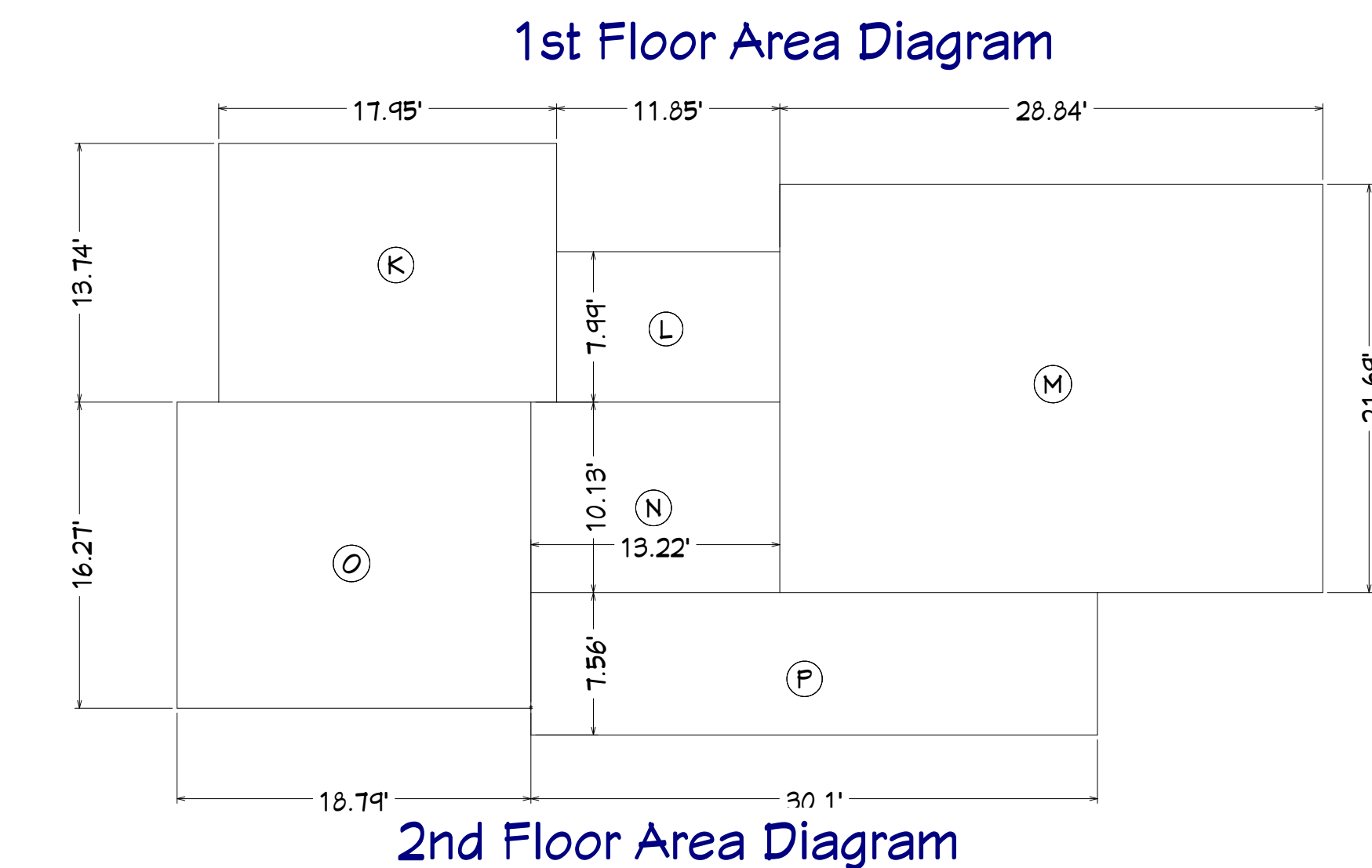
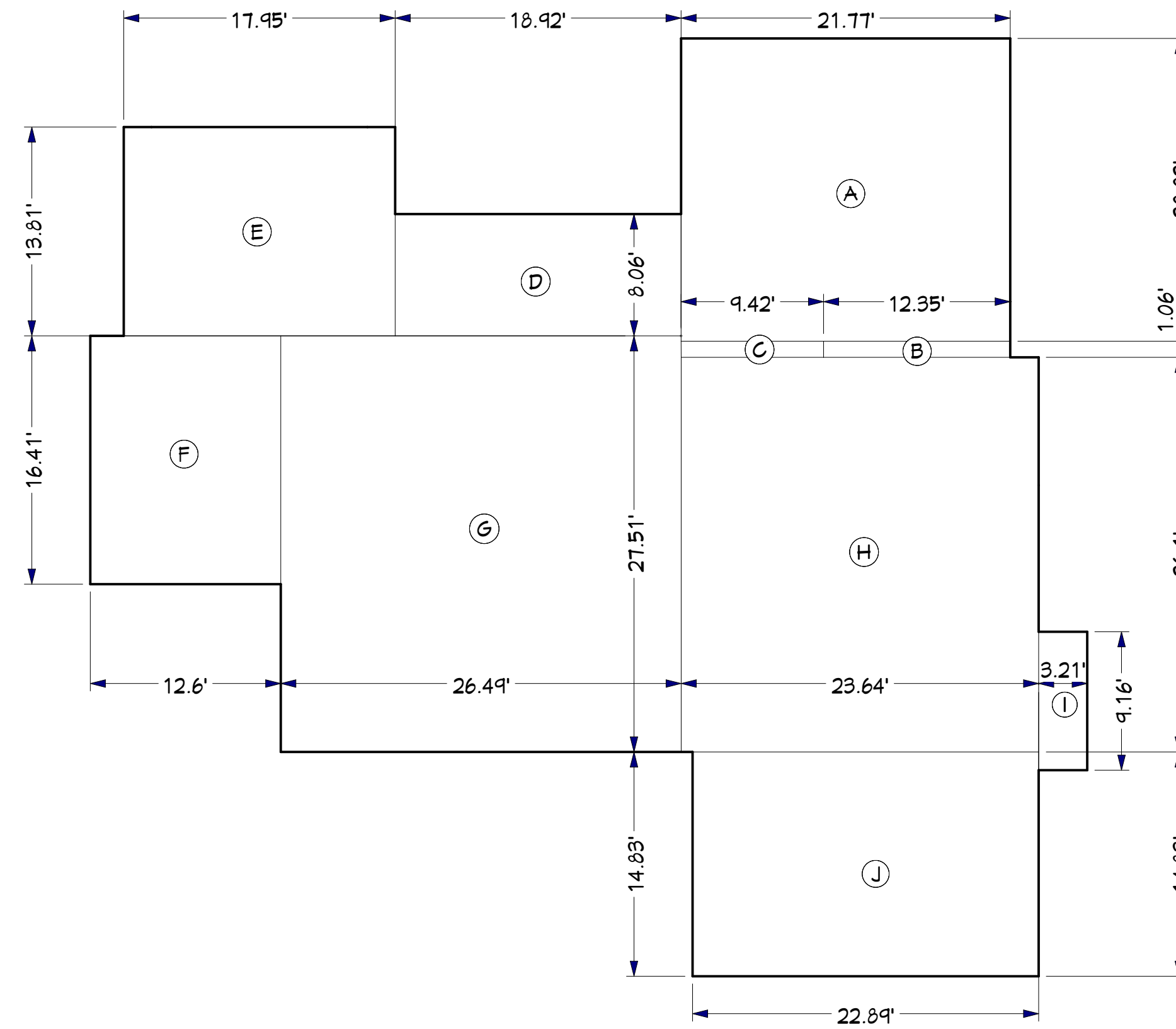
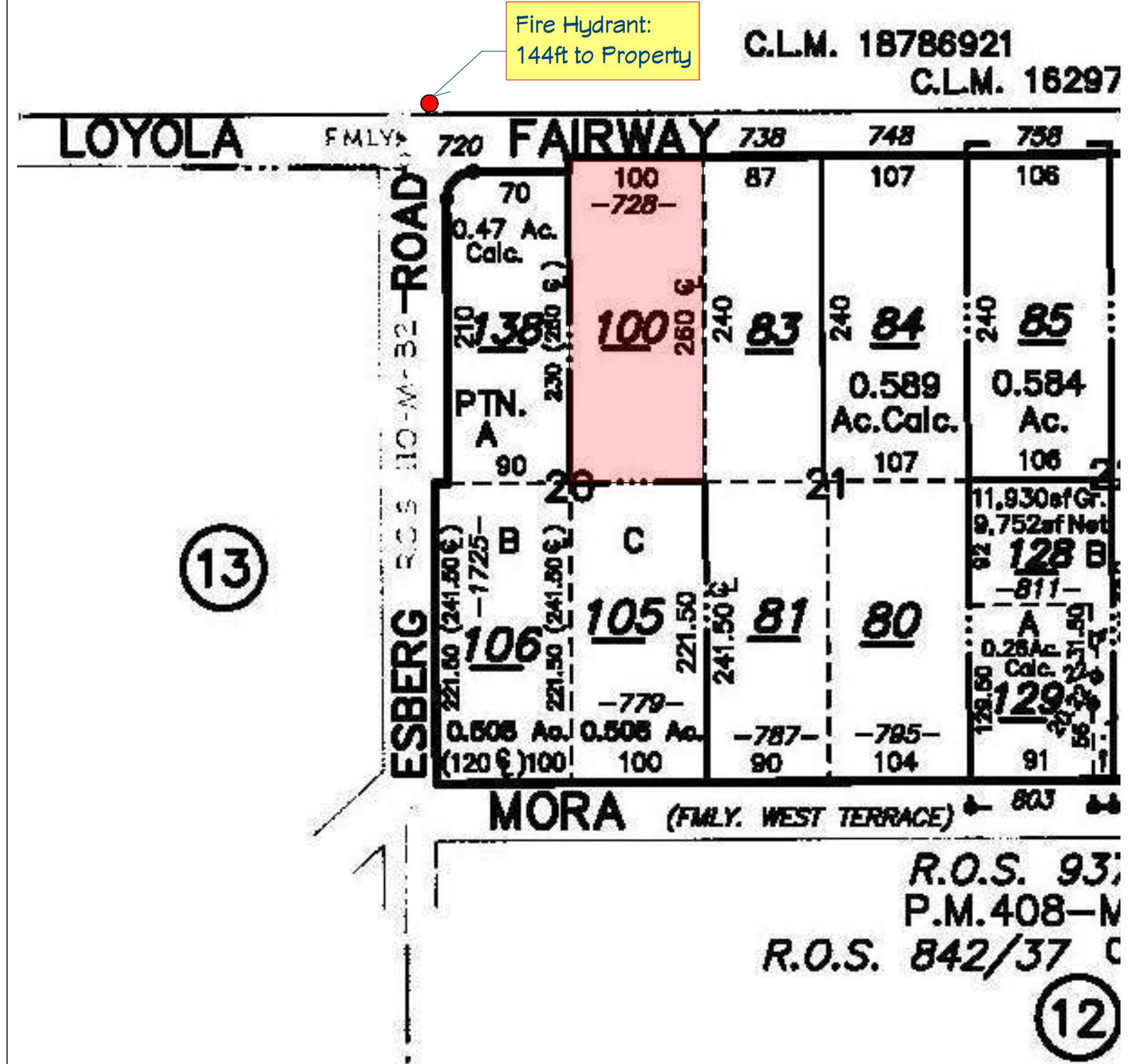


New Home Construction Jain Kala Residence 728 W Loyola Dr Los Altos



Project Summary
Remove (E) 2500 sf house and build a two story 5BD/ 4.5BA SFR with attached 2 car garage. Remove dbl curb cut driveway. Install all new hardscape at front. Fire Sprinklers will be installed by a Licensed Contractor in accordance with current NFPA & SCCFD standards under a separate permit as a deferred submittal.

728 W Loyola Dr, Los Altos
APN: 331-11-100
District: R1E-20-n1
Property Size: 23968 sf
Occupancy Type: R3
Type of construction: V-B

Lot Coverage: Allowed Coverage is:
3500sf + (23968-10000x10%)= 4896.8sf
(E) Lot Coverage: 2971.43sf
(N) Lot Coverage: 2780.61 sf

Floor Area: Allowed Floor Area is:
3500sf + (23968-10000x10%)= 4896.8sf
(E) Floor Area: 2971.43 sf
(N) Floor Area: 4418.56 sf

Setbacks	Allowed	Proposed
Front	30'	32.79'
R Side	15'	15.6'
L Side	15'	19.21'
Rear	25'	144.95'
Height Limit	27'	25.2'

Applicable Codes
 2022 California Residential Code
 2022 California Building Code
 2022 California Electrical Code
 2022 California Energy Code
 2022 California Mechanical Code
 2022 California Plumbing Code
 2022 California Green Building Standards
 2022 California Fire Code
 2022 Santa Clara County Code

OWNER
Trustees of the Jain Kala Family Trust
Tarun Jain & Shruti Kala
728 W Loyola Dr
Los Altos, 94024
tarun.l.jain@gmail.com

Soils Engineer
GeoFoundation Inc
486 Chelsea Xing
San Jose, CA 95138
408-710-6701

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

ENGINEER
RC Consulting
7007 Realm Dr #B-3
San Jose, CA 95119
408-229-8155

Landscape Architect
Jenna Bayer Garden Design
1954 Old Middlefield Way Suite B
Mountain View, CA 94043
650-988-9600

Civil Engineer
Sandis Engineering
1700 S Winchester Blvd #200
Campbell, CA 95008
408-636-0900

SECTION	DIMENSIONS	AREA
NON HABITABLE		
A	21.77 X 20.02	435.83 SF
B	12.35' X 1.06'	13.09 SF
TOTAL NON HABITABLE		
		448.92 SF
HABITABLE		
C	9.42 X 1.06	9.98 SF
D	18.92 X 8.06	152.49 SF
E	17.95 X 13.81	247.88 SF
F	12.6 X 16.41	206.76 SF
G	26.49 X 27.51	728.73 SF
H	23.64 X 26.1	617 SF
I	3.21 X 9.16	29.40 SF
J	22.89 X 14.83	339.45 SF
1ST FLOOR HABITABLE TOTAL		2331.69 SF
2ND FLOOR		
K	17.95 X 13.74	246.63 SF
L	11.85 X 7.99	94.68 SF
M	28.84 X 21.69	625.53 SF
N	13.22 X 10.13	133.91 SF
O	18.79 X 16.48	309.65 SF
P	30.1 X 7.56	227.55 SF
2ND FLOOR HABITABLE TOTAL		1637.95 SF
TOTAL HABITABLE		3669.64 SF
TOTAL FLOOR AREA		4418.56 SF
TOTAL COVERAGE		2780.61 SF

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	1	10/27/2023	VIA	BSA REVIEW #1

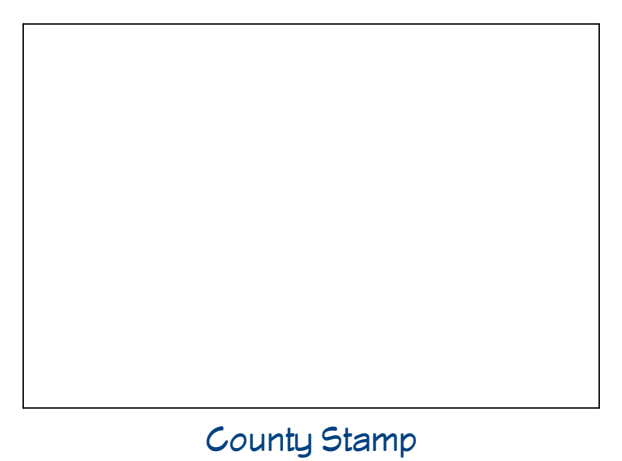
Jain Kala Residence
728 W Loyola Dr Los Altos
APN 331-11-100

Project Information

DRAWINGS PROVIDED BY:
650-948-1077 Office
650-948-1116 Fax
Lic. #717805
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:
10/3/2023
SCALE:
1/8" = 1'
SHEET:
A-1

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GENERAL

- Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an openable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, and screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R324.6.2.2)
- Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)
- Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft. below the ridge or highest space in the attic and the balance is provided in the lower third of the attic space (not limited to eaves or cornice vents). As an alternative in Climate Zone 16 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is in-stalled on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)
- Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)
- Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3. Un-vented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)
- Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)
- Enclosed framing in exterior balconies and elevated walking surfaces ex-posed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R317.1.6)
- Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
- Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers are installed then the area can be ½ of the story. (R325.3)
- The following windows shall be fully tempered: (CRC R308.4)
 - Sliding/swinging glass doors
 - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within the compartment and within 60 inches horizon-tally of the water's edge (CRC R308.4.5)
 - Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swinging door. (R308.4.2)
 - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface
 - Within 60in. of the bottom tread of a stairway and less than 36in. above the landing
 - Glazing in guards and railings
 - Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface

FOUNDATIONS & CONCRETE SLABS

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

CLEARANCES AND TREATMENT FOR WOOD FRAMING

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

FLOORS

- Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheet-rock or a sprinkler system. (R302.13)
 - Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)
- #### WALLS
- Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)
 - All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)
 - Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/ bottom of stair stringers. (CRC R302.11)
 - Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2)
 - Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
 - Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screen. (CRC R703.7.2.1)
 - Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

- Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing. (R802.5.2.1)
- Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California Mechanical Code.
- Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.

- Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/Listed Class A minimum.
- Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

GARAGE AND CARPORT

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

STAIRWAYS & RAMPS

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

DECKS

- Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (CRC R312). Guardrails shall be designed and detailed for lateral forces according to CRC Table 301.5.
- Provide deck lateral load connections at each end of the deck and at deck intersections per CRC R507.9.2. Specify connectors with a minimum allowable stress design capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DVT11Z as example) if located at 4 points along the deck.
- Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3
- Joists, girders, structural blocking and support posts shall be wood of natural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R317.1.3)

ELECTRICAL

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

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
 - On every level of a dwelling unit including basements
 - Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)
- Smoke alarms shall be installed (CRC R314):
 - In each room used for sleeping purposes.
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each story, including basements.
 - At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.
 - Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
 - Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)
 - All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
 - Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.
 - All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers in-stalled. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

PLUMBING

- Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
- ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
- PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
- Underground water supply lines shall have a 14 awg blue tracer wire. (CPC 604.10.1)
- The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
- Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6)
- Provide curtain rod or door a minimum of 22" in width. (CPC 408.5)
- Showers and tubs with showers require a non-absorbent surface up to 6' above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (408.5)
- Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6)
- Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2)
- The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150(n)):
 - A 120V receptacles provided within 3ft
 - A category III or IV vent, or a straight (without bends) Type B vent
 - Condensate drain that is no more than 2 inches higher than the base of the water heater
 - A gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater
 - A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out-let within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use." (CEC 150.0(n))
- Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
- A 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 8.8)
- Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¼ inch drain to the exterior of the building. (CPC 507.5)
- Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
- Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3)
- Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
- Floor drains shall be provided with a trap primer. (CPC 1007)
- Clearly label on the plans the maximum water flow rates per the (CGBSC 4.303.1):
 - Water Closets: 1.28gpm
 - Urinals: 1.25gpf
 - Kitchen Faucets: 1.8gpm @ 60psi
 - Lavatory Faucets: 1.2gpm @ 60psi
 - Showersheads: 1.8gpm

MECHANICAL

- All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
- Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits.
- Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)
- Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))
- Provide combustion air for all gas fired appliances per CMC Chapter 7.
- Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
- Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)
- Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" work-ing platform. (CMC 304.2)
- Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ¼"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
- Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
- Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
- Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
- Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)
- Wood burning appliances shall not be installed in a new or existing project that is not one of the following:
 - A pellet-fueled wood burning heater.
 - A U.S. EPA Phase II Certified wood burning heater.
 - An appliance or fireplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance or 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing by the APCD.
- TITLE 24 ENERGY**
- All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) Mini-

- lum heating and cooling filter ratings shall be MRV 13 (150.0(m)12)
114. Isolation water valves required for instantaneous water heaters 6.8kBtu/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3(c)6)
115. All luminaires must be high efficacy (150.0(k)1A)
 - Luminaires recessed in insulated ceilings must meet five requirements (150.0(k)1C):
 - They must be rated for direct insulation contact (IC).
 - They must be certified as airtight (AT) construction.
 - They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity.
 - They may not contain a screw base sockets
 - They shall contain a JAB compliant light source
 - 116. In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor or occupant sensor provided the occupant sensor is initially programmed like a vacancy sen-sor (manual-on operation). (150.0(k)21)
 - 117. Joint Appendix A (JAB) certified lamps shall be considered high efficacy. JAB compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sfcets and hallway) (150.0(k)2k)
 - 118. Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)
 - 119. All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)
 - Photo-control and motion sensor
 - Photo-control and automatic time switch control
 - Astronomical time clock control turning lights off during the day
 - 120. All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
 - 121. Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))
 - 122. The number of blank electrical boxes more than 5 feet above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
 - 123. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
 - 124. Provide verification on the plans how the building will meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation airflow required. This is subject to HERS testing. The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan control should be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(n)) A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified.

WILDLAND URBAN INTERFACE (WUI)

125. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)
126. Exterior wall coverings shall extend from the foundation to the roof and terminate at 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.7.3.2)
127. Open/enclosed roof eaves and soffits, exterior porch ceilings, floor projections, under-floor areas and undersides of appendages to comply with ignition resistant construction requirements (CRC R337.5-9)
128. Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)
129. Indicate on the plans where valley flashing is installed, the flashing shall be not less than 26awg and installed over not less than one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3)
130. Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully covered metal wire mesh, vents, or other materials that have a minimum 1/16 inch and maximum 1/8 inch openings, non-combustible and corrosion resistant. 131. All other eave vents shall be listed/approved to resist the intrusion of flame and burning embers. (CRC R337.6)
132. Indicate on plans exterior glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet performance requirements of SPM Standard 12-7A-2. (CRC R337.8.2)
133. Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2)
134. Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fire resistive rating or shall be tested to meet the performance requirements of SPM Standard 12-7A-1. (CRC R337.8.3)
135. Garage door perimeter gap maximum 1/8". Metal flashing, jamb and header overlap, and weather-stripping meeting section requirements are permitted. (R337.8.4)
136. The walking surface material of decks, porches, balconies and stairs within 10ft of grade level shall be ignition resistant material, exterior fire-retardant treated wood or noncombustible material. (CRC R337.9)

GREEN BUILDING

137. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site (CGBSC 4.106.2):
 - Retention basins of sufficient size shall be utilized to retain storm water on site
 - Where storm water is conveyed to a public drainage system, collection point, gut-ter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
138. All new residential construction with attached private garages shall have the following-
 - electric vehicle (EV) charging stations (CGBSC 4.106.4):
139. Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to a suitable box location for EV charging. The other end shall terminate to the main service and/or subpanel.
140. The main panel and/or subpanel shall be of sufficient size to install a 40-ampere dedicated branch circuit. The dedicated overcurrent protection space shall be labeled "EV CAPABLE".
141. Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
142. Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation sys-tem controllers installed at time of final inspection shall have weather or soil based controllers and/or weather based controllers with rain sensors. Soil moisture based controllers are not required to have rain sensor input. (CGBSC 4.304)
143. Recycle and/or reuse a minimum of 65 percent of nonhazardous construction and demolition waste. (CGBSC 4.408.2)
144. (Clearly note on the plans) At time of final inspection, a building operation and maintenance manual, compact disc, etc shall be provided containing the following: (CGBSC 4.410)
 - Directions that manual shall remain onsite for the life of the building
 - Operation and maintenance instructions for equipment, appliances, roof/yard drain-age, irrigation systems, etc.
 - Information from local utility, water and waste recovery providers
 - Public transportation and carpool options
 - Material regarding importance of keeping humidity levels between 30-60 percent
 - Information regarding routine maintenance procedures
 - State solar energy incentive program information
 - A copy of any required special inspection verifications that were required (if any)

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

ADDITIONAL GREEN BUILDING

147. (A4.106.2.3) - Topsoil Protection Topsoil must be stockpiled for reuse in a designated area and covered for protected from erosion.
148. (4.106.3) - Grading and Paving Surface water shall be directed away from all buildings. The contractor shall ensure the prevention of water entering the buildings using swales, French drains, or other approved measures the will keep surface water away from buildings.
149. (A4.106.4) - Water permeable surfaces The site plan shall show a breakdown matrix of the square footage entitled "Water Permeable Surface Area" of all site paving elements and individually show if the paving material is permeable or not (paving for parking, walking or patio surfaces apply). The matrix must show calculations reflecting a minimum of 20% for Tier 2 projects. (CGBC A4.106.4)
150. (A4.106.5) - Cool Roof The roof plan shall indicate on a note that the roof surface area shall meet an Aged Solar Reflectance of ≥ .028, or that noted in the Title 24 compliance report, whichever is greater.
151. (4.303.1.1) - Water closets shall not exceed 1.28gpf and shall be EPA WaterSense Certified
152. (4.303.1.3.1) - Single Showerheads shall not exceed 1.8gpm @80psi and shall be EPA WaterSense Certified
153. (4.303.1.4.1) - Lavatory faucets shall not exceed 1.2gpm @60psi
154. (A4.303.1.4.4) - Kitchen faucets shall not exceed 1.8gpm @60psi
155. (4.303.2) - Plumbing fixtures and fittings shall meet the standards referenced in Table 1401.1 of the California Plumbing Code.
156. (A4.303.1) - Kitchen faucets shall not exceed 1.5gpm @60psi
157. (A4.303.3) - Appliances Water saving dishwasher appliances will be used on the project. Install a minimum of one qualified ENERGY STAR appliance with maximum water use as follows:
 - Standard Dishwashers – 4.25 gallons per cycle.
 - Compact dishwasher – 3.5 gallons per cycle.
 - Clothes washers – water factor of 6 gallons per cubic feet of drum capacity.
158. (4.406.1) – Rodent Proofing The contractor shall rodent proof annual spaces around pipes, electric cables, conduits or other openings in plates at exterior walls by closing such openings with cement mortar, concrete masonry.
159. (4.403.2) – Reduction in cement use. Not less than a 25% reduction in cement use. Products commonly used to replace cement in concrete mix designs include but are not limited to: fly ash, slag, silica fume, rice hull ash.
160. (A4.407.40 - Material Protection. Building materials delivered to the construction site shall be protected from rain and other sources of moisture.
161. (4.505.2) – Concrete slab foundations. Required to have a vapor retarder by CBC Chapter 19, or CRR Chapter 5, shall also comply with this section.
162. (4.505.2.1) – Capillary break. Shall be installed in compliance with one of the following: (a) 4" thick base of ¾" or larger clean aggregate, with a vapor barrier in direct contact with the concrete, and a concrete mix design which will address bleeding, shrinkage, and curling. (b) other equivalent methods approved by the enforcing agency, (c) slab design specified by a licensed design professional.
163. (4.505.3) – Moisture content of wood products. Building material with visible water damage shall not be installed. Wall and Floor framing shall not be enclosed if the moisture content exceeds 19%. The materials shall be tested prior to installation of sheetrock.
164. (4.506.1) – Bathroom Exhaust Fans. Bathroom exhaust fans shall be ENERGY STAR compliance and ducted to terminate outside of the building. Fans shall be controlled by a humidity controller.
165. (4.507.2) – Heating and Air Conditioning Design. HVAC Systems shall be designed in accordance with ACCA Manuals J, D, and S. The contractor shall provide the completed calculations for approval prior to ordering and installing any equipment.
166. (A4.506.3) – Direct-vent Appliances. Direct-vent heating and cooling equipment shall be utilized if the equipment

LEGEND

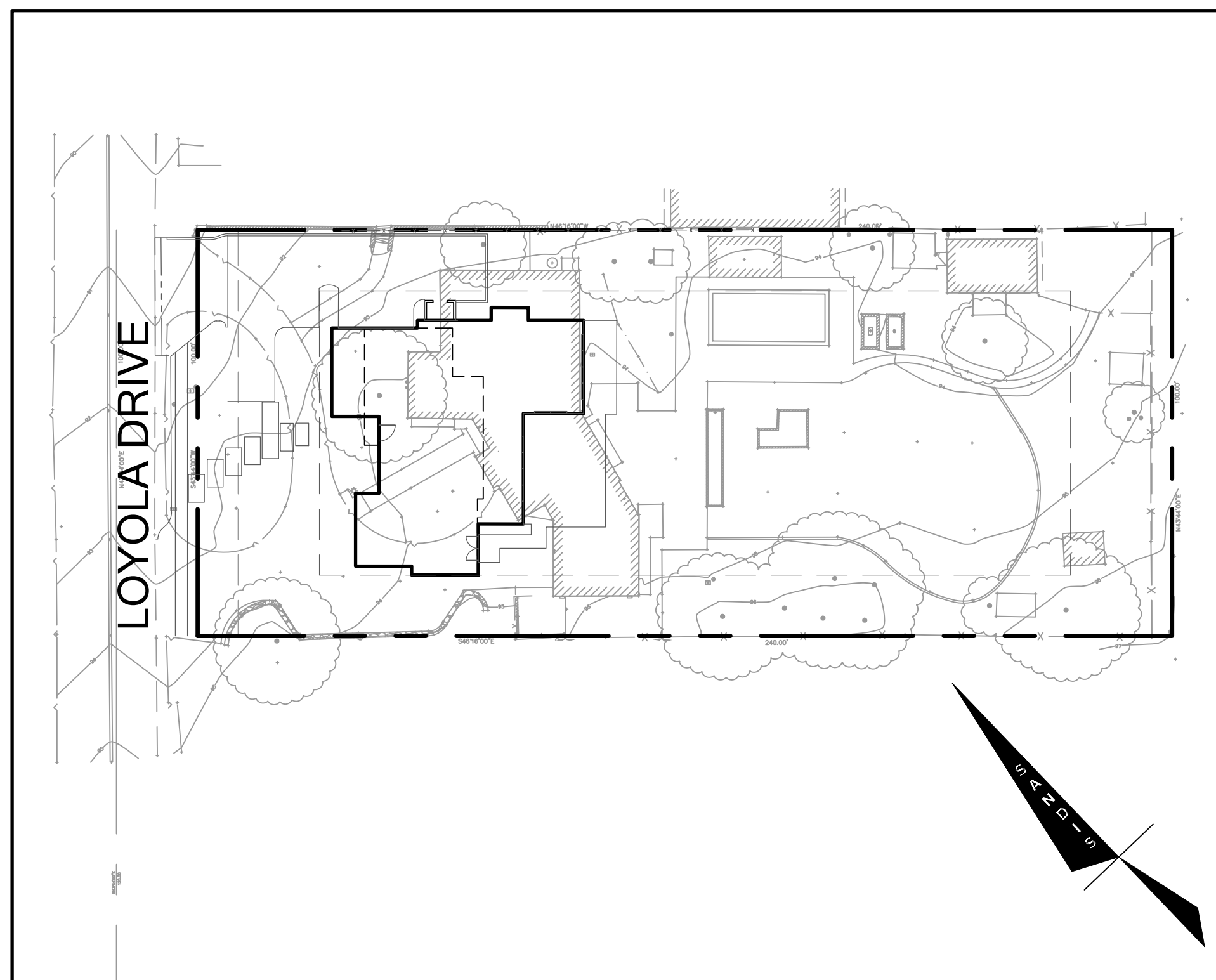
	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT		
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	12" SD
PERFORATED PIPE	6" SD	6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR	HWS-HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE		GV
WATER METER		WM
WATER VALVE		WV
FIRE HYDRANT		FH
BACK FLOW PREVENTOR		BFP
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		FDC
WATER LINE TEE		WT
CAP AND PLUG END		CP
AIR RELEASE VALVE		ARV
SIGN		S
ACCESSIBLE RAMP		AR
CONCRETE THRUST BLOCK		CTB
REDUCER		R
SANITARY SEWER MANHOLE		SSM
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		SDM
STORM DRAIN AREA DRAIN		SDAD
STORM DRAIN CATCH BASIN	CB	CB
STORM DRAIN CURB INLET		SDCI
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		EL
JOINT POLE		JP
OVERLAND RELEASE		OR
CONSTRUCTION DETAIL REFERENCE		15 CS.2

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ASB	AGGREGATE SUBBASE
BC	BEGINNING OF CURVE
BFP	BACK FLOW PREVENTOR
BLDC	BUILDING CORNER
BLDG	BUILDING
BOD	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	FG @ BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	COMBINATION INLET
CIP	CAST IRON PIPE
CL	CENTER LINE OR CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COI	CURB OPENING INLET
CONC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CY	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DW	DOMESTIC WATER
DWG	DRAWING
E	EAST
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVC	END VERTICAL CURVE
ELEV	ELEVATION
EX, EXIST.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOUND	FOUNDATION
FS	FINISHED SURFACE
FT	FOOT
FW	FIRE WATER
G	GROUND ELEVATION
GB	GRADE BREAK
GV	GATE VALVE
HCR	ACCESSIBLE RAMP
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LP	LOW POINT
LSA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MIN	MINIMUM
MPVC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
N	NORTH
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
P	PAVEMENT ELEVATION
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMH	POWER MANHOLE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
ROP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S	SLOPE OR SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SB	SEDIMENT BASIN
SD	STORM DRAIN
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SILT FENCE
SG	SUBGRADE
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SMH	SIGNAL MANHOLE
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOD	TOP OF DOCK
TOE	TOE OF SLOPE
TOS	TOP OF STAIR
TOW	FG @ TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
U/G	UNDERGROUND
VC	VERTICAL CURVE
WM	WATER METER
WV	WATER VALVE
W	WEST
WWF	WELDED WIRE FABRIC
W/	WITH

JAIN RESIDENCE

728 W. LOYOLA DRIVE - LOS ALTOS, CA



KEY MAP
1" = 30'

EARTHWORK QUANTITIES

CUT 55 CY
FILL 130 CY
BALANCE 75 CY IMPORT

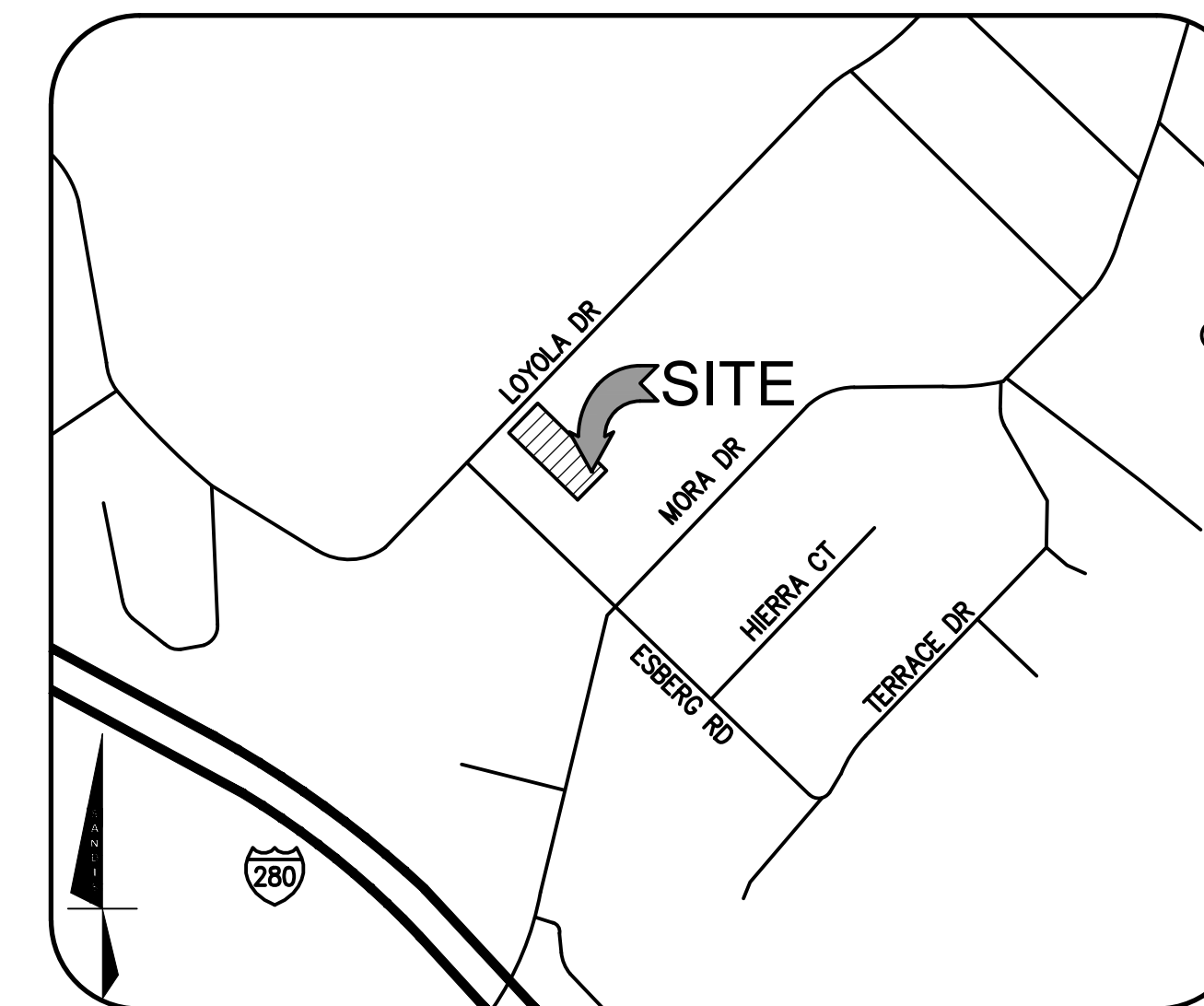
THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY OF LOS ALTOS. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

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 CONSTRUCTION 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 AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

REMOVE EXISTING HOUSE COMPLETELY AND REBUILD SINGLE STORY 580/4.58A SINGLE FAMILY RESIDENTIAL WITH A 2-CAR GARAGE AND LANDSCAPE IMPROVEMENTS.

OWNER INFO

TARUN JAIN & SHRUTI KALA
728 W. LOYOLA DRIVE - LOS ALTOS, CA
EMAIL: TARUN.L.JAIN@GMAIL.COM

CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-1.1	LOT COVERAGE NOTES
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-5.0	DETAILS
C-5.1	DETAILS
C-6.0	EROSION CONTROL PLAN
C-6.1	EROSION CONTROL DETAILS
C-6.2	EROSION CONTROL DETAILS
C-7.0	BEST MANAGEMENT PRACTICES

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



DATE: 09/15/2023
SCALE: N.T.S.
DRAWN BY:
PROJECT No.:
222482

DATE: SEPTEMBER 15, 2023
NATHAN DICKINSON
R.C.E. No. 79716, EXPIRES 9-30-24

No.	REVISION	DATE	BY

JAIN RESIDENCE
LOS ALTOS CALIFORNIA

COVER SHEET

SHEET
C-1.0
1 OF 11 SHEETS

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

Project Summary

Remove (E) 2500 sf house and build a two story 5BD/ 4.5BA SFR with attached 2 car garage. Remove dbl curb cut driveway. Install all new hardscape at front. Fire Sprinklers will be installed by a Licensed Contractor in accordance with current NFPA & SCCFD standards under a separate permit.

728 W Loyola Dr, Los Altos
 APN: 331-11-100
 District: R1E-20-n1
 Property Size: 23968 sf
 Occupancy Type: R3
 Type of construction: V-B

Lot Coverage: Allowed Coverage is:
 3500sf +(23968-10000x10%)= 4896.8sf
 (E) Lot Coverage: 2971.43sf
 (N) Lot Coverage: 2780.61 sf

Floor Area: Allowed Floor Area is:
 3500sf +(23968-10000x10%)= 4896.8sf
 (E) Floor Area: 2971.43 sf
 (N) Floor Area: 4418.56 sf

Setbacks	Allowed	Proposed
Front	30'	32.79'
R Side	15'	15.6'
L Side	15'	19.21'
Rear	25'	144.95'
Height Limit	27'	25.2'

SECTION	DIMENSIONS	AREA
NON HABITABLE		
A	21.77 X 20.02	435.83 SF
B	12.35' X 1.06'	13.09 SF
TOTAL NON HABITABLE		448.92 SF
HABITABLE		
C	9.42 X 1.06	9.98 SF
D	18.92 X 8.06	152.49 SF
E	17.95 X 13.81'	247.88 SF
F	12.6 X 16.41	206.76 SF
G	26.49 X 27.51	728.73 SF
H	23.64 X 26.1	617 SF
I	3.21 X 9.16'	29.40 SF
J	22.89' X 14.83'	339.45 SF
1ST FLOOR HABITABLE TOTAL		2331.69 SF
2ND FLOOR		
K	17.95' X 13.74'	246.63 SF
L	11.85' X 7.99'	94.68 SF
M	28.84' X 21.69'	625.53 SF
N	13.22' X 10.13'	133.91 SF
O	18.79' X 16.48'	309.65 SF
P	30.1' X 7.56'	227.55 SF
2ND FLOOR HABITABLE TOTAL		1637.95 SF
TOTAL HABITABLE		3669.64 SF
TOTAL FLOOR AREA		4418.56 SF
TOTAL COVERAGE		2780.61 SF



DATE: 09/15/2023
 SCALE: N.T.S.
 DRAWN BY:
 PROJECT No.: 222482

DATE SEPTEMBER 15, 2023
 NATHAN DICKINSON
 R.C.E. NO. 79716, EXPIRES 9-30-24

No.	REVISION	DATE	BY

JAIN RESIDENCE

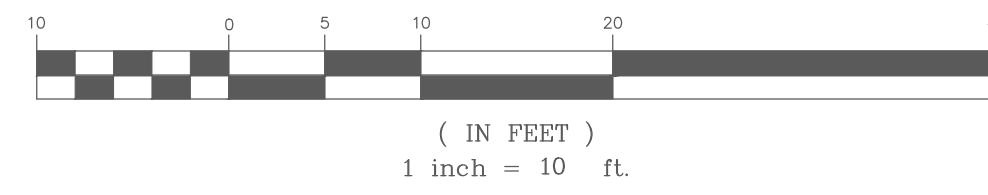
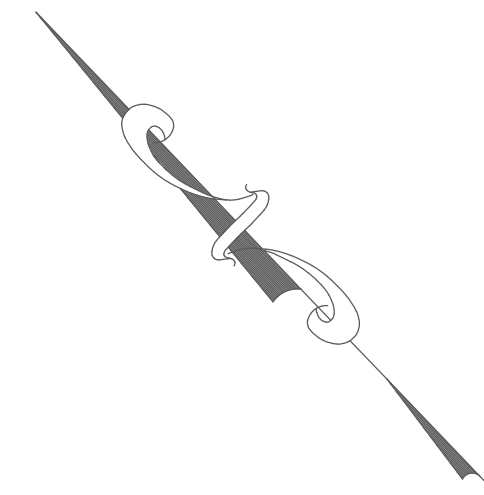
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LOT COVERAGE NOTES

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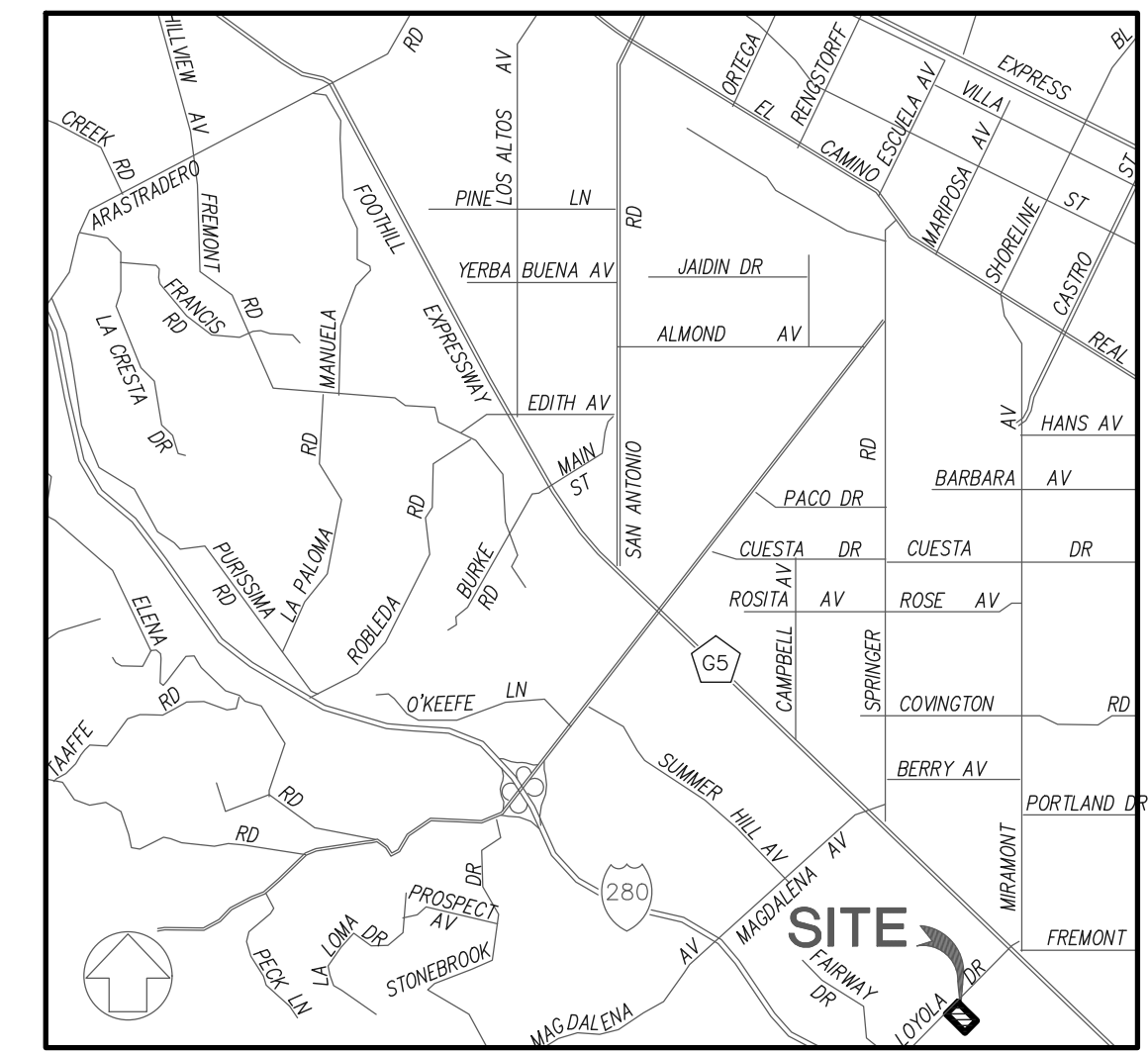
LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- TREE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- IRRIGATION CONTROL VALVE
- CONTOUR LINE
- CONC. CURB & GUTTER
- CATCH BASIN
- WATER LINE (APPROX. LOCATION)
- STORM DRAIN LINE (APPROX. LOCATION)
- SANITARY SEWER LINE (APPROX. LOCATION)
- RETAINING WALL
- FENCE LINE
- EDGE OF PAVEMENT

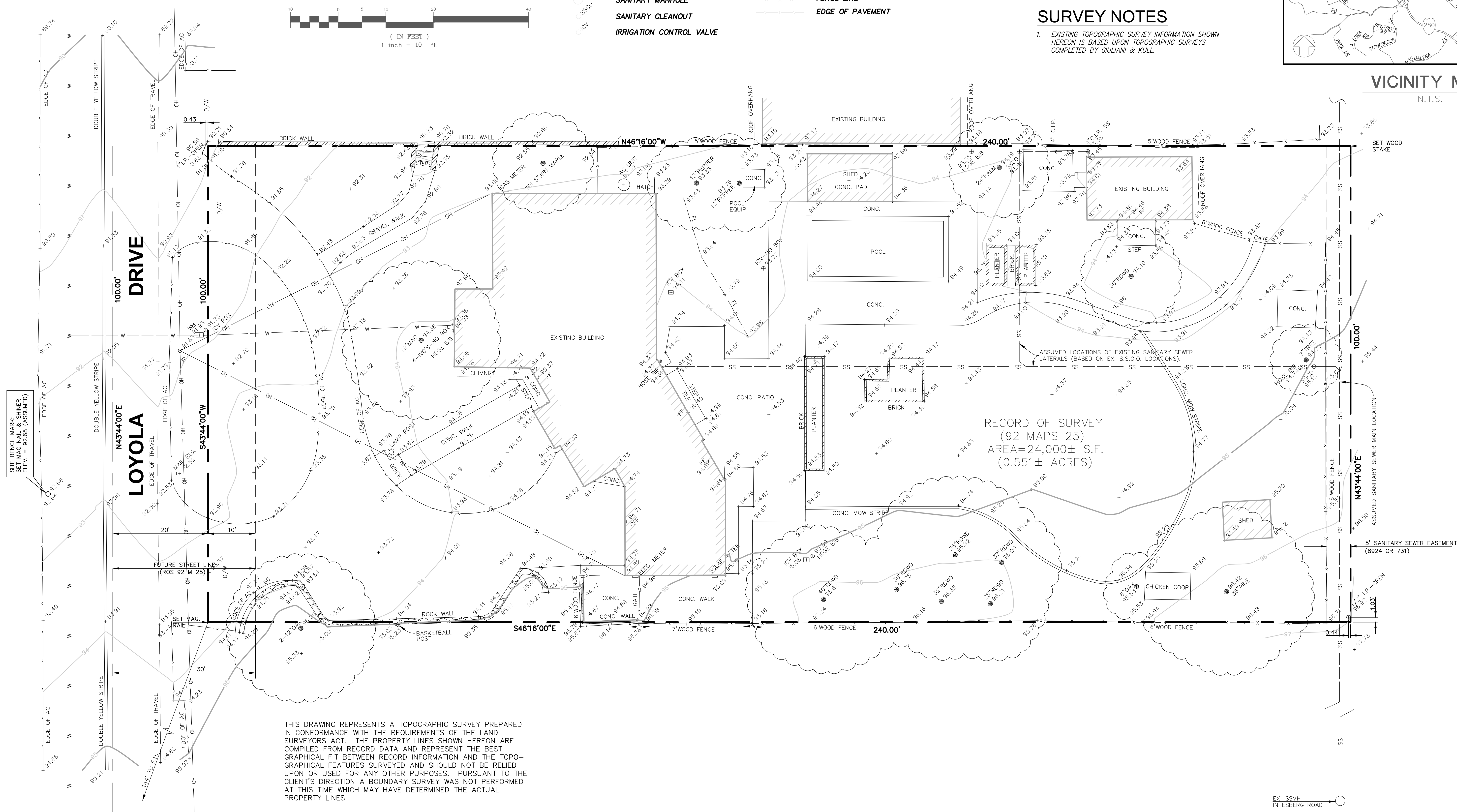
BENCH MARK:
THIS SURVEY IS BASED ON AN ASSUMED
ELEVATION OF A MAG NAIL & SHINER
ELEVATION = 92.68

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY JULIANI & KULL.



VICINITY MAP
N.T.S.



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.

RECORD OF SURVEY
(92 MAPS 25)
AREA=24,000± S.F.
(0.551± ACRES)



DATE: 09/15/2023
SCALE: 1"=10'
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PROJECT No.:
222482

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R.C.E. NO. 79716, EXPIRES 9-30-24

No.	REVISION	DATE	BY

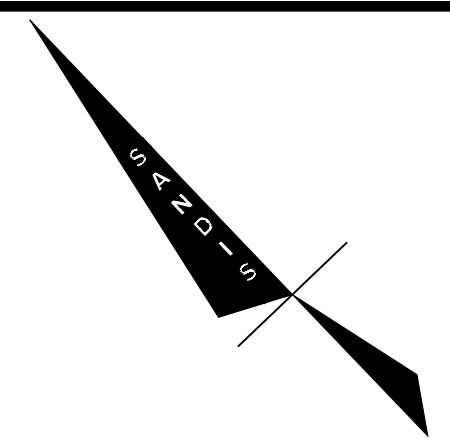
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LOS ALTOS CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET
C-2.0
3 OF 11 SHEETS

File: S:\222482\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSTG\C-2.0 - TOPOGRAPHIC SURVEY.dwg Date: Oct 05, 2023 - 4:17 PM

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1 INCH = 10 FT

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- FLOW LINE
- GRADE BREAK
- 194
195
CONTOURS
- AC PAVEMENT (1)
C-5.0
- CONCRETE DRIVEWAY (2)
C-5.0
- CONCRETE PATIO (5)
C-5.0
- EXISTING SLOPE OF LOYOLA DRIVE

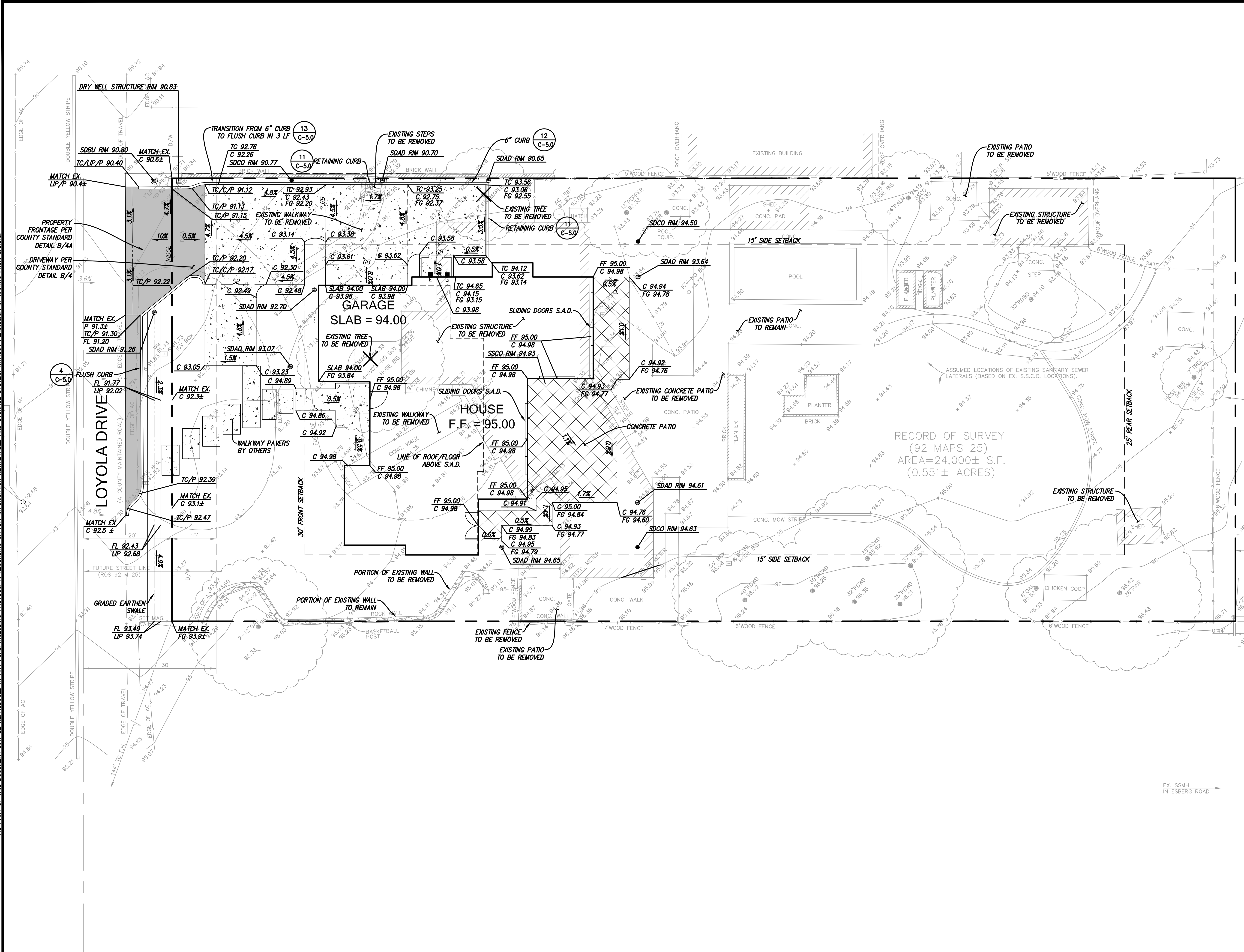
GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'; HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #10. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HERON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
8. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
9. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
10. ADJUST ANY UTILITY RIM/STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.
11. CONTRACTOR SHALL HOLD LANDSCAPE FINISH GRADE OF PLANTING AREAS 2 INCHES BELOW FINISHED GRADE OF ADJACENT HARDSCAPE.

EXISTING AND PROPOSED AREA QUANTITIES

	EXISTING	PROPOSED
IMPERVIOUS	8,799 SF	7,194 SF
PERVIOUS	15,201 SF	16,806 SF
TOTAL	24,000 SF	24,000 SF
NET CHANGE IN IMPERVIOUS AREA		-1,605 SF

Average Slope Calculation
 Per Santa Clara County
 Requirements - R1E District
 Contour Interval (I) 5 ft
 Combined Length of
 Contours (L) 1039.9 ft
 Site Area (A) 24000 ft
 Average Site Slope 21.7%



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SCALE: 1"=10'					
DRAWN BY:					
PROJECT No.:					
222482					
NATHAN DICKINSON R.C.E. NO. 79716, EXPIRES 9-30-24					

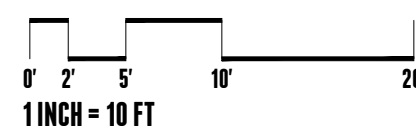
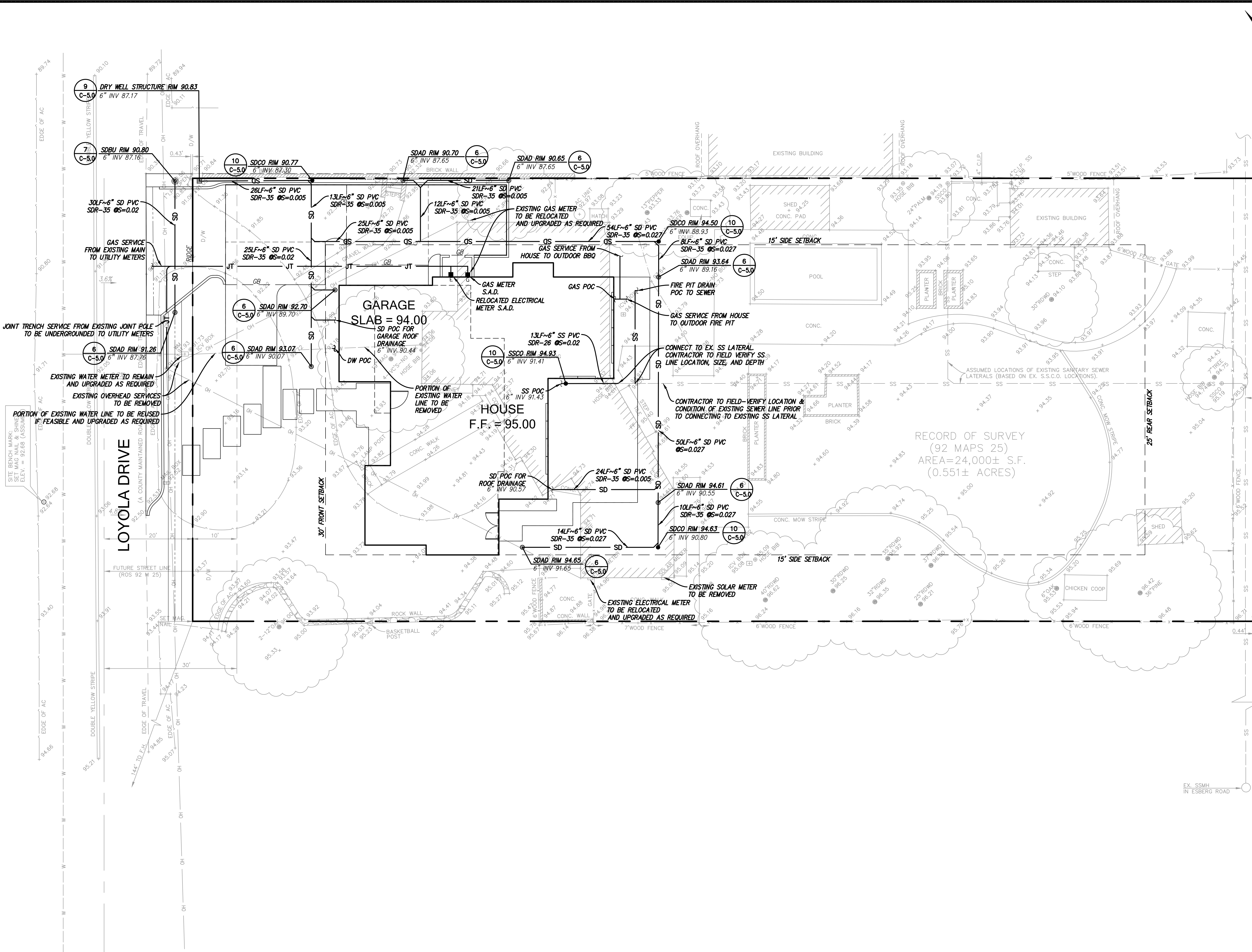
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JAIN RESIDENCE
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GRADING & DRAINAGE PLAN

SHEET
C-3.0
4 OF 11 SHEETS

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LEGEND

- SS PROPOSED SANITARY SEWER LINE
- DW PROPOSED DOMESTIC WATER LINE
- G PROPOSED GAS LINE
- SD PROPOSED STORM DRAIN LINE
- E PROPOSED ELECTRICAL LINE
- JT PROPOSED JOINT TRENCH

STORM DRAIN NOTES

- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PAVEMENT SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
- PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
- IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

- MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

GENERAL NOTES

- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF IT'S DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POT-HOLING PRIOR TO COMMENCING CONSTRUCTION.



DATE: 09/15/2023
 SCALE: 1"=10'
 DRAWN BY:
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 222482

DATE: SEPTEMBER 15, 2023
 NATHAN DICKINSON
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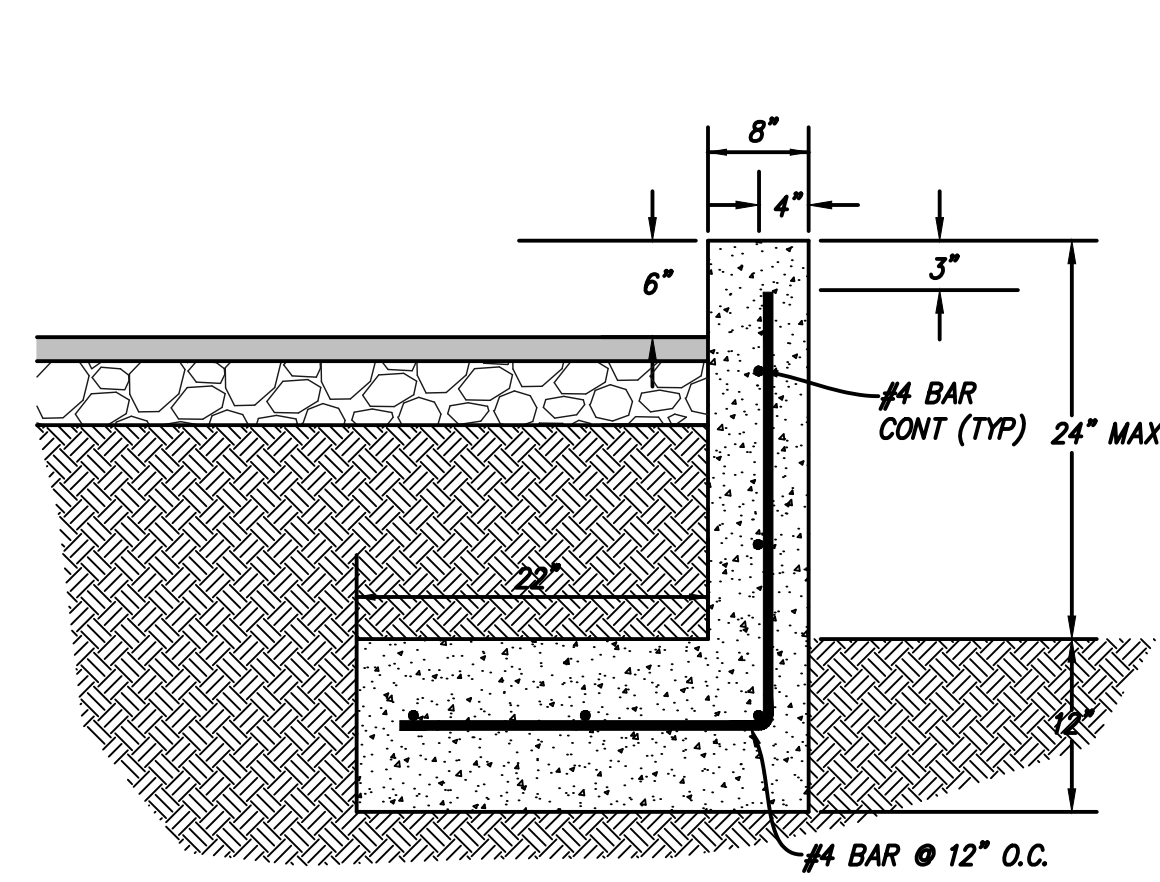
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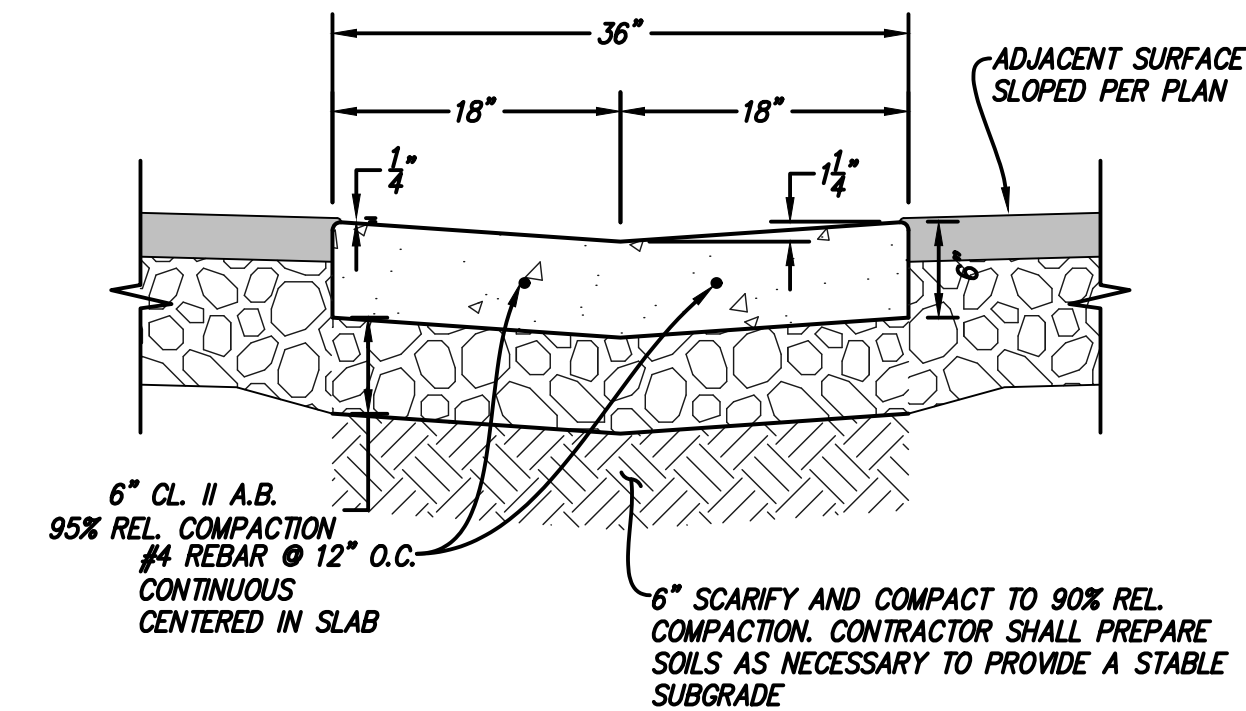
UTILITY PLAN

SHEET
 C-4.0
 5 OF 11 SHEETS

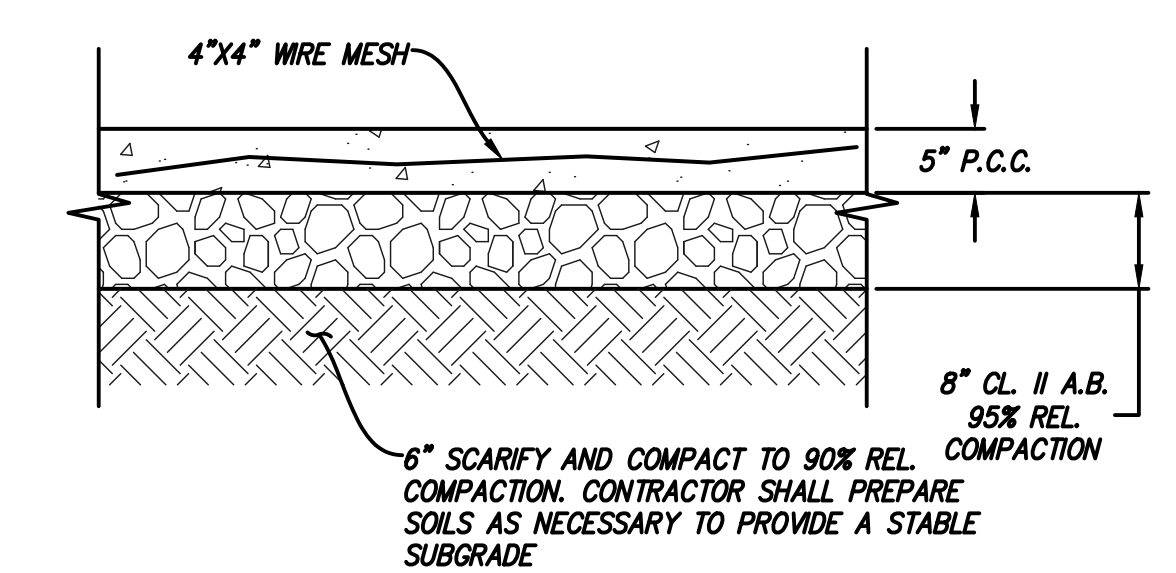
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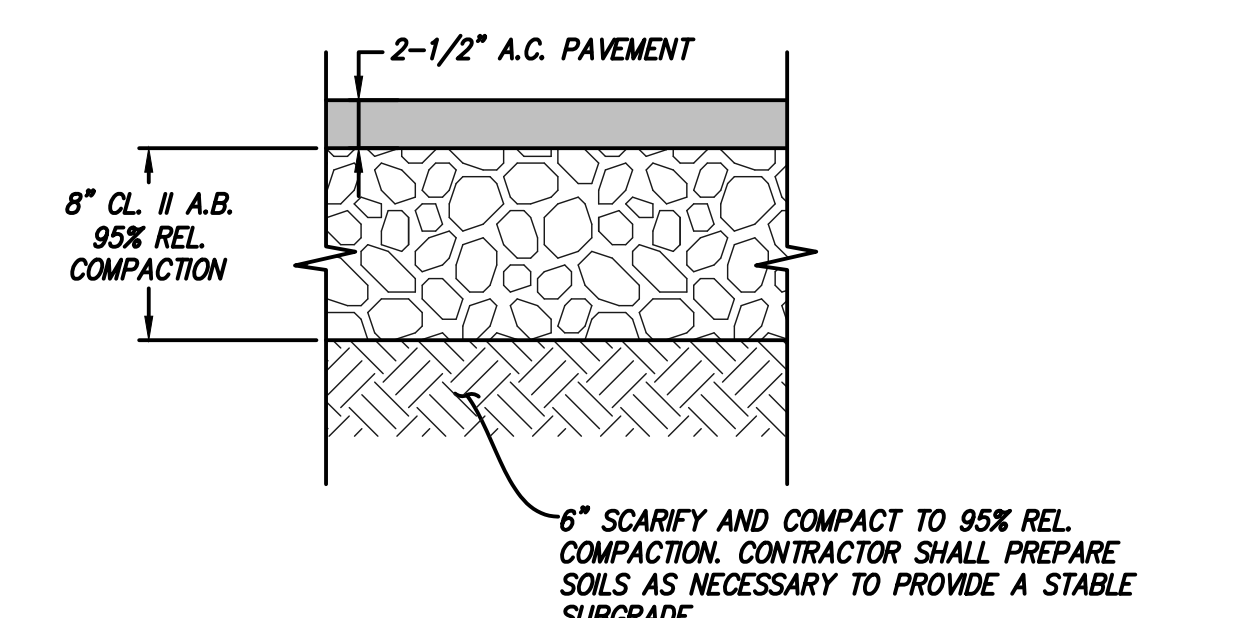
11 RETAINING CURB N.T.S.



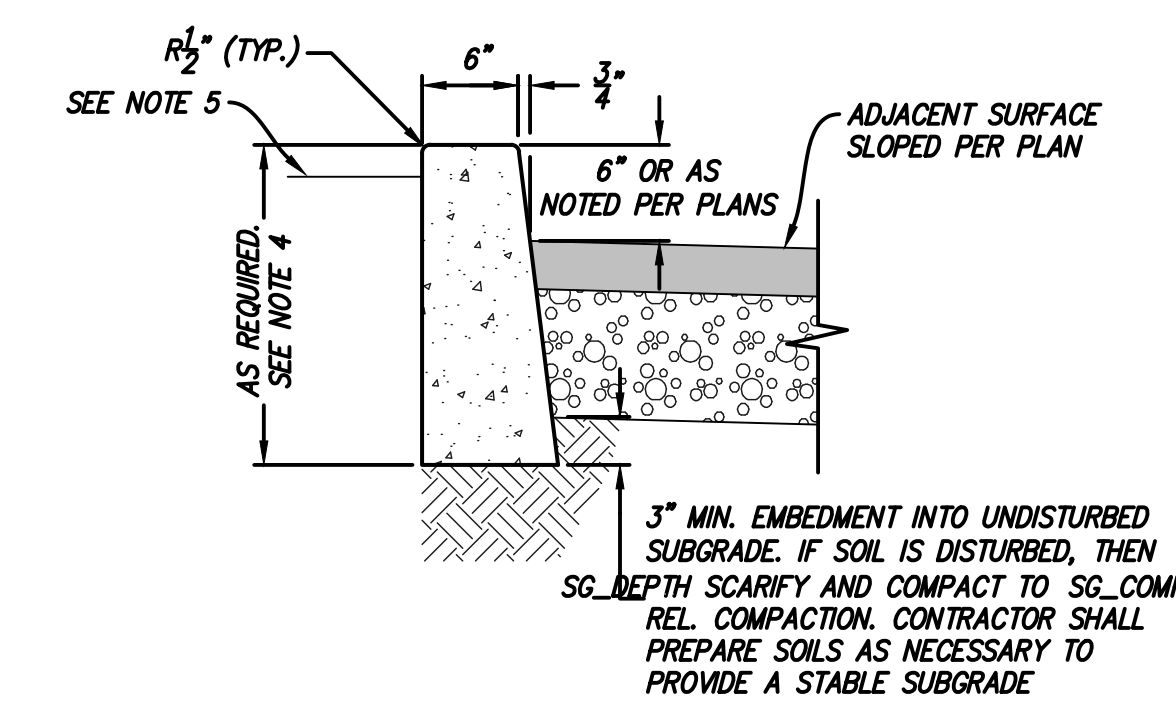
8 VALLEY GUTTER 1"=2'



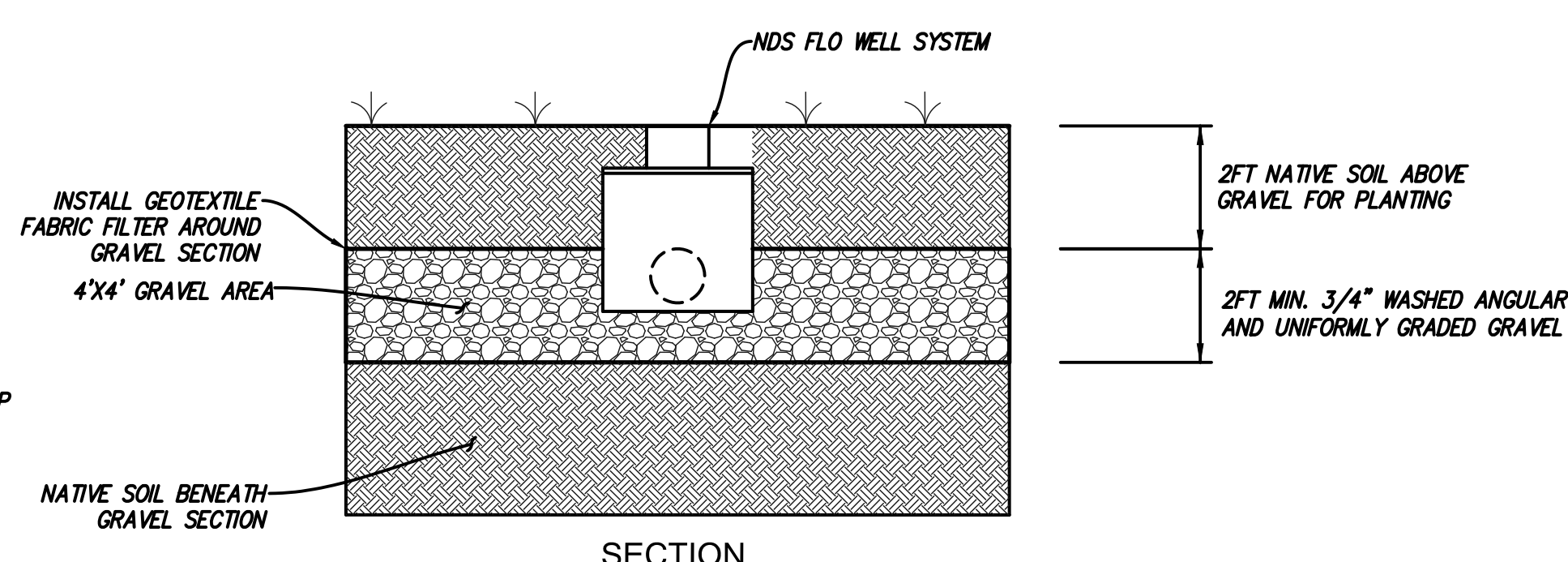
5 CONCRETE PATIO 1"=1'



1 ASPHALT DRIVE PAVEMENT SECTION 1"=1'



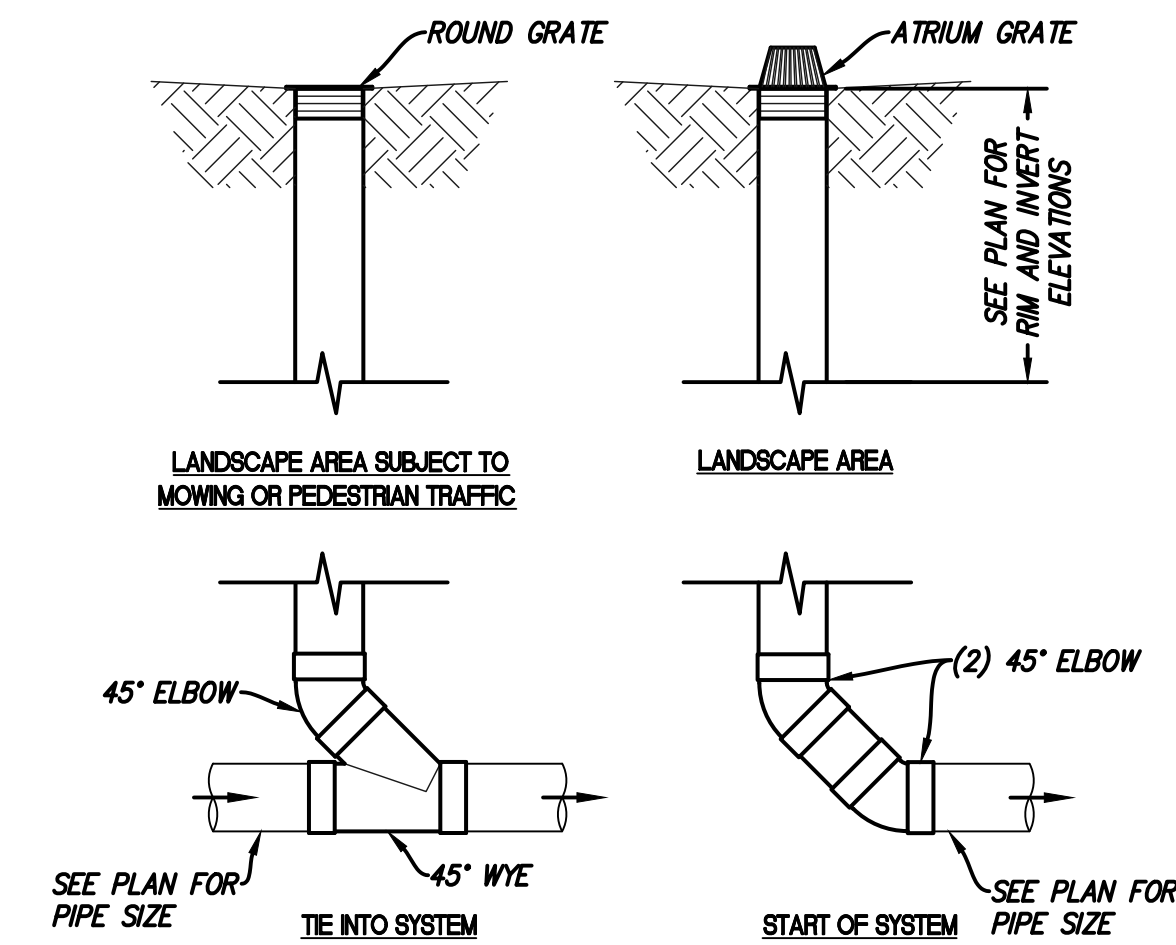
13 6" VERTICAL CURB 1"=1'



9 DRY WELL N.T.S.

PIPE SIZE	NDS NUMBER*			
	45° WYE	45° ELBOW	ATRIUM GRATE	ROUND GRATE
3"	3POB	3PO3	74	14
4"	4POB	4PO3	78	11
6"	6POB	6PO3	90	40
8"	8POB	8PO3		10

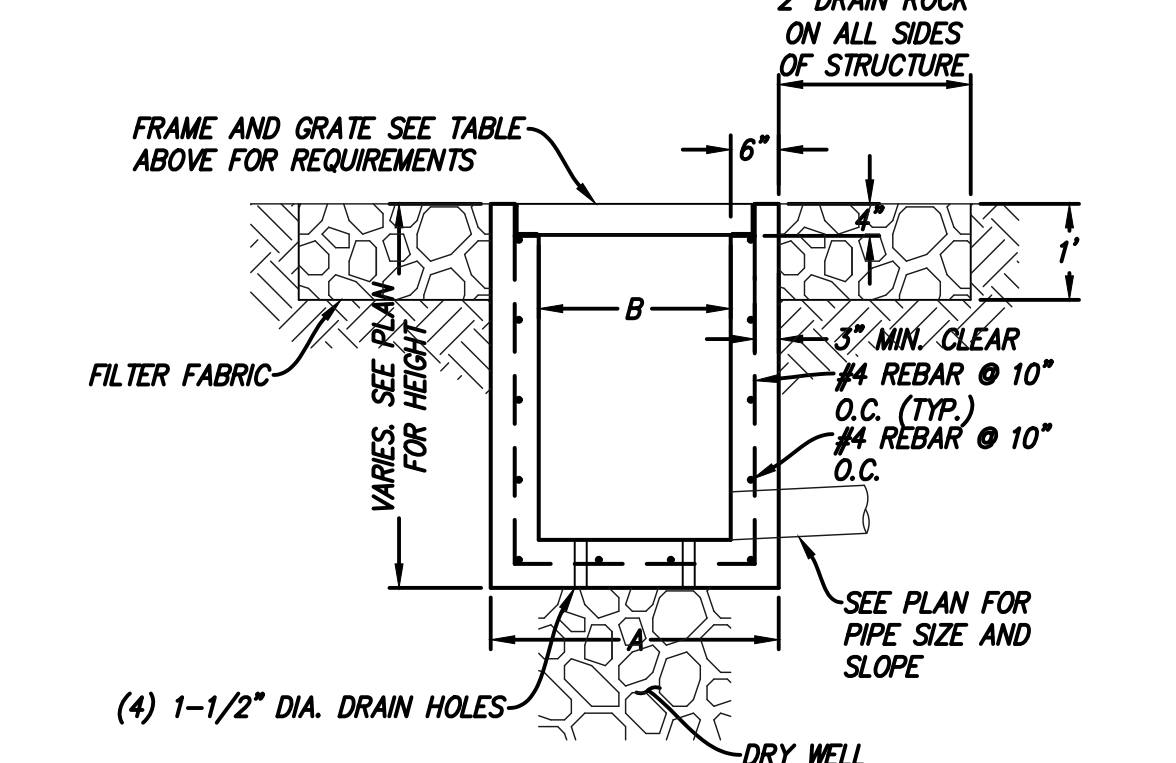
*OR APPROVED EQUIVALENT



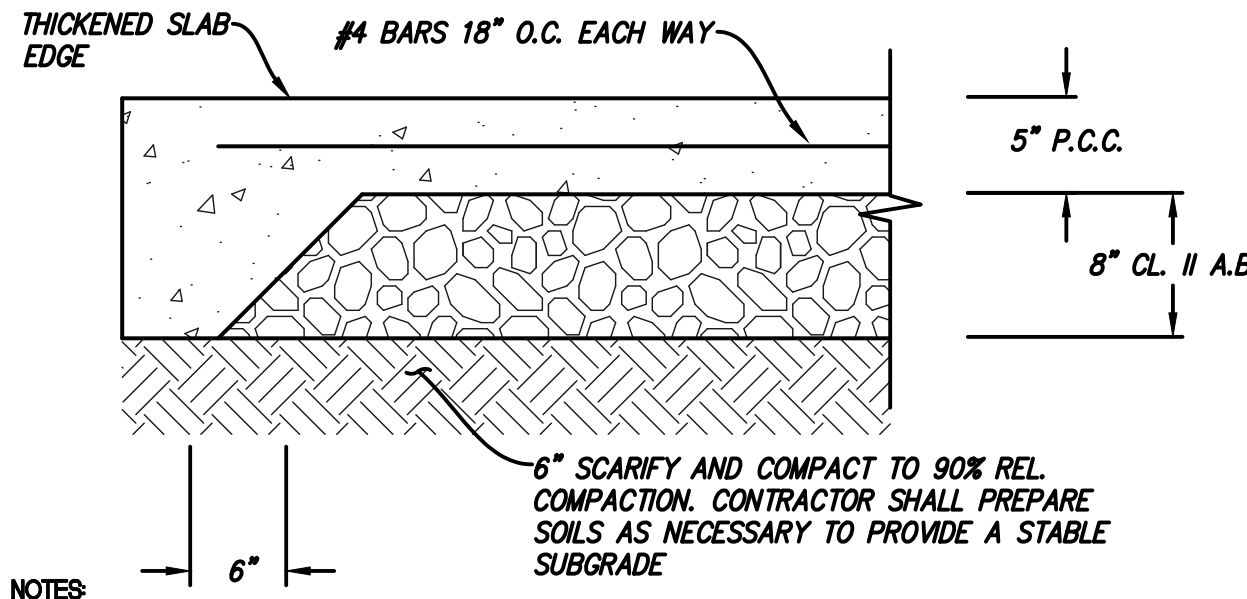
6 LANDSCAPE AREA DRAIN 1"=1'

FRAME AND GRATE REQUIREMENTS			
BUBBLE UP BOX LOCATION	LOADING REQUIREMENTS	MIN. GRATE SPACING REQUIREMENTS	
VEHICLE ACCESS ROAD	H20 RATED	4" CROSS BARS O.C. W/	1 1/8" BEARING BARS O.C.
PEDESTRIAN PATH	LIGHT DUTY/NON-TRAFFIC	1/4" MAX. OPENINGS	
LANDSCAPE	LIGHT DUTY/NON-TRAFFIC	4" CROSS BARS O.C. W/	1 1/8" BEARING BARS O.C.

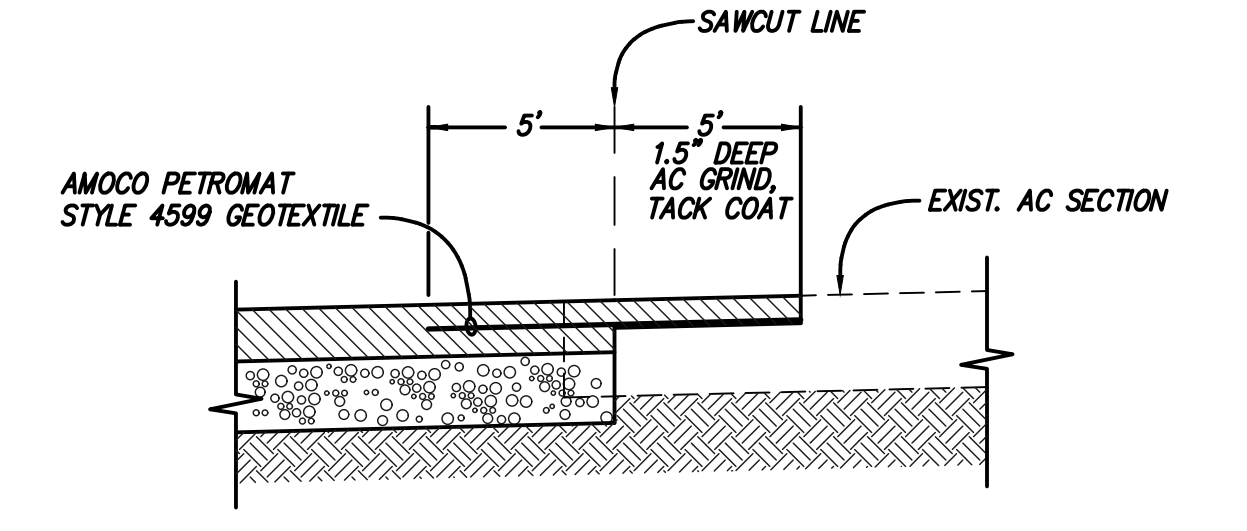
BUBBLE UP BOX SIZE	A	B	MAX PIPE SIZE
12"	2'-0"	1'-0"	6"
24"	3'-0"	2'-0"	18"
36"	4'-0"	3'-0"	30"



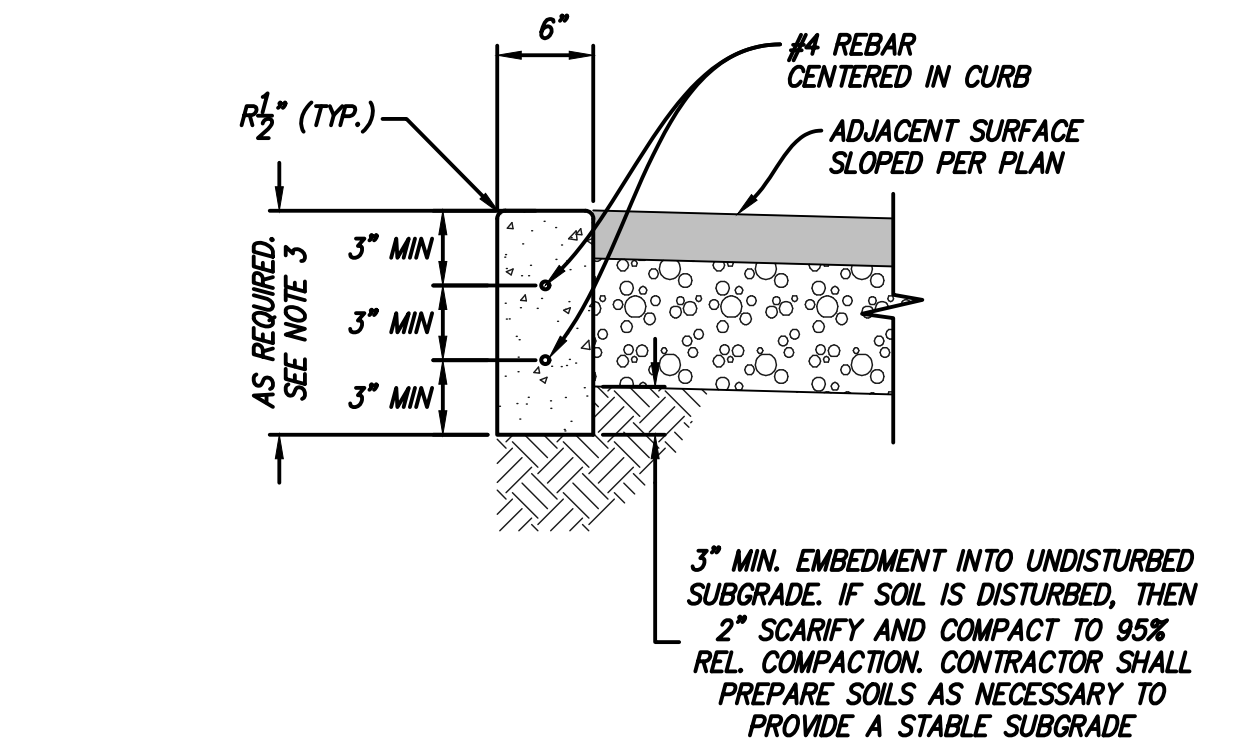
7 BUBBLE UP BOX 1"=2'



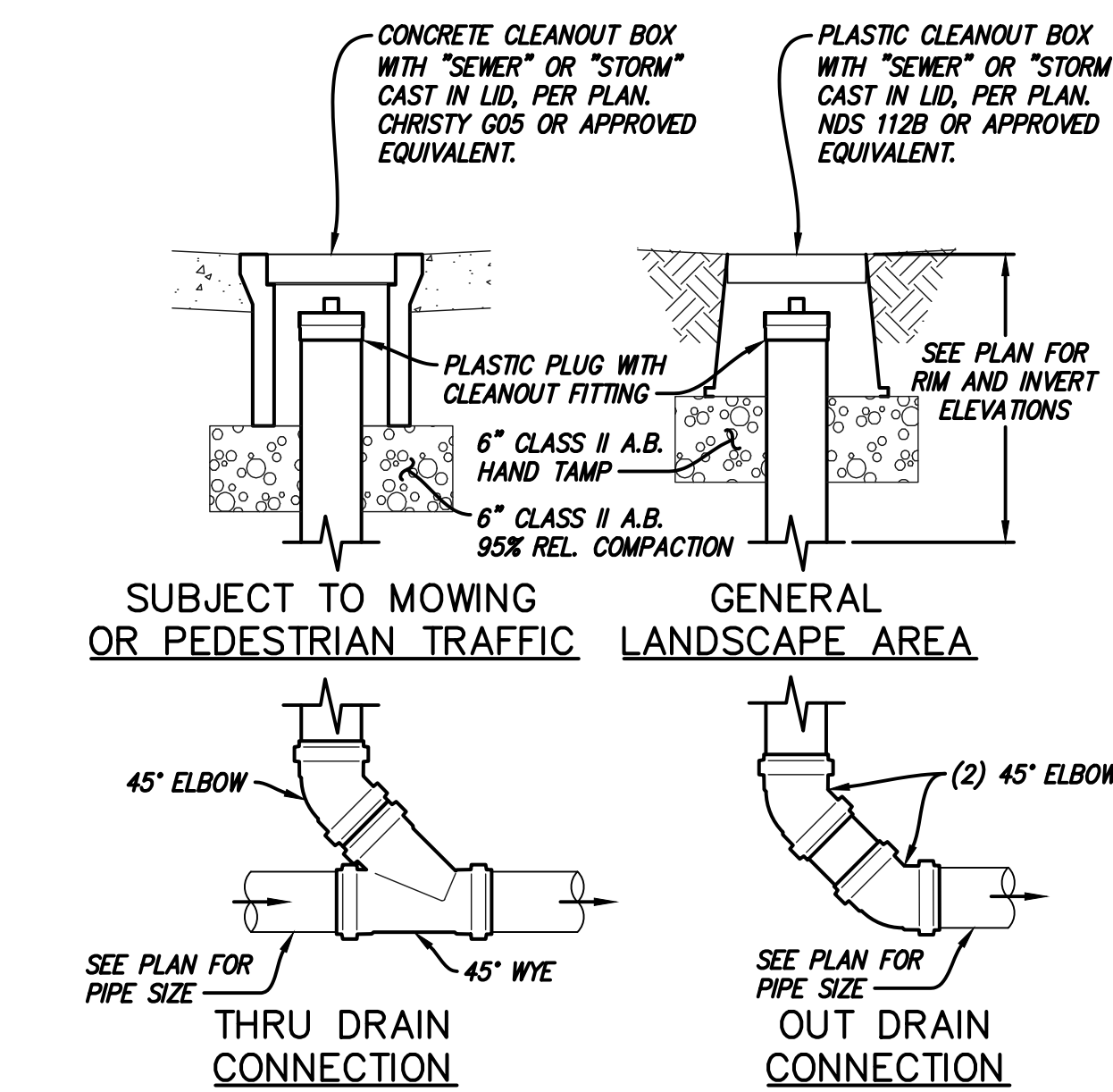
2 VEHICULAR CONCRETE PAVING 1"=1'



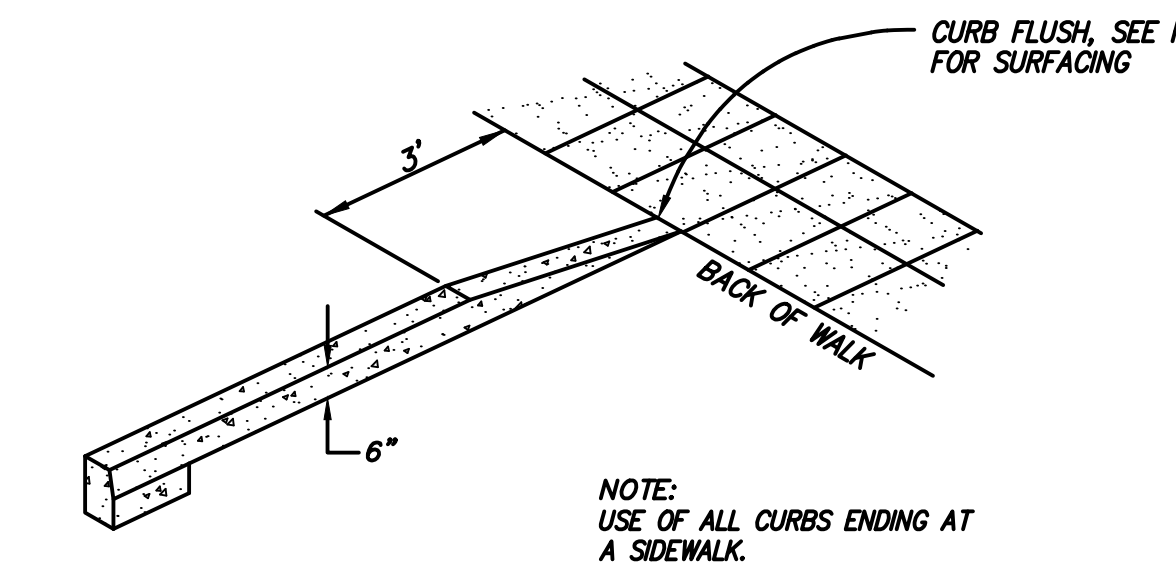
3 AC PAVEMENT GRIND CONFORM N.T.S.



4 6" WIDE FLUSH CURB 1"=1'



10 GRAVITY CLEANOUT 1"=1'



13 TAPERED CURB N.T.S.

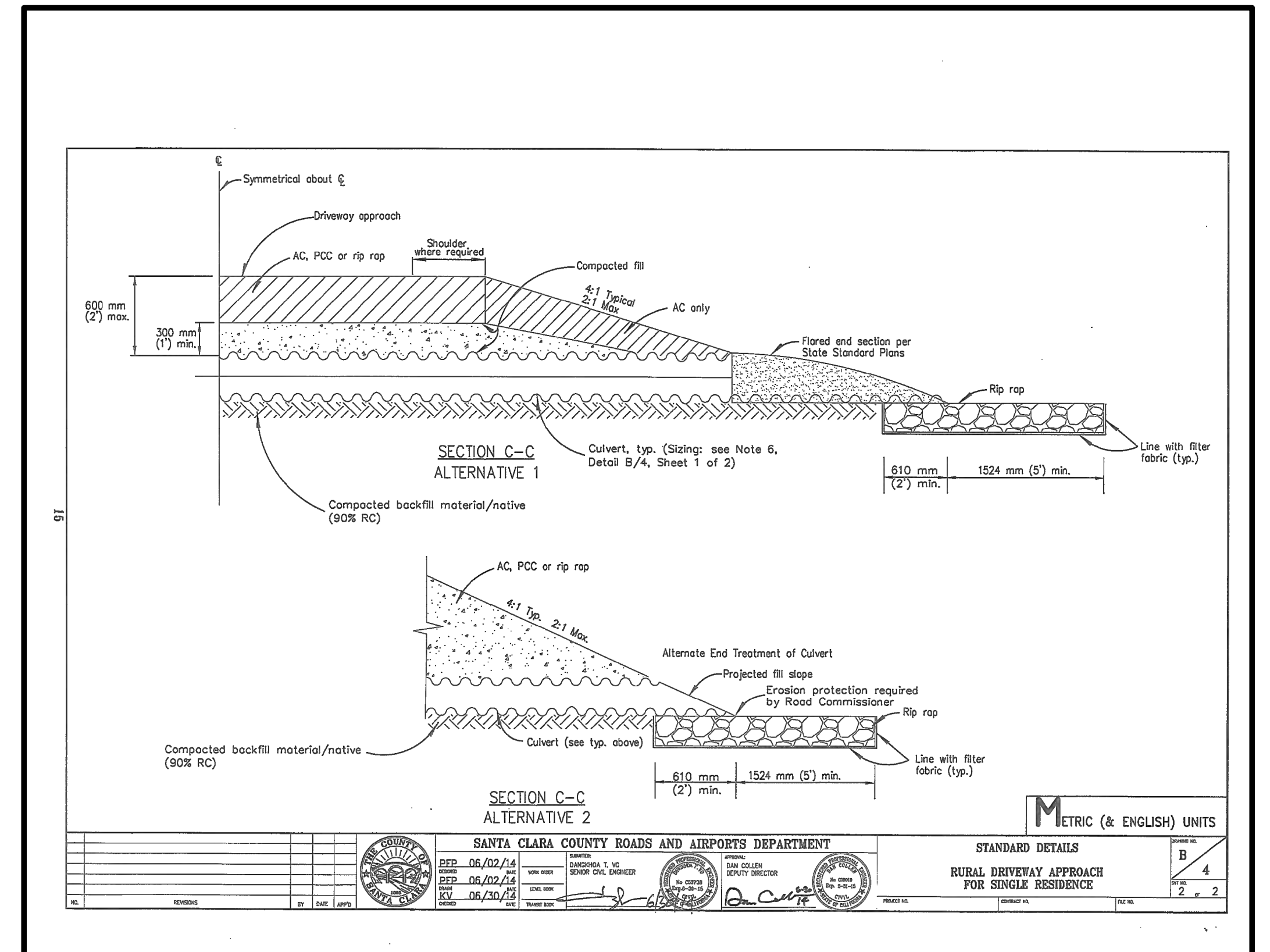
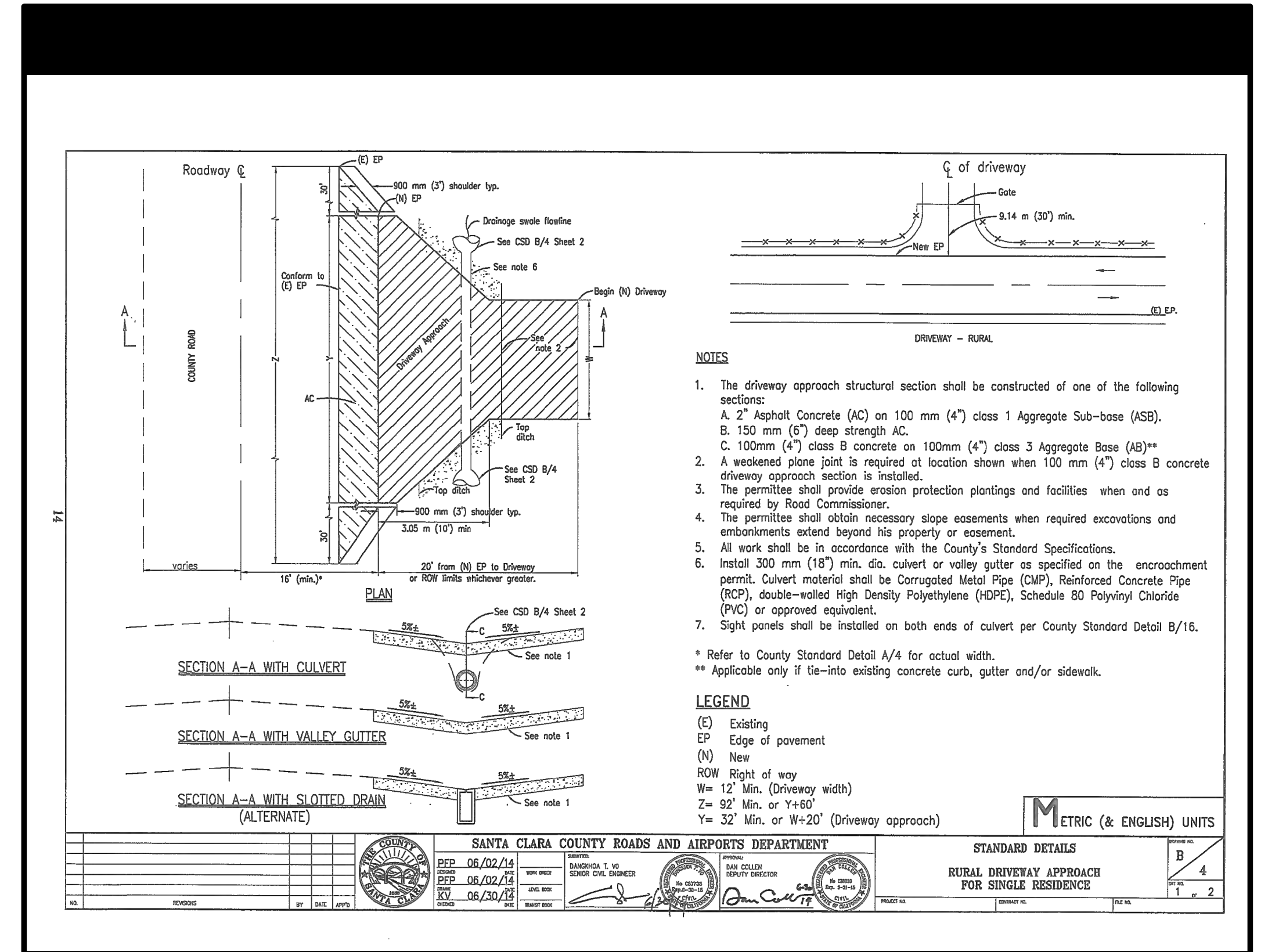
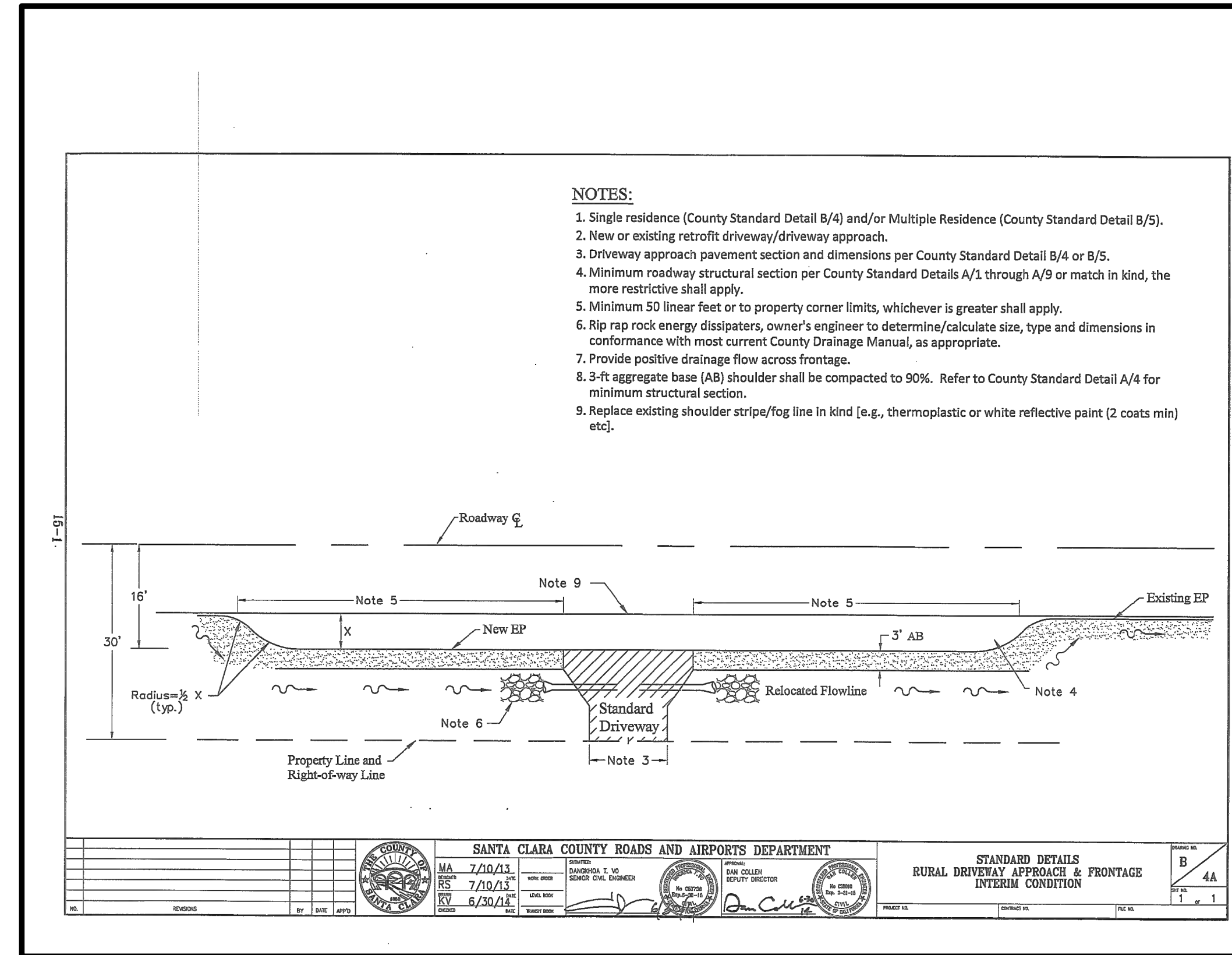


DATE: 09/15/2023	DATE: SEPTEMBER 15, 2023	No.	REVISION	DATE	BY
SCALE: N.T.S.					
DRAWN BY:					
PROJECT No.: 222482	NATHAN DICKINSON				
	R.C.E. No. 79716, EXPIRES 9-30-24				

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DETAILS
SHEET C-5.0
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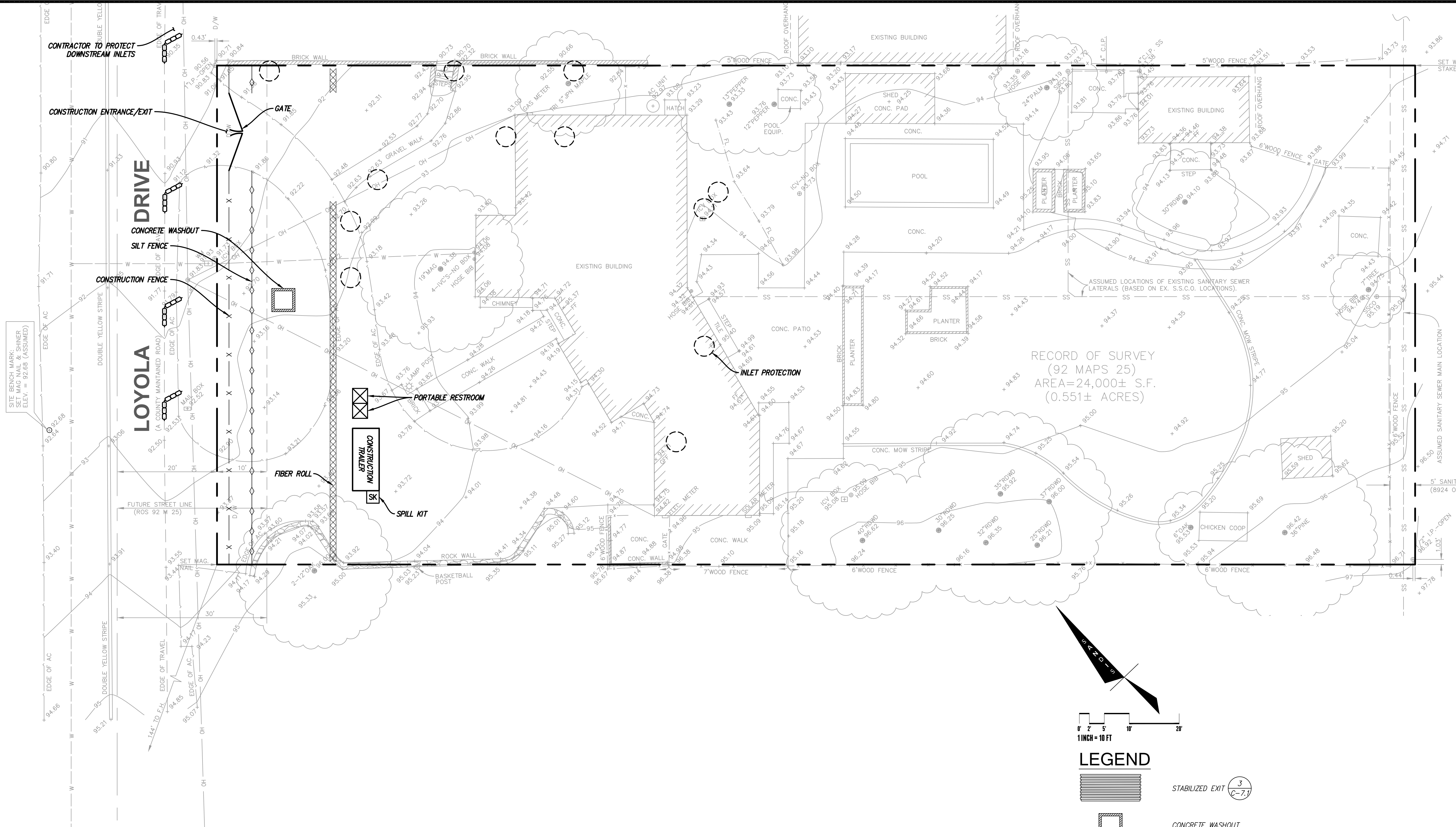
DETAILS

SHEET

C-5.1

7 OF 11 SHEETS

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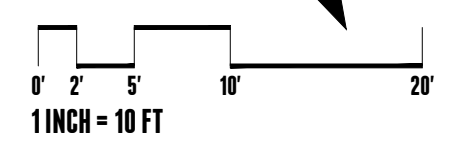


WATER POLLUTION CONTROL NOTES:

- A. THIS PLAN IS FOR STORMWATER POLLUTION CONTROL DURING CONSTRUCTION IF NO SWPPP IS REQUIRED. IF A SWPPP FOR THE PROJECT HAS BEEN ISSUED THE PROJECT SWPPP OVERRIDES ANYTHING SHOWN ON THIS PLAN.
- B. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
- C. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
- D. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
- E. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
- F. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
- G. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

WATER POLLUTION CONTROL NOTES CONT'D:

- H. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
- I. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- J. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.
- K. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.
- L. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.
- M. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.



LEGEND

- STABILIZED EXIT (3 C-7.1)
- CONCRETE WASHOUT
- SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER
- PATH OF SURFACE DRAINAGE
- FIBER ROLL (1 C-7.2)
- SILT FENCE (1 C-7.3)
- GRAVEL BAG BERM (6 C-7.2)
- INLET PROTECTION (4 C-7.2)



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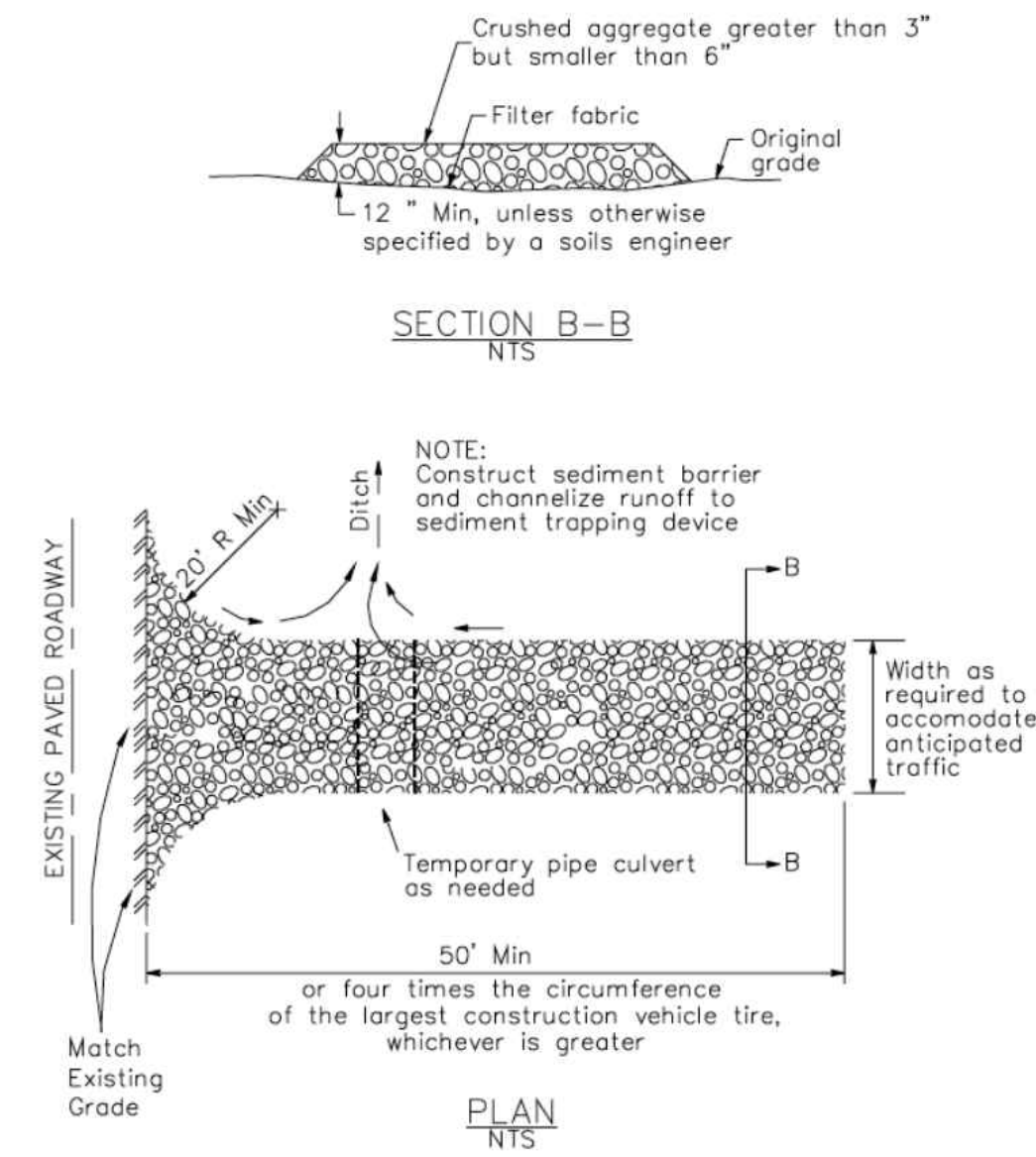
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EROSION CONTROL PLAN

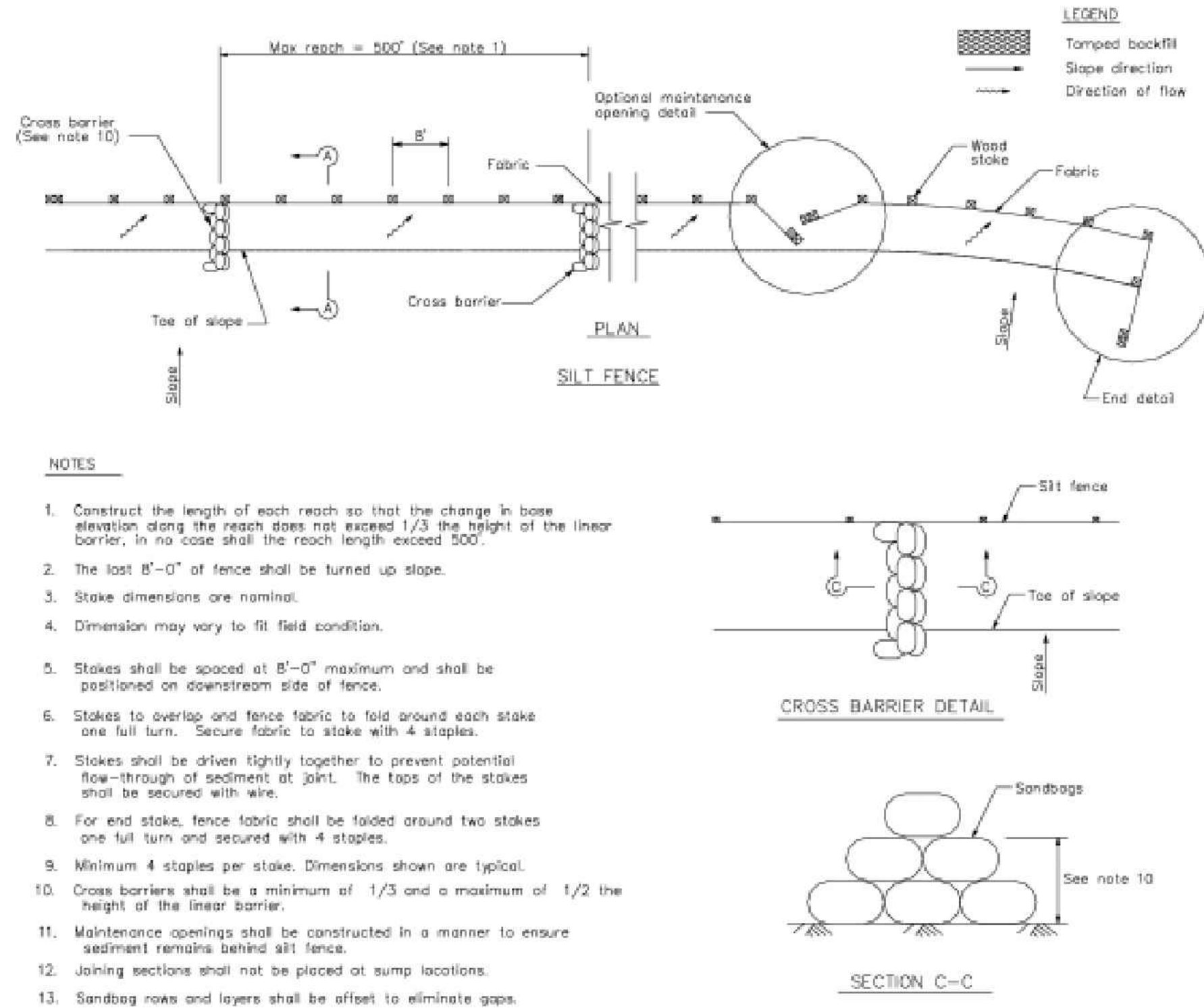
SHEET
C-6.0
 8 OF 11 SHEETS

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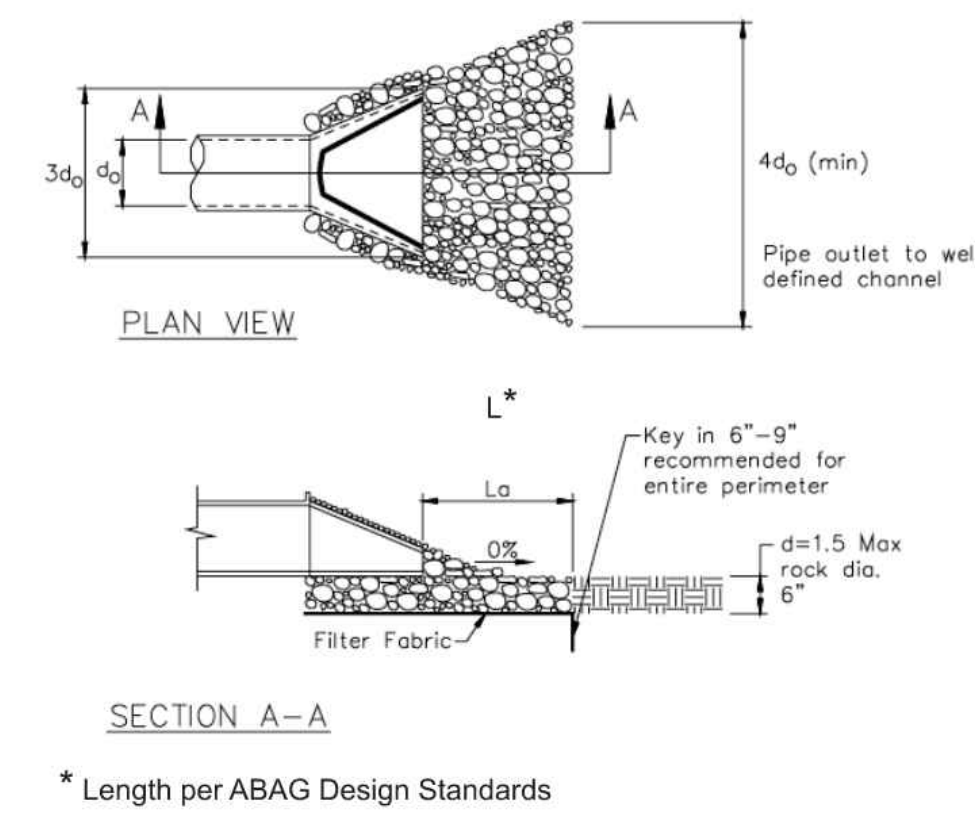
3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1



1 Silt Fence
CASQA Detail SE-1

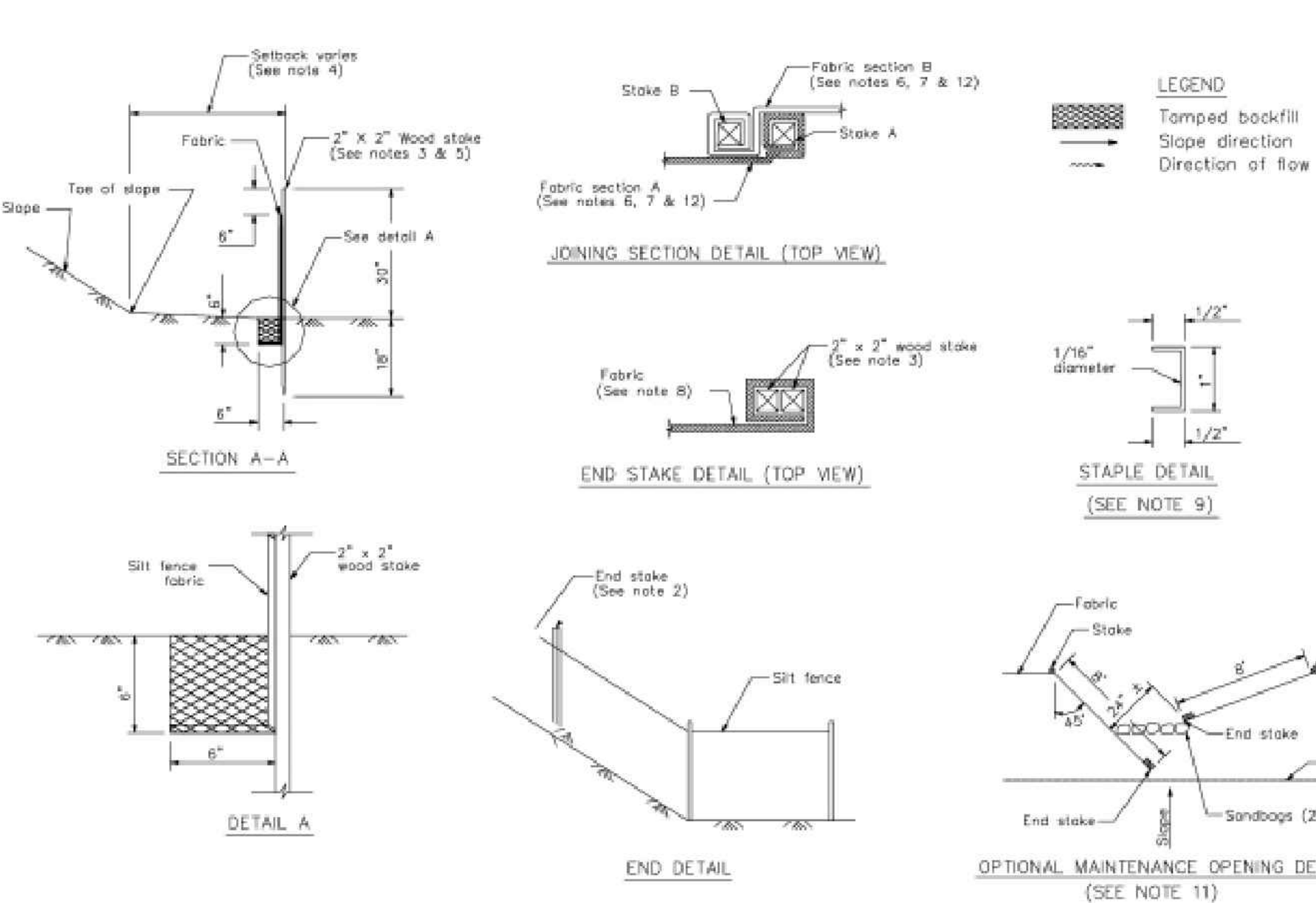


4 Velocity Dissipation Devices
CASQA Detail EC-10



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

2 Silt Fence
CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber rolls or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara



BMP-1



DATE: 09/15/2023	DATE: SEPTEMBER 15, 2023
SCALE: N.T.S.	
DRAWN BY:	
PROJECT No.: 222482	NATHAN DICKINSON R.C.E. NO. 79716, EXPIRES 9-30-24

No.	REVISION	DATE	BY

LOS ALTOS

JAIN RESIDENCE

CALIFORNIA

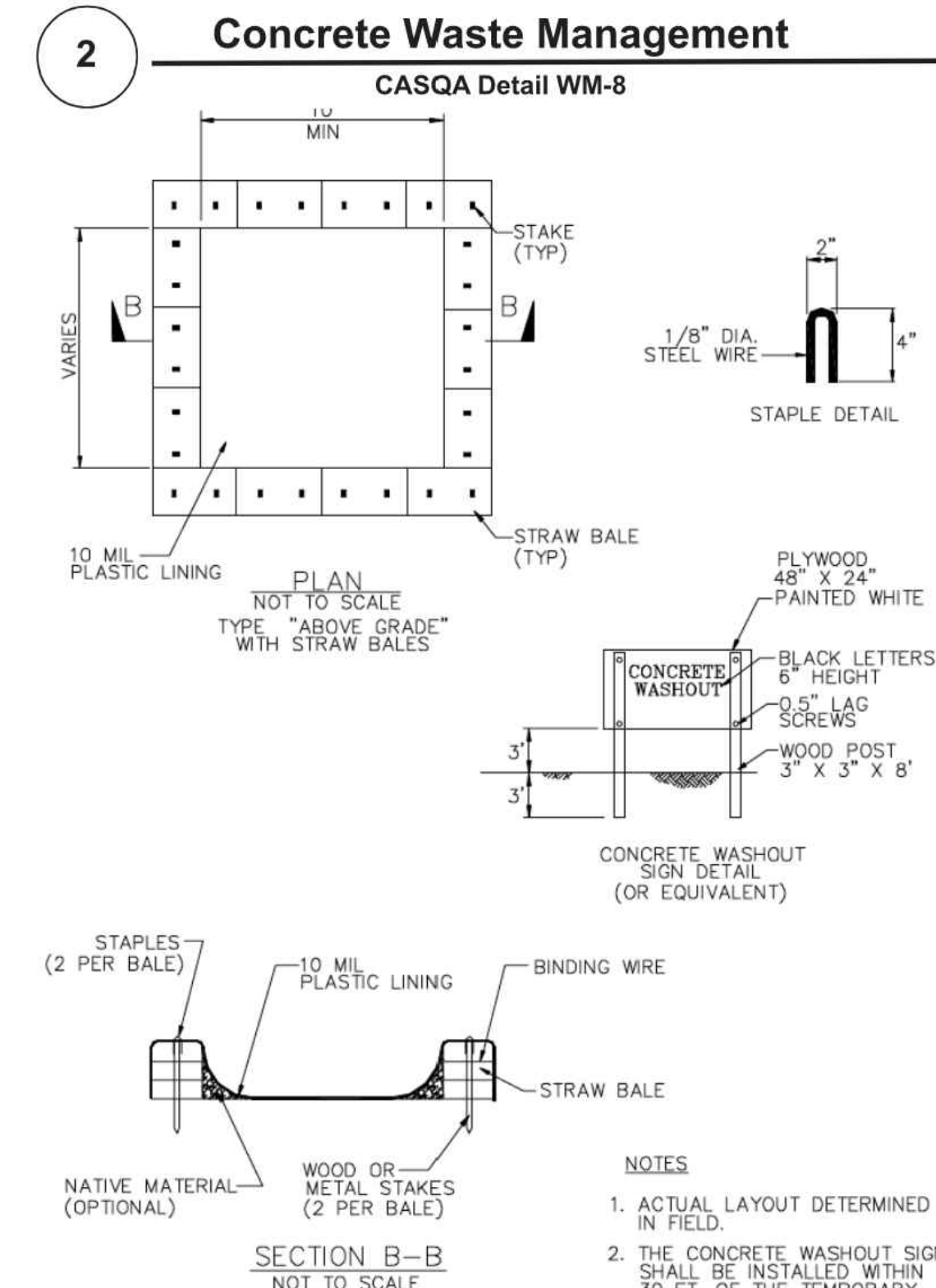
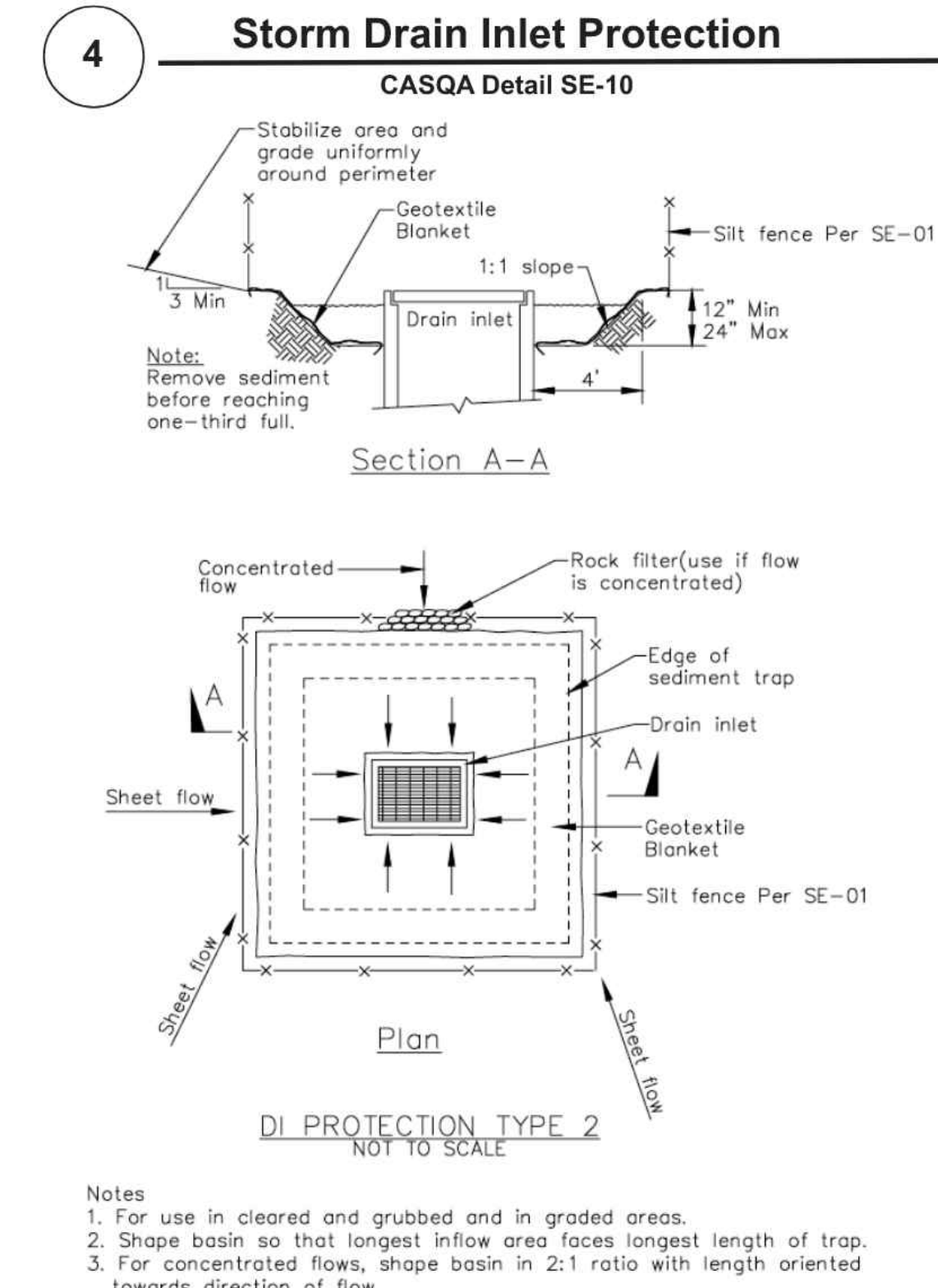
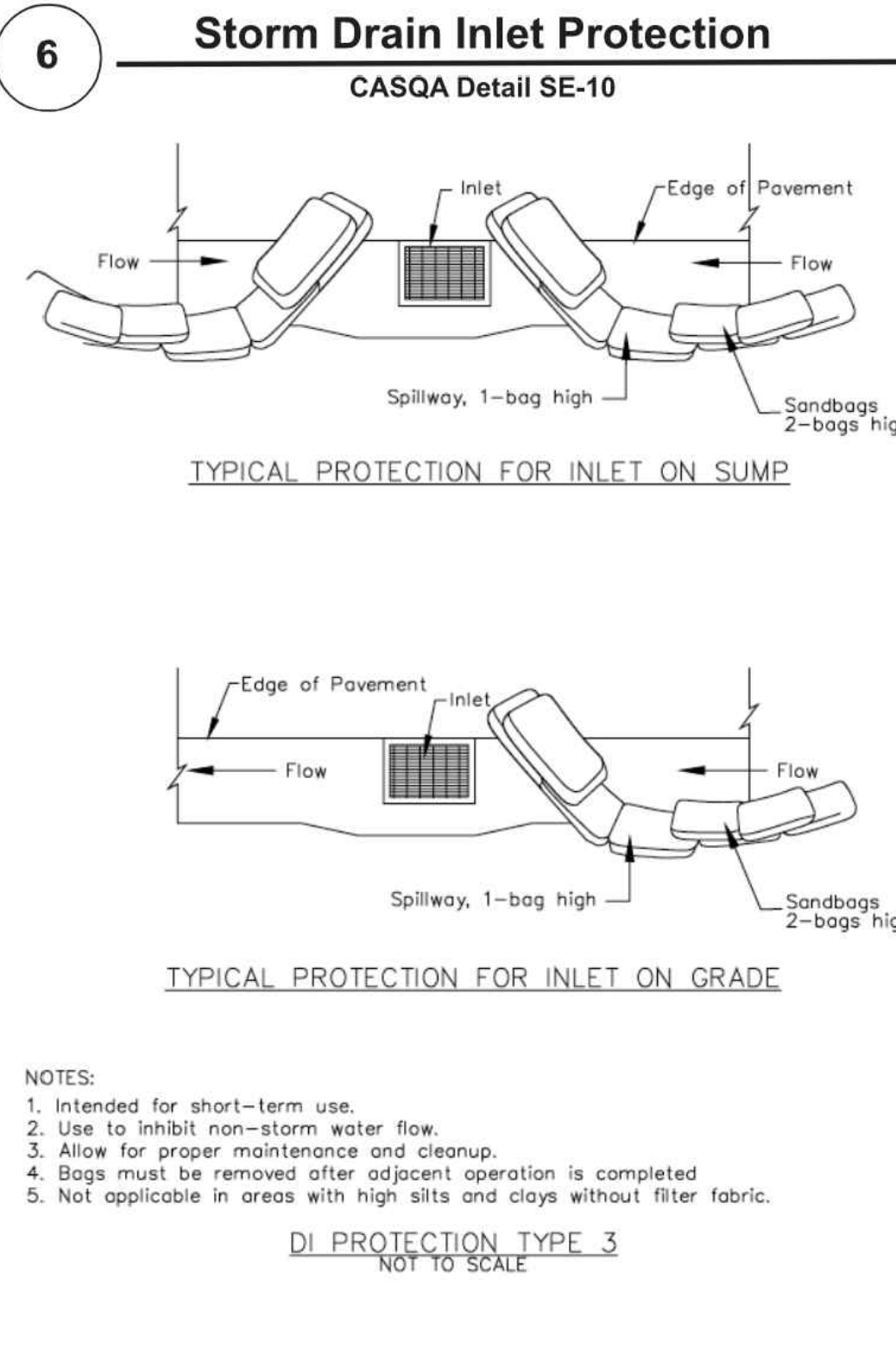
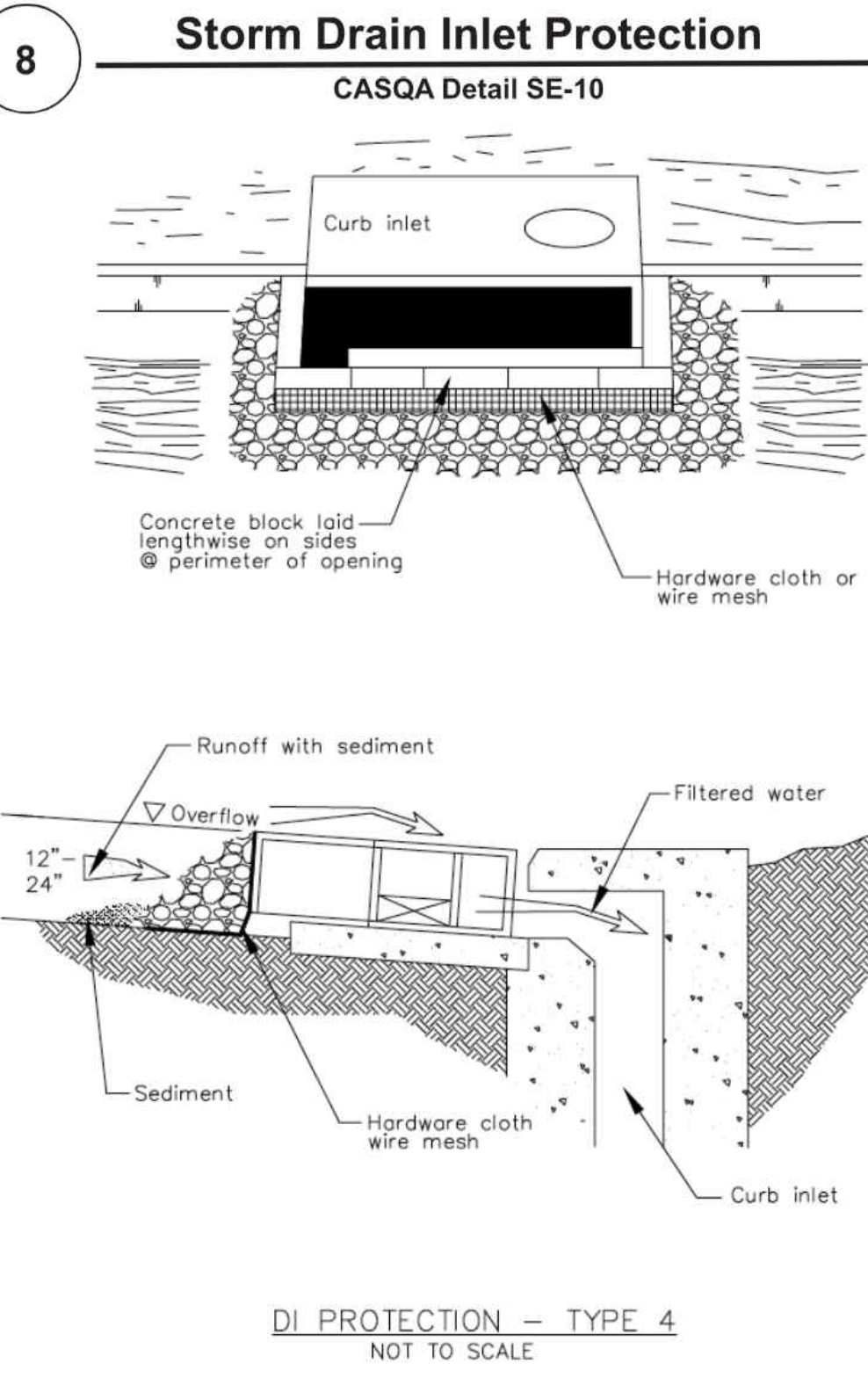
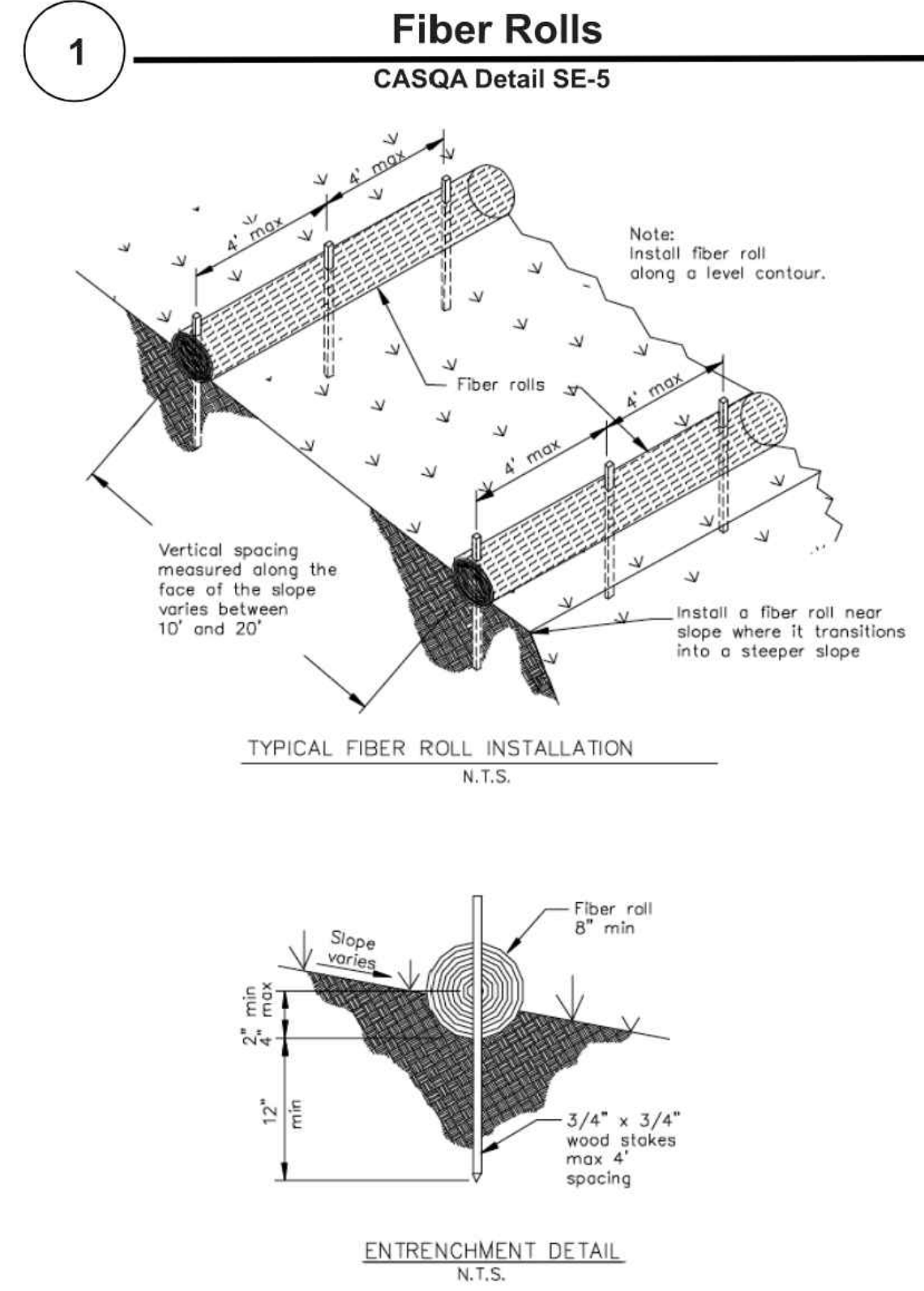
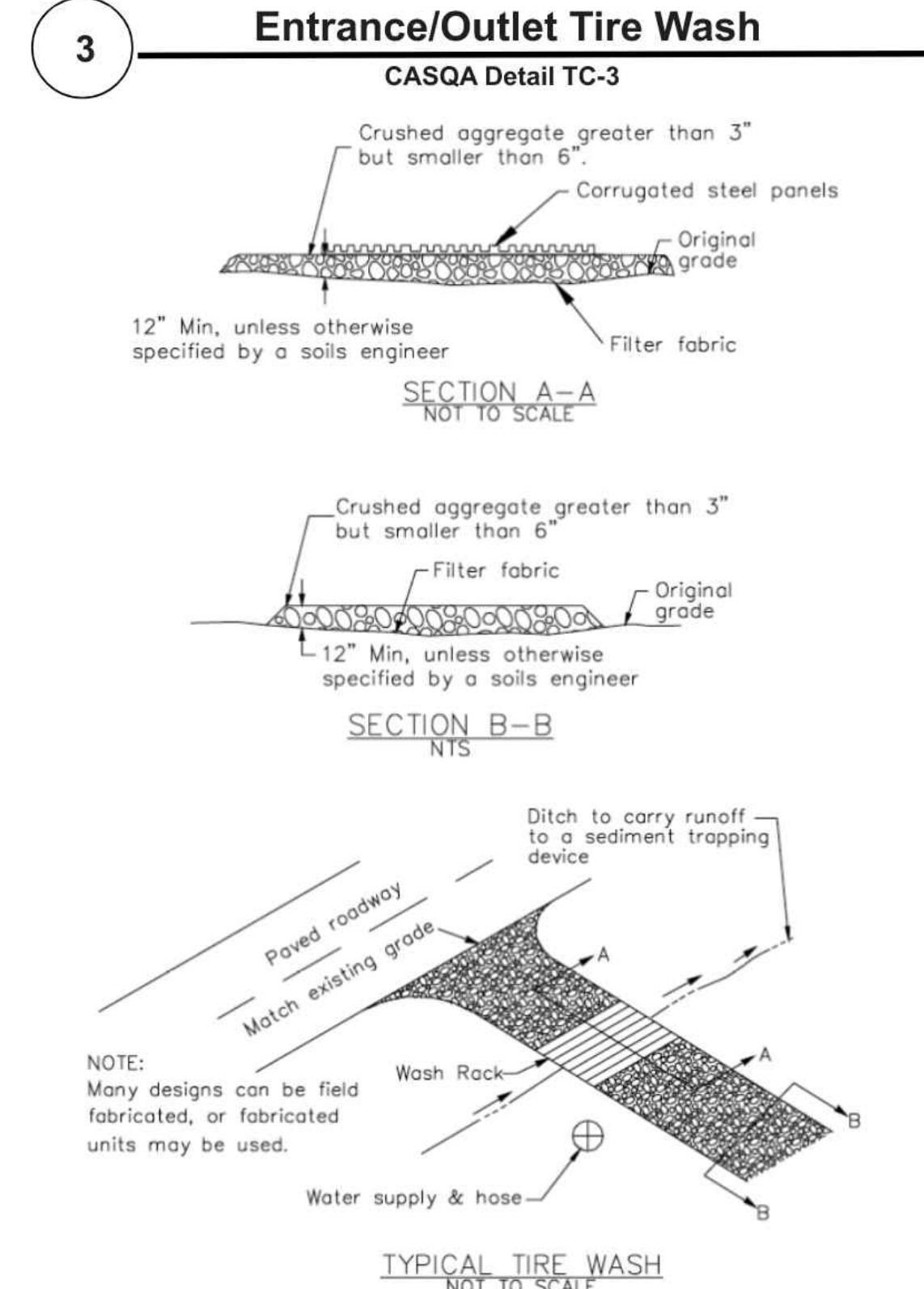
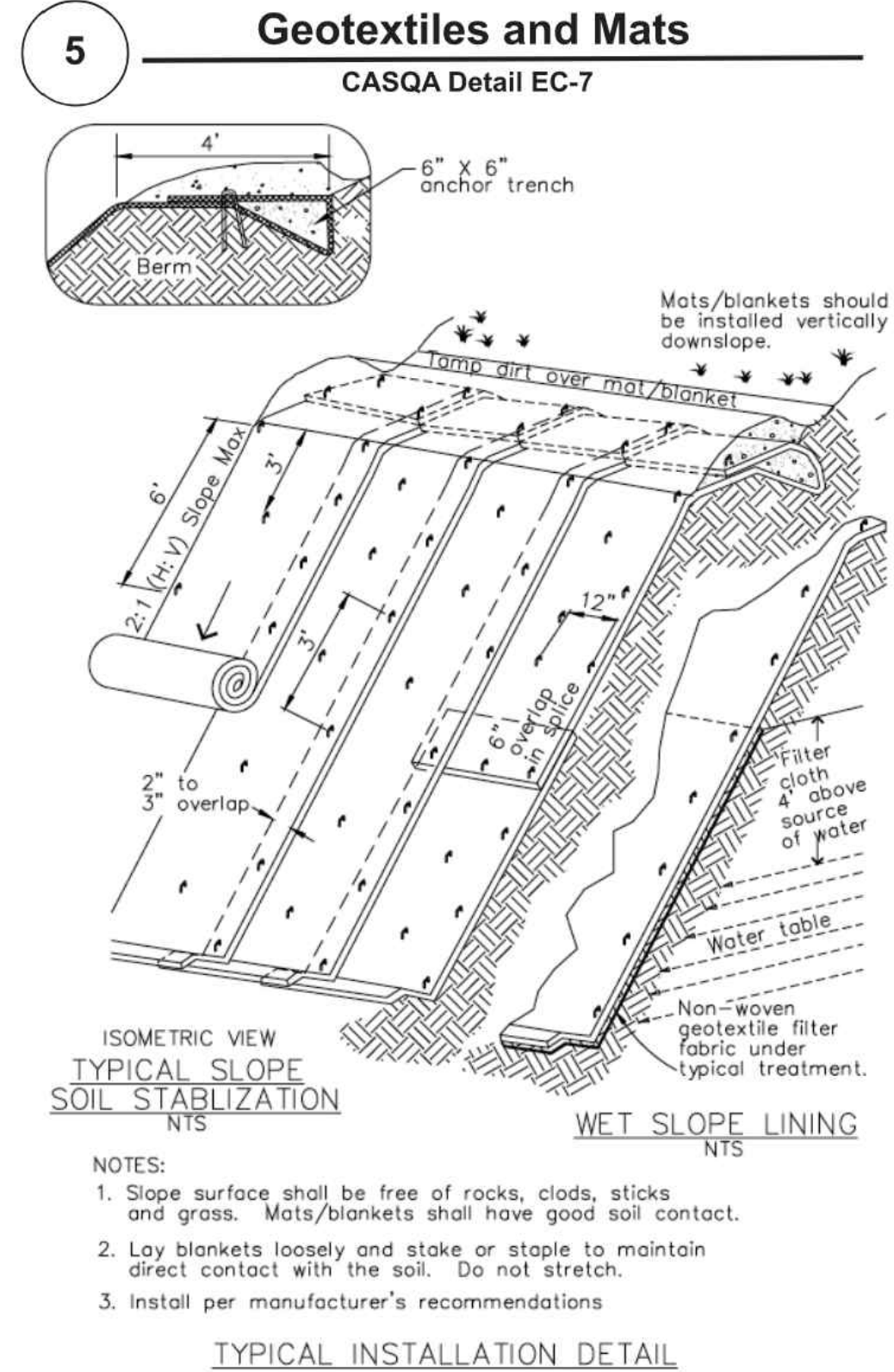
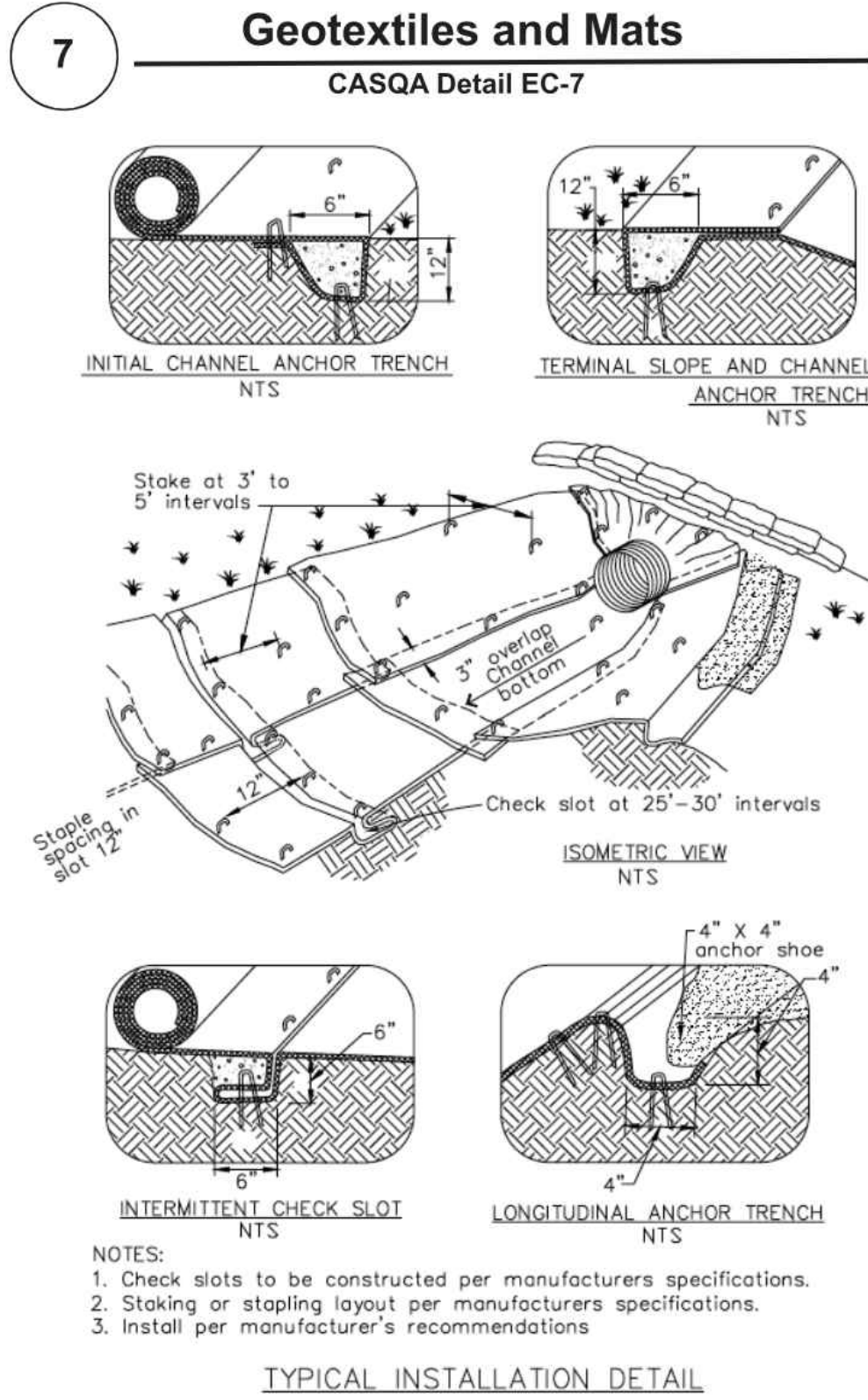
EROSION CONTROL DETAILS

SHEET

C-6.1

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Project Information

Best Management Practices and Erosion Control Details Sheet 2

County of Santa Clara



BMP-2



DATE: 09/15/2023
SCALE: N.T.S.
DRAWN BY:
PROJECT No.: 222482
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-24

No.	REVISION	DATE	BY

JAIN RESIDENCE
LOS ALTOS
CALIFORNIA

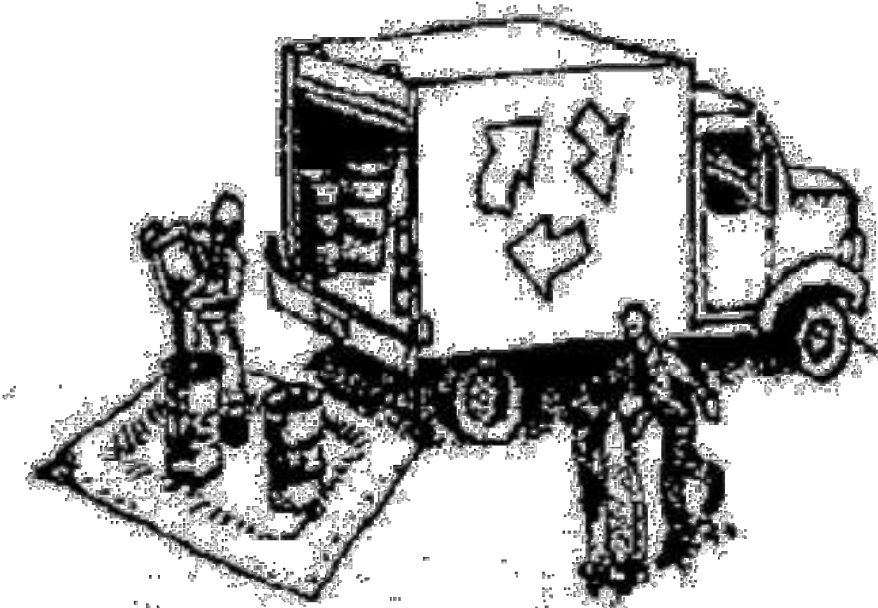
EROSION CONTROL DETAILS

SHEET
C-6.2
10 OF 11 SHEETS

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

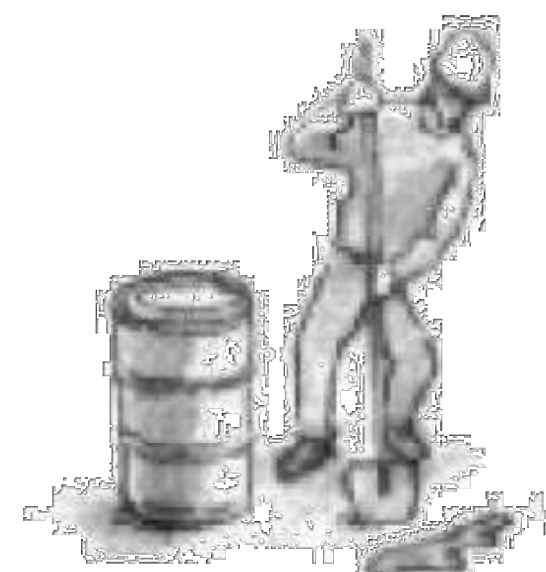
Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



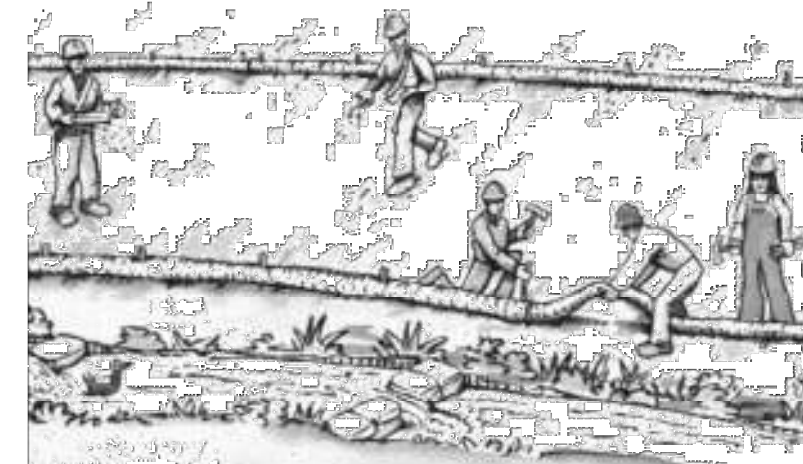
Maintenance and Parking

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

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



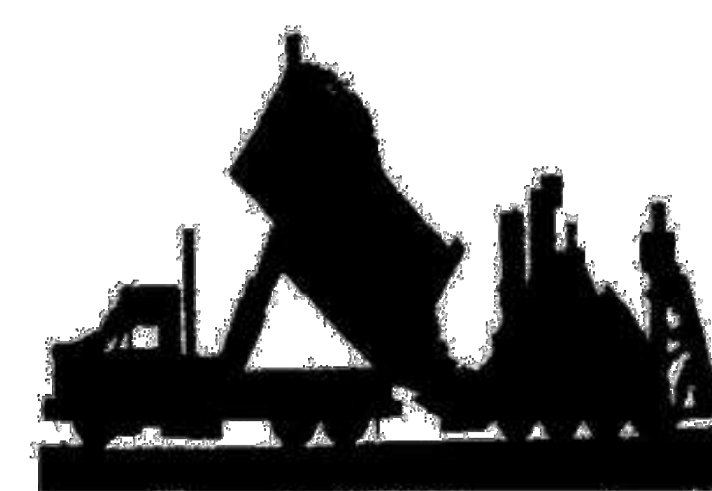
Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



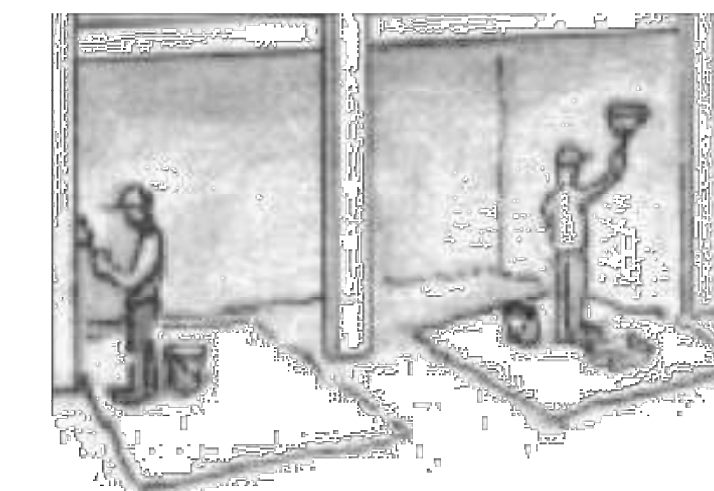
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

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



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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



DATE: 09/15/2023
SCALE: N.T.S.
DRAWN BY:
PROJECT No.:
222482

DATE: SEPTEMBER 15, 2023
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-24

No.	REVISION	DATE	BY

JAIN RESIDENCE

LOS ALTOS

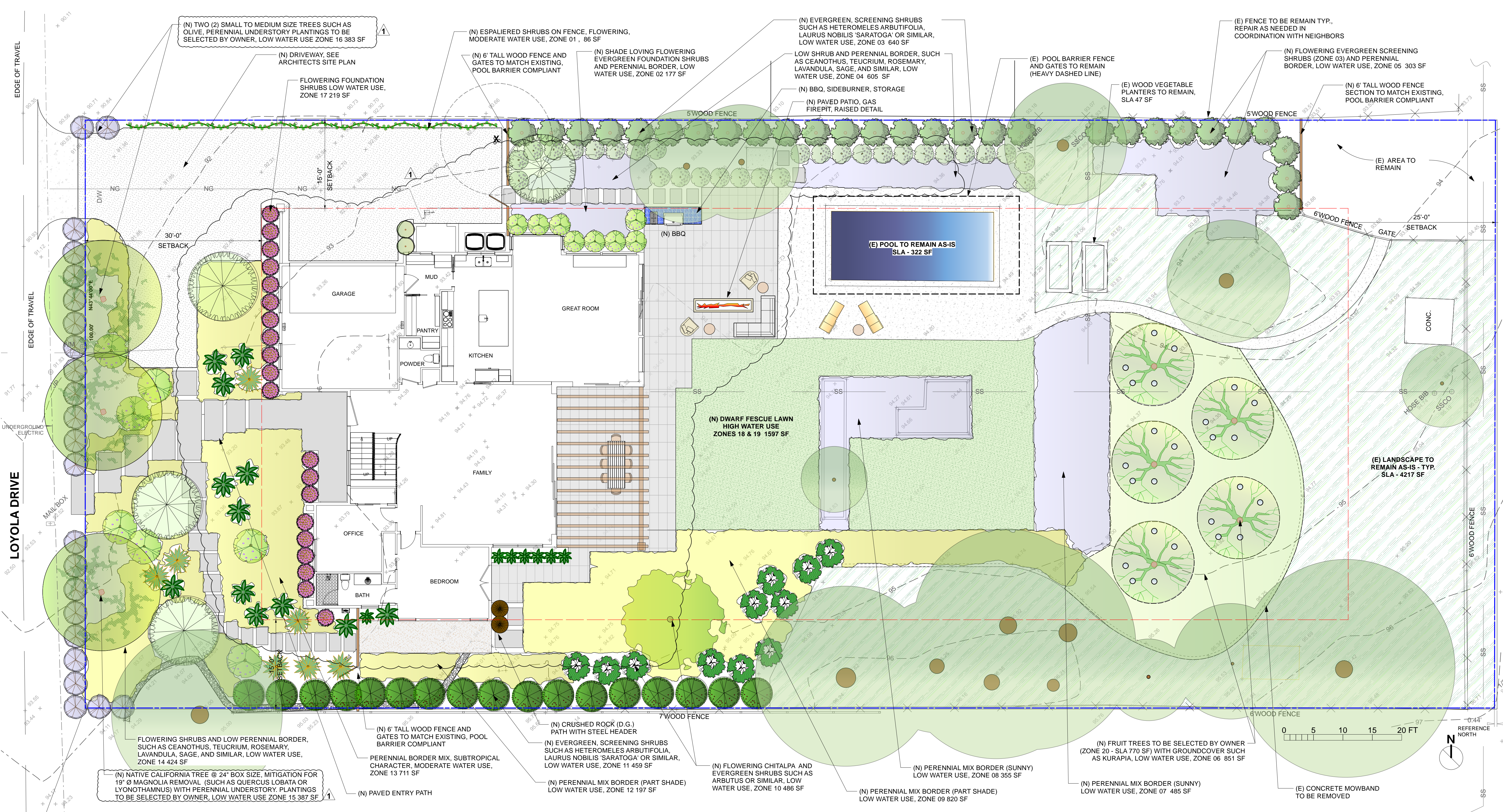
CALIFORNIA

COUNTY BMP SHEET

SHEET

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11 OF 11 SHEETS



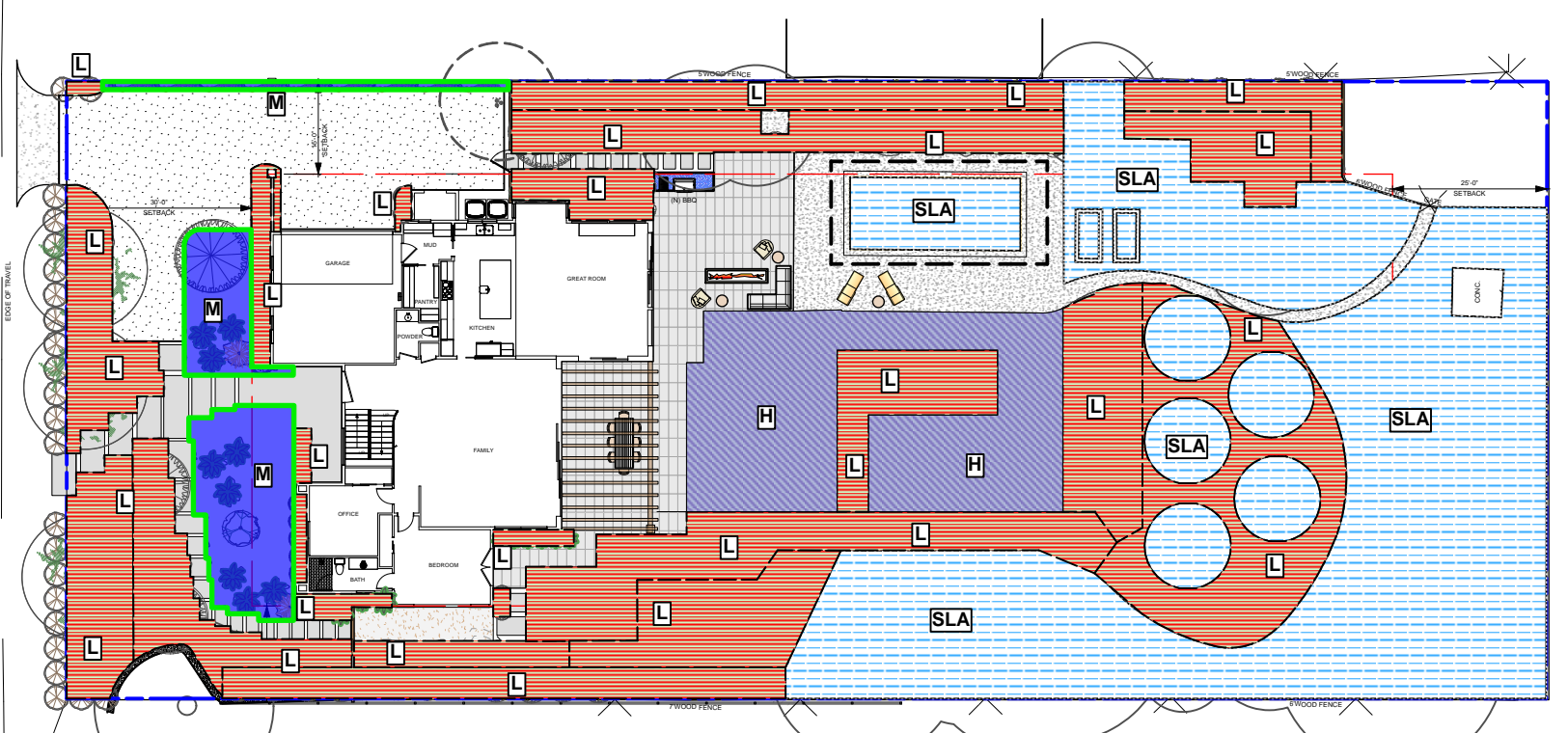
Issue/Revision:

#	Description	Date
1	FLOORPLAN LAYOUT, WELO	10.04.2023

Kala-Jain Residence Landscape Design

728 W Loyola Dr Los Altos

1 SITE PLAN
LW 1



2 HYDROZONES
LW 1

Scale: 1" = 30'-0"
on 24"x36"

HYDROZONE AREAS

GRAPHIC SYMBOL	SQUARE FOOTAGE
H HIGH WATER USE	1,597.00
M MODERATE WATER USE	797.00
L LOW WATER USE	6,791.00
TOTAL SF	9,185.00
SLA SPECIAL LANDSCAPE AREA: POOL, (E) LANDSCAPE TO REMAIN, VEGETABLE PLANTERS (E) & FRUIT TREES	6,326.00
TOTAL SLA	6,326.00

PAVED AREAS:

DWAY PAVERS	1621.00 SF
GRAVEL PATHS	124.00 SF
ENTRY PATH	340.00 SF
PATIOS, STEP STONES (N)	1470.00 SF
PATIOS, STEP STONES (E) TR	1029.00 SF
POOL (E)	322.00 SF
TOTAL SITE PAVING	4,906.00 SF

MWEO IRRIGATION AUDIT:
A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.

- PLANTING NOTES**
- Contractor to verify that all soil is 5" below house stucco line.
 - No mulch shall come within 3" of house stucco line.
 - Soil shall slope away from building at min 5% slope for 10'.
 - All new Planting Areas or exposed soil to be mulched with 3" of Arbor mulch or similar natural mulch product unless contra-indicated per MWEO.
 - All new planting areas shall be amended with min. 4CY/1000SF of mulch, tilled into top 6" of landscape area.
 - ALL LOW WATER USE PLANTINGS TO BE PER WUCOLS, LATEST EDITION.**

- GENERAL NOTES**
- For tree protection, where applicable, see tree protection notes on Cover Sheet or if applicable, Tree Protection Plan.
 - Contractor shall maintain tree protection and comply with all City or County requirements for tree protection.
 - Any work within dripline of existing tree canopies requires review and approval by project arborist.
 - For construction fence, see separate architectural site plan.

SYMBOLS LEGEND

—	CENTERLINE	○	EXISTING TREE TO REMAIN
---	PROPERTY LINE	▨	EXISTING LANDSCAPE TO REMAIN
- - -	SETBACK/EASEMENT	●	PROPOSED TREE OR SHRUB
FG 123.45	PROPOSED SPOT ELEVATION	■	PROPOSED PLANTING AREAS (HATCH COLOR VARIES)
104	(E) GRADE		
104	(P) GRADE		
X	EXISTING TREE TO BE REMOVED		

MWEO COMPLIANCE STATEMENT:
I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the Landscape Design Plan.

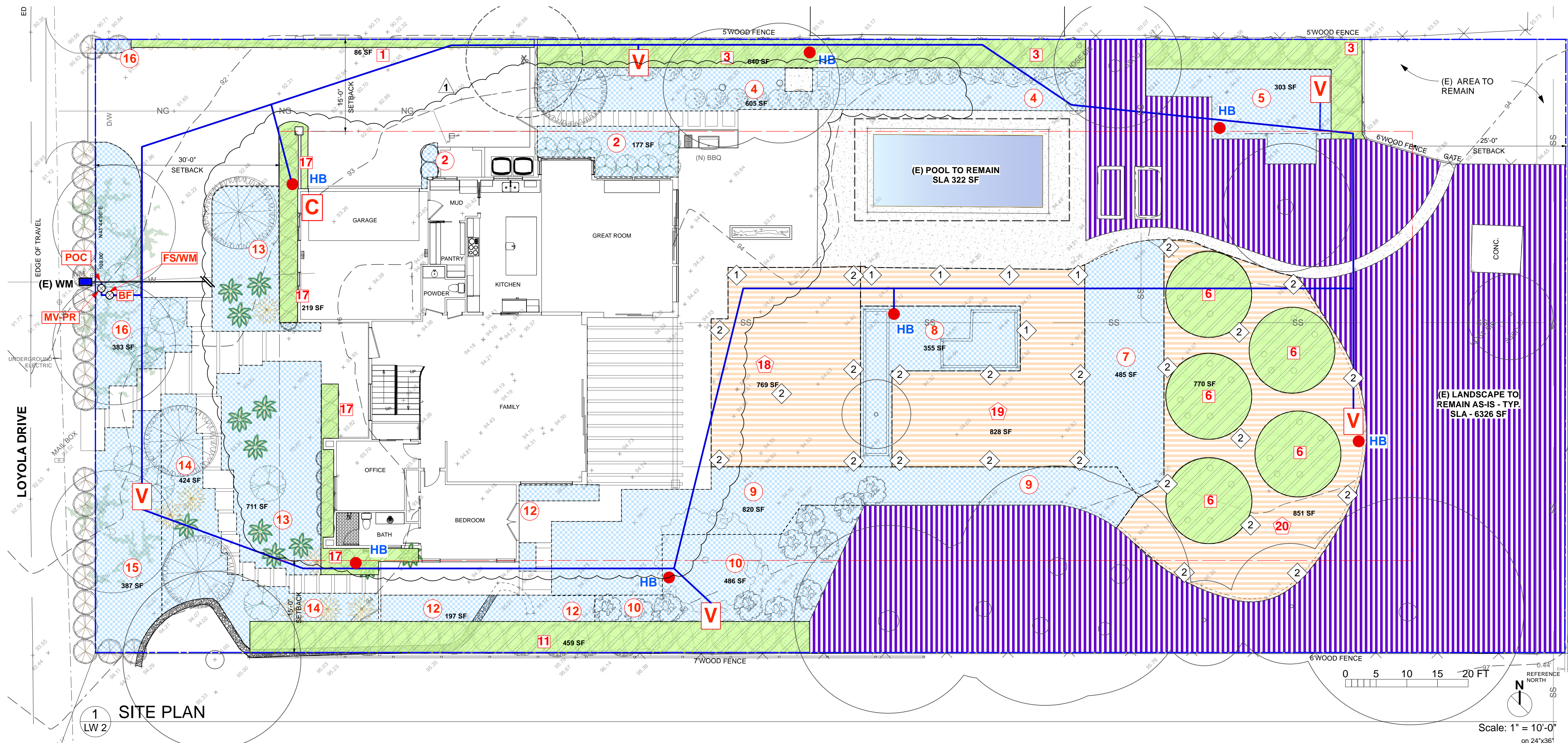


Project ID:
Kala.728W/Loyola

Issue Date:
12.21.2022
Drawn by:
SB/DM
Reviewed by:
TJ/SK/JB
Issued for:
PERMIT

Landscape Design Plan

LW 1



WELO IRRIGATION LEGEND

ZONES	FIXTURES
1L BUBBLERS	C HUNTER 1-CORE, 30 STATION, W/ WIRELESS SOLAR SYNC
1M SPRAY - HUNTER ROTATORS MP 1000/2000	BF LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER, FIBCO LF825/25A
1H DRIP - NETAFIM TECHLINE 0.6 GPH, 12" EMITTER SPACING	V VALVE BOX, HUNTER ICV101-G
(E) IRRIGATION TO REMAIN	MV/PR MASTER VALVE, HUNTER ICV 1.5" WITH PRESSURE REDUCER
1 IRRIGATION ZONE NUMBERED	FS/WM HUNTER HC 1 1/2" FLOW METER
HUNTER MP1000 ROTATOR SPRAY	1.5" SCH 40 PVC IRRIGATION MAINLINE WITH TEE FITTING AND HOSE BIB AT 20" HIGH AT EACH VALVE BOX
HUNTER MP2000 ROTATOR SPRAY	1" SCH 40 PVC LATERAL LINE
HOSE BIBB	

- ### WELO IRRIGATION NOTES
- THIS PLAN SHOWS DESIGN INTENT.
 - CONTRACTOR SHALL DESIGN AND INSTALL THE IRRIGATION SYSTEM AND PREPARE AN AS-BUILT PLAN OF THE SYSTEM FOR REFERENCE AT CONTROLLER LOCATION FOR THE OWNER. CONTRACTOR SHALL VERIFY AVAILABLE PRESSURE, POINT OF CONNECTION, CONTROLLER LOCATION, POWER SOURCE PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL WORK IS INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND PERMITS.
 - MATERIALS SHOULD BE RAINBIRD OR PRODUCTS OF AN EQUIVALENT QUALITY. SUBMIT SPECIFICATIONS AND MANUFACTURERS CUT SHEET TO LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
 - WIRE SHALL BE #14 MINIMUM, U.L. APPROVED FOR DIRECT BURIAL.
 - ALL PRESSURE LINES SHALL BE MINIMUM SCHEDULE 40 PVC.
 - CONTROLLER SHALL BE MULTI PROGRAMMABLE WITH REPEAT START TIMES. INCLUDE WIRELESS REMOTE RAIN SENSOR, AND SOIL MOISTURE SENSORS (AT MINIMUM ONE EACH PER HYDRO-ZONE).
 - THE IRRIGATION SYSTEM SHALL BE A COMBINATION OF NETAFIM DRIP AND SPRAY IRRIGATION (FOR LAWN AREAS ONLY). MATCH PRECIPITATION RATES ON EACH VALVE CIRCUIT. DRIP TO BE CIRCUITED SEPARATELY.
 - AREAS OUTLINED AND/OR SEPARATED WITH A DASHED LINE, EVEN THOUGH THEY MAY HAVE THE SAME WATER REQUIREMENTS, SHOULD BE CIRCUITED WITH SEPARATE VALVES. VERIFY THAT ZONE LAYOUT AND VALVES ARE SUFFICIENT TO ACCOMPLISH INTENDED IRRIGATION COVERAGE. SEE ALSO NOTES ON PLAN.
 - FULL COVERAGE REQUIRED FOR ALL SPRAY AREAS - SUGGEST 100% OVERLAP. USE ADJUSTABLE ARC NOZZLES IN AREAS SMALLER THAN 90-DEGREE ANGLE. USE STRIP SPRAY OR BUBBLERS IN NARROW PLANTERS AND FOR VINE POCKETS. AVOID OR MINIMIZE SPRAY IRRIGATION UNDER AND AROUND EXISTING AND PROPOSED OAK TREES (WHERE APPLICABLE).
 - INSTALL CHECK VALVES ON ALL LOW HEADS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
 - LOCATE REMOTE CONTROL VALVES IN SHRUB AREAS OUT OF SIGHT AND ADJACENT TO EDGES WHEREVER POSSIBLE. REVIEW LOCATIONS OF VALVES WITH LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION. ATTACH NUMBERED VALVE ID TAGS THAT CORRESPOND WITH THE CONTROLLER'S STATION NUMBERING.
 - ALL HOSE BIBS SHALL CONSIST OF 3/4" GALVANIZED PIPE SECURED BY 3/4" GALVANIZED STAKES, UNLESS OTHERWISE NOTED. PROVIDE ANTI-SIPHON VALVES ON ALL NEW AND EXISTING HOSE BIBS. PROVIDE AND INSTALL A PERMANENT WARNING LABEL AT EACH NEW HOSE BIB THAT IDENTIFIES THE WATER AS NON-POTABLE.
 - INSTALL REDUCED PRESSURE BACKFLOW PREVENTION DEVICE AND GATE VALVE BETWEEN POINT OF CONNECTION AND IRRIGATION SYSTEM.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SCHEDULE 40 PVC PIPE SLEEVES FOR IRRIGATION PURPOSES UNDER PAVED WALKWAYS AND PLANTER WALLS OR OTHER STRUCTURES AS NEEDED TO COMPLETE IRRIGATION SYSTEM.

Jenna Bayer
Garden Design, Inc.

1954 Old Middlefield Way
Suite B
Mountain View
California 94043
Tel: 650.988.9600
Fax: 650.988.9602
info@jennabayer.com
www.jennabayer.com

Issue/Revision:	Date	Description
1	10.04.2023	FLOORPLAN LAYOUT WELO

Kala-Jain Residence
Landscape Design
728 W Loyola Dr Los Altos

SITE PLAN

Scale: 1" = 10'-0" on 24"x36"

CERTIFICATE OF COMPLETION

This certificate is filed with the project application for completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date: _____

Project Name: Jaina-Kala Residence

Name of Project Applicant: Jenna Bayer Garden Design / Dirk Meyer
Telephone No: (650) 988-9600
Fax No: _____

Senior Landscape Architect: Dirk Meyer
Email Address: dirk@jennabayer.com

Company: Jenna Bayer Garden Design, Inc.
Street Address: 1954 Old Middlefield Way, Suite B
City: Mountain View
State: CA
Zip Code: 94043

Project Address and Location:
Street Address: 728 Loyola Drive
City: Los Altos
State: CA
Zip Code: 94024

Property Owner or his/her designee:
Name: _____
Telephone No: _____
Fax No: _____
Title: _____
Email Address: _____
Company: _____
Street Address: _____
City: _____
State: _____
Zip Code: _____

Property Owner Signature: _____ Date: _____

Appendix B - ET 42.80 WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filed with the project application, and it is a required element of the Landscape Documentation Package.

Hydrozone # Planning Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IEF)	ETAF (ETAF)	Landscaping Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscaping Areas							
High Water Use (Lawn Areas)	0.8	Rotator Spray	0.75	1.067	1,704.5	45,217.32	
Medium Water Use (Perennials)	0.5	Shrub	0.81	0.617	797	491.75	13,049.05
Low Water Use (Shrub Perennials)	0.3	Shrub	0.81	0.317	1,940	613.80	16,320.82
Low Water Use (Lawn Alternative)	0.3	Rotator Spray	0.75	0.4	801	320.40	8,332.86
					Totals	3,945.6	121,620.04
Special Landscaping Areas							
Edible / Fruit	1	Rotator Spray	0.75	1.067	817	2,187.91	
Pool	0	None	0	0	1,007	0	0
					Totals	817	2,187.91
					Totals	4,762.6	143,807.95
Maximum Applied Water Allowance (MAWA)						301,919.97	

ETAF Calculations:
Regular Landscaping Areas: Total ETAF = 4754.81, Total Area = 3,185 (A), Average ETAF = 0.515 (B+A), Slide ETAF = 0.713 (B)+(A)+(C)

Average ETAF for Regular Landscaping Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

COMPLIANT

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Palo Alto	Name of City	ET _a of City from Appendix A
43.00	Palo Alto	43.00
2448	Overhead Landscape Area (ft²)	
6737	Drip Landscape Area (ft²)	
6326	SLA (ft²)	
15,511.00	Total Landscape Area	
303,330.82	Gallons	
40,549.57	Cubic Feet	
405.50	HCF	
0.93	Acres-feet	
0.30	Millions of Gallons	

Results:
ET_a × (0.62) × (0.55 x LA) + (1.0 - 0.55) X SLA]

IRRIGATION SCHEDULE

Zone	Description	Type	WUCOLS HYDROZONE	Area (SF)
1	Espalier, dway north	Bubblers	MODERATE	86
2	Foundation shrubs, kitchen	Bubblers	LOW	177
3	Shrubs, north fence		LOW	640
4	Borders patio north	Netafim	LOW	605
5	Perennials mixed, north east	Netafim	LOW	303
6	Orchard, Fruit trees	Bubblers	SLA	770
7	Perennials east @ orchard	Netafim	LOW	485
8	Perennials, shrubs @ lawn	Netafim	LOW	355
9	Part shade border, redwoods	Netafim	LOW	820
10	Part shade shrubs, redwoods	Netafim	LOW	486
11	Shrubs, south fence	Bubblers	LOW	459
12	Border south gravel path	Netafim	LOW	197
13	Entry subtropical plantings	Netafim	MODERATE	711
14	Entry plantings, low water	Netafim	LOW	424
15	Sreet frontage, Olives	Netafim	LOW	387
16	Sreet frontage, Olives	Netafim	LOW	383
17	Foundation shrubs, entry	Bubblers	LOW	219
18	Lawn, backyard	Spray	HIGH	769
19	Lawn, backyard	Spray	HIGH	828
20	Kurapia at orchard	Spray	LOW	851
21 to 25	Existing Landscape (ex pool)	(E)	SLA	6004

Estimated Total Water Use

Equation: ETWU = ET_a × (0.62) × (0.55 x LA) + (1.0 - 0.55) X SLA

Hydrozone	Plant Factor	Plant Factor	Hydrozone Area (sq. ft.)	Water Use (gallons)
Zone 1	0.8	0.75	1,704.5	45,217.32
Zone 2	0.5	0.81	797	491.75
Zone 3	0.3	0.81	1,940	613.80
Zone 4	0.3	0.81	801	320.40
Zone 5	1.0	0.75	817	2,187.91
Zone 6	0.0	0.0	1,007	0
Zone 7	0.3	0.81	1,940	613.80
Zone 8	0.3	0.81	801	320.40
Zone 9	0.3	0.81	801	320.40
Zone 10	0.3	0.81	801	320.40
Zone 11	0.3	0.81	801	320.40
Zone 12	0.3	0.81	801	320.40
Zone 13	0.3	0.81	801	320.40
Zone 14	0.3	0.81	801	320.40
Zone 15	0.3	0.81	801	320.40
Zone 16	0.3	0.81	801	320.40
Zone 17	0.3	0.81	801	320.40
Zone 18	0.3	0.81	801	320.40
Zone 19	0.3	0.81	801	320.40
Zone 20	0.3	0.81	801	320.40
Zone 21-25	0.0	0.0	6,004	0
Totals			4,762.6	143,807.95

MAWA: 301,919.97

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

I have verified that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planning and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package.

Signature: _____ Date: _____

Name (print): _____ Telephone No: _____
Fax No: _____

Title: _____ Email Address: _____

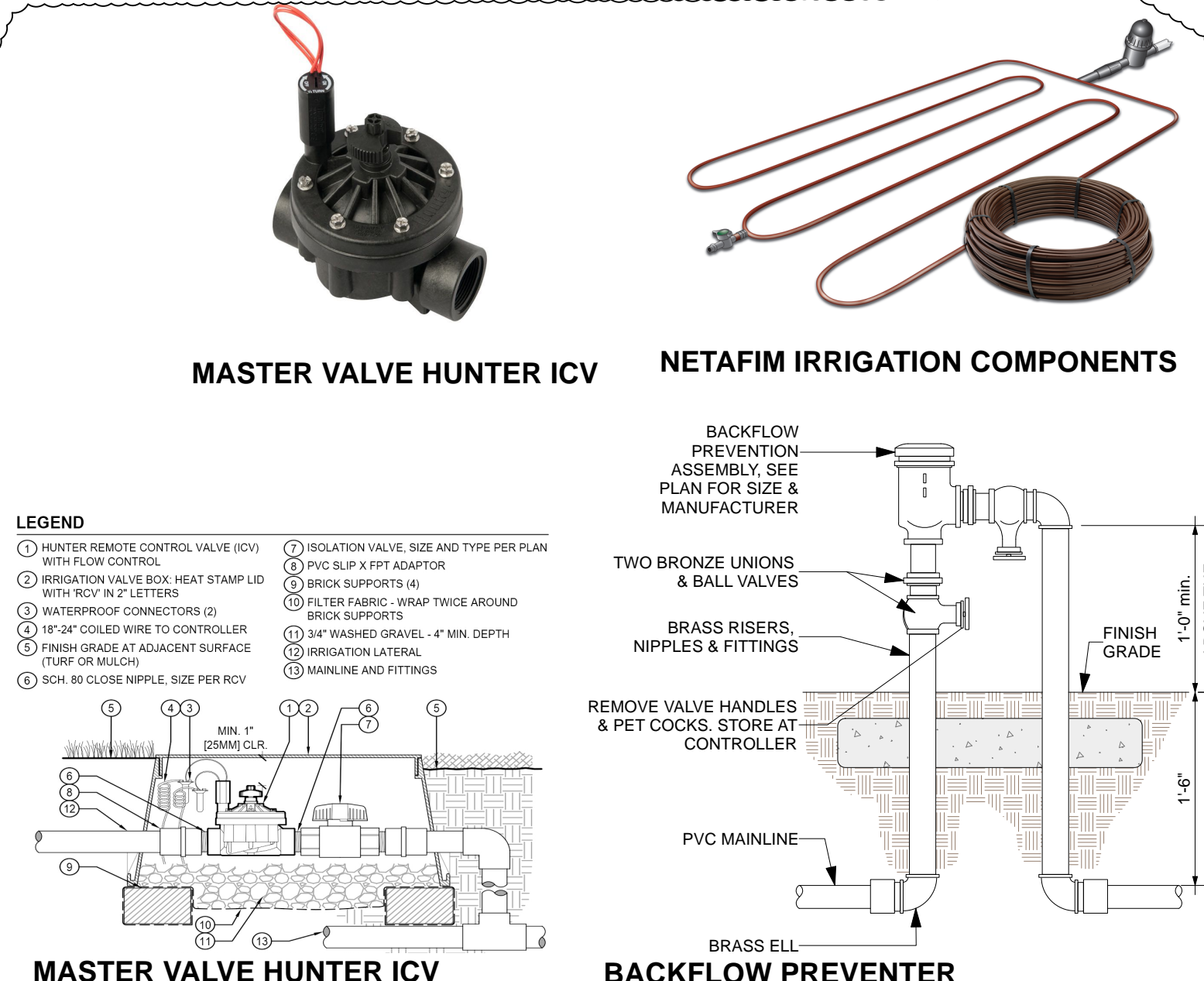
License No. or Certification No: _____

Company: _____ Street Address: _____
City: _____ State: _____ Zip Code: _____

Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

MWEO COMPLIANCE STATEMENT:

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

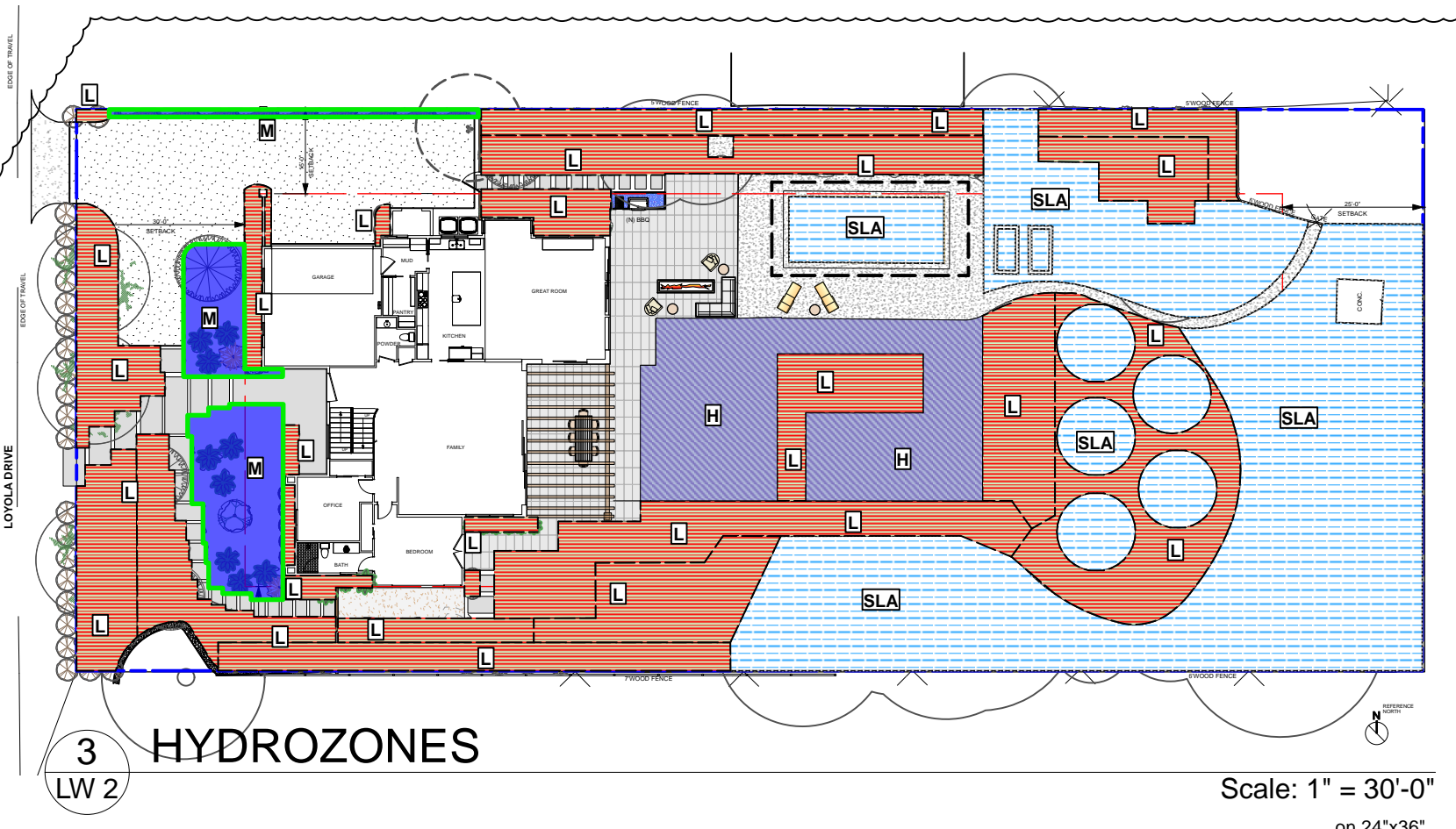


MWEO IRRIGATION AUDIT:

A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.

HYDROZONE AREAS

GRAPHIC SYMBOL	SQUARE FOOTAGE
H	HIGH WATER USE 1,597.00
M	MODERATE WATER USE 797.00
L	LOW WATER USE 6,791.00
	TOTAL SF 9,185.00
SLA	SPECIAL LANDSCAPE AREA: POOL, (E) LANDSCAPE TO REMAIN, VEGETABLE PLANTERS (E) & FRUIT TREES
	TOTAL SLA 6,326.00



Project ID: Kala.728W/Loyola

Issue Date: 12.21.2022

Drawn by: SB/DM

Reviewed by: TJ/SK/JB

Issued for: PERMIT

LW 2

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	10/2/2023	VIA	BSA REVIEW #1

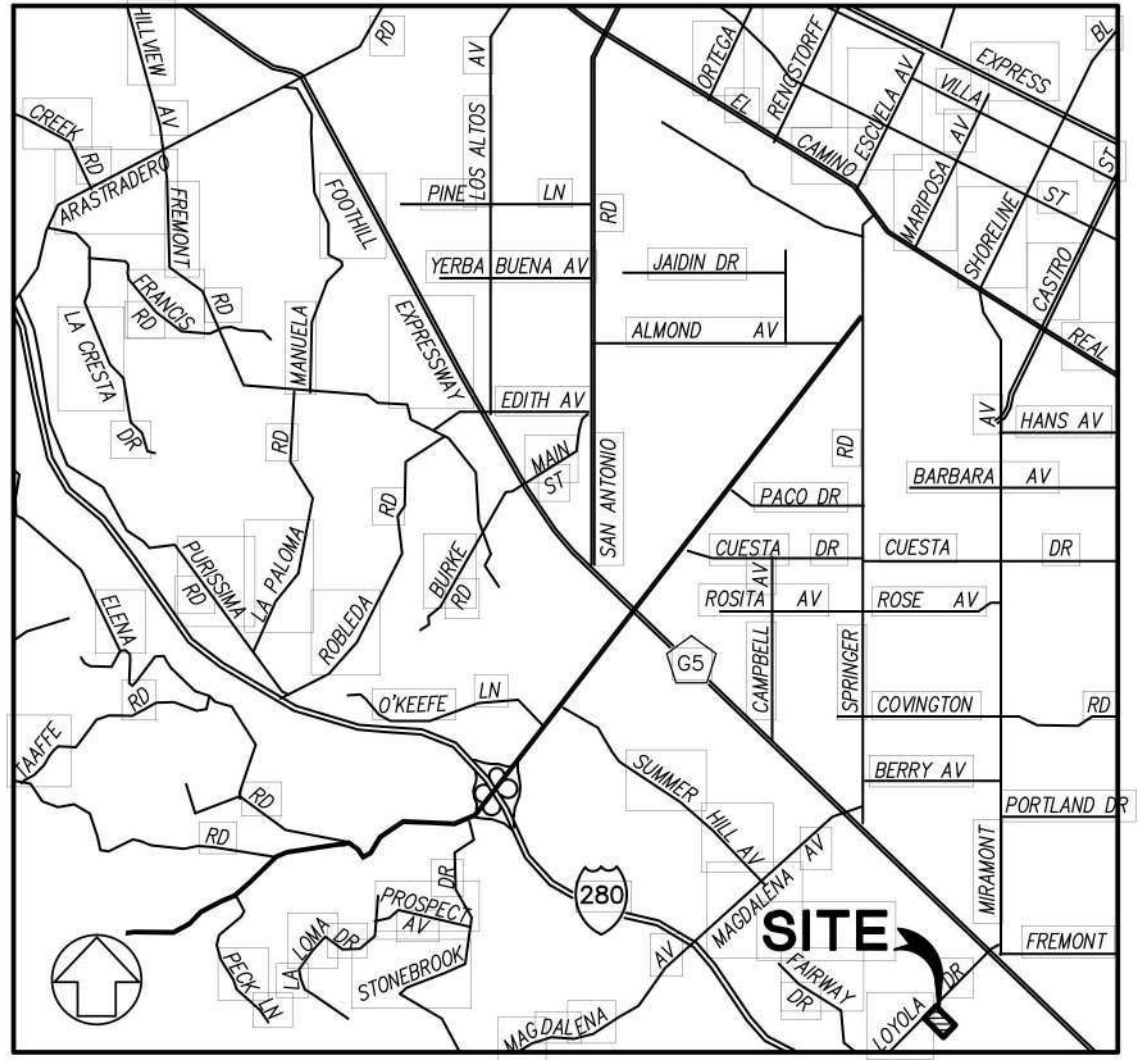
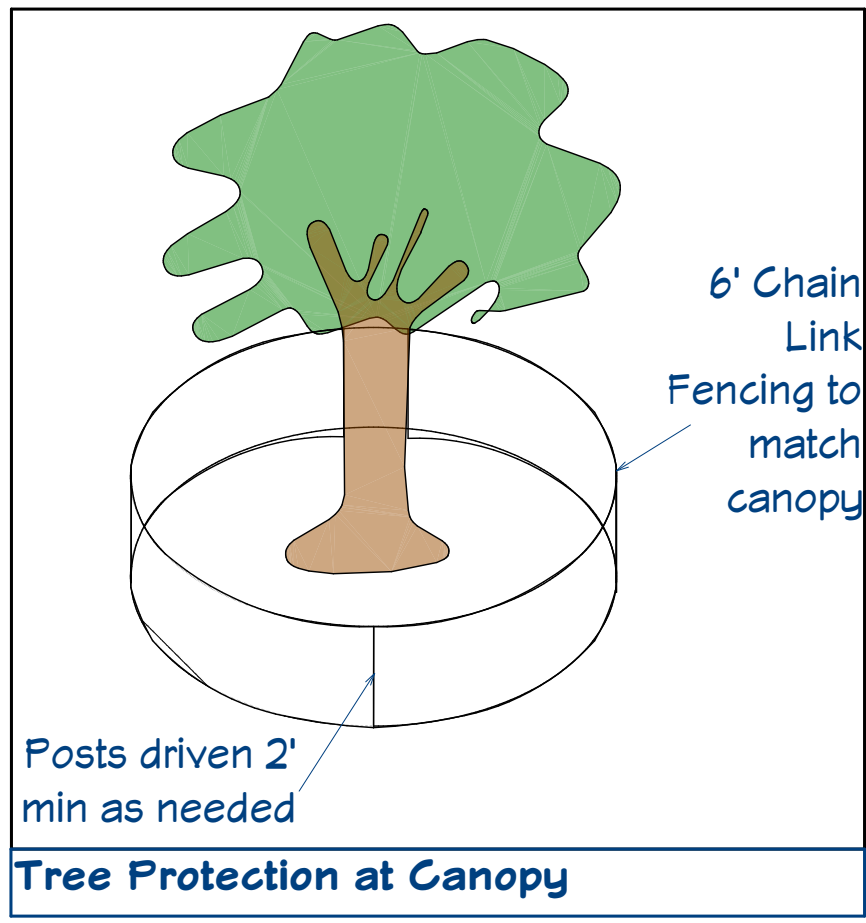
Jain Kala Residence
728 W Loyola Dr Los Altos
APN 331-11-100

Site Plan
Jain Kala

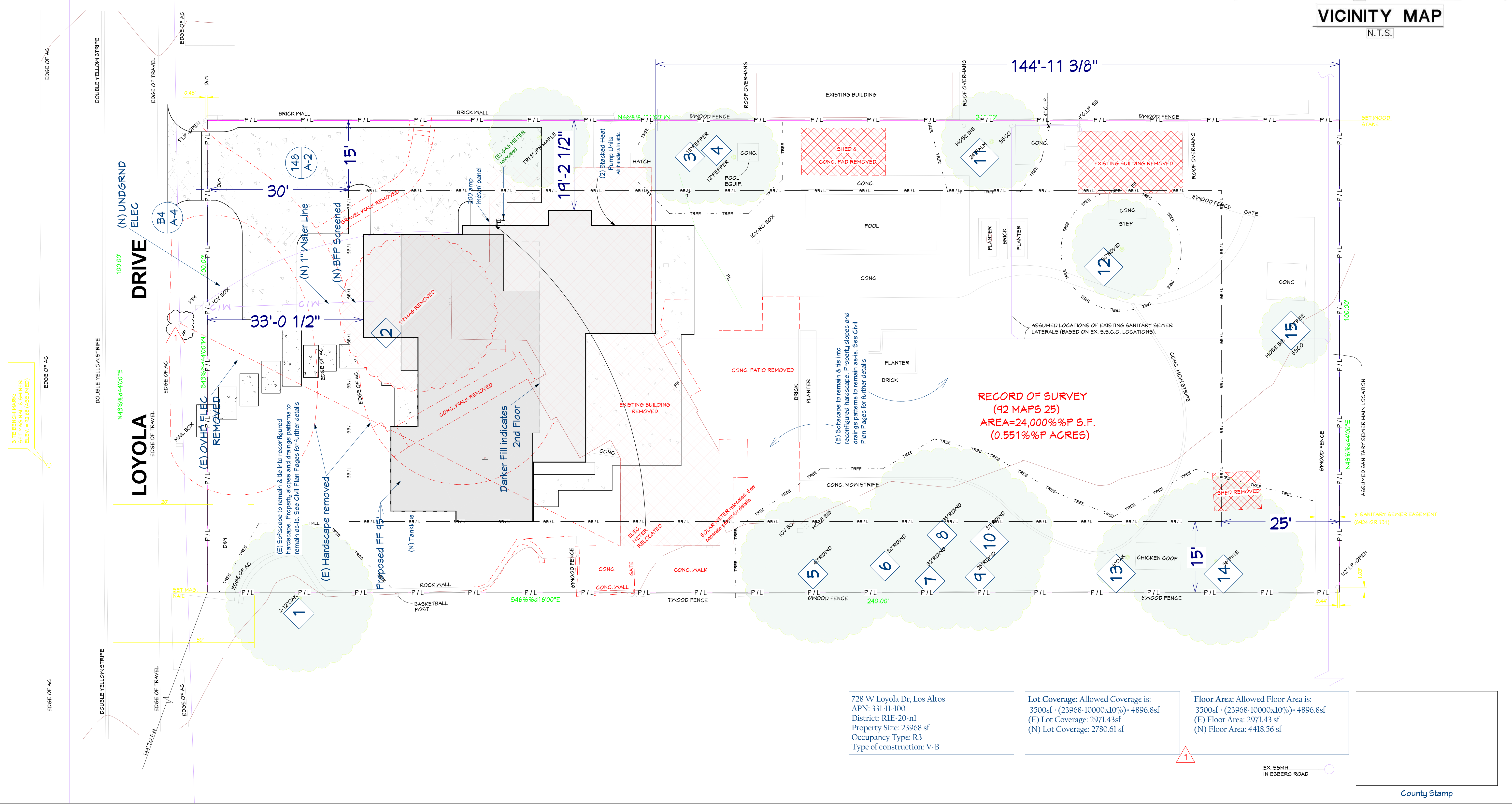
DRAWINGS PROVIDED BY:
650-948-1077 Office
650-948-1116 Fax
Lic. #717805
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:
10/3/2023
SCALE:
1/10" = 1'
SHEET:
A-3

Tree Inventory	Disposition
1. 2-12" Oak	To Remain
2. 19" Magnolia	To be Removed
3. 13" Pepper	To Remain
4. 12" Pepper	To Remain
5. 40" Redwood	To Remain
6. 30" Redwood	To Remain
7. 32" Redwood	To Remain
8. 35" Redwood	To Remain
9. 25" Redwood	To Remain
10. 37" Redwood	To Remain
11. 24" Palm	To Remain
12. 30" Redwood	To Remain
13. 6" Oak	To Remain
14. 36" Pine	To Remain
15. 7" Unknown	To Remain



VICINITY MAP
N.T.S.

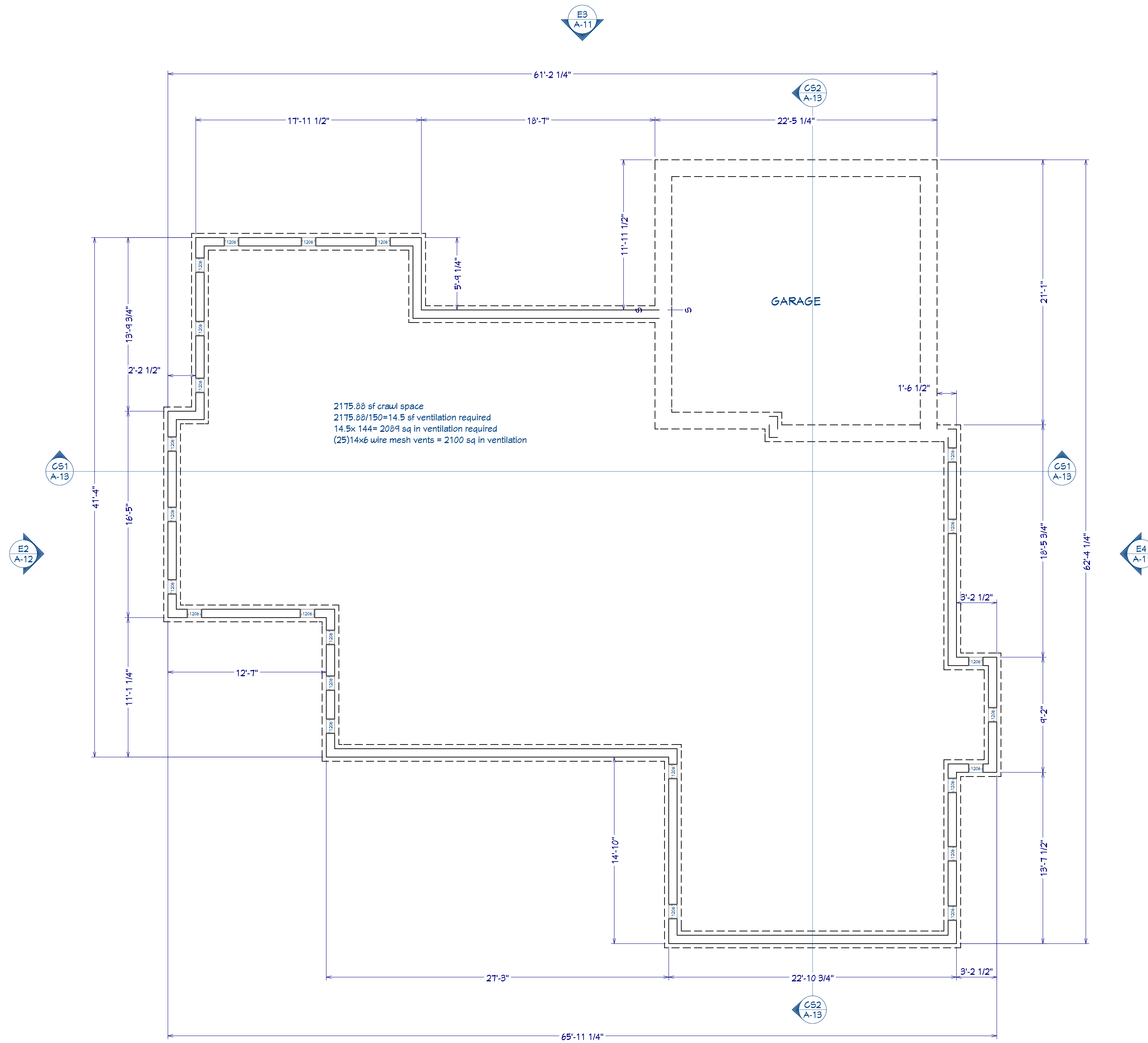


728 W Loyola Dr, Los Altos
APN: 331-11-100
District: RIE-20-n1
Property Size: 23968 sf
Occupancy Type: R3
Type of construction: V-B

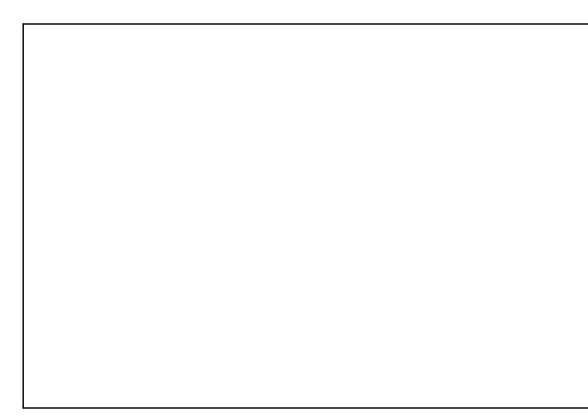
Lot Coverage: Allowed Coverage is:
3500sf + (23968 - 10000x10%) = 4896.8sf
(E) Lot Coverage: 2971.43sf
(N) Lot Coverage: 2780.61sf

Floor Area: Allowed Floor Area is:
3500sf + (23968 - 10000x10%) = 4896.8sf
(E) Floor Area: 2971.43sf
(N) Floor Area: 4418.56sf

County Stamp



Floor Plan View Dimensioned



REVISION TABLE	
NUMBER	DATE

Jain Kala Residence
 728 W Loyola Dr Los Altos
 APN 331-11-100

Foundation Plan
Jain Kala

DRAWINGS PROVIDED BY:
 650-948-1077 Office
 650-948-1116 Fax
 Lic. #717805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:
 8/26/2023

SCALE:
 1/4" = 1'

SHEET:
 A-4

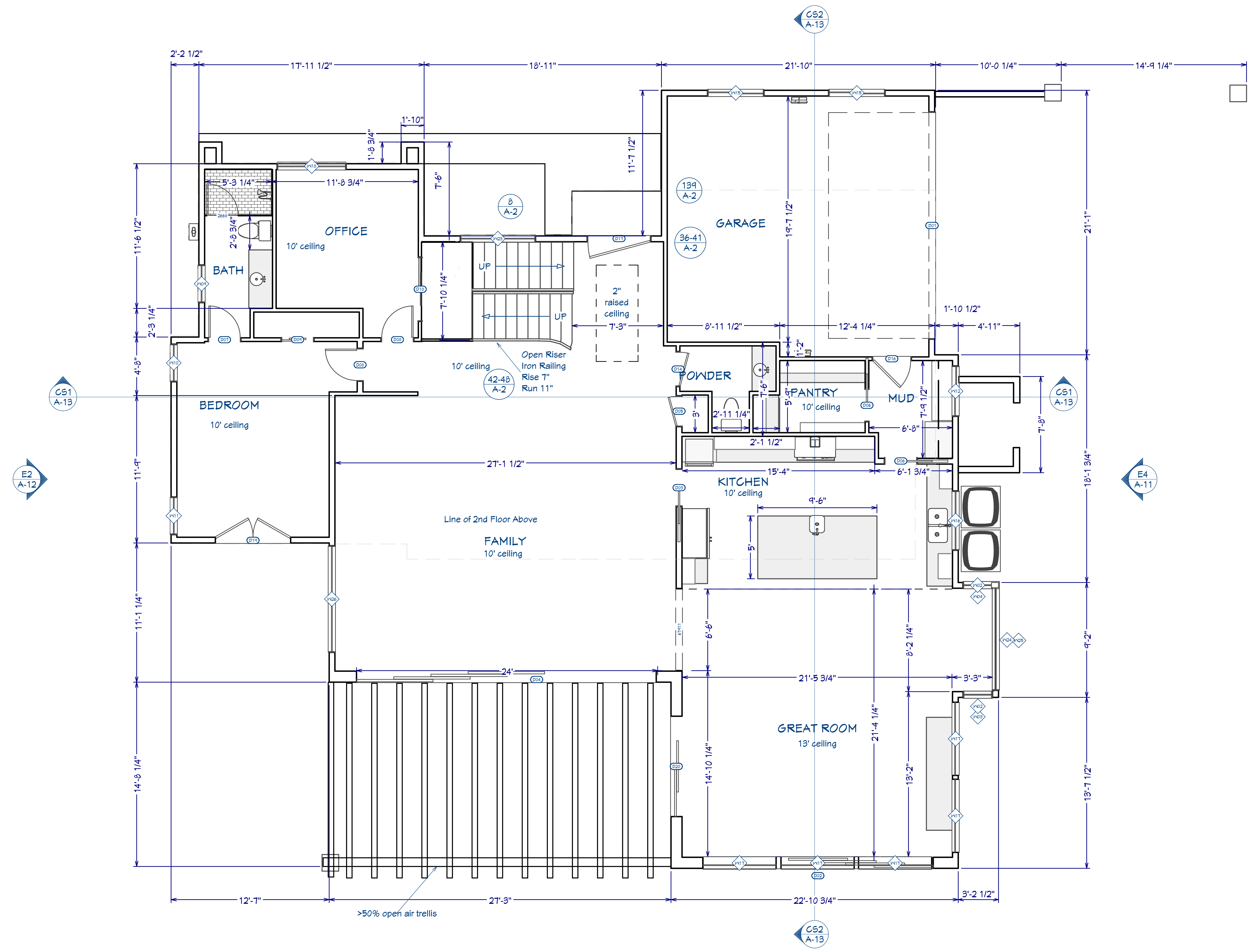
REVISION TABLE			
NUMBER DATE REVISION BY DESCRIPTION			

Jain Kala Residence
 728 W Loyola Dr Los Altos
 APN 331-11-100

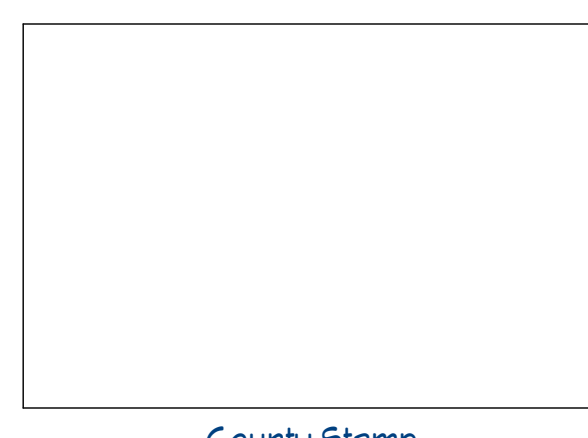
1st Floor Plan
Jain Kala

DRAWINGS PROVIDED BY:
 650-948-1077 Office
 650-948-1116 Fax
 Lic. #717805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:
 8/26/2023
 SCALE:
 1/4" = 1'
 SHEET:
A-5



Floor Plan View Dimensioned



County Stamp

REVISION TABLE	
NUMBER	DATE

Jain Kala Residence
728 W Loyola Dr Los Altos
APN 331-11-100

2nd Floor Plan

DRAWINGS PROVIDED BY:
650-948-1077 Office
650-948-1116 Fax
Lic. #717805
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328



DATE:

8/26/2023

SCALE:

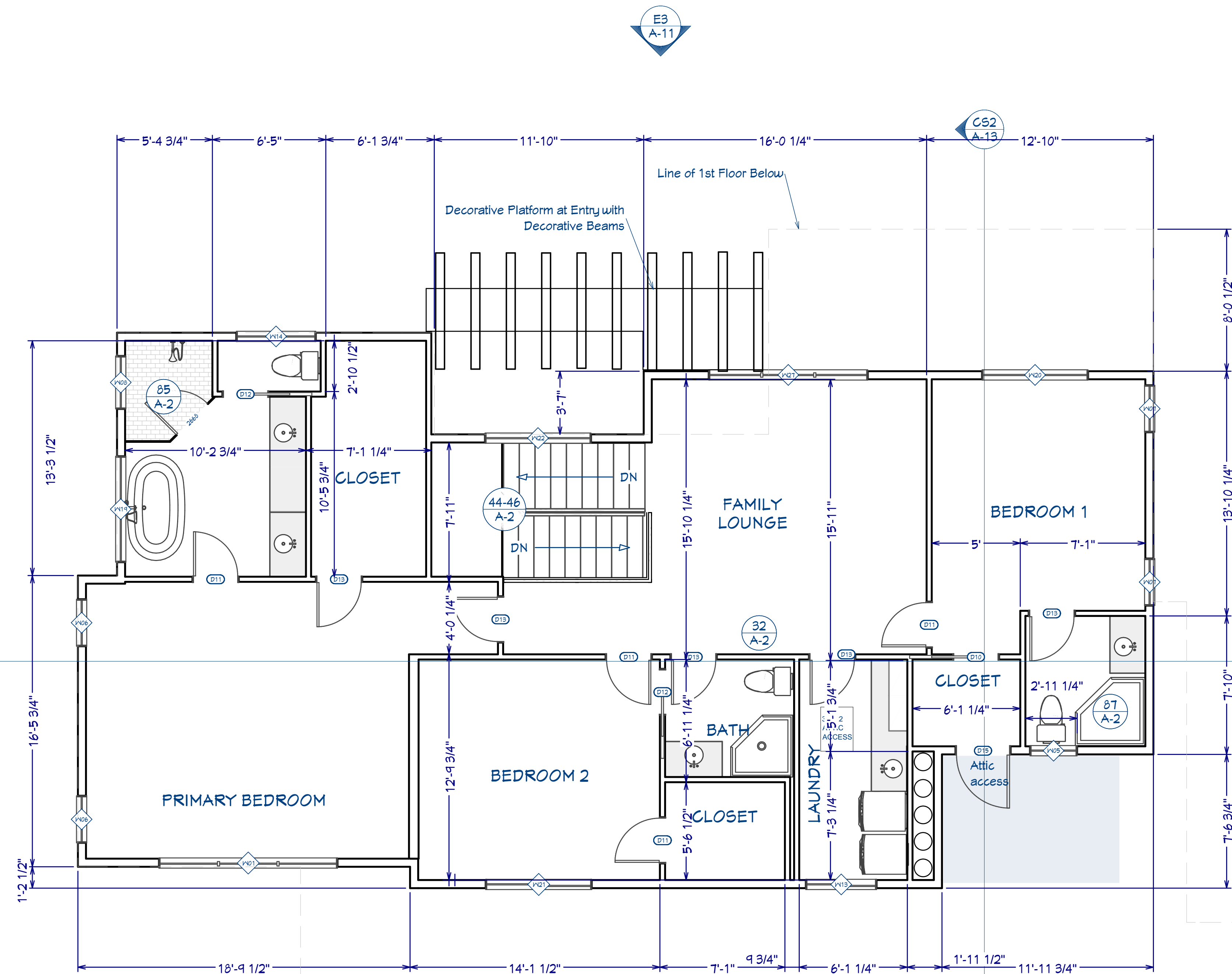
1/4" = 1'

SHEET:

A-6

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	FIRE TEMPERED
D01	18080	1	1	18080	GARAGE-GARAGE DOOR CHD05	
D02	18491	1	1	18491 L EX	EXT. 0+4-PANEL SLIDER-GLASS PANEL	YES
D03	21180	1	1	21180 L	POCKET-DOOR P04	
D04	231191	1	1	231191 R EX	EXT. 4+0-PANEL SLIDER-GLASS PANEL	
D05	2480	1	1	2480 L IN	HINGED-DOOR P04	
D06	2668	2	1	2668 L	POCKET-DOOR P04	
D07	2668	1	1	2668 L IN	HINGED-DOOR P04	
D08	2668	2	1	2668 R IN	HINGED-DOOR P04	
D09	2668	1	1	2668 R IN	SLIDER-DOOR P04	
D10	2668	1	2	2668 L	POCKET-DOOR P04	
D11	2668	4	2	2668 L IN	HINGED-DOOR P04	
D12	2668	2	2	2668 R	POCKET-DOOR P04	
D13	2668	5	2	2668 R IN	HINGED-DOOR P04	
D14	2880	1	1	2880 R IN	HINGED-DOOR P04	
D15	3040	1	2	3040 L EX	EXT. HINGED-SLAB	YES
D16	3068	1	1	3068 R EX	EXT. HINGED-SLAB	YES
D17	41190	1	1	41190 L EX	EXT. HINGED-SLAB	
D18	5054	1	1	5054 R IN	SLIDER-DOOR P04	
D19	6080	1	1	6080 L/R EX	EXT. DOUBLE HINGED-GLASS PANEL	
D20	8091	1	1	8091 L EX	EXT. SLIDER-GLASS PANEL	

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	EGRESS TEMPERED
W01	10150TC	1	2	10150TC	TRIPLE CASEMENT-LHL/RHR	YES
W02	2420FX	2	1	2420FX	FIXED GLASS	
W03	2460SC	1	1	2460SC	SINGLE CASEMENT-HL	
W04	2460SC	1	1	2460SC	SINGLE CASEMENT-HR	
W05	2826AM	1	2	2826AM	SINGLE AWNING	YES
W06	2840SC	2	2	2840SC	SINGLE CASEMENT-HL	
W07	2850SC	2	2	2850SC	SINGLE CASEMENT-HL	
W08	3030AM	1	2	3030AM	SINGLE AWNING	YES
W09	3046SC	1	1	3046SC	SINGLE CASEMENT-HL	
W10	3060SC	1	1	3060SC	SINGLE CASEMENT-HL	
W11	3060SC	1	1	3060SC	SINGLE CASEMENT-HR	YES
W12	4013LS	1	1	4013LS	LEFT SLIDING	
W13	4030LS	1	2	4030LS	LEFT SLIDING	
W14	4650AM	1	2	4650AM	SINGLE AWNING	YES
W15	4660LS	2	1	4660LS	LEFT SLIDING	
W16	4956DC	1	1	4956DC	DOUBLE CASEMENT-LHL/RHR	YES
W17	51020FX	5	1	51020FX	FIXED GLASS	
W18	5666DC	1	1	5666DC	DOUBLE CASEMENT-LHL/RHR	YES
W19	6050DC	1	2	6050DC	DOUBLE CASEMENT-LHL/RHR	YES
W20	6050DC	1	2	6050DC	DOUBLE CASEMENT-LHL/RHR	YES
W21	6050LS	1	2	6050LS	LEFT SLIDING	YES
W22	6082FX	1	2	6082FX	FIXED GLASS	YES
W23	6091FX	1	1	6091FX	FIXED GLASS	YES
W24	8120FX	1	1	8120FX	FIXED GLASS	
W25	8360FX	1	1	8360FX	FIXED GLASS	
W26	8656DC	1	1	8656DC	DOUBLE CASEMENT-LHL/RHR	
W27	9050TC	1	2	9050TC	TRIPLE CASEMENT-LHL/RHR	



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CS1 A-13

E2 A-12

E3 A-11

CS2 A-13

County Stamp

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Jain Kala Residence
 728 W Loyola Dr Los Altos
 APN 331-11-100

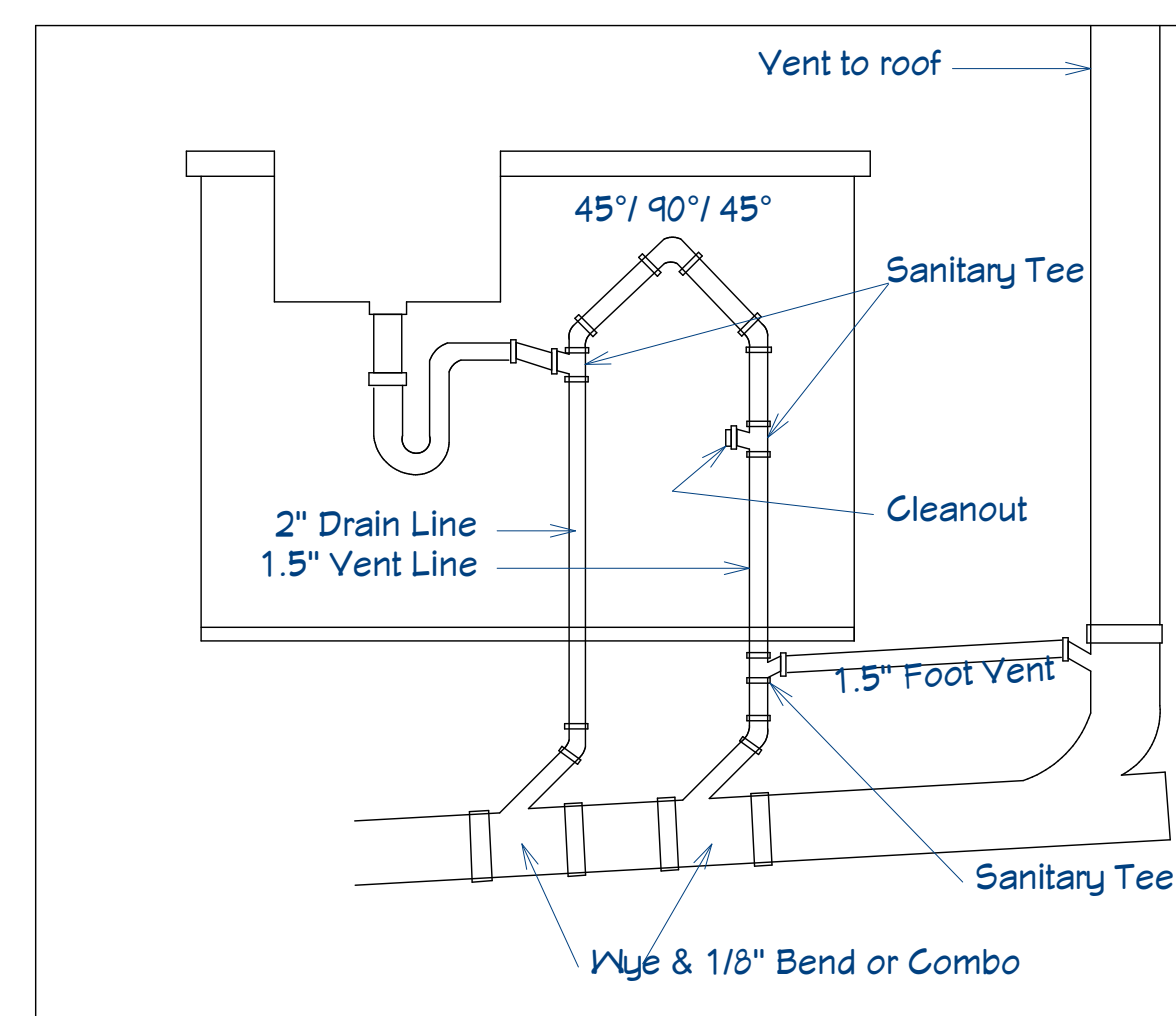
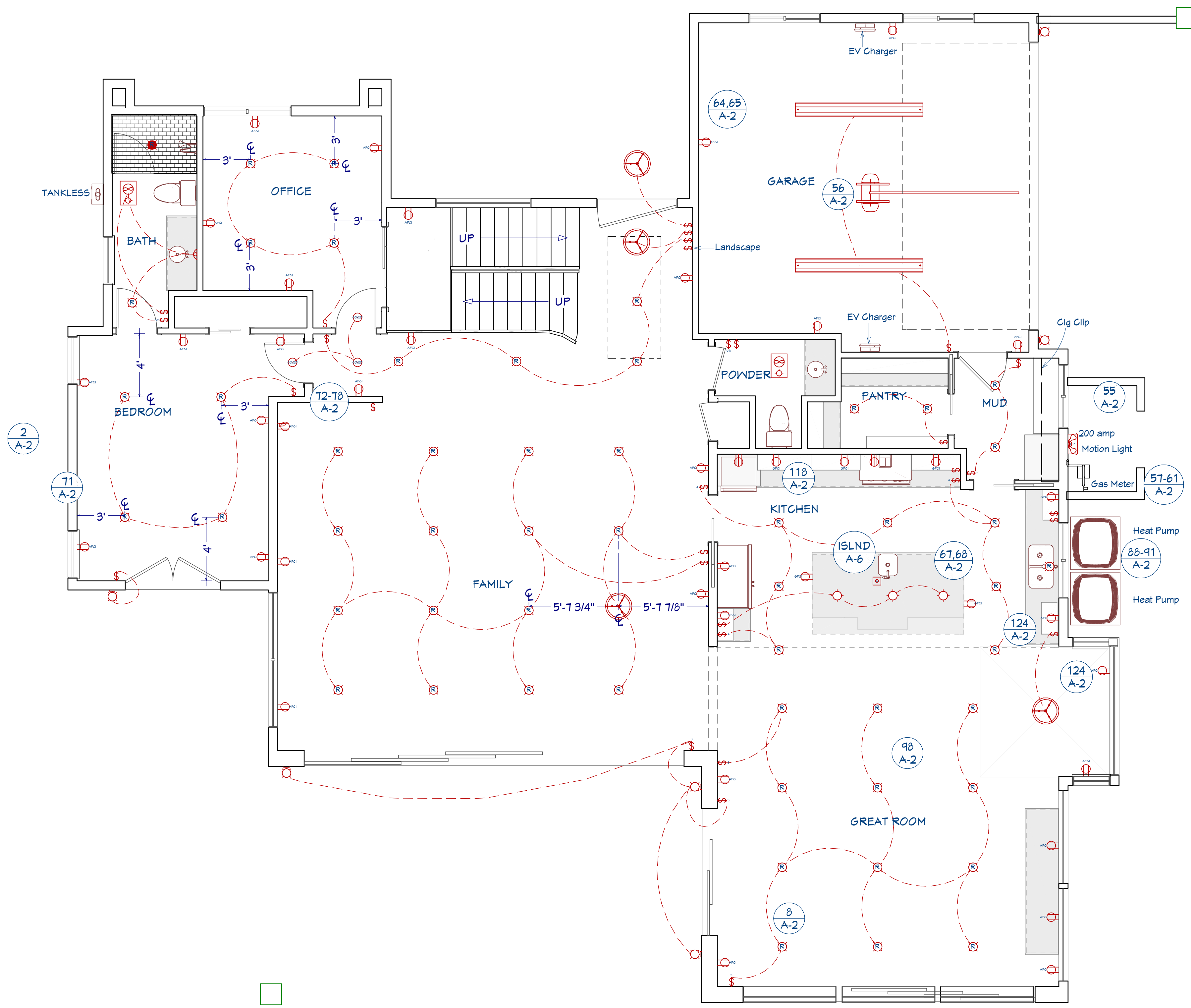
Electrical Plan

DRAWINGS PROVIDED BY:
 650-948-1077 Office
 650-948-1116 Fax
 Lic. #717805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:
 8/26/2023

SCALE:
 1/4" = 1'

SHEET:
 A-7



Island Sink Vent Detail NTS

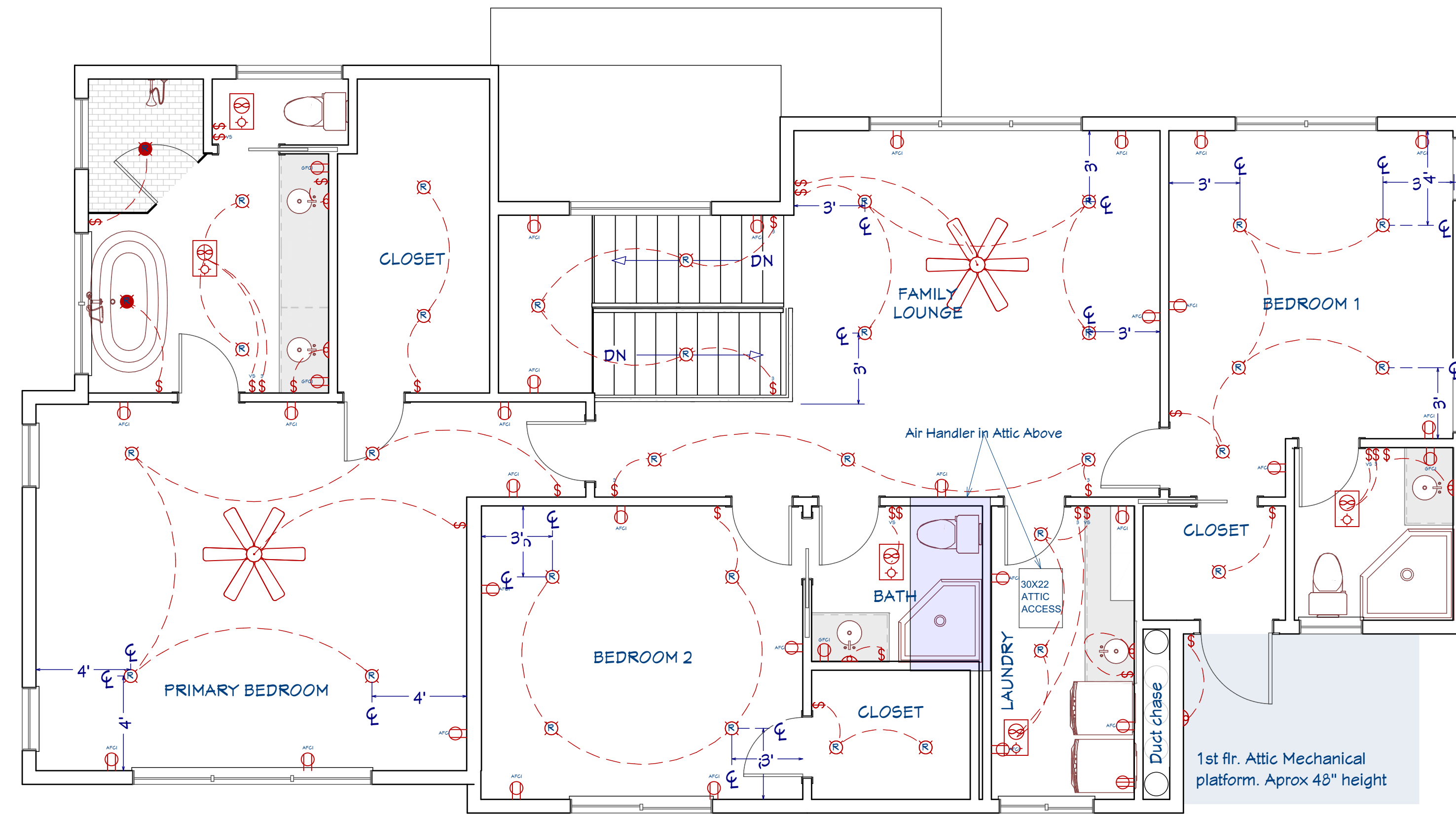
Electrical Plan View In Process. Not For Review

County Stamp

ELECTRICAL SCHEDULE				
2D SYMBOL	QTY	FLOOR	DESCRIPTION	ATTACHED TO
	2	1	220V	WALL
	9	1	3-WAY SWITCH	WALL
	3	1	4-WAY SWITCH	WALL
	31	1	AFCI	WALL
	1	1	AIR SWITCH - COUNTERTOP	FLOOR
	1	2	BARE BULB	WALL
	4	1	BOWL PENDANT CHANDELIER	CEILING
	3	1	CO/SMOKE DETECTOR	CEILING
	6	1	CAGED LANTERN SCONCE	WALL
	2	2	CEILING FAN (w/ LIGHT)	CEILING
	1	1	ELECTRICAL PANEL	WALL
	1	1	ELECTRICAL PANEL / METER	WALL
	2	1	EXHAUST (LIGHT)	CEILING
	2	1	GFCI	CABINET
	1	1	WALL SCONCE	WALL
	3	1	PENDANT	CEILING
	52	1	RECESSED DOWN LIGHT 6	CEILING
	1	1	RECESSED VAPOR LIGHT	CEILING
	2	1	SHOP LIGHT (LONG) [96 1/4W]	CEILING
	18	1	SINGLE POLE SWITCH	WALL
	1	1	SPOTLIGHT 2 MOTION SENSOR	WALL
	2	1	VACANCY SENSOR	WALL
	1	2	220V	WALL
	7	2	3-WAY SWITCH	WALL
	28	2	AFCI	WALL
	6	1	GFCI	WALL
	5	2	EXHAUST (LIGHT)	CEILING
	4	2	GFCI	WALL
	5	2	GRAN TENOS	WALL
	32	2	RECESSED DOWN LIGHT 6	CEILING
	2	2	RECESSED VAPOR LIGHT	CEILING
	19	2	SINGLE POLE SWITCH	WALL
	5	2	VACANCY SENSOR	WALL

115
A-2

Electrical Schedule



Electrical Plan View In Process. Not For Review



County Stamp



REVISION TABLE	
NUMBER	DATE / REVISION BY / DESCRIPTION

Jain Kala Residence
728 W Loyola Dr Los Altos
APN 331-11-100

2nd Floor Electrical Plan
Jain Kala

DRAWINGS PROVIDED BY:
650-948-1077 Office
650-948-1116 Fax
Lic. #717805
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:
8/26/2023
SCALE:
SHEET:
A-8

REVISION TABLE	
NUMBER	DATE

Jain Kala Residence
 728 W Loyola Dr Los Altos
 APN 331-11-100

Roof Plan

DRAWINGS PROVIDED BY:
 650-948-1077 Office
 650-948-1116 Fax
 Lic. #717805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:
 8/26/2023
 SCALE:
 1/4" = 1'
 SHEET:
 A-9

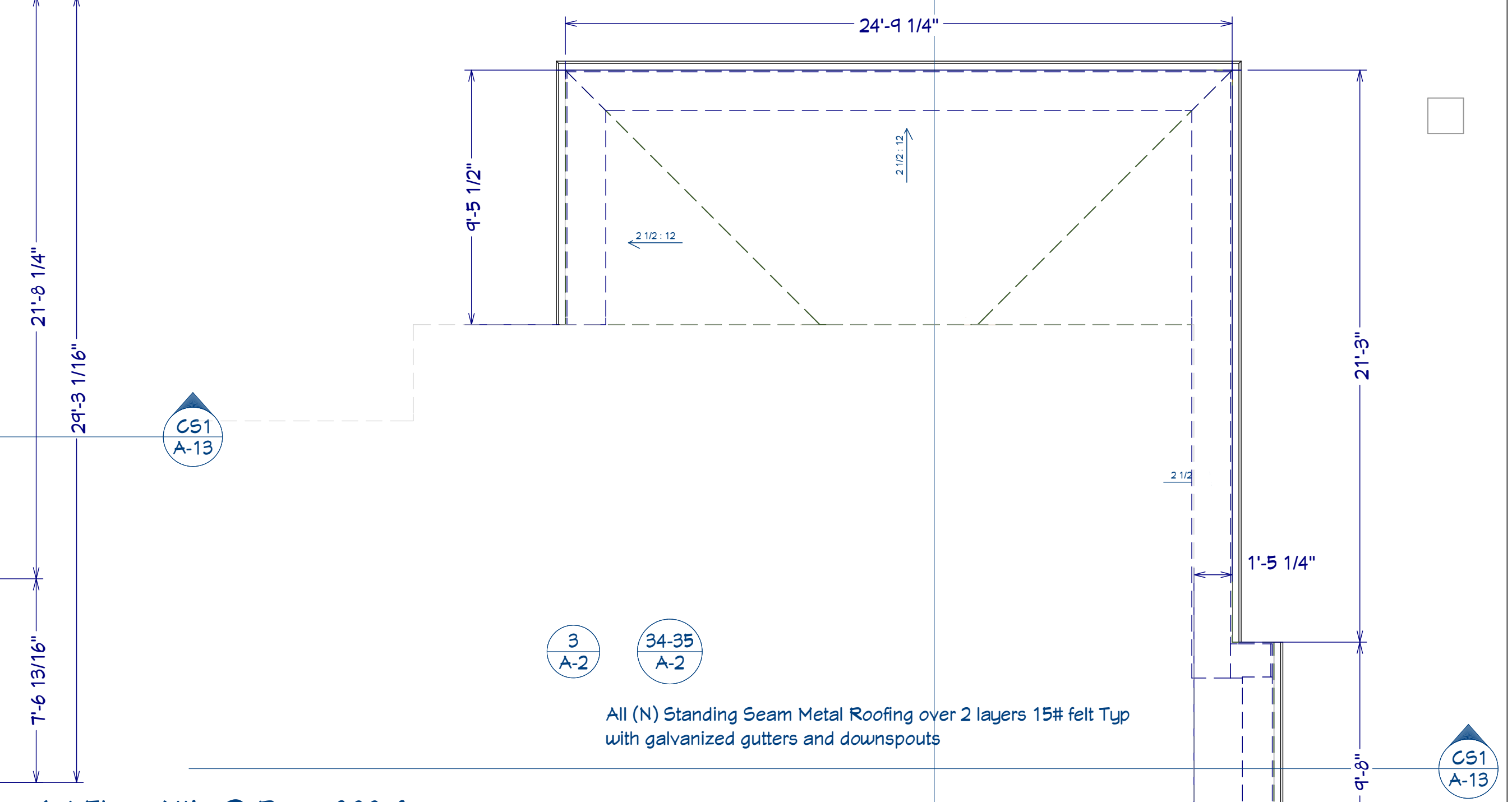
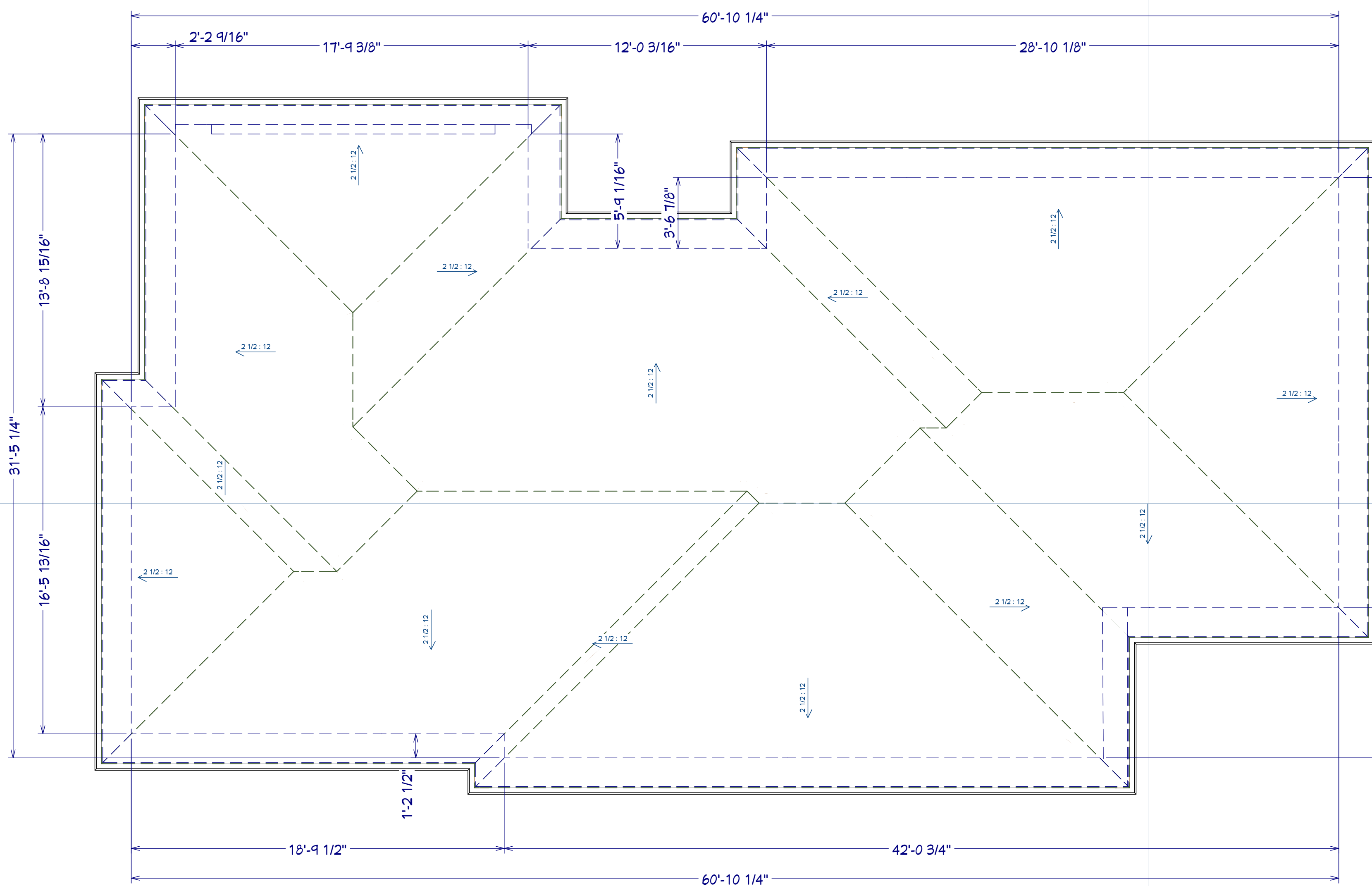
1st Floor Attic @ Front: 176sf
 $300/176=5.8sf$ ventilation required
 $.58 \times 144=384sq$ in ventilation required
 2.3" x 96" flat eave vent strip= 9 sq in NFVA per foot
 5ft Vent Strip = 45 sq in ventilation (52% low intake)
 Cobra Ridge Vent= 16 sq in NFVA per foot
 3ft Ridge Vent= 48 sq in ventilation (56% high exhaust)

1st Floor Attic @ Rear: 800sf
 $300/800=2.66sf$ ventilation required
 $2.66 \times 144=383sq$ in ventilation required
 2.3" x 96" flat eave vent strip= 9 sq in NFVA per foot
 22ft Vent Strip = 198 sq in ventilation (51% low intake)
 Cobra Ridge Vent= 16 sq in NFVA per foot
 13ft Ridge Vent= 208 sq in ventilation (54% high exhaust)

2nd Floor Attic @ Rear: 1632sf
 $300/1632=5.44sf$ ventilation required
 $5.44 \times 144=783sq$ in ventilation required
 2.3" x 96" flat eave vent strip= 9 sq in NFVA per foot
 22ft Vent Strip = 396 sq in ventilation (51% low intake)
 Cobra Ridge Vent= 16 sq in NFVA per foot
 25ft Ridge Vent= 400 sq in ventilation (51% high exhaust)

2nd Floor Roof Plan View

1st Floor Roof Plan View



All (N) Standing Seam Metal Roofing over 2 layers 15# felt Typ with galvanized gutters and downspouts

E1
A-12

County Stamp

16" Grey Standing Seam Metal Roofing

Dark Window Frames w / Div Lites- No trim, Sill

White Acrylic Stucco w/ Smooth Finish

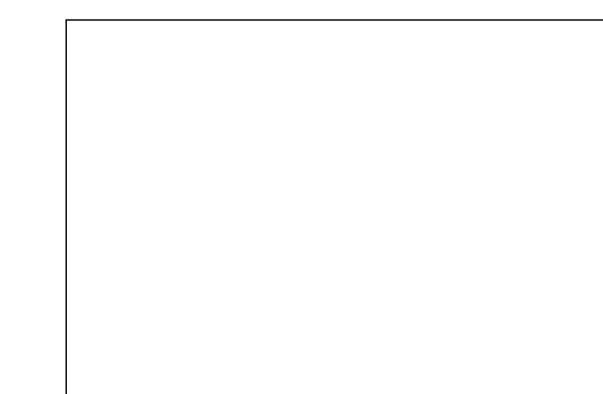
Paint Grade Partial Shade Patio Cover

Paint Grade Square Wood Columns



Waterproofed/ Stucco coated platform
Stain Grade Decorative Wood Beams

Wood Framed, Stucco Covered
Columns



County Stamp



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Jain Kala Residence
728 W Loyola Dr Los Altos
APN 331-11-100

Materials Board

DRAWINGS PROVIDED BY:
650-948-1077 Office
650-948-1116 Fax
Lic. #717805
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328



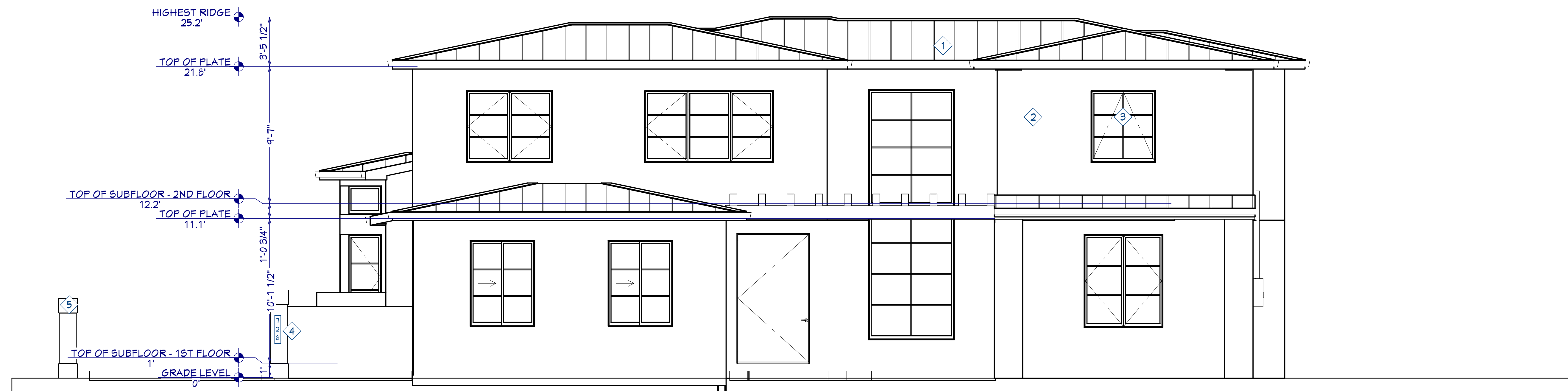
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8/26/2023

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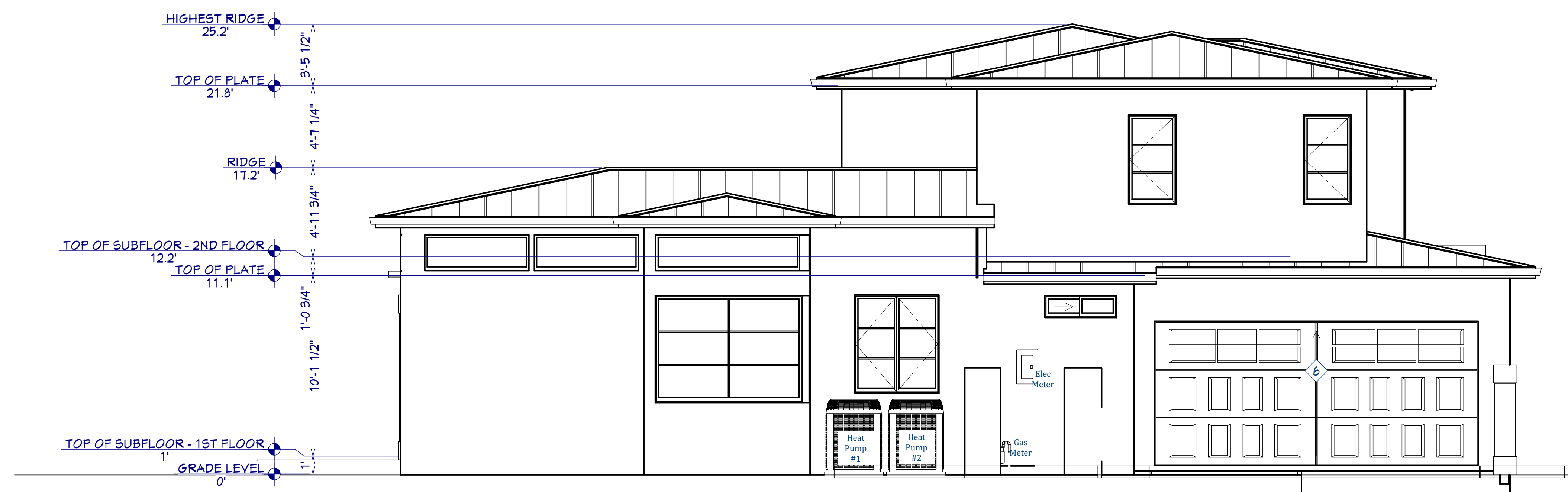
SHEET:

A-10



Exterior Elevation Front View

- 1) Standing Seam Metal Roofing over 2 layers 15# felt typ
- 2) 3 coat stucco over 2 layers Grade D paper with weep screed typ
- 3) Dual Pane metal clad windows
- 4) 4" Home Address numbers
- 5) Stucco Covered Columns to match residence
- 6) Carriage Style Garage Door with opener
- 7) Square Paint Grade Wood Columns



Exterior Elevation Left View



REVISION TABLE	
NUMBER	DATE

Jain Kala Residence
 728 W Loyola Dr Los Altos
 APN 331-11-100

Elevations
Jain Kala

DRAWINGS PROVIDED BY:
 650-948-1077 Office
 650-948-1116 Fax
 Lic. #717805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:
 8/26/2023

SCALE:
 1/4" = 1'

SHEET:
A-11

County Stamp

REVISION TABLE	
NUMBER	DATE

Jain Kala Residence
 728 W Loyola Dr Los Altos
 APN 331-11-100

Elevations
Jain Kala

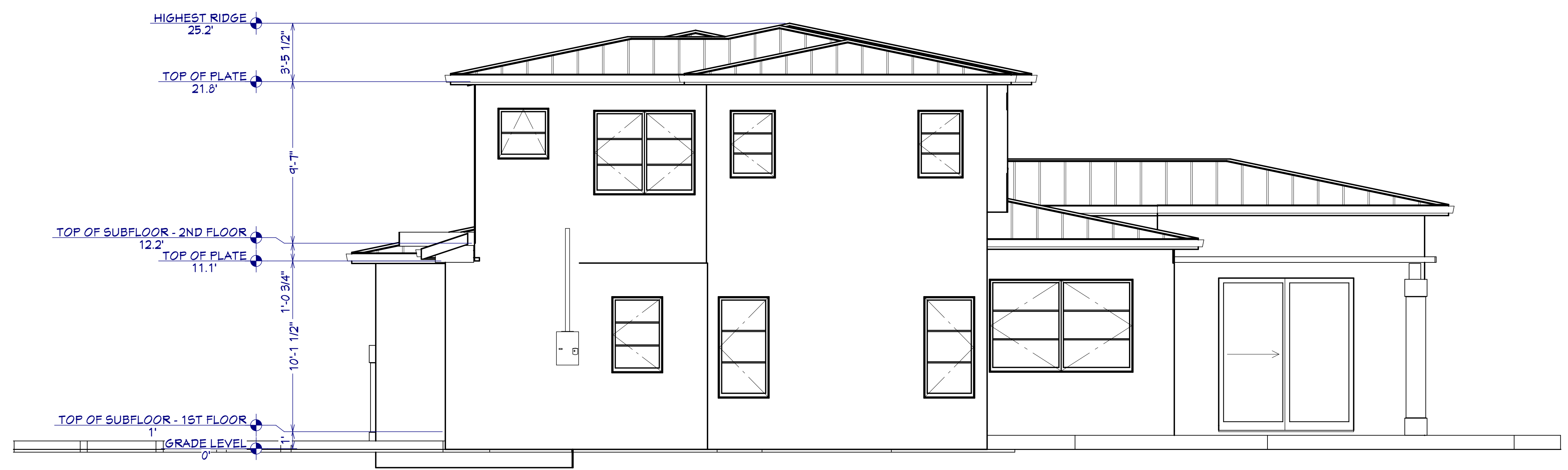
DRAWINGS PROVIDED BY:
 650-948-1077 Office
 650-948-1116 Fax
 Lic. #717805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:
 8/26/2023
 SCALE:
 1/4" = 1'
 SHEET:
A-12

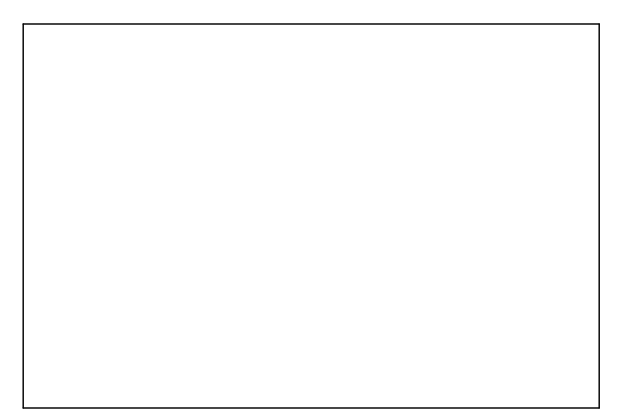


Exterior Elevation Rear

- 1) Standing Seam Metal Roofing over 2 layers 15# felt typ
- 2) 3 coat stucco over 2 layers Grade D paper with weep screed typ
- 3) Dual Pane metal clad windows
- 4) 4" Home Address numbers
- 5) Stucco Covered Columns to match residence
- 6) Carriage Style Garage Door with opener
- 7) Square Paint Grade Wood Columns



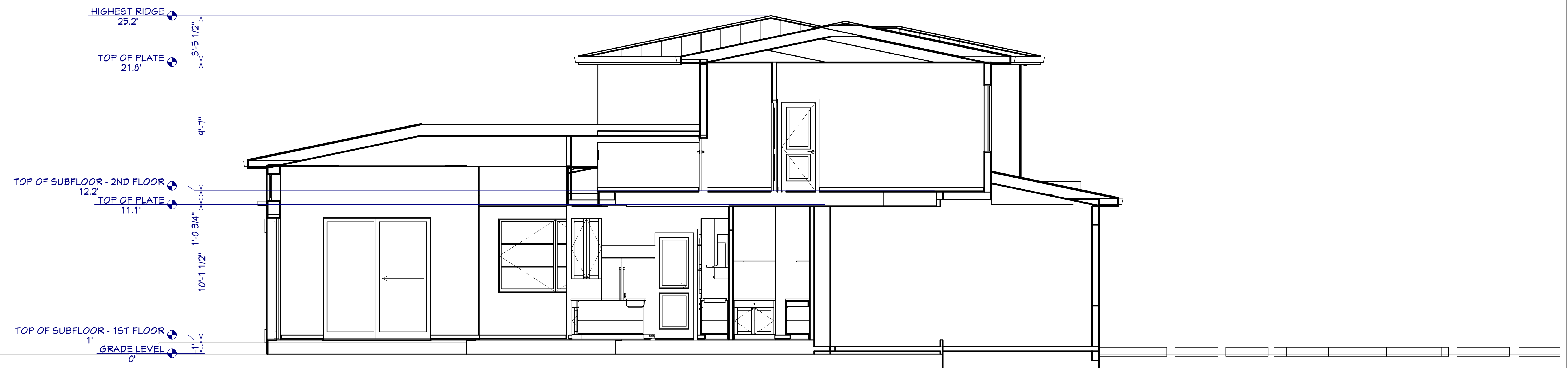
Exterior Elevation Right



County Stamp



CS1



CS2



County Stamp



REVISION TABLE	
NUMBER	DATE

Jain Kala Residence
 728 W Loyola Dr Los Altos
 APN 331-11-100

Cross Sections
Jain Kala

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 Los Altos, CA 94022-1328

DATE:
 8/26/2023
 SCALE:
 1/4" = 1'
 SHEET:
 A-13