NEW HOME
LANDS of DIAZ
0 GRONWALL LN
LOS ALTOS, CA 94024

OWNER
Patricia Diaz
0 Gronwall Ln
Los Altos, CA 94024
650-814-7281

CONTRACTOR
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077 LIC#717805

ENGINEER

CIVIL ENGINEER
Sandis Engineering
1700 Winchester Blvd
Campbell, CA 95008
408-636-0999

ENVIRONMENTAL ENGINEER
Geomorph Design
2100 4th St, No. 154
San Rafael, CA 94901
510-219-1064

CIVIL ENGINEER

Applicable Codes
2019 California Residential Code
2019 California Building Code
2019 California Electrical Code
2019 California Energy Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Green Building Standards
2019 California Fire Code

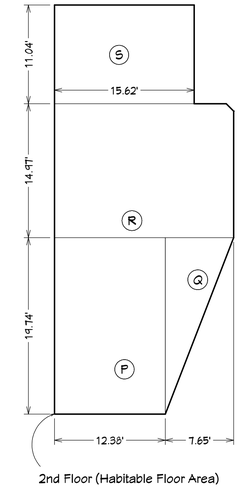
Index

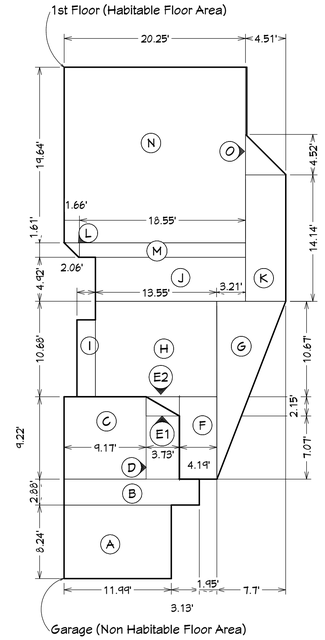
Garage (Non Habitable Floor Area)
A 98.79
B 43.54
C 84.54
D 26.37
E1 4.66
257.9

1st Floor (Habitable Floor Area)
E2 4.66
F 29.62
G 76.57
H 24.23
I 22
J 82.45
K 63.77
L 1.33
M 29.86
N 397.71
O 10.19
742.39

2nd Floor (Habitable Floor Area)
P 244.38
Q 75.50
R 299.84
S 172.44
792.16

Total Habitable Floor Area
1534.55





FLOOR AREA DIAGRAM
See pg C1 for verification

Project Summary
New Home Construction

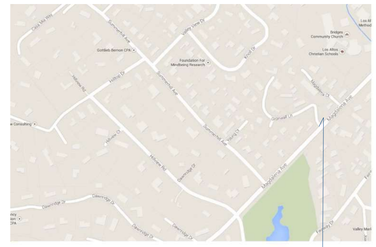
0 Gronwall Ln, Los Altos
APN: 336-10-038
District: R1-10
Property Size: 5359 sf
Occupancy Type: R3
Type of construction: V-B

Lot Coverage: Allowed lot coverage is 35% x property size:
.35 x 5359 sf= 1876 sf
(N) Lot Coverage: 1792.45 sf

Floor Area: Allowed Floor Area is 35% x Net Lot Area:
.35 x 5359 sf= 1876 sf
(N) Floor Area: 1792.45 sf

Setbacks	Allowed	Proposed
Front	5'	5'
Side	0'	
Rear	0'	

CONCEPTUAL RENDERING



VICINITY MAP

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 1 4-30-21

DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

Project Information

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC#717805

DATE:
7/14/2021

SCALE:
1/8" = 1'

SHEET:
A-1

GENERAL

1. Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an openable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, ands screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) **Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R324.6.2.2)**
2. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)
3. Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft. below the ridge or highest space in the attic and the balance is provided **in the lower third of the attic space (not limited to eaves or cornice vents).** As an alternative in Climate Zone 16 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)
4. Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)
5. Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3. **Unvented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)**
6. **Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)**
7. **Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R317.1.6)**
8. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
9. **Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers are installed then the area can be ½ of the story. (R325.3)**
10. The following windows shall be fully tempered: (CRC R308.4)

- Sliding/swinging glass doors
- Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within the compartment and within 60 inches horizontally of the water's edge (CRC R308.4.5)
- Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a wall **less than 180 degrees from the plane of the door** in a closed position and within 24" of hinge side of an in-swing door. (R308.4.2)
- Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface
- Within 60in. of the bottom tread of a stairway and less than 36in. above the landing
- Glazing in guards and railings
- Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface

FOUNDATIONS & CONCRETE SLABS

1. Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)
2. Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4) Unless erected on solid rock, to protect against frost and freezing, the minimum foundation depth is 18 inches below grade if between 4,000-7,000 foot elevation and 24 inches below grade for 7,000 foot elevation and above. Exception: Interior footings shall be a minimum of 12 inches below grade. (L-V 3.14)
3. Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)
4. Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8 minimum gravel under the concrete slab. Separate from soil with a 6 mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required.
5. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence, is required. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
6. Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

1. Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
2. Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above earth and the earth is covered by an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)
3. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
4. Deck posts supported by concrete piers or metal pedestals projecting not less than 1" above a concrete floor or 6" above exposed earth. (CRC R317.1.4 exc. 3)

FLOORS

1. Under-floor areas with storage, fuel-fired equipment or **electric-powered** equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R302.13
2. Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)

WALLS

1. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)
2. All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)
3. Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
4. Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
5. Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

1. **Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing. (R802.5.2.1)**
2. Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California Mechanical Code.
3. Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.
4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
5. Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

GARAGE AND CARPORT

1. Garage shall be separated from the dwelling unit & attic area by ½ inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have ½" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & T-R302.6)
2. Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)
3. Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4.
4. Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)
5. Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. (CMC 305.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)
6. **Appliances in private garages and carports shall be installed with a minimum clearance of 6ft above the floor unless they are protected from vehicular impact. (CBC 406.2.9.3)**

STAIRWAYS & RAMPS

1. **Stair landings required every 12'7" of vertical rise. (CRC R311.7.3)**
2. Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)
3. Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'-8" minimum; width 36" minimum, 31.5" between a handrail on one side and 27" with handrails on two sides. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R311.7)
4. Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"-6.25" with a maximum cross-sectional dimension of 2.25". See R311.7.8.3 item# 2 for type II handrails with a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safety terminals. (CRC R311.7.8.2)
5. Guards shall be 42" minimum height (unless acting as a handrail/guard for a stairway; the guard height may be 34"-38" in height), with openings less than 4" inches clear (guards on the open sides of stairs may have 4 3/8" openings). (CRC R312)
6. Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (see CRC R311.7.6 for exceptions).
7. Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of ½" gypsum board. (CRC R302.7)
8. Ramps serving the egress door shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R311.8.1). Provide 3'X3' landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)

DECKS

1. Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (CRC R312). Guardrails shall be designed and detailed for lateral forces according to CRC Table 301.5.
2. Provide deck lateral load connections at each end of the deck and at deck intersections per CRC R507.9.2. Specify connectors with a minimum allowable stress design capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTT1Z as example) if located at 4 points along the deck.
3. Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3
4. **Joists, girders, structural blocking and support posts shall be wood of natural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R317.1.3)**

ELECTRICAL

1. No electrical panels in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 110.26)
2. **Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CEC 250.94)**
3. **All automatic garage door openers that are installed in a residence shall have a battery backup function that is designed to operate when activated because of an electrical outage. (CBC 406.2.1)**
4. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A)(3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
5. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
6. All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
7. Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3)
8. Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
9. Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)
10. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
11. Garage receptacles shall not serve outlets outside the garage. **Exception: Garage circuit may serve readily accessible outdoor receptacle outlets.** ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))
12. At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc). (CEC 210.70)
13. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, **work surfaces** and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))
14. Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))
15. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
16. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)
17. GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)
18. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- On every level of a dwelling unit including basements
- Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)

19. Smoke alarms shall be installed (CRC (R314):

- In each room used for sleeping purposes.
- Outside of each separate sleeping area in the immediate vicinity of bedrooms.
- In each story, including basements.

20. **At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.**
21. Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
22. Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)
23. All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
24. **Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.**
25. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

PLUMBING

1. Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
3. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
4. Underground water supply lines shall have a **14 awg** blue tracer wire. (CPC 604.10.1)
5. The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
6. Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5) Showers and tubs with showers require a non-absorbent surface up to 6' above the floor. (CRC R307.2) **Minimum shower receptor slope is 1/8" per foot. (408.5)**
7. Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150(n)):

- A 120V receptacles provided within 3ft
- A category III or IV vent, or a straight (without bends) Type B vent
- Condensate drain that is no more than 2 inches higher than the base of the water heater
- Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater
- **A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle outlet within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use." (CEC 150.0(n))**

8. Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
9. A 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 8.8)
10. Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)
11. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
12. Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3)
13. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
14. Floor drains shall be provided with a trap primer. (CPC 1007)
15. Clearly label on the plans the maximum water flow rates per the (CGBSC 4.303.1):

- Water Closets: 1.28gpf
- Urinals: .125gpf
- Kitchen Faucets: 1.8gpm @ 60psi
- Lavatory Faucets: 1.2gpm @ 60psi
- Showerheads: **1.8gpm**

MECHANICAL

1. All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
2. Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits.
3. Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)
4. Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))
5. Provide combustion air for all gas fired appliances per CMC Chapter 7.
6. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
7. Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)
8. Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
9. Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ¼"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
10. Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
11. Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
12. Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
13. Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)
14. Wood burning appliances shall not be installed in a new or existing project that is not one of the following:

- A pellet-fueled wood burning heater.
- A U.S. EPA Phase II Certified wood burning heater.
- An appliance or fireplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance or 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing by the APCO.

TITLE 24 ENERGY

1. All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) **Minimum heating and cooling filter ratings shall be MRV 13 (150.0(m)12)**
2. Isolation water valves required for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3(c)6)
3. ALL luminaires must be high efficacy (150.0(k)1A)

- Luminaries recessed in insulated ceilings must meet five requirements (150.0(k) 1C):
- They must be rated for direct insulation contact (IC).
- They must be certified as airtight (AT) construction.
- They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity.
- They may not contain a screw base sockets
- They shall contain a JA8 compliant light source

5. In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor **or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on operation).** (150.0(k)2I)
6. Joint Appendix A (JA8) certified lamps shall be considered high efficacy. JA8 compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sf closets and hallway) (150.0(k)2K)
7. Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)
8. All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)

- Photo-control and motion sensor
- Photo-control and automatic time switch control
- Astronomical time clock control turning lights off during the day

9. All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
10. Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))
11. The number of blank electrical boxes more than 5 feet above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
12. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
13. Provide verification on the plans how the building will meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation airflow required. This is subject to HERS testing. The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan control should be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(o)) **A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified.**

WILDLAND URBAN INTERFACE (WUI)

1. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)
2. Exterior wall coverings shall extend from the foundation to the roof and terminate at 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.7.3.2)
3. Open/enclosed roof eaves and soffits, exterior porch ceilings, floor projections, under-floor areas and undersides of appendages to comply with ignition resistant construction requirements. (CRC R337.5-9)
4. Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)
5. Indicate on the plans where valley flashing is installed, the flashing shall be not less than 26awg and installed over not less than one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3)
6. Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully covered metal wire mesh, vents, or other materials that have a minimum 1/16 inch and maximum 1/8 inch openings, non-combustible and corrosion resistant. All other eave vents shall be listed/approved to resist the intrusion of flame and burning embers. (CRC R337.6)
7. Indicate on plans exterior glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet performance requirements of SFM Standard 12-7A-2. (CRC R337.8.2)
8. **Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2**
9. Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fire resistive rating or shall be tested to meet the performance requirements of SFM Standard 12-7A-1. (CRC R337.8.3)
10. **Garage door perimeter gap maximum 1/8". Metal flashing, jamb and header overlap, and weather-stripping meeting section requirements are permitted. (R337.8.4)**
11. The walking surface material of decks, porches, balconies and stairs within 10ft of grade level shall be ignition resistant material, exterior fire-retardant treated wood or noncombustible material. (CRC R337.9)

GREEN BUILDING

1. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site (CGBSC 4.106.2):

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

2. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
3. Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to a suitable box location for EV charging. The other end shall terminate to the main service and/or subpanel.
4. The main panel and/or subpanel shall be of sufficient size to install a 40-ampere dedicated branch circuit. The dedicated overcurrent protection space shall be labeled "EV CAPABLE".
5. Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
6. Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil based controllers and/or weather based controllers with rain sensors. Soil moisture based controllers are not required to have rain sensor input. (CGBSC 4.304)
7. Recycle and/or reuse a minimum of **65 percent** of nonhazardous construction and demolition waste. (CGBSC 4.408.2)
8. (Clearly note on the plans) At time of final inspection, a building operation and maintenance manual, compact disc, etc shall be provided containing the following: (CGBSC 4.410)

- Directions that manual shall remain onsite for the life of the building
- Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
- Information from local utility, water and waste recovery providers
- Public transportation and carpool options
- Material regarding importance of keeping humidity levels between 30-60 percent
- Information regarding routine maintenance procedures
- State solar energy incentive program information
- A copy of any required special inspection verifications that were required (if any)

9. The project shall meet minimum pollutant control requirements for adhesives, sealants, caulks, paints, carpet, resilient flooring systems, etc. (CGBSC 4.504)
10. Duct openings related to HVAC systems shall be covered with tape, plastic, sheet metal or other methods to reduce the amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)

Via

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 1 4-30-21

DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

Architectural Notes

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC#717805

DATE:
7/14/2021

SCALE:

SHEET:
A-1.1

NOTE: THE ENTIRE PARCEL IS SUBJECT TO AN EASEMENT
TO THE CALIFORNIA SERVICE WATER COMPANY PER 3992 OR 415

EDGE OF PAVEMENT

GUARDRAIL

GR&C

GR&END

CP 2
ELEV = 203.91

DRAINAGE EASEMENT PER 3992 OR 418

76" CM P

CONCRETE SANDBAG RETAINING WALL

LOT 4 OF 136 M 55

Top of Bank

5ft Setback from ToB

Wood Deck

5'

APPROXIMATE LOCATION OF EXTENT OF ZONE A PER FIRM (FEMA).

EDGE OF PAVEMENT

5'-0 1/2"

Grade beam foundation hatched. Location of Piers approximated and may be adjusted in field so as not to be closer than 5' apart. All piers & Grade Beam to be 5' minimum from TOB.

Line of Grade Beam Below

Top of Bank

5ft Setback from ToB

CP 1
ELEV = 202.46

S24°27'11"W

PARCEL 2 OF 217 M 2

20' DRAINAGE EASEMENT PER 217 M 2

S24°27'11"W

5ft Setback from ToB

Top of Bank

S84°11'11"W
20.00'

CONCRETE SANDBAG RETAINING WALL

S48°48'29"W
AC

PATH

12" WIDE CONCRETE HEADWALL WITH CHAIN LINK FENCE OPENING = 7.1' X 10.5' SEE BOX GULVERT DETAIL

GRONVAL LANE

6" AC DIKE

R=20.00'
L=45.51'
D=130°22'34"

MAGDALENA AVE

MAGNETIC

Pier & Grade Beam not to encroach 5' SETBACK from ToB.
TOP of BANK per Civil Documents

ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP THE EXISTING PARCEL IS COMPLETELY WITHIN ZONE A. SINCE THE BASE FLOOD ELEVATION FOR ZONE A IS NOT DETERMINED, AN ESTIMATED BASE FLOOD ELEVATION HAS BEEN DETERMINED USING THE MANUAL "MANAGING FLOODPLAIN IN APPROXIMATE ZONE A AREAS - A GUIDE FOR OBTAINING AND DEVELOPING BASE (100 YEAR) FLOOD ELEVATIONS". THIS ELEVATION HAS BEEN DETERMINED TO BE 202.50.

IT SHOULD BE NOTED THAT THE AREA COVERED BY THE SHADED AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP DOES NOT NECESSARILY AND EXACTLY CORRESPOND WITH THE ESTIMATED FLOOD ZONE AS DESCRIBED ABOVE.

See Grading & Drainage Plan C1 for elevation data
See A-8 for cross section of grade & foundation

Via

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 1 4-30-21

DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

Site Plan

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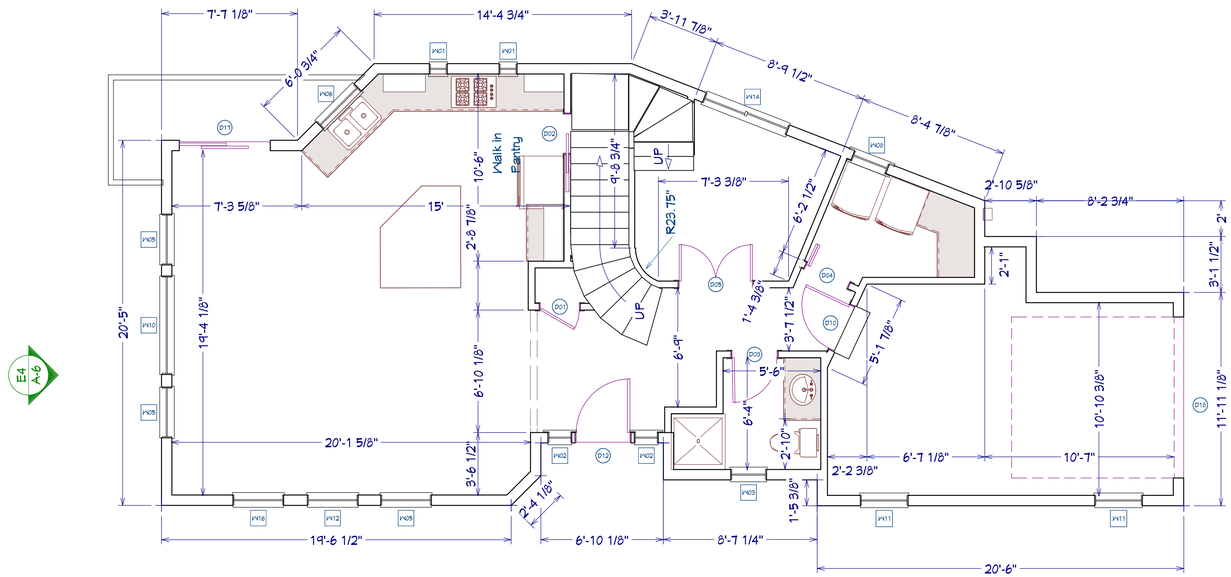
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC.#717805

DATE:
7/14/2021

SCALE:
1/10" = 1'

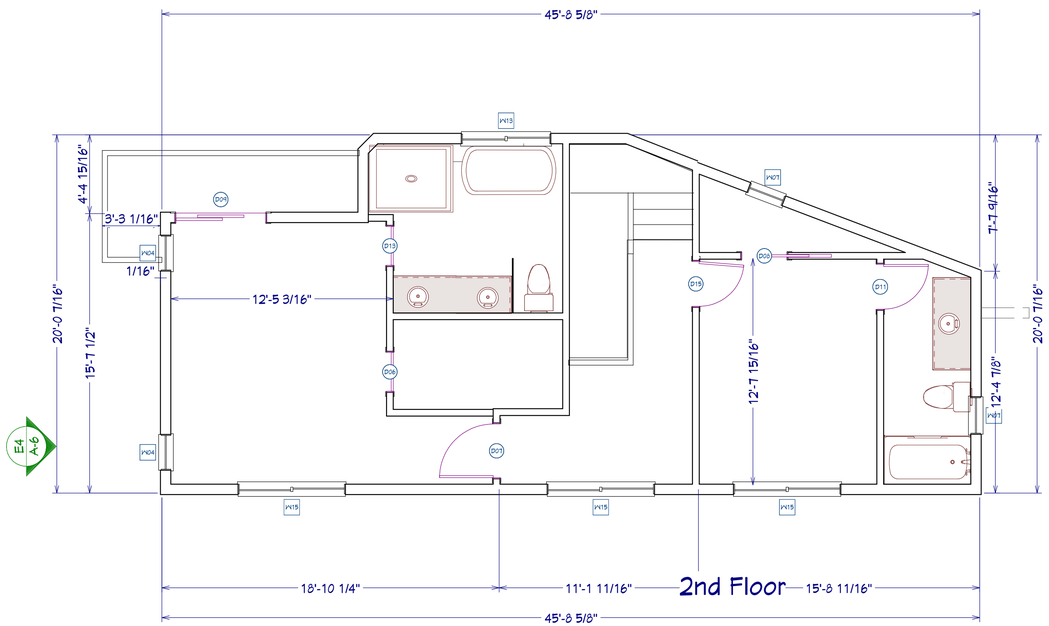
SHEET:
A-2

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	TEMPERED
W01	1046SC	2	1	1046SC	12 "	54 "	13"X55"		SINGLE CASEMENT-HR	
W02	1454FX	2	1	1454FX	16 "	64 "	17"X65"		FIXED GLASS	YES
W03	2030SC	1	1	2030SC	24 "	36 "	25"X37"		SINGLE CASEMENT-HR	
W04	2038SH	2	2	2038SH	24 "	44 "	25"X45"		SINGLE HUNG	
W05	210505C	3	1	210505C	34 "	60 "	35"X61"		SINGLE CASEMENT-HR	
W06	3046SC	1	1	3046SC	36 "	54 "	37"X55"		SINGLE CASEMENT-HR	
W07	2140SC	2	2	2140SC	25 1/8 "	48 "	26 1/8"X49"		SINGLE CASEMENT-HR	
W08	2138SC	1	1	2138SC	25 "	44 "	26"X45"		SINGLE CASEMENT-HR	
W10	5650SC	1	1	5650SC	66 "	60 "	67"X61"		SINGLE CASEMENT-HR	
W11	2851FX	2	1	2851FX	32 "	61 "	33"X62"		FIXED GLASS-CT	
W12	21050FX	1	1	21050FX	34 "	60 "	35"X61"		FIXED GLASS	
W13	5040LS	1	2	5040LS	60 "	48 "	61"X49"		LEFT SLIDING	
W14	5046LS	1	1	5046LS	60 "	54 "	61"X55"		LEFT SLIDING	
W15	6042LS	3	2	6042LS	72 "	50 "	73"X51"		LEFT SLIDING	
W16	210505C	1	1	210505C	34 "	60 "	35"X61"		SINGLE CASEMENT-HL	



1st Floor

DOOR SCHEDULE								
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	FIRE
2268	1	1	2268 R IN	26 "	80 "	28"X82 1/2"	HINGED-DOOR P04	2X6X31" (2)	
2268	1	1	2268 L	26 "	80 "	54"X82 1/2"	POCKET-GLASS PANEL	2X6X57" (2)	
2668	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	
2768	1	1	2768 L	31 "	80 "	33"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X36" (2)	
4168	1	1	4168 L/R IN	49 "	80 "	51"X82 1/2"	DOUBLE HINGED-DOOR P04	2X8X54" (2)	
2268	1	2	2268 L IN	26 "	80 "	28"X82 1/2"	HINGED-DOOR P04	2X6X31" (2)	
3068	1	2	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-PANEL	2X6X41" (2)	
2668	1	2	2668 L	30 "	80 "	62"X82 1/2"	POCKET-PANEL	2X6X65" (2)	
5068	1	2	5068 L EX	60 "	80 "	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)	
2868	1	1	2868 R EX	32 "	80 "	34"X83"	EXT. HINGED-SLAB	2X6X37" (2)	YES
2668	1	2	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	
3080	1	1	3080 R EX	36 "	96 "	38"X99"	EXT. HINGED-DOOR P11	2X6X41" (2)	
2268	1	2	2268 R IN	26 "	80 "	28"X82 1/2"	HINGED-DOOR P04	2X6X31" (2)	
2668	1	2	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-PANEL	2X6X35" (2)	
5180	1	1	5180 R EX	61 "	96 "	63"X99"	EXT. SLIDER-GLASS PANEL	2X8X66" (2)	
9091	1	1	9091	108 "	109 "	110"X112"	GARAGE-GARAGE DOOR GHD05	2X12X116" (2)	



2nd Floor

E2 A-6
E4 A-6
E3 A-6
E1 A-6

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 1 4-30-21

DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

Floor Plan

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC.#712805

DATE:
7/14/2021

SCALE:
1/4" = 1'

SHEET:
A-3

In Progress

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
CAT5 CAT5/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Carbon/Smoke Combo, Standard
EP	Electrical Breaker Panel

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 14-30-21

DIAZ RESIDENCE
0 GRONWALL LN
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Mechanical Plan

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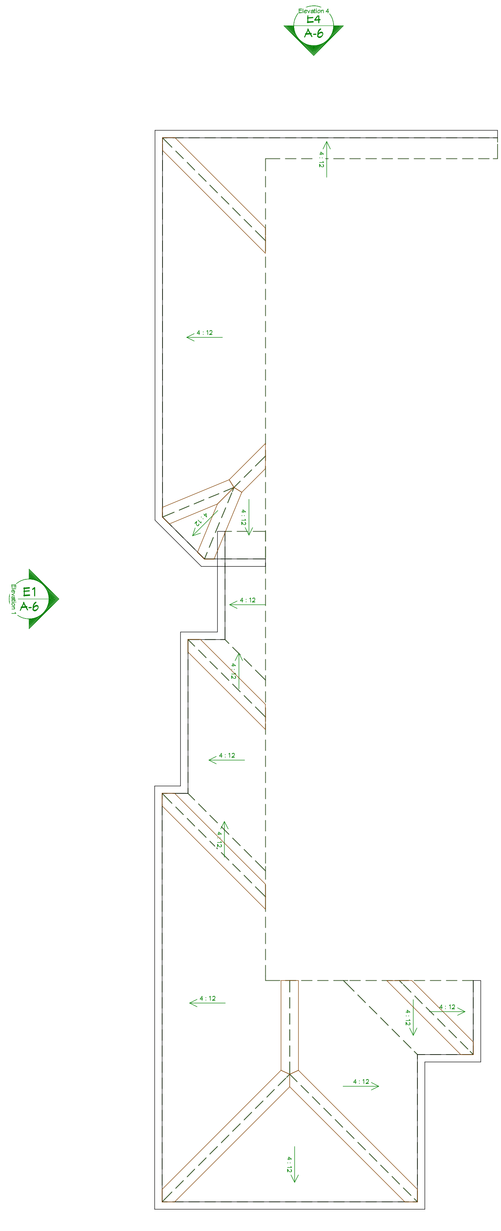
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC#717805

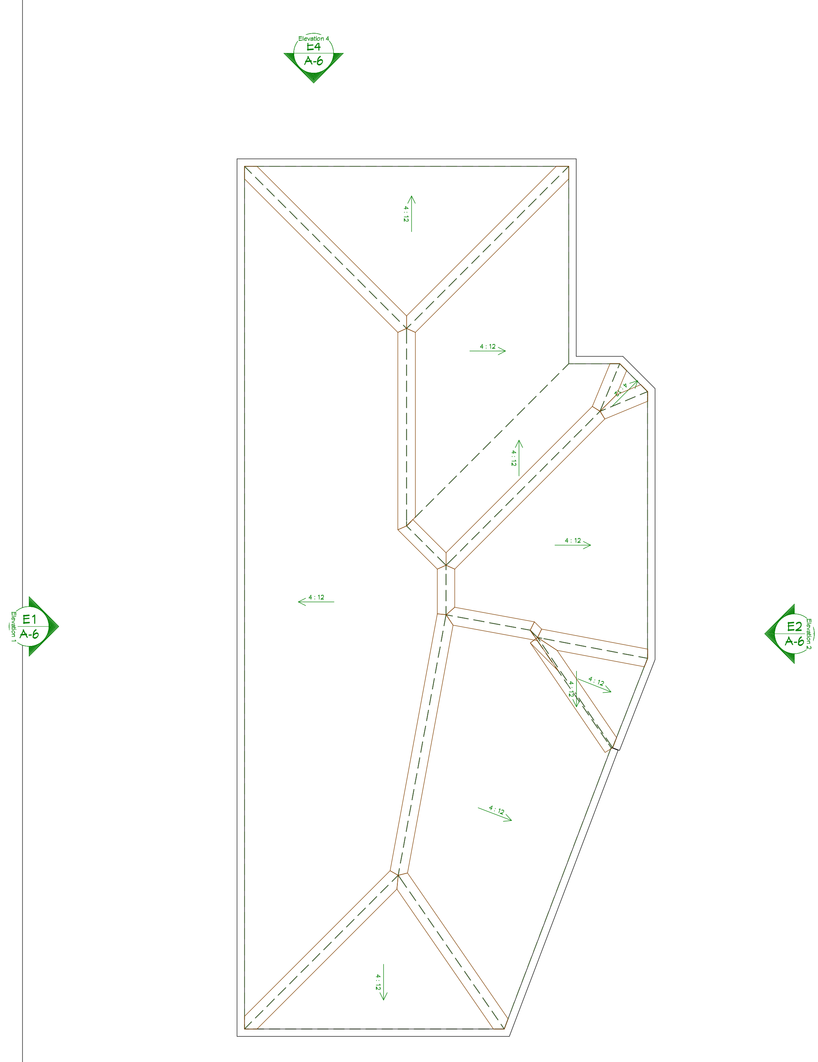
DATE:
7/14/2021

SCALE:
1/4" = 1'

SHEET:
A-4



1st Floor



2nd Floor

A-5	SHEET: 1	1/4" =	SCALE:
7/14/2021	DATE:		

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LIC#717805

Roof Plan

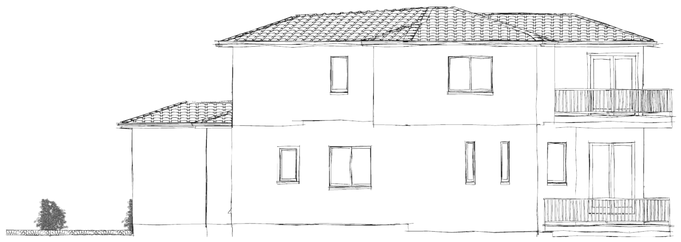
DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 1 4-30-21

Front Elevation

Left Elevation



Rear Elevation

Right Elevation

Front Right

Rear Left

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 1 4-30-21

DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

Elevations

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LIC.#717805

DATE:
7/14/2021

SCALE:
1/4" = 1'

SHEET:
A-6

In Progress

Via

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 14-30-21

DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

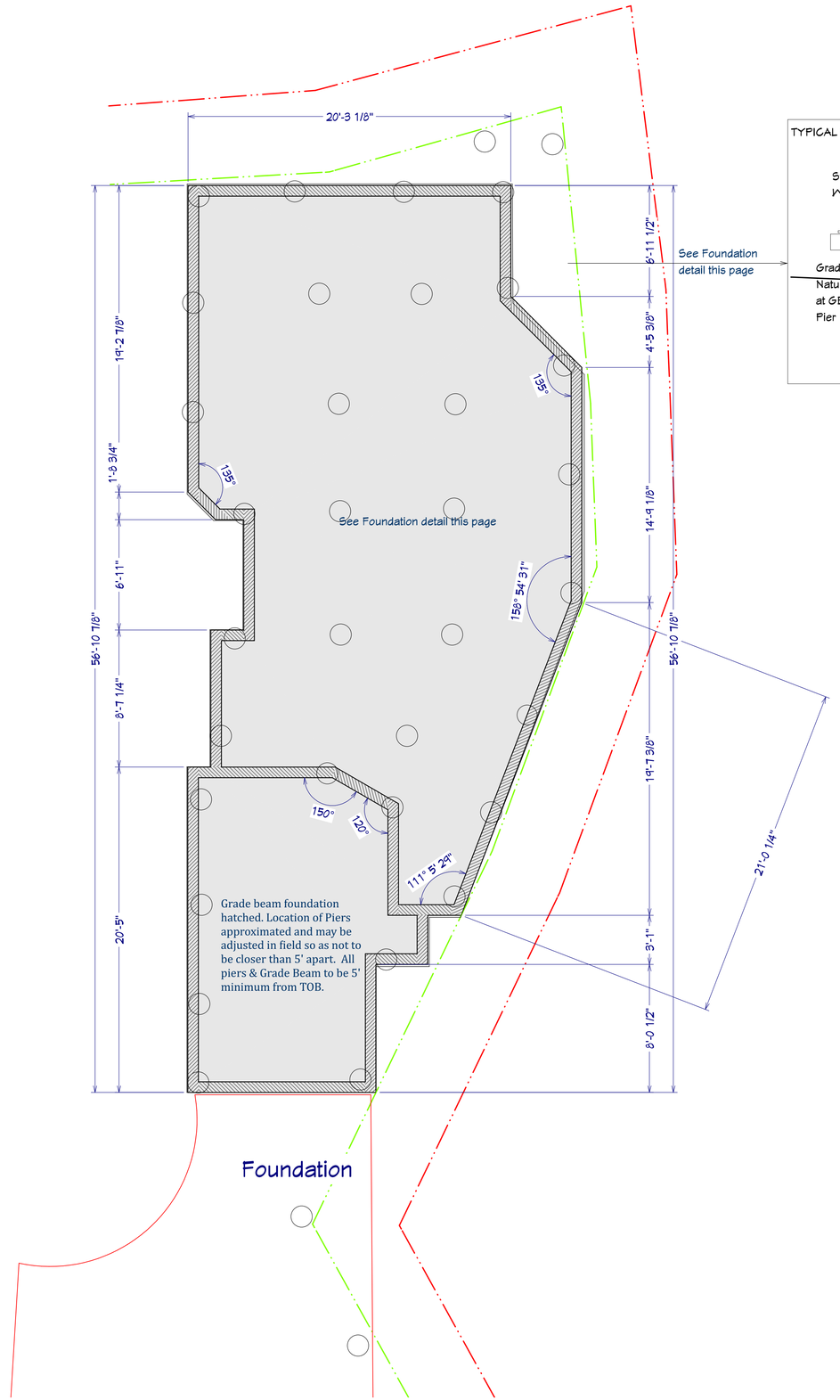
Cross Sections

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC#717805

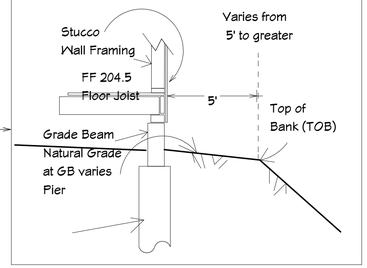
DATE:
7/14/2021

SCALE:
1/4" = 1'

SHEET:
A-7



TYPICAL FOUNDATION CROSS SECTION ALONG CREEK



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/1/2021	VIA	SCC ATTACHMENT 1 4-30-21

DIAZ RESIDENCE
0 GRONWALL LN
LOS ALTOS, CA 94024

Foundation Plan

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC#717805

DATE:
7/14/2021

SCALE:
1/4" = 1'

SHEET:
A-8

LOWER BANK (414 SF)

DOUBLE-LAYER EROSION CONTROL FABRIC
CALIF. BLACKBERRY - 3 FT O.C., 65 TOTAL
ADDITIONAL CONTAINER PLANTING AS SHOWN (CREEK DOGWOOD)

UPPER BANK (428 SF)

DOUBLE-LAYER EROSION CONTROL FABRIC
NATIVE EROSION CONTROL SEED MIX APPLIED AT 45 LBS/ACRE:

- BROMUS CARINATUS
- ELYMUS GLAUCUS
- FESTUCA MICROSTACHYS
- TRIFOLIUM WILDENOVII

ADDITIONAL PLUG PLANTINGS AS SHOWN (CALIF. WILD ROSE AND MUGWORT)
TREES AND SHRUBS AT TOP OF BANK (BUCKEYE AND TOYON)

HALE CREEK
FLOW
MAGDALENA AVE
55' R.O.W.
LOT 4 OF 136 M 55
(E) RIP-RAP SLOPE PROTECTION
12" WIDE CONCRETE HEADWALL WITH CHAIN LINK FENCE
(E) 8-FT-WIDE, 7-FT-HIGH CONCRETE BOX CULVERT UNDER MAGDALENA AVE. (INSIDE WALL LIMITS, APPROX.)
(E) SACKRETE WALL
(E) GROUTED ROCK CHANNEL BED
8.0'
CLEAR AND GRUB NON-NATIVE OLIVE AND PLUM TREES THIS AREA (34 SF)
PIER FOUNDATION, TYP.
PIER & GRADE BEAM FOUNDATION TO MINIMIZE GRADING & REDUCE ANY LOSS OF CARRYING CAPACITY IN THE FLOODPLAIN
CLEAR POISON OAK THIS AREA
PROTECT AND RETAIN OAKS THIS AREA
ABOVE GROUND DECK
PROPOSED HOUSE
L400 PAGE 1721
APN 336-10-038
AREA = 0.12 ACRES (5359 SF)
PROPOSED GARAGE
PROTECT AND RETAIN OAKS THIS AREA
PERVIOUS PAVER DRIVEWAY
FEMA FLOOD "ZONE A" BOUNDARY
(E) RIPARIAN CANOPY EDGE
PROPOSED SWALE INTO EXISTING SWALE THAT DIRECTS RUNOFF TO THE CREEK
PROPOSED SWALE
DRIVEWAY & CULVERT
FEMA FLOOD "ZONE A" BOUNDARY PER FIRM (FEMA).
EDGE OF PAVEMENT
TEMPORARY FENCE TO PROTECT OAK TREES AND SIDE DRAINAGE DURING CONSTRUCTION
GRONWAL LANE
CONCRETE SANDBAG RETAINING WALL
DRAINAGE EASEMENT PER 3992 OR 698
76" CMP
50' R.O.W.
6" AC DIKE

NATIVE RIPARIAN PLANTING PLAN

SCALE: 1" = 5'

0 2.5 5 10
SCALE: 1" = 5'

PLAN NOTES

1. PLANTING PLAN PREPARED BY CHRIS ROGERS, WOOD BIOLOGICAL CONSULTING, EL GRANADA.
2. PLEASE SEE RIPARIAN VEGETATION MONITORING PLAN PREPARED BY WOOD BIOLOGICAL CONSULTING FOR MORE INFORMATION RE. IMPLEMENTATION, MONITORING, MAINTENANCE, AND IRRIGATION REQUIREMENTS.
3. MINOR HAND-GRADING MAY BE REQUIRED AS NEEDED TO CLEAR AND GRUB SURFACES AND ACCOMPLISH SECURE EROSION CONTROL FABRIC PLACEMENT ON PREPARED BANK SURFACES.
4. THE ENTIRE PARCEL IS SUBJECT TO AN EASEMENT TO THE CALIFORNIA SERVICE WATER COMPANY PER 3992 OR 415
5. TEMPORARY MULTI-ZONE IRRIGATION SYSTEM TO BE INSTALLED AT GRADE BY LANDSCAPE CONTRACTOR, AND MAINTAINED BY OWNER FOR THREE YEARS.

PLAN INFORMATION

1. BASEMAP BY:
   SANDIS
   1700 WINCHESTER BLVD.
   CAMPBELL, CA 95008
   DRAWING NO.: 215015
   DATED: 03/12/2020
2. OWNER:
   PATRICIA DIAZ
   GRONWALL LANE
   LOS ALTOS, CA
3. DESIGN CONSULTANTS:
   ENGINEER: MATT SMELTZER, P.E., GEOMORPHDESIGN, 510-219-1064, FLUVIALGEOMORPH@GMAIL.COM
   BRIAN SHEDDEN, P.E., SHEDDEN ENGINEERING & SURVEYING, 831-325-2692, SHEDDEN.ENGINEERING@GMAIL.COM
   CHRIS ROGERS, ECOLOGIST, 415-254-4835, CHRIS@WOOD-BIOLOGICAL.COM

PLANTING LEGEND / LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPACING	NUMBER
	RUBUS URSINUS	CALIFORNIA BLACKBERRY	3' O.C.	65 TOTAL
△	AESCULUS CALIFORNICUS	BUCKEYE	AS SHOWN	2 TOTAL
◇	HETEREOMELES ARBUTIFOLIA	TOYON	AS SHOWN	3 TOTAL
○	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5' O.C.	20 TOTAL (4 CLUSTER OF 5)
☆	CORNUS SERICEA SSP. SERICEA	CREEK DOGWOOD	AS SHOWN	5 TOTAL
✚	ARTEMISIA DOUGLASIANA	MUGWORT	2-3' O.C.	24 TOTAL (3 CLUSTERS OF 8)

REGISTERED PROFESSIONAL ENGINEER
MATT SMELTZER
C71671
Exp. 12/31/21
CIVIL
STATE OF CALIFORNIA

Revisions:

COUNTY COMMENTS 6-15-2021	1
FOOTPRINT REVISIONS 7-15-2021	2

Gronwall Lane
Los Altos, CA
A.P.N.: 336-10-038
Owner: Patricia Diaz

NATIVE RIPARIAN PLANTING PLAN

DIAZ RESIDENCE

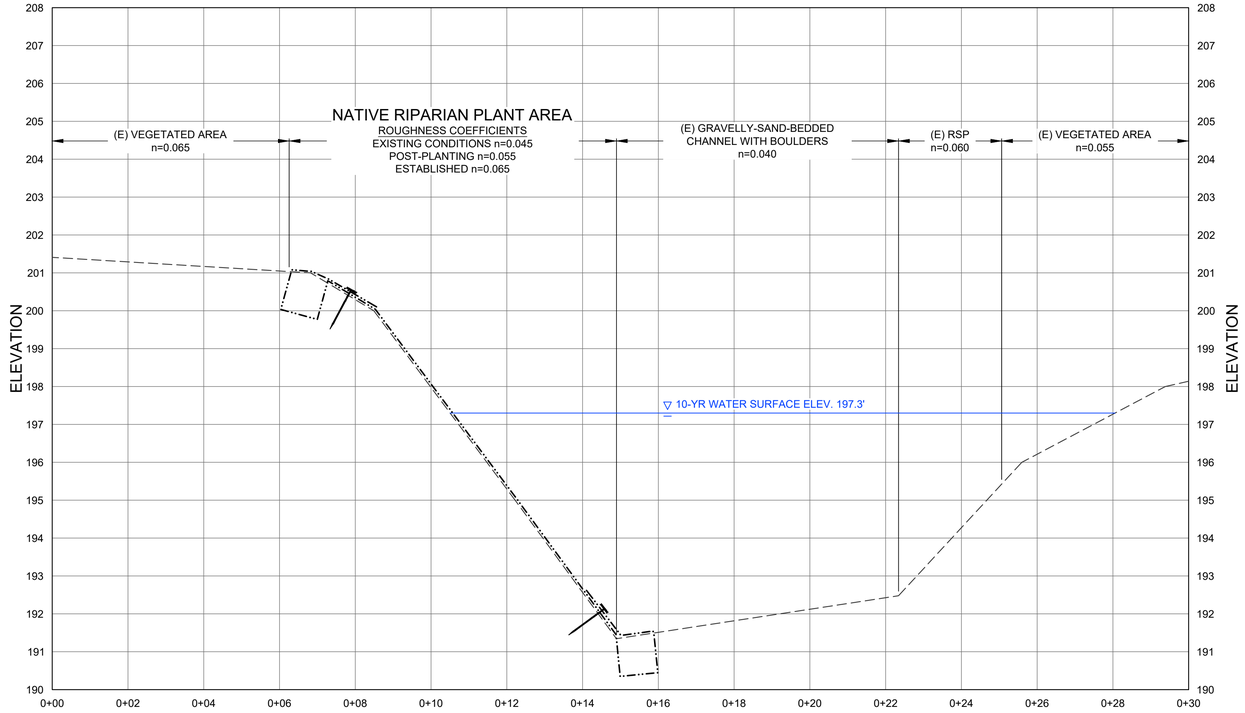
NATIVE RIPARIAN PLANTING PLAN

Geomorph DESIGN
2100 Fourth Street, No. 154
San Rafael, CA 94901
(510) 219-1064
www.geomorphdesign.com

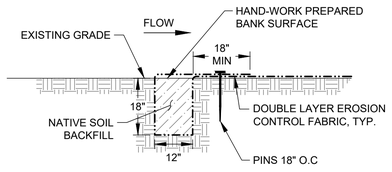
geomorphDESIGN

Date: 4 MAR 2021
Design by: MS
Drawn by: BRS
Checked by: MS
Scale: 1" = 5'

L1



TYPICAL SECTION (A / L2)
SCALE: 1" = 2'
STATION 13+90



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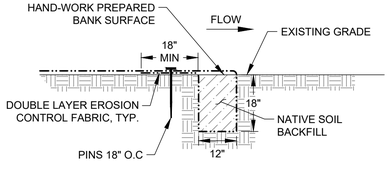

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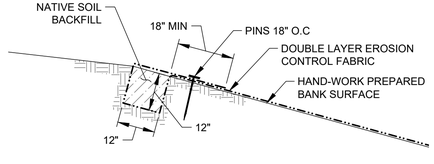

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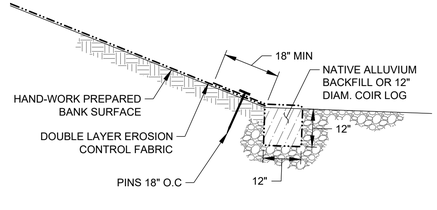

DOWNSLOPE DLF KEY (4 / L2)
SCALE: 1" = 2'

DOUBLE-LAYER EROSION CONTROL FABRIC NOTES:
1. EROSION CONTROL FABRIC SHALL BE 100% BIODEGRADABLE, 100% COCONUT FIBER, FABRIC AND MAT. BLANKET SHALL WEIGH NOT LESS THAN 350 GRAMS/SQUARE METER AND MAT SHALL WEIGH NOT LESS THAN 700 GRAMS/SQUARE METER. EROSION CONTROL FABRIC SHALL RESIST SURFACE FLOW VELOCITY 10.0 FEET/SECOND AND RESIST SURFACE SHEAR STRESS 2.35 POUNDS/SQUARE FOOT. APPROVED COMMERCIAL PRODUCTS, OR EQUIVALENT: EROSION CONTROL BLANKET: TENSAR (NORTH AMERICAN GREEN) ROLLMAX BIONET C125 BN; EROSION CONTROL MAT: NEDIA KOIRMAT 700.
2. COIR LOGS SHALL BE 100% BIODEGRADABLE, 100% COCONUT FIBER. APPROVED COMMERCIAL PRODUCTS, OR EQUIVALENT: ROLANKA BIO D-ROLL COIR-LOG
3. PINS SHALL CONSIST OF 12-INCH-LONG METAL OR BIODEGRADABLE PINS FOR FASTENING OR EROSION CONTROL FABRIC TO SOIL. APPROVED COMMERCIAL PRODUCTS, OR EQUIVALENT: WESTERN EXCELSIOR ROUND-TIP PIN
4. STAKES SHALL CONSIST OF 24-INCH-LONG SHAPED HARDWOOD PINS DESIGNED TO BE FASTEN EROSION CONTROL FABRIC, COIR LOGS, AND STRAW WATTLES IN PLACE. STAKES SHALL BE WEDGE-SHAPED AND/OR TAPERED TO A POINT AT ONE END. STAKES SHALL BE RIGID ENOUGH TO BE DRIVEN INTO THE HARD GROUND, AND FLEXIBLE ENOUGH TO RESIST SPLITTING OR BREAKAGE. APPROVED COMMERCIAL PRODUCTS, OR EQUIVALENT: TENSAR (NORTH AMERICAN GREEN) WOODEN ECO-STAKE.
5. NATIVE SOIL BACKFILL SHALL CONSIST OF SILTY AND SANDY LOAM SOILS NATURALLY OCCURRING ON CHANNEL BANKS AT LOCATION OF KEY.
6. NATIVE ALLUVIUM BACKFILL SHALL CONSIST OF GRAVELLY-SAND ALLUVIUM NATURALLY OCCURRING ON THE CHANNEL BED SURFACE AT TOE OF BANK AT LOCATION OF KEY.
7. CLEARING AND GRUBBING. CONTRACTOR SHALL USE HAND-WORK ONLY TO CLEAR AND GRUB BANK SURFACES FOR PREPARING BANK SURFACE FOR EROSION CONTROL FABRIC PLACEMENT, SMOOTH AND UNIFORM CONFORMS, AND KEYED PERIMETER.
8. SEEDING BELOW EROSION CONTROL FABRIC. HAND-BROADCAST NATIVE EROSION CONTROL SEED MIX ONTO THE SOIL FORMING THE PREPARED BANK SURFACE SURFACE PRIOR TO COVERING WITH EROSION CONTROL FABRIC.
9. CONTRACTOR SHALL INSTALL A DOUBLE LAYER OF EROSION CONTROL FABRIC SO THAT THE FINISHED SURFACE IS COVERED BY A TOP LAYER EROSION CONTROL MAT OVER A BOTTOM LAYER OF EROSION CONTROL FABRIC WITH 18" MINIMUM OVERLAPS SHINGLED TO SHED CREEK FLOWS IN THE DOWNSTREAM DIRECTION AND/OR OVERLAND FLOWS DOWN THE FALL-LINE OF THE SLOPE. FABRIC LAYERS SHALL BE FASTENED TO THE FINISHED GROUND WITH PINS ON 36-INCH CENTERS.
10. BOTH FABRIC LAYERS SHALL BE PERIMETER KEYED PER DETAILS THESE PLANS.

NOTE:
DLF - DOUBLE LAYER EROSION CONTROL FABRIC

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SECTION AND DETAILS

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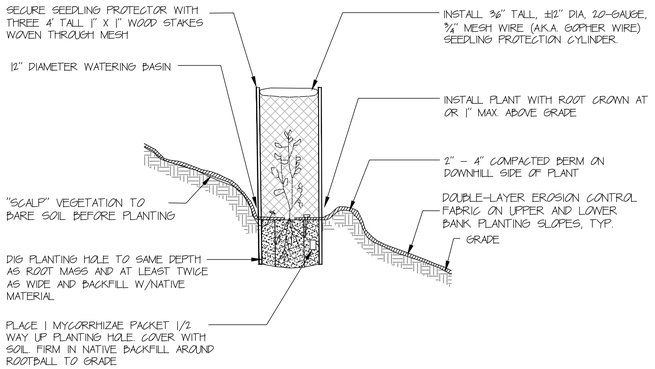
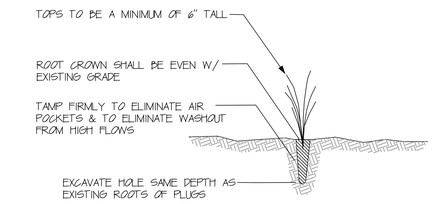
L2



CONTAINER PLANTING DETAIL

SCALE: N.T.S.
FOR CONTAINER GROWN PLANTS UNDER 5 GALLONS

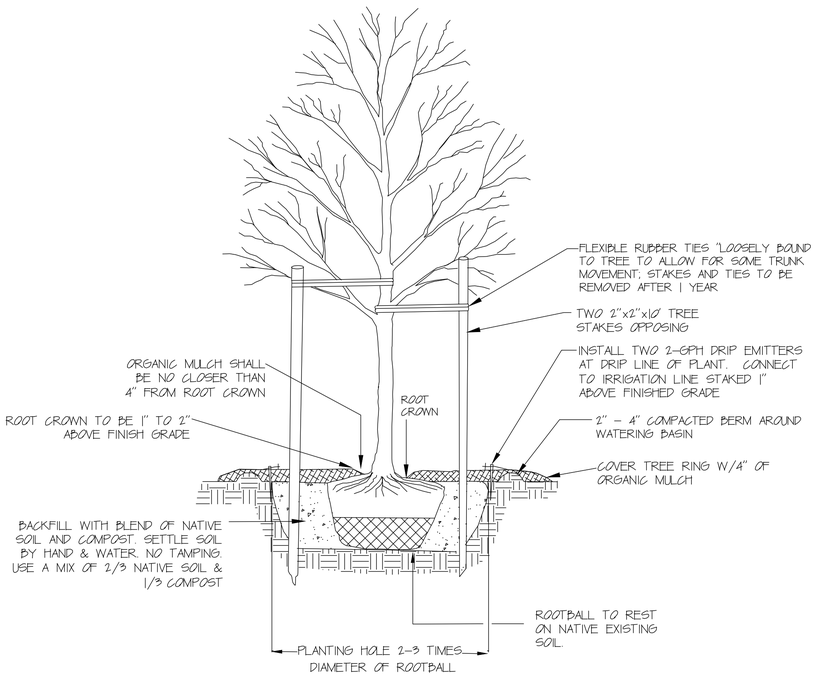
5 / L3



PLUG PLANTING DETAIL

SCALE: N.T.S.

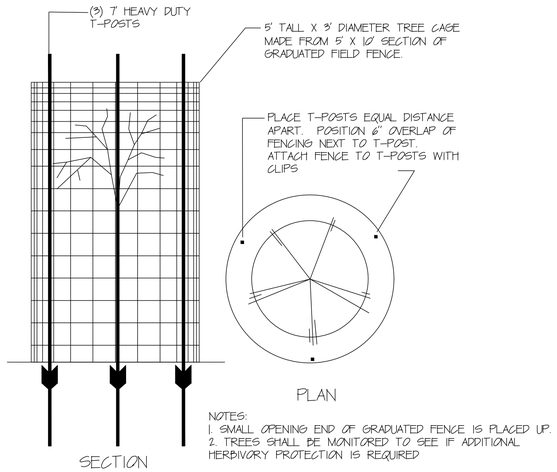
6 / L3



TREE PLANTING DETAIL

SCALE: N.T.S.

7 / L3



DEER BROWSING PROTECTION FOR TREES

SCALE: N.T.S.

8 / L3

PLANTING NOTES

1. PLANT MATERIALS
   - 1.1. USING GOOD QUALITY PLANT MATERIALS IS CRITICAL TO A SUCCESSFUL REVEGETATION PROJECT. THE CONTRACTOR SHALL SECURE THE NECESSARY CONTAINER GROWN PLANTING MATERIALS SHOWN ON THE PLANT THE TABLE SPECIFIES THE SPECIES AND SIZE OF PLANTS TO BE INSTALLED. TREEPOTS (T) ARE 14 INCH DEEP CONTAINERS THAT SUPPORT A 173 CUBIC INCH ROOT MASS. DEEPOTS (D) ARE 10 INCH DEEP CONTAINERS THAT SUPPORT A 40 CUBIC INCH ROOT MASS. SUPERCELLS (S) ARE 8.25 INCH DEEP CONTAINERS THAT SUPPORT A 10 CUBIC INCH ROOT MASS. STUBBYCELLS (S) ARE 5 INCH DEEP CONTAINERSTHAT SUPPORT AN 7.5 INCH ROOT MASS.
   - 1.2. ALL PLANT SOURCES SHALL BE FROM PARENT PROPAGULES COLLECTED FROM THE HALE CREEK / MAGDALENA CREEK WATERSHED IF FEASIBLE. IF NOT FEASIBLE PLANT STOCK SHALL BE FROM SANTA CLARA COUNTY. SEE RIPARIAN VEGETATION MONITORING PLAN FOR MORE INFORMATION.
   - 1.3. PROCURE PLANT MATERIAL ONLY FROM NURSERIES WITH BEST MANAGEMENT PRACTICES (BMPS) IN PLACE TO EXCLUDE PHYTOPHTHORA AND OTHER PLANT PATHOGENS, AND TO DETECT AND CORRECT PROBLEMS IF THEY ARE IF POSSIBLE, SELECT NURSERIES THAT IMPLEMENT BMPS EQUIVALENT TO OR MORE STRINGENT THAN THOSE IDENTIFIED BY THE CALIFORNIA OAK MORTALITY TASK FORCE, AND NURSERIES WHICH ARE TESTED ANNUALLY BY USDA APHIS FOR P. RAMORUM INFECTION WITH NEGATIVE RESULTS. INSPECT ALL PURCHASED PLANT MATERIAL BEFORE LEAVING THE NURSERY AND ACCEPT ONLY PLANTS THAT APPEAR HEALTHY.
2. SCHEDULE
   - 2.1. THE TYPICAL PLANTING SEASON IS BETWEEN NOVEMBER 15TH AND JANUARY 15TH FOR UPLAND PLANTINGS. WETLAND PLANTINGS MAY BE PLANTED BETWEEN NOVEMBER 15TH AND APRIL 15TH, BUT MARCH-APRIL IS PREFERRED FOR HIGHEST SURVIVORSHIP.
   - 2.1. THE IRRIGATION SYSTEM SHALL BE INSTALLED BEFORE OR CONCURRENT WITH PLANTING. CONTRACTOR SHALL SUBMIT IRRIGATION SYSTEM PLAN TO OWNER AND PROJECT DESIGNER FOR APPROVAL.
3. INSTALLATION OF CONTAINER PLANTS (INCLUDING FERTILIZATION, WEED MATS & BROWSE PROTECTION)
   - 3.1. CONTAINER GROWN PLANTS INCLUDE TREES, SHRUBS AND VINES. PLANTING HOLES SHALL BE NO DEEPER THAN THE ROOT BALL AND AT LEAST TWICE AS WIDE. KEEP ROOTS STRAIGHT AND AVOID "J" ROOTING. BACKFILL WITH NATIVE MATERIAL HALF WAY UP THE ROOT BALL AND INSTALL THE SLOW RELEASE MYCORRHIZAE PACKET. TREES SHALL RECEIVE 2 MYCORRHIZAE PACKETS, SHRUBS AND VINES SHALL RECEIVE 1 MYCORRHIZAE PACKET.
   - 3.2. CONTINUE THE BACKFILL TO GRADE AND FIRM IN SOIL. ROOT CROWN SHALL BE AT OR 1/2 INCH ABOVE GRADE (BUT NOT BELOW GRADE) FOR CONTAINER PLANTS 1 GALLON AND SMALLER. SEE PLANT LIST FOR SPECIES REQUIRING BROWSE PROTECTION AND WEED MATS. IF MULCH IS SPECIFIED, INSTALL MULCH TO A DEPTH OF 4 INCHES. FOR GROUND COVERS AND VINES MULCH SHALL BE 18 INCHES IN DIAMETER. FOR SHRUBS AND TREES MULCH SHALL BE 36 INCHES IN DIAMETER. MULCH SHALL BE KEPT A MINIMUM OF 2 INCHES FROM THE PLANT ROOT ALL CONTAINER PLANTS SHALL BE THOROUGHLY WATERED IN IMMEDIATELY AFTER INSTALLATION TO REMOVE AIR POCKETS.
   - 3.3. PLUG PLANTS SHALL BE IN SUPERCELL OR STUBBYCELL SIZE CONTAINERS. PLUG PLANTS CAN ALSO BE HARVESTED IF A LOCAL SUPPLY IS AVAILABLE. ENSURE THAT HARVEST IS NOT DETRIMENTAL TO DONOR POPULATION. FOR PICKLEWEED SALVAGE/TRANSPLANT, USE BRANCHED, UNROOTED DIVISIONS, APPROXIMATELY 20-30 CM LONG, WITH THE LOWER HALF INSERTED INTO SOIL AND GENTLY TAMPED HARVESTED CORDGRASS AND BULRUSH PLUGS SHALL BE APPROXIMATELY 3-5" IN DIAMETER AT THE ROOT HARVESTED PLUGS OF OTHER SPECIES SHALL BE APPROXIMATELY 1-2" IN DIAMETER AT THE ROOT HARVESTED PLUGS SHALL BE COLLECTED, PLANTED, AND WATERED THE SAME DAY IF POSSIBLE, OR HELD IN SUCH A WAY TO ENSURE THEIR VIABILITY. PLUGS SHALL BE THOROUGHLY WATERED IN AFTER INSTALLATION IF SOIL IS NOT SATURATED. PLUGS DO NOT REQUIRE WEED MATS, BROWSE PROTECTION OR FERTILIZER.
   - 3.4. WHEN PLANTING PLUGS THROUGH FABRIC, CUT SMALL SLIT FOR PLANTING. STAPLE CLOSED IF SLIT IS MORE THAN 6 INCHES LENGTH WITH 6 INCH STAPLES OR SOIL PINS.
4. IRRIGATION
   - 4.1. A 3 YEAR, TEMPORARY DRIP IRRIGATION SYSTEM OR EQUIVALENT SHALL BE INSTALLED TO ALL NEWLY INSTALLED TREES, SHRUBS.
   - 4.2. CONTRACTOR SHALL SUBMIT A DRIP IRRIGATION PLAN THAT MEETS THE WATERING REQUIREMENTS DETAILED IN THESE NOTES TO THE PROJECT DESIGNER AND LANDOWNER FOR APPROVAL PRIOR TO INSTALLATION.
   - 4.3. IRRIGATION WILL BEGIN IMMEDIATELY FOLLOWING INSTALLATION.
   - 4.4. TYPICALLY PLANTS ARE WATERED WITH 1 TO 2 GALLONS EACH, ONCE OR TWICE PER WEEK DURING THE 3 YEAR ESTABLISHMENT PERIOD. WATER AMOUNT SHALL BE ADJUSTED ACCORDING TO PLANT AND SOIL REQUIREMENTS. THE TOP 1/2 INCH OF SOIL SHOULD BE DRY AFTER TWO DAYS TO AVOID FUNGUS GROWTH.
   - 4.5. WATERING PERIOD SHALL BE APRIL 1ST THROUGH OCTOBER 31ST.
   - 4.6. ADDITIONAL WATERING WILL BE REQUIRED IF LESS THAN 1/2 INCH OF PRECIPITATION FALLS DURING ANY 6 WEEK PERIOD FROM DECEMBER THROUGH FEBRUARY.
   - 4.7. WHERE DRIP IRRIGATION IS USED, WATER SHALL BE APPLIED WITH A 2 GALLON PER HOUR (GPH) EMITTER AT EACH PLANT. EXCEPT FOR 5 GALLON AND LARGER PLANTS THAT SHALL HAVE TWO EVENLY SPACED EMITTERS FOR EACH PLANT. EMITTERS SHALL BE LOCATED HALFWAY BETWEEN THE TRUNK AND THE EDGE OF THE PLANTING HOLE TO PREVENT FUNGAL INFECTION AT THE BASE OF THE TRUNK. OVER-WATERING OAKS IN THE LATE SUMMER CAN CAUSE ROOT ROT AS WELL AS ATTRACT GOPHERS AND OTHER ANIMALS.
5. MAINTENANCE OF REVEGETATION AREAS
   - 5.1. THE TYPICAL ESTABLISHMENT PERIOD FOR NATIVE PLANTINGS IS 3 YEARS UNLESS HIGH MORTALITY REQUIRES A LONGER PERIOD. DURING THE ESTABLISHMENT PERIOD, PLANTS SHALL BE WATERED, WEEDED, MONITORED, AND REPLACED AS NEEDED. BROWSE PROTECTORS SHALL BE MAINTAINED, AND IF GOPHERS, GROUND SQUIRRELS, DEER, OR OTHER ANIMALS BECOME A PROBLEM, THESE ANIMALS MUST BE CONTROLLED.
   - 5.2. WATERING - AFTER THE 1ST YEAR OF WATERING, IRRIGATION SHALL TYPICALLY BEGIN IN THE SPRING AND CONTINUE UNTIL THE ONSET OF THE RAINY SEASON. SEE IRRIGATION NOTES ABOVE REGARDING IRRIGATION SCHEDULE AND ADDITIONAL WATERING REQUIREMENTS. THE MAINTENANCE CREW WILL MONITOR THE WATER NEEDS OF INSTALLED PLANTS. THIS MAY INCLUDE WEEKLY OR BIWEEKLY VISITS DURING DRY, HOT WEATHER IN THE 1ST YEAR, AND THEREAFTER QUARTERLY OR AS NEEDED. PHASING OUT IRRIGATION BY THE END OF THE 3RD YEAR OF MAINTENANCE WILL ENHANCE LONG-TERM SURVIVAL OF PLANTED NATIVE TREES AND SHRUBS BY ENCOURAGING THEM TO DEVELOP DEEPER AND DENSER ROOT SYSTEMS.
   - 5.3. WEEDING - DURING THE 3-YEAR ESTABLISHMENT PERIOD, THE MAINTENANCE CREW SHALL KEEP THE AREA WITHIN THE 3 FOOT BY 3 FOOT PLANTING SPOT WEED FREE. WEEDING SHALL BE REQUIRED 3 TIMES EACH YEAR IN APRIL, MAY, AND JUNE. INVASIVE WEED SPECIES SHALL BE PULLED BY HAND, BAGGED, AND DISPOSED OF AT AN ACCEPTABLE OFF-SITE LOCATION (SUCH AS THE COUNTY DUMP).
   - 5.4. FOLLOW RECOMMENDATIONS CONTAINED IN RIPARIAN VEGETATION MONITORING PLAN PREPARED BY WOOD BIOLOGICAL CONSULTING.

REGISTERED PROFESSIONAL ENGINEER
MATT SMELTZER
C71671
Exp. 12/31/21
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REVEGETATION DETAILS AND NOTES

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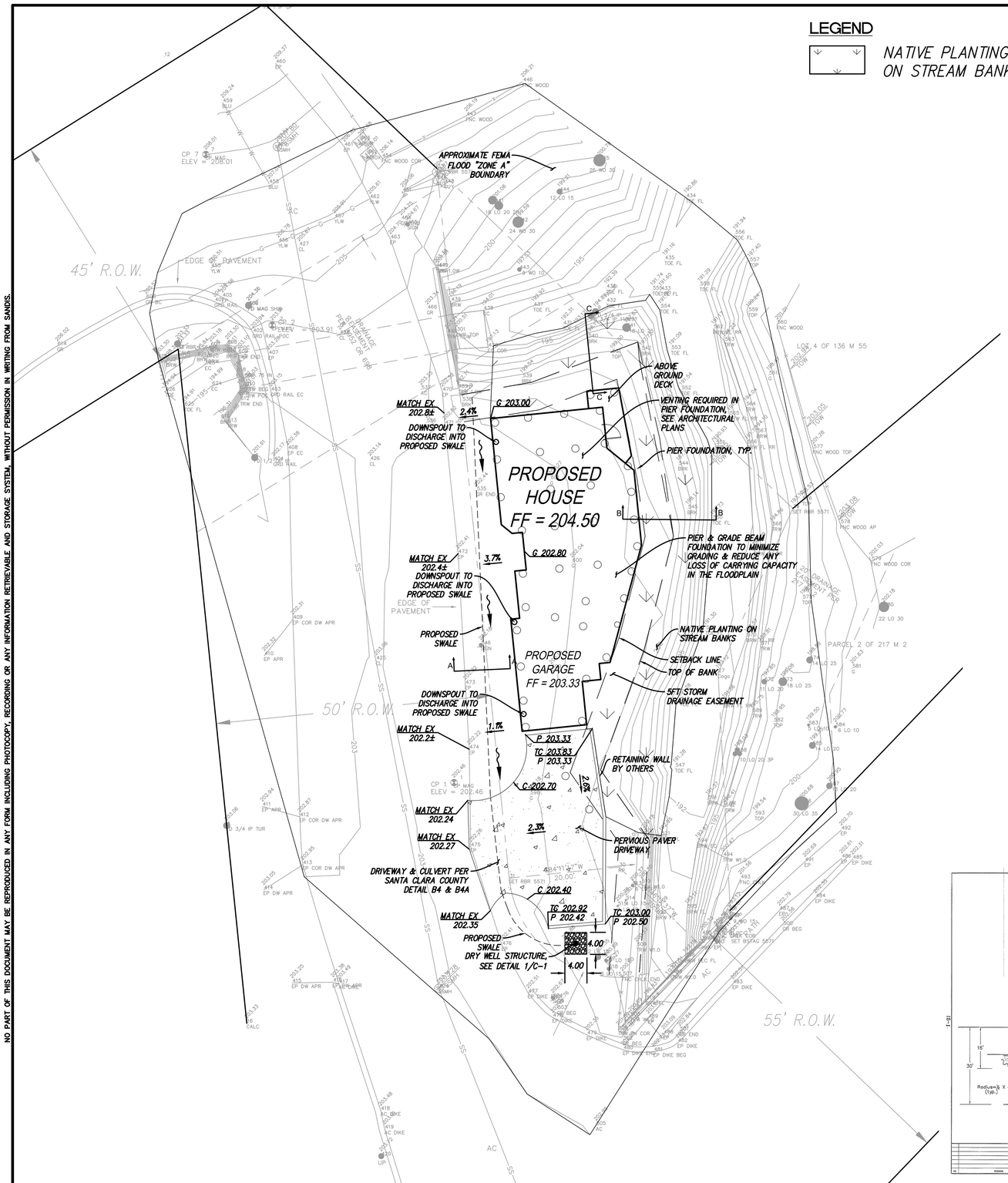
L3



LEGEND

NATIVE PLANTING ON STREAM BANKS

LOT SIZE VERIFICATION:

NET LOT AREA: 5,359 SF
BASED ON TOPOGRAPHIC SURVEY BY WILSON SURVEYS DATED DECEMBER 2014

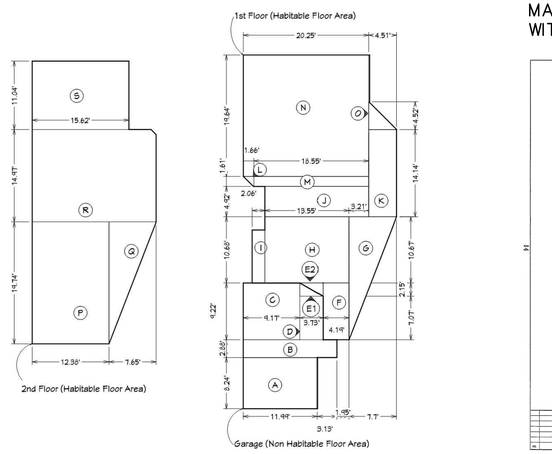
1ST FLOOR AREA = 742.4 SF
2ND FLOOR AREA = 792.2 SF
GARAGE AREA = 257.9 SF
DECK AREA = 57.1 SF

FLOOR AREA REQUIREMENTS:
(AREA INSIDE EXTERIOR WALLS ON EACH FLOOR)
= 35% OF NET LOT AREA
= 0.35*5359
= 1876 SF

FLOOR AREA:
= 742.4+792.4+257.9
= 1792.7 SF < 1876.0 SF

LOT COVERAGE REQUIREMENTS:
(AREA OF ALL STRUCTURES OVER 6 FEET IN HEIGHT)
= 35% OF PROPERTY SIZE
= 1876 SF

LOT COVERAGE: 1057.4 SF < 1876.0 SF



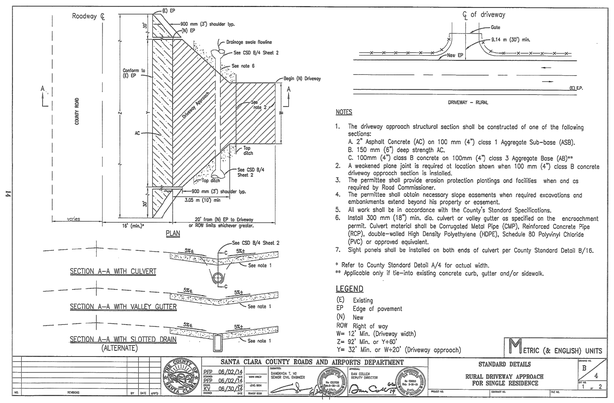
SANDIS SUNNYVALE — SCALE: 1"=10'

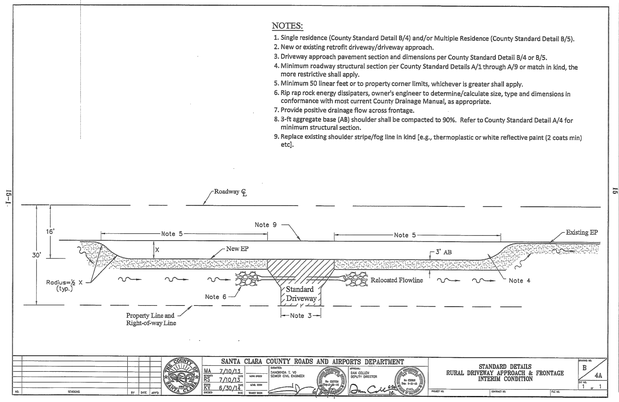
APPROXIMATE GRADING VOLUMES/DEPTHS		
	QUANTITIES (CY)	MAX. DEPTH (FT)
CUT (EXTERIOR)	5	1.0
FILL (EXTERIOR)	5	1.8

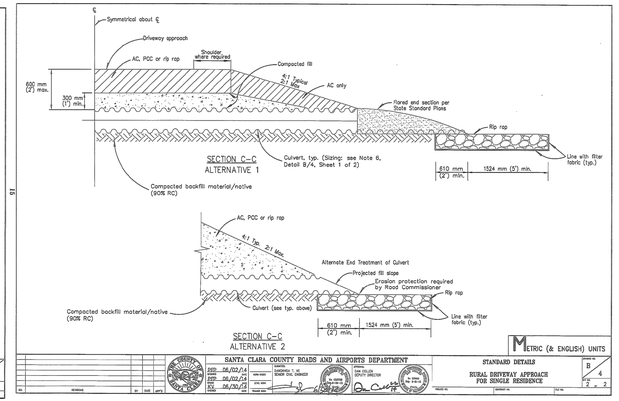
NOTE:
QUANTITIES BASED ON A CUT AND FILL UNDER A 1 FOOT CROSS SECTION OF PERVIOUS PAVEMENT.

NOTE:
ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP THE EXISTING PARCEL IS COMPLETELY WITHIN ZONE A. SINCE THE BASE FLOOD ELEVATION FOR ZONE A IS NOT DETERMINED, AN ESTIMATED BASE FLOOD ELEVATION HAS BEEN DETERMINED USING THE MANUAL "MANAGING FLOODPLAIN IN APPROXIMATE ZONE A AREAS – A GUIDE FOR OBTAINING AND DEVELOPING BASE (100 YEAR) FLOOD ELEVATIONS". THIS ELEVATION HAS BEEN DETERMINED TO BE 202.50.

IT SHOULD BE NOTED THAT THE AREA COVERED BY THE SHADED AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP DOES NOT NECESSARILY AND EXACTLY CORRESPOND WITH THE ESTIMATED FLOOD ZONE AS DESCRIBED ABOVE.







SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 07/01/2021
SCALE: 1"=10'
DRAWN BY: AP
APPROVED BY: NT
DRAWING NO.: 215015

DATE JULY 1, 2021

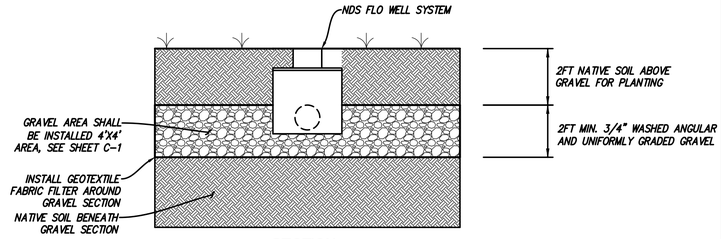
CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-21

No.	REVISION/ISSUE	DATE	BY

GRADING AND DRAINAGE PLAN

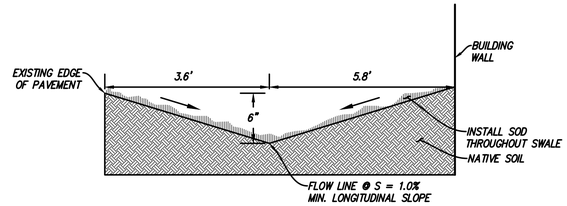
PATRICIA DIAZ
GRONWALL LANE - APN 336-10-038
LOS ALTOS CALIFORNIA

SHEET C-1 OF 2 SHEETS



SECTION

DRY WELL 1
N.T.S.



SECTION A–A
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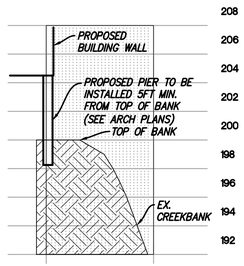
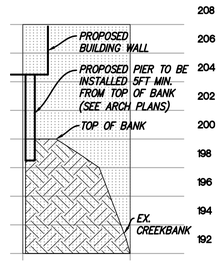


SECTION B–B
H: 1" = 10'
V: 1" = 5'



SECTION C–C
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SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	07/01/2021
SCALE:	1"=10'
DRAWN BY:	AP
APPROVED BY:	NT
DRAWING NO.:	215015

DATE JULY 1, 2021

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9–30–21

No.	REVISION/ISSUE	DATE	BY

CONSTRUCTION DETAILS

PATRICIA DIAZ
GRONWALL LANE - APN 336-10-038
LOS ALTOS CALIFORNIA

SHEET C-2
OF 2 SHEETS