



Narayanan Residence

1556 PLATEAU AVE - LOS ALTOS - CALIFORNIA

PERMIT SUBMITTAL

OCT 20, 2022

Mason
ARCHITECTS

957 INDUSTRIAL ROAD, STE C
SAN CARLOS, CA 94070
T 650.851.8810 F 650.851.8832

PERMIT SUBMITTAL
October 20, 2022



THE PROPOSED PROJECT INCLUDES THE DESIGN OF NEW MAIN RESIDENCE, GARAGE, AND ADU ON THE PROPERTY.

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2019 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, CALIFORNIA ENERGY AND CALIFORNIA ELECTRICAL CODES AS ADOPTED BY THE COUNTY OF SANTA CLARA.
2. ALL DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE EXTERIOR SHEATHING PLYWOOD AND THE OUTSIDE FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
3. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
4. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT.
5. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND VERIFY DIMENSIONS PRIOR TO BID AND CONSTRUCTION.
7. SPECIAL INSPECTION FORM IS REQUIRED

PROJECT ADDRESS:	PLATEAU AVE LOS ALTOS, CA 94024
APN:	331-03-145
ZONED:	R1-20 SINGLE FAMILY
DISTRICT:	SUP. DISTRICT 5
NET LOT AREA:	20,189 SF (.46 ACRE)
TOTAL ALLOWABLE FLOOR AREA:	4,518.9 SF
PROPOSED FLOOR AREA:	
GROSS LOWER LEVEL-HOUSE	1,586 SF
GROSS MID LEVEL-GARAGE	598 SF
GROSS MID LEVEL-HOUSE	1,659 SF
GROSS UPPER LEVEL- ADU	639 SF
TOTAL GROSS FLOOR AREA	4,482 SF
MAX ADU SF:	800 SF
MAX ADU HEIGHT:	12FT., 16 FT (MAX HEIGHT)
MAX LOT COVERAGE:*	N/A
MAX BUILDING HEIGHT:	27 FT
PROPOSED HEIGHT:	24 FT
SETBACKS:	FRONT (30 FT) SIDE (15 FT) REAR (25 FT)
PARKING REQUIREMENTS:	2 SPACES AT RESIDENCE 1 ADU (ATTACHED/DETACHED)
* PER 230-3 TABLE	

OWNER: AJUN & DIVYA NARAYANAN
1556 PLATEAU AVE
LOS ALTOS, CA 94024

DESIGNER: PETER MASON
MASON ARCHITECTS
957 INDUSTRIAL RD SUITE C
SAN CARLOS, CA
650-851-8810

CONTRACTOR: LEVEL UP HOME REMODELING
1580 OAKLAND RD
SAN JOSE, CA 95131
408-692-7203

GEOTHECNICAL: FOUNDATION ENGINEERING CO
LIIBAN AFFI
3984 WASHINGTON AVE, #236
FREMONT, CA 94538
510-371-5019

STRUCTURAL: SIERRA ENGINEERING GROUP
2600 CENTRAL AVE SUITE M,
UNION CITY, CA 94587
510-455-0550 x15

CIVIL: GREEN ENGINEERING / SURVEY
1900 S NORFOLK ST #350
SAN MATEO, CA
650-931-2514

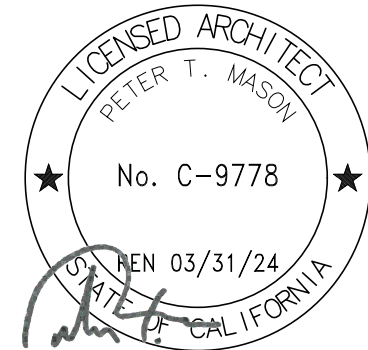
LANDSCAPE: BOB CLEAVER
CLEAVER DESIGN ASSOCIATE
1210 VACATION DRIVE
LAFAYETTE, CA 94549
925-934-6044

ARBORIST: MONARCH CONSULTING ARBOR
RICHARD GESSNER
PO BOX 1010
FELTON, CA 95018
831-331-8992

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA GREEN STANDARDS CODE
2019 CALIFORNIA ENERGY CODE

OCCUPANCY: R-3
CONSTRUCTION TYPE: Type VB-Sprinkle

1. NFPA FIRE SPRINKLER SYSTEM
*SIZE OF WATER METER TO BE VERIFIED
BY FIRE SPRINKLER CONTRACTOR
2. SOLAR PHOTOVOLTAIC SYSTEM
*SOLAR FOR THE MAIN DWELLING WITH BATTERY
AND SOLAR WITH BATTERY TO BE UNDER A
SEPARATE PERMIT.



Narayanan
Residence
1556 Plateau Ave
Los Altos - CA

[illegible]

Project Site Info

A0.2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

ENTRY DOOR NOTES

1. DOOR SHALL BE READILY OPERABLE FROM THE INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. LANDING ON THE EXTERIOR OF THE DOOR TO BE 3'-0" MINIMUM. THE SLOPE OF THE EXTERIOR LANDING SHALL NOT EXCEED 2%. CRC R311.3
3. LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE THAN 7.75" LOWER THAN THE TOP OF THE THRESHOLD WHERE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1

EXTERIOR LUMINAIRES

1. EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER CEC 150.0(K)(3):
a. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW
b. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NO BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR (1)PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
(2) ASTRONOMICAL TIME CLOCK.
(3) ENERGY MANAGEMENT CONTROL SYSTEM.

ROOF NOTES

1. ASPHALT SHINGLE ROOF - UL CLASS A , UL 790 FIRE RATED W/25 YEAR WARRANTY.
2. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE 22GA. GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED NOT LESS THEN ONE LAYER OF MIN 72-POUND MINERAL-SURFACE NON-PERFORATED CAP SHEET, AT 36 INCH WIDE RUNNING FULL LENGTH OF THE VALLEY AND SIDEWALL. COUNTER FLASHING AT ALL VALLEYS AND VERTICAL WALL / ROOF CRC R3327.5.3
3. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUNDS MINERAL-SURFACED NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R327.5.3.
4. ALL ROOF GUTTERS SHALL BE PROVIDED WITH DEBRIS SCREENS PER CRC R327.5.4.
5. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF NON COMBUSTIBLE MATERIAL PER CRC R327.7.4
6. EPDM ROOFING TO BE CLASS A, UL 790 W MIN 3" SECURESHIELD POLYISO INSUL WITH RIVER ROCK BALLAST

MECH NOTES

1. EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2:
3 FEET FROM A PROPERTY LINE,
10 FEET FROM A FORCED AIR INLET, AND
3 FEET FROM OPENINGS INTO BUILDING.
2. EXHAUST DUCT SHALL NOT DISCHARGE ONTO PUBLIC WAY. CMC 502.2. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DYER MOISTER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.4.2.
3. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.4
4. A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED AT OVEN/ COOKTOP. A METAL SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE BACK DRAFT DAMPER (CMC 504.3). MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE. REDUCTION OF CLEARANCE TO 24" IS PERMITTED BY METHODS LISTED IN THE CALIFORNIA MECHANICAL CODE. (CMC 920.3.2) KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100cfm MEETING THE REQUIREMENTS OF ASHRAE 62.2.
5. TANKLESS WATER HEATER TO BE ELECTRIC. ENSURE WORKING CLEARANCES FOR THE TANKLESS WATER HEATER ARE MAINTAINED ACCORDING TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. DESIGN BUILD CONTRACTOR TO MODIFY EXISTING HVAC SYSTEM DESIGN FOR THE REMODELED AREA.
7. INSTALL OUTSIDE AIR AS REQUIRED BY CODE. INSTALL DIGITAL THERMOSTAT AT MASTER BEDROOM DOOR- 54" AFF.
8. DUCTS AND PLENUM SHALL BE GALVANIZED SHEET METAL 30 GA FOR 14" DUCT OR LESS AND 28 GA FOR LARGER DUCTS. ALL JOINTS ARE TO BE SECURED WITH 3 SHEET METAL SCREWS AND TAPED. NON METALIC DUCTS MAY BE USED IF APPROVED AND LABELED BY ASHEA. ALL DUCTS SHALL BE INSULATED (R6) AND SHALL CONFIRM TO THE PROVISIONS OF THE UNIFORM MECHANICAL CODE.
9. RETURN AIR DUCT SHALL BE 2 SQ INCHES PER 1000 BTU/H.
10.BATHROOMS TO HAVE AN EXHAUST FAN WITH A MINIMUM OF 5 MINUTE AIR EXCHANGE CYCLE (200 CFM). EXHAUST AIR DUCTS BE PROVIDED WITH BACKDRAFT DAMPERS. TO PREVENT AIR LEAKAGE. TERMINATION POINT OF FAN TO BE MIN 36" FROM ANY OPENING.

RCP NOTES

1. NOTIFY ARCHITECTS IF CONFLICTS OCCUR BETWEEN ARCHITECT'S RCP AND MECHANICAL, PLUMBING, CALIFORNIA ENERGY AND AND OR FIRE PROTECTION SYSTEM DRAWINGS.
2. CEILING HEIGHTS NOT SHOWN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO FRAMING CEILINGS. CEILING HEIGHTS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
3. ALL CEILING DEVICES, LIGHTS, HVAC, SPRINKLERS, SMOKE DETECTORS, ETC TO CENTER AND ALIGN OTHER FIXTURES, U.O.N
4. BATHROOM/ LAUNDRY/ GARAGE/ MUD ROOM/ STORAGE AREAS- ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST
5. ALL OTHER PERMANENTLY INSTALLED INTERIOR LIGHTING - TO BE HIGH EFFICACYWITH ELECTRONIC BALLSATS
6. EXTERIOR LIGHTING - ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST AND UL LISTED FOR EXTERIOR AREA INSTALLATION
7. TUB/ SHOWER LIGHTING- UL LISTED FOR DAMP PROOF RECESSED LIGHT FIXTURE INSTALLATION
8. ALL SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED, WITH BATTERY BACKUP, AND INTERCONNECTED. PER CRC R314.4 AND R314.5
9. THE EXPOSED UNDERSIDE IF THE EXTERIOR PORCH CEILING SHALL BE PROTECTED BY NONCOMBUSTIBLE MATERIAL PER CRC R327.7.6

ELECTRICAL LEGEND

UC.1) UNDER COUNTER LED LIGHT
RC.1 SQ DOWNLIGHT (HALO)
RC.2 SQ GIMBAL DOWNLIGHT (HALO)
RC.3 3" DOWNLIGHT (HALO)
RC.4 4" DOWNLIGHT ("A" DENOTES WET LOCATION)
RC.5 3" GIMBAL DOWNLIGHT
 TRACK CEILING MOUNT
 SURFACE CEILING MOUNT
D.X PENDANT LIGHT/ CHANDELIER
FAN.1 MINI PENDANT LIGHT
D.X WALL SCONCE
D.X ADJUSTABLE ARM WALL SCONCE
D.X STEP LIGHT
SD/CO SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (NEST PROTECT)
 BATHROOM EXHAUST FAN
 CEILING HEIGHT
 B.1 CEILING MOUNTED FLUORESCENT
 SWITCH - LUTRON(D-DIMMER, 3-3 WAY)
 DUPLEX OUTLET(GFCI AS NOTED)
 QUAD OUTLET
 FLOOR OUTLET
 TELEPHONE/DATA OUTLET
 CO AX OUTLET
 WATER/GAS VALVE (AS NOTED)

PLAN NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH 2019 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, CALIFORNIA ENERGY AND ELECTRICAL CODES ADOPTED BY SANTA CLARA COUNTY.
2. ALL DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE EXTERIOR SHEATHING FACE AND OUTSIDE FACE OF GYPSUM BOARD, U.O.N.
3. REFER TO SHEET A4.1 FOR WINDOW SIZES, DESCRIPTIONS, AND ADDITIONAL INFORMATION
4. REFER TO SHEET A4.2 FOR DOOR TYPE, DESCRIPTIONS, AND ADDITIONAL INFORMATION
5. EXTERIOR MATERIALS SHALL CONFORM WITH SANTA CLARA COUNTY.
6. ALL (N) EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 16" O.C. U.O.N.
7. ALL INTERIOR PLUMBING WALLS TO BE 2X6 WOOD STUDS AT 24" O.C. U.O.N. AND ACOUSTICAL BATT INSUL
8. MAXIMUM ELEVATION CHANGE OF 7.75" AT THRESHOLD OF DOORS THAT OPEN TO THE OUTSIDE OF THE HOUSE.
9. WHERE NO DIMENSION IS SHOWN, SET INTERIOR DOORS 4" FROM HINGE SIDE WALL
10. REFER TO A9.1-A9.3B FOR TYPICAL INTERIOR DETAILS
11. THE EXTERIOR WALL COVERING AND WALL ASSEMBLY TO BE NON-COMBUSTIBLE AS PER THE CRC R337.7.3
12. THE EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO ROOF. TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR ENCLOSED EAVES, TERMINATE AT ENCLOSURE PER CRC R337.7.3.2

WALL TYPE NOTES

CONCRETE WALL - NEW
 EXTERIOR WALL - NEW:
MIN 2x6 WD STUDS @ MAX 16" O.C. (S.S.D.); PROVIDE INSULATION PER TITLE 24 CALCS & NOTES.
EXTERIOR SURFACE:
(AS NOTED), O/ WEATHER RESISTANT BARRIER, O/ PLYWD SHEATHING (S.S.D.)
INTERIOR SURFACE:
5/8" GYP BD U.O.N., ATTACH W/ DRYWALL SCREWS; STAGGER ALL JOINTS; PROVIDE SOLID BLOCKING AS REQ'D.
 TYPICAL INTERIOR WALL - NEW:
PROVIDE 2X6 WD STUD FRAMING AL ALL PLUMBING WALLS. 2X4 FRAMING AT ALL OTHER WALLS U.O.N
1 HR
 1 HR, RATED INTERIOR PARTITION:
WIDTH AS SHOWN; 5/8" TYPE "X" GYP BD BOTH SIDES; PROVIDE SHEAR PLY WD PER STRUCTURAL.

RAILING NOTES

1. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, SHALL BE NOT LESS THAN 42" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE OF 4" IN DIAMETER. CRC R312.1.2, CRC R312.1.3
2. HANDRAIL HEIGHT SHALL BE NOT LESS THEN 34 INCHES (864 MM) AND NOT MORE THEN 38 INCHES (965 MM). W/ CONT. HANDRAIL AT MIN 34" AND MAX 38" ABOVE TREAD NOSING, W/ TYPE II GRASPABLE PORTION PER CRC R311.7.7 & R311.7.8.1.

DRAWING INDEX

Sheet No.	Sheet Title	PERMIT SUBMITTAL October 20, 2022					Sheet No.	Sheet Title	PERMIT SUBMITTAL October 20, 2022				
LANDSCAPE						ARCHITECTURE							
L-001	LANDSCAPE COVER SHEET	X					A-0.0	COVER SHEET	X				
L-101	LANDSCAPE PLAN	X					A-0.2	PROJECT SITE INFO	X				
L-102	HYDROZONE PLAN	X					A-0.3	SHEET INDEX	X				
L-103	IRRIGATION PLAN	X					A-0.4	GENERAL NOTES	X				
L-501	IRRIGATION DETAILS	X					A-0.5	TITLE 24	X				
							A-0.6	TITLE 24	X				
							A1.0	SITE PLAN EXISTING/ DEMO	X				
							A1.1	OVERALL SITE PLAN	X				
							A1.2	PROPOSED SITE PLAN	X				
							A1.3	EXTERIOR LIGHTING SPEC	X				
							A2.1	FLOOR PLAN LOWER LEVEL	X				
							A2.2	FLOOR PLAN MID LEVEL	X				
							A2.3	FLOOR PLAN UPPER LEVEL	X				
							A2.4	FLOOR PLAN ROOF	X				
LANDSCAPE: TOTAL DRAWINGS						5	0	0	0				

Sheet No.	Sheet Title	PERMIT SUBMITTAL October 20, 2022				
ARCHITECTURAL: TOTAL DRAWINGS						
		44	0	0	0	

Sheet No.	Sheet Title	PERMIT SUBMITTAL October 20, 2022				
STRUCTURAL						
S-0.0	MATERIAL SPECIFICATIONS	X				
S-0.1	MATERIAL SPECIFICATIONS	X				
S-0.2	GENERAL NOTES	X				
S-0.3	TYPICAL DETAILS	X				
S-0.4	TYPICAL DETAILS	X				
S-0.5	TYPICAL DETAILS	X				
S1.0	FOUNDATION PLAN	X				
S2.0	MID LEVEL FRAMING PLANS	X				
S3.0	UPPER LEVEL FRAMING PLAN	X				
S4.0	UPPER ROOF FRAMING PLAN	X				
S5.0	FOUNDATION DETAILS	X				
S6.0	FRAMING DETAILS	X				
S7.0	DETAILS	X				
STRUCTURAL: TOTAL DRAWINGS						
		13	0	0	0	

Sheet No.	Sheet Title	PERMIT SUBMITTAL October 20, 2022				
CIVIL						
C1	COVER SHEET	X				
C2	GRADING & DRAINAGE PLAN	X				
C3	GRADING & DRAINAGE PLAN- DRIVEWAY IMPROVEMENT PLAN	X				
C4	UTILITY- DRIVEWAY IMPROVEMENT PLAN	X				
C5	UTILITY PLAN	X				
C6	EROSION CONTROL PLAN	X				
C7	TRAFFIC CONTROL PLAN	X				
C8	DETAIL SHEET 1	X				
C9	DETAIL SHEET 2	X				
C10	DETAIL SHEET 3	X				
C11	DETAIL SHEET 4	X				
BMP-1	BEST MANAGEMENT PRACTICES AND EROSION CONTROL DET	X				
BMP-2	BEST MANAGEMENT PRACTICES AND EROSION CONTROL DET	X				
T-1	TOPO SURVEY MAP AND SLOPE CALCS	X				
CIVIL: TOTAL DRAWINGS						
		14	0	0	0	

MasonARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832

Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

Sheet Index

A0.3

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1. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
2. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED (4.304.1)
3. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
4. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)
5. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
6. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
7. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED
8. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
9. MINIMUM 80 % OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
10. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. 4.504.5
11. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2)
12. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).
13. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROLLER (4.506.1)

1. MUST COMPLY TO WDS ORDINANCE 2009-544 FOR IGNITION RESISTANT CONSTRUCTION & MATERIALS. (ALL WOOD SIDING MUST BE LISTED ON CALIFORNIA STATE FIRE MARSHAL WEBSITE AS TESTED & APPROVED IGNITION RESISTANT MATERIALS. FOUNDATION, ATTIC, GABLE, SOFFIT AND EAVE VENTS MUST BE BRANDGUARD OR VULCAN TYPE. WINDOWS TO BE TEMPERED. ROOF TO BE CLASS A.
2. ADDRESS CLEARLY POSTED AND VISIBLE FROM STREET W/ MINIMUM OF 4" REFLECTIVE NUMBERS ON CONTRASTING BACKGROUND.
3. APPROVED SPARK ARRESTOR ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACE.
4. INSTALL SMOKE AND CO DETECTORS PER CODE.
5. NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED IN RESIDENCE
6. 100' DEFENSIBLE SPACE AROUND PROPOSED NEW STRUCTURE PRIOR TO START OF CONSTRUCTION.
7. UPON FINAL INSPECTION 50' PERIMETER DEFENSIBLE SPACE WILL NEED TO BE COMPLETED.
8. VEGETATION ALONG DRIVEWAY MUST HAVE A 13'-6" VERTICAL CLEARANCE AND A 12'-18" MINIMUM WIDTH CLEARANCE.
9. DEFENSIBLE SPACE MUST BE IN COMPLIANCE AT TIME OF FINAL INSPECTION.
10. DRIVEWAY GRADES OVER 15% NEED TO BE ROUGH BRUSHED CONCRETE. NO GRADES OVER 20%.
11. MUST BE INSPECTED BY A FIRE INSPECTOR UPON COMPLETION.

THE GEOTECHNICAL ASPECTS OF CONSTRUCTION, INCLUDING TEMPORARY SHORING INSTALLATION, SITE GRADING, MAT SLAB EXCAVATIONS, DRILLED PIER EXCAVATIONS, INSTALLATION OF RETAINING WALL BACKDRAINS AND BACKFILL, PREPARATION OF SUB-GRADE BENEATH FLATWORK, AND INSTALLATION OF SURFACE DRAINAGE DRAINAGE SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY FOUNDATION ENGINEERING CONSULTANTS, INC DATED XXXXXXXX. FOUNDATION ENGINEERING CONSULTANTS, INC SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (510-371-5019) OF ANY GEOTECHNICAL ASPECTS OF THE CONSTRUCTION AND SHOULD BE PRESENT TO OBSERVE AND TEST THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

1. INSULATION:
 - A. JOIST, RAFTERS, LESS THAN 4" TH - #2 OR BETTER, UON.
 - B. EXTERIOR WALLS (2x4) - R13 BACKED BATT. INSUL.
 - C. EXTERIOR WALLS (2x6) - R21 BACKED BATT. INSUL.
 - D. EXTERIOR WALLS (2X8) - 2 LAYERS R13 BACKED BATT. INSUL.
 - E. EXTERIOR WALLS (8" MET STUD) 12 LAYERS R13 BACKED BATT. INSUL.
 - F. EXTERIOR CEILINGS (2x12) - R38 CLOSED CELL SPRAY APPLIED INSUL.
 - G. FLOORS OVER UNOCCUPIED SPACE - R19 BACKED BATT. INSUL.
 - H. RETAINING WALLS TO OCCUPIED SPACE - R11 FOAM INSUL.
2. EXTERIOR WALL TO HAVE ONE LAYER TYVEK PRIOR TO SIDING WITH WOOD SIDING.
3. ALL EXTERIOR PENETRATIONS, ELECTRICAL BOXES, HOSE BIBS, WINDOWS, DOOR, VENTS, ETC TO BE CAULKED AROUND PRIOR TO INSTALLATION OF SHINGLES OR SIDING.
4. INSTALL CERTAINTED "MemBrain" VAPOR RETARDER SHEETING TO BOTTOM OF ALL ROOF JOISTS, INTERIOR SIDE OF ALL EXTERIOR WALL STUDS.

1. ASPHALT / SHINGLE ROOF - UL CLASS A; UL 790 FIRE RATED W/ 30 SATURATED FELT UNDERLAYMENT W/25 YEAR WARRANTY.
2. FORWARD SOLAR ROOF PANELS- UL CLASS A FIRE RATED (UL 790)
3. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE 22GA. GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED NOT LESS THEN ONE LAYER OF MIN 72-POUND MINERAL-SURFACE NON-PERFORATED CAP SHEET, AT 36 INCH WIDE RUNNING FULL LENGTH OF THE VALLY.
AND SIDEWALL COUNTER FLASHING AT ALL VALLEYS AND VERTICAL WALL / ROOF CRC R3327.5.3
4. SINGLE PLY ROOFING BY FIBERLITE, FIBERLITE -XT CLASS A ROOFING SYSTEM WITH RIVER ROCK BALLAST.
5. PROVIDE RIDGE AND EAVE VENTS COMPLYING WITH ROOF VENTILATION REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE.
CRC R337.5.3 OR COMPLY WITH R806.5 FOR UN VENTED ASSEMBLIES.

1. FIREPLACES SHALL BE DIRECT-VENT, SEALED-COMBUSTION; TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS. PROVIDE 110V OUTLET AND ON/OFF WALL SWITCH.
2. PROVIDE 1/2" GASLINE TO FIREPLACES
3. SPARK MODERN FIRES: FIRE RIBBON DIRECT VENT OR EQUAL, NATURAL GA: 19,000-28,000 BTU - FINAL SELECTION TBD.

1. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).
2. SHOWERS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER CPC 410.7
3. SHOWER & TUB/SHOWER COMBINATIONS, VALVES SHALL BE LOCATED ON SIDEWALL OF SHOWER COMPARTMENT TO ALLOW THE BATHER TO ADJUST THE VALVE PRIOR TO STEPPING INTO THE SPATHER, PER CPC 412.11.
4. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES.
5. ALL PLUMBING FIXTURES SHALL MEET CURRENT FLOW RATES AS FOLLOWS (9. PER CALIFORNIA CIVIL CODE ARTICLE 1101.1 AND CALGREEN SECTION 301.1):
 - A. WC - MAX 1.28 GPF
 - B. SHOWER HEADS - MAX 1.8 GPM
 - C. LAVATORY FAUCETS - MAX 1.2 GPM
 - D. KITCHEN FAUCETS - 1.8 GPM

1. ALL NEW ELECTRICAL TO BE WIRED FROM NEW PANEL USING NEW CIRCUITS.
2. WIRING SHALL BE ROMEX-APPROVED FOR INSTALLATION IN CONCEALED AREAS. ALL WIRING TO BE 3 WIRE AND PROPERLY GROUNDED.
3. ELECTRICAL BOX HEIGHTS/TYPES:
 - A. SWITCHES - 48" ABOVE FLOOR, UON (WHITE DECORA/ OR EQ)
 - B. PLUGS - 18" ABOVE FLOOR, UON (WHITE DECORA / OR EQ)
 - C. CABINET RECEPTACLES - 42" ABOVE FLOOR, UON
 - D. WALL J-BOXWA - 84" ABOVE FLOOR UON
4. ALL RECEPTACLES IN KITCHEN TO BE GROUND FAULT CIRCUIT INTERRUPTERS (GFI) OR BE CONNECTED TO A GFI CIRCUIT BREAKER AND AFCI PROTECTED AND TAMPER RESISTANT.
5. ALL RECESSED FIXTURES TO BE JUNO LOW VOLTAGE. FINISH TRIMS TO BE SELECTED BY OWNER.

1. DOORS, WINDOWS AND PLUMBING FIXTURES ARE TO BE SALVAGED BY APPROVED TOWN OF WOODSIDE VENDOR.
2. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AT TOWN OF WOODSIDE APPROVAL DISPOSAL SITES. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL DISPOSAL TO OWNER. OWNER WILL SUBMIT TO TOWN OF WOODSIDE FOR RELEASE OF RECYCLE DEPOSIT FUNDS.
3. CONTRACTOR SHALL DISPOSE OF HAZARDOUS MATERIALS UNCOVERED AS REQUIRED BY FEDERAL AND STATE LAW.
4. CONTRACTOR SHALL KEEP DEBRIS OFF OF TRIPP ROAD AT ALL TIMES.
5. CONTRACTOR SHALL CONTROL DUST DURING DEMOLITION AND EXCAVATION OPERATIONS.

1. SILL PLATES: PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.
2. LUMBER:
 - A. JOIST, RAFTERS, LESS THAN 4" TH - #2 OR BETTER, UON.
 - B. STUDS, FURRING, AND MISC FRAMING - NO 2 OR BETTER, UON.
 - C. BEAMS (NOT EXPOSED) - SELECT STRUCTURAL
3. CONNECTORS:
 - A. ALL CONNECTORS TO BE SIMPSON OR APPROVED EQUAL. INSTALL WITH NUMBER & SIZE AS INDICATED PER CATALOG.
 - B. PROVIDE TIES AT ALL GIRDERD AND POST/BEAM CONNECTIONS.
 - C. PROVIDE 2x RWD BLOCKS AT ALL POST BASE CONNECTIONS AT SLABS.
 - D. ALL BOLTS AND NAILING OF CONNECTORS TO MEET MANUFACTURER'S REQUIREMENTS
 - E. ALL SPECIALLY FABRICATED CONNECTORS TO BE PRIME PAINTED.
 - F. 2x4 6"8" MET STUDS INTERIOR WALLS @ 16" OC (UON) W/ A MAX ALLOWABLE HEIGHT OF 14'. ALL WALLS SHALL EXTEND FROM BOTTOM PLATE TO TOP PLATE W/O INTERMEDIATE PLATES.
 - G. PROVIDE 2x BLOCKING OR 5/8" GYP FIRE STOP IN WALLS AT ALL DROPPED CEILINGS.
 - H. ALL NAILS, BOLTS, OR CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED STEEL. ALL NAILS AT PRESSURE TREATED LUMBER TO BE STAINLESS STEEL.
 - I. WOOD DECKING TO BE IGNITION RESISTANT PER CRC R327.9

1. NOTIFY ARCHITECTS IF CONFLICTS OCCUR BETWEEN ARCHITECT'S RCP AND MECHANICAL, MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING, INTERIOR AND OR FIRE PROTECTION SYSTEM DRAWINGS.
2. CEILING HEIGHTS NOT SHOWN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO FRAMING CEILINGS. CEILING HEIGHTS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
3. ALL CEILING DEVICES, LIGHTS, HVAC, SPRINKLERS, SMOKE DETECTORS, ETC TO CENTER AND ALIGN OTHER FIXTURES, U.O.N.
4. BATHROOM/ LAUNDRY/ GARAGE/ MUD ROOM/ STORAGE AREA- ALL LIGHTING TO BE HIGH EFFICIENCY WITH ELECTRONIC BALLAST.
5. ALL OTHER PERMANENTLY INSTALLED INTERIOR LIGHTING- TO BE HIGH EFFICIENCY WITH ELECTRONIC BALLAST.
6. EXTERIOR LIGHTING-ALL LIGHTING TO BE HIGH EFFICIENCY WITH ELECTRONIC BALLAST AND UL LISTED FOR EXTERIOR AREA INSTALLATION.
7. TUB/ SHOWER LIGHTING- UL LISTED FOR DAMP PROOF RECESSED LIGHT FIXTURE INSTALLATION.
8. ALL SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE HARDWIRE, WITH BATTERY BACKUP, AND INTERCONNECTED, PER CRC R314.4 ANS R314.5.
9. THE EXPOSED UNDERSIDE IF THE EXTERIOR PORCH CEILING SHALL BE PROTECTED BY NONCOMBUSTIBLE MATERIAL PER CRC R327.7.6.
10. REFER TO SHEET A1.2 FOR EXTERIOR LIGHTING PLAN.

1. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, SHALL BE NOT LESS THAN 42" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE OF 4" IN DIAMETER. CRC R312.1.2, CRC R312.1.3
2. HANDRAIL HEIGHT SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM), W/ CONT. HANDRAIL AT MIN 34" AND MAX 38" ABOVE TRAIL NOSING, W/ TYPE II GRASPABLE PORTION PER CRC R311.7.7 & R311.7.8.1.

1. SEE CIVIL DRAWINGS FOR TRAFFIC CONTROL NOTES.

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2019 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, CALIFORNIA ENERGY AND CALIFORNIA ELECTRICAL CODES AS ADOPTED BY THE COUNTY OF SANTA CLARA.
2. ALL DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE EXTERIOR SHEATHING PLYWOOD AND THE OUTSIDE FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
3. FOR EXTERIOR DOORS AND WINDOW SIZES & DESCRIPTION, SEE DOOR AND WINDOW SCHEDULES, SHEET A4.5, AND EXTERIOR ELEVATIONS, SHEET A5.0, A5.1 & A5.2.
4. FOR INTERIOR DOOR SIZES AND DESCRIPTION, SEE DOOR SCHEDULE SHEET A4.5.
5. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
6. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT.
7. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND VERIFY DIMENSIONS PRIOR TO BID AND CONSTRUCTION.
9. DOOR LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP-R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS. THEY ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, CBC 1008.9.3.
10. ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/8" THICK, MADE OF METAL OR FIBERGLASS, ALL EXTERIOR WOOD DOORS SHALL BE OF SOLID CORE NON-COMBUSTIBLE MATERIAL.
11. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS, U.N.O.
12. WINDOW & DOOR GLAZING TO BE DUAL-PANED, LOW-E2, WITH A U-FACTOR RATING & SHGC FACTOR RATING AS SPECIFIED IN TITLE-24 FOR FENESTRATION SURFACES.

13. ALL CABINETS SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL CABINETS TO BE SELECTED BETWEEN OWNER AND CONTRACTOR.
14. ALL GLAZING WITHIN AREAS LESS THAN 2' RADIUS OF DOOR SWING AND GLAZING EDGE LESS THAN 5' ABOVE TUB/SHOWER PAN AND GLAZING 18" OR LESS FROM FINISH FLOOR BE TEMPERED PER C.B.C 2406.4.6 .
15. CBC SECTION 2406, SAFETY GLAZING SHALL BE USED IN PLACES SUBJECT TO HUMAN IMPACT, SUCH AS ALL GLAZING WITH-IN SWINGING DOORS, TUBS & SHOWERS WITH-IN 60" ABOVE DRAIN, WITH-IN 24" OF A SWINGING DOOR, EXPOSED GLAZING GREATER THAN 9.0 SQ. FT., EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE FLOOR.
16. ALL EGRESS WINDOWS WITH TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.
17. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC. 603 & CPC 1307.
18. PROVIDE COMBUSTION AIR AT WATER HEATER PER CBC 507.0, PROVIDE SEISMIC RESTRAINT (TOP & BOTTOM) PER CPC 510.5, P&T VALVE SHALL TERMINATE OUTSIDE OF THE BUILDING PER CPC 608.5, PROVIDE PAN PER CPC 511.7, PROVIDE 30x30 INCHES OF WORK SPACE IN FRONT OF FIRE BOX, PER CPC 511.5 .
19. OPENINGS AROUND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED.

20. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED, TYPICAL.

21. SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE, THE REQUIRED AREA & DIM. SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD & AT A POINT TANGENT TO ITS CENTERLINE TO A POINT 70" ABOVE SHOWER DRAIN OUTLET PER CPC 412.7. FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE TOWARD THE DRAIN NOT LESS THAN 1/4" PER FT. PER CPC 408.6-2013, 411.7.

22. SHOWER STALL: NO THRESHOLD OR DAM SHALL BE LESS THAN 2" & 9" IN DEPTH WHEN MEASURED FROM THE TOP OF THE THRESHOLD OR DAM TO THE TOP OF THE DRAIN, PER CPC 412.6.

23. HINGED SHOWER DOORS SHALL OPEN OUTWARD, PER CBC 2407. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN A MIN. OF 22" UNOBSTRUCTED OPENING FOR EGREES, PER CPC 412.6.

24. PROVIDE 24" OF CLEARANCE IN FRONT OF TOILETS & 15" CLEARANCE ON EITHER SIDE OF TOILET, PER CPC 2904.



25. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS TO MIN. HEIGHT OF 72" ABOVE DRAIN w/ TEMPERED GLASS ENCLOSURES. CBC 1210.3, 2509.2/ CRC R307.2.

26. FLOOR ELEVATION: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDING SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER FT. CBC 1008.1.5.
27. 1/2" MAXIMUM FLOOR ELEVATION CHANGE AT THRESHOLDS OF IN-SWING DOORS (TOP OF THRESHOLD TO TOP OF LANDING), CBC 1008.1.7.
28. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE), CBC 1008.1.7.
29. IF A STEP DOWN TO A LANDING IS PROPOSED AT DOOR EXTERIOR, THEN STAIR RISER STANDARDS (4" MINIMUM AND 7-3/4" MAXIMUM ARE ENFORCED. ALSO REFER TO EXCEPTION 1008.1.4.1
30. RISE & RUN OF CONCRETE STEPS AT ENTRY SHALL COMPLY TO CBC SEC 1003.3.3.3.
31. EXTERIOR STAIRS USED FOR DECKS AND LANDSCAPE SHALL BE 7-3/4" RISE MAXIMUM AND 10" RUN MINIMUM, PER CBC 1009.3.
32. THE PROPERTY SHALL BE IN A COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5
33. MAXIMUM ELEVATION CHANGE OF 7.75 INCHES AT THRESHOLD OF DOORS THAT OPEN TO THE OUTSIDE OF THE HOUSE.
34. A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F 1346.
35. AS OF JULY 1, 2019, AN AUTOMATIC GARAGE DOOR BACKUP BATTERY IS REQUIRED ON NEW GARAGE DOOR OPENERS PER SB969
36. A PV SYSTEM AND A FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THIS PROJECT UNDER SEPARATE PERMITS
37. ALL LUMINAIRES SHALL MEET REQUIREMENTS IN TABLE 150.0-A FOR HIGH-EFFICACY (CALIFORNIA ENERGY CODE SECTION 150(k)(1)
38. ALL OUTDOOR LIGHTING TO BE HIGH EFFICIENCY AND CONTROLLED BY MOTION SENSORS AND PHOTOCONTROL OR OTHER APPROVED METHODS PER CALIFORNIA ENERGY CODE 150 (k)(3)
39. 125-VOLT AND 250-VOLT, 15 AMP RECEPTACLES OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER NEC 406.1
40. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AMP AND 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY/LIVING, DINING ROOMS PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER NEC 210.12 (A)

[illegible]

Title

General Notes

CERTIFICATE OF COMPLIANCE Project Name: Naryanaran Res ADU Calculation Description: Title 24 Analysis		Calculation Date/Time: 2022-10-18T07:31:13-07:00 Input File Name: Naryanaran Res ADU-rbld52	CFR Part 01E (Page 9 of 9)
CALCULATION AUTHOR'S DECLARATION STATEMENT I certify that this Certificate of Compliance documentation is accurate and complete.			
Calculation Author Name: Gary Faucoette Company: AVI Energy & Associates Address: 43915 Gingham Avenue City/State/Zip: Lancaster, CA 93535		Documentation Author Signature:  Signature Date: 2022-10-18 07:40:52 A/E/H/ES Certification Identification (if applicable): NA Phone: 866-1723-6894	
RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury, under the laws of the State of California:			
<ol style="list-style-type: none"> I am eligible under Division 1 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance qualifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 4 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, plans and specifications submitted to the enforcement agency. No approval was received for this building information. 			
Responsible Designer Name: Jeff Richardson Company: Mason Architects Address: 997 Industrial Rd Ste C City/State/Zip: San Carlos, CA 94070		Responsible Designer Signature:  Date Signed: 2022-10-27 11:07:22 License: C-29033 866-851-8610	



Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 222-P010198711A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-10-27 11:07:22
Report Version: 2019.2.000
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
Report Generated: 2022-10-18 07:32:21

CERTIFICATE OF COMPLIANCE Project Name: Narayanam Res ADU Calculation Description: T10: 24 Analysis				Calculation Date/Time: 2022-10-18T07:31:13-07:00 Input File Name: Narayanam Res ADU\trbfx				CFSR-PR-018 (Page 5 of 9)	
PENETRATION / GLAZING									
G1	G2	G3	G4	G5	G6	G7	G8	G9	G10
Name	Type	Surface	Orientation	Altitude	Height (ft)	Width (ft)	Multi.	Area (sq ft)	U-factor
Front Window	Window	Exterior Front Wall	Front	270		1	49.2	0.3	NFRC
Rear Window	Window	Exterior Rear Wall	Back	90		1	116	0.3	NFRC
OPAQUE DOORS									
G1	G2	G3	G4	G5	G6	G7	G8	G9	G10
Name	Side of Building		Area (sq ft)		U-factor				
Front Door	Exterior Front Wall		20				0.2		
OPAQUE SURFACE CONSTRUCTIONS									
G1	G2	G3	G4	G5	G6	G7	G8	G9	G10
Construction Name	Surface Type	Construction Type	Framing	Total Glaz. R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers		
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / R-5	0.048	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing, Insulation: R-5 Sheathing Exterior Finish: 3 Coat Stucco		
R-38 Roof Raft	Cathedral/Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-38	None / None	0.027	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding: Aesthetic/Shingle Rafters: Batt Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board		
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding: Aesthetic/Shingle Cavity / Frame: R-19 / 2x10		

Registration Number: 222-P010198711A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

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GENERAL INFORMATION			
01	Project Name	Narayanan Res ADU	
02	Run Title	Title 24 Analysis	
03	Project Location	1556 Plateau Ave	
04	City	Los Altos	05 Standards Version
06	Zip code	94024	07 Software Version
08	Climate Zone	1	09 Front Orientation (deg. Cardinal)
10	Building Type	Single Family	11 Number of Dwelling Units
12	Project Scope	New Construction	13 Number of Bedrooms
14	Addition Cond. Floor Area (ft²)	0	15 Number of Stories
16	Existing Cond. Floor Area (ft²)	n/a	17 Fenestration Average U-Factor
18	Total Cond. Floor Area (ft²)	839	19 Glazing Percentage (%)
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area
22	Is Natural Gas Available?	Yes	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEE-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 222-P010198711A-030-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-10-27 11:07:2
Report Version: 2019.2.000
Schema Version: rev 20200901

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Report Generated: 2022-10-18 07:32:21

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Registration Number: 222-P010198711A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-10-27 11:07:22
Report Version: 2019.2.000
Schema Version: rev 20200901

HEIS Provider: CalCERTS Inc
Report Generated: 2022-10-18 07:32:21

CERTIFICATE OF COMPLIANCE										CFSR-PHF-018	
Project Name: Narayanran Res ADU					Calculation Date/Time: 2022-10-18T07:31:13-07:00					(Page 7 of 9)	
Water Description: T102 24 Analysis					Input File Name: Narayanran Res ADU.tblr5x						
WATER HEATING - HEATS VERIFICATION											
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution	Recirculation Control	Central DHW Distribution	Shower Drain Water Recovery				
DHW Split - 2/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required	Not Required			
SPACE CONDITIONING SYSTEMS											
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Control	Equipment Count	Cooling Equipment Count	
HVACS HP1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	NA	1	1	
HVAC - HEAT PUMPS											
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12
Name	System Type	Number of Units	Heating		Cooling		Zonality	Compressor Type	HERS Verification		
			HSFP/COF	Cap 47	Cap 17	SEER	HER/CEER				
Heat Pump System 1	VCHP-ductless	1	9.5	18000	16000	15	12.5	Not Zonal	Single Speed	Heat Pump System 1 Heat Recovery	
HVAC HEAT PUMPS - HERS VERIFICATION											
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Partially Charge	Verified HSFP	Verified Heating Cap 47	Verified Heating Cap 17			
Heat Pump System 1 2-heat Recovery	Not Required	Q Required	Required	Required	Yes	Yes	Yes	Yes			

Registration Number: 222-P010198711A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-10-27 11:07:22
Report Version: 2019.2.000
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
Report Generated: 2022-10-18 07:32:21

CERTIFICATE OF COMPLIANCE					CFR-Part 015				
Project Name: Narayanam Res ADU					Calculation Date/Time: 2022-10-18T07:31:13-07:00				
Calculation Description: Title 24 Analysis					Input File Name: Narayanam Res ADU.rbx5ts				
VARIABLE CAPACITY HEAT PUMP SYSTEM OPTION - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VSPM System	Airflow to Habitable Room	Conditioned Spaces in Outside Spaces	Wall Mount Thermostat	Air Filter Rating: G4 or Higher	Low Leaks Due to Ductwork or Drop Rating	Minimum Airflow per R4.2.1 and R4.3.4.3	Not certified Continuous Fan	Indoor Fan Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

IAQ (INDOOR AIR QUALITY) FANS							07
01	02	03	04	05	06	07	
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery (Effectiveness - SE)	IAQ Recovery (Effectiveness - ASSE)	Hers Verification	
Sf4m IAQVentilat	43	0.35	Exhaust	n/a	n/a	Yes	

Registration Number: 222-P010198711A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-10-27 11:07:22
Report Version: 2019.2.000
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc
Report Generated: 2022-10-18 07:32:21

CERTIFICATE OF COMPLIANCE		CF18-PBF-019	
Project Name: Narayanam Res ADU		Calculation Date/Time: 2022-10-18T07:31:13+07:00 (Page 2 of 5)	
Calculation Description: Title 24 Analysis		Input File Name: Narayanam Res ADU.rbd\rlx9	

ENERGY DESIGN RATINGS				
	Energy Design Ratings		Compliance Margins	
	Efficiency ^a [EER]	Total ^b [EER]	Efficiency ^a [EER]	Total ^b [EER]
Standard Design	55.7	26.5		
Proposed Design	45.5	0	10.2	26.5

RESULT: ^a COMPLIES

- Efficiency EER includes improvements to the building envelope and more efficient equipment.
- Total EER includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
- Building complies when efficiencies and total compliance margins are greater than or equal to zero

^a Standard Design PV Capacity: 1.98 kWdc
^b PV System reduced to 1.98 kWdc (a factor of 2.978) to achieve "Standard Design PV" P' scaling.
 EER is capped at zero.

ENERGY USE SUMMARY				
Energy Use [kWh/Dt/Hr*yr]	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	15.29	9.3	5.99	39.2
Space Cooling	27.35	30.3	-2.95	-10.8
HVAC Ventilation	5.5	5.5	0	0
Water Heating	33.32	5.51	27.81	83.5
Sell Utilization/Flexibility Credit	n/a	8.96	8.96	n/a
Compliance Energy Total	81.46	41.65	39.81	48.9

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size [kWdc]	Exception	Module Type	Array Type	Power Electronics	CFI	Adimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.98	NA	Standard	Fixed	Microinverters	true	150-270	n/a	n/a	<=7.12	96	100

Registration Number:	220-PB18719A-100-000-000000-0000	Registration Date/Time:	2022-10-17 17:22	HERS Provider:	CARBERS WTS
CA Building Energy Efficiency Standards:	2019 Residential Compliance	Report Version:	2019-10-00	Report Generated:	2022-10-18 17:23:21
Schema Version: ver.20200001					

CERTIFICATE OF COMPLIANCE		CF18-PBF-019	
Project Name: Narayanam Res ADU		Calculation Date/Time: 2022-10-18T07:31:13+07:00 (Page 2 of 5)	
Calculation Description: Title 24 Analysis		Input File Name: Narayanam Res ADU.rbd\rlx9	

ENERGY DESIGN RATING BATTERY INPUTS					
01	02	03	04	05	06
Control	Battery Capacity [kWh]	Charging Efficiency	Rate [W/kWh (kW)]	Discharging Efficiency	Rate [W/kWh (kW)]
Advanced DLR	Must be installed as specified	0.95	n/a	0.95	n/a

REQUIRED SUPPLY FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV power electronics: Microinverters
- Battery System: 12 kWh Sell Utilization Credit taken
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix A, and RA3)
- Solar water heating credit, single family building

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS rater as a condition for meeting the modeled energy performance for this computer analysis. Additional details is provided in the building status below. Registered CDRs and CPDs are required to be completed in the HERS Analytics.

Building level Verifications:

- + Quality insulation installation (DR)
- + Indoor air quality ventilation
- + Kitchen range hood

Cooling System Verifications:

- + Verified LER
- + Verified SEER
- + Verified Refrigerant Charge
- + Airflow in habitable rooms (SC3.4.1.7)

Heating System Verifications:

- + Verified USRP
- + Verified heat pump rated heating capacity
- + Wall-mounted thermostat in zones greater than 150 R2 (SC3.4.5)
- + District indoor units localized in conditioned space (SC3.4.1.18)

HVAC Distribution System Verifications:

- + None
- + None

Domestic Hot Water System Verifications:

- + None

Registration Number: 222-P010198711A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-10-27 11:07:2
Report Version: 2019.2.000
Schema Version: rev 20200901

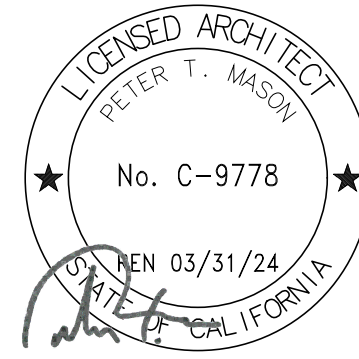
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CERTIFICATE OF COMPLIANCE										C31R-PPE-018
Project Name: Narayanam Res ADU					Calculation Date/Time: 2022-10-30T07:31:13+07:00					Page 4 of 9
Calculation Description: Title 24 Analysis					Input File Name: Narayanam Res ADU.rbd3x5					
BUILDING - FEATURES INFORMATION										
	01	02	03	04	05	06	07	08	09	10
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems				
Narayanam Res ADU	639	1	2	1	0	1				
ZONE INFORMATION										
	01	02	03	04	05	06	07	08	09	10
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2				
1st fl zone	Conditioned	WHAES HP1	639	8	DHW Sys 1	N/A				
OPAQUE SURFACES										
	01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Asiwmth	Orientation	Group Area (ft²)	Window Area (ft²)	Window Area (R2)	Tilt (deg)		
Exterior Front Wall	1st fl zone	R-21 Wall	270	North	330	66.2	90			
Exterior Left Wall	1st fl zone	R-21 Wall	0	Left	0	0	0			
Exterior Rear Wall	1st fl zone	R-21 Wall	90	Back	370	116.0	90			
Exterior Right Wall	1st fl zone	R-21 Wall	180	Right	610	0	90			
Raised 1st Floor	1st fl zone	R-19 Floor Crawlspace	n/a	n/a	139	n/a	n/a			
OPAQUE SURFACES - CATHEDRAL CEILINGS										
	01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Asiwmth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise in 12"	Roof Reflectance	Roof Emittance	Cool Roof
Roof	1st fl zone	R-38 Roof Rafter	270	Front	639	0	1	0.1	0.85	No

Registration Number: 222-P010198711A-000-000-00000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-10-27 11:07:2
Report Version: 2019.2.000
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc
Report Generated: 2022-10-18 07:32:21

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Scale	AS NOTED
Date	10.20.2022
Project No	14127

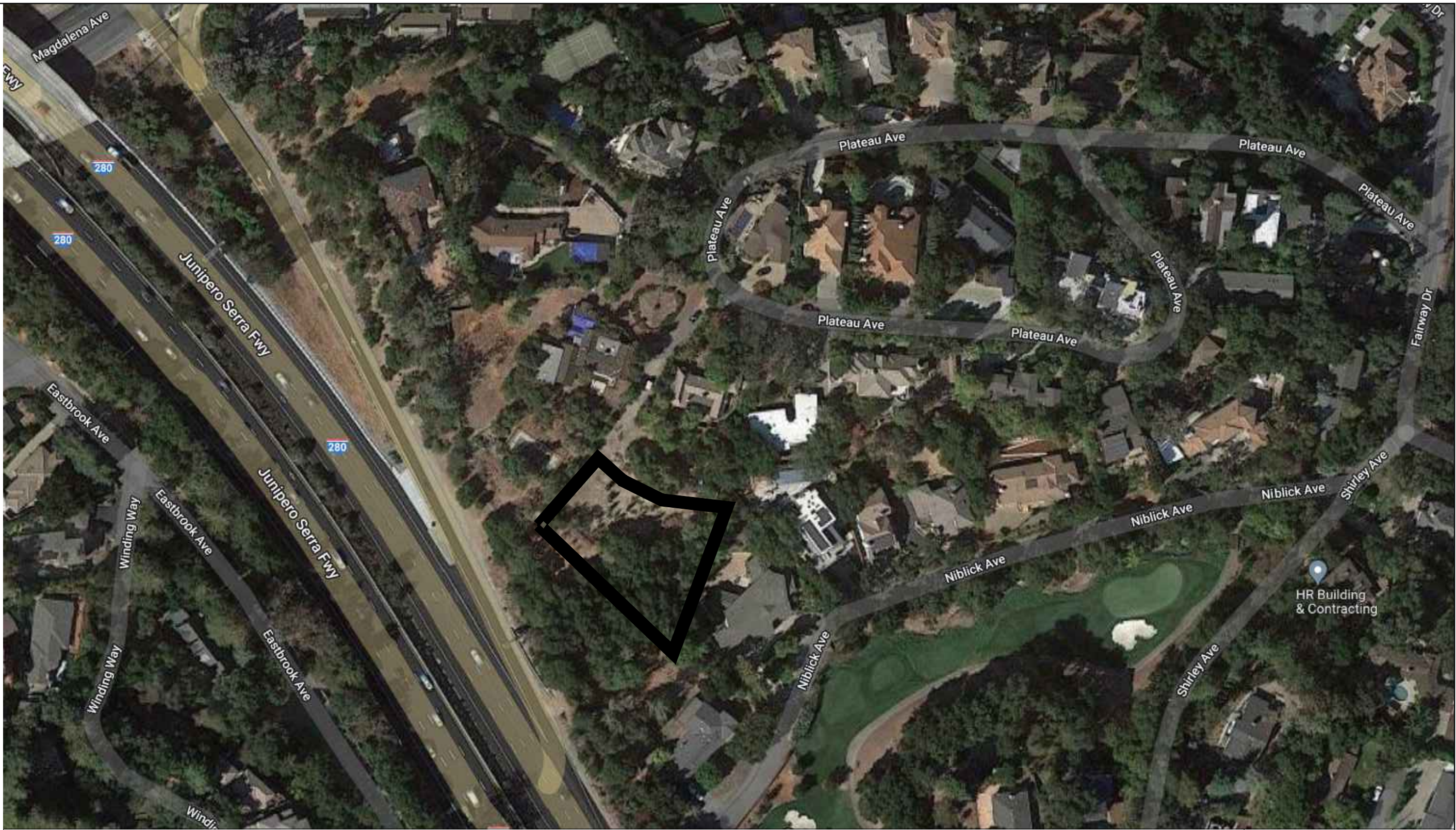
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OVERALL SITE PLAN
Proposed

SCALE: 1" = 20'-0"

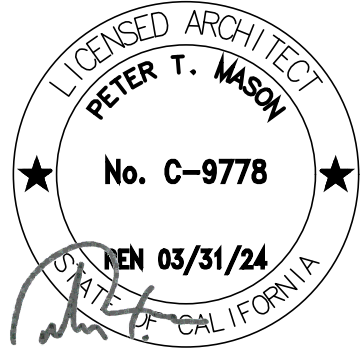
1



OVERALL SITE IMAGE

SCALE: NTS

2



Narayanan
Residence

1556 Plateau Ave

Los Altos - CA

Permit Submittal	10.20.2022
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Scale	AS NOTED
Date	10.20.2022
Project No	14127

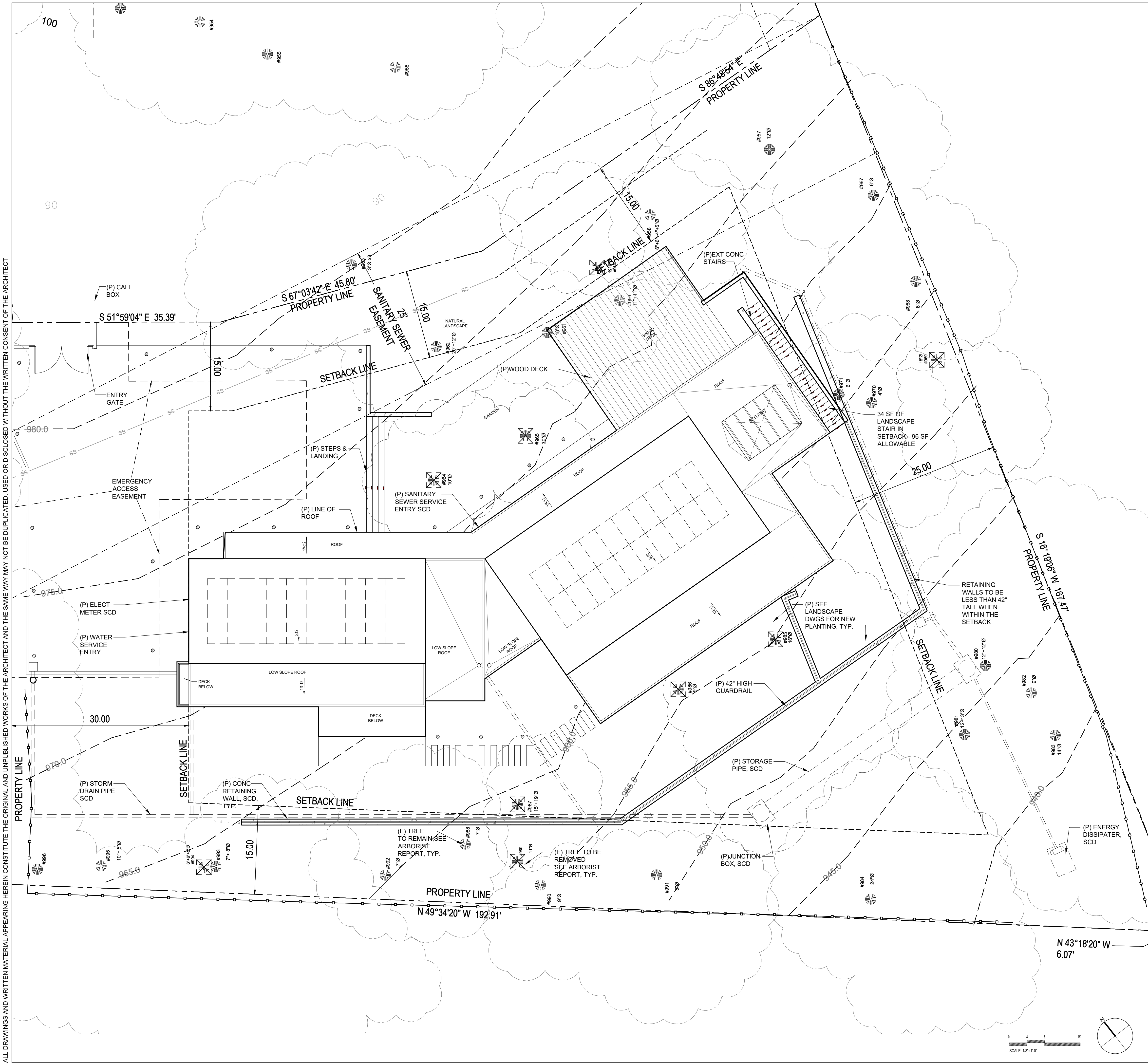
Overall
Site Plan

Title

AI.I

Sheet

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SITE PLAN NOTES

FIRE PROTECTION PLAN NOTES:

1.

GUTTERS AND ROOF ARE TO BE CLEANED OF ALL FLAMMABLE MATERIAL A MINIMUM OF ONCE PER YEAR.

2.

GARDENER MAINTAINS THE LAWN AND REGULARY(MONTHLY) REMOVES DEAD BRUSH AND DEBRIS FROM THE ENTIRE PROPERTY

3.

ALL FIREPLACES ARE GAS SO THERE WILL BE NO WOOD STORAGE ON THE PROPERTY.

4.

THE OWNER HAS A TREE SERVICE COMPANY REGULARLY (YEARLY) LIMB UP AND PRUNE ALL TREES ON THE PROPERTY

5.

THE OWNER HAS THE CHIMNEYS INSPECTED YEARLY

6.

FIRE TRUCK ACCESS ROUTE IS FREE OF TREE LIMBS AND MAINTAINED ON A YEARLY BASIS.

LEGEND

#990
9'0"

Existing Trees: Good condition

#990
9'0"

Existing Trees: Fair condition

Existing Tree Drip lines

EXTERIOR LIGHTING LEGEND

EL1: SURFACE WALL DN LIGHTING

EL3: RECESSED WALL STEP / PATH LIGHT

EL4: LED PATH WELL LIGHT - GROUND WASH

T1: RECESSED CEILING DOWNLIGHT

EXTERIOR LIGHTING NOTE

- ALL LIGHTING FIXTURES MEANT TO BE HIDDEN / CONCEALED FROM ELEVATIONS IN ORDER TO SOFTEN ILLUMINATION LEVELS AND GLARE TO AROUND

- FOR LIGHTING FIXTURE SPEC / NOTES, SEE SHEET A0.3

Mason

ARCHITECTS

957 INDUSTRIAL ROAD STE C

SAN CARLOS, CA 94070

T 650.851.8810

F 650.851.8832

LICENSED ARCHITECT

PETER T. MASON

No. C-9778

EXPIRES 03/31/24

CALIFORNIA

Narayanan

Residence

1556 Plateau Ave

Los Altos - CA

Permit Submittal

10.20.2022

Scale

AS NOTED

Date

10.20.2022

Project No

14127

Proposed

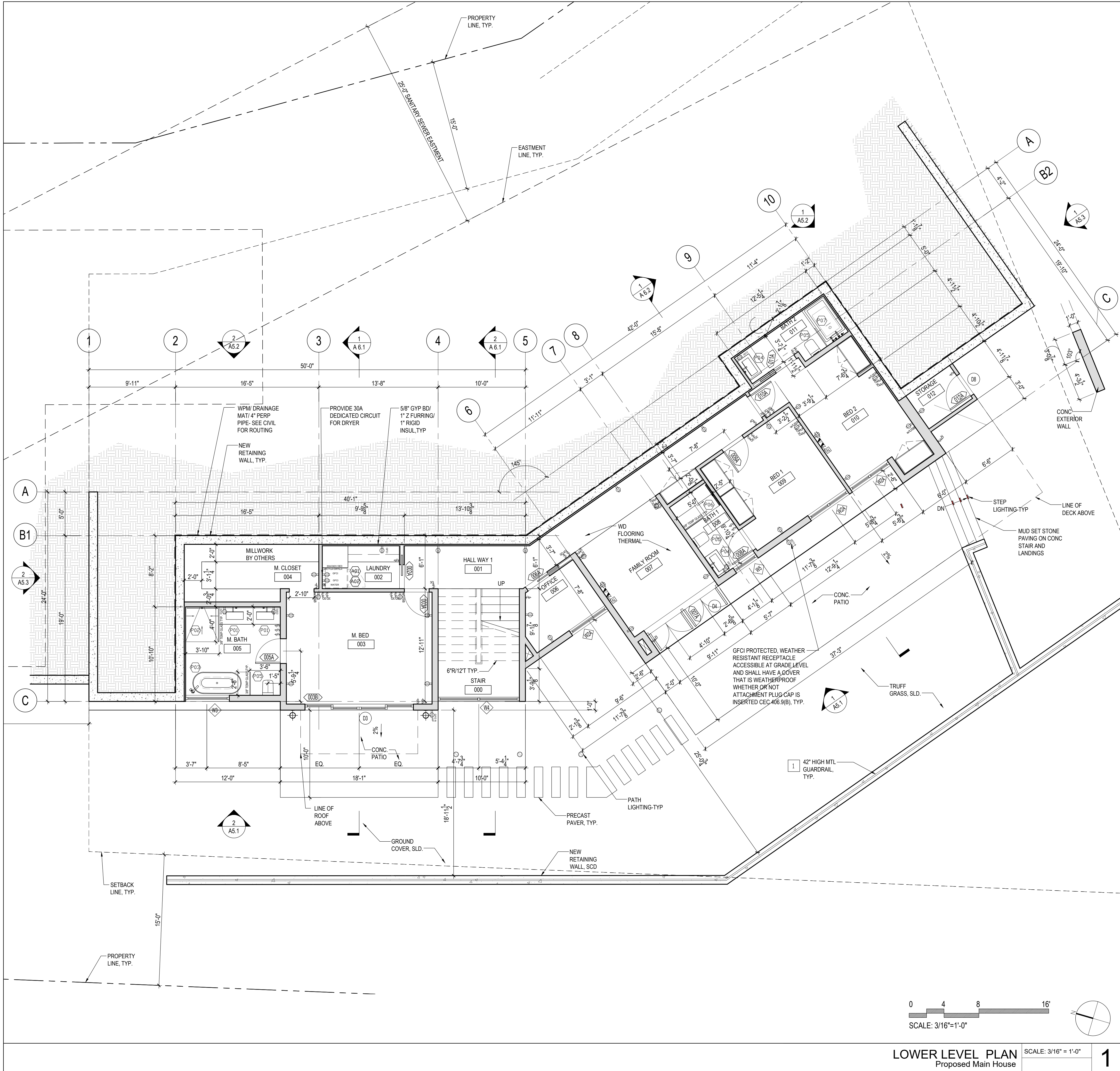
Site Plan

Title

Sheet

A1.2

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WALL TYPE NOTES

- CONCRETE WALL - NEW**
- EXTERIOR WALL - NEW:**
MIN 2x8 WD STUDS @ MAX 16" O.C. (S.S.D.); PROVIDE INSULATION PER TITLE 24 CALCS & NOTES.
EXTERIOR SURFACE:
[AS NOTED], O/ WEATHER RESISTANT BARRIER,
O/ 5/8" DENSSHIELD SHEATHING OR FRT PLYWD SHEATHING (S.S.D.)
INTERIOR SURFACE:
5/8" GYP BD U.O.N., ATTACH W/ DRYWALL SCREWS; STAGGER ALL JOINTS; PROVIDE SOLID BLOCKING AS REQ'D.
- TYPICAL INTERIOR WALL - NEW:**
PROVIDE 2X6 WD STUD FRAMING AT ALL PLUMBING WALLS. 2X4 FRAMING AT ALL OTHER WALLS U.O.N
- 1 HR**
- 1 HR. RATED INTERIOR PARTITION:**
WIDTH AS SHOWN; 5/8" TYPE "X" GYP BD BOTH SIDES; PROVIDE SHEAR PLY WD PER STRUCTURAL BEHIND GYP BD
- STRUCTURAL SHEAR WALL:**
WIDTH AS SHOWN; PROVIDE SHEAR PLY WD PER STRUCTURAL.

PLAN NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH 2019 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, CALIFORNIA ENERGY AND ELECTRICAL CODES, AND A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F 1346, ADOPTED BY THE COUNTY OF SANTA CLARA.
- ALL DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE EXTERIOR SHEATHING FACE AND OUTSIDE FACE OF GYPSUM BOARD, U.O.N.
- REFER TO SHEET A4.1 & A4.2 FOR WINDOW/ DOOR TYPES, SIZE, DESCRIPTIONS, AND ADDITIONAL INFORMATION
- REFER TO SHEET A9.3 & A9.4 FOR TYPICAL BATHROOM DETAILS
- EXTERIOR MATERIALS SHALL CONFORM WITH WMC 2009-544 AND COUNTY OF SANTA CLARA STANDARDS.
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 16" O.C. U.O.N. REFER TO PLANS FOR ADDITIONAL SPECIFIC SHEATHING INFORMATION.
- ALL INTERIOR PLUMBING WALLS TO BE 2X6 WOOD STUDS AT 24" O.C. U.O.N. WITH ACOUSTICAL BATT INSUL. AT BATHROOM
- MAXIMUM ELEVATION CHANGE OF 7.75" AT THRESHOLD OF DOORS THAT OPEN TO THE OUTSIDE OF THE HOUSE.
- WHERE NO DIMENSION IS SHOWN, SET INTERIOR DOORS 4" FROM HINGE SIDE WALL
- AS OF JULY 1, 2019, AN AUTOMATIC GARAGE DOOR BACKUP BATTERY IS REQUIRED ON NEW GARAGE DOOR OPENERS PER SB969.
- REFER TO SHEET A9.1 FOR BATH INTERIOR DETAILS & A9.2 FOR DOOR DETAILS
- HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS RegistryBuilding-level Verifications:

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Fan Efficacy Watts/CFM Heating System Verifications:
- Verified HSPF
- Verified heat pump rated heating capacity HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing Domestic Hot Water System Verifications:
- Pipe Insulation, All Lines

13. REQUIRED SPECIAL FEATURES PER T24

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

PV power electronics: Microinverters

Non-standard duct location (any location other than attic)

Solar water heating credit, single family building

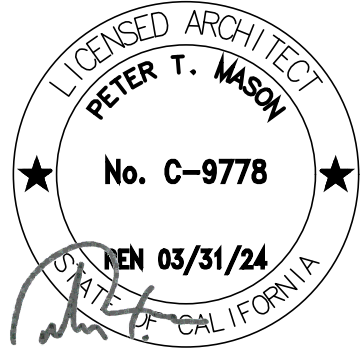
ELECTRICAL NOTES

- THE 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED AS PER (CEC 210.52 (B) (3))
- THE BATHROOMS SHALL HAVE ONE DEDICATED 20-AMP BRANCH CIRCUIT FOR BATH RECEPTACLES AS PER (CEC 210.11 (C))
- ATLEAST 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLETS AS PER (CEC 210.11 (C) (2))
- MIN. ONE 120-VOLT, 20 AMP BRANCH CIRCUIT TO SUPPLY THE RECEPTACLES OUTLETS IN THE GARAGE (CEC 210.11 (C)(4))

NOTE: REFER TO SHEET A0.3 FOR ELECTRICAL LEGEND

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

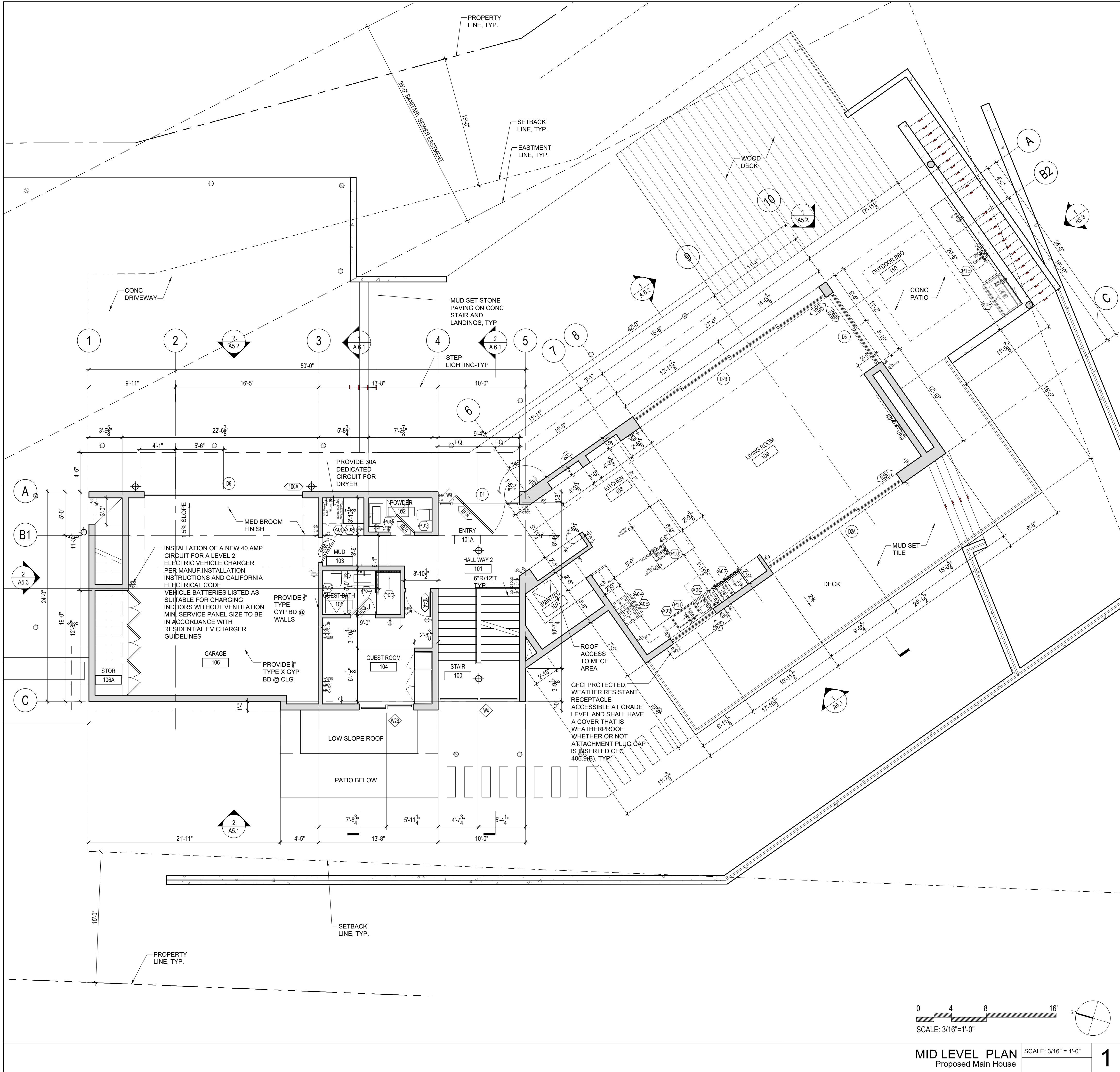
Permit Submittal 10.20.2022

Scale AS NOTED
Date 10.20.2022
Project No 14127

Floor Plan
Lower Level

A2.1

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WALL TYPE NOTES

CONCRETE WALL - NEW

EXTERIOR WALL - NEW:
MIN 2x8 WD STUDS @ MAX 16" O.C. (S.S.D.); PROVIDE INSULATION PER TITLE 24 CALCS & NOTES.
EXTERIOR SURFACE:
[AS NOTED], O/ WEATHER RESISTANT BARRIER,
O/ 5/8" DENSSHIELD SHEATHING OR FRT PLYWD SHEATHING (S.S.D.)
INTERIOR SURFACE:
5/8" GYP BD U.O.N., ATTACH W/ DRYWALL SCREWS; STAGGER ALL JOINTS; PROVIDE SOLID BLOCKING AS REQ'D.

TYPICAL INTERIOR WALL - NEW:
PROVIDE 2X6 WD STUD FRAMING AT ALL PLUMBING WALLS. 2X4 FRAMING AT ALL OTHER WALLS U.O.N

1 HR

1 HR. RATED INTERIOR PARTITION:
WIDTH AS SHOWN; 5/8" TYPE "X" GYP BD BOTH SIDES; PROVIDE SHEAR PLY WD PER STRUCTURAL BEHIND GYP BD

STRUCTURAL SHEAR WALL:
WIDTH AS SHOWN; PROVIDE SHEAR PLY WD PER STRUCTURAL.

PLAN NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH 2019 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, CALIFORNIA ENERGY AND ELECTRICAL CODES, AND A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F 1346, ADOPTED BY THE COUNTY OF SANTA CLARA.
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- HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS RegistryBuilding-Level Verifications:

- Quality insulation installation (QII)
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- Kitchen range hood Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Fan Efficacy Watts/CFM Heating System Verifications:
- Verified HSPF
- Verified heat pump rated heating capacity HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing Domestic Hot Water System Verifications:
- Pipe Insulation, All Lines

13. REQUIRED SPECIAL FEATURES PER T24

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

PV power electronics: Microinverters
Non-standard duct location (any location other than attic)
Solar water heating credit, single family building

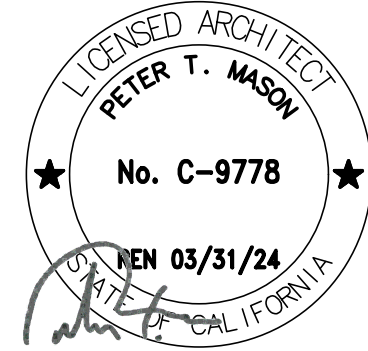
ELECTRICAL NOTES

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NOTE: REFER TO SHEET A0.3 FOR ELECTRICAL LEGEND

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

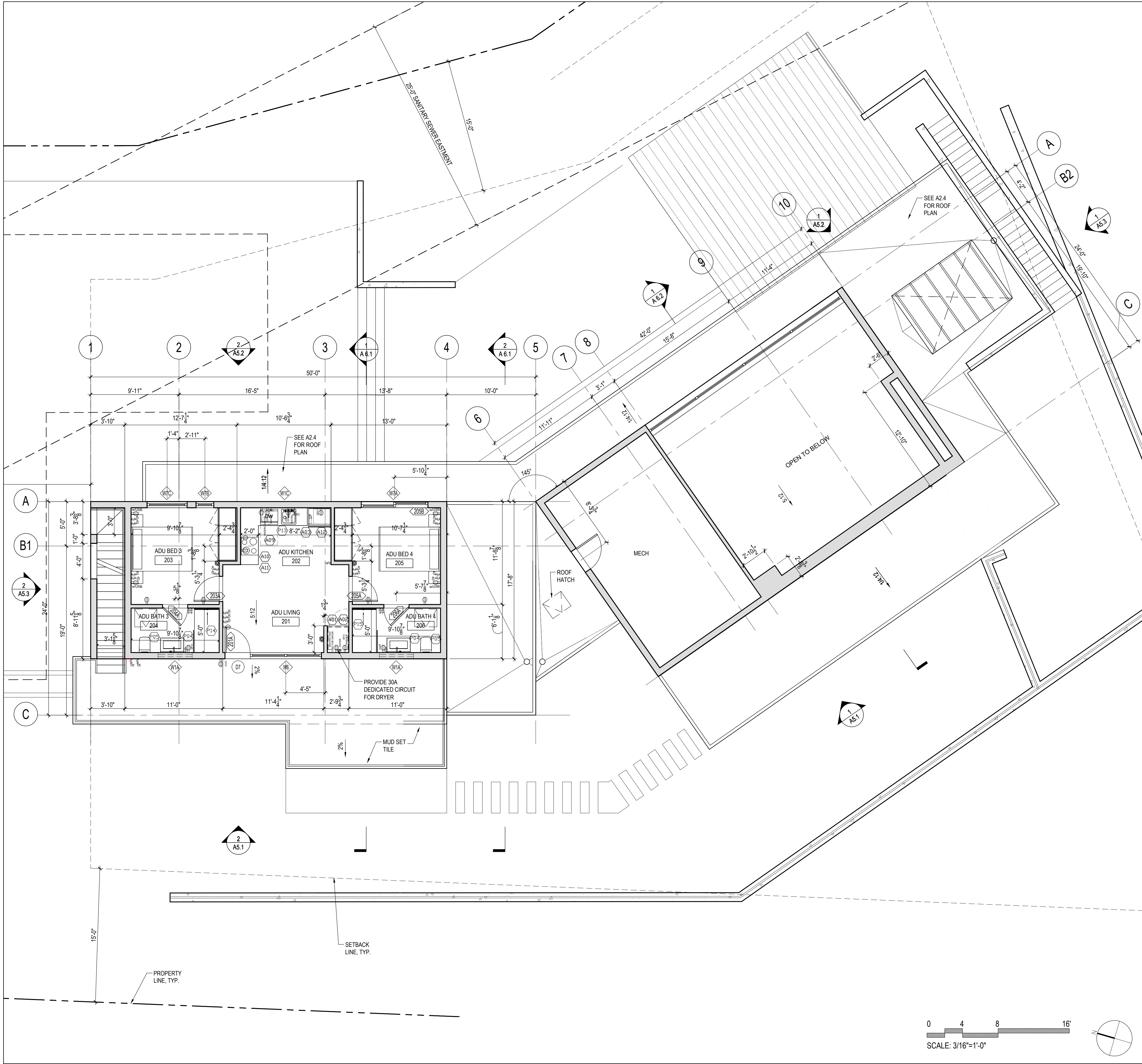
Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

Floor Plan
Mid Level

Title	
Sheet	A2.2

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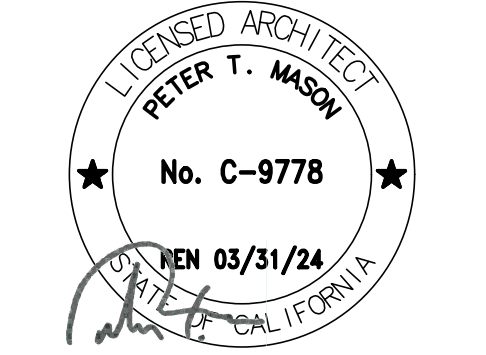


PLAN NOTES

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 - Verified EER
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 - Verified heat pump rated heating capacity HVAC Distribution System Verifications:
 - Duct leakage testing
 - Ducts located entirely in conditioned space confirmed by duct leakage testing Domestic Hot Water System Verifications:
 - Pipe Insulation, All Lines
- REQUIRED SPECIAL FEATURES PER T24
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
PV power electronics: Microinverters
Non-standard duct location (any location other than attic)
Solar water heating credit, single family building

ELECTRICAL NOTES

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- NOTE: REFER TO SHEET A0.3 FOR ELECTRICAL LEGEND



**Narayanan
Residence**
1556 Plateau Ave

Los Altos - CA

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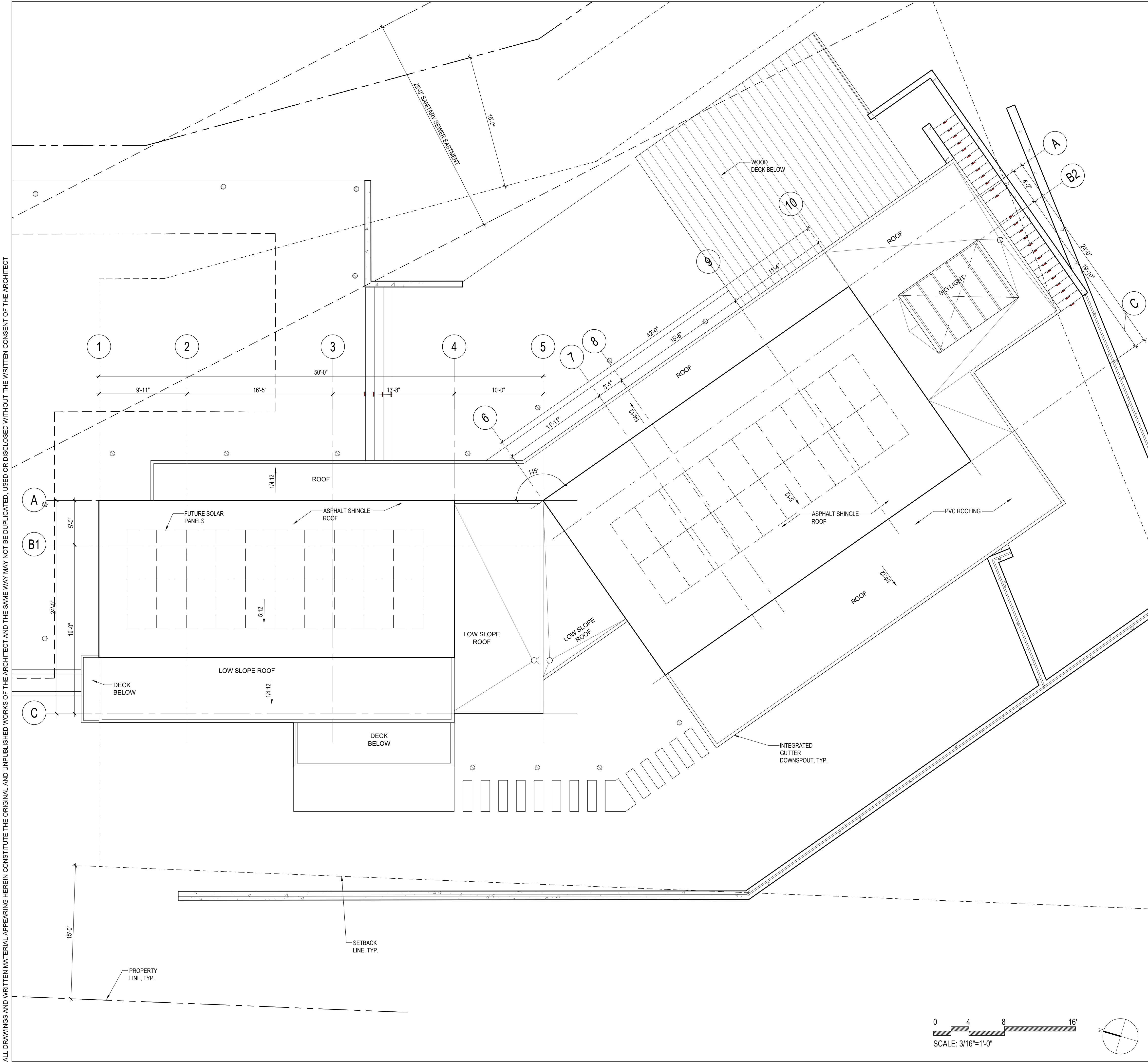
Floor Plan
Upper Level

Title

Sheet

A2.3

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ROOF NOTES

1. ASPHALT SHINGLE ROOF - UL CLASS A , UL 790 FIRE RATED W/25 YEAR WARRANTY.
2. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE 22GA. GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED NOT LESS THEN ONE LAYER OF MIN 72-POUND MINERAL-SURFACE NON-PERFORATED CAP SHEET, AT 36 INCH WIDE RUNNING FULL LENGTH OF THE VALLEY, AND SIDEWALL COUNTER FLASHING AT ALL VALLEYS AND VERTICAL WALL / ROOF CRC R327.5.3
3. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUNDS MINERAL-SURFACED NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R327.5.3.
4. ALL ROOF GUTTERS SHALL BE PROVIDED WITH DEBRIS SCREENS PER CRC R327.5.4.
5. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF NON COMBUSTIBLE MATERIAL PER CRC R327.7.4
6. EPDM ROOFING TO BE CLASS A, UL 790 W MIN 3" SECURESHIELD POLYISO INSUL WITH RIVER ROCK BALLAST

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832

LICENSED ARCHITECT
PETER T. MASON
No. C-9778
EXPIRES 03/31/24
STATE OF CALIFORNIA

Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

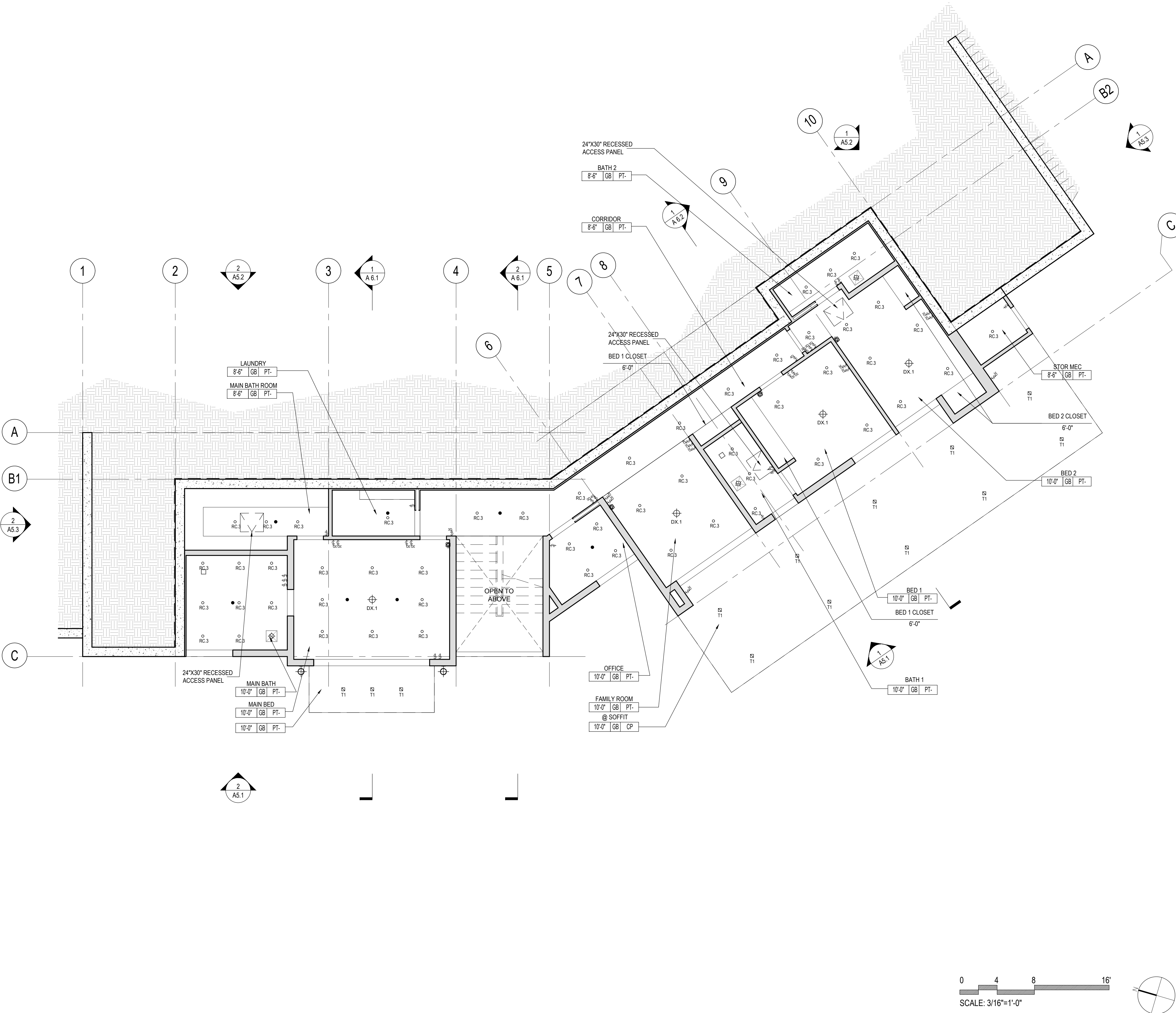
Floor Plan
Roof

Title

Sheet

A2.4

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ELECTRICAL LEGEND

- UC.1- UNDER COUNTER LED LIGHT
RC.1 4" SQ RECESSED DOWNLIGHT (JUNO)
RC.2 4" SQ RECESSED GIMBAL DOWNLIGHT (JUNO)
RC.3 4" RECESSED DOWNLIGHT (JUNO) - ("A" DENOTES WET LOCATION)
RC.5 LED RECESSED TRACK LIGHT (JUNO) LOCATION)
x4: TREC 4FT, x8: TREC 8FT
RC.6 6" RECESSED DOWNLIGHT (JUNO)
D.X1 PENDANT LIGHT/ CHANDELIER
D.X2 MINI PENDANT LIGHT
D.X3 WALL SCONCE
D.X5 STEP LIGHT
D.X6 ADJUSTABLE ARM WALL SCONCE
B.1 CEILING MOUNTED FLUORESCENT
D.1 LED COVE LIGHT
SD/CO SURFACE CEILING MOUNT
T1 EXTERIOR - 2" LED SQ DOWNLIGHT
PL1 POOL LIGHT
ALARM KEYPAD
CEILING MOUNTED CONCEALED SPRINKLER HEAD
WALL MOUNTED SPRINKLER HEAD
SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (NEST PROTECT-TBD)
SWITCH - LUTRON(D-DIMMER, 3-3 WAY)
DUPLEX OUTLET(GFCI AS NOTED)
QUAD OUTLET
FLOOR OUTLET
TELEPHONE/DATA OUTLET
CO AX OUTLET
WATER/WATER/GAS VALVE (AS NOTED)

RCP LEGEND

- BATHROOM EXHAUST FAN
ACCESS PANEL, MIN. 22"X30" PER CRC R806
CEILING FINISH MATERIAL
CEILING BASE MATERIAL
CEILING HEIGHT
CEILING MATERIAL LIST
PT. = PAINT (COLOR-TBD)
EX = EXPOSED STRUCTURE
CP = CEMENT PLASTER
P = PLASTER (INTERIOR) (SMOOTH PLASTER COATING)
GB = GYPSUM BOARD
PLW= PLYWOOD
C = CONCRETE
WD = WOOD
STN = STAINS (COLOR-TBD)

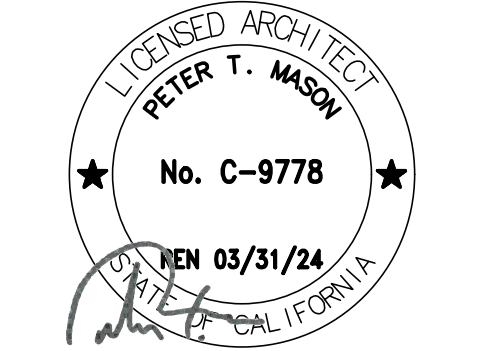
RCP NOTES

- NOTIFY ARCHITECTS IF CONFLICTS OCCUR BETWEEN ARCHITECT'S RCP AND MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING, INTERIOR AND OR FIRE PROTECTION SYSTEM DRAWINGS.
- CEILING HEIGHTS NOT SHOWN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO FRAMING CEILINGS. CEILING HEIGHTS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- ALL CEILING DEVICES, LIGHTS, HVAC, SPRINKLERS, SMOKE DETECTORS, ETC TO CENTER AND ALIGN OTHER FIXTURES, U.O.N
- BATHROOM/ LAUNDRY/ GARAGE/ MUD ROOM/ STORAGE AREAS- ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST
- ALL OTHER PERMANENTLY INSTALLED INTERIOR LIGHTING - TO BE HIGH EFFICACYWITH ELECTRONIC BALLSATS
- EXTERIOR LIGHTING - ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST AND UL LISTED FOR EXTERIOR AREA INSTALLATION.
- TUB/ SHOWER LIGHTING- UL LISTED FOR DAMP PROOF RECESSED LIGHT FIXTURE INSTALLATION
- ALL SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED, WITH BATTERY BACKUP, AND INTERCONNECTED, PER CRC R314.4 AND R314.5
- THE EXPOSED UNDERSIDE IF THE EXTERIOR PORCH CEILING SHALL BE PROTECTED BY NONCOMBUSTIBLE MATERIAL PER CRC R327.7.6
- REFER TO SHEET A1.3 FOR EXTERIOR LIGHTING DETAILS
- PLACE LINEAR SLOT DIFFUSERS IN PUBLIC SPACES LIKE KITCHEN, FAMILY ROOM, HALLWAYS, AND ENTRY WAY.

LOWER LEVEL PLAN
Proposed Main House

SCALE: 3/16" = 1'-0"

1



Narayanan
Residence
1556 Plateau Ave
Los Altos - CA

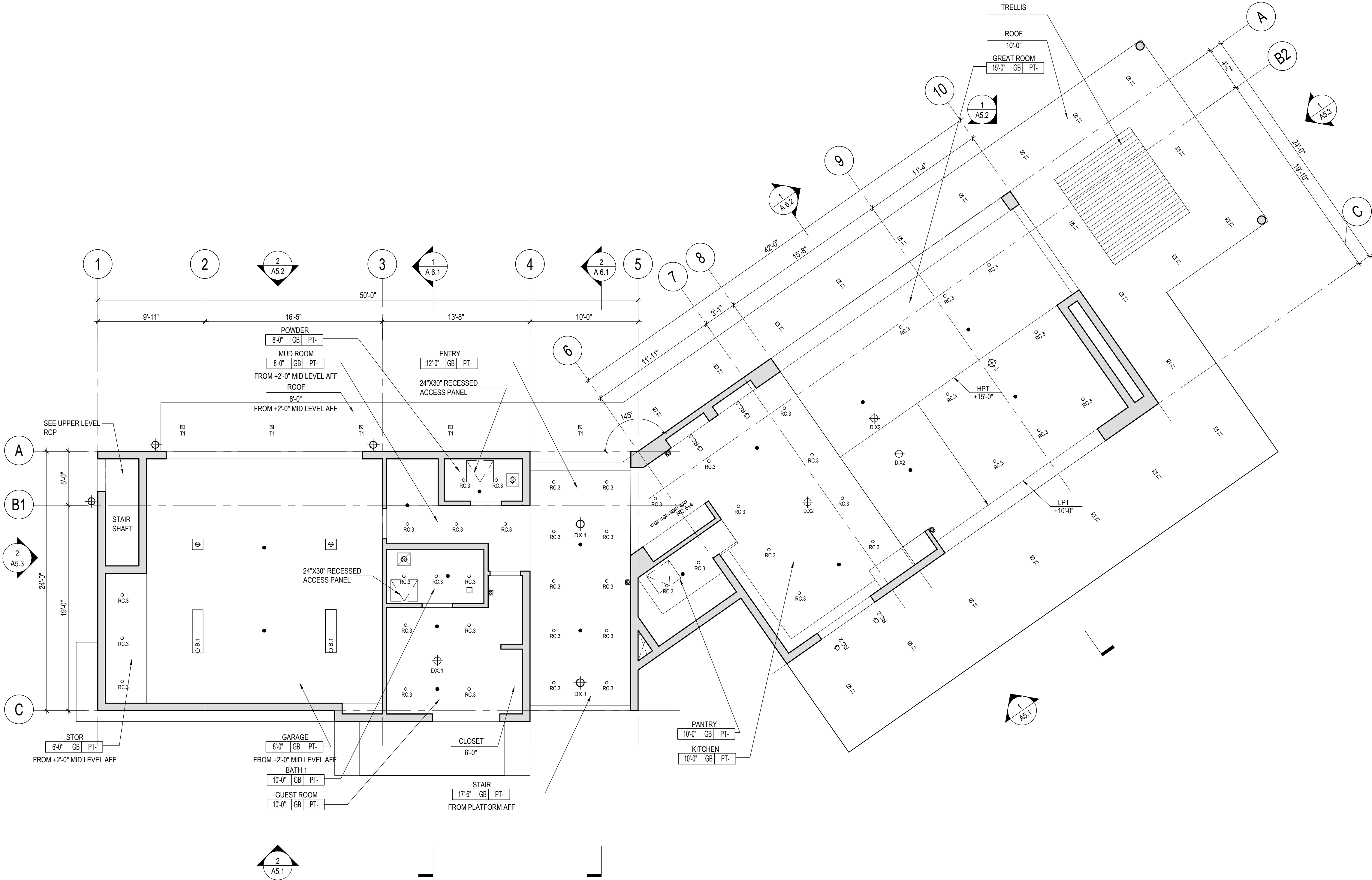
Permit Submittal	10.20.2022

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Project No	14127

RCP
Lower Level

A3.1

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ELECTRICAL LEGEND

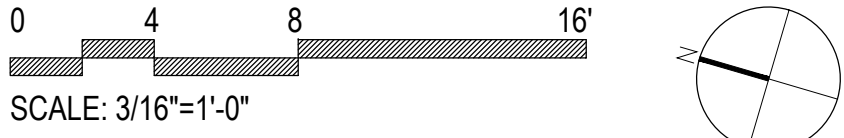
- UC.1- UNDER COUNTER LED LIGHT
RC.1 4" SQ RECESSED DOWNLIGHT (JUNO)
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B.1 CEILING MOUNTED FLUORESCENT
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SD/CO SURFACE CEILING MOUNT
T1 EXTERIOR - 2" LED SQ DOWNLIGHT
PL1 POOL LIGHT
ALARM KEYPAD
CEILING MOUNTED CONCEALED SPRINKLER HEAD
WALL MOUNTED SPRINKLER HEAD
SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (NEST PROTECT-TBD)
SWITCH - LUTRON(D-DIMMER, 3-3 WAY)
DUPLEX OUTLET(GFCI AS NOTED)
QUAD OUTLET
FLOOR OUTLET
TELEPHONE/DATA OUTLET
CO AX OUTLET
WATER/WATER/GAS VALVE (AS NOTED)

RCP LEGEND

- BATHROOM EXHAUST FAN
ACCESS PANEL, MIN. 22"X30" PER CRC R806
CEILING FINISH MATERIAL
CEILING BASE MATERIAL
CEILING HEIGHT
CEILING MATERIAL LIST
PT. = PAINT (COLOR-TBD)
EX = EXPOSED STRUCTURE
CP = CEMENT PLASTER
P = PLASTER (INTERIOR) (SMOOTH PLASTER COATING)
GB = GYPSUM BOARD
PLW = PLYWOOD
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WD = WOOD
STN = STAINS (COLOR-TBD)

RCP NOTES

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- EXTERIOR LIGHTING - ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST AND UL LISTED FOR EXTERIOR AREA INSTALLATION.
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- REFER TO SHEET A1.3 FOR EXTERIOR LIGHTING DETAILS
- PLACE LINEAR SLOT DIFFUSERS IN PUBLIC SPACES LIKE KITCHEN, FAMILY ROOM, HALLWAYS, AND ENTRY WAY.



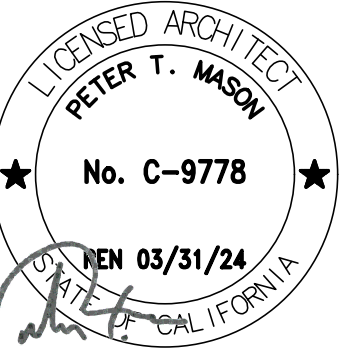
MID LEVEL PLAN
Proposed Main House

SCALE: 3/16" = 1'-0"

1

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

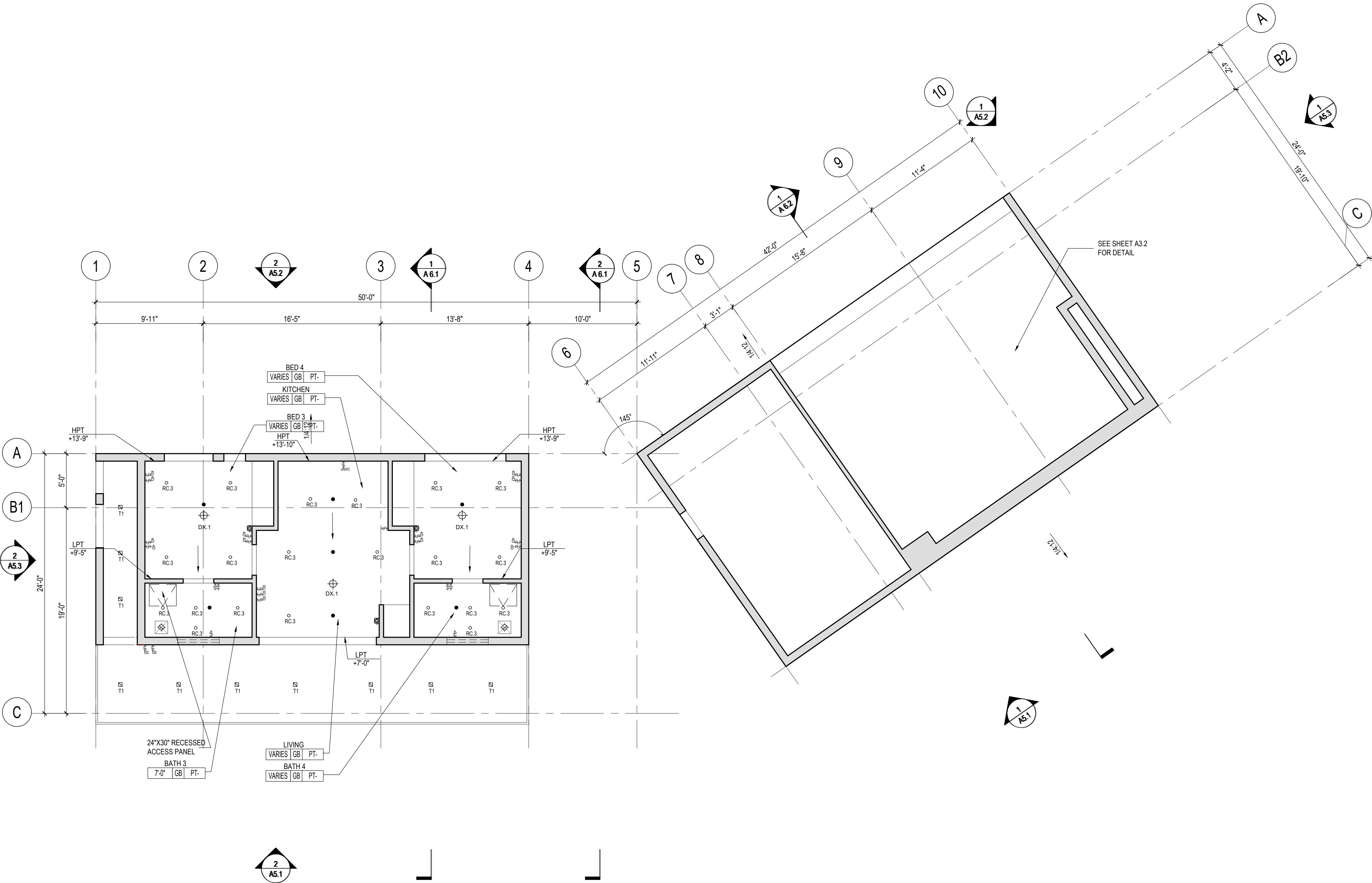
Permit Submittal	10.20.2022

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Date	10.20.2022
Project No	14127

RCP
Mid Level

Sheet
A3.2

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RC.3 4" RECESSED DOWNLIGHT (JUNO) - ("A" DENOTES WET LOCATION)
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B.1 CEILING MOUNTED FLUORESCENT
D.1 LED COVE LIGHT
SD/CO SURFACE CEILING MOUNT
T1 EXTERIOR - 2" LED SQ DOWNLIGHT
PL1 POOL LIGHT
■ ALARM KEYPAD
● CEILING MOUNTED CONCEALED SPRINKLER HEAD
● WALL MOUNTED SPRINKLER HEAD
● SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (NEST PROTECT-TBD)
\$ SWITCH - LUTRON(D-DIMMER, 3-3 WAY)
\$ DUPLEX OUTLET(GFCI AS NOTED)
\$ QUAD OUTLET
\$ FLOOR OUTLET
\$ TELEPHONE/DATA OUTLET
\$ CO AX OUTLET
\$ WATER/GAS VALVE (AS NOTED)

RCP LEGEND

- BATHROOM EXHAUST FAN
 ACCESS PANEL, MIN. 22"x30" PER CRC R806
9'-0" GB PT- CEILING FINISH MATERIAL
CEILING BASE MATERIAL
CEILING HEIGHT
- CEILING MATERIAL LIST
PT- = PAINT (COLOR-TBD)
EX = EXPOSED STRUCTURE
CP = CEMENT PLASTER
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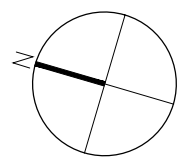
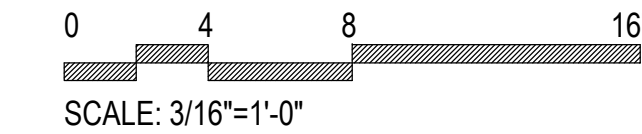
ELECTRICAL NOTES

- THE 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED AS PER (CEC 210.52 (B) (3))
- THE BATHROOMS SHALL HAVE ONE DEDICATED 20-AMP BRANCH CIRCUIT FOR BATH RECEPTACLES AS PER (CEC 210.11 (C))
- ATLEAST 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLETS AS PER (CEC 210.11 (C) (2))
- MIN. ONE 120-VOLT, 20 AMP BRANCH CIRCUIT TO SUPPLY THE RECEPTACLES OUTLETS IN THE GARAGE (CEC 210.11 (C) (4))

NOTE: REFER TO SHEET A0.3 FOR ELECTRICAL LEGEND

RCP NOTES

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5. ALL OTHER PERMANENTLY INSTALLED INTERIOR LIGHTING - TO BE HIGH EFFICACYWITH ELECTRONIC BALLSATS
6. EXTERIOR LIGHTING - ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST AND UL LISTED FOR EXTERIOR AREA INSTALLATION.
7. TUB/ SHOWER LIGHTING- UL LISTED FOR DAMP PROOF RECESSED LIGHT FIXTURE INSTALLATION
8. ALL SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED, WITH BATTERY BACKUP, AND INTERCONNECTED, PER CRC R314.4 AND R314.5
9. THE EXPOSED UNDERSIDE IF THE EXTERIOR PORCH CEILING SHALL BE PROTECTED BY NONCOMBUSTIBLE MATERIAL PER CRC R327.7.6
10. REFER TO SHEET A1.3 FOR EXTERIOR LIGHTING DETAILS
11. PLACE LINEAR SLOT DIFFUSERS IN PUBLIC SPACES LIKE KITCHEN, FAMILY ROOM, HALLWAYS, AND ENTRY WAY.



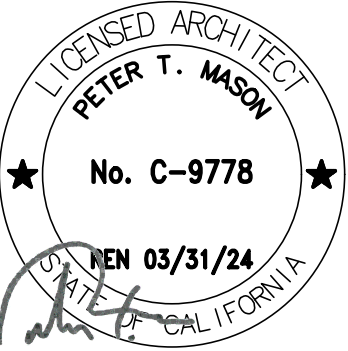
UPPER LEVEL PLAN
Proposed Main House

SCALE: 3/16" = 1'-0"

1

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS, CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

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RCP
Upper Level

Title

Sheet

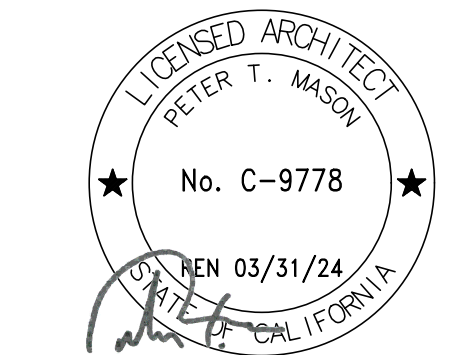
A3.3

WINDOWS NOTES

1. ALL WINDOW GLAZING SHALL COMPLY WITH C.B.C. SECTION 2406 FOR SAFETY GLAZING AND SHALL COMPLY WITH C.B.C. SECTIONS 704A.3.2.2/3 WHEN LOCATED IN A WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED IN C.B.C. SECTION 702A). FINISHES TO BE MEDIUM BRONZE ON ALL METAL WINDOW FRAMES AND PANELS.
2. SEE WINDOW ELEVATIONS FOR HEAD HEIGHTS AND ACTIVE/PASSIVE PANEL INFORMATION.
3. ALL WINDOW HARDWARE TO BE CONFIRMED BY INTERIOR DESIGNER AND OWNER FOR FINISH AND APPEARANCE. SEE HARDWARE SCHEDULE ADDITIONAL INFO.
4. VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND ORDERING.
5. COORDINATE WINDOW PANEL AND LIGHT SIZES, SHAPES, AND PATTERNS WITH EXTERIOR ELEVATIONS PROVIDED ON A-501 & A-503.
6. ARCHITECT MUST RECEIVE SHOP DRAWINGS FOR CUSTOM WINDOWS. GENERAL CONTRACTOR SHALL NOT ORDER WINDOWS WITHOUT APPROVED SHOP DRAWINGS.
7. ALL GLASS EXTERIOR WINDOWS TO BE CERTIFIED AND LABELED TO SHOW CONFORMANCE WITH THE AIR AND FILTRATION STANDARDS OF ANSI AND STATE F CALIFORNIA TITLE 24, SFM 12-7A-2 AND CBC CHAPTER 34.
8. SHOWER WINDOWS - 3/8" THICK TEMPERED SAFETY GLAZING - ALL SHOWER GLAZING SHALL BE INSTALLED IN A 1/2" DEEP RECESSED CHANNEL PER MANUFACTURERS RECOMMENDATIONS.
9. EXTERIOR WINDOWS SHALL COMPLY WITH THE EXTERIOR SURFACE OR GLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. CRC 327.8.3
10. ALL EXTERIOR GLAZING TO BE TEMPERED TO COMPLY WITH WUI REQUIREMENTS.
11. DOORS AND WINDOWS TO BE FLEETWOOD OR EQ



957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



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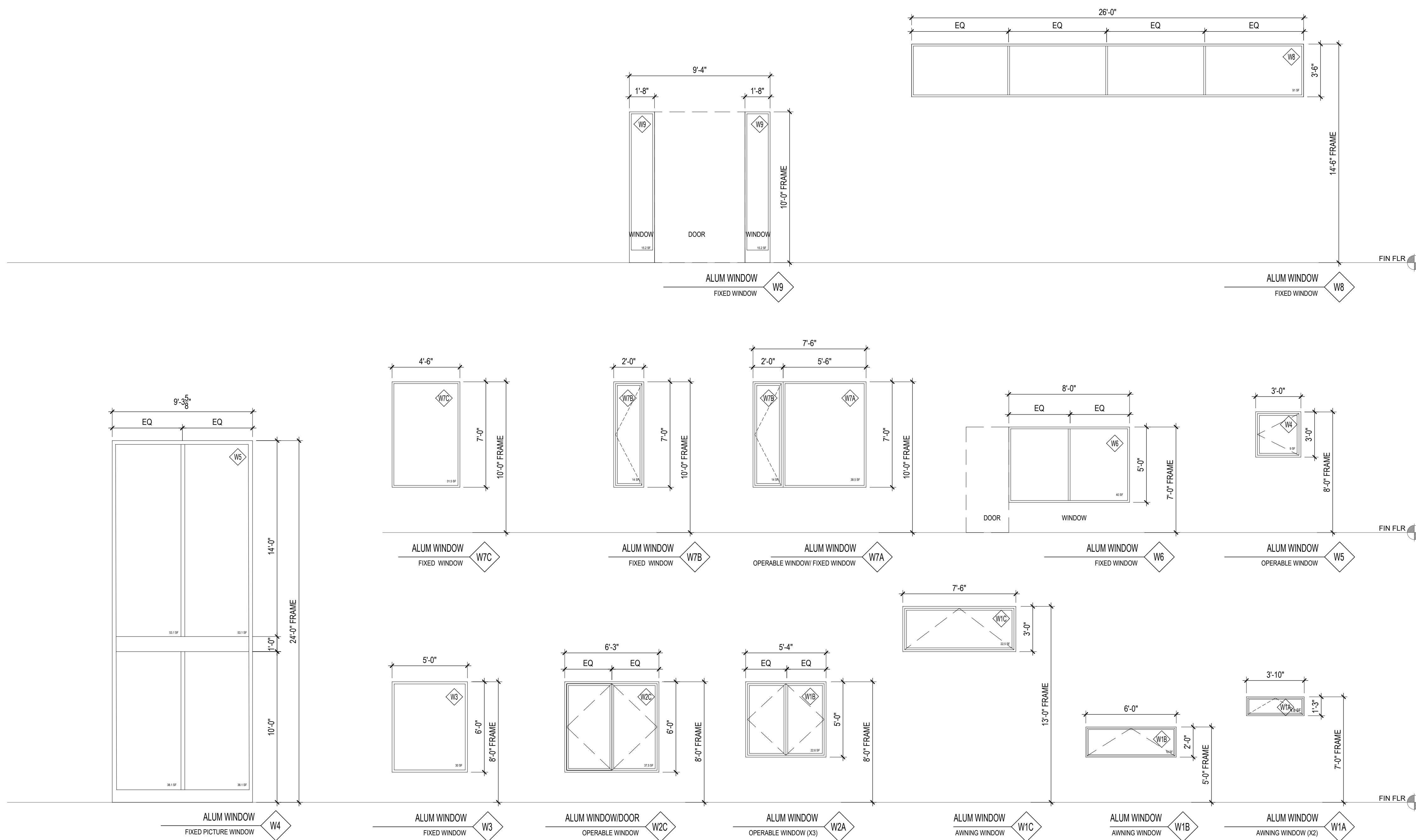
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Scale	AS NOTED
Date	10.20.2022
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Windows Types

Title	Windows Types

Sheet A4.1

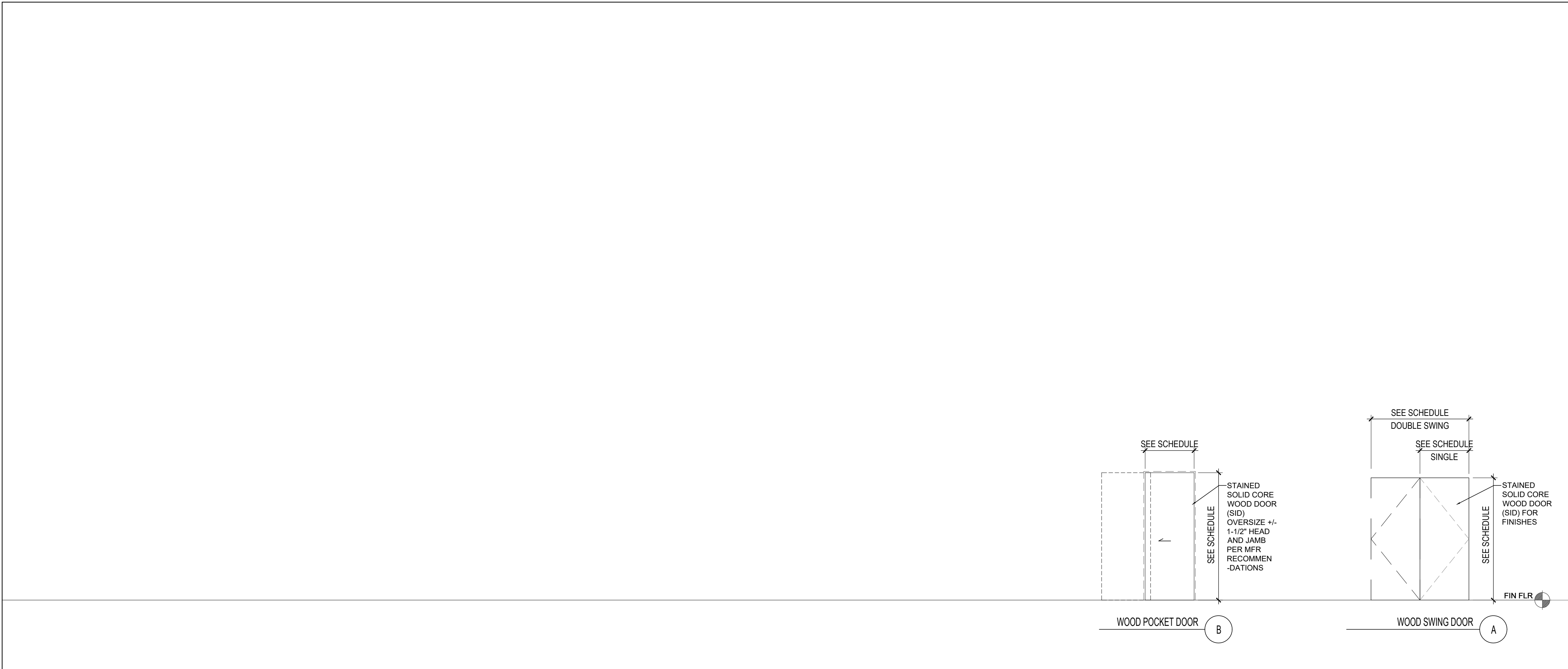


Windows Elevation

Main Residence

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

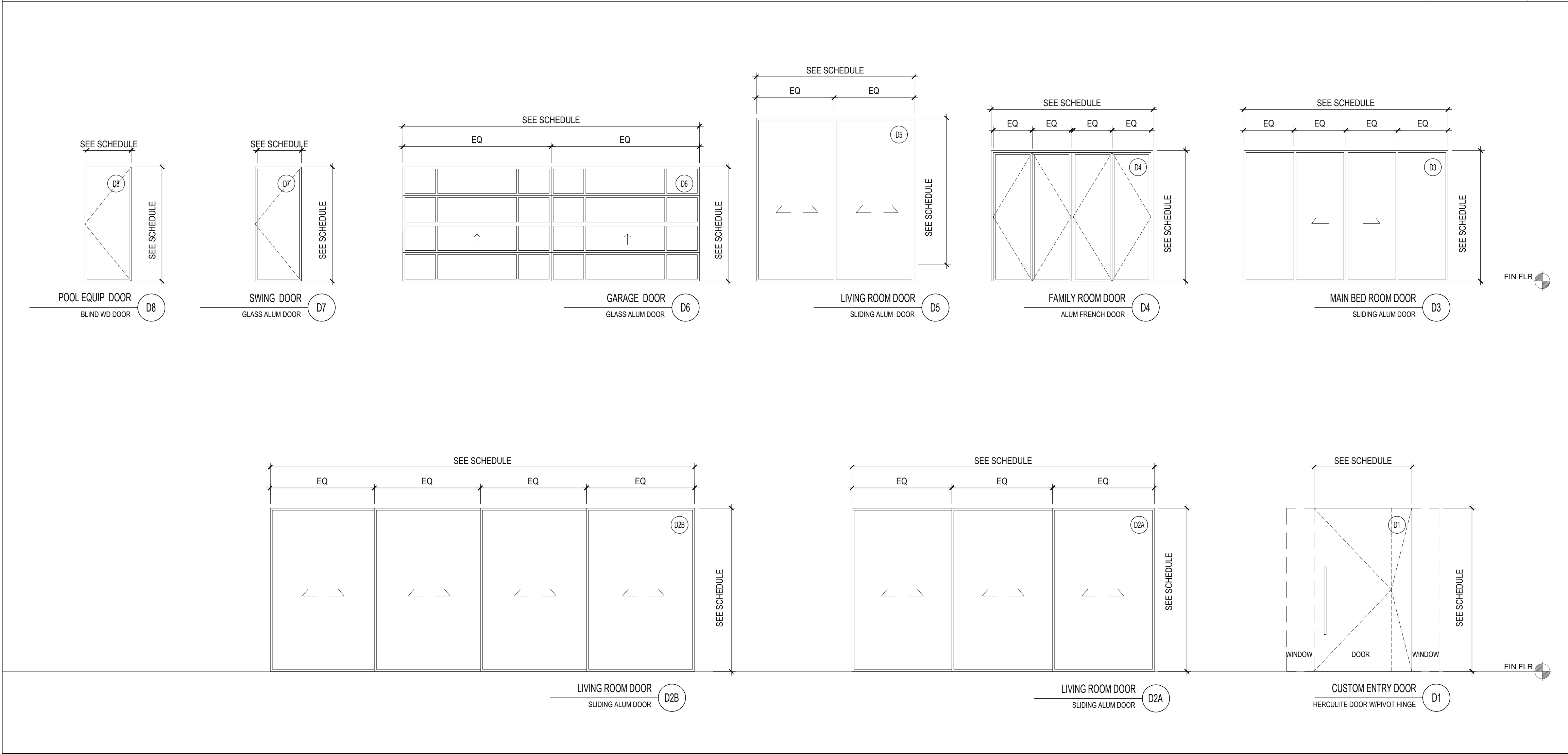
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Interior Doors Elevation
Residence A

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

1



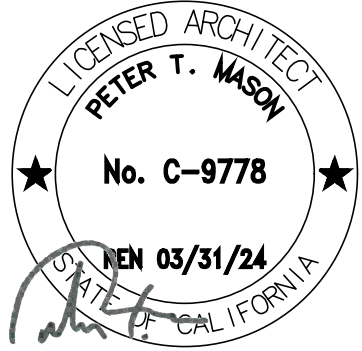
Exterior Doors Elevation
Residence A

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

1

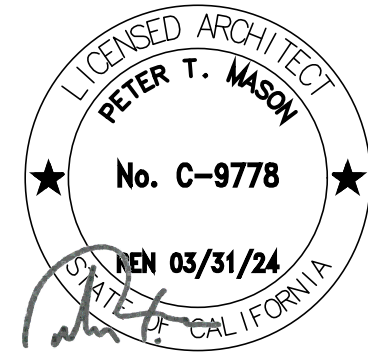
DOOR NOTES

- ALL DOOR GLAZING SHALL COMPLY WITH C.B.C. SECTION 2406 AND CRC R-327 FOR SAFETY GLAZING.
- SEE DOOR & WINDOW ELEVATIONS FOR HEAD HEIGHTS AND ACTIVE/PASSIVE PANEL INFORMATION.
- ALL DOOR HARDWARE TO BE CONFIRMED BY INTERIOR DESIGNER AND OWNER FOR FINISH AND APPEARANCE. SEE HARDWARE SCHEDULE ADDITIONAL INFO.
- VERIFY ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER PRIOR TO FRAMING AND ORDERING.
- COORDINATE DOOR PANEL AND LIGHT SIZES, SHAPES, AND PATTERNS WITH EXTERIOR ELEVATIONS PROVIDED ON A-301 & A-302.
- ARCHITECT MUST RECEIVE SHOP DRAWINGS FOR CUSTOM GLAZED DOORS. GENERAL CONTRACTOR SHALL NOT ORDER DOORS WITHOUT APPROVED SHOP DRAWINGS.
- ALL EXTERIOR GLAZING AND DOOR ASSEMBLIES SHALL COMPLY WITH C.B.C. SECTIONS 704A.3.2/2/3 WHEN LOCATED IN A WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED IN C.B.C. SECTION 702A).
- ALL GLASS EXTERIOR WINDOWS AND DOORS TO BE CERTIFIED AND LABELED TO SHOW CONFORMANCE WITH THE AIR AND FILTRATION STANDARDS OF ANSI AND STATE F CALIFORNIA TITLE 24, SFM 12-7A-2 AND CBC CHAPTER 34 PER CRC R-327.
- SHOWER DOORS - $\frac{3}{8}$ " THICK TEMPERED SAFETY GLAZING - FROSTED GRREN. HINGES AND HANDLES FINISH (SID). ALL SHOWER GLAZING SHALL BE INSTALLED IN A $\frac{3}{4}$ " DEEP RECESSED CHANNEL PER MANUFACTURERS RECOMMENDATIONS.
- ALL EXTERIOR SOLID PANEL DOORS TO BE 20 MIN RATED AND WEATHERSTRIPPED.
- EXTERIOR DOORS SHALL COMPLY WITH THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. CRC 327.8.3



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957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



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Title	Schedules
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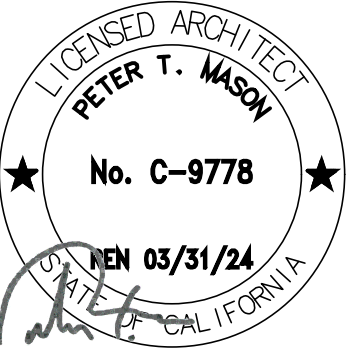
Sheet **A4.3**

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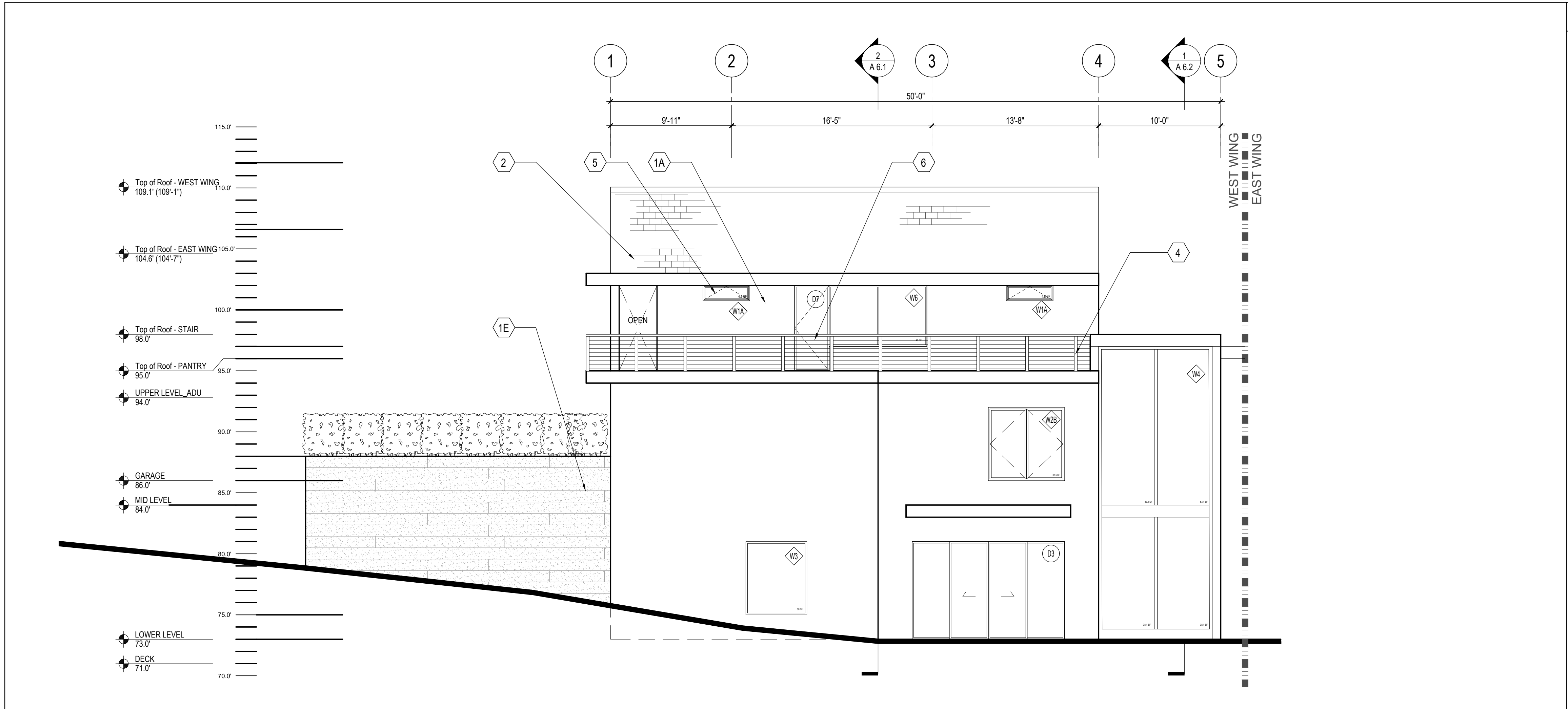
	Renderings
Title	

RENDERINGS
Proposed House

1

Sheet	A5.0
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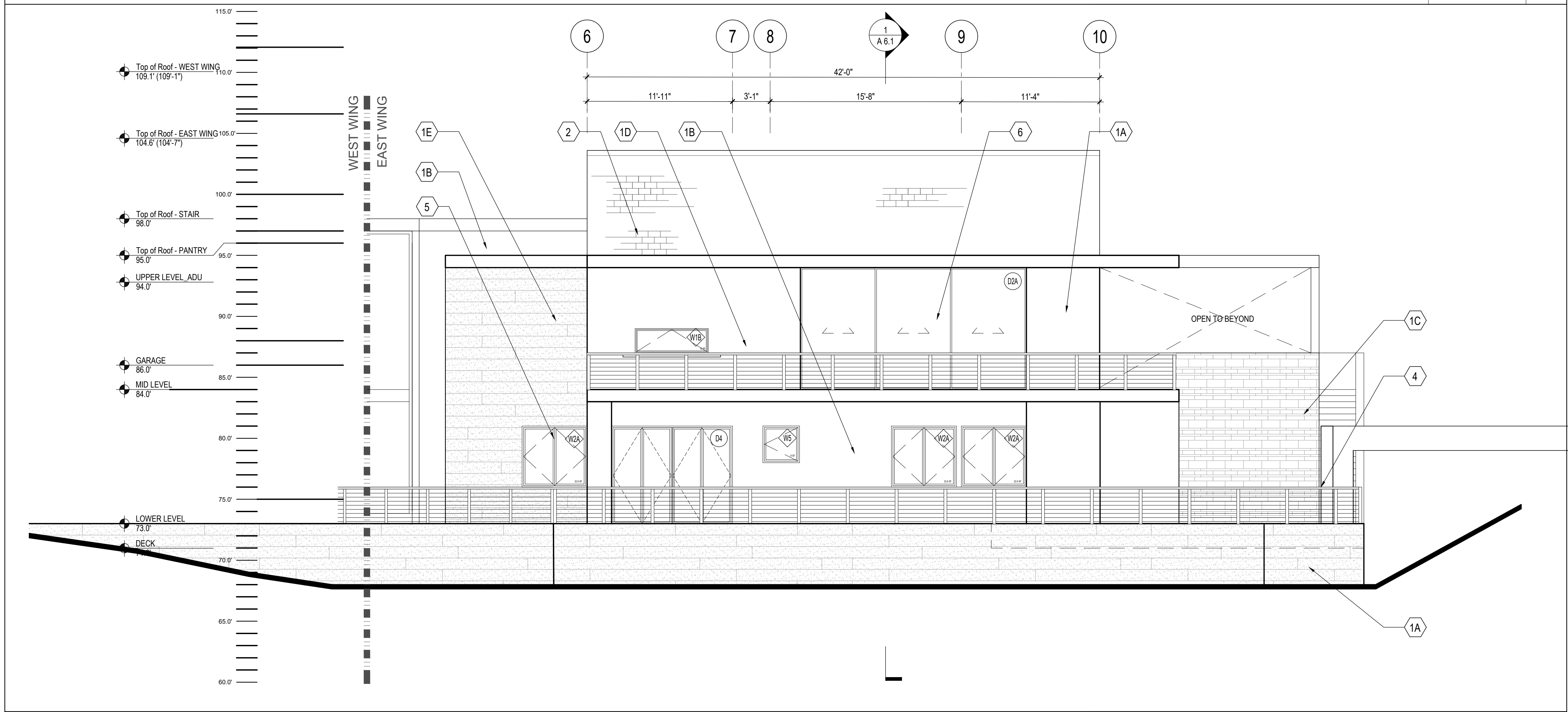
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SOUTH ELEVATION_ WEST WING
Proposed House

SCALE: 3/16" = 1'-0"

2



SOUTH ELEVATION_ EAST WING
Proposed House

SCALE: 3/16" = 1'-0"

1

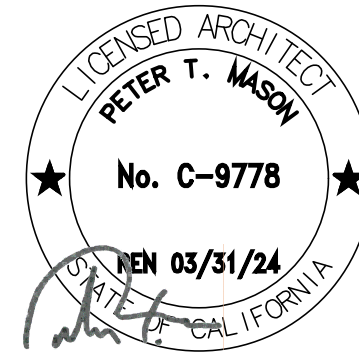
Keynotes

- | | | |
|----|--------------------------------|--|
| 1A | EXTERIOR CEMENT PLASTER-3 COAT | 3/4TH INTEGRAL COLOR SMOOTH PLASTER
COLOR WHITE - PER A9.0 |
| 1B | EXTERIOR CEMENT PLASTER-3 COAT | 3/4TH INTEGRAL COLOR SMOOTH PLASTER
COLOR GREY - PER A9.0 |
| 1C | STONE VENEER | LIMESTONE |
| 1D | WOOD SIDING | SLATE ROOF |
| 1E | CONCRETE BOARD FORM | COLOR PER A9.0 |
| 2 | ROOF | CLASS A - ASPHALT SHINGLING ROOF |
| 3 | GARAGE DOOR | ALUMINUM DOORS
TEMPERED LOWw GLAZING |
| 4 | GUARDRAIL | 2X2 ALUM ANODIZED POST WITH CABLE RAILING
COLOR TO MATCH WINDOW-PER A 9.0 |
| 5 | WINDOWS | MEDIUM BRONZE ANODIZED ALUMINUM DOORS -
TEMPERED LOWw GLAZING |
| 6 | DOORS | MEDIUM BRONZE ANODIZED ALUMINUM DOORS -
TEMPERED LOWw GLAZING |

- 1 REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, SHALL BE NOT LESS THAN 42" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE OF 4" IN DIAMETER. CRC R312.1.2, CRC R312.1.3
- 2 HANDRAIL HEIGHT SHALL BE NOT LESS THEN 34 INCHES (864 MM) AND NOT MORE THEN 38 INCHES (965 MM), W/ CONT. HANDRAIL AT MIN 34" AND MAX 38" ABOVE TREAD NOSING, W/ TYPE II GRASPABLE PORTION PER CRC R311.7.7 & R311.7.8.1.

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.651.8832



Narayanan
Residence
1556 Plateau Ave
Los Altos - CA

Permit Submittal 10.20.2022

Scale AS NOTED

Date 10.20.2022

Project No 14127

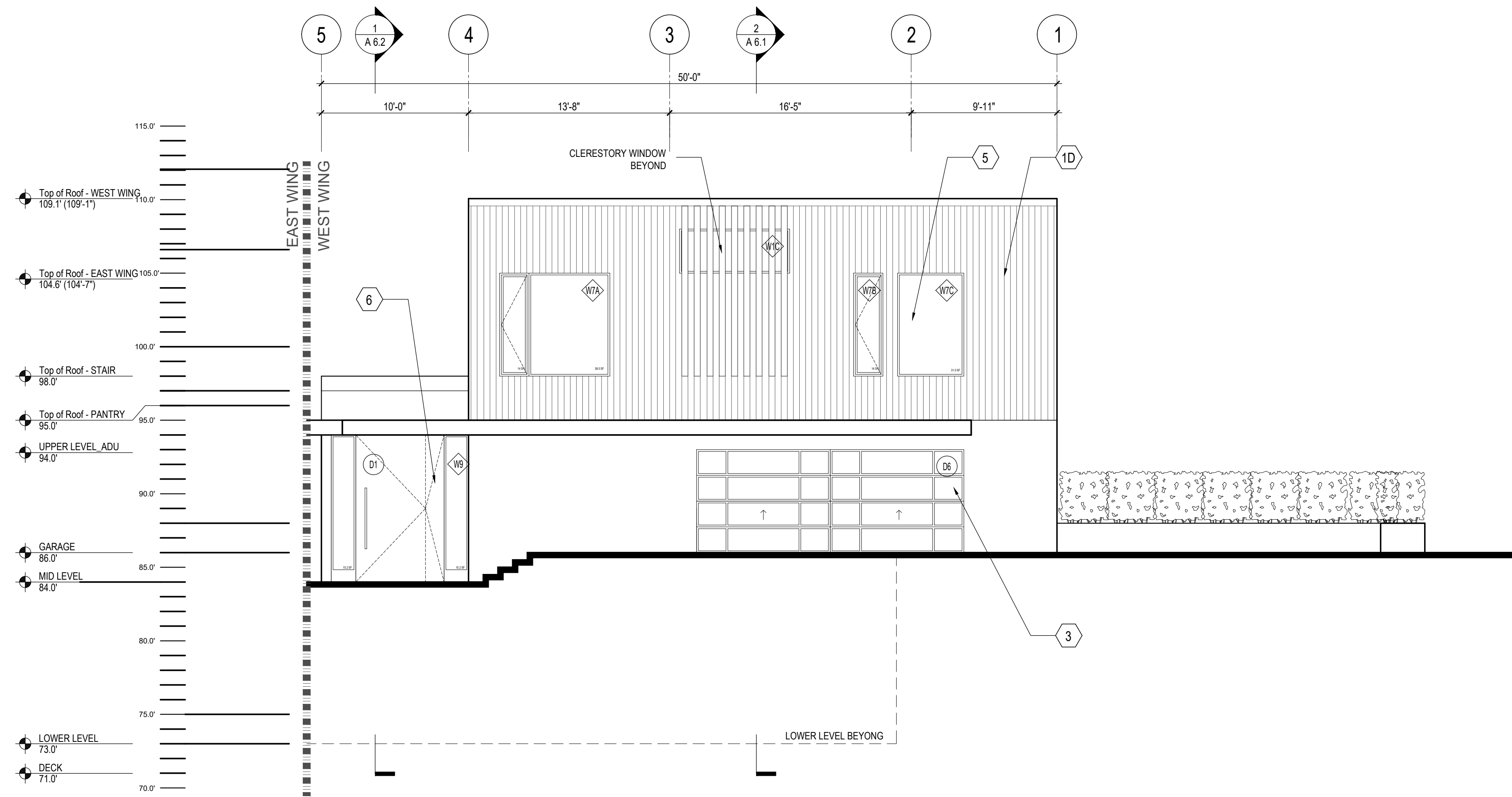
Elevation
South

Title

A5.1

Sheet

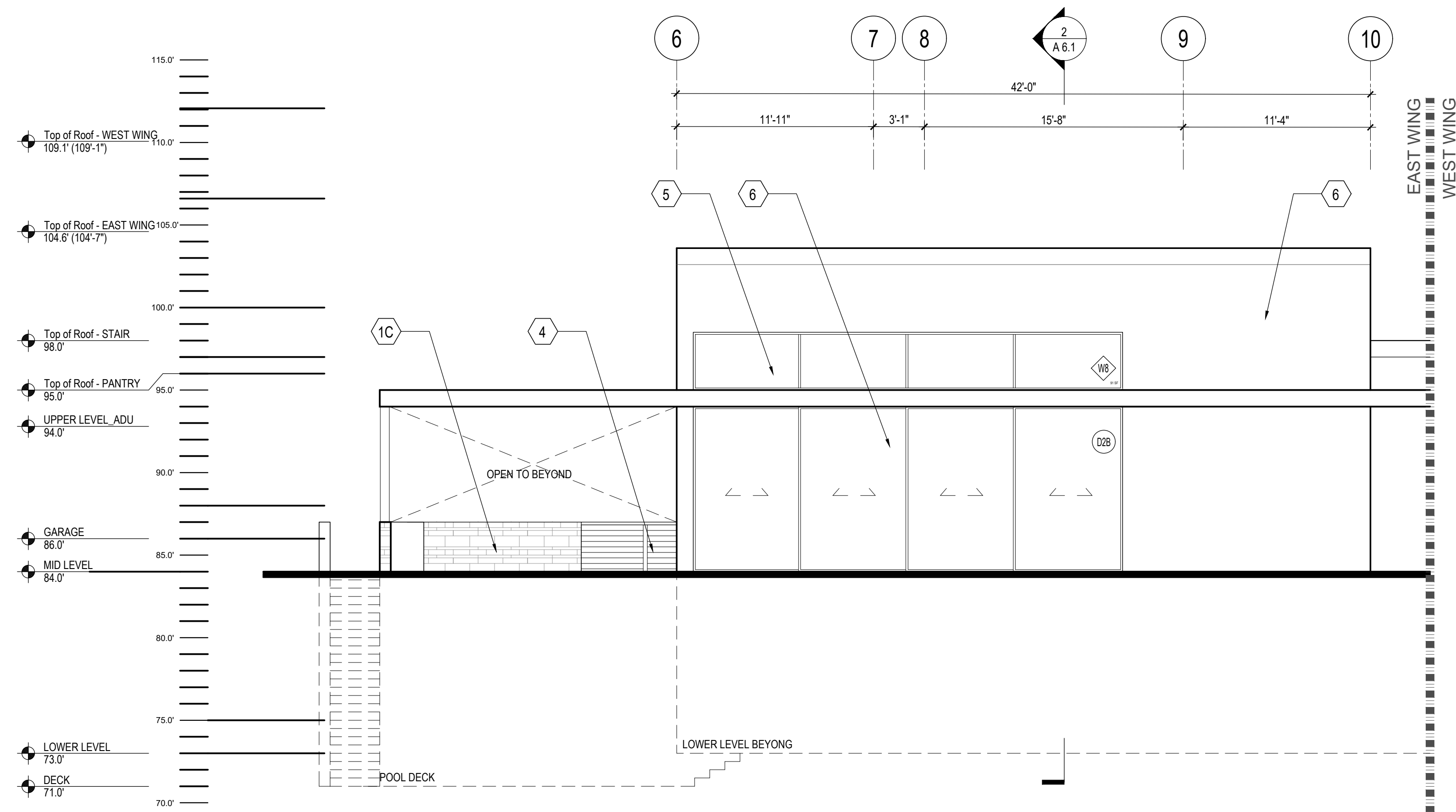
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NORTH ELEVATION_WEST WING
Proposed House

SCALE: 3/16" = 1'-0"

2



NORTH ELEVATION_EAST WING
Proposed House

SCALE: 3/16" = 1'-0"

1

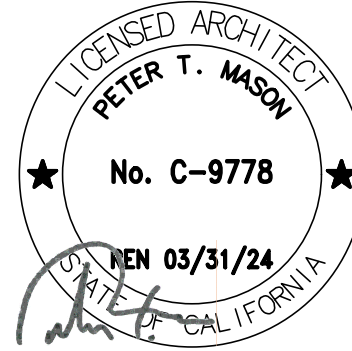
Keynotes

1A	EXTERIOR CEMENT PLASTER-3 COAT	3/4TH INTEGRAL COLOR SMOOTH PLASTER COLOR WHITE - PER A9.0
1B	EXTERIOR CEMENT PLASTER-3 COAT	3/4TH INTEGRAL COLOR SMOOTH PLASTER COLOR GREY - PER A9.0
1C	STONE VENEER	LIMESTONE
1D	WOOD SIDING	SLATE ROOF
1E	CONCRETE BOARD FORM	COLOR PER A9.0
2	ROOF	CLASS A - ASPHALT SHINGLING ROOF
3	GARAGE DOOR	ALUMINUM DOORS TEMPERED LOWw GLAZING
4	GUARDRAIL	2X2 ALUM ANODIZED POST WITH CABLE RAILING COLOR TO MATCH WINDOW-PER A 9.0
5	WINDOWS	MEDIUM BRONZE ANODIZED ALUMINUM DOORS - TEMPERED LOWw GLAZING
6	DOORS	MEDIUM BRONZE ANODIZED ALUMINUM DOORS - TEMPERED LOWw GLAZING

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Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal 10.20.2022

Scale AS NOTED
Date 10.20.2022
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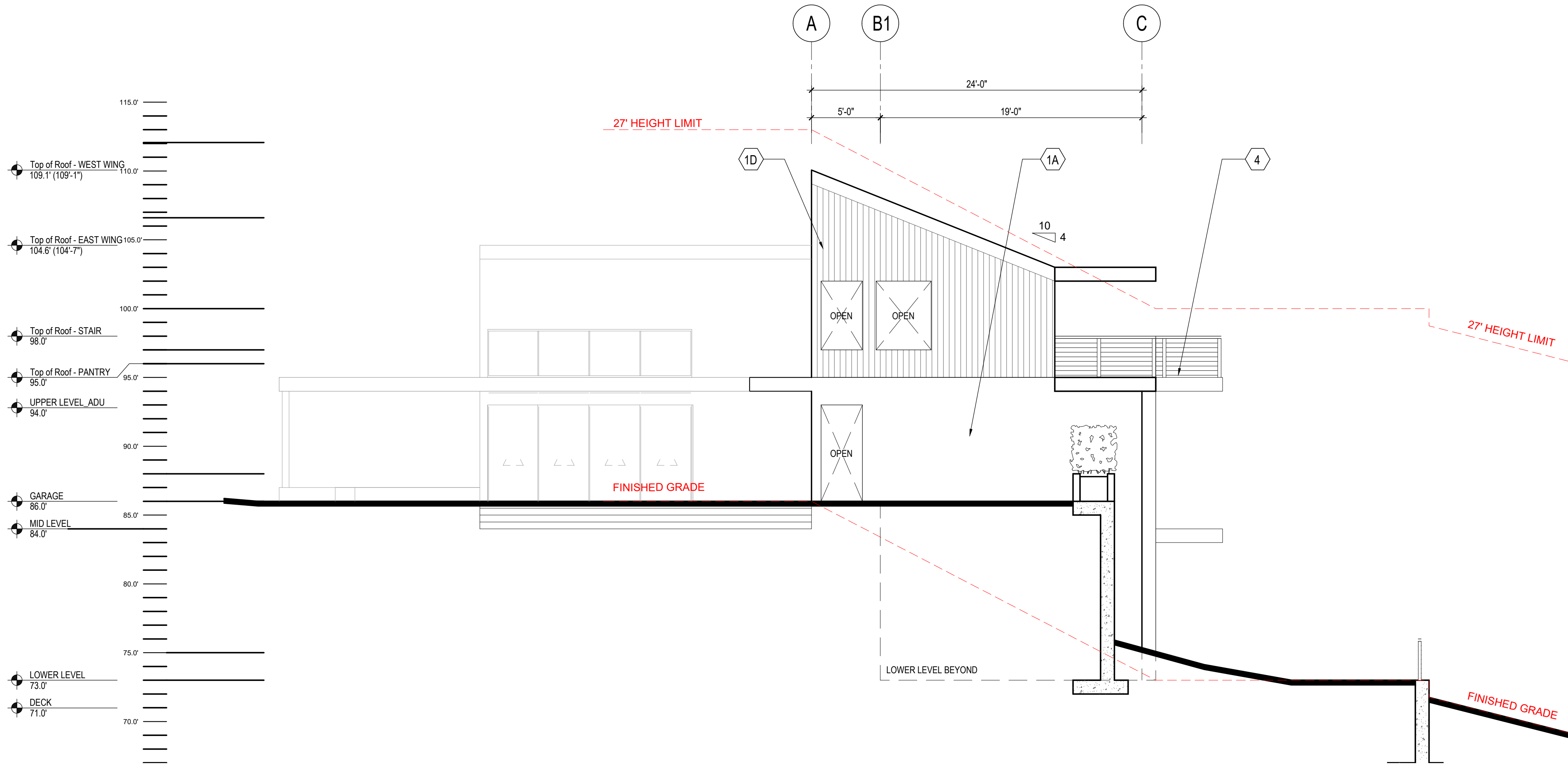
Elevation
North

Title

A5.2

Sheet

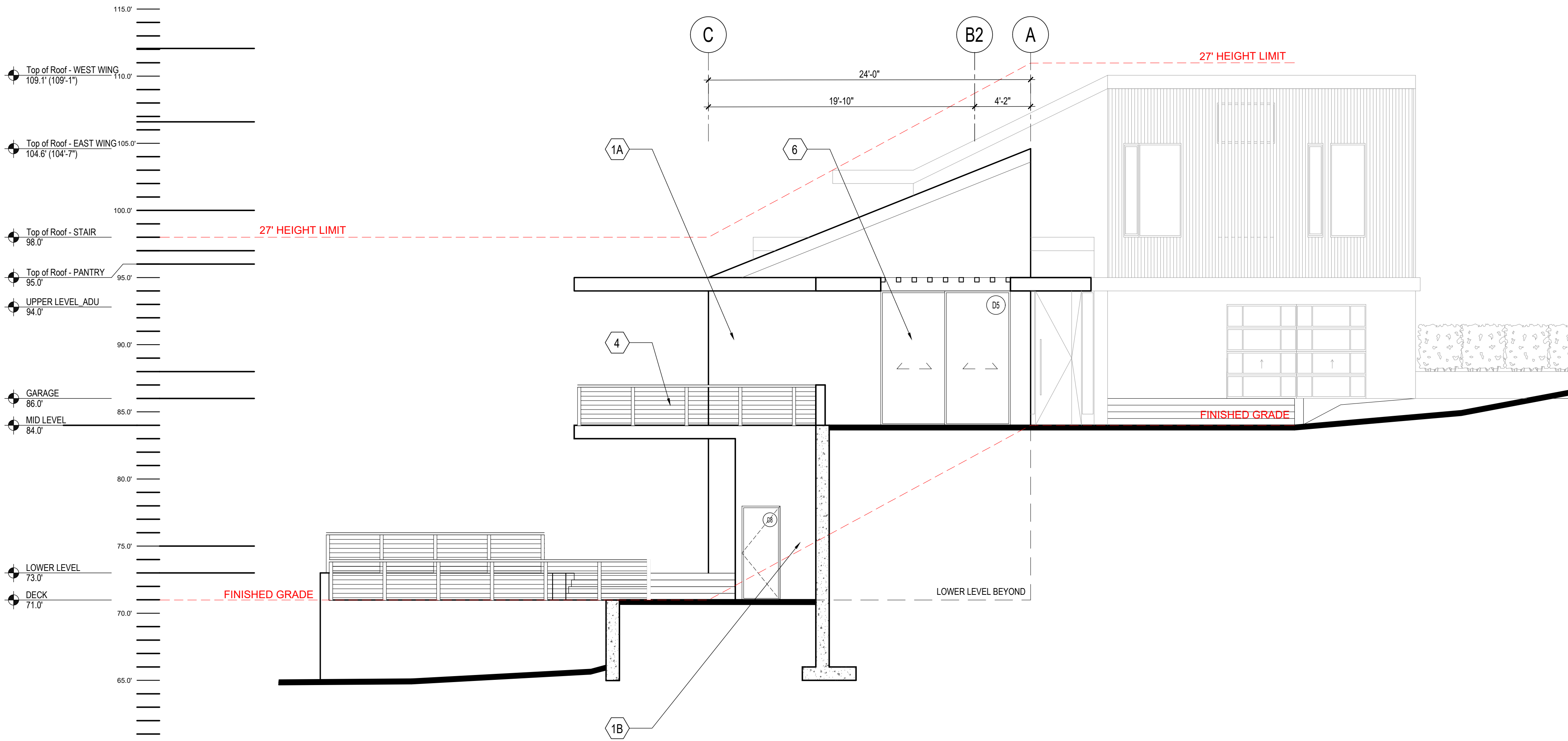
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WEST ELEVATION
Proposed House

SCALE: 3/16" = 1'-0"

2



EAST ELEVATION
Proposed House

SCALE: 3/16" = 1'-0"

1

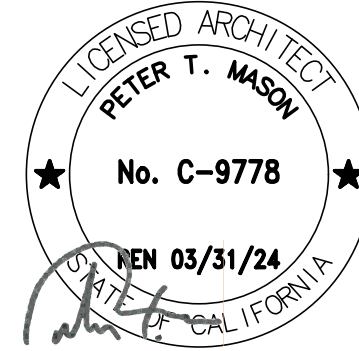
Keynotes

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5	WINDOWS	MEDIUM BRONZE ANODIZED ALUMINUM DOORS - TEMPERED LOWw GLAZING
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Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal 10.20.2022

Scale AS NOTED

Date 10.20.2022

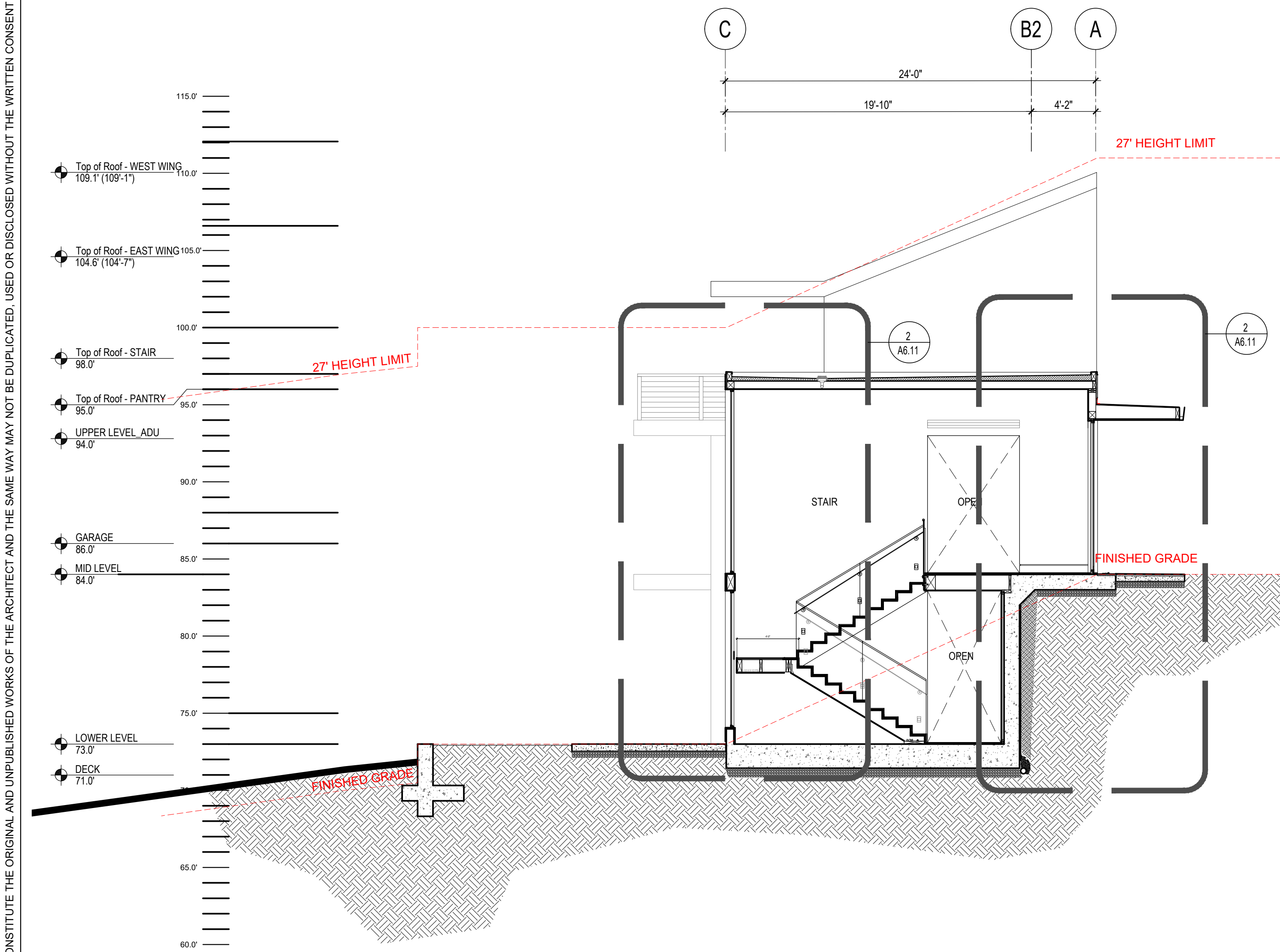
Project No 14127

Elevation
East & West

Title

A5.3

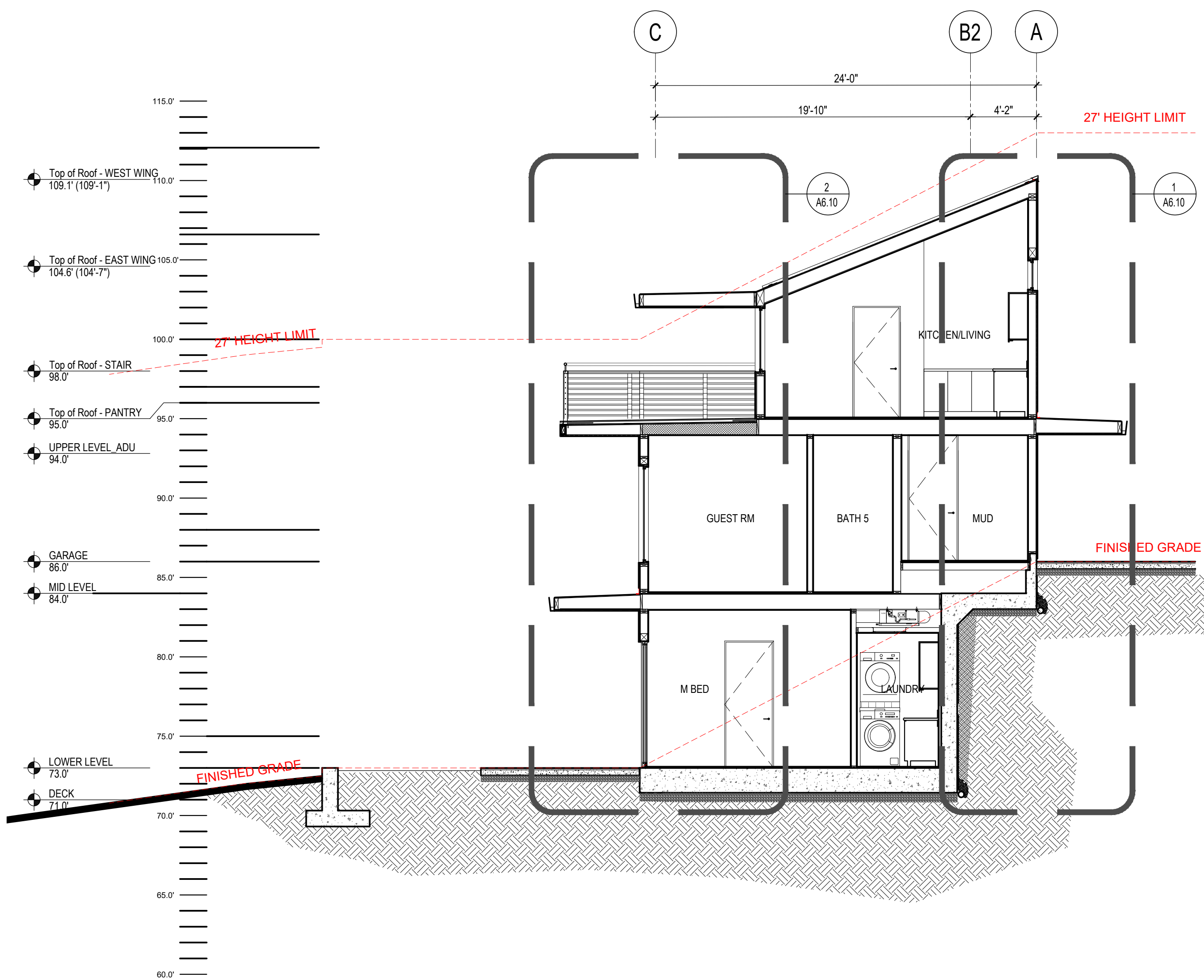
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BUILDING SECTION
Proposed House

SCALE: 3/16" = 1'-0"

2



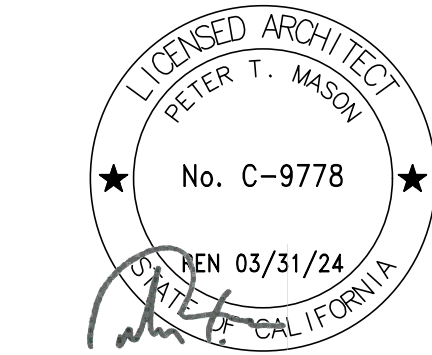
BUILDING SECTION
Proposed House

SCALE: 3/16" = 1'-0"

1

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS, CA 94070
T 650.851.8810
F 650.851.8832



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Residence
1556 Plateau Ave
Los Altos - CA

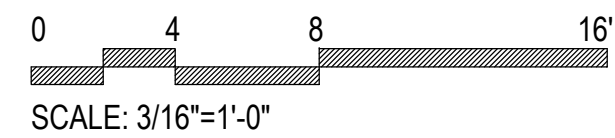
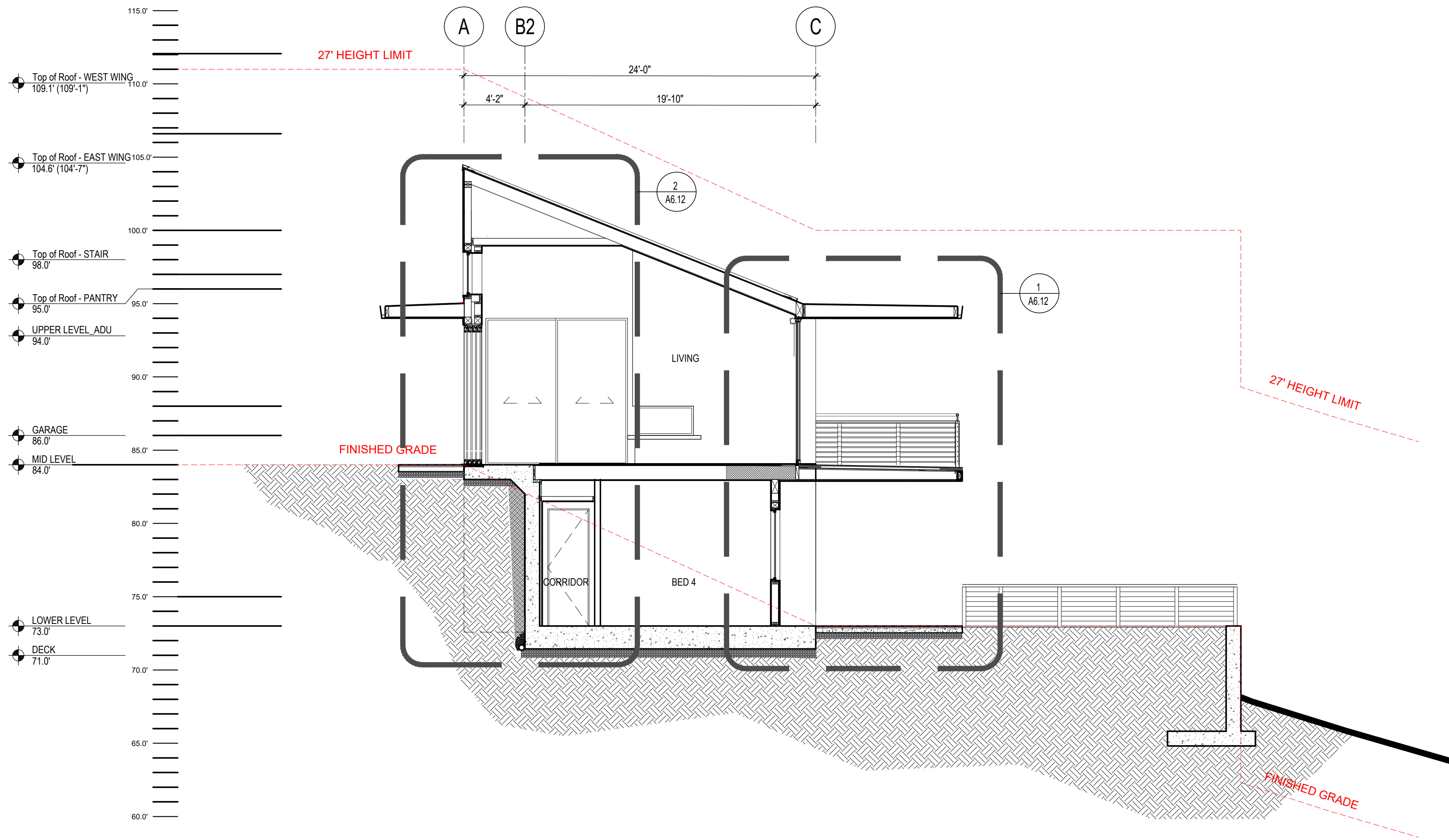
Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

	Building Section
Title	

Sheet	A6.1
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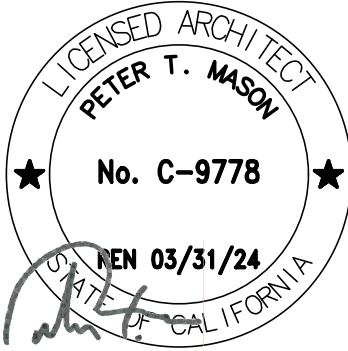
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BUILDING SECTION
Proposed House

SCALE: 3/16" = 1'-0"

1



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

Title	Building Section
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Sheet	A6.2
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Los Altos - CA

Scale	AS NOTED
Date	10.20.2022
Project No	14127

A6.10

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SCALE: 3/4" = 1'-0"

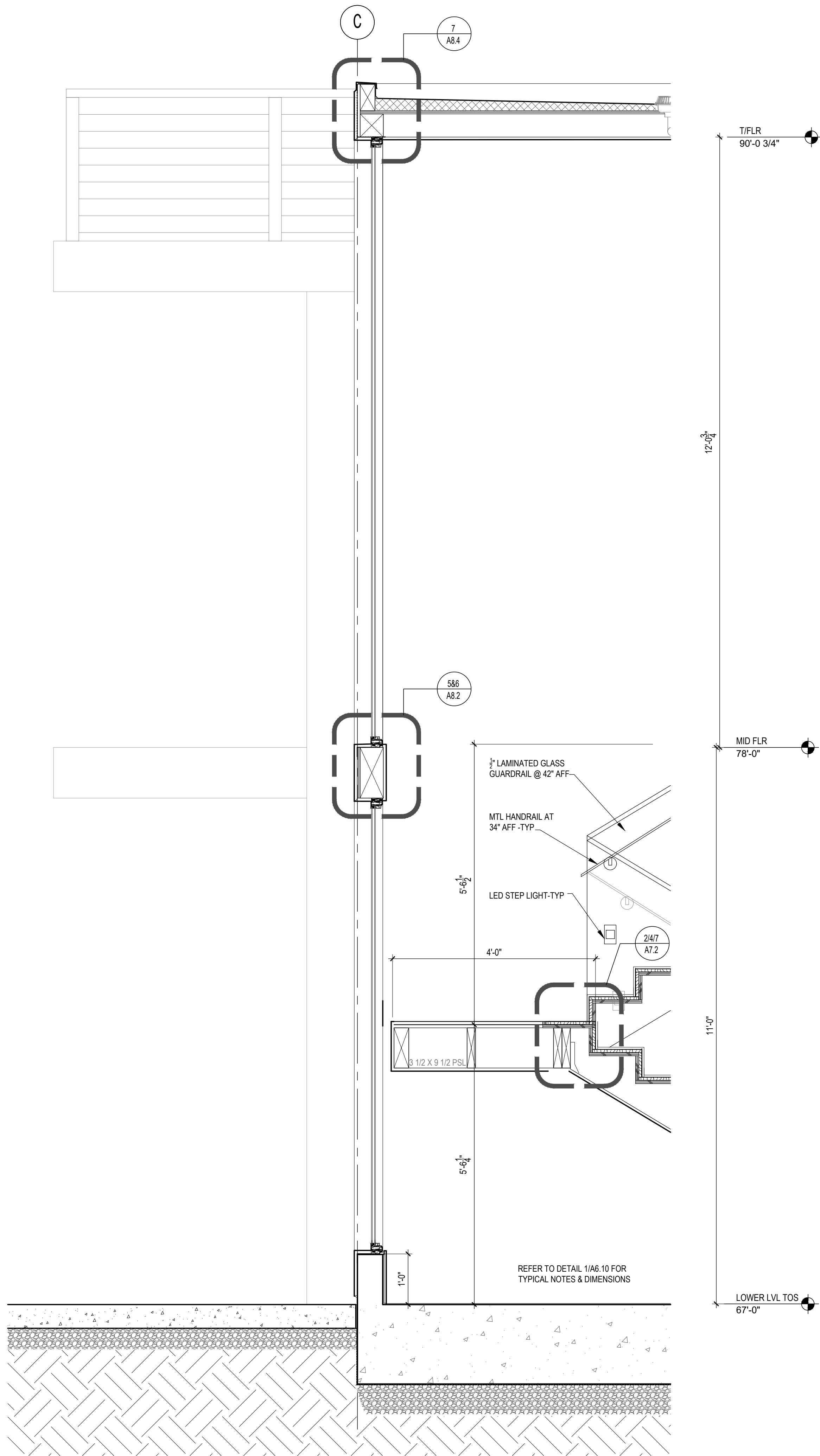
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SCALE: 3/4" = 1'-0"

1

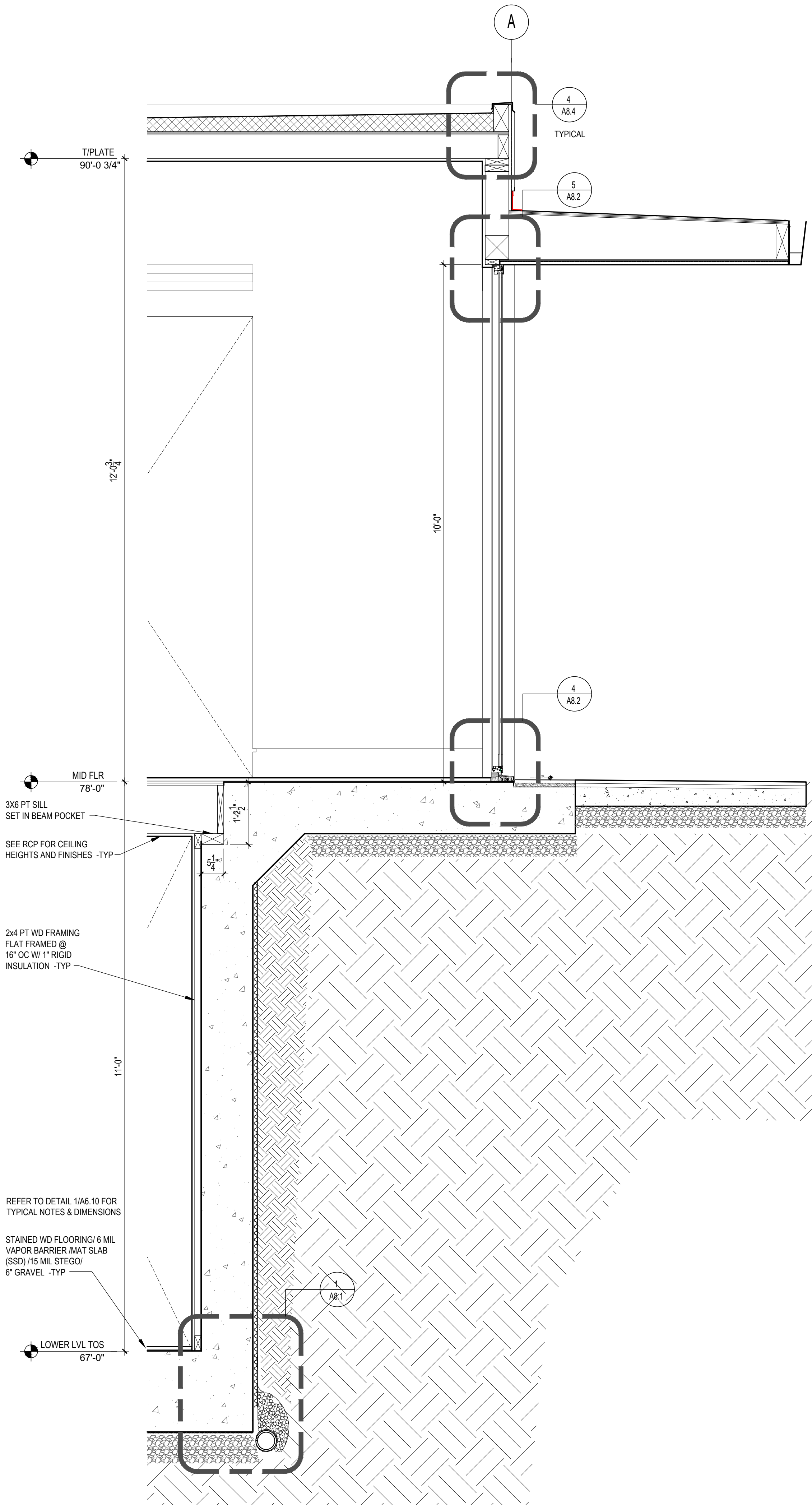
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TYPICAL WALL SECTION
VIEW SIDE

SCALE: 3/4" = 1'-0"

2



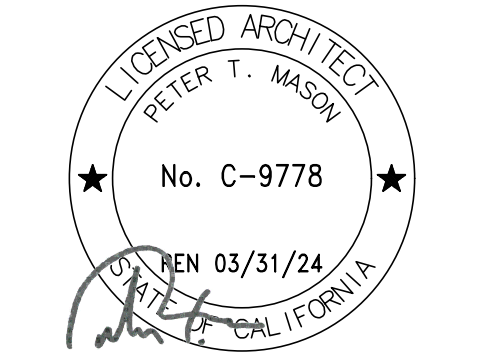
TYPICAL WALL SECTION
ENTRY COURT

SCALE: 3/4" = 1'-0"

1

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ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



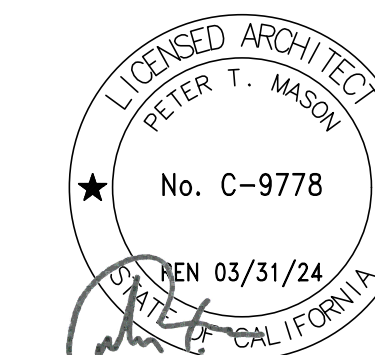
Narayanan
Residence
1556 Plateau Ave
Los Altos - CA

Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

Title	Wall Section
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Sheet	A6.11
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Residence
1556 Plateau Ave

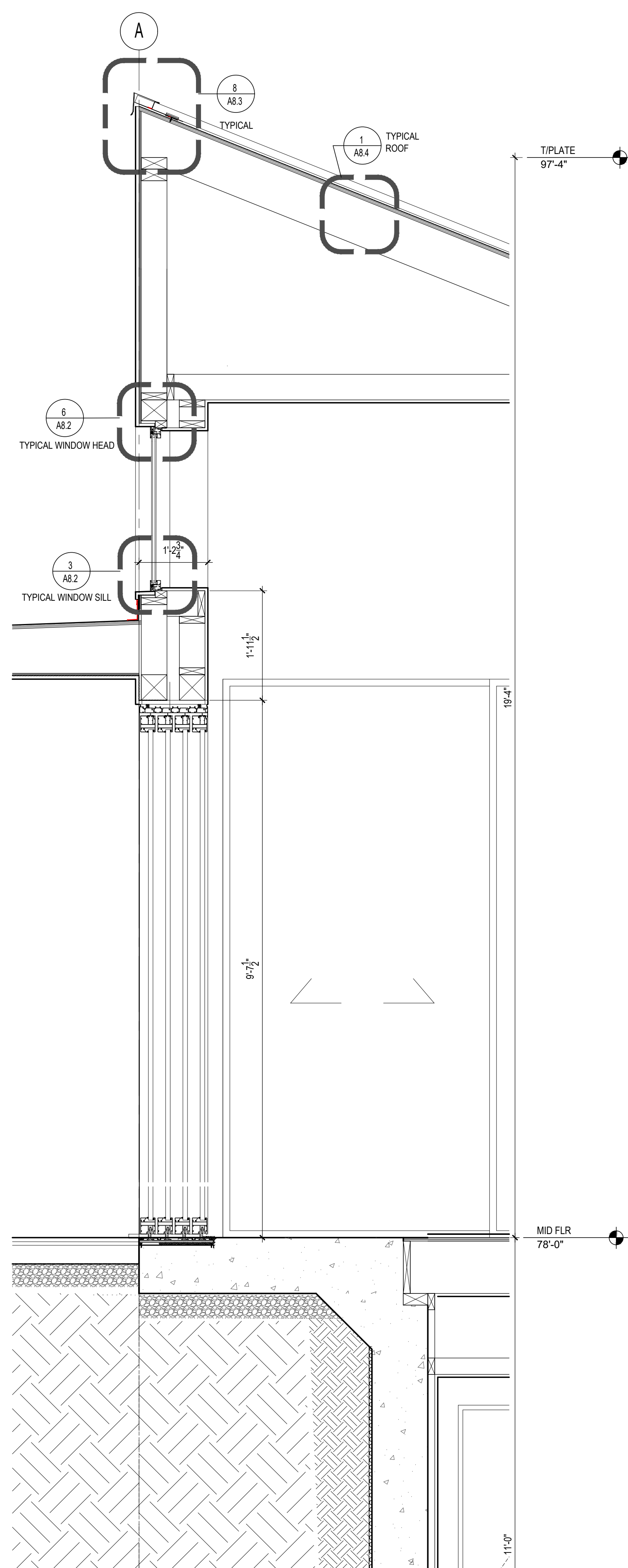
Los Altos - CA

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Wall Section

A6.12

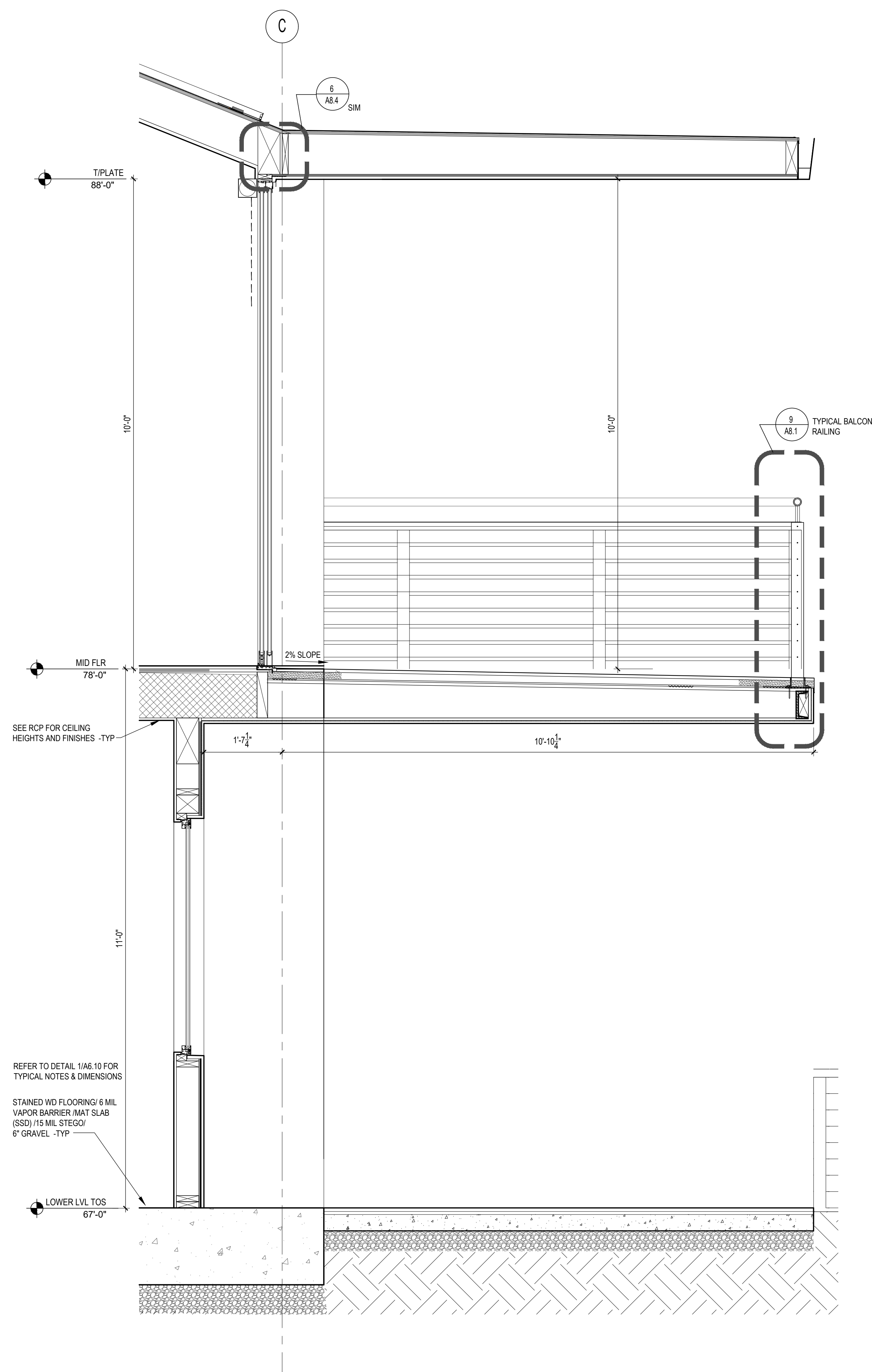
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TYPICAL WALL SECTION
VIEW SIDE

SCALE: 3/4" = 1'-0"

2



TYPICAL WALL SECTION ENTRY COURT

N	SCALE: 3/4" = 1'-0"
---	---------------------

1

Scale	AS NOTED
Date	10.20.2022
Project No	14127

<p>Title</p>	<p>Stair Details</p>
<p>Sheet</p>	<p>A7.2</p>

A7.2

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SCALE: 1/2"= 1'-0"

9



SCALE: 1/2"= 1'-0"

6



SCALE: 1 1/2" = 1'-0"

3



SCALE: 1 1/2" = 1'-0"

8



SCALE: 1 1/2"= 1'-0"

5



SCALE: 1 1/2" = 1'-0"

2



SCALE: 1 1/2" = 1'-0"

7



SCALE: 3"= 1'-0"

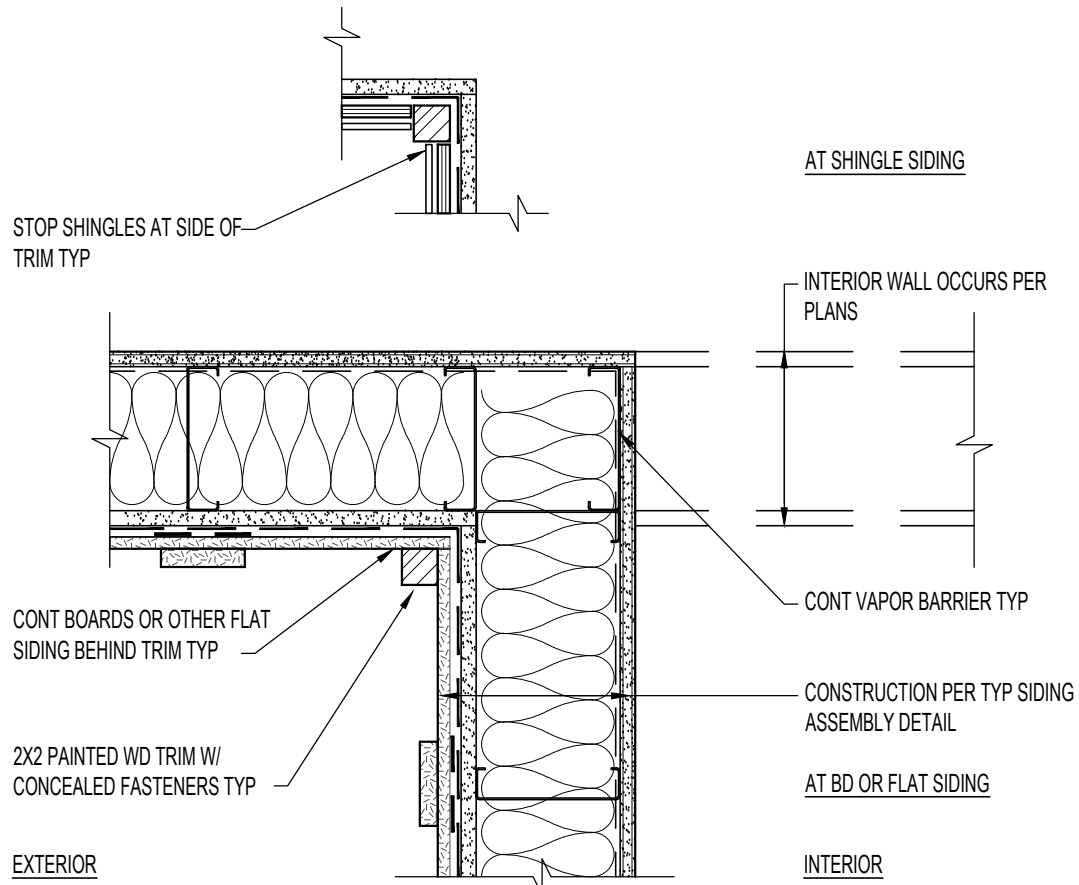
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SCALE: 1 1/2" = 1'-0"

1

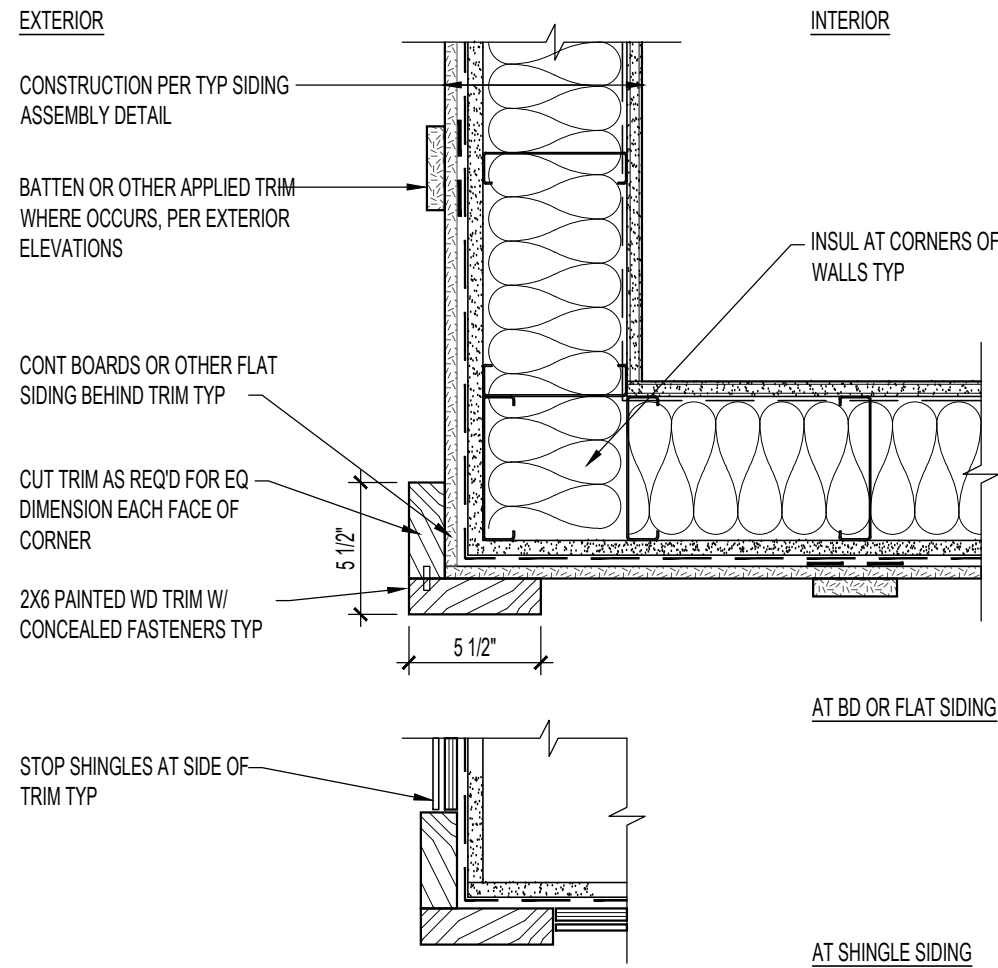
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EXT WALL AT INSIDE CORNER
TYPICAL

SCALE: 1 1/2"= 1'-0"

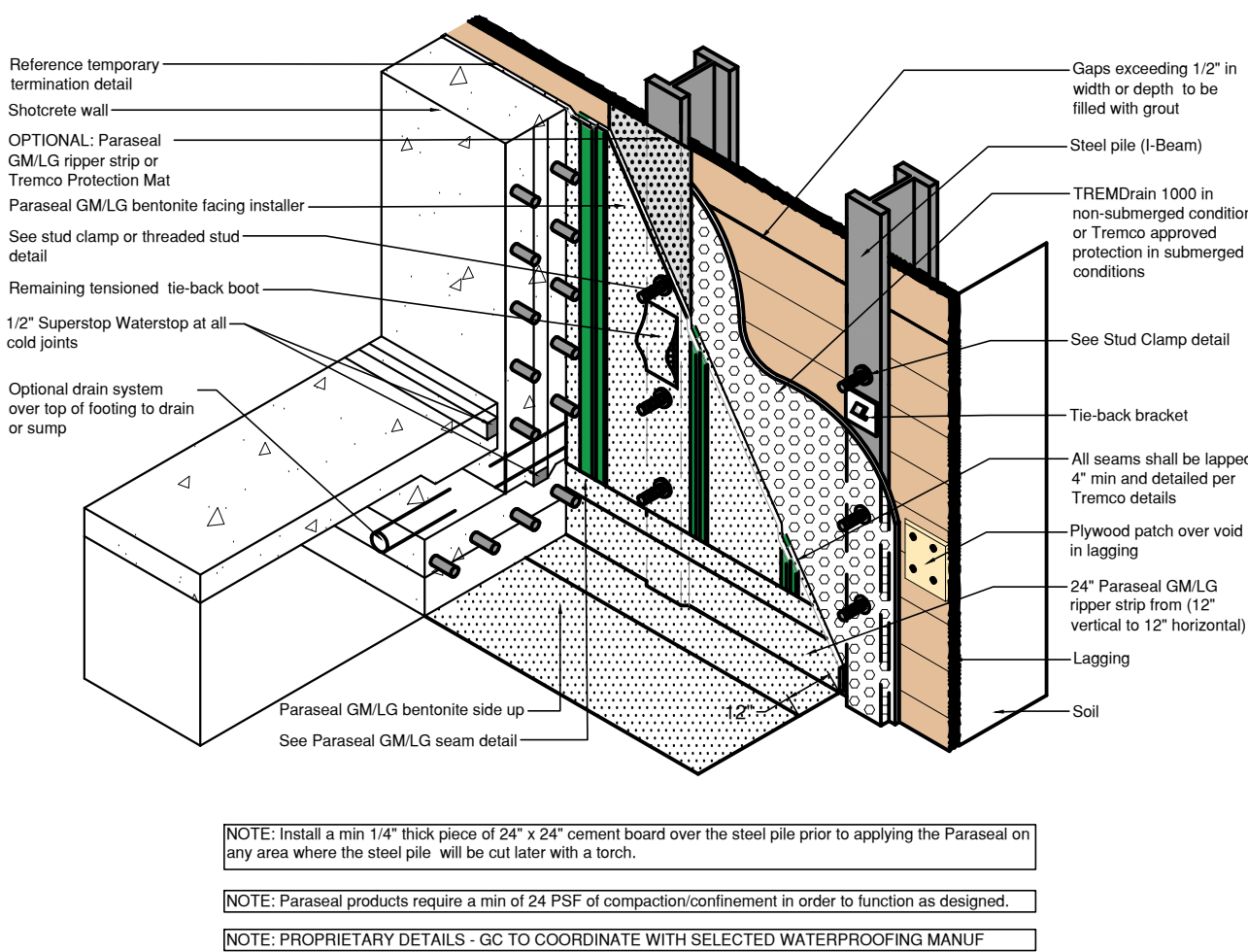
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EXT WALL AT OUTSIDE CORNER
TYPICAL

SCALE: 1 1/2"= 1'-0"

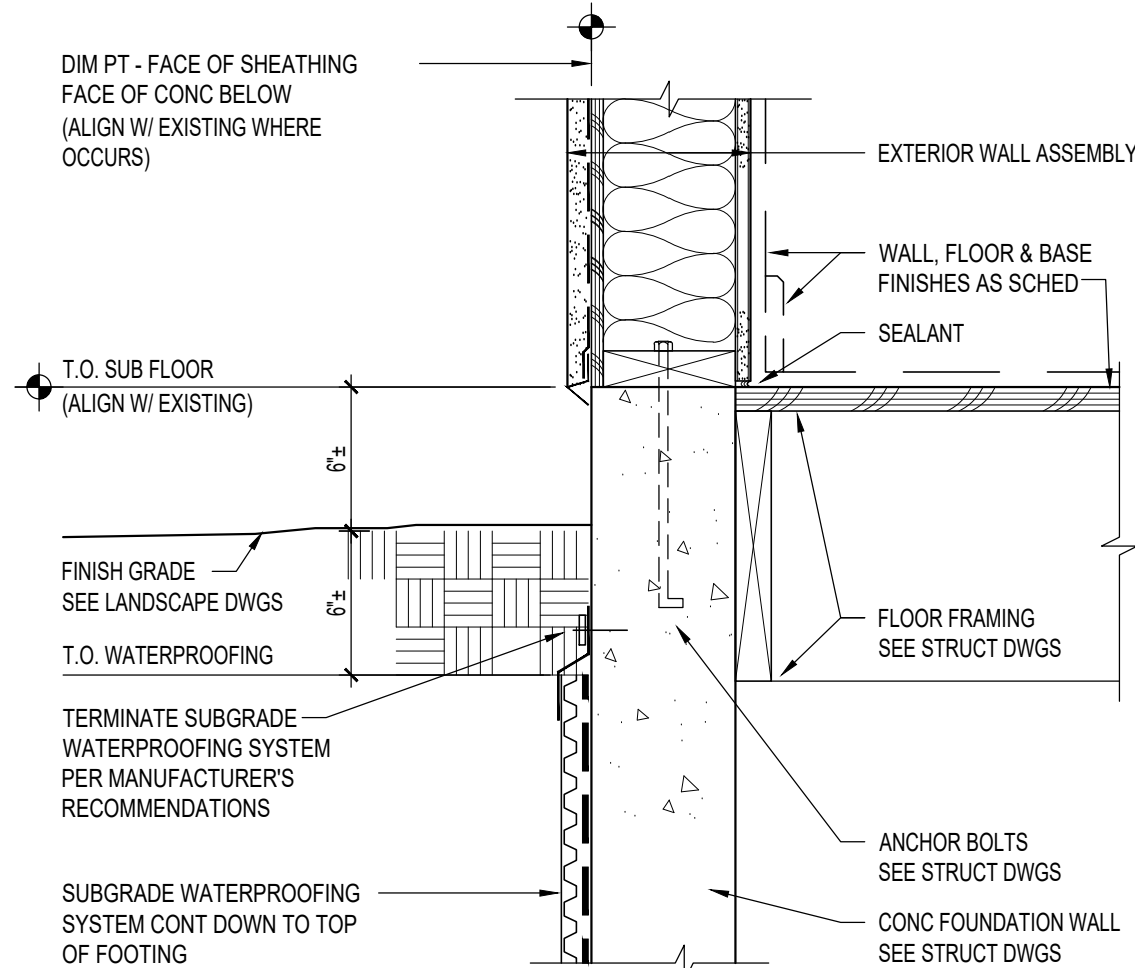
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BLIND SIDE WATERPROOFING
SHORING WALL

SCALE: 1 1/2"= 1'-0"

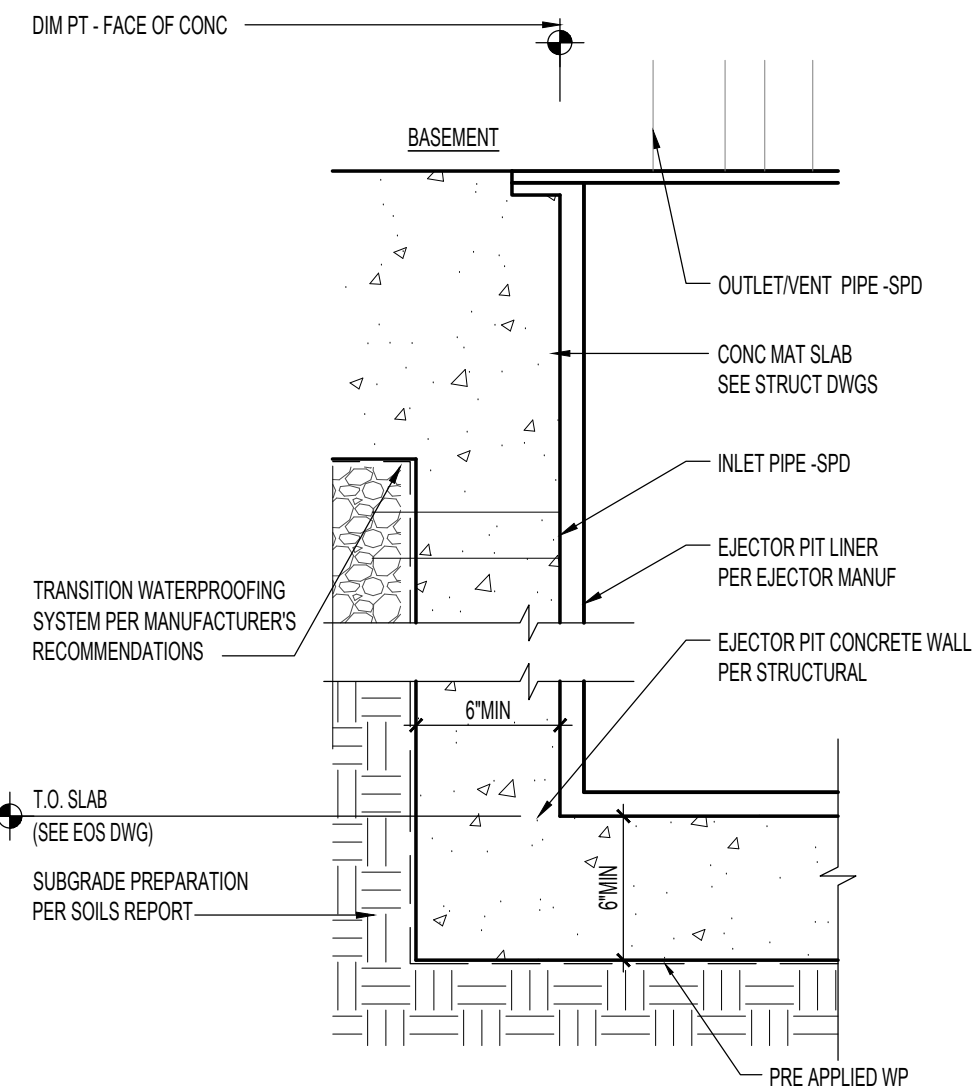
10



EXT WALL AT SIDING
TYPICAL

SCALE: 1 1/2"= 1'-0"

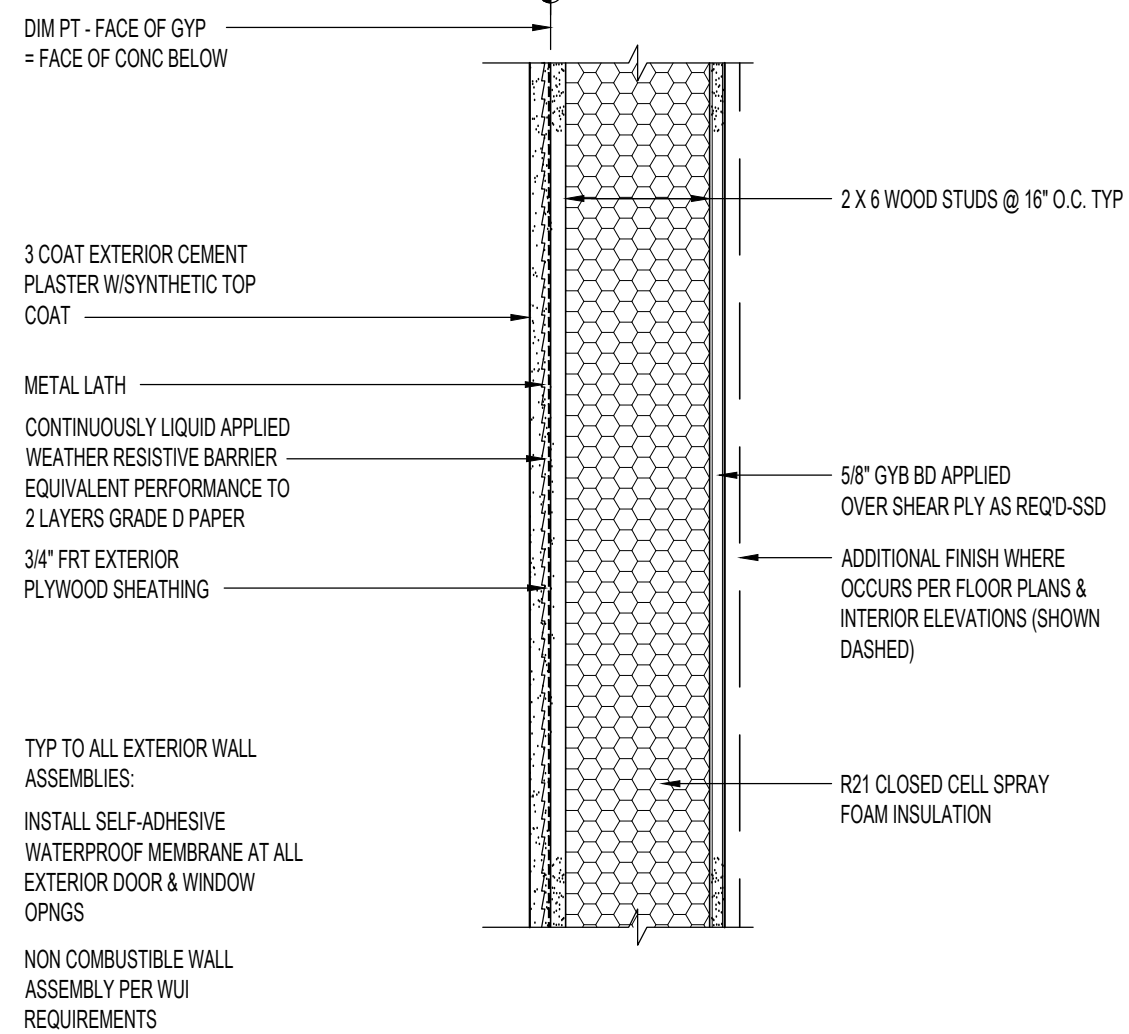
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EJECTOR PIT

SCALE: 1 1/2"= 1'-0"

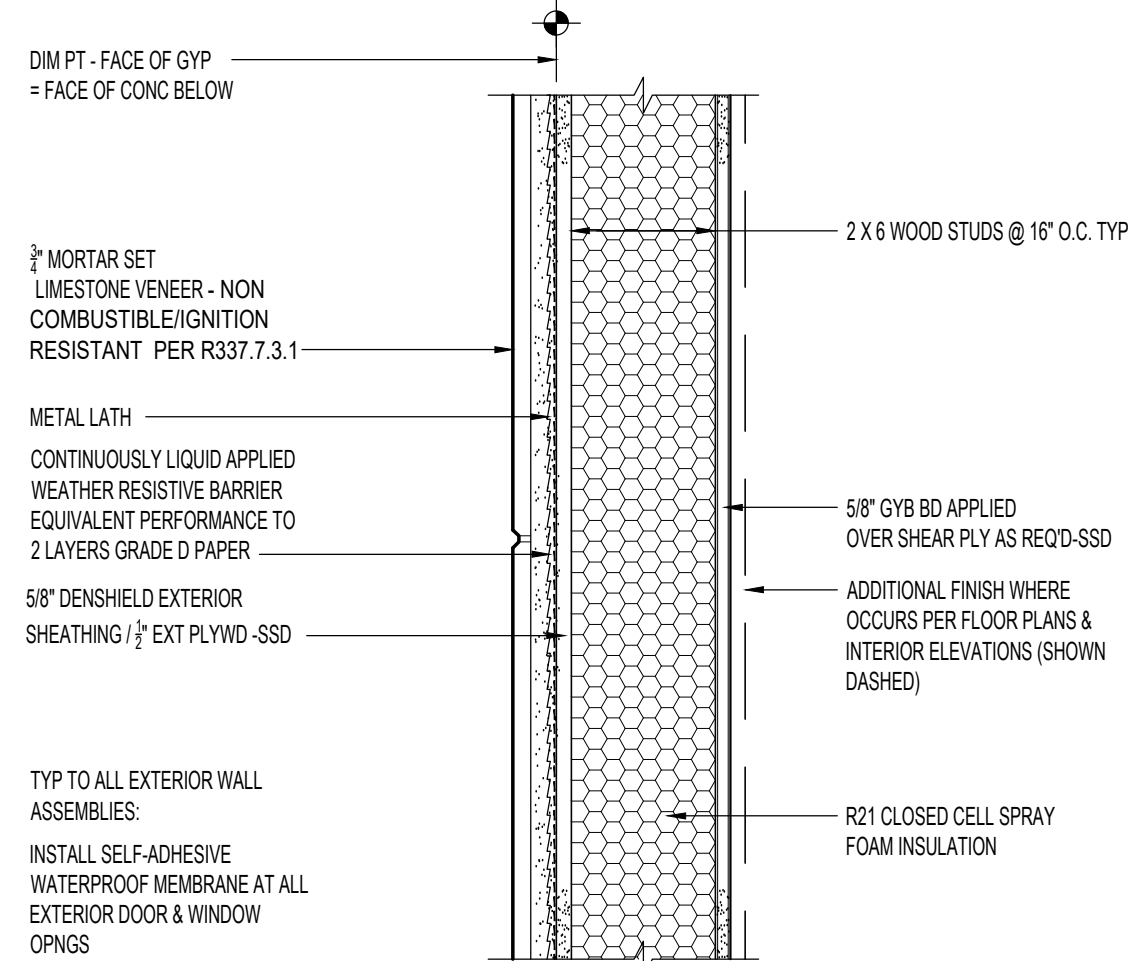
7



EXTERIOR CEMENT PLASTER ASSEMBLY

SCALE: 1 1/2"= 1'-0"

6



EXTERIOR STONE VENEER ASSEMBLY

SCALE: 1 1/2"= 1'-0"

5

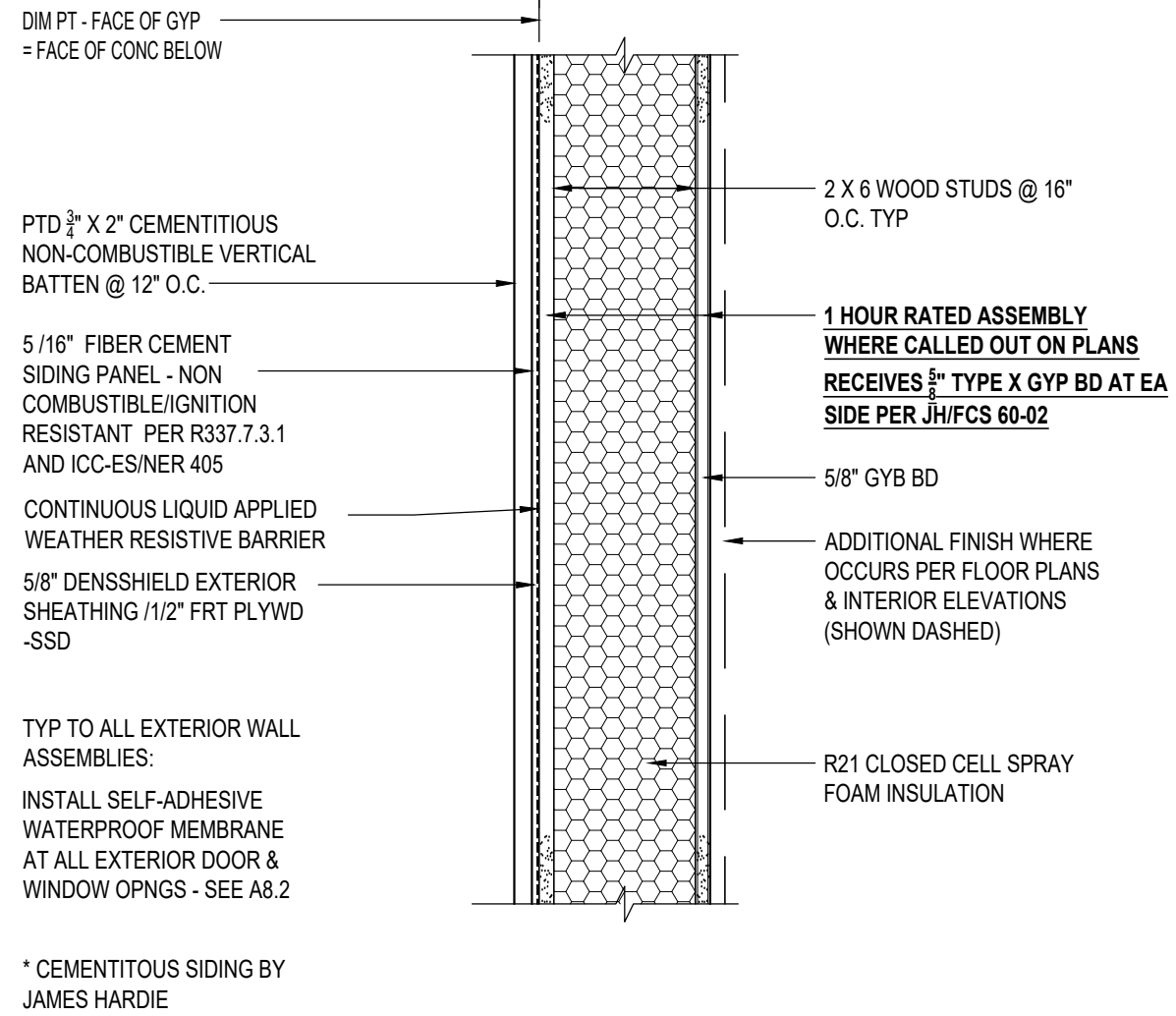
MATERIAL RECOMMENDATIONS		
ITEM	PRODUCT	MANUFACTURER
POST-APPLIED WP	PREPRUFE	GCP*
PRE-APPLIED WP (WALLS)	PREPRUFE 300R PLUS	GCP*
PRE-APPLIED (UNDER SLAB)	PREPRUFE 160 PLUS	GCP*
PRE-APPLIED WP TAPE	PREPRUFE TAPE	GCP*
LIQUID MEMBRANE	LM LIQUID MEMBRANE	GCP*
BENTONITE WP	VOLTEX DS	CETCO
BENTONITE SEAL	BENTO SEAL	CETCO
WATERSTOP	OPTION I - ADOR ES OPTION II - DENEFF	GCP* DENEFF
SHEET METAL	STAINLESS STEEL TYPE 304, 24 GA	-
CONCRETE ADDITIVE	XYPEX ADMIX C-500	XYPEX

*GCP= GCP APPLIED TECHNOLOGIES

WATERPROOFING MATERIALS

SCALE: 1 1/2"= 1'-0"

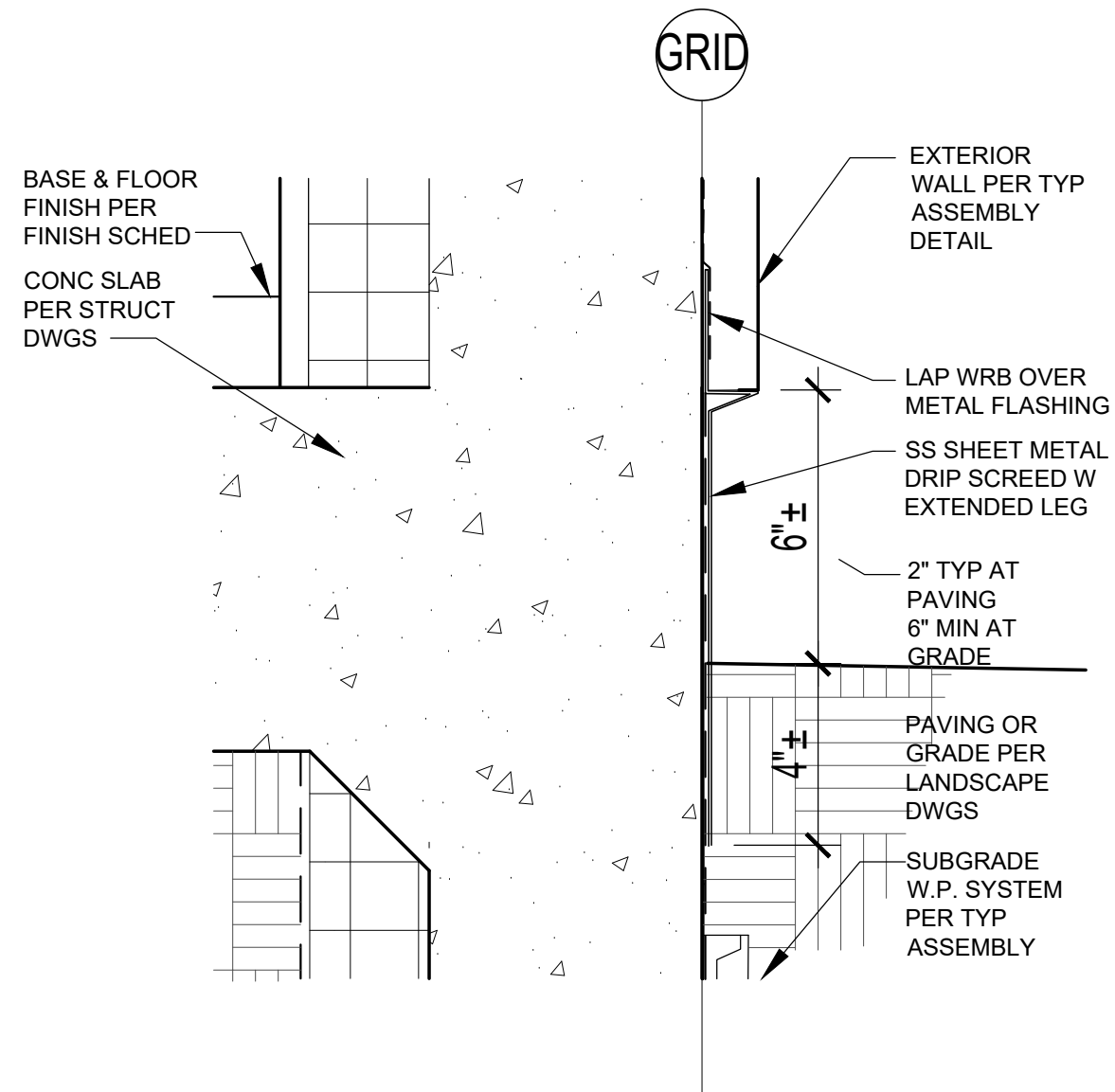
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EXTERIOR BOARD AND BATTEN ASSEMBLY

SCALE: 1 1/2"= 1'-0"

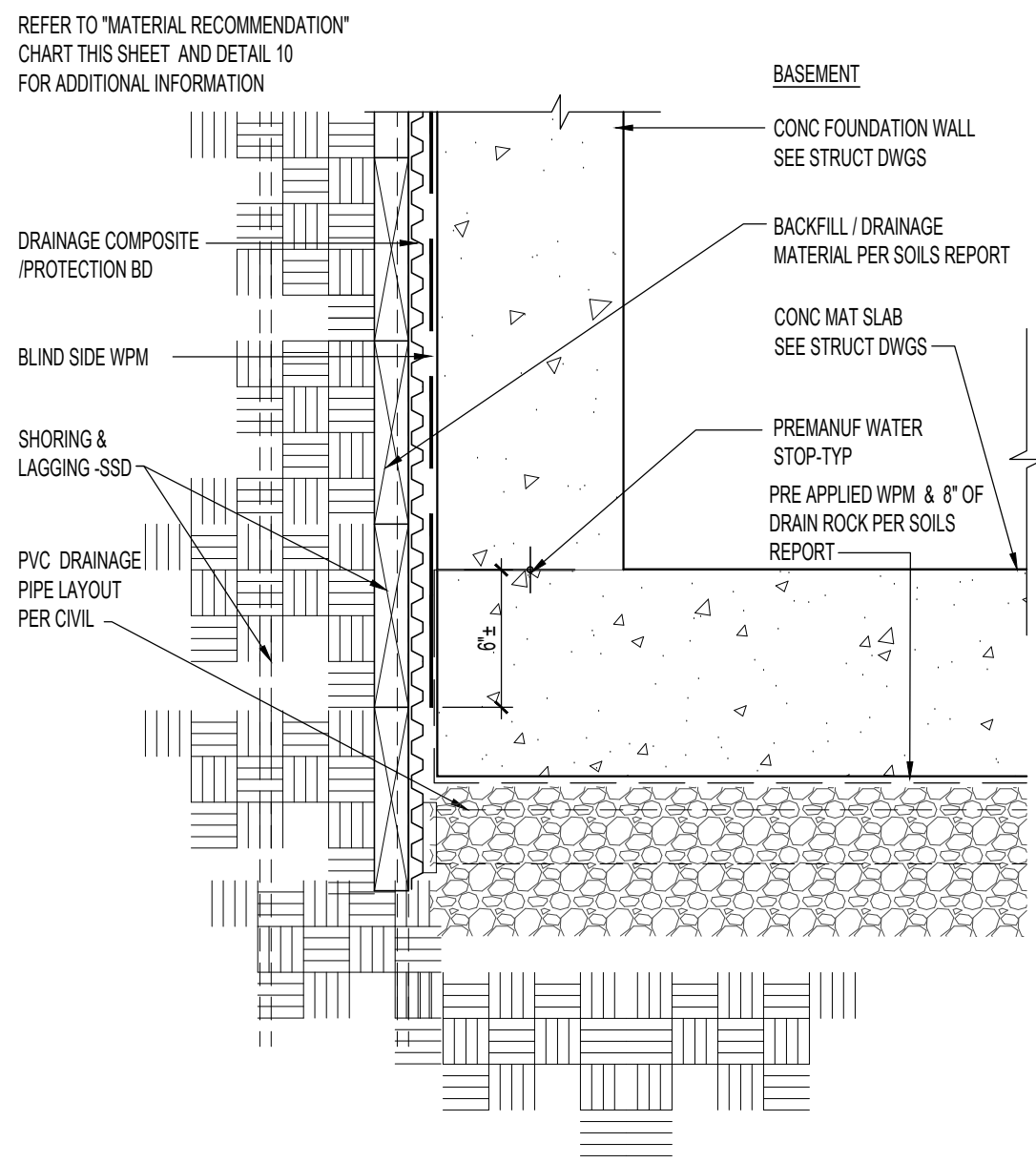
3



TYP EXTERIOR WALL BASE

SCALE: 3\"/>

2



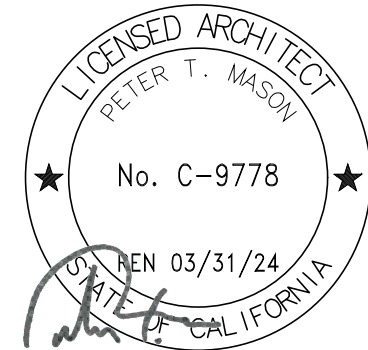
FOUNDATION DRAINAGE
@ FOUNDATION STEP

SCALE: 1 1/2"= 1'-0"

1

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

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Exterior Details

A8.1

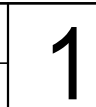
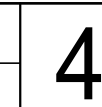
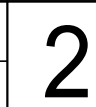
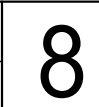
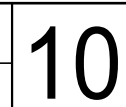
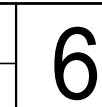
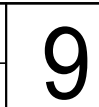
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EXTERIOR CEMENT PLASTER SOFFIT CONTROL JOINT SCALE: 3"= 1'-0"	WINDOW HEAD/JAMB WD FRAMED PLASTER WALL/DOOR SIM SCALE: 3"= 1'-0"	WINDOW SILL WD FRAMED PLASTER WALL SCALE: 3"= 1'-0"
SLIDING DOOR HEAD PLASTER WALL SCALE: 3"= 1'-0"	OUTSWING DOOR HEAD TYPICAL SCALE: 3"= 1'-0"	TYPICAL DOOR SILL FLASHING SCALE: 3"= 1'-0"
SLIDING DOOR SILL TYPICAL SCALE: 3"= 1'-0"	OUTSWING DOOR SILL TYPICAL SCALE: 3"= 1'-0"	TYPICAL WINDOW SILL FLASHING HEAD SIMILIAR SCALE: 3"= 1'-0"
ALTERNATE FLASHING EXTERIOR OPENING NTS		

Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

Exterior Details	
Title	
Sheet	A8.2



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Pool Fencing

5 ' Tall Cedar Post & Rail
fencing w/ 1.25" x 1.25" wire
infill per pool code
requirements

Pool Fencing - 60" ABOVE FINISHED GRADE

1. The wire for the chain link shall not be less than 11-gauge.
2. The posts shall be galvanized pipe at least 1-1/4 inch in diameter and spaced not more than 10 feet apart.
3. The posts shall be set not less than 12 inches into concrete. The concrete shall be poured into a hole minimum 6 inches in diameter and minimum 18 inches deep.
4. Openings in the chain link shall not be greater than 1-3/4 inches measured horizontally.



Cable Rail w/ Cedar Handrail



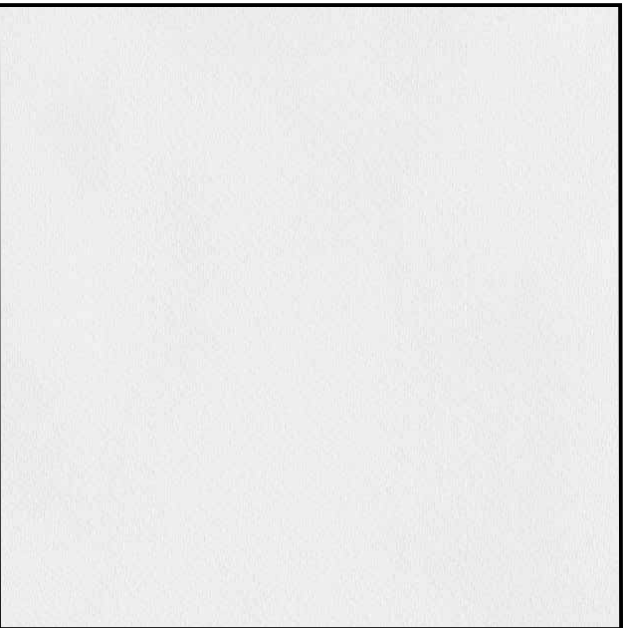
Asphalt Shingles Roofing
UL Class A, UL 790 Fire
Rated, Charcoal Color



5/4" Stained Cedar Siding
O/ 5/8" Densglas for Fire
Protection
Pool Fence :
Stained Cedar Siding,
Matched to Main Residence
Stained Cedar Siding



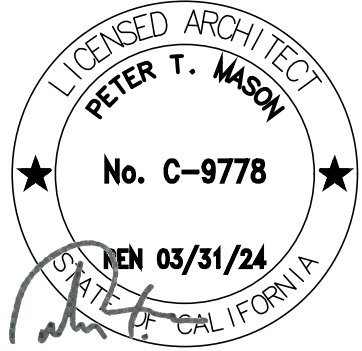
Exterior Plaster Finish
(Tan)
Material 1C in Elevation
Sheets



Exterior Plaster Finish
(White)
Material 1A in Elevation
Sheets



Exterior Plaster Finish
(Gray Pattern)
Material 1D in Elevation
Sheets



Narayanan
Residence
1556 Plateau Ave
Los Altos - CA

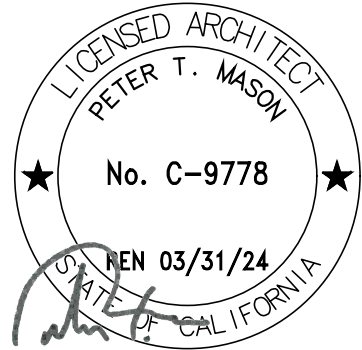
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Project No	14127

	Exterior Marerials
Title	

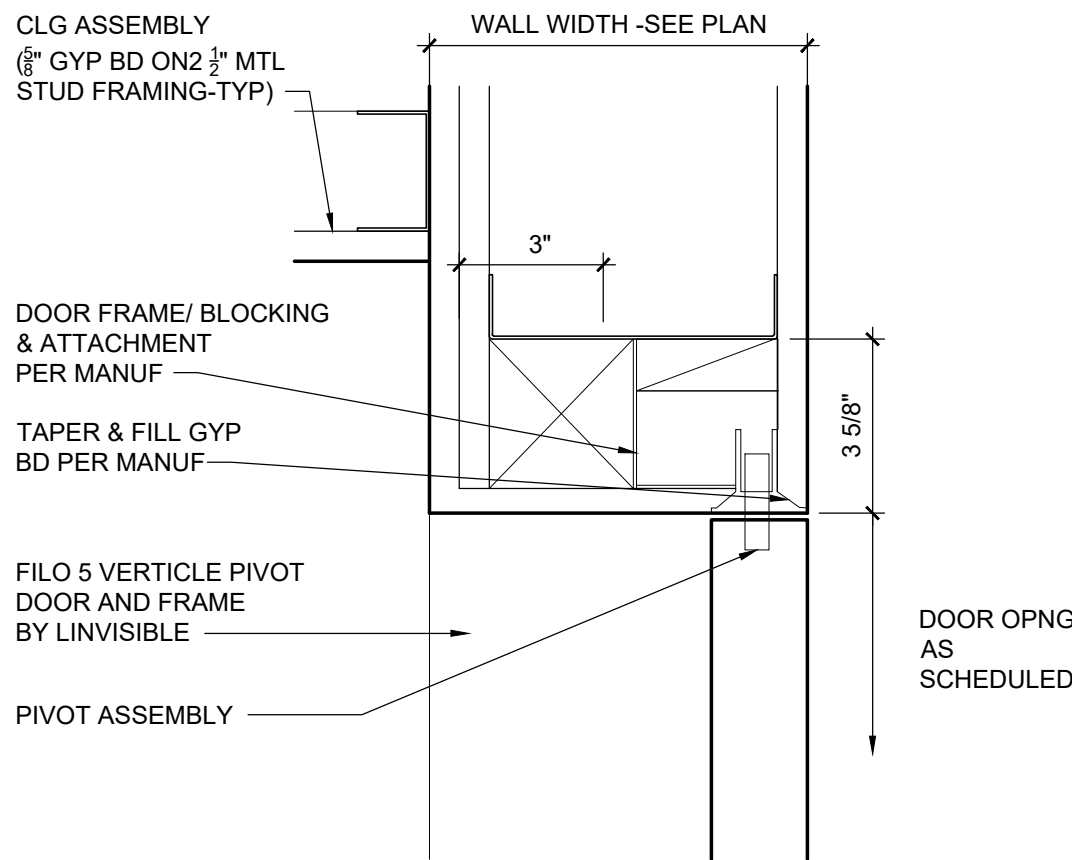
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Narayanan
Residence
1556 Plateau Ave

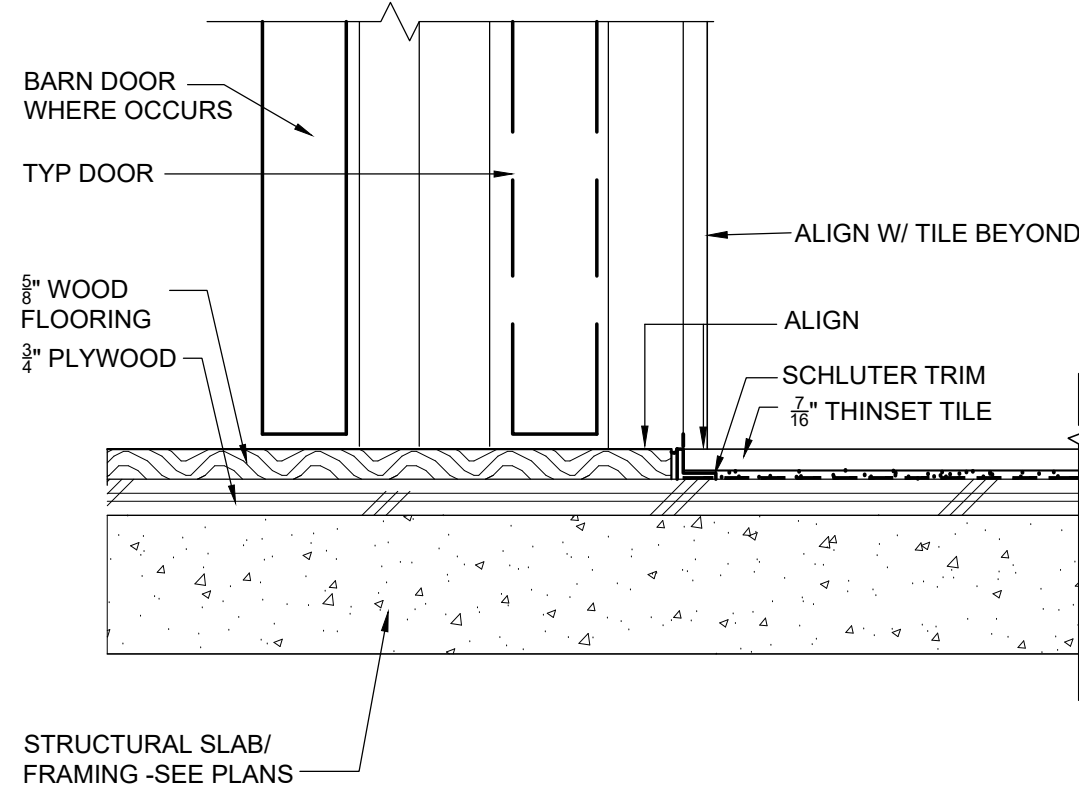
Los Altos - CA



BLIND DOOR HEAD
TYPICAL

SCALE: 1 1/2" = 1'-0"

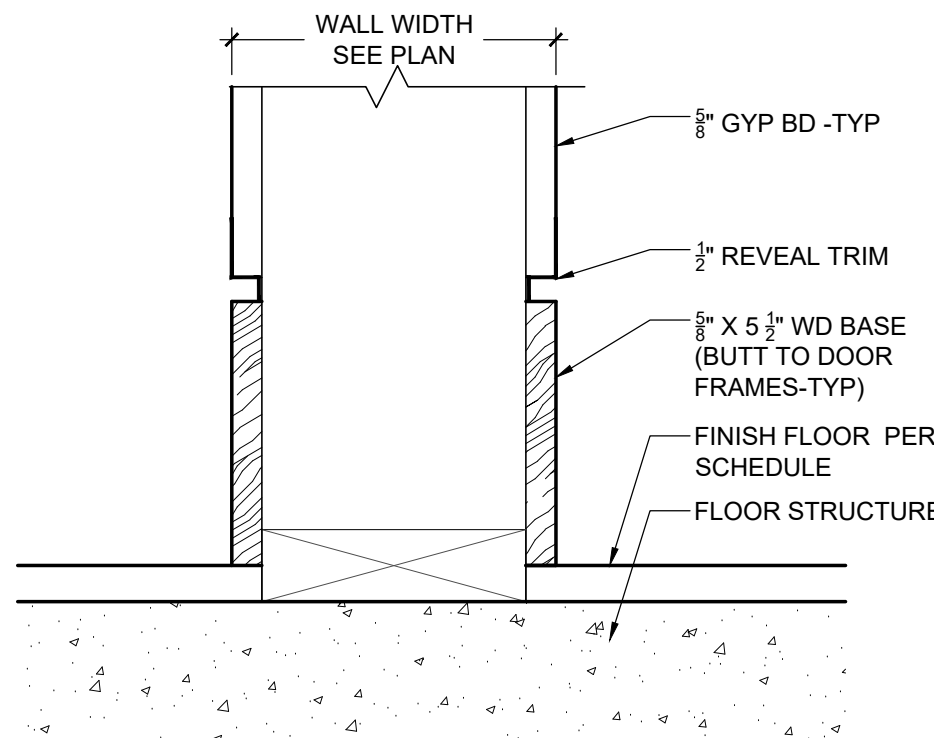
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BARN DOOR SILL
TYPICAL

SCALE: 1 1/2" = 1'-0"

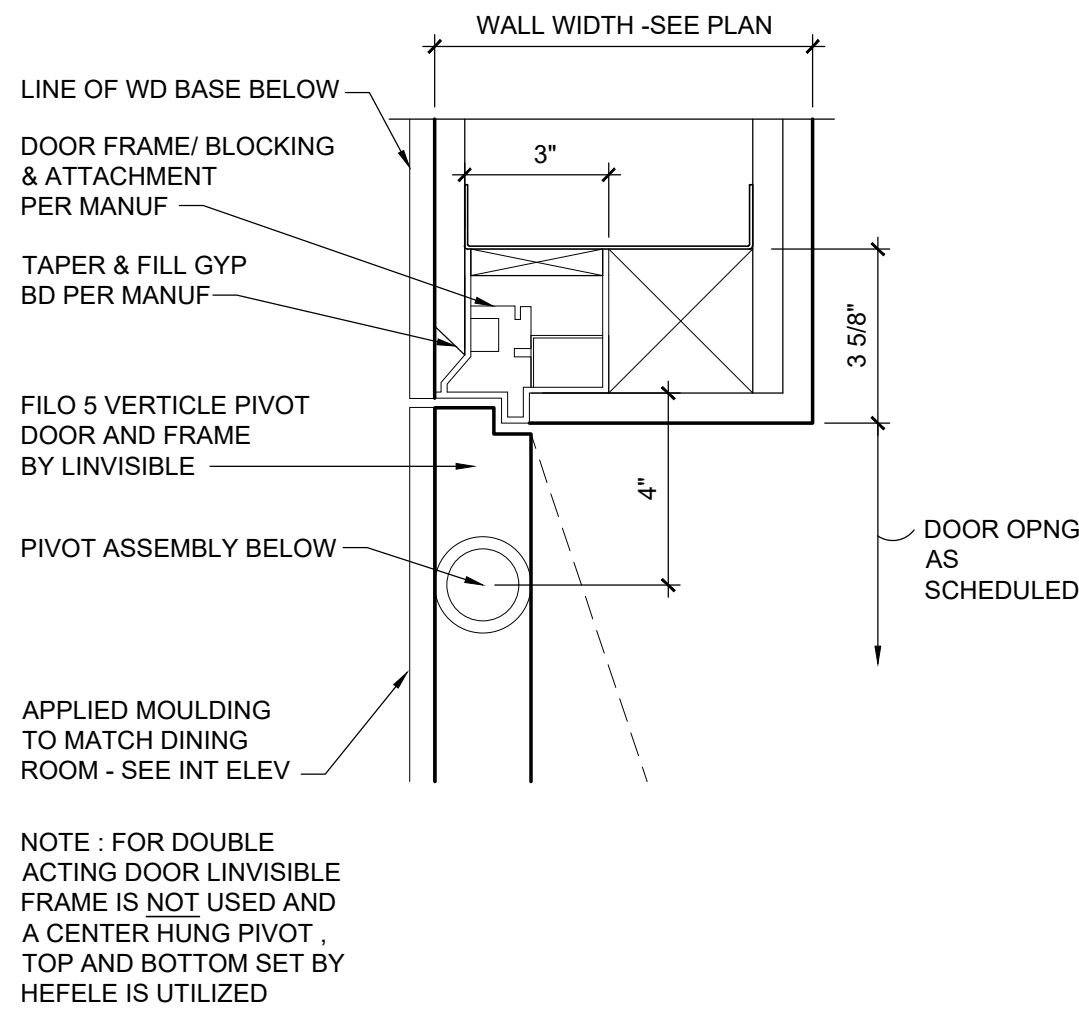
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WALL BASE
TYPICAL

SCALE: 3" = 1'-0"

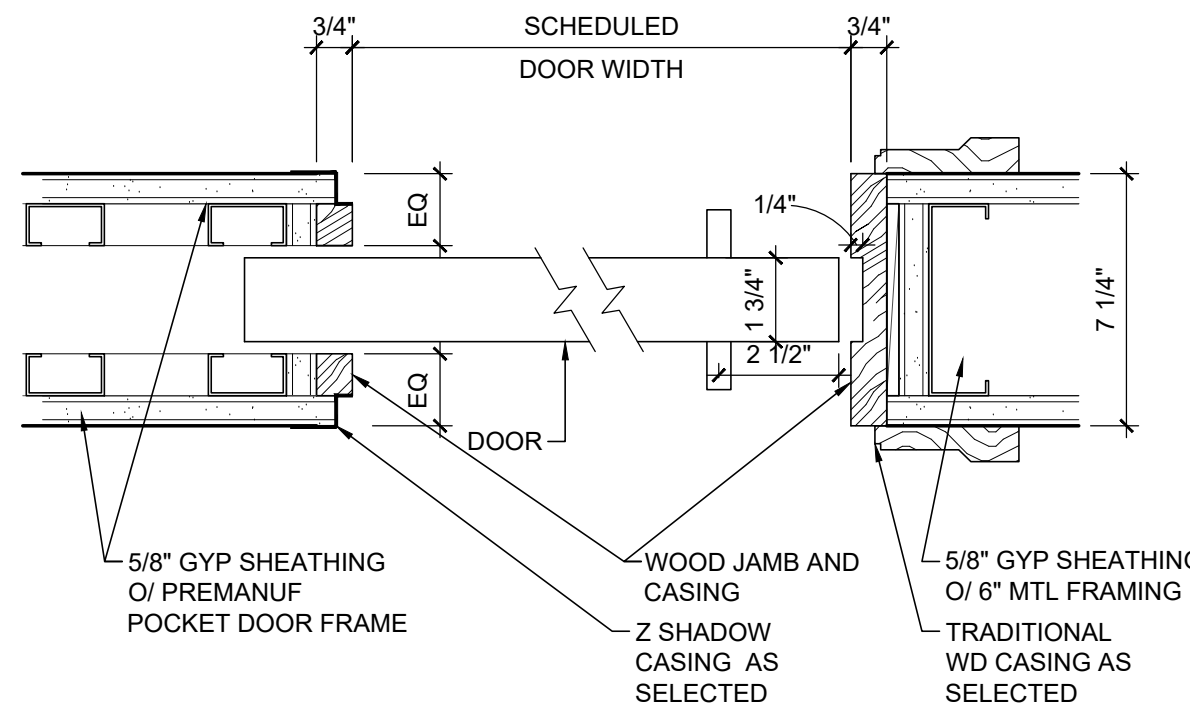
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BLIND DOOR JAMB
PIVOT SIDE

SCALE: 1 1/2" = 1'-0"

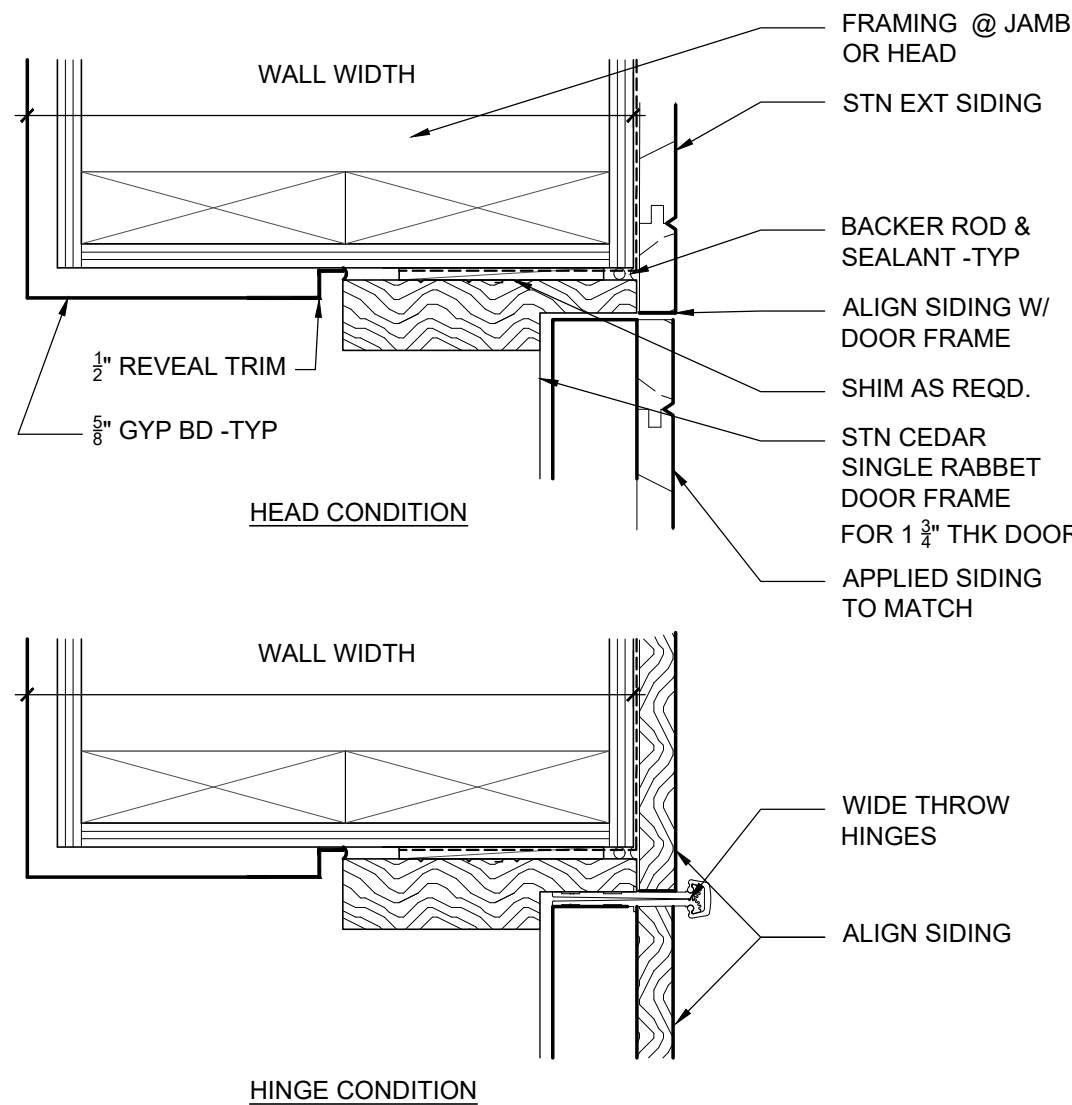
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POCKET DOOR JAMB DETAIL
SLIDING SIM

SCALE: 3" = 1'-0"

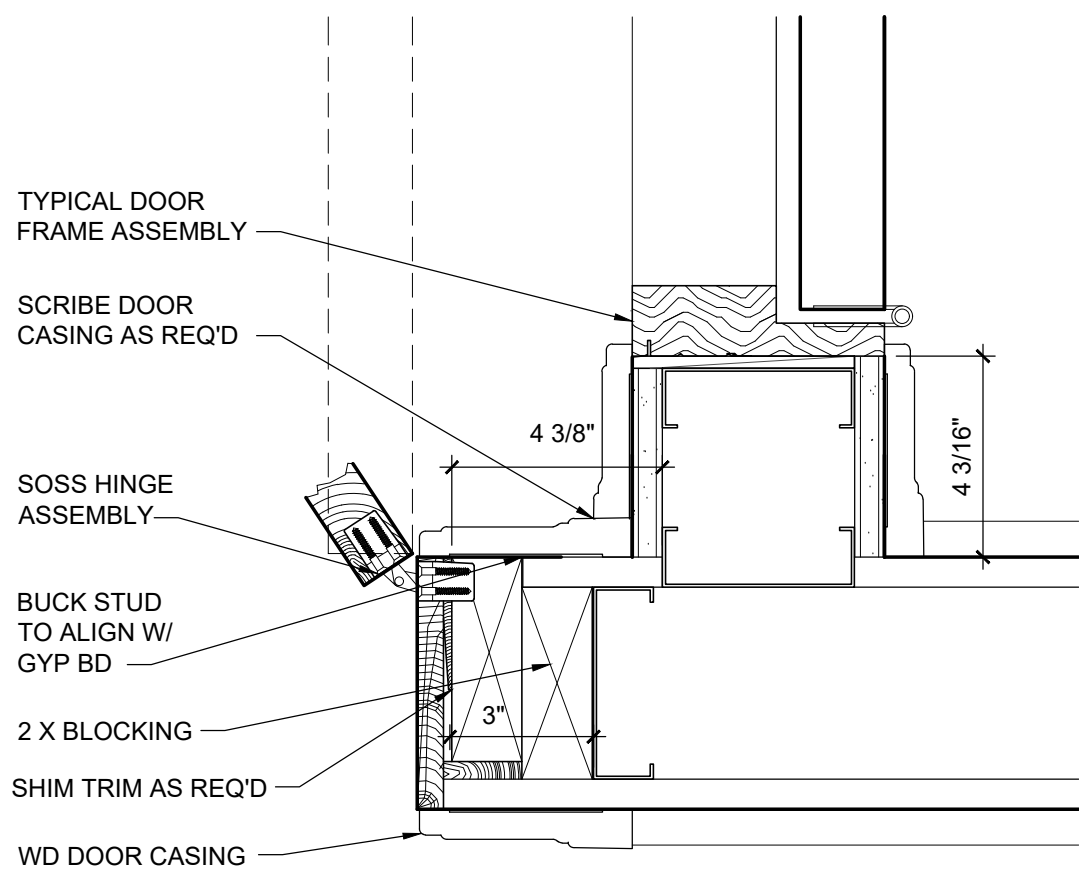
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EXTERIOR BLIND DOOR JAMB
HEAD SIM

SCALE: 3" = 1'-0"

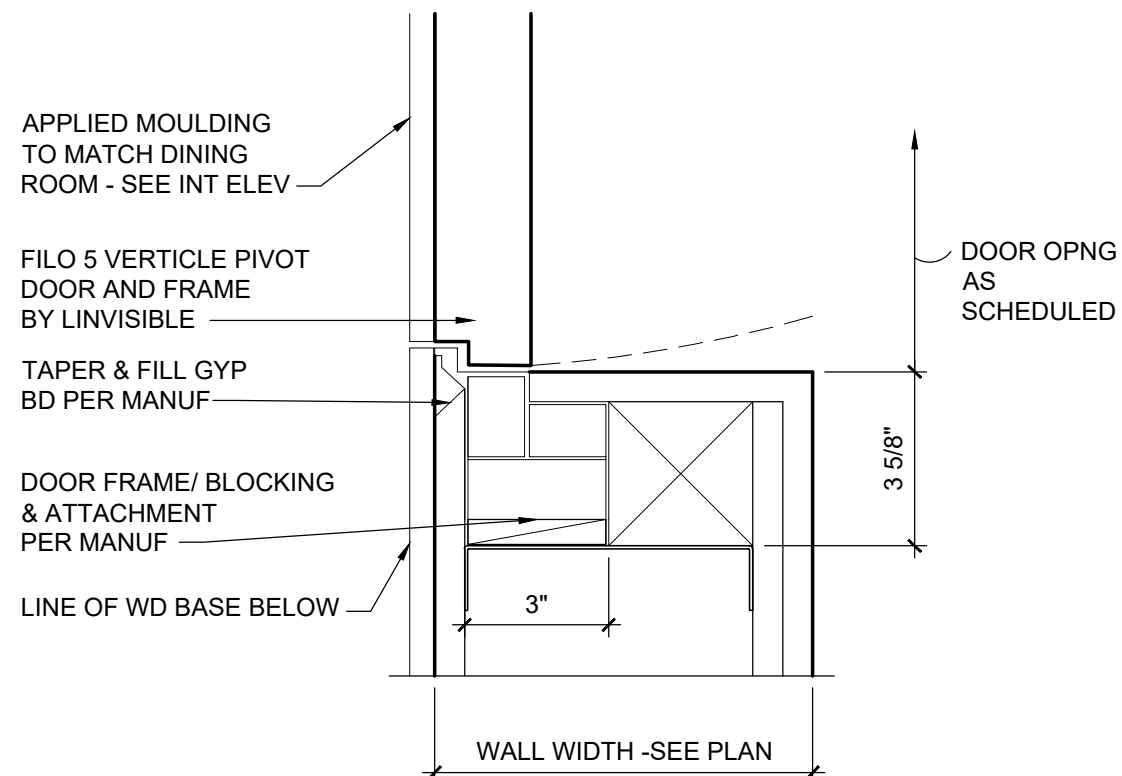
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SOSS HINGE DETIAL
TYPICAL

SCALE: 1 1/2" = 1'-0"

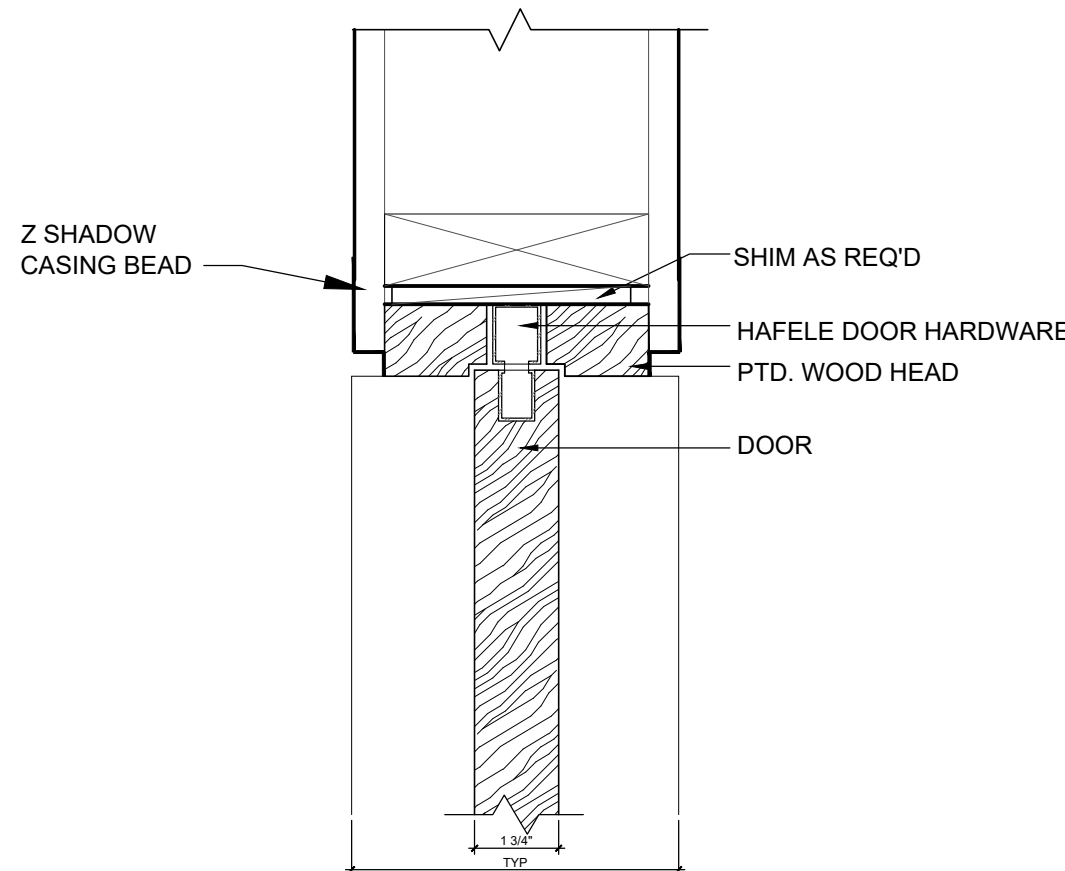
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BLIND DOOR JAMB
TYPICAL

SCALE: 1 1/2" = 1'-0"

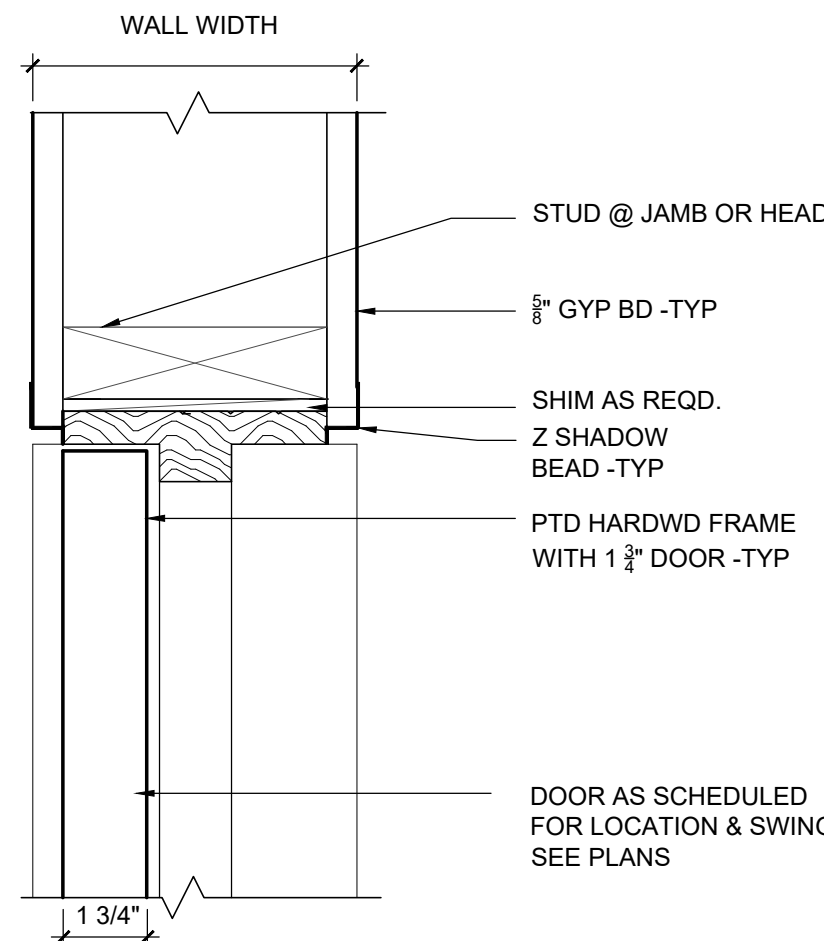
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POCKET DOOR HEADER
SLIDING SIM.

SCALE: 3" = 1'-0"

4



DOOR HEAD/JAMB SIM
TYPICAL

SCALE: 3" = 1'-0"

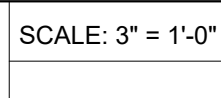
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Project No	14127

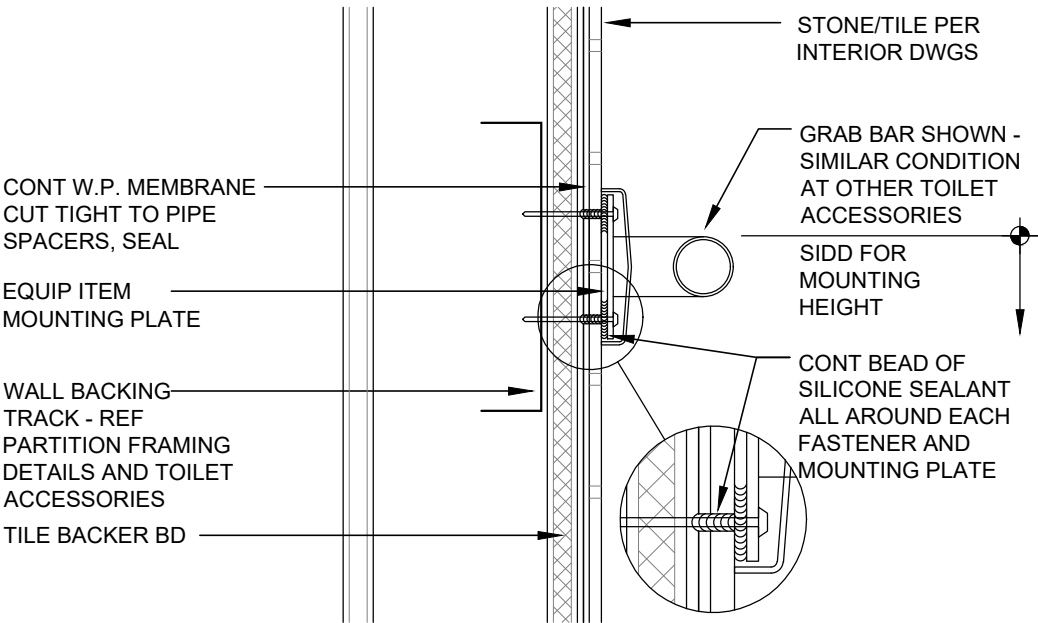
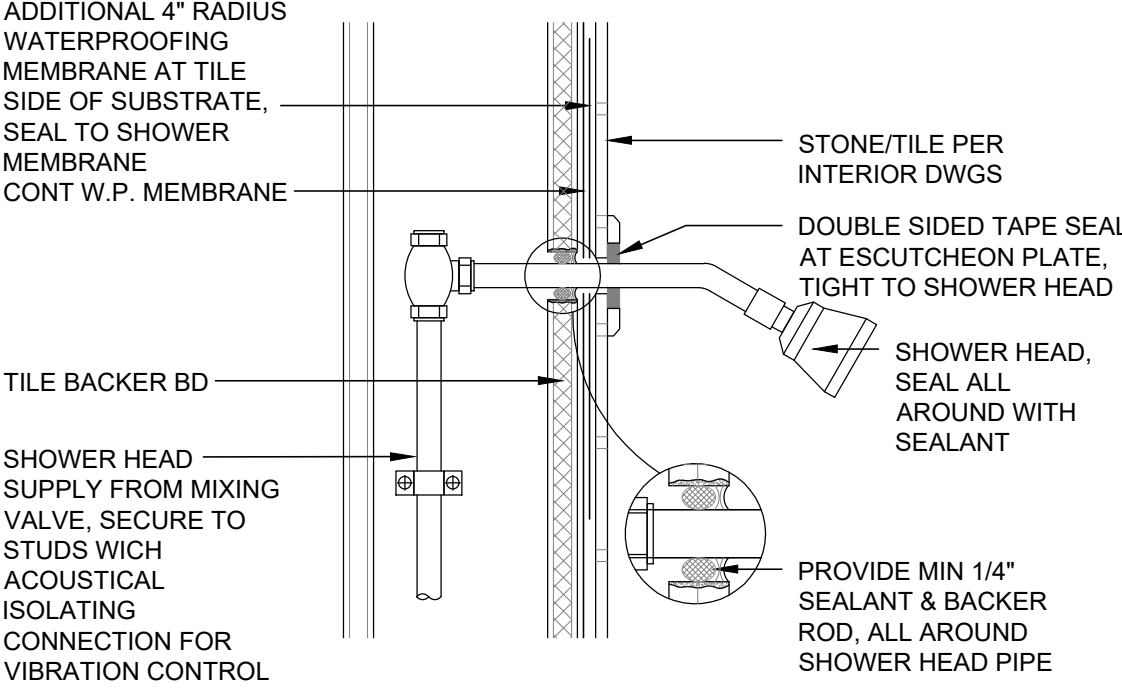
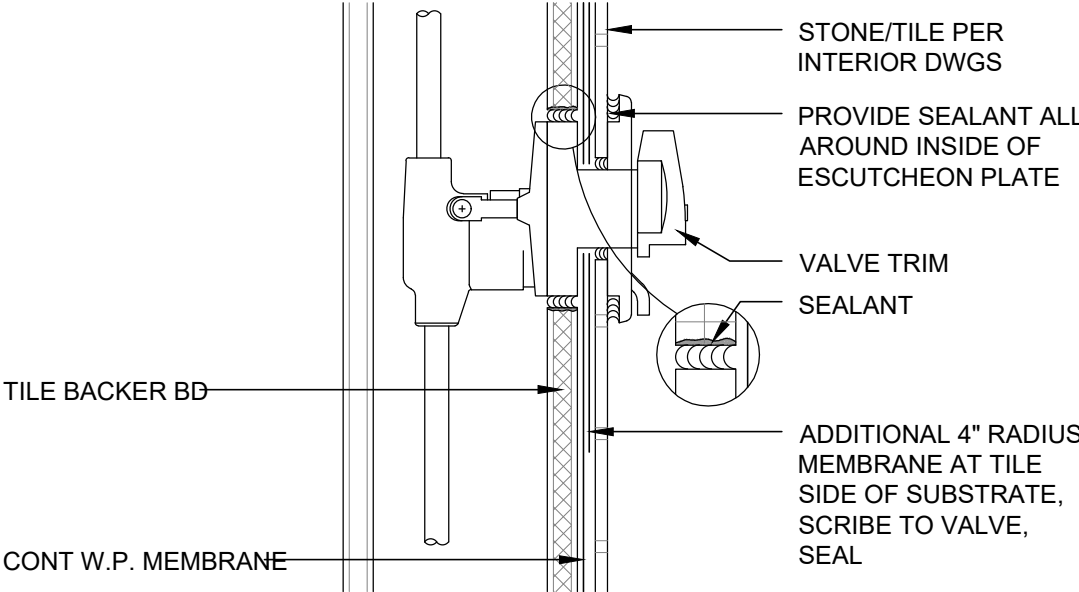
Interior Door Details

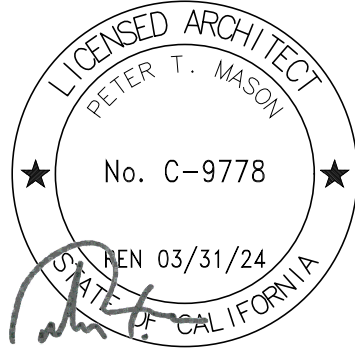
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Scale	AS NOTED
Date	10.20.2023
Project No	14127

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			<div><p>STONE/TILE PER INTERIOR DWGS</p><p>GRAB BAR SHOWN - SIMILAR CONDITION AT OTHER TOILET ACCESSORIES</p><p>SIDD FOR MOUNTING HEIGHT</p><p>CONT BEAD OF SILICONE SEALANT ALL AROUND EACH FASTENER AND MOUNTING PLATE</p><p>CONT W.P. MEMBRANE CUT TIGHT TO PIPE SPACERS, SEAL</p><p>EQUIP ITEM MOUNTING PLATE</p><p>WALL BACKING TRACK - REF PARTITION FRAMING DETAILS AND TOILET ACCESSORIES</p><p>TILE BACKER BD</p></div>
			<div><div>TOILET ACCESSORIES PENETRATION DETAIL AT TILED WALL</div><div>SCALE: 3" = 1'-0"</div><div>3</div></div>
			<div><p>ADDITIONAL 4" RADIUS WATERPROOFING MEMBRANE AT TILE SIDE OF SUBSTRATE. SEAL TO SHOWER MEMBRANE</p><p>STONE/TILE PER INTERIOR DWGS</p><p>DOUBLE SIDED TAPE SEAL AT ESCUTCHEON PLATE, TIGHT TO SHOWER HEAD</p><p>SHOWER HEAD, SEAL ALL AROUND WITH SEALANT</p><p>PROVIDE MIN 1/4" SEALANT & BACKER ROD, ALL AROUND SHOWER HEAD PIPE</p><p>TILE BACKER BD</p><p>SHOWER HEAD SUPPLY FROM MIXING VALVE. SECURE TO STUDS WICH ACOUSTICAL ISOLATING CONNECTION FOR VIBRATION CONTROL</p></div>
			<div><div>SHOWER HEAD PENETRATION DETAIL</div><div>SCALE: 3" = 1'-0"</div><div>2</div></div>
			<div><p>STONE/TILE PER INTERIOR DWGS</p><p>PROVIDE SEALANT ALL AROUND INSIDE OF ESCUTCHEON PLATE</p><p>VALVE TRIM SEALANT</p><p>ADDITIONAL 4" RADIUS MEMBRANE AT TILE SIDE OF SUBSTRATE, SCRIBE TO VALVE, SEAL</p><p>TILE BACKER BD</p><p>CONT W.P. MEMBRANE</p></div>
			<div><div>SHOWER CONTROL VALVE PENETRATION DETAIL</div><div>SCALE: 3" = 1'-0"</div><div>1</div></div>



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

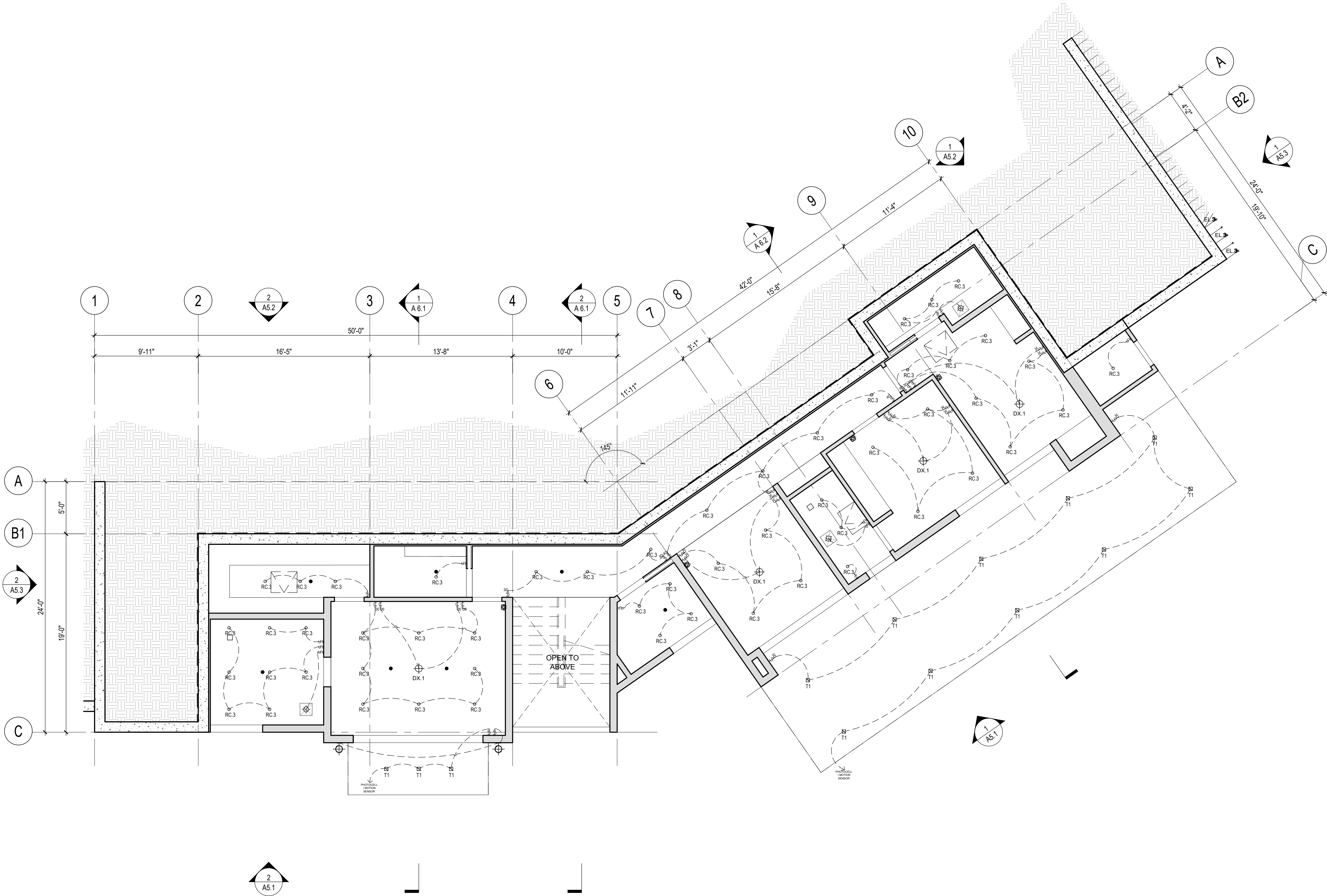
Permit Submittal	10.20.2022

Scale	AS NOTED
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Project No	14127

Title	Bath Details
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Sheet	A9.4
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LOWER LEVEL PLAN
Proposed Main House

SCALE: 3/16" = 1'-0"

1

ELECTRICAL LEGEND

- UC.1- UNDER COUNTER LED LIGHT
RC.1 4" SQ RECESSED DOWNLIGHT (JUNO)
RC.2 4" SQ RECESSED GIMBAL DOWNLIGHT (JUNO)
RC.3 4" RECESSED DOWNLIGHT (JUNO) - ("A" DENOTES WET LOCATION)
RC.5 LED RECESSED TRACK LIGHT (JUNO) LOCATION
x4: TREC 4FT, x8: TREC 8FT
RC.6 6" RECESSED DOWNLIGHT (JUNO)
D.X1 PENDANT LIGHT/ CHANDELIER
D.X2 MINI PENDANT LIGHT
D.X3 WALL SCONCE
D.X5 STEP LIGHT
D.X6 ADJUSTABLE ARM WALL SCONCE
B.1 CEILING MOUNTED FLUORESCENT
D.1 LED COVE LIGHT
SD/CO SURFACE CEILING MOUNT
T1 EXTERIOR - 2" LED SQ DOWNLIGHT
PL1 POOL LIGHT
ALARM KEYPAD
CEILING MOUNTED CONCEALED SPRINKLER HEAD
WALL MOUNTED SPRINKLER HEAD
SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (NEST PROTECT-TBD)
SWITCH - LUTRON(D-DIMMER, 3-3 WAY)
DUPLEX OUTLET(GFCI AS NOTED)
QUAD OUTLET
FLOOR OUTLET
TELEPHONE/DATA OUTLET
CO AX OUTLET
WATER/WATER/GAS VALVE (AS NOTED)

RCP LEGEND

- BATHROOM EXHAUST FAN
ACCESS PANEL, MIN. 22"X30" PER CRC R806
CEILING FINISH MATERIAL
CEILING BASE MATERIAL
CEILING HEIGHT
CEILING MATERIAL LIST
PT. = PAINT (COLOR-TBD)
EX = EXPOSED STRUCTURE
CP = CEMENT PLASTER
P = PLASTER (INTERIOR) (SMOOTH PLASTER COATING)
GB = GYPSUM BOARD
PLW = PLYWOOD
C = CONCRETE
WD = WOOD
STN = STAINS (COLOR-TBD)

ELECTRICAL NOTES

- THE 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED AS PER (CEC 210.52 (B) (3))
- THE BATHROOMS SHALL HAVE ONE DEDICATED 20-AMP BRANCH CIRCUIT FOR BATH RECEPTACLES AS PER (CEC 210.11 (C))
- ATLEAST 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLETS AS PER (CEC 210.11 (C) (2))
- MIN. ONE 120-VOLT, 20 AMP BRANCH CIRCUIT TO SUPPLY THE RECEPTACLES OUTLETS IN THE GARAGE (CEC 210.11 (C)(4))

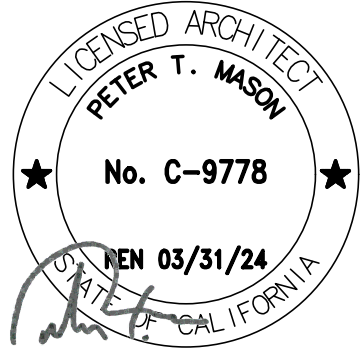
NOTE: REFER TO SHEET A0.3 FOR ELECTRICAL LEGEND

RCP NOTES

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3. ALL CEILING DEVICES, LIGHTS, HVAC, SPRINKLERS, SMOKE DETECTORS, ETC TO CENTER AND ALIGN OTHER FIXTURES, U.O.N
4. BATHROOM/ LAUNDRY/ GARAGE/ MUD ROOM/ STORAGE AREAS- ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST
5. ALL OTHER PERMANENTLY INSTALLED INTERIOR LIGHTING - TO BE HIGH EFFICACYWITH ELECTRONIC BALLSATS
6. EXTERIOR LIGHTING - ALL LIGHTING TO BE HIGH EFFICACY WITH ELECTRONIC BALLAST AND UL LISTED FOR EXTERIOR AREA INSTALLATION.
7. TUB/ SHOWER LIGHTING- UL LISTED FOR DAMP PROOF RECESSED LIGHT FIXTURE INSTALLATION
8. ALL SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED, WITH BATTERY BACKUP, AND INTERCONNECTED, PER CRC R314.4 AND R314.5
9. THE EXPOSED UNDERSIDE IF THE EXTERIOR PORCH CEILING SHALL BE PROTECTED BY NONCOMBUSTIBLE MATERIAL PER CRC R327.7.6
10. REFER TO SHEET A1.3 FOR EXTERIOR LIGHTING DETAILS
11. PLACE LINEAR SLOT DIFFUSERS IN PUBLIC SPACES LIKE KITCHEN, FAMILY ROOM, HALLWAYS, AND ENTRY WAY.

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal 10.20.2022

Scale AS NOTED

Date 10.20.2022

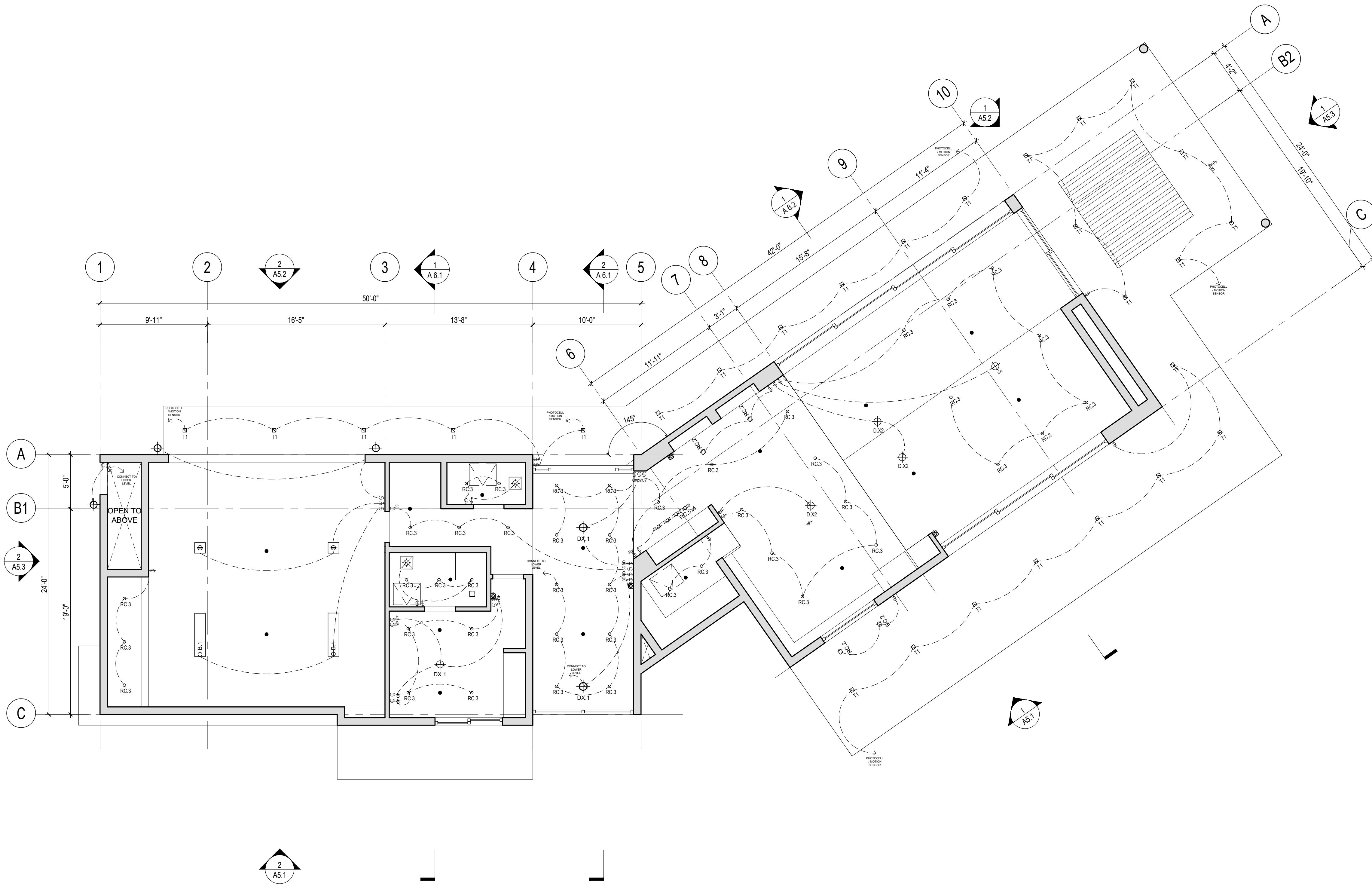
Project No 14127

Electrical RCP
Lower Level

Title

Sheet

E3.1



ELECTRICAL LEGEND

UC.1- ○ — — — — UNDER COUNTER LED LIGHT

RC.1 □ 4" SQ RECESSED DOWNLIGHT (JUNO)

RC.2 ◩ 4" SQ RECESSED GIMBAL DOWNLIGHT (JUNO)

RC.3 ○ 4" RECESSED DOWNLIGHT (JUNO) - ("A" DENOTES WET LOCATION)

RC.5 ◩ LED RECESSED TRACK LIGHT (JUNO)

x4: TREC 4FT, x8: TREC 8FT

RC.6 ○ 6" RECESSED DOWNLIGHT (JUNO)

D.X1 ⊕ PENDANT LIGHT/ CHANDELIER

D.X2 ⊕ MINI PENDANT LIGHT

D.X3 ⊕ WALL SCONCE

D.X5 ▣ STEP LIGHT

D.X6 ⊕ ADJUSTABLE ARM WALL SCONCE

B.1 ▭ CEILING MOUNTED FLUORESCENT

D.1f — — LED COVE LIGHT

SD/CO — — SURFACE CEILING MOUNT

T1 □ EXTERIOR - 2" LED SQ DOWNLIGHT

PL1 ∪ POOL LIGHT

■ ALARM KEYPAD

● CEILING MOUNTED CONCEALED SPRINKLER HEAD

● WALL MOUNTED SPRINKLER HEAD

☼ SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (NEST PROTECT-TBD)

Ⓢ Ⓞ Ⓟ SWITCH - LUTRON(D-DIMMER, 3-3 WAY)

Ⓢ Duplex OUTLET(GFCI AS NOTED)

Ⓢ QUAD OUTLET

Ⓢ FLOOR OUTLET

Ⓢ TELEPHONE/DATA OUTLET

Ⓢ CO AX OUTLET

Ⓢ WATER WATER/GAS VALVE (AS NOTED)

RCP LEGEND

BATHROOM EXHAUST FAN
ACCESS PANEL, MIN. 22"X30"
PER CRC R806

9'-0" **GB** **PT-** **CEILING FINISH MATERIAL**

CEILING BASE MATERIAL
CEILING HEIGHT

CEILING MATERIAL LIST
PT- = PAINT (COLOR-TBD)
EX = EXPOSED STRUCTURE
CP = CEMENT PLASTER
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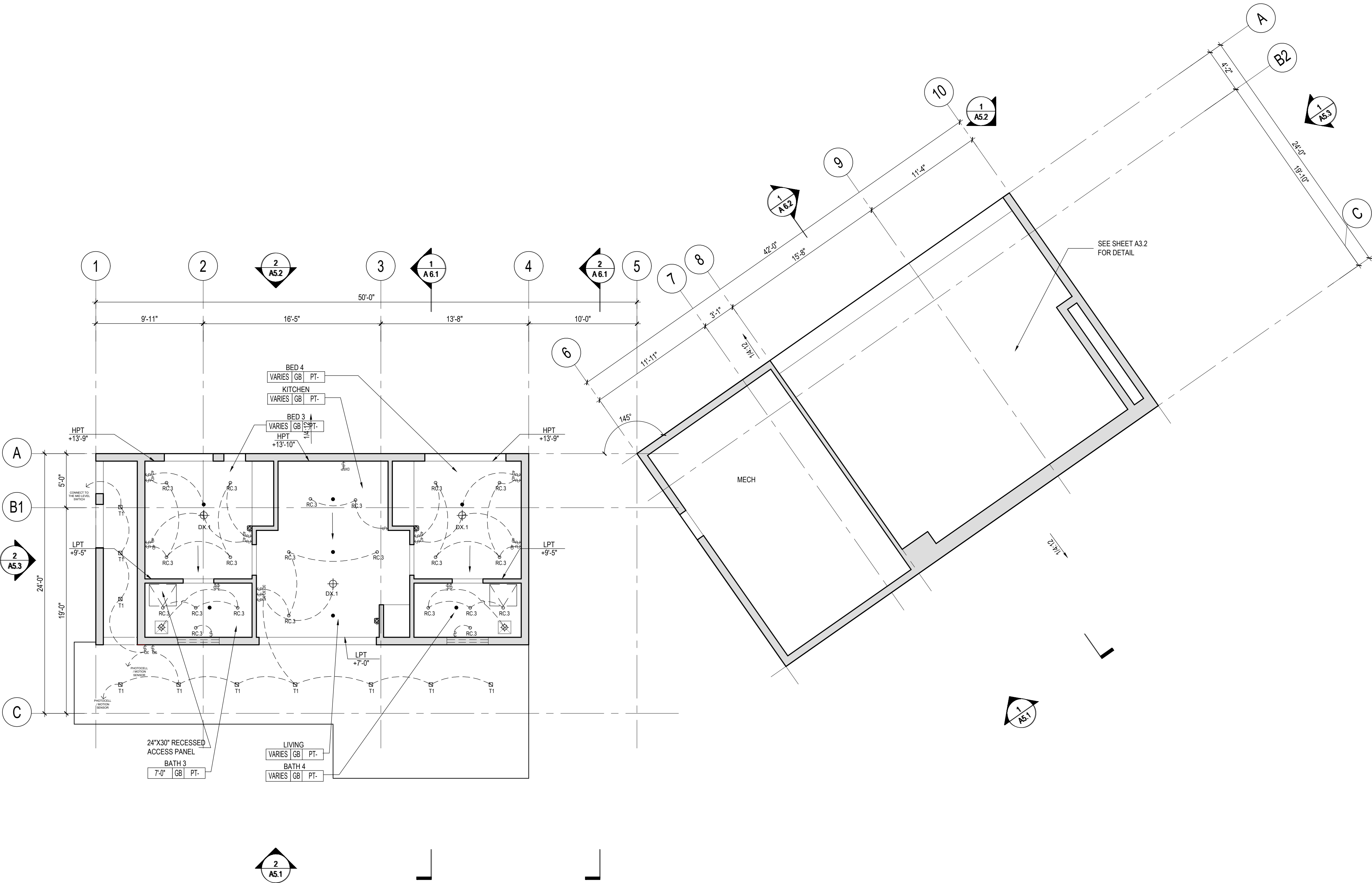
ELECTRICAL NOTES

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10. REFER TO SHEET A1.3 FOR EXTERIOR LIGHTING DETAILS
11. PLACE LINEAR SLOT DIFFUSERS IN PUBLIC SPACES LIKE KITCHEN, FAMILY ROOM, HALLWAYS, AND ENTRY WAY.

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ELECTRICAL LEGEND

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T1 EXTERIOR - 2" LED SQ DOWNLIGHT
PL1 POOL LIGHT
AK ALARM KEYPAD
CS CEILING MOUNTED CONCEALED SPRINKLER HEAD
WS WALL MOUNTED SPRINKLER HEAD
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LUT SWITCH - LUTRON(D-DIMMER, 3-3 WAY)
DU DUPLEX OUTLET(GFCI AS NOTED)
QU QUAD OUTLET
FO FLOOR OUTLET
TD TELEPHONE/DATA OUTLET
COAX CO AX OUTLET
WGV WATER/GAS VALVE (AS NOTED)

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ACCESS PANEL, MIN. 22"X30" PER CRC R806
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CEILING BASE MATERIAL
CEILING HEIGHT
- CEILING MATERIAL LIST
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ELECTRICAL NOTES

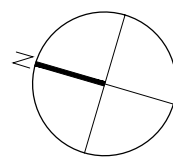
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NOTE: REFER TO SHEET A0.3 FOR ELECTRICAL LEGEND

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11. PLACE LINEAR SLOT DIFFUSERS IN PUBLIC SPACES LIKE KITCHEN, FAMILY ROOM, HALLWAYS, AND ENTRY WAY.

0 4 8 16'
SCALE: 3/16" = 1'-0"



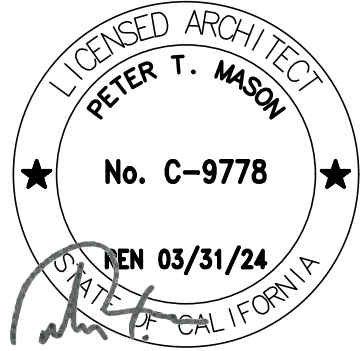
UPPER LEVEL PLAN
Proposed Main House

SCALE: 3/16" = 1'-0"

1

Mason
ARCHITECTS

957 INDUSTRIAL ROAD STE C
SAN CARLOS CA 94070
T 650.851.8810
F 650.851.8832



**Narayanan
Residence**
1556 Plateau Ave

Los Altos - CA

Permit Submittal 10.20.2022

Scale AS NOTED

Date 10.20.2022

Project No 14127

**Electrical RCP
Upper Level**

Title

Sheet

E3.3

TABLE 4.504-1 ADHESIVE VOC LIMIT ^{1,2}		
Less Water and Less Exempt Compounds in Grams per Liter		
ARCHITECTURAL APPLICATIONS		VOC LIMIT
Indoor carpet adhesives		50
Carpet pad adhesives		50
Outdoor carpet adhesives		150
Wood flooring adhesive		100
Rubber floor adhesives		60
Self-adhesive		50
Ceramic tile adhesives		65
VCT and asphalt tile adhesives		50
Drywall and panel adhesives		50
Core base adhesives		50
Multipurpose construction adhesives		70
Structural glazing adhesives		100
Single-ply roof membrane adhesives		250
Other adhesives not specifically listed		50
SPECIALTY APPLICATIONS		
PVC welding		410
CPVC welding		590
ABS welding		325
Plastic cement welding		250
Adhesive primer for plastic		550
Structural adhesive		250
Contact purpose coated adhesive		250
Contract wood member adhesive		140
Top and trim adhesive		250
SUBSTRATE SPECIFIC APPLICATIONS		
Metal to metal		30
Plastic foams		50
Porous material (except wood)		50
Wood		30
Fiberglass		80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

2. For additional information regarding methods to measure the VOC content as specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.3		
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2}		
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds		
COATING CATEGORY	VOC LIMIT	
Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
SPECIALTY COATINGS		
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	350	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	50	
High temperature coatings	420	
Industrial maintenance coatings	120	
Joint seals/coatings	250	
Magnesium cement coatings	120	
Mastic texture coatings	500	
Metallic pigmented coatings	100	
Multicolor coatings	100	
Primer/sealer with primers	420	
Primers, sealers, and undercoaters	100	
Reactive penetrating sealers	350	
Recycled coatings	250	
Roof coatings	50	
Roof preventative coatings	250	
Shells	720	
Clear	50	
Opaque	150	
Specialty primers, sealers and undercoaters	100	
Stains	350	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	420	
Tub and tile refinish coatings	420	
Underproofing membranes	250	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	340	

1. Grams of VOC per liter of coating, including water and including exempt compounds.

2. The specified limits remain in effect unless revised limits are listed in the following columns in the table.

3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measures. More information is available from the Air Resources Board.

Construction Waste Management (CWM) Plan

Fill out the form including diversion rate and facility names and addresses

Project Name: 1556 Plateau Ave Legend: _____

Job #: _____ _____ Hauling Company

Project Manager: Hillel Benizri _____ Sorting Facility Name and Location

Waste Hauling Company: Mission Trail _____ Disposal Service Company

Contact Name: _____

All Subcontractors shall comply with the project's Construction Waste Management Plan

Subcontractors who fail to comply with the Waste Management Plan will be subject to backcharges or withholding of payment, as deemed appropriate. For instance, Subcontractors who contaminate debris boxes that have been designated for a single material type will be subject to backcharge or withheld payment, as deemed appropriate.

1. The project's overall rate of waste diversion will be **80 %**.
2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated by this project shall be recycled.
3. **Spreadsheet 1, enclosed**, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the percentage of waste that is expected to be diverted.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WPM Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to ensure that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be included in the project manual.
5. Salvage: Excess materials that cannot be in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
6. **Waste**: Waste provides a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to **Zanker Material Processing Facility**. The average diversion rate for commingled waste will be **80 %**. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest possible diversion rate.
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source-separated waste refers to waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.

Notes:

1. Waste stream reduction refers to efforts taken by the bidder to reduce the amount of waste generated by the project to below 4 (four) pounds per square foot of building area.
2. When using waste stream reduction, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
8. **Mission Trail** will identify and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. **Mission Trail** will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. **Mission Trail** monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event that the Project Manager or **Mission Trail** is unable to obtain the necessary information from the project, **Mission Trail** will work with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion rates for these materials.
9. The Project Manager or Subcontractors furnish their debris as well as any other debris as part of the project and shall not be excluded from complying with the CWM Plan and will provide **Mission Trail** weight and waste diversion data for the debris boxes.
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project Superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be commingled with non-designated waste types.
11. Debris from jobsite office and meeting areas will be collected by **Mission Trail** and will, at a minimum, recycle by type, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Project Name: 1556 Plateau Ave

Job Number: _____

Project Manager: Hilbel Benizri

Waste Hauling Company: Mission Trail

Construction Waste Management (CWM) Plan

WASTE MATERIAL TYPE	DIVERSION METHOD:		PROJECTED DIVERSION RATE
	COMMINGLED AND SORTED OFF SITE	SOURCE SEPARATED ON SITE	
Asphalt		✓	
Concrete		✓	
Shotcrete			
Metals			
Wood		✓	
Rigid insulation			
Fiberglass insulation			
Acoustic ceiling tile			
Gypsum drywall			
Carpet/carpet pad			
Plastic pipe			
Plastic buckets			
Plastic		✓	
Hardiplank siding and boards			
Glass		✓	
Cardboard		✓	
Pallets		✓	
Job office trash, paper, glass & plastic bottles, cans, plastic		✓	
Alkaline and rechargeable batteries, toner cartridges, and electronic devices			
Other:			
Other:			
Other:			

Construction Waste Management (CWM) Acknowledgment

Note: This sample form may be used to assist in documenting compliance with the waste management plan.

Project Name: 1556 Plateau Ave _____

Job Number: _____

Project Manager: _____

Waste Hauling Company: _____ Mission Trail _____

CWM Plan Acknowledgment

CWM Plan Acknowledgment

The Foreman for each new Subcontractor that comes on site is to receive a copy of the Construction Waste Management Plan and complete this Acknowledgment Form.

I have read the Waste Management Plan for the project; I understand the goals of this plan and agree to follow the procedures described in this plan.

[illegible]

Table 1 - Recycled Content Value Calculations

[illegible]

Table 2 - Assembly Product Recycled Content Calculations *

[illegible]

RECYCLED CONTENT - DECLARATION STATEMENT

Project Name:	1556 Plateau Ave
Project Location:	1556 Plateau Ave, Los Altos, CA 94024
Project Manager:	Hillel Benizri
Project Owner:	

The following section shall be completed by a person with overall responsibility for the planning and design portion of the project.

EMENT:

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the materials, components, assembly products or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

Responsible Person's Name: Hillel Berizri	Responsible Person's Signature: <i>Hillel Berizri</i>
Date Signed: 10/25/2022	Position/Title: Contractor
Notes:	Attachments:

Table 3 - Recycled Content Conversion Table (Pounds to %) *

A	B	C	D	E	F
Type of Material	Material Weight (lb)	Post-Consumer Recycled Content(lb)	Post-Consumer Recycled Content (%)	Pre- Consumer Recycled Content(lb)	Pre- Consumer Recycled Content (%)

* When the Post-Consumer and Pre-Consumer Recycled Content of any material are provided in pounds, Table 3 may be used for calculating the percentages of the recycled contents in each material. Table 3 shall not be used for assembly calculations.

Step 1 - Insert the type of material into Column A.

Step 2 - Insert the weight of material (provided by the manufacturer or other source) into Column B.

Step 3 - Insert the weight of Post-Consumer Recycled Content (provided by the manufacturer or other source) into Column C.

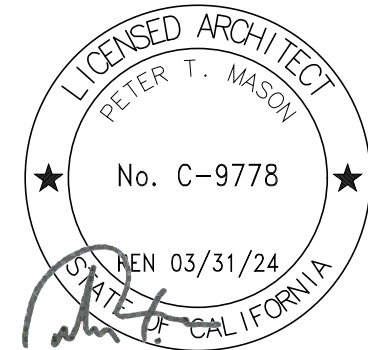
Step 4 - Insert the weight of Pre-Consumer Recycled Content (provided by the manufacturer or other source) into Column E.

Step 5 - Divide the values in Column C by the values in Column B; insert the Post-Consumer Recycled Content of each material in percentages into Column D.

Step 6 - Divide the values in Column E by the values in Column B; insert the Pre-Consumer Recycled Content of each material in percentages into Column F.

Step 7 - Transfer the percentages of Post-Consumer and Pre-Consumer Recycled Content from Column D and Column F to Table 1, Columns E and F.

Project Information



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CALGREEN 2019 NOTES – MANDATORY REQUIREMENTS:

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. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS, SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. NEW CONSTRUCTION SHALL COMPLY WITH CALGREEN SECTION 4.106.4.1 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:

- A. WHERE COUNTY OF SANTA CLARA HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE.
- B. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

4. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

- A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
- D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO), WHICHEVER IS MORE STRINGENT.

8. NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.

9. 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 COUNTY OF SANTA CLARA.

10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.

- 1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
 - 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
 - 3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
 - 4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
 - 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
- B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

11. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.

12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES ALL OF THE REQUIRED INFORMATION, SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

13. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW.

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

19. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
- C. NSF/ANSI 140 AT THE GOLD LEVEL.
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
- C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.

22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURTLING, SHALL BE USED.
- B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - 1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - 2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

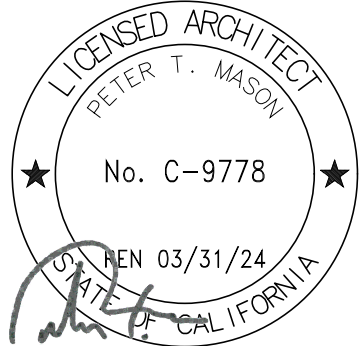
- A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL 1—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

27. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.

28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE COUNTY OF SANTA CLARA FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

29. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

Project Information



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

CAL GREEN

CG-3

03/30/2020

CG-3

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CALGREEN 2019 NOTES – TIER 1 REQUIREMENTS:

1. SITE WHICH COMPLIES WITH AT LEAST ONE OF THE FOLLOWING CHARACTERISTICS SHALL BE SELECTED:
- A. AN INFILL SITE.
 - B. A GREYFIELD SITE.
 - C. AN EPA-RECOGNIZED AND REMEDIATED BROWNFIELD SITE.
2. FACILITATE COMMUNITY CONNECTIVITY BY ONE OF THE FOLLOWING METHODS:
- A. LOCATE PROJECT WITHIN A ¼ MILE TRUE WALKING DISTANCE OF AT LEAST FOUR BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
 - B. LOCATE PROJECT WITHIN A ½ MILE TRUE WALKING DISTANCE OF AT LEAST SEVEN BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
 - C. OTHER METHODS INCREASING ACCESS TO ADDITIONAL RESOURCES.

EXAMPLES OF SERVICES INCLUDE, BUT ARE NOT LIMITED TO, BANK, PLACE OF WORSHIP, CONVENIENCE GROCERY, DAY CARE, CLEANERS, FIRE STATION, BARBER SHOP, BEAUTY SHOP, HARDWARE STORE, LAUNDRY, LIBRARY, MEDICAL CLINIC, DENTAL CLINIC, SENIOR CARE FACILITY, PARK, PHARMACY, POST OFFICE, RESTAURANT, SCHOOL, SUPERMARKET, THEATER, COMMUNITY CENTER, FITNESS CENTER, MUSEUM OR FARMERS MARKET.

3. INDIVIDUALS WITH OVERSIGHT AUTHORITY ON THE PROJECT WHO HAVE BEEN TRAINED IN AREAS RELATED TO ENVIRONMENTALLY FRIENDLY DEVELOPMENT SHALL TEACH GREEN CONCEPTS TO OTHER MEMBERS OF THE DEVELOPMENT STAFF AND ENSURE THAT TRAINING IS PROVIDED TO ALL PARTIES ASSOCIATED WITH THE DEVELOPMENT OF THE PROJECT.

PRIOR TO BEGINNING THE CONSTRUCTION ACTIVITIES, ALL PARTIES INVOLVED WITH THE DEVELOPMENT PROCESS SHALL RECEIVE A WRITTEN GUIDELINE AND INSTRUCTION SPECIFYING THE GREEN GOALS OF THE PROJECT.

4. THE SALVAGED MATERIALS FROM DECONSTRUCTION OF EXISTING BUILDINGS ON THE SITE SHALL BE REUSED. REUSED MATERIALS OR PRODUCTS MUST COMPLY WITH CURRENT BUILDING STANDARDS REQUIREMENTS OR BE AN ACCEPTED ALTERNATE METHOD OR MATERIAL.

MATERIALS WHICH CAN BE EASILY REUSED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. LIGHT FIXTURES.
- B. PLUMBING FIXTURES.
- C. DOORS AND TRIM.
- D. MASONRY.
- E. ELECTRICAL DEVICES.
- F. APPLIANCES.
- G. FOUNDATIONS OR PORTIONS OF FOUNDATIONS.

REUSED MATERIAL MUST BE IN COMPLIANCE WITH THE APPROPRIATE TITLE 24 REQUIREMENTS.

5. BUILDING SITE SOIL ANALYSIS SHALL BE PERFORMED BY A LICENSED DESIGN PROFESSIONAL AND THE FINDINGS SHALL BE UTILIZED IN THE STRUCTURAL DESIGN OF THE BUILDING.

6. THE EFFECT OF DEVELOPMENT ON BUILDING SITES SHALL BE EVALUATED AND THE SOIL SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

- A. NATURAL DRAINAGE PATTERNS SHALL BE EVALUATED AND EROSION CONTROLS SHALL BE IMPLEMENTED TO MINIMIZE EROSION DURING CONSTRUCTION AND AFTER OCCUPANCY.
- B. SITE ACCESS SHALL BE ACCOMPLISHED BY MINIMIZING THE AMOUNT OF CUT AND FILL NEEDED TO INSTALL ACCESS ROADS AND DRIVEWAYS.
- C. AS ALLOWED BY OTHER PARTS OF THE CALIFORNIA BUILDING STANDARDS CODE, UNDERGROUND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO UTILIZE THE SAME TRENCH, MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED AND THE SOIL SHALL BE REPLACED USING ACCEPTED COMPACTION METHODS.

7. TOPSOIL SHALL BE PROTECTED OR SAVED FOR REUSE. DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO PROTECT THE TOPSOIL FOR LATER USE.

8. POSTCONSTRUCTION LANDSCAPE DESIGNS SHALL ACCOMPLISH ONE OR MORE OF THE FOLLOWING:

- A. AREAS DISRUPTED DURING CONSTRUCTION SHALL BE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS.
- B. UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.

9. PERMEABLE PAVING SHALL BE UTILIZED FOR NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING OR PATIO SURFACES

THE PRIMARY DRIVEWAY, PRIMARY ENTRY WALKWAY AND ENTRY PORCH OR LANDING SHALL NOT BE INCLUDED WHEN CALCULATING THE AREA REQUIRED TO BE A PERMEABLE SURFACE.

10. INSTALL A VEGETATED ROOF FOR AT LEAST 50 PERCENT OF THE ROOF AREA. VEGETATED ROOFS SHALL COMPLY WITH REQUIREMENTS FOR ROOF GARDENS AND LANDSCAPED ROOFS IN THE CALIFORNIA BUILDING CODE, CHAPTER 15 AND CHAPTER 16.

11. REDUCE NONROOF HEAT ISLANDS FOR 50 PERCENT OF SIDEWALKS, PATIOS, DRIVEWAYS OR OTHER PAVED AREAS BY USING ONE OR MORE OF THE METHODS LISTED.

- A. TREES OR OTHER PLANTINGS TO PROVIDE SHADE AND THAT MATURE WITHIN 15 YEARS OF PLANTING. TREES SHOULD BE NATIVE OR ADAPTIVE TO THE REGION AND CLIMATE ZONES AND NONINVASIVE; HARDY AND RESISTANT TO DROUGHT, INSECTS AND DISEASE; EASY TO MAINTAIN (NO FREQUENT SHEDDING OF TWIGS, BRANCHES, UNWANTED FRUIT OR SEED PODS); AND SUITABLE IN MATURE SIZE

AND ENVIRONMENTAL REQUIREMENTS FOR THE SITE. TREE SELECTION AND PLACEMENT SHOULD CONSIDER LOCATION AND SIZE OF AREAS TO BE SHADED, LOCATION OF UTILITIES, VIEWS FROM THE STRUCTURE, DISTANCE TO SIDEWALKS AND FOUNDATIONS, OVERHANGS ONTO ADJACENT PROPERTIES AND STREETS; OTHER INFRASTRUCTURE AND ADJACENT TO LANDSCAPING. IN ADDITION, SHADING SHALL NOT CAST A SHADOW, AS SPECIFIED, ON ANY NEIGHBORING SOLAR COLLECTORS PURSUANT TO PUBLIC RESOURCES CODE SECTION 25981, ET SEQ. (SOLAR SHADE CONTROL ACT).

B. USE HIGH ALBEDO MATERIALS WITH AN INITIAL SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED IN ACCORDANCE ASTM E1918 OR C1549.

C. USE OPEN GRID PAVEMENT SYSTEM OR PERVIOUS OR PERMEABLE PAVEMENT SYSTEM.

D. LOCATE 50 PERCENT OF PARKING UNDERGROUND OR USE MULTILEVEL PARKING.

E. OTHER METHODS OF REDUCING HEAT ISLAND EFFECTS ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

12. FOR EACH DWELLING UNIT, INSTALL A DEDICATED 208/240-VOLT BRANCH CIRCUIT IN THE RACEWAY REQUIRED BY CALGREEN SECTION 4.106.4.1 (SEE SHEET GB-2 NOTE 4). THE BRANCH CIRCUIT AND ASSOCIATED OVERCURRENT PROTECTIVE DEVICE SHALL BE RATED AT 40 AMPERES MINIMUM. OTHER ELECTRICAL COM-PONENTS, INCLUDING A RECEPTACLE OR BLANK COVER, RELATED TO THIS SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE DESIGNATED FOR FUTURE EV CHARGING PURPOSES AS "EV READY" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE RECEPTACLE OR BLANK COVER SHALL BE IDENTIFIED AS "EV READY."

13. OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH THE FOLLOWING:

- A. THE MINIMUM REQUIREMENTS IN THE CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4 AS DEFINED IN CHAPTER 10 OF THE CALIFORNIA ADMINISTRATIVE CODE; AND
- B. BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN IES TM-15-11; AND
- C. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN CALGREEN TABLE A4.106.10

EXCEPTIONS:

- 1. LUMINAIRES THAT QUALIFY AS EXCEPTIONS IN THE CALIFORNIA ENERGY CODE.
- 2. EMERGENCY LIGHTING.
- 3. ONE- AND TWO-FAMILY DWELLINGS.

14. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.5 GAL-LONS PER MINUTE AT 60 PSI. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

15. ALTERNATE NONPOTABLE WATER SOURCES SHALL BE USED FOR INDOOR POTABLE WATER REDUCTION. ALTERNATE NONPOTABLE WATER SOURCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

16. INSTALL AT LEAST ONE QUALIFIED ENERGY STAR DISHWASHER OR CLOTHES WASHER.

17. NONWATER URINALS OR COMPOSTING TOILETS SHALL BE INSTALLED. WHERE APPROVED, HYBRID URINALS, AS DEFINED IN CALGREEN CHAPTER 2, SHALL BE CONSIDERED NONWATER URINALS.

18. ONE- AND TWO-FAMILY DWELLINGS SHALL BE EQUIPPED WITH A DEMAND HOT WATER RECIRCULATION SYSTEM, AS DEFINED IN CALGREEN CHAPTER 2. THE DEMAND HOT WATER RECIRCULATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

19. AN APPROVED RAINWATER CATCHMENT SYSTEM SHALL BE DESIGNED AND INSTALLED TO USE RAINWATER GENERATED BY AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA. RAINWATER CATCHMENT SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

20. WHEN LANDSCAPING IS PROVIDED AND AS ALLOWED BY LOCAL ORDINANCE, A WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT ELIMINATES THE USE OF POTABLE WATER BEYOND THE INITIAL REQUIREMENTS FOR PLANT INSTALLATION AND ESTABLISHMENT SHALL BE PROVIDED. METHODS USED TO ACCOM-PLISH THE REQUIREMENTS OF THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING STANDARDS CODE AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- A. USE OF CAPTURED RAINWATER.
- B. USE OF RECYCLED WATER.
- C. WATER TREATED FOR IRRIGATION PURPOSES AND CONVEYED BY A WATER DISTRICT OR PUBLIC ENTITY.
- D. USE OF GRAYWATER.
- E. USE OF DROUGHT TOLERANT PLANTS.

21. FOR NEW WATER SERVICE CONNECTIONS, LANDSCAPED IRRIGATED AREAS LESS THAN 5,000 SQUARE FEET SHALL BE PROVIDED WITH SEPARATE SUBMETERS OR METERING DEVICES FOR OUTDOOR POTABLE WATER USE.

22. ALTERNATIVE PLUMBING PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER OR OTHER FIXTURES TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

23. BASED ON PROJECTED AVAILABILITY, DUAL WATER PIPING SHALL BE INSTALLED FOR FUTURE USE OF RECYCLED WATER AT THE FOLLOWING LOCATIONS:

A. INTERIOR PIPING FOR THE USE OF RECYCLED WATER SHALL BE INSTALLED TO SERVE ALL WATER CLOSETS, URINALS AND FLOOR DRAINS.

B. EXTERIOR PIPING IS INSTALLED TO TRANSPORT RECYCLED WATER FROM THE POINT OF CONNECTION TO THE STRUCTURE. RECYCLED WATER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

24. RECYCLED WATER SHALL BE USED FOR LANDSCAPE IRRIGATION.

25. AS ALLOWED BY LOCAL CONDITIONS, UTILIZE A FROST-PROTECTED SHALLOW FOUNDATION (FPSF) IN COMPLIANCE WITH THE CALIFORNIA RESIDENTIAL CODE (CRC). WHEN AN FPSF FOUNDATION SYSTEM IS INSTALLED, THE MANUAL REQUIRED BY CALGREEN SECTION 4.410.1 SHALL INCLUDE INSTRUCTIONS TO THE OWNER OR OCCUPANT REGARDING THE NECESSITY FOR HEATING THE STRUCTURE AS REQUIRED IN SECTION R403.3 OF THE CALIFORNIA RESIDENTIAL CODE.

26. AS ALLOWED BY THE COUNTY OF SANTA CLARA, CEMENT USED IN FOUNDATION MIX DESIGN SHALL BE REDUCED NOT LESS THAN 20 PERCENT. RODUCTS COMMONLY USED TO REPLACE CEMENT IN CONCRETE MIX DESIGNS INCLUDE, BUT ARE NOT LIMITED TO:

- A. FLY ASH.
- B. SLAG.
- C. SILICA FUME.
- D. RICE HULL ASH.

27. BEAMS, HEADERS AND TRIMMERS SHALL BE SIZED AND INSTALLED AS SPECIFIED IN CHAPTER 23 OF THE CALIFORNIA BUILDING CODE, OR CHAPTER 6 OF THE CALIFORNIA RESIDENTIAL CODE, AS APPLICABLE. OTHER CALCULATIONS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH USE THE MINIMUM SIZE MEMBER FOR THE TRIBUTARY LOAD IS ACCEPTABLE.

28. BUILDING DIMENSIONS AND LAYOUTS SHALL BE DESIGNED TO MINIMIZE WASTE BY ONE OR MORE OF THE FOLLOWING MEASURES IN AT LEAST 80 PERCENT OF THE STRUCTURE:

- A. BUILDING DESIGN DIMENSIONS IN 2-FOOT INCREMENTS ARE USED.
- B. WINDOWS AND DOORS ARE LOCATED AT REGULAR 16" OR 24" STUD POSITIONS.
- C. OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

29. PREMANUFACTURED BUILDING SYSTEMS SHALL BE USED TO ELIMINATE SOLID SAWN LUMBER WHENEVER POSSIBLE. ONE OR MORE OF THE FOLLOWING PREMANUFACTURED BUILDING SYSTEMS IS USED:

- A. COMPOSITE FLOOR JOIST OR PREMANUFACTURED FLOOR FRAMING SYSTEM.
- B. COMPOSITE ROOF RAFTERS OR PREMANUFACTURED ROOF FRAMING SYSTEM.
- C. PANELIZED (SIPS, ICF OR SIMILAR) FRAMING SYSTEMS.
- D. OTHER METHODS APPROVED BY THE COUNTY OF SANTA CLARA.

30. MATERIAL LISTS SHALL BE INCLUDED IN THE PLANS WHICH SPECIFY THE MATERIAL QUANTITY AND PROVIDE DIRECTION FOR ON-SITE CUTS TO BE MADE FROM THE MATERIAL PROVIDED. MATERIAL LISTS AND DIRECTION SHALL BE PROVIDED FOR THE FOLLOWING SYSTEMS:

- A. FLOOR FRAMING.
- B. WALL FRAMING.
- C. CEILING AND ROOF FRAMING.
- D. STRUCTURAL PANELS AND ROOF SHEATHING.

31. UTILIZE PREFINISHED BUILDING MATERIALS WHICH DO NOT REQUIRE ADDITIONAL PAINTING OR STAINING WHEN POSSIBLE. ONE OR MORE OF THE FOLLOWING BUILDING MATERIALS THAT DO NOT REQUIRE ADDITIONAL RESOURCES FOR FINISHING ARE USED:

- A. EXTERIOR TRIM NOT REQUIRING PAINT OR STAIN.
- B. WINDOWS NOT REQUIRING PAINT OR STAIN.
- C. SIDING OR EXTERIOR WALL COVERINGS WHICH DO NOT REQUIRE PAINT OR STAIN.

32. CONCRETE FLOORS THAT DO NOT REQUIRE ADDITIONAL COVERINGS SHALL BE USED INCLUDING BUT NOT LIMITED TO STAINED, NATURAL OR STAMPED CONCRETE FLOORS.

33. USE MATERIALS, EQUIVALENT IN PERFORMANCE TO VIRGIN MATERIALS WITH A TOTAL (COMBINED) RECYCLED CONTENT VALUE (RCV) OF NOT BE LESS THAN 10 PERCENT OF THE TOTAL MATERIAL COST OF THE PROJECT.

REQUIRED TOTAL RCV (DOLLARS) = TOTAL MATERIAL COST(DOLLARS) × 10 PERCENT

FOR THE PURPOSES OF THIS SECTION, MATERIALS USED AS COMPONENTS OF THE STRUCTURAL FRAME SHALL NOT BE USED TO CALCULATE RECYCLED CONTENT. THE STRUCTURAL FRAME INCLUDES THE LOAD BEARING STRUCTURAL ELEMENTS, SUCH AS WALL STUDS, PLATES,SILLS, COLUMNS, BEAMS, GIRDERS, JOISTS, RAFTERS AND TRUSSES. SAMPLE FORMS WHICH ALLOW USER INPUT, LOCATED AT SHEET CG-4, MAY BE USED TO SIMPLIFY DOCUMENTING COMPLIANCE WITH THIS SECTION AND FOR CALCULATING RECYCLED CONTENT VALUE OF MATERIALS OR ASSEMBLY PRODUCTS.

SOURCES AND RECYCLED CONTENT OF SOME RECYCLED MATERIALS CAN BE OBTAINED FROM CALRECYCLE IF NOT PROVIDED BY THE MANUFACTURER.

FOR FURTHER INSTRUCTION SEE CALGREEN A4.405.3.

34. ONE OR MORE OF THE FOLLOWING MATERIALS MANUFACTURED FROM RAPIDLY RENEWABLE SOURCES OR AGRICULTURAL BY-PRODUCTS SHALL BE USED:

- A. INSULATION.
- B. BAMBOO OR CORK.
- C. ENGINEERED PRODUCTS.
- D. AGRICULTURAL BASED PRODUCTS.
- E. OTHER PRODUCTS ACCEPTABLE TO THE ENFORCING AGENCY.

THE INTENT OF THIS SECTION IS TO UTILIZE BUILDING MATERIALS AND PRODUCTS WHICH ARE TYPICALLY HARVESTED WITHIN A 10-YEAR OR SHORTER CYCLE.

35. INSTALL FOUNDATION AND LANDSCAPE DRAINS WHICH DISCHARGE TO A DRY WELL, SUMP, BIOSWALE OR OTHER APPROVED ON-SITE LOCATION.

36. INSTALL GUTTER AND DOWNSPOUT SYSTEMS TO ROUTE WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION OR CONNECT TO LANDSCAPE DRAINS WHICH DISCHARGE

TO A DRY WELL, SUMP, BIOSWALE, RAINWATER CAPTURE SYSTEM OR OTHER APPROVED ON-SITE LOCATION.

37. PROVIDE FLASHING DETAILS ON THE BUILDING PLANS WHICH COMPLY WITH ACCEPTED INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS. DETAILS SHALL BE SHOWN ON HOUSE PLANS AT ALL OF THE FOLLOWING LOCATIONS:

- A. AROUND WINDOWS AND DOORS.
- B. ROOF VALLEYS.
- C. DECK CONNECTIONS TO THE STRUCTURE.
- D. ROOF-TO-WALL INTERSECTIONS.
- E. CHIMNEYS TO ROOF INTERSECTIONS.
- F. DRIP CAPS ABOVE WINDOWS AND DOORS WITH ARCHITECTURAL PROJECTIONS.

38. PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.

39. EXTERIOR DOORS TO THE DWELLING SHALL BE COVERED TO PREVENT WATER INTRUSION BY ONE OR MORE OF THE FOLLOWING:

- A. AN AWNING AT LEAST 4 FEET IN DEPTH IS INSTALLED.
- B. THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
- C. THE DOOR IS RECESSED AT LEAST 4 FEET.
- D. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION.

40. A PERMANENT OVERHANG OR AWNING AT LEAST 2 FEET IN DEPTH SHALL BE PROVIDED AT ALL EXTERIOR WALLS.

41. NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH THE FOLLOWING:

AT LEAST A 65 PERCENT REDUCTION. ANY MIXED RECYCLABLES THAT ARE SENT TO MIXED-WASTE RECYCLING FACILITIES SHALL INCLUDE A QUALIFIED THIRD PARTY VERIFIED FACILITY AVERAGE DIVERSION RATE. VERIFICATION OF DIVERSION RATES SHALL MEET MINIMUM CERTIFICATION ELIGIBILITY GUIDELINES, ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH THIS SECTION. DOCUMENTATION SHALL BE IN COMPLIANCE WITH CALGREEN SECTION 4.408.5.

42. USE COMPOSITE WOOD PRODUCTS MADE WITH EITHER CALIFORNIA AIR RESOURCES BOARD APPROVED NO-ADDED FORMALDEHYDE (NAF) RESINS OR ULTRA-LOW EMITTING FORMALDEHYDE (ULEF) RESINS.

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THAT FINISH MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS.

43. AT LEAST 90 PERCENT OF THE TOTAL AREA OF RESILIENT FLOORING SYSTEMS INSTALLED IN THE BUILDING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN AT LEAST ONE OF THE FOLLOWING:

- A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS,"VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- B. PRODUCTS CERTIFIED UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM.)
- C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH,"STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1,FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THAT FINISH MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS IN THIS SECTION.

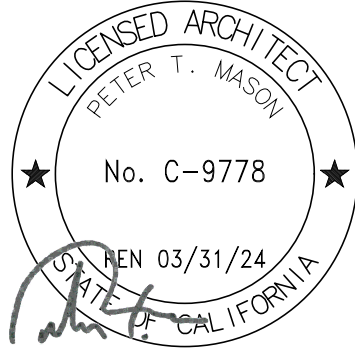
44. INSTALL THERMAL INSULATION IN COMPLIANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE; PRODUCTS CERTIFIED UNDER THE UL GREENGUARD GOLD (FORMERLY GREENGUARD CHILDREN & SCHOOLS PROGRAM); OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THE MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS IN THIS SECTION.

45. PROVIDE FILTERS ON RETURN AIR OPENINGS RATED AT MERV 8 OR HIGHER DURING CONSTRUCTION.

46. DIRECT-VENT HEATING AND COOLING EQUIPMENT SHALL BE UTILIZED IF THE EQUIPMENT WILL BE LOCATED IN THE CONDITIONED SPACE OR INSTALL THE SPACE HEATING AND WATER HEATING EQUIPMENT IN AN ISOLATED MECHANICAL ROOM.

Project Information



Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Permit Submittal	10.20.2022

Scale	AS NOTED
Date	10.20.2022
Project No	14127

Title	CAL GREEN
Sheet	CG-4

CALGreen One or Two Family Residential Project Mandatory and Tier1 Requirements
County of Santa Clara



CG-4

03/30/2020

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT AND THE SAME WAY MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

SHOP DRAWINGS
FOR THE ENGINEERS REVIEW THE FOLLOWING WILL BE REQUIRED

1. MIX DESIGNS FOR ALL CONCRETE WORK
2. REINFORCING STEEL
3. LAMINATED MEMBERS
4. STRUCTURAL STEEL AND MISCELLANEOUS METAL
5. MANUFACTURED TRUSSES AND JOISTS±

CONTRACTOR SHALL SUBMIT TWO SETS OF PRINTS FOR REVIEW.
FABRICATION SHALL NOT PROCEED NOR SUBMIT TO CITY OFFICIAL UNTIL SHOP DRAWINGS
HAVE BEEN REVIEWED AND STAMPED BY ENGINEER.

SHOP DRAWINGS
SUBMITTAL DOCUMENTS FOR THE ABOVE SHOP DRAWING LIST SHALL BE SUBMITTED TO
THE ASSISTANT ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD
THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED
SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE
IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND
SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SPECIAL INSPECTION
THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR FOR THE FOLLOWING ITEMS:
(STRUCTURAL ENGINEER SHALL RECEIVE COPIES OF ALL SPECIAL INSPECTION REPORTS.)

1. **CONCRETE & REINFORCING PLACEMENT**
2. WELDING PER SECTION 1704
3. GEOTECHNICAL INSPECTION AS REQ'D BY REPORT/JOB
4. EPOXY INSTALLATION, AND HOLE PREPARATION
1. **CONCRETE**
DURING THE TAKING OF TEST SPECIMENS AND CONTINUOUSLY DURING THE PLACING OF ALL REINFORCED CONCRETE EXCEPT AS NOTED BELOW.

DURING THE TAKING OF TEST SPECIMENS AND PERIODICALLY DURING THE PLACING OF ALL REINFORCED CONCRETE FOR:
1. STUD BEARING WALLS (EXCLUDING PIERS AND CAISSONS).
2. FOUNDATIONS WITH F_{CD} EQUAL TO 2500 PSI OR LESS
3. NON-STRUCTURAL SLABS ON GRADE.
2. **WELDING**
ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATIONS PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS WELDING CODE. ARC WELDING ELECTRODES SHALL BE E70 SERIES.

ALL STRUCTURAL WELDING INCLUDING WELDING OF REINFORCING STEEL. STEEL FABRICATOR SHALL PREPARE AND SUBMIT A WELDING PROCEDURE SPECIFICATION (WPS) WHICH SHALL LIST THE POSITION ELECTRODE TYPE WITH ACCEPTABLE RANGES.
BRG SIZE, WELD SEQUENCE, STRESS AND RELIEVING MANUFACTURER'S TECHNICAL DATA SHEET SHALL BE SUBMITTED WITH EACH WPS TO CONFIRM THE PERTINENT WELDING PARAMETERS.

ALL STRUCTURAL WELDING INCLUDING WELDING OF REINFORCING STEEL.
- EXCEPTION:
1. WELDING DONE IN FABRICATOR'S SHOP, APPROVED BY THE CITY BUILDING OFFICIAL.
2. SINGLE PASS FILLET WELDS MAY HAVE PERIODIC INSPECTION UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS.
3. FLOOR AND ROOF DECK WELDING MAY HAVE PERIODIC INSPECTIONS.
4. WELDED STUFS MAY HAVE PERIODIC INSPECTIONS.
3. **STRUCTURAL MASONRY (NOT NOTED ON PLAN AS REQUIRING CONTINUOUS INSPECTION)**
DURING THE PREPARATION OF MASONRY WALL FRISMS, INSPECTION OF GROUT SPACE IMMEDIATELY PRIOR TO CLOSING OF CLEANOUTS AND PERIODICALLY DURING THE PLACEMENT OF REINFORCING AND GROUTING OPERATIONS
4. **STRUCTURAL MASONRY (WHERE NOTED ON THE DRAWINGS AS REQUIRED TO HAVE CONTINUOUS SPECIAL INSPECTION)**
DURING PREPARATION OF MASONRY WALL FRISMS, SAMPLING AND PLACING OF ALL MASONRY UNITS, PLACEMENT OF REINFORCEMENTS, INSPECTION OF GROUT SPACE, IMMEDIATELY PRIOR TO CLOSING OF CLEANOUTS, AND DURING ALL GROUTING OPERATIONS, CONTINUOUSLY DURING ALL PREPARATION AND POINTING OF UNREINFORCED MASONRY WALL JOINTS, DURING THE PREPARATION OF MASONRY WALL FRISMS, INSPECTIONS OF GROUT SPACE IMMEDIATELY PRIOR TO CLOSING OF CLEANOUTS AND PERIODICALLY DURING THE PLACEMENT OF REINFORCING AND GROUTING OPERATIONS.
5. **REINFORCING STEEL**
PERIODICALLY, DURING THE PLACING OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE CONTINUOUS SPECIAL INSPECTION.
6. **BOLTS INSTALLED IN CONCRETE**
DURING INSTALLATION OF BOLTS AND PLACING OF CONCRETE AROUND SUCH BOLTS NOTED ON THE DRAWINGS AS REQUIRING SPECIAL INSPECTION.
7. **HIGH STRENGTH BOLTING**
DURING ALL BOLT INSTALLATIONS AND TIGHTENING OPERATIONS. EXCEPTIONS

1. THE SPECIAL INSPECTOR NEED NOT BE PRESENT DURING THE ENTIRE INSTALLATION AND SPECIFICATIONS PRIOR TO START OF BOLTING.

1) INSPECTED THE SURFACES AND BOLT TYPE FOR CONFORMANCE TO PLANS AND SPECIFICATIONS PRIOR TO START OF BOLTING

11) AND WILL UPON COMPLETION OF ALL BOLTING, VERIFY THE MINIMUM SPECIFIED BOLT TENSION FOR 10 PERCENT OF THE BOLTS FOR EACH CONNECTION.

2. IN BEARING-TYPE CONNECTIONS WHEN THREADS ARE NOT REQUIRED BY DESIGN TO BE EXCLUDED FROM THE SHEAR PLANE, INSPECTION PRIOR TO OR DURING INSTALLATION WILL NOT BE REQUIRED.
8. **PILING**
DURING DRIVING AND TESTING OF PILES

SPECIAL INSPECTOR
THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF A CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR
THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPLICABLE DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND ANY OTHER DESIGNATED PERSONS ON A WEEKLY BASIS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THE SPECIAL INSPECTOR SHALL REPORT TO THE SUPERIOR DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THIS CODE.

REQUIRED OBSERVATIONS BY STRUCTURAL ENGINEER OF RECORD:

FOUNDATION REINF - INCLUDING ALL ANCHOR BOLTS & HOLD-DOWNS.

ROUGH FRAMING - INCLUDING SHEATHING.

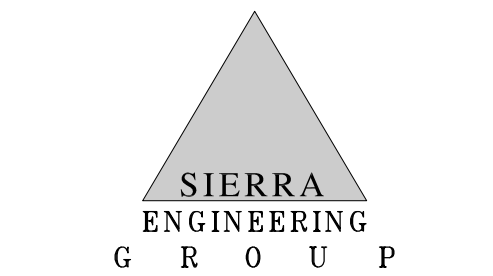
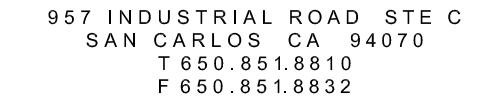
CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF 5 WORKING DAYS PRIOR TO THE TIME WHEN HIS PRESENCE IS REQUIRED. PLEASE NOTE THAT THESE OBSERVATIONS ARE INDEPENDENT OF INSPECTIONS REQUIRED BY THE CITY BUILDING DEPARTMENT.

REFER TO SECTION 1704 OF THE 2019 CBC FOR AMPLIFICATION OF THE FOLLOWING REQUIREMENTS. ALL SPECIAL INSPECTORS MUST SUBMIT FINAL REPORTS.

		SPECIAL INSPECTION REQUIRED		
		YES	NO	N/A
1. FOUNDATIONS:				
A.	COMPACTED FILL, INCLUDING UTILITY TRENCHES.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	VISUAL EXAMINATION & APPROVAL OF ALL FOUNDATION EXCAVATIONS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.	CONTINUOUS INSPECTION OF PILE DRIVING AND/OR CAISSONS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. CONCRETE:				
A.	CONTINUOUS INSPECTION & TEST CYLINDERS FOR CONCRETE OVER 2500 PSI.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	DURING THE TAKING OF TEST SPECIMENS AND PLACING OF ALL SHOTCRETE.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. REINFORCING AND PRESTRESSING STEEL:				
A.	PLACING OF REINFORCING.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	PLACING OF TENDONS.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	SAMPLING & TESTING OF STEEL (MILL REPORTS & IDENTIFICATION OF STEEL)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	CONTINUOUS INSPECTION OF INSTALLATION OF REBAR COUPLERS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	CONTINUOUS INSPECTION DURING STRESSING OF PT TENDONS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F.	FIELD MEASURED ELONGATION AND JACKING FORCE RECORDS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.	GROUTING OF POST-TENSIONED CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H.	POST-TENSIONED TENDON PROTECTIVE WRAPPING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. MASONRY				
A.	SAMPLING & TESTING OF MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	SAMPLING & TESTING OF GROUT & MORTAR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	CONTINUOUS INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	PERIODIC INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. INSULATING CONCRETE FILL:				
A.	TEST & INSPECTIONS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. WELDING:				
A.	ALL STRUCTURAL FIELD WELDING (INCLUDES DECKING)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	NON-DESTRUCTIVE TESTING OF MOMENT-RESISTING SPACE FRAMES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	STRUCTURAL LIGHT GAGE METAL FRAMING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. BOLTING:				
A.	HIGH STRENGTH BOLTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	EXPANSION BOLTS IN CONCRETE OR MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. STRUCTURAL STEEL:				
A.	MILL REPORTS & IDENTIFICATION OF STEEL (AFFIDAVIT OF COMPLIANCE)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	SAMPLING & TESTING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A COPY OF ALL TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT THESE TESTS AND INSPECTIONS ARE PERFORMED.



Narayanan
Residence
1556 Plateau Ave
Los Altos - CA

Scale	AS NOTED
Date	06.28.2022
Project No	22062.0

30.1

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CONSTRUCTION LIABILITY. CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PRACTICES, CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT THE PROJECT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING ANY AND ALL LEGAL COSTS, ATTORNEY'S FEES AND COURT COSTS, SUBJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ABBR	ABBREVIATION	HD	HOLDOWN
ABF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL
ADD'L	ADDITIONAL	HDG	HOT DIPPED GALVANIZED
ALT	ALTERNATE		
ANCH	ANCHOR BOLTS	ID	INSIDE DIAMETER
ARCH	ARCHITECTURAL	MB	MACHINE BOLT
ATTACH	ATTACHMENT	MFR	MANUFACTURER
BM	BEAM	MATL	MATERIAL
BRS	BEARING	MAX	MAXIMUM
BTHAN	BETWEEN	MECH	MECHANICAL
BLK'G	BLOCKING	MTL	METAL
BOTT	BOTTOM	ML	MICROLLAM
B.O.	BOTTOM OF	MIN	MINIMUM
CAMB	CAMBER	NS	NEAR SIDE
CLG	CEILING		
CHG	CHANGE	NSFS	NEAR SIDE AND FAR SIDE
C	CHANNEL	OC	ON CENTER
CLR	CLEARANCE	O W J	OPEN WEB JOIST
COLL	COLLECTOR	OPNG	OPENING
COL	COLUMN	OD	OUTSIDE DIAMETER
CON	CONCRETE	OJ	OVER JOIST
CU	CONDENSING UNIT	OF	OFF
CONN	CONNECTION	PARALL	PARALLEL
CONT	CONTINUOUS	PL	PLATE
CP	DEEP	PLYWD	PLYWOOD
DIAG	DIAGONAL	PT	POST TENSIONED/PRE-TENSIONED
PRETR	PREFRETER	PTF	PRESSURE TREATED
DIM	DIMENSION	RFR	RAFTER
DBL	DOUBLE	REINF	REINFORCEMENT
DWG	DRAWING	REQ'D	REQUIRED
DWGS	DRAWINGS	RTU	ROOF TOP UNIT
E	EACH	SAD	SEE ARCH DRAWING
EN	EACH WAY	SDB	SELF DRILLING SCREWS
EN	EDGE NAILING	SHGT	SHEATHING
ELEC	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SIM	SIMILAR
EMB'D	EMBEDMENT	SOG	SLAB ON GRADE
EQUAL	EQUAL	STD	STANDARD
E/O	EVERY OTHER	STL	STEEL
(E)	EXISTING	STIF	STIFFENER
FS	FAR SIDE	STRNG'R	STRINGER
FLR	FINISH FLOOR	STRUCT	STRUCTURAL
FLR	FLOOR		
FJ	FLOOR JOIST	T&G	TAPERED STEEL GIRDER
FTG	FOOTING	THRD'D	THREADED ROD
FND	FOUNDATION	T&G	TONGUE AND GROOVE
FRM'G	FRAMING	T&B	TOP AND BOTTOM
GALV	GALVANIZED	T.O.	TOP OF
GAUGE	GAUGE	TJ	TRUSS JOIST
GDR	GIRDER	TS	TUBE STEEL
GLB	GLUE-LAM BEAM	TP	TYPICAL
GNB	GYPSPUM WALL BOARD	UNO	UNLESS NOTED OTHERWISE
HANGER	HANGER	VF	VERIFY-IN-FIELD
HNS	HEADED WELDED STUD	VERT	VERTICAL
HEADER	HEADER	W/F	WELDED WIRE FABRIC
HT	HEIGHT	W/ FLNG	WIDE FLANGE
H8	HIGH STRENGTH	W/	WITH
H8B	HIGH STRENGTH BOLT	W/O	WITHOUT

2. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
3. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 23B.3.3 AND 23B.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
7. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
8. CORROSION-RESISTANT ROOFING NAILS WITH 1/16-INCH DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 1/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2403.3.
10. PANEL SUPPORTS AT 16 INCHES 20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MAILED. CASTING OR FINISH NAILS SPACED 6 INCHES OR PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24 INCHES. CASTING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

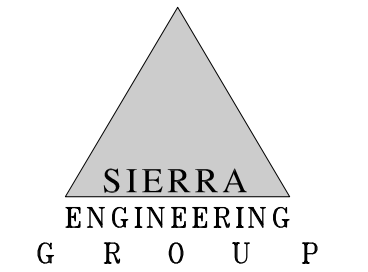
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901	MATERIAL SPECIFICATIONS
902	GENERAL NOTES, ABBREVIATIONS
903	TYPICAL DETAILS
904	TYPICAL DETAILS
905	TYPICAL DETAILS
910	FOUNDATION PLAN
920	MID LEVEL FRAMING PLAN
930	UPPER LEVEL FRAMING PLAN
940	ROOF FRAMING PLAN
950	SPECIFIC DETAILS
951	SPECIFIC DETAILS
952	SPECIFIC DETAILS

```

SITE CLASS= D
SEISMIC RISK CATEGORY= II
SITE COEFFICIENT Fa = 12
SITE COEFFICIENT Fv = 17
Sa = 2.315g
S1 = 0.841g
Sms = 2.710g
Sm1 = 1.429g
Sds = 1.852g
Sd1 = 0.952g
I = 10
RESISTING FORCE RESISTING SYSTEM = WOOD SHEAR WALL SYSTEM
R = 6 1/2
Cs = 0.285
V = 62 KIPS
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE

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Narayanan
Residence
1556 Plateau Ave

Not Review

Progress	09.13.2022
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Scale AS NOTED

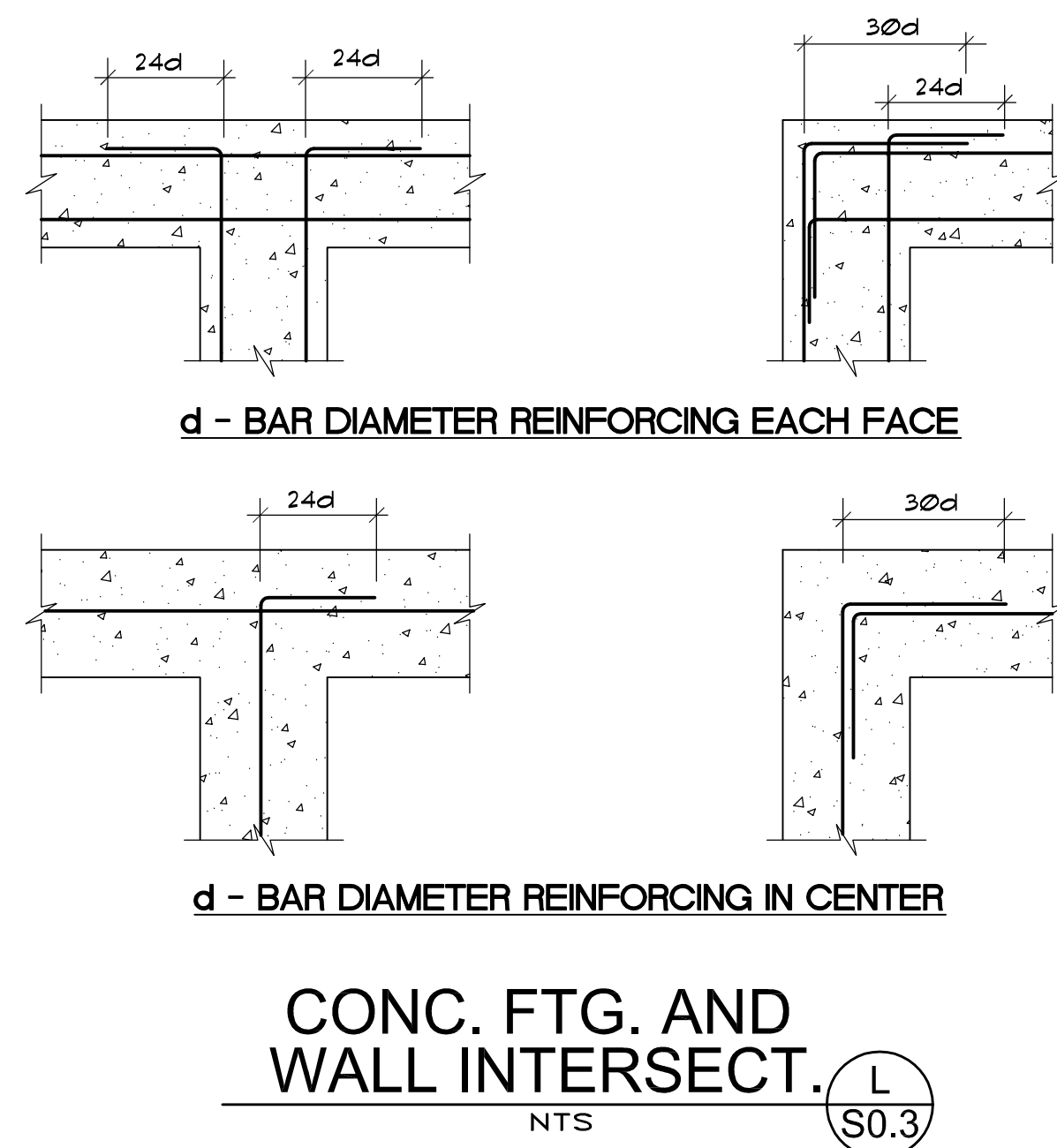
Date 06.28.2022

Project No 22062.0

Typical Details

Title	Author	Year	Journal	Volume	Page
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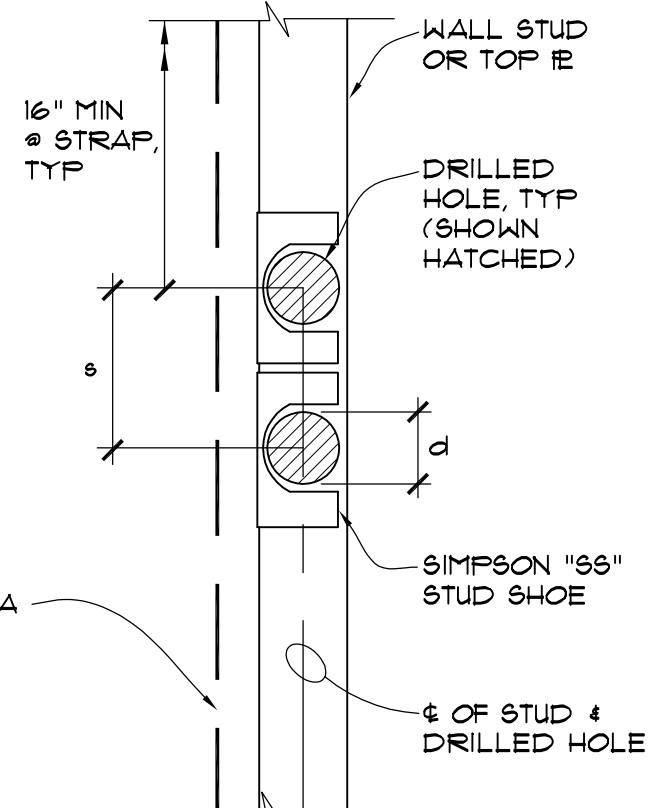
SHEARWALL ATTACHMENT SCHEDULE (1) (2)					
MARK	PLYWOOD SIZE AND NAILING	SILL PLATE ATTACHMENT (4)		SOLE PLATE ATTACHMENT (5) (6)	
		SINGLE SIDED PLYWD.	DOUBLE (3) SIDED PLYWD.	SINGLE SIDED PLYWD.	DOUBLE SIDED PLYWD.
6 ###-## 2	1/2" PLYWD NAILED WITH 10d @ 6" OC EDGES AND 10d @ 12" OC FIELD.	48" OC	24" OC	12" OC	6" OC
4 ###-## 2	1/2" PLYWD NAILED WITH 10d @ 4" OC EDGES AND 10d @ 12" OC FIELD.	36" OC	18" OC	8" OC	4" OC
3 ###-## 2	1/2" PLYWD NAILED WITH 10d @ 3" OC EDGES AND 10d @ 12" OC FIELD.	24" OC	12" OC	6" OC	3" OC
2 ###-## 2	1/2" PLYWD NAILED WITH 10d @ 2" OC EDGES AND 10d @ 12" OC FIELD.	24" OC	12" OC	4 1/2" OC	2 1/2" OC
(1) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3 INCHES ON CENTER.					
(2) FRAMING AT SILL PLATES & ADJOINING PANEL EDGES SHALL BE 3 INCHES NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.					
(3) WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCHES NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.					
(4) SILL BOLT SPACING IS BASED ON 5/8" DIAMETER x 1" CONC. EMB. GALV. ANCHOR BOLT, SEE SECTIONS, USE A 3x SILL PLATE & 3x3x2229" MIN STL PLATE WASHERS AT ALL ANCHOR BOLTS, WHERE CONCRETE TOPPING IS GREATER OR EQUAL THAN 3", SIMPSON TITEN HD 5/8"x2 1/2" EMB MAY BE USED.					
(5) BETWEEN WOOD FLOORS USE 1/4"x6" SIMPSON SDS.					
(6) AT ROOF USE 20d NAILS.					
(7) [] DENOTES LENGTH OF SHEAR WALL IN FEET.					
(8) ALL SILL PLATES @ SHEAR WALLS SHALL BE 3x					
(9) AT WALLS NOT DESIGNATED AS SHEAR WALLS USE 5/8" DIAMETER ANCHOR BOLT, AT 48" OC MAX SPACING, SEE SECTIONS.					
(10) IF 3x PLATE IS SPLICED BETWEEN BOUNDARY ELEMENTS LAG SCREWS SHALL BE INSTALLED, TYP UNO.					
(11) SHEATH EXTERIOR FACE OF ALL PERIMETER, PARAPET AND TOWER WALLS USING TYPE [] SHEATHING TYP. UNO.					
(12) SEE [] FOR INTERIOR & DISCONTINUOUS SHEARWALL SILL ATTACHMENT SCHED. @ 2ND FLOOR & ABOVE.					

SHEARWALL SCHEDULE

N.T.S.

A
S0.4

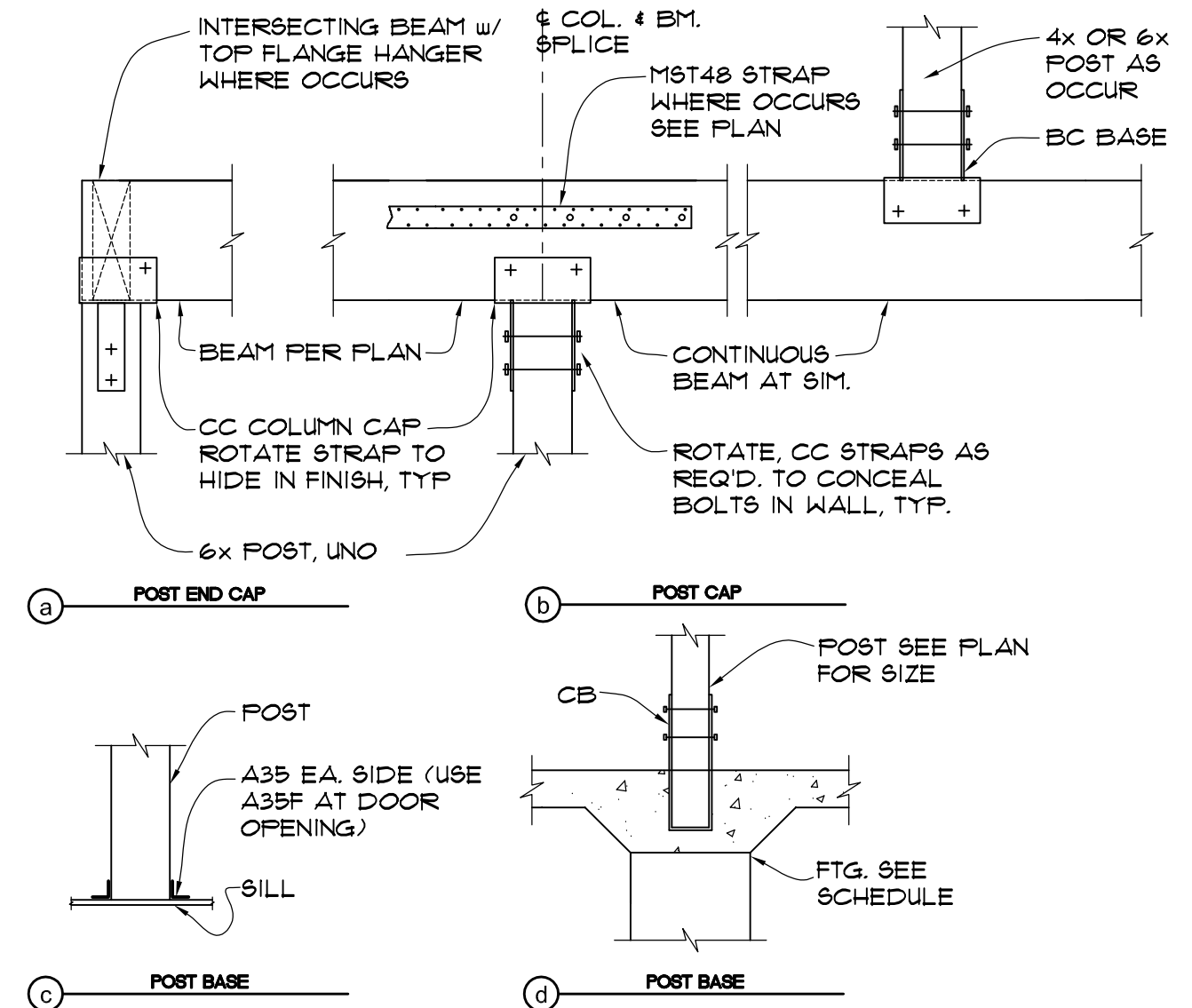
STUD SIZE	MAX OPENING, d (IN)	MIN SPACING, s (IN)
2x4	1 1/4"	8"
3x4		
2x6	2"	10"



TYP. STUD PENETRATION

NTS

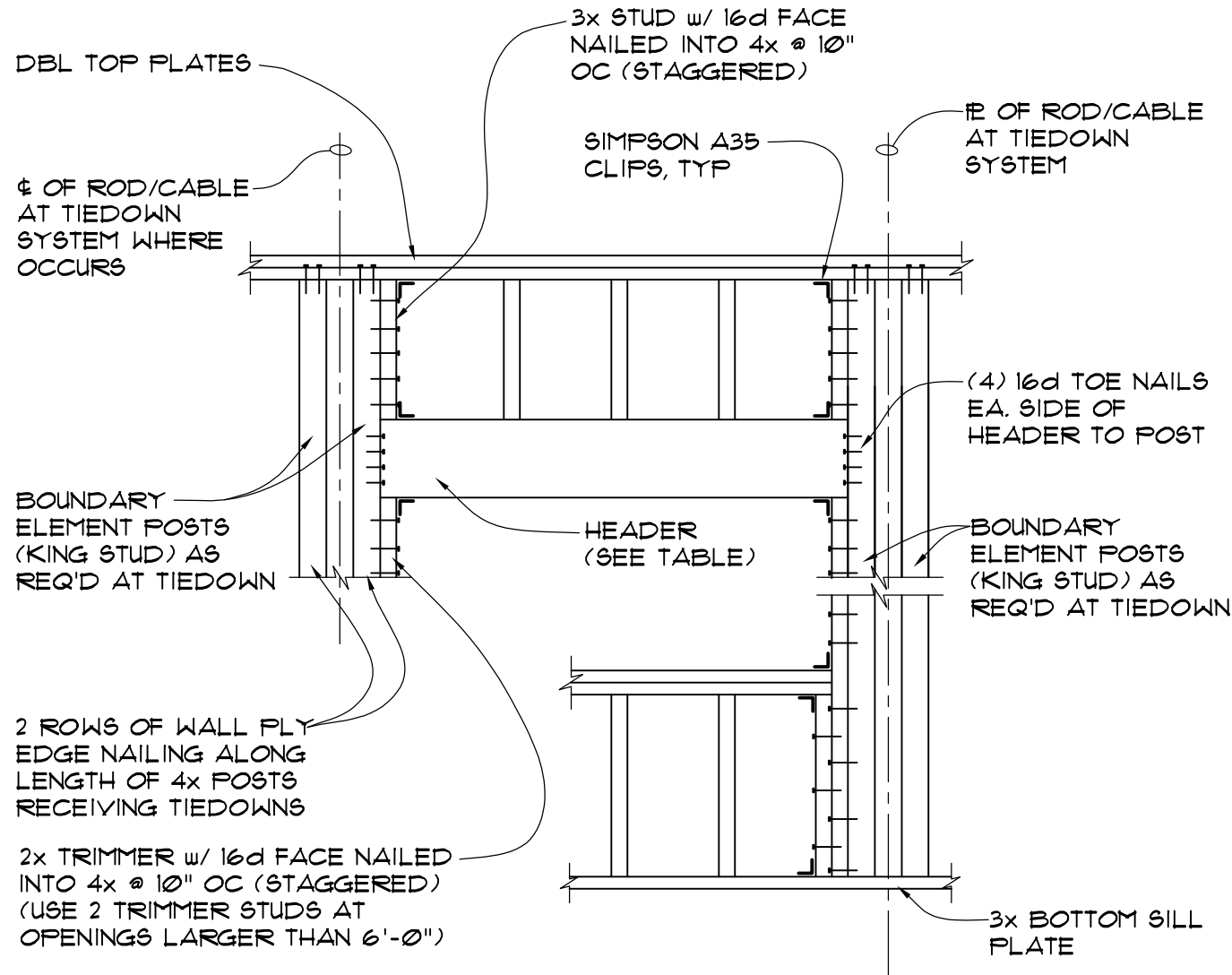
E
S0.4



BEAM AND POST CONNECTION

3/4" = 1' - 0"

H
S0.4



TYP HEADER SCHEDULE

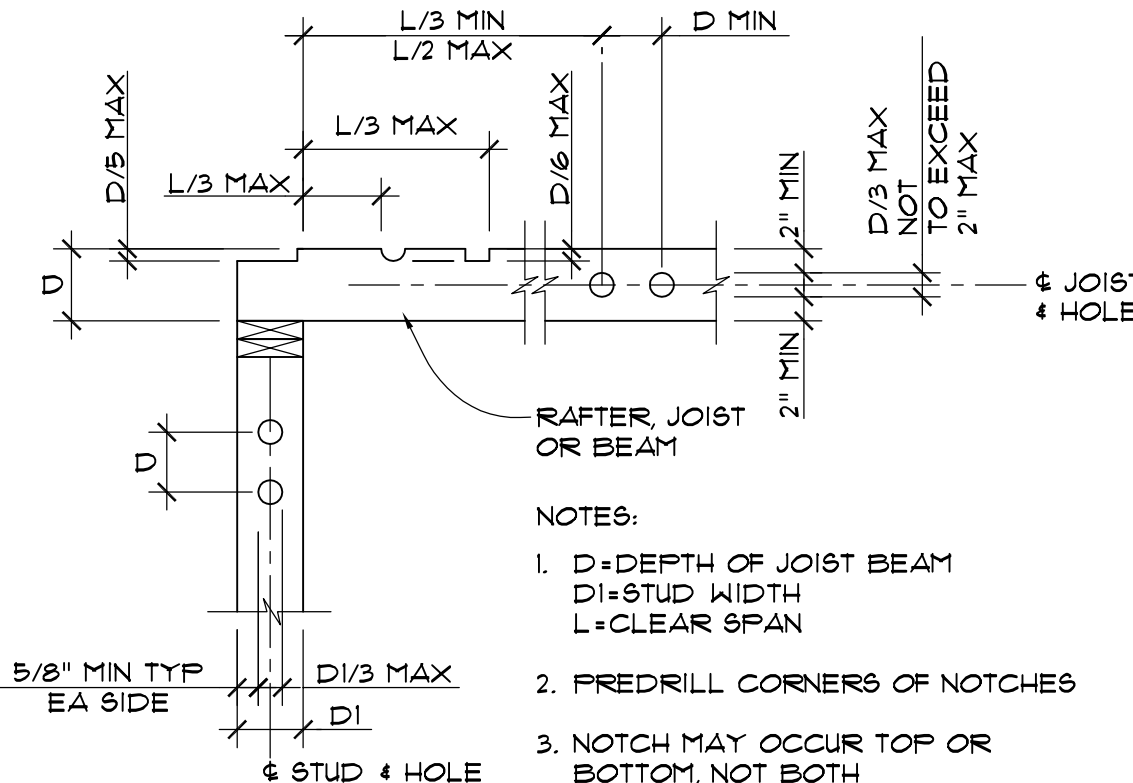
NTS

F
S0.4

FLOOR LEVEL	WALL STUD SIZE	KING STUD SIZE	KING STUD SIZE AT TIEDOWN SYSTEM
1ST FLR WALLS	2x6 @ 16" OC	4x6	SEE PLAN & S0.4
2ND FLR WALLS	2x6 @ 16" OC	2x6	SEE PLAN & S0.4
3RD FLR WALLS	2x6 @ 16" OC	2x6	SEE PLAN & S0.4

ALL HEADERS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:

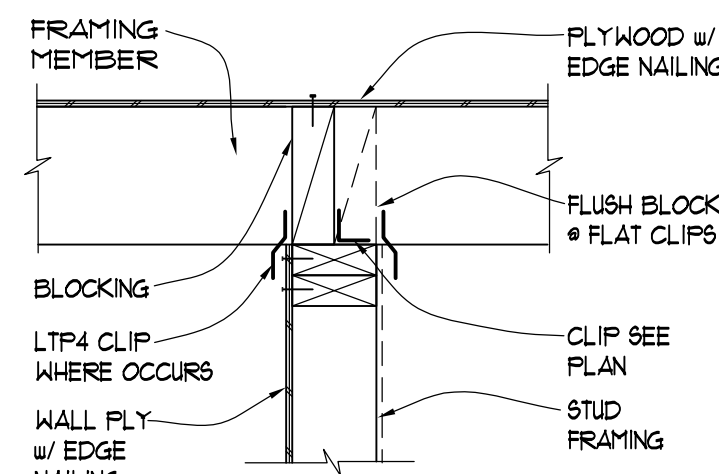
OPENING SIZE	HEADER SIZE (2x6 WALL)	HEADER SIZE (2x4 WALL)
4'-0" MAX	6x6	4x6
6'-0" MAX	6x8	4x8
8'-0" MAX	6x10	4x10
12'-0" MAX	6x12	4x12



ALLOWABLE HOLES AND NOTCHES IN SAWN LUMBER

3/4" = 1' - 0"

K
S0.4



TYP. SECTION

N.T.S.

NAILING PATTERN	FASTENER TYPE (1)	SPACING	
		SINGLE SIDED FLY	DOUBLE SIDED FLY
6 ###-## 2	A35/LTP4	16" OC	8" OC
4 ###-## 2	A35/LTP4	8" OC	5" OC
3 ###-## 2	A35/LTP4	8" OC	2 @ 8" OC (2)
2 ###-## 2	A35/LTP4	6" OC	2 @ 6" OC (2)

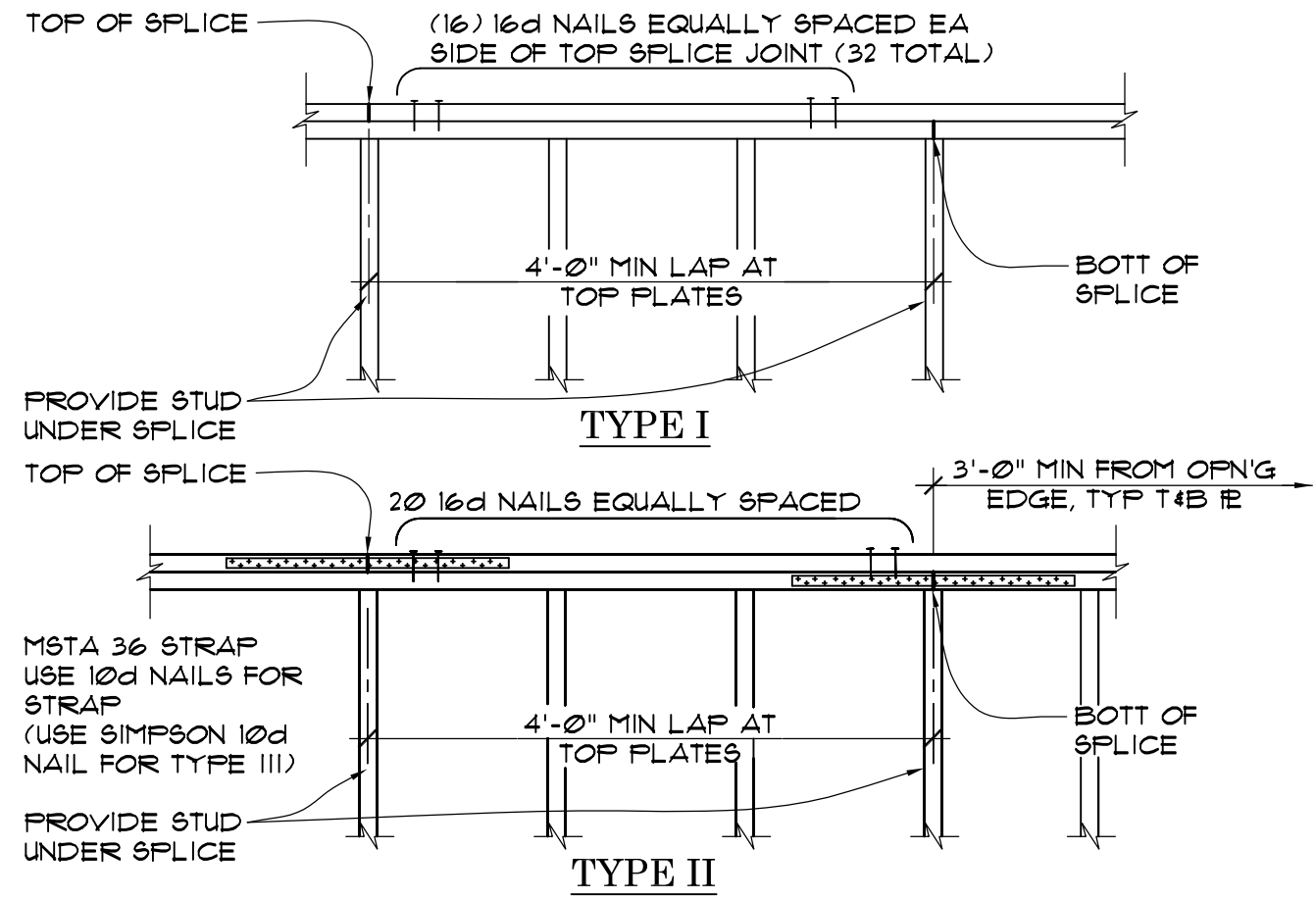
NOTE:

- CLIPS ARE BY SIMPSON STRONG TIE OR APPROVED EQUAL, TYP. UNO.
- INSTALL LTP4 CLIPS AT BOTH SIDES OF WALL.

PLATE ATTACHMENT SCHEDULE

N.T.S.

C
S0.4



FOR TYPE III SPLICE, USE M5TC40 STRAPS BOTH SIDES WITH 16d NAILS. USE TYPE III SPLICE AT ALL SPLICE LOCATIONS, UNO.

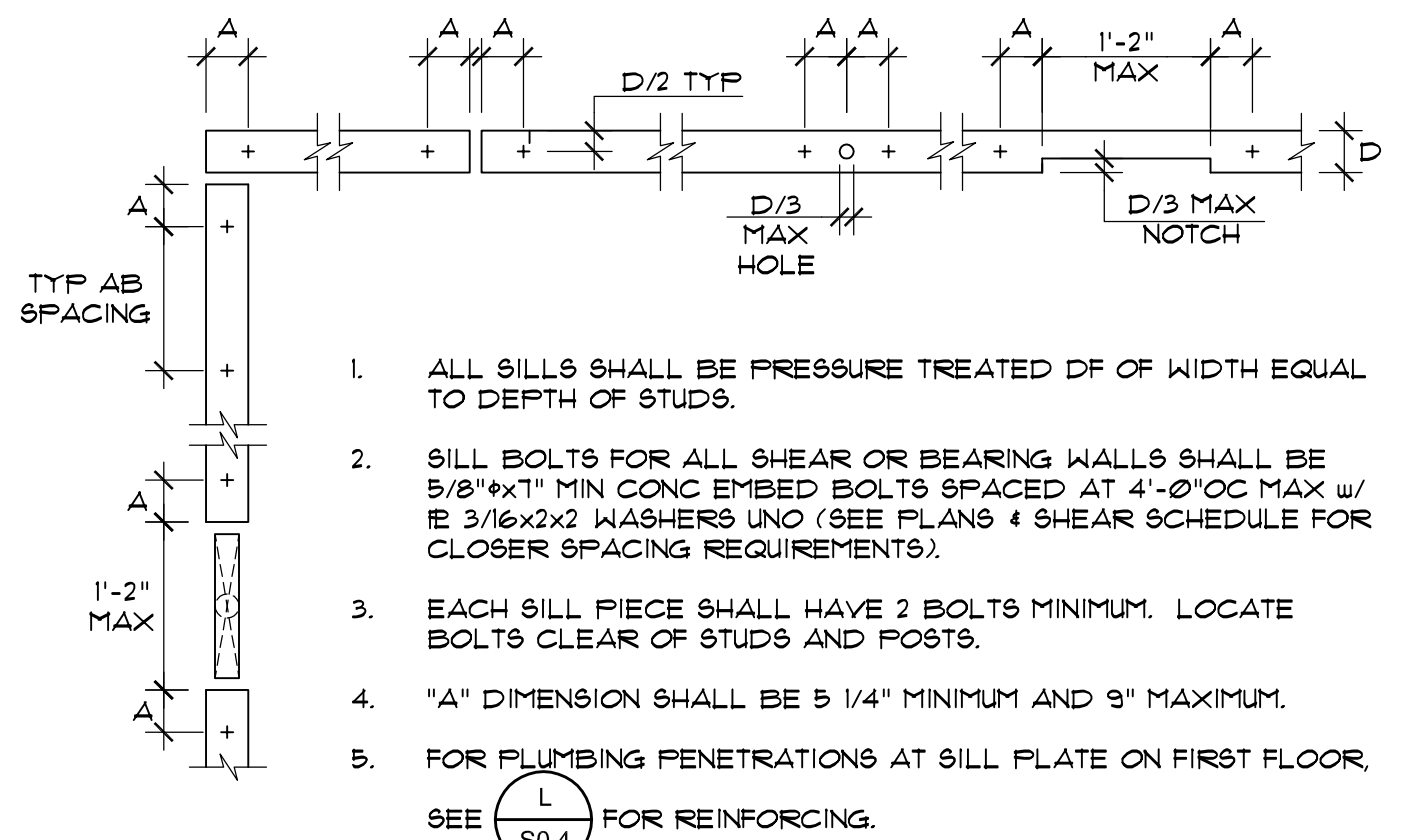
TYPE III (TYP UNO)

NO SPLICES AT OPENINGS, TYP

TOP PLATE SPLICES

NTS

D
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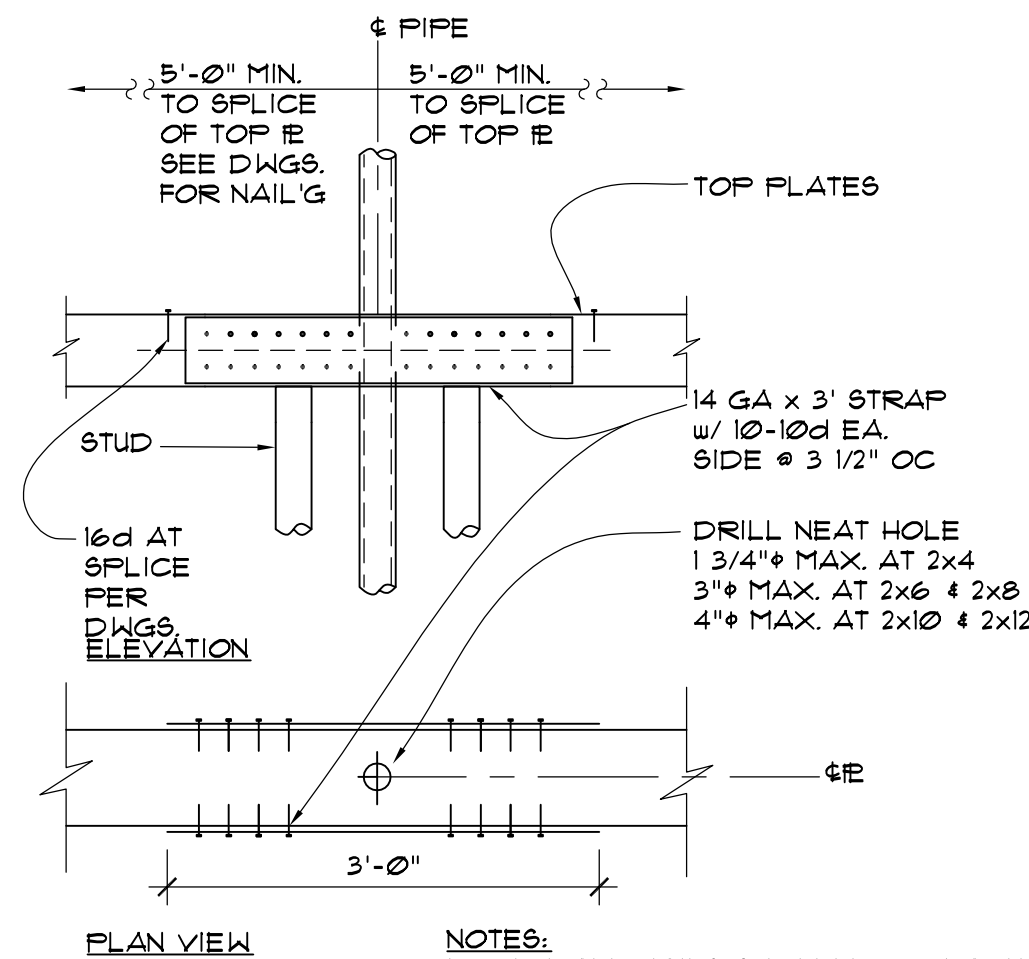


- ALL SILLS SHALL BE PRESSURE TREATED DF OF WIDTH EQUAL TO DEPTH OF STUDS.
- SILL BOLTS FOR ALL SHEAR OR BEARING WALLS SHALL BE 5/8"x1" MIN CONC EMBD BOLTS SPACED AT 4'-0" OC MAX w/ IE 3/16x2x2 WASHERS UNO (SEE PLANS & SHEAR SCHEDULE FOR CLOSER SPACING REQUIREMENTS).
- EACH SILL PIECE SHALL HAVE 2 BOLTS MINIMUM. LOCATE BOLTS CLEAR OF STUDS & POSTS.
- "A" DIMENSION SHALL BE 5 1/4" MINIMUM AND 9" MAXIMUM.
- FOR PLUMBING PENETRATIONS AT SILL PLATE ON FIRST FLOOR, SEE [] FOR REINFORCING.

ANCHOR BOLT AND SILL PLATE

3/4" = 1' - 0"

G
S0.4



- PLAN VIEW
- NOTES:
- NOT ALL NAILS SHOWN FOR CLARITY.
 - THIS DETAIL ALSO APPLIES FOR SILL PLATES AT 1ST FLOOR.

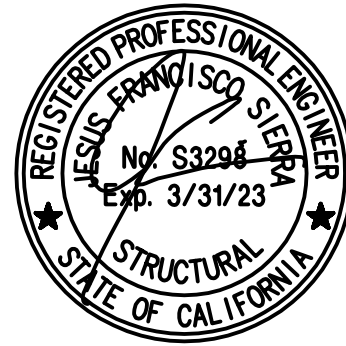
PLUMBING PENETRATIONS AT WALL

3/4" = 1' - 0"

L
S0.4

mason
ARCHITECTS

957 INDUSTRIAL ROAD, STE C
SAN CARLOS, CA 94070
T 650.851.8810
F 650.851.8832



SIERRA
ENGINEERING
GROUP

TEL: 510.445.0550
2600 CENTRAL AVE. SUITE M,
UNION CITY, CA, 94587

Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Concept Review

Progress 09.13.2022

Scale AS NOTED

Date 06.28.2022

Project No 22062.0

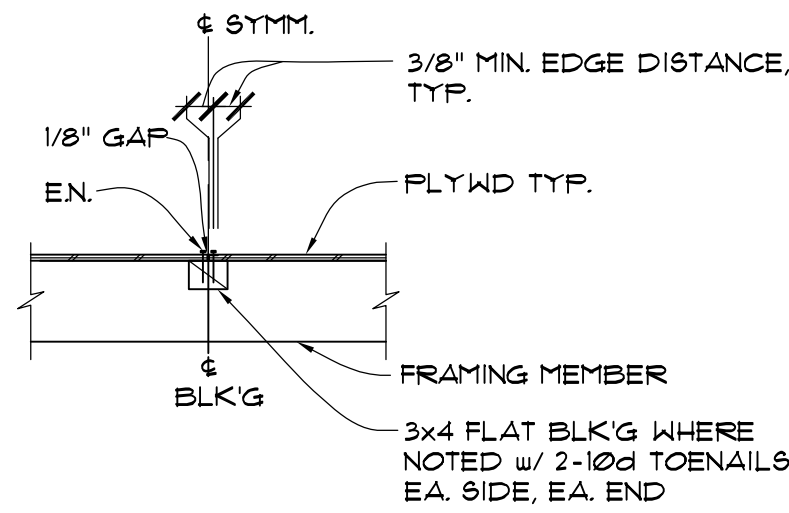
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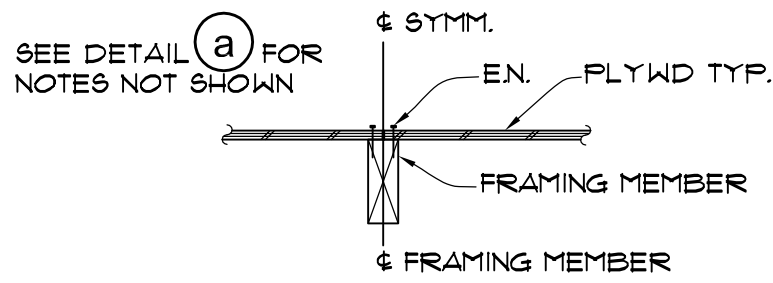
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S0.4

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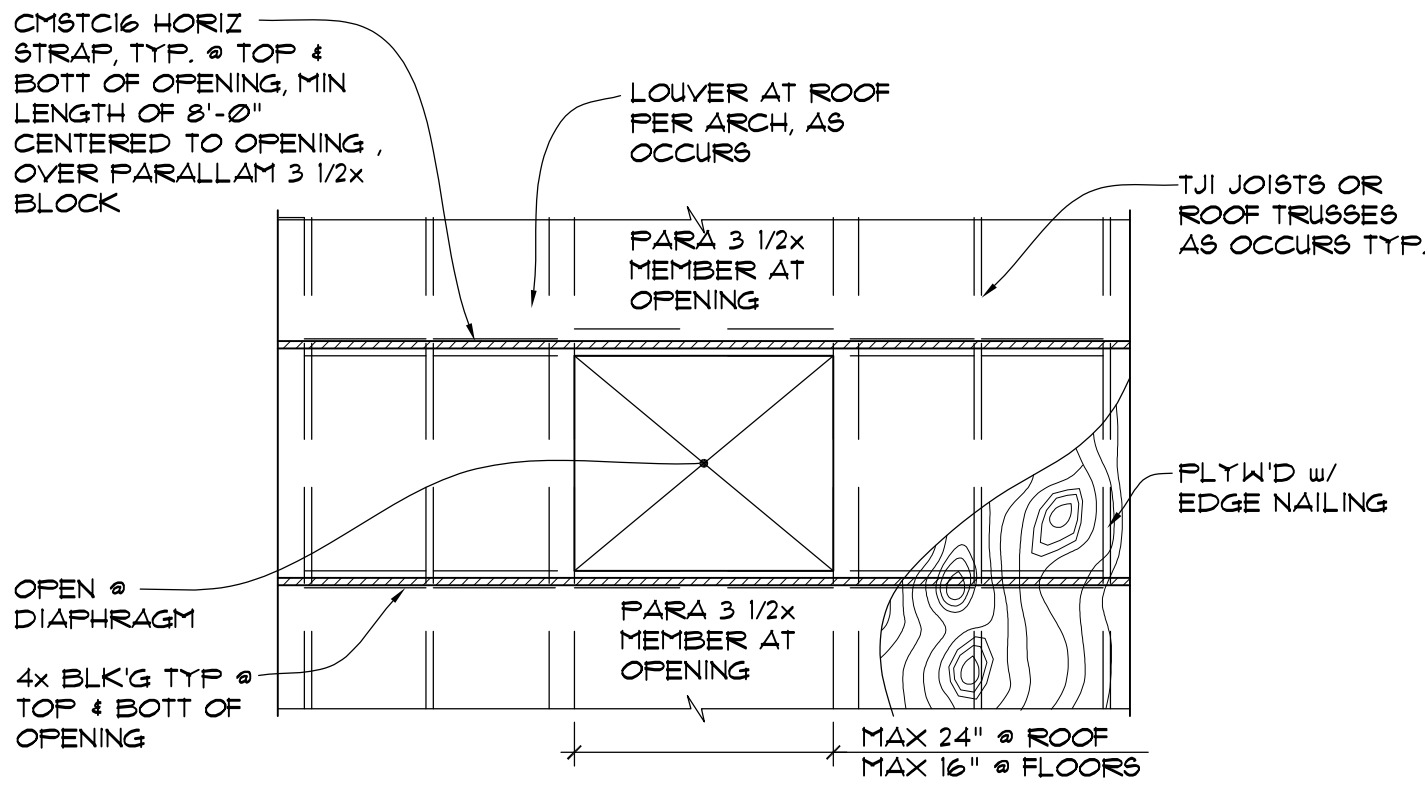


a JOINT PERPENDICULAR TO FRAMING MEMBER



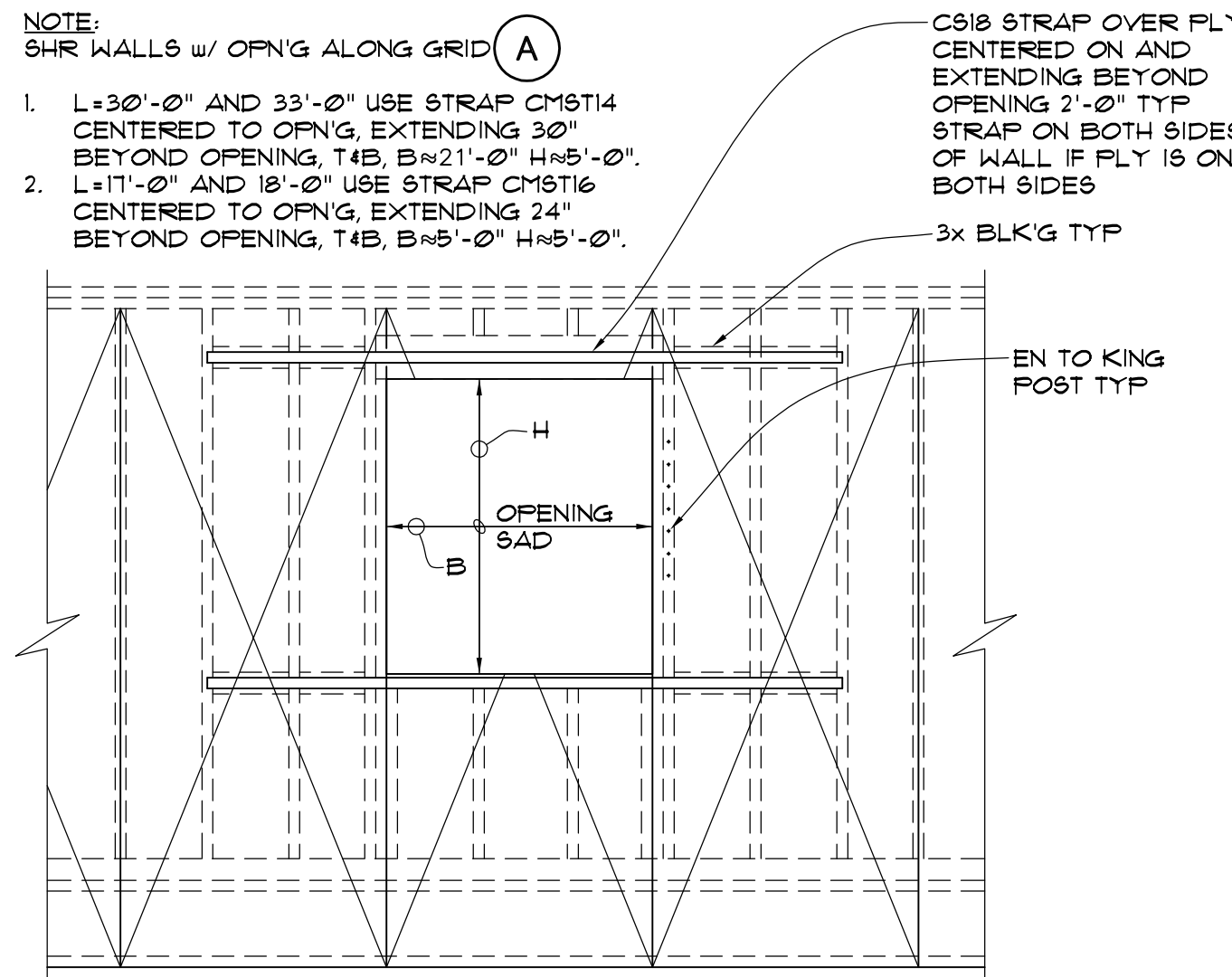
b JOINT PARALLEL TO FRAMING MEMBER

PLYWOOD NAILING
3/4" = 1'-0"



OPN'G AT FLOOR/ROOF DIAPHRAGMS
NTS

HOLDOWN SCHEDULE
NTS



SHEAR WALL WITH OPENING
1/2" = 1'-0"

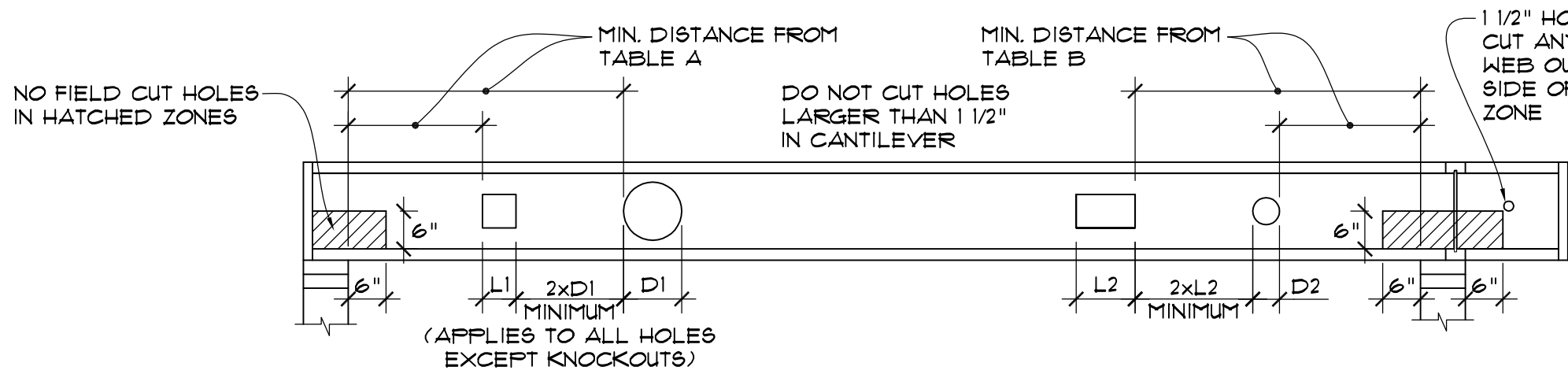
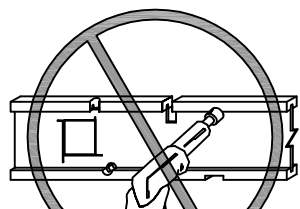


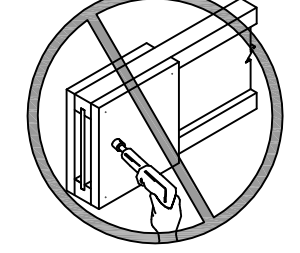
TABLE A - END SUPPORT
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

DEPTH	BCI	ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 1/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 1/8"	11"	13"
11 7/8"	ANY	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	5'-0"			1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	4'-6"	6'-0"	
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	6'-6"	
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	5'-0"			1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	5'-6"	7'-0"	
	ANY	1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	5'-0"	7'-0"			1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	6'-6"	7'-6"		
	ANY	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	8'-0"			1'-0"	1'-0"	3'-6"	5'-0"	7'-0"	7'-6"	8'-0"		
14"	ANY	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"			1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"
	ANY	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	ANY	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"		1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-6"	9'-6"	
	ANY	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"		1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"	
16"	ANY	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-0"	11'-0"
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	11'-0"
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	9'-0"	10'-0"	11'-6"
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-0"	10'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-0"	7'-0"	10'-0"	12'-0"

ALLOWABLE HOLES IN BCI
NTS



DO NOT CUT OR NOTCH FLANGE.



DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT.

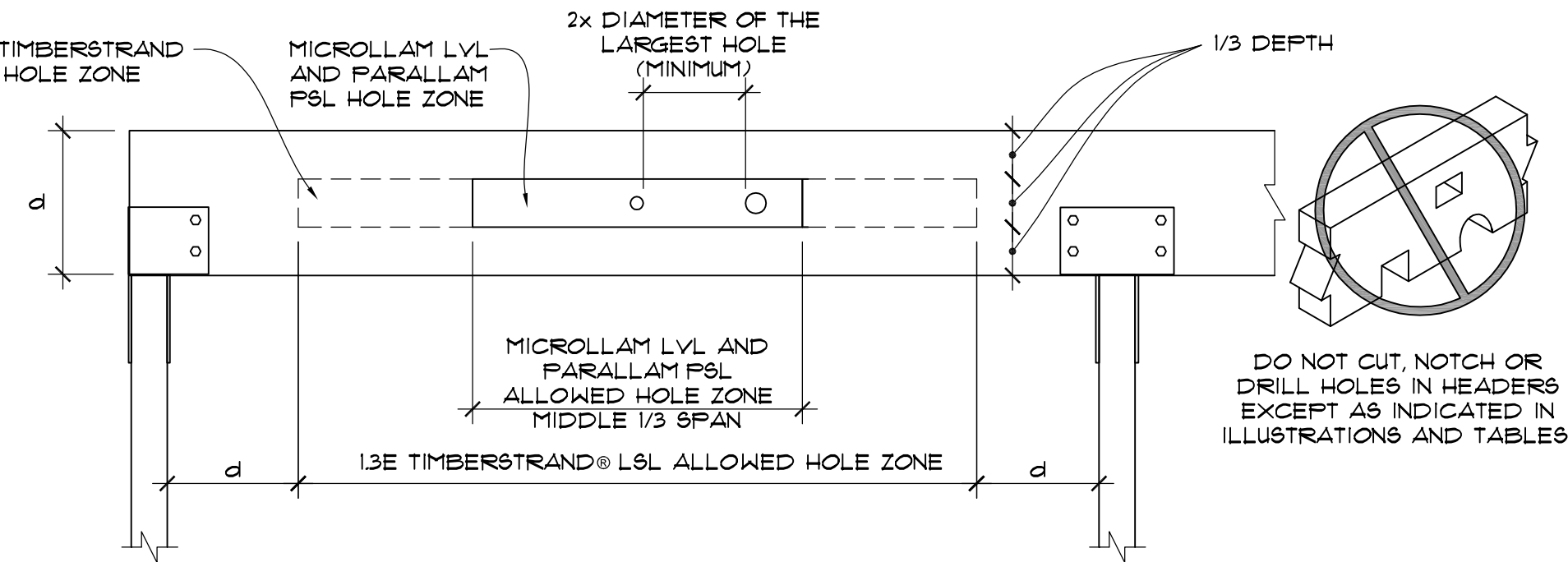
RECTANGULAR HOLES BASED ON MEASUREMENT OF LONGEST SIDE.

- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" ON-CENTER; THEY DO NOT AFFECT HOLE PLACEMENT.
- FOR SIMPLE SPAN (5' MINIMUM) UNIFORMLY LOADED JOISTS MEETING THE REQUIREMENTS OF THIS GUIDE, ONE MAXIMUM SIZE ROUND HOLE MAY BE LOCATED AT THE CENTER OF THE JOIST SPAN PROVIDED NO OTHER HOLES OCCUR IN THE JOIST.
- DISTANCES ARE BASED ON THE MAXIMUM UNIFORM LOADS SHOWN IN CURRENT ILEVEL SPECIFIER'S GUIDE. FOR OTHER LOAD CONDITIONS OR HOLE CONFIGURATIONS CONTACT YOUR ILEVEL REPRESENTATIVE.

TABLE B - INTERMEDIATE OR CANTILEVER SUPPORT
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

DEPTH	BCI	ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 1/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 1/8"	11"	13"
14"	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	9'-6"	
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	13'-0"	
	ANY	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-0"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-11"	11'-0"	13'-0"	
	ANY	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-12"	14'-0"	
	ANY	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	8'-6"	13'-6"		1'-0"	1'-0"	3'-0"	5'-0"	7'-0"	8'-11"	13'-6"	15'-0"	
16"	ANY	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-6"	10'-0"		1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-12"	16'-0"
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	13'-6"	16'-6"
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	4'-6"	6'-6"	13'-6"		1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	16'-11"
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	11'-0"		1'-6"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	18'-0"	
	ANY	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"		1'-6"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	18'-0"

ALLOWABLE HOLES IN LVL OR PSL
NTS

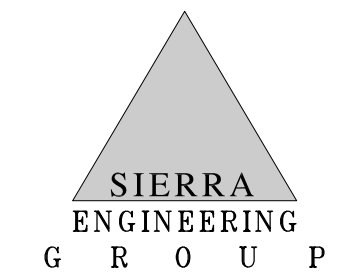


BEAM OR HEADER DEPTH	MAXIMUM ROUND HOLE SIZE
4 3/8"	1"
5 1/2"	1 3/4"
7 1/4" TO 20"	2"

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

GENERAL NOTES

- ALLOWED HOLE ZONE SUITABLE FOR UNIFORMLY LOADED HEADERS AND BEAMS ONLY.
- ROUND HOLES ONLY.
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



TEL: 510.445.0550
2600 CENTRAL AVE. SUITE M,
UNION CITY, CA, 94587

Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

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Progress

09.13.2022

Scale AS NOTED

Date 06.28.2022

Project No 22062.0

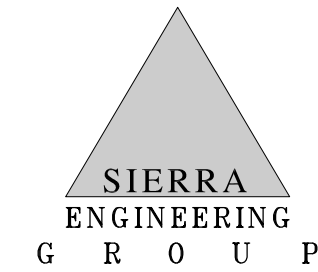
Typical Details

Title

Sheet

S0.5

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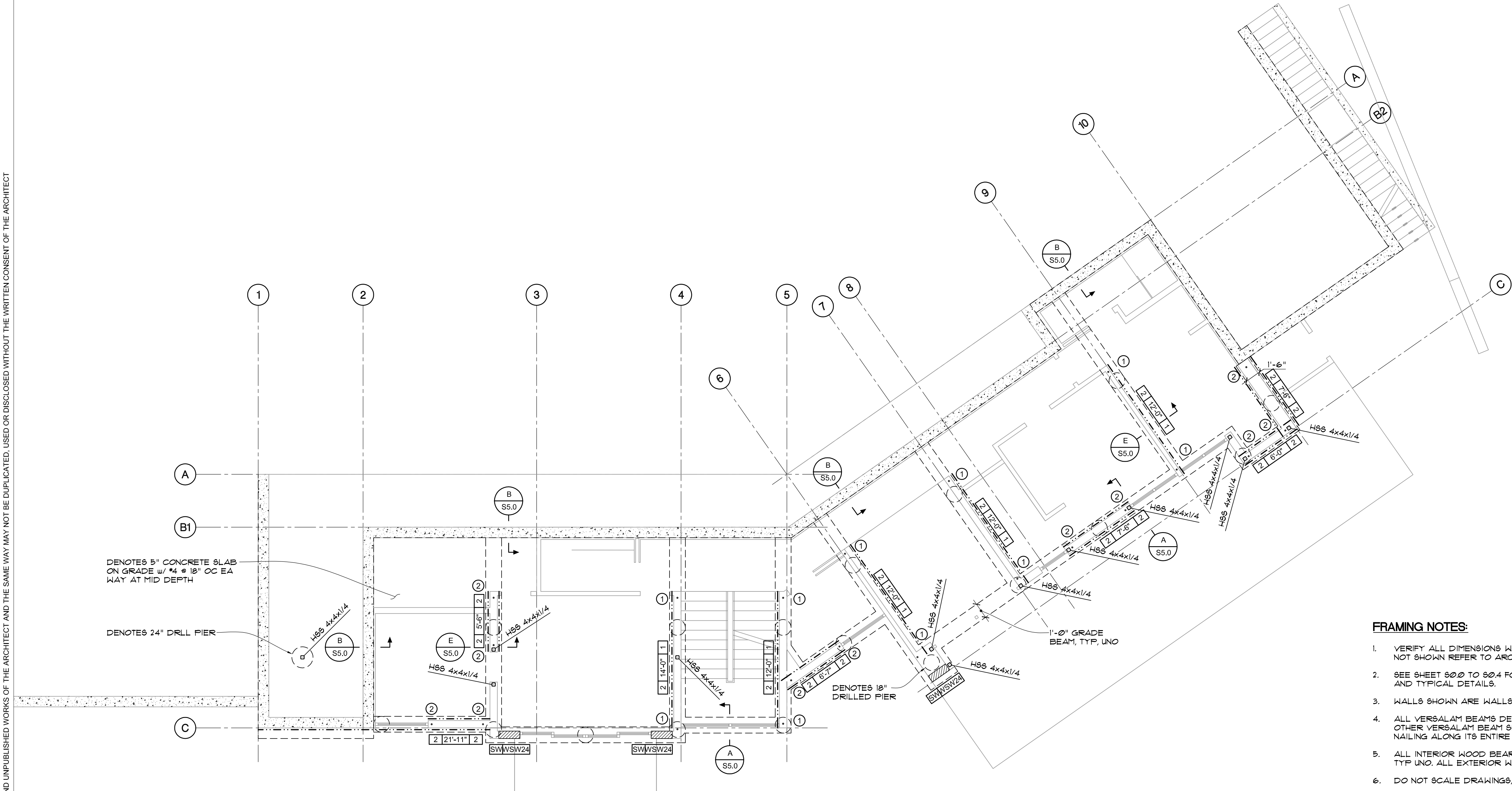
Project No 22062.0

FOUNDATION PLAN

Title

Sheet

SI.0



FRAMING NOTES:

- VERIFY ALL DIMENSIONS WITH ARCH DRAWINGS. FOR DIMENSIONS NOT SHOWN REFER TO ARCH DRAWINGS.
- SEE SHEET S00 TO S04 FOR SPECIFICATION, GENERAL NOTES AND TYPICAL DETAILS.
- WALLS SHOWN ARE WALLS BELOW THIS LEVEL UNO.
- ALL VERSALAM BEAMS DENOTED TO ALIGN WITH WALLS OR OTHER VERSALAM BEAM SHALL RECIEVE ROOF FLYWD EDGE NAILING ALONG ITS ENTIRE LENGTH.
- ALL INTERIOR WOOD BEARING WALLS SHALL BE 2x6 @ 16" OC TYP UNO. ALL EXTERIOR WOOD WALLS SHALL BE 2x6 @ 16" OC.
- DO NOT SCALE DRAWINGS, SCALE FOR REFERENCE ONLY.
- VERIFY ALL PENETRATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO BEGIN CONSTRUCTION.
- CONCRETE FOUNDATION SHALL BE MONOLITHICALLY POURED.
- INSTALLATION OF BCJ JOISTS SHALL COMPLY WITH BOISE CASCADE INSTALLATION GUIDE REQUIREMENTS.
- SIMPSON HU HANGERS ARE REQUIRED AT JOIST HANGING CONDITIONS.

LEGEND:

- ☒ DENOTES WOOD POST. ALL POSTS SHALL BE 4x4 FOR 2x4 WALL OR 6x6 FOR 2x6 WALL, MIN. TYP UNO.
- ☐ DENOTES HSS STL COLUMN.
- ☒ DENOTES WOOD SHEARWALL, SEE SHEARWALL SCHEDULE.
- ☒ DENOTES SIMPSON HOLDOWN, SEE HOLDOWN SCHEDULE.
- ☐ DENOTES WALL BELOW.
- ☐ DENOTES HEADER FOR HEADER SCHEDULE, SEE D, TYP UNO.
- ☒ DENOTES STRAP TIE.

HOLDOWN SCHEDULE				
MARK	HOLDOWN	ANCHOR	EMBED	NOTE
1	HDU 8-SDS25	SB 7/8"x24"	1'-0"	A S0.3
2	HDU 11-SDS25	SB 1"x24"	1'-0"	A S0.3

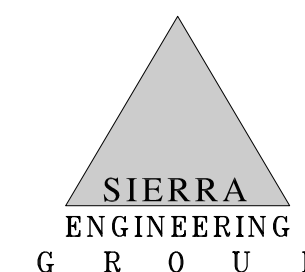
NOTES:

- EMBED SHALL BE MEASURED FROM TOP SURFACE OF GRADE BEAM FOUNDATION, TYP.
- ANCHORS SHALL BE CAST IN PLACE.

FOUNDATION PLAN

3/16"=1'-0"

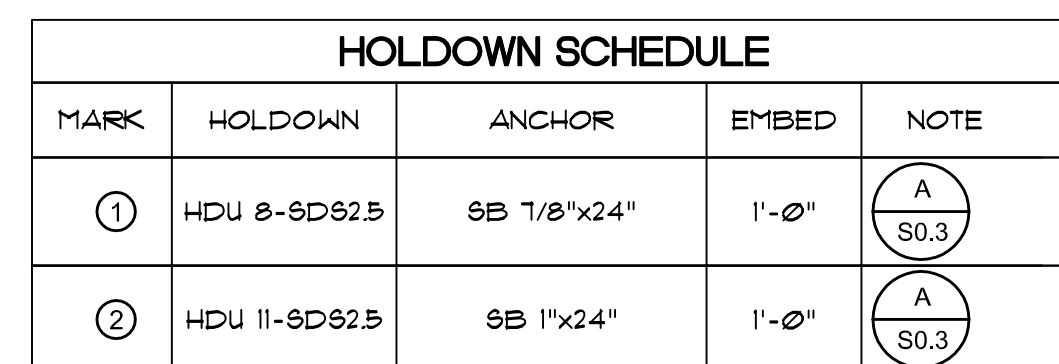




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Scale	AS NOTED
Date	06.28.2022
Project No	22062.0

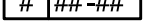





Sheet S2.0



NOTES:

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2. ANCHORS SHALL BE CAST IN PLACE.

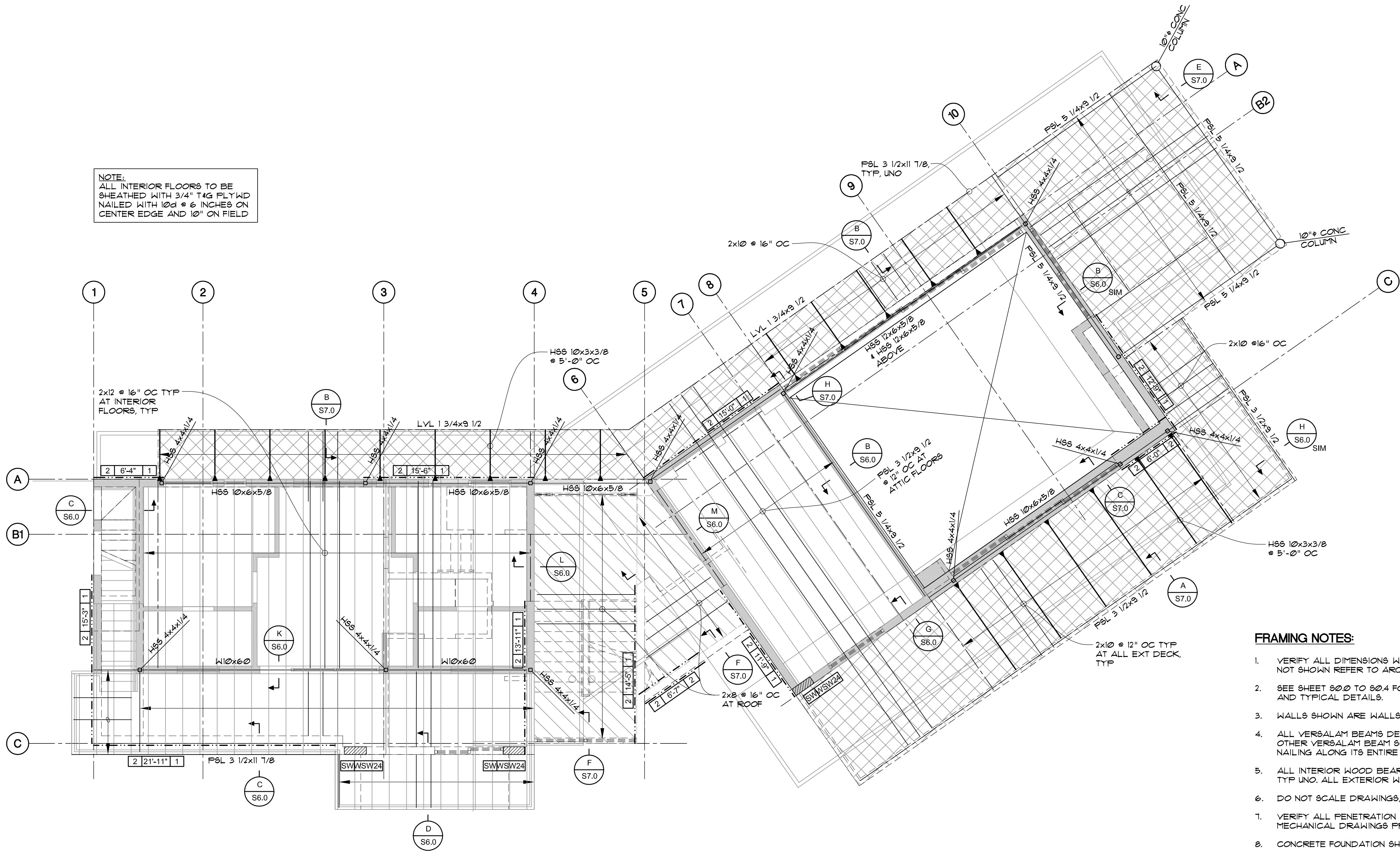
1. VERIFY ALL DIMENSIONS WITH ARCH DRAWINGS. FOR DIMENSIONS NOT SHOWN REFER TO ARCH DRAWINGS.
2. SEE SHEET 502 TO 504 FOR SPECIFICATION, GENERAL NOTES AND TYPICAL DETAILS.
3. WALLS SHOWN ARE WALLS BELOW THIS LEVEL UNO.
4. ALL VERSALAM BEAMS DENOTED TO ALIGN WITH WALLS OR OTHER VERSALAM BEAM SHALL RECEIVE ROOF FLYWD EDGE NAILING ALONG ITS ENTIRE LENGTH.
5. ALL INTERIOR WOOD BEARING WALLS SHALL BE 2x6 @ 16" OC TYP UNO. ALL EXTERIOR WOOD WALLS SHALL BE 2x6 @ 16" OC.
6. DO NOT SCALE DRAWINGS, SCALE FOR REFERENCE ONLY.
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8. CONCRETE FOUNDATION SHALL BE MONOLITHICALLY POURED.
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10. SIMPSON HU HANGERS ARE REQUIRED AT JOIST HANGING CONDITIONS.

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☐ DENOTES HSS STL COLUMN.
 DENOTES WOOD SHEARWALL, SEE SHEARWALL SCHEDULE.
 *  DENOTES SIMPSON HOLDOWN, SEE HOLDOWN SCHEDULE.
 DENOTES WALL BELOW.
 — — — DENOTES HEADER FOR HEADER SCHEDULE,
  TYP UNO.

 DENOTES STRAP TIE.

MID LEVEL FRAMING PLAN

$$3/16'' = 1' - 0''$$


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HOLDOWN SCHEDULE				
MARK	HOLDOWN	ANCHOR	EMBED	NOTE
①	HDU 8-SDS25	SB 1/8"x24"	1'-0"	A S0.3
②	HDU 11-SDS25	SB 1"x24"	1'-0"	A S0.3

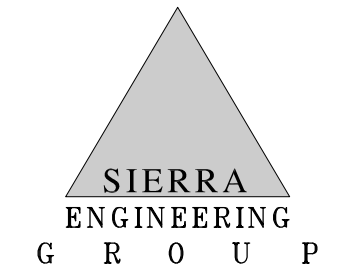
- NOTES:
- EMBED SHALL BE MEASURED FROM TOP SURFACE OF GRADE BEAM FOUNDATION, TYP.
 - ANCHORS SHALL BE CAST IN PLACE.

- FRAMING NOTES:
- VERIFY ALL DIMENSIONS WITH ARCH DRAWINGS. FOR DIMENSIONS NOT SHOWN REFER TO ARCH DRAWINGS.
 - SEE SHEET S020 TO S040 FOR SPECIFICATION, GENERAL NOTES AND TYPICAL DETAILS.
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 - ALL INTERIOR WOOD BEARING WALLS SHALL BE 2x6 @ 16" OC TYP UNO. ALL EXTERIOR WOOD WALLS SHALL BE 2x6 @ 16" OC.
 - DO NOT SCALE DRAWINGS, SCALE FOR REFERENCE ONLY.
 - VERIFY ALL PENETRATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO BEGIN CONSTRUCTION.
 - CONCRETE FOUNDATION SHALL BE MONOLITHICALLY POURED.
 - INSTALLATION OF BCI JOISTS SHALL COMPLY WITH BOISE CASCADE INSTALLATION GUIDE REQUIREMENTS.
 - SIMPSON HU HANGERS ARE REQUIRED AT JOIST HANGING CONDITIONS.

- LEGEND:
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 - ☐ DENOTES HSS STL COLUMN.
 - ☒ DENOTES WOOD SHEARWALL, SEE SHEARWALL SCHEDULE.
 - ☒ DENOTES SIMPSON HOLDOWN, SEE HOLDOWN SCHEDULE.
 - ☐ DENOTES WALL BELOW.
 - ☐ DENOTES HEADER FOR HEADER SCHEDULE, SEE D, TYP UNO.
 - ☐ DENOTES STRAP TIE.

UPPER LEVEL FRAMING PLAN

3/16"=1'-0"



TEL: 510.445.0550
2600 CENTRAL AVE. SUITE M,
UNION CITY, CA, 94587

Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

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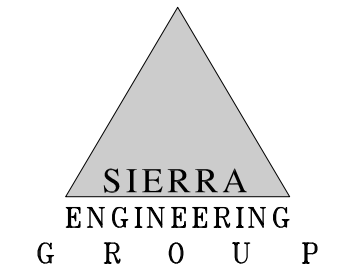
UPPER LEVEL
FRAMING PLAN

Title

Sheet

S3.0

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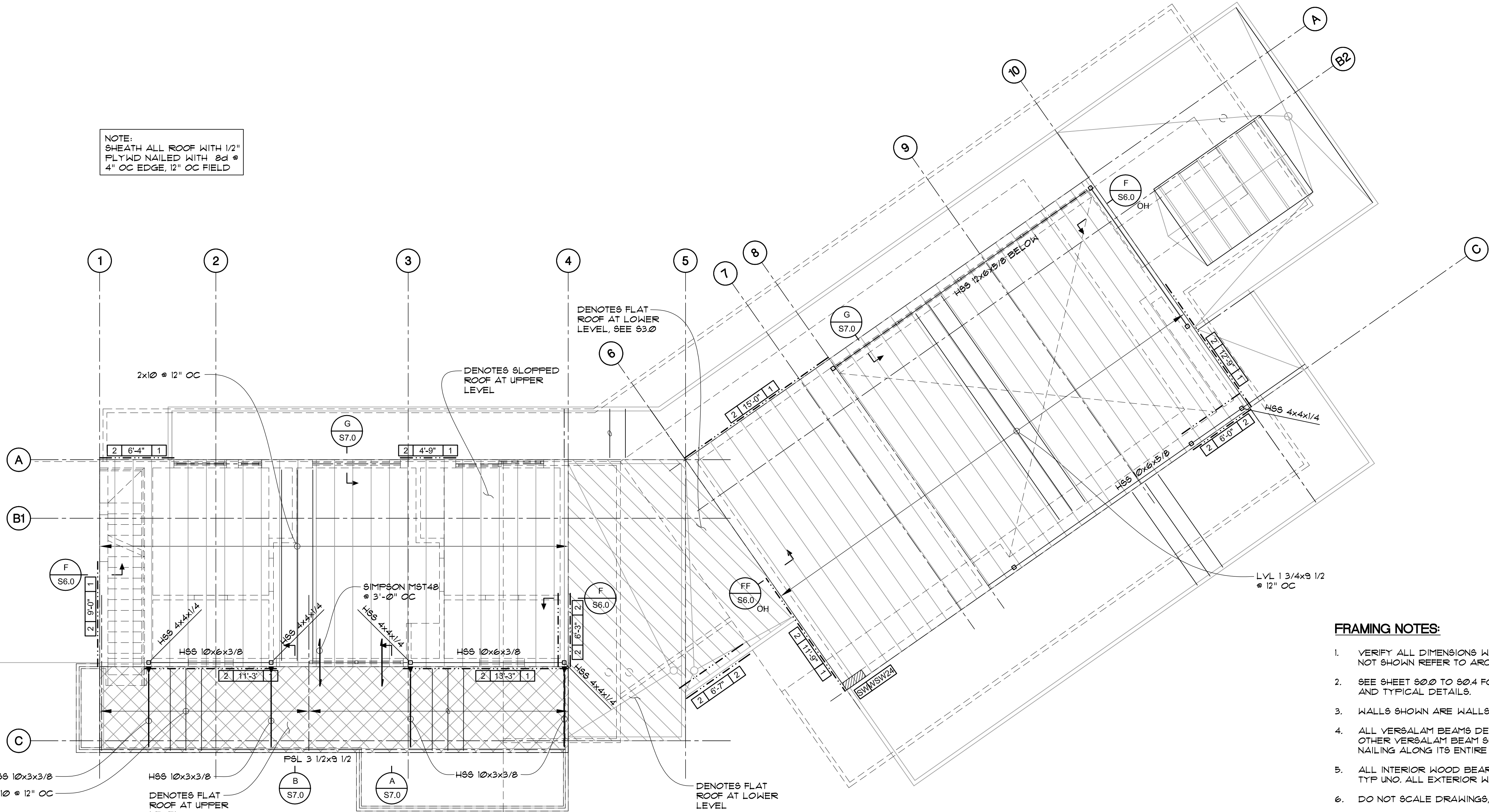
UPPER ROOF
FRAMING PLAN

Title

Sheet

S4.0

NOTE:
SHEATH ALL ROOF WITH 1/2"
PLYWD NAILED WITH 8d @
4" OC EDGE, 12" OC FIELD



FRAMING NOTES:

1. VERIFY ALL DIMENSIONS WITH ARCH DRAWINGS. FOR DIMENSIONS NOT SHOWN REFER TO ARCH DRAWINGS.
2. SEE SHEET S00 TO S04 FOR SPECIFICATION, GENERAL NOTES AND TYPICAL DETAILS.
3. WALLS SHOWN ARE WALLS BELOW THIS LEVEL UNO.
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5. ALL INTERIOR WOOD BEARING WALLS SHALL BE 2x6 @ 16" OC TYP UNO. ALL EXTERIOR WOOD WALLS SHALL BE 2x6 @ 16" OC.
6. DO NOT SCALE DRAWINGS, SCALE FOR REFERENCE ONLY.
7. VERIFY ALL PENETRATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO BEGIN CONSTRUCTION.
8. CONCRETE FOUNDATION SHALL BE MONOLITHICALLY POURED.
9. INSTALLATION OF BCI JOISTS SHALL COMPLY WITH BOISE CASCADE INSTALLATION GUIDE REQUIREMENTS.
10. SIMPSON HU HANGERS ARE REQUIRED AT JOIST HANGING CONDITIONS.

LEGEND:

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- ☐ DENOTES HSS STL COLUMN.
- ☒ DENOTES WOOD SHEARWALL, SEE SHEARWALL SCHEDULE.
- ☒ DENOTES SIMPSON HOLDOWN, SEE HOLDOWN SCHEDULE.
- ☐ DENOTES WALL BELOW.
- ☐ DENOTES HEADER FOR HEADER SCHEDULE, SEE D, TYP UNO.
- ☒ DENOTES STRAP TIE.

HOLDOWN SCHEDULE				
MARK	HOLDOWN	ANCHOR	EMBED	NOTE
①	HDU 8-SDS25	SB 7/8"x24"	1'-0"	A S0.3
②	HDU 11-SDS25	SB 1"x24"	1'-0"	A S0.3

NOTES:

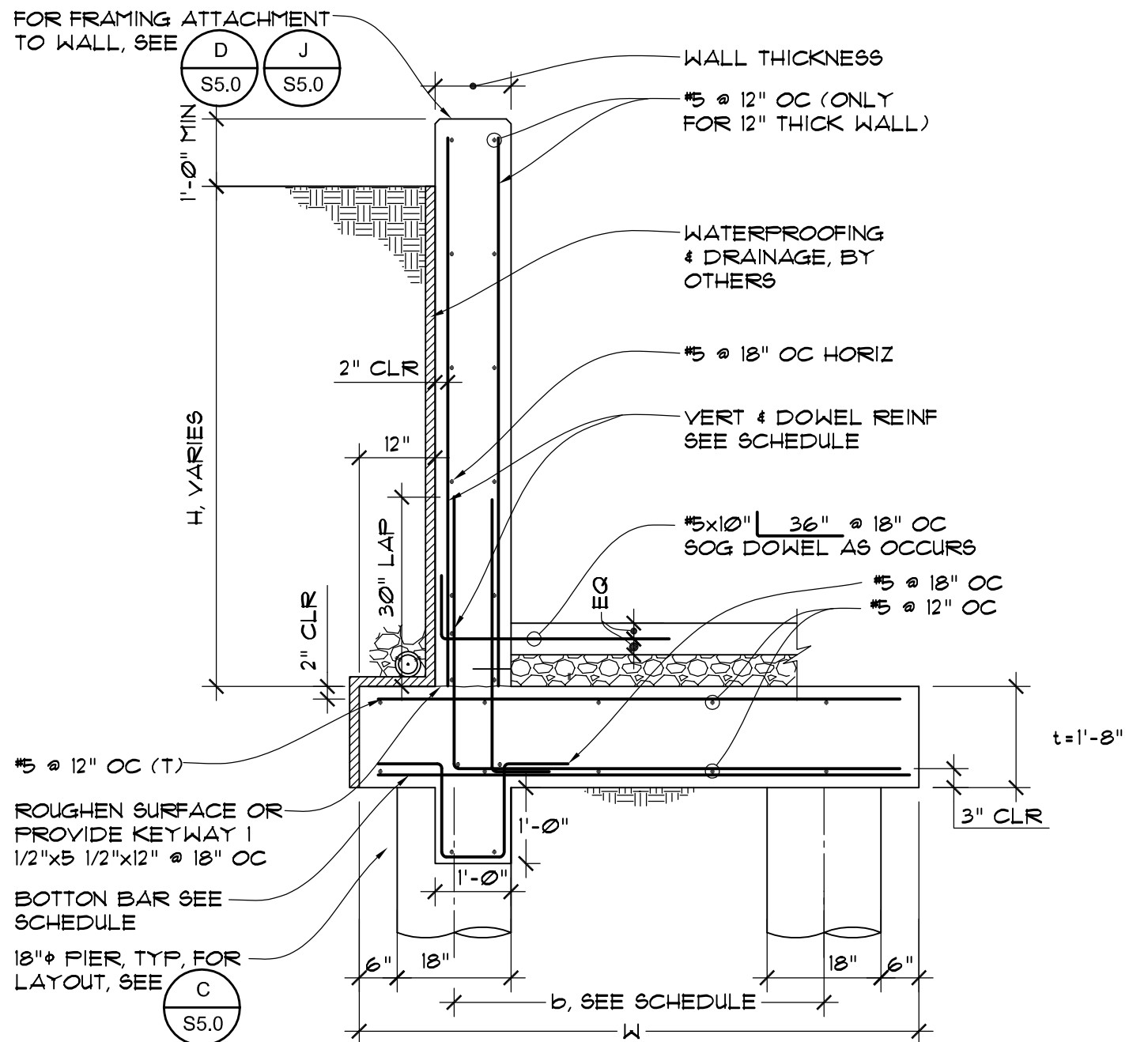
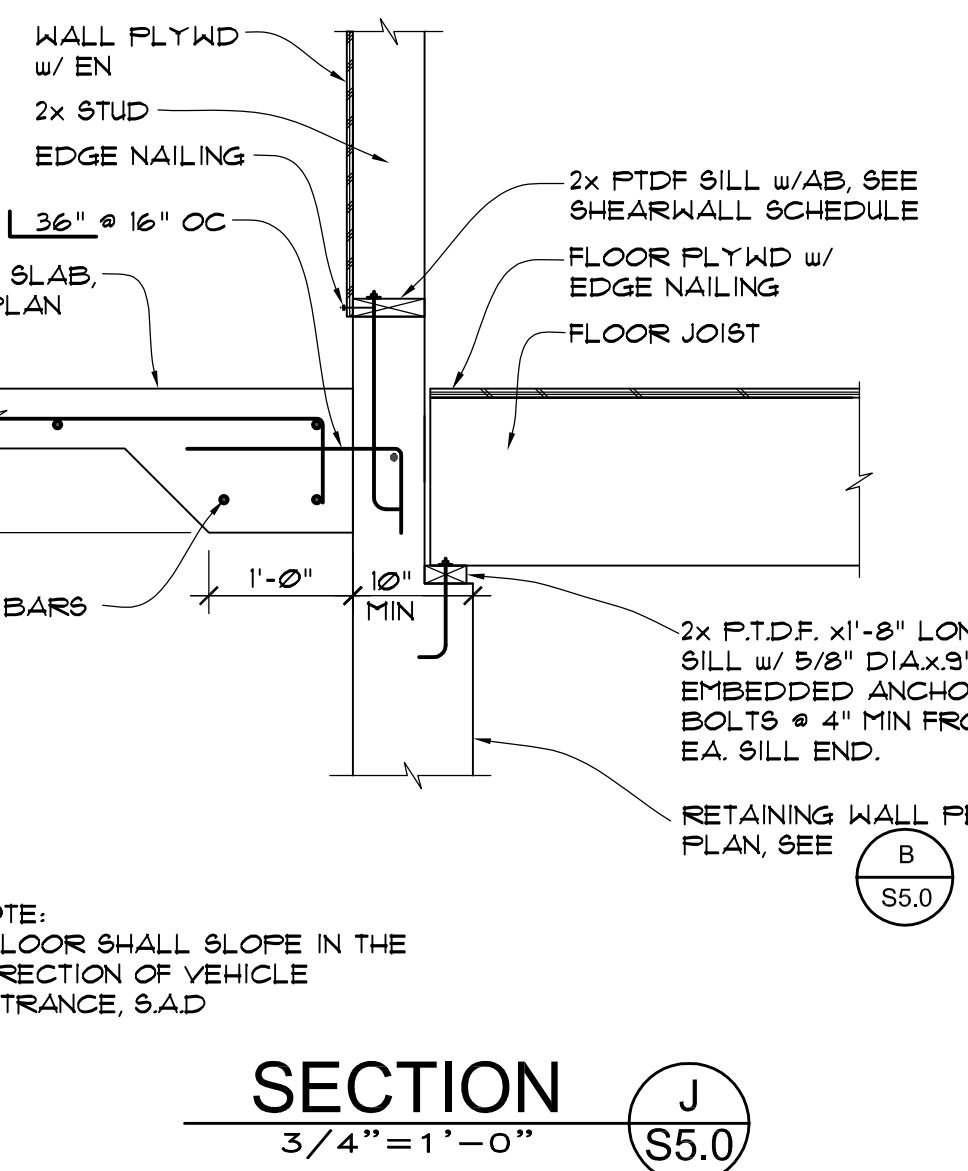
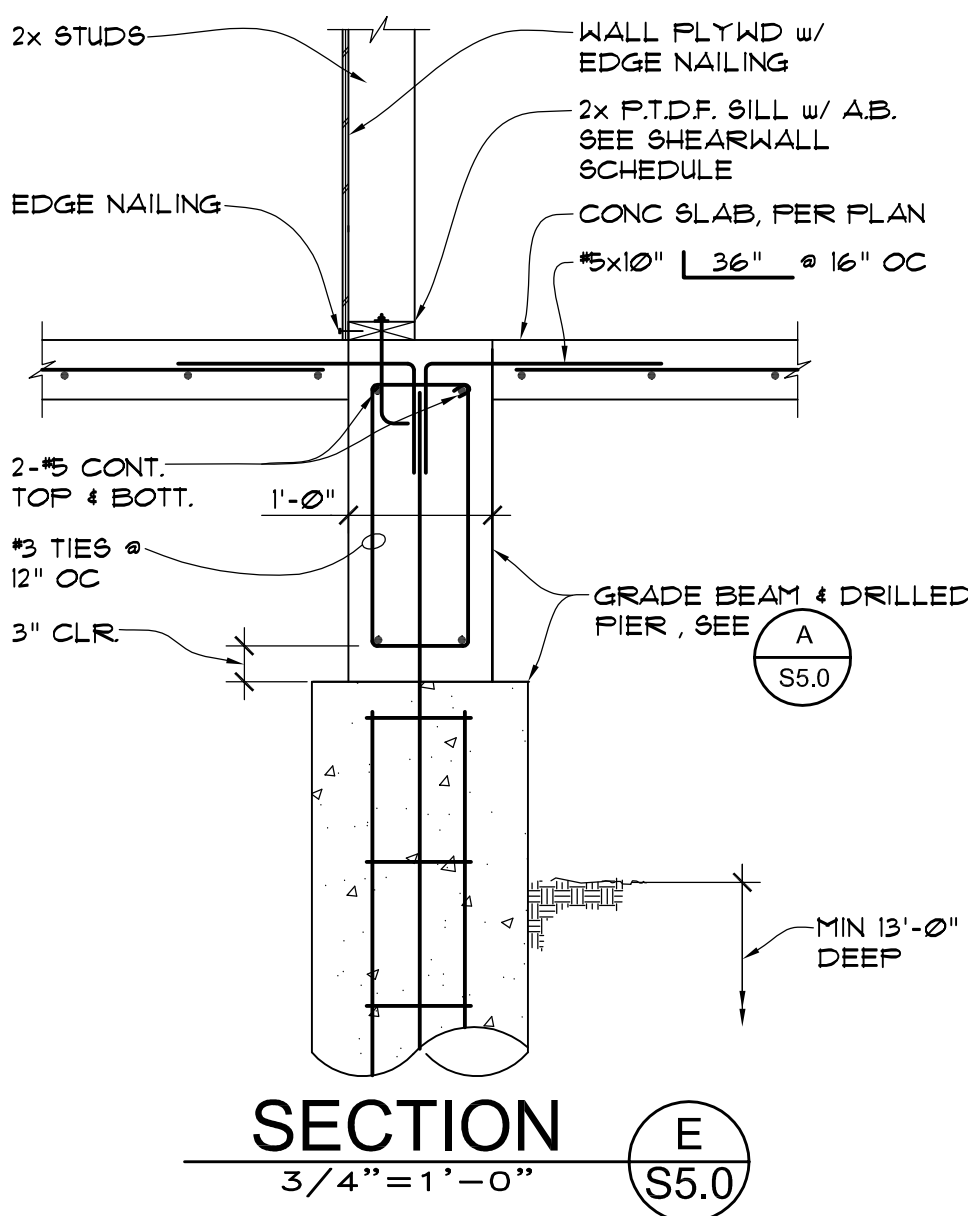
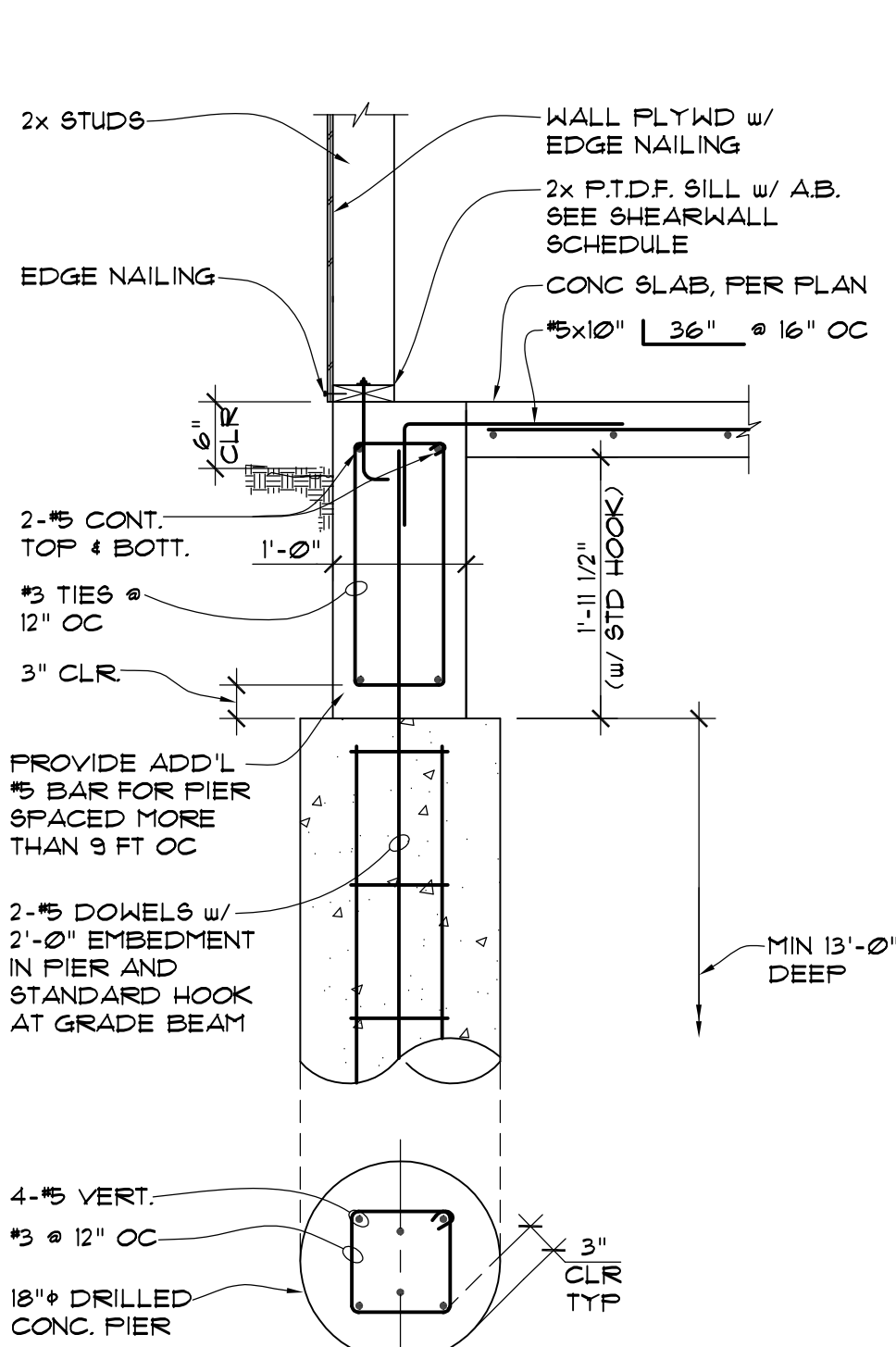
1. EMBED SHALL BE MEASURED FROM TOP SURFACE OF GRADE BEAM FOUNDATION, TYP.
2. ANCHORS SHALL BE CAST IN PLACE.

UPPER ROOF FRAMING PLAN

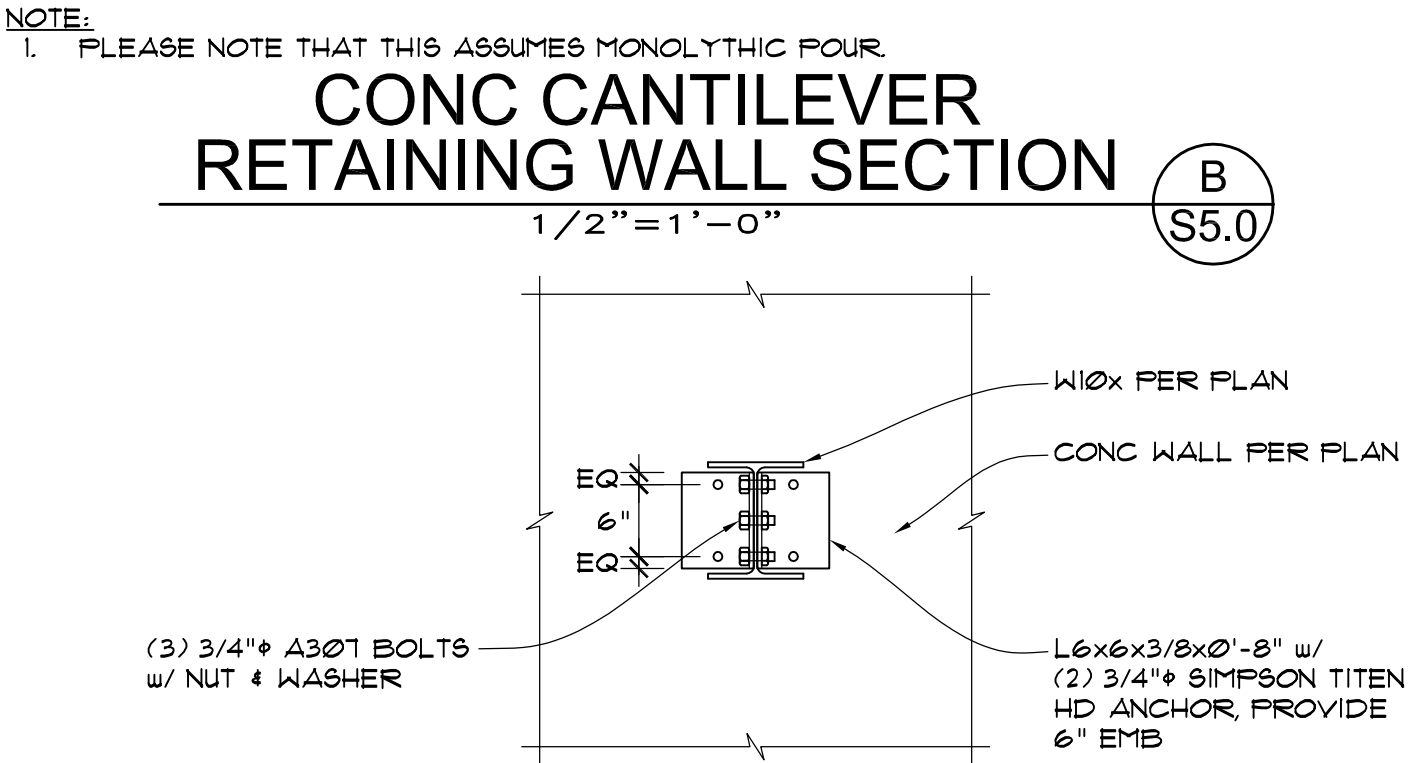
3/16"=1'-0"



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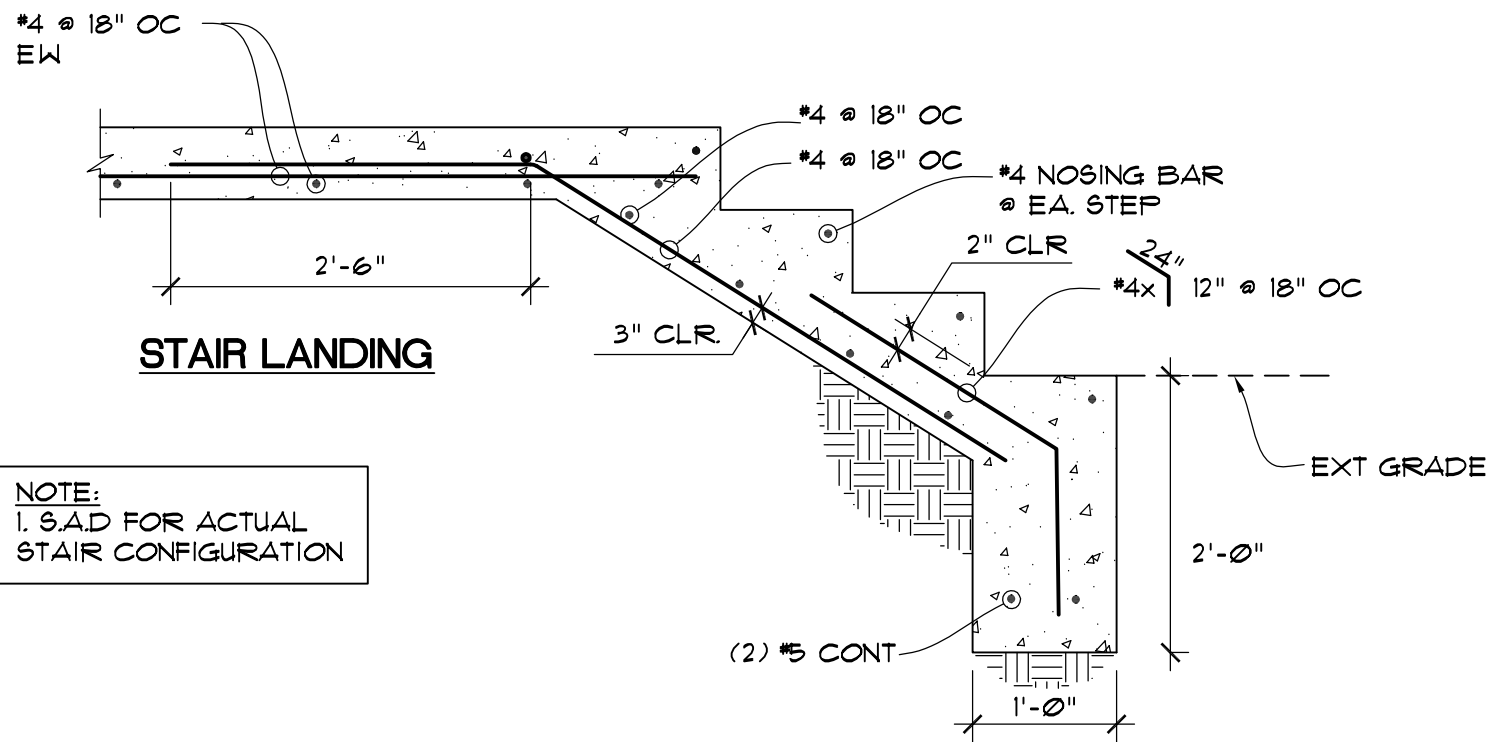
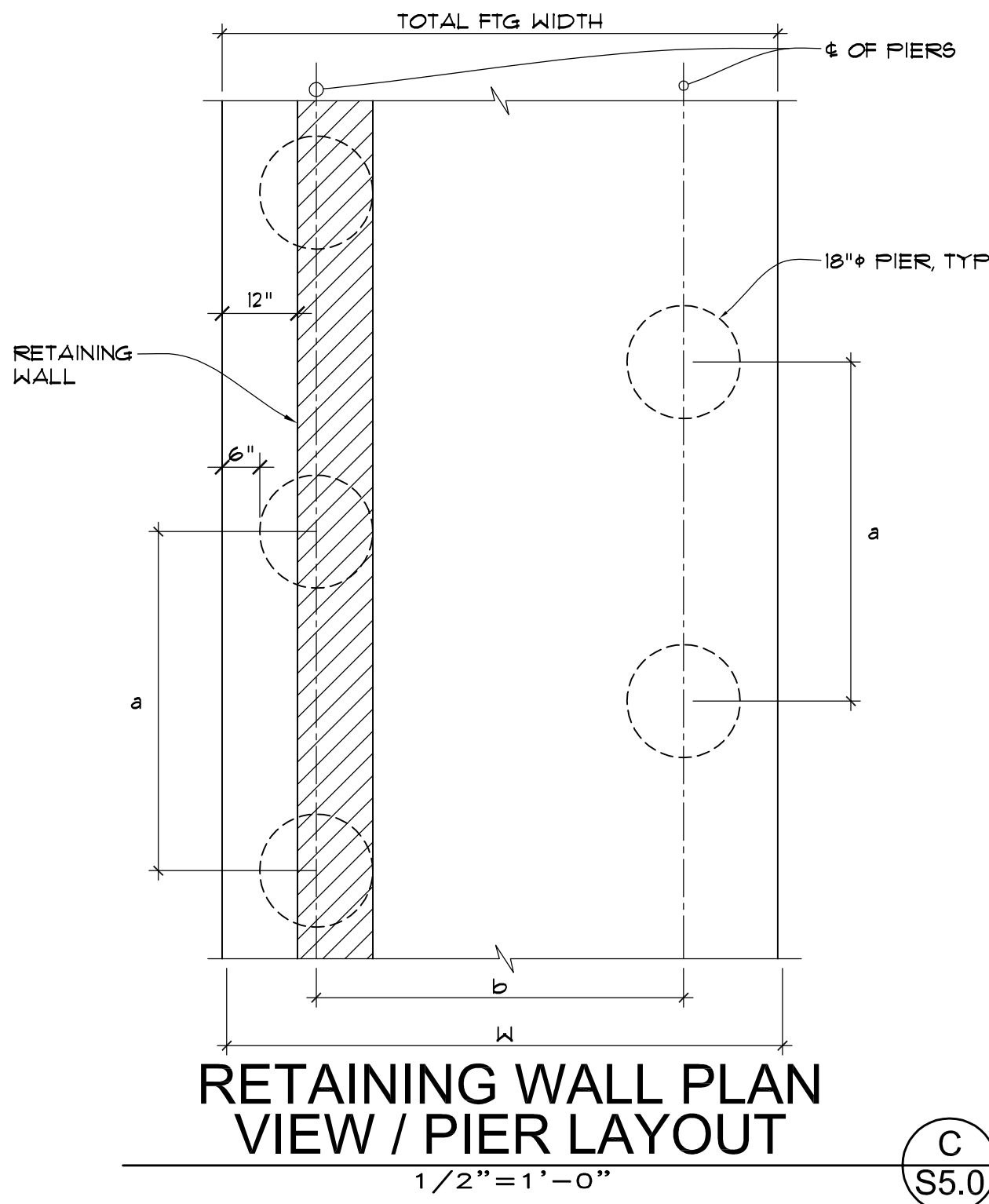


THICKNESS/MATERIAL	H (FT)	PIER a (F)	LAYOUT b (F)	W (FL)	DOWEL & VERT REINF	HORIZONTAL BARS 1/2 FTG	PIER LENGTH (FT)
8" C.I.P.	0'-0"-4'-0"	3'	2.5'	5'	5 16" OC	5 12" OC (B)	5'
8" C.I.P.	4'-0"-6'-0"	3'	2.5'	5'	5 16" OC	5 12" OC (B)	12'
8" C.I.P.	6'-0"-8'-0"	4.5'	3'	5.5'	6 10" OC	5 12" OC (B)	12'
10" C.I.P.	8'-0"-10'-0"	4.5'	4'	6.5'	7 8" OC	6 12" OC (B)	16'
12" C.I.P.	10'-0"-12'-0"	4.5'	6'	8.5'	8 10" OC	7 12" OC (B)	19'
14" C.I.P.	12'-0"-15'-0"	4.5'	8'	10.5'	9 10" OC	8 12" OC (B)	21'

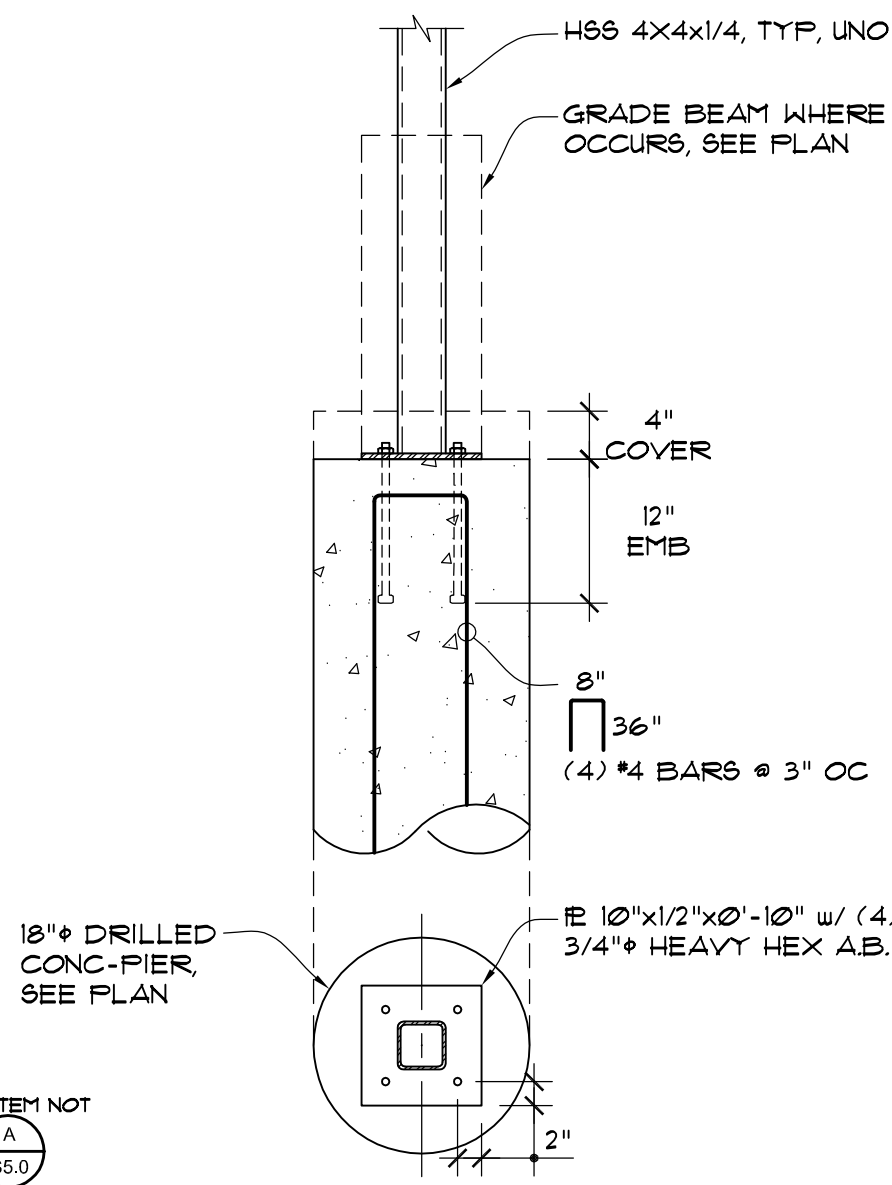


CONC CANTILEVER RETAINING WALL SECTION B
1/2"=1'-0"

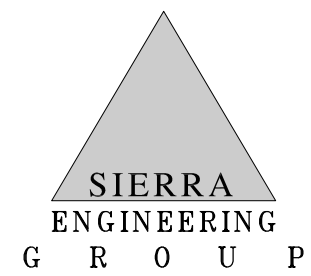
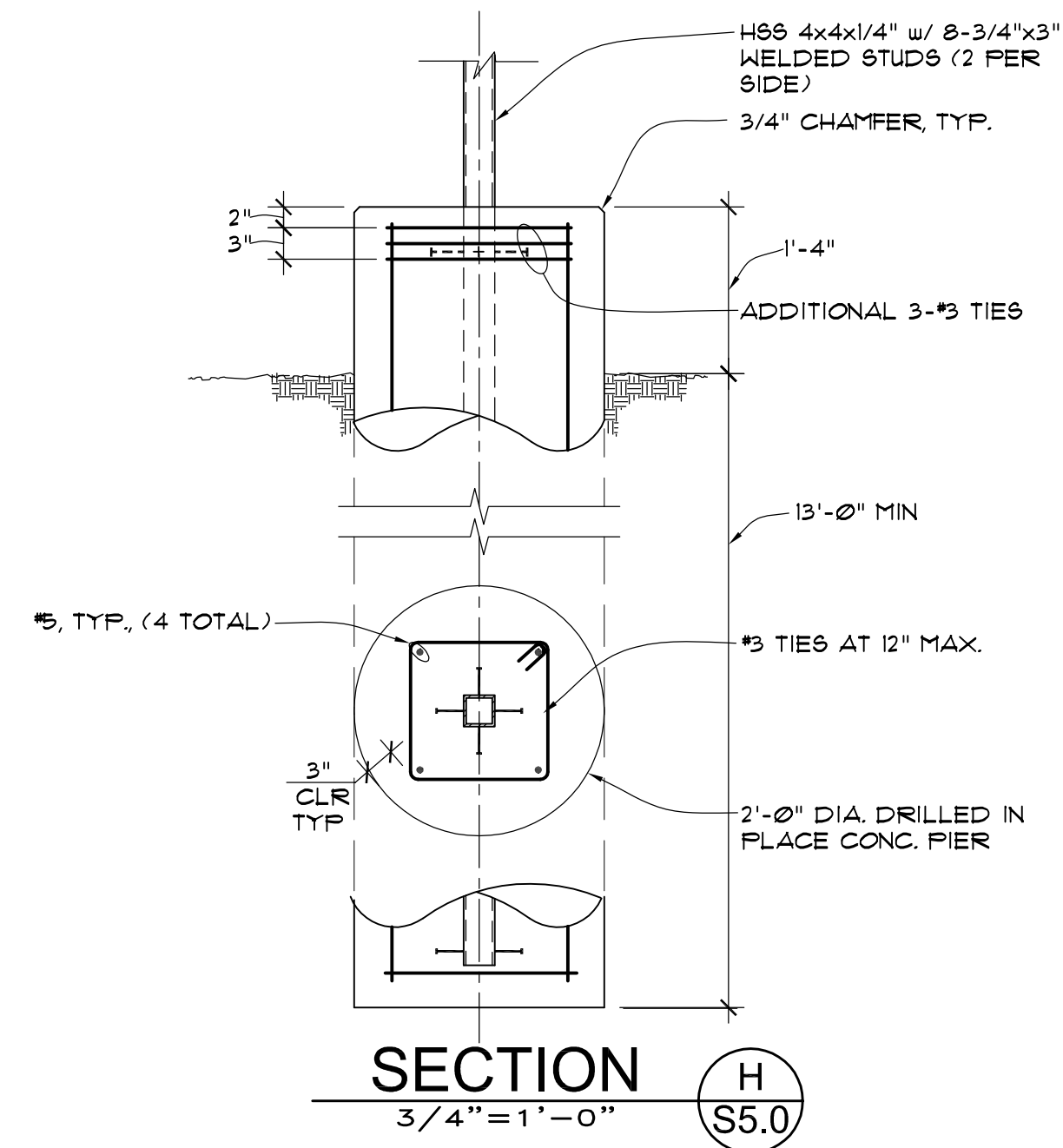
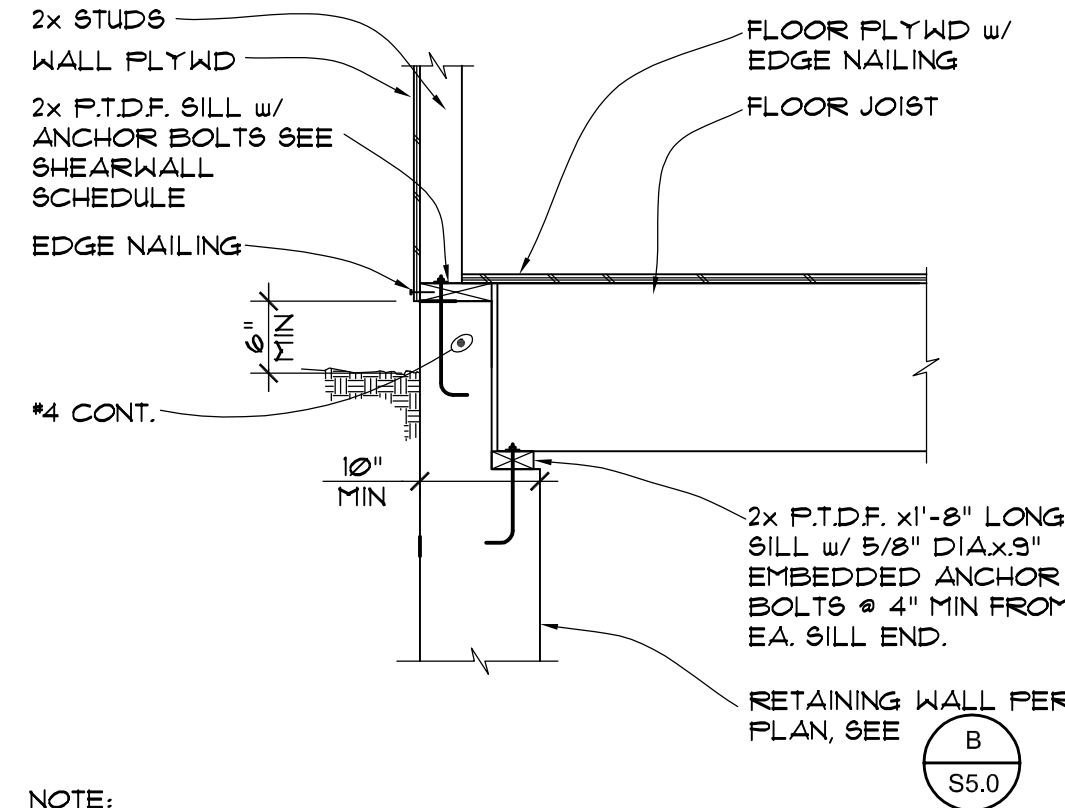
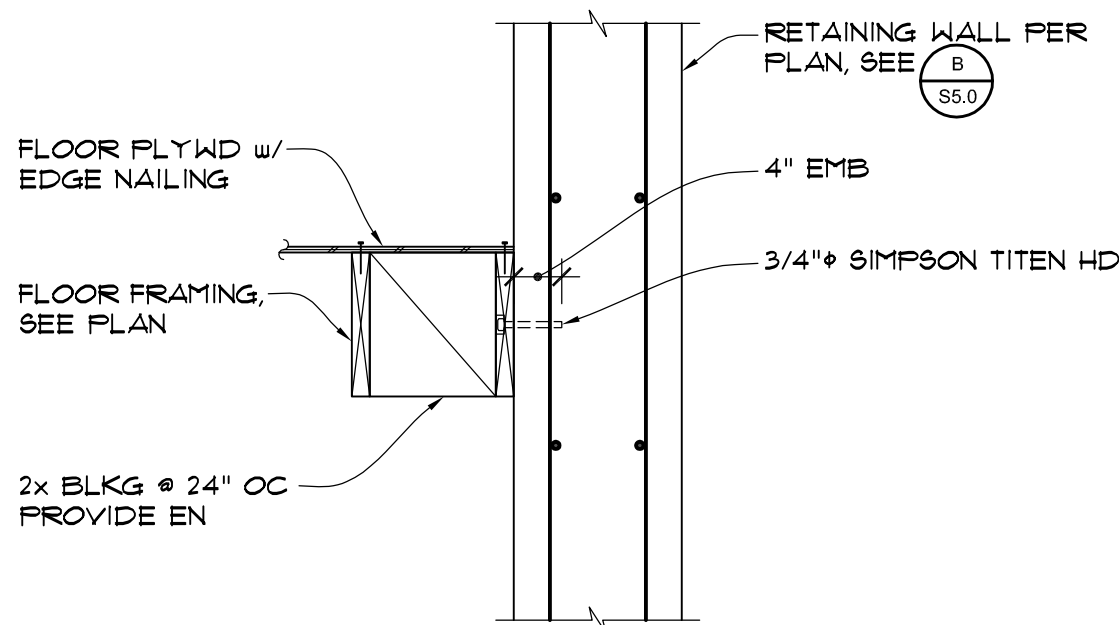
NOTE:
1. PLEASE NOTE THAT THIS ASSUMES MONOLITHIC FOUR



SECTION G
3/4"=1'-0"



SECTION K
3/4"=1'-0"



TEL: 510.445.0550
2600 CENTRAL AVE. SUITE M,
UNION CITY, CA, 94587

Narayanan
Residence
1556 Plateau Ave

Los Altos - CA

Concept Review

Progress 09.13.2022

Scale AS NOTED

Date 06.28.2022

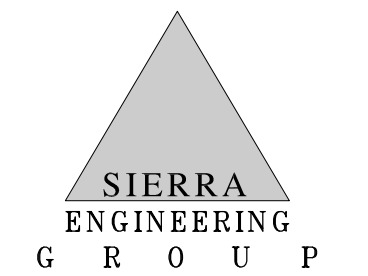
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Foundation Details

Title

Sheet

S5.0

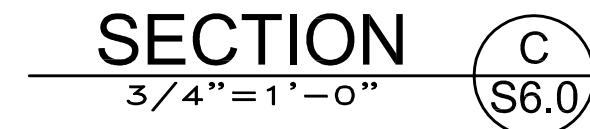


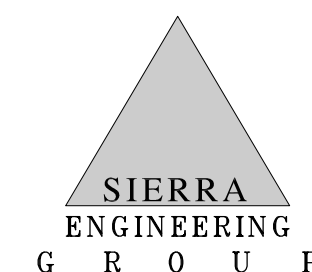
Narayanan
Residence
1556 Plateau Ave

Concept Review	
Progress	09.13.2022

Framing Details

Sheet 36.0

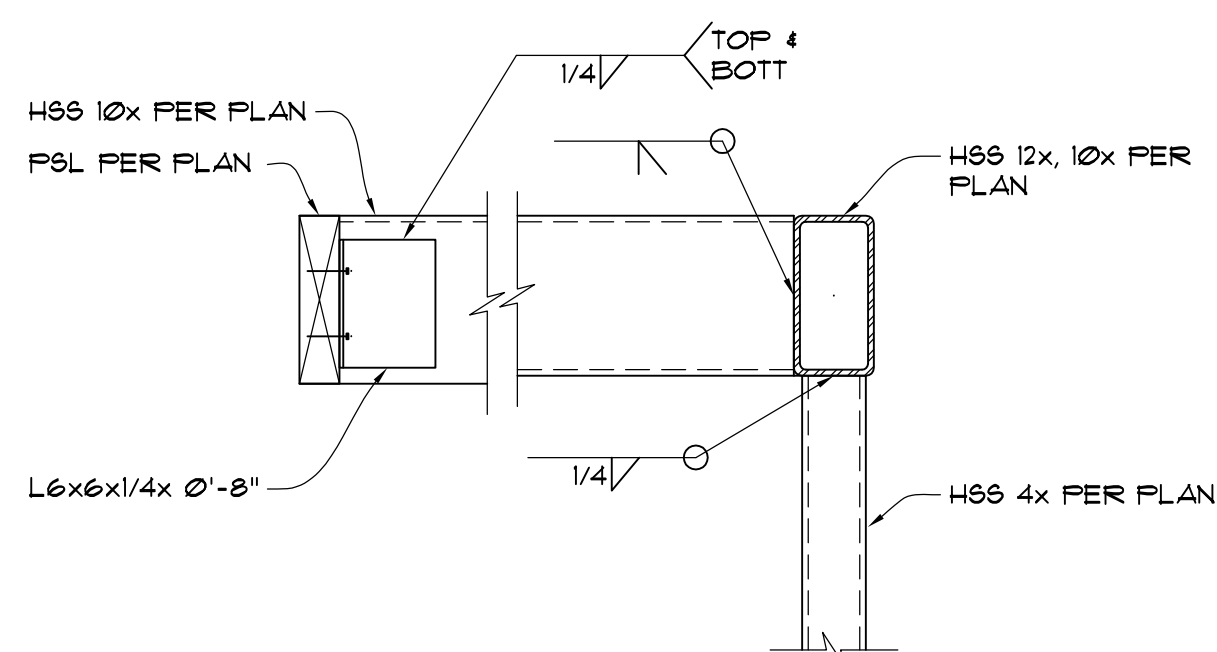






Narayanan
Residence
1556 Plateau Ave

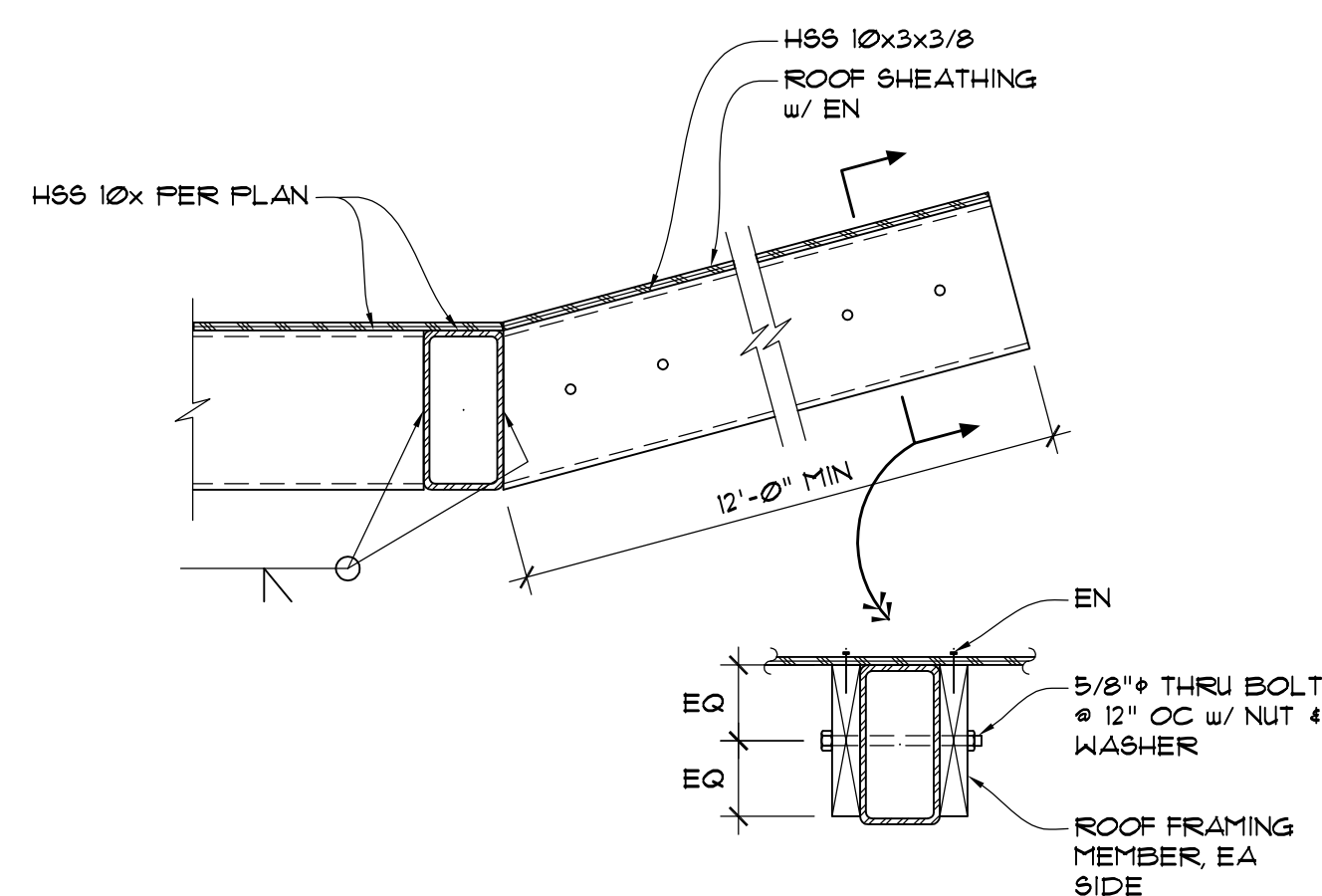
Concept Review	
Progress	09.13.2022

Title	Details
Sheet	S7.0

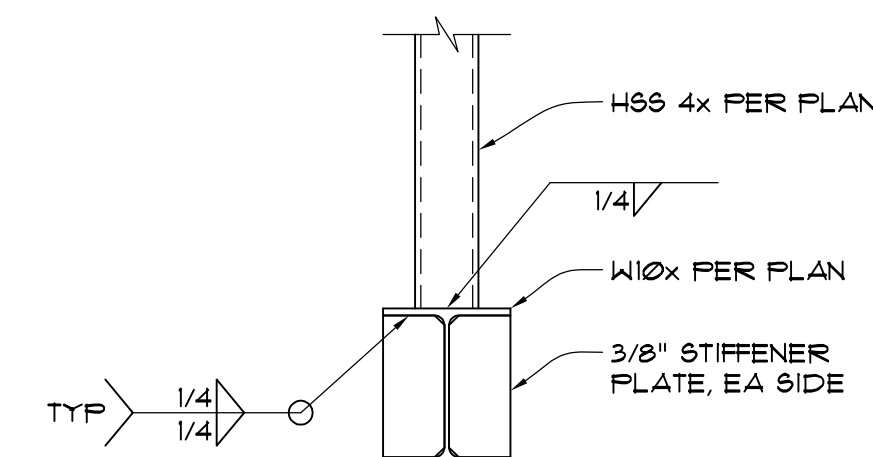


NOTES:
1. WOOD FRAMING NOT SHOWN FOR CLARITY
2. FOR CONNECTION AT BASE, SEE  

SECTION B
S7.0
1" = 1' - 0"

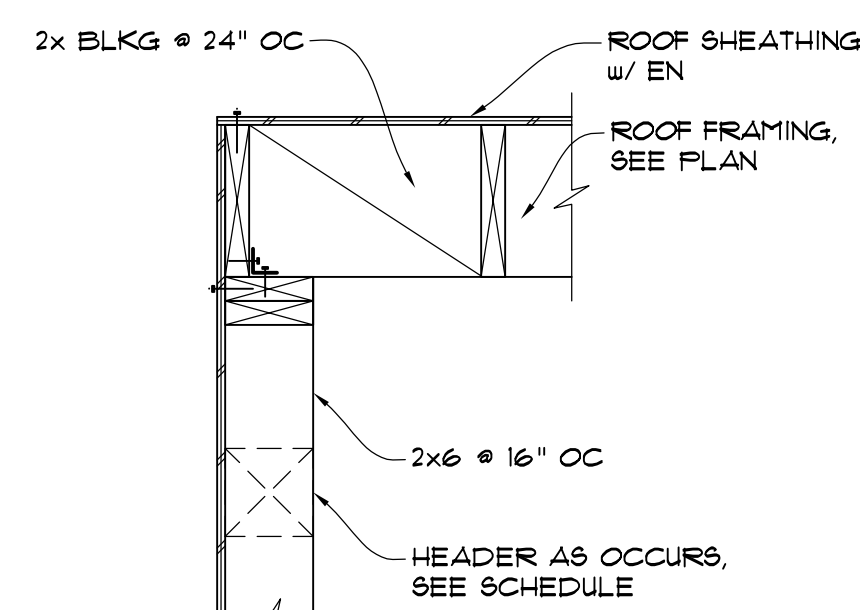


SECTION C
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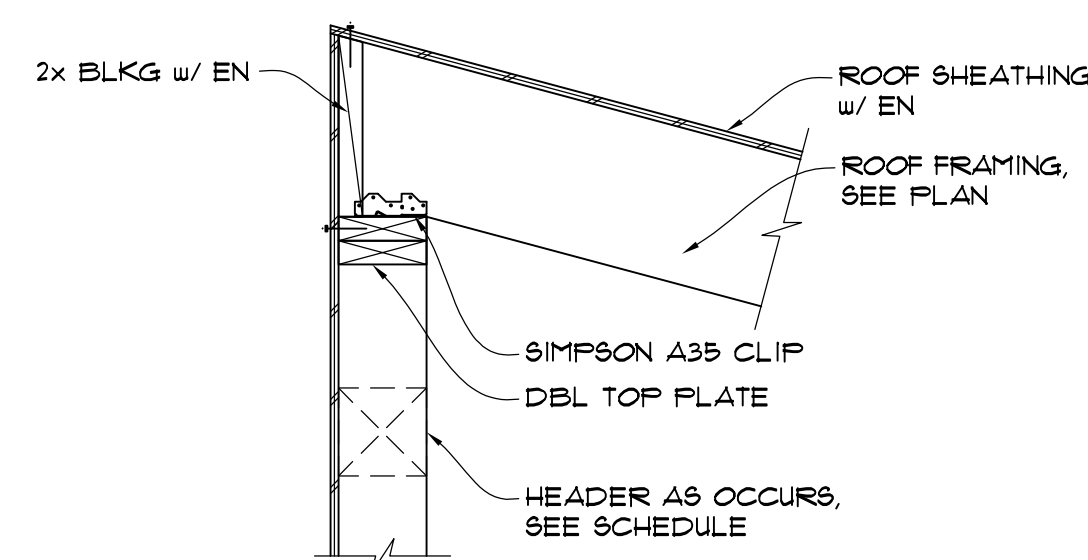
NOTES:
1. WOOD FRAMING NOT SHOWN FOR CLARITY

SECTION D
1"=1'-0" S7 C

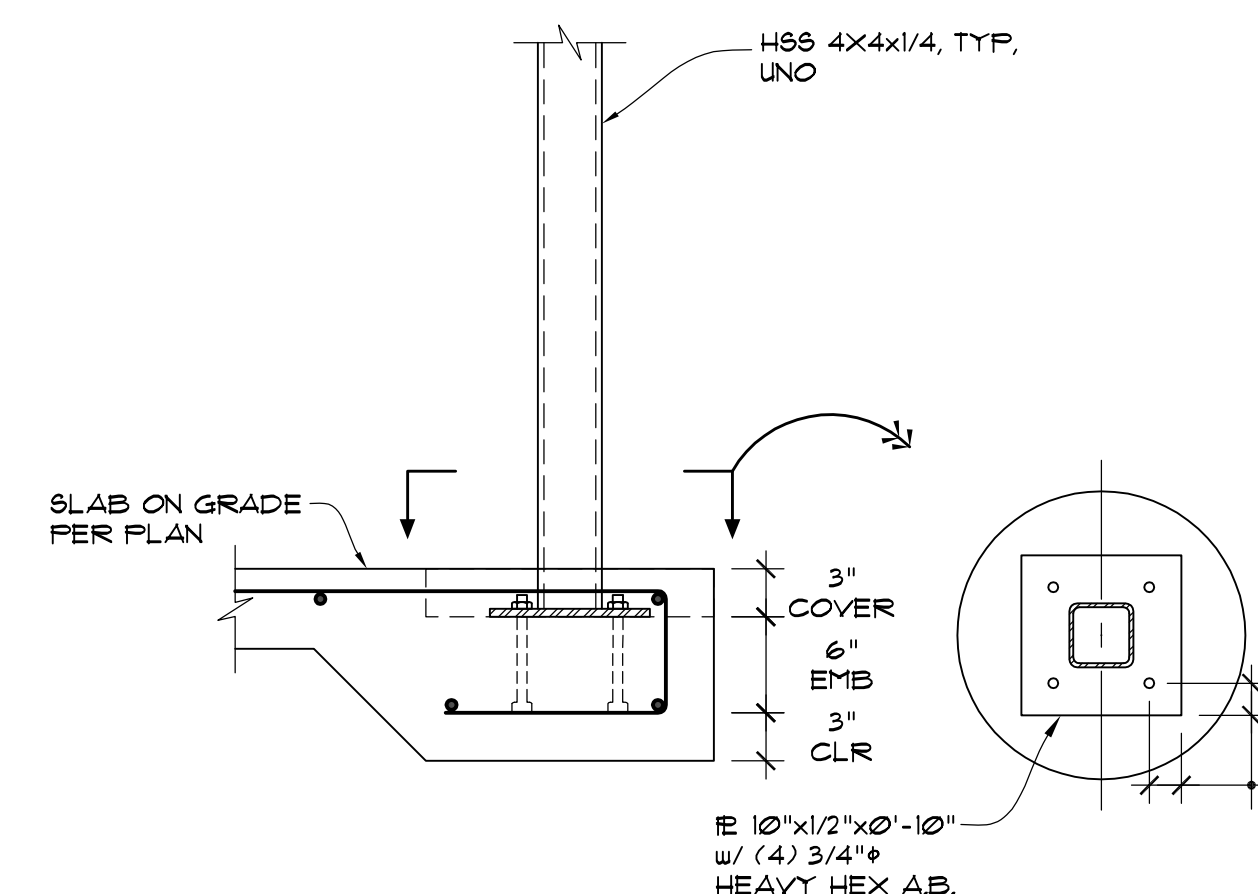


SECTION E
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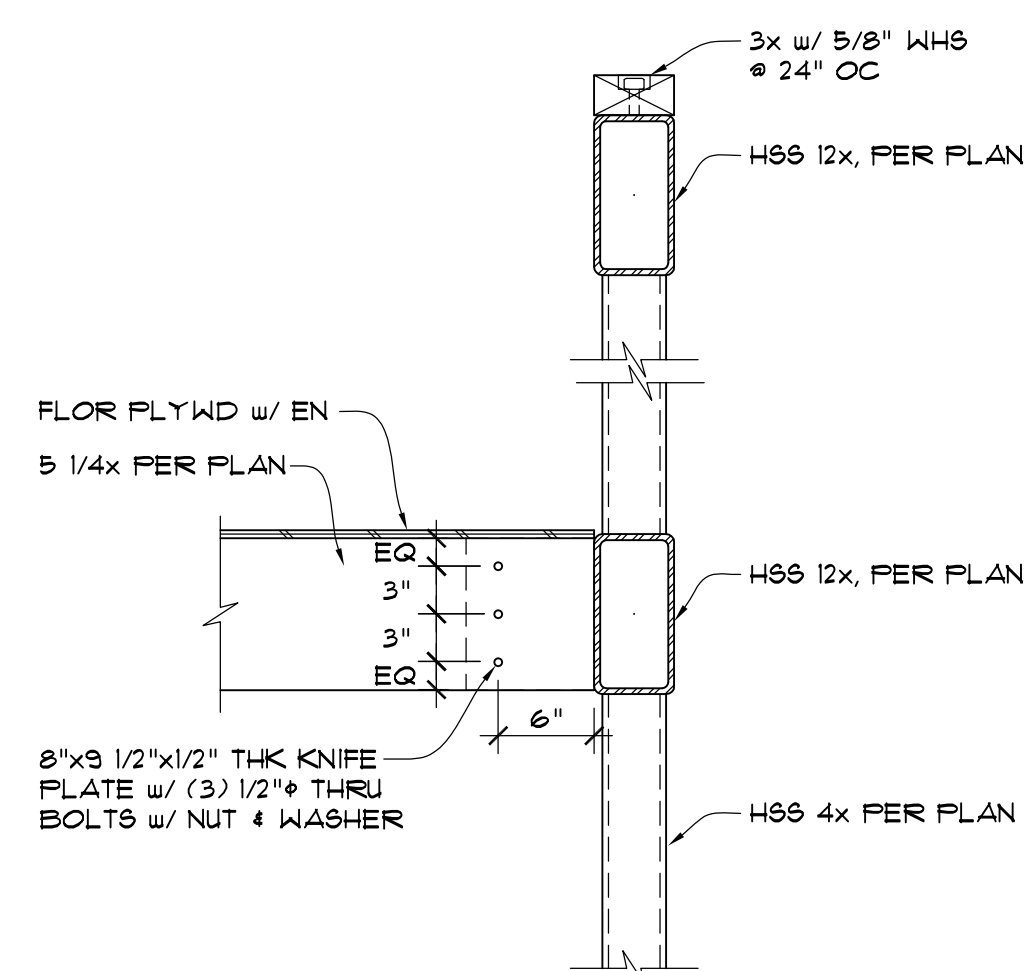
SECTION
1"=1'-0" F
S7.0



SECTION G
S7.0
1"=1'-0"



SECTION H
S7.0



SECTION J
1"=1'-0" S7.0

General Construction Specifications

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY AMERICAN SOIL TESTING/INC AND DATED JUNE 11, 2015. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD SPECIFICATIONS, 3) THE CALIFORNIA STANDARD SPECIFICATIONS, 4) THE STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL NOT BE AUTHORIZED TO REQUIRE DISCONTINUANCE ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA COUNTY PUBLIC WORKS DEPARTMENT AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. WHEN NEEDED, COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE, OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF TREES DOES NOT VIOLATE ANY LOCAL ORDINANCES.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 15005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 299-5730. ANY AND ALL DEVELOPMENT OR CONSTRUCTION SHALL BE STOPPED UNTIL FURTHER DIRECTION. THIS NOTICE SHALL BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH THE PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION BG-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. ANY OTHER WORK, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION, CONSTRUCTION, OR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ACCURATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF THE CONTRACTOR. LATERAL STAKES, STANDARD STAKES AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPERTY CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. INSPECTION SHALL BE PROVIDED BY THE COUNTY OF SANTA CLARA FOR THE GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS AND SPECIFICATIONS. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-8868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE COUNTY OF SANTA CLARA.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD EVIDENCE AND LOCATION CERTIFICATES, PREPARED BY THE COUNTY OF SANTA CLARA, AND A LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADSWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR

3. TRENCH BACKFILL EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE COMPACTED TO 95% OF THE MAXIMUM DRY TIGHT COMPACTION, 6 INCHES AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGH TYPE PAVEMENTS SHALL BE MADE IN CURB OR AS ORDERED BY THE ENGINEER.
4. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTRY IF THE TYPE OF SOIL IS SUITABLE. THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
5. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS STATED IN STANDARD SPECIFICATIONS FOR UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL FACILITY. THE FILL MATERIAL SHALL BE PLACED IN LIFT LAYERS. IT SHALL BE STRIPPED OF ALL VEGETATION, TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 3:1, THE FILL SHALL BE PLACED IN LIFT LAYERS TO ACHIEVE A PROPER BOND. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL, THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. WHEN NEW FILL IS PLACED ON EXISTING FILL, AS PER THESE SPECIFICATIONS, THE NEW FILL SHALL BE PLACED IN LIFT LAYERS. AS PER THE MAXIMUM CONSTRUCTION NOTES, FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT THE FILL TO BE COMPACTED TO THE REQUIRED DENSITY. THE FILL SHALL BE MOISTENED WITH WATER IF IT IS TOO DRY, EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXISTING MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
3. EXISTING MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
4. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.
5. NEW FILL SHALL BE PLACED IN LIFT LAYERS TO A VERTICAL MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.
NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY
ADDITIONAL WORK TO COORDINATE THE WORK IN THE FIELD.
ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER
BEFORE IT IS BROUGHT TO THE SITE.
THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE
CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95%
RELATIVE COMPACTION.
THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED
BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY
ENGINEER FOR BUILDING OCCUPANCY.
THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING
AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR
TO THE CONSTRUCTION OF ANY PAVED AREA.
GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE
DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
TOTAL DISTURBED AREA FOR THE PROJECT 8,200 SF.
WD NO. : N/A
THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN
ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER
POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THE DEVELOPMENT ON SITE, THE TREES SHOULD BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHOULD BE PLACED AT THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
 - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - D. SIGNAGE STATING, "WARNING: TREES SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov/> SHALL BE PLACED ON THE TREE PROTECTIVE FENCING AT THE TREE OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LANDSCAPE ENGINEERING FIRM.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15' LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. ALL DRIVEWAYS AND COMMON ACCESS ROADS SHALL BE MAINTAINED TO THE PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLANS SHALL BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR TRANSFER INTO THE COUNTY ROAD RIGHT-OF-WAY SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, PLUMBING, WELDING, ETC. REPAIRS TO EXISTING UTILITIES, SIGNAGE, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC.

1. PACIFIC GAS & ELECTRIC ELECTROLIER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR LOADS OF MATERIALS TO BE MOVED TO OR FROM THE CONSTRUCTION SITE.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. PAVE OR WATER (OR WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. PAVE OR WATER (OR WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ON ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2445 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF IDLING FOR MORE THAN 5 MINUTES OR IF IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE OPERATIONAL BEFORE CONSTRUCTION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE ADJACENT PROPERTY AND THE PROJECT AND THE AGENCY THAT ISSUED THE SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.

A cross-sectional diagram of a tree support system. A tree trunk is on the left, with a 'TENSION AR (OPT)' cable running vertically alongside it. A 'CHAIN LINK' is shown connecting the cable to a horizontal support structure. A 'DRIPLINE' is indicated by a dashed line. A 'SIGNAGE' box is attached to the chain link. The distance between the cable and the support structure is labeled '2" O.C.'. The support structure is labeled 'TO 6" MAX'.

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 4" X 4" POSTS OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE MOVED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CLACK COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR SHALL MAINTAIN THEM. THE DRAINAGE FACILITIES SHALL BE MAINTAINED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAG612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAG612008 / ORDER NO. R2-2009-0047.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS, WHERE STREET PROFILE GRADE EXCEEDS 5% AND THE CURB LINE IS AT 500' OR MORE FROM THE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN EXISTING DITCH OR TO THE STREET FOR DRAINAGE.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE DEVELOPER SHALL INSPECT AND MAINTAIN ALL DRAINAGE MOVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

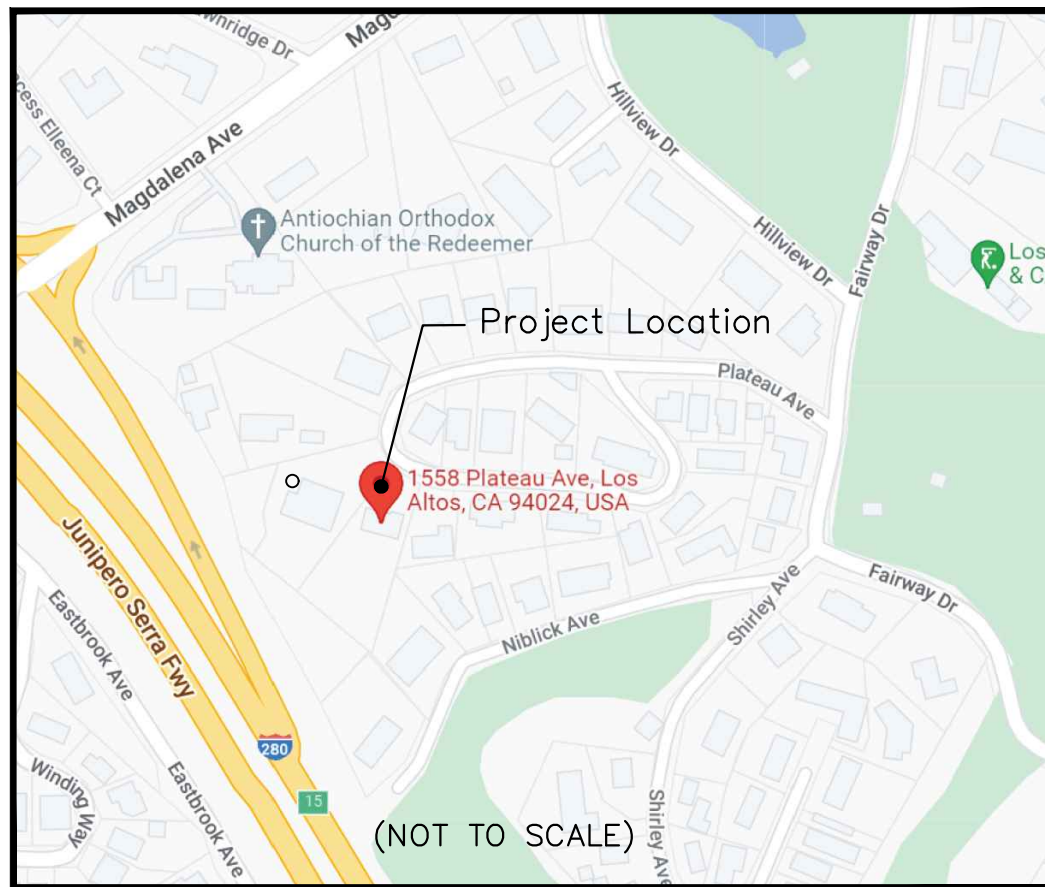
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (___ WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE _____ SIGNATURE _____

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

A map of the San Jose area showing major highways and surrounding cities. The map includes labels for cities like Los Altos, Cupertino, Saratoga, San Jose, and Morgan Hill, along with highway numbers 101, 88, 87, 17, 153, 152, and 156.









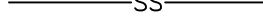






1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.

2. CONSTRUCTION OF A 15' DRIVEWAY
3. STORM WATER FACILITIES
4. CONSTRUCTION OF RURAL DRIVEWAY & FRONTAGE INTERIM CONDITION IN THE ROW
5. UTILITY TRENCHING

* ALL RETAINING WALL DESIGN WILL BE PERMITTED WITH A SEPARATE BUILDING PERMIT

- ⊙ INDICATES FOUND IRON PIPE AS NOTED
- INDICATES IRON PIPE TO BE SET

<u>DESCRIPTION</u>	<u>PROPOSED</u>	<u>EXISTING</u>
--------------------	-----------------	-----------------

FLOW DIRECTION		
ELECTRIC LINE		
GAS LINE		
SANITARY SEWER		
WATER LINE		
STORM DRAIN PIPE		
STORM DRAIN INLET		
SUB DRAIN PIPE		
CLEANOUT		
SILT FENCE		
STRAW ROLL		
TREE PROTECTION		

APPROVED FOR ISSUANCE REFER TO
ENCROACHMENT AND/OR CONSTRUCTION
PERMIT AND PLAN COVER SHEET FOR SPE
CONDITIONS AND PERMIT NUMBERING

C1	COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	DRIVEWAY IMPROVEMENT (GRADING) PLAN
C4	DRIVEWAY IMPROVEMENT (UTILITY) PLAN
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
C7	TRAFFIC CONTROL PLAN
C8	DETAIL SHEET #1
C9	DETAIL SHEET #2
C10	DETAIL SHEET #3
C11	DETAIL SHEET #4
BMP-1	BMP DETAIL #1
BMP-2	BMP DETAIL #2

ENGINEER'S NAME: CHIN-HANG WONG, P.E.

ADDRESS: 1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

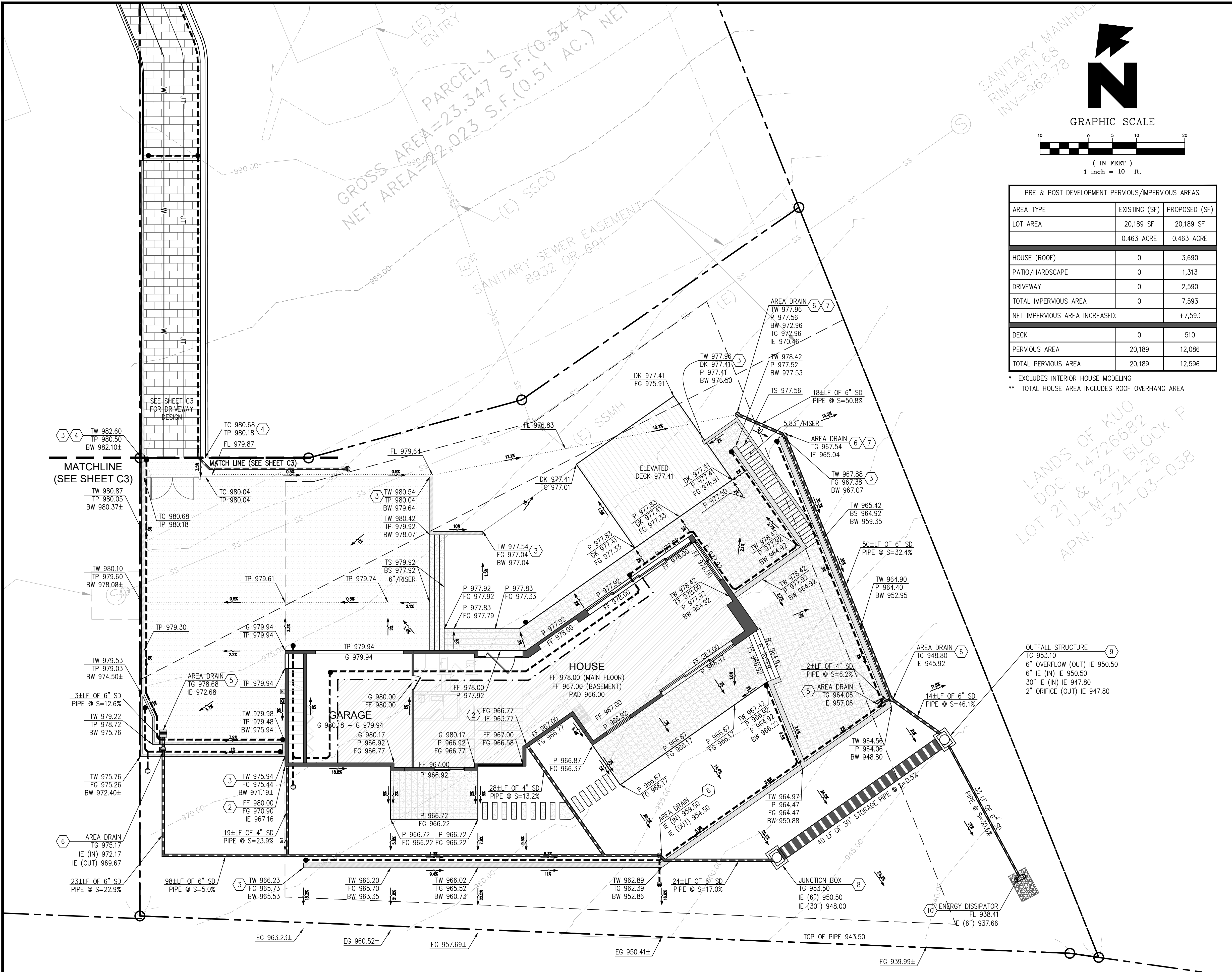
PHONE NO. (650) 931-2514
FAX NO. N/A

GREEN

CIVIL ENGINEERING.INC

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

Revision 1	—	APN	S
Revision 2	—	331-03-145	
Revision 3	—	Co. File	



- GENERAL NOTES:**
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
 - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS. PERMITS AS NECESSARY TO PERFORM UTILITY WORK IN ROW.
 - UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH COUNTY UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
 - SLOPE SHALL NOT EXCEED MAXIMUM SLOPE OF 2:1

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	20,189 SF	20,189 SF
	0.463 ACRE	0.463 ACRE
HOUSE (ROOF)	0	3,690
PATIO/HARDSCAPE	0	1,313
DRIVEWAY	0	2,590
TOTAL IMPERVIOUS AREA	0	7,593
NET IMPERVIOUS AREA INCREASED:		+7,593
DECK	0	510
PERVIOUS AREA	20,189	12,086
TOTAL PERVIOUS AREA	20,189	12,596

* EXCLUDES INTERIOR HOUSE MODELING
** TOTAL HOUSE AREA INCLUDES ROOF OVERHANG AREA

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- [Symbol] = JUNCTION BOX / OUTFALL STRUCTURE
- [Symbol] = AREA INLET
- [Symbol] = STORM DRAIN INLET
- [Symbol] = STORM DRAIN PIPE
- [Symbol] = RAINWATER LEADER
- [Symbol] = CONCRETE SPLASH PAD
- [Symbol] = LIMIT OF BASEMENT

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

- GRADING NOTES**
- DOWNSPOUTS DAYLIGHT TO HARDSCAPE PER DETAIL #1A/C8. SEE ARCH. PLANS FOR EXACT LOCATION
 - RAINWATER LEADER PER DETAIL #1B/C8
 - BEGIN/END SITE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS
 - MATCH NEW DRIVEWAY CURB ELEVATION. REFER TO SHEET C3 FOR DRIVEWAY DESIGN
 - AREA DRAIN AT HARDSCAPE PER DETAIL #6A/C8
 - AREA DRAIN AT LANDSCAPE AREA PER DETAIL #3C/C8
 - BEGIN/END ROCKED LINED SWALE PER DETAIL #2C/C8
 - JUNCTION BOX PER DETAIL #6E/C8
 - OUTFALL STRUCTURE PER DETAIL #3A/C8
 - ENERGY DISSIPATOR PER DETAIL #4E/C8

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING

GRADING AND DRAINAGE PLAN

NARAYANAN RESIDENCE

1556 PLATEAU AVENUE

LOS ALTOS, CA 94024

REGISTERED PROFESSIONAL ENGINEER
CHANG WONG
No. 13568
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE: 09/28/2022

DESIGNED: HCL

DRAWN: BL

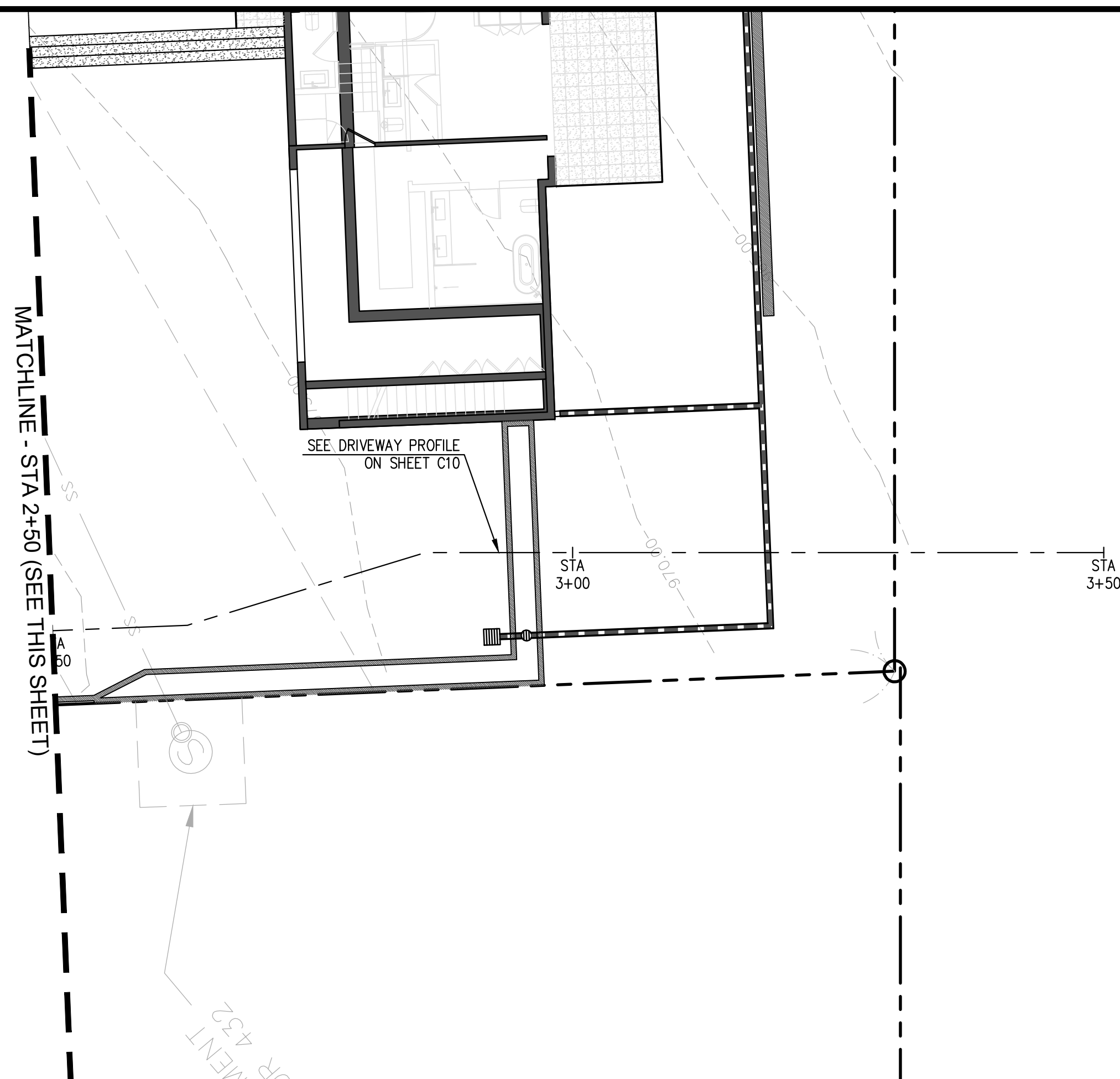
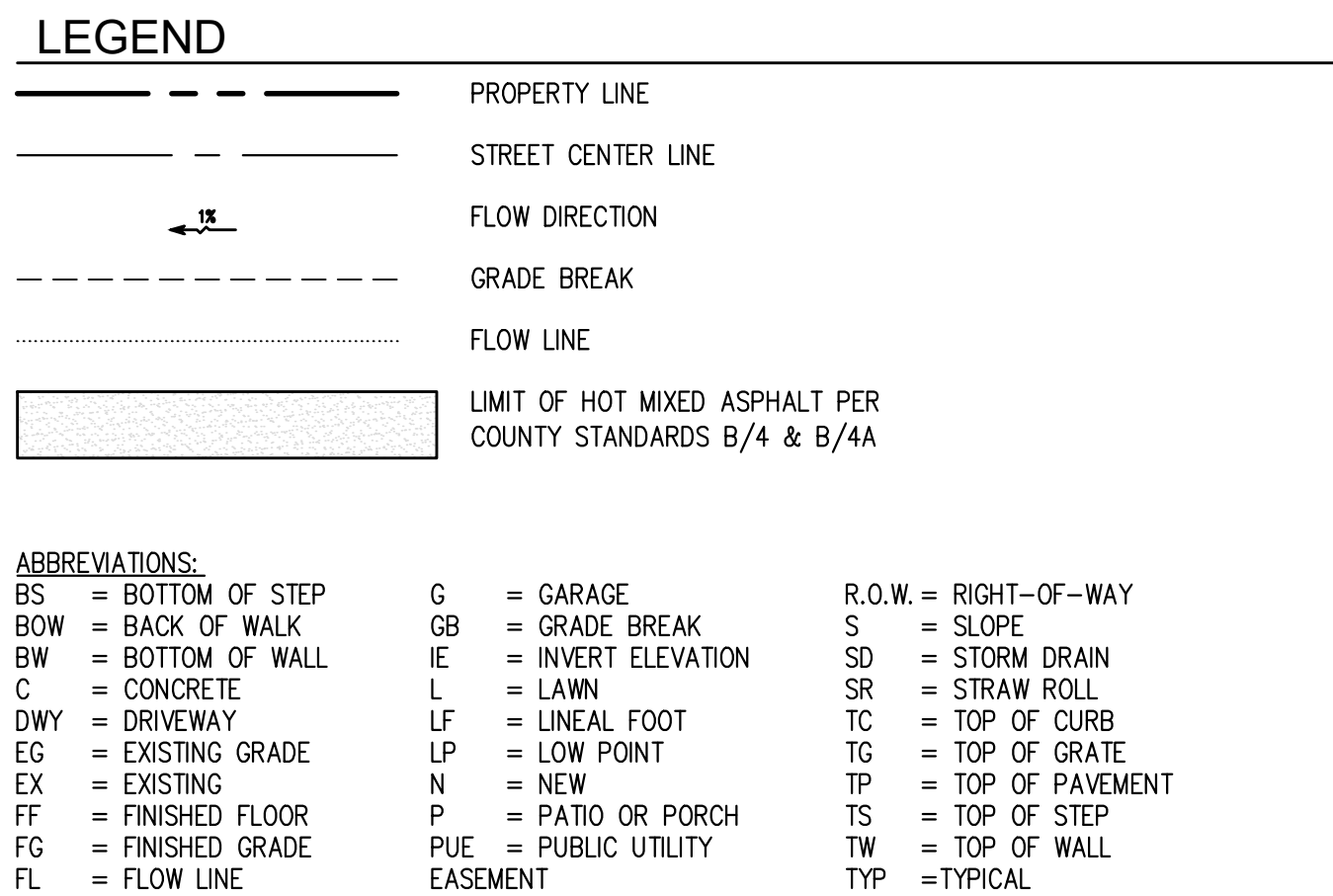
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JOB NO.: 20220030

SHEET

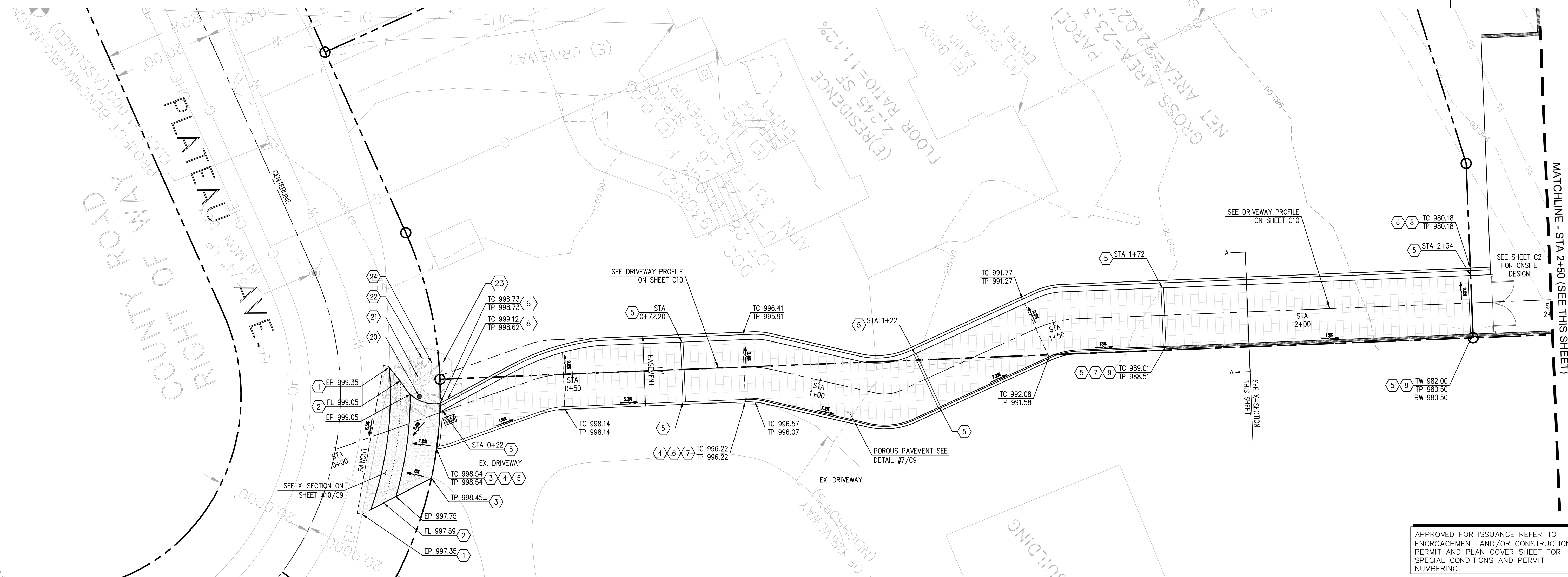
C2

2 OF 13 SHEETS



- GRADING NOTES:

- 1 MATCH EXISTING ELEVATION
- 2 BEGIN/END CENTER OF VALLEY GUTTER PER COUNTY DETAIL B/4. SEE SHEET C11
- 3 MATCH EXISTING ELEVATION. CONNECT TO ADJACENT PROPERTY DRIVEWAY
- 4 BEGIN/END CONCRETE BAND AT EDGE OF DRIVEWAY. SEE DETAIL #5/C9
- 5 BEGIN/END CONCRETE BAND ACROSS DRIVEWAY. SEE DETAIL #6/C9
- 6 TAPER CURB FROM 0" TO 6" IN 2 FEET
- 7 BEGIN/END 6" CURB PER CALTRANS A87A DETAIL. SEE DETAIL #8/C9
- 8 BEGIN/END COUNTY 6" CURB & GUTTER DETAIL. SEE DETAIL #9/C9
- 9 BEGIN/END SITE RETAINING WALL; HEIGHT VARIES FROM 0.5' TO 2'
- 20 INSTALL FIXED BOLLARD PER DETAIL #4/C9
- 21 EXISTING UTILITY POLE TO REMAIN AND PROTECTED
- 22 EXISTING ELECTRICAL VAULT TO REMAIN AND PROTECTED
- 23 EXISTING POLE ANCHOR TO REMAIN AND PROTECTED
- 24 EXISTING 12" OAK TREE TO REMAIN AND PROTECTED. PROVIDE 2' BUFFER BETWEEN TREE AND EDGE OF DRIVEWAY



APPROVED FOR ISSUANCE REFER TO
ENCROACHMENT AND/OR CONSTRUCTION
PERMIT AND PLAN COVER SHEET FOR
SPECIAL CONDITIONS AND PERMIT
NUMBERING

REV.	DATE	DESCRIPTION
△	-	-

DRIVEWAY IMPROVEMENT PLAN
(GRADING & DRAINAGE)
NARAYANAN RESIDENCE
1556 PLATEAU AVENUE
LOS ALTOS, CA 94024



SCALE

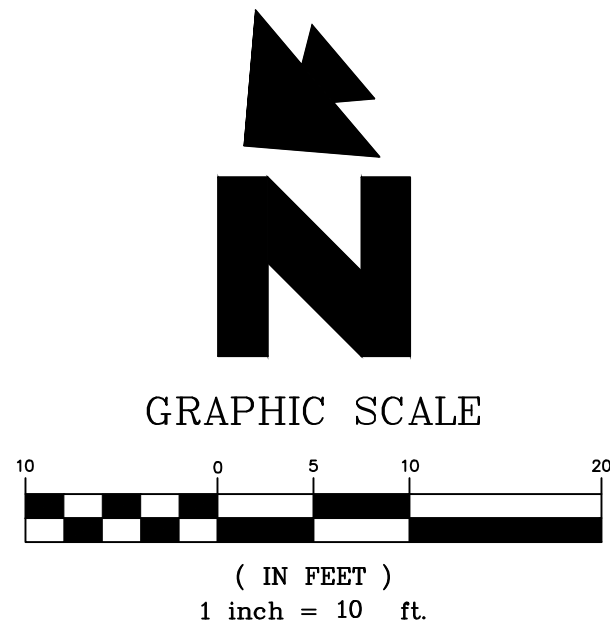
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DESIGNED:	HCL
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JOB NO.:	20220030

SHEET
C3

3 OF 13 SHEETS

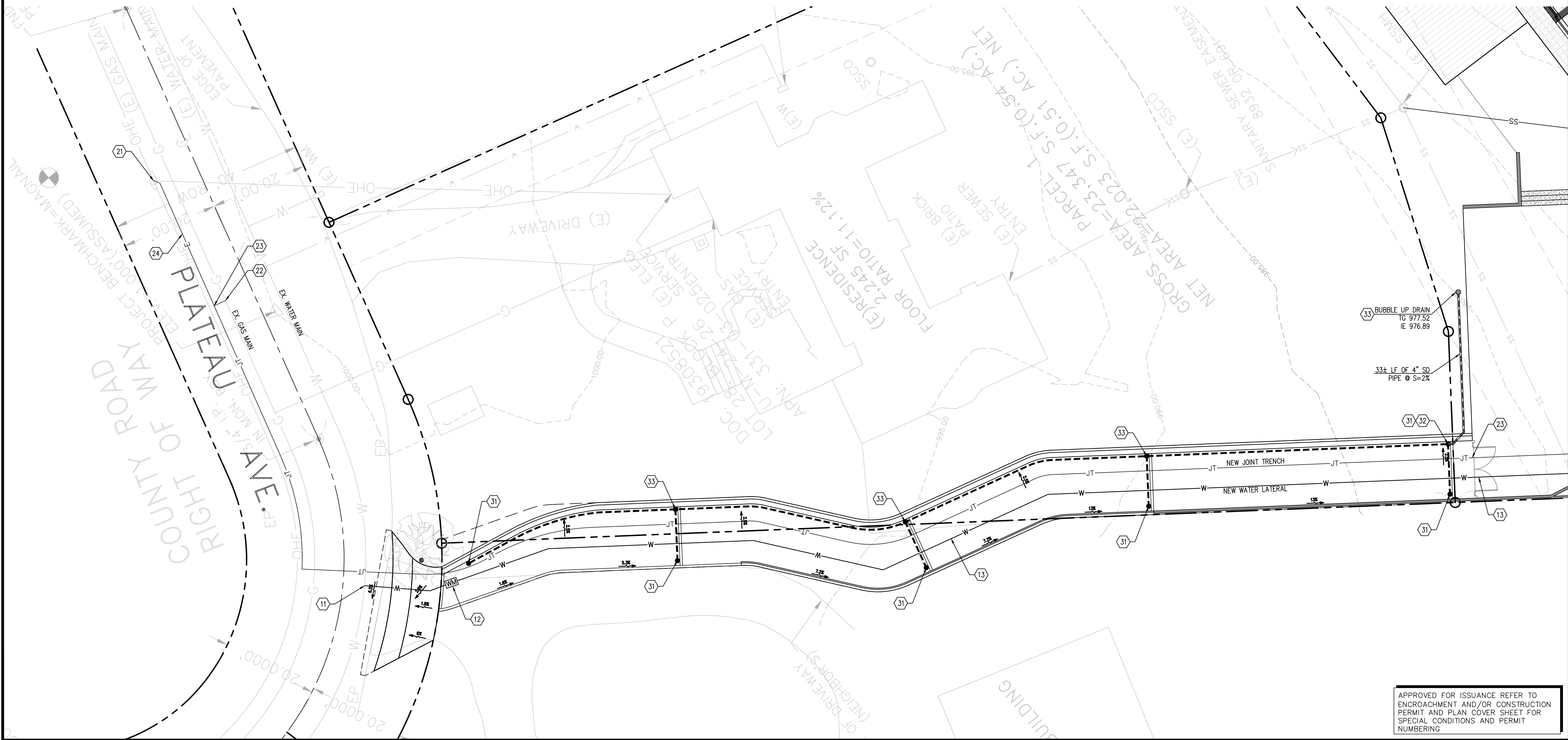


LEGEND	
	PROPERTY LINE
	STREET CENTER LINE
	FLOW DIRECTION
	GRADE BREAK
	FLOW LINE
	BUBBLE UP DRAIN
	STORM DRAIN PIPE
	4" PERFORATED PIPE
	STORM DRAIN CLEANOUT

ABBREVIATIONS:

C	= CONCRETE
EG	= EXISTING GRADE
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
G	= GARAGE
IE	= INVERT ELEVATION
LF	= LINEAL FOOT
PUE	= PUBLIC UTILITY EASEMENT
R.O.W.	= RIGHT-OF-WAY
S	= SLOPE
SD	= STORM DRAIN
TC	= TOP OF CURB
TG	= TOP OF GRATE
TYP	= TYPICAL

- UTILITY NOTES:
- 11) INSTALL NEW 2" WATER LINE FROM EXISTING METER TO MAIN BUILDING. SEE ARCH PLANS FOR EXACT LOCATION. CONTRACTOR SHALL VERIFY WITH LOCAL WATER COMPANY THE EXACT WATER MAIN LOCATION.
 - 12) INSTALL NEW WATER METER
 - 13) WATER SERVICE TO NEW BUILDING. SEE UTILITY PLAN C5 FOR BUILDING POINT OF ENTRY
 - 21) PROVIDE A NEW ELECTRICAL CONDUIT TO NEW BUILDING. CONTRACTOR SHALL COORDINATE WITH PG&E PRIOR ANY ELECTRICAL WORK.
 - 22) INSTALL NEW GAS LINE TO MAIN HOUSE. SEE ARCH PLANS FOR EXACT LOCATION. CONTRACTOR SHALL VERIFY WITH PG&E FOR EXACT GAS MAIN LOCATION.
 - 23) PROVIDE DRY UTILITY JOINT TRENCH TO MAIN BUILDING. SEE UTILITY PLAN C5 FOR BUILDING POINT OF ENTRY
 - 31) INSTALL CLEANOUT PER DETAIL #2/C9 AND BEGIN/END 4" PERFORATED STORM DRAIN PIPE. SEE POROUS PAVEMENT SECTION #6/C9.
 - 32) BEGIN 4" STORM DRAIN PIPE TO DRAIN TO BUBBLE UP DRAIN.
 - 33) STORM DRAIN CLEANOUT PER DETAIL #2/C9
 - 34) BUBBLE UP DRAIN PER DETAIL #3/C9



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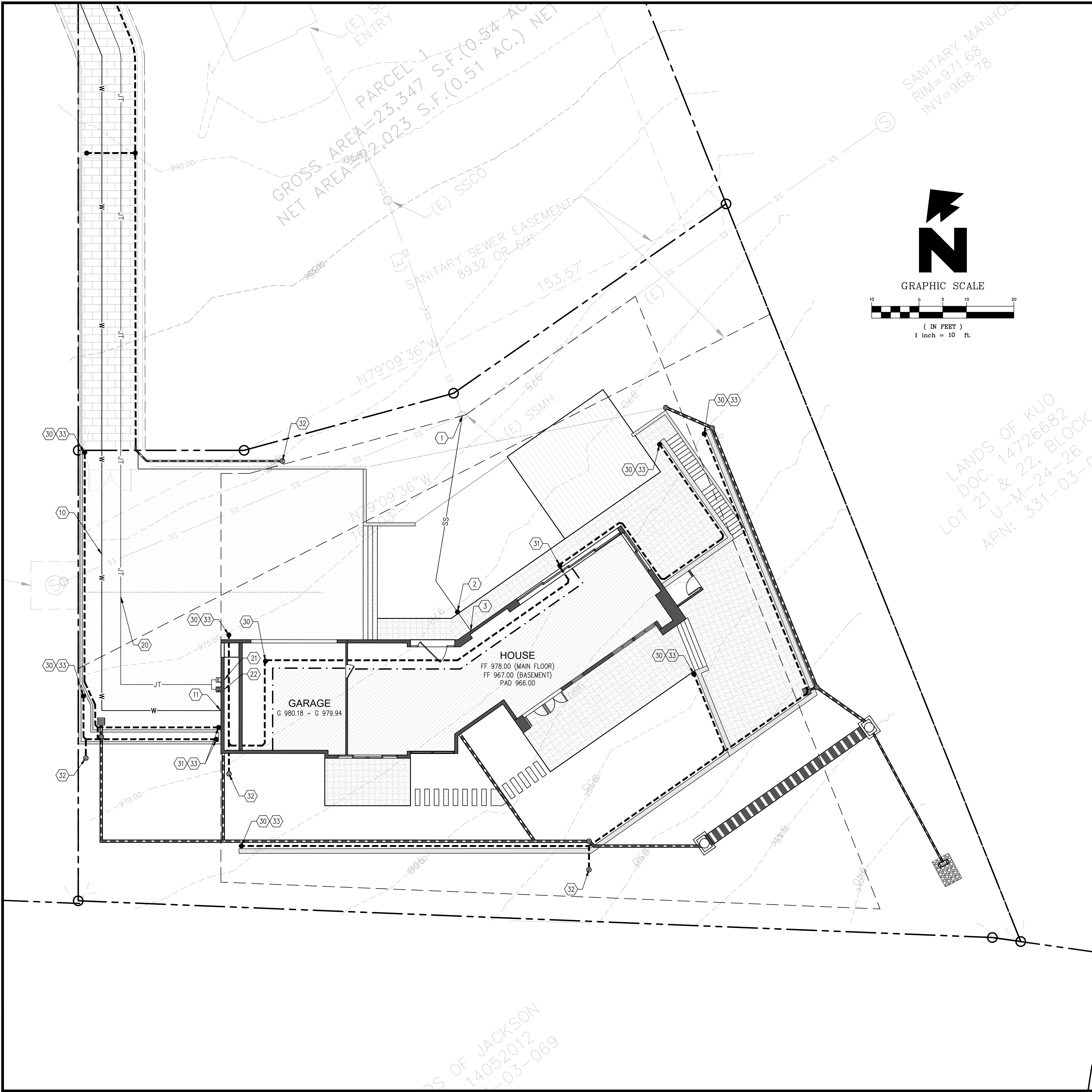
DRIVEWAY IMPROVEMENT PLAN
(UTILITY)

NARAYANAN RESIDENCE
1556 PLATEAU AVENUE
LOS ALTOS, CA 94024

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



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GENERAL NOTES:

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- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
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- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS. PERMITS AS NECESSARY TO PERFORM UTILITY WORK IN ROW.
- UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH COUNTY UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.

LEGEND

---	PROPERTY LINE	●	SANITARY SEWER CLEANOUT
—E—	UNDERGROUND ELECTRICAL LINE	■	INFILTRATION DEVICE
—G—	GAS LINE	⊙	AREA INLET OR POP UP DRAIN
—G—	EX. GAS LINE		
—SS—	EX. SEWER LINE		
—W—	EX. WATER LINE		
—W—	NEW WATER LINE		
---	STORM DRAIN PIPE		
---	STORM DRAIN PIPE		
—JT—	PROPOSED JOINT TRENCH		
—SS—	NEW 4" SEWER LATERAL		

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

UTILITY NOTES:

- CONNECT NEW SANITARY SEWER LATERAL TO EXISTING SEWER MANHOLE. MATCH EXISTING INVERT ELEVATION
- INSTALL NEW SANITARY SEWER CLEANOUT PER COUNTY SANITATION DISTRICT NO. 2-3
- SANITARY SEWER SERVICE ENTRY. SEE ARCH PLANS FOR EXACT LOCATION AND INVERT ELEVATION. PROVIDE 2% MINIMUM SLOPE.
- WATER SERVICE TO NEW BUILDING. SEE DRIVEWAY IMPROVEMENT UTILITY PLAN C4 FOR POINT OF CONNECTION TO EXISTING WATER MAIN AND NEW WATER METER LOCATION
- WATER SERVICE ENTRY. SEE ARCH PLANS FOR EXACT LOCATION.
- DRY UTILITY JOINT TRENCH TO MAIN BUILDING. SEE DRIVEWAY IMPROVEMENT UTILITY PLAN C4 FOR POINT OF CONNECTION TO GAS MAIN AND ELECTRICAL POWER POLE
- INSTALL NEW ELECTRICAL METER. SEE MECHANICAL PLAN FOR EXACT LOCATION AND SERVICE TO MAIN BUILDING.
- INSTALL NEW GAS METER. SEE MECHANICAL PLANS FOR EXACT LOCATION AND SERVICE TO MAIN BUILDING. CONTRACTOR SHALL COORDINATE WITH PG&E PRIOR ANY GAS WORK.
- BEGIN 4" STORM DRAIN PIPE TO DRAIN TO BUBBLE UP DRAIN.
- STORM DRAIN CLEANOUT PER DETAIL #10/C9
- BUBBLE UP DRAIN PER DETAIL #4B/C9
- INSTALL CLEANOUT PER DETAIL #10/C9 AND BEGIN/END 4" PERFORATED STORM DRAIN PIPE. SEE STRUCTURAL PLAN FOR PERFORATED PIPE PLACEMENT

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING

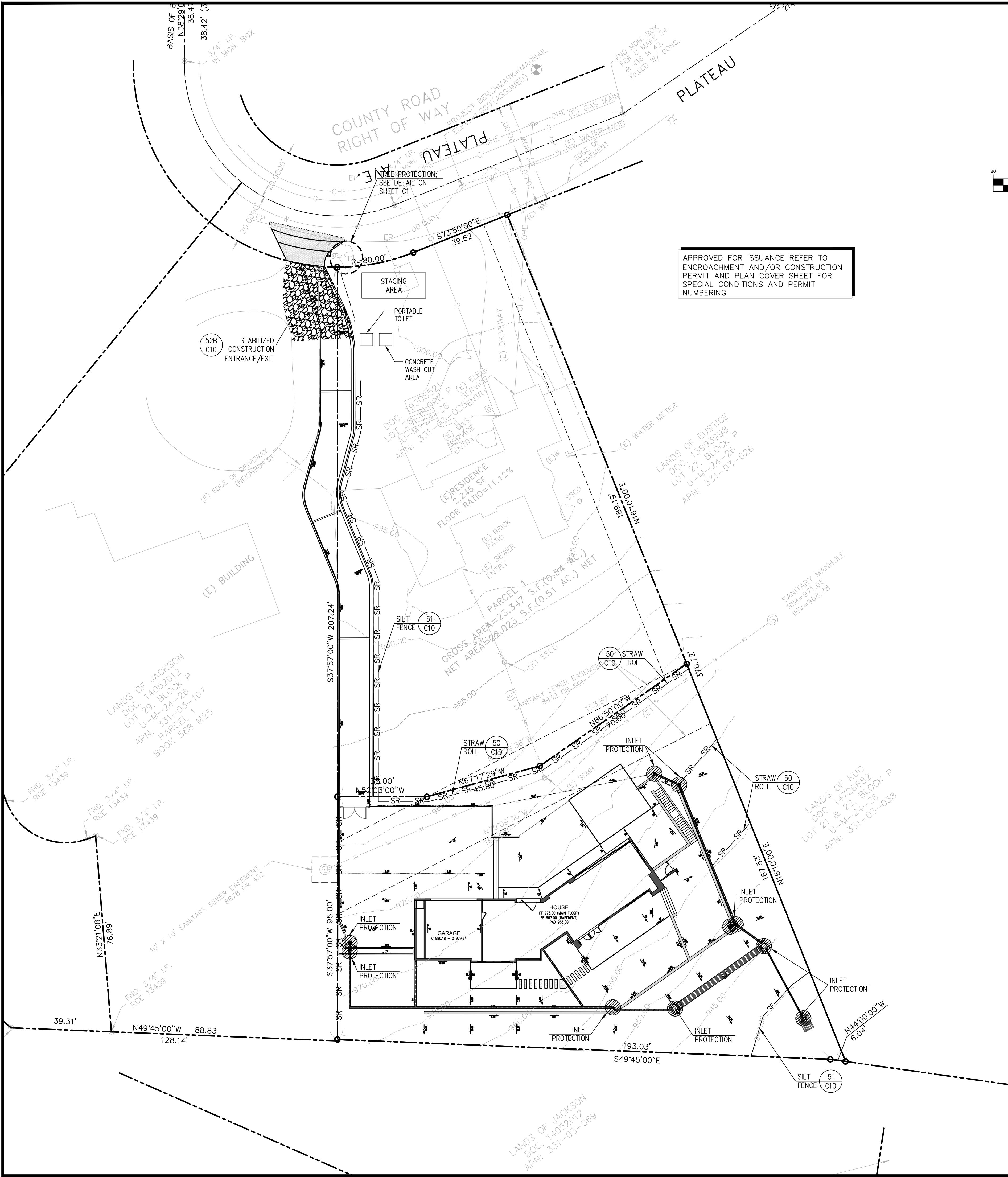
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UTILITY PLAN
NARAYANAN RESIDENCE
1556 PLATEAU AVENUE
LOS ALTOS, CA 94024

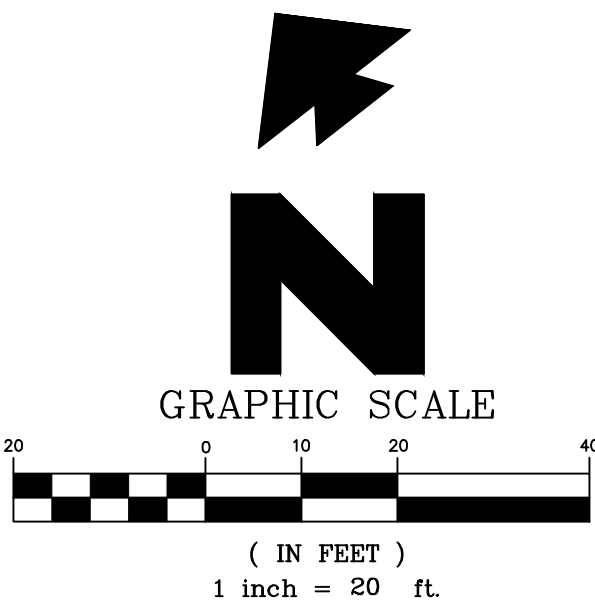
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SHEET	
C5	
7 OF	13 SHEETS



APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE TOWN ENGINEER.
- DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL MEASURES MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE TOWN REPRESENTATIVE OF ANY FIELD CHANGES.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE TOWN INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH IS TO BE DETERMINED BY THE CONTRACTOR.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY, THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN'S RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1ST, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKET. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISION OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA OF TRANSPORTATION, AS LAST REVISED.
- STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE COUNTY INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
- IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT TOWN OF HILLSBOROUGH FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.

MAINTENANCE NOTES:

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

REV.	DATE	DESCRIPTION
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EROSION CONTROL PLAN
NARAYANAN RESIDENCE
1556 PLATEAU AVENUE
LOS ALTOS, CA 94024



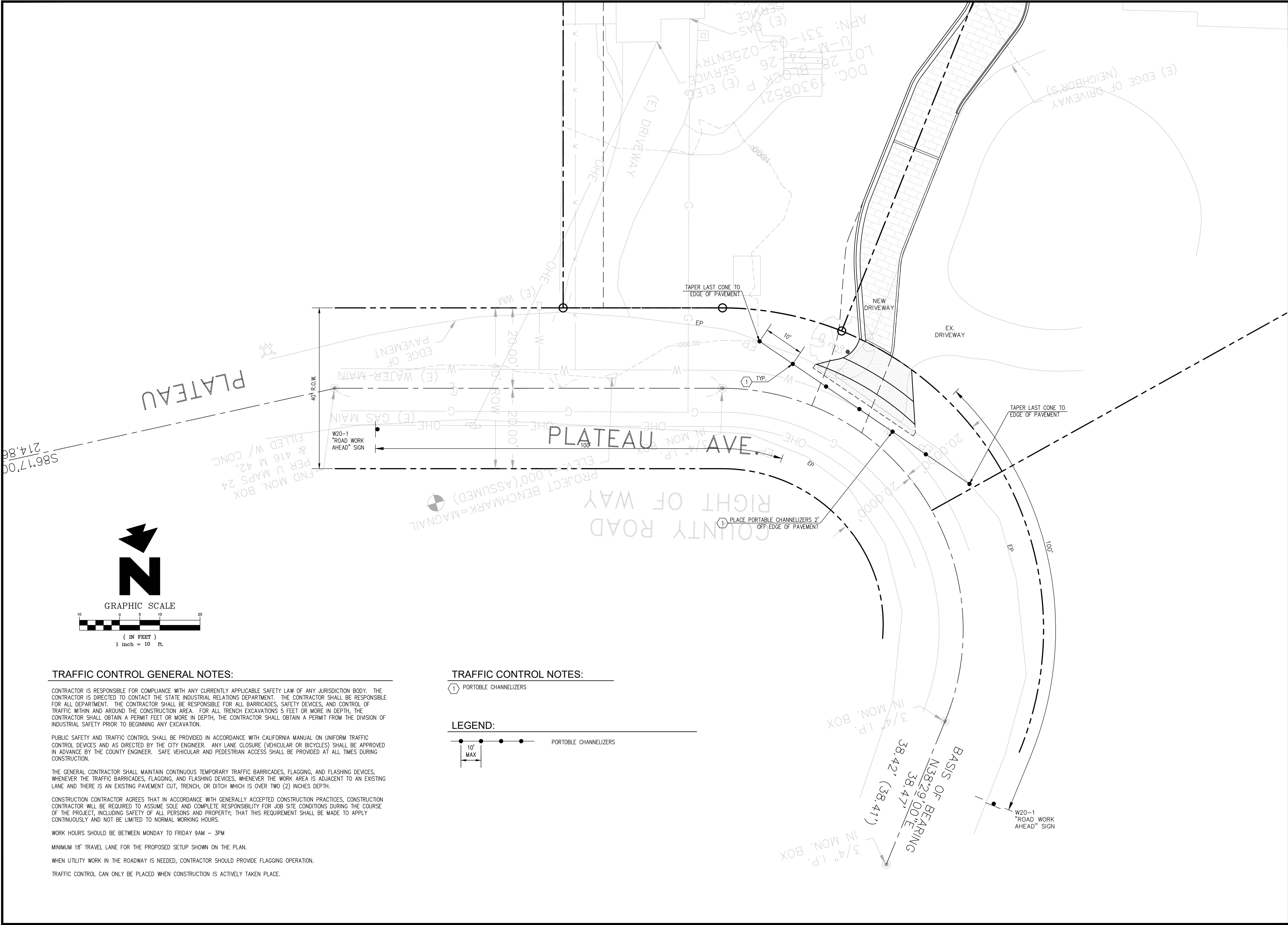
SCALE

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

DATE:	09/28/2022
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20220030

SHEET
C6

8 OF 13 SHEETS



TRAFFIC CONTROL GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTION BODY. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE INDUSTRIAL RELATIONS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY PRIOR TO BEGINNING ANY EXCAVATION.

PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE CITY ENGINEER. ANY LANE CLOSURE (VEHICULAR OR BICYCLES) SHALL BE APPROVED IN ADVANCE BY THE COUNTY ENGINEER. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY TRAFFIC BARRICADES, FLAGGING, AND FLASHING DEVICES, WHENEVER THE TRAFFIC BARRICADES, FLAGGING, AND FLASHING DEVICES, WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING LANE AND THERE IS AN EXISTING PAVEMENT CUT, TRENCH, OR DITCH WHICH IS OVER TWO (2) INCHES DEPTH.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WORK HOURS SHOULD BE BETWEEN MONDAY TO FRIDAY 9AM - 3PM

MINIMUM 18' TRAVEL LANE FOR THE PROPOSED SETUP SHOWN ON THE PLAN.

WHEN UTILITY WORK IN THE ROADWAY IS NEEDED, CONTRACTOR SHOULD PROVIDE FLAGGING OPERATION.

TRAFFIC CONTROL CAN ONLY BE PLACED WHEN CONSTRUCTION IS ACTIVELY TAKEN PLACE.

TRAFFIC CONTROL NOTES:

1 PORTABLE CHANNELIZERS

LEGEND:

10' MAX PORTABLE CHANNELIZERS

REV.	DATE	DESCRIPTION

TRAFFIC CONTROL PLAN
NARAYANAN RESIDENCE
1556 PLATEAU AVENUE
LOS ALTOS, CA 94024

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

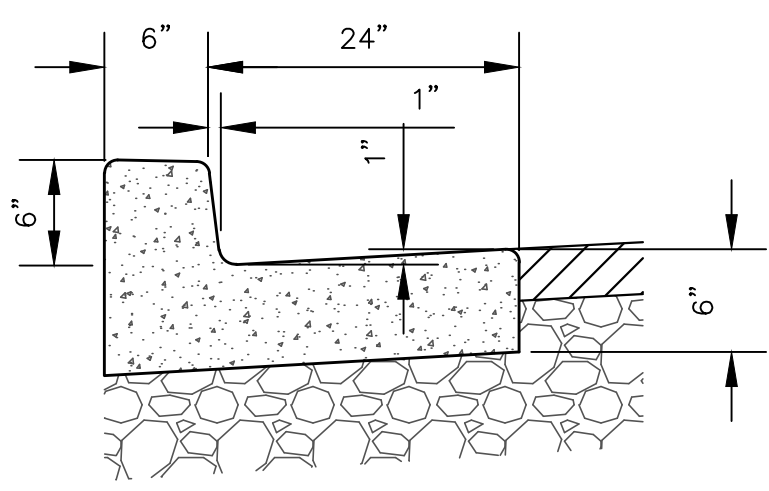
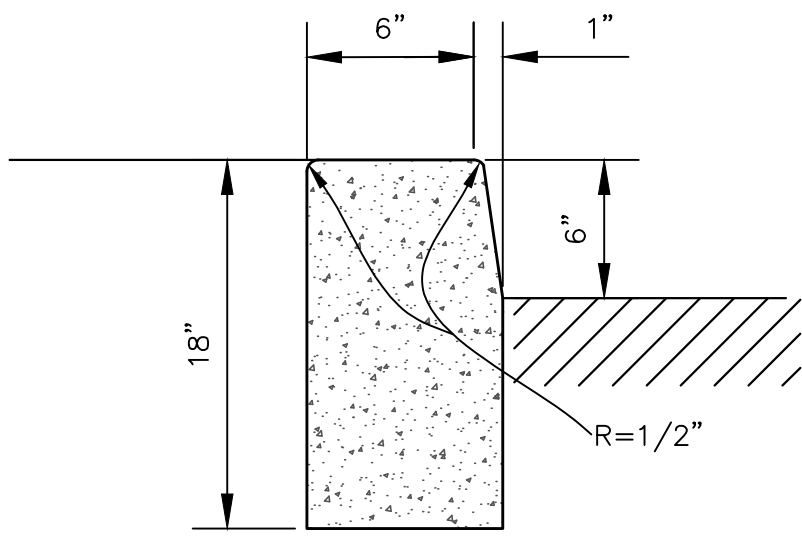
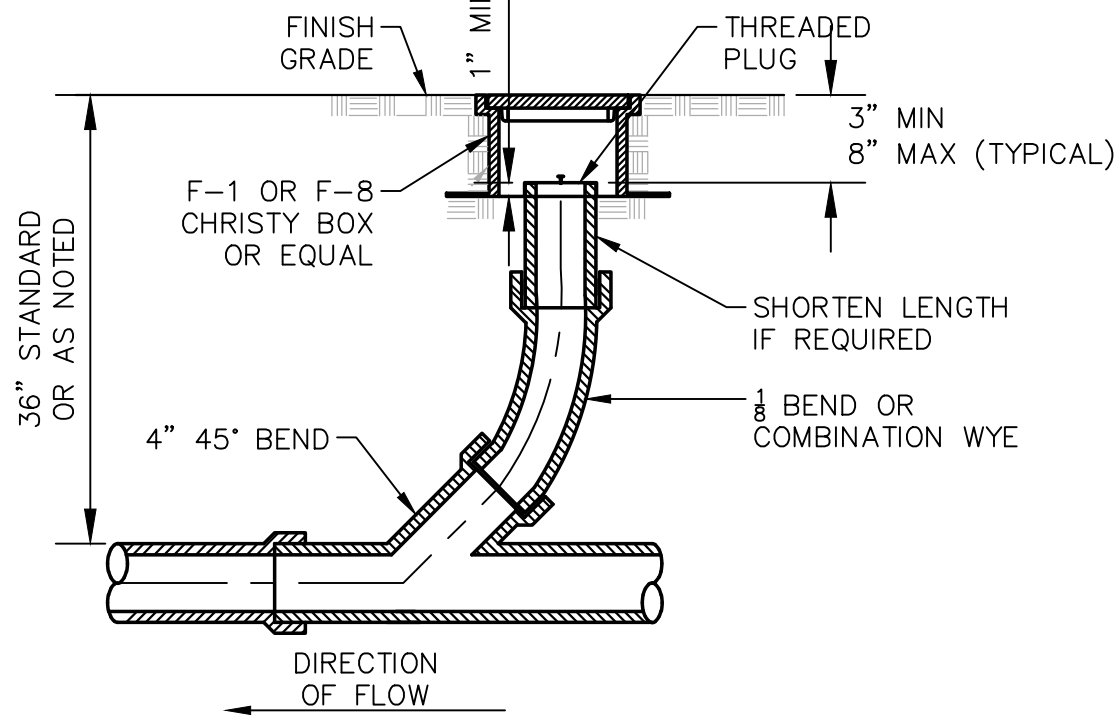


SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 09/28/2022
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20220030

SHEET
C7
9 OF 13 SHEETS

NOTES:
1. COVERS SHALL BE C.I. FOR DRIVES, OTHERWISE CONCRETE FOR NON-TRAFFIC USE.
2. FOR SUBDRAIN SYSTEM, REFER TO ARCH PLANS FOR EXACT LOCATION.



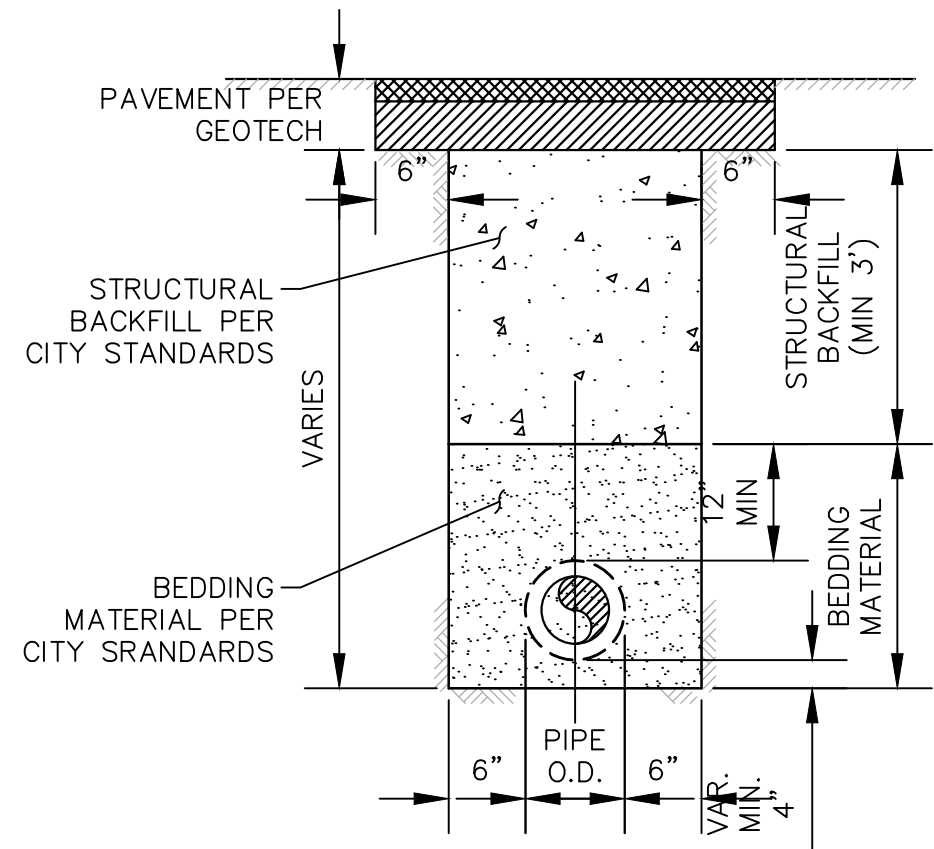
10 CLEANOUT

N.T.S.

20 CURB

20 CURB & GUTTER

N.T.S.



NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

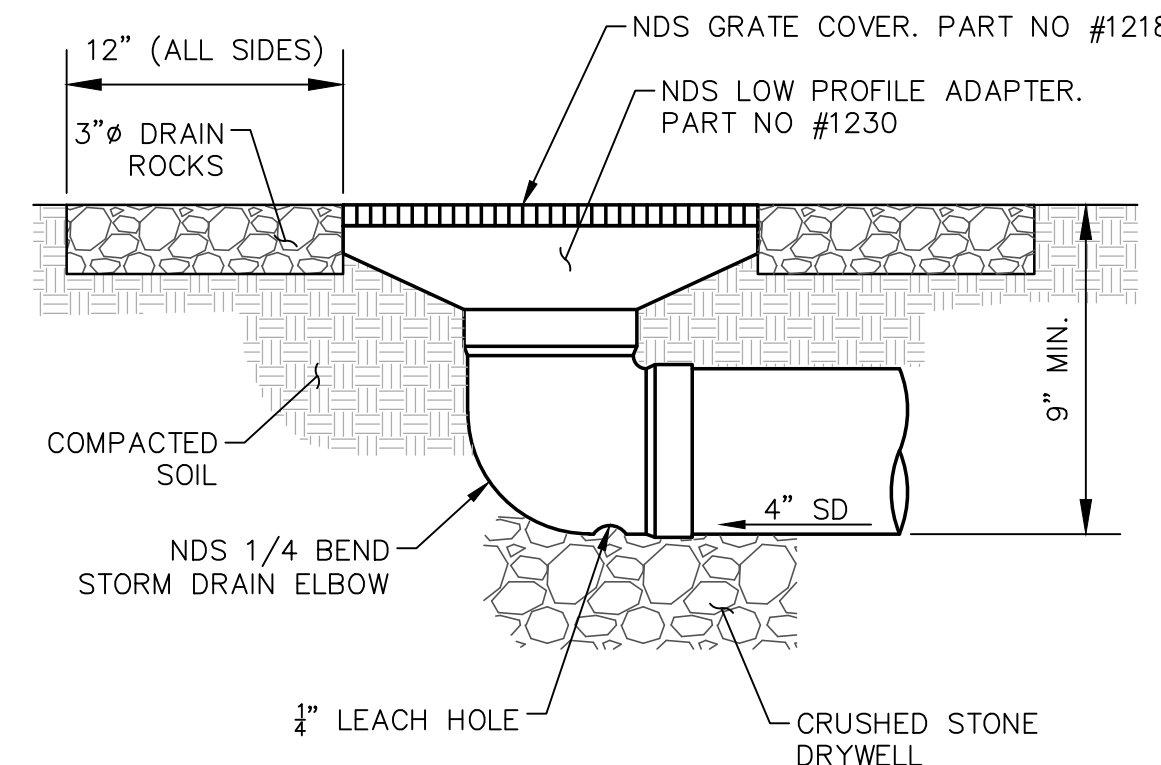
11 TRENCH DETAIL

N.T.S.

9B CONCRETE BAND ACROSS DRIVEWAY

9C CONCRETE BAND @ EDGE OF DRIVEWAY

N.T.S.

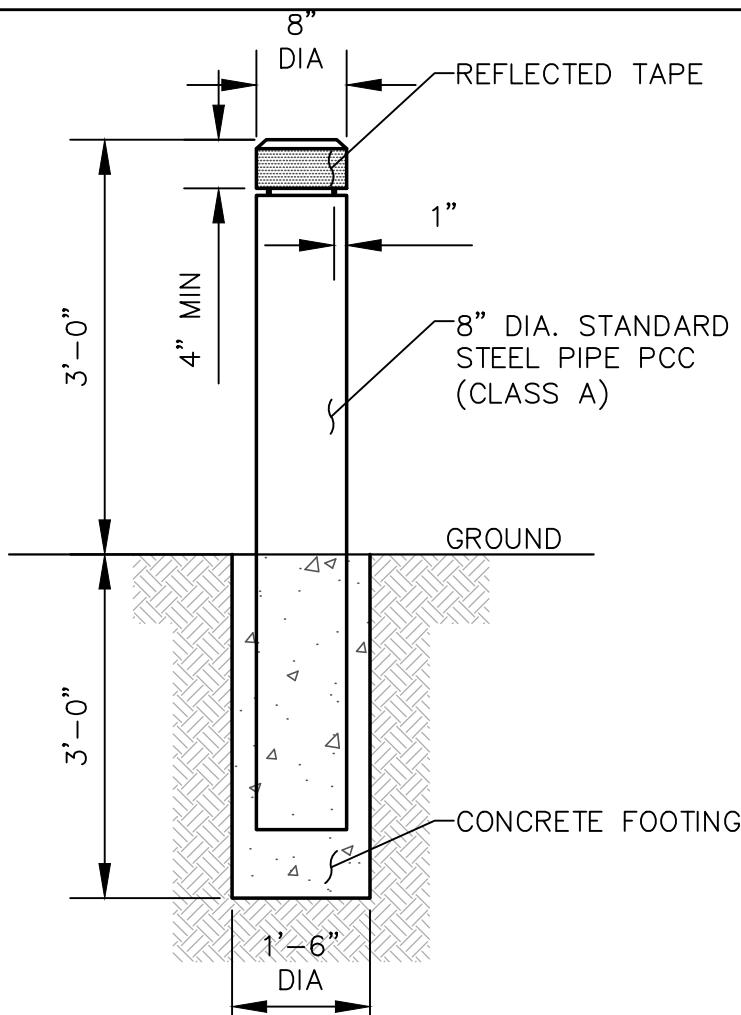


4B POP-UP DRAINAGE EMITTER

N.T.S.

9A PERMEABLE PAVEMENT SECTION

N.T.S.

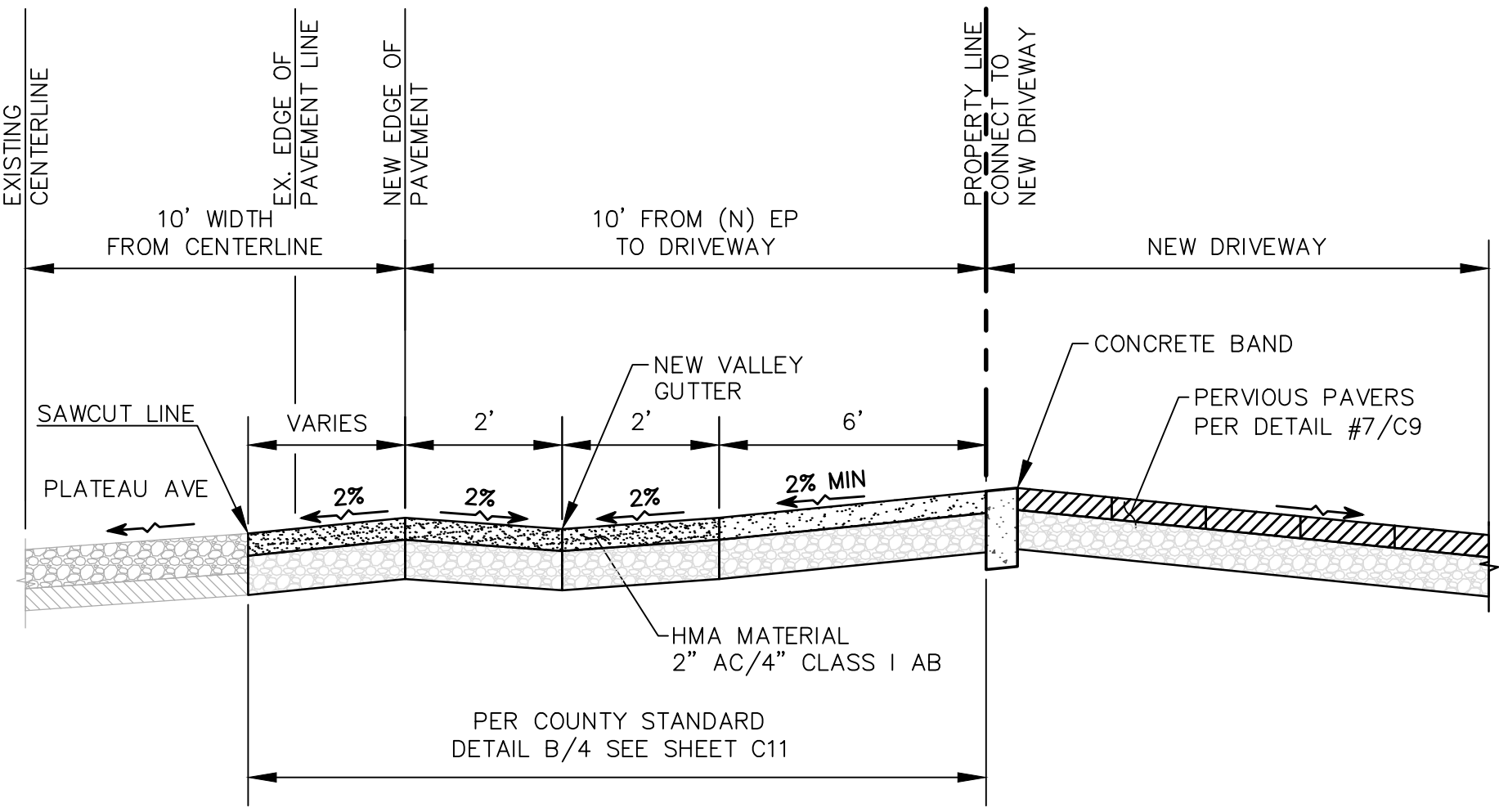
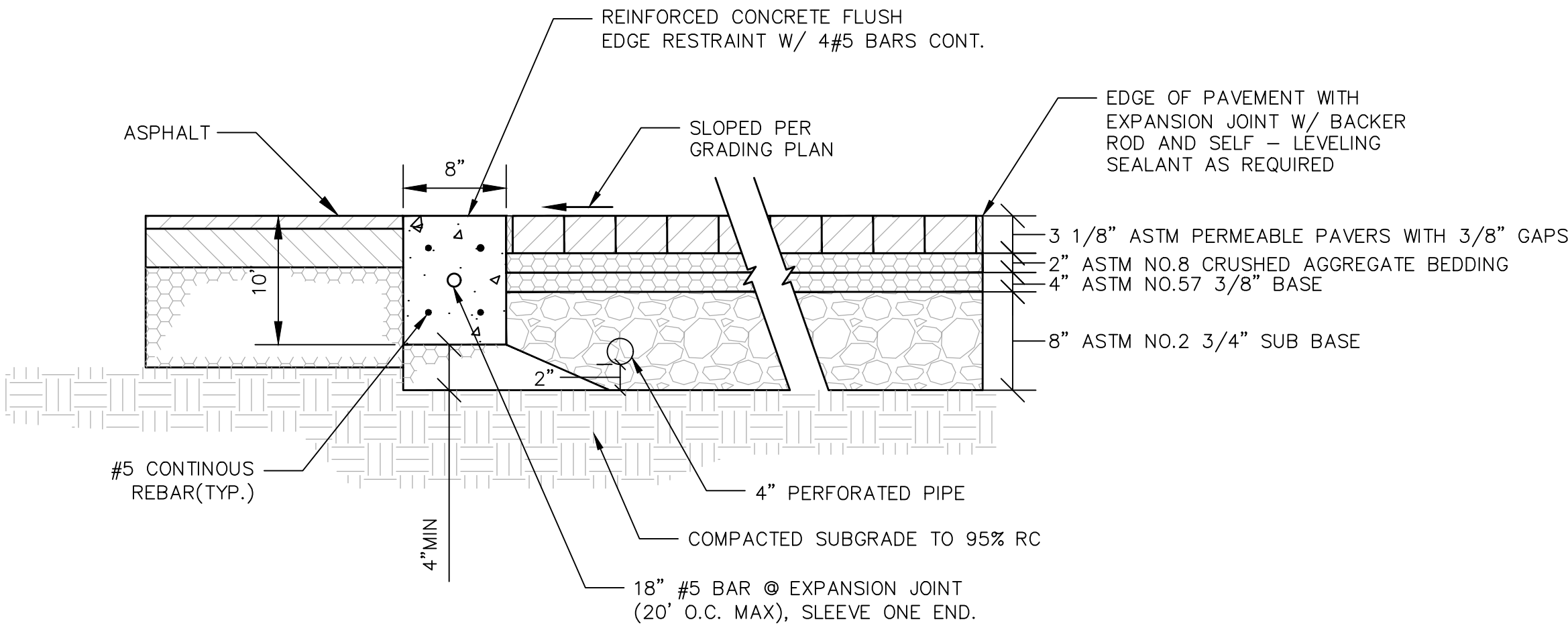


21 FIXED BOLLARD

N.T.S.

10 TYPICAL DRIVEWAY APPROACH CROSS SECTION WITH VALLEY GUTTER PER COUNTY DETAIL B/4

N.T.S.



APPROVED FOR ISSUANCE. REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING

REV.	DATE	DESCRIPTION
A	-	-

DETAIL SHEET 2
NARAYANAN RESIDENCE
1556 PLATEAU AVENUE
LOS ALTOS, CA 94024

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



SCALE

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

DATE: 09/28/2022

DESIGNED: HCL

DRAWN: BL

REVIEWED: HCL

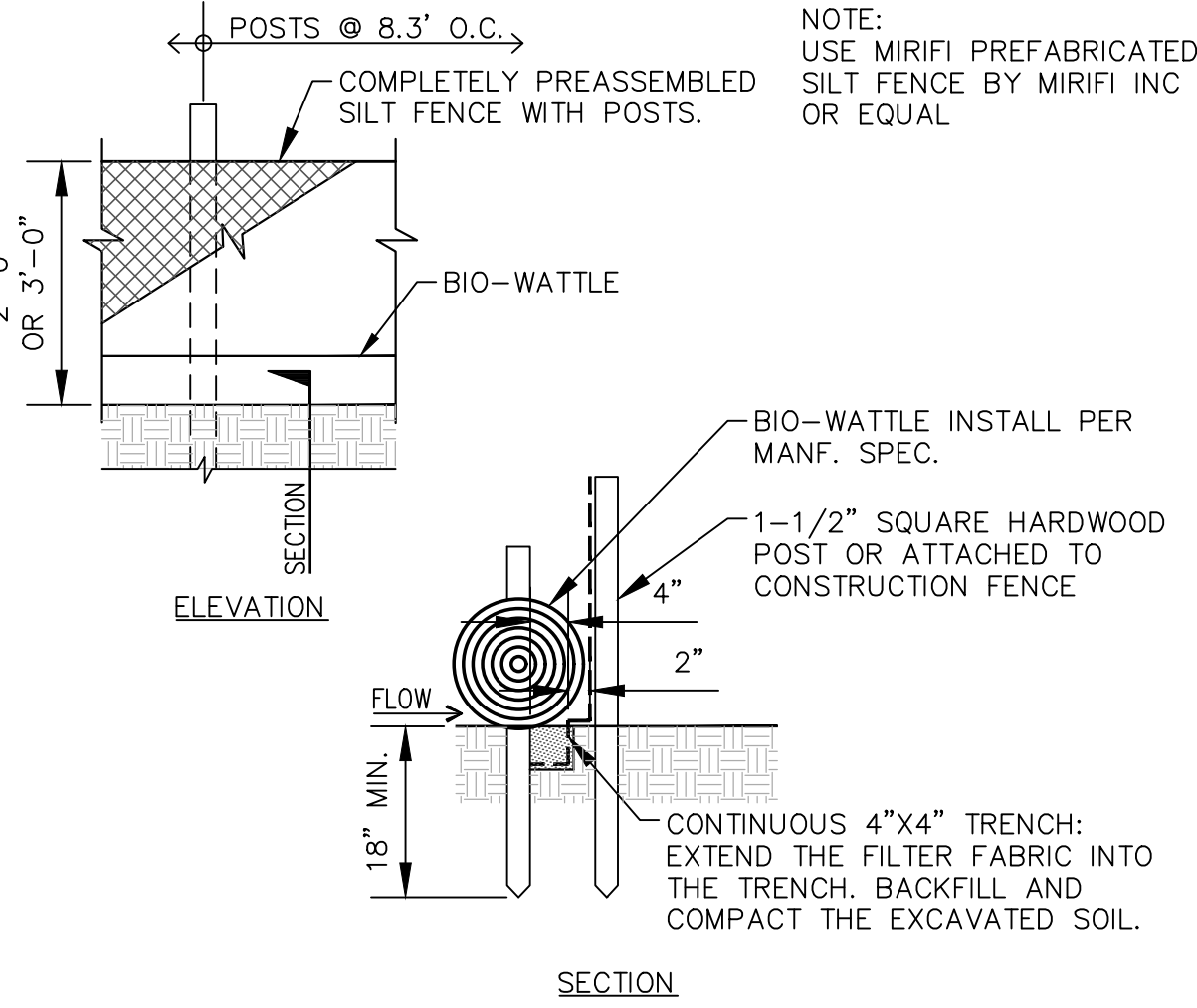
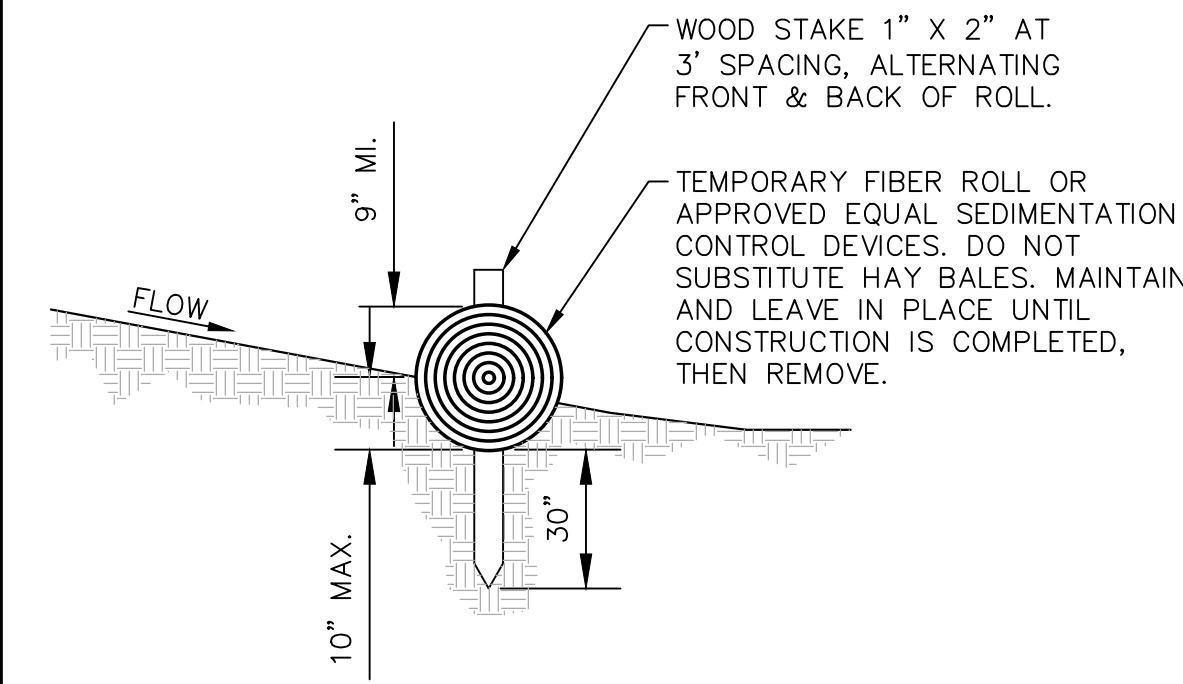
JOB NO.: 20220030

SHEET

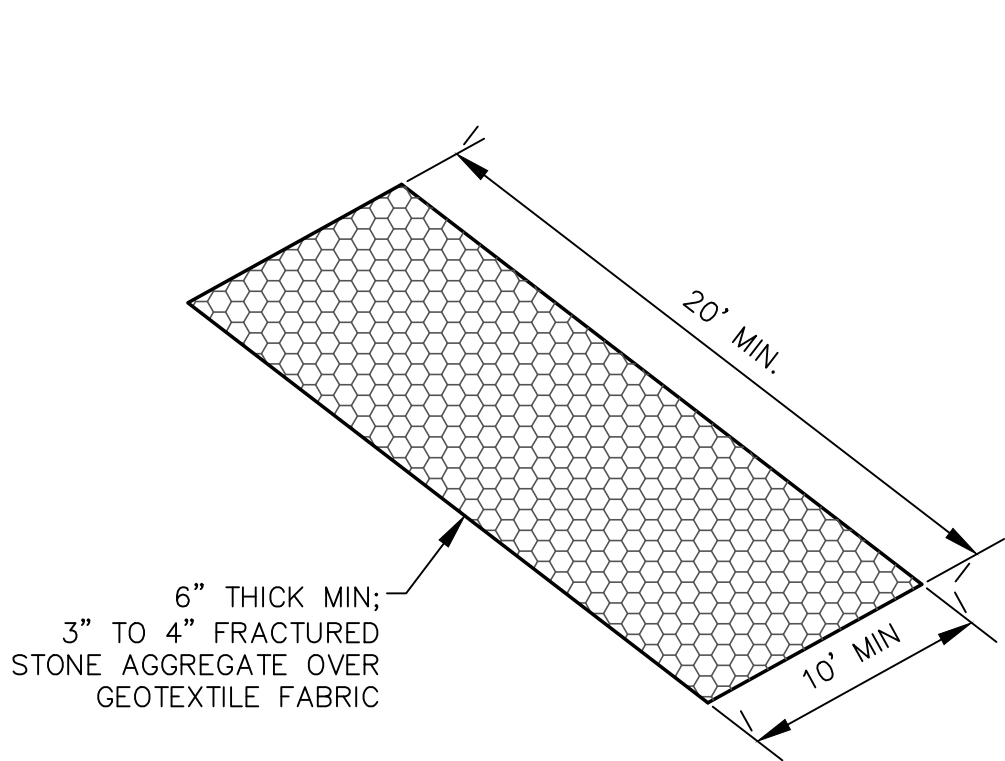
C9

11 OF 13 SHEETS

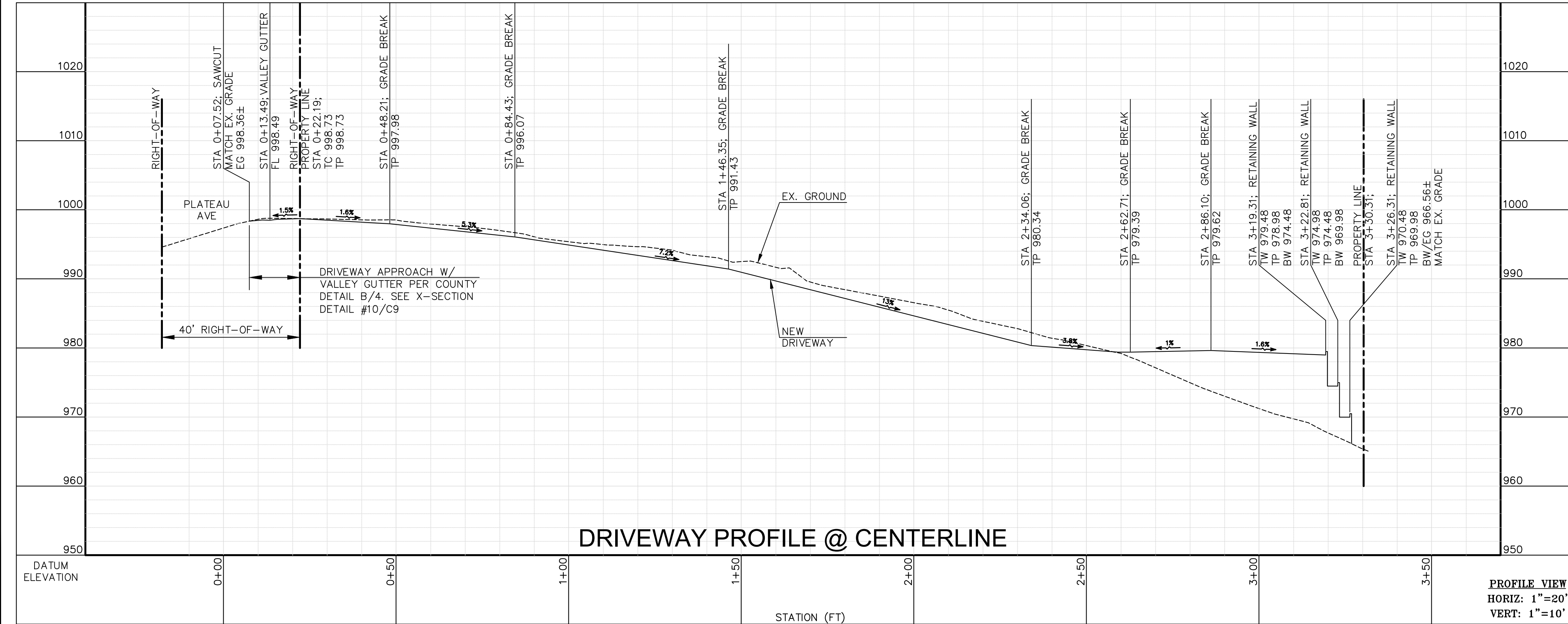
NOTE:
FIBER ROLLS SHALL BE
PLACED IN LOCATIONS SHOWN
ON PLAN AND UPSTREAM OF
EXISTING DRAIN INLETS



NOTE:
USE MIRIFI PREFABRICATED
SILT FENCE BY MIRIFI INC
OR EQUAL



50	STRAW ROLL	N.T.S.	51	SILT FENCE W/ STRAW ROLL	N.T.S.	52B	STABALIZED CONSTRUCTION ENTRANCE	N.T.S.
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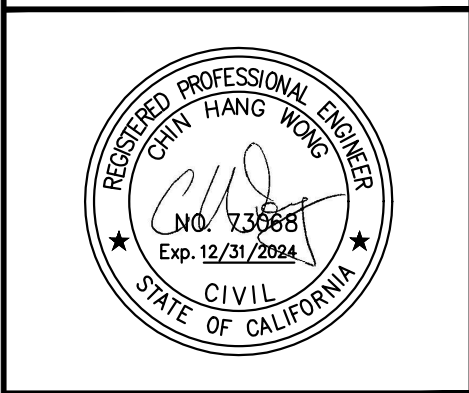


REV.	DATE	DESCRIPTION
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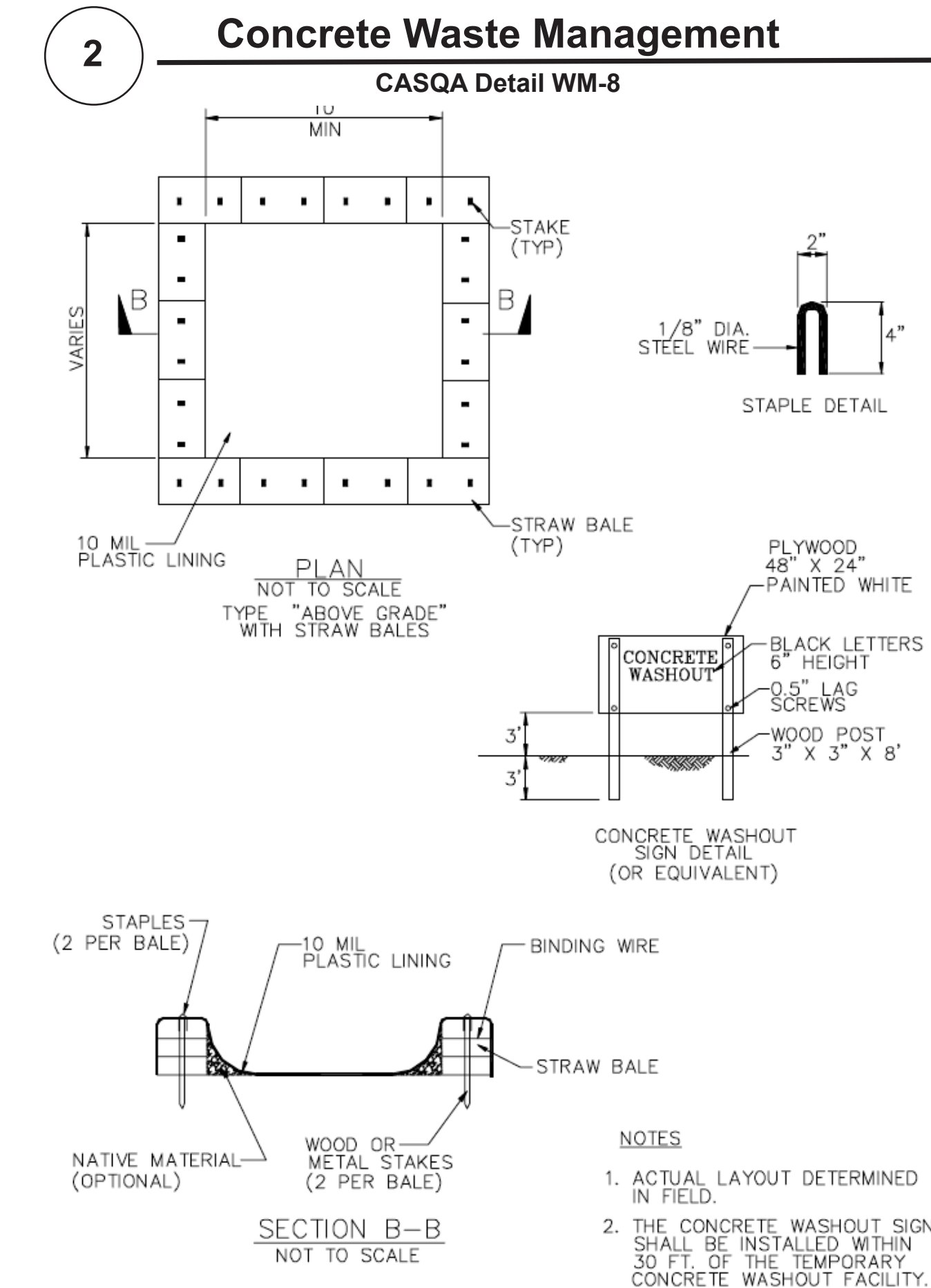
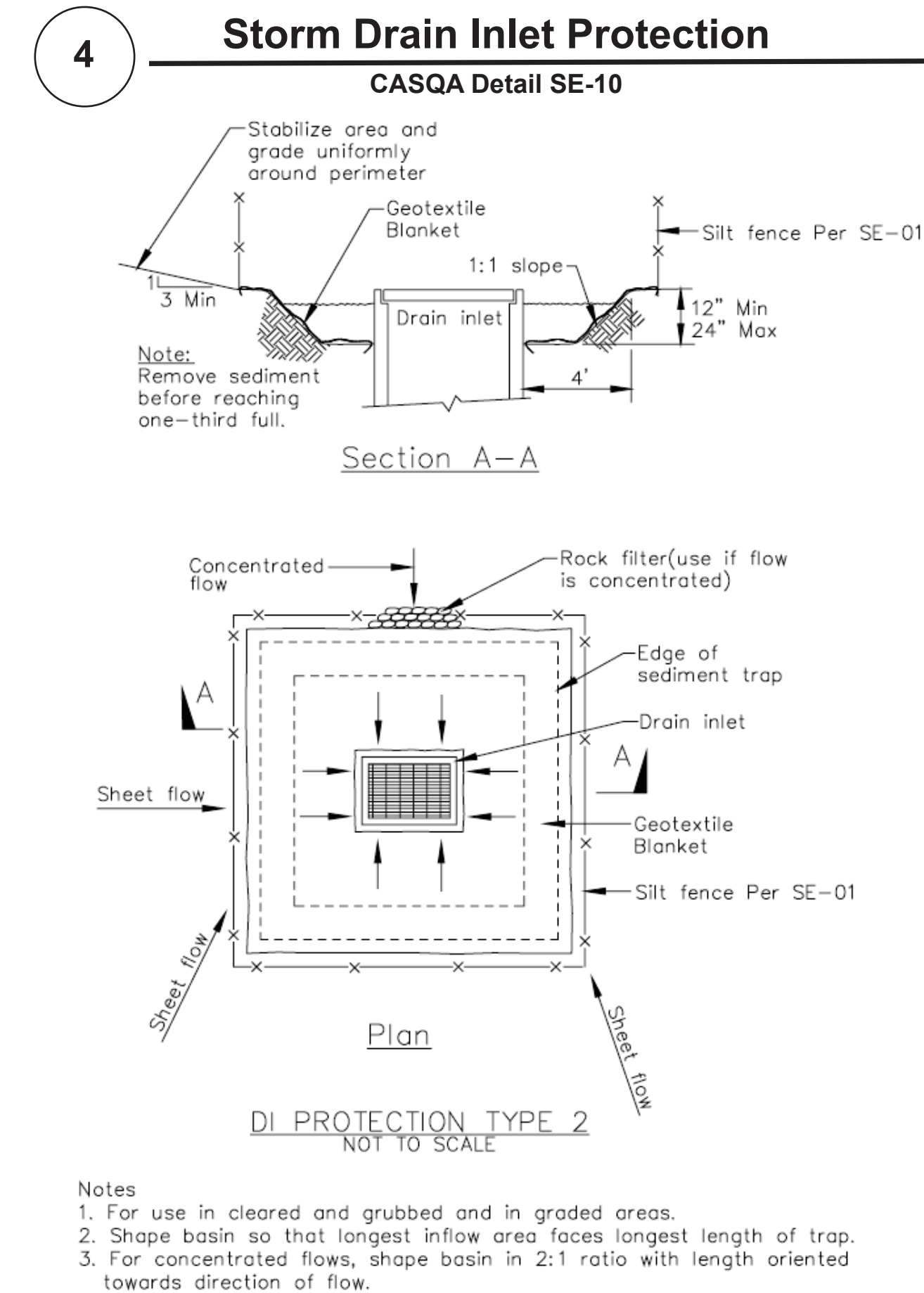
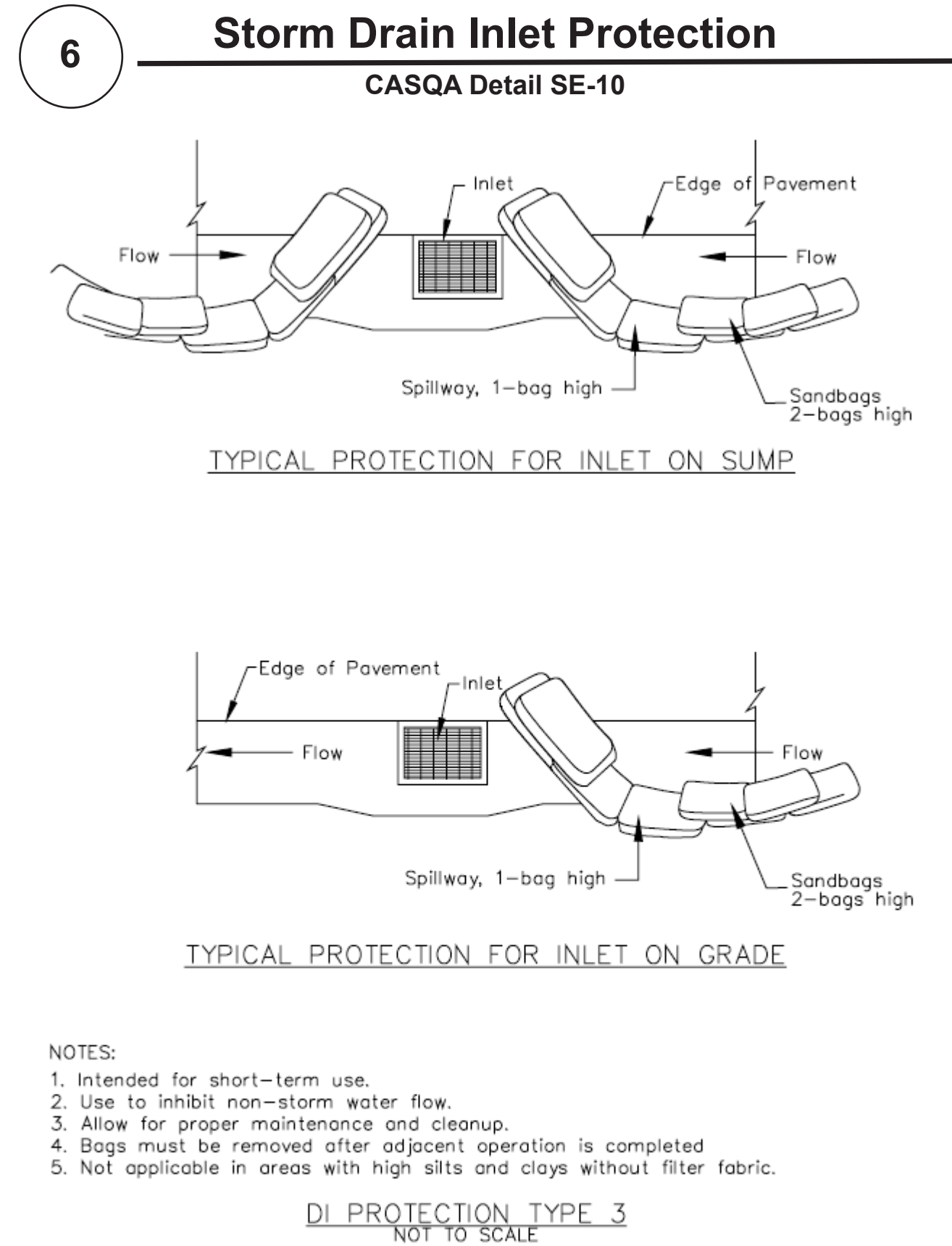
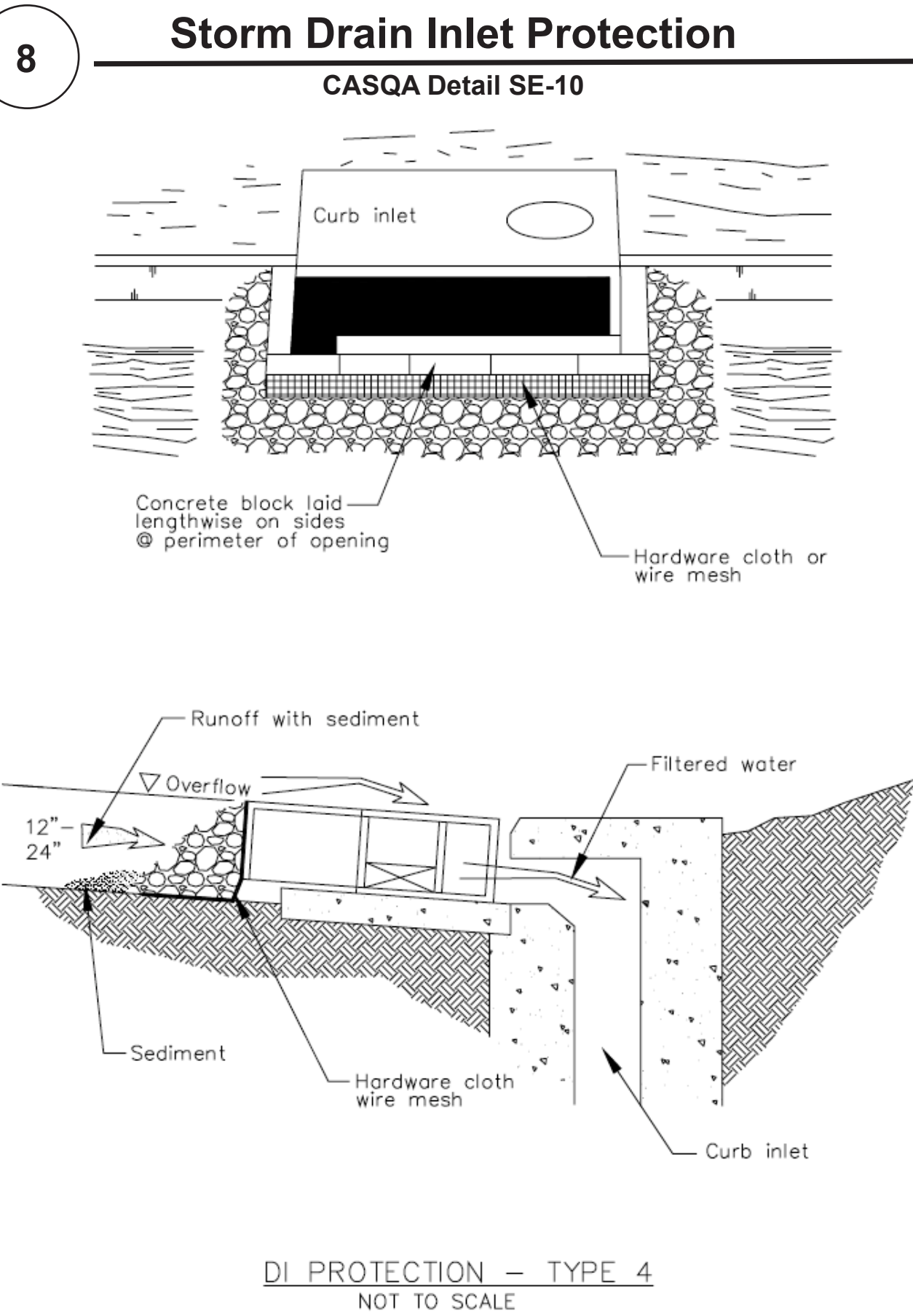
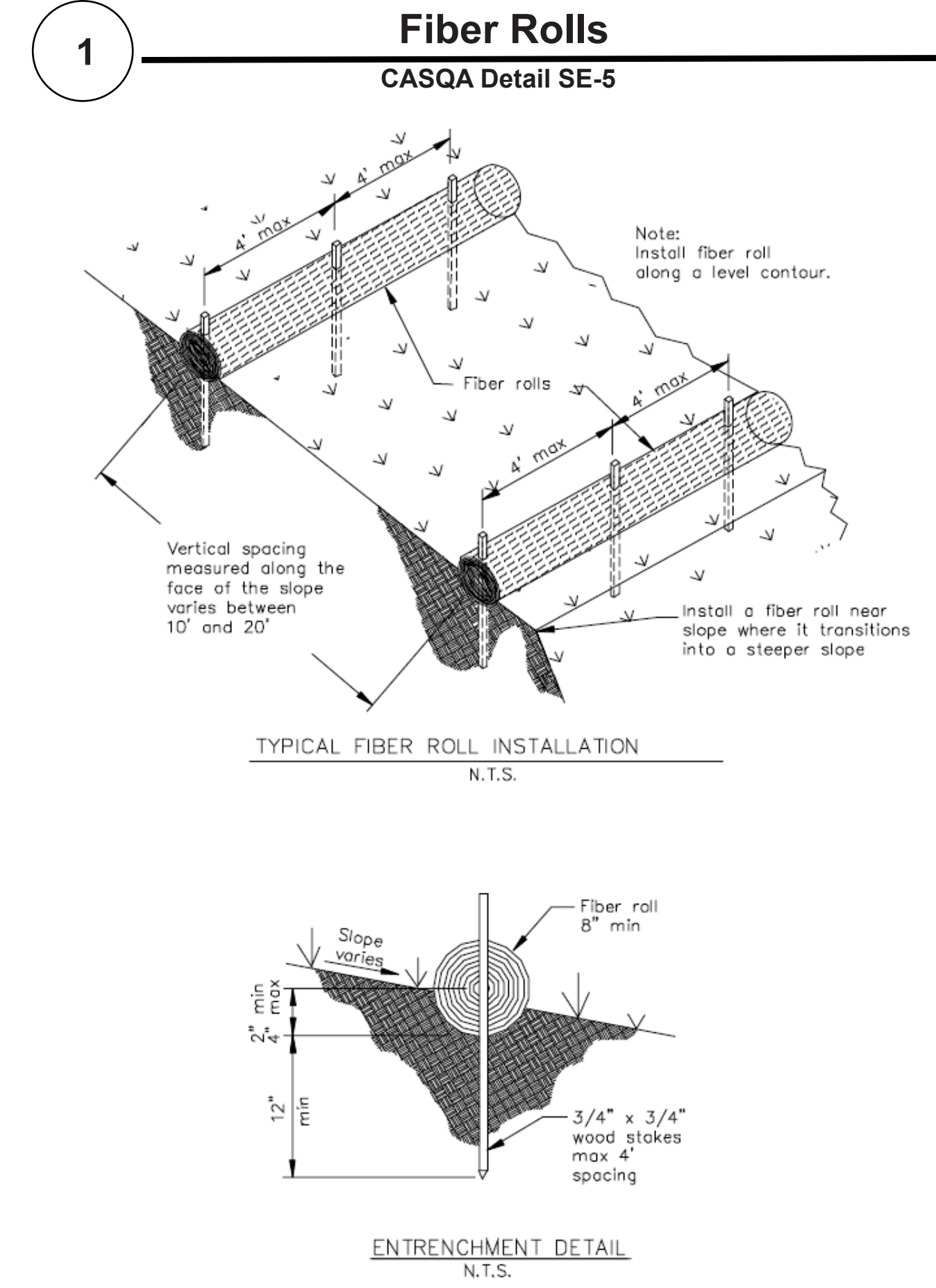
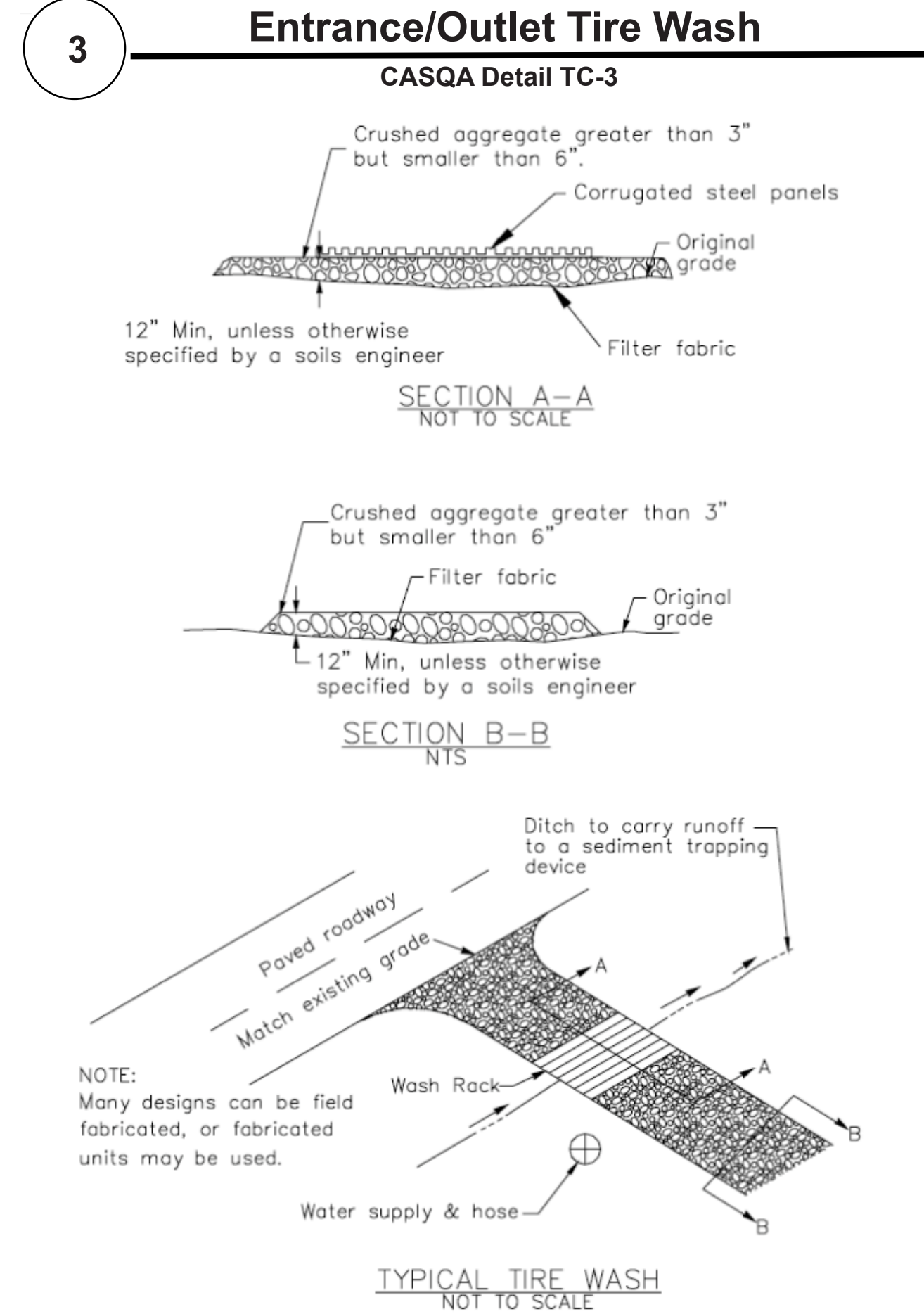
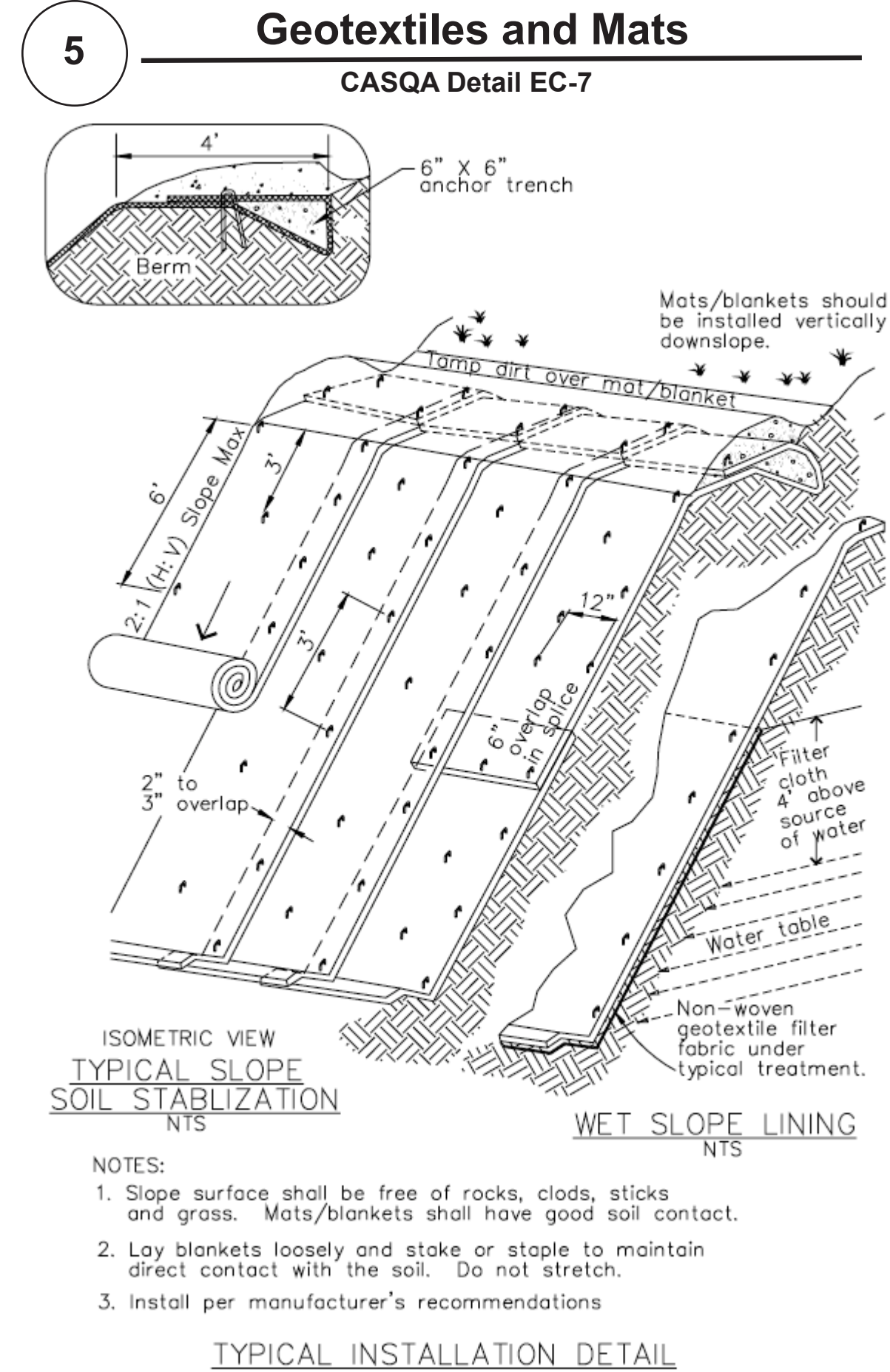
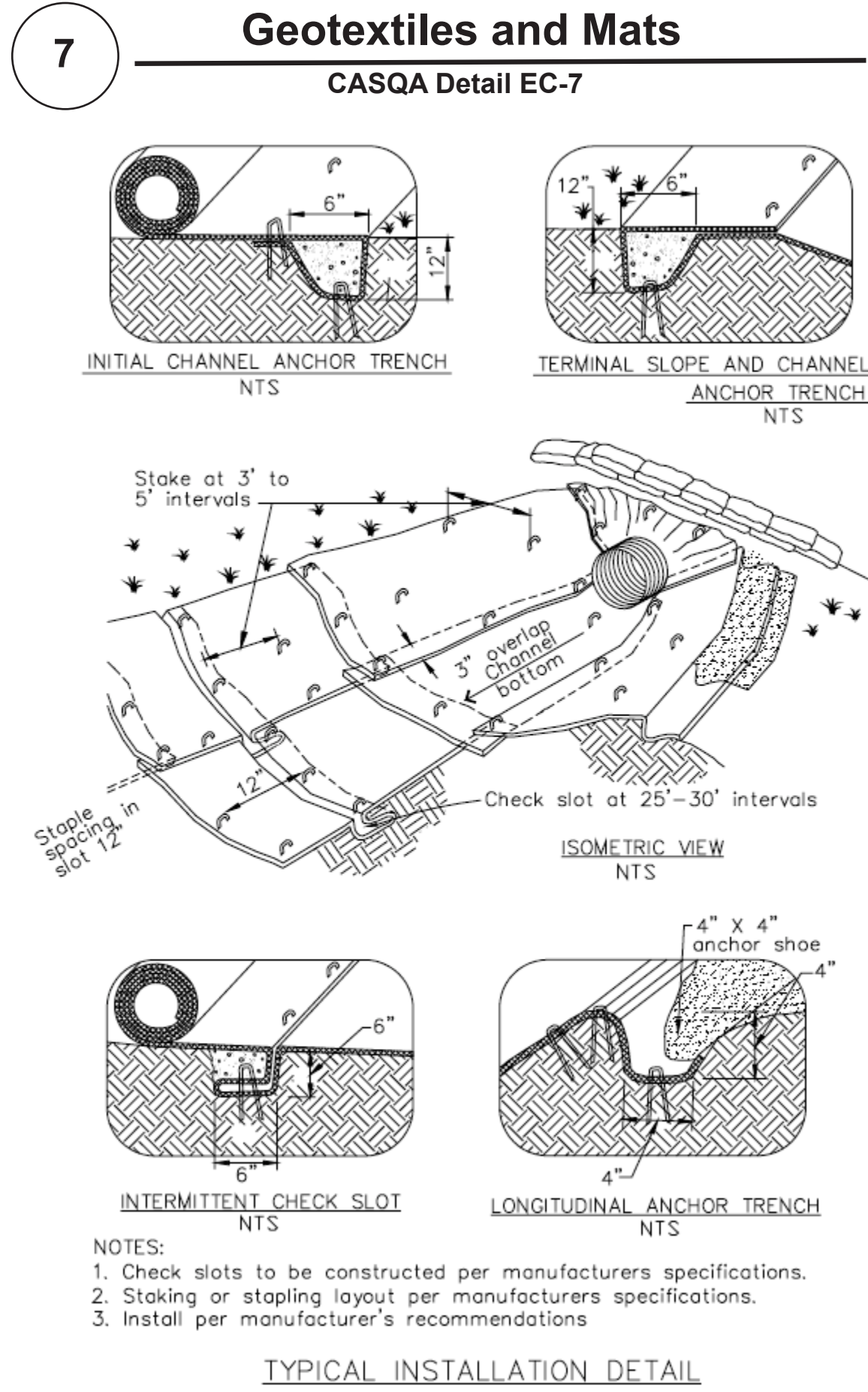
DETAIL SHEET 3
NARAYANAN RESIDENCE
1556 PLATEAU AVENUE
LOS ALTOS, CA 94024



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

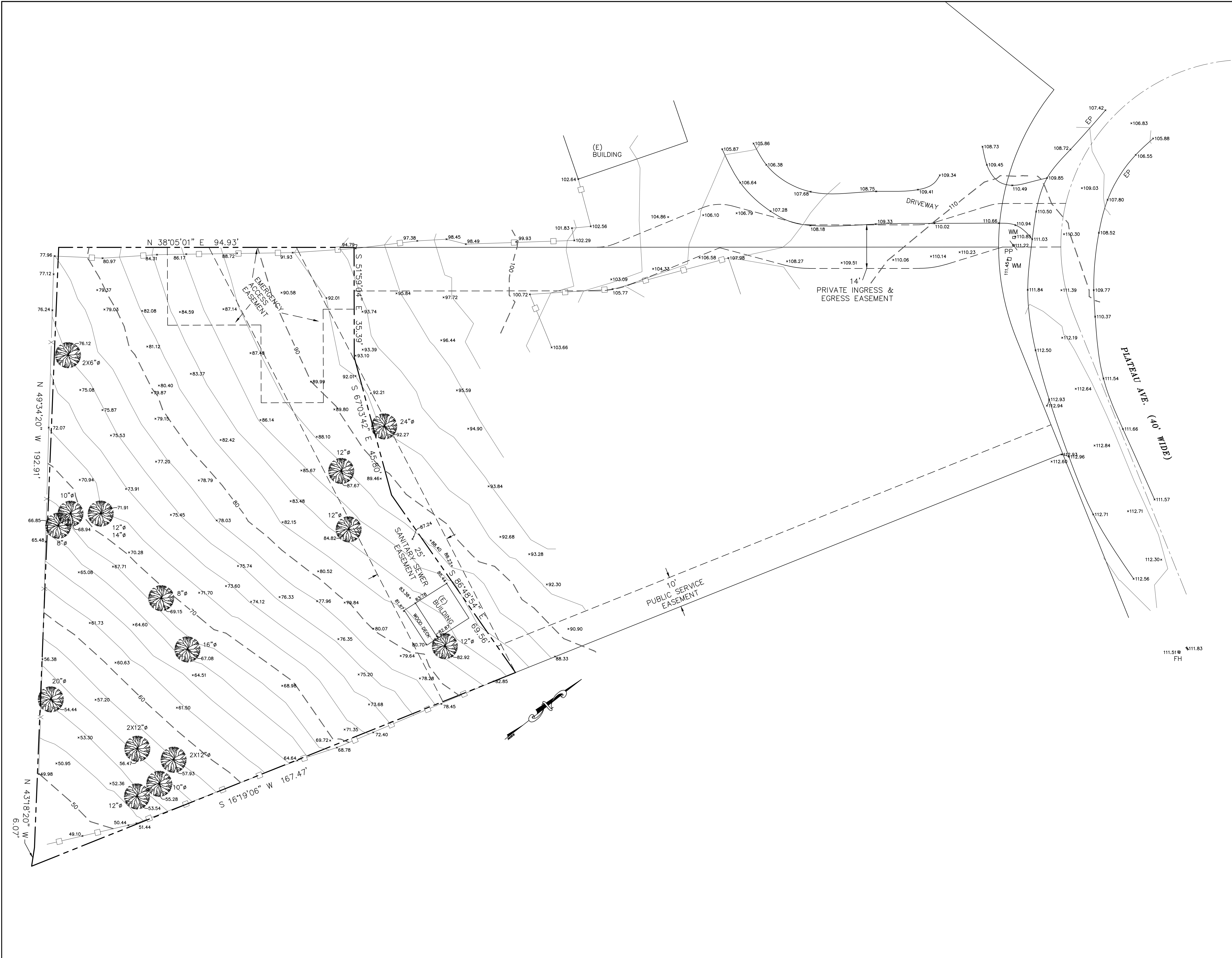


SCALE
VERTICAL: 1"= AS SHOWN
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DATE: 09/28/2022
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20220030
SHEET C10
12 OF 13 SHEETS



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.





LEGEND	
	STREET CENTERLINE
	PROPERTY LINE
	WOOD FENCE
	METAL FENCE
	EASEMENT LINE
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
FH	FIRE HYDRANT
	WATER VALVE

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

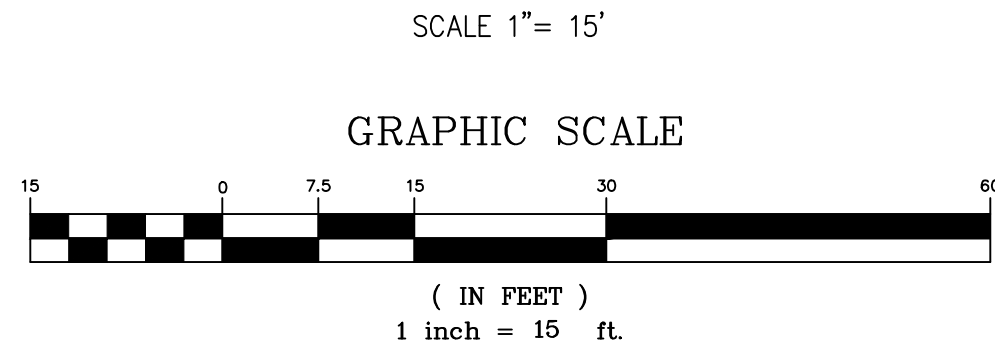
NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING N 73°50'00" W OF THE CENTERLINE OF PLATEAU AVE. AS SHOWN UPON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 883, AT PAGES 28-29, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

SITE BENCHMARK:
REFERENCED ASSUMED B.M.:
TOP OF WATER VALVE NEXT TO FIRE HYDRANT LOCATED AT PLATEAU AVE., AS SHOWN ON THIS MAP EL: 111.83'

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 20,150.25 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 21890099 BY FIRST AMERICAN TITLE CO. DATED 10/08/2012, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SLOPE DENSITY = $\frac{0.0023 \times 2 \times 2555}{0.463} = 25.38\%$



1556 PLATEAU AVE.
LOS ALTOS, CA 94024



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 15'
Prepared by:
S.P.
Checked by:
S.P.
Date:
11/10/2022
Project No:
222053

PRELIMINARY BOUNDARY AND
TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

1. The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
2. The contractor shall verify all existing conditions and water pressure. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.
3. The contractor shall make a point of connection as directed by the owner.
4. The contractor shall install complete and coordinated equipment. No partial substitutions or incomplete components shall be installed.
5. The contractor shall install a "design build" underground automatic irrigation system. Areas noted are valving guides only and are to illustrate different water requirements of microclimates. The system shall have 100% coverage for planting areas on the site. An as-built drawing is to be provided to the landscape architect upon completion and acceptance of the irrigation system. Locate spray heads 24" from buildings and 12" from paving. Use MPR series nozzles by Hunter on spray bodies to match existing standards.
6. Trenching is to be of sufficient depth to provide 24" of cover over main lines and 18" of cover over lateral lines.
7. Spray irrigation shall be used in all planting areas unless noted otherwise (see note 8). Pop-up heads shall be used adjacent to all drives, paths, and in all lawn areas. Heads shall be located to eliminate overspray onto adjacent paving and buildings (see EBMUD recommendations). Coordinate all irrigation types with the landscape architect.
8. Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
9. All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
10. All pipes shall be schedule 40 pvc or upgraded.
11. All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
12. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
13. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
14. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
15. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
16. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
17. Flow sensors that detect high flow conditions created by system damage or malfunction are required.
18. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
19. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 - (A) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
 - (B) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
20. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
21. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:
 - (A) a customer service meter dedicated to landscape use provided by the local water purveyor; or
 - (B) a privately owned meter or submeter.
22. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
23. Master shut-off valves are required.
24. Overhead irrigation shall not be permitted within 24 inches of any nonpermeable surface. Allowable irrigation within the setback from nonpermeable surfaces may include drip, drip line, or other low flow nonspray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
 - (A) the landscape area is adjacent to permeable surfacing and no runoff occurs; or
 - (B) the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.
25. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when installing the irrigation system.
26. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
27. Slopes greater than 25% shall not be irrigated with an irrigation system with a application rate exceeding 0.75 inches per hour.
28. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
29. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
30. The installation of the irrigation system shall conform to the hydrozones of the landscape design plan.
31. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in the Water Efficient Landscape Ordinance.
32. The irrigation system shall be installed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, nonirrigated areas, hardscapes, roadways, or structures.
33. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when installing the irrigation for the tree.

1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
2. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA) shown on sheet LP105. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
4. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
 - (A) The plant establishment period;
 - (B) The established landscape; and
 - (C) Temporarily irrigated areas
5. Each irrigation schedule shall consider for each station all of the following that apply:
 - (A) irrigation interval (days between irrigation);
 - (B) irrigation run times (hours or minutes per irrigation event to avoid runoff);
 - (C) number of cycle starts required for each irrigation event to avoid runoff;
 - (D) amount of applied water scheduled to be applied on a monthly basis;
 - (E) application rate setting;
 - (F) root depth setting;
 - (G) plant type setting;
 - (H) soil type;
 - (I) slope factor setting;
 - (J) shade factor setting; and
 - (K) irrigation uniformity or efficiency setting.

1. All planting area finished grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
2. All work shall be performed by personnel familiar with this type of work and under the supervision of a qualified planting foreman.
3. Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the landscape architect and do not proceed until the contaminated soil is removed and replaced.
4. Planting areas shall receive a 2" layer of 50% compost and 50% mini mulch fir bark. This should be spread after container planting. The contractor shall provide a sample to the landscape architect prior to shipping to site.
5. Immediately replace any plant materials that die or are damaged.
6. The landscape contractor shall maintain the planting and irrigation improvements for a period of 3 months. Services shall include mowing the lawn, fertilizing and weeding all new planting.
7. Landscape drawings are based on information supplied by Mason Architects and Lea & Braze Engineering.

X (1) project information:

- (A) date: as noted **as noted**
- (B) project applicant: **Bob Cleaver**
- (C) project address: **as noted**
- (D) total landscape area (square feet): **7,188**
- (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed): **new, private**
- (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well: **potable**
- (G) checklist of all documents in Landscape Documentation Package: **as noted**
- (H) project contacts to include contact information for the project applicant and property owner **bob@cleaverdesign.com**

(I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package": **as noted**

X (2) Water Efficient Landscape Worksheet:

- (A) hydrozone information table: **as noted**
- (B) water budget calculations: **as noted**
 - 1. Maximum Applied Water Allowance (MAWA): **111,286 gal/yr**
 - 2. Estimated Total Water Use (ETWU): **109,365 gal/yr**


☐ (3) soil management report: **deferred**

X (4) landscape design plan: **see drawings**

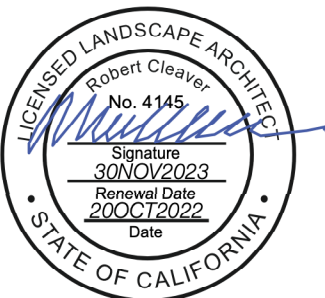
X (5) irrigation design plan: **see drawings**

X (6) grading design plan: **see civil drawings**

WELO (Water Efficiency Landscape Ordinance) Compliance:
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

 20C0CT2022

signature of applicant date



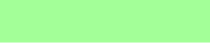


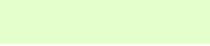



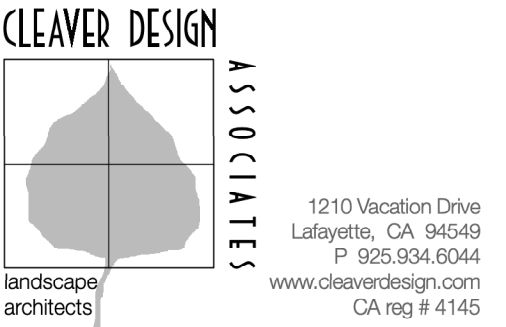
Narayanan
Residence

Issue: Permit Submittal Date: 20OCT2022

Landscape Cover
Sheet
L-001



Landscape Areas							
Symbol	Description	Common Name	Size	Area	Native	Evergreen	WUCOLS
shrubs							
	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	1 gallon	46	Y	Y	L
	Laurus nobilis	Sweet Bay	5 gallon	16		Y	L
roundcover areas							
	artificial turf			713 sf			
	groundcover			595 sf			
	meadow			3,623 sf			
	sod lawn			1,471 sf			
	TOTAL:			6,401 sf			
	90 dwarf fescue / 10 bluegrass	Bolero Plus	sod	1,470			H
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gallon	6	Y	Y	L
	Bromus carinatus	Woodside Short Brome	4" pots	403	Y		L
	Penstemon 'Margarita BOP'	BOP Penstemon	1 gallon	12	Y	Y	L
	Sisyrinchium bellum	Blue Eyed Gras	4" pots	28	Y	Y	VL



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Narayanan Residence

1556 Plateau Avenue
Los Altos, CA

Issue: Permit Submittal
Date: 20OCT2022

Project ID 24" x 36"
CAD File Name Narayanan.vwx
Plot Date
Drawn By BC
Scale As Noted

Landscape Plan

L-101

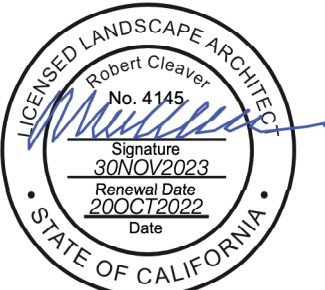
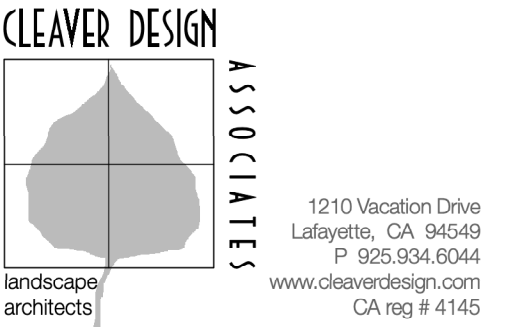


California MWELO Water Budget								
Reference Evapotranspiration (ET ₀):	45.4							
Zone Name / Number	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETWU)
Regular Landscape Areas								
	Turf Grass	0.9	Spray Heads	0.75	1.2	1,474	1,769	49,794
	Shrubs	0.3	Drip	0.81	0.37	1,698	629	17,702
	Groundcover	0.3	Drip	0.81	0.37	4,016	1,487	41,869
					Totals:	7,188	3,885	109,365
Special Landscape Areas*								
					Totals:	0	0	0
* = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.								
						ETWU Total:	109,365 gal/yr	
						Maximum Applied Water Allowance (MAWA):	111,286 gal/yr	
						Percentage:	98%	
ETAF Calculations								
Regular Landscape Areas								
	Total ETAF x Area:	3,885						
	Total Area:	7,188						
	Average ETAF:	0.54						
All Landscape Areas								
	Total ETAF x Area:	3,885						
	Total Area:	7,188						
	Sitewide ETAF:	0.54						
* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.								

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Irrigation Design Plan

[Signature]

signature of landscape architect



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Narayanan Residence

1556 Plateau Avenue
Los Altos, CA

Issue: Permit Submittal
Date: 20OCT2022

Project ID: 24" x 36"
CAD File Name: Narayanan.vwx
Plot Date:
Drawn By: BC
Scale: As Noted

Hydrozone Plan

L-102



Irrigation Valve Schedule

Zone ID	Symbol	Manufacturer	Series	Model	Size	Design Flow
master		Hunter Industries(R)	1 in PGV	PGV-100G-S	1"	0.00 gpm
01		Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-40	0.75"	14.19 gpm
02		Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-40	0.75"	1.50 gpm
03		Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-40	0.75"	4.02 gpm
04		Hunter Industries(R)	ICV	ICV-101G-AS-ADJ	1"	3.85 gpm
05		Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-40	0.75"	5.88 gpm
06		Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-40	0.75"	0.47 gpm
07		Hunter Industries(R)	ICV	ICV-101G-AS-ADJ	1"	3.85 gpm

Irrigation Outlet Schedule

Symbol	Quantity	Outlet Type	Manufacturer	Series	Model
	62	Emitter	Hunter Industries(R)	Point Source Emitters	(2x) HE-10-B
	2	Spray	Hunter Industries(R)	MP Rotator(R)	MP1000-90
	12	Spray	Hunter Industries(R)	MP Rotator(R)	MP2000-90

Irrigation System Component Schedule

Symbol	Quantity	Type	Manufacturer	Model	Size
	1	flow meter	Hunter Industries	HC-100-FLOW	1"
	2	hose bibb	Generic		0.75"
	1		FEBCO	825Y	
	1	controller	Hunter Industries	PHC-1200	
	2	shut off valve	0	0	1.00 "

Drip Line Schedule

Symbol	Manufacturer	Series	Model	Area	Row Spacing	Estimated Length
	hunter Industries(R)	HDL-CV	HDL-06-18	4,285 sf	2'0"	3,617

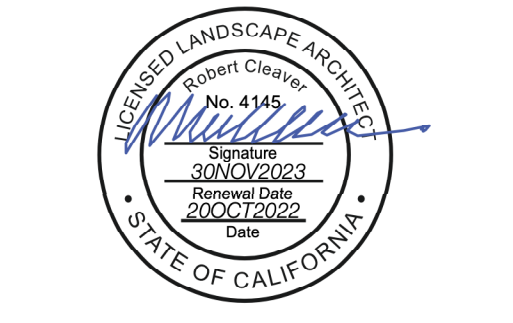
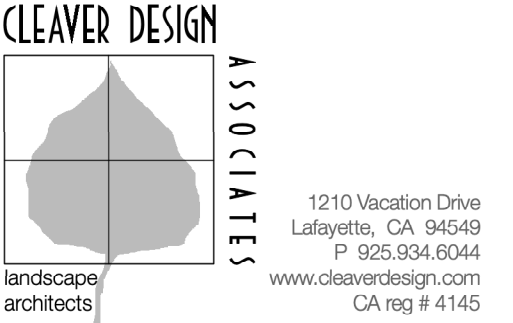
Irrigation Pipe Schedule

Symbol	Type	Diameter	Estimated Length
	Polyethylene Tubing	1"	329'
	Polyethylene Tubing	1 1/4"	69'
	PVC Schedule 40	1/2"	696'
	PVC Schedule 40	3/4"	330'
	PVC Schedule 40	1"	17'
	PVC Schedule 40	1 1/4"	33'

I have compiled with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Irrigation Design Plan

signature of landscape architect

- Irrigation Plan Notes
- Drip line rows are to scale
 - Pipe locations are diagrammatic
 - All components to be installed as per manufacturers recommendations
 - Install all components as per local, state, federal codes
 - Mainline depth to be no less than 24"
 - Lateral depth to be no less than 18"
 - Electric control valves to be covered with covered with 12" valve box
 - Locate valves/hose bibbs out of high traffic areas
 - Refer to Hunter catalog and Netafim CV Design Guide for performance specifications
 - For on-surface or under mulch drip installations, 6" metal wire staples shall be installed 3' - 5' on center over tubing, (depending on soil type) and two staples shall be installed over every change-of-direction fitting.
 - Refer to sheet L-001 for additional irrigation notes related to the 2015 Water Efficient Landscape Ordinance
 - Refer to irrigation details on sheets L-501



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Narayanan Residence

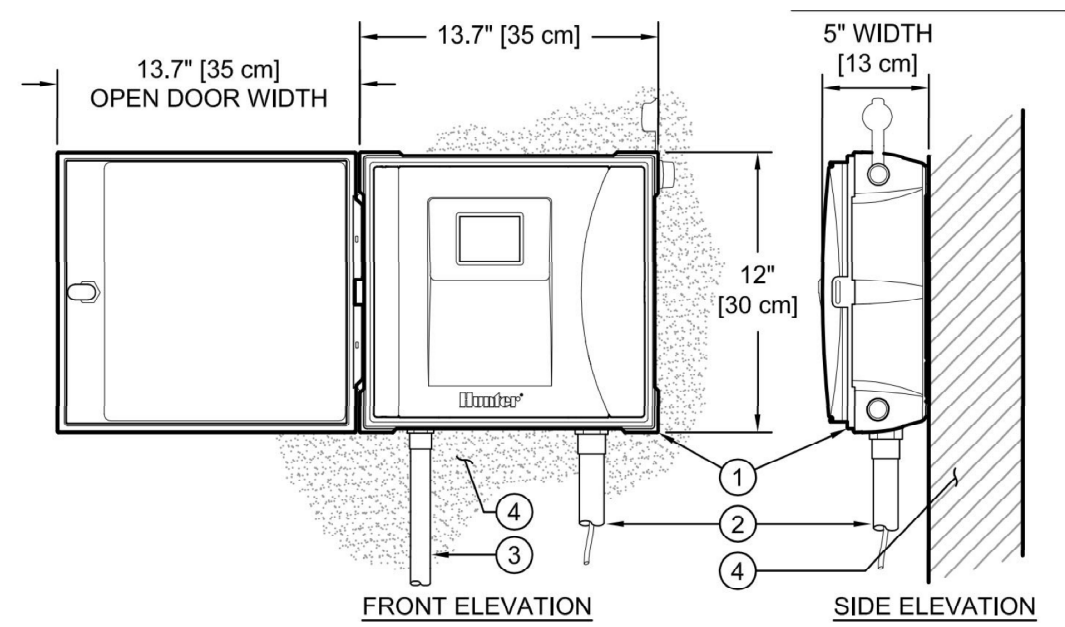
1556 Plateau Avenue
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Issue: Permit Submittal
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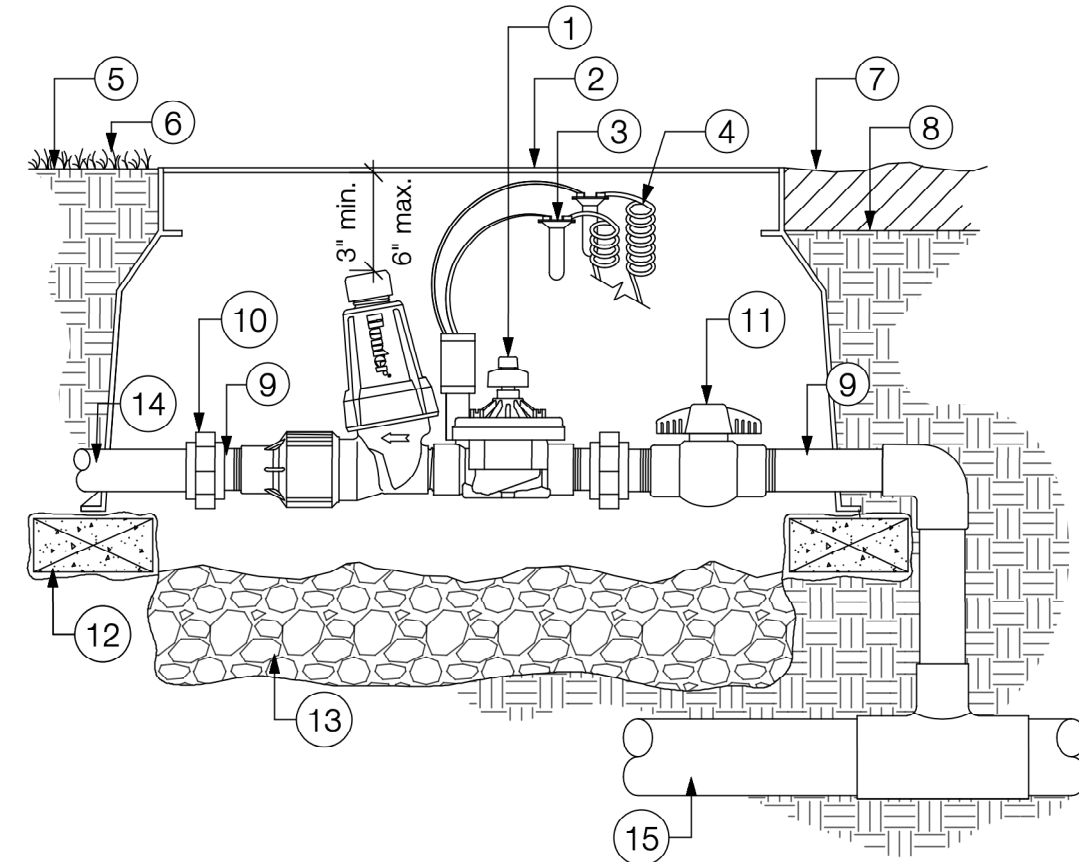
Irrigation Plan

L-103

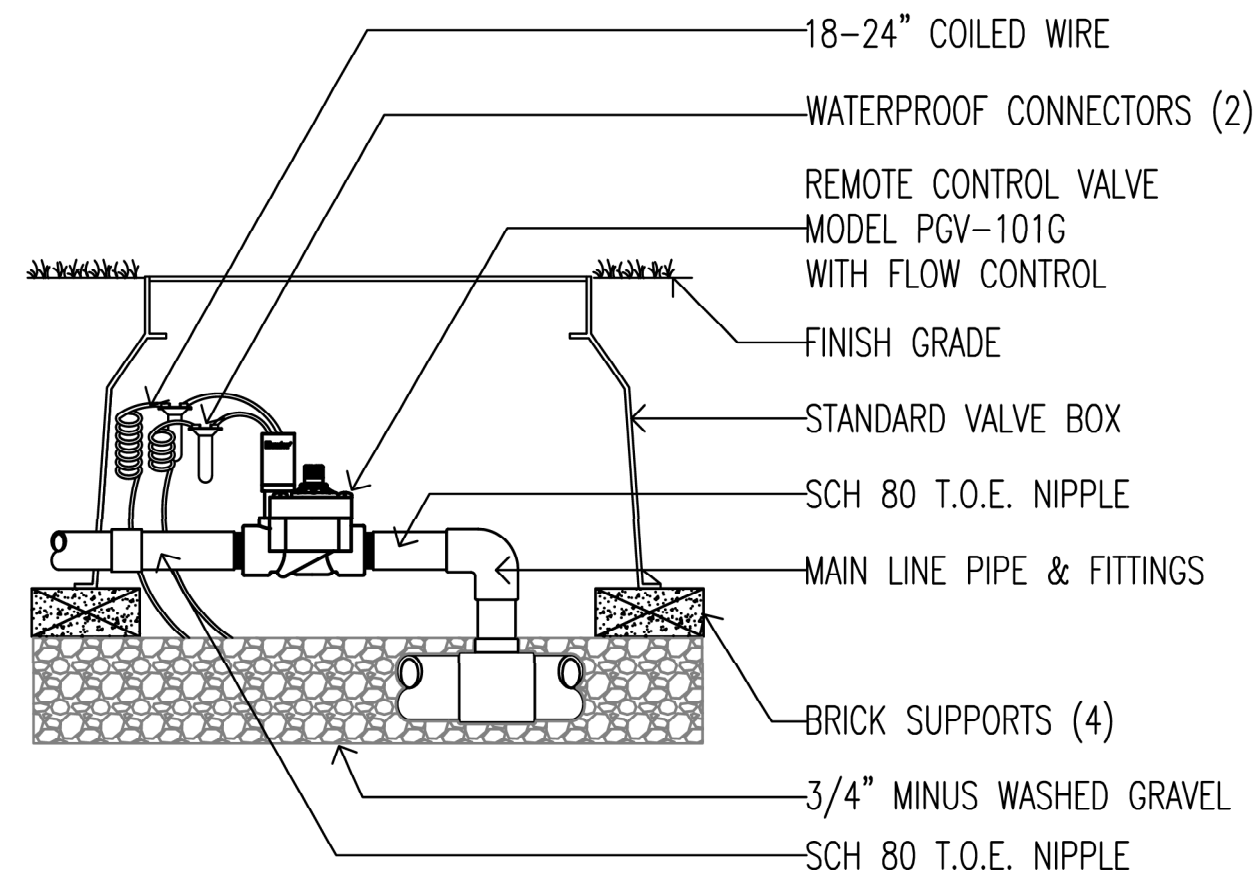


- DETAIL LEGEND:**
1. IRRIGATION CONTROLLER
 2. IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
 3. ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
- NOTES:**
1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL)
 2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
 3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

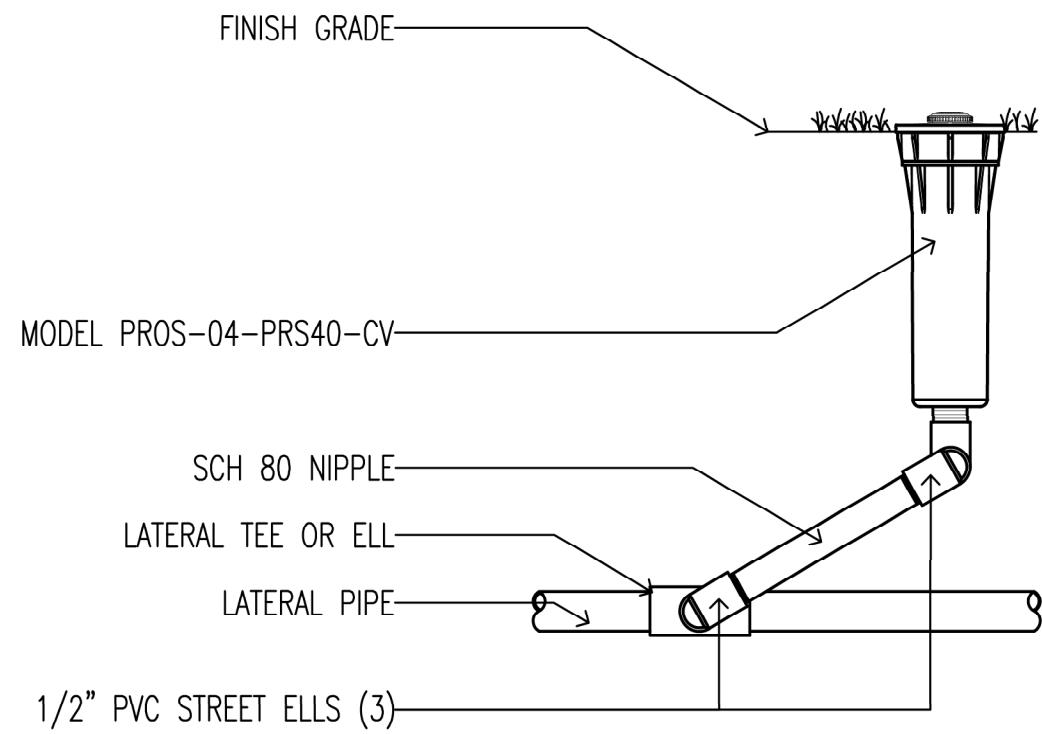
Hunter Irrigation Controller
Not to Scale



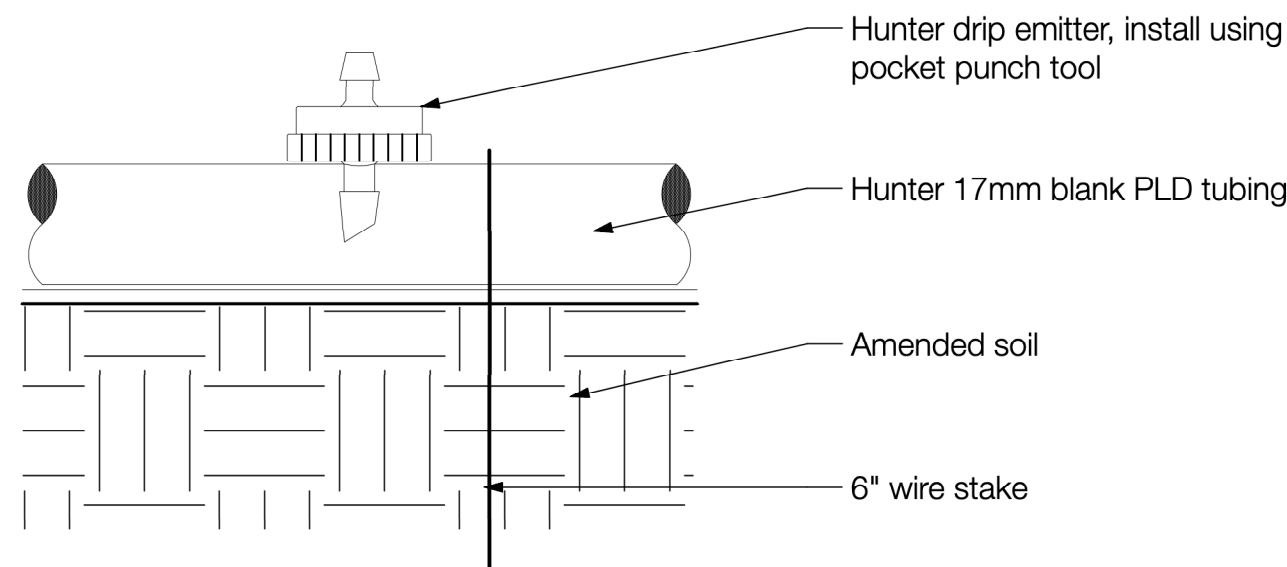
Hunter ICZ-LF Drip Zone Kit with Isolation Valve
Not to Scale



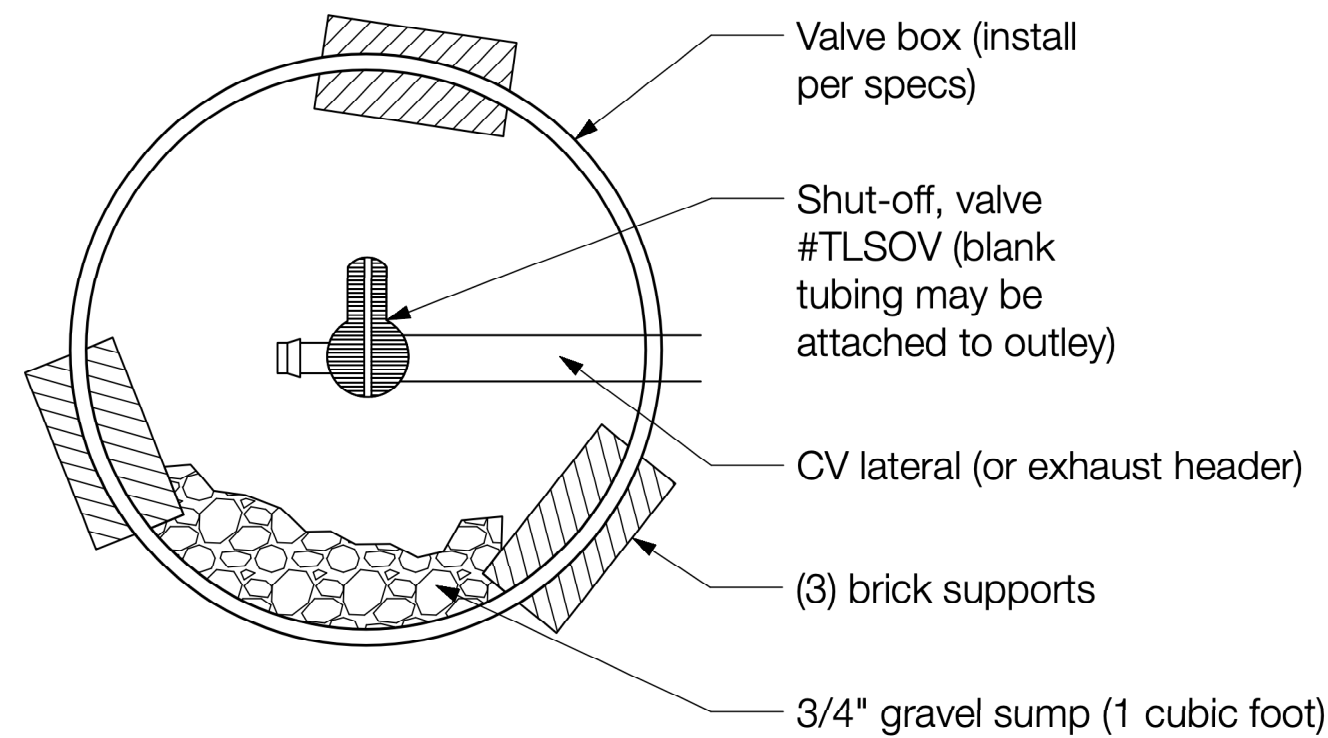
Hunter PGV Valve
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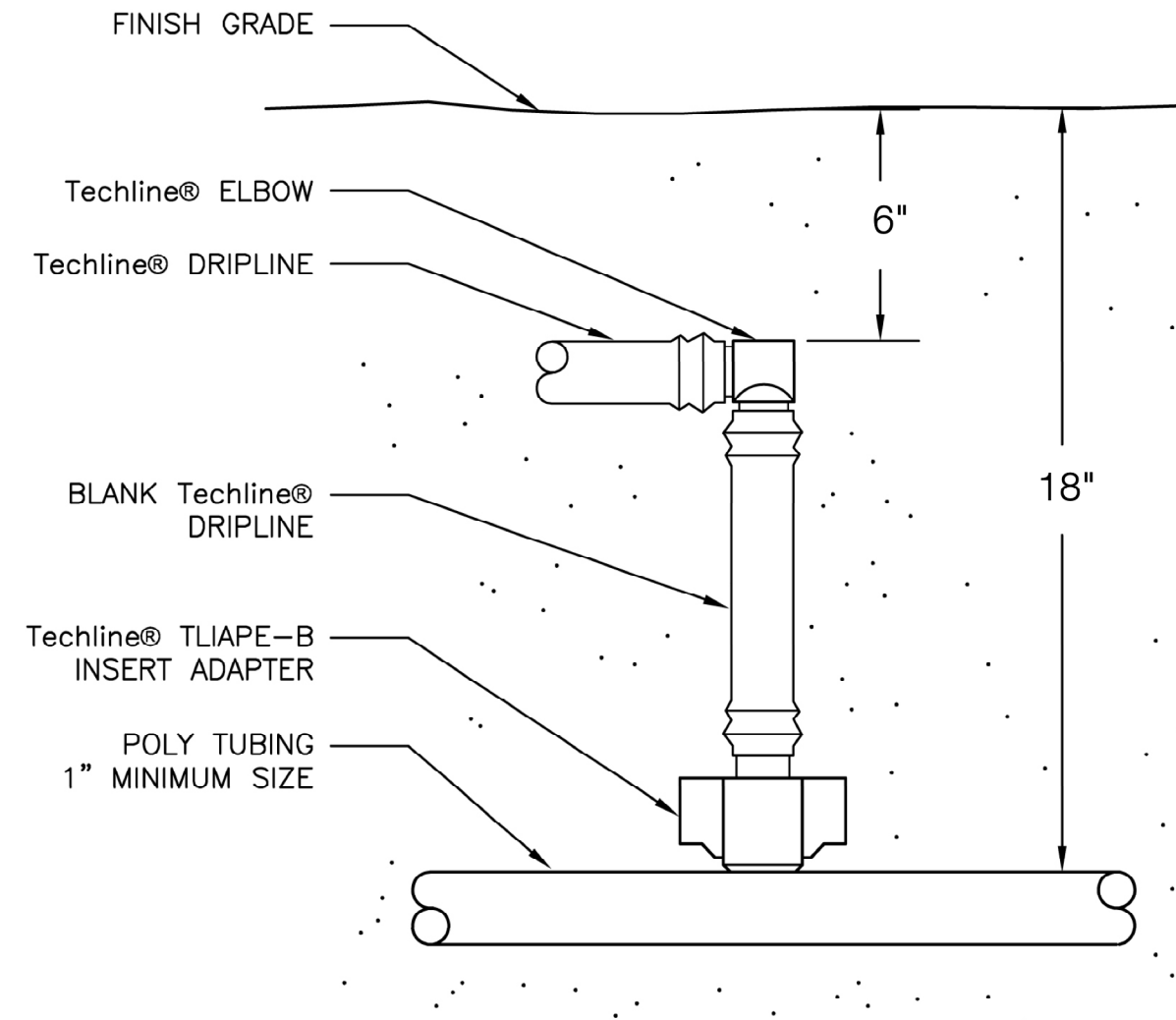
Hunter PROS-04-PRS40-CV MPR Sprinkler at Lawn
Not to Scale



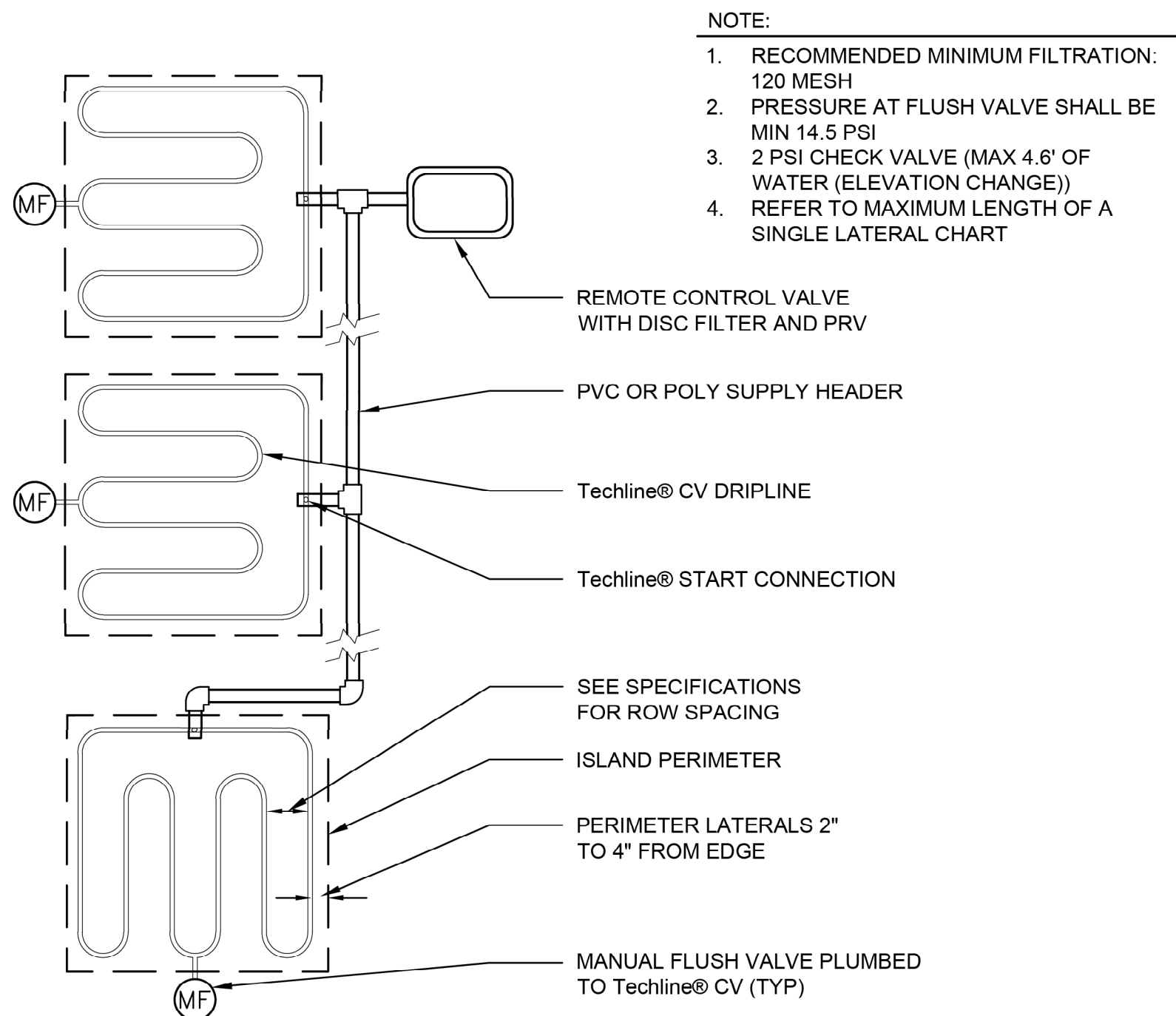
Hunter Point Source Drip Emitter on Grade (HE)
Not to Scale



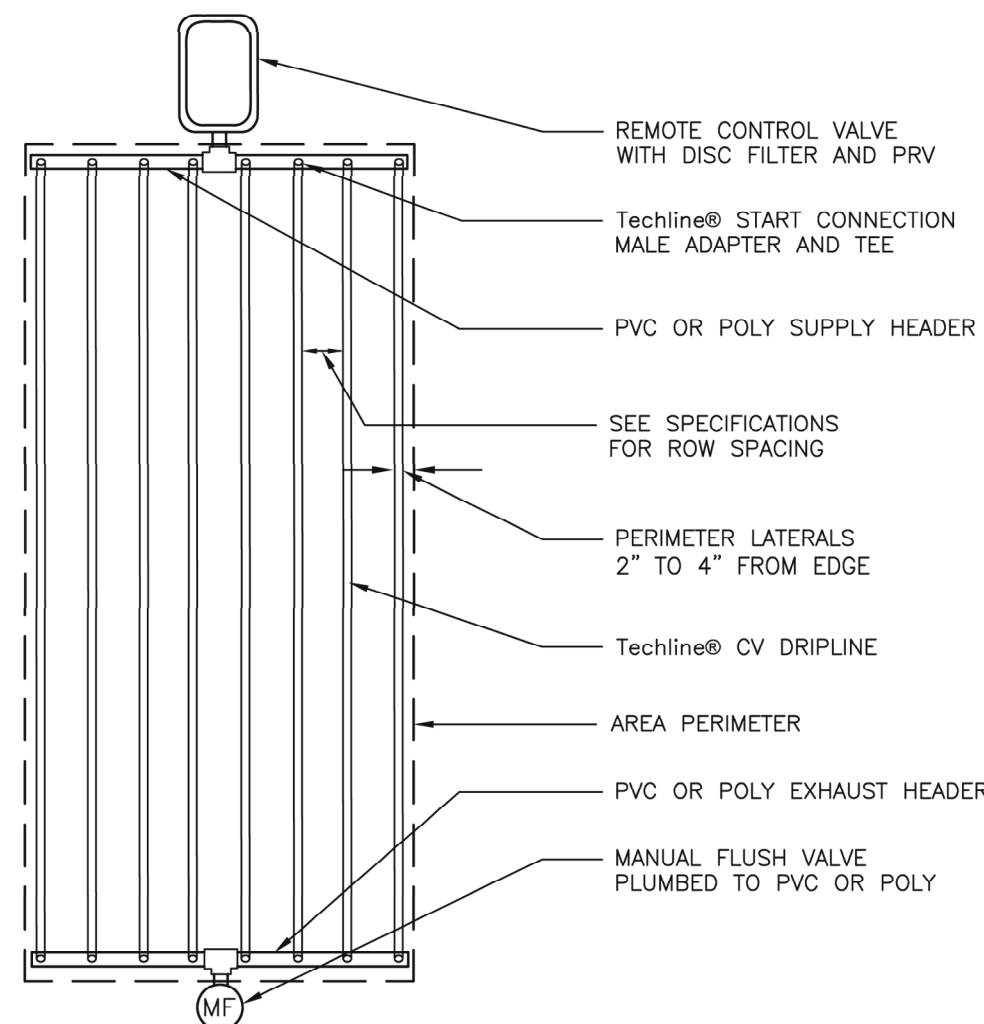
Techline CV Manual Line Flush Valve
Not to Scale



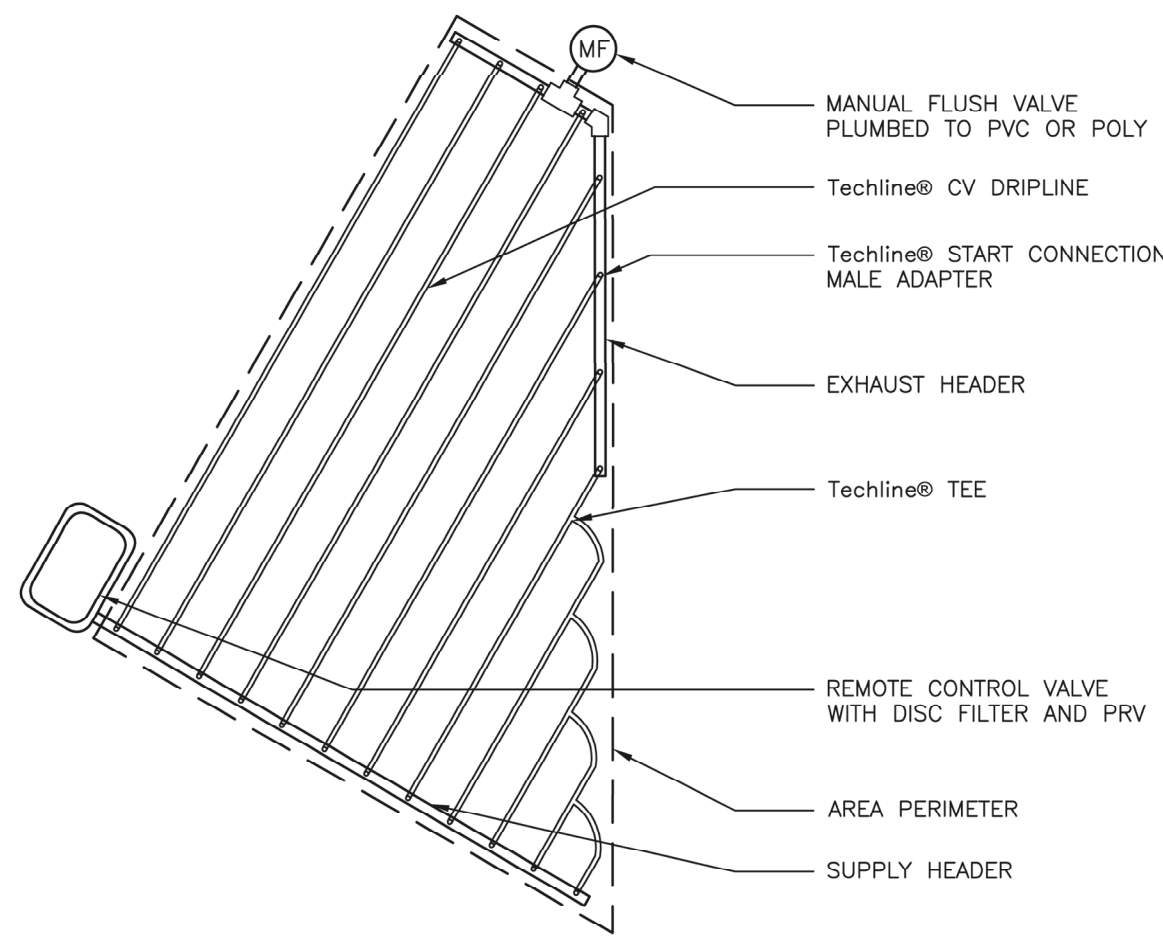
Techline CV Start Connection
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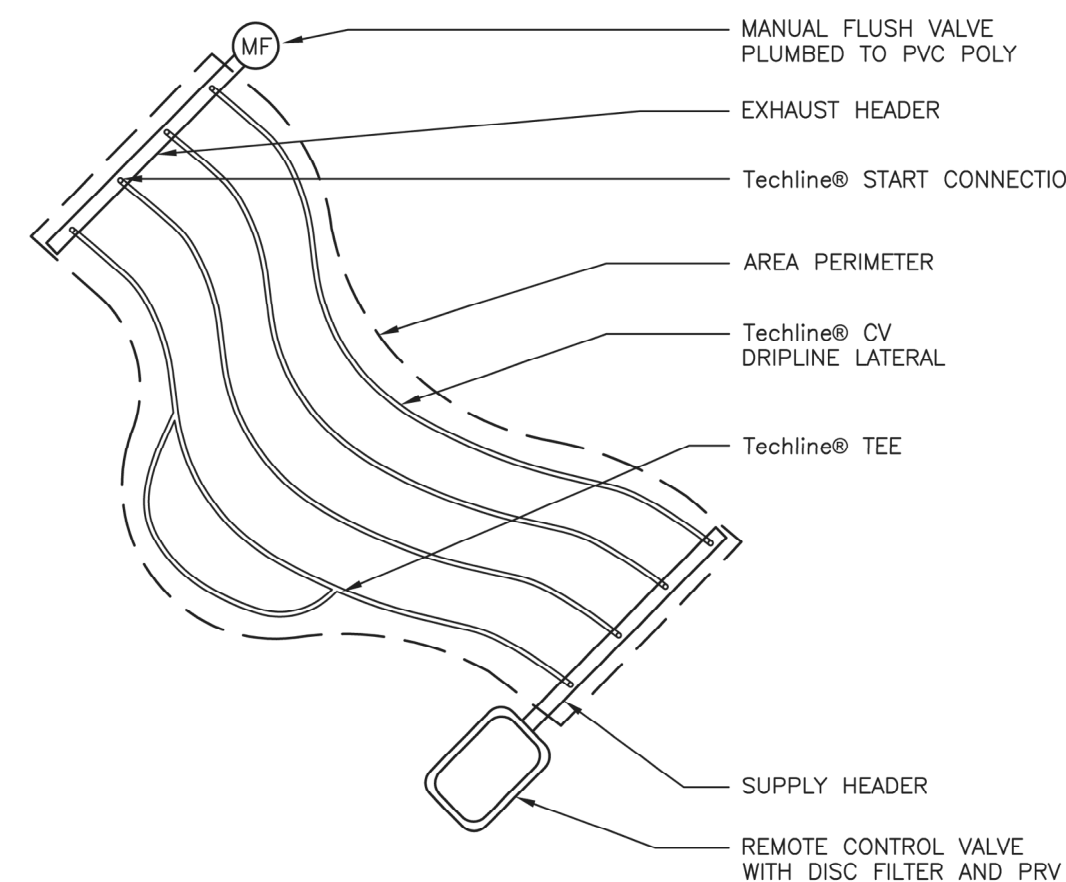
Techline CV LITE layout for Planter Islands
Not to Scale



Techline CV End Feed layout
Not to Scale



Techline CV Irregular Areas: Triangular
Not to Scale



Techline CV Irregular Areas: Odd curves
Not to Scale