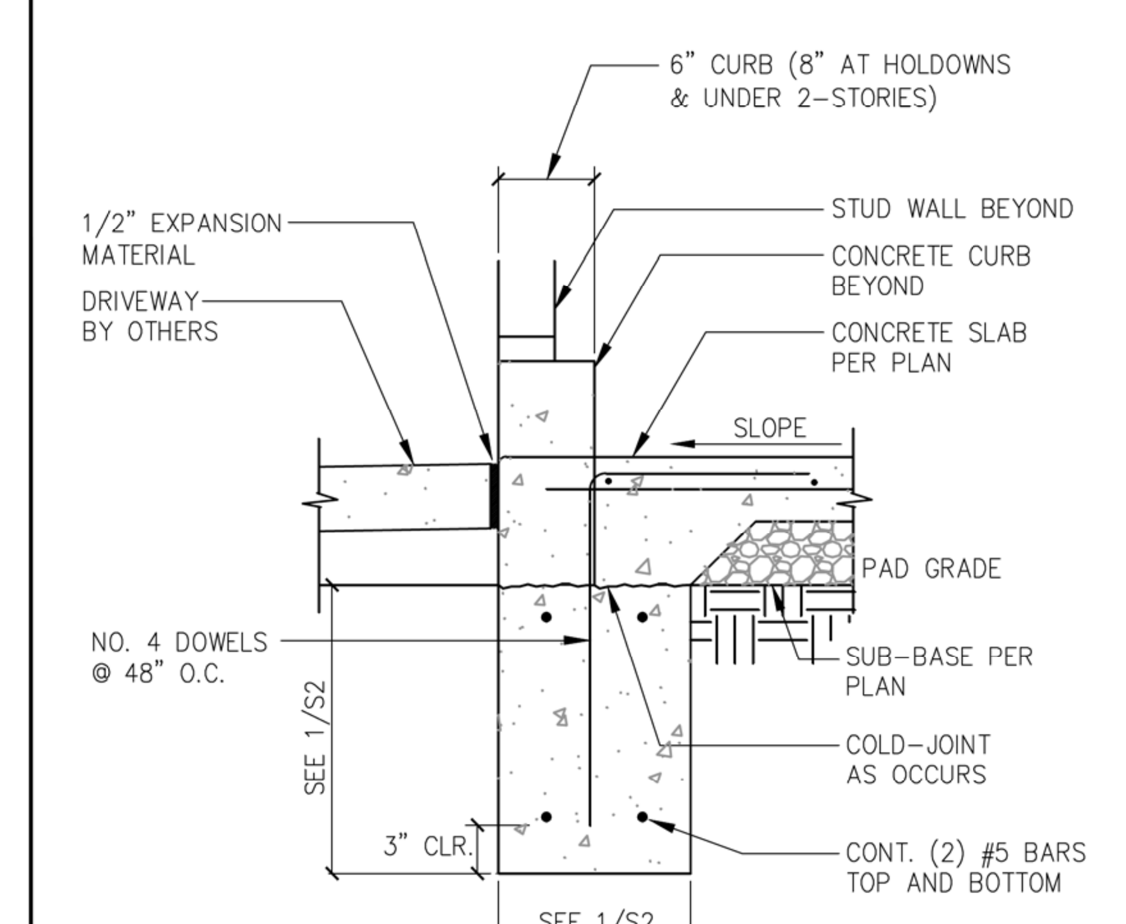

4

BY	REVISIONS	DATE	NO.

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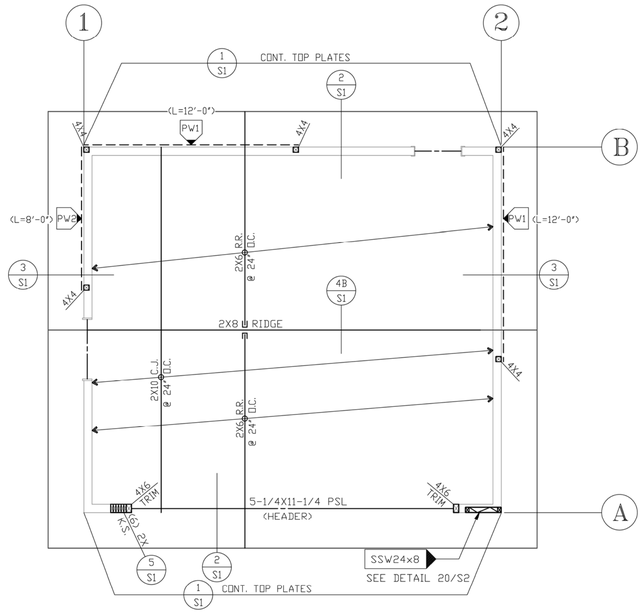
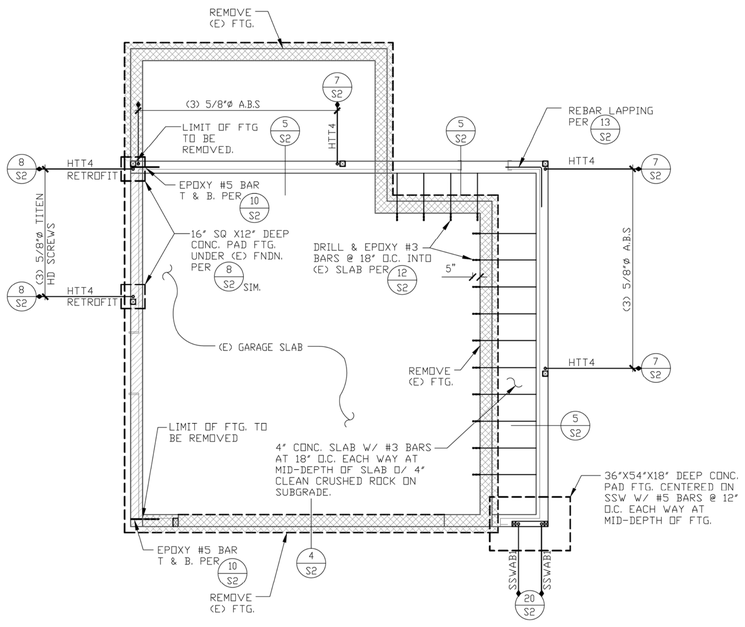
REGISTERED PROFESSIONAL ENGINEER No. C58895 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

DATE 02-02-2022
SCALE 1" = 1'-0"
PROJECT
DRAWN BY
SHEET NO. S2
OF — SHEETS



ROOF FRAMING PLAN



FOUNDATION PLAN

PARTIAL ROOF FRAMING NOTES:

1. HEADERS: The following Header Schedule shall be used where header size is not specified on the plans. Unless noted otherwise, all headers shall be DF-Larch #2 or better:

Supporting ROOF Load only:		
	2x4 Wall	2x6 Wall
Up to 4' span	4x6	6x6
4' to 6' span	4x8	6x8
6' to 8' span	4x10	6x10

2. Roof sheathing may be CDX or OSB, and shall be one of the following:

7/16" with 24/16 APA span rating
1/2" with 24/0 APA span rating

3. Roof edge-nailing of 8d at 6" o.c. shall be applied along the full length of the collector trusses.

4. STUDS:
   a. Exterior Walls & Interior Bearing/Shear Walls
      - When supporting 2 stories above, regardless the height, use 2x6 DF-Larch #2 or better at 16" o.c.
      - Up To 10' Tall: 2x4 studs at 16" o.c. shall be DF-Larch #2 Grade or better
      - More than 10' Tall: 2x6 studs shall be DF-Larch #2 or better unless called out differently on plans.
   b. Interior Non-Bearing Walls:
      - Up To 14' Tall: 2x4 studs may be DF-Larch of Std Grade or better spaced 16" or 24" o.c.
      - More than 14' Tall: all studs shall be 2x6 DF-Larch #2 grade or better spaced at 16" o.c. unless called out differently on plans.
   c. Plumbing Walls: studs in non-bearing walls with holes greater than 2.5" in diameter shall be 2x6. For exterior walls, bearing walls and shearwalls, with holes greater than 1.5", and up to 3.5" max, in diameter, studs shall be 2x6. Holes shall be drilled through center of studs. Studs with holes greater than 2" shall be double studs, stitch nailed together per nailing schedule.

5. PLATES:
   a. All exterior walls and interior structural bearing/shear walls shall have double top plates and be spliced for continuity.
   b. Top & sole plates shall be DF-Larch Std grade or better.

6. TRUSS HANGERS:
   a. For individual, non-girder trusses, use the following Simpson hangers, U.N.O.:
      - Up to 15' span : LUS14
      - 15' TO 25' span : LUS16
      - 25' TO 40' span : HUS16
   b. For girder trusses, use the Simpson hangers HGUS××, U.N.O.

PARTIAL FOUNDATION NOTES:

1. CONCRETE:
   a. Concrete shall be of normal weight and fc'= 2500 psi minimum at 28 days.
      - Cement to be Portland cement ASTM C-150 type I or II. Type V may be required, see General Notes for additional requirements
      - Aggregate per ASTM C-33
      - Water to be clean and potable.
      - High alumina cement must not be used in concrete because of high sulfide contents.
      - No admixtures containing calcium chlorides or other chlorides shall be added to the concrete
   b. Unless shown otherwise on plans, cold joints are not allowed.
   c. Concrete placement shall be in one continuous operation, uniformly placed and must be vibrated and well consolidated.
   d. Concrete shall be cured per ACI 318-14 section 5.11 and ACI Committee 308 "Standard Practice for Curing Concrete".

2. REBAR:
   a. Reinforcing steel, #4 bars or less, may be ASTM A615 Grade 40; #5 bars or greater shall be Grade 60.
   b. Reinforcing bars to be welded shall be ASTM A706.
   c. Lap all reinforcing splices a minimum 48 bar diameters but in no cases less than 24".

3. HOLDOWN NOTES:
   a. Holdown rods/straps shall be set in place prior to foundation inspection and concrete pouring.
   b. At the strap holdowns, a #4 rebar by 48" long must be centered and wired over the holdown return hook.
   c. Simpson "SSTB" bolts shall be used if so specified on plans or details. Where not specified, holdown rods may be standard "J" or "L" bolts, or threaded rod with double nut and washer at bottom.
   d. Through bolts for HDA/HD Holdowns shall be ASTM A307 Grade A machine bolts. All-thread rods shall not be used in place of machine bolts.

4. POST BASE: U.O.N., individual isolated posts bearing on concrete shall be secured by Simpson PB connectors (PBS at exterior locations) placed in the concrete.

5. ANCHOR BOLTS:
   a. Unless noted otherwise on the foundation plans, sill plates for all the exterior walls, interior bearing walls and interior shearwalls shall be anchored to the foundation with 5/8" minimum nominal diameter anchor bolts, embedded at least 7 inches into the concrete and spaced not more than 4 Ft. apart, with two bolts per piece, each one not more than 12 inches or less than 7 bolt diameters (4-3/8") from end.
   b. Each anchor bolt shall be mounted on a mudsill/sill plate with an iron plate washer a minimum of 0.229"x3"x3". The plate washer must extend to within 1/2" of the sheathed edge of the sill plate.

6. SUB-BASE
   a. SUB-BASE preparation, see soils report for subbase and vapor barrier requirements.
   b. Foundations shall be founded on native soil and/or Engineered Fill. See soils report for required specifications for Engineered fill.

7. FRAMING:
   a. Unless specified otherwise, all holdowns (strap and rod) shall be attached to a 4x post which receives shear wall edge nailing along full height.
   b. Where multiple studs are approved as a holdown post, the multiple pieces shall be internailed together with a minimum of 16d at 6" o.c.
   c. ICC-ES approved powder driven anchor pins (shot pins) may be used at all interior non-Shear Wall locations. Shot pins shall be used in conjunction with plate washers and shall be spaced no more than 32" o.c.

8. FASTENERS
   a. Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

NOTE:
SEE ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND:

- (E) FOUNDATION
- (E) FOOTING TO BE REMOVED
- (N) FOUNDATION

NO.	DATE	REVISIONS	BY

JAD Engineering, Inc.
Civil Engineers
1545 Santa Monica Avenue
San Jose, CA 95118
(408) 316-9281

ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
No. C58895
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

DATE 02-02-2022
SCALE 1" = 1'-0"
PROJECT
DRAWN BY
SHEET NO. S3
OF — SHEETS

June 1, 2022

Hi Neighbors!

We wanted to say HI as we're preparing to *finally* move into 725 University Ave, likely by the end of June. When we bought the house in September 2019 we never anticipated it'd take us so long to move. We and our son Sammy (who is now 4 and a half!) can't wait to be in the neighborhood and to get to meet all of you.

We do have one more thing to ask of the city as we attempt to wrap up the remodel, and we wanted to let you know about it. When we bought the house its detached garage was described as a 2-car garage. Unfortunately that's not quite the case — it's not deep or wide enough to fit two modern cars. Fortunately there's an extra storage area in the back of the garage which is not historical. We are proposing to remove that extra storage area while making the garage about 3' wider and 2.5' deeper, reducing the overall square footage of the detached garage building by a little bit while giving us space to fit 2 cars inside. We'll keep the exterior style of the garage the same as it is today; it'll just be a little bit wider. We've included another page which shows what it will look like.

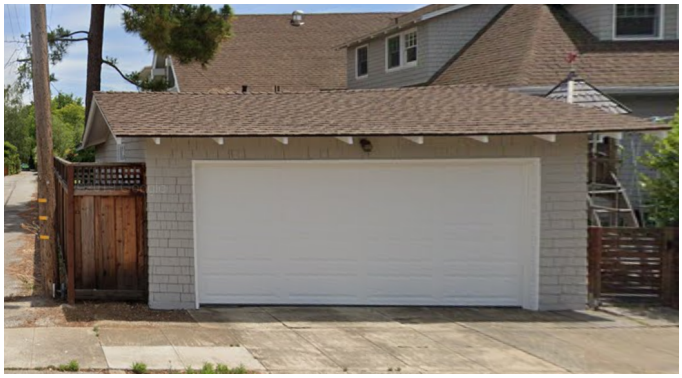
Due to the unusual layout of the property and the house's classification as a Los Altos Historic Resource, this change requires a variance from the city's Design Review Commission and approval from the Historical Review Commission. This will be discussed at upcoming hearings from those commissions. Dates and times are available on the city's web site, losaltosca.gov.

Having garage space for 2 cars turns out to be even more important to us than it was back in 2019. We're thrilled that after 3 years of IVF, we're expecting identical twin girls this fall! We can't wait to have all 3 kids playing in the neighborhood and joining the huge crowds for Halloween.

If you have any questions or thoughts on the garage change (or about anything else about our multi-year remodel), or if you'd like to say hi, or if you have little kids who would love playmates, we'd love to hear from you! Please drop us a note or give us a call. Thanks!

Eric, Lauren, and Sammy Albert
408-460-8354
laurenanderic@lmfeja.com

Here is what the garage looks like today, followed by renderings of what it will look like after the changes:



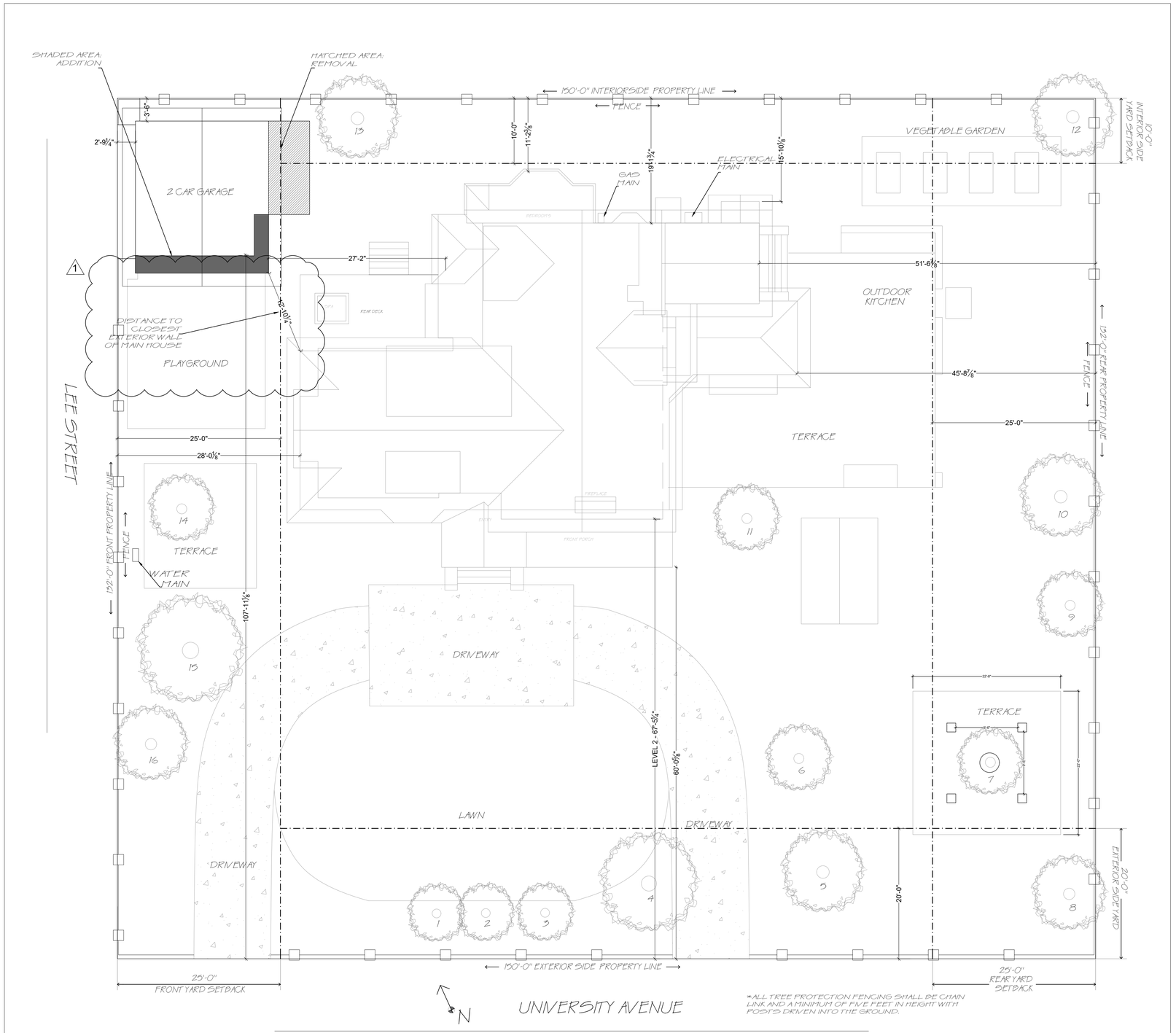
EXISTING GARAGE IMAGES

PROPOSED RENDERINGS

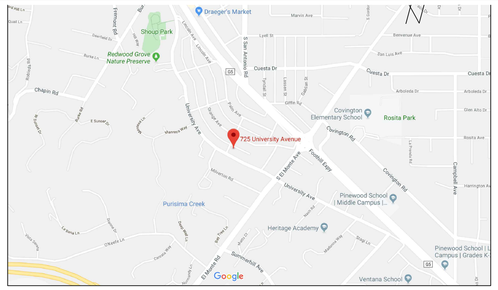
Please Note: The rendering inadvertently leaves out the exposed roof rafters at the bottom of the roof. They will still be there, maintaining the style of the garage as it is today.

SITE PLAN

ATTACHMENT F



VICINITY MAP



SHEET INDEX

SA.1	SITE PLAN & COVER
A1.1	EXISTING FLOOR PLAN AND ROOF PLAN
A1.2	PROPOSED FLOOR PLAN AND ROOF PLAN
A1.3	EXISTING AND PROPOSED ELEVATIONS
A1.4	AREA OF WORK SECTIONS
E1	PROPOSED ELECTRICAL
GB-1	CA GREEN CODE 2019

PROJECT TEAM

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PROJECT NOTES

SCOPE OF WORK:

REMODEL OF GARAGE TO MAKE TRUE TWO CAR GARAGE. REMOVE STORAGE AREA AT BACK OF SHED, 80 SQ.FT. TOTAL. ADDITION TO SIDE OF GARAGE OF 63 SQ.FT. TOTAL GARAGE SQUARE FOOTAGE DECREASED BY 22 SQ.FT. SIDE WINDOW TO REMAIN AS IS. NEW GARAGE DOOR AND NEW DOOR OUTSIDE OF BACK OF GARAGE. PROPOSED 2 EV CHARGERS.

ZONING R-1-10 LOT #57 APN #175-18-057 - YEAR BUILT: 1911 HISTORIC RESOURCE
LOT SIZE: 19,800 SF.

EXISTING HOUSE: 4,122 SF.
EXISTING GARAGE: 425 SF.

OCCUPANCY - R-3; TYPE OF CONSTRUCTION - VB

NOTE
THE FOLLOWING CODES AND REGULATIONS AS MENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CRC 2019 CALIFORNIA RESIDENTIAL CODE
CEC 2019 CALIFORNIA ELECTRICAL CODE
CBC 2019 CALIFORNIA BUILDING CODE
CPC 2019 CALIFORNIA PLUMBING CODE
CMC 2019 CALIFORNIA MECHANICAL CODE
CEC 2019 CALIFORNIA ENERGY CODE
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ.
Lot Coverage: *Land area over 6' in height*	3220 sq.ft. 16.3%	3198sq.ft. 16.1%	5940 sq.ft. 30 %
Floor Area: *Measured to outside surface of exterior walls - garage included in totals*	4727 sq.ft. GARAGE: 425 sq. ft.	4705 sq.ft. GARAGE: 403 sq.ft.	4730 sq.ft. 35%
SETBACKS:			
Front	2 ft. 10 in.	2 ft. 10 in.	25 ft.
Rear	121 ft.	126 ft.	25 ft.
Right Side (1st/2nd) EXTERIOR	107 ft. 10 in.	105 ft. 2 in.	20 ft./ 20 ft.
Left Side (1st/2nd) INTERIOR	3 ft. 6 in.	3 ft. 6 in.	10 ft./ 17.5 ft.
HEIGHT - GARAGE	11 ft. 2 3/4 in.	11 ft. 6 1/2 in.	12 ft.

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROP.
HABITABLE LIVING AREA: *Includes habitable basement*	4182 sq.ft.	n/a	4182 sq.ft.
NON- HABITABLE AREA: *Covered porches/open structures not included*	425 sq.ft.	-22 sq.ft.	403 sq.ft.

LOT CALCULATIONS

NET LOT AREA:		19800 sq.ft.
FRONT YARD HARDSCAPE AREA: *Shall not exceed 50% of setback*	(garage, playground floor, driveway)	1471 sq.ft. 44%
LANDSCAPE BREAKDOWN:	Total hardscape area (existing and prop)	6435 sq. ft.
	Existing softscape (undisturbed) area	13365 sq. ft.
	(N) softscape (new or replaced landscape) area	0 sq. ft.
	Sum of all three should equal the site's net lot area	

SITE PLAN AND COVER SHEET

REVISIONS	BY
1 5/13/2022	

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PROPOSED REMODEL TO:
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DRAWN BY: DANIELLE DIVITTORIO
CHECKED BY:
SCALE: 1/8" = 1'0"
DATE: FEB. 28, 2022
SHEET NO. SA.1

WALL LEGEND

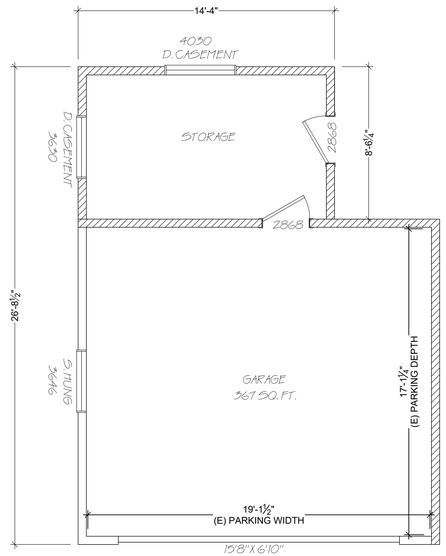
EXISTING WALL TO REMAIN

WALL TO REMOVE

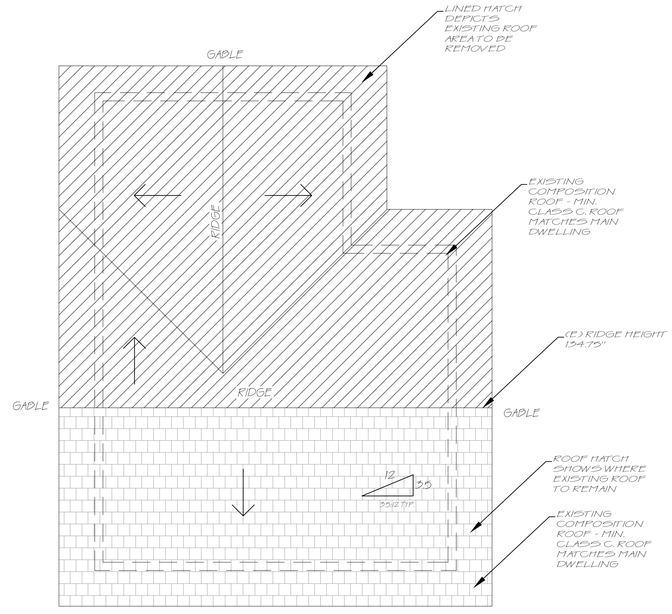
NEW WALL

EXTERIOR WALL TO BE INTERIOR WALL

DIMENSIONS TO FINISHED WALL



EXISTING FLOOR PLAN - GARAGE



EXISTING ROOF PLAN - GARAGE

REVISIONS	BY
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CHECKED BY:

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

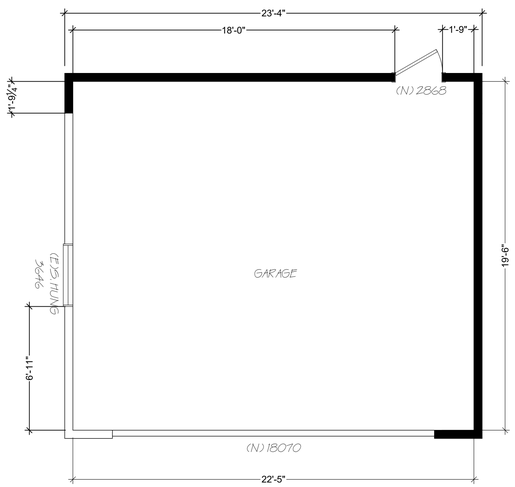
DATE: FEB. 28, 2022

SHEET NO. A1.1

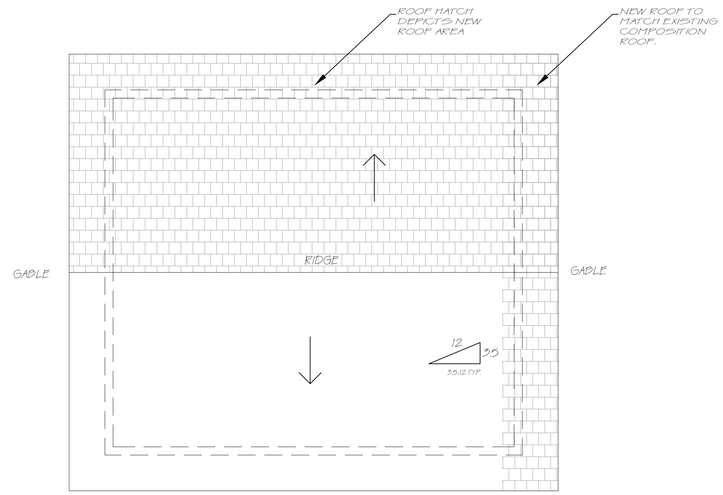
WALL LEGEND

- EXISTING WALL TO REMAIN
- WALL TO REMOVE
- NEW WALL
- EXTERIOR WALL TO BE INTERIOR WALL

NOTE: DIMENSIONS TO ROUGH FRAMING STUDS



PROPOSED FLOOR PLAN - GARAGE



PROPOSED ROOF PLAN - GARAGE

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CHECKED BY:

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

DATE: FEB. 28, 2022

SHEET NO. A1.2

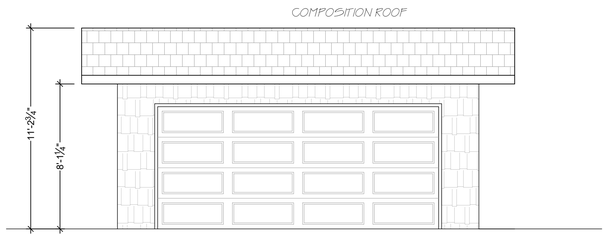
KEY

- FOUNDATION VENTS
- COMPOSITION ROOF
- EXISTING SHINGLE SIDING
- EXISTING FIREPLACE BRICK
- ATTIC VENT AT GABLE

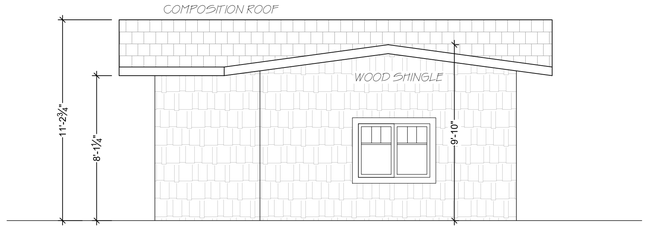
TREAD, RISER, HANDRAIL SPECS:
HAND RAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½" BETWEEN THE WALL AND THE HANDRAIL.
HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 ¼" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSIONS AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.

36" DEEP LANDING AS REQUIRED; 4" MIN. 7¾" MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE

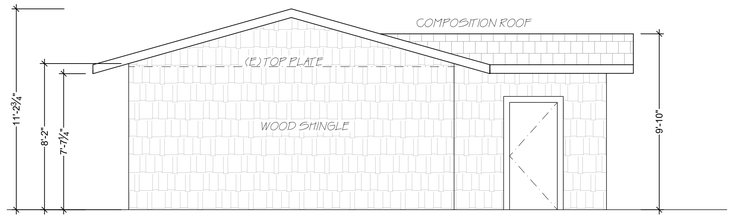
ALL STAIRWAYS TO BE MIN. 36" WIDE FOR RISE, RUN HANDRAIL AND GUARDRAIL REQUIREMENTS.



1 FRONT ELEVATION



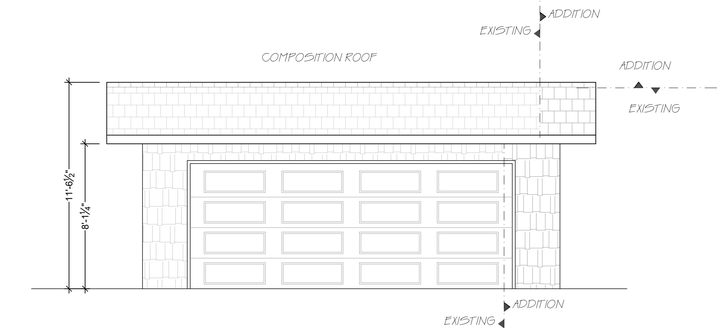
2 REAR ELEVATION



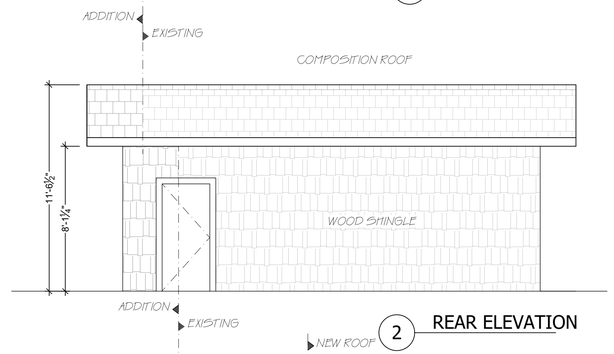
3 RIGHT SIDE ELEVATION

4 LEFT SIDE ELEVATION

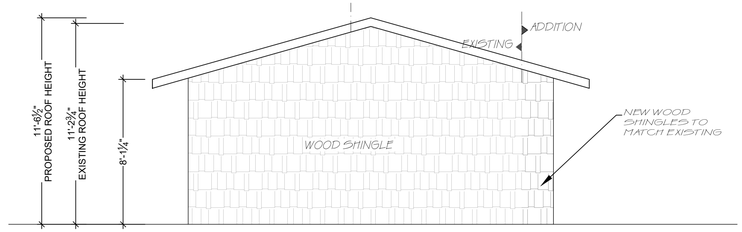
EXISTING ELEVATIONS



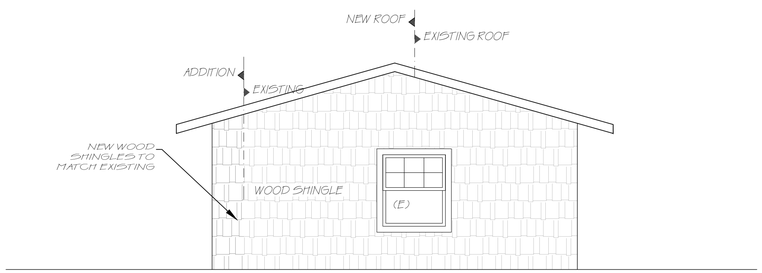
1 FRONT ELEVATION



2 REAR ELEVATION



3 RIGHT SIDE ELEVATION



4 LEFT SIDE ELEVATION

PROPOSED ELEVATIONS

REVISIONS	BY
1 5/13/2022	

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408.460.8354

PROPOSED REMODEL TO:
ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS, CA 94022

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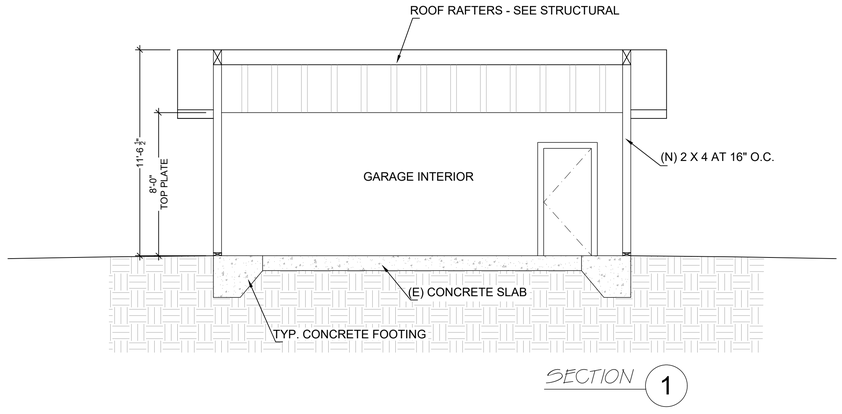
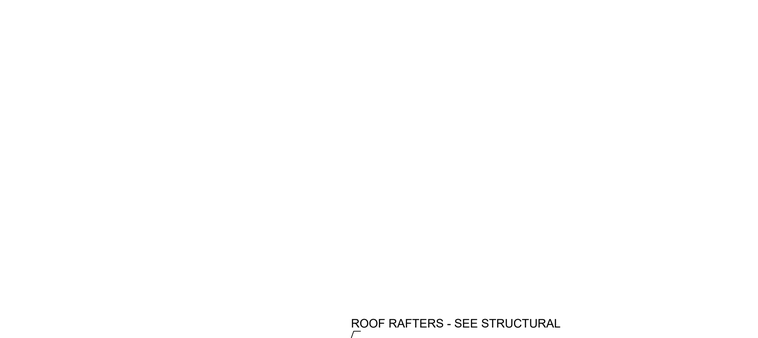
SCALE: 1/4" = 1'-0"
DATE: FEB. 28, 2022
SHEET NO. A1.3

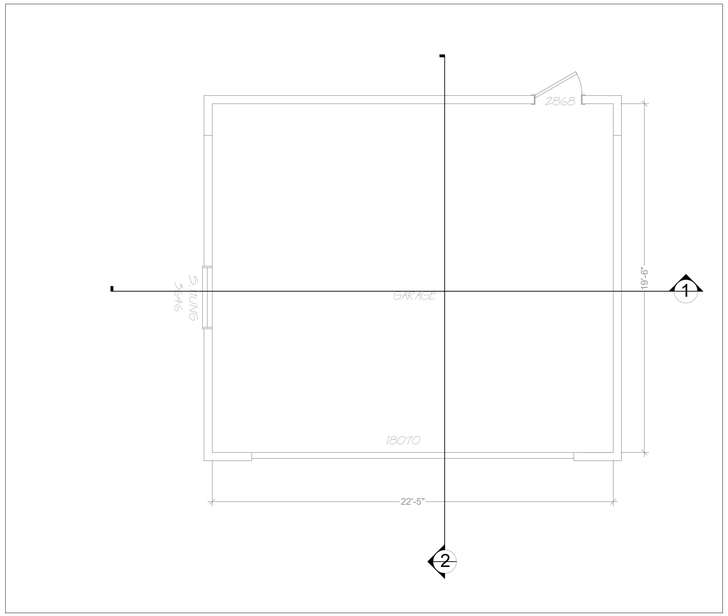


SECTION 1



SECTION 2

PROPOSED SECTIONS



REFERENCE PLANS

PLAN NOTES

A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3)
B. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2)
C. A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1)
1. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

REVISIONS	BY
1 5/13/2022	

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DATE: FEB. 28, 2022
SHEET NO. A1.4

LIGHT FIXTURE NOTES:

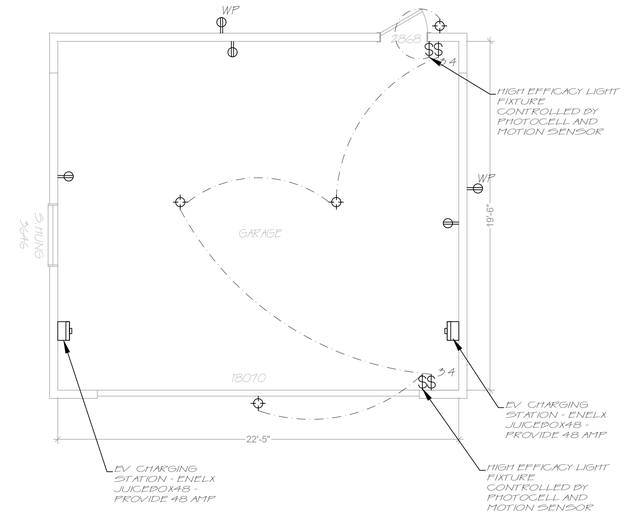
- ALL LIGHTING TO BE HIGH EFFICACY (ie pin based CFL; pulse-start MH, HPS, GU-24 sockets other than LEDs, LED luminaries with integral source)
- SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016 OR JA8-2016-E"
  - JA8-2016-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES.
- ALL CAN LIGHTS TO BE IC/AT RATED.
- THE FOLLOWING LOCATIONS TO HAVE JA8 COMPLIANT LIGHT SOURCES, CONTROLLED BY VACANCY SENSORS OR DIMMERS (exception closets less than 70SF and hallways):
  - CEILING RECESSED DOWNLIGHT LUMINAIRES
  - LED LUMINAIRES WITH INTEGRAL SOURCES
  - PIN-BASED LED LAMPS
  - GU-24 BASED LED LIGHT SOURCES
- ONE FIXTURE IN BATHROOM TO BE CONTROLLED BY VACANCY SENSOR.
- EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING.
- OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND PHOTOCONTROL AND MOTION SENSOR.

ELECTRICAL NOTES:

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING. (DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
- MINIMUM TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLY WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, DINING SPACE, OR SIMILAR AREAS. Note: these circuits cannot serve outside plugs, range hood, disposals, dishwashers, or microwaves -- only the required countertop/wall outlets including the refrigerator.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT kitchens, family rooms, dining rooms, living rooms, bedrooms, sunrooms, closets, hallways, laundry areas or similar rooms SHALL BE BE PROTECTED BY AN ARCH FAULT CIRCUIT.
- MAINTAIN THE REQUIRED WORKING CLEARANCES AT THE AC EXTERIOR ELECTRICAL DISCONNECT.
- VACANCY SENSOR'S ON ONE LIGHT IN THE FOLLOWING ROOMS: BATHROOMS, GARAGE, LAUNDRY, AND UTILITY ROOMS PER 150.0 (k)2 CEC.
- MINIMUM SEPARATE ELECTRICAL CIRCUITS FOR:
  - 20AMPS FOR THE BATHROOMS 210.11B(3) CEC
  - 20 AMP LAUNDRY CIRCUIT 210.11 (B) (2) CEC
  - DRYER 30 AMP MINIMUM 220V
  - MOTOR (FAU)

ELECTRICAL LEGEND

$	SWITCH
$DIM	DIMMER SWITCH
$3 4	3 AND 4 WAY SWITCH
	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
	DEDICATED CIRCUIT
WP	WATERPROOF DUPLEX RECEPTACLE OUTLET
GFI	GROUND FAULT INTERRUPTER RECEPTACLE OUTLET
U	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET W/ USB
	SURFACE MOUNTED LED LIGHT FIXTURE
P	PENDANT LOW VOLTAGE LIGHT FIXTURE
	RECESSED LED LIGHT FIXTURE - ALL CANNED LIGHTS TO BE IT/AT RATED
	ENERGY STAR - EXHAUST VENTILATION FAN EQUIPPED WITH BACKDRAFT DAMPERS
	CEILING FAN WITH LED LIGHT FIXTURE
	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP AND INTERCONNECTED
	CARBON MONOXIDE /SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP
	HEATING REGISTERS PER R309.9 CRC



PROPOSED ELECTRICAL PLAN

REVISIONS	BY
1 5/13/2022	

DI VITTORIO
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PROPOSED REMODEL TO:

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CHECKED BY:

SCALE: 1/4" = 1'0"

DATE: FEB. 28, 2022

SHEET NO. E1

2019 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS
(CALGreen Code or CGC)

Feature or Measure
(For full details of the code requirements see the 2019 Cal Green Code)

SITE DEVELOPMENT 4.106
- A plan has been developed and will be implemented to manage storm water drainage during construction per CGC4.106.2 AND 4.106.3
- 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. NOTE: REFER TO THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH DISTURB ONE ACRE OR MORE OF SOIL OR ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURB ONE ACRE OR MORE OF SOIL.
- 4.106.3 GRADING AND PAVING - CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. 4.106.4
- New construction shall comply with Section 4.106.4.1, 4.106.4.2, 4.106.4.3, to facilitate future installation and use of EV chargers. Electrical vehicle supply shall be installed in accordance with California Electrical Code, Article 625.

Exceptions:
- On a case by case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  1.1 Where there is no commercial power supply
  1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit
- ADU and JADU without additional parking facilities

INDOOR WATER USE 4.303
- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 4.303.1.4
- 4.303.1.1 Water Closets - The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.
- 4.303.1.2 Urinals - The effective flush volume of wall mounted urinals shall note exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
- 4.303.1.3 Showerheads. Single Shower heads shall have a max. flow rate of not more than 1.8 gallons per minute at 80psi. Showerheads shall be certified to the performance criteria of US EPA WaterSense Specification for showerheads.
  -- Multiple Showerheads serving one shower - the combined flow rate of all shower heads and/or other shower outlets controlled by a single valve shall note exceed 1.8 gallons/min at 80 psi. Or shower designed to only allow one shower outlet to be in operation at a time.
- 4.303.1.4 FAUCETS - Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate shall note be less than 0.8 gallons per min at 20 psi.
  4.303.1.4.4 Kitchen faucets. The max. flow rate shall note exceed 1.8 gallons per min at 60 psi. They may temporarily increase above the flow rate but not to exceed 2.2 gallons/min at 60 psi and must default to a max. flow rate of 1.8 gallons/min at 60 psi.

ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406
- Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408
- Recycle and/or salvage for reuse a min. of 65% of nonhazardous construction and demolition was in accordance with either Section 4.408.2, 4.408.3, 4.408.4 or meet a more stringent local construction and demolition waste management ordinance. Exceptions see 4.408.1.
  4.408.2 Construction waste management plan
  4.408.3 Waste management company
  4.408.5 Documentation - Notes: Sample forms found in "A Guide to California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standards/calgreen/cal-green-form.shtml may be used to assist in documenting compliance with this section.

BUILDING MAINTENANCE AND OPERATION 4.410
- 4.410.1 Operation and maintenance manual. At the time of final inspection, a manual shall be placed in the building. Manual to include what is listed 4.410.1

ENVIRONMENTAL QUALITY 4.501
- The provisions of this chapter outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

FIREPLACES 4.503
- Any installed gas fireplace shall be a direct vent sealed combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards emission limits as applicable and have permit label indicating they are certified.

POLLUTANT CONTROL 4.504
- 4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

INTERIOR MOISTURE CONTROL 4.505
- Shall meet or exceed the provisions of the California Building Standards Code
- 4.505.2 Concrete Slab foundation - required to have a vapor retarder by the CBC Chapter 19 or concrete slab on ground floors require a vapor retarder by CRC Chapter 5 and comply with this section.
- 4.404.3 Moisture content of building materials - Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content.

INDOOR AIR QUALITY AND EXHAUST 4.506
- 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with listings in section 4.508.1 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Humidity controls shall be capable of adjustment between a relative humidity range of less than or equal 50% to a max. 80%.

ENVIRONMENTAL COMFORT 4.507
4.507.2 Heating and air conditioning system design. Shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gains is established according to ANSI/ACCA 2 Manual J 2016
2. Duct systems sized according to ANSI/ACCA 1 Manual D - 2016
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014

RESIDENTIAL BATHROOM (2019 CRC, CPC)

TUB AND SHOWER REQUIREMENTS
- The mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120˚ F. The water-filler valve in bathtubs/whirlpools shall have a temperature limiting device setat a maximum of 120˚ F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- New or reconfigured shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30 inch diameter circle. Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. (CPC 408.5, 408.6)
- Shower stalls and bathtubs with shower heads installed, shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor. (CBC 1209 and CRC R307.2)
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydromassage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.70)
- Underlayment material used as backers for wall tile or solid surface material in tub and shower enclosures shall be either glass mat/fiber-reinforced gypsum backing panels (i.e. DensShield, Dens Armor Plus), non-asbestos fiber-cement/fiber mat back board (i.e. Hardibacker, cement board). All material shall be installed in accordance with the manufacturer's recommendations. Water-resistant gypsum board (i.e. purple board) may be used when attached directly to studs, overlaid with minimum Grade B building paper and wire lath. Tile shall be attached to the wire lath. (CBC 2509 and CRC R702.4)
- Shower floors shall be lined with an approved shower pan or an on-site built watertight approved lining (i.e. hot mop). On-site built shower linings shall extend a minimum of 3 inches vertically up the wall and shall be sloped ¼" per foot to weep holes. (CPC 408.7)
- When a curb is provided at a shower, it shall be a minimum of 1 inch above the shower floor and between 2 inches and 9 inches above the top of the drain. A watertight nailing flange that extends a minimum of 1 inch high shall be installed where the shower floor meets the vertical surface of the shower compartment. The finished floor of the shower compartment shall be uniformly sloped between ⅛" and ½" per foot towards to the drain. (CPC 408.5) Where a curb is not provided at the shower compartment, the entire bathroom shall be considered a wet location. The flooring in the entire bathroom shall comply with the water proofing requirements described above for shower floors (previous bullet) and all lighting fixtures shall be approved for wet locations.
- If installing a tub next to an existing fire rated wall/walls (i.e. between apartment units or townhomes, etc.) the integrity of the fire rated wall/walls construction shall be maintained (i.e., fire-blocking shall be installed in the wall/walls per R302.11 and R302.11.1 of the CRC andshall be constructed per CRC 302 Fire-Resistant Construction. Continuity of such fire-resistancerated wall/walls shall be per R302.2.3 of the CRC. (i.e., continuity of protection shall be full height from floor to ceiling, etc.)
- A Fire Permit "FP" shall be required when remodeling structures that have existing fire sprinklers. A fire inspection shall be required prior to a building rough inspection all trades anda fire final inspection shall be required before a building final can be signed-off. Fire inspectorsshall sign-off all fire inspections on the building permit.

WATER CLOSET REQUIREMENTS
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front. (CPC 402.5)
- Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. (CPC 402.2)

TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1 R308.4)
- Tempered glazing shall be installed in the locations listed below. Tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed).
- Within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
- Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.
- Glazing within 24 inches of either side of the door in the plane of the door in a closed position.
- Glazing on the hinge-side of an in-swinging door that is installed perpendicular to a door in a closed position and within 24 inches of the door.

ELECTRICAL AND LIGHTING REQUIREMENTS
- All receptacles shall be GFCI protected and tamper-resistant (TR). If any new/additional outletsare installed, the bathroom shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.12)
- Exhaust fans with a minimum ventilation rate of 50 CFM are required in all bathrooms, even if anoperable window is installed. Exhaust fans and lighting shall have separate control switches (evenif a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protectedcircuit based on the manufacturer's requirements. (CEES 150.0(k), 150.0(o))
- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim orshower stall threshold shall be listed for a damp location, or listed for wet locations where subjectto shower spray. (CEC 410.10)
- Receptacles exceeding 20 amperes in a wet location shall have an enclosure that is weatherproofwhen the attachment plug is removed. (CEC 406.9(B)2)
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C))
-
- All installed lighting fixtures shall be high efficiency.At least one light fixture shall be controlled by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. All other light fixtures shall be controlled by a vacancy sensor or dimmer.
- All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens orrecessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), besealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket,and contain bulbs marked with JA8-2019-E efficiency label. (CEES 150.0(k))

WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1, 40.303)
- Residential buildings undergoing permitted alterations, additions, or remodels are required to replace all non-compliant plumbing fixtures (based on water efficiency) throughout the house with water-conserving plumbing fixtures. The following table shows what is considered to be a non-compliant plumbing fixture and the current water efficiency standards for various plumbing fixtures. All existing non-compliant plumbing fixtures shall be replaced with fixtures meeting the current standards.

- Residential building constructed after January 1, 1994 are exempt from this requirement.

Plumbing Fixture	Non-complaint Plumbing Fixture	Current Standard for the max flow Rate of newly installed plumbing fixtures
Water Closet (toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/min	1.8 gallons/min at 80 psi
Faucet - Bathroom	Greater than 2.2 gallons/min	1.2 gallons/min at 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/min	1.8 gallons/min at 60 psi (average)

SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.10, CRC 314 and 315)
- Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.
- Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuelburning appliance or fireplace in the house and where the garage is detached from the house.

EGRESS NOTE (CRC 2019)
- 1002.1 Maintenance
  Means of egress shall be maintained in accordance with the California Fire Code.
- 1003.2 Ceiling height -The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.

Exceptions:
Sloped ceilings in accordance with Section 1207.2.
Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1207.2.
Allowable projections in accordance with Section 1003.3.
Stair headroom in accordance with Section 1011.3.
Door height in accordance with Section 1010.1.1.
Ramp headroom in accordance with Section 1012.5.2.
The clear height of floor levels in vehicular and pedestrian traffic areas of public and private parking garages in accordance with Section 406.2.2.
Areas above and below mezzanine floors in accordance with Section 505.2.
In Group I-2, I-2.1 and I-3 occupancies, the means of egress shall have a ceiling height of not less than 8 feet (2439 mm).

ELEVATION DETAILS (2019 CRC, CBC)

The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3(1), the wall covering material requirements of this section, and the wall covering manufacturer's installation instructions. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16 inches (406 mm) on center.
- Stucco shall be $\frac{7}{8}$" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide Weep Screed. (CBC 2510.6/crc R703.2)
- Provide spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC 1003.9.1)
- Roof Slopes >2:12 AND <4:12 with asphalt shingles have two layers of 15 lbs felt applied shingle style (CBC 1507.2)
- Provide all under - floor areas with cross ventilation at $\frac{1}{150}$ for the entire area with 50% of the required vent area be ventilators located at a minimum of 3' above eave or cornice vents. Screens over the openings shall have $\frac{1}{8}$" to $\frac{1}{4}$" openings. (CBC 1203/CRC R806)
- Provide Attic Access (22"x30" min) and Under floor access (18"x24" min) for new areas (CRC R408.4/ CBC 1209)
- Provide under-floor clearance of 18" for joists to earth and 12" clearance from girders to earth (CBC 2304.11.2/CRC R317.1)

RESIDENTIAL LIGHTING (2019 CALIFORNIA TITLE 24 SECTION 150)
1. Luminaire Requirement
A. Luminaire Efficacy. All installed luminaires shall meet the requirements in TABLE 150.0-A.
B. Blank Electrical Boxes--The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
C. Recessed Downlight Luminaires in Ceilings -- In addition to complying with 150.0(k)1A, luminaires recessed into ceilings shall meet all of the following requirements:
i. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and
iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
iv. For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
v. Shall not contain screw base sockets.

A. Electronic Ballasts for Fluorescent Lamps. - Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
B. Night Lights, Step Lights and Path Lights. Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
C. Lighting Integral to Exhaust Fans - Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k).
D. Screw based luminaires - Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
EXCEPTION to Section 150.0(k)1G: Luminaires with hard-wired ballasts for high intensity discharge lamps.
E. Light Sources in Enclosed or Recessed Luminaires - Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
F. Light Sources in Drawers, Cabinets and Linen Closets.
Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

2. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS
A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
B. Exhaust fans shall be controlled separately from lighting systems.
EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
F. Lighting controls shall comply with the applicable requirements of Section 110.9.
G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4 meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
EXCEPTION 1 to Section 150.0(k)2K: Luminaires in closets less than 70 square feet.
EXCEPTION 2 to Section 150.0(k)2K: Luminaires in hallways.
K. Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other.

ELECTRICAL NOTES (2019 CEC)
- Provide general use electrical receptacles so that no point along the floor line is more than 6' from receptacle and any wall space > 2' has a receptacle (except in bathrooms and kitchen countertops) (210.52)
- All 15-20 amp, 125 and 250 volt non locking type receptacles in the areas specified in 406.12 (1)-(7) shall be listed tamper resistant receptacles. (406.12)
- All new outlets (receptacles, switches, lighting, etc) in family, dining, livign, bedrooms, hallways, etc. shall be on circuits protected with combination arc-fault circuit interrupter (210.12)
- Smoke (with 10 year battery) and carbon monoxide alarms in new construction and additions shall hardwire with a battery back-up and interconnected (CBC 907.2 CRC R314-R315)
- Closet lights shall be fluorescent, have sealed lens, or LED listed for the storage area. (410.16)
- Provide a dedicated 20 AMP circuit for the furnace and provide a receptacle within 25' (210.63)
- All lighting as high efficacy (ie pin based CFL; Pulse - start MH, HPS, GU24 sockets other than LEDS, LED Luminaires with integral source, etc) CEC table 150.0A
- All compliant light sources in the following locations are controlled by vacancy sensors or dimmers (exception closets less than 70 sf and hallways:
  -- ceiling recessed downlight luminaries
  -- LED luminaries with integral sources
  -- Pin based LED lamps
  -- GU-24 based LED light sources
- At least one fixture in each bathroom controlled by a vacancy sensor. CEC 150.0
- Separate switching for any under cabinet lighting (including kitchen lighting) from other lighting systems. CEC 150.
- Exhaust fans (excludes kitchen exhaust hood) switched separate from lighting (or utilize a device where lighting can be turned off while the fan is running).
- All other bathroom lights are high efficacy luminaries or controlled by a vacancy sensor that complies with CEC section 110.9 and shall not have a control that allows the luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.

GREEN CODE

REVISIONS	BY

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PROPOSED REMODEL TO:
ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS, CA 94022

DRAWN BY: DANIELLE DIVITTORIO

CHECKED BY:

SCALE: NOT TO SCALE

DATE: FEB. 28, 2022

SHEET NO. GB.1

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, PLUMBING CODE, MECHANICAL CODE; NATIONAL ELECTRIC CODE AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND STANDARDS.
2. CONTRACTOR SHALL INFORM THE DESIGNER OF ANY AND ALL MODIFICATIONS TO THE DRAWINGS AS REQUESTED AND/OR REQUIRED BY INSPECTOR AND/OR ANY GOVERNING AGENCY.
3. THE CONTRACTOR, SUB CONTRACTOR, AND OWNER SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE PLAN MAKER AND THEIR CONSULTANTS FROM ANY AND ALL LIABILITY CLAIMS, LOSES, OR DAMAGES ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.

FOUNDATION NOTES:

1. Foundation concrete shall have a minimum compressive strength of 2500 psi.
2. Unless specified otherwise, reinforcing steel shall be deformed bars of billet or axle steel per ASTM A615 Grade 40. For #5 and bigger bars, Grade 60 shall be used.
3. Rebar, dowels and other embedded elements shall be ssecured in place before pouring concrete. Reinforcement shall be clean and free of extraneous material.
4. Rebar Clearance:
   a. 3" clearance shall be provided where concrete is cast again earth,
   b. 2" clearance for concrete exposed to earth or weather but cast against forms,
   c. 3/4" clearance for slabs and walls where concrete is not exposed to earth or weather.
5. Lap all reinforcing splices a minimum of 48 bar diameters but in no case less than 24".
6. Anchor Bolts:
   a. Anchor bolts shall be A307 steel, with an actural diameter of 5/8" and shall be 10" long minimum. Embedment into concrete shall be 7" minimum.
   b. Each anchor bolt shall be attached to mud/ sill plate with an iron plate washer of 3"x3"x1/4".
   c. Two bolts minimum each piece of mudsill plate.
   d. Anchor bolts shall be minimum of 6", but no more than 12" from each end of the sill plate.
   e. Anchor bolts may be substituted by epoxy anchors of equal diameter, and installation shall follow approved ICC report.
7. Holdowns:
   a. Holdown locations shall not be scaled off of foundation plans. They shall be located by close evaluation of architectural floor plans, shearwall plans, and the framing plans.
   b. For all holdown installations, contractor shall refer to manufacturer's specifications for embedment, coverage and other requirements.
8. Fasteners
   a. Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

FRAMING NOTES:

1. Floor/ Roof Sheathing Notes:
   a. Floor and Roof sheathing panels shall not be less than 24" inches wide, unless all edges are solidly blocked.
   b. Floor and Roof sheathing shall be installed with the face grain perpendicular to framing members below, stagger the adjacent panels by 4 feet, glued and nailed with 10d screw shank common nails at 6" o.c. at all panel edges and at 10" o.c. at all intermediate supports for the floor sheathing; and nailed (with no glue) with 8d common nails at 6" o.c. at all panel edges and at 12" o.c. at all intermediate support for roof sheathing.
   c. The sheathing panels shall be installed such that there is an 1/8" gap between panel edges to allow for possible swelling and/ or expansion.
2. Wall Framing Notes:
   a. CDX or OSB sheathing with APA span rating of 24/0 or better shall be used with all panel edges blocked and nailed per the Shear Wall Schedule. All intermediate supports shall be nailed with 8d common or galvanized box nails at 12" o.c.
   b. 2x joists and 4x beams shall be Douglas-Fir Larch #2 or better.
   c. Studs, top plates, sill plates and posts shall be Douglas-Fir Larch Standard Grade or better for heights up to 10ft., and Douglas-Fir Larch #2 or better for height greater than 10ft.
   d. Mud sill, wood in direct contact with concrete and other members located within 6" of finish grade shall be pressure treated Douglas-Fir Larch.
   e. All lumber shall have a moisture content of 19% or less prior to placement.
3. Stick Framing Notes:
   a. U.O.N., all ceiling joists shall be 2x6 at 24" o.c. (Maximum span is 10'-0")
   b. U.O.N., all hips, valleys and ridges shall be 2x8.
   c. Kickers supporting purlins are to be 2x4 spaced no more than 4'-0" o.c.
4. Hardware:
   a. All framing anchors, straps, hangers, post caps, column bases, holdowns, angles and clips shall be manufactured by SIMPSON or equal. Nailing schedule shall be in accordance with the product requirements for maximum tabulated loads. Unless noted otherwise, Simpson type "N" nails shall be used with the above framing connectors.
   b. U.O.N. all flush mounted single floor joists shall use LU210 hangers and all flush mounted single roof rafters shall use "LSU" hangers.
   c. U.O.N. all flush mounted sawn lumber beams or multiple joists shall use "HHUS" hangers.
   d. 16d and 10d fasteners are common nails and shall be used throughout this project except all toe nailing shall be 8d nails. 10d common nails may be replaced with 16d sinkers. Box nails shall not be used unless specified.
   e. All nails exposed to the weather shall be hot-dipped galvanized nails.

APPROVAL LISTINGS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS:

1. TJI Floor Joists/ LSL Beams/ PSL Beams: ICC ES ESR-1153; ESR-1387
2. Simpson Strong-Tie Steel Strong-Walls: ICC ES ESR-1679

DESIGN CRITERIA:

1. DESIGN LOADS:

	DEAD LOAD	LIVE LOAD
Roof:	16 psf	20 psf
Exterior Walls:	12 psf	
Interior Walls:	8 psf	

2. SOIL CRITERIA:

Minimum Width of Footing:	12 inches
Minimum Depth of Footing:	12 inches
Soil Bearing Pressure:	1500 psf
Coefficient of Friction:	0.30

3. SEISMIC:

Site Class: D
Seismic Design Category: E
Seismic Force Resisting System: Bearing Wall (Light-Framed Walls with Wood Structural Panels)

I = 1.0
Ss = 2.244
S1 = 0.807
Fa = 1.2
Fv = 1.7
R = 6.5
Ω_o = 3
Cd = 4

4. WIND:

Basic Wind Speed = 92 MPH
Exposure Category = B
Topographic Factor, K_{zt} = 1.0
Risk Category: II
Enclosure Classification: Enclosed

5. LUMBER PROPERTIES:

	Fv (psi):	Fb (psi):	E (ksi):
Douglas Fir Larch #2:	180	900	1,600
Douglas Fir Larch #1:	180	1000	1,700
Timberstrand (LSL):	310	2325	1,550
Microllam (LVL):	285	2600	1,900
Parallam (PSL):	290	2900	2,000

ABBREVIATIONS

A & B	ABOVE AND BELOW	F.F.	FINISH FLOOR	(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
A.B.	ANCHOR BOLTS	F.H.	FULL HEIGHT	N/A	NOT APPLICABLE	U.O.N.	UNLESS OTHERWISE NOTED
ABV	ABOVE	F.H.O.B.	FULL HEIGHT OF BLDG.	NAIL'G	NAILING	VERT.	VERTICAL
A.F.F.	ABOVE FINISH FLOOR	FIN	FINISH	N.T.S.	NOT TO SCALE	WDW.	WINDOW
A.P.A.	AMERICAN PLYWOOD ASSO.	F.J.	FLOOR JOIST	O/	OVER	W.W.F.	WELDED WIRE FABRIC
ARCH	ARCHITECTURAL	FLR	FLOOR	O.C.	ON CENTER	W/	WITH
B.F.W.	BALLOON FRAMED WALL	F.N.	FIELD NAIL	OPEN'G	OPENING	W/O	WITHOUT
BEL.	BELOW	F.N.	FACE NAIL	OPT.	OPTIONAL	@	AT
BLK'G	BLOCKING	FNDN.	FOUNDATION	O.S.B.	ORIENTED STRAND BOARD	||	PARALLEL
BM.	BEAM	F.O.C.	FACE OF CONCRETE	PC'S	PIECES	⊥	PERPENDICULAR
BTM	BOTTOM	F.O.S.	FACE OF STUDS	PERIM.	PERIMETER	℄	CENTER LINE
BRG	BEARING	F.P.	FIREPLACE	PERP.	PERPENDICULAR	U	HANGER
C	CAMBER	FTG.	FOOTING	PL./PLT	PLATE	/_	STEEL ANGLE
CANT.	CANTILEVER	FRM'G	FRAMING	PLC'S	PLACES		
C.J.	CEILING JOIST	F.W.O.B.	FULL WIDTH OF BLDG.	PLY'D	PLYWOOD	NOTE:	REFER TO SIMPSON STRONG-TIE CO'S CATALOG FOR HARDWARE ABBREVIATION.
CLG	CEILING	g	GAUGE	P.T	PRESSURE TREATED		
CLR	CLEARANCE	GALV.	GALVANIZED	RAF.	RAFTERS		
C.M.U.	CONC. MASONRY UNIT	GAR.	GARAGE	RDWD	REDWOOD		
CONC	CONCRETE	G.E.T.	GABLE END TRUSS	REQ'D	REQUIRED		
CONN	CONNECT, CONNECTION	GEN.	GENERAL	RET.	RETAINING		
CONST	CONSTRUCTION	GLB.	GLU-LAM BEAM	RDG.	RIDGE		
CONT	CONTINUOUS	G.T.	GIRDER TRUSS	RR	ROOF RAFTER		
CSK	COUNTERSINK	GR.	GRADE	S.A.D.	SEE ARCH. DRW'GS		
CTR	CENTER	HDR	HEADER	SCH.	SCHEDULE		
DBL.	DOUBLE	HGR	HANGER	SEC.	SECTION		
DET	DETAIL	HORIZ.	HORIZONTAL	SHT.	SHEET		
D.F.	DOUGLAS FIR	HT.	HEIGHT	SHTG	SHEATHING		
DIA	DIAGONAL	INFO.	INFORMATION	SIM.	SIMILAR		
DIAPH	DIAPHRAGM	INT.	INTERIOR	SIMP.	SIMPSON STRONG-TIE COMPANY		
DIM	DIMENSION	J.H.	JOIST HANGER	S.O.G.	SLAB-ON-GRADE		
DIR	DIRECTION	J.T.	JACK TRUSS	SPC'G	SPACING		
DR	DOOR	K.P.	KING POST	SPECS	SPECIFICATIONS		
DWG	DRAWING	K.S.	KING STUD	SQ.	SQUARE		
(E)	EXISTING	LOC.	LOCATION	STRUCT.	STRUCTURAL		
EA	EACH	MANUF.	MANUFACTURER	S.W.S.	SHEAR WALL SCHEDULE		
E.F.	EACH FACE	MAT'L	MATERIAL	S.W.T.	SHEAR WALL TYPE		
ELE/ELEV	ELEVATION	MAX.	MAXIMUM	T&B	TOP AND BOTTOM		
EMB	EMBEDMENT	M.B.	MACHINE BOLT	T&G	TONGUE AND GROOVE		
E.N.	EDGE NAIL	MEZZ.	MEZZANINE	T.N.	TOE NAIL		
EQ.	EQUAL	M.I.	MALLEABLE IRON	T.O.	TOP OF		
E.W.	EACH WAY	MIN	MINIMUM	T.O.C.	TOP OF CONCRETE		
E.W.E.F.	EACH WAY EACH FACE			T.O.S.F.	TOP OF SUB-FLOOR		
EXP	EXPANSION			T.O.W	TOP OF WALL		
EXT.	EXTERIOR			TOT	TOTAL		
				TYP.	TYPICAL		

SHEAR WALL SCHEDULE

PW1 = 260 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 6" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(4) 16d Common every 16" into 1-1/2" min. Joist/Block; or LTP4 at 24" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 24" o.c. @ 2X Blocking/Rim

PW2 = 350 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 4" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(6) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 16" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 16" o.c. @ 2X Blocking/Rim

PW3 = 490 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	8d Common @ 3" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(8) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 12" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 12" o.c. @ 2X Blocking/Rim

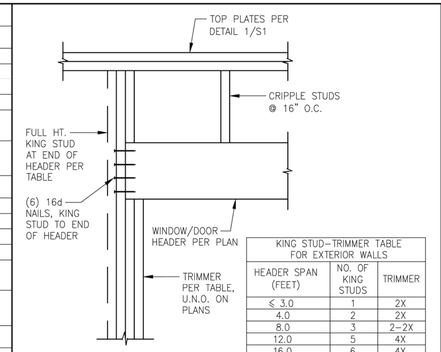
PW4 = 640 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	8d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(10) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 10" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 10" o.c. @ 2X Blocking/Rim

PW8 = 770 PLF

Shear Material:	1/2" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	10d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	10d Common @ 12" o.c.
Sill Nailing:	(3) 3/8" Dia. x 6" Lag Bolts every 16" into min. 3-1/2" Beam/Blk; or LTP4 at 8" o.c.
Block Nailing:	A35/LTP4 at 8" o.c.

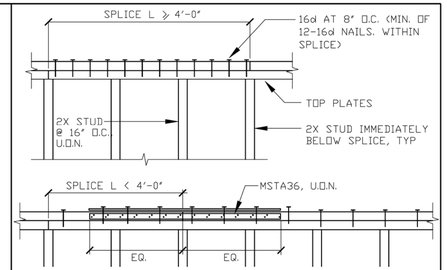
NOTES:
1. a. Contractor shall review all typical shearwall connection details prior to the start of construction.
   b. All shear material on shearwalls shall be extended from horizontal diaphragm to horizontal diaphragm.
2. SILL NAILING
   a. Sill nailing is the fastening of the sill plate located at the bottom of the shear wall, through the horizontal diaphragm (floor sheathing) into the framing member below. Care must be taken to ensure the penetration of these fasteners into the blocking, rim joists, or beam below.
   b. Sill nailing does not apply when the sill plate is resting directly over the concrete surface. In this case, anchor bolts as indicated on the foundation plans shall be used.
   c. Sill nailing may be omitted and replaced with a minimum of (2)16d at 16" o.c. for the following conditions:
      * at all non-shear wall locations
      * At exterior shear walls where the shear material (panel) covering the upper level shear wall is one-piece and extends continuously across the floor thickness to the rim joist (upper floor condition) or the mud sill (ground floor condition) below. In this case, shear wall edge nailing must be provided along the rim joist or blocking at the floor level, and along the sill plate of the upper level shear wall.
3. BLOCK NAILING
   a. Block nailing is the fastening of blocking, rim joists or the beam located directly below the shearwall above to the top plates or beams immediately below.
   b. All blocking other than those located underneath the shearwall shall be held in place by one of the following methods:
      * for 2x blocking/joists: 8d toe nails spaced a maximum of 8" on center.
      * for Tjl or similar blocking/joists: 16d Sinkers at 8" on center applied vertically through the bottom chord.
      * for TimberStrand or similar vertical-laminated lumber: A35 at 24" o.c.
4. PANEL JOINTS & 3X FRAMING
   Where shear material is applied on both faces of a shearwall and nail spacing is closer than 6" on center, all of the following requirements shall be met:
   a. When the horizontal shear panel joints occur at the sill and top plates, 3x members shall be used for the sill and top plates.
   b. the vertical shear panel joints of shear walls on opposite faces of the same wall shall fall on different framing members, unless such framing members are 3x or thicker. When 3x framing is used, the nails on both sides of the 3x shall be staggered.
5. NAILS:
   All Common nails specified in the above Schedule may be replaced with hot-dipped galvanized box nails. Minimum nail diameter shall be 0.131" for 8d nails and 0.148" for 10d nails.



KING STUD-TRIMMER TABLE FOR EXTERIOR WALLS

HEADER SPAN (FEET)	NO. OF KING STUDS	TRIMMER
≤ 3.0	1	2X
4.0	2	2X
8.0	3	2-2X
12.0	5	4X
16.0	6	4X

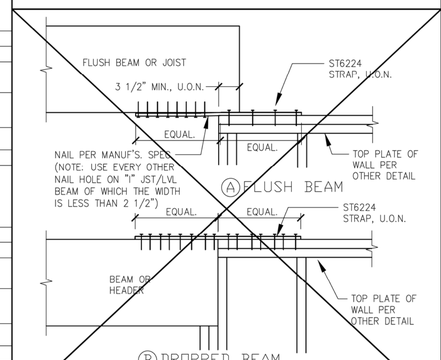
5 TYP. WINDOW/DOOR FRAMING DETAIL



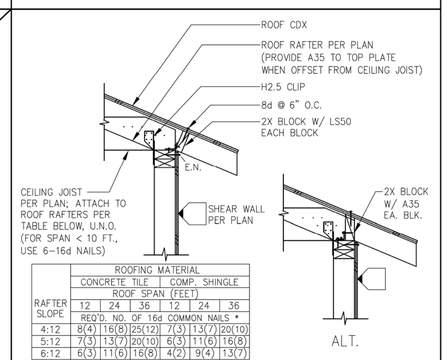
NOTE: STRAPS WIDER THAN 1 1/2" SHALL BE NAILED FLATWISE ACROSS TOP PLATE ONLY

NOTE:
THIS DETAIL SHALL APPLY TO ALL EXTERIOR WALLS; AND THE ENTIRE LENGTH OF ANY WALL THAT CONTAINS A SHEAR WALL.

1 TYP TOP PLATES



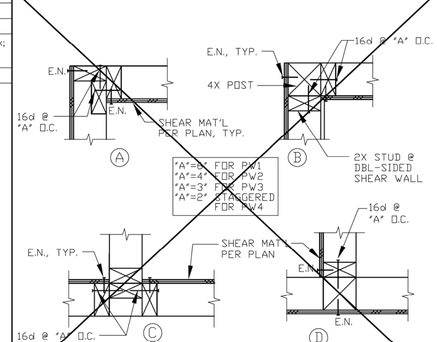
6 BEAM-TO-TOP PLATES CONNECT.



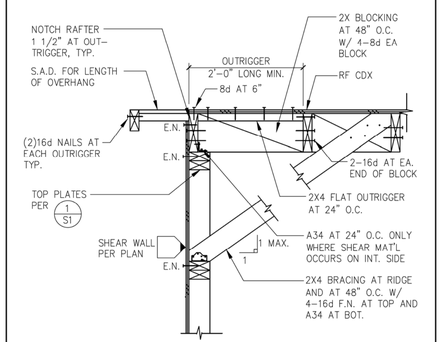
RAFTER SLOPE	ROOFING MATERIAL: CONCRETE TILE / COMP. SHINGLE; ROOF SPAN (FEET): 12 / 24 / 36 / 12 / 24 / 36; REQ'D. NO. OF 16d COMMON NAILS *
4:12	8(4) 16(8) 25(12) 7(3) 13(7) 20(10)
5:12	7(3) 13(7) 20(10) 6(3) 11(6) 16(8)
6:12	6(3) 11(6) 16(8) 4(2) 9(4) 13(7)

* MAY SUBSTITUTE WITH SDS 1/4"X3" WOOD SCREWS (USE NO. IN PARENTHESIS)

2 TYP. EAVE DETAIL



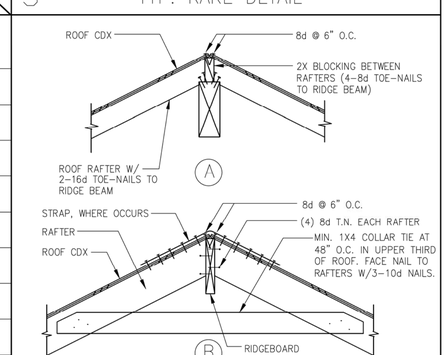
7 SHEAR WALL CORNERS



3 TYP. RAKE DETAIL

SHEET INDEX

S1	STRUCTURAL NOTES/ DETAILS
S2	STRUCTURAL DETAILS
S3	ROOF FRAMING AND FOUNDATION PLANS



4 TYP. RIDGE DETAIL

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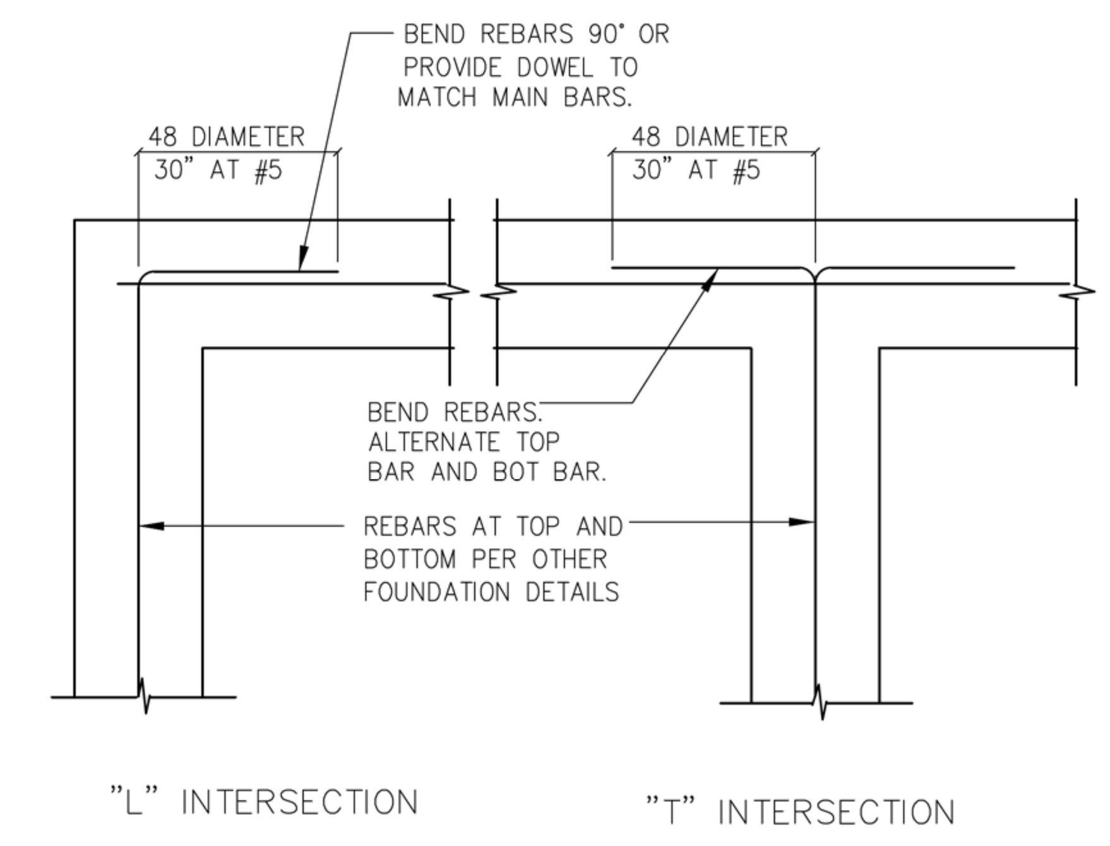
REGISTERED PROFESSIONAL ENGINEER
No. C58895
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

NO.	DATE	REVISIONS	BY

DATE 02-02-2022
SCALE 1" = 1'-0"
PROJECT
DRAWN BY
SHEET NO. S1
OF — SHEETS



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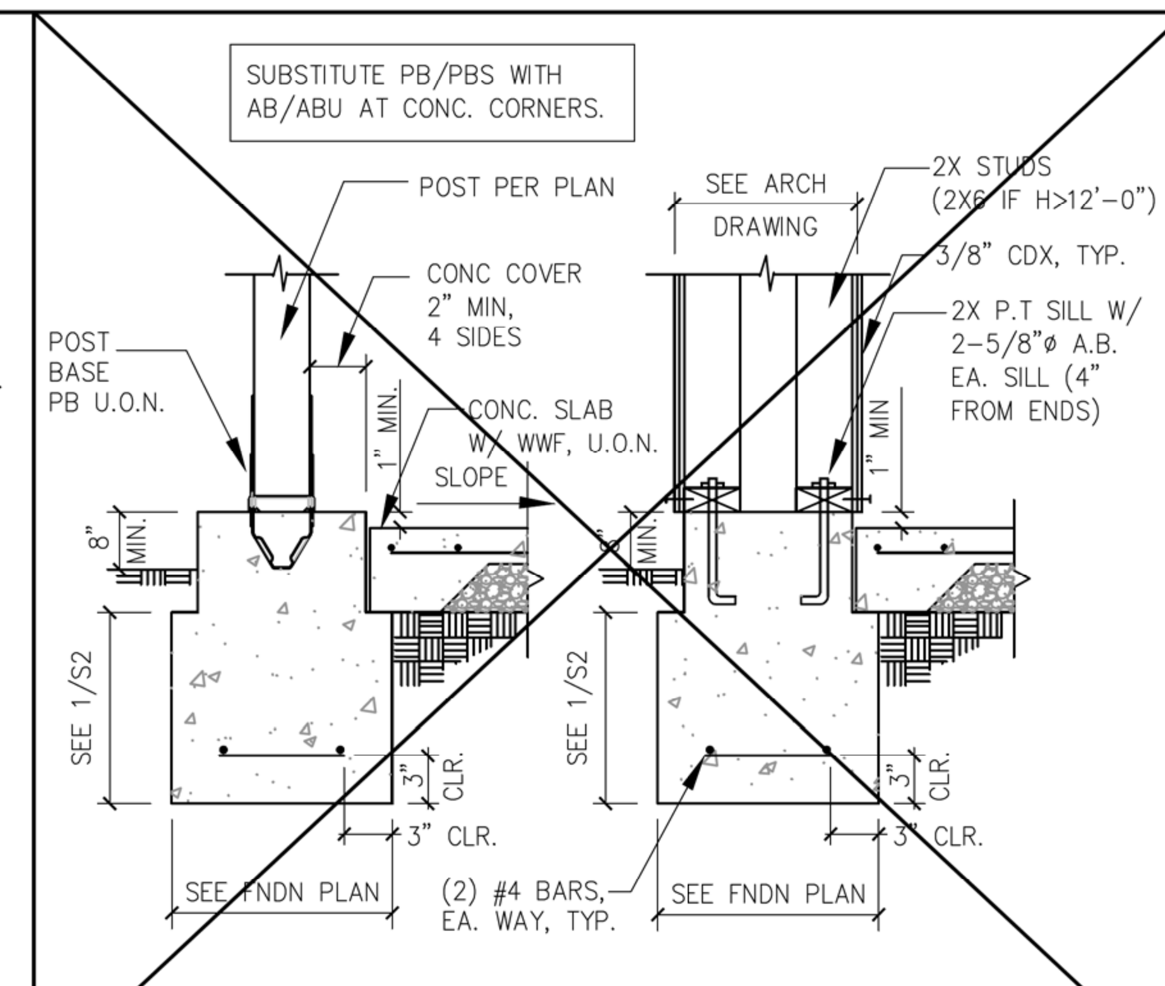
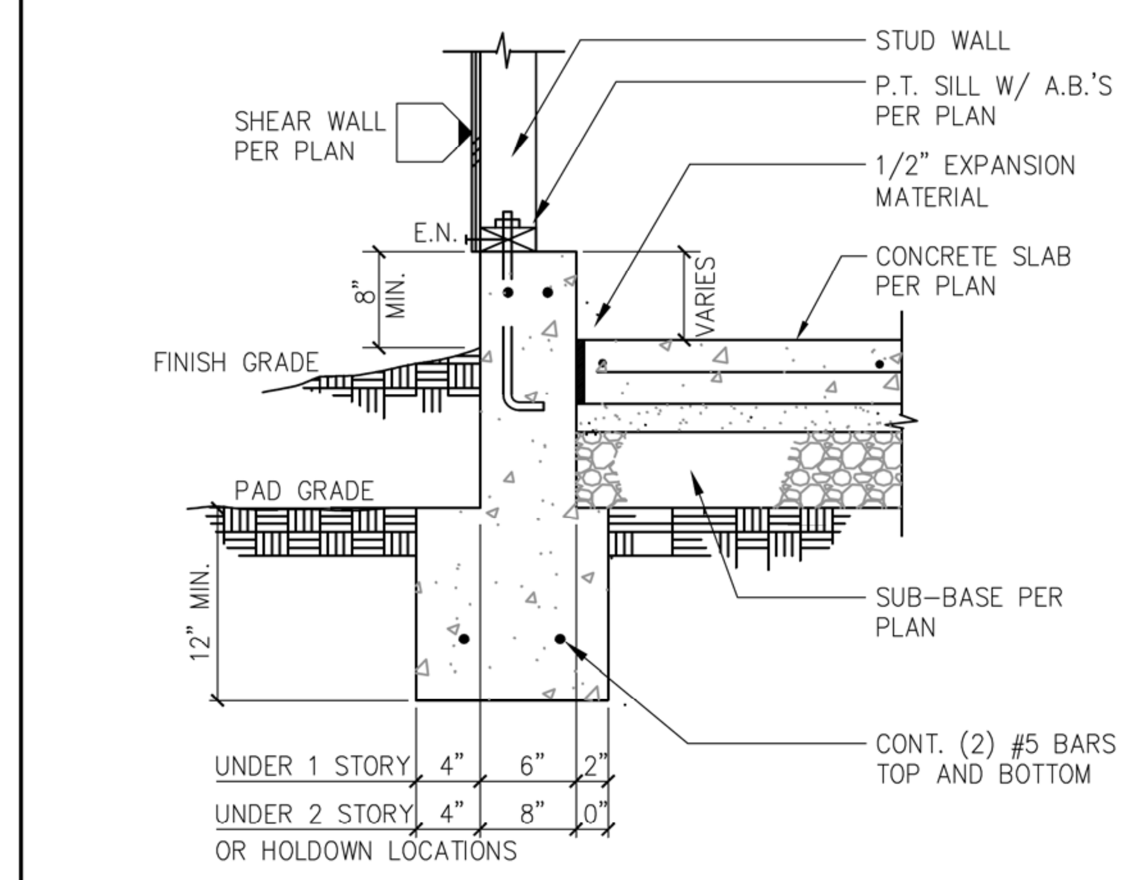
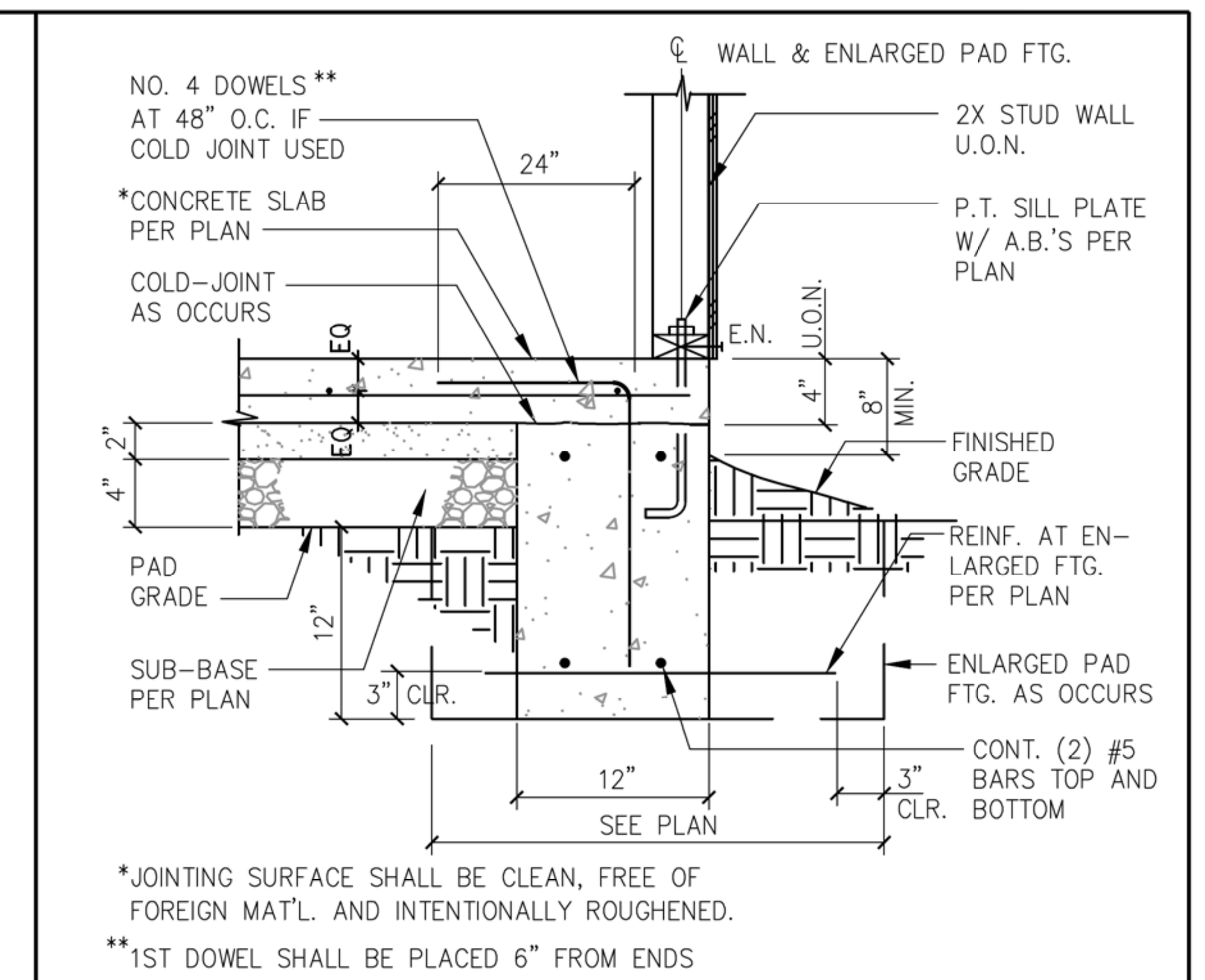
13 TYP. LAPPING



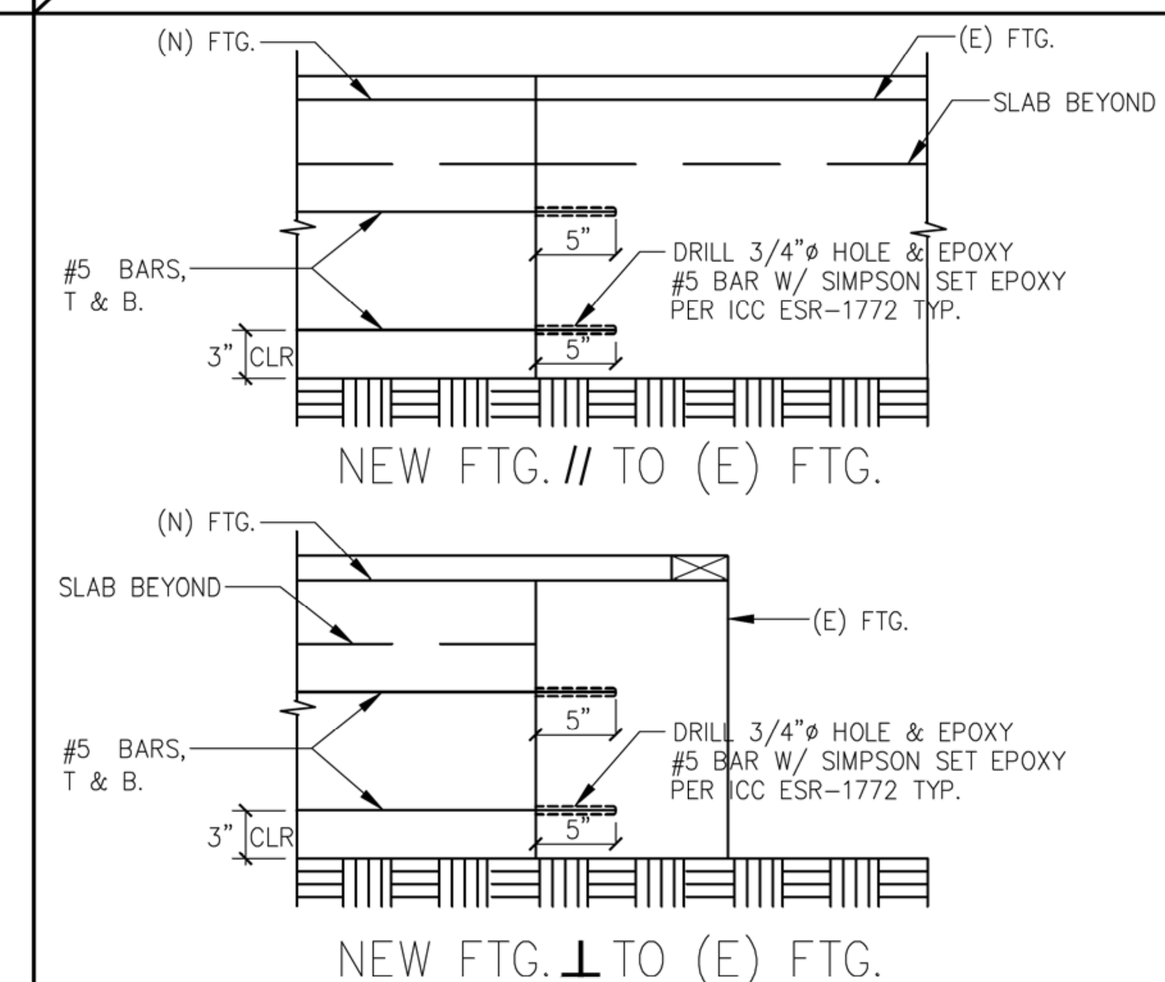
9 TYP. PAD FTG AT PORCH



5 EXT. FTG AT GARAGE



1 TYP. EXTERIOR FOOTING



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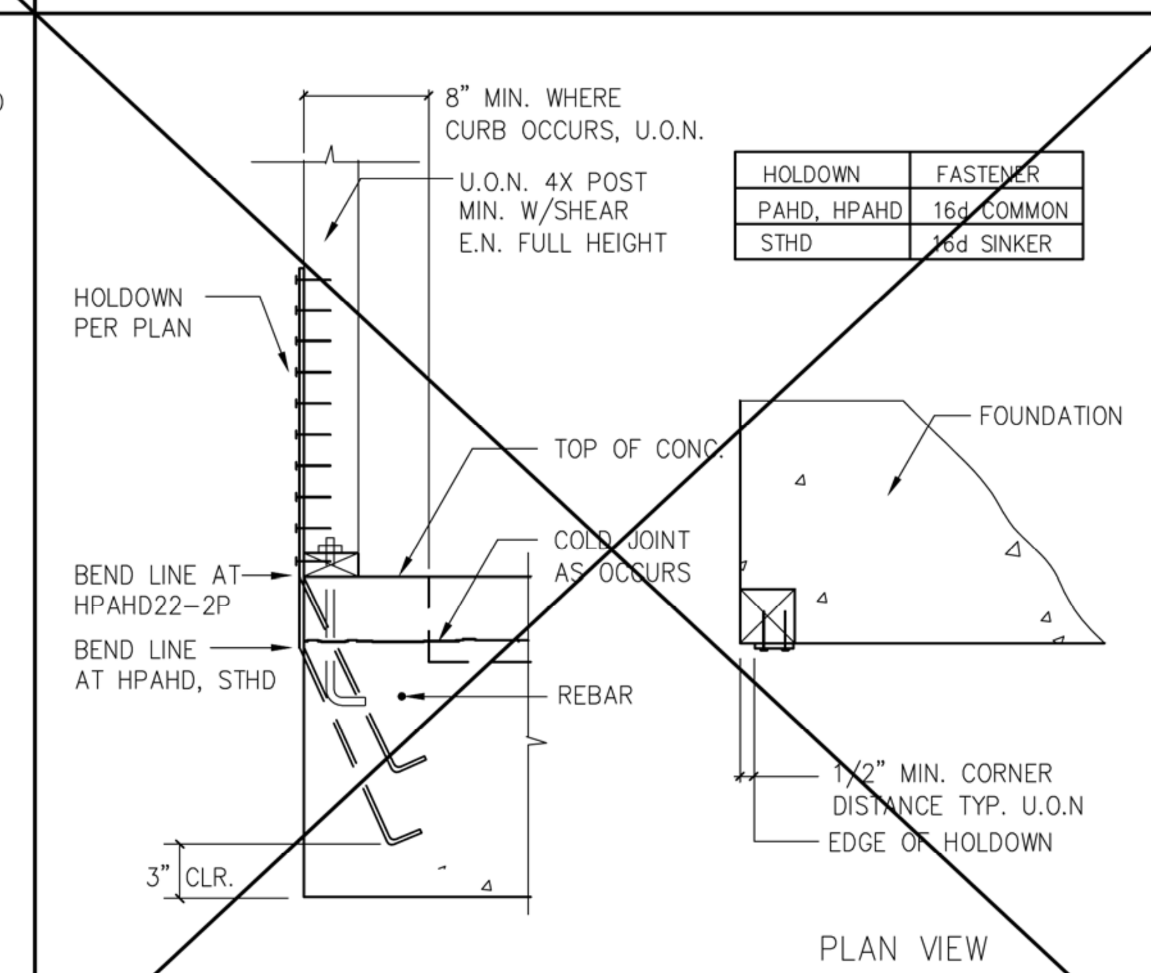
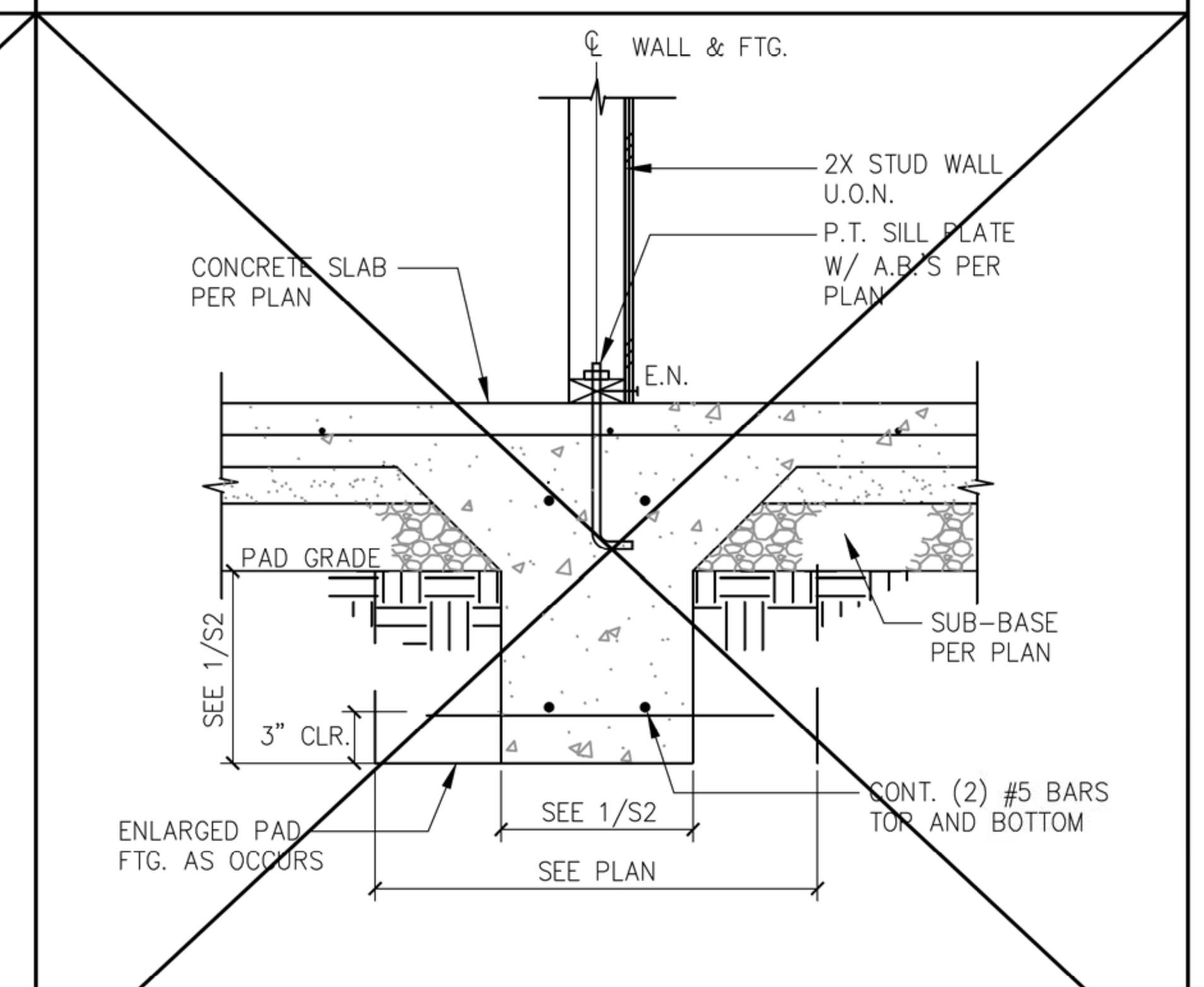
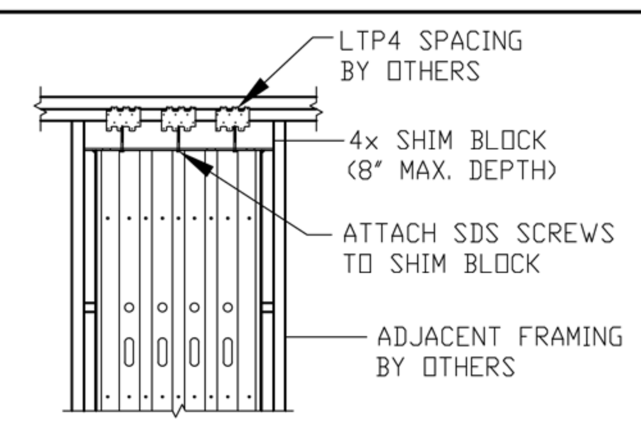


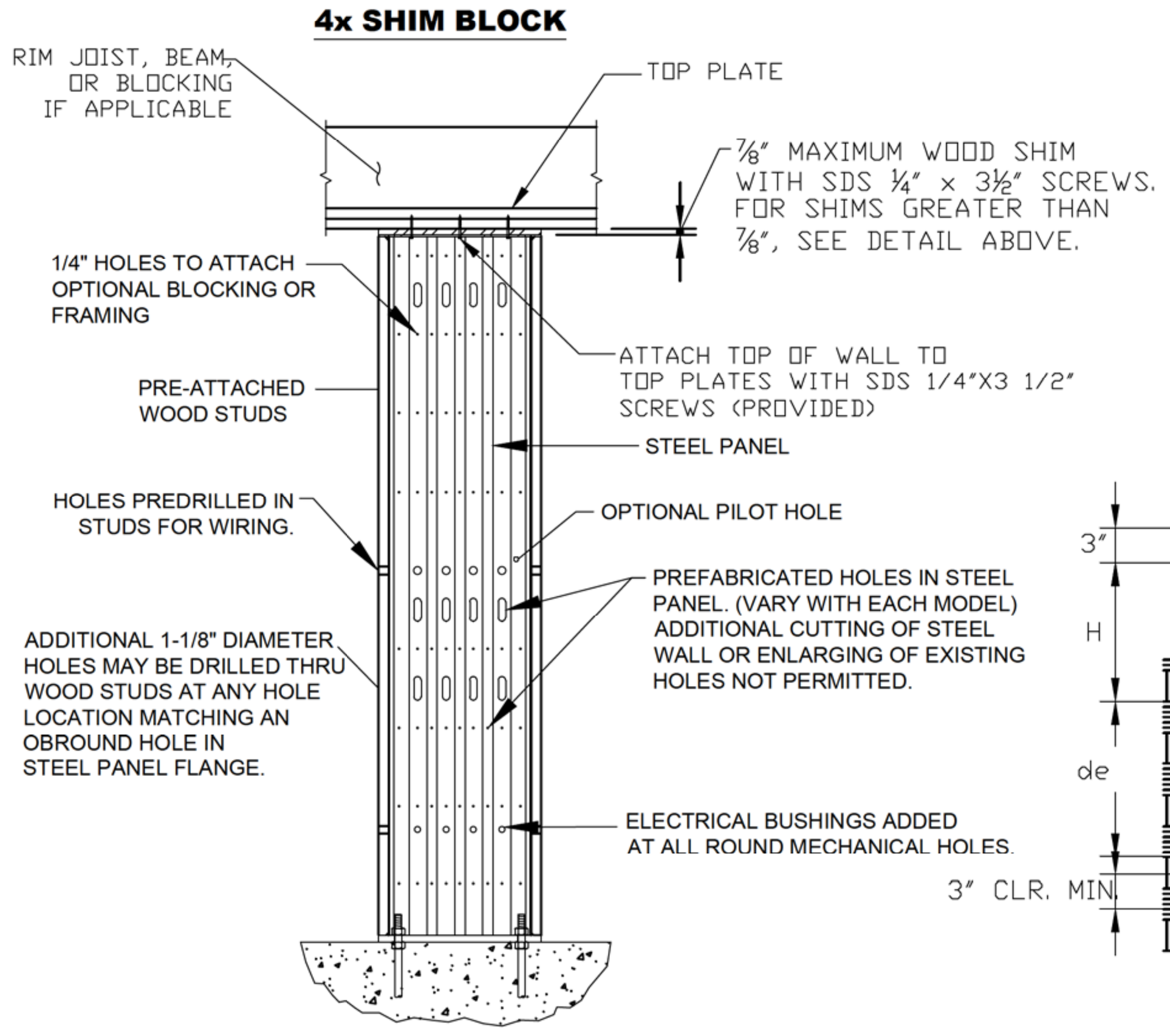
6 TYP. PA, HPA, STHD HOLDOWN

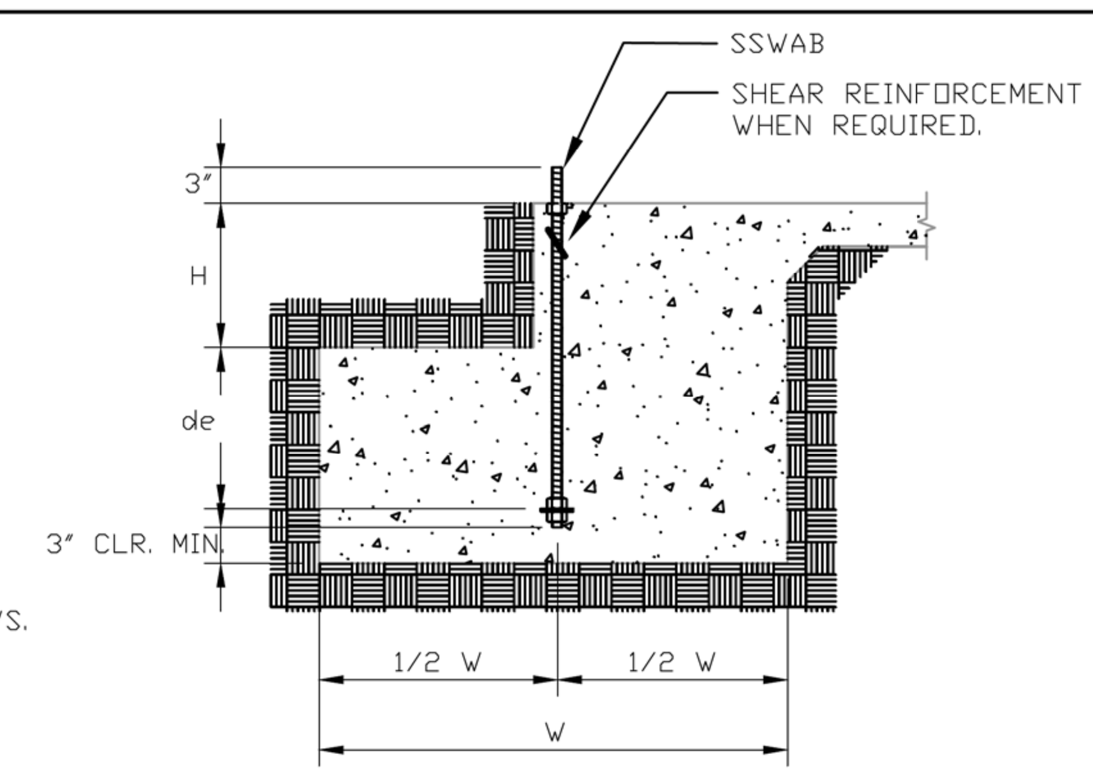


2 TYP. INTERIOR FOOTING

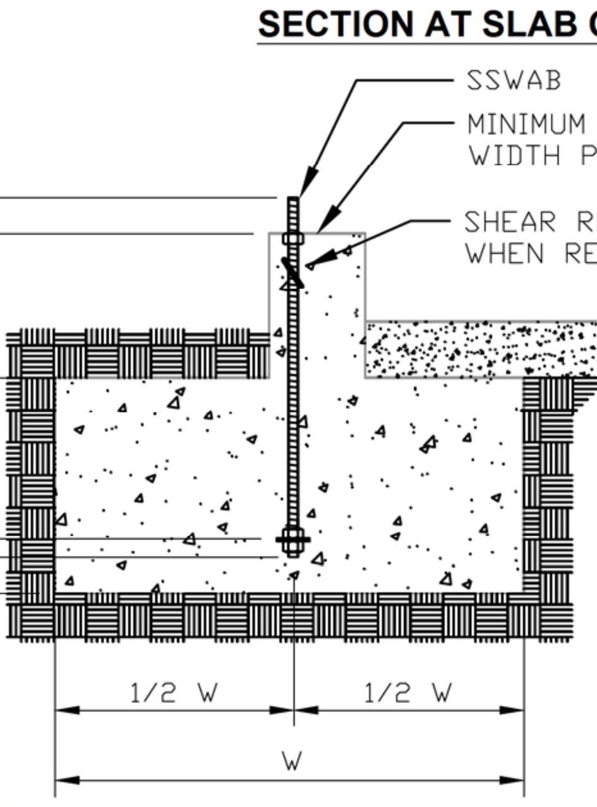


4x SHIM BLOCK

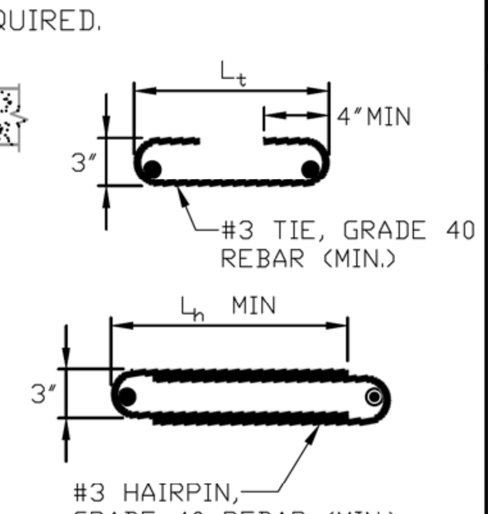




SECTION AT SLAB ON GRADE



SECTION AT CURB OR STEMWALL



FIELD TIE AND SECURE DURING CONCRETE PLACEMENT. OVERLAP VARIES WITH BOLT SPACING.

SHEAR REINFORCEMENT

MODEL	SHEAR REINF.	L_t/L_h
SSW12	(1) #3 TIE	9"
SSW15	(1) #3 TIE	12"
SSW18	(1) #3 HAIRPIN	14"
SSW21	(1) #3 HAIRPIN	15"
SSW24	(2) #3 HAIRPINS	17"

SSW ANCHOR BOLTS

STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

ANCHORAGE SOLUTIONS FOR 2003 AND 2006 IBC LOADS[1,4]

MODEL WIDTH	2500 PSI		3000 PSI		4500 PSI	
	WIND[2]	SEISMIC[3]	WIND[2]	SEISMIC[3]	WIND[2]	SEISMIC[3]
	W/W_1	W/W_1	W/W_1	W/W_1	W/W_1	W/W_1
12" WALL	20/8	30/12	21/7	28/11	15/4	24/8
15" WALL	26/9	43/16	22/8	45/20	16/6	38/16
18" WALL	31/12	43/16	34/13	45/20	24/8	38/16
21" WALL	36/15	43/16	38/15	45/20	27/11	38/16
24" WALL	41/17	43/16	38/15	45/20	28/12	38/16

1. ASSUMES CRACKED CONCRETE WITH NO SUPPLEMENTARY REINFORCEMENT PER ACI 318.
2. WIND INCLUDES SEISMIC DESIGN CATEGORY A & B.
3. SEISMIC DENOTES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 & 2 FAMILY DWELLINGS IN SDC C MAY USE WIND SOLUTIONS.

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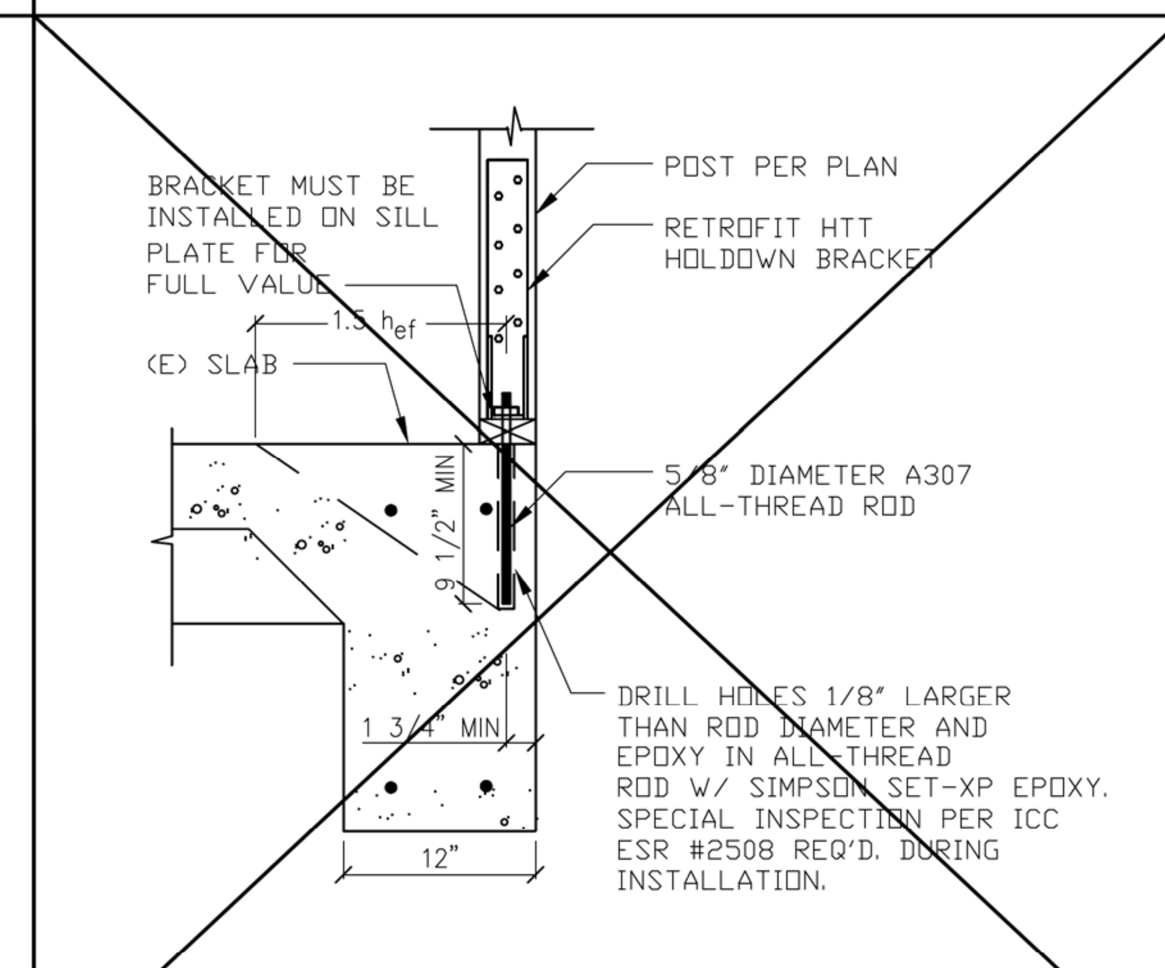
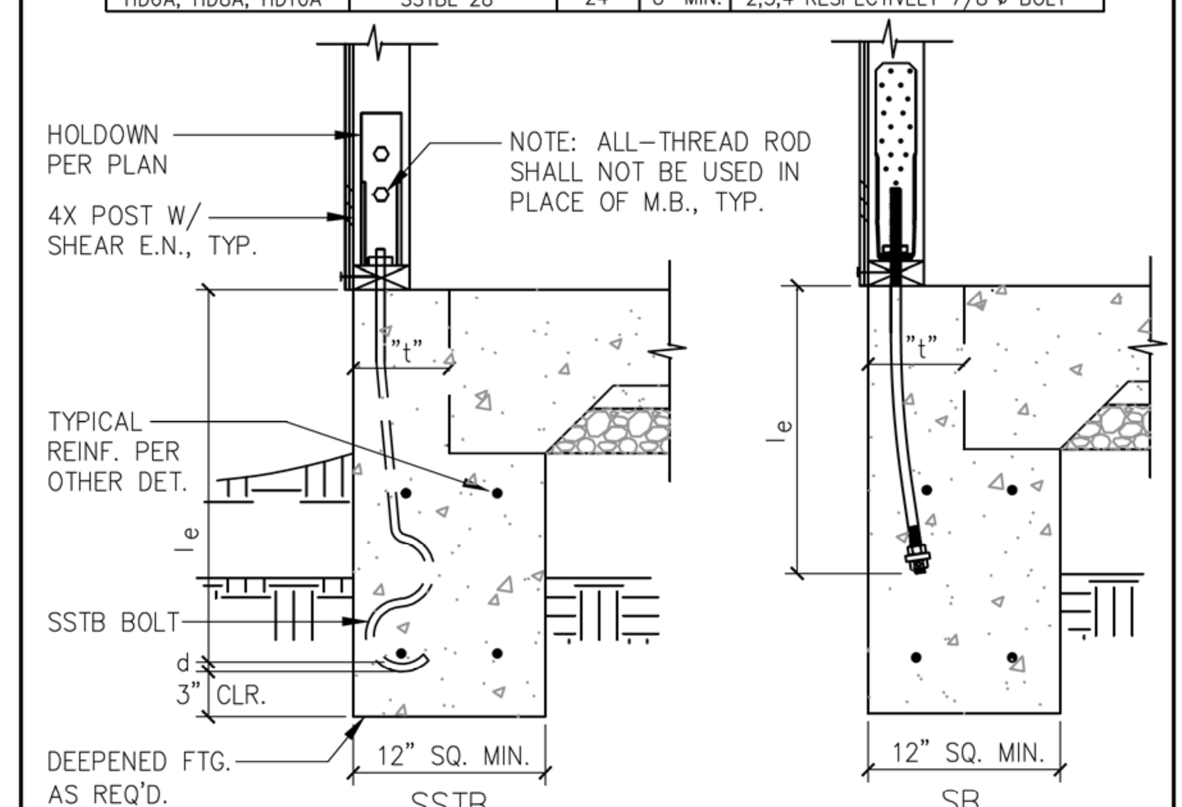


11 RETROFIT HOLDOWN DETAIL

HD TYPE	ANCHOR TYPE U.O.N. ON PLAN	l_e	t	FASTENERS
HTT4, HTT5, [HDU5]	SB 5/8X24	18"	6" MIN.	(18,26)–16d SINKERS [SDS SCREWS]
HDU8, HDQ8	SSTBL 28	24"	8" MIN.	SIMPSON SDS 1/4x3" WOOD SCREW
HD6A, HD8A, HD10A	SSTBL 28	24"	8" MIN.	2,3,4 RESPECTIVELY 7/8"ø BOLT



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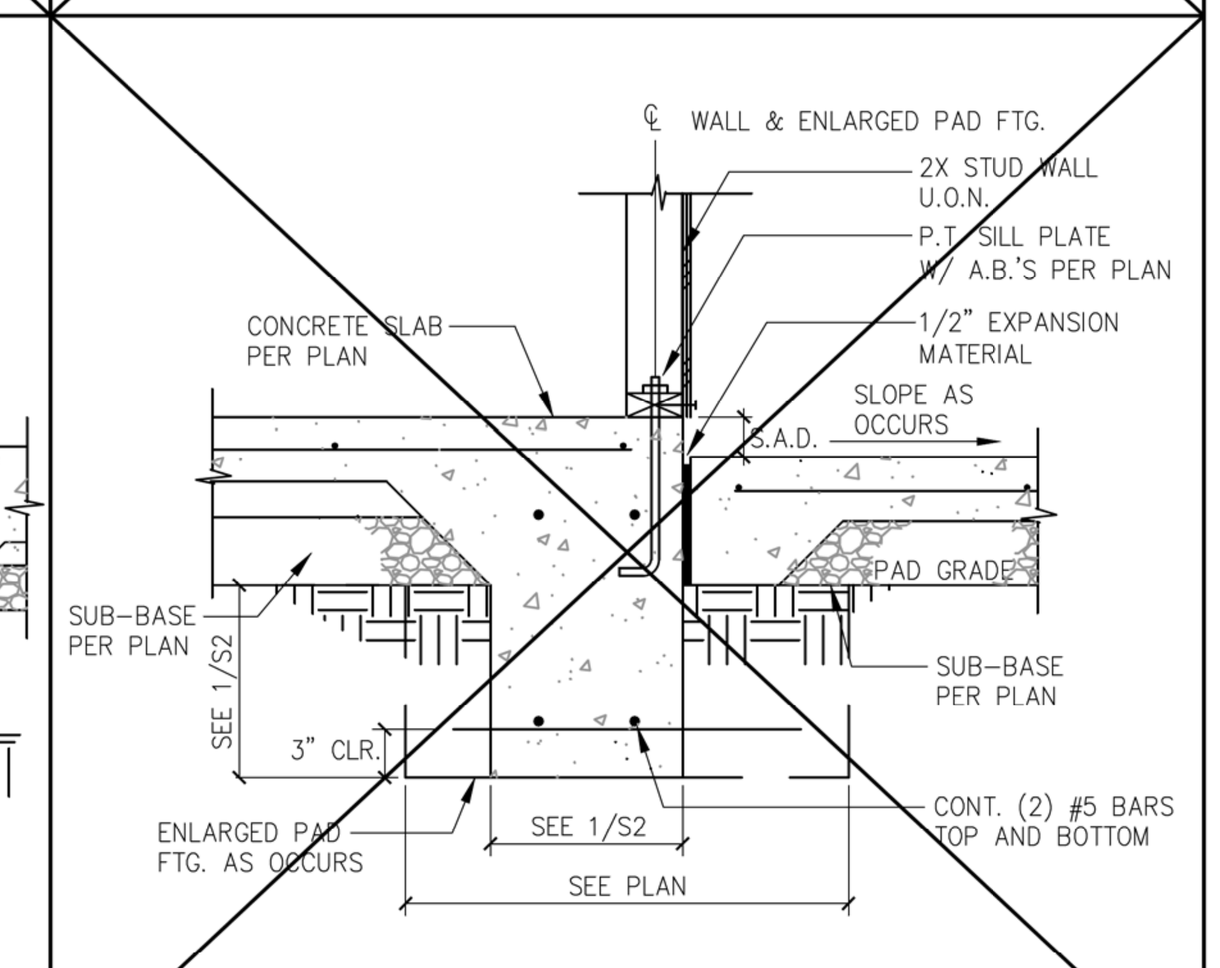

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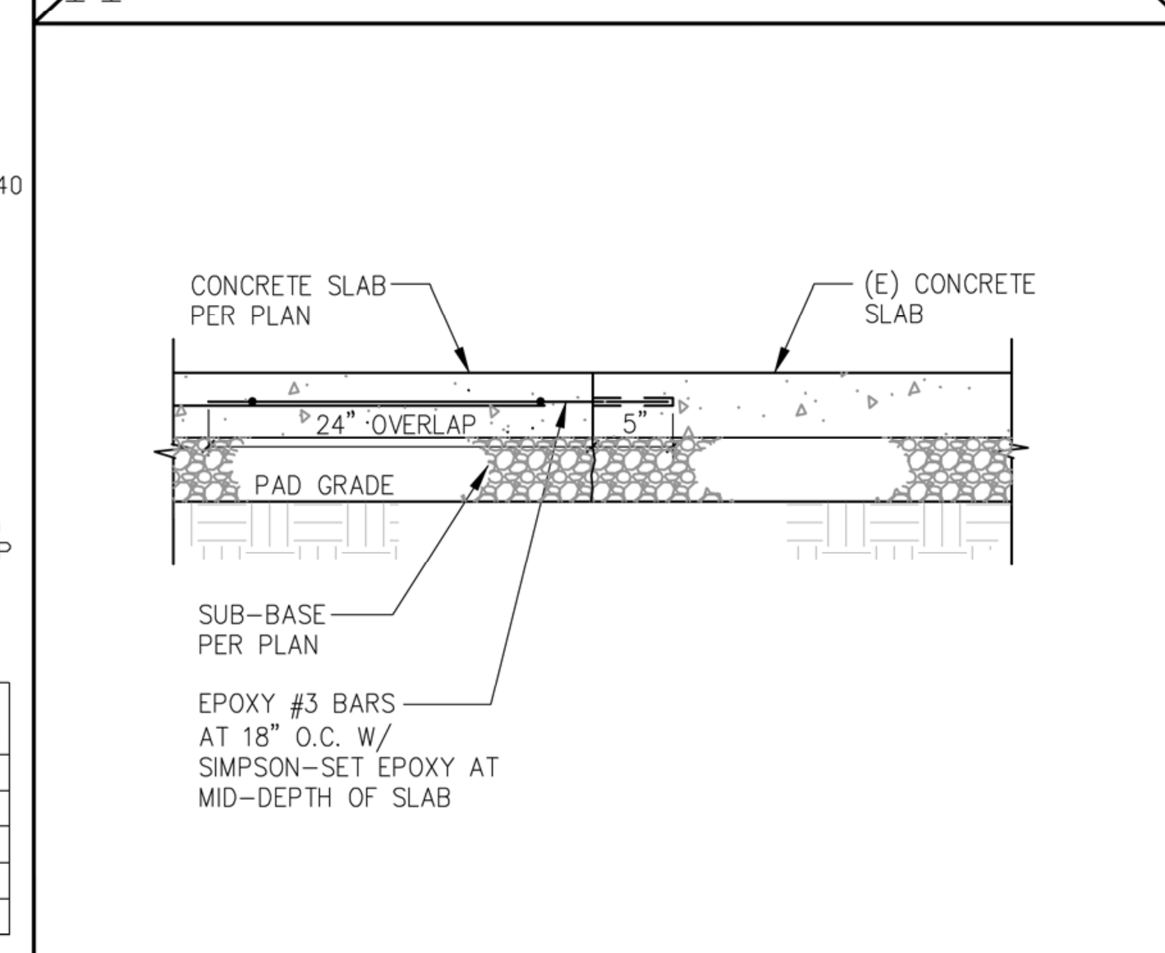

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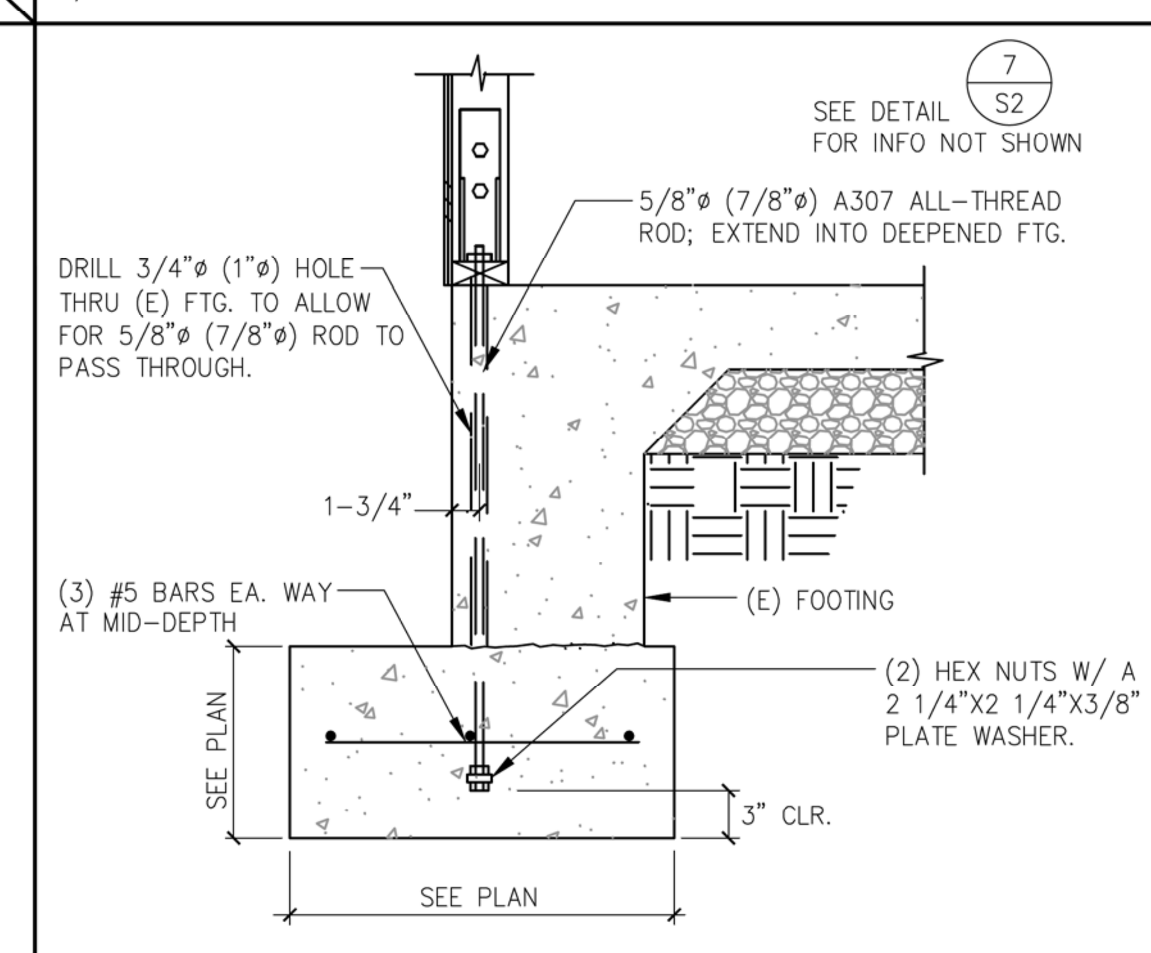

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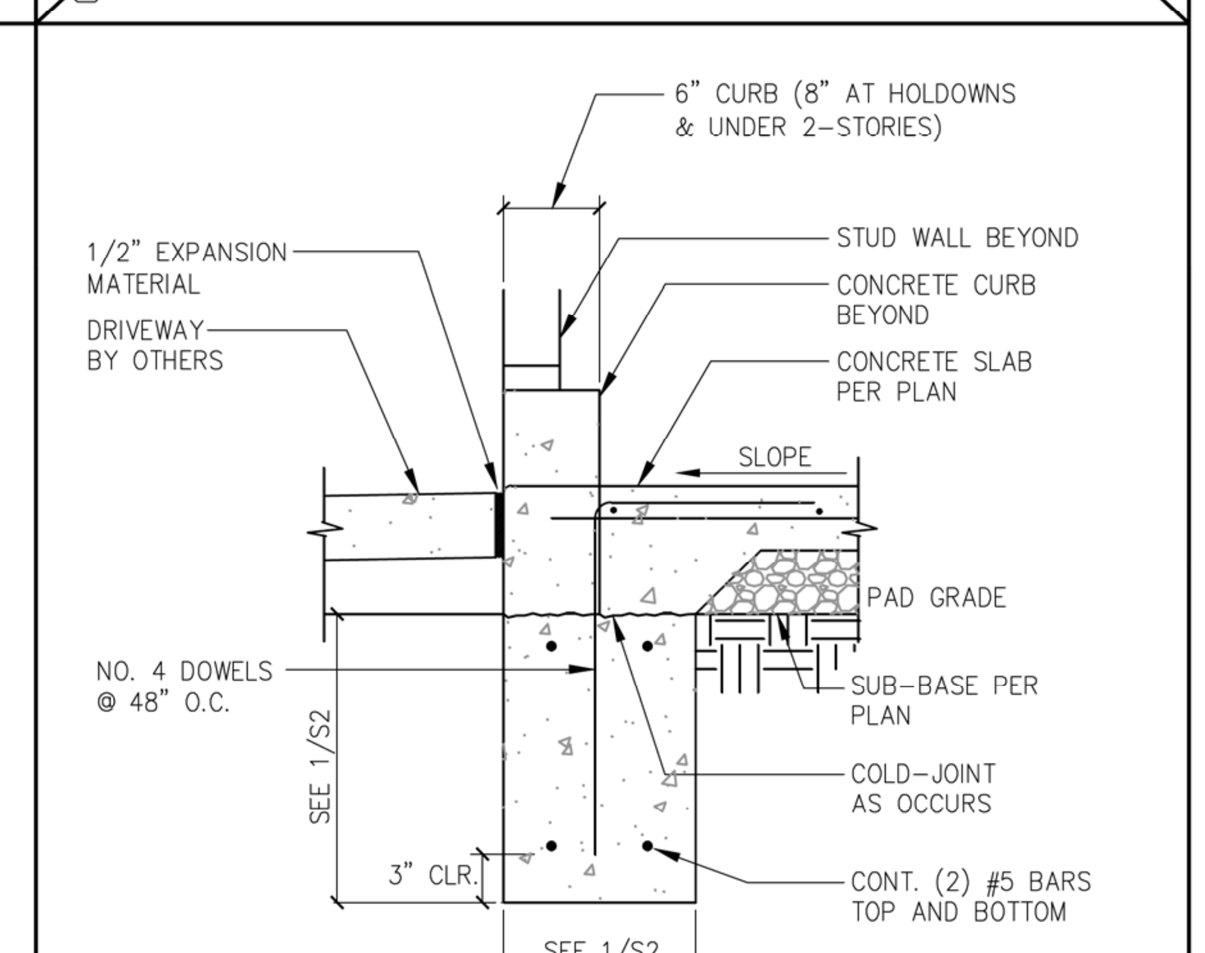

4

BY	REVISIONS	DATE	NO.

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(408) 316-9281

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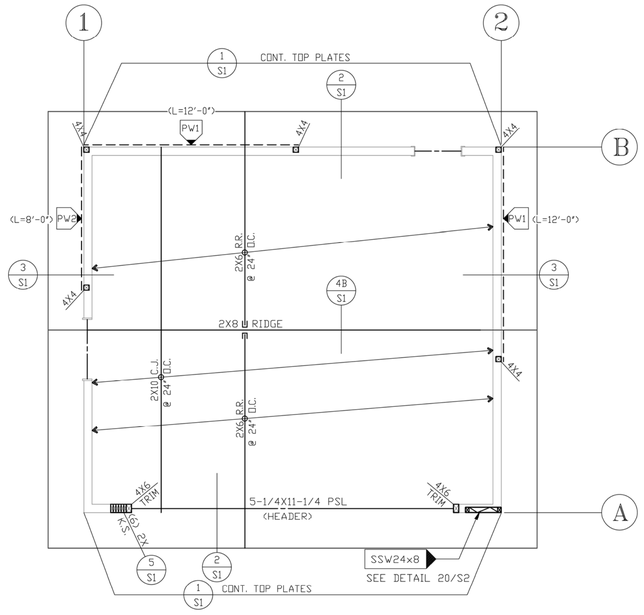
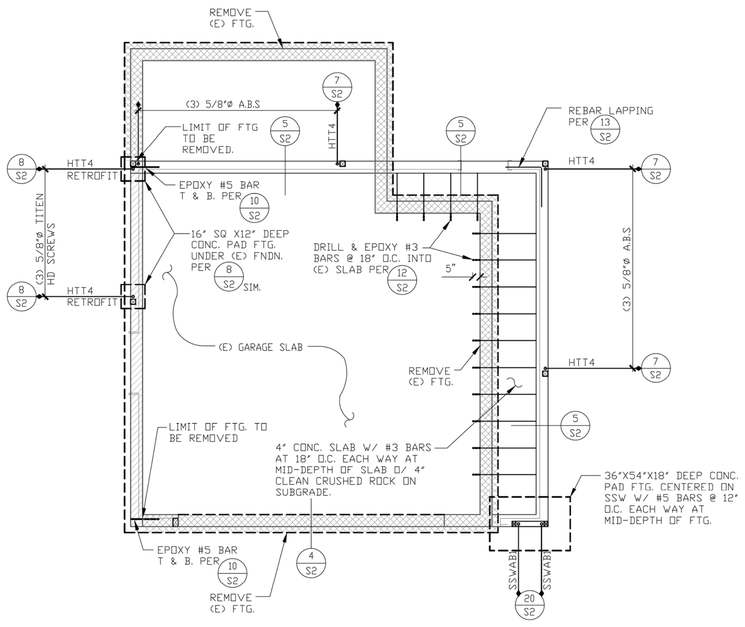
REGISTERED PROFESSIONAL ENGINEER, CIVIL, STATE OF CALIFORNIA, No. C58895, Exp. 6-30-23

DATE 02-02-2022
SCALE 1" = 1'-0"
PROJECT
DRAWN BY
SHEET NO.
S2
OF — SHEETS



ROOF FRAMING PLAN



FOUNDATION PLAN

PARTIAL ROOF FRAMING NOTES:

1. HEADERS: The following Header Schedule shall be used where header size is not specified on the plans. Unless noted otherwise, all headers shall be DF-Larch #2 or better:

Supporting ROOF Load only:		
	2x4 Wall	2x6 Wall
Up to 4' span	4x6	6x6
4' to 6' span	4x8	6x8
6' to 8' span	4x10	6x10

2. Roof sheathing may be CDX or OSB, and shall be one of the following:

7/16" with 24/16 APA span rating
1/2" with 24/0 APA span rating

3. Roof edge-nailing of 8d at 6" o.c. shall be applied along the full length of the collector trusses.

4. STUDS:
   a. Exterior Walls & Interior Bearing/Shear Walls
      - When supporting 2 stories above, regardless the height, use 2x6 DF-Larch #2 or better at 16" o.c.
      - Up To 10' Tall: 2x4 studs at 16" o.c. shall be DF-Larch #2 Grade or better
      - More than 10' Tall: 2x6 studs shall be DF-Larch #2 or better unless called out differently on plans.
   b. Interior Non-Bearing Walls:
      - Up To 14' Tall: 2x4 studs may be DF-Larch of Std Grade or better spaced 16" or 24" o.c.
      - More than 14' Tall: all studs shall be 2x6 DF-Larch #2 grade or better spaced at 16" o.c. unless called out differently on plans.
   c. Plumbing Walls: studs in non-bearing walls with holes greater than 2.5" in diameter shall be 2x6. For exterior walls, bearing walls and shearwalls, with holes greater than 1.5", and up to 3.5" max, in diameter, studs shall be 2x6. Holes shall be drilled through center of studs. Studs with holes greater than 2" shall be double studs, stitch nailed together per nailing schedule.

5. PLATES:
   a. All exterior walls and interior structural bearing/shear walls shall have double top plates and be spliced for continuity.
   b. Top & sole plates shall be DF-Larch Std grade or better.

6. TRUSS HANGERS:
   a. For individual, non-girder trusses, use the following Simpson hangers, U.N.O.:
      - Up to 15' span : LUS14
      - 15' TO 25' span : LUS16
      - 25' TO 40' span : HUS16
   b. For girder trusses, use the Simpson hangers HGUS××, U.N.O.

PARTIAL FOUNDATION NOTES:

1. CONCRETE:
   a. Concrete shall be of normal weight and fc'= 2500 psi minimum at 28 days.
      - Cement to be Portland cement ASTM C-150 type I or II. Type V may be required, see General Notes for additional requirements
      - Aggregate per ASTM C-33
      - Water to be clean and potable.
      - High alumina cement must not be used in concrete because of high sulfide contents.
      - No admixtures containing calcium chlorides or other chlorides shall be added to the concrete
   b. Unless shown otherwise on plans, cold joints are not allowed.
   c. Concrete placement shall be in one continuous operation, uniformly placed and must be vibrated and well consolidated.
   d. Concrete shall be cured per ACI 318-14 section 5.11 and ACI Committee 308 "Standard Practice for Curing Concrete".

2. REBAR:
   a. Reinforcing steel, #4 bars or less, may be ASTM A615 Grade 40; #5 bars or greater shall be Grade 60.
   b. Reinforcing bars to be welded shall be ASTM A706.
   c. Lap all reinforcing splices a minimum 48 bar diameters but in no cases less than 24".

3. HOLDOWN NOTES:
   a. Holdown rods/straps shall be set in place prior to foundation inspection and concrete pouring.
   b. At the strap holdowns, a #4 rebar by 48" long must be centered and wired over the holdown return hook.
   c. Simpson "SSTB" bolts shall be used if so specified on plans or details. Where not specified, holdown rods may be standard "J" or "L" bolts, or threaded rod with double nut and washer at bottom.
   d. Through bolts for HDA/HD Holdowns shall be ASTM A307 Grade A machine bolts. All-thread rods shall not be used in place of machine bolts.

4. POST BASE: U.O.N., individual isolated posts bearing on concrete shall be secured by Simpson PB connectors (PBS at exterior locations) placed in the concrete.

5. ANCHOR BOLTS:
   a. Unless noted otherwise on the foundation plans, sill plates for all the exterior walls, interior bearing walls and interior shearwalls shall be anchored to the foundation with 5/8" minimum nominal diameter anchor bolts, embedded at least 7 inches into the concrete and spaced not more than 4 Ft. apart, with two bolts per piece, each one not more than 12 inches or less than 7 bolt diameters (4-3/8") from end.
   b. Each anchor bolt shall be mounted on a mudsill/sill plate with an iron plate washer a minimum of 0.229"x3"x3". The plate washer must extend to within 1/2" of the sheathed edge of the sill plate.

6. SUB-BASE
   a. SUB-BASE preparation, see soils report for subbase and vapor barrier requirements.
   b. Foundations shall be founded on native soil and/or Engineered Fill. See soils report for required specifications for Engineered fill.

7. FRAMING:
   a. Unless specified otherwise, all holdowns (strap and rod) shall be attached to a 4x post which receives shear wall edge nailing along full height.
   b. Where multiple studs are approved as a holdown post, the multiple pieces shall be internailed together with a minimum of 16d at 6" o.c.
   c. ICC-ES approved powder driven anchor pins (shot pins) may be used at all interior non-Shear Wall locations. Shot pins shall be used in conjunction with plate washers and shall be spaced no more than 32" o.c.

8. FASTENERS
   a. Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

NOTE:
SEE ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND:

- (E) FOUNDATION
- (E) FOOTING TO BE REMOVED
- (N) FOUNDATION

NO.	DATE	REVISIONS	BY

JAD Engineering, Inc.
Civil Engineers
1545 Santa Monica Avenue
San Jose, CA 95118
(408) 316-9281

ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
No. C58895
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

DATE 02-02-2022
SCALE 1" = 1'-0"
PROJECT
DRAWN BY
SHEET NO. S3
OF — SHEETS

DATE: September 7, 2022

AGENDA ITEM #3

TO: Design Review Commission

FROM: Steve Golden, Interim Planning Services Manager

SUBJECT: SC22-0005 – 1180 St. Charles Ct

RECOMMENDATION:

Approve design review application SC22-0005 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a first and second-story addition to an existing single-story residence and the conversion of a portion of the addition, including the entire second story and a portion of the existing residence into an accessory dwelling unit (ADU). The project includes adding 53 square feet to the first story and a new 562 square-foot second story. The project will convert 459 square feet of the first story and the second story addition to create a 1,021 square-foot ADU and a 2,500 square-foot primary residence including the garage. This project should be considered categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) since it involves an addition to an existing single-family residence in an area zoned for residential uses. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 10,058 square feet
MATERIALS: Composition shingle roof; stucco exterior and fiber cement horizontal siding

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,925 square feet	2,993 square feet	3,189 square feet
FLOOR AREA:	2,904 square feet	3,519 square feet	3,520 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	24.73 feet	24.73 feet	25 feet
Right side(1st/2nd)	9.92[1] feet	9.92 feet/20.2 feet	10 feet/17.5 feet
Left side (1st/2nd)	10.3 feet	10.3 feet/54.8 feet	10 feet/17.5 feet
HEIGHT:	16 feet	23.7 feet	27 feet

[1] The existing right-side setback is 10.04 feet measured to the foundation per the submitted survey.

BACKGROUND

Neighborhood Context

The subject property is located on St Charles Court at the end of the cul-de-sac street. The neighborhood is best defined as a Consistent Character Neighborhood, according to the City's Residential Design Guidelines. The residences on St Charles Court are a mixture of one and two-story residences that have mostly retained their original front façade aesthetics, architectural detailing, and exterior materials mainly consisting of stucco, wood, and brick materials. The residences share common lot sizes, front yard setbacks, and nearly all residences have attached garages facing the street. Most of the residences have a mixture of front yard landscaping comprised of lawn and shrubs, but there is no uniform street tree and the residences have a range in of tree sizes in the front yard from small to medium sized tree canopies.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The applicant proposes to add 53 square feet to the first story and a new 562 square-foot second story. The project will convert 459 square feet of the first story and the entire second story addition to create a 1,021 square-foot ADU. Typically, ADUs up to 800 square feet in size[2] and no more than 16 feet in height are considered "state exempt ADUs" and not subject to a discretionary review; however, here the proposal includes a second-story addition to be used as an ADU that is above the 16-foot height provision and proposed to be 1,021 square feet. Therefore, pursuant to Section 14.76.040 of the Municipal Code, any two-story structure in the R1-10 zoning district is subject to Design Review Commission Review.

With regards to building setbacks, the existing residence will maintain all of the first-story setbacks as described in the table above which is in general conformance with the required standards. The rear 24.73-foot setback is less than the standard 25-foot setback, but based on the age of the structure, it is within an acceptable tolerance to be considered a de minimis[3] impact and staff recommends the applicant be allowed to maintain this setback if the existing foundation remains in this location per Condition #2b found in the Conditions of Approval below. The proposed second story exceeds all of the second-story setbacks, except for the rear yard setback for which the rear second story wall is shown and assumed to be located on top of the existing first story wall that has a slight setback encroachment discussed above. Please refer to the table above for more specific setbacks.

The proposed addition on both the first and second stories is along the right-side of the existing residence. The low scale, one-story hipped roof forms at the front elevation will be retained and

[2] Or 850 square feet as adopted by the city of Los Altos per Chapter 14.14 of the Zoning Code.
[3] Too trivial or minor to merit consideration.

the second story addition will be added near the top of the existing first story roof ridge as viewed from the front elevation and will extend to the rear of the structure. The existing right-side facing gable on the first story will be removed and replaced with a side facing shed roof and the proposed second story will have a front facing gable roof form. The new roof forms are proposed to have 4:12 pitched roofs which appear to match the existing roof structure. The existing front covered entry porch of the primary dwelling will need to be reduced in area in order for the existing structure and proposed addition to comply with the maximum lot coverage. A new entry for the ADU will be provided at the first story on the right-side elevation.

The proposed building height of the structure is 23.75 feet which conforms to the maximum height of 27 feet in the R1-10 zoning district. The existing residence has eight-foot wall plate heights. The project proposes to increase the wall plate height of the existing bedrooms (Bedrooms #1, 2, 3, and 4) and bath along the right side of the structure and under the proposed second-story and the new first-story addition to nine feet in height. The new second-story will have 8-foot wall plate heights. Consistent with the design review findings, given the minor increase to the first story wall plate heights along the right side and the modest sized second-story addition with its low scale wall plate heights and roof forms, the proposed design will minimize the perception of excessive bulk and mass.

With regards to exterior materials, the project is matching the aesthetics of the existing residence and utilizing materials of similar quality to those found in the existing neighborhood. The first-story addition and other rebuilt portions of the first-story will use stucco siding and horizontal fiber cement board will be used on the second-story which is similar to the horizontal lap wood siding installed on other residences in the neighborhood. The existing roof will be replaced and the new roof will be a composition shingle material.

Overall, the design of the project appears to be an appropriate design within this Consistent Character Neighborhood and conforms to of the Residential Design Guidelines and Design Review findings.

Privacy

In general, the Design Review Commission has previously considered 4.5-foot windowsill heights at second stories along side elevations acceptable in eliminating direct views into neighboring properties. The proposed second-story on the right side elevation includes three small windows with five-foot windowsill heights, another small window with a four-foot windowsill height, and a medium sized window with a 3.5-foot high windowsill. The proposed second-story left side elevation includes three small windows with five-foot window sill heights and are much further away from the left side property line. Medium sized windows with lower sill heights are also proposed at the front and rear of the second story. The most impacted neighboring property is the right abutting residence, however, the residence doesn't have any windows on their left side facing the subject site. In addition, there are some existing shrubs and trees along the side yard between the residences, but the majority of taller plants is on the neighboring property. The neighbor did provide a written correspondence (Attachment C) in support of the project with no concerns, but to further reduce the potential perception of privacy impact by views from the proposed second

story windows, staff recommends that the existing shrubs along the right-side yard area in the vicinity of the second story addition be replaced with evergreen screening material that will grow taller as provided in Condition #2a of the conditions of approval and reviewed at final inspection to ensure that there is not a deficiency in evergreen screening plants that exist or shown to be planted at that location. With regards to privacy impacts to the rear, the privacy impacts are minimized because of the existing trees located in the rear yard, the elevation grade change of the properties to the rear which are approximately five feet higher than the subject site, and the eight-foot tall good neighbor fence (six feet solid with two feet of lattice) between the properties which is considerably higher since it is installed on top of the highest elevation between the properties.

Landscaping and Trees

Since the proposal is a minor addition to the first story and a second small second-story addition, it is presumed that the existing landscaping will remain and no landscaping plan was required to be submitted. Per Condition #6, if more than 2,500 square feet of new landscaping is proposed or rebuilt as a result of the construction, then a landscape plan will be required to be submitted in conformance with the Water Efficient Landscape Ordinance. The existing trees on the property will be required to be protected throughout the construction process per the standard condition of approval. As noted in the "Privacy" section above, staff is recommending privacy evergreen landscape screening along the right-side yard area as a condition of approval.

ENVIRONMENTAL REVIEW

This project should be considered categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the addition of a second story/accessory dwelling unit on an existing single-family residence on an existing lot in an area zoned for residential uses.

PUBLIC NOTIFICATION

A public meeting notice was posted on the property and mailed to 13 property owners in the immediate vicinity on St Charles Ct, St Joseph Ave, and Noel Dr. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

Two correspondences were received from neighboring property owners and provided as Attachment B.

Cc: Mike Vierhus, Architect and Applicant
John Yu, Property Owner

Attachments:
A. Vicinity and Public Notification Map
B. Public Correspondences
C. Design Plans

FINDINGS

SC22-0005 – 1180 St Charles Ct

With regard to the second story addition to an existing one-story house, the Design Review Commission 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;

b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, 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; and

f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC22-0005 – 1180 St. Charles Ct

GENERAL

1. **Expiration**
   The Design Review Approval will expire on September 7, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on August 23, 2021, except as may be modified by these conditions and as specified below:

   a. The applicant shall include evergreen screening along the right-side yard area of the property in the design plans that are a minimum 15 gallon container size and grow up to a minimum height of twelve feet at maturity.

   b. The rear yard setback as shown on the topographic survey contained in the approved plans indicates a 24.73-foot rear yard setback, whereas a 25-foot setback is required in the R1-10 zoning district. The setback deficiency is considered de minimis and can be maintained. However, if the existing foundation is rebuilt at this location, then the new structure will be required to comply with the required rear yard setback.

3. **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.

4. **Protected Trees**
   The trees in the rear yard and right front yard shown in the approved site plan shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

7. **Address Assignment**
   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.

8. **Underground Utility and Fire Sprinkler Requirements**
   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.

9. **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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. **Conditions of Approval**
    Incorporate the conditions of approval into the title page of the plans.

11. **Tree Protection Note**
    On the grading plan and/or the site plan, show all tree/landscape protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. **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.

13. **Air Conditioner Sound Rating**
    Show the location of any new air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

14. **Storm Water Management**
    Show how the project is in compliance with the New 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 (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

15. **California Water Service Upgrades**
    You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City

recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

16. **Underground Utility Location**
Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

17. **Tree Protection**
Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. 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.

18. **School Fee Payment**
In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

19. **Kitchen Design**
Pursuant to the definition of an ADU to provide provisions for cooking and Section 14.14.040 (n) of the Municipal Code, the design plans shall include a kitchen that includes habitable space used for preparation of food that contains at least a sink, a refrigerator of no less than ten (10) cubic feet, and either a permanent installed cooktop and an oven, or a range. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the ADU are also required.

PRIOR TO FINAL INSPECTION

20. **Landscape Privacy Screening**
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

21. **Green Building Verification**
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

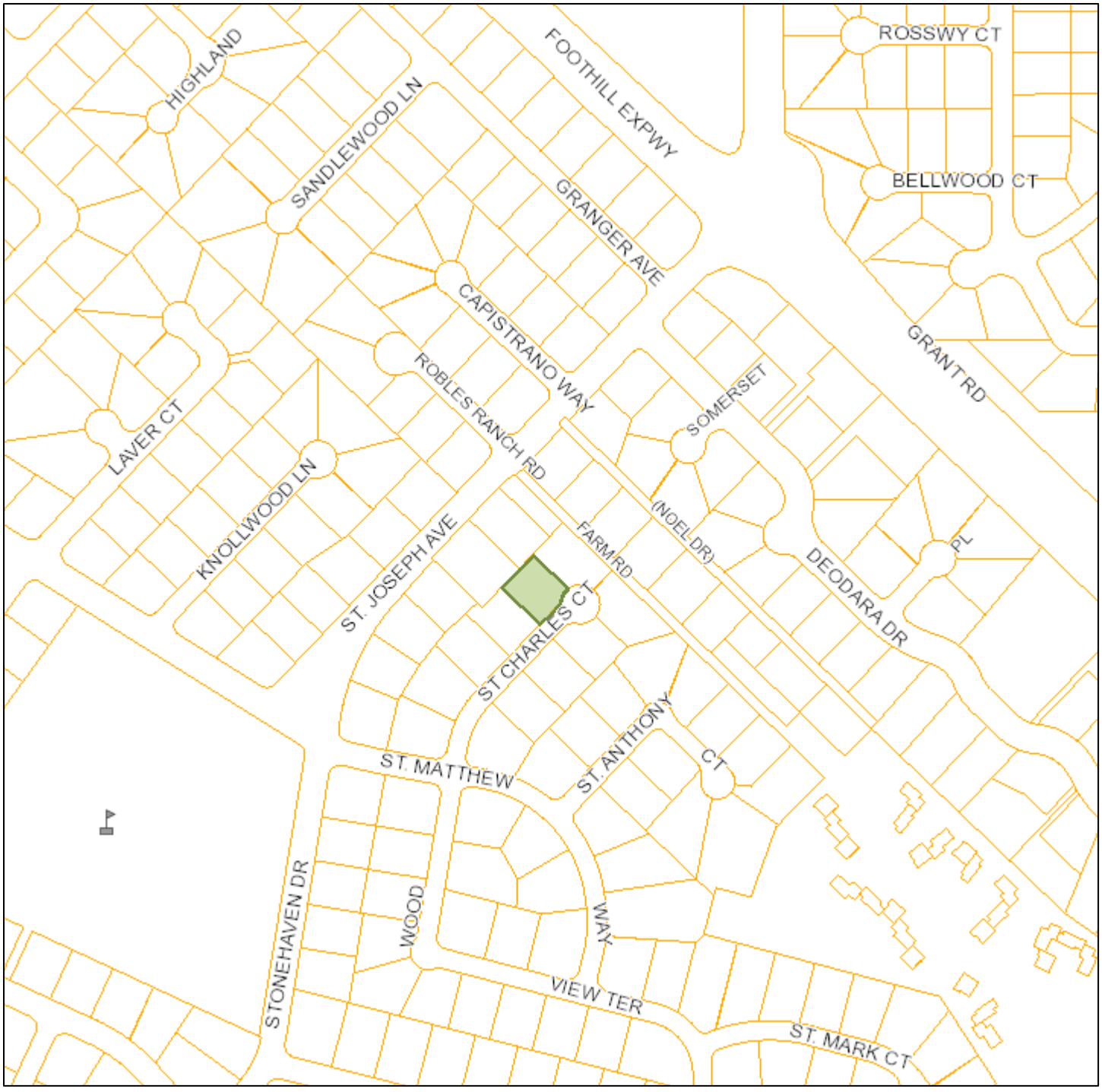
22. **Deed Restriction**
Prior to final inspection from the Planning Division, the owner must record a deed restriction and provide a conforming copy stating that the accessory dwelling unit may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary residential structure. The Planning Division shall provide the deed restriction for recordation purposes after receipt of the legal description of the property from the current grant deed.

23. **Kitchen Installation**
    Installation of the kitchen that conforms to the approved design plans and meets the minimum standards per Section 14.14.040 (n) of the Municipal Code including a sink, a refrigerator of no less than ten (10) cubic feet, either a permanent installed cooktop and an oven, or a range and food preparation counter and storage cabinets.

ATTACHMENT A

Agenda Item 3.

Vicinity Map



Print Date: March 21, 2022

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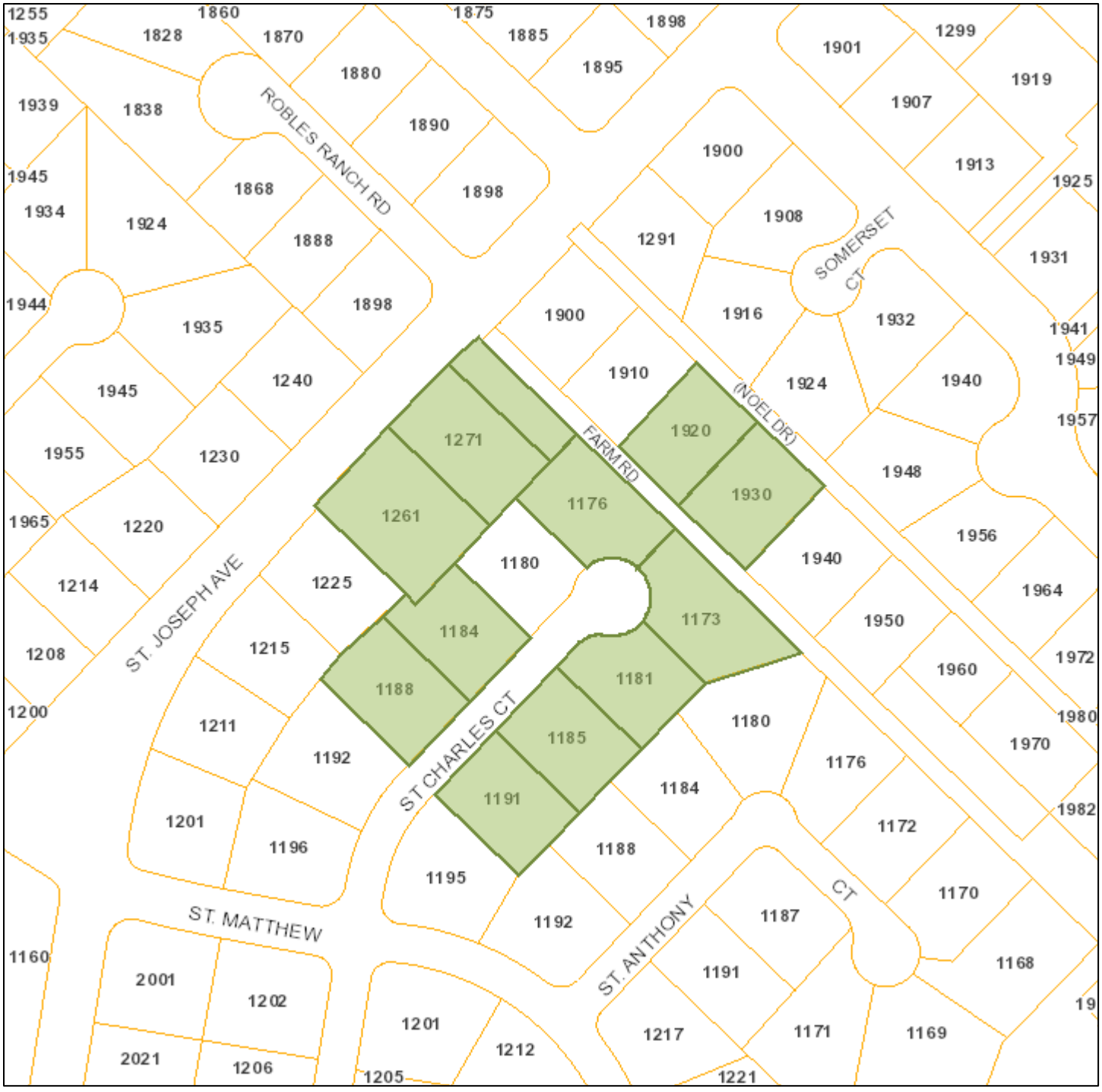
0 0.05 0.1 0.2 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS use community

Notification Map



Print Date: March 21, 2022

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- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

To: Los Altos Design Review Commission

Re: John and Louisa Yu Residence
1180 St. Charles Ct., Los Altos, CA 94024

Dear Commissioners:

We have reviewed the plans for the Yu's proposed ADU addition at 1180 St. Charles Ct. We have no objections or concerns and support this project.

Thank you for your consideration.

Best regards,

[redacted]

Charles Marr

[redacted]

Miriam Marr

8/18/22

Date

Resident at 1176 St. Charles Ct., Los Altos, CA 94024

Email: [redacted]@stanfordalumni.org

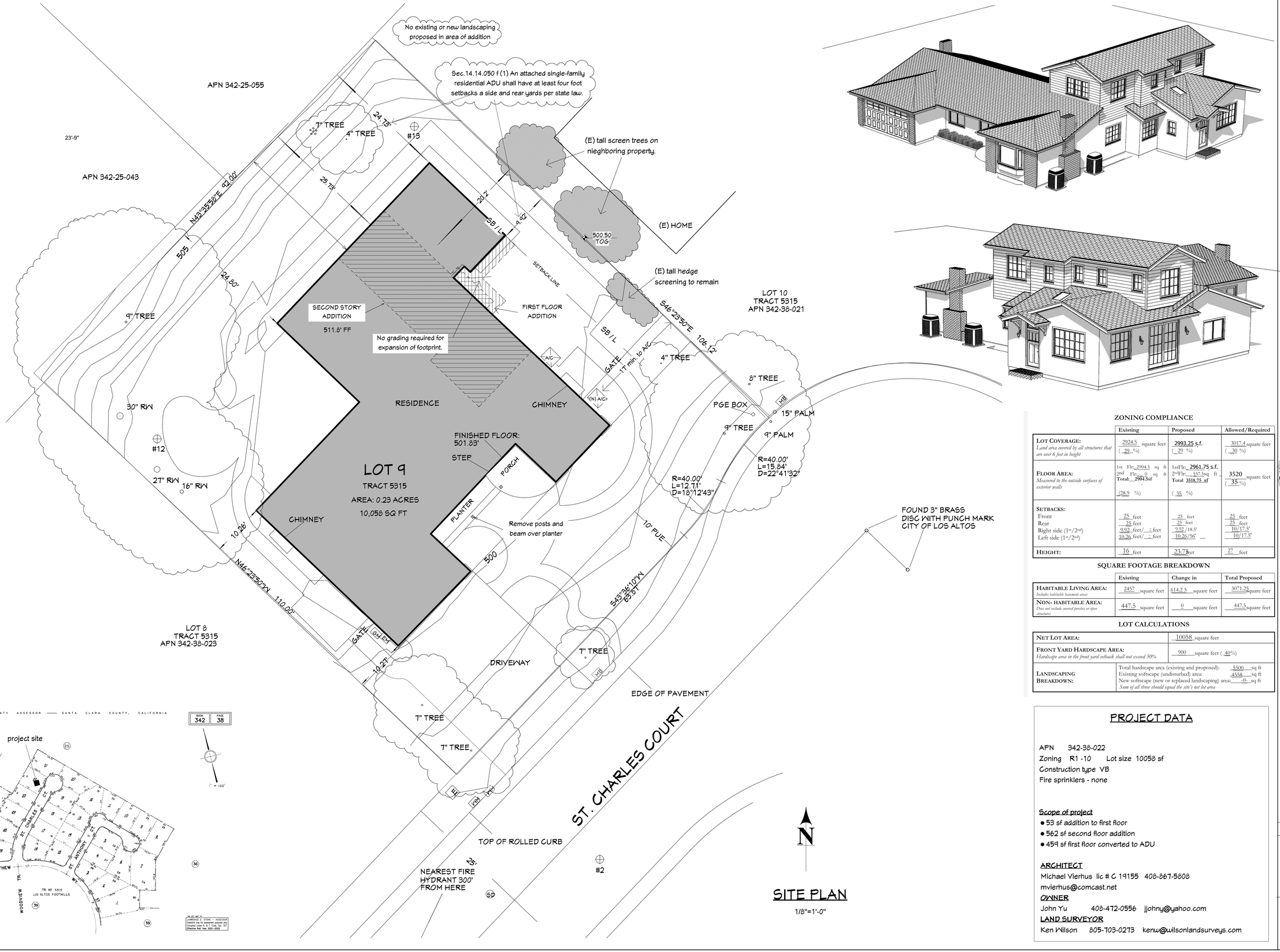
Phone: 650 968[redacted]

Steve Golden

From: Miriam Marr <[redacted]>
Sent: Tuesday, August 30, 2022 11:51 AM
To: Steve Golden
Subject: Re Design Review Commission Meeting Sept. 7

Hello Mr. Golden,
We are next-door neighbors to the Yu family (1180 Saint Charles Court). We have seen the proposed plans and have no objections. We will attempt to attend the virtual meeting, but have a conflict that night.
Thanks,
Miriam and Charles Marr
[redacted] Saint Charles Court

Sent from my iPad



SITE PLAN

1/8"=1'-0"

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2924.5 square feet (29 %)	2993.25 s.f. (29 %)	3017.4 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr. 2904.5 sq ft 2nd Flr. 0 sq ft **Total: 2904.5sf** (28.9 %)	1stFlr. 2961.75 s.f. 2ndFlr. 557.5sq ft. **Total 3518.75 sf** (35 %)	3520 square feet (35 %)
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1st/2nd)	9.92 feet/ - feet	9.92 /18.5'	10/17.5'
Left side (1st/2nd)	10.26 feet/ - feet	10.26/56'	10/17.5'
HEIGHT:	16 feet	23.75 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2457 square feet	614.2.5 square feet	3071.25 square feet
NON- HABITABLE AREA: *Doe not include covered porches or open structures*	447.5 square feet	0 square feet	447.5 square feet

LOT CALCULATIONS

NET LOT AREA:	10058 square feet	
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	900 square feet (40%)	
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 5500 sq ft Existing softscape (undisturbed) area: 4558 sq ft New softscape (new or replaced landscaping) area: 0 sq ft *Sum of all three should equal the site's net lot area*	

PROJECT DATA

APN 342-38-022
Zoning R1 -10 Lot size 10058 sf
Construction type VB
Fire sprinklers - none

Scope of project

- 53 sf addition to first floor
- 562 sf second floor addition
- 459 sf first floor converted to ADU

ARCHITECT
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mvierhus@comcast.net
OWNER
John Yu 408-472-0556 jjohny@yahoo.com
LAND SURVEYOR
Ken Wilson 805-703-0273 kenw@wilsonlandsurveys.com

Michael Vierhus
ARCHITECT
P.O.Box1098 Los Gatos CA 95031
408.867.5808

MV ARCHITECT

Michael Vierhus

LICENSED ARCHITECT MICHAEL D. VIERHUS No. C-19155 11.30.23 Renew. date STATE OF CALIFORNIA

ADU ADDITION FOR:

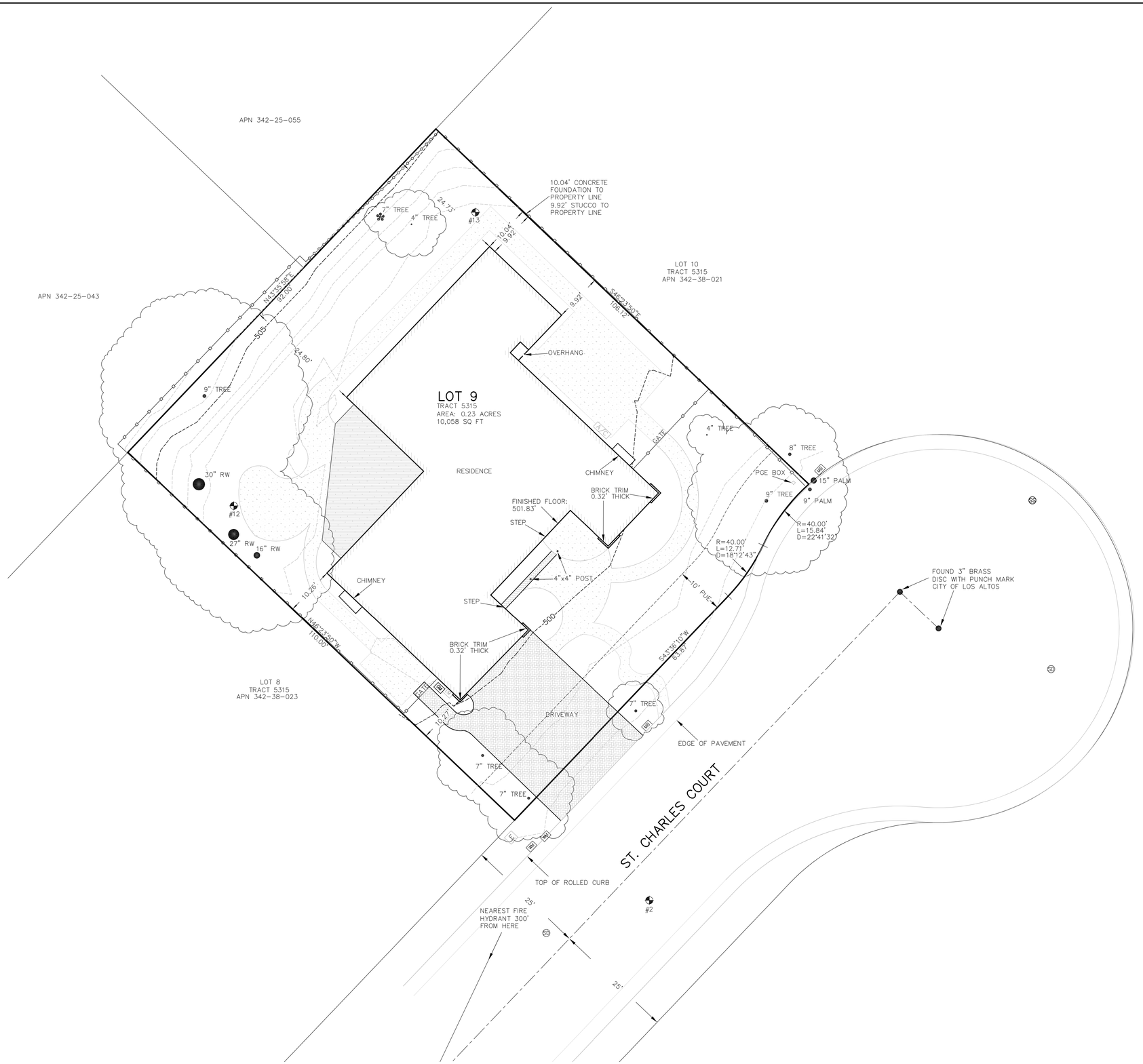
YU RESIDENCE

1180 ST. CHARLES COURT LOS ALTOS CA

printed 8/22/2022

revisions
1

sheet
A-1



LEGEND

- FOUND AS NOTED
- SET AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- SS UG SEWER LINE
- W UG WATER LINE
- G UG GAS LINE
- PH UG PHONE LINE
- E UG ELEC LINE
- OH OVERHEAD LINE
- UTILITY BOX (COM PH TRFC IRR)
- TRAFFIC SIGNAL
- LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MAILBOX
- CONCRETE
- BUILDING
- BRICKS
- PAVERS
- DOMES
- DECK
- GROOVED CONCRETE
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- HCP SYMBOL
- SIGN
- TRAFFIC ARROWS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- PERC TEST
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ELEC METER
- GAS METER
- WATER METER
- LIGHT POLE AND LIGHT
- WALL
- DROP INLET
- MONITORING WELL

ABBREVIATIONS

LO	LIVE OAK
WO	WHITE OAK
EUC	EUCALYPTUS
RW	REDWOOD
PUE	PUBLIC UTILITY EASEMENT
CE	CLEARANCE EASEMENT

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN ON BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS INC.

2-7-2021

KENNETH D. WILSON LS 5571 DATE

BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 497.66 AT POINT #2

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

IF NO INDICATION OF SEWER LINES ARE SHOWN, THEN THERE WERE NO VISIBLE MARKINGS OR INDICATIONS OF ANY SEWER APPURTENANCES ON THE SITE. OTHER RECORDS MAY EXIST THAT PROVIDE EVIDENCE OF SEWER LATERAL LOCATIONS.

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

NORTH

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LICENSED LAND SURVEYOR
KENNETH DOUGLAS WILSON
NO. 5571
STATE OF CALIFORNIA

Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

WILSON LAND SURVEYS
EST. 12
261 CARLTON CT.
LOS GATOS, CA 95032
408-427-2279

TOPOGRAPHIC SURVEY

AS REQUESTED BY:
JOHN YU

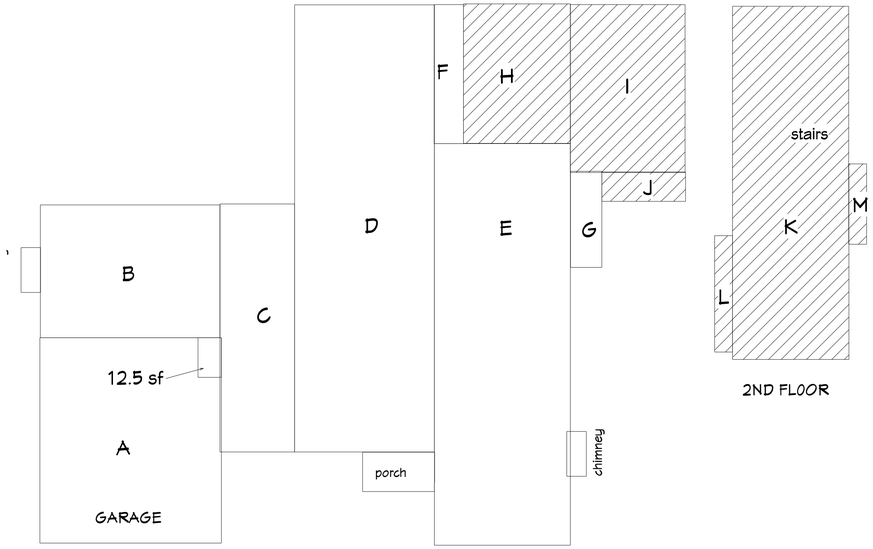
LEGAL DESCRIPTION: LOT 9 TRACT 5315 316 M 15 CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 342-38-022

DATE: 2/7/22

SITE ADDRESS: 1180 ST. CHARLES COURT LOS ALTOS, CA 94024

DRAWN BY:	SCALE	JOB NUMBER	PROJECT	SHEET
IMD	1"=10'	N-009	N-009	1 OF 1



SQUARE FOOTAGE DIAGRAM

1/8"=1'-0"

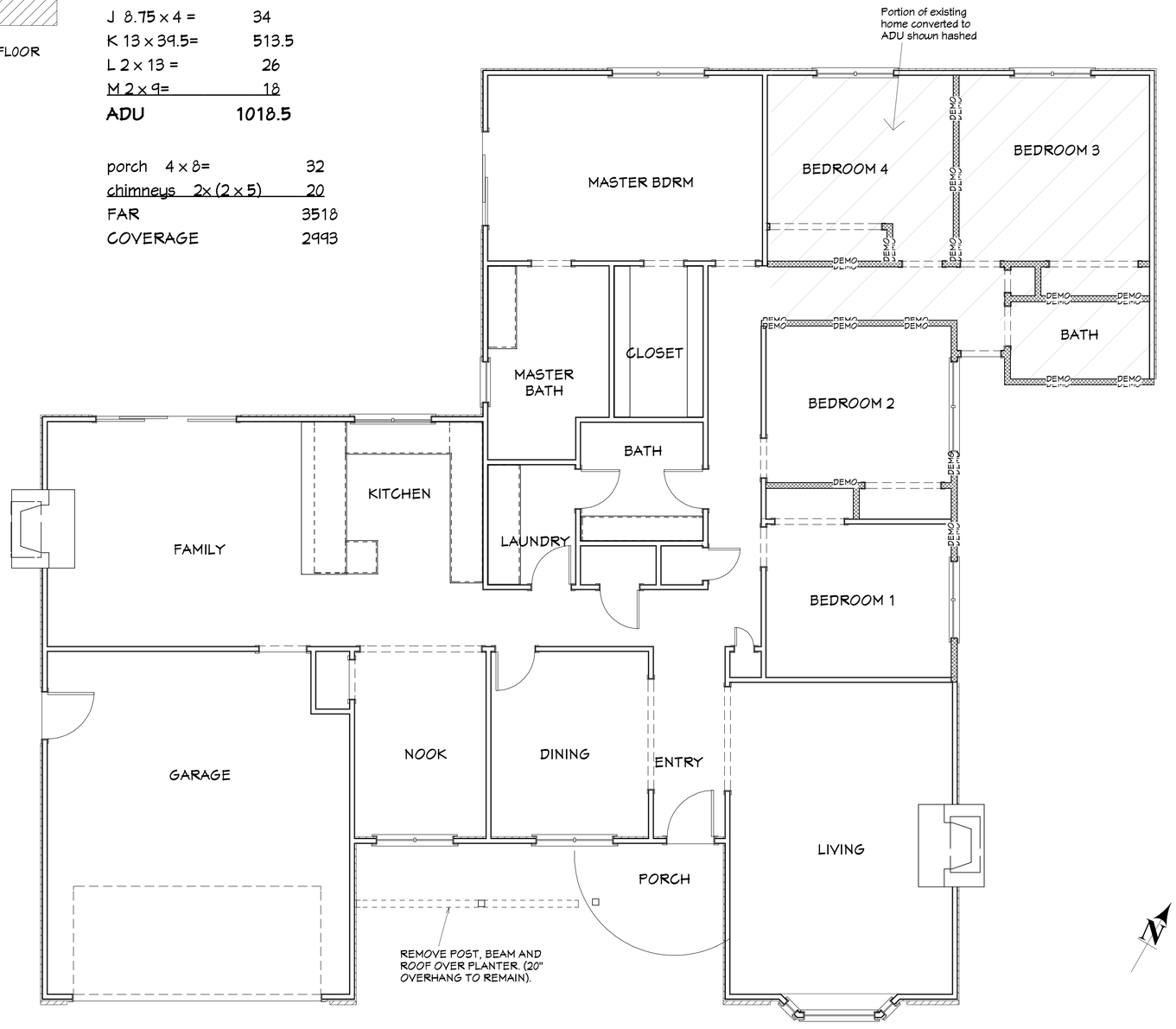
2ND FLOOR

Floor Area Calculations

A	20' x 23' =	447.5 (gara
B	20' x 14.5 =	290+12.5'
C	8.2' x 27.8 =	228
D	15 x 50' =	750
E	45 x 15.25' =	686.25
F	3' x 15.5' =	46.5
G	4' x 10=	40
MAIN HOUSE		**2052.75**

H	15.5 x 12 =	186
I	18.6 x 13=	241
J	8.75 x 4 =	34
K	13 x 39.5=	513.5
L	2 x 13 =	26
M	2 x 9=	18
ADU		**1018.5**

porch	4 x 8=	32
chimneys	2x (2 x 5)	20
FAR		3518
COVERAGE		2993



DEMO PLAN

1/4"=1'-0"

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408.867.5808

MV ARCHITECT

Michael Vierhus

LICENSED ARCHITECT MICHAEL D. VIERHUS No. C-14155 11-30-23 Renew. date STATE OF CALIFORNIA

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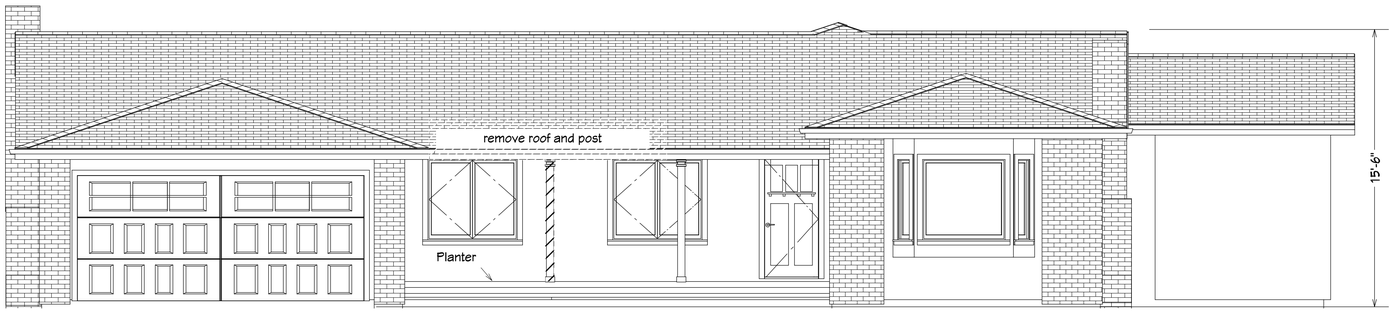
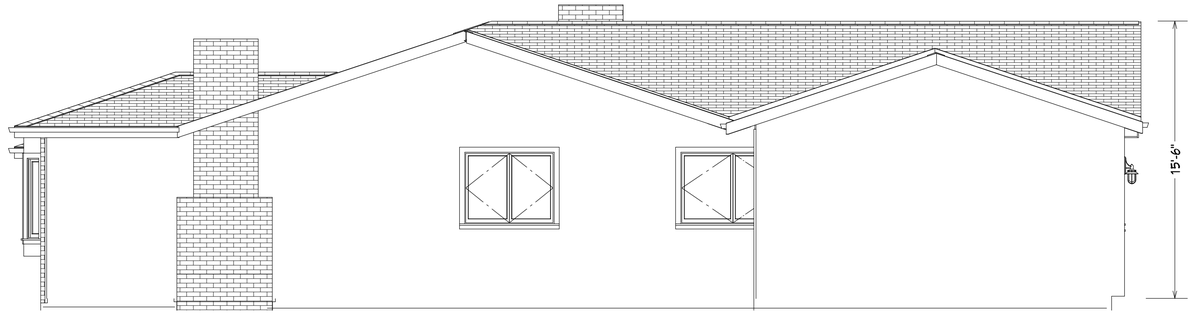


FRONT



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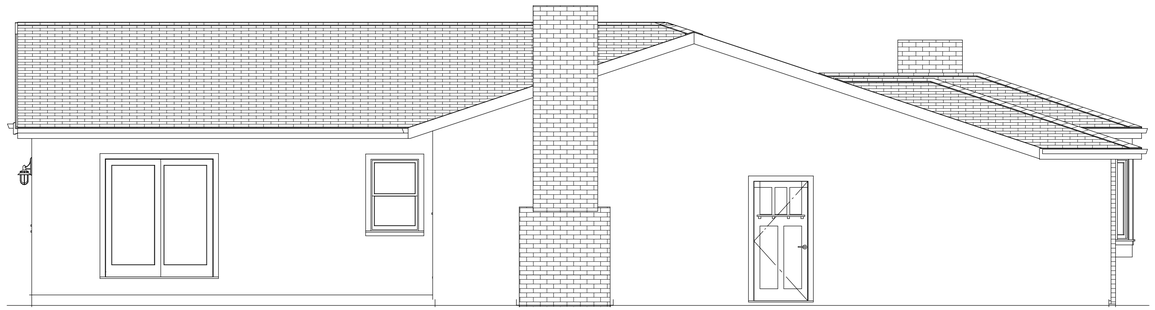
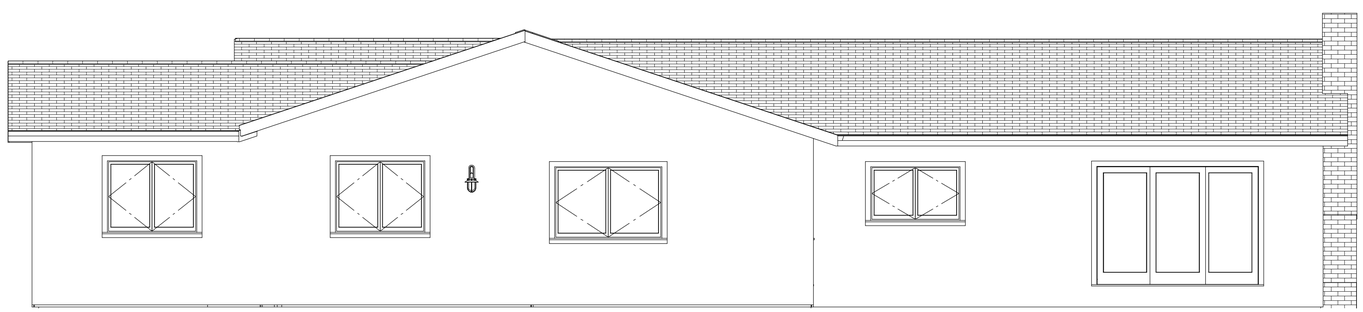


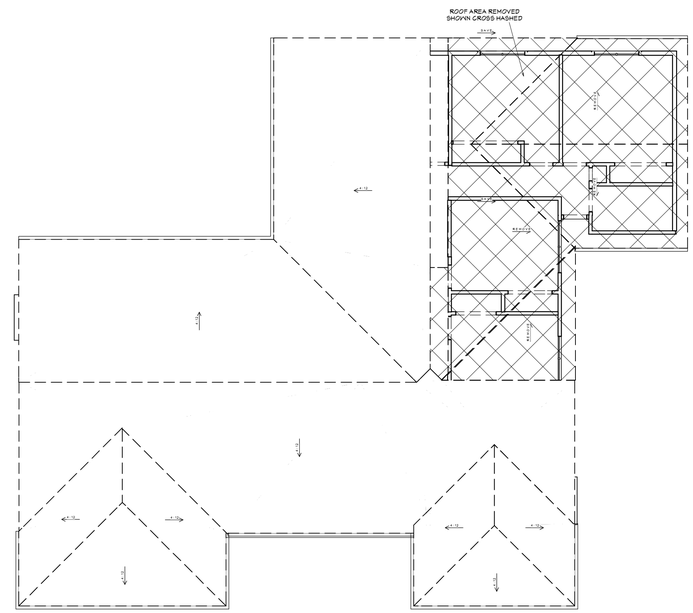
SIDE



BACK

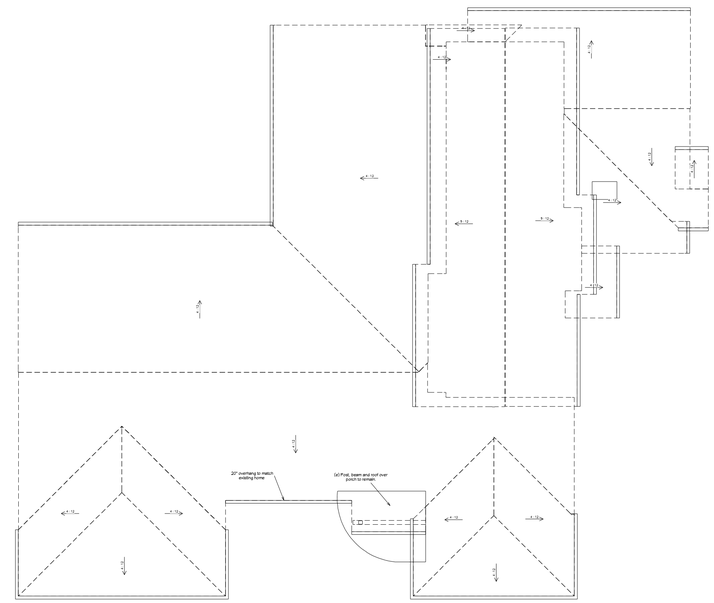
EXISTING ELEVATIONS

1/4"=1'-0"



ROOF DEMO PLAN

1/8"=1'-0"



PROPOSED ROOF PLAN

1/8"=1'-0"

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MV ARCHITECT

Michael Vierhus

LICENSED ARCHITECT
MICHAEL D. VIERHUS
No. C-14155
11-30-23
Renew date
STATE OF CALIFORNIA

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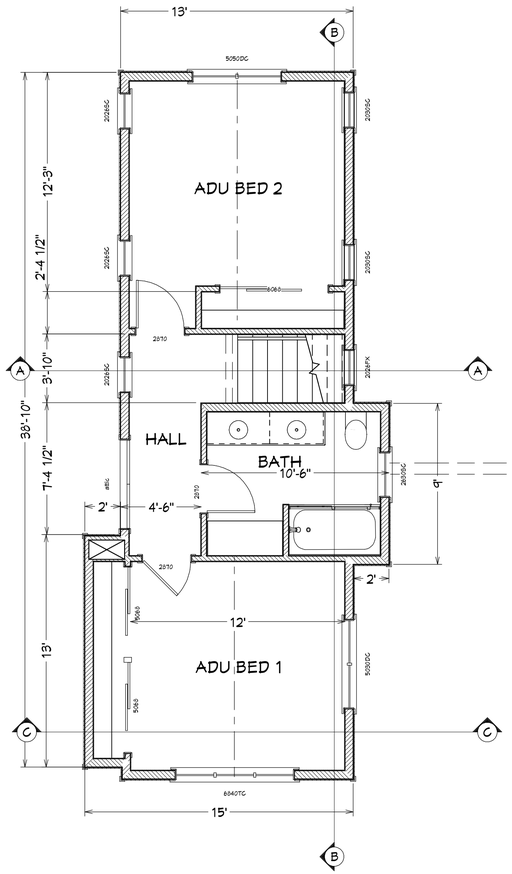
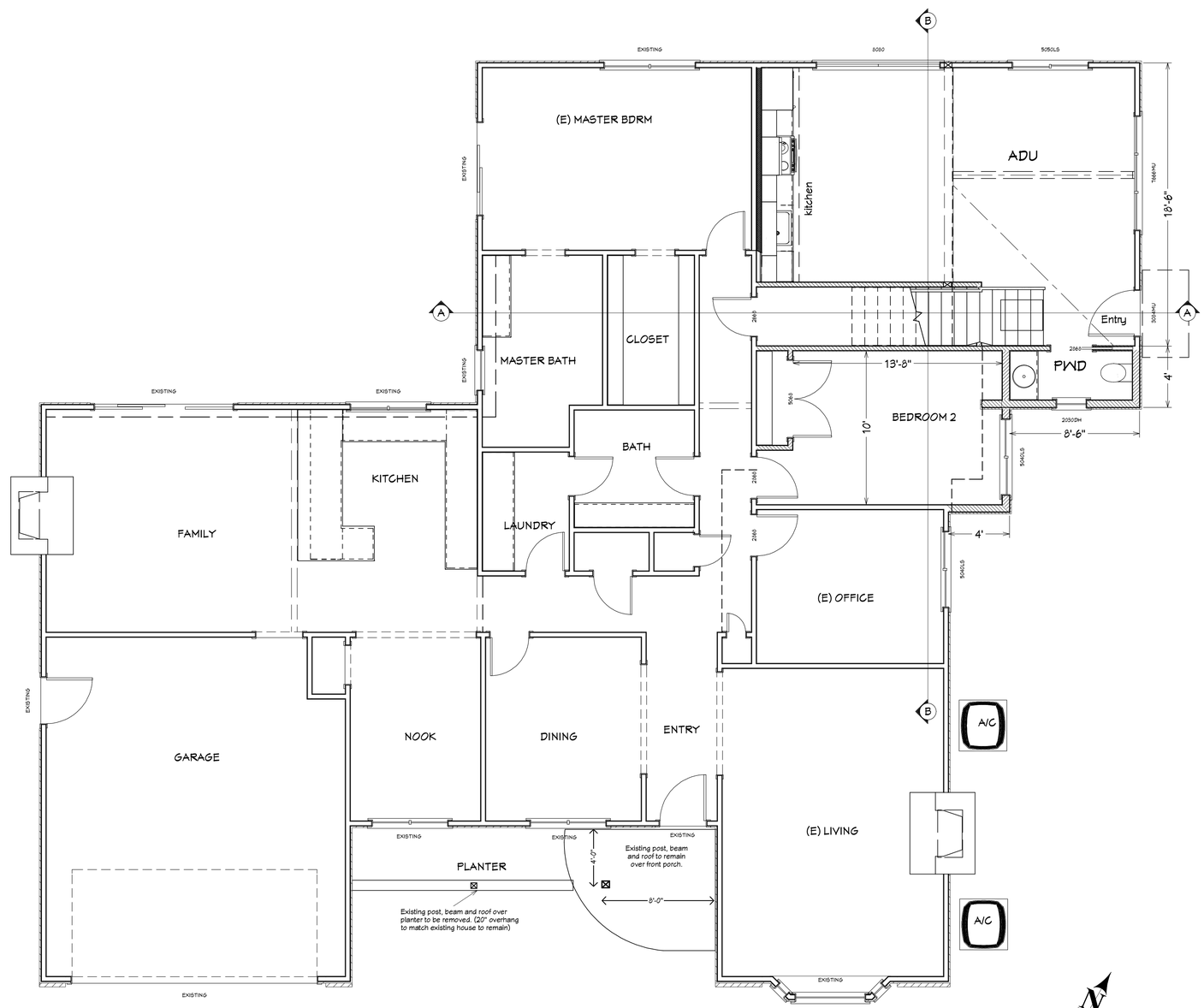


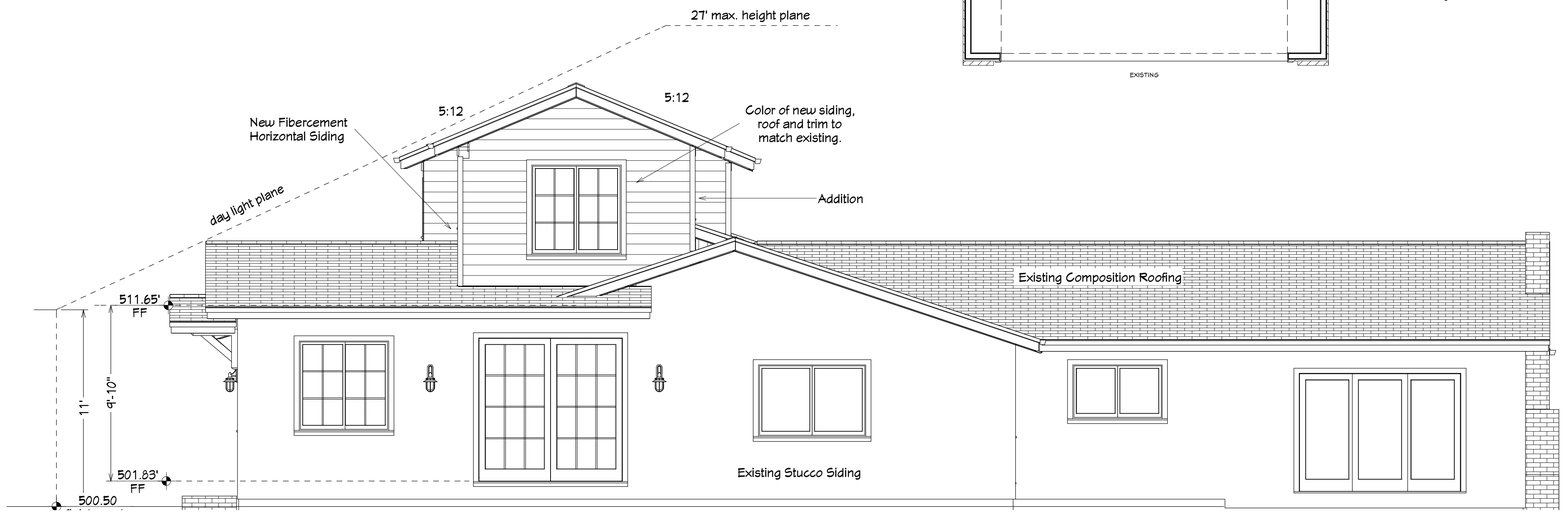
NEW SECOND FLOOR

1/4"=1'-0"



NEW FIRST FLOOR

1/4"=1'-0"



NORTH REAR ELEVATION

1/4"=1'-0"

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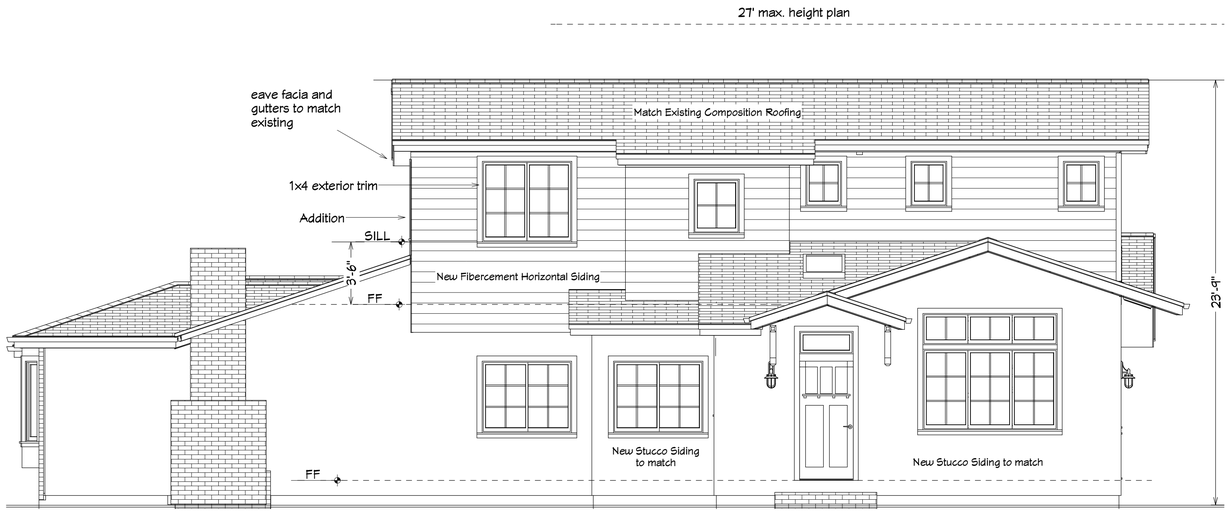
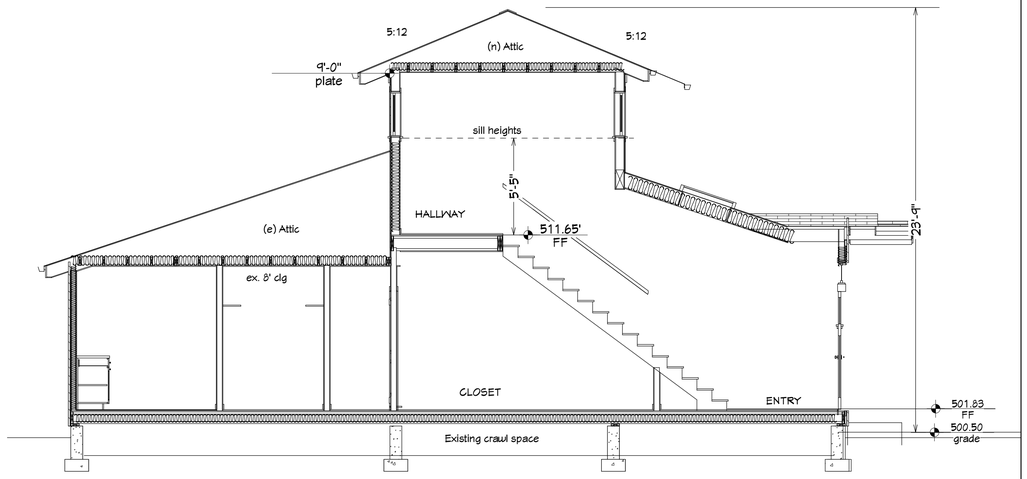


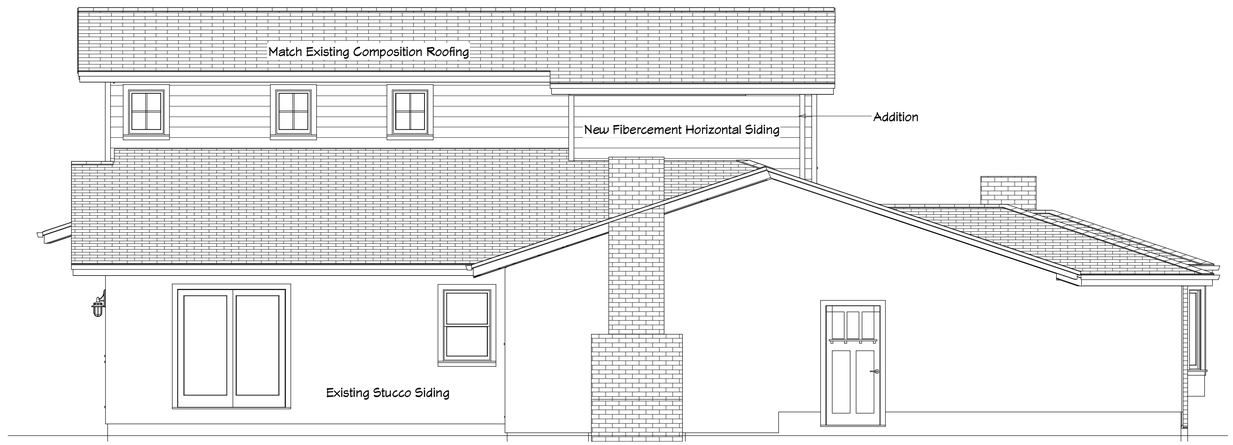
EAST SIDE ELEVATION

1/4"=1'-0"



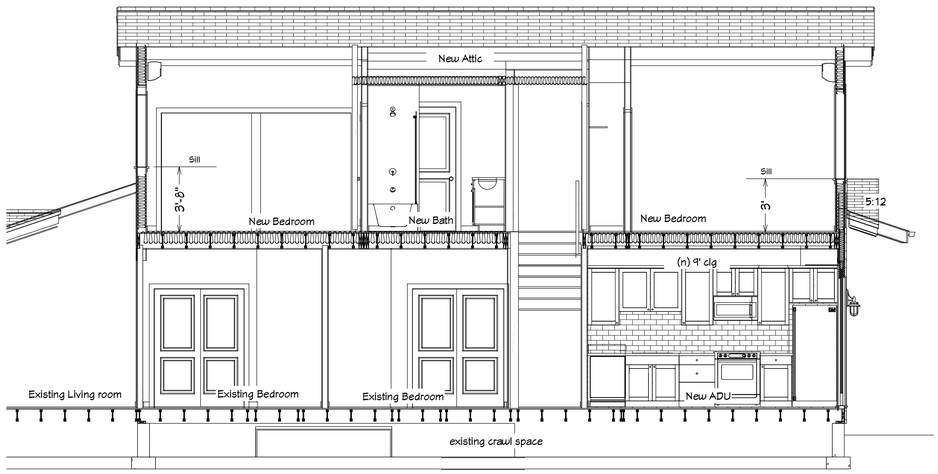
SECTION AA

1/4"=1'-0"



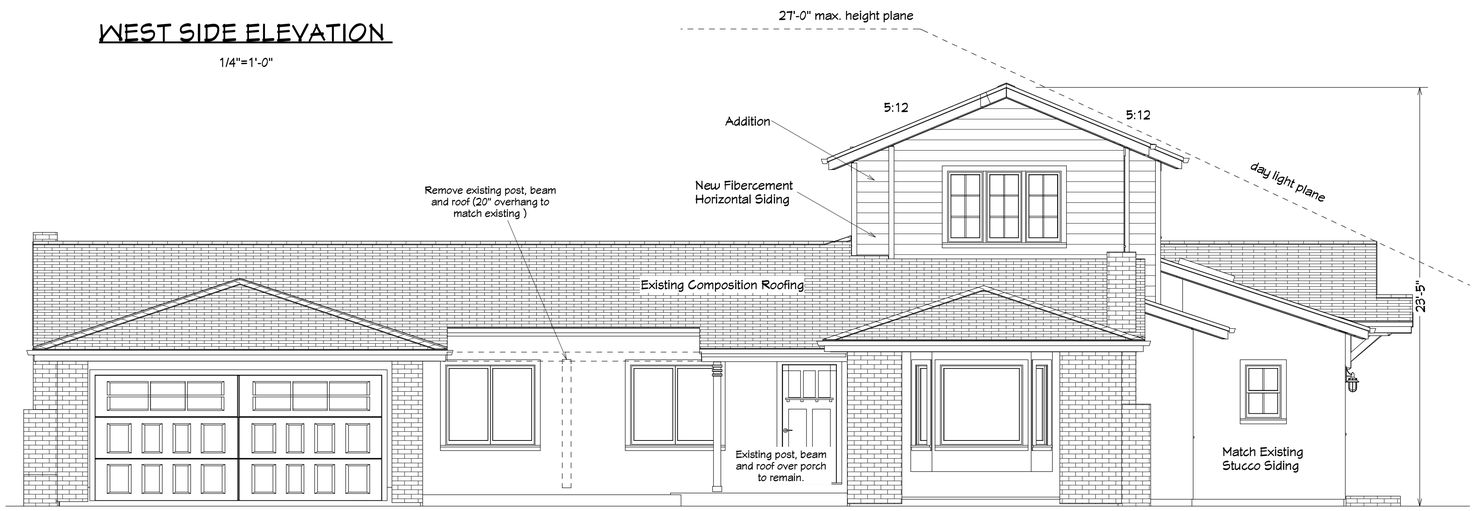
WEST SIDE ELEVATION

1/4"=1'-0"



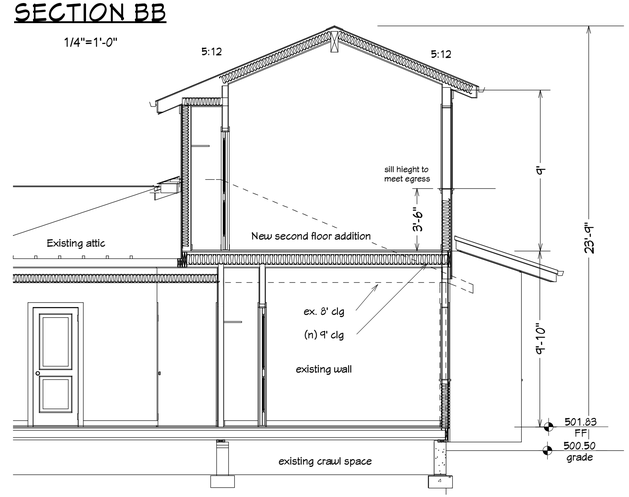
SECTION BB

1/4"=1'-0"



SOUTH FRONT ELEVATION

1/4"=1'-0"



SECTION CC

1/4"=1'-0"

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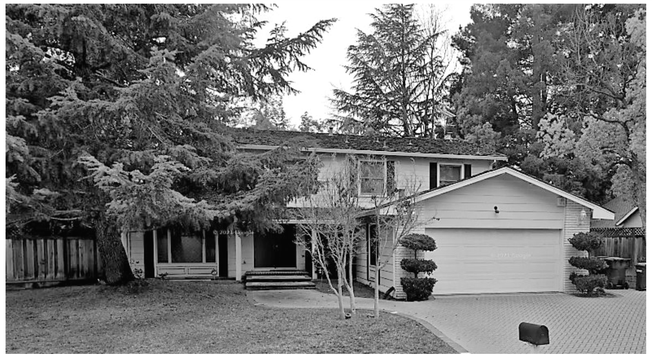
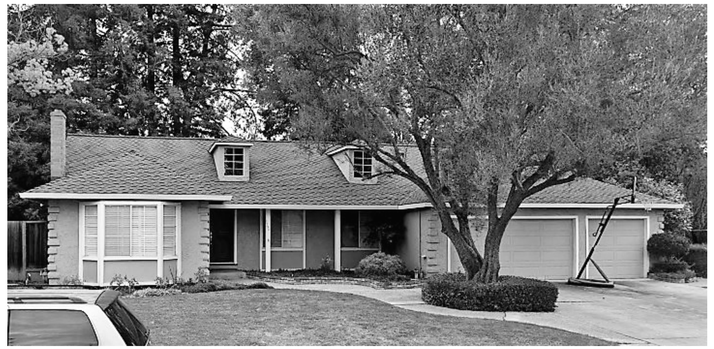
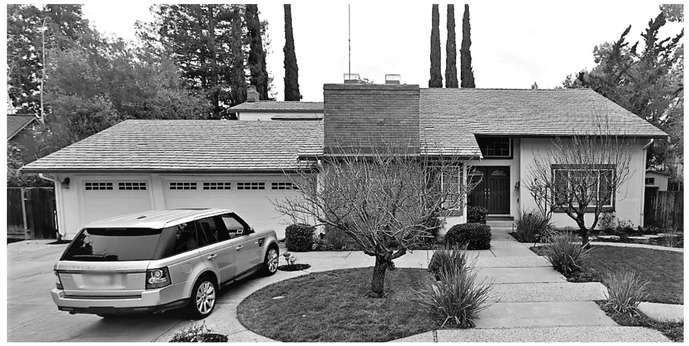


1196 St Charles Court



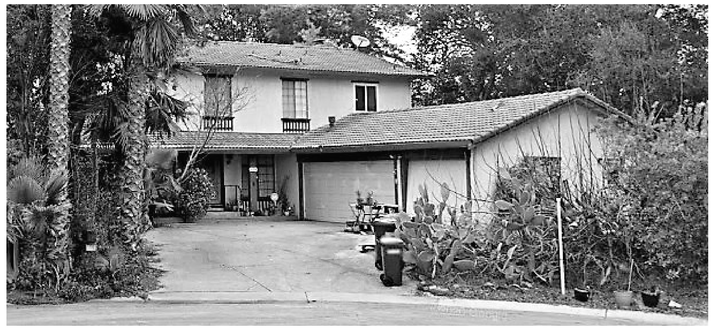
1192 St Charles Court



1188 St Charles Court

1184 St Charles Court

1180 St Charles Court- Project Address



1176 St Charles Court

1173 St Charles Court

1181 St Charles Court

1185 St Charles Court

1191 St Charles Court

1195 St Charles Court

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A-7

From: Steve Golden
To: Los Altos Design Review Commission
Subject: FW: Hearing - 1180 St Charles Court on 9/7/2022 - comment
Date: Friday, September 02, 2022 1:42:47 PM

Commissioners,

We received the following correspondence regarding the project at 1190 St Charles Ct.

Regards,

Steve Golden
Interim Planning Services Manager
City of Los Altos

Phone: 650-947-2675
Email: sgolden@losaltosca.gov
Web: www.losaltosca.gov
One North San Antonio Rd, Los Altos, CA 94022

Schedule an Appointment with the Planning Division: https://calendly.com/losaltosplanning

From: altos6@sbcglobal.net <altos6@sbcglobal.net>
Sent: Thursday, September 1, 2022 7:48 PM
To: Steve Golden <sgolden@losaltosca.gov>
Subject: Hearing - 1180 St Charles Court on 9/7/2022 - comment

Hi Steve,
Regarding Mr. John Yu's remodeling plan hearing on 9/7/2022 for the address at 1180 St Charles Court, we have reviewed their remodeling plan, and have no objection or concern. We support their plan.
Thank you for your consideration,
Chinhua Kwei,
Owner at 1181 St. Charles Court, Los Altos, CA 94024

DATE: September 7, 2022

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: SC22-0007 – 1405 Highland View Court

RECOMMENDATION:

Approve design review application SC22-0007 subject to the listed findings and conditions

---

PROJECT DESCRIPTION

This is a design review application for a one-story 658 square foot addition, conversion of a second-story workshop to habitable space, second-story window changes and a new balcony, and exterior modifications to an existing two-story single-family residence. This project is recommended to be considered categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act since it involves the construction of an addition to an existing dwelling in a residential zone. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Small Lot
ZONING: R1-10
PARCEL SIZE: 10,154 square feet
MATERIALS: Composition shingle; board and batten siding, horizontal and vertical wood siding, and stone veneer exterior; stained horizontal wood siding balcony railing; a new entry door and garage door; and new fiberglass/vinyl windows.

	Existing	Proposed	Allowed/Required
COVERAGE:	2,574 square feet	3,014 square feet	3,046 square feet
FLOOR AREA:	2,862 square feet	3,520 square feet	3,553 square feet
SETBACKS:			
Front	24.8 feet	24.8 feet	25 feet
Rear	18.2 feet	18.2 feet	25 feet
Right/Interior side(1st/2nd)	19 feet/22.2 feet	18.2 feet/22.2 feet	10 feet/17.5 feet
Left/Exterior side (1st/2nd)	21.8 feet/33.7	21.9 feet/20.2 feet	20 feet/20 feet
HEIGHT:	21.7 feet	21.7 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located at the corner of Highland View Court and Eva Avenue at the southwestern side of Highland View Court. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines with similar characteristics of house style, type, setbacks, and streetscape character. The neighborhood primarily consists of one-story homes though the subject home is one of four existing two-story homes in a row. The landscape along the street is varied with no street tree pattern but most properties include at least one medium to large tree in the front yard.

Zoning Compliance

As depicted on the topographic survey, a wire clearance easement (WCE) is located at the southeast side and rear property lines. The Tract Map limits the height of structures within the WCE to 15 feet.

The existing first story is located 18.2 feet from the rear setback, where a setback of 25 feet is required per Section 14.06.080 of the Municipal Code. The setback encroachment appears to have been created at the time of construction of the house, and it is therefore considered to be a legal nonconforming structure. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setback can be maintained.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and the emphasis should be on designs that fit-in and lessen abrupt changes.

As depicted in the design plans (Attachment E), the applicant is proposing a one-story 658 square foot one-story addition, second-story window changes and a new balcony, and exterior modifications at an existing two-story single-family residence (proposed front and exterior side elevations to the right). Based on the lot dimensions as a corner lot pursuant to Los Altos Municipal Code (LAMC) Section 14.02.070, the front lot line is located along Eva Avenue and the exterior side along Highland View Court. The proposed setbacks meet or exceed the required setbacks for the R1-10 zoning district. Please refer to the table above for more specific setbacks proposed and as required pursuant to the R1-10 Zoning District Standards found in Los Altos Municipal Code (LAMC) Chapter 14.06.

In the images below, the new additions are highlighted in yellow, new or modified windows are highlighted in blue, and the new balcony and modified roof form are highlighted in red.

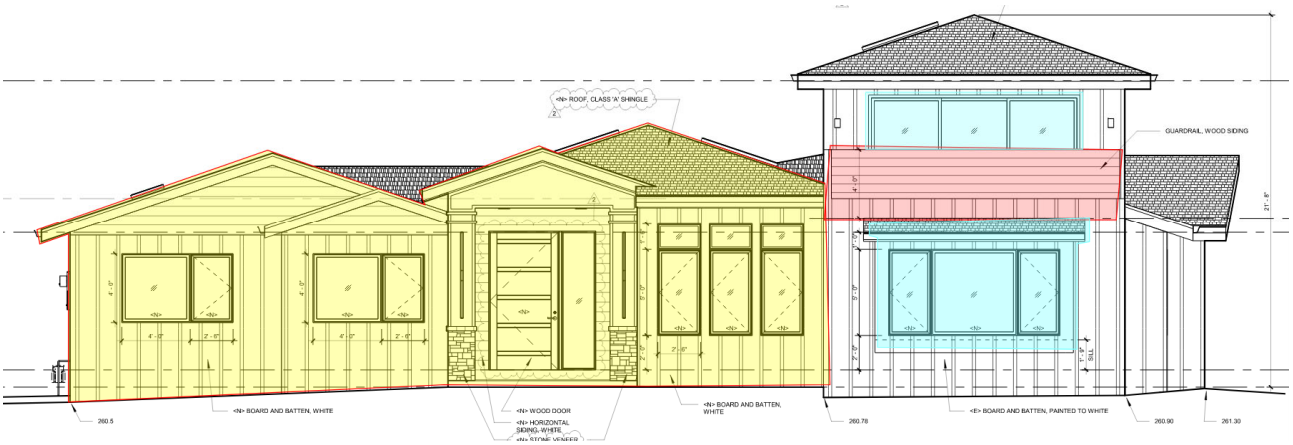


Figure 1: Front Elevation

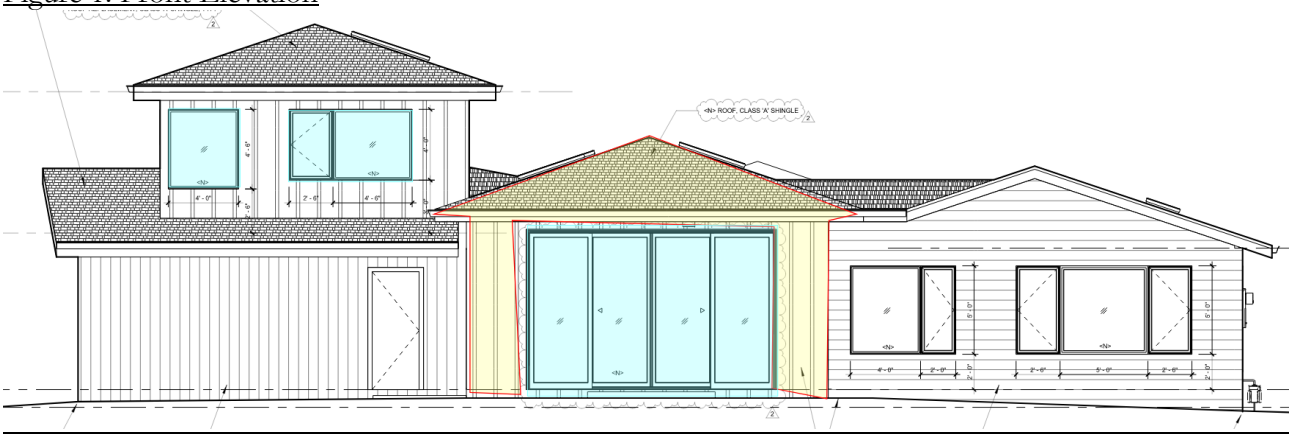


Figure 2: Rear Elevation

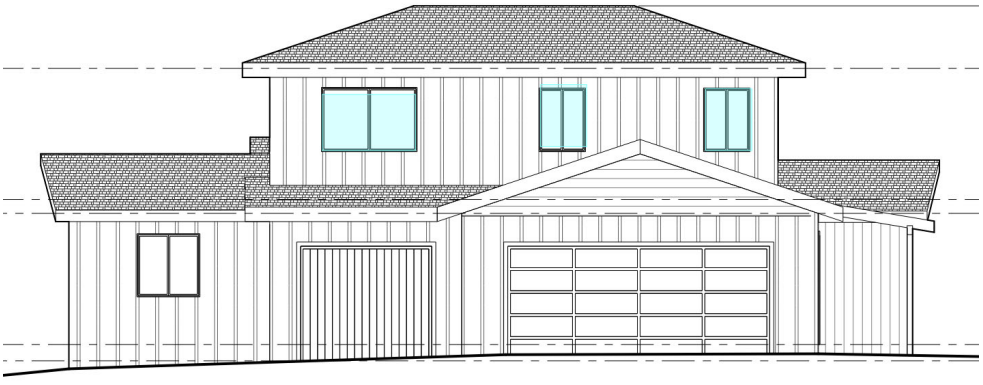


Figure 3: Exterior Side Elevation

First-Story Addition and Exterior Modifications

The property slopes from the right property line toward the left property line along Highland Court. A proposed 500 square-foot addition would expand the existing one-story portion of the home along the exterior side elevation on the downhill (north) side, and a 158 square-foot addition is proposed along the uphill (south) interior side elevation of the property. The new addition incorporates plate

heights at 8 feet to 10feet above the finished floor height, maintains the existing roof type and pitch, and incorporates materials consistent with the existing home for an integrated design compatible with the surrounding neighborhood. The additional exterior changes include:

- Along the exterior (north) elevation:
    - A 500 square-foot addition to create bedroom No. 1, bedroom No. 2, an entry and an office.
    - Conversion of the existing recessed porch into floor area;
    - Removal of the brick wainscoting and replacement with board and batten siding.
    - Addition of a projecting and defined porch with a gable roof form and wood and stone veneer detailed columns.
    - Replacement of three windows with four windows to match the new window style.
- Along the interior (south) elevation
    - A 158 square-foot addition to create an expanded kitchen.
    - The replacement of a window and three two-panel sliding doors with a two-panel window, a three-panel window and a four-panel sliding door.
- Along the front (west) elevation
    - Replacement of an existing window with a smaller window in the living room to match the new window style for the house.
    - New garage door.
- Along the rear (east) elevation
    - Replacement of three windows with two larger-sized windows to match the new window style for the house.

Pursuant to Section 14.76.030 of the Zoning Code, the first story addition and exterior modifications would normally be reviewed and approved administratively by the Development Services Director or their designee. Staff finds the proposed first-story addition and exterior modifications to be in compliance with the R1-10 zoning district development standards, the Single-Family Residential Design Guidelines, and the design review findings pursuant to Section 14.76.060 of the Zoning Code and therefore recommends design review approval of the first-story addition and exterior modifications. A materials board is provided as Attachment E.

Second-Story Modifications

The design plans propose conversion of the existing second-story to habitable space (originally approved as a workshop accessed through the garage) which would include larger windows on the interior side, shifted windows on the front and rear, and a new balcony over the existing one-story portion of the home at the northeast corner. Consistent with past determinations and pursuant to Section 14.76.040 of the Zoning Code, new or modified second story windows that increase the glazing area or may create potential privacy impacts have been referred to the Design Review Commission for review and approval. The project proposes the following modification to the second story:

- Along the exterior (north) elevation:

    - Replacement of two windows with a three panel sliding door exiting onto a 200 square-foot balcony oriented toward the public right-of-way of Highland Avenue and Eva Avenue.
- Along the interior (south) elevation
    - The modifications of the two windows along the elevations.
- Along the front (west) elevation
    - Replacement, relocation and resizing of existing front windows an office and two windows in a bathroom to match the new window style for the house.
- Along the rear (east) elevation
    - Replacement of existing front windows in an office and closet to match the new window style for the house.

Consistent with past determinations and pursuant to Section 14.76.040 of the Zoning Code, new or modified second story windows that increase the glazing area or may create potential privacy impacts have been referred to the Design Review Commission for review and approval.

Overall, the existing front façade and exterior side elevations windows are similar in size and placement. However, the two second story windows along the front elevation are being replaced with a three-panel sliding door exiting from the office to a 200 square-foot balcony, and a large, fixed window on the first floor is being replaced with a substantially smaller window. Consistent with Sections 5.4 and 5.9 of the Residential Design Guidelines, the applicant has simplified window shapes along the front and exterior side elevations, which reduces the appearance of bulk and maintains cohesiveness with the plan composition.

Currently, the existing rear (south) façade windows are larger in size and the sill heights have been lowered to create increased potential privacy impacts for neighboring properties. The proposed changes would incorporate a different window style/size with a degree of asymmetry. Staff is concerned with the proposal's consistency with Section 5.9 of the Residential Design Guidelines which speaks to locating windows where they visually relate to one another as part of a larger design composition, particularly as viewed from the street. Staff requests DRC direction on whether raising the sill heights and/or maintaining consistent window forms would create a more composed rear façade consistent with the Residential Design Guidelines.

Privacy
Procedurally, the Development Services Director typically acts on minor exterior modifications, including alterations to window styles. Since the original project was approved by the Design Review Commission and the new balcony and additional window glazing on the second story could potentially have privacy impacts the review was referred to Design Review Commission.

On the right interior (east) side elevation of the second story, there are two windows being replaced with new windows with a similar size, location and sill height of the original windows. Due to the windows maintaining a size, location and sill height, the proposed windows do not create any new unreasonable privacy impacts. Staff does not recommend any modifications to the windows.

On the exterior side (north) elevation of the second story, there is a three-panel sliding door exiting from an office to a balcony. The balcony is 17 feet wide, has a depth of 11.75 feet and primarily faces the front and exterior side yards. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it may be perceived to be active in nature due to its depth. However, Section 5.3 of the Residential Design Guidelines is intended to ensure privacy reduction for property owners along the interior side and rear property lines. The balcony is oriented toward two public rights-of-way, Highland View Court and Eva Avenue, which ensures privacy to adjoining properties along the interior side and rear property lines. Due to the balcony's views being oriented toward a public roadway and Section 5.3 of the Residential Design Guidelines, it is not intended to preserve privacy along a public roadway or along front yards. Staff believes the proposed balcony will not create any potential privacy impacts to the neighborhood context, including any active interior side yard or rear yards in the immediate neighborhood. As designed, staff finds that the project maintains a reasonable degree of privacy.

The rear (south) façade windows are larger in size with a four feet wide by 4.5 feet tall window in a bathroom and a 7-foot wide by four-foot tall window in a bedroom, and the sill heights have been lowered to 2.5 feet and three feet, respectively. Staff has potential privacy concerns due to the number and lower sill heights of proposed windows on this elevation. Per page 14 of the Residential Design Guidelines, it is generally recommended that second floor side yard windows "should be no larger than UBC (Uniform Building Code) minimum sizes nor more than the number required for egress or light and ventilation requirements." Per current standards, the minimum recommended sill height from staff to meet this guideline is 44 inches (3.6 feet). Therefore, staff proposes a condition of approval No. 2a that addresses the proposed sill heights to maintain Building Code standards.

Landscaping and Trees

As depicted on the site plan, there are eight existing trees on the subject property:

- Five existing 15-20" diameter Cedar trees located along the street are protected based on their size (over 48" in circumference/15" in diameter) and are proposed to remain.
- The remaining trees (Sweet Gum, Lime, and Privet) are not protected based on their size but are proposed to remain.

The recommended conditions of approval pertaining to trees include implementation of the City standard tree protection measures during construction for all trees to remain (Conditions of Approval No. 3, 11 and 18).

The plans indicate the existing landscaping is to remain, therefore staff has included the standard condition of approval that requires the applicant to maintain or provide new landscaping as needed, which will be inspected before final inspection. New or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements should it exceed the 2,500 square-foot landscaping threshold for residential additions (Condition of Approval No. 10 and 20).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves the construction of an addition and exterior alterations to an existing structure.

Cc: Hao Qiao, Applicant & Property Owner

Attachments:
A. Public Notification Map
B. Applicant Outreach
C. Public Notice Poster
D. Materials Board
E. Design Plans

FINDINGS

SC22-0007 – 1405 Highland View Court

With regard to the first story addition, new windows and exterior modifications proposed for the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed alteration complies with all provision of this chapter;

b. The height, elevations, and placement on the site of the existing structure with the proposed alteration, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the existing structure with the proposed alteration in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, 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; and

f. The existing structure with the proposed alteration has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0007 – 1405 Highland View Court

GENERAL

1. **Expiration**
   The Design Review Approval will expire on September 7, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   This approval is based on the plans received on July 29, 2022 and the materials provided by the applicant, except as may be modified by these conditions.

   a. In order to mitigate privacy concerns resulting from the rear (south) second story windows, the applicants shall revise the second story windowsill heights to be no larger than UBC (Uniform Building Code) or other applicable Building Code's minimum sizes.

3. **Protected Trees**
   a. Tree Nos. 3, 6-26, and 28-33, new replacement trees, and new screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The City standard tree protection measures and additional measures recommended by the arborist shall be implemented during construction for all trees to remain.

   b. Tree Nos. 1, 2, 4, and 5 are located within the public right-of-way cannot be removed without a tree removal permit from the Public Works Department. The City standard tree protection measures and additional measures recommended by the arborist shall be implemented during construction.

4. **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.

5. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed. Existing landscape areas shall be maintained before and during construction or shall be replaced in compliance with the WELO and to the satisfaction of the Planning Division.

7. **Underground Utility and Fire Sprinkler Requirements**
   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.

8. **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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

10. **Water Efficient Landscape Plan**
    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.

11. **Tree Protection Note**
    On the grading plan and the site plan, show all tree/landscape protection fencing consistent with City standards and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground." Depict the additional tree protection measures indicated in the arborist report.

12. **Reach Codes**
    Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 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.

13. **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.

14. **Air Conditioner Sound Rating**
    The plans shall show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

15. **Storm Water Management**
    The Plans shall show how the project is in compliance with the New 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 (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

16. **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.

17. **Underground Utility Location**
    The Plans shall show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. **Tree Protection**
    Tree protection shall be installed around the dripline(s) of the trees to remain as shown on the site plan approved with the building permit plans. 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.

19. **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. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

20. **Landscaping Installation and Verification**
    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.

21. **Landscape Privacy Screening**
    The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

22. **Green Building Verification**
    Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

Notification Map

Print Date: March 21, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

ATTACHMENT C

NOTICE OF DEVELOPMENT PROPOSAL
1405 HIGHLAND VIEW CT

PROJECT DESCRIPTION:
- 1ST FLOOR ADDITION 635 SF AND INTERIOR REMODEL
- 2ND FLOOR NEW BALCONY AND INTERIOR REMODEL
- ENLARGE <E> 452 SF GARAGE TO 491 SF

APPLICANT:
Hao Qiao
408-623-3764
hao.qiao@gmail.com

PROPERTY OWNER:
Hao Qiao
408-623-3764
hao.qiao@gmail.com

PROJECT PLANNER:
To submit comments or get additional information, please contact:
Naz Healy
650-947-2640
nhealy@losaltosca.gov

PUBLIC MEETING DATES (AS SCHEDULED):

PUBLIC MEETING NOTICE

Wednesday, September 7, 2022 at 7:00 pm

The Design Review Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public comment.

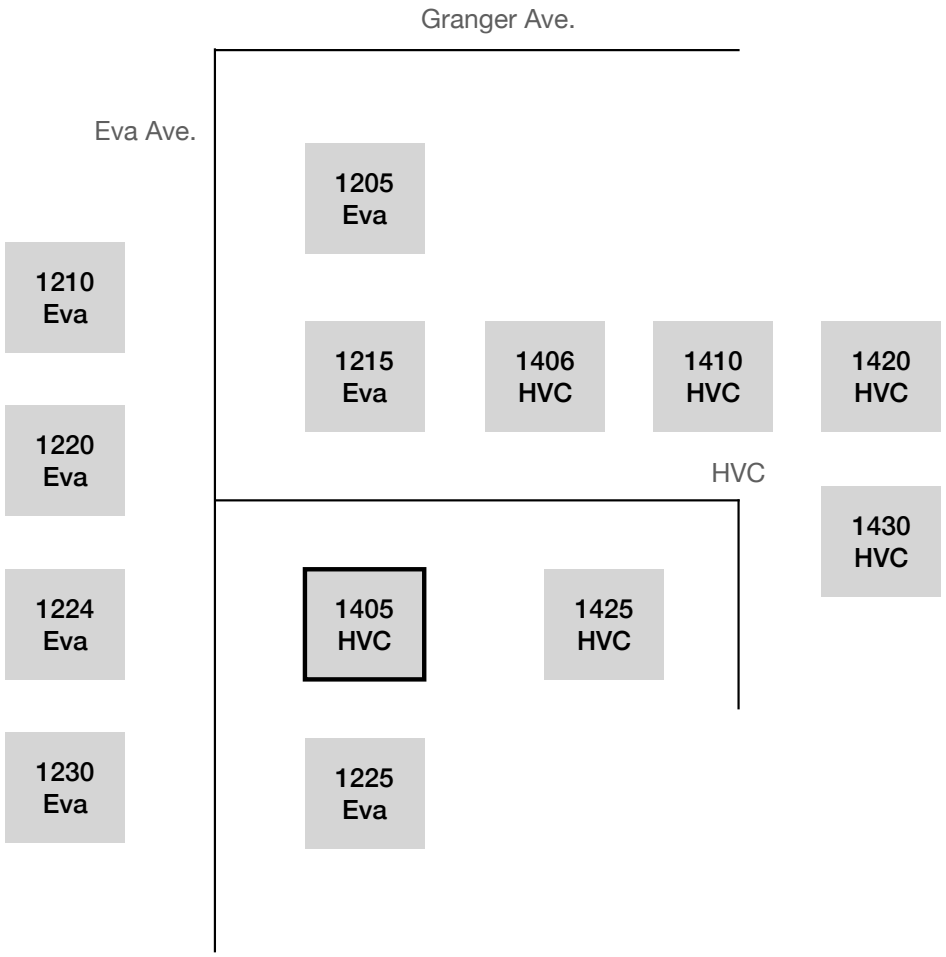
Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 837 0293 7823 or via the web at https://tinyurl.com/2u9v8da with Passcode: 599116). Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

Project plans and information are available for review on the City's website at https://www.losaltosca.gov/communitydevelopment/page/two-story-single-family-residential-and-variances. The agenda report will be available on the City's website the Thursday before the meeting date at https://www.losaltosca.gov/designreviewcommission/page/design-review-commission-meeting-11. Written comments can be mailed or delivered in person to the Community Development Department or emailed to the Project Planner. Verbal comments can also be made at the Public Meeting.

SC22-0007

1405 HVC Project

Community Outreach


Granger Ave.
Eva Ave.
1205
Eva
1210
Eva
1215
Eva
1406
HVC
1410
HVC
1420
HVC
1220
Eva
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1430
HVC
1224
Eva
1405
HVC
1425
HVC
1230
Eva
1225
Eva

1210 Eva

Frances and Edgal Chang

- Strongly support the project
- Do not use email

1220 Eva

Stacy and Helen Lee

Howard Qiao <hao.qiao@gmail.com> Tue, May 3, 2022 at 1:11 PM
To: stacyblee@gmail.com

Hello Stacy,

Hope the week is off to a great start! It was great chatting with you last week. Just want to share a quick summary:
- We recently submitted a development proposal to the City of Los Altos (Enclosed)
- After receiving approval, we will work with a structural engineer on the blueprint
- Once the blueprint is done, we will submit to the City for approval to begin construction
- The earliest estimated start date is somewhere between September to November of 2022

Please kindly reply to this email and provide feedback. We look forward to hearing from you soon.

Thanks,
Howard and Chelsey

1405 Highland View Ct Sign.pdf
302K

Stacy Lee <stacyblee@gmail.com> Sat, May 7, 2022 at 3:50 PM
To: Howard Qiao <hao.qiao@gmail.com>

Thanks for the email Howard and sharing your plans. We don't have any questions or concerns about your project.

Stacy Lee
1220 Eva Ave, Los Altos, CA 94024

1224 Eva

- Owners seem to be out of country. Neighbors don’t know how to reach them

1230 Eva

Tammy and Eric Vaughnes

Howard Qiao <hao.qiao@gmail.com> Wed, May 4, 2022 at 7:45 PM
To: Eric@thevaughns.net

Hello Eric and Tammy,

It was very nice meeting you last week! Hope the week is going well. :)

Here's a quick recap of our in person chat:
- We recently submitted a development proposal to the City of Los Altos (Enclosed)
- After receiving approval, we will work with a structural engineer on the blueprint
- Once the blueprint is done, we will submit to the City for approval to begin construction
- The earliest estimated start date is somewhere between September to November of 2022

Please kindly reply to this email and provide feedback. We look forward to hearing from you soon.

Thanks,
Howard and Chelsey

1405 Highland View Ct Sign.pdf
302K

eric@thevaughns.net <eric@thevaughns.net> Sun, May 8, 2022 at 10:26 AM
To: Howard Qiao <hao.qiao@gmail.com>, Eric@thevaughns.net

Sorry for the slow reply. This all looks great, Howard. It is great to see people improving the neighborhood.

We hope you enjoy the neighborhood as we have over the years.

Cheers,
-ev
[Quoted text hidden]

1205 Eva
Stefano

Howard Qiao <hao.qiao@gmail.com> Sun, May 1, 2022 at 4:46 PM
To: Stefano.dago@gmail.com

Hello Stefano,

It was very nice meeting you today! Hope Sunday is going well. :)

Here's a quick recap of our chat:
- We recently submitted a development proposal to the City of Los Altos (Enclosed)
- After receiving approval, we will work with a structural engineer on the blueprint
- Once the blueprint is done, we will submit to the City for approval to begin construction
- The earliest estimated start date is somewhere between September to November of 2022

Please kindly reply to this email and provide feedback. We look forward to hearing from you soon.

Thanks,
Howard and Chelsey

1405 Highland View Ct Sign.pdf
302K

Stefano D'Agostino <stefano.dago@gmail.com> Sun, May 1, 2022 at 7:24 PM
To: Howard Qiao <hao.qiao@gmail.com>

Hello Howard,
Yes please proceed with the proposal.
Good luck
Stefano
[Quoted text hidden]

1215 Eva

Jessica and Thomas Yang

Howard Qiao <hao.qiao@gmail.com>
To: Thomas.w.yang@gmail.com

Hello Thomas and Jessica,

Hope this email finds you well! We would like to share an update on the remodel project we've been working on:

- We recently submitted a development proposal to the City of Los Altos (Enclosed)
- After receiving approval, we will work with a structural engineer on the blueprint
- Once the blueprint is done, we will submit to the City for approval to begin construction
- The earliest estimated start date is somewhere between September to November of 2022

Please kindly reply to this email and provide feedback. We look forward to hearing from you soon.

Thanks,
Howard and Chelsey

Thomas Yang <thomas.w.yang@gmail.com> Fri, May 6, 2022 at 2:29 PM
To: Howard Qiao <hao.qiao@gmail.com>

Hello Howard,

Thanks for sharing your proposal and timeline. Looking forward to seeing how the home turns out!

How long will the estimated construction last?

Best Regards,

Thomas Yang
[Quoted text hidden]

Hao Qiao <hao.qiao@gmail.com> Fri, May 6, 2022 at 2:35 PM
To: Thomas Yang <thomas.w.yang@gmail.com>

Hi Thomas,

Thanks for the quick response! We don't know the duration of the construction yet. We would like to get it done the fastest possible but it depends on the contractor's schedule as well. Will share an update once we sign the contract. :)

Howard

Sent from my iPhone

> On May 6, 2022, at 14:29, Thomas Yang <thomas.w.yang@gmail.com> wrote:
>
> [Quoted text hidden]

Thomas Yang <thomas.w.yang@gmail.com> Fri, May 6, 2022 at 4:22 PM
To: Hao Qiao <hao.qiao@gmail.com>

Hello Howard,

Noted sounds good!

Best Regards,

Thomas

1225 Eva

Rimma and Yakov Kamen

Howard Qiao <hao.qiao@gmail.com> Sun, May 1, 2022 at 4:52 PM
To: rimmv@yahoo.com

Hello Ms. Kamen,

It was very nice meeting you today! Hope Sunday is going well. :)

Here's a quick recap of our chat:
- We recently submitted a development proposal to the City of Los Altos (Enclosed)
- After receiving approval, we will work with a structural engineer on the blueprint
- Once the blueprint is done, we will submit to the City for approval to begin construction
- The earliest estimated start date is somewhere between September to November of 2022

Please kindly reply to this email and provide feedback. We look forward to hearing from you soon.

Thanks,
Howard and Chelsey

1405 Highland View Ct Sign.pdf
302K

Rimma <rimmv@yahoo.com> Mon, May 9, 2022 at 12:22 PM
To: Howard Qiao <hao.qiao@gmail.com>

Hi Howard,

Thank you for sending us information on your proposed construction project.
Your drawings does not depict the part that will be facing our yard. Is there any chance we can see that?

Regards,

Howard Qiao <hao.qiao@gmail.com> Mon, May 9, 2022 at 12:54 PM
To: Rimma <rimmv@yahoo.com>

Hello Rimma and Yakov,

Thanks for the response. Please find the drawing attached.

Regards,

Howard and Chelsey
408-623-3764
[Quoted text hidden]

Screen Shot 2022-05-09 at 12.54.19 PM.png
144K

Rimma <rimmv@yahoo.com> Mon, May 9, 2022 at 1:06 PM
To: Howard Qiao <hao.qiao@gmail.com>

Thank you and good luck with your project!

Rimma and Yakov

[Quoted text hidden]

1406 HVC

Don Metzger

Project at 1405 Highland View Ct
3 messages

Howard Qiao <hao.qiao@gmail.com> Tue, May 10, 2022 at 7:16 AM
To: metzger.don@gmail.com

Good Morning Don,

I'm the neighbor living at the corner of Eva and HVC. We are conducting community outreach for a remodel project and got your contact information from Donna and Darwin. :)

It is very nice meeting you over email. Please kindly review the attached proposal and let us know if you have any questions or concerns. Hope to hear from you soon.

Thanks,
Howard and Chelsey

1405 Highland View Ct Sign.pdf
302K

Don Metzger <metzger.don@gmail.com> Tue, May 10, 2022 at 5:46 PM
To: Howard Qiao <hao.qiao@gmail.com>

Howard, good afternoon. Pleased to "meet" you via email and outreach. Have arrived here today and happy to meet you personally. Looks like you have an exciting project ahead. Let me know if I can assist in any capacity.

Regards,

Don

[Quoted text hidden]

1410 HVC

Joe and Gayle Davis

Howard Qiao <hao.qiao@gmail.com> Sun, May 1, 2022 at 5:04 PM
To: Joe & Gayle Davis <g3davis@gmail.com>

Hello Mr and Mrs Davis,

Hope you are having a great weekend!

We are the neighbor at the corner of HVC and Eva street. Would like to give an update on the remodel project we've been working on. We stopped by a couple of times but it seemed we chose the wrong time. It was nice meeting Thom though. :)

- We recently submitted a development proposal to the City of Los Altos (Enclosed)
- After receiving approval, we will work with a structural engineer on the blueprint
- Once the blueprint is done, we will submit to the City for approval to begin construction
- The earliest estimated start date is somewhere between September to November of 2022

Please kindly reply to this email and provide feedback. We look forward to hearing from you soon.

Thanks,
Howard and Chelsey

1405 Highland View Ct Sign.pdf
302K

Joe Davis <joe52davis@gmail.com> Mon, May 2, 2022 at 3:31 PM
To: hao.qiao@gmail.com
Cc: Gayle <g3davis@gmail.com>

Hello Howard and Chelsey,

Thank you for passing along the plans for your remodel, it looks great! We're excited for you and look forward to seeing the progress on the house.

Best regards,
Joe & Gayle

1420 HVC

Baron and Pamela Cox

Howard Qiao <hao.qiao@gmail.com> Mon, May 9, 2022 at 5:06 PM
To: Barron & Pamela Cox <barroncox@hotmail.com>

Hello Baron and Pamela,

Hope this email finds you well!

It was great meeting Pamela when I stopped by last week. Hope we could have the pleasure to officially meet Baron soon too. We would like to give an update on the remodel project we've been working on:

- We recently submitted a development proposal to the City of Los Altos (Enclosed)
- After receiving approval, we will work with a structural engineer on the blueprint
- Once the blueprint is done, we will submit to the City for approval to begin construction
- The earliest estimated start date is somewhere between September to November of 2022

Please kindly reply to this email and provide feedback. We look forward to hearing from you soon.

Thanks,
Howard and Chelsey

1405 Highland View Ct Sign.pdf
302K

Barron Cox <barroncox@hotmail.com> Tue, May 10, 2022 at 3:07 PM
To: Howard Qiao <hao.qiao@gmail.com>
Cc: Barron Cox <barroncox@hotmail.com>

Howard,

Thank you for sharing the proposal with us. From what we can see the design fits well with the existing structure and will blend in with the neighborhood facades. The simple lines maintains and adds a little to the character of the house. Seems very nicely thought out.

Again thanks for sharing and best of luck with the project.

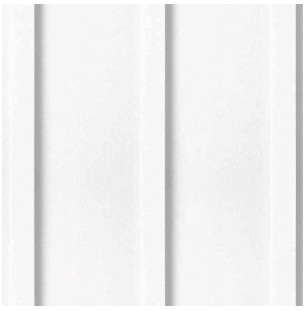
Barron Cox
1420 Highland View Court

Sent from my iPad

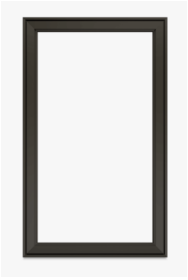
1405 HIGHLAND VIEW CT, LOS ALTOS, CA 94024
MATERIAL BOARD

Stone Veneer: Coastal Ivory II Marble Ledger Panel, Rock Ridge or similar

Siding: Board and batten, James Hardie or similar



Window: Fiberglass or Vinyl. Finish: Bronze



Entry Door: Solid Wood w/ sidelight

Roof: Duration Cool - Night Sky Owens Corning or similar

Garage door with glass panel

Balcony Guardrail Wood Siding:
Wood Siding, Maibec Siding or Equal, Color: Muskoka Brown

ATTACHMENT E

1405 HIGHLAND VIEW CT, LOS ALTOS, CA 94024

ABBREVIATIONS

A

&	and
@	at
ABV.	above
A.B.	Anchor Bolt
A.C.	Asphalt Concrete
A.D.	Area Drain
A.F.	Aluminum Storefront
A.S.	As Specified
A.S.W.	Aluminum Sash Window
A.T.	Acoustical Tile
A.V.	Audio/Visual
APPROX.	Approximate
ARCH.	Architectural or Arched

B

B.	Base or Bottom
B.O.BM.	Bottom of Beam
B.O.C.	Bottom of Concrete
B.O.S.	Bottom of Steel
BLKG.	Blocking
BLW.	Below
BM.	Beam
BTM.	Bottom

C

C. or C.W.	Cold Water
C.J.	Construction Joint
C.J.	Control Joint
C.J.	Ceiling Joist
C.L.	Center Line
C.M.U.	Concrete Masonry Unit
C.P.	Cement Plaster
C.T.	Ceramic Tile
CAB.	Cabinet
CANT.	Cantilever
CLG.	Ceiling
CLO.	Closet
CLR.	Clear
COL.	Column
CONC.	Concrete
COND.	Condenser
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CSMT.	Casement
CTR(D)	Center(ed)
C.W.	Curtain Wall

D

D.F.	Drinking Froutain
D.F.	Douglas Fir
D.H.	Double Hung
DBL.	Double
DEG.	Degree
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DISP.	Disposal
DN.	Down
DR.	Door or Drain
DRY.	Dryer
DS.	Downspout
DW.	Dishwasher
DWG(S).	Drawing(s)
DWR,D.	Drawer

E

E.B.	Expansion Bolt
E.N.	Edge Nail
E.W.	Each Way
EA.	Each
ELEC.	Electrical
ELEV.	Elevation
EQ.	Equal
EQUIP.	Equipment
ETC.	Et cetera
EXIST.(E)	Existing
EXP. JT	Expansion Joint
E.J.	Expansion Joint
EXT.	Exterior

F

F.A.U.	Forced Air Unit
F.D.	Floor Drain
F.E.	Fire Extinguisher
F.F.	Finish Floor
F.H.S.	Flat Head Screw
F.J.	Floor Joist
F.M.	Foam Moldings
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.PLYWD.	Face of Plywood
F.O.S.	Face of Studs
F.S.	Floor Sink
FAB.	Fabricate
FDN.	Foundation
FIN.	Finish
FIX.	Fixture or Fixed
FLR.	Floor
FLUOR.	Fluorescent
FRT.	Fire-Retardant Treated
FTG.	Footing
FURR.	Furring

G

G.D.	Garbage Disposal
G.F.I.	Ground Fault Interrupter
G.RAIL.	Guard Railing
G.S.M.	Galvanized Sheet Metal
GA.	Gage, Gauge
GAL.	Gallon
GALV.	Galvanized
GAR.	Garage
GL.B.	Glass Block
GLULAM	Glue Laminated
G.L.	Glue Laminated
GYP.BD.	Gypsum Board
G.B.	Gypsum Board

H

H. or H.W.	Hot Water
H., HT or HGT.	Height
H.C.	Hollow Core
H.M.	Hollow Metal
H.RAIL.	Handrail
H.V.A.C.	Heating, Ventilation & Air Conditioning
HB.	Hosebibb
HDR.	Header
HDWD.	Hardwood
HOR.	Horizontal

I

I.C.	In Contract
I.D.	Inside Diameter
IN. or "	Inch
INCAD.	Incandescent
INFO.	Information
INSUL.	Insulation
INT	Interior

J

J.B.	Junction Box
JAN.	Janitor
JT. or J.	Joint
JST. or J.	Joist

K

K.D.	Kiln Dried
KIT.	Kitchen
KP.	Kickplate or King Post

L

L.F.	Linear Foot
L.S.	Lag Screw
LAM.	Laminate
LAV.	Lavatory
LB.	Pound
LKR.	Locker
LNDY.	Laundry
LVR.	Louver

M

(')	Minute
M.B.	Machine Bolt
M.C.	Medicine Cabinet
M.D.O.	Medium Density Overlay
M.R.	Moisture Resistant
M.S.	Machine Screw
MATL.	Material
MAX.	Maximum
MECH.	Mechanical
MEMB.	Membrane
MET. or MTL.	Metal
MF.	Metal Frame
MFR.	Manufacture
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
MS.	Manufactured Supplied
MUL.	Mullion
MULT.	Multiple

N

(N)	New
N.	North
N.E.	Northeast
N.I.C.	Not in Contract
N.T.S.	Not to Scale
N.W.	Northwest
NO. or #	Number
NOM	Nominal

O

O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.S.B.	Oriented Strand Board
OFF.	Office
OH.	Overhang
OPNG.	Opening
OPP.	Opposite

P

P.	Pole
P.A.	Public Address
P.C.	Precast Concrete
P.F.T.	Pre-fabricated Truss
P.H.	Panel Hardware
P.L.	Property Line
P.LAM.	Plastic Laminate
P.T.	Pressure Treated
P.T.D.F.	Pressure Treated Douglas Fir
PERF.	Perforated
PERP.	Perpendicular
PL. or P.	Plate
PLYWD.	Plywood
PNL.	Panel
PNT.	Paint
POL.	Polished
PR.	Pair
PREFAB.	Prefabricted
PT.	Point

Q

QT.	Quart

R

R.	Riser or Right
R.H.	Right Hand
R.J.	Roof Joist
R.O.	Rough Opening
R.T.	Rubber Tile
R.W.L.	Rain Water Leader
RAD. or R.	Radius
RD.	Round or Road
RECP.	Receptacle
REF.	Reference
REFR.	Refrigerator
RESIL.	Resilient
REV.	Revision
RF. or R.	Roof
RFT.	Rafter
RM.	Room
RS.	Resawn (Rough Sawn)
RUB.	Rubber
RWD.	Redwood

S

(")	Second
S.	South
S. or SH.	Shelf
S.A.	Supply Air
S.A.G.	Supply Air Grill
S.C.	Solid Core
S.E.	Southeast
S.C.D.	See Civil Drawings
S.E.D.	See Electrical Drawings
S.G.	Single Glazed
S.H.	Single Hung
S.K.D.	See Kitchen Drawings
S.L.D.	See Landscape Drawings
S.M.	Sheet Metal
S.M.D.	See Mechanical Drawings
S.M.S.	Sheet Metal Screw
S.P.D.	See Plumbing Drawings
S.S.D.	See Structure Drawings
S.S.	Sanitary Sewer or Select Structural
S.V.	Sheet Vinyl
S.W.	Southwest, Shear Wall, Stem Wall
SHR.	Shower
SHT.	Sheet
SHTNG.	Sheathing
SIM.	Similar
SK.	Sink
SKLT.	Skylight
SL.	Sliding
SPECS.	Specifications
SPKR.	Speaker
SQ.	Square
SQ. FT. or S.F.	Square Foot/ Feet
SQ.YD.	Square Yard
SST.	Stainless Steel
ST.	Street or Stone
STA.	Stationary
STL.	Steel
STOR.	Storage
SUSP.	Suspended
SYM.	Symmetrical

T

T.	Tread or Top
T. & B.	Top and Bottom
T. & G.	Tongue and Groove
T.B.	Towel Bar or Telephone Board
T.C.	Trash Compactor
T.O.BM.	Top of Beam
T.O.C.	Top of Curb or Concrete
T.O.F.F.	Top of Finish Floor
T.O.P.	Top of Plate or Top of Pavement
T.O.R.	Top of Roof Sheathing
T.O.S.	Top of Steel
T.O.S.F.	Top of Subfloor
T.O.S.W.	Top of Stem Wall
T.O.W.	Top of Wall
T.N.	Toe Nail
T.R.A.	Toilet Room Accessories
T.S.	Tube Steel
TEL.	Telephone
TEMP.	Tempered
TER.	Terrazo
THK.	Thick
TLT.	Toilet
TYP.	Typical

U

U.B.C.	Uniform Building Code
U.L.	Underwriter's Laboratory
U.O.N.	Unless Otherwise Noted
UC.	Undercut
UR.	Urinal

V

V.C.T.	Vinyl Composition Tile
V.I.F.	Verify In Field
V.S.W.	Vinyl Sash Window
V.T.	Vinyl Tile
VERT.	Vertical
VYL.	Vinyl

W

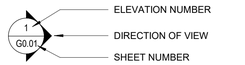
W.	West, Watt or Width
W/	With
W/O	Without
W.C.	Water Closet
W.C.	Wall Coverings
W.F.	Wood Frame or Wide Flange
W.O.	Where Occurs
W.P.	Weatherproof or Work Point
W.P.M.	Waterproof Membrane
W.R.	Water Resistant
W.S.	Weather-stripping
W.S.W.	Wood Sash Window
W.W.M.	Welded Wire Mesh
WASH.	Washer
WD.	Wood
WDW.	Window
WT.	Weight

XYZ

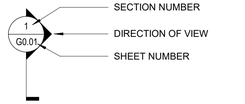
YD.	Yard

GRAPHIC SYMBOLS

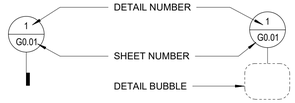
ELEVATION REFERENCE



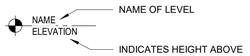
SECTION REFERENCE



DETAIL REFERENCE

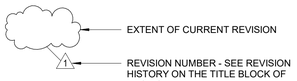


DATUM REFERENCE

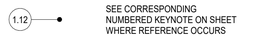


NORTH ARROW

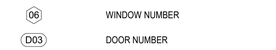
REVISION NO. & EXTEND



SHEET KEYNOTE MARK



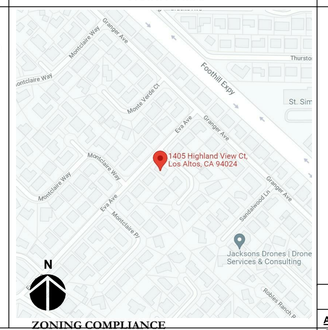
WINDOW & DOOR TAG



DESCRIPTION OF WORK

- 1ST FLOOR ADDITION 635 SF
- 2ND FLOOR NEW BALCONY
- CONVERSION OF THE EXISTING GARAGE (1ST FLOOR) AND WORKSHOP (2ND FLOOR) TO HABITABLE SPACE
- ENLARGE <E> 452 SF GARAGE TO 491 SF
- NEW HVAC SYSTEM

VICINITY MAP



GENERAL INFORMATION

APN: 342-07-050
ZONING: R-1-10
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V/B
<E> STORIES: 2
<E> SPRINKLERS: NO
LOT AREA: 10,174 SF
NET LOT AREA: 10,154 SF

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2,316 square feet (22.8 %)	3,014 square feet (29.7 %)	3,046 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2,316 sq ft 2nd Flr: 546 sq ft **Total:** 2,862 **sq ft** (28.2 %)	1st Flr: 2,974 sq ft 2nd Flr: 546 sq ft **Total:** 3,520 **sq ft** (34.6 %)	3,553.9 square feet (35 %)
SETBACKS:			
Front	24'-10" feet	24'-10" feet	25' feet
Rear	18'-2" feet 22'-2 1/2"	18'-2" feet 22'-2 1/2"	25' feet 17'-6"
Right side (1st/2nd)	19'-0" feet/ ___ feet	18'-2 1/2" feet/ ___ feet	10' feet/ ___ feet
Left side (1st/2nd)	21'-9" feet/ ___ feet 33'-8"	20'-0" feet/ ___ feet 33'-8"	20' feet/ 20' feet
HEIGHT:	21'-8" feet	21'-8" feet	27' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1,376 square feet	1,653 square feet	3,029 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	1,486 square feet	- 995 square feet	491 square feet

LOT CALCULATIONS

NET LOT AREA:	10,154 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	611 square feet (28.2 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4,233 sq ft Existing softscape (undisturbed) area: 5,912 sq ft New softscape (new or replaced landscaping) area: 9 sq ft *Sum of all three should equal the site's net lot area*

SHEET INDEX

ARCHITECTURE

G0.01	COVER SHEET
G0.02	AREA CALCULATION
A0.01	EXISTING SITE PLAN
A0.02	PROPOSED SITE PLAN & ROOF PLAN
A1.01	EXISTING FLOOR PLAN - 1ST
A1.02	EXISTING FLOOR PLAN - 2ND
A1.03	PROPOSED FLOOR PLAN - 1ST
A1.04	PROPOSED FLOOR PLAN - 2ND
A2.01	EXISTING ELEVATIONS
A2.02	EXISTING ELEVATIONS
A2.03	PROPOSED ELEVATIONS
A2.04	PROPOSED ELEVATIONS
A3.01	PROPOSED SECTIONS

SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY

GENERAL NOTES

GENERAL NOTES

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO: CALIFORNIA ENERGY CODE; CALIFORNIA BUILDING CODE; CALIFORNIA ELECTRIC CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA MECHANICAL CODE AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE GOVERNING AGENCIES.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND/OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR OWNER'S AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, CONTRACTORS SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
4. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
6. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL THOROUGHLY EXAMIE THE SITE AND SATISFY HIMSELF/HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING THE WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT THE WORK.
9. ALL PUBLIC IMPROVEMENT SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
10. THE DOCUMENTS CONTAINED HEREIN HAVE BEEN PREPARED SPECIFICALLY FOR USE ON 1405 HIGHLAND VIEW CT, LOS ALTOS, CA 94024 ONLY. RE-USE OF THESE DOCUMENTS IN ANY WAY (MODIFIED OR UNMODIFIED, COMPLETE OR INCOMPLETE) TO CONSTRUCT IN A DIFFERENT LOCATION WITHOUT THE SIGNATURE OF DESIGNER ON DOCUMENTS THAT DESIGNER SPECIFICALLY PREPARES FOR AN ALTERNATE LOCATION SHALL BE AT NEXT GENERATION CAPITAL SOLE RISK. DESIGNER ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DOCUMENTS
11. ARCHITECTURAL DESIGN SHOWN IN THE BUILDING PERMIT PLANS MATCH THE PLANS APPROVED BY THE CITY COUNCIL / ZONING ADMINISTRATOR. ANY CHANGES MUST BE CLEARLY NOTED.

CODE REFERENCES

2019 CBC (CALIFORNIA BUILDING CODE)
2019 CRC (CALIFORNIA RESIDENTIAL CODE)
2019 CMC (CALIFORNIA MECHANICAL CODE)
2019 CPC (CALIFORNIA PLUMBING CODE)
2019 CEC (CALIFORNIA ELECTRICAL CODE)
2019 CFC (CALIFORNIA FIRE CODE)
2019 CENC (CALIFORNIA ENERGY CODE)
2019 CAL. GREEN BUILDING STANDARDS CODE
CITY OF LOS ALTOS ZONING ORDINANCE

1405 HIGHLAND VIEW CT, LOS ALTOS, CA 94024

OWNER: Chenxi Xu & Hao Qiao
EMAIL: hao.qiao@gmail.com
PHONE: 408-623-3764

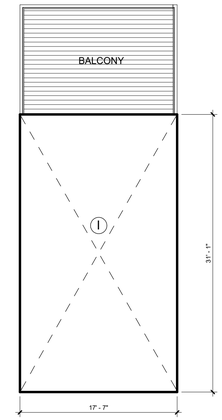
DESIGNER: Jenny Sun
EMAIL: sunjie2222@gmail.com
PHONE: 669-235-6510

NO.	DATE	REVISION
	02/26/2022	PLANNING REVIEW
1	05/11/2022	PLANNING COMMENTS RESPONSE
2	06/25/2022	DESIGN REVISIONS

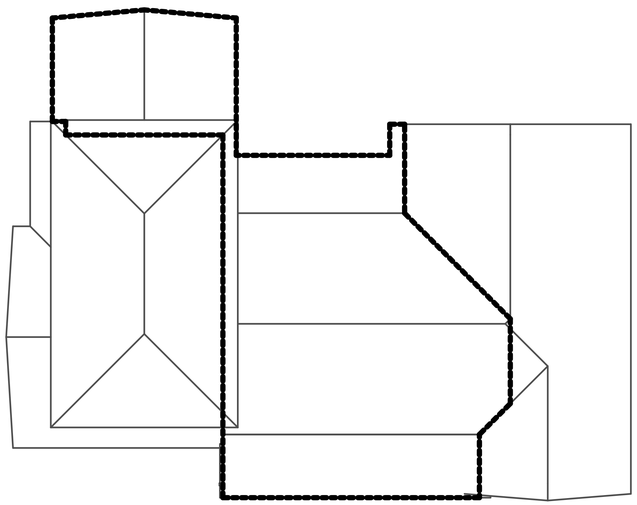
COVER SHEET

SHEET NUMBER

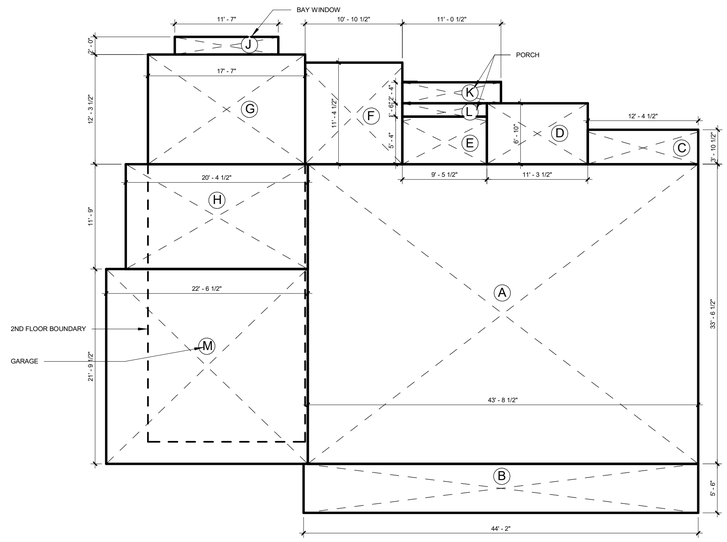
G0.01



2 AREA CALCULATION - 2ND FLOOR
1/8" = 1'-0"



3 ROOF AREA CALCULATION - EXISTING
1/8" = 1'-0"



1 AREA CALCULATION - 1ST FLOOR
1/8" = 1'-0"

A 43' - 8 1/2" X 33' - 6 1/2" = 1464 sf
B 44' - 2" x 5' - 6" = 242 sf
C 12' - 4 1/2" x 3' - 10 1/2" = 48 sf
D 11' - 3 1/2" x 6' - 10" = 77 sf
E 9' - 5 1/2" X 5' - 4" = 50 sf
F 10' - 10 1/2" x 11' - 4 1/2" = 124 sf
G 17' - 7" x 12' - 3 1/2" = 216 sf
H 20' - 4 1/2" X 11' - 9" = 239 sf
I 17' - 7" X 31' - 1" = 546 sf (2ND FLOOR)
M 22' - 6 1/2" X 21' - 9 1/2" = 491 sf (GARAGE)
J 11' - 7" X 2' - 0" = 23 sf (BAY WINDOW)

TOTAL FLOOR AREA: 3,520 SF

K 11' - 1/2" X 2' - 4" = 26 sf (PORCH)
L 9' - 5 1/2" X 1' - 6" = 14 sf (PORCH)

TOTAL LOT COVERAGE: 3,014 SF

1405 HIGHLAND VIEW CT, LOS ALTOS, CA 94024

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EMAIL: hao.qiao@gmail.com
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DESIGNER: Jenny Sun
EMAIL: sunjie2222@gmail.com
PHONE: 669-235-6510

NO.	DATE	REVISION
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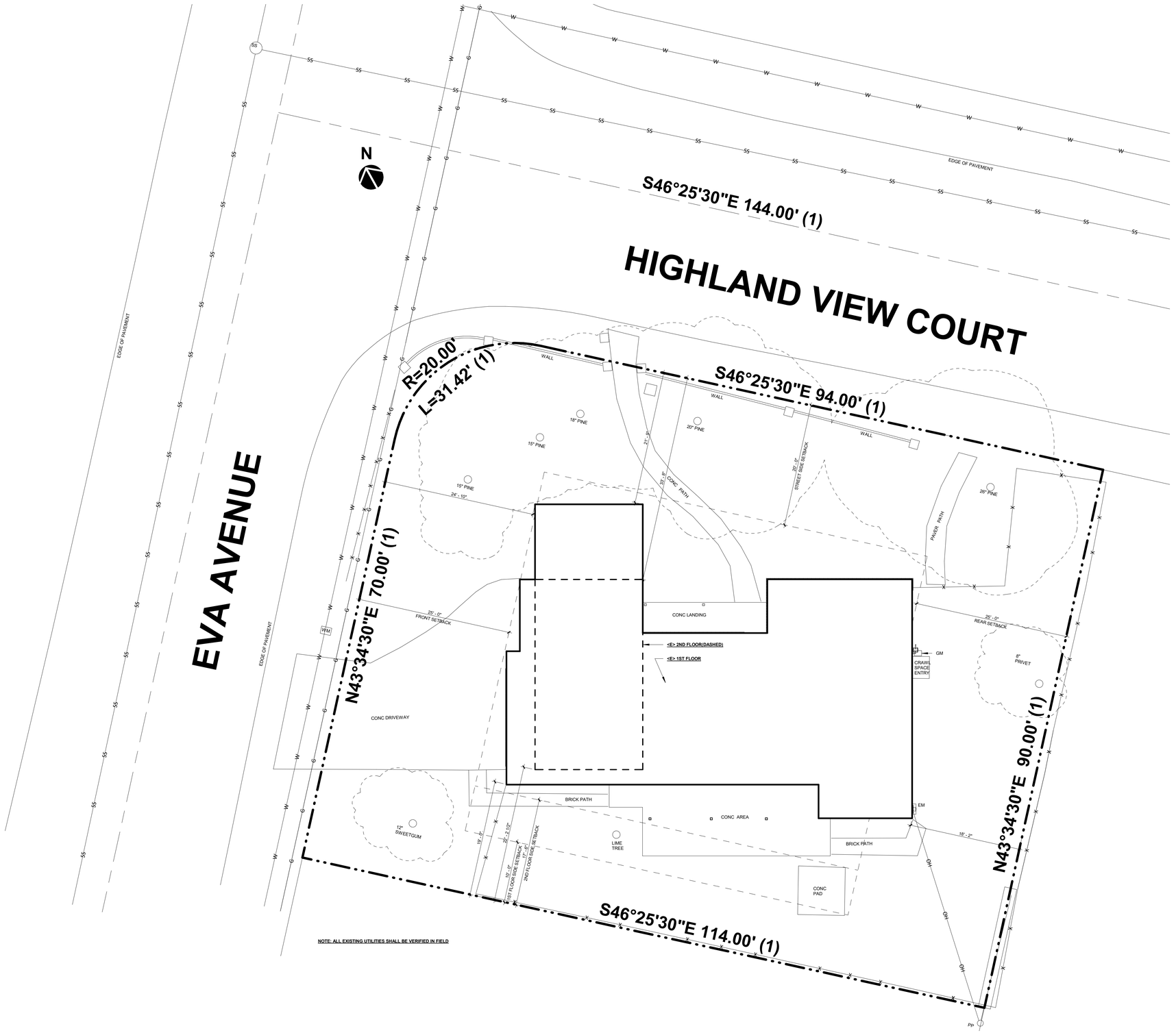
1	05/11/2022	PLANNING COMMENTS RESPONSE
2	06/25/2022	DESIGN REVISIONS

AREA CALCULATION

SHEET NUMBER

G0.02



NOTE: ALL EXISTING UTILITIES SHALL BE VERIFIED IN FIELD

1 SITE PLAN - EXISTING
1/8" = 1'-0"

1405 HIGHLAND VIEW CT, LOS ALTOS, CA 94024

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NO.	DATE	REVISION
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EXISTING SITE PLAN

SHEET NUMBER

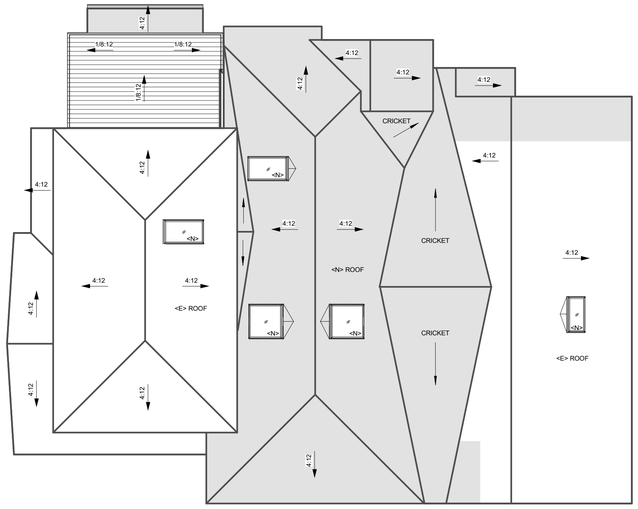
A0.01

SITE PLAN & ROOF PLAN NOTES:

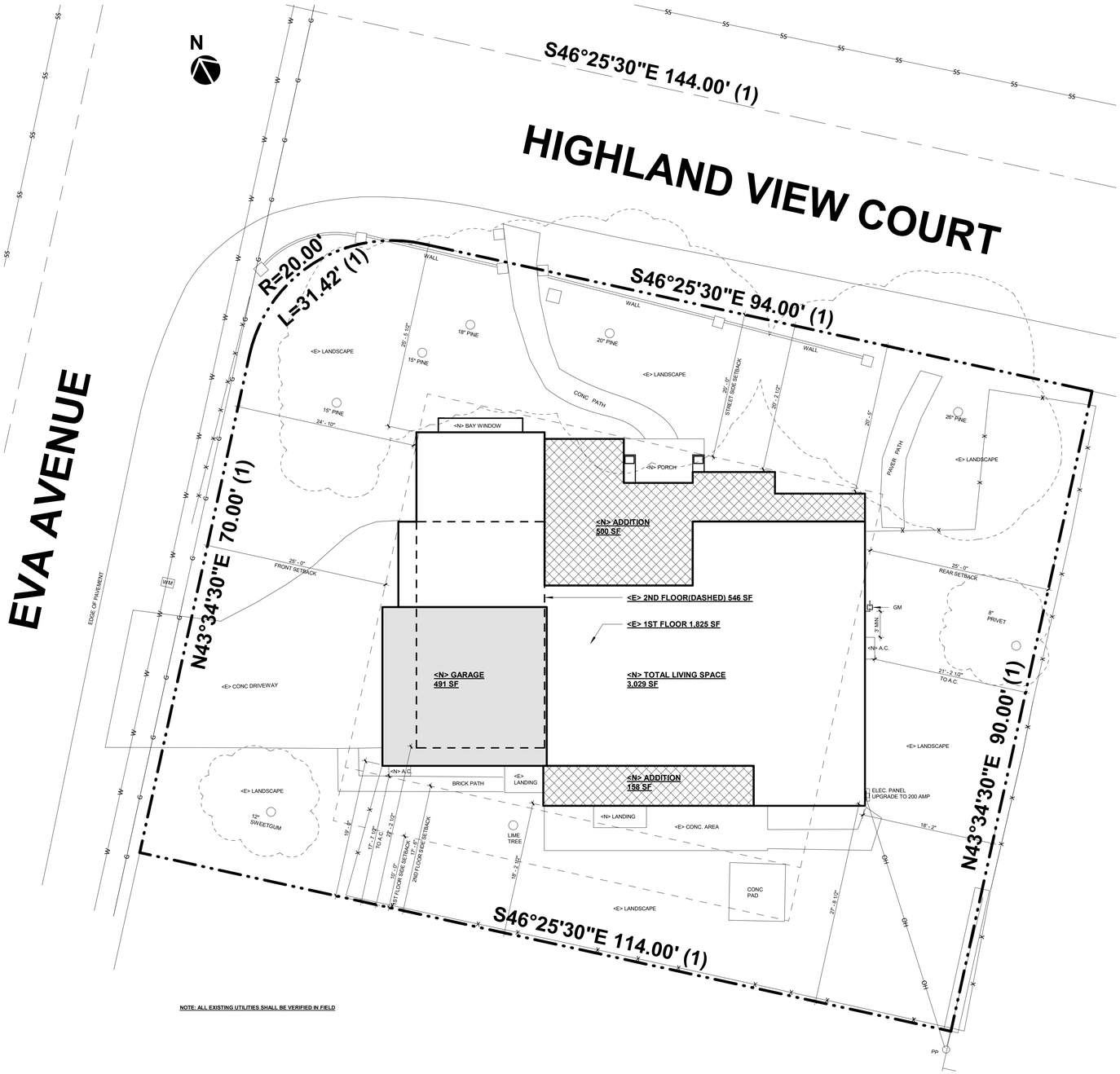
1. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. ALL EXISTING UTILITIES SHALL BE VERIFIED IN FIELD
3. GRADE SITE MIN. 5% SLOPE (2% IS PERMITTED AT IMPERVIOUS SURFACES) FOR AT LEAST 10' AWAY FROM BUILDING PERIMETER AND ADJACENT PROPERTY LINES, TYP. IN NO CASE SHALLGRADING INCREASE SHEET FLOW TO ADJOINING PROPERTIES. ENTIRE SITE SHALL DRAIN TOWARD PUBLIC STREET. CRC801.3.
4. PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.
5. DISPOSITION AND TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM ("NPDES") STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.
6. ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE WHERE POSSIBLE.
7. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
8. ATTIC VENTILATION SHALL BE PROVIDED PER 2019 CRC SECTION R806.2 (ALSO SEE CALCULATIONS)
9. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.PER 2019 CRC R806.2.
10. OVERHANG DIMENSIONS SHALL BE AS NOTED ON ROOF PLAN.
11. CLASS A ROOF COVERING SHALL BE AS SPECIFIED PER ELEVATION STYLE & INSTALLED PER. MNFR. SPEC'S. R905.2.2. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2: 12 OR GREATER. FOR ROOF SLOPES FROM 2:12 UP TO 4: 12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
12. ALL NEW ROOF DRAINAGE WILL BE DIRECTED TO LANDSCAPED.
13. ALL EXISTING TREES TO REMAIN.

SITE MANAGEMENT DURING CONSTRUCTION:

1. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
3. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
4. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
5. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON- FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.



2 ROOF PLAN - PROPOSED
1/8" = 1'-0"



NOTE: ALL EXISTING UTILITIES SHALL BE VERIFIED IN FIELD

1 SITE PLAN - PROPOSED
1/8" = 1'-0"

1405 HIGHLAND VIEW CT, LOS ALTOS, CA 94024

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PHONE: 408-623-3764

DESIGNER: Jenny Sun
EMAIL: sunjie2222@gmail.com
PHONE: 669-235-6510

NO.	DATE	REVISION
	02/26/2022	PLANNING REVIEW
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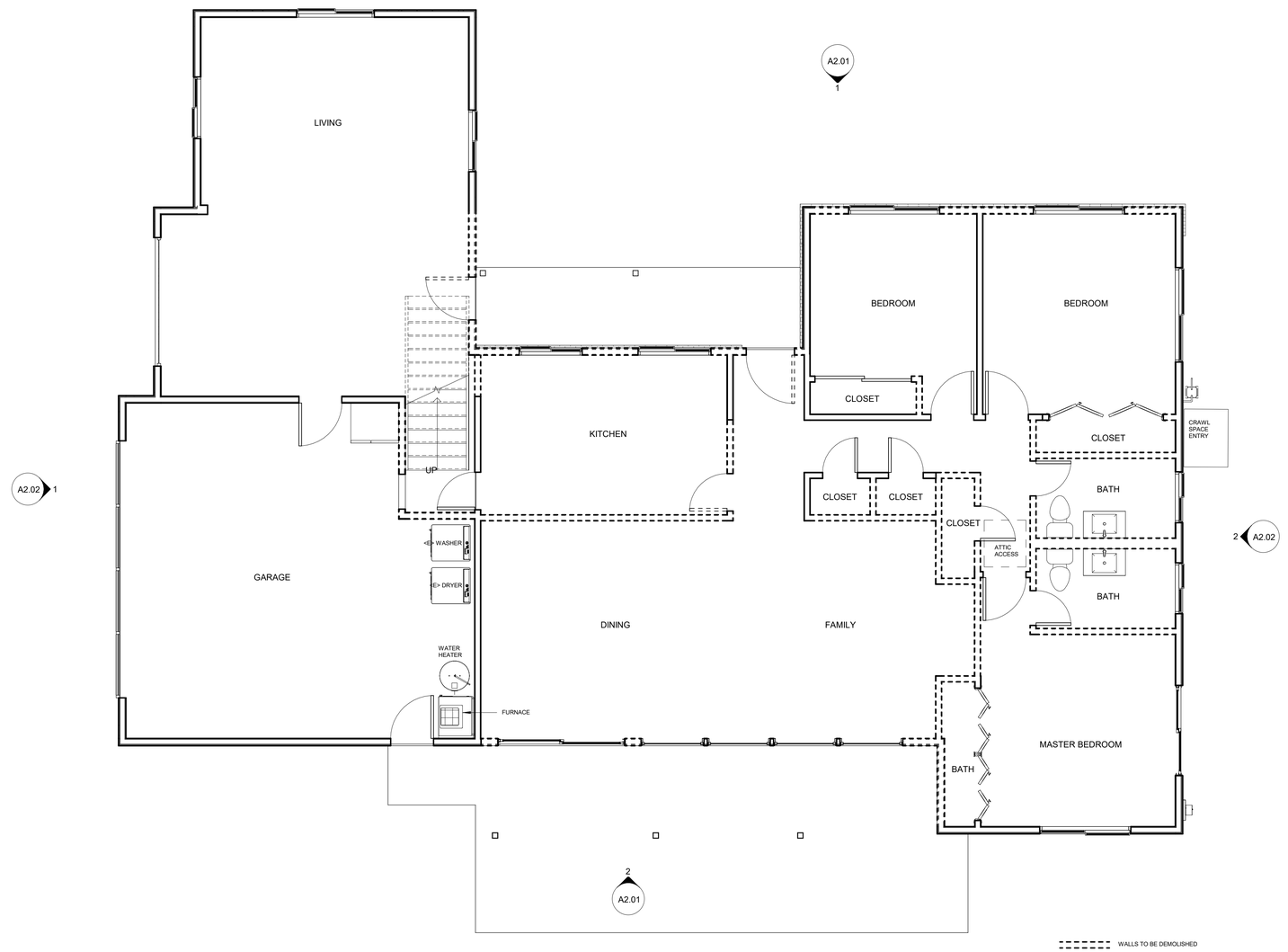
2	06/25/2022	DESIGN REVISIONS

PROPOSED SITE PLAN & ROOF PLAN

SHEET NUMBER

A0.02



1 1ST FLOOR PLAN - EXISTING
1/4" = 1'-0"

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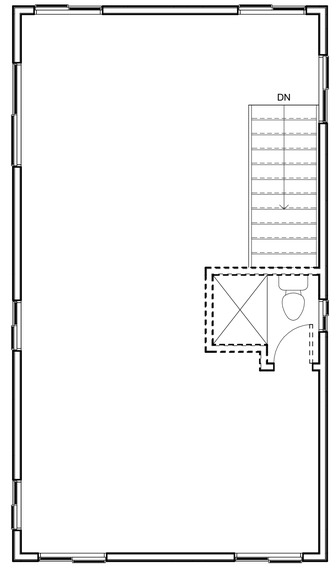
EXISTING FLOOR PLAN - 1ST

SHEET NUMBER

A1.01



WALLS TO BE DEMOLISHED

1 2ND FLOOR PLAN - EXISTING
1/4" = 1'-0"

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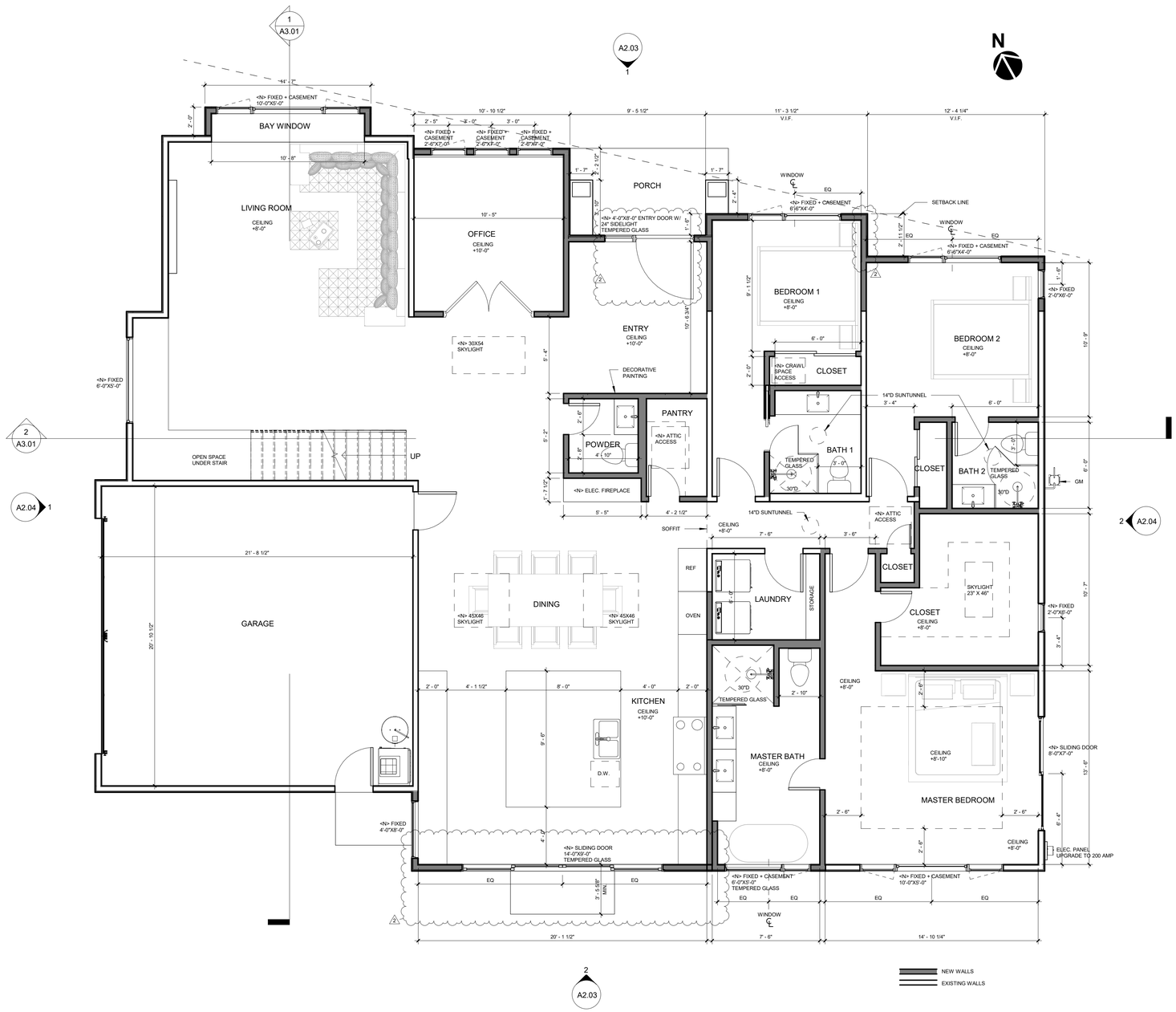
EXISTING FLOOR PLAN - 2ND

SHEET NUMBER

A1.02



1 1ST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

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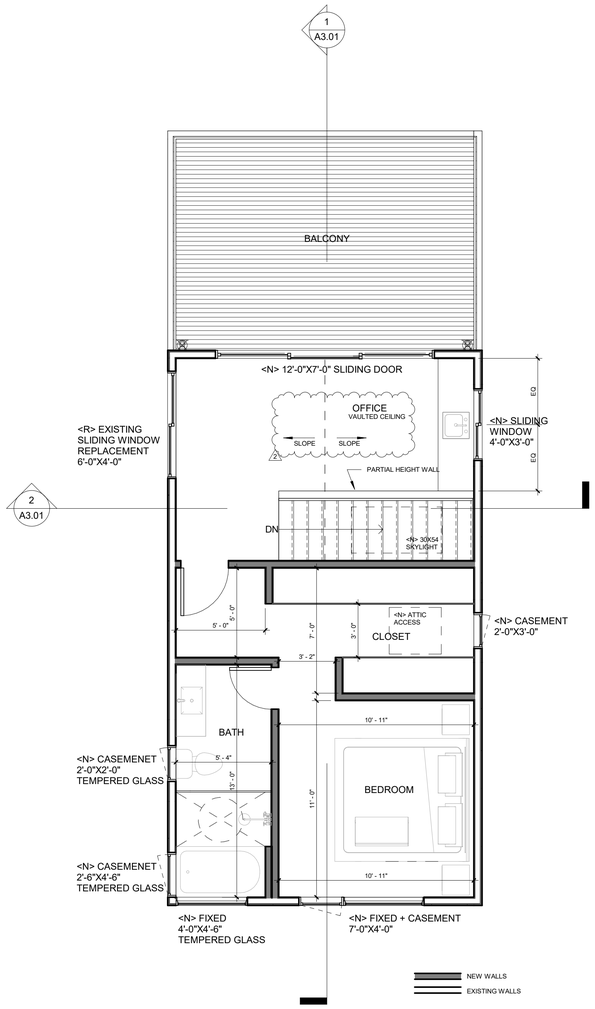
PROPOSED FLOOR PLAN - 1ST

SHEET NUMBER

A1.03



1 2ND FLOOR PLAN - PROPOSED
1/4" = 1'-0"

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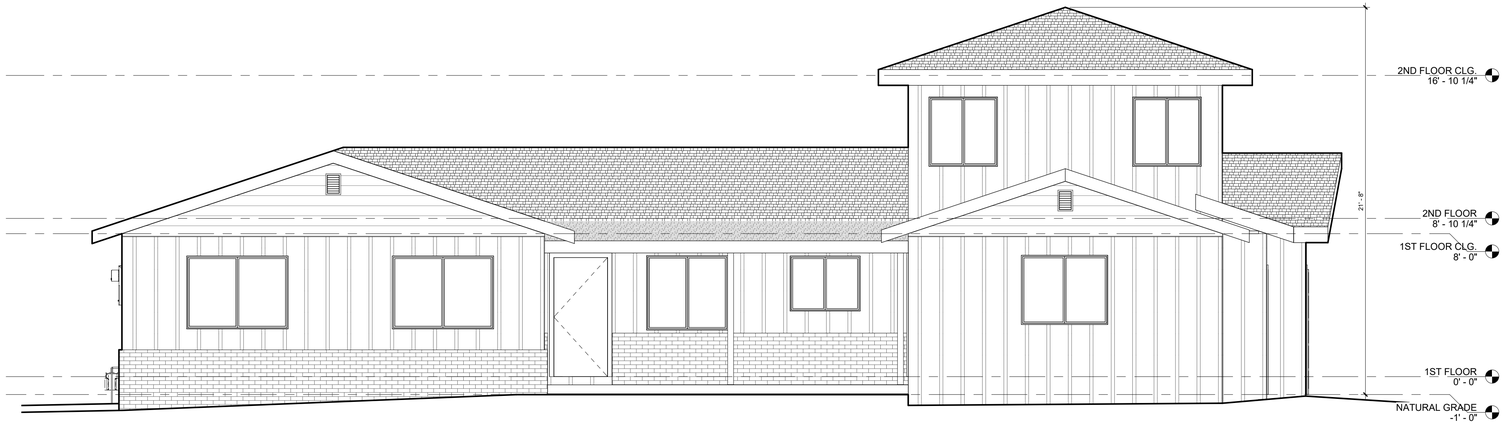
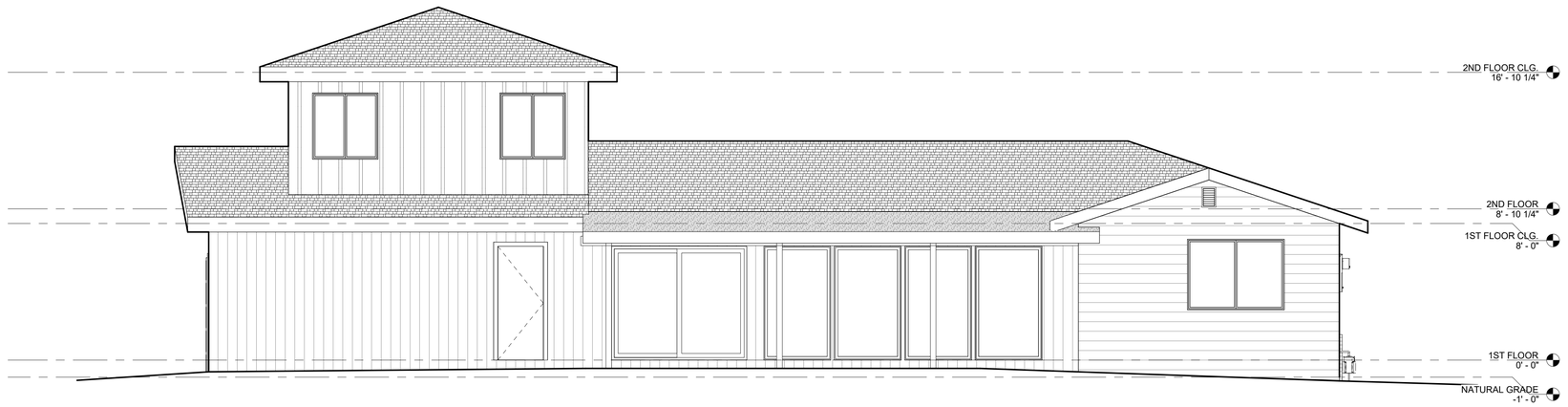
PROPOSED FLOOR PLAN - 2ND

SHEET NUMBER

A1.04



1 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



2 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"

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EXISTING ELEVATIONS

SHEET NUMBER

A2.01

1 WEST ELEVATION - EXISTING
1/4" = 1'-0"

2 EAST ELEVATION - EXISTING
1/4" = 1'-0"

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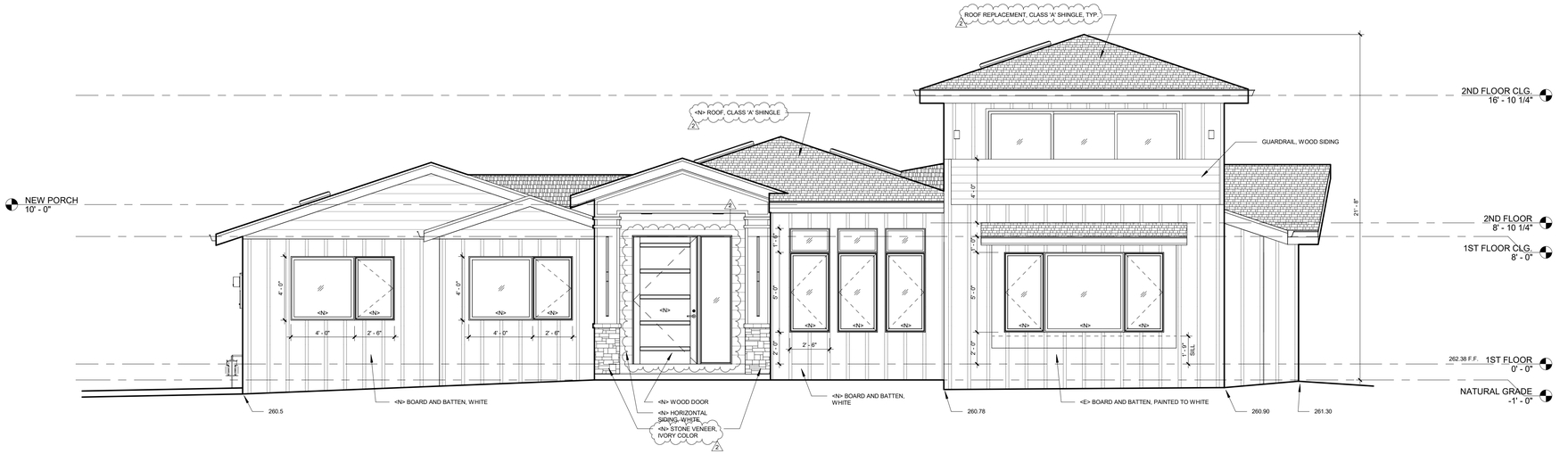
EXISTING ELEVATIONS

SHEET NUMBER

A2.02



1 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

2 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

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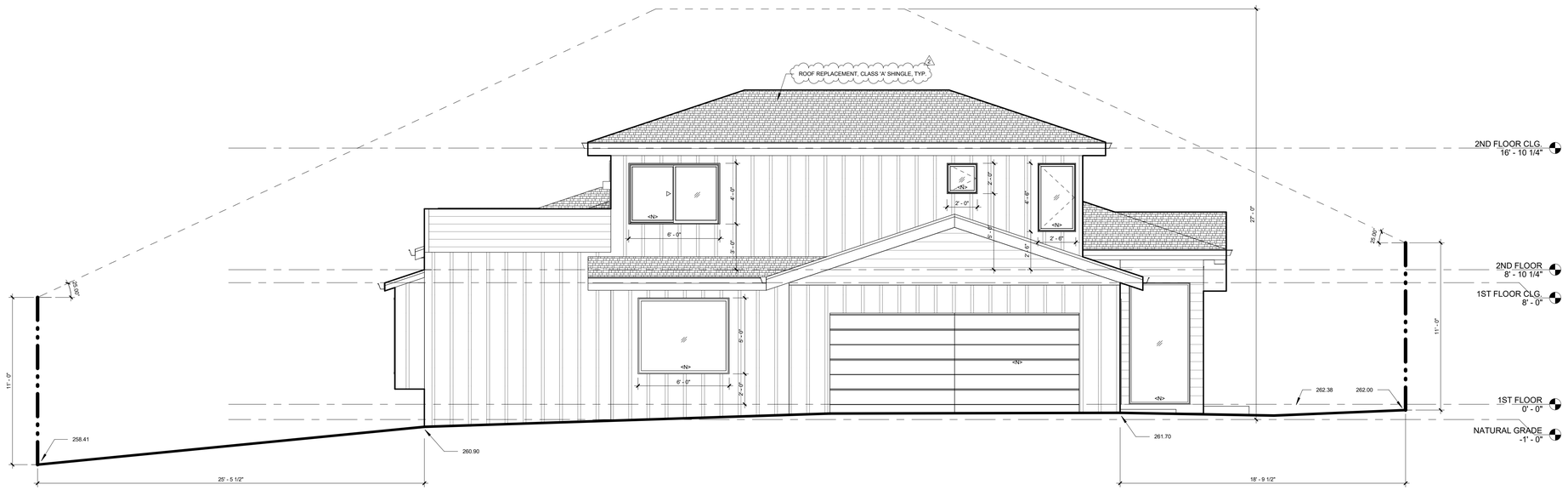
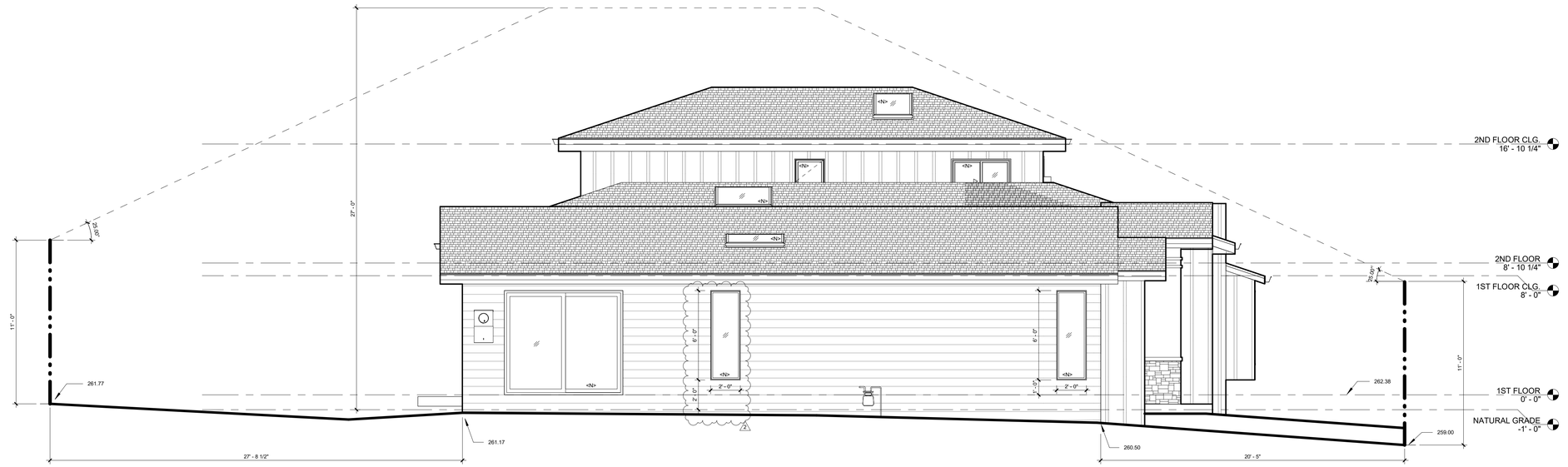
PROPOSED ELEVATIONS

SHEET NUMBER

A2.03



1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

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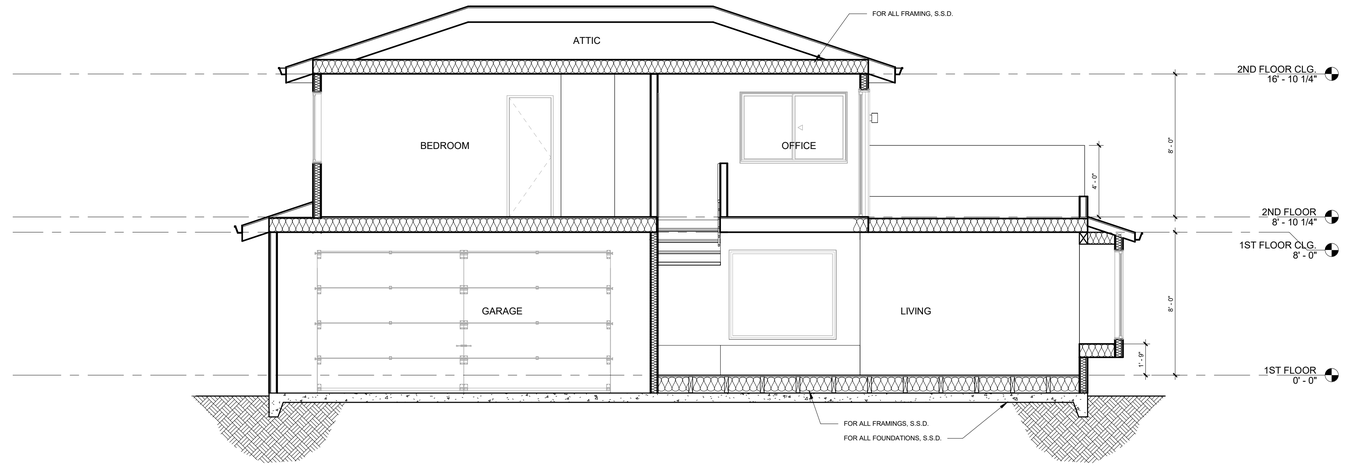
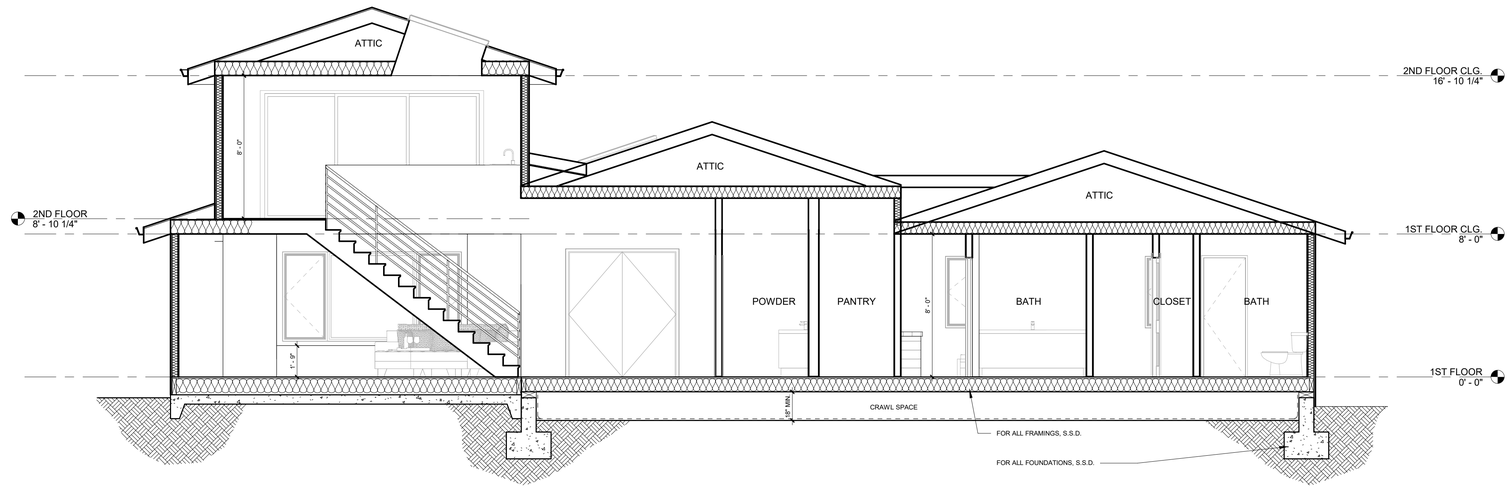
SHEET NUMBER

A2.04



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



2 SECTION B-B
1/4" = 1'-0"

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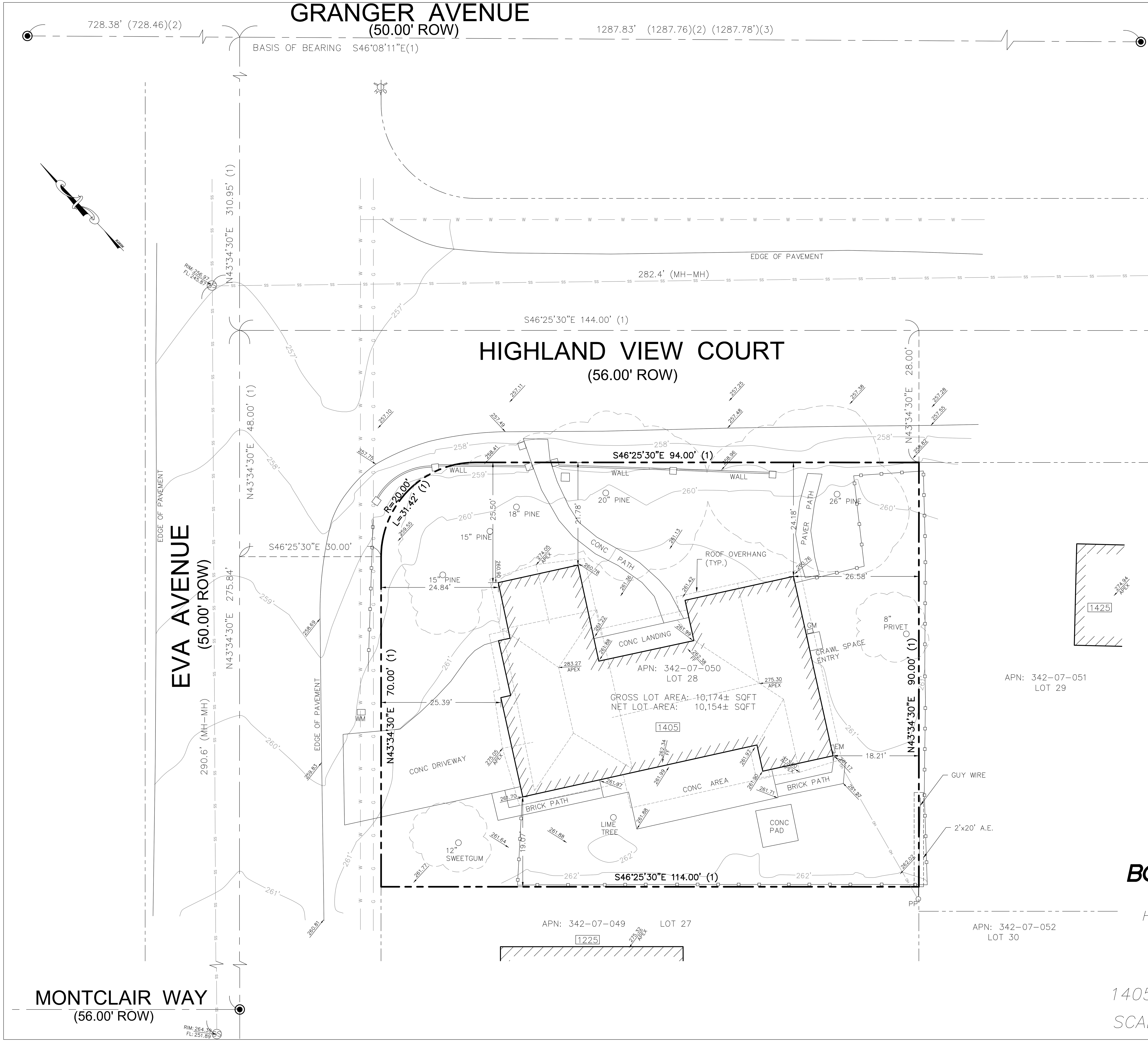
PROPOSED SECTIONS

SHEET NUMBER

A3.01



ABBREVIATIONS AND LEGEND

A.E.	ANCHOR EASEMENT
WM	WATER METER
CONC	CONCRETE
SSCO	SANITARY SEWER CLEAN OUT
PP	POWER POLE
FF	FINISH FLOOR
CB	CATCH BASIN
GM	GAS METER
EM	ELECTRIC METER
GND	GROUND
MH	MANHOLE
FL	FLOW LINE
	BOUNDARY LINE
	FENCE LINE
	MONUMENT LINE
	EXISTING BUILDING
2"T	TREE
	DRIP LINE OR SHRUB OUTLINE
	FOUND STANDARD CITY MONUMENT
0.00 TC	SPOT ELEVATION
SS	SEWER MANHOLE
SD	STORM MANHOLE
HYD	FIRE HYDRANT
—SS—	SANITARY SEWER LINE
—SD—	STORM LINE
—W—	WATER LINE
—G—	GAS LINE

Hendrick Van De Pol
2225 Livingston Lane
Stockton, CA 95210

BASIS OF BEARINGS

THE BEARING OF S46°08'11"E OF MONUMENT LINE ON GRANGER AVENUE AS SHOWN ON BOOK 40 OF MAPS AT PAGE 19.

REFERENCE INFORMATION

(1) TRACT NO. 1037, IN BOOK 40 OF MAPS, AT PAGE 19, FILED AUGUST 26, 1952.
(2) PARCEL MAP, IN BOOK 711 OF MAPS, AT PAGE 10, FILED SEPTEMBER 3, 1998.
(3) TRACT NO. 5212, IN BOOK 304 OF MAPS, AT PAGE 43, FILED JULY 14, 1972.
(4) ASSESSOR PARCEL MAP, BK 342, PG 7

EASEMENTS

A PRELIMINARY TITLE REPORT WAS EXAMINED BY THE SURVEYOR. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

NOTE:

1) VERTICAL DATUM: NAVD 88. CITY BM 38 (EL=234.262) WAS TIED AND USED AS PROJECT BENCHMARK.

SURVEYOR'S STATEMENT

THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYOR'S ACT AT THE REQUEST OF HAO QIAO ON MAY 22, 2021.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED ON CITY OF LOS ALTOS DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED ON THIS MAP ARE THE SAME AS THE ONE SHOWN ON THAT CERTAIN GRANT DEED, RECORDED ON APRIL 30, 2021 AS DOCUMENT NO. 24944484 IN THE OFFICE OF SANTA CLARA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE SANTA CLARA COUNTY ASSESSOR AS PARCEL NO. 342-07-050.

I HEREBY FURTHER STATE IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYOR'S ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

HENDRIK VAN DE POL, RCE 15472
LICENSE EXPIRES MARCH 31, 2023

REGISTERED PROFESSIONAL ENGINEER
HENDRIK VAN DE POL
No. 15472
Exp. 03-31-23
CIVIL
STATE OF CALIFORNIA

DATE

BOUNDARY AND TOPOGRAPHIC SURVEY

BEING THE LAND AS DESCRIBED IN THE GRANT DEED TO HAO QIAO AND CHENXI XU RECORDED ON APRIL 30, 2021 AS DOCUMENT NO. 24944484 IN THE OFFICE OF SANTA CLARA COUNTY ASSESSOR RECORDER OFFICE
APN 342-07-050

1405 HIGHLAND VIEW COURT, LOS ALTOS, CA 94024

SCALE: 1" = 10'   MAY 2021